



VIEW LOOKING NORTH FROM RAWSON STREET

RAWSON SQUARE

35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD, AUBURN, NSW 2144

DEVELOPMENT APPLICATION

DRAWING LIST

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APPLICATION DESCRIPTION

-DEMOLITION OF FOUR EXISTING SINGLE DWELLINGS

-AMALGAMATION OF LAND

-ERECTION OF 10 STOREY BUILDING,GROUND FLOOR RETAIL TENANCY & 85 RESIDENTIAL UNITS

	SUMMARY OF AMENDMENTS
1. REVISED VISUALISATION.	
2. DELETED SHEET 'DA104 PUBLIC DOMAIN PLAN'.	
3. RENAMED SHEETS DUE TO DELETION OF ONE FLOOR.	
4. REVISED APPLICATION DESCRIPTION WITH REDUCED 85 UNITS IN TOTAL.	

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Registration No: 5364

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REV	DESCRIPTION	DATE
A	Issue for Pre-DA	06/06/14
B	Issue for Pre-DA	30/07/14
C	Issue for DA	03/10/14
D	Issue for Amended DA	27/03/15

PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD, AUBURN,
NSW 2144

CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING
COVER SHEET AND CONTENTS
PAGE

PROJECT NO.	DRAWING NO.	REVISION	
14-047	DA000	D	
SCALE @ A3	DATE	DRAWN	CHECKED
1 : 200	20.08.2014	CK	TW





 **SUMMARY OF AMENDMENTS**
1. REVISED VISUALISATION.

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REV	DESCRIPTION	DATE
A	Issue for DA	03/10/14
B	Issue for Council Meeting	04/03/15
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PROJECT
RAWSON SQUARE
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DRAWING
VISUALISATION

PROJECT NO.	DRAWING NO.	REVISION	
14-047	DA001	C	
SCALE @ A3	DATE	DRAWN	CHECKED
	20.08.2014	CP	TW



Auburn DCP 2010

Adaptable Units 6 + 10% of additional units beyond 60

*Unit 9.A3 to be fitted with a skylight

Note: all amounts are approximate with a potential variance of up to 5%

Level	Retail/Comm GFA	Res. GFA	1 bdrm + units	2 bdrm units	Unit Totals	Car Parking spaces
Level 09		379	1	4	5	
Level 08		611	1	7	8	
Level 07		611	1	7	8	
Level 06		780	1	9	10	
Level 05		780	1	9	10	
Level 04		780	1	9	10	
		780	1	9	10	
Level 03						
Level 02		780	1	9	10	
Level 01		780	1	9	10	
Ground	112	311	1	3	4	3
Basement 1						50
Basement 2						52
Total	112	6592	10	75	85	105
Unit Mix			11.8%	88.2%	100%	
Total Units	85					
Total GFA¹	6,704.0					
FSR	3.60					

Notes**Auburn DCP 2010 - GFA Definition**

1. **Gross Floor Area** means the sum of
- (c) any shop, auditorium, cinema, and but excludes:
- (d) any area for common vertical
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading
- (f) plant rooms, lift towers and other
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and unloading of goods (including access to
- (i) terraces and balconies with outer
- (j) voids above a floor at the level of a storey or storey above.

Auburn DCP 2010 requirements

Car Parking Requirements	No. of Units	Min. Rate	Allowable	Proposed
Retail		1/40m²	2.8	3
1 bdrm+	10	1.0	10.0	10.0
2 bdrm	75	1.0	75.0	75.0
Visitor	85	0.2/unit	17.0	17
Total			105	105

Accessible Parking Requirements	No. of Adaptable units	Min. Rate	Allowable	Proposed
Accessible Units	9	1/ Adaptable unit	9	9

Bicycle Parking Requirements				
Bicycle Res		0.2/unit	17.0	20.0
Bicycle Retail		1/10 employees	1.0	1.0
Total				21.0

Open Spaces (in m²)			
Common open space	No requirement	Roof A & Roof B	Total 421m²
Landscaped area	No requirement	Roof A, Roof B	Total 121m²
Deep Soil zone	30% of site area		94m²

Waste Management			
Weekly Council Collection		Garbage	Recycling
Residential	Rate:	660L/5 units/week	240L/4 unit/week
	Total waste volume:	11,220	5,100
Total 240L bins required			21.3
Total 660L bins required		17.0	
Total bins provided	Waste Room A	11	12
	Waste Room B	6	10
Total 240L bins provided			22
Total 660L bins provided		17	

SUMMARY OF AMENDMENTS

1. REDUCTION IN TOTAL UNITS TO 85.
2. REDUCTION IN TOTAL CARPARKING TO 105 COMPLIANT WITH DCP.
3. REDUCTION IN FSR TO 3.6:1 COMPLIANT WITH LEP.
4. INCREASE IN DEEP SOIL.

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CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING
DEVELOPMENT SUMMARY SHEET

PROJECT NO.	DRAWING NO.	REVISION
14-047	DA002	D
SCALE @ A3	DATE	DRAWN
	20.08.2014	CK
		TW





M.G.A.



NOTE: DO NOT SCALE OFF THIS PLAN
ALL LEVELS SHOULD BE TAKEN FROM THE BENCHMARK SHOWN ON PLAN
NO BOUNDARY DEFINITION HAS BEEN MADE
THE LOCATION OF ANY BUILDINGS OR IMPROVEMENTS SHOWN ARE APPROX ONLY
ONLY VISABLE SERVICES HAVE BEEN LOCATED

DIAL BEFORE YOU DIG 1100

NO ATTEMPT HAS BEEN MADE TO
LOCATE UNDERGROUND SERVICES

JOB No : 91886
CLIENT : CONQUEST GROUP
LOCATION : AUBURN
SCALE : 1:200

PLOT DATE : 05/05/2014
DATE OF SURVEY : 28/04/2014
DATUM: A.H.D. (SSM 26292)
DRAWN BY: JACOB ROSER

CONTOUR OVER
LOT 1 & 2 IN DP 214652
LOT 2 IN DP 933385
LOT 3 IN DP 113926

CHECKED BY JOHN LOWE/CANDICE LOWE
REGISTERED SURVEYOR UNDER THE
SURVEYING ACT 2002

JOHN LOWE AND ASSOCIATES PTY LTD
CONSULTING LAND AND ENGINEERING SURVEYORS
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81 ELIZABETH DRIVE, LIVERPOOL
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VIEW 1 down Rawson Street towards the heart of Auburn Town Centre.



VIEW 2 down Dartbrook Road.



VIEW 3 of new 7 storey residential apartment building at 33 Rawson Street with proposed addition.



- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use**
 - B6 Enterprise Corridor
 - B7 Business Park
 - E2 Environmental Conservation
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP1 Special Activities
 - SP2 Infrastructure
 - W1 Natural Waterways
 - DM Deferred Matter
 - MD SEPP (Major Development) 2005

AUBURN LEP 2010 LAND ZONING CONTROLS.

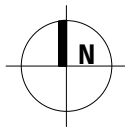
SITE

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DRAWING
SITE ANALYSIS PLAN

PROJECT NO.	DRAWING NO.	REVISION	
14-047	DA101	B	
SCALE @ A3	DATE	DRAWN	CHECKED
1 : 2000	20.08.2014	CK	TW



SUMMARY OF AMENDMENTS
1. DELETION OF STUDY REGARDING HOLLIDAY LANE.



SUMMARY OF AMENDMENTS	
1.	DELETION OF PUBLIC DOMAIN WORKS.
2.	DELETION OF STRATUM OF LAND ALONG HOLLIDAY LANE.
3.	NEW RMS LAND DEDICATION.
4.	REDUCTION IN BUILDING HEIGHT BY ONE FLOOR.
5.	RELOCATION OF RAMP ENTRY/EXIT & SKYLIGHT.

