ABSA
Australian Building Sustainability Association
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Fadi Sweis
Assessor Number 20390
Assessor Signature
This Accreditation Assessor is in good standing with Nationwide Software and has signed the Code of Practice

STRATHFIELD COUNCIL
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0005821186-01 26 Mar 2021
5.3
NATIONWIDE HOUSE ENERGY RATING SCHEME
61.4 MJ/m²
www.nathers.gov.au
Assessor Fadi Sweis
Accreditation No. 20390
Address 5 Torrington Road , Strathfield , NSW , 2135
www.hstar.com.au

PROPOSED TWO STOREY RESIDENCE AT 5 TORRINGTON ROAD STRATHFIELD FOR MR & MRS SUDARSHAN PARAMSOTHY

DEVELOPMENT DATA

SITE AREA	855.9 SQM
GROUND FLOOR AREA	233 SQM
FIRST FLOOR AREA	206 SQM
BASEMENT	23 SQM
TOTAL GFA	462 SQM
FSR	0.54 : 1
LANDSCAPE AREA	386 SQM (45 %)
PRIVATE OPENSPACE	288 SQM
FRONT SET BACK	9.0 M
REAR SET BACK	14 .9 M
SIDE SET BACK	1.2 & 2 M (21 % OF THE WIDTH OF THE LOT))

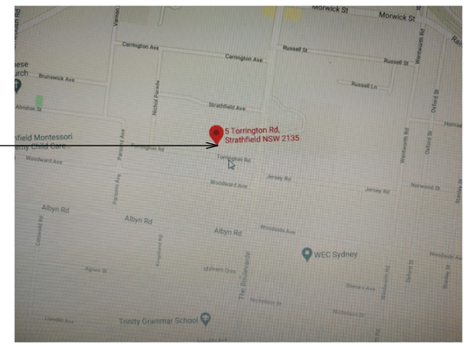
ARTIEST IMPRESSION

DRAWING LIST

DA 00	COVER SHEET
DA 01	SITE ANALYSIS
DA 02	SITE PLAN
DA 03	BASEMENT PLAN
DA 04	GROUND FLOOR PLAN
DA 05	FIRST FLOOR PLAN
DA 05	ROOF PLAN
DA 07	ELEVATIONS
DA 08	ELEVATIONS
DA 09	SECTIONS
DA 10	AREA CALCULATIONS
DA 11	INDICATIVE LANDSCAPE PLAN
DA 12	STREET ELEVATIONS & EXTERNAL COLOUR/FINISHES SCHEDULE
DA 13	SHADOW DIAGRAM
DA 14	DEMOLITION PLAN

SURVEY PLAN

PROPOSED SITE →



LOCATION PLAN

AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS

TILE 01 TILE TYPE 1
TILE 02 TILE TYPE 2
TILE 03 TILE TYPE 3
TF TIMBER FINISH

DP DOWN PIPE
RT ROOF TILE
MR METAL ROOF
R RENDER AND PAINT
F FRIDGE SPACE

SHR SHOWER
FW FLOOR WASTE
SKY SKY LIGHT
GT GUTTER
BGT BOX GUTTER

PROJECT
PROPOSED TWO STORY RESIDENCE
AT 5 TORRINGTON ROAD
STRATHFIELD

CLIENT
MR & MRS SUDARSHAN PARAMSOTHY
5 TORRINGTON ROAD STRATHFIELD
M: 0405793941 OR 0415299374

ARCHITECT
P.KOKULERAJ
BSc.BE, DIPArch (A'BAD), M.Arch, (FINLAND) NSW REG 7001
P.O.BOX 2561 CARLINGFORD COURT
CARLINGFORD 2118
M: 0402 395 101

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9 AM
12 NOON
3 PM

PRIVATE OPEN SPACE
LOT 6 DP 24953
LOT 20
TENNIS COURT
LOT 26
LOT 27
LOT 18
19
855.9 m²
1.8 M HT PRIVACY SCREEN
PROPOSED NEW HOUSE
CLOTHES HOIST
FFL. 24.25
FFL. +24.70
2 M SIDE SETBACK LINE
1.2 M SIDE SETBACK LINE
9 M FRONT SETBACK LINE
6 M REAR SETBACK LINE
REAR SETBACK
PRIVATE OPEN SPACE
TORRINGTON ROAD
269°
359°
89°
38'
26'
56.16
15.24
1 2 3 4 5 6 7 8

EXISTING TREES TO BE RETAINED
STRUCTURAL TREE PROTECTION ZONE
TREE PROTECTION ZONE
TREE TO BE REMOVED
NATURAL DRAINAGE
EX. HOUSE TO BE DEMOLISHED
PROPOSED NEW HOUSE

SITE ANALYSIS PLAN

AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES
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TILE 01 TILE TYPE 1
TILE 02 TILE TYPE 2
TILE 03 TILE TYPE 3
TF TIMBER FINISH

DP DOWN PIPE
RT ROOF TILE
MR METAL ROOF
R RENDER AND PAINT
F FRIDGE SPACE

SHR SHOWER
FW FLOOR WASTE
G CLEAR GLASS
TG TRANSLUCENT GLASS
GT GUTTER
BGT BOX GUTTER

PROJECT
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ABSA Accredited Assessor
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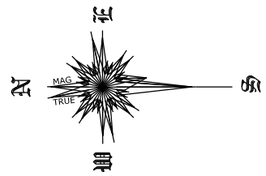

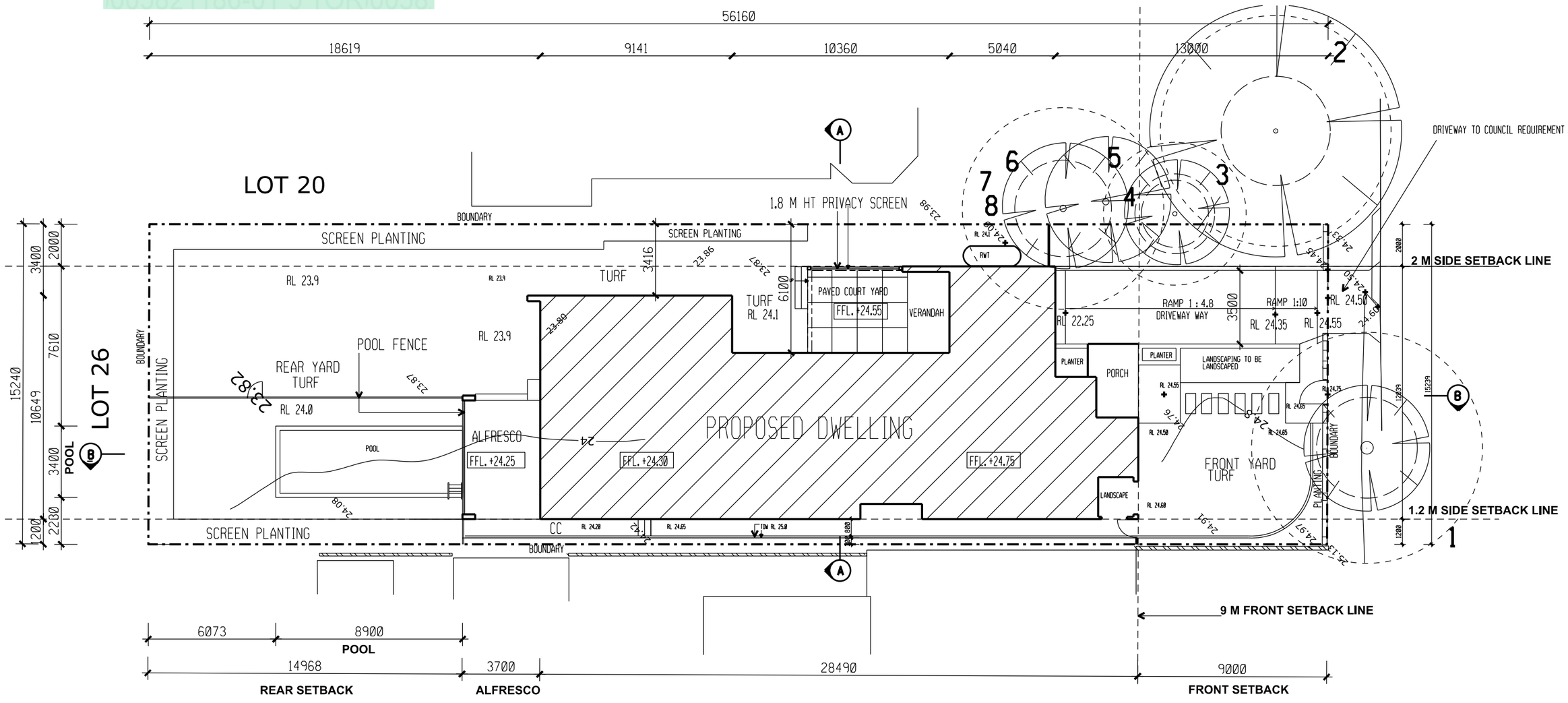

EXISTING TREES TO BE RETAINED

STRUCTURAL TREE PROTECTION ZONE

TREE PROTECTION ZONE

REF. INDICATIVE LANDSCAPE PLAN FOR TREES TO BE REMOVED (DRG NO DA 11)

SITE PLAN

AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS

TILE 01 TILE TYPE 1
TILE 02 TILE TYPE 2
TILE 03 TILE TYPE 3
TF TIMBER FINISH

DP DOWN PIPE
RT ROOF TILE
MR METAL ROOF
R RENDER AND PAINT
F FRIDGE SPACE

SHR SHOWER
FW FLOOR WASTE
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TG TRANSLUCENT GLASS
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DATE JAN. 2021
SCALE 1:100
B
DRAWING NO. DA 02

ABSA
Accreditation Period 01/04/2020-31/03/2021
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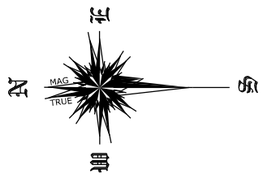

