

PROJECT TITLE: PROPOSED SECONDARY DWELLING

PROJECT ADDRESS: 145 ROSE STREET, YAGOONA

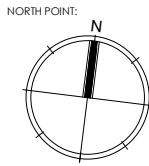
LOT NUMBER: 259 DP NUMBER: 12303

DRAWING LIST

DRAWING #	DRAWING NAME	ISSUE DATE	Current Revision
A00	COVER SHEET	MAY 2025	
A01.01	DEMOLITION PLAN	MAY 2025	
A01.02	SITE PLAN & SITE ANALYSIS PLAN	MAY 2025	
A01.03	WASTE MANAGEMENT PLAN	MAY 2025	
A01.04	LANDSCAPE PLAN	MAY 2025	
A01.05	SITE CALCULATIONS	MAY 2025	
A02.01	SECONDARY DWELLING FLOOR PLAN	MAY 2025	
A03.01	ELEVATIONS	MAY 2025	
A03.02	SECTIONS/ BASIX	MAY 2025	
A04.01	PHOTOMONTAGE/ COLOUR SCHEDULE	MAY 2025	

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REV	DATE	DESCRIPTION	BY
A	MAY 25	DA SUBMISSION	MD



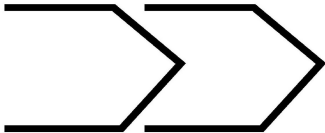
CLIENT:  
**MRS MOUNA MOHAMED**

DRAWING TITLE:  
**COVER SHEET**

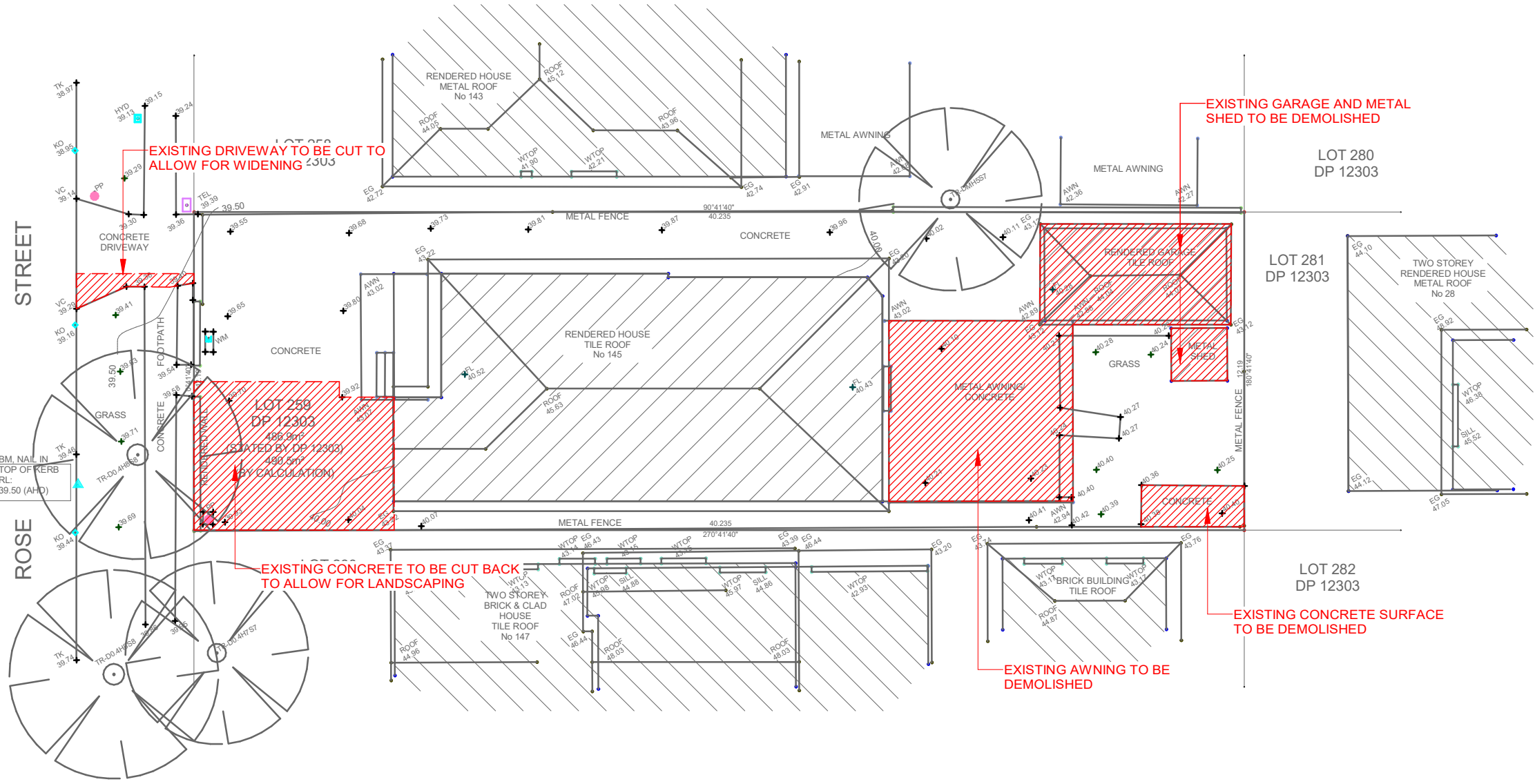
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<b>2511</b>	<b>A00</b>	A3
DRAWN BY:	REV DATE:	REV:
MD	<b>APR 25</b>	<b>A</b>
CHECKED BY:	SCALE:	
MD	AS SHOWN	

