

115 - 117 Dutton Street, Yagoona - DA

MULTI-RESIDENTIAL DEVELOPMENT

ARCHITECTURAL DRAWING LIST

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15/06/2025 11:30:50 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	28/07/2024	ISSUE FOR INFORMATION	KHALED KABBOUT
B	17/12/2024	DA SUBMISSION	KHALED KABBOUT
C	15/06/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:

0 4m
1:500
SCALE: @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
COVER SHEET

SHEET NUMBER:
DA - 0000
DATE: 15/06/2025

REV:
C

ARCHITECT:

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DEVELOPMENT SUMMARY

115 - 117 Dutton Street, Yagoona

UNIT TYPE SCHEDULE

LEVEL	NUMBER	UNIT TYPE	AREA	COUNT
GROUND FLOOR	G02	1 BED AH	70.45 m²	1
GROUND FLOOR	G04	1BED AH	71.28 m²	1
GROUND FLOOR	G01	3 BED (GOLD)	96.56 m²	1
LEVEL 01	103	1BED AH	70.01 m²	1
LEVEL 01	105	1BED AH	70.84 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	3BED AH	112.70 m²	1
LEVEL 02	203	1BED (GOLD)	53.47 m²	1
LEVEL 02	201	2BED	79.00 m²	1
LEVEL 02	208	2BED	82.94 m²	1
LEVEL 02	204	2BED (SILVER)	78.58 m²	1
LEVEL 02	205	2BED (SILVER)	53.28 m²	1
LEVEL 02	206	2BED (SILVER)	77.46 m²	1
LEVEL 02	207	3 BED (GOLD)	109.60 m²	1
LEVEL 02	202	3BED	77.59 m²	1
LEVEL 03	303	1BED (GOLD)	53.47 m²	1
LEVEL 03	308	2 BED	82.94 m²	1
LEVEL 03	301	2BED	79.00 m²	1
LEVEL 03	302	2BED	77.59 m²	1
LEVEL 03	304	2BED (SILVER)	78.58 m²	1
LEVEL 03	305	2BED (SILVER)	53.28 m²	1
LEVEL 03	306	2BED (SILVER)	77.46 m²	1
LEVEL 03	307	3 BED (GOLD)	109.60 m²	1
ROOF TOP LEVEL	408	2 BED	82.94 m²	1
ROOF TOP LEVEL	406	2BED (SILVER)	77.46 m²	1
ROOF TOP LEVEL	407	3 BED (GOLD)	109.60 m²	1
TOTAL: 28				28

GOLD/SILVER UNIT SCHEDULE

LEVEL	NUMBER	UNIT TYPE	AREA	COUNT
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)	53.28 m²	1
LEVEL 02	206	2BED (SILVER)	77.46 m²	1
LEVEL 02	207	3 BED (GOLD)	109.60 m²	1
LEVEL 03	303	1BED (GOLD)	53.47 m²	1
LEVEL 03	304	2BED (SILVER)	78.58 m²	1
LEVEL 03	305	2BED (SILVER)	53.28 m²	1
LEVEL 03	306	2BED (SILVER)	77.46 m²	1
LEVEL 03	307	3 BED (GOLD)	109.60 m²	1
ROOF TOP LEVEL	406	2BED (SILVER)	77.46 m²	1
ROOF TOP LEVEL	407	3 BED (GOLD)	109.60 m²	1
TOTAL: 13				13

PARKING SCHEDULE

LEVEL	TYPE	QTY
BASEMENT 02	Bicycle Parking	16
BASEMENT 02	Residential Adaptable - 2400 x 5400	2
BASEMENT 01	Residential Adaptable - 2400 x 5400	2
BASEMENT 02	Residential Parking - 2400 x 5400	23
BASEMENT 01	Residential Parking - 2400 x 5400	12
BASEMENT 01	Visitor Parking - 2400 x 5400	6
TOTAL:		61

GFA CALCULATION

LEVEL	AREA
GROUND FLOOR	394.54 m²
LEVEL 01	596.26 m²
LEVEL 02	717.33 m²
LEVEL 03	713.08 m²
ROOF TOP LEVEL	323.62 m²
	2744.83 m²

CROSS COMPLIANCE

Number	Department	CROSS COMPLIANCE
G02	1BED AH	No
G03	1BED AH	No
G04	1BED AH	No
103	1BED AH	No
104	3BED 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
105	1BED AH	No
12		
G02	3 BED	Yes
101	2BED AH	Yes
102	2 BED	Yes
108	2 BED	Yes
107	1BED AH	Yes
201	2 BED	Yes

SOLAR COMPLIANCE

Number	Department	SOLAR COMPLIANCE
105	1BED AH	
1		
G02	3 BED	No
102	2 BED	No
202	2 BED	No
302	2 BED	No
4		
G02	1BED AH	Yes
G03	1BED AH	Yes
G04	1BED AH	Yes
101	2BED AH	Yes
103	1BED AH	Yes
104	3BED 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

CROSS COMPLIANCE

Number	Department	CROSS COMPLIANCE
204	2BED (SILVER)	Yes
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	2 BED	Yes
307	3 BED (GOLD)	Yes
406	2BED (SILVER)	Yes
407	3 BED (GOLD)	Yes
408	2 BED	Yes
G01	3 BED (GOLD)	Yes
21		

21/28 = 75% COMPLIANT

SOLAR COMPLIANCE

Number	Department	SOLAR COMPLIANCE
204	2BED (SILVER)	Yes
205	2BED (SILVER)	Yes
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	2 BED	Yes
307	3 BED (GOLD)	Yes
406	2BED (SILVER)	Yes
407	3 BED (GOLD)	Yes
408	2 BED	Yes
G01	3 BED (GOLD)	Yes
28		

24/28 = 86% COMPLIANT



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 - 486.58m²
Provided
25% Communal = 528m² - 660m² Provided

Parking:
RESIDENTIAL:
4 x 3 BED @ x1.5 = 6 SPACES
15 x 2 BED @ x1.2 = 18 SPACES
2 x 1 BED @ x1 = 2 SPACES
1 x 2 BED AH @ x1 = 1 SPACES
4 x 1 BED AH @ x1.5 = 6 SPACES
1 x 3 BED AH @ x1.5 = 2 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:
MIN 35 CARPARK SPACES REQUIRED
45 CAR SPACES PROVIDED

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LEGEND:

0 4m
1:100

SCALE: @ A1

PROJECT:

#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:

DEVELOPMENT SUMMARY

SHEET NUMBER:

DA - 0001

DATE: 15/06/2025

REV:

C

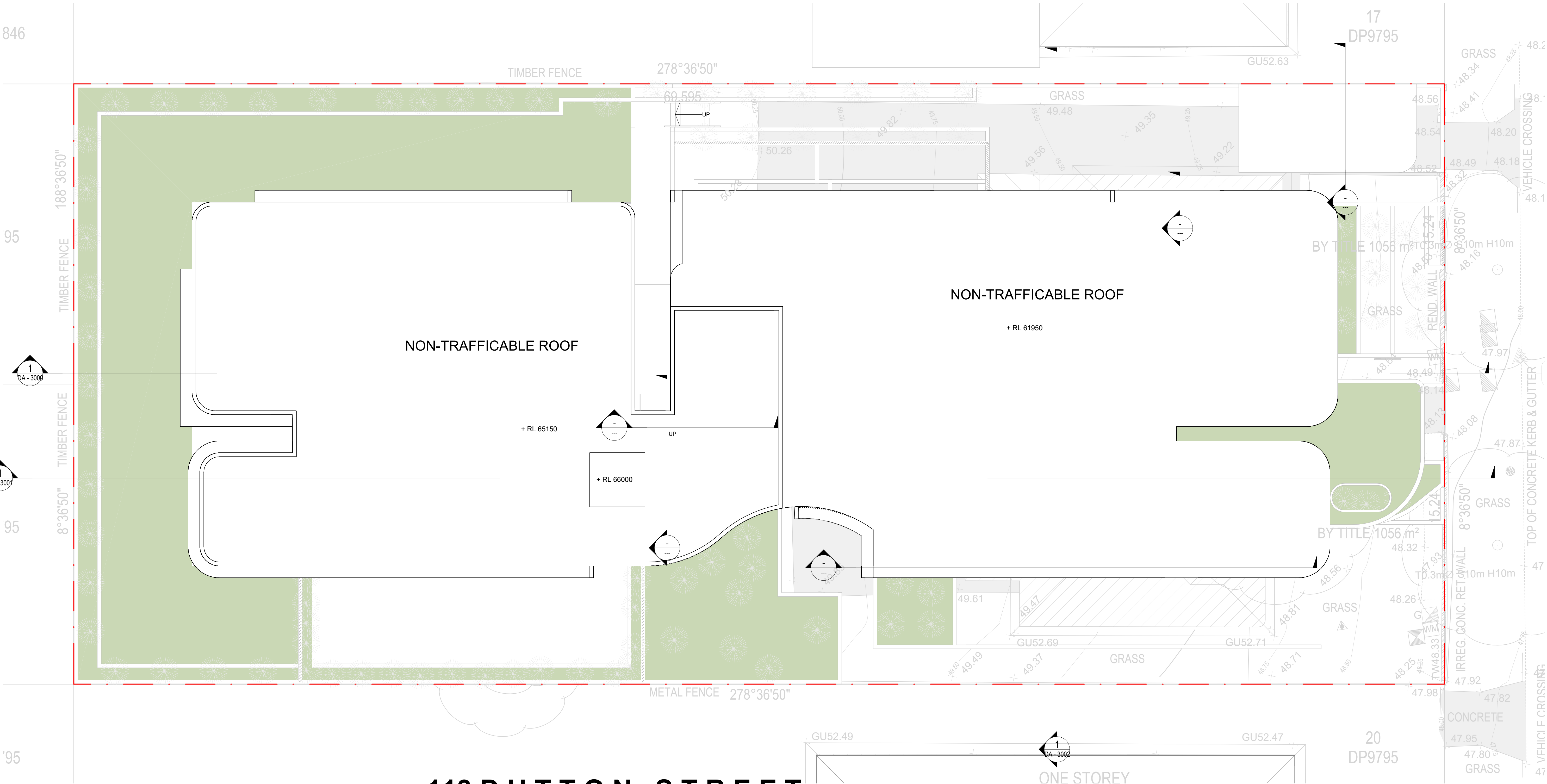
ARCHITECT:



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119 DUTTON STREET



GA SITE PLAN
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

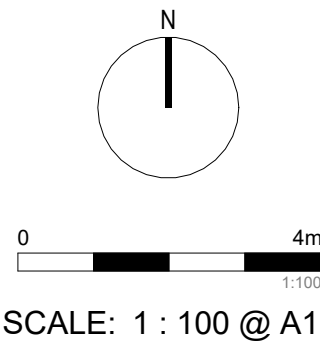
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

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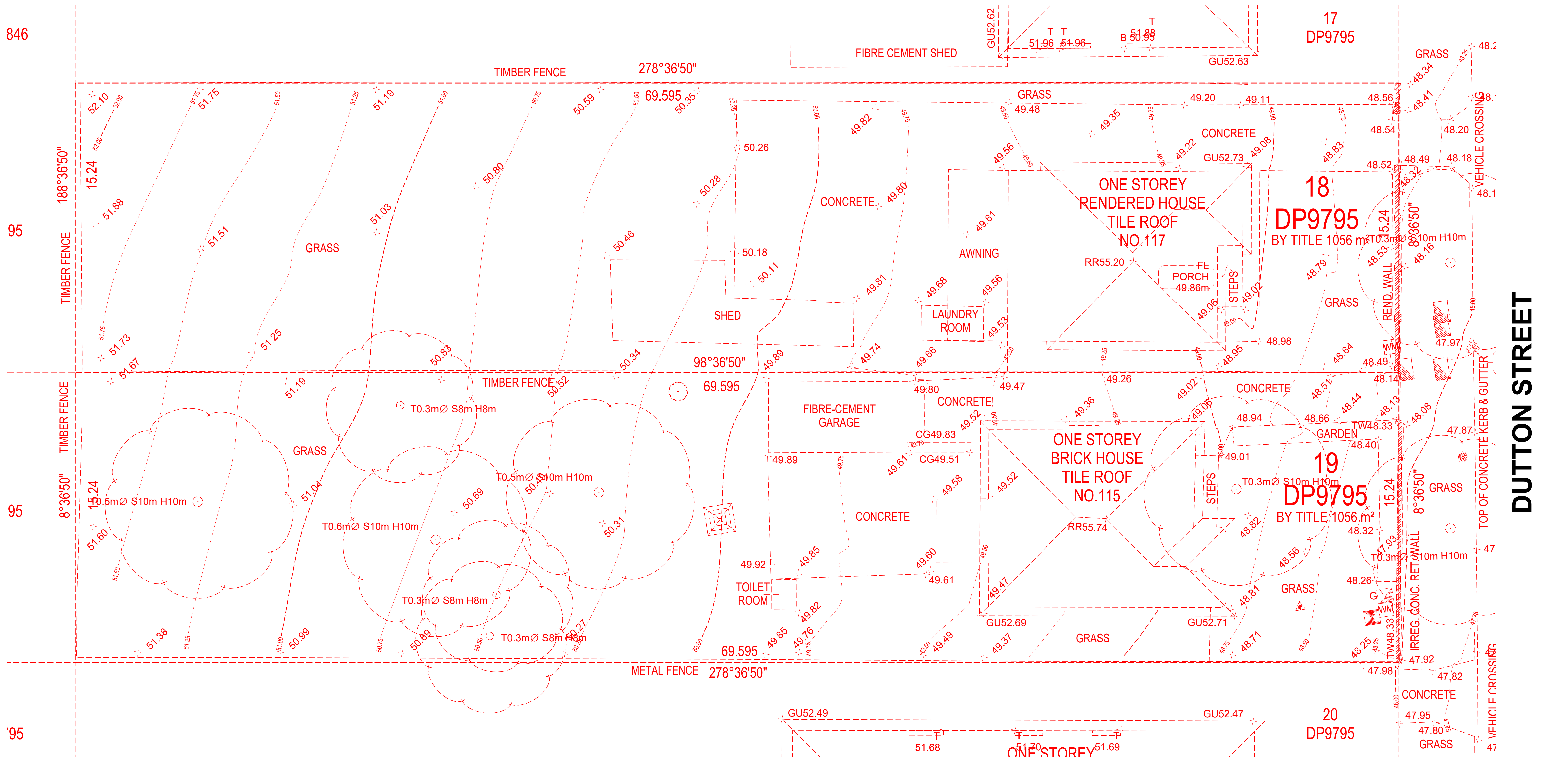
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SITE PLAN

SHEET NUMBER:
DA - 0002

DATE: 15/06/2025

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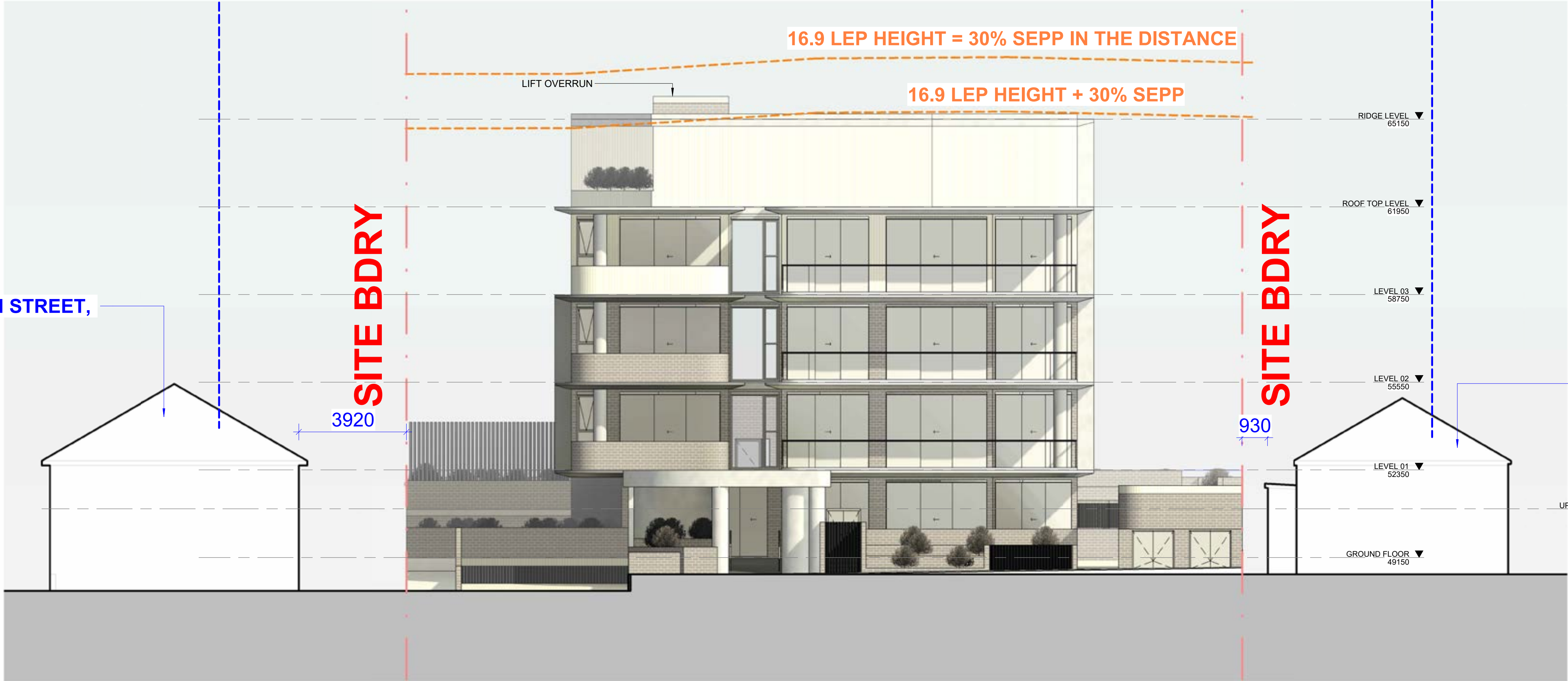
ARCHITECT:





113 DUTTON STREET,
YAGOONA

119 DUTTON STREET,
YAGOONA



STREETSCAPE EAST ELEVATION
1 : 100

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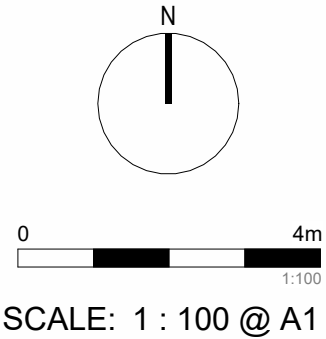
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
STREETSCAPE VIEW

SHEET NUMBER:
DA - 0004

DATE: 15/06/2025

REV:
C

ARCHITECT:

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BEST PRACTICE BUILDING SOLUTIONS



 **Certificate No. 0011553050**
Scan QR code or follow website link for rating details.

Assessor name: Jame Bonnefin
Accreditation No. 10056
Property Address: 115-117 Dutton Street, Yagoona NSW 2199
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YAGOONA

JUN 2025

1553050

YAGOONA

JUN 2025

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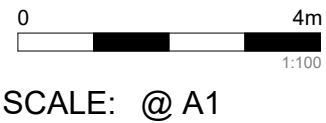
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
3D VIEW 1

SHEET NUMBER:
DA - 0100

DATE: 15/06/2025

REV:
C

ARCHITECT:



DESIGN & CONSTRUCT

CONCEPT TO REALITY



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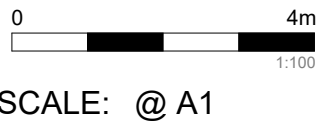
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
3D VIEW 2

SHEET NUMBER:
DA - 0101

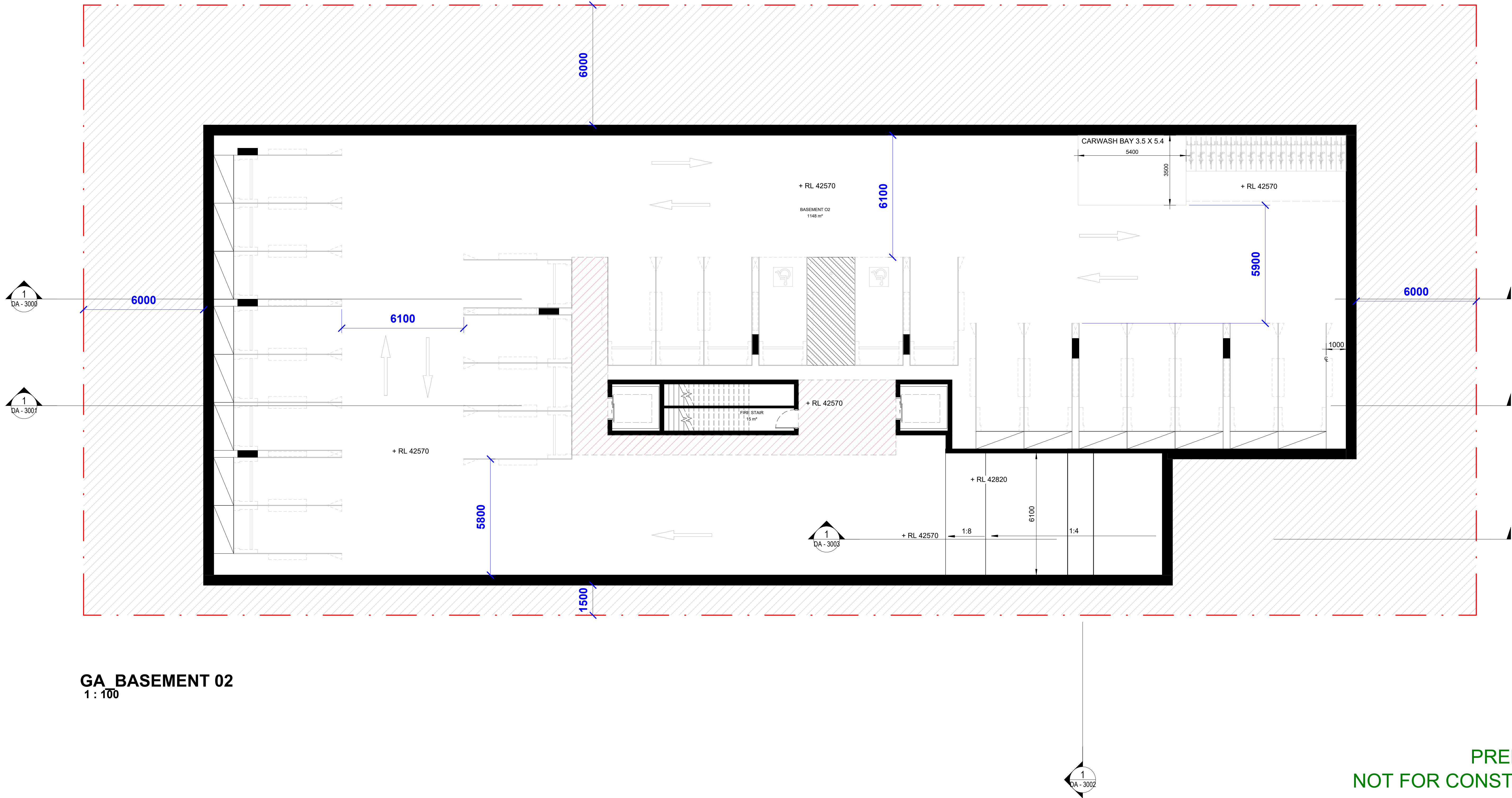
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REV:
C

ARCHITECT:

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CONCEPT TO REALITY


CRETE-TECH
BEST IDEAS. BEST WAY. BEST TEAM.



