

MAGDALINE  
MOUAWAD

PROPOSED RESTORATION AND SUBDIVISION OF A LOCAL HERITAGE ITEM  
19+21 SOUTH STREET, STRATHFIELD NSW 2135  
LOT 65+66 DP 8778  
FOR MAGDALINE MOUAWAD  
FOR DEVELOPMENT APPLICATION JULY 2020

PROJECT NO: 180302



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MAGDALINE  
MOUAWAD

PROJECT NO: 180302



LEGEND	LEGEND	LEGEND	LEGEND
<div><div>GENERAL</div><div>ACRASHLAR CEMENT RENDER</div><div>ACAIR CONDITIONING</div><div>ADJADJUSTABLE</div><div>BALCBALCONY</div><div>BATHBATHROOM</div><div>BOEBRICK ON EDGE</div><div>BRMBEDROOM</div><div>CJCONTROL JOINT</div><div>CLCENTRE LINE</div><div>CLNCLEANERS CUPBOARD</div><div>CORCORRIDOR</div><div>CPBDCUPBOARD</div><div>CRCEMENT RENDER</div><div>DARDRESSED ALL ROUND</div><div>ENSENSUITE</div><div>EXTGEXISTING</div><div>GARGARAGE</div><div>KBKITCHEN BENCH</div><div>KITKITCHENETTE</div><div>LAMLAMINATE</div><div>LRLOUNGEROOM</div><div>LDYLAUNDRY</div><div>OFFOFFICE</div><div>PPAINT FINISH</div><div>PORPORCH</div><div>SHRSHOWER RECESS</div><div>SELSELECTED</div><div>SKTGSKIRTING</div><div>S/SSSTAINLESS STEEL</div><div>STSTORE ROOM</div><div>TERTERRACE</div><div>TYP TYPICAL</div><div>VERVERANDAH</div><div>VPVENT PIPE</div><div>VTVENT</div><div>WC TOILET</div><div>W/INRWALK IN ROBE</div><div>W/RWARDROBE</div><div>WRCWESTERN RED CEDAR</div></div> <div><div>STRUCTURAL</div><div>CHSCIRCULAR HOLLOW SECTION TO ENG. DETAIL</div><div>CONCCONCRETE</div><div>HDBGHOT DIPPED GALVANISED</div><div>IBUNIVERSAL BEAM / I-BEAM</div><div>LVL LAMINATE VENEER LUMBER</div><div>RCREINFORCED CONCRETE</div><div>SBGALVANISED ROD STEEL BRACING</div><div>SHSSQUARE HOLLOW SECTION</div><div>STCSTEEL TROWELLED FINISHED CONCRETE</div><div>TBTIMBER BEAM</div><div>TFJTIMBER FLOOR JOIST</div><div>TK75 x 100mm HARDWOOD KEEN BRACING</div><div>TPHARDWOOD TIMBER POST</div><div>TS75 x 35mm TIMBER STUD FRAME / MPG12</div><div>TTTIMBER TRUSS</div></div> <div><div>ELECTRICAL</div><div>EDBELECTRICAL DISTRIBUTION BOARD</div><div>POEPOINT OF ENTRY POWER</div><div>SCLSECURITY LIGHT</div><div>EXISTING GPO</div><div>DOUBLE GPO</div><div>SINGLE GPO</div><div>PERMANENT CONNECTION</div><div>SWITCH</div><div>2 WAY SWITCH</div><div>DIMMER SWITCH</div><div>SMOKE DETECTOR TO BCA 3.7.2</div><div>TV COAX OUTLET</div><div>TELEPHONE OUTLET</div><div>LOW VOLTAGE D / L</div><div>LIGHT SENSOR</div><div>DATA POINT</div></div>	<div><div>ELECTRICAL</div><div>LOW VOLTAGE WALL WASHER</div><div>RECESSED D / L</div><div>COMPACT FLUORESCENT</div><div>INCANDESCENT TUBE PELMET</div><div>FLUORESCENT TWIN TUBE</div><div>FLOOD LIGHT</div><div>OYSTER FITTING</div><div>EXHAUST FAN</div><div>FAN</div><div>EMERGENCY LUMINAIRE + BATTERY BACKUP</div><div>SPRINKLER</div><div>WALL LEVEL LAMP</div><div>PENDANT LAMP</div><div>FAN WEATHER LIGHT</div><div>DISTRIBUTION BOARD</div><div>METER BOARD</div><div>LAMP LIGHT POINT</div><div>STEREO SPEAKER</div><div>KEYPAD SECURITY</div><div>INTERCOM POINT</div><div>INTERCOM LINE</div><div>SECURITY CAMERA</div><div>DYNALITE CONTROLLER 4 / 6 / 8 BUTTON</div><div>CHANDELIER</div><div>EXTERNAL LIGHTING BOLLARD</div><div>DIMMABLE DOWNLIGHT</div></div> <div><div>LEVEL</div><div>AFLATTIC FLOOR LEVEL</div><div>EGLEXISTING GROUND LEVEL</div><div>FCLFINISHED CEILING LEVEL</div><div>FGLFINISHED FLOOR LEVEL</div><div>FGLFINISHED GROUND LEVEL</div><div>GFLGROUND FLOOR LEVEL</div><div>GRLGUTTER RELATIVE LEVEL</div><div>HEADTOP WINDOW HEAD</div><div>NGLNEW GROUND LEVEL</div><div>RLRELATIVE LEVEL TO AHD</div><div>RRLRIDGE RELATIVE LEVEL</div><div>SILL LEVEL</div><div>SLSLAB LEVEL</div></div> <div><div>FLOOR</div><div>CFTCERAMIC FLOOR TILE</div><div>CPTCARPET</div><div>ETCLEAR EPOXY MEMBRANE FINISH TO TIMBER FLOORING</div></div> <div><div>FALL</div><div>DIRECTION OF FLOW</div></div> <div><div>MARMARMOLEUM</div><div>SKTGSKIRTING</div><div>SSTSELECTED STONE TILE</div><div>CTTERRACOTTA</div><div>TCTTERRACOTTA TILE</div><div>T&amp;GTONGUE &amp; GROOVE STRIP FLOORING</div><div>VYLVINYL FLOOR</div><div>VFTVINYL FLOOR TILE</div><div>PWFPLYWOOD FLOORING</div></div> <div><div>WALLS</div><div>BRICK VENEER WALL</div><div>CAVITY