

DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWINGS

proposed secondary dwelling at the rear of existing residence

17 Craig Street, Punchbowl NSW 2196 (LOT: 100 DP: 13801)

basix requirements

- R5.0 insulation to plasterboard ceiling
- R1.3 foil blanket and sisalation underneath metal 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 timber framed external walls
- R2.7 insulation to all ldry internal walls adjacent to kit/living
- R0.5 insulation under the ground floor concrete slab
- all windows and sliding doors shall be: Aluminium standard single-glazed: clear glass: U = 6.70& SHGC = 0.70
- RWT: 1,000L to collect 45sqm of roof area and to be connected to toilets and landscape
- hot water system: 4star gas instantaneous or equivalent

area calculations

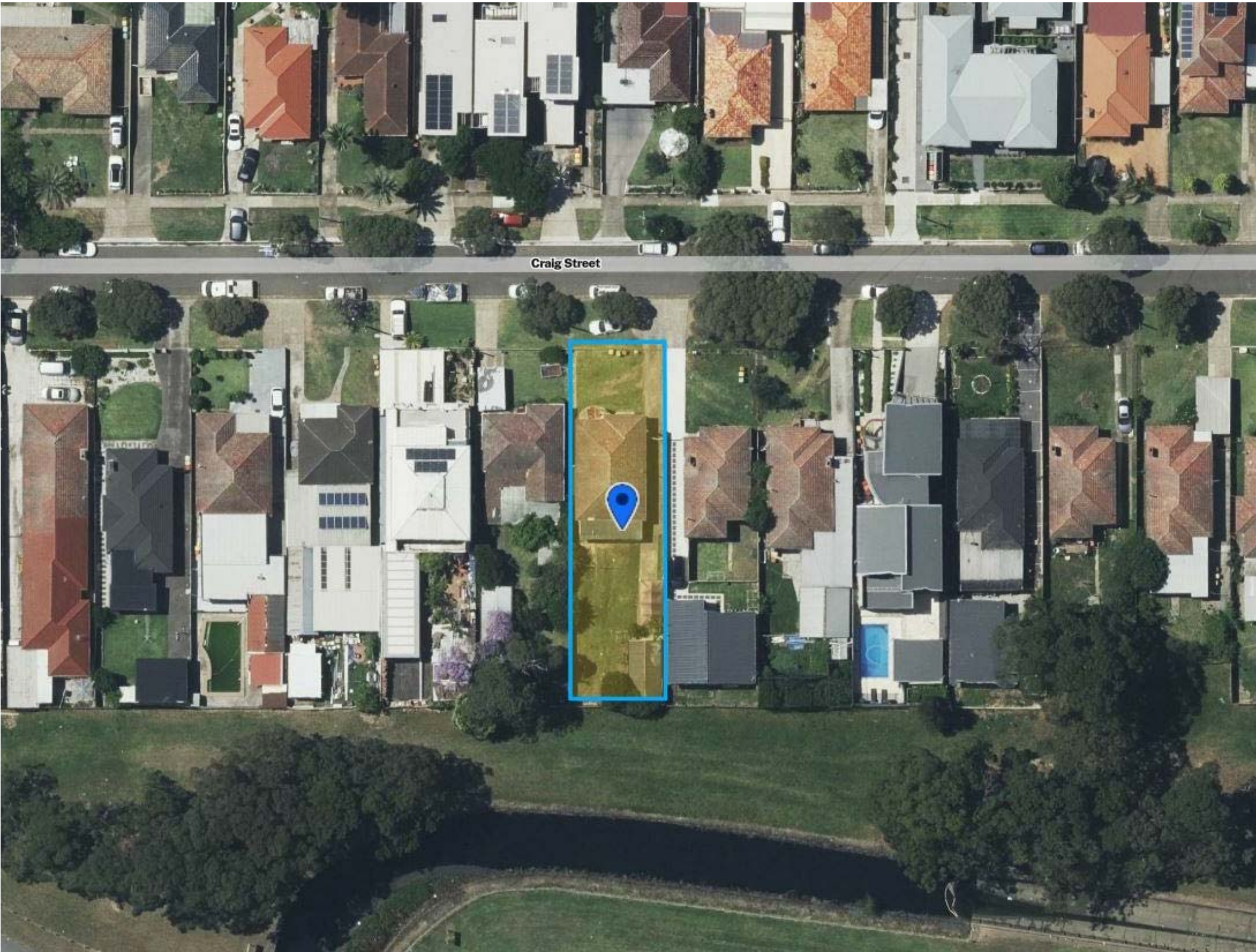
Site area	557.418 m²
existing dwelling	113.114 m²
secondary dwelling	59.991 m²
total	173.025 m²
TOTAL FLOOR AREA	173.025 m²
FSR [173.025/557.418]	0.310:1

