

MULTI-RESIDENTIAL FLAT BUILDING

23-25 Lethbridge Street, St Marys



SHEET LIST		
NUMBER	NAME	REVISION
DA001	VIEWS & SCHEDULES	Q
DA002	SEPP 65 COMPLIANCE SUMMARY	Q
DA003	DEMOLITION & CUT/FILL PLAN	L
DA004	SITE ANALYSIS	M
DA005	GROUND FLOOR PLAN	U
DA006	TYPICAL	S
DA007	ROOF FLOOR PLAN	Q
DA009	BASEMENT	R

SHEET LIST		
NUMBER	NAME	REVISION
DA010	SECTIONS	Q
DA011	SECTIONS	Q
DA012	SECTIONS	Q
DA013	NORTH ELEVATION	P
DA014	SOUTH ELEVATION	P
DA015	WEST ELEVATION	P
DA016	EAST ELEVATION	P
DA017	MATERIAL SCHEDULE	M

SHEET LIST		
NUMBER	NAME	REVISION
DA019	3D VISUALIZATIONS	M
DA020	3D VISUALIZATIONS	M
DA021	3D VISUALIZATIONS	M
DA022	SHADOW DIAGRAM	M
DA023	DAYLIGHT ACCESS	L
DA028	FIRE HYDRANT DETAIL	K
DA029	FENCE/PODIUM DETAILS	K
Z018	FACADE SECTION	J

SHEET LIST		
NUMBER	NAME	REVISION

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	CLIENT	MORSON GROUP	HOVARNATED ARCHITECT - P/F	SHEET SIZE: A1	SCALE	DATE	AS INDICATED	SHEET NAME	DRAWING NUMBER	ISSUE NO.
L	12-05-2020	TO CONSULTANTS	BR BEDROOM	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER	MORSON GROUP	MORSON ARCHITECT - P/F	A1	SCALE	DATE	AS INDICATED	VIEWES & SCHEDULES	DA001	Q
M	26-05-2020	DA ISSUE	COMS COMMS CUPBOARD	23-25 Lethbridge Street, St Marys	TOM ZEAITER	MORSON GROUP	MORSON ARCHITECT - P/F							
N	11/08/2020	TO CONSULTANTS	GO GRATED DRAIN											
P	17/08/2020	DA SUBMISSION	DP DOWNPIPE											
Q	21/08/2020	DA SUBMISSION	EDB ELECTRICAL CUPBOARD											
			FHR FIRE HOSE REEL											
			RL RELATIVE LEVEL											
			TTI TACTILE INDICATORS											

DEVELOPMENT DETAILS				
Site Area	1328m²			
Gross Floor Area (GFA)	1526m²			
Zoning	R4 High Density Residential			
	Allowable	Proposed		
Floor Space Ratio (FSR)*	N/A	1.15:1		
Total Storeys	5	4		
Communal Open Space	25%	332m²	38m²	3%
Deep Soil Zones	7%	93m²	241m²	18%

UNITS TYPES	
Type	Count
1 BED	
2 BED	
TOTAL APARTMENTS: 21	

BICYCLE PARKING		
Comments	Description	Count
Doble Rack	Bike Rack	4
Grand total: 4		

CAR SPACES REQUIRED		
1 Bed units: 13	5.2	
2 Bed units: 8	4	
Grand total	10	

CAR SPACES - TYPES	
Type	Number
Class 2 - 2400w x 5400d (Long-Term)	7
Class 4 - 2400w x 5400d (Disabled)	3
	10

GROSS FLOOR AREA	
Level	Area
GROUND LEVEL	258.3 m²
LEVEL 1	422.6 m²
LEVEL 2	422.6 m²
LEVEL 3	422.6 m²
Grand total: 4	1526.2 m²

LANDSCAPE AREA		
Name	Area	% of the Site
LANDSCAPE	551.0 m²	41.5
Total general	551.0 m²	41.5

LANDSCAPE 1 : 500	COS 1 : 500

Compliance Schedule Schedule (SEPP65-2015 Apartment Design Guide - Design Criteria & Objectives)

Design Criteria	Compliance	Proposal	Design Criteria	Compliance	Proposal																	
<div><div>3D-1</div><div><p>1. Communal open space has a minimum area equal to 25% of the site</p><p>2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)</p></div></div>	Yes	<div><p>1. The Common Open Space is 38m² - 3% of the site area.</p><p>We consider the landscape backdrop to the Usable Common Area as an integral part of the common area and therefore is to be counted as part of the common open space calculation. In addition the site is located 50m away from the public open space on Little Chapel Street.</p></div>	<div><div>4D-1</div><div><p>1. Apartments are required to have the following minimum internal areas:</p><table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table><p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each</p><p>2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</p></div></div>	Apartment type	Minimum internal area	1 bedroom	50m ²	2 bedroom	70m ²					Yes	<div><p>Minimal internal areas are in accordance with the design criteria</p></div>							
Apartment type	Minimum internal area																					
1 bedroom	50m ²																					
2 bedroom	70m ²																					
<div><div>3E-1</div><div><p>1. Deep soil zones are to meet the following minimum requirements:</p><table><tr><th>Site Area</th><th>Min. Dimension</th><th>Deep Soil Zone (% of site Area)</th></tr><tr><td><550m²</td><td>-</td><td>-</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td><td>7%</td></tr><tr><td>>1,500m²</td><td>6m</td><td>-</td></tr></table></div></div>	Site Area	Min. Dimension	Deep Soil Zone (% of site Area)	<550m ²	-	-	650m ² - 1,500m ²	3m	7%	>1,500m ²	6m	-	Yes	<div><p>1. Deep soil zones provided well exceed the minimum requirements. The site provides for a total area of 241m² of deep soil zone or 18% of total site, wider than 6m. In addition, 125m² of deep soil zone or 9% of total site, wider than 3m. 356m² in total</p></div>		Yes						
Site Area	Min. Dimension	Deep Soil Zone (% of site Area)																				
<550m ²	-	-																				
650m ² - 1,500m ²	3m	7%																				
>1,500m ²	6m	-																				
<div><div>3F-1</div><div><p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Min required separation distances from buildings to the side and rear boundaries are as follows:</p><table><tr><th>Building Height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storey)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storey)</td><td>12m</td><td>6m</td></tr></table><p>Gallery access circulation treated as habitable space when measuring privacy separation distances between neighbouring properties.</p></div></div>	Building Height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storey)	9m	4.5m	over 25m (9+ storey)	12m	6m	No	<div><p>Northern Setback: From 5.7m to 6.5m from Balconies to the Boundary</p><p>Eastern Setback: From 5.7m to 6.2m from Balconies to the Boundary</p><p>Western Setback: From 5.7m to 6.2m from Balconies to the Boundary</p><p>Southern Setback: Building Setbacks to the south exceed compliance whereby 60% of the tower is 28m from the BDV for all levels. The South Eastern Corner of the building is setback 6m over four floors which is in compliance with the ADG.</p></div>	<div><div>4D-2</div><div><p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p><p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p></div></div>	Yes Yes	<div><p>Habitable room depths are in accordance with the design criteria</p></div>					
Building Height	Habitable rooms and balconies	Non-habitable rooms																				
up to 12m (4 storeys)	6m	3m																				
up to 25m (5-8 storey)	9m	4.5m																				
over 25m (9+ storey)	12m	6m																				
			<div><div>4D-3</div><div><p>1. Master bedrooms have a minimum area of 10m² and other bedrooms to have 9m² (excluding wardrobe space)</p><p>2. Bedrooms have a minimum dimension of 3m (excl. wardrobe space)</p><p>3. Living rooms or combined living/dining rooms have a minimum width of:</p><ul style="list-style-type: none">• 3.6m for studio and 1 bed apartments• 4m for 2 and 3 bedroom apartments</div></div>	Yes Yes Yes	<div><p>All bedrooms are 9m² & Master bedrooms 10m².</p><p>All bedrooms have minimum dimension of 3m.</p><p>All living rooms to 2 bedroom apartments are at least 4m wide. All Living Rooms to 1 Bedroom Apartments are at least 3.6m wide.</p></div>																	
			<div><div>4E-1</div><div><p>1. All apartments are required to have primary balconies as follows:</p><table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table><p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p><p>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m</p></div></div>	Dwelling type	Minimum area	Minimum depth	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m							Yes	<div><p>1. Balconies provided to apartments are in accordance with this design criteria.</p><p>2. Terraces provided to apartments are in accordance with this design criteria.</p></div>		
Dwelling type	Minimum area	Minimum depth																				
1 bedroom apartments	8m ²	2m																				
2 bedroom apartments	10m ²	2m																				
<div><div>4A-1</div><div><p>1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</p><p>3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter</p></div></div>	Yes	<div><p>1. 81% [17-21] of apartments receive 2 hours of direct sunlight.</p><p>3. 14% [3-21] of apartments do not receive direct sunlight between 9am & 3pm at mid winter</p></div>		Yes																		
<div><div>4B-3</div><div><p>1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed</p><p>3. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p></div></div>	Yes	<div><p>1. 66% [17-21] of apartments are cross-ventilated</p></div>	<div><div>4F-1</div><div><p>1. The maximum number of apartments off a circulation core on a single level is eight</p><p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p></div></div>	Yes n/a	<div><p>1. All levels provide 4 or less apartments off a circulation core.</p></div>																	
<div><div>4C-1</div><div><p>Measured from finished floor level to finished ceiling level. minimum ceiling heights are:</p><table><tr><th>Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area</td></tr></table></div></div>	Minimum ceiling height for apartment and mixed use buildings	Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area	Yes	<div><p>Minimum ceiling heights are in accordance with the design criteria.</p></div>	<div><div>4G-1</div><div><p>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p><table><tr><th>Apartment type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr></table><p>At least 50% of the required storage is to be located within the apartment</p></div></div>	Apartment type	Storage size volume	Studio	4m ³	1 bedroom	6m ³	2 bedroom	8m ³	3+ bedroom	10m ³	Yes	<div><p>All storage requirements are in accordance with this design criteria. Storage Cages are provided in the basement in addition to storage cupboards provided within the apartment.</p></div>
Minimum ceiling height for apartment and mixed use buildings																						
Habitable rooms	2.7m																					
Non-habitable	2.4m																					
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Apartment type	Storage size volume																					
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Design Statement (SEPP65-2015 SCHEDULE 1 - Design Quality Principles)				
<p>Principle 1: Context and Neighbourhood Character</p> <p>Low-density Residential. The remaining neighbouring properties to the North, along Blair Ave to the East, and South side of Leithbridge St, predominantly consist of low density single and two storey residential dwellings (houses and townhouses). The majority of these lots contain single low-density housing located on long rectangular lots with the short boundary addressing the street. Scattered throughout the low-density housing are some medium-density villa and townhouse developments which are generally consist of central 'gun-barrel' driveways with terraces on either side.</p>	<p>Principle 2: Built Form and Scale</p> <p>The design responds to its associated context (identified in Principle 1): The proposal is to construct a single tower addressing Blair Ave, and Leithbridge St. The facade is well articulated and the footprint sits well within the regular shaped site, mimicking the layout pattern of dwellings along both Blair and Leithbridge St. Common open space is located on Ground at the rear of the property to maximise privacy and site constraints. The result is an outcome which allows cross ventilation and natural light to a large number of the units. The cross ventilation meets the minimum requirements as well as the direct sunlight between 9am & 3pm at mid winter.</p> <p>SEPP65 setbacks and height controls have been generally adopted in the proposal. In order to accommodate the stepping of upper storeys and for the building to be well articulated, proposed setbacks and heights may vary in parts from the minimum SEPP65 requirements. It is assumed that the proposed setbacks and heights would be found acceptable.</p>		<p>Principle 3: Density</p> <p>The subject site lies within such an area with several Development Applications having already been submitted to Council in the close proximity.</p> <p>Moreover, Communal Open Spaces and Deep Soil zones in the proposed development meet the minimum requirements of the ADG, further controlling the allowable density on the site.</p> <p>The proposal consists of a mixture of 1 and 2 bedroom apartments.</p> <p>It is believed that the proposed development seeks full compliance in this SEPP 65 Principle.</p>	<p>Principle 4: Sustainability</p> <p>The Apartment Design Guide 2015 aims to deliver improved sustainability through better traffic and transport solutions, greater building adaptability and robustness, improved energy efficiency and water sensitive urban design.</p> <p>The proposed development aims to exceed the minimum standards of the ADG 2015 wherever possible. Consideration has been given to the increased apartment areas throughout the development to facilitate future sustainable growth of Sydney's outer suburbs.</p> <p>The development also features well designed apartments with cross ventilation and solar access to the vast majority of the apartments, and well exceeds the minimum ADG 2015 requirements. Use of savings will reduce the energy consumption in summer months by protecting west-facing apartments and controlling the internal conditions of the apartments.</p>
<p>Principle 5: Landscape</p> <p>Deep soil planting has been embellished along all boundaries allowing full height trees to grow and provide privacy adjacent the neighbouring properties and potential future adjacent developments.</p> <p>The carparking level have been designed to minimize the footprint but accommodate all the necessary carparking and services.</p> <p>Landscape has been maximised through locating planters on the ground level structure to provide amenity to the Common Open Space.</p>	<p>Principle 6: Amenity</p> <p>This design consideration is intended to improve the amenity of the internal living areas of the apartments by maximizing the amount of daylight access and natural cross ventilation, as per the ADG minimum requirements.</p> <p>The apartment layouts are efficient and meet the minimum ADG requirements. All units have been provided as accessible per the NCC requirements.</p> <p>Sunshading Devices have been applied to the facade to improve the internal environment of each apartment, exceeding minimum standards.</p>	<p>Principle 7: Safety</p> <p>Secure pedestrian entry into the site has been logically located through the centre of the building along side the vehicle entry and expressed in the facade to read as such. Intercom access & CCTV at the entry provides security from street.</p> <p>Although the pedestrian and vehicle entries are co-located, each access point is separated with a separate access point.</p> <p>Entry into the basement carpark is via a roller shutter control point with swipe card security to gain access</p> <p>Side Fences at the building line secure the external areas of the development. Gates are provided in the side fences to allow for egress and access to services within the development such as the stormwater easement and biofiltration bed.</p>	<p>Principle 8: Housing Diversity & Social Interaction</p> <p>The development features a mix of 1br & 2br apartments which also responds to current market demands in the area. Located in Western Sydney, apartments prices are considerably lower than inner city equivalents which facilitates affordability by default.</p> <p>Social interaction between residents of the development is enriched by the design of the lift lobbies and the Common Area. Lift Lobbies are pleasant spaces to interact as they are Open at 1 side with views to the outside world and direct connection to the lift access point.</p>	<p>Principle 9: Aesthetics</p> <p>The character of the building reflects the context in which it is located (as identified in Principle 1).</p> <p>The combination of 'facade articulation and landscaping successfully emphasize the building entry.</p>

