

22 England Ave, Marrickville

DA Approval - Alteration & Additions

Drawing List

Drawing #	Layout Name	Scale
DA00	COVER SHEET	--
DA01	SITE ANALYSIS PLAN	1:200
DA10	EXISTING & DEMOLITION GROUND FLOOR PLAN	1:100
DA11	ROOF PLAN	1:100
DA12	GROUND FLOOR + LANDSCAPE PLAN	1:100
DA13	FIRST FLOOR PLAN	1:100
DA21	EAST ELEVATION	1:100
DA22	SOUTH ELEVATION	1:100
DA23	WEST ELEVATION	1:100
DA24	NORTH ELEVATION	1:100
DA31	SECTION A	1:100
DA32	SECTION B	1:100
DA61	SAMPLES BOARD	-
DA81	AREA CALCULATIONS (GFA)	1:200
DA82	STREETSCAPE PHOTOMONTAGE	-



Site Location Plan

Basix Certificate

Hot water

The applicant must install the following hot water system in the development: solar (electric-boostered).

Lighting

A minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

Fixtures

New or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
New or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
New or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed below:

Concrete slab on ground floor.

Suspended floor with enclosed subfloor: concrete (R0.6), additional insulation R0.70 (down) (or R1.30 including construction).

External Wall: framed (weatherboard, fibro, metal clad), additional insulation R1.30 (or R1.70 including construction).

Flat ceiling, flat roof: framed: ceiling R3.00(up), roof: foil/sarking, medium (solar absorptance 0.475-0.70).

Windows and glazed doors requirements

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door.

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table.

External Louvers or blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Outdoor swimming pool requirements

The applicant must install the pool outdoors and it may not have a capacity of greater than 36.5 kilolitres. The swimming pool must have a pool cover, and a pool pump timer. The applicant must install a solar only heating system for the swimming pool.

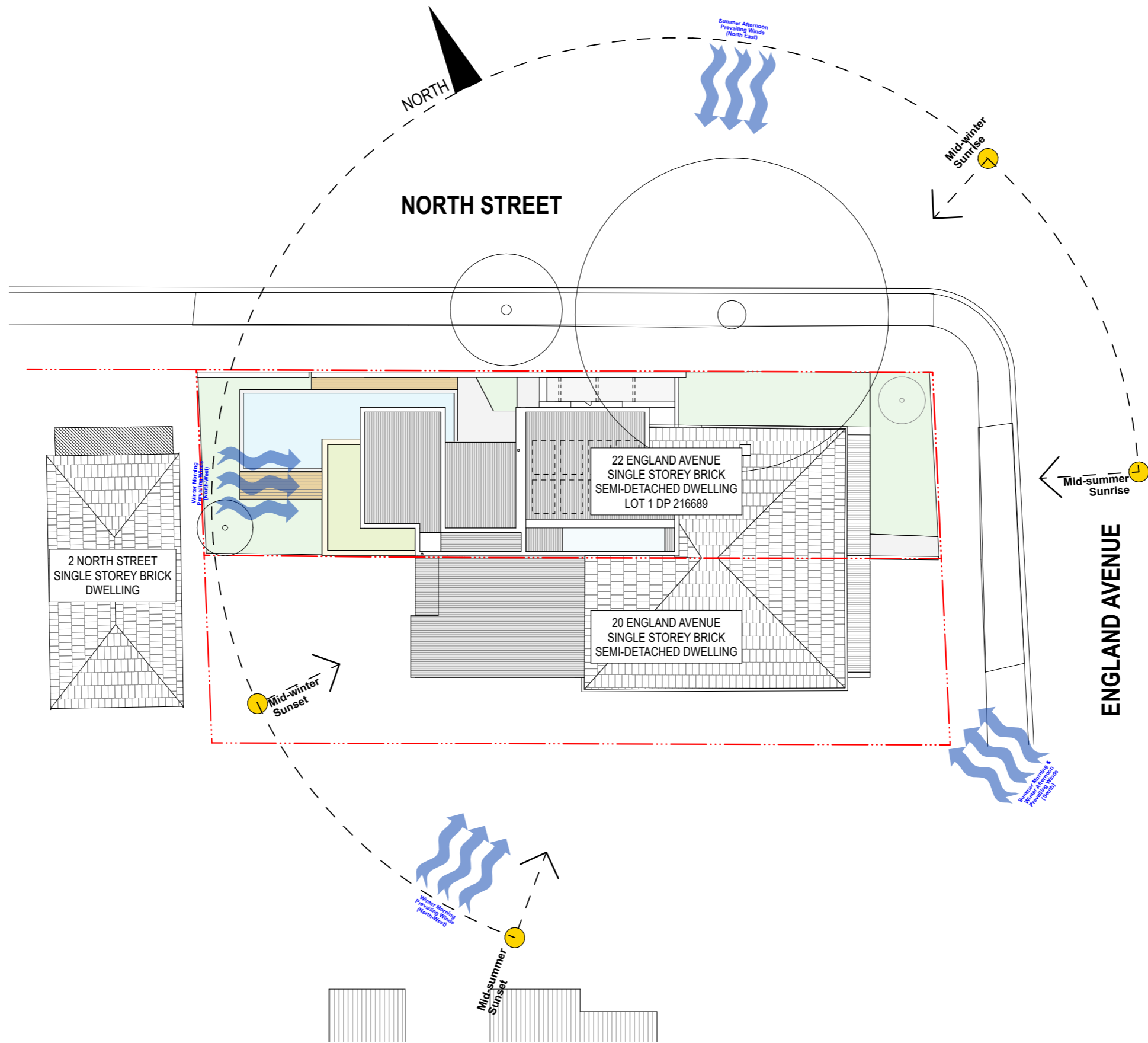
AMENDMENT					Notes
No.	Description	Issue Date	No.	Description	
A	Development Application	11/11/21			All dimensions are in millimetres unless stated otherwise. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of Apto & Best. This document has been prepared for and on behalf of the clients noted on the drawing. Apto & Best's responsibility is to these clients only and not to any third party who may rely on these documents. All drawings are to be read in conjunction with the relevant consultant documents. Civil, structural, hydraulic, mechanical, electrical and other relevant works are to be carried out in accordance with consultants documentation and certified accordingly.
B	Development Application Amendment	29/11/21			
C	LEC Resubmission	17/06/2022			

FOR APPROVALS - NOT FOR CONSTRUCTION

Apto&Best

SHOP 2 223 CLOVELLY ROAD,
CLOVELLY NSW 2031 AUSTRALIA

Project		Description			
22 England Ave, Marrickville		Alteration & Additions			
Client		Drawn	Checked	Project No	Date
Romana & Katherine		AB + BS	AB + BS	2103	17/6/22
Drawing Title		Scale	Drawing No		Amendment
COVER SHEET		—	DA00		B

