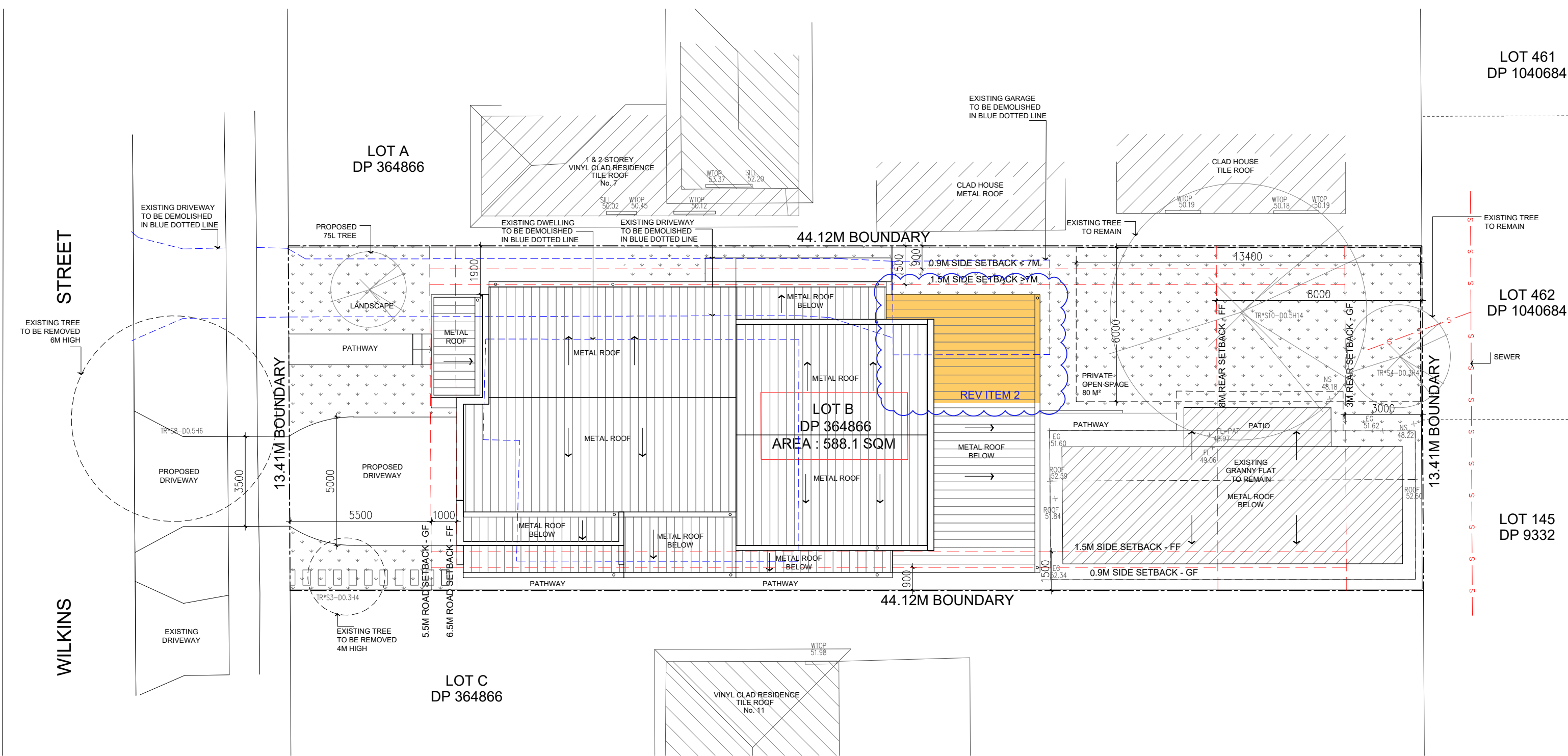


S4.55 MODIFICATION - FEBRUARY 2025

DEMOLITION & NEW DWELLING

9 WILKINS ST, YAGOONA NSW 2199
CLIENT: CHARLIE YOUNAN

INDEX	SITE PLAN	A-01
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01 SITE PLAN

1:150 @A3

SITE AREA: 588.1 SQM
GFA: 0.5:1 = 294 SQM
294 - 60 (GRANNY FLAT) =
234 SQM (MAX. MAIN DWELLING)

GROUND FLOOR
146.20 SQM

FIRST FLOOR
105.65 SQM

TOTAL GROSS FLOOR AREA (MAIN DWELLING)
GF + FF - GARAGE =
146.20 + 105.65 - 18 =
233.85 SQM (234SQM MAX)

FF OUTDOOR AREA (MAX. 12 SQM) =
REAR BALCONY + FRONT BALCONY =
8 + 4 = 12 SQM

FRONT LANDSCAPE AREA =
45% X 87.5 = 39.37 SQM REQUIRED
PROPOSED = 42.1 SQM

PRIVATE OPEN SPACE = 80 SQM

S4.55 MODIFICATION

1:150 @ A3

boss d.sign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO. 8353
233-235 PENNANT HILLS RD, THORNLEIGH NSW 2120

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FEB 2025	A	S4.55 MODIFICATION TO COUNCIL	FL	WK

NOTE (REV A FOR S4.55 MODIFICATION) - REVISION ITEMS:

- SWIMMING POOL AND POOL SAIL SHADE REMOVED.
- REAR AWNING AND ALFRESCO EXTENDED TO GL X1
- LIVING ROOM - NEW WINDOW W04. WINDOW W05 REPLACED WITH DOOR D04.
- FOYER - WINDOW W10 REMOVED
- KITCHEN - REVISED WINDOW W03 (WIDTH INCREASED).
- LAUNDRY REMOVED FROM KITCHEN
- REVISED OUTDOOR-BATHROOM LAYOUT WITH LAUNDRY RELOCATED BEHIND BBQ.



