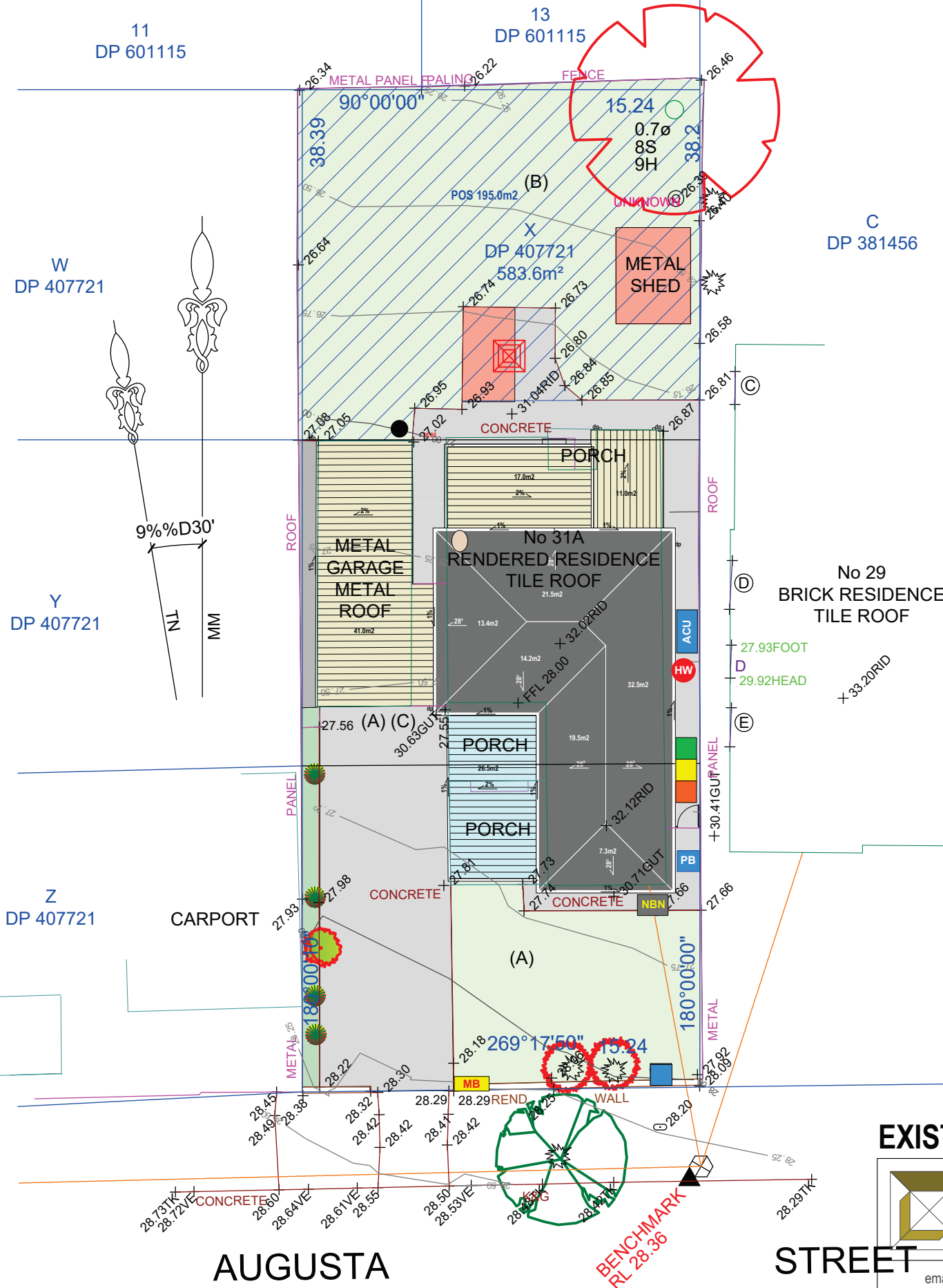




LEGEND:

- ROOF SURFACE: (ACRYLIC / ROOF TILES)
- METAL ROOF SHEETS
- LANDSCAPED AREA: (LAWN / GARDEN BED)
- PRIVATE OPEN SPACE
- CONCRETED SURFACE
- CLOTHES DRYING LINE
- MAIL AND PARCELS BOX
- WATER METER
- ELECTRICAL BOARD
- NBN CONECTION
- SATTELITE DISH ANTENNA
- HOT WATER TANK
- AIR CONDITIONING UNIT
- WASTE BINS
- COMPOST BIN
- PART OF FOOTPATH AND SHED TO BE REMOVED
- EXISTING PLANTS TO BE REMOVED
- EXISTING PLANTS TO BE RETAIN

SITE COVERAGE CALCULATION :		
SPACE		AREA
1	EX. DWELLING AND PORCH	112.07 + 26.80 = 138.87 m2
2	EXISTING GARAGE	37.40 m2
TOTAL FOR SITE COVERAGE CALCULATION		176.27 m2
REQUIRED SITE COVERAGE FOR ZONE R20.50		
In total permissible SITE COV.....583.6 x 0.5 = 291.80m2		
Achived SITE COVERAGE.....176.27 / 583.6 = 0.302 < 0.500		

FLOOR SPACE RATIO CALCULATION :		
SPACE		AREA
1	EXISTING DWELLING	107.40 m2
TOTAL FOR F.S.R. CALCULATION		107.40 m2
REQUIRED FSR..... 583.60 X 0.5 = 291.80m2		
Achived GFA.....107.40 / 583.60 = 0.184 < 0.500		

LANDSCAPING AREA CALCULATIONS :		
FRONT YARD LANDSCAPE		
SPACE		AREA
1	LANDSCAPED AREA	81.50 m2
2	DRIVEWAY	40.50 m2
TOTAL		122.00 m2
REQUIRED LOT LANDSC. AREA583.6 x 0.20 = 116.72m2		
REQ. FRONT YARD LANDSC. AREA122.0 x 0.5 = 61.00m2		
Achived LANDSCAPED AREA.....81.50 / 122.0 = 0.668 > 0.5		
LANDSCAPE BEHIND BUILDING LINE		
SPACE		AREA
1	EX. SHED AND HARD SURFACE	39.70 m2
2	LANDSCAPED AREA	170.00 m2
TOTAL		209.70 m2
REQUIRED LANDSC. AREA209.7 x 0.50 = 104.85m2		
Achived LANDSCAPED AREA.....170.00 / 209.7 = 0.810 > 0.5		

SUMMARY OF KEY CONTROLS		
LOT X DP 407721		
	REQUIRED	ACHIEVED
LOT SIZE	min 450m2	583.6m2
SITE COVERAGE	max 0.5	0.302
FLOOR SPACE RATIO	max 0.5	0.184
BUILDING HEIGHT	max 8.5m	6.0m
STREET SETBACK	min 5.5m	6.8m
SIDE SETBACK	min 0.9m	0.9m
REAR SETBACK	min 0.9m	0.9m
FRONT YARD LANDSCAPED AREA	min 50%	66.8%
LANDSCAPE BEHIND BUILDING LINE	min 50%	81%
PRIVATE OPEN SPACE	min 80m2	209.7m2

EXISTING SITE PLAN ANALYSIS

1:200



atrium
design and
drafting

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DESIGNED BY: D.A.	project: PROPOSED SECONDARY DWELLING			
DATE: AUGUST. 2024	for: Mr Boulas Taouk			
DRAWN BY: D.A.	at: 31a Augusta Street, Condell Park, NSW 2200			
DATE: AUGUST. 2024	JOB No: 09/24	AMENDMENT:	SIZE:	DWG.No:
STAGE: DA	SCALE: AS SHOWN	00	A3	02

BASIX COMMITMENTS

FIXTURES:

THE APPLICANT MUST ENSURE ALL SHOWERHEADS HAVE A FLOW RATE GREATER THEN 6 LITRES PER MIN. OR 4 STAR WATER RATING.