ISSUE	DATE	AMENDMENT	LEGEND / NOTES	
L	12-05-2020	TO CONSULTANTS	BR BEDROOM	GAS GAS CLIPBOARD
M	26-05-2020	DA ISSUE	COMS COMMS CLIPBOARD	GO GRATED DRAIN
N	11/08/2020	TO CONSULTANTS	DP DOWNPIPE	GEX GARBAGE EXHAUST
P	17/08/2020	DA SUBMISSION	EDB ELECTRICAL CLIPBOARD	MAILBOX
Q	19/08/2020	DA SUBMISSION	FHR FIRE HOSE REEL	RL RELATIVE LEVEL
				TTI TACTILE INDICATORS

SCALE BAR
NORTH POINT

CROSS VENTILATION				
 <p>CV - GROUND LEVEL 1 : 400</p>	 <p>CV - LEVEL 1 1 : 400</p>	 <p>CV - LEVEL 2 1 : 400</p>	 <p>CV - LEVEL 3 1 : 400</p>	
SOLAR ACCESS TO LIVING ROOM AND PRIVATE OPEN SPACE/BALCONY				
 <p>SA - GROUND LEVEL 1 : 400</p>	 <p>SA - LEVEL 1 1 : 400</p>	 <p>SA - LEVEL 2 1 : 400</p>	 <p>SA - LEVEL 3 1 : 400</p>	
ADAPTABLE UNIT				
 <p>AD - GROUND LEVEL 1 : 400</p>	 <p>AD - LEVEL 1 1 : 400</p>	 <p>AD - LEVEL 2 1 : 400</p>	 <p>AD - LEVEL 3 1 : 400</p>	

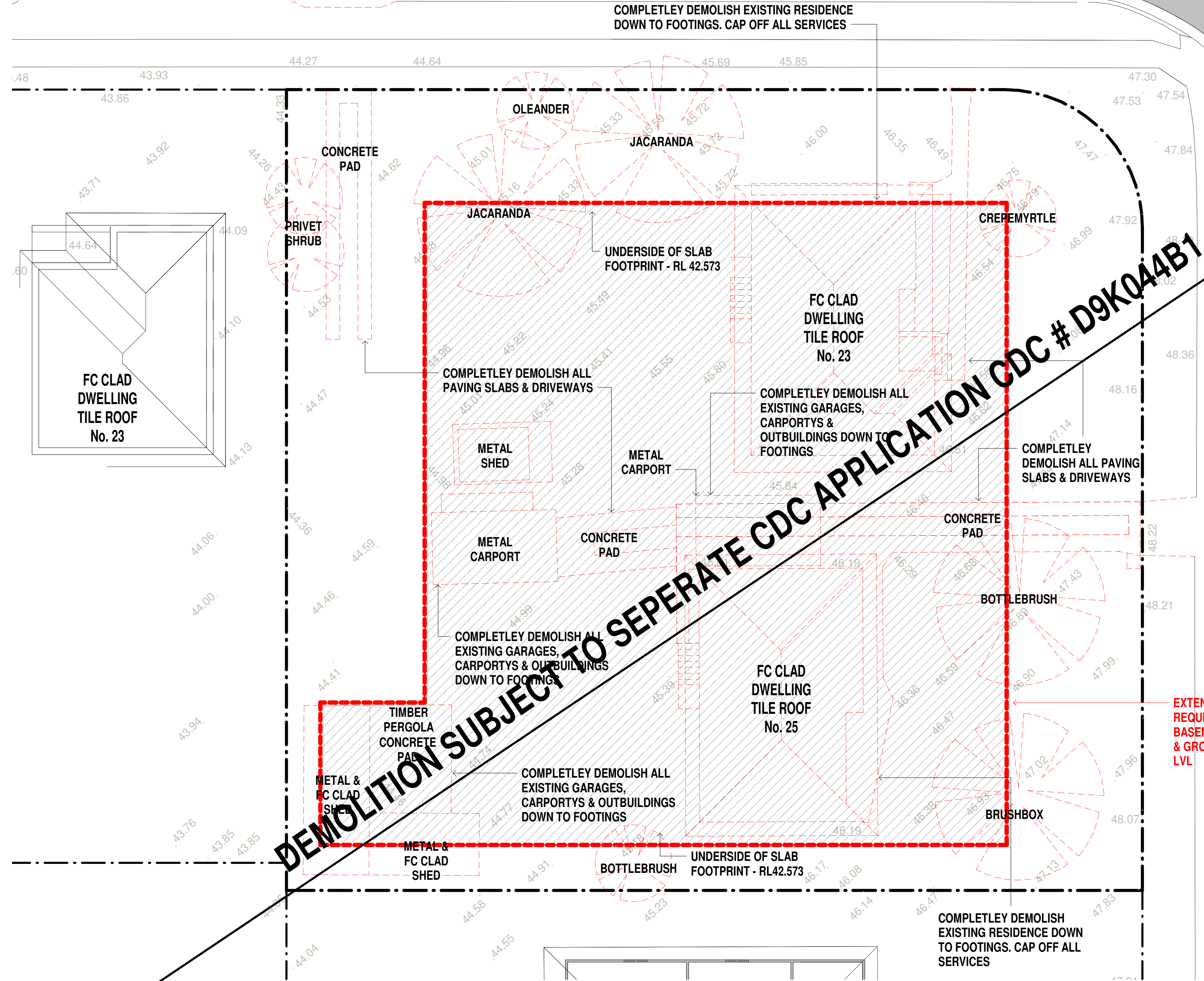
SEPP 65 COMPLIANCE TABLE									
No.	Type	Area	Cross Ventilation	Solar Access to Living Room and Private Open Space/Balcony	Solar less 2hs	No solar	Kitchen 8m from Window	Adaptable Unit	Balcony/Terrace
GROUND LEVEL									
001	1 BED	57.4 m²	No	Yes			Yes	No	16.7 m²
002	2 BED	76.6 m²	Yes	Yes			Yes	No	15.0 m²
003	2 BED	74.7 m²	Yes	No	No	Yes	Yes	No	32.7 m²
LEVEL 1									
101	2 BED	80.6 m²	Yes	Yes			Yes	Yes	14.8 m²
102	1 BED	50.2 m²	No	Yes			Yes	No	9.3 m²
103	1 BED	50.2 m²	No	Yes			Yes	No	9.3 m²
104	1 BED	57.6 m²	Yes	Yes			Yes	No	8.0 m²
105	2 BED	74.3 m²	Yes	Yes			Yes	No	11.2 m²
106	1 BED	56.3 m²	Yes	No		Yes	Yes	No	13.7 m²
LEVEL 2									
201	2 BED	80.6 m²	Yes	Yes			Yes	Yes	14.8 m²
202	1 BED	50.2 m²	No	Yes			Yes	No	9.3 m²

SEPP 65 COMPLIANCE TABLE									
No.	Type	Area	Cross Ventilation	Solar Access to Living Room and Private Open Space/Balcony	Solar less 2hs	No solar	Kitchen 8m from Window	Adaptable Unit	Balcony/Terrace
203	1 BED	50.2 m²	No	Yes			Yes	No	9.3 m²
204	1 BED	57.6 m²	Yes	Yes			Yes	No	8.0 m²
205	2 BED	74.3 m²	Yes	Yes			Yes	No	11.2 m²
206	1 BED	56.3 m²	Yes	No		Yes	Yes	No	13.7 m²
LEVEL 3									
301	2 BED	80.6 m²	Yes	Yes			Yes	Yes	14.8 m²
302	1 BED	50.2 m²	No	Yes			Yes	No	9.3 m²
303	1 BED	50.2 m²	No	Yes			Yes	No	9.3 m²
304	1 BED	57.6 m²	Yes	Yes			Yes	No	8.0 m²
305	2 BED	74.3 m²	Yes	Yes			Yes	No	11.2 m²
306	1 BED	56.3 m²	Yes	No		Yes	Yes	No	13.7 m²
UNITS: 21		1316.5 m²	14/21 66%	17/21 81%			21/21 100%	3/21 14%	

STORAGE				
Unit/Type	L	W	H	Volume
001				
Basement	660	1460	2650	2.5 m³
Unit	1997	1903	2350	9.0 m³
11.5 m³				
002				
Unit	800	825	2350	1.5 m³
Basement	1260	2060	2350	6.0 m³
Unit	600	825	2350	1.0 m³
9.0 m³				
003				
Basement	1050	2378	2600	6.5 m³
Unit	700	825	2350	1.5 m³
8.0 m³				
101				
Unit	3285	680	2350	5.0 m³
Basement	1300	1169	2350	3.5 m³
9.0 m³				
102				
Unit	900	1969	2350	4.0 m³
Basement	1260	980	2350	3.0 m³
7.0 m³				
103				
Basement	1260	980	2350	3.0 m³
Unit	900	1969	2350	4.0 m³
7.0 m³				
104				
Unit	550	1824	2350	2.5 m³
Unit	500	2950	2350	3.5 m³
6.0 m³				
105				
Unit	1700	1427	2350	5.5 m³
Unit	500	1998	2350	2.5 m³
8.0 m³				
106				
Unit	2400	770	2350	4.5 m³
Unit	500	1320	2350	1.5 m³
6.0 m³				
201				
Unit	3285	680	2350	5.0 m³
Basement	1000	1170	2350	2.5 m³
8.0 m³				
202				
Basement	1260	980	2350	3.0 m³
Unit	900	1969	2350	4.0 m³
7.0 m³				
203				
Unit	900	1969	2350	4.0 m³
Basement	660	1591	2650	3.0 m³
7.0 m³				
204				
Unit	550	1824	2350	2.5 m³
Unit	500	2950	2350	3.5 m³
6.0 m³				
205				
Unit	1700	1427	2350	5.5 m³
Unit	500	1998	2350	2.5 m³
8.0 m³				
206				
Unit	2400	770	2350	4.5 m³
Unit	500	1320	2350	1.5 m³
6.0 m³				
301				
Basement	1000	1170	2650	3.0 m³
Unit	3285	680	2350	5.0 m³
8.5 m³				
302				
Basement	900	1055	2350	2.0 m³
Unit	900	1969	2350	4.0 m³
6.5 m³				
303				
Unit	900	1969	2350	4.0 m³
Basement	900	1055	2350	2.0 m³
6.5 m³				
304				
Unit	550	1824	2350	2.5 m³
Unit	500	2950	2350	3.5 m³
6.0 m³				
305				
Unit	1700	1427	2350	5.5 m³
Unit	500	1998	2350	2.5 m³
8.0 m³				
306				
Unit	2400	770	2350	4.5 m³
Unit	500	1320	2350	1.5 m³
6.0 m³				

BLAIR AVE

LETHBRIDGE STREET



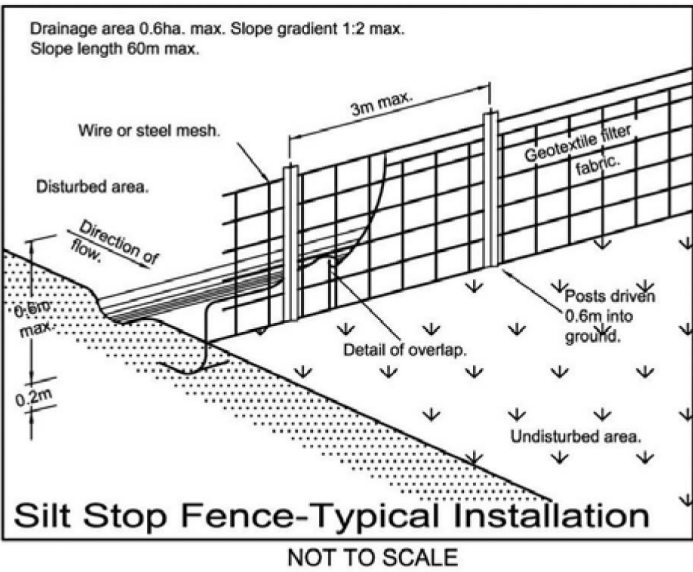
NOTE:

1. ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001 (THE DEMOLITION OF STRUCTURES)
2. THIS DEMOLITION DRAWING GIVES AN INDICATION OF THE SCOPE REQUIRED TO CARRY OUT THE ALTERATIONS & ADDITIONS AS PROPOSED. THE BUILDER IS ASSUMED TO HAVE INSPECTED THE SITE DURING TENDERING & ALLOWED FOR ALL DEMOLITION INCLUDING SUNDRY WORKS NOT INDICATED ON THIS DRAWING THAT ARE REQUIRED IN ORDER TO CONSTRUCT THE WORKS.

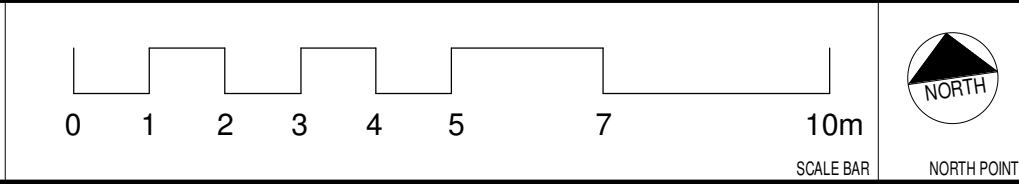
DEMO PLAN
1 : 100

FC CLAD
DWELLING
TILE ROOF
No. 27

1. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO THE COUNCIL'S SPECIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION.
2. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN A SATISFACTORY WORKING ORDER DURING THE CONSTRUCTION PERIOD. INSPECTIONS OF THESE DEVICES SHALL BE CARRIED OUT AFTER EACH STORM. REPAIRS AND/OR DE-CLOGGING SHALL BE CARRIED OUT TO ENSURE PROPER OPERATION OF THE DEVICE.
3. STORAGE OF MATERIALS AND EQUIPMENT SHALL BE WITHIN SEDIMENT CONTROLLED AREAS.
4. REMOVE SILT STOP FENCING AND DRAINAGE STRUCTURE SEDIMENT CONTROL TRAPS AFTER VEGETATION IS ESTABLISHED.



