PROJECT: RESIDENTIAL DEVELOPMENT
ADDRESS 44 POWELL STREET, YAGOONA, NSW 2199

LOT #: 1
DP#: 736433
SECTION #:

DRAWING LIST

DRAWING.No	DRAWING NAME	REVISION	DATE
000	Notification Plan	A	19.12.24
000-002	Notification Plan		
000-003	Notification Plan		
000-004	Notification Plan		
001	Cover Page	A	19.12.24
002	Site Analysis	A	19.12.24
003	Site Management and Demol...	A	19.12.24
005	Site Plan	A	19.12.24
006	Streetscape Analysis	A	19.12.24
007	GFA calculation	A	19.12.24
008	Ground Floor-Unit 44B	A	19.12.24
009	Roof-Unit 44B	A	19.12.24
010	Lower Ground-Unit 44A	A	19.12.24
011	Ground Level-Unit 44A -Part 1	A	19.12.24
012	Ground Level-Unit 44A-Part 2	A	19.12.24
013	Roof-Unit 44A-Part 1	A	19.12.24
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015	Elevations	A	19.12.24
015	Landscape Plan		
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017	Elevations	A	19.12.24
018	Section A,B&C - Unit 44B	A	19.12.24
019	Section A,B&C - Unit 44A	A	19.12.24
020	Window Schedule - Sheet 1	A	19.12.24
020	Window Schedule - Sheet 2	A	19.12.24
020	Window Schedule - Sheet 3	A	19.12.24
020	Window Schedule - Sheet 4	A	19.12.24
020	Window Schedule - Sheet 5	A	19.12.24
025	Shadow Diagrams	A	19.12.24
026	Height Plane Diagrams	A	19.12.24

44 POWELL ST, YAGOONA, NSW 2199

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1869-15

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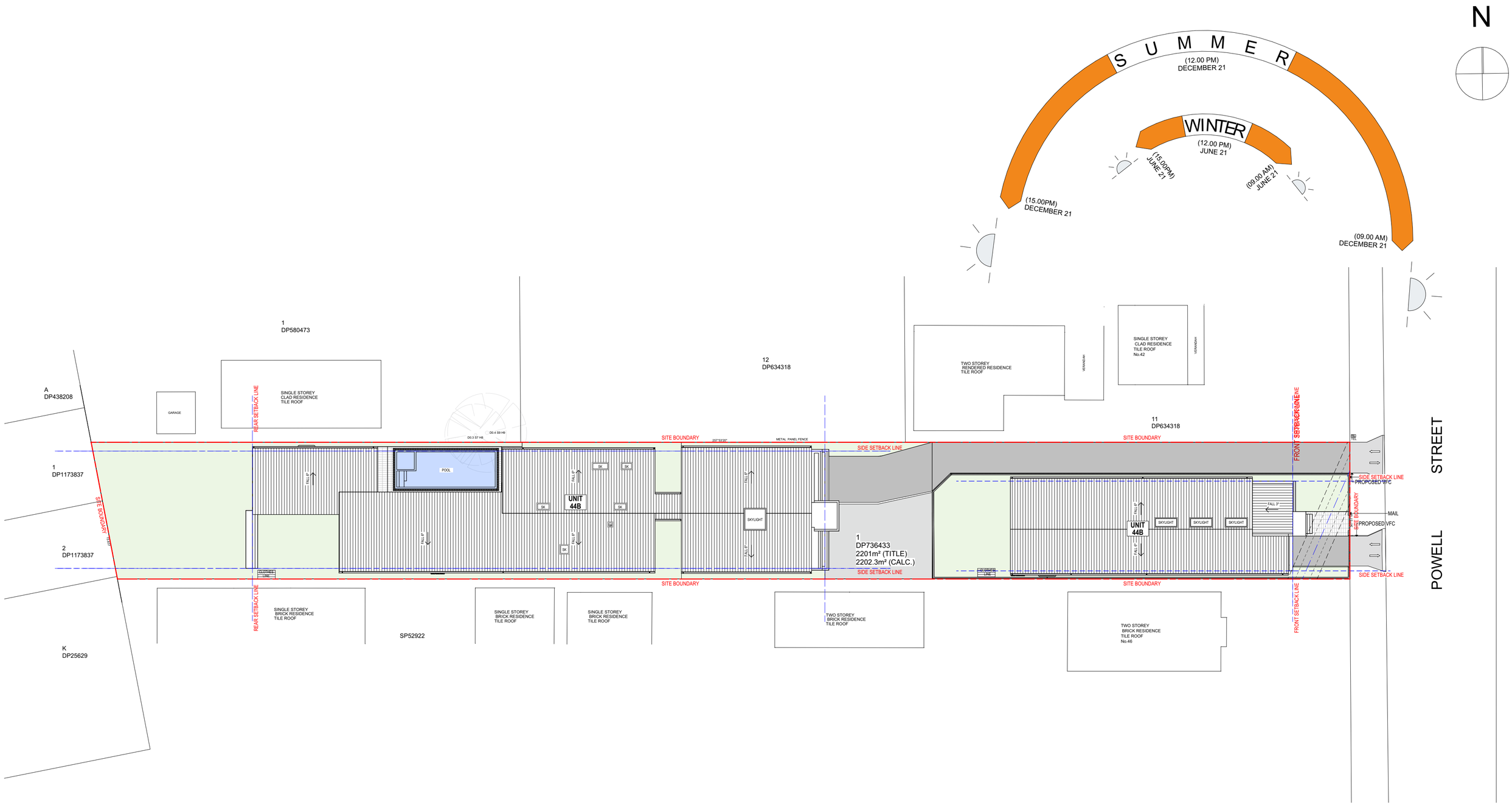
ABN 831 939 535 21

Project
Residential Project @ 44 Powell Street, Yagoona

Client
Mr. & Mrs. Abou-Melhem

Drawing Title
Cover Page

Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B
Project no. 24-007
Issued Development Application
Drawing no. 001



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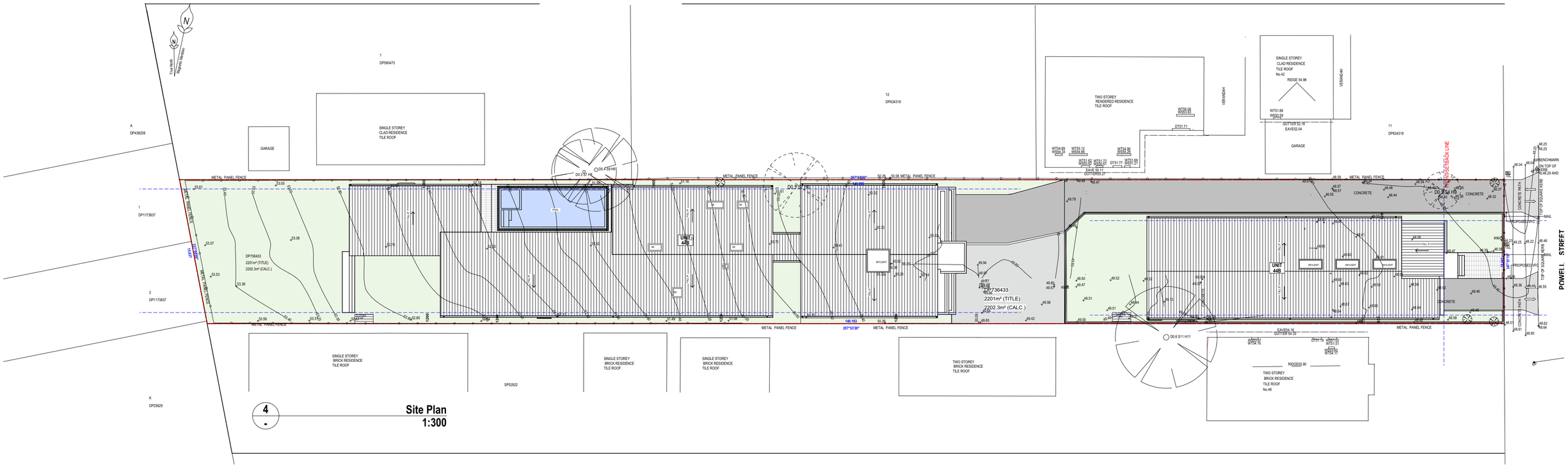
Project
Residential Project @ 44 Powell Street, Yagoona

Client
Mr. & Mrs. Abou-Melhem

Drawing Title
Site Analysis

Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B
Project no. 24-007
Issued Development Application
Drawing no. 002

N



4 Site Plan
1:300

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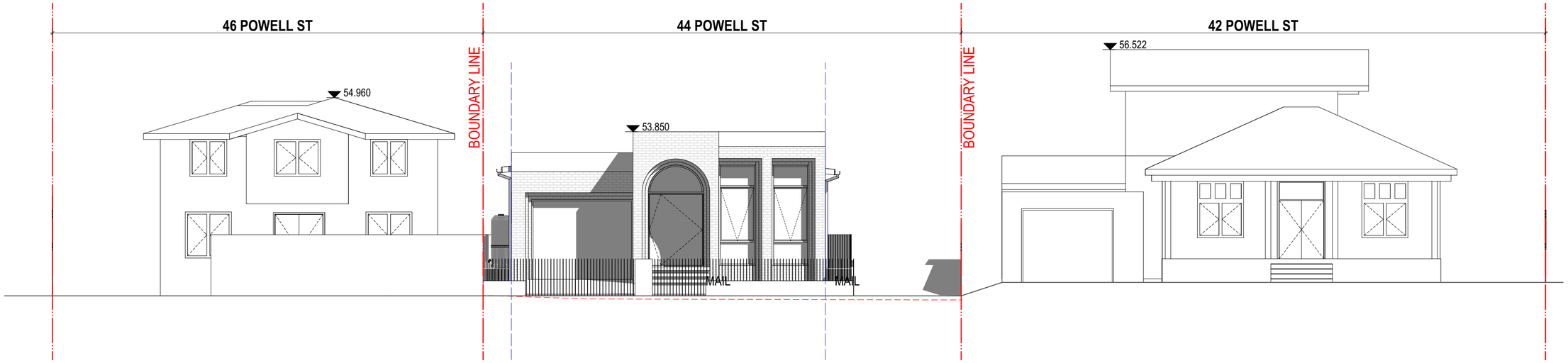
Project
Residential Project @ 44 Powell Street, Yagoona

