

DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWINGS

proposed alteration, lower ground and ground floor extension to the existing dwelling

4 bobadah st, kingsgrove NSW 2208 (Lot 243, DP16265)

basix requirements

- a. R2.5 plasterboard ceiling insulation
- b. R1.30 weatherboard insulation
- c. foil sarking in the roof
- d. windows: single clear glass aluminium
7.63/0.75 Uw/SHGCw

BASIX water commitments include:

- a. 3 star to all toilet flushing systems
- b. 3 star to all shower heads (flow max. 9L/min)
- c. 3 star to all kitchen and bathroom taps

BASIX energy commitments include:

- a. 3 star instantaneous gas hot water system
- b. air-conditioning 1 phase 2.5 star cooling and heating
- c. gas cooktop and eletric oven
- d. outdoor clothes drying line

area calculations

Site area 475.6 m²

existing
lower ground floor 25.699 m²
ground floor 88.028 m²
total 113.727 m²

proposed
lower ground floor 29.014 m²
ground floor 133.835 m²
total 162.849 m²

TOTAL FLOOR AREA 162.849 m²
FSR [162.849/475.6] 0.342:1

legend

- Ⓢ smoke detector
- HWS hot water system
- NGL natural ground line
- MV mechanical ventilation
- ⊕_{25.250} existing relative level [plans]
- ⊖_{25.250} new relative level [plans]
- ⬆_{25.250} existing relative level [elev/section]
- ⬇_{25.250} new relative level [elev/section]



site location
(SIX maps)

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a.b.n. 68 095 725 072
atelier hazzouri
architects
propriety limited

architect: fouad hazzouri [7336]
suite 3, 524 canterbury road, campsie nsw 2194
t: 02 9718 7900 f: 02 9718 7944 m: 0417 061 581
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proposed alteration and extension to the ground floor
of the exist. dwelling

4 bobadah st,kingsgrove nsw 2208
client: mr eddie & mrs nadine hallal

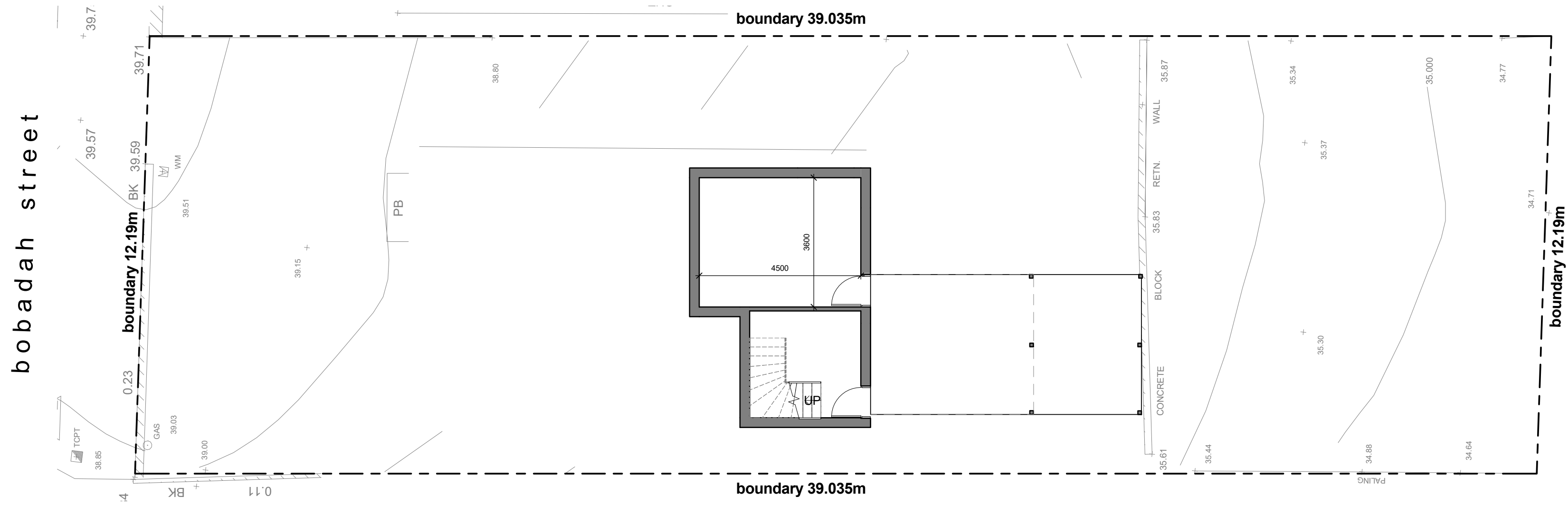
project n° 210742

A01/09

nts @A2 u.n.o.
nts @A4 u.n.o.

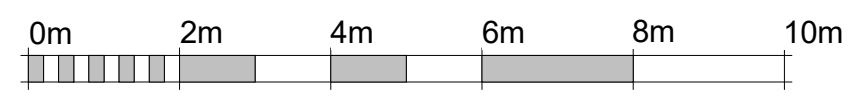
site location
area calculations

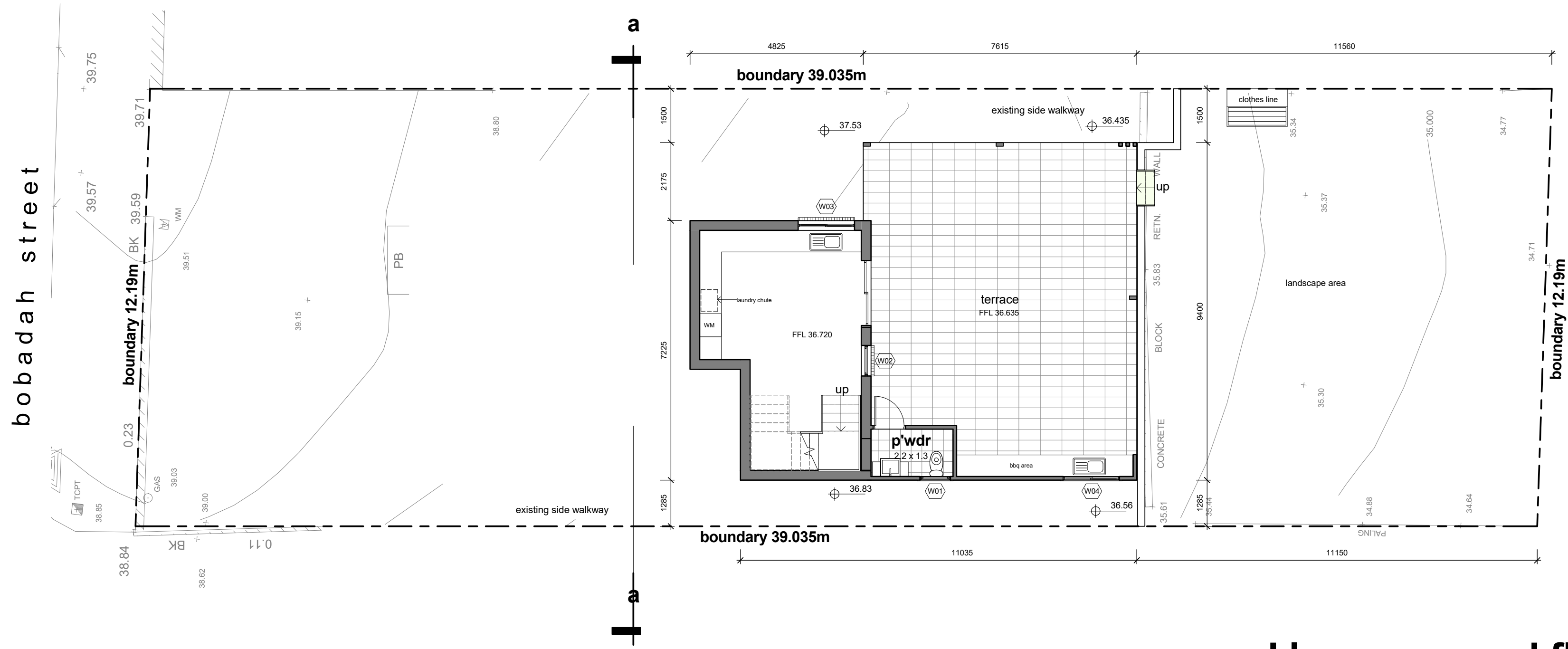
A



existing lower ground floor plan

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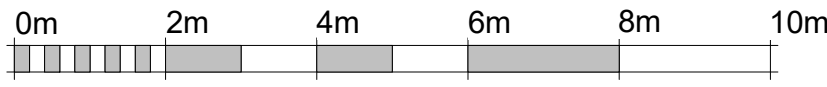




proposed lower ground floor plan

Window Schedule				
Code	Width	Height	Count	Description
W01	850	1200	3	Sliding window 2 panels Aluminium
W02	850	1200	1	Sliding window 2 panels Aluminium
W03	1570	860	1	Sliding window 2 panels Aluminium
W04	1570	860	1	Sliding window 2 panels Aluminium
W05	1570	1200	1	Sliding window 2 panels Aluminium
W06	1570	1200	1	Sliding window 2 panels Aluminium
W07	1810	1600	1	Sliding window 2 panels Aluminium
W08	2170	1200	2	Sliding window 2 panels Aluminium
W09	2170	1800	1	Sliding window 2 panels Aluminium
W10	2410	1200	1	Sliding window 2 panels Aluminium