THE APPLICANT MUST ENSURE ALL TOILET FLUSHING SYSTEM HAVE A MINIMUM 4 STAR WATER RATING.

THE APPLICANT MUST ENSURE ALL KITCHEN AND BATHROOM TAPS HAVE A MINIMUM 4 STAR WATER RATING.

ENERGY:

THE APPLICANT MUST REPLACE EXISTING SOLAR (ELECTRIC BOOSTER) HOT WATER SYSTEM WITH WALL MOUNTING GAS INSTANTANEOUS HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING:
IN THE LAUNDRY AT LEAST ONE NOT DUCTED INDIVIDUAL FAN AND IN THE KITCHEN FAN DUCTED TO FACADE OR ROOF.
THE APPLICANT MUST INSTALL GAS COOKTOP AND ELECTRICAL OWEN IN THE KITCHEN OF DWELLING.

THERMAL COMFORT:

REFER TO NatHERS CERTIFICATES AND NOTES

WINDOWS AND GLAZED DOORS:

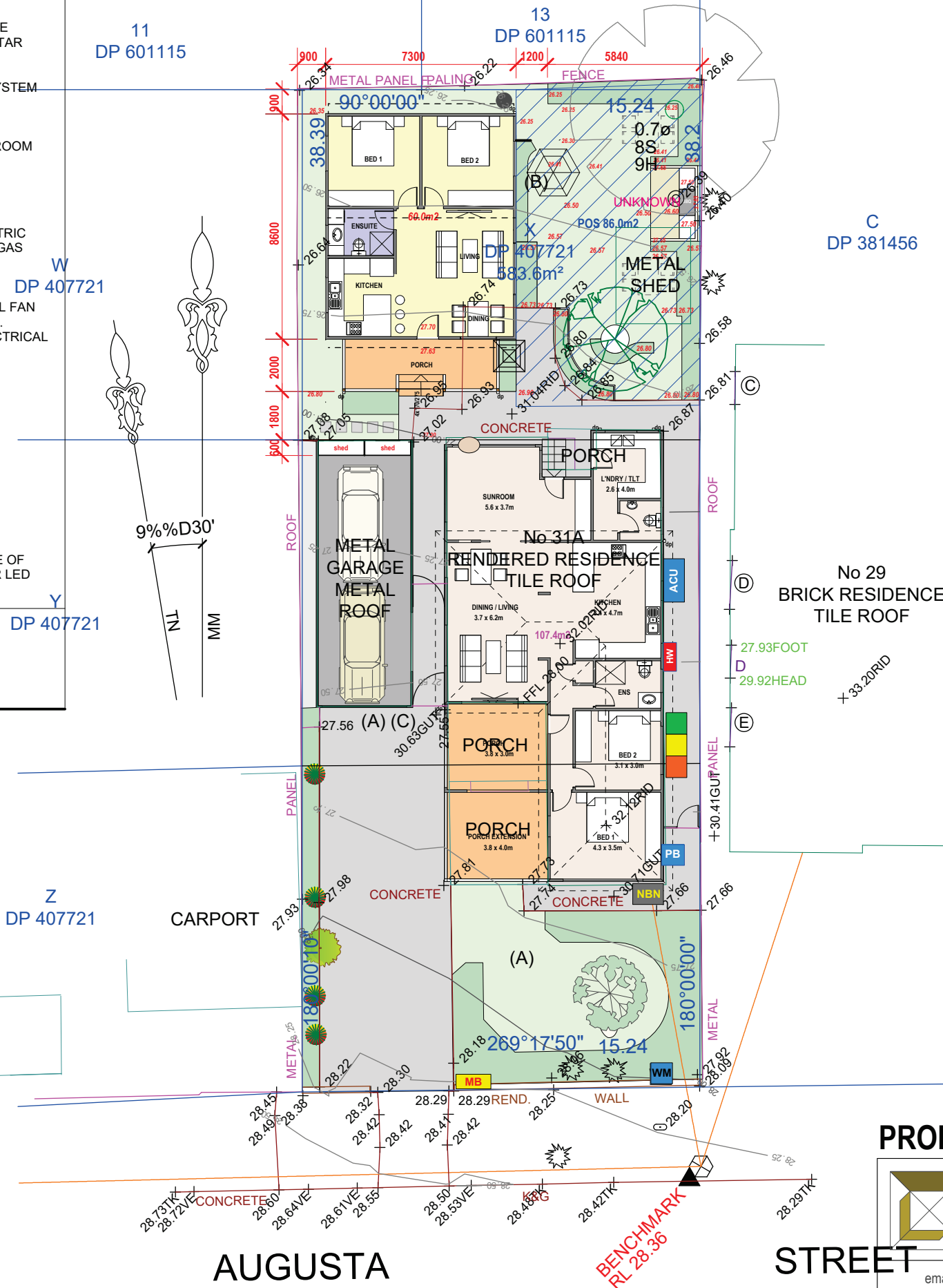
REFER TO NatHERS CERTIFICATES NOTES

LIGHTING:

THE APPLICANT MUST ENSURE THAT THE PRIMARY TYPE OF ARTIFICIAL LIGHT FOR EACH ROOM IS FLUORESCENT OR LED LAMPS.

NOTE:

REFER TO NatHERS AND BASIX CERTIFICATE FOR THE THERMAL COMFORT REGARDING CONSTRUCTION MATERIALS AND THERMAL LOADS.



LEGEND:

- DWELLING FLOOR SPACE
- PAVED / TILED SURFACE
- LANDSCAPED AREA (LAWN / GARDEN BED)
- PRIVATE OPEN SPACE
- CONCRETED SURFACE
- CLOTHES DRYING LINE
- MAIL AND PARCELS BOX
- WATER METER
- ELECTRICAL BOARD
- NBN CONECTION
- SATTELITE DISH ANTENNA
- 26L INST. WATER HEATER (TANK LESS - WALL MOUNTED)
- AIR CONDITIONING UNIT
- WASTE BINS
- COMPOST BIN

SITE COVERAGE CALCULATION :

SPACE	AREA
1 EX. DWELLING AND PORCH	112.07 + 26.80
2 EXISTING GARAGE	37.40 m2
3 PROPOSED SECONDARY DWELLING	63.40 m2
4 PROPOSED VERANDAH	12.00 m2
TOTAL FOR SITE COVERAGE CALCULATION	
251.67 m2	
REQUIRED SITE COVERAGE FOR ZONE R2	
0.50	
In total permissible SITE COV.....583.6 x 0.5 = 291.80m2	
Achived SITE COVERAGE.....251.67 / 583.6 = 0.431 < 0.500	

