

115 - 117 Dutton Street, Yagoona - DA

MULTI-RESIDENTIAL DEVELOPMENT

ARCHITECTURAL DRAWING LIST

SHEET	SHEET NAME	REV	DATE
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DA - 6106	SOLAR VIEW JUN 21 3.00 PM	C	07/09/2025
DA - 7000	MATERIAL SCHEDULE	C	07/09/2025
DA - 7010	NEIGHBOUR NOTIFICATION	C	07/09/2025

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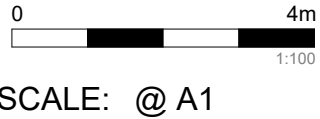
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7/09/2025 11:24:13 PM

REV	DATE	DESCRIPTION	DP FULL NAME
C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	24/08/2025	COUNCIL RFI	KHALED KABBOUT
E	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
COVER SHEET

SHEET NUMBER:
DA - 0000

DATE: 07/09/2025

REV:
E



DEVELOPMENT SUMMARY

115 - 117 Dutton Street, Yagoona

UNIT TYPE SCHEDULE

LEVEL	NUMBER	UNIT TYPE	AREA	COUNT
GROUND FLOOR	G02	1 BED AH	70.45 m²	1
GROUND FLOOR	G04	1BED AH	71.28 m²	1
GROUND FLOOR	G01	3 BED (GOLD)	96.56 m²	1
LEVEL 01	102	1BED	59.22 m²	1
LEVEL 01	103	1BED AH	70.01 m²	1
LEVEL 01	105	1BED AH	71.25 m²	1
LEVEL 01	108	2 BED	88.75 m²	1
LEVEL 01	101	2BED AH	96.68 m²	1
LEVEL 01	104	3BED AH	104.34 m²	1
LEVEL 02	202	1BED	59.22 m²	1
LEVEL 02	203	1BED (GOLD)	53.47 m²	1
LEVEL 02	205	1BED (SILVER)	52.88 m²	1
LEVEL 02	201	2BED	79.00 m²	1
LEVEL 02	208	2BED	83.95 m²	1
LEVEL 02	204	2BED (SILVER)	78.49 m²	1
LEVEL 02	206	2BED (SILVER)	77.08 m²	1
LEVEL 02	207	3 BED (GOLD)	104.50 m²	1
LEVEL 03	302	1BED	59.22 m²	1
LEVEL 03	303	1BED (GOLD)	53.47 m²	1
LEVEL 03	305	1BED (SILVER)	52.88 m²	1
LEVEL 03	308	2 BED	83.95 m²	1
LEVEL 03	301	2BED	79.00 m²	1
LEVEL 03	304	2BED (SILVER)	78.49 m²	1
LEVEL 03	306	2BED (SILVER)	77.08 m²	1
LEVEL 03	307	3 BED (GOLD)	104.50 m²	1
ROOF TOP LEVEL	408	2 BED	83.95 m²	1
ROOF TOP LEVEL	406	2BED (SILVER)	77.08 m²	1
ROOF TOP LEVEL	407	3 BED (GOLD)	104.50 m²	1
TOTAL: 28				28

GOLD/SILVER UNIT SCHEDULE

LEVEL	NUMBER	UNIT TYPE	AREA	COUNT
GROUND FLOOR	G01	3 BED (GOLD)	96.56 m²	1
LEVEL 02	203	1BED (GOLD)	53.47 m²	1
LEVEL 02	205	1BED (SILVER)	52.88 m²	1
LEVEL 02	204	2BED (SILVER)	78.49 m²	1
LEVEL 02	206	2BED (SILVER)	77.08 m²	1
LEVEL 02	207	3 BED (GOLD)	104.50 m²	1
LEVEL 03	303	1BED (GOLD)	53.47 m²	1
LEVEL 03	305	1BED (SILVER)	52.88 m²	1
LEVEL 03	304	2BED (SILVER)	78.49 m²	1
LEVEL 03	306	2BED (SILVER)	77.08 m²	1
LEVEL 03	307	3 BED (GOLD)	104.50 m²	1
ROOF TOP LEVEL	406	2BED (SILVER)	77.08 m²	1
ROOF TOP LEVEL	407	3 BED (GOLD)	104.50 m²	1
TOTAL: 13				13

PARKING SCHEDULE

LEVEL	TYPE	QTY
BASEMENT 01	Bicycle Parking	8
BASEMENT 02	Residential Adaptable - 2400 x 5400	2
BASEMENT 01	Residential Adaptable - 2400 x 5400	2
BASEMENT 02	Residential Parking - 2400 x 5400	21
BASEMENT 01	Residential Parking - 2400 x 5400	11
BASEMENT 01	Visitor Parking - 2400 x 5400	6
TOTAL:		50

GFA CALCULATION

LEVEL	AREA
GROUND FLOOR	387.84 m²
LEVEL 01	582.93 m²
LEVEL 02	700.64 m²
LEVEL 03	700.64 m²
ROOF TOP LEVEL	333.51 m²
	2705.57 m²

CROSS COMPLIANCE

Number	Department	CROSS COMPLIANCE
G02	1BED AH	No
G03	1BED AH	No
G04	1BED AH	No
103	1BED AH	No
105	1BED AH	No
106	2BED AH	No
203	1BED (GOLD)	No
303	1BED (GOLD)	No
8		
G02	3 BED	Yes
101	2BED AH	Yes
104	3BED AH	Yes
102	1 BED	Yes
108	2 BED	Yes
107	1BED AH	Yes
201	2 BED	Yes
204	2BED (SILVER)	Yes
205	1BED (SILVER)	Yes
206	2BED (SILVER)	Yes

SOLAR COMPLIANCE

Number	Department	SOLAR COMPLIANCE
G02	3 BED	No
102	1 BED	No
202	1 BED	No
302	1 BED	No
4		
G02	1BED AH	Yes
G03	1BED AH	Yes
G04	1BED AH	Yes
101	2BED AH	Yes
103	1BED AH	Yes
104	3BED AH	Yes
105	1BED AH	Yes
106	2BED AH	Yes
108	2 BED	Yes
107	1BED AH	Yes
201	2 BED	Yes
203	1BED (GOLD)	Yes
204	2BED (SILVER)	Yes
205	1BED (SILVER)	Yes

CROSS COMPLIANCE

Number	Department	CROSS COMPLIANCE
202	1 BED	Yes
208	2 BED	Yes
207	3 BED (GOLD)	Yes
301	2 BED	Yes
304	2BED (SILVER)	Yes
305	1BED (SILVER)	Yes
306	2BED (SILVER)	Yes
302	1 BED	Yes
308	2 BED	Yes
307	3 BED (GOLD)	Yes
105	1BED AH	Yes
406	2BED (SILVER)	Yes
407	3 BED (GOLD)	Yes
408	2 BED	Yes
G01	3 BED (GOLD)	Yes
25		

25/28 = 89% COMPLIANT

SOLAR COMPLIANCE

Number	Department	SOLAR COMPLIANCE
206	2BED (SILVER)	Yes
208	2 BED	Yes
207	3 BED (GOLD)	Yes
301	2 BED	Yes
303	1BED (GOLD)	Yes
304	2BED (SILVER)	Yes
305	1BED (SILVER)	Yes
306	2BED (SILVER)	Yes
308	2 BED	Yes
307	3 BED (GOLD)	Yes
105	1BED AH	Yes
406	2BED (SILVER)	Yes
407	3 BED (GOLD)	Yes
408	2 BED	Yes
G01	3 BED (GOLD)	Yes
29		

24/28 = 86% COMPLIANT

Min Lot size 450m² - Proposed 2112m²

FSR + SEPP = 2745.6sqm

Build Height = 13*30% = 16.9m

Proposed 18.62m

30% Landscape = 633.6m² - 694.83m²

Provided

15% Deep Soil = 318m² min 3m - 486.58m²

Provided

25% Communal = 528m² - 660m² Provided

Parking:

RESIDENTIAL:

4 x 3 BED @ x1.5 = 6 SPACES

15 x 2 BED @ x1.2 = 18 SPACES

2 x 1 BED @ x1 = 2 SPACES

1 x 2 BED AH @ x1 = 1 SPACES

4 x 1 BED AH @ x1.5 = 6 SPACES

1 x 3 BED AH @ x1.5 = 2 SPACES

TOTAL: 28 SPACES REQ AS NO AH CARPARK SPACE REQUIRED

22 RESIDENTIAL UNITS = 6 VISITOR SPACES

6 AFFORDABLE HOUSING = NO VISITOR REQ

TOTAL CAR SPACES:

MIN 35 CARPARK SPACES REQUIRED

42 CAR SPACES PROVIDED | 8 BICYCLE PARKING

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LEGEND:



0 4m 1:100

SCALE: @ A1

PROJECT:

#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:

DEVELOPMENT SUMMARY

SHEET NUMBER:

DA - 0001

DATE: 07/09/2025

REV:

E

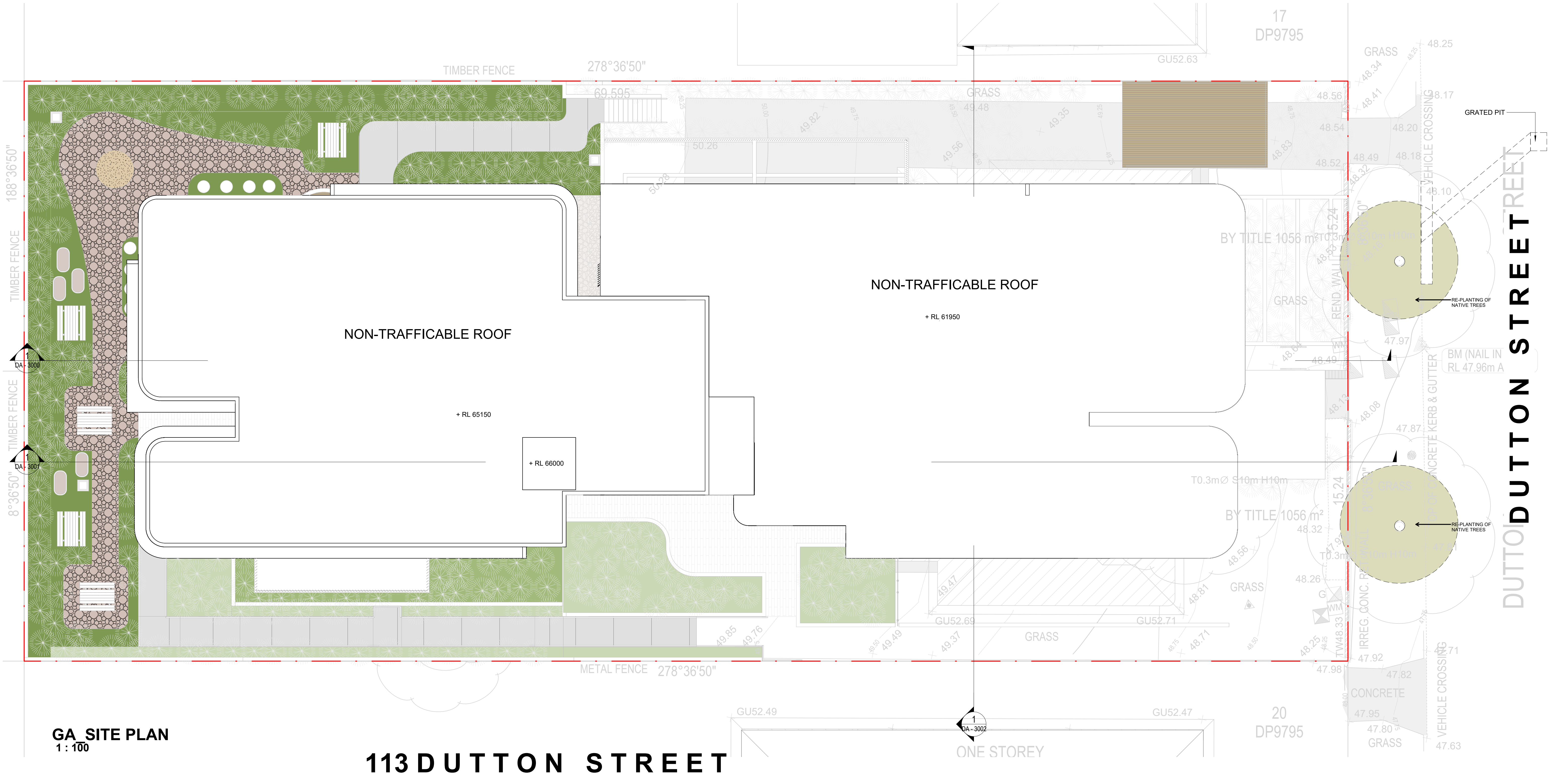
ARCHITECT:

CRETE-TECH

DESIGN & CONSTRUCT

CONCEPT TO REALITY

119 DUTTON STREET



GA SITE PLAN
1 : 100

113 DUTTON STREET

PRELIMINARY
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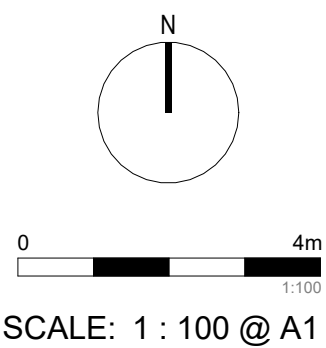
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SITE PLAN

SHEET NUMBER:
DA - 0002

DATE: 07/09/2025

REV:
E



846

'95

'95

'95

DA - DEMOLITION PLAN
1 : 100

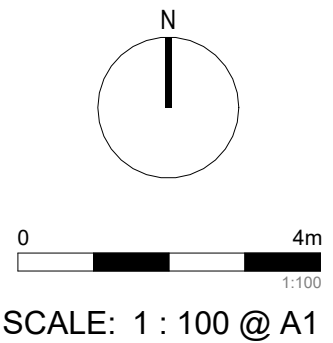
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

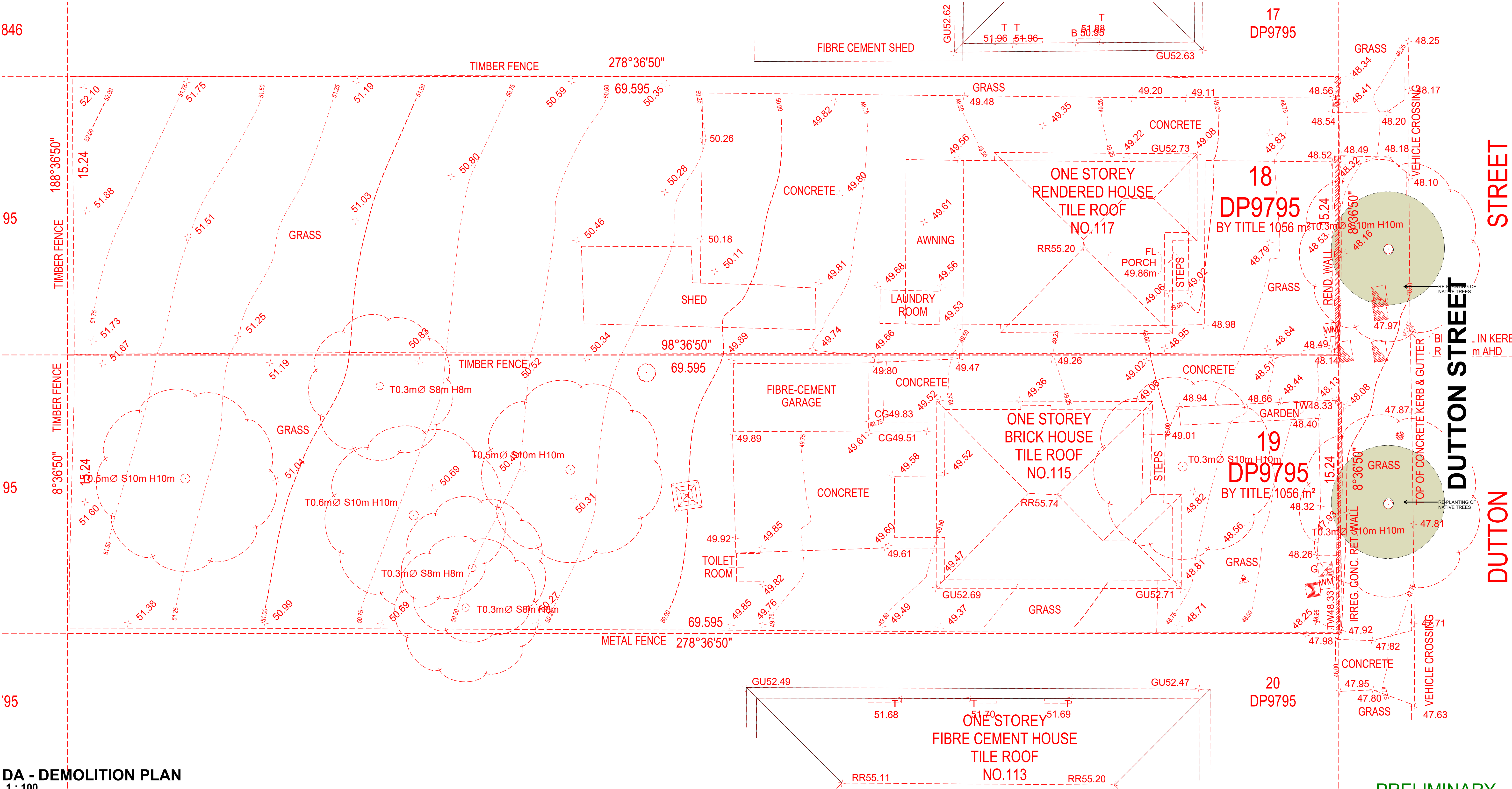
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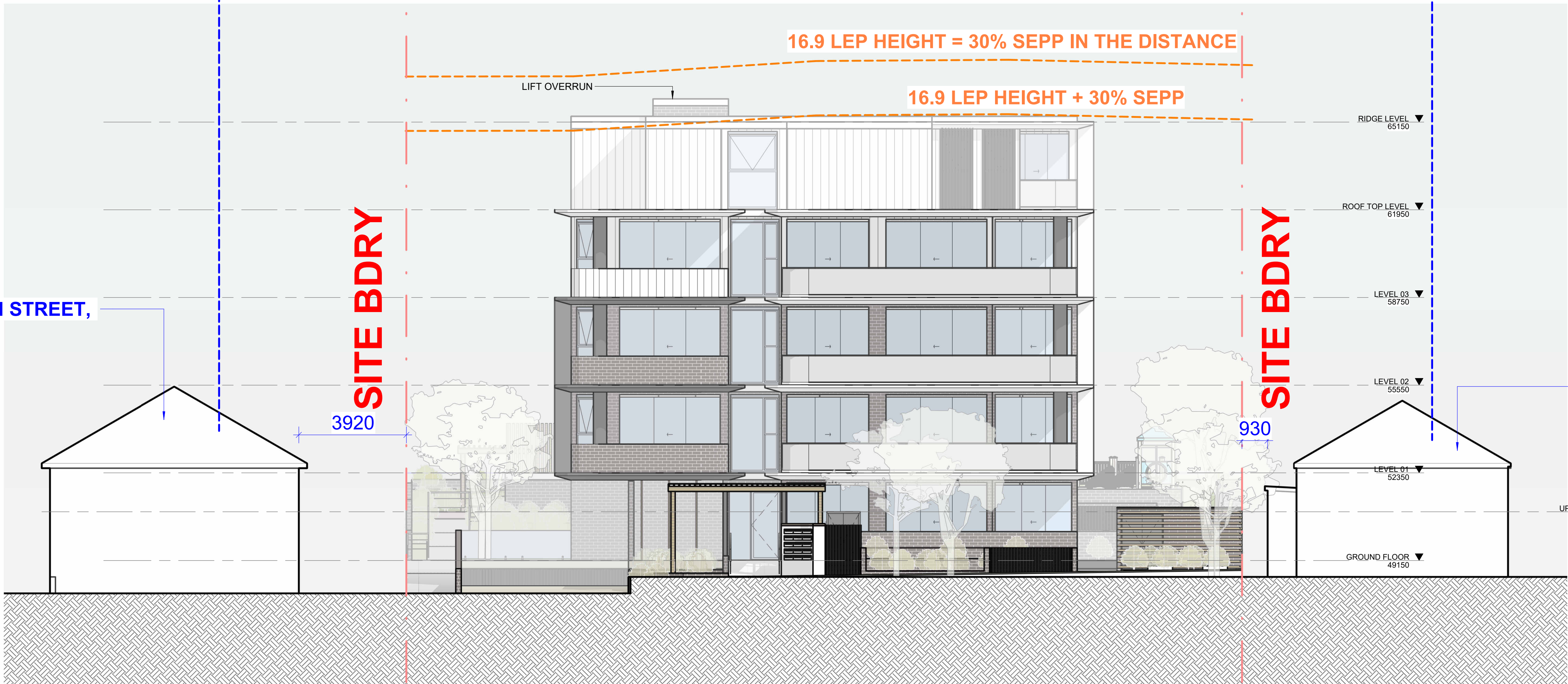
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DA - 0003

