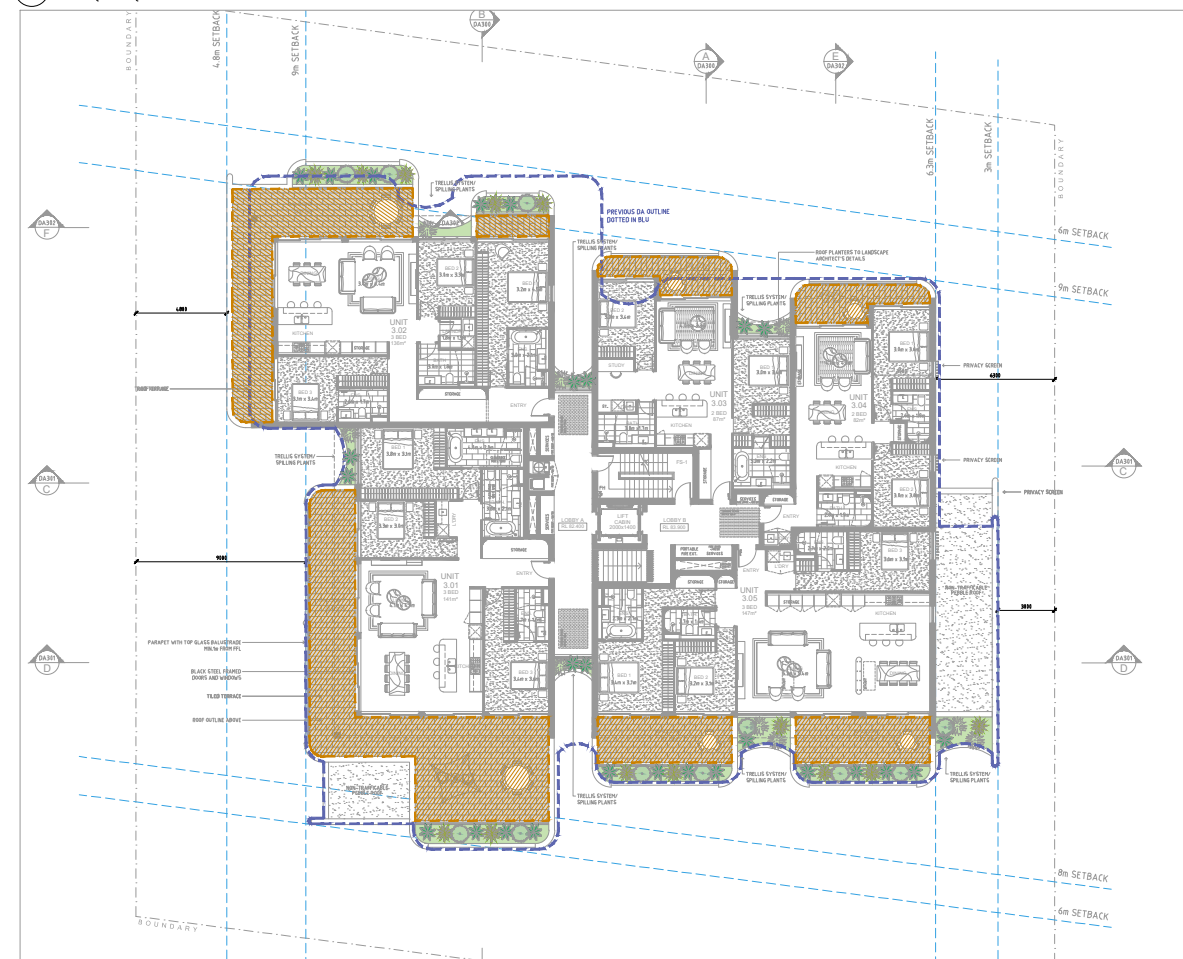
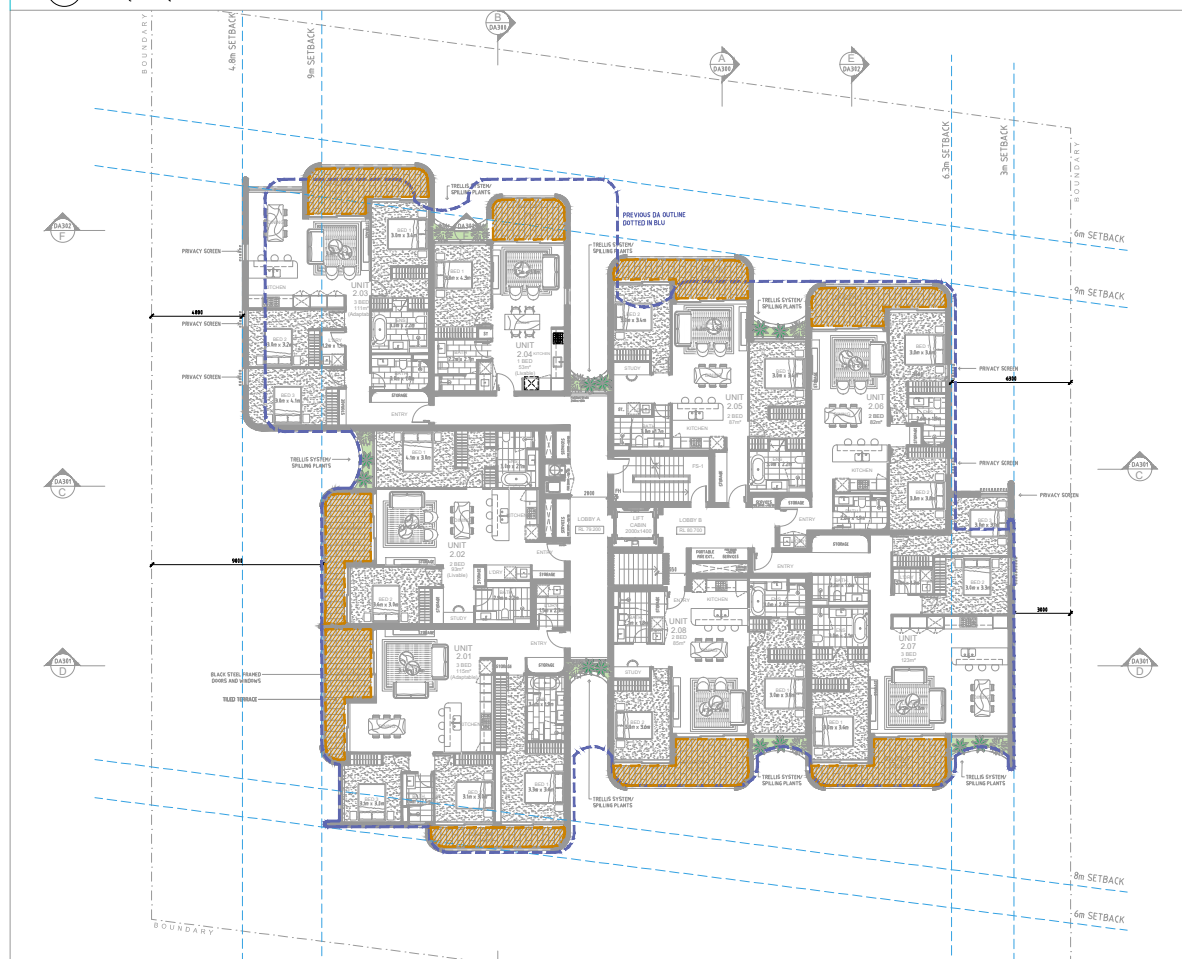


