

Attachment C

Selected Drawings

PROPOSED ADDITIONS AND ALTERATIONS TO 34 CHARLES ST, FOREST LODGE DEVELOPMENT APPLICATION

BASIS COMMITMENTS; FITTINGS AND FIXTURES

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 light-emitting-diode (LED) lamps.
Fixtures
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.

BASIS COMMITMENTS; CONSTRUCTION

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall framed (weatherboard, fibre, metal clad)	R1.30 (or R1.70 including construction)	
external wall cavity brick	nil	
raked ceiling, pitched/skillion roof: framed	ceiling: R0.50 (up), roof: full barked blanket (75 mm)	light (solar absorptance < 0.475)

BASIS COMMITMENTS; GLAZING

Window / door no.	Orientation	Area of glass frame (m ²)	Overshading Height (m)	Distance (m)	Shading device	Frames and glass type
D1	S	5.3	0	0	eave/verandah/bergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W1	S	0.85	0	0	eave/verandah/bergola/balcony >=900 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W2	S	2	0	0	eave/verandah/bergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)
W3	E	1.95	2	0.9	eave/verandah/bergola/balcony	improved aluminium, single toned,

Glazed roof glazing requirements

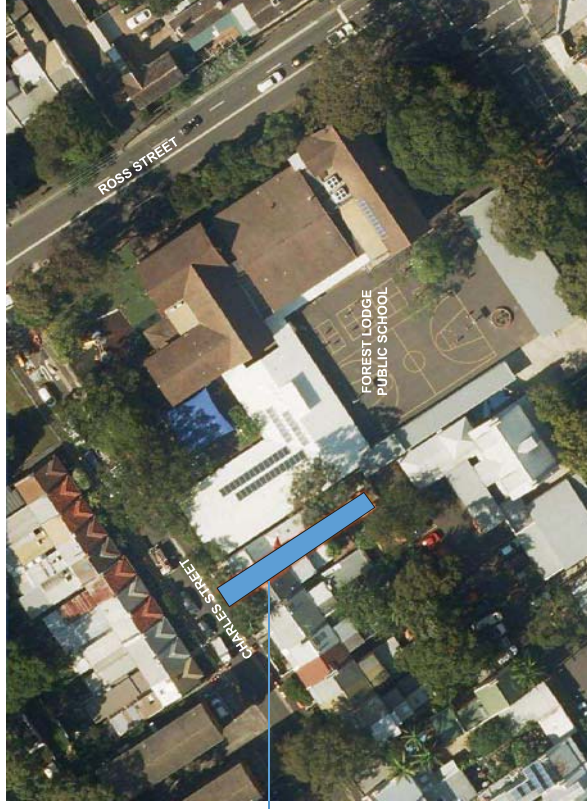
Glazed roof number	Area of glazing (m ²)	Shading device	Glass type
G1	4	no shading	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)

DRAWING LIST

A.01	COVERSHEET, DRAWING LIST
A.02	SITE ANALYSIS
A.03.1	GROUND FLOOR PLAN
A.03.2	FIRST FLOOR PLAN
A.03.3	ROOF PLAN, SITE PLAN
A.03.4	AREA CALCULATIONS
A.03.5	SITE MANAGEMENT PLAN
A.04.1	NORTH AND WEST ELEVATIONS
A.04.2	SOUTH AND WEST ELEVATIONS
A.04.3	SECTIONS
A.04.4	EXTERNAL FINISHES SCHEDULE
A.05.1	SOLAR ACCESS DIAGRAM, JUNE 21, 9AM, 10AM, 11AM
A.05.2	SOLAR ACCESS DIAGRAM, JUNE 21, 12PM, 1PM, 2PM
A.05.3	SOLAR ACCESS DIAGRAM, JUNE 21, 3PM



INDICATIVE REAR VIEW



SUBJECT SITE:
34 CHARLES ST,
FOREST LODGE



LOCATION PLAN (NTS)

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project
34 Charles Street
Forest Lodge
Lot C DP 447197

client
McKeown

COVERSHEET, DRAWING LIST,
LOCATION PLAN

project status
Development Application

drawn JK
date 26.06.2018
scale 1:100
drawing Number A 01
revision -

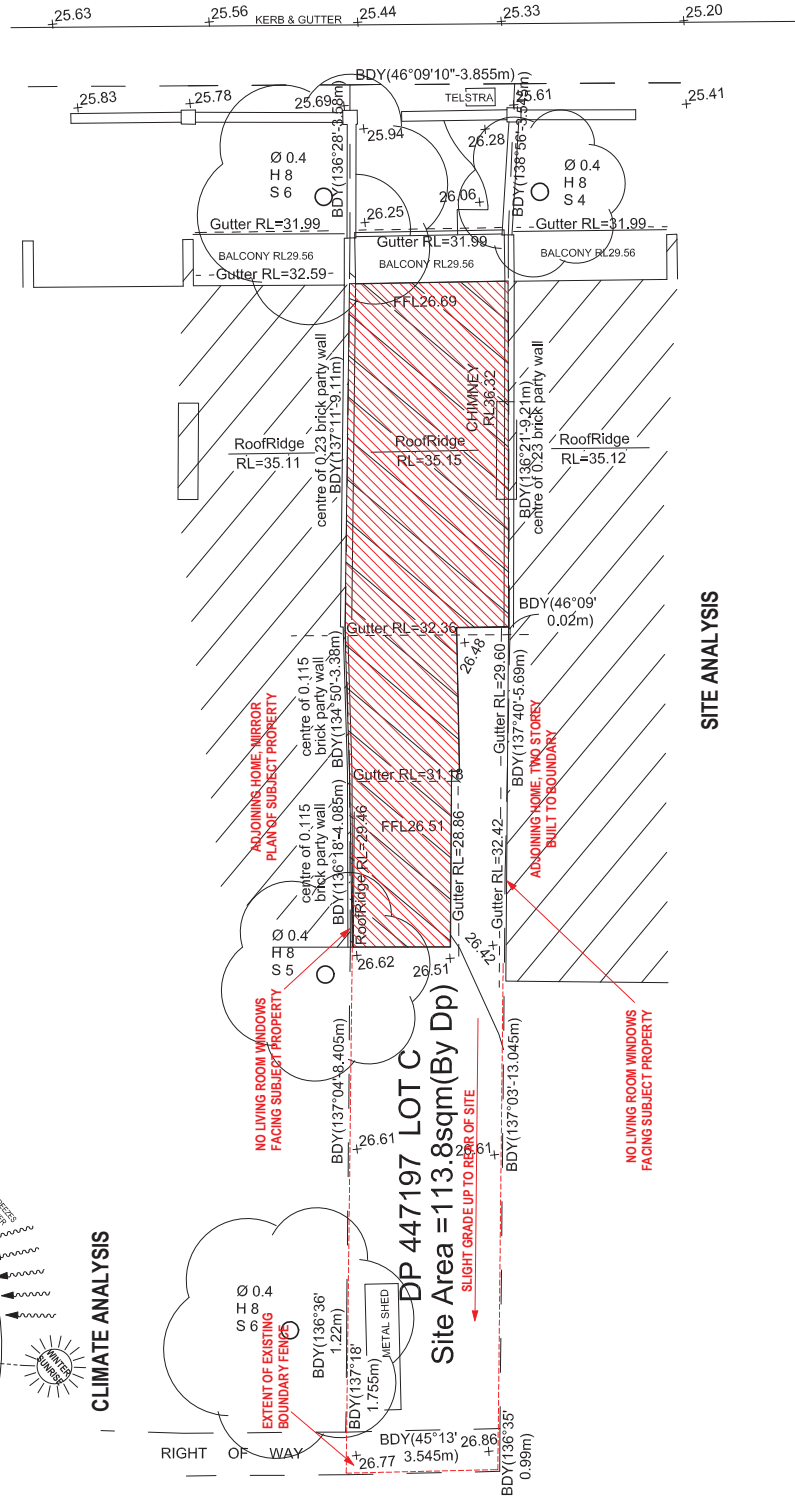
SUBJECT PROPERTY IS ONE OF A SERIES OF VICTORIAN ERA TERRACE HOMES, ALL IN NEAR ORIGINAL CONDITION POSSESSING ORIGINAL HERITAGE VALUE OF FOREST LODGE.

ORNATE BALUSTRADES, TIMBER DOUBLE HUNG WINDOWS, MULTIPANE FRONT DOOR AND OPEN BALCONY ARE ALL ORIGINAL OF QUALITY REPRODUCTION.