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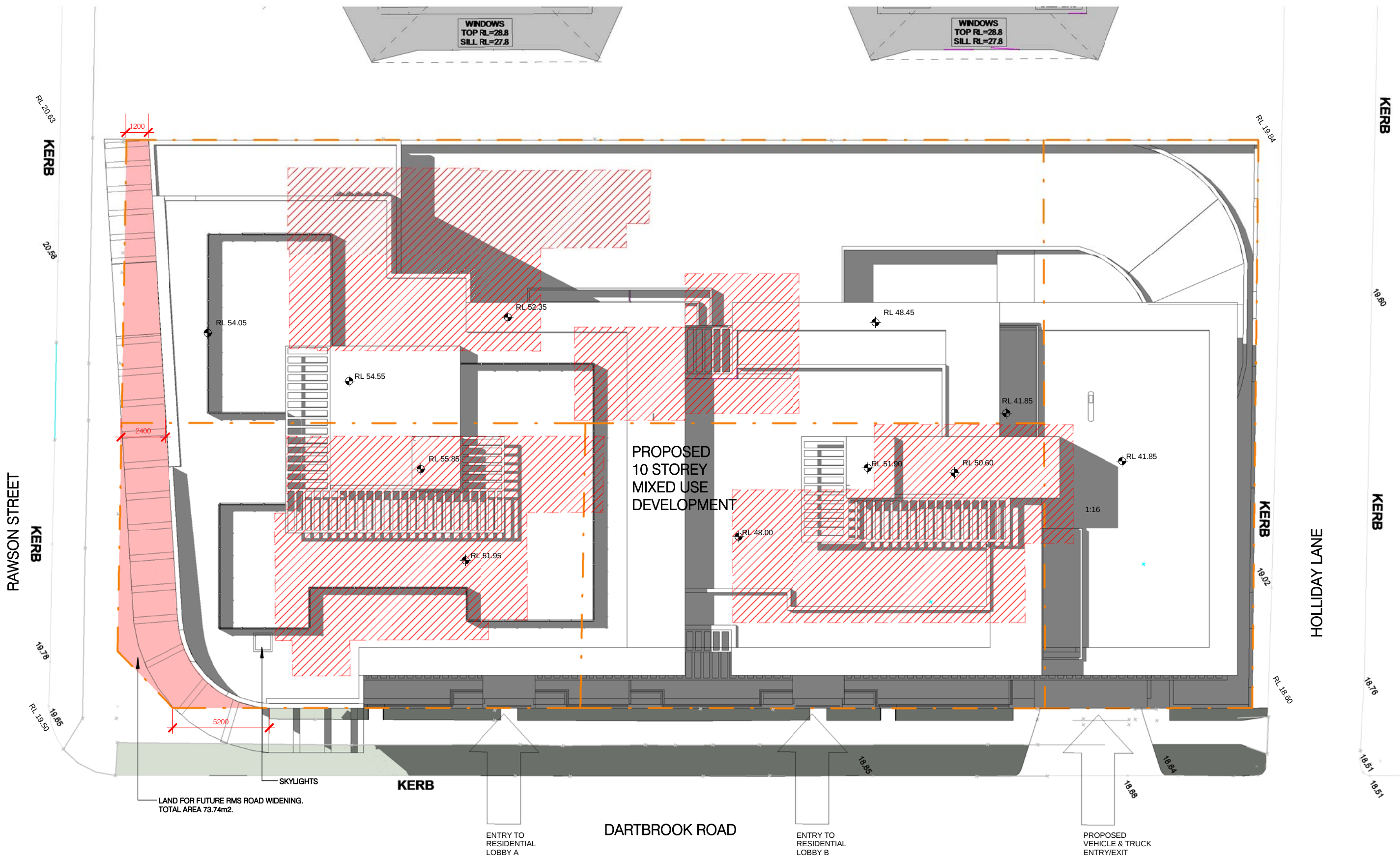
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DRAWING		CONTEXT PLAN	
PROJECT NO.	DRAWING NO.	REVISION	
14-047	DA102	B	
SCALE @ A3	DATE	DRAWN	CHECKED
1 : 500	20.08.2014	CK	TW





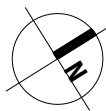
SUMMARY OF AMENDMENTS	
1.	DELETION OF PUBLIC DOMAIN WORKS.
2.	DELETION OF STRATUM OF LAND ALONG HOLIDAY LANE.
3.	LAND FOR FUTURE RMS ROAD WIDENING.
4.	REDUCTION IN BUILDING HEIGHT BY ONE FLOOR.
5.	RELOCATION OF RAMP ENTRY/EXIT & SKYLIGHT.

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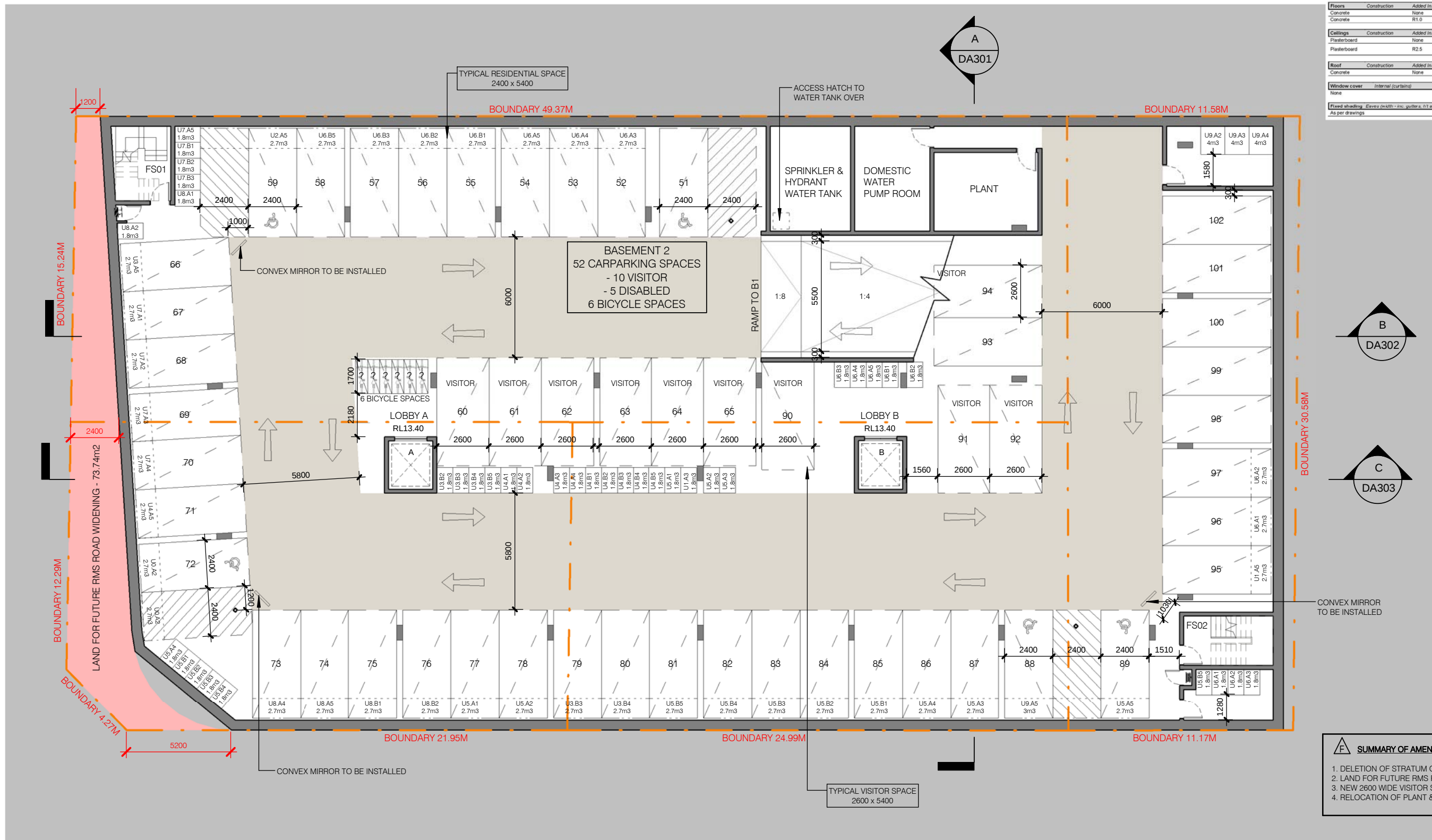


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DRAWING			
PROPOSED SITE PLAN			
PROJECT NO.	DRAWING NO.	REVISION	
14-047	DA103	B	
SCALE @ A3	DATE	DRAWN	CHECKED
1 : 200	20.08.2014	NT	TW



NATHERS Thermal Performance Specifications (BASIX Thermal Comfort)					
35-37 Rawson Street, Auburn - Revision March 2015					
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and/or clearly indicated on referenced documents.					
Windows	Product ID	Glass	Frame	U value	SHGC
	Single Clear	Aluminium		6.46	0.75
Skylights	Product ID	Glass	Frame	U value	SHGC
	Single Clear	Aluminium		7.32	0.77
Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.					
External walls	Construction	Added insulation	Colour - solar abs.	Detail	
Brick veneer	R1.0	As per drawings	Generally		
Concrete	R1.0	As per drawings	Ground floor and where shown on drawings		
Metal cladding	R1.0	As per drawings	As per drawings		
Internal walls	Construction	Added insulation	Detail		
Plasterboard on studs	None	Within units			
Hebel	None	Party walls			
Hebel	R1.0	To unit: 0.81 - walls adjoining waste room To unit: 1.45 - walls adjoining stairwell and lift shaft To unit: 1.85 - walls adjoining stairwell and lift shaft			
Floors	Construction	Added insulation	Covering	Detail	
Concrete	None	Carpet generally, tiles for wet areas	Generally		
Concrete	R1.0	Carpet generally, tiles for wet areas	To units: 0.81, 1.45		
Ceilings	Construction	Added insulation	Detail		
Plasterboard	None	Generally			
Plasterboard	R2.5	For ceilings below roof to units: 6.81, 6.82, 8.81, 8.82, 8.83, 9.41, 9.42, 9.43, 9.44, 9.45			
Roof	Construction	Added insulation	Covering - solar abs.	Detail	
Concrete	None	Medium - SA 0.475-0.7			
Window cover	Internal (curtains)	External (awnings, shutters, etc)			
None	As per drawings	As per drawings			
Fixed shading	Excess (depth - inc. gutters, 0.1 above windows)	Translucent (Pergolas (type, description))			
As per drawings	As per drawings	As per drawings			