1 GROUND FLOOR PLAN
SCALE 1:200(A1) / 1:400(A3)

2 LEVEL 1 PLAN
SCALE 1:200(A1) / 1:400(A3)



3 LEVEL 2 PLAN
SCALE 1:200(A1) / 1:400(A3)

4 LEVEL 3 PLAN
SCALE 1:200(A1) / 1:400(A3)

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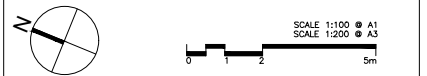
- LEGEND:**
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

PRIVATE OPEN SPACE (ADG REQUIREMENTS)

- MIN. AREA (3 BED): 12m²
- MIN. DEPTH (3 BED): 2.4m
- MIN. AREA (2 BED): 10m²
- MIN. DEPTH (2 BED): 2m

- LEGEND**
- PRIVATE OPEN SPACE > 2M DEPTH
 - PRIVATE OPEN SPACE > 2.4M DEPTH

ISSUE	DATE	DESCRIPTION
B	2023.01.07	AMENDED DA
A	2022.10.26	ISSUE FOR DA SUBMISSION



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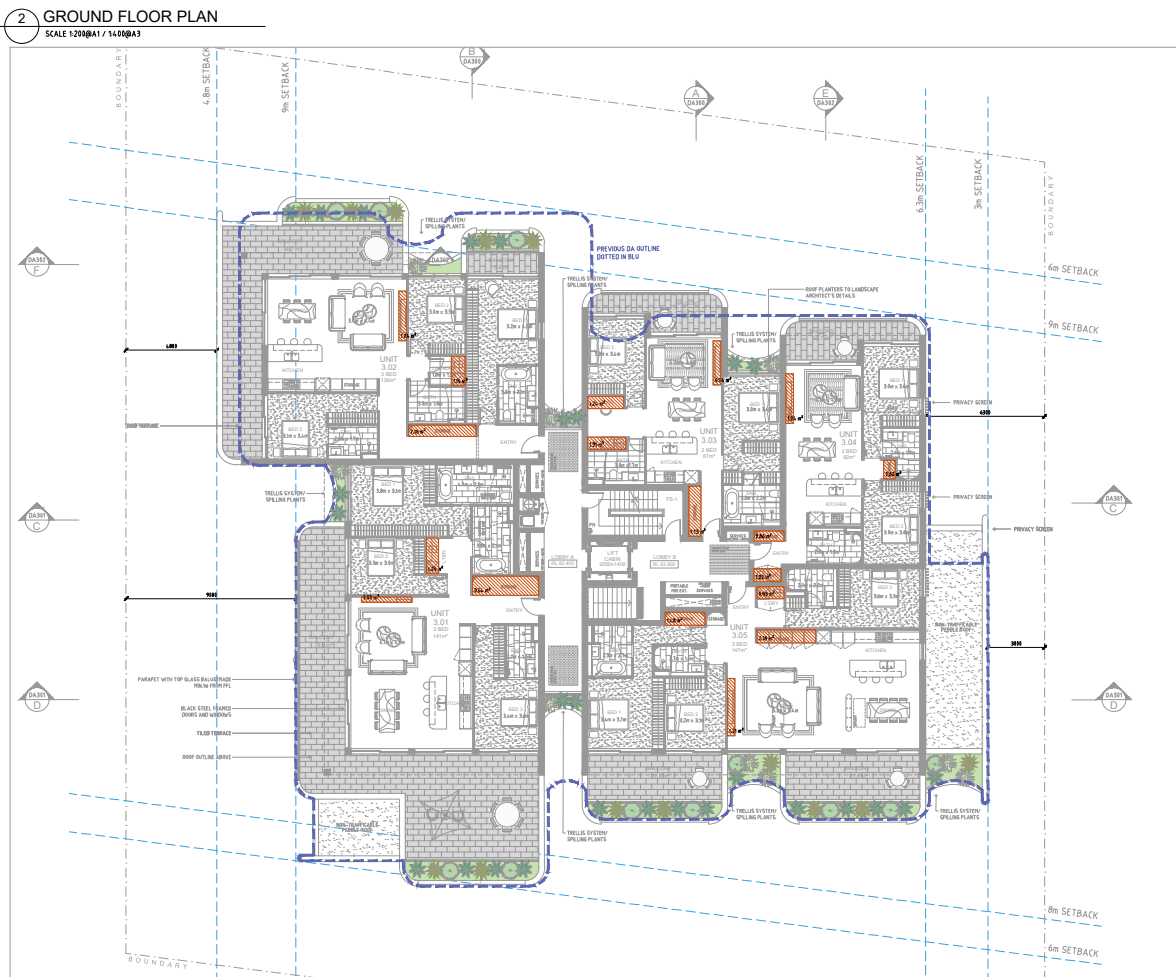
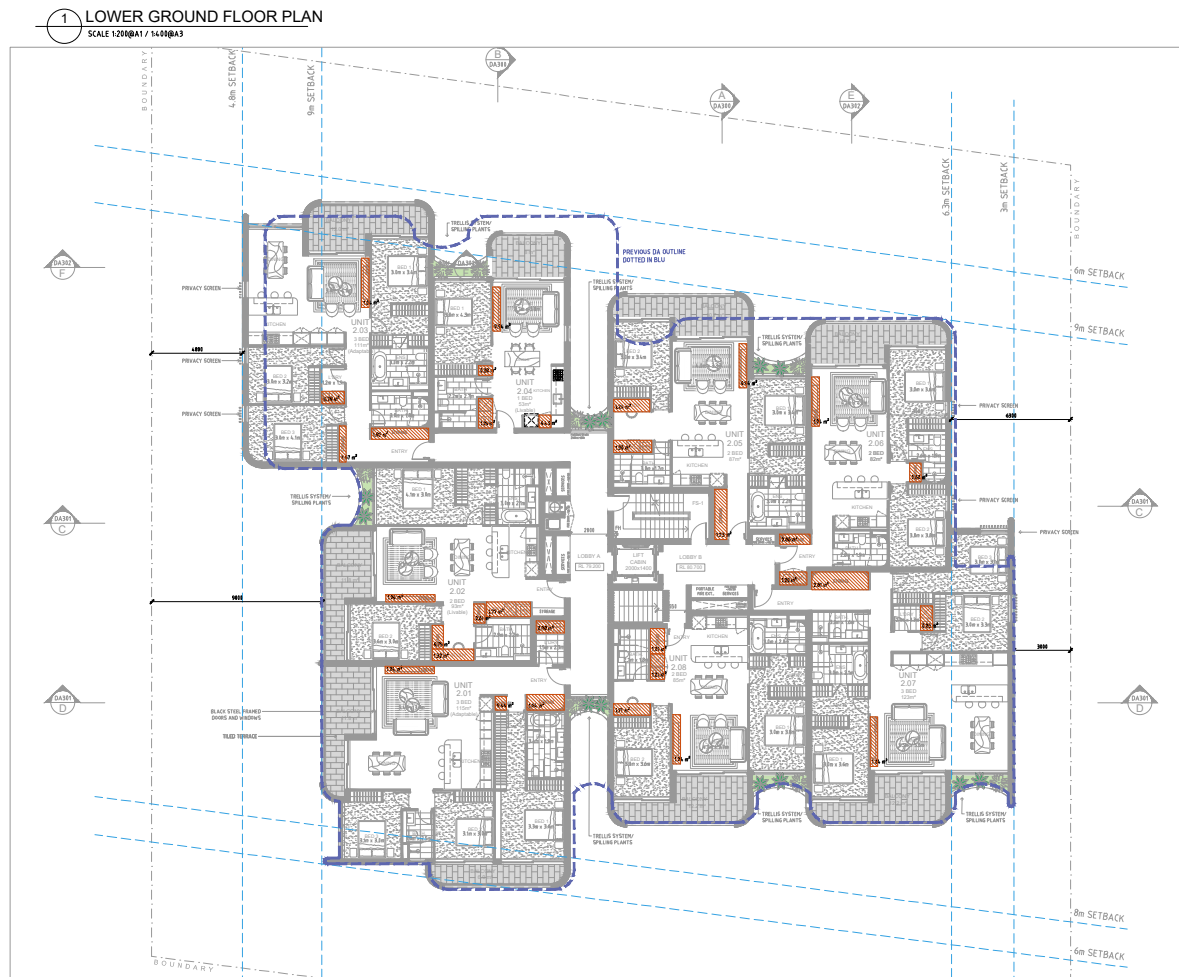
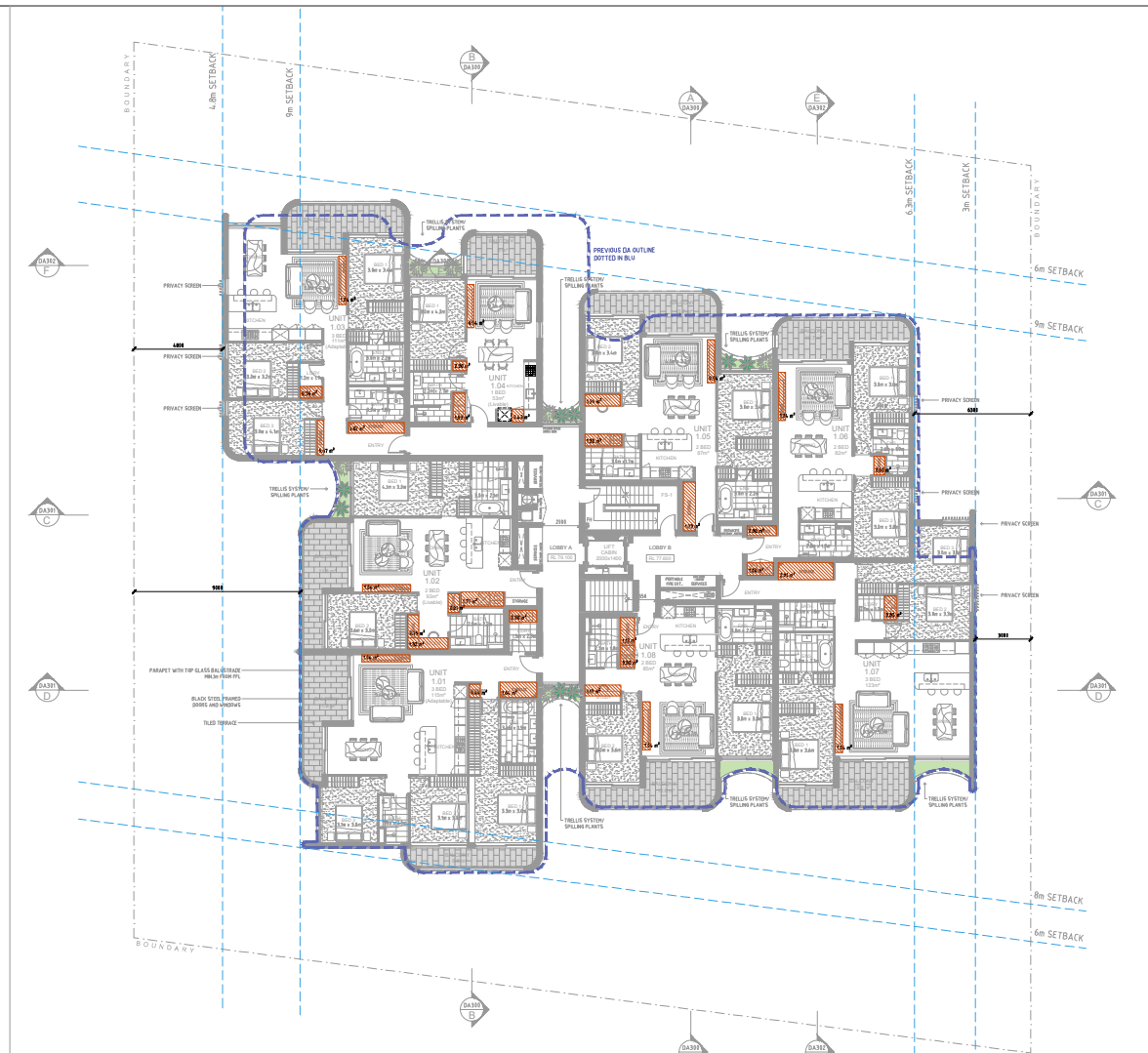
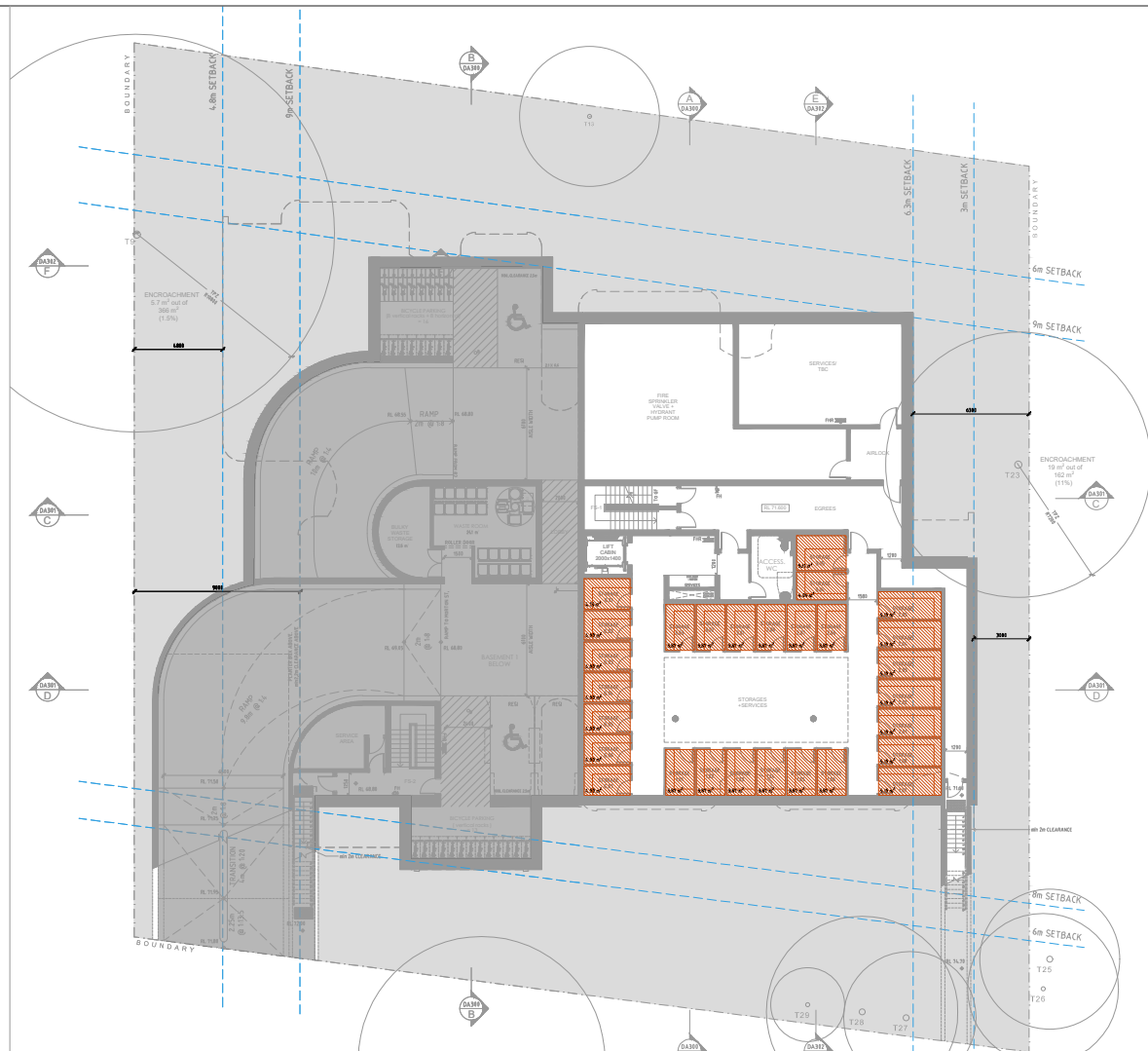
PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:

PRIVATE OPEN SPACE DIAGRAM

DRAWN BY: GR CHECKED BY: PB

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA550	B
PROJECT NO: 2203		



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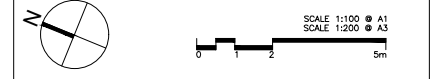
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STORAGE DIAGRAM

- LEGEND**
- STORAGE

REFER TO AREA SCHEDULE ON DA 001

ISSUE	DATE	DESCRIPTION
B	2023 01 07	AMENDED DA
A	2022 10 26	ISSUE FOR DA SUBMISSION



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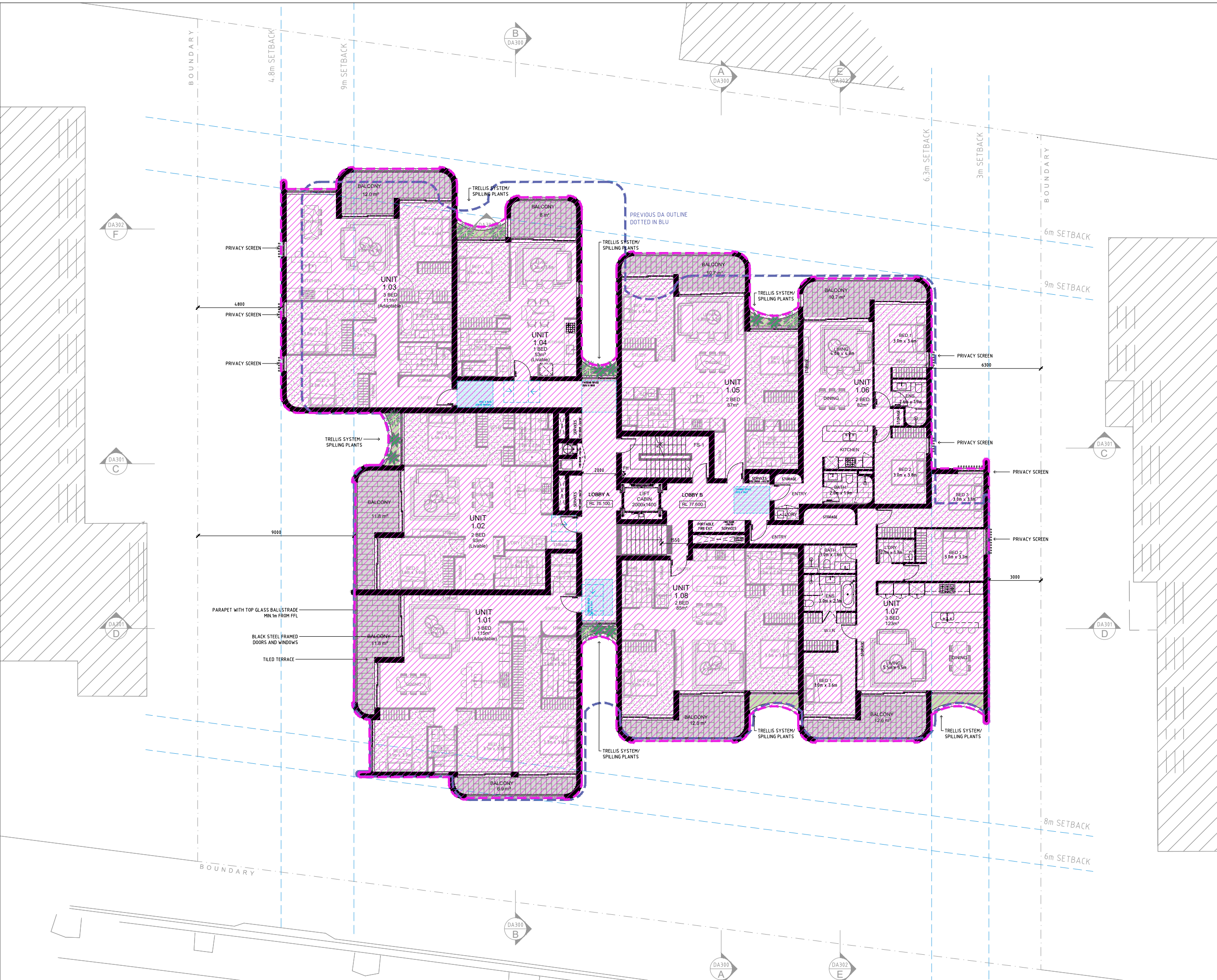
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Nominated Architect: Paul Bujevic NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:

STORAGE CALCULATION DIAGRAM

DRAWN BY: GR	CHECKED BY: PB
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA550
PROJECT NO: 2203	ISSUE: B



GENERAL NOTES:

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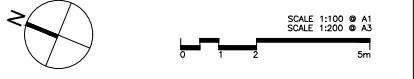
COVERAGE CALCULATIONS (NORTH SYDNEY DCP 2013)

Area: R4 High Density Residential	
Site Area	2348.2 m ²
Residential Flat building to have max. 45% of site coverage	
Proposed Site Coverage	45%
	1060 m ²

LEGEND

PROPOSED BUILDING ENVELOPE

ISSUE	DATE	DESCRIPTION
B	2023.01.07	AMENDED DA
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PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
SITE COVERAGE DIAGRAM

DRAWN BY: GR	CHECKED BY: PB
SCALE: 1:100@A1 / 1:200@A3	DRAWING NO: DA580
PROJECT NO: 2203	ISSUE: B



1 EXCAVATION DIAGRAM
NS

- GENERAL NOTES:**
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COVERAGE CALCULATIONS (NORTH SYDNEY DCP 2013)

Area: R4 High Density Residential
 Site Area 2348.2 m²

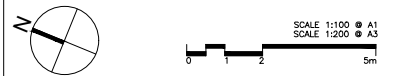
- LEGEND**
- UNEXCAVATED AREA
 - EXCAVATED AREA

EXCAVATION AREA SUMMARY

SITE AREA: 2,348.2m²
 EXCAVATED AREA (VOLUME) 9490 m³

ISSUE	DATE	DESCRIPTION
A	2023.07.07	AMENDED DA

ISSUE	DATE	DESCRIPTION
A	2023.07.07	AMENDED DA



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 Nominated Architect: Paul Bujevic NSW 7768

PROJECT:
 RESIDENTIAL FLAT BUILDING
 3-5 MORTON STREET
 WOLLSTONECRAFT

OCTOBER 2022
 DRAWING TITLE:

EXCAVATION AND FILL DIAGRAM

DRAWN BY: GR	CHECKED BY: PB	
SCALE: NTS	DRAWING NO: DA800	ISSUE: A
PROJECT NO: 2203		

PROJECT INFORMATION

3-5 Morton Street, Wollstonecraft	
Site Area m²	2348.2
Height Control	12m
Allowable FSR	N/A
Zoning	R4 - High Density Residential, Residential Flat Building
Setbacks	Front Match adjoining, Rear Min.3.5m height 45° plane, Sides Min. 3.5m height 45° plane

UNIT MIX

Level	Studio	1 Bed	2 Bed	3 Bed	Total
GF	0	1	3	3	7
LEVEL 1	0	1	4	3	8
LEVEL 2	0	1	4	3	8
LEVEL 3	0	0	2	3	5
TOTAL	0	3	13	12	28
	0%	11%	46%	43%	100%

CAR PARKING REQUIREMENTS

	Rate (per unit)	No. of Units / Area	Required	Proposed
Residential				
Studio	1	0	0	
1 Bed	1	3	3	
2 Bed	1	13	13	
3 Bed	1.5	12	18	
		total residential	34	34
Visitor	1 / 4 dwellings	28	7	6
		TOTAL	41	40
OTHER PARKING REQUIREMENTS				
Bicycle	(Residential) 1 per dwelling	28	28	28
	(Visitors) 1 per 10 dwellings	28	2.8	3
		TOTAL	31	31
Motorbike		TOTAL	0	4

WASTE GENERATION & MANAGEMENT

RESIDENTIAL	Rate	Litres / Week	Bins / Week	Proposed
Garbage	120L/unit/week	2320	9.67	10*240L
Recycling	120L/unit/week	1740	7.25	8*240L

Area Schedule

Level	Unit.No	Type	Livable	Adaptable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Lower Ground Storage (m3)	Total Storage Provided (m3)	
GF	Lobby A	G.01	3 BED		✓	115	65.5	6.8	11.1	18.0
		G.02	2 BED	✓		93	57.6	6.7	11.1	17.8
		G.03	3 BED		✓	111	69.0	6.5	11.1	17.6
		G.04	1 BED	✓		53	43.8	3.3	11.1	14.5
Lobby B	G.05	2 BED			87	54.0	6.0	11.1	17.1	
	G.06	3 BED			166	134.0	5.2	11.1	16.3	
	G.07	2 BED			85	51.0	6.0	11.1	17.1	

