115 - 117 Dutton Street, Yagoona - DA

MULTI-RESIDENTIAL DEVELOPMENT

ARCHITECTURAL DRAWING LIST

SHEET	SHEET NAME	RE\	V DATE
DA - 0000	COVER SHEET	В	17/12/2024
DA - 0001	DEVELOPMENT SUMMARY	B	17/12/2024
DA - 0002	SITE PLAN	В	17/12/2024
DA - 0003	DEMOLITION PLAN	B	17/12/2024
DA - 0004	STREETSCAPE VIEW	В	17/12/2024
DA - 0100	3D VIEW 1	B	17/12/2024
DA - 0101	3D VIEW 2	B	17/12/2024
DA - 1000	GA_BASEMENT 02	C	17/12/2024
DA - 1001	GA_BASEMENT 01	C	17/12/2024
DA - 1002	GA_GROUND LEVEL	C	17/12/2024
DA - 1003	GA_LEVEL 01	C	17/12/2024
DA - 1004	GA_LEVEL 02	C	17/12/2024
DA - 1005	GA_LEVEL 03	C	17/12/2024
DA - 1006	ROOF TOP LEVEL	C	17/12/2024
DA - 3000	SECTION 1	B	17/12/2024
DA - 3001	SECTION 2	В	17/12/2024
DA - 3002	SECTION 3	B	17/12/2024
DA - 3003	SECTION RAMP	A	17/12/2024
DA - 5001	SOLAR ACCESS COMPLIANCE PLANS	A	17/12/2024
DA - 5002	CROSS VENTILATION COMPLIANCE PLANS	A	17/12/2024
DA - 5003	GFA CALCULATION PLANS	B	17/12/2024
DA - 5004	LEP HEIGHT DIAGRAM	A	17/12/2024
DA - 5005	COMMUNAL OPEN SPACE AREA AND DEEP SOIL	A	17/12/2024
DA - 5007	SHADOW DIAGRAM ANALYSIS	A	17/12/2024
DA - 6100	SOLAR VIEW JUN 21 9.00 AM	A	17/12/2024
DA - 6101	SOLAR VIEW JUN 21 10.00 AM	A	17/12/2024
DA - 6102	SOLAR VIEW JUN 21 11.00 AM	A	17/12/2024
DA - 6103	SOLAR VIEW JUN 21 12.00 PM	A	17/12/2024
DA - 6104	SOLAR VIEW JUN 21 1.00 PM	A	17/12/2024
DA - 6105	SOLAR VIEW JUN 21 2.00 PM	A	17/12/2024
DA - 6106	SOLAR VIEW JUN 21 3.00 PM	A	17/12/2024
DA - 7000	MATERIAL SCHEDULE	A	17/12/2024
DA - 7010	NEIGHBOUR NOTIFICATION	A	17/12/2024

PRELIMINARY NOT FOR CONSTRUCTION

Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

3/01/2025 9:07:16 PM

Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instruction party.

REV DATE DESCRIPTION DP FULL NAME
A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 17/12/2024 DA SUBMISSION KHALED KABBOUT

LEGEND:





SCALE: @ A1



PROJECT:

CLIENT:



SHEET NUMBER: REV: DA - 0000 B

DATE: 17/12/2024





DEVELOPMENT SUMMARY

115 - 117 Dutton Street, Yagoona

UNIT TYPE SCHEDULE

LEVEL NUMBER UNIT TYPE AREA CO GROUND FLOOR G03 1 BED (GOLD) 80.11 m² 1 GROUND FLOOR G04 2BED 77.54 m² 1 GROUND FLOOR G01 3 BED (GOLD) 96.56 m² 1 GROUND FLOOR G02 3BED 95.24 m² 1 LEVEL 01 103 1BED AH 70.01 m² 1 LEVEL 01 105 1BED AH 71.04 m² 1 LEVEL 01 107 1BED AH 70.06 m² 1 LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1 LEVEL 01 106 2BED AH 92.53 m² 1	ONIT THE CONEDUCE				
GROUND FLOOR G04 2BED 77.54 m² 1 GROUND FLOOR G01 3 BED (GOLD) 96.56 m² 1 GROUND FLOOR G02 3BED 95.24 m² 1 LEVEL 01 103 1BED AH 70.01 m² 1 LEVEL 01 105 1BED AH 71.04 m² 1 LEVEL 01 107 1BED AH 70.06 m² 1 LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1	TNUC				
GROUND FLOOR G04 2BED 77.54 m² 1 GROUND FLOOR G01 3 BED (GOLD) 96.56 m² 1 GROUND FLOOR G02 3BED 95.24 m² 1 LEVEL 01 103 1BED AH 70.01 m² 1 LEVEL 01 105 1BED AH 71.04 m² 1 LEVEL 01 107 1BED AH 70.06 m² 1 LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
GROUND FLOOR G01 3 BED (GOLD) 96.56 m² 1 GROUND FLOOR G02 3BED 95.24 m² 1 LEVEL 01 103 1BED AH 70.01 m² 1 LEVEL 01 105 1BED AH 71.04 m² 1 LEVEL 01 107 1BED AH 70.06 m² 1 LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
GROUND FLOOR G02 3BED 95.24 m² 1 LEVEL 01 103 1BED AH 70.01 m² 1 LEVEL 01 105 1BED AH 71.04 m² 1 LEVEL 01 107 1BED AH 70.06 m² 1 LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
LEVEL 01 103 1BED AH 70.01 m² 1 LEVEL 01 105 1BED AH 71.04 m² 1 LEVEL 01 107 1BED AH 70.06 m² 1 LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
LEVEL 01 105 1BED AH 71.04 m² 1 LEVEL 01 107 1BED AH 70.06 m² 1 LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
LEVEL 01 105 1BED AH 71.04 m² 1 LEVEL 01 107 1BED AH 70.06 m² 1 LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
LEVEL 01 107 1BED AH 70.06 m² 1 LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
LEVEL 01 108 2 BED 82.40 m² 1 LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
LEVEL 01 102 2BED 77.59 m² 1 LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
LEVEL 01 101 2BED AH 96.68 m² 1 LEVEL 01 104 2BED AH 90.18 m² 1					
LEVEL 01 104 2BED AH 90.18 m ² 1					
LEVEL 0.1 106 2RED ΔH 92.53 m ² 1					
201 ATT 92.00 III T					
LEVEL 02 203 1BED (GOLD) 53.47 m ² 1					
LEVEL 02 201 2BED 79.00 m ² 1					
LEVEL 02 208 2BED 82.94 m ² 1					
LEVEL 02 204 2BED (SILVER) 78.58 m ² 1					
LEVEL 02 205 2BED (SILVER) 77.54 m ² 1					
LEVEL 02 206 2BED (SILVER) 77.54 m ² 1					
LEVEL 02 207 3 BED (GOLD) 109.81 m ² 1					
LEVEL 02 202 3BED 77.59 m ² 1					
LEVEL 03 303 1BED (GOLD) 52.56 m ² 1					
LEVEL 03 301 2BED 79.00 m ² 1					
LEVEL 03 304 2BED (SILVER) 78.58 m ² 1					
LEVEL 03 305 2BED (SILVER) 77.54 m ² 1					
LEVEL 03 306 2BED (SILVER) 77.54 m ² 1					
LEVEL 03 307 3 BED (GOLD) 109.81 m ² 1					
LEVEL 03 302 3BED 77.59 m ² 1					
LEVEL 03 308 3BED 82.94 m ² 1					
TOTAL: 28 28					

PARKING SCHEDULE

I AITHING GOILEGEL					
LEVEL	TYPE	QTY			
BASEMENT 02	Residential Adaptable - 2400 x 5400	2			
BASEMENT 01	Residential Adaptable - 2400 x 5400	2			
BASEMENT 02	Residential Parking - 2400 x 5400	16			
BASEMENT 01	Residential Parking - 2400 x 5400	9			
BASEMENT 02	Residential Tandem Parking - 2400 x 5400	14			
BASEMENT 01	Residential Tandem Parking - 2400 x 5400	6			
BASEMENT 01	Visitor Parking - 2400 x 5400	6			
TOTAL:		55			
GFA CALCULATION					

GROUND FLOOR	461.72 m ²	
LEVEL 01	755.17 m ²	
LEVEL 02	741.01 m ²	
LEVEL 03	741.01 m²	
	2698.92 m ²	

CROSS COMPLIANCE

Number	Department	CROSS COMPLIANCE
G03	2 BED	No
G04	2 BED	No
103	1BED AH	No
104	2BED AH	No
105	1BED AH	No
106	2BED AH	No
203	1BED (GOLD)	No
206	2BED (SILVER)	No
303	1BED (GOLD)	No
306	2BED (SILVER)	No
10		
G02	3 BED	Yes
G01	3 BED (GOLD)	Yes
101	2BED AH	Yes
102	2 BED	Yes
108	2 BED	Yes
107	1BED AH	Yes
201	2 BED	Yes

2BED (SILVER)

2BED (SILVER)
2BED (SILVER)

Department	CROSS COMPLIANCE
2BED (SILVER)	Yes
2 BED	Yes
2 BED	Yes
3 BED (GOLD)	Yes
2 BED	Yes
2BED (SILVER)	Yes
2BED (SILVER)	Yes
2 BED	Yes
3 BED	Yes
3 BED (GOLD)	Yes
	2BED (SILVER) 2 BED 2 BED 3 BED (GOLD) 2 BED 2BED (SILVER) 2BED (SILVER) 2 BED 3 BED

18/28 = 64% COMPLIANT

Number	Department	SOLAR COMPLIANCE
	· ·	
G02	3 BED	No
102	2 BED	No
202	2 BED	No
302	2 BED	No
4		
G01	3 BED (GOLD)	Yes
G03	2 BED	Yes
G04	2 BED	Yes
101	2BED AH	Yes
103	1BED AH	Yes
104	2BED AH	Yes
105	1BED AH	Yes
106	2BED AH	Yes
108	2 BED	Yes
107	1BED AH	Yes
201	2 BED	Yes
203	1BED (GOLD)	Yes

SOLAR COMPLIANCE				
Number	Department	SOLAR COMPLIANCE		
206	2BED (SILVER)	Yes		
208	2 BED	Yes		
207	3 BED (GOLD)	Yes		
301	2 BED	Yes		
303	1BED (GOLD)	Yes		
304	2BED (SILVER)	Yes		
305	2BED (SILVER)	Yes		
306	2BED (SILVER)	Yes		
308	3 BED	Yes		
307	3 BED (GOLD)	Yes		
24		-		

24/28 = 86% COMPLIANT

GOLD/SILVER UNIT SCHEDULE

LEVEL	NUMBE	ER UNI	T TYPE AREA	COUNT
GROUND FLOOR	G03	1 BED (GOLD)	80.11 m²	1
GROUND FLOOR	G01	3 BED (GOLD)	96.56 m²	1
LEVEL 02	203	1BED (GOLD)	53.47 m²	1
LEVEL 02	204	2BED (SILVER)	78.58 m²	1
LEVEL 02	205	2BED (SILVER)	77.54 m²	1
LEVEL 02	206	2BED (SILVER)	77.54 m²	1
LEVEL 02	207	3 BED (GOLD)	109.81 m²	1
LEVEL 03	303	1BED (GOLD)	52.56 m²	1
LEVEL 03	304	2BED (SILVER)	78.58 m²	1
LEVEL 03	305	2BED (SILVER)	77.54 m²	1
LEVEL 03	306	2BED (SILVER)	77.54 m²	1
LEVEL 03	307	3 BED (GOLD)	109.81 m²	1
TOTAL: 12				12

Min Lot size 450m² - Proposed 2112m²
FSR + SEPP = 2745.6sqm
Build Height = 13*30% = 16.9m
Proposed 18.62m
30% Landscape = 633.6m² - 694.83m²
Provided
15% Deep Soil = 318m² min 3m - 486.58

15% Deep Soil = 318m² min 3m - 486.58m² Provided

25% Communal = 528m² - 660m² Provided

Parking:
RESIDENTIAL:
7 x 3 BED @ x1.5 = 11 SPACES
12 x 2 BED @ x1.2 = 15 SPACES
2 x 1 BED @ x1 = 2 SPACES
3 x 2 BED AH @ x1 = 3 SPACES
3 x 1 BED AH @ x1.5 = 5 SPACES
TOTAL: 28 SPACES REQ AS NO AH CARPARK SPACE REQUIRED
22 RESIDENTIAL UNITS = 6 VISITOR SPACES
6 AFFORDABLE HOUSING = NO VISITOR REQ
TOTAL CAR SPACES:
54 CAR SPACES REQUIRED

LEGEND:

PRELIMINARY NOT FOR CONSTRUCTION

cument Notes

3/01/2025 9:07:17 PM

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

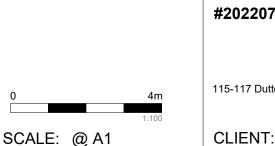
COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME
A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 17/12/2024 DA SUBMISSION KHALED KABBOUT

55 CAR SPACES PROVIDED







115-117 Dutton Street, Yagoona



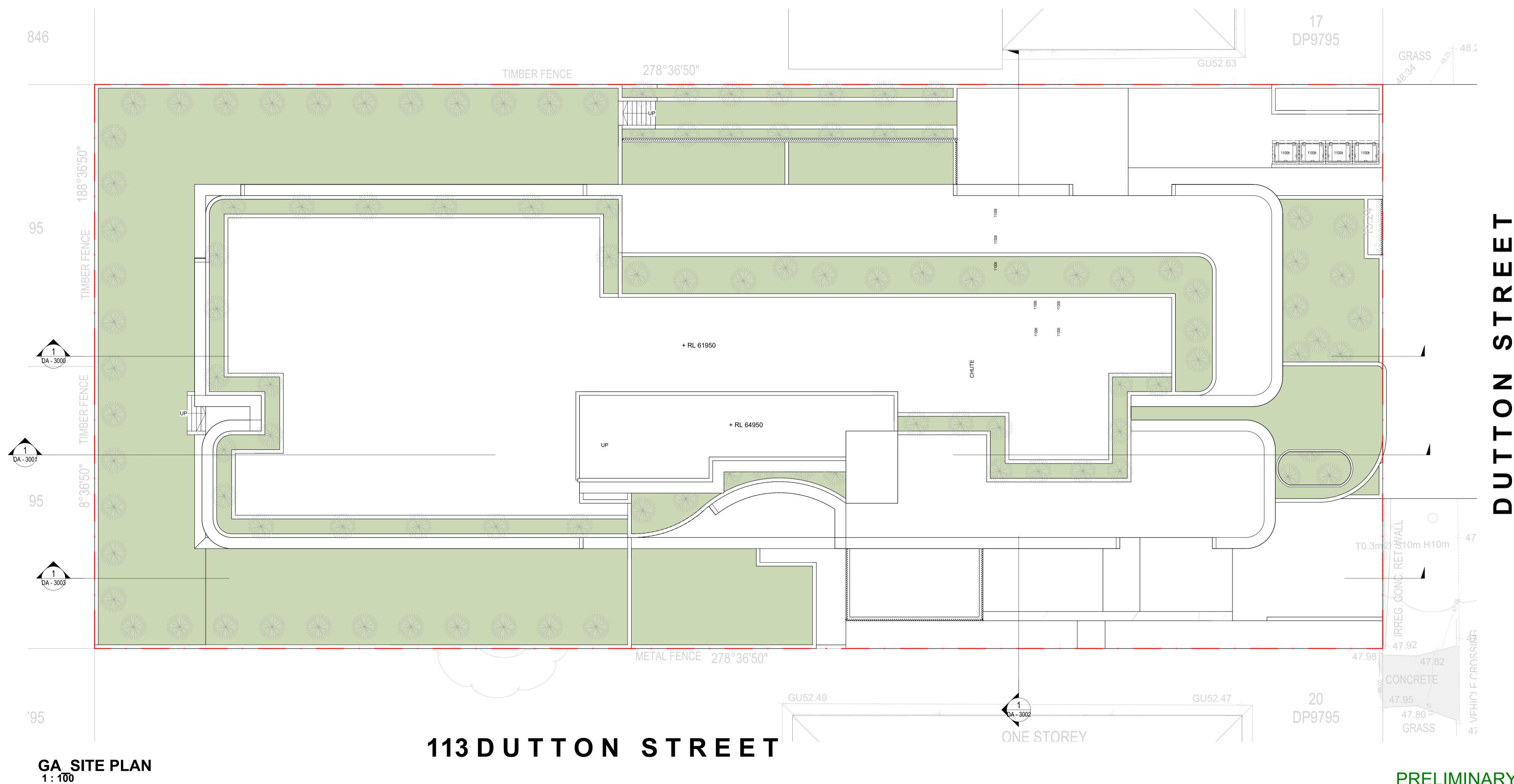
DA - 0001

DATE: 17/12/2024

EV: **B**



119 DUTTON STREET



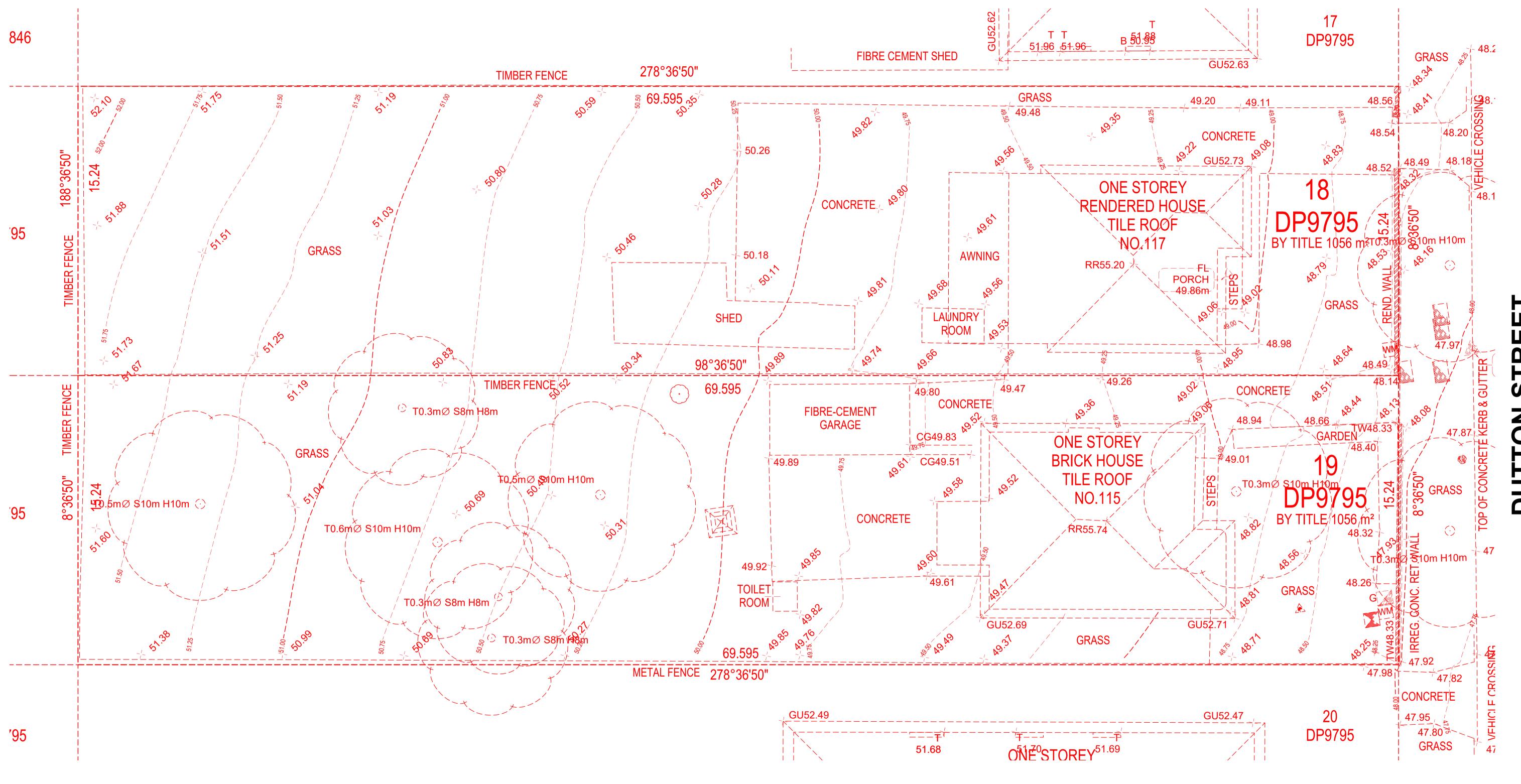
PRELIMINARY NOT FOR CONSTRUCTION

CONCEPT TO REALITY

LEGEND: DRAWING TITLE: PROJECT: ARCHITEC] Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations. REV DATE DESCRIPTION DP FULL NAME SITE PLAN A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT Certificate No. 0011553050

