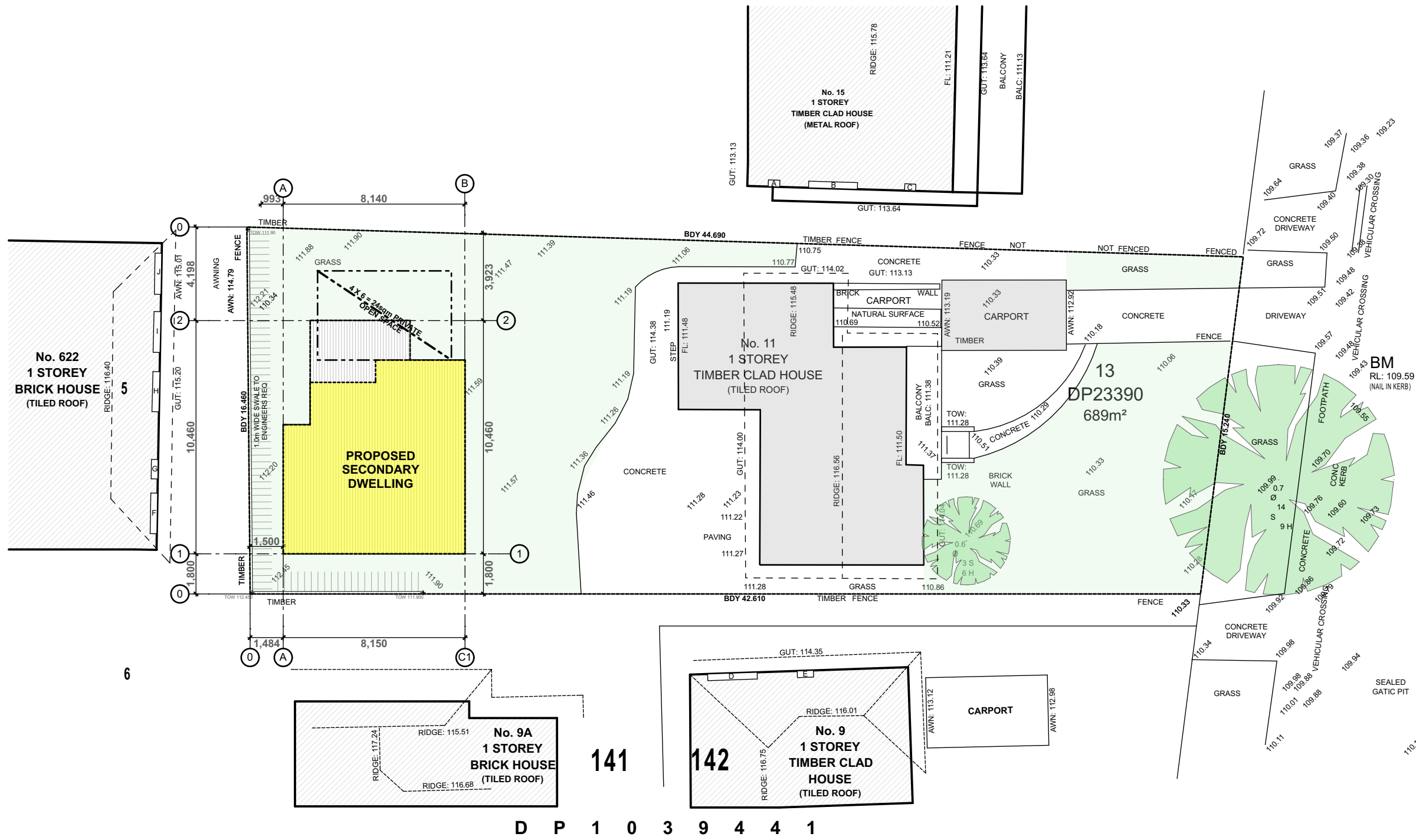


SITE AREA CALCULATIONS
11 FERGUSON STREET , FORESTVILLE NSW . Lot 13 - DP 23390
SITE AREA : 689 sqm
SITE COVERAGE : ALLOWED 344.5 m2
ACHIEVED : PRIMARY DWELLING - 124.34sqm
SECONDARY DWELLING - 64.85
TOTAL : 188.73sqm
SECONDARY FLOOR AREA : ALLOWED : 60sqm
ACHIEVED : 60sqm measured Internally
REAR SETBACK : ACHIEVED : 0.9m to secondary dwelling ,
SIDE SETBACK : REQUIRED : 0.9m
ACHIEVED : 0.9m
PRIVATE OPEN SPACE : REQUIRED : 24m2
ACHIEVED 24m2
HEIGHT : 3.8m to Roof
LANDSCAPED AREA : TOTAL 335.37 m2

