

Development Application Architectural Drawing Set 14-16 Patricia St, Mays Hills



Drawing List

Sheet No.	Sheet Name	Revision
DA 0000	Cover Page / Drawing List	B
DA 0001	Development data	A
DA 1001	Context Analysis 1	A
DA 1002	Context Analysis 2	A
DA 1003	Site Analysis	A
DA 1004	Demolition Plan	A
DA 2000	Basement plan	B
DA 2100	Ground floor plan / site plan	C
DA 2101	Level 1 plan	B
DA 2102	Level 2 plan	B
DA 2103	Level 3 plan	B
DA 2104	Roof plan	A
DA 3100	East Elevation / Streetscape Elevation	A
DA 3101	North Elevation	A
DA 3102	West Elevation	A
DA 3103	South Elevation	A
DA 3200	Sections	A
DA 4100	Vew From Sun - Solar Access	A
DA 4101	View From Sun - Neighbouring Development	A
DA 4102	Shadow Diagrams - Southern Neighbour POS	A
DA 4103	Solar Access Diagrams	A
DA 4104	Cross Ventilation Diagrams	A
DA 4105	ADG Storage Diagrams	A
DA 4106	Adaptable Housing Plans	A
DA 4107	18-20 Patricia St - Typical Plans	A
DA 4108	View From Sun - Northern Permissable Envelope	A
DA 4109	10-12 Patricia St - Typical Plans	A
DA 4110	View From Sun - Increased North Setback	A
DA 4111	Communal Open Space - Solar Access	B
DA 4150	Height Plane Diagram	A
DA 4200	3D View - Patricia Street	A
DA 4300	External Finishes Schedule	A
N 01	Notification Cover	A
N 02	Site/Landscape Plan	A
N 03	Development Data	A
N 04	Elevations	A
N 05	Schedule of Finishes	A
N 06	Shadow Diagrams	A



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission
B	21/1/22	Additional information

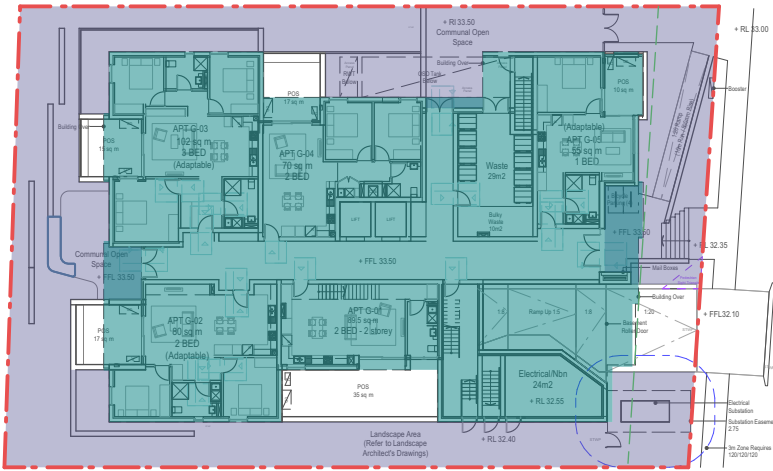
Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres.
Confirm all dimensions on site prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.

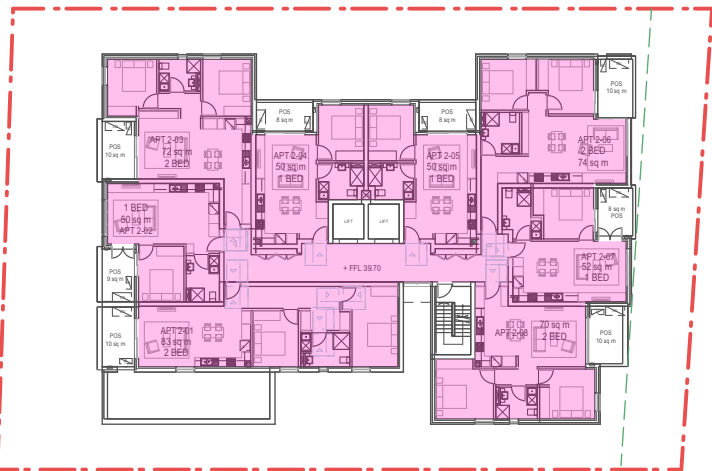
PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 0000
DWG Cover Page / Drawing List				REVISION
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	B

DEVELOPMENT DATA

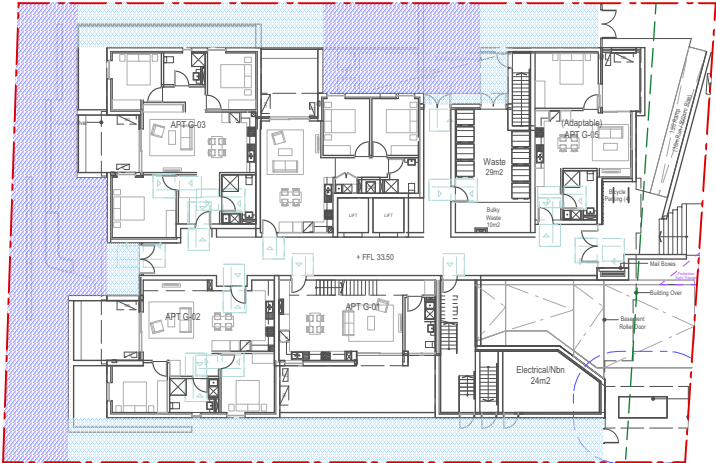
	1 bed	2 bed	3 Bed	Total	Cross ventilation	Solar Access 2hr	GFA
Level 3	4	4		8	7	8	574
Level 2	4	4		8	4	5	574
Level 1	4	4		8	4	5	611
Ground	1	3	1	5	3	2	524
Total	13	15	1	29	18	20	2283
Mix	45%	52%	3%				
				Required:	Proposed:		
Car spaces	5.2	7.5	1	13.7	14		
Site area	1394 m2						
GFA	2283 m2						
FSR	1.64 :1						
Communal Open Space							
Control:		Requirement:			Proposed:		
Holroyd DCP	30% of site area	418.2 m2 (Minimum dimension 4m)			207 m2		
SEPP 65	25% of site area	348.5 m2 (Minimum dimension 3m)			402 m2		
Landscape Areas							
Site coverage	776 m2			55.7%			
Landscape area	551 m2			39.5%			
Deep soil	440 m2			31.6%			



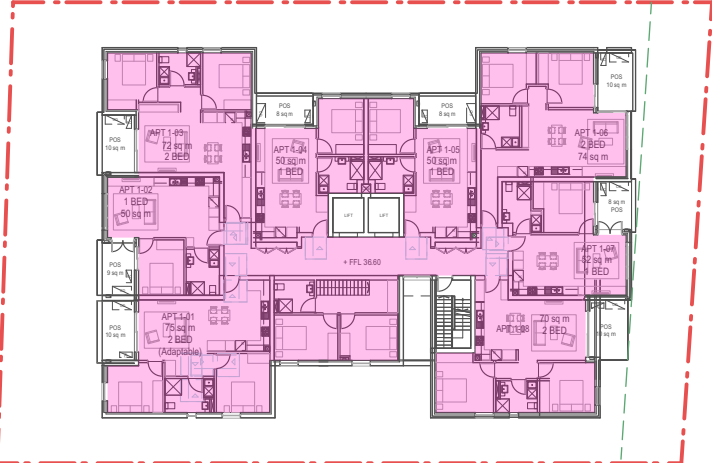
Site Coverage and Landscape Area



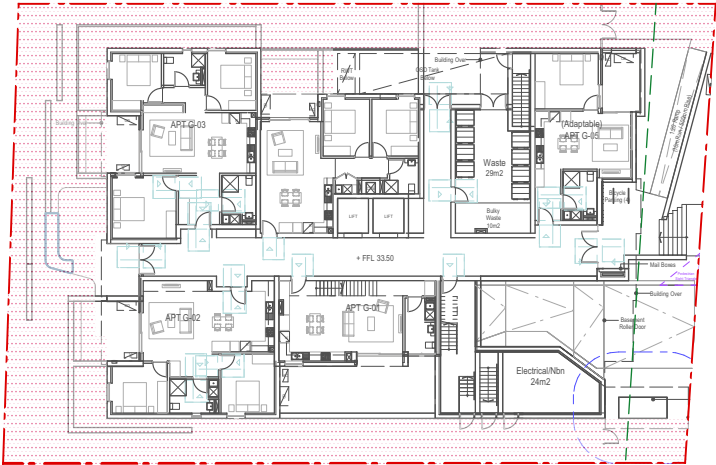
Level 02 and 03 GFA



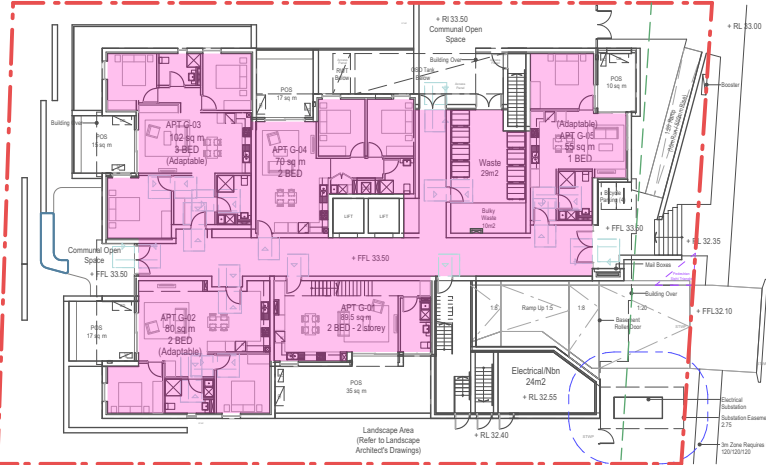
Communal Open Space



Level 01 GFA



Deep Soil Area



Ground Floor GFA

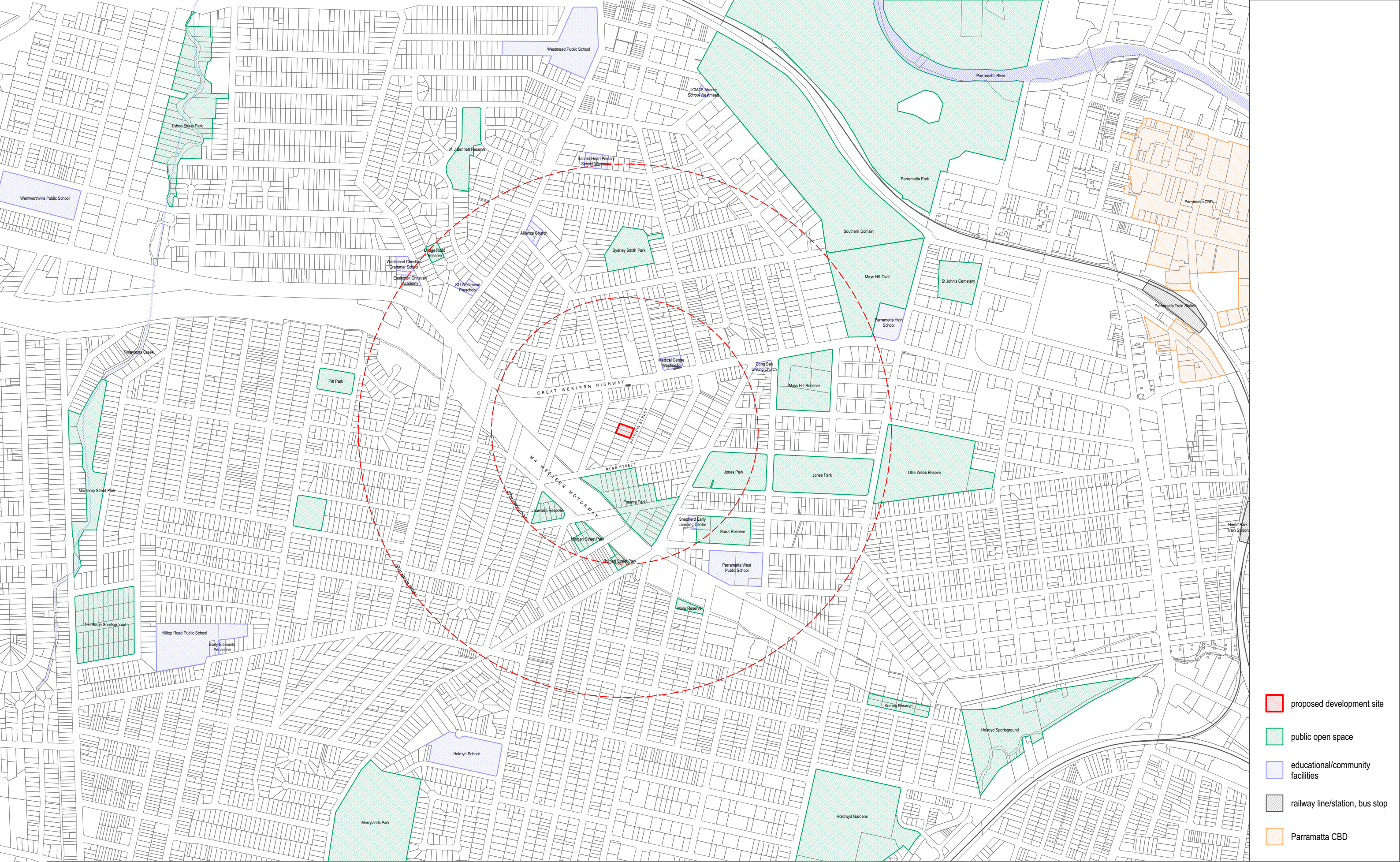
ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 0001
DWG Development data				REVISION A
SCALE @ A3 1:500	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