DATE: 07/09/2025

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STREETSCAPE EAST ELEVATION
1 : 100

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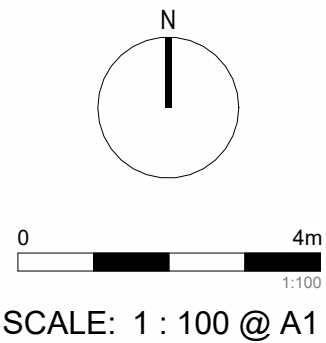
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
STREETSCAPE VIEW

SHEET NUMBER:
DA - 0004

DATE: 07/09/2025

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B	17/12/2024	DA SUBMISSION	KHALED KABBOUT
C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m
SCALE: @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
3D VIEW 1

SHEET NUMBER:
DA - 0100

DATE: 07/09/2025

REV:
D





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LEGEND:



0 4m
SCALE: @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

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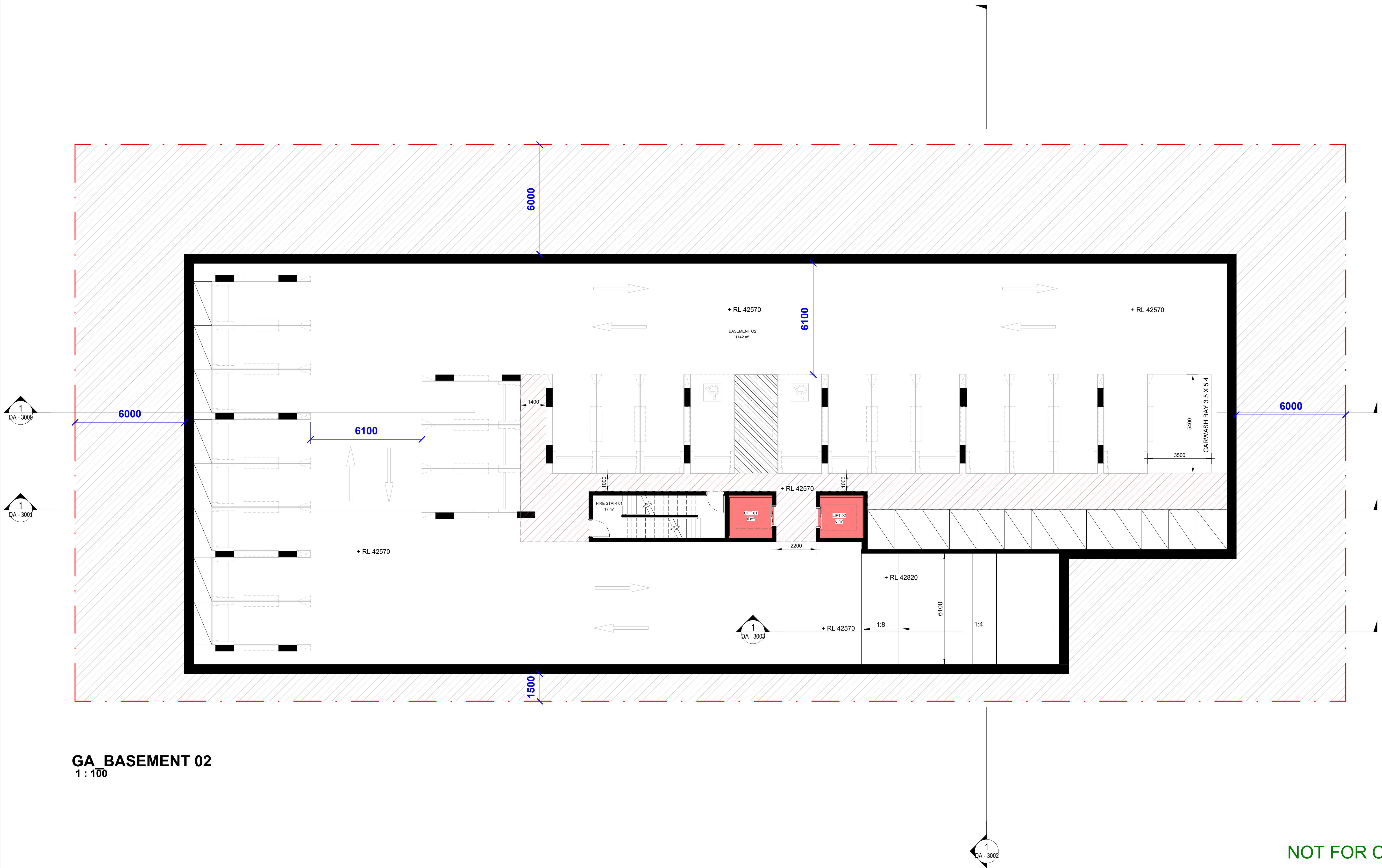
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3D VIEW 2

SHEET NUMBER:
DA - 0101

DATE: 07/09/2025

REV: **D**





GA BASEMENT 02
1 : 100

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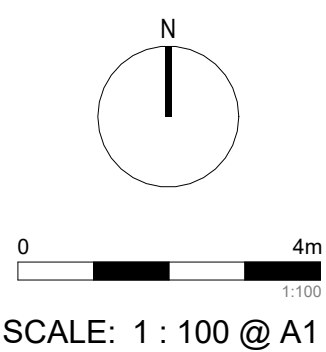
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
GA_BASEMENT 02

SHEET NUMBER:
DA - 1000

DATE: 07/09/2025

REV:
G





GA LEVEL 01
1 : 100

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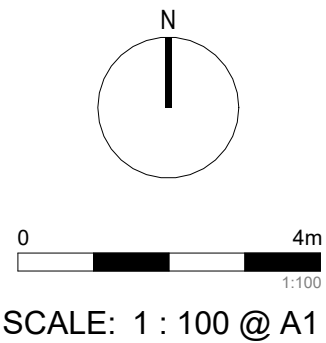
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REV	DATE	DESCRIPTION	DP FULL NAME
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F	24/08/2025	COUNCIL RFI	KHALED KABBOUT
G	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

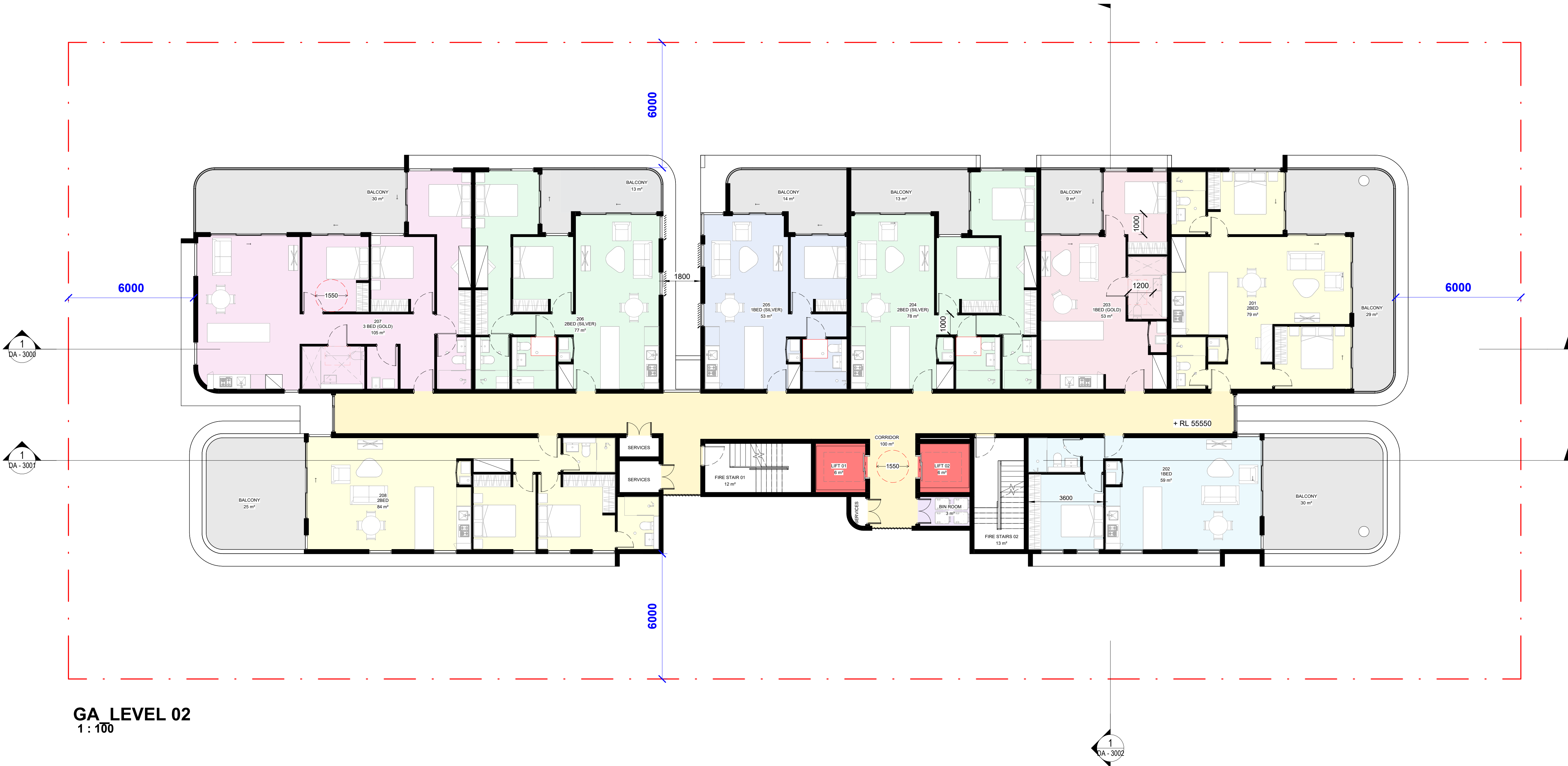
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GA_LEVEL 01

SHEET NUMBER:
DA - 1003

DATE: 07/09/2025

REV:
G

ARCHITECT:
CRETE-TECH
DESIGN & CONSTRUCT
CONCEPT TO REALITY

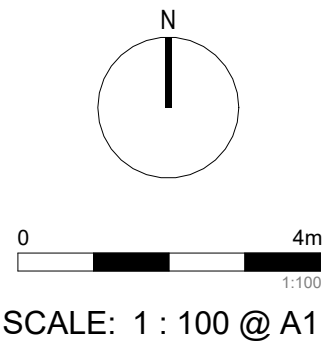


GA LEVEL 02
1 : 100

PRELIMINARY
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LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
GA_LEVEL 02

SHEET NUMBER:
DA - 1004
DATE: 07/09/2025

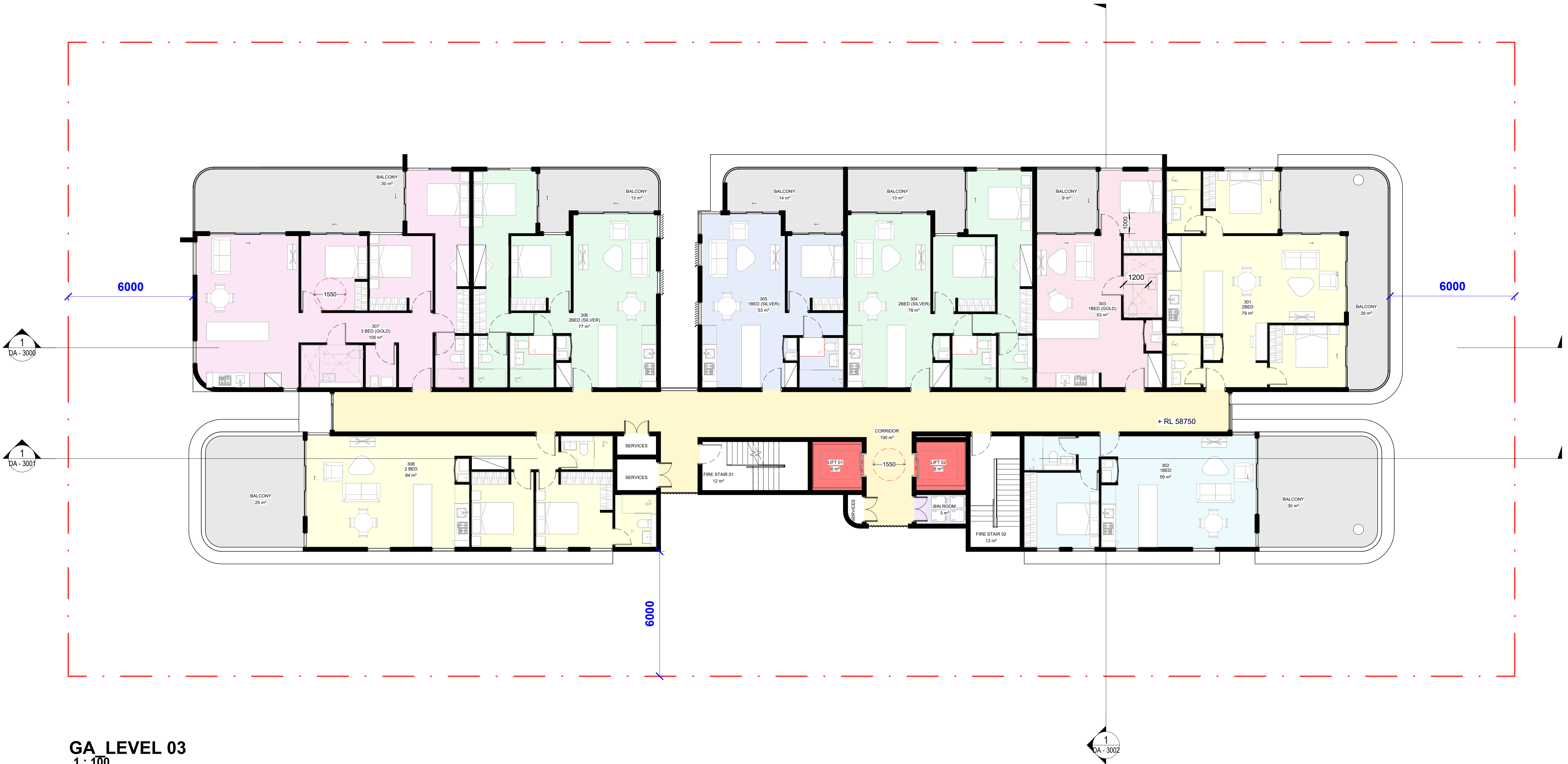
REV:
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GA_LEVEL 03
1 : 100

PRELIMINARY
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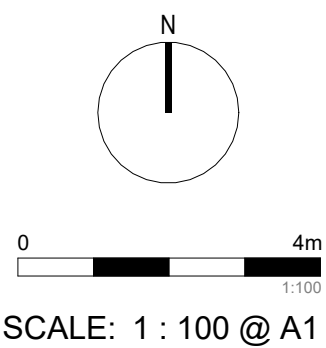
Document Notes
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7/09/2025 11:24:34 PM

REV	DATE	DESCRIPTION	DP FULL NAME
E	15/06/2025	DA SUBMISSION	KHALED KABBOUT
F	24/08/2025	COUNCIL RFI	KHALED KABBOUT
G	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

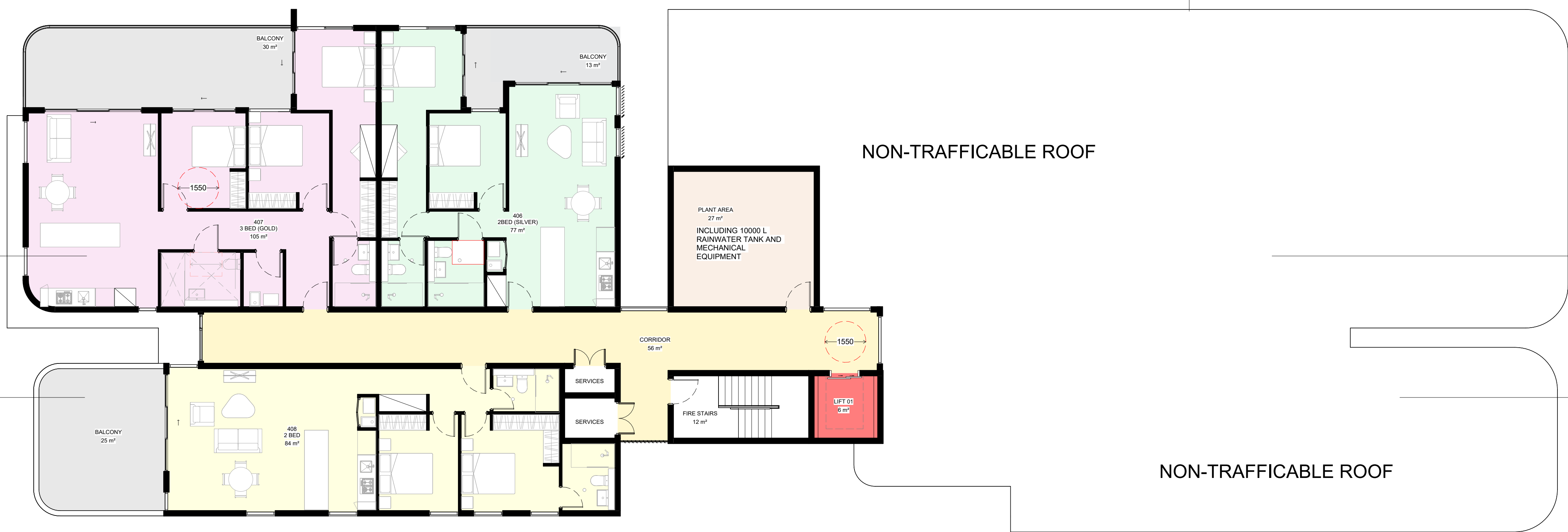
DRAWING TITLE:
GA_LEVEL 03

SHEET NUMBER:
DA - 1005

DATE: 07/09/2025

REV:
G





ROOF TOP LEVEL
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

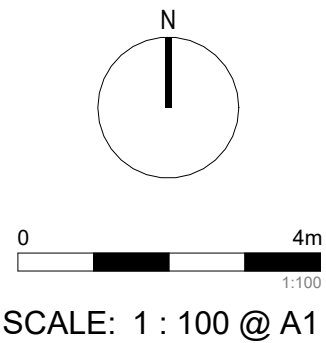
Document Notes
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REV	DATE	DESCRIPTION	DP FULL NAME
E	15/06/2025	DA SUBMISSION	KHALED KABBOUT
F	24/08/2025	COUNCIL RFI	KHALED KABBOUT
G	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

