

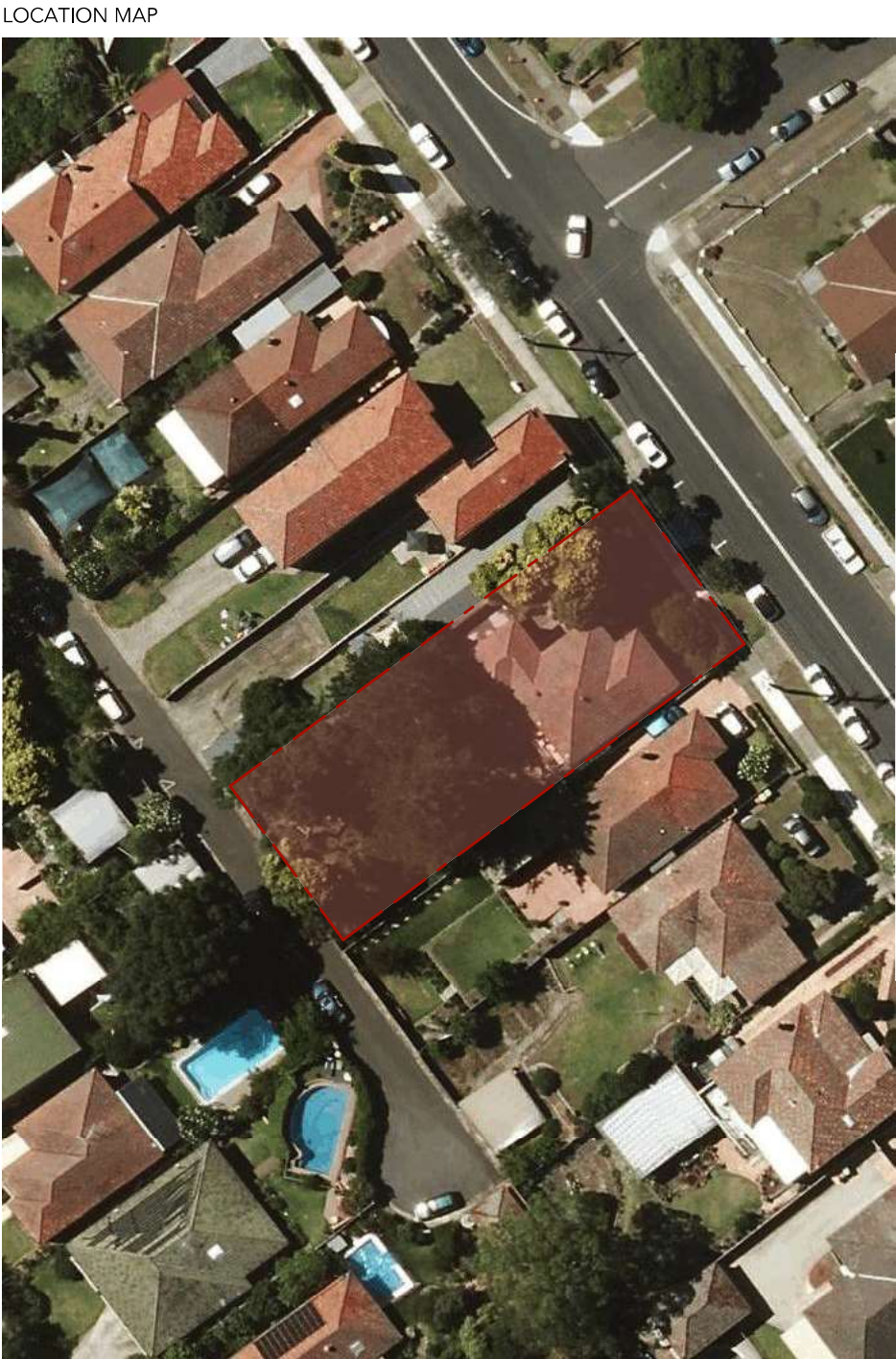
DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE
at [REDACTED] Penshurst Australia 2222

Layout ID	Layout Name
DA01	Site Plan
DA02	Site Analysis
DA03	Floor Areas
DA04	Ground Floor Plan
DA05	First Floor Plan
DA06	Lower Ground Floor Plan
DA07	Garages Floor Plan
DA08	Section 01 - Lot 9
DA09	Section 02 - Lot 10
DA10	Section 03 -Lot 11
DA11	Elevation East - Streetscape
DA12	Elevation North
DA13	Elevation South
DA14	Elevation West
DA15	South Elevation - lots 10/11
DA901	Shadows June 9:00
DA902	Shadows June 12:00
DA903	Shadows June 15:00
DA904	Shadows September 9:00
DA905	Shadows September 12:00
DA906	Shadows September 15:00
DA911	Stormwater Diagram
DA912	Site Coverage Plan
DA920	Streetscape Character Analysis
DA991	Materials Schedule
DA992	Notification Plan

LEGEND

Proposed New Work.
Line work in blue.

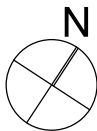


BASIX COMMITMENTS

Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.			
	✓	✓	✓

Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted) with a performance of 41 to 45 RECs or better.			
	✓	✓	✓

Hot water			
The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).			
	✓	✓	✓



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CLIENT
Mr O. Abdul-Rahman

PROJECT
Feasibility Stage



SCALE -AS NOTED @ A3

JOB NUMBER

297

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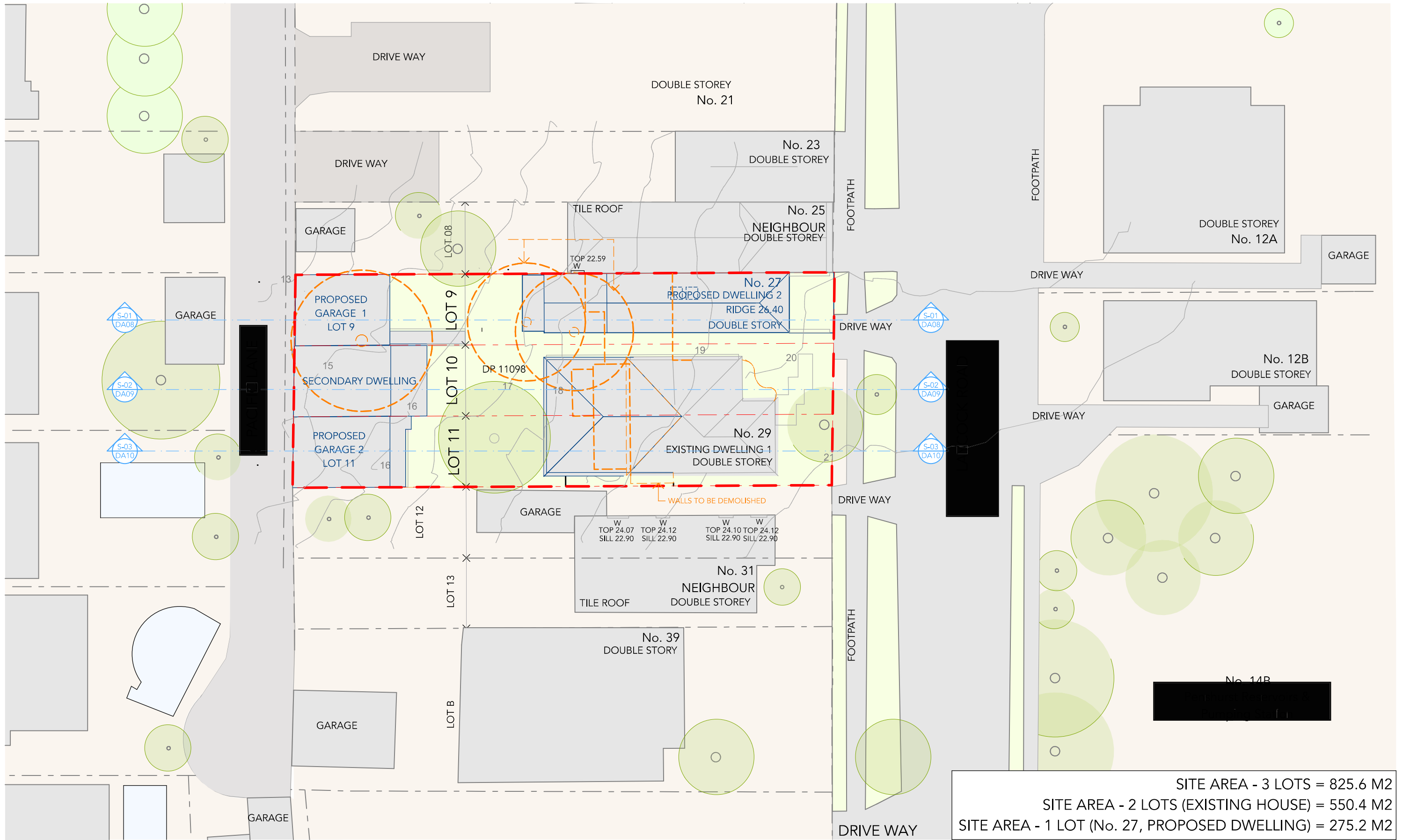
A

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Title and Legends

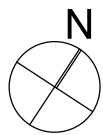
DRAWING NO

DA00



SITE AREA - 3 LOTS = 825.6 M2
SITE AREA - 2 LOTS (EXISTING HOUSE) = 550.4 M2
SITE AREA - 1 LOT (No. 27, PROPOSED DWELLING) = 275.2 M2