JOB DISCRPTION:  
**PROPOSED SECONDARY DWELLING**

ADDRESS:  
**145 ROSE STREET, YAGOONA  
LOT 259/ - / DP12303**



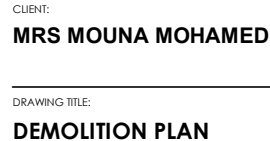
STUDIO



1

1 : 200

REV	DATE	DESCRIPTION	BY
A	MAY 25	DA SUBMISSION	MD



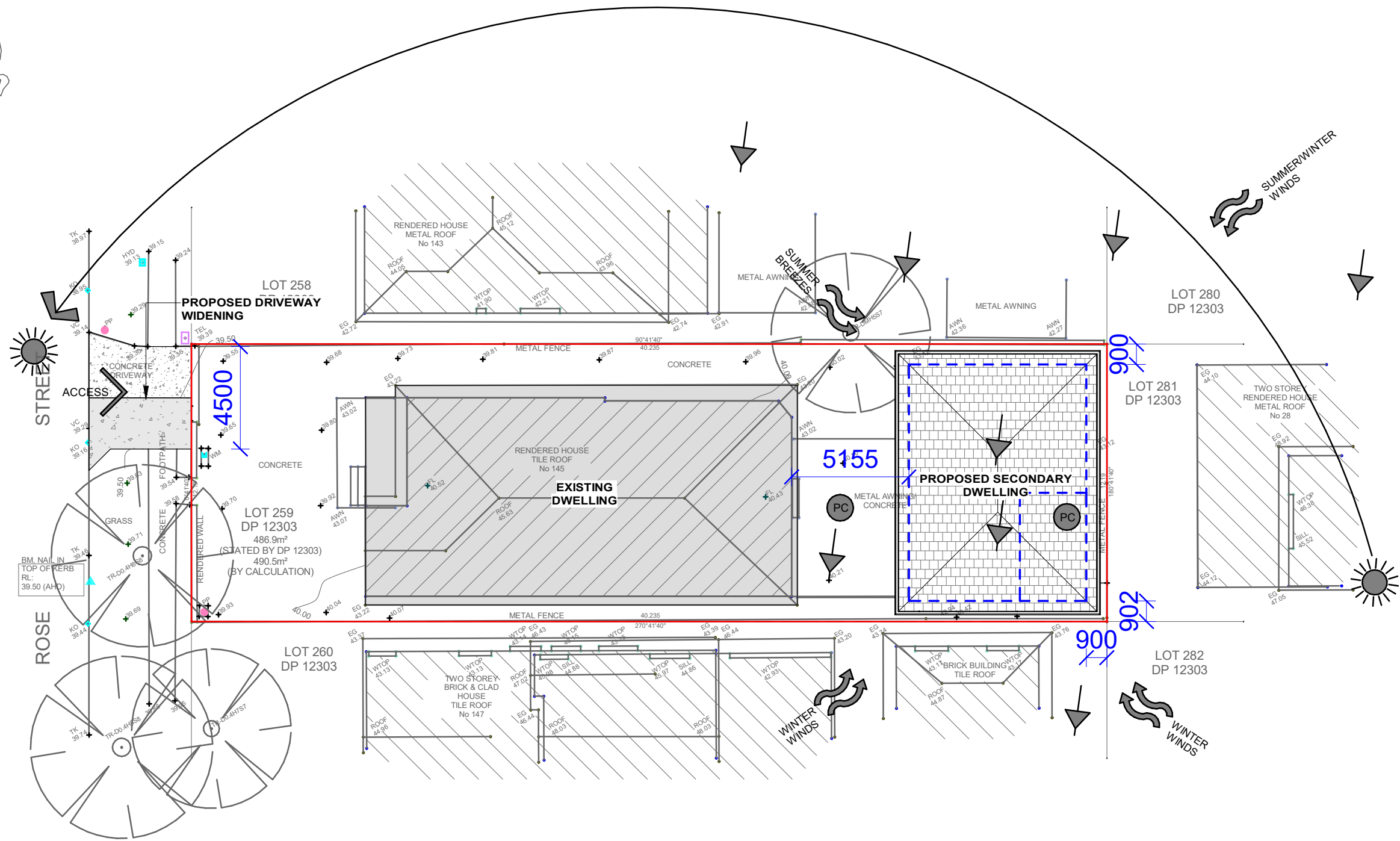
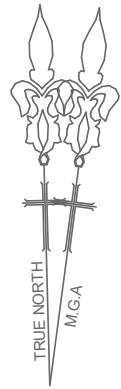
**PROPOSED SECONDARY DWELLING**

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**ADDRESS:**

**145 ROSE STREET, YAGOONA**  
**LOT 259/ - / DP12303**

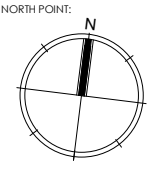




KEYS:	
	WIND DIRECTIONS
	TREES TO BE REMOVED
	PRIVATE COURTYARDS
	POTENTIAL NOISE IMPACT TRAFFIC & NEIGHBOURING
	SITE ACCESS
	VIEWS
	NORTHERN SUNLIGHT

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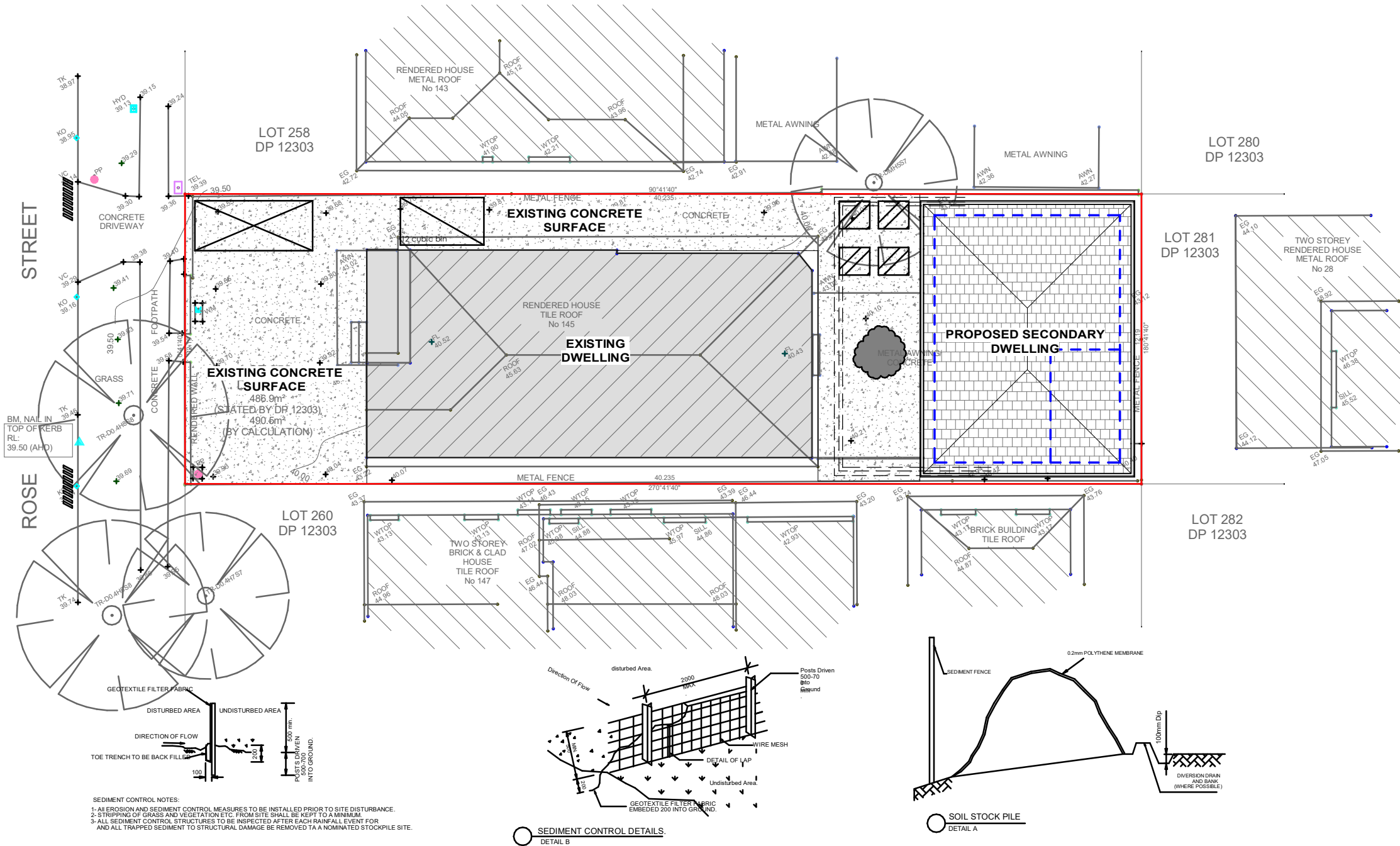
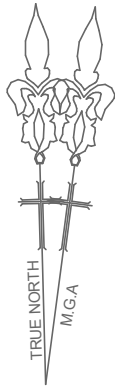
DRAWING TITLE:  
**SITE PLAN & SITE ANALYSIS PLAN**

