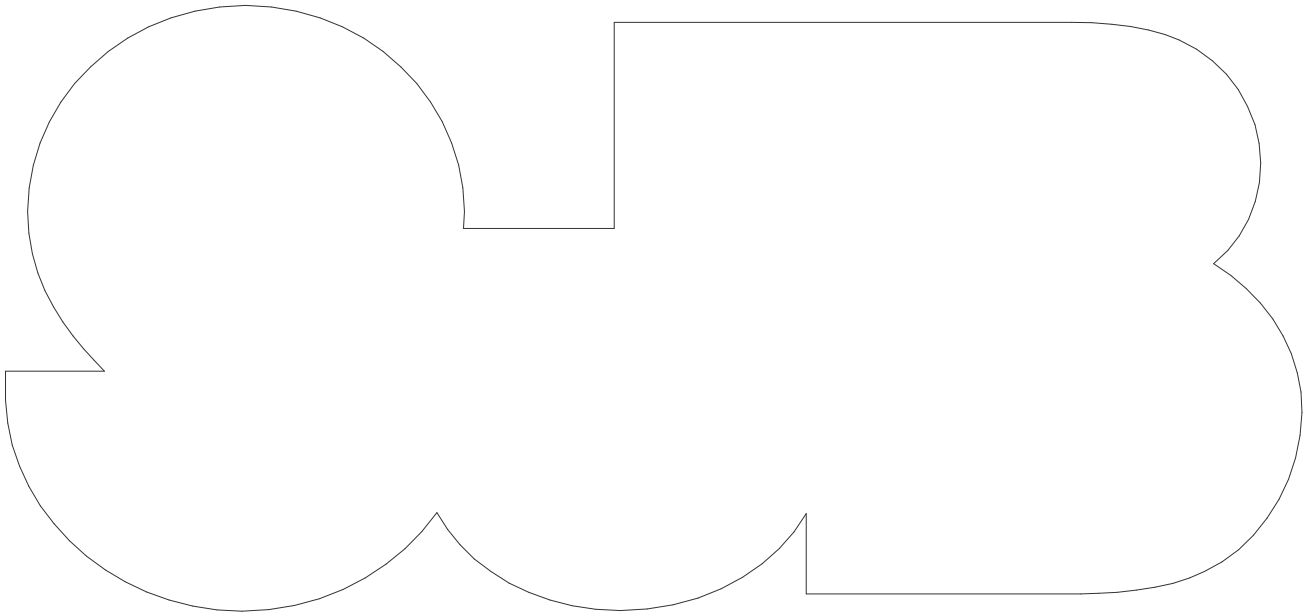