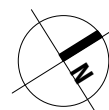


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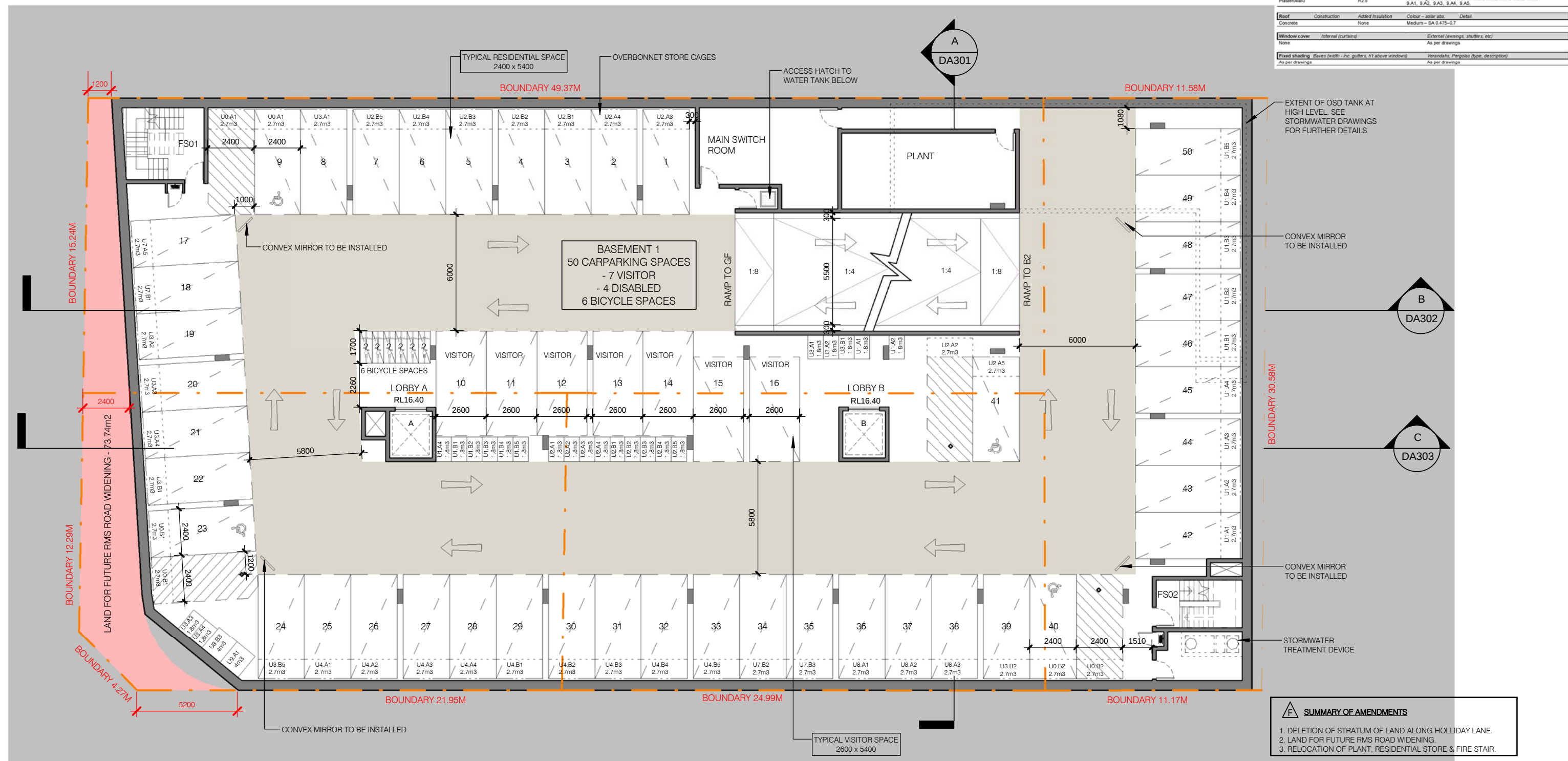
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CONQUEST GROUP OF COMPANIES

DRAWING
BASEMENT 2 FLOOR PLAN

PROJECT NO. 14-047
DRAWING NO. DA201
SCALE @ A3 1:200
DATE 20.08.2014
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DRAWN CK
CHECKED TW



NATHERS Thermal Performance Specifications (BASIX Thermal Comfort)					
35-37 Rawson Street, Auburn - Revision March 2015					
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Windows	Product ID	Glass	Frame	U value	SHGC
		Single Clear	Aluminium	6.46	0.75
Skylights	Product ID	Glass	Frame	U value	SHGC
		Single Clear	Aluminium	7.32	0.77
Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above					
External walls	Construction	Added insulation	Colour - solar abs.	Detail	
Brick veneer		R1.0	As per drawings	Generally	
Concrete		R1.0	As per drawings	Ground floor and where shown on drawings	
Metal cladding		R1.0	As per drawings	As per drawings	
Internal walls	Construction	Added insulation	Detail		
Plasterboard on studs		None	Within units		
Hebel		None	Party walls		
Hebel		R1.0	To unit: 0 B1 - walls adjoining waste room To unit: 1 A5 - walls adjoining stairwell and lift shaft To unit: 1 B5 - walls adjoining stairwell and lift shaft		
Floors	Construction	Added insulation	Covering	Detail	
Concrete		None	Carpet generally, tiles for wet areas	Generally	
Concrete		R1.0	Carpet generally, tiles for wet areas	To units: 0 B1, 1 A5	
Ceilings	Construction	Added insulation	Detail		
Plasterboard		None	Generally		
Plasterboard		R2.5	For ceilings below roof to units: 6 B1, 6 B2, 6 B1, 6 B2, 6 B3, 9 A1, 9 A2, 9 A3, 9 A4, 9 A5.		
Roof	Construction	Added insulation	Colour - solar abs.	Detail	
Concrete		None	Medium - SA 0.475-0.7		
Window cover	Internal (curtains)		External (awnings, shutters, etc)		
None			As per drawings		
Fixed shading	Eaves (width - inc. gutters, ht above windows)		Verandahs, Pergolas (type, description)		
As per drawings			As per drawings		

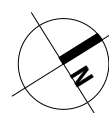


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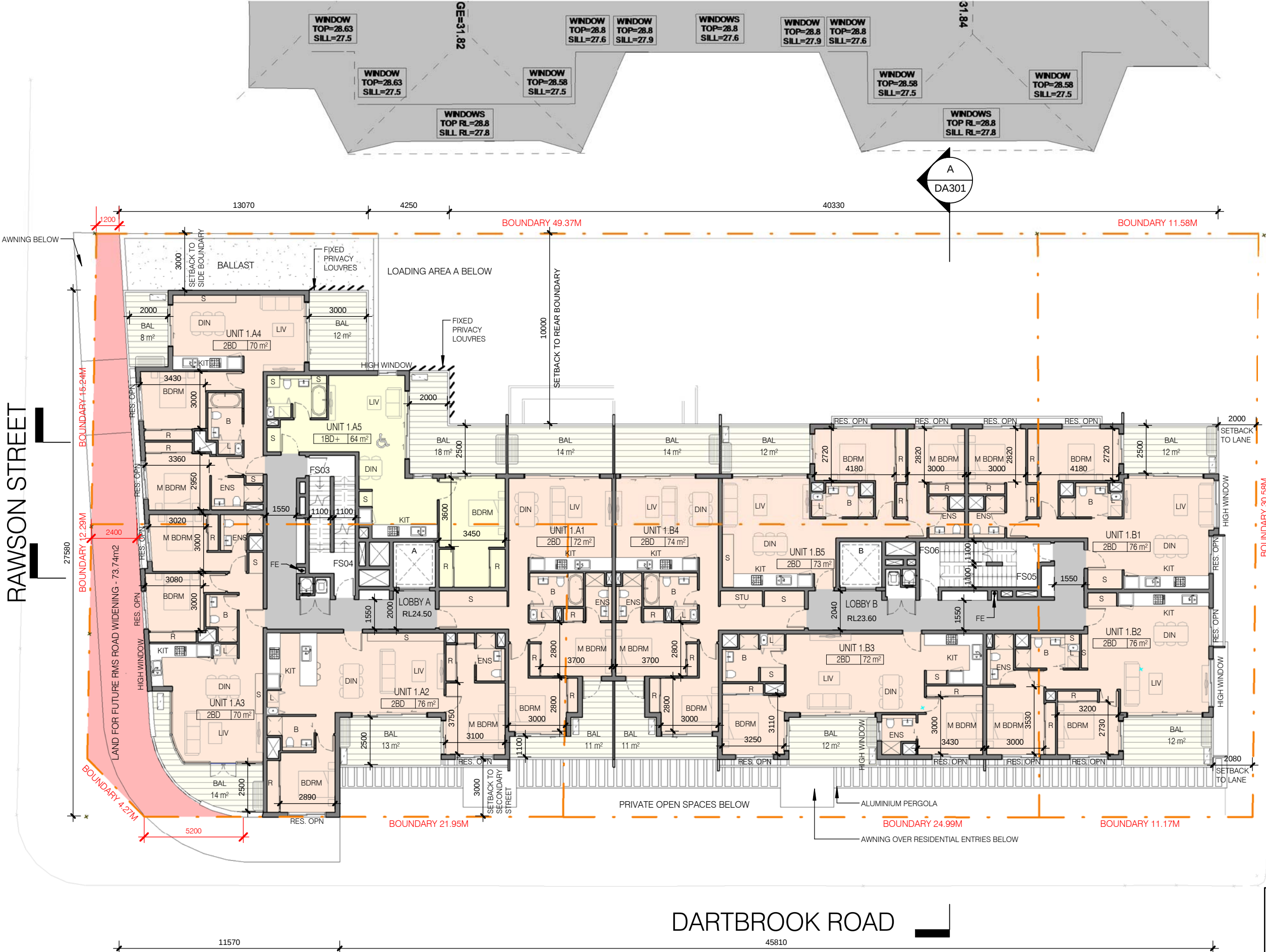
PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD, AUBURN,
NSW 2144

CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING
BASEMENT 1 FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION	
14-047	DA202	F	
SCALE @ A3	DATE	DRAWN	CHECKED
1 : 200	20.08.2014	CK	TW





NATHERS Thermal Performance Specifications (BASIX Thermal Comfort) 35-37 Rawson Street, Auburn – Revision March 2015					
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Windows	Product ID	Glass	Frame	U value	SHGC
	Single Clear	Aluminium		6.48	0.75
Skylights	Product ID	Glass	Frame	U value	SHGC
	Single Clear	Aluminium		7.32	0.77
Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.					
External walls	Construction	Added insulation	Colour – solar abs.	Detail	
Brick veneer	R1.0	As per drawings	Generally	To units: 0.81 - walls adjoining waste room	
Concrete	R1.0	As per drawings	Generally	To units: 1.A5 - walls adjoining stairwell and lift shaft	
Metal cladding	R1.0	As per drawings	As per drawings	To units: 1.B5 - walls adjoining stairwell and lift shaft	
Internal walls	Construction	Added insulation	Detail		
Plasterboard on studs	None	None	Within units		
Hebel	R1.0	None	To units: 0.81 - walls adjoining waste room		
			To units: 1.A5 - walls adjoining stairwell and lift shaft		
			To units: 1.B5 - walls adjoining stairwell and lift shaft		
Floors	Construction	Added insulation	Covering	Detail	
Concrete	None	None	Carpet generally, tiles for wet areas	Generally	
Concrete	R1.0	None	Carpet generally, tiles for wet areas	To units: 0.81, 1.A5	
Ceilings	Construction	Added insulation	Detail		
Plasterboard	None	None	Generally		
Plasterboard	R2.5	None	For ceilings below roof to units: 6.B1, 6.B2, 8.B1, 6.B2, 8.B3, 9.A1, 9.A2, 9.A3, 9.A4, 9.A5		
Roof	Construction	Added insulation	Colour – solar abs.	Detail	
Concrete	None	None	Medium – SA 0.475-0.7		
Window cover	Internal (curtains)		External (awnings, shutters, etc)		
None	As per drawings		As per drawings		
Fixed shading	Eaves (width - inc. gutters, n1 above windows)		Verandahs, Pergolas (type, description)		
As per drawings	As per drawings		As per drawings		

LEVELS	
BUILDING A	BUILDING B
L1: RL 24.50m	RL 23.60m
L2: RL 27.55m	RL 26.65m
L3: RL 30.60m	RL 29.70m
L4: RL 33.65m	RL 32.75m
L5: RL 36.70m	RL 35.80m
L6: RL 39.75m	RL 38.85m

LEGEND	
	A/C UNIT
	CLOTHES DRYING FACILITY
	RES.OPN RESTRICTED OPENING

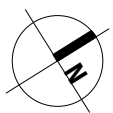
- SUMMARY OF AMENDMENTS**
1. DELETION OF STRATUM OF LAND ALONG HOLIDAY LANE.
 2. LAND FOR FUTURE RMS ROAD WIDENING.
 3. MAJOR REDESIGN OF UNIT 1.A3 AND CORNER FEATURE.
 4. MINOR ADJUSTMENT TO OTHER UNITS FOR FSR COMPLIANCE.

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REV	DESCRIPTION	DATE
A	Issue for DA	03/10/14
B	Issue for Council Meeting	19/02/15
C	Issue for Council Meeting	04/03/15
D	Issue for Amended DA	27/03/15



PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD, AUBURN,
NSW 2144

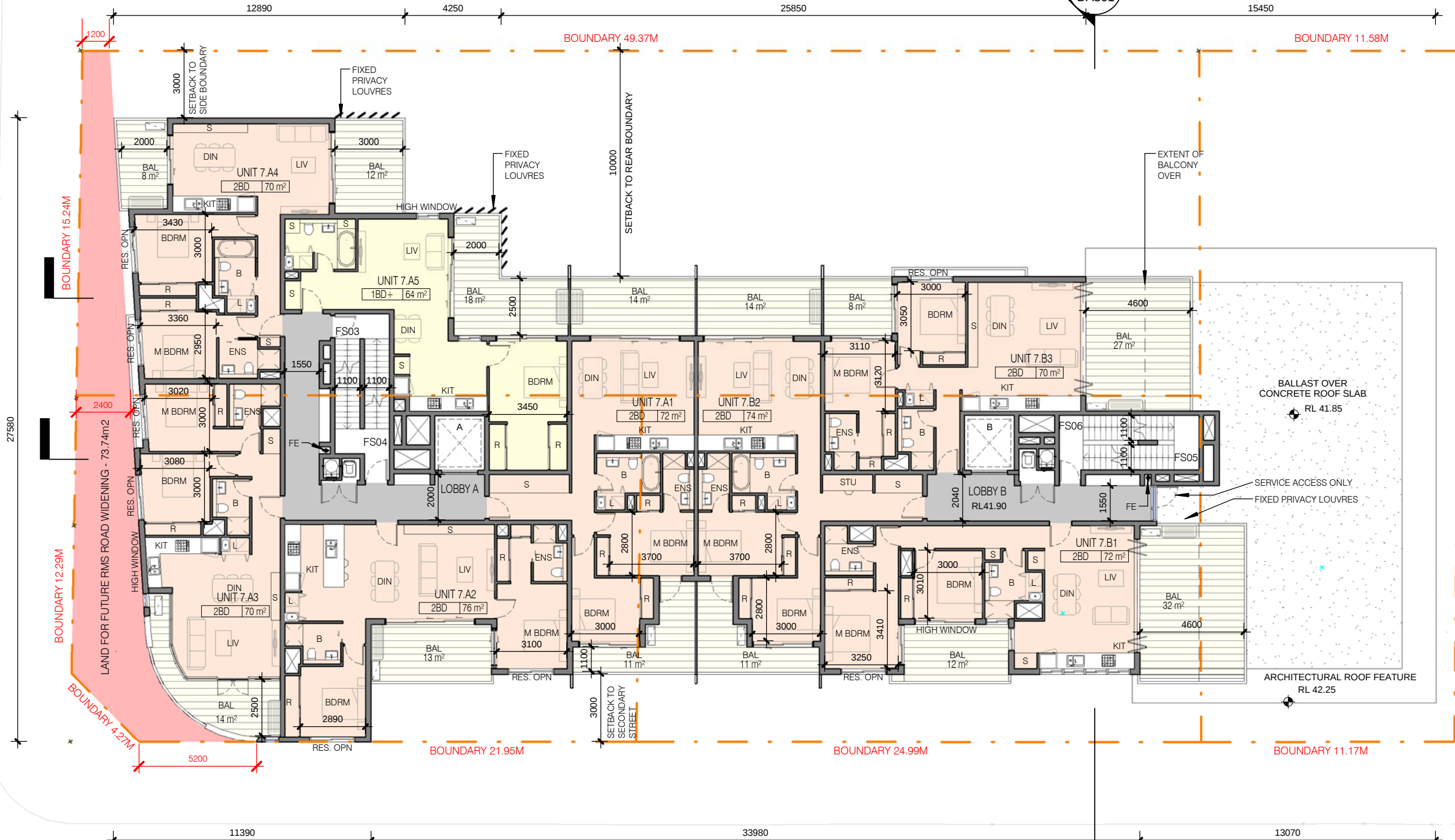
CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING
L1-6 TYPICAL FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION
14-047	DA204	D
SCALE @ A3	DATE	DRAWN
1 : 200	20.08.2014	CK
		TW