L1	Lobby A	1.01	3 BED		✓	115	18.7	6.8	10.4	17.3
		1.02	2 BED	✓		93	11.8	6.7	10.4	17.1
		1.03	3 BED		✓	111	12.0	6.5	10.4	17.0
		1.04	1 BED	✓		53	8.0	3.3	10.4	13.8
Lobby B	1.05	2 BED			87	10.7	6.0	10.4	16.5	
	1.06	2 BED			82	10.7	5.2	10.4	15.6	
	1.07	3 BED			123	12.6	8.7	13.8	22.5	
	1.08	2 BED			85	12.6	6.0	13.8	19.7	

L2	Lobby A	2.01	3 BED		✓	115	18.7	6.8	13.8	20.6
		2.02	2 BED	✓		93	11.8	6.7	13.8	20.4
		2.03	3 BED		✓	111	12.0	6.5	13.8	20.3
		2.04	1 BED	✓		53	8.0	3.3	13.8	17.1
Lobby B	2.05	2 BED			87	10.7	6.0	13.8	19.8	
	2.06	2 BED			82	10.7	5.2	10.4	15.6	
	2.07	3 BED			123	12.6	8.7	10.4	19.2	
	2.08	2 BED			85	12.6	6.0	10.4	16.4	

L3	Lobby A	3.01	3 BED			141	78.9	10.8	10.4	21.2
		3.02	3 BED			136	48.5	7.0	10.4	17.5
	Lobby B	3.03	2 BED			87	10.7	8.3	10.4	18.7
		3.04	2 BED			82	10.7	5.2	13.1	18.2
		3.05	3 BED			147	34.0	10.4	11.7	22.1

OTHER REQUIREMENTS

	DCP / ADG Req	Required	Proposed
Site Coverage	DCP Max.45% of Site area	45% of site area	1080
Landscape/Deep soil	DCP Req. 40% of site area	939.28	941.3
Un-Built upon area	DCP Max. 15% of site area	352.23	349.4
Communal Open Space	Min. 25% of site area	587.05	414
Livable	ADG Req. Min. 20% of all dwellings in residential flat buildings	5.6	6
Solar Access	70% of total number of apartments	19.6	22
Cross Ventilation	60% of total number of apartments	16.8	18
			64%