- proposed development site
- public open space
- educational/community facilities
- railway line/station, bus stop
- Parramatta CBD



McGregor
Westlake
Architecture

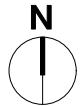
ABN 74 090 136 066
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151
www.mwarchitects.com.au

NSW ARB Reg. No. 7243
studio@mwarchitects.com.au
© Copyright

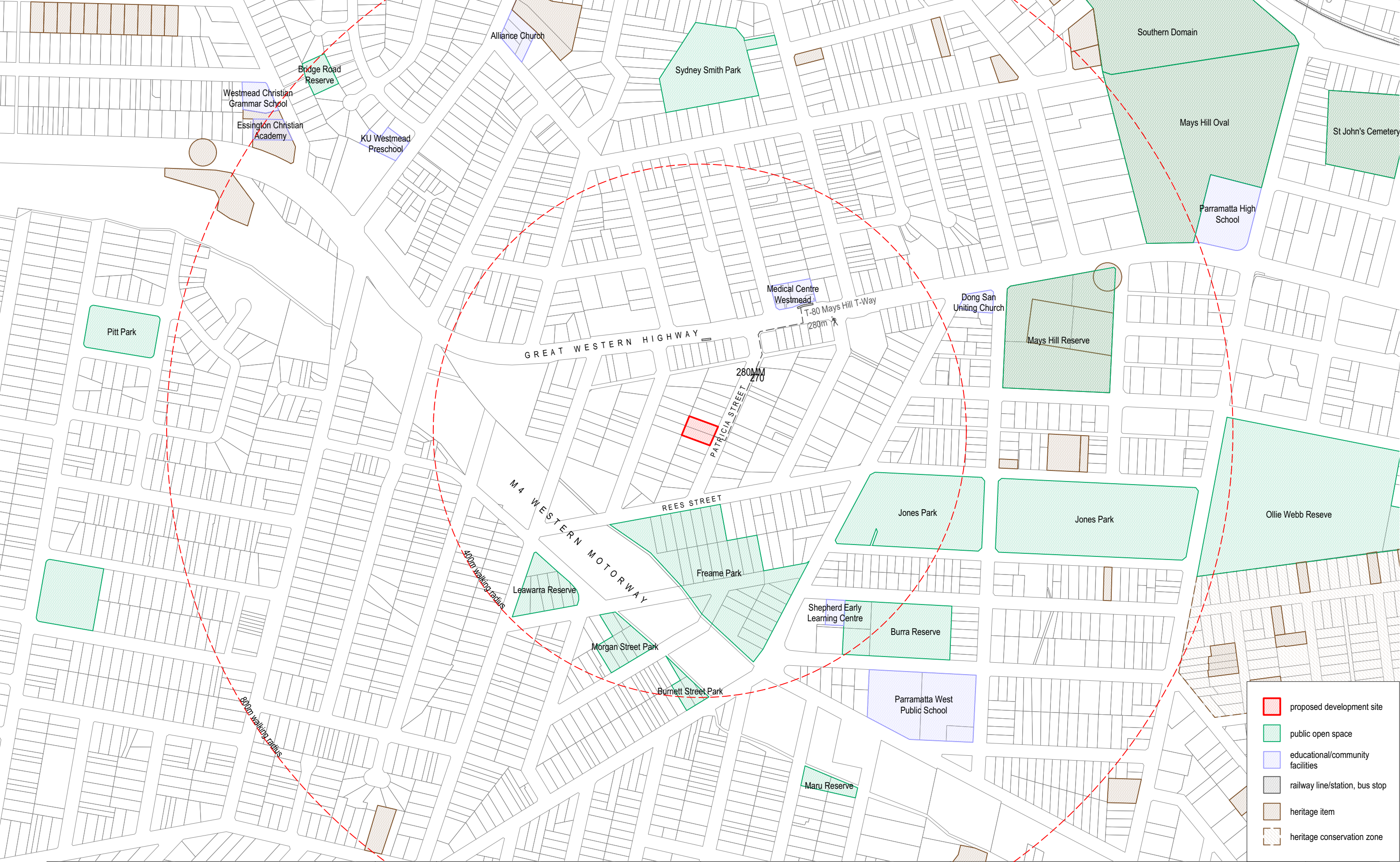
ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 1001
DWG Context Analysis 1				REVISION A
SCALE @ A3 1:10000	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



- proposed development site
- public open space
- educational/community facilities
- railway line/station, bus stop
- heritage item
- heritage conservation zone



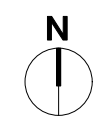
**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

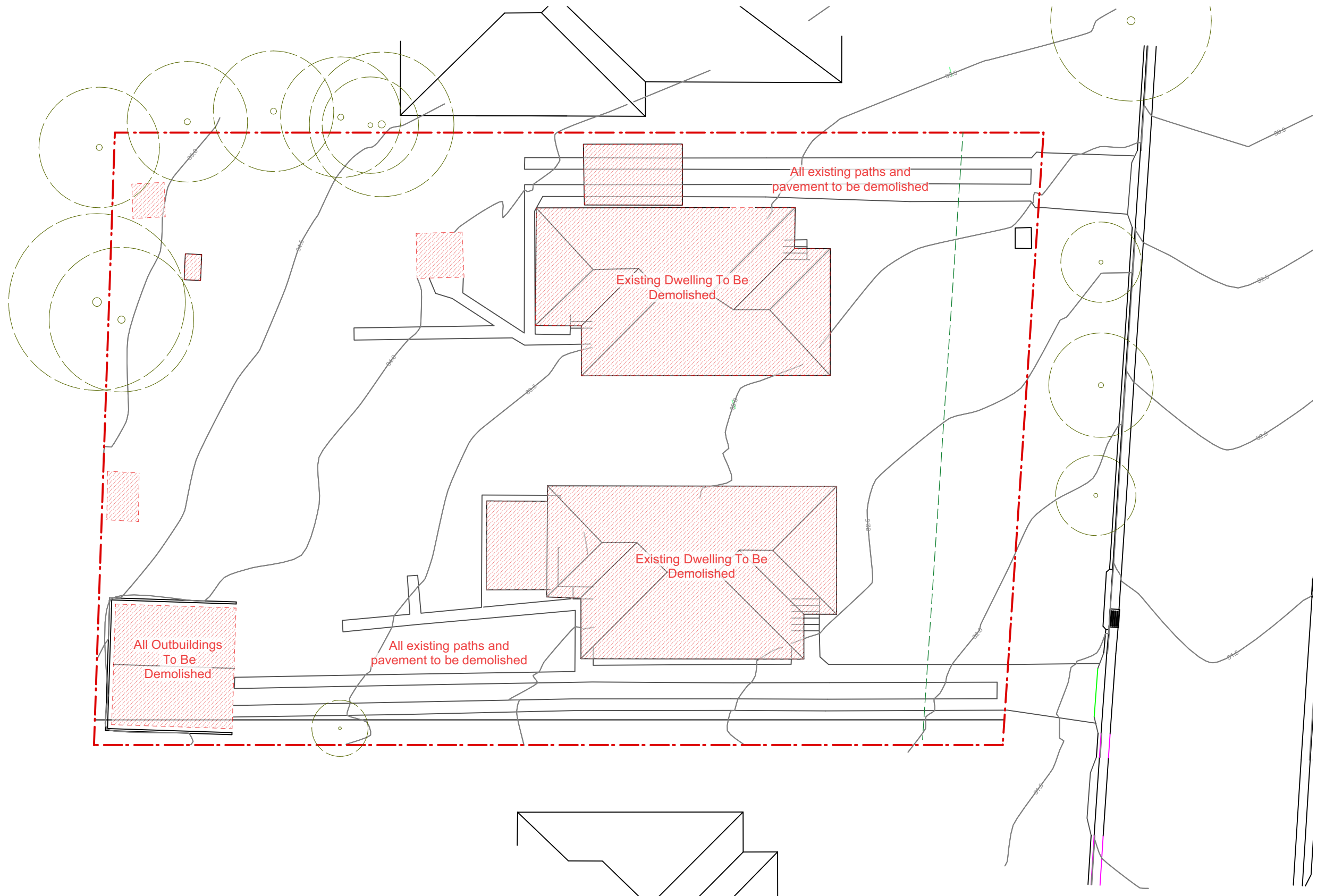
ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 1002
DWG Context Analysis 2				REVISION A
SCALE @ A3 1:5000	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

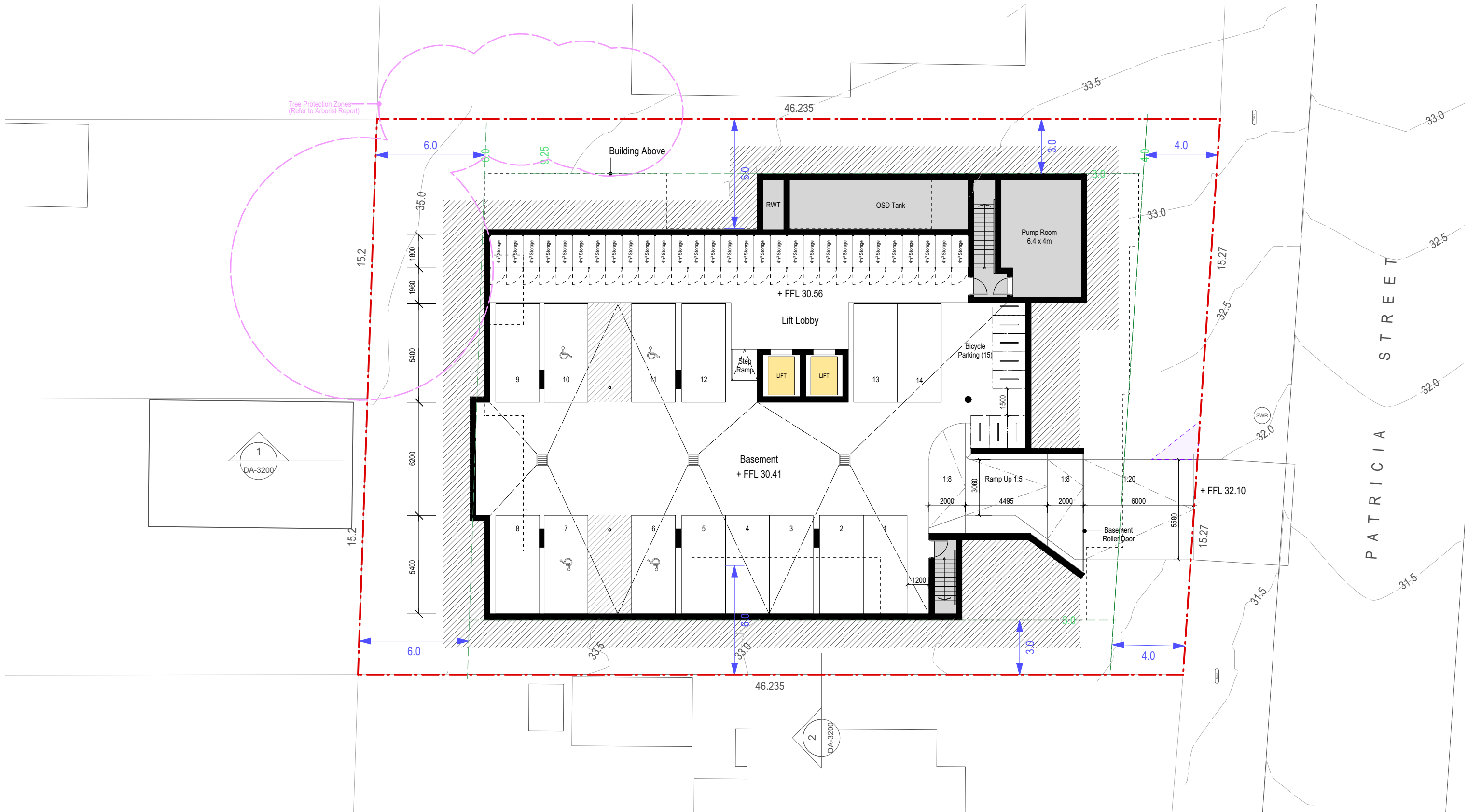
ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres.
Confirm all dimensions on site prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.



PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 1004
DWG Demolition Plan				REVISION A
SCALE @ A3 1:500	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



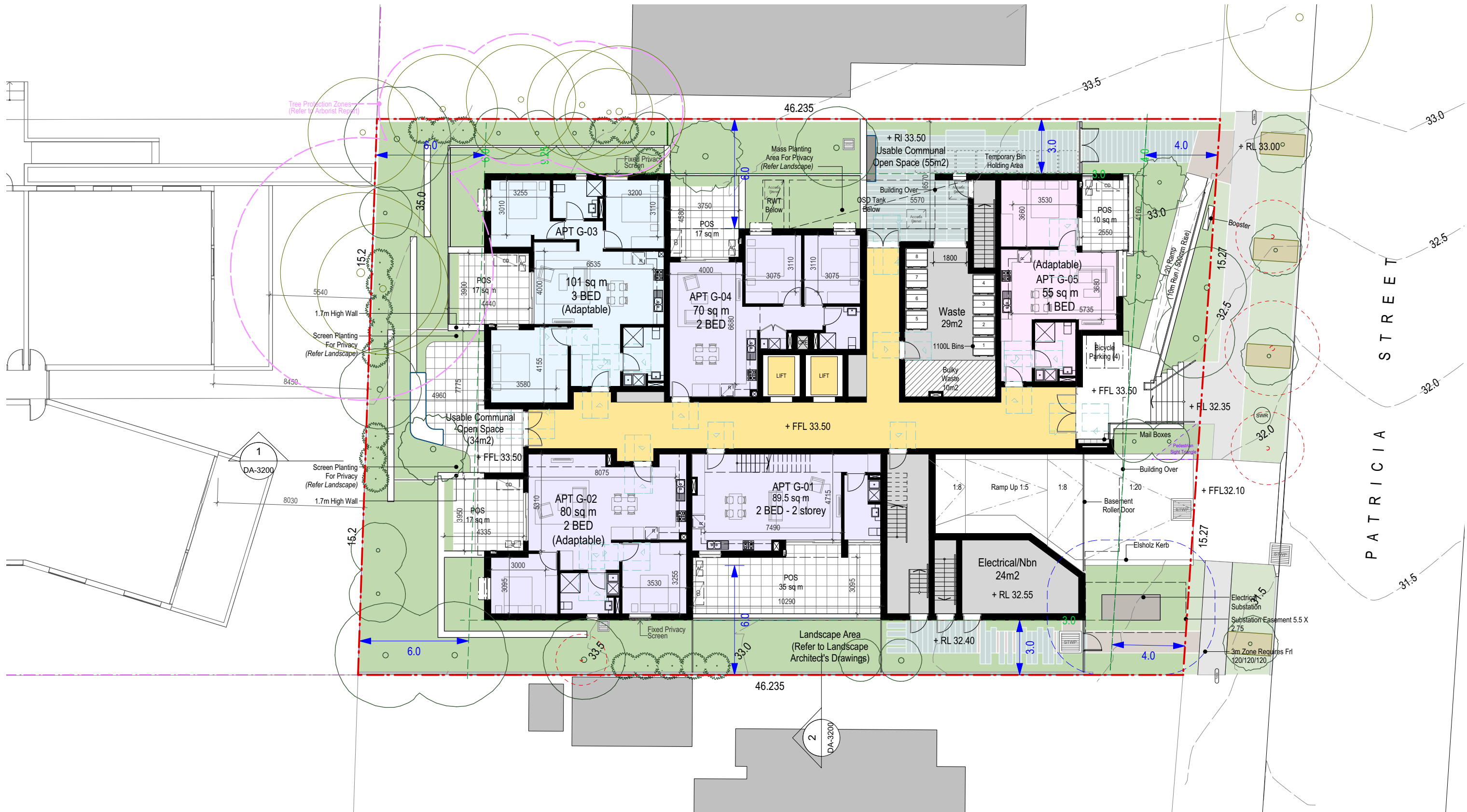
ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission
B	17/1/22	Additional Information

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 2000
DWG Basement plan				REVISION B
SCALE @ A3 1:200	DRAWN TD	CHKD PM	PLOT DATE 17/1/22	



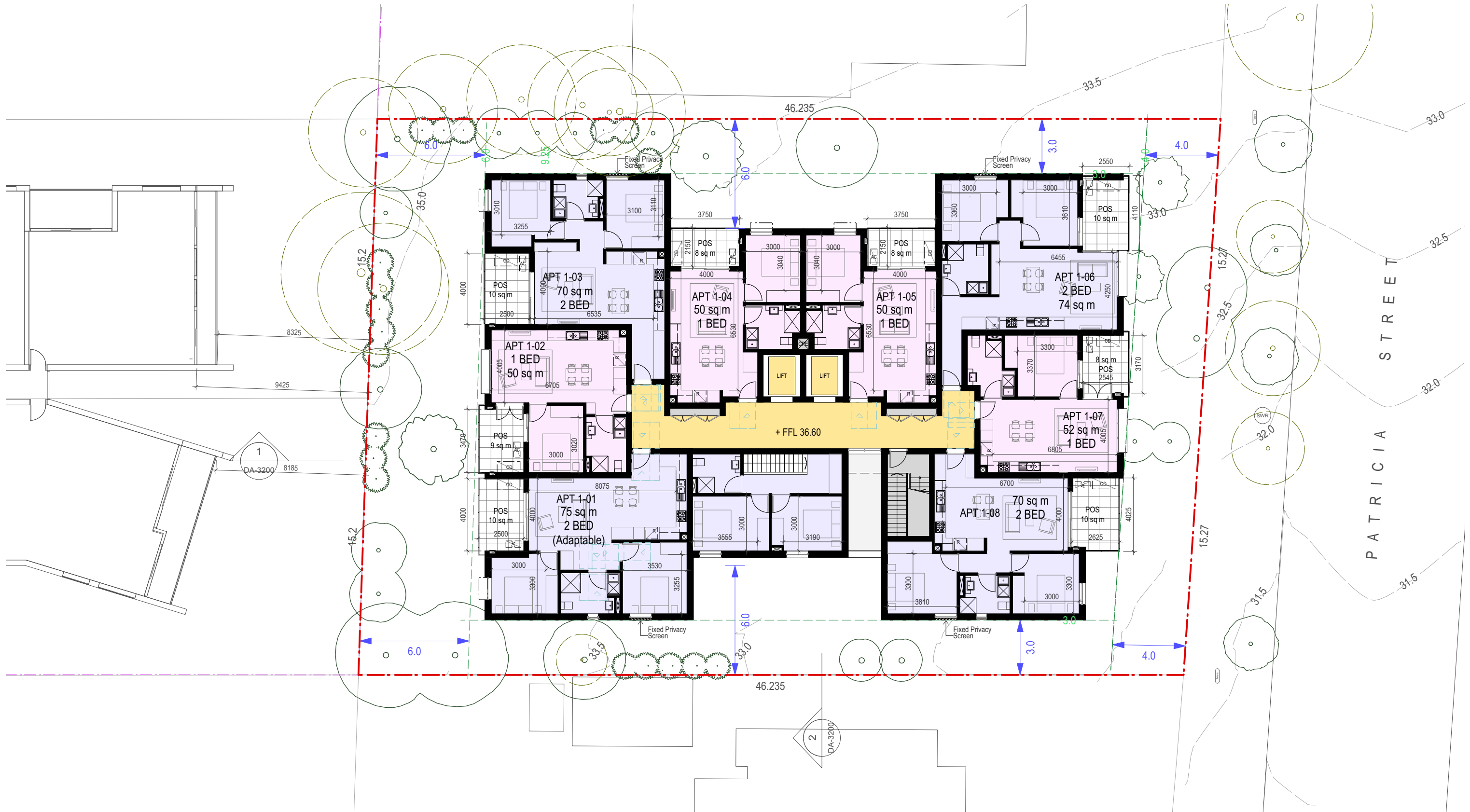
ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission
B	21/12/21	Additional Information
C	17/1/22	Additional Information

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



PROJECT	14-16 Patricia Street, Mays Hill NSW			PROJECT #	210507
CLIENT	Land and Housing Corporation NSW			DWG #	DA 2100
DWG	Ground floor plan / site plan			REVISION	C
SCALE @ A3	1:200	DRAWN	TD	CHKD	PM
				PLOT DATE	17/1/22



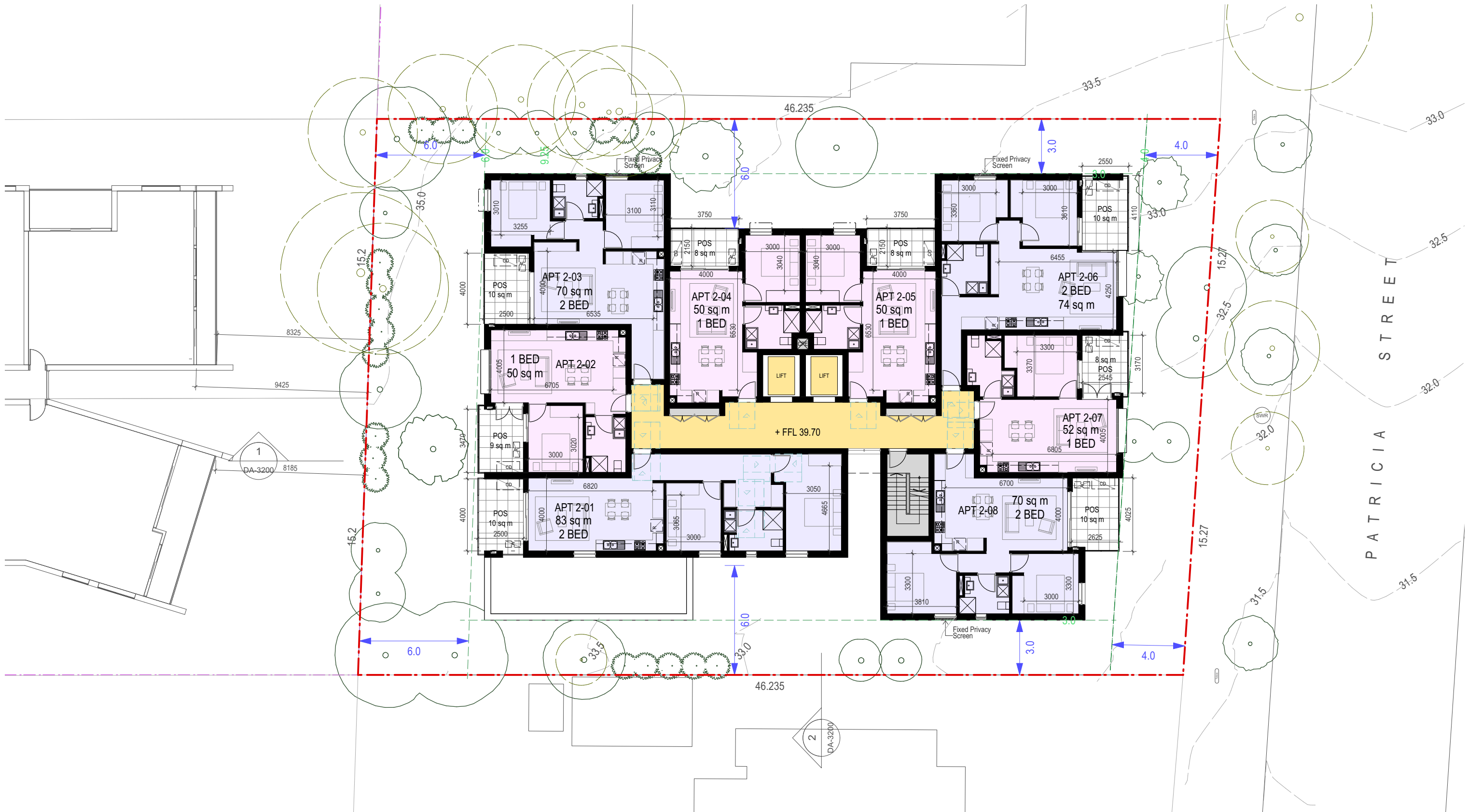
ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission
B	21/12/21	Additional Information