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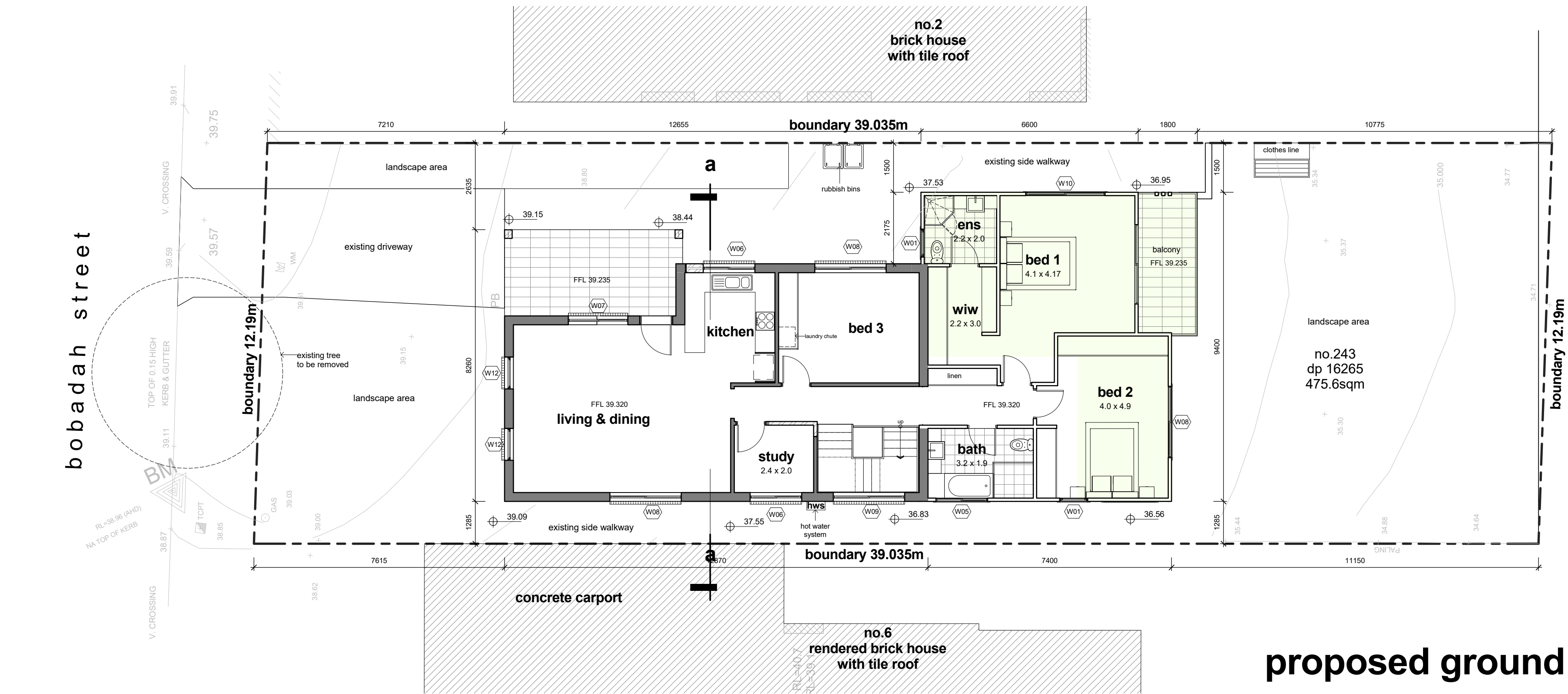


A04/09

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scale 1:200 @A4 u.n.o.

window schedule
proposed lower ground floor plan

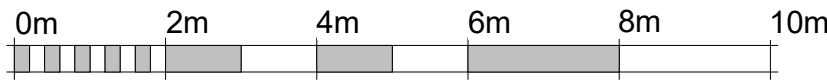
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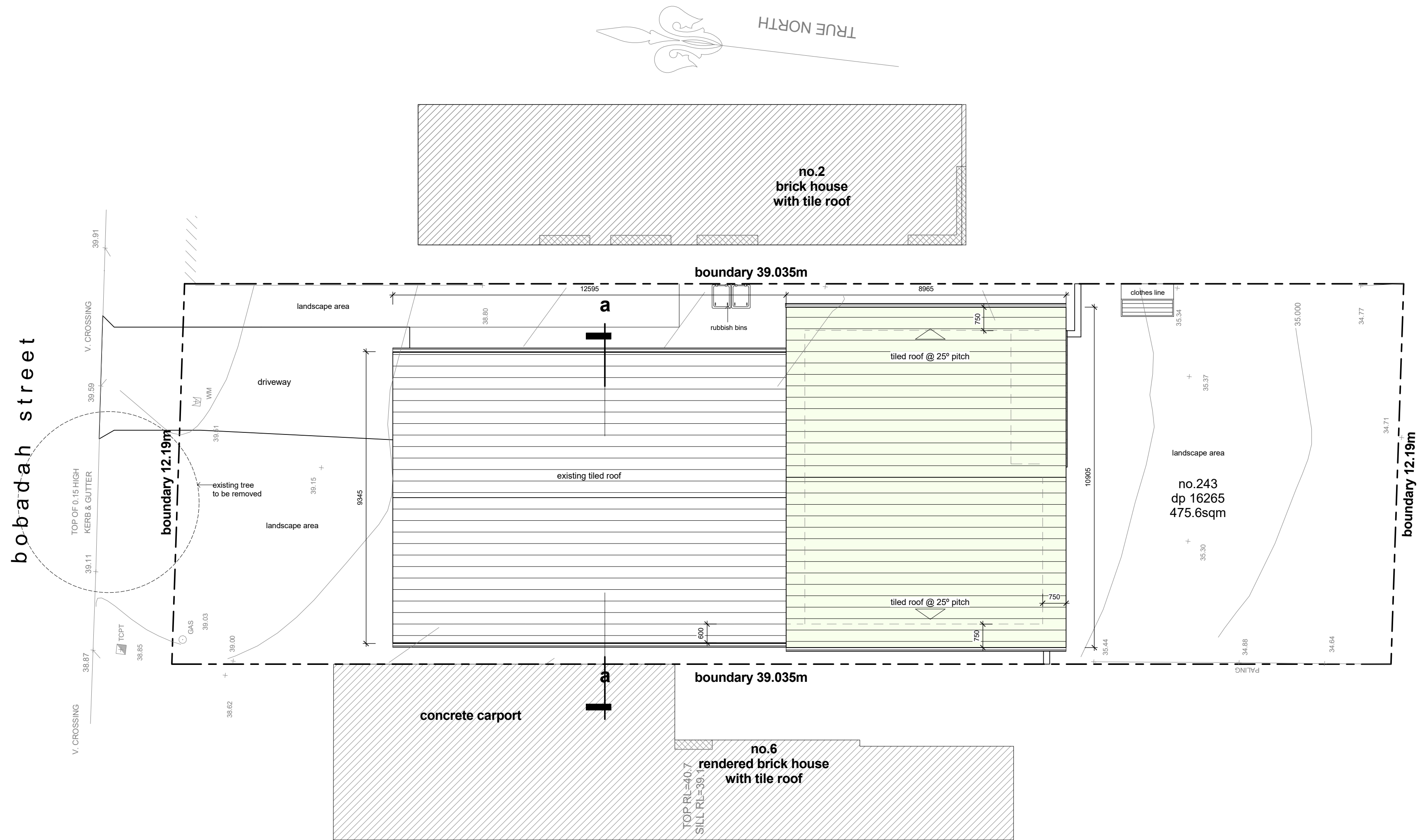


proposed ground floor / site plan

Window Schedule				
Code	Width	Height	Count	Description
W01	850	1200	3	Sliding window 2 panels Aluminium
W02	850	1200	1	Sliding window 2 panels Aluminium
W03	1570	860	1	Sliding window 2 panels Aluminium
W04	1570	860	1	Sliding window 2 panels Aluminium
W05	1570	1200	1	Sliding window 2 panels Aluminium
W06	1570	1200	1	Sliding window 2 panels Aluminium
W07	1810	1600	1	Sliding window 2 panels Aluminium
W08	2170	1200	2	Sliding window 2 panels Aluminium
W09	2170	1800	1	Sliding window 2 panels Aluminium
W10	2410	1200	1	Sliding window 2 panels Aluminium

