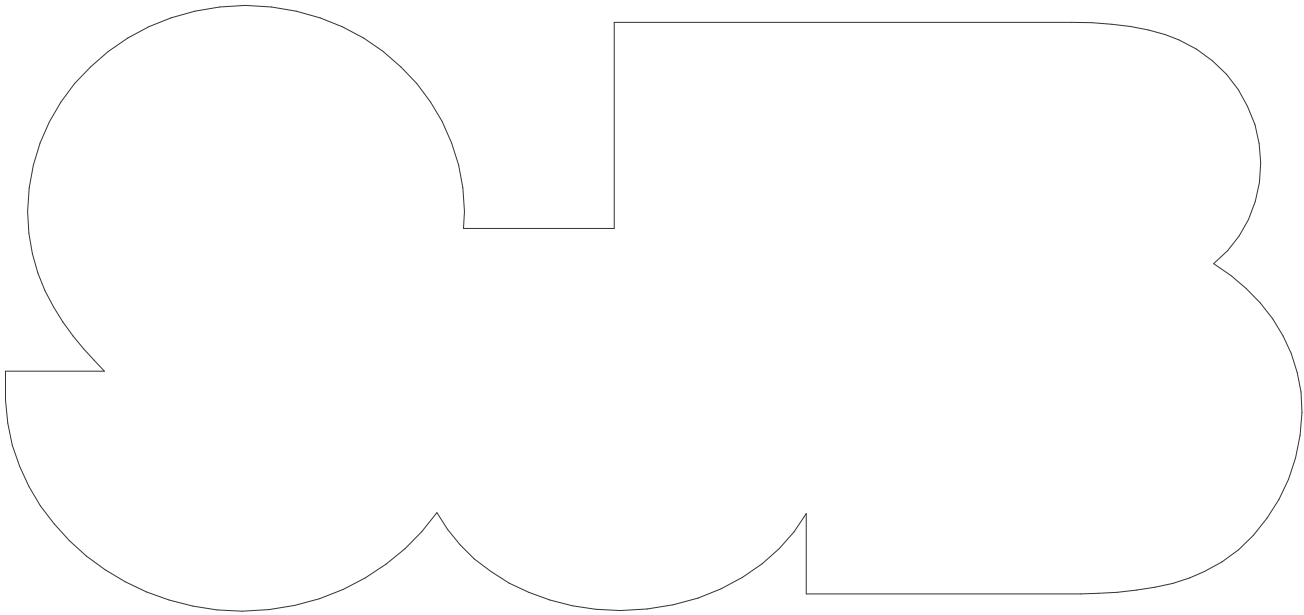




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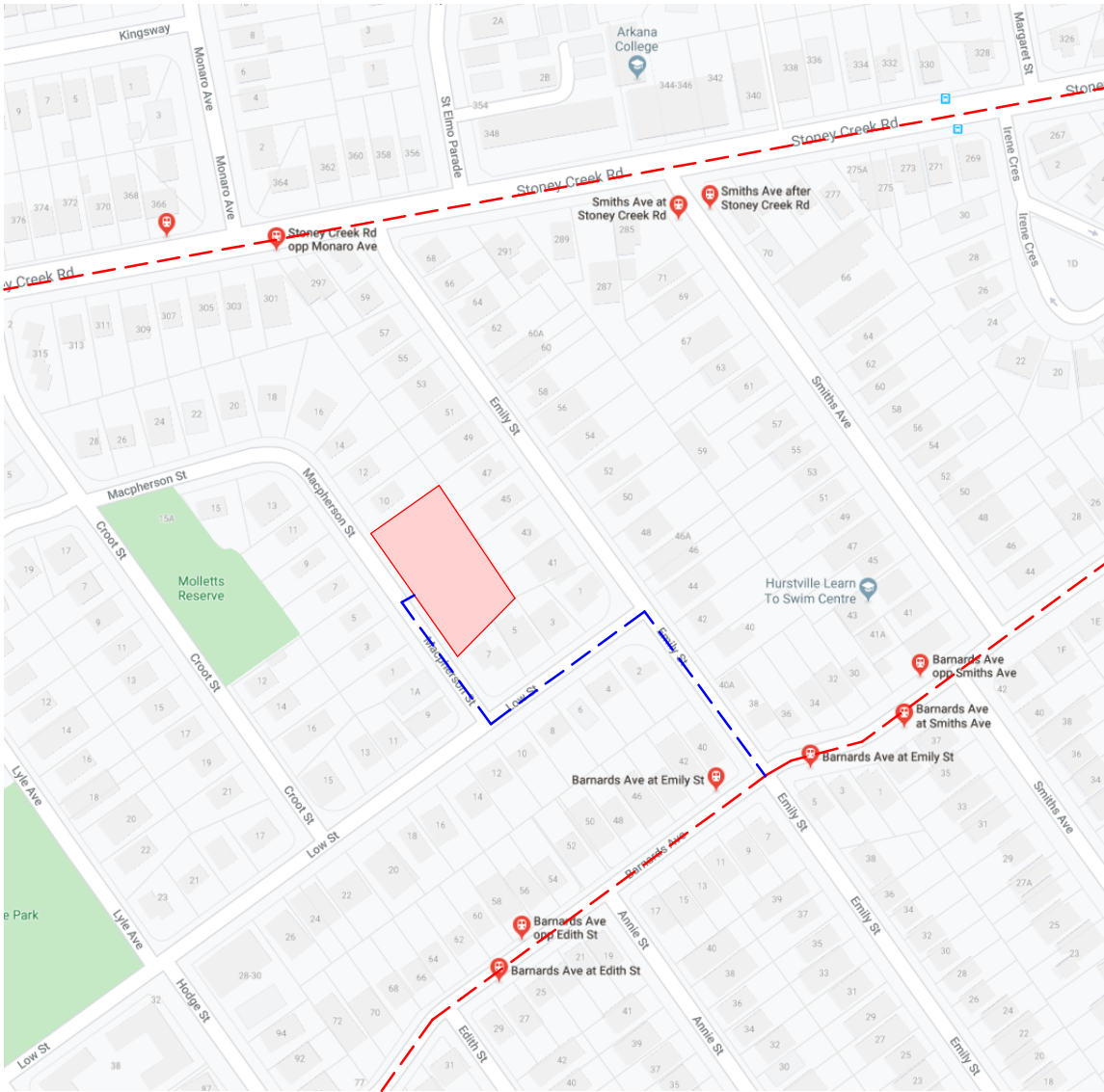
Sheet Number	Sheet Name
0001	Cover
0102	Site Plan
0201	Floor Plan - Ground
0202	Floor Plan - Level 1
0203	Floor Plan - Roof
0501	Elevations
0601	Sections
1611	Materials & External Finishes
2501	Existing & Demolition Plan
2901	Analysis - Waste Management
2902	Analysis - Streetscape Character
3001	Analysis - Shadow Diagrams
3101	Area Plan - GFA
3102	Area Plan - Deep Soil
3103	Area Plan - Private Open Space
3104	Design Compliance Table



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
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Local Bus Stops



Client



Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Site Plan



Date 31.07.2020 Scale 1 : 200 Sheet Size @ A1

Drawn PB Chk. SC

Job No. 6009 Drawing No. DA-0102 Revision 1 / 7



- Existing tree to be retained
- Proposed new tree

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KEY

CR = Single Fold Down Clothesline
HWU = Gas Hot Water Unit
DP= Aluminium Downpipe
HWU = Hot Water Unit
PS = Privacy Screen

- Private Open Space Ground: Minimum 3x3m
First Floor: Minimum 2x2m
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Existing tree to be retained
- Proposed new tree

Client



Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Floor Plan - Ground

0 1m 2m 4m
SCALE 1:100

Date 31.07.2020 Scale As indicated Sheet Size @ A1

Drawn PB Chk. SC

Job No. 6009 Drawing No. DA-0201 Revision 1 / 7



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KEY

CR = Single Fold Down Clothesline
HWU = Gas Hot Water Unit
DP= Aluminium Downpipe
HWU = Hot Water Unit
PS = Privacy Screen