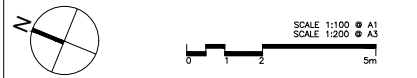
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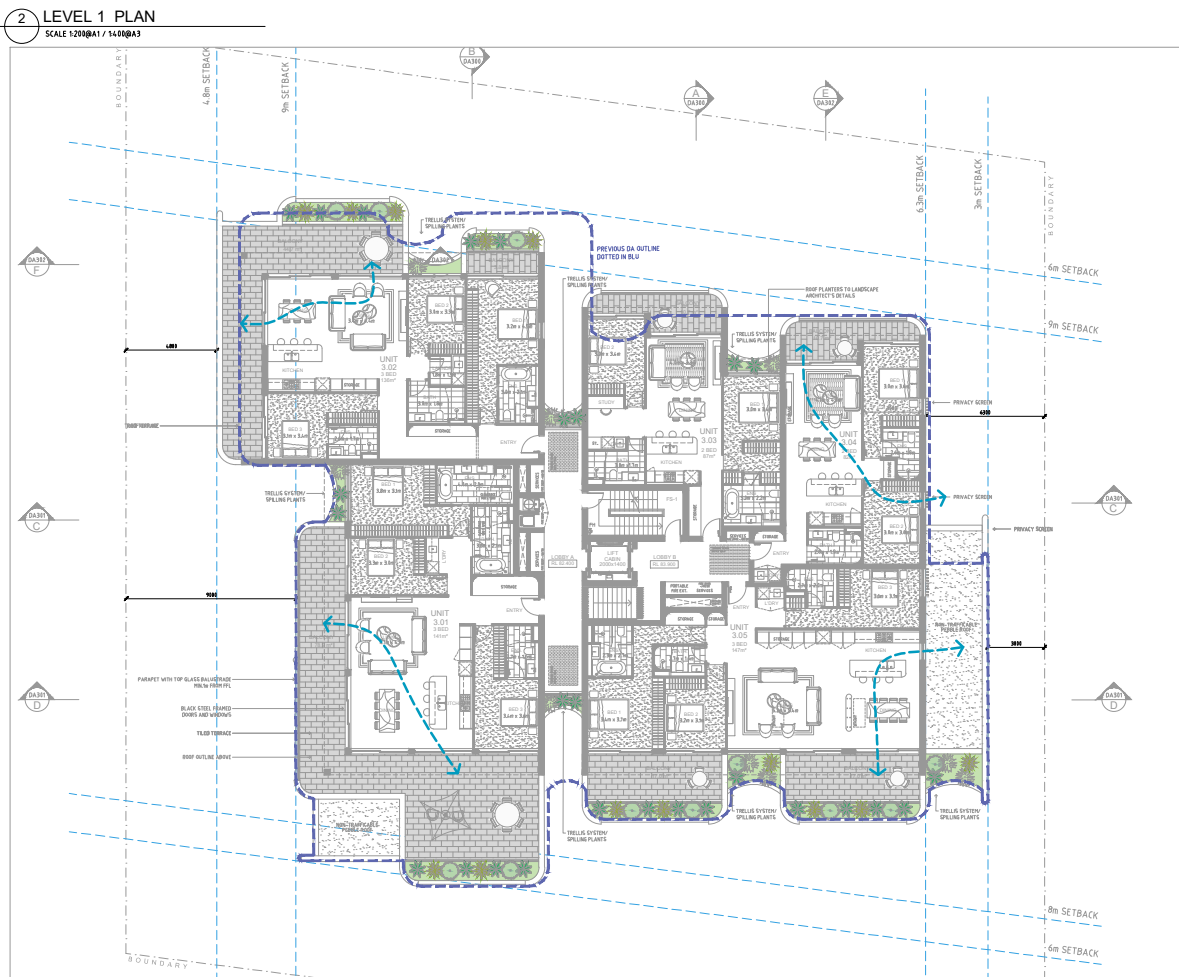
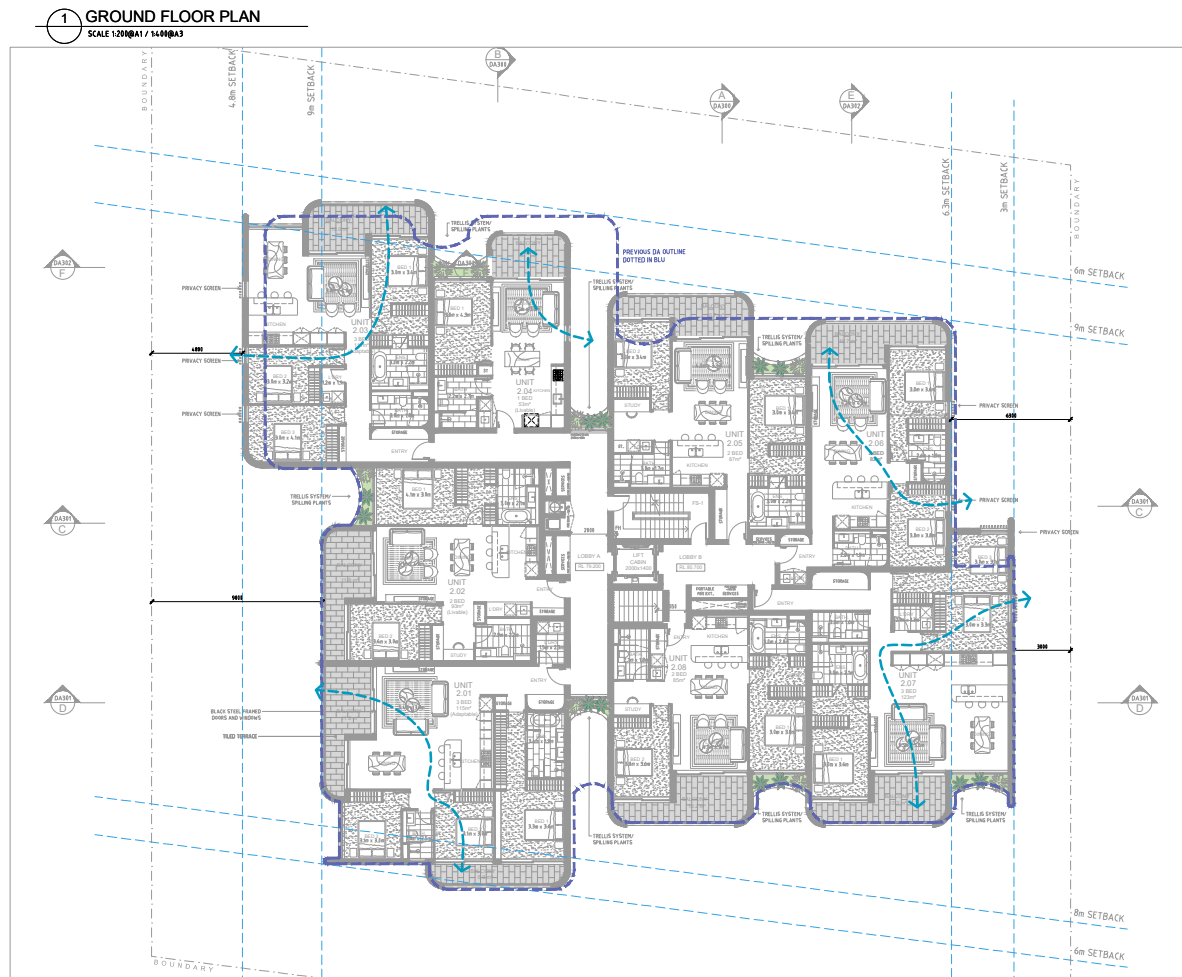
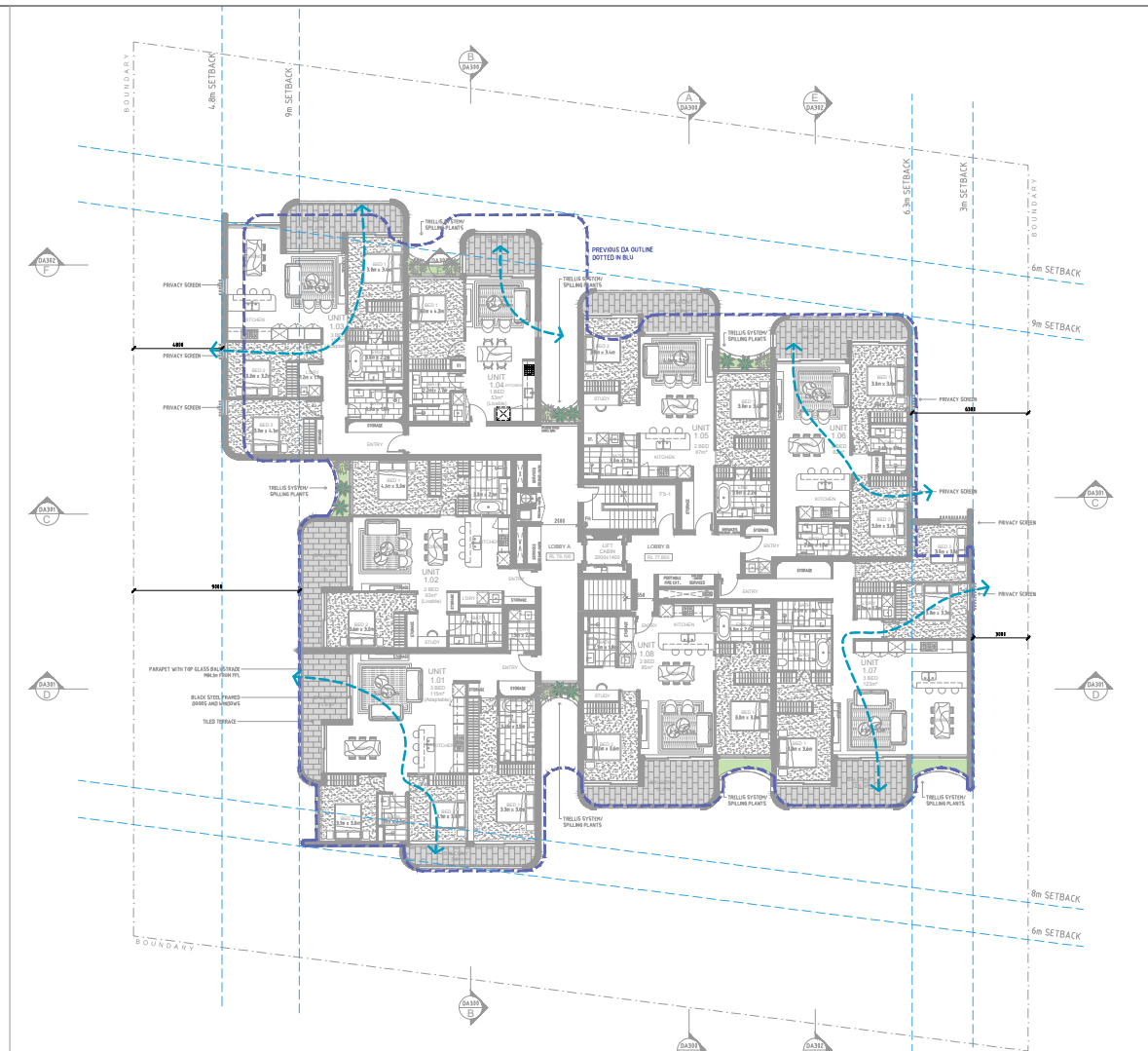
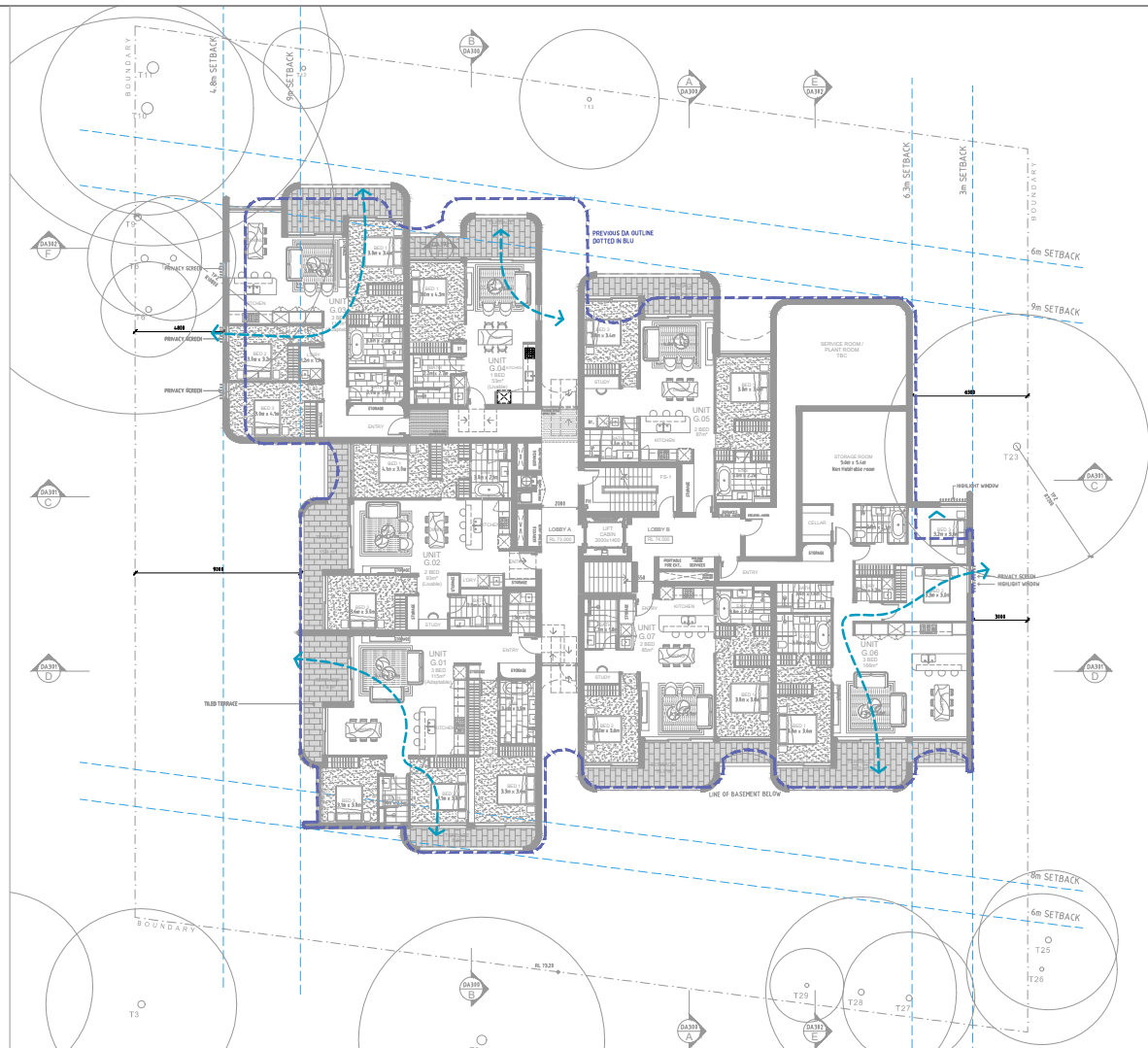
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PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
PROJECT SUMMARY