RAWSON STREET



NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)
35-37 Rawson Street, Auburn – Revision March 2015

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and /or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Detail
Single Clear		Aluminum		6.48	0.75	

Skylights	Product ID	Glass	Frame	U value	SHGC	Detail
Single Clear		Aluminum		7.32	0.77	

Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Added insulation	Colour – solar site	Detail
Brick veneer	R1.0	As per drawings	Generally	
Concrete	R1.0	As per drawings	Ground floor and where shown on drawings	
Metal cladding	R1.0	As per drawings	As per drawings	

Internal walls	Construction	Added insulation	Detail
Plasterboard on studs	None	Within units	
Hebel	None	Party walls	
Hebel	R1.0	To unit: 0.81 – walls adjoining waste room To unit: 1.A5 – walls adjoining stairwell and lift shaft To unit: 1.B5 – walls adjoining stairwell and lift shaft	

Floors	Construction	Added insulation	Covering	Detail
Concrete	None	Carpet generally, tiles for wet areas	Generally	
Concrete	R1.0	Carpet generally, tiles for wet areas	To units: 0.81, 1.A5	

Ceilings	Construction	Added insulation	Detail
Plasterboard	None	Generally	
Plasterboard	R2.5	For ceilings below roof to units: 6.B1, 6.B2, 6.B3, 6.B4, 6.A2, 6.A3, 6.A4, 6.A5	

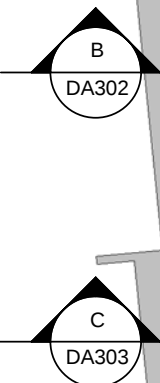
Roof	Construction	Added insulation	Colour – solar site	Detail
Concrete	None	Medium – SA 0.475-0.7		

Window cover	Internal (curtains)	External (awnings, shutters, etc)
None	As per drawings	As per drawings

Fixed shading	Eaves (width - inc. gutters, ht above windows)	Verandahs, Pergolas (type, description)
As per drawings		As per drawings

HOLIDAY LANE

BRICK APARTMENT
TILE ROOF



LEGEND

[Symbol]	A/C UNIT
[Symbol]	CLOTHES DRYING FACILITY
[Symbol]	RES.OPN RESTRICTED OPENING

SUMMARY OF AMENDMENTS

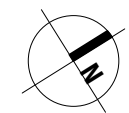
1.	DELETION OF STRATUM OF LAND ALONG HOLIDAY LANE.
2.	LAND FOR FUTURE RMS ROAD WIDENING.
3.	MAJOR REDESIGN OF UNIT 7.A3 AND CORNER FEATURE.
4.	MINOR ADJUSTMENT TO OTHER UNITS FOR FSR COMPLIANCE.

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REV	DESCRIPTION	DATE
A	Issue for DA	03/10/14
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C	Issue for Council Meeting	04/03/15
D	Issue for Amended DA	27/03/15



PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD,
AUBURN, NSW 2144

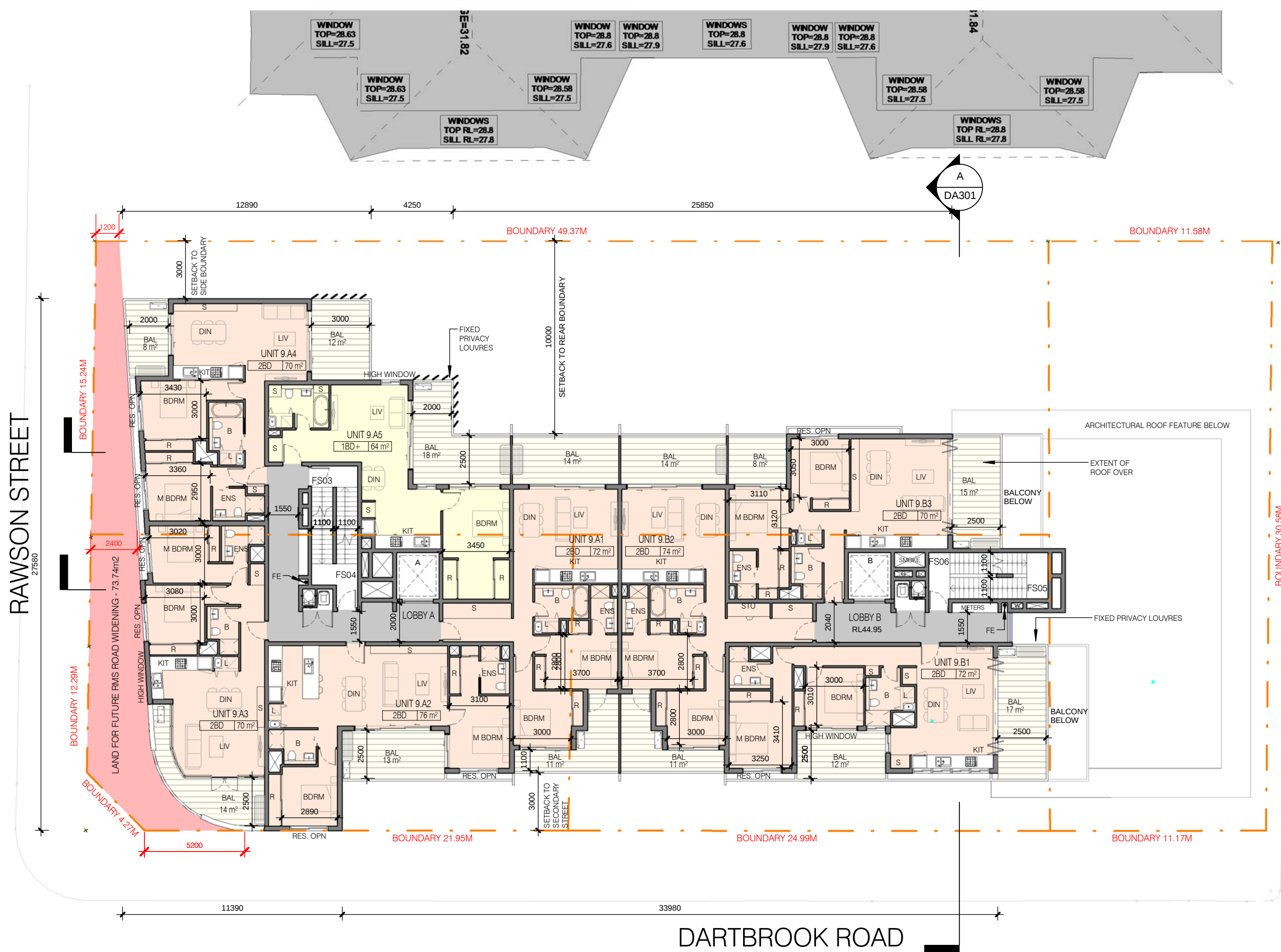
CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING
L7 FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION
14-047	DA205	D

SCALE @ A3	DATE	DRAWN	CHECKED
1 : 200	20.08.2014	CK	TW





NATHERS Thermal Performance Specifications (BASIX Thermal Comfort)					
35-37 Rawson Street, Auburn - Revision March 2015					
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.					
Windows	Product ID	Glass	Frame	U value	SHGC
		Single Clear	Aluminium	6.46	0.75
Skylights	Product ID	Glass	Frame	U value	SHGC
		Single Clear	Aluminium	7.32	0.77
Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.					
External walls	Construction	Added insulation	Colour - solar abs.	Detail	
Brick veneer	R1.0	As per drawings	Generally		
Concrete	R1.0	As per drawings	Ground floor and where shown on drawings		
Metal cladding	R1.0	As per drawings	As per drawings		
Internal walls	Construction	Added insulation	Detail		
Plasterboard on studs	None	Within units			
Hebel	None	Party walls			
Hebel	R1.0	To unit: 0.81 - walls adjoining waste room To unit: 1.A5 - walls adjoining stairwell and lift shaft To unit: 1.B5 - walls adjoining stairwell and lift shaft			
Floors	Construction	Added insulation	Covering	Detail	
Concrete	None	Carpet generally, tiles for wet areas	Generally		
Concrete	R1.0	Carpet generally, tiles for wet areas	To units: 0.81, 1.A5		
Ceilings	Construction	Added insulation	Covering	Detail	
Plasterboard	None	Generally			
Plasterboard	R2.5	For ceilings below roof to units: 6.B1, 6.B2, 6.B3, 6.B4, 6.A5, 9.A5, 9.A6, 9.A7			
Roof	Construction	Added insulation	Colour - solar abs.	Detail	
Concrete	None	Medium - SA 0.475-0.7			
Window cover	Internal (curtains)	External (awnings, shutters, etc)			
None	As per drawings	As per drawings			
Fixed shading	Eaves (width - incl. gutters, if above windows)	Verandahs, Pergolas (type, description)			
As per drawings	As per drawings	As per drawings			

BRICK APARTMENT TILE ROOF

RIDGE=28.14

DA302

DA303

LEGEND

- A/C UNIT
- CLOTHES DRYING FACILITY
- RES.OPN RESTRICTED OPENING

- SUMMARY OF AMENDMENTS**
- DELETION OF STRATUM OF LAND ALONG HOLIDAY LANE.
 - LAND FOR FUTURE RMS ROAD WIDENING.
 - MAJOR REDESIGN OF UNIT 8.A3 AND CORNER FEATURE.
 - MINOR ADJUSTMENT TO OTHER UNITS FOR FSR COMPLIANCE.

