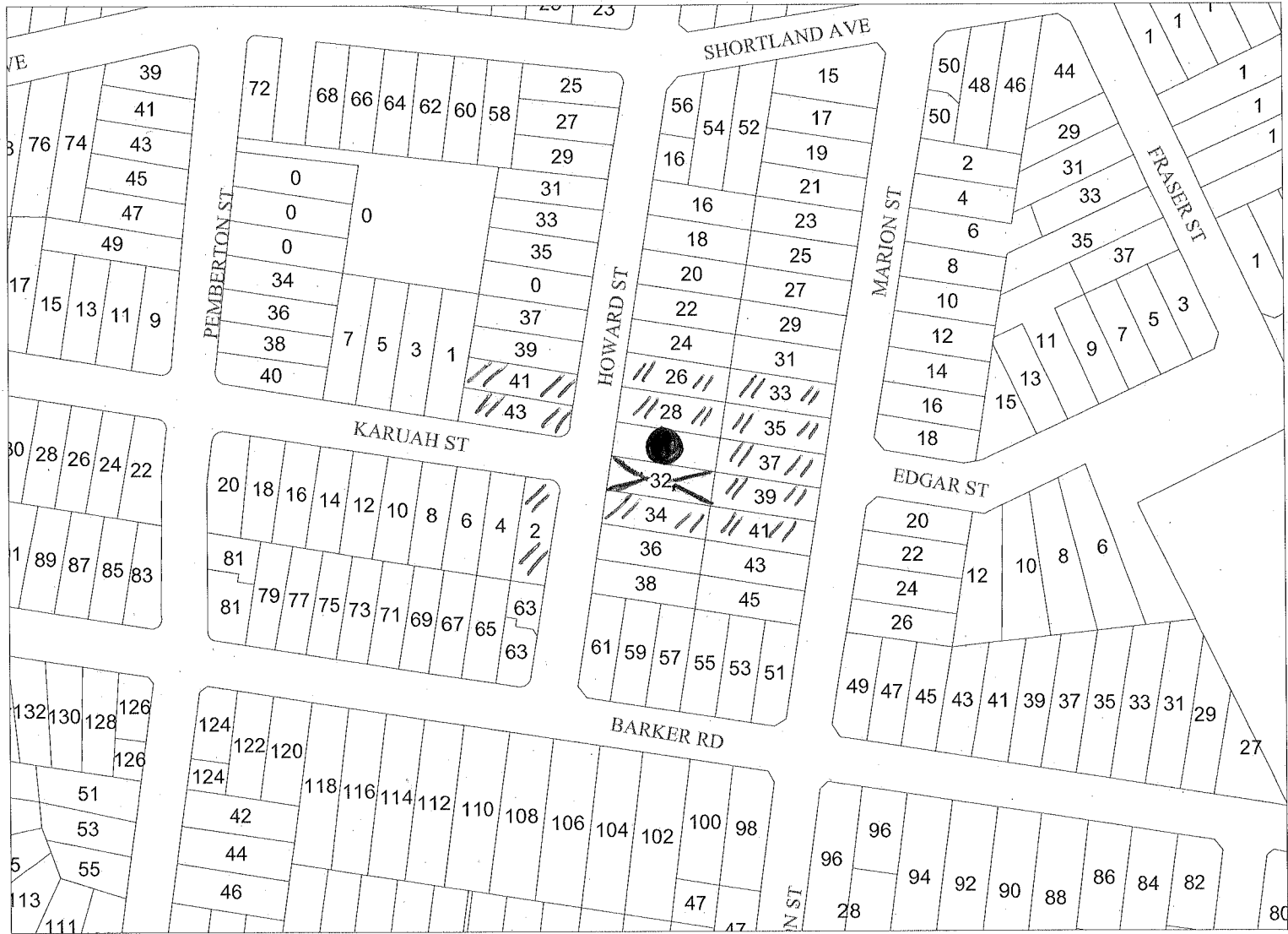
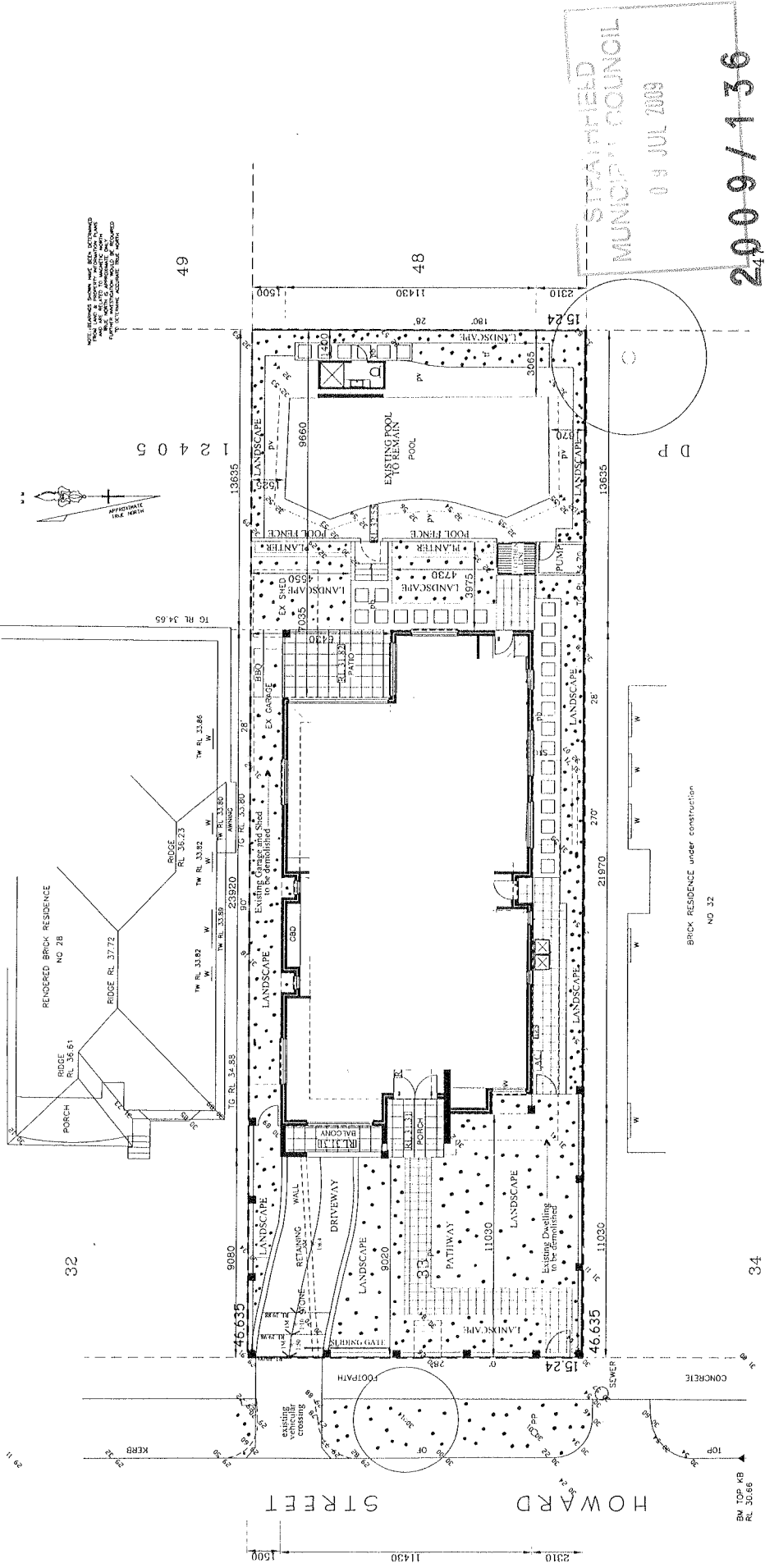


