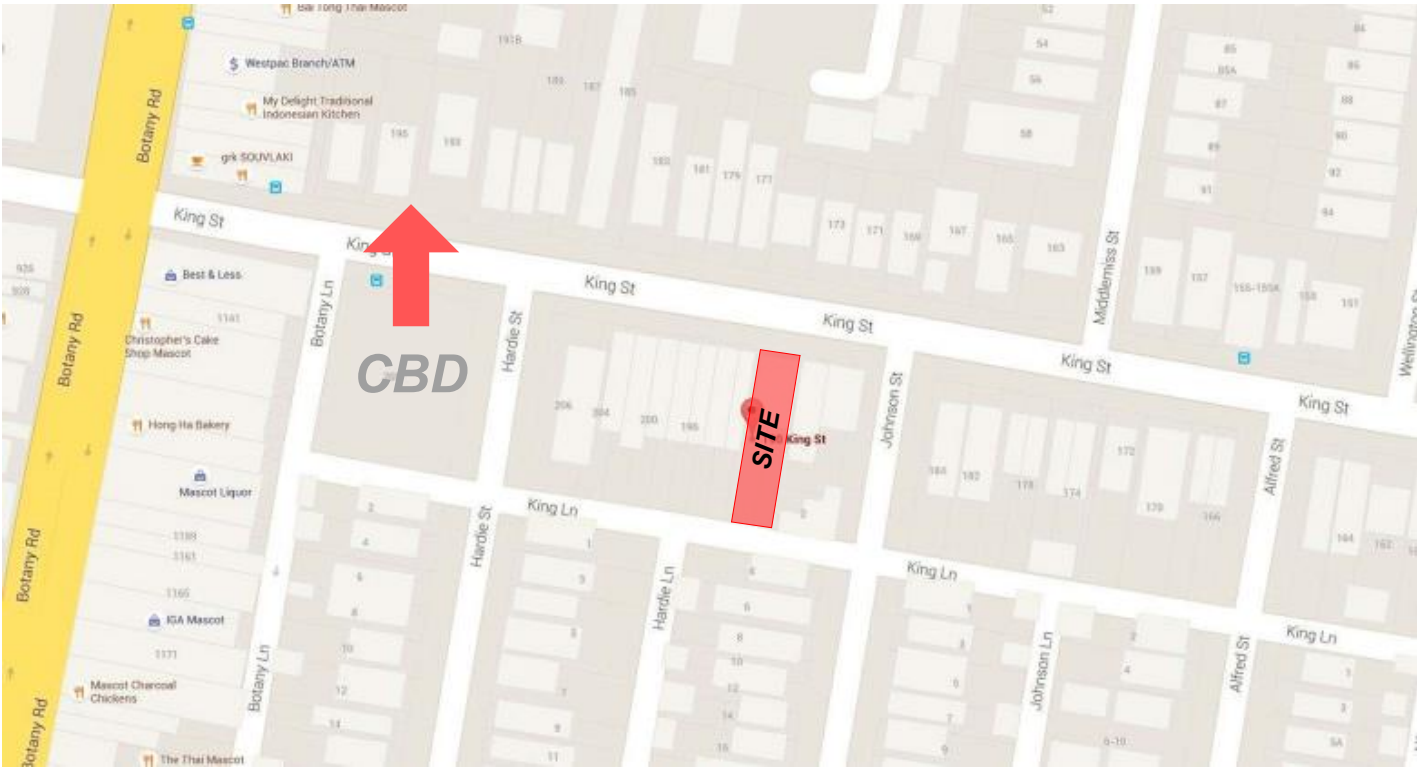


PROPOSED TWO STOREY RESIDENTIAL TERRACE @ 190 KING STREET, MASCOT DEVELOPMENT APPLICATION



LOCATION PLAN

5.7

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

0001811100

Assessor Name:

John Boutros

Accreditation no.:

VIC/BDV/16/1763

Certificate date:

18 August 2017

Dwelling Address:

190 King St
Mascot, NSW
2020

www.nathers.gov.au



NATHERS Specs:

- Floor slabs: - Ground floor: concrete.
- First floor: concrete.
- Exterior walls: - Cavity brick + foil in cavity, or wall system similar in R-value (at least R0.96) to unit 2's non-party walls.
- Cavity brick, or wall system similar in R-value (at least R0.52) to unit 1.
- Lightweight wall with foil in cavity + R1.2, or wall system similar in R-value (at least R1.90). (External attic walls).
- Modelled with default medium finishes.
- Rating includes construction materials.
- Glazing: Single clear glass modelled.
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).
- U-Value & SHGC are combined glass and frame figures.
- Ceiling insulation: - R2.0 to all ceilings in attic & garage.
- R3.0 to all remaining ceilings with roof over.
- Roof: Metal or tiled roof (with foil under), modelled as unventilated (light finish).

Layout Index	
Layout No:	Layout Name
0000	COVER PAGE
1001	SITE COMPLIANCES
1002	SITE / ANALYSIS PLAN
1003	EXISTING PLANS
1004	FLOOR PLAN
1005	ROOF PLAN
1101	ELEVATION
1102	SECTION & STREETScape
2003	SOLAR DIAGRAMS
2005	21st MARCH - SHADOW DIAGRAMS
2005A	21st JUNE - SHADOW DIAGRAMS
2005B	21 JUNE - SHADOW DIAGRAMS
2005B	21st MARCH - SHADOW DIAGRAMS
2005C	21 JUNE - SHADOW DIAGRAMS
2005D	21 JUNE - SHADOW DIAGRAMS
2006A	VIEWS FROM THE SUN
2006B	PERSPECTIVE FROM KING ST
2006B	VIEWS FROM THE SUN - 2 JOHNSON ST
2007	LIKELY FUTURE DEVELOPMENT DIAGRAM
2008	PHOTOMONTAGE VIEWS FROM KING STREET
2009	PHOTOMONTAGE VIEW 4
2010	EXTERNAL SCHEDULE & FINISHES
3000	A4 NOTIFICATION PLANS 1 OF 2

E	REVISED DRAWINGS	11.01.18	ER
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C	REVISED SHADOWS	22.11.17	CH
B	REVISED DWGS AS PER COUNCIL LET: 10/11/2017	22.11.17	ER
A	DA SUBMISSION	12.09.17	MN

Rev	Description	Date	App'd
Project			

RESIDENTIAL DWELLING
190 King St
Mascot NSW

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014

Nominated Architects:

Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933

Nicolas Toubia Reg no 9336

Drawing Title

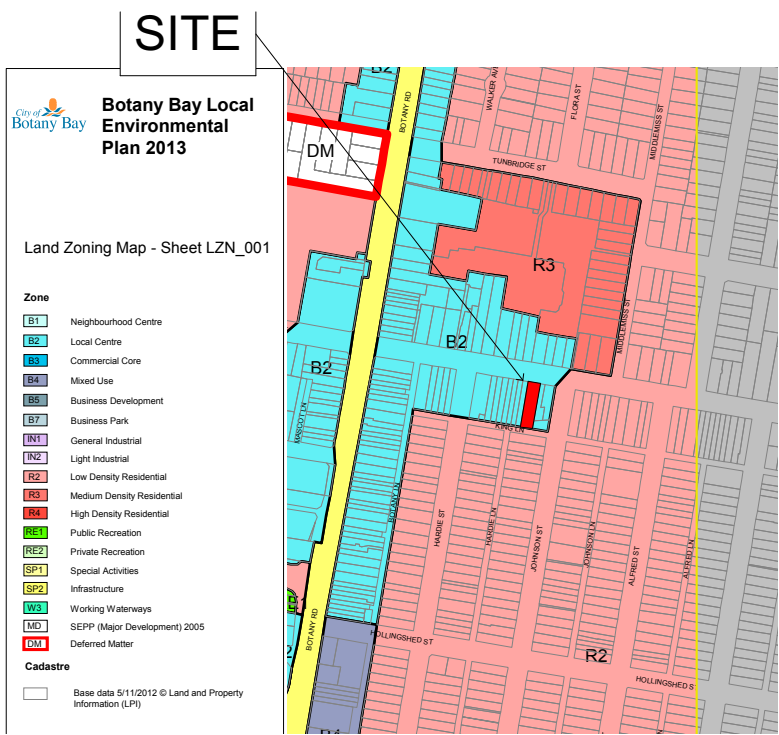
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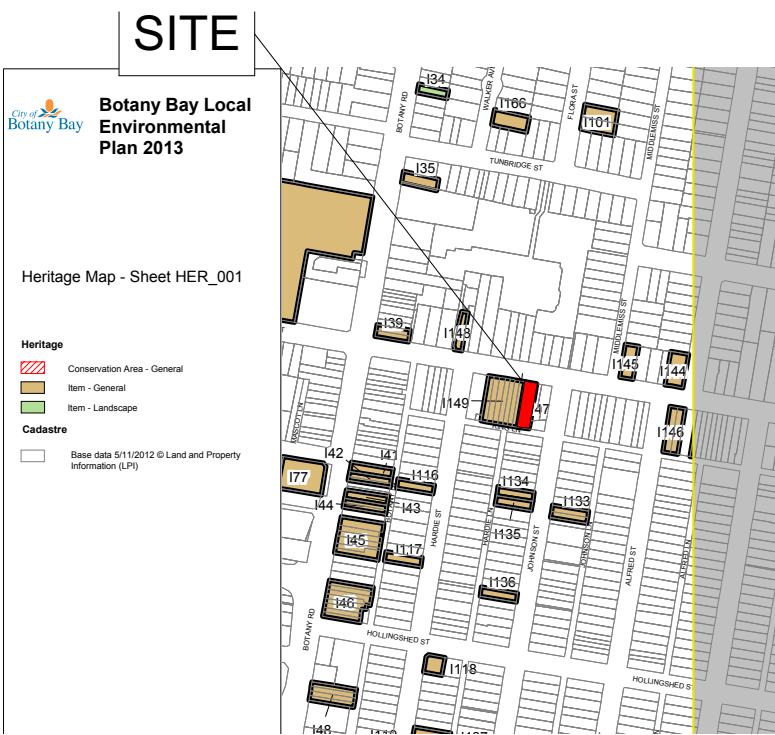
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Project Number 16-071 Status DEVELOPMENT APPLICATION

