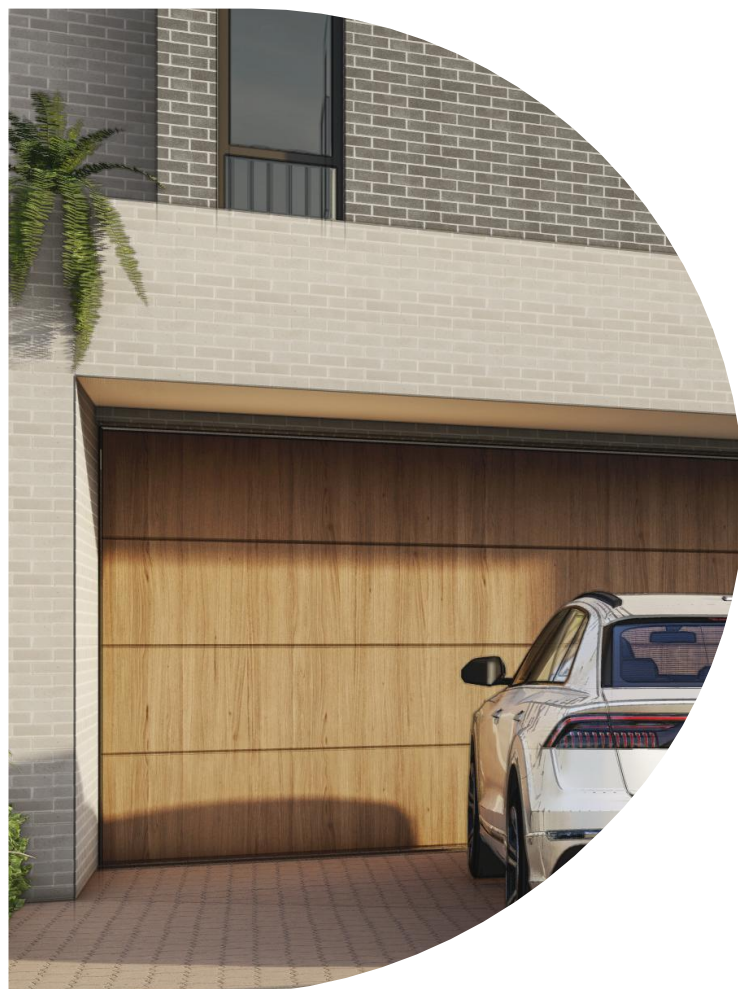
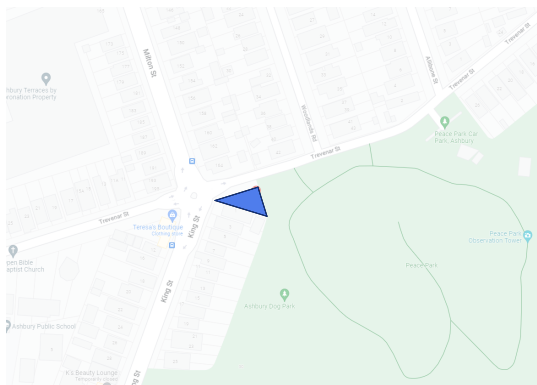






SHEET SCHEDULE	
SHEET	TITLE
0	SITE ANALYSIS PLAN
1	COVER SHEET
2	3D
3	DATA
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ROOF PLAN
7	ELEVATIONS
8	SECTIONS
9	SHADOWS - JUN
10	VIEWS FROM THE SUN JUN 21
11	1 KING ST DETAIL
12	NEIGHBOUR DETAIL
13	MATERIALS & FINISHES
14	WINDOW DOOR SCHEDULE

LOCATION MAP



NatHERS Specs:

- Floor slabs:**
 - Ground floor: concrete.
 - First floor: concrete.
- Exterior walls:**
 - **Ground & first floor:** Brick veneer walls with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.02).
 - **Interior garage walls:** insulated with R2.5 batts in cavity to plasterboard lining.
 - External walls modelled with materials and colour finishes as per stamped plans.
- Glazing:**
 - **Single clear glass, with aluminium framing:**
 - Modelled to all WC, bath, ensuite.
 - Type A (U-Value: 5.4, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - **High solar gain Low-E glass, with aluminium framing:**
 - Modelled to remaining glazing.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
- U-Value & SHGC are combined glass and frame figures.**
- Ceiling:**
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 - R2.5 ceiling insulation to ceilings to balcony/concrete roof over.
 - Modelled with sealed: LED downlights & wet area exhaust fans.
- Roof:**
 - Metal roof with "Anticon 90" glasswool/foil under (or similar R2.0 rated product), modelled with "Monument" colour finish (SA 0.73), and as unventilated.

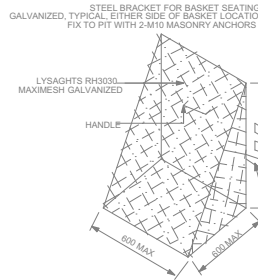
Please refer to NatHERS individual certificates for further details.

BASIS REQUIREMENTS

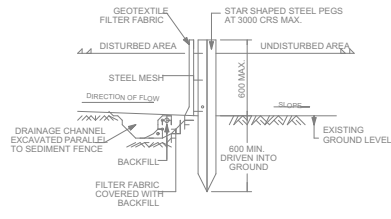
- FIXTURES**
 - SHOWERHEADS 4" (>4.5 BUT <= 6 L/MIN)
 - TOILET FLUSHING 4"
 - KITCHEN TAPS 3"
 - BATHROOM TAPS 3"
 - ALT. WATER SUPPLY
 - INDIVIDUAL WATER TANK
 - TANK 2500L
 - SWIMMING POOL MAX. VOL 20KL
 - HOT WATER SYSTEM
 - ELEC. HEAT PUMP AIR SOURCES
 - 26-30 STCS
 - VENTILATION
 - BATHROOM INDIVIDUAL FAN DUCTED TO FACADE OR ROOF MANUAL ON/OFF
 - KITCHEN INDIVIDUAL FAN DUCTED TO FACADE OR ROOF MANUAL ON/OFF
 - LAUNDRY INDIVIDUAL FAN DUCTED TO FACADE OR ROOF MANUAL ON/OFF
 - COOLING
 - LIVING & BEDROOM
 - 1 PHASE AIR CON. EER 2.5-3.0
 - HEATING
 - LIVING & BEDROOM
 - 1 PHASE AIR CON. EER 2.5-3.0
 - ZONED
 - KITCHEN COOKTOP/OVEN
 - GAS COOKTOP & ELEC. OVEN

SITE ANALYSIS PLAN

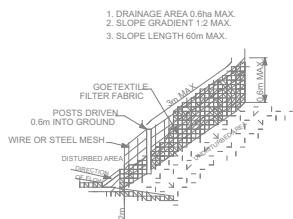
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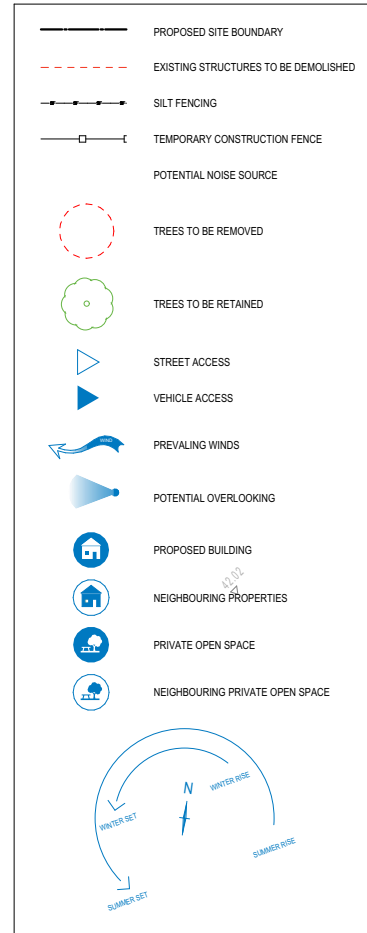
TRASH SCREEN DETAIL
N.T.S.



TYPICAL SEDIMENT FENCE SECTION
SCALE 1:30



SEDIMENT FENCE



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nominated architect:

jamal hamdan nsw reg no. 8697

drawing: SITE ANALYSIS PLAN

project: PROPOSED HOUSE DEVELOPMENT @ 32

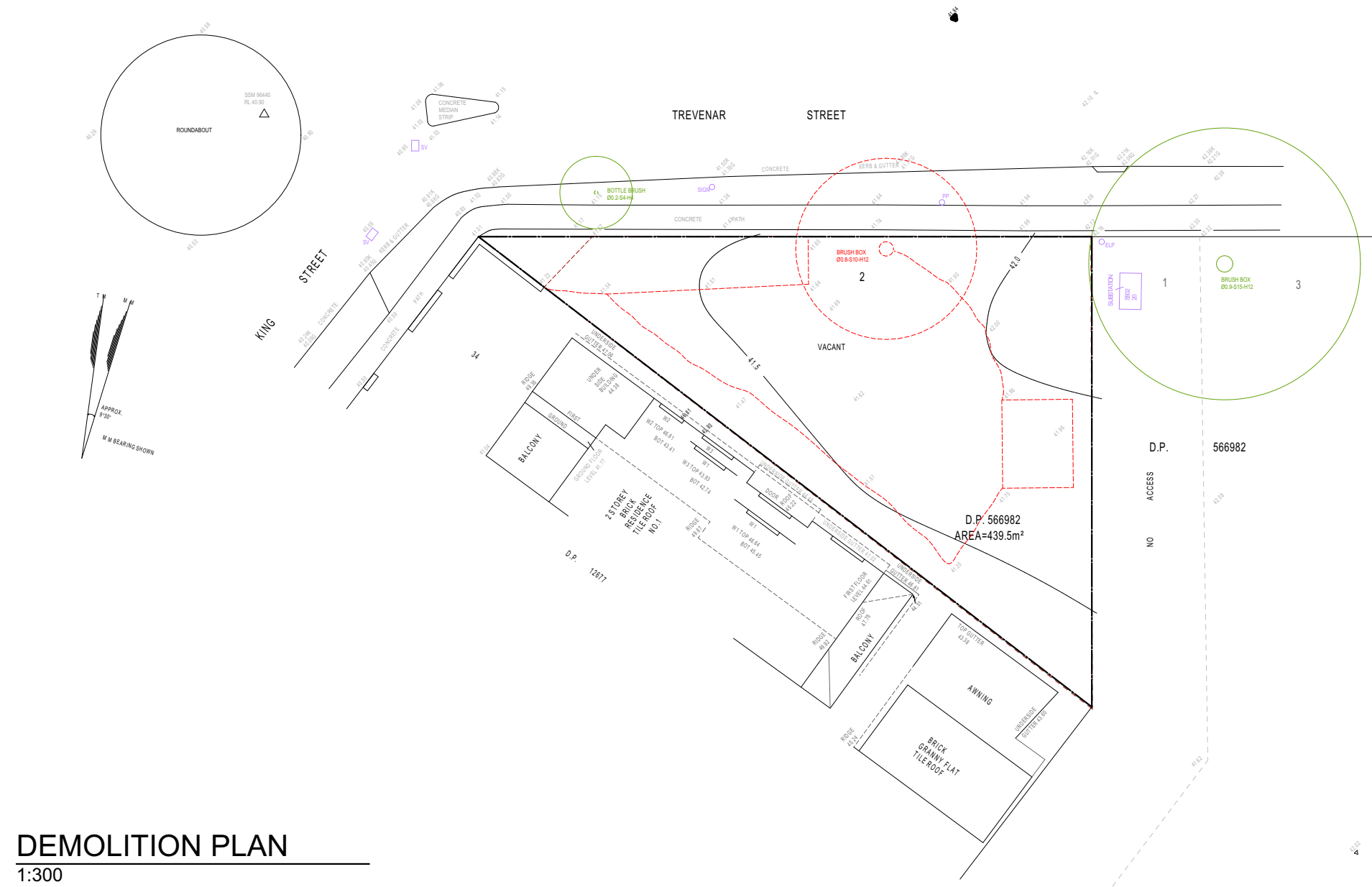
Trevenar St Ashbury

client: URBANANCE

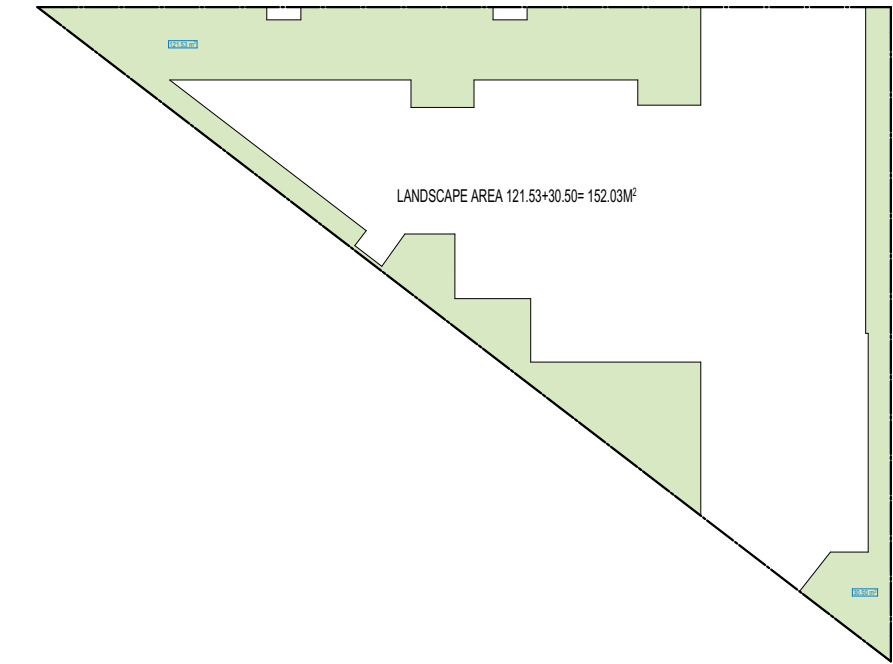
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checked: J.E. date: JUL23 ref: 2023-111 CBC

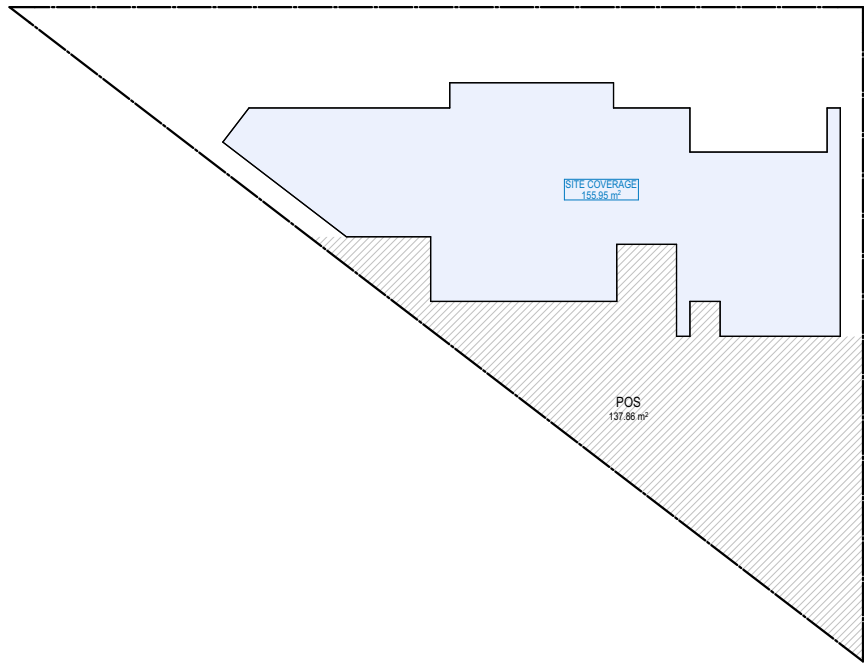
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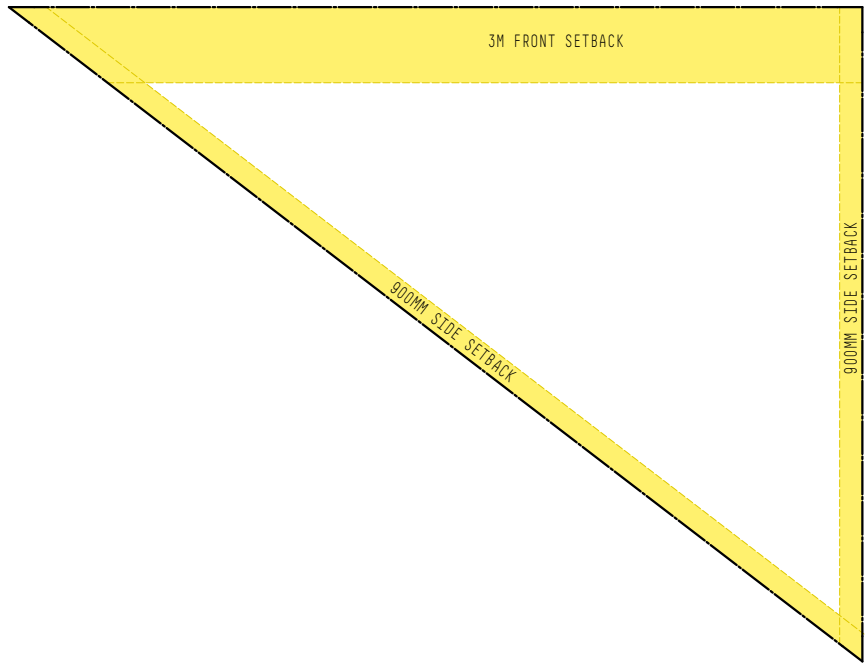
DEMOLITION PLAN
1:300



LANDSCAPE AREA
1:300



SITE COVERAGE & POS AREA
1:300



SETBACKS DIAGRAM
1:300

SITE DATA	
SITE AREA	439.5
Ground Floor Area	91.41
First Floor Area	116.35
TOTAL	207.76
FSR	1= 0.4727

COMPLIANCE TABLE		
CONTROL	REQUIRED	PROPOSED
Site Area (m²)	460	439.5
Floor Space Ratio (max 55%)	241.725	207.760
Front Setback site width predominant in the street	5m	4.05m
Side Setback (established characteristic street pattern)	1m/3m	0.9m/0.9m
Building Height	8.5m	7.8m
Fill above existing ground level	300mm	0
Fill above FFL	600mm	508
POS 35% of the site area	153.825	138.44
Soft landscaping 25% of the site area	109.875	152.03
Max storeys	2	2
Roof pitch	predominat characteristic houses in the street.	23deg
Garage door behind building line	min 1m	1750m
Courtyard Fence	1.8m	1.8
Solar Access 8am-4pm 21st June (dwelling)	3 hours	3 hrs
Solar Access 8am-4pm 21st June (neighbour)	3 hours	3 hrs
Front fence	1.2m	1.2m
Pool setback	1m	1.43m
Garage within the building envelope	1	2
Max Driveway width at the allotment boundary	2.7 boundary	6.43
Garage width 3 or 35% of building width	8.25	6



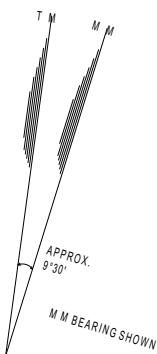
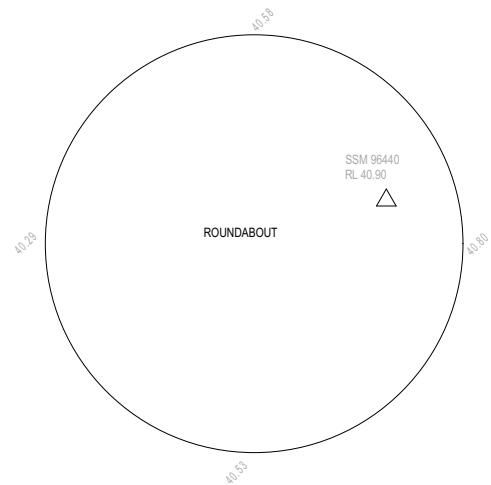
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issue a:Development Application	

drawing: DATA	project: PROPOSED HOUSE DEVELOPMENT @ 32	client: URBANANCE	drawn: C.L	scale: as shown	sheet size: A3	Council
	Trevenar St Ashbury		checked: J.E.	date: JUL23	ref: 2023-111	CBC