Private Open Space
Ground: Minimum 3x3m
First Floor: Minimum 2x2m

1 Bedroom Apartment
2 Bedroom Apartment

Client



Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Floor Plan - Level 1

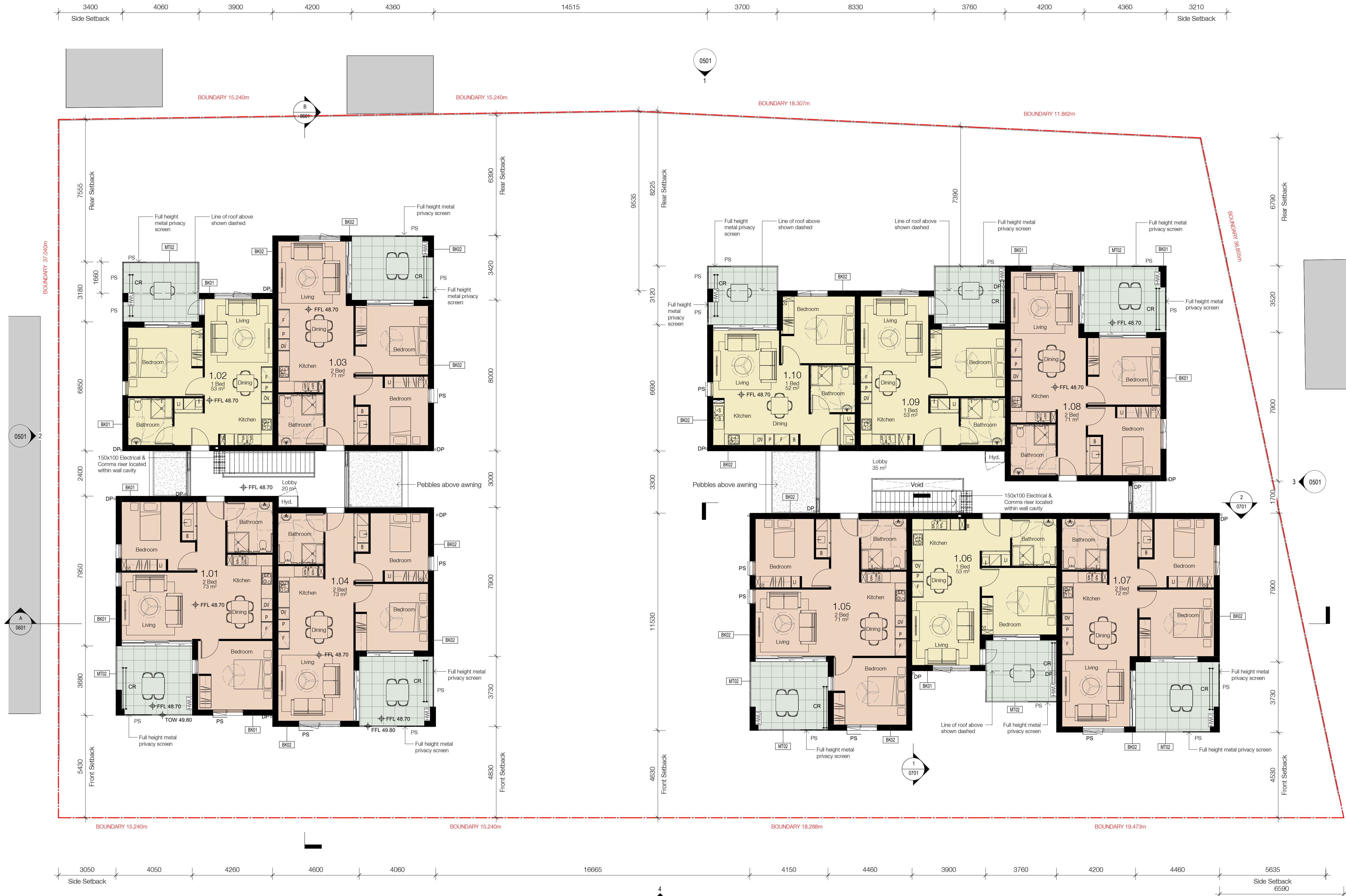
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Date Scale Sheet Size
31.07.2020 1 : 100 @ A1

Drawn Chk.
PB SC

Job No. Drawing No. Revision
6009 DA-0202 / 7

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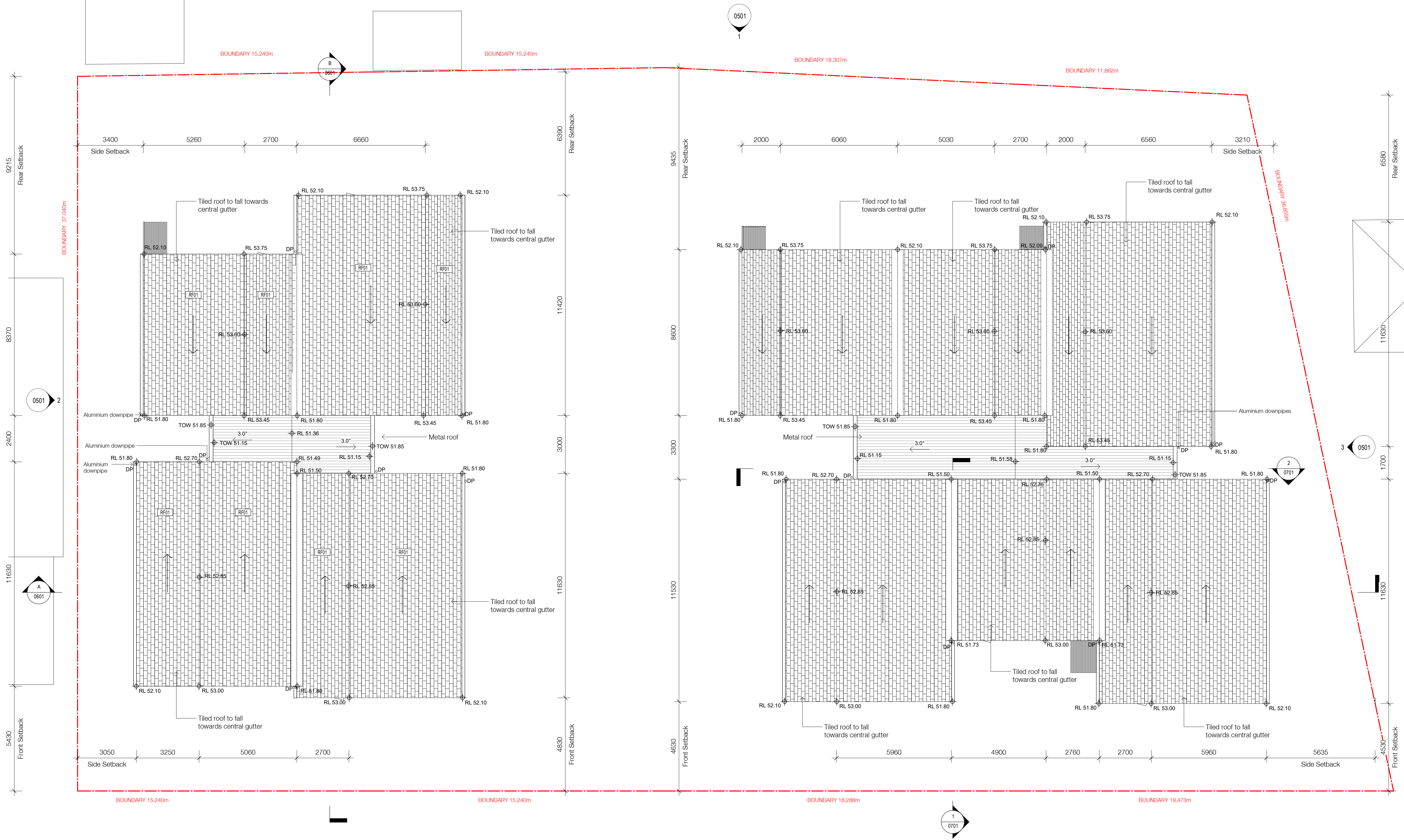


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7	31.07.2020	Issued for DA Approval	PB	SC



Client



Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

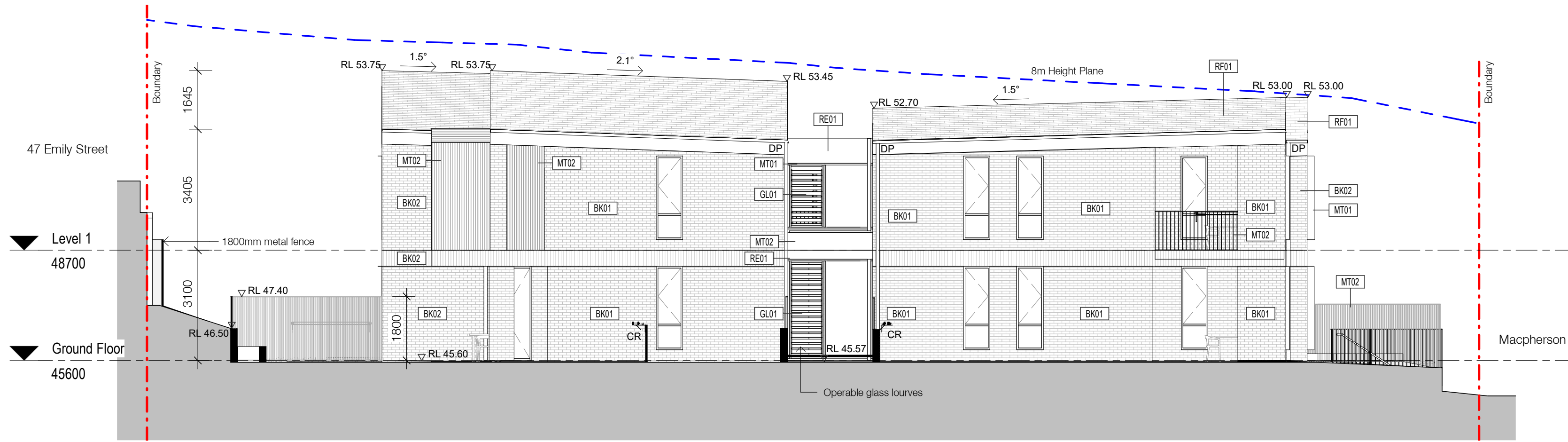
Floor Plan - Roof

0 1m 2m 4m
SCALE 1:100

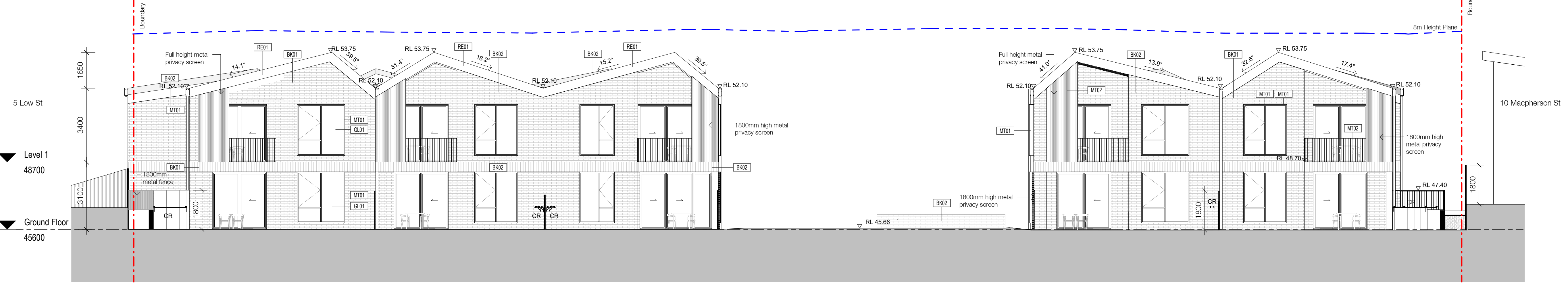
Date Scale Sheet Size
31.07.2020 1 : 100 @ A1