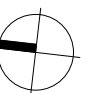
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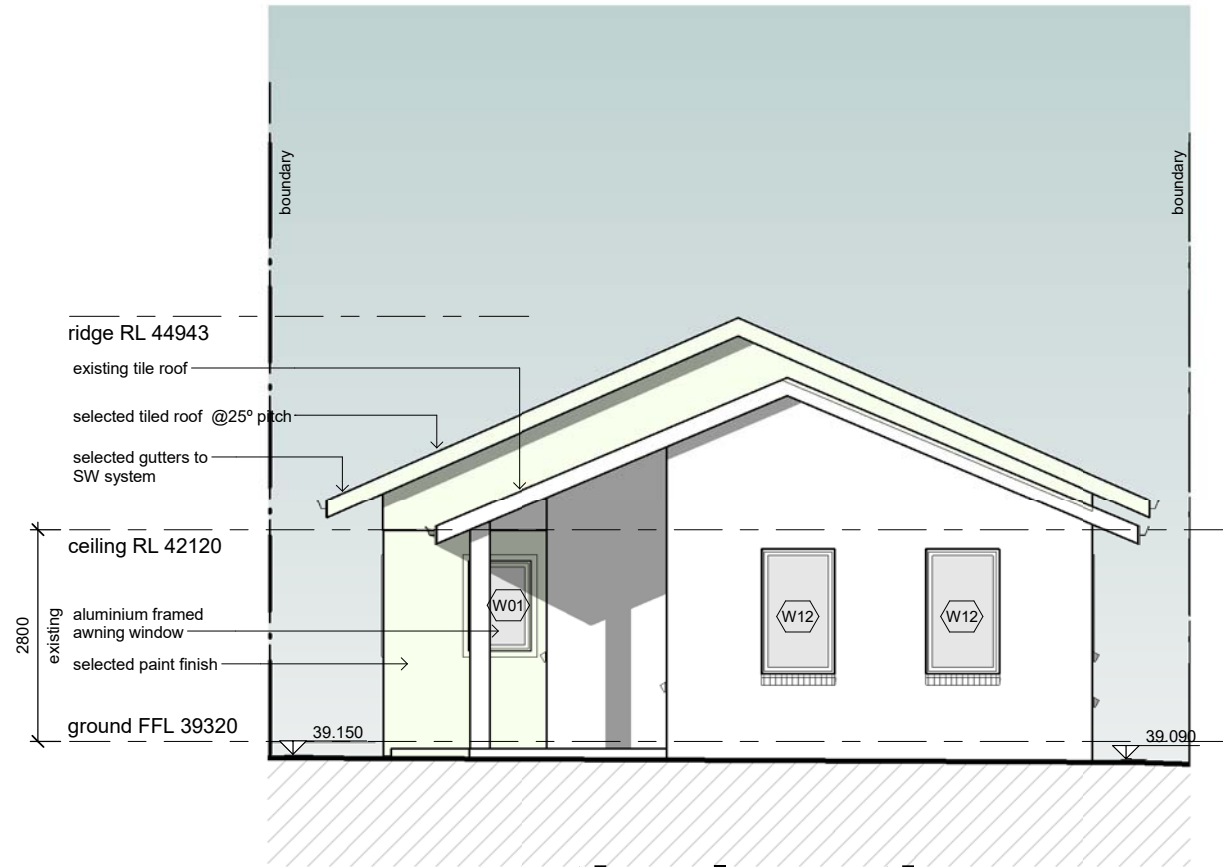




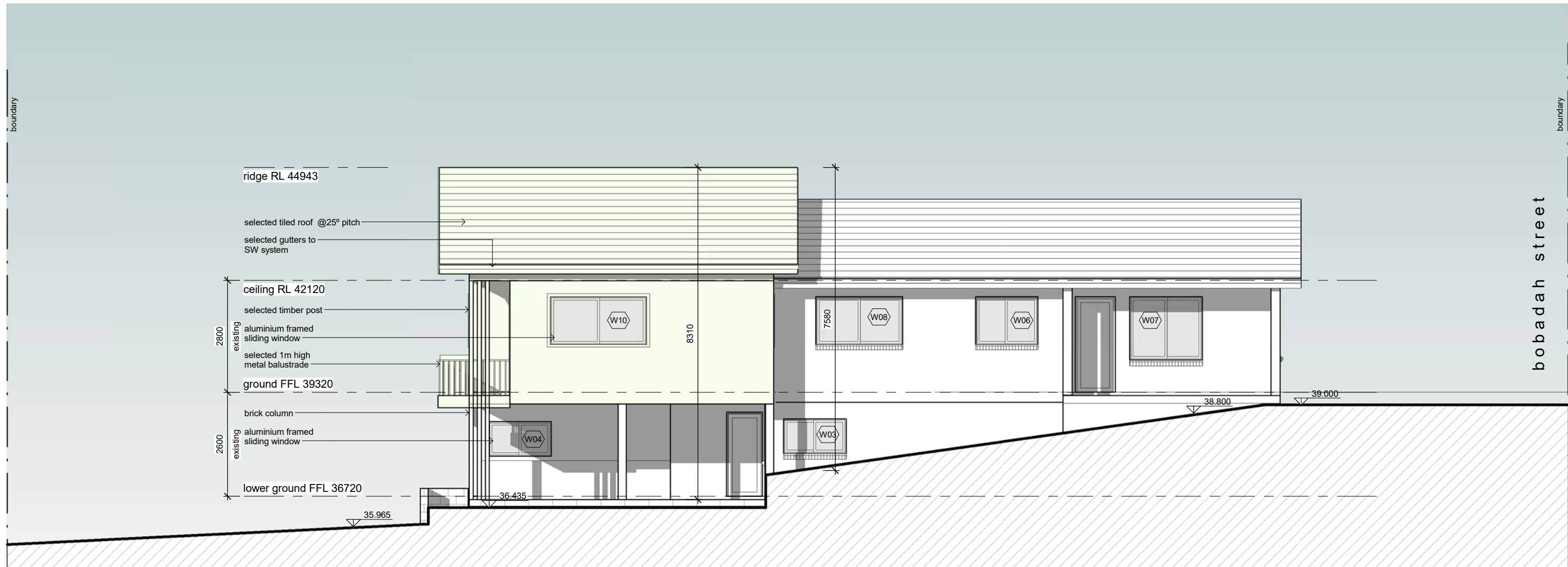
roof / site plan

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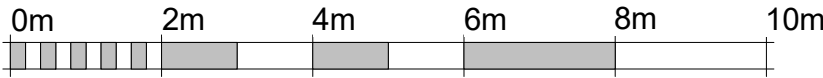
north elevation
to bobadah street