Site Plan
1:300



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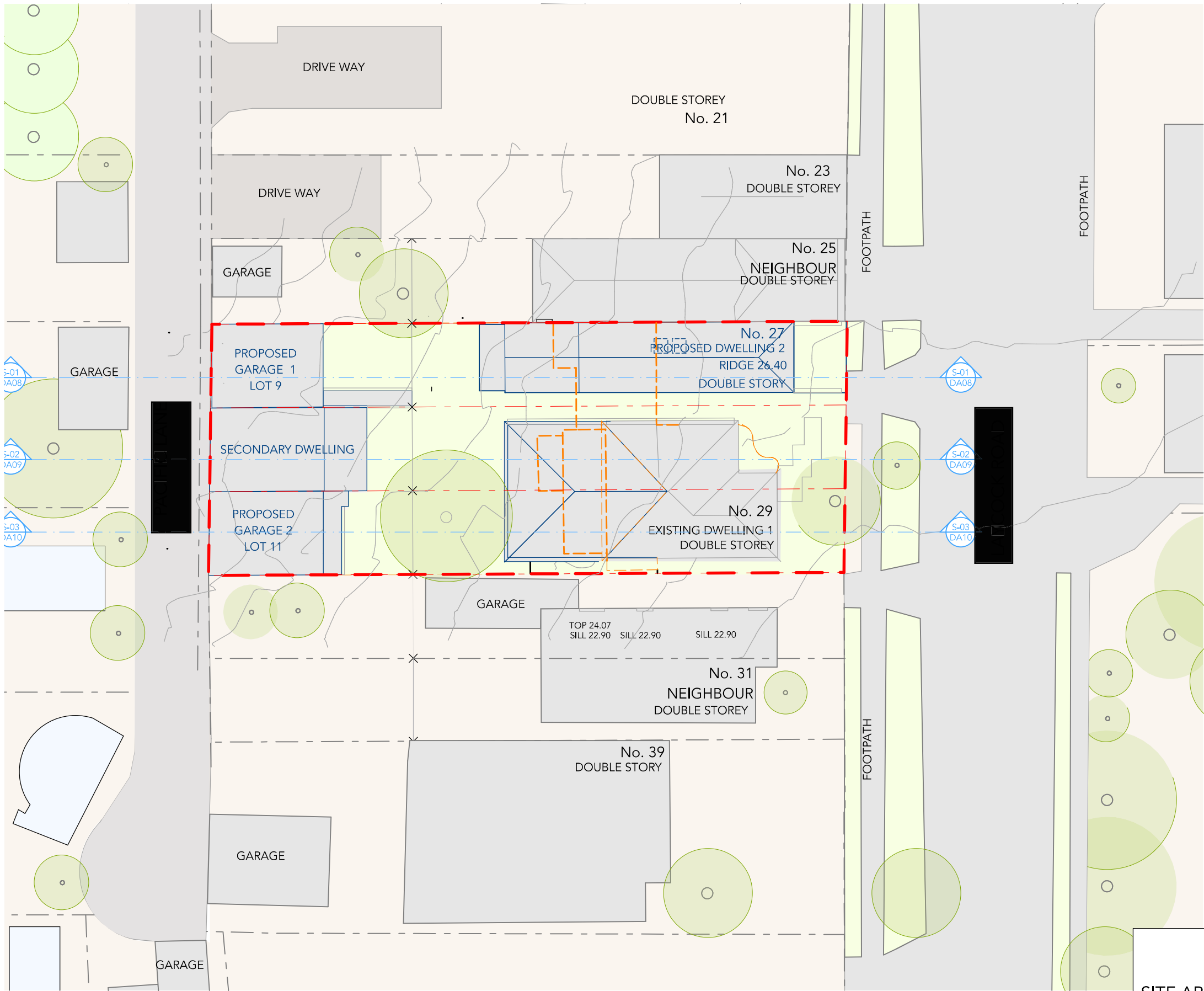
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A

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Site Plan

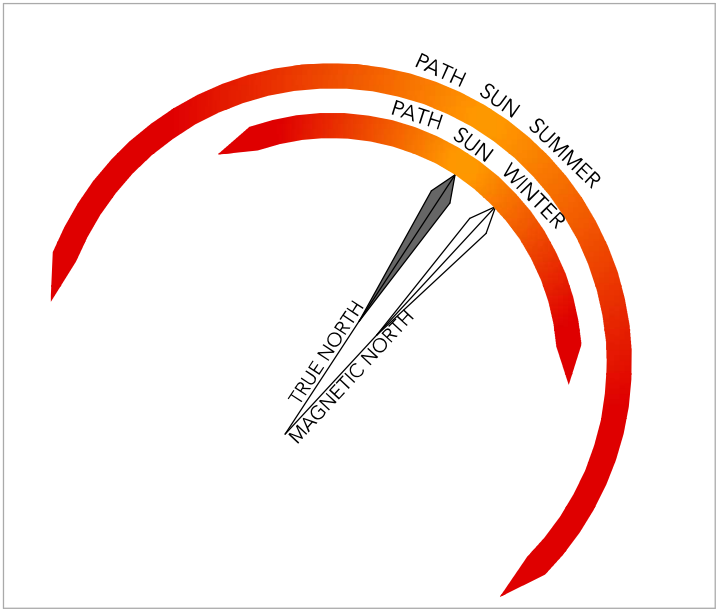
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DA01

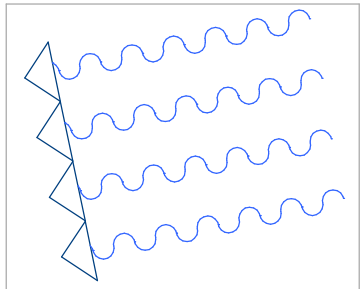


Site Plan

1:300

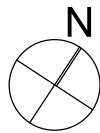


SUN DIAGRAM



COOLING NORTH-EAST BREEZES

SITE AREA - 3 LOTS = 825.6 M2
SITE AREA - 2 LOTS (EXISTING HOUSE) = 550.4 M2
SITE AREA - 1 LOT (No. 27, PROPOSED DWELLING) = 275.2 M2



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DRAWING
Site Analysis

JOB NUMBER

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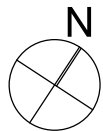
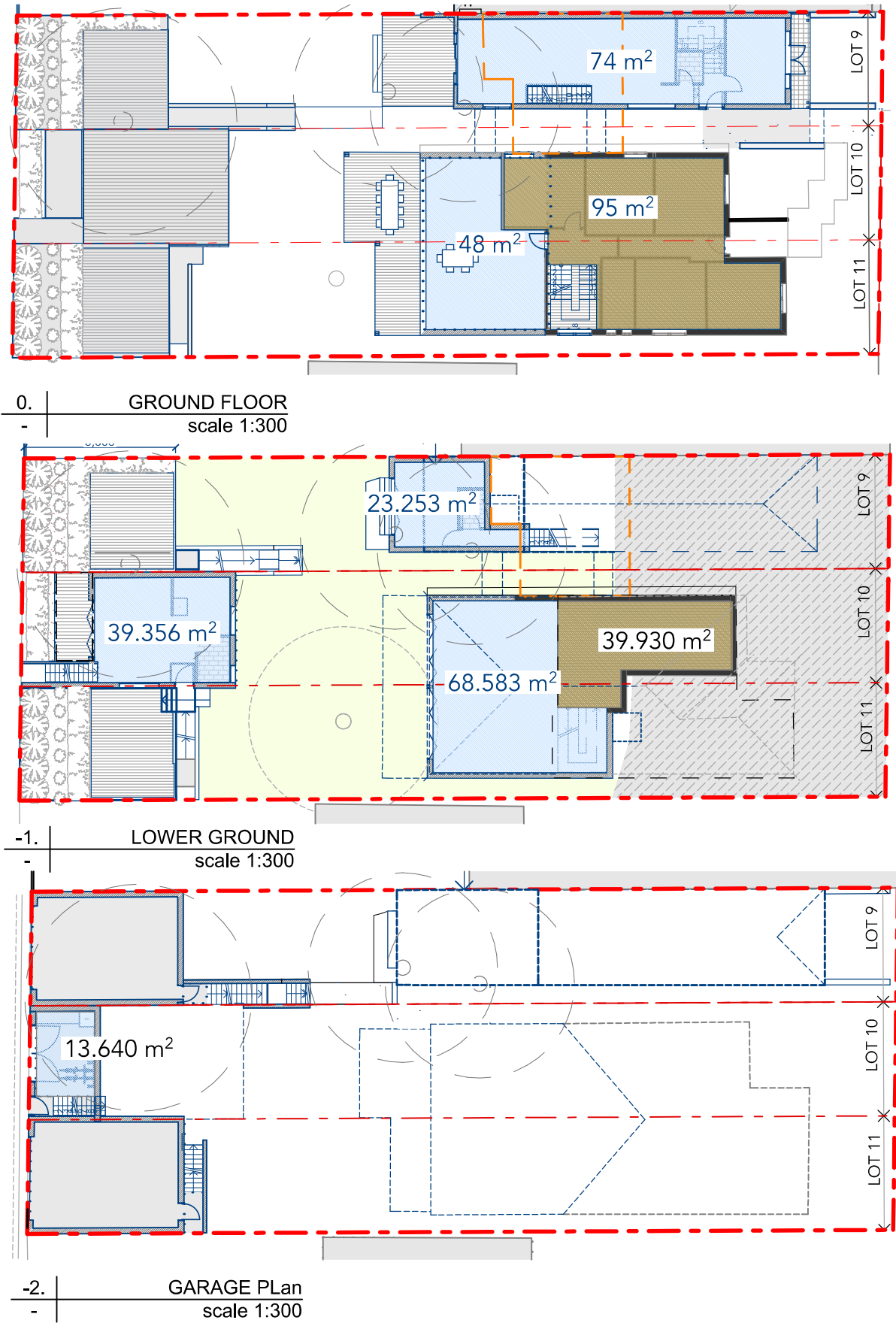
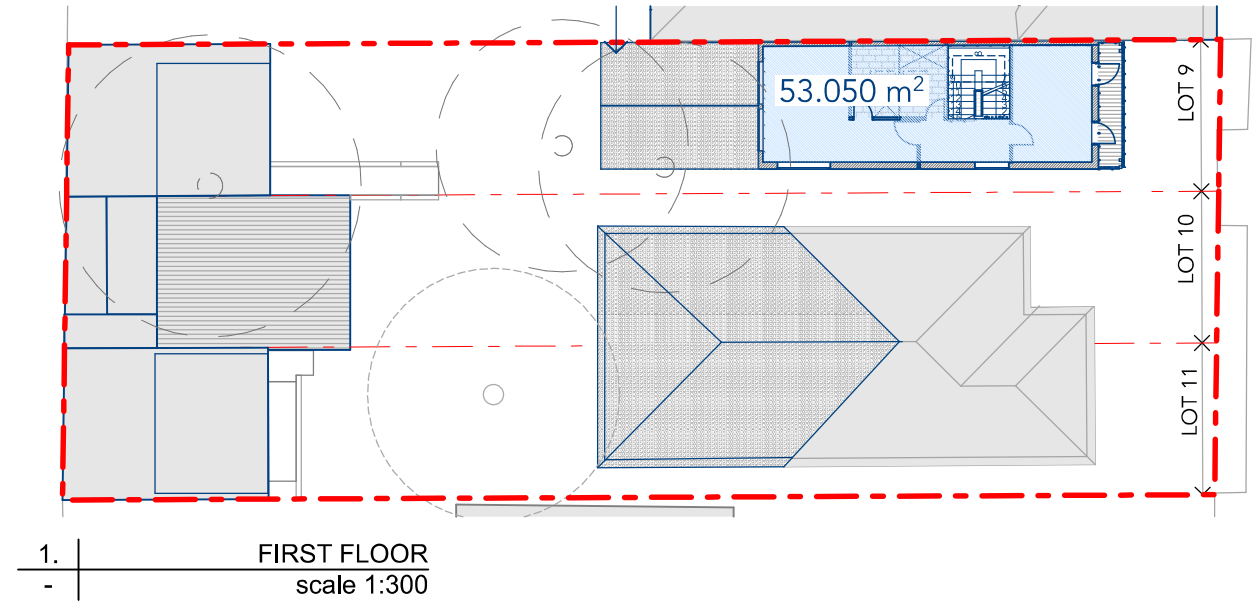
A