BRICK WALL</div><div>COLORBOND</div><div>COMPRESSED FIBRE CEMENT SHEETING</div><div>CEMENT RENDER</div><div>COLORBOND STEEL 'CUSTOM ORB' CLADDING</div><div>CERAMIC WALL TILE</div><div>EXISTING ASHLAR RENDER</div><div>EXISTING CEMENT RENDERED</div><div>EXISTING FACE BRICK</div><div>FACE BRICK</div><div>6mm VILLABOARD (FLUSH JOINT)</div><div>NEW BLUEBOARD RENDER + PAINT</div><div>NEW CEMENT RENDER</div></div>	<div><div>WALLS</div><div>PLASTERBOARD</div><div>REVERSE BRICK VERNEER</div><div>WEATHERBOARD</div></div> <div><div>WINDOW / DOOR/ LOUVRES/ BALUSTRADE</div><div>ALDALUMINIUM FRAMED DOOR</div><div>ALLALUMINIUM LOUVRES</div><div>ALLSALUMINIUM LOUVRE SCREEN</div><div>ALWALUMINIUM FRAMED WINDOW</div><div>DOOR</div><div>DOUBLE HUNG</div><div>EGPEXISTING GLAZED PANEL</div><div>EWEXISTING WINDOW</div><div>FGFIXED GLAZING</div><div>FGPFIXED GLAZED PANEL</div><div>GBGLAZED BALUSTRADE</div><div>GDGLAZED DOOR</div><div>GLGLAZED LOUVRES</div><div>HWHOPPER WINDOW</div><div>HWSHARDWOOD SELECT</div><div>NAGLNEW ALUMINIUM FRAMED GLAZED LOUVRES</div><div>NALSNEW ALUMINIUM LOUVRES SCREEN</div><div>NALSSNEW ALUMINIUM LOUVRES SUNSHADE</div><div>NASWNEW ALUMINIUM FRAMED SLIDING WINDOW</div><div>NBFDNEW BI-FOLD DOOR</div><div>NBWNNEW BAY WINDOW</div><div>NDNEW DOOR</div><div>NFGPNEW FIXED GLAZED PANEL</div><div>NFWNEW FIXED WINDOW</div><div>NGBNEW GLAZED BALUSTRADE</div><div>NGLNEW GLAZED LOUVRES</div><div>NHWNEW HOPPER WINDOW</div><div>NRSNEW ROLLER SHUTTER</div><div>NSDNEW SLIDING DOOR</div><div>NSWBNEW STAINLESS STEEL WIRE BALUSTRADE</div><div>NTDNEW TIMBER DOOR</div><div>NTGPNEW TINTED GLASS PANEL</div><div>NTGSSNEW TINTED GLAZED SUNSHADING</div><div>NWNEW WINDOW</div><div>OGOBSCURE GLASS</div><div>RSROLLER SHUTTER</div><div>SDSLIDING DOOR</div><div>SSBSTAINLESS STEEL WIRE BALUSTRADE</div><div>TBTIMBER BALUSTRADE</div><div>TFTIMBER FRAMED</div><div>TGTINTED GLAZE</div><div>TLSTIMBER LOUVRES SCREEN</div><div>TWTIMBER FRAMED WINDOW</div><div>TDTIMBER DOOR</div><div>WWINDOW</div><div>WRCWESTERN RED CEDAR</div></div> <div><div>ROOF</div><div>BOX GUTTER</div><div>BULK INSULATION BLANKET &amp; SARKING</div><div>BARGEROLL METAL COLORBOND</div><div>COLORBOND METAL ROOF</div><div>CORRUGATED STEEL ROOF</div><div>DOWN PIPE Ø 75</div><div>EAVES GUTTER</div><div>EXISTING TILE ROOF</div><div>EXISTING CORRUGATED ROOF</div><div>EXHAUST</div><div>GABLE</div><div>HIP</div><div>HIP CAPPING (ROLL TOP)</div><div>SKYLIGHT</div><div>METAL DECK ROOF</div><div>METAL RIDGE CAPPING (ROLL TOP)</div><div>NEW CORRUGATED ROOF</div><div>NEW METAL ROOF</div><div>NEW TILE ROOF</div><div>OVERFLOW</div><div>RIDGE</div><div>RAKING GUTTER</div></div>	<div><div>ROOF</div><div>ROOF TURBINE</div><div>RAINWATER HEAD</div><div>SUSPENDED SET PLASTERBOARD</div><div>SOLAR TUBE</div><div>TIMBER BARGE BOARD</div><div>TIMBER FINIAL</div><div>VALLEY</div><div>VALLEY GUTTER</div><div>VENT PIPE</div></div> <div><div>MISCELLANEOUS</div><div>ALUM. ALUMINIUM</div><div>BASIN</div><div>COOKTOP</div><div>DRAWER</div><div>FRIDGE</div><div>FIRE BLANKET</div><div>FIRE EXTINGUISHER</div><div>FIREPLACE</div><div>FLOOR WASTE</div><div>GOING/ TREAD</div><div>GRAB RAIL</div><div>HOSE COCK</div><div>HOT WATER UNIT</div><div>IMPERVIOUS</div><div>KICK BOARD</div><div>KERB OUTLET</div><div>LAMINATED FLOOR TILE</div><div>MIRROR</div><div>OVEN</div><div>POWDER COATED</div><div>RISER</div><div>RANGEHOOD</div><div>RAIN WATER TANK</div><div>SHOWER CURTAIN</div><div>SHOWER CURTAIN RAIL</div><div>SOAP DISH HOLDER</div><div>SINK</div><div>SHOWER MIXER</div><div>SOAP DISPENSER</div><div>SHOWER ROSE</div><div>STORM WATER PIT</div><div>TAP</div><div>TOILET BRUSH</div><div>TOWEL RING</div><div>TOWEL RAIL</div><div>TOILET PAPER HOLDER</div><div>VANITY CABINET</div><div>WASHING MACHINE</div><div>UNPLASTICISED POLYVINYL CHLORIDE</div></div> <div><div>WALL TYPES</div><div>BRICK WORK INFILL</div><div>CREATE OPENING ON</div><div>EXTG STRUCTURE</div><div>EXISTING WALL</div><div>EXISTING WALL ETC. REMOVED</div><div>NEW TIMBER STUD WALL</div><div>NEW 110 BRICKWORK</div><div>HEBEL</div><div>NEW HDG STEEL COLUMN</div></div>