legend

- Ⓢ smoke detector
- HWS hot water system
- NGL natural ground line
- MV mechanical ventilation
- ⊕ 25.250 existing relative level [plans]
- ⊖ 25.250 new relative level [plans]
- ▽ 25.250 existing relative level [elev/section]
- ▽ 25.250 new relative level [elev/section]

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- A02 Existing ground floor plan
- A03 Proposed ground floor plan
- A04 Site / roof plan
- A05 Elevations | section A-A



site location
(six maps)

**Certificate No. 0011959491**

Scan QR code or follow website link for rating details.

Assessor name Noura Al Hazzouri

Accreditation No. DMN/18/1891

Property Address 17 Craig Street
PUNCHBOWL
NSW, 2196



hstar.com.au/QR/Generate?p=mmwWtkbwdc

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proposed secondary dwelling at the rear of existing residence

17 craig street, punchbowl nsw 2196
client: mr salim moufarrej

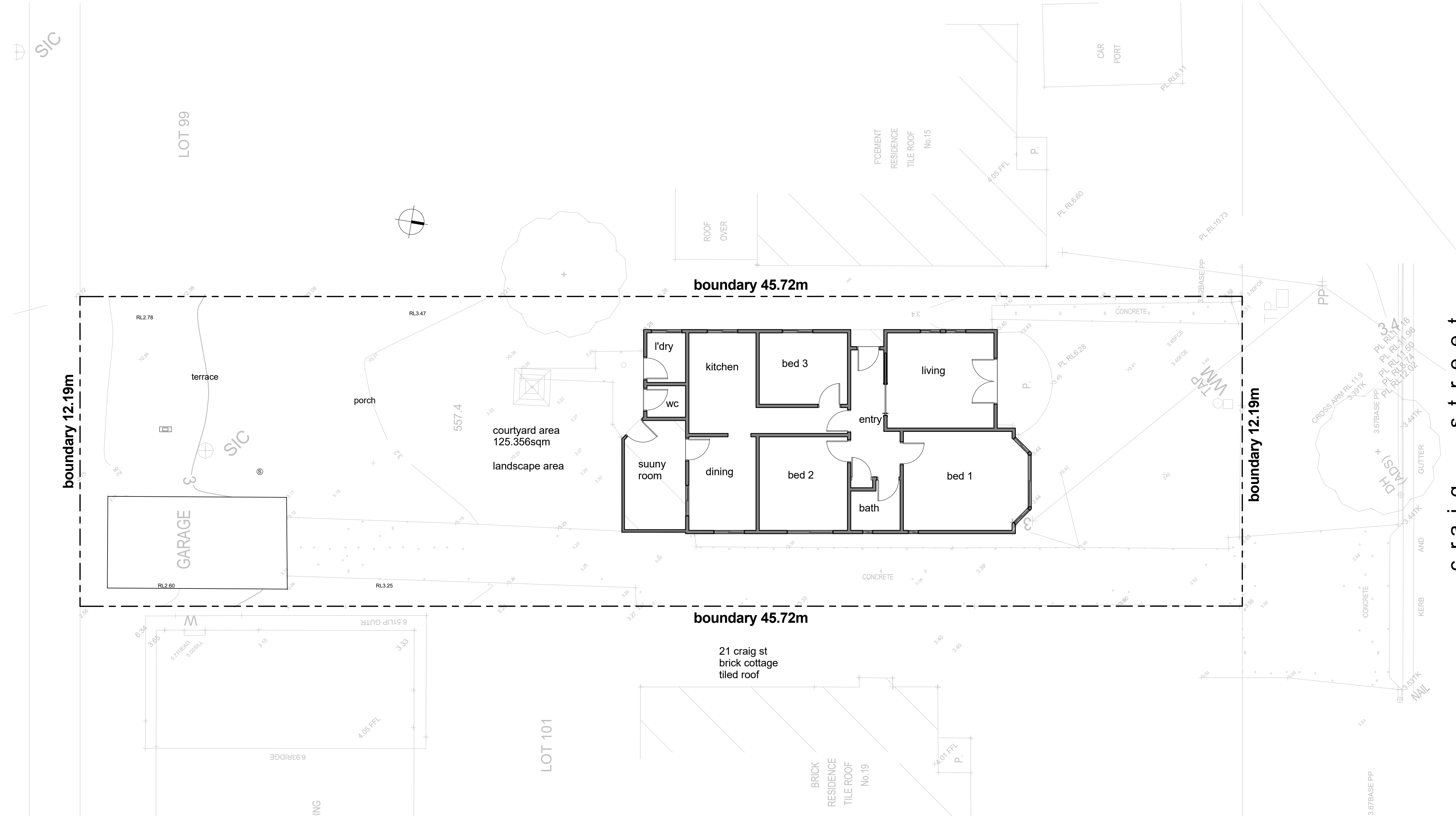
project n° 250784

site location | index of contents
basix requirements | area calc

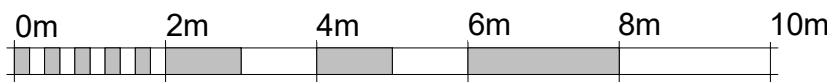
A01/05

nts@A2 u.n.o.
nts@A4 u.n.o.