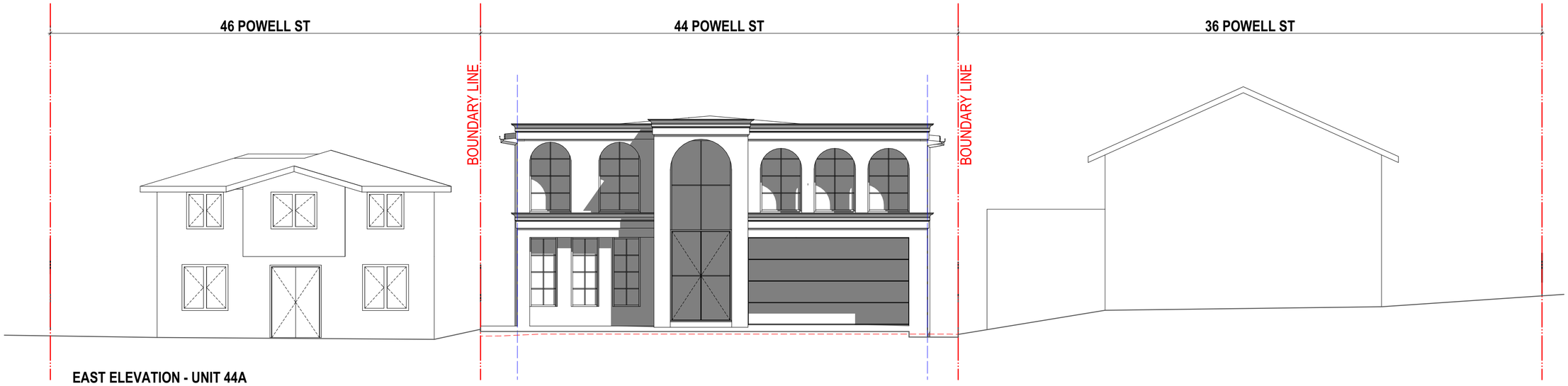
Client
Mr. & Mrs. Abou-Melhem

Drawing Title
Site Plan

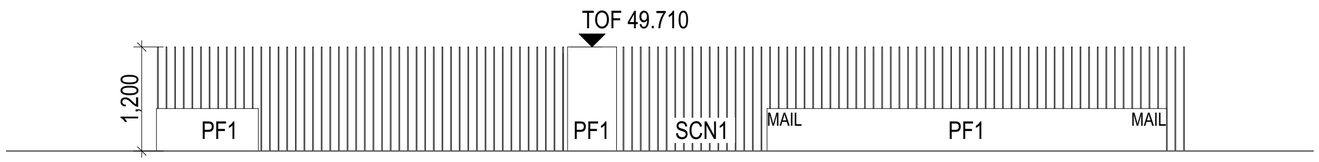
Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B
Project no. 24-007
Issued Development Application
Drawing no. 005



POWELL STREETSCAPE : EAST ELEVATION - UNIT 44B



EAST ELEVATION - UNIT 44A



3 - Fence Detail 1:50

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Project
Residential Project @ 44 Powell Street, Yagoona

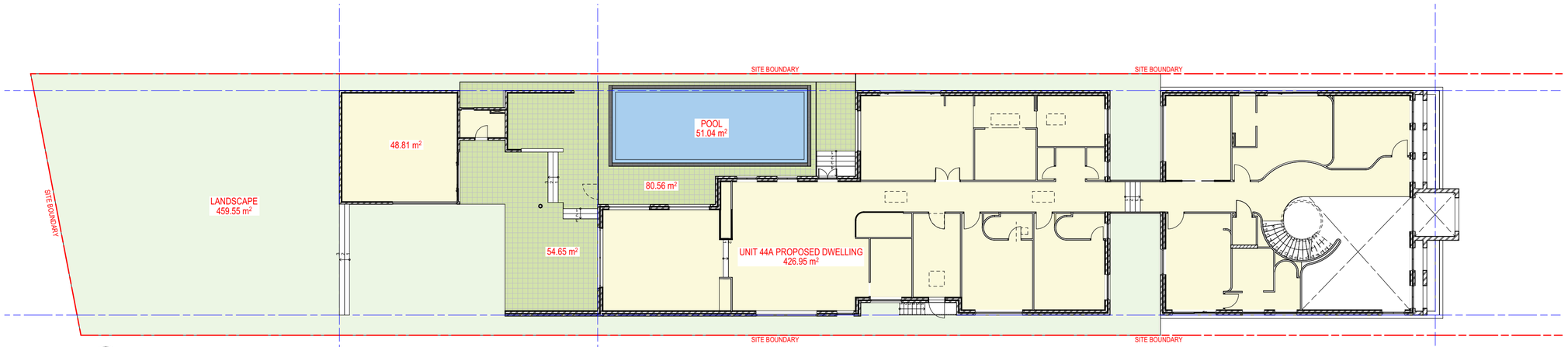
Client
Mr. & Mrs. Abou-Melhem

Drawing Title
Streetscape Analysis

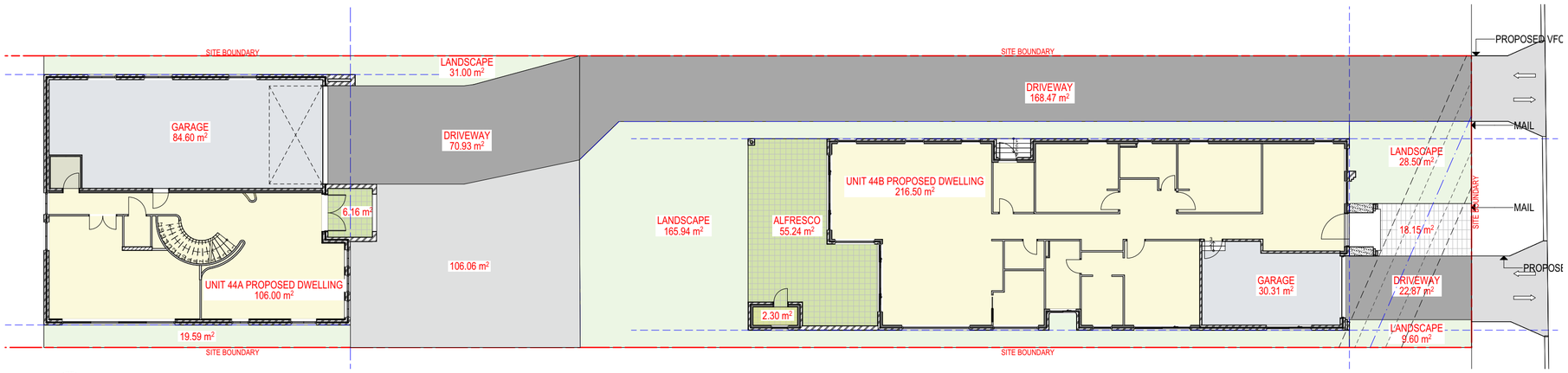
Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B
Project no. 24-007
Issued Development Application
Drawing no. 006

CALCULATIONS					COMPLIES
TOTAL SITE AREA	**2202m²**	UNIT 44A FSR	**39.8%**		YES
		UNIT 44B FSR	**38.4%**		YES
UNIT 44A SITE AREA	1464m²	TOTAL GROSS FLOOR AREA	**801m²**		
UNIT 44B SITE AREA	570.1m²	PROPOSED FSR	**36.4%**		YES
PERMITTED GFA	1101m²	UNIT 44A POS	550m²		YES
UNIT 44A- LOWER GROUND AREA	106m²	UNIT 44B POS	160m²		YES
UNIT 44A- UPPER GROUND AREA	476m²	SITE COVER	1447m²	**65.7%**	YES
UNIT 44A- TOTAL FLOOR AREA	**582m²**	PERVIOUS AREA	755m²	**34.2%**	YES
UNIT 44B- GROUND FLOOR AREA	**219m2**				

N



1 - **Ground**
1:200



2 - **Lower Ground**
1:200

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Residential Project @ 44 Powell Street, Yagoona

Client
Mr. & Mrs. Abou-Melhem

Drawing Title
GFA calculation

Scale AS SHOWN | Date 19.12.24 | Project no. 24-007
Drawn J.B, L.L | Approved J.B

