

residential apartment building + basement car parking, 11-15 phillip street, st marys

da issue - 25th february 2015

11-15 phillip street, st marys



artist's impression



artist's impression

architectural drawings schedule

cover sheet	A00
site & external works plan	A01
basement car park	A02
floor plan (level 1)	A03
floor plan (level 2)	A04
floor plan (level 3)	A05
floor plan (level 4)	A06
floor plan (level 5)	A07
roof plan	A08
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staging plan	A12
development calculations	A13
shadow diagrams (june 22nd)	A14
shadow elevations (june 22nd)	A15
shadow elavations (22nd june)	A16
external colour selections + images	A17

hydraulic drawing schedule

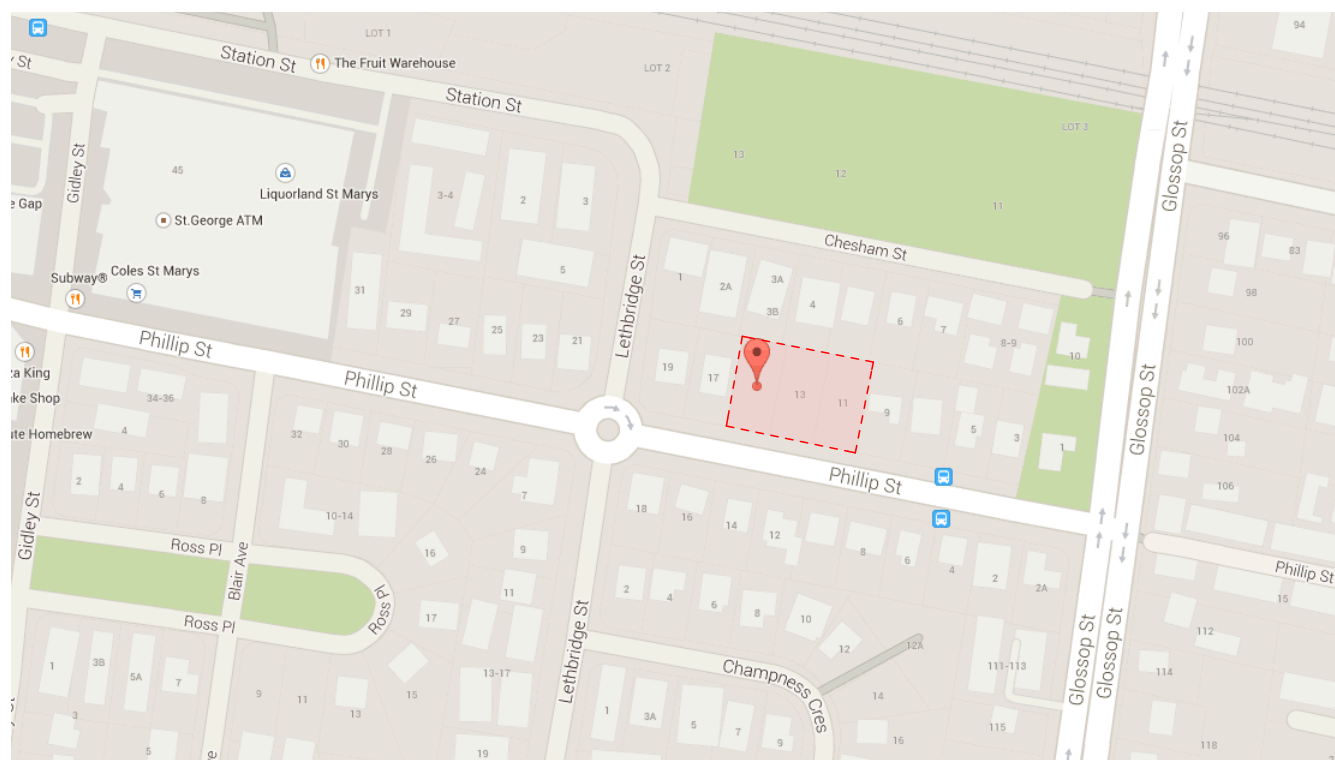
hydraulic services cover sheet & locality plan	HDA01
hydraulic services site plan	HDA02
hydraulic services basement plan	HDA03
hydraulic services level 1 plan	HDA04
hydraulic services level 2 plan	HDA05
hydraulic services level 3 plan	HDA06
hydraulic services level 4 plan	HDA07
hydraulic service roof plan	HDA08
hydraulic services detail sheet #1	HDA09
hydraulic services council stormwater system flow analysis & music modelling info	HDA10