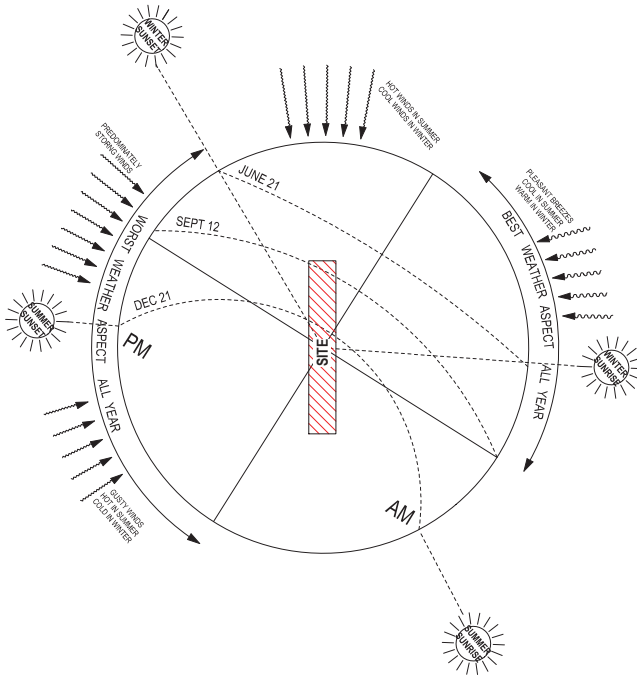
NO WORK TO FACADE, CHIMNEY OR PRIMARY ROOF PROPOSED



STREETSCAPE ANALYSIS



CLIMATE ANALYSIS



project status: Development Application
 client: McKeown
 project: 34 Charles Street Forest Lodge Lot C DP 447197
 drawing title: SITE ANALYSIS
 date: 26.06.2018
 drawing Number: A 02
 scale: 1:100
 revision: -

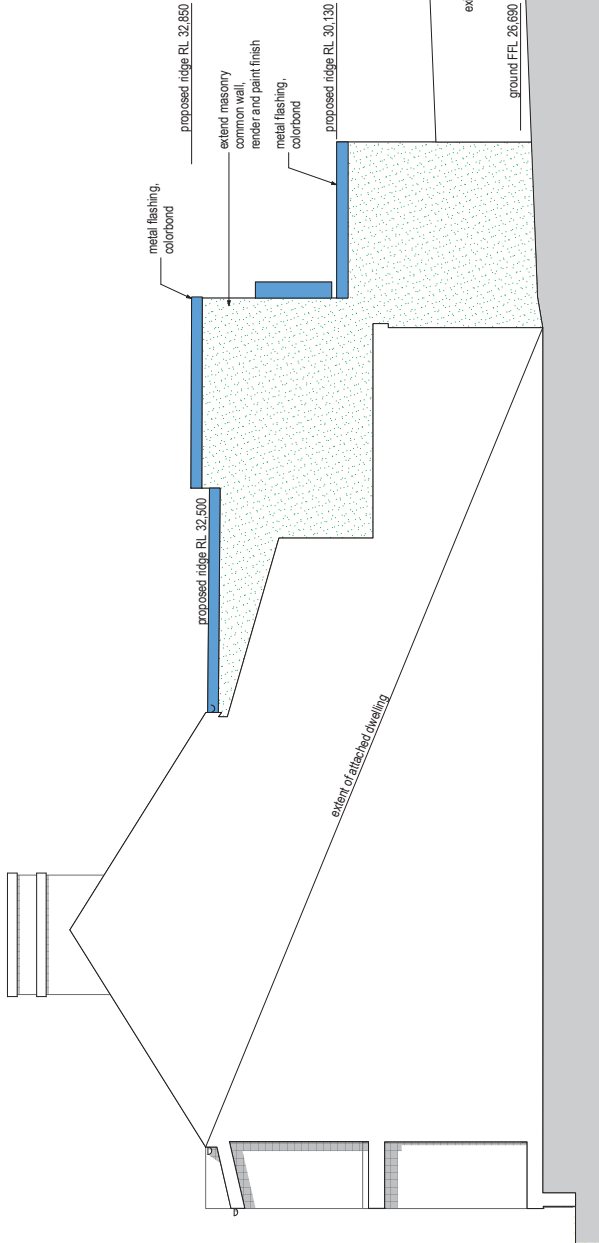
JK
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26.06.2018
 date

DN: 04/2018
 REVISION

DO NOT SCALE FROM DRAWINGS

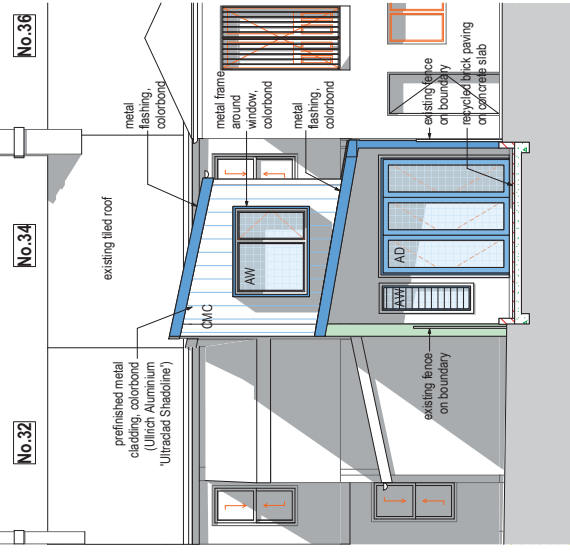
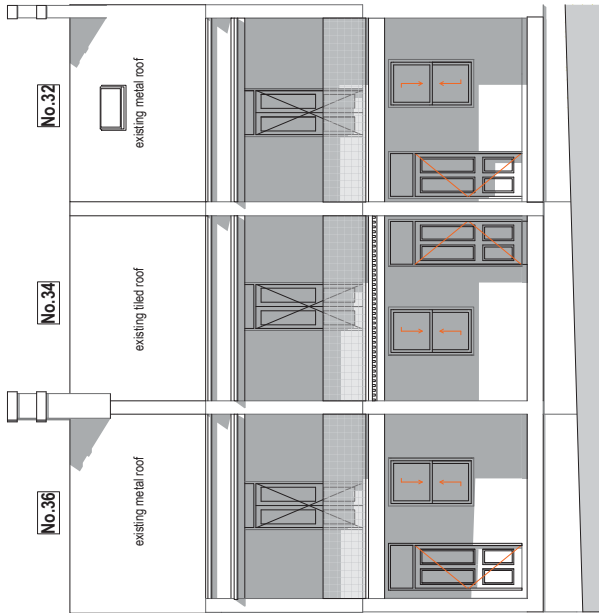
- LEGEND**
- ACR acrylic render, paint finish
 - CMC corrugated steel, colorbond
 - CPT carpet
 - AW aluminum window, powdercoat
 - AD aluminum door, powdercoat
 - FCS fibre cement cladding, boards
 - TMB timber floorboards
 - TD timber decking