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

### Water Commitments

#### Rainwater Tank

- The applicant must install a rainwater tank of at least 3521 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 rainwater runoff from at least 200 square metres of roof area.
- The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

#### Rainwater Tank

- The swimming pool must be outdoors.
- The swimming pool must not have a capacity greater than 60 kilolitres.
- The applicant must install a pool pump timer for the swimming pool.
- The applicant must not incorporate any heating system for the swimming pool that is part of this development.

#### Hot Water

- The applicant must install the following hot water system in the development: gas instantaneous.

#### Lighting

- The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or lightemitting-diode (LED) lamps.

#### Swimming Pool

- The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
- The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
- The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

### Thermal Comfort Commitments

#### Insulation Requirements

- The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.
- External wall: cavity brick nil
- Internal wall shared with garage: plasterboard (R0.36) nil

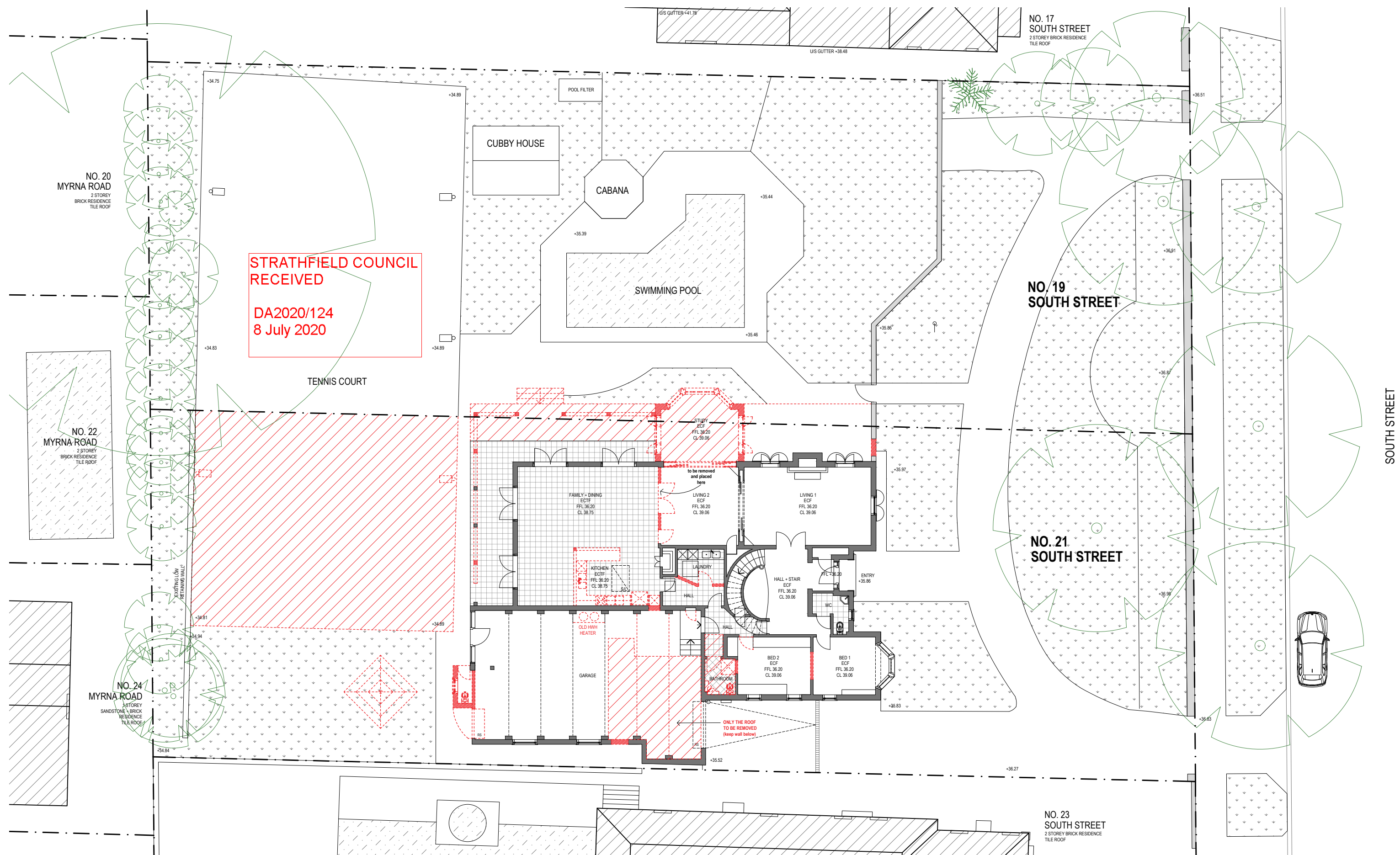
### Glazing Requirements

#### Skylights

- The applicant must install the skylights in accordance with the specifications listed in the table below.
- The following requirements must also be satisfied in relation to each skylight:
- Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below:

Skylight Number	Area of Glazing	Shading Device	Frame and Glass Type
S1	1.5	no shading	timber, low-E internal/argol fill/clear external, (or U-value: 2.5, SHGC:0.456)
S2	1.5	no shading	timber, low-E internal/argol fill/clear external, (or U-value: 2.5, SHGC:0.456)
S3	1.5	no shading	timber, low-E internal/argol fill/clear external, (or U-value: 2.5, SHGC:0.456)
S4	1.5	no shading	timber, low-E internal/argol fill/clear external, (or U-value: 2.5, SHGC:0.456)
S5	1.5	no shading	timber, low-E internal/argol fill/clear external, (or U-value: 2.5, SHGC:0.456)





01

GROUND FLOOR PLAN

EXISTING + DEMOLITION - 1:200

LEGEND

DEMOLITIONS AND REMOVALS

REVISIONS

ISSUE	DESCRIPTION	DATE
D	FOR DA	02/07/20
C	FOR DA	20/05/19
B	FOR DA DRAFT	28/03/19
A	FOR CLIENT REVIEW	28/06/18

TRUE NORTH

TN

CLIENT

John and Magdaline Mouawad

BUILDER

PROJECT

PROPOSED ALTERATIONS AND RESTORATION TO 19-21 South Street, Strathfield DP 8778 Lot 65 + 66

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DRAWING TITLE

GROUND FLOOR EXISTING + DEMOLITION

SCALE 1: 200 @ A3

PLOT DATE

02/07/20

DRAWN

EF + PA

PROJECT NO.

180302

ISSUE

D

DRAWING NO.