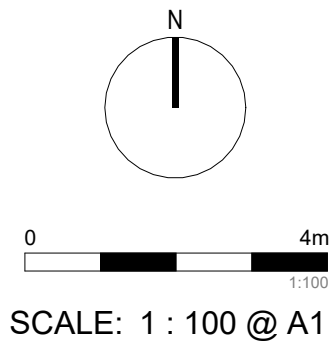
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C	17/12/2024	DA SUBMISSION	KHALED KABBOUT
D	07/06/2025	ISSUE FOR INFORMATION	KHALED KABBOUT
E	15/06/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
GA_BASEMENT 02

SHEET NUMBER:
DA - 1000

DATE: 15/06/2025

REV:
E

ARCHITECT:

CRETE-TECH

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REV	DATE	DESCRIPTION	DP FULL NAME
C	17/12/2024	DA SUBMISSION	KHALED KABBOUT
D	07/06/2025	ISSUE FOR INFORMATION	KHALED KABBOUT
E	15/06/2025	DA SUBMISSION	KHALED KABBOUT

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1:100

SCALE: 1 : 100 @ A1

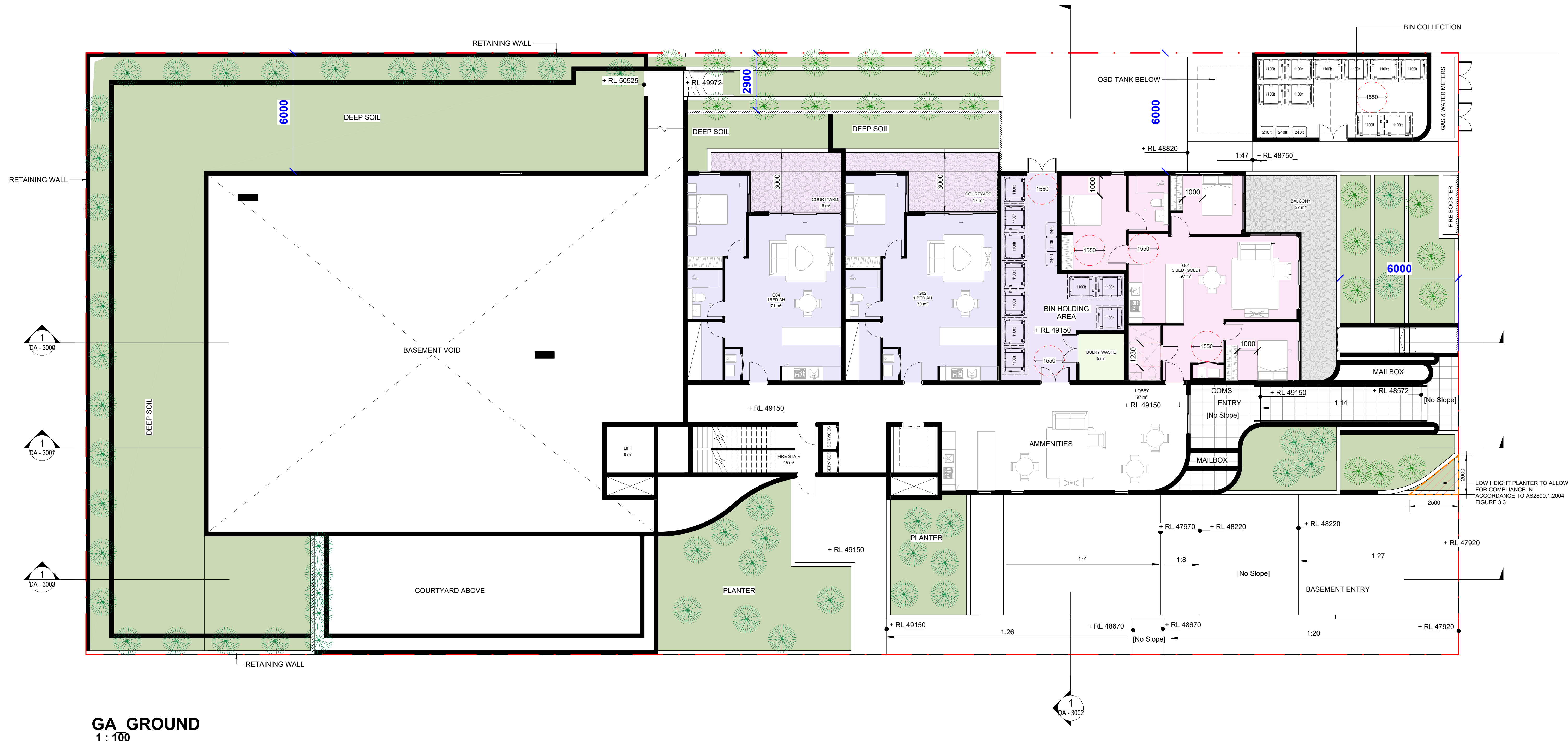
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REV:
E

ARCHITECT:

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 CRETE-TECH
DRY MIX, READY-MIX CONCRETE



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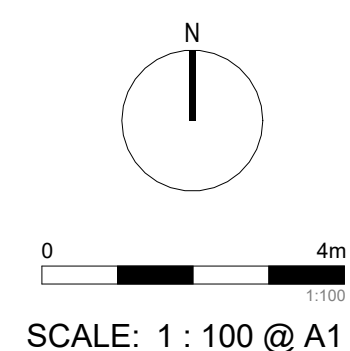
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
GA_GROUND LEVEL

SHEET NUMBER:
DA - 1002

DATE: 15/06/2025

REV
E

ARCHITECT:

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DESIGN & CONSTRUCT
CONCEPT TO REALITY

 CRETE-TECH
PREFABRICATED CONCRETE SYSTEMS



GA LEVEL 01
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

Document Notes

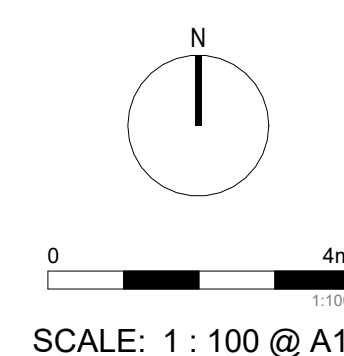
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
GA_ LEVEL 01

SHEET NUMBER:
DA - 1003

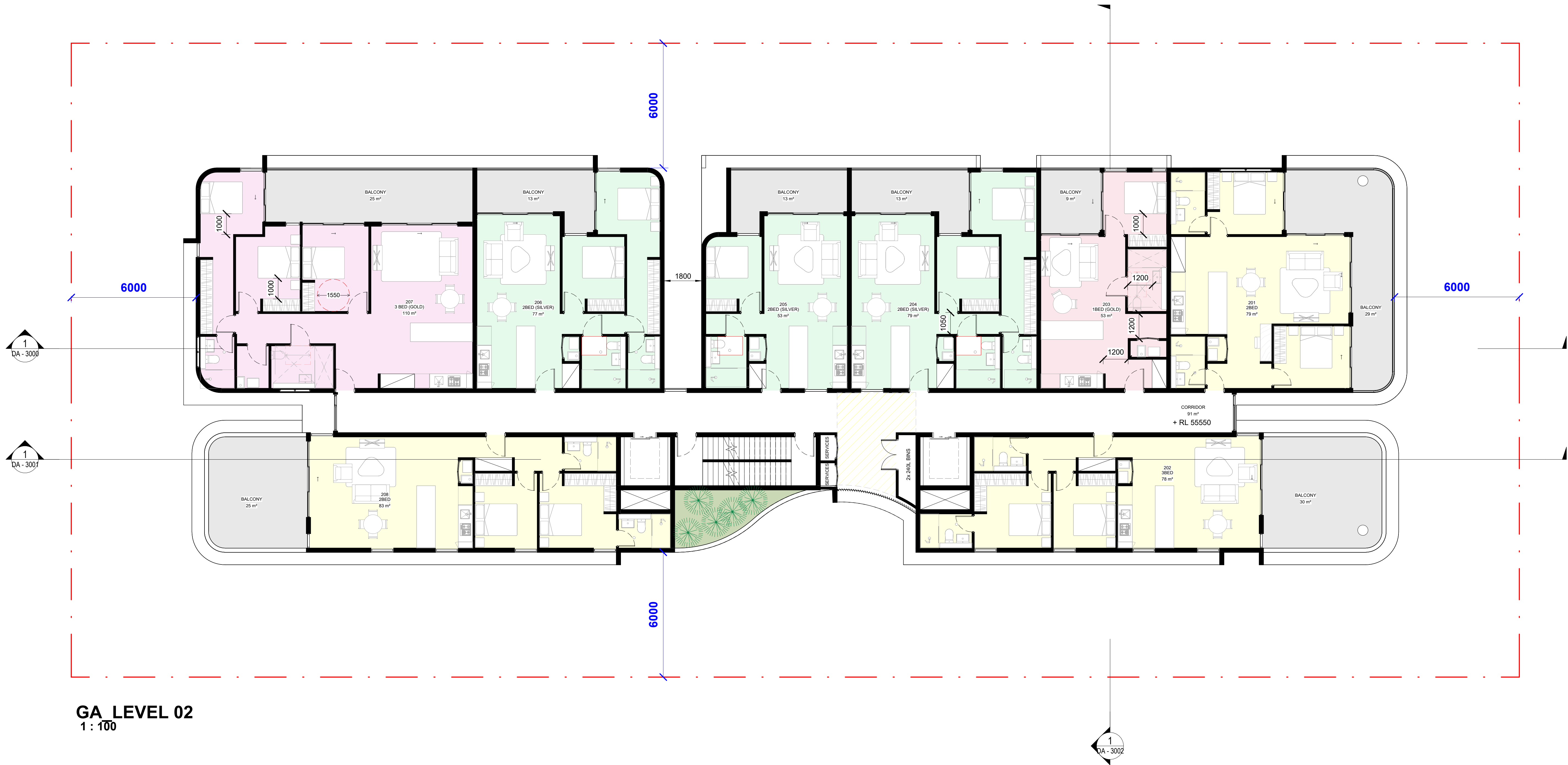
DATE: 15/06/2025

REV
E

ARCHITECT:

 CEDAR
DESIGN & CONSTRUCT
CONCEPT TO REALITY

 CRETE-TECH
REAL DESIGN. REAL COST. REAL WORLD.



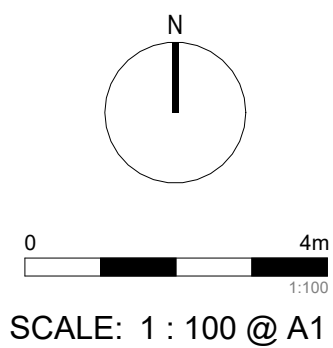
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1 : 100

PRELIMINARY
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C	17/12/2024	DA SUBMISSION	KHALED KABBOUT
D	07/06/2025	ISSUE FOR INFORMATION	KHALED KABBOUT
E	15/06/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

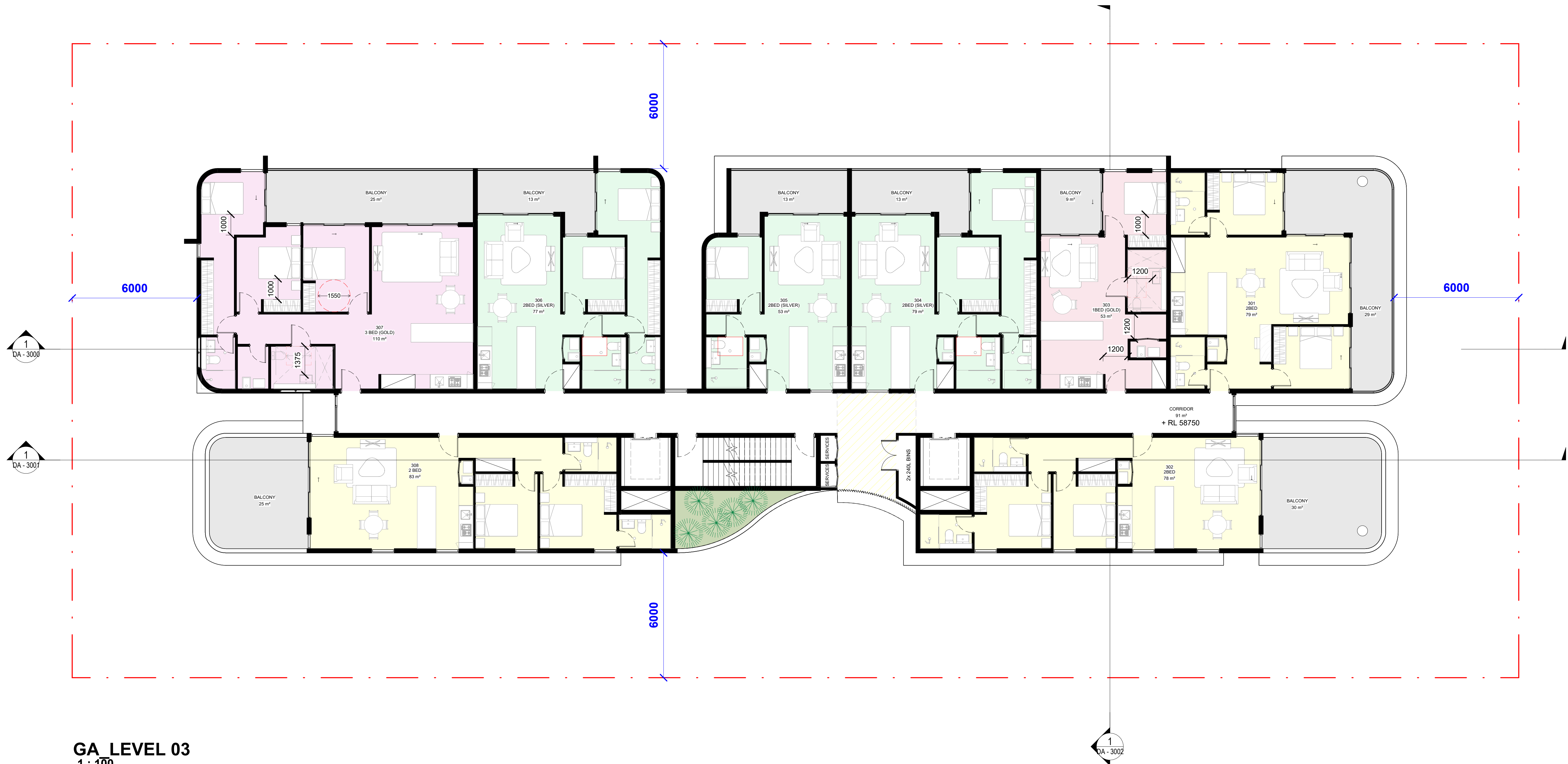
115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
GA_LEVEL 02

SHEET NUMBER:
DA - 1004
DATE: 15/06/2025

REV:
E

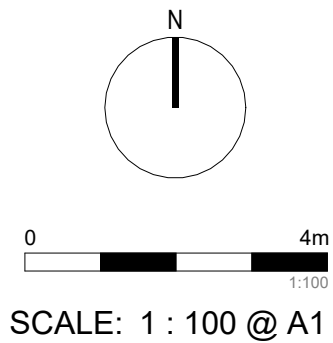


GA LEVEL 03
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
GA_LEVEL 03

SHEET NUMBER:
DA - 1005
DATE: 15/06/2025

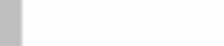
REV:
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REV	DATE	DESCRIPTION	DP FULL NAME
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ARCHITECT:



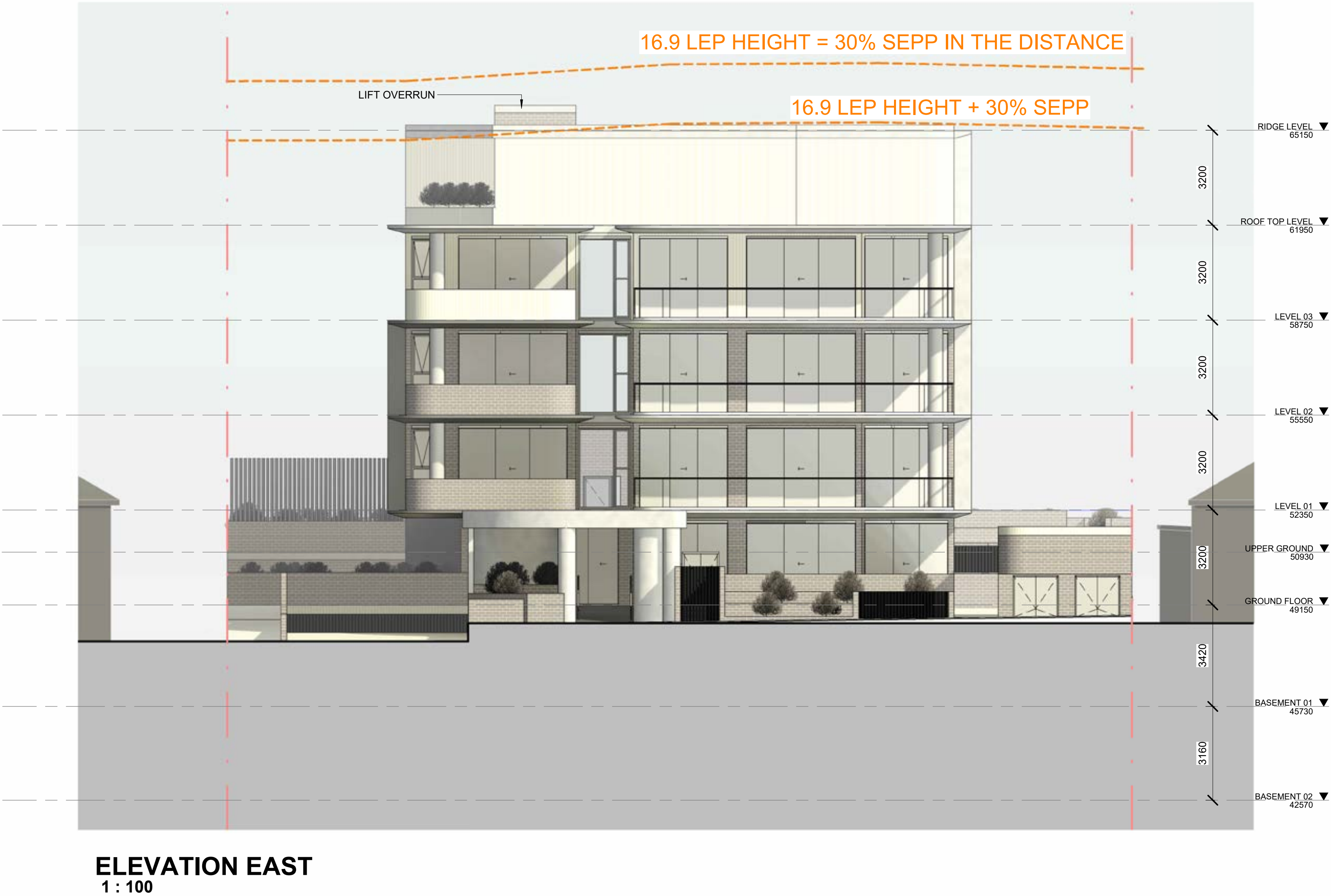


1 : 100

CONSTRUCTION

ARCHITECT:

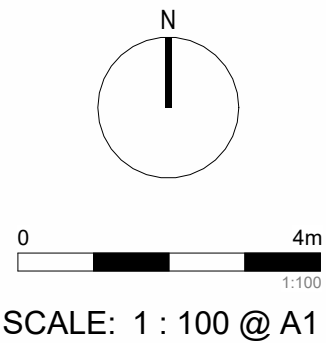




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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
EAST ELEVATION

SHEET NUMBER:
DA - 2001

DATE: 15/06/2025

REV:
C



ELEVATION SOUTH
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

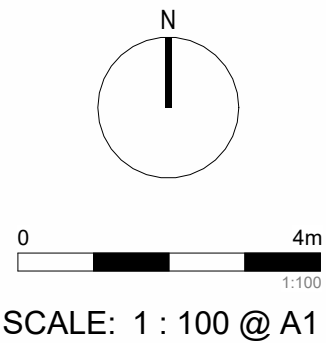
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
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SHEET NUMBER:
DA - 2002

DATE: 15/06/2025

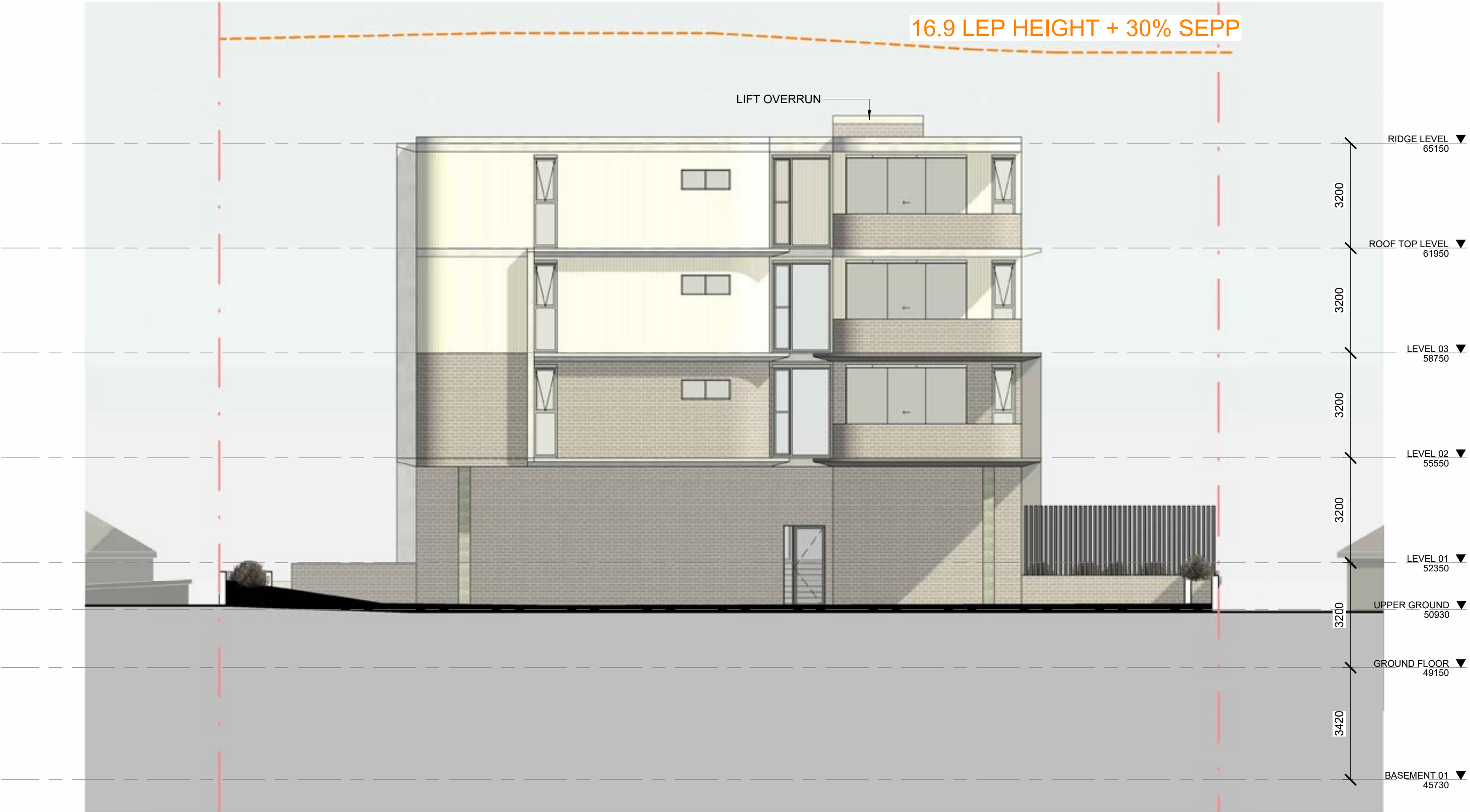
REV:
C

ARCHITECT:



DESIGN & CONSTRUCT

CONCEPT TO REALITY

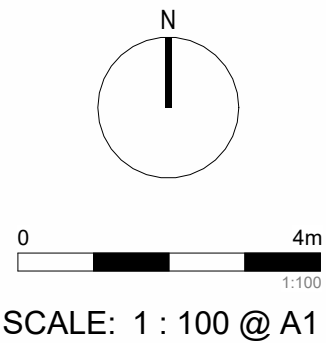


ELEVATION WEST
1 : 100

PRELIMINARY
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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

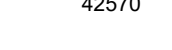
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DRAWING TITLE:
WEST ELEVATION

SHEET NUMBER:
DA - 2003

DATE: 15/06/2025

REV:
C



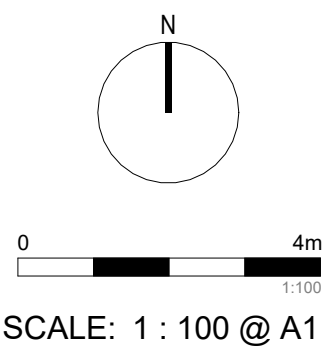
SECTION 1

1 : 100

PRELIMINARY
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

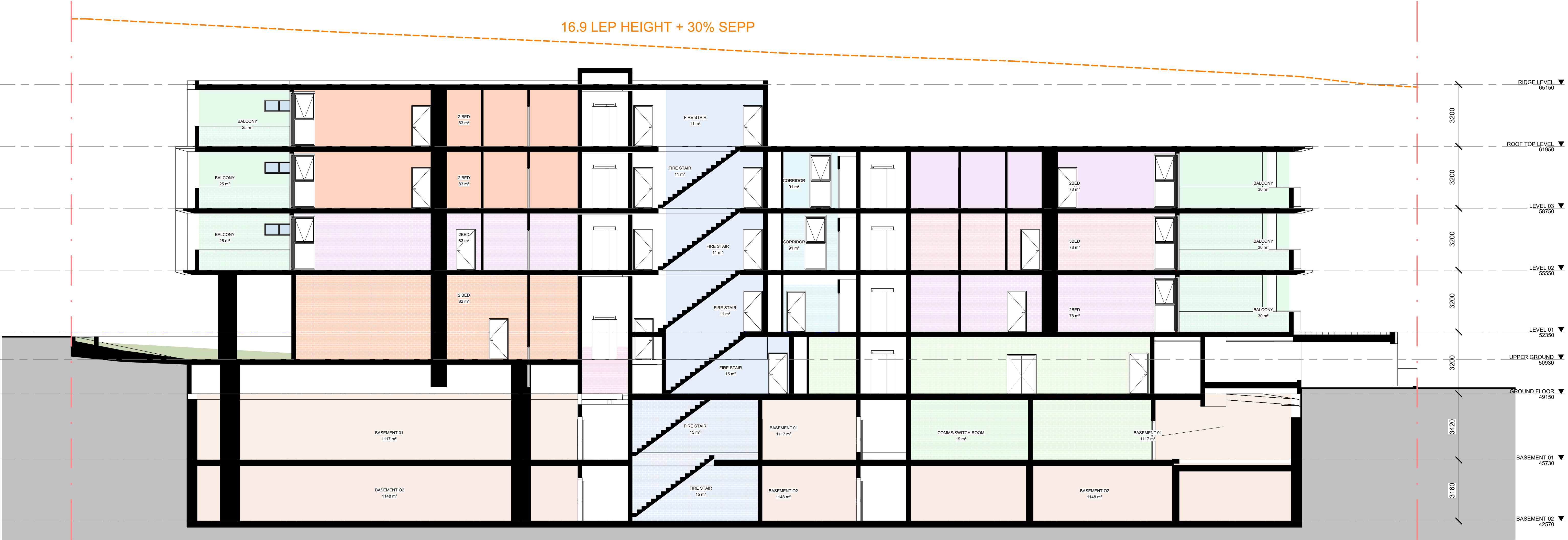
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SHEET NUMBER:
DA - 3000
DATE: 15/06/2025

REV:
C

ARCHITECT:



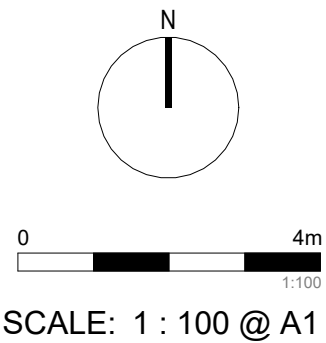


SECTION 2
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DP FULL NAME
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

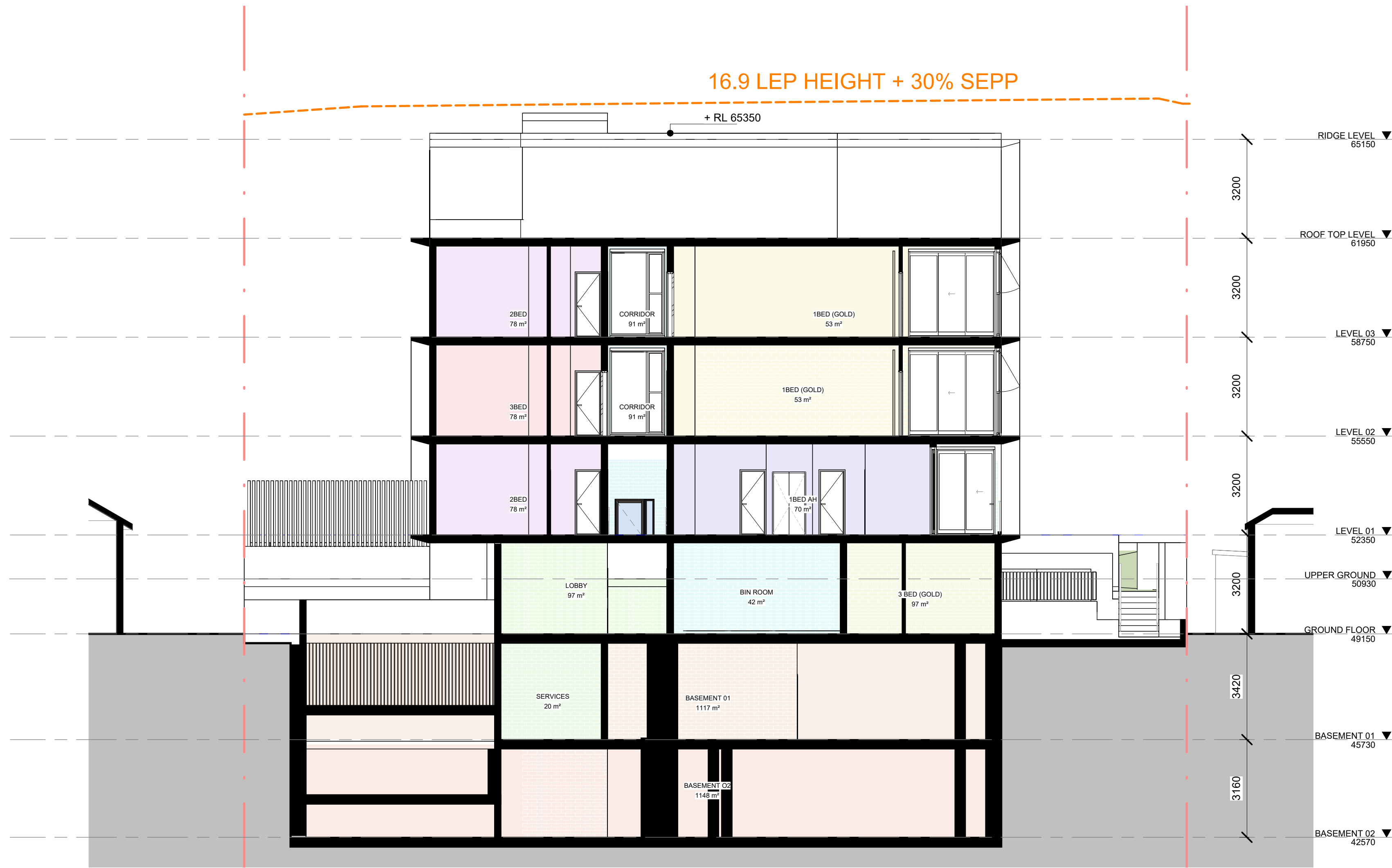
CLIENT:

DRAWING TITLE:
SECTION 2

SHEET NUMBER:
DA - 3001

DATE: 15/06/2025

REV:
C



Section 3
1 : 100

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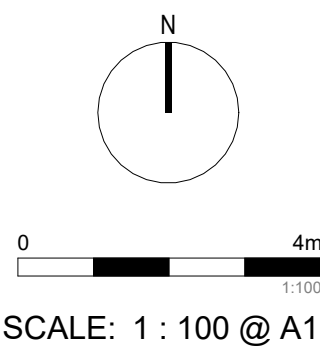
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SECTION 3

SHEET NUMBER:
DA - 3002

DATE: 15/06/2025

REV:
C

ARCHITECT:

CRETE-TECH

CEDAR

DESIGN & CONSTRUCT

CONCEPT TO REALITY

RAMP SECTION

LEGEND:

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

SHEET NUMBER:
DA - 3003
DATE: 15/06/2025

REV: **B**

ARCHITECT:

 CEDAR
DESIGN & CONSTRUCT
CONCEPT TO REALITY

 CRETE-TECH
WEIR DESIGN GROUP • WEIR GROUP • C&D GROUP



GA_GROUND_SOLAR

1 : 200



GA_LEVEL 02_SOLAR

1 : 200



GA_LEVEL 04_SOLAR

1 : 200



GA_LEVEL 01_SOLAR

1 : 200



GA_LEVEL 03_SOLAR

1 : 200

SOLAR COMPLIANCE		
Number	Department	SOLAR COMPLIANCE
105	1BED AH	
1		
G02	3 BED	No
102	2 BED	No
202	2 BED	No
302	2 BED	No
4		
G02	1BED AH	Yes
G03	1BED AH	Yes
G04	1BED AH	Yes
101	2BED AH	Yes
103	1BED AH	Yes
104	3BED 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
204	2BED (SILVER)	Yes
205	2BED (SILVER)	Yes
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	2 BED	Yes
307	3 BED (GOLD)	Yes
406	2BED (SILVER)	Yes
407	3 BED (GOLD)	Yes
408	2 BED	Yes
G01	3 BED (GOLD)	Yes
28		
24/28 = 86% COMPLIANT		



PRELIMINARY
NOT FOR CONSTRUCTION

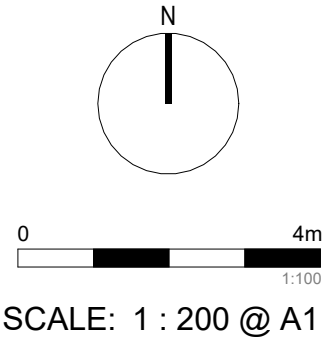
Document Notes
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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR ACCESS COMPLIANCE PLANS

SHEET NUMBER:
DA - 5001

DATE: 15/06/2025

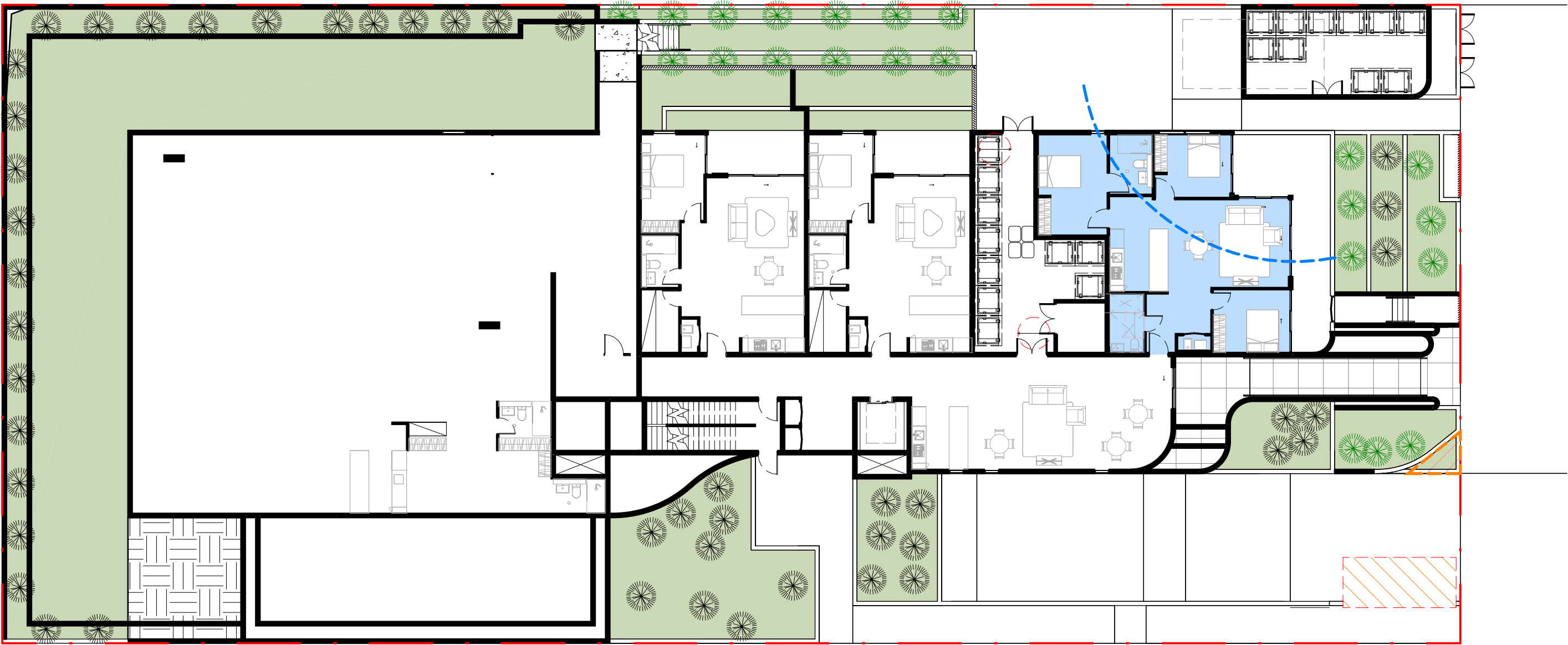
ARCHITECT:

CRETE-TECH

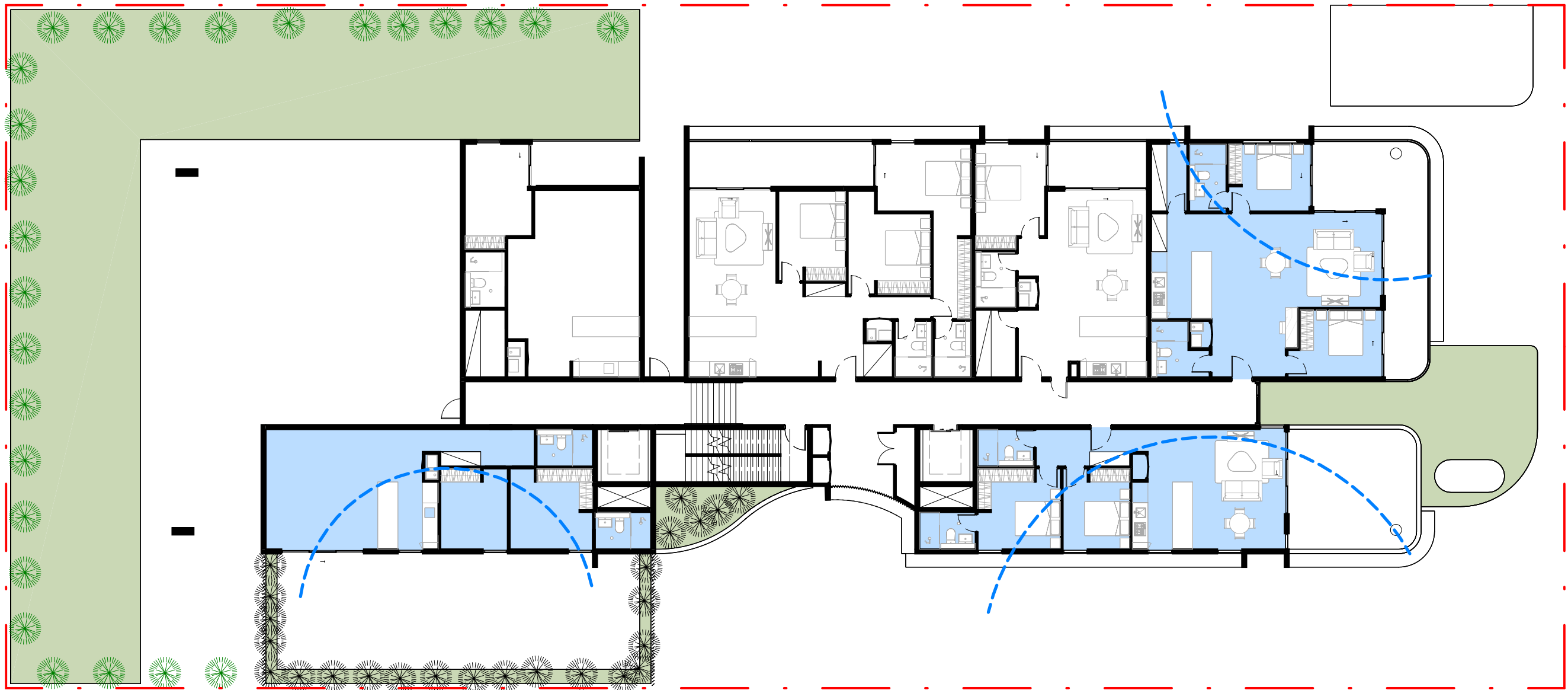
CEAR

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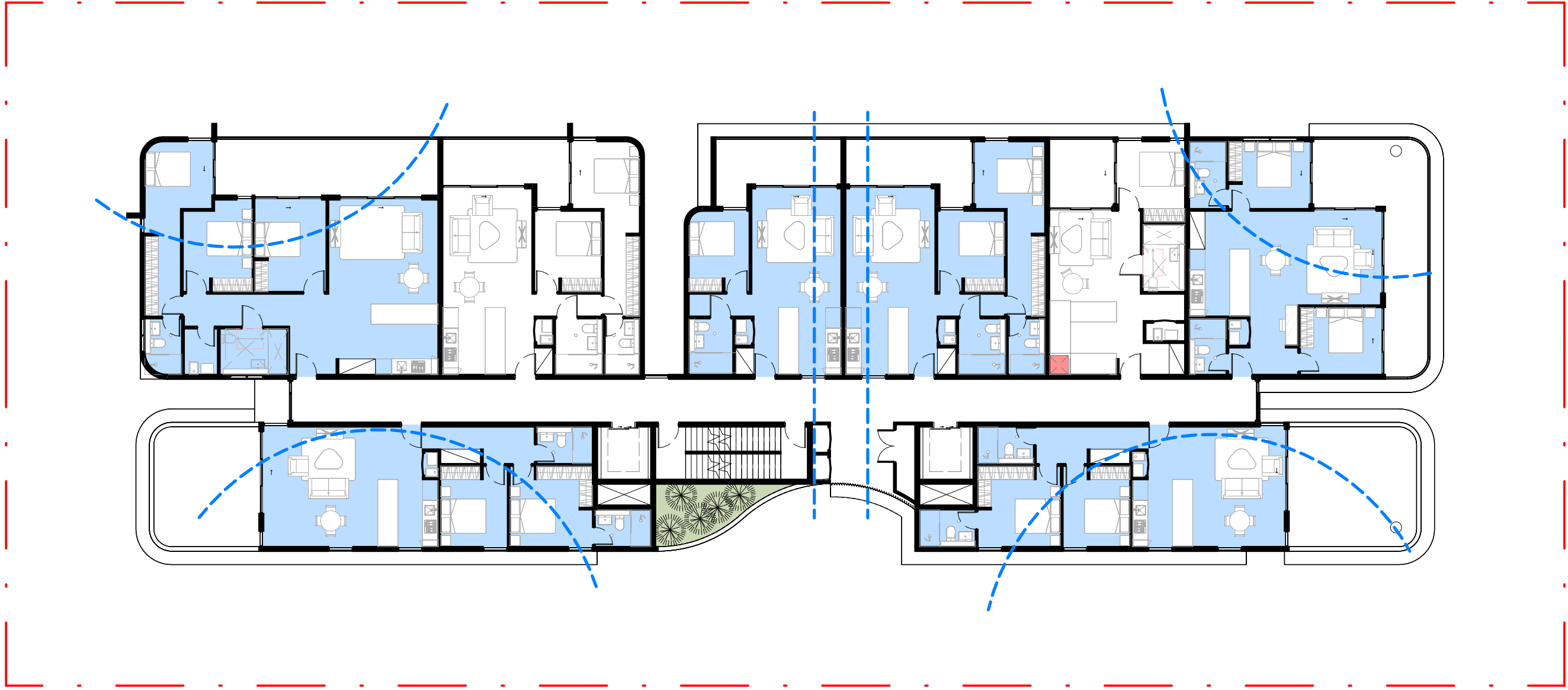
GA_GROUND_CROSS
1 : 200



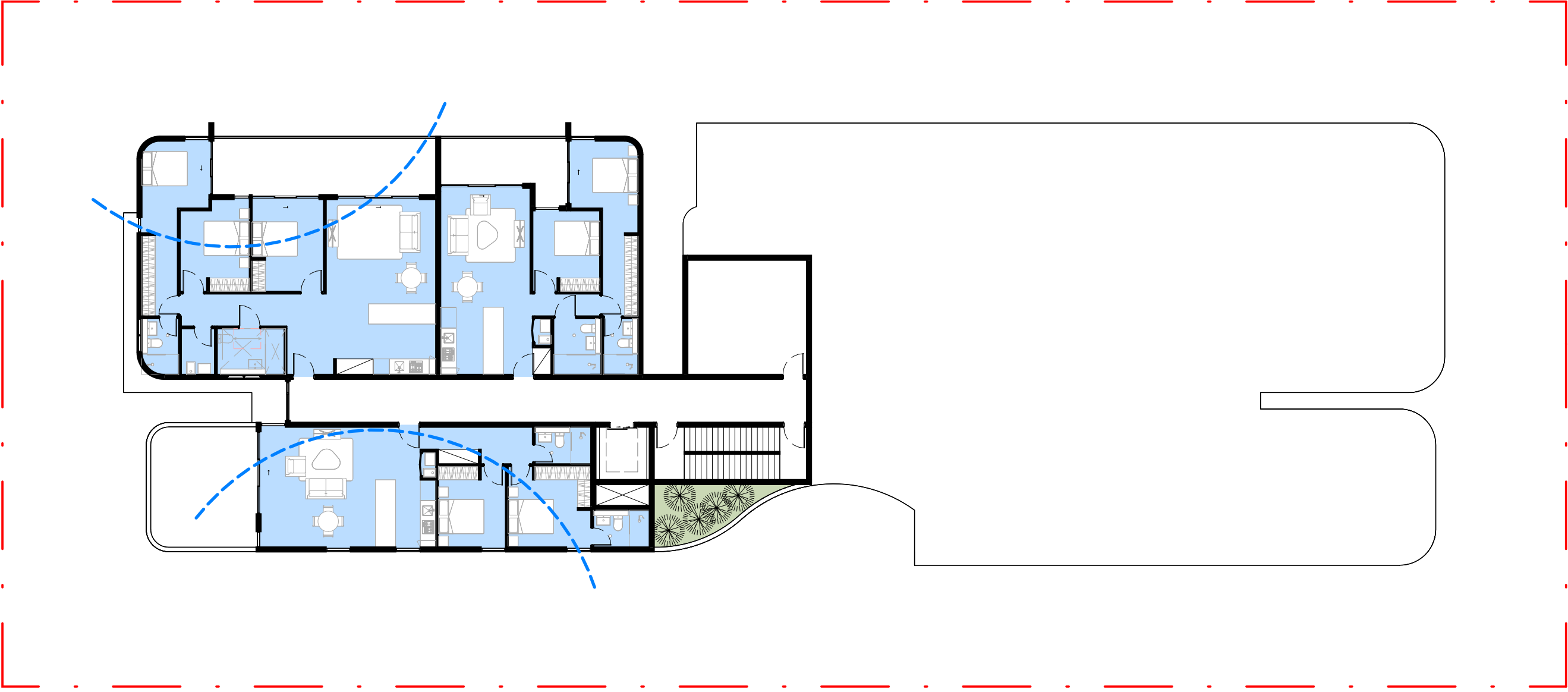
GA_LEVEL 01_CROSS
1 : 200



GA_LEVEL 02_CROSS
1 : 200



GA_LEVEL 03_CROSS
1 : 200



GA_ROOF TOP LEVEL_CROSS
1 : 200

CROSS COMPLIANCE		
Number	Department	CROSS COMPLIANCE
G02	1BED AH	No
G03	1BED AH	No
G04	1BED AH	No
103	1BED AH	No
104	3BED 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
105	1BED AH	No
12		
G02	3 BED	Yes
101	2BED AH	Yes
102	2 BED	Yes
108	2 BED	Yes
107	1BED AH	Yes
201	2 BED	Yes

CROSS COMPLIANCE		
Number	Department	CROSS COMPLIANCE
204	2BED (SILVER)	Yes
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	2 BED	Yes
307	3 BED (GOLD)	Yes
406	2BED (SILVER)	Yes
407	3 BED (GOLD)	Yes
408	2 BED	Yes
G01	3 BED (GOLD)	Yes
21		

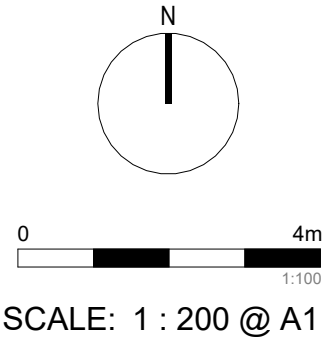
21/28 = 75% COMPLIANT



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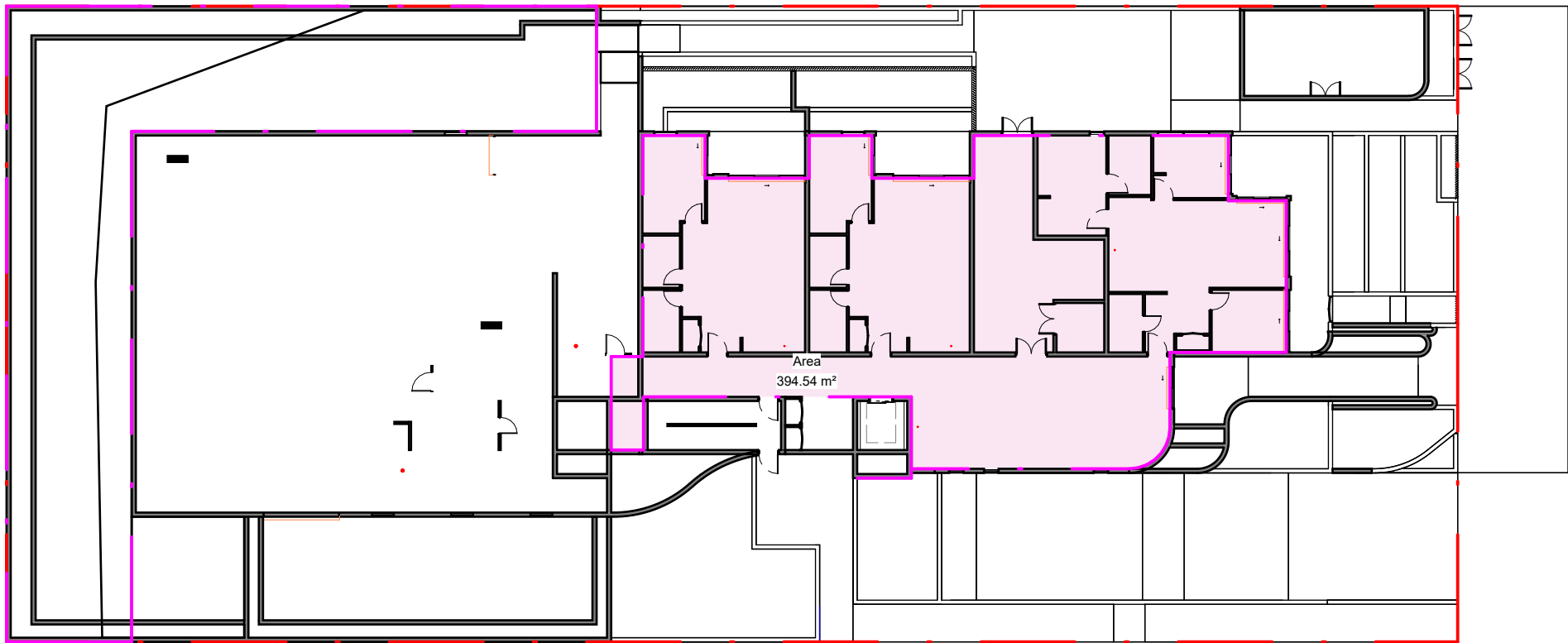
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COMPLIANCE PLANS**

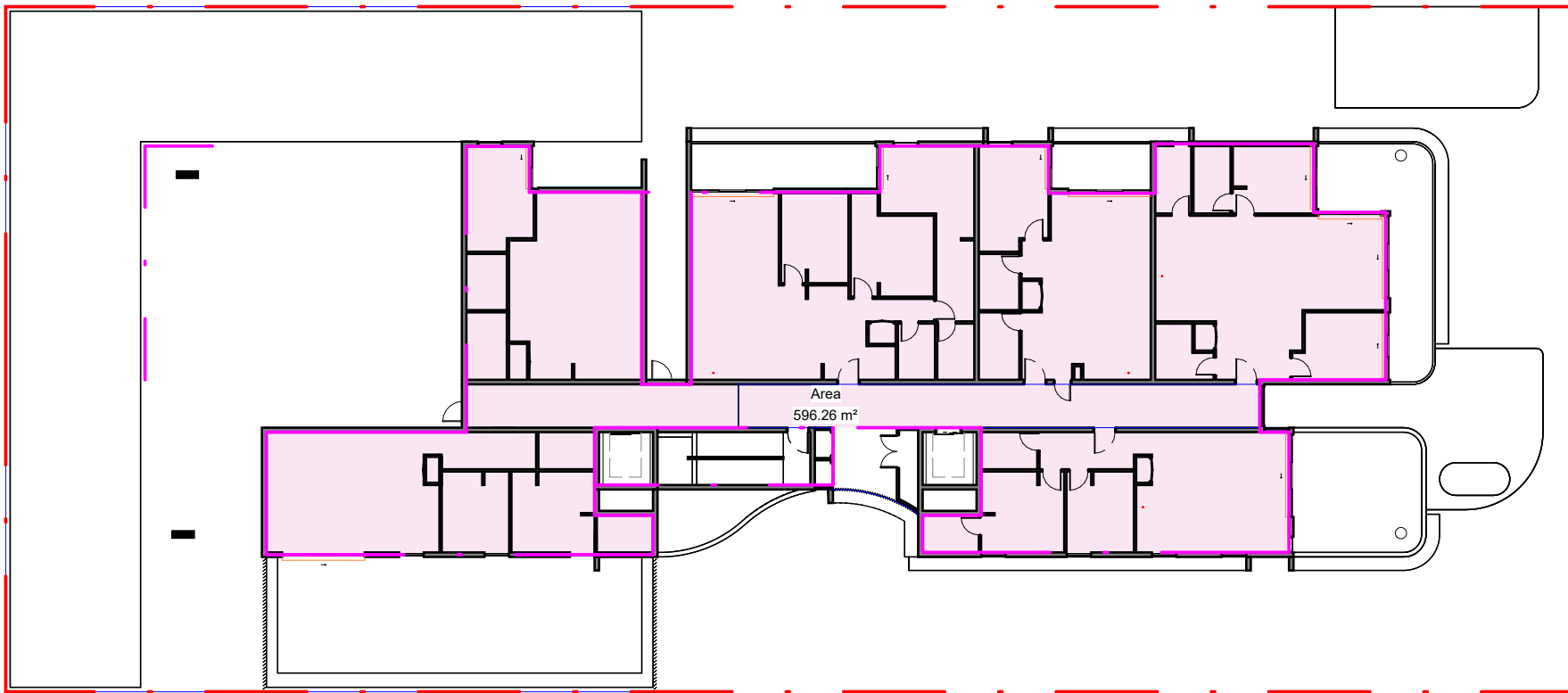
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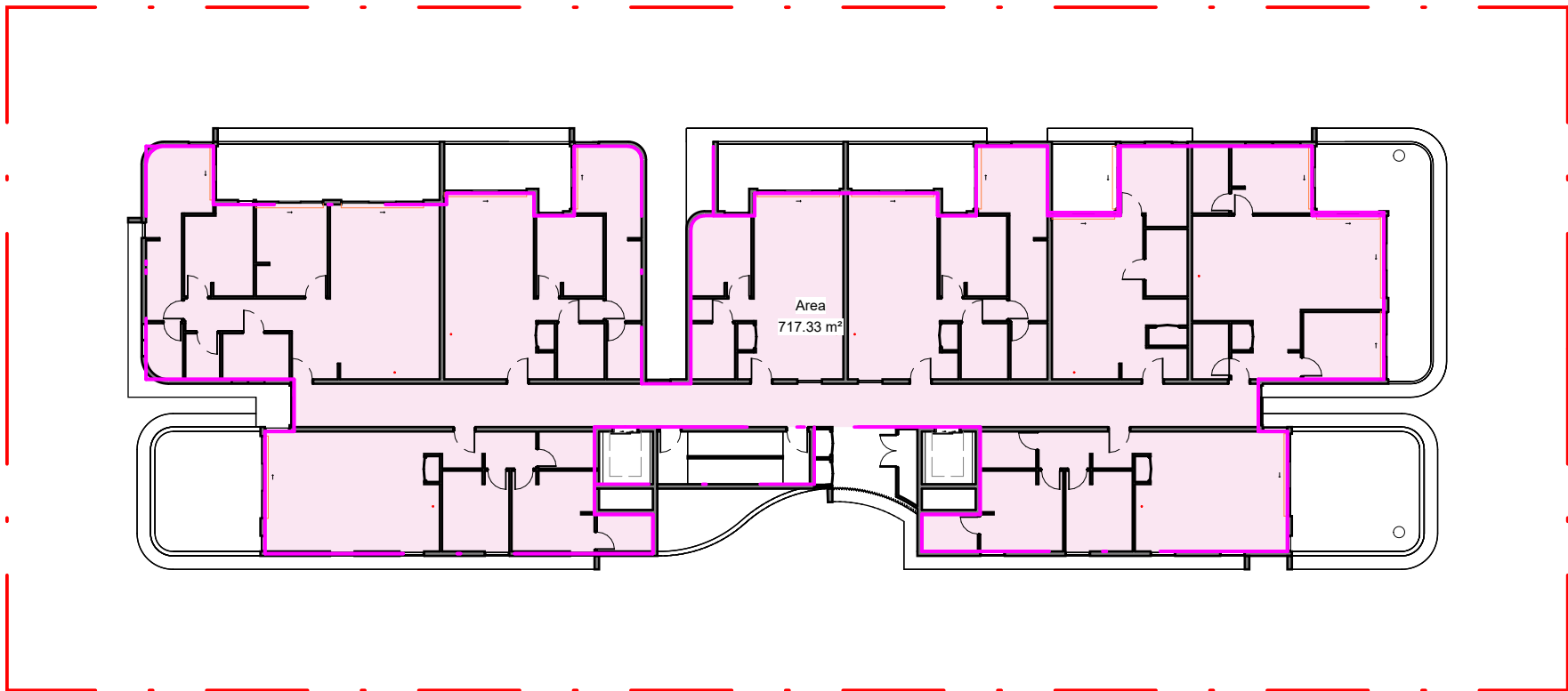
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B