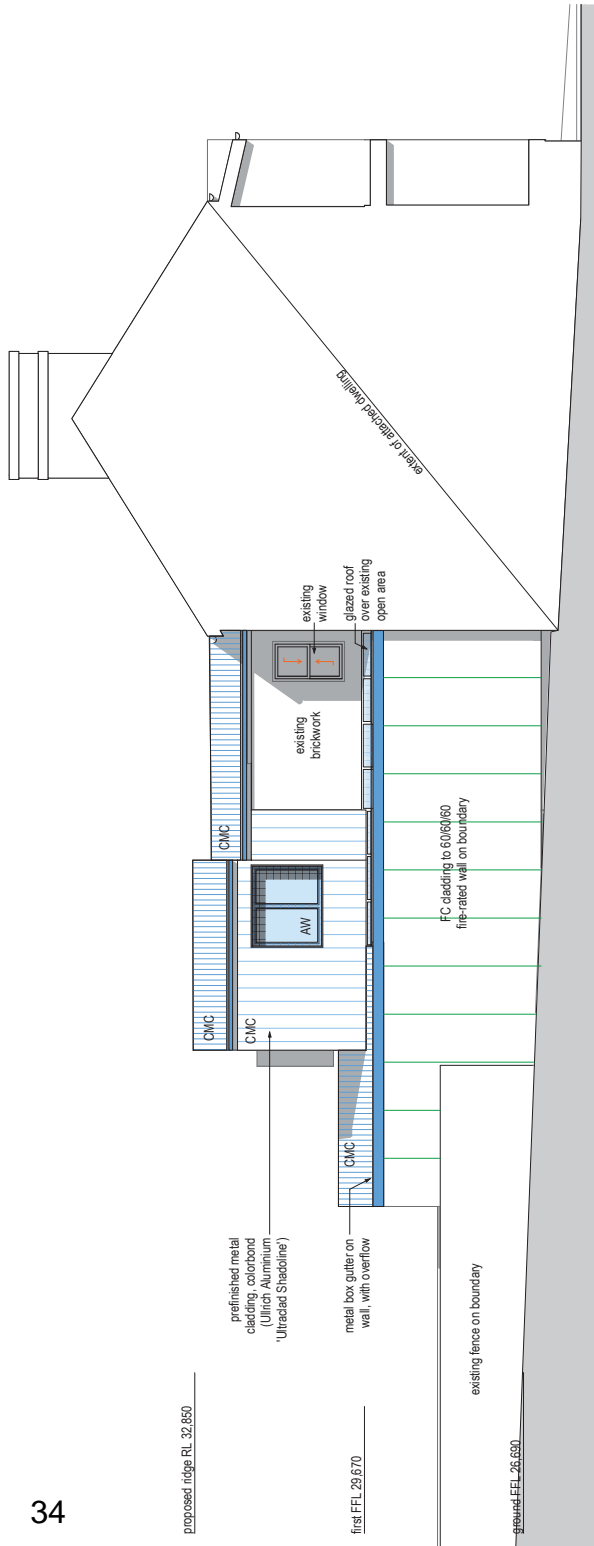
WEST ELEVATION

NORTH (CHARLES STREET) ELEVATION

no work proposed, no proposed work visible



SOUTH ELEVATION



WEST ELEVATION

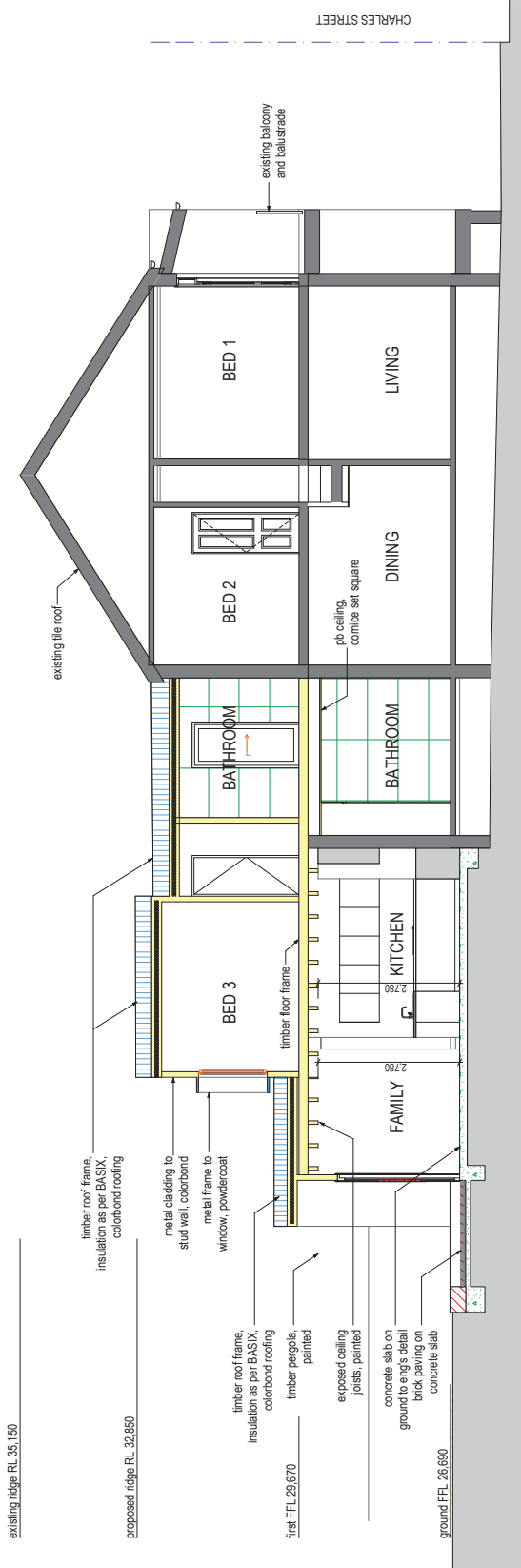
<p>client McKeown</p> <p>project 34 Charles Street Forest Lodge Lot C DP 447197</p>	<p>JEFF KARSSENS DESIGNER studio 9, level 2, 151 Foreaux St, Surry Hills jef@karskens.com.au m. 0435 557 957</p>	<p>project status Development Application</p>	<p>date 26.06.2018</p>	<p>revision -</p>
		<p>drawing title NORTH AND WEST ELEVATIONS</p>	<p>drawn JK</p>	<p>scale 1:100</p>



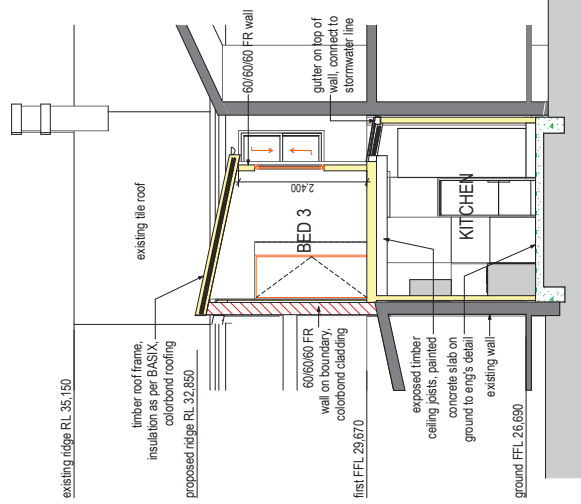
DO NOT SCALE FROM DRAWINGS

LEGEND

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- FCS fibre cement cladding, boards
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SECTION A 1:100



SECTION B 1:100

existing ridge RL 35.150

proposed ridge RL 32.850

first FFL 29.670

ground FFL 26.690

existing ridge RL 35.150

timber roof frame,
insulation as per BASIX,
colorbond roofing

proposed ridge RL 32.850

60/60/60 FR
wall on boundary,
colorbond cladding

gutter on top of
wall, connect to
stormwater line

first FFL 29.670

exposed timber
ceiling joists, painted

concrete slab on
ground to eng's detail

existing wall

ground FFL 26.690



26.06.2018
date

26.06.2018
revision



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Forest Lodge
Lot C DP 447197

client
McKeown
drawing title
SECTIONS

project status
Development Application
drawn JK
date 26.06.2018
scale 1:100
drawing Number A 4.03
revision -

roof cladding, wall cladding,
flashings, gutters and downpipes:
Colorbond® Surfistm1® matt



A

door frames, window frames,
window surround:
Powdercoat® Chiarcoal® matt



B

render and painted walls:
Dulux® WeatherShield® Wayward Grey



C



exterior paving and step seat:
recycled brick



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project
34 Charles Street
Forest Lodge
Lot C DP 447197

client
McKeown
drawing title
EXTERNAL FINISHES SCHEDULE

project status
Development Application
drawn JK
date 26.06.2018
scale 1:100
drawing Number A 4.04
revision -