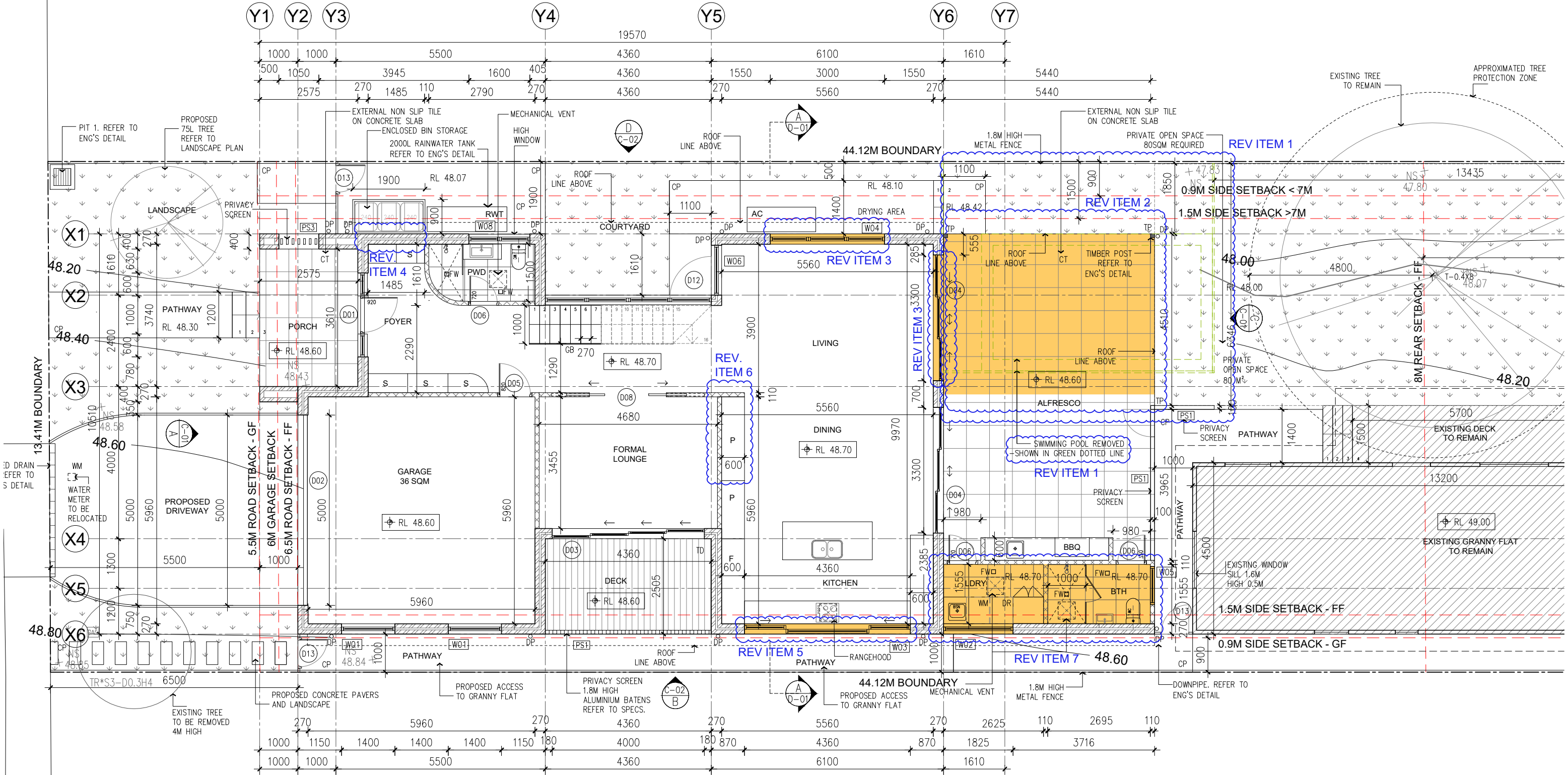
PROJECT
9 WILKINS STREET
YAGOONA
NSW 2199

CLIENT
CHARLIE YOUNAN

PROJECT NO
2023-105

SITE PLAN

A-01



01 GROUND FLOOR PLAN
1:100 @A3

SITE AREA:	588.1 SQM	GROUND FLOOR	146.20 SQM	FF OUTDOOR AREA (MAX. 12 SQM) = REAR BALCONY + FRONT BALCONY = 8 + 4 = 12 SQM
	GFA: 0.5:1 = 294 SQM		FIRST FLOOR	
	294 - 60 (GRANNY FLAT) =		105.65 SQM	
	234 SQM (MAX. MAIN DWELLING)			
TOTAL GROSS FLOOR AREA (MAIN DWELLING)				
GF + FF - GARAGE =				
146.20 + 105.65 - 18 =				
233.85 SQM (234SQM MAX)				
PRIVATE OPEN SPACE = 80 SQM				