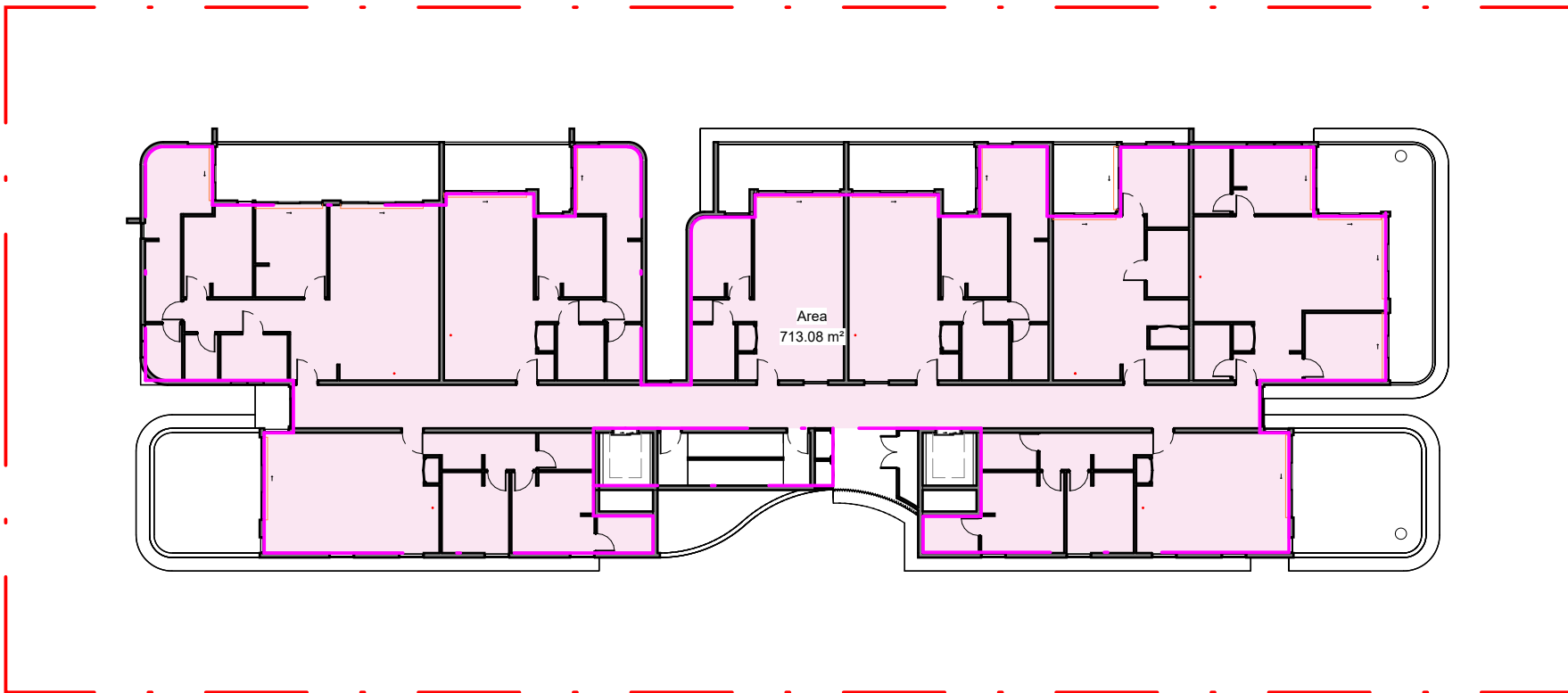
GROUND FLOOR
1 : 300



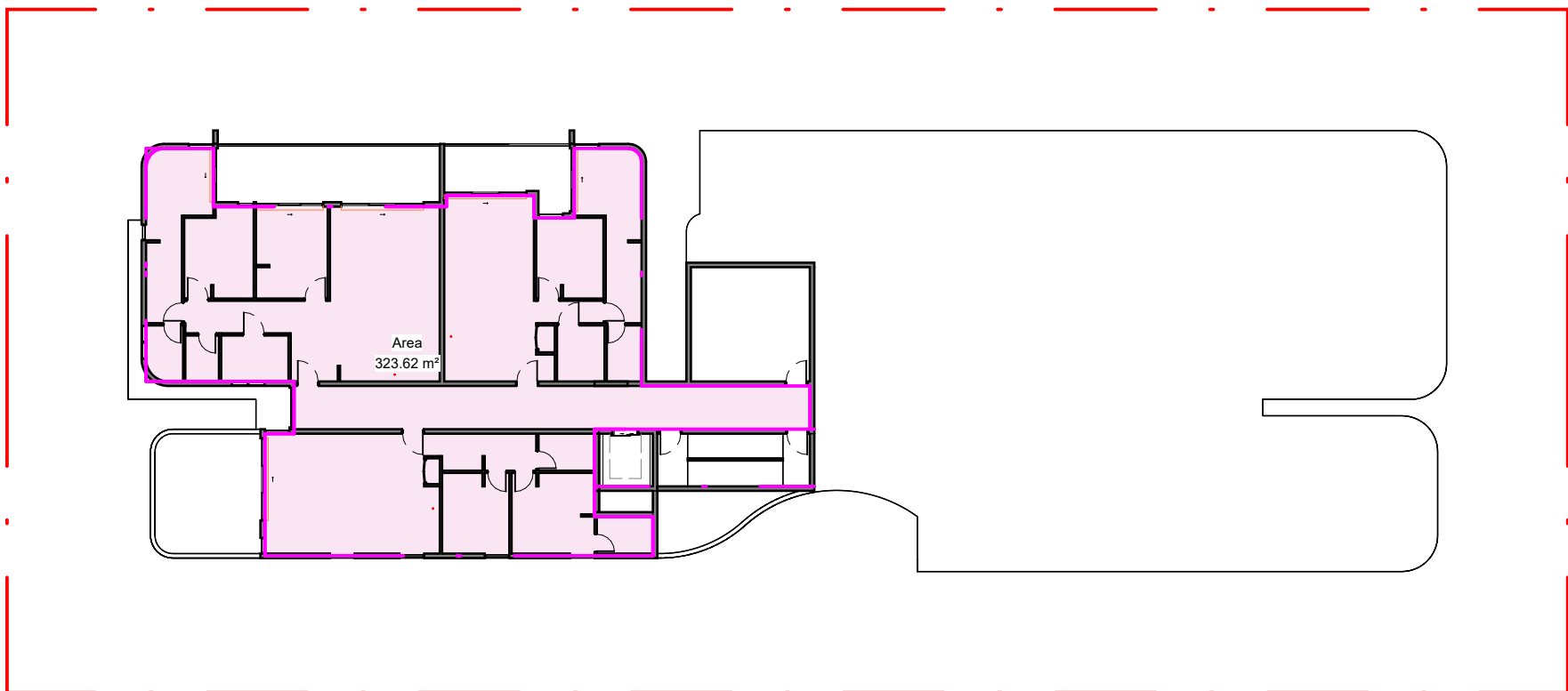
LEVEL 01
1 : 300



LEVEL 02
1 : 300



LEVEL 03
1 : 300



ROOF TOP LEVEL
1 : 300

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

GFA PROVIDED = 2744.83 m²

GFA CALCULATION

LEVEL	AREA
GROUND FLOOR	394.54 m²
LEVEL 01	596.26 m²
LEVEL 02	717.33 m²
LEVEL 03	713.08 m²
ROOF TOP LEVEL	323.62 m²
	2744.83 m²



PRELIMINARY
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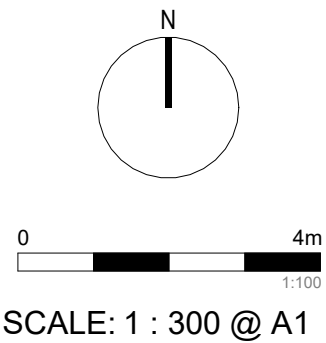
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115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
GFA CALCULATION PLANS

SHEET NUMBER:
DA - 5003

DATE: 15/06/2025

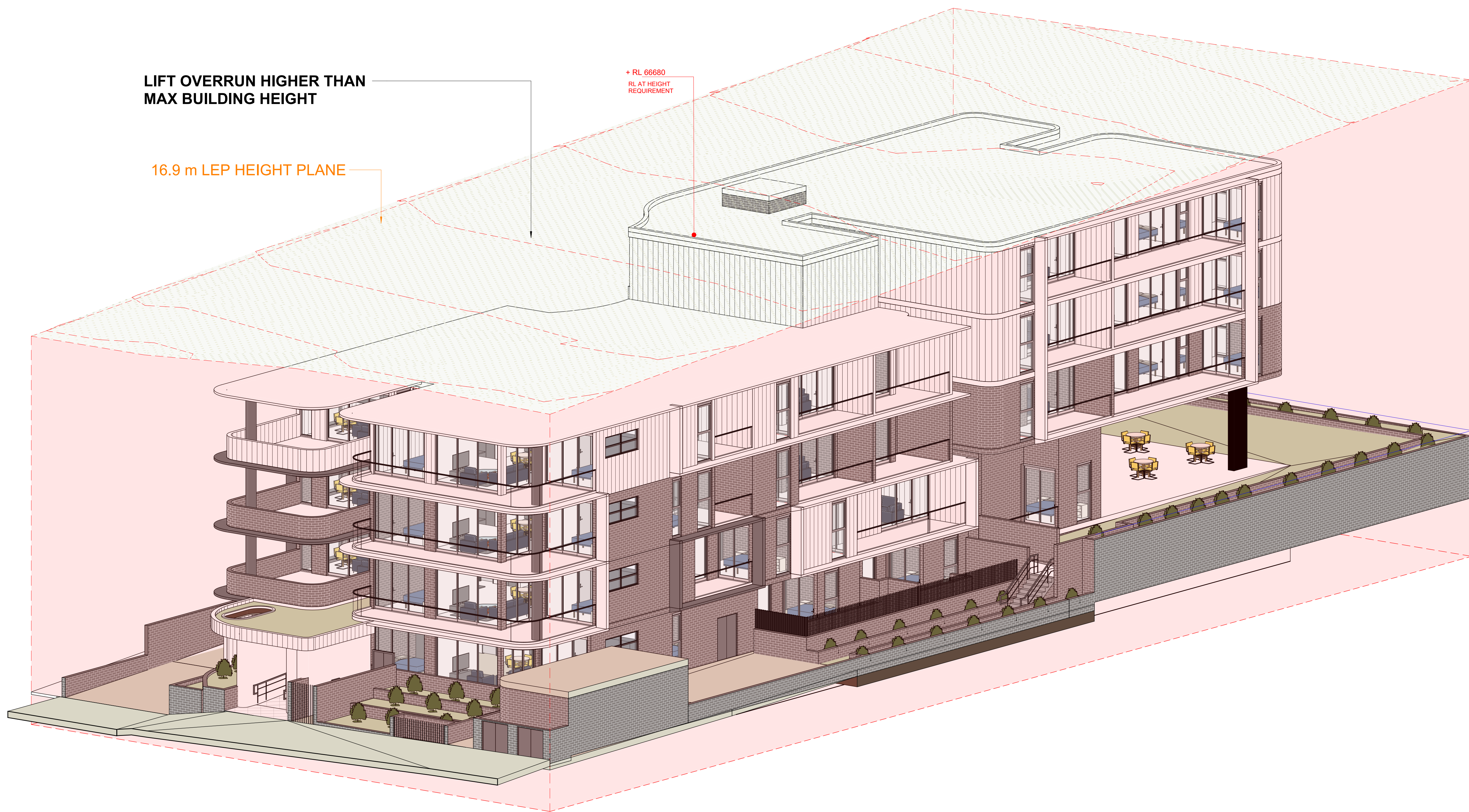
REV:
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ARCHITECT:

CEDAR DESIGN & CONSTRUCT

CRETE-TECH

CONCEPT TO REALITY



LEP HEIGHT PLANE



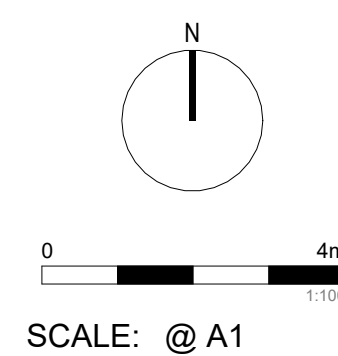
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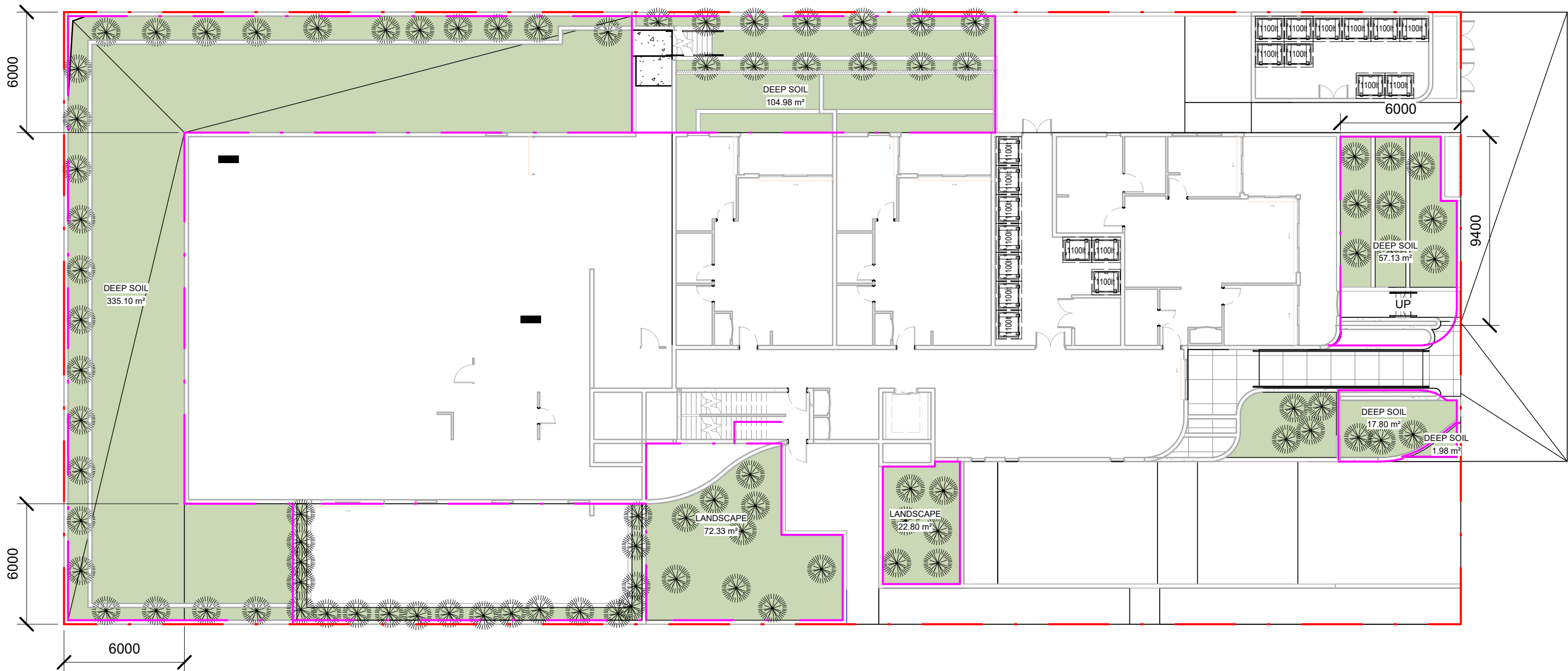
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LEP HEIGHT DIAGRAM

SHEET NUMBER:
DA - 5004

DATE: 15/06/2025

REV:
B





GROUND FLOOR
1 : 200

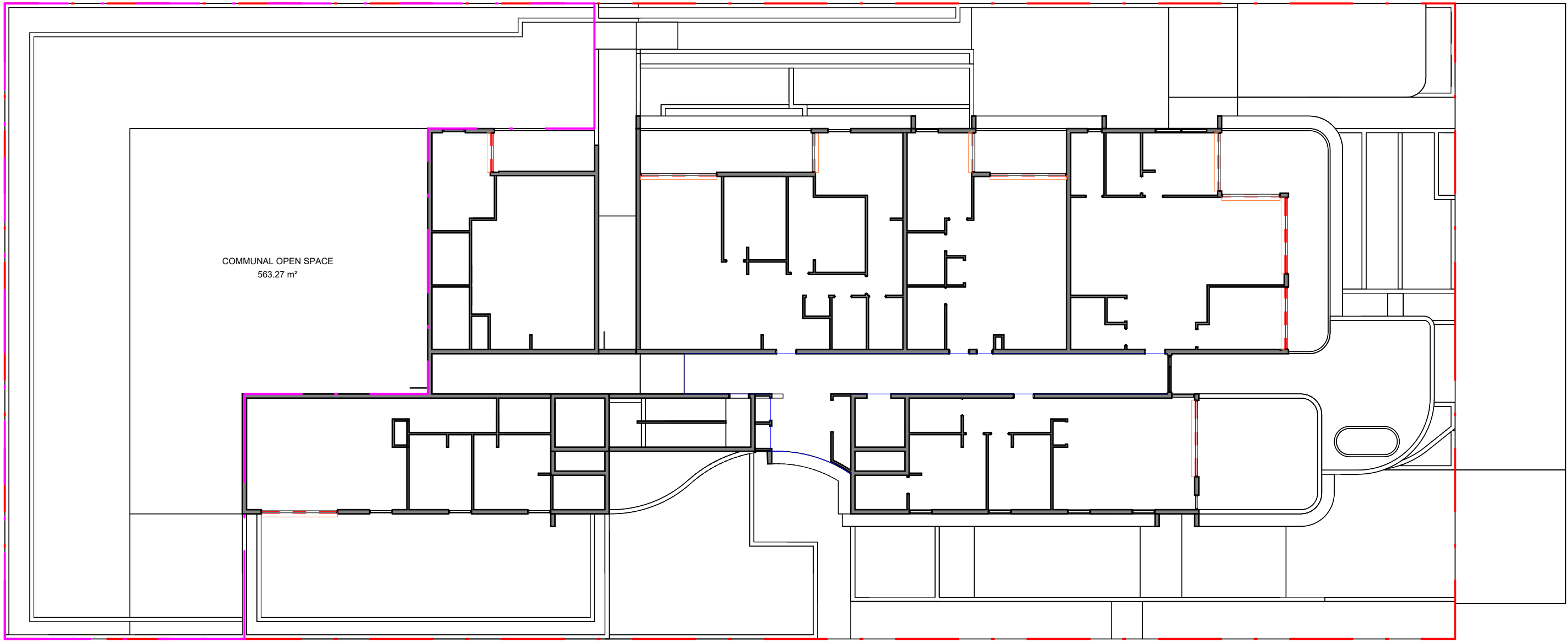
DEEP SOIL

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



COMMUNAL OPEN SPACE - LEVEL 01
1 : 200

SITE AREA: 2112 m²

25% Communal = 528m² Required

PROPOSED = 563.27 m²

PRELIMINARY
NOT FOR CONSTRUCTION

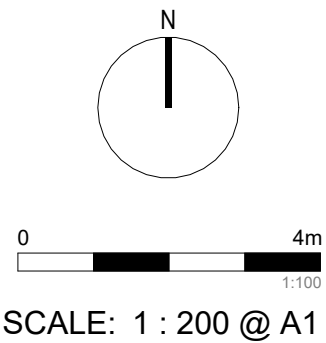
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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
COMMUNAL OPEN SPACE
AREA AND DEEP SOIL

SHEET NUMBER:
DA - 5005

DATE: 15/06/2025

REV:
B

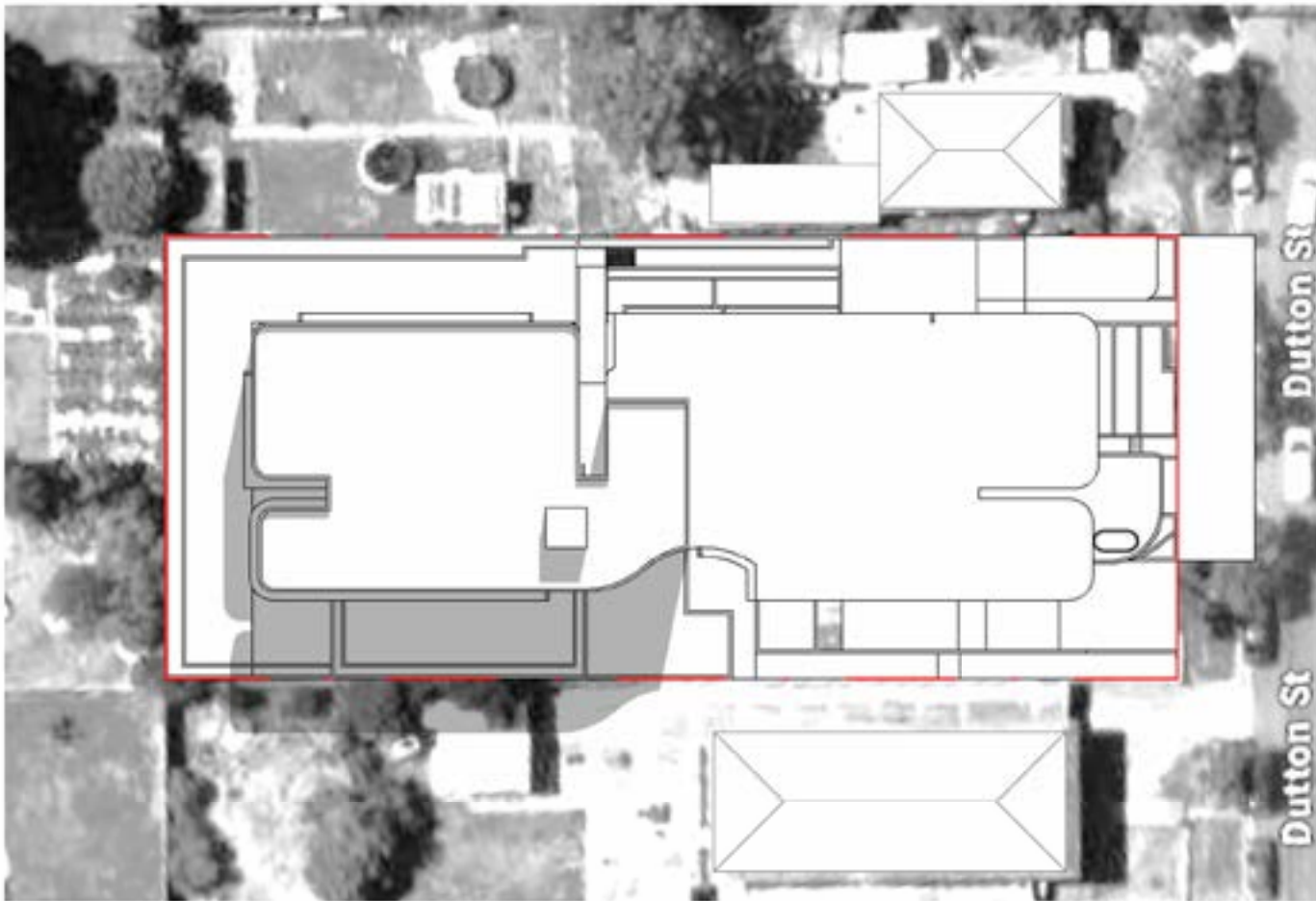
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CRETE-TECH