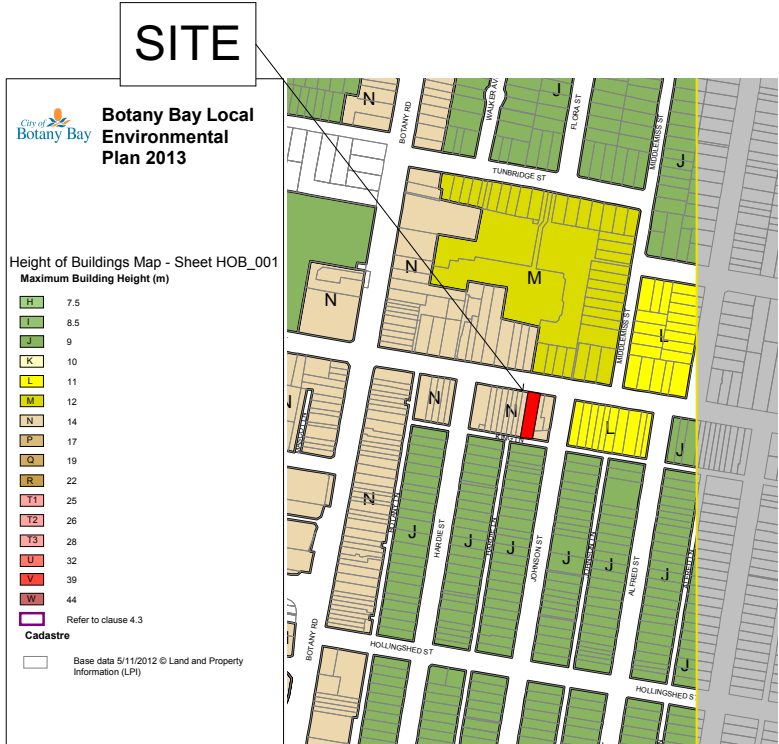
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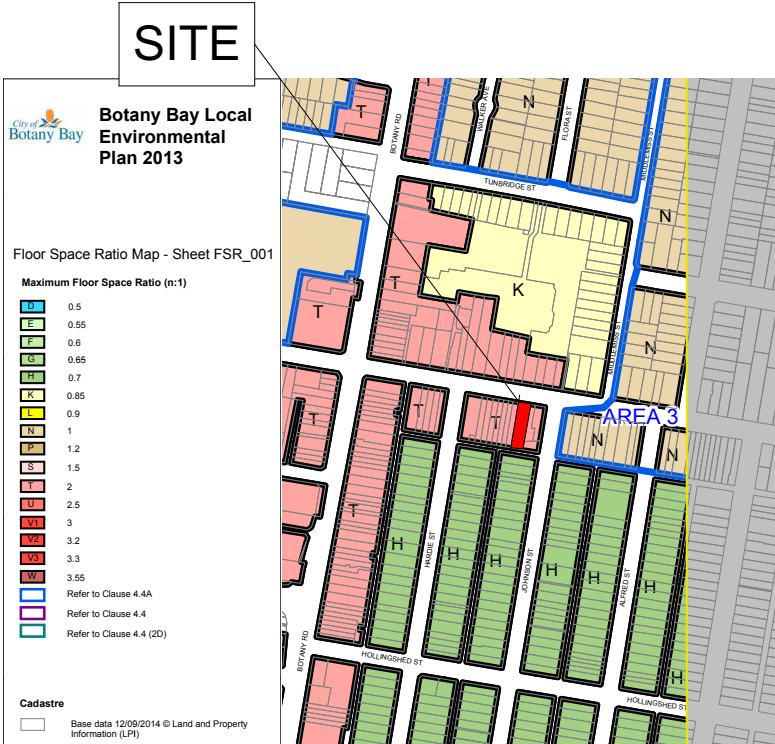
PLAN LAND ZONING MAP - B2



PLAN HERITAGE MAP - ITEM - GENERAL



PLAN HEIGHT OF BUILDING MAP - 14m Max.



PLAN FSR MAP - 2.0:1.

LEVEL	EXISTING HERITAGE	TH 1	TH 2
GROUND FLOOR	78	67.5	67.5
FIRST FLOOR	-	93	93
ATTIC	-		
TOTAL	78	160.5	160.5
POS	36	58	58

COMPLIANCE TABLE			
TOTAL SITE AREA	557.3	m ²	
CONTROLS			
	MIN REQUIRED	PROPOSED	COMPLIES
ZONE	B2 LOCAL CENTRE	B2 LOCAL CENTRE	YES
FSR	2.0:1	399 0.72 : 1	YES
HEIGHT	14M	>14m	YES
CONTROL	MIN. REQUIRED	PROPOSED	COMPLIES
PRIVATE OPEN SPACE	36m ² PER UNIT	36m ² & 48.5m ²	YES

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Notes
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

E	REVISED DRAWINGS	11.01.18	ER
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Project
RESIDENTIAL DWELLING
190 King St
Mascot NSW

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014

Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title

SITE COMPLIANCES

Checked JE Approved TJ

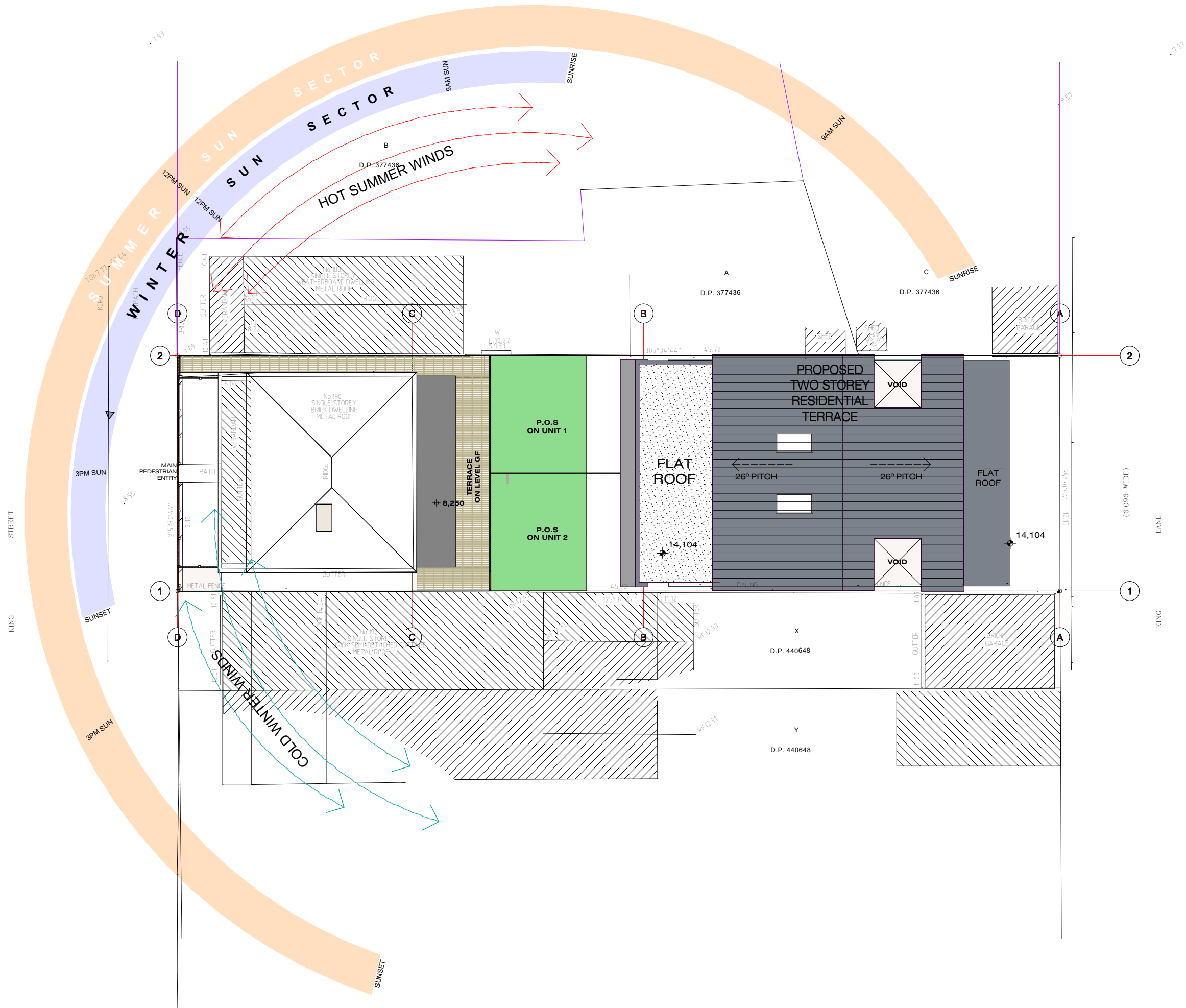
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@A3 Sheet Size

Project Number 16-071 Drawing Number Revision 1001 E
Status

DEVELOPMENT APPLICATION

Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Dwelling houses; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4



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Nicolas Toubia Reg no 9336

Drawing Title

SITE / ANALYSIS PLAN

Checked
JE

Approved
TJ

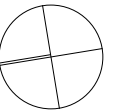
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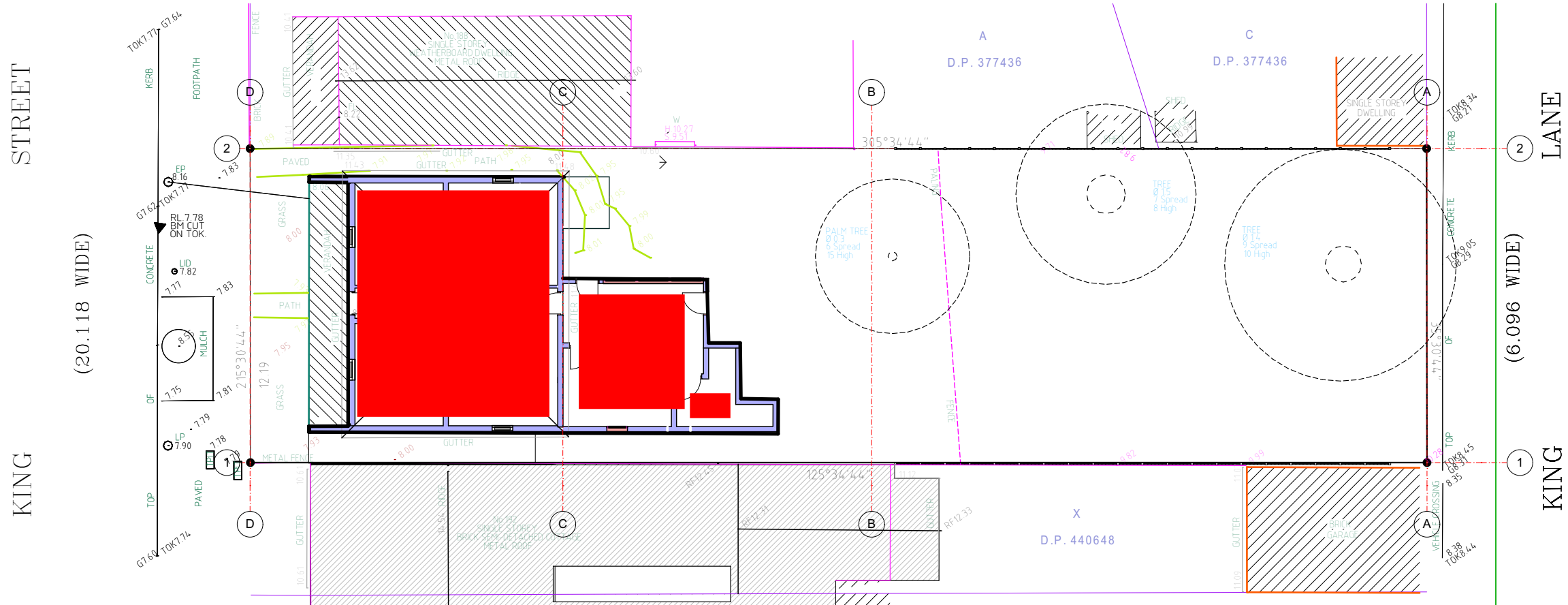
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Project Number
16-071