DRAWING NO

DA02

AREA SCHEDULE/FSR

SITE AREA (LOT 9, 10, 11)	825.6 SQM	
SITE AREA (LOT 10, 11)	550.4 SQM	
ALLOWABLE FSR	0.55:1	
SITE AREA (LOT 9)	275.2 SQM	
ALLOWABLE FSR	0.55:1	
PROPOSED GFA (LOTS 10, 11)	304.5 SQM	
PROPOSED FSR (LOTS 10, 11)	0.55:1	(Compliant)
PROPOSED GFA (LOT 9)	150.3 SQM	
PROPOSED FSR (LOT 9)	0.55:1	(Compliant)
Min. Allowable Deep Soil Landscape Area	15%	
Deep Soil Landscape Area (Lot 10,11)	28% (Compliant)	
Deep Soil Landscape Area (Lot 9)	24% (Compliant)	



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PROJECT
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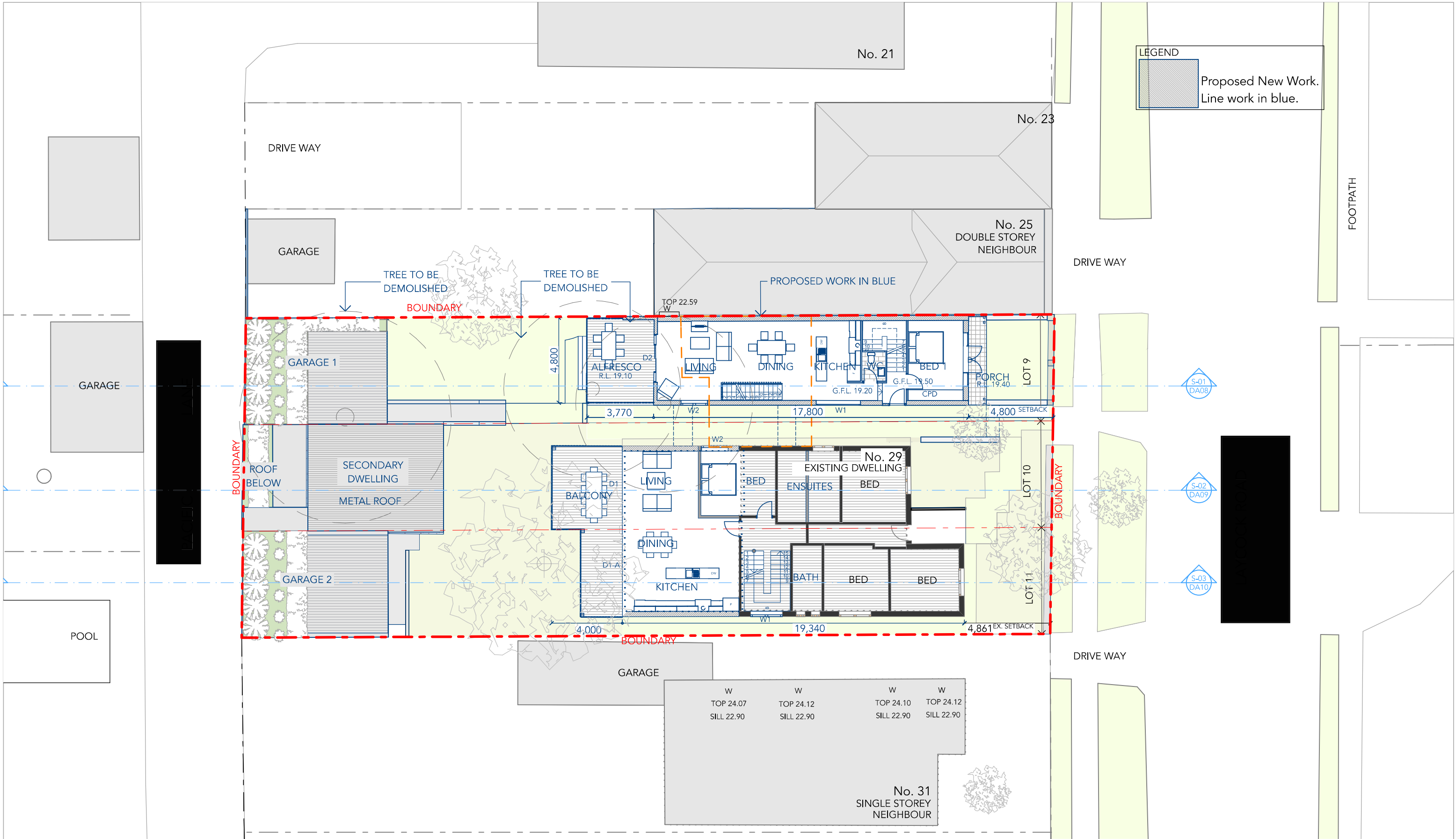
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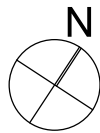
DRAWING
Floor Areas

DRAWING NO
DA03



Ground Floor Plan

1:200



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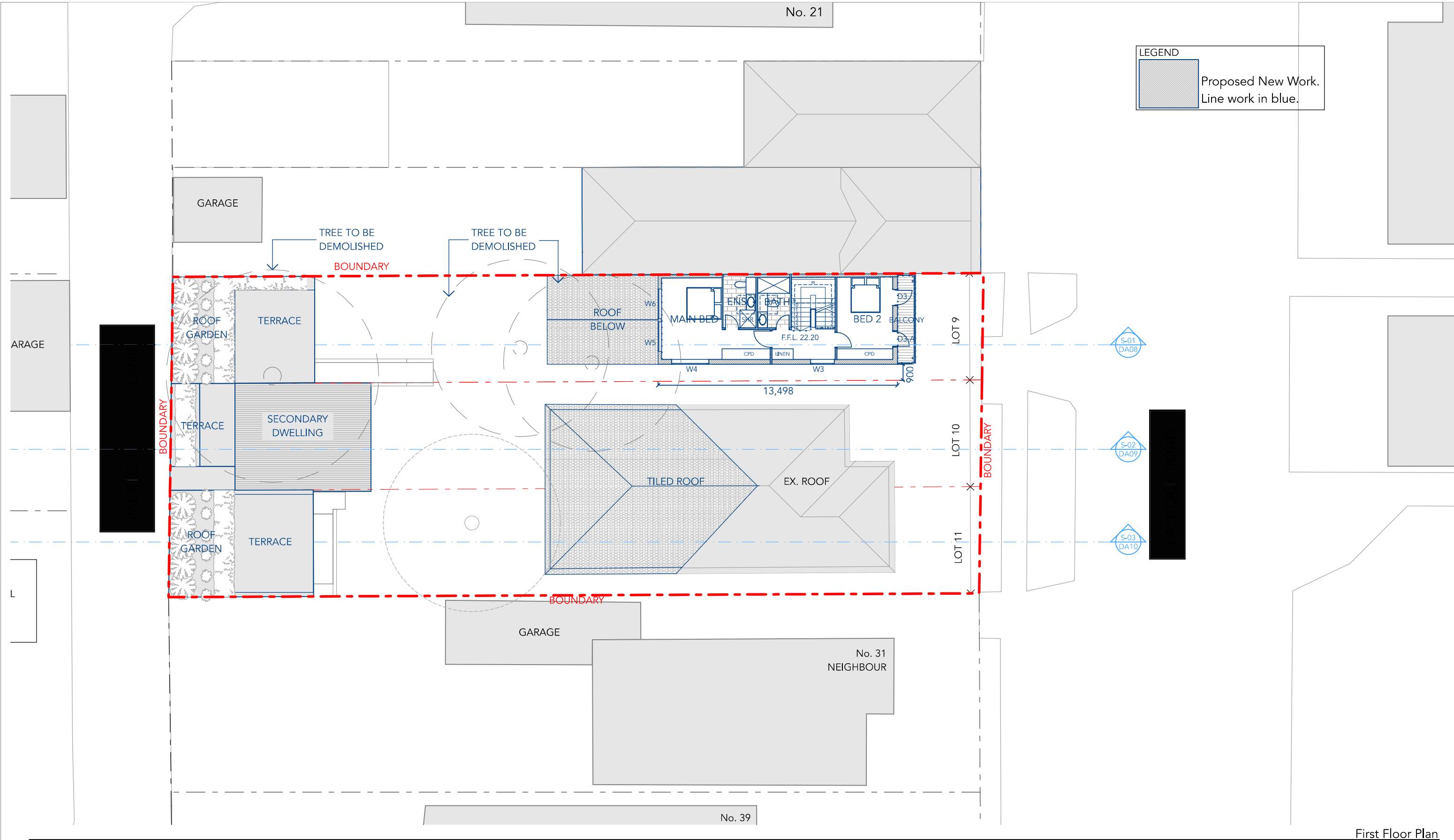
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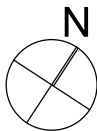
Ground Floor Plan