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GROUND FLOOR PLAN

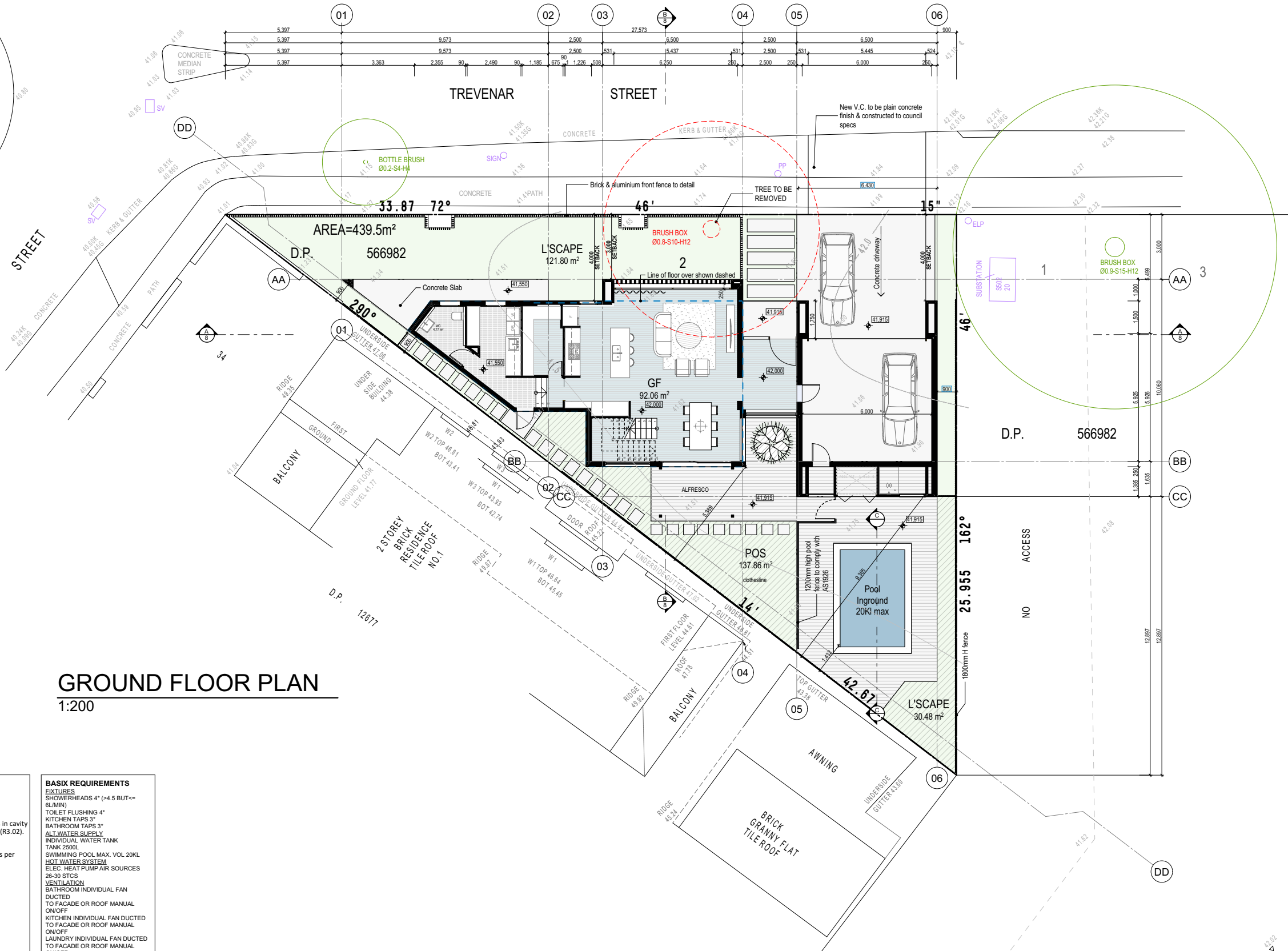
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NatHERS Specs:

- Floor slabs:
 - Ground floor: concrete.
 - First floor: concrete.
 - Exterior walls:
 - Ground & first floor:** Brick veneer walls with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.02).
 - Interior garage walls:** insulated with R2.5 batts in cavity to plasterboard lining.
 - External walls modelled with materials and colour finishes as per stamped plans.
 - Glazing:
 - Single clear glass, with aluminium framing:**
 - Modelled to all WC, bath, ensuite.
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
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 - Ceiling:
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 - Roof:
 - Metal roof with "Anticon 90" glasswool/foil under (or similar R2.0 rated product), modelled with "Monument" colour finish (SA 0.73), and as unventilated.
- Please refer to NatHERS individual certificates for further details.

BASIX REQUIREMENTS

- FIXTURES**
 - SHOWERHEADS 4" (>4.5 BUT <= 6 L/MIN)
 - TILET FLUSHING 4"
 - KITCHEN TAPS 3"
 - BATHROOM TAPS 3"
 - ALTERNATIVE WATER SUPPLY
 - INDIVIDUAL WATER TANK
 - TANK 2500L
 - SWIMMING POOL MAX. VOL 20KL
 - HOT WATER SYSTEM
 - ELEC. HEAT PUMP AIR SOURCES
 - 26-30 STCS
- VENTILATION**
 - BATHROOM INDIVIDUAL FAN DUCTED
 - TO FACADE OR ROOF MANUAL ON/OFF
 - KITCHEN INDIVIDUAL FAN DUCTED
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 - LAUNDRY INDIVIDUAL FAN DUCTED
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- COOLING**
 - LIVING & BEDROOM
 - 1 PHASE AIR CON. EER 2.5-3.0
 - ZONED
- HEATING**
 - LIVING & BEDROOM
 - 1 PHASE AIR CON. EER 2.5-3.0
 - ZONED
- KITCHEN COOKTOP/OVEN**
 - GAS COOKTOP & ELEC. OVEN



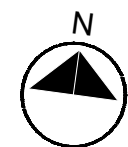
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issue a: Development Application	

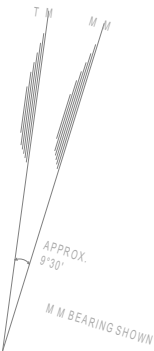
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	Trevenar St Ashbury		checked: J.E.	date: JUL23	ref: 2023-111	CBC

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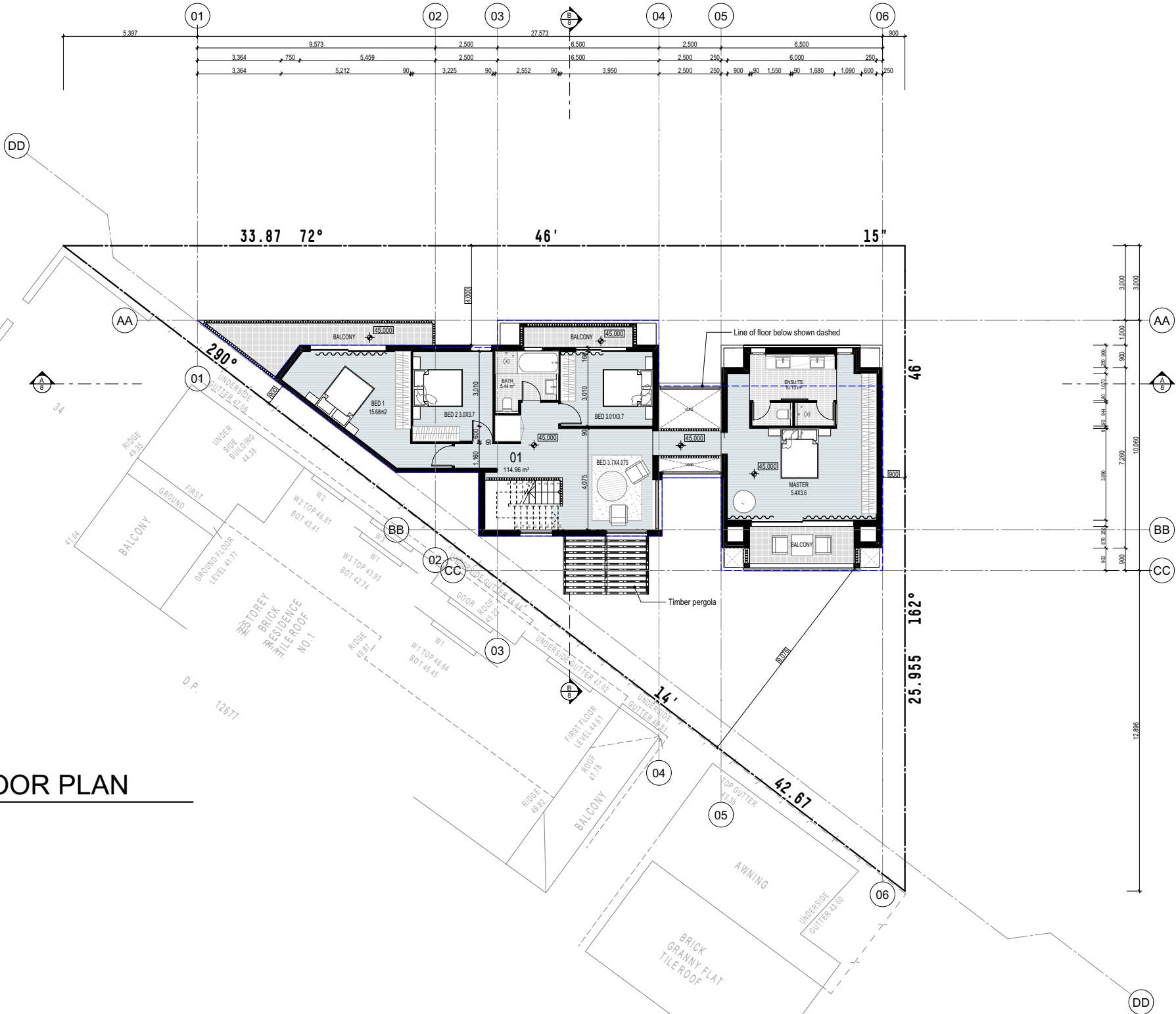