landscape drawing schedule

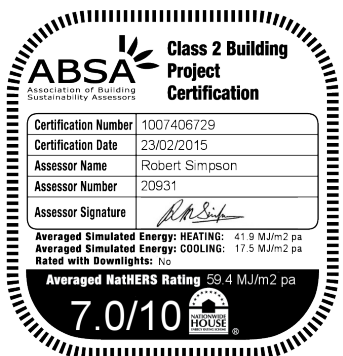
landscape plan	L01
landscape details	L02
staging plan	L03

survey drawing schedule

contour & detail survey of lots 16-18 dp:36191	
footpath gradient	



01 locality plan
nts



wentworth community housing
residential apartment building +
basement car parking
11-15 phillip street, st marys, nsw

cover sheet
job number 1765.14
dwg. no. / issue & amendment A00 /1
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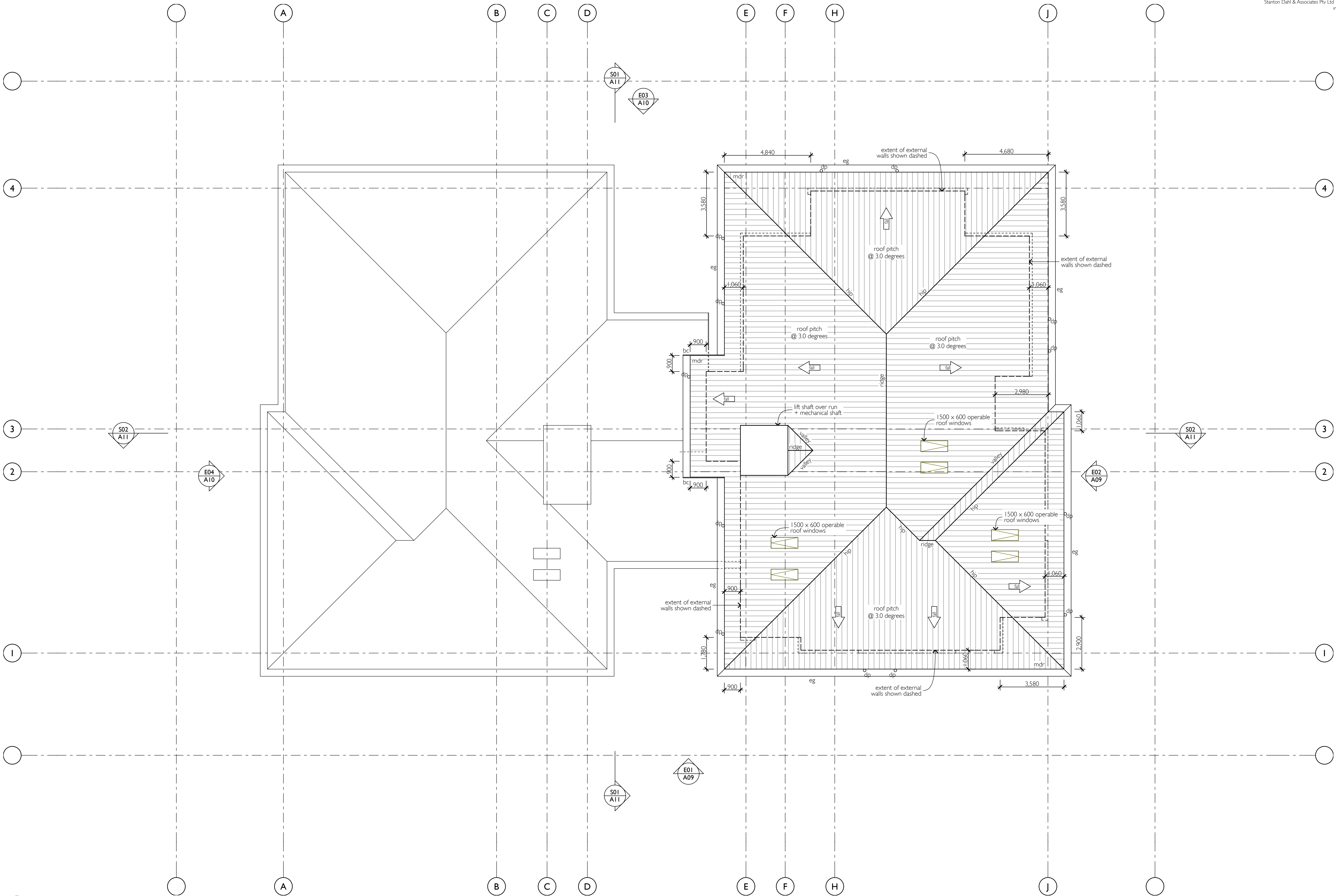
legend:

note: drawing may not contain all items listed below

bc barge capping
dp downpipe
eg eaves gutter
fg flashing
mdr metal deck roof sheeting
pc parapet capping
pv photovoltaic cells
vg valley gutter
rc ridge capping
sk sky light

notes

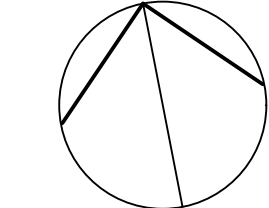
- provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details
- gutter on brackets as specified
- roof safety system to be installed. refer to specification
- provide gutter-guards to all guttering throughout refer to reference specification for 'group homes' construction odh august 2012
- metal roof sheeting to comply with AS1562.1
- gutters, downpipes and flashing must comply with AS/NZS 2179.1 and AS1273 and not contain any lead for potable water supplies. The roof water is not proposed to be used for potable water supply.
- down pipe sizes are required to satisfy the requirements of BCA 3.5.2.5
- the fire hazard properties of materials used must comply with the following:
 - (a) sacking-type materials used in the roof must have a flammability index not greater than 5.
 - (b) flexible ductwork used for the transfer of products originating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254.



01 roof plan
1:100



amendment	date
1	da issue 25/02/15
note: all dimensions are to be verified on site and any discrepancies referred to the architect for determination. figured dimensions are to take precedence over scaled dimensions.	