FLOOR SPACE RATIO CALCULATION :

SPACE	AREA
1 EXISTING DWELLING	107.40 m2
2 PROPOSED SECONDARY DWELLING	60.00 m2
TOTAL FOR F.S.R. CALCULATION	
167.40 m2	
REQUIRED FSR..... 583.60 X 0.5 = 291.80m2	
Achived GFA.....167.40 / 583.60 = 0.286 < 0.500	

LANDSCAPING AREA CALCULATIONS :

FRONT YARD LANDSCAPE		
SPACE	AREA	
1 LANDSCAPED AREA	81.50 m2	
2 DRIVEWAY	40.50 m2	
TOTAL		122.00 m2

REQUIRED LOT LANDSC. AREA583.6 x 0.20 = 116.72m2
REQ. FRONT YARD LANDSC. AREA122.0 x 0.5 = 61.00m2
Achived LANDSCAPED AREA.....81.50 / 122.0 = 0.668 > 0.5

LANDSCAPE BEHIND BUILDING LINE		
SPACE	AREA	
1 PROP. SEC. DWELLING AND VERANDAH	75.40 m2	
2 LANDING, STAIRS & CONCR. SURFACE	27.90 m2	
3 LANDSCAPED AREA	106.40 m2	
TOTAL		209.70 m2

REQUIRED LANDSC. AREA209.7 x 0.50 = 104.85m2
Achived LANDSCAPED AREA.....106.40 / 209.7 = 0.507 > 0.5

SUMMARY OF KEY CONTROLS LOT X DP 407721		
	REQUIRED	ACHIEVED
LOT SIZE	min 450m2	583.6m2
SITE COVERAGE	max 0.5	0.431
FLOOR SPACE RATIO	max 0.5	0.286
BUILDING HEIGHT	max 7.5m	5.5m
STREET SETBACK	min 5.5m	6.8m
SIDE SETBACK (FOR MAX WALL h<5.5m)	min 0.9m	0.9m
REAR SETBACK (FOR MAX WALL h<3m)	min 0.9m	0.9m
LANDSCAPED AREA	min 20%	31.3%
FRONT YARD LANDSCAPED AREA	min 50%	66.8%
LANDSCAPE BEHIND BUILDING LINE	min 50%	50.7%
PRIVATE OPEN SPACE	min 80m2	86m2

PROPOSED SITE PLAN ANALYSIS

1:200

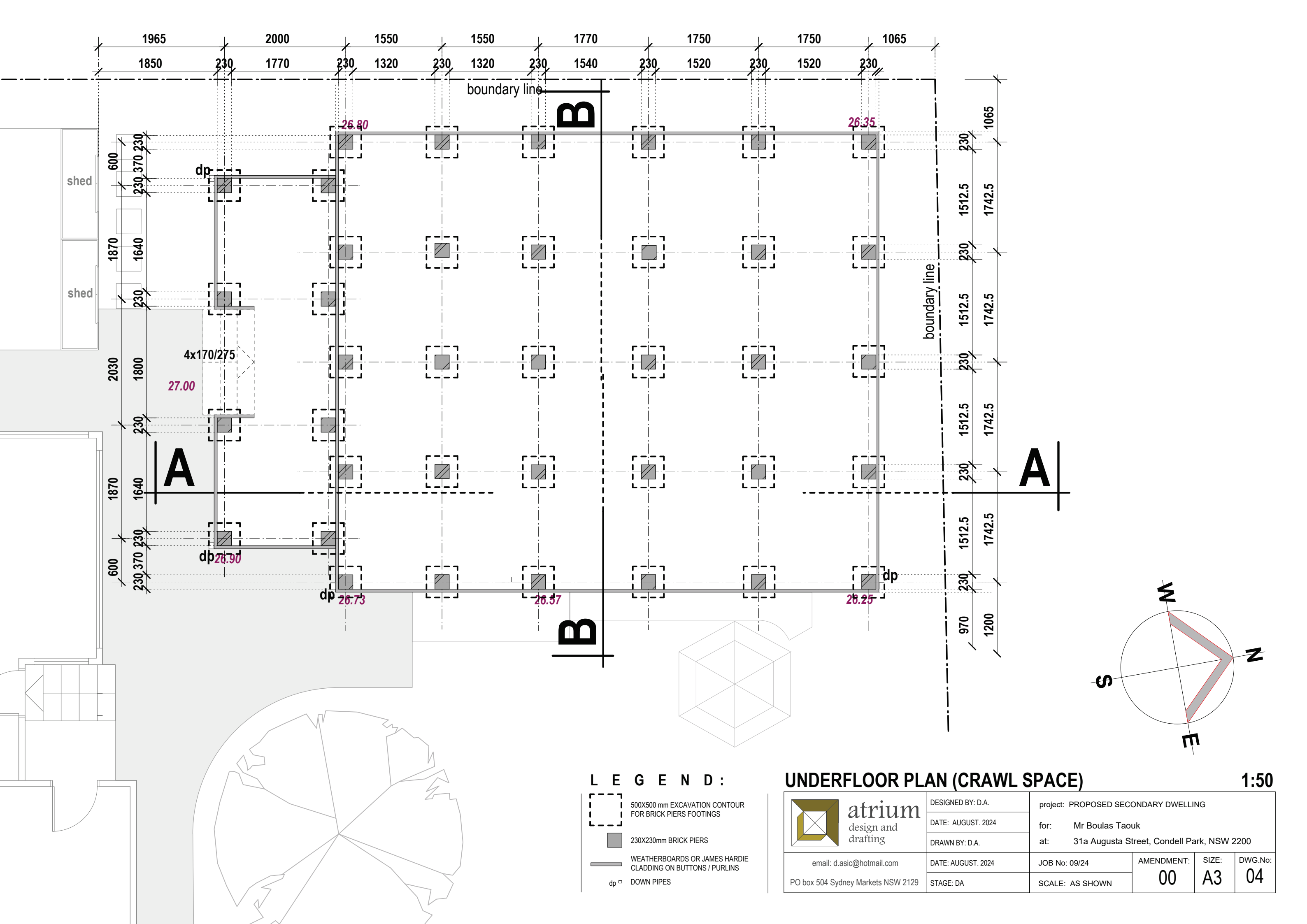
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DESIGNED BY: D.A.	project: PROPOSED SECONDARY DWELLING
DATE: AUGUST. 2024	
DRAWN BY: D.A.	
DATE: AUGUST. 2024	for: Mr Boulas Taouk
STAGE: DA	at: 31a Augusta Street, Condell Park, NSW 2200
	JOB No: 09/24
	SCALE: AS SHOWN

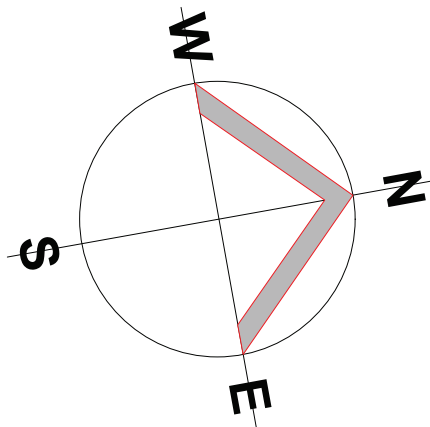
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00	A3	03