Drawn Chk.
PB SC

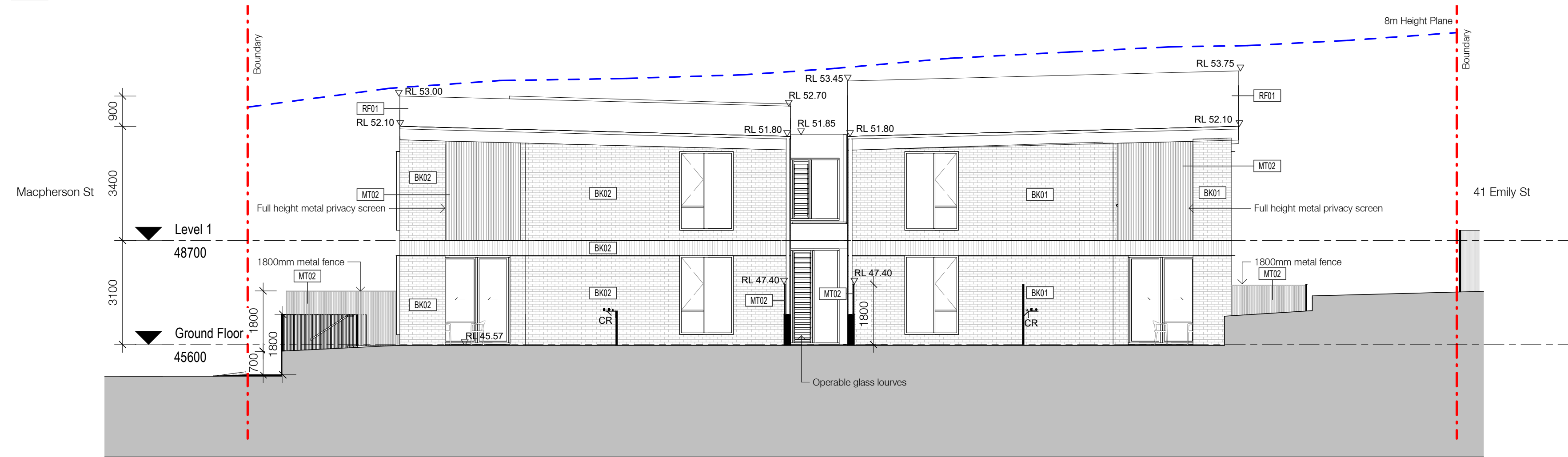
Job No. Drawing No. Revision
6009 DA-0203 / 7



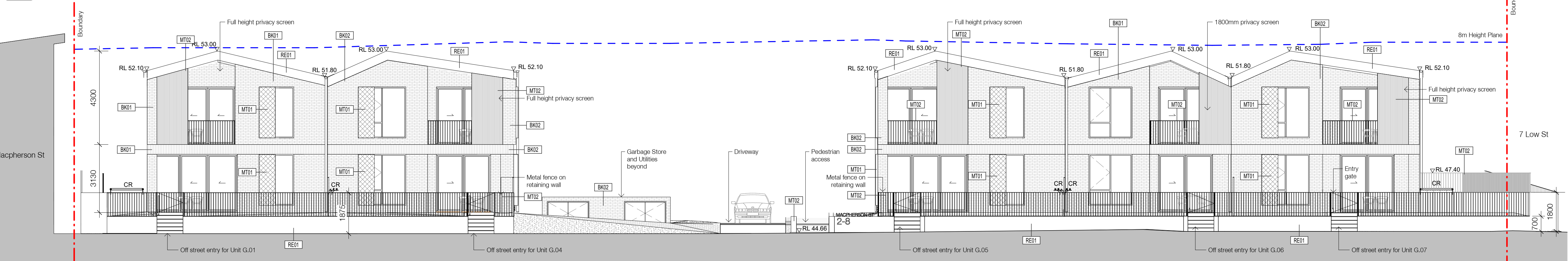
1
0201 North Elevation



2
0201 East Elevation (Rear)



3
0201 South Elevation



4
0201 West Elevation (Front)

MATERIALS

- BK01 DARK BRICK
BK02 LIGHT BRICK
GL01 CLEAR GLASS
MT01 GREY POWDERCOATED ALUMINIUM
MT02 BRONZE POWDERCOATED ALUMINIUM
RE01 CEMENT TEXTURED RENDER
RF01 ROOF TILES

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Certificate Number: IAQ1UL7SL5
Assessor Name: Akhtar Yaseem
Accreditation number: 101146
Certificate date: 18 Jun 2020
Dwelling address: 2-8 Macpherson Street, Hurstville NSW 2220
www.nathers.gov.au

Average star rating
7.0
NATIONWIDE HOUSE
www.nathers.gov.au

IAQ1UL7SL5
101146
18 Jun 2020
2-8 Macpherson Street, Hurstville NSW 2220
www.nathers.gov.au



Client



Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Elevations

Date 31.07.2020 Scale 1 : 100 Sheet Size @ A1

Drawn PB Chk. SC

Job No. 6009 Drawing No. DA-0501 Revision 1 / 7

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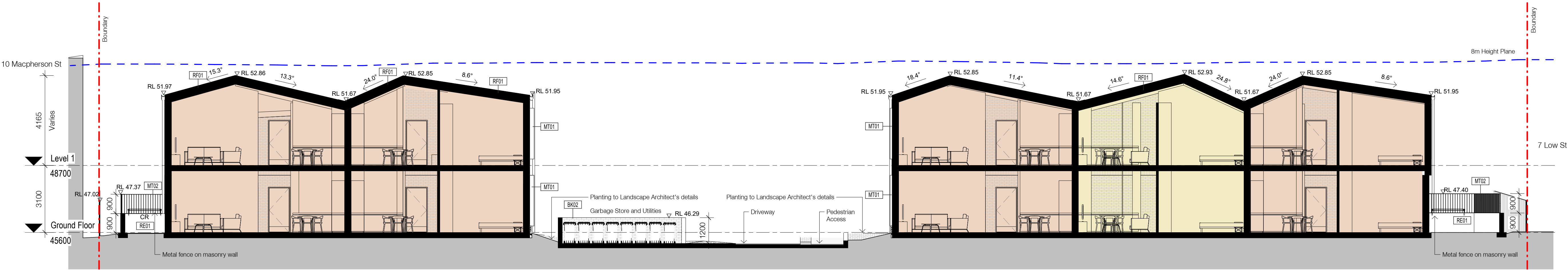
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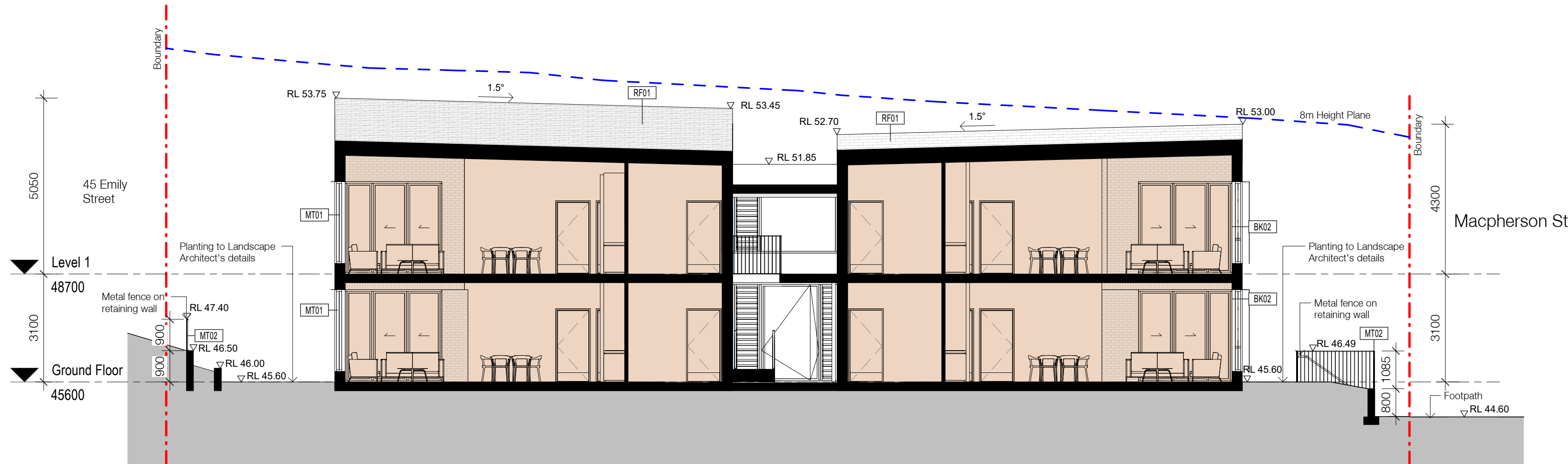
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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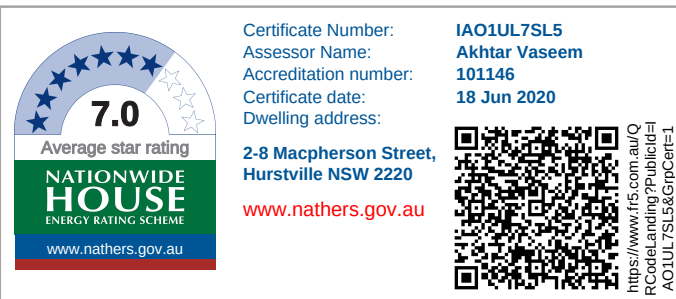
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A
0201
Section A