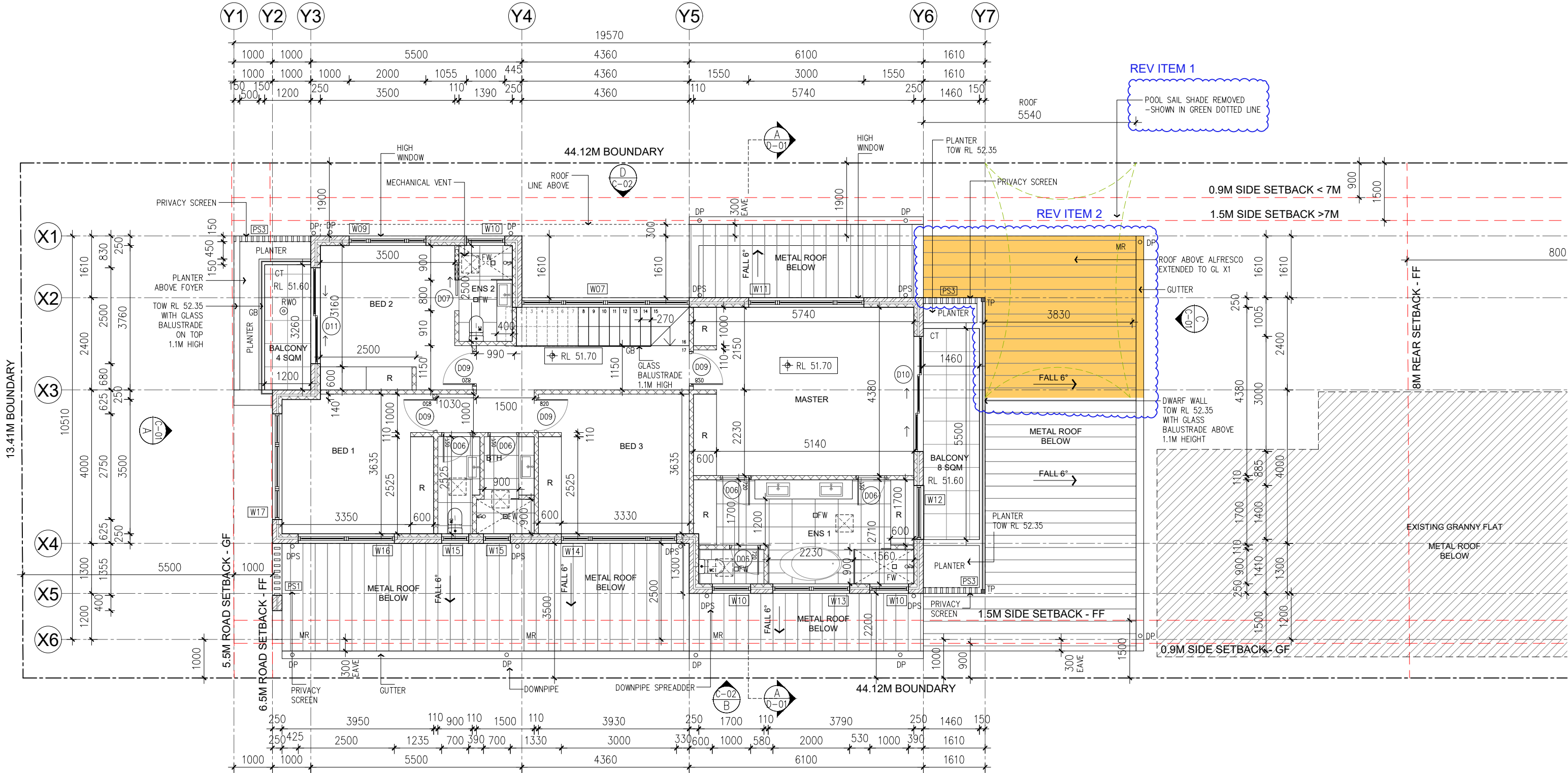
LEGEND

NEW WORKS FOR S4.55 MOD.

WALL TYPES

- CAVITY BRICK 270MM
- BRICK VENEER 250MM
- EXTERNAL STUD WALL WITH CLADDING TO EXTERNAL FACE 155MM
- TIMBER STUD WALL 110MM
- SINGLE SKIN BRICK WALL 110MM

S4.55 MODIFICATION
1:100 @ A3



01 FIRST FLOOR PLAN
1:100 @A3

SITE AREA: GFA:	588.1 SQM	GROUND FLOOR 146.20 SQM	FF OUTDOOR AREA (MAX. 12 SQM) = REAR BALCONY + FRONT BALCONY = 8 + 4 = 12 SQM
	0.5:1 = 294 SQM 294 - 60 (GRANNY FLAT) = 234 SQM (MAX. MAIN DWELLING)	FIRST FLOOR 105.65 SQM	FRONT LANDSCAPE AREA = 45% X 87.5 =MIN. 39.37 SQM REQUIRED PROPOSED = 42 SQM
		TOTAL GROSS FLOOR AREA (MAIN DWELLING) GF + FF - GARAGE = 146.20 + 105.65 - 18 = 233.85 SQM (234SQM MAX)	PRIVATE OPEN SPACE = 80 SQM

LEYEND	
	NEW WORKS FOR S4.55 MOD.
WALL TYPES	
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	BRICK VENEER 250MM
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	TIMBER STUD WALL 110MM
	SINGLE SKIN BRICK WALL 110MM