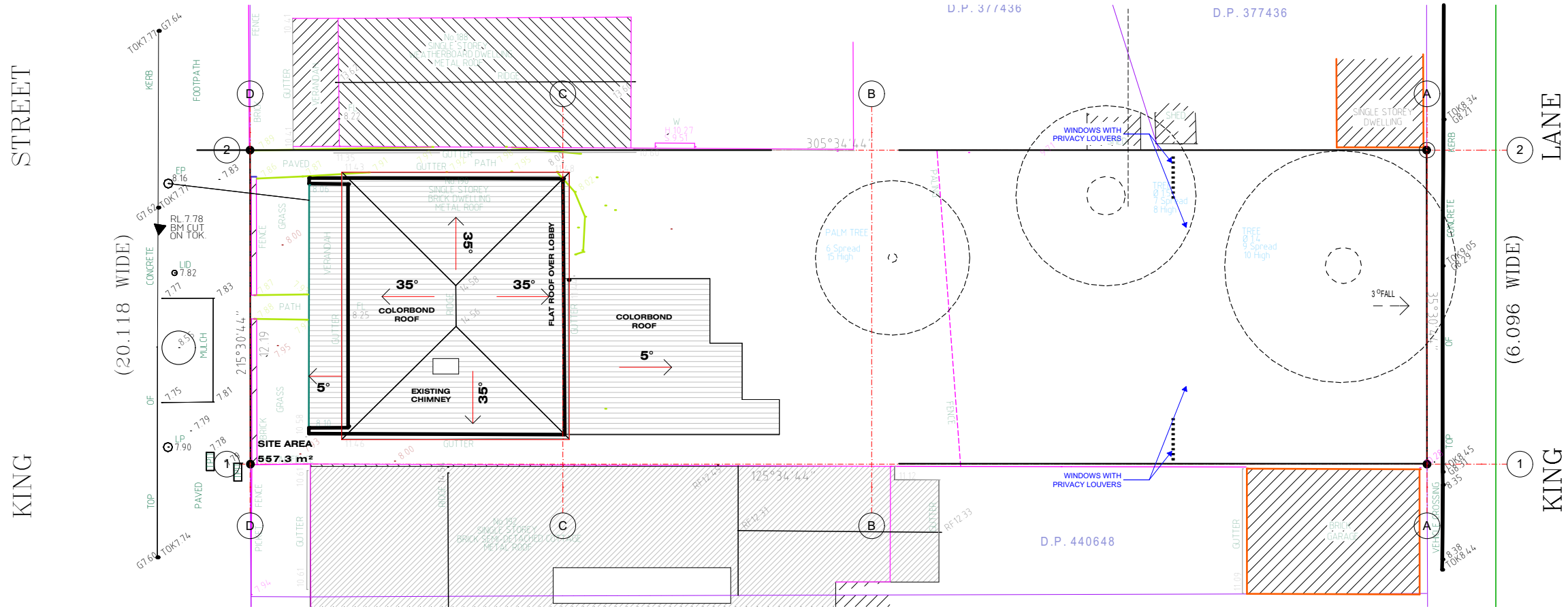
Drawing Number Revision
1002 E

Status
DEVELOPMENT APPLICATION





1 PLAN EXISTING PLAN
1:200



1 PLAN EXISTING ROOF PLAN
1:200

LEGEND	
PROPOSED	
PROPOSED (UNIT)	
EXISTING	
DEMOLISHED	

E	REVISED DRAWINGS	11.01.18	ER
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Nicolas Toubia Reg no 9336

Drawing Title

EXISTING PLANS

Checked
JE

Approved
TJ

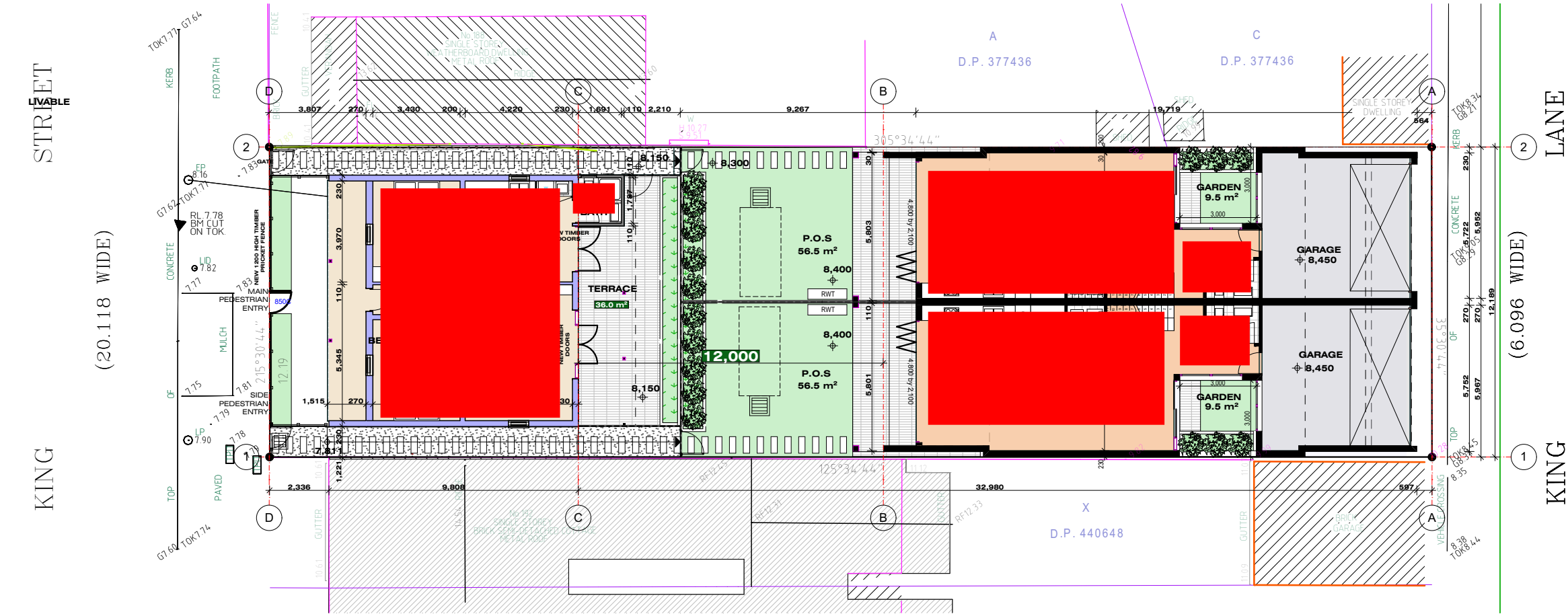
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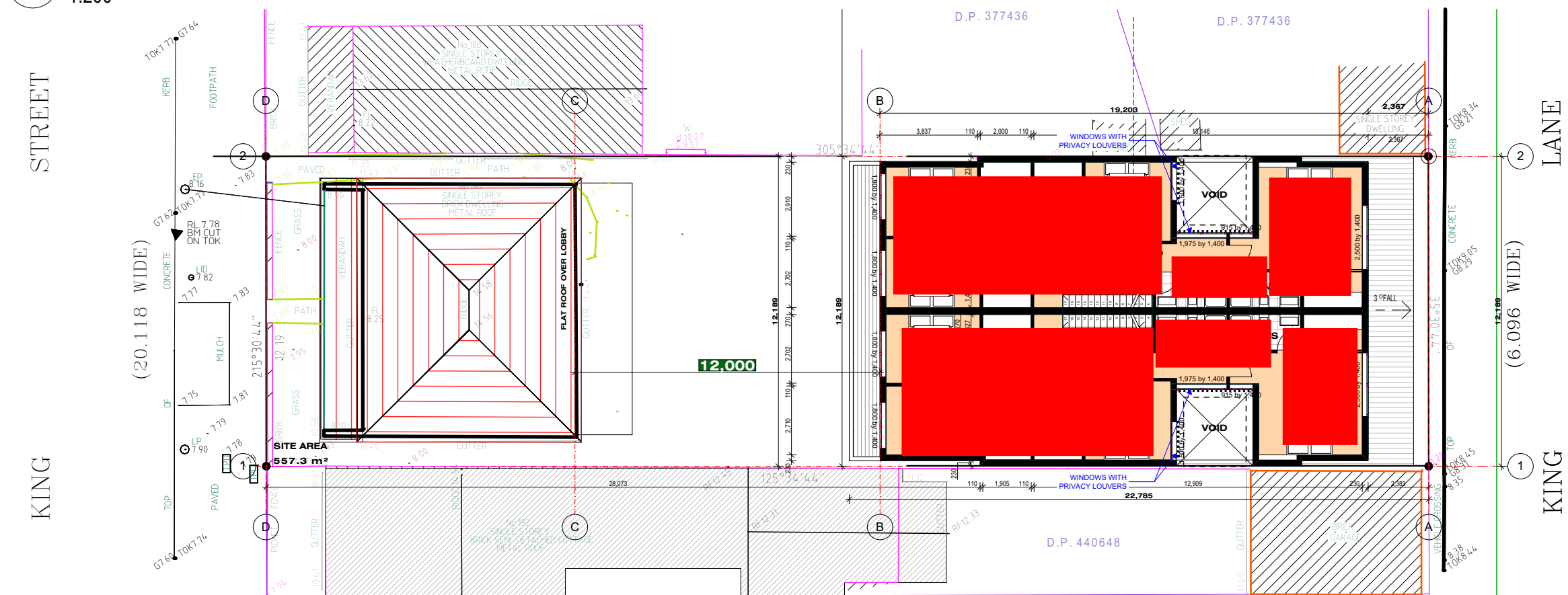
Project Number
16-071
Status

Drawing Number Revision
1003 E

DEVELOPMENT APPLICATION



1 PLAN GROUND FLOOR
1:200



1 PLAN LEVEL 1
1:200

SITE AREA	557.30m ²	MIN	PROPOSED
GFA		1114.6m ²	399.0m ²
FLOOR SPACE RATIO (FSR)		2.0 : 1	0.72 : 1

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Notes
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWINGS.