ISSUE	DATE	AMENDMENT
H	12-05-2020	TO CONSULTANTS
J	26-05-2020	DA ISSUE
K	11/08/2020	TO CONSULTANTS
L	17/08/2020	DA SUBMISSION
M	21/08/2020	DA SUBMISSION



PROJECT
MULTI-RESIDENTIAL FLAT BUILDING

ADDRESS
23-25 Lethbridge Street, St Marys

CLIENT
TOM ZEAITER
CONSTRUCTIONS PTY LTD

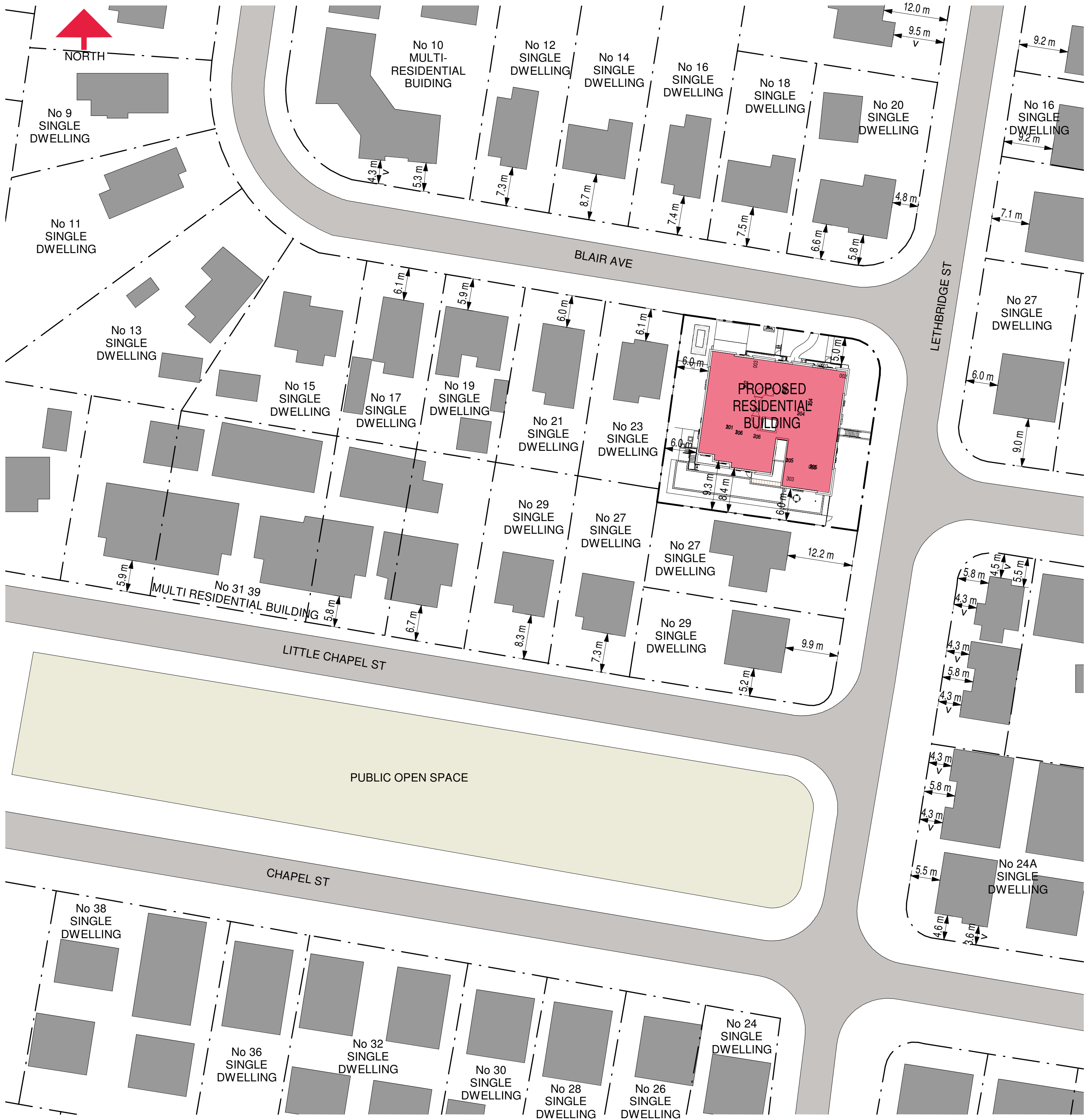


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SCALE: 1 : 100
DATE

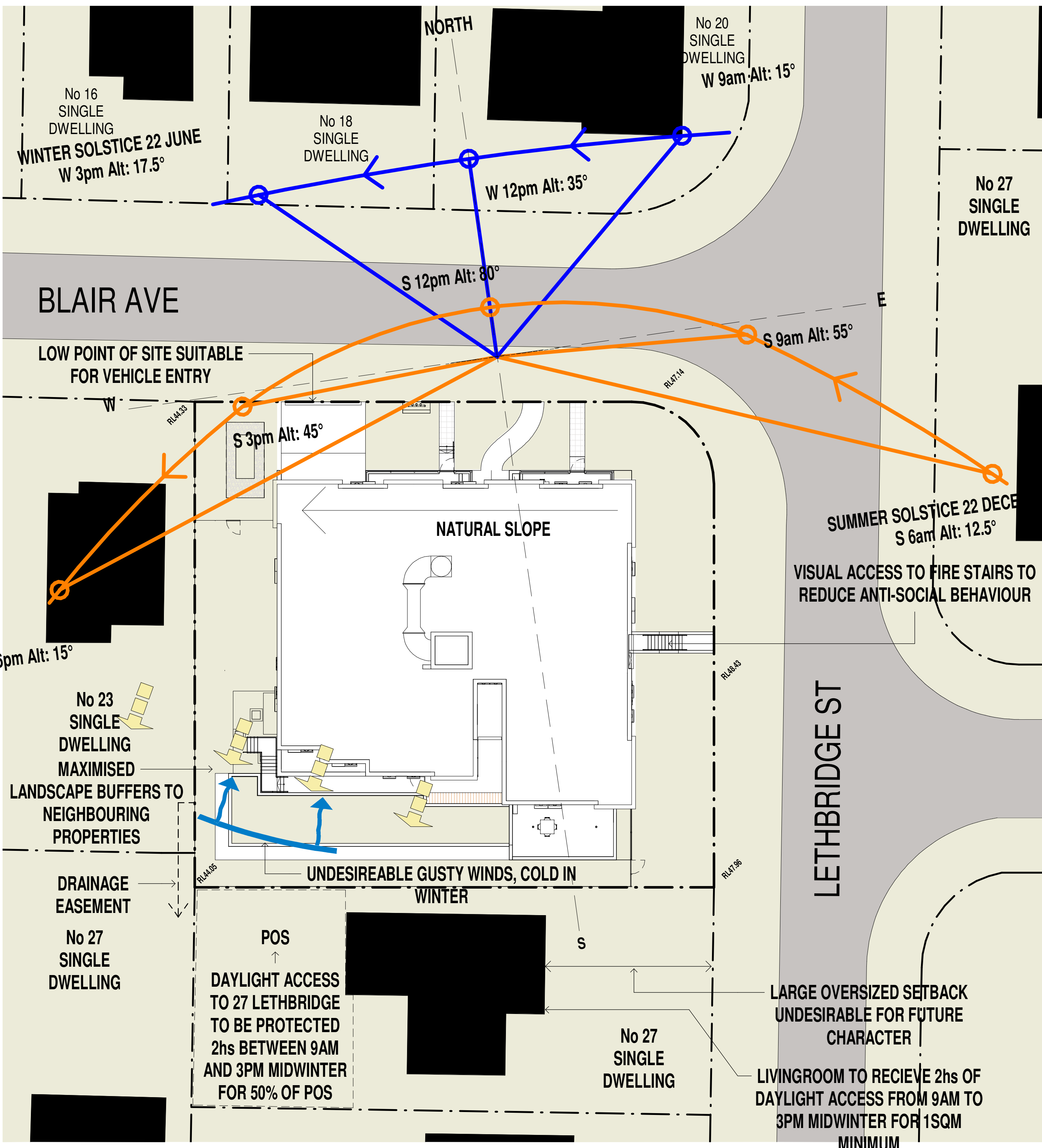
DEMOLITION & CUT/FILL PLAN

DRAWING NUMBER
DA003

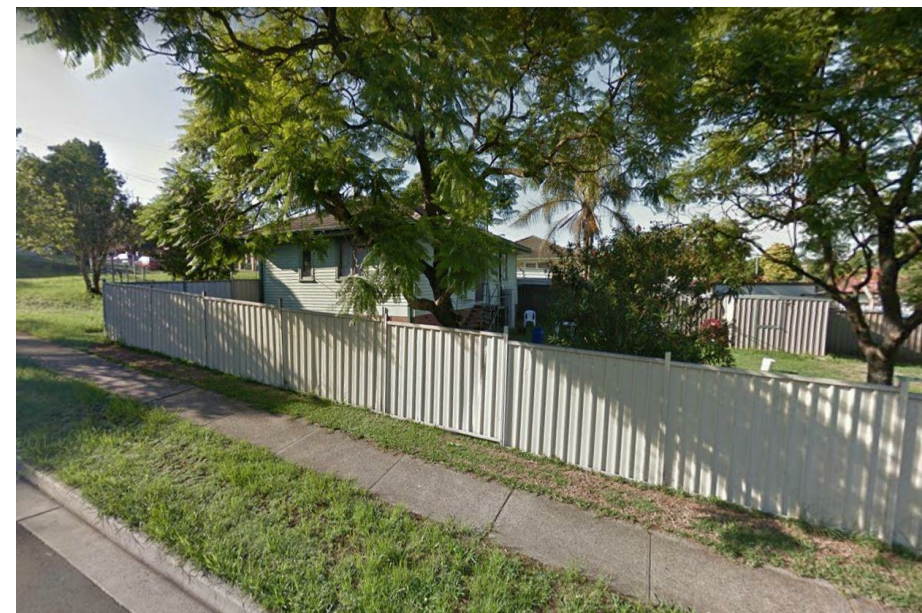
ISSUE NO.
M



LOCATION PLAN
1 : 500



SITE ANALYSIS
1 : 200



23 - 25 LETHBRIDGE ST EXISTING DWELLING



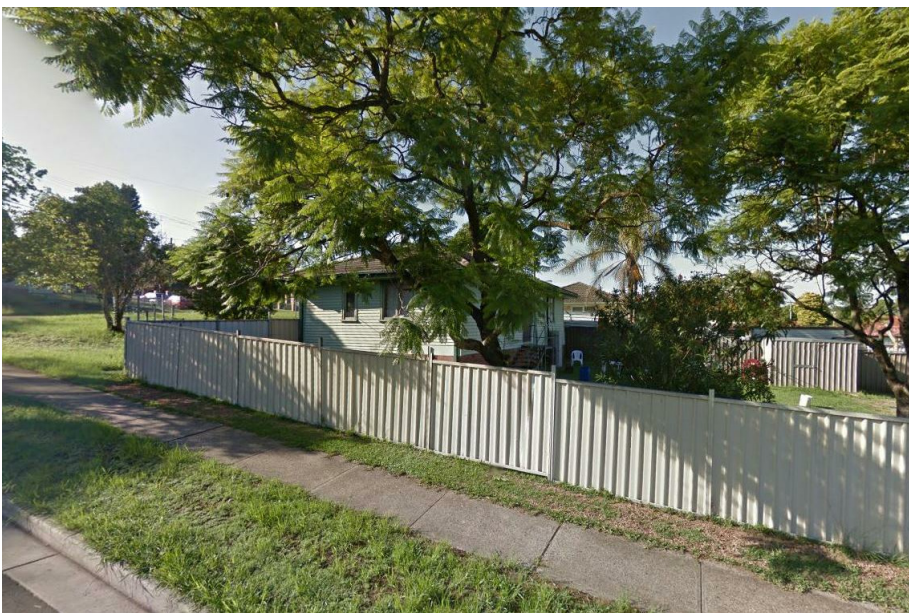
23 - 25 LETHBRIDGE ST EXISTING DWELLING



23 BLAIR AVE - EXISTING DWELLINGS

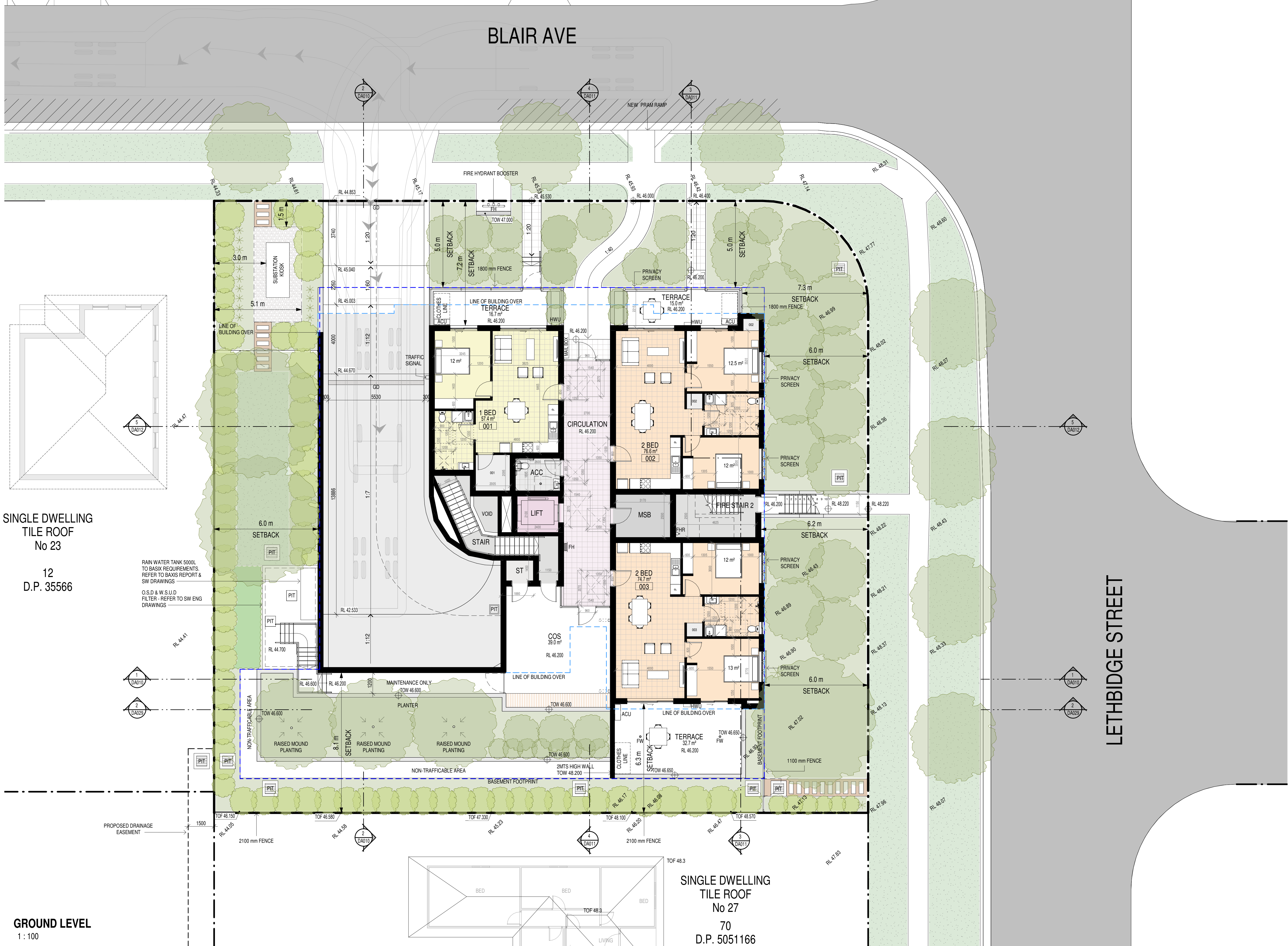


BLAIR AVE - EXISTING DWELLINGS



23 - 25 LETHBRIDGE ST EXISTING DWELLING

ISSUE	DATE	AMENDMENT	LEGEND	PROJECT	CLIENT	MORSON GROUP	HOVARTED ARCHITECT - P/F	SHEET NAME	ISSUE NO.
H	05-05-2020	LAHC SUBMISSION	V = VERANDA	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER	MORSON GROUP	HOVARTED ARCHITECT - P/F	SITE ANALYSIS	DA004
J	12-05-2020	TO CONSULTANTS		ADDRESS	CONSTRUCTIONS PTY LTD		AC/1151 480/016 AREA 4.1151 480/016		M