east elevation

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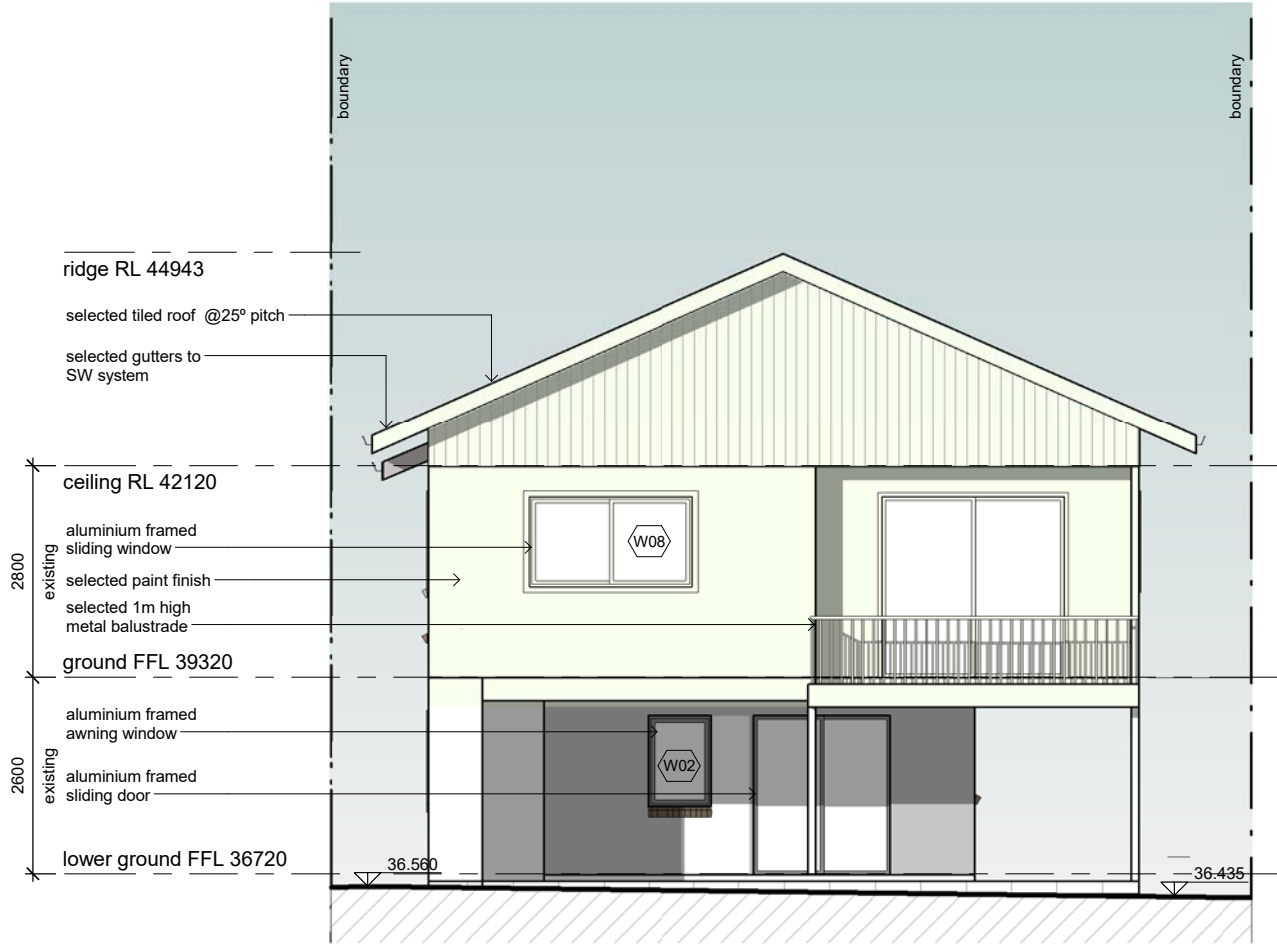
28.06.2022 issued for development application A

A07/09

scale 1:100 @A2 u.n.o.
scale 1:200 @A4 u.n.o.

window schedule
north elevation | east elevation

A



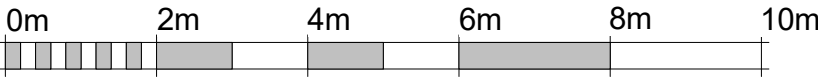
south elevation



west elevation

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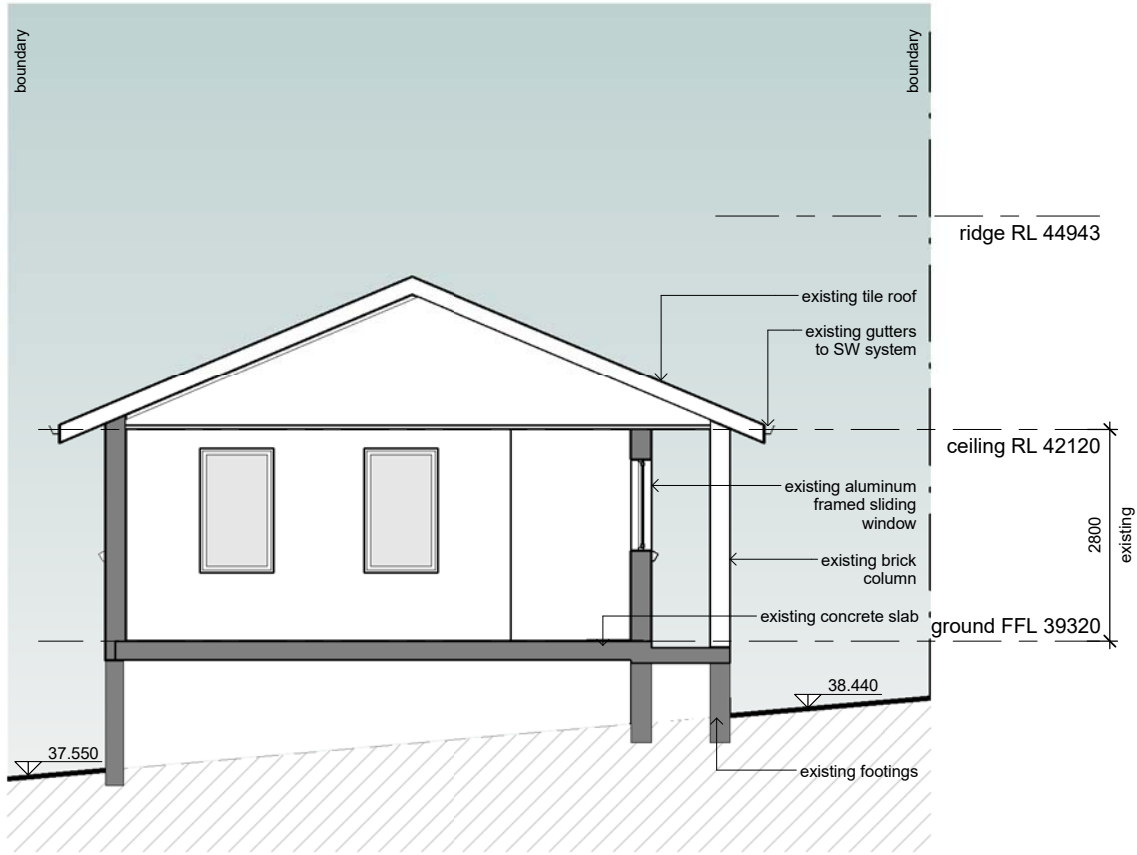
project n° 210742

window schedule
south elevation | west elevation

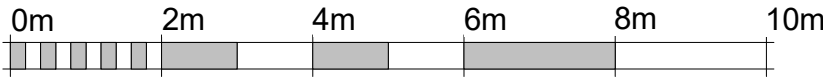
A08/09

scale 1:100 @A2 u.n.o.
scale 1:200 @A4 u.n.o.