DA03

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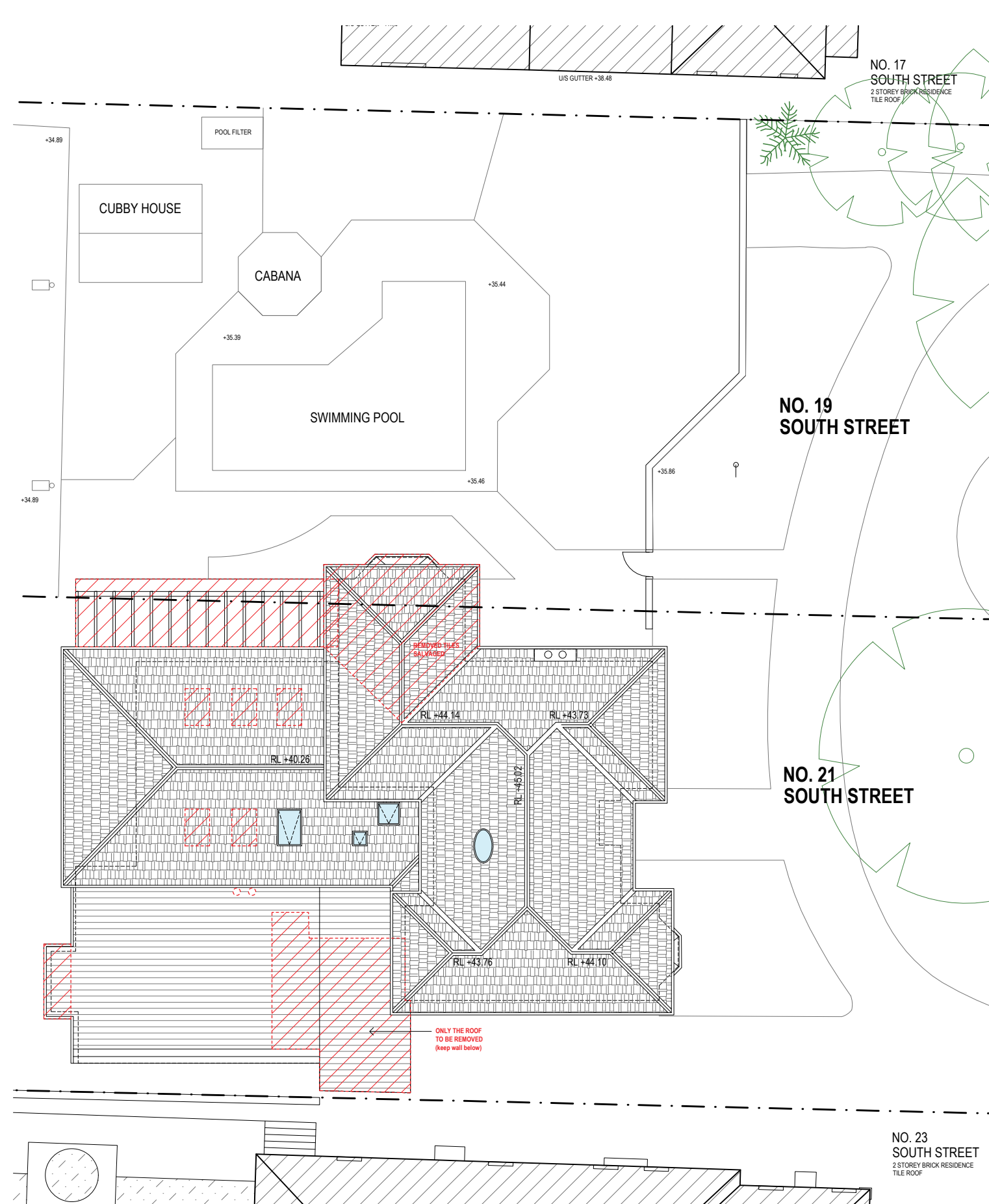