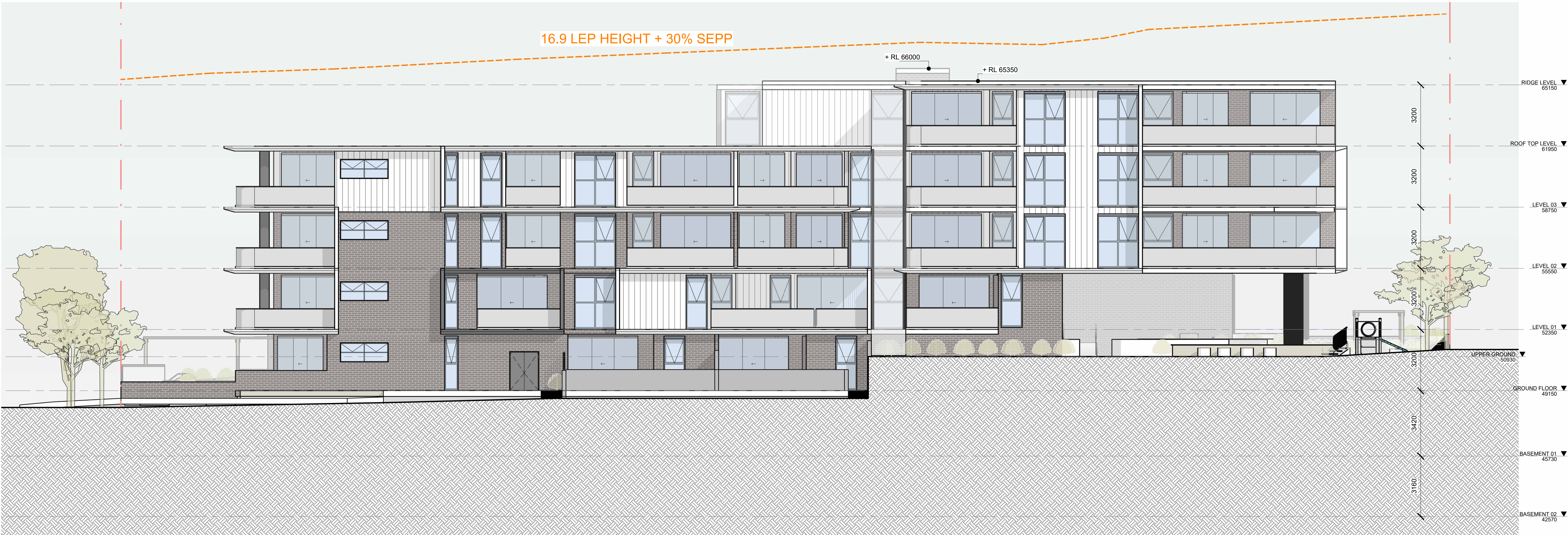
DRAWING TITLE:
ROOF TOP LEVEL

SHEET NUMBER:
DA - 1006

DATE: 07/09/2025

REV:
G





ELEVATION NORTH
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

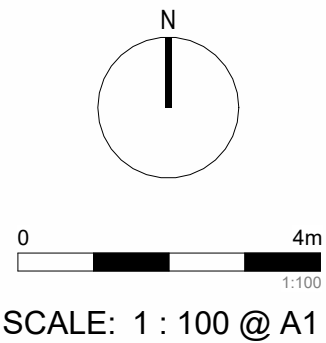
Document Notes
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7/09/2025 11:24:40 PM

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C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

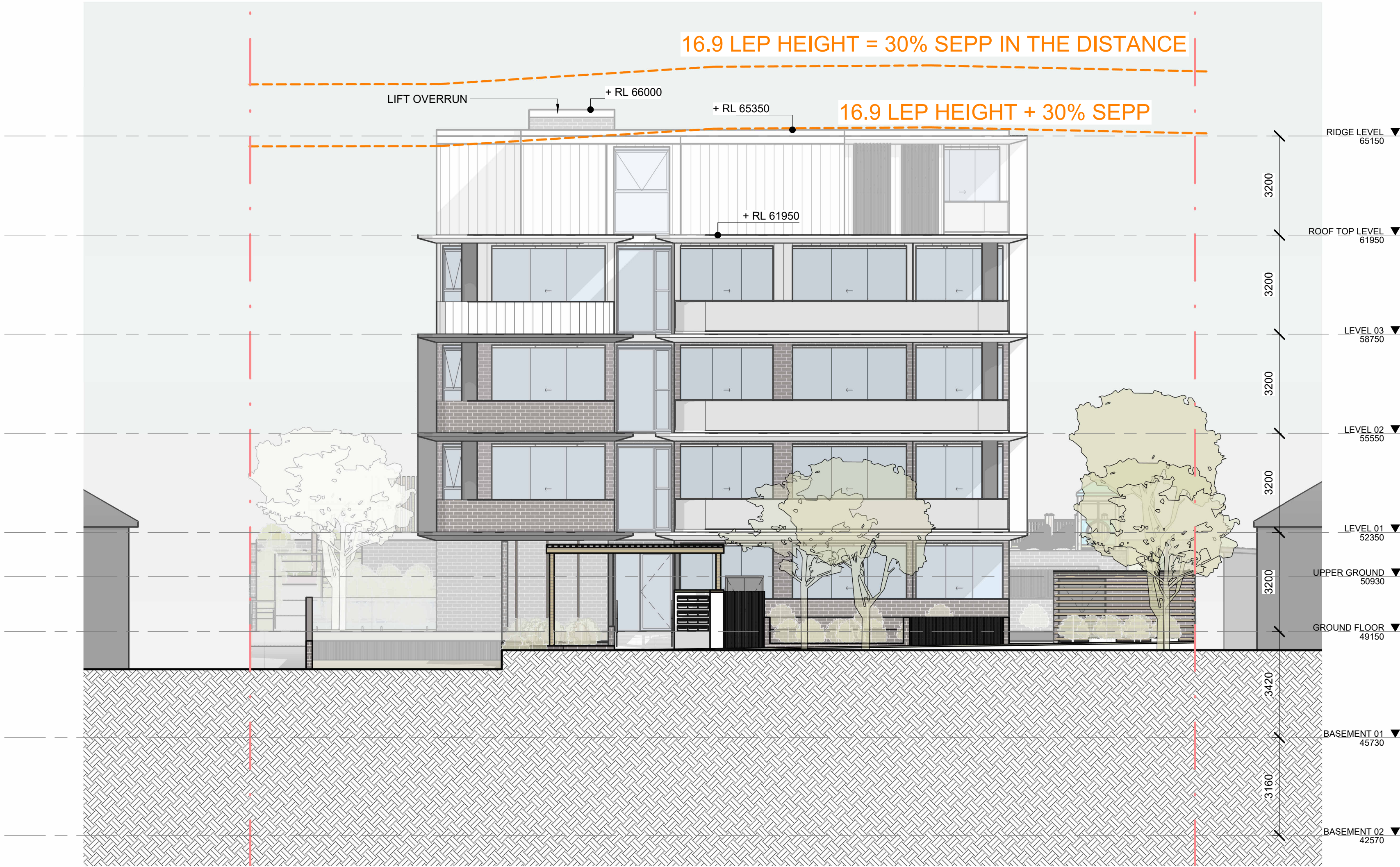
DRAWING TITLE:
NORTH ELEVATION

SHEET NUMBER:
DA - 2000

DATE: 07/09/2025

REV:
D





ELEVATION EAST
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

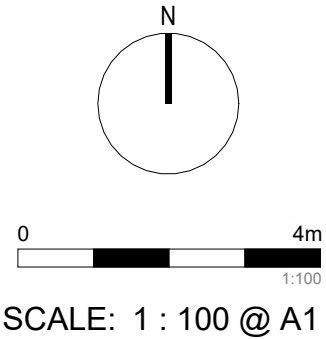
Document Notes
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7/09/2025 11:24:46 PM

REV	DATE	DESCRIPTION	DP FULL NAME
B	17/12/2024	DA SUBMISSION	KHALED KABBOUT
C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

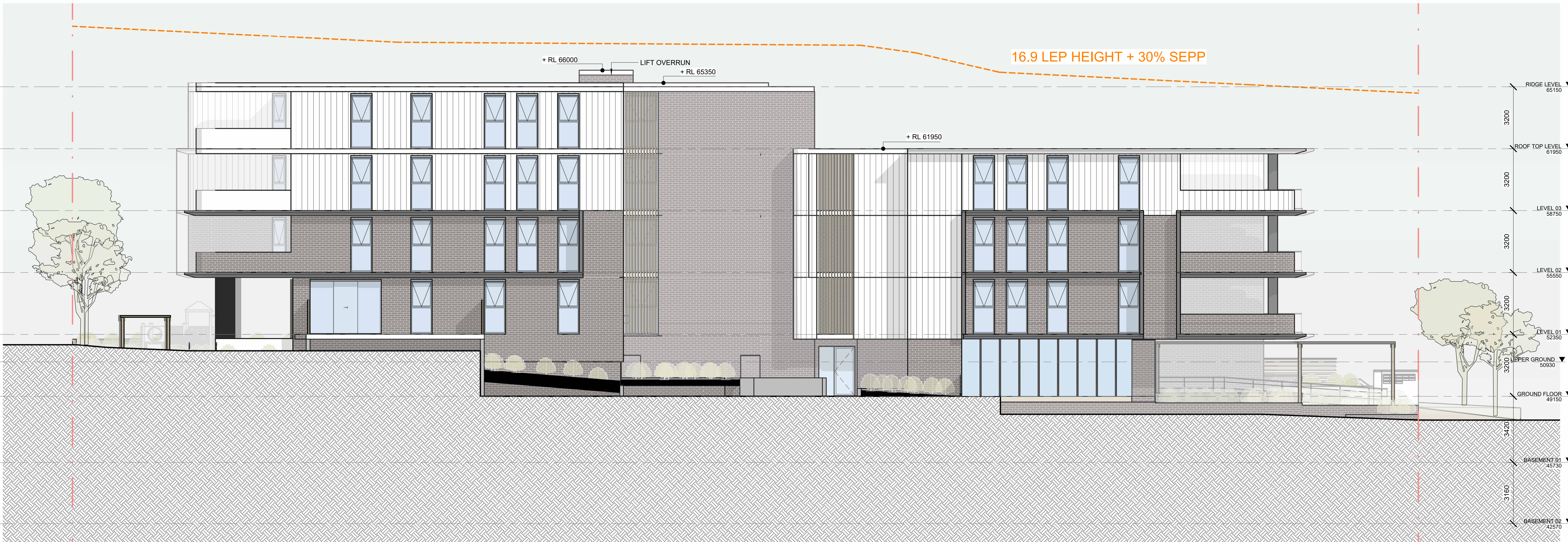
DRAWING TITLE:
EAST ELEVATION

SHEET NUMBER:
DA - 2001

DATE: 07/09/2025

REV:
D





ELEVATION SOUTH
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

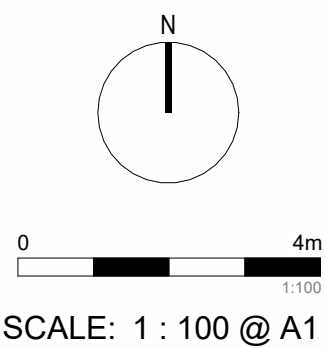
Document Notes
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7/09/2025 11:24:52 PM

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C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

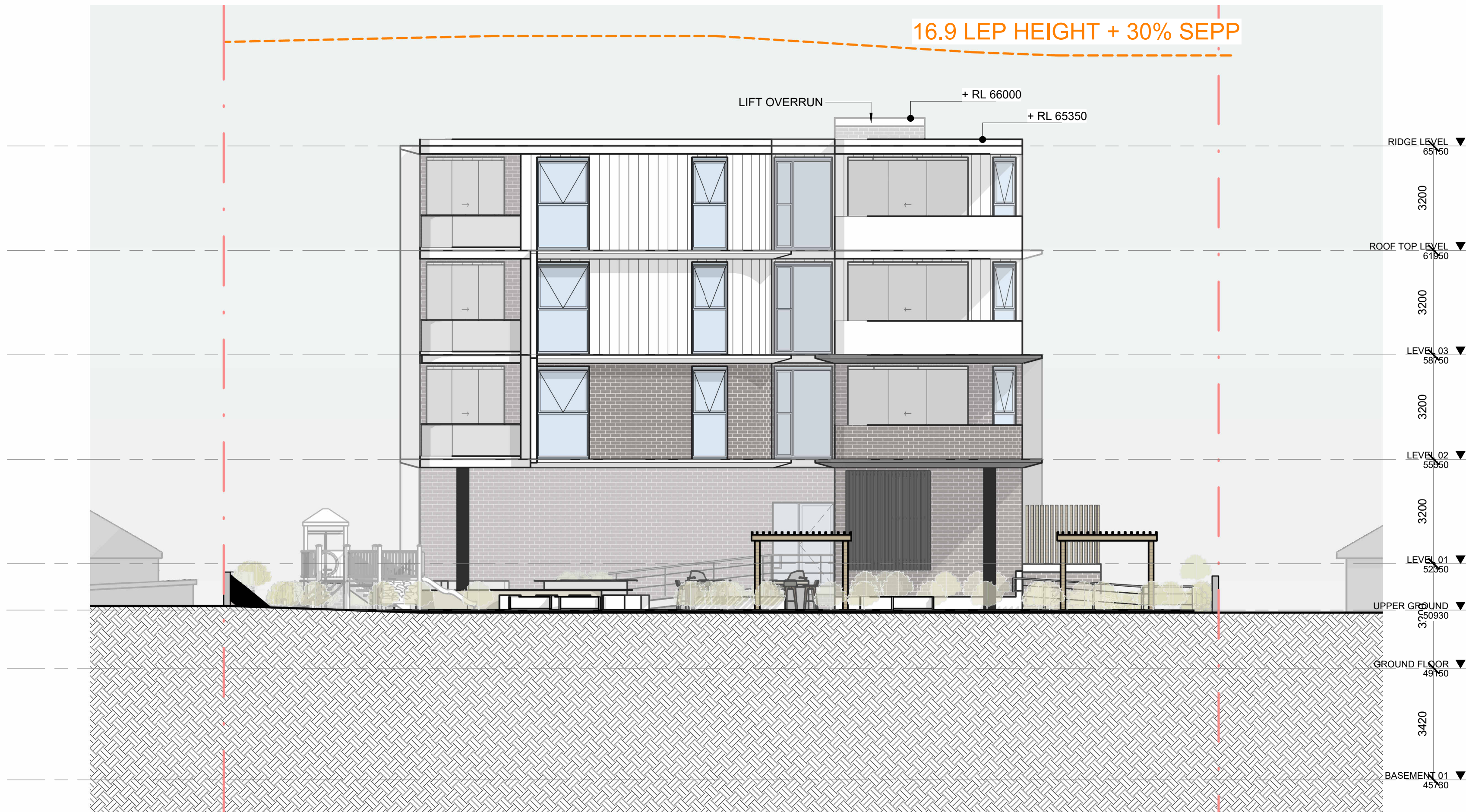
DRAWING TITLE:
SOUTH ELEVATION

SHEET NUMBER:
DA - 2002

DATE: 07/09/2025

REV:
D





ELEVATION WEST
1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

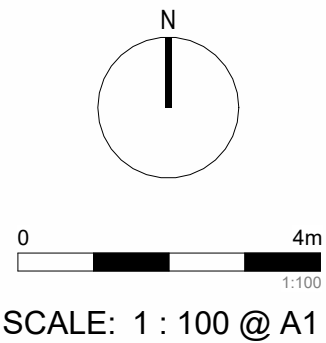
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REV	DATE	DESCRIPTION	DP FULL NAME
B	17/12/2024	DA SUBMISSION	KHALED KABBOUT
C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
WEST ELEVATION

SHEET NUMBER:
DA - 2003

DATE: 07/09/2025

REV:
D

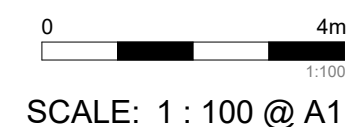




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REV	DATE	DESCRIPTION	DP FULL NAME
B	17/12/2024	DA SUBMISSION	KHALED KABBOUT
C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



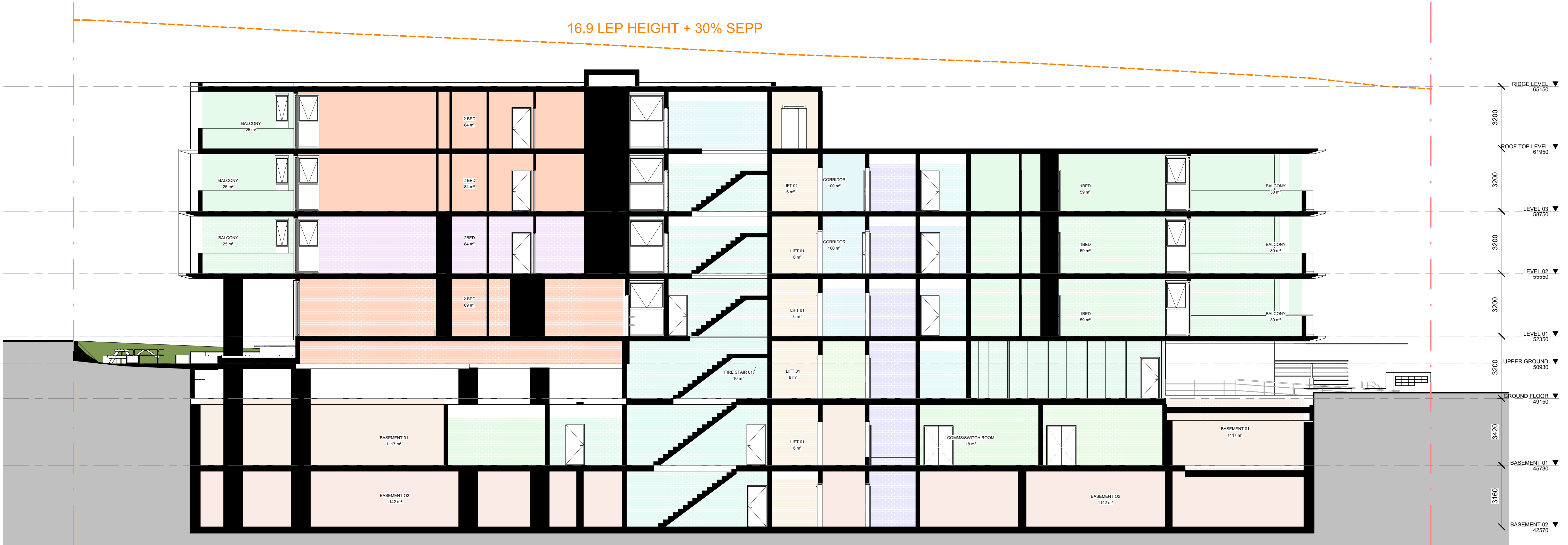
ARCHITECT:



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WHY BUILD, WHEN YOU CAN PRINT



SECTION 2
1 : 100

PRELIMINARY
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7/09/2025 11:24:59 PM

REV	DATE	DESCRIPTION	DP FULL NAME
B	17/12/2024	DA SUBMISSION	KHALED KABBOUT
C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m
1:100
SCALE: 1 : 100 @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SECTION 2

SHEET NUMBER:
DA - 3001
DATE: 07/09/2025

REV:
D

ARCHITECT:

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DESIGN & CONSTRUCT
CONCEPT TO REALITY

CRETE-TECH
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Section 3
1 : 100

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REV	DATE	DESCRIPTION	DP FULL NAME
B	17/12/2024	DA SUBMISSION	KHALED KABBOUT
C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m
1:100
SCALE: 1 : 100 @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

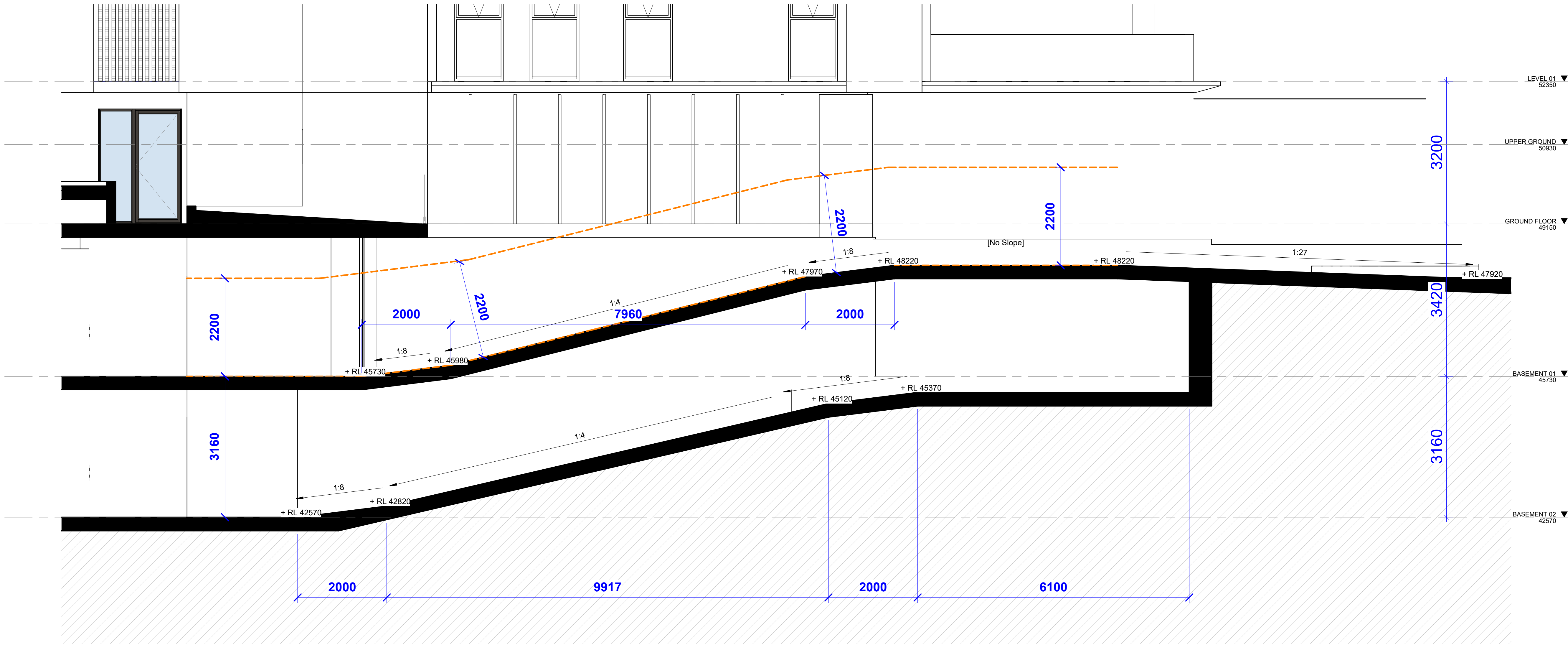
DRAWING TITLE:
SECTION 3

SHEET NUMBER:
DA - 3002
DATE: 07/09/2025

REV:
D

ARCHITECT:
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RAMP SECTION
1 : 50