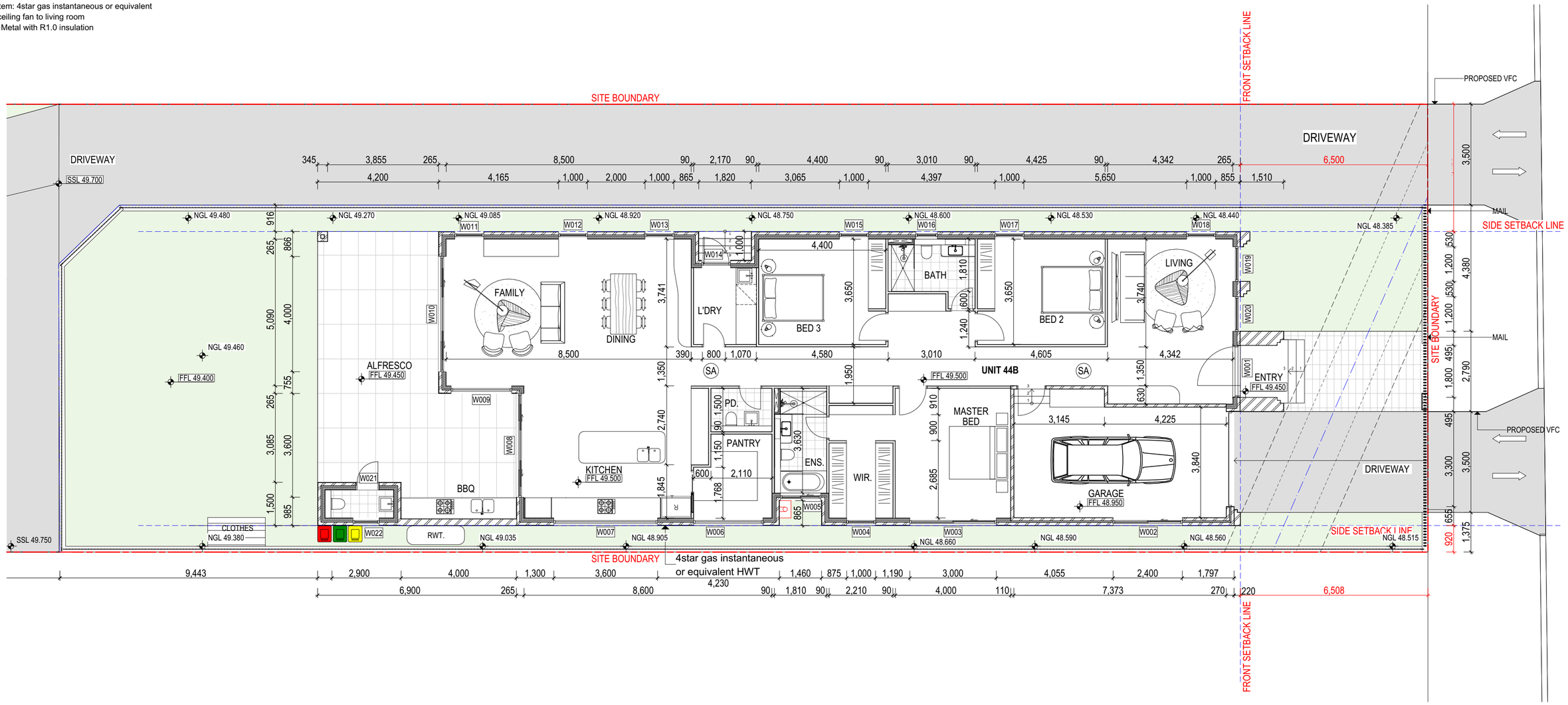
Issued
Development Application

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



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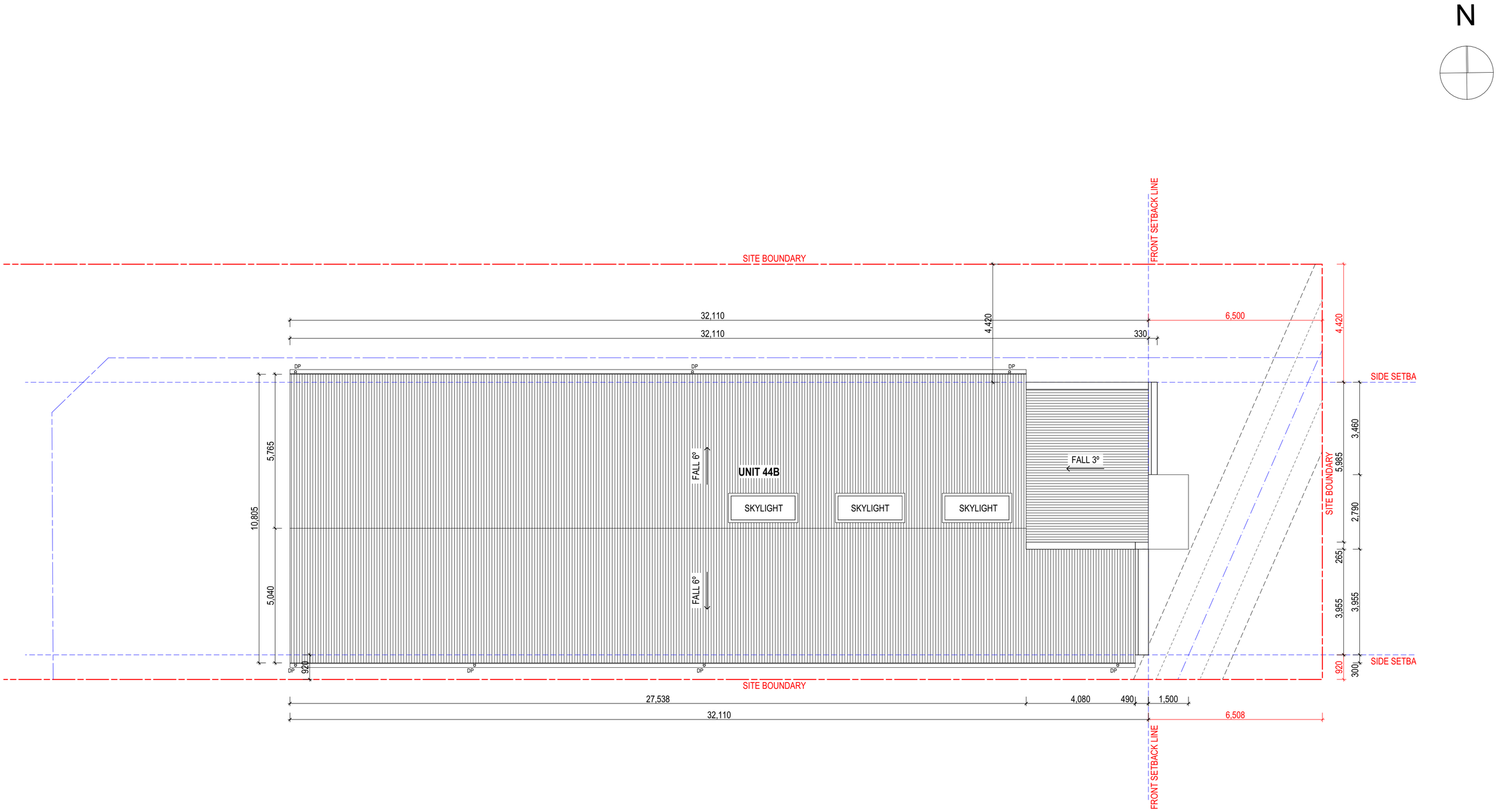
Project
Residential Project @ 44 Powell Street, Yagoona

Client
Mr. & Mrs. Abou-Melhem

Drawing Title
Ground Floor-Unit 44B

Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B
Issued
Development Application
Project no. 24-007
Drawing no. 008



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Project
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Client
Mr. & Mrs. Abou-Melhem

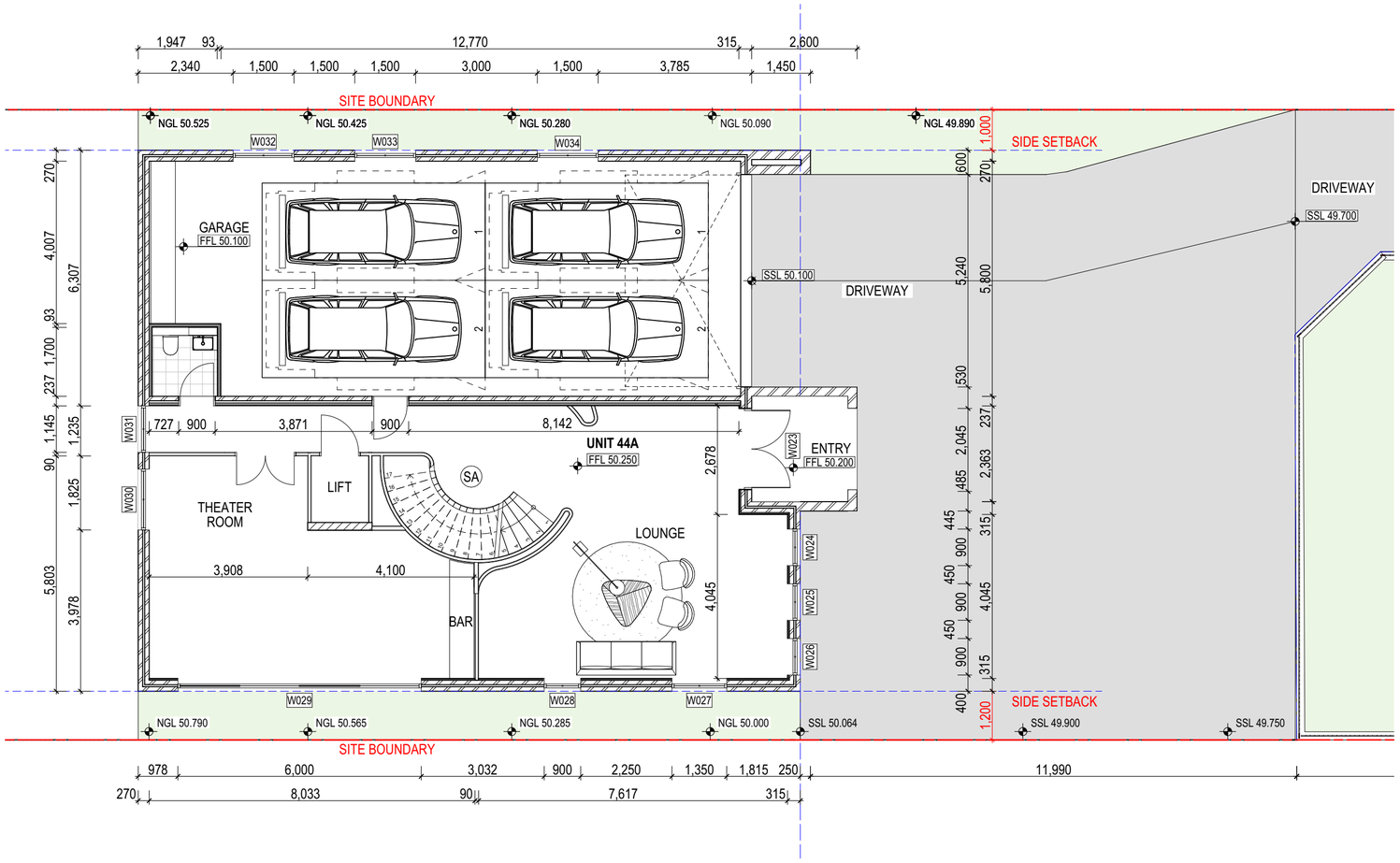
Drawing Title
Roof-Unit 44B

Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B
Issued
Development Application

Project no.
24-007

Drawing no.
009

N



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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
Drawn J.B, L.L
Approved J.B