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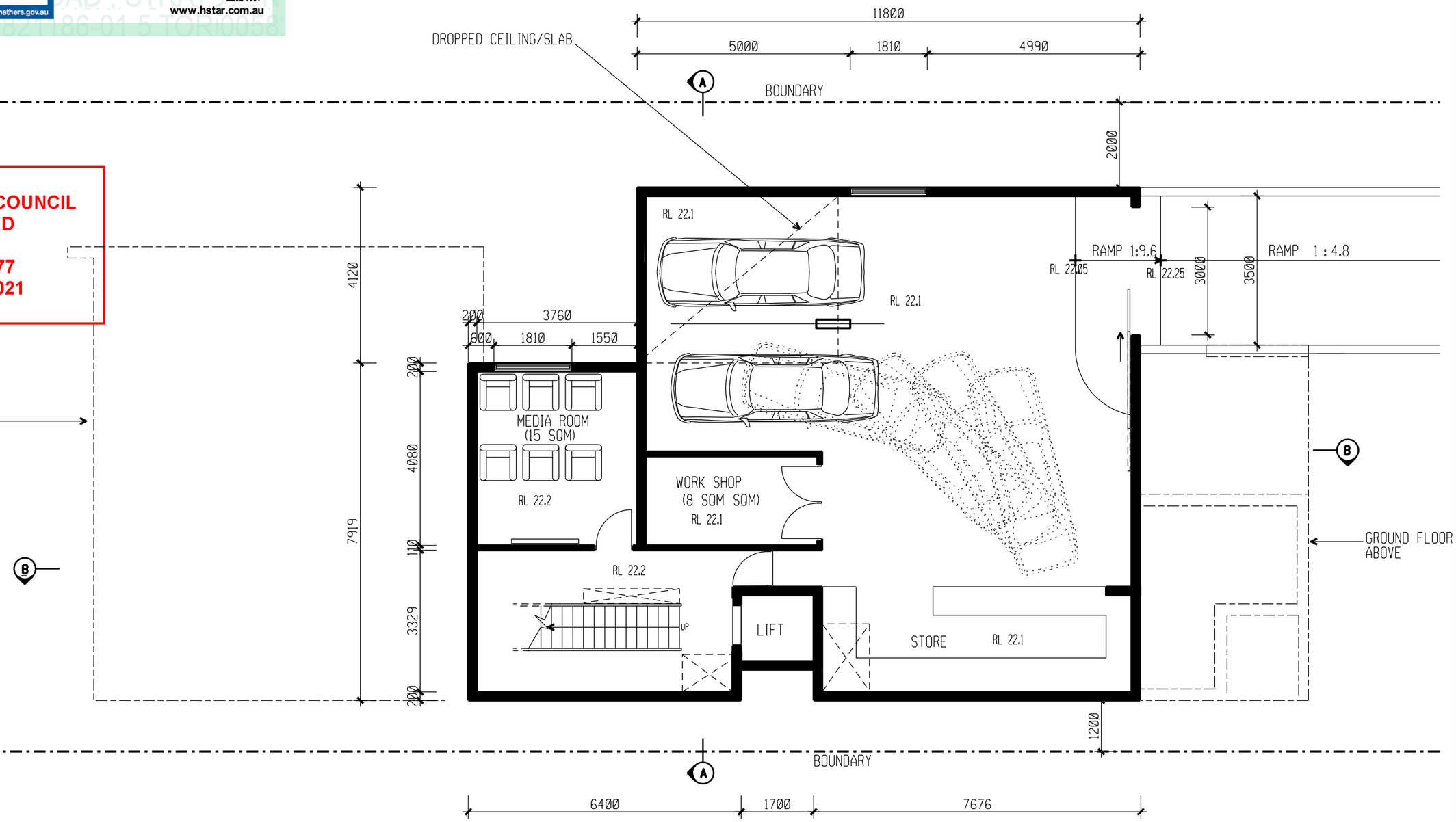

BASEMENT PLAN

AMENDMENTS		
JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES
DO NOT SCALE FROM DRAWINGS

TILE 01	TILE TYPE 1	DP	DOWN PIPE	SHR	SHOWER
TILE 02	TILE TYPE 2	RT	ROOF TILE	FW	FLOOR WASTE
TILE 03	TILE TYPE 3	MR	METAL ROOF	G	CLEAR GLASS
TF	TIMBER FINISH	R	RENDER AND PAINT	TG	TRANSLUCENT GLASS
		F	FRIDGE SPACE	GT	GUTTER
				BGT	BOX GUTTER

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61.4 MJ/m²
www.nathers.gov.au
Assessor Fadi Sweis
Accreditation No. 20390
Address 5 Torrington Road , Strathfield , NSW , 2135
www.hstar.com.au

MAG TRUE

1.8 M HT. PRIVACE SCREEN
BOUNDARY
SCREEN PLANTING
RL 24.1
RWT (MIN 3500LIT)
RL 23.9
TURF
TURF
RL 24.1
UP
TILE 02
PAVED COURT YARD
FFL. +24.55
FFL. +24.72
VERANDAH
LIVING
RAMP 1 : 4.8
DRIVEWAY WAY
RL 22.25
PLANTER
TILE 02
PORCH
FFL. +246
PLANTER
RL 24.50
ENTRY LOBBY
FFL. +24.75
TILE 01
WR
TILE 03
RL 24.50
BED1/GUESTBED
TILE 01
TO BE LANDSCAPED
RL 24.60
COURT YARD
BATH
BED 1
ENT LOBBY
PANTRY
DINNING
F
WO
RL 23.9
TILE 01
FFL. +24.30
KITCHEN
RUMPUS/
PLAY AREA
FFL. +24.75
STUDY
GYM
C
C
FAMILY
UP
TILE 01
ALFRESCO
FFL. +24.27
TILE 02
BBQ
M\W
L'DRY
TILE 03
C
VOID
UP
DRY GARDEN WITH SKY LIGHT ABOVE
VOID BELOW
LIFT
TILE 03
DRY GARDEN
WITH SKYLIGHT
RL 24.20
RL 24.65
TOW RL 25.0
CONCRETE FOOTPATH
RL 24.65
BOUNDARY

270 270 270
1500 PANTRY
110
3684
10109
FAMILY& DINNING 4889
KITCHEN 1040
RL 24.0
110 1100 110
4810
110 2290
L'DRY
270 270
845
300 1100 800
1200
730

600 1200 1300 600 5410 490 230 900 350 490 7380 1830 1110 8560 1200 540
3700 270 5000 110 3490 110 6000 200 1700 200 1110 270 1100 110 2500 110 4030 110 1800 270
ALFRESCO FAMILY L'DRY RUMPUS LIFT POWDER RM DRY GARDEN BED 1 BATH
3700 28490

850 490 500

6000 110 1600 110 2860 110 4500 270
RUMPUS STUDY GIM LIVING
3700 270 5000 110 3490 270
ALFRESCO DINNING PANTRY
900 2410 4977 610 848 240 1810 1980 1810 2589 1570 5401 413 730 2807

GROUND FLOOR PLAN

AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES
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TILE 01 TILE TYPE 1
TILE 02 TILE TYPE 2
TILE 03 TILE TYPE 3
TF TIMBER FINISH

DP DOWN PIPE
RT ROOF TILE
MR METAL ROOF
R RENDER AND PAINT
F FRIDGE SPACE

SHR SHOWER
FW FLOOR WASTE
G CLEAR GLASS
TG TRANSLUCENT GLASS
GT GUTTER
BGT BOX GUTTER

PROJECT
PROPOSED TWO STORY RESIDENCE
AT 5 TORRINGTON ROAD
STRATHFIELD

CLIENT
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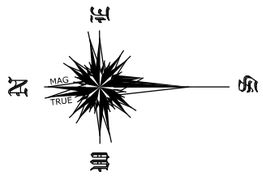
DATE JAN. 2021
SCALE 1:100
B
DRAWING NO. DA 04



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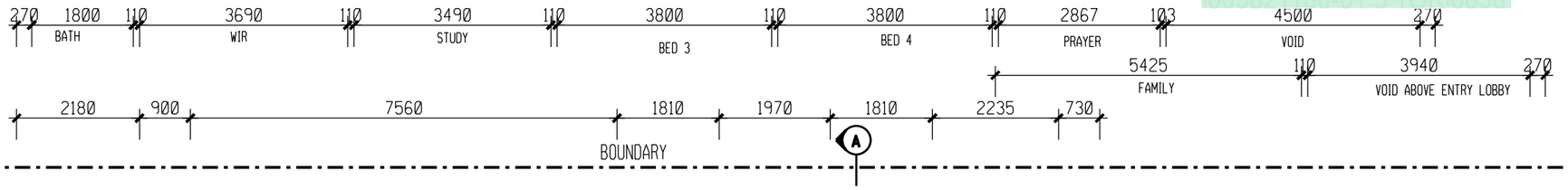