drawn jok
checked jok
plot date 23/02/15
scale 1:100 @ A1

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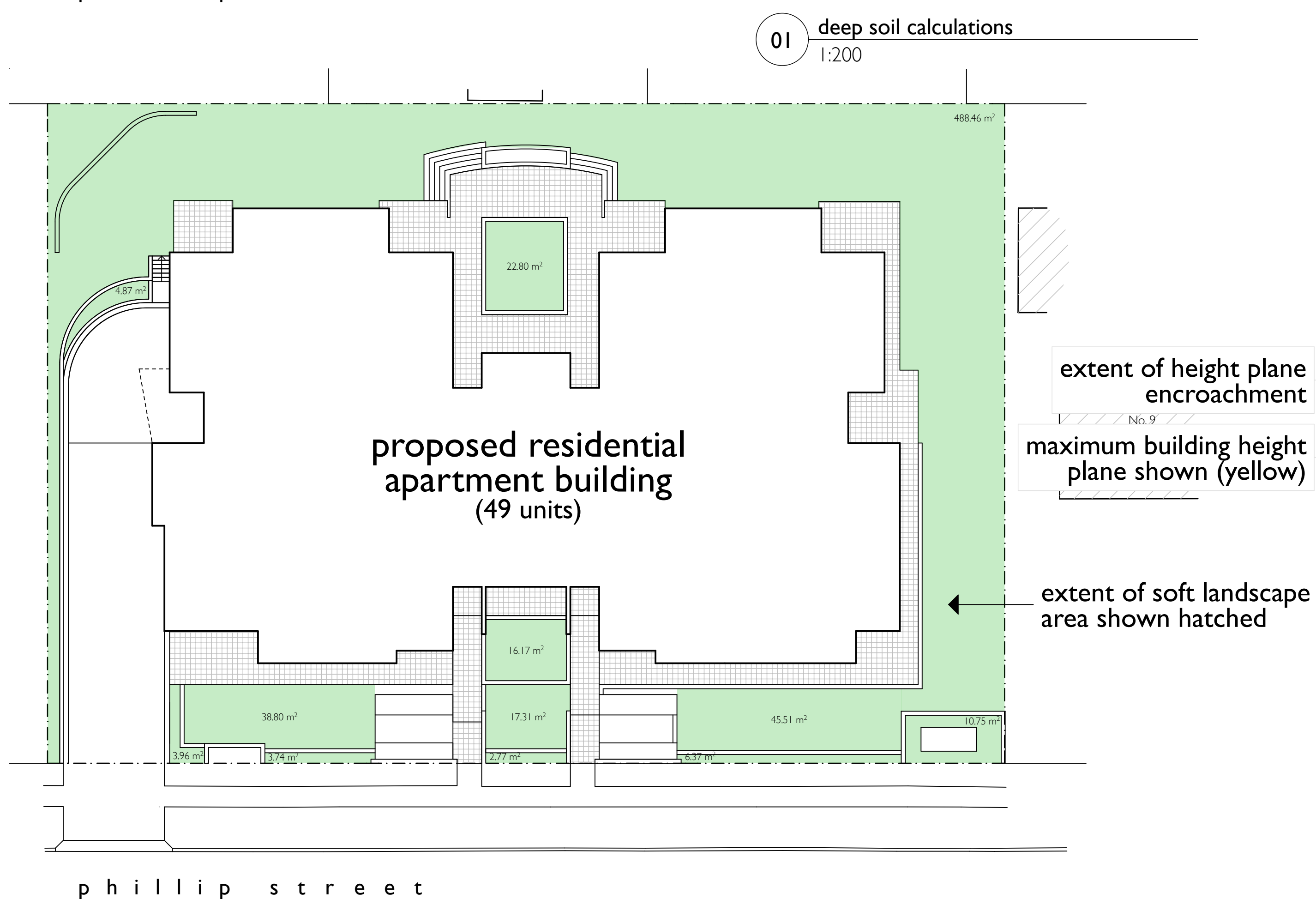
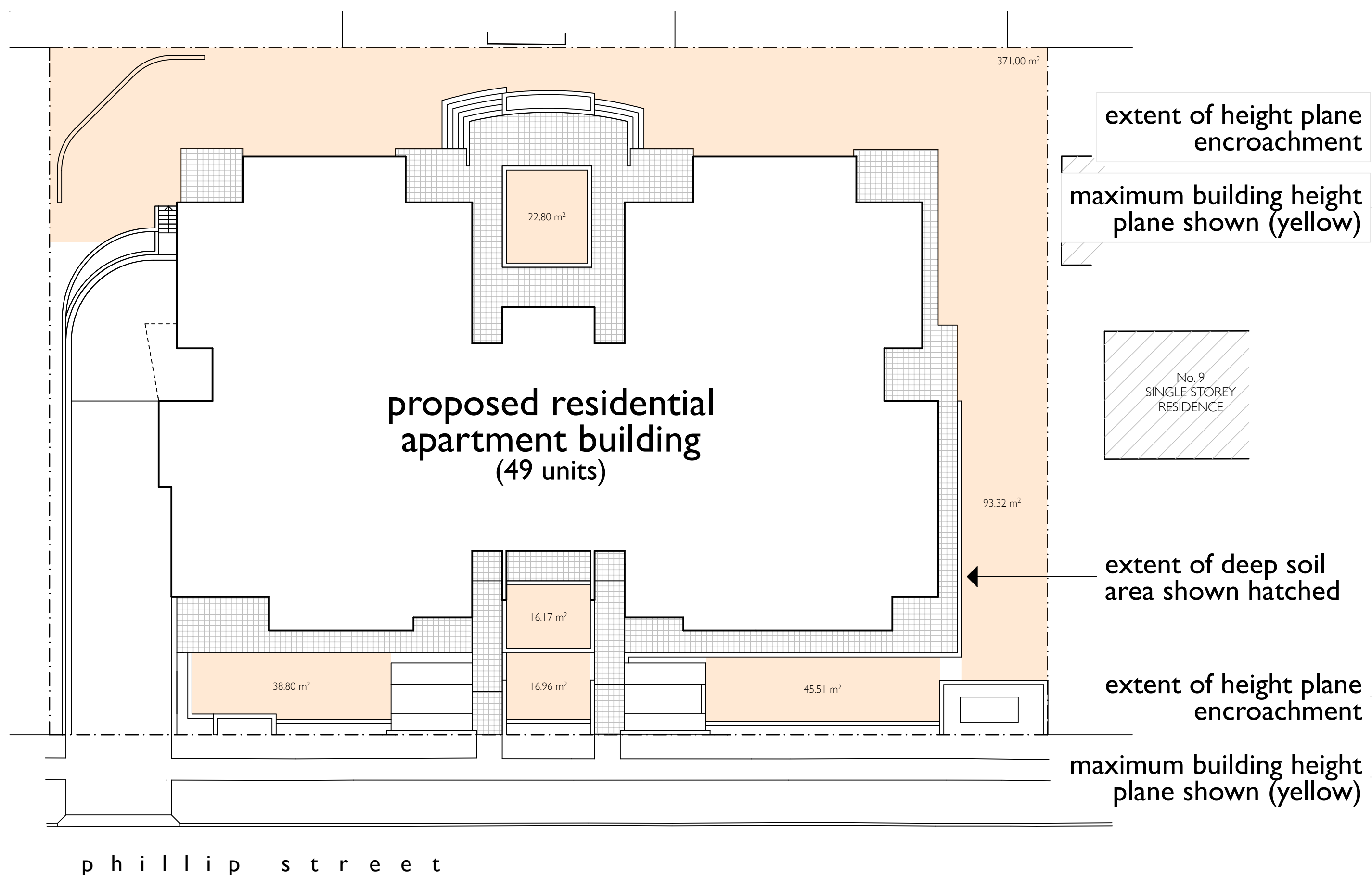
11-15 phillip street, st marys, nsw