- BASIX - MIN SPEC**
- ENERGY**
- GAS INSTANTANEOUS HOT WATER UNIT AS SELECTED WITH A PERFORMANCE OF 5.5 STARS TO THE DEVELOPMENT
 - PROVIDE GAS COOKTOP & GAS OVEN IN THE KITCHEN
 - REFRIGERATOR SPACE TO BE WELL VENTILATED
 - PROVIDE A FIXED OUTDOOR CLOTHED DRYING LINE
 - PROVIDE A FIXED INDOOR OR SHELTERED CLOTHES DRYING LINE .
 - PROVIDE THREE PHASE A/C SYSTEM TO BEDROOMS FOR COOLING ONLY
 - PROVIDE THREE PHASE A/C SYSTEM TO LIVING AREAS TO LIVING AREAS FOR COOLING ONLY
 - PROVIDE DAY / NIGHT ZONING BETWEEN LIVING AREA AND BEDROOM AREAS FOR HEATING ONLY
 - PROVIDE THREE PHASE A/C SYSTEM (EER 3.0 - 3.5) TO BEDROOM AREAS FOR HEATING ONLY
 - PROVIDE THREE PHASE A/C SYSTEM (EER 3.0 - 3.5) TO LIVING AREAS FOR HEATING ONLY
 - PROVIDE DAY / NIGHT ZONING BETWEEN LIVING AREA AND BEDROOMS TO HEATING SYSTEM
 - PROVIDE INDIVIDUAL FAN (NOT DUCTED) MECH. VENT TO AT LEAST 1 BEDROOM (MANUAL SWITCH)
 - PROVIDE INDIVIDUAL FAN (NOT DUCTED) MECH. VENT TO KITCHEN (MANUAL SWITCH)
 - PROVIDE NATURAL VENTILATION ONLY TO LAUNDRY
 - PROVIDE DEDICATED FLUORESCENT OR LED LIGHTING TO AT LEAST 5 BEDROOMS / STUDY . 2 LIVING / DINING ROOMS , KITCHEN , ALL BATHROOMS / TOILETS , LAUNDRY AND ALL HALLWAYS
- WATER CONSERVATION**
- 3 STAR RATED SHOWER HEADS TO BE INSTALLED
 - 5 STAR RATED TOILET FLUSHING SYSTEM IN EACH TOILET TO BE INSTALLED
 - 6 STAR RATED TAPS TO BE INSTALLED IN THE KITCHEN
 - 6 STAR RATED BASIN TAPS TO BE INSTALLED IN EACH BATHROOM
- A 2000 L UNDERGROUND RAINWATER COLLECTION STORAGE TANK TO COLLECT ROOF WATER AND REUSE TO IRRIGATE LANDSCAPING (CONNECTED TO MINIMUM 1 OUTDOOR TAP) . SUPPLY ONE COLD WATER TAP TO EACH CLOTHES WASHING MACHINE AND FLUSH TOILETS . (CAPACITY = MINIMUM 2000 LTRS)
- A 2000 L RAINWATER TANK IS TO BE INSTALLED ON SITE , AND MUST BE CONFIGURED TO COLLECT RAINFALL RUNOFF FROM 175.17 SQM. OF THE ROOF AREA . RAINWATER TANK TO BE CONNECTED TO ALL TOILETS AND TO AT LEAST 1 OUTDOOR TAP IN THE DEVELOPMENT
- THERMAL COMFORT :**
- R0.50 INSULATION TO ALL EXETRNAL CAVITY BRICK WALLS
 - UP TO R0.45 INSULATION TO ALL CEILINGS AND 100 MM FOIL BACKED INSULATION TO ALL ROOFS
- NOTE :**
ALL ITEMS ARE TO BE IN ACCORDANCE WITH BASIX REQUIREMENTS AND MAUFACTURERS SPECIFICATIONS.



1 SITE PLAN
1:200

NOT FOR CONSTRUCTION

Mr L. BOGHOSSIAN
Lot : 13 , DP : 23390
11 FERGUSON STREET , FORESTVILLE NSW

PROJECT
DEVELOPMENT APPLICATION
PROPOSED SECONDARY DWELLING

Lot : 13 , DP : 23390
11 FERGUSON STREET , FORESTVILLE NSW

SECONDARY DWELLING
SITE PLAN

A2

PLANNING / DESIGN / ARCHITECTURE
MR SHADY CHAHINE
SEPTIMUS AVE
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A.C.N. 104 476 833

REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
P1	ISSUE FOR CLIENT APPROVAL	22.12.19	1:200, 1:100	SC		23.08.17
A	ISSUE FOR DEVELOPMENT APPROVAL	23.12.19				
B	ISSUE FOR DEVELOPMENT APPROVAL	27.08.20				
C	ISSUE FOR DEVELOPMENT APPROVAL	17.12.20				
D	ISSUE FOR DEVELOPMENT APPROVAL	10.05.21				