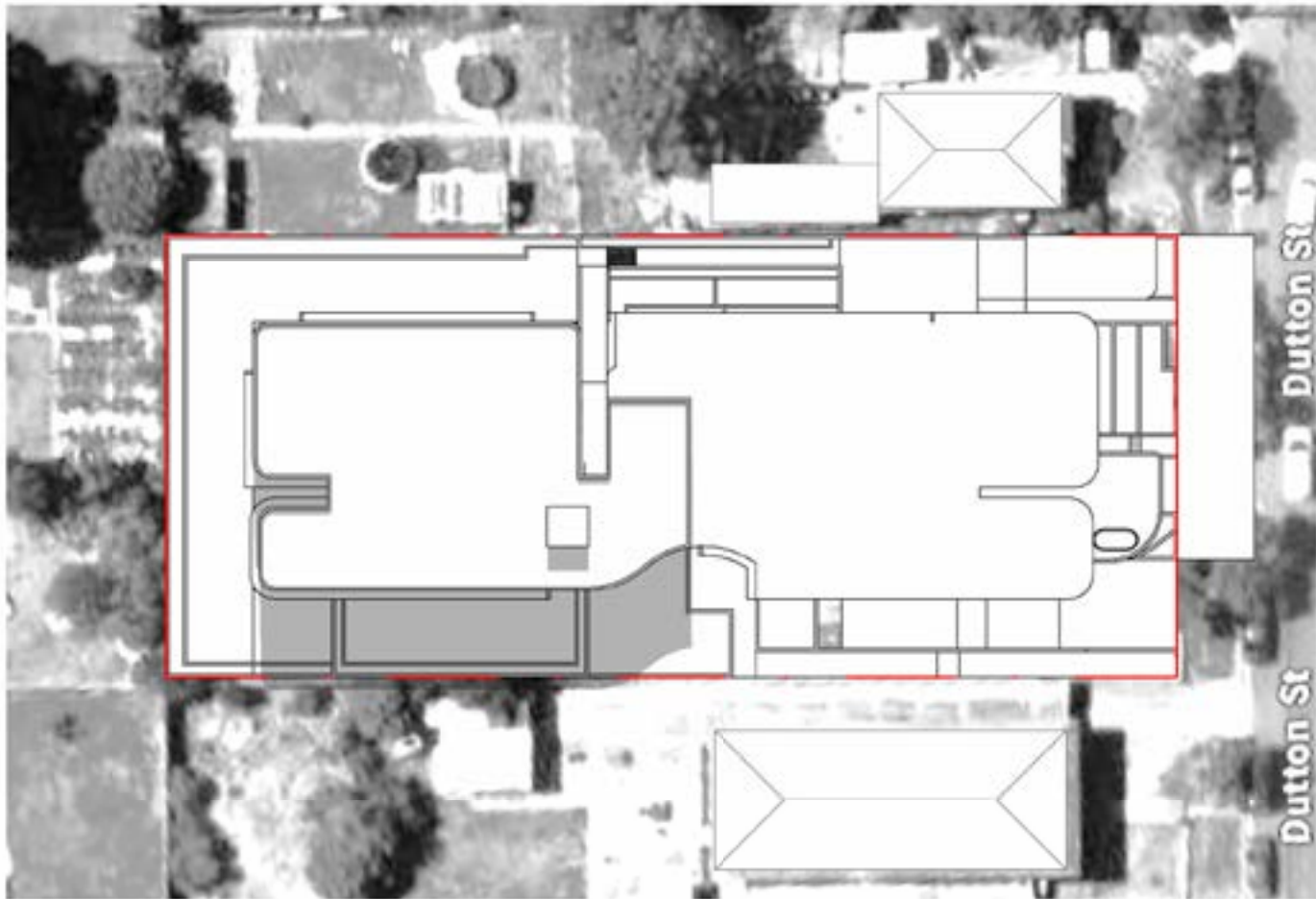
CREAR

DESIGN & CONSTRUCT

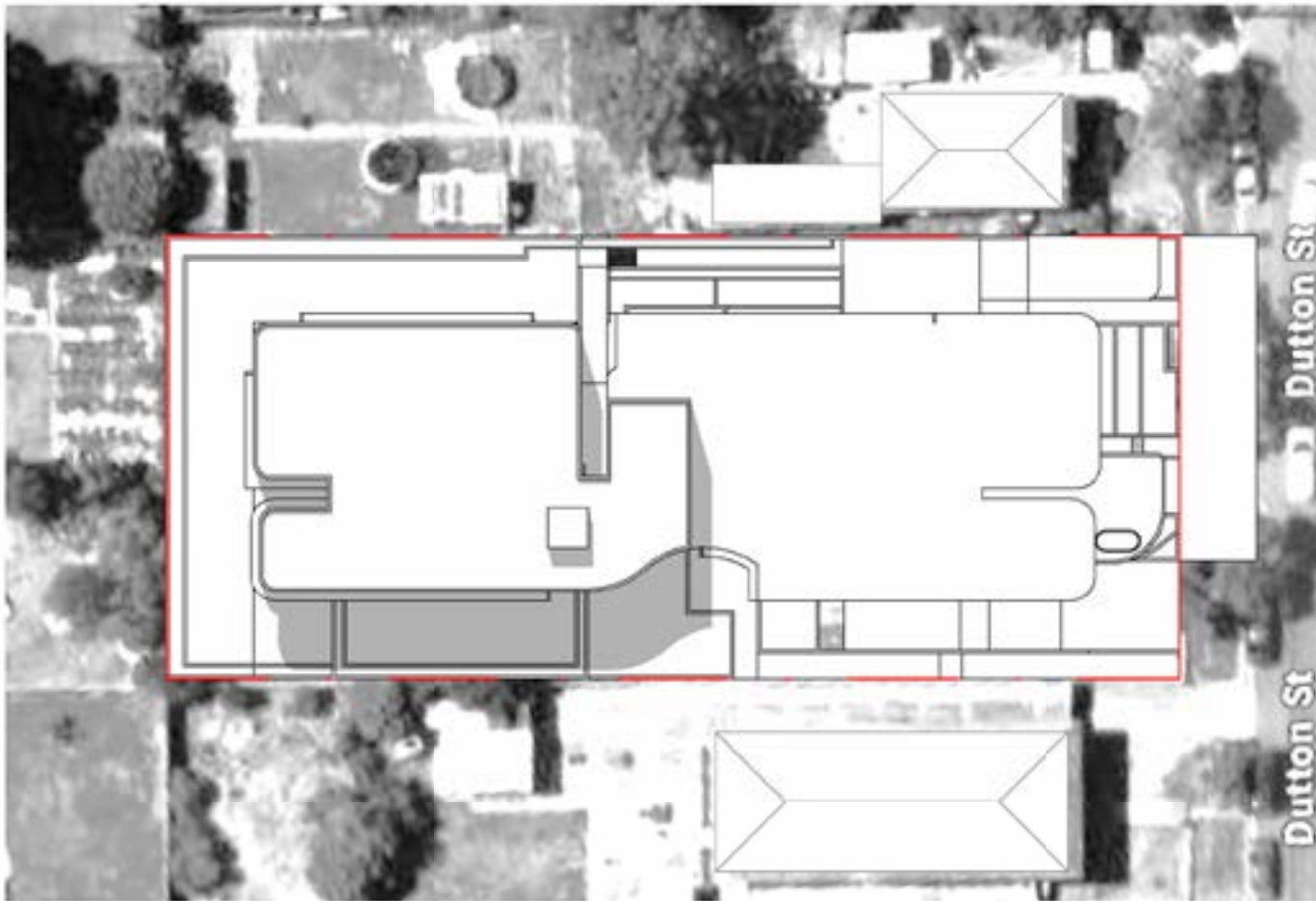
CONCEPT TO REALITY



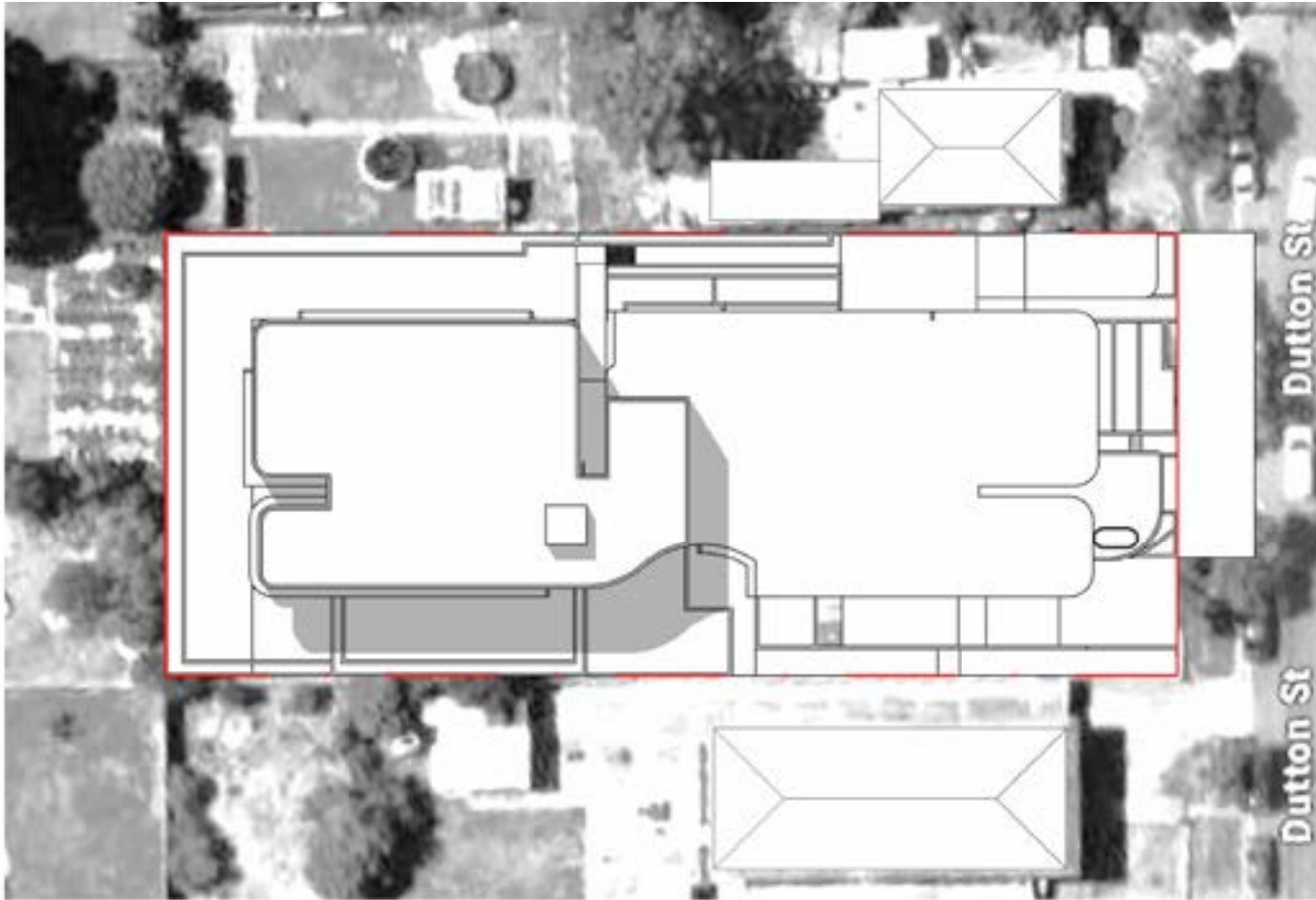
SHADOW ANALYSIS - JUNE 9am
1 : 500



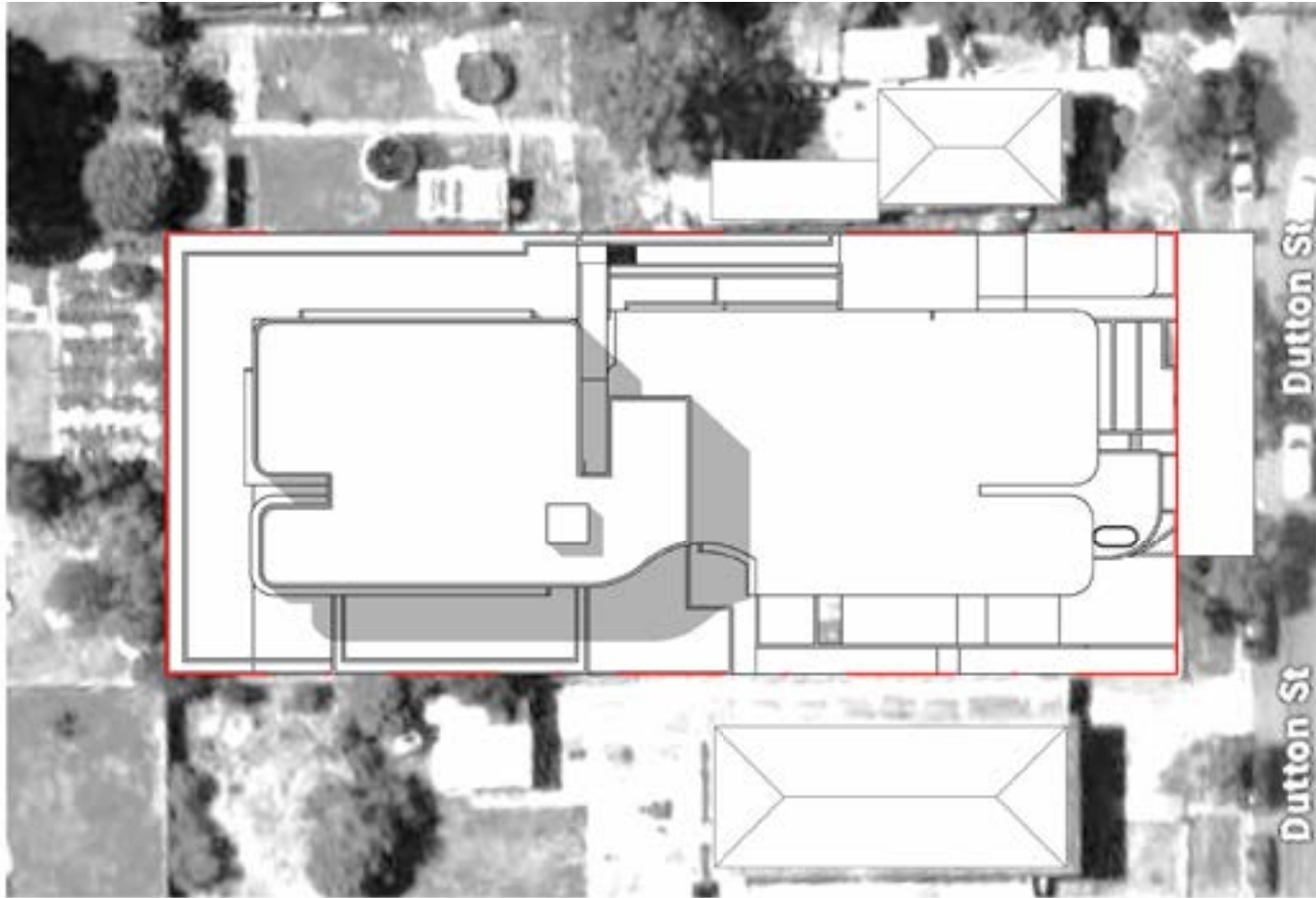
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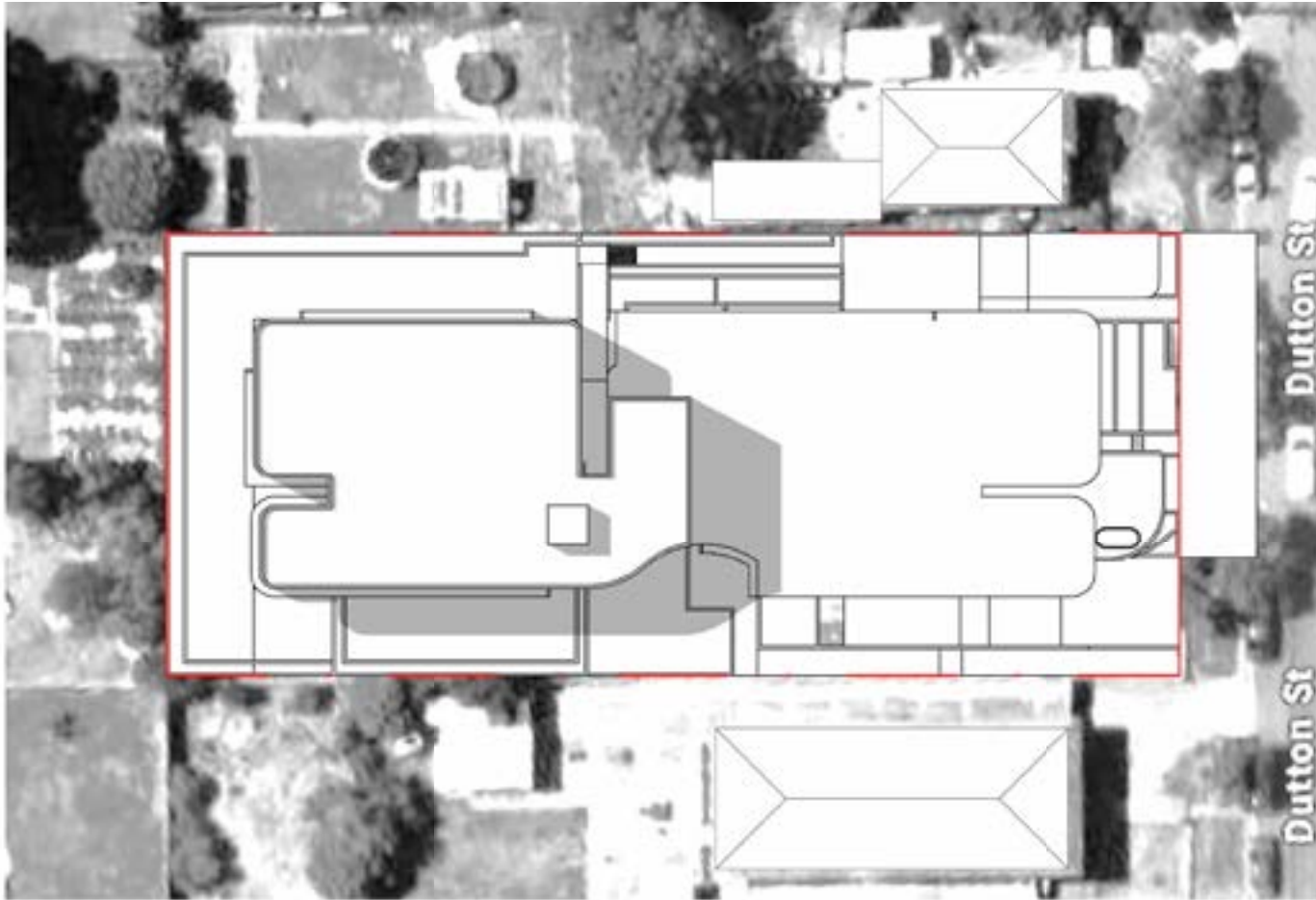
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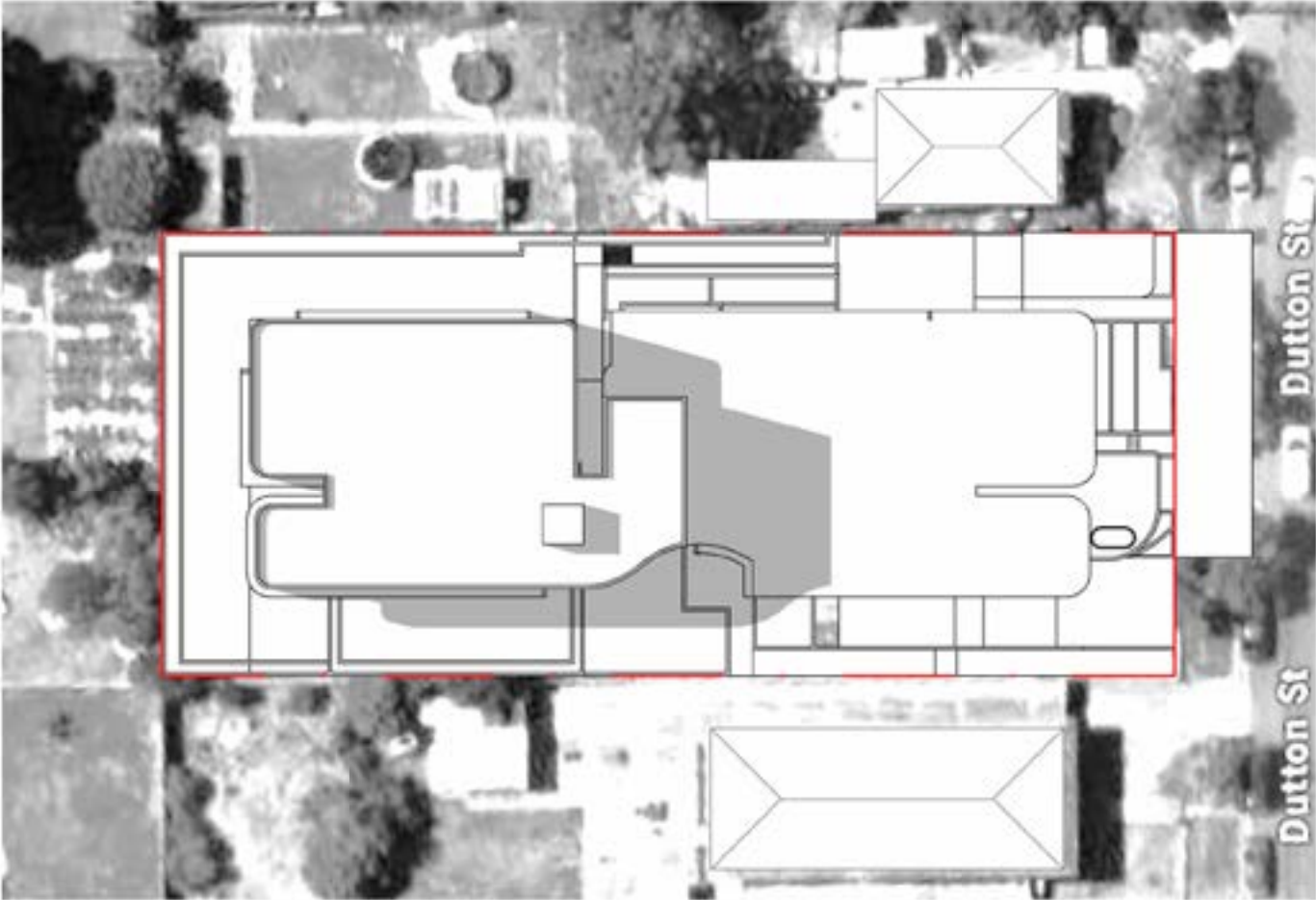
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SHADOW ANALYSIS - JUNE 1pm
1 : 500