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REV	DESCRIPTION	DATE
A	Issue for DA	03/10/14
B	Issue for Council Meeting	19/02/15
C	Issue for Council Meeting	04/03/15
D	Issue for Amended DA	27/03/15

PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD,
AUBURN, NSW 2144

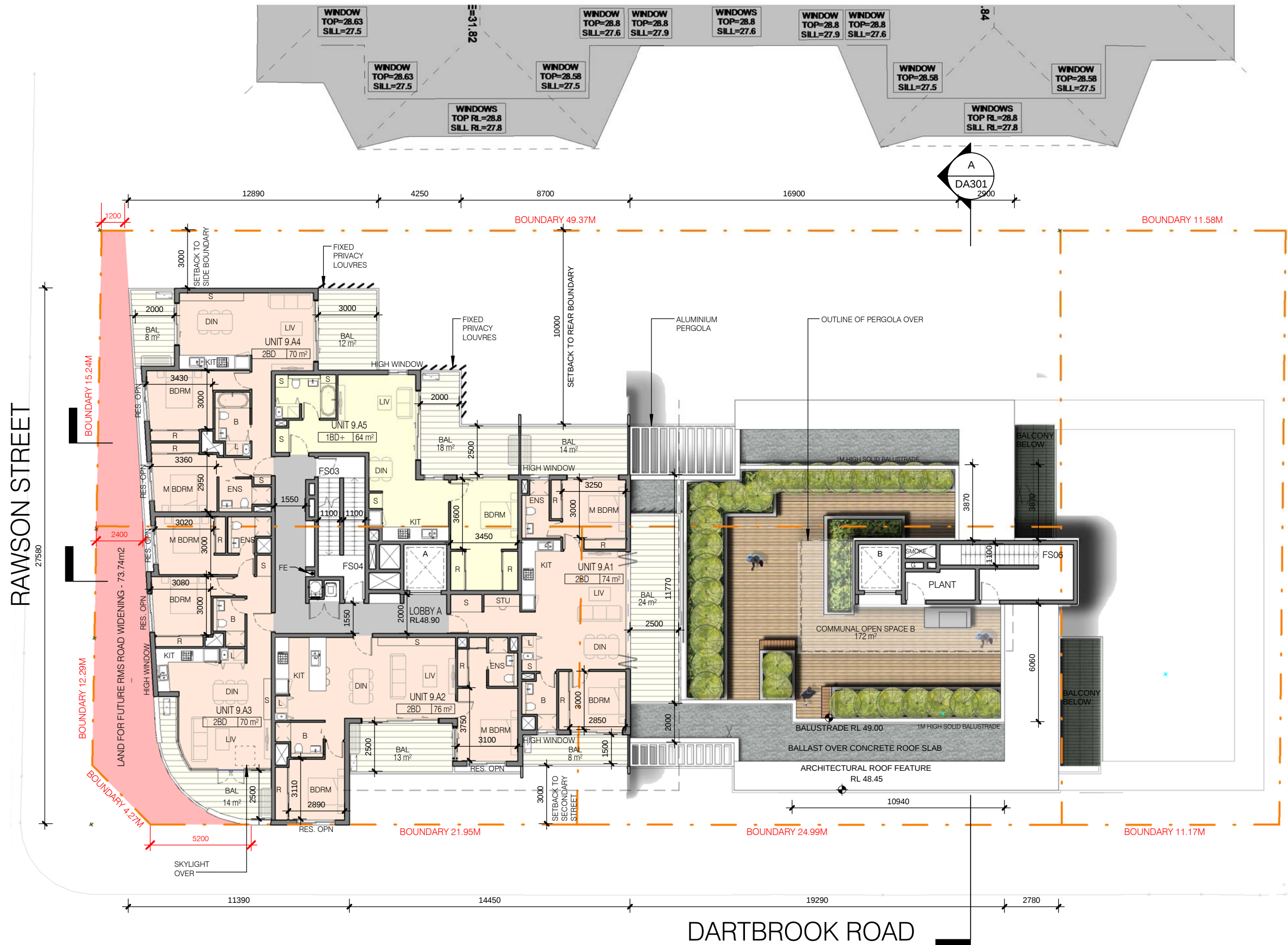
CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING
L8 FLOOR PLAN

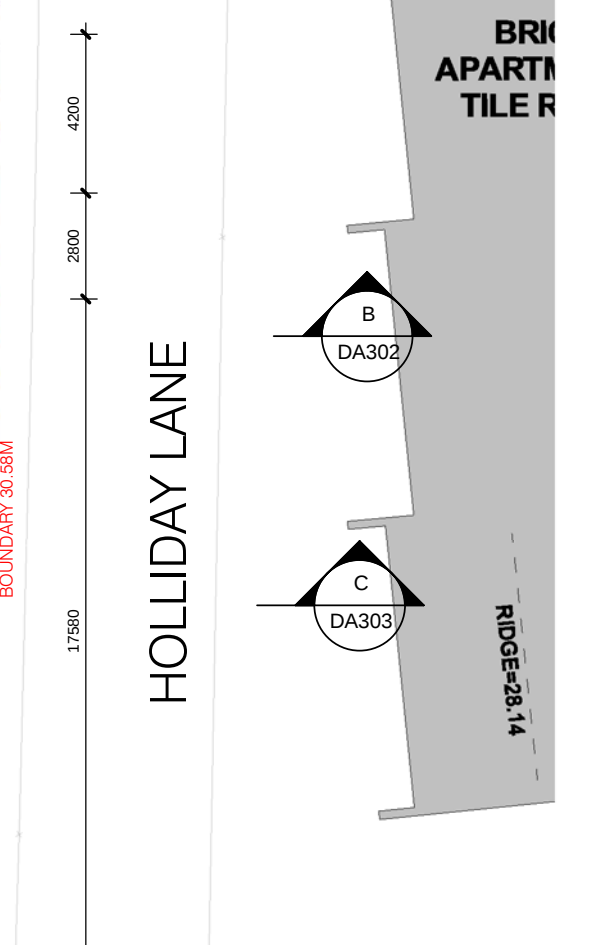
PROJECT NO.	DRAWING NO.	REVISION
14-047	DA206	D
SCALE @ A3	DATE	DRAWN
1 : 200	20.08.2014	CK
		TW



RAWSON STREET



NATHERS Thermal Performance Specifications (BASIX Thermal Comfort)					
35-37 Rawson Street, Auburn - Revision March 2015					
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.					
Windows	Product ID	Glass	Frame	U value - SHGC	Detail
	Single Clear		Aluminum	6.46 0.75	
Skylights	Product ID	Glass	Frame	U value - SHGC	Detail
	Single Clear		Aluminum	7.32 0.77	
Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.					
External walls	Construction	Added Insulation	Colour - solar abs.	Detail	
Brick veneer		R1.0	As per drawings	Generally	
Concrete		R1.0	As per drawings	Ground floor and where shown on drawings	
Metal cladding		R1.0	As per drawings	As per drawings	
Internal walls	Construction	Added Insulation	Detail		
Plasterboard on studs		None	Within units		
Hebel		None	Partly walls		
Hebel		R1.0	To unit: 0.B1 - walls adjoining waste room To unit: 1.A5 - walls adjoining stairwell and lift shaft To unit: 1.B5 - walls adjoining stairwell and lift shaft		
Floors	Construction	Added Insulation	Covering	Detail	
Concrete		None	Carpet generally, tiles for wet areas	Generally	
Concrete		R1.0	Carpet generally, tiles for wet areas	To units: 0.B1, 1.A5	
Ceilings	Construction	Added Insulation	Detail		
Plasterboard		None	Generally		
Plasterboard		R2.5	For ceilings below roof to units: 6.B1, 6.B2, 8.B1, 8.B2, 8.B3, 9.A1, 9.A2, 9.A3, 9.A4, 9.A5.		
Roof	Construction	Added Insulation	Colour - solar abs.	Detail	
Concrete		None	Medium - SA 0.475-0.7		
Window cover	Internal (curtains)		External (awnings, shutters, etc)		
None			As per drawings		
Fixed shading	Eaves (width - inc. gutters, R1 above windows)		Verandahs, Pergolas (type, description)		
As per drawings			As per drawings		



LEGEND	
	A/C UNIT
	CLOTHES DRYING FACILITY
	RES. OPN RESTRICTED OPENING

NOTE: REFER ALSO TO LANDSCAPE ARCHITECTS' DRAWING.

