

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



DRAWING	TITLE	SCALE	SIZE	ISSUE
--	COVER PAGE	--	A3	--
--	LEGEND	--	A3	--
DA 01	BASIX COMMITMENTS	--	A3	B
DA 02	EXISTING SITE ANALYSIS	1:300	A3	D
DA 03	EXISTING GROUND FLOOR PLAN + DEMOLITION	1:200	A3	D
DA 04	EXISTING FIRST FLOOR & ROOF PLAN + DEMOLITION	1:200	A3	D
DA 05	EXISTING ELEVATIONS + DEMOLITION	1:200	A3	D
DA 06	STREETSCAPE ELEVATION EXISTING + PROPOSED	1:300	A3	D
DA 07	PROPOSED SITE PLAN	1:300	A3	E
DA 08	PROPOSED SUBDIVISION PLAN	1:200	A3	A
DA 09	PROPOSED GROUND FLOOR PLAN	1:200	A3	E
DA 10	PROPOSED FIRST FLOOR PLAN	1:200	A3	E
DA 11	PROPOSED ROOF PLAN	1:200	A3	E
DA 12	PROPOSED EAST (FRONT) + WEST (REAR) ELEVATIONS	1:150	A3	E
DA 13	PROPOSED MATERIALS + FINISHES ELEVATION	1:100	A3	E
DA 14	PROPOSED NORTH + SOUTH ELEVATIONS	1:150	A3	E
DA 15	PROPOSED SECTION A-A + B-B	1:150	A3	E
DA 16	PROPOSED FRONT FENCE	1:100	A3	C
DA 17	DIAGRAM GROSS FLOOR AREA + LANDSCAPE AREA	1:200	A3	E

SURVEY PLAN -	W BUXTON PTY LTD	2
STORMWATER ENGINEERING PLAN -	ALPHA ENGINEERING AND DEVELOPMENT PTY LTD	B
SEDIMENT AND EROSION CONTROL PLAN -	ALPHA ENGINEERING AND DEVELOPMENT PTY LTD	A
LANDSCAPE PLAN -	ECOSCAPES PTY LTD	B

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>FCLFINISHED 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>DIRECTION OF FLOW</div></div> <div><div>MARMARMOLEUM</div><div>SKTGSKIRTING</div><div>SSTSELECTED STONE TILE</div><div>TCTERRACOTTA</div><div>TCTTERRACOTTA TILE</div><div>T&GTONGUE & 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 VENEER</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>EXISTING 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>NBWNEW 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>NEW 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 & 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 2m², 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

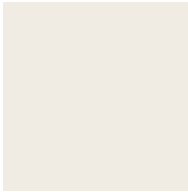
- The applicant must install the skylights in accordance with the specifications listed in the table below.
- The following requirements must also be satisfied in relation to each skylight:
- Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no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

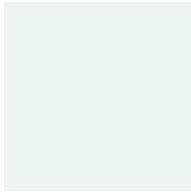
MATERIALS AND FINISHES - EAST (STREETSCAPE) ELEVATION



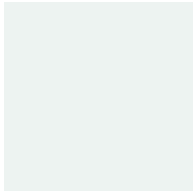
1. ROOF
PRESERVE EXISTING
TERRACOTTA TILE



4. RENDERED WALLS PAINTED
PRESERVE EXISTING
REGENCY WHITE
OR SIMILAR



5. FENESTRATION
PRESERVE EXISTING
TIMBER, WHITE ON WHITE
OR SIMILAR



6. SHUTTERS
PRESERVE EXISTING
TIMBER, WHITE ON WHITE
OR SIMILAR



7. BAY WINDOW ROOF
PRESERVE EXISTING
COPPER ROOF



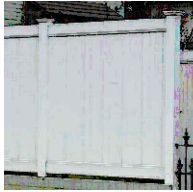
13. GARAGE DOOR
PRESERVE EXISTING
METAL ROLLER



16. DRIVEWAY
PRESERVE EXISTING
CONCRETE



17. FENCE
PRESERVE EXISTING
ROUGH HEWN SANDSTONE
BLOCKS, CLEANED



18. BOUNDARY FENCE
PROPOSED
PRE-FAB PANEL PVC
WHITE
OR SIMILAR



19. GARDEN WALL GATE
PROPOSED
TIMBER
WHITE
OR SIMILAR

CONSERVATION ACTIONS

HOUSE

1. Preserve existing terracotta tile roof, clean tiles, re-set and re-point
2. Check over and restore existing chimney flashing and seal
3. Restore downpipes and gutters to operation
4. Preserve and re-paint existing rendered and painted external walls
5. Preserve and re-paint existing painted fenestration (repair timber rot)
6. Preserve, re-pair and re-paint existing shutters, restore to operational (repair timber rot)
7. Preserve existing copper roofs of bay windows
8. Clean vine traces off shutters and soffits
9. Re-point sandstone details
10. Ease windows to make operational
11. Relocate the pocket doors
12. Salvage and re-use major windows