A



Section a-a



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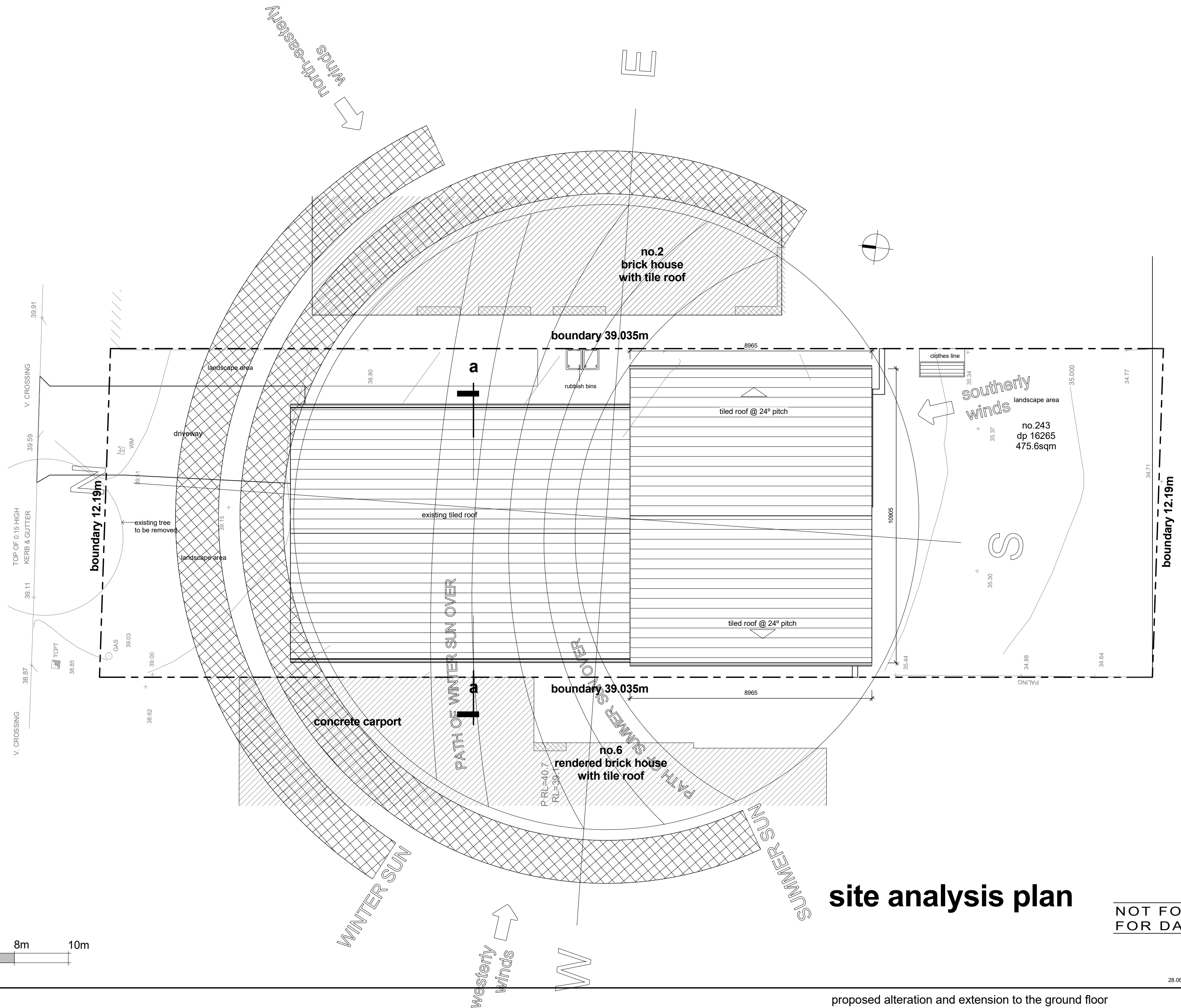
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A09/09

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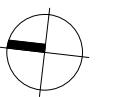
section a-a **A**

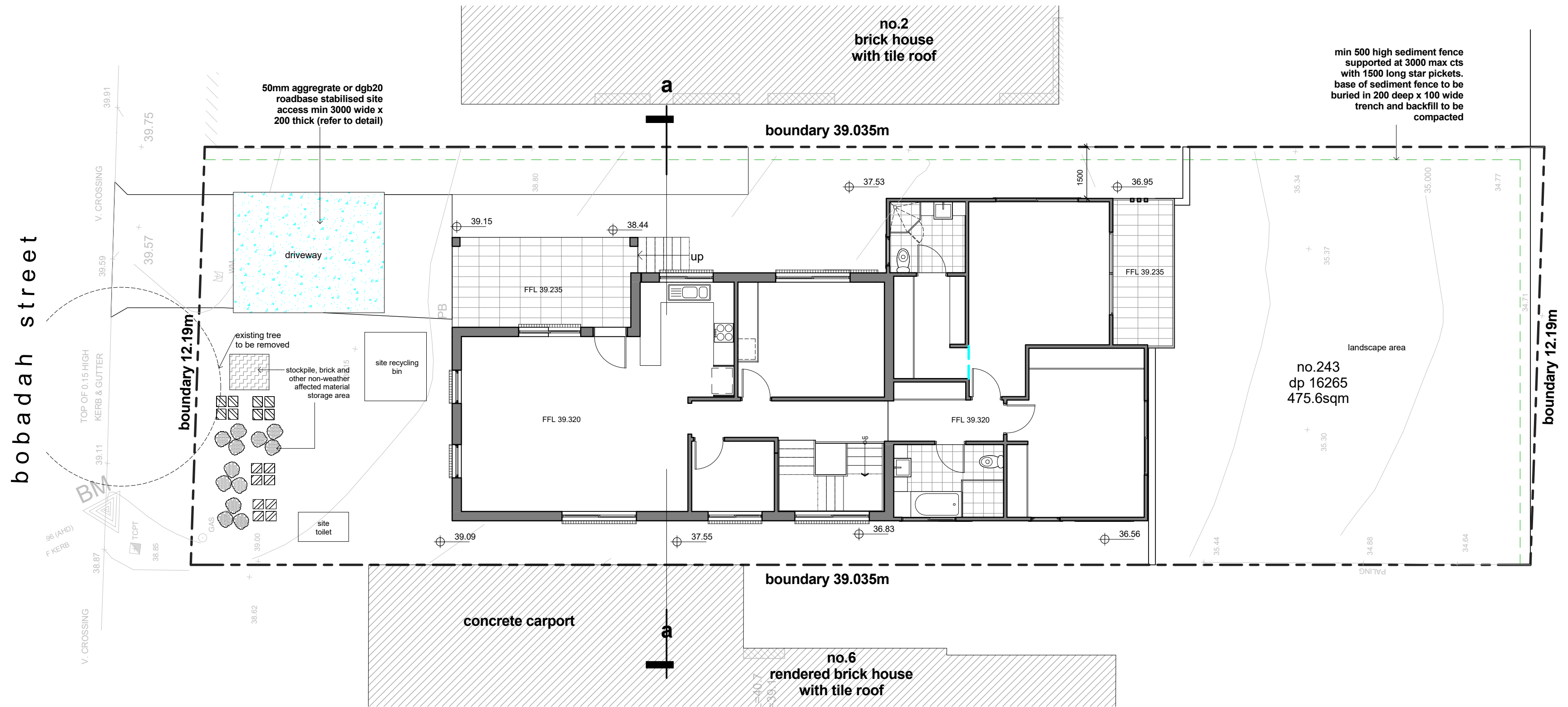
bobadah street



site analysis plan

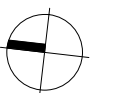
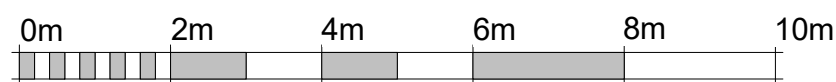
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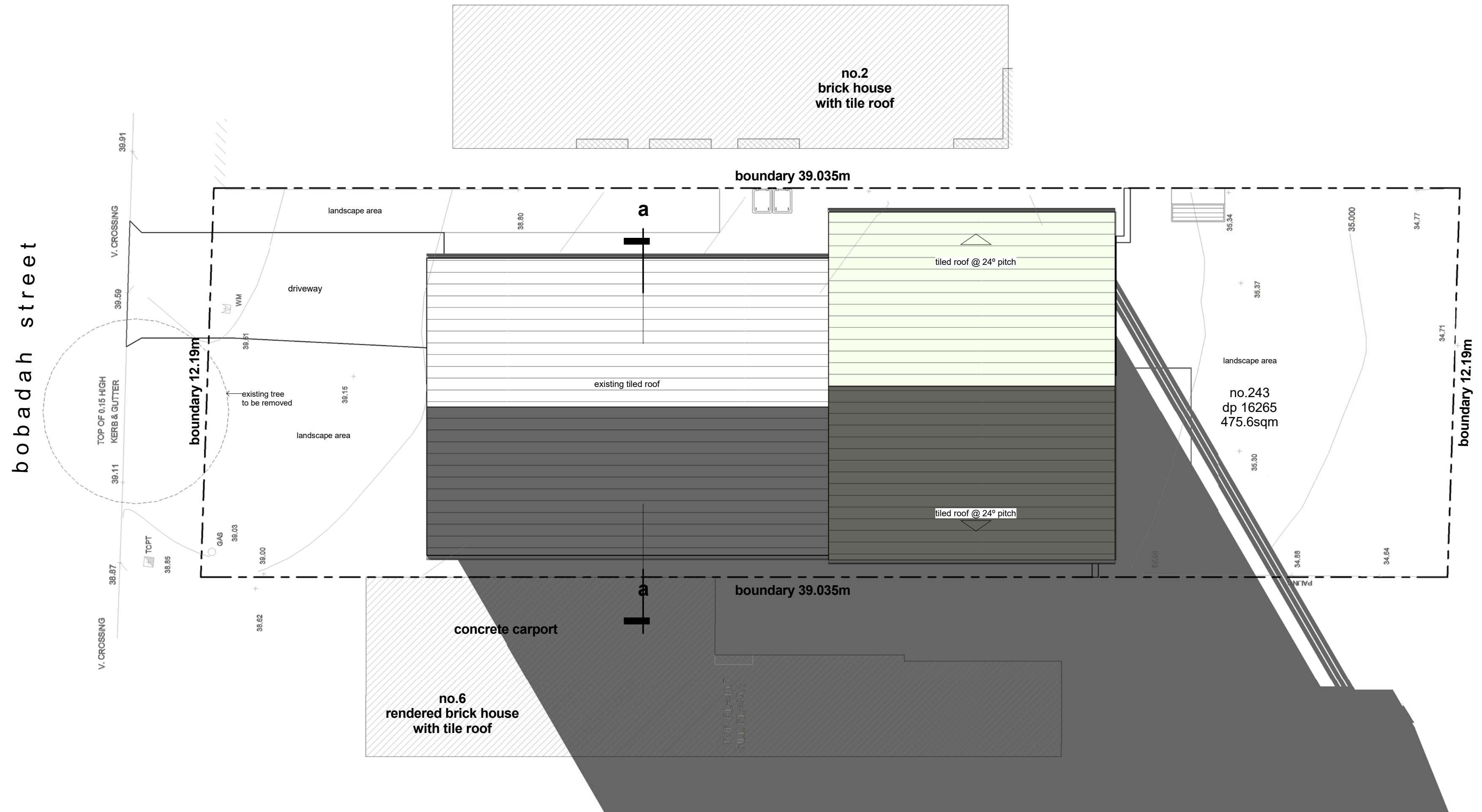