ATTACHMENT 1



ATTACHMENT 2



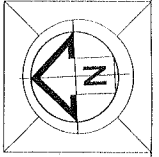
STRAATHFIELD
MUNICIPAL COUNCIL
04 JUL 2009
2009/136

Advanced Architecture & Construction Pty / Ltd
PROPOSED NEW DWELLING
 30 HOWARD ST STRATHFIELD

Architect: Noura Yammine
 Registered Architect
 Ph: 96131424
 Reg: 6139

Scale: 1/200@ A3
 Drawing No: 999110 -00-

Date: JUNE 09
 Figured dimensions to be taken
 in preference to measured.
 Date of Issue: 04/07/2009
 Drawn by: Ziad.B.M.



SITE PLAN

Specifications:
Collection of rainwater and stormwater:
 This rainwater tank must meet and be installed in accordance with the requirements of all applicable regulatory authorities.
 The rainwater tank must have a capacity of at least 3000 litres.

- Construction:**
- Ground floor(s): as specified in BASIX certificate
 - External walls: as specified in BASIX certificate
 - Walls shared with garage: as specified in BASIX certificate
 - Ceilings: as specified in BASIX certificate
- hot water system:**
 gas instantaneous
 - 3 Star (or one with a higher Star rating).

shading provided:
 -650mm eave+gutter
 -aluminium framed windows

SITE AREA=710.71m2	264 m2
GF AREA:	162 m2
TOTAL AREA:	426 m2
ACHIEVED FSR=426/710.71=	0.59:1
LANDSCAPED AREA=	188 m2 (26%)

as specified in BASIX certificate

--- 9m HEIGHT PLANE ---

BUILDING ENVELOPE

BUILDING ENVELOPE 45°

CEILING HEIGHT 37.40
2500
3000
G.F. RL 31.90
G.F. RL 31.39
BOUNDARY
NGL 30.49

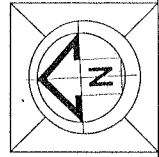
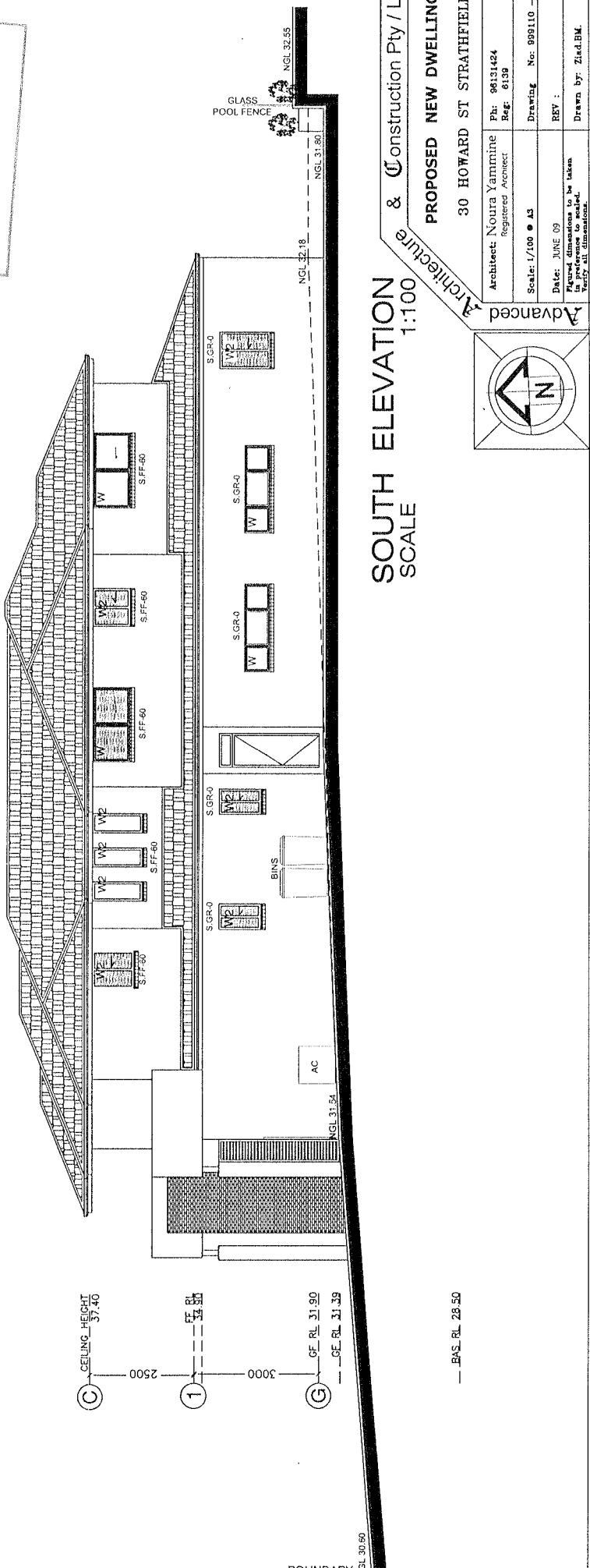
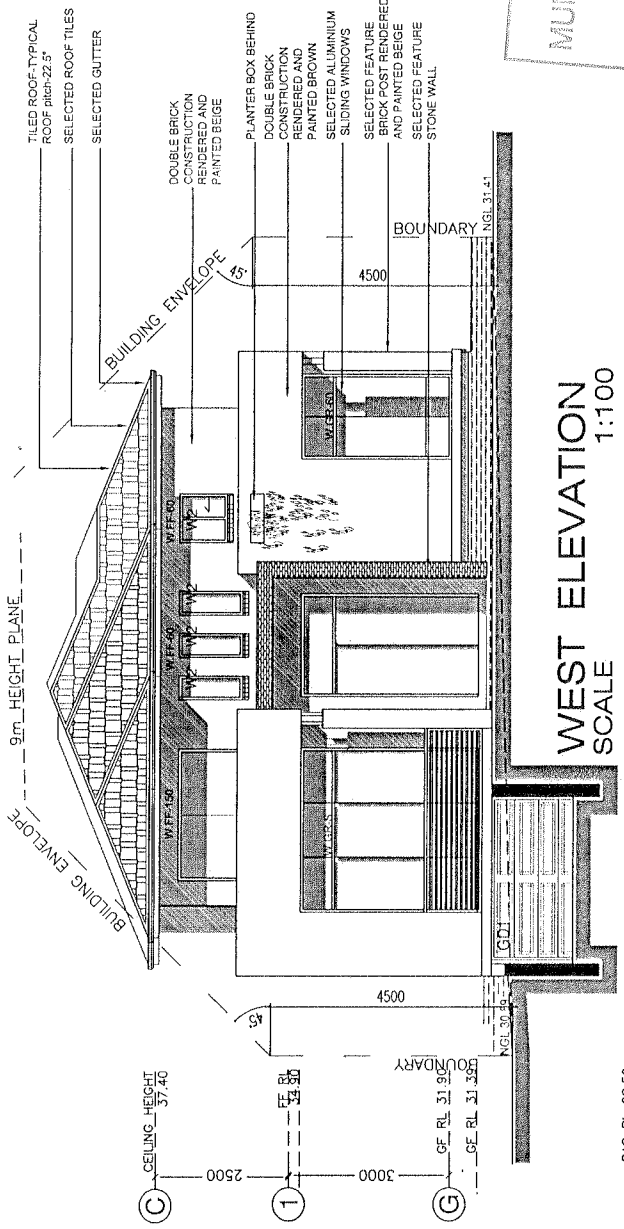
- DOUBLE BRICK CONSTRUCTION RENDERED AND PAINTED BEIGE
- PIANTER BOX BEHIND DOUBLE BRICK CONSTRUCTION RENDERED AND PAINTED BROWN
- SELECTED ALUMINIUM SLIDING WINDOWS
- SELECTED FEATURE BRICK POST RENDERED AND PAINTED BEIGE
- SELECTED FEATURE STONE WALL