WINDOWS SCHEDULE						
LABEL	WIDTH	HEIGHT	QUANTITY	LOCATION	OPENING	DESCRIPTION
W1	1000	1200	2	Living	AWNING	Aluminium framed with laminated clear glass
W2	1400	1200	2	Dining, Bed 2	AWNING	Aluminium framed with laminated clear glass
W3	1400	1200	2	Kitchen, Bed 1	AWNING	Aluminium framed with laminated obscured glass
W4	800	600	1	Bath	AWNING	Aluminium framed with laminated clear glass

DOORS AND PANELS SCHEDULE						
LABEL	WIDTH	HEIGHT	QUANTITY	LOCATION	OPENING	DESCRIPTION
D1	820	2200	1	Main - Entry door	DOUBLE HUNG	Solid timber door with steel door jumb
D2	820	2050	3	Bed1,Bed2, BATH	DOUBLE HUNG	Solid timber door with steel door jumb



LEGEND:

- 60.0m2

FLOOR AREA
- 100mm

STEL/ TIMBER STUD WALL
- STEL/ TIMBER STUCTURE COLUMN
- SD

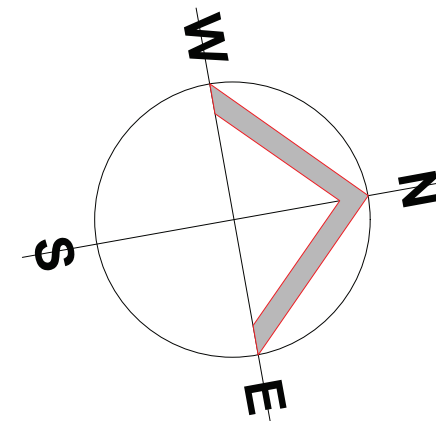
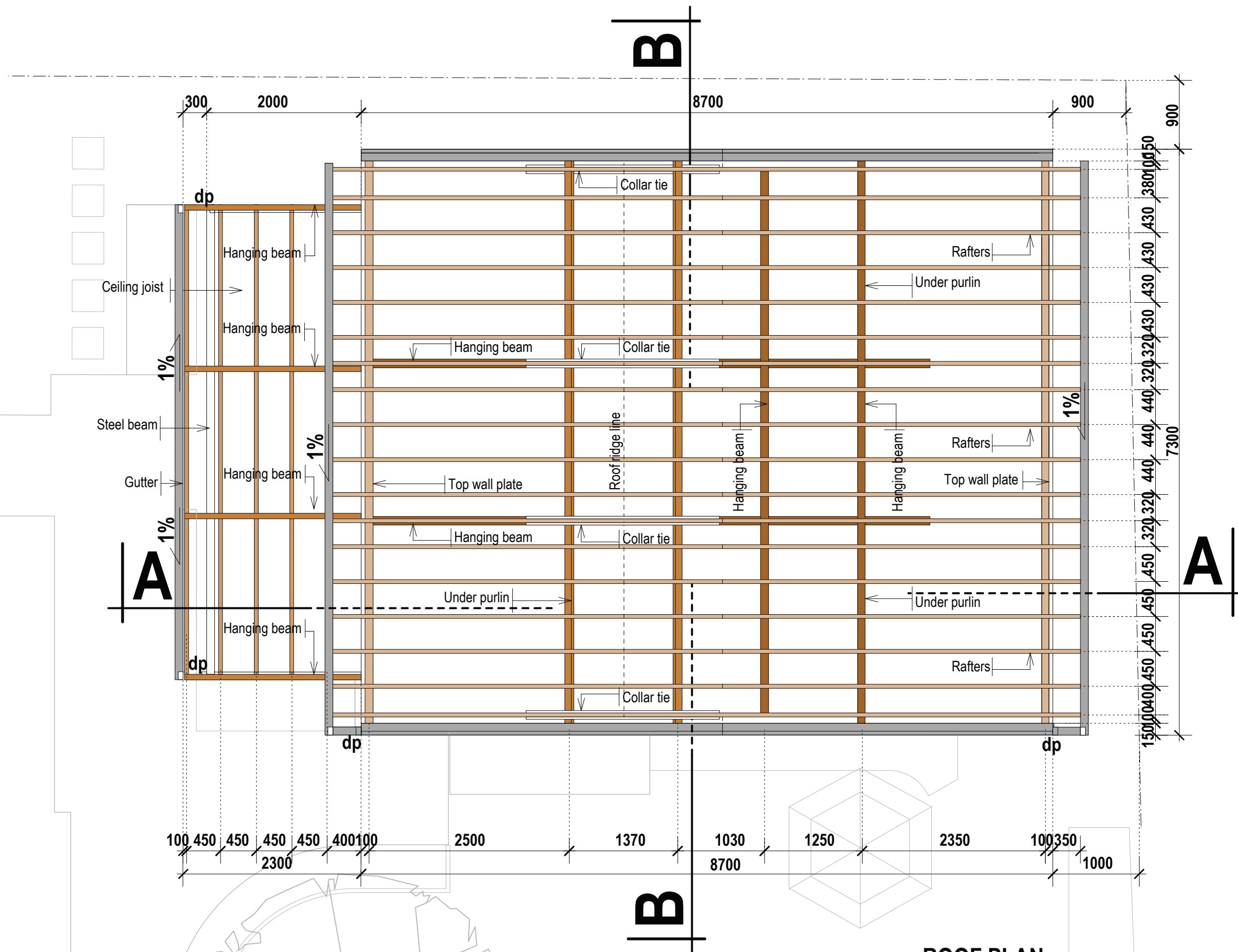
SMOKE DETECTORS
- dp

DOWN PIPES
- WET AREA
- COMPOSITE BOARDS
- CONCRETED SURFACE

GROUND FLOOR PLAN

1:50

 atrium design and drafting email: d.asic@hotmail.com PO box 504 Sydney Markets NSW 2129	DESIGNED BY: D.A.	project: PROPOSED SECONDARY DWELLING				
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STAGE: DA	SCALE: AS SHOWN	00	A3	05		



