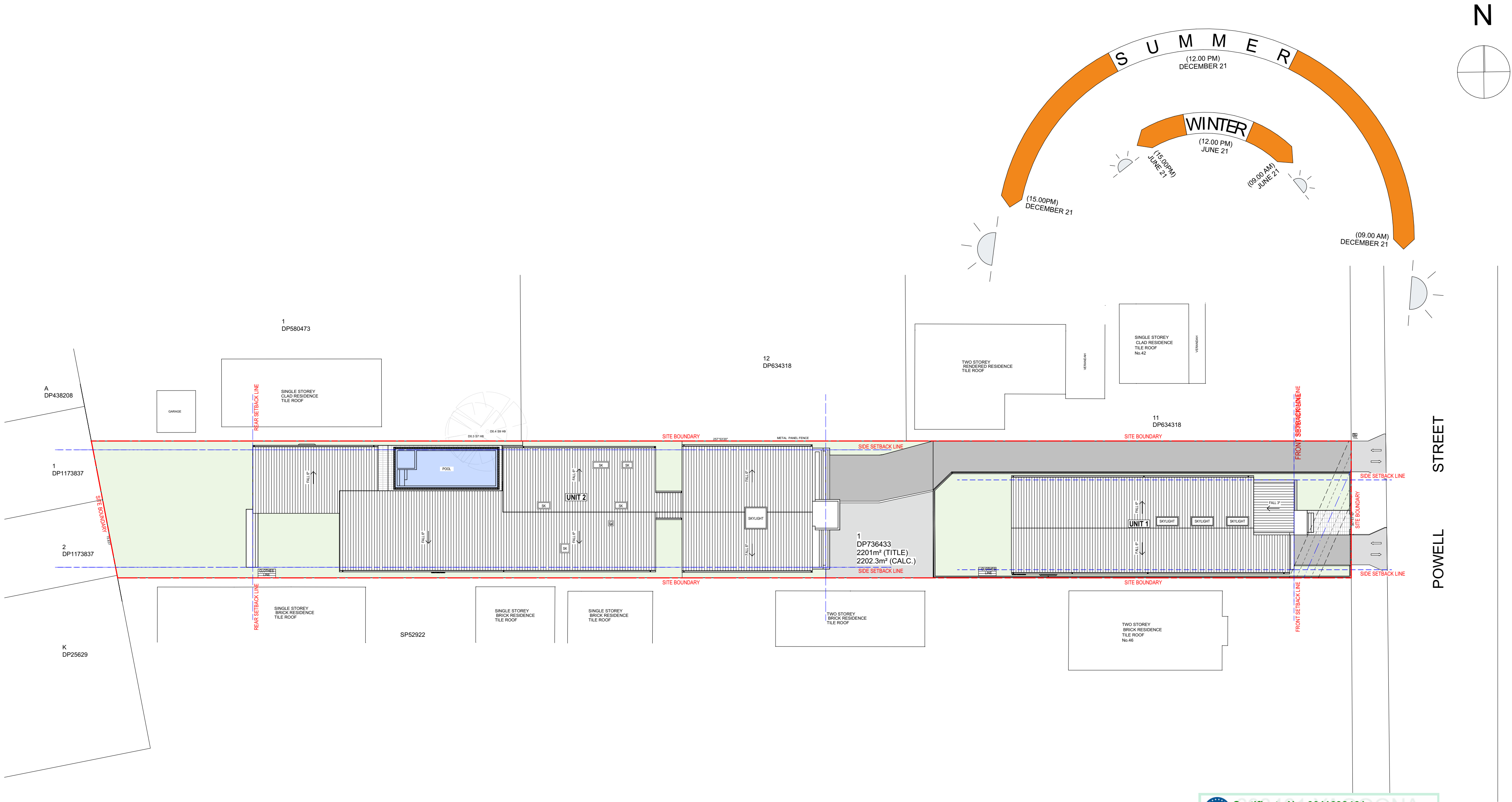
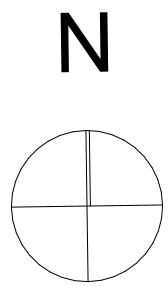


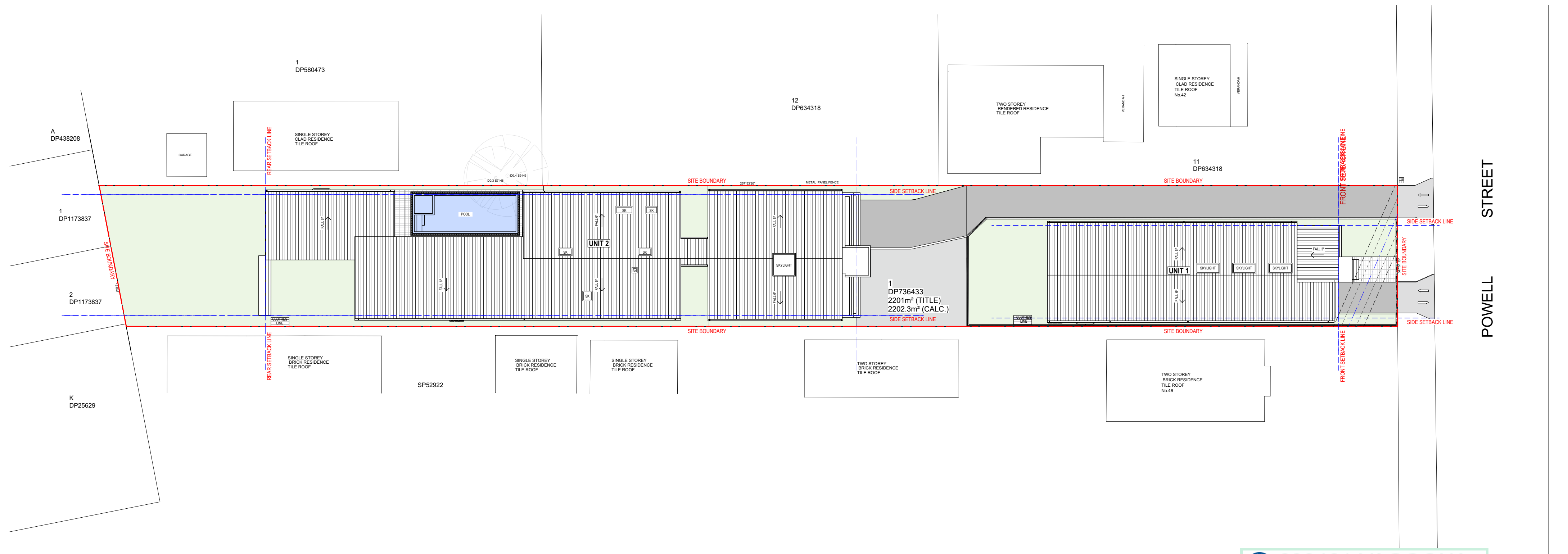


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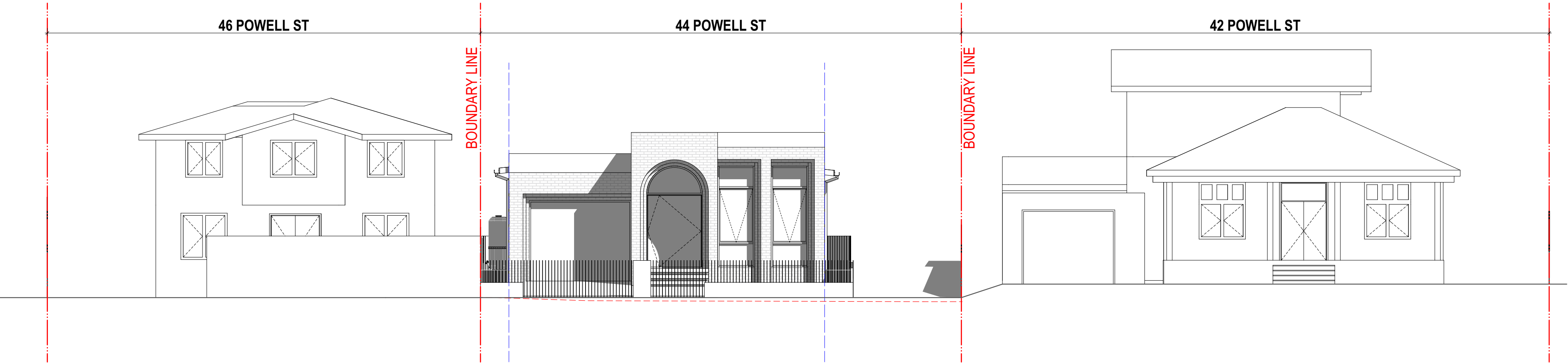
Assessor name Noura Al Hazzouri
Accreditation No. DMN/18/1891
Property Address 44 A Powell Street, YAGOONA NSW, 2199


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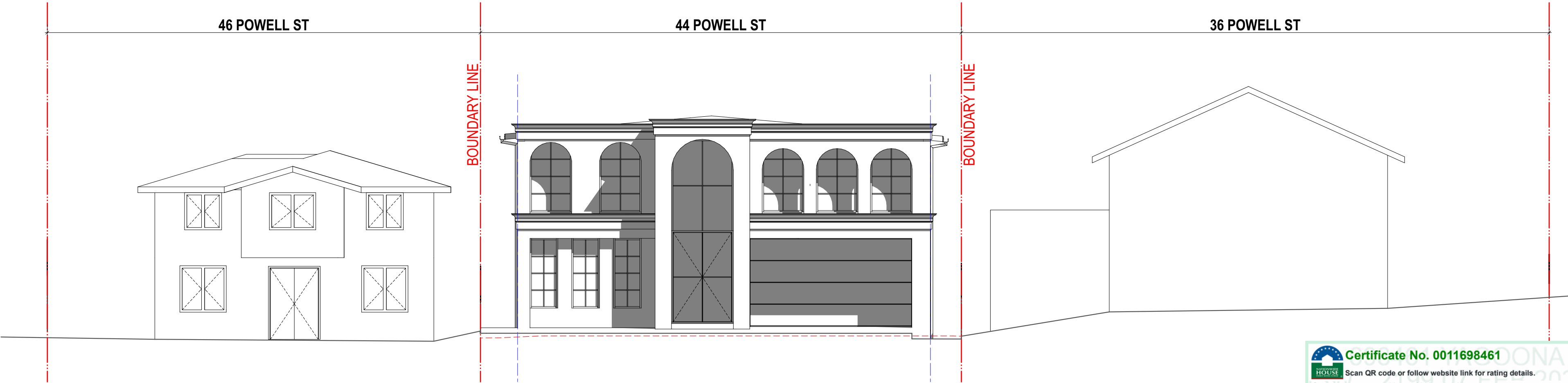
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			Issue		Date	Description	Int.		App.	Scale AS SHOWN	Date 19.12.24	Project no.
			A		05-02-25	Issued for DA Approval	J.B		J.B	Drawn J.B, L.L	Approved J.B	24-007
										Issued Development Application		Drawing no.
												004



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			Issue	Date	Description	Int.	App.				Scale AS SHOWN	Date 19.12.24	Project no.
		A	05-02-25	Issued for DA Approval	J.B	J.B				24-007			
							Drawn J.B, L.L	Approved J.B					
							Client Mr. & Mrs. Abou-Melhem						
							Development Application			Drawing no. 005			