K	26-05-2020	DA ISSUE		23-25 Lethbridge Street, St Marys			www.morsongroup.com		
L	11/08/2020	TO CONSULTANTS					023 9380 4944		
M	17/08/2020	DA SUBMISSION					PO Box 170, Potts Point, NSW 1585		



SINGLE DWELLING
TILE ROOF
No 23

12
D.P. 35566

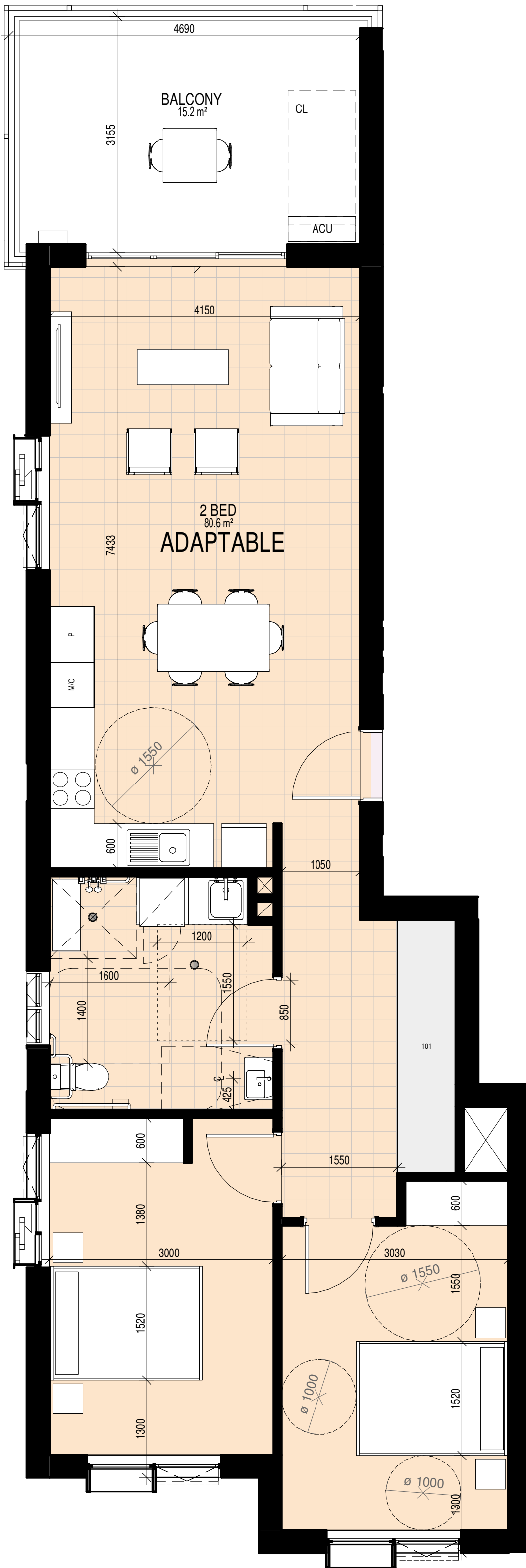
GROUND LEVEL
1:100

SINGLE DWELLING
TILE ROOF
No 27
70
D.P. 5051166

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	CLIENT	MORSON GROUP	SHEET NAME	DRAWING NUMBER
Q	15-05-2020	TO ACCESS CONSULTANT	BR: BEDROOM COMS: COMMONS CUPBOARD DP: DOWNPIPE EDB: ELECTRICAL CUPBOARD FHR: FIRE HOSE REEL	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEATER CONSTRUCTIONS PTY LTD	MORSON GROUP	GROUND FLOOR PLAN	DA005
R	26-05-2020	DA ISSUE	GAS: GAS CUPBOARD GO: GRATED DRAIN GEX: GARAGE EXHAUST HMB: HOB MOUNTING BOX RL: RELATIVE LEVEL	23-25 Lethbridge Street, St Marys				U
S	11-08-2020	TO CONSULTANTS	RWO: RAINWATER OUTLET SWP: STORM WATER PIT TOH: TOP OF HOBB TOW: TOP OF WALL TTI: TACTILE INDICATORS					
T	17-08-2020	DA SUBMISSION						
U	21-08-2020	DA SUBMISSION						



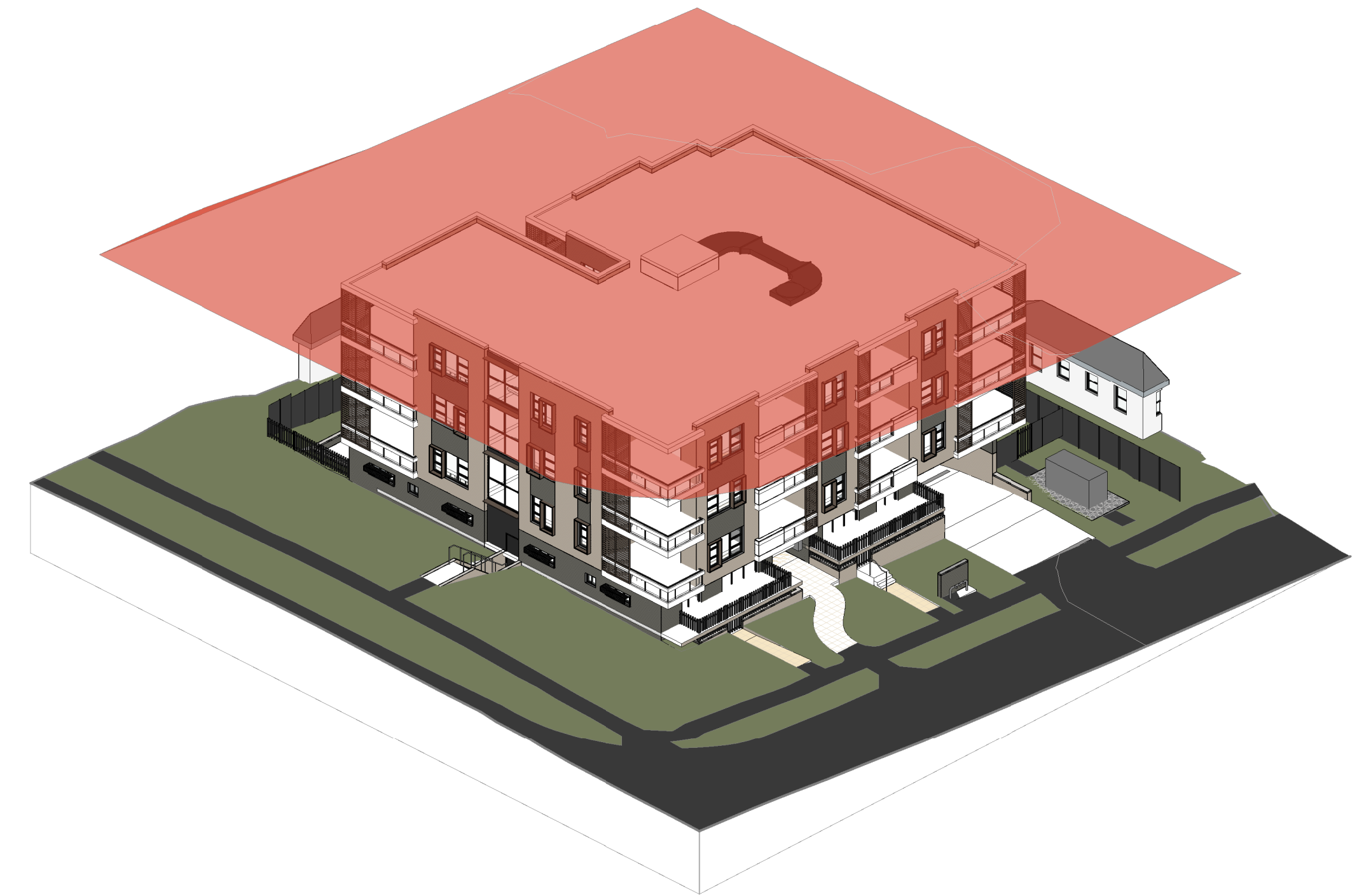
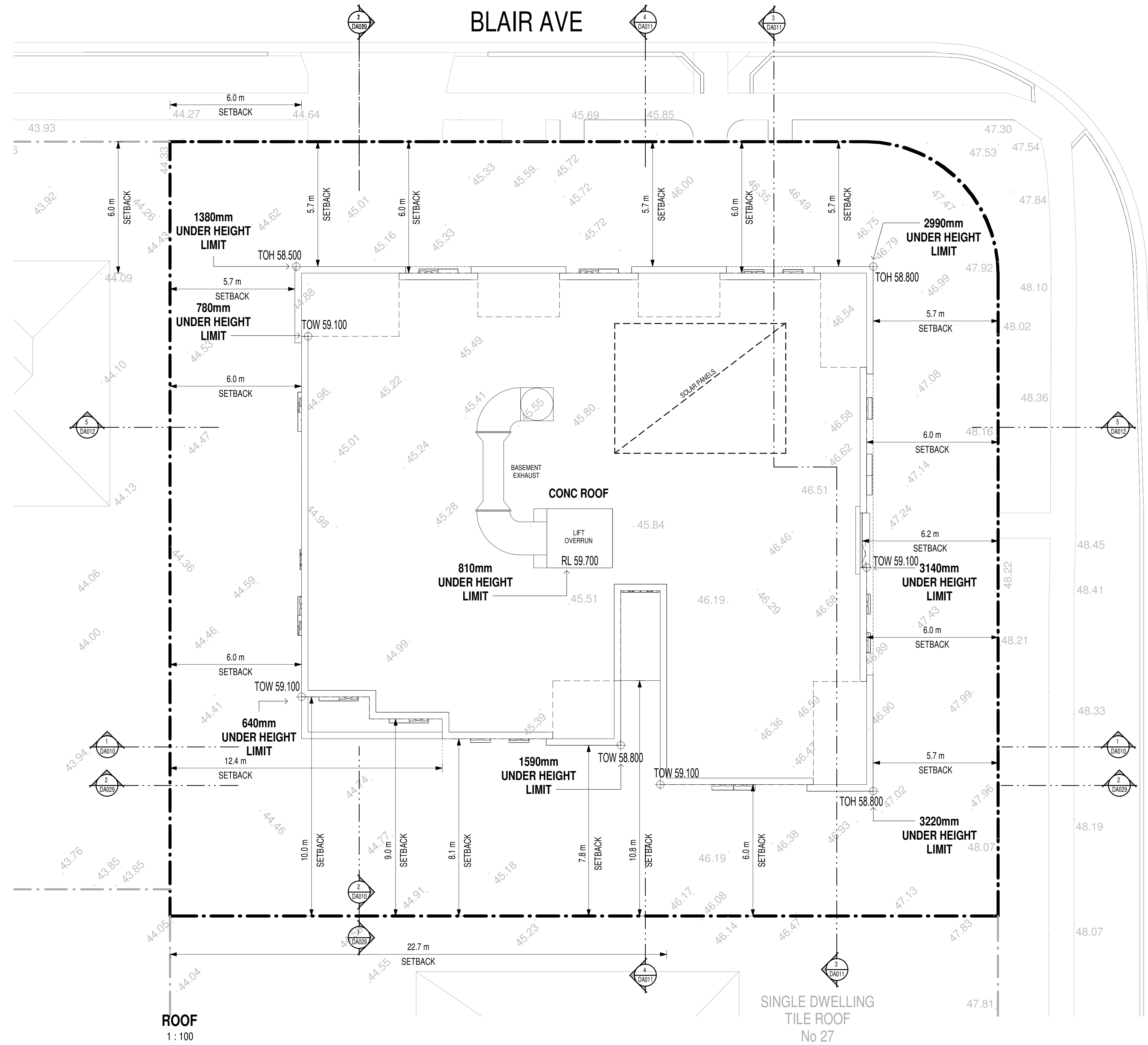
TYPICAL
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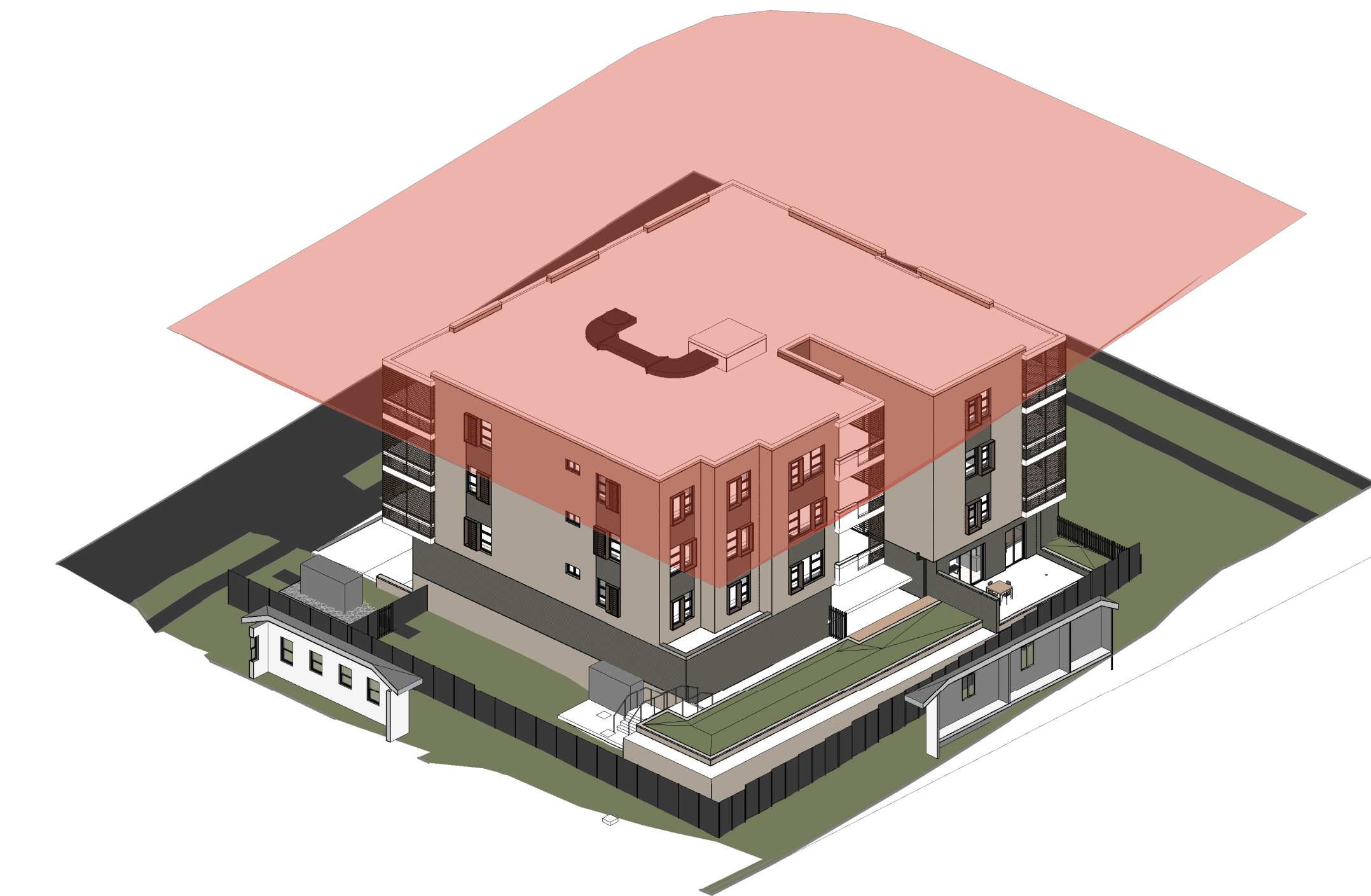
ADAPTABLE BATH - PLAN UNIT 101, 201 & 301
1 : 50



ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	CLIENT	MORSON GROUP	SHEET NAME	DRAWING NUMBER
N	26-05-2020	DA ISSUE	BR BEDROOM COMS COMMONS CUPBOARD DP DOWNPIPE EDB ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GO GRATED DRAIN GEX GARAGE EXHAUST HMBX MAILBOX RL RELATIVE LEVEL RWO RAINWATER OUTLET SWP STORM WATER PIT TOH TOP OF HOBB TOT TOP OF WALL TTI TACTILE INDICATORS	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER CONSTRUCTIONS PTY LTD	MORSON GROUP	TYPICAL	DA006
P	13-07-2020	FOR INFORMATION		23-25 Lethbridge Street, St Marys				S
Q	11-08-2020	TO CONSULTANTS						
R	17-08-2020	DA SUBMISSION						
S	21-08-2020	DA SUBMISSION						



HEIGHT PLANE - FRONT AXONOMETRIC VIEW

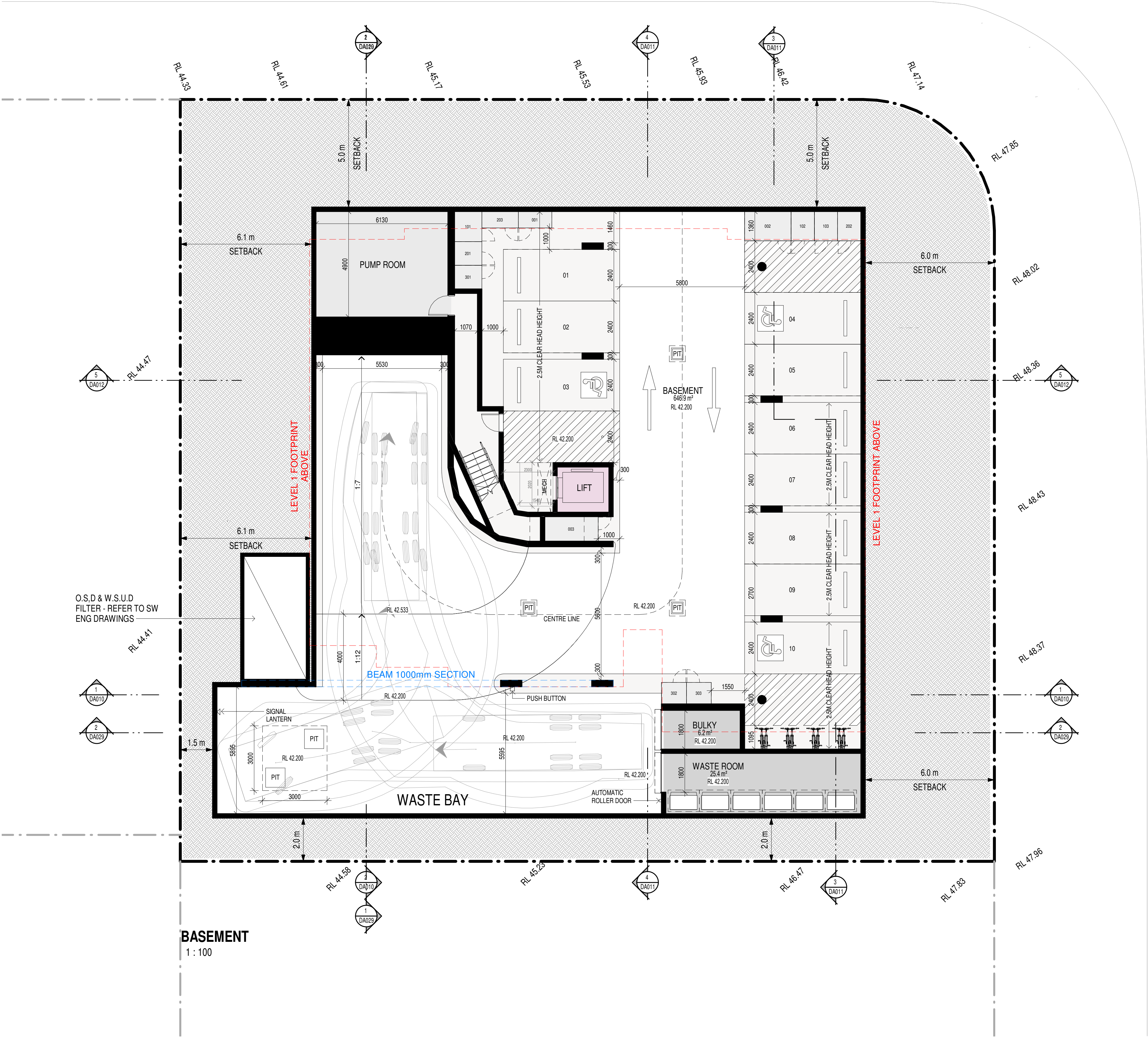


HEIGHT PLANE - REAR AXONOMETRIC VIEW

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	CLIENT	MORSON GROUP	SHEET NAME	DRAWING NUMBER
L	12-05-2020	TO CONSULTANTS	BR: BEDROOM COMS: COMMONS CUPBOARD DP: DOWNPIPE EDB: ELECTRICAL CUPBOARD FHR: FIRE HOSE REEL	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER CONSTRUCTIONS PTY LTD	MORSON GROUP	ROOF FLOOR PLAN	DA007
M	26-05-2020	DA ISSUE	GAS: GAS CUPBOARD GD: GRATED DRAIN GEX: GARAGE EXHAUST HMB: HANGING MOUNTED BOX	ADDRESS: 23-25 Lethbridge Street, St Marys				
N	11-08-2020	TO CONSULTANTS	RL: RELATIVE LEVEL					
P	17-08-2020	DA SUBMISSION	RWO: RAINWATER OUTLET SWP: STORM WATER PIT TOH: TOP OF HOBB TOW: TOP OF WALL TTI: TACTILE INDICATORS					
Q	21-08-2020	DA SUBMISSION	KITCHEN BENCH: 1B: 4m KITCHEN 2B: 5m KITCHEN					

BLAIR AVE

LETHBRIDGE STREET



ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	CLIENT	MORSON GROUP	SHEET NAME	DRAWING NUMBER
M	12-05-2020	TO CONSULTANTS	BR BEDROOM COMS COMMS CUPBOARD DP DOWNPIPE EDB ELECTRICAL CUPBOARD FHR FIRE HOSE REEL	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEATER CONSTRUCTIONS PTY LTD	MORSON GROUP	BASEMENT	DA009
N	26-05-2020	DA ISSUE	GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST R/L RELATIVE LEVEL	ADDRESS 23-25 Lethbridge Street, St Marys				R
P	11-08-2020	TO CONSULTANTS	R/WO RAINWATER OUTLET SWP STORM WATER PIT TOH TOP OF HOB TTI TACTILE INDICATORS					
Q	17-08-2020	DA SUBMISSION	KITCHEN BENCH 1B: 4m KITCHEN 2B: 5m KITCHEN					
R	19-08-2020	DA SUBMISSION						



SECTION 4

1:100



SECTION 3

1:100

THERMAL PERFORMANCE SPECIFICATIONS: (20677_03 – 23 Lethbridge St)

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building.

- This includes New South Wales Part J(A). Specifically:
- Building thermal construction is in accordance with part J1.2
 - loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
 - where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
 - Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
 - Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
 - Any new mechanical ventilation system is installed in accordance with Part J5.3
 - Any new miscellaneous exhaust system is installed in accordance with Part J5.4
 - Any new heated water system is installed in accordance Part J7.2
 - Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-10%)

EXTERNAL WALL (Dark & Medium colours)
Brick Veneer – R2.0 bulk insulation with vapour barrier

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Suspended Concrete (above Basement areas) – R1.5 Bulk insulation

EXTERNAL CEILING/ROOF
Concrete / Plasterboard – R1.3 bulk insulation (where balcony above)
Framed roof – No insulation in ceiling (generally) & 75mm foil blanket under metal roof (Unit 306 requires R2.5 bulk insulation in ceiling)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

Refer to current HERS Certificate to validate these thermal specification details.

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	CLIENT	MORSON GROUP	SHEET SIZE: A1	SHEET NAME	SECTIONS	DRAWING NUMBER
L	12-05-2020	TO CONSULTANTS	BR BEDROOM COMS COMMS CUPBOARD DP DOWNPIPE EDB ELECTRICAL CUPBOARD FHR FIRE HOSE REEL	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER CONSTRUCTIONS PTY LTD	MORSON GROUP	SCALE	DATE	DA011	Q
M	26-05-2020	DA ISSUE	GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST RQ RAINWATER OUTLET RL RELATIVE LEVEL	23-25 Lethbridge Street, St Marys			DATE			
N	11-08-2020	TO CONSULTANTS	RWP RAINWATER PIT TOH TOP OF HOBB TIT TACTILE INDICATORS				SCALE			
P	17-08-2020	DA SUBMISSION					DATE			
Q	19-08-2020	DA SUBMISSION					DATE			



SECTION 5
1 : 100

THERMAL PERFORMANCE SPECIFICATIONS: (20677_03 – 23 Lethbridge St)

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building.