A



site / exist. ground floor plan

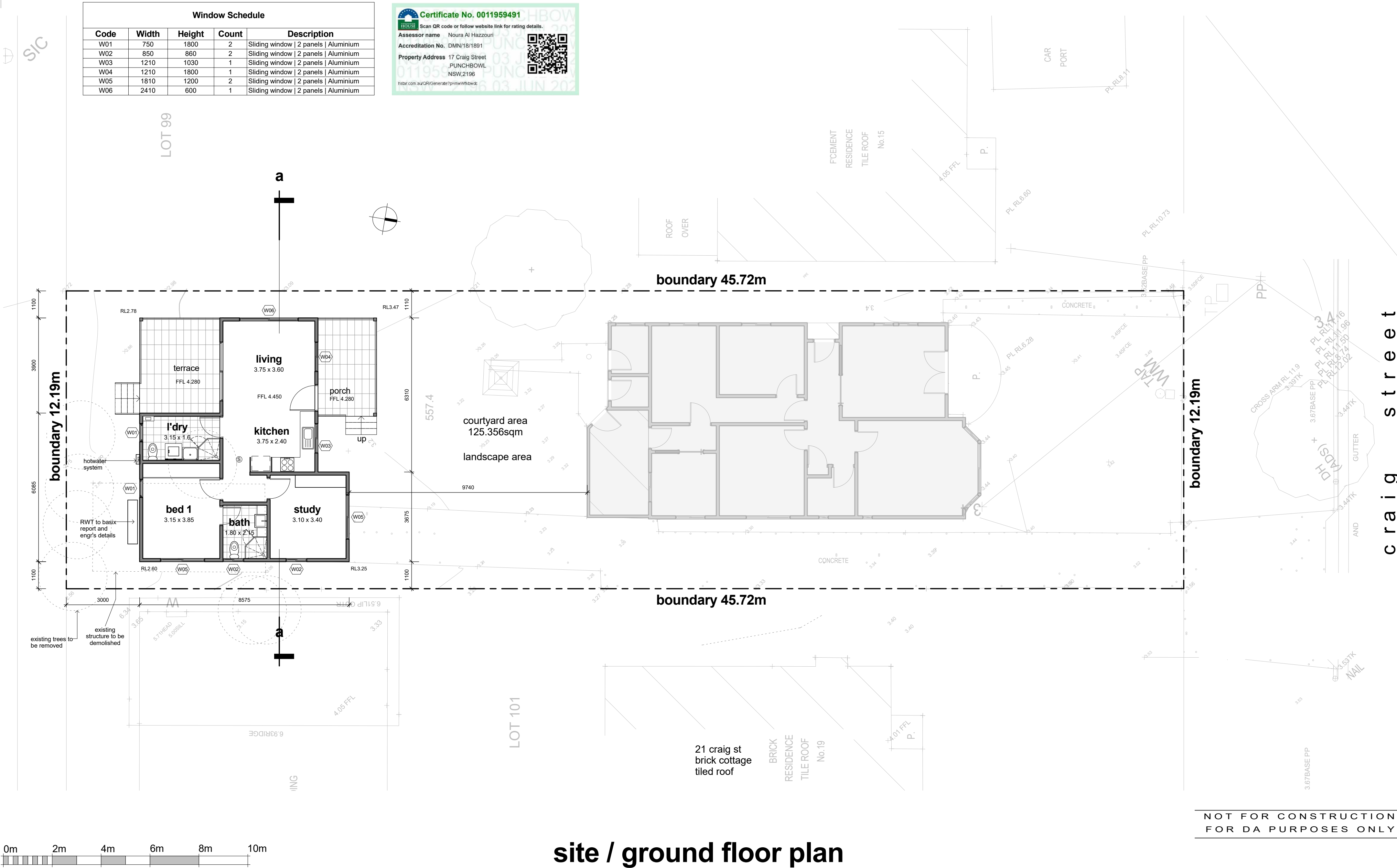


Window Schedule				
Code	Width	Height	Count	Description
W01	750	1800	2	Sliding window 2 panels Aluminium
W02	850	860	2	Sliding window 2 panels Aluminium
W03	1210	1030	1	Sliding window 2 panels Aluminium
W04	1210	1800	1	Sliding window 2 panels Aluminium
W05	1810	1200	2	Sliding window 2 panels Aluminium
W06	2410	600	1	Sliding window 2 panels Aluminium