PROJECT No	DRAWING No	REVISION
19-110	DA 1000	D

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 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 80 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: <ul style="list-style-type: none">all toilets in the development		✔	✔
<ul style="list-style-type: none">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.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must be a Class 1 dwelling according to the Building Code of Australia, 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.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	1.86 (or 2.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.45 (up), roof: foil backed blanket (100 mm)	unventilated; dark (solar absorptance > 0.70)

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading (Dimension within 10%)	Overshadowing
North facing					
W01	1800	1500	aluminium, single, clear	none	not overshadowed
W02	1800	1500	aluminium, single, clear	none	not overshadowed
W03	1800	750	aluminium, single, clear	none	not overshadowed
East facing					
W04	600	600	aluminium, single, clear	none	not overshadowed
South facing					
W05	1000	1200	aluminium, single, clear	none	not overshadowed
W06	600	600	aluminium, single, clear	none	not overshadowed

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
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 window and glazed 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: <ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clearTimber/uPVC/fibreglass double (air) clear	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
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.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 6 Star		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 6 Star		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas fixed flued heater; Energy rating: 5 Star		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: gas fixed flued heater; Energy rating: 5 Star		✔	✔
Ventilation			
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		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 2 of the bedrooms / study;at least 2 of the living / dining rooms;the kitchen;		✔ ✔ ✔	✔ ✔ ✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none">all bathrooms/toilets;the laundry;all hallways;		✔ ✔ ✔	✔ ✔ ✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

NOT FOR CONSTRUCTION

CLIENT

Mr L. BOGHOSSIAN

Lot : 13 , DP : 23390
11 FERGUSON STREET , FORESTVILLE NSW

LOGO

SECONDARY DWELLING

BASIX RECOMMENDATIONS

PROJECT

DEVELOPMENT APPLICATION

PROPOSED SECONDARY DWELLING

Lot : 13 , DP : 23390
11 FERGUSON STREET , FORESTVILLE NSW

A2

ARCHITECT

PLANNING / DESIGN / ARCHITECTURE

MR SHADY CHAHINE

SEPTIMUS AVE
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A.C.N. 104 476 833