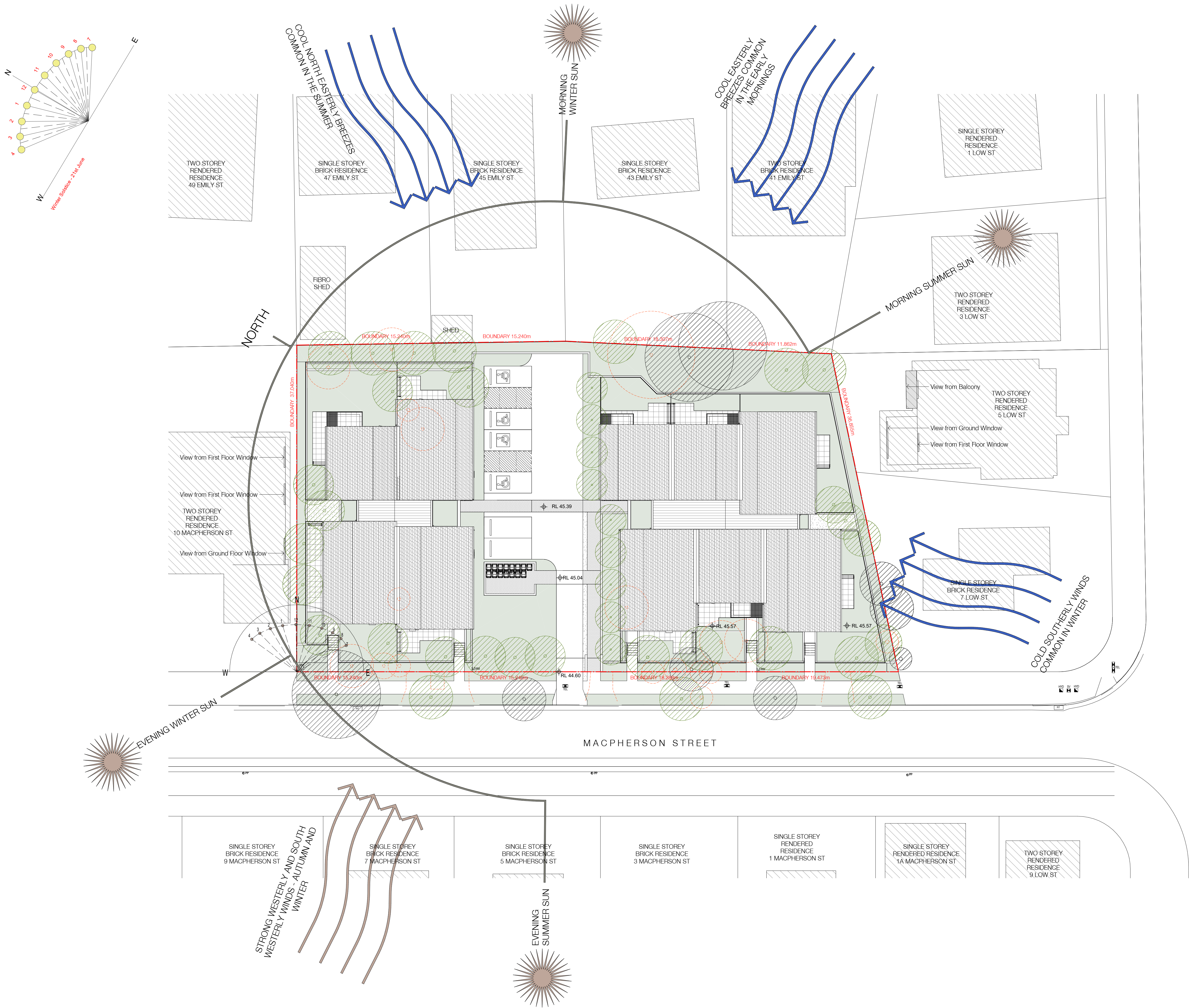