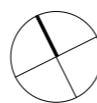


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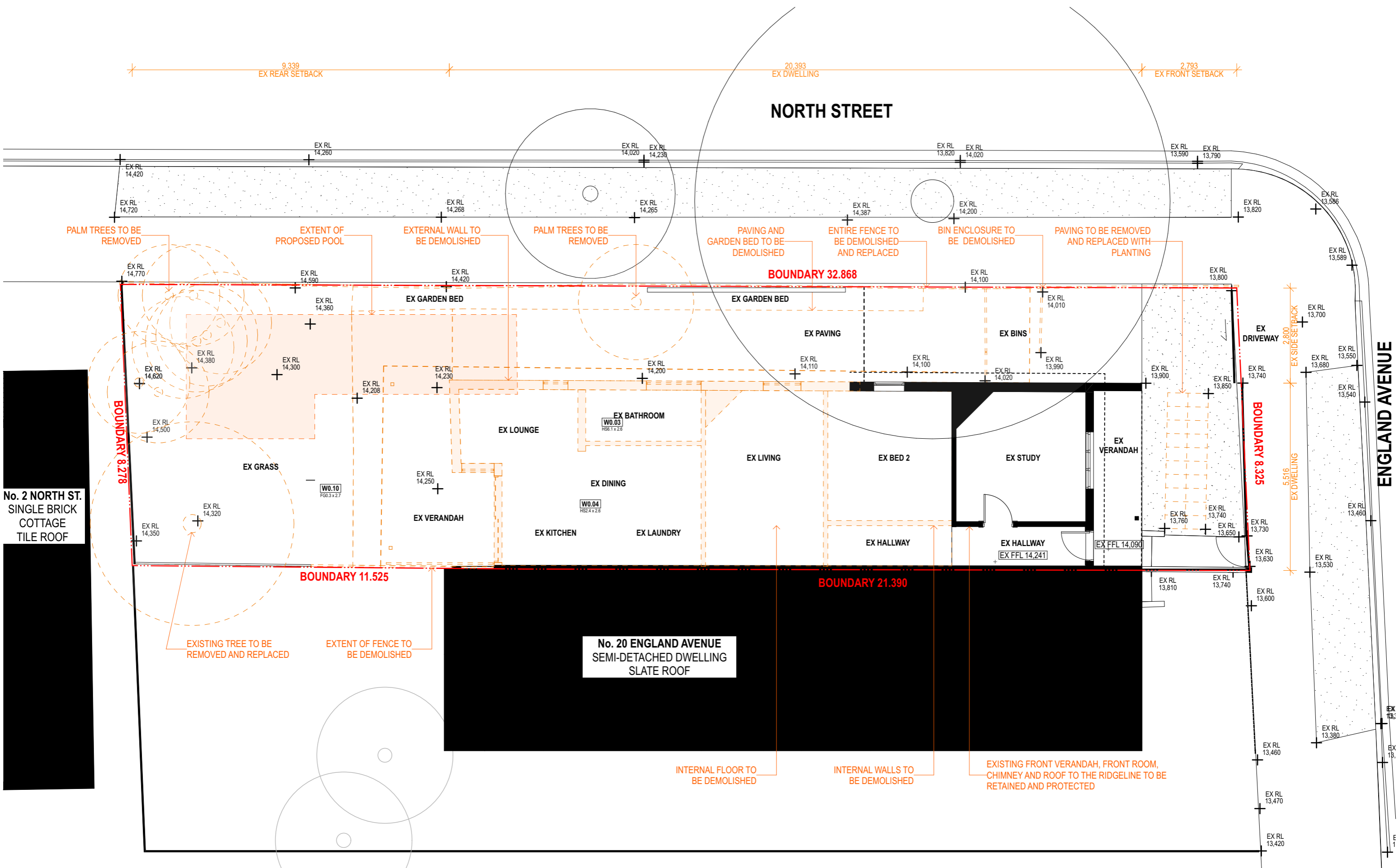
Legend	
	Proposed Walls
	Proposed Works
	Existing Walls
	To be demolished
	Site Boundary



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SHOP 2 223 CLOVELLY ROAD,
 CLOVELLY NSW 2031 AUSTRALIA

Project	22 England Ave, Marrickville			Description	Alteration & Additions		
Client	Romana & Katherine			Drawn	Checked	Project No	Date
				TD	AB	2103	17/6/22
Drawing Title	Scale	Drawing No	Amendment				
SITE ANALYSIS PLAN	1:200	DA01	B				

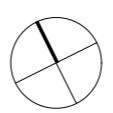


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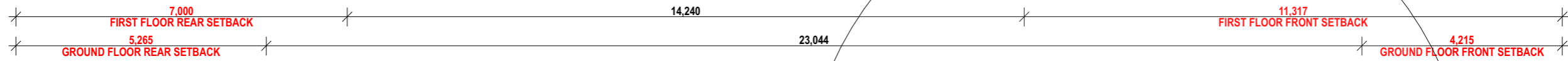
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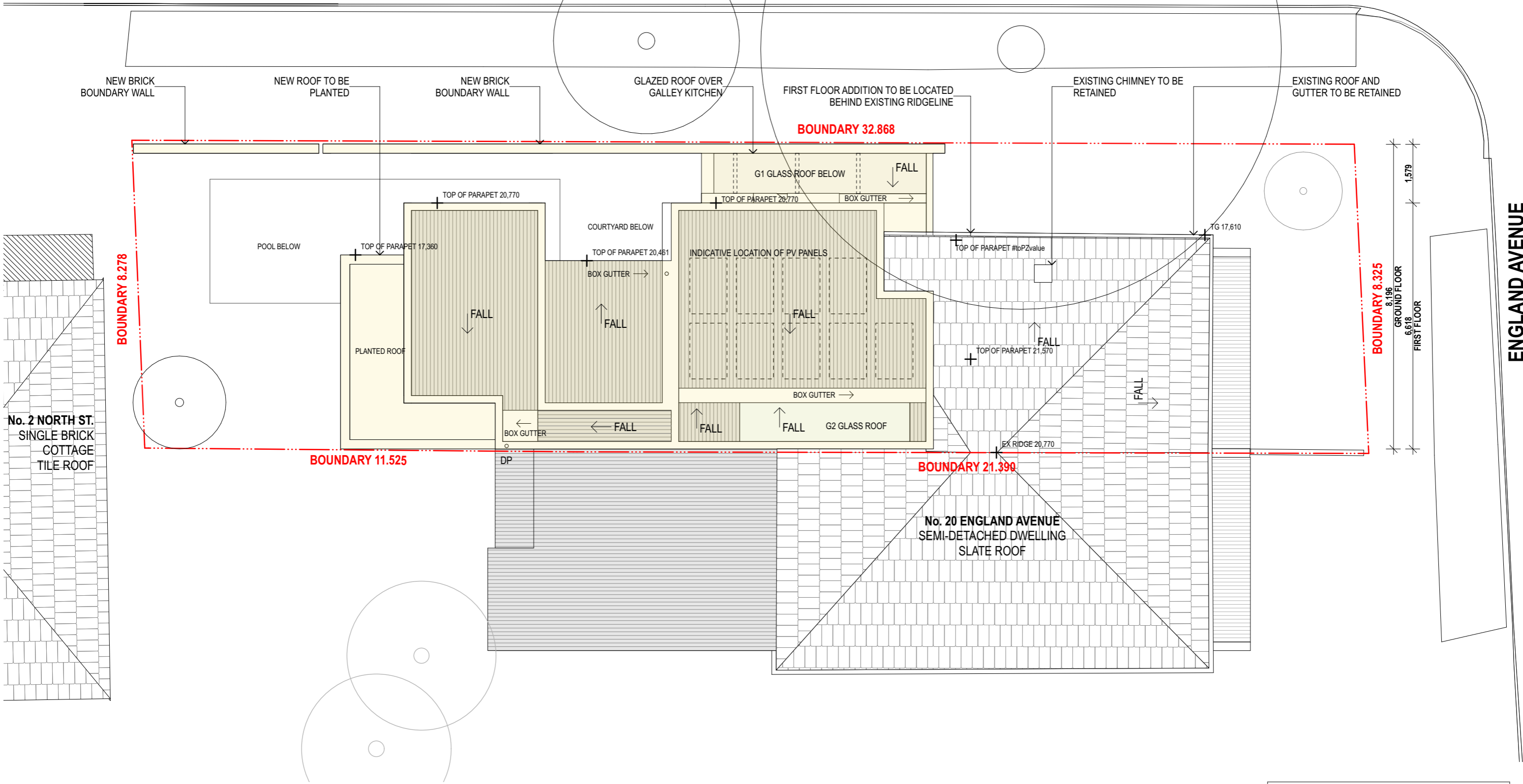
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 SHOP 2 223 CLOVELLY ROAD,
 CLOVELLY NSW 2031 AUSTRALIA