REVISION

DESCRIPTION

DATE

SCALE

DRAWN

CHECKED

DATE

P1

ISSUE FOR CLIENT APPROVAL

22.12.19

1:1.250

SC

SC

23.08.17

A

ISSUE FOR DEVELOPMENT APPROVAL

23.12.19

B

ISSUE FOR DEVELOPMENT APPROVAL

27.08.20

C

ISSUE FOR DEVELOPMENT APPROVAL

17.12.20

D

ISSUE FOR DEVELOPMENT APPROVAL

10.05.21

PROJECT No

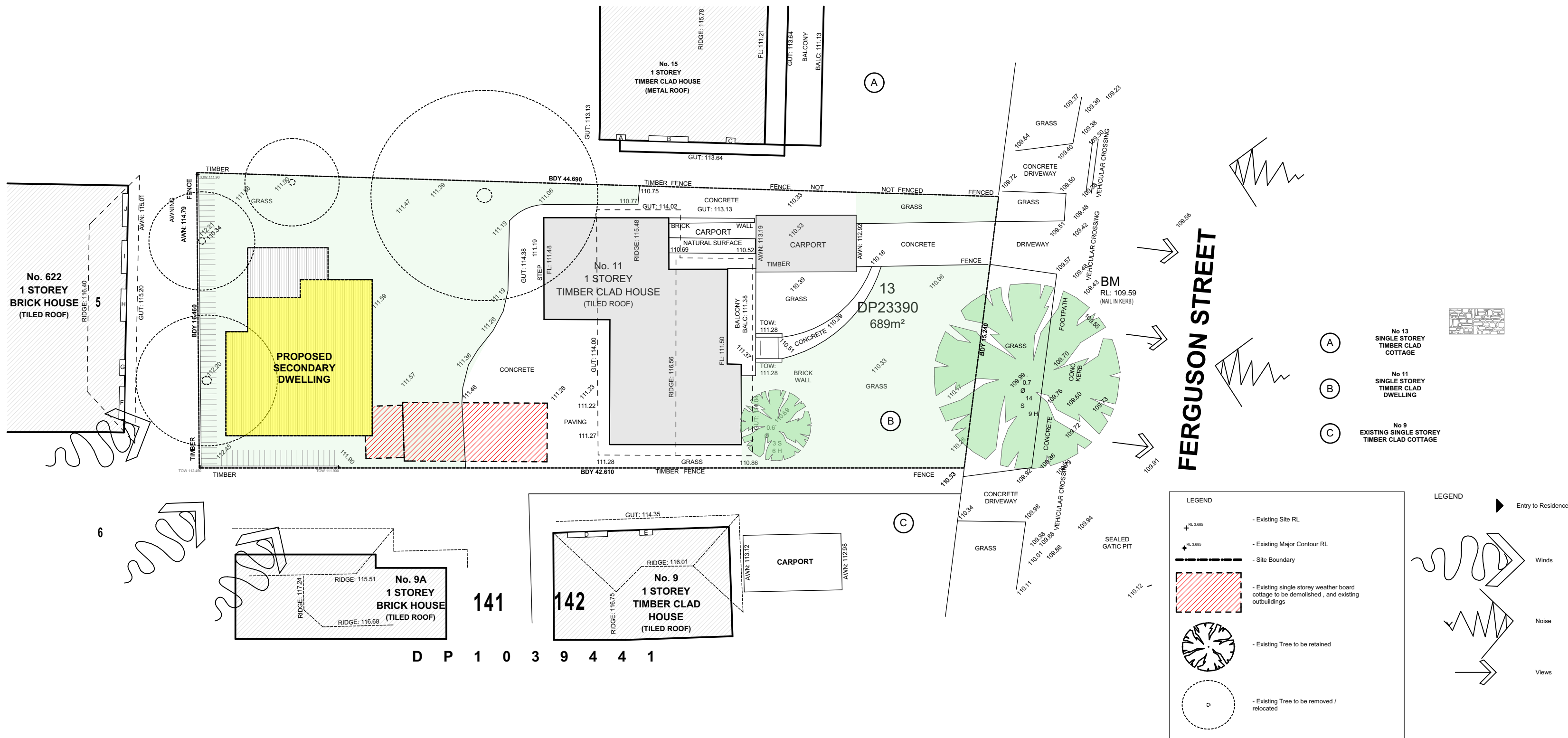
DRAWING No

REVISION

19-110

DA 1001