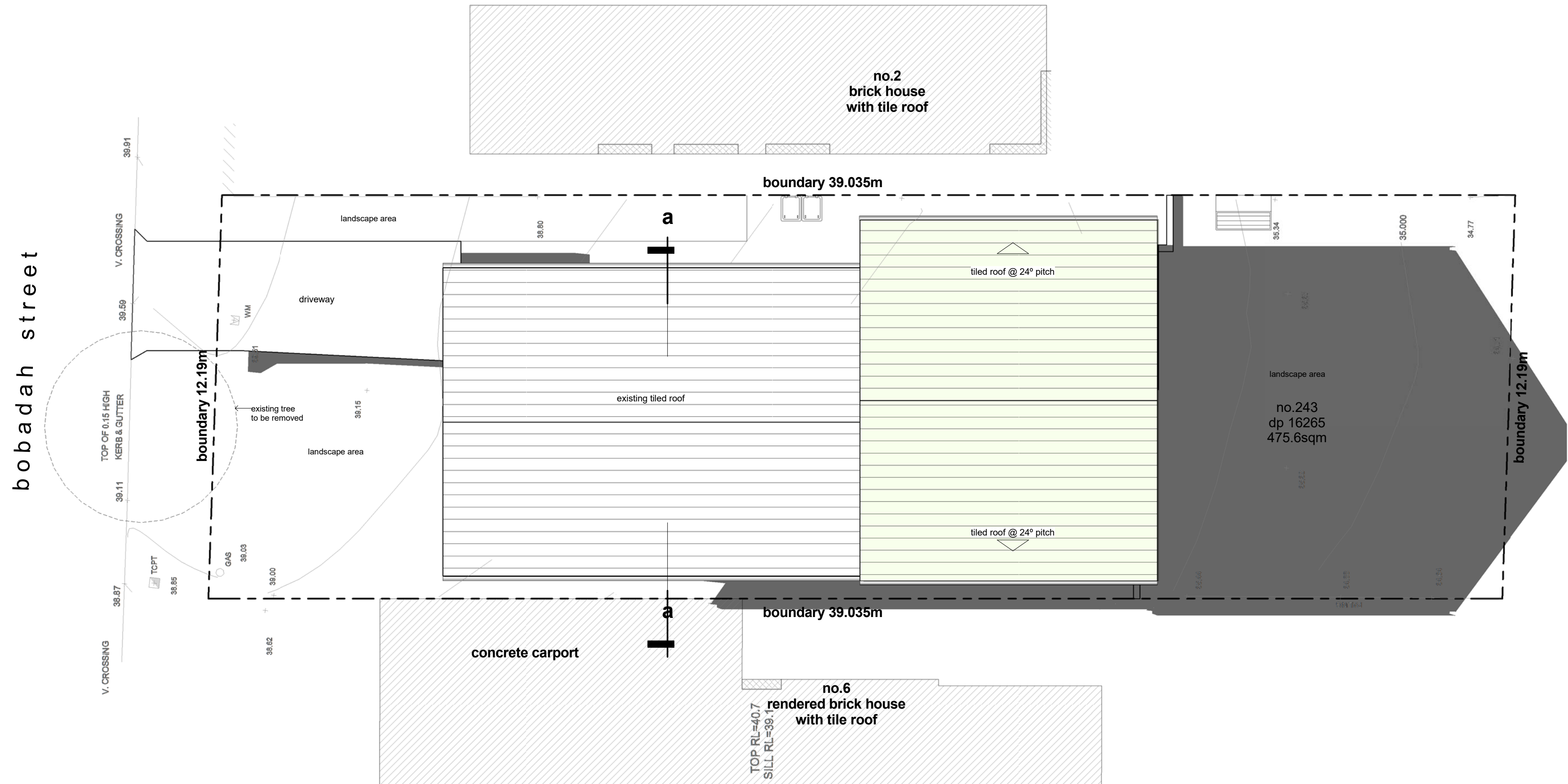


sediment control plan

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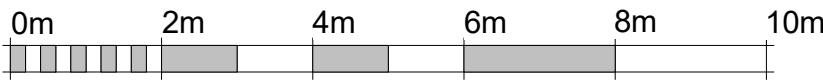