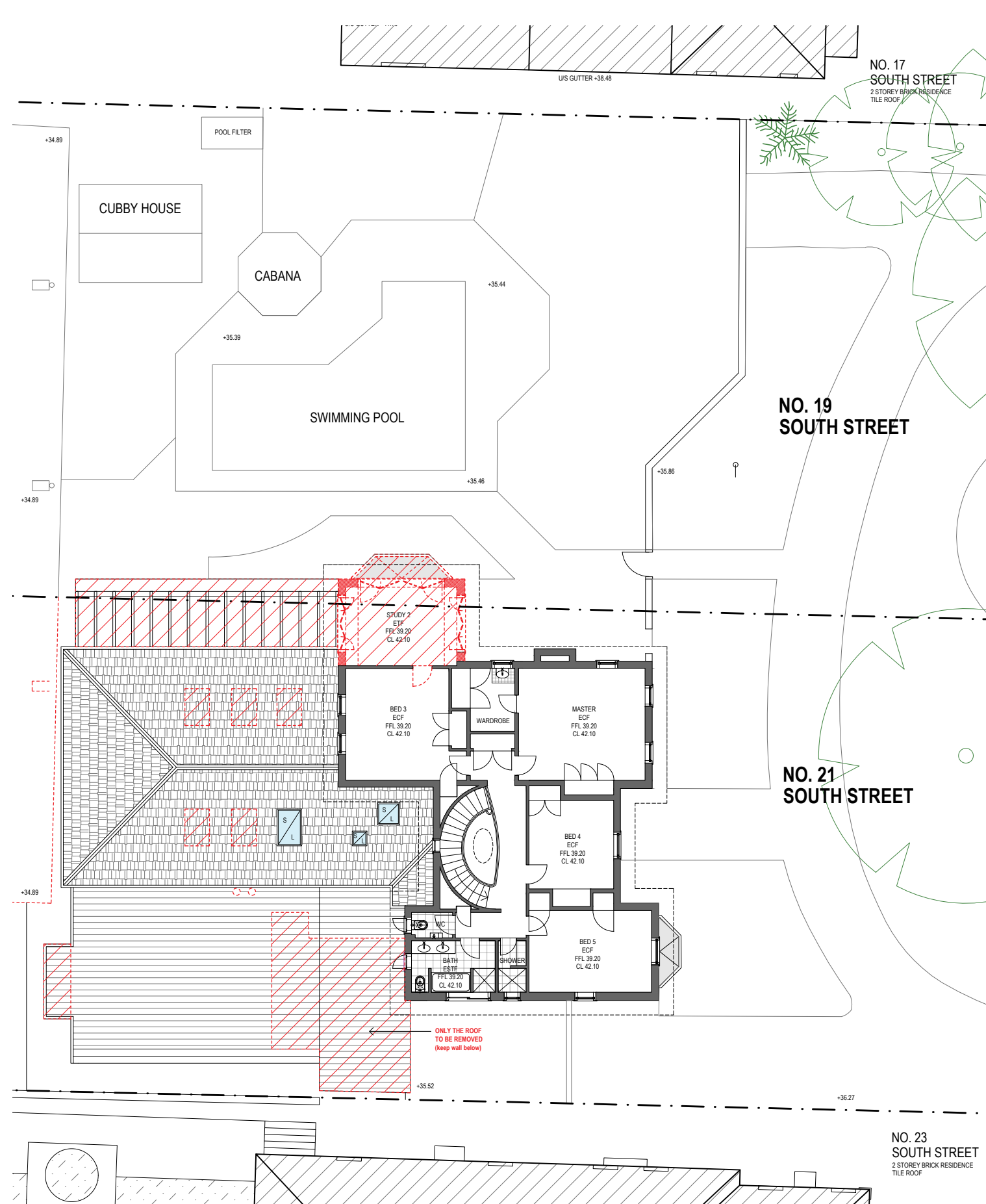
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FOR DA