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
<b>2511</b>	<b>A01.02</b>	A3
DRAWN BY:	REV DATE:	REV:
MD	<b>APR 25</b>	A
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MD		

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## NOTES

1. ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
2. REVEGETATION WORKS - HAY MULCHING MUST USE STRAW THAT IS GUARANTEED WEED FREE AND A 'DRYLAND' SEED MIXTURE IN ALL APPLICATIONS
3. AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
4. REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

TOPSOIL STOCKPILE  
Covered with Poythene Membrane.

MATERIAL STORAGE AREA

DELIVERY TRUCK PARKING

WASTE BINS  
12 cubic bin

KERB TURF FILTER

TEMPORARY FENCE

SEDIMENT FENCE

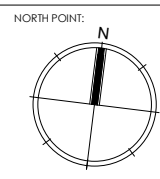
## WASTE MANAGEMENT PLAN

1

1 : 200

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A	MAY 25	DA SUBMISSION	MD



CLIENT:  
**MRS MOUNA MOHAMED**

DRAWING TITLE:  
**WASTE MANAGEMENT PLAN**

JOB NUMBER:  
**2511**

DWNG NUMBER:  
**A01.03**

ORIGINAL SIZE:  
**A3**

DRAWN BY:  
**MD**

REV DATE:  
**APR 25**

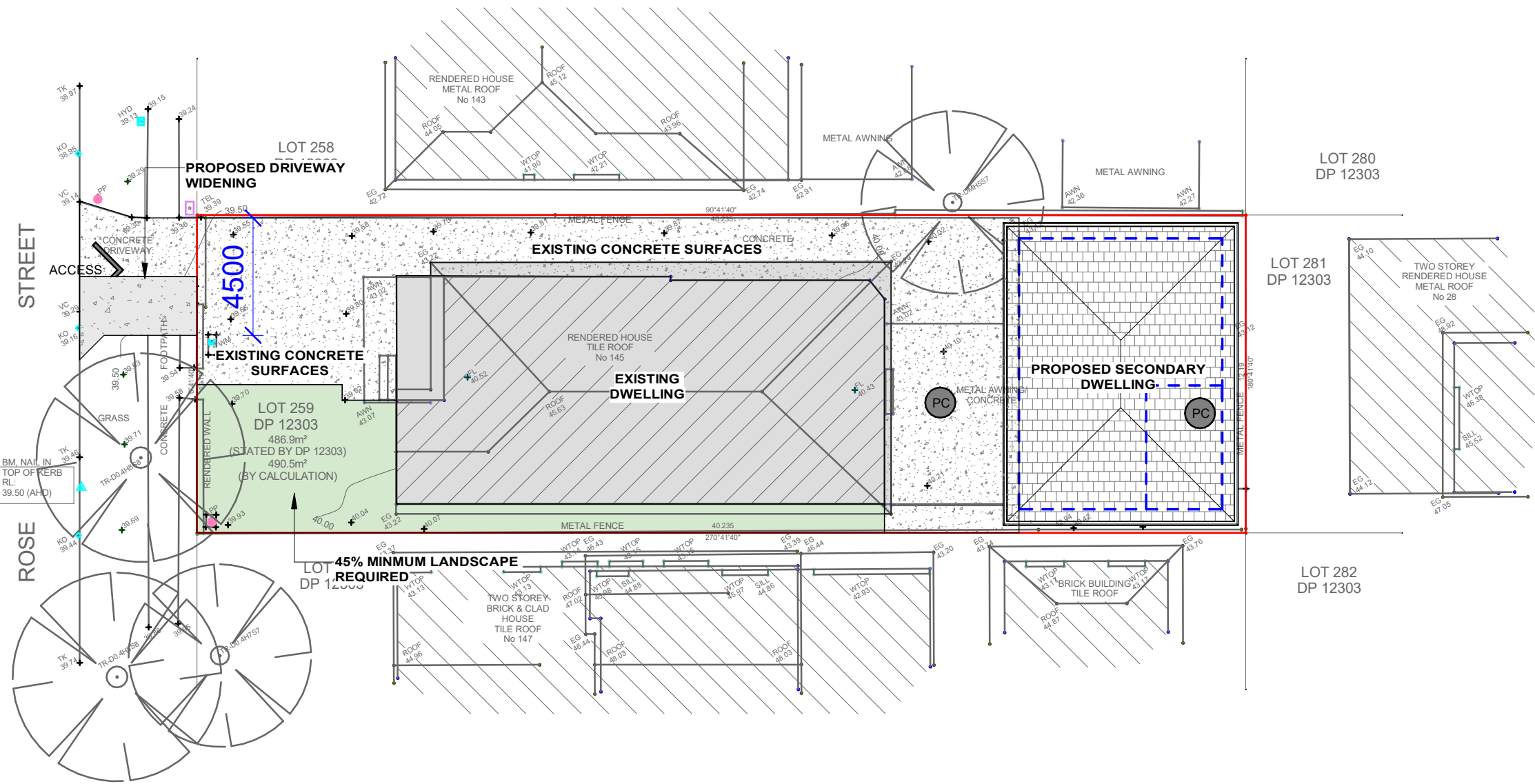
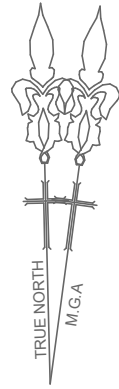
CHECKED BY:  
**MD**

SCALE:  
**AS SHOWN**

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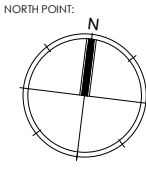




1 LANDSCAPE PLAN  
1 : 200

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DRAWING TITLE:  
**LANDSCAPE PLAN**