roof plan
job number 1765.14
dwg. no. / issue & amendment A08 /1

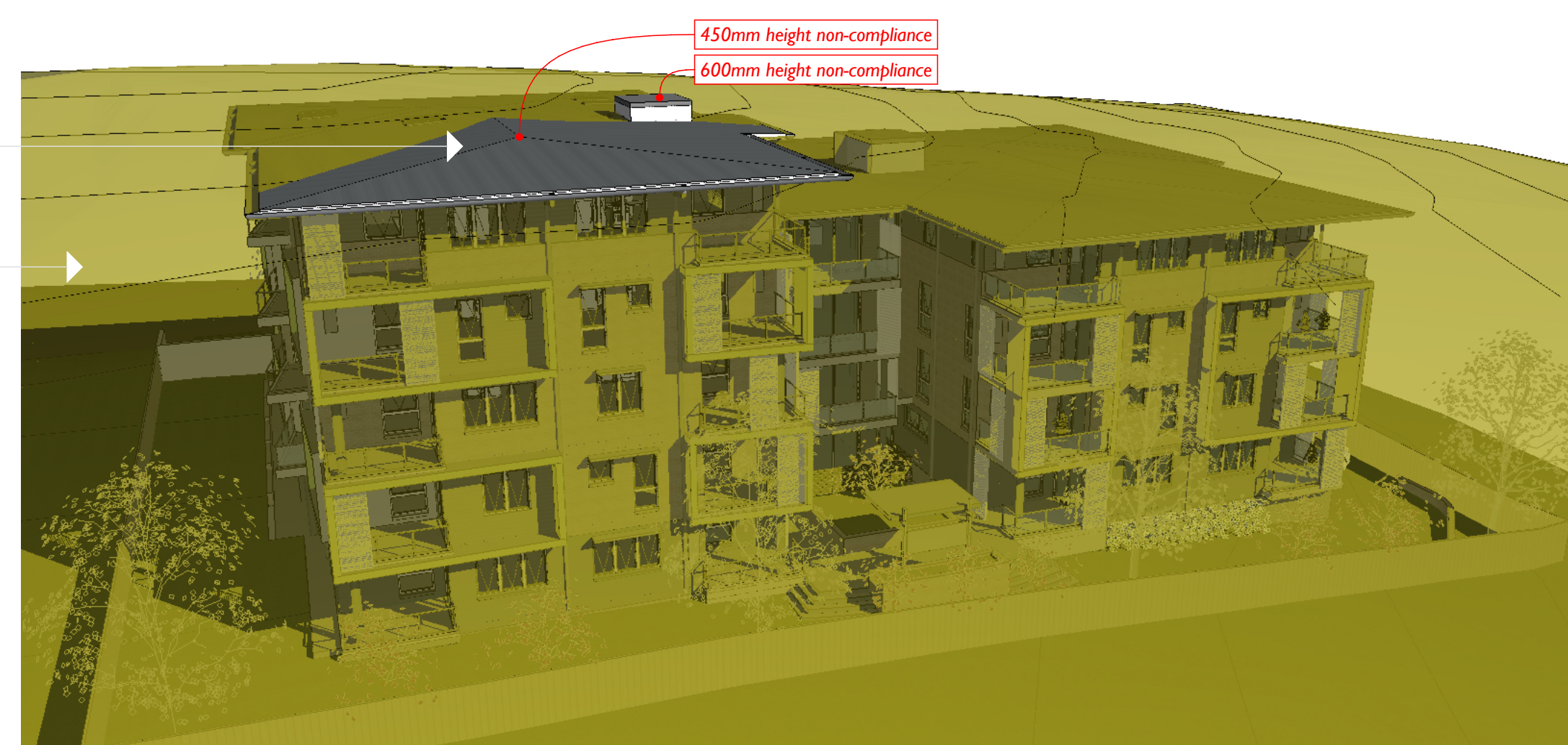
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03 building height plane 02