01 FIRST FLOOR PLAN  
EXISTING + DEMOLITION - 1:200

02 ROOF PLAN  
EXISTING + DEMOLITION - 1:200

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LEGEND  
DEMOLITIONS AND REMOVALS

STRATHFIELD COUNCIL  
RECEIVED  
DA2020/124  
8 July 2020

REVISIONS		
ISSUE	DESCRIPTION	DATE
D	FOR DA	02/07/20
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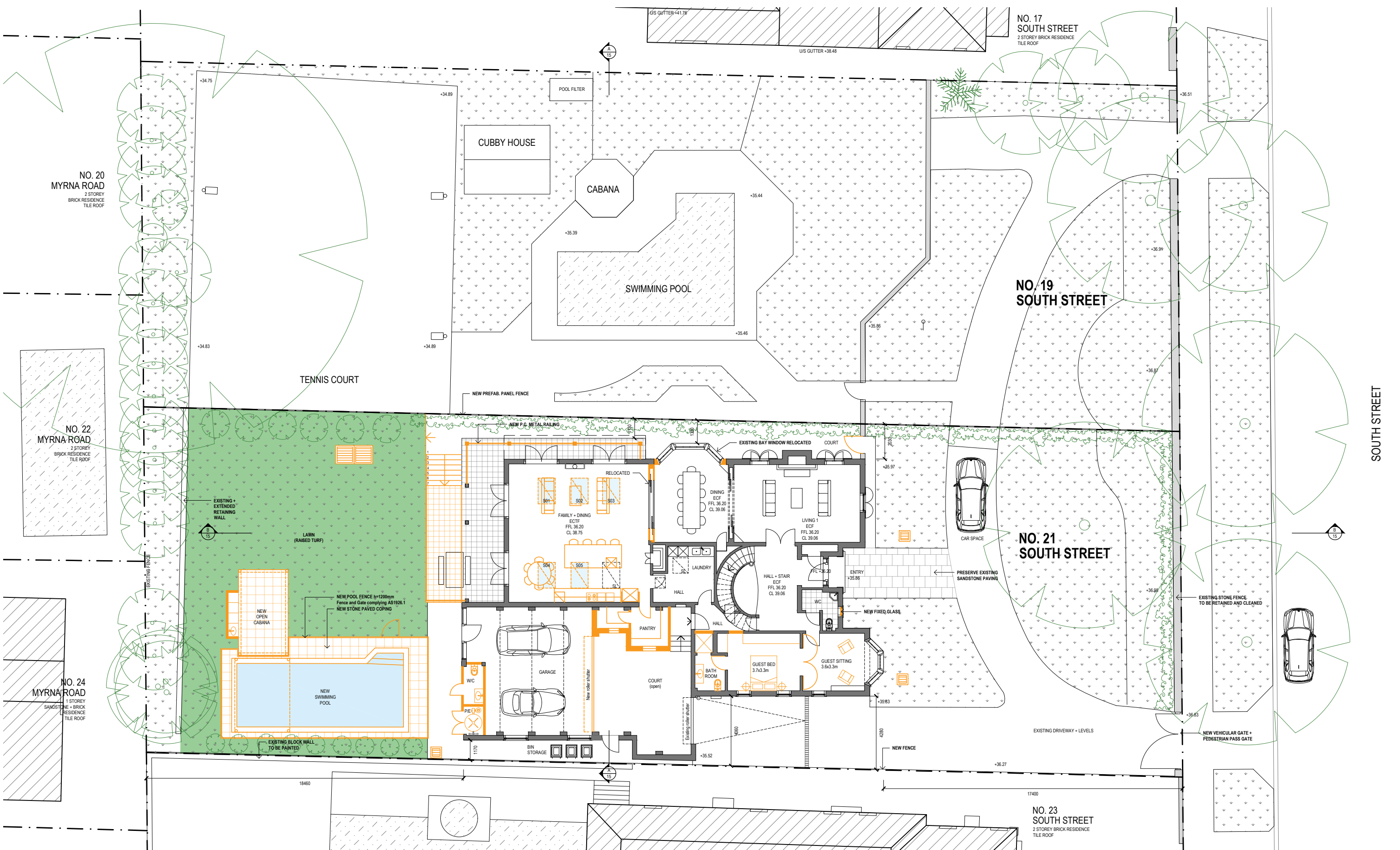


CLIENT  
John and Magdaline Mouawad  
BUILDER

PROJECT  
PROPOSED ALTERATIONS AND RESTORATION TO  
19-21 South Street, Strathfield DP 8778 Lot 65 + 66  
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Nominated Architect :  
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FRAIA NSWARB # 5025  
INITIAL/SIGNATURE