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 2101
DWG Level 1 plan				REVISION B
SCALE @ A3 1:200	DRAWN TD	CHKD PM	PLOT DATE 20/12/21	



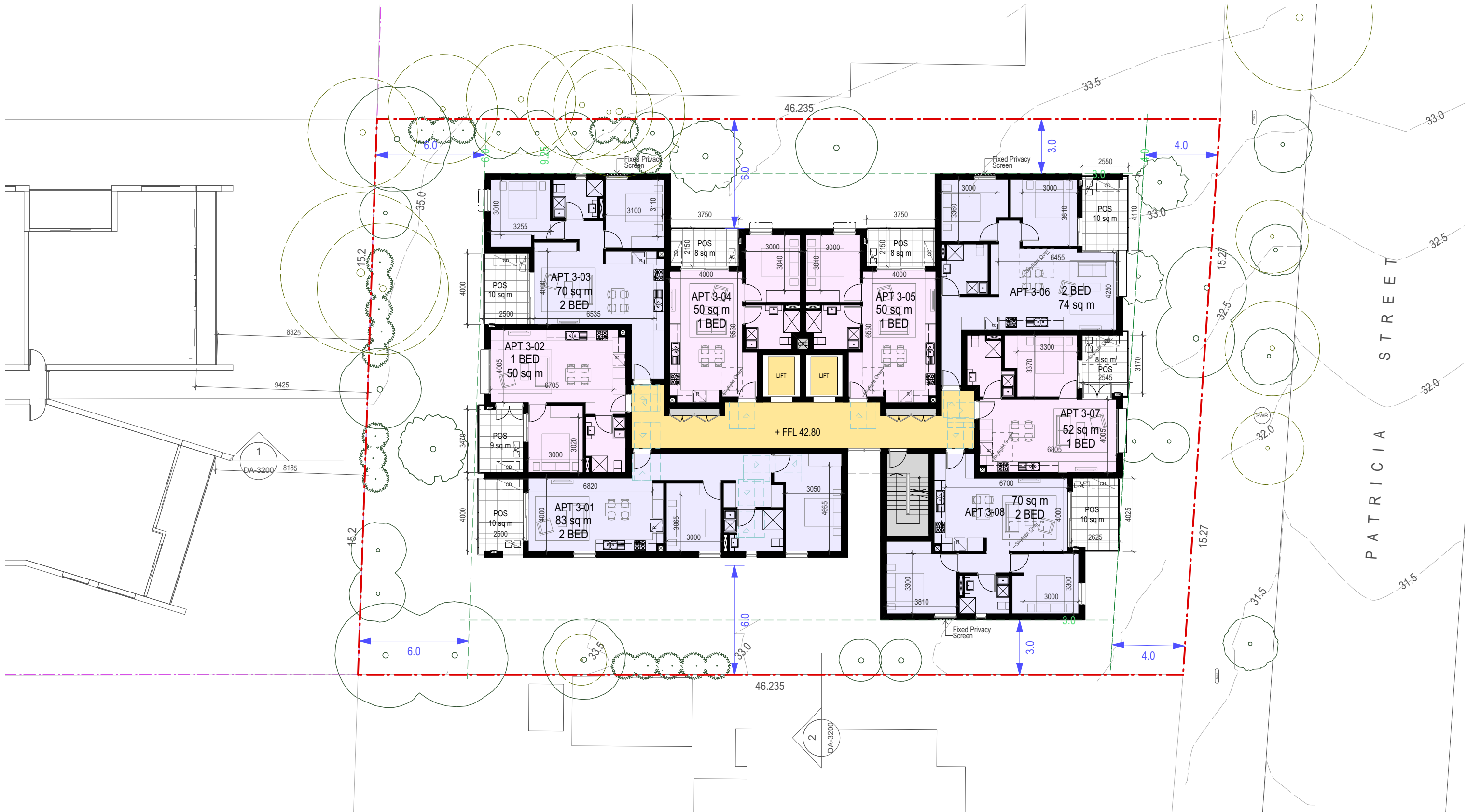
ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission
B	21/12/21	Additional Information

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



PROJECT	14-16 Patricia Street, Mays Hill NSW			PROJECT #	210507
CLIENT	Land and Housing Corporation NSW			DWG #	DA 2102
DWG	Level 2 plan			REVISION	B
SCALE @ A3	DRAWN	CHKD	PLOT DATE		
1:200	TD	PM	20/12/21		



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

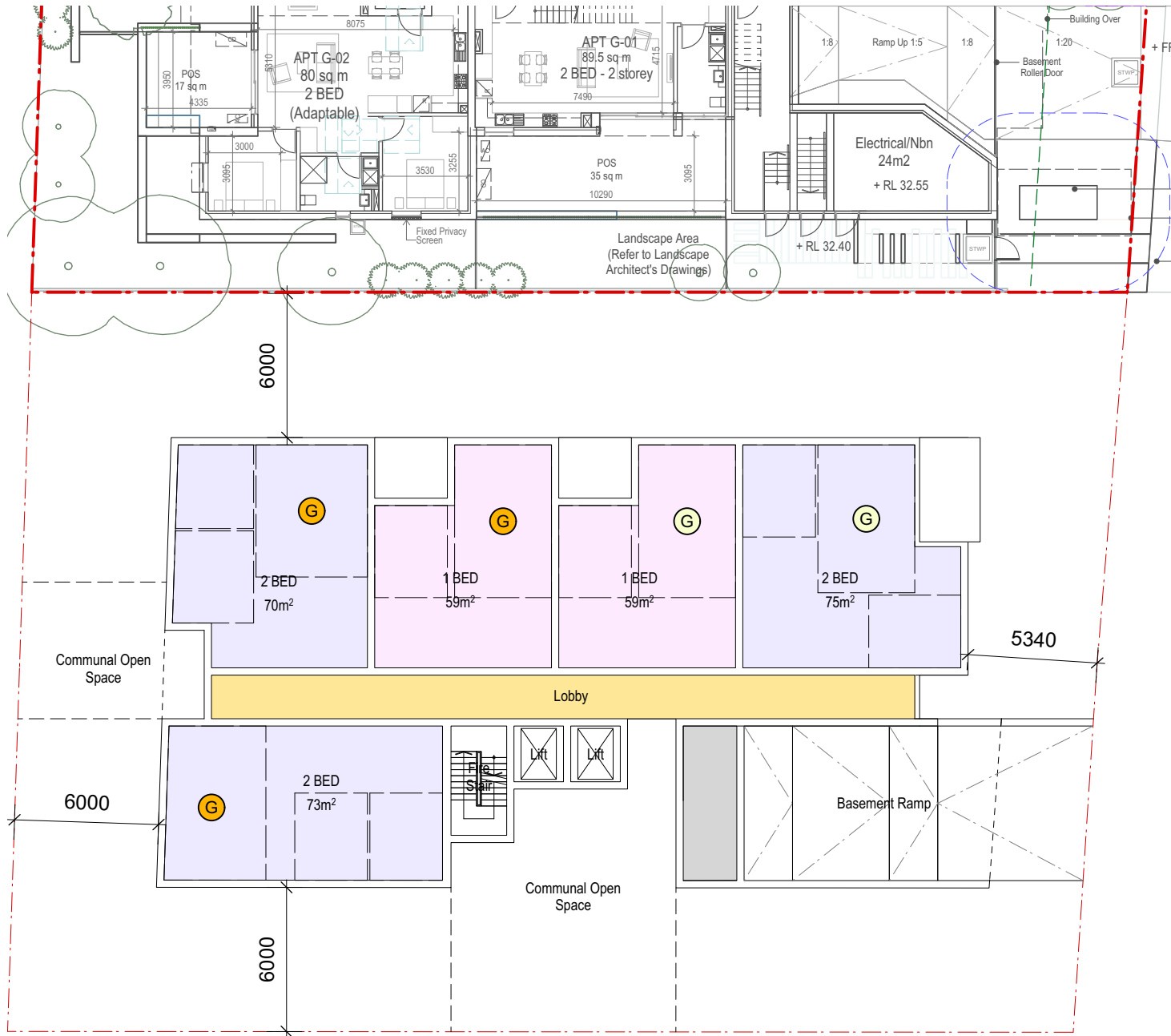
ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission
B	21/12/21	Additional Information

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres.
Confirm all dimensions on site prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.



PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 2103
DWG Level 3 plan				REVISION B
SCALE @ A3 1:200	DRAWN TD	CHKD PM	PLOT DATE 20/12/21	



Indicative Ground Floor Plan
18-20 Patricia St



Indicative Typical Floor Plan - Levels 1-3
18-20 Patricia St

Site Area: 1360m2 (approx.)
FSR: 1.2:1
Allowable GFA: 1,632m2

GFA Summary:
Ground 406 5 Units
Level 1 471 6 Units
Level 2 471 6 Units
Level 3 471 6 Units

Total: 1,819m2 23 Units
Achievable FSR: 1.33:1

ADG Solar Access Requirement 70% = 16 units
Apartments receiving 2hr+ Solar Access: **17 Units (74%)**
Refer to sheet DA 4101 for Sun's Eye Views

- (X) Letter/Number Denotes Floor
- (G) Future SOU Receiving <2hr Solar Access (9am-3pm)
- (1 2 3) Future SOU Receiving >2hr Solar Access (9am-3pm)



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	21/12/21	Additional Information

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.