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FIRST FLOOR PLAN

1:200

- BASIX REQUIREMENTS**
- FIXTURES**
SHOWERHEADS 4" (>4.5 BUT <= 6 L/MIN)
TOILET FLUSHING 4"
KITCHEN TAPS 3"
BATHROOM TAPS 3"
ALT. WATER SUPPLY
INDIVIDUAL WATER TANK
TANK 2500L
SWIMMING POOL MAX. VOL 20KL
HOT WATER SYSTEM
ELEC. HEAT PUMP AIR SOURCES 26-30 STCS
- VENTILATION**
BATHROOM INDIVIDUAL FAN DUCTED
TO FACADE OR ROOF MANUAL ON/OFF
KITCHEN INDIVIDUAL FAN DUCTED
TO FACADE OR ROOF MANUAL ON/OFF
LAUNDRY INDIVIDUAL FAN DUCTED
TO FACADE OR ROOF MANUAL ON/OFF
- COOLING**
LIVING & BEDROOM
1 PHASE AIR CON. EER 2.5-3.0
ZONED
- HEATING**
LIVING & BEDROOM
1 PHASE AIR CON. EER 2.5-3.0
ZONED
KITCHEN COOKTOP/OVEN
GAS COOKTOP & ELEC. OVEN



Issue k:	
Issue j:	
Issue i:	
Issue h:	
Issue g:	
Issue f:	
Issue e:	
Issue d:	
Issue c:	
Issue b:	
Issue a: Development Application	26/07/2023

drawing: FIRST FLOOR PLAN	project: PROPOSED HOUSE DEVELOPMENT @ 32	client: URBANANCE	drawn: C.L	scale: as shown	sheet size: A3	Council
	Trevenar St Ashbury		checked: J.E.	date: JUL23	ref: 2023-111	CBC

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nominated architect:
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1:200

Floor slabs:	- Ground floor: concrete. - First floor: concrete.
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Roof:	- Metal roof with "Anticon 90" glasswool/foam under (or similar R2.0 rated product), modelled with "Monument" colour finish (SA 0.73), and as unventilated.

BASIX REQUIREMENTS
FIXTURES
 SHOWERHEADS 4" (4.5 DIET+)=
 1.1 LPM
 TOILET FLUSHING 4"
 KITCHEN TAPS 3"
 BATHROOM TAPS 3"
 1.1 LPM
 WATER SUPPLY
 INDIVIDUAL WATER TANK
 TANK 2500L
 SWIMMING POOL MAX. VOL 20KL
 1.1 LPM
 ELEC. HEAT PUMP AIR SOURCES
 26-30 STCS
 BATHROOM INDIVIDUAL FAN
 DUCTED
 TO FACADE OR ROOF MANUAL
 ON/OFF
 KITCHEN INDIVIDUAL FAN DUCTED
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 COOLING
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 ZONED
 COOKTOP/COOKTOP/OVEN
 GAS COOKTOP & ELEC. OVEN



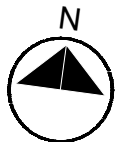
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issue j:
issue i:
issue h:
issue g:
issue f:
issue e:
issue d:
issue c:
issue b:
issue a: Development Application

drawing: **ROOF PLAN**
 project: **PROPOSED HOUSE DEVELOPMENT @ 32 Trevenar St Ashbury**
 client: **URBANANCE**

drawn: C. L	scale: as shown	sheet size: A3	Council
checked: J. E.	date: JUL23	ref: 2023-111	CBC

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 nominated architect:
 jamal hamdan nsw reg no. 8697

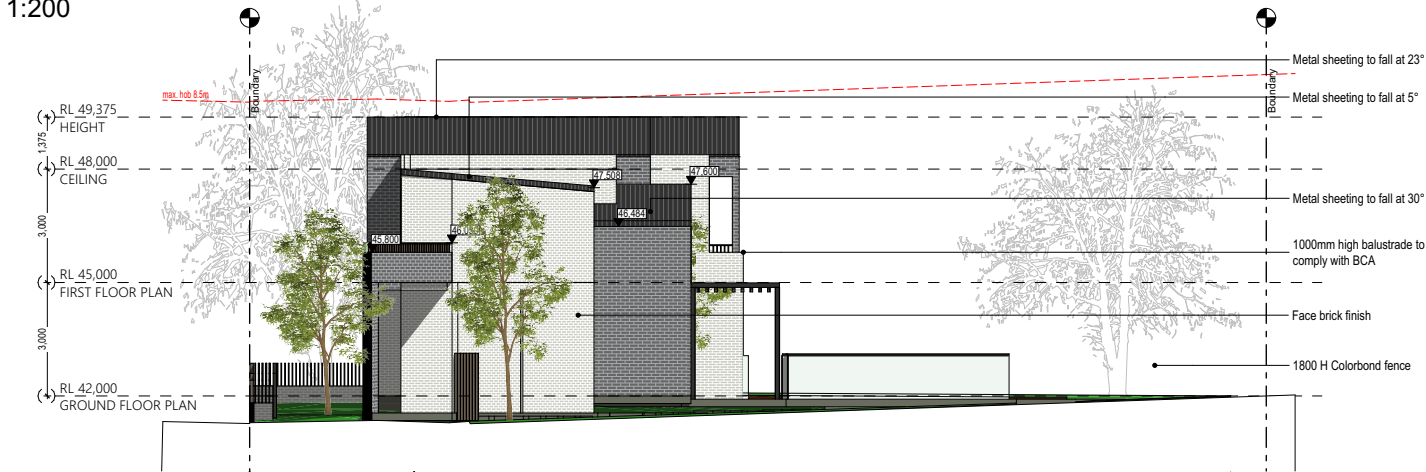




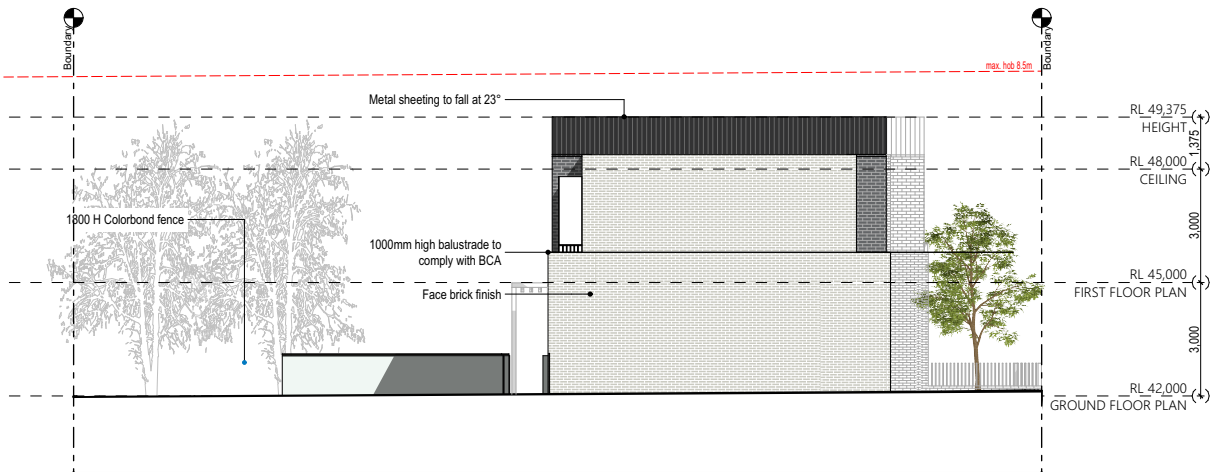
NORTH NORTH ELEVATION
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NATHERS Specs:	
Floor slabs:	- Ground floor: concrete. - First floor: concrete.
Exterior walls:	- Ground & first floor: Brick veneer walls with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.02). - Interior garage walls: insulated with R2.5 batts in cavity to plasterboard lining. - External walls modelled with materials and colour finishes as per stamped plans.
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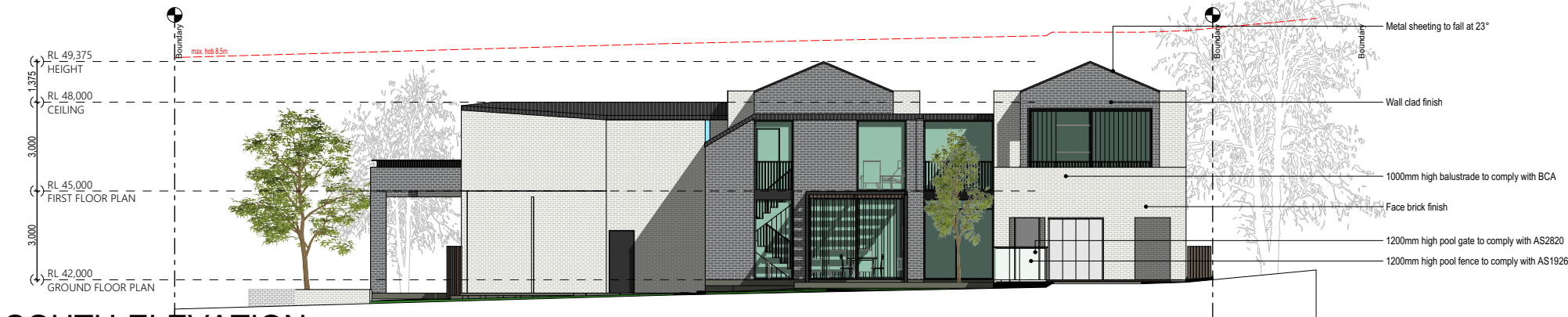
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KITCHEN TAPS 3"	
BATHROOM TAPS 3"	
ALT WATER SUPPLY	
INDIVIDUAL WATER TANK	
TANK 2500L	
SWIMMING POOL MAX. VOL 20KL	
HOT WATER SYSTEM	
ELEC. HEAT PUMP AIR SOURCES	
26-30 STCS	
VENTILATION	
BATHROOM INDIVIDUAL FAN DUCTED TO FACADE OR ROOF MANUAL ON/OFF	
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1 PHASE AIR CON. EER 2.5-3.0	
ZONED	
KITCHEN COOKTOP/OVEN	
GAS COOKTOP & ELEC. OVEN	