B
0201
Section B



Client

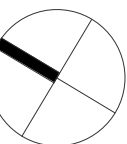


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Sections



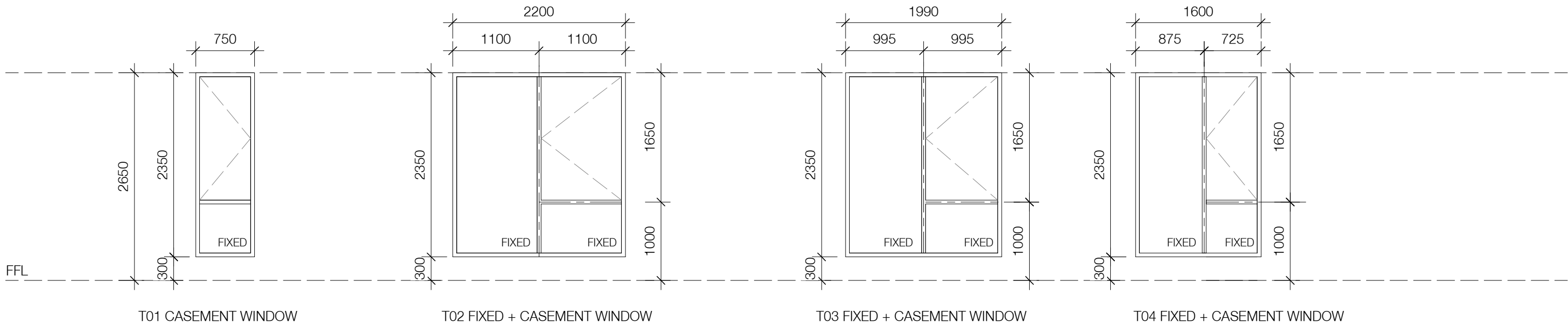
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Drawn PB Chk. SC

Job No. 6009 Drawing No. DA-0601 Revision / 7

PRELIMINARY

Rev	Date	Revision	By	Chk.
1	01.05.2020	Final Draft DA issued for LAHC Approval	PB	SC



Window Schedule			
Type Mark	Width	Height	Count
T01	750	2350	9
T02	2200	2350	8
T03	1990	2350	6
T04	1600	2350	10
Grand total: 33			

Specifications for BASIX compliance for ‘2-8 Macpherson Street, Hurstville, NSW’	
For full detail of BASIX commitments refer to BASIX certificate	
The following Specifications are the basis of the “BASIX” assessment and are subsequently indicated on the Assessor certificate. If they vary from drawings or other specifications these Specification shall take precedence. If only one specification is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specifications are detailed in the table below and/or clearly indicated on referenced documentation.	
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works	
Building fabric	External walls are Cavity Brick type with R2.0 Insulation
Floor construction	Ground floor slab is “Concrete Slab on The Ground” First floor slab suspended concrete slab
Internal walls	Internal walls are timber stud type without insulation
Floor coverings	Tiles in all areas except bedrooms. Carpets in bedrooms.
Windows	Window types and dimensions are as shown on the window schedule, All windows are single glazed type with thermal performance as indicated on the NatHERS certificates. For all units except # G.01, 04, G.07, 1.04, 1.07 & 1.10 Windows thermal performance is based on Aluminum make windows and the thermal performance is as follows: Sliding doors to be with U value of 6.70 and SHGC of 0.70 Fixed windows to be with U value of 6.70 and SHGC of 0.70 Casement windows to be with U value of 6.70 and SHGC of 0.57 For units # G.01, 04, G.07, 1.04, 1.07 & 1.10 Windows thermal performance is based on G. James make windows and the thermal performance is as follows: Fixed windows to be with U value of 4.08 and SHGC of 0.58 Sliding doors to be with U value of 4.41 and SHGC of 0.60 Casement windows to be with U value of 4.45 and SHGC of 0.56
Roof	Exposed roofs are Tiled type with reflective sarking on the underside of the roof and R3.5 Insulation on ceiling.
Color	Roofs & walls are medium colored.
Ceiling insulation loss	No loss of ceiling insulation due to downlights, as the lights considered is ‘IC-F rated LED’ type downlights that do not require insulation loss. The ceiling insulation loss is considered for exhaust fans for Kitchen and Bath and it is to be less than 180mmX180mm per fan. All exhaust fans are to be with self-closing damper.
Lighting types	IC-F rated LED type downlights
Ventilation fans:	Exhaust fans are for Kitchen and Bath are to be with self-closing damper. For full details please refer to BASIX report.
Notes:	1. The dwelling design should allow for insulation to be installed in compliance with the National Construction Code Part 3.12.1.1
	2. The dwelling design should allow for the requirements of the National Construction Code Part 3.12.5 for the design, location and insulation of services to be met.
	3. Windows and doors to be sealed with weather stripped.
	4. All windows above 1.7m above the ground are with openability less than 125mm as per NCC 2016 BCA Vol Two Section 3.9.2.5 Protection of Openable windows.
	5. All windows are considered to be with standard Holland blinds.
6. Thermal bridges are to be insulated with R0.2	



Structural Engineer

Mechanical / Hydraulic Engineer

Electrical Engineer

Fire Engineer

Access Consultant

Basix

Client



Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Window Schedule

Date: 01.05.2020, Scale: 1 : 50, Sheet Size: @ A1

Drawn: Chk.

Author: Checker

Job No.: Drawing No.: Revision:

6009 DA-1601 / 1



FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	17.01.2020	Draft DA, issued for LAHC Approval	DM	SC
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Client

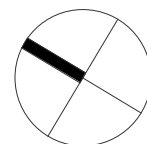


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Materials & External Finishes



Date 31.07.2020 Scale Sheet Size @ A1

Drawn PB Chk. SC

Job No. 6009 Drawing No. DA-1611 Revision 1 / 7

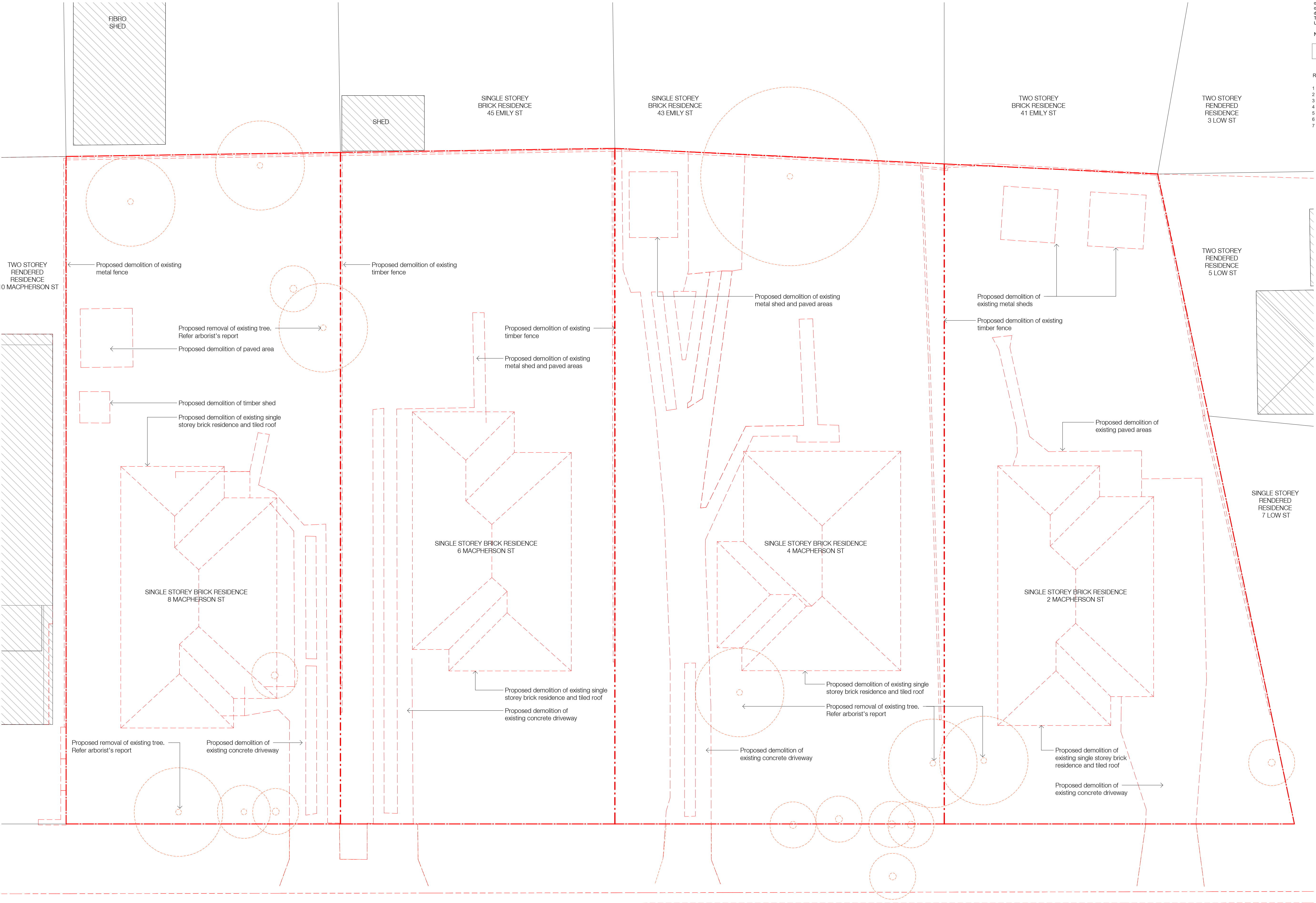


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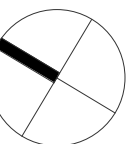