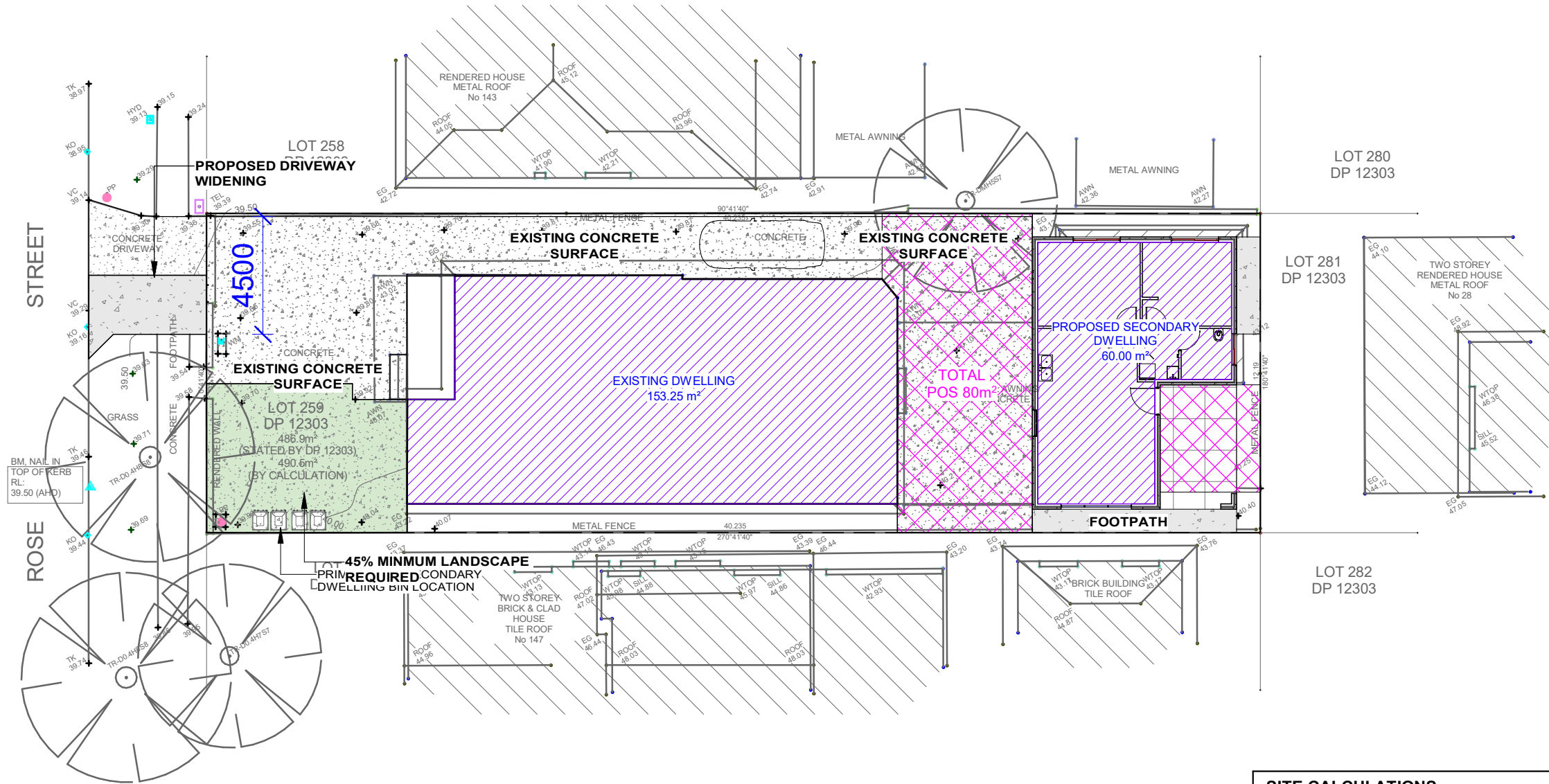
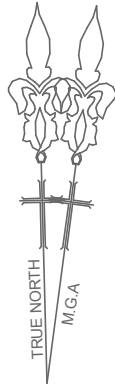
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DRAWN BY:	REV DATE:	REV:
MD	APR 25	A
CHECKED BY:	SCALE:	AS SHOWN
MD	AS SHOWN	

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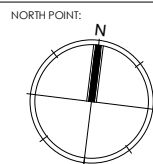


1 SECONDARY DWELLING FLOOR PLAN  
1 : 200

SITE CALCULATIONS		
FLOOR AREA CALCULATIONS		
	CONTROL	PROPOSED
LOT SIZE:	450m <sup>2</sup>	490.5m <sup>2</sup>
EXISTING GROUND FLOOR AREA:	-	153.25m <sup>2</sup>
PROPOSED SECONDARY DWELLING FLOOR AREA:	-	60m <sup>2</sup>
TOTAL FLOOR AREA:	0.5:1 = 245.25m <sup>2</sup>	0.43:1 = 213.25m <sup>2</sup>
LANDSCAPE CALCULATIONS		
	CONTROL	PROPOSED
LANDSCAPE FRONT OF BUILDING LINE	45% or 41.94m <sup>2</sup>	42.3m <sup>2</sup>
PRIVATE OPEN SPACE AREA:	80m <sup>2</sup>	64.5m <sup>2</sup>

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CLIENT:  
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DRAWING TITLE:  
**SITE CALCULATIONS**