WEST ELEVATION
1:200



EAST ELEVATION
1:200



SOUTH ELEVATION
1:200



MATERIALS & FINISHES

CL 01	JAMES HARDIE AXON CLADDING PAINTED DULUX DOMINO
BK 01	PGH BRICK DARK & STORMY LIGHTNING
BK 02	PGH BRICK DARK & STORMY ZEPHYR
CL 02	GARAGE DOOR & FRONT DOOR/ VERTICAL FIXED LOUVRES ABODO ALUMINIUM TIMBER LOOK - TEAK OR SIMILAR
M 01	POWDERCOATED ALUMINIUM WINDOWS & DOOR FRAMES



EAST STREETSCAPE ELEVATION
1:200

Member
Australian
Institute of
Architects

26/07/2023

issue k:
issue j:
issue i:
issue h:
issue g:
issue f:
issue e:
issue d:
issue c:
issue b:
issue a: Development Application

drawing: ELEVATIONS

project: PROPOSED HOUSE DEVELOPMENT @ 32
Trevenar St Ashbury

client: URBANANCE

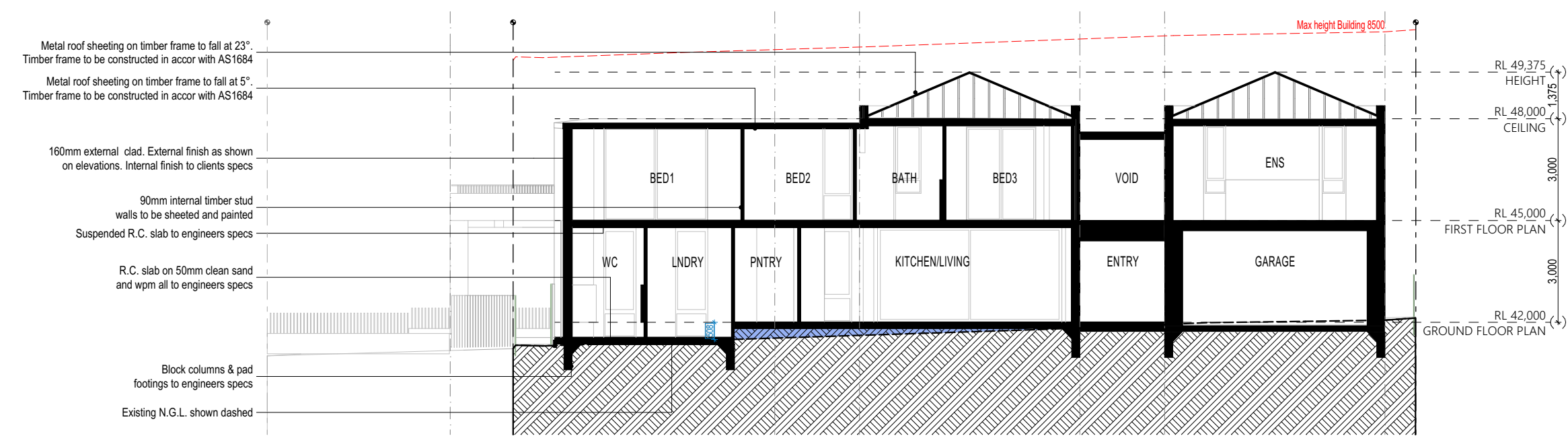
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checked: J.E. date: JUL23 ref: 2023-111 CBC

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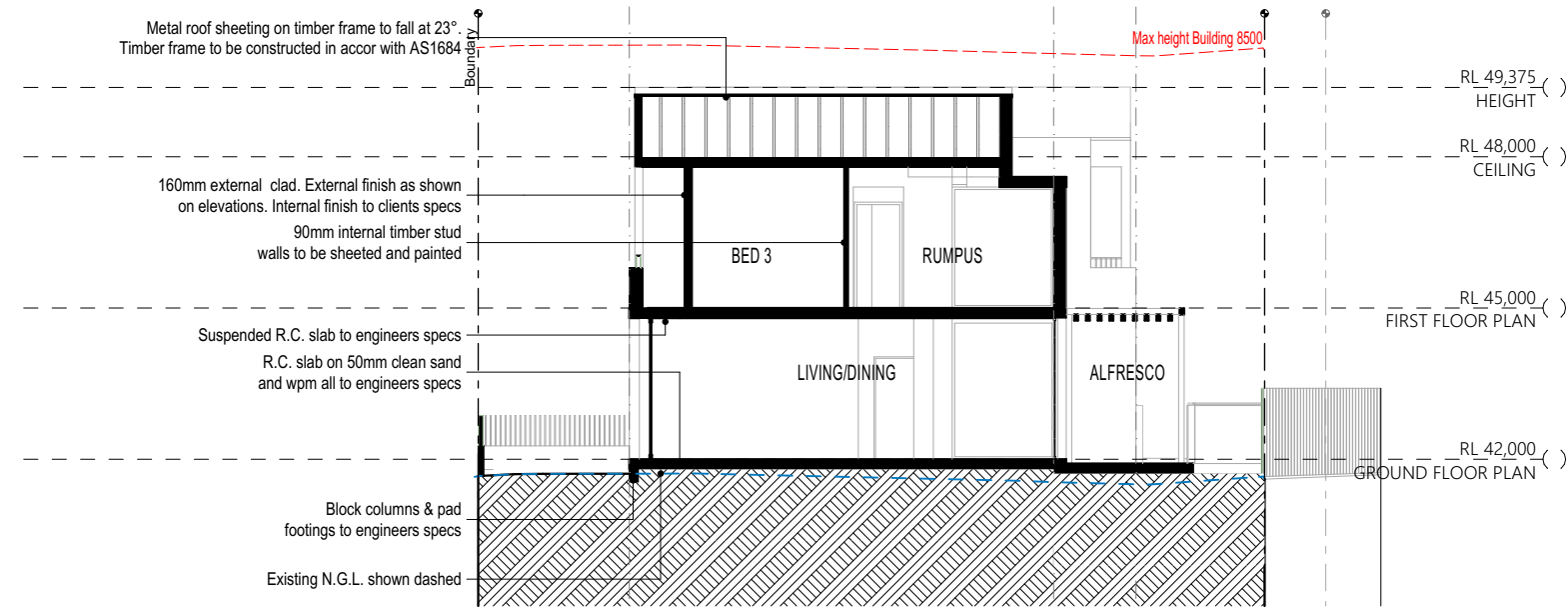
nominated architect:
jamal hamdan nsw reg no. 8697

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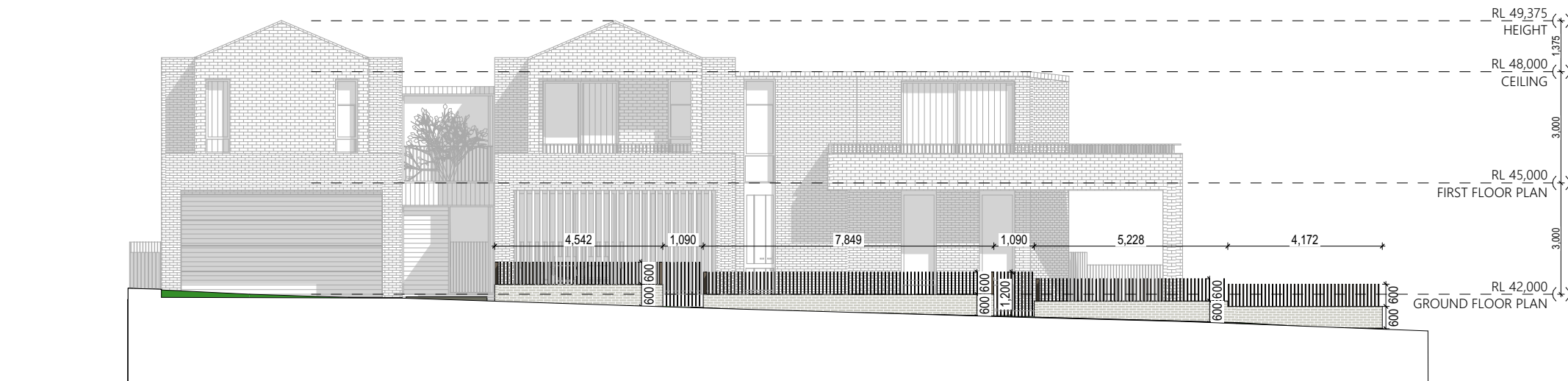
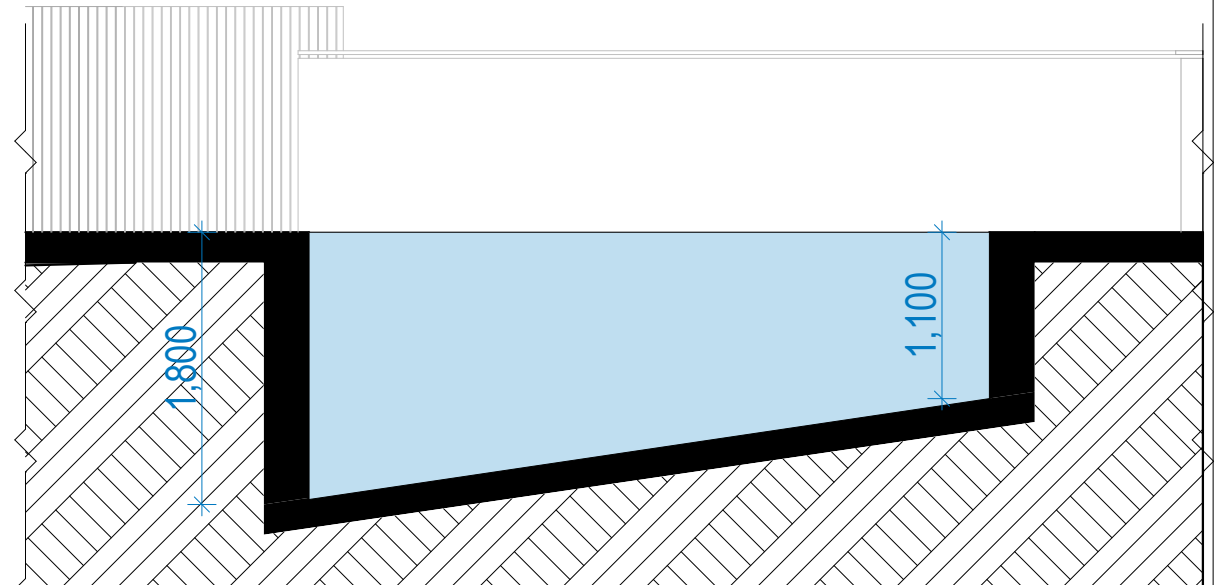
SECTION A