DRAWING NO

DA04



First Floor Plan
1:200



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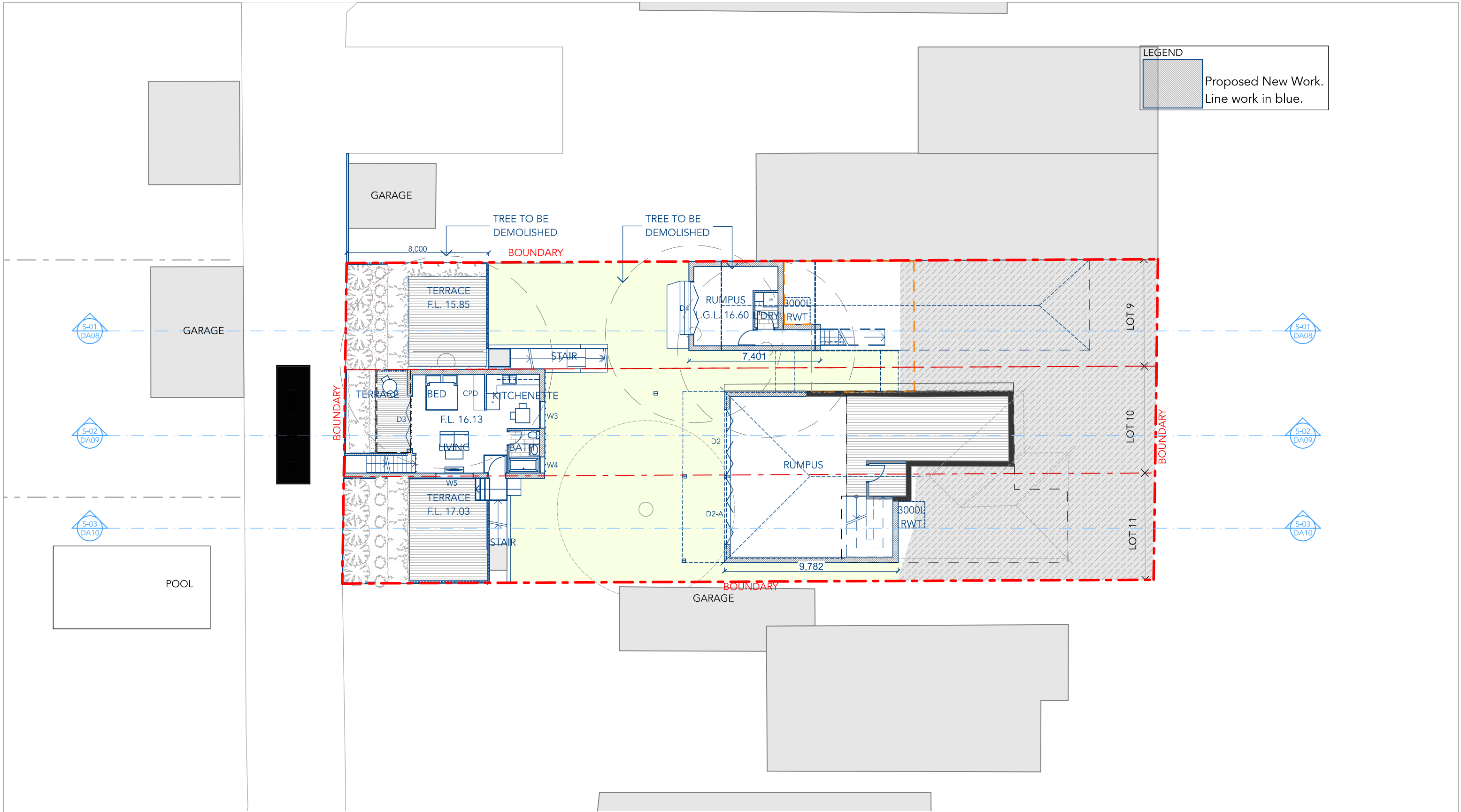
REVISION

A

DRAWING
First Floor Plan

DRAWING NO

DA05



Lower Ground Floor Plan
1:200



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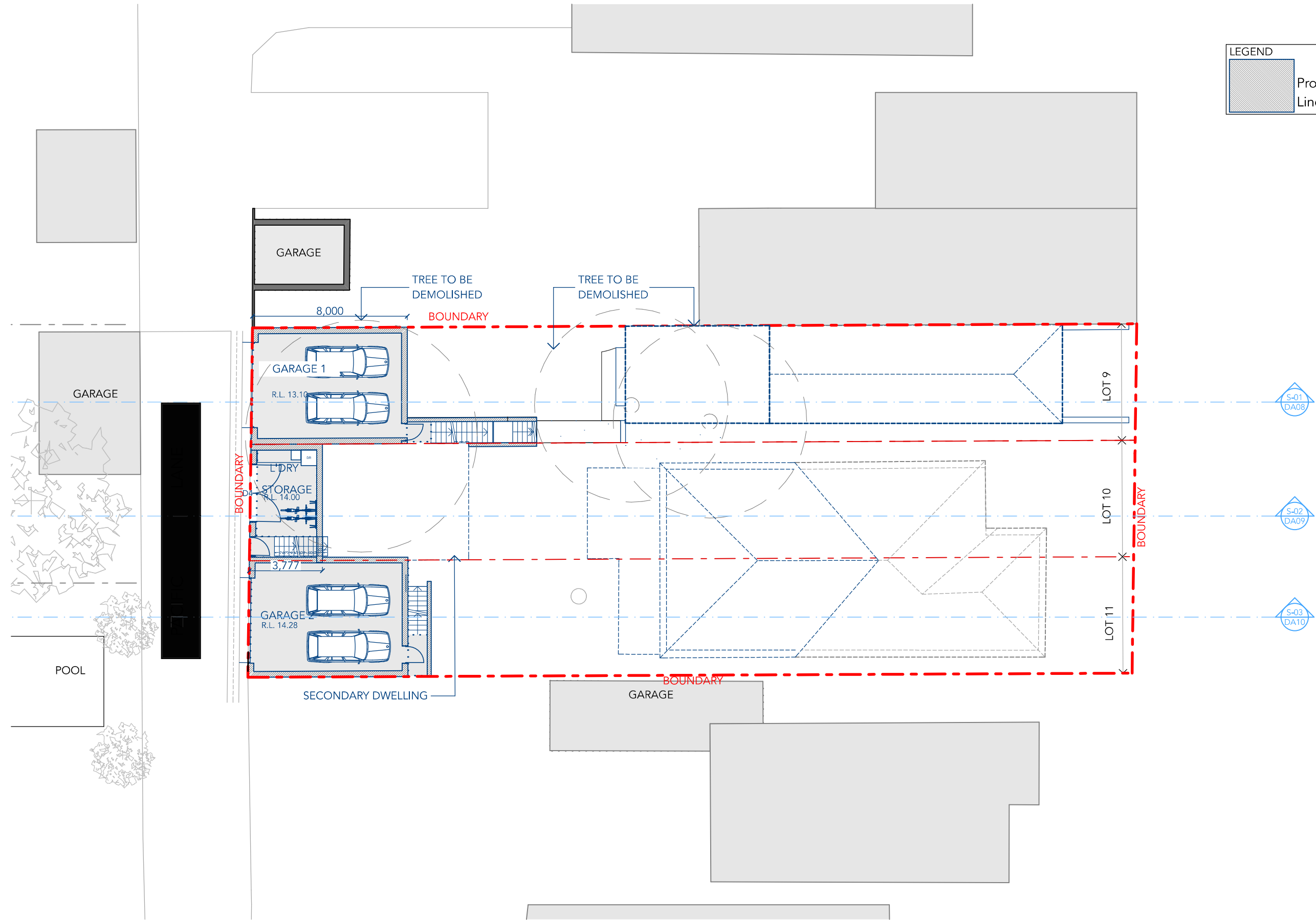
REVISION

A

Lower Ground Floor Plan

DRAWING NO

DA06

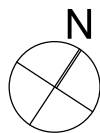


LEGEND

Proposed New Work.

Line work in blue.

