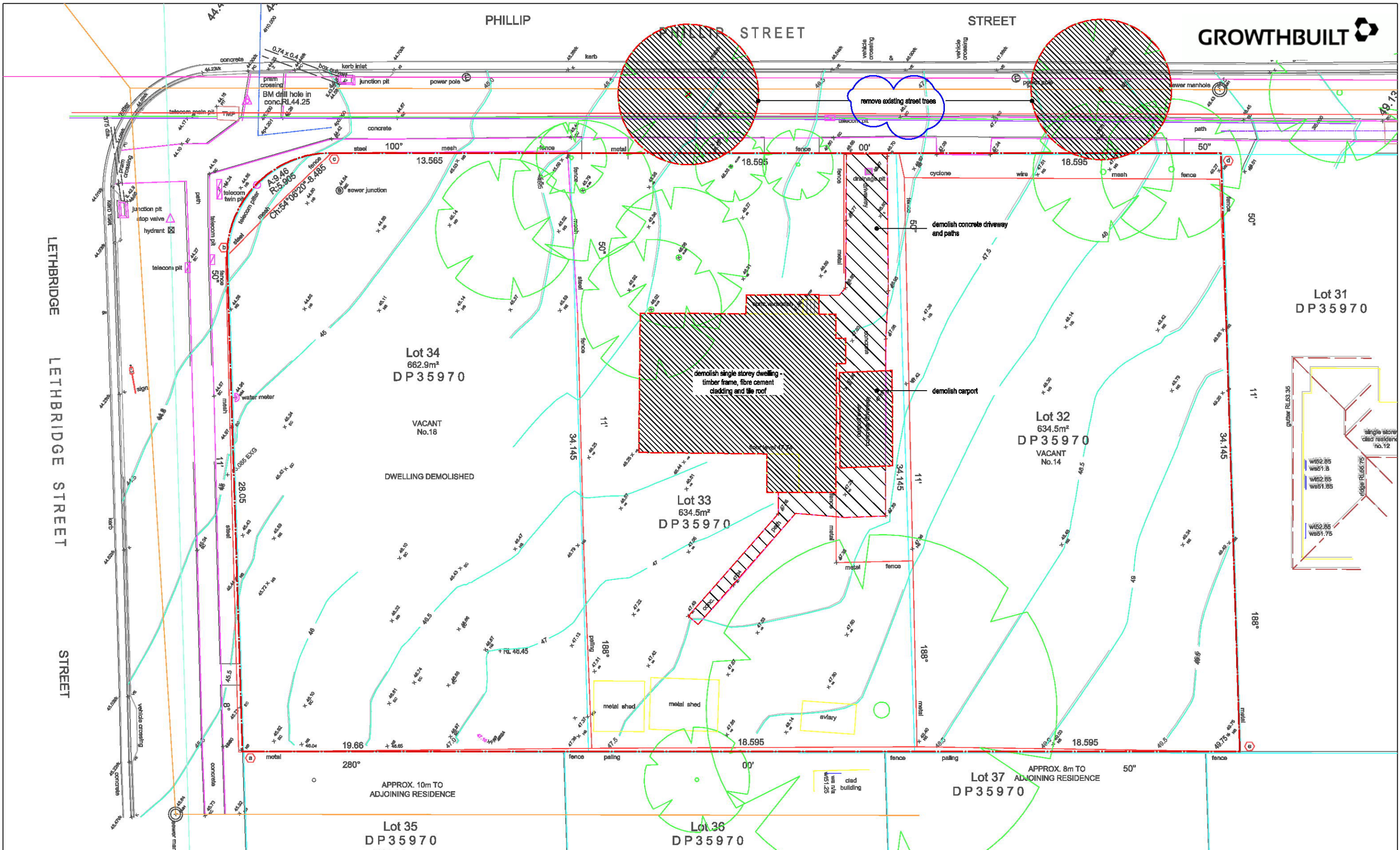






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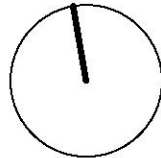
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ISSUE	DATE	REVISION
A	9/12/19	DEVELOPMENT APPLICATION
B	28/05/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED

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	CLIENT	DWG	SCALE @ A3	DRAWN	CHKD
14-18 Phillip Street St Marys	Growthbuilt P/L	Demolition plan	1:200	DM	PM

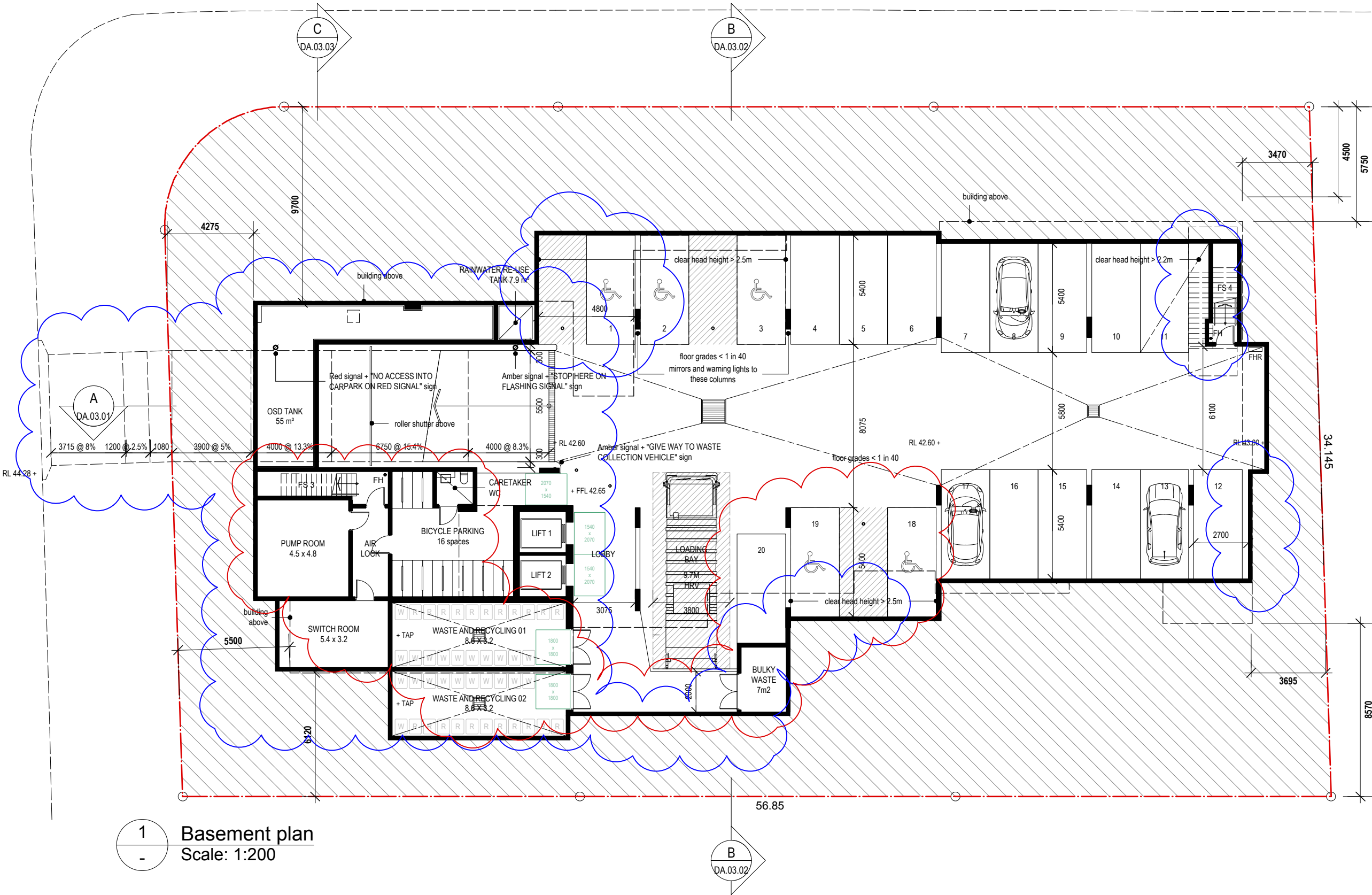
PROJECT #	DWG #	REVISION
190819	DA.00.05	B