SHADOW ANALYSIS - JUNE 2pm
1 : 500



SHADOW ANALYSIS - JUNE 3pm
1 : 500

**Certificate No. 0011553050**
Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnell
Accreditation No. 10056
Property Address 115-117 Dutton Street, Yagoona NSW 2199
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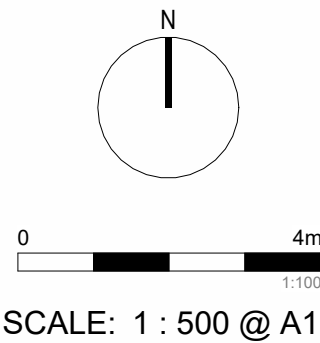
Document Notes
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A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SHADOW DIAGRAM ANALYSIS

SHEET NUMBER:
DA - 5007

DATE: 15/06/2025

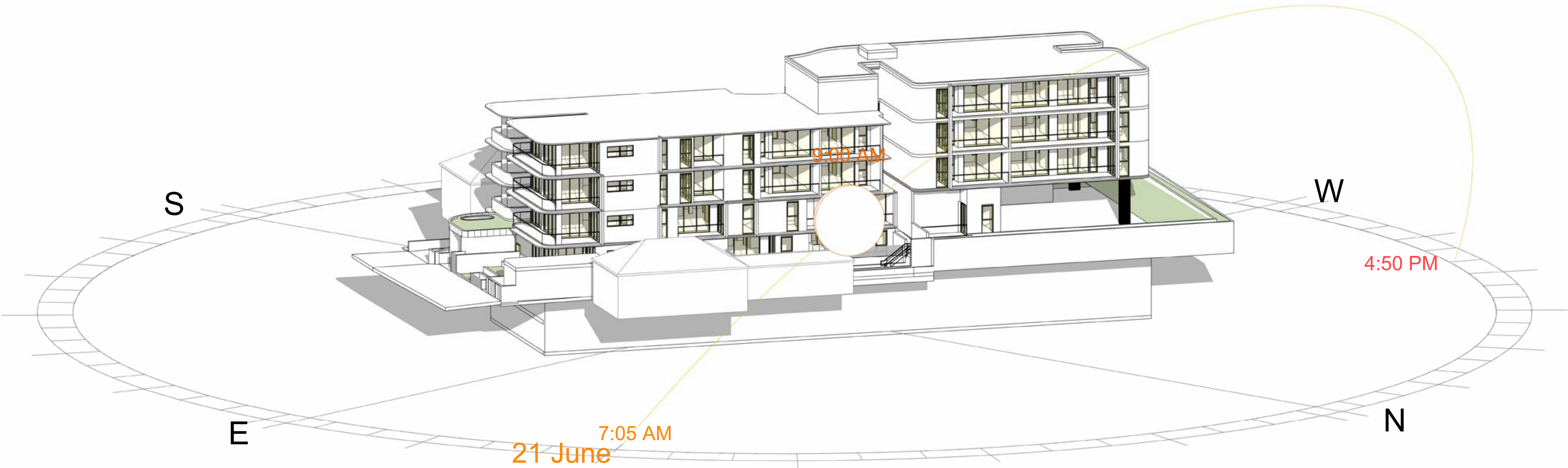
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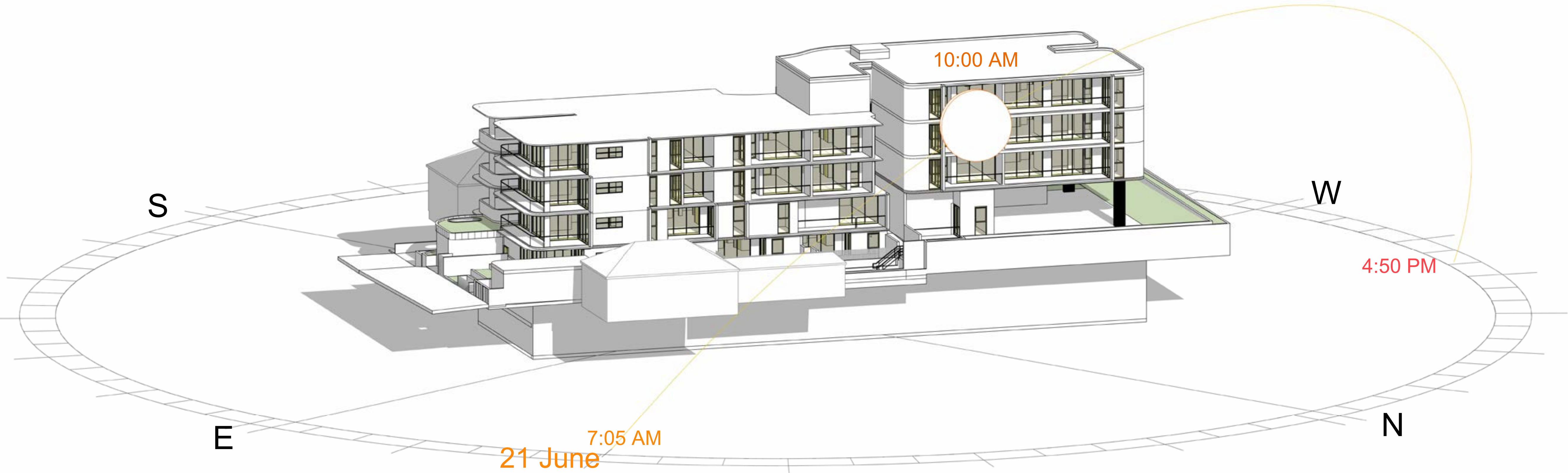
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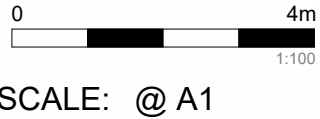
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REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 10.00 AM

SHEET NUMBER:
DA - 6101

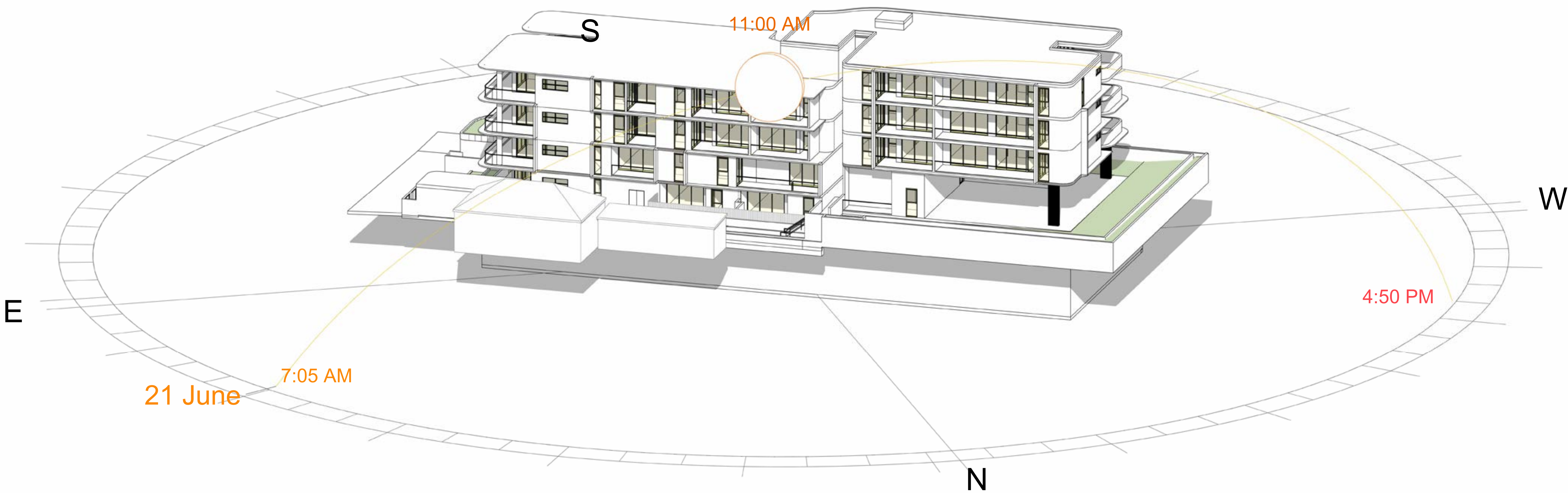
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Accreditation No.: 10056
Property Address: 115-117 Dutton Street, Yagoona NSW 2199
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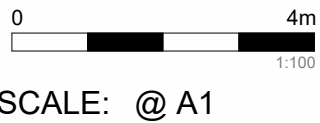
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PROJECT:
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115-117 Dutton Street, Yagoona

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DA - 6102

DATE: 15/06/2025

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Assessor name: Jamie Boninefin
Accreditation No.: 10056
Property Address: 115-117 Dutton Street, Yagoona NSW 2199
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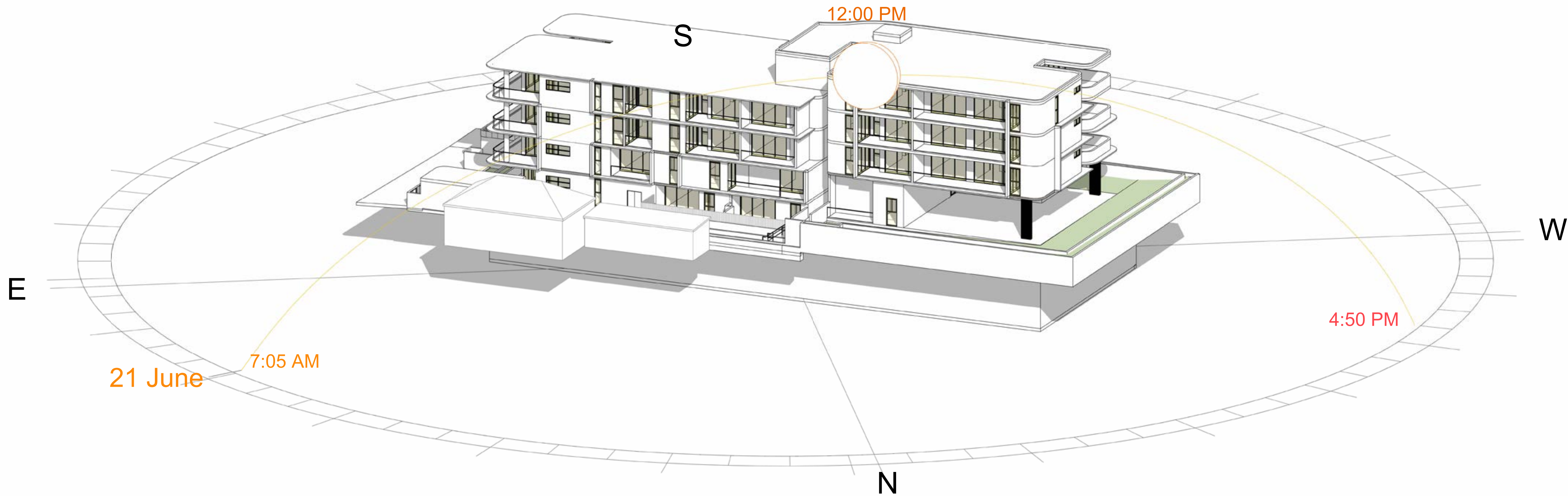
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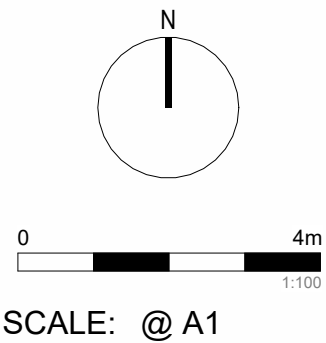
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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

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SOLAR VIEW JUN 21 12:00 PM

SHEET NUMBER:
DA - 6103

DATE: 15/06/2025

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Assessor name: Jamie Bonnefin

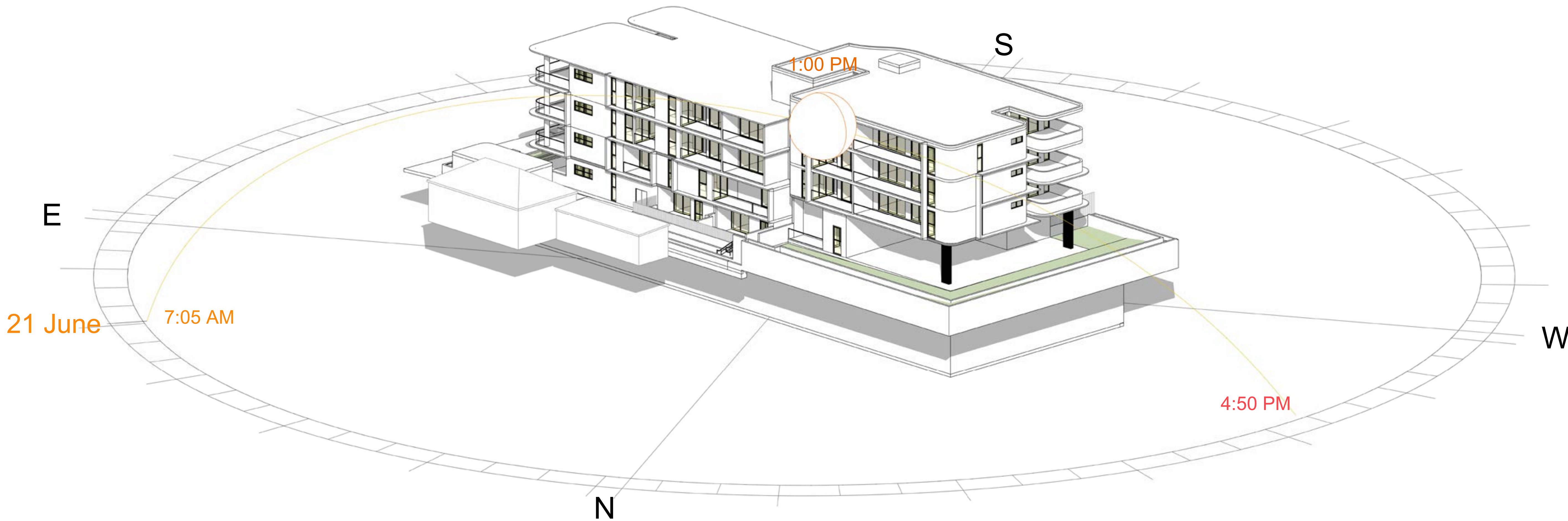
Accreditation No. 10056

Property Address: 115-117 Dutton Street, Yagoona NSW 2199

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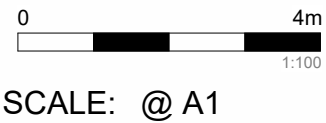
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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 1.00 PM

SHEET NUMBER:
DA - 6104

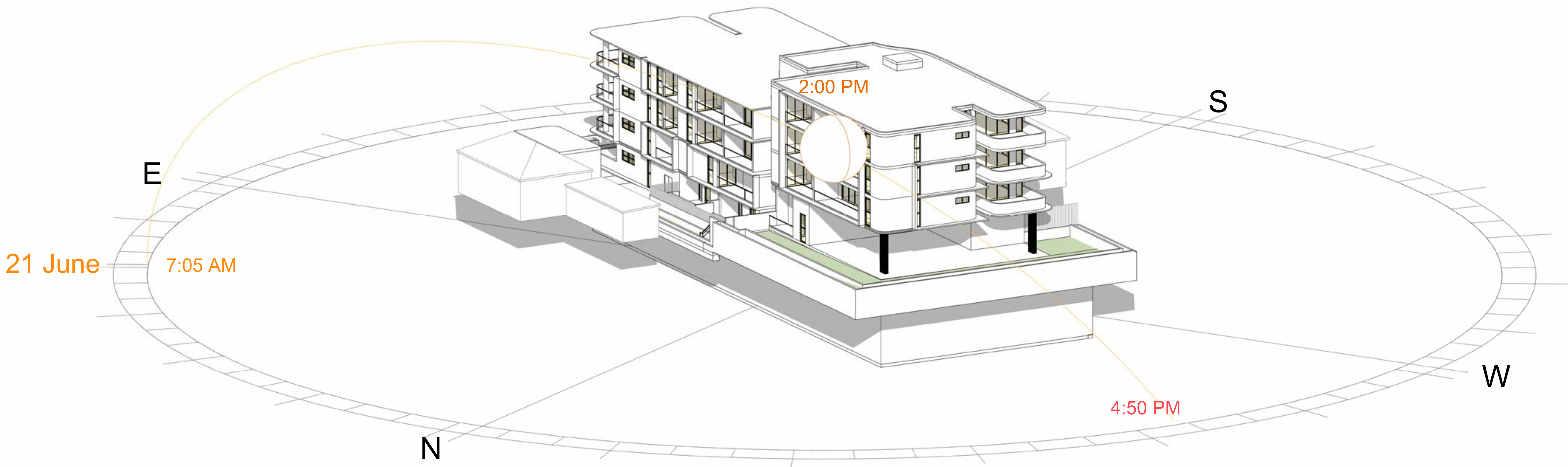
DATE: 15/06/2025

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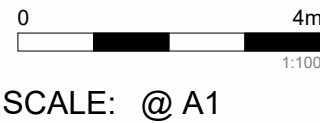
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REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

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DRAWING TITLE:
SOLAR VIEW JUN 21 2.00 PM

SHEET NUMBER:
DA - 6105

DATE: 15/06/2025

REV:
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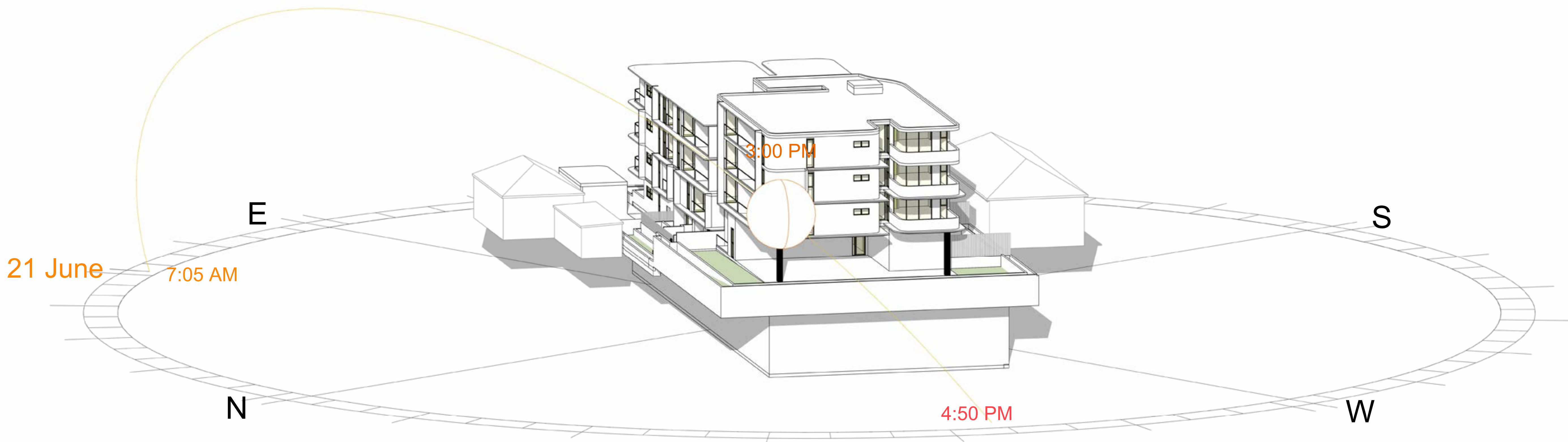
Assessor name: Jame Bonnefin

Accreditation No. 10056

Property Address: 115-117 Dutton Street, Yagoona NSW 2199

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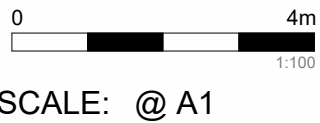
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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 3.00 PM