BASIX REQUIREMENTS

TH 1
Fixtures/Appliances
Showerheads 4 star / Toilet 4 star /Kitchen Taps 3 star/
Bathroom taps 3 star

Hot Water System - gas instantaneous 5 star
Bathroom/Kitchen/Laundry ventilated with individual fan,
ducted to facade or roof

Cooling/Heating
Living areas/Bedrooms - airconditioning ducting only

Kitchen cooktop - gas and electric oven

TH 2
Fixtures/Appliances
Showerheads 4 star / Toilet 4 star /Kitchen Taps 3 star/
Bathroom taps 3 star

Hot Water System - gas instantaneous 5 star
Bathroom/Kitchen/Laundry ventilated with individual fan,
ducted to facade or roof

Cooling/Heating
Living areas/Bedrooms - airconditioning ducting only

Kitchen cooktop - gas and electric ove

Average star rating
5.7
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0001811100
Assessor Name: John Boutros
Accreditation no.: VIC/BDAY/16/1763
Certificate date: 18 August 2017
Dwelling Address: 190 King St
Mascot, NSW
2020
www.nathers.gov.au

LEGEND
PROPOSED
PROPOSED (UNIT)
EXISTING
DEMOLISHED

Rev Description Date App'd
Project
RESIDENTIAL DWELLING
190 King St
Mascot NSW
URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014
Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933
Drawing Title

FLOOR PLAN
Checked JE Approved TJ
Scale AS SHOWN Date of Issue 1/03/2018
Project Number 16-071 Drawing Number Revision 1004 E
Status DEVELOPMENT APPLICATION

BASIX REQUIREMENTS

TH 1

Fixtures/Appliances
Showerheads 4 star / Toilet 4 star /Kitchen Taps 3 star/
Bathroom taps 3 star

Hot Water System - gas instantaneous 5 star
Bathroom/Kitchen/Laundry ventilated with individual fan,
ducted to facade or roof

Cooling/Heating
Living areas/Bedrooms - airconditioning ducting only

Kitchen cooktop - gas and electric oven

TH 2

Fixtures/Appliances
Showerheads 4 star / Toilet 4 star /Kitchen Taps 3 star/
Bathroom taps 3 star

Hot Water System - gas instantaneous 5 star
Bathroom/Kitchen/Laundry ventilated with individual fan,
ducted to facade or roof

Cooling/Heating
Living areas/Bedrooms - airconditioning ducting only

Kitchen cooktop - gas and electric ove

5.7

Average star rating

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0001811100

Assessor Name: John Boutros

Accreditation no.: VIC/BDV/16/1763

Certificate date: 18 August 2017

Dwelling Address: 190 King St
Mascot, NSW
2020

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LEGEND		
PROPOSED		
PROPOSED (UNIT)		
EXISTING		
DEMOLISHED		

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Rev	Description	Date	App'd
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Project
RESIDENTIAL DWELLING
190 King St
Mascot NSW

URBAN LINK
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Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014

Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title

ROOF PLAN

Checked
JE

Approved
TJ

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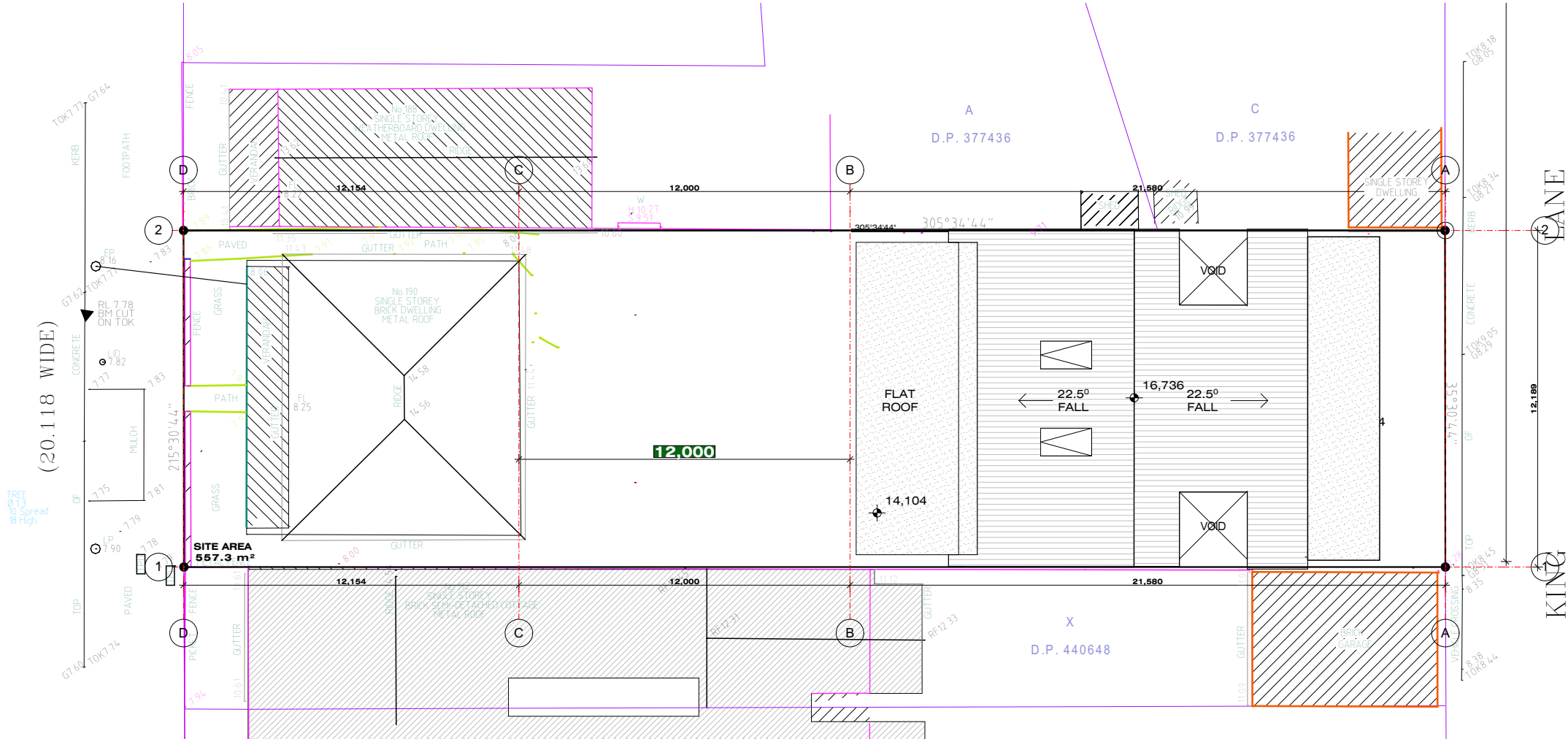
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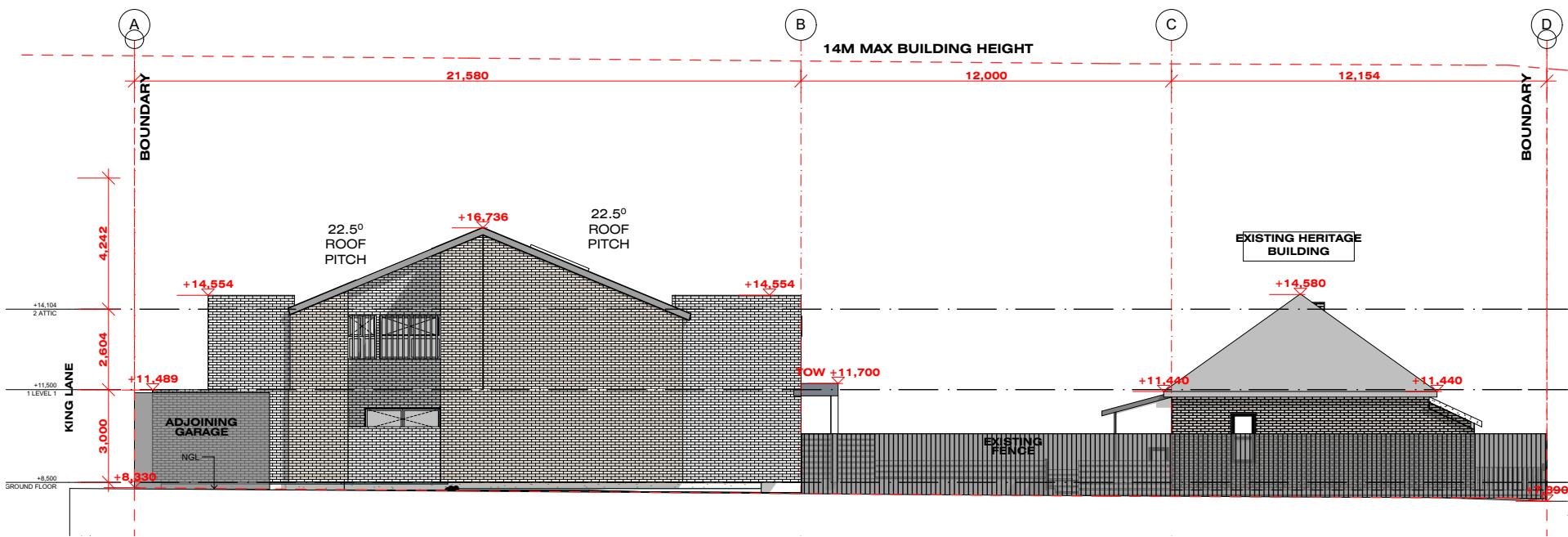
Project Number
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Status