SUMMARY OF AMENDMENTS	
1.	DELETION OF STRATUM OF LAND ALONG HOLLIDAY LANE.
2.	NEW RMS LAND DEDICATION.
3.	MAJOR REDESIGN OF UNIT 9.A3 AND CORNER FEATURE.
4.	MINOR ADJUSTMENT TO OTHER UNITS FOR FSR COMPLIANCE.

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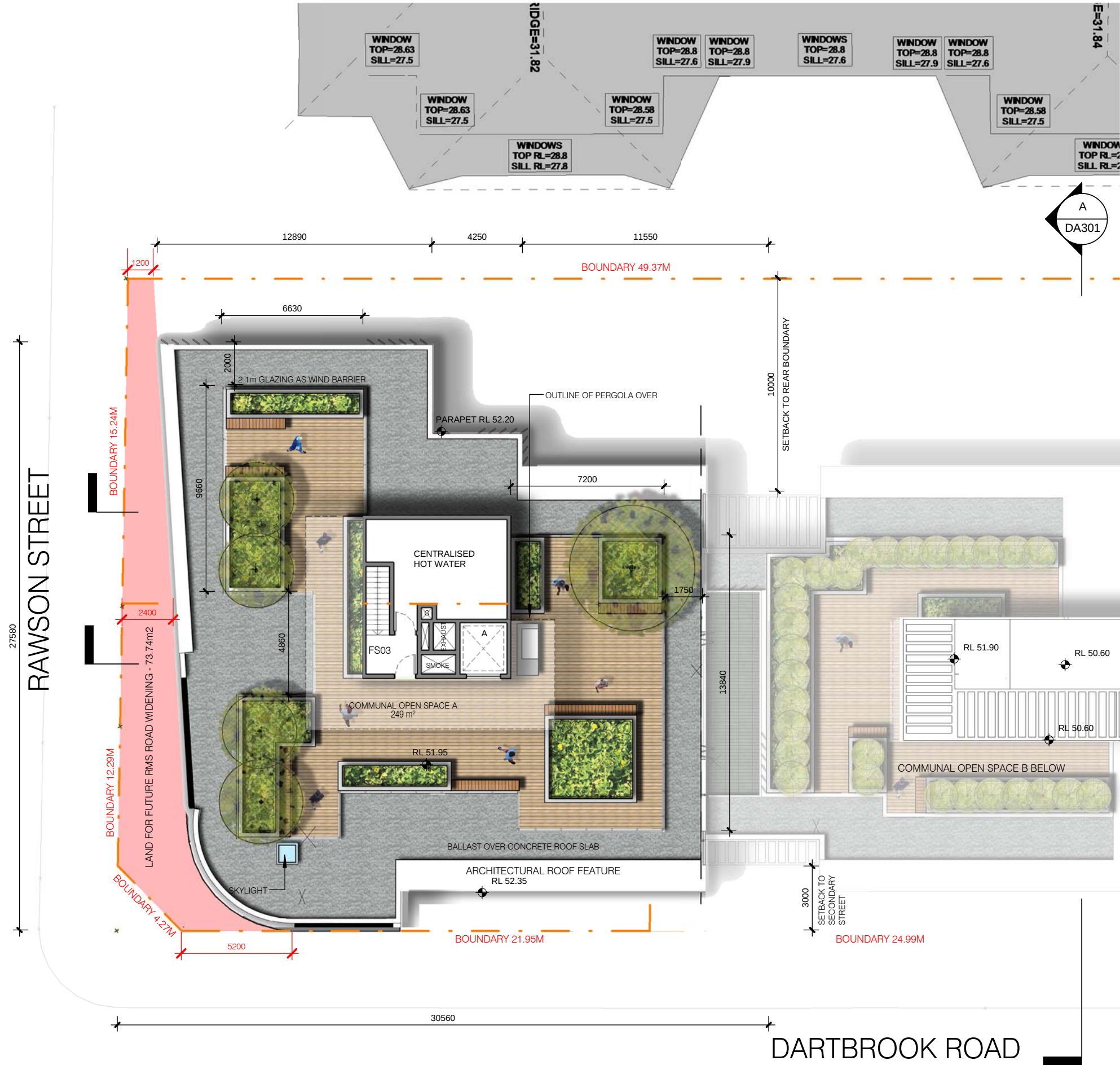
REV	DESCRIPTION	DATE
A	Issue for DA	03/10/14
B	Issue for Council Meeting	19/02/15
C	Issue for Council Meeting	04/03/15
D	Issue for Amended DA	27/03/15

PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD,
AUBURN, NSW 2144

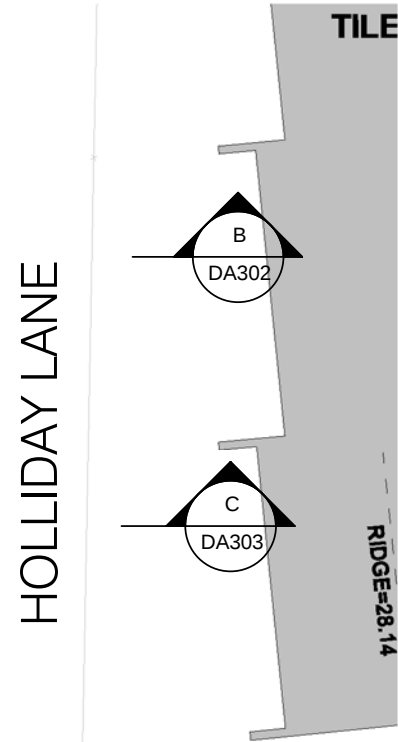
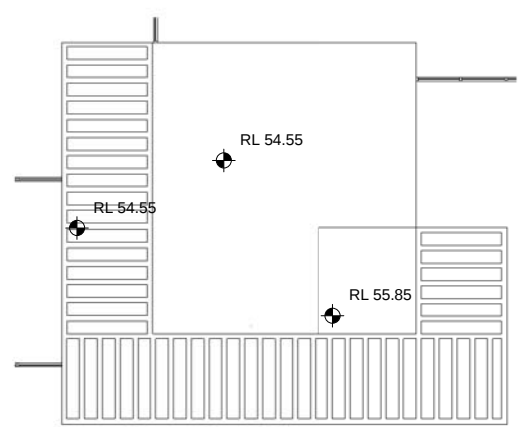
CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING	
L9 FLOOR PLAN	
PROJECT NO.	DRAWING NO.
14-047	DA207
SCALE @ A3	DATE
1 : 200	20.08.2014
REVISION	CHECKED
D	TW





2 PART PLAN - LIFT A OVERRUN
DA208 1 : 200



NOTE: REFER ALSO TO LANDSCAPE ARCHITECTS' DRAWING.

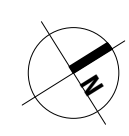
SUMMARY OF AMENDMENTS		
1.	DELETION OF STRATUM OF LAND ALONG HOLLIDAY LANE.	
2.	LAND FOR FUTURE RMS ROAD WIDENING.	
3.	RELOCATION OF SKYLIGHT.	