* refer to DA.02.01 north elevation for BASIX Commitments Notes and Naters summary

PHILLIP STREET ABOVE

GROWTHBUILT

LETHBRIDGE STREET ABOVE

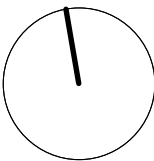


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ISSUE	DATE	REVISION
A	9/12/19	DEVELOPMENT APPLICATION
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C	18/06/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED (RED)

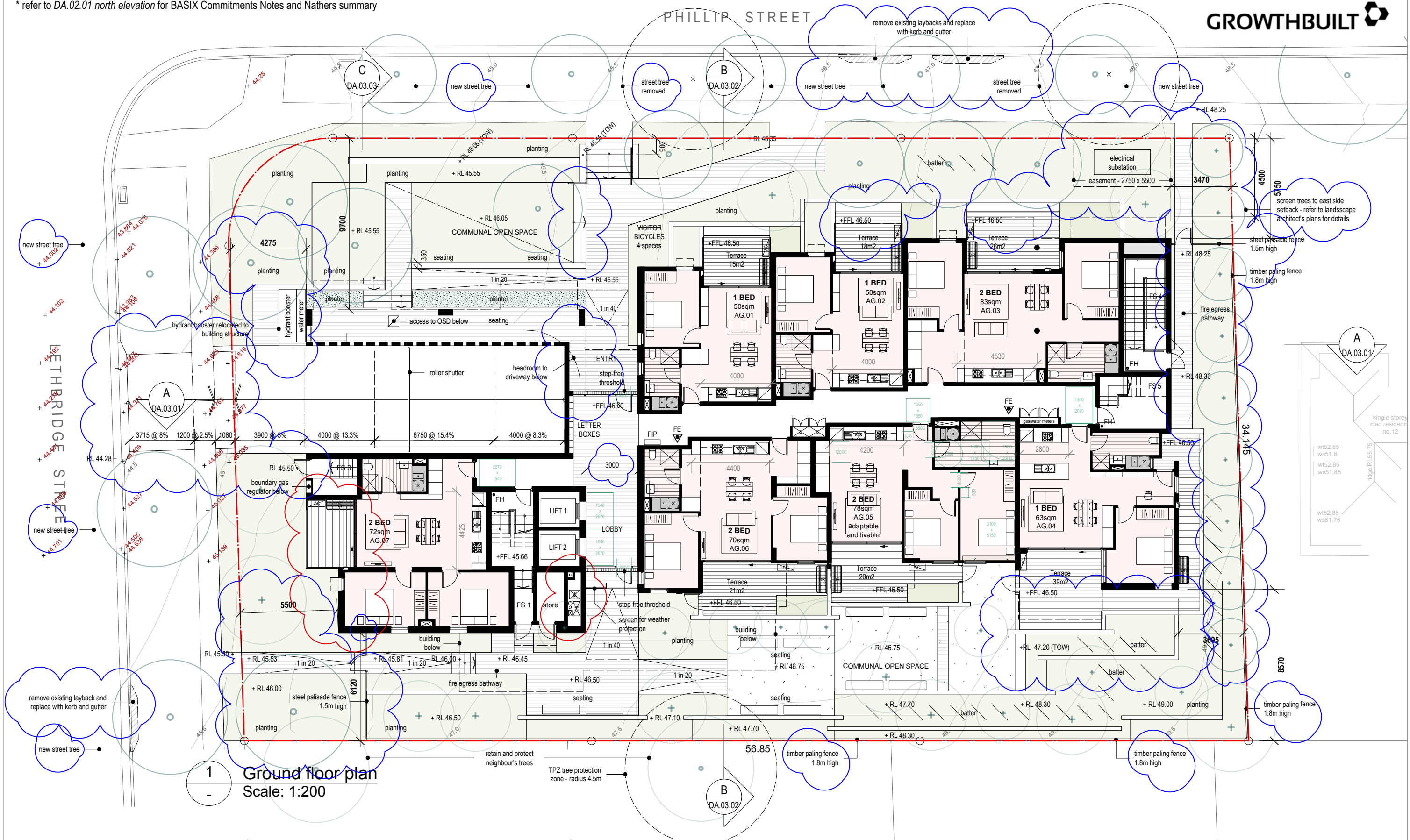
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If in doubt ask.