Contents

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





In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

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

FOR APPROVAL

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

EXISTING TREE TO BE RETAINED

PROPOSED NEW TREE

TREE TO BE REMOVED

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

Certificate Number: 1A01UL75LS
Assessor Name: Akhtar Vaseem
Accreditation number: 101146
Certificate date: 18 Jun 2020
Dwelling address: 2-8 Macpherson Street, Hurstville NSW 2220
www.nathers.gov.au



Client



Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Context Analysis Plan

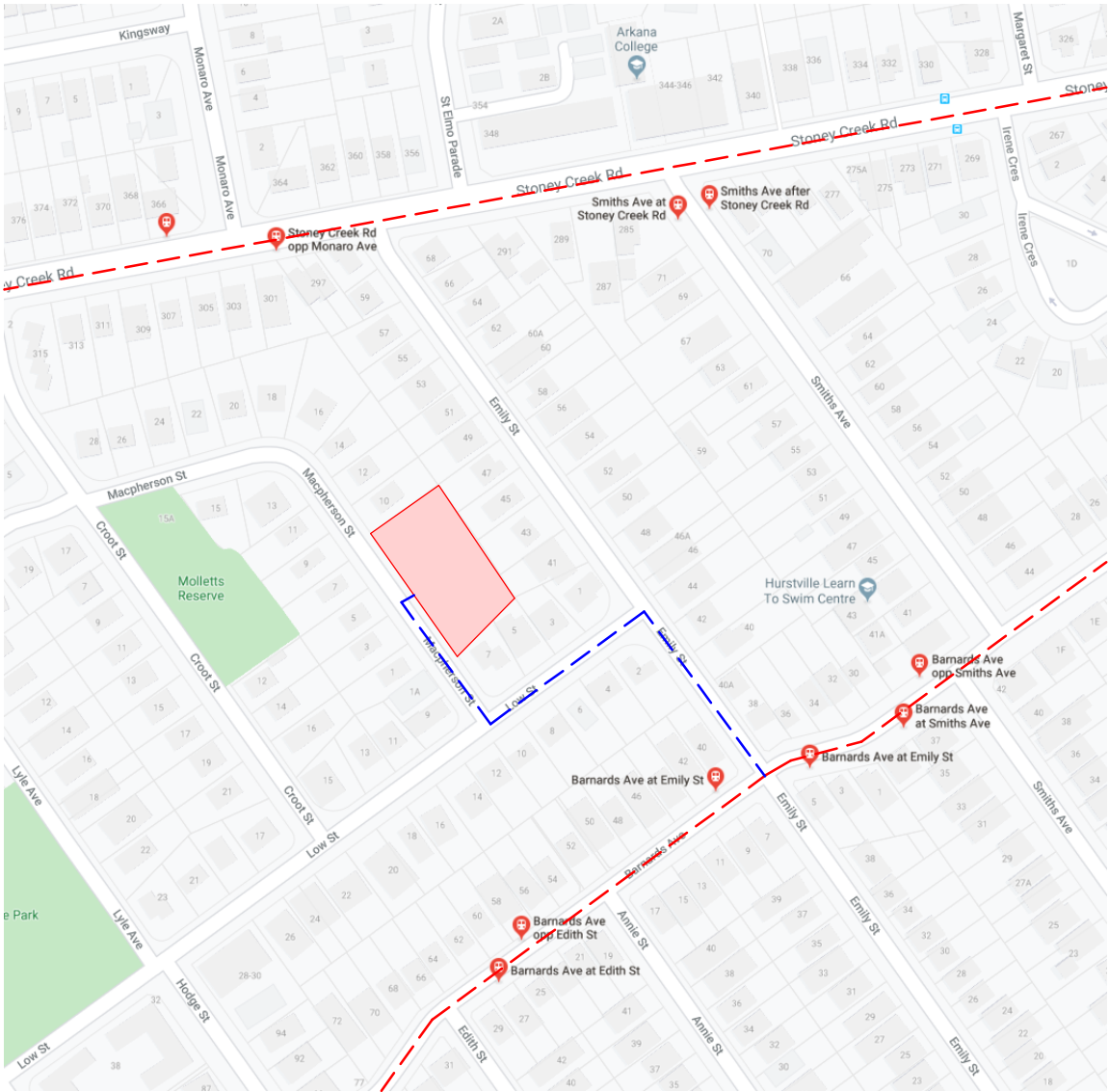
Date 31.07.2020 Scale As indicated Sheet Size @ A1

Drawn PB Chk. SC

Job No. 6009 Drawing No. DA-0101 Revision 1 / 7

FOR APPROVAL

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



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: / 7

SJB Architects
Level 2
490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922
www.sjb.com.au