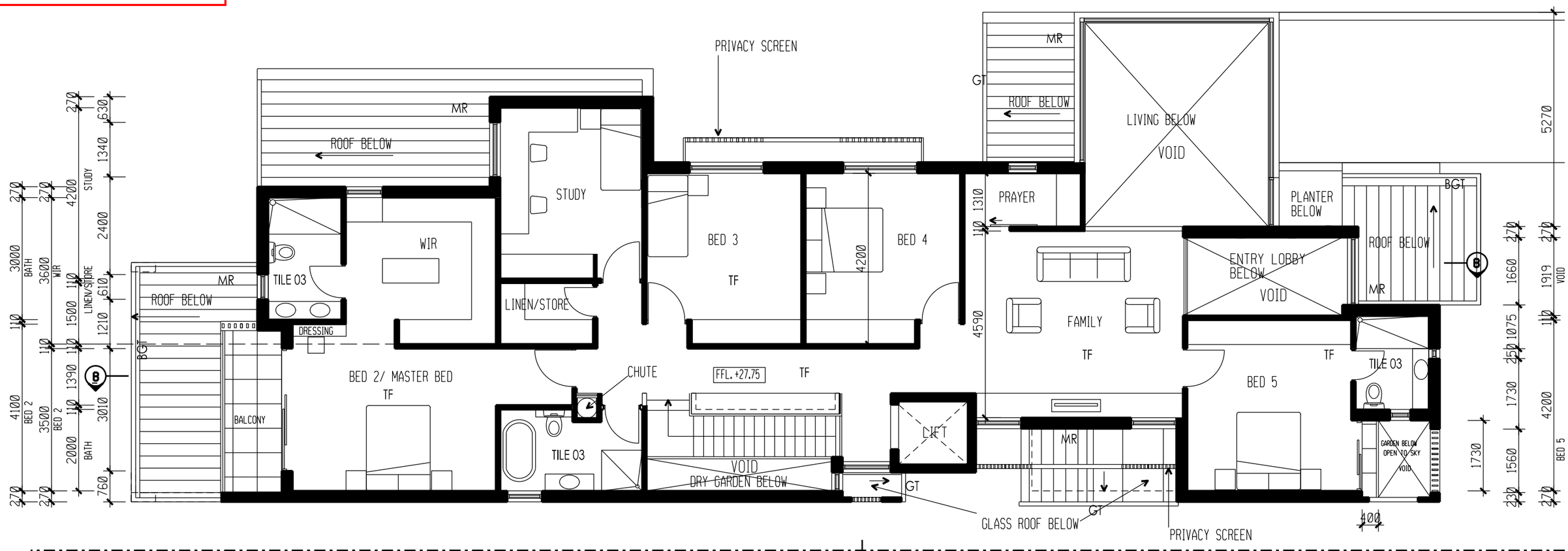

FIRST FLOOR PLAN

AMENDMENTS		
JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS

TILE 01	TILE TYPE 1	DP	DOWN PIPE	SHR	SHOWER
TILE 02	TILE TYPE 2	RT	ROOF TILE	FW	FLOOR WASTE
TILE 03	TILE TYPE 3	MR	METAL ROOF	G	CLEAR GLASS
TF	TIMBER FINISH	R	RENDER AND PAINT	TG	TRANSLUCENT GLASS
		F	FRIDGE SPACE	GT	GUTTER
				BGT	BOX GUTTER

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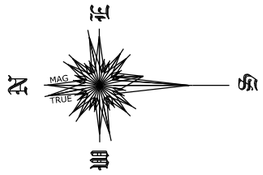

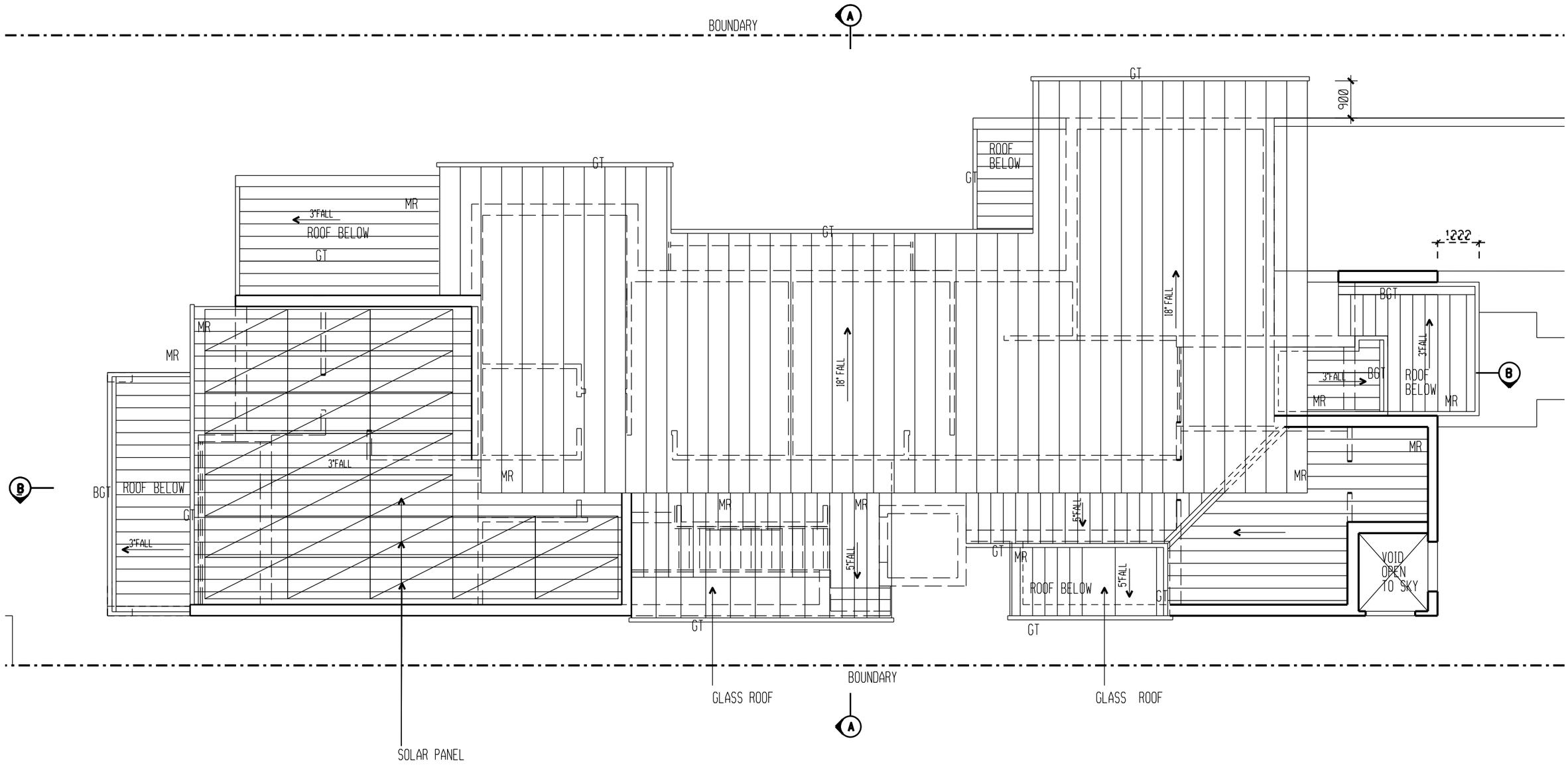

ROOF PLAN

AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES
DO NOT SCALE FROM DRAWINGS

TILE 01	TILE TYPE 1	DP	DOWN PIPE	SHR	SHOWER
TILE 02	TILE TYPE 2	RT	ROOF TILE	FW	FLOOR WASTE
TILE 03	TILE TYPE 3	MR	METAL ROOF	G	CLEAR GLASS
TF	TIMBER FINISH	R	RENDER AND PAINT	TG	TRANSLUCENT GLASS
		F	FRIDGE SPACE	GT	GUTTER
				BGT	BOX GUTTER

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CARLINGFORD 2118
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DATE JAN. 2021
SCALE 1:100
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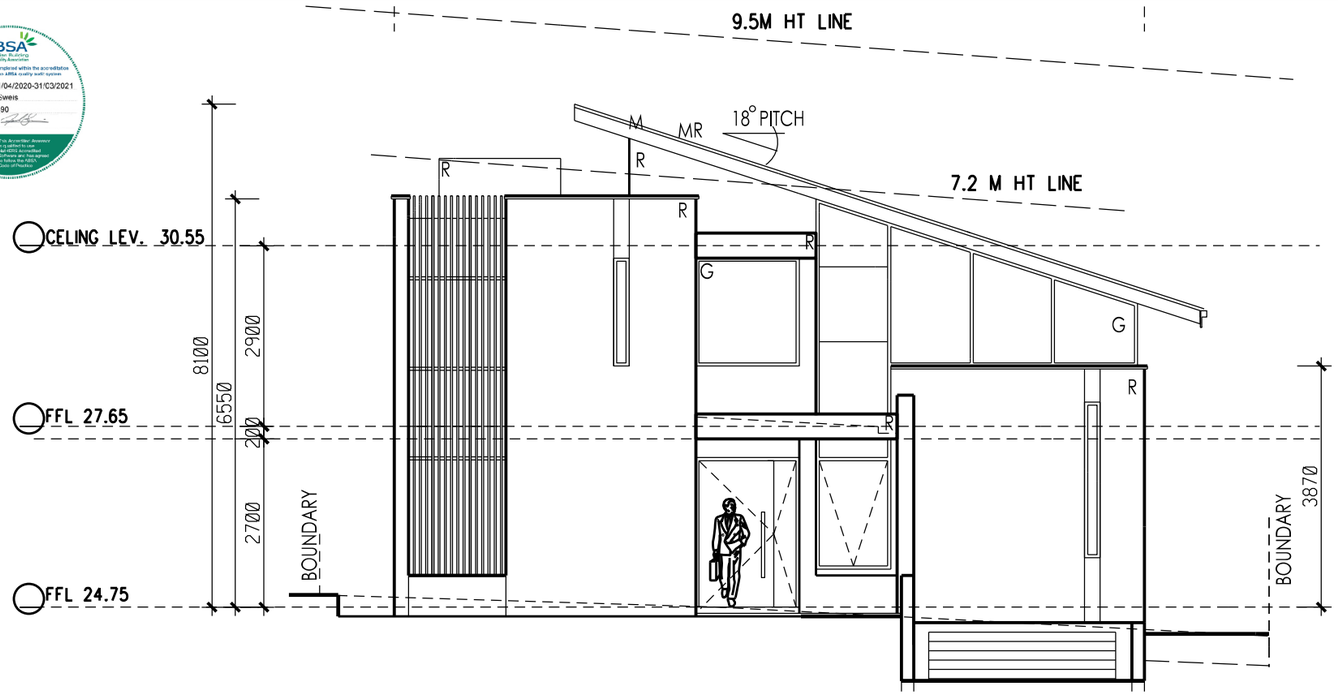
DRAWING NO. DA 06