PROJECT 14-18 Phillip Street St Marys	PROJECT # 190819
CLIENT Growthbuilt P/L	DWG # DA.01.01
DWG Basement plan	REVISION C
SCALE @ A3 1:200	DRAWN DM
	CHKD PM

* refer to DA.02.01 north elevation for BASIX Commitments Notes and Nathers summary



Ground floor plan
Scale: 1:200

* refer to DA.02.01 north elevation for BASIX Commitments Notes and Nathers summary

PHILLIP STREET

GROWTHBUILT

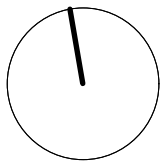
LETHBRIDGE STREET

1 Level 1 plan
Scale: 1:200

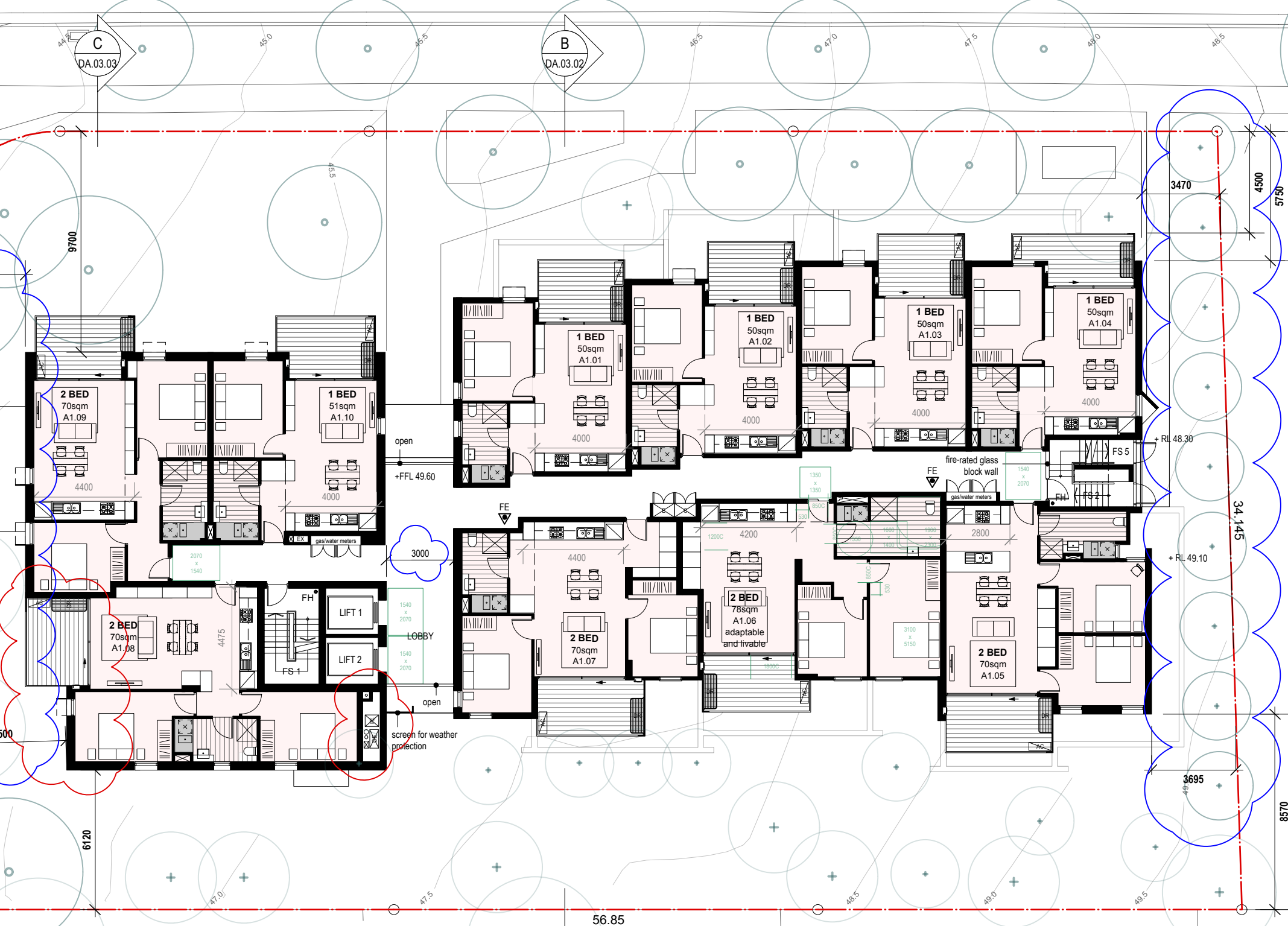
ISSUE	DATE	REVISION
A	9/12/19	DEVELOPMENT APPLICATION
B	26/05/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED (BLUE)
C	18/06/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED (RED)

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PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819	
CLIENT Growthbuilt P/L			DWG # DA.01.03	
DWG Level 1 plan SCALE @ A3 1:200			DRAWN DM	CHKD PM
			REVISION C	