D



1

SITE ANALYSIS PLAN
1:200

NOT FOR CONSTRUCTION

CLIENT
Mr L. BOGHOSSIAN
Lot : 13 , DP : 23390
11 FERGUSON STREET , FORESTVILLE NSW

PROJECT
DEVELOPMENT APPLICATION
PROPOSED SECONDARY DWELLING
Lot : 13 , DP : 23390
11 FERGUSON STREET , FORESTVILLE NSW

LOGO

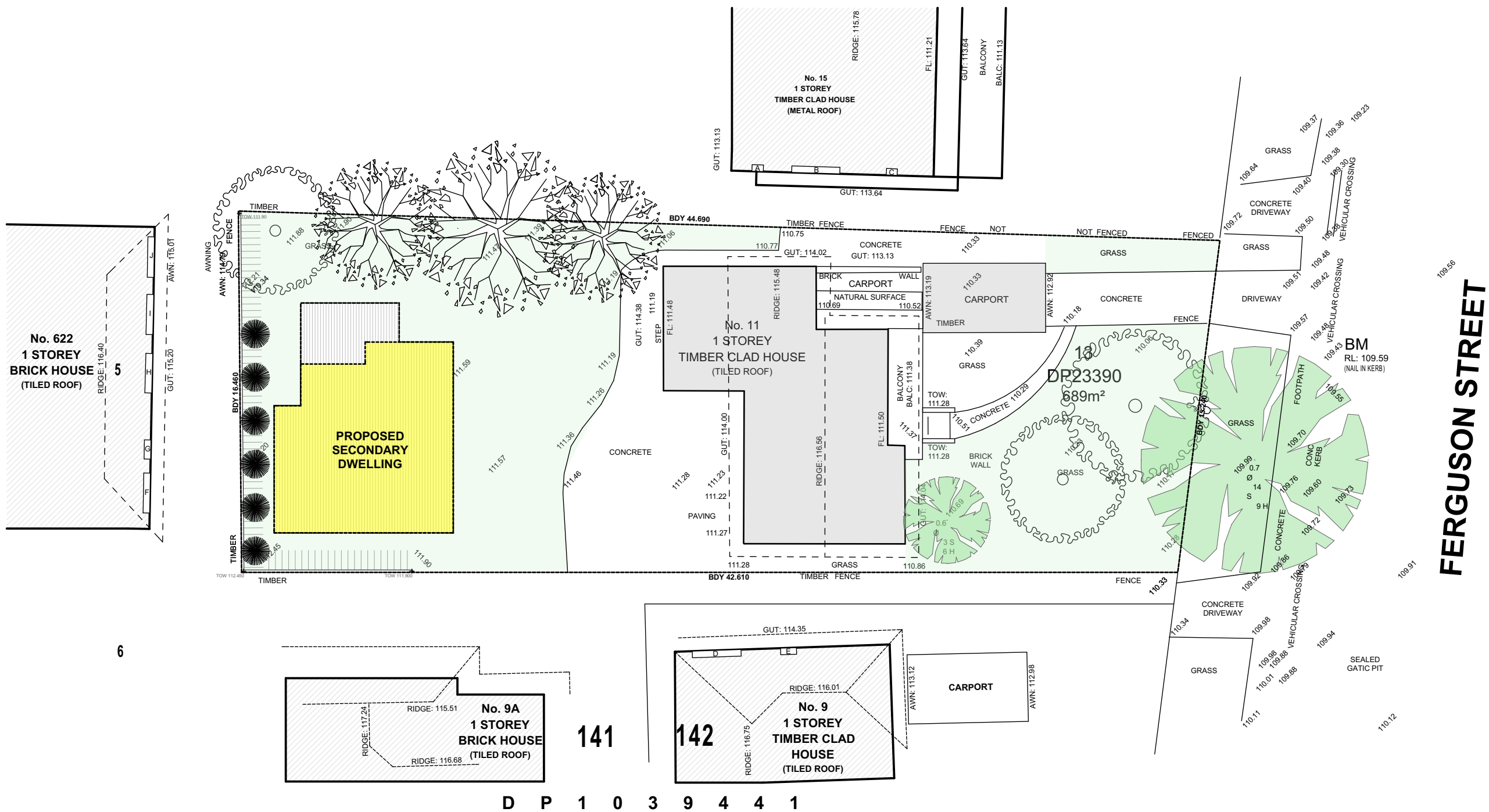
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SECONDARY DWELLING
SITE ANALYSIS PLAN