Project		Description			
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		TD	AB	2103	17/6/22
Drawing Title		Scale	Drawing No	Amendment	
EXISTING & DEMOLITION GROUND FLOOR PLAN		1:100	DA10	B	



NORTH STREET

ENGLAND AVENUE

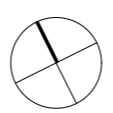


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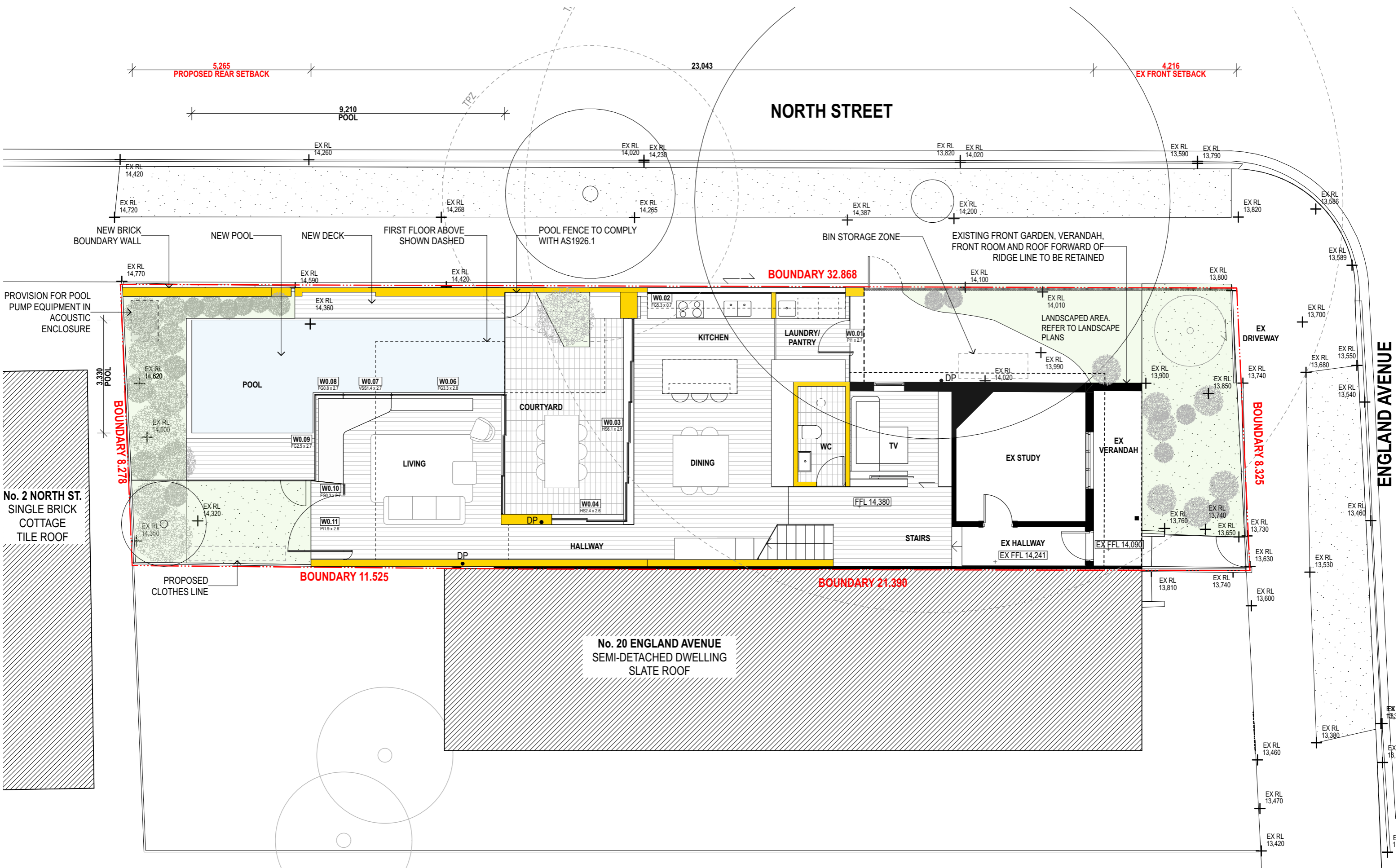
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ROOF PLAN		1:100		DA11	B

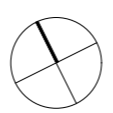


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Drawing Title		Scale	Drawing No	Amendment	
GROUND FLOOR + LANDSCAPE PLAN		1:100	DA12	B	

7,000 REAR SETBACK 14,240 11,317 FRONT SETBACK

NORTH STREET

ENGLAND AVENUE

NEW BRICK BOUNDARY WALL NEW ROOF TO BE PLANTED TIMBER BATTENS FOR PRIVACY GLAZED ROOF OVER GALLEY KITCHEN FIRST FLOOR ADDITION TO BE LOCATED BEHIND EXISTING RIDGELINE EXISTING ROOF AND GUTTER TO BE RETAINED