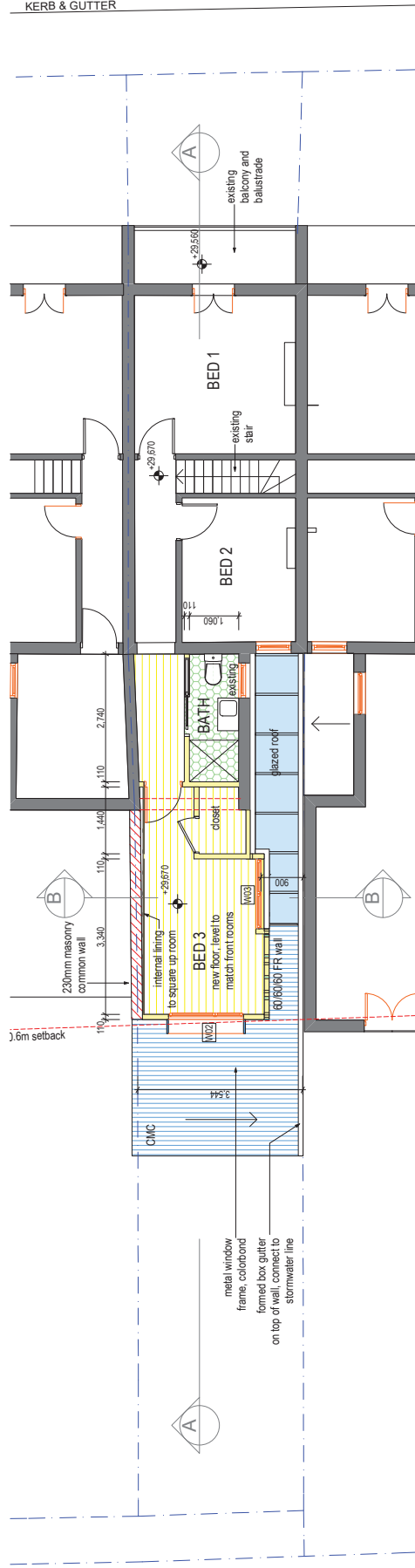


26.06.2018
date

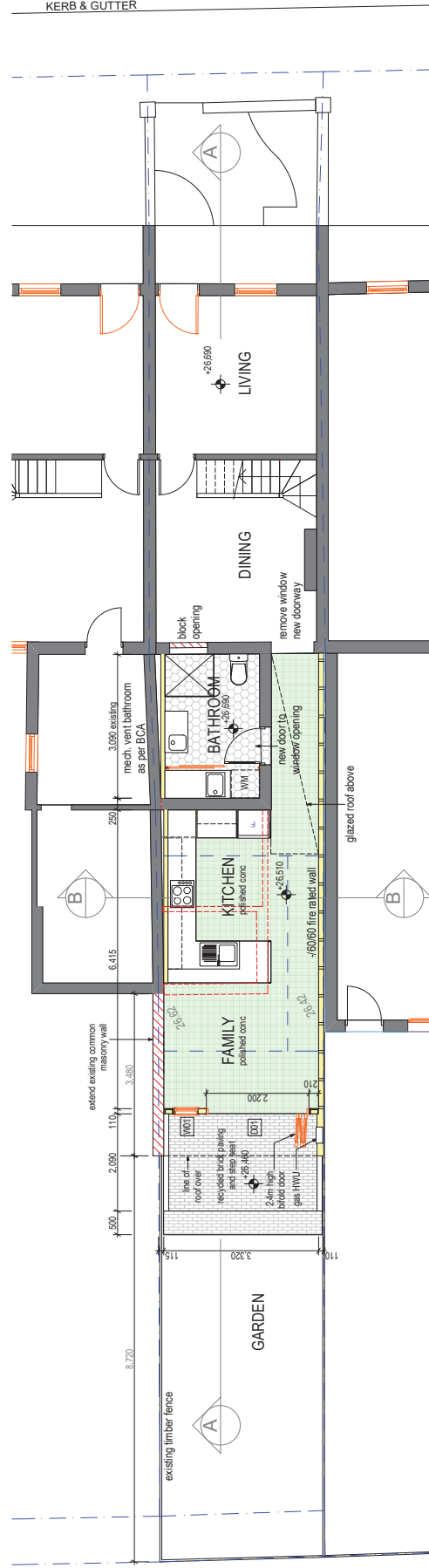
26.06.2018
revision

DO NOT SCALE FROM DRAWINGS

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FIRST FLOOR PLAN



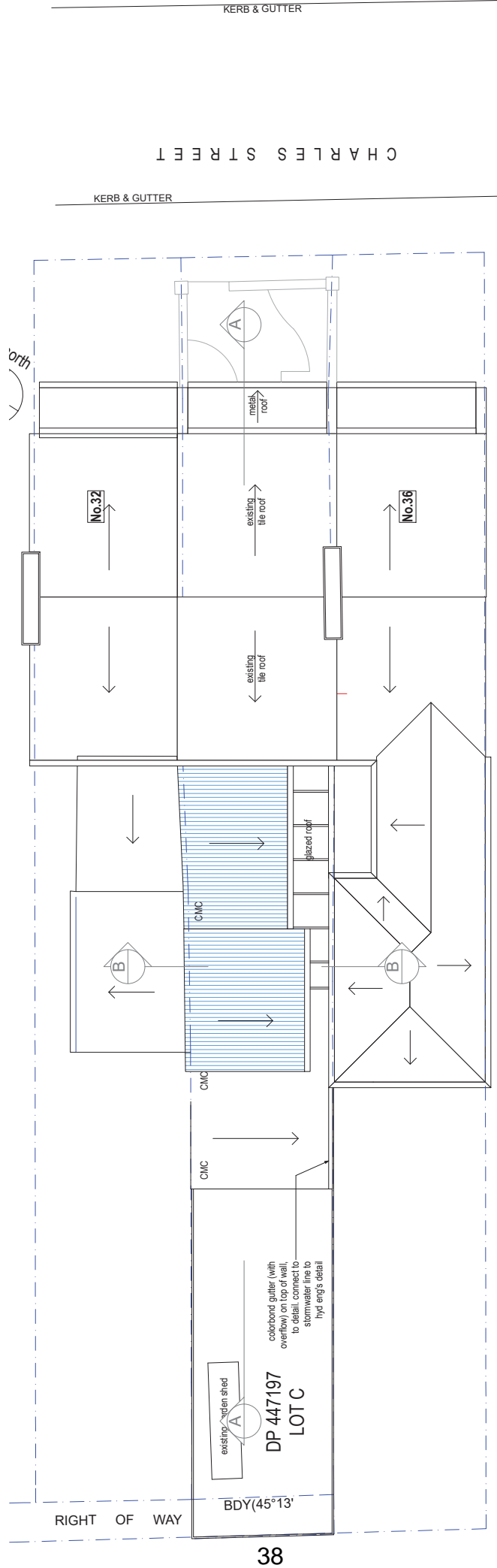
GROUND FLOOR PLAN

 <p>JEFF KARSKENS DESIGNER studio 9, level 2, 151 Foreaux St, Surry Hills jeff@jksdesigner.com.au m. 0435 557 957</p>	<p>client McKeown drawing title FLOOR PLANS</p>	<p>project status Development Application date 26.06.2018 drawn JK scale 1:100 drawing Number A 3.02 revision -</p>
	<p>project 34 Charles Street Forest Lodge Lot C DP 447197</p>	<p>project status Development Application date 26.06.2018 drawn JK scale 1:100 drawing Number A 3.02 revision -</p>



DO NOT SCALE FROM DRAWINGS

- LEGEND
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 FCS fibre cement cladding, boards
 TIMB timber floorboards
 TD timber decking



project status Development Application	client McKeown	project 34 Charles Street Forest Lodge Lot C DP 447197	 JEFF KARSKENS DESIGNER studio 9, level 2, 151 Foreaux St, Surry Hills jeff@karskens.com.au m. 0485 557 957	date 26.06.2018	drawing Number A 3.03	revision -
	drawn JK					



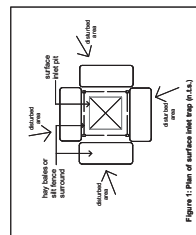
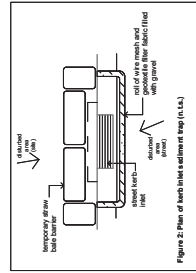
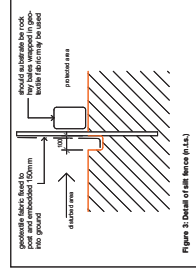
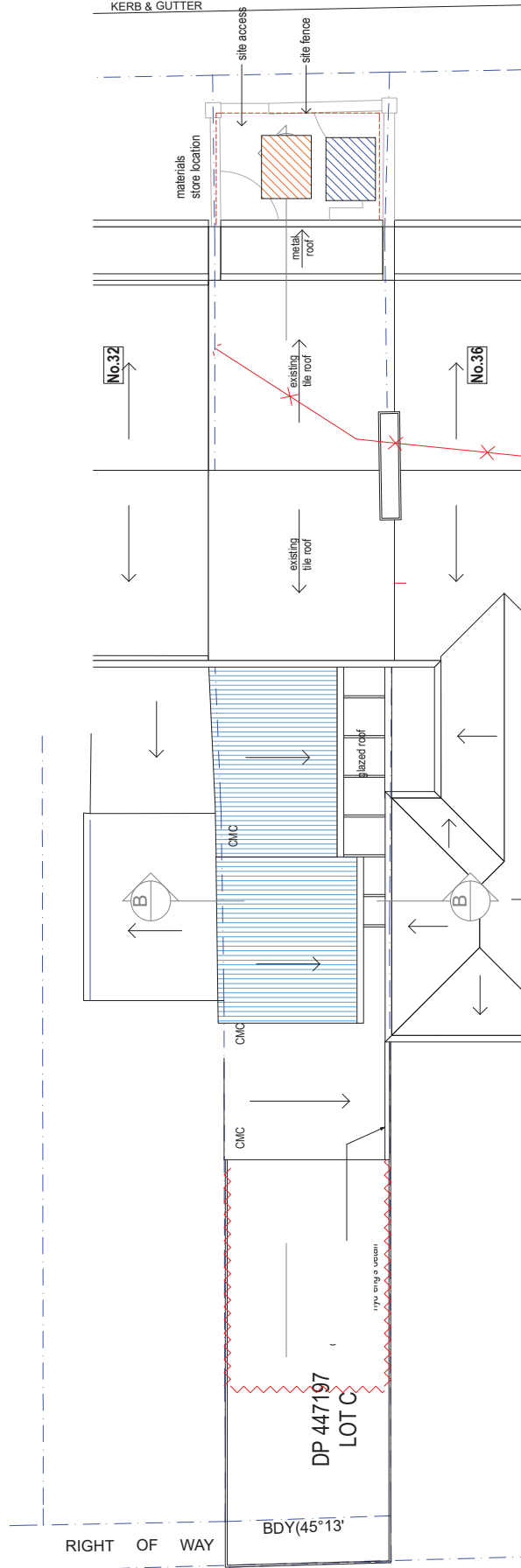
26.06.2018	date
38	revision