S4.55 MODIFICATION

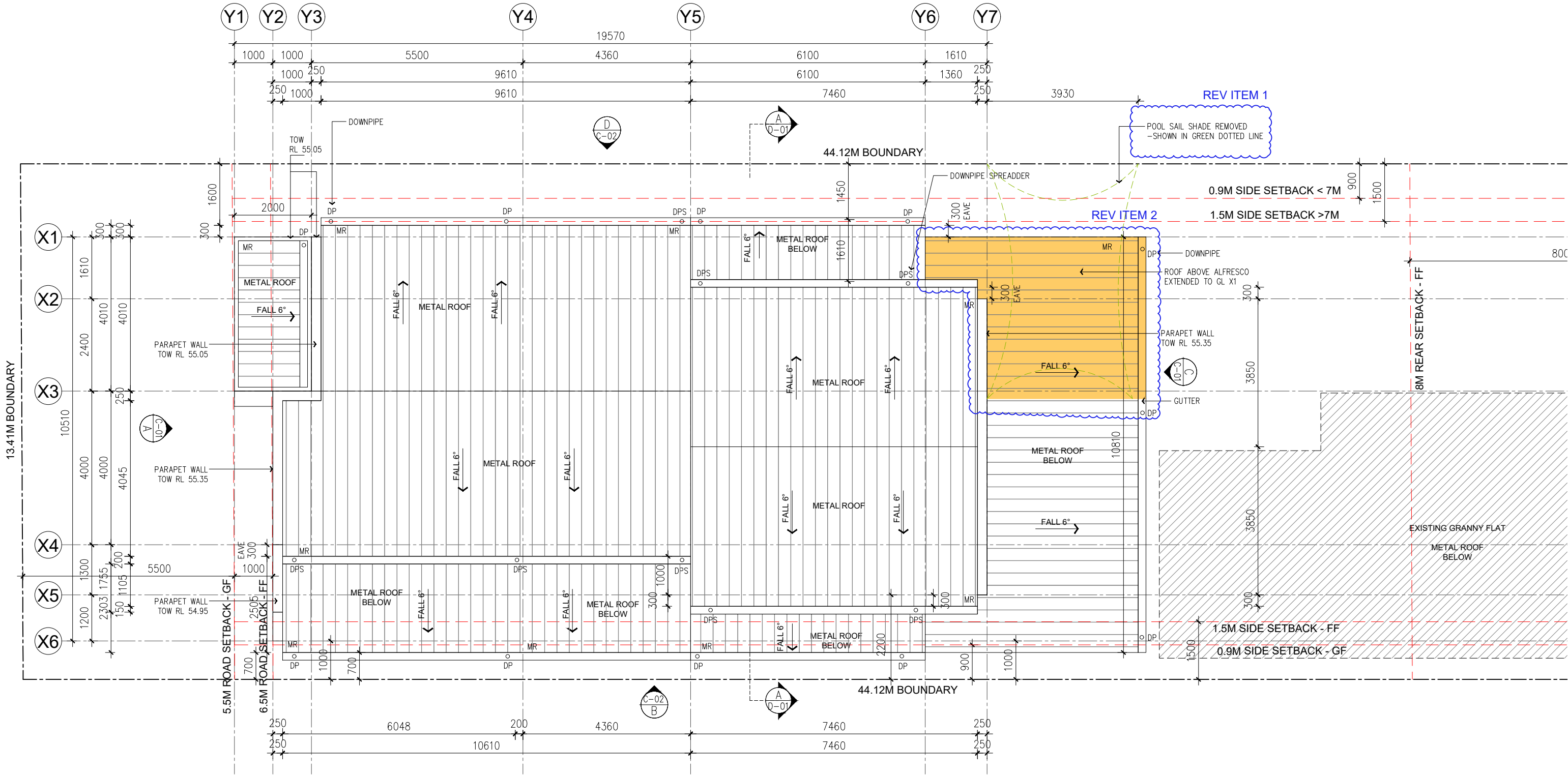
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5. KITCHEN - REVISED WINDOW W03 (WIDTH INCREASED).
6. LAUNDRY REMOVED FROM KITCHEN
7. REVISED OUTDOOR-BATHROOM LAYOUT WITH LAUNDRY RELOCATED BEHIND BBQ.





01 ROOF PLAN
1:100 @A3

LEYEND

NEW WORKS FOR S4.55 MOD.