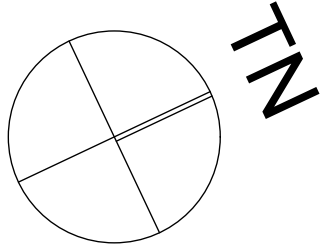
DESIGNER
PLANNING / DESIGN / ARCHITECTURE
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E shady.chahine@optusnet.com.au
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PROJECT No	DRAWING No	REVISION
19-110	DA 1003	D



Qty	Vegetation Type	Qty	Vegetation Type
6	Green Juniper Spreader "Juniperus horizontalis"	5	Black Wattle "Acacia mearnsii"
3	Tridax dactyloides "Wattle Gum"	15m2	Stone Paving



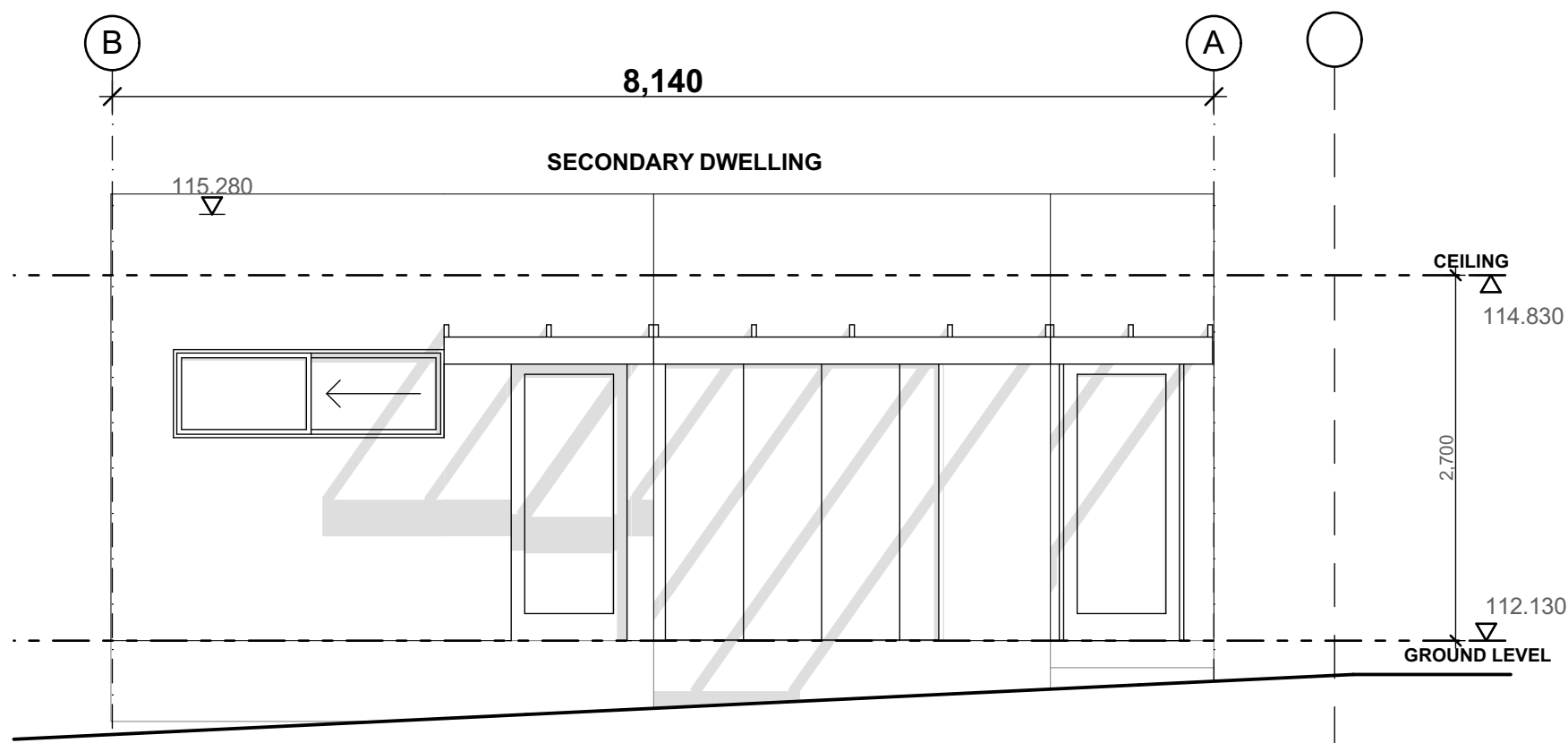
NOT FOR CONSTRUCTION

1 LANDSCAPE CONCEPT PLAN
1:200

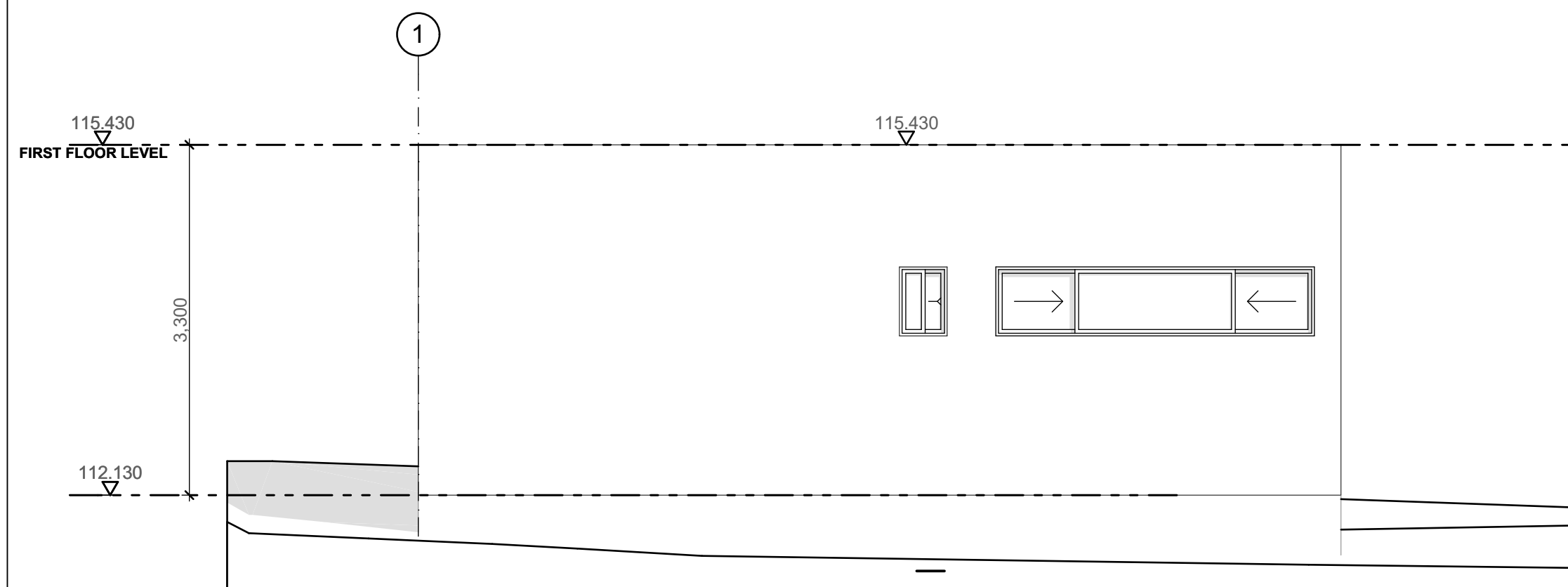
CLIENT	AREA	ARCHITECT	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
Mr L. BOGHOSSIAN	SECONDARY DWELLING	MR SHADY CHAHINE	P1	ISSUE FOR CLIENT APPROVAL	22.12.19	1:200	SC	SC	23.08.17
Lot : 13 , DP : 23390 11 FERGUSON STREET , FORESTVILLE NSW	LANDSCAPE CONCEPT PLAN	SEPTIMUS AVE PUNCHBOWL NSW 2196	A	ISSUE FOR DEVELOPMENT APPROVAL	23.12.19				
PROJECT			B	ISSUE FOR DEVELOPMENT APPROVAL	27.08.20	PROJECT No		DRAWING No	REVISION
DEVELOPMENT APPLICATION	A2	M 0416 108 417 E shady.chahine@optusnet.com.au	C	ISSUE FOR DEVELOPMENT APPROVAL	17.12.20	19-110		DA 1004	D
Lot : 13 , DP : 23390 11 FERGUSON STREET , FORESTVILLE NSW		A.C.N. 104 476 833	D	ISSUE FOR DEVELOPMENT APPROVAL	10.05.21				