Certificate No. 0011553050

Certificate No. 0011553050 #2022076 B 17/12/2024 DA SUBMISSION KHALED KABBOUT CRETE-TECH COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party. Property Address 115-117 Dutton 115-117 Dutton Street, Yagoona SHEET NUMBER: Street, Yagoona NSW,2199 **DA - 0002** hstar.com.au/QR/Generate?p=DODOlljvK 3/01/2025 9:07:18 PM SCALE: 1:100@A1 CLIENT: DATE: 17/12/2024



DA - DEMOLITION PLAN
1:100

PRELIMINARY NOT FOR CONSTRUCTION

ARCHITEC]

CONCEPT TO REALITY

REV:

CRETE-TECH

DRAWING TITLE:

SHEET NUMBER:

DA - 0003

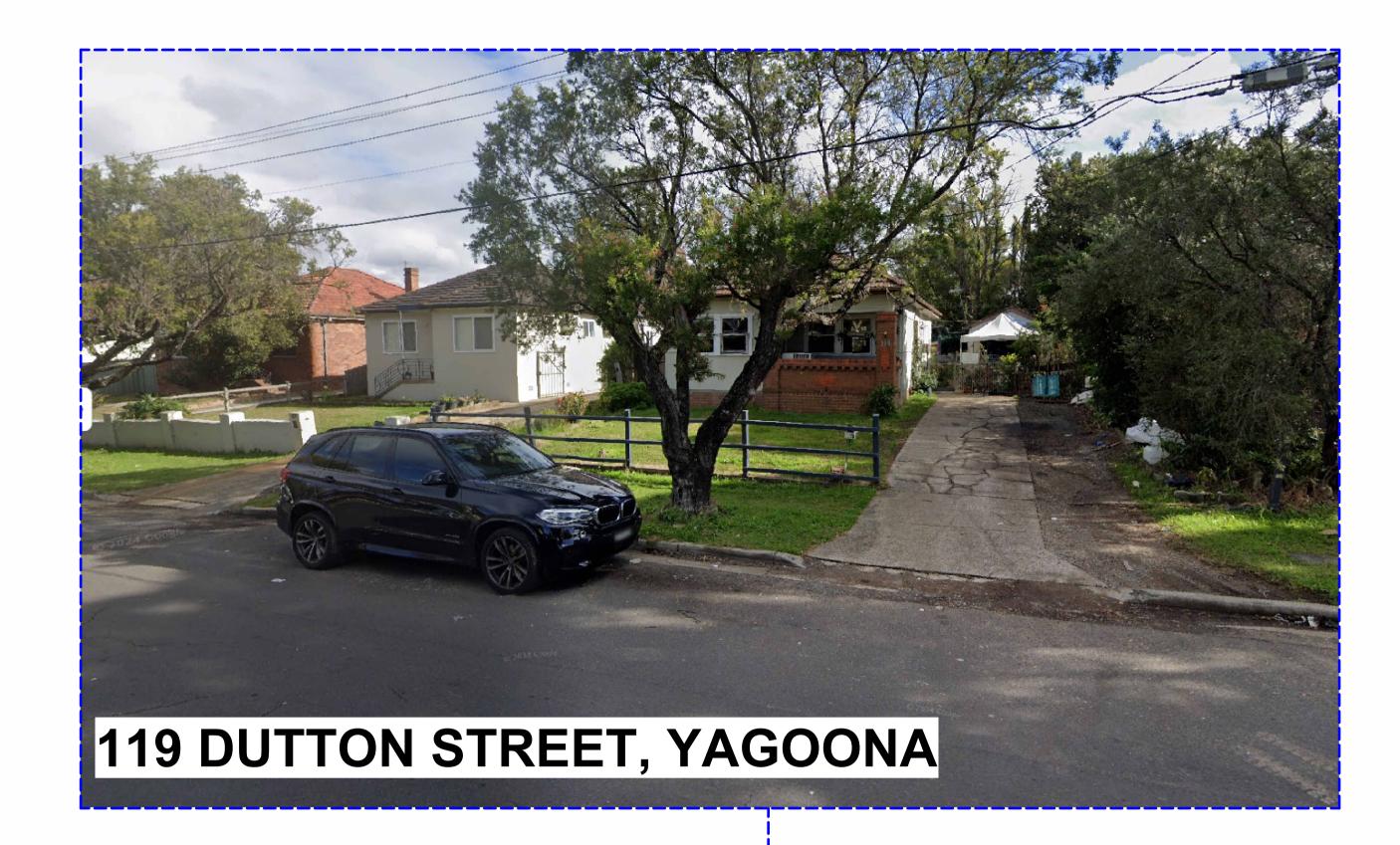
DATE: 17/12/2024

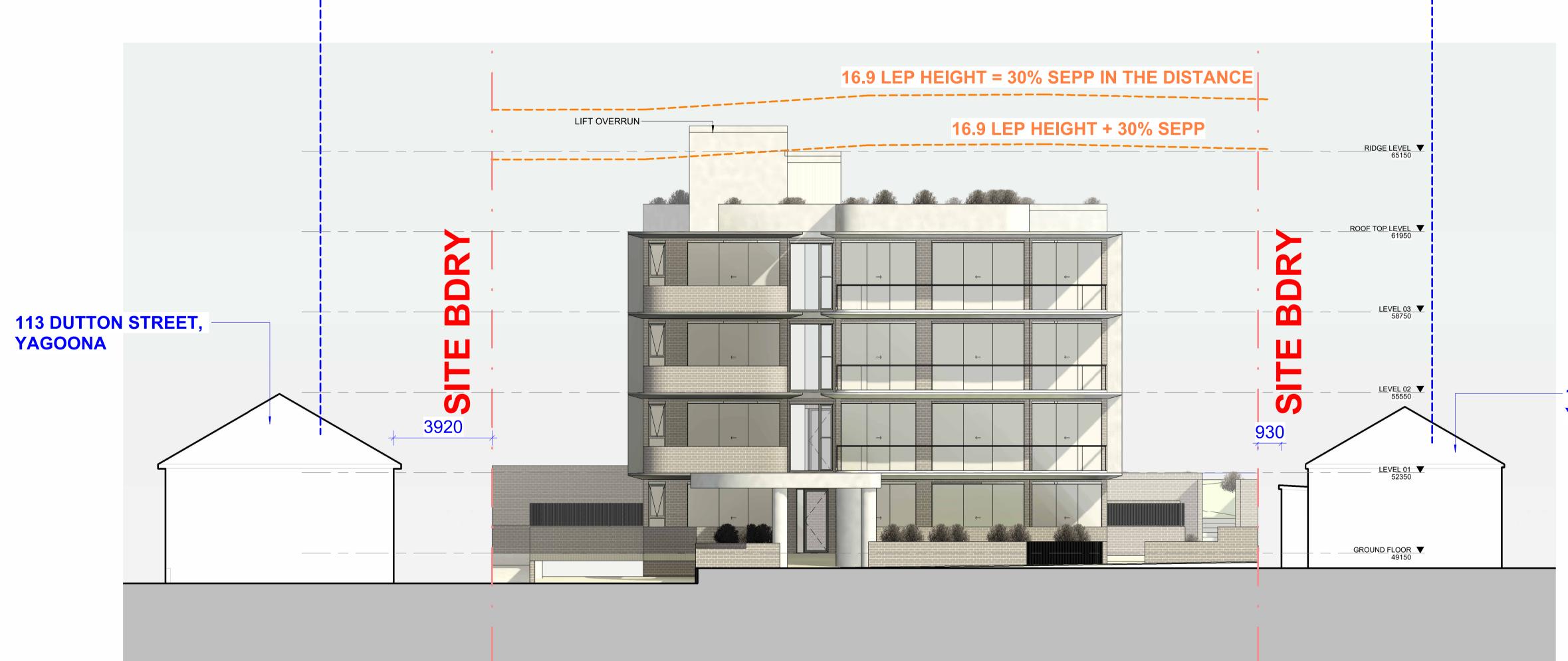
DEMOLITION PLAN

LEGEND: PROJECT: Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without REV DATE DESCRIPTION DP FULL NAME 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT Certificate No. 0011553050 #2022076 consultation. Use figured dimensions in preference to scaled dimensions. Drawings B 17/12/2024 DA SUBMISSION KHALED KABBOUT made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations. Scan QR code or follow website link for rating details. COPYRIGHT:

All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the Property Address 115-117 Dutton 115-117 Dutton Street, Yagoona Street, Yagoona NSW,2199 hstar.com.au/QR/Generate?p=DODOlljvK 3/01/2025 9:07:19 PM SCALE: 1:100@A1 CLIENT:







-119 DUTTON STREET, **YAGOONA**

STREETSCAPE EAST ELEVATION

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

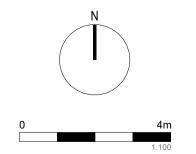
3/01/2025 9:07:35 PM

 REV
 DATE
 DESCRIPTION

 A
 28/07/2024
 ISSUE FOR INFORMATION

 B
 17/12/2024
 DA SUBMISSION
 KHALED KABBOUT KHALED KABBOUT LEGEND:





PROJECT: #2022076

CLIENT:

115-117 Dutton Street, Yagoona

DRAWING TITLE: STREETSCAPE VIEW

DA - 0004

DATE: 17/12/2024

SHEET NUMBER:

ARCHITECT REV:

CONCEPT TO REALITY

NOT FOR CONSTRUCTION



PRELIMINARY



3/01/2025 9:07:36 PM

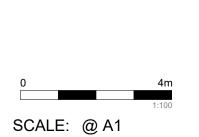
Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 28/07/2024 ISSUE FOR INFORMATION
B 17/12/2024 DA SUBMISSION DP FULL NAME
KHALED KABBOUT
KHALED KABBOUT LEGEND:





PROJECT: #2022076

CLIENT:

115-117 Dutton Street, Yagoona

DRAWING TITLE: 3D VIEW 1

DATE: 17/12/2024

SHEET NUMBER: REV: DA - 0100





NOT FOR CONSTRUCTION

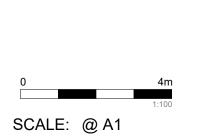
Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 28/07/2024 ISSUE FOR INFORMATION
B 17/12/2024 DA SUBMISSION DP FULL NAME
KHALED KABBOUT
KHALED KABBOUT LEGEND:







CLIENT:

115-117 Dutton Street, Yagoona

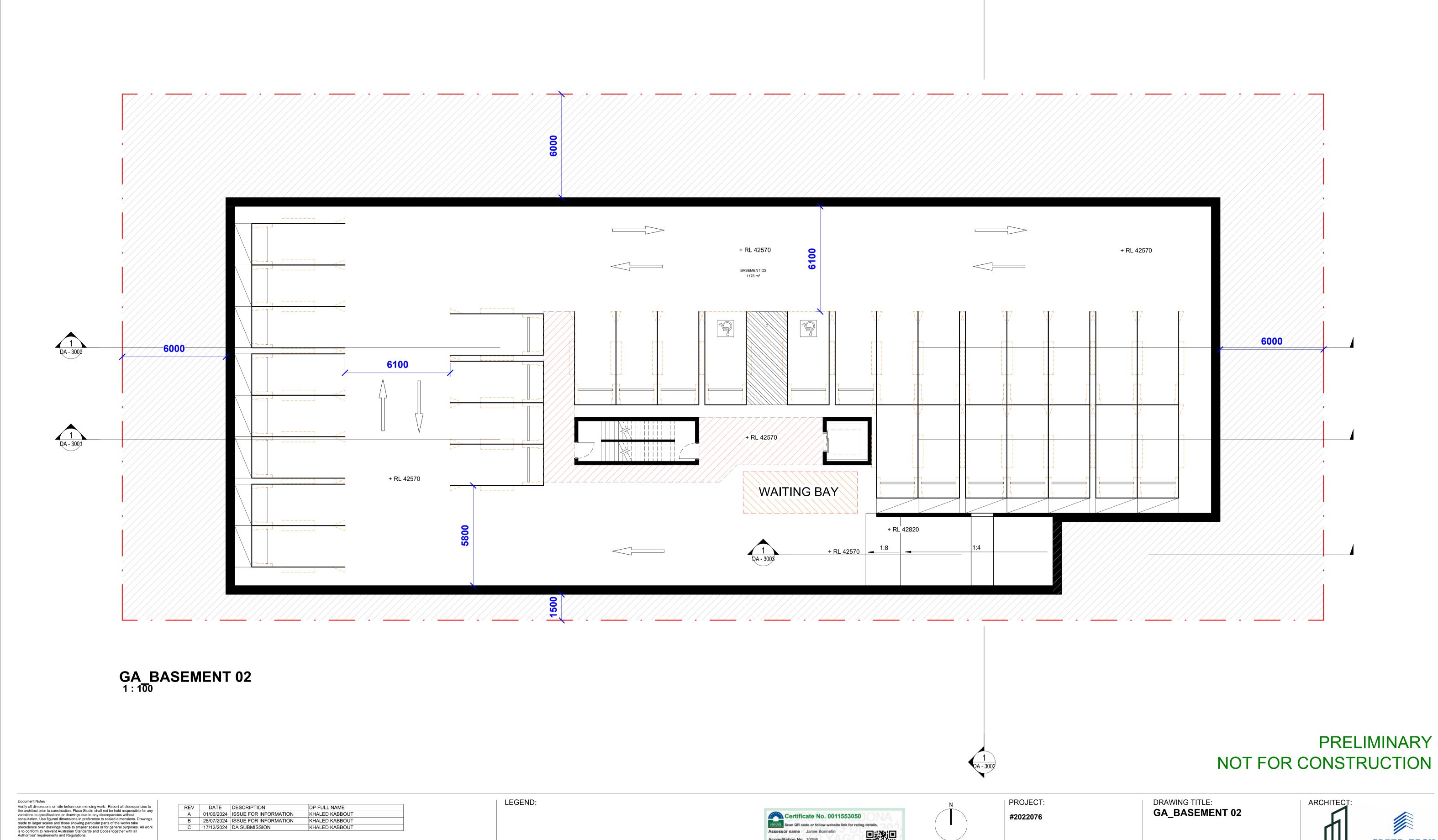
DRAWING TITLE: 3D VIEW 2

DATE: 17/12/2024

SHEET NUMBER: DA - 0101

ARCHITECT: REV:





Accreditation No. 10056

Property Address 115-117 Dutton

hstar.com.au/QR/Generate?p=DODOlljvK

Street, Yagoona NSW,2199

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

3/01/2025 9:07:38 PM

CRETE-TECH

SHEET NUMBER:

DA - 1000

DATE: 17/12/2024

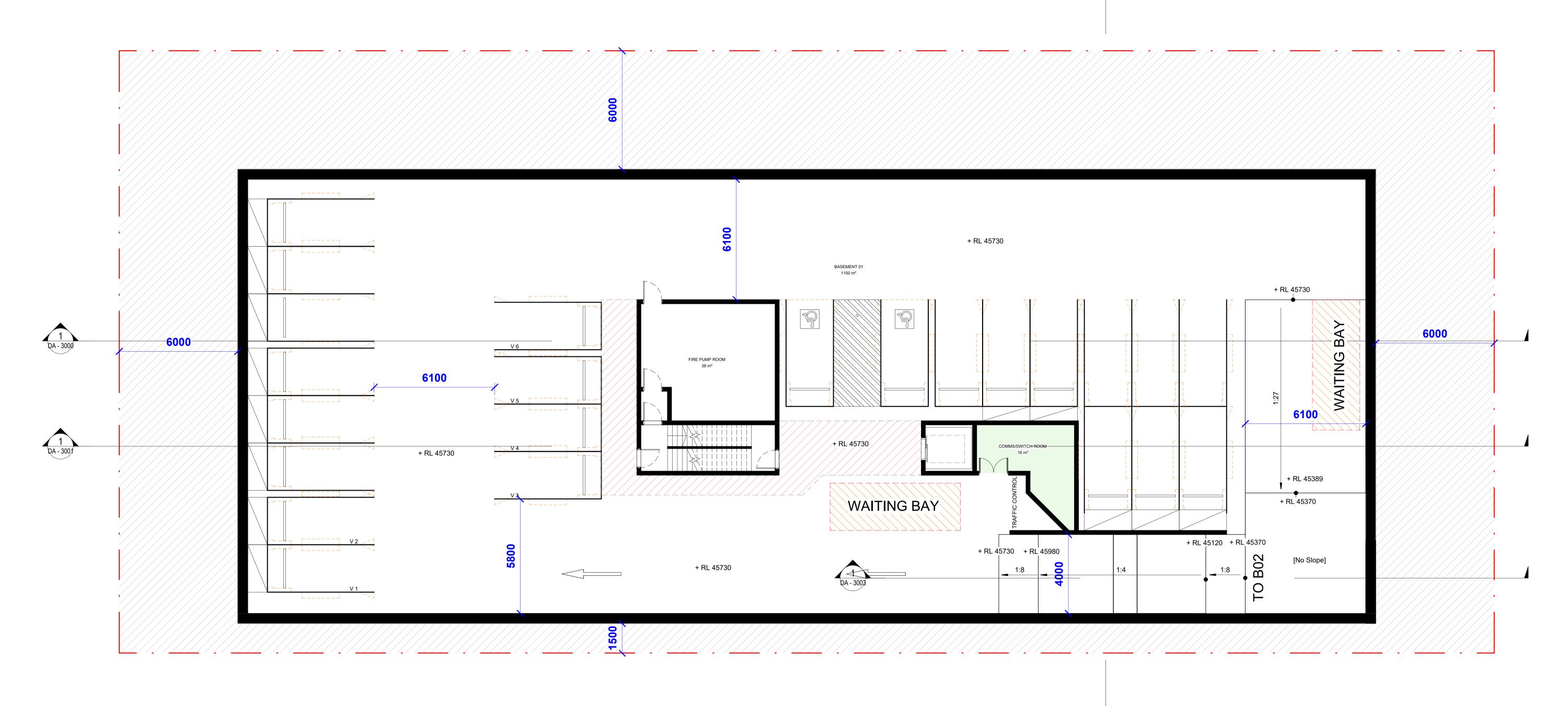
REV:

CONCEPT TO REALITY

115-117 Dutton Street, Yagoona

CLIENT:

SCALE: 1:100@A1



GA_BASEMENT 01 1: 100



PRELIMINARY NOT FOR CONSTRUCTION

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:

All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

3/01/2025 9:07:38 PM

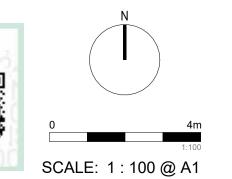
 REV
 DATE
 DESCRIPTION

 A
 01/06/2024
 ISSUE FOR INFORMATION

 B
 28/07/2024
 ISSUE FOR INFORMATION

 C
 17/12/2024
 DA SUBMISSION
 KHALED KABBOUT KHALED KABBOUT KHALED KABBOUT





PROJECT: #2022076 115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE: **GA_BASEMENT 01** SHEET NUMBER: REV: DA - 1001

DATE: 17/12/2024









Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

instructing party.

3/01/2025 9:07:40 PM

COPYRIGHT:

All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the

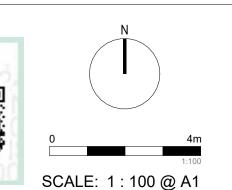
REV DATE DESCRIPTION 01/06/2024 ISSUE FOR INFORMATION KHALED KABBOUT B 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT C 17/12/2024 DA SUBMISSION KHALED KABBOUT

LEGEND: Certificate No. 0011553050

Certificate No. 0011553050

Certificate No. 0011553050 Assessor name Jamie Bonnefin Accreditation No. 10056 Property Address 115-117 Dutton Street, Yagoona NSW,2199

hstar.com.au/QR/Generate?p=DODOlljvK



PROJECT: #2022076 115-117 Dutton Street, Yagoona

CLIENT:

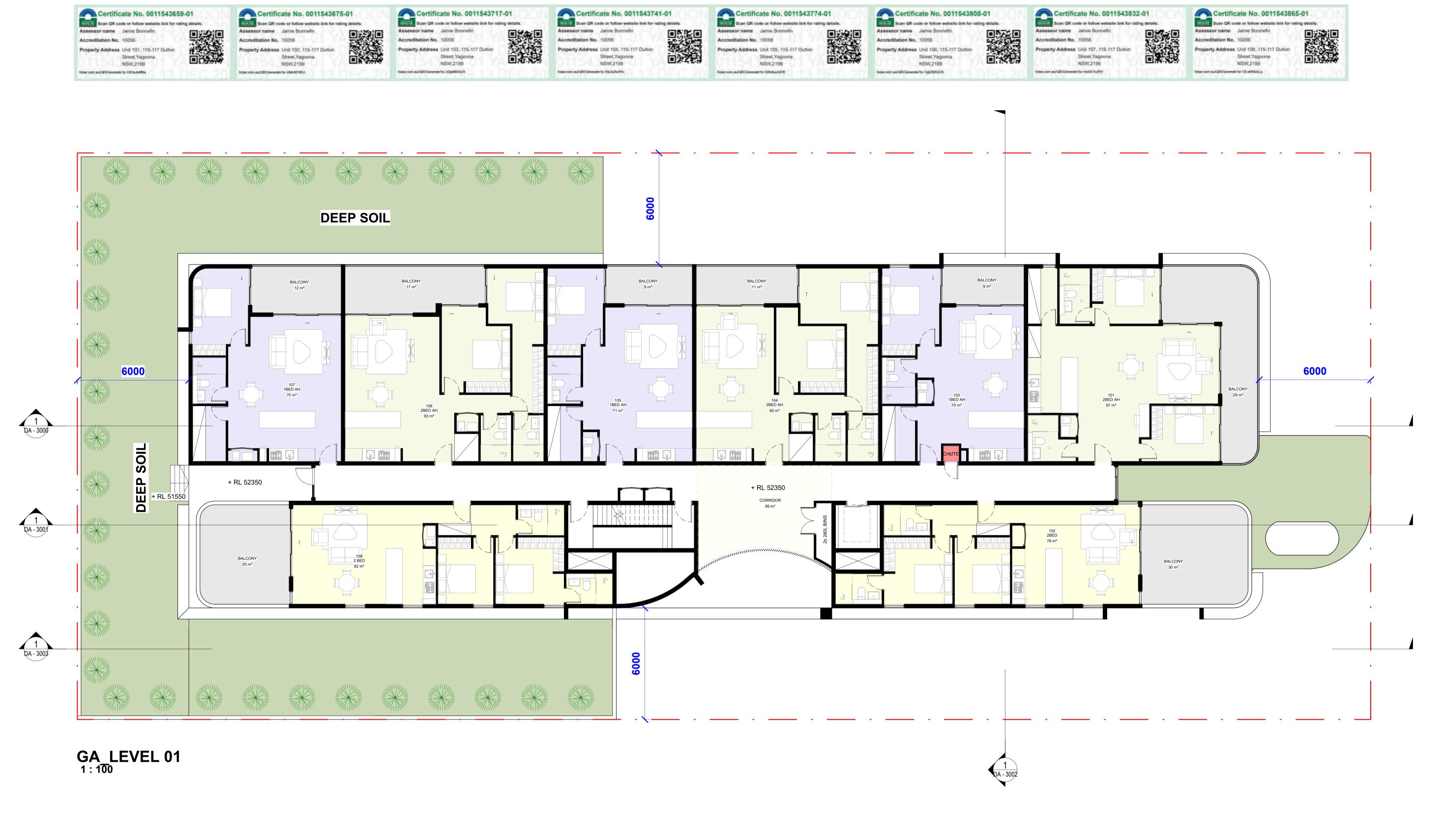
DRAWING TITLE: **GA_GROUND LEVEL** SHEET NUMBER:

DA - 1002

DATE: 17/12/2024

ARCHITEC] REV:





Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

3/01/2025 9:07:42 PM

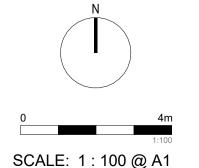
is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME
A 01/06/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
C 17/12/2024 DA SUBMISSION KHALED KABBOUT

LEGEND:







CLIENT:

DRAWING TITLE:

GA_ LEVEL 01

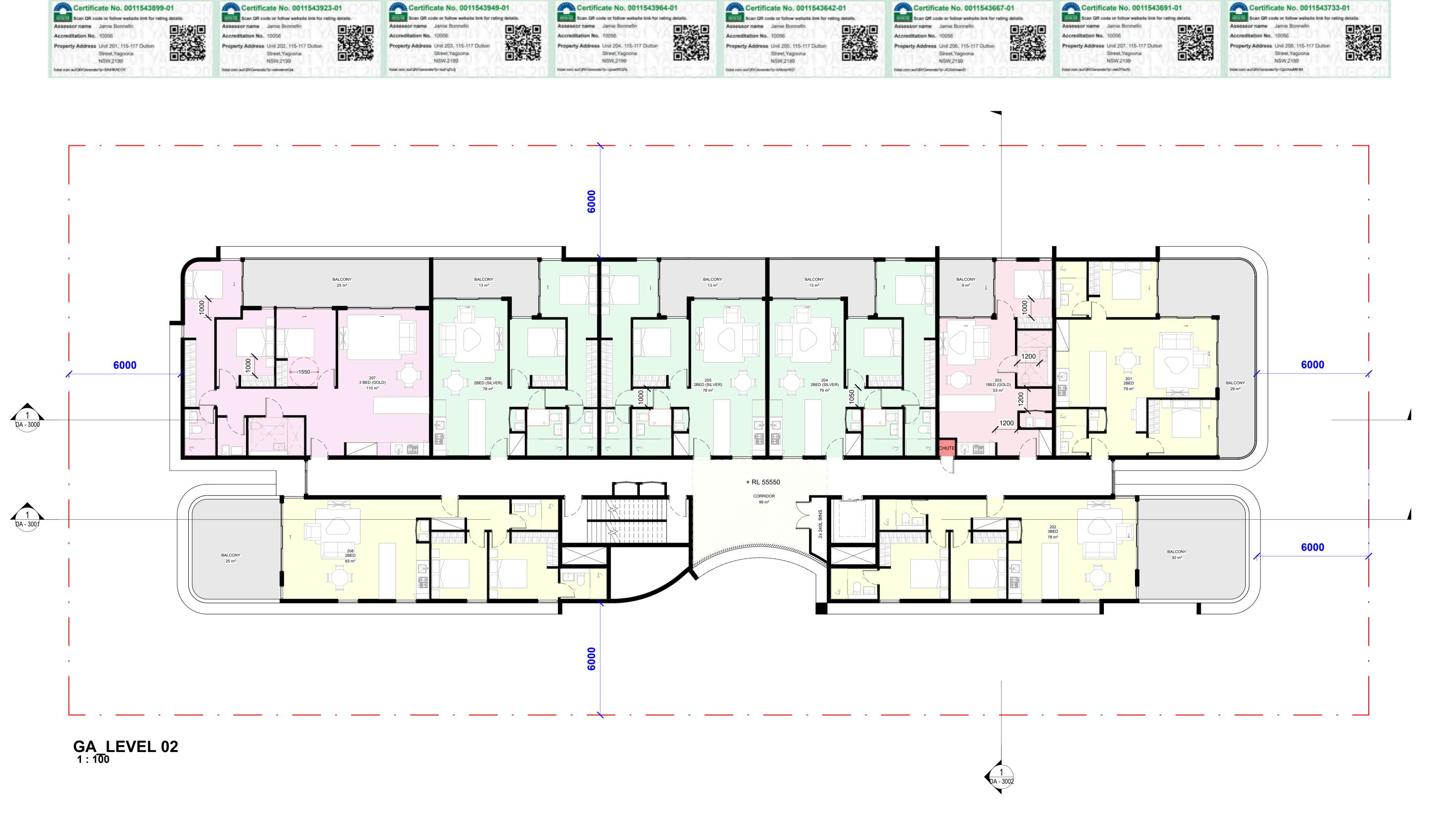
SHEET NUMBER: REV:

DA - 1003

DATE: 17/12/2024





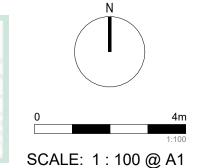


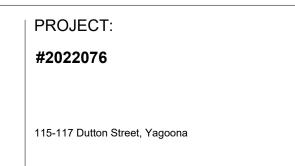
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party. 3/01/2025 9:07:44 PM

REV DATE DESCRIPTION A 01/06/2024 ISSUE FOR INFORMATION KHALED KABBOUT B 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT C 17/12/2024 DA SUBMISSION KHALED KABBOUT LEGEND:







CLIENT:

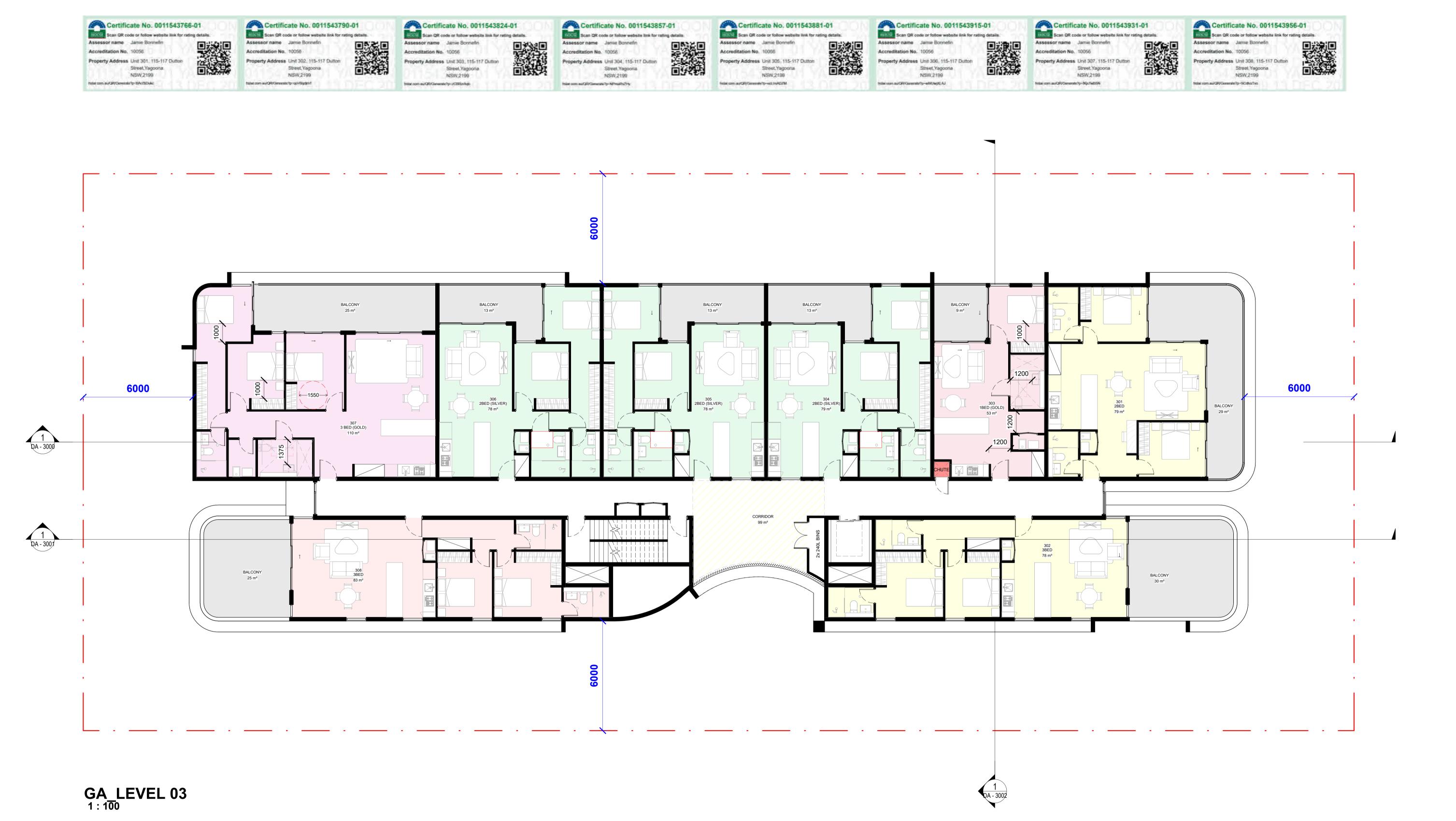
DRAWING TITLE: GA_ LEVEL 02 SHEET NUMBER: REV: DA - 1004

DATE: 17/12/2024

Certificate No. 0011543733-01







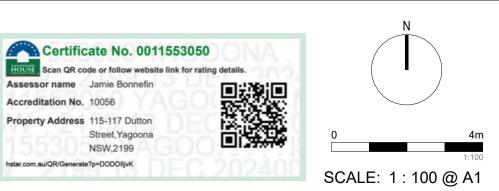
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

3/01/2025 9:07:45 PM

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME A 01/06/2024 ISSUE FOR INFORMATION KHALED KABBOUT B 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT C 17/12/2024 DA SUBMISSION KHALED KABBOUT Assessor name Jamie Bonnefin Accreditation No. 10056 Property Address 115-117 Dutton

LEGEND:



NSW,2199

hstar.com.au/QR/Generate?p=DODOlljvK

PROJECT: #2022076 115-117 Dutton Street, Yagoona

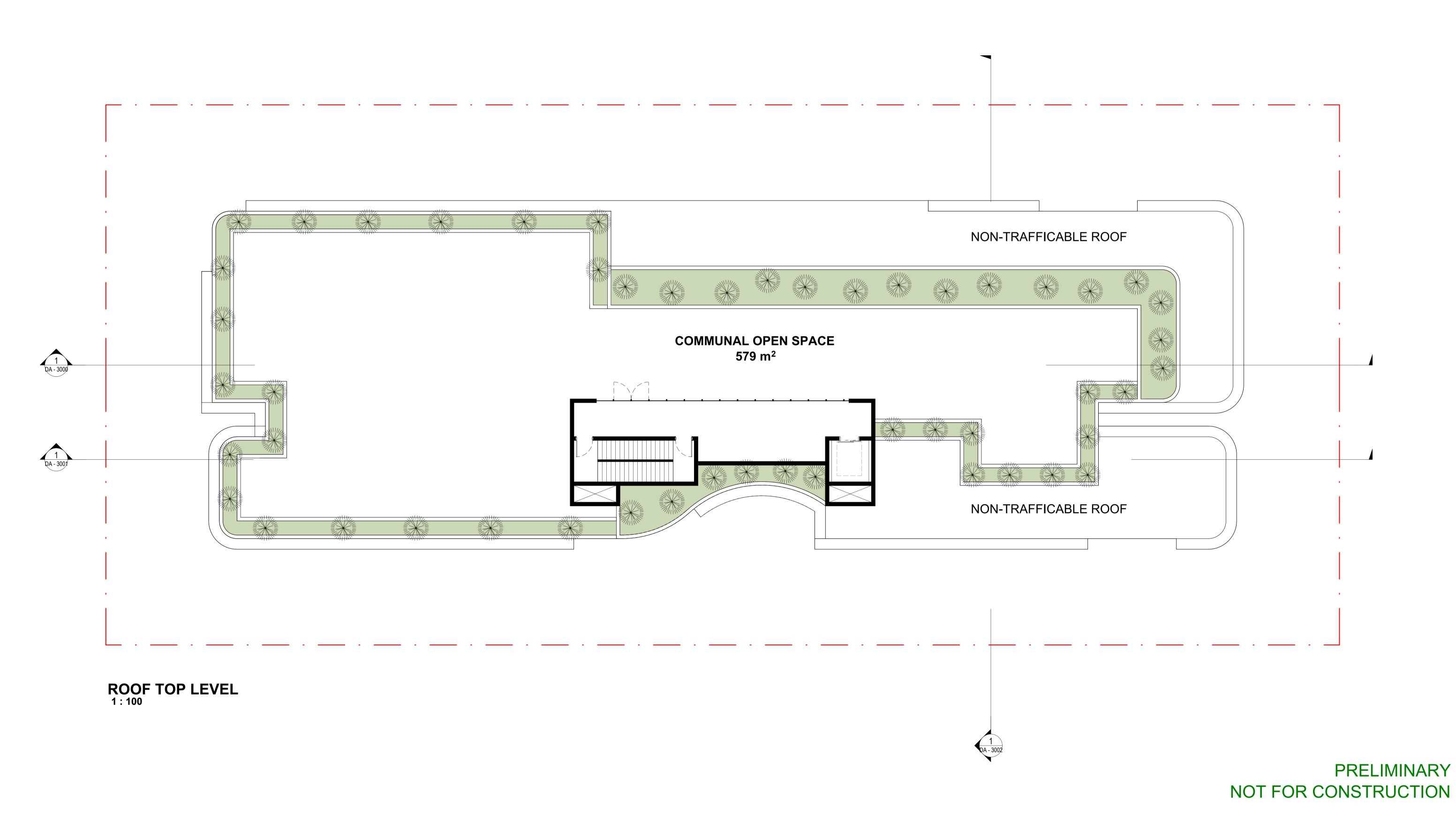
CLIENT:

DRAWING TITLE: GA_LEVEL 03 SHEET NUMBER: REV: **DA - 1005**

DATE: 17/12/2024







Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

3/01/2025 9:07:46 PM

Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME
A 01/06/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
C 17/12/2024 DA SUBMISSION KHALED KABBOUT

Certificate No. 0011553050

Ce

hstar.com.au/QR/Generate?p=DODOlljvK



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
ROOF TOP LEVEL

SHEET NUMBER:

DA - 1006

DATE: 17/12/2024

REV: C EDAF

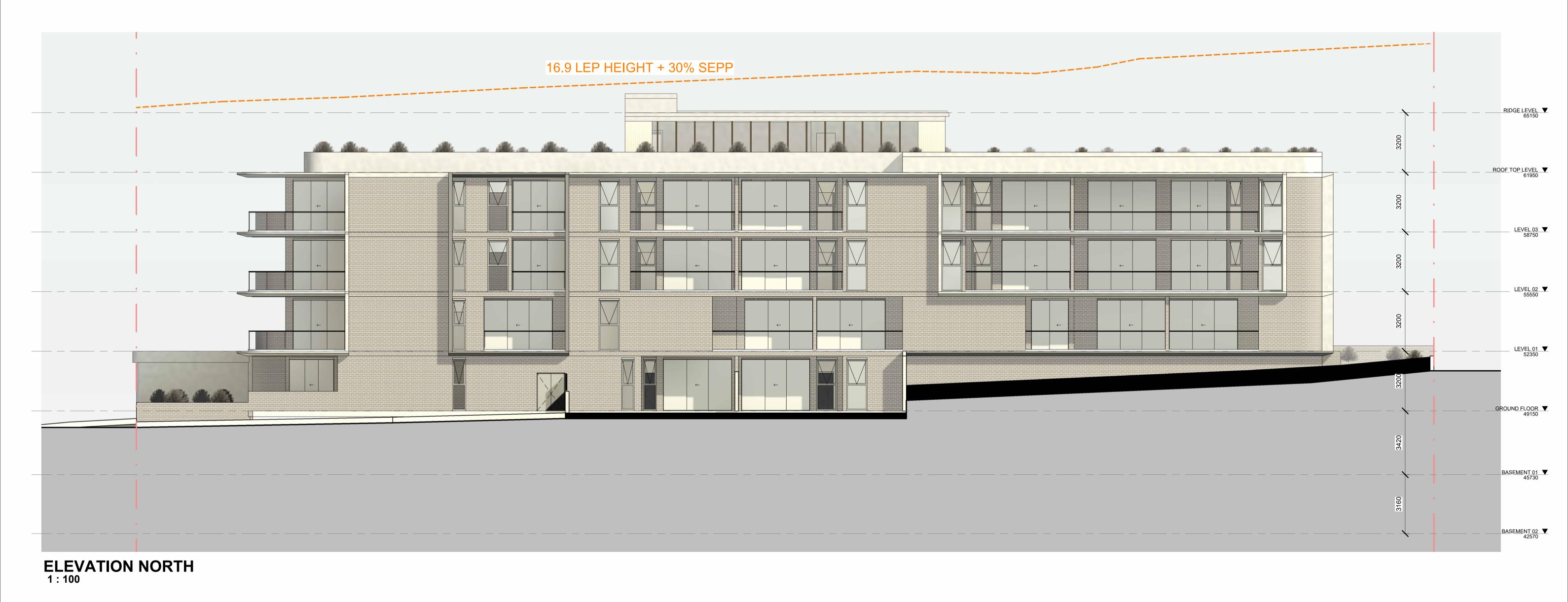
CONCEPT TO REALITY

HITECT:

CRETE-TECH

EDAR

A & CONSTRUCT

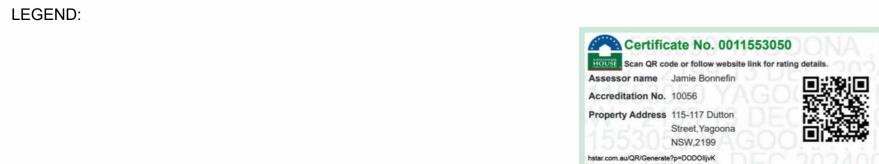


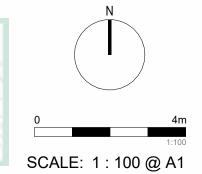
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

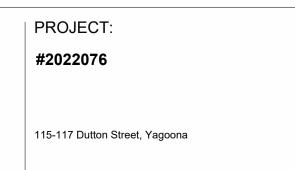
COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

3/01/2025 9:07:53 PM

REV DATE DESCRIPTION DP FULL NAME
A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 17/12/2024 DA SUBMISSION KHALED KABBOUT





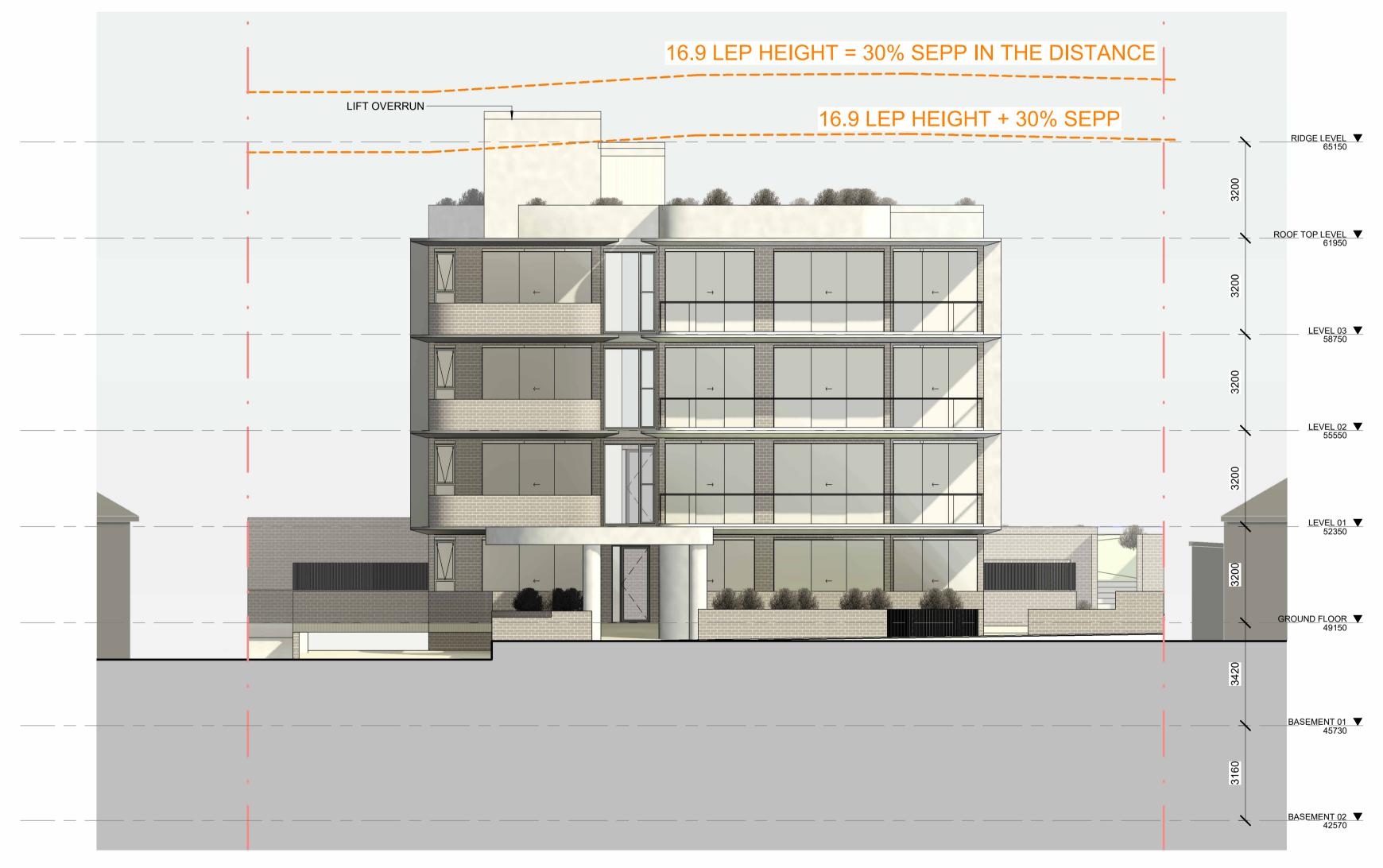


CLIENT:

DRAWING TITLE:
NORTH ELEVATION

SHEET NUMBER:
REV:
DA - 2000
DATE: 17/12/2024





ELEVATION EAST 1:100

PRELIMINARY NOT FOR CONSTRUCTION

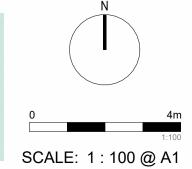
3/01/2025 9:07:59 PM

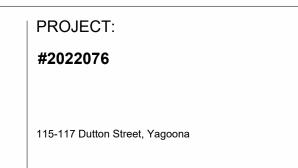
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

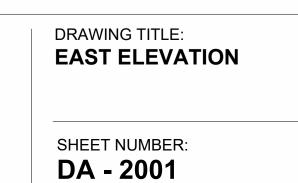
REV DATE DESCRIPTION
A 28/07/2024 ISSUE FOR INFORMATION
B 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT KHALED KABBOUT LEGEND:





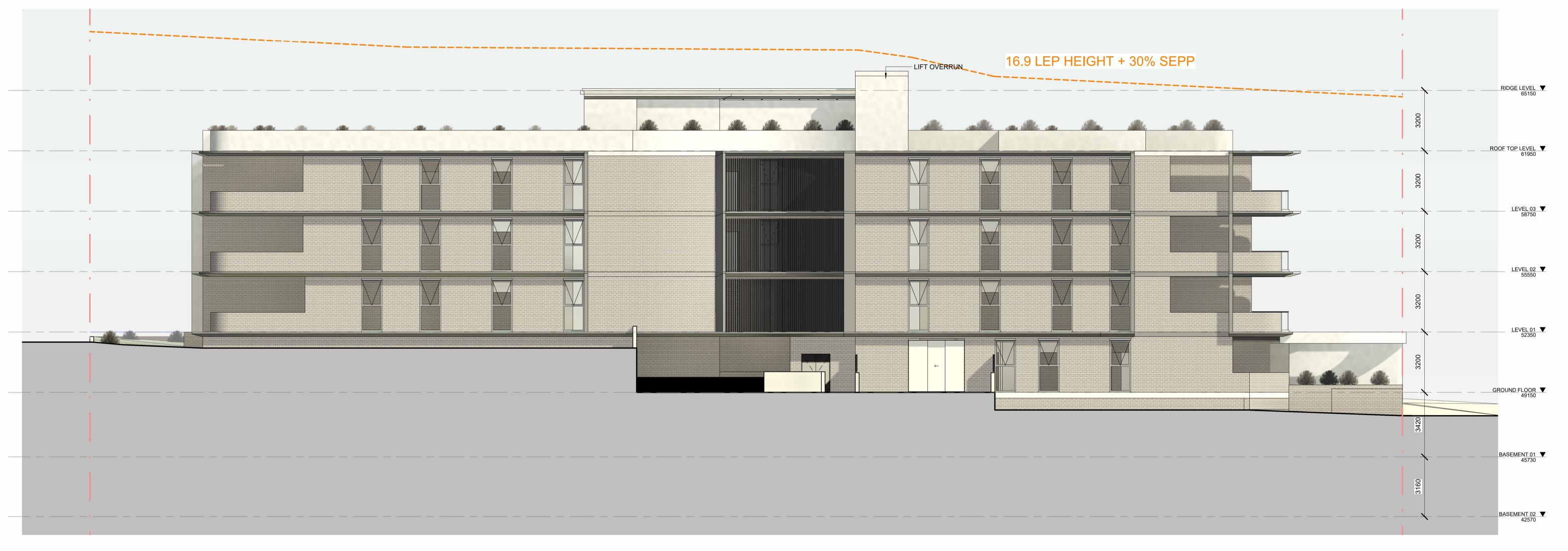


CLIENT:



DATE: 17/12/2024





ELEVATION SOUTH 1: 100

PRELIMINARY NOT FOR CONSTRUCTION

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

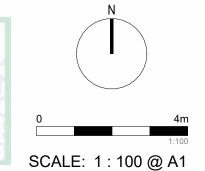
3/01/2025 9:08:06 PM

Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME
A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 17/12/2024 DA SUBMISSION KHALED KABBOUT



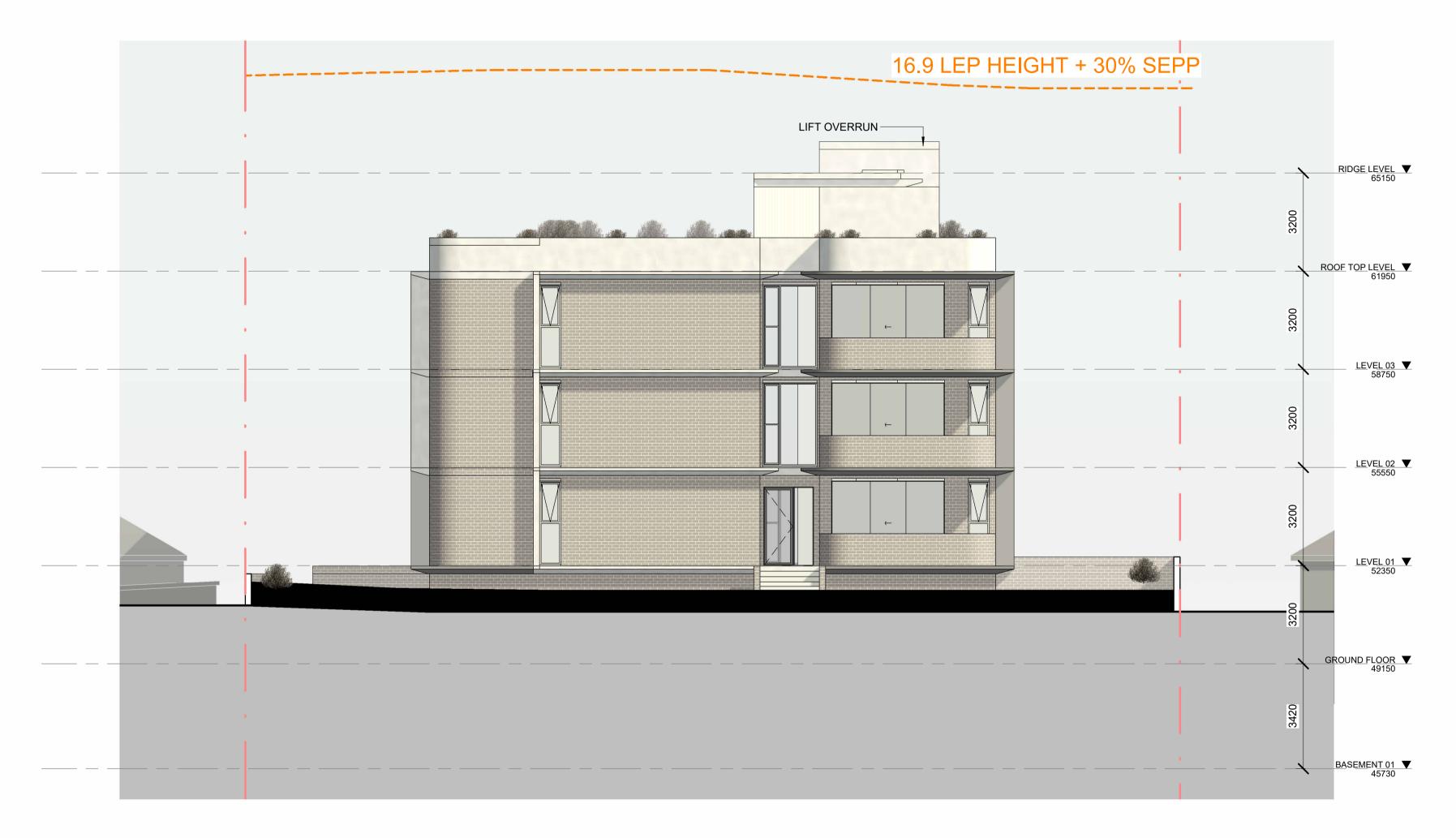




DRAWING TITLE:
SOUTH ELEVATION

SHEET NUMBER: REV:
DA - 2002
DATE: 17/12/2024





ELEVATION WEST

LEGEND:

PRELIMINARY NOT FOR CONSTRUCTION

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

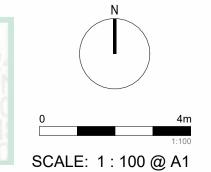
3/01/2025 9:08:12 PM

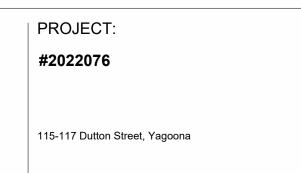
Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME
A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 17/12/2024 DA SUBMISSION KHALED KABBOUT







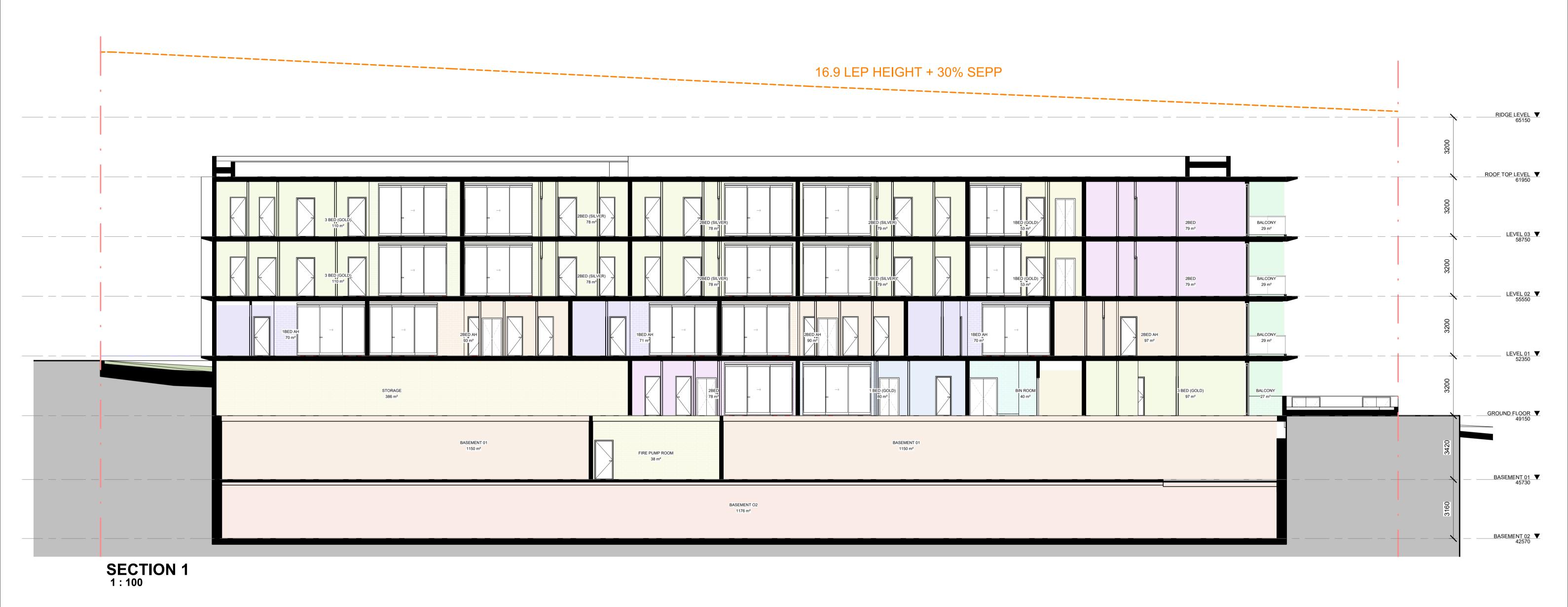
CLIENT:

DRAWING TITLE:
WEST ELEVATION

SHEET NUMBER:
DA - 2003

DATE: 17/12/2024





Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

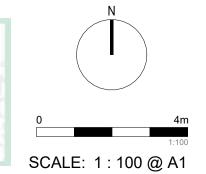
3/01/2025 9:08:13 PM

is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME
A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 17/12/2024 DA SUBMISSION KHALED KABBOUT

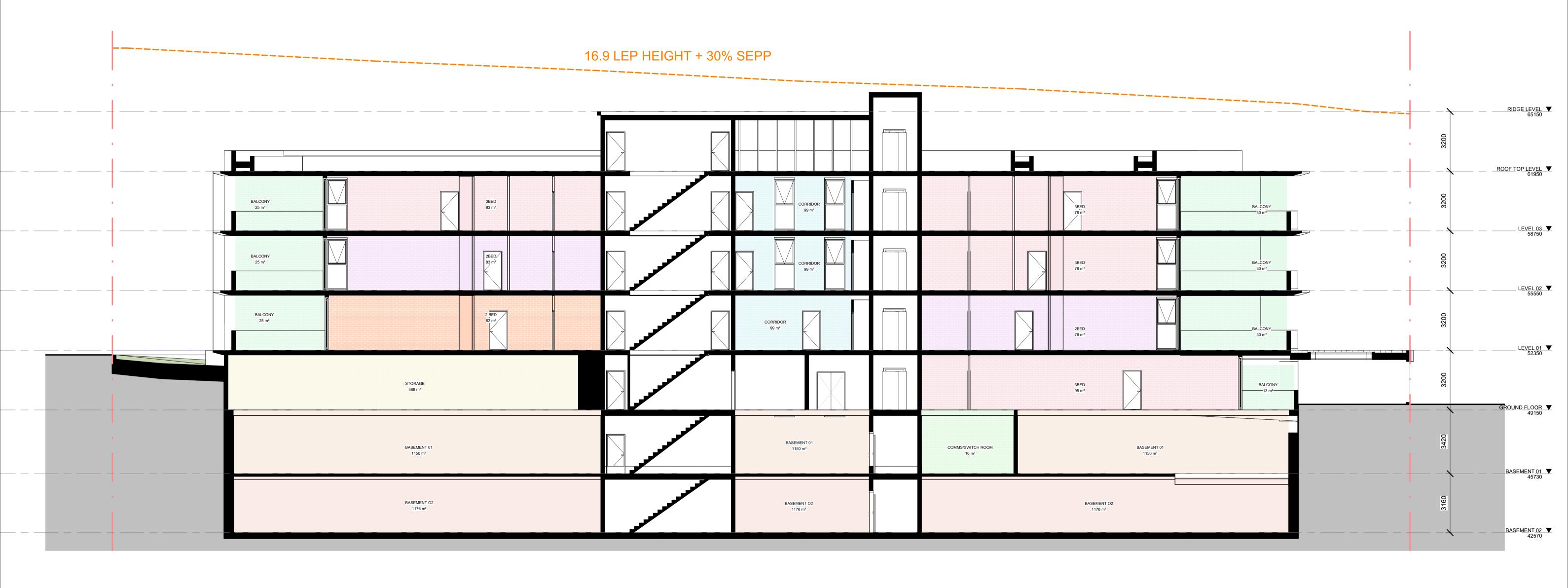




DRAWING TITLE:
SECTION 1

SHEET NUMBER: REV:
DA - 3000
DATE: 17/12/2024





SECTION 2 1:100

PRELIMINARY NOT FOR CONSTRUCTION

Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

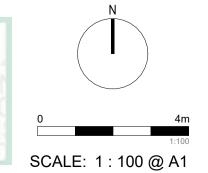
is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

3/01/2025 9:08:14 PM

REV DATE DESCRIPTION DP FULL NAME
A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 17/12/2024 DA SUBMISSION KHALED KABBOUT







DRAWING TITLE:
SECTION 2

SHEET NUMBER: REV:
DA - 3001
DATE: 17/12/2024





Section 3 1:100

PRELIMINARY NOT FOR CONSTRUCTION

Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

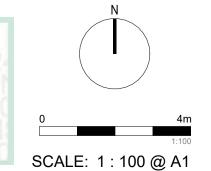
3/01/2025 9:08:15 PM

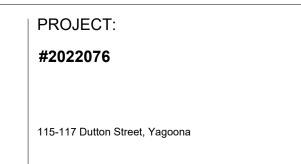
Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME
A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 17/12/2024 DA SUBMISSION KHALED KABBOUT







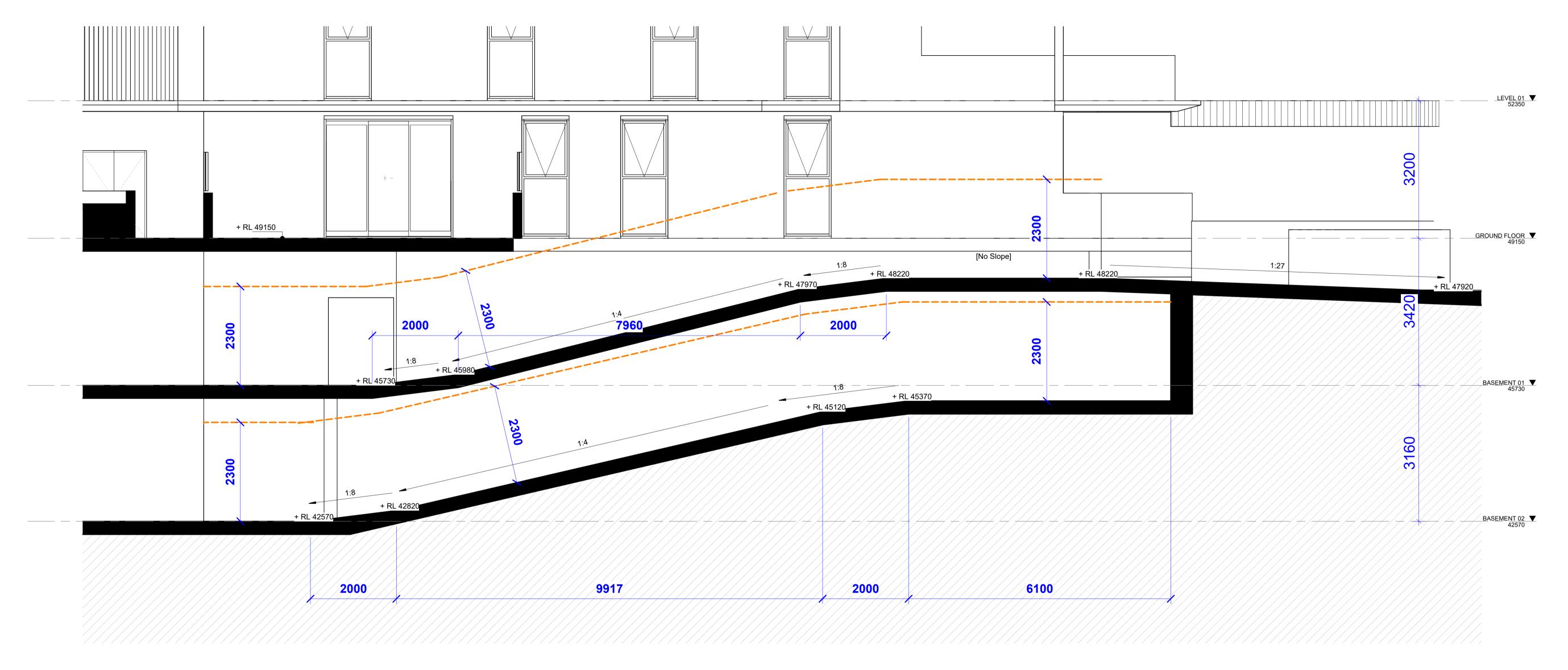
CLIENT:

DRAWING TITLE:
SECTION 3

SHEET NUMBER: REV:
DA - 3002
B

DATE: 17/12/2024





RAMP SECTION
1:50

PRELIMINARY NOT FOR CONSTRUCTION

Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

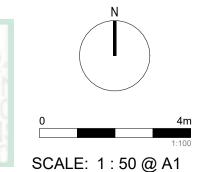
is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

3/01/2025 9:08:15 PM

REV DATE DESCRIPTION DP FULL NAME
A 17/12/2024 DA SUBMISSION KHALED KABBOUT







CLIENT:

DRAWING TITLE:
SECTION RAMP

SHEET NUMBER: REV:
DA - 3003 A

DATE: 17/12/2024





GA_GROUND_SOLAR

1:200

GA_LEVEL 02_SOLAR



GA_LEVEL 01_SOLAR



GA_LEVEL 03_SOLAR

SOLAR COMPLIANCE					
Department	SOLAR COMPLIANC				
3 BED	No				
2 BED	No				
2 BED	No				
2 BED	No				
<u> </u>					
3 BED (GOLD)	Yes				
2 BED	Yes				
2 BED	Yes				
2BED AH	Yes				
1BED AH	Yes				
2BED AH	Yes				
1BED AH	Yes				
2BED AH	Yes				
2 BED	Yes				
1BED AH	Yes				
2 BED	Yes				
1BED (GOLD)	Yes				
2BED (SILVER)	Yes				
2BED (SILVER)	Yes				
	Department 3 BED 2 BED 2 BED 2 BED 3 BED (GOLD) 2 BED 2 BED 2 BED 2 BED 2 BED 4 BED AH 1 BED AH 2 BED AH 2 BED AH 2 BED AH 2 BED 1 BED AH 2 BED 1 BED (GOLD) 2 BED				

SOLAR COMPLIANCE				
Number	Department	SOLAR COMPLIANCE		
206	2BED (SILVER)	Yes		
208	2 BED	Yes		
207	3 BED (GOLD)	Yes		
301	2 BED	Yes		
303	1BED (GOLD)	Yes		
304	2BED (SILVER)	Yes		
305	2BED (SILVER)	Yes		
306	2BED (SILVER)	Yes		
308	3 BED	Yes		
307	3 BED (GOLD)	Yes		
24				

24/28 = 86% COMPLIANT

115-117 Dutton Street, Yagoona

CLIENT:

PRELIMINARY NOT FOR CONSTRUCTION

GA_LEVEL 04_SOLAR 1:200

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

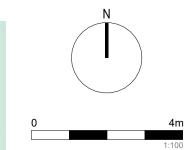
COPYRIGHT:

All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

3/01/2025 9:08:20 PM

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT LEGEND:

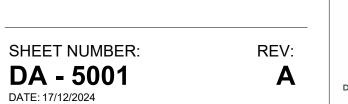






SHEET NUMBER: REV: DA - 5001







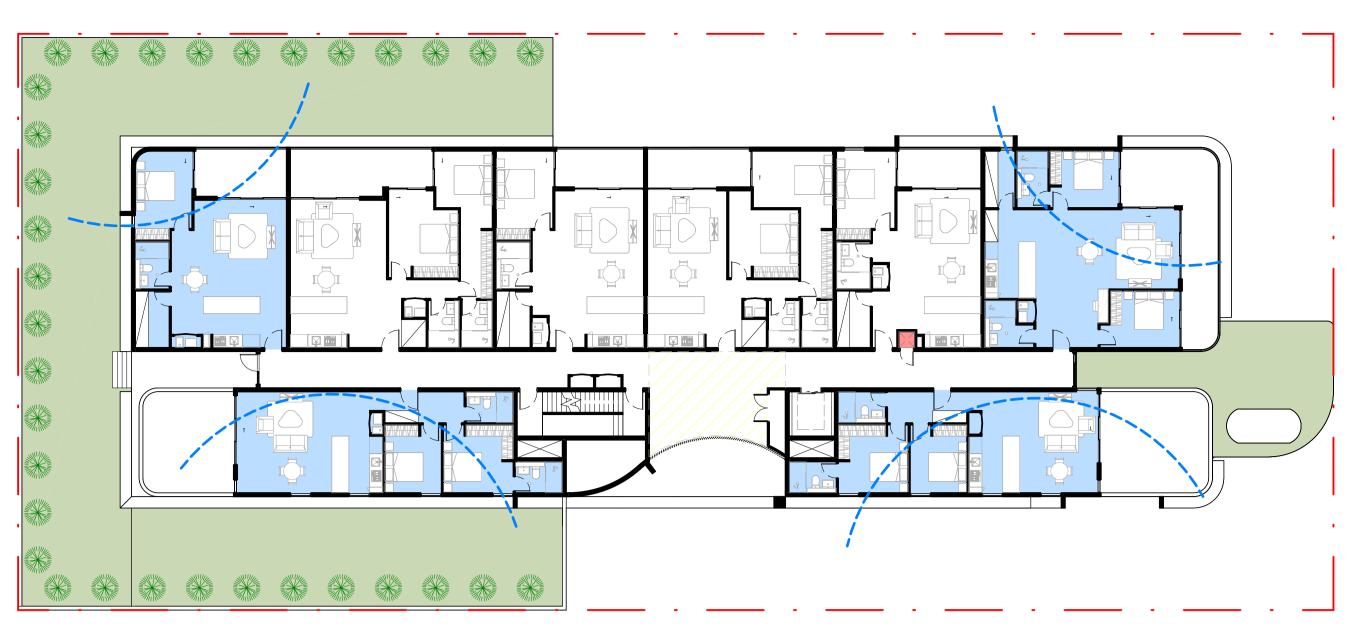


GA_GROUND_CROSS



GA_LEVEL 02_CROSS

1 : 200



GA_LEVEL 01_CROSS



GA_LEVEL 03_CROSS

1 : 200

CROSS COMPLIANCE				
Number	Department	CROSS COMPLIANCE		
	To 5=5			
G03	2 BED	No		
G04	2 BED	No		
103	1BED AH	No		
104	2BED AH	No		
105	1BED AH	No		
106	2BED AH	No		
203	1BED (GOLD)	No		
206	2BED (SILVER)	No		
303	1BED (GOLD)	No		
306	2BED (SILVER)	No		
10				
G02	3 BED	Yes		
G01	3 BED (GOLD)	Yes		
101	2BED AH	Yes		
102	2 BED	Yes		
108	2 BED	Yes		
107	1BED AH	Yes		
201	2 BED	Yes		
204	2BED (SILVER)	Yes		