Project no.
24-007

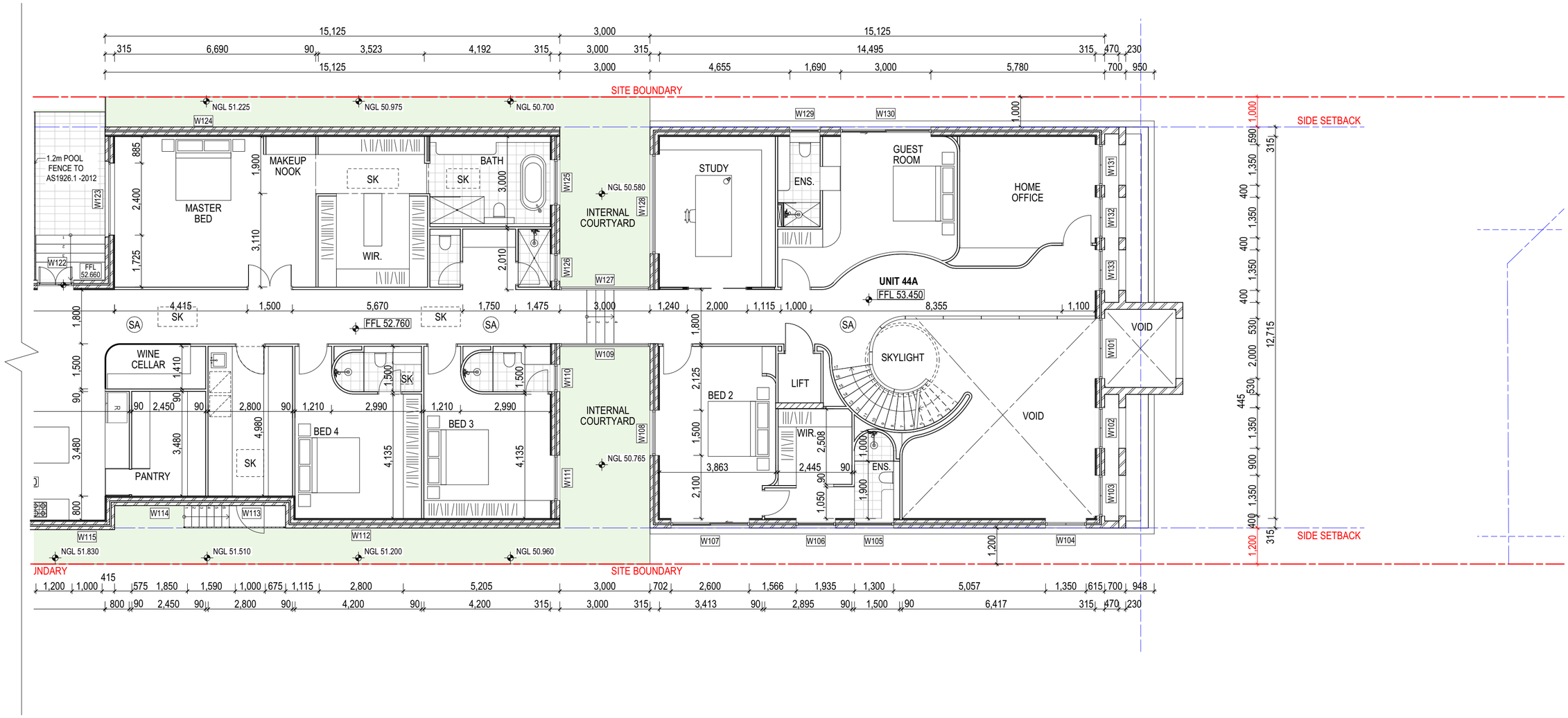
Issued
Development Application

Drawing no.
010

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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Project
Residential Project @ 44 Powell Street, Yagoona

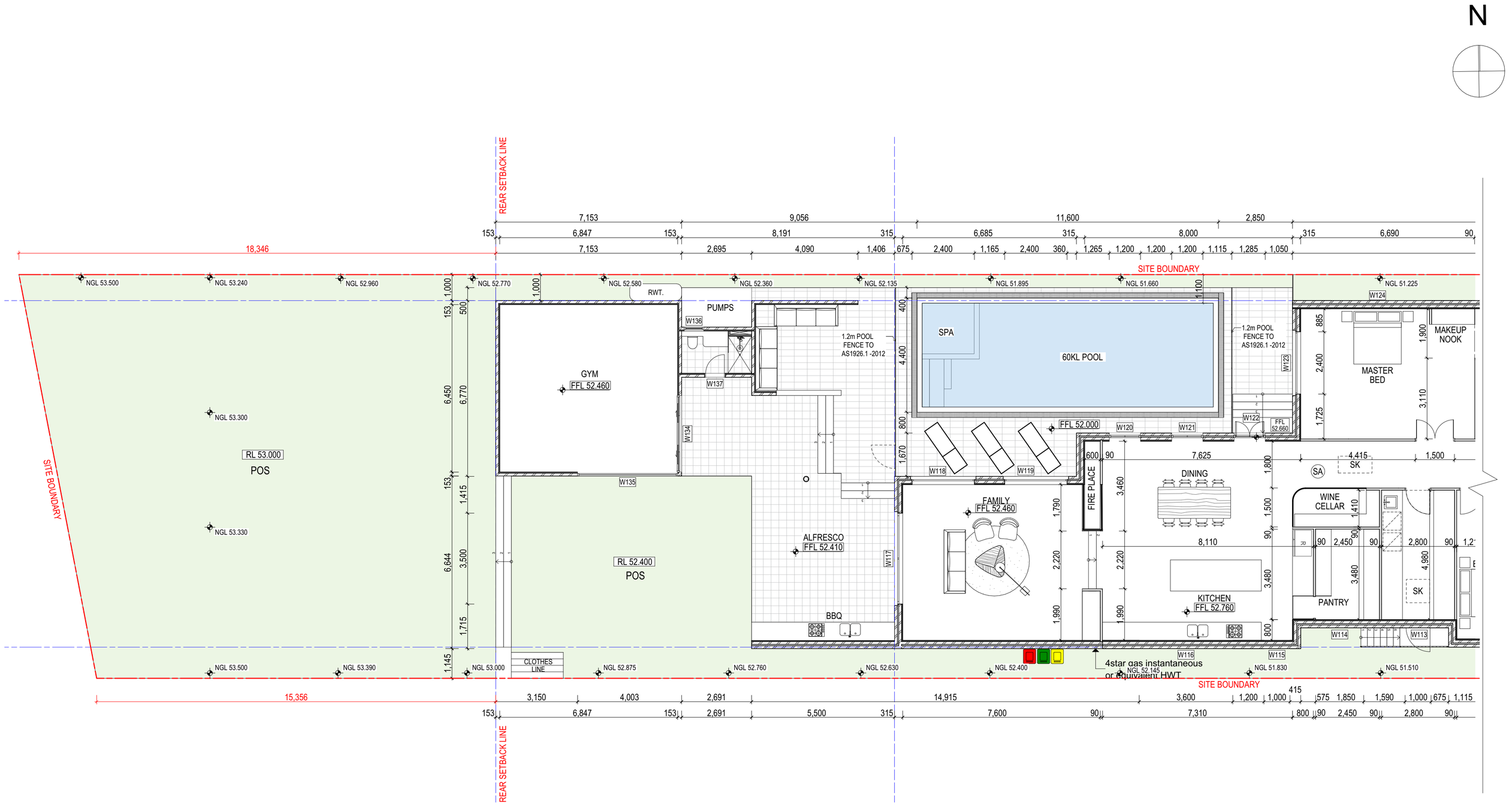
Client
Mr. & Mrs. Abou-Melhem

Drawing Title
Ground Level-Unit 44A -Part 1

Scale AS SHOWN | Date 19.12.24 | Project no. 24-007
Drawn J.B, L.L | Approved J.B

Issued
Development Application

Drawing no. 011



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Project
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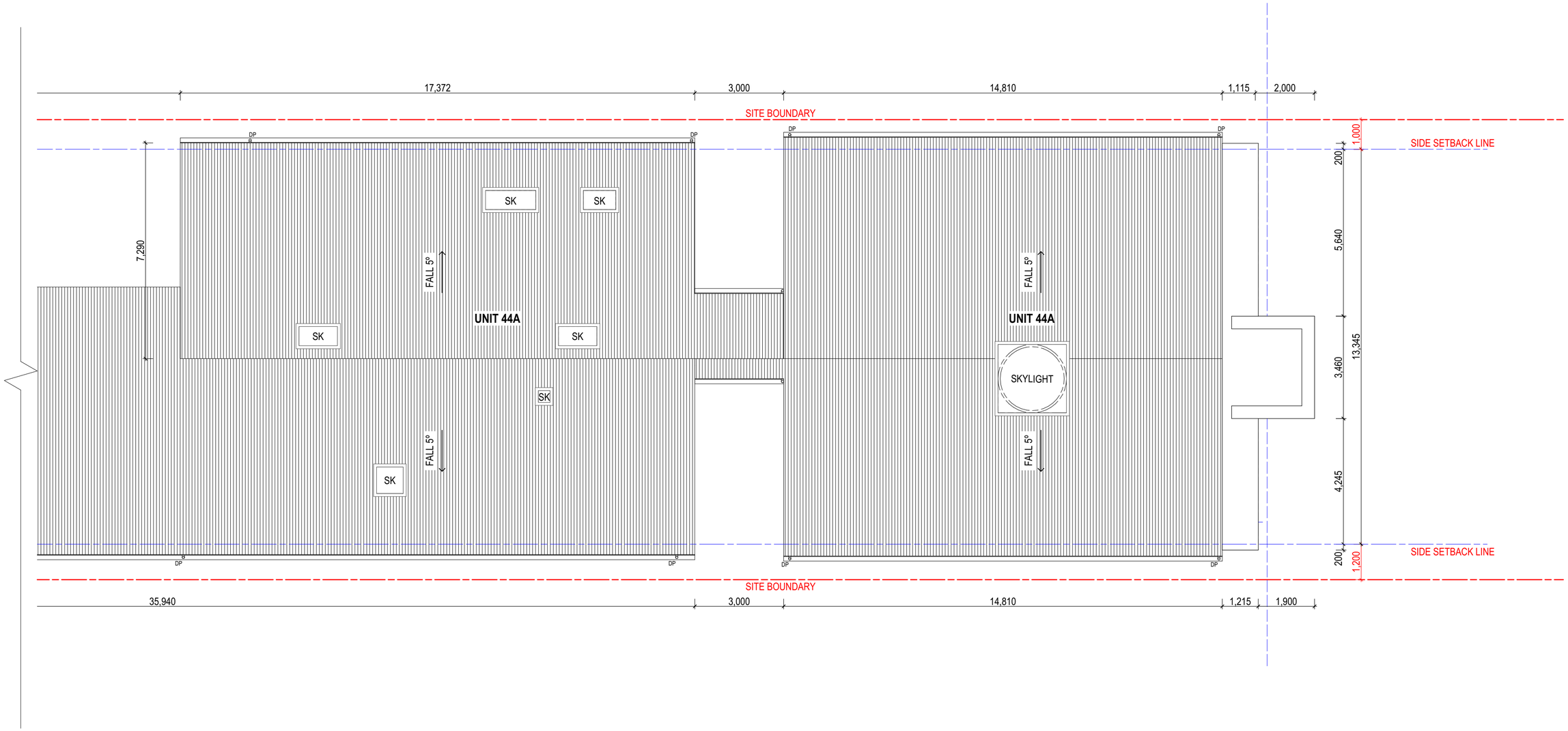
Client
Mr. & Mrs. Abou-Melhem