BOUNDARY 32.868

BOUNDARY 8.278

BOUNDARY 8.325

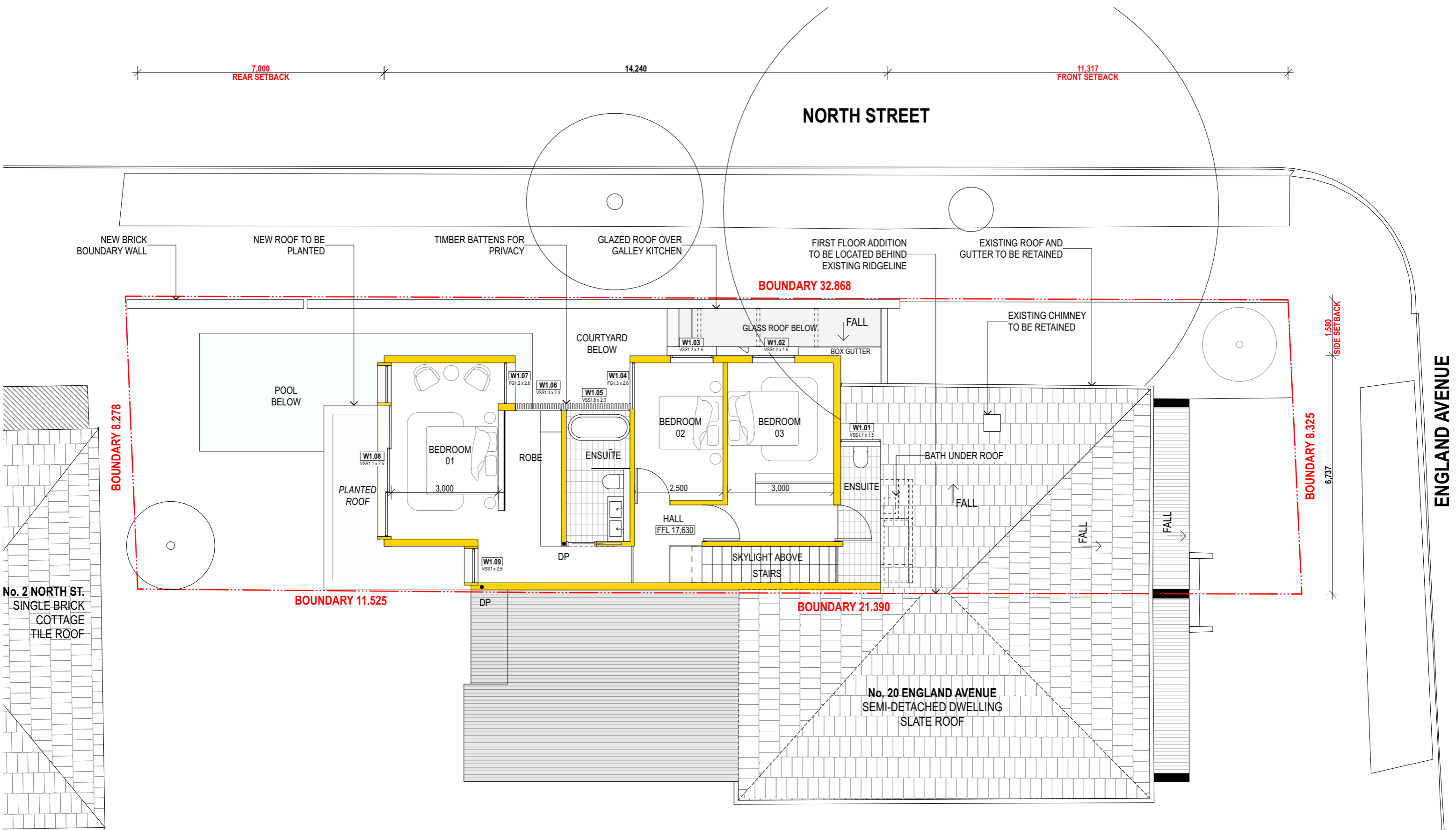
BOUNDARY 11.525

BOUNDARY 21.390

1,580 SIDE SETBACK 6,737

No. 2 NORTH ST. SINGLE BRICK COTTAGE TILE ROOF

No. 20 ENGLAND AVENUE SEMI-DETACHED DWELLING SLATE ROOF

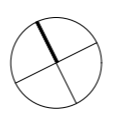


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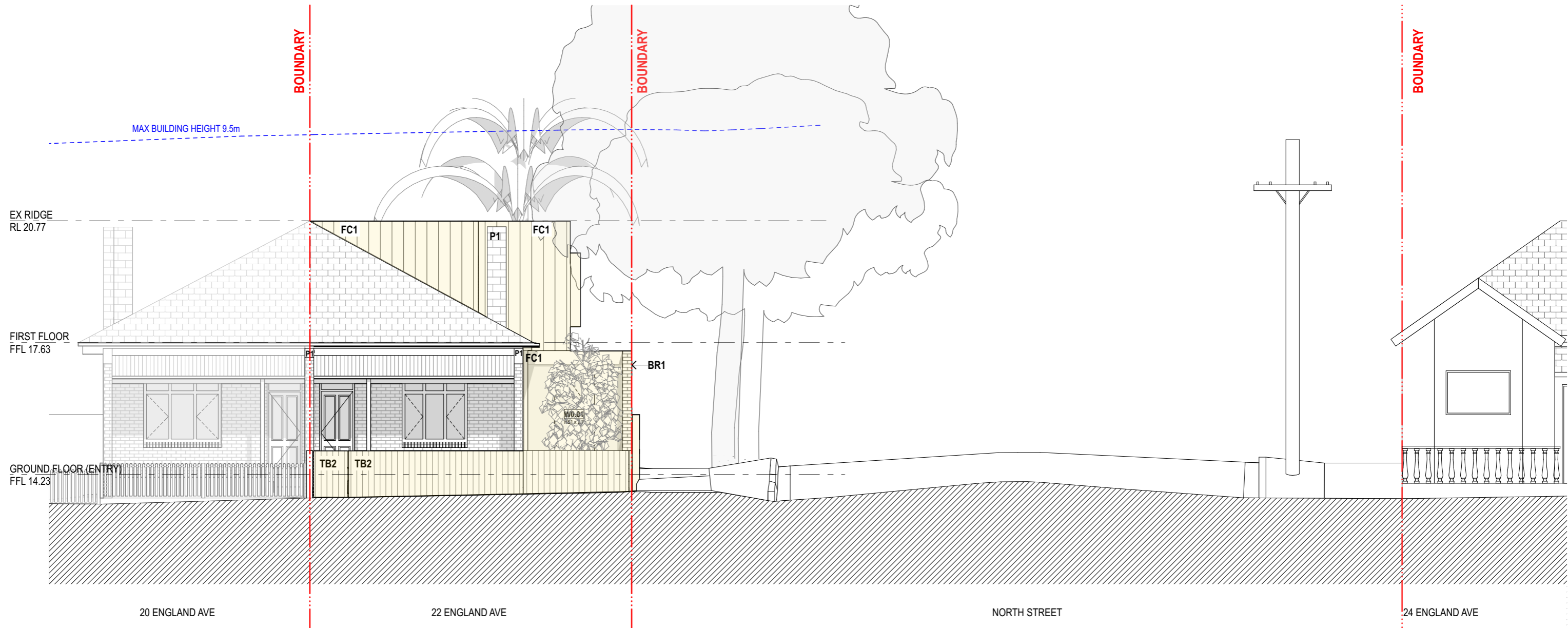


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Drawing Title		Scale		Drawing No	Amendment
FIRST FLOOR PLAN		1:100		DA13	B

Note: Refer to BASIX for window requirements.