- This includes New South Wales Part J(A). Specifically:
- Building thermal construction is in accordance with Part J1.2
 - loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
 - where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
 - Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
 - Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
 - Any new mechanical ventilation system is installed in accordance with Part J5.3
 - Any new miscellaneous exhaust system is installed in accordance with Part J5.4
 - Any new heated water system is installed in accordance Part J7.2
 - Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-10%)

EXTERNAL WALL (Dark & Medium colours)
Brick Veneer – R2.0 bulk insulation with vapour barrier

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Suspended Concrete (above Basement areas) – R1.5 Bulk insulation

EXTERNAL CEILING/ROOF
Concrete / Plasterboard – R1.3 bulk insulation (where balcony above)
Framed roof – No insulation in ceiling (generally) & 75mm foil blanket under metal roof (Unit 306 requires R2.5 bulk insulation in ceiling)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation(ie: IC rated)

Refer to current HERS Certificate to validate these thermal specification details.

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	CLIENT	MORSON GROUP	SHEET SIZE: A1	SHEET NAME	SECTIONS	DRAWING NUMBER
L	12-05-2020	TO CONSULTANTS	BR BEDROOM COMS COMMS CUPBOARD DP DOWNPIPE EDB ELECTRICAL CUPBOARD FHR FIRE HOSE REEL	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER CONSTRUCTIONS PTY LTD	23-25 Lethbridge Street, St Marys	SCALE	DATE	1 : 100	DA012
M	26-05-2020	DA ISSUE	GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST RMB MAILBOX RL RELATIVE LEVEL							Q
N	11/08/2020	TO CONSULTANTS	RWO RAINWATER OUTLET SWP STORM WATER PIT TOH TOP OF HOB TOW TOP OF WALL TTI TACTILE INDICATORS							
P	17/08/2020	DA SUBMISSION	KITCHEN BENCH 1B: 4m KITCHEN 2B: 5m KITCHEN							
Q	19/08/2020	DA SUBMISSION								



NORTH ELEVATION
1 : 100

THERMAL PERFORMANCE SPECIFICATIONS: (20677_03 – 23 Lethbridge St)
The following specifications take precedence over other plan notations for the construction of this building.
NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building.
This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-10%)
EXTERNAL WALL (Dark & Medium colours)
Brick Veneer – R2.0 bulk insulation with vapour barrier
INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required
EXTERNAL FLOOR
Suspended Concrete (above Basement areas) – R1.5 Bulk insulation
EXTERNAL CEILING/ROOF
Concrete / Plasterboard – R1.3 bulk insulation (where balcony above)
Framed roof – No insulation in ceiling (generally) & 75mm foil blanket under metal roof (Unit 306 requires R2.5 bulk insulation in ceiling)
RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation(ie: IC rated)

Refer to current HERS Certificate to validate these thermal specification details.

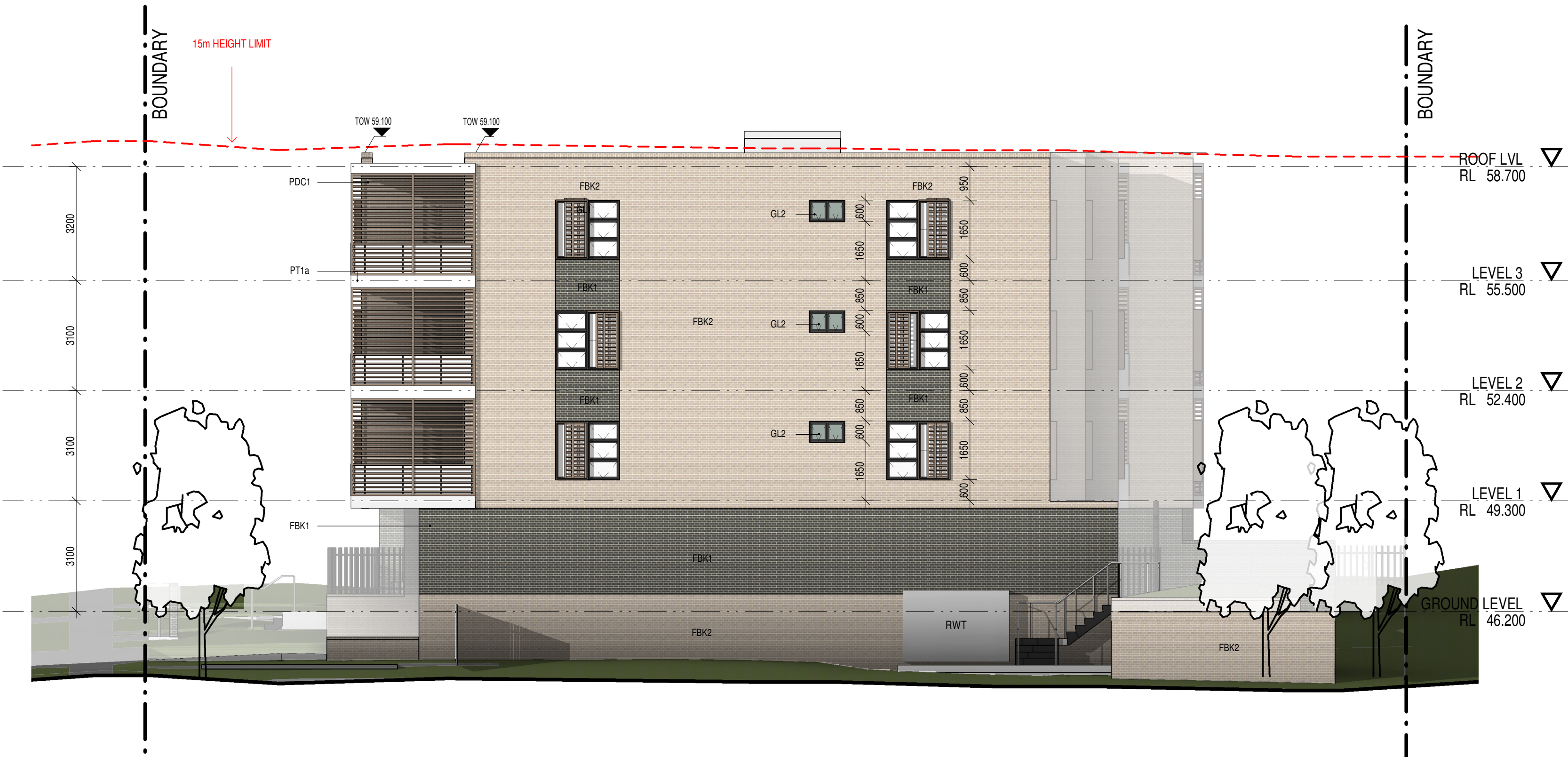
ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	CLIENT	MORSON GROUP	SHEET SIZE: A1	SHEET NAME	DRAWING NUMBER
K	12-05-2020	TO CONSULTANTS	BR BEDROOM	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER	CONSTRUCTION PTY LTD	SCALE	NORTH ELEVATION	DA013
L	26-05-2020	DA ISSUE	COMS COMMS CUPBOARD	ADDRESS			DATE		
M	11/08/2020	TO CONSULTANTS	DP DOWNPIPE	23-25 Lethbridge Street, St Marys			1 : 100		
N	17/08/2020	DA SUBMISSION	EDB ELECTRICAL CUPBOARD						
P	21/08/2020	DA SUBMISSION	FHR FIRE HOSE REEL						



SOUTH ELEVATION
1:100

THERMAL PERFORMANCE SPECIFICATIONS: (20677_03 – 23 Lethbridge St)
The following specifications take precedence over other plan notations for the construction of this building.
NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building.
This includes New South Wales Part J(A). Specifically:
<ul style="list-style-type: none">- Building thermal construction is in accordance with part J1.2- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)- Any new mechanical ventilation system is installed in accordance with Part J5.3- Any new miscellaneous exhaust system is installed in accordance with Part J5.4- Any new heated water system is installed in accordance Part J7.2- Energy monitoring equipment is installed in accordance Part J8.3
WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-10%)
EXTERNAL WALL (Dark & Medium colours)
Brick Veneer – R2.0 bulk insulation with vapour barrier
INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required
EXTERNAL FLOOR
Suspended Concrete (above Basement areas) – R1.5 Bulk insulation
EXTERNAL CEILING/ROOF
Concrete / Plasterboard – R1.3 bulk insulation (where balcony above)
Framed roof – No insulation in ceiling (generally) & 75mm foil blanket under metal roof (Unit 306 requires R2.5 bulk insulation in ceiling)
RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation(ie: IC rated)
Refer to current HERS Certificate to validate these thermal specification details.

<table><tr><th>ISSUE</th><th>DATE</th><th>AMENDMENT</th></tr><tr><td>K</td><td>12-05-2020</td><td>TO CONSULTANTS</td></tr><tr><td>L</td><td>26-05-2020</td><td>DA ISSUE</td></tr><tr><td>M</td><td>11/08/2020</td><td>TO CONSULTANTS</td></tr><tr><td>N</td><td>17/08/2020</td><td>DA SUBMISSION</td></tr><tr><td>P</td><td>21/08/2020</td><td>DA SUBMISSION</td></tr></table>		ISSUE	DATE	AMENDMENT	K	12-05-2020	TO CONSULTANTS	L	26-05-2020	DA ISSUE	M	11/08/2020	TO CONSULTANTS	N	17/08/2020	DA SUBMISSION	P	21/08/2020	DA SUBMISSION	<table><tr><th colspan="2">LEGENDS / NOTES:</th></tr><tr><td>BR</td><td>BEDROOM</td></tr><tr><td>COMS</td><td>COMMS CUPBOARD</td></tr><tr><td>DP</td><td>DOWNPIPE</td></tr><tr><td>EDB</td><td>ELECTRICAL CUPBOARD/MAILBOX</td></tr><tr><td>FHR</td><td>FIRE HOSE REEL</td></tr><tr><td>GAS</td><td>GAS CUPBOARD</td></tr><tr><td>GD</td><td>GRATED DRAIN</td></tr><tr><td>GEX</td><td>GARBAGE EXHAUST</td></tr><tr><td>RL</td><td>RELATIVE LEVEL</td></tr><tr><td>R/R/RAINWATER OUTLET</td><td></td></tr><tr><td>SWP</td><td>STORM WATER PIT</td></tr><tr><td>TOH</td><td>TOP OF HOB</td></tr><tr><td>TTI</td><td>TACTILE INDICATORS</td></tr></table>		LEGENDS / NOTES:		BR	BEDROOM	COMS	COMMS CUPBOARD	DP	DOWNPIPE	EDB	ELECTRICAL CUPBOARD/MAILBOX	FHR	FIRE HOSE REEL	GAS	GAS CUPBOARD	GD	GRATED DRAIN	GEX	GARBAGE EXHAUST	RL	RELATIVE LEVEL	R/R/RAINWATER OUTLET		SWP	STORM WATER PIT	TOH	TOP OF HOB	TTI	TACTILE INDICATORS	<table><tr><td colspan="2">KITCHEN BENCH:</td></tr><tr><td>1B:</td><td>4m KITCHEN</td></tr><tr><td>2B:</td><td>5m KITCHEN</td></tr></table> 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WEST ELEVATION
1 : 100

THERMAL PERFORMANCE SPECIFICATIONS: (20677_03 – 23 Lethbridge St)
The following specifications take precedence over other plan notations for the construction of this building.
NOTE: In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building.
This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-10%)

EXTERNAL WALL (Dark & Medium colours)
Brick Veneer – R2.0 bulk insulation with vapour barrier

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Suspended Concrete (above Basement areas) – R1.5 Bulk insulation

EXTERNAL CEILING/ROOF
Concrete / Plasterboard – R1.3 bulk insulation (where balcony above)
Framed roof – No insulation in ceiling (generally) & 75mm foil blanket under metal roof (Unit 306 requires R2.5 bulk insulation in ceiling)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation(ie: IC rated)

Refer to current HERS Certificate to validate these thermal specification details.



EAST ELEVATION
1 : 100

THERMAL PERFORMANCE SPECIFICATIONS: (20677_03 – 23 Lethbridge St)

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building.

- This includes New South Wales Part J(A). Specifically:
- Building thermal construction is in accordance with part J1.2
 - loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
 - where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
 - Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
 - Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
 - Any new mechanical ventilation system is installed in accordance with Part J5.3
 - Any new miscellaneous exhaust system is installed in accordance with Part J5.4
 - Any new heated water system is installed in accordance Part J7.2
 - Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-10%)

EXTERNAL WALL (Dark & Medium colours)
Brick Veneer – R2.0 bulk insulation with vapour barrier

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Suspended Concrete (above Basement areas) – R1.5 Bulk insulation

EXTERNAL CEILING/ROOF
Concrete / Plasterboard – R1.3 bulk insulation (where balcony above)
Framed roof – No insulation in ceiling (generally) & 75mm foil blanket under metal roof (Unit 306 requires R2.5 bulk insulation in ceiling)

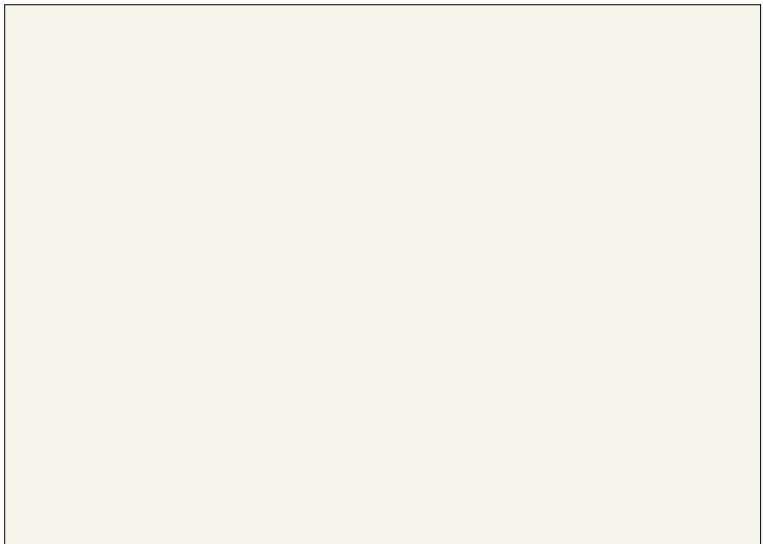
RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation(ie: IC rated)

Refer to current HERS Certificate to validate these thermal specification details.