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
2511	A01.05	A3
DRAWN BY:	REV DATE:	REV:
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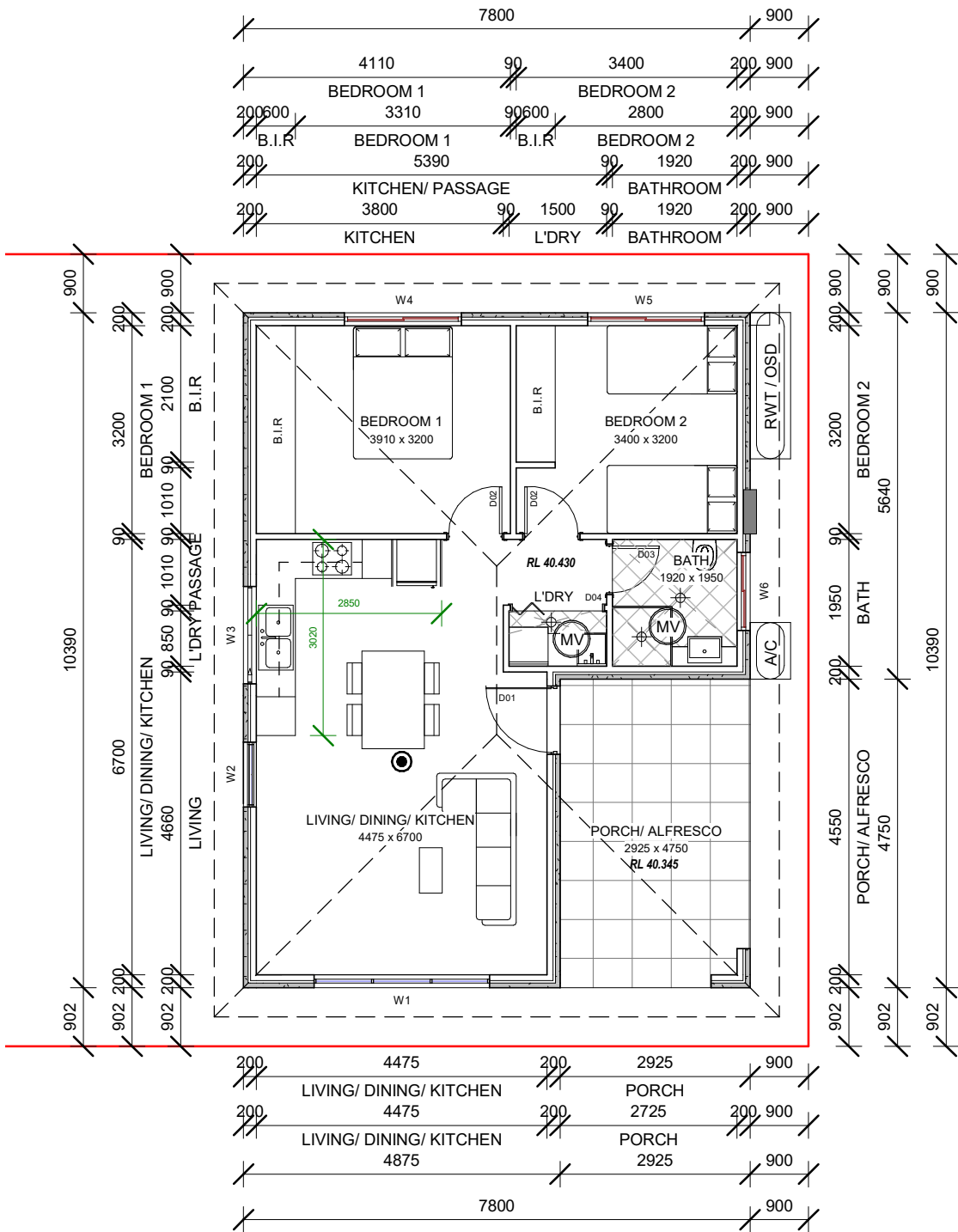
WINDOW SCHEDULE					
LEVEL	MARK	WIDTH	HEIGHT	HEAD HEIGHT	DESCRIPTION
SECONDARY DWELLING					
GROUND FLOOR	W1	2700	750	2100	ALUMINIUM FRAMED SLIDING WINDOW
GROUND FLOOR	W2	1000	2100	2100	ALUMINIUM FRAMED FIXED WINDOW (OBSCURE)
GROUND FLOOR	W3	1500	750	1650	ALUMINIUM FRAMED SPLASHBACK SLIDING WINDOW
GROUND FLOOR	W4	1800	750	2100	ALUMINIUM FRAMED SLIDING WINDOW
GROUND FLOOR	W5	1800	750	2100	ALUMINIUM FRAMED SLIDING WINDOW
GROUND FLOOR	W6	1200	750	2100	ALUMINIUM FRAMED SLIDING WINDOW (OBSCURE)

DOOR SCHEDULE					
LEVEL	MARK	WIDTH	HEIGHT	QTY.	DESCRIPTION
DWELLING					
GROUND FLOOR (ENTRY)	D01	1000	2100	1	EXTERNAL TIMBER FRAMED SOLID CORE ENTRY DOOR
GROUND FLOOR	D02	820	2100	2	INTERNAL, TIMBER FRAMED, SINGLE SWING HINGED DOOR
GROUND FLOOR	D03	720	2100	1	INTERNAL, TIMBER FRAMED, SINGLE SWING HINGED DOOR
GROUND FLOOR	D04	1450	2100	1	INTERNAL, TIMBER FRAMED, PANEL FOLD HINGED DOOR

2

WINDOW SCHEDULE

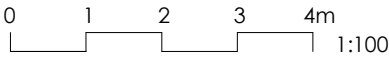
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1

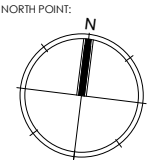
SECONDARY DWELLING FFL

1 : 100



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CLIENT:  
**MRS MOUNA MOHAMED**

DRAWING TITLE:  
**SECONDARY DWELLING FLOOR PLAN**

JOB NUMBER:  
**2511**

DRAWN BY:  
MD

CHECKED BY:  
MD

DWG NUMBER:  
**A02.01**

REV DATE:  
**APR 25**

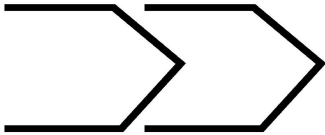
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ORIGINAL SIZE:  
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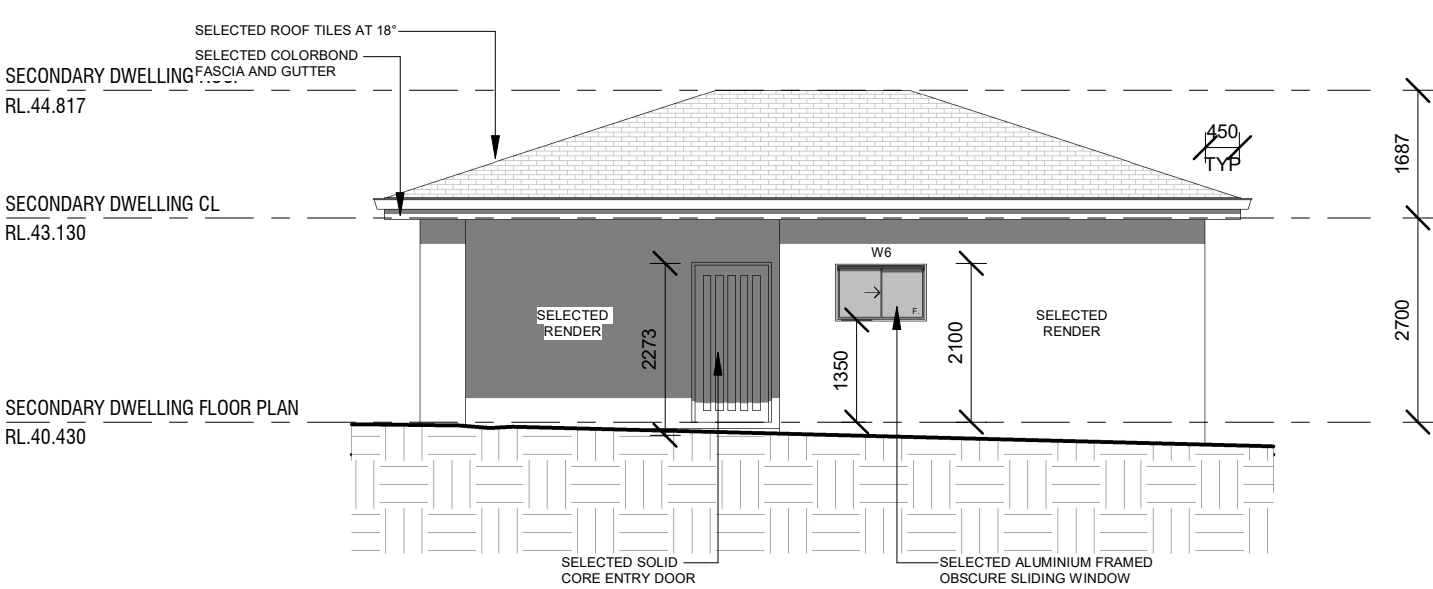
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**A**