Drawing Number Revision
1005 E

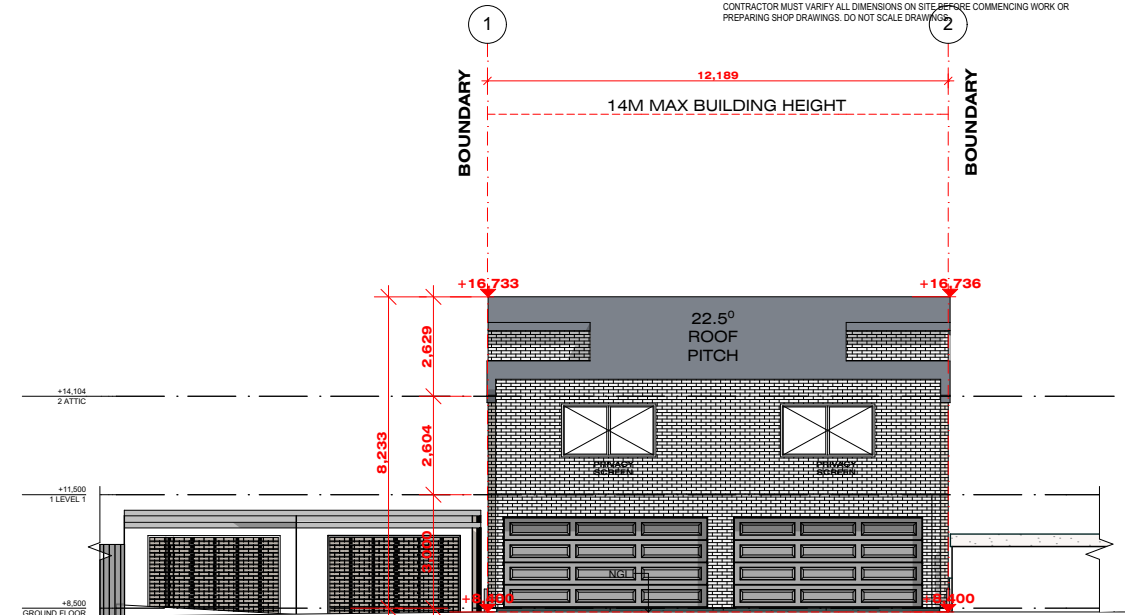
DEVELOPMENT APPLICATION

1 PLAN ROOF
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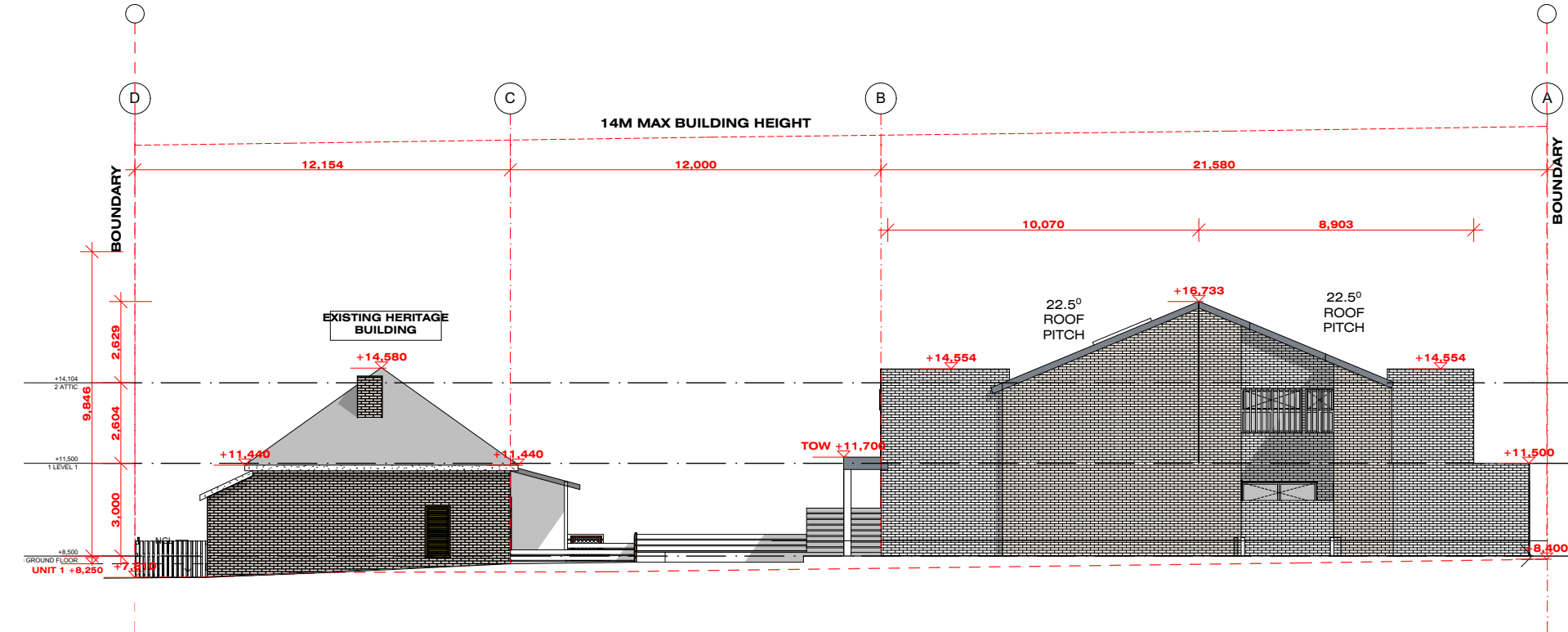




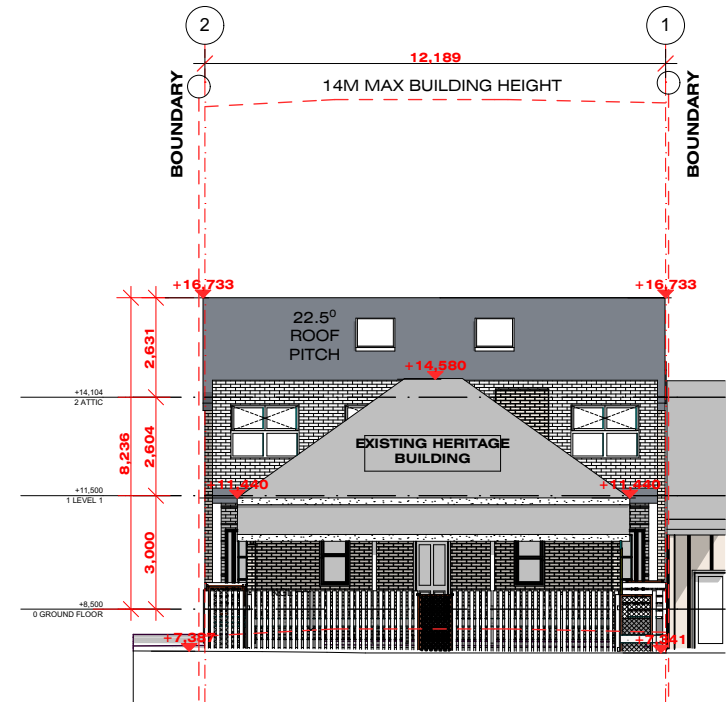
PLAN EAST ELEVATION
1:200



PLAN SOUTH ELEVATION
1:200



PLAN WEST ELEVATION
1:200



PLAN NORTH ELEVATION
1:200

Rev	Description	Date	App'd
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Rev Description Date App'd
Project
RESIDENTIAL DWELLING
190 King St
Mascot NSW

URBAN LINK
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Phone Number: +61 29745 2014

Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title

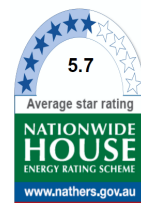
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Project Number 16-071 Drawing Number Revision 1101 E
Status

DEVELOPMENT APPLICATION



Certificate no.: 0001811100
Assessor Name: John Boutros
Accreditation no.: VIC/BDV/16/1763
Certificate date: 18 August 2017
Dwelling Address: 190 King St Mascot, NSW 2020
www.nathers.gov.au



BASIX REQUIREMENTS

TH 1

Fixtures/Appliances
Showerheads 4 star / Toilet 4 star /Kitchen Taps 3 star/
Bathroom taps 3 star

Hot Water System - gas instantaneous 5 star
Bathroom/Kitchen/Laundry ventilated with individual fan,
ducted to facade or roof

Cooling/Heating
Living areas/Bedrooms - airconditioning ducting only

Kitchen cooktop - gas and electric oven

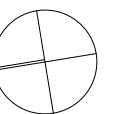
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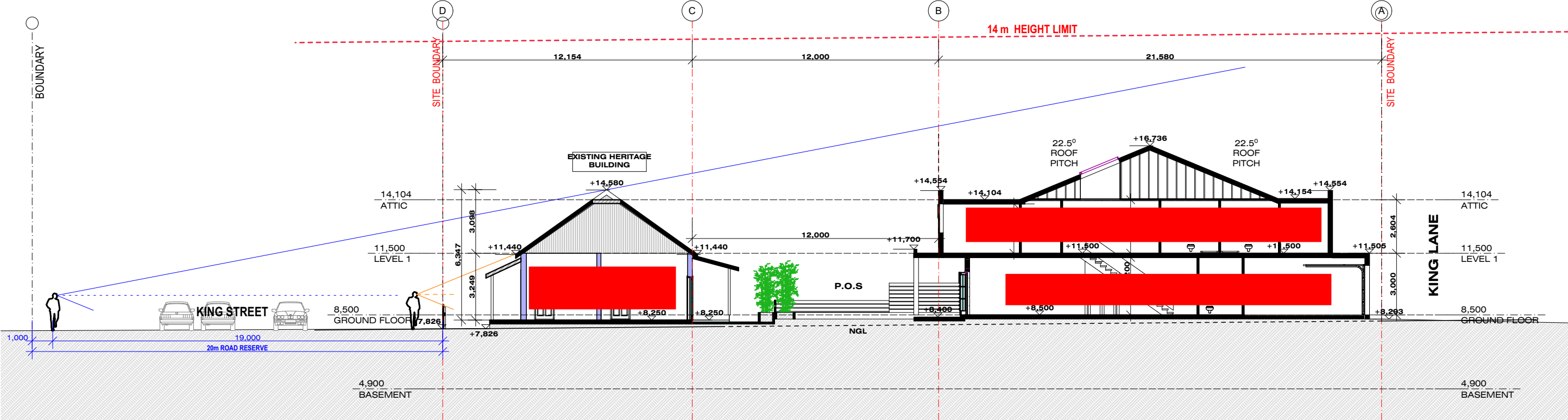
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Showerheads 4 star / Toilet 4 star /Kitchen Taps 3 star/
Bathroom taps 3 star