GARAGE FLOOR PLAN
1:200



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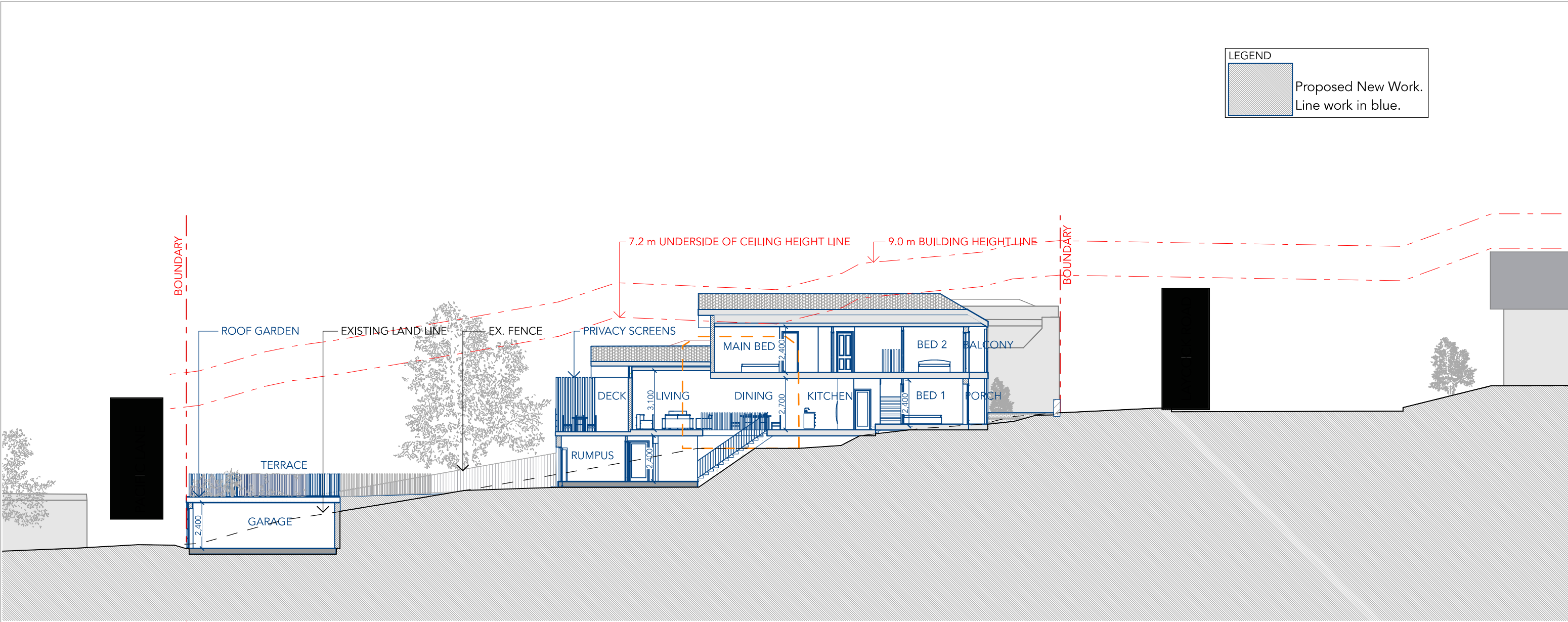
A

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Garages Floor Plan

DRAWING NO

DA07



Section

1:200

BASIX Lot 9

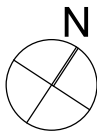
Construction	Additional Insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - cavity brick	0.50 (or 1.17 including construction)	
external wall - brick veneer	1.36 (or 1.90 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.45 (up), roof: foil backed blanket (55mm)	gable end vents; medium (solar absorptance 0.475-0.70)
ceiling and roof - flat ceiling / flat roof, concrete/plasterboard internal	ceiling: 2.5 (up), roof: foil/sarking	concrete/plasterboard internal; medium (solar absorptance 0.475-0.70)



URAKAWA JENKINS ARCHITECTURE

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17 Sydney Street Marrickville NSW 2204 | T: 02 8068 7933 | E: admin@uj.net.au
NSW Registered Architects Martin Urakawa No.6776 and Zoe Jenkins No.7580



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Mr O. Abdul-Rahman

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ADDRESS
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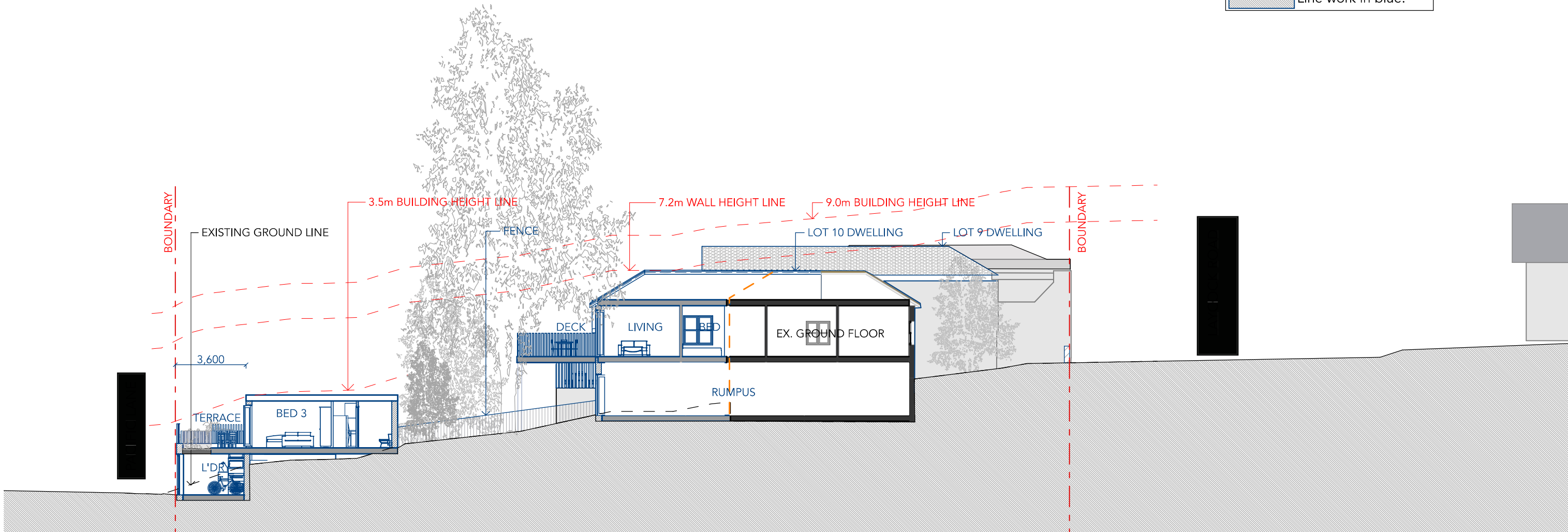
Section 01 - Lot 9

DRAWING NO

DA08

LEGEND

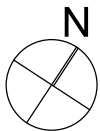
Proposed New Work.
Line work in blue.



Section
1:200

BASIX Lot 10/11

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: cavity brick	nil	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)
flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)



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Mr O. Abdul-Rahman

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SCALE -AS NOTED @ A3

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A

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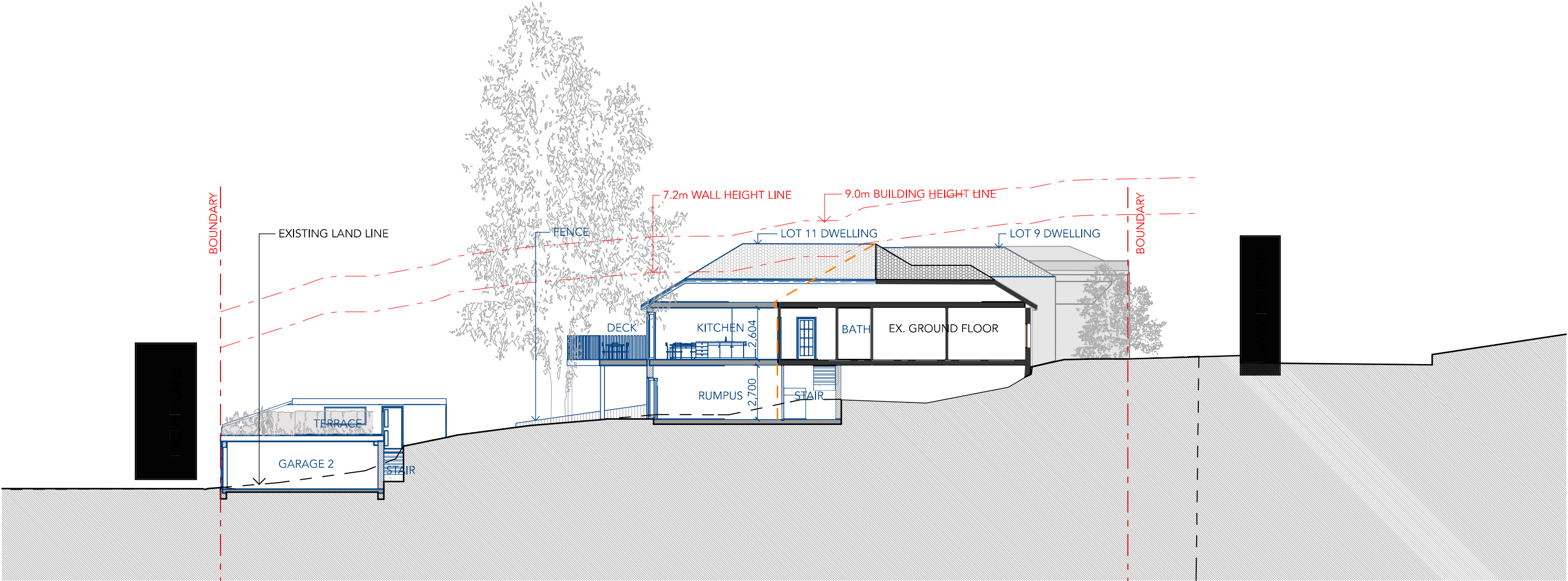
Section 02 - Lot 10

DRAWING NO

DA09

LEGEND

Proposed New Work.
Line work in blue.