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**PROPOSED SECONDARY DWELLING**

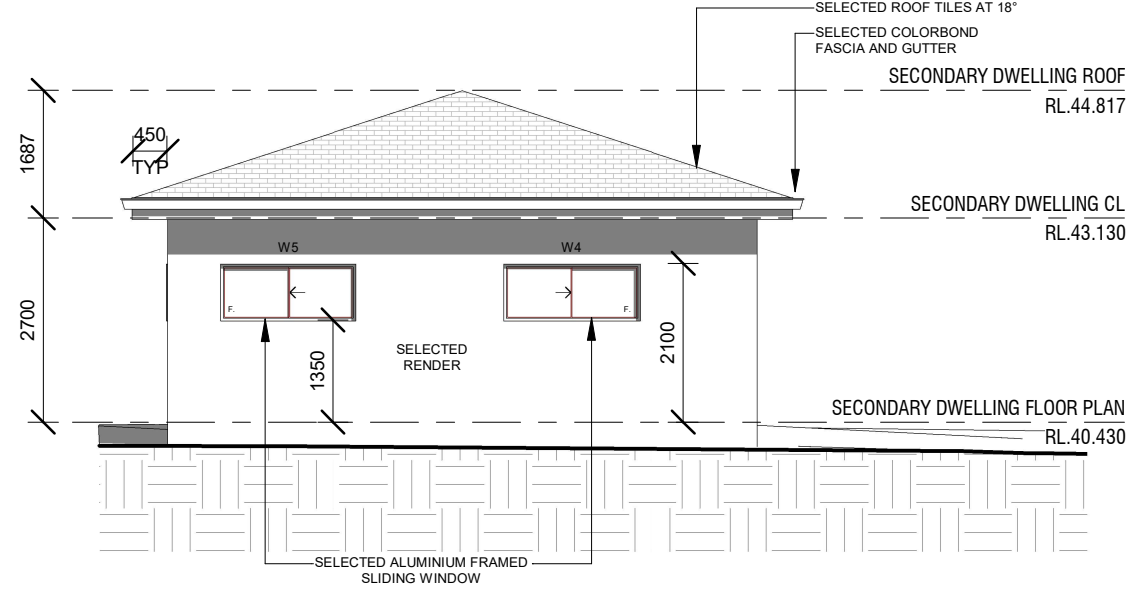
ADDRESS:  
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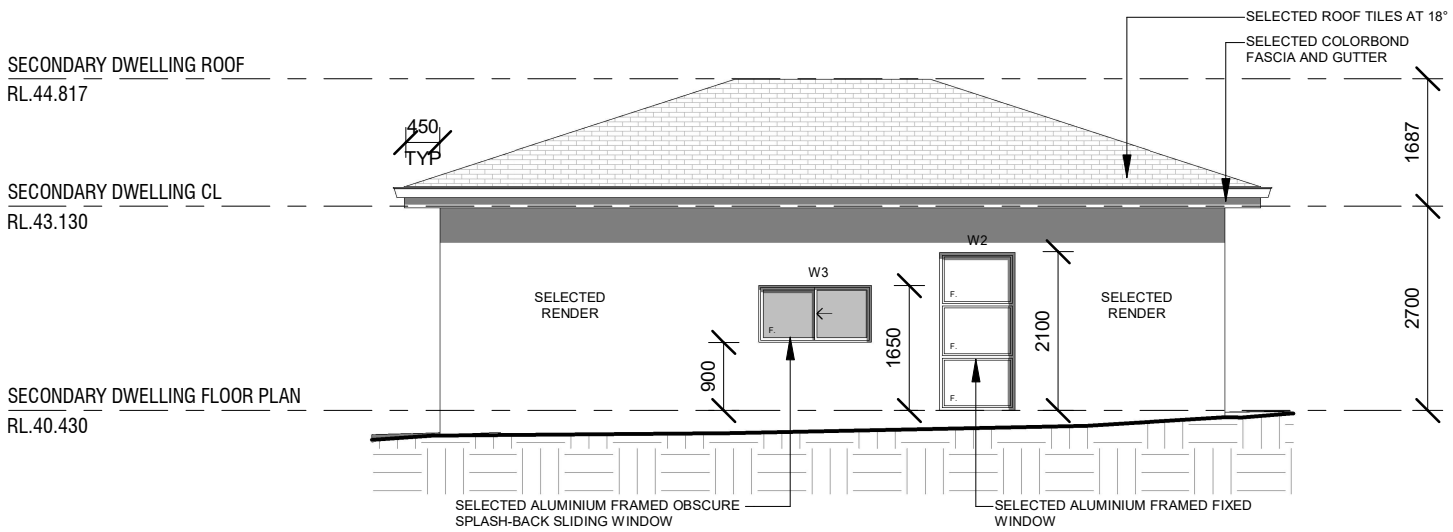
STUDIO