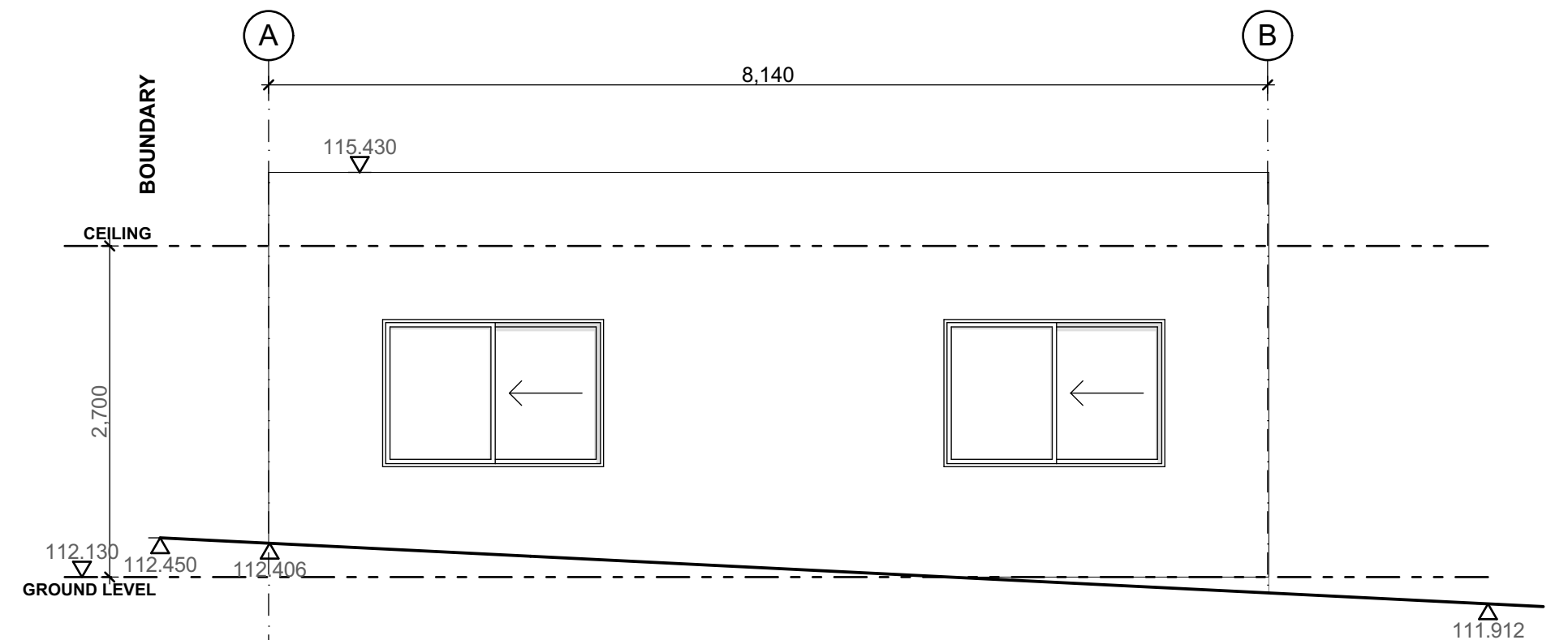
CLIENT		AREA	ARCHITECT	REVISION		DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
Mr L. BOGHOSSIAN		SECONDARY DWELLING	PLANNING / DESIGN / ARCHITECTURE	P1	ISSUE FOR CLIENT APPROVAL		22.12.19	1:50	SC	SC	23.08.17
Lot : 13 , DP : 23390 11 FERGUSON STREET , FORESTVILLE NSW		LOGO	MR SHADY CHAHINE	A	ISSUE FOR DEVELOPMENT APPROVAL		23.12.19				
PROJECT			SEPTIMUS AVE	B	ISSUE FOR DEVELOPMENT APPROVAL		27.08.20	PROJECT No			
DEVELOPMENT APPLICATION		A2	PUNCHBOWL NSW 2196	C	ISSUE FOR DEVELOPMENT APPROVAL		17.12.20	DRAWING No			
Lot : 13 , DP : 23390 11 FERGUSON STREET , FORESTVILLE NSW			M 0416 108 417 E shady.chahine@optusnet.com.au	D	ISSUE FOR DEVELOPMENT APPROVAL		10.05.21	REVISION			
			A.C.N. 104 476 833					19-110			
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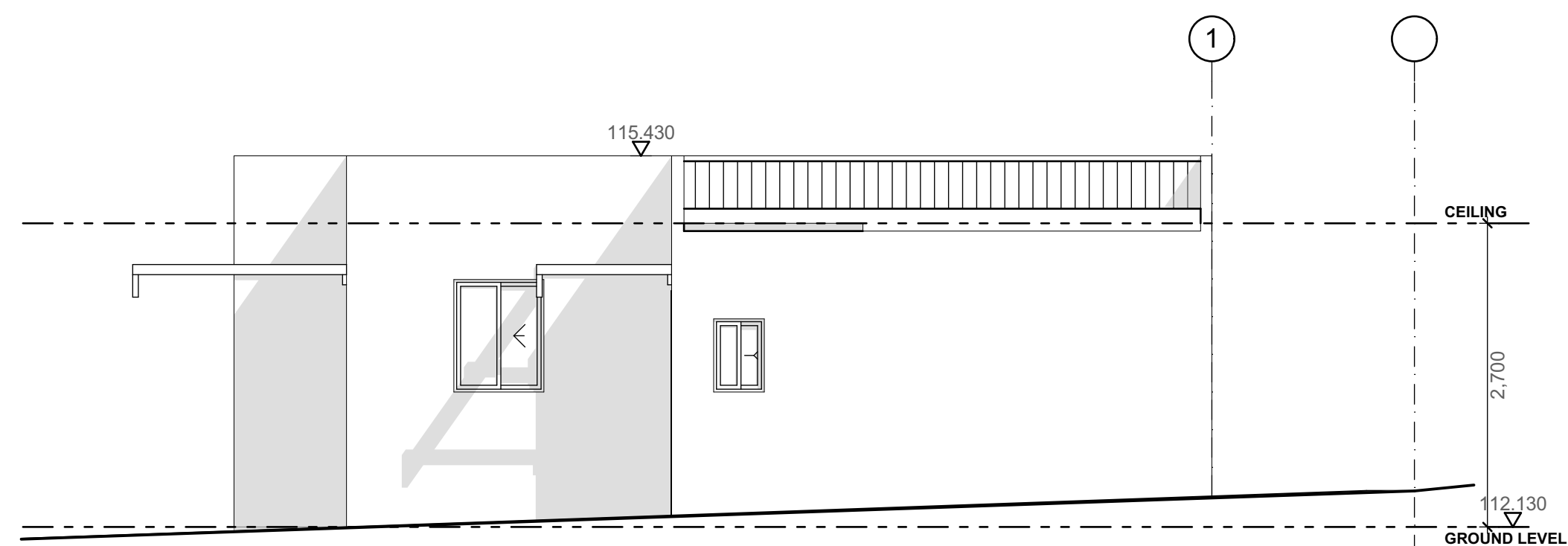
2 WEST ELEVATION 1:50