CROSS COMPLIANCE		
Number	Department	CROSS COMPLIANCE
205	2BED (SILVER)	Yes
202	2 BED	Yes
208	2 BED	Yes
207	3 BED (GOLD)	Yes
301	2 BED	Yes
304	2BED (SILVER)	Yes
305	2BED (SILVER)	Yes
302	2 BED	Yes
308	3 BED	Yes
307	3 BED (GOLD)	Yes
18	•	

18/28 = 64% COMPLIANT

CLIENT:

PRELIMINARY NOT FOR CONSTRUCTION

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

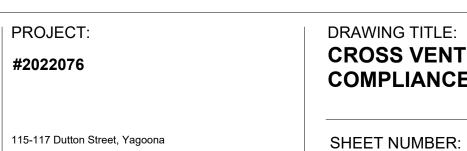
3/01/2025 9:08:24 PM

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT



LEGEND:





DRAWING TITLE: **CROSS VENTILATION COMPLIANCE PLANS**

DATE: 17/12/2024

REV: **DA - 5002**



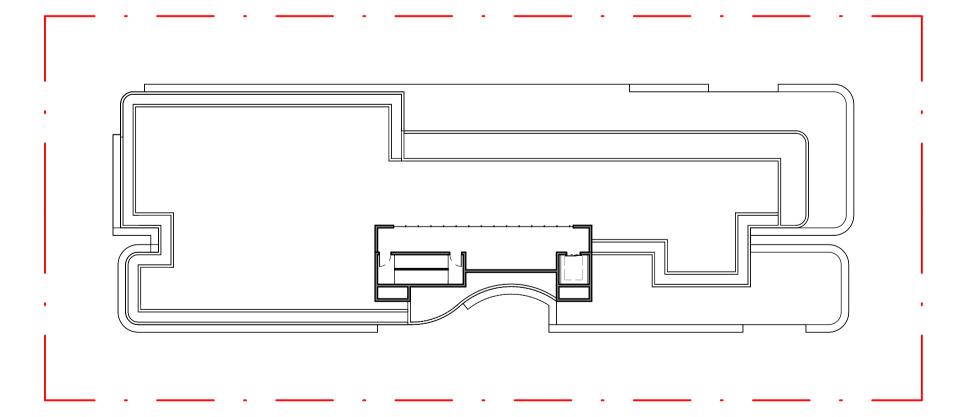




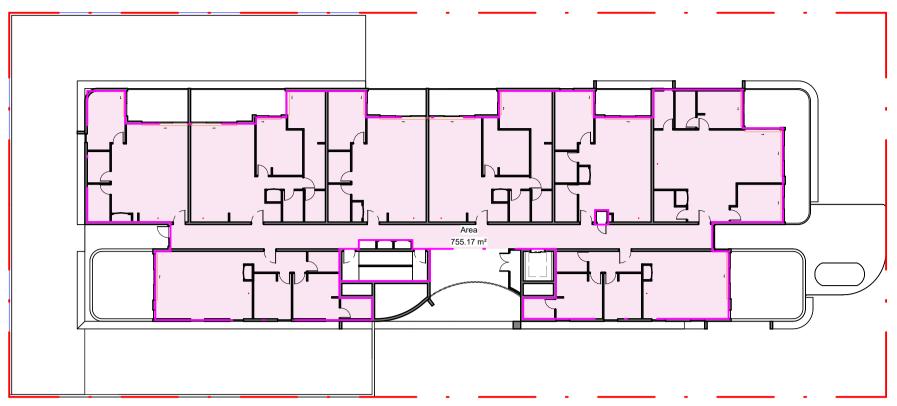
GROUND FLOOR 1:300



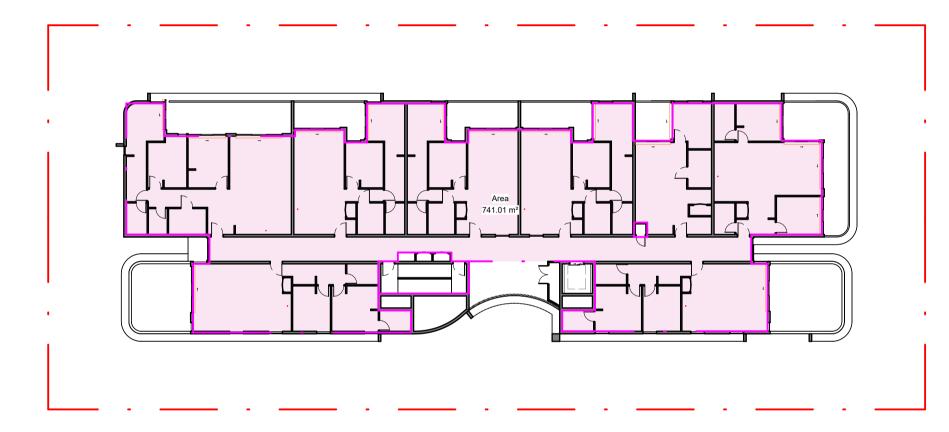
LEVEL 02 1: 300



ROOF TOP LEVEL



LEVEL 01 1: 300



LEVEL 03 1:300

Min Lot size 450m² - Proposed 2112m² FSR + SEPP = 2745.6sqm

GFA PROVIDED = 2698.92 m^2

GFA CALCULATION

LEVEL	AREA
GROUND FLOOR	461.72 m ²
LEVEL 01	755.17 m ²
LEVEL 02	741.01 m ²
LEVEL 03	741.01 m ²
	2698.92 m ²

PRELIMINARY NOT FOR CONSTRUCTION

ocument Notes

3/01/2025 9:08:26 PM

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

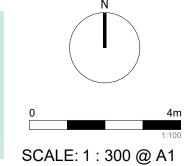
Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME
A 28/07/2024 ISSUE FOR INFORMATION KHALED KABBOUT
B 17/12/2024 DA SUBMISSION KHALED KABBOUT









CLIENT:

115-117 Dutton Street, Yagoona

GFA CALCULATION PLANS

SHEET NUMBER: REV:

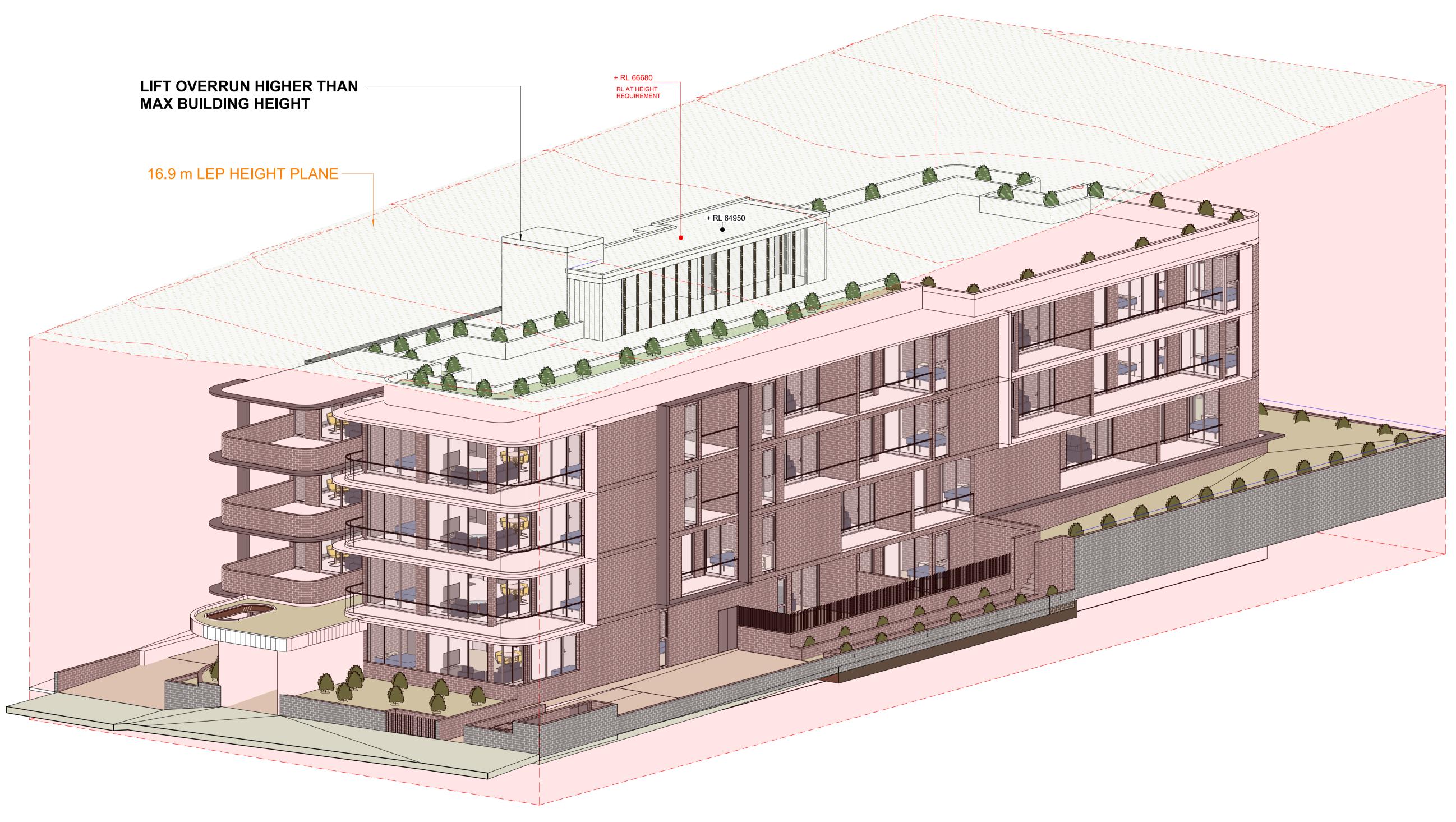
DRAWING TITLE:

DA - 5003

DATE: 17/12/2024







LEP HEIGHT PLANE

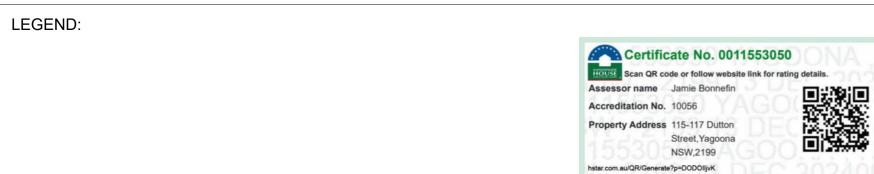
PRELIMINARY NOT FOR CONSTRUCTION

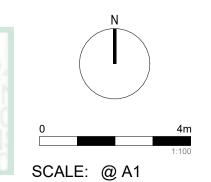
3/01/2025 9:08:33 PM

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT





CLIENT:

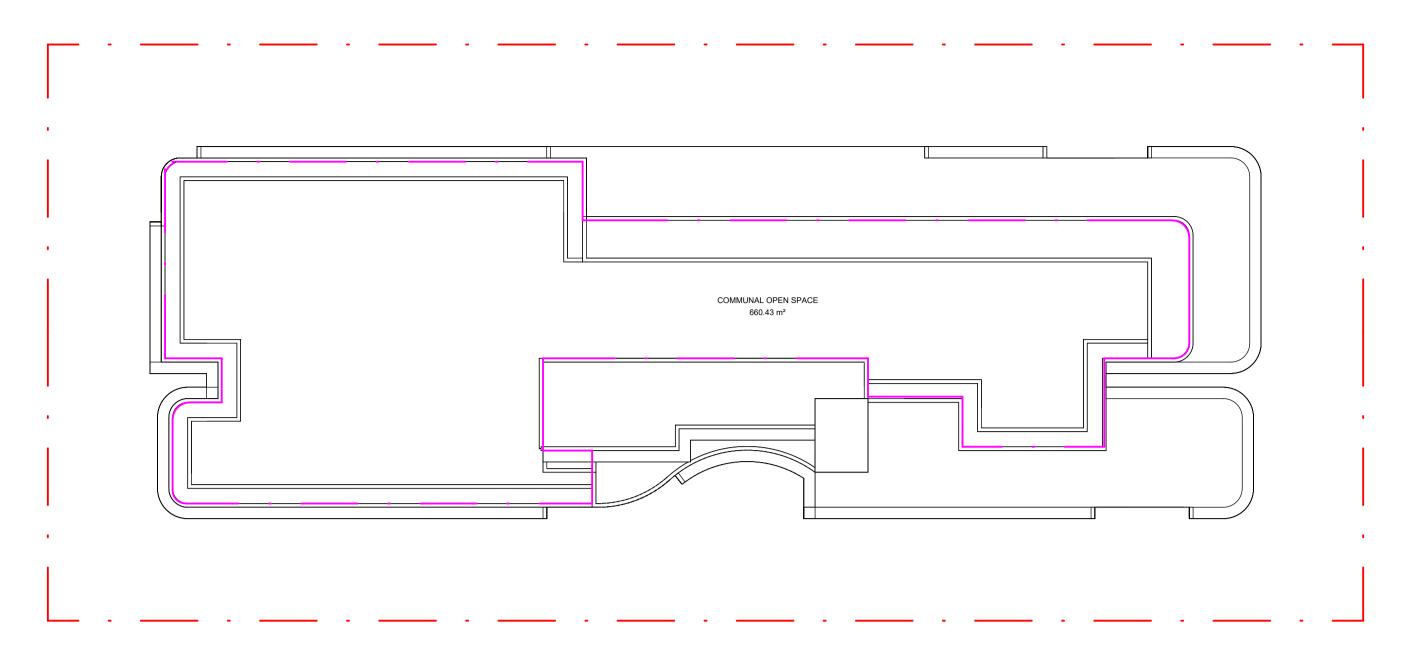
DRAWING TITLE: PROJECT: #2022076 115-117 Dutton Street, Yagoona

LEP HEIGHT DIAGRAM SHEET NUMBER: REV:

DA - 5004

DATE: 17/12/2024

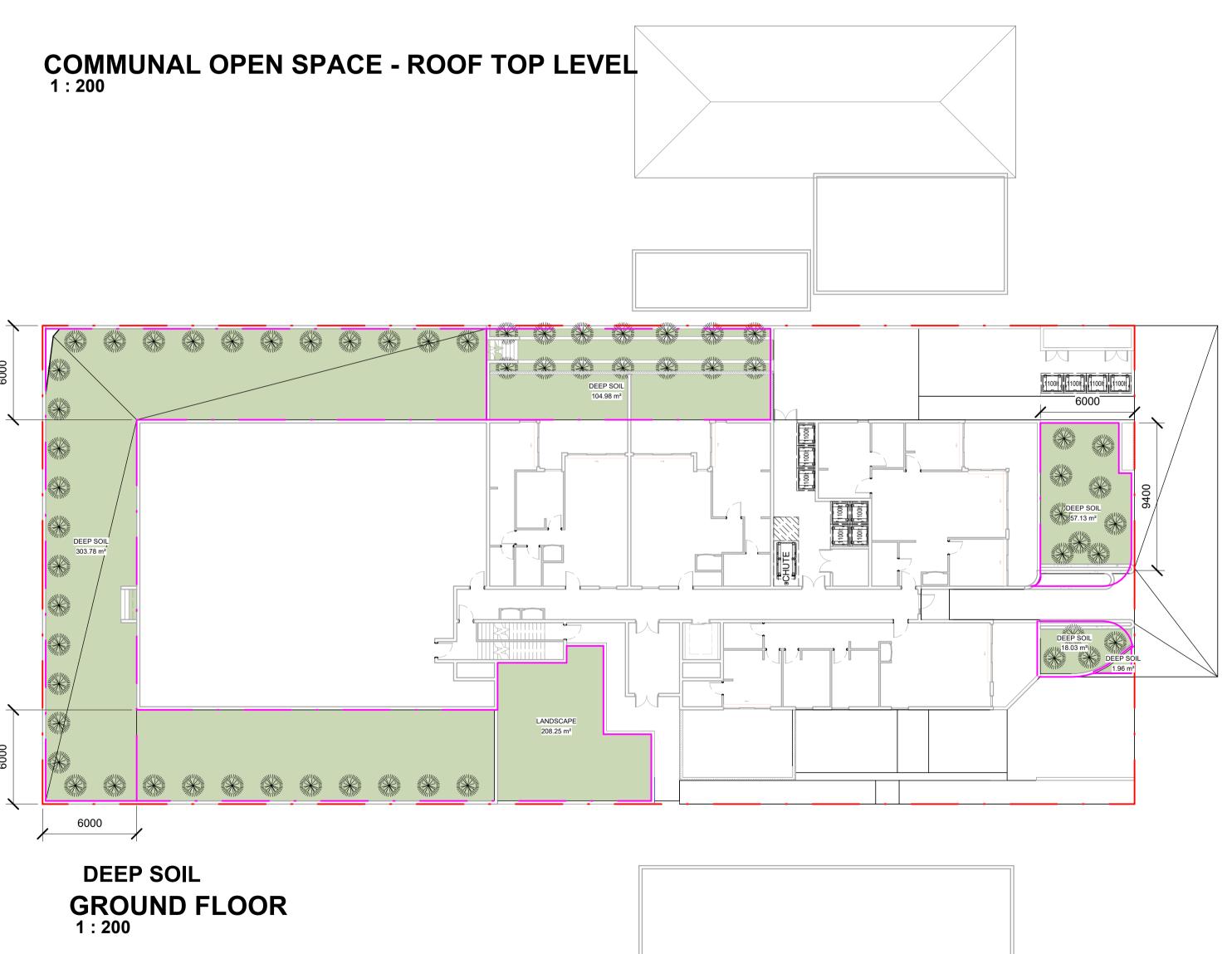




SITE AREA: 2112 m²

25% Communal = 528m² Required

 $PROPOSED = 660.43 \text{ m}^2$



LANDSCAPE REQUIRED: (2120m² x 30%)= 636m²

LANDSCAPE PROVIDED: 694.83m²

DEEP SOIL REQUIRED: ADG (2120m² x 7%)= 148.4m² SEPP HOUSING: (2120m² x 15%)= 318m²

DEEP SOIL PROVIDED: 486.58 m²

PRELIMINARY NOT FOR CONSTRUCTION

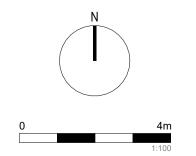
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:

All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT LEGEND:





SCALE: 1:200@A1



CLIENT:

115-117 Dutton Street, Yagoona

COMMUNAL OPEN SPACE AREA AND DEEP SOIL

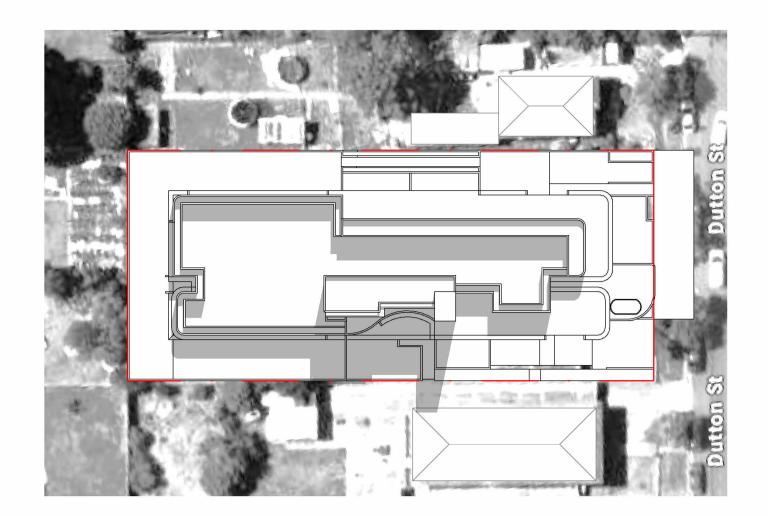
SHEET NUMBER: DA - 5005 DATE: 17/12/2024

DRAWING TITLE:

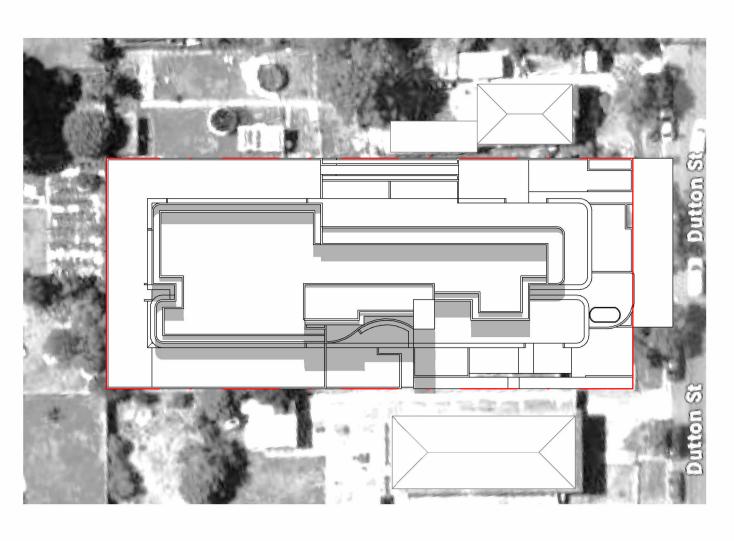
ARCHITECT

REV:

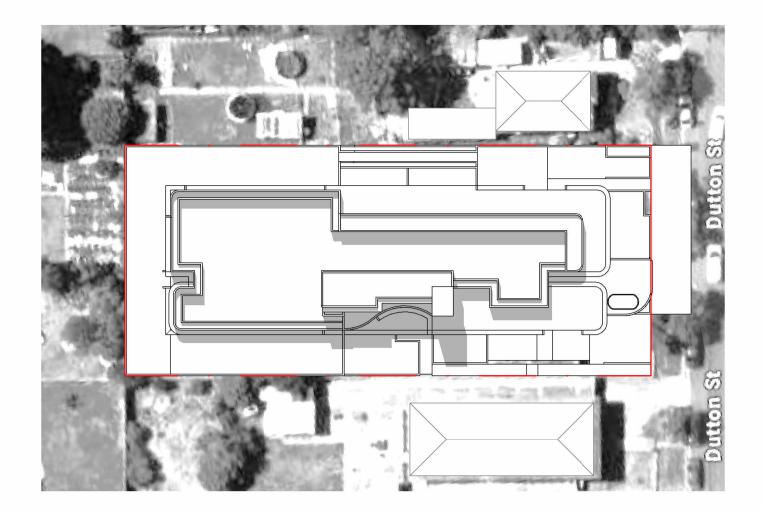




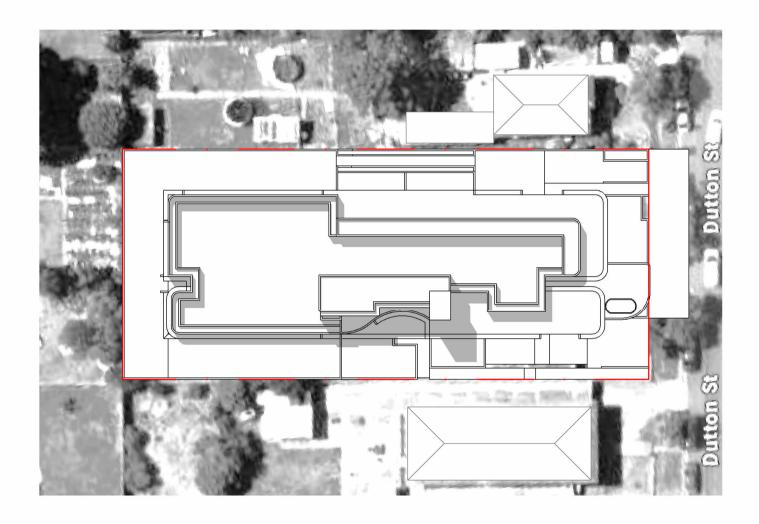
SHADOW ANALYSIS - JUNE 9am



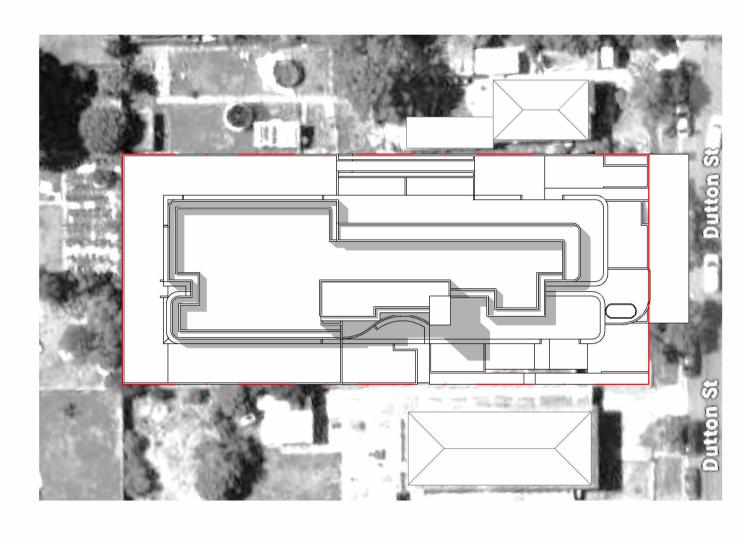
SHADOW ANALYSIS - JUNE 10am



SHADOW ANALYSIS - JUNE 11am 1:500

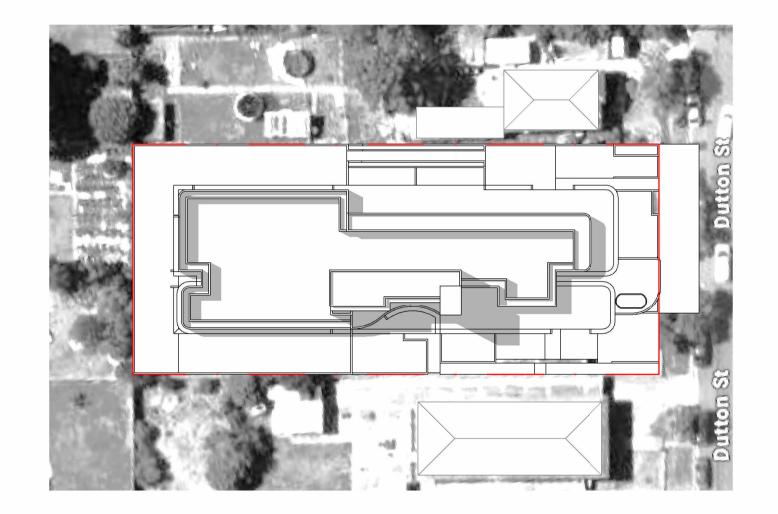


SHADOW ANALYSIS - JUNE 12pm 1:500

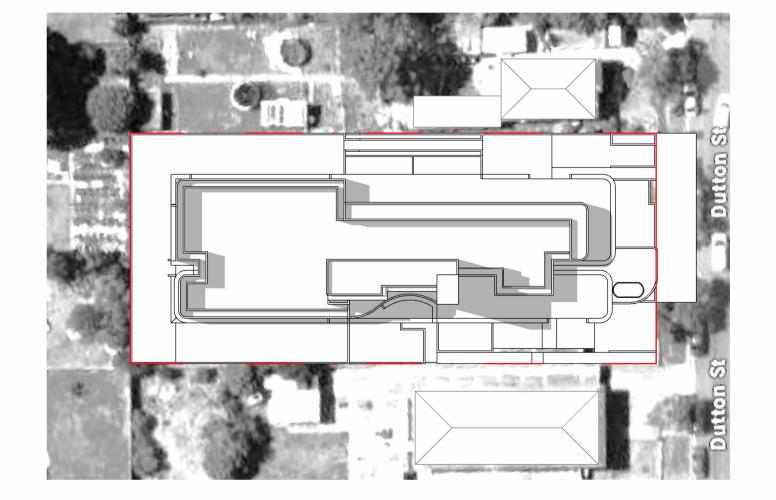


SHADOW ANALYSIS - JUNE 1pm 1:500

LEGEND:



SHADOW ANALYSIS - JUNE 2pm 1:500



SHADOW ANALYSIS - JUNE 3pm 1:500

PRELIMINARY NOT FOR CONSTRUCTION

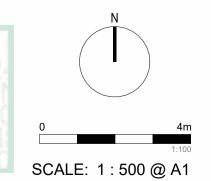
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:

All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT





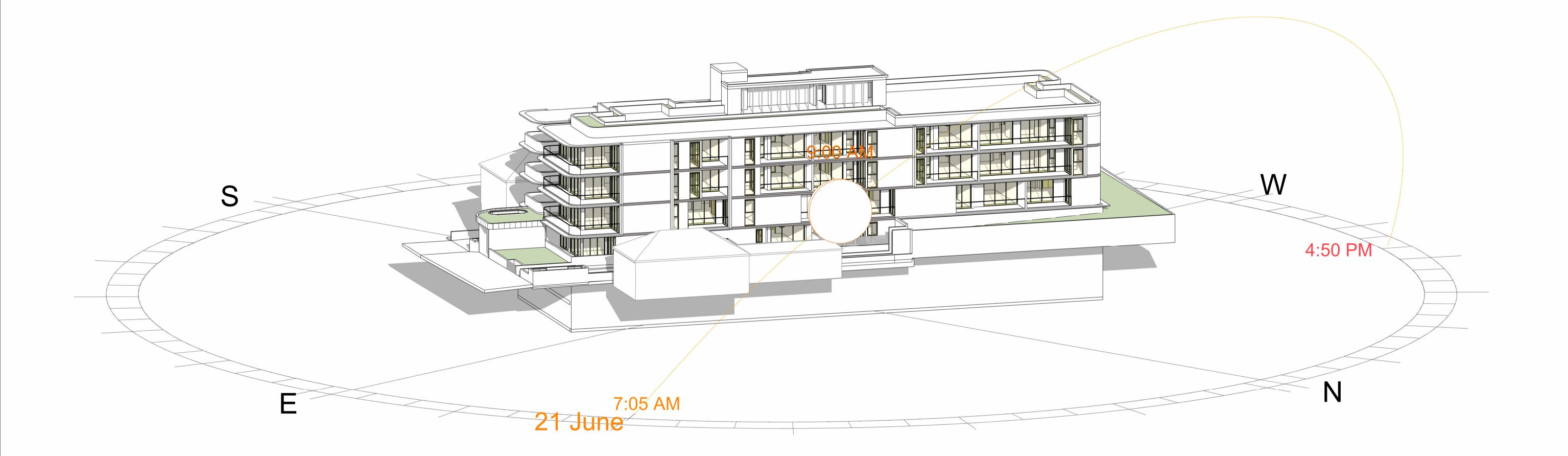


CLIENT:



DATE: 17/12/2024





Document Notes

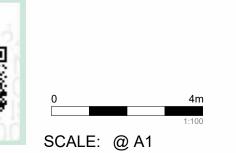
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

3/01/2025 9:08:45 PM

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT





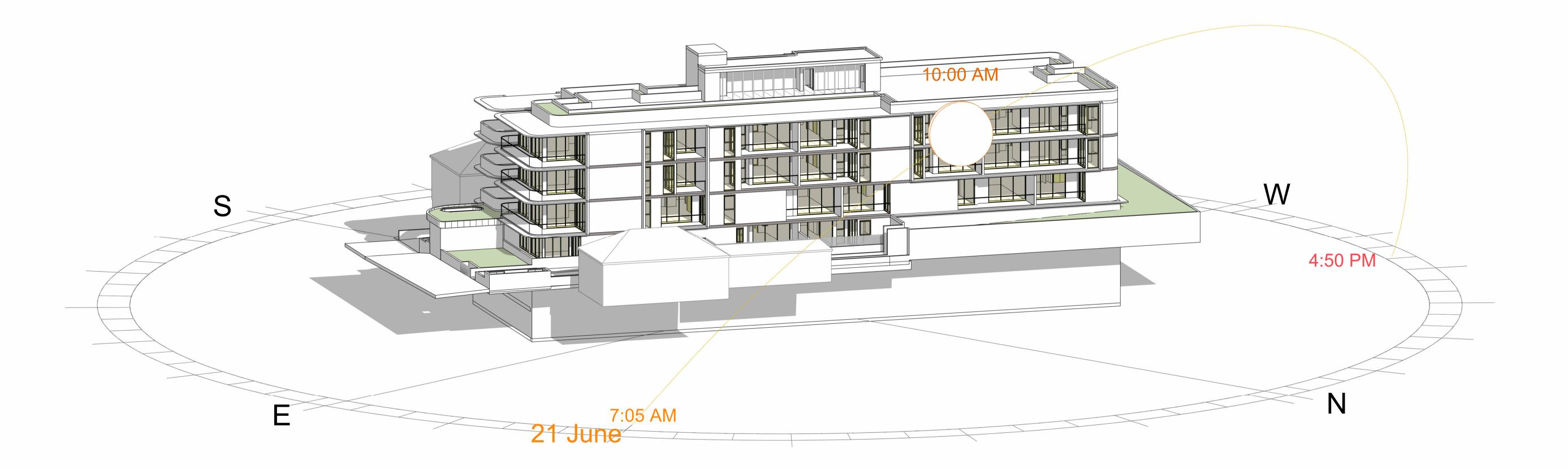
PROJECT:	DRAWING TITLE:
#2022076	SOLAR VIEW
115-117 Dutton Street, Yagoona	SHEET NUMBER:
	DA - 6100

CLIENT:

DRAWING TITLE: **SOLAR VIEW JUN 21 9.00 AM** SHEET NUMBER: REV:

DATE: 17/12/2024





3/01/2025 9:08:48 PM

Document Notes

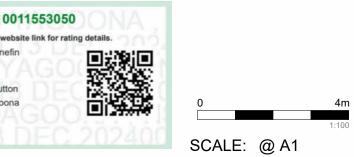
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT



LEGEND:



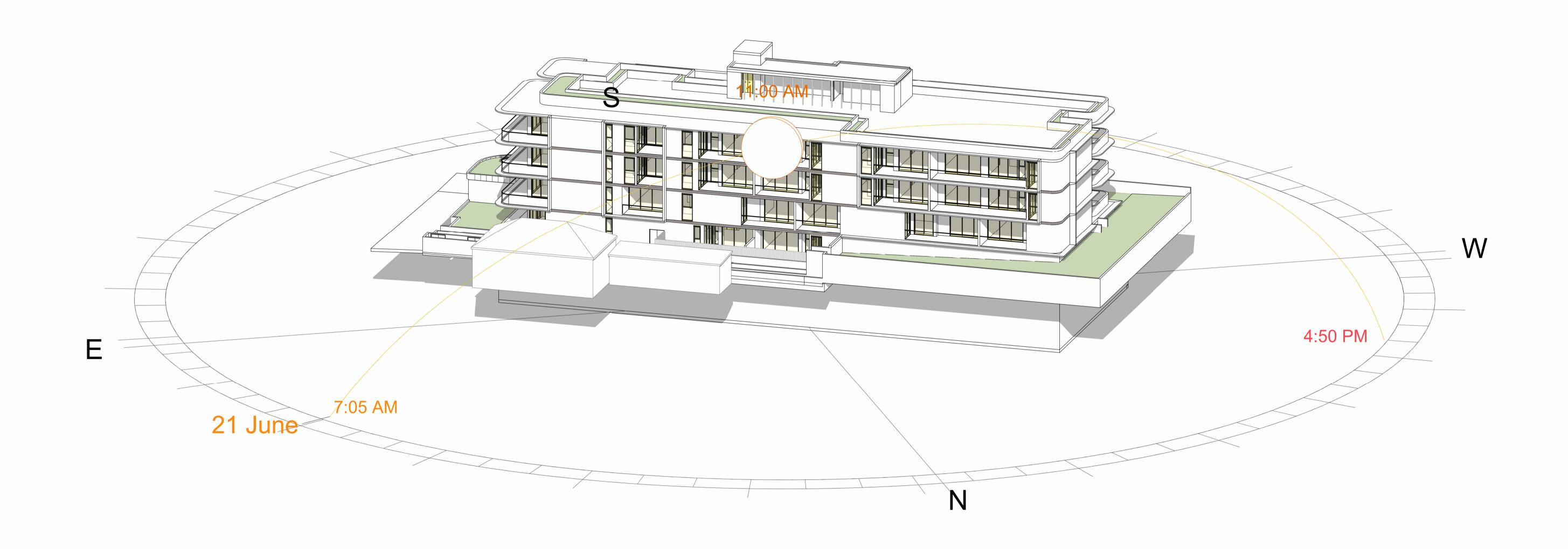
	PROJECT:
	#2022076
1 [115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE: **SOLAR VIEW JUN 21 10.00 AM** SHEET NUMBER: REV: DA - 6101

DATE: 17/12/2024





Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

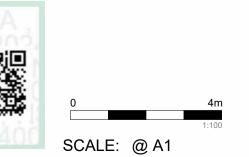
3/01/2025 9:08:52 PM

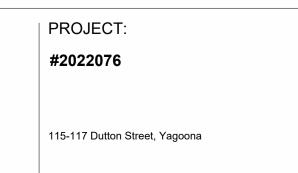
COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT



LEGEND:





CLIENT:

DRAWING TITLE: **SOLAR VIEW JUN 21 11.00 AM**

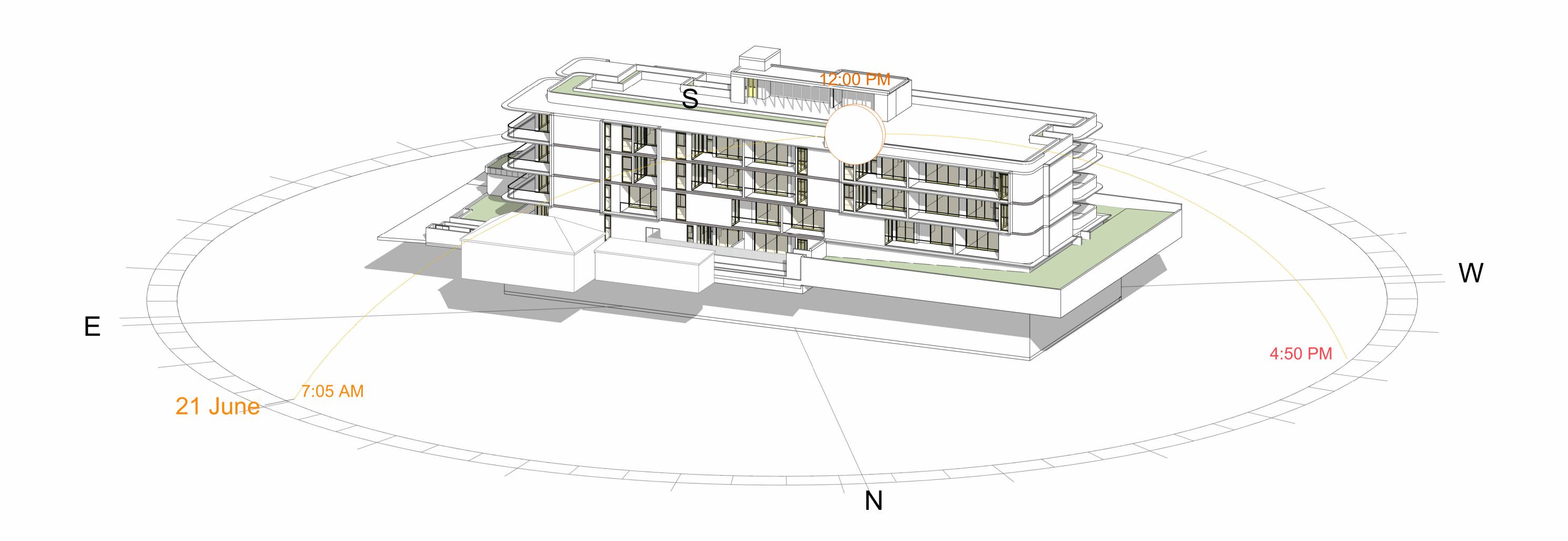
SHEET NUMBER:

DA - 6102

DATE: 17/12/2024







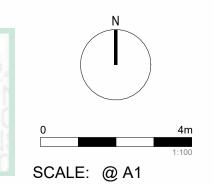
3/01/2025 9:08:56 PM

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT





PROJECT:
#2022076
115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE: **SOLAR VIEW JUN 21 12.00 PM**

SHEET NUMBER:

DA - 6103

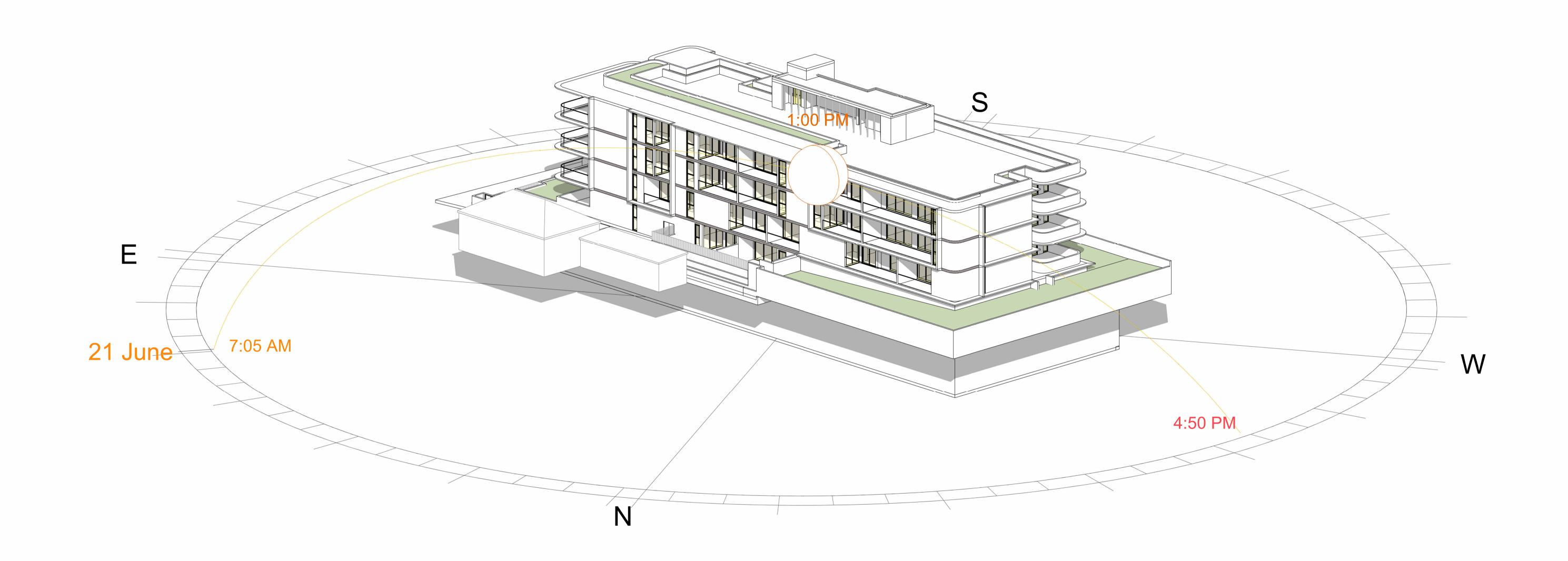
DATE: 17/12/2024



CONCEPT TO REALITY

REV:





Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

3/01/2025 9:08:59 PM

Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION DP FULL NAME
A 17/12/2024 DA SUBMISSION KHALED KABBOUT

Certificate No scan QR code or follo Assessor name Jamie B Accreditation No. 10056

Property Address 115-117

Street, Y NSW, 21

LEGEND:



PROJECT:
#2022076
115-117 Dutton Street, Yagoona
CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 1.00 PM

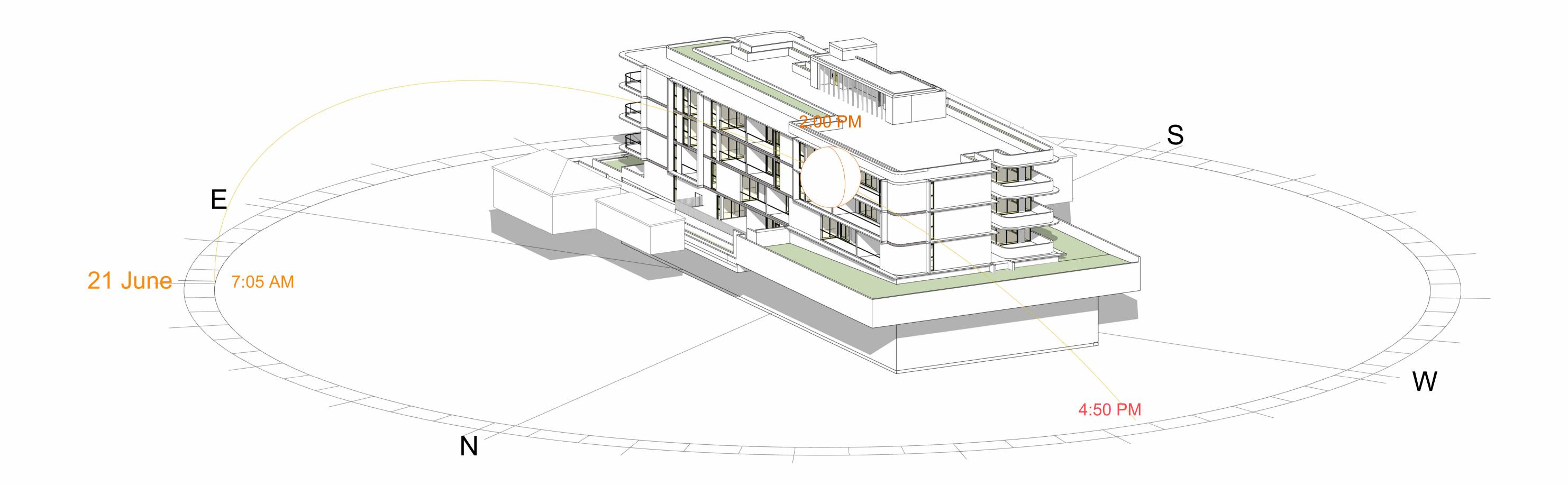
SHEET NUMBER:

DA - 6104

DATE: 17/12/2024

REV: C E D A





3/01/2025 9:09:03 PM

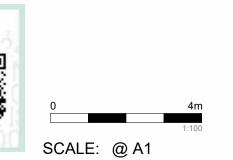
Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT Certificate No. 0011553050 Assessor name Jamie Bonnefin Accreditation No. 10056 Property Address 115-117 Dutton Street, Yagoona NSW,2199 hstar.com.au/QR/Generate?p=DODOlljvK

LEGEND:



PROJECT: #2022076 115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE: **SOLAR VIEW JUN 21 2.00 PM**

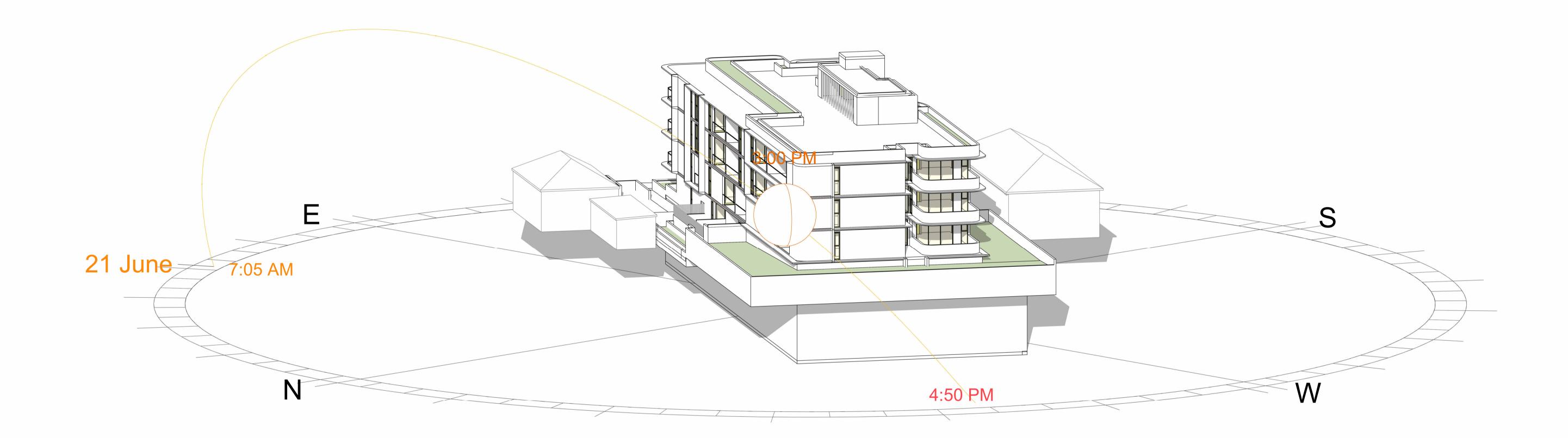
SHEET NUMBER:

DA - 6105

DATE: 17/12/2024







Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

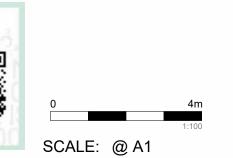
3/01/2025 9:09:07 PM

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT



LEGEND:



PROJECT:
#2022076
115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE: **SOLAR VIEW JUN 21 3.00 PM**

DATE: 17/12/2024

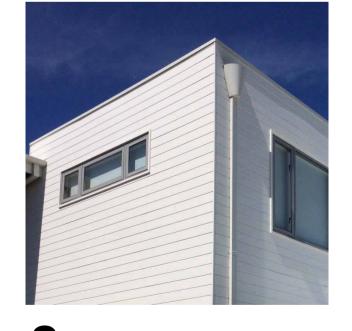
SHEET NUMBER: REV: DA - 6106







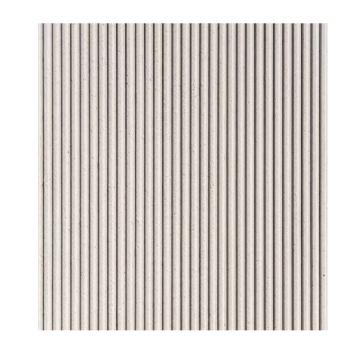
AUSTRAL BRICKS: URBAN ONE CHIFFON



WEATHERTEX: ECOGROOVE SMOOTH 300MM COLOR: **DULUX FLAT WHITE**



ALUMINUM BLADES COLOR: **DULUX MONUMENT GREY**



CEMENT RENDER COLOR: RIBBED DULUX CREME

LEGEND:



CEMENT RENDER COLOR: **DULUX NATURAL WHITE**



POWDERCOAT WINDOWS AND **DOORS** COLOR: **DULUX MONUMENT**

6



CEMENT RENDER MONUMENT COLOR: **DULUX MONUMENT**

PRELIMINARY NOT FOR CONSTRUCTION

CONCEPT TO REALITY

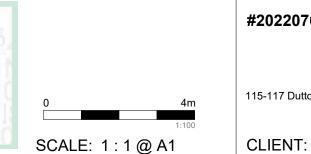
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

3/01/2025 9:09:08 PM

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

REV DATE DESCRIPTION
A 17/12/2024 DA SUBMISSION DP FULL NAME KHALED KABBOUT





PROJECT: #2022076 SHEET NUMBER: 115-117 Dutton Street, Yagoona

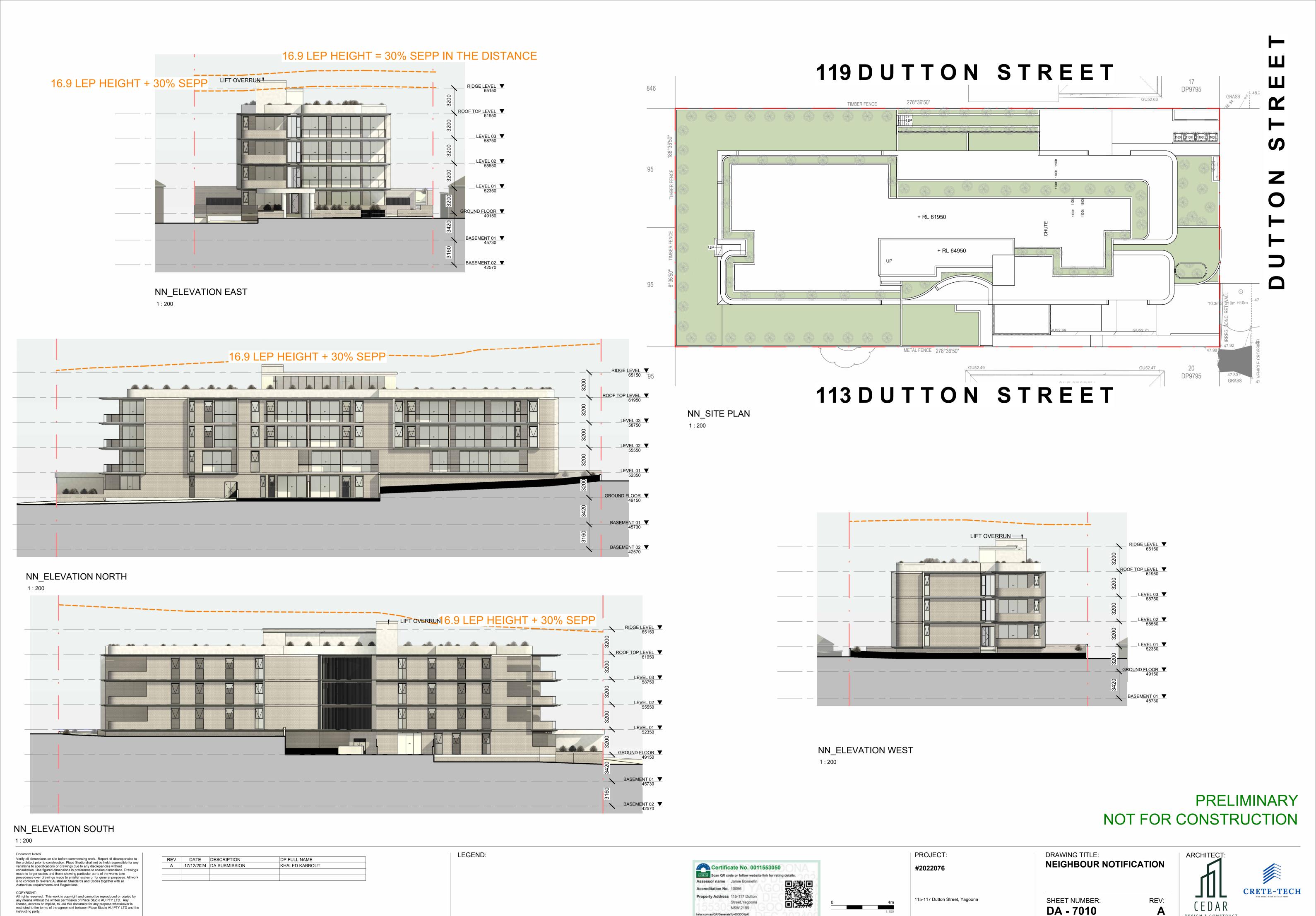
DRAWING TITLE: MATERIAL SCHEDULE

DA - 7000

DATE: 17/12/2024

REV:





hstar.com.au/QR/Generate?p=DODOlljvK

SCALE: 1:200 @ A1

CLIENT:

DATE: 17/12/2024

CONCEPT TO REALITY

3/01/2025 9:09:22 PM