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7/09/2025 11:25:01 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m
1:500
SCALE: 1 : 50 @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

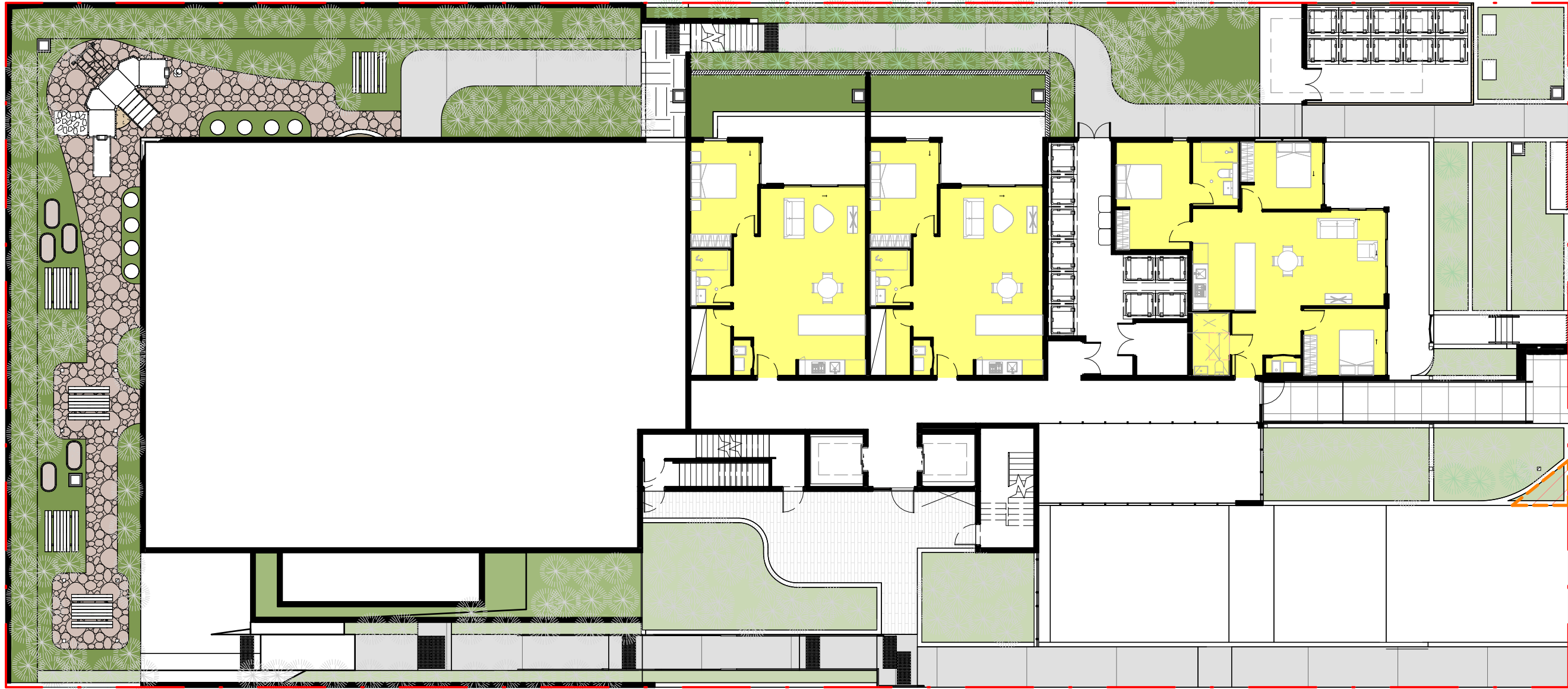
CLIENT:

DRAWING TITLE:
SECTION RAMP

SHEET NUMBER:
DA - 3003
DATE: 07/09/2025

REV:
C





GA_GROUND_SOLAR

1 : 200



GA_LEVEL 02_SOLAR

1 : 200



GA_LEVEL 04_SOLAR

1 : 200



GA_LEVEL 01_SOLAR

1 : 200



GA_LEVEL 03_SOLAR

1 : 200

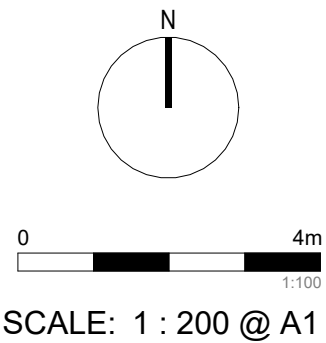
SOLAR COMPLIANCE		
Number	Department	SOLAR COMPLIANCE
G02	3 BED	No
102	1 BED	No
202	1 BED	No
302	1 BED	No
4		
G02	1BED AH	Yes
G03	1BED AH	Yes
G04	1BED AH	Yes
101	2BED AH	Yes
103	1BED AH	Yes
104	3BED AH	Yes
105	1BED AH	Yes
106	2BED AH	Yes
108	2 BED	Yes
107	1BED AH	Yes
201	2 BED	Yes
203	1BED (GOLD)	Yes
204	2BED (SILVER)	Yes
205	1BED (SILVER)	Yes

SOLAR COMPLIANCE		
Number	Department	SOLAR COMPLIANCE
206	2BED (SILVER)	Yes
208	2 BED	Yes
207	3 BED (GOLD)	Yes
301	2 BED	Yes
303	1BED (GOLD)	Yes
304	2BED (SILVER)	Yes
305	1BED (SILVER)	Yes
306	2BED (SILVER)	Yes
308	2 BED	Yes
307	3 BED (GOLD)	Yes
105	1BED AH	Yes
406	2BED (SILVER)	Yes
407	3 BED (GOLD)	Yes
408	2 BED	Yes
G01	3 BED (GOLD)	Yes
29		

25/28 = 89% COMPLIANT

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR ACCESS COMPLIANCE PLANS

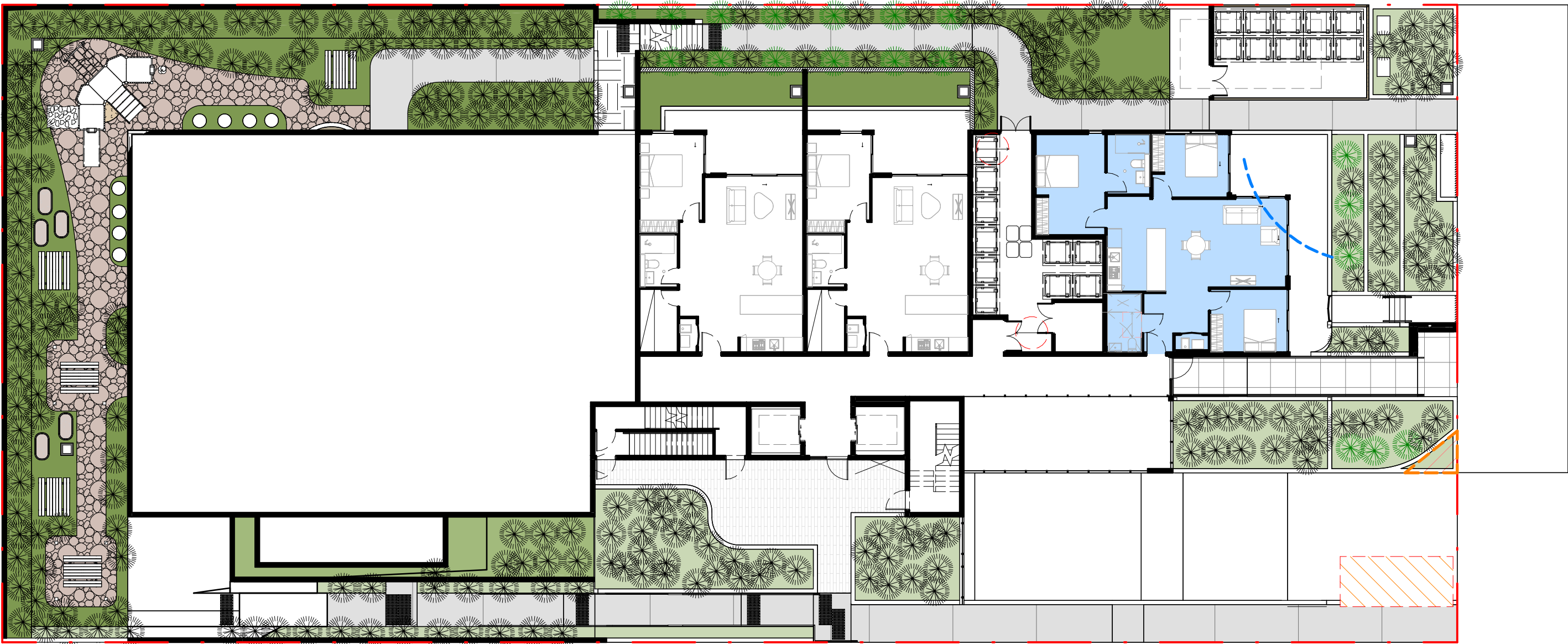
SHEET NUMBER:
DA - 5001

DATE: 07/09/2025

ARCHITECT:
CRETE-TECH

DESIGN & CONSTRUCT
CONCEPT TO REALITY

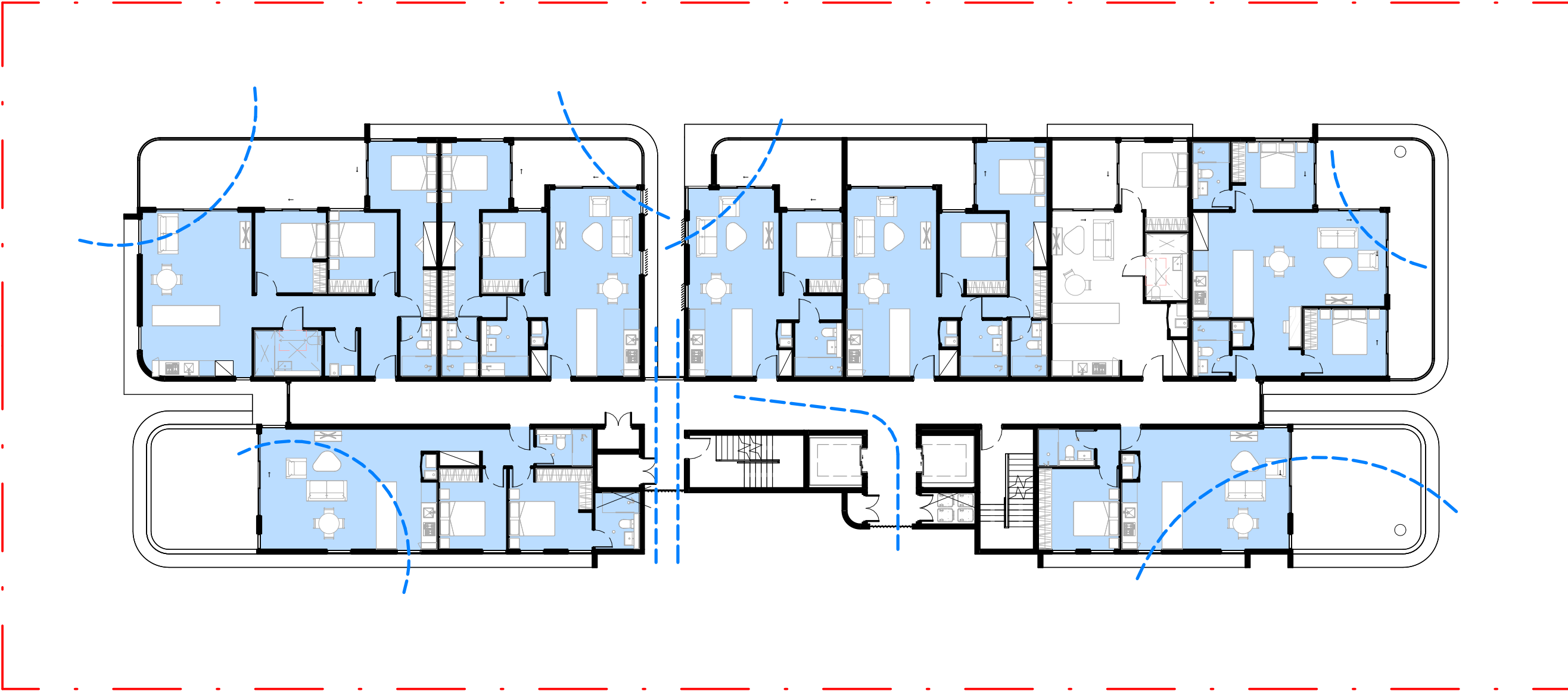
PRELIMINARY
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GA_GROUND_CROSS
1 : 200



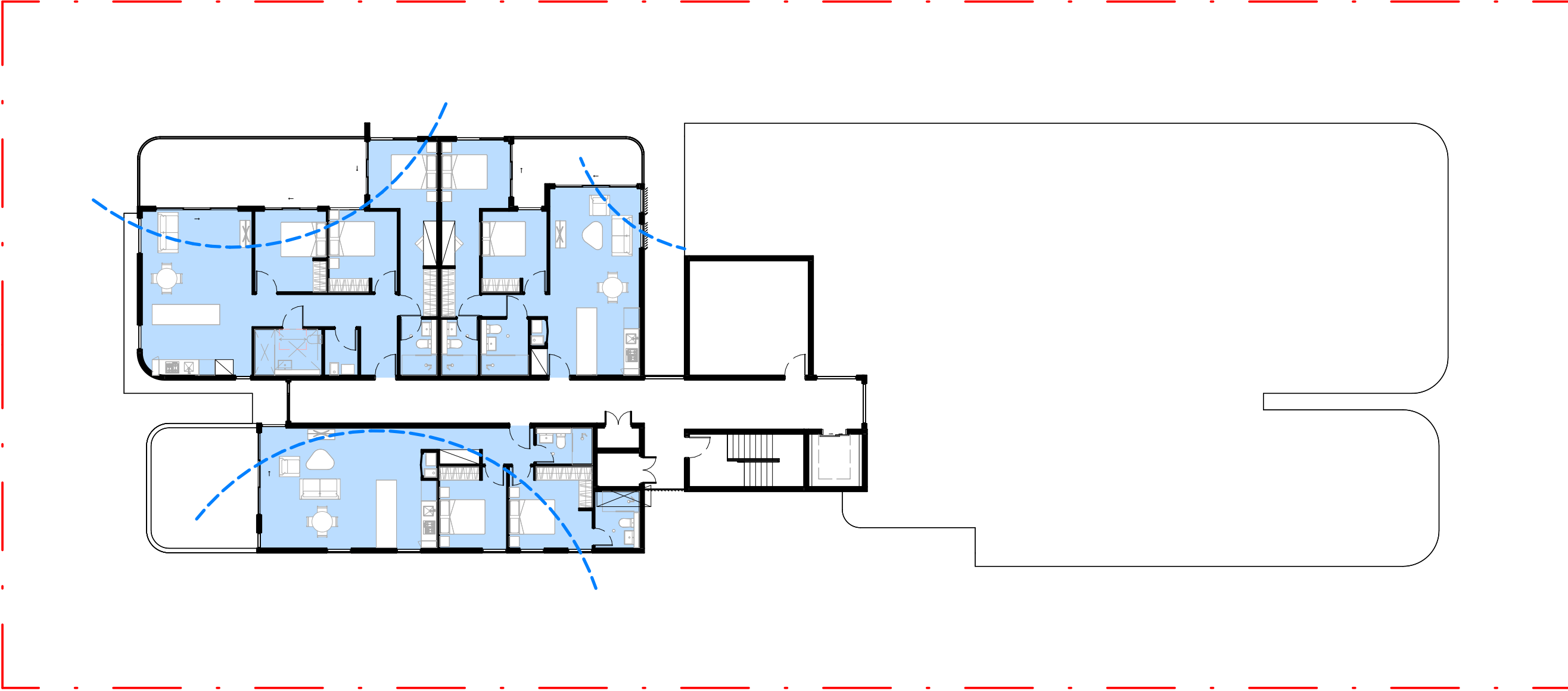
GA_LEVEL 01_CROSS
1 : 200



GA_LEVEL 02_CROSS
1 : 200



GA_LEVEL 03_CROSS
1 : 200



GA_ROOF TOP LEVEL_CROSS
1 : 200

CROSS COMPLIANCE		
Number	Department	CROSS COMPLIANCE
G02	1BED AH	No
G03	1BED AH	No
G04	1BED AH	No
103	1BED AH	No
105	1BED AH	No
106	2BED AH	No
203	1BED (GOLD)	No
303	1BED (GOLD)	No
8		
G02	3 BED	Yes
101	2BED AH	Yes
104	3BED AH	Yes
102	1 BED	Yes
108	2 BED	Yes
107	1BED AH	Yes
201	2 BED	Yes
204	2BED (SILVER)	Yes
205	1BED (SILVER)	Yes
206	2BED (SILVER)	Yes

CROSS COMPLIANCE		
Number	Department	CROSS COMPLIANCE
202	1 BED	Yes
208	2 BED	Yes
207	3 BED (GOLD)	Yes
301	2 BED	Yes
304	2BED (SILVER)	Yes
305	1BED (SILVER)	Yes
306	2BED (SILVER)	Yes
302	1 BED	Yes
308	2 BED	Yes
307	3 BED (GOLD)	Yes
105	1BED AH	Yes
406	2BED (SILVER)	Yes
407	3 BED (GOLD)	Yes
408	2 BED	Yes
G01	3 BED (GOLD)	Yes
25		

25/28 = 89% COMPLIANT

PRELIMINARY
NOT FOR CONSTRUCTION

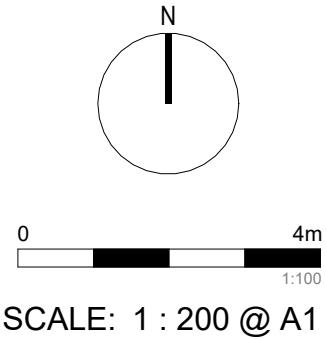
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7/09/2025 11:25:11 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