LEGEND

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- CPT carpet
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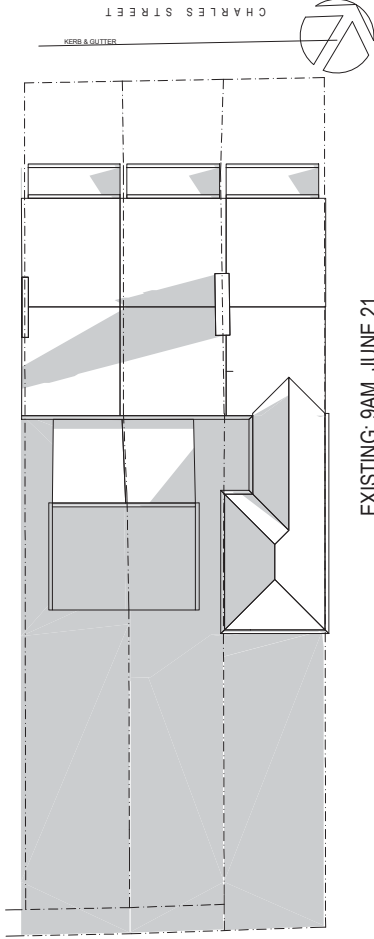
Site and Construction Management Plan

1. Soil Sediment Controls: Provide barricade with hay bales along affected boundaries and adjacent to public footpath (refer details). Sediment build-up is to be disposed of periodically into site waste disposal bins. Cleaning of machinery will be confined to a segregated area so as to control sediment and waste from cleaning process.
2. Provide public safety during demolition and construction by fencing property with 1.8m high chain wire fence and signage identifying the construction site and directing all visitors to the site office. Provide signage satisfying Workcover requirements to the wearing of hard-hats, notification of demolition in progress and no-entry for non-authorized persons.
3. Construction to take place between the hours stipulated by Council.
4. Demolished material shall be hosed down periodically to control dust.
5. Waste resulting from demolition will be removed from site and disposed of daily. Location of waste bins as shown on Plan
6. Waste resulting from work over and above demolition shall be disposed of in waste bins (2 x 4 cubic metre) provided and disposed of at approved depot weekly.
7. Sedimentation and erosion controls are to be effectively maintained and at all times during the course of construction and shall not be removed until the site has been stabilized or landscaped to the satisfaction of the Principal Certifying Authority.
8. Adequate measures shall be taken to ensure the removal of clay from vehicles leaving the site.
9. Signs are to be erected to inform all contractors and visitors that no materials are to be located within the dipline of existing trees.
10. The footpath and adjacent roadway are to be kept free of obstruction by building materials, plant or vehicles. All vehicles, and associated plant are to be kept wholly within the site.
11. Essential utility services (gas, water, electricity) to be disconnected in accordance with the requirements of the relevant authority.
12. All debris, excavated material etc to be contained wholly upon the site until removed.
13. Measures must be taken to divert uncontaminated run-off around cleaned or disturbed areas.

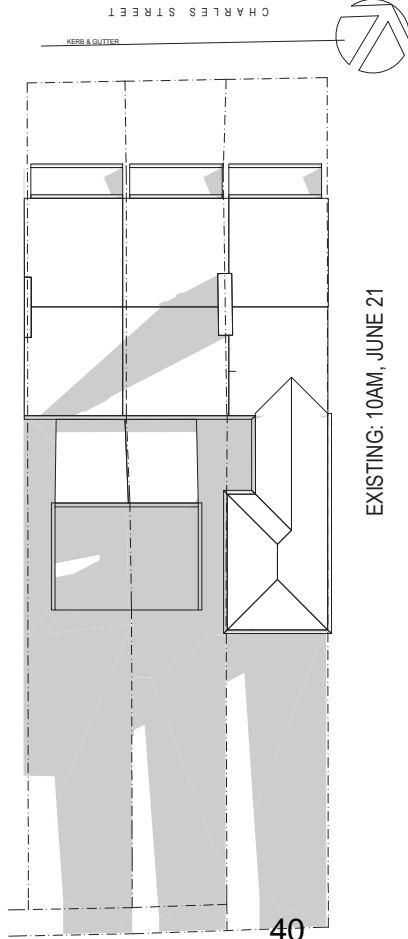


 <p>JEFF KARKS KENS DESIGNER studio 9, level 2, 151 Foveaux St, Surry Hills jef@jksdesigner.com.au m. 0435 557 957</p>	<p>client McKeown</p> <p>drawing title SITE MANAGEMENT PLAN</p>	<p>project status Development Application</p> <p>drawn JK</p> <p>date 26.06.2018</p> <p>drawing Number A 3.05</p> <p>scale 1:100</p> <p>revision -</p>
	<p>34 Charles Street Forest Lodge Lot C DP 447 197</p>	<p>project status Development Application</p> <p>drawn JK</p> <p>date 26.06.2018</p> <p>drawing Number A 3.05</p> <p>scale 1:100</p> <p>revision -</p>

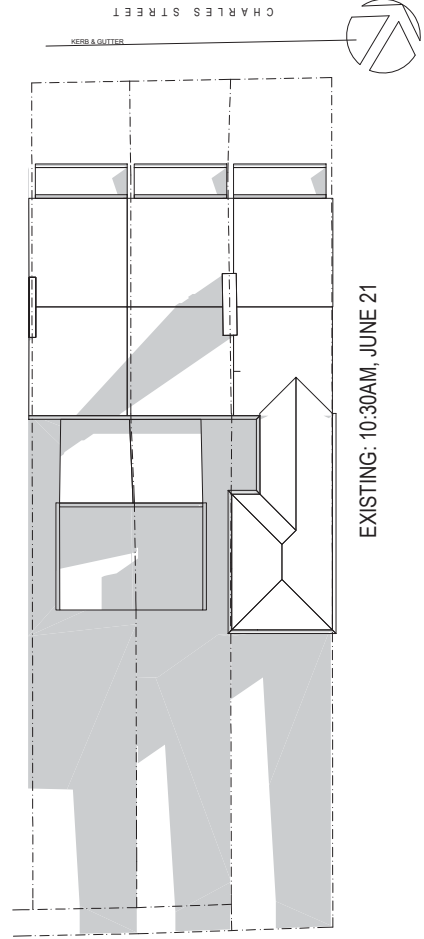
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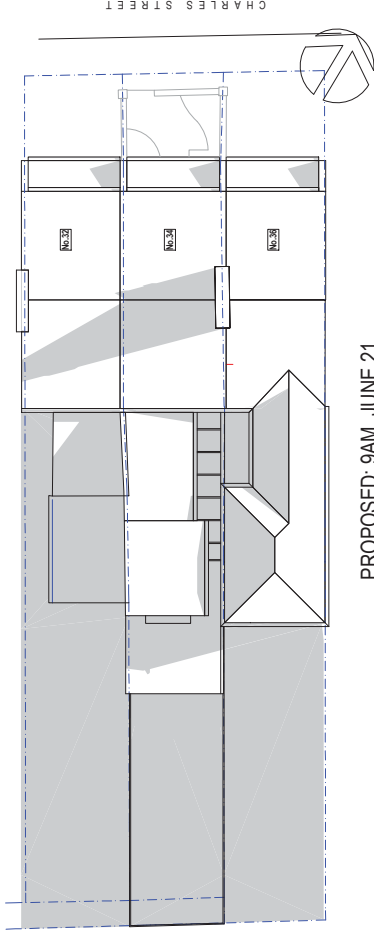
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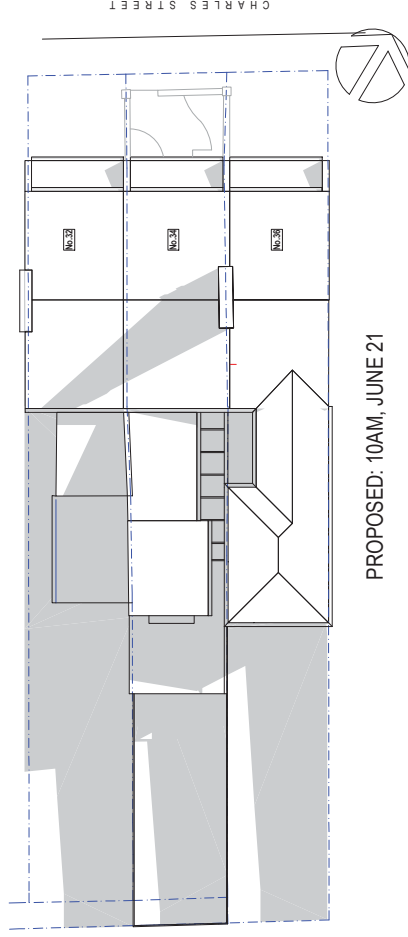
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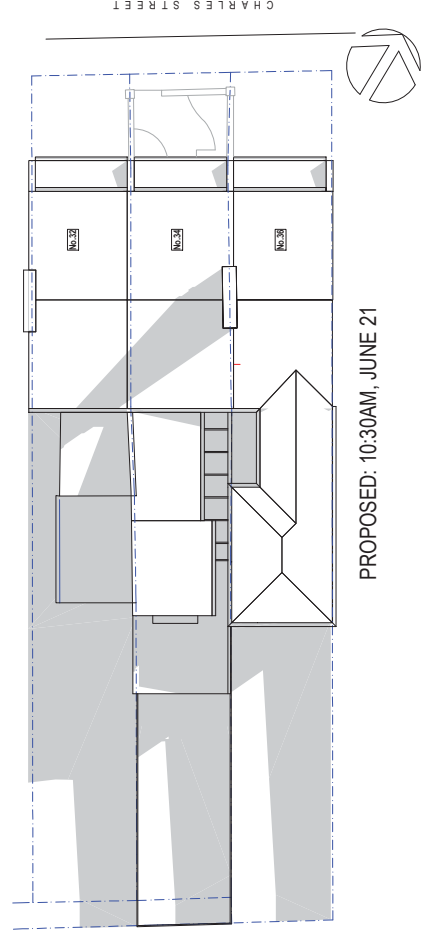
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PROPOSED: 9AM, JUNE 21