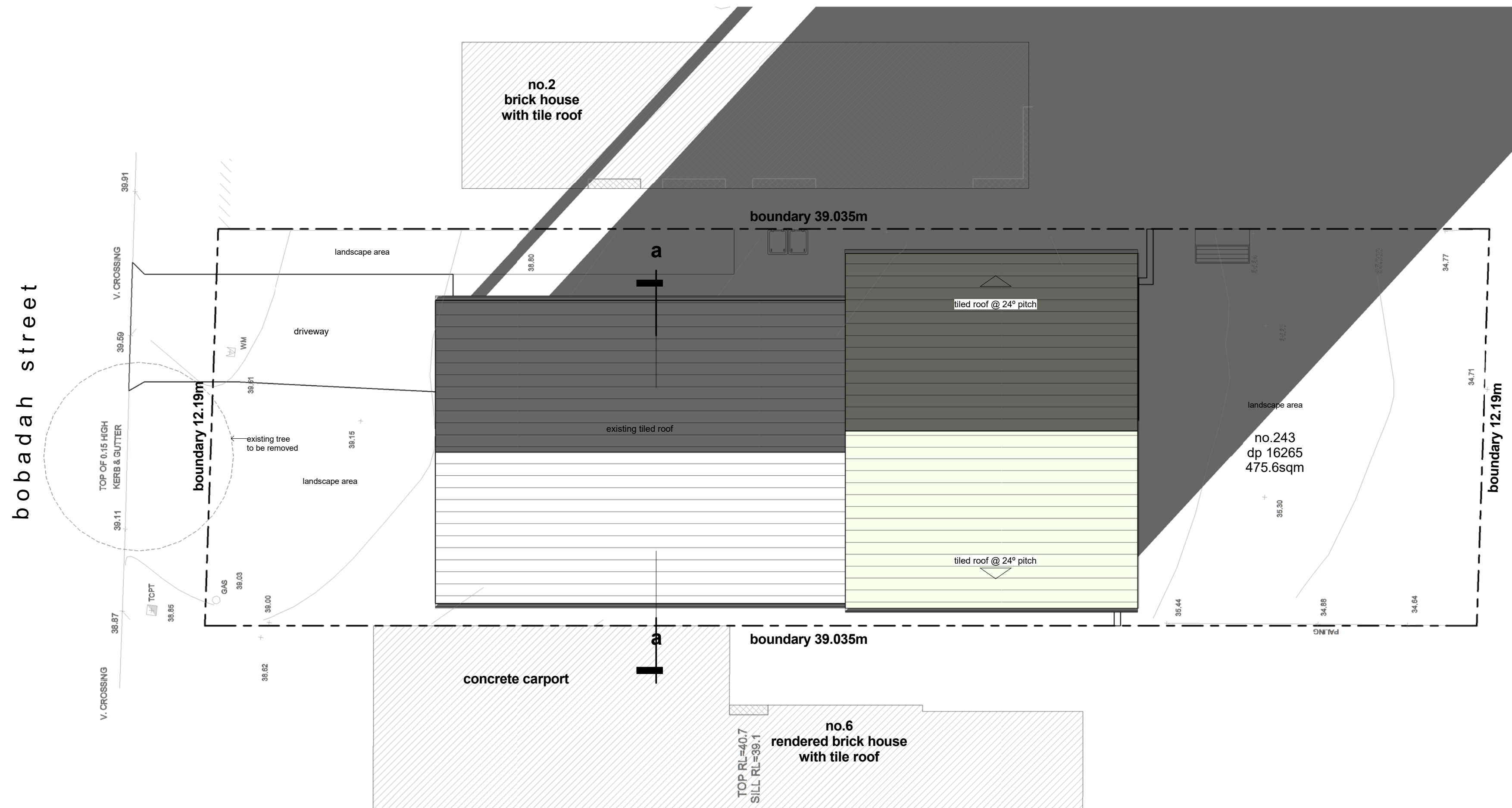




winter solstice june 21st 12pm shadow diagram

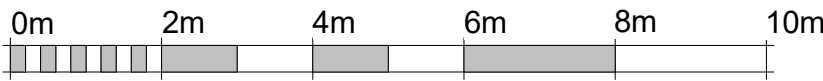
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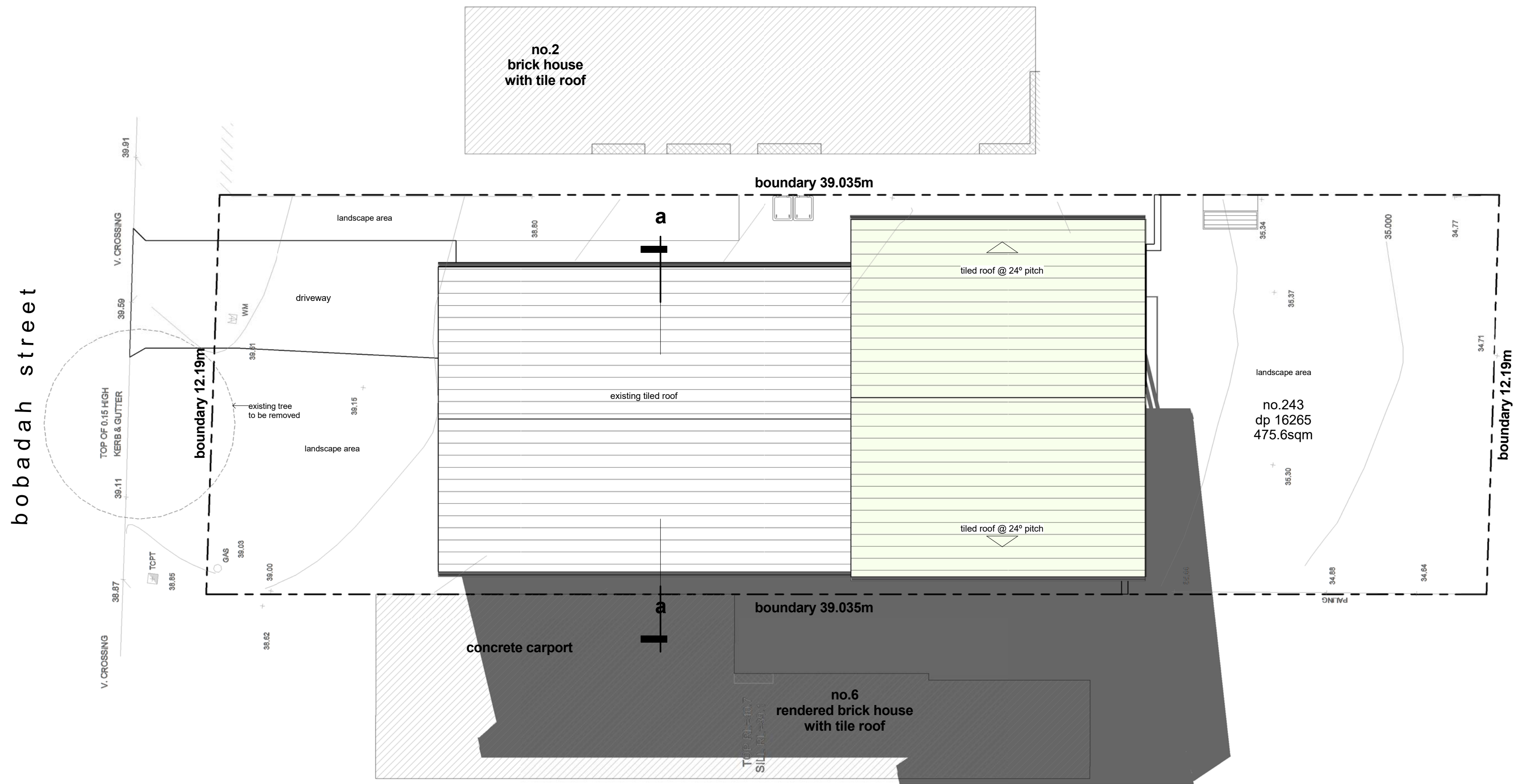




winter solstice june 21st 4pm shadow diagram

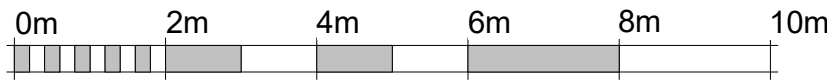
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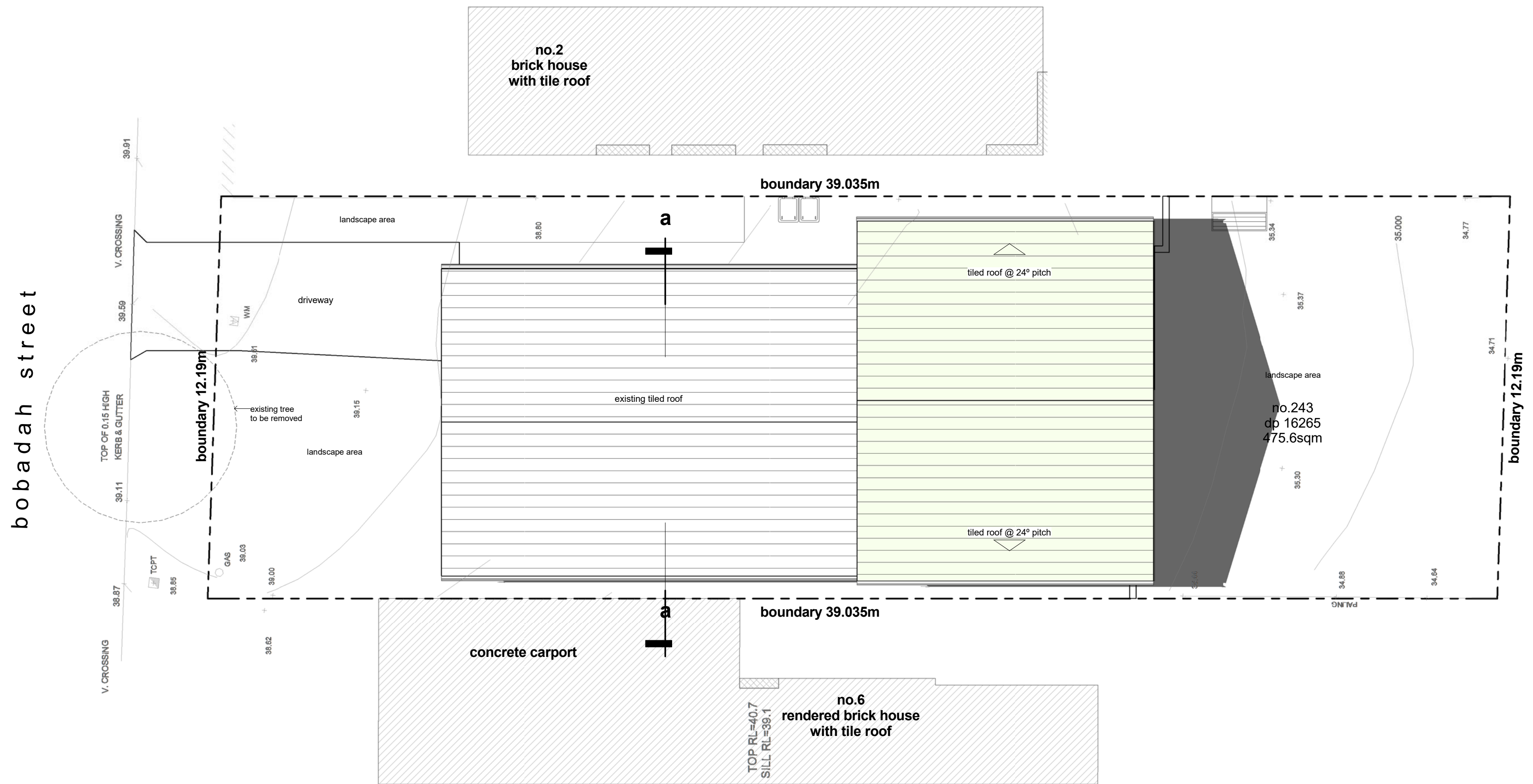