POWELL STREETSCAPE : EAST ELEVATION - UNIT 1



EAST ELEVATION - UNIT 2

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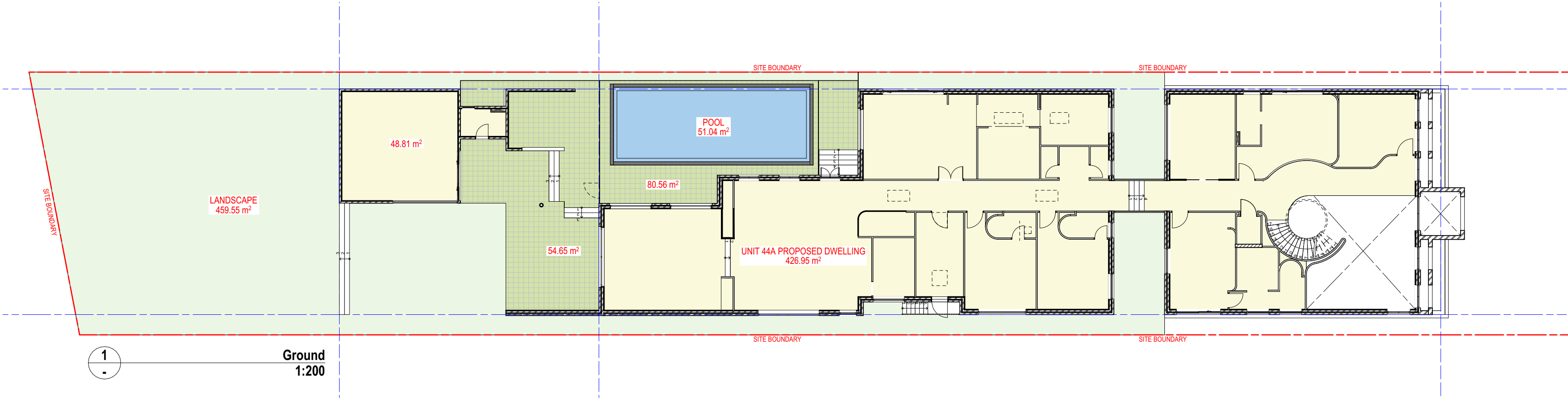
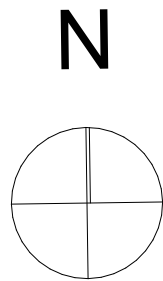
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Accreditation No. DMN/18/1891
Property Address 44 A Powell Street, YAGOONA NSW, 2199



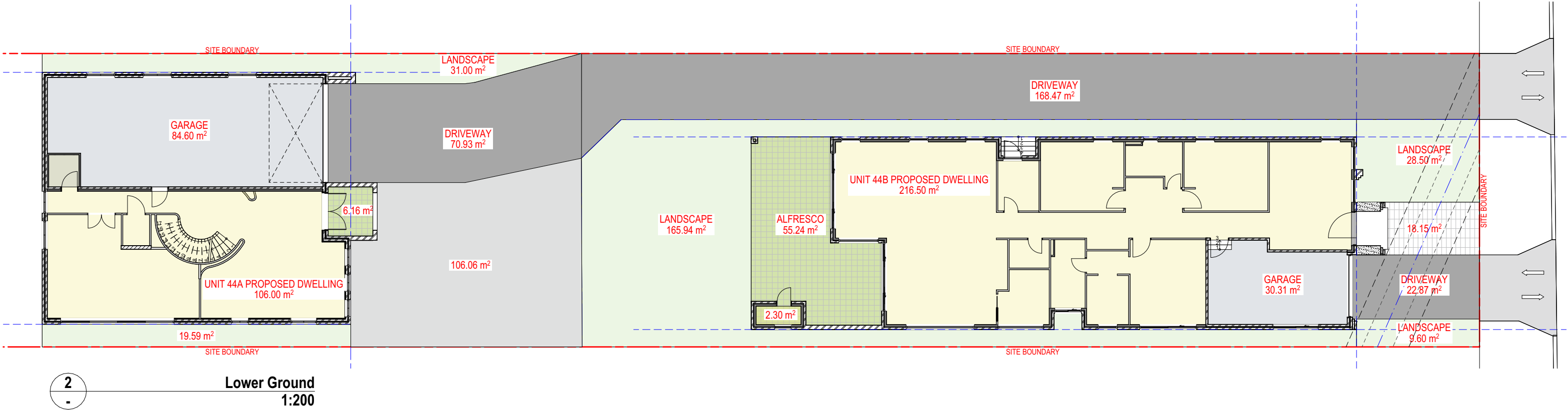
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			Issue		Date		Description		Int.		App.		Scale AS SHOWN		Date 19.12.24		Project no.		
			A		05-02-25		Issued for DA Approval		J.B		J.B		Drawn J.B, L.L		Approved J.B		24-007		
												Issued Development Application		Drawing no.					
														006					

CALCULATIONS				COMPLIES
TOTAL SITE AREA	2202m ²	UNIT 44A FSR	39.8%	YES
		UNIT 44B FSR	38.4%	YES
UNIT 44A SITE AREA	1464m ²	TOTAL GROSS FLOOR AREA	801m ²	
UNIT 44B SITE AREA	570.1m ²	PROPOSED FSR	36.4%	YES
PERMITTED GFA	1101m ²	UNIT 44A POS	550m ²	YES
UNIT 44A- LOWER GROUND AREA	106m ²	UNIT 44B POS	160m ²	YES
UNIT 44A- UPPER GROUND AREA	476m ²	SITE COVER	1447m ²	65.7% YES
UNIT 44A- TOTAL FLOOR AREA	582m ²	PERVIOUS AREA	755m ²	34.2% YES
UNIT 44B- GROUND FLOOR AREA	219m ²			



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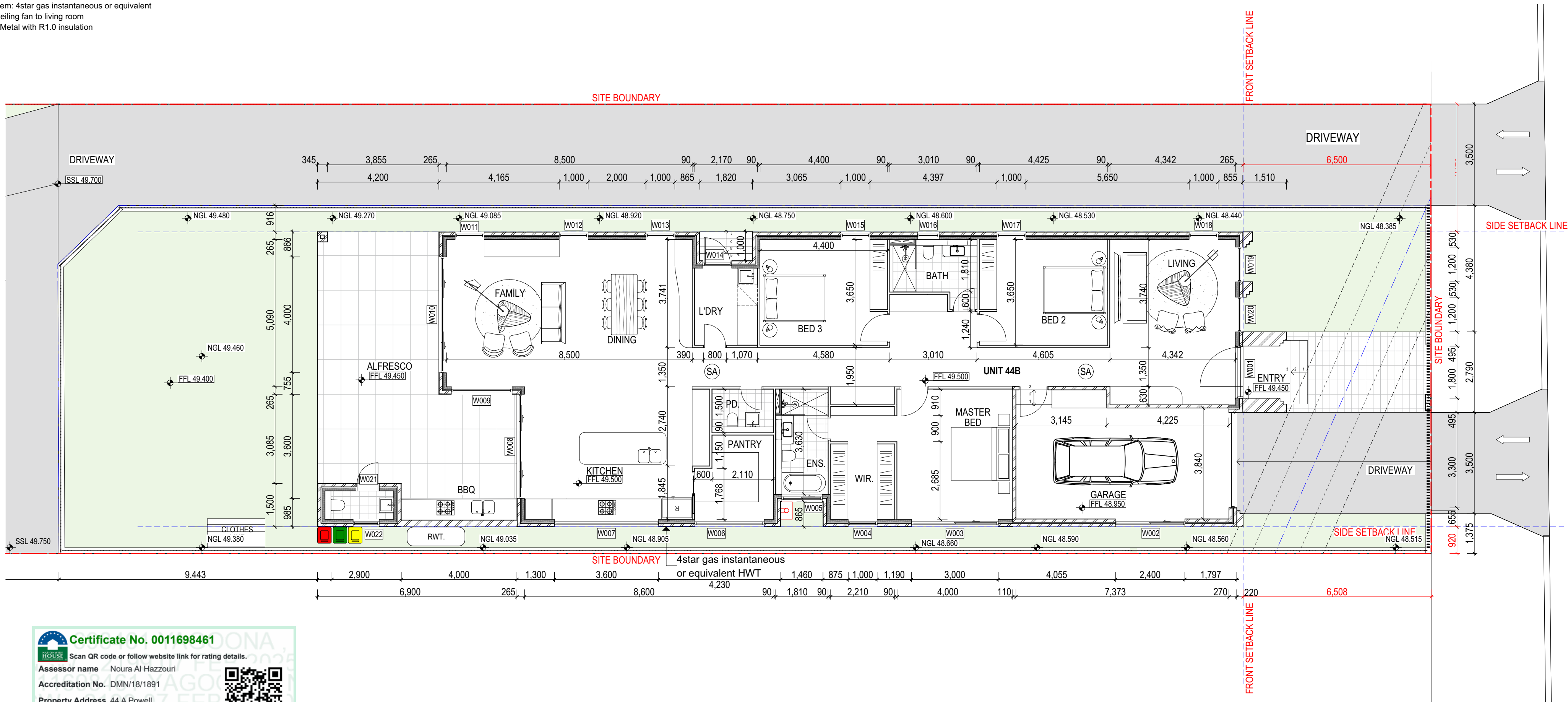
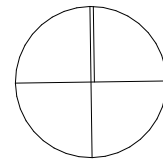
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			Issue	Date	Description	Int.	App.				Scale AS SHOWN	Date 19.12.24	Project no.
			A	05-02-25	Issued for DA Approval	J.B	J.B				Drawn J.B, L.L	Approved J.B	24-007
											Issued Development Application		Drawing no. 007

BASIX COMMITMENTS

44 B Powell Street Yagoona

- R5.5 insulation to plasterboard ceiling
- R1.3 foil blanket and sisalation underneath metal roof
- foil sisalation underneath tiled roof
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- foil+R2.7 insulation to all brick veneer external walls
- foil sisalation to all garage cavity brick external walls
- R2.7 insulation to all ldry and bath internal walls
- R2.0 insulation under the ground floor slab except the garage
- all awning windows shall be: Aluminium standard single-glazed: low-e glass: U = 5.40& SHGC = 0.49
- all other windows and sliding doors shall be: Aluminium standard single-glazed: low-e glass: U = 5.40& SHGC = 0.58
- RWT: 1,000L to collect 45sqm of roof area and to be connected to laundry and landscape
- hot water system: 4star gas instantaneous or equivalent
- 1 x 1400 dia ceiling fan to living room
- Garage door: Metal with R1.0 insulation

N



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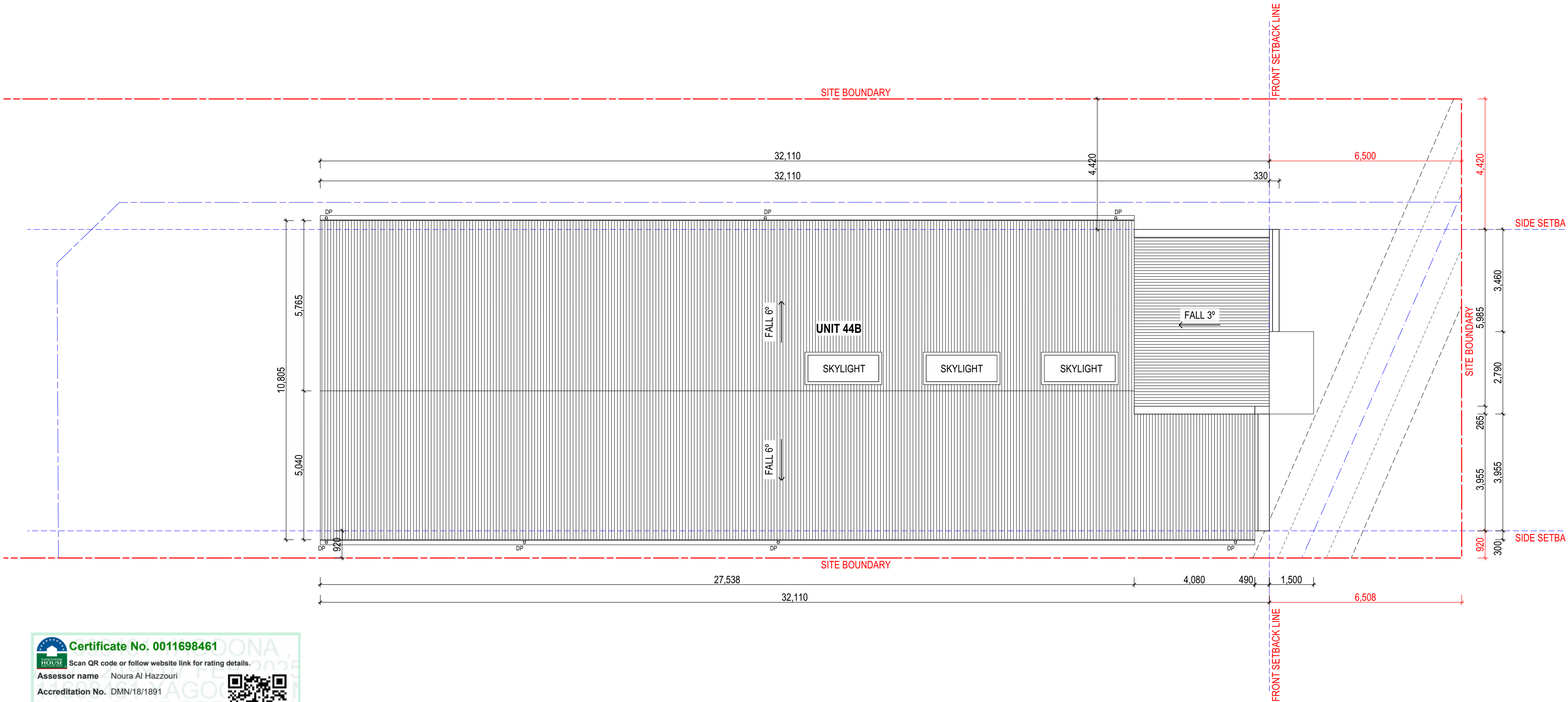
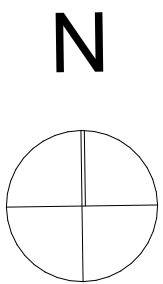
Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