1:150



SECTION B

1:150



FENCE DETAIL ELEVATION

1:150



issue k:	issue j:	issue i:	issue h:	issue g:	issue f:	issue e:	issue d:	issue c:	issue b:	issue a: Development Application
										26/07/2023

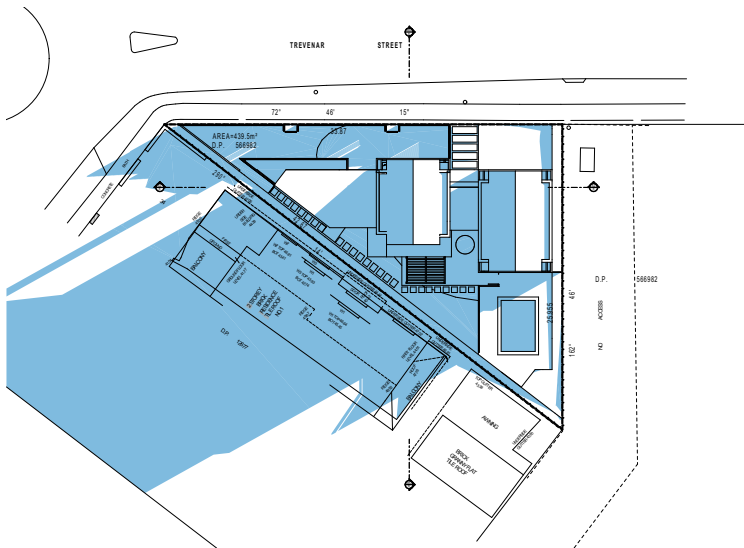
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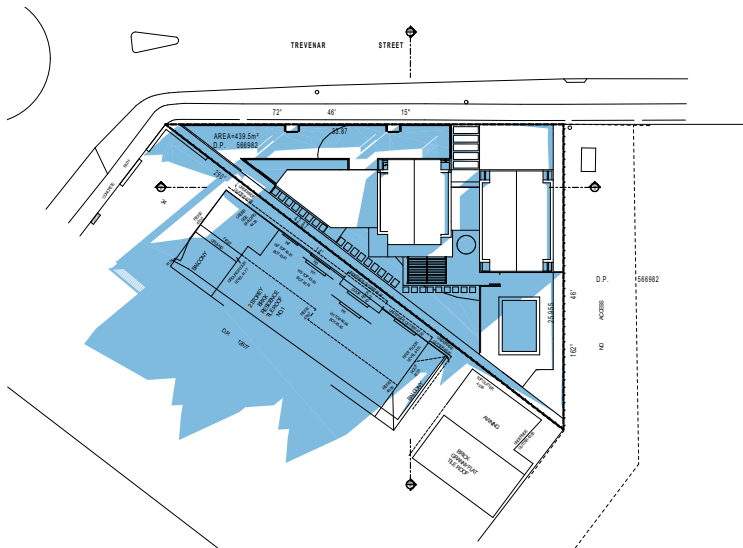
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nominated architect:
 jamal hamdan nsw reg no. 8697