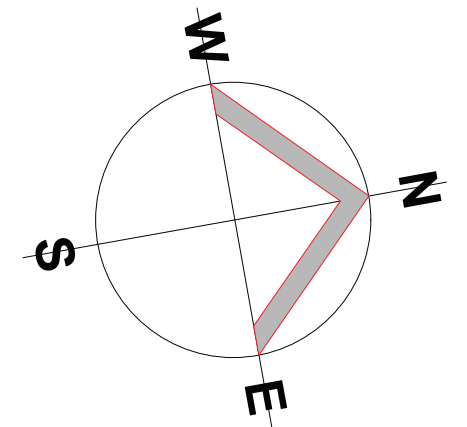
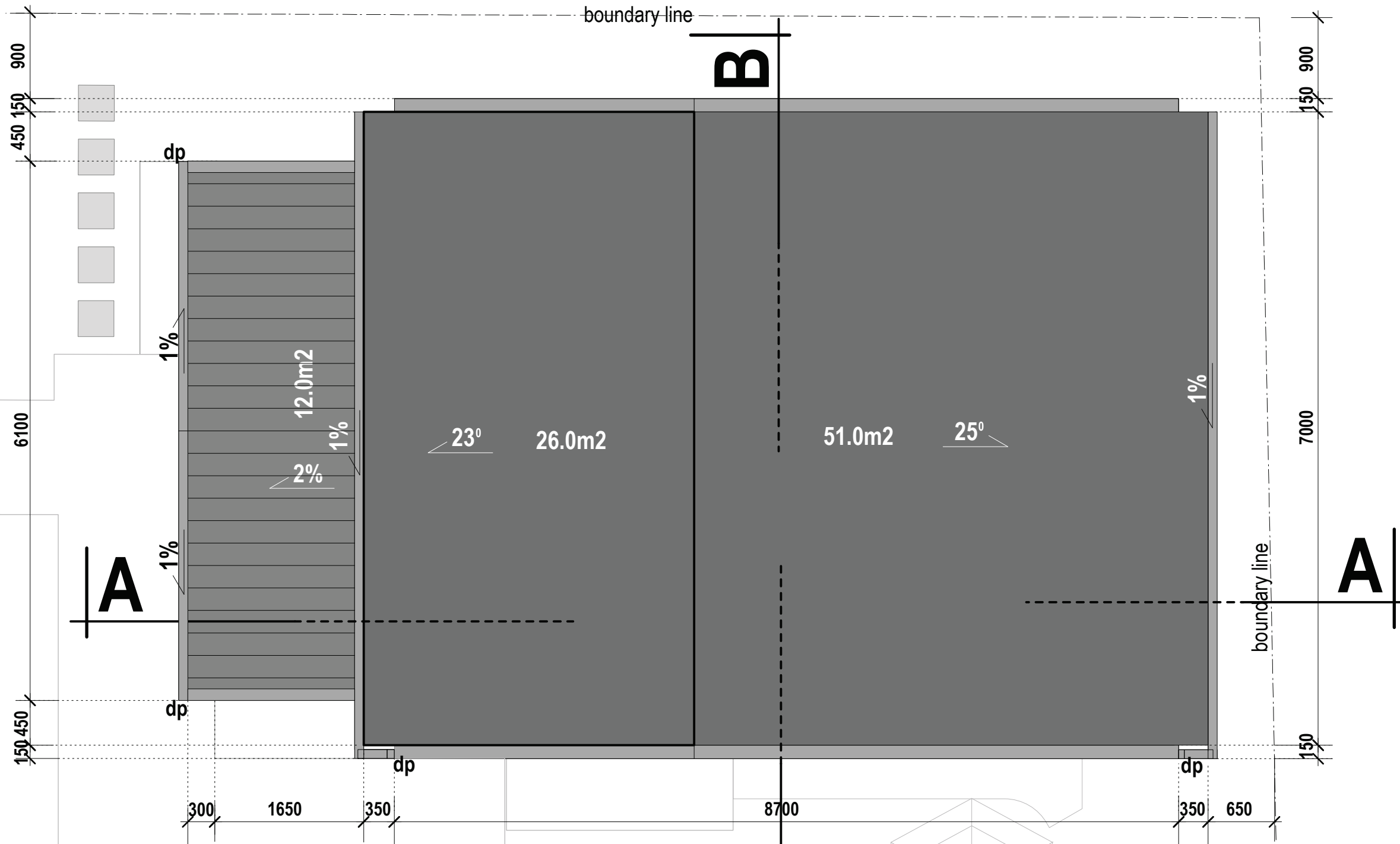
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ROOF PLAN

 email: d.asic@hotmail.com PO box 504 Sydney Markets NSW 2129	DESIGNED BY: D.A.	project: PROPOSED SECONDARY DWELLING			
	DATE: AUGUST. 2024	for:	Mr Boulas Taouk		
	DRAWN BY: D.A.	at:	31a Augusta Street, Condell Park, NSW 2200		
	DATE: AUGUST. 2024	JOB No: 09/24	AMENDMENT:	SIZE:	DWG.No:
STAGE: DA	SCALE: AS SHOWN	00	A3	06	

LEGEND:

- TIMBER RAFTERS & TOP WALL PLATES
- STRUCTURE ROOFING ELEMENTS
- FLAT ROOF SHEETS, GUTTERS, FLUSHINGS
- dp □ DOWN PIPES

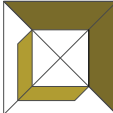


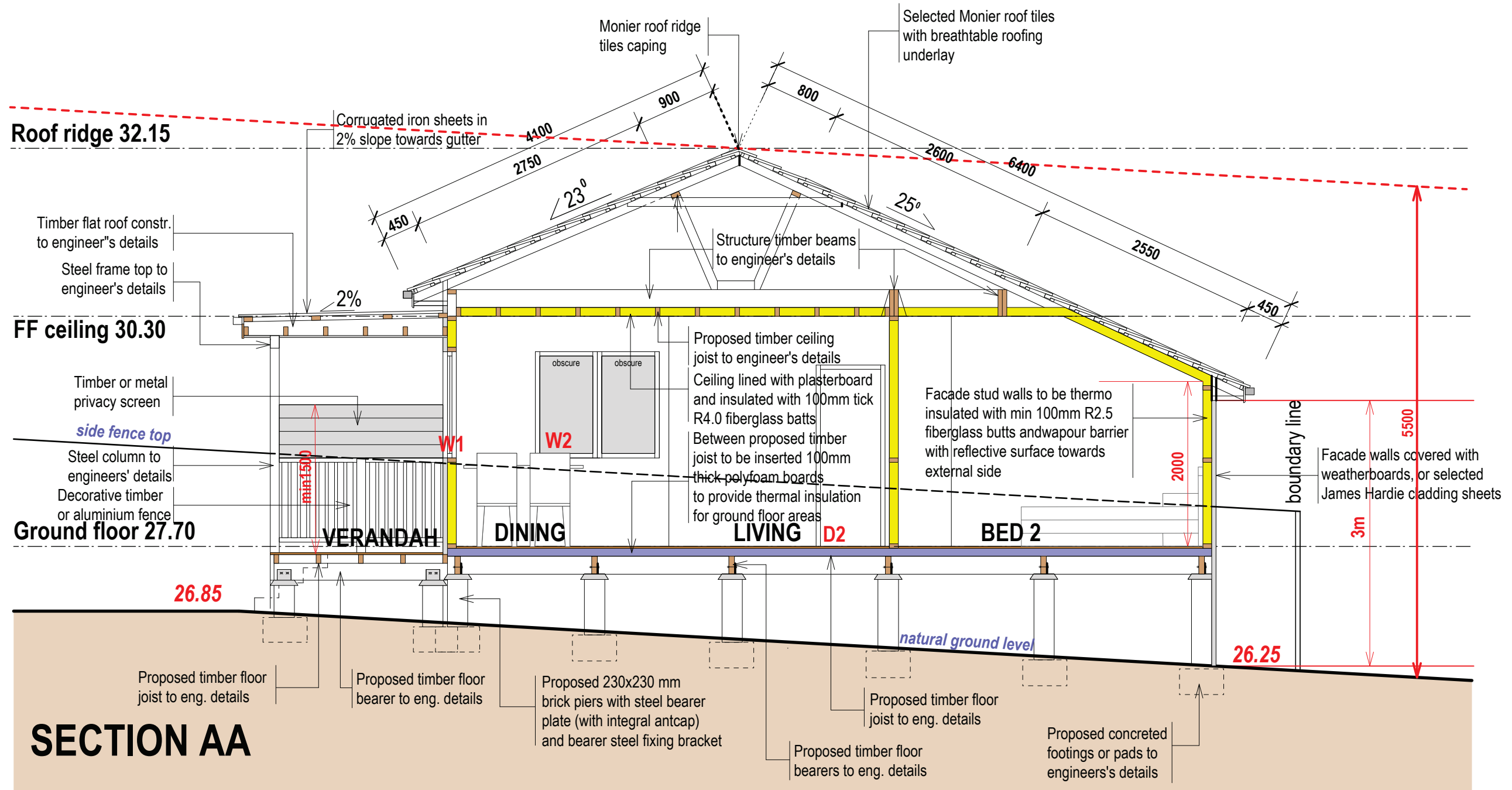
LEGEND:

- MONIER ROOF TILES
- FLAT ROOF SHEETS, GUTTERS, FLUSHINGS
- dp □ DOWN PIPES

ROOF SURFACE

1:50

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email: d.asic@hotmail.com PO box 504 Sydney Markets NSW 2129	DATE: AUGUST. 2024	JOB No: 09/24	AMENDMENT:	SIZE:	DWG.No:
	STAGE: DA	SCALE: AS SHOWN	00	A3	07



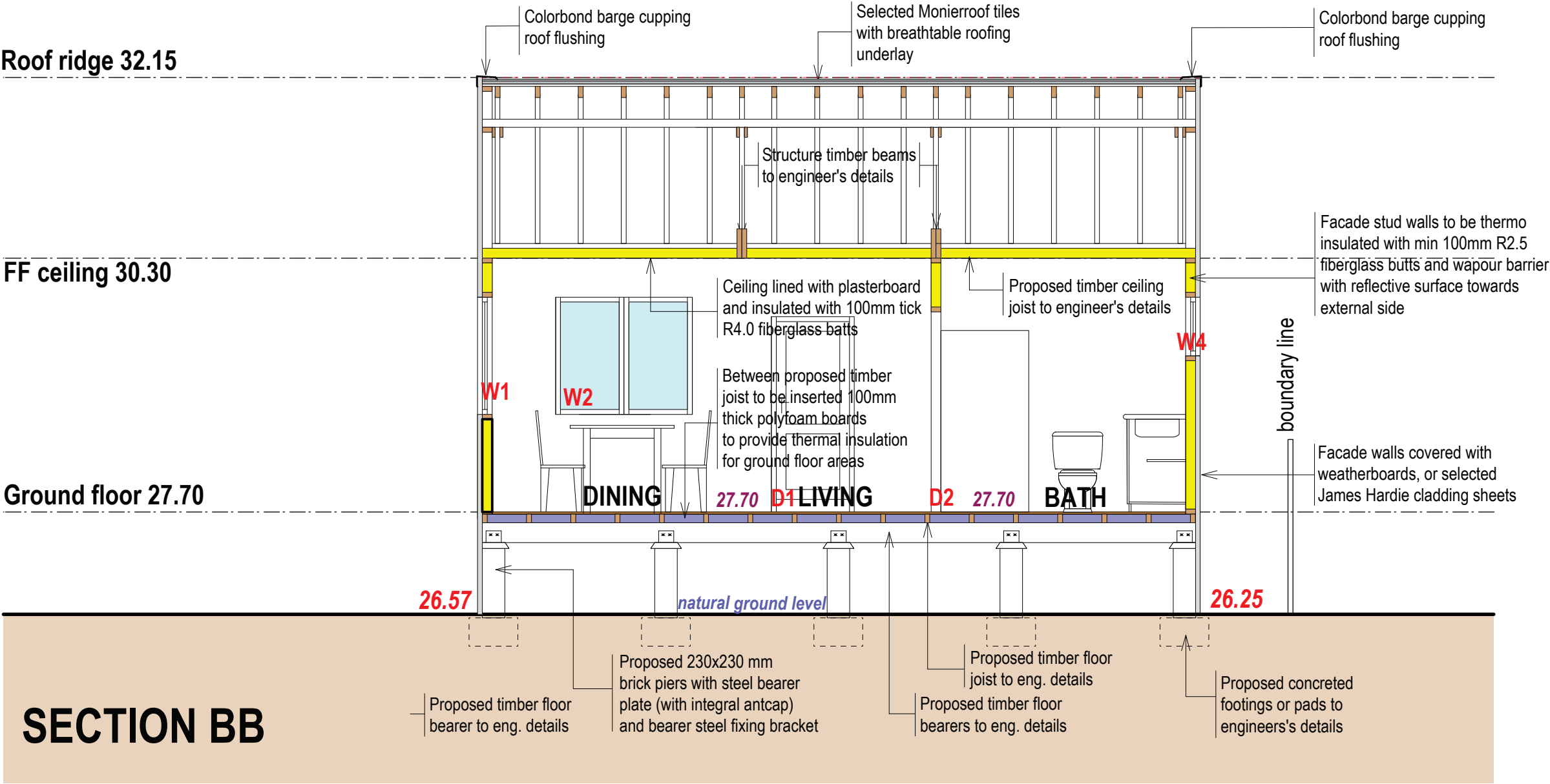
LEGEND:

	TIMBER STRUCTURE ELEMENTS
	R3 FIBERGLAS INSULATION BATTS
	POLYFOAM INSULATION
	ANTCAP WITH BEARER BRACKET

SECTION AA

1:50

atrium design and drafting email: d.asic@hotmail.com PO box 504 Sydney Markets NSW 2129	DESIGNED BY: D.A.	project: PROPOSED SECONDARY DWELLING			
	DATE: AUGUST. 2024	for: Mr Boulas Taouk			
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STAGE: DA	SCALE: AS SHOWN	00	A3	08	