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				Issue	Date	Description	Int.		App.	Scale	AS SHOWN	Date	19.12.24	Project no.	
			A	05-02-25	Issued for DA Approval	J.B	J.B			Drawn	J.B, L.L	Approved	J.B	24-007	
															
									Client	Mr. & Mrs. Abou-Melhem		Issued		Drawing no.	
									Development Application				008		

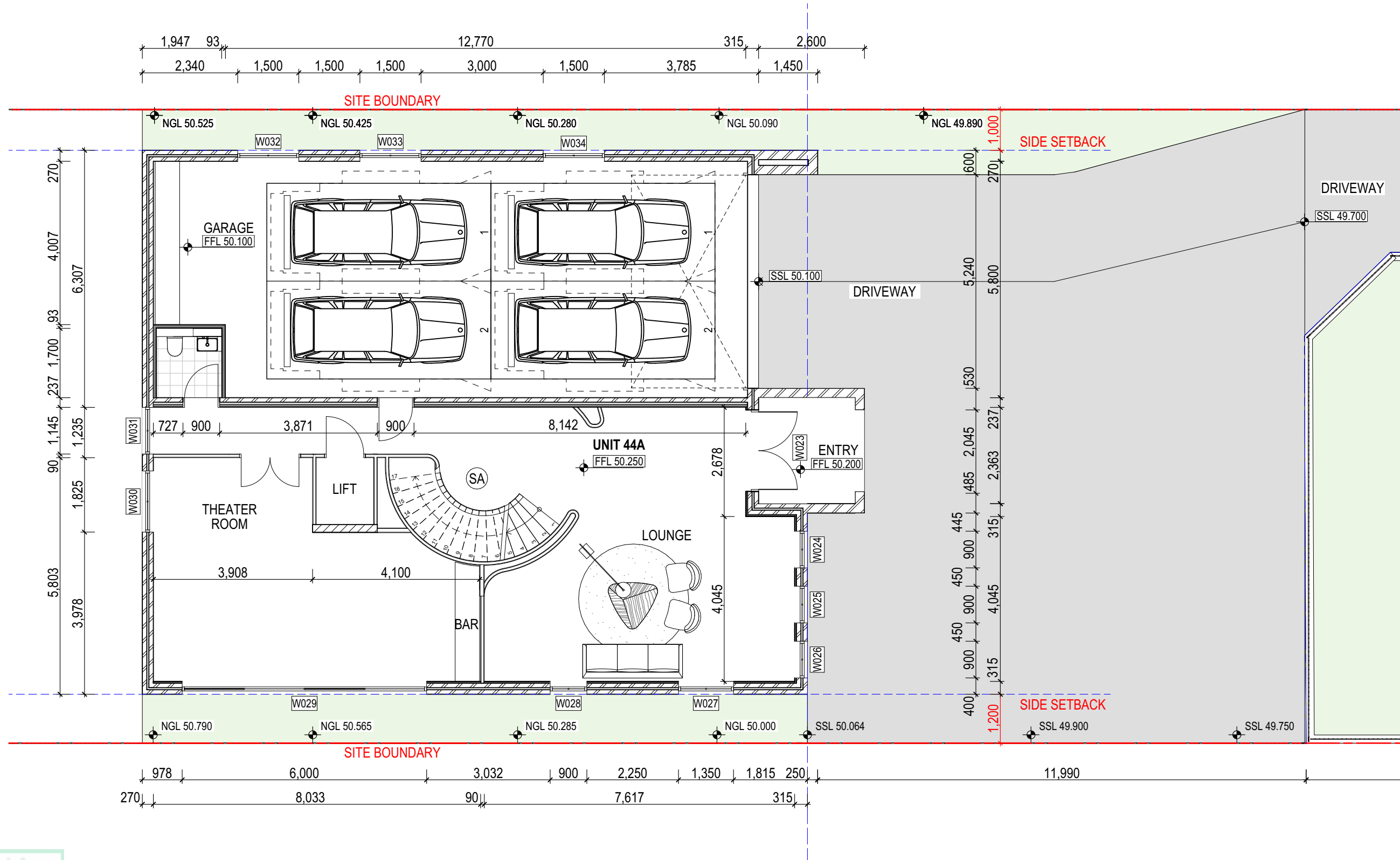
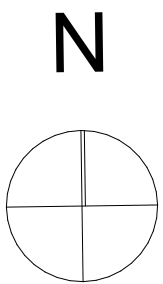


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			Issue	Date	Description	Int.	App.			Scale AS SHOWN	Date 19.12.24	Project no.
			A	05-02-25	Issued for DA Approval	J.B	J.B			Drawn J.B, L.L	Approved J.B	24-007
										Issued Development Application		Drawing no.
										009		



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Belmore NSW 2192
M 0414 656 563
E info@archicorp.com.au
www.archicorp.com.au
ABN 831 939 535 21

Project

Residential Project @ 44 Powell Street,
Yagoona

Client

Mr. & Mrs. Abou-Melhem

Drawing Title

Lower Ground-Unit 44A

Scale AS SHOWN

Date 19.12.24

Project no.

24-007

Drawn J.B, L.L

Approved J.B

Issued
Development Application

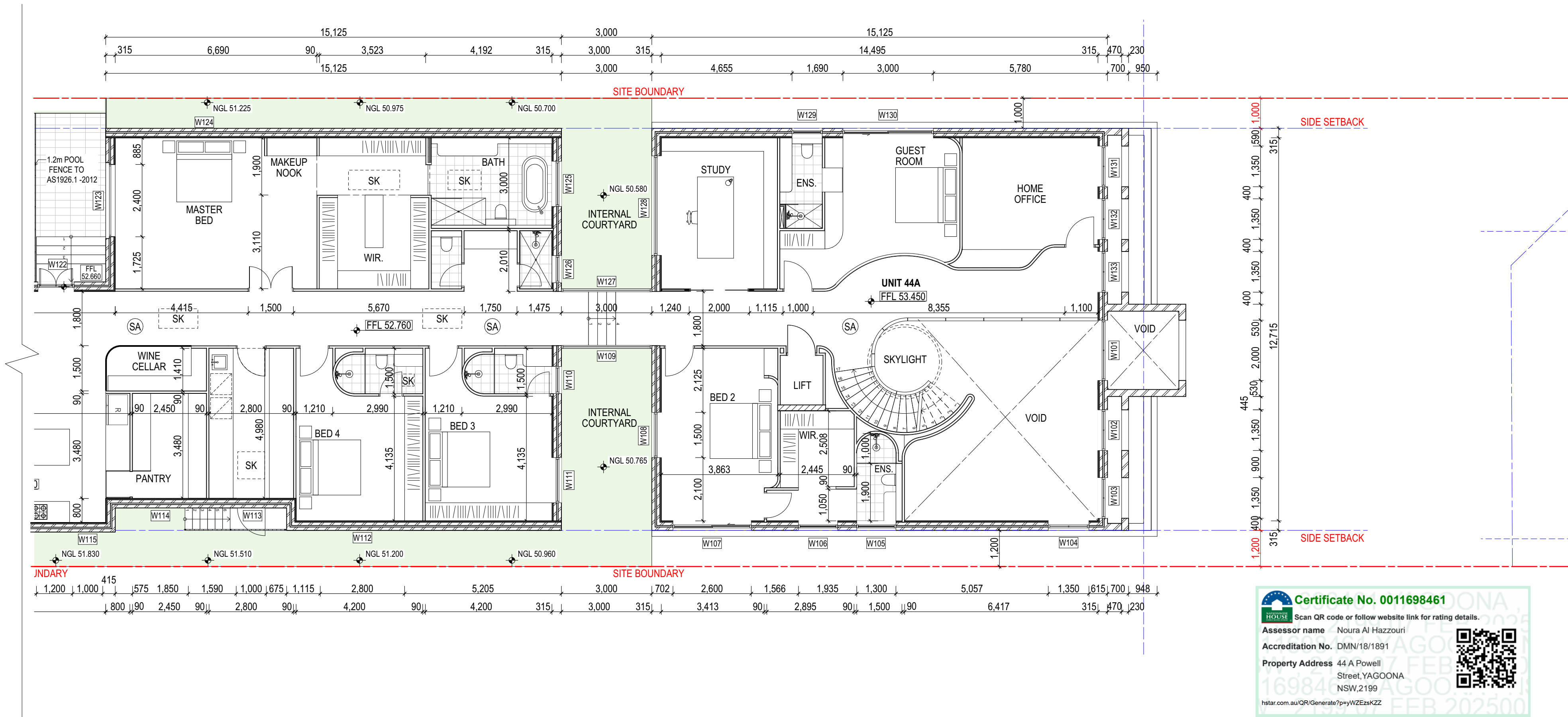
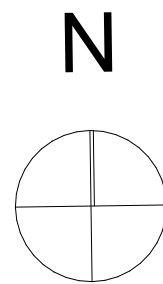
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BASIX COMMITMENTS