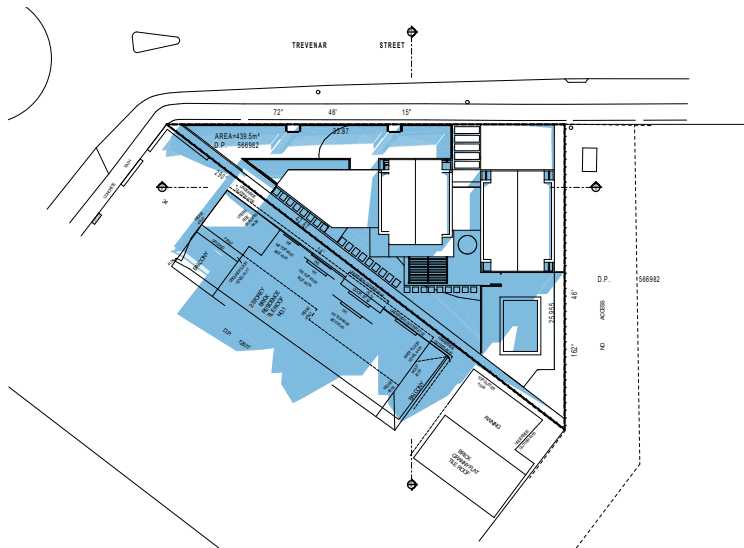




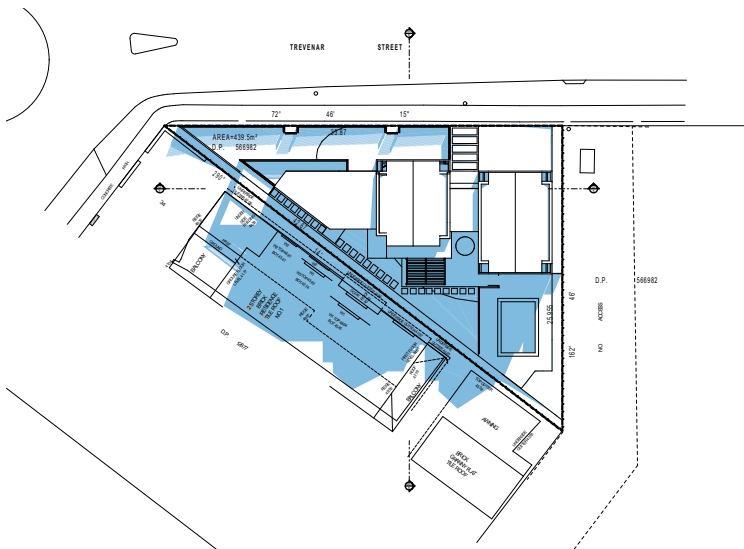
Jun-21-8am



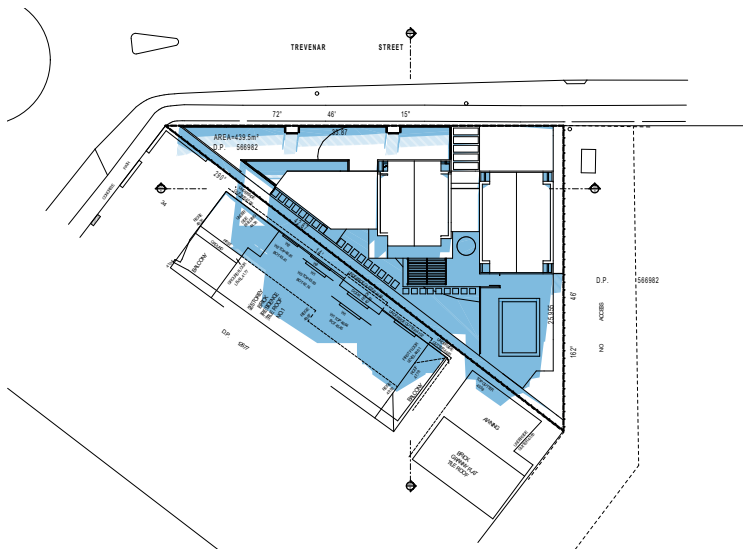
Jun-21-9am



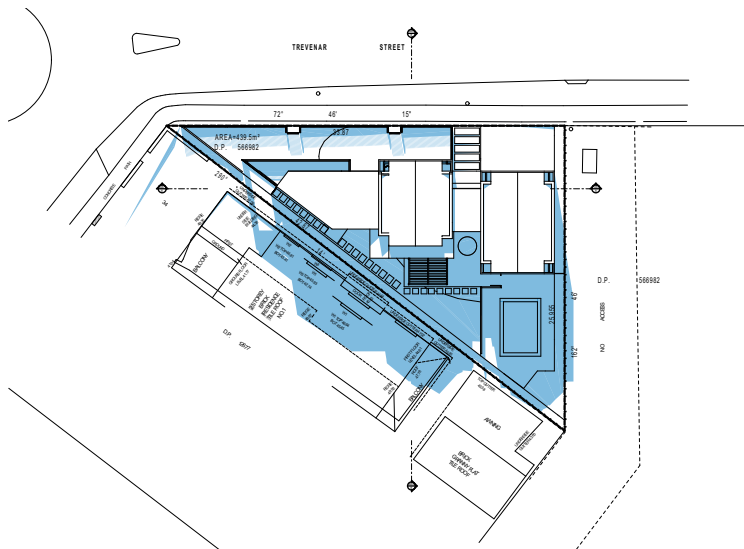
Jun-21-10am



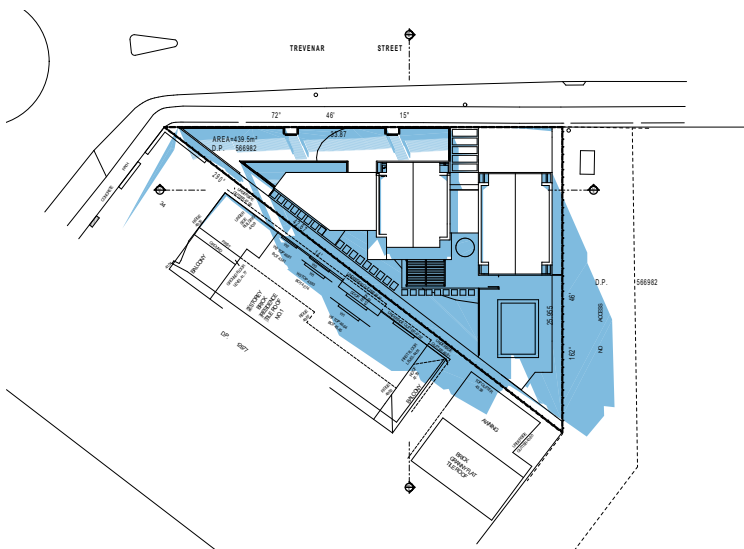
Jun-21-11am



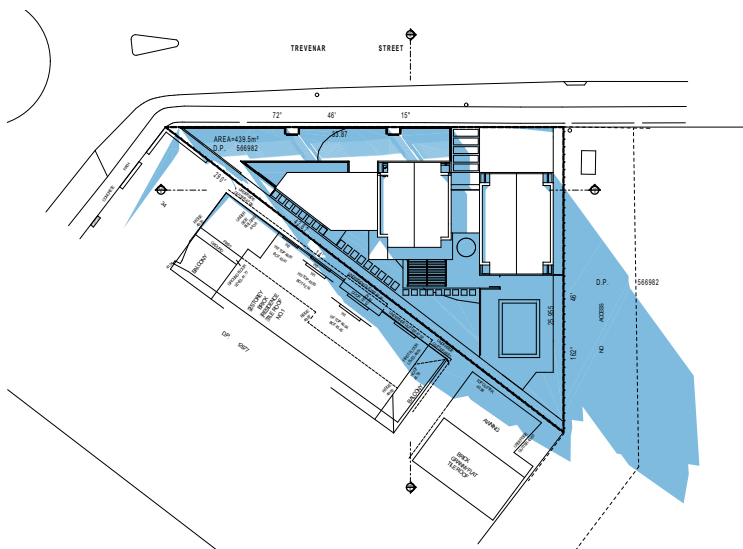
Jun-21-12pm



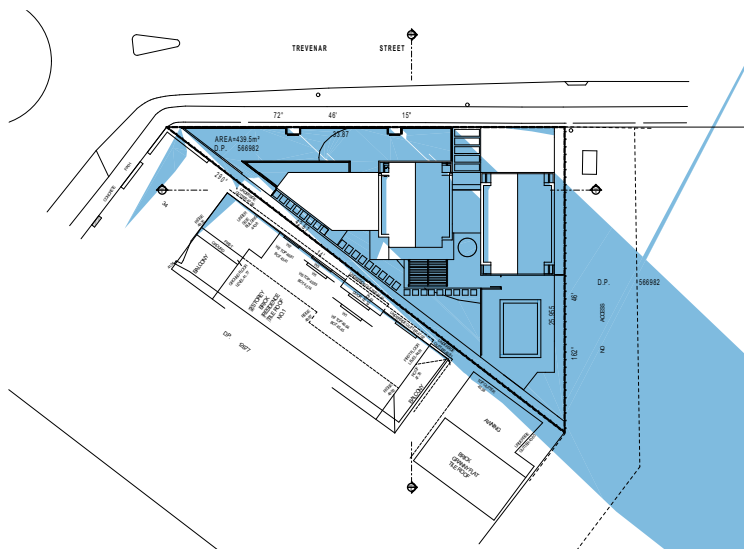
Jun-21-1pm



Jun-21-2pm



Jun-21-3pm



Jun-21-4pm



JUE21 - 8AM
1:400



JUN21 - 9AM
1:400



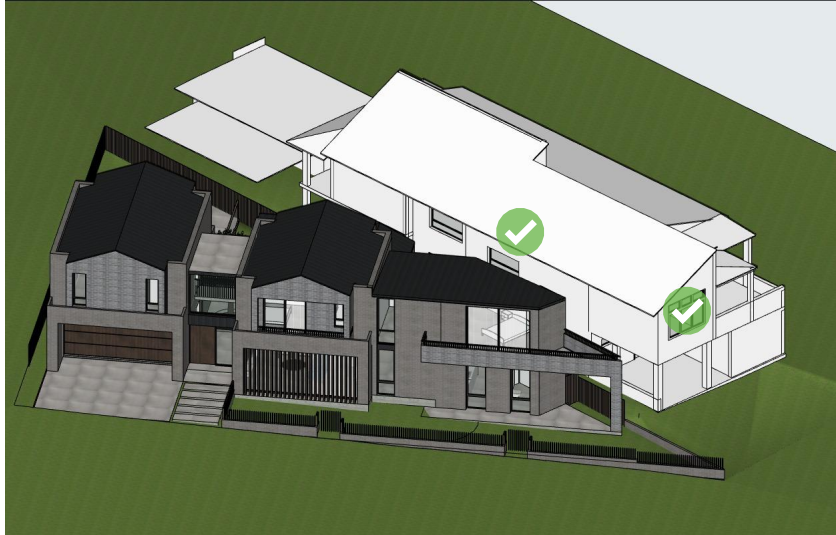
JUNE21 - 10AM
1:400



JUNE21- 11AM
1:400



JUNE21 -12PM
1:400



JUNE21 - 1PM
1:400



JUNE21 - 2PM
1:400



JUNE21 - 3PM
1:400



JUNE21 - 4PM
1:400

- ✓ Primary Living area first floor receiving direct solar access on nominated hour
- ✓ Primary living areas ground floor receiving direct solar access on nominated hour



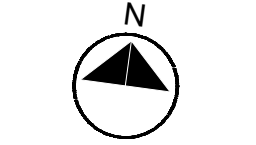
issue k:	
issue j:	
issue i:	
issue h:	
issue g:	
issue f:	
issue e:	
issue d:	
issue c:	
issue b:	
issue a: Development Application	26/07/2023

drawing: VIEWS FROM THE SUN JUN 21	project: PROPOSED HOUSE DEVELOPMENT @ 32	client: URBANANCE	drawn: C.L	scale: as shown	sheet size: A3	Council
	Trevenar St Ashbury		checked: J.E.	date: JUL23	ref: 2023-111	CBC

A10

urbanance pty ltd
abn 53 072 932 846
architects + urban designers + builders

nominated architect:
jamal hamdan nsw reg no. 8697



*Note - all surfaces seen receive solar access on nominated hour

1 King Street, Ashbury



view 01 - 1 KING ST FRONT FACADE



view 02 - 1 KING ST GRANNY FLAT



view 03- 1 KING ST FRONT LIVING INTERNAL



view 04 - 1 KING ST LIVING level 1

1 KING ST EXISTING FLOOR PLAN



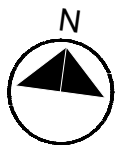
1 KING ST - existing side facade from site

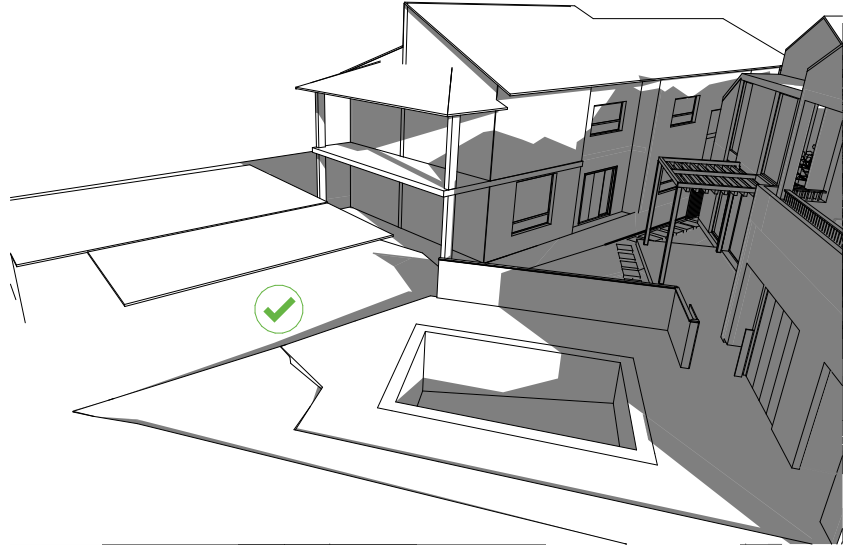


1 KING ST - Living

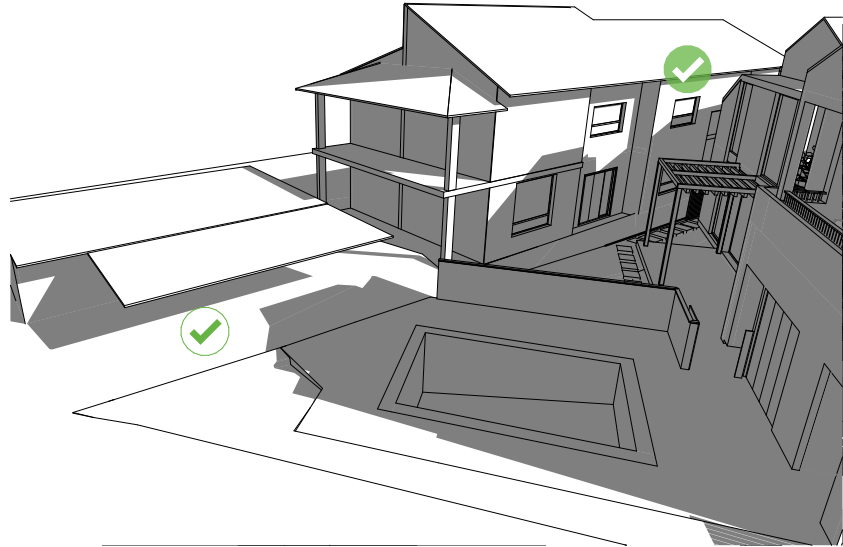
Issue k:	Issue j:	Issue i:	Issue h:	Issue g:	Issue f:	Issue e:	Issue d:	Issue c:	Issue b:	Issue a: Development Application
										26/07/2023

drawing: 1 KING ST DETAIL	project: PROPOSED HOUSE DEVELOPMENT @ 32 Trevenar St Ashbury	client: URBANANCE	drawn: C.L	scale: as shown	sheet size: A3	Council
			checked: J.E.	date: JUL23	ref: 2023-111	CBC