Section
1:200



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Mr O. Abdul-Rahman

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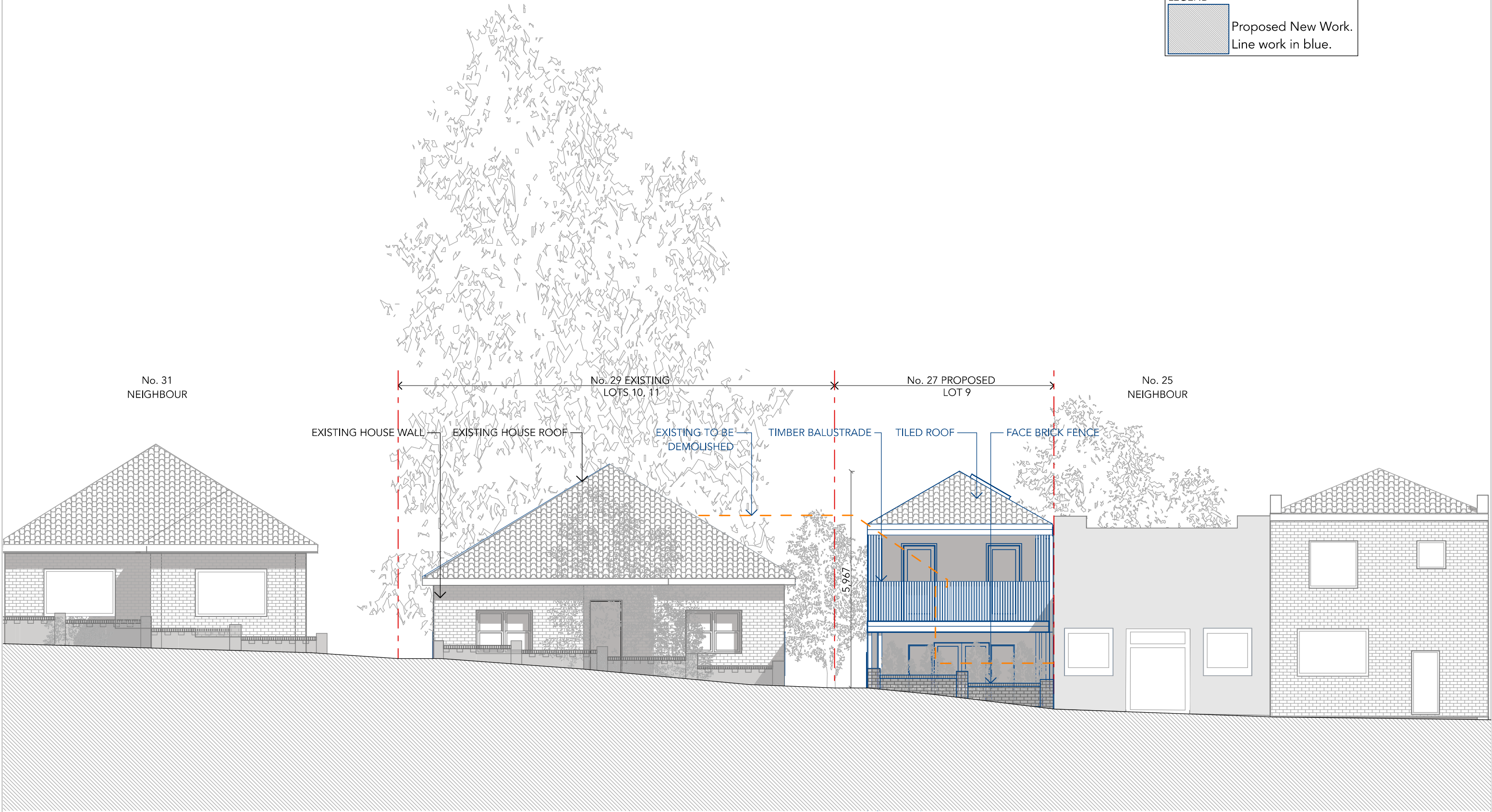
Section 03 -Lot 11

DRAWING NO

DA10

LEGEND

Proposed New Work.
Line work in blue.



EAST ELEVATION
1:100



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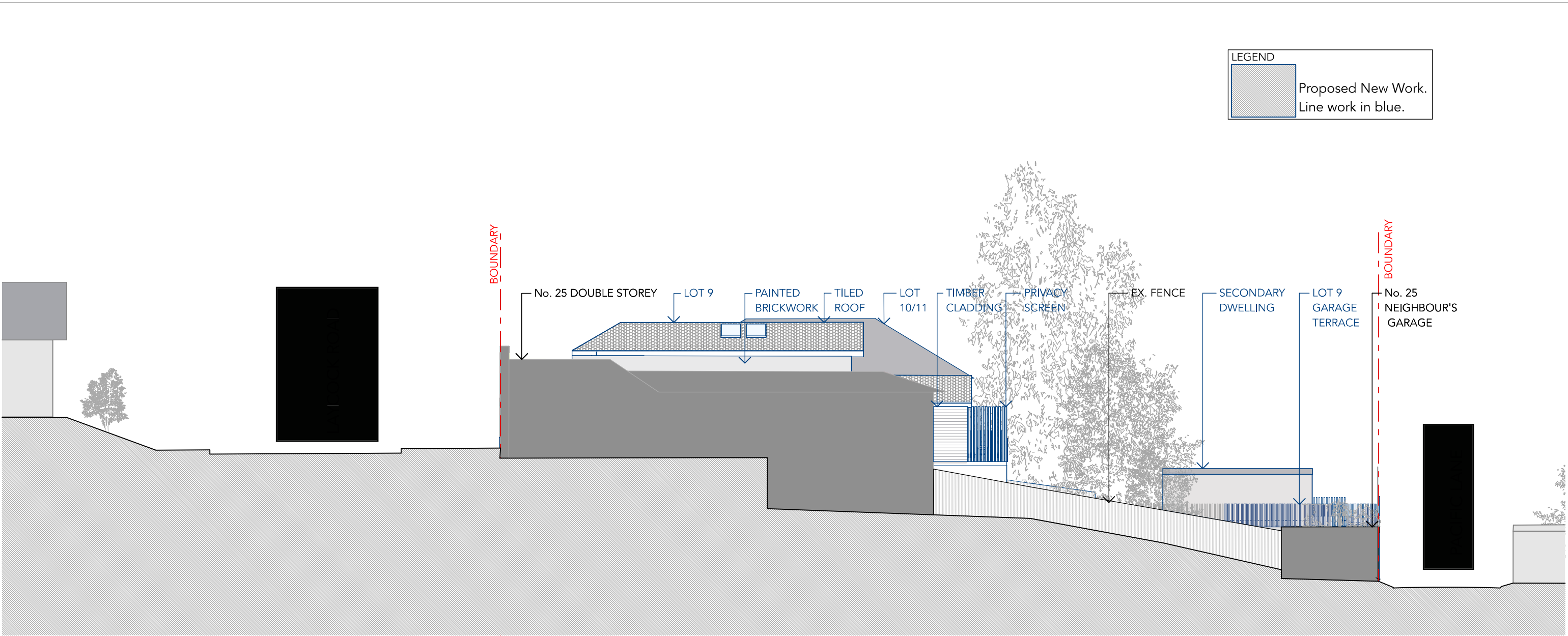
A

DRAWING

Elevation East - Streetscape

DRAWING NO

DA11



NORTH ELEVATION
1:200

BASIX Lot 9

Skylight no.		Maximum area (square metres)		Type	Shading	
S1		1.04		timber, double clear/air fill	no shading	
S2		1.04		timber, double clear/air fill	no shading	
Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading		Overshadowing
D1	NE	2.22	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 901-1,200 mm		1-2 m high, <1.5 m away

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SCALE -AS NOTED @ A3

JOB NUMBER

297

REVISION

A

DRAWING

Elevation North

DRAWING NO

DA12



LEGEND

Proposed New Work.
Line work in blue.

SOUTH ELEVATION
1:200

BASIX Lot 9

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	SE	1.60	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
W2	SE	1.50	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
D2	SW	3.40	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 1,500-2,000 mm	2-4m high, 2 m away
D3	NE	1.10	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 901-1,200 mm	not overshadowed
D3-A	NE	1.10	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 901-1,200 mm	not overshadowed
W3	SE	1.40	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
W4	SE	2.50	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
W5	SW	2.90	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	1-2 m high, <1.5 m away
W6	SW	2.90	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	1-2 m high, <1.5 m away

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CLIENT
Mr O. Abdul-Rahman

PROJECT
Feasibility Stage



SCALE -AS NOTED @ A3

JOB NUMBER

297

REVISION

A

DRAWING

Elevation South

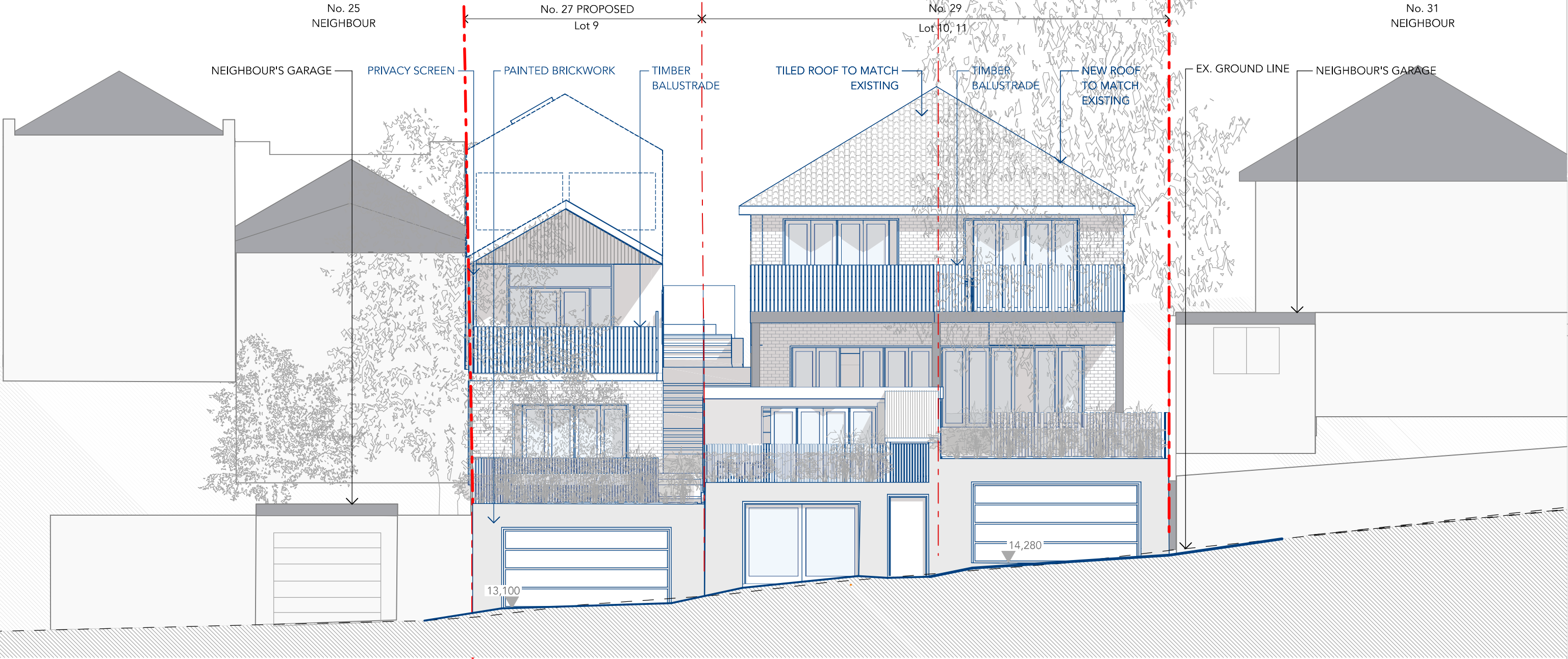
DRAWING NO

DA13

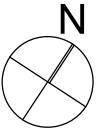
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
D2	SW	3.2	1	10	eave/verandah/ pergola/balcony >=900 mm	U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2-A	SW	3.2	1	10	eave/verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	NE	1.1	3.3	3.1	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	NE	0.9	3.9	6.1	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	SE	1.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D3	SW	3.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

LEGEND

Proposed New Work.
Line work in blue.