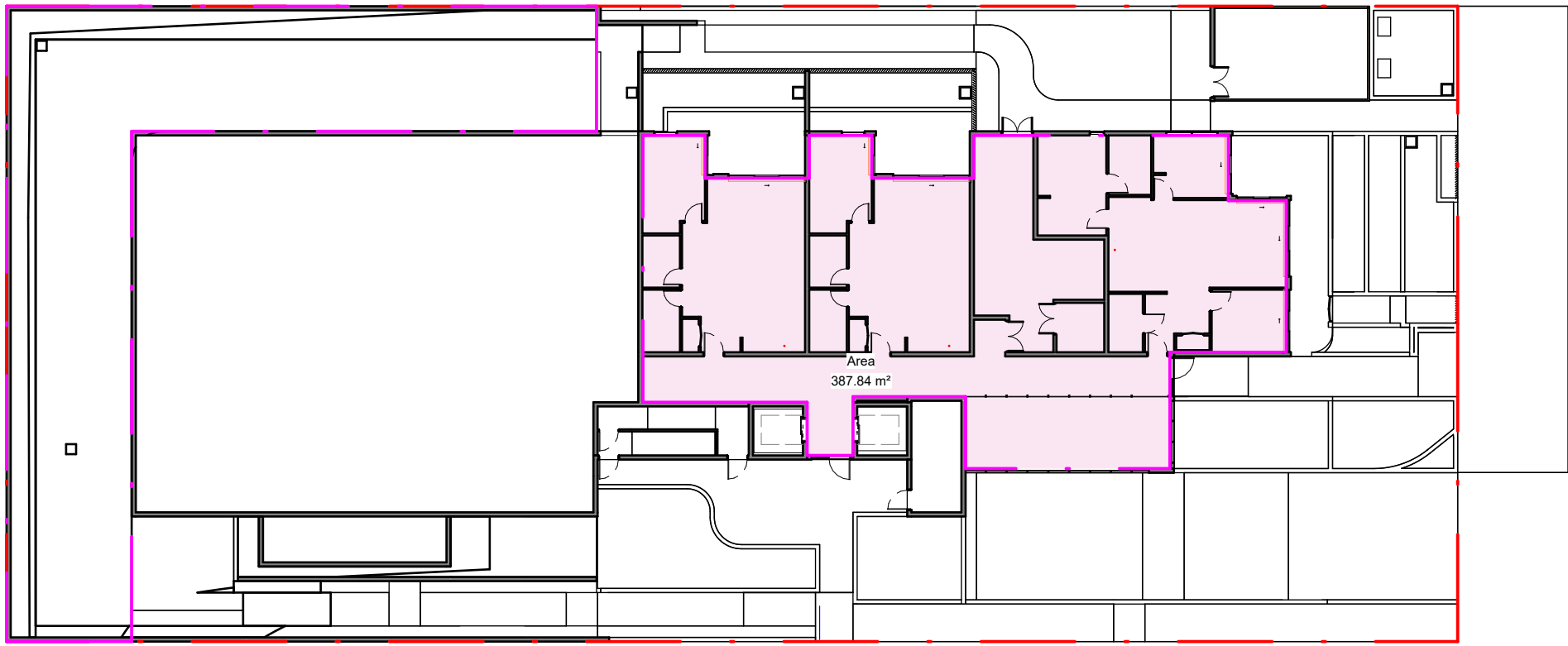
DRAWING TITLE:
CROSS VENTILATION COMPLIANCE PLANS

SHEET NUMBER:
DA - 5002

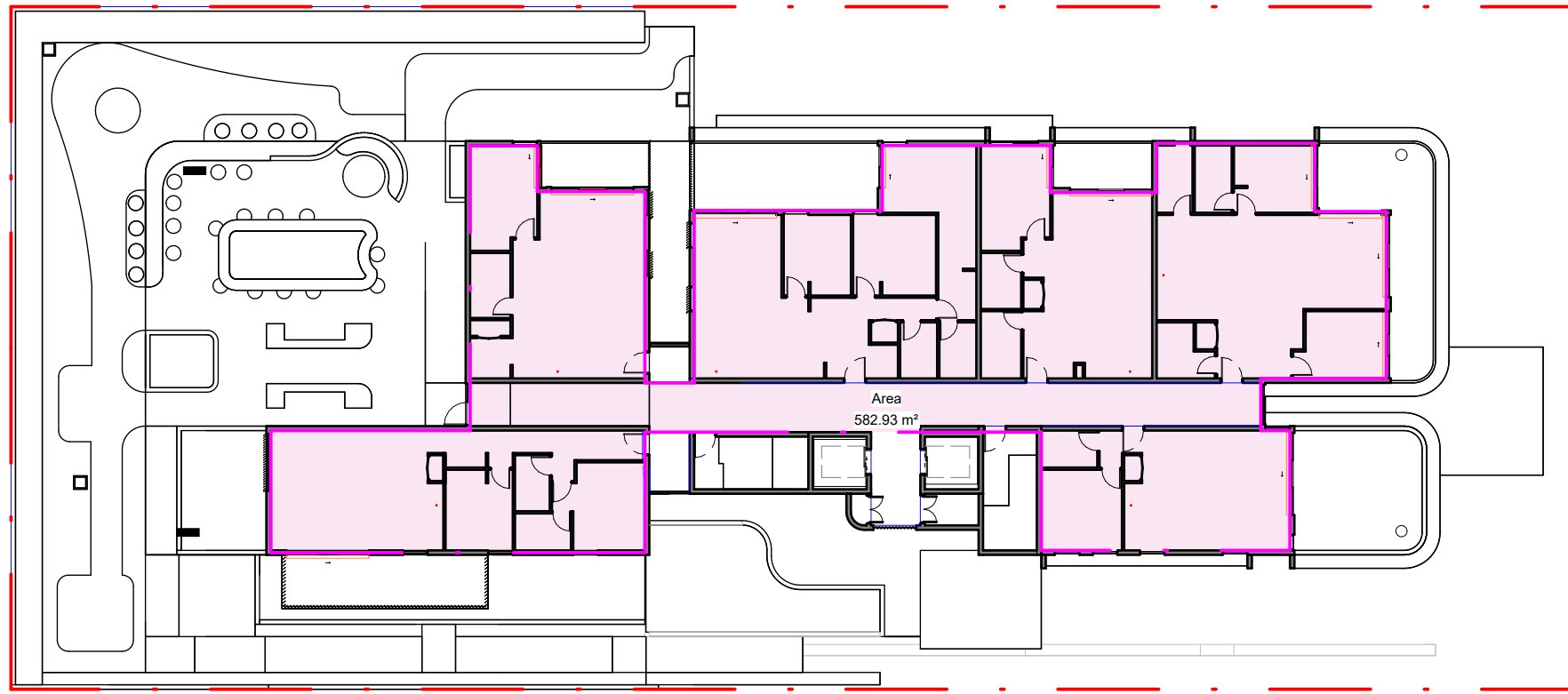
DATE: 07/09/2025

REV:
C

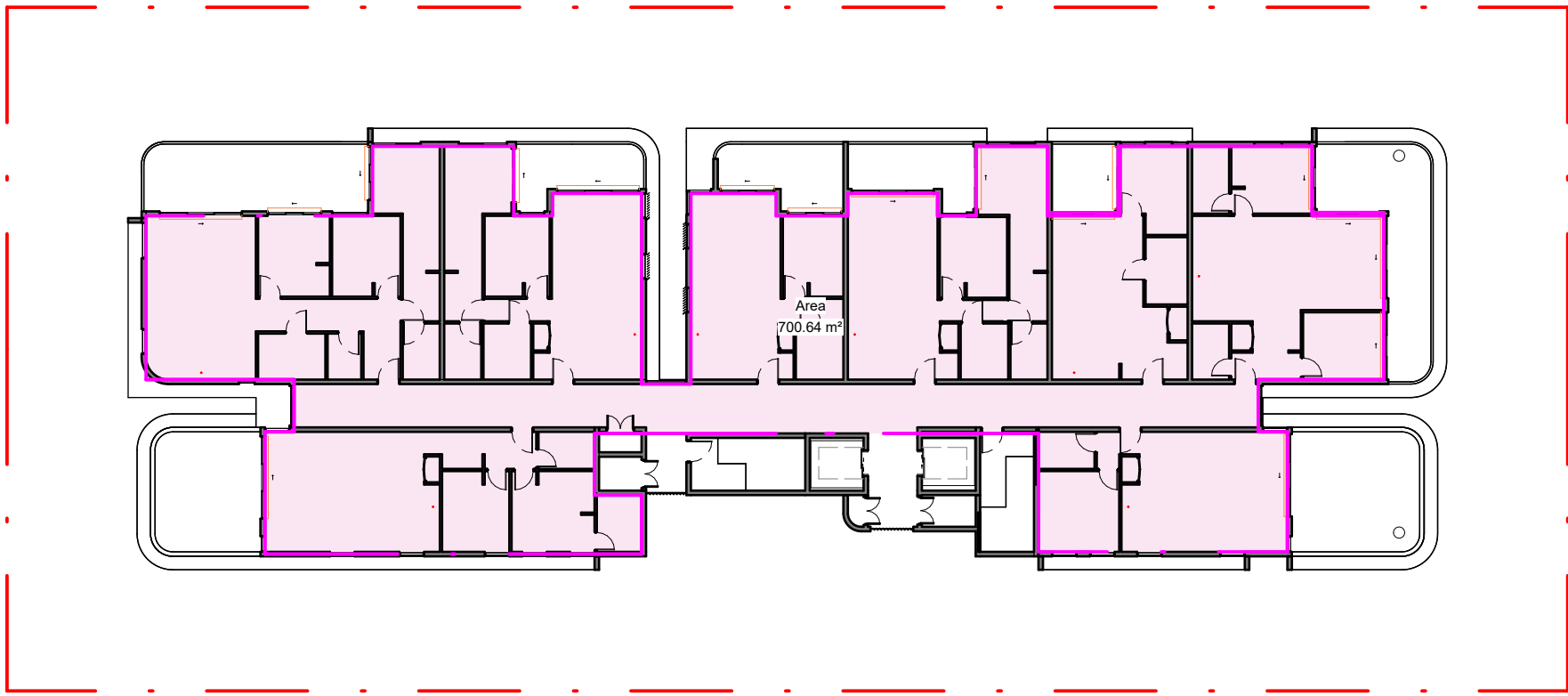




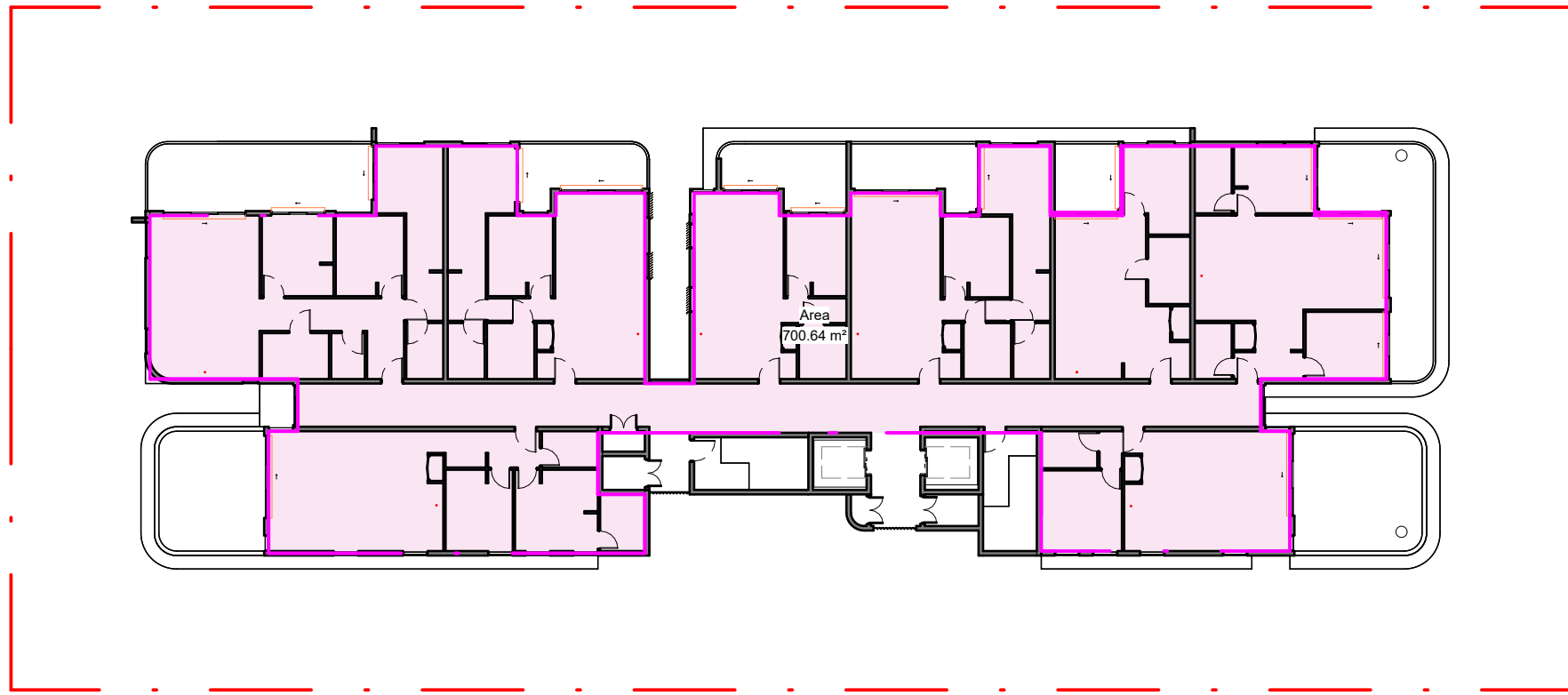
GROUND FLOOR
1 : 300



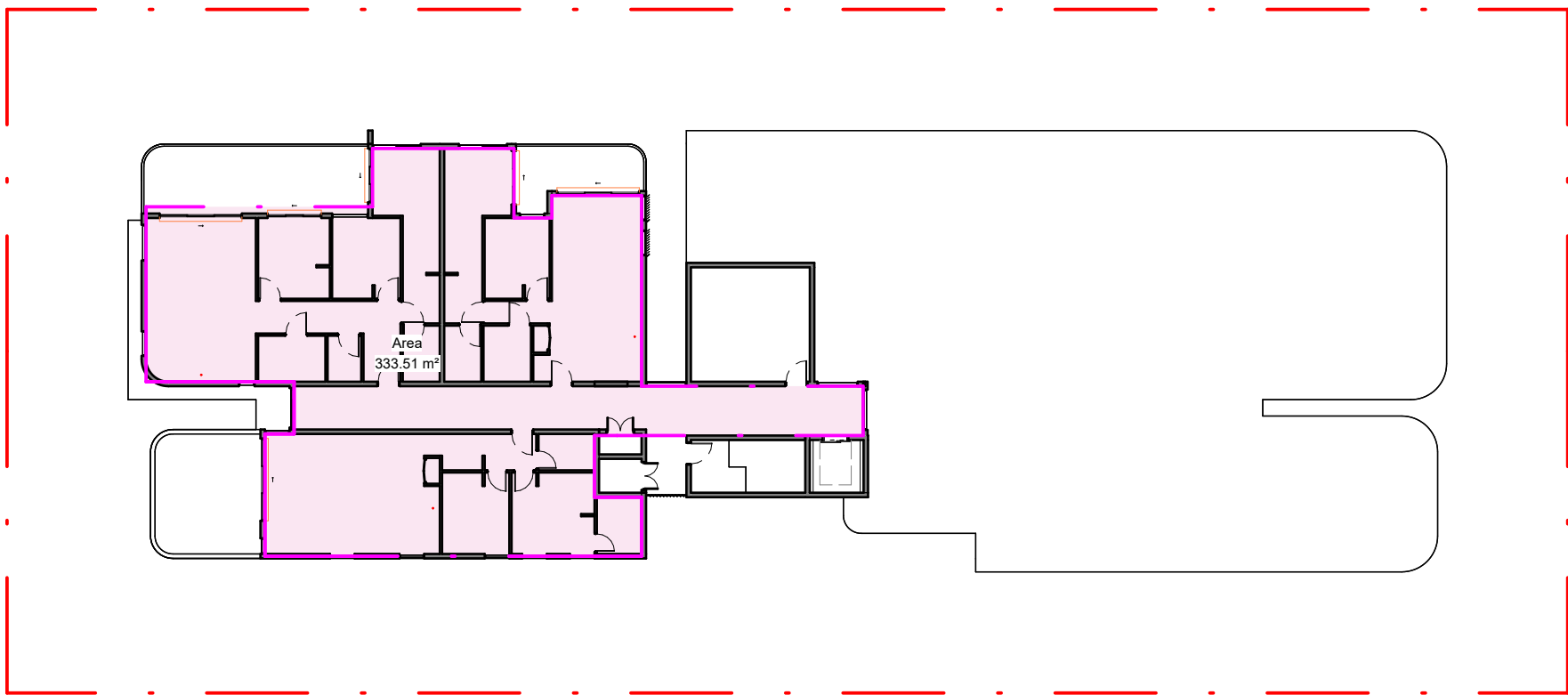
LEVEL 01
1 : 300



LEVEL 02
1 : 300



LEVEL 03
1 : 300



ROOF TOP LEVEL
1 : 300

Min Lot size 450m² - Site 2112m²
FSR + SEPP = 2745.6sqm

GFA PROVIDED = 2724.07 m²

GFA CALCULATION

LEVEL	AREA
GROUND FLOOR	387.84 m²
LEVEL 01	582.93 m²
LEVEL 02	700.64 m²
LEVEL 03	700.64 m²
ROOF TOP LEVEL	333.51 m²
	2705.57 m²

PRELIMINARY
NOT FOR CONSTRUCTION

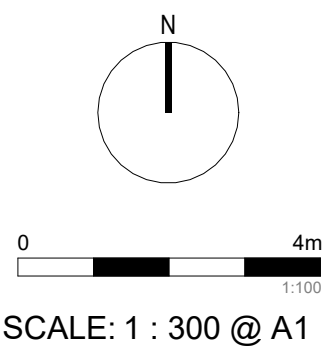
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7/09/2025 11:25:13 PM

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C	15/06/2025	DA SUBMISSION	KHALED KABBOUT
D	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
GFA CALCULATION PLANS

SHEET NUMBER:
DA - 5003

DATE: 07/09/2025

REV: D

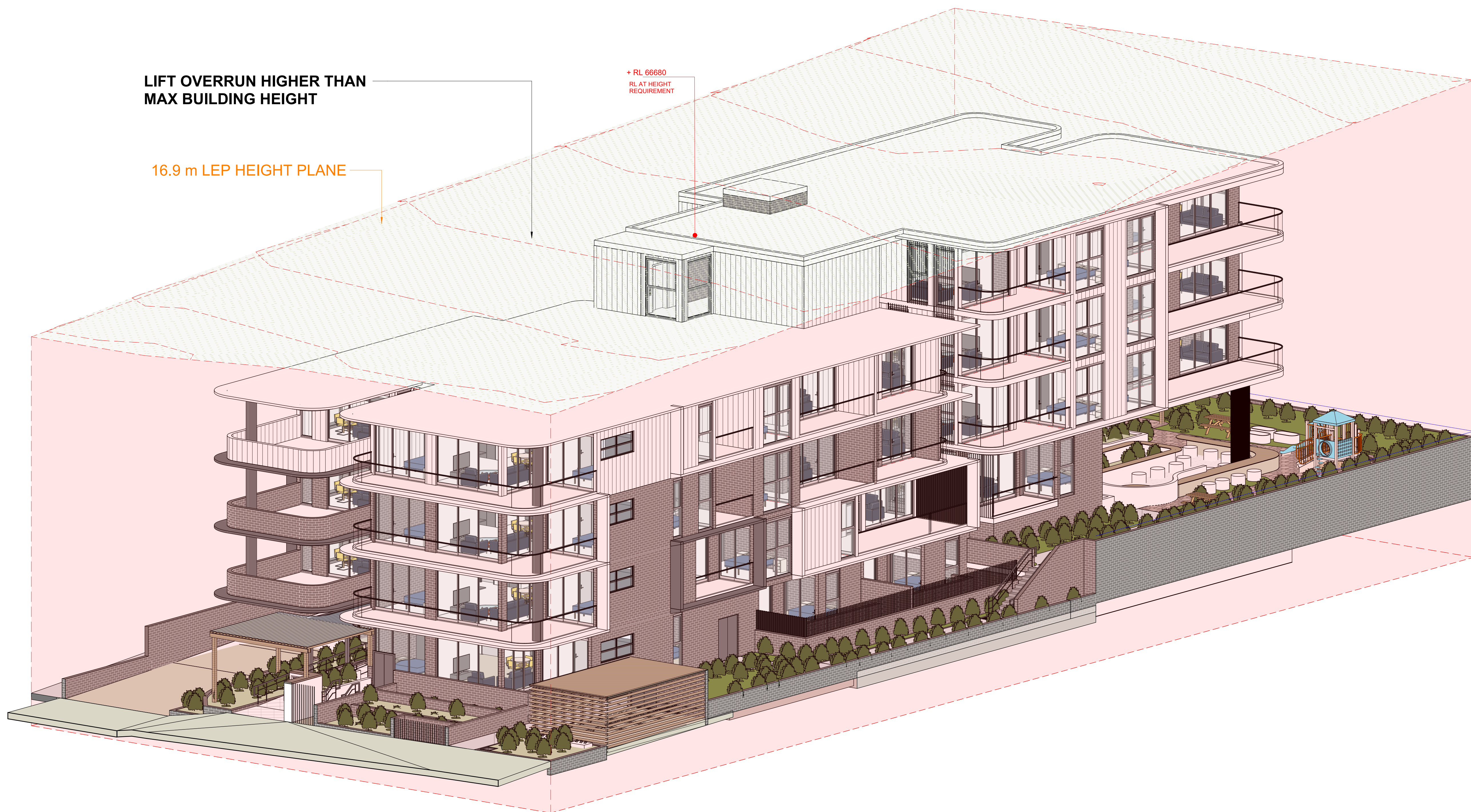
ARCHITECT:

CRETE-TECH

CEGAR

DESIGN & CONSTRUCT

CONCEPT TO REALITY



LIFT OVERRUN HIGHER THAN
MAX BUILDING HEIGHT

16.9 m LEP HEIGHT PLANE

LEP HEIGHT PLANE

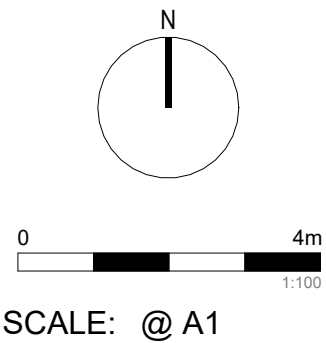
PRELIMINARY
NOT FOR CONSTRUCTION

Document Notes
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REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

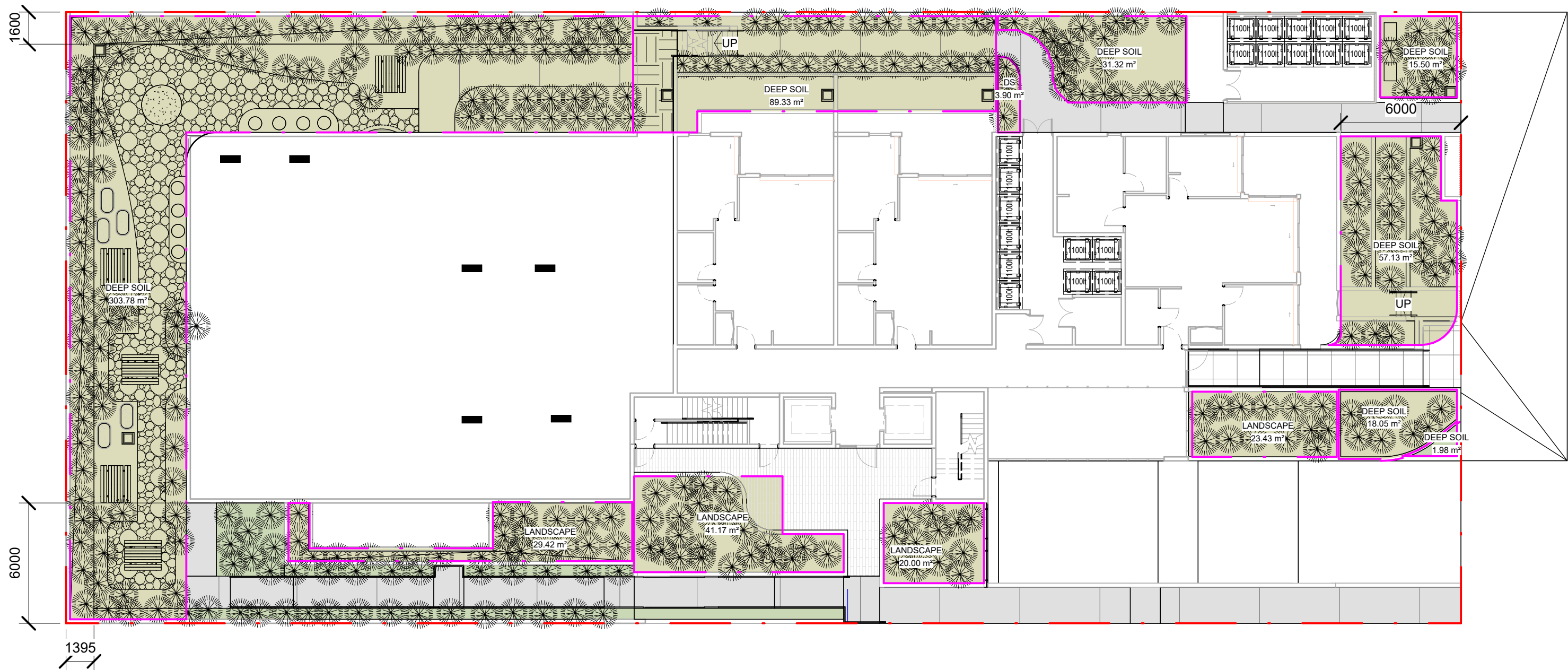
DRAWING TITLE:
LEP HEIGHT DIAGRAM

SHEET NUMBER:
DA - 5004

DATE: 07/09/2025

REV:
C





GROUND FLOOR
1 : 200

DEEP SOIL

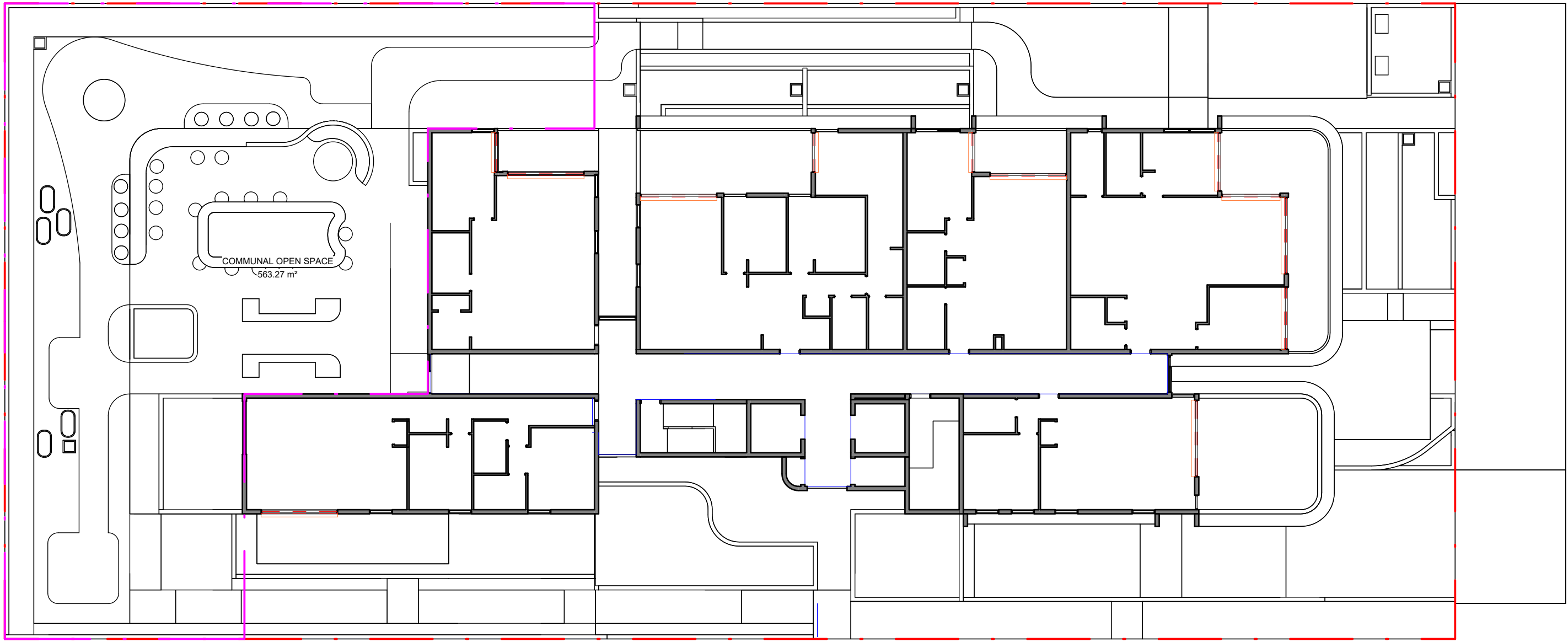
LANDSCAPE REQUIRED: (2120m² x 30%)= 636m²

LANDSCAPE PROVIDED: 694.83m²

DEEP SOIL REQUIRED: ADG (2120m² x 7%)= 148.4m²

SEPP HOUSING: (2120m² x 15%)= 318m²

DEEP SOIL PROVIDED: 486.58 m²



COMMUNAL OPEN SPACE - LEVEL 01
1 : 200

SITE AREA: 2112 m²

25% Communal = 528m² Required

PROPOSED = 563.27 m²

PRELIMINARY
NOT FOR CONSTRUCTION

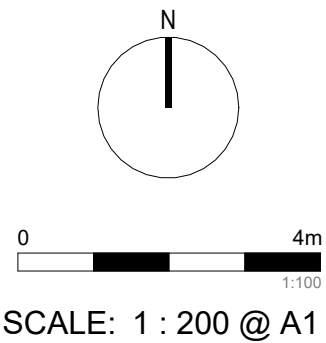
Document Notes
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7/09/2025 11:25:21 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
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C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

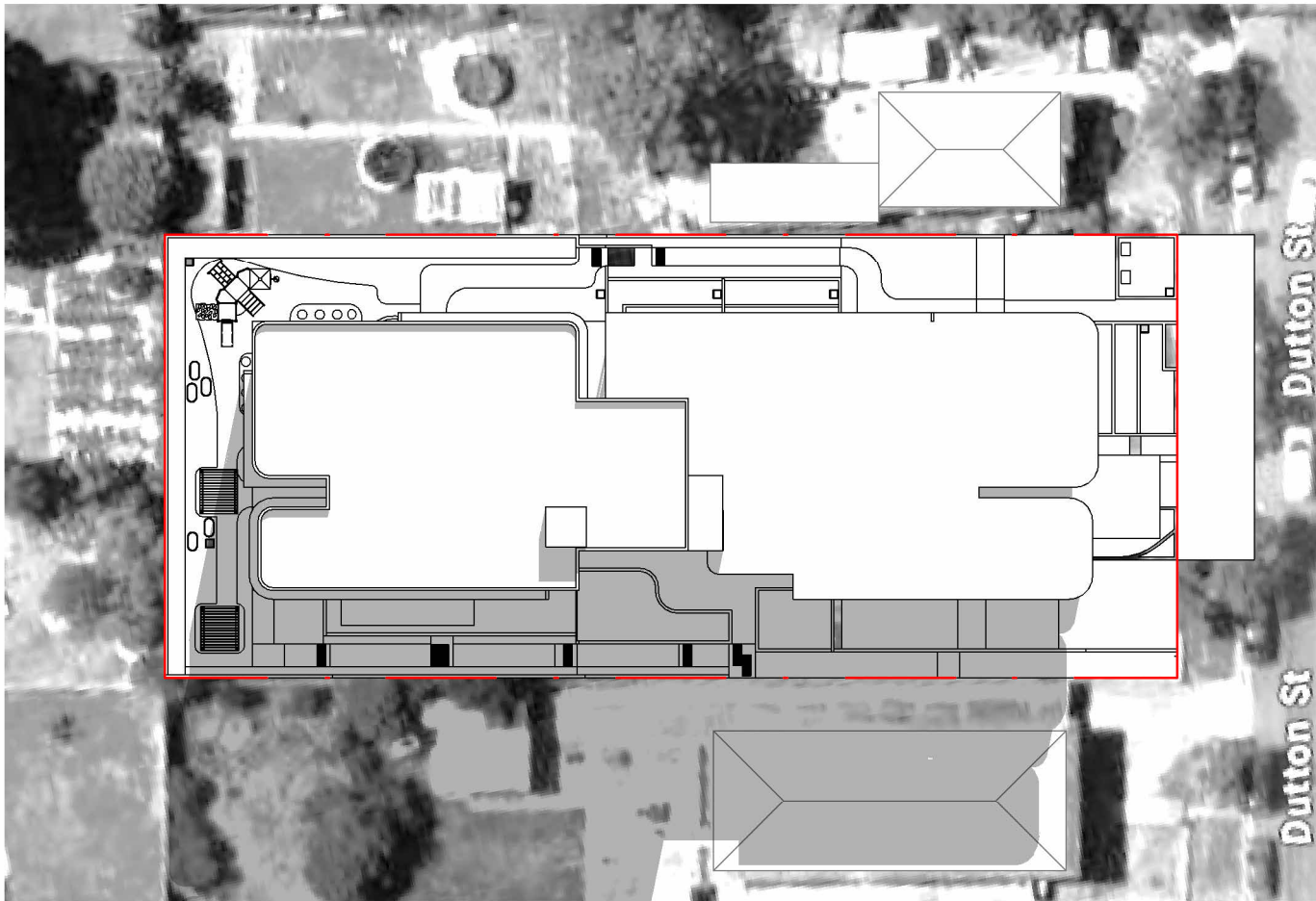
DRAWING TITLE:
**COMMUNAL OPEN SPACE
AREA AND DEEP SOIL**

SHEET NUMBER:
DA - 5005

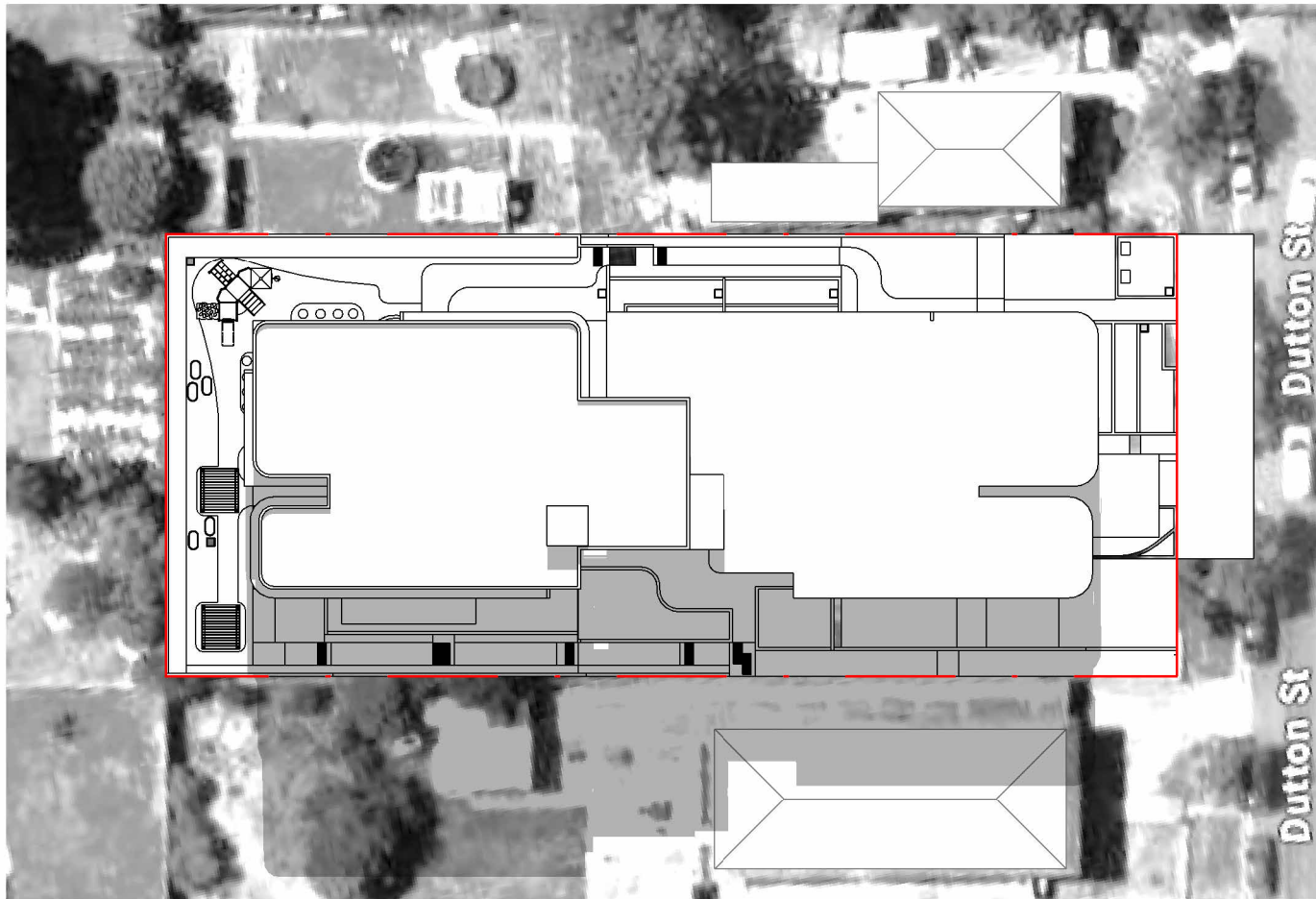
DATE: 07/09/2025

REV:
C





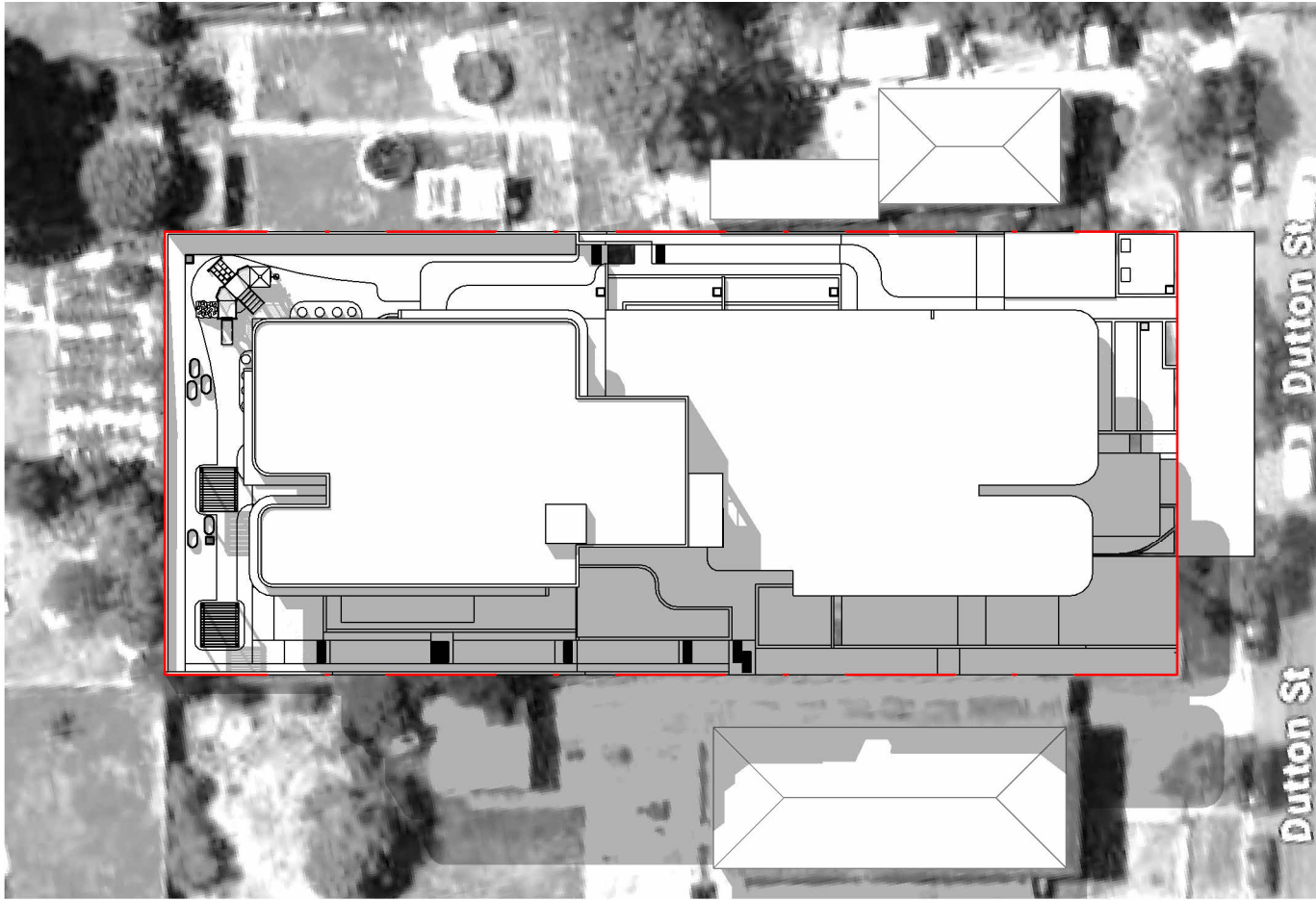
SHADOW ANALYSIS - JUNE 9am
1 : 500



SHADOW ANALYSIS - JUNE 10am
1 : 500



SHADOW ANALYSIS - JUNE 11am
1 : 500



SHADOW ANALYSIS - JUNE 12pm
1 : 500



SHADOW ANALYSIS - JUNE 1pm
1 : 500



SHADOW ANALYSIS - JUNE 2pm
1 : 500



SHADOW ANALYSIS - JUNE 3pm
1 : 500

PRELIMINARY
NOT FOR CONSTRUCTION

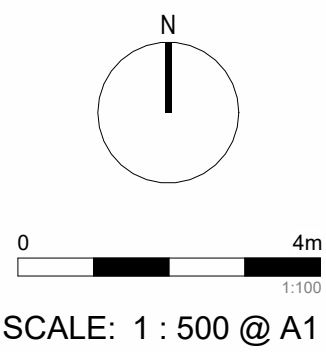
Document Notes
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7/09/2025 11:25:31 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