spring equinox september 23rd shadow diagram 8am

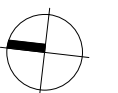
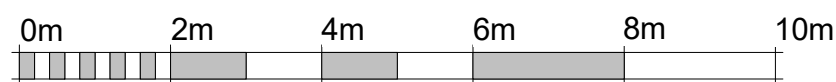
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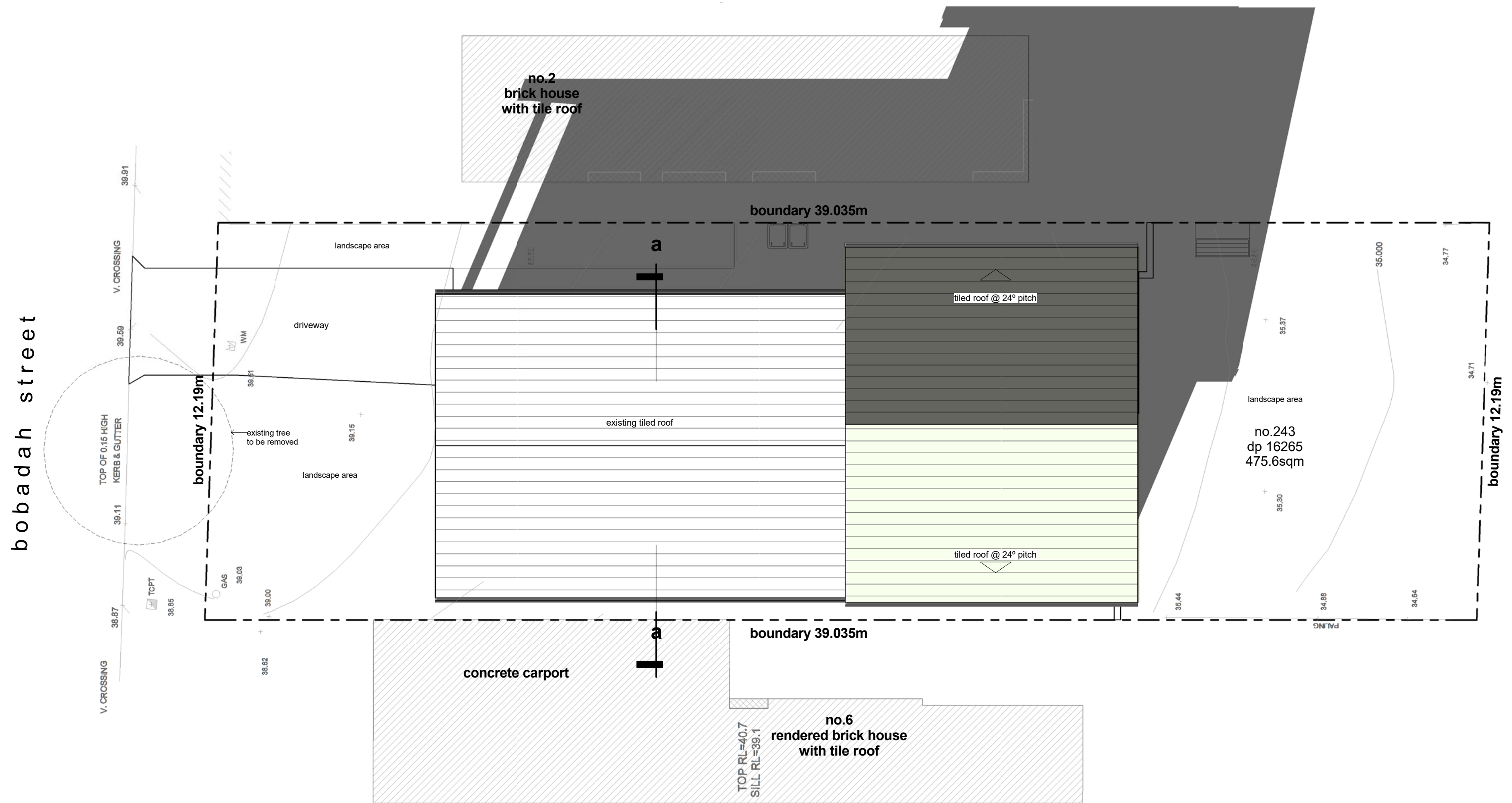




spring equinox september 23rd shadow diagram 12pm

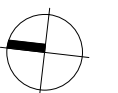
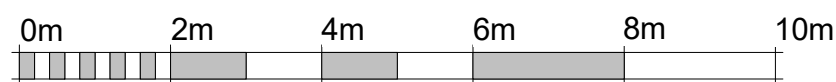
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spring equinox september 23rd shadow diagram 4pm

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SCHEDULE OF FINISHES

PROJECT Proposed alteration and extension to the ground floor of the exist. dwelling

ADDRESS 4 Bobadah St, Kingsgrove NSW 2208 (LOT 243, DP16265)

COUNCIL Canterbury-Bankstown council

CLIENT Mr Eddie & Mrs Nadine Hallal

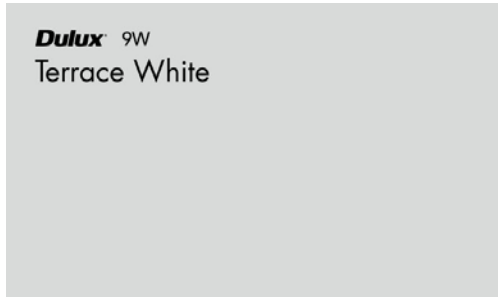
DATE 28 June 2022

ARCHITECT



Atelier Hazzouri ARCHITECTS Pty.Ltd.
Suite 3, 524 Canterbury Road
CAMPSIE NSW 2194
Telephone: 9718 7900
Email: admin@ah-architects.com.au
www.ah-architects.com.au

External finish



Dulux Exterior – Terrace White

<http://www.dulux.com.au/html/texture/>

Downpipes



Ace Gutters

Colour: STONE or SIMILAR

http://www.acegutters.com.au/page/ace_colour_chart.html

Windows & Louvers

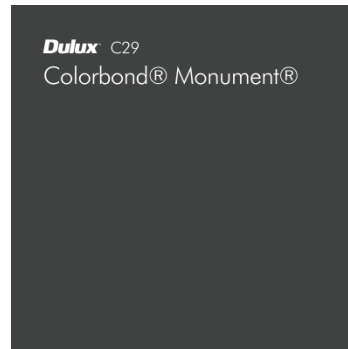


Dulux Powder Coatings

Colour: Colorbond Monument or SIMILAR

<https://www.dulux.com.au/colour/colorbond-monument>

Balustrades



Aluminium balustrades with stainless steel hand rails

<https://www.elitebalustrades.com.au/products/aluminium-balustrades/>

Dulux Powder Coatings

Colour: Monument MATT or SIMILAR

<http://duluxpowders.com.au/colour/>

Roof



Concrete Roof Tiles – Contemporary Range (Elbana)

Colour: Barramundi OR SIMILAR

<https://www.monier.com.au/products/concrete-tiles/elabana>