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	CLIENT	MORSON GROUP	SHEET NAME	DRAWING NUMBER
K	12-05-2020	TO CONSULTANTS	BR BEDROOM	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER	MOBILATED ARCHITECT - P/F	EAST ELEVATION	DA016
L	26-05-2020	DA ISSUE	COMS COMMS CUPBOARD	23-25 Lethbridge Street, St Marys	CONSTRUCTIONS PTY LTD	MORSON REGISTRATION NUMBER 8100		
M	11/08/2020	TO CONSULTANTS	DP DOWNPIPE			ACT-139 480-056 AREA 4.1 139 480-056		
N	17/08/2020	DA SUBMISSION	EDB ELECTRICAL CUPBOARD/MAILBOX			www.morsongroup.com		
P	21/08/2020	DA SUBMISSION	FHR FIRE HOSE REEL			023 9380 4944		
			GAS GAS CUPBOARD			PO Box 170, Potts Point, NSW 1535		
			GO GRATED DRAIN					
			GEX GARBAGE EXHAUST					
			SWP STORM WATER PIT					
			TOH TOP OF HOB					
			TON TOP OF WALL					
			RL RELATIVE LEVEL					
			TTI TACTILE INDICATORS					



FB01
AUSTRAL PORTLAND
230x76-110-240- NAT



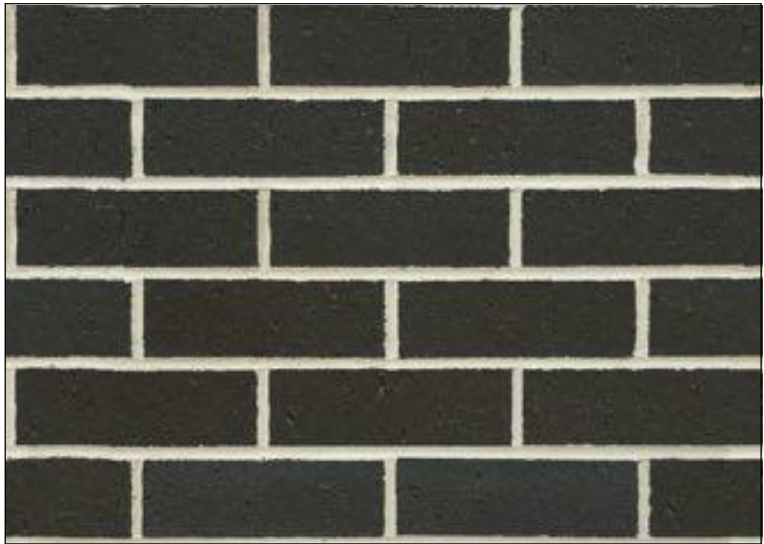
PT01a
SLABS PAINTED FINISH
DULUX_FAIR BIANCA HALF



PDC2
ALUMINIUM FRAMED WINDOW
& DOORS
COLORBOND_MONUMENT



GL01
CLEAR GLASS WINDOWS
AND BALUSTRADES



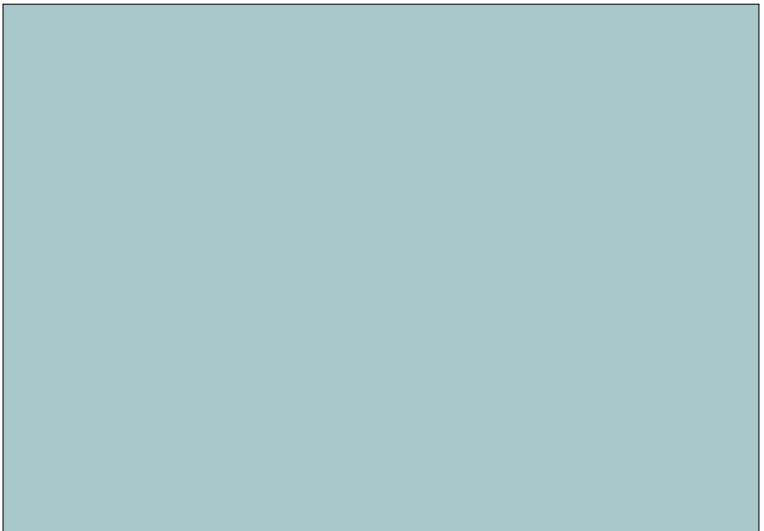
FB02
AB-Bricks-
ExpressionsBlackstone
230x76-110-240-NAT



PT02b
FC PANELS PAINTED FINISH
COLORBOND_MONUMENT



PDC1
LOUVERS COLOR
POWDER COATED: DULUX
DURALLAY
WHEATHERED COPPER



GL02
OBSCURE GLASS WINDOWS



MF1
METAL FENCE
COLORBOND_MONUMENT



VISUALIZATION No. 2



VISUALIZATION No. 3

ISSUE	DATE	AMENDMENT			PROJECT	CLIENT			SHEET SIZE: A1 SCALE DATE	SHEET NAME 3D VISUALIZATIONS	DRAWING NUMBER
H	12-05-2020	TO CONSULTANTS			MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER CONSTRUCTIONS PTY LTD					DA019
J	26-05-2020	DA ISSUE			ADDRESS	23-25 Lettbridge Street, St Marys					ISSUE NO.
K	11/08/2020	TO CONSULTANTS									M
L	17/08/2020	DA SUBMISSION									
M	21/08/2020	DA SUBMISSION									



VISUALIZATION No. 4



VISUALIZATION No. 5

ISSUE	DATE	AMENDMENT			PROJECT	CLIENT			SHEET SIZE: A1	SHEET NAME	3D VISUALIZATIONS	DRAWING NUMBER	
H	12-05-2020	TO CONSULTANTS			MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER CONSTRUCTIONS PTY LTD						DA020	
J	26-05-2020	DA ISSUE			ADDRESS	23-25 Lethbridge Street, St Marys						ISSUE NO.	
K	11/08/2020	TO CONSULTANTS										M	
L	17/08/2020	DA SUBMISSION											
M	21/08/2020	DA SUBMISSION											

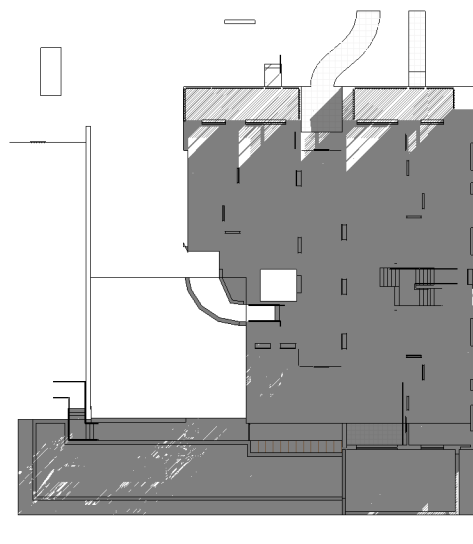


VISUALIZATION No. 7

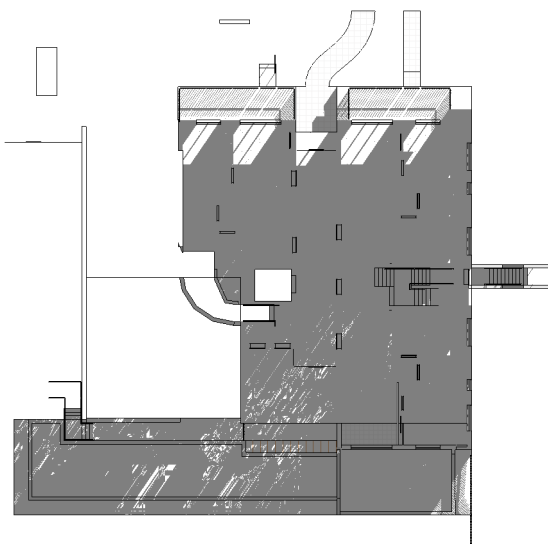


VISUALIZATION No. 8

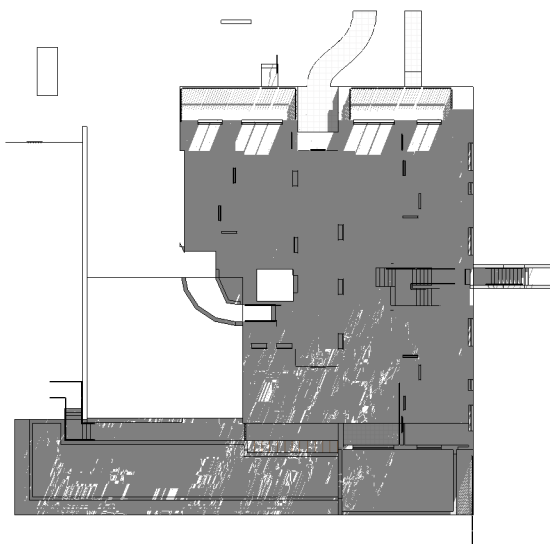
ISSUE	DATE	AMENDMENT			PROJECT			SHEET SIZE: A1	SHEET NAME	3D VISUALIZATIONS	DRAWING NUMBER		
H	12-05-2020	TO CONSULTANTS			MULTI-RESIDENTIAL FLAT BUILDING						DA021		
J	26-05-2020	DA ISSUE			ADDRESS						ISSUE NO.		
K	11/08/2020	TO CONSULTANTS									M		
L	17/08/2020	DA SUBMISSION											
M	21/08/2020	DA SUBMISSION											



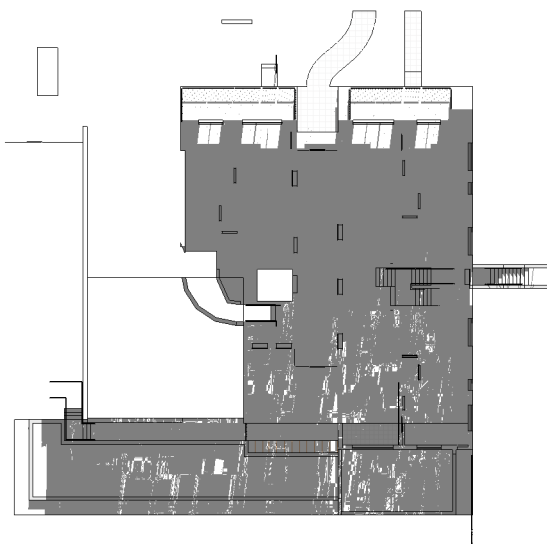
SA - GROUND FLOOR PLAN 9AM



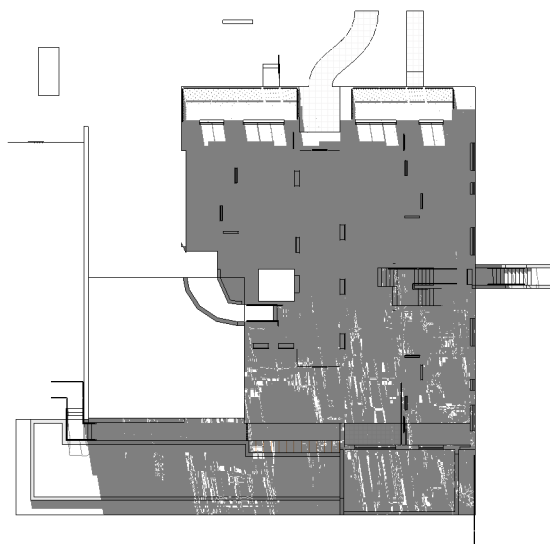
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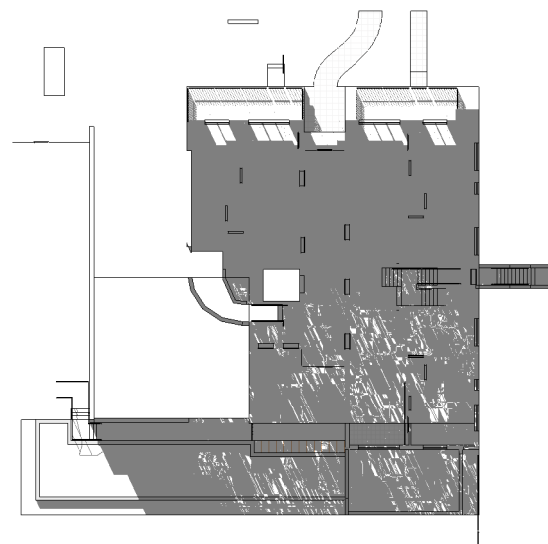
SA - GROUND FLOOR PLAN 11AM



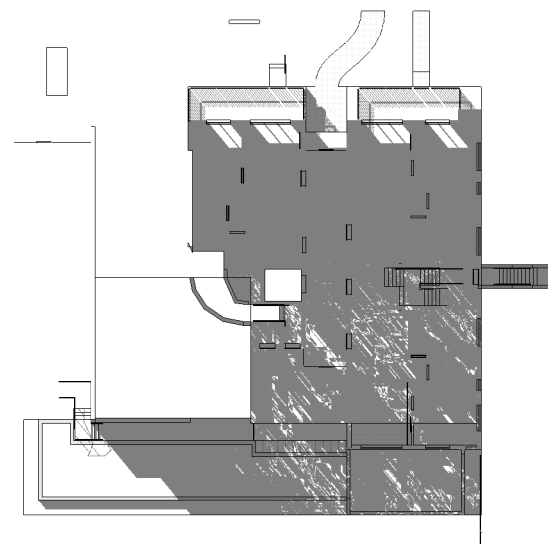
SA - GROUND FLOOR PLAN 12PM



SA - GROUND FLOOR PLAN 13PM



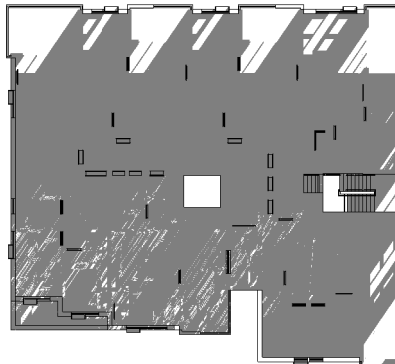
SA - GROUND FLOOR PLAN 14PM



SA - GROUND FLOOR PLAN 15PM



SA - 1 LVL FLOOR PLAN 9AM



SA - 1 LVL FLOOR PLAN 10AM



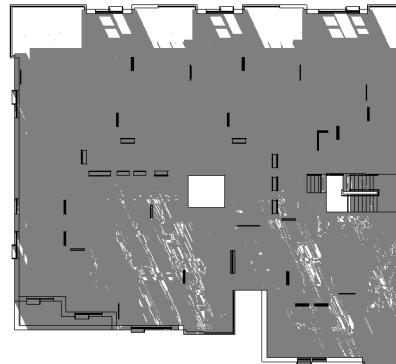
SA - 1 LVL FLOOR PLAN 11AM



SA - 1 LVL FLOOR PLAN 12PM



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SA - 1 LVL FLOOR PLAN 15PM



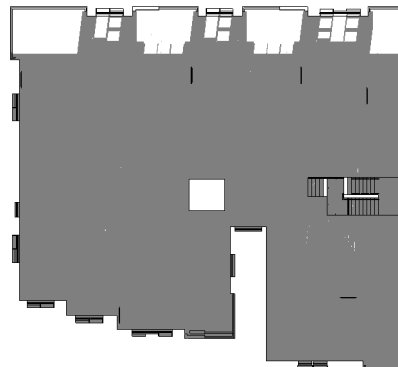
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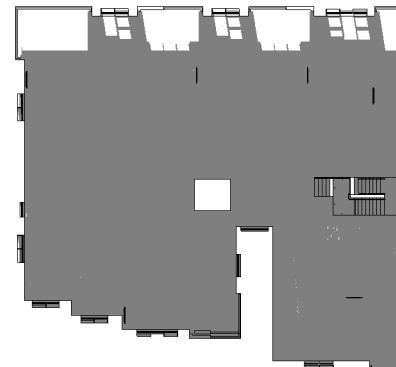
SA - 2 LVL FLOOR PLAN 10AM