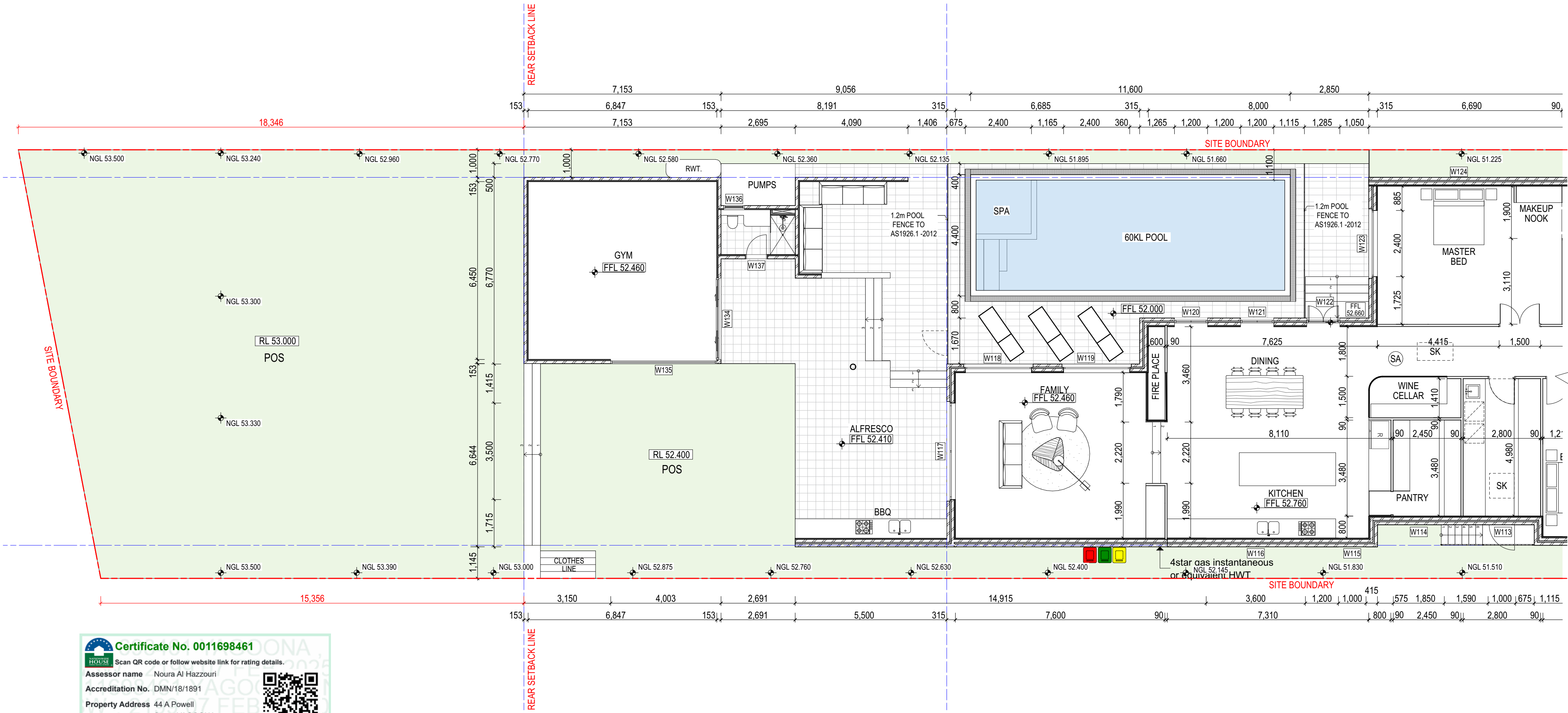
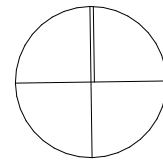
44A Powell Street Yagoona

- R5.0 insulation to plasterboard ceiling
- R1.3 foil blanket and sisalation underneath metal roof
- R2.5 insulation to lower ground lounge ceiling with non trafficable roof
- Downlights which penetrate the ceiling to be fitted with approved fireproof, non-ventilated covers allowing uninterrupted ceiling insulation
- R2.0 insulation to ground floor and lower ground floor slab except the garage
- foil sisalation to all cavity brick external walls
- R2.7 insulation to all garage internal walls
- all awning windows and glass hinged doors shall be: Aluminium standard double glazed, argon filled, low-e glass : U= 4.10 & SHGC= 0.47
- all other windows and sliding doors shall be: Aluminium standard double glazed, argon filled, low-e glass : U= 4.10 & SHGC= 0.52
- hot water system: 4star gas instantaneous or equivalent
- RWT: 4,000L to collect 80 sqm of roof area and to be connected to laundry, toilets and landscape
- pool capacity: 60 KL
- spa capacity: 4 KL
- solar panels (photovoltaic system): 5 peak KWh
- Garage door: Metal with R1.0 insulation



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	BUILDING DESIGNERS AUSTRALIA 18 69 - 15 			Issue	Date	Description	Int.	App.			Client Mr. & Mrs. Abou-Melhem		Scale AS SHOWN	Date 19.12.24	Project no.	
				A	05-02-25	Issued for DA Approval	J.B	J.B					Drawn J.B, L.L	Approved J.B	24-007	
Development Application															Drawing no. 011	

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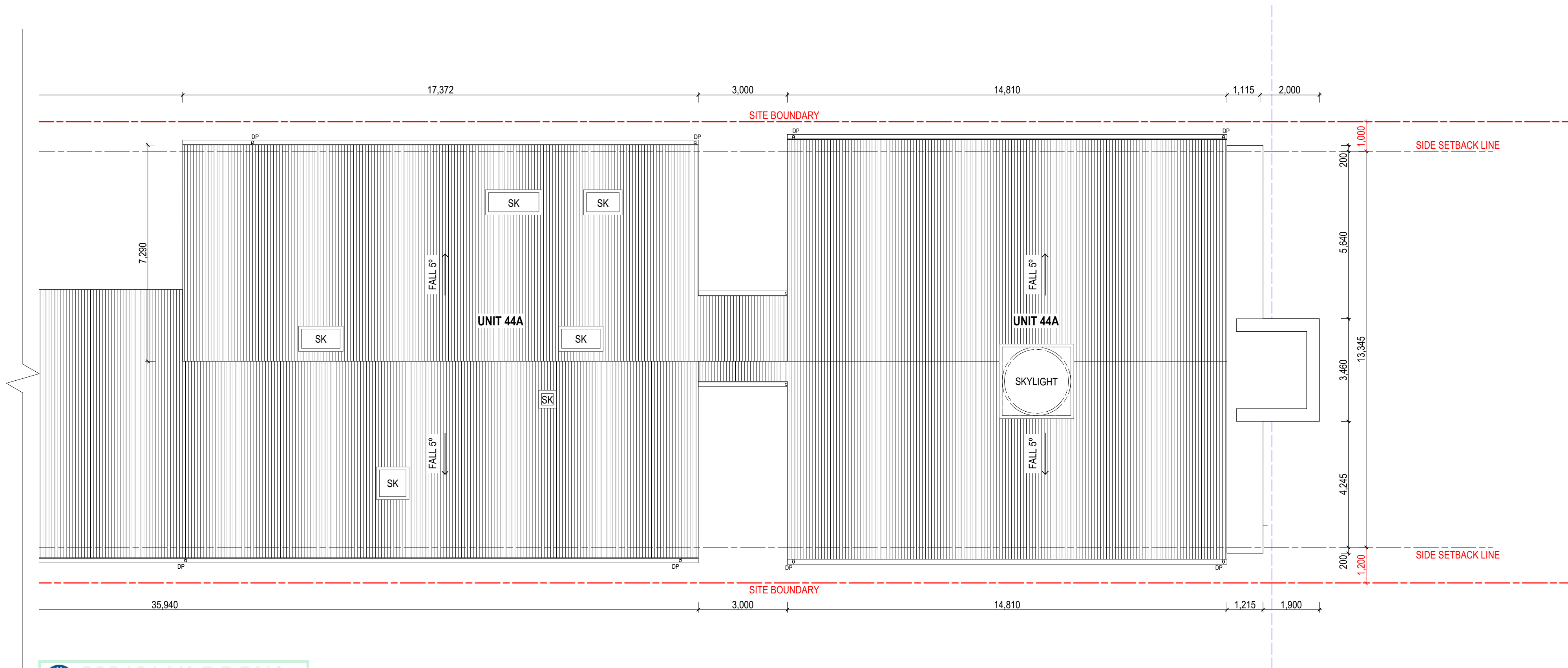
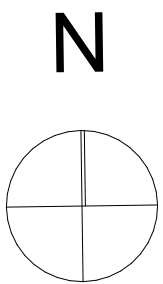
Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

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			Issue	Date	Description	Int.	App.				Scale AS SHOWN	Date 19.12.24	Project no.
			A	05-02-25	Issued for DA Approval	J.B	J.B				Drawn J.B, L.L	Approved J.B	24-007
											Issued Development Application		Drawing no. 012



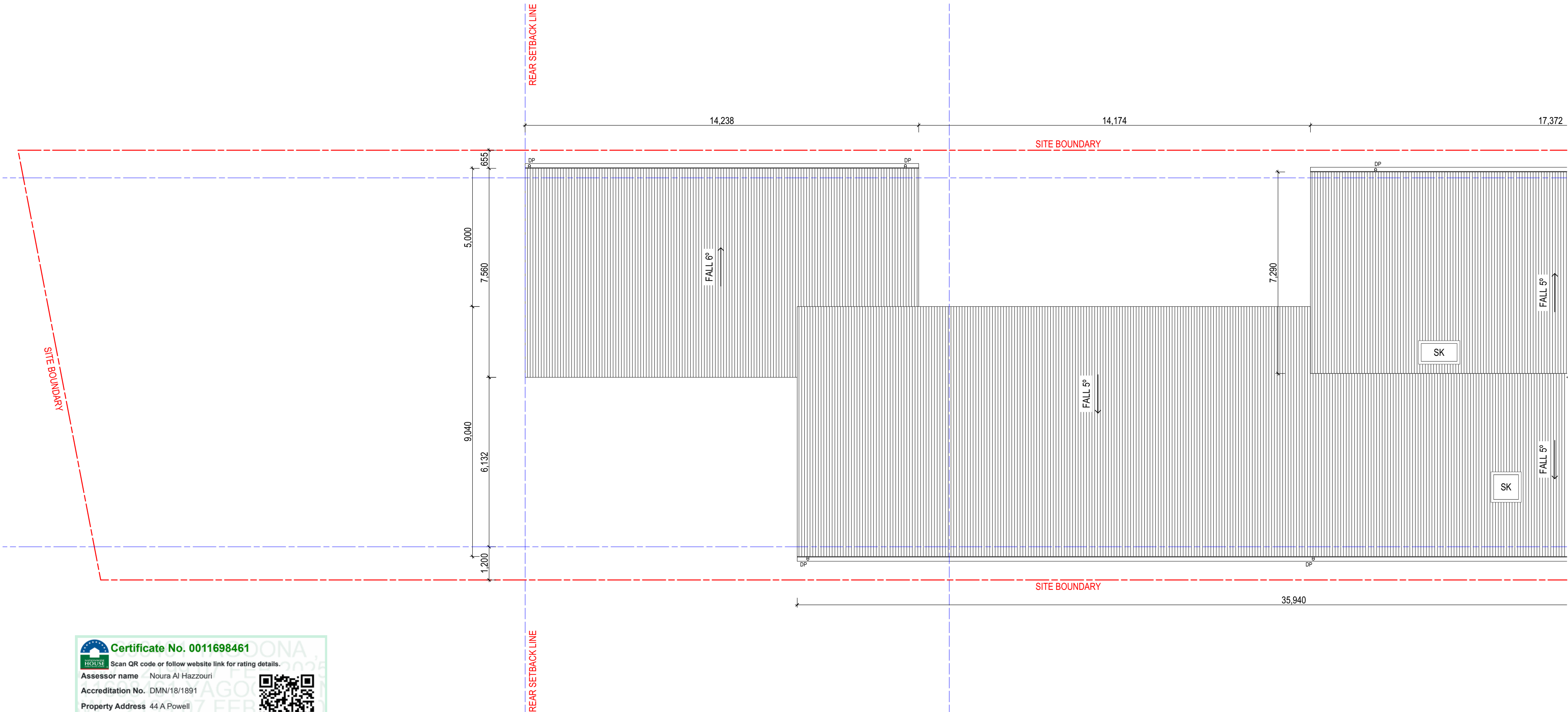
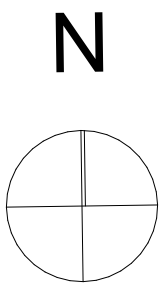
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			Issue		Date	Description	Int.		App.	Scale AS SHOWN	Date 19.12.24	Project no.
			A		05-02-25	Issued for DA Approval	J.B		J.B	Drawn J.B, L.L	Approved J.B	24-007