Drawing Title
Ground Level-Unit 44A-Part 2

Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B
Project no. 24-007
Issued Development Application
Drawing no. 012



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Project
Residential Project @ 44 Powell Street, Yagoona

Client
Mr. & Mrs. Abou-Melhem

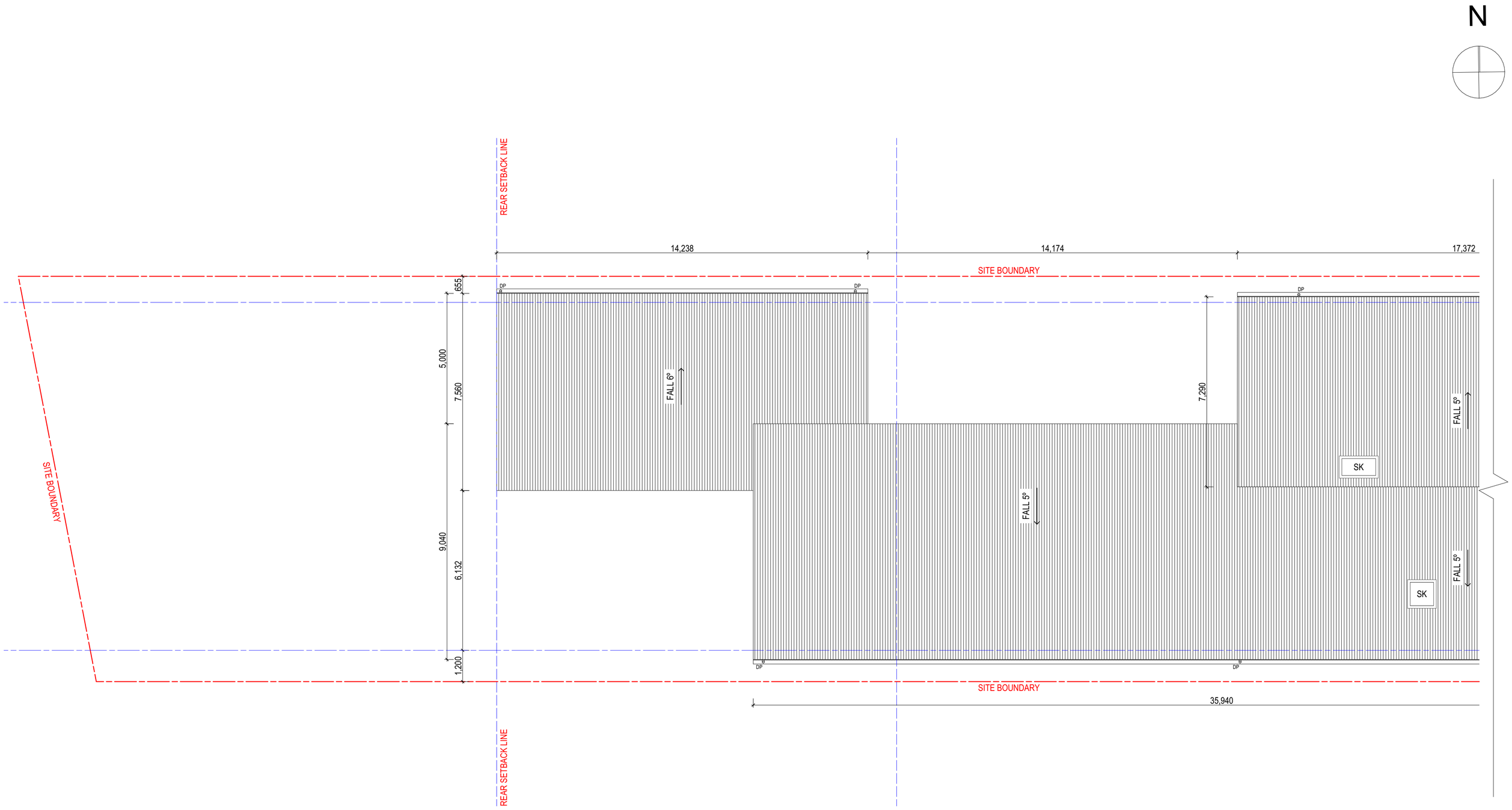
Drawing Title
Roof-Unit 44A-Part 1

Scale AS SHOWN | Date 19.12.24 | Project no. 24-007

Drawn J.B, L.L | Approved J.B

Issued
Development Application

Drawing no. 013



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Project
Residential Project @ 44 Powell Street, Yagoona