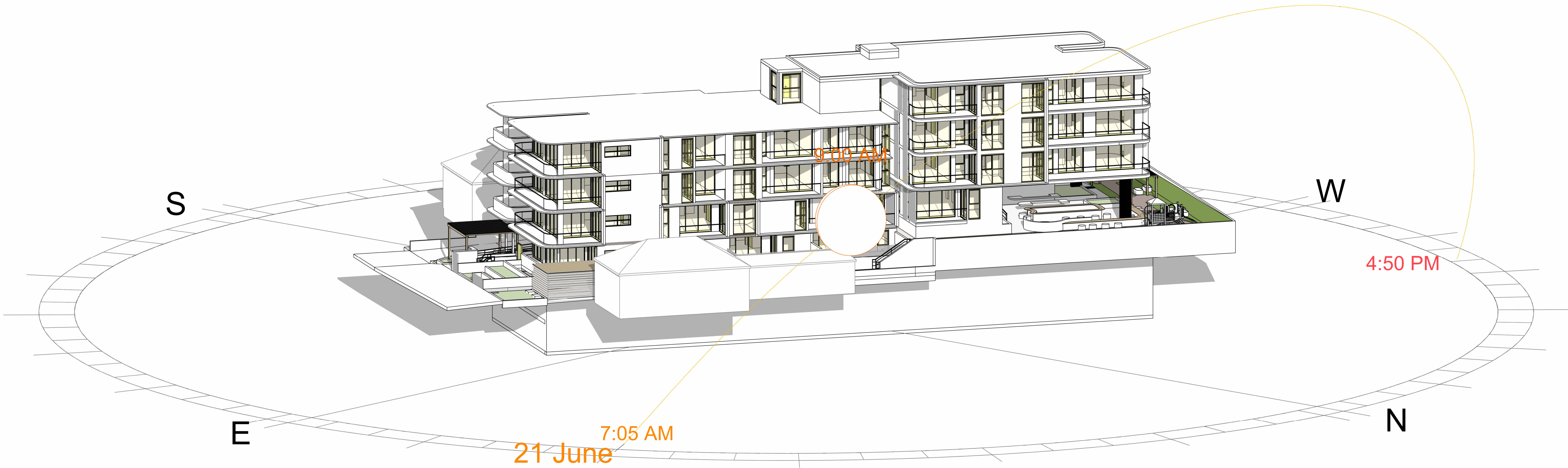
DRAWING TITLE:
SHADOW DIAGRAM ANALYSIS

SHEET NUMBER:
DA - 5007

DATE: 07/09/2025

REV:
C





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7/09/2025 11:25:36 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m 1:100
SCALE: @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 9.00 AM

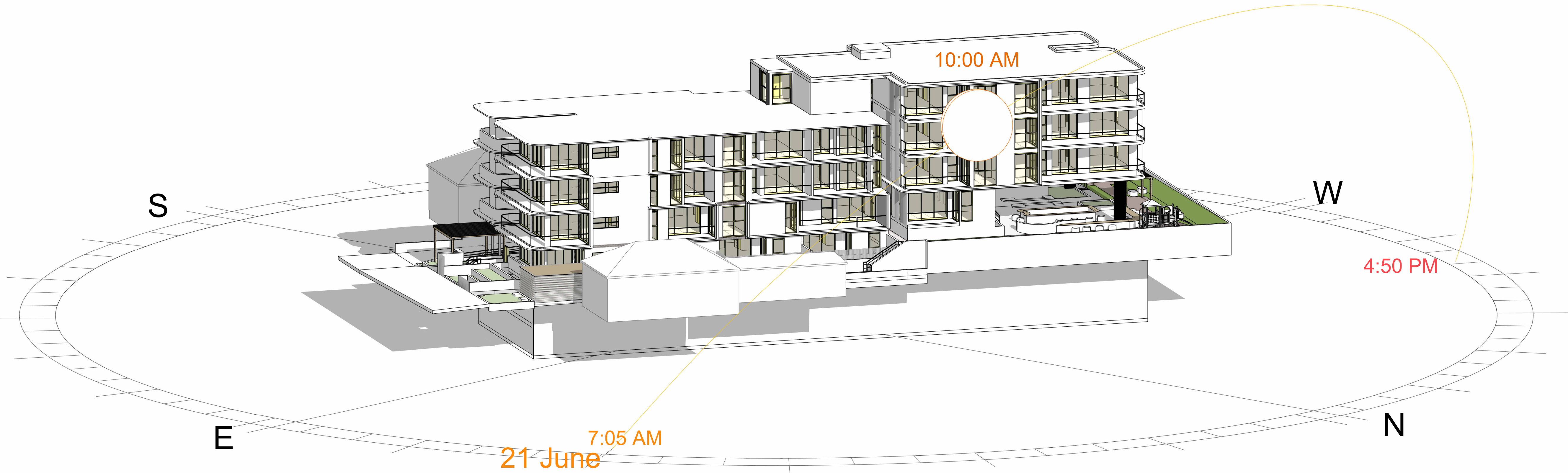
SHEET NUMBER:
DA - 6100
DATE: 07/09/2025

REV:
C

ARCHITECT:

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7/09/2025 11:25:39 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



SCALE: @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 10.00 AM

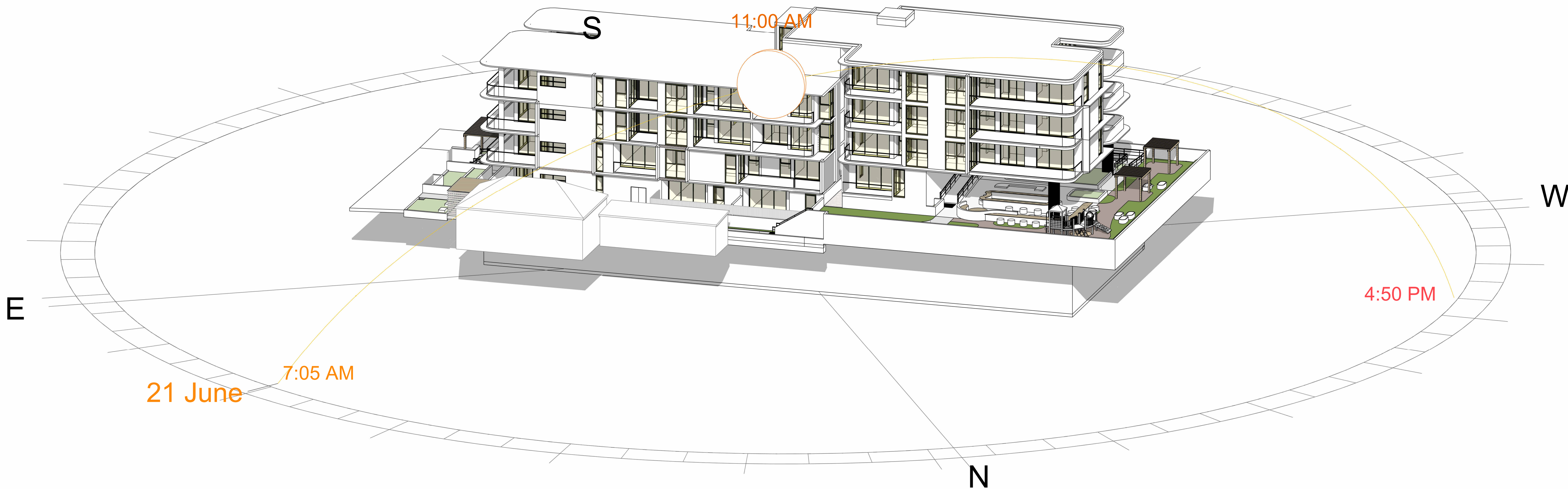
SHEET NUMBER:
DA - 6101

DATE: 07/09/2025

REV: C

ARCHITECT:
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7/09/2025 11:25:43 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m 1:100
SCALE: @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

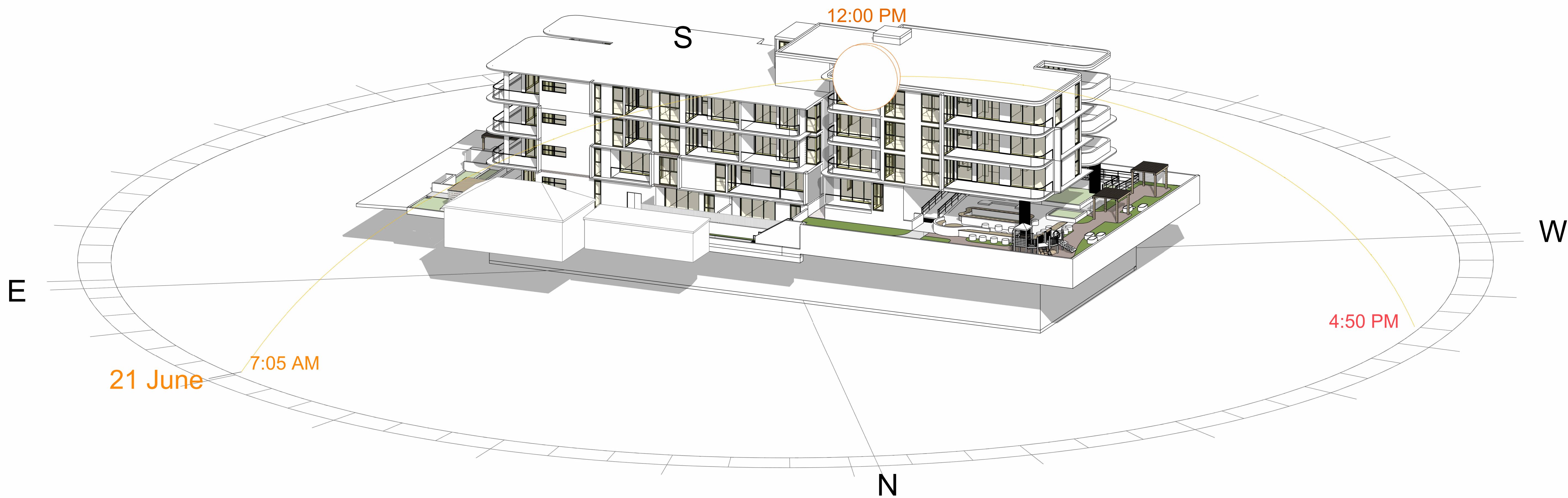
DRAWING TITLE:
SOLAR VIEW JUN 21 11:00 AM

SHEET NUMBER:
DA - 6102
DATE: 07/09/2025

REV: **C**

ARCHITECT:
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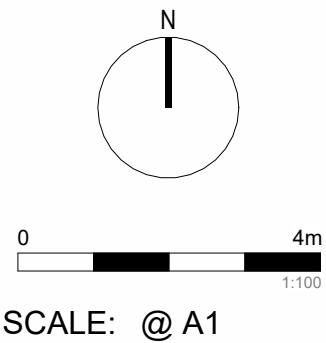
Document Notes
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7/09/2025 11:25:47 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 12:00 PM

SHEET NUMBER:
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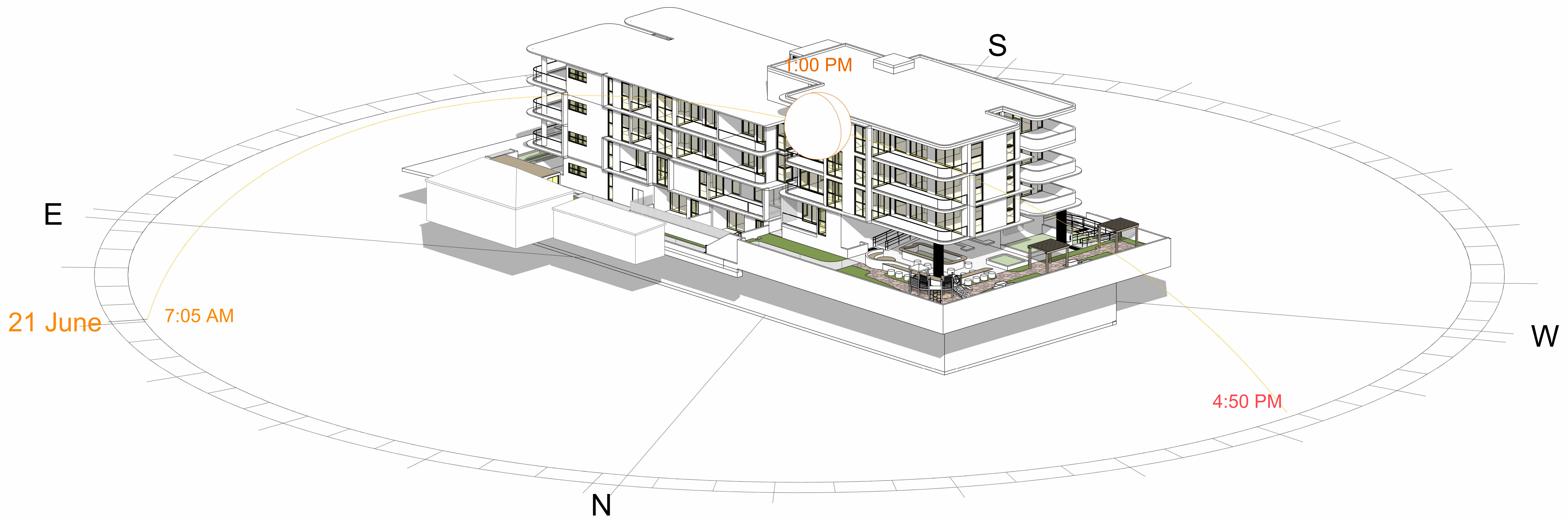
DATE: 07/09/2025

REV: C

ARCHITECT:


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7/09/2025 11:25:52 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



SCALE: @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 1.00 PM

SHEET NUMBER:
DA - 6104

DATE: 07/09/2025

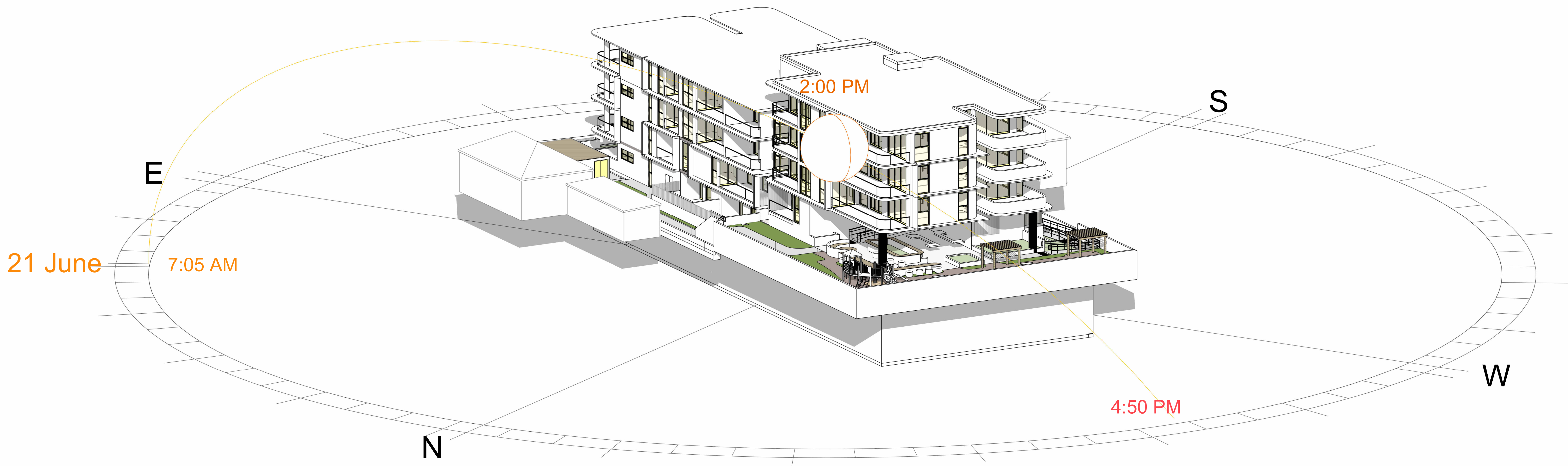
REV: C

ARCHITECT:

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7/09/2025 11:25:56 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m
SCALE: @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 2.00 PM

SHEET NUMBER:
DA - 6105

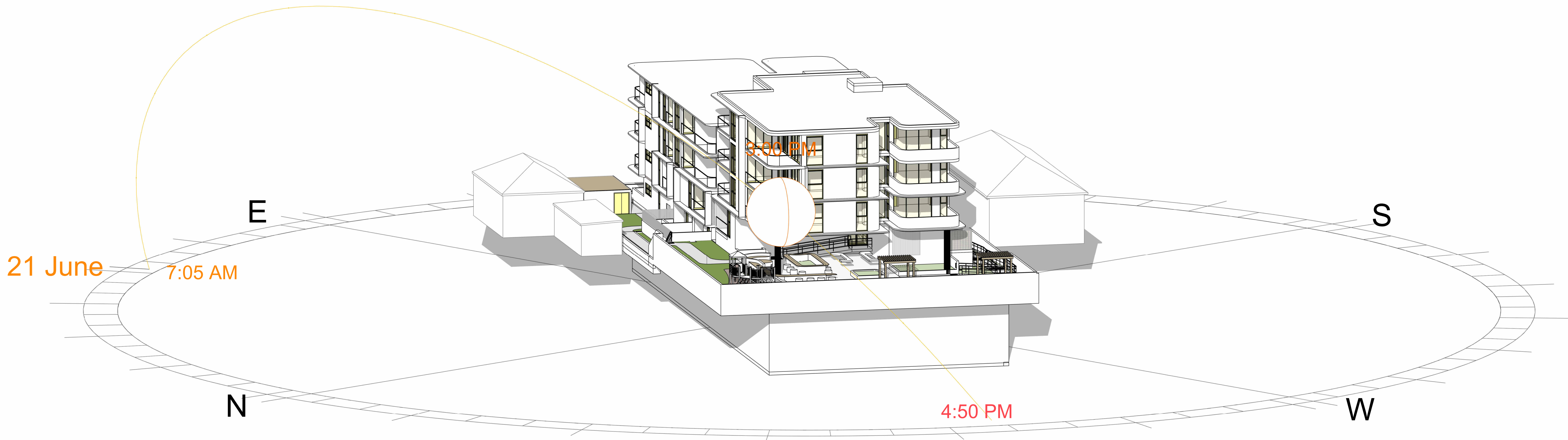
DATE: 07/09/2025

REV:
C

ARCHITECT:

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7/09/2025 11:28:00 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m 1:100
SCALE: @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
SOLAR VIEW JUN 21 3.00 PM