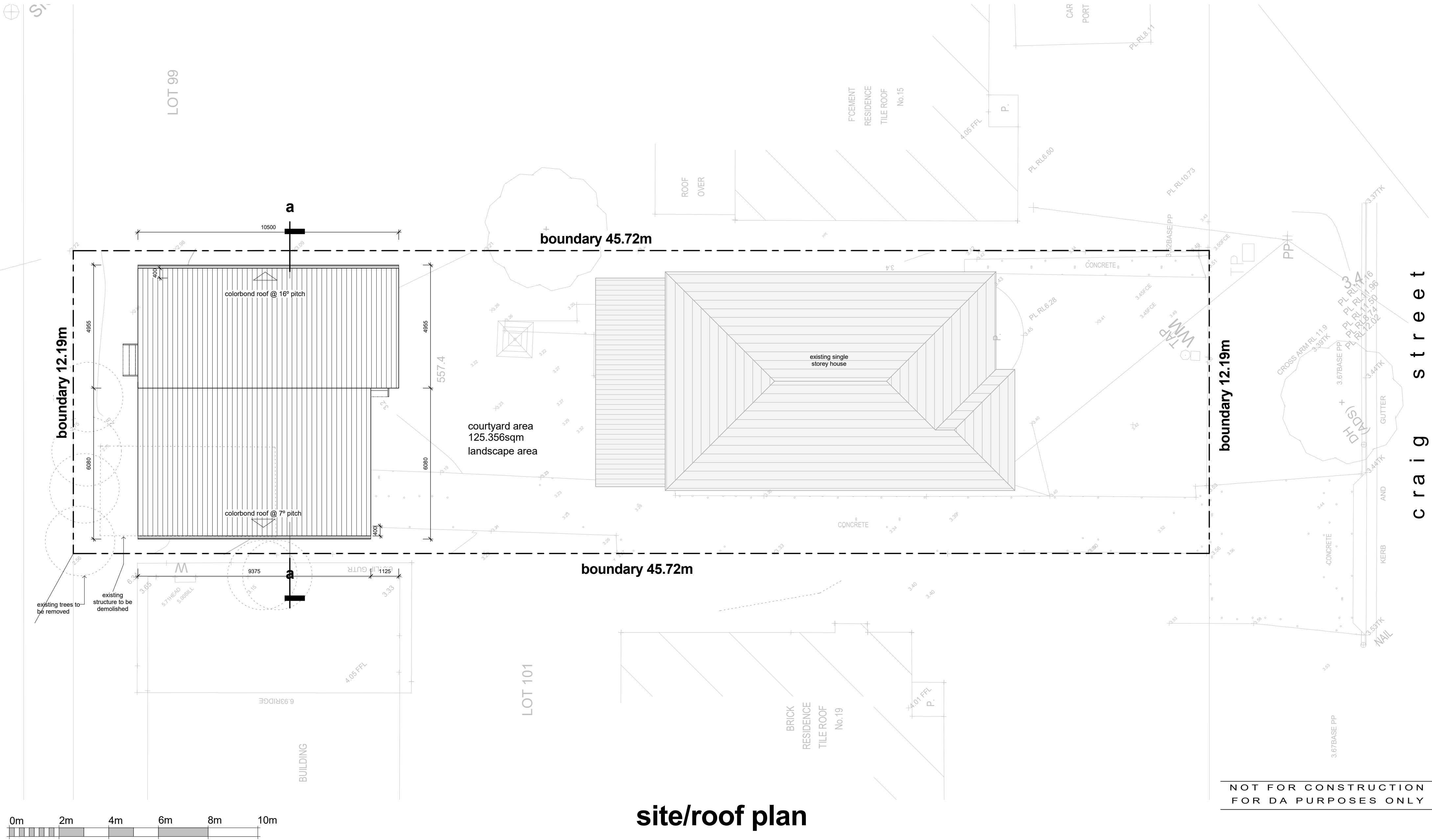
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