West Elevation
1:100



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CLIENT
Mr O. Abdul-Rahman

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Feasibility Stage

SCALE -AS NOTED @ A3

JOB NUMBER

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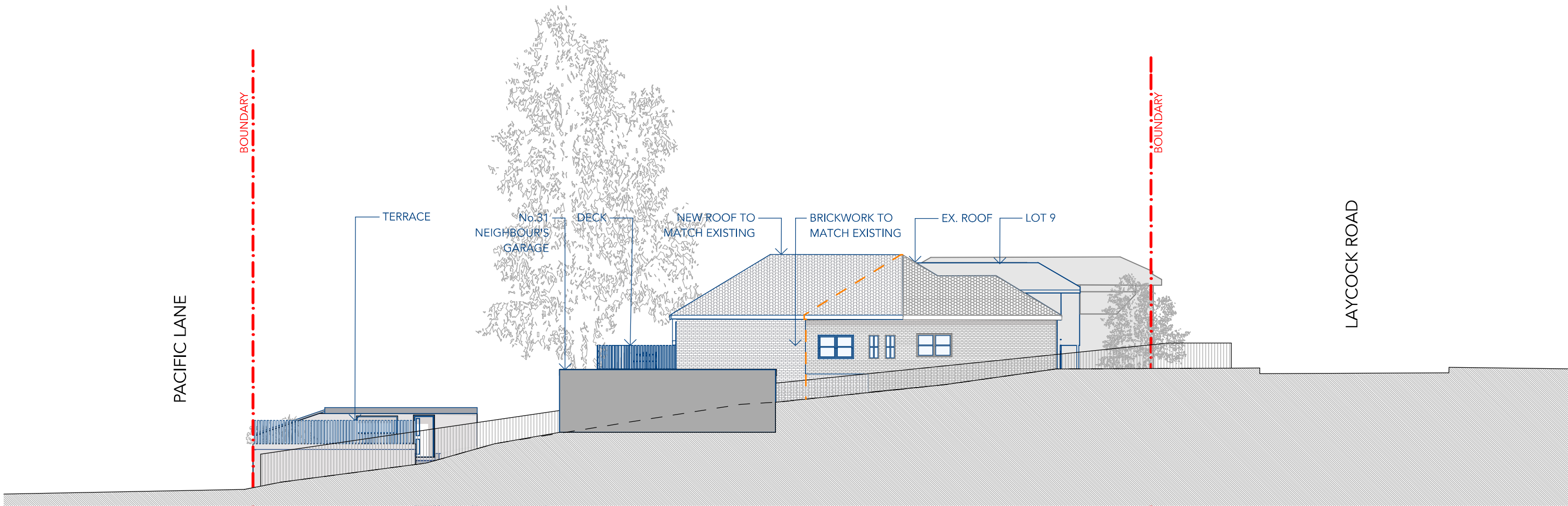
DRAWING
Elevation West

DRAWING NO

DA14

LEGEND

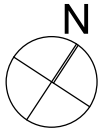
Proposed New Work.
Line work in blue.



South Elevation
scale 1:200

BASIX Lot 10/11

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	NW	0.8	2.8	3.3	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SE	1.4	0.8	2	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	SW	4.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1-A	SW	4.1	0	0	none	standard aluminium, single clear, (or



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P3	12.08.16	FOR COUNCIL
A	21.03.17	DEVELOPMENT APPLICATION

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CLIENT
Mr O. Abdul-Rahman

PROJECT
Feasibility Stage

ADDRESS
29 Laycock Road Penshurst NSW Australia 2222

SCALE -AS NOTED @ A3

JOB NUMBER

297

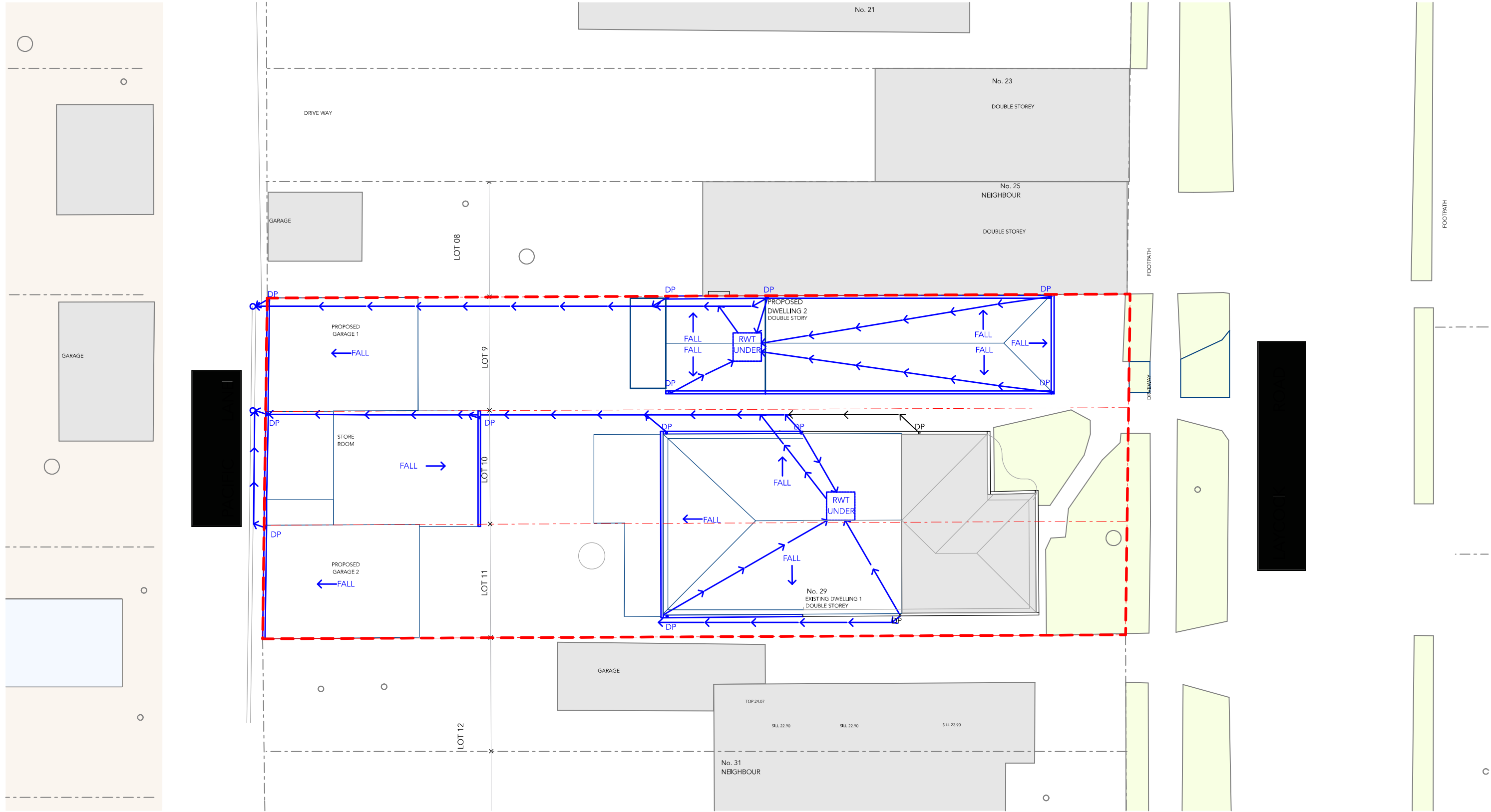
REVISION

A

DRAWING
South Elevation - lots 10/11

DRAWING NO

DA15



STORMWATER CONCEPT PLAN
1:200

URAKAWA JENKINS ARCHITECTURE

PO Box 996 Newtown NSW 2042 | t: 0425 370 421 | e: admin@uj.net.au
NSW Registered Architects Martin Urakawa No.6776 Zoe Jenkins No.7580



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CLIENT
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297