- Existing tree to be retained
- Proposed new tree

In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

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

FOR APPROVAL

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



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



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 Chk.
PB SC

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



In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

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

FOR APPROVAL

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



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

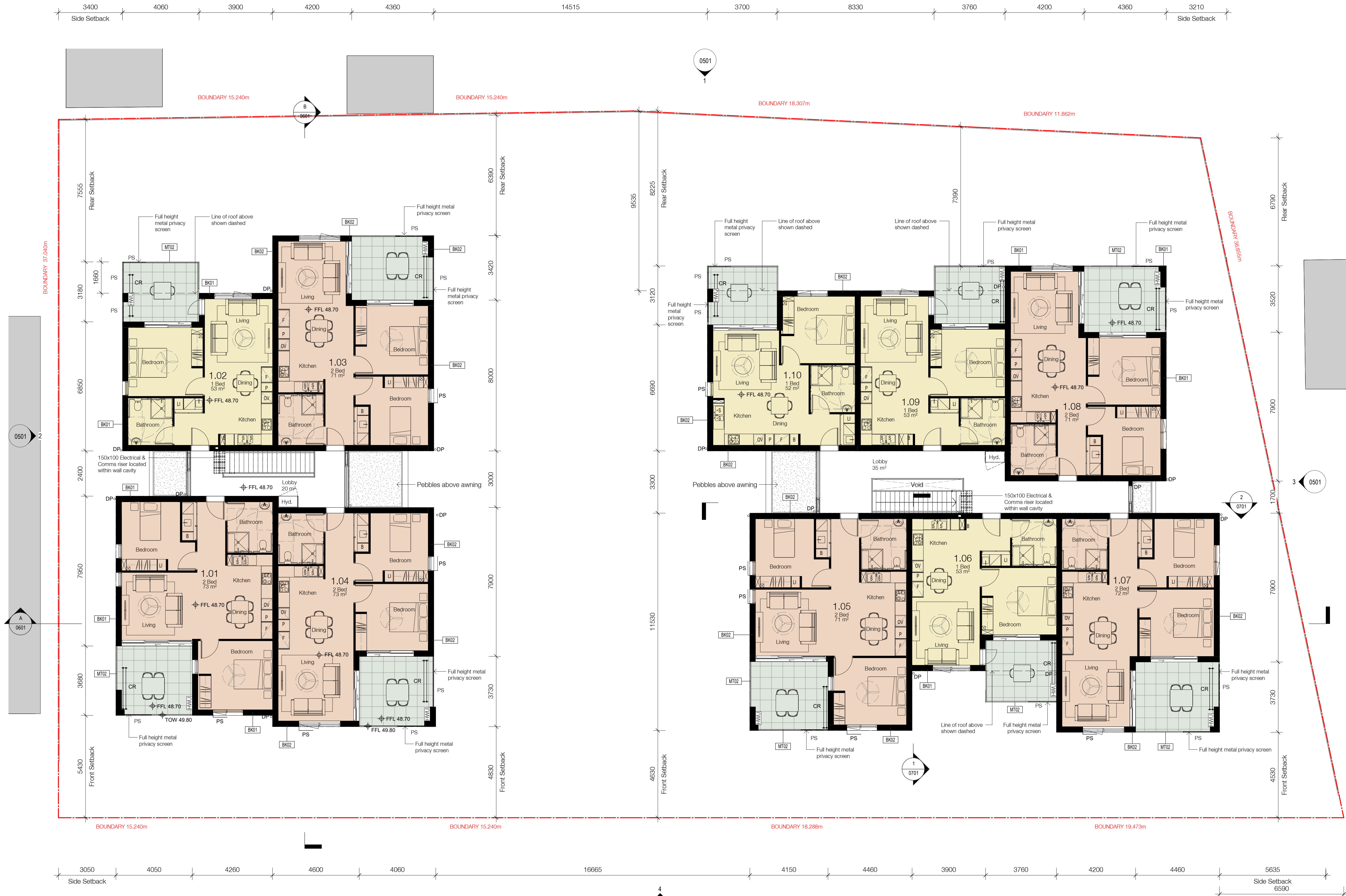
0 1m 2m 4m
SCALE 1:100

Date Scale Sheet Size
31.07.2020 1 : 100 @ A1

Drawn Chk.
PB SC

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

SJB Architects
Level 2
490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922
www.sjb.com.au