FRONT ELEVATION

NOTE:

WINDOW AND GLAZED DOORS TO HAVE U - VALUES AND SHGC THAT MATCH THOSE ON NatHERS CERTIFICATE

0005821186-01 26 Mar 2021

5.3 NATIONWIDE HOUSE ENERGY RATING SCHEME

61.4 MJ/m²

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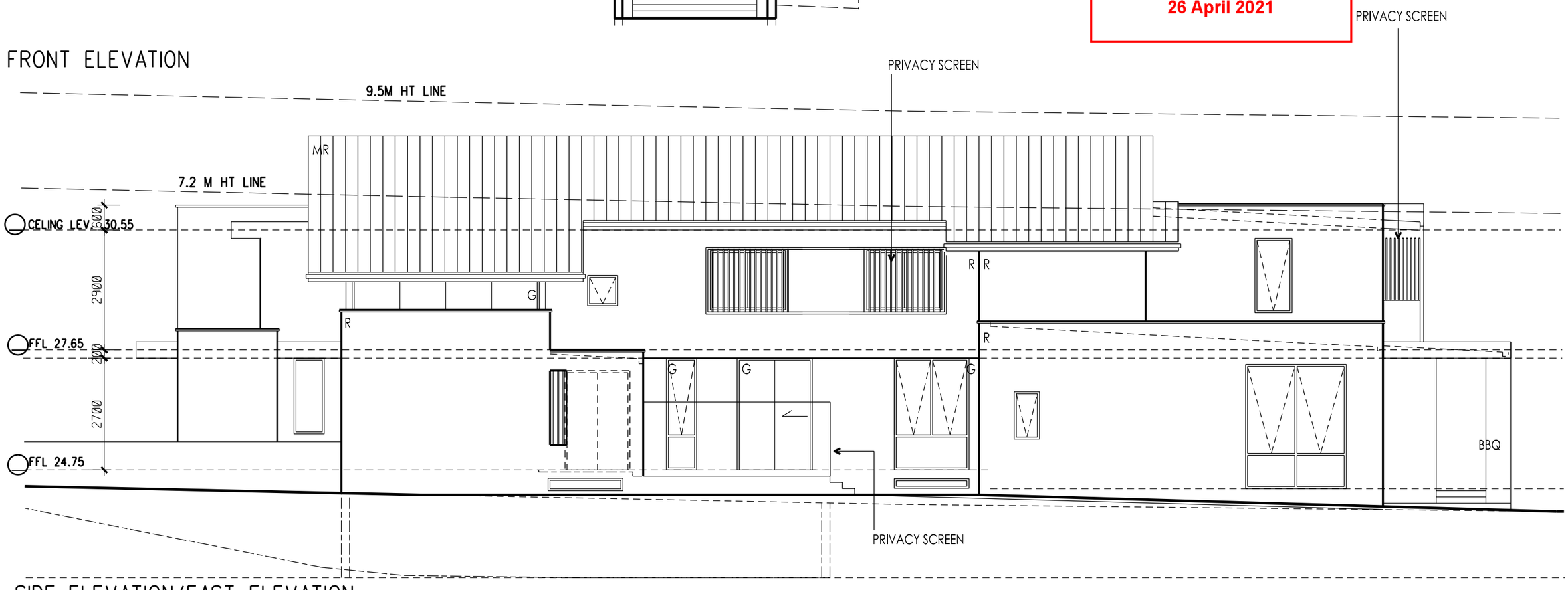

SIDE ELEVATION/EAST ELEVATION

AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH202	ISSUE FOR DA	B

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS

TILE 01 TILE TYPE 1
TILE 02 TILE TYPE 2
TILE 03 TILE TYPE 3
TF TIMBER FINISH

DP DOWN PIPE
RT ROOF TILE
MR METAL ROOF
R RENDER AND PAINT
F FRIDGE SPACE

SHR SHOWER
FW FLOOR WASTE
G CLEAR GLASS
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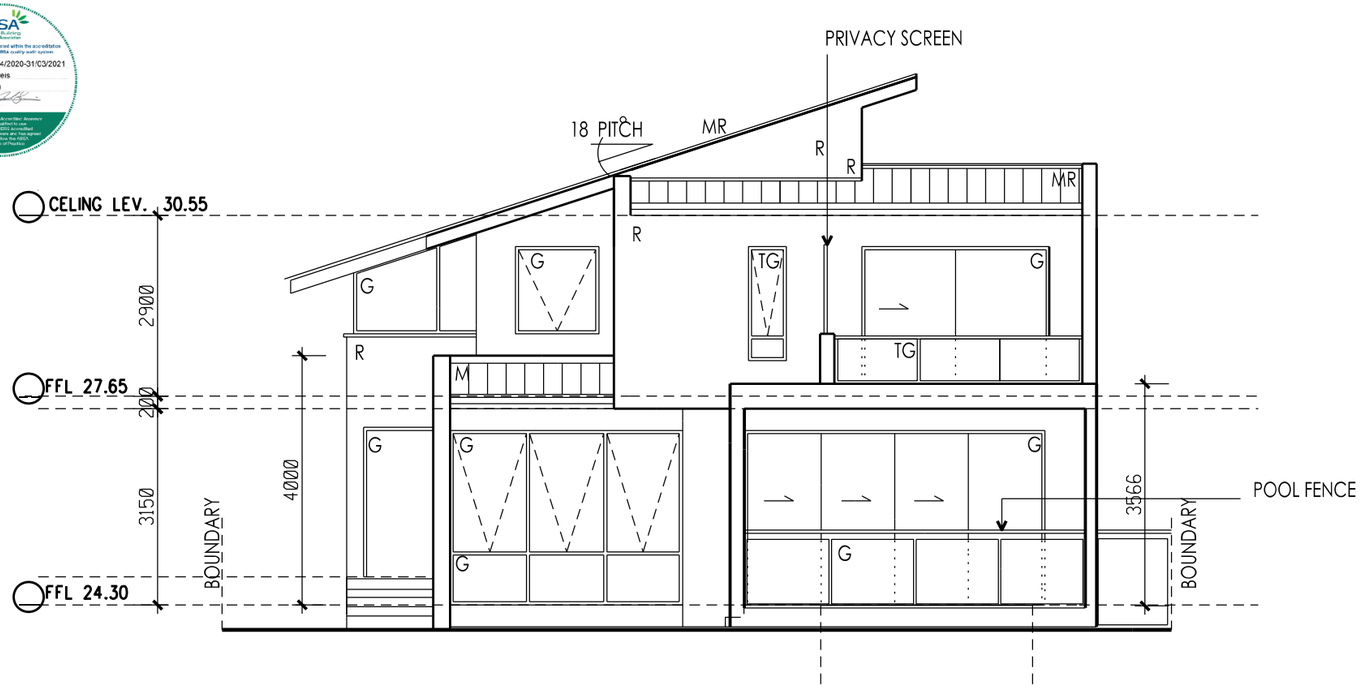
DATE JAN. 2021
SCALE 1:100
B
DRAWING NO. DA 07



REAR ELEVATION

NOTE:

WINDOW AND GLAZED DOORS TO HAVE U - VALUES AND SHGC THAT MATCH THOSE ON NatHERS CERTIFICATE

0005821186-01 26 Mar 2021

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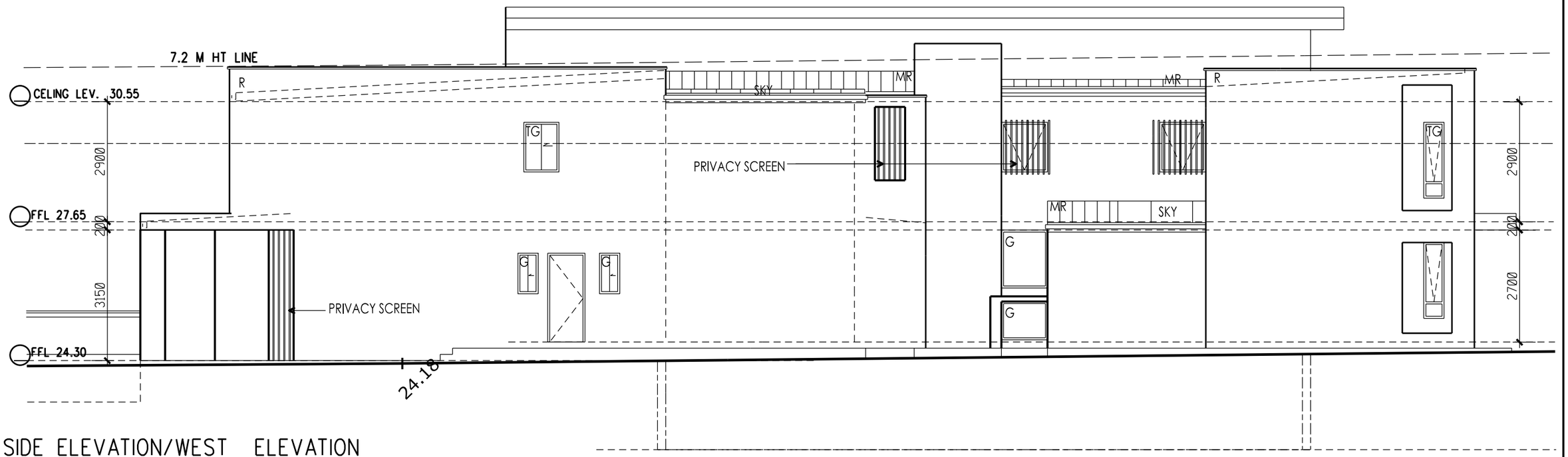