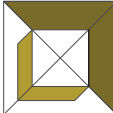


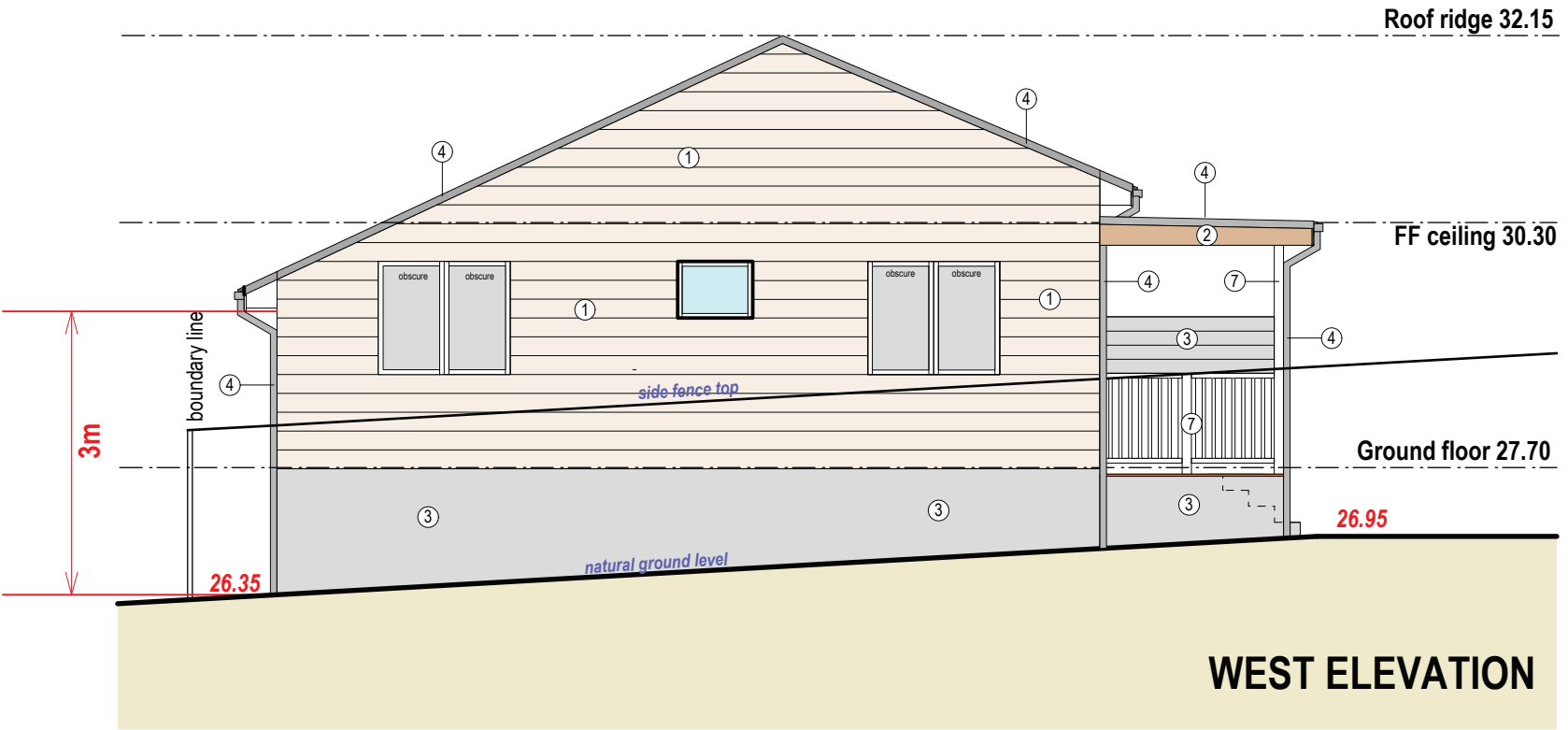
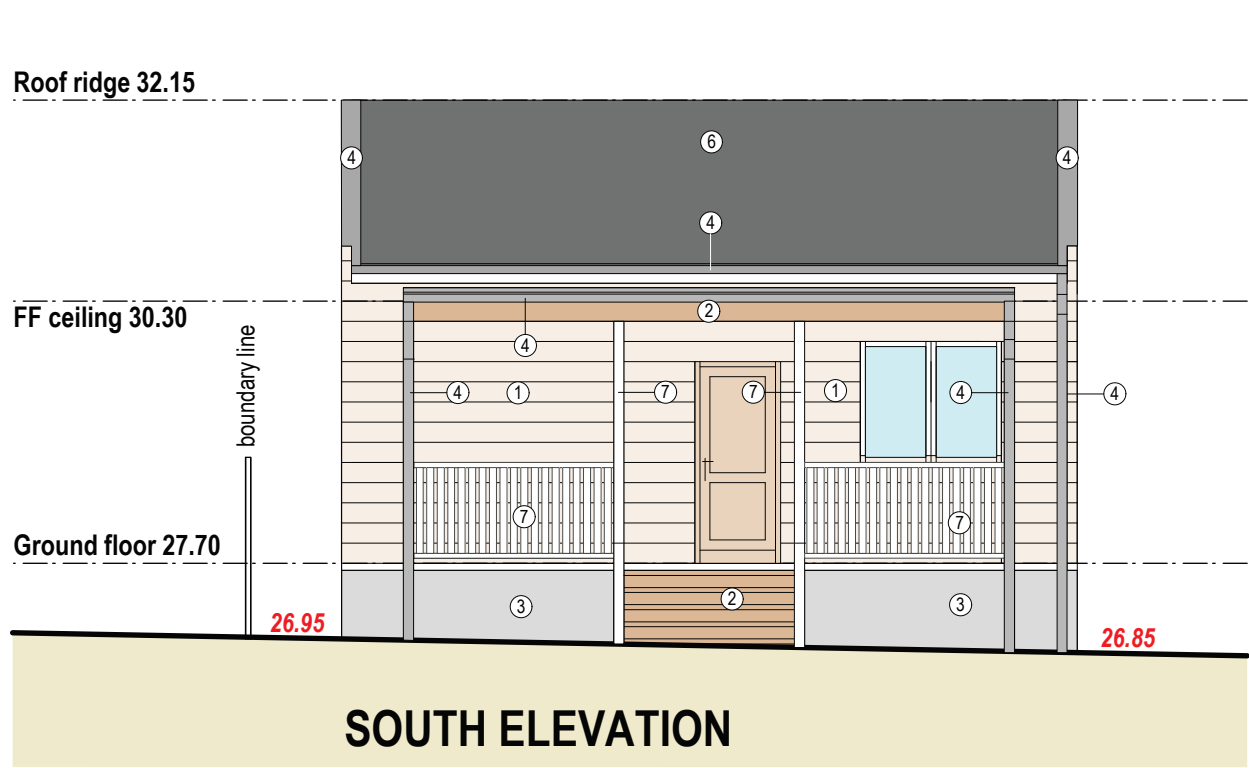
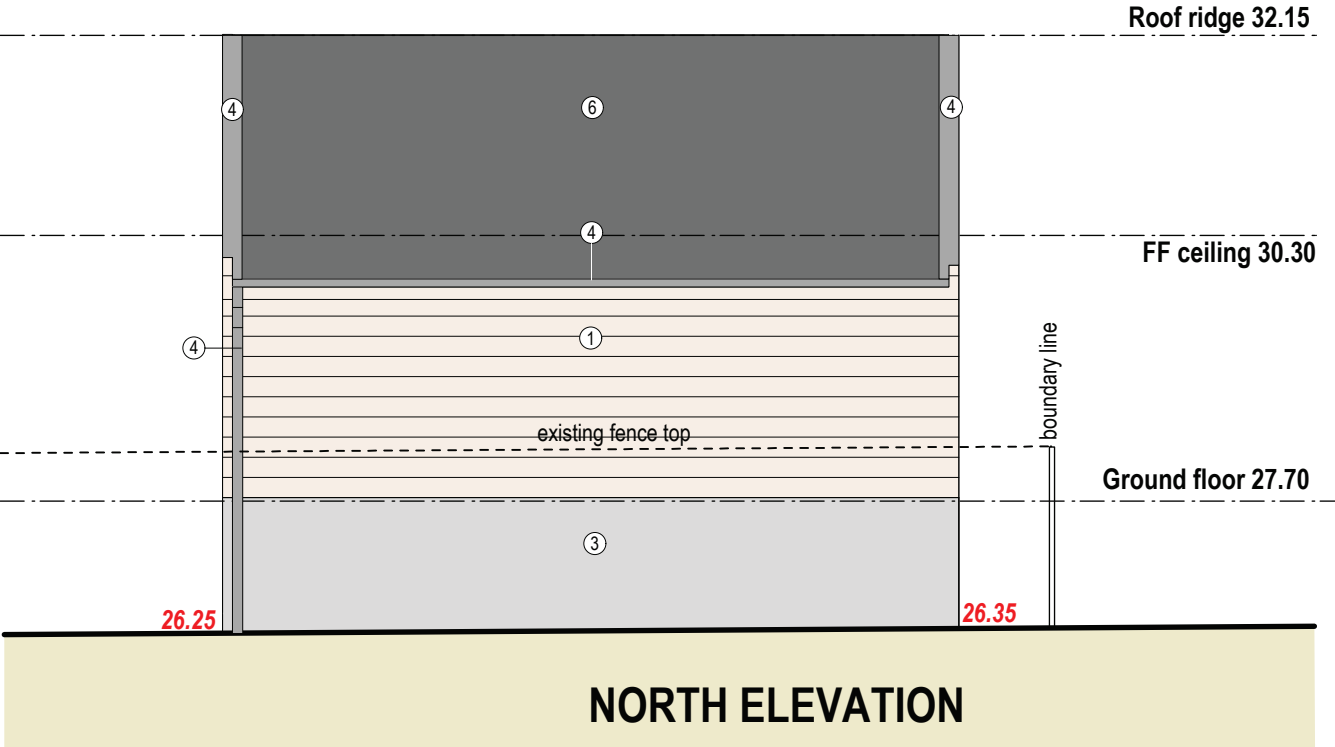
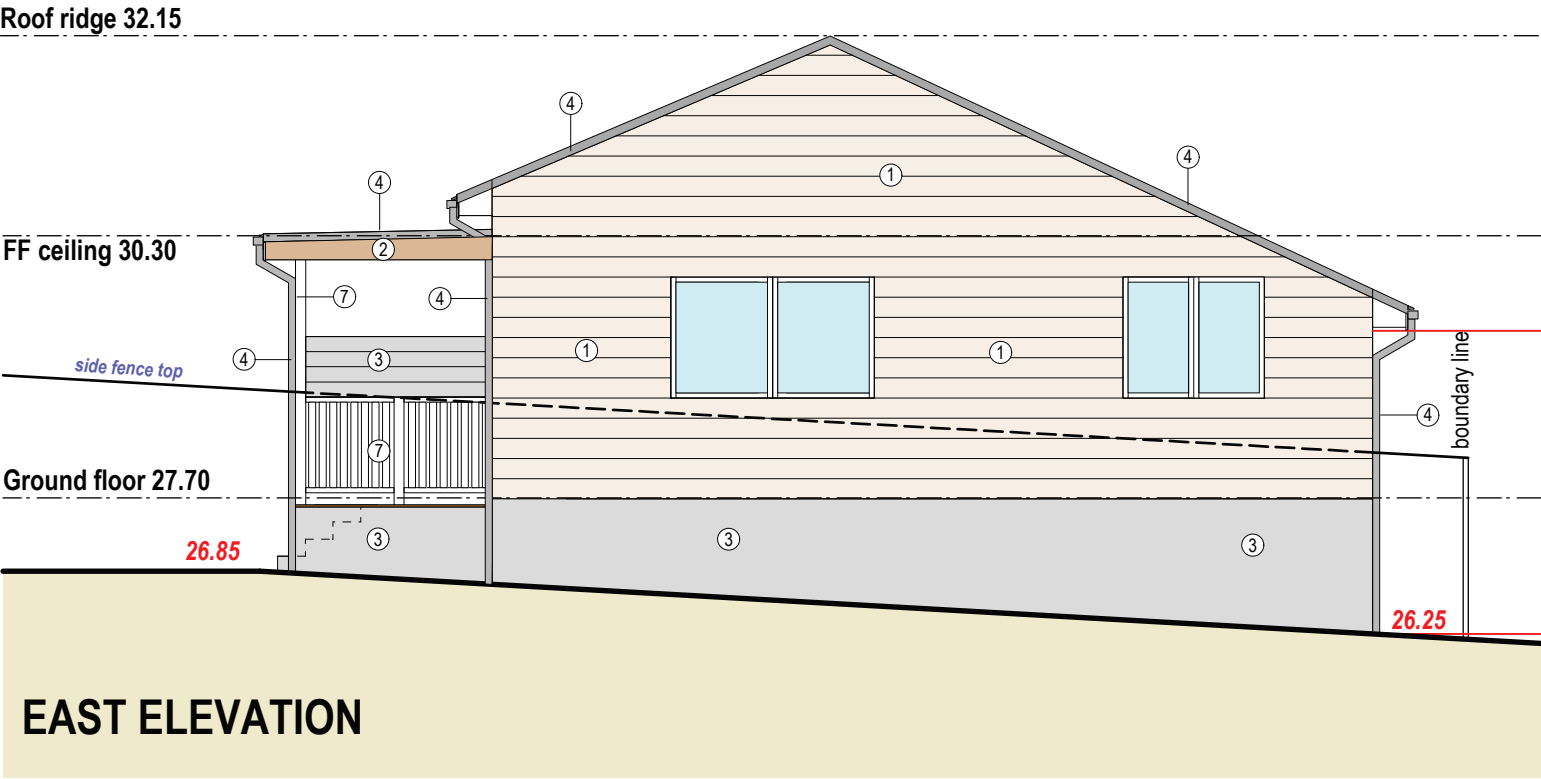
LEGEND:

- TIMBER STRUCTURE ELEMENTS
- R3 FIBERGLAS INSULATION BUTTS
- POLYFOAM INSULATION
- ANTCAP WITH BEARER BRACKET

SECTION BB

1:50

 email: d.asic@hotmail.com PO box 504 Sydney Markets NSW 2129	DESIGNED BY: D.A.	project: PROPOSED SECONDARY DWELLING			
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	DATE: AUGUST. 2024	JOB No: 09/24	AMENDMENT:	SIZE:	DWG.No:
STAGE: DA	SCALE: AS SHOWN	00	A3	09	



COLOUR SCHEDULE / DULUX PAINTS

No	SECTION	COLOUR NAME	PAINTS CODE
①	WALLS (COLOUR LIGHT)	LIGHT RICE	S13D1
②	FASCIA, DECK (COLOUR DARK)	TAVERN	S10C3
③	WALLS (LIGHT GREY)	GREY PALL	S06G1
④	GUTTERS, DP. FLUSH. GAR.DOOR	Colorbond	Bluegum
⑤	METAL ROOF SHEETS	Colorbond	Wallaby
⑥	MONIER ROOF TILES	Concrete	Hapuka
⑦	WNDWS, DRS, FENCE, COLUMNS	Powder Coated	White

ELEVATIONS

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PO box 504 Sydney Markets NSW 2129		STAGE: DA	SCALE: AS SHOWN	00	A3
					10

1:75