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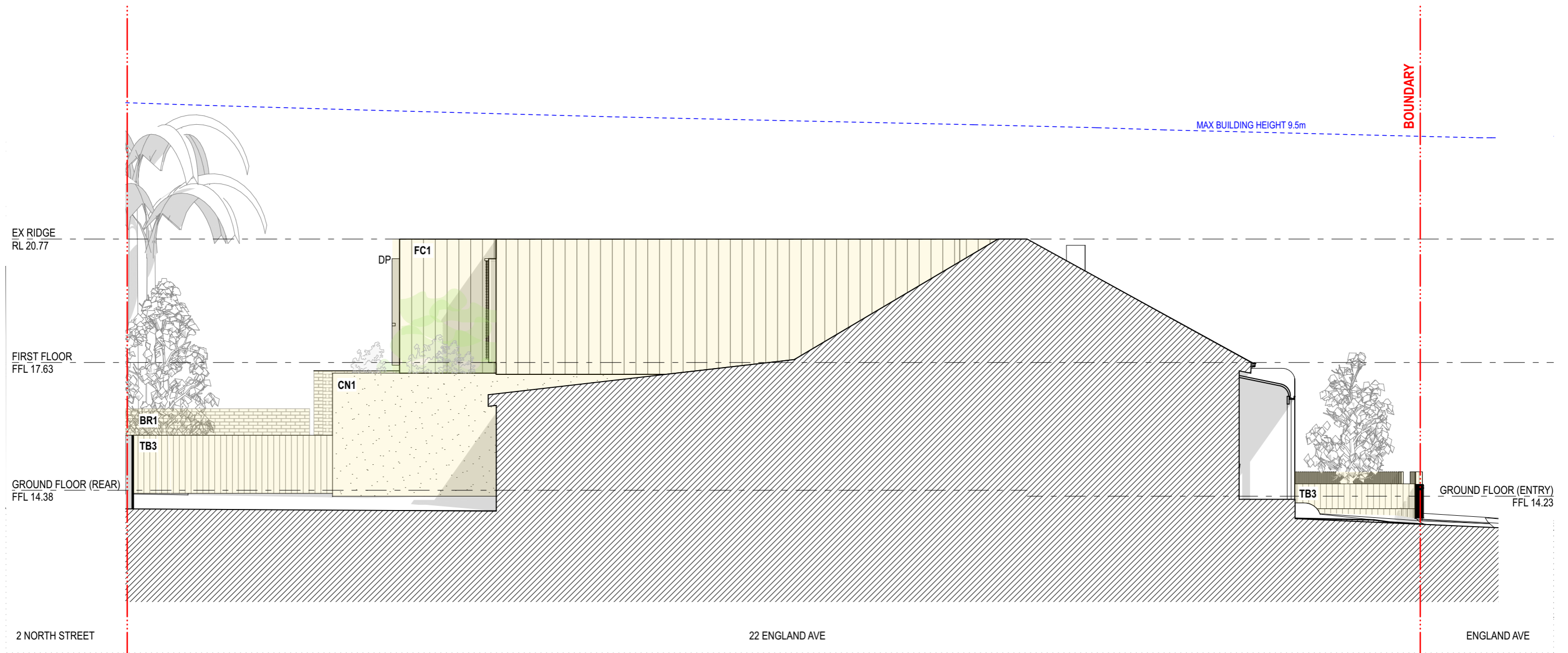
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 CLOVELLY NSW 2031 AUSTRALIA

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Drawing Title		Scale		Drawing No	Amendment
EAST ELEVATION		1:100		DA21	B

Note: Refer to BASIX for window requirements.



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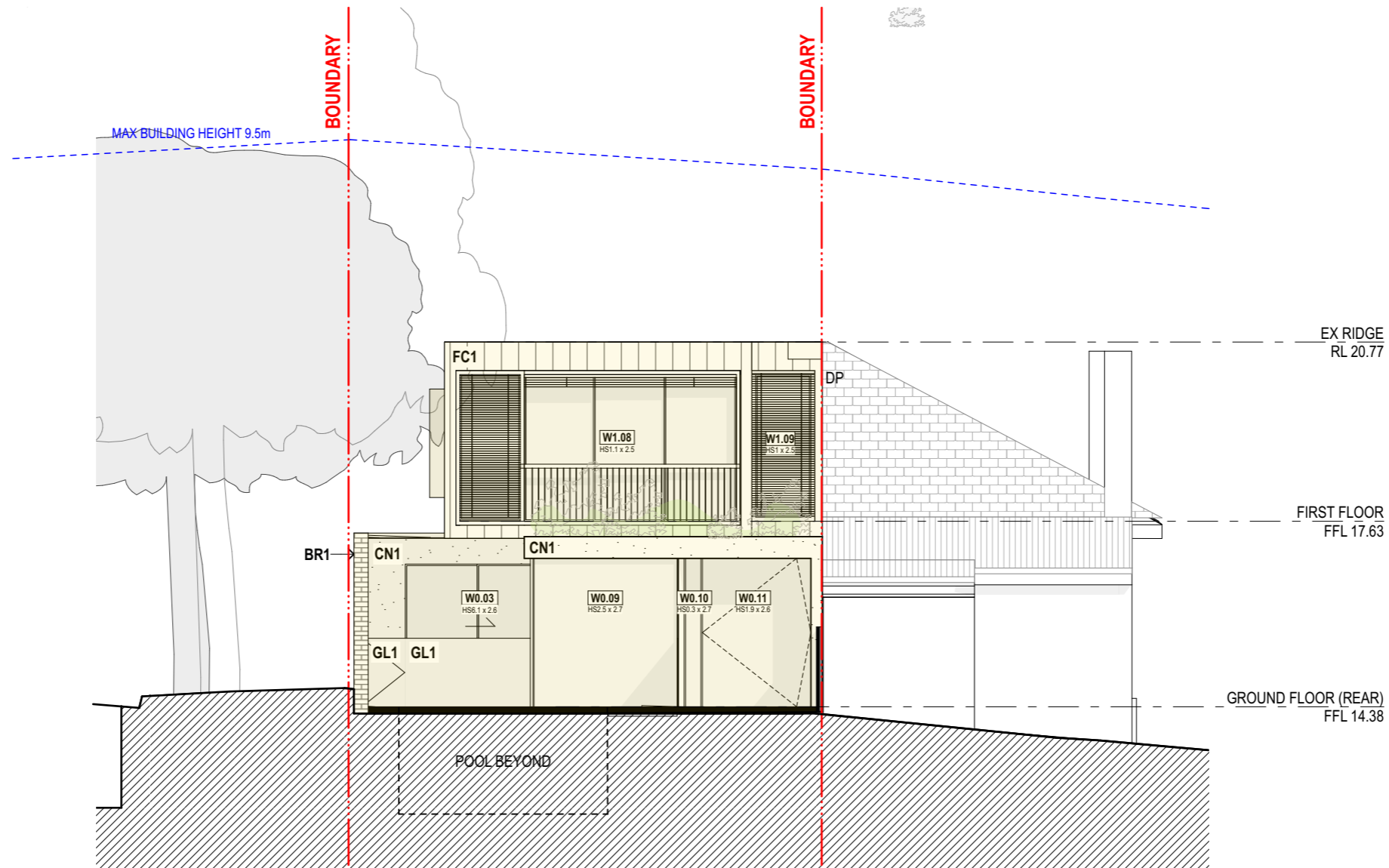
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Drawing Title		Scale		Drawing No	Amendment
SOUTH ELEVATION		1:100		DA22	B