SIDE ELEVATION/WEST ELEVATION

AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES

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TF TIMBER FINISH

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RT ROOF TILE
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DATE JAN. 2021
SCALE 1:100
B
DRAWING NO. DA 08

NOTE:

WINDOW AND GLAZED DOORS TO HAVE U - VALUES AND SHGC AS MENTIONED ON NatHERS CERTIFICATE

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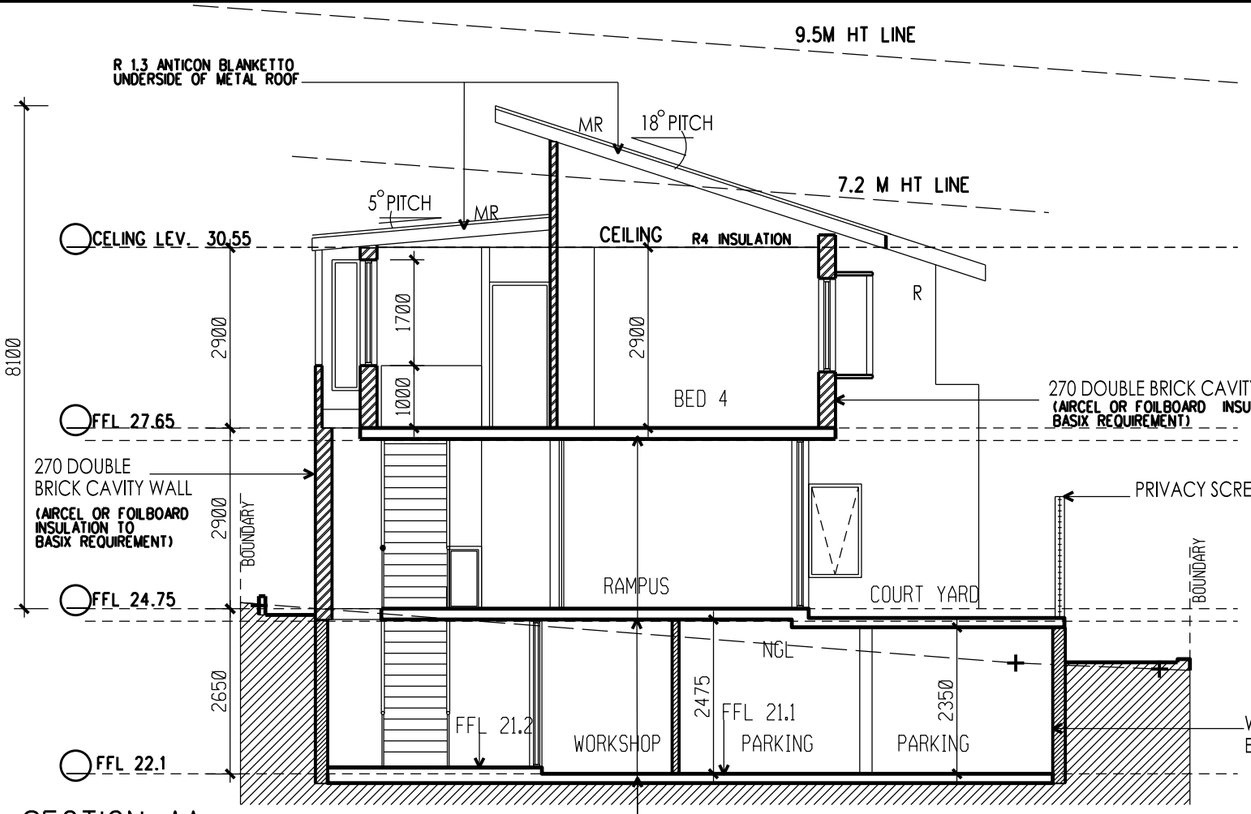
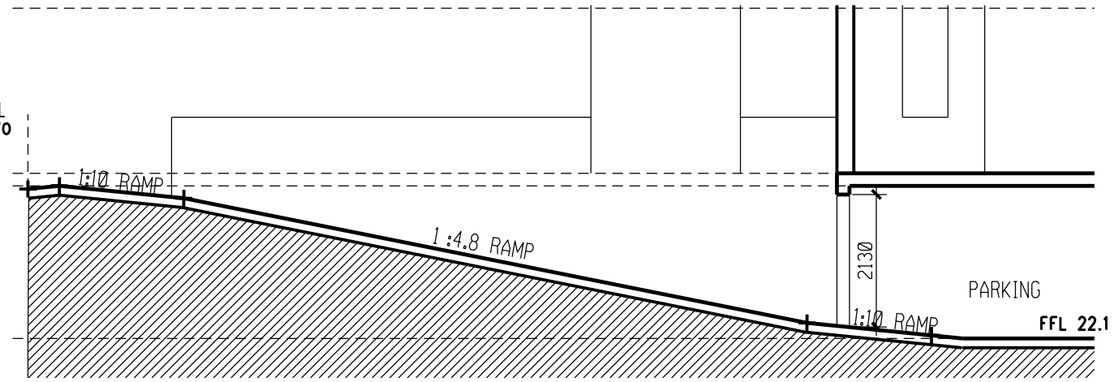
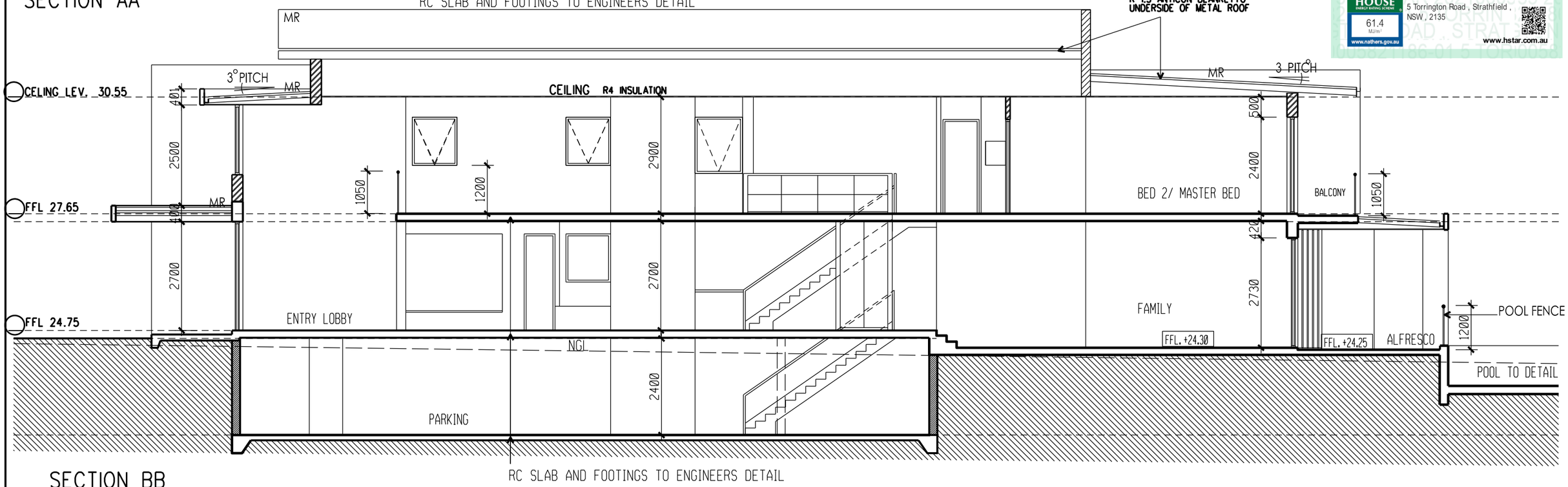


SECTION AA



SECTION THROUGH DRIVEWAY



SECTION BB

0005821186-01 26 Mar 2021
5.3 NATIONWIDE HOUSE ENERGY RATING SCHEME
Assessor Fadi Sweis
Accreditation No. 20390
Address 5 Torrington Road , Strathfield , NSW , 2135
61.4 MJ/m²
www.nathers.gov.au
www.hstar.com.au

AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES
DO NOT SCALE FROM DRAWINGS

TILE 01	TILE TYPE 1	DP	DOWN PIPE	SHR	SHOWER
TILE 02	TILE TYPE 2	RT	ROOF TILE	FW	FLOOR WASTE
TILE 03	TILE TYPE 3	MR	METAL ROOF	G	CLEAR GLASS
TF	TIMBER FINISH	R	RENDER AND PAINT	TG	TRANSLUCENT GLASS
		F	FRIDGE SPACE	GT	GUTTER
				BGT	BOX GUTTER

PROJECT
PROPOSED TWO STORY RESIDENCE
AT 5 TORRINGTON ROAD
STRATHFIELD

CLIENT
MR & MRS SUDARSHAN PARAMSOTHY
5 TORRINGTON ROAD STRATHFIELD
M: 0405793941 OR 0415299374

ARCHITECT
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BSc.BE, DIPArch (A'BAD), M.Arch, (FINLAND) NSW REG 7001
P.O.BOX 2561 CARLINGFORD COURT
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B
DRAWING NO. DA 09