Hot Water System - gas instantaneous 5 star
Bathroom/Kitchen/Laundry ventilated with individual fan,
ducted to facade or roof

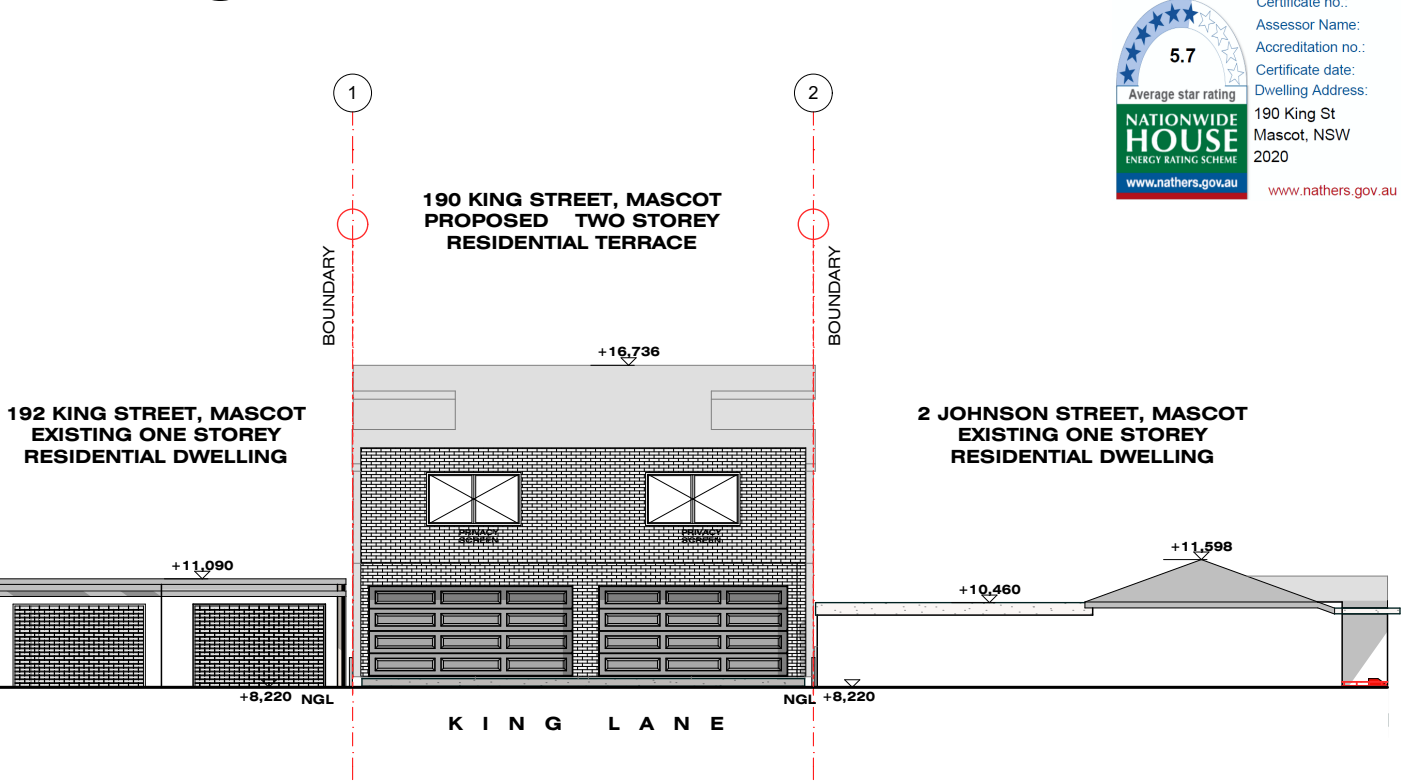
Cooling/Heating
Living areas/Bedrooms - airconditioning ducting only

Kitchen cooktop - gas and electric ove





PLAN A SECTION A
1:200



PLAN STREETScape - KING LANE
1:200



PLAN STREETScape - KING STREET
1:200



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Project
RESIDENTIAL DWELLING
190 King St
Mascot NSW

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Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title
SECTION & STREETScape

Checked
JE

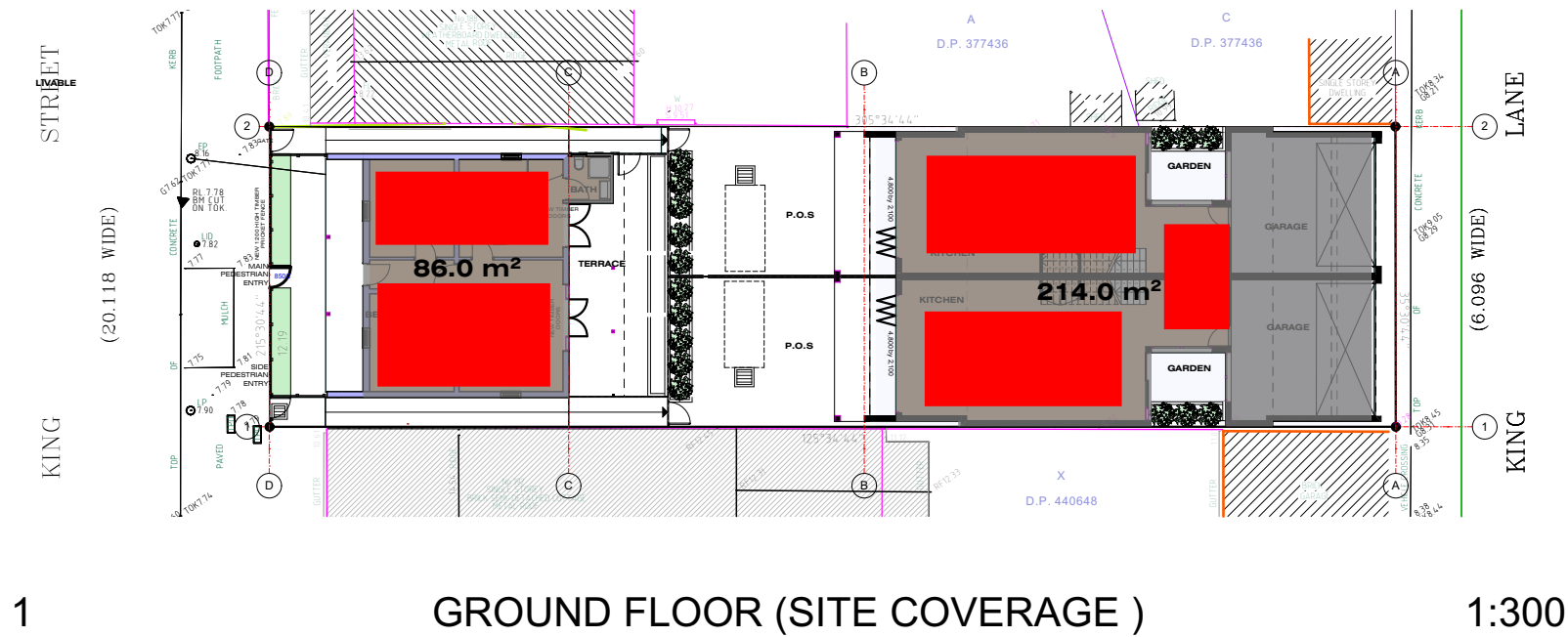
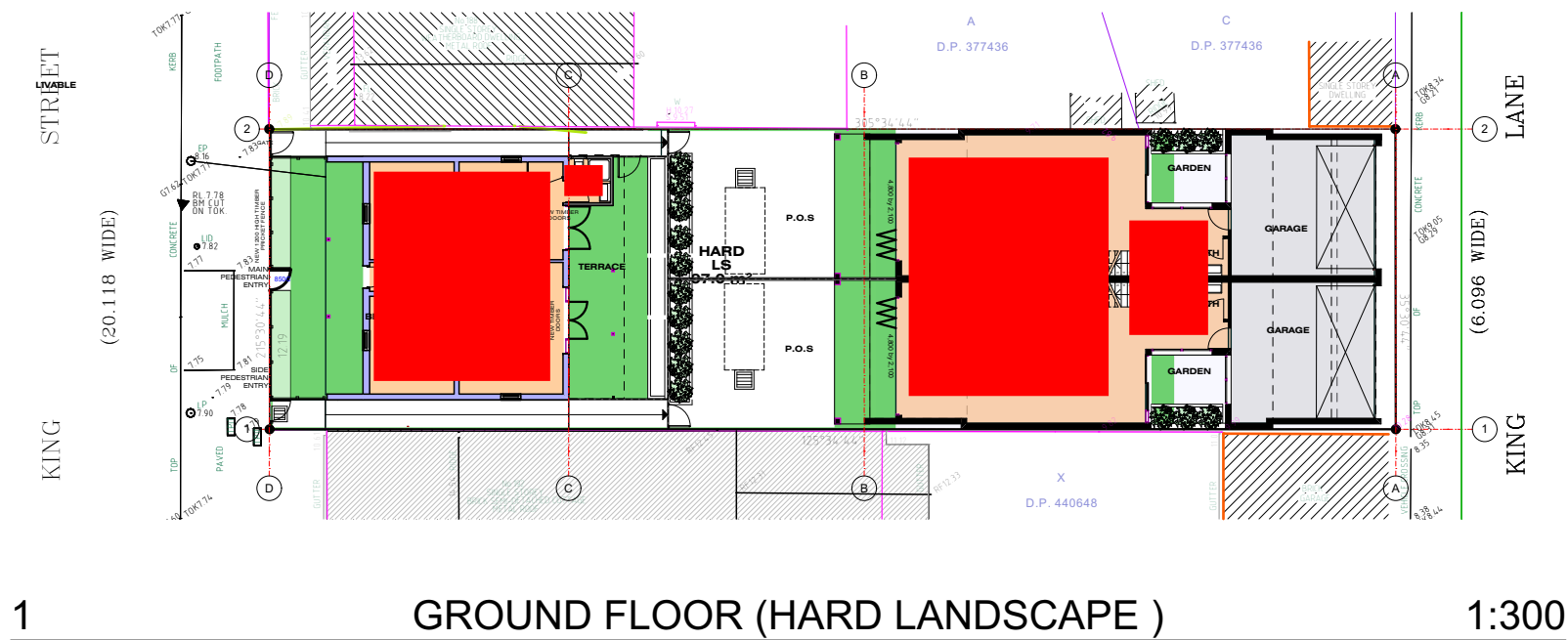
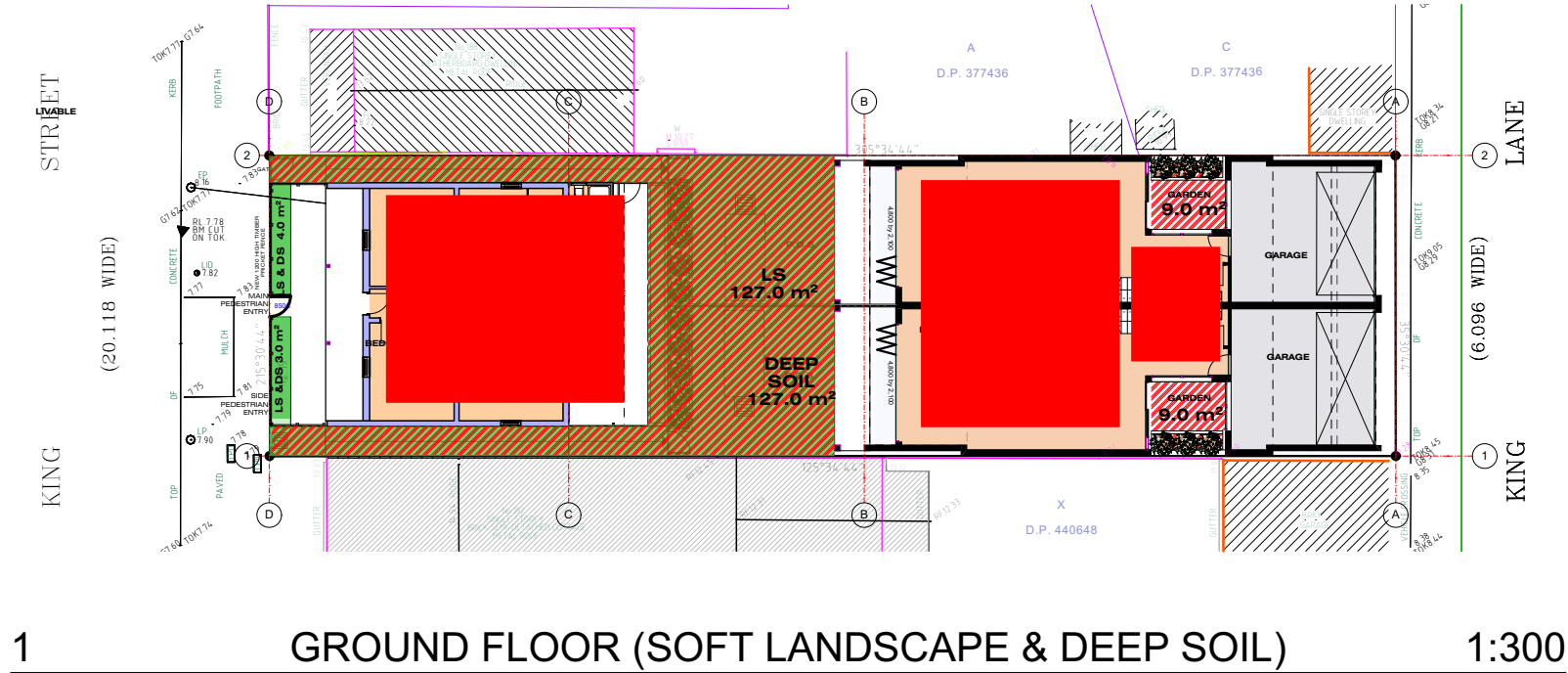
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TJ