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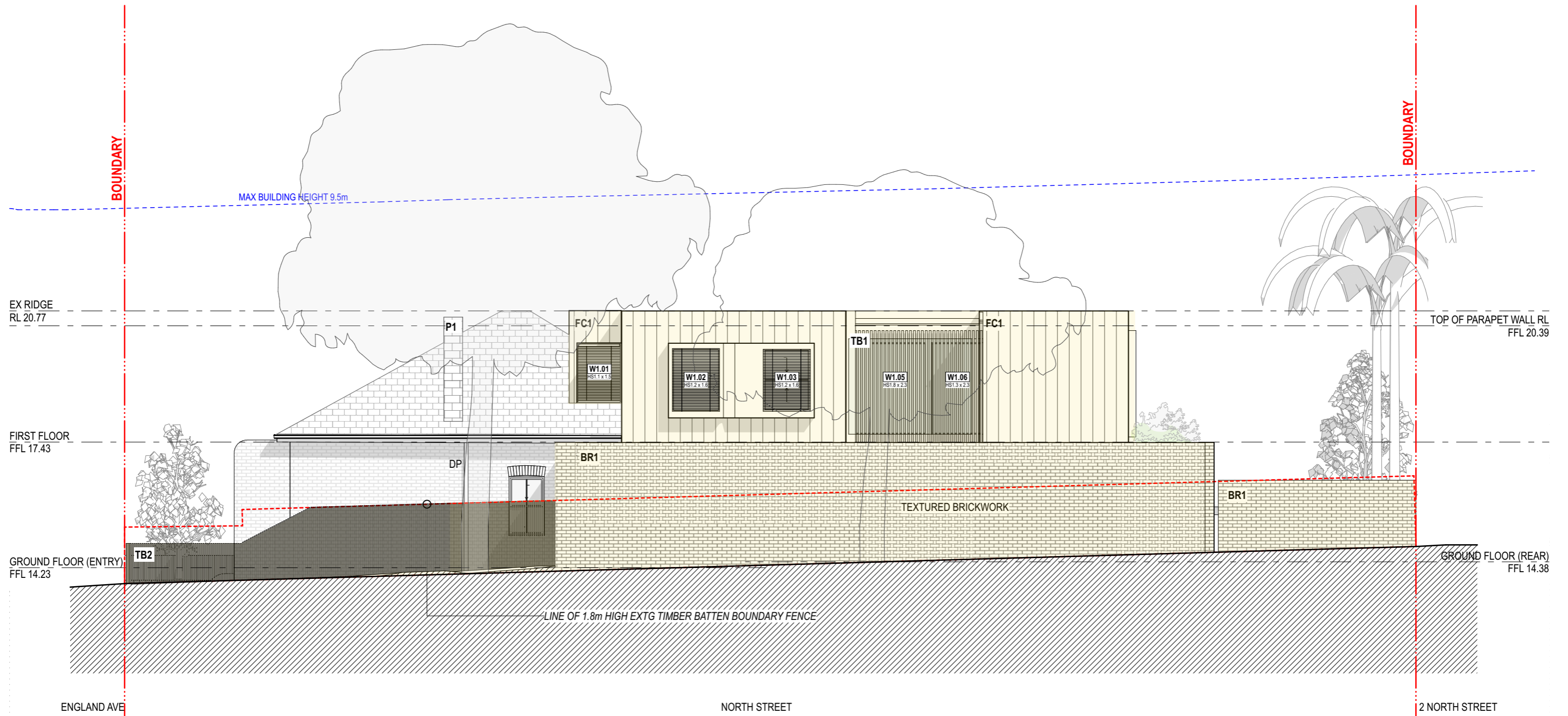
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WEST ELEVATION		1:100		DA23	B

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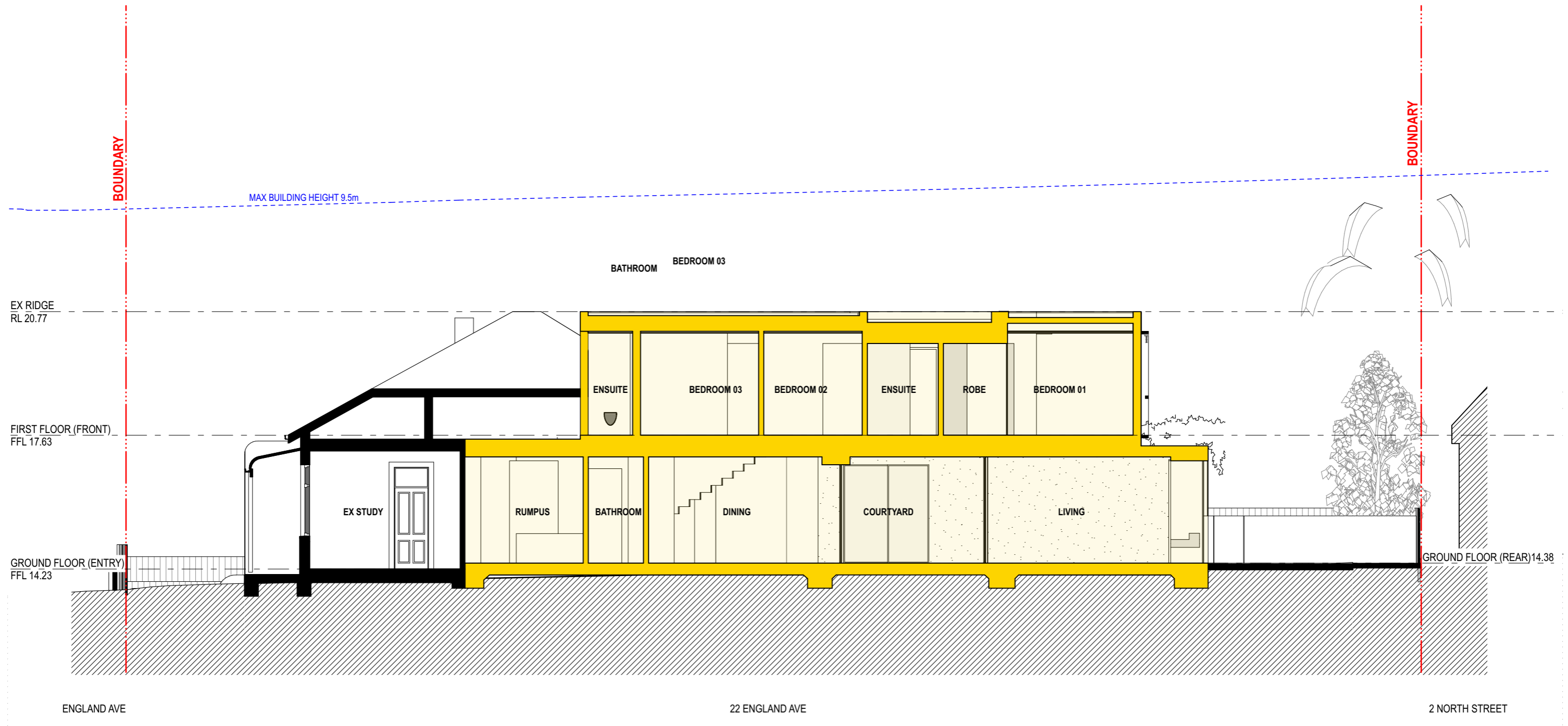
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Drawing Title		Scale		Drawing No	Amendment
NORTH ELEVATION		1:100		DA24	B