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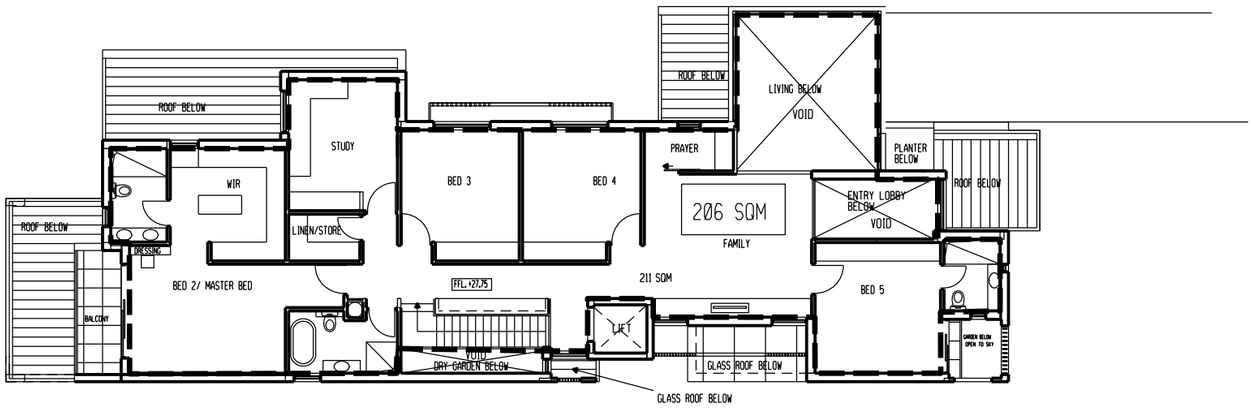
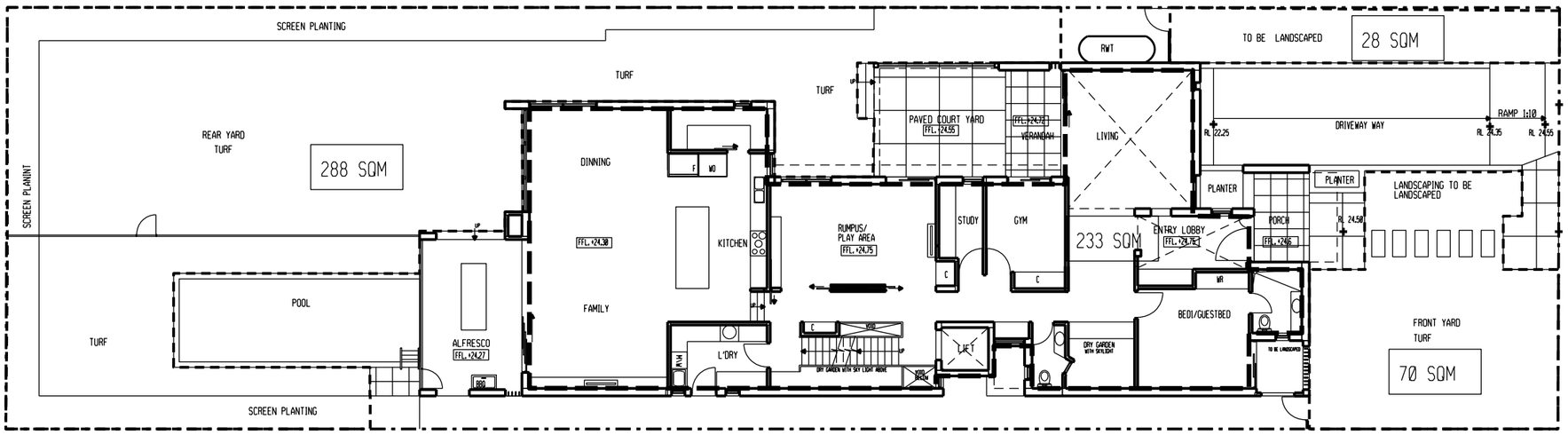
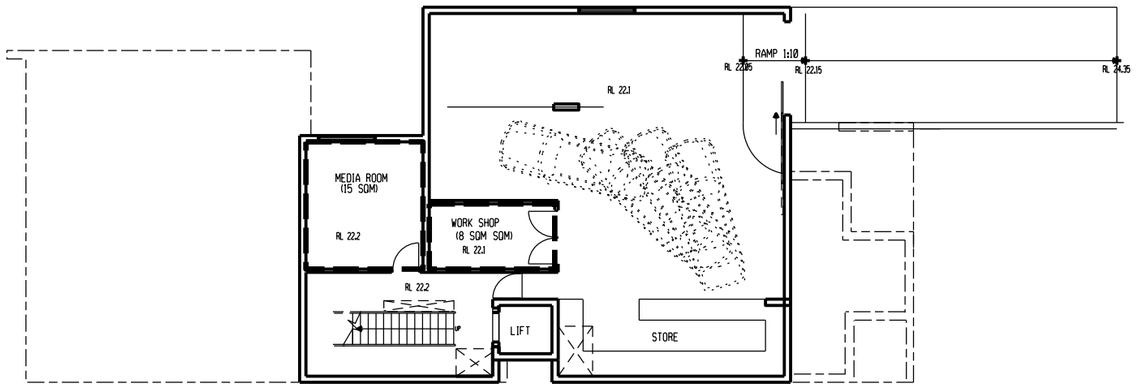
26 April 2021



FIRST FLOOR



GROUND FLOOR



BASEMENT

AREA CALCULATIONS

GROUND GLOOR 233 SQM

FIRST FLOOR 206 SQM

BASEMENT 23 SQM (EXCLUDING PARKING AND STORE)

TOTAL FLOOR AREA 462 SQM

FSR 0.54 : 1

LANDSCAPING

FRONT YARD	**98 SQM (70+ 28)**
REAR YARD	**288 SQM**
TOTAL LANDSCAPE AREA	**386 SQM**
	(45% OF THE SITE AREA)

ABSA Assessor Training Association
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Fadi Sweis
Assessor Number 20390
Assessor Signature

5.3 NATIONWIDE HOUSE ENERGY RATING SCHEME
61.4 MJ/m²
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AMENDMENTS

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GENERAL NOTES
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TILE 01 TILE TYPE 1
TILE 02 TILE TYPE 2
TILE 03 TILE TYPE 3
TF TIMBER FINISH

DP DOWN PIPE
RT ROOF TILE
MR METAL ROOF
R RENDER AND PAINT
F FRIDGE SPACE

SHR SHOWER
FW FLOOR WASTE
G CLEAR GLASS
TG TRANSLUCENT GLASS
GT GUTTER
BGT BOX GUTTER

PROJECT
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SCALE 1:100
B
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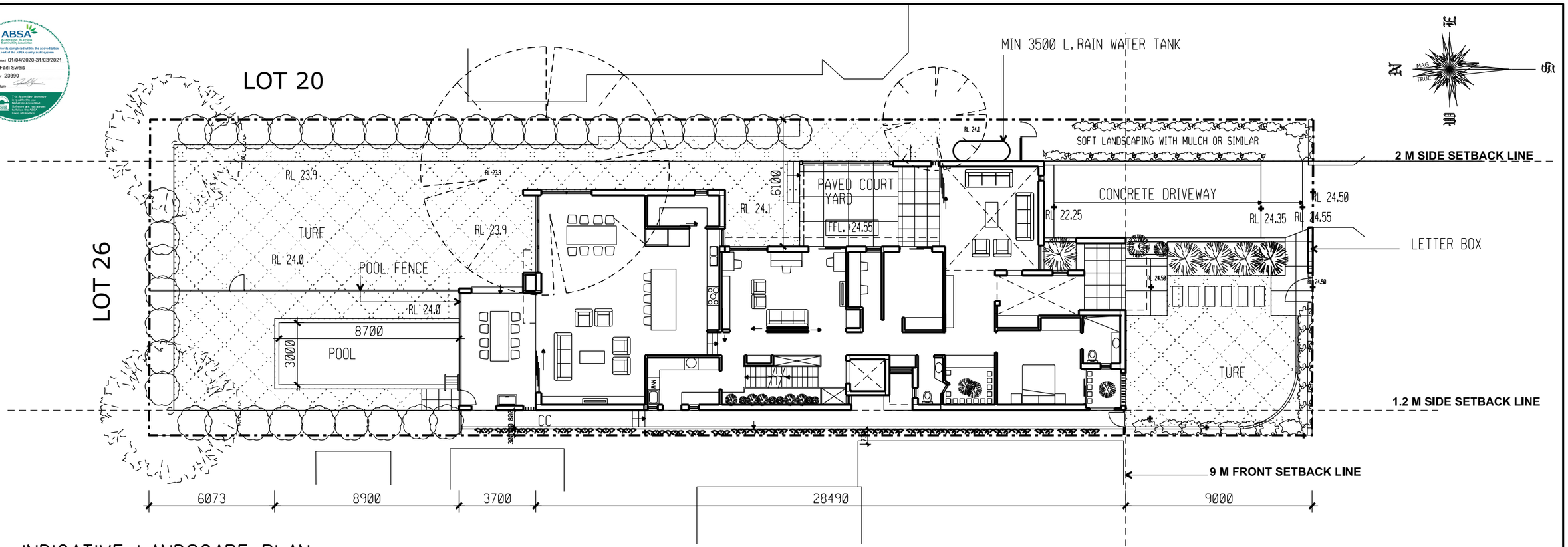
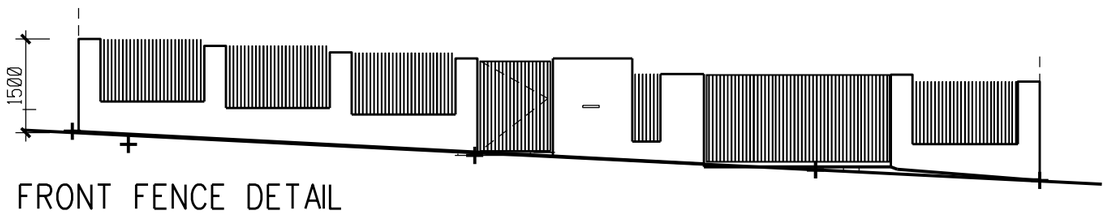
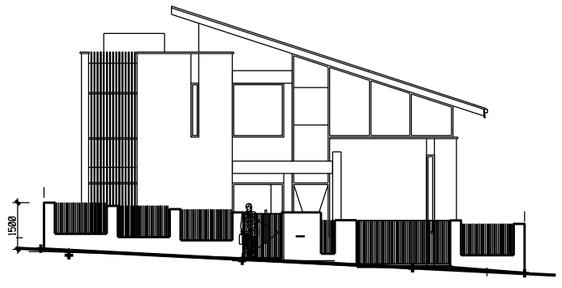
ABSA Australian Building Sustainability Association
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Fadi Sweis
Assessor Number 20390
Assessor Signature