DRAWING TITLE  
FIRST FLOOR & ROOF PLAN  
EXISTING + DEMOLITION  
SCALE 1:200 @ A3  
PLOT DATE  
02/07/20  
PROJECT NO.  
180302  
DRAWN  
EF + PA  
ISSUE  
D  
DRAWING NO.  
DA04


FOR DA



01 GROUND FLOOR PLAN  
PROPOSED - 1:200

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**LEGEND**


 NEW / PROPOSED

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**DA2020/124  
8 July 2020**

REVISIONS		
ISSUE	DESCRIPTION	DATE
E	FOR DA	02/07/20
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TRUE NORTH

 TN

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INITIAL/SIGNATURE

DRAWING TITLE  
GROUND FLOOR PLAN  
PROPOSED

SCALE 1: 200 @ A3

PLOT DATE  
02/07/20

DRAWN  
EF + JT + PA

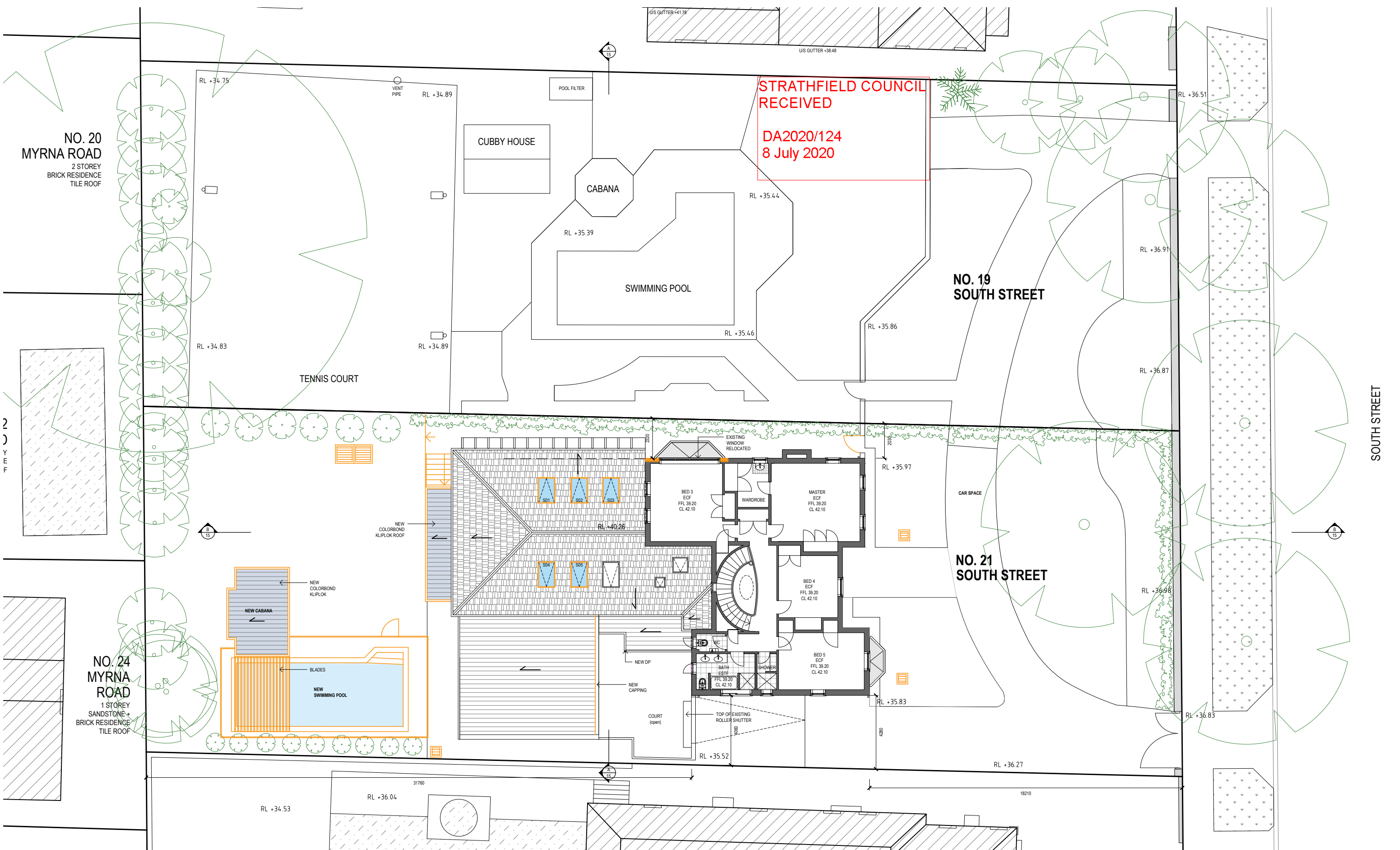
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180302

ISSUE  
E

DRAWING NO.  
**DA09**

FOR DA





01 FIRST FLOOR PLAN  
PROPOSED - 1:200

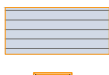
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LEGEND



NEW / PROPOSED



NEW METAL ROOF (COLORBOND KLIPLOK)