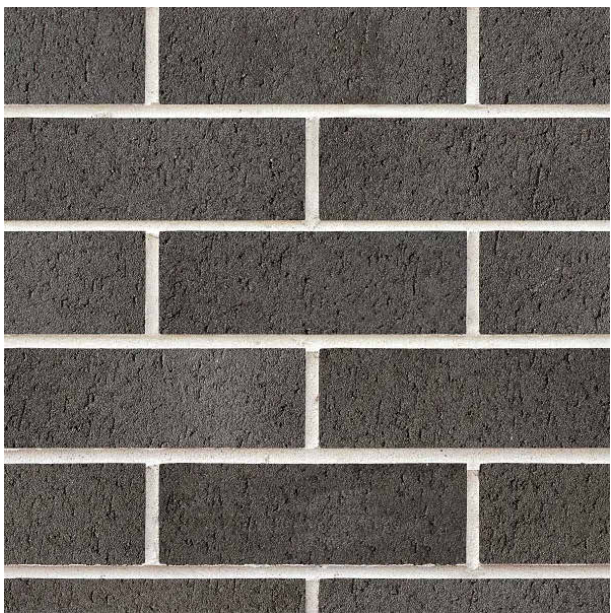
SHEET NUMBER:
DA - 6106
DATE: 07/09/2025

REV:
C

ARCHITECT:

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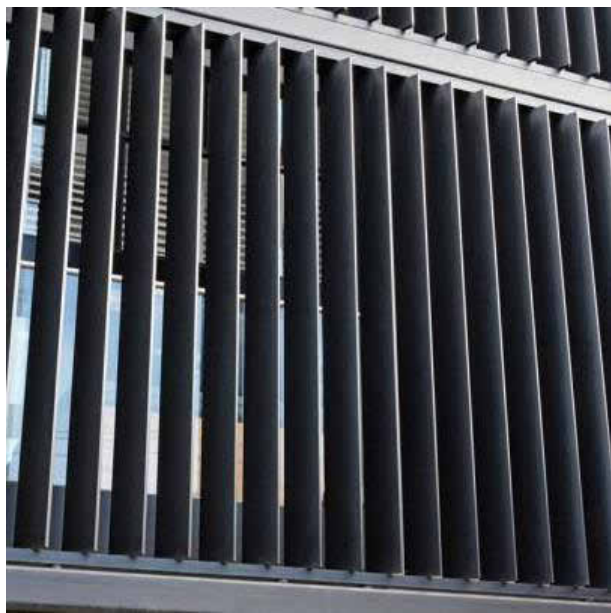
1

AUSTRAL BRICKS:
URBAN ONE CHIFFON



2

WEATHERTEX :
ECOGROOVE SMOOTH 300MM
COLOR:
DULUX FLAT WHITE



3

ALUMINUM BLADES
COLOR:
DULUX MONUMENT GREY



4

CEMENT RENDER
COLOR:
DULUX NATURAL WHITE



5

POWDERCOAT WINDOWS AND
DOORS
COLOR:
DULUX MONUMENT



6

CEMENT RENDER MONUMENT
COLOR:
DULUX MONUMENT

PRELIMINARY
NOT FOR CONSTRUCTION

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7/09/2025 11:28:01 PM

REV	DATE	DESCRIPTION	DP FULL NAME
A	17/12/2024	DA SUBMISSION	KHALED KABBOUT
B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m
1:100
SCALE: 1 : 1 @ A1

PROJECT:
#2022076

115-117 Dutton Street, Yagoona

CLIENT:

DRAWING TITLE:
MATERIAL SCHEDULE

SHEET NUMBER:
DA - 7000

DATE: 07/09/2025

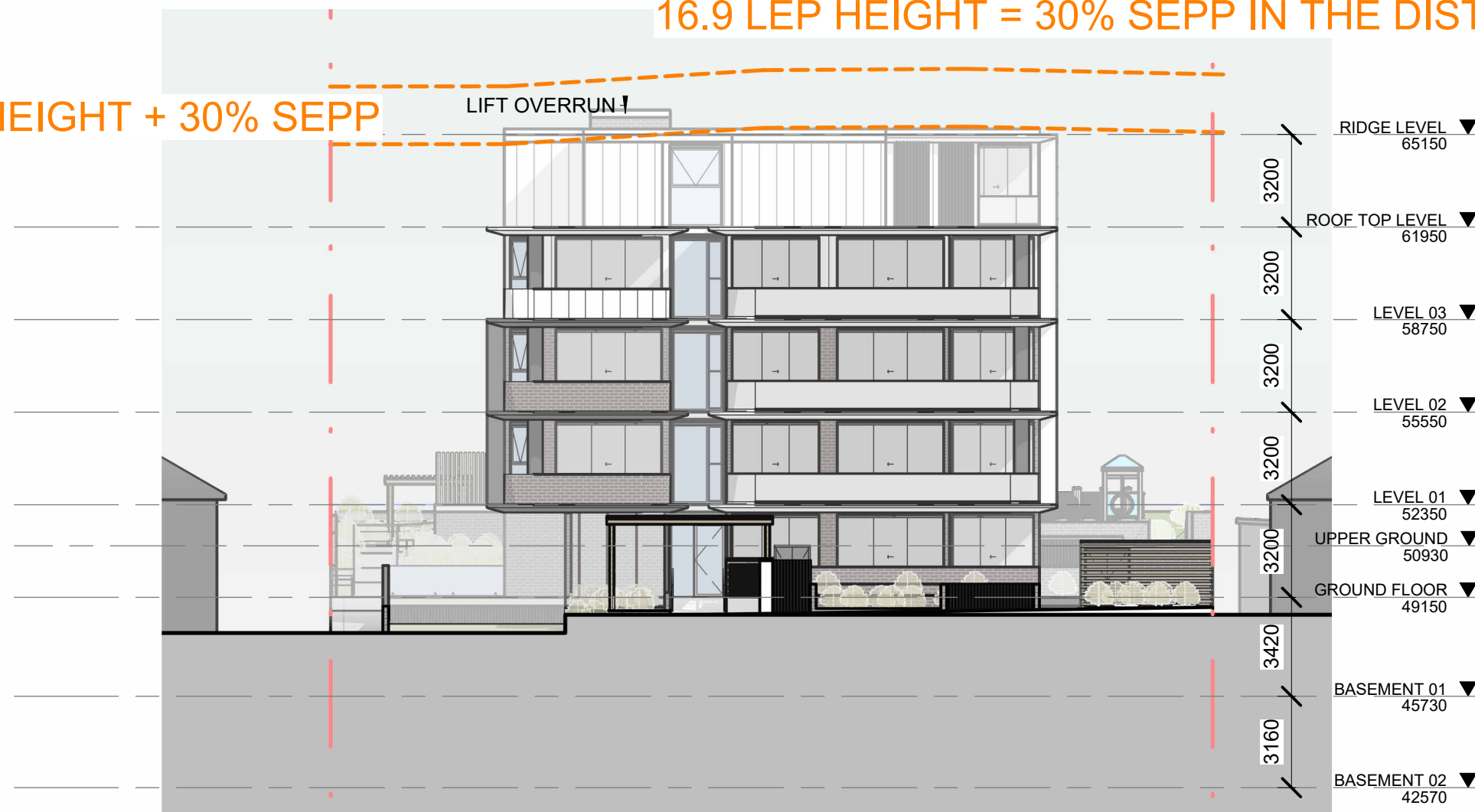
REV: C

ARCHITECT:
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16.9 LEP HEIGHT = 30% SEPP IN THE DISTANCE

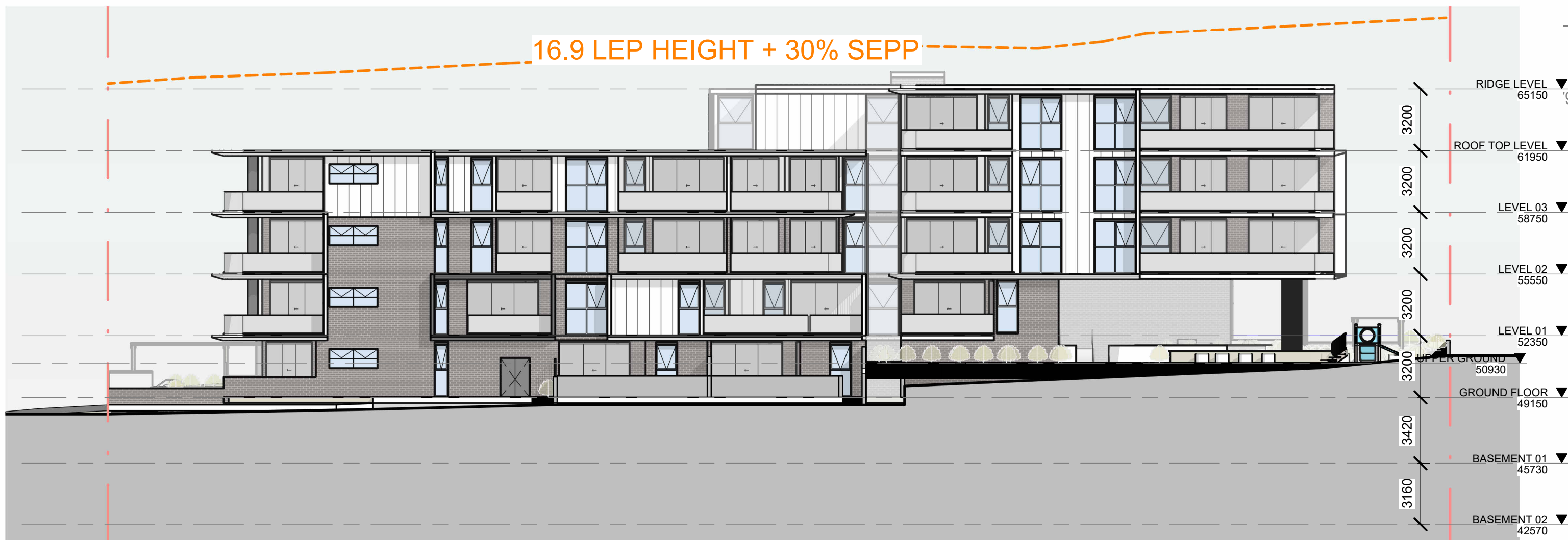
16.9 LEP HEIGHT + 30% SEPP



NN_ELEVATION EAST

1 : 200

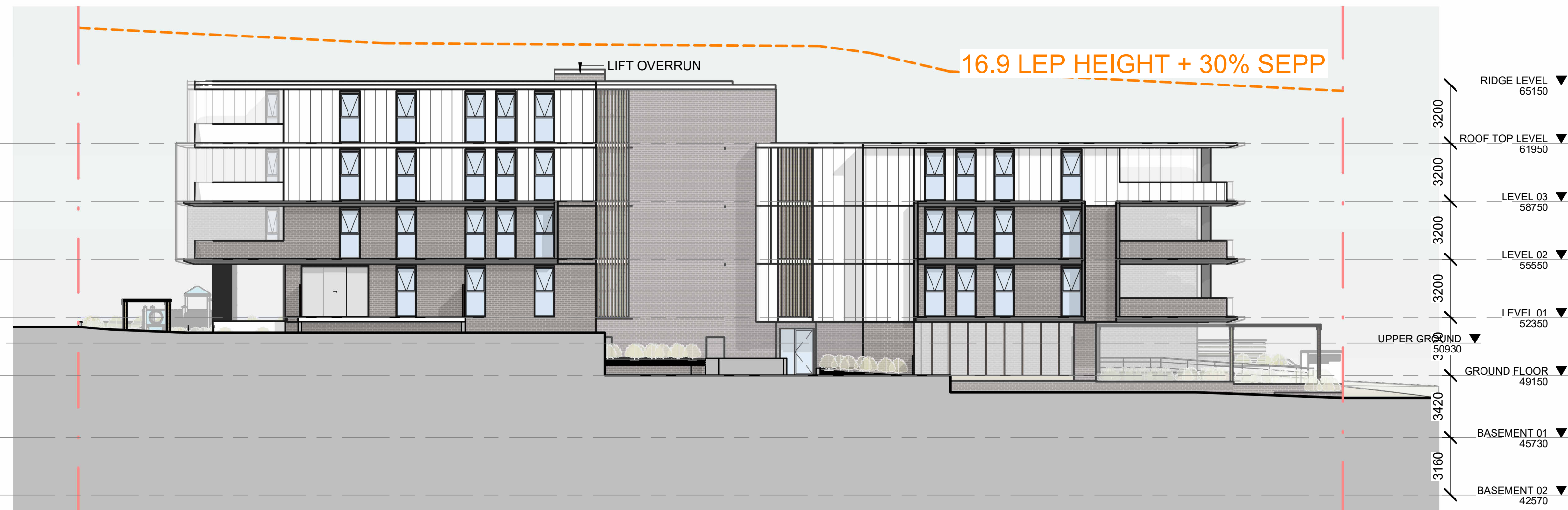
16.9 LEP HEIGHT + 30% SEPP



NN_ELEVATION NORTH

1 : 200

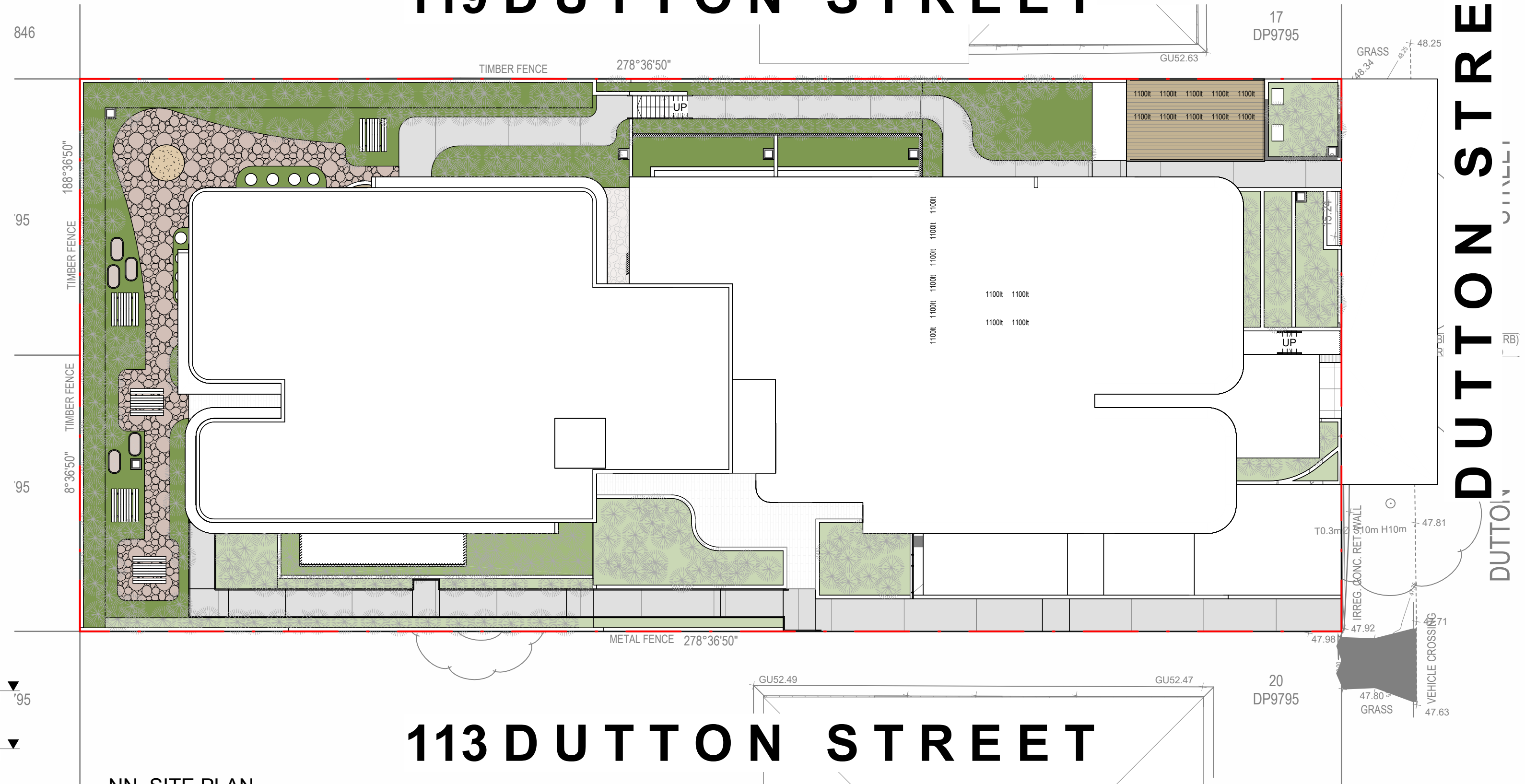
16.9 LEP HEIGHT + 30% SEPP



NN_ELEVATION SOUTH

1 : 200

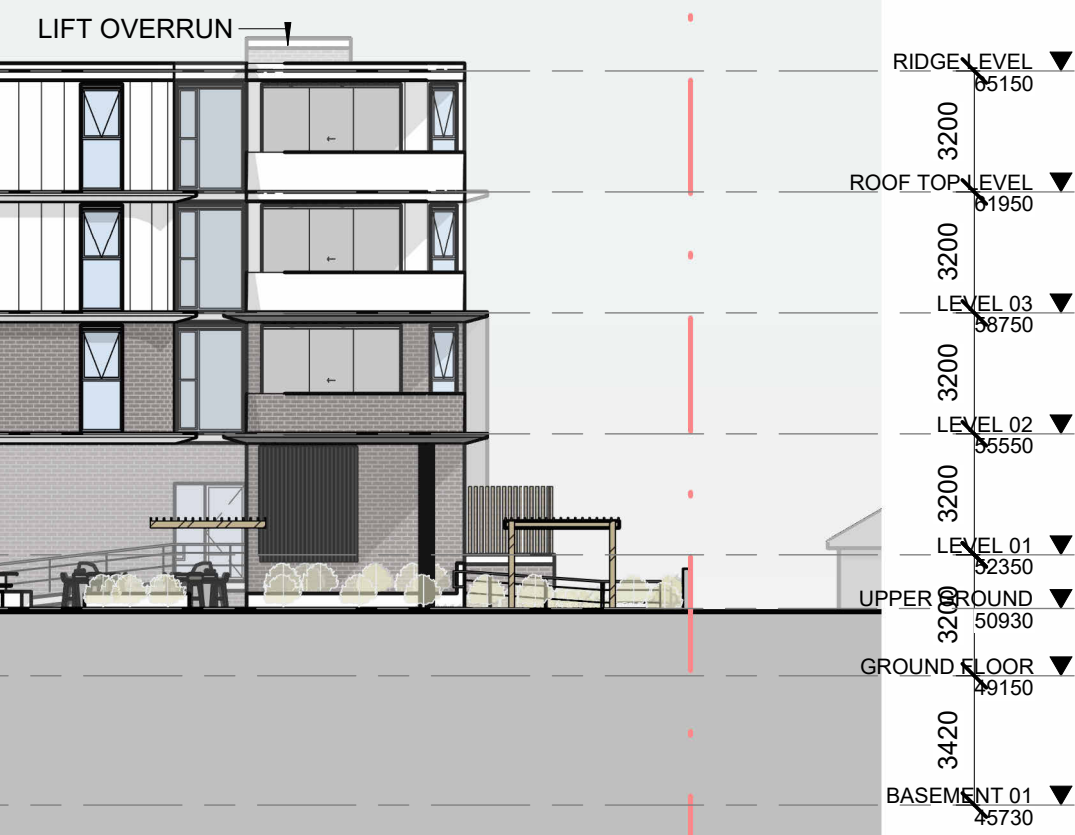
119 DUTTON STREET



NN_SITE PLAN

1 : 200

113 DUTTON STREET



NN_ELEVATION WEST

1 : 200

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B	15/06/2025	DA SUBMISSION	KHALED KABBOUT
C	07/09/2025	DA SUBMISSION	KHALED KABBOUT

LEGEND:



0 4m
SCALE: 1 : 200 @ A1

PROJECT:
#2022076
115-117 Dutton Street, Yagoona
CLIENT:

DRAWING TITLE:
NEIGHBOUR NOTIFICATION
SHEET NUMBER:
DA - 7010
DATE: 07/09/2025
REV:
C

ARCHITECT:
CEDAR
DESIGN & CONSTRUCT
CONCEPT TO REALITY
CRETE-TECH
NEW BUILD, RENOVATE, CAR PARK