INDICATIVE LANDSCAPE PLAN



FRONT FENCE DETAIL



STREET ELEVATION

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5.3 NATIONWIDE HOUSE ENERGY RATING SCHEME
61.4 MJ/m²
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- EXISTING TREES TO BE REMOVED
- NEW FEATURE TREES
- SCREEN PLANTING (TYPE 1)
- SCREEN PLANTING (TYPE 2)
- SHRUBS CLIPED AT MAX 1M
- FEATURE TREES/PLANTING
- TURF
- PAVD AREA
- STEPPING STONE
- CC COLOURED CONCRETE

AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS

TILE 01 TILE TYPE 1
TILE 02 TILE TYPE 2
TILE 03 TILE TYPE 3
TF TIMBER FINISH

DP DOWN PIPE
RT ROOF TILE
MR METAL ROOF
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F FRIDGE SPACE

SHR SHOWER
FW FLOOR WASTE
G CLEAR GLASS
TG TRANSLUCENT GLASS
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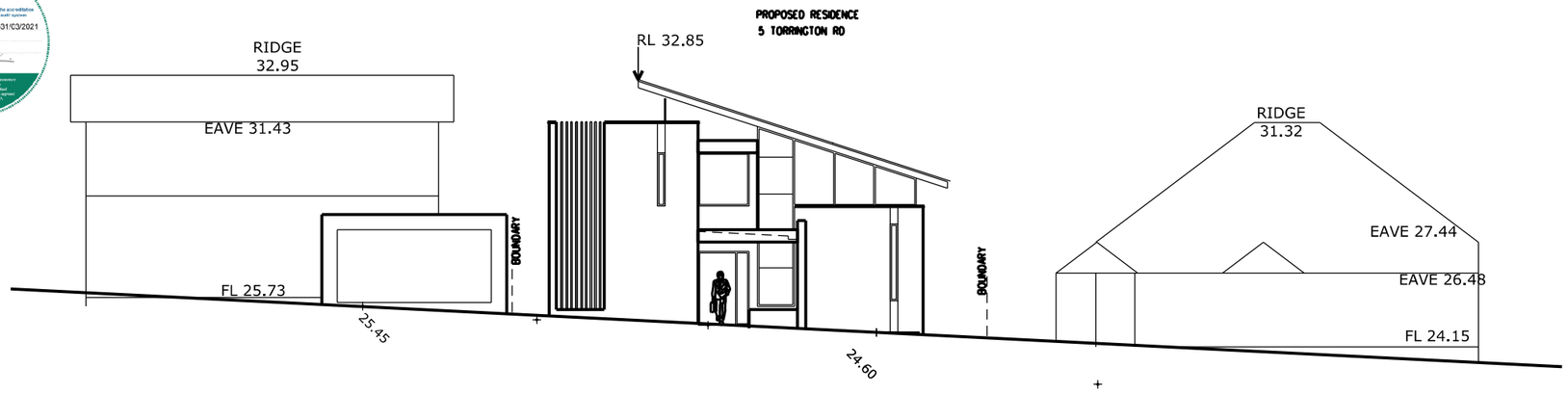
M: 0402 395 101

DATE JAN. 2021
SCALE 1:100
B
DRAWING NO. DA 11

ABSA
HERS Assessments completed within the accreditation period are part of this ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Fadi Sweis
Assessor Number 20390
Assessor Signature



STREET ELEVATION

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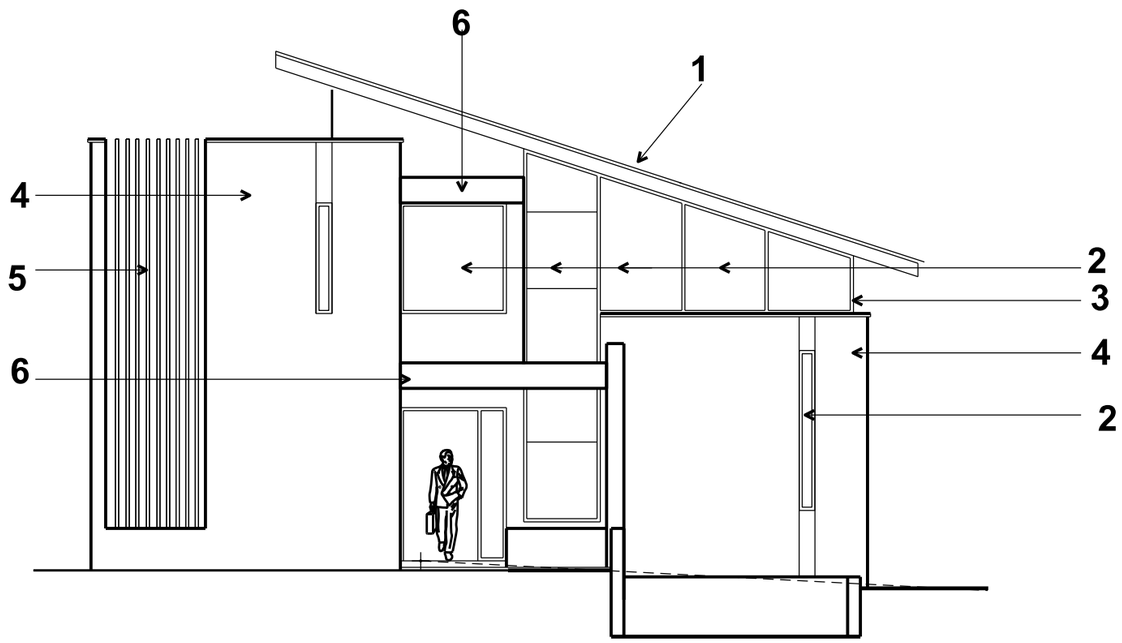
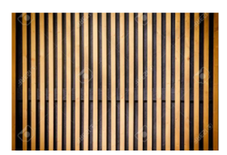


EXTERNAL COLOUR SCHEDULE

1	METAL ROOF	CHARCOLE	
2	CLEAR GLASS	CLEAR GLASS	
3	WINDOW FRAMES	BLACK	
4	RENDER AND PAINT	LIGHT GRAY	
5	VERTICAL SLATES	TIMBER LOOK	
6	RENDER AND PAINT	CHARCOLE	

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5.3
NATIONWIDE HOUSE ENERGY RATING SCHEME
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AMENDMENTS

JAN2021	PRELIMINARY ISSUE TO CLIENT	A
MARCH2021	ISSUE FOR DA	B

GENERAL NOTES
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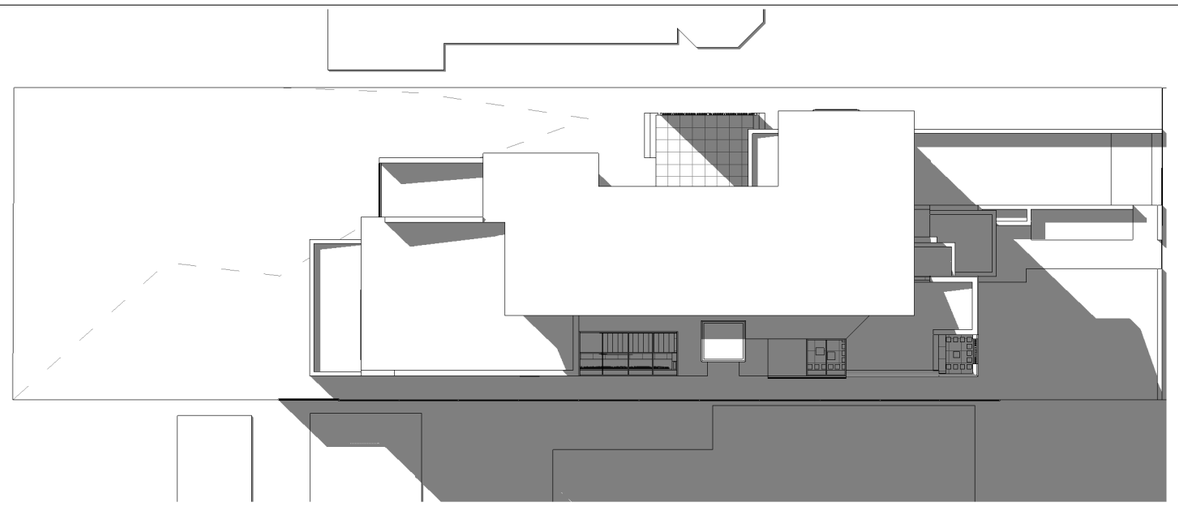
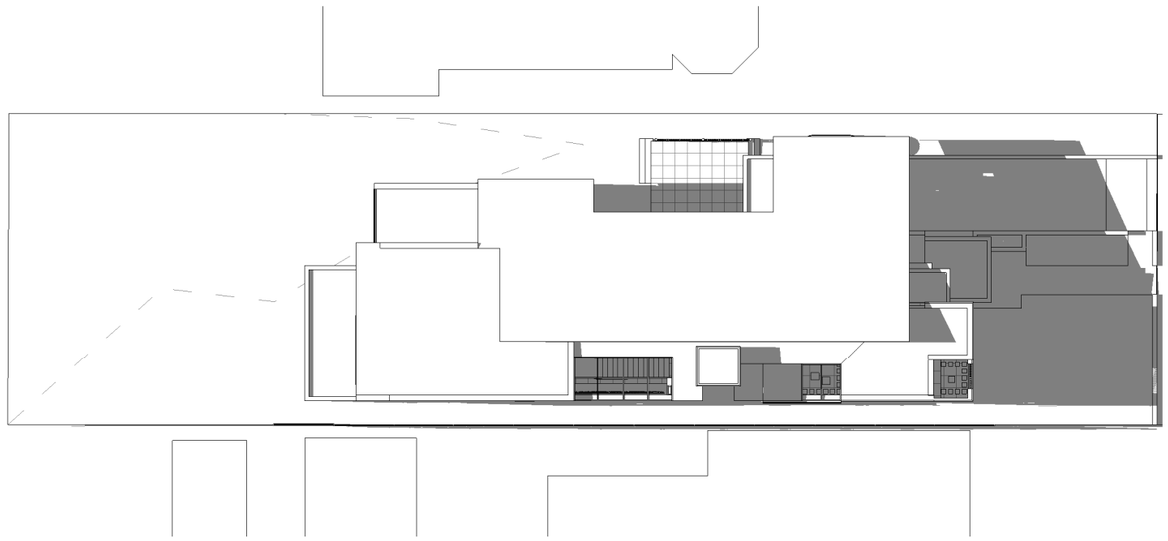
DATE JAN. 2021
SCALE 1:100
B
DRAWING NO. DA 12