Client
Mr. & Mrs. Abou-Melhem

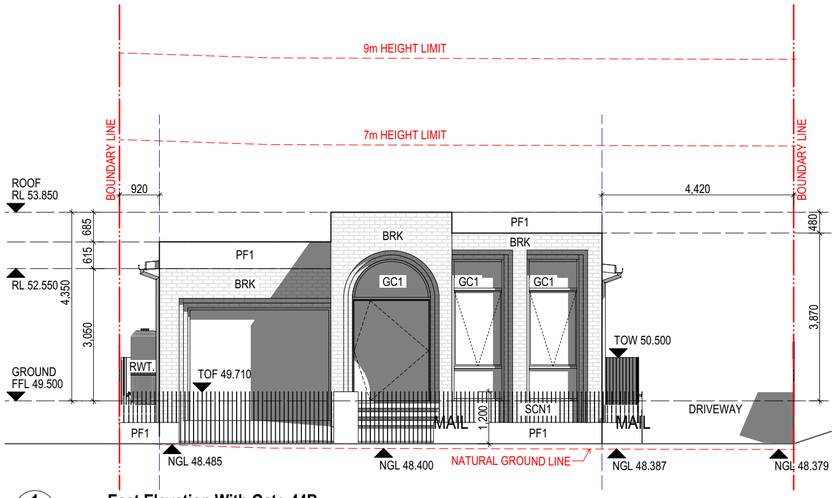
Drawing Title
Roof-Unit 44A-Part 2

Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B

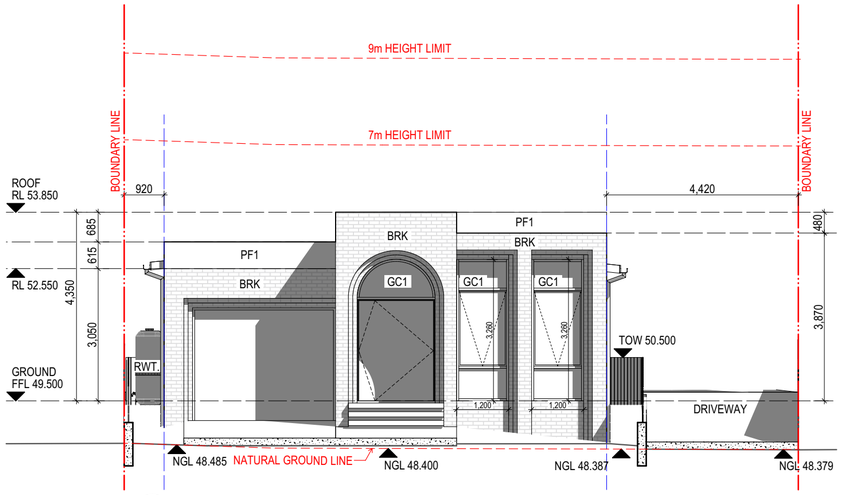
Issued
Development Application

Project no.
24-007

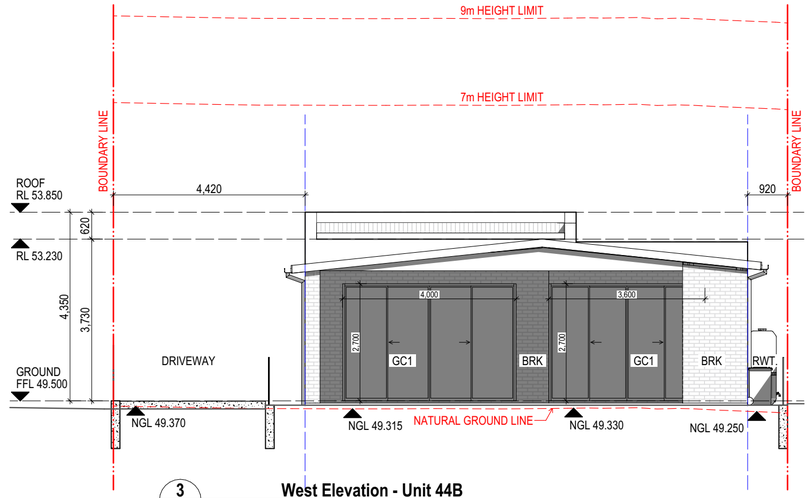
Drawing no.
014



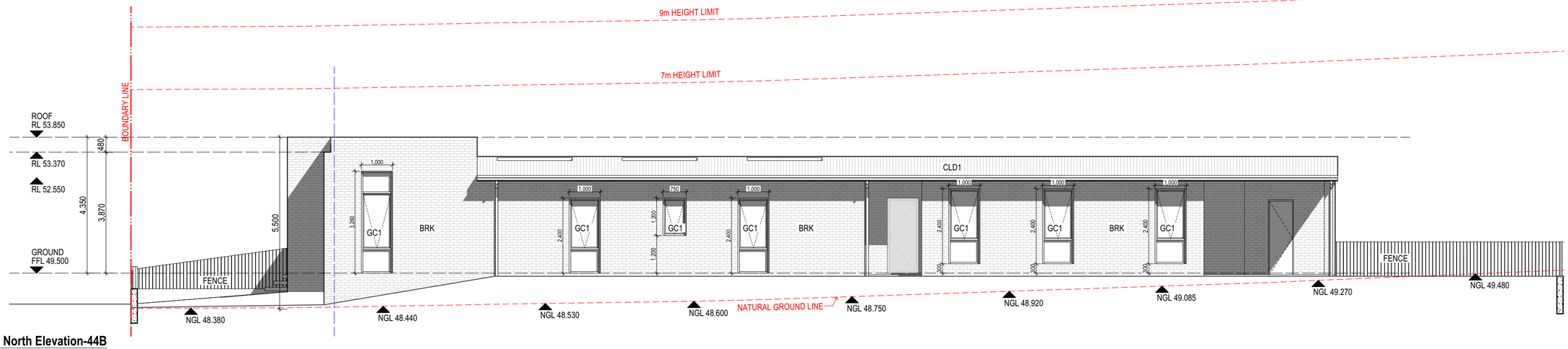
1 - East Elevation With Gate-44B
1:100



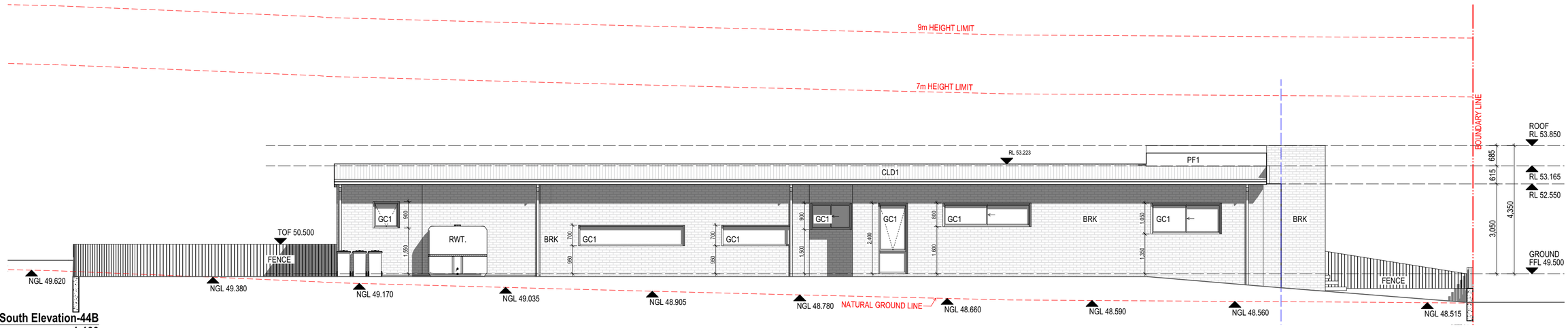
2 - East Elevation - Unit 44B
1:100



3 - West Elevation - Unit 44B
1:100



4 - North Elevation-44B
1:100



5 - South Elevation-44B
1:100

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Project
Residential Project @ 44 Powell Street, Yagoona

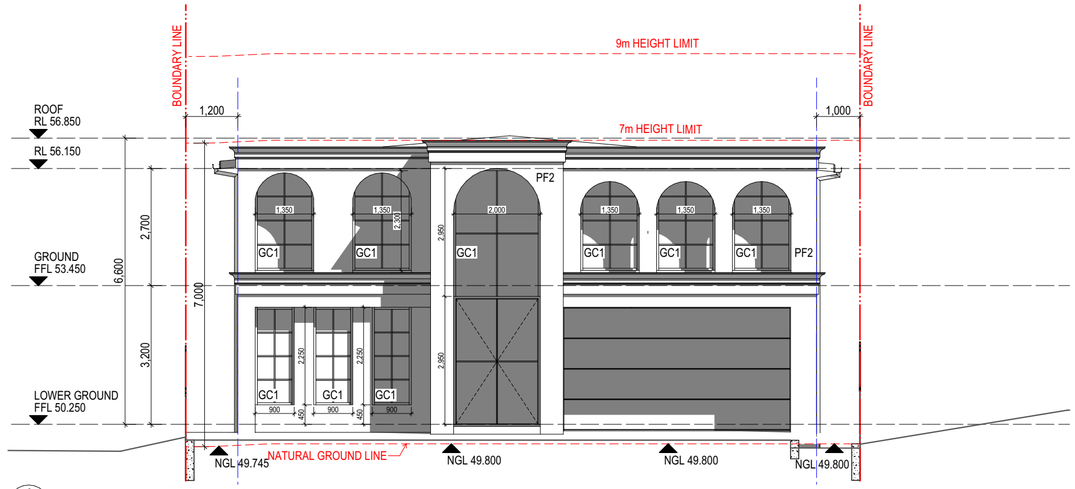
Client
Mr. & Mrs. Abou-Melhem

Drawing Title
Elevations

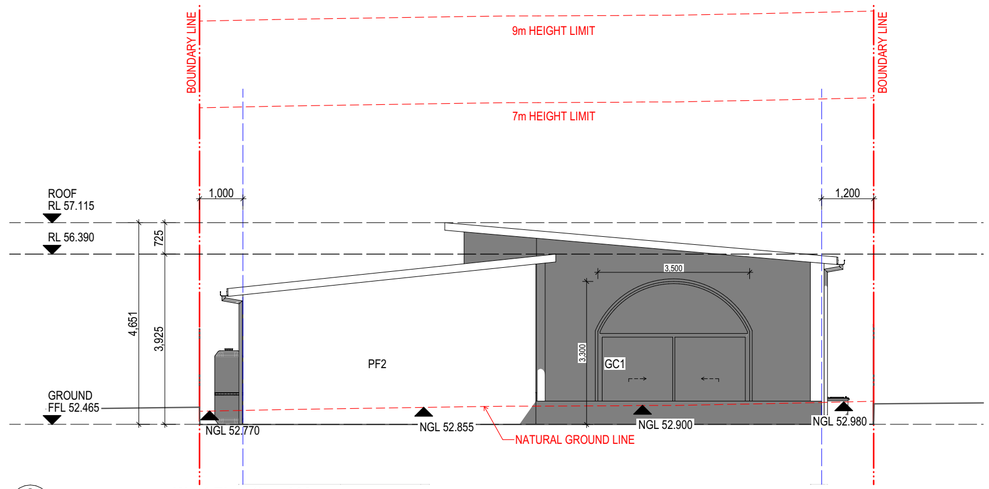
Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B
Issued
Development Application

Project no.
24-007

Drawing no.
015



1 - **East Elevation - 44A**
1:100



2 - **West Elevation-44A**
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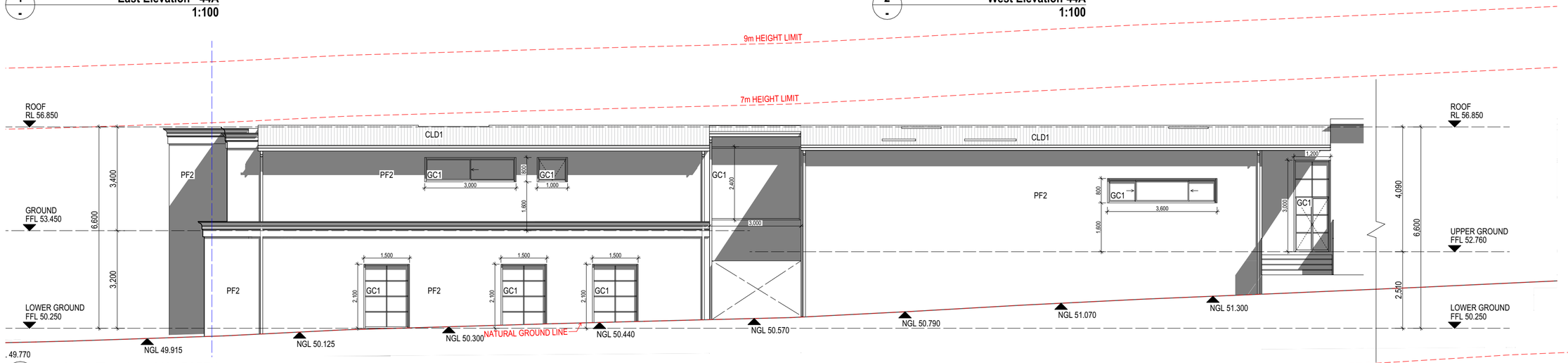

3 - **North Elevation - 44A - PART 1**
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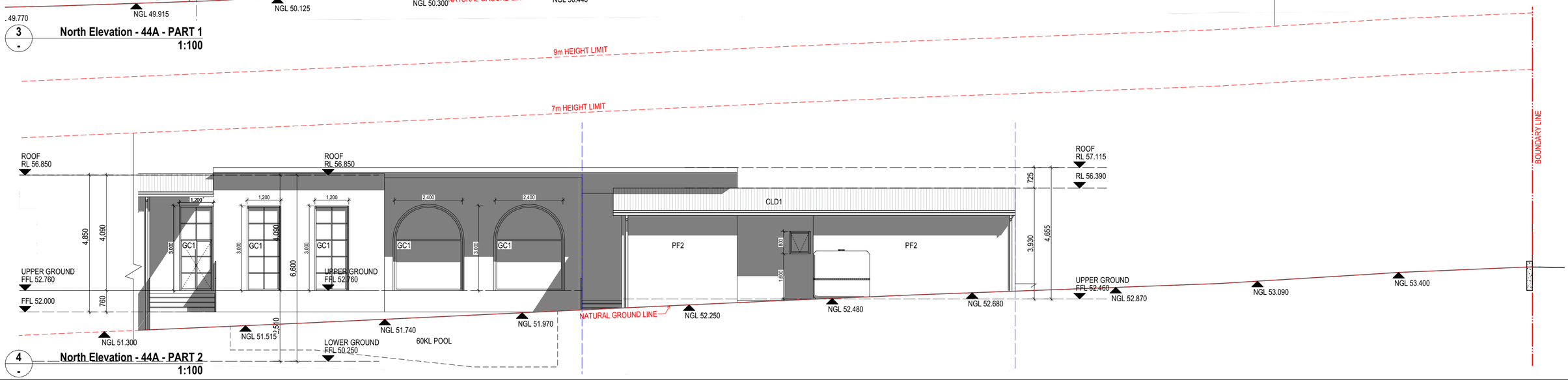