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Existing & Demolition Plan



Date 31.07.2020 Scale 1 : 100 Sheet Size @ A1

Drawn PB Chk. SC

Job No. 6009 Drawing No. DA-2501 Revision 1 / 7

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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4	31.07.2020	Issued for DA Approval	PB	SC



Client

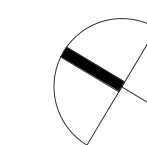


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Analysis - Waste Management



Date	Scale	Sheet Size
31.07.2020	1 : 50	@ A1

Drawn	Chk.
PB	SC

Job No.	Drawing No.	Revision
6009	DA-2901	/ 4

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1 Streetscape - Context Elevation



2 Streetscape - Site Elevation

MATERIALS

BK01	DARK BRICK
BK02	LIGHT BRICK
GL01	CLEAR GLASS
MT01	GREY POWDERCOATED ALUMINIUM
MT02	BRONZE POWDERCOATED ALUMINIUM
RE01	CEMENT TEXTURED RENDER
RF01	ROOF TILES



Client

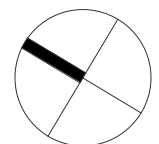


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Analysis - Streetscape Character

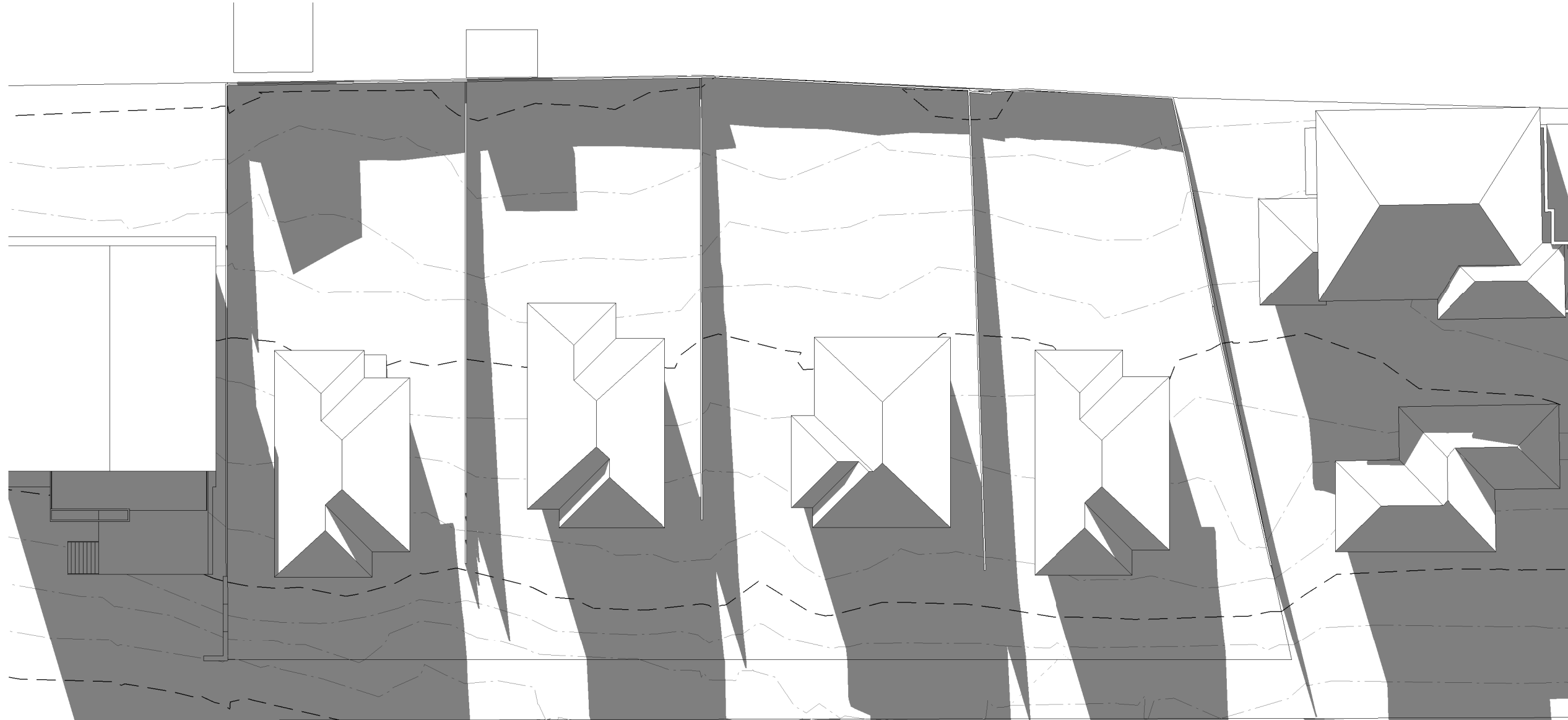


Date: 31.07.2020 Scale: As indicated Sheet Size: @ A1

Drawn: PB Chk: SC

Job No: 6009 Drawing No: DA-2902 Revision: 1 / 7