PROPOSED: 10AM, JUNE 21



PROPOSED: 10:30AM, JUNE 21



26.06.2018

date

26.06.2018

revision



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project
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 Lot C DP 447197

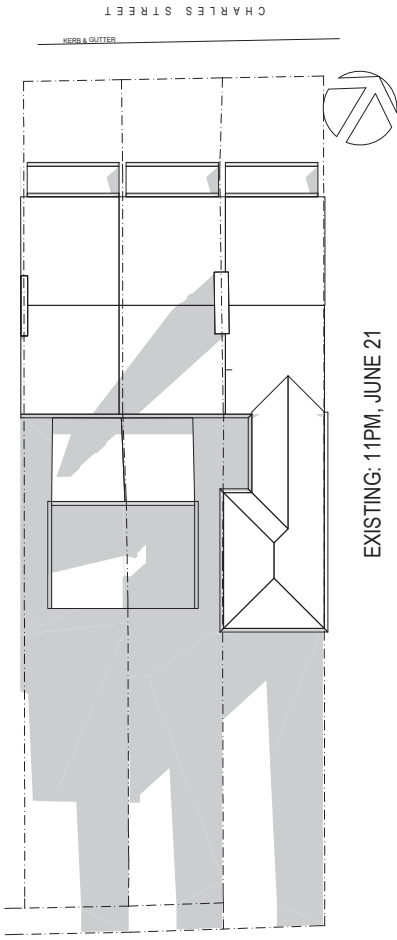
client
 McKeown

drawing title
 SOLAR ACCESS DIAGRAMS
 June 21, 9am, 10am, 10:30am

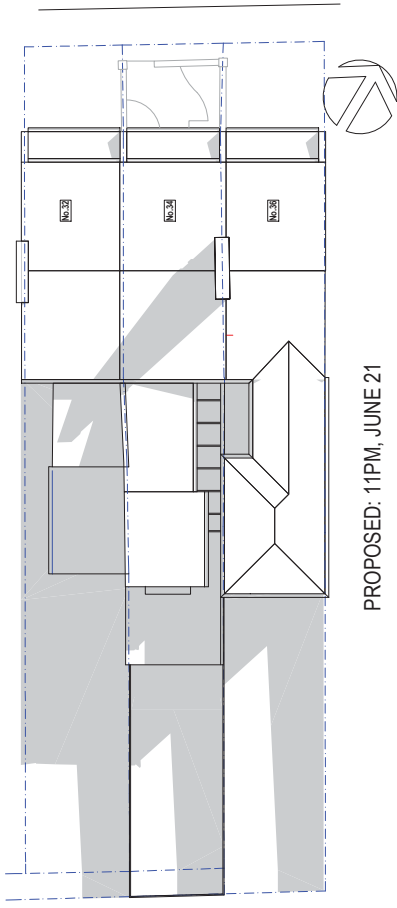
drawn JK
 scale 1:200
 drawing Number A 5.01

project status
 Development Application
 date 26.06.2018
 revision

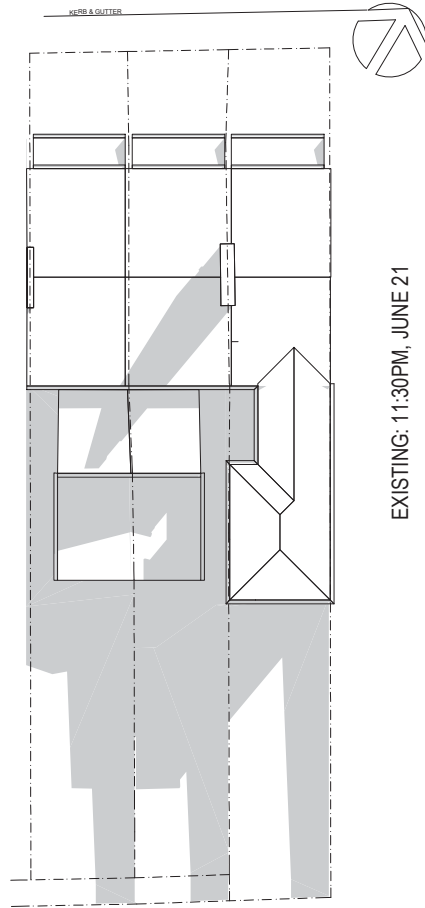
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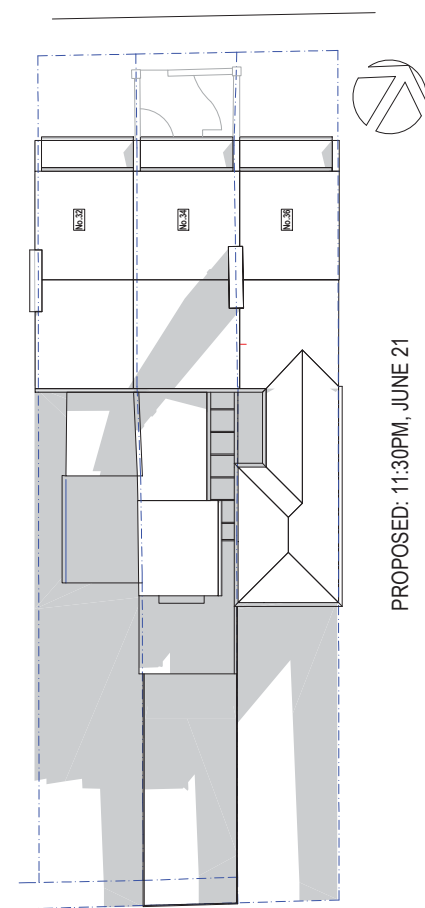
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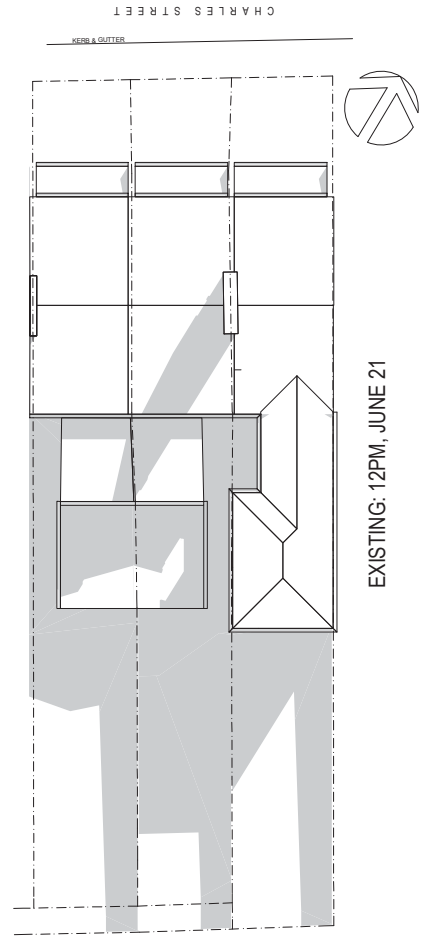
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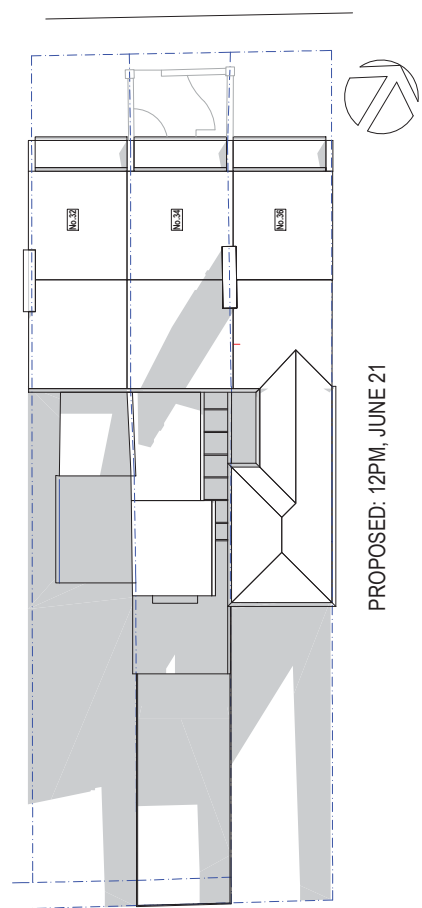
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PROPOSED: 11:30PM, JUNE 21