SA - 2 LVL FLOOR PLAN 11AM



SA - 2 LVL FLOOR PLAN 12AM



SA - 2 LVL FLOOR PLAN 13PM



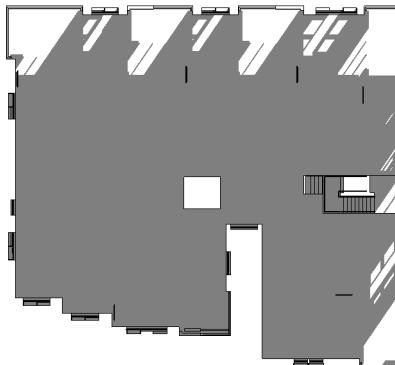
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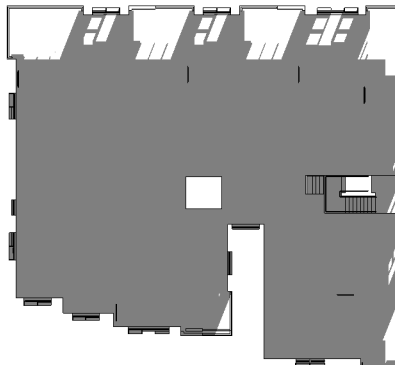
SA - 2 LVL FLOOR PLAN 15PM



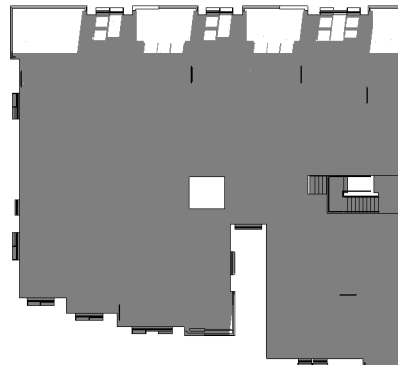
SA - 3 LVL FLOOR PLAN 9AM



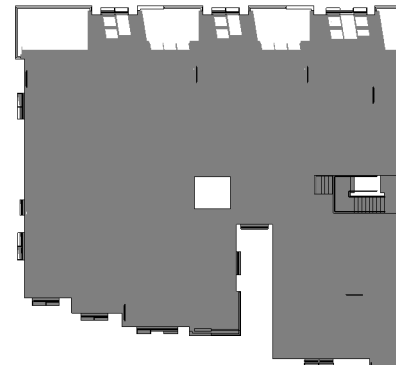
SA - 3 LVL FLOOR PLAN 10AM



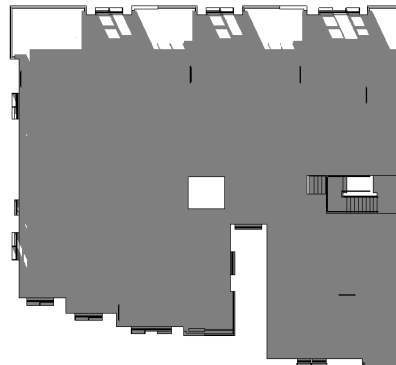
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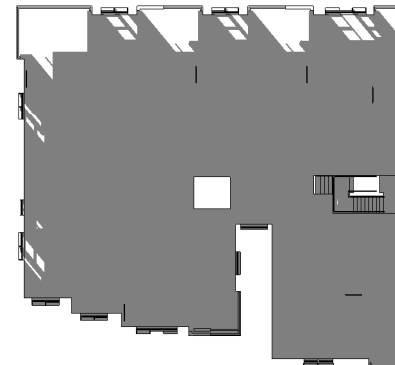
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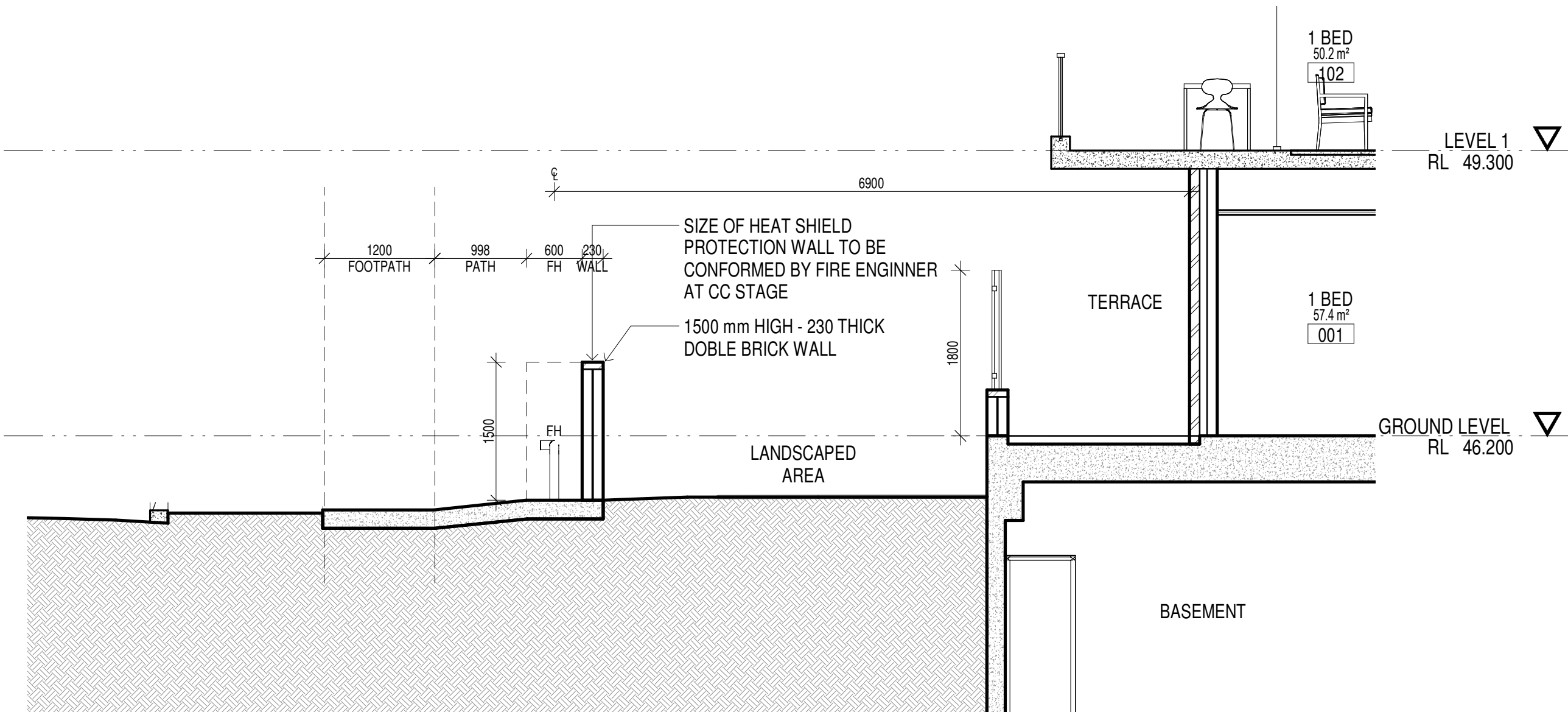
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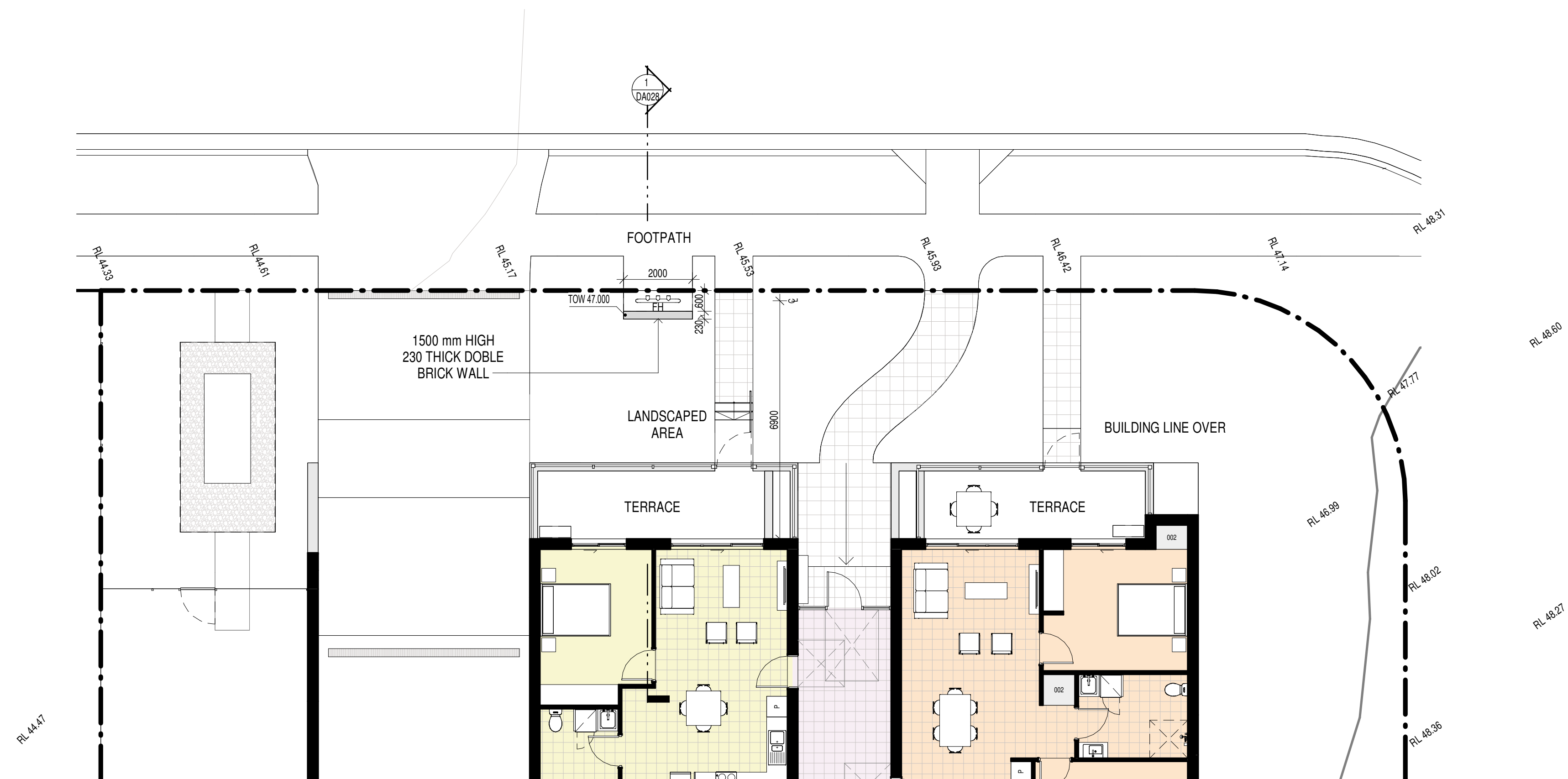
SA - 3 LVL FLOOR PLAN 14PM



SA - 3 LVL FLOOR PLAN 15PM



BOOSTER SECTION
1 : 50



BOOSTER FLOOR PLAN
1 : 100

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	GAS GAS CLIPBOARD	R/WRAINWATER OUTLET	KITCHEN BENCH	PROJECT	CLIENT	MORSON GROUP	HOVARNATED ARCHITECT - P.F.	SHEET NAME	DRAWING NUMBER
F	05-05-2020	LAHC SUBMISSION	BR BEDROOM	GO GRATED DRAIN	SWP STORM WATER PIT	1B: 4m KITCHEN	MULTI-RESIDENTIAL FLAT BUILDING	TOM ZEAITER	CONSTRUCTION PTY LTD	AC/1131 480/056 AREA 41 131 480/056	FIRE HYDRANT DETAIL	DA028
G	12-05-2020	TO CONSULTANTS	COMS COMMS CLIPBOARD	GEX GARAGE EXHAUST	TOH TOP OF HOB	2B: 5m KITCHEN	ADDRESS	TOM ZEAITER	CONSTRUCTIONS PTY LTD	www.morsongroup.com		
H	26-05-2020	DA ISSUE	DP DOWNPIPE	RL RELATIVE LEVEL	TTI TACTILE INDICATORS		23-25 Lettbridge Street, St Marys			PO Box 170, Potts Point, NSW 1585		
J	11/08/2020	TO CONSULTANTS	EDB ELECTRICAL CLIPBOARD									
K	17/08/2020	DA SUBMISSION	FHR FIRE HOSE REEL									