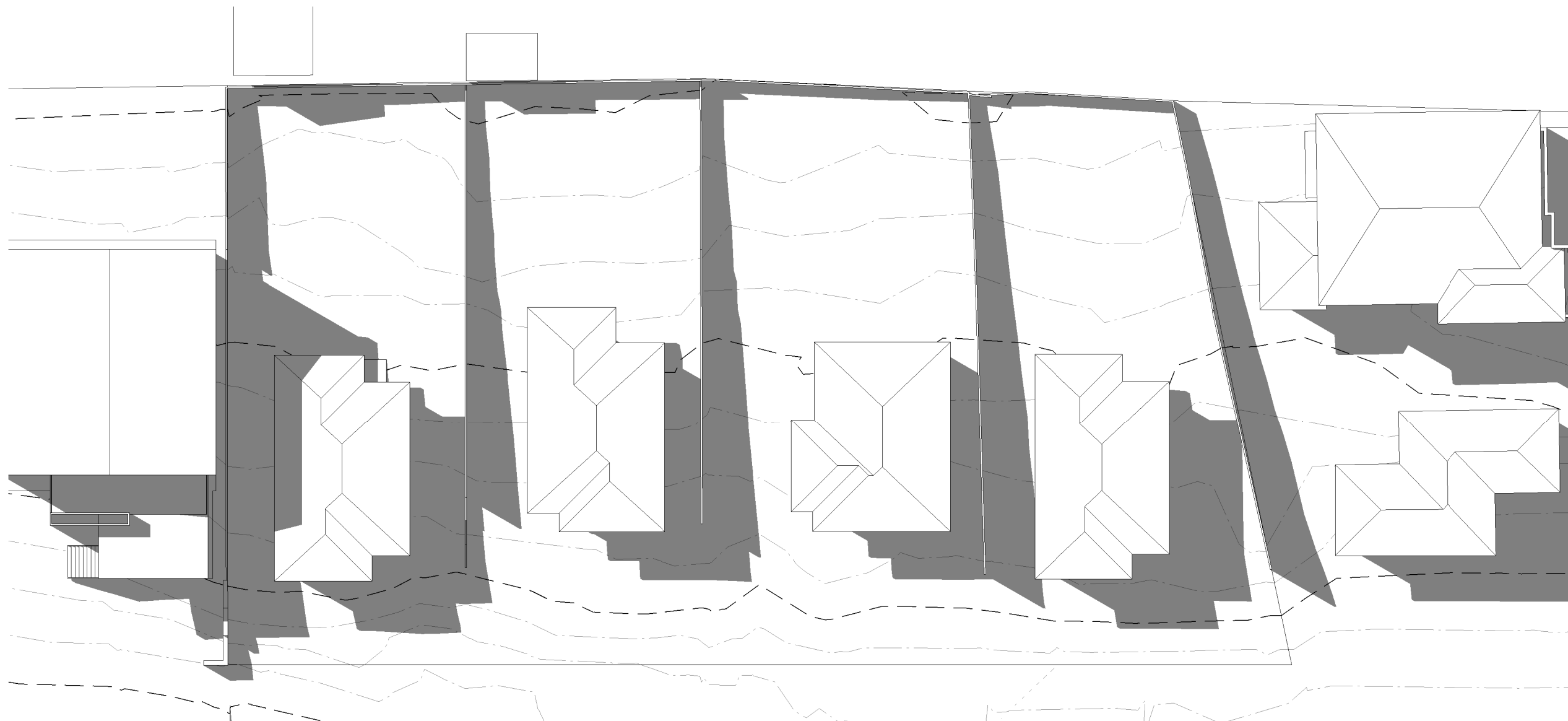




1 Winter Solstice 9AM (Existing)



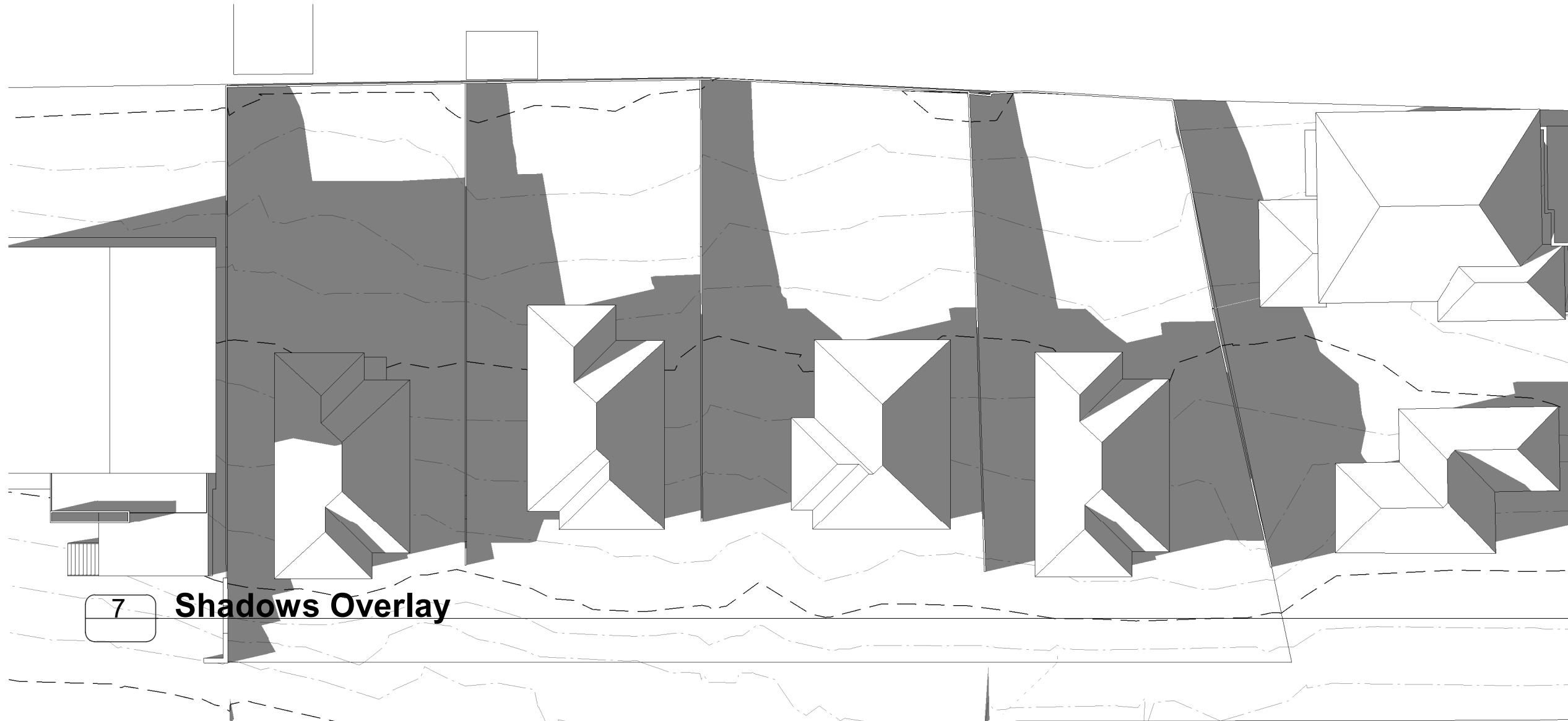
4 Winter Solstice 9AM (Proposed)



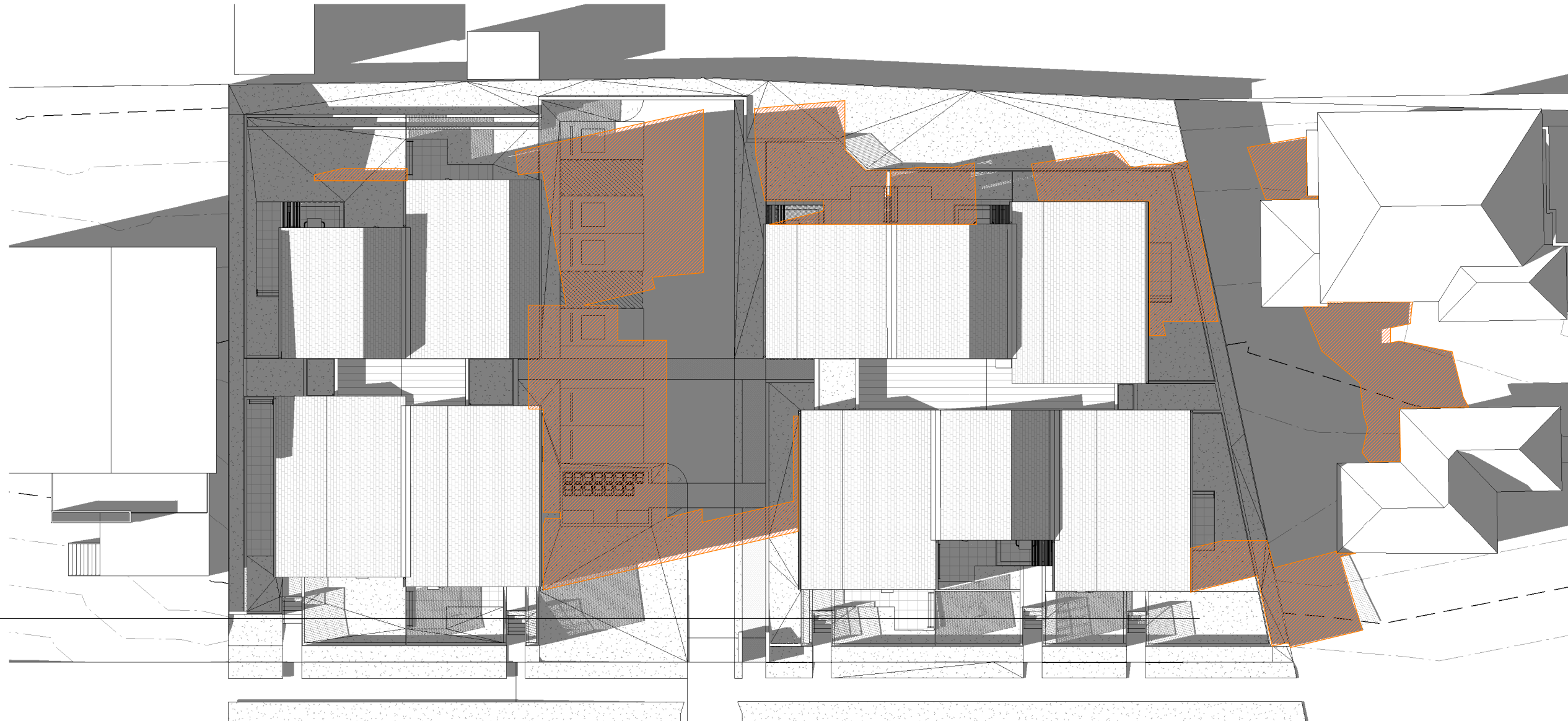
2 Winter Solstice 12PM (Existing)



5 Winter Solstice 12PM (Proposed)



3 Winter Solstice 3PM (Existing)



6 Winter Solstice 3PM (Proposed)

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7	31.07.2020	Issued for DA Approval	PB	SC

Key

Proposed Additional Overshadowing

Client

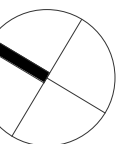


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Analysis - Shadow Diagrams



Date
31.07.2020

Scale
As indicated

Sheet Size
@ A1

Drawn
PB

Chk.
SC

Job No.
6009

Drawing No.
DA-3001

Revision
/ 7

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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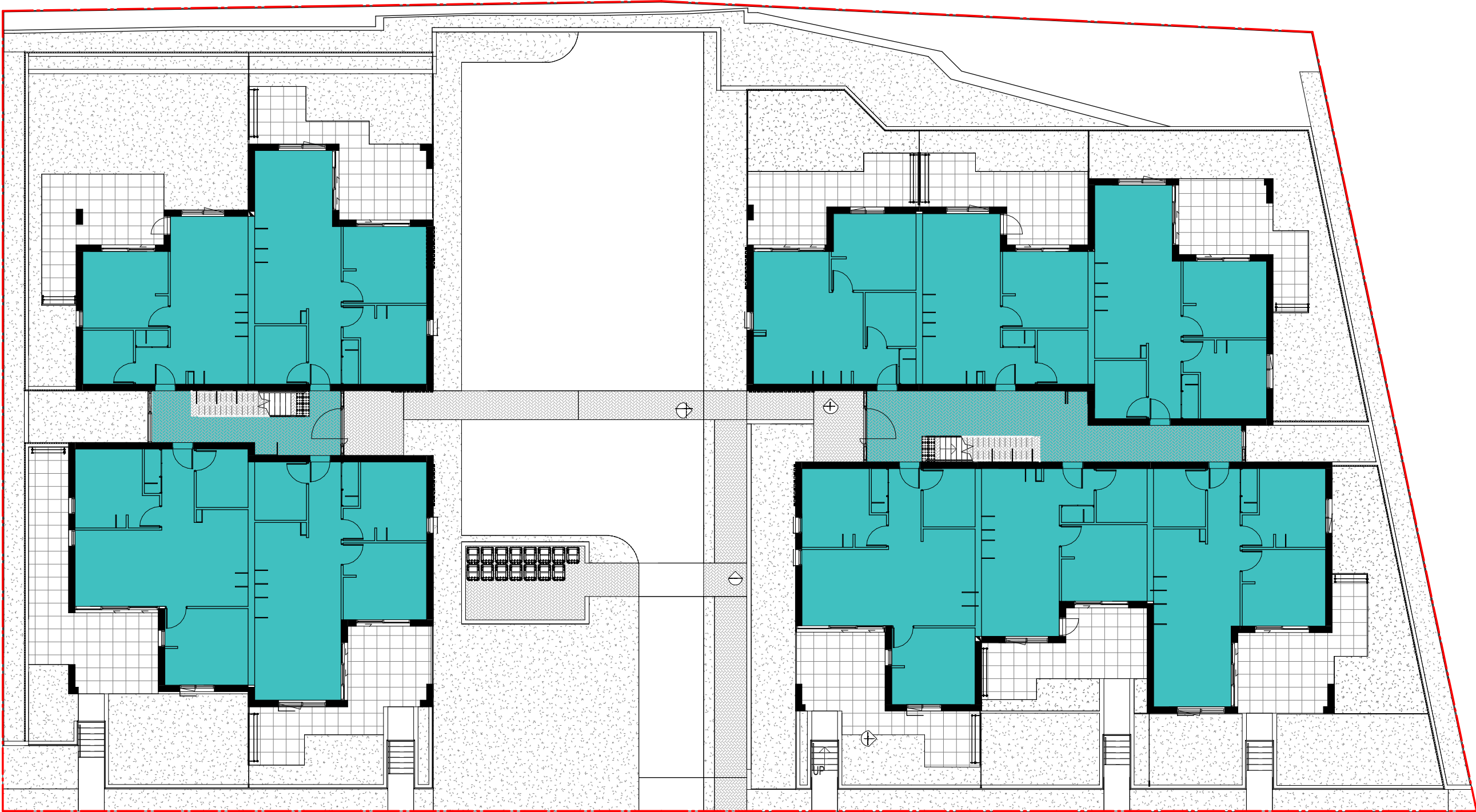
Rev	Date	Revision	By	Chk.
1	17.01.2020	Draft DA, Issued for LAHC Approval	DM	SC
2	05.02.2020	Issued to Consultants	PB	SC
3	06.03.2020	Stage B - Sketch Design Issue	PB	SC
4	01.05.2020	Final Draft DA Issued for LAHC Approval	PB	SC
5	10.06.2020	Issued to BASIX Consultant	PB	SC
6	25.06.2020	Issued for DA Approval	PB	SC
7	31.07.2020	Issued for DA Approval	PB	SC