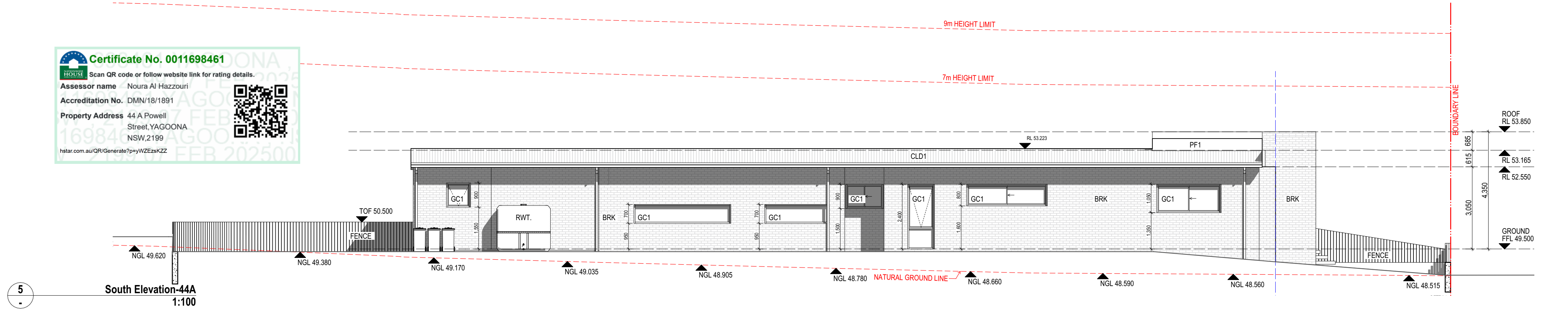
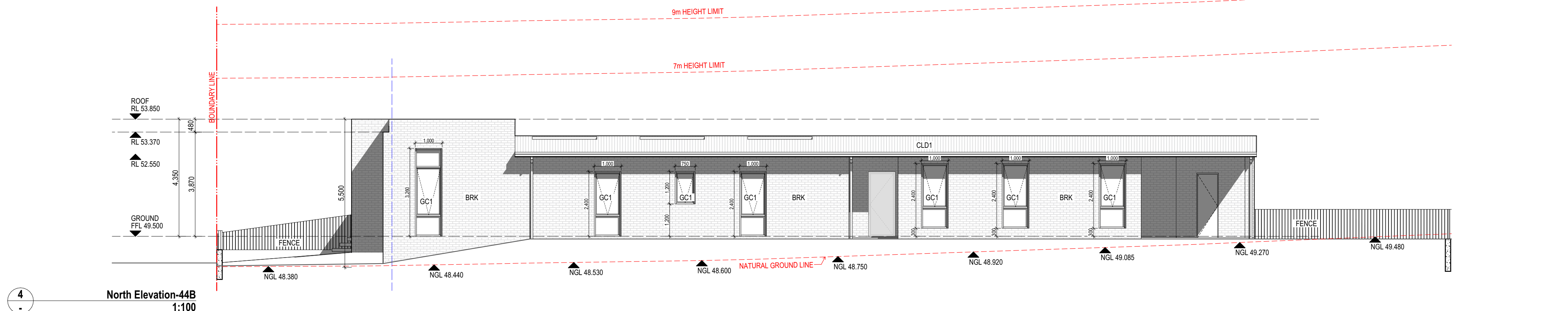
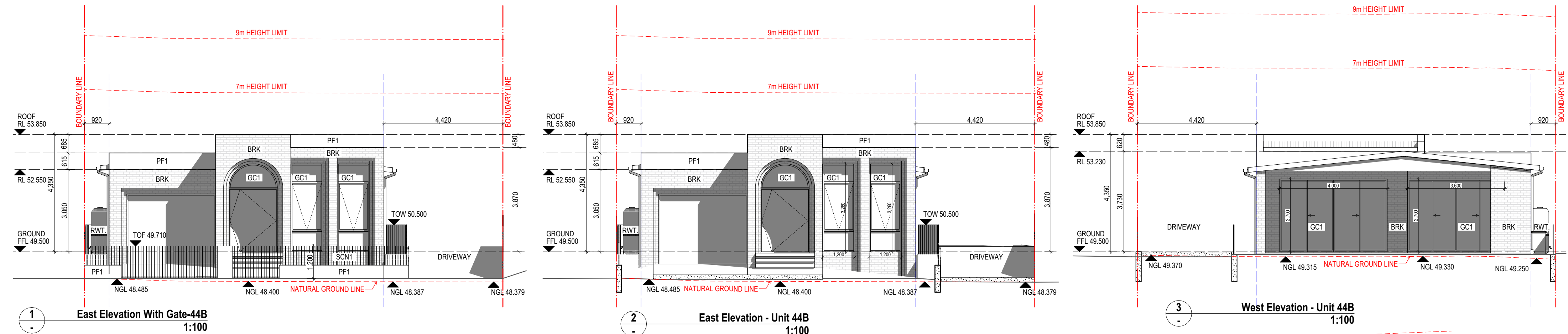


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			Issue		Date	Description	Int.		App.	Scale AS SHOWN	Date 19.12.24	Project no.
			A		05-02-25	Issued for DA Approval	J.B		J.B	Drawn J.B, L.L	Approved J.B	24-007



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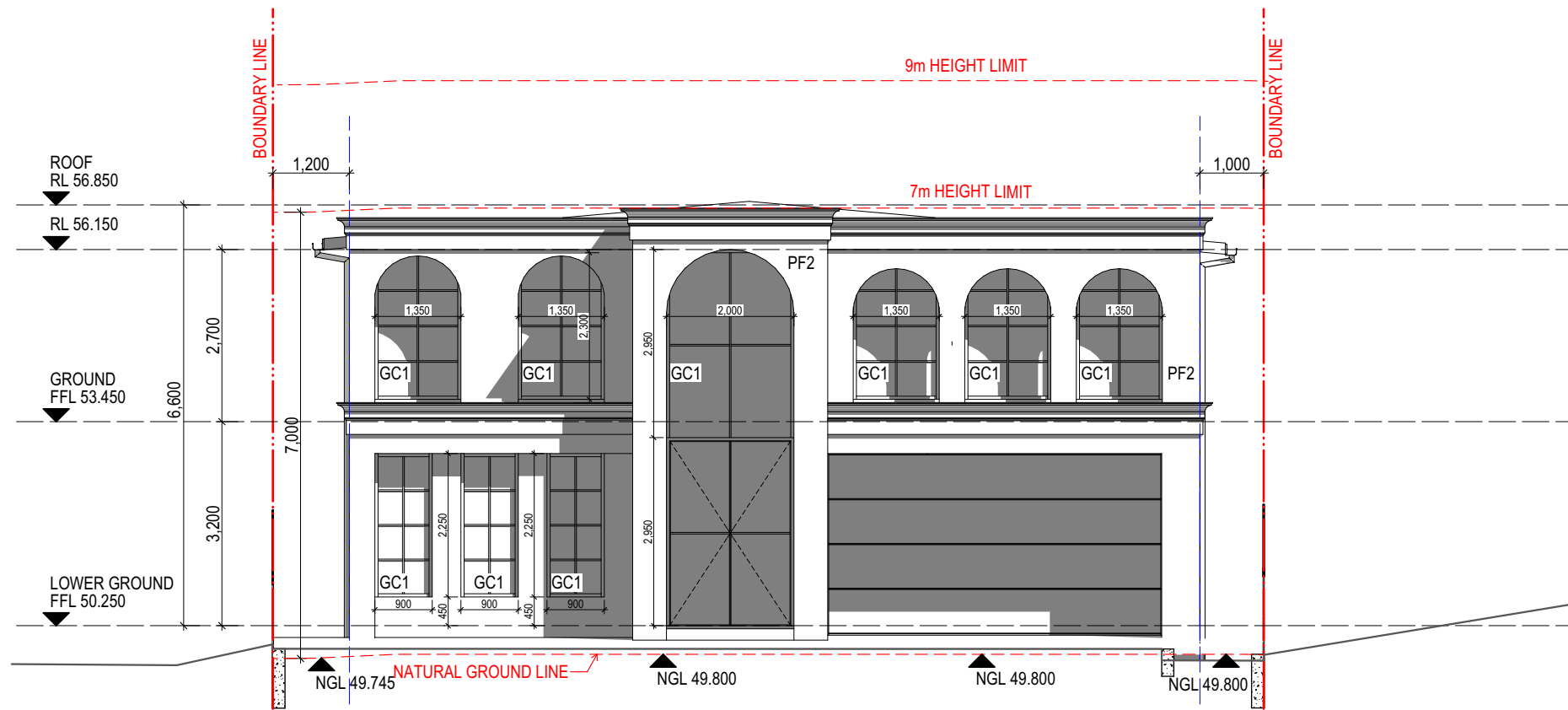
Assessor name Noura Al Hazzouri

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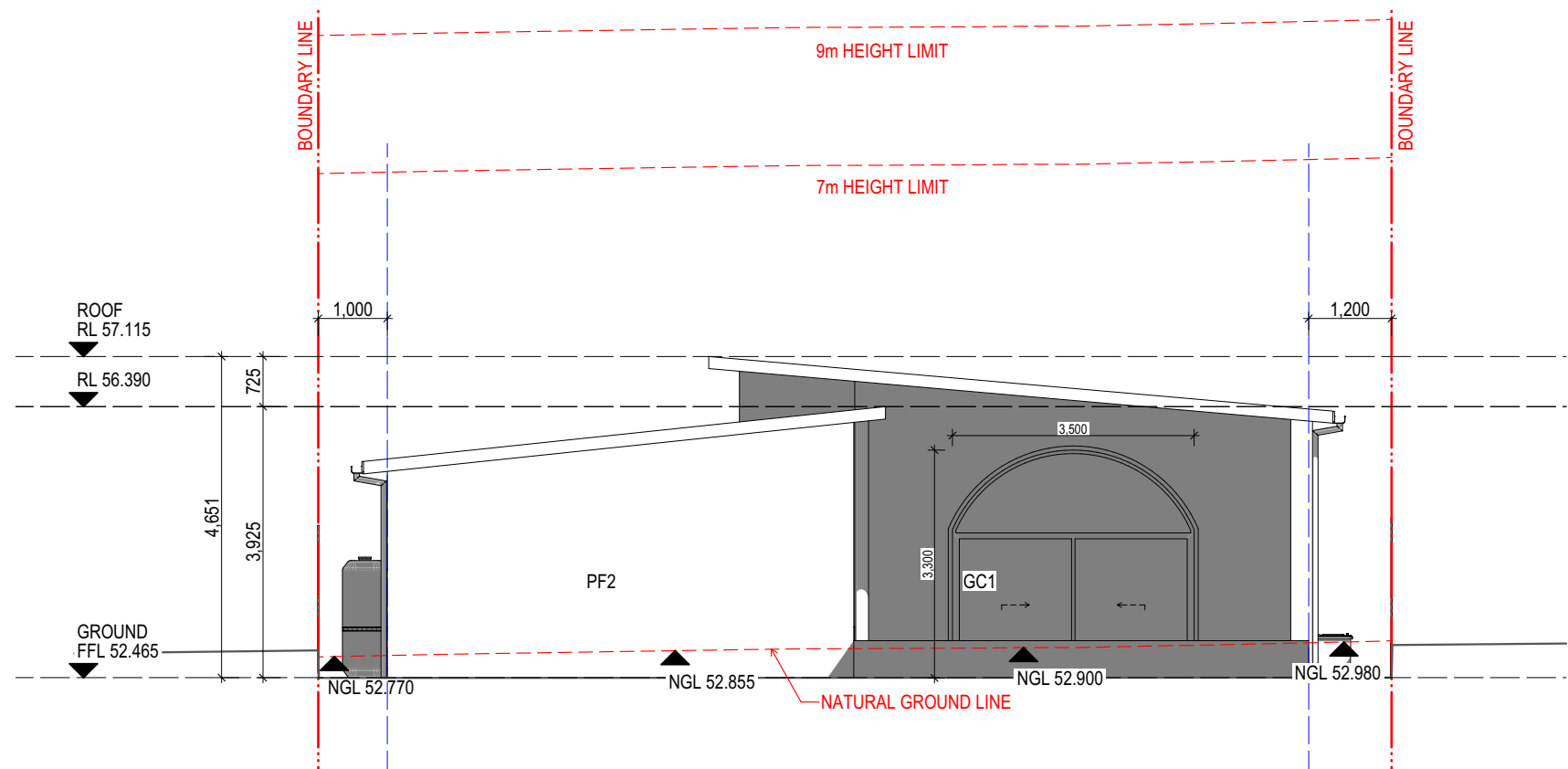
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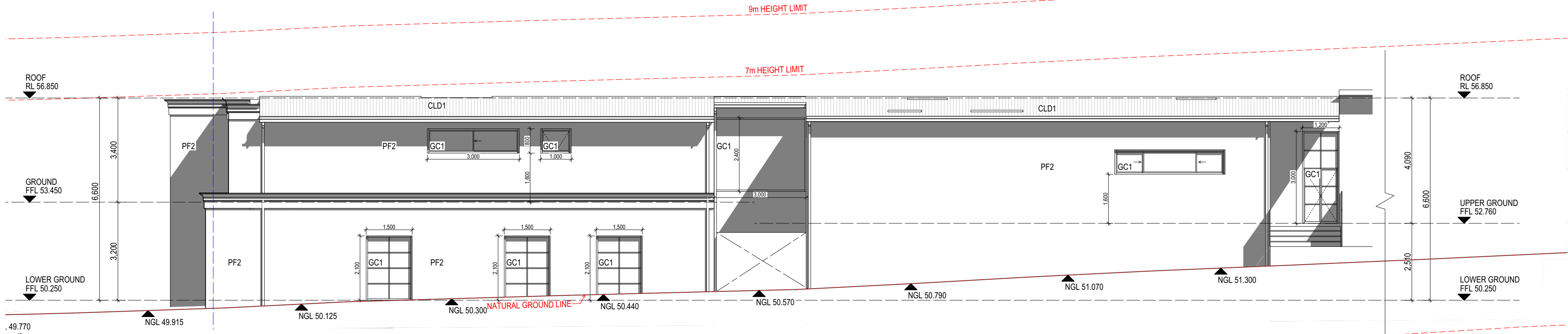
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			Issue	Date	Description	Int.	App.	Scale		AS SHOWN	Date	19.12.24	Project no.		
			A	05-02-25	Issued for DA Approval	J.B	J.B						24-007		
										Client Mr. & Mrs. Abou-Melhem		Issued Development Application		Drawing no. 015	