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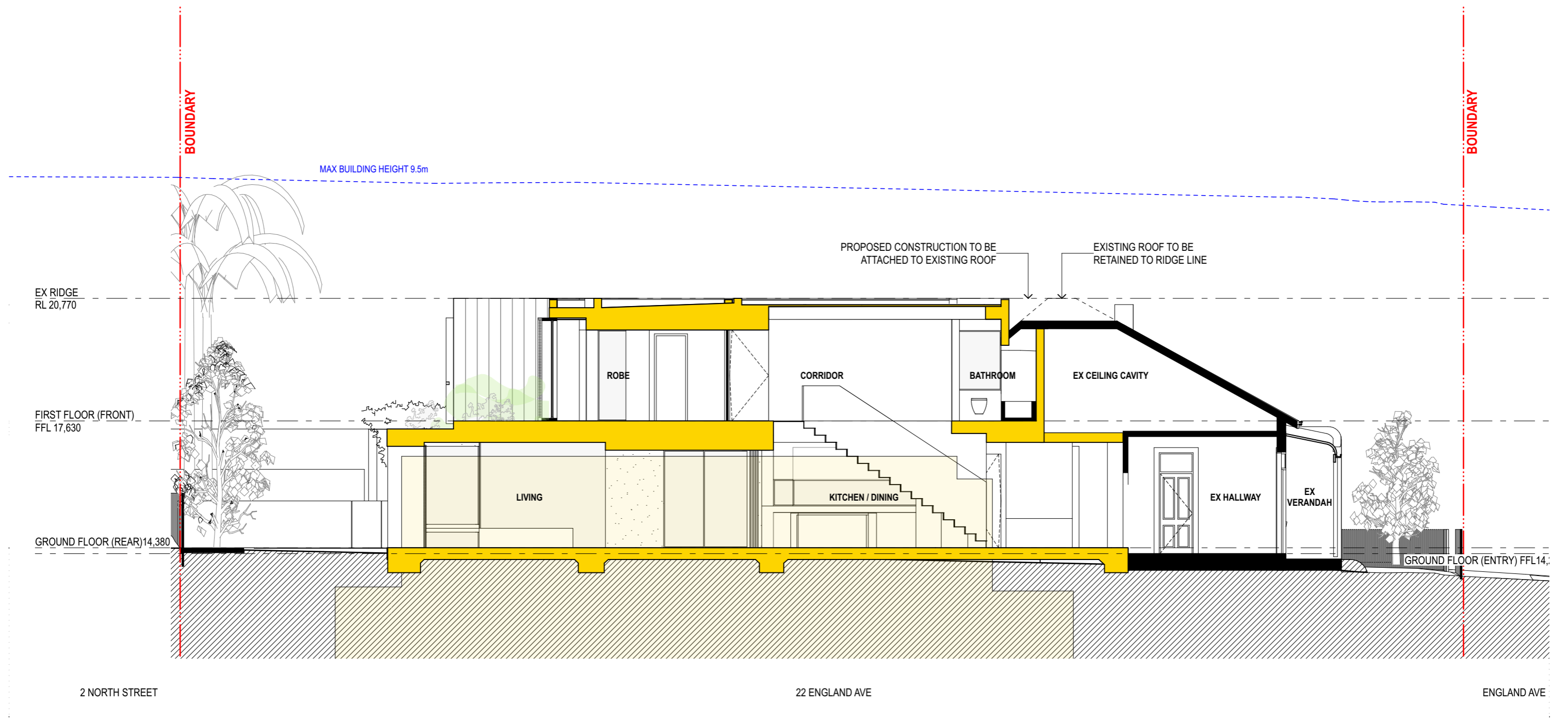
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Client	Romana & Katherine	Drawn	TD	Checked	AB	Project No	2103
						Date	17/6/22
Drawing Title	SECTION A	Scale	1:100	Drawing No	DA31	Amendment	B

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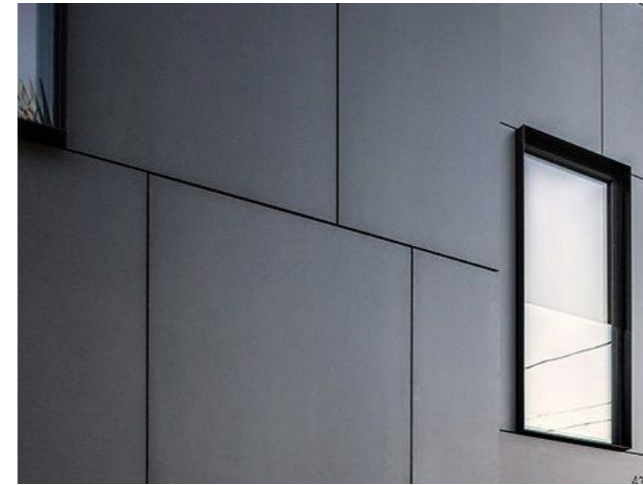
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SECTION B		1:100		DA32	B



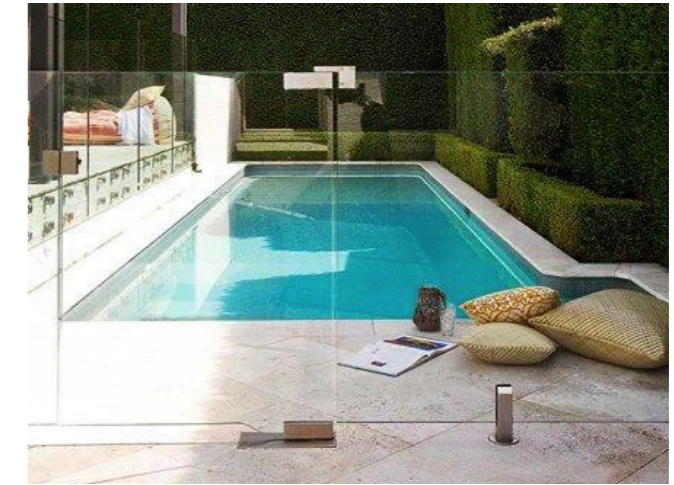
BR1 BRICK 1
COLOUR INDICATIVE ONLY, POSSIBLY REUSE EXISTING BRICKS FROM SITE



CN1 CONCRETE FINISH



FC1 FC SHEETING
PATTERN INDICATIVE ONLY



GL1 GLASS BALUSTRADE



MRD METAL DECK ROOF



TB1 TIMBER BATTEN SCREEN



TB2 TIMBER BATTEN FENCE 1



TB3 TIMBER BATTEN FENCE 2

Legend	Material	Colour	Finish	Substrate
BR1	Brick Finish	Natural	Natural	Brick Wall
CN1	Concrete Finish	Natural	Natural	Brick Cavity Wall
FC1	Fibre Cement Sheeting	Dark Grey	Painted	Brick Cavity Wall
GL1	Glazed Balustrade	Clear	None	Safety Glass
MDR	Metal Deck Roofing	Mid Grey to meet BASIX requirements	Natural or Powdercoat	Steel Frame & Timber
TB1	Timber Batten Screen	Mid Grey to meet BASIX requirements	Natural or powdercoat	Timber
TB2	Timber Batten Fence	Natural	Natural	Timber
TB3	Timber Batten Fence	Natural	Natural	Timber

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C	LEC Resubmission	17/06/2022		