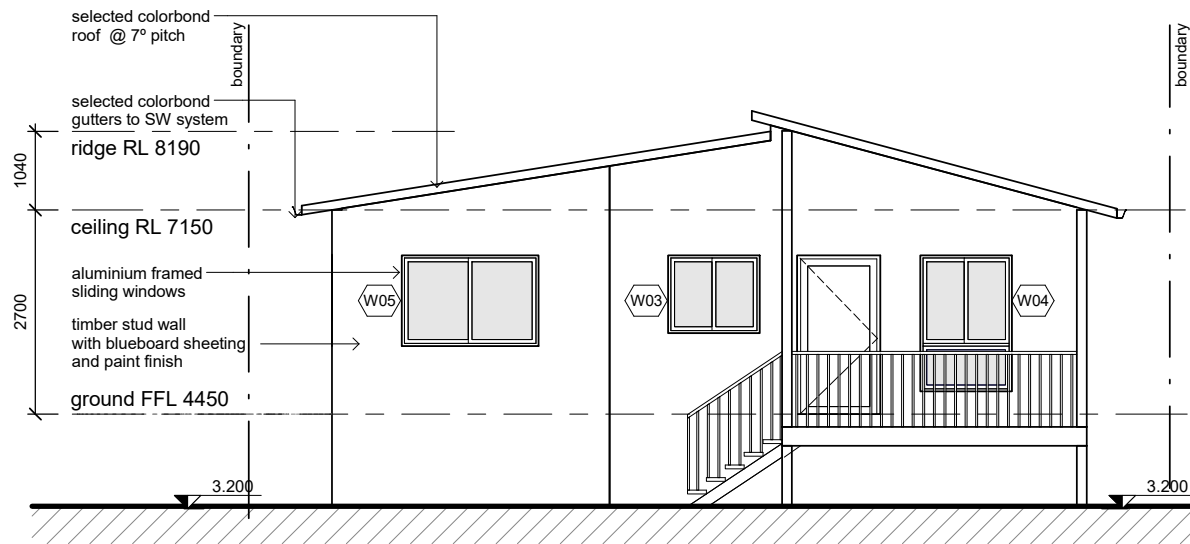