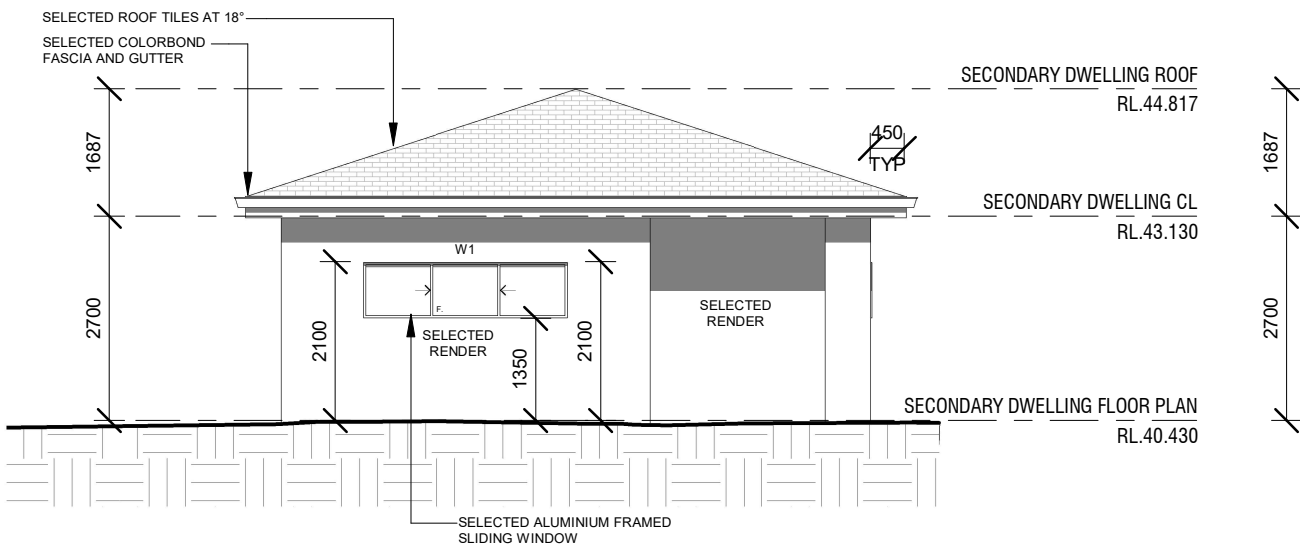
1 East Elevation  
1 : 100



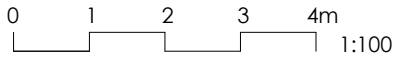
2 North Elevation  
1 : 100



3 West Elevation  
1 : 100

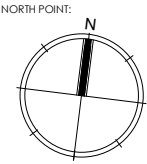


4 South Elevation  
1 : 100



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CLIENT:  
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DRAWING TITLE:  
**ELEVATIONS**

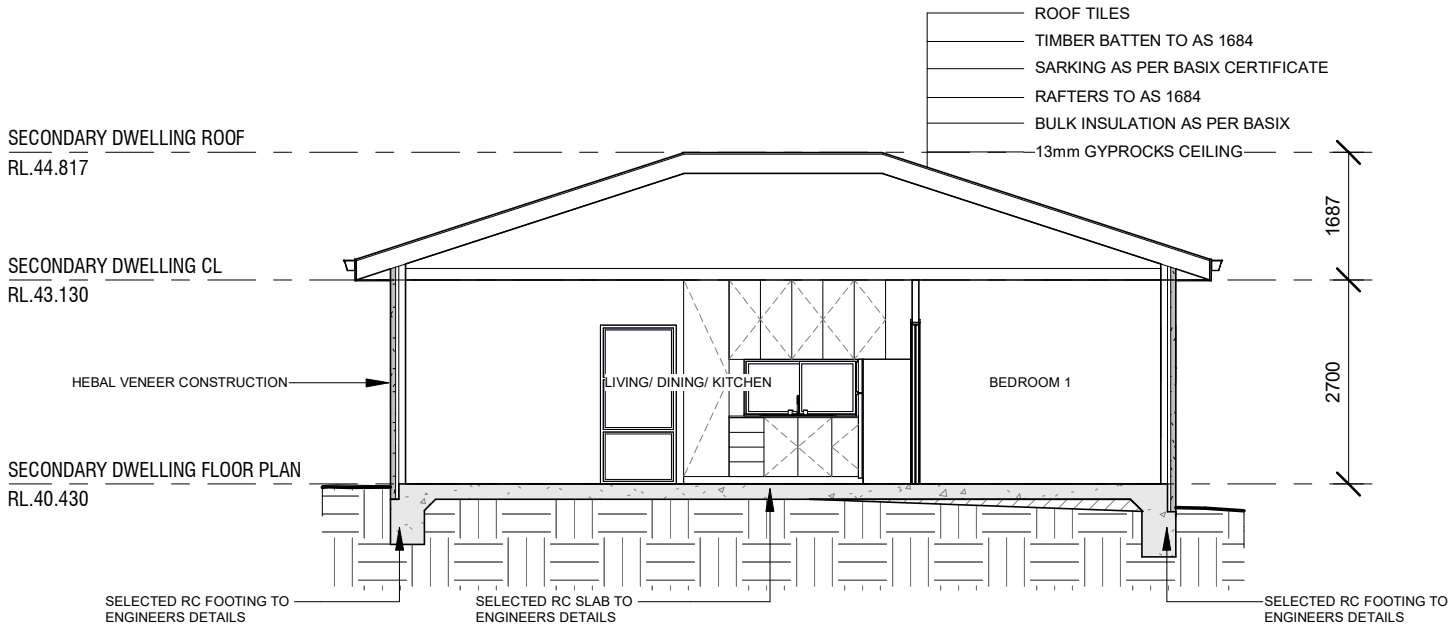
JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
<b>2511</b>	<b>A03.01</b>	A3
DRAWN BY:	REV DATE:	REV:
MD	<b>APR 25</b>	<b>A</b>
CHECKED BY:	SCALE:	AS SHOWN
MD		

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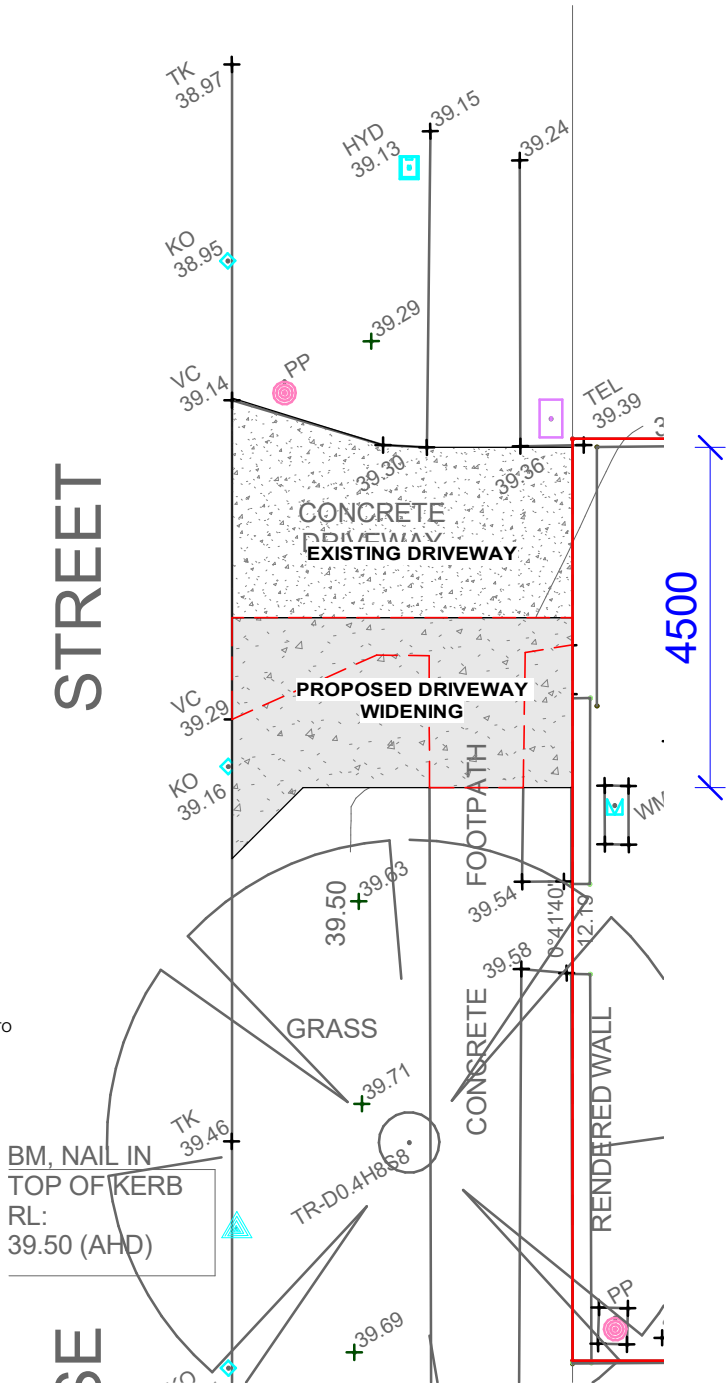
ADDRESS:  
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2 SECTION A-A  
1 : 100