WALL TYPES

CAVITY BRICK 270MM

BRICK VENEER 250MM

EXTERNAL STUD WALL
WITH CLADDING TO
EXTERNAL FACE 155MM

TIMBER STUD WALL 110MM

SINGLE SKIN BRICK WALL 110MM

S4.55 MODIFICATION

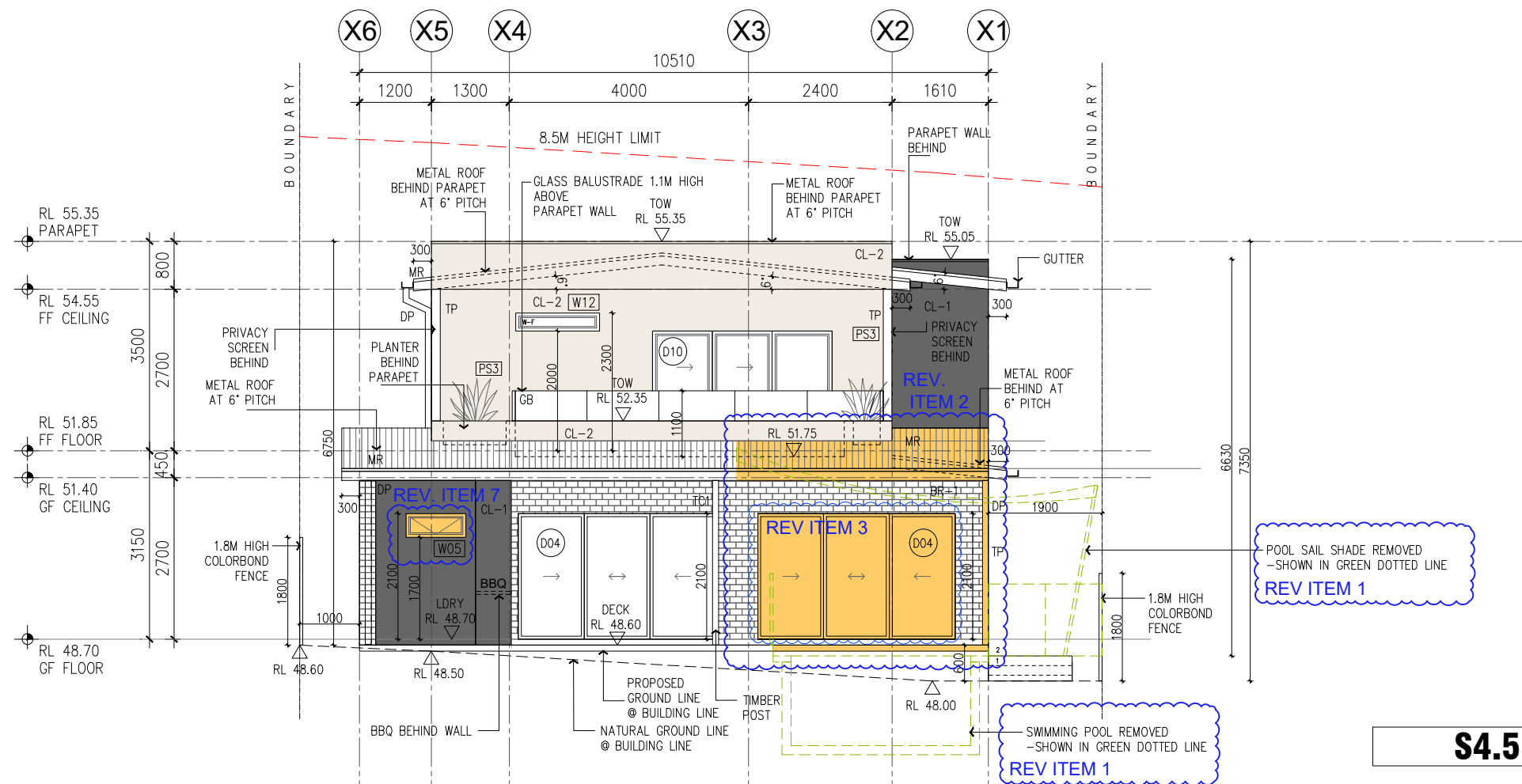
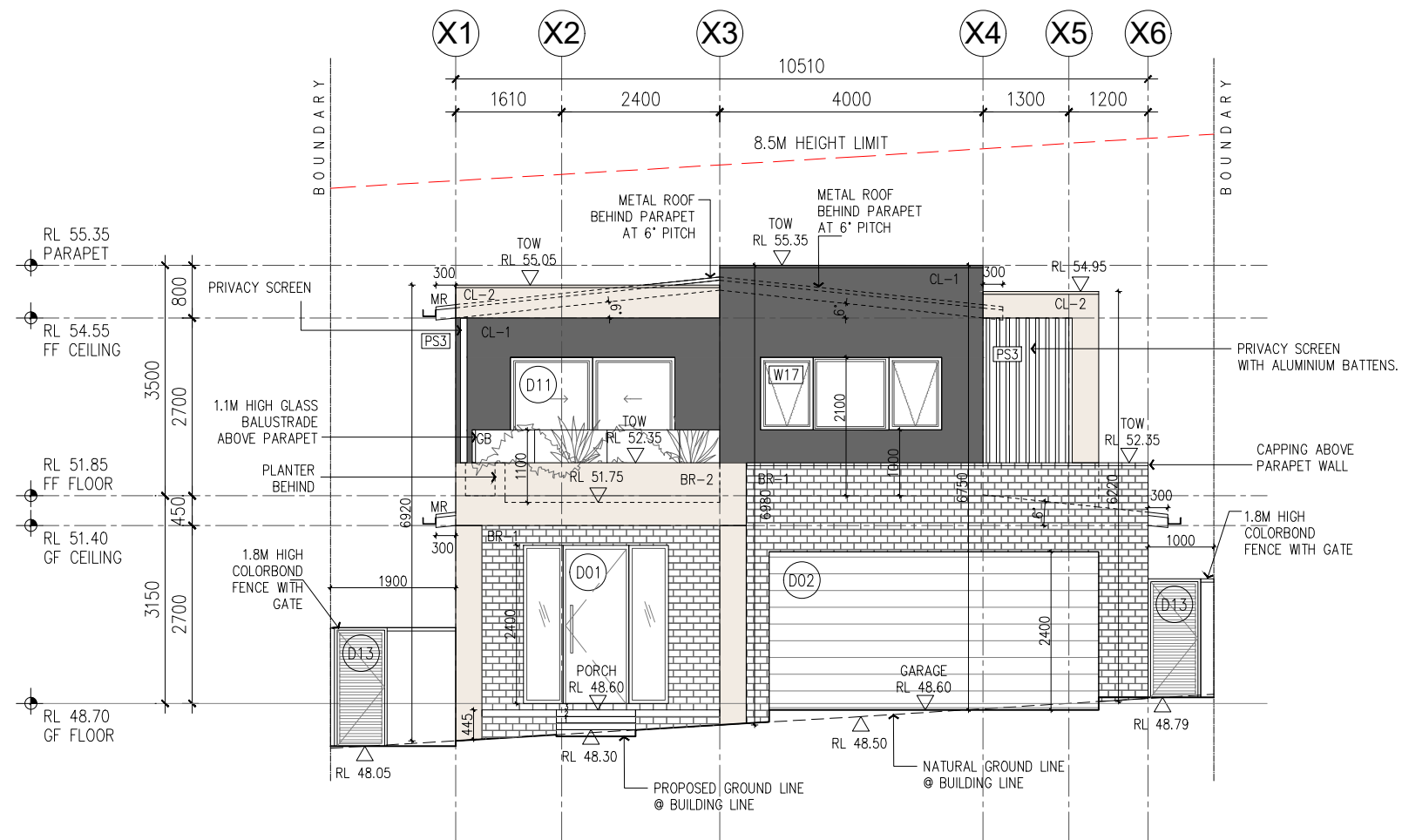