REVISION

A

DRAWING

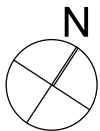
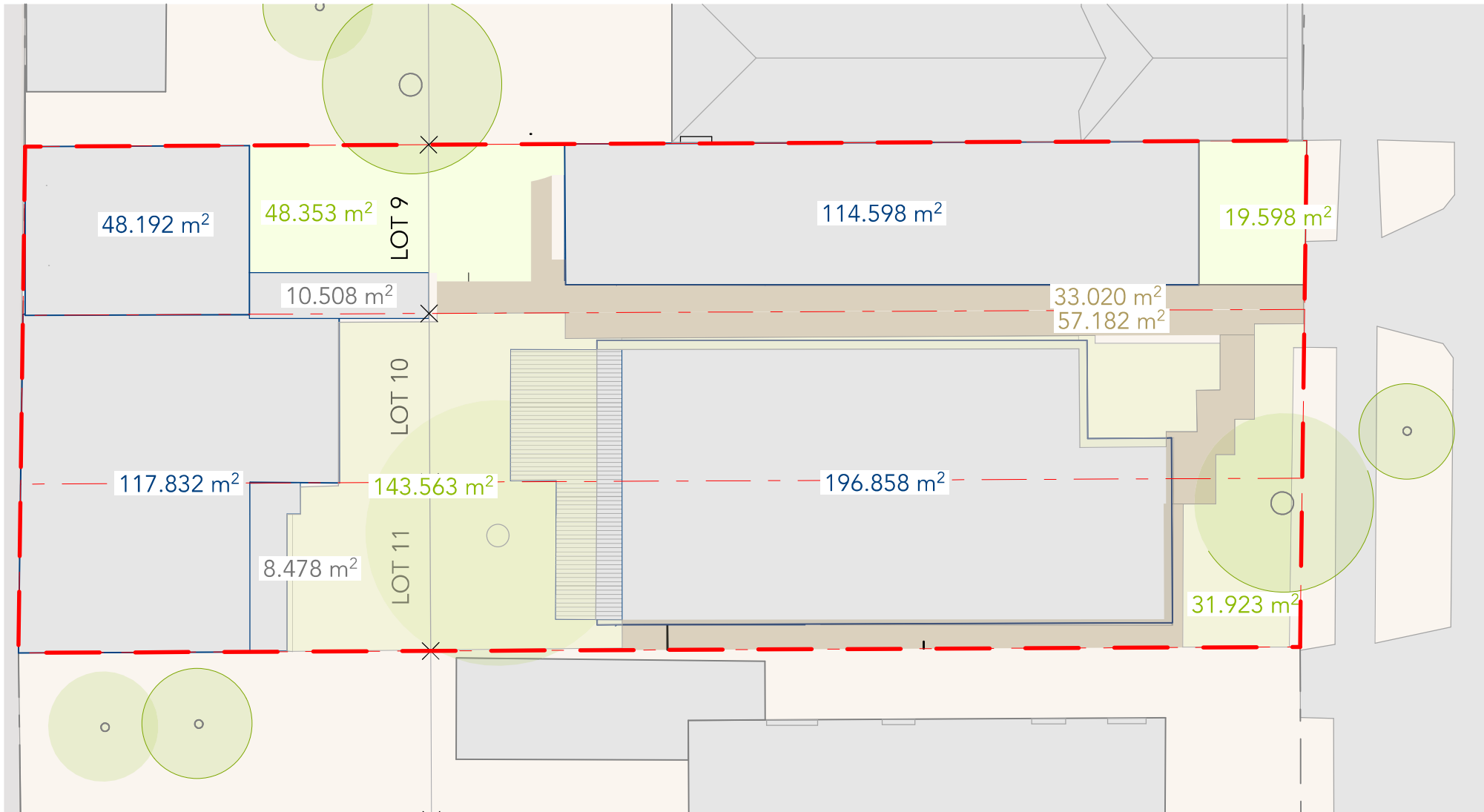
Stormwater Concept Plan

DRAWING NO

DA911

AREA SCHEDULE/FSR

SITE AREA (LOT 9, 10, 11)	825.6 SQM		
TOTAL PROPOSED IMPERVIOUS AREA	APPROX. 496.5 SQM	=	60%
TOTAL PROPOSED PERVIOUS AREA	APPROX. 333.6 SQM	=	40%



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CLIENT
Mr O. Abdul-Rahman

PROJECT
Feasibility Stage



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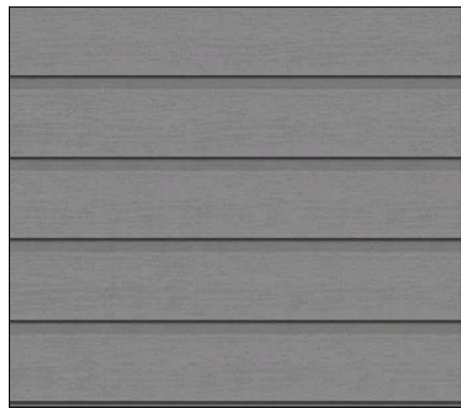
REVISION

A

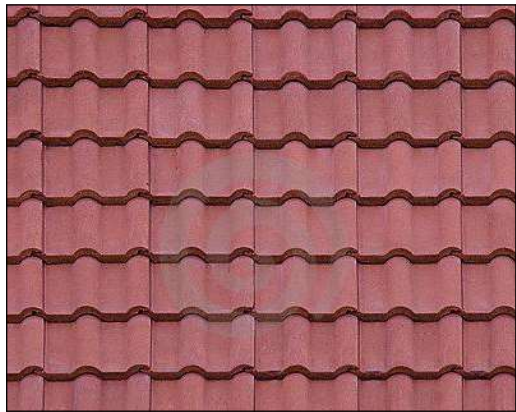
DRAWING
Site Coverage Plan

DRAWING NO

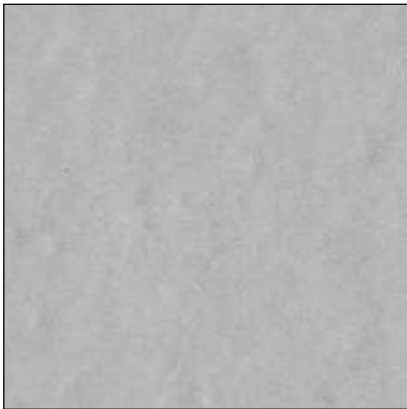
DA912



Colorbond Interlocking Grey Panted
Timber panels by FINESSE



Tiled Roof

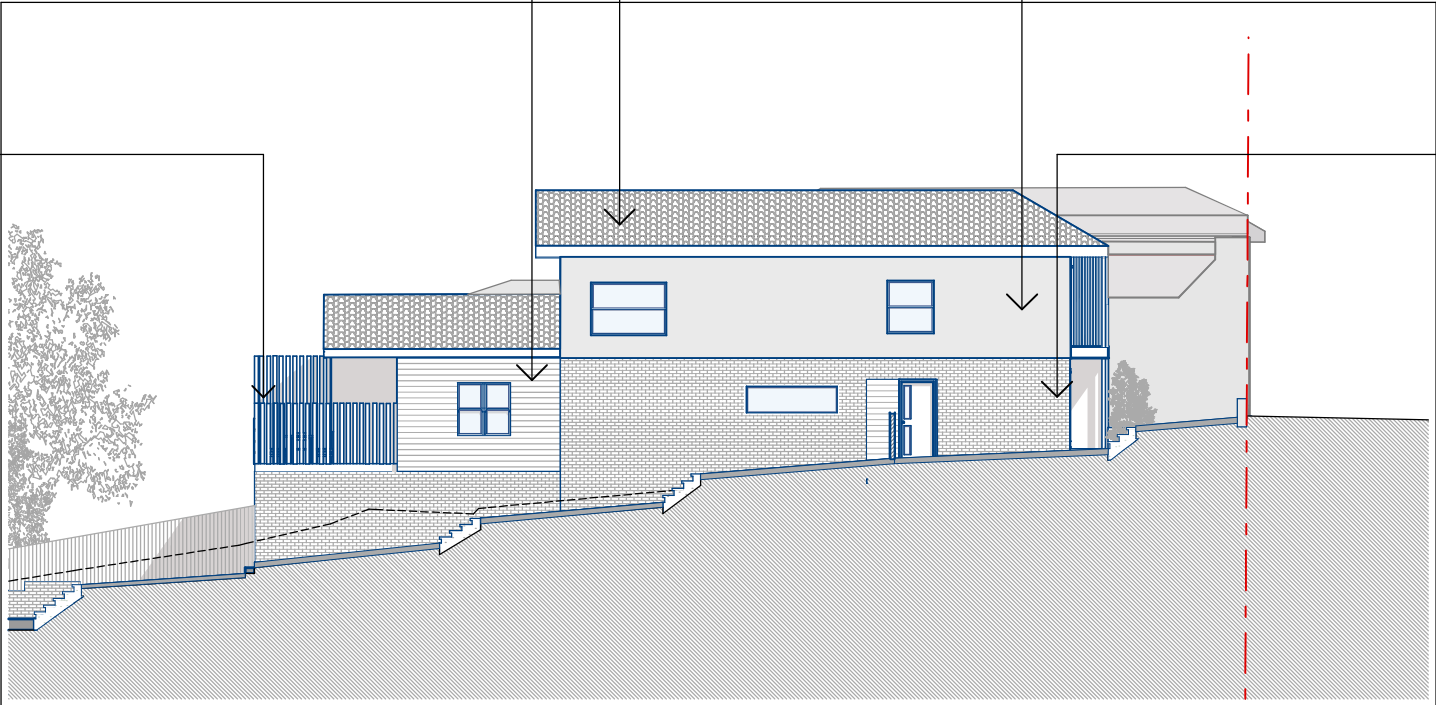
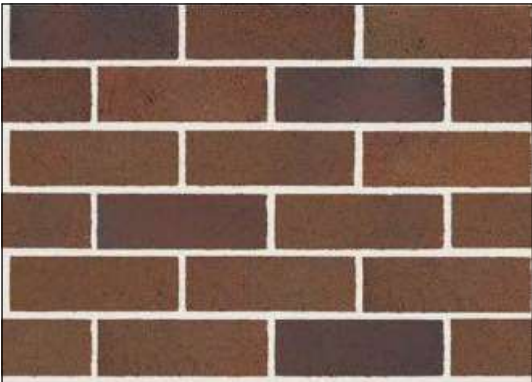


Painted Brickwork

Timber balustrades for privacy screens



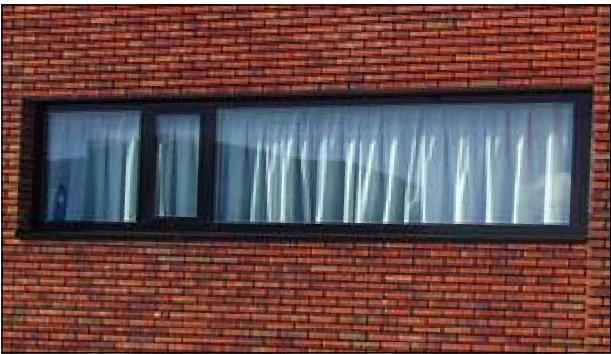
Face Brickwork



South Elevation
scale 1:200



Louvre Window



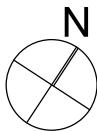
Aluminium Window in Brickwork



URAKAWA JENKINS ARCHITECTURE

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Mr O. Abdul-Rahman

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REVISION

A

DRAWING

Materials Schedule

DRAWING NO

DA991