

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)

NOT FOR CONSTRUCTION
FOR DA PURPOSES ONLY



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proposed alteration and extension to the ground floor
of the exist. dwelling

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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

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