AREA CALCULATIONS

GFA
Ground Floor 730m²
Level 1 724m²
Total 1454m²

SITE AREA 2381.1m²

FSR 1454m² / 2381.1
= 0.61:1



GFA Ground Floor 730 m²

1 Ground Floor

0501



GFA Level 1 724 m²

2 Level 1

0501



Client

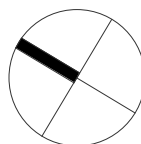


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Area Plan - GFA



Date 31.07.2020 Scale As indicated Sheet Size @ A1

Drawn PB Chk. SC

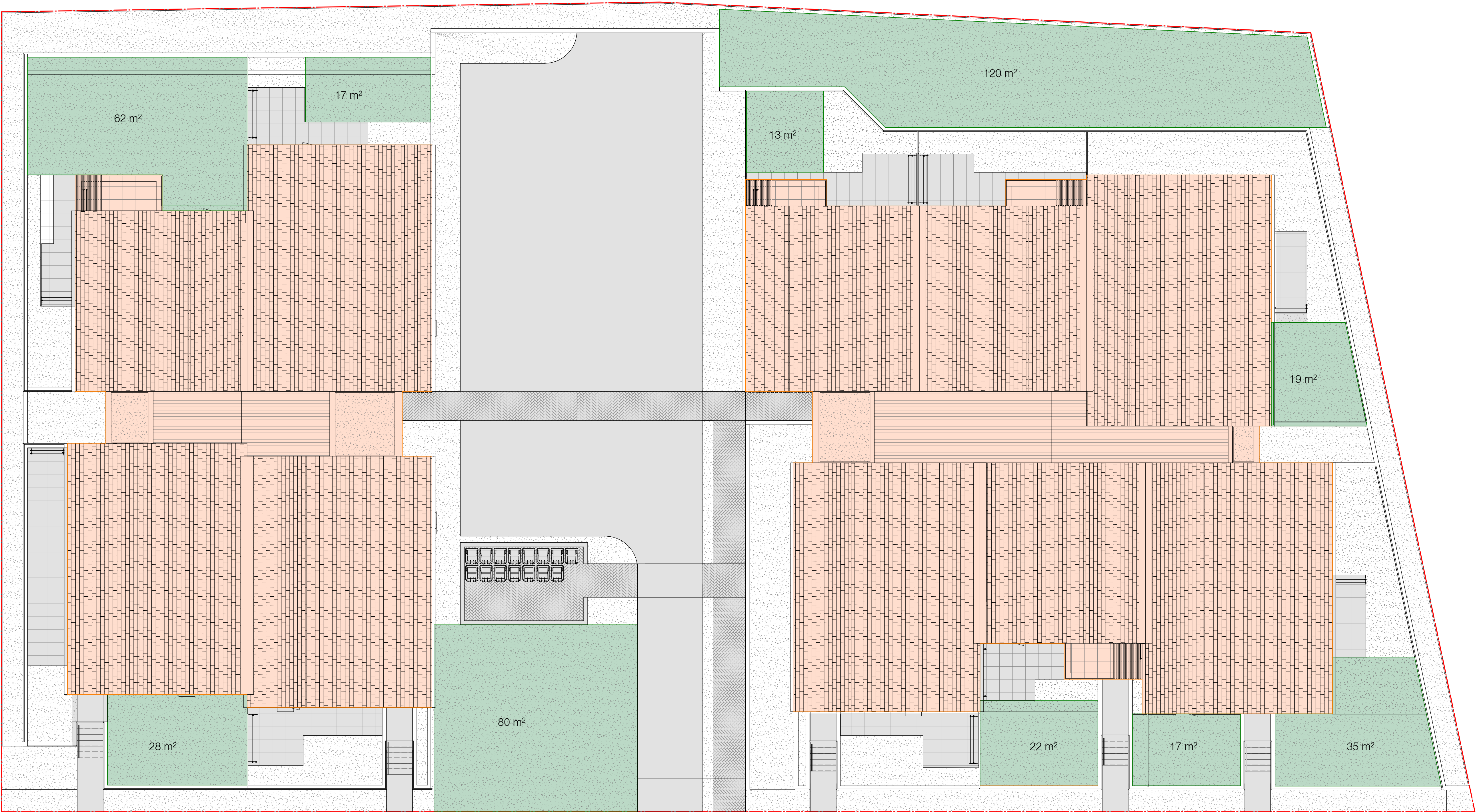
Job No. 6009 Drawing No. DA-3101 Revision 1 / 7

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1 Deep Soil - Proposed

0501

Key

- Site Area = 2381m²
- Deep Soil Landscaped Area = 413m² = 17% of Site Area
Percentage of Deep Soil Landscaped Area in Rear 2/3 of Site = 56% (232m²)
- Hard Paved Areas = 496m² = 21% of Site Area
- Building Footprint = 975m² = 41% of Site Area

Deep Soil Landscaped Area is measured to minimum 3x3 metres clear

Client

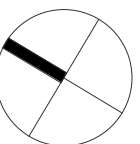


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Area Plan - Deep Soil



Date 31.07.2020 Scale As indicated Sheet Size @ A1

Drawn PB Chk. SC

Job No. 6009 Drawing No. DA-3102 Revision 1 / 7

FOR APPROVAL

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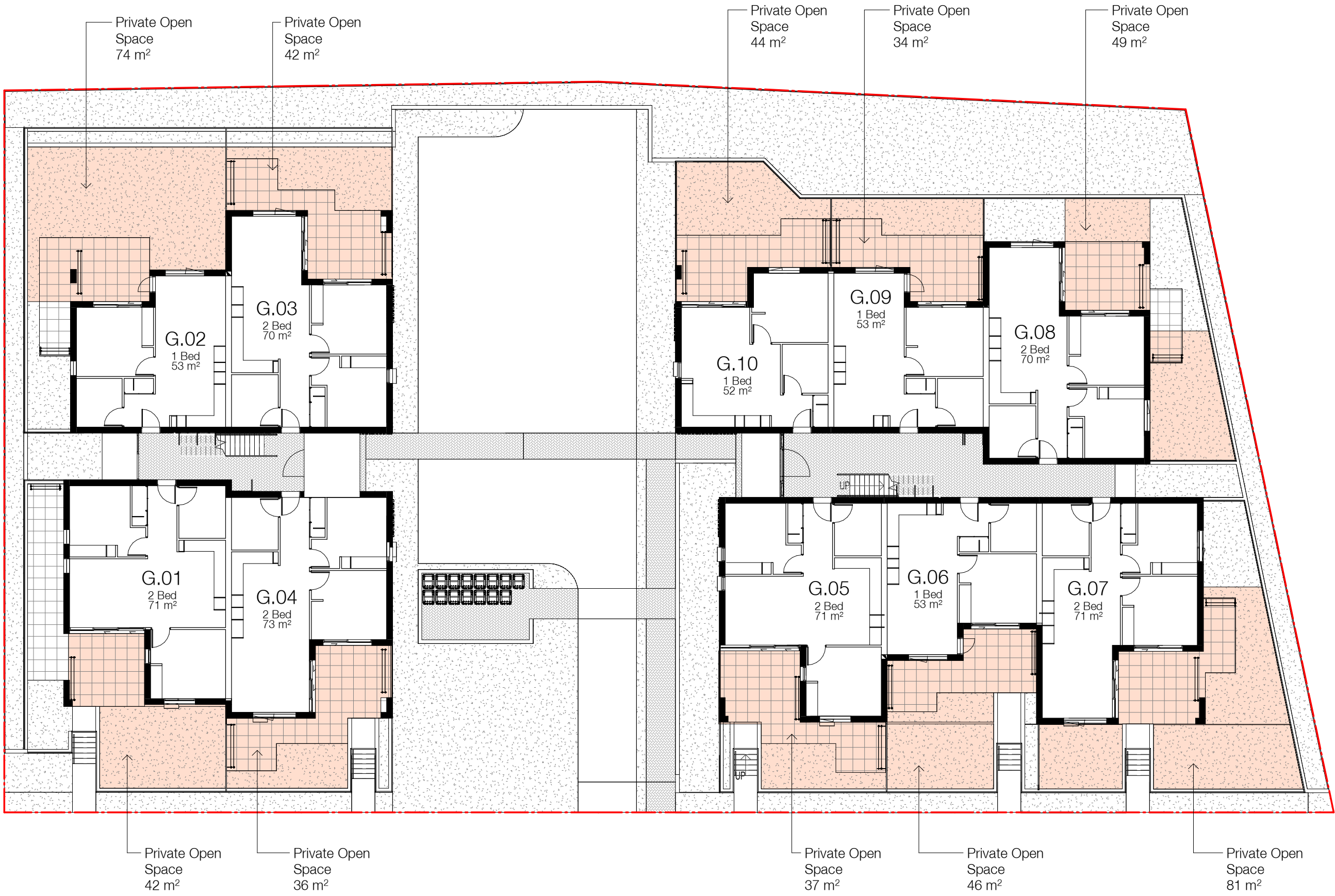
Private Open Space