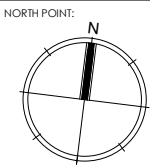
1 DRIVEWAY DETAIL  
1 : 100

## BASIX COMMITTEMENTS

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 60 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• the cold water tap that supplies each clothes washer in the development.		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
<b>Thermal Performance and Materials commitments</b>			
<b>Do-it-yourself Method</b>			
<b>General features</b>			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓
<b>Thermal Performance and Materials commitments</b>			
<b>Ceiling fans</b>			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.	✓	✓	✓
<b>Thermal Performance and Materials commitments</b>			
<b>Glazed windows, doors and skylights</b>			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓
<b>Energy Commitments</b>			
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof. Operation control: manual switch on/off		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✓	✓
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
<b>Energy Commitments</b>			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
<b>Legend</b>			
In these commitments, "applicant" means the person carrying out the development.			
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).			
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.			
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.			

This drawing can only be used for the specified project and address. architectural drawings indicate design intent ONLY, licensed builder is to ensure that all construction is in accordance with all relevant AUSTRALIAN STANDARDS and BUILDING CODES, licensed builder is to also ensure that the plans meet the site specifications, this drawing is to be used in accordance with its purpose of issue 'ONLY' no responsibility will be accepted for the improper use of this drawing. DANDACHU DESIGN STUDIO will not be liable for any 'ERRORS' miscalculations, misinterpretations of any nature and will not be held liable for any claims, requisitions and liabilities arising from any future claims. Accepting this drawing will be considered as your form of acceptance of the content of the drawings. BY accepting this drawing you also agree that you have carried out your site survey and dimensions of the site to which the drawings relate and will not hold DANDACHU DESIGN STUDIO liable for any errors or miscalculations that may arise, before, during or after construction.

REV	DATE	DESCRIPTION	BY
A	MAY 25	DA SUBMISSION	MD



CLIENT:  
**MRS MOUNA MOHAMED**

DRAWING TITLE:  
**SECTIONS/ BASIX**

JOB NUMBER:  
**2511**

DWG NUMBER:  
**A03.02**

ORIGINAL SIZE:  
**A3**

DRAWN BY:  
**MD**

REV DATE:  
**APR 25**

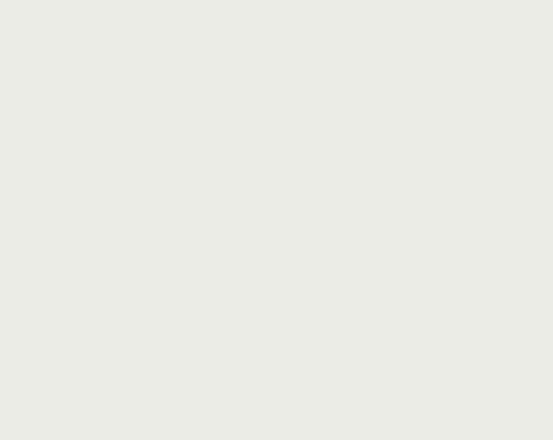
CHECKED BY:  
**MD**

SCALE:  
**AS SHOWN**

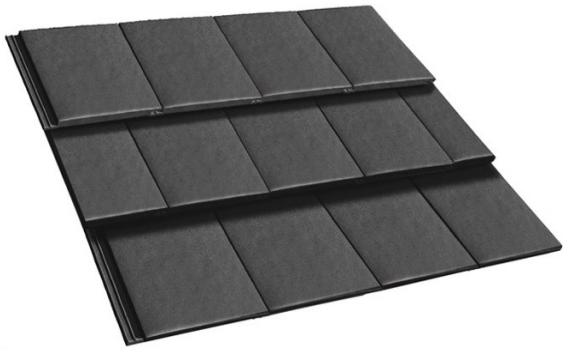
JOB DESCRIPTION:  
**PROPOSED SECONDARY DWELLING**

ADDRESS:  
**145 ROSE STREET, YAGOONA  
LOT 259/ - / DP12303**





1. NATURAL WHITE ACRYLIC RENDER  
TO MATCH PRIMARY DWELLING



2. MONUMENT OR SIMILAR ACRYLIC  
RENDER TO MATCH PRIMARY  
DWELLING ENTRY PORTICO



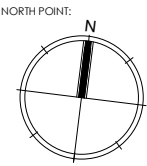
3. COLORBOND FASCIA/ GUTTER AND  
TO BE WINDSPRAY



4. BLACK ALUMINIUM TO  
ALL WINDOW FRAMES

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REV	DATE	DESCRIPTION	BY
A	MAY 25	DA SUBMISSION	MD



CLIENT:  
**MRS MOUNA MOHAMED**

DRAWING TITLE:  
**PHOTOMONTAGE/ COLOUR  
SCHEDULE**

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
<b>2511</b>	<b>A04.01</b>	A3
DRAWN BY:	REV DATE:	REV:
MD	<b>APR 25</b>	<b>A</b>
CHECKED BY:	SCALE:	
MD	AS SHOWN	

JOB DESCRIPTION:  
**PROPOSED SECONDARY DWELLING**

ADDRESS:  
**145 ROSE STREET, YAGOONA  
LOT 259/ - / DP12303**