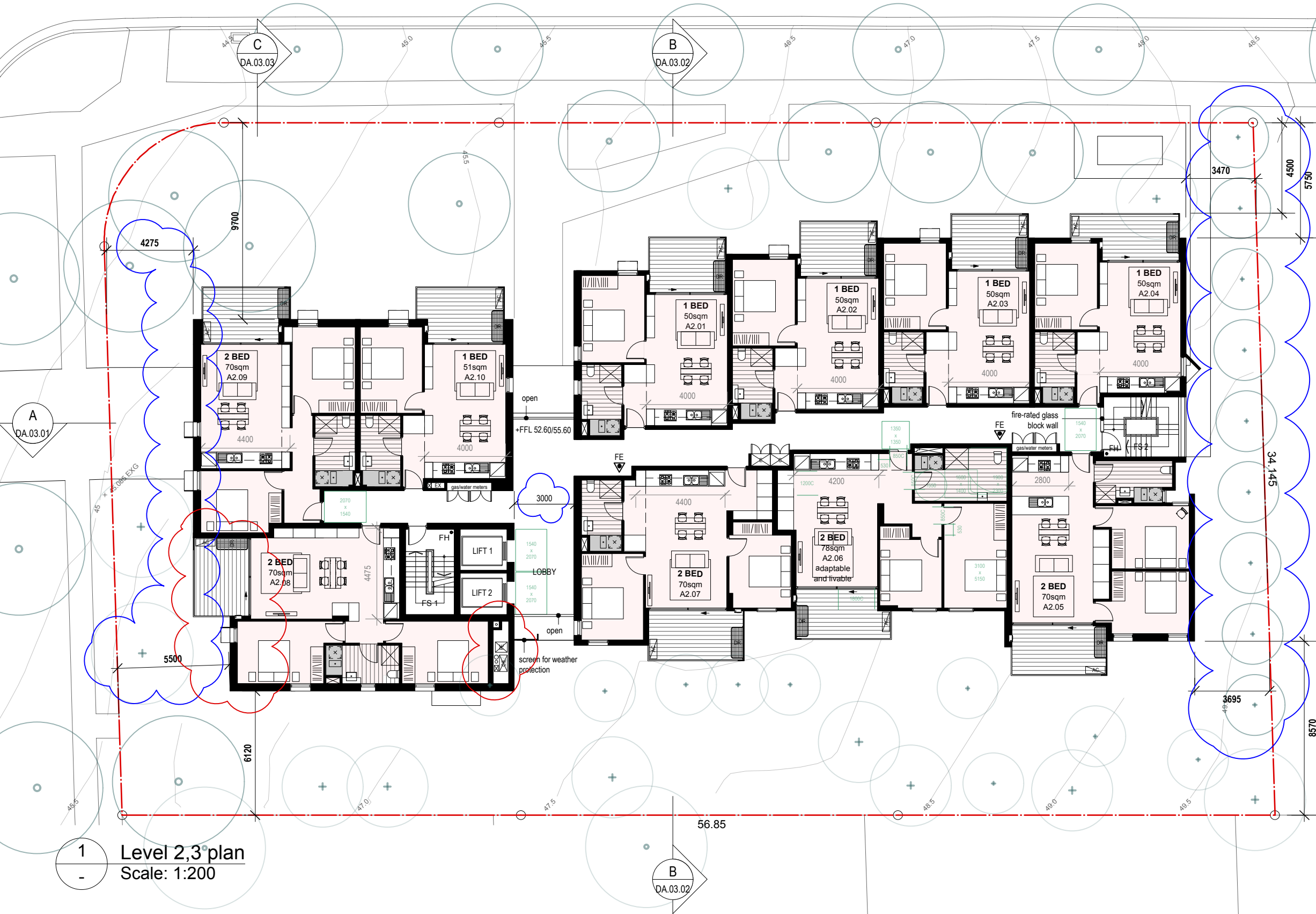


* refer to DA.02.01 north elevation for BASIX Commitments Notes and Nathers summary

PHILLIP STREET

GROWTHBUILT

LETHBRIDGE STREET



1 Level 2,3 plan
Scale: 1:200



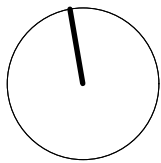
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ISSUE	DATE	REVISION
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PROJECT
14-18 Phillip Street St Marys

CLIENT
Growthbuilt P/L

DWG
Level 2,3 plan

SCALE @ A3

1:200

DRAWN

DM

CHKD

PM

PROJECT #
190819

DWG #
DA.01.04

REVISION

C

* refer to DA.02.01 north elevation for BASIX Commitments Notes and Nathers summary

PHILLIP STREET

GROWTHBUILT

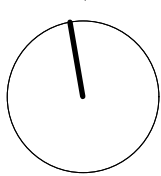
LETHBRIDGE STREET

1 Level 4 plan
Scale: 1:200

ISSUE	DATE	REVISION
A	9/12/19	DEVELOPMENT APPLICATION
B	26/05/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED (BLUE)
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PROJECT 14-18 Phillip Street St Marys	PROJECT # 190819
CLIENT Growthbuilt P/L	DWG # DA.01.05
DWG Level 4 plan	REVISION C
SCALE @ A3 1:200	DRAWN DM
	CHKD PM



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* refer to DA.02.01 north elevation for BASIX Commitments Notes and Nathers summary

PHILLIP STREET

GROWTHBUILT

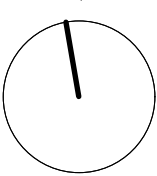
LETHBRIDGE STREET

1 Roof plan
Scale: 1:200

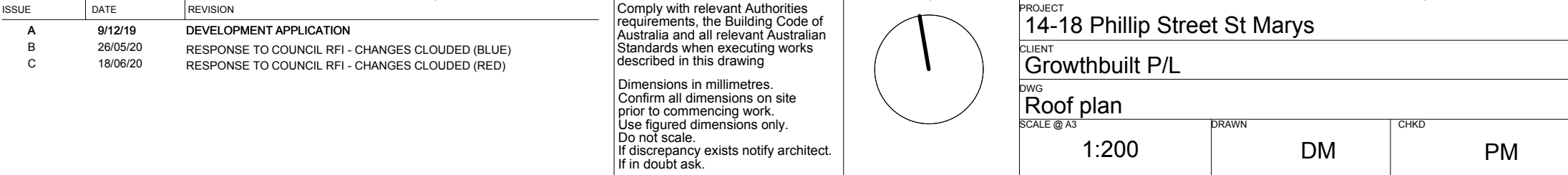
ISSUE	DATE	REVISION
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B	26/05/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED (BLUE)
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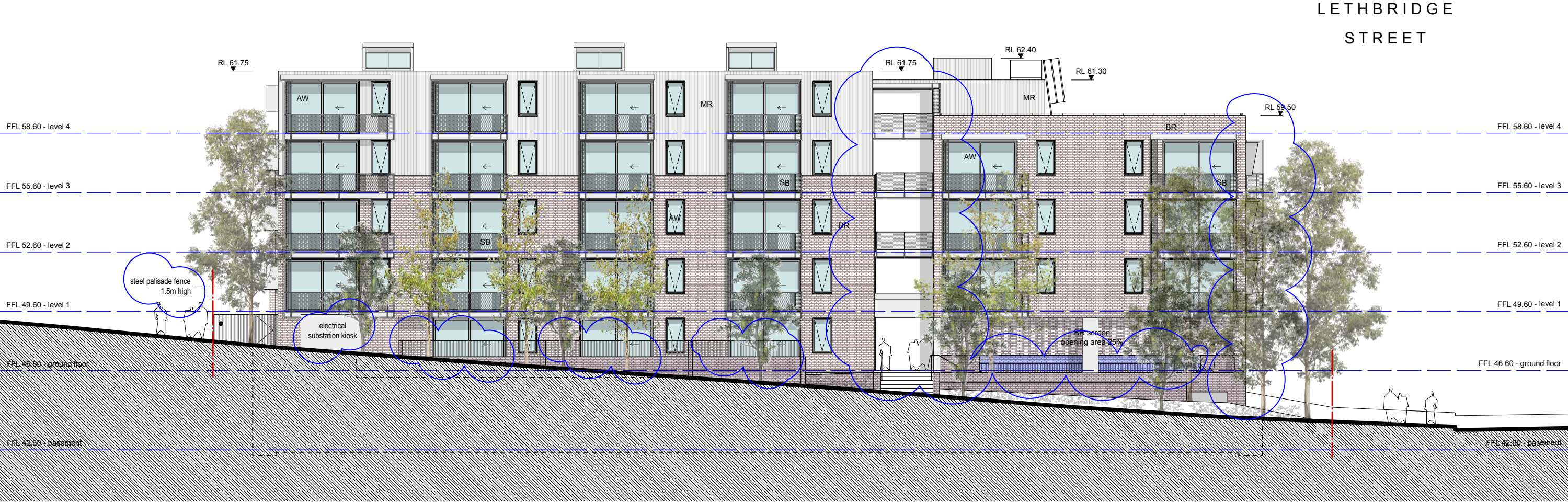