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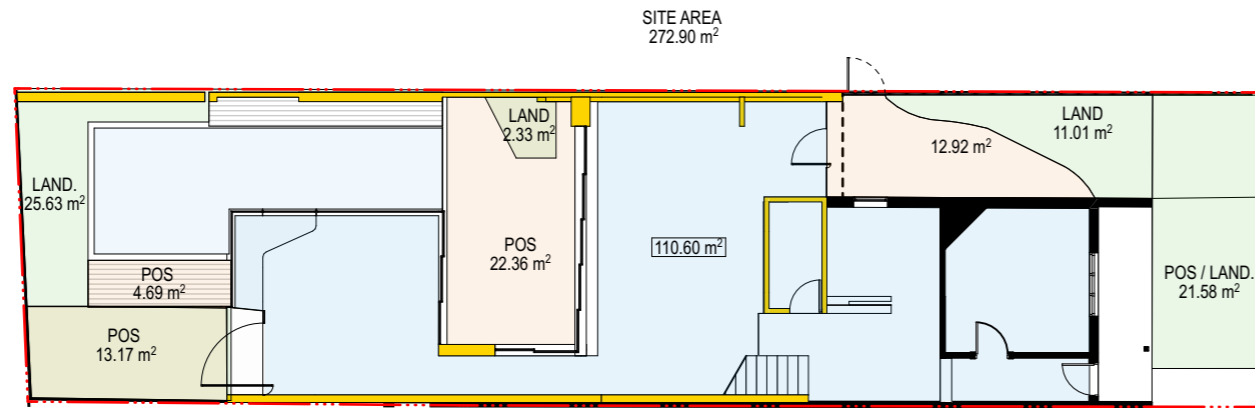
Legend

- Proposed Walls
- Proposed Works
- Existing Walls
- To be demolished
- Site Boundary

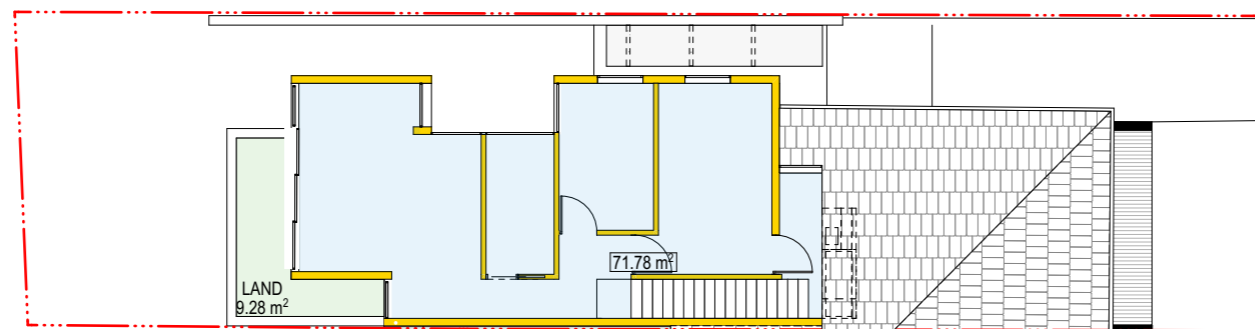
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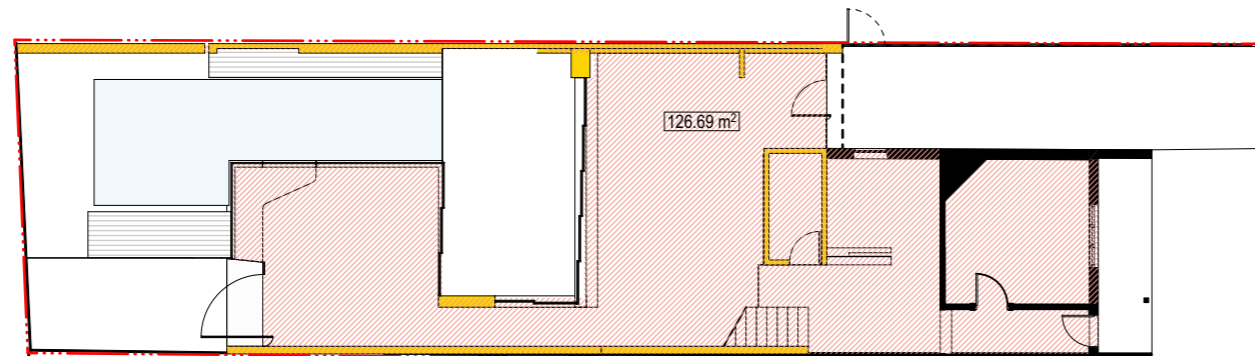
Project	22 England Ave, Marrickville			Description	Alteration & Additions		
Client	Romana & Katherine			Drawn	Checked	Project No	Date
				TD	AB	2103	17/6/22
Drawing Title	SAMPLES BOARD			Scale	Drawing No		Amendment
				1:1	DA61		B



A GFA & LANDSCAPE - GROUND LEVEL
-



2 GFA & LANDSCAPE - FIRST LEVEL
-



3 SITE COVERAGE
-

GROSS FLOOR AREA CALCULATIONS

SITE AREA	272.90 m ²
GROSS FLOOR AREA (EXISTING)	91.34 m ²
GROSS FLOOR AREA (PROPOSED)	182.38 m²
GFA (ALLOWABLE)	218.32 m ²
FSR (ALLOWABLE)	0.80:1
FSR (EXISTING)	0.33:1
FSR (PROPOSED)	0.66:1

LANDSCAPE AREA CALCULATIONS

SITE AREA	272.90 m ²
LANDSCAPE AREA (EXISTING m ²)	68.59m ²
LANDSCAPE AREA (EXISTING %)	25.1%
LANDSCAPE AREA (PROPOSED m ²)	67.5 m ²
LANDSCAPED AREA (MIN REQ m ²)	MERIT BASED - SITE LESS THAN 300m ²
LANDSCAPED AREA (MIN REQUIRED %)	-
LANDSCAPED AREA (PROPOSED %)	24.73%

PRIVATE OPEN SPACE CALCULATIONS

SITE AREA	272.90 m ²
POS (MIN REQUIRED %)	20%
POS (MIN REQUIRED m ²)	54.58 m ²
POS (PROPOSED m ²)	53.17 m ²
POS (PROPOSED %)	20%
PERVIOUS POS (% OF TOTAL)	50.8%

SITE COVERAGE AREA CALCULATIONS

SITE AREA	272.90 m ²
SITE COVERAGE (MAX ALLOWED %)	MERIT BASED - SITE LESS THAN 300m ²
SITE COVERAGE (MAX ALLOWED m ²)	-
SITE COVERAGE (PROPOSED m ²)	126.69 m ²
SITE COVERAGE (PROPOSED %)	46.42%

Site coverage

Means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- Any basement,
- Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- Any eaves,
- unenclosed balconies, decks, pergolas and the like.

ZONE LEGEND

	GROSS FLOOR AREA
	LANDSCAPE AREA or GARDEN SPACE
	PRIVATE OPEN SPACE
	SITE COVERAGE

FOR APPROVALS - NOT FOR CONSTRUCTION

AMENDMENT				
No.	Description	Issue Date	No.	Description
A	Development Application	11/11/21		
B	Development Application Amendment	29/11/21		
C	LEC Resubmission	17/06/2022		

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Legend

	Proposed Walls
	Proposed Works
	Existing Walls
	To be demolished
	Site Boundary

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CLOVELLY NSW 2031 AUSTRALIA

Project	22 England Ave, Marrickville			Description	Alteration & Additions		
Client	Romana & Katherine			Drawn	Checked	Project No	Date
				TD	AB	2103	17/6/22
Drawing Title	AREA CALCULATIONS (GFA)			Scale	Drawing No		Amendment
				1:200	DA81		B