04 building height plane 02



05 building height plane 03
nts

Development Data			
Project Address	Lots 16, 17 & 18 No 11-15 Philip Street, St Marys		
Site Area	2073.6		
DP	16191		
Number of units	49		
Unit	type	Bedroom	area m2
1	Unit	1	58.37
2, 8, 14, 20	Unit	1	50.67
3	Unit	1	62.91
4, 10, 16, 22,	Unit	1	50.9
5, 11, 17, 23	Unit	2	70.3
6, 12, 18, 24	Unit	2	70.29
7, 13, 19	Unit (adaptable)	2	82.38
9, 15, 21	Unit	2	72.62
25, 30, 35, 40, 45	Unit	1	51.06
26, 31, 36, 41, 46	Unit	2	73.63
27, 32, 37, 42, 47	Unit	1	50.46
28, 33, 38, 43, 48	Unit	2	70.3
29, 34, 39, 44, 49	Unit	2	70.3
Total 1 Bed Units	20		
Total 2 Bed Units	29		
Floor Areas			
Basement/Car park		1106.62	m ²
Floor Plan (Level 1)		905.45	m ²
Floor Plan (Level 2)		897.97	m ²
Floor Plan (Level 3)		897.97	m ²
Floor Plan (Level 4)		897.97	m ²
Floor Plan (Level 5)		404.33	m ²
Total Building Area :		5110.31	m²
Percentage of Units which are Livable Gold Standard	100%		
		Control	Required
Setbacks			Proposed
Front	Penrith City Council	5.5m (new areas)	5.73m
Side	Penrith City Council	6m	6m
Rear	Penrith City Council	6m	6m
Height	ARH SEPP	15'	4 storey
FSR	n/a	n/a	n/a
Landscape	ARH SEPP	652.26 (35%)	661.52
Deep Soil Zone - 15 % of site with min dm of 3m	ARH SEPP	311.04	759.03
2/3 of this at rear	ARH SEPP	207.15264	371
70% of dwellings to have 3 hours of sunlight to living areas and to associated private open space	ARH SEPP	70%	50%
Parking	ARH SEPP		
	0.4 spaces per 1 bed unit	8	8
	0.5 spaces per 2 bed unit	14.5	14.5
	total spaces provided	22.5	26

basic commission	
proposed residential apartment building (409 units) lot 16-18 dp 3619/1 philip street, marys	
water	
features	specification
showers hand rating	1 star
toilet rating	4 star
kitchen taps rating	4 star
bathroom taps rating	4 star
alternative water details	
rainwater tank size	10,000 litre (refer hydraulic drawings)
all toilets	n/a
outdoor hose taps	yes rainwater tank
thermal comfort	
external walls	
clay brickwork	R1.3 / medium
brick veneer	n/a
metal cladding	R1.5 / medium
internal walls	
timber frame/plateboard	none
cavity brick (between adjacent dwellings)	none
ceiling	
plateboard	R2.5 (refer to architectural plans)
roof	
metal roof cladding	R1.5 + foil (medium)
floors	
concrete	concrete
timber (framed suspended)	none
windows	
generic (1)	generic / single clear / standard aluminium
internal cover	not required for construction
external cover	fixed shutters
skylights	
type 1: manufacture/glass/frame	vented skylights - units 20, 45, 46 & 47
eaves	
width (including gutters)	refer architectural plans for dimensions
pergolas, verandahs, awnings	
type 1: opaque north & balconies	n/a
type 2: partial shading	sunshade divides
type 3: other	n/a
site	
orientation of nominal north elevation	11 degrees east
ventilation, infiltration	
roof ventilation	unventilated
subfloor openings	enclosed by garage
weather seals to all external doors	yes
vented downlights	no
exhaust fans without dampers	no
vented skylights	n/a
energy	
hot water	
individual system	gas instantaneous
ventilation	
bathroom exhaust	mechanically ducted to façade or roof
control switch	couple to light switch
kitchen exhaust	mechanically ducted to façade or roof
control switch	manual switch: on/off
laundry exhaust	mechanically ducted to façade or roof
control switch	couple to light switch
cooling	
individual system - living areas	n/a
individual system - bedroom areas	no individual system
heating	
individual system - living areas	no individual system
individual system - bedroom areas	no individual system
lighting	
are you installing windows or skylights to the kitchen?	no external windows or skylights
how many (apartment/lot/s) naturally lit	n/a