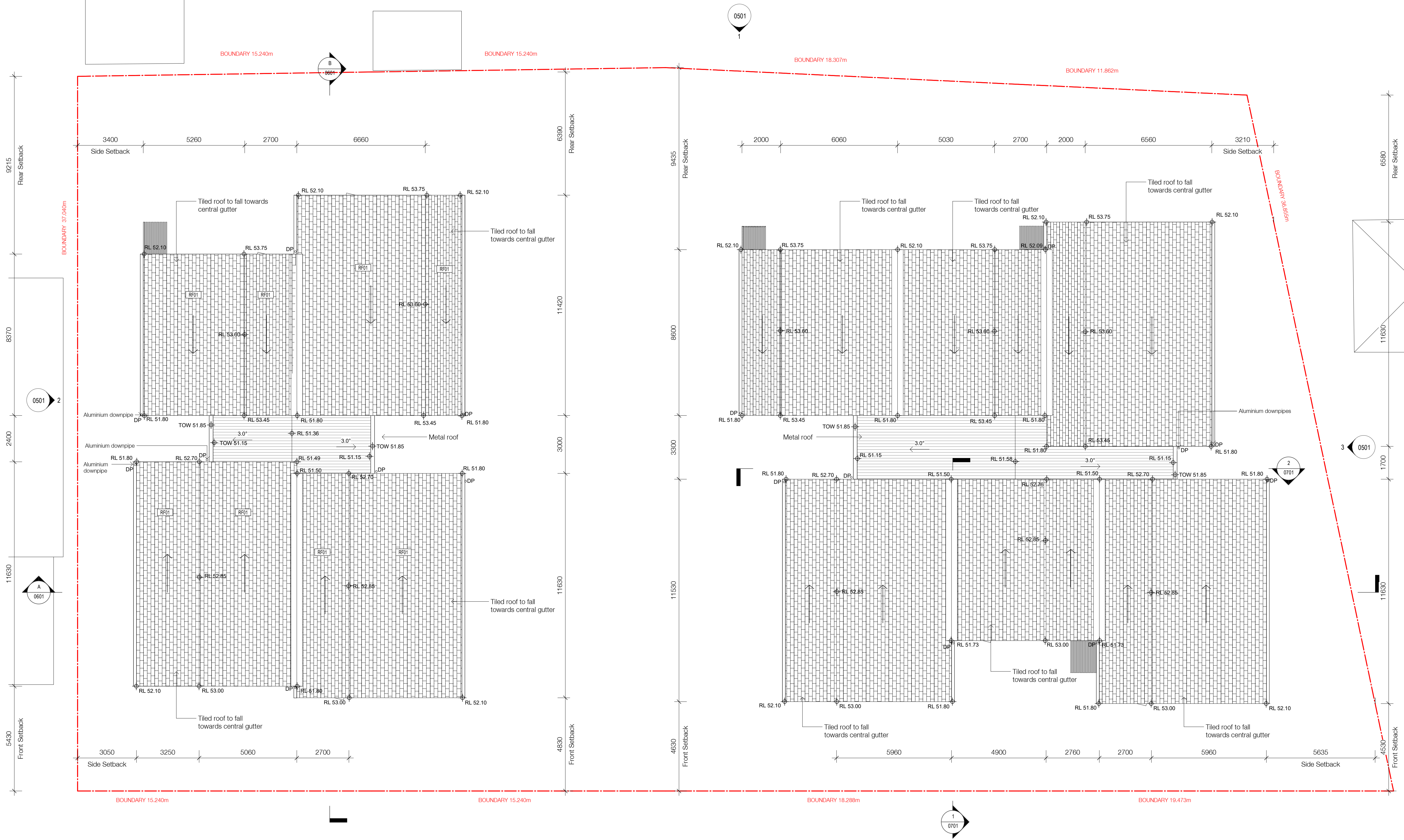


In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

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

FOR APPROVAL

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



Client



Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Floor Plan - Roof

0 1m 2m 4m
SCALE 1:100

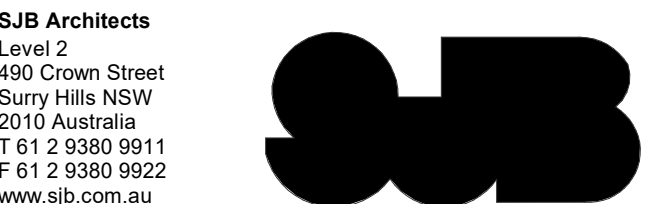
Date Scale Sheet Size
31.07.2020 1 : 100 @ A1

Drawn Chk.
PB SC

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

SJB Architects
Level 2
490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922
www.sjb.com.au



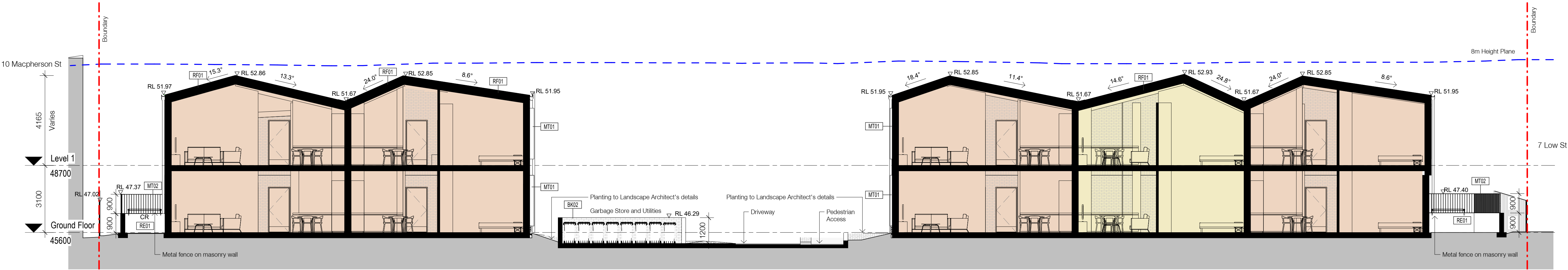


In accepting and utilising this document the recipient agrees that SJB Architecture (NSW) Pty. Ltd. ACN 081 094 724 T/A SJB Architects, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against SJB Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of SJB Architects. Under no circumstances shall transfer of this document be deemed a sale. SJB Architects makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.