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Date of Issue
1/03/2018

Project Number
16-071
Status
DEVELOPMENT APPLICATION

Drawing Number Revision
1102 E



SITE AREA	557.30m ²	REQ.	PROPOSED
SOFT LANDSCAPE AREA		MIN. 35.0% or 195m ²	24.9% or 139.0m ²
HARD LANDSCAPE AREA		MAX 20.0% or 111.46m ²	17.5% or 97.5m ²
DEEP SOIL AREA		MIN. 35.0% or 195m ²	24.9% or 139.0m ²
SITE COVERAGE		MAX 45.0% or 250.7m ²	54.3% or 303.00m ²

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Notes
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWINGS.

E

REVISED DRAWINGS

11.01.18

ER

D

REVISED DRAWINGS

13.12.17

MN

C

REVISED SHADOWS

22.11.17

CH

B

REVISED DWGS AS PER COUNCIL LET: 10/11/2017

22.11.17

ER

A

DA SUBMISSION

12.09.17

MN

Rev

Description

Date

App'd

Project

RESIDENTIAL DWELLING

190 King St

Mascot NSW

URBAN LINK

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Ziad Boumelhem Reg no 8008

Nicolas Toubia Reg no 9336

Youssef El Khawaja Reg no 8933

Drawing Title

LANDSCAPE, DEEP SOIL & SITE

COVERAGE DIAGRAM

Checked

Approved

JE

TJ

Scale

AS SHOWN

Date of Issue

1/03/2018

Project Number

16-071

Drawing Number

2003

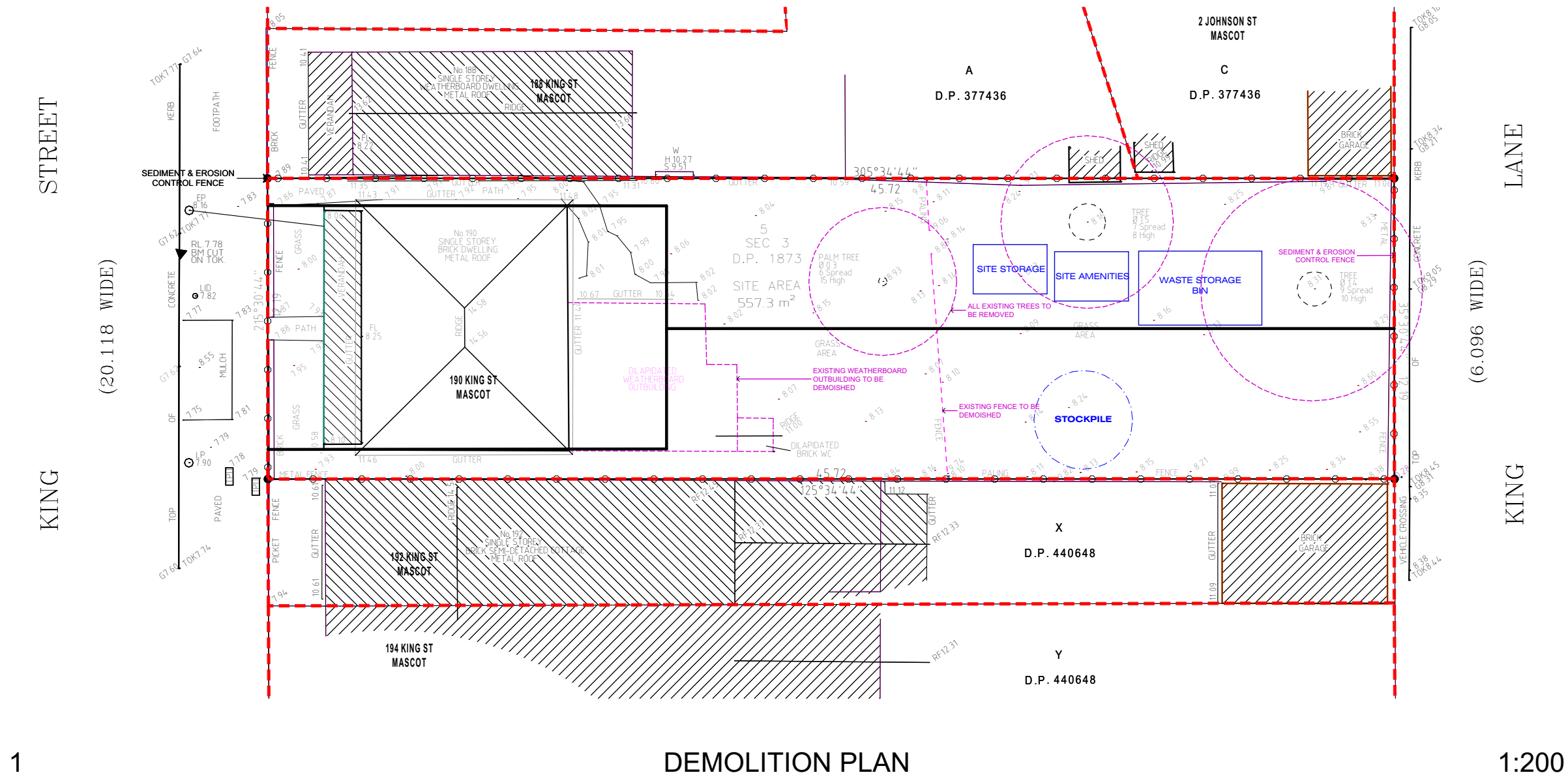
Revision

E

Status

DEVELOPMENT APPLICATION

190 King St, Mascot, NSW 2033



Rev	Description	Date	App'd
E	REVISED DRAWINGS	11.01.18	ER
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Project
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190 King St
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Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336

Drawing Title

DEMOLITION PLAN

Checked
JE

Approved
TJ

Scale
AS SHOWN
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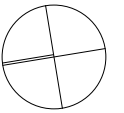
Date of Issue
1/03/2018