NEW VELUX SKYLIGHT + FLASHING

REVISIONS		
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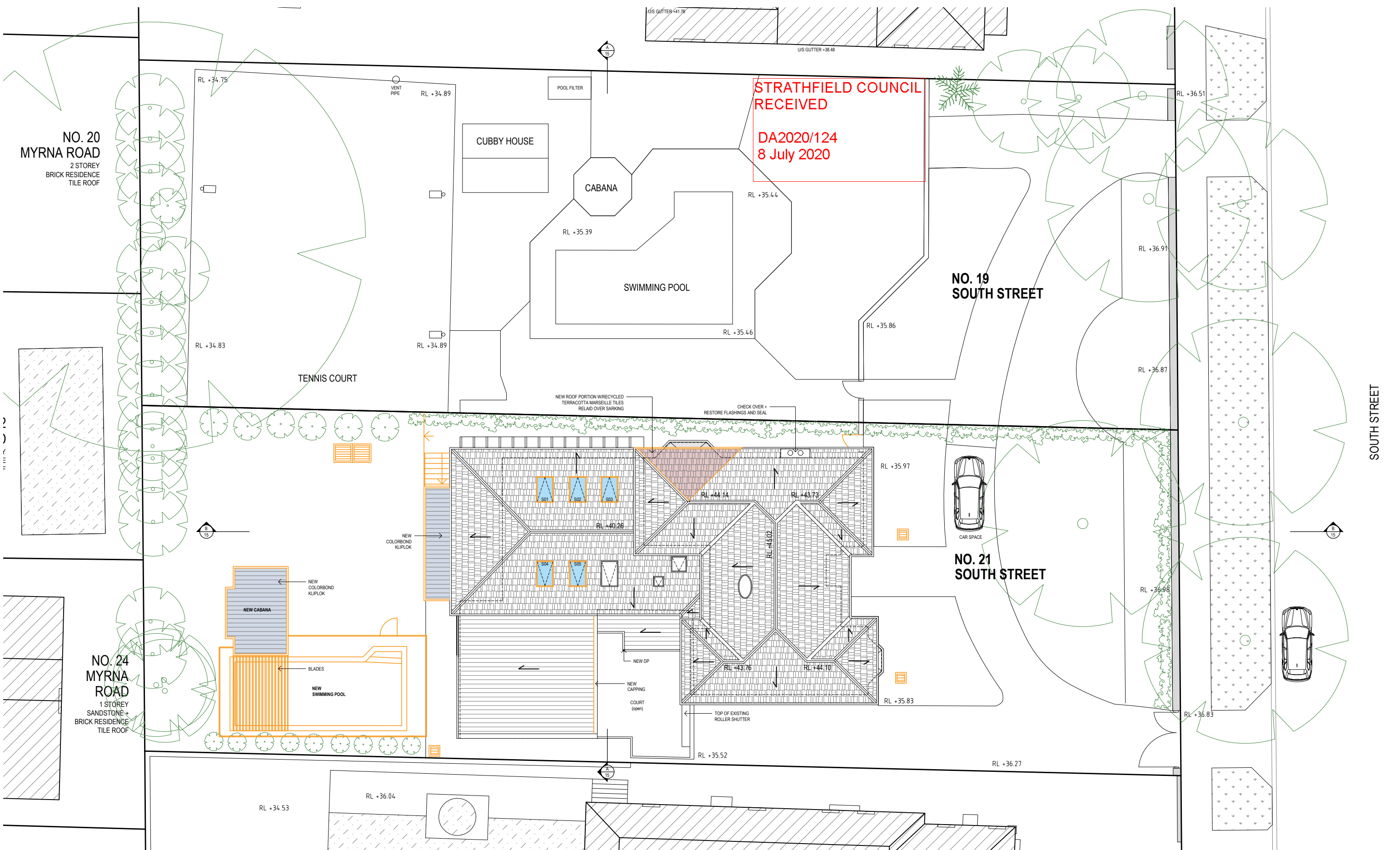
DRAWING TITLE  
FIRST FLOOR PLAN  
PROPOSED

SCALE 1: 200 @ A3

PLOT DATE  
02/07/20  
PROJECT NO.  
180302

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EF + JT + PA  
ISSUE  
E

DRAWING NO.  
**DA10**



01 ROOF PLAN  
PROPOSED - 1:200

FOR DA

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**LEGEND**

	NEW / PROPOSED		NEW METAL ROOF (COLORBOND KLIPLOK)
	NEW TERRACOTTA TILED ROOF		NEW VELUX SKYLIGHT + FLASHING

REVISIONS		
ISSUE	DESCRIPTION	DATE
E	FOR DA	02/07/20
D	FOR DA	20/05/19
C	FOR DA DRAFT	28/03/19
B	FOR PRE DA	07/12/18
A	FOR CLIENT REVIEW	28/06/18

TRUE NORTH

CLIENT  
John and Magdaline Mouawad

BUILDER

PROJECT  
PROPOSED ALTERATIONS AND RESTORATION TO  
19-21 South Street, Strathfield DP 8778 Lot 65 + 66

ARCHITECT  
**POC+P**  
architects

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CHECKED/AUTHORISED  
Nominated Architect :  
Patrick O'Carrigan  
FRAIA NSWARB # 5025

INITIAL/SIGNATURE

DRAWING TITLE  
ROOF PLAN  
PROPOSED

SCALE 1:200 @ A3

PLOT DATE  
02/07/20

PROJECT NO.  
180302

DRAWN  
EF + JT + PA

ISSUE  
E

DRAWING NO.  
**DA11**