4 - **North Elevation - 44A - PART 2**
1:100

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BUILDING DESIGNERS AUSTRALIA
1869-15

R E V I S I O N S

Issue	Date	Description	Int.	App.
A	05-02-25	Issued for DA Approval	J.B	J.B

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Scale AS SHOWN
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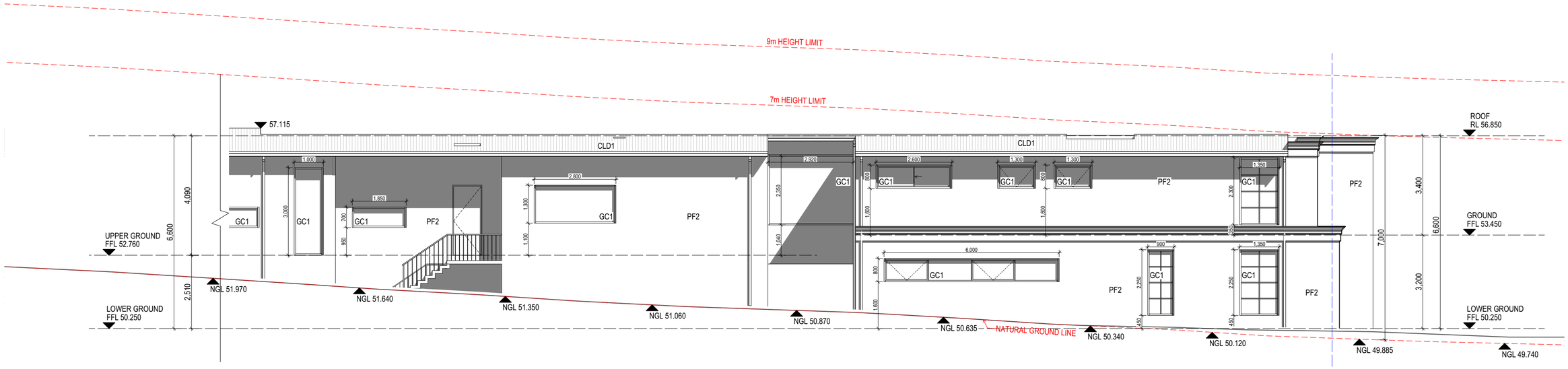
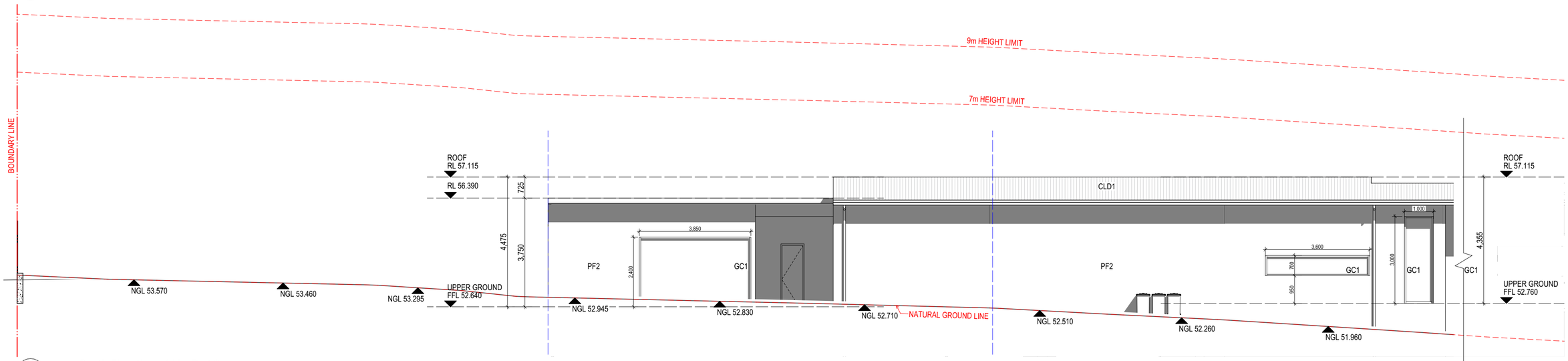
Development Application
Project no. 24-007
Drawing no. 016



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



2 - South Elevation - 44A - Part 2
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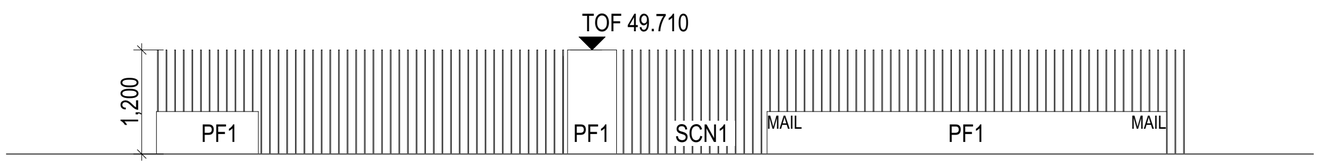

3 - Fence Detail
1:50

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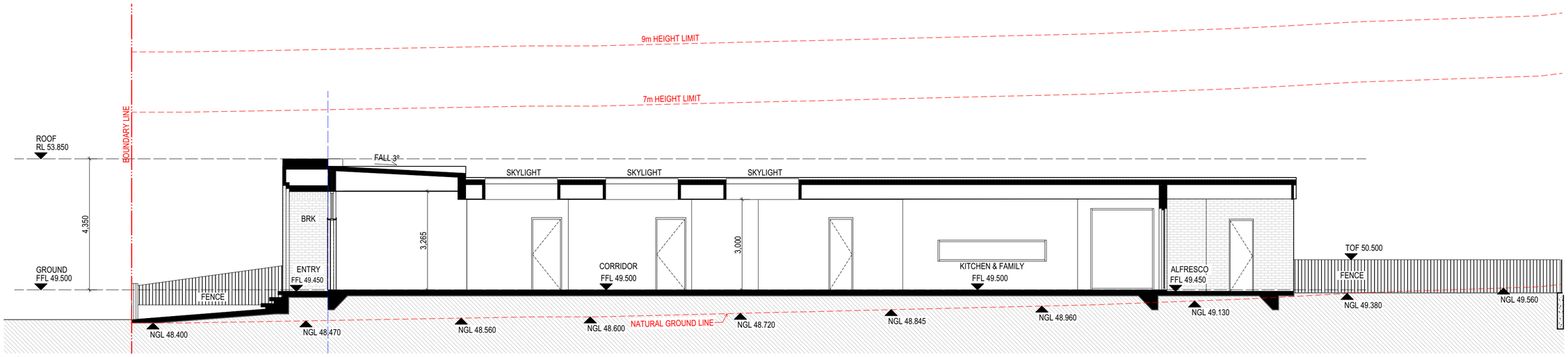
Drawn J.B, L.L
Approved J.B
Project no. 24-007
Issued Development Application
Drawing no. 017



1
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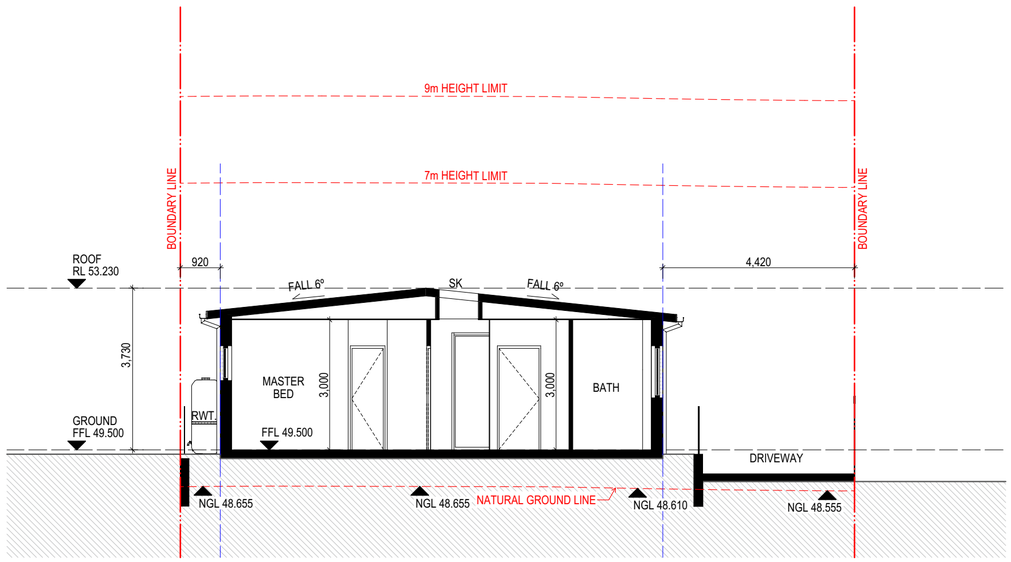
Section A - 44B
1:100



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Section B - 44B
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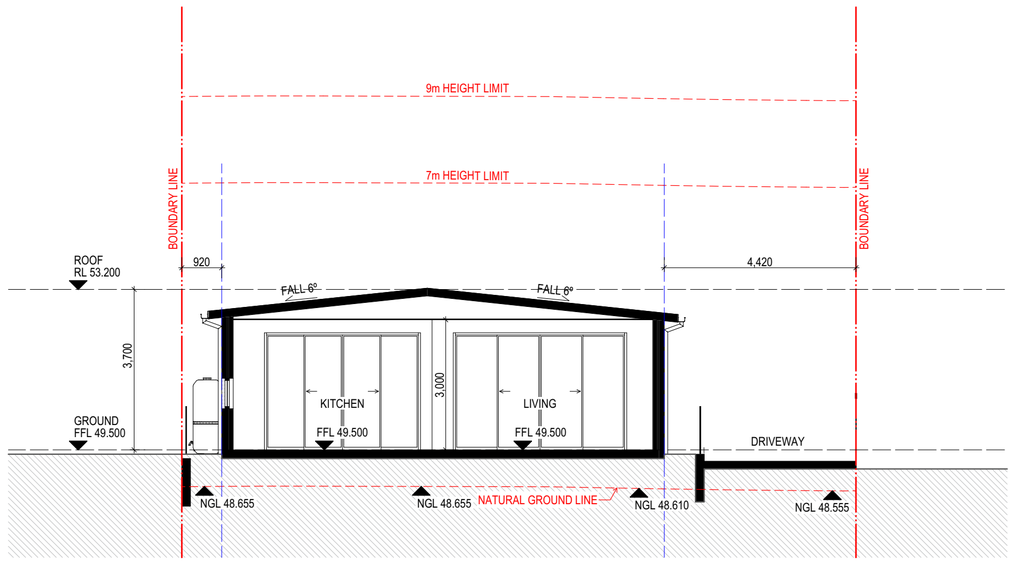