STRATHFIELD MUNICIPAL COUNCIL
03 JUL 2009
2009/136

WEST ELEVATION
SCALE 1:100

--- BAS. RL 28.50

- TILED ROOF-TYPICAL ROOF pitch 22.5°
- SELECTED ROOF TILES
- SELECTED GUTTER



SOUTH ELEVATION
SCALE 1:100

--- BAS. RL 28.50

Advanced Architecture & Construction Pty / Ltd

PROPOSED NEW DWELLING
30 HOWARD ST STRATHFIELD

Architect: Noura Yarmine
Registered Architect
Ph: 96131424
Reg: 6139

Scale: 1/100 @ A3
Drawing No: 999110 - 05-

Date: JUNE 09
REV :
Figured dimensions to be taken
Verify all dimensions.

Drawn by: Zaid.BK.

ATTACHMENT 3

From: Anne Pantazis [anne11v@iinet.net.au]
Sent: Wednesday, 15 July 2009 3:30:29 PM
To: Council
CC: records; Cameron Byrne
Subject: DA 2009/136 submission of comments

The General Manager,

Thank you for the opportunity to comment on the submitted DA: 2009/136.

Having carefully reviewed the submitted plans accompanying DA: 2009/136 we hereby submit the following point and comment for consideration when approving this Development Application.

1. Our only area of concern is the proposed location of the swimming pool pump and filter equipment and the noise that would reverberate from this equipment into the indoor and outdoor living areas of 32 Howard st. On the submitted plans for DA 2009/136 the swimming pool pump and filter is proposed to be hard up against the boundary and directly adjacent to the outdoor and indoor living areas of 32 Howard st. Our approved plans for 32 Howard st calls for a 7 door bi-fold opening from the family/kitchen/rumpus living areas at the rear of our dwelling that opens to an outdoor patio BBQ and entertaining area. These are the main living areas of 32 Howard st where the occupancy rate and presence of people will be very high. Enclosing this equipment in a soundproof box is not a solution as this will still affect the quality of living in these areas as this equipment is often run for long periods (up to 10 hours per day). In accordance with councils DCP clause 20.2.7.5 for swimming pools we seek to have the pool equipment and pump be located at the rear of the property in a soundproof box, in a similar location to our proposed pool filter where it will not pose any nuisance to adjacent neighbors and their living areas.

In consideration of the above single point, we fully support the overall proposed design and materials used in this development application and commend the owners and designers for developing a very pleasing design that will compliment the streetscape of Howard st and the Strathfield municipality.

We thank you for the opportunity to submit our point of view in relation to this application and anticipate a congruent outcome for all parties concerned.

REGISTERED IN DATAWORKS
DOCUMENT NUMBER 299197