3 NORTH ELEVATION - SECONDARY DWELLING 1:50



1 EAST ELEVATION 1:50



4 SOUTH ELEVATION 1:50

NOT FOR CONSTRUCTION

CLIENT

Mr L. BOGHOSSIAN

Lot : 13 , DP : 23390
11 FERGUSON STREET , FORESTVILLE NSW

LOGO

PROJECT

DEVELOPMENT APPLICATION

PROPOSED SECONDARY DWELLING

Lot : 13 , DP : 23390
11 FERGUSON STREET , FORESTVILLE NSW

DATE

SECONDARY DWELLING

ELEVATIONS

A2

APPROVED

PLANNING / DESIGN / ARCHITECTURE

MR SHADY CHAHINE

SEPTIMUS AVE

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A.C.N. 104 476 833

REVISION

DESCRIPTION

DATE

P1

ISSUE FOR CLIENT APPROVAL

22.12.19

A

ISSUE FOR DEVELOPMENT APPROVAL

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10.05.21

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1:50

SC

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23.08.17

PROJECT No

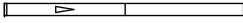
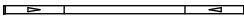

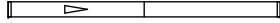

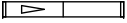

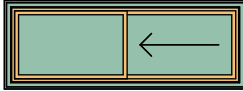

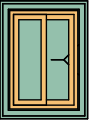
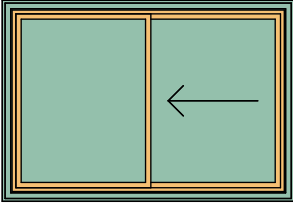
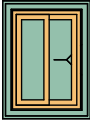
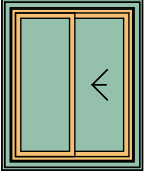
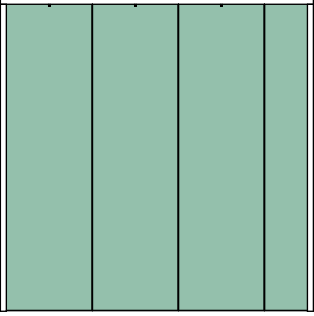
DRAWING No

REVISION

19-110

DA 1102

D

Window List							
ID	W10	W11	W12	W13	W14	W15	W16
Quantity	1	1	1	2	1	1	1
From Room Number							
Height	650	650	650	1,200	650	1,000	2,100
Width	2,000	3,000	450	1,800	450	800	2,100
Window sill height	1,500	1,500	1,500	900	1,200	1,200	0
Window head height	2,150	2,150	2,150	2,100	1,850	2,200	2,100
2D Symbol							
3D Front View							

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