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LEYEND	
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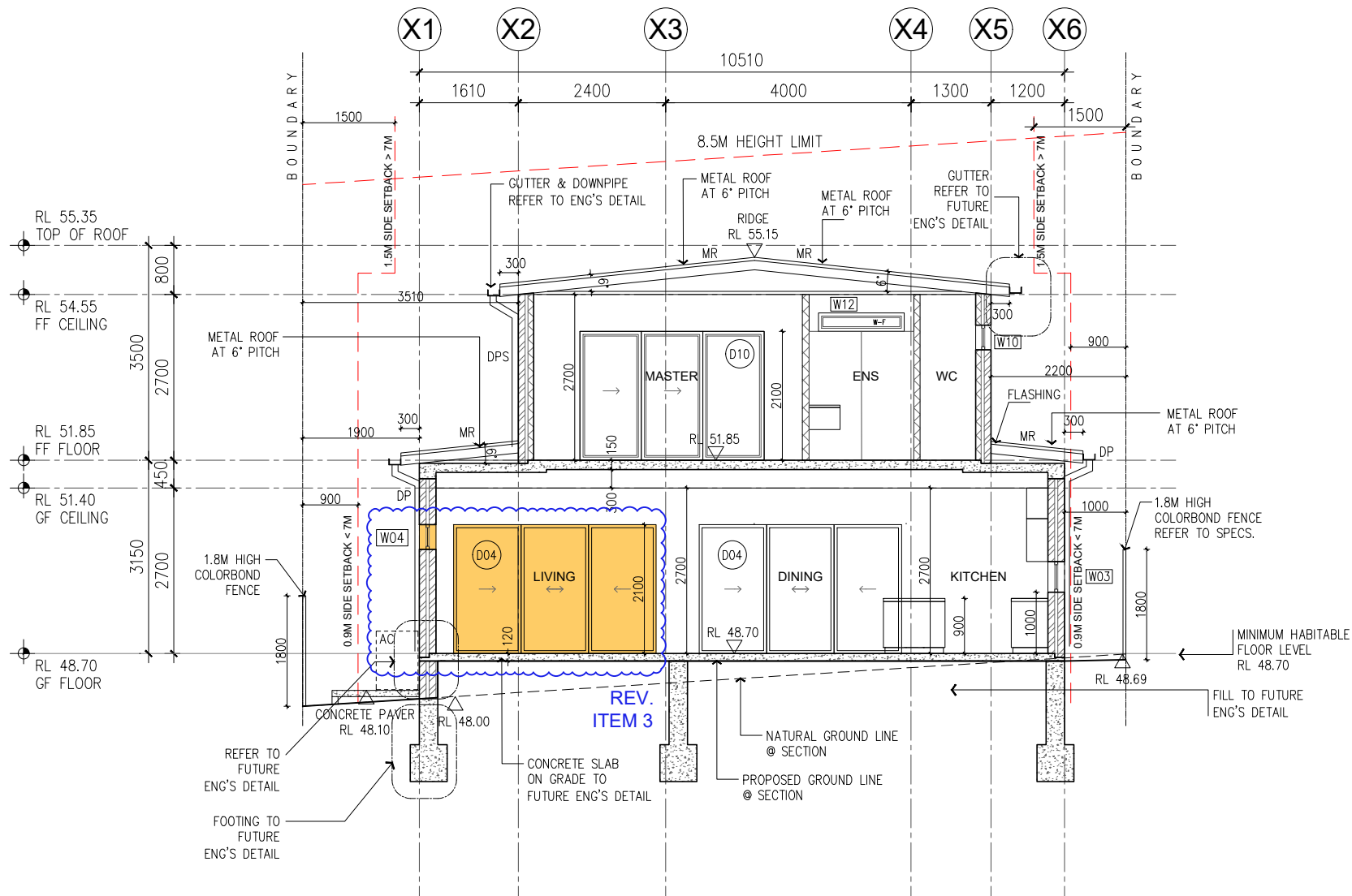
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01 SECTION A-A
-
1:100 @A3