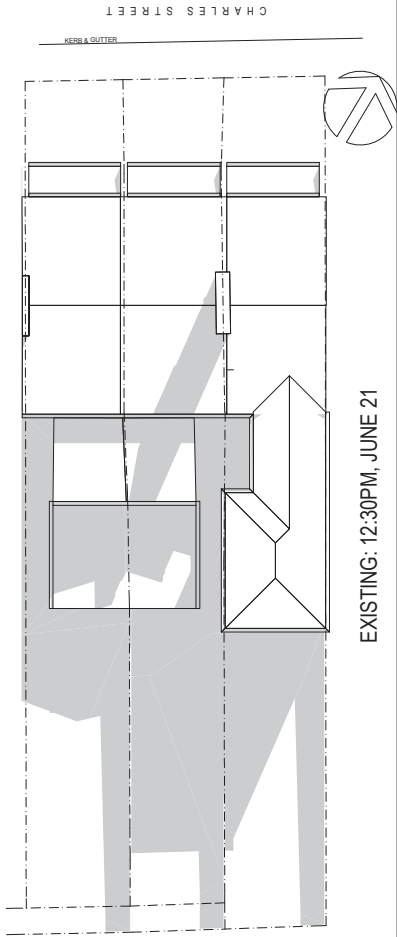
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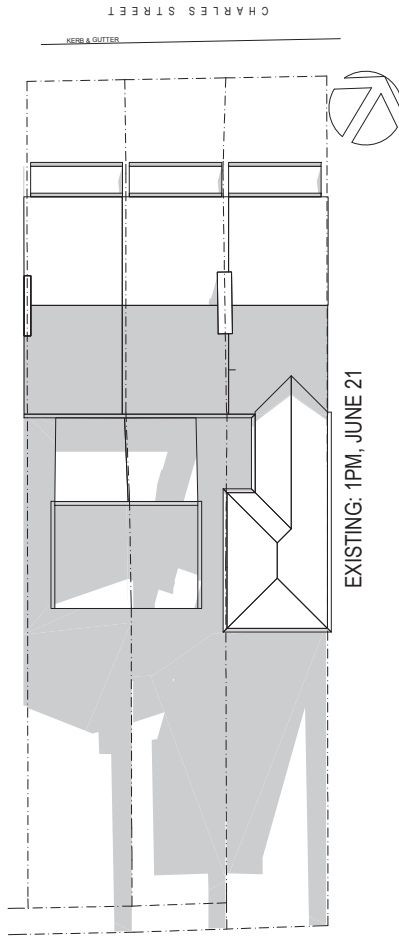
PROPOSED: 12PM, JUNE 21

<p>26.06.2018 date</p> <p>REVISION</p>	<p>0 2 4 8 12m</p>	<p>project status Development Application</p> <p>client McKeown</p> <p>project 34 Charles Street Forest Lodge Lot C DP 447197</p> <p>drawing title SOLAR ACCESS DIAGRAMS June 21, 9am, 10am, 11am</p> <p>project status Development Application</p> <p>drawn JK</p> <p>date 26.06.2018</p> <p>scale 1:200</p> <p>drawing Number A 5.02</p> <p>revision -</p>
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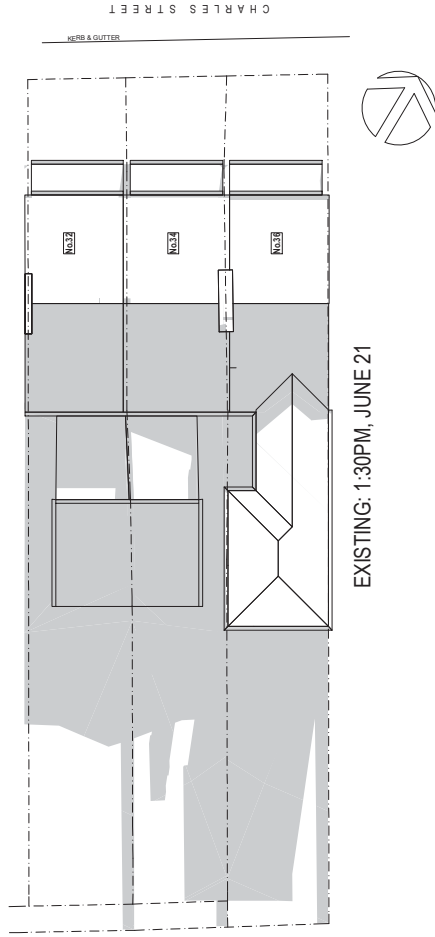
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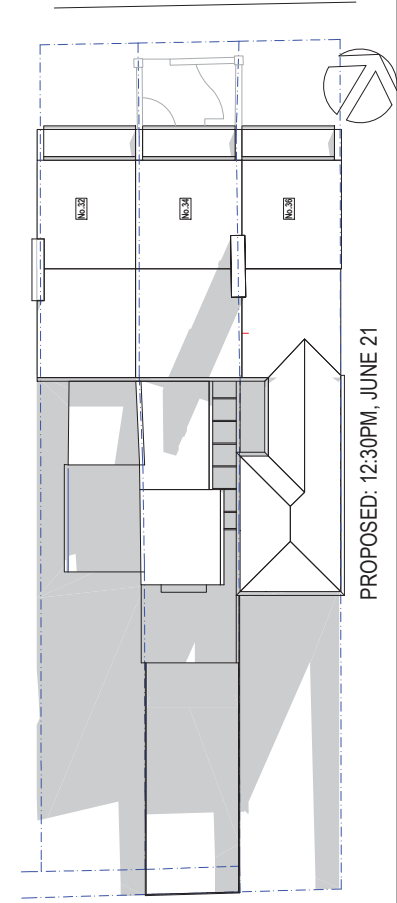
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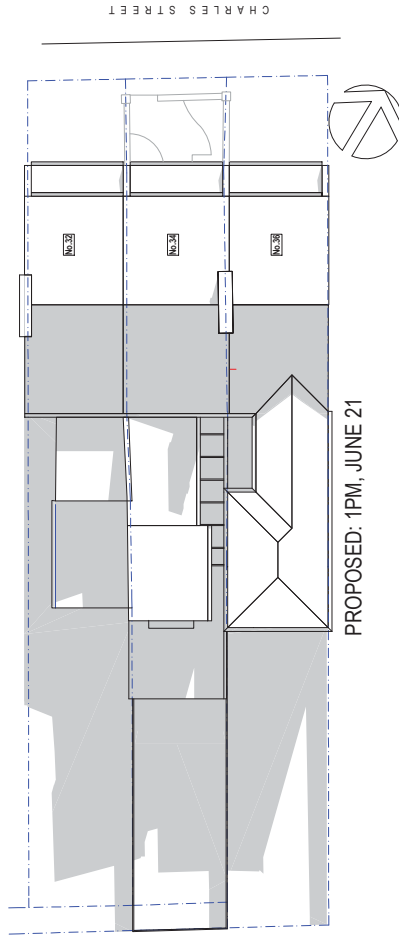
EXISTING: 1PM, JUNE 21