PROJECT	14-18 Phillip Street St Marys	PROJECT #	190819
CLIENT	Growthbuilt P/L	DWG #	DA.01.06
DWG	Roof plan	REVISION	C
SCALE @ A3	1:200	DRAWN	DM
		CHKD	PM



BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(+4.5out+6u/min)	4 star	5 star	6 star
Rainwater tank	Central rainwater tank: Minimum 5000L to collect run-off from at least 200m2 of roof area. Rainwater tank connected to toilets of ground floor units only			
ENERGY	Hot water system: Gas instantaneous 5 star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Gas cooktop & electric oven in the kitchen of the dwellings Indoor or sheltered clothes drying lines to the units Alternative energy supply Photovoltaic system Rated electrical output (min): 15.0 peak kW			
COMMON AREAS	Refer to approved BASIX cert			

NATHERS summary for - 14-18 Phillip Street St Marys 2760		
Building Elements	Material	Detail
External walls	Brick veneer	R2.5 insulation (product value)
Internal walls - except as stated below	Plasterboard on studs	-
Internal walls - unit AG.04	Plasterboard on studs	R2.0 insulation (product value) to walls adjacent to bathroom for unit AG.04 only
Common walls between dwelling	Hebel power panel	-
Common walls between units and corridors	Hebel power panel	R2.5 insulation (product value)
Common walls between units & lifts/fire stairs	200mm concrete + stud + plasterboard	R1.5 insulation (product value)
Floors	Plasterboard	R2.5 insulation (product value) to ceilings with roof plane
Roof	Concrete	-
Windows/Doors - except as stated below	Alumina windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	sliding windows/doors & louvre windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
Windows/Doors - unit AG.04 & AG.06, AG.05	Alumina windows: Aluminium frame, performance glazing	U value 4.80 or less and SHGC 0.59 +/- 10%
	sliding door: Aluminium frame, performance glazing	U value 5.40 or less and SHGC 0.49 +/- 10%
	Alumina windows (west area): Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Lighting: These units have been rated with two ventilated LED downlights in per NatHERS Certificate. Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials. Note: Additional insulation may be required to meet acoustic requirements.		

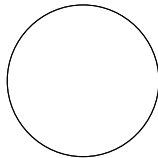


1 North elevation - Phillip Street
Scale: 1:200

ISSUE	DATE	REVISION
A	9/12/19	DEVELOPMENT APPLICATION
B	26/05/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED (BLUE)

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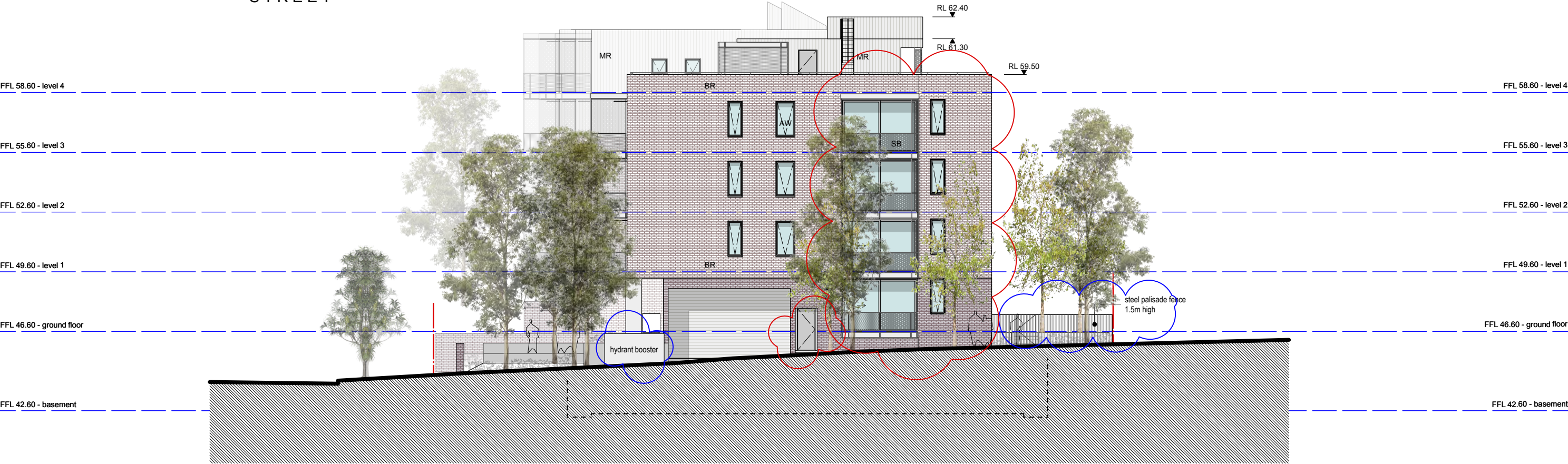


PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819	
CLIENT Growthbuilt P/L			DWG # DA.02.01	
DWG North elevation			REVISION B	
SCALE @ A3 1:200	DRAWN DM/JH	CHKD PM		

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(+4.5out+16l/min)	4 star	5 star	6 star
Rainwater tank				
Central rainwater tank: Minimum 5000L to collect run-off from at least 200m2 of roof area.				
Rainwater tank connected to toilets of ground floor units only				
ENERGY				
Hot water system: Gas instantaneous 5 star				
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
REFER TO APPROVED BASIX				
Artificial lighting: As per BASIX				
Natural lighting: As per BASIX				
Appliances:				
Gas cooktop & electric oven in the kitchen of the dwellings				
Indoor or sheltered clothes drying lines to the units.				
Alternative energy supply Photovoltaic system Rated electrical output (min): 15.0 peak kW				
COMMON AREAS				
Refer to approved BASIX cert				