SHEET NUMBER:
DA - 6106

DATE: 15/06/2025

REV:
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Assessor name : Jamie Bonhefin
Accreditation No. : 10056
Property Address : 115-117 Dutton Street, Yagoona NSW, 2199
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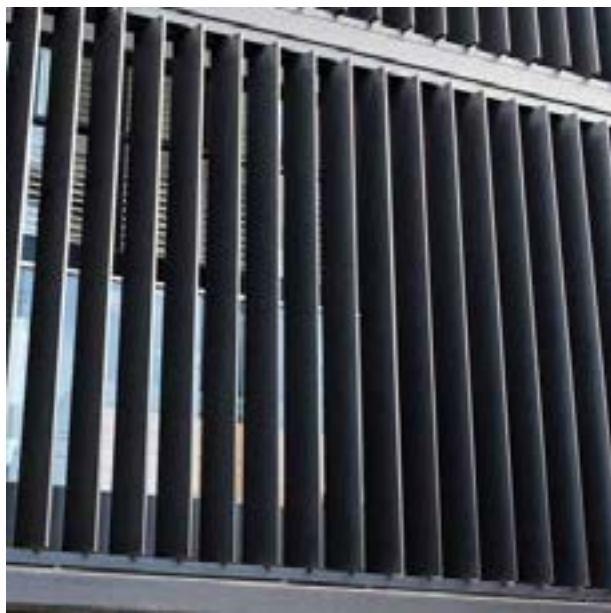

JUN 202500



1
AUSTRAL BRICKS:
URBAN ONE CHIFFON



2
WEATHERTEX :
ECOGROOVE SMOOTH 300MM
COLOR:
DULUX FLAT WHITE



3
ALUMINUM BLADES
COLOR:
DULUX MONUMENT GREY



4
CEMENT RENDER
COLOR:
RIBBED DULUX CREME



5
CEMENT RENDER
COLOR:
DULUX NATURAL WHITE



6
POWDERCOAT WINDOWS AND DOORS
COLOR:
DULUX MONUMENT



7
CEMENT RENDER MONUMENT
COLOR:
DULUX MONUMENT

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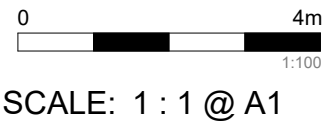
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PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

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MATERIAL SCHEDULE

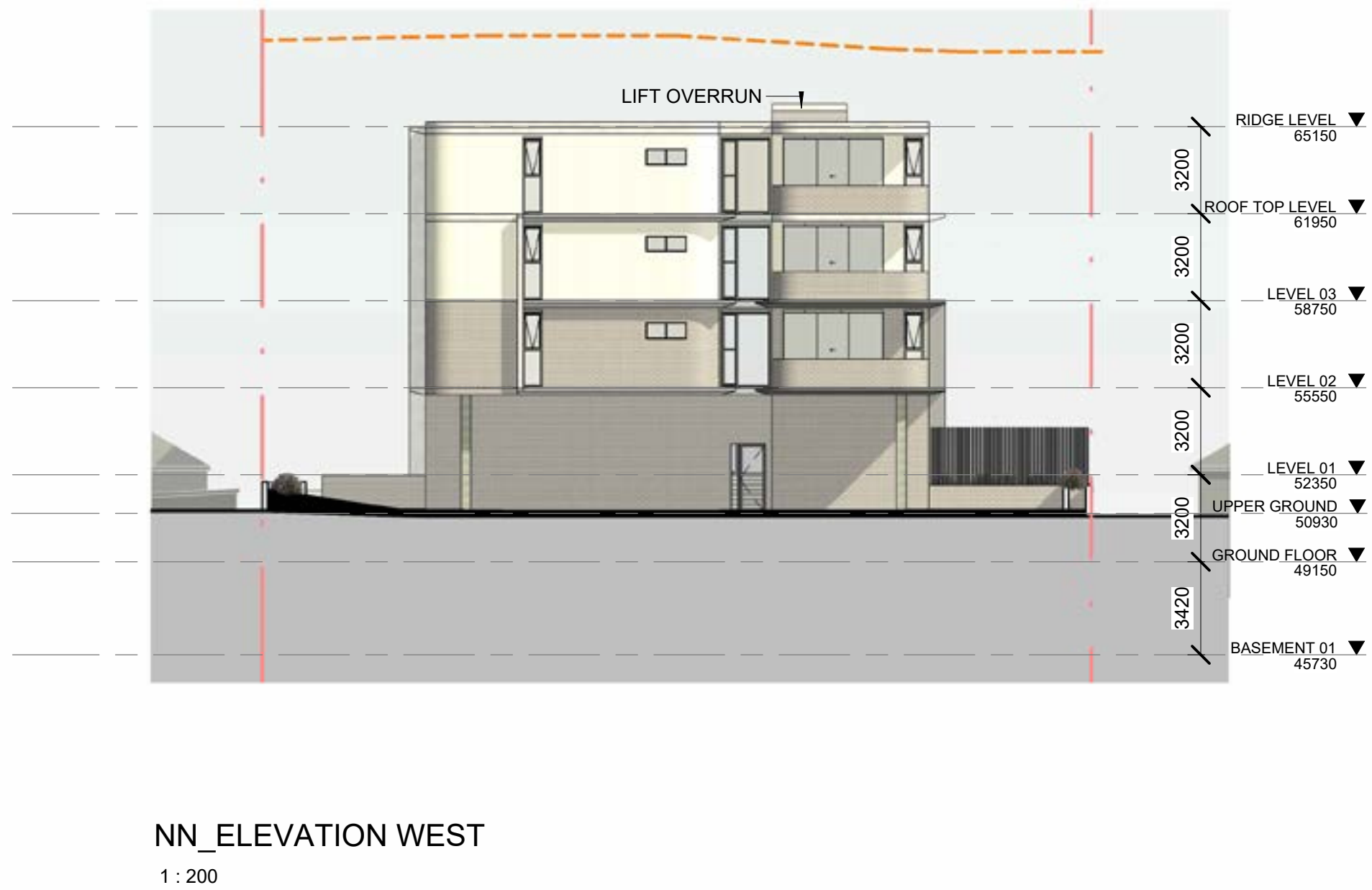
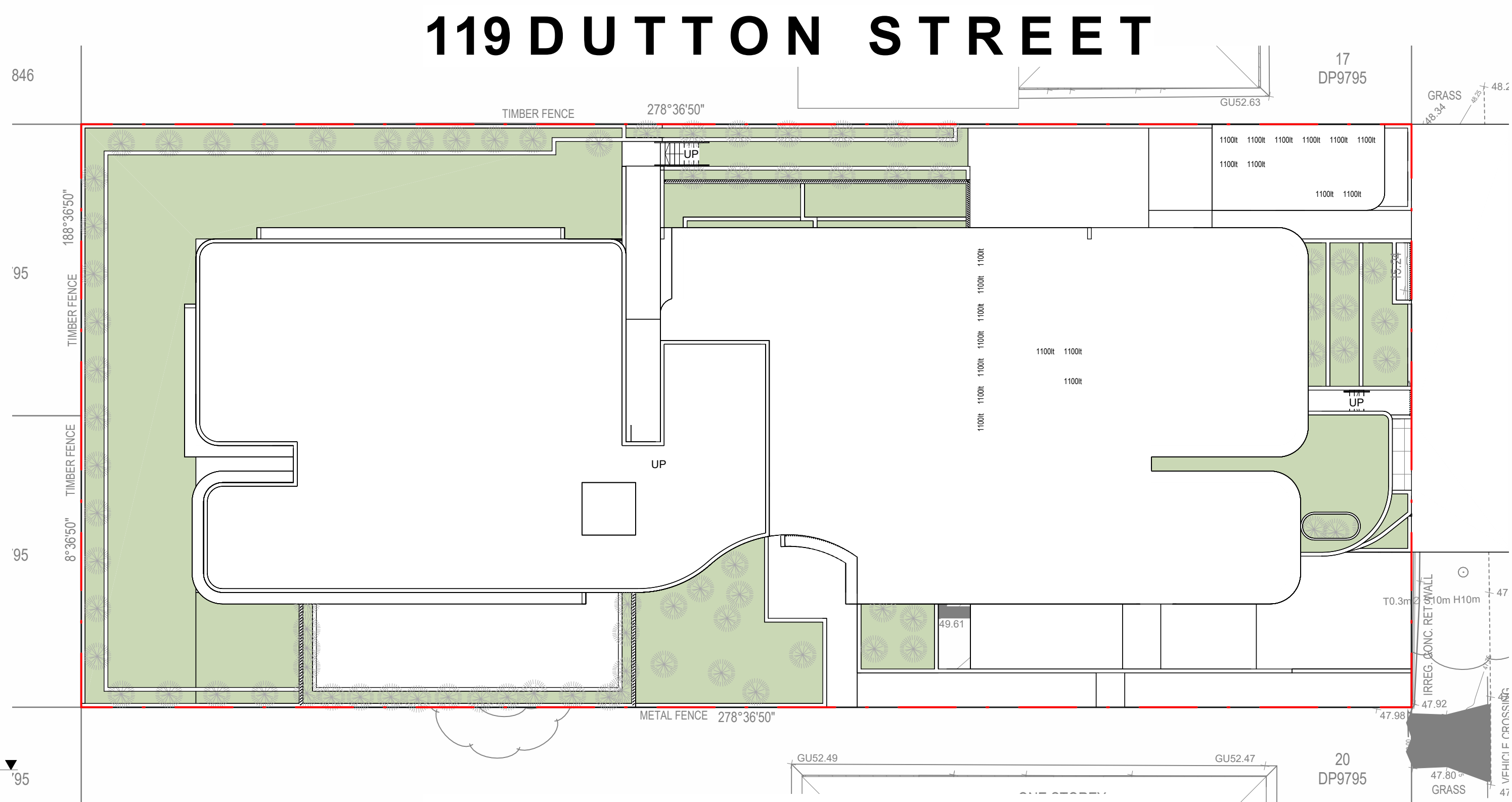
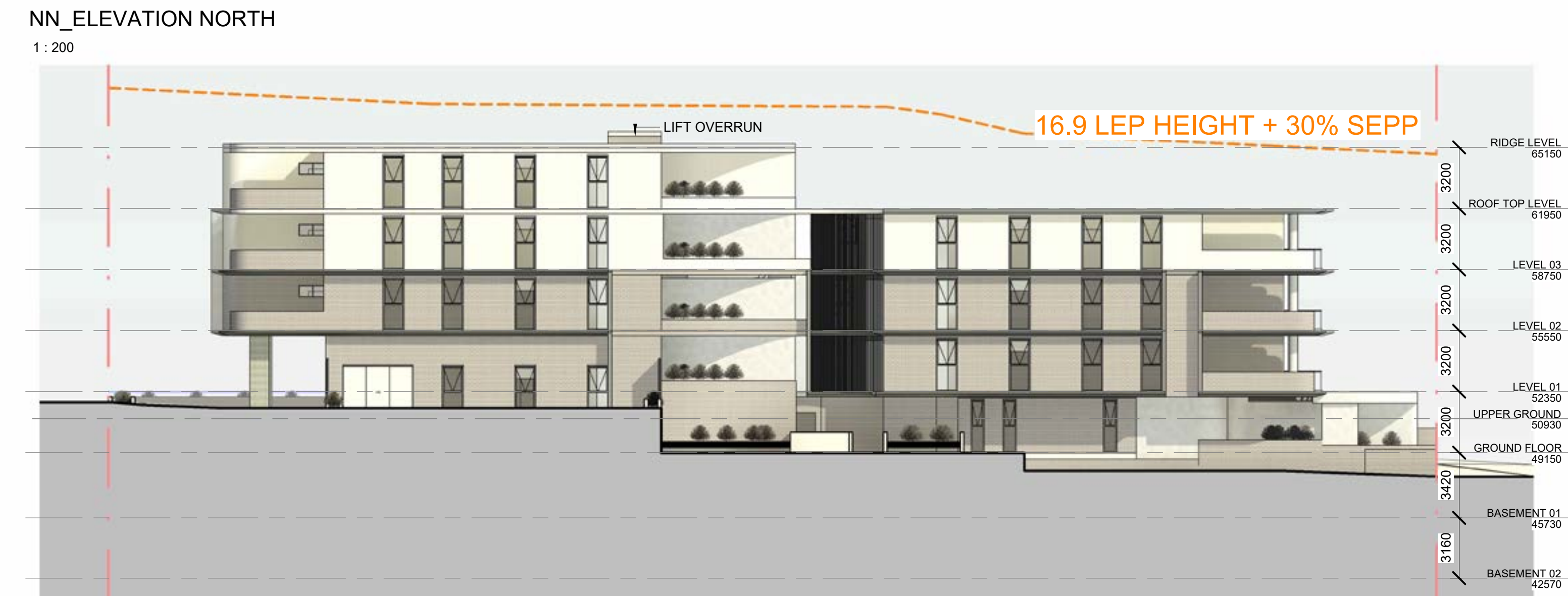
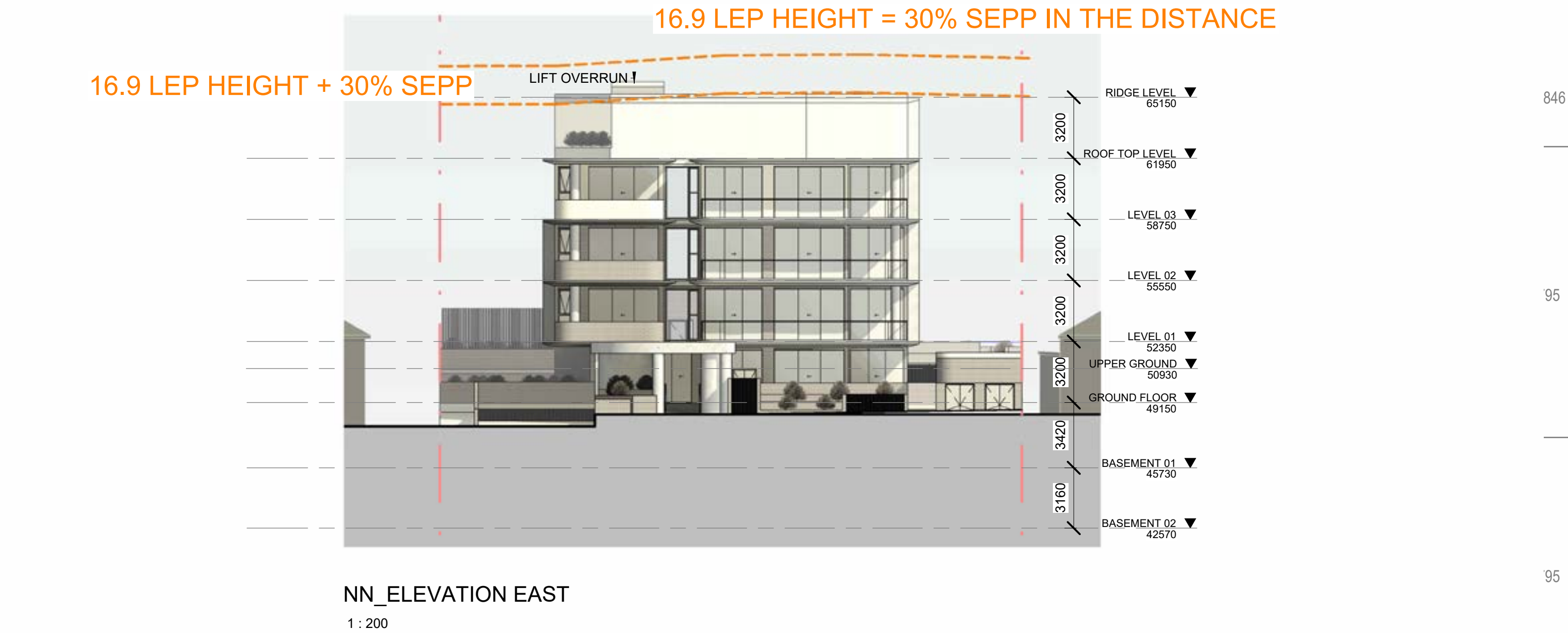
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DA - 7000
DATE: 15/06/2025

REV:
B

ARCHITECT:



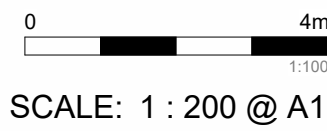
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REV	DATE	DESCRIPTION	DP FULL NAME
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
NEIGHBOUR NOTIFICATION

SHEET NUMBER:
DA - 7010

DATE: 15/06/2025

REV:
B



Commitments Table

Project Details	Proposed: Class 2 Apartment Units		Address: 115 to 117 Dutton Street Yagoona NSW 2199			
	Lot Number: 18 and 19		DP NUMBER: 9795			
Water	BASIX Certificate Number: 1772526M_03					
	Fixtures		Specification			
	Shower head rating		4 star (> 4.5 but <= 6 L/min)			
	Toilet rating		5 star			
	Kitchen taps rating		3 star			
Bathroom taps rating		3 star				
Alternative water details						
Rainwater tank size		Individual	10,000L			
Connected to: Garden and lawn areas		Yes				
All toilets		No				
Laundry		No				
Thermal Comfort	Accreditation Number: HERA 10056		NatHERS Certificate Number: 0011553050			
	Windows		(NCC allows for ± 5% tolerance of SHGC Value & U Value =< than which overrides NatHERS Certificate)			
	ALS-093-004-001		All awning windows (excluding below) Aluminium framed awning windows: Max U-value 6.6 SHGC 0.62			
	ALS-092-004-001		Unit 102, 202: all awning windows Aluminium framed awning windows: Max U-value 4.5 SHGC 0.55			
	ALS-092-007-001		Unit 108, 208: living room awning windows Aluminium framed awning windows: Max U-value 4.2 SHGC 0.59			
	ALS-009-009-001		All sliding doors (excluding below) Aluminium framed sliding doors: Max U-value 6.0 SHGC 0.66			
	ALS-037-001-001		Unit G02: living room sliding doors Aluminium framed sliding doors: Max U-value 3.9 SHGC 0.63			
	ALS-086-002-001		Unit 301: north facing sliding door Aluminium framed sliding doors: Max U-value 3.1 SHGC 0.60			
	ALS-086-005-001		Unit 102, 108, 202, 208, 302, 308: all sliding doors Aluminium framed sliding doors: Max U-value 2.4 SHGC 0.59			
	Unit 408: all sliding doors					
	External walls		Requirements			
	Brick veneer		Light colour	R2.7	Bulk + Anti-glare foil	
	Cavity brick		Light colour	No insulation		
	Tilt up concrete, lined		Level 2 to 3 units with shaded common hallways (excluding below)	Light colour	R1.5	Bulk insulation
	Tilt up concrete, lined		Units: 102, 103, 108, 202, 208, 302	Light colour	R2.5	Bulk insulation
	Tilt up concrete, lined		Unit 308	Light colour	R2.7	Bulk insulation
	Internal walls					
	Cavity wall, direct fix plasterboard		All internal walls of units (excluding below)	No insulation		
	Cavity wall, direct fix plasterboard		All internal walls: G02, 102, 202, 208, 302 Bathroom walls of units: 108	R2.0 Bulk insulat		
	Cavity wall, direct fix plasterboard		All internal walls: 308	R2.5 Bulk insulation		
	Partition walls					
	Cavity brick		Walls shared between two units	No insulation		
	Concrete panel/blocks filled, plasterboard		Walls shared with hallways, stairs, lifts and common areas	No insulation		
	Floors					
	Suspended concrete slab		All other units - excluding units below	No insulation		
	Suspended concrete slab		Unit G01	R1.1	Reflective soffit board	
	Suspended concrete slab		Unit G02	R2.3	Reflective soffit board	
	Suspended concrete slab		Floor between Unit 202 and 302	R1.0	Bulk insulaiton	
	Suspended concrete slab		Floor between Unit 208 and 308	R1.5	Bulk insulation	
	Ceiling					
	External ceiling - Concrete, plasterboard		Units with balconies/roof above (excludiung units below)	No insulation		
	External ceiling - Concrete, plasterboard		Units: 304, 305, 306, 307	R2.0 Bulk insulation		
	External ceiling - Concrete, plasterboard		Units: 301, 303	R4.0 Bulk insulation		
	External ceiling - Concrete, plasterboard		Units: 302, 308	R6.0 Bulk insulation		
	Internal ceiling - Concrete, plasterboard		All internal ceilings (excluding units 202 and 208)	No insulation		
	Roof					
	Concrete		Light Colour (solar absorptance <0.475)			
			No insulation			
	Ceiling Penetrations					
	Lighting specification		All ceiling penetrations are sealed	Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"		
	Ceiling fans		Ceilings fans of 1400mm must be installed in the rooms mentioned in the NatHERS report			
	Overshadowing details		Adjoining units calculated into model calculations			
	Site					
Orientation of nominal north elevation		As shown on plans				
		* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.				
Energy	Hot water		Specification Rating			
	Individual system		Gas instantaneous 6.5 star			
	Ventilation		System Efficiency Measue			
	Bathroom, Kitchen and Laundry exhaust		Individual fan, ducted to façade or roof Manual on/ Manual off			
	Basement carparks		Ventilation (supply + exhaust) Carbon monoxide monitor + VSD fan			
	Comms/switch room, fire pump room		Ventilation (supply + exhaust) None i.e., continuous			
	All other common areas		No mechanical ventilation N/A			
	Heating and Cooling					
	Individual systems - living areas		3-phase airconditioning EER 3.5 - 4.0			
	Individual systems - bedroom areas		3-phase airconditioning EER 3.5 - 4.0			
	Lighting					
	For individual units refer to NatHERS Certifica		Light-emitting diode (LED)			
	All common areas		Motion Sensors			
	Lift banks		Connected to lift call button			
	Appliances					
Cooktop/oven		Gas cooktop & electric oven				
Private outdoor clothes drying line		No				
Private indoor or sheltered clothes drying line		Yes				
Zoned Air-conditioning		No				
Lift System						
Common lift system		Gearless traction with V V V F (<1001 kg)				