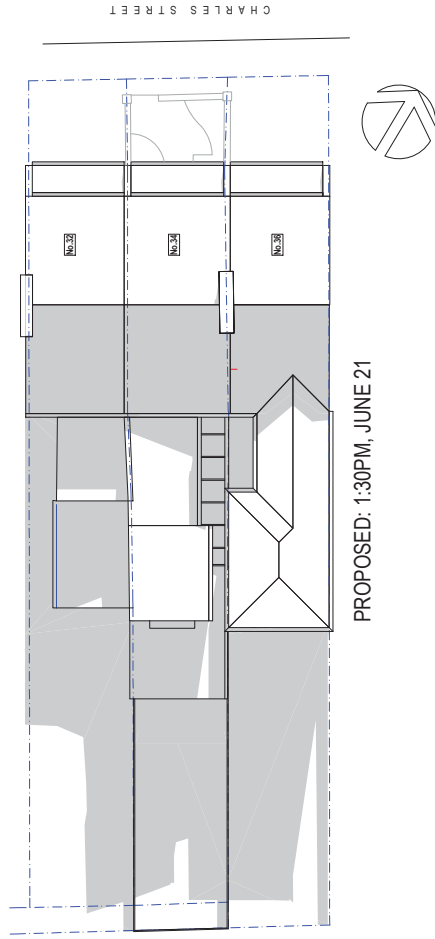
EXISTING: 1:30PM, JUNE 21



PROPOSED: 12:30PM, JUNE 21



PROPOSED: 1PM, JUNE 21



PROPOSED: 1:30PM, JUNE 21



DATE	REVISION
26.06.2018	



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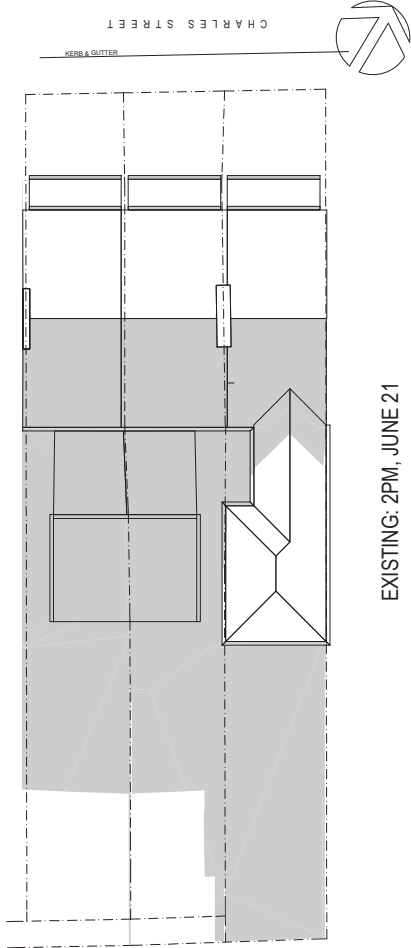
project
 34 Charles Street
 Forest Lodge
 Lot C DP 447197

client
 McKeown

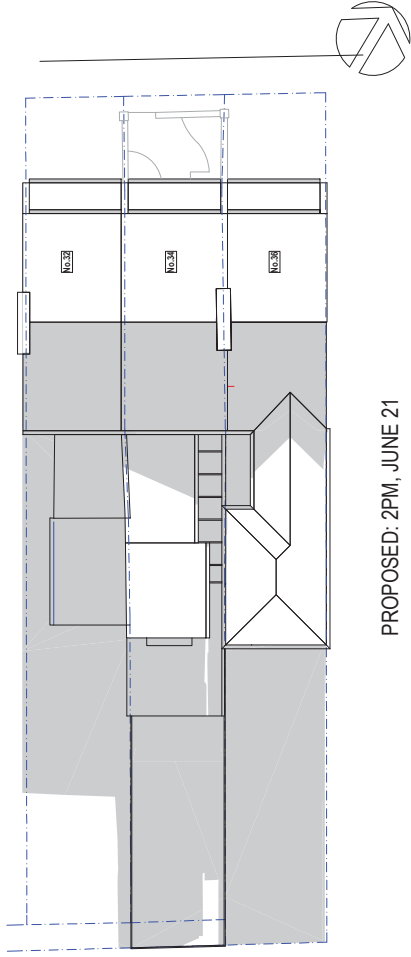
drawing title
SOLAR ACCESS DIAGRAMS
 June 21, 12:30, 1pm, 1:30pm

project status
 Development Application

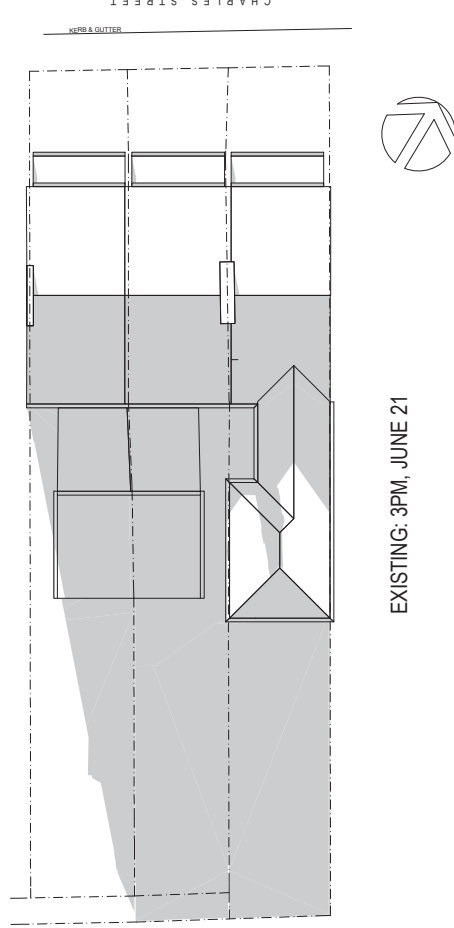
drawn JK
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 scale 1:200
 drawing Number A 5.03
 revision -



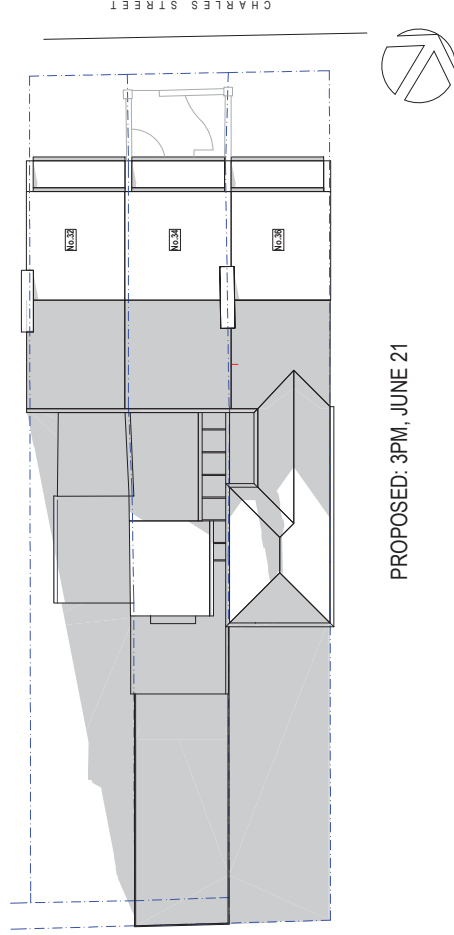
EXISTING: 2PM, JUNE 21



PROPOSED: 2PM, JUNE 21



EXISTING: 3PM, JUNE 21



PROPOSED: 3PM, JUNE 21



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project
 34 Charles Street
 Forest Lodge
 Lot C DP 447197

client
 McKeown
 drawing title
 SOLAR ACCESS DIAGRAMS
 June 21, 2pm, 3pm

project status
 Development Application
 drawn JK
 date 26.06.2018
 scale 1:200
 drawing Number A
 revision -