LEGEND	
	NEW WORKS FOR S4.55 MOD.

S4.55 MODIFICATION

1:100 @ A3

bossdesign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO. 8353
253-255 PENNANT HILLS RD, THORNLEIGH NSW 2120

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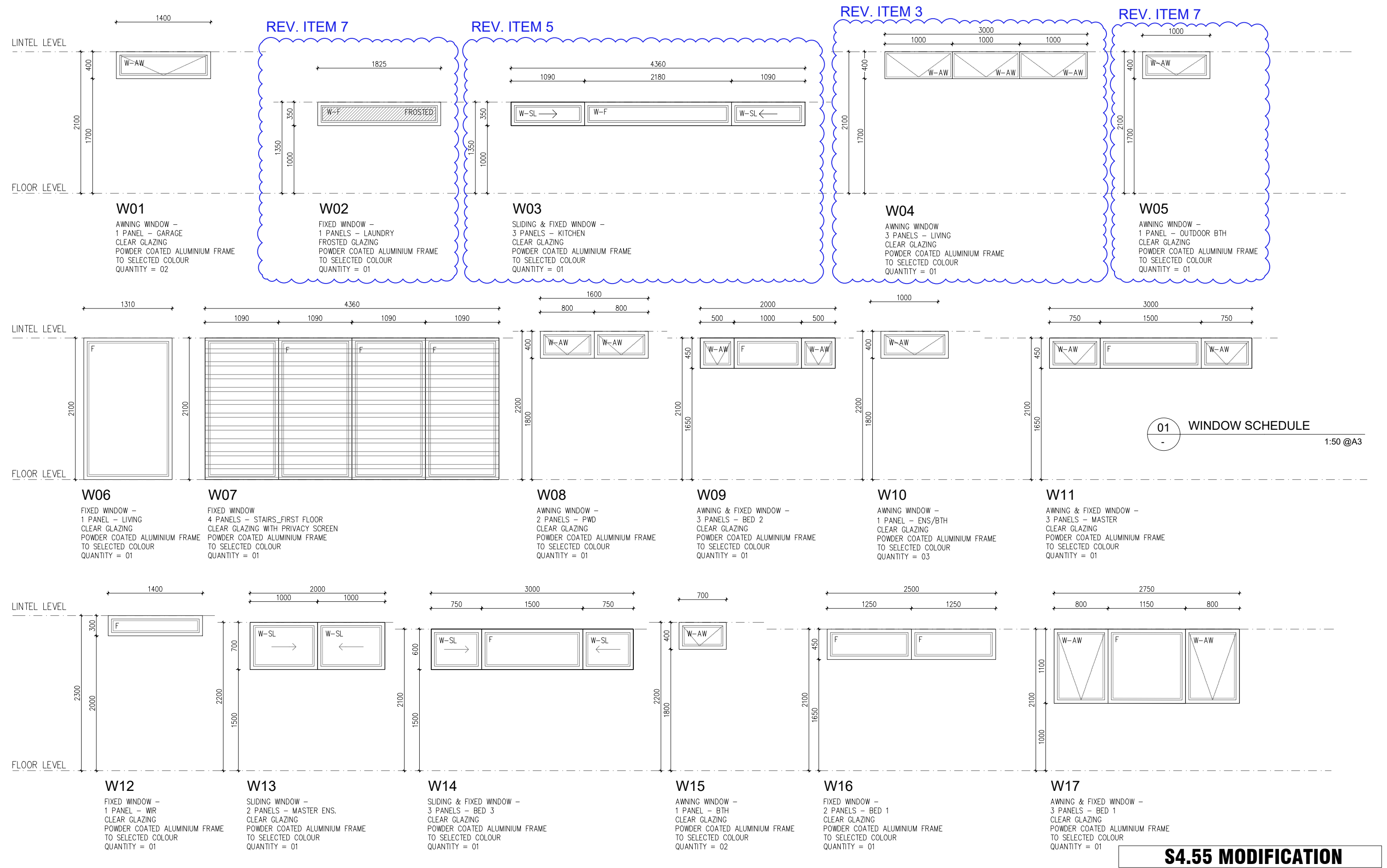
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PROJECT
9 WILKINS STREET
YAGOONA
NSW 2199
CLIENT
CHARLIE YOUNAN