INTERNAL

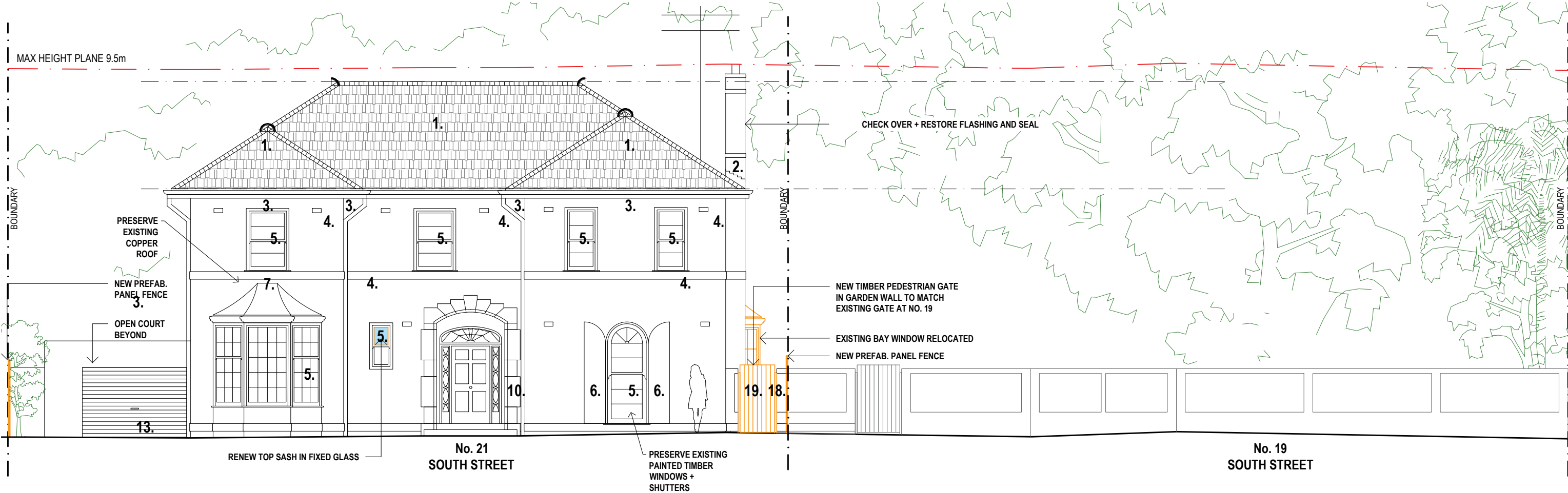
13. Upgrade plumbing/ electricals
14. Carpet/ wallpapers as appropriate

SETTING

15. Restore landscape setting as contemporaneous with the House
16. Refurbish front driveway, retain existing location and concrete finish
17. Restore existing sandstone front fence, re-point and clean


STRATHFIELD COUNCIL
RECEIVED

DA2020/124
8 July 2020



01 MATERIALS + FINISHES
PROPOSED - 1:100

FOR DA

<div>© PATRICK O'CARRIGAN + PARTNERS PTY LTD ACN 086 693 781</div> <div>Notes</div> <div>The information contained in the document is copyright and may not be used or reproduced for any other project or purpose.</div> <div>Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.</div> <div>Drawings are to be read in conjunction with all contract documents.</div> <div>Use figured dimensions only. Do not scale from drawings.</div> <div>Patrick O'Carriagan and Partners cannot guarantee the accuracy of content and format for copies of drawings issued electronically.</div> <div>The completion of the issue details checked and authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.</div>	<div>LEGEND</div>	REVISIONS		<div>TRUE NORTH</div> <div></div>	CLIENT		PROJECT		DRAWING TITLE						
					John and Magdaline Mouawad		PROPOSED ALTERATIONS AND RESTORATION TO 19-21 South Street, Strathfield DP 8778 Lot 65 + 66		MATERIALS + FINISHES PROPOSED						
					BUILDER		ARCHITECT		CHECKED/AUTHORISED		SCALE 1:100 @ A3				
							Level 1 76 Edwin St North Croydon NSW 2132 Sydney, Australia T 02 9799 6600 F 02 9799 6011 www.pocparchitects.com.au patrick@pocp.com.au acn 086 693 781		Nominated Architect : Patrick O'Carriagan FRAIA NSWARB # 5025		PLOT DATE 02/07/20		DRAWN EF		DRAWING NO. DA13
							POC+P architects		INITIAL/SIGNATURE		PROJECT NO. 180302		ISSUE E		