PROJECT	14-16 Patricia Street, Mays Hill NSW			PROJECT #	210507
CLIENT	Land and Housing Corporation NSW			DWG #	DA 4107
DWG	18-20 Patricia St - Typical Plans			REVISION	A
SCALE @ A3	DRAWN	CHKD	PLOT DATE		
NTS	TD	PM	20/12/21		



- IC Insitu Concrete
- BR1 Brick Type 1
- BR2 Brick Type 2
- BR3 Brick Type 3
- BR4 Brick Type 4
- MB1 Metal Balustrade Type 1
- MB2 Metal Balustrade Type 2
- MS1 Metal Screen Type 1: Balcony Screen
- MS2 Metal Screen Type 2: Window Screen
- MS3 Metal Screen Type 3: Garage Door



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE			PROJECT				PROJECT #	
A			14-16 Patricia Street, Mays Hill NSW				210507	
DATE			CLIENT				DWG #	
2/11/21			Land and Housing Corporation NSW				DA 3100	
REVISION			DWG				REVISION	
Development Application Submission			East Elevation / Streetscape Elevation				A	
			SCALE @ A3	DRAWN	CHKD	PLOT DATE		
			1:200	TD	PM	02/11/21		

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



- IC Insitu Concrete
- BR1 Brick Type 1
- BR2 Brick Type 2
- BR3 Brick Type 3
- BR4 Brick Type 4
- MB1 Metal Balustrade Type 1
- MB2 Metal Balustrade Type 2
- MS1 Metal Screen Type 1: Balcony Screen
- MS2 Metal Screen Type 2: Window Screen
- MS3 Metal Screen Type 3: Garage Door



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 3101
DWG North Elevation				REVISION A
SCALE @ A3 1:200	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



- IC Insitu Concrete
- BR1 Brick Type 1
- BR2 Brick Type 2
- BR3 Brick Type 3
- BR4 Brick Type 4
- MB1 Metal Balustrade Type 1
- MB2 Metal Balustrade Type 2
- MS1 Metal Screen Type 1: Balcony Screen
- MS2 Metal Screen Type 2: Window Screen
- MS3 Metal Screen Type 3: Garage Door



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres.
Confirm all dimensions on site prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 3102
DWG West Elevation				REVISION A
SCALE @ A3 1:200	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



- IC Insitu Concrete
- BR1 Brick Type 1
- BR2 Brick Type 2
- BR3 Brick Type 3
- BR4 Brick Type 4
- MB1 Metal Balustrade Type 1
- MB2 Metal Balustrade Type 2
- MS1 Metal Screen Type 1: Balcony Screen
- MS2 Metal Screen Type 2: Window Screen
- MS3 Metal Screen Type 3: Garage Door



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres.
Confirm all dimensions on site prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 3103
DWG South Elevation				REVISION A
SCALE @ A3 1:200	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	

15m Height plane

+ RL 46.85 parapet

+ RL 46.0 roof

+ RL 42.8 level 3

+ RL 39.7 level 2

+ RL 36.6 level 1

+ RL 33.5 ground

+ RL 30.41 basement



1 Long Section

15m Height plane

+ RL 46.85 parapet

+ RL 46.0 roof

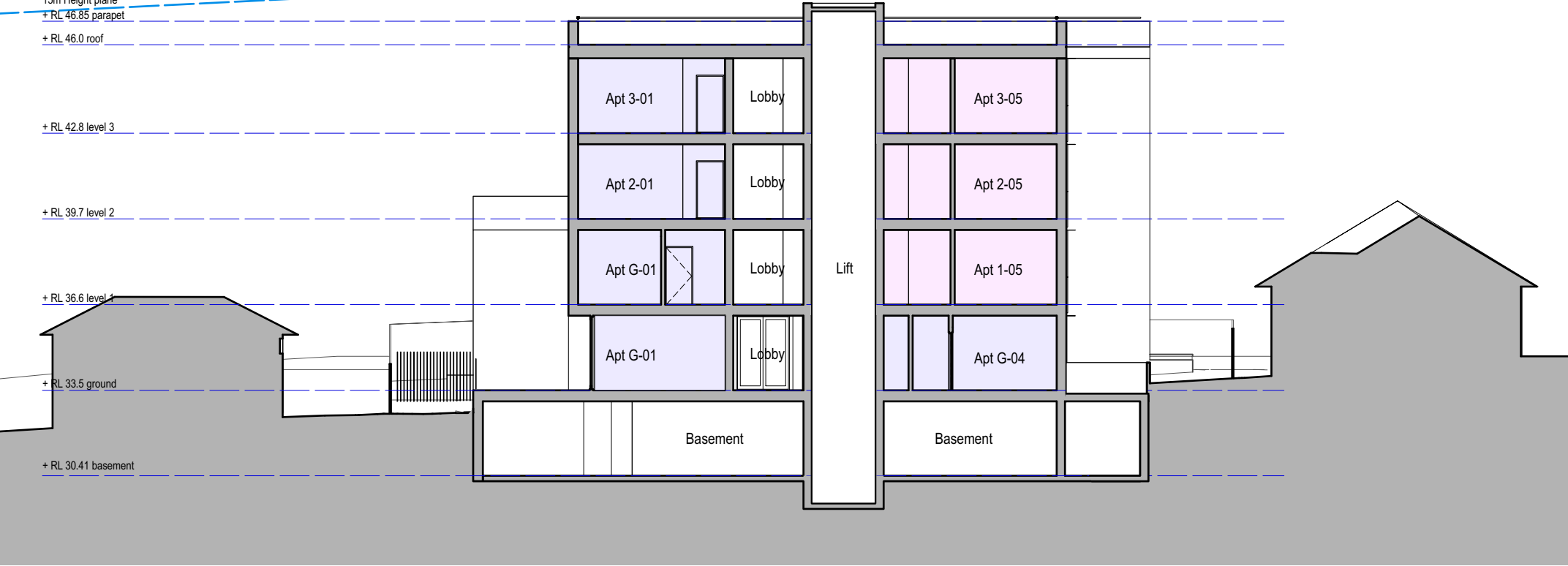
+ RL 42.8 level 3

+ RL 39.7 level 2

+ RL 36.6 level 1

+ RL 33.5 ground

+ RL 30.41 basement



2 Short Section



**McGregor
Westlake
Architecture**

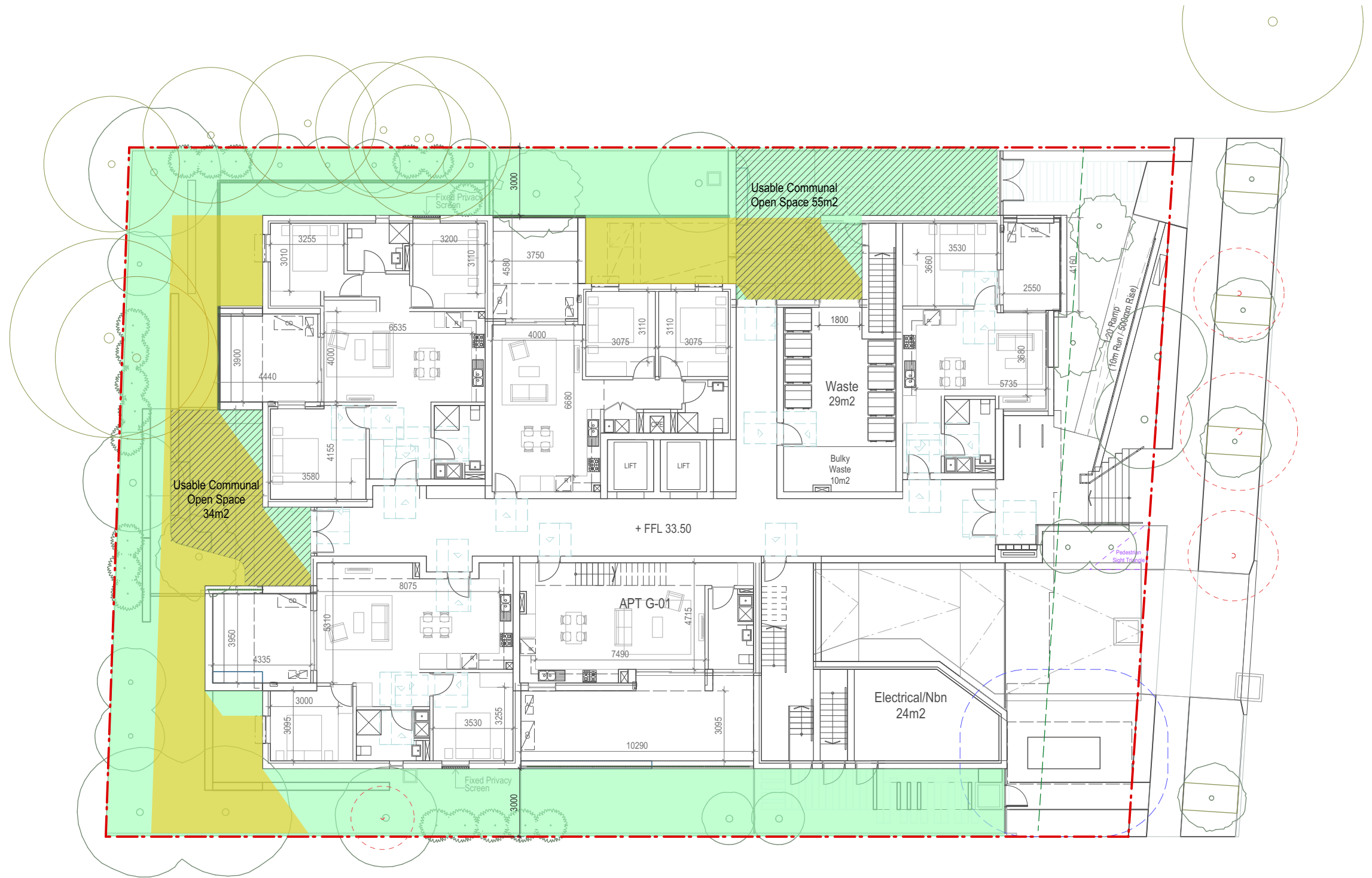
ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 3200
DWG Sections				REVISION A
SCALE @ A3 1:200	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	

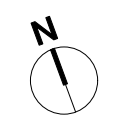


Communal Open Space (ADG)	419m2
Communal Open Space Receiving 2hr Sunlight	139m2 (33% of COS)
Primary Usable Communal Open Space	89m2 (21% of COS)
Primary Usable Communal Open Space Receiving 2hrs Sunlight (9am-3pm 21/6) Compliant with 50% Requirement (ADG Objective 3D-1 Design Criteria 2)	45m2 (51% of Primary COS)

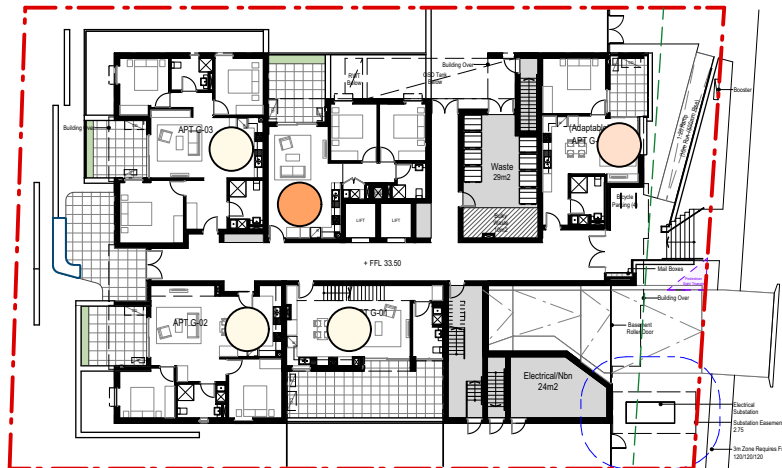
ISSUE	DATE	REVISION
A	21/12/21	Additional Information
B	17/1/22	Additional Information

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

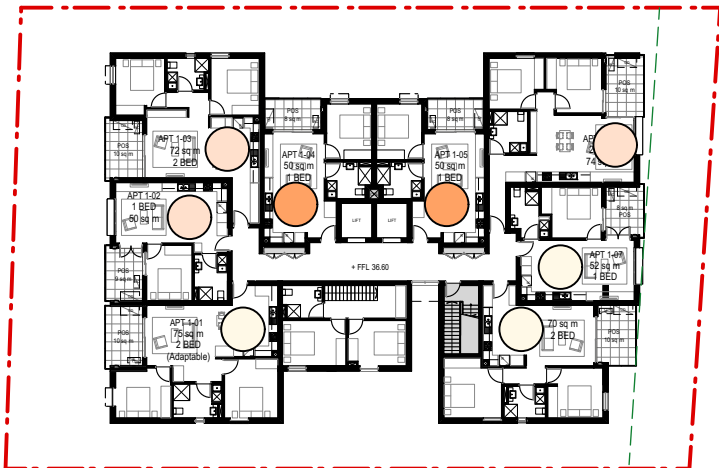
Dimensions in millimetres.
Confirm all dimensions on site prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.