3
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Section C - 44B
1:100

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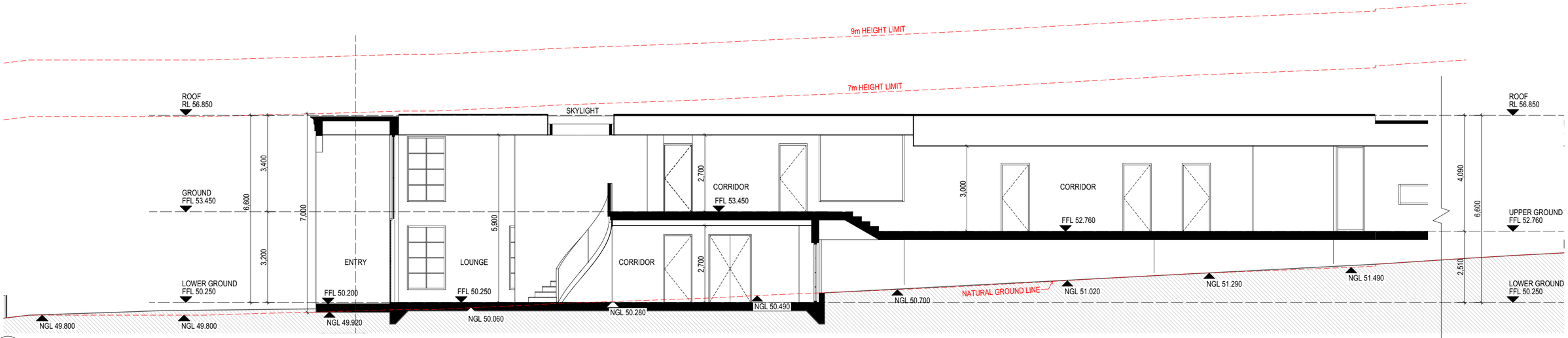
Drawing Title
Section A,B&C - Unit 44B

Scale AS SHOWN
Date 19.12.24
Drawn J.B, L.L
Approved J.B

Project no.
24-007

Issued
Development Application

Drawing no.
018



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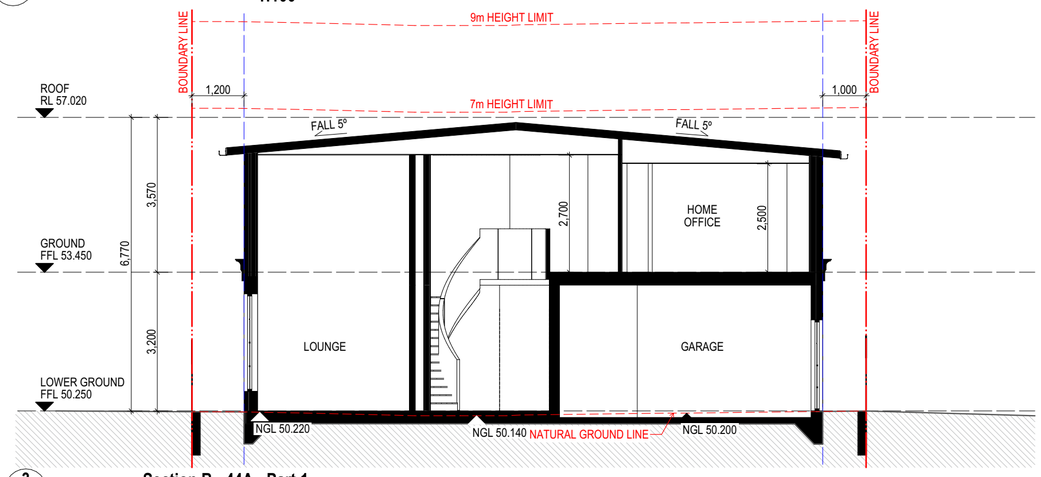

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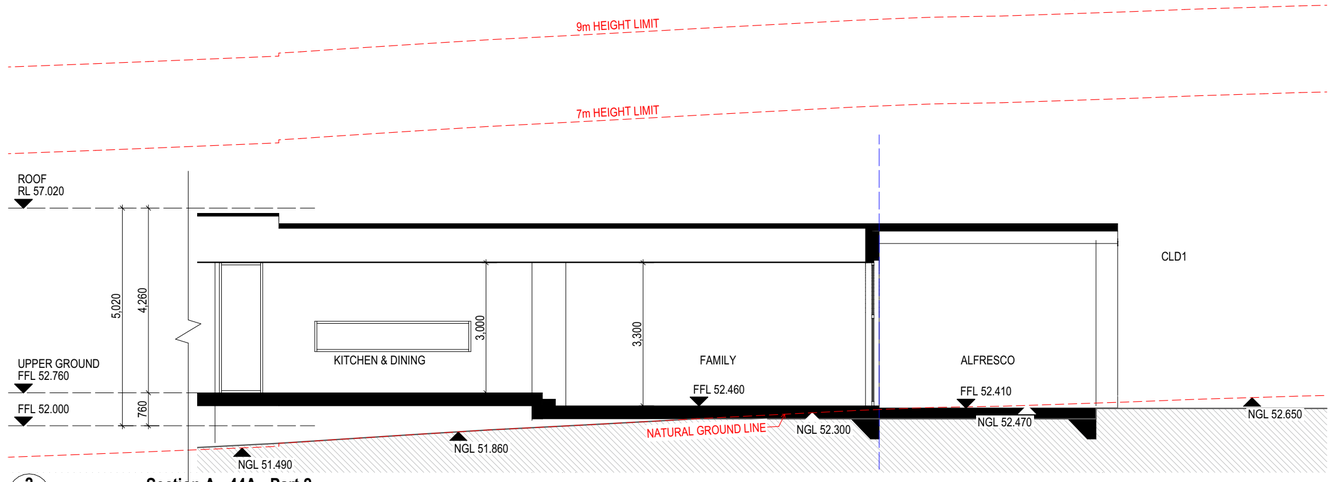

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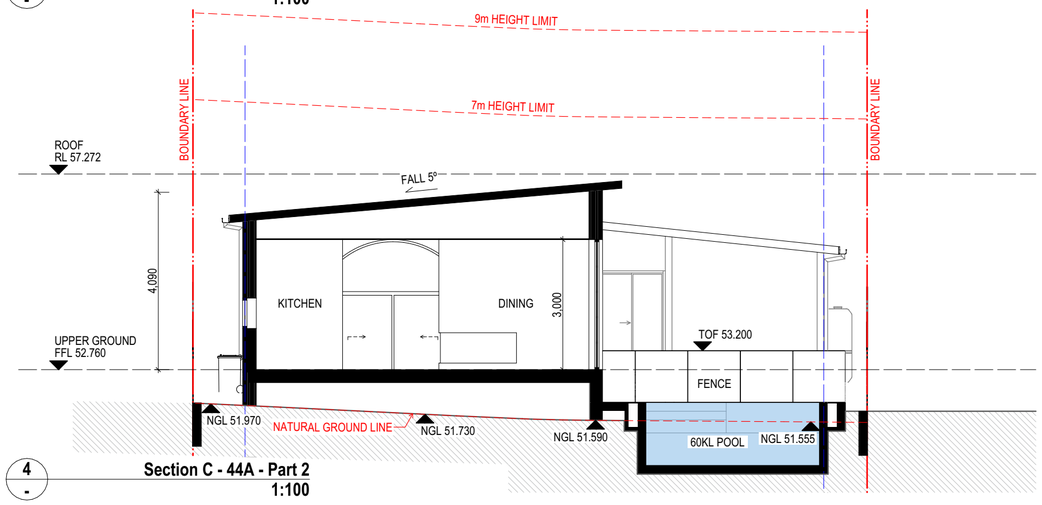

4 Section C - 44A - Part 2
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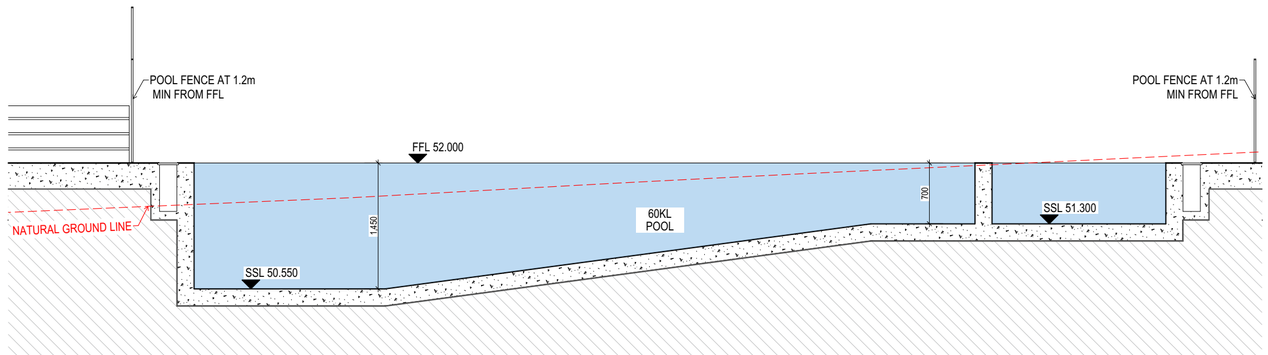

5 Pool Section - Unit 44A
1:50

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Section A,B&C - Unit 44A

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Project no. 24-007
Drawing no. 019