Project Number
16-071

Status
DEVELOPMENT APPLICATION

Drawing Number Revision
2004 E

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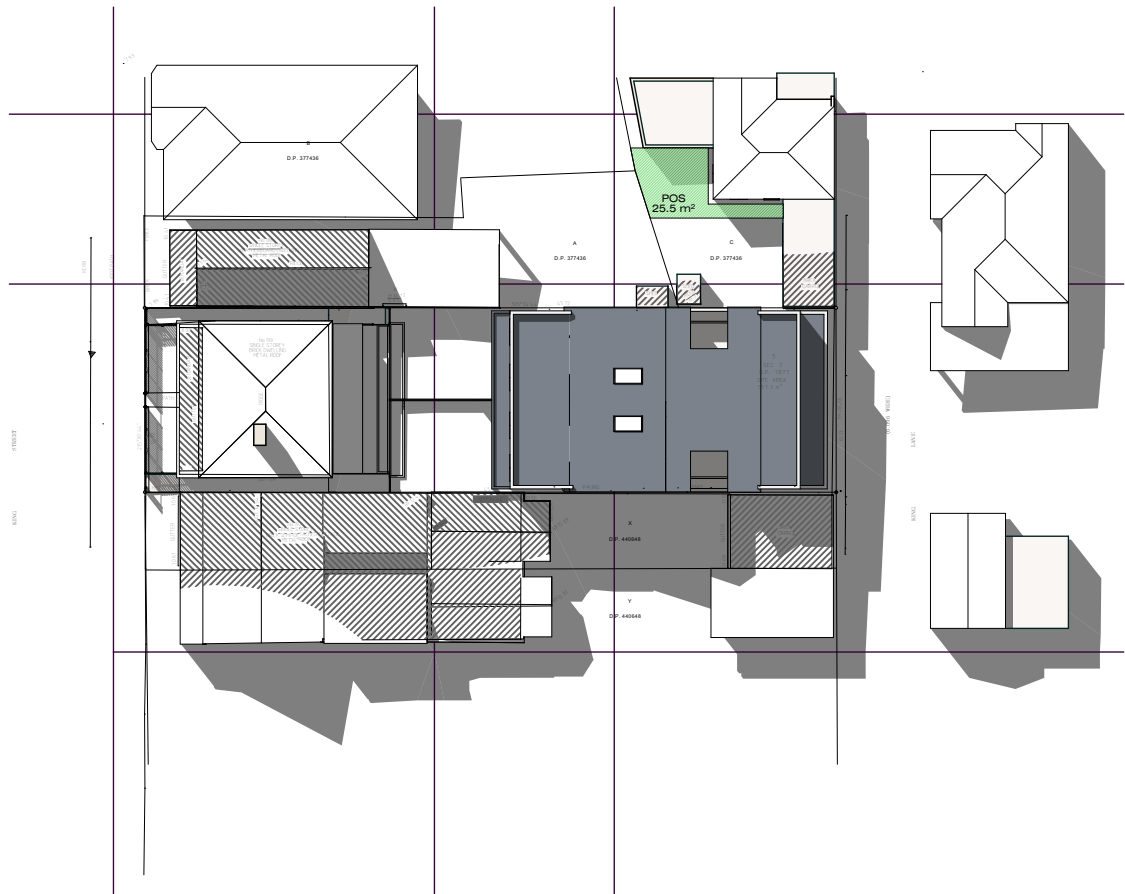




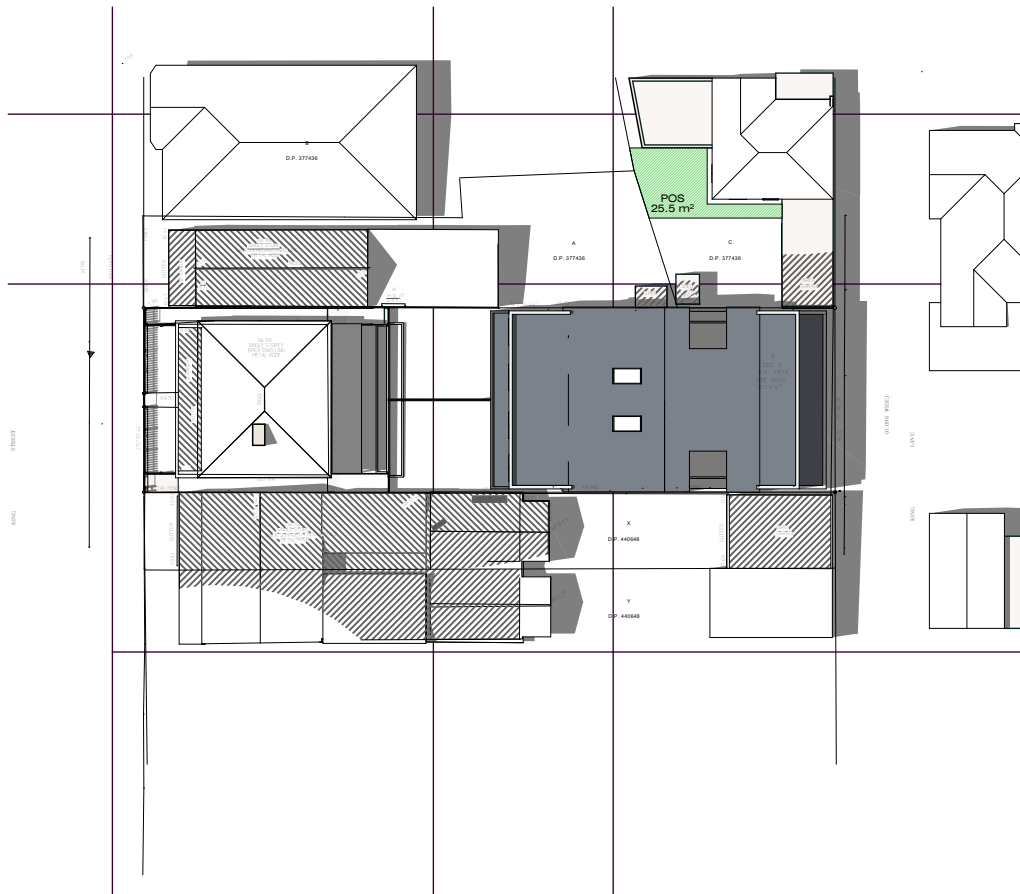
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1 EXISTING MARCH 1200 1:500



1 PROPOSED MARCH 0900 1:500



1 PROPOSED MARCH 1200 1:500

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Notes
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWINGS.

Rev	Description	Date	App'd
E	REVISED DRAWINGS	11.01.18	ER
D	REVISED DRAWINGS	13.12.17	MN
C	REVISED SHADOWS	22.11.17	CH
B	REVISED DWGS AS PER COUNCIL LET: 10/11/2017	22.11.17	ER
A	DA SUBMISSION	12.09.17	MN

Project
RESIDENTIAL DWELLING
190 King St
Mascot NSW

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 29745 2014

Nominated Architects:
Ziad Boumelhem Reg no 8008 Nicolas Toubia Reg no 9336
Youssef El Khawaja Reg no 8933

Drawing Title

21st MARCH - SHADOW DIAGRAMS

Checked JE Approved TJ

Scale AS SHOWN Date of Issue 1/03/2018

@A3 Sheet Size

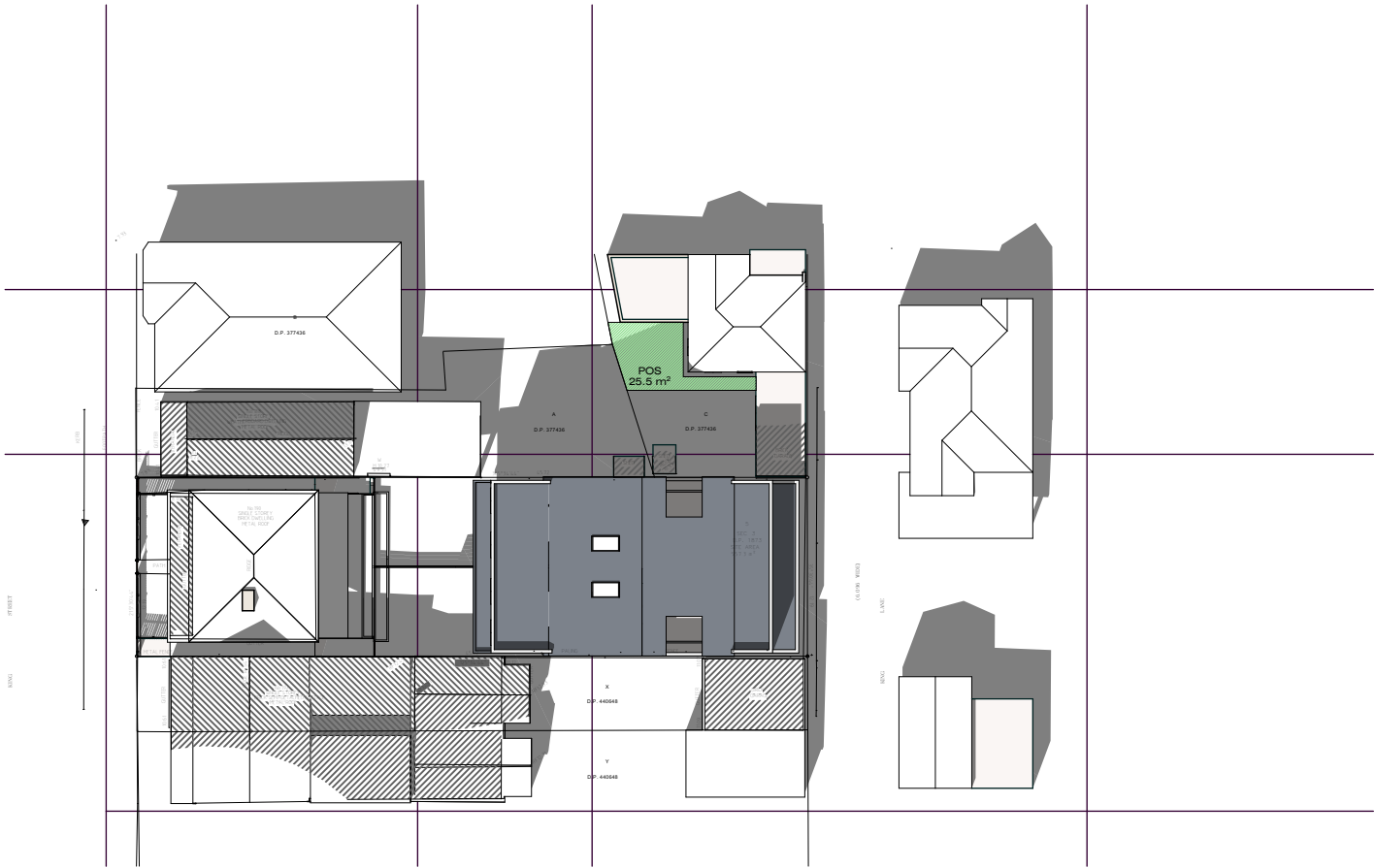
Project Number 16-071 Drawing Number Revision 2005 E

Status DEVELOPMENT APPLICATION

Filename: 190 King St, Mascot.dwg 16/03/2018 3:36 PM



1 EXISTING MARCH 1500 1:500



1 PROPOSED MARCH 1500 1:500

E	REVISED DRAWINGS	11.01.18	ER
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