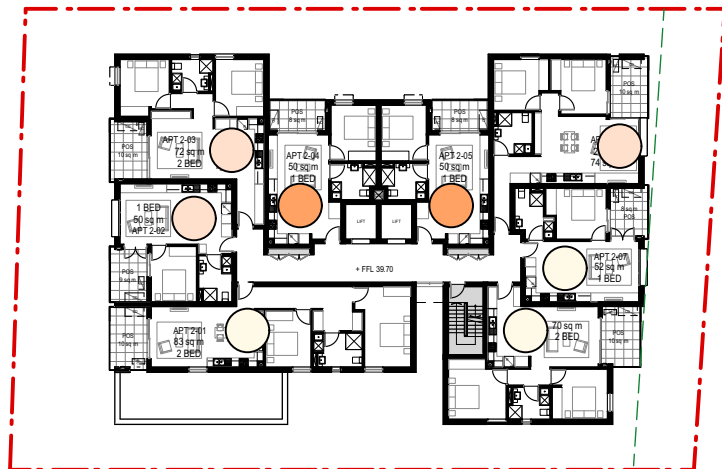
PROJECT	14-16 Patricia Street, Mays Hill NSW	PROJECT #	210507
CLIENT	Land and Housing Corporation NSW	DWG #	DA 4109
DWG	Communal Open Space - Solar Access	REVISION	B
SCALE @ A3	1:200	DRAWN	TD
CHKD	PM	PLOT DATE	17/1/22



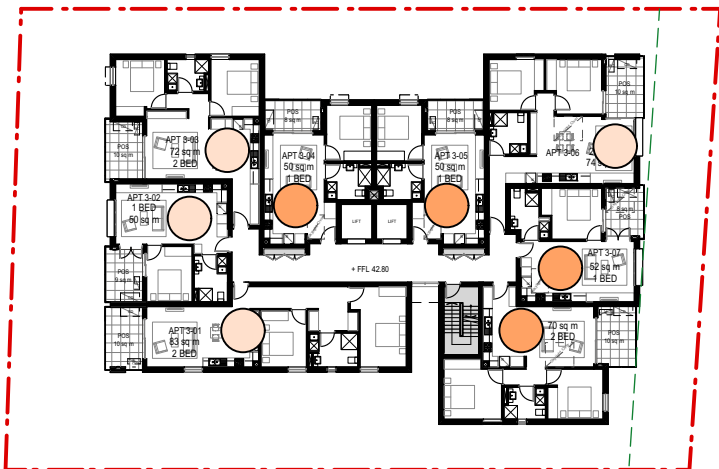
Ground Floor



First Floor



Second Floor



Third Floor

Solar Access Metrics							
Number of apartments						29 Apts	
Solar Access Requirements							
ADG	2 hours solar access		Target:	70%	20.3 Apts	Achieved	20 Apts 69%
ARHSEPP	3 hours solar access		Target:	70%	20.3 Apts	Achieved	9 Apts 31%
Total Compliant Living Rooms:			20				
Total Compliant Balcony/POS:			23				

Ground Floor			Level 01			Level 02			Level 03		
Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony	Apt	Living	Balcony
G-01	N	N	1-01	N	Y	2-01	N	Y	3-01	Y	Y
G-02	N	Y	1-02	Y	Y	2-02	Y	Y	3-02	Y	Y
G-03	N	Y	1-03	Y	Y	2-03	Y	Y	3-03	Y	Y
G-04	Y	Y	1-04	Y	Y	2-04	Y	Y	3-04	Y	Y
G-05	Y	Y	1-05	Y	Y	2-05	Y	Y	3-05	Y	Y
			1-06	Y	Y	2-06	Y	Y	3-06	Y	Y
			1-07	N	N	2-07	N	N	3-07	Y	Y
			1-08	N	N	2-08	N	N	3-08	Y	Y

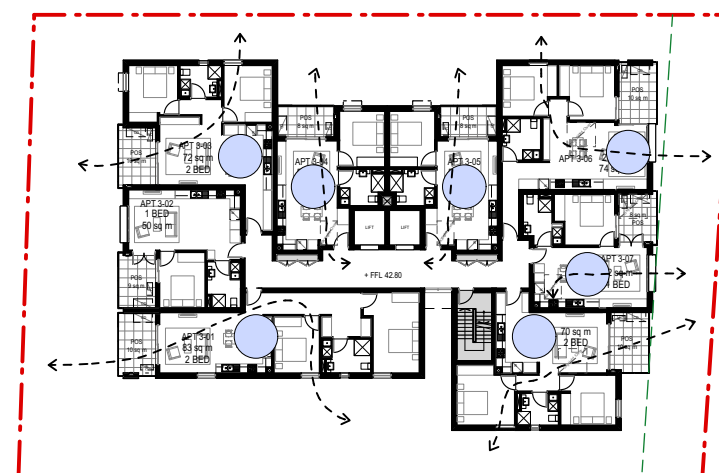
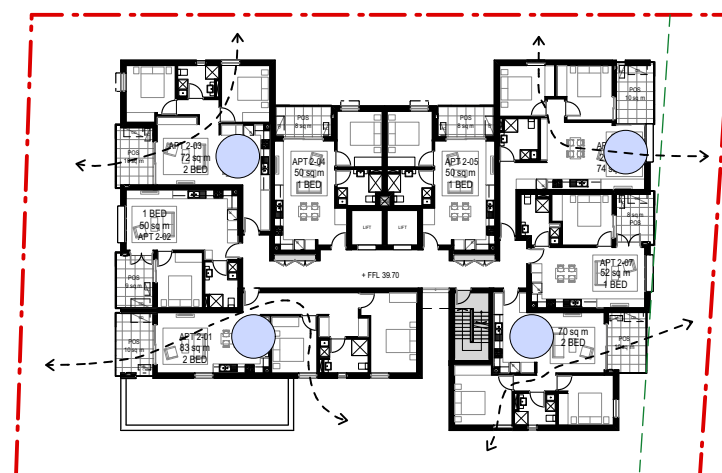
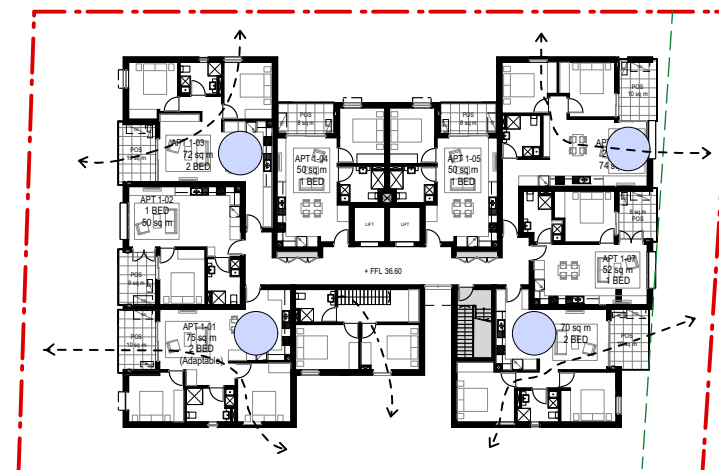
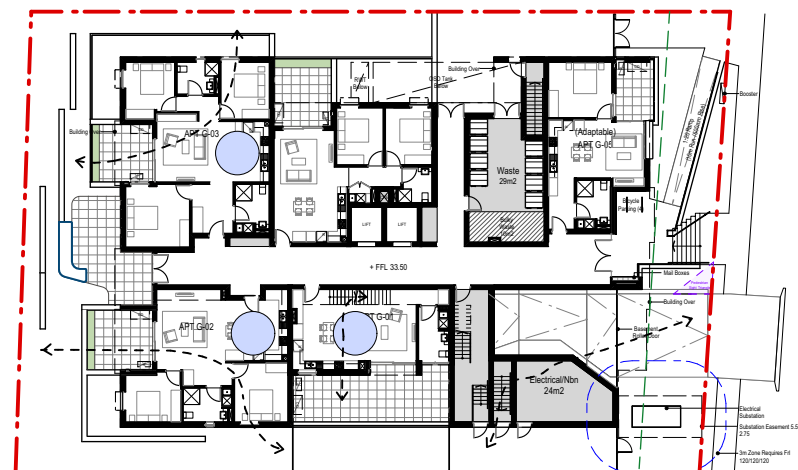
- Apartment receives <2hr Solar Access
- Apartment receives 2-3hr Solar Access
- Apartment receives 3+ hrs Solar Access

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4103
DWG Solar Access Diagrams				
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	REVISION A



Cross Ventilation Metrics

Number of apartments	29 Apts
----------------------	---------

Cross Ventilation Requirement

ADG	Target:	60%	17 Apts	Achieved	18 Apts	62%
-----	---------	-----	---------	----------	---------	-----

Ground Floor		First Floor		Second Floor		Third Floor	
Apt		Apt		Apt		Apt	
G-01	Y	1-01	Y	2-01	Y	3-01	Y
G-02	Y	1-02	N	2-02	N	3-02	N
G-03	Y	1-03	Y	2-03	Y	3-03	Y
G-04	N	1-04	N	2-04	N	3-04	N
G-05	Y	1-05	N	2-05	N	3-05	N
		1-06	Y	2-06	Y	3-06	Y
		1-07	N	2-07	N	3-07	Y
		1-08	Y	2-08	Y	3-08	Y

 Apartment naturally cross ventilates



ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing
--

Dimensions in millimetres.
Confirm all dimensions on site
prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4104
DWG Cross Ventilation Diagrams				
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	REVISION A

ADG Storage

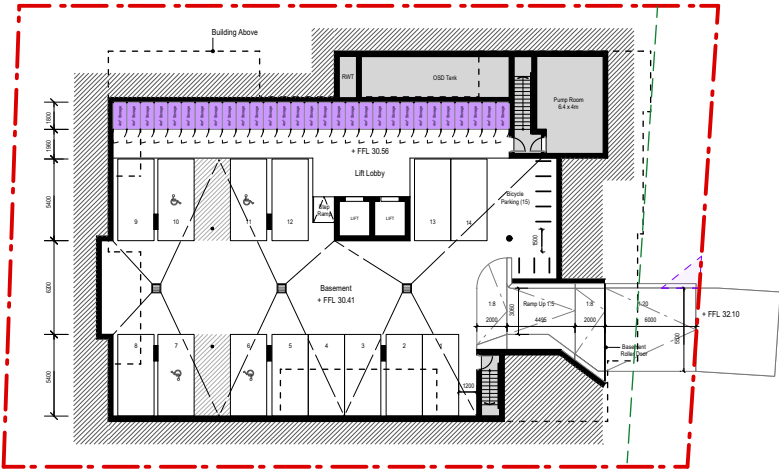
Storage Requirements					
	Beds	Internal	External		Required
	1 Bed	3	3		6m3
	2 Bed	4	4		8m3
	3 Bed	5	5		10m3

Ground Floor					
Apt	Beds	Internal	External	Total	Required
G-01	2	4.1m3	4m3	8.1m3	8m3
G-02	2	4.24m3	4m3	8.24m3	8m3
G-03	3	7m3	4m3	11m3	10m3
G-04	2	4.17m3	4m3	8.17m3	8m3
G-05	1	4.1m3	4m3	8.1m3	6m3

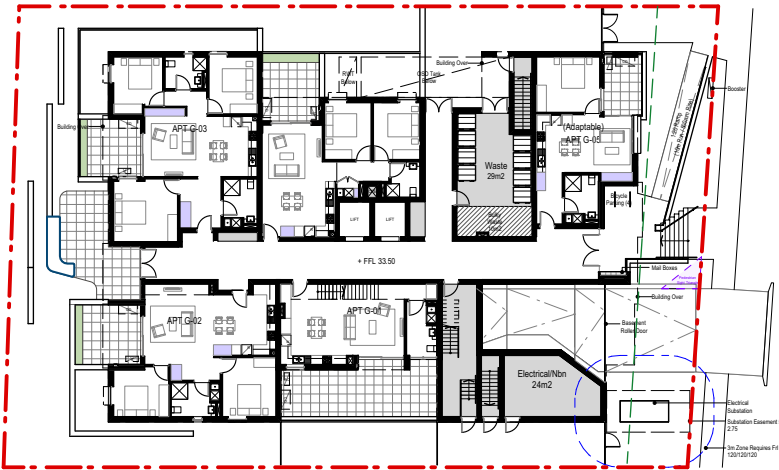
First Floor					
Apt	Beds	Internal	External	Total	Required
1-01	2	4.24m3	4m3	8.24m3	8m3
1-02	1	3.1m3	4m3	7.1m3	6m3
1-03	2	5.2m3	4m3	9.2m3	8m3
1-04	1	3.56m3	4m3	7.56m3	6m3
1-05	1	3.56m3	4m3	7.56m3	6m3
1-06	2	4.5m3	4m3	8.5m3	8m3
1-07	1	3.1m3	4m3	7.1m3	6m3
1-08	2	4.08m3	4m3	8.08m3	8m3