NATHERS summary for - 14-18 Phillip Street St Marys 2760		
Building Elements	Material	Detail
External walls	Brick Veneer	R2.5 insulation (product value)
Internal walls - except as stated below	Plasterboard on studs	-
Internal walls - unit AG.04	Plasterboard on studs	R2.0 insulation (product value) to walls adjacent to bathroom for unit AG.04 only
Common walls between dwelling	Hebel power panel	-
Common walls between units and corridors	Hebel power panel	R2.5 insulation (product value)
Common walls between units & lifts/fire stairs	200mm concrete + stud + plasterboard	R1.5 insulation (product value)
Ceiling	Plasterboard	R2.5 insulation (product value) to ceilings with roof above
Floors	Concrete	-
Roof	Concrete	-
Windows/Doors - except as stated below	Aluminux windows	U value 5.70 or less and SHGC 0.57 +/- 10%
Windows/Doors - unit AG.04 & AG.06, AG.05	Aluminux frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
Sliding windows/doors & louvre windows	Aluminux frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
Sliding door	Aluminux frame, performance glazing	U value 4.80 or less and SHGC 0.59 +/- 10%
Aluminux windows	Aluminux frame, performance glazing	U value 5.40 or less and SHGC 0.49 +/- 10%
Aluminux windows (west areas)	Aluminux frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Aluminux frame, single glazed clear	Aluminux frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Lighting: These units have been rated with one standard LED throughout as per NABERS Certificate.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing dampers to all exhaust fans		
Note: Additional insulation may be required to meet acoustic requirements		

PHILLIP STREET

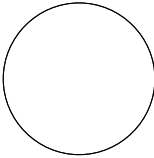


1 West elevation - Lethbridge Street
Scale: 1:200

ISSUE	DATE	REVISION
A	9/12/19	DEVELOPMENT APPLICATION
B	26/05/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED (BLUE)
C	18/06/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED (RED)

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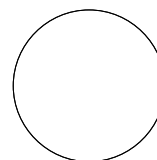
PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819	
CLIENT Growthbuilt P/L			DWG # DA.02.02	
DWG West elevation			REVISION	
SCALE @ A3 1:200	DRAWN DM/JH	CHKD PM	C	

BASIS COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIS REPORT*				
WATER				
Fixtures	All Shower Heads 3 star=4.8Star<=6/(min)	All toilet flushing systems 4 star	All kitchen taps 5 star	All bathroom taps 6 star
Rainwater tank	Central rainwater tank: Minimum 5000L to collect run-off from at least 20m ² of roof area. Rainwater tank connected to toilets of ground floor units only			
ENERGY	Hot water system: Gas instantaneous 5 star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIS	Artificial lighting: As per BASIS			
	Natural lighting: As per BASIS			
	Appliances:			
	Gas cooktop & electric oven in the kitchen of the dwellings			
	Indoor or sheltered clothes drying lines to the units			
	Alternative energy supply Photovoltaic system Rated electrical output (min): <u>15.0 peak kW</u>			
COMMON AREAS	Refer to approved BASIS cert			

GROWTHBUILT 



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



BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(+4.5dot+6L/min)	4 star	5 star	6 star
Rainwater tank	Central rainwater tank: Minimum 5000L to collect run-off from at least 200m2 of roof area.			
	Rainwater tank connected to toilets of ground floor units only			
ENERGY	Hot water system: Gas instantaneous 5 star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Gas cooktop & electric oven in the kitchen of the dwellings			
	Indoor or sheltered clothes drying lines to the units			
	Alternative energy supply Photovoltaic system Rated electrical output (min): 15.0 peak kW			
COMMON AREAS	Refer to approved BASIX cert			

NABERS summary for - 14-18 Phillip Street St Marys 2760		
Building Elements	Material	Detail
External walls	Brick veneer	R2.5 insulation (product value)
Internal walls - except as stated below	Plasterboard on studs	-
Internal walls - unit AG.04	Plasterboard on studs	R2.0 insulation (product value) to walls adjacent to bathroom for unit AG.04 only
Common walls between dwelling	Hebel power panel	-
Common walls between units and corridors	Hebel power panel	R2.5 insulation (product value)
Common walls between units & lifts/fire stairs	200mm concrete + stud + plasterboard	R1.5 insulation (product value)
Ceiling	Plasterboard	R2.5 insulation (product value) to ceilings with roof plane
Floors	Concrete	-
Roof	Concrete	-
Windows/Doors - except as stated below	Alumina windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	sliding windows/doors & louvre windows	U value 6.70 or less and SHGC 0.70 +/- 10%
	Alumina windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Windows/Doors - unit AG.04 & AG.06, AG.05	sliding door	U value 4.80 or less and SHGC 0.59 +/- 10%
	Alumina windows: Aluminium frame, performance glazing	U value 5.40 or less and SHGC 0.49 +/- 10%
	sliding windows (west area)	U value 6.70 or less and SHGC 0.57 +/- 10%
	Alumina windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Lighting: These units have been rated with non-recycled LED downlights as per NABERS Certificate.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Additional insulation may be required to meet acoustic requirements		

PHILLIP STREET

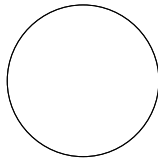


1 East elevation
- Scale: 1:200

ISSUE	DATE	REVISION
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B	26/05/20	RESPONSE TO COUNCIL RFI - CHANGES CLOUDED (BLUE)

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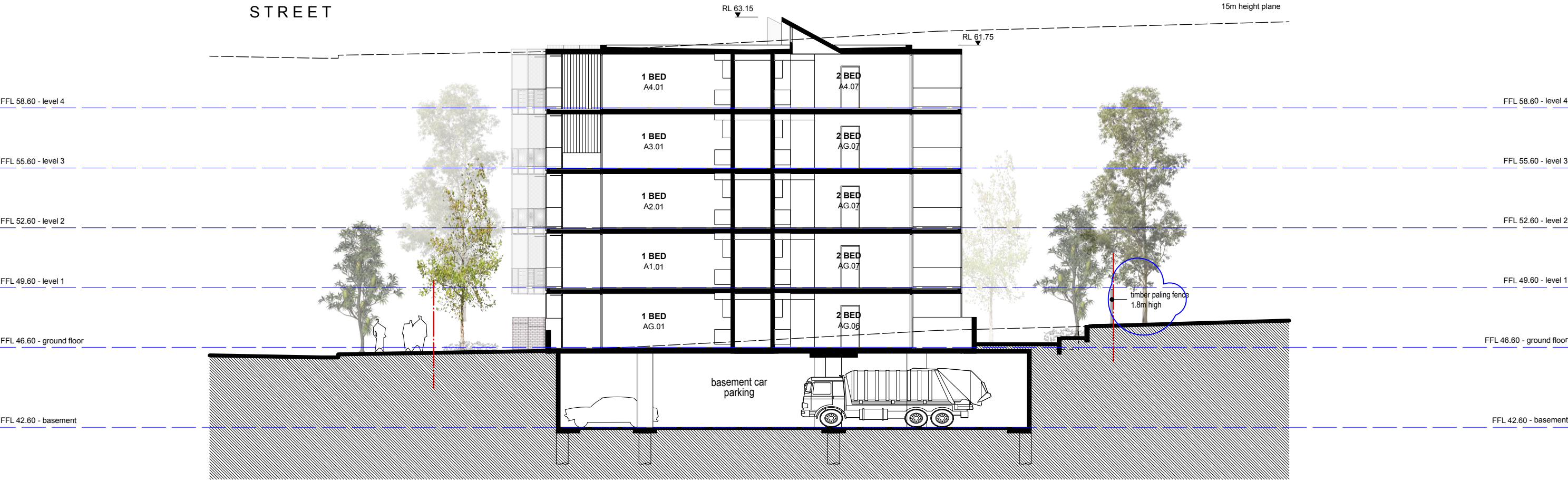


PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819	
CLIENT Growthbuilt P/L			DWG # DA.02.04	
DWG East elevation			REVISION	
SCALE @ A3 1:200	DRAWN DM/JH	CHKD PM	B	

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(+4.5out+6s/min)	4 star	5 star	6 star
Rainwater tank	Central rainwater tank: Minimum 5000L to collect run-off from at least 200m2 of roof area. Rainwater tank connected to toilets of ground floor units only			
ENERGY	Hot water system: Gas instantaneous 5 star Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Indoor or sheltered clothes drying lines to the units Alternative energy supply Photovoltaic system Rated electrical output (min): 15.0 peak kW			
COMMON AREAS	Refer to approved BASIX cert			

NATHERS summary for - 14-18 Phillip Street St Marys 2760		
Building Elements	Material	Detail
External walls	Brick Veneer	R2.5 insulation (product value)
Internal walls - except as stated below	Plasterboard on studs	-
Internal walls - unit AG.04	Plasterboard on studs	R2.0 insulation (product value) to walls adjacent to bathroom for unit AG.04 only
Common walls between dwelling	Hebel power panel	-
Common walls between units and corridors	Hebel power panel	R2.5 insulation (product value)
Common walls between units & lifts/fire stairs	200mm concrete + stud + plasterboard	R1.5 insulation (product value)
Floors	Plasterboard	R2.5 insulation (product value) to ceilings with roof slope
Roof	Concrete	-
Windows/Doors - except as stated below	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
AG.04 & AG.06, AG.05	Aluminium frame, performance glazing	U value 4.80 or less and SHGC 0.59 +/- 10%
AG.04 & AG.06, AG.05	Aluminium frame, performance glazing	U value 5.40 or less and SHGC 0.49 +/- 10%
AG.04 & AG.06, AG.05	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Lighting: These units have been rated with non-ventilated LED downlights as per NABERS Certificate.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Additional insulation may be required to meet acoustic requirements.		

PHILLIP STREET

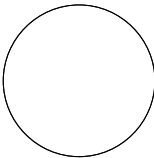


1 Section B
- Scale: 1:200

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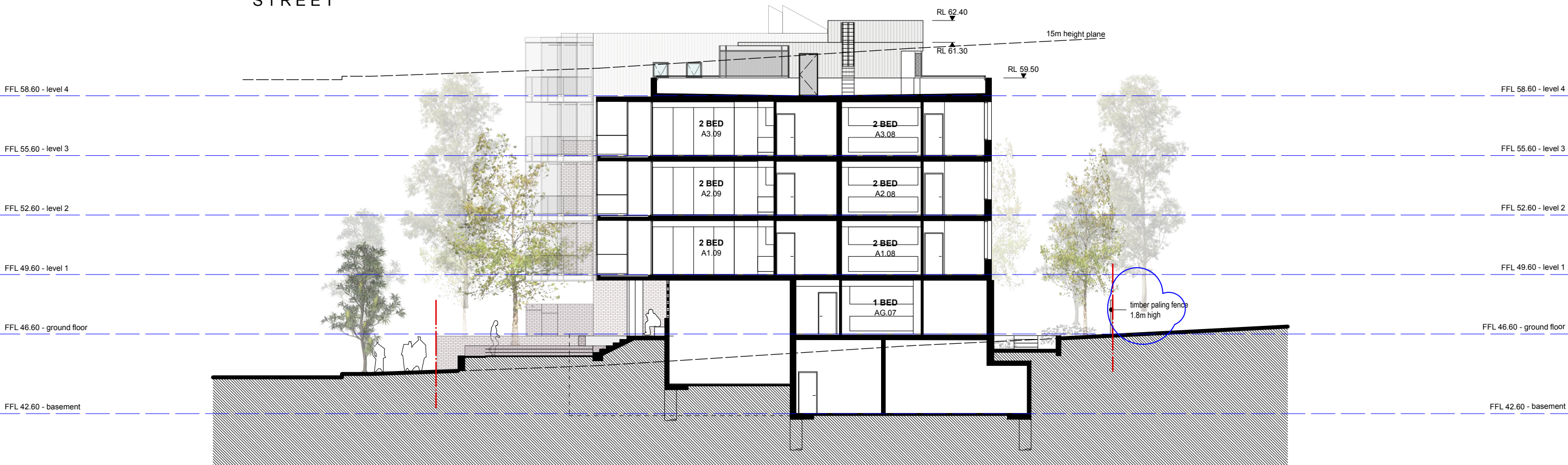
Dimensions in millimetres. Confirm all dimensions on site prior to commencing work. Use figured dimensions only. Do not scale. If discrepancy exists notify architect. If in doubt ask.



PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819
CLIENT Growthbuilt P/L			DWG # DA.03.02
DWG Section B	DRAWN DM/JH	CHKD PM	REVISION B
SCALE @ A3 1:200			

BASIS COMMITMENTS NOTES			
* TO BE READ IN CONJUNCTION WITH APPROVED BASIS REPORT*			
WATER			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps
	3 star (4.50m ³ /min)	4 star	5 star
Rainwater tank	Central rainwater tank: Minimum 5000L to collect run-off from at least 200m ² of roof area. Rainwater tank connected to toilets of ground floor units only		
ENERGY	Hot water system: Gas instantaneous 5 star		
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
REFER TO APPROVED BASIS	Artificial lighting: As per BASIS		
	Natural lighting: As per BASIS		
	Appliances:		
	Gas cooktop & electric oven in the kitchen of the dwellings		
	Indoor or sheltered clothes drying lines to the units		
	Alternative energy supply Photovoltaic system Rated electrical output (min): 15.0 peak kW		
COMMON AREAS	Refer to approved BASIS cert		

GROWTHBUILT 





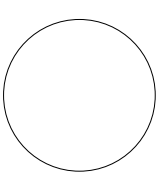
**McGregor
Westlake
Architecture**

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www.mwarchitects.com.au

ISSUE	DATE	REVISION
A	12/11/19	GENERAL UPDATE FOR REVIEW
B	14/11/19	DRAFT DA FOR LAHC REVIEW
C	18/6/20	18/06/20 RESPONSE TO COUNCIL RFI

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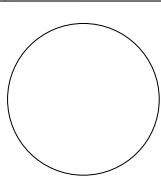
PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819
CLIENT Growthbuilt P/L			DWG # DA.04.02
DWG North-west corner view			REVISION
SCALE @ A3 NTS	DRAWN JH/DM	CHKD PM	C



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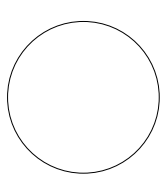
PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819
CLIENT Growthbuilt P/L			DWG # DA.04.03
DWG South-west corner view			REVISION
SCALE @ A3 NTS	DRAWN JH/DM	CHKD PM	C



ISSUE	DATE	REVISION
D	30/10/19	LAHC REVIEW 2
E	14/11/19	DRAFT DA FOR LAHC REVIEW
F	18/6/20	18/06/20 RESPONSE TO COUNCIL RF1

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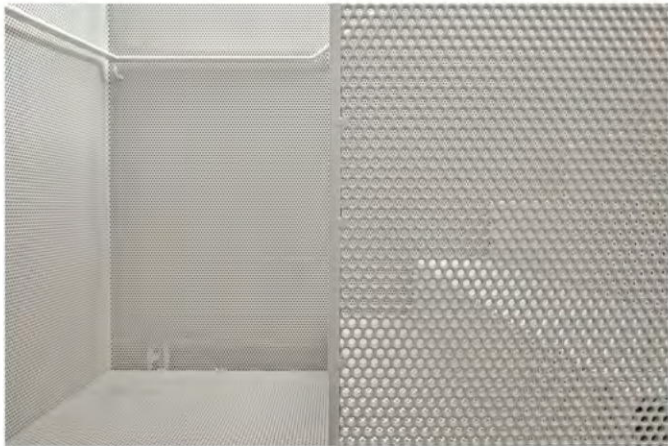
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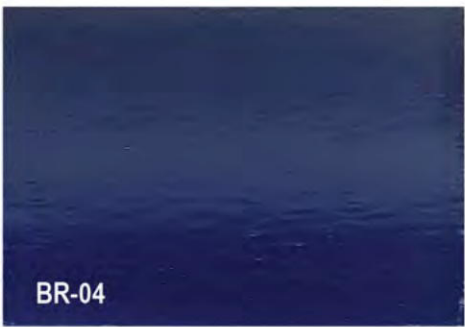
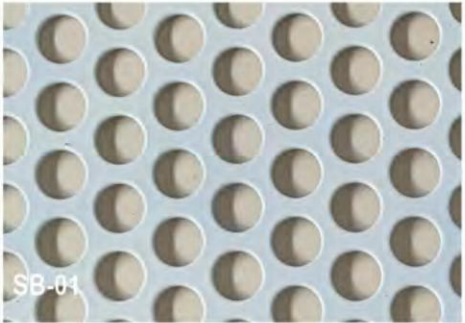
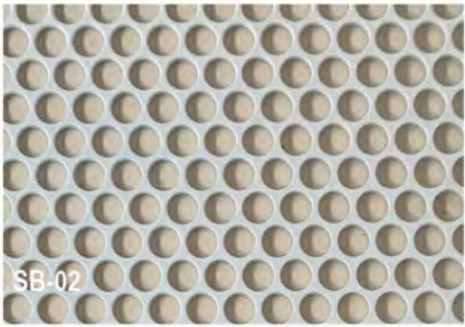
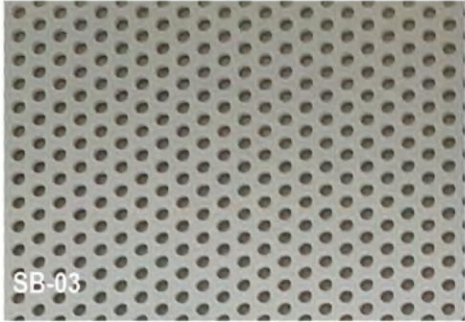
PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819
CLIENT Growthbuilt P/L			DWG # DA.04.06
DWG Phillip + Lethbridge Street corner view			REVISION
SCALE @ A3 NTS	DRAWN JH/DM	CHKD PM	F

Goldsmith Street, Norwich (United Kingdom)
Mikhail Riches architect

perforated metal balustrades
Kerr Street house
Austin Maynard Architecture



130 Harris Street, Pyrmont
adaptive re-use
Growthbuilt with SJB architects



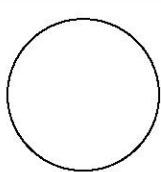
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PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819
CLIENT Growthbuilt P/L			DWG # DA.05.02
DWG External materials and finishes - 2			
SCALE @ A3 1:50	DRAWN DM	CHKD PM	REVISION A



St Mary Magdelene Church
299-311 Great Western Highway,
St Marys

Church and church hall
constructed c.1837 - St Marys'
oldest surviving buildings

Simple building forms, face
brickwork with base course,
vertical openings, austere but
considered detailing

** church building has subsequently
been cement rendered*



Former Council Chambers
3 Mamre Road, St Marys
Constructed 1933, light coloured brickwork, timber framed
windows with vertical proportions, external shutters

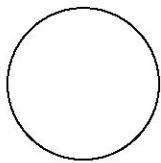
St Marys Senior High School
6-48 Kalang Avenue, St Marys
light coloured face brickwork with darker base course,
aluminium framed windows with vertical proportions,
lightweight metal sun hoods



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PROJECT 14-18 Phillip Street St Marys			PROJECT # 190819
CLIENT Growthbuilt P/L			DWG # DA.05.03
DWG External materials and finishes - 3			REVISION
SCALE @ A3 1:50	DRAWN DM	CHKD PM	A