SHADOW DIAGRAM

ABSA Accredited Assessor
HERS Assessment completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period: 01/04/2020-31/03/2021
Assessor Name: Fadi Sweis
Assessor Number: 20390
Assessor Signature:
The Accredited Assessor is qualified to use NatHERS and their software and has agreed to follow the ABSA Code of Practice



9AM



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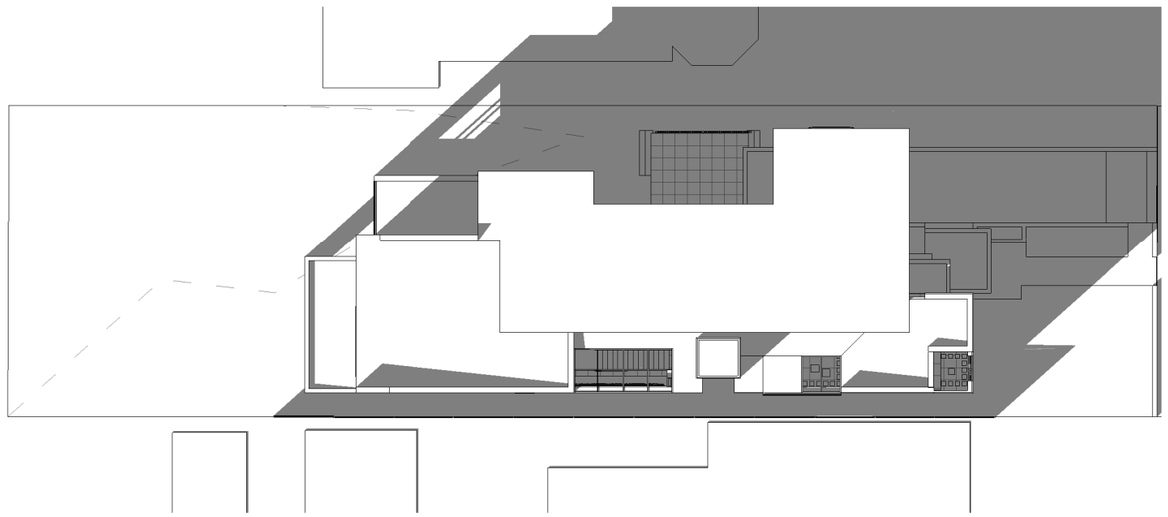

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AMENDMENTS		
14/02/2021	PRELIMINARY ISSUE TO CLIENT	A
22/03/2021	ISSUE FOR DA	B

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS

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PROJECT:
PROPOSED TWO STOREY RESIDENCE
AT 5 TORRINGTON ROAD
STRATHFIELD

CLIENT:
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ARCHITECT:
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M: 0402 395 101

DATE 22/03/2021
SCALE A3@
B
DRAWING NO. DA13

GENERAL DEMOLITION NOTES

*ALL DEMOLITION WORKS TO BE DONE IN ACCORDANCE WITH AS 2601.2001

*SITE DEMOLITION CONDUCTED TO BE AS PER DEMOLITION CONTRACTORS DETAILS

*DEMOLITION MATERIALS (BOTH HAZARDOUS AND NON HAZARDOUS) TO BE REMOVED OFF SITE AND DISPOSE TO AN APPROVED WASTE CENTRE

*PROPOSED HOARDING AND FENCING BARRIERS TO BE ERECTED WHERE REQUIRED BY DEMOLITION CONTRACTOR

*DISCONNECT ALL SERVICES AS REQUIRED AS PER DEMOLITION CONTRACTORS DETAILS. ENSURE A DAIL BEROFRE DIG IS PERFORMED PRIOR TO ANY EXCAVATION WORKS

*ALL TREE REMOVALS WILL BE PERFORMED BY QUALIFIED TREE SURGEON

* SOFT LANDSCAPING MATERIALS TO BE RECYCLED ON SITE WHERE POSSIBLE

*ENSURE EXISTING NEIGHBOURS STRUCTURES AND PROPERTIES TO BE RETAINED INCLUDING BUT NOT LIMITED TO PAVING, KERBING, FENCING AND VEGETATION ARE PROTECTED DURING DEMOLITION. RE -INSTATE AS REQUIRED IF DMAGED.

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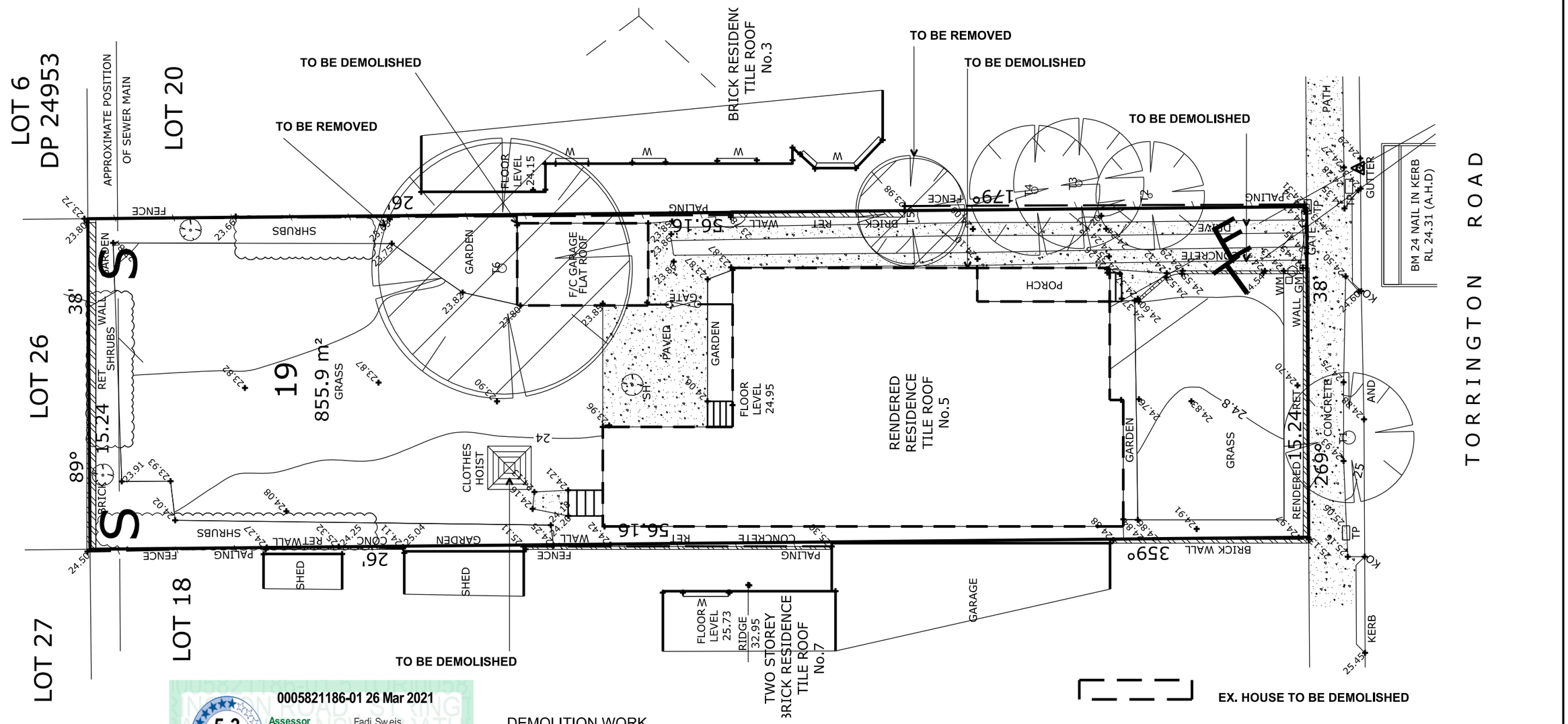
26 April 2021



0005821186-01 26 Mar 2021
5.3 NATIONWIDE HOUSE ENERGY RATING SCHEME 61.4 MJ/m² www.nathers.gov.au
Assessor Accreditation No. Fadi Sweis 20390
Address 5 Torrington Road , Strathfield , NSW , 2135
www.hstar.com.au

DEMOLITION PLAN

DEMOLITION WORK

*EXISTING SINGLE STOREY DWELLING TO BE DEMOLISHED AND REMOVED FROM SITE.

*EXISTING F/C GARAGE ,CLOTHES LINES TO BE DEMOLISHED AND REMOVED FROM SITE

*EXISTING CONCRETE PATHWAYS AND DRIVEWAY TO BE DEMOLISHED AND REMOVED FROM SITE

* THE TWO TREES MARKED TO BE REMOVED FROM SITE AS PER ARBORIST'S REPORT

EX. HOUSE TO BE DEMOLISHED

EXISTING TREES TO BE RETAINED

TREE TO BE REMOVED

AMENDMENTS

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DATE JAN. 2021
SCALE 1:100
B
DRAWING NO. DA 14