Second Floor					
Apt	Beds	Internal	External	Total	Required
2-01	2	7.6m3	4m3	11.6m3	8m3
2-02	1	3.1m3	4m3	7.1m3	6m3
2-03	2	5.2m3	4m3	9.2m3	8m3
2-04	1	3.56m3	4m3	7.56m3	6m3
2-05	1	3.56m3	4m3	7.56m3	6m3
1-06	2	4.5m3	4m3	8.5m3	8m3
1-07	1	3.1m3	4m3	7.1m3	6m3
1-08	2	4.08m3	4m3	8.08m3	8m3

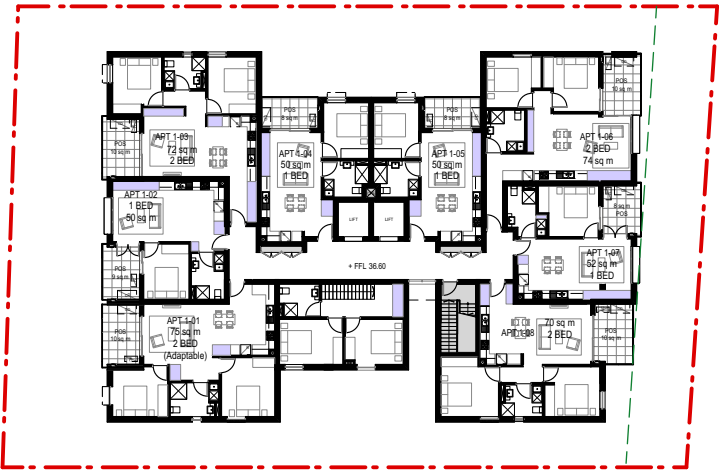
Third Floor					
Apt	Beds	Internal	External	Total	Required
3-01	2	7.6m3	4m3	11.6m3	8m3
3-02	1	3.1m3	4m3	7.1m3	6m3
3-03	2	5.2m3	4m3	9.2m3	8m3
3-04	1	3.56m3	4m3	7.56m3	6m3
3-05	1	3.56m3	4m3	7.56m3	6m3
3-06	2	4.5m3	4m3	8.5m3	8m3
3-07	1	3.1m3	4m3	7.1m3	6m3
3-08	2	4.08m3	4m3	8.08m3	8m3



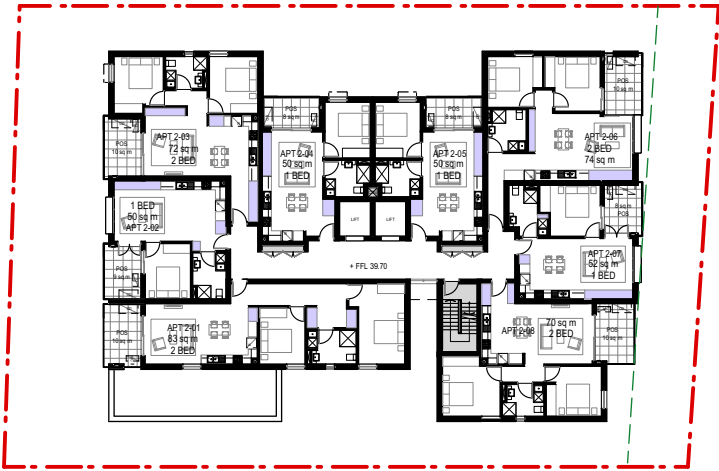
Basement



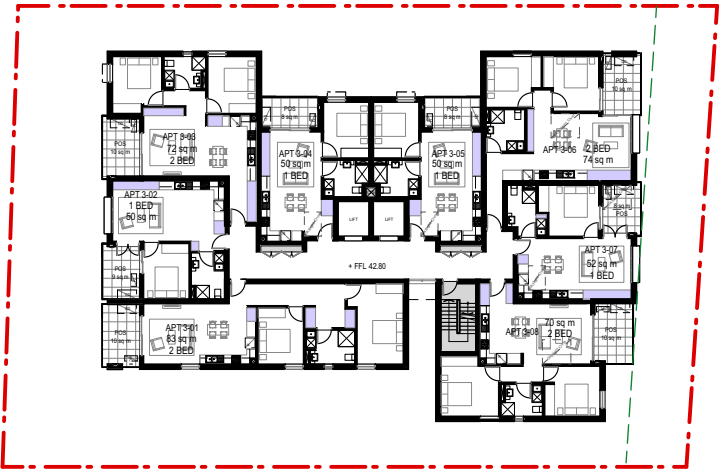
Ground Floor



First Floor



Second Floor



Third Floor



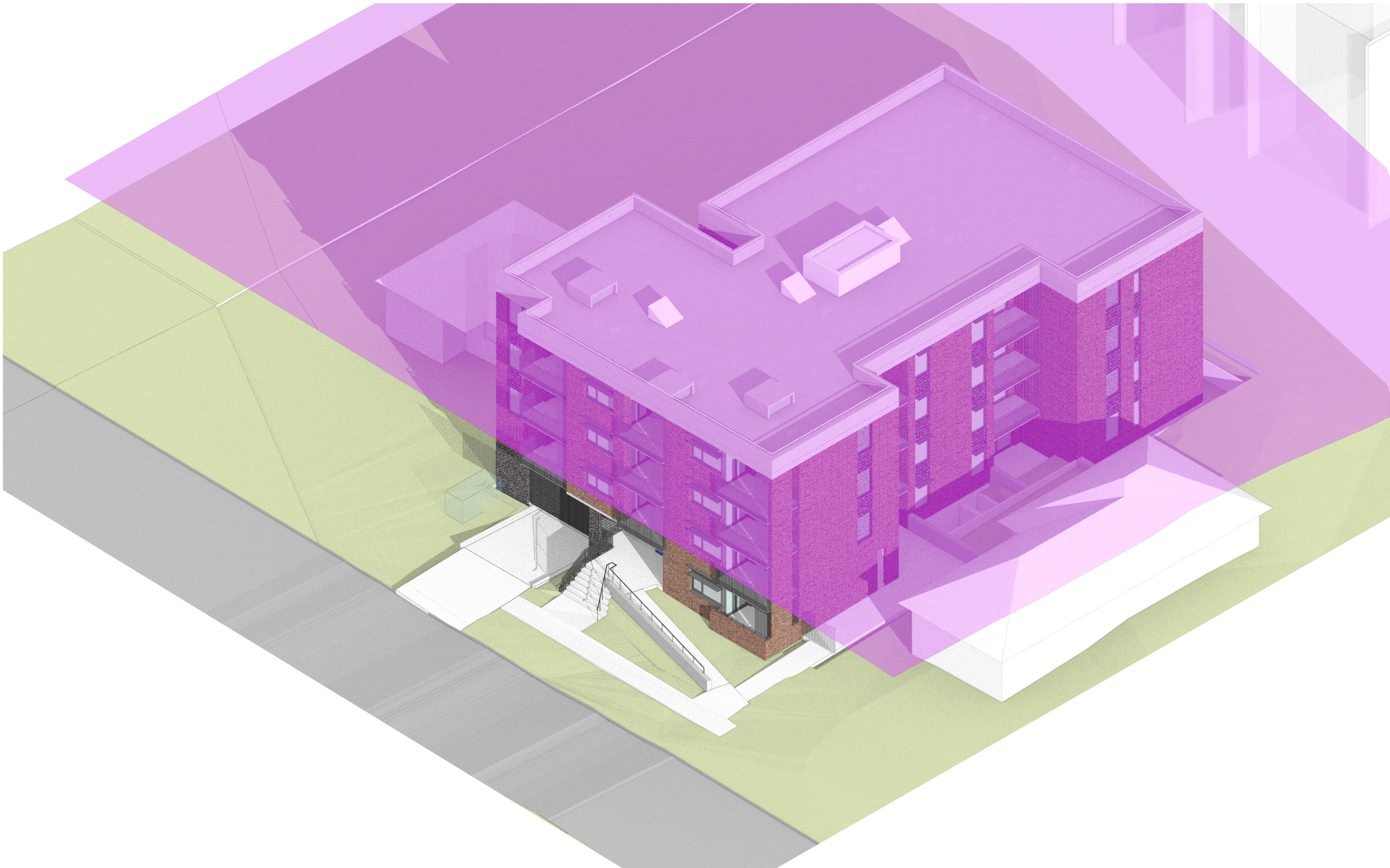
ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4105
DWG ADG Storage Diagrams				REVISION A
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.

PROJECT		14-16 Patricia Street, Mays Hill NSW		PROJECT #	210507
CLIENT		Land and Housing Corporation NSW		DWG #	DA 4150
DWG		Height Plane Diagram		REVISION	
SCALE @ A3	DRAWN	CHKD	PLOT DATE	A	
1:200	TD	PM	02/11/21		



**McGregor
Westlake
Architecture**

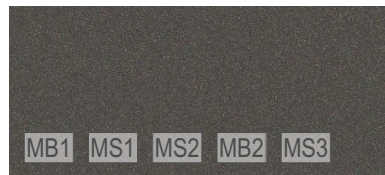
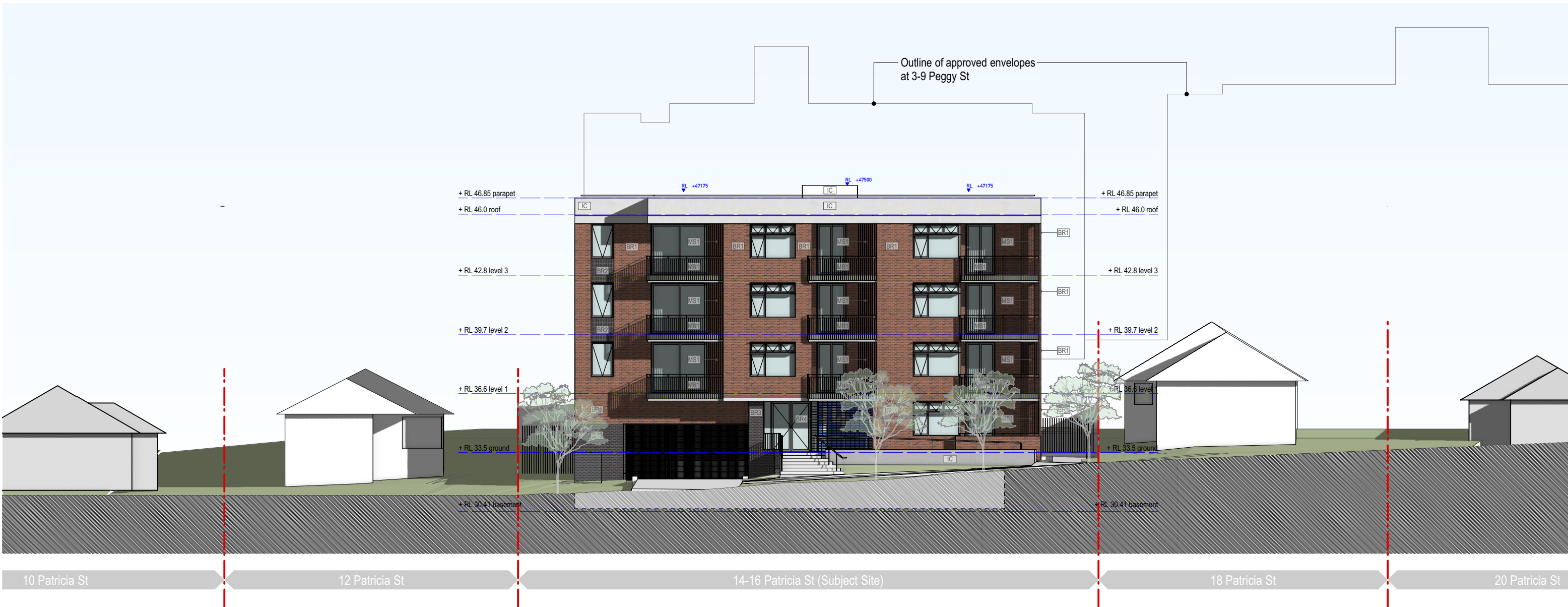
ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres.
Confirm all dimensions on site prior to commencing work.
Use figured dimensions only.
Do not scale.
If discrepancy exists notify architect.
If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4200
DWG 3D View - Patricia Street				REVISION A
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	