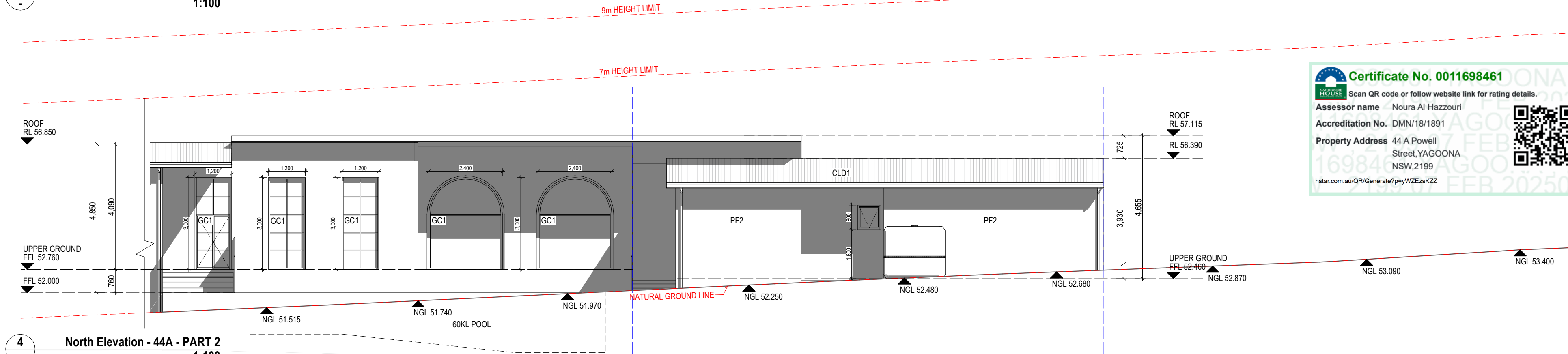
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East Elevation - 44A
1:100



2
West Elevation-44A
1:100



3
North Elevation - 44A - PART 1
1:100



4
North Elevation - 44A - PART 2
1:100



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Belmore NSW 2192
M 0414 656 563
E info@archicorp.com.au
www.archicorp.com.au
ABN 831 939 535 21

Project

Residential Project @ 44 Powell Street,
Yagoona

Client

Mr. & Mrs. Abou-Melhem

Drawing Title

Elevations

Scale AS SHOWN

Date 19.12.24

Project no.

24-007

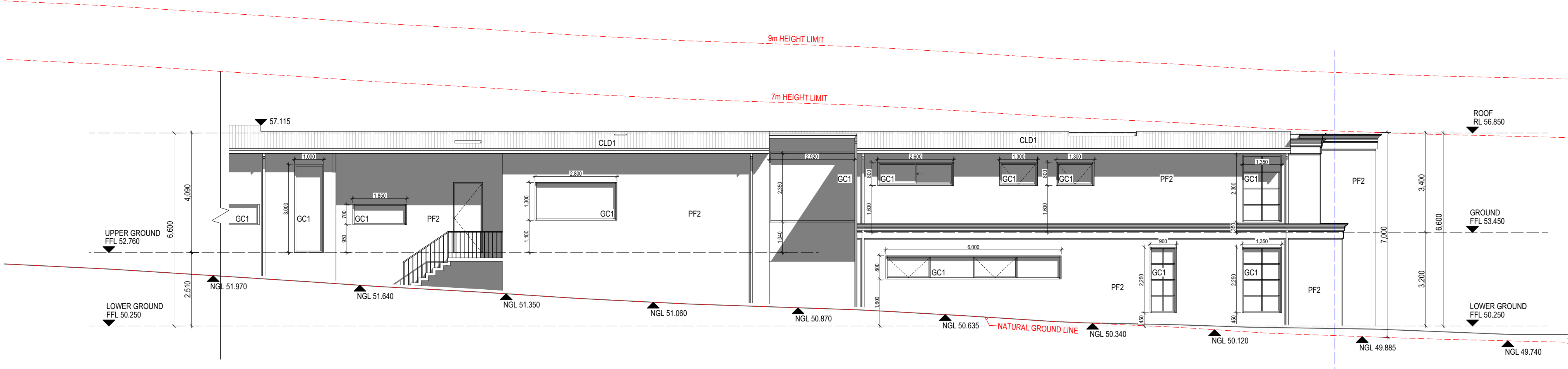
Drawn J.B, L.L

Approved J.B

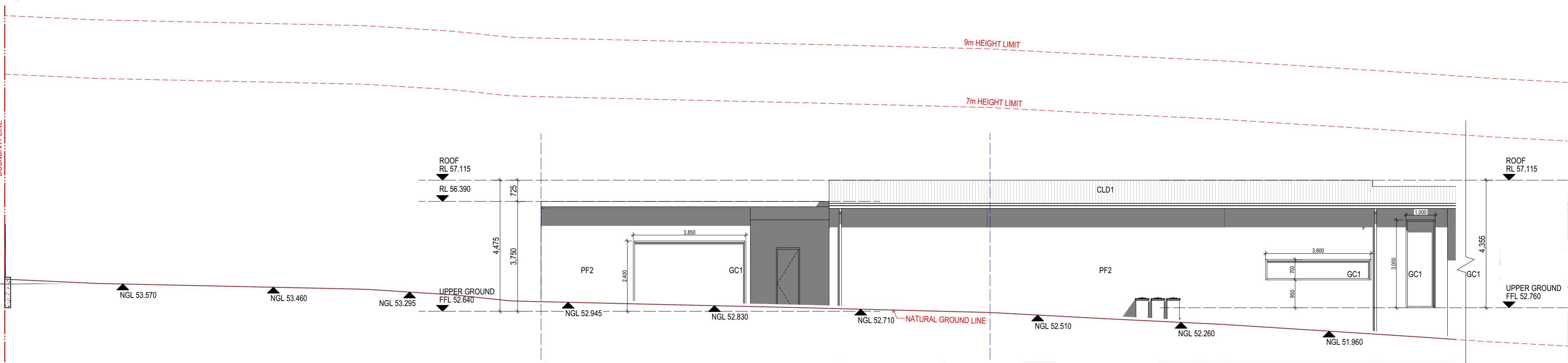
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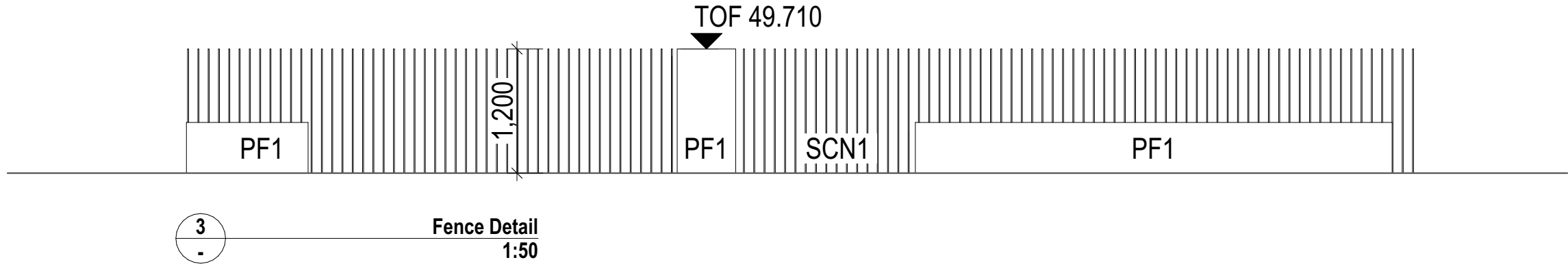
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1
-
South Elevation - 44A - Part 1
1:100