shadow diagrams @ 12noon

shadow diagrams @ 3pm

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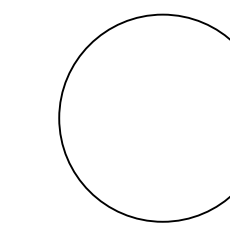
total no. of units required to achieve 3 hours sunlight to living areas: 70%
total no. of units achieving 3 hours sunlight to living areas: 40 units (82%)







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amendment		c
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scale      nts @ A1
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shadow elevations (22nd june)

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external colour selections
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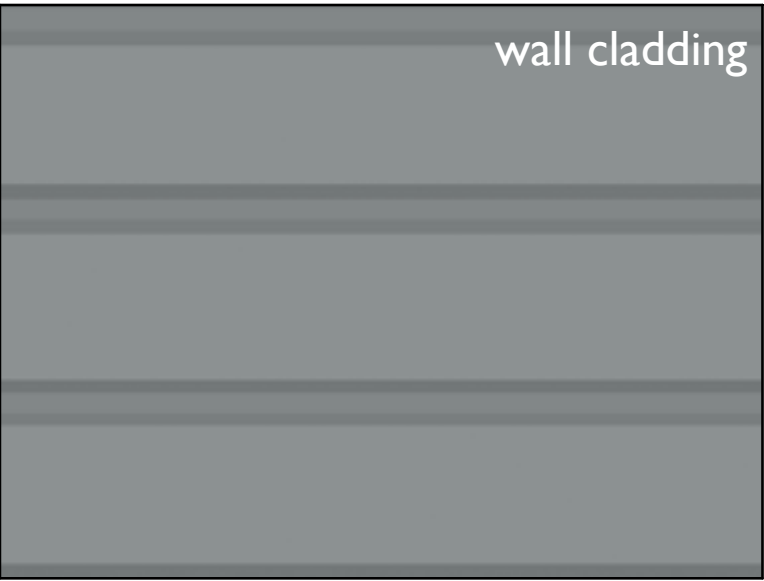


phillip street perspective

roof cladding



wall cladding



rear perspective



phillip street perspective

face brickwork



rear perspective



phillip street perspective

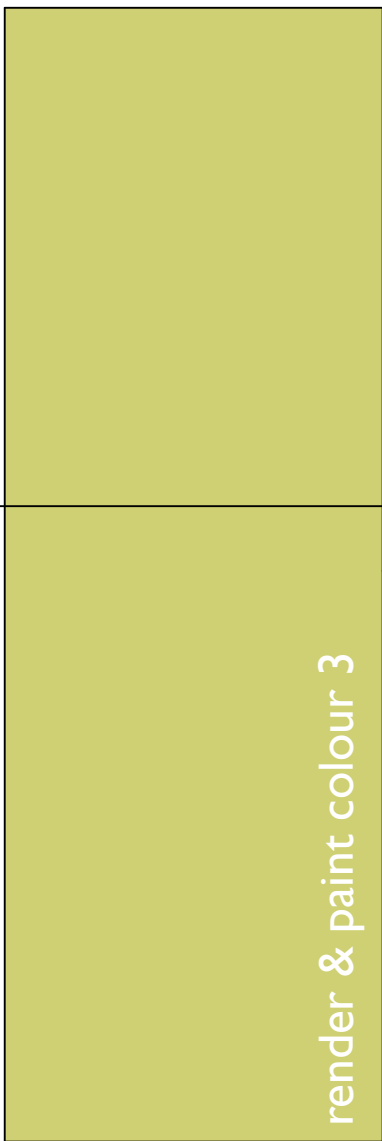
render & paint colour 1



render & paint colour 2



render & paint colour 3



render & paint colour 4



aerial perspective