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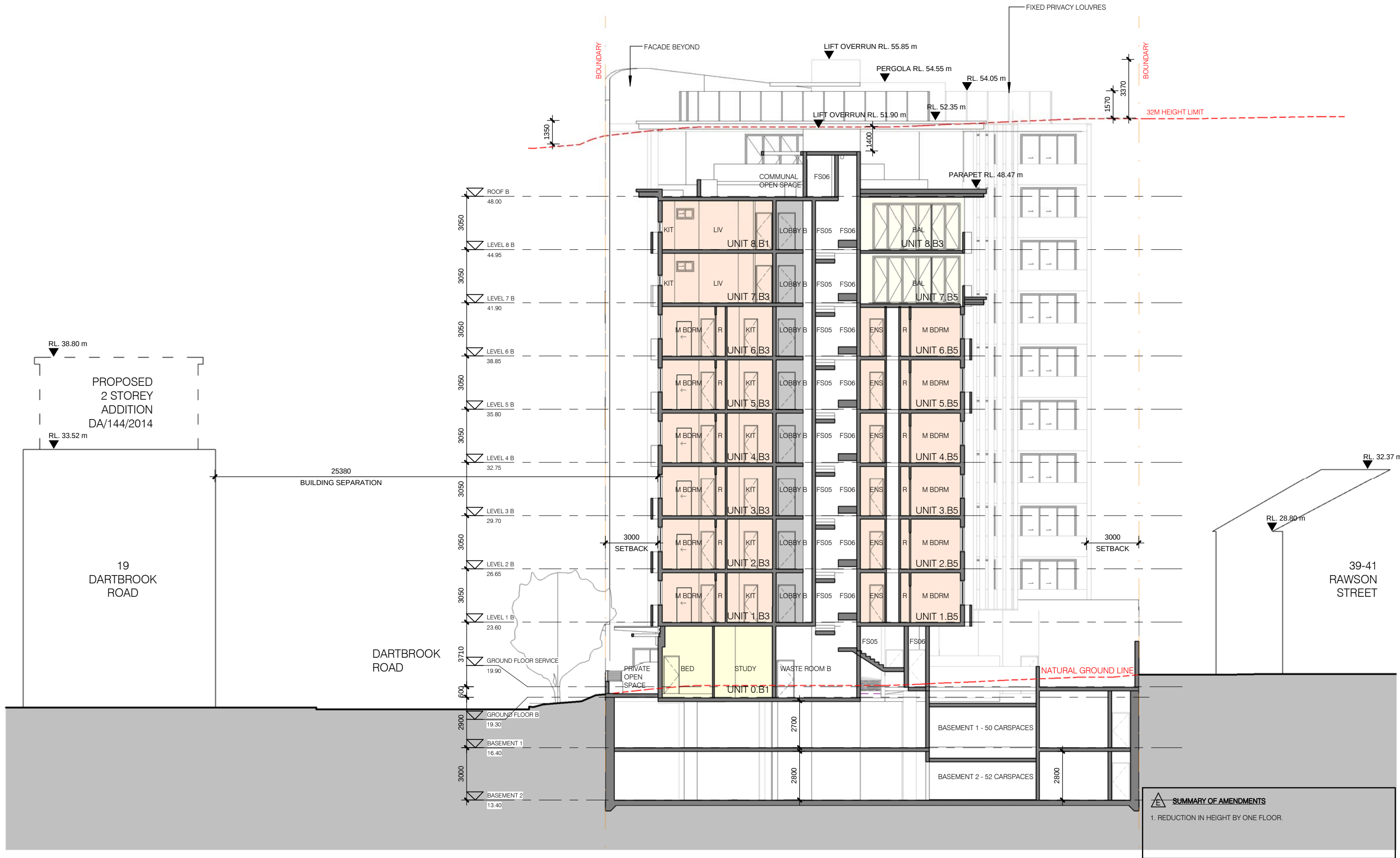
REV	DESCRIPTION	DATE
A	Issue for DA	03/10/14
B	Issue for Council Meeting	04/03/15
C	Issue for Amended DA	27/03/15



PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD, AUBURN,
NSW 2144
CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING			
ROOF PLAN			
PROJECT NO.	DRAWING NO.	REVISION	
14-047	DA208	C	
SCALE @ A3	DATE	DRAWN	CHECKED
1 : 200	20.08.2014	CK	ND





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REV	DESCRIPTION	DATE
A	Issue for Pre-DA	06/06/14
B	Issue for Pre-DA	30/07/14
C	Issue for DA	03/10/14
D	Issue for Council Meeting	04/03/15
E	Issue for Amended DA	27/03/15

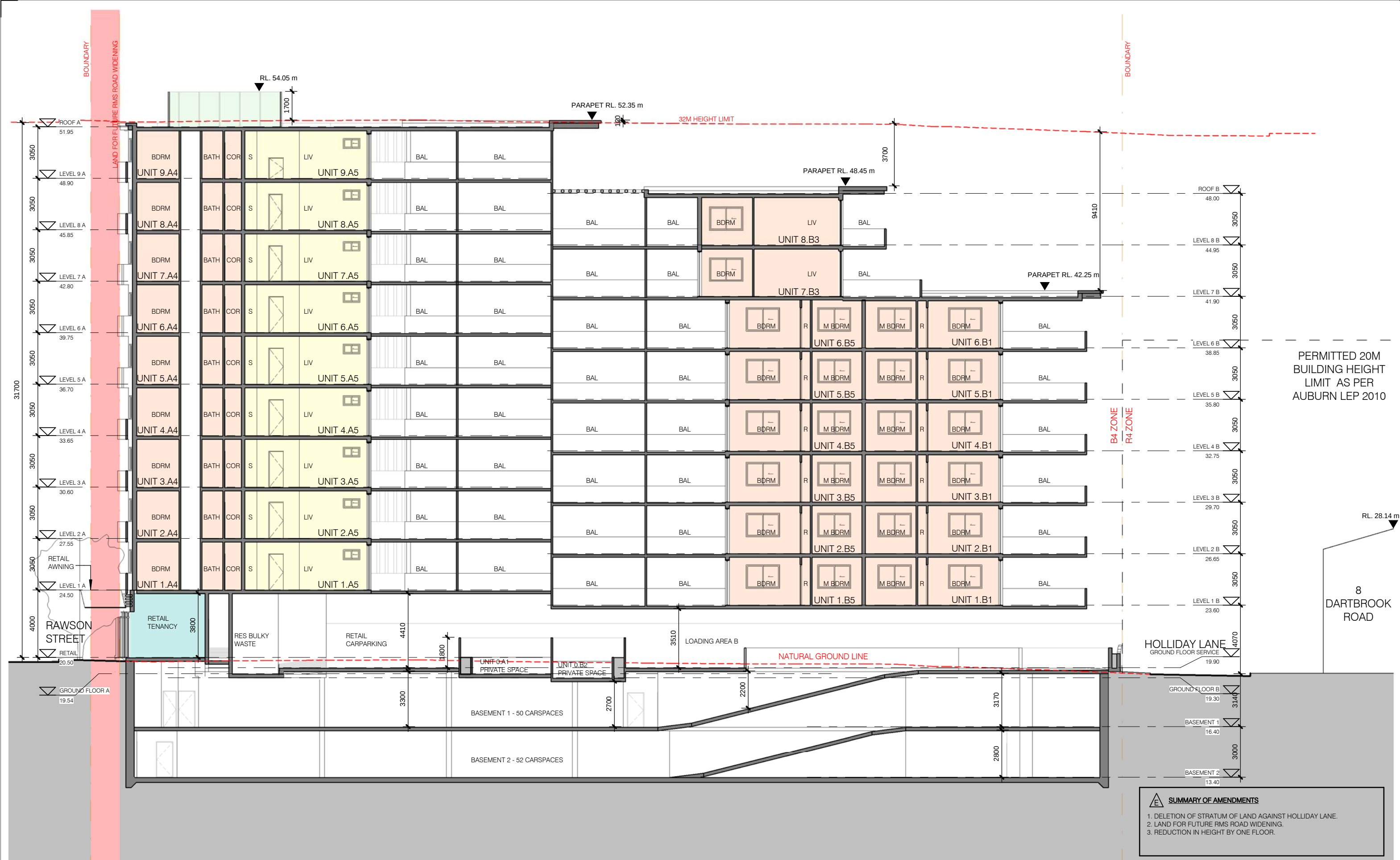
PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD, AUBURN,
NSW 2144

CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING
SECTION AA

PROJECT NO.	DRAWING NO.	REVISION
14-047	DA301	E
SCALE @ A3	DATE	DRAWN
1 : 200	20.08.2014	CK
		TW





SUMMARY OF AMENDMENTS	
1.	DELETION OF STRATUM OF LAND AGAINST HOLLIDAY LANE.
2.	LAND FOR FUTURE RMS ROAD WIDENING.
3.	REDUCTION IN HEIGHT BY ONE FLOOR.

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REV	DESCRIPTION	DATE
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B	Issue for Pre-DA	30/07/14
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D	Issue for Council Meeting	04/03/15
E	Issue for Amended DA	27/03/15

PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD, AUBURN,
NSW 2144

CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING		SECTION BB	
PROJECT NO.	DRAWING NO.	REVISION	
14-047	DA302	E	
SCALE @ A3	DATE	DRAWN	CHECKED
1 : 200	20.08.2014	CK	ND





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REV	DESCRIPTION	DATE
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D	Issue for Council Meeting	19/02/15
E	Issue for Council Meeting	04/03/15
F	Issue for Amended DA	27/03/15

PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD, AUBURN,
NSW 2144

CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING
SECTION CC

PROJECT NO.	DRAWING NO.	REVISION
14-047	DA303	F
SCALE @ A3	DATE	DRAWN CHECKED
1 : 200	20.08.2014	CK ND





NOTE:
REFER TO DA-901 FOR FINISHES LEGEND

E SUMMARY OF AMENDMENTS

1. REDUCTION IN HEIGHT BY ONE FLOOR.
2. REDESIGN OF CORNER FEATURE
3. MINOR ADJUSTMENT TO GLAZING SIZES

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REV	DESCRIPTION	DATE
A	Issue for Pre-DA	06/06/14
B	Issue for Pre-DA	30/07/14
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D	Issue for Council Meeting	19/02/15
E	Issue for Amended DA	27/03/15

PROJECT
RAWSON SQUARE
35-37 RAWSON STREET & 4A-6 DARTBROOK ROAD, AUBURN,
NSW 2144
CLIENT
CONQUEST GROUP OF COMPANIES

DRAWING
SOUTH WEST ELEVATION

PROJECT NO.	DRAWING NO.	REVISION
14-047	DA401	E
SCALE @ A3	DATE	DRAWN CHECKED
1 : 200	20.08.2014	CK ND