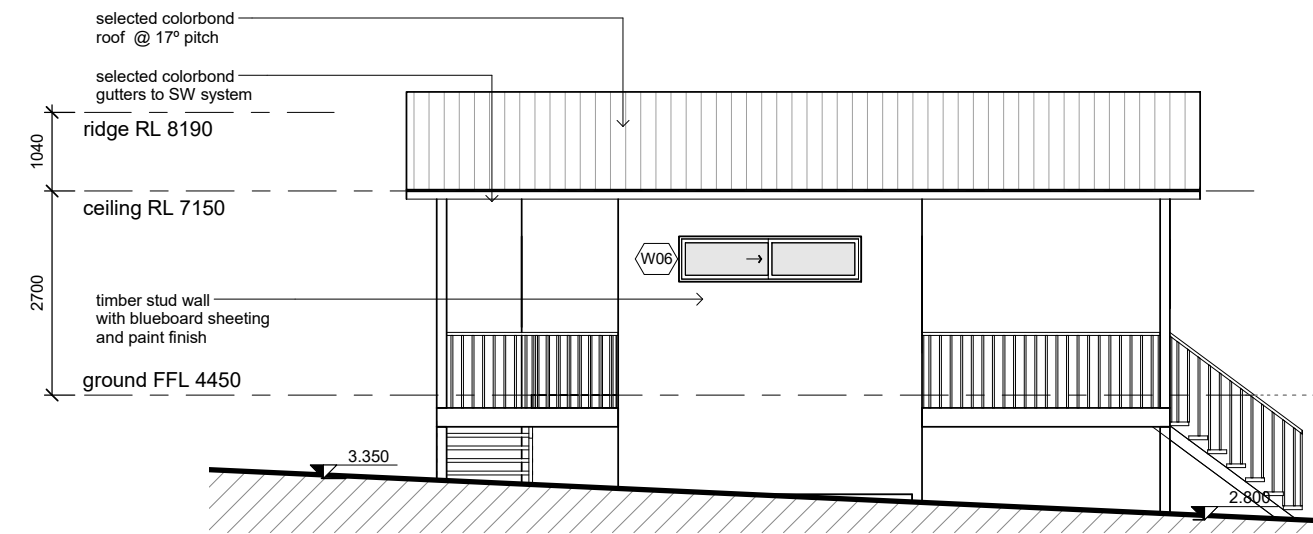
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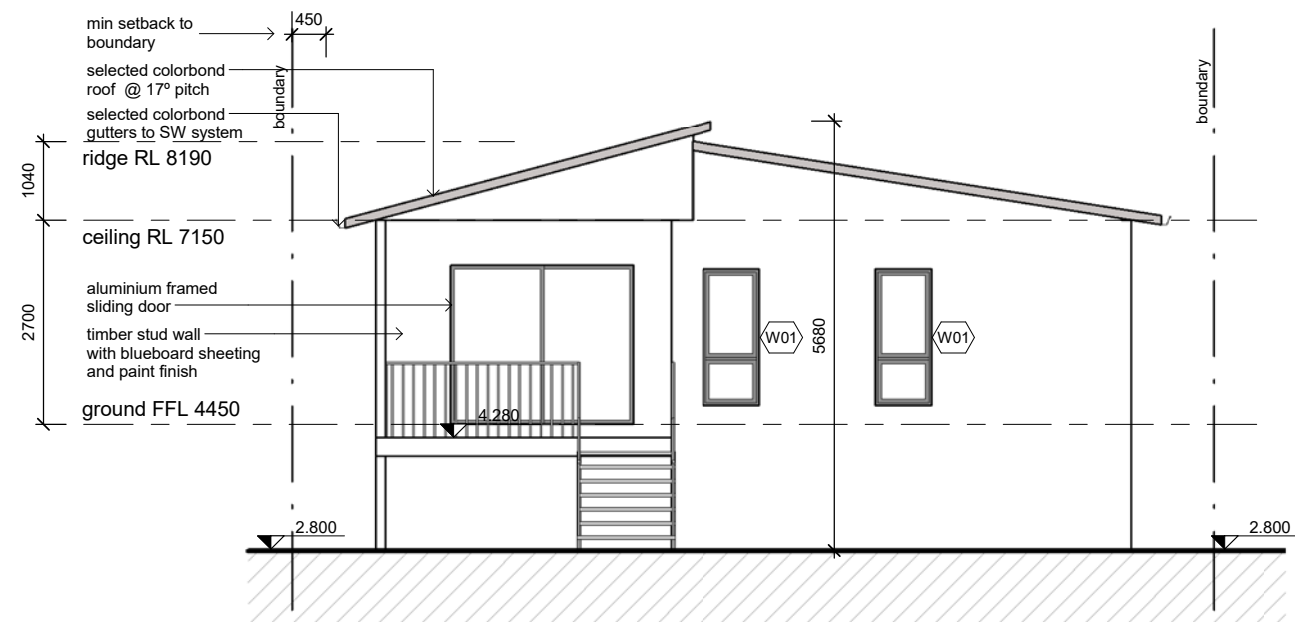
site/roof plan