Ground Floor

- No less than 15m² per dwelling
- Minimum dimensions no less than 3 metres

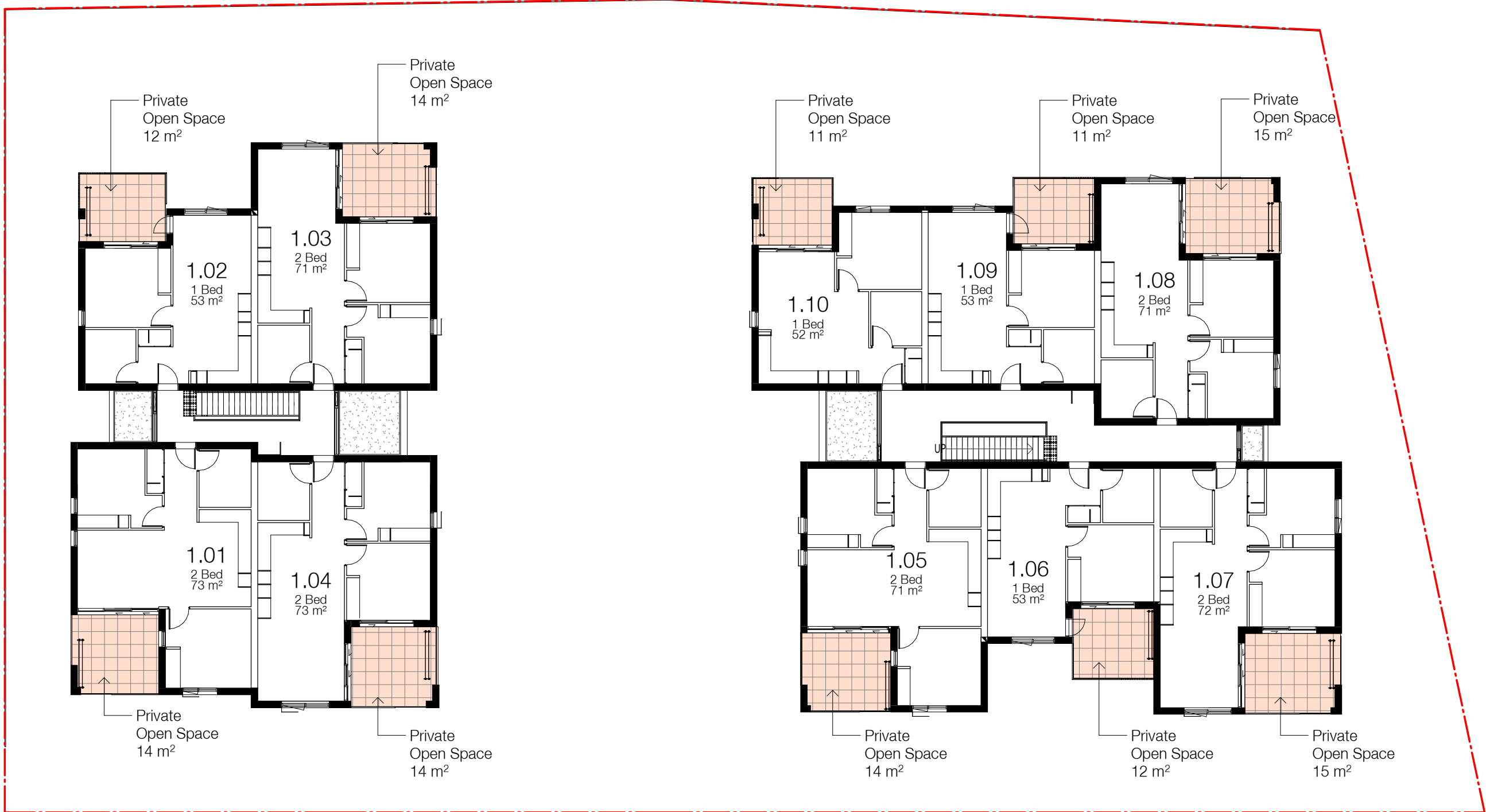
First Floor

- One bedroom - no less than 6m² per dwelling
- Two bedroom - no less than 10m² per dwelling
- Minimum dimensions no less than 2 metres



1
0501

Ground Floor - Private Open Space



2
0501

Level 1 - Private Open Space

Client

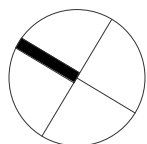


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Area Plan - Private Open Space



Date
31.07.2020

Scale
1 : 200

Sheet Size
@ A1

Drawn
PB

Chk.
SC

Job No.
6009

Drawing No.
DA-3103

Revision
/ 7

Design Compliance Table

2-8 Macpherson Street
Hurstville
Lots 55-58 DP 35124

Date: 31 July 2020
Revision: 05

Yield Schedule								
Unit	Ground/First	No. Beds	Internal (m²) (min 50m²/1B 70m²/2B)	Balcony (m²) (8m² / 1 Bed 10m² / 2 Bed)	Courtyard (m²)	Private Open Space min. 15m²/G 3x3 10m²/L1 2x2 6m²/L1 1B 2x2	Crossflow (60% Required)	Solar (70% Required)
1	G.01	2	71	-	42	42	Y	Y
2	G.02	1	53	-	74	74	Y	Y
3	G.03	2	70	-	42	42	Y	Y
4	G.04	2	73	-	36	36	Y	N
5	G.05	2	72	-	37	37	Y	Y
6	G.06	1	53	-	46	46	N	N
7	G.07	2	71	-	81	81	Y	N
8	G.08	2	70	-	49	49	Y	Y
9	G.09	1	53	-	34	34	N	Y
10	G.10	1	52	-	44	44	Y	Y
11	1.01	2	73	14	-	14	Y	Y
12	1.02	1	53	12	-	12	Y	Y
13	1.03	2	71	14	-	14	Y	Y
14	1.04	2	73	14	-	14	Y	N
15	1.05	2	71	14	-	14	Y	Y
16	1.06	1	53	12	-	12	N	N
17	1.07	2	72	15	-	15	Y	N
18	1.08	2	71	15	-	15	Y	Y
19	1.09	1	53	11	-	11	N	Y
20	1.10	1	52	11	-	11	Y	Y
Total							80%	70%
Total 1 Beds	8	40%					FSR	0.61 : 1
Total 2 Beds	12	60%				GFA (Hurstville LEP)		1454 sqm
						GFA (Seniors Living SEPP)		1618 sqm

Control Summary			
	Control	Required	Proposed
Site Area	2,381 m²		
Setbacks			
Front	Hurstville DCP, DS6.2	4.5m minimum (balconies, sun hoods, blade walls etc may project 1m)	Compliant 4.5m
Side	Hurstville DCP, DS6.1	3m minimum (eaves may project 450mm)	Compliant 3m
Rear	Hurstville DCP, DS6.7	6m minimum (eaves may project 450mm)	Compliant 6m
Internal	Hurstville DCP, DS6.6	5m minimum (between balconies or windows of different buildings on the same site)	Compliant 12m (ADG Compliance)
Height	Hurstville LEP	9m	Compliant, 8m
	SL SEPP	8m	Compliant, 8m
Floor to Ceiling	Hurstville DCP, DS4.3	2.7m	Compliant
Storeys	Hurstville DCP, DS4.2	2	Compliant
FSR	Hurstville LEP	0.6 : 1	Non-compliant 0.61: 1
	SL SEPP	0.5 : 1	Non-compliant 0.68 : 1
Private Open Space	SL SEPP	Ground: No less than 15 sqm per dwelling Min. dimensions 3x3m Level 1: No less than 10 sqm per dwelling, or 6 sqm for a 1 bedroom dwelling. Min. dimensions 2x2m	Compliant
Landscape	SL SEPP	35 sqm per dwelling (700 sqm total)	Compliant (941 sqm total)
Deep Soil*	SL SEPP	15% of site (357 sqm)	Compliant 17% of site (413 sqm)
	SL SEPP	2/3 (66%) of deep soil area preferred in rear of site (275 sqm)	56% of deep soil area located in rear of site (232 sqm)
	SL SEPP	Min. dimension 3x3m	Compliant
Solar	SL SEPP	70% of dwellings	Compliant (70%)
Accessible Parking	SL SEPP	1 space per 5 units	Compliant 4 spaces

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Client



Planning,
Industry &
Environment

Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name
Design Compliance Table

Date
31.07.2020

Scale

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SC

Job No.
6009

Drawing No.
DA-3104

Revision
/ 2