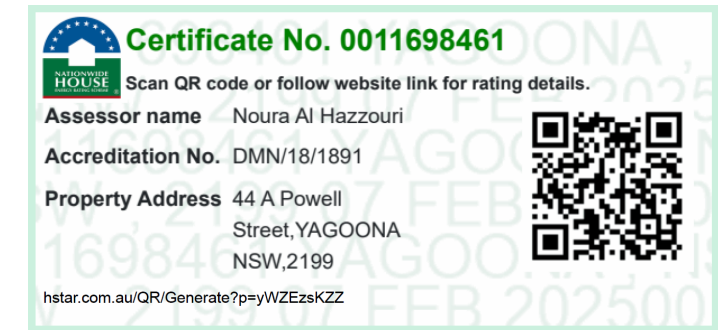
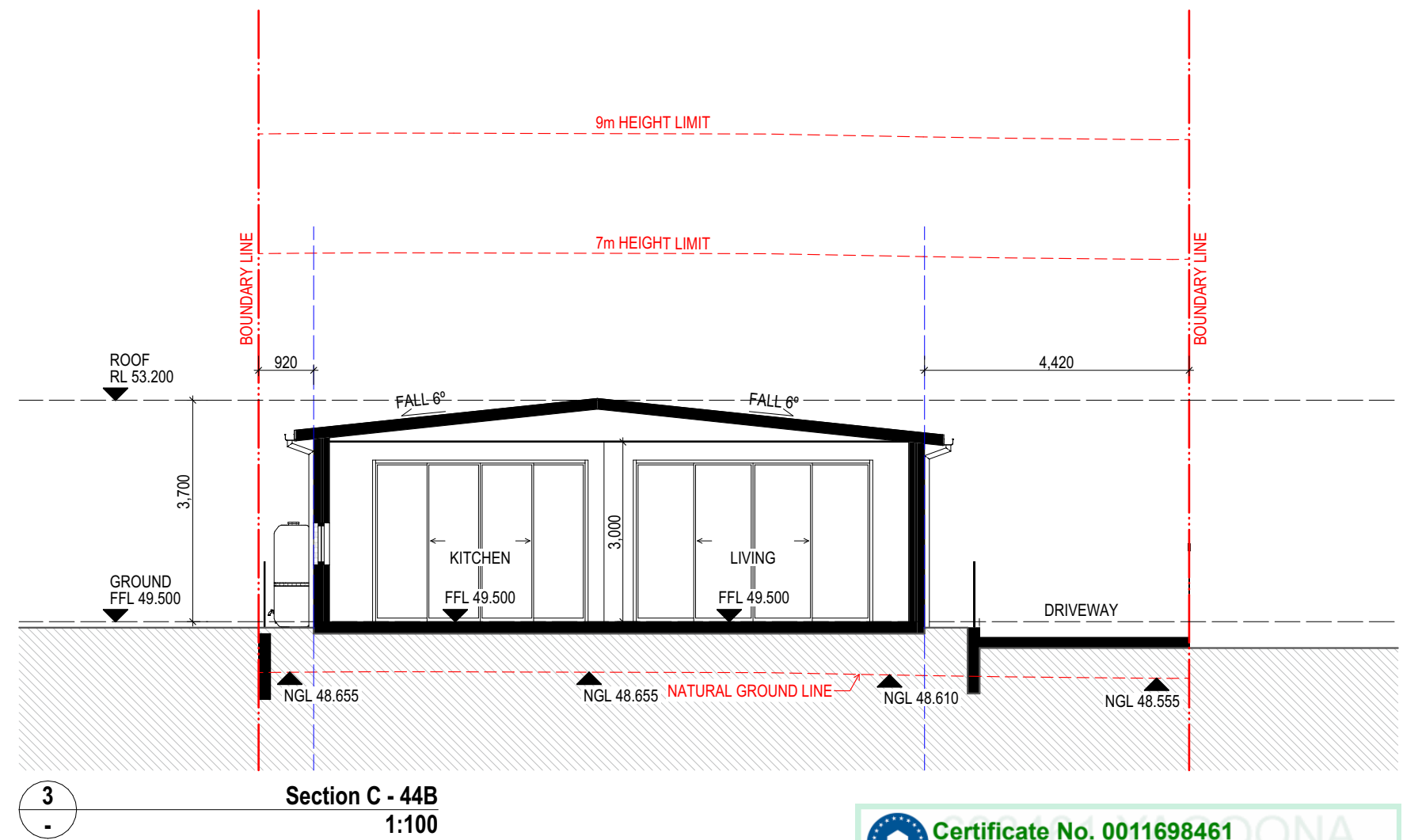
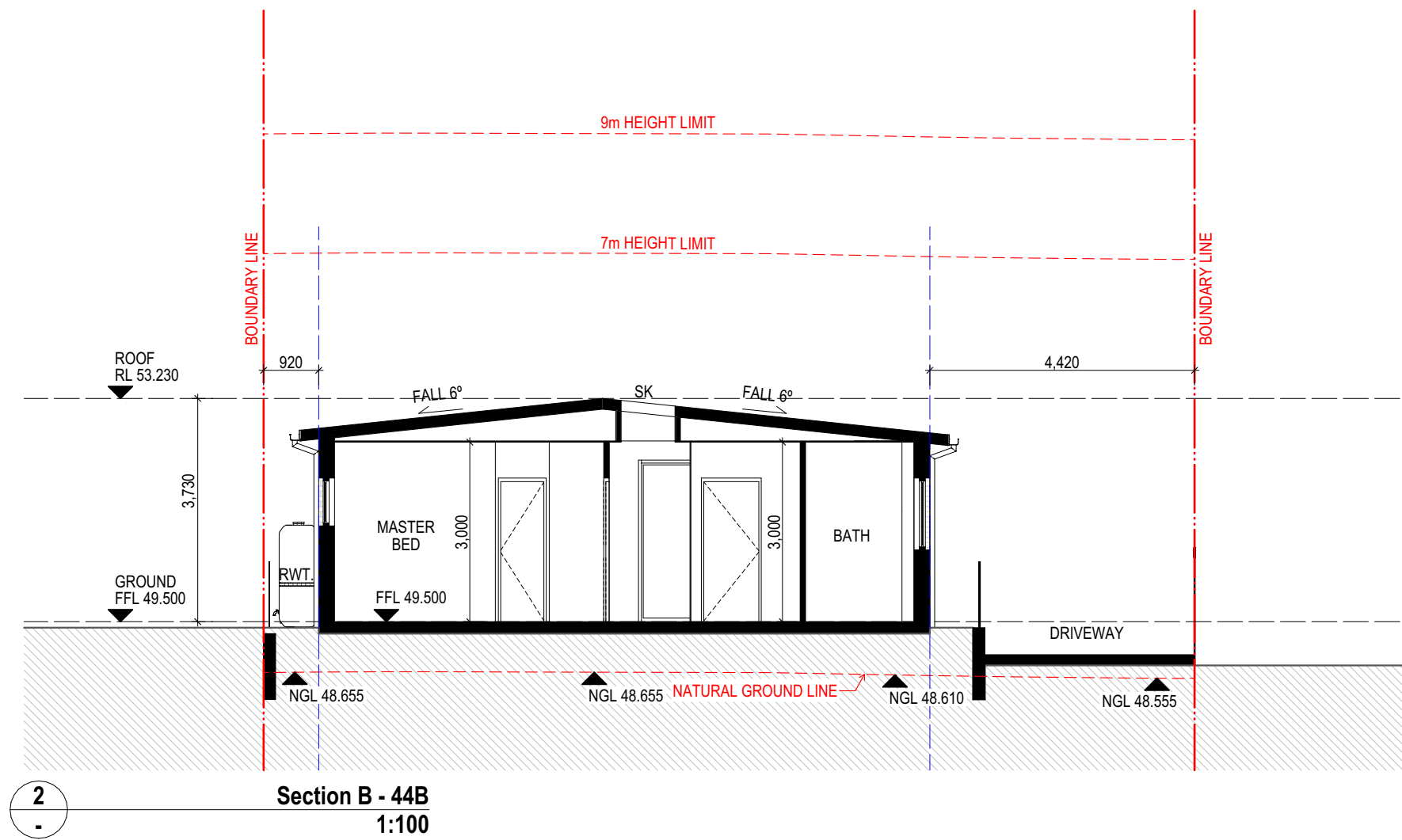
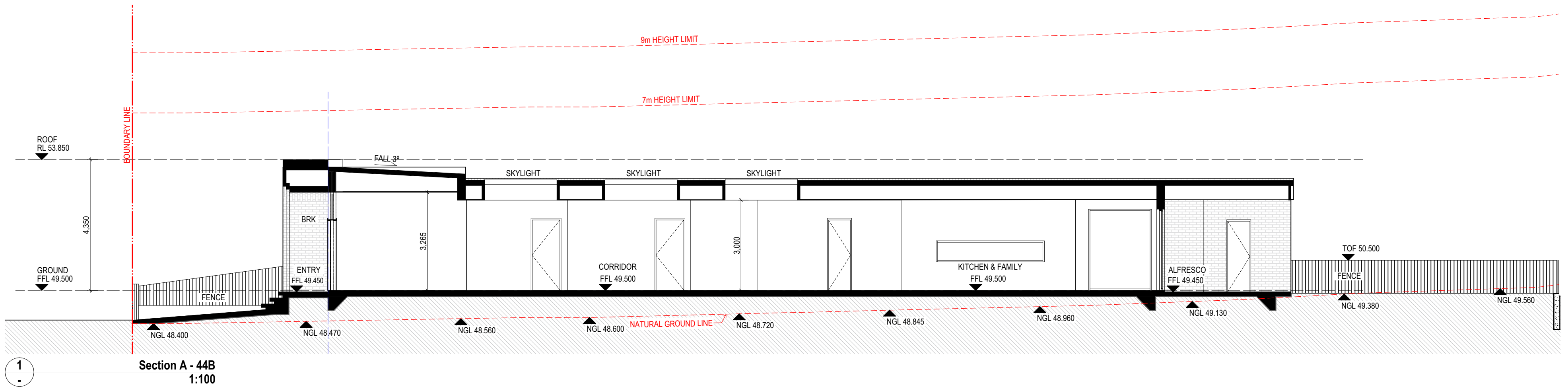
2
-
South Elevation - 44A - Part 2
1:100