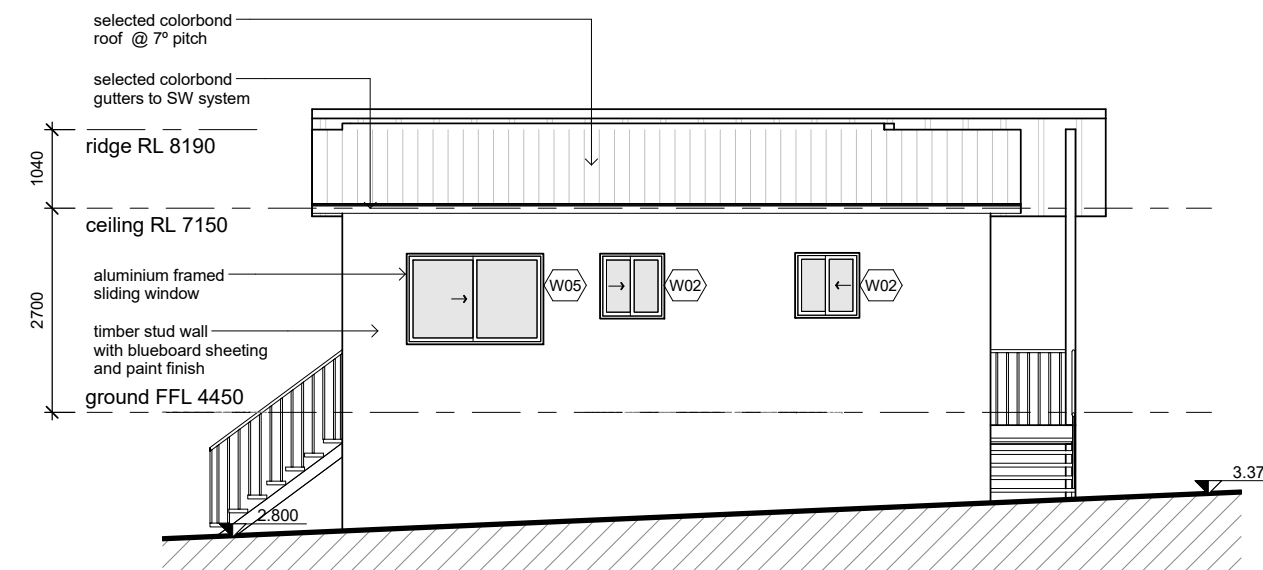
north elevation



west elevation

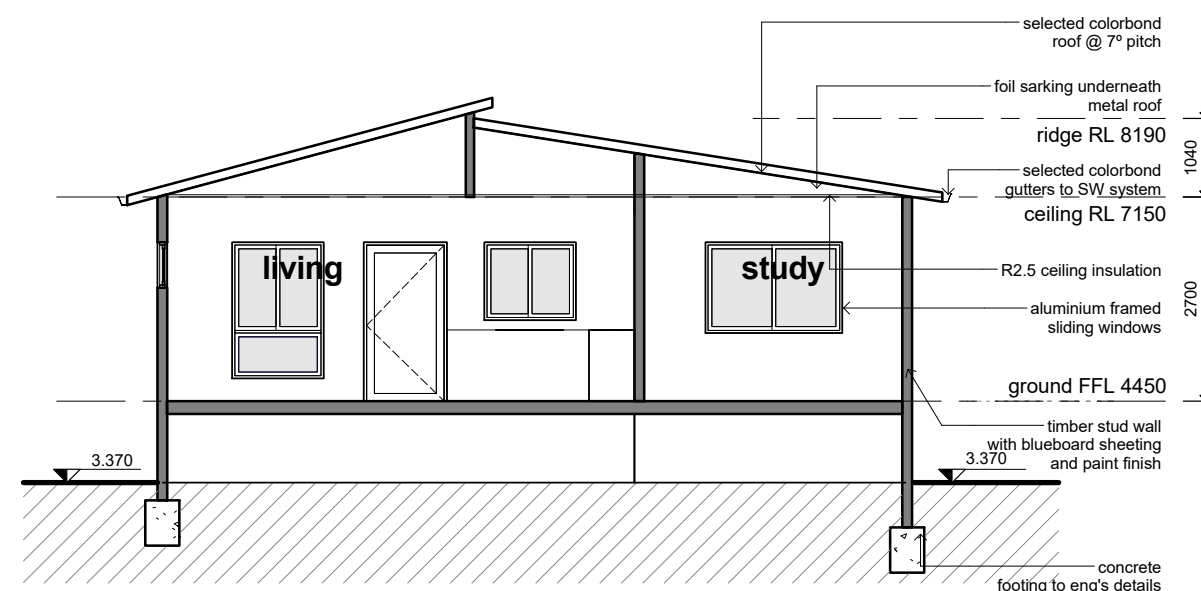


south elevation



east elevation

Window Schedule				
Code	Width	Height	Count	Description
W01	750	1800	2	Sliding window 2 panels Aluminium
W02	850	860	2	Sliding window 2 panels Aluminium
W03	1210	1030	1	Sliding window 2 panels Aluminium
W04	1210	1800	1	Sliding window 2 panels Aluminium
W05	1810	1200	2	Sliding window 2 panels Aluminium
W06	2410	600	1	Sliding window 2 panels Aluminium



Section A-A

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