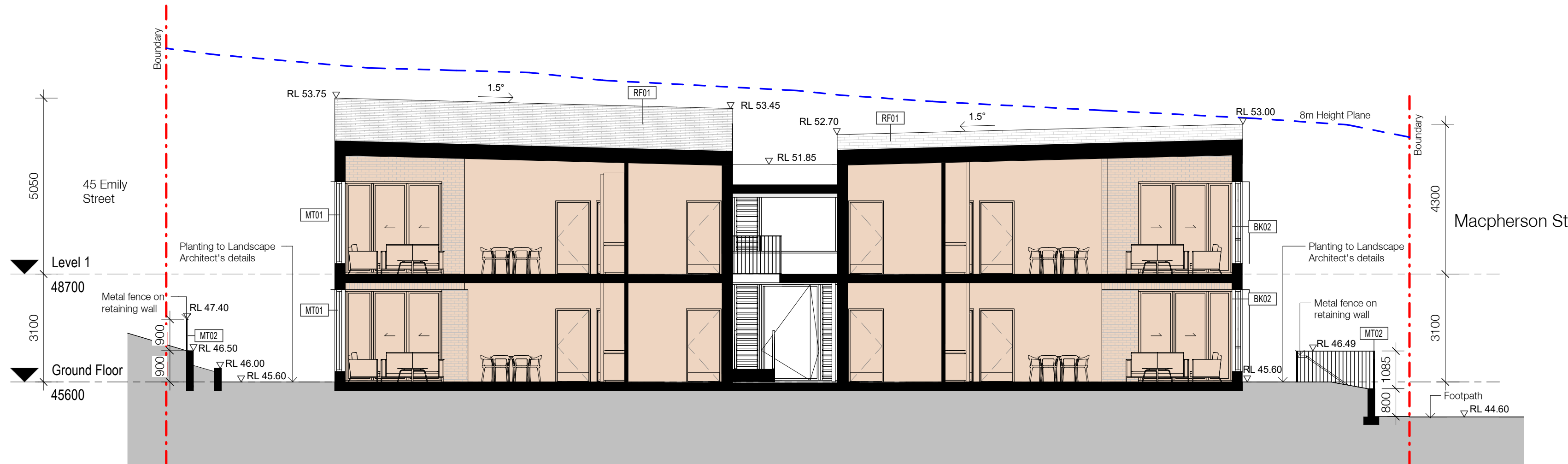
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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



A
0201
Section A



B
0201
Section B



Client

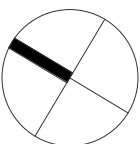


Project

2-8 Macpherson Street
Hurstville NSW 2220

Drawing Name

Sections



Date
31.07.2020

Scale
1 : 100

Sheet Size
@ A1

Drawn
PB

Chk.
SC

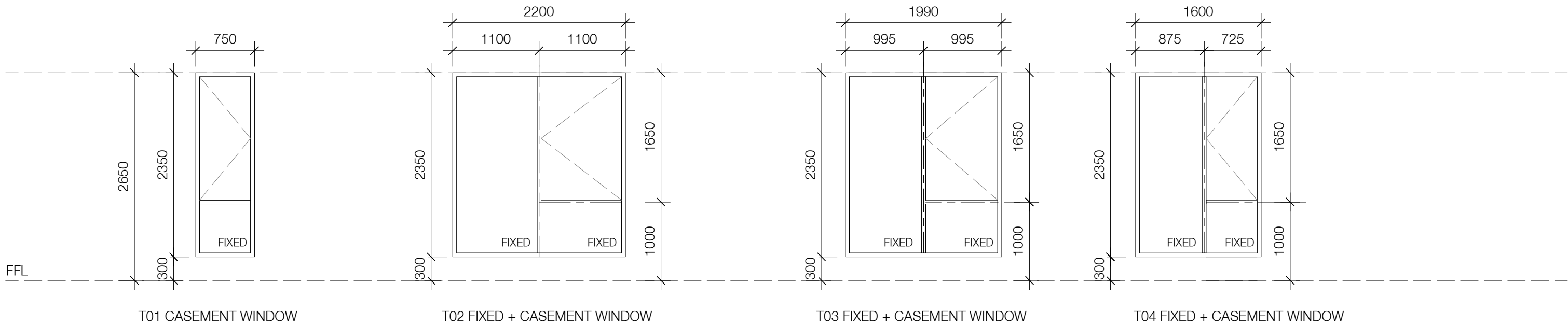
Job No.
6009

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