PROJECT NO
2023-105

SECTION A-A

D-01



S4.55 MODIFICATION

1:50 @ A3

bossdesign

Architecture
Interior Design
Project Management

BOSS DESIGN PTY LTD
ARCHITECT: WOON KANG
REGISTRATION NO: 8553
293-299 PENNANT HILLS RD, THORNLEIGH NSW 2120

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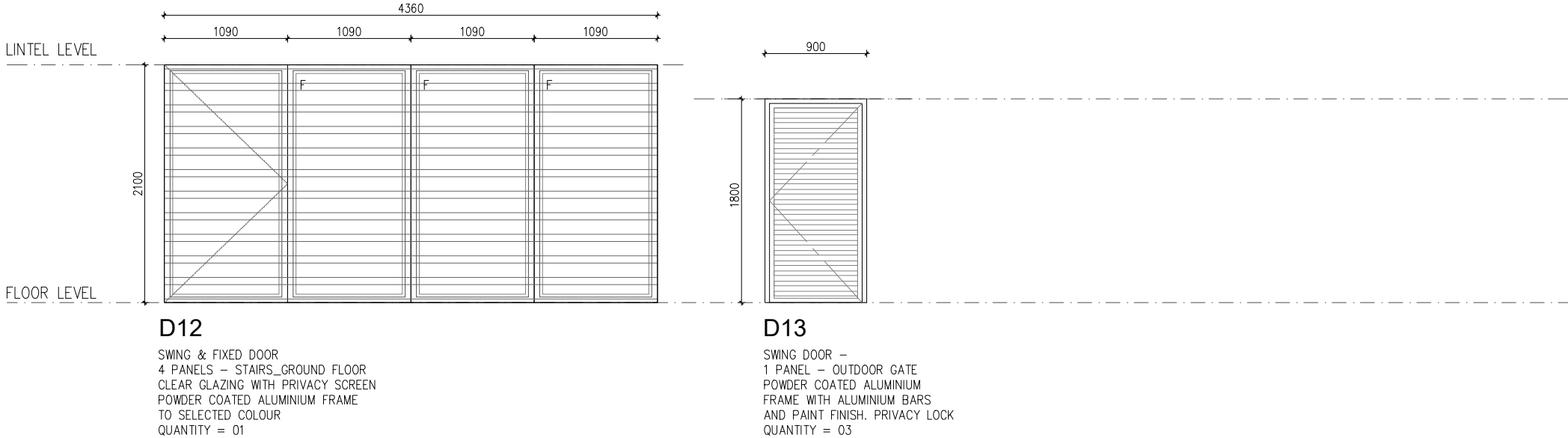
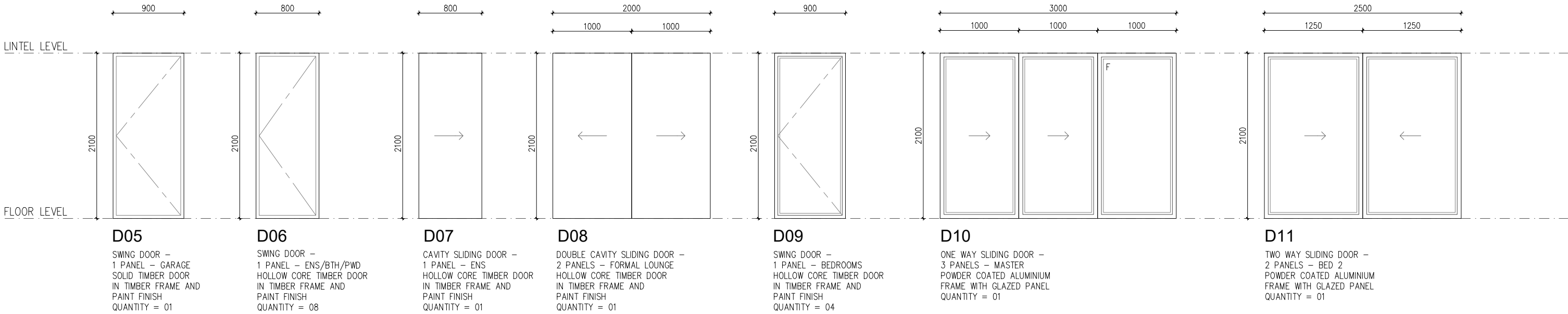
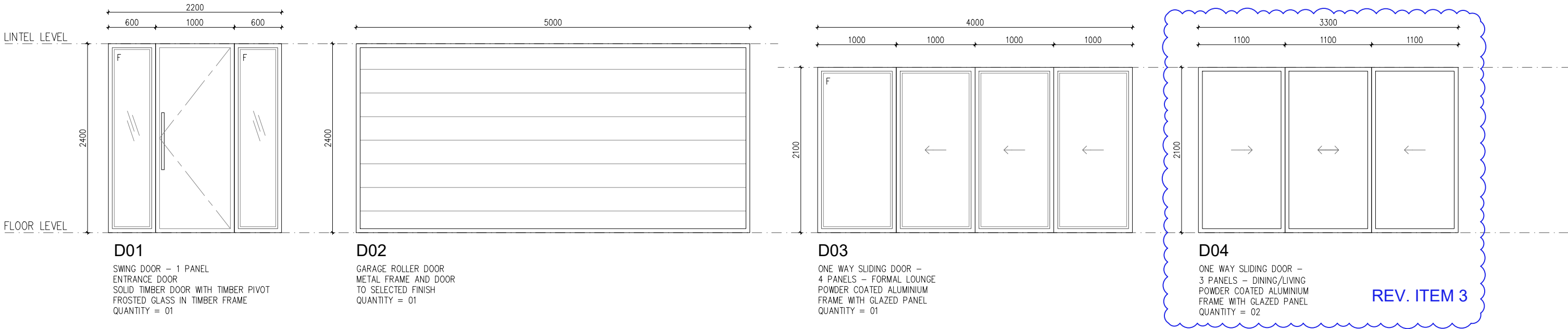
PROJECT
9 WILKINS STREET
YAGOONA
NSW 2199

CLIENT
CHARLIE YOUNAN

PROJECT NO
2023-105

WINDOW SCHEDULE

G-01



01

DOOR SCHEDULE

-

1:50 @A3

S4.55 MODIFICATION

1:50 @ A3

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