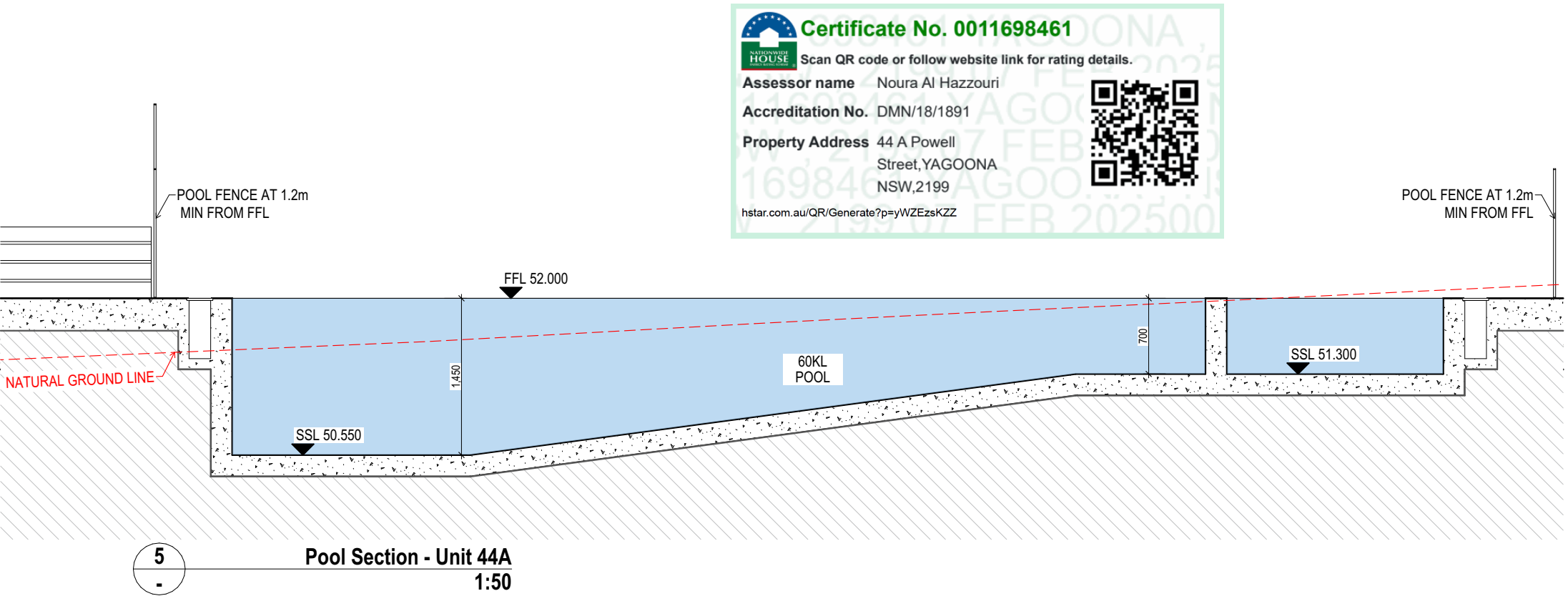
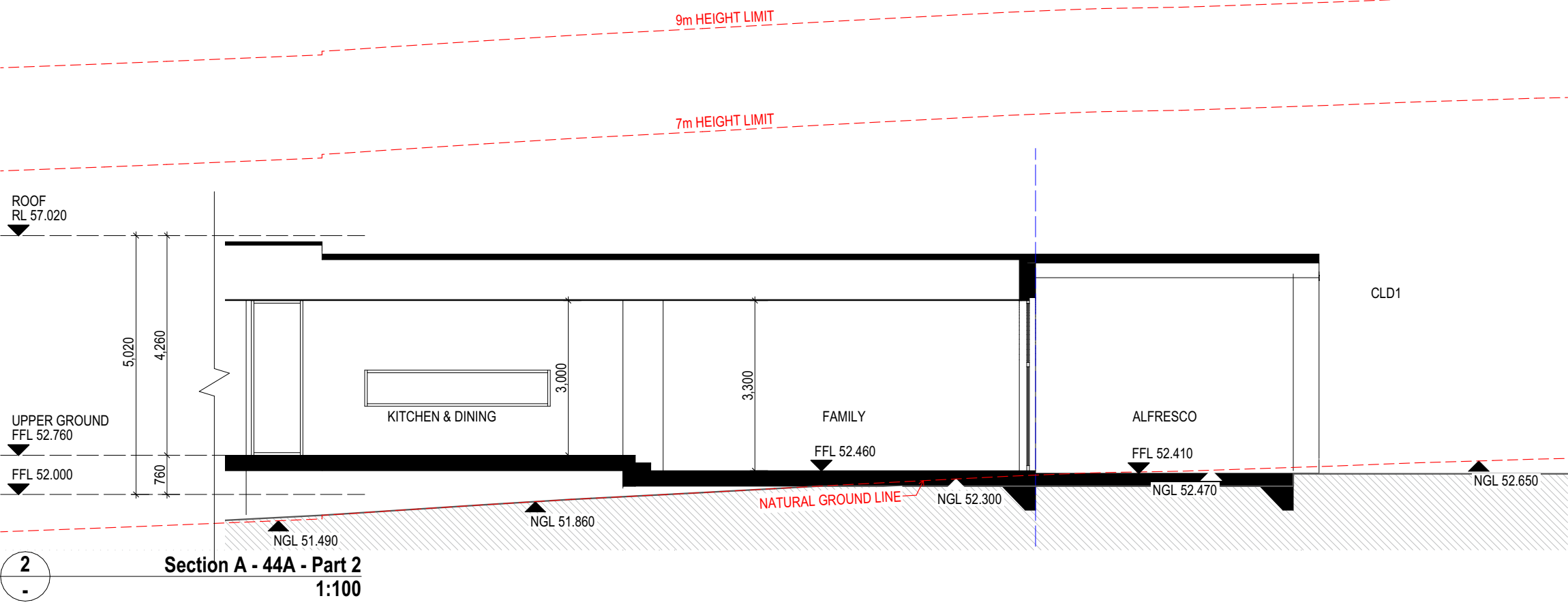
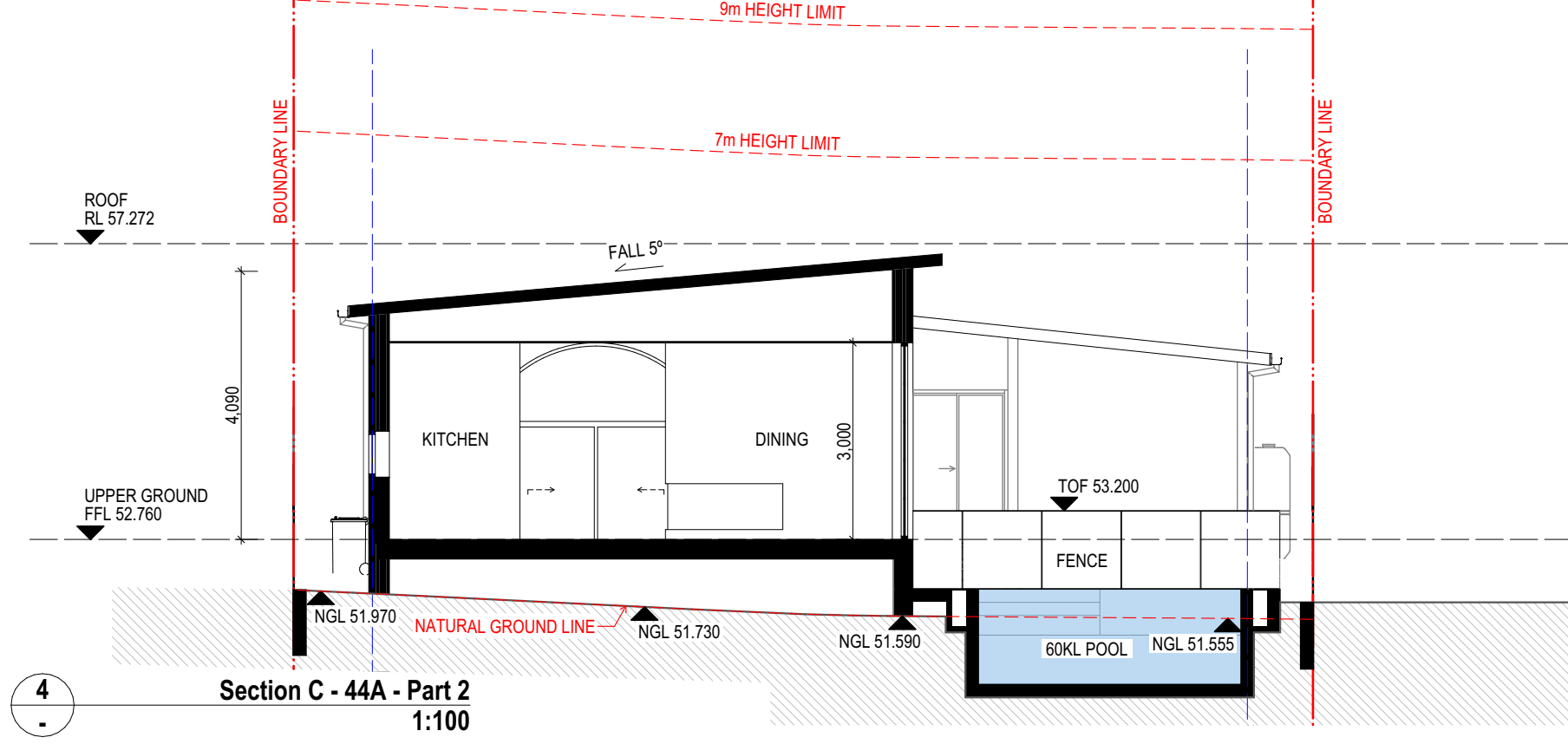
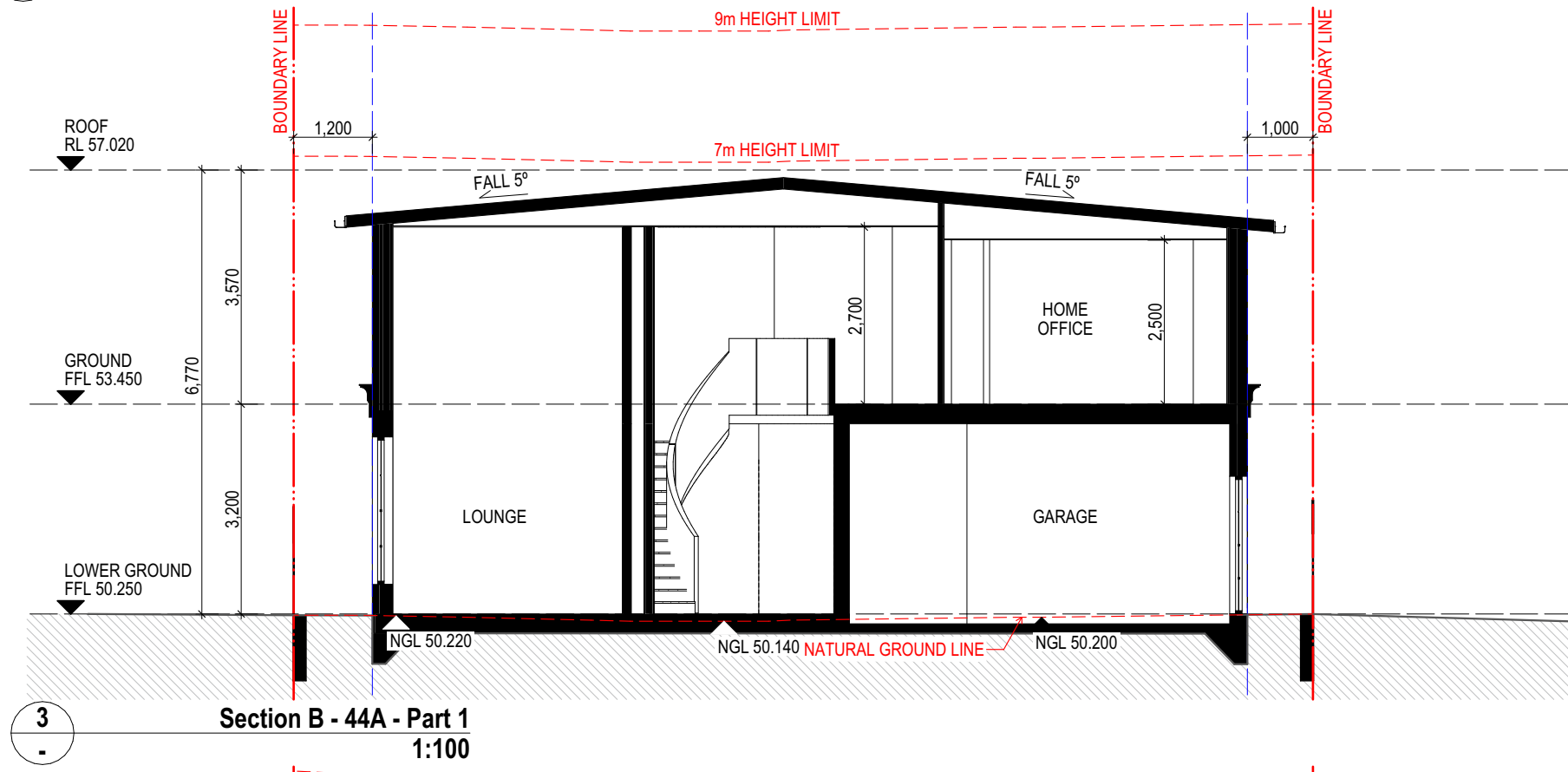
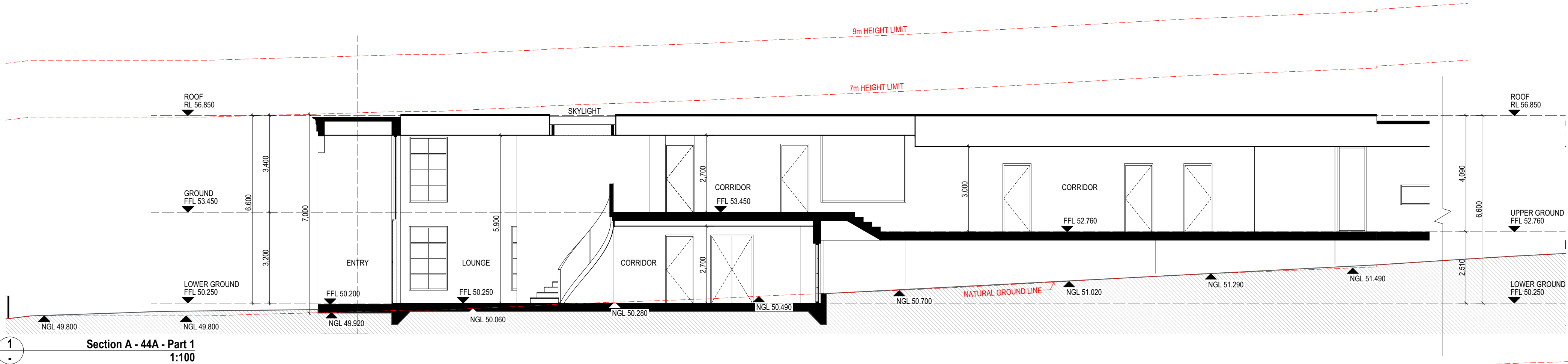
**Certificate No. 0011698461**
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Assessor name Noura Al Hazzouri
Accreditation No. DMN/18/1891
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			Issue		Date	Description	Int.		App.	Scale AS SHOWN	Date 19.12.24	Project no.	
			A		05-02-25	Issued for DA Approval	J.B		J.B	Drawn J.B, L.L		Approved J.B	24-007
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			Issue	Date	Description	Int.	App.				Scale	AS SHOWN	Date	19.12.24	Project no. 24-007
			A	05-02-25	Issued for DA Approval	J.B	J.B				Drawn	J.B, L.L	Approved	J.B	
															Drawing no. 018
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Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 44 A Powell Street, YAGOONA NSW,2199

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			Issue	Date	Description	Int.	App.				Scale	AS SHOWN	Date	19.12.24	Project no.
			A	05-02-25	Issued for DA Approval	J.B	J.B								24-007
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