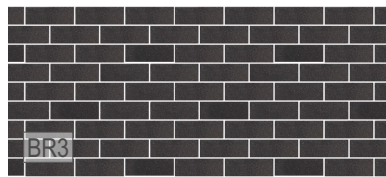
Powdercoated Aluminium
Dulux Electro® Venerable Silver Flat (Or Similar)
9067621K



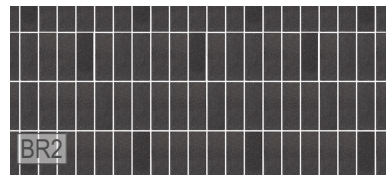
Insitu Concrete (Class 2)



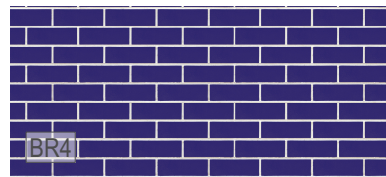
Brick Type 01
Austral Bowral 'Hilltop Blend' (Or Similar)



Brick Type 03
Austral Bowral 'Brahman Granite' (Or Similar)



Brick Type 02
Austral Bowral 'Brahman Granite' Soldier Bond
(Or Similar)



Brick Type 04
White + Blue Glazed Brick



**McGregor
Westlake
Architecture**

ABN 74 090 136 066 NSW ARB Reg. No. 7243
Level 4 68-72 Wentworth Avenue Surry Hills NSW 2010 Australia
T 612 9211 8151 studio@mwarchitects.com.au
www.mwarchitects.com.au © Copyright

ISSUE	DATE	REVISION
A	2/11/21	Development Application Submission

Comply with relevant Authorities requirements, the Building Code of Australia and all relevant Australian Standards when executing works described in this drawing

Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.

PROJECT 14-16 Patricia Street, Mays Hill NSW				PROJECT # 210507
CLIENT Land and Housing Corporation NSW				DWG # DA 4300
DWG External Finishes Schedule				REVISION A
SCALE @ A3 NTS	DRAWN TD	CHKD PM	PLOT DATE 02/11/21	

WINDOW SCHEDULE			
WINDOW	SILL LEVEL	HEAD LEVEL	COMMENT
①	36.02	37.14	Window
②	36.03	37.14	Window
③	36.01	37.13	Window
④	35.75	37.14	Window
⑤	36.01	37.12	Window
⑥	36.00	37.11	Window
⑦	36.01	37.12	Window
⑧	35.75	37.11	Window
⑨	34.83	35.37	Window
⑩	34.83	35.37	Window
⑪	33.70	35.36	Window

TREE SCHEDULE		
TREE No.	SPREAD/TRUNK DIA./HEIGHT	LEVEL
1	9/0.6/15	
2	3/0.15/4	33.65
3	8/0.4/9	33.44
4	5/0.3/6	32.30
5	8/0.35/8	32.72
6	6/0.2/7	35.28
7	7/0.2/8	35.10
8	6/0.2/7	35.14
9	6/0.2/9	34.77
10	6/0.15/7	34.68
11	5/0.15/7	34.61
12	7/0.2/8	34.57
13	4/0.2/5	31.91
14	5/0.2/6	32.12
15	4/0.2/5	32.54

- 1 THE LEVELS AND SURVEY DETAIL SHOWN HEREON HAVE BEEN DETERMINED BY TRIGONOMETRICAL METHODS AND ARE WITHIN THE GENERALLY ACCEPTED ACCURACY FOR SUCH A SURVEY.
- 2 ANY UTILITIES SHOWN HEREON HAVE BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND OFFICE CALCULATION. THE PLAN MAY NOT SHOW THE FULL EXTENT OF ABOVE GROUND STRUCTURES OR SUB SURFACE UTILITIES AND SHOULD NOT BE USED FOR LOCATING SUB SURFACE PIPES, CABLES, CONDUITS OR STRUCTURES. PRIOR TO ANY EXCAVATION OR CONSTRUCTION IT IS RECOMMENDED A FULL DIAL BEFORE YOU DIG SEARCH BE UNDERTAKEN BY CONTACTING DBYD ON PH. 1100 OR WWW.1100.COM.AU.
- 3 UNLESS OFFSETS HAVE BEEN SHOWN, THE RELATIONSHIP OF IMPROVEMENTS TO PROPERTY BOUNDARIES IS DIAGRAMMATIC ONLY. IF ANY WORK IS PLANNED WHICH RELIES ON CRITICAL SETBACKS FROM ANY BOUNDARY IT IS IMPERATIVE THAT FURTHER SURVEY WORK BE CARRIED OUT TO DETERMINE PROPERTY BOUNDARIES. DO NOT RELY ON SCALED DIMENSIONS.
- 4 THE LOT DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM PLANS SUPPLIED BY LAND REGISTRY SERVICES NSW.
- 5 THE SPREAD OF THE CROWN OF THE TREES SHOWN HEREON IS DIAGRAMMATIC ONLY BASED ON THE AVERAGE SPREAD OBSERVED ON SITE. IT IS RECOMMENDED THAT TREE SPREADS BE VERIFIED BY SITE INSPECTION SHOULD A DEVELOPMENT PROPOSAL BE AFFECTED BY TREES.
- 6 ALL LEVELS MUST BE REFERRED BACK TO BENCHMARK TOP OF KERB RL: 31.97 (A.H.D.)
- 7 NEITHER OF THE SUBJECT LOTS IS BENEFITED BY A DRAINAGE EASEMENT. ALL AREAS OF THE SITE CAN BE DRAINED TO BY EXISTING PIPED SYSTEM

THE ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN

(A) EASEMENT TO DRAIN WATER 1.25 WIDE (DP1259784)

SYMBOL LEGEND	
▲	BENCHMARK
ⓔ	ELECTRICAL PILLAR
ⓖ	GAS MAIN MARKER
ⓓ	GAS METER
ⓖ	GAS VALVE
ⓓ	HYDRANT POTABLE
ⓓ	SEWER INSPECTION POINT
ⓓ	SEWER MANHOLE
○	LIGHTPOLE
●	POWER POLE
ⓓ	SIGN
ⓓ	STOP VALVE POTABLE
ⓓ	TELSTRA PIT SINGLE
ⓓ	TELSTRA PIT DOUBLE
ⓓ	WATER METER
▲	SURVEY MARK (D.H. & W.)
ⓓ	PHOTO LOCATION & DIRECTION
ⓓ	TREE STUMP
ⓓ	CLOTHES LINE

SP 94490
4 STOREY UNIT BLOCK
11-15 PEGGY STREET
ROOF RL:47.97

BOUNDARY CO-ORDINATES		
DATUM: M.G.A.2020 DATED: 12/03/21		
COR.	EASTING	NORTHING
A	313725.616	6255927.355
B	313769.007	6255911.397
C	313719.868	6255913.230
D	313762.792	6255897.444
E	313714.121	6255899.106
F	313756.578	6255883.492

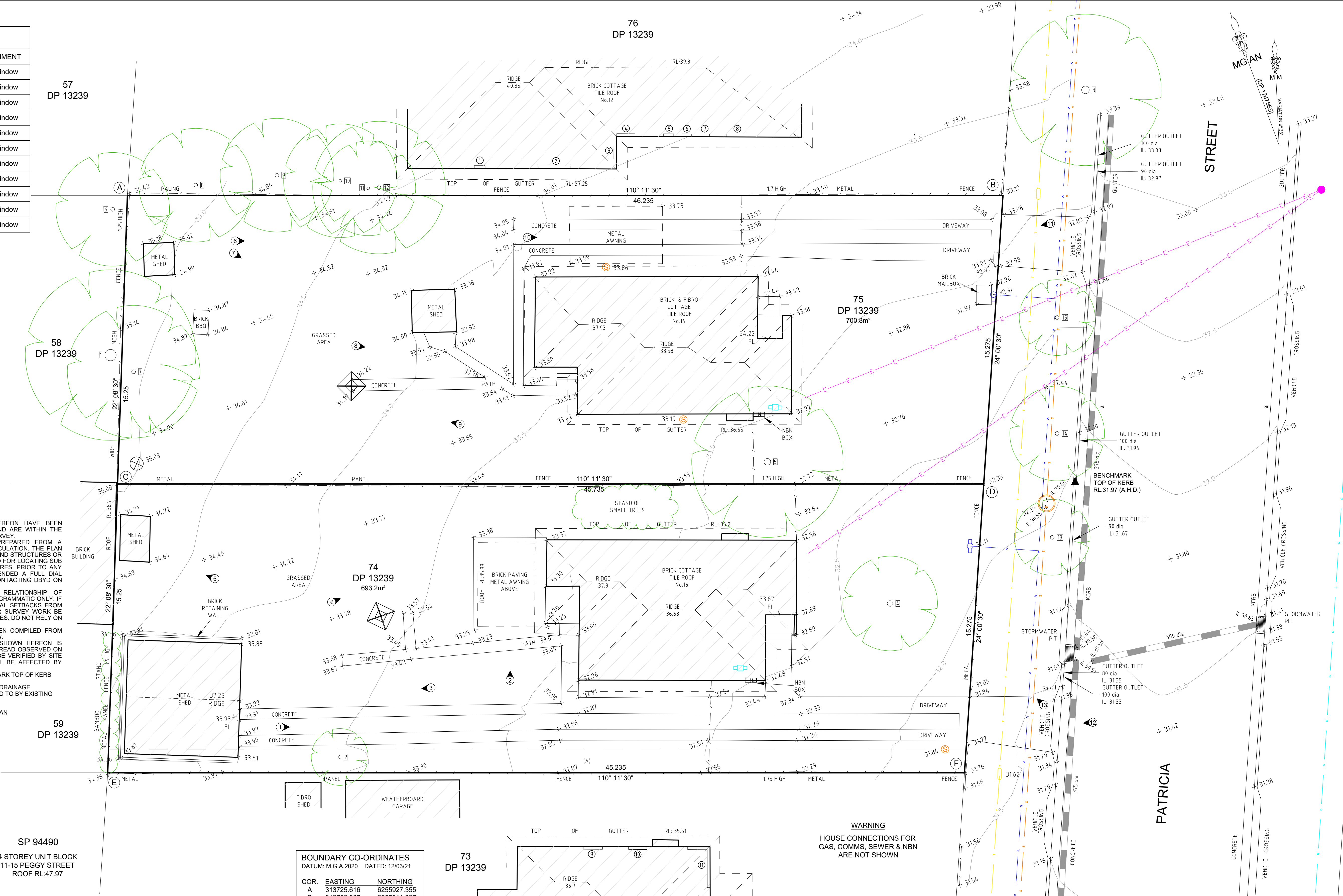
LEGEND OF COMMONLY USED SYMBOLS	
WATER	SEWER
ELECTRICITY	TELECOM
GAS	DRAINAGE
SURVEY	

REDUCTION RATIO	
0m	5 10
LAND TITLE INFORMATION	
LOTS:	74 & 75
PLAN No:	DP 13239
OTHER:	
AREA:	693.2m² & 700.8m²

DATE OF SURVEY: 12 / 03 / 2021	
SURVEY CONSULTANT: MEPSTEAD & ASSOCIATES P/L	
5918-DET1_A	

NSW GOVERNMENT	
Land & Housing Corporation	
Division of the Department of Family & Community Services	
DRAWING TITLE	
SURVEY PLAN SHOWING DETAIL AND LEVELS	

LOCATION	
MAYS HILL	
STREET ADDRESS	
No. 14 & 16 PATRICIA STREET, MAYS HILL, NSW, 2145	
TYPE	
S	
SITE	LAYOUT
JOB	SHT. 1
OF	1



WARNING
HOUSE CONNECTIONS FOR
GAS, COMMS, SEWER & NBN
ARE NOT SHOWN



Sydney
9/4 Central Avenue, Thornleigh N.S.W. 2120
Phone 02 9875 4500

Postal
PO BOX 22, Thornleigh N.S.W. 2120

Internet
mepstead@mepstead.com.au
www.mepstead.com.au