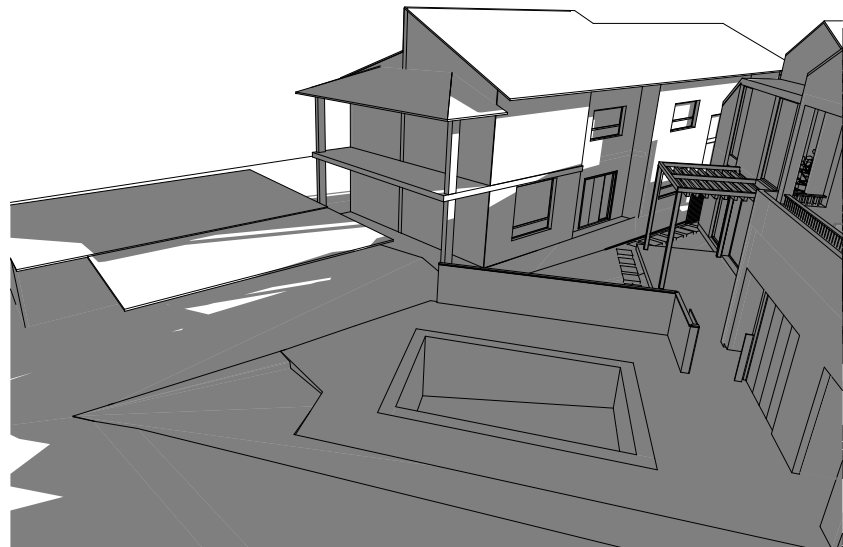




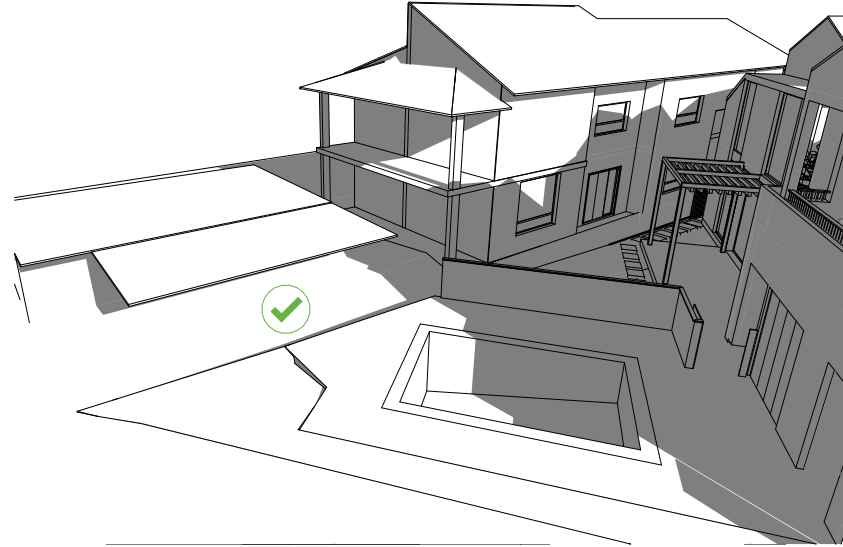
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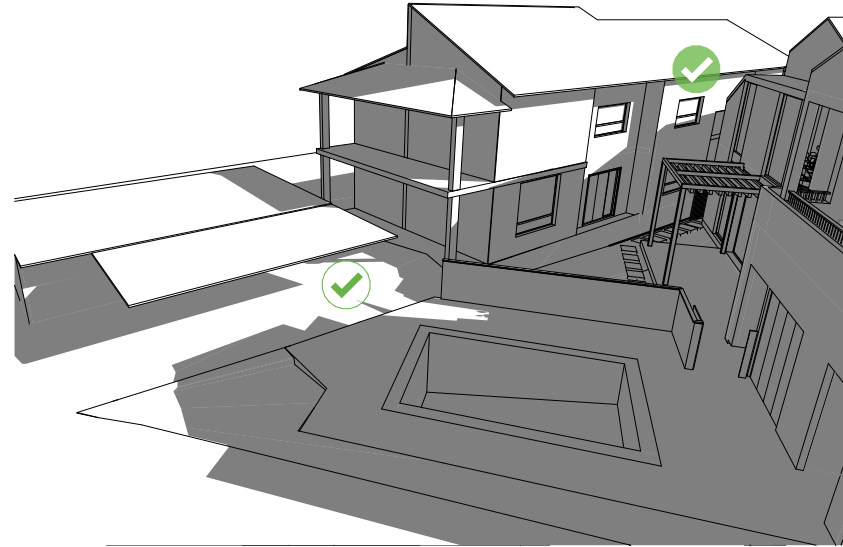
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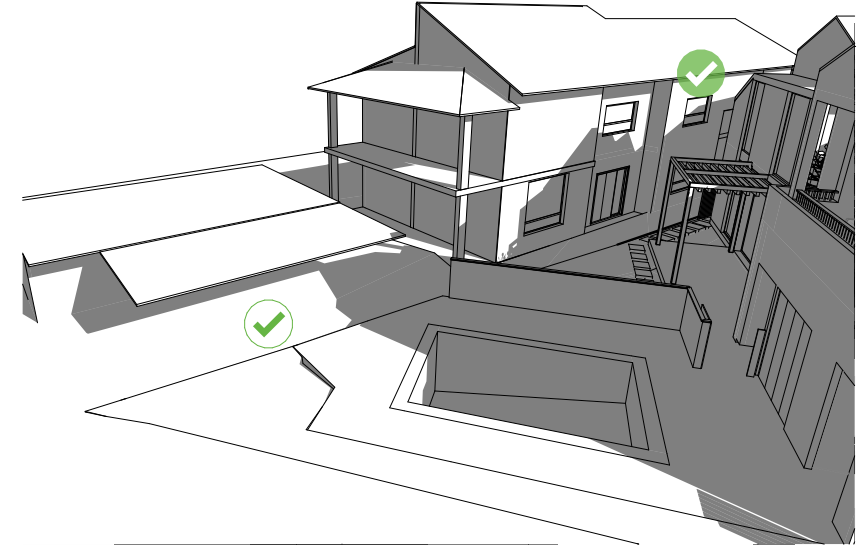
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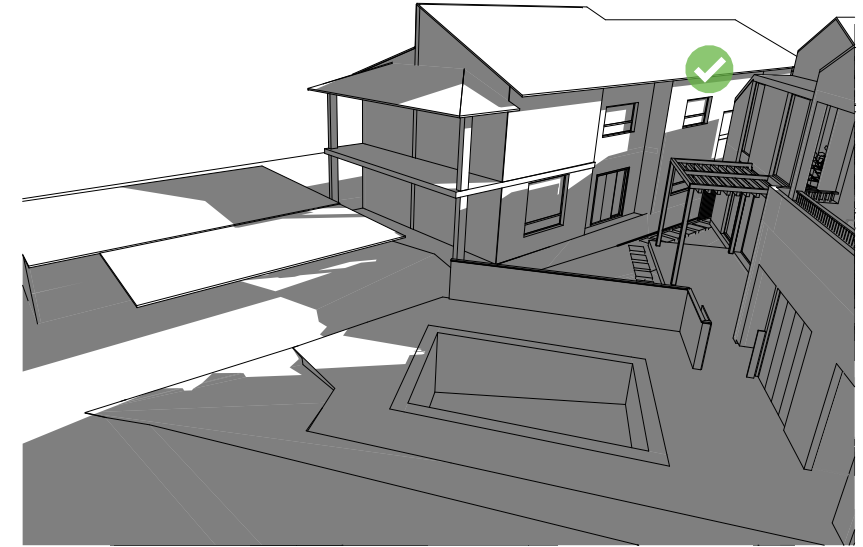
1000
1:100



1300
1:100



1100
1:100



1400
1:100

- ✓ Primary Living area first floor receiving direct solar access on nominated hour
- ✓ Primary living areas ground floor receiving direct solar access on nominated hour





MATERIALS & FINISHES	
CL 01	JAMES HARDIE AXON CLADDING PAINTED DULUX DOMINO
BK 01	PGH BRICK DARK & STORMY LIGHTNING
BK 02	PGH BRICK DARK & STORMY ZEPHYR
CL 02	GARAGE DOOR & FRONT DOOR/ VERTICAL FIXED LOUVRES ABODO ALUMINIUM TIMBER LOOK - TEAK OR SIMILAR
M 01	POWDERCOATED ALUMINIUM WINDOWS & DOOR FRAMES

issue k:	_____
issue j:	_____
issue i:	_____
issue h:	_____
issue g:	_____
issue f:	_____
issue e:	_____
issue d:	_____
issue c:	_____
issue b:	_____
issue a:	Development Application
_____	26/07/2023

drawing: MATERIALS & FINISHES	project: PROPOSED HOUSE DEVELOPMENT @ 32	sheet size: A3	Council
	Trevenar St Ashbury	ref: 2023-111	CBC
client: URBANANCE	drawn: C.L	scale: as shown	
	checked: J.E.	date: JUL23	

A13

urbanance pty ltd
abn 53 072 932 846
architects + urban designers + builders

nominated architect:
jamal hamdan nsw reg no. 8697