DRAWN BY: GR	CHECKED BY: PB
SCALE: NTS	DRAWING NO: DA001
PROJECT NO: 2203	ISSUE: B



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NATURAL CROSS VENTILATION SUMMARY

ADG: NATURAL CROSS VENTILATION

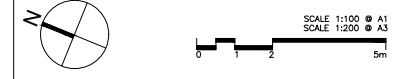
- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

TOTAL NUMBER OF APARTMENTS : 29 UNITS

18 UNITS NATURALLY CROSS VENTILATED APARTMENTS : 18 UNITS

APARTMENTS WITH NATURAL CROSS VENTILATION = 62 %

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WOLLSTONECRAFT

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DRAWING TITLE:

NATURAL VENTILATION DIAGRAM

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PROJECT NO: 2203	ISSUE: B



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LEGEND:

- LANDSCAPED AREA
- UN-BUILT UPON AREA
- EXTENT BASEMENT AREA

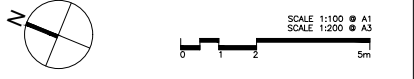
NORTH SYDNEY DCP 2013
RESIDENTIAL FLAT BUILDING TO HAVE MIN. 40% OF LANDSCAPED AREA

LANDSCAPED AREA CALCULATION
SITE AREA: 2,348.2m²
MINIMUM LANDSCAPED % = 40% (NDCP2013)
MINIMUM LANDSCAPED AREA = 939 m²
LANDSCAPED AREA PROPOSED = 941.3 m²
LANDSCAPED AREA % PROPOSED = 40.1%

UN-BUILT UPON AREA SUMMARY
NORTH SYDNEY DCP 2013
RESIDENTIAL FLAT BUILDING TO HAVE MAX. 15% OF UN-BUILT UPON AREA

UN-BUILT UPON AREA CALCULATION
SITE AREA: 2,348.2m²
MAXIMUM UN-BUILT UPON AREA % = 15% (NDCP2013)
MAXIMUM UN-BUILT UPON AREA = 352 m²
UN-BUILT UPON AREA PROPOSED = 349.4m²
UN-BUILT UPON AREA % PROPOSED = 14.9%

ISSUE	DATE	DESCRIPTION
B	2023.01.07	AMENDED DA
A	2022.10.26	ISSUE FOR DA SUBMISSION



CLIENT:
MEGLAND ONE PTY LTD

ARCHITECT:
PBD ARCHITECTS
ABN 36 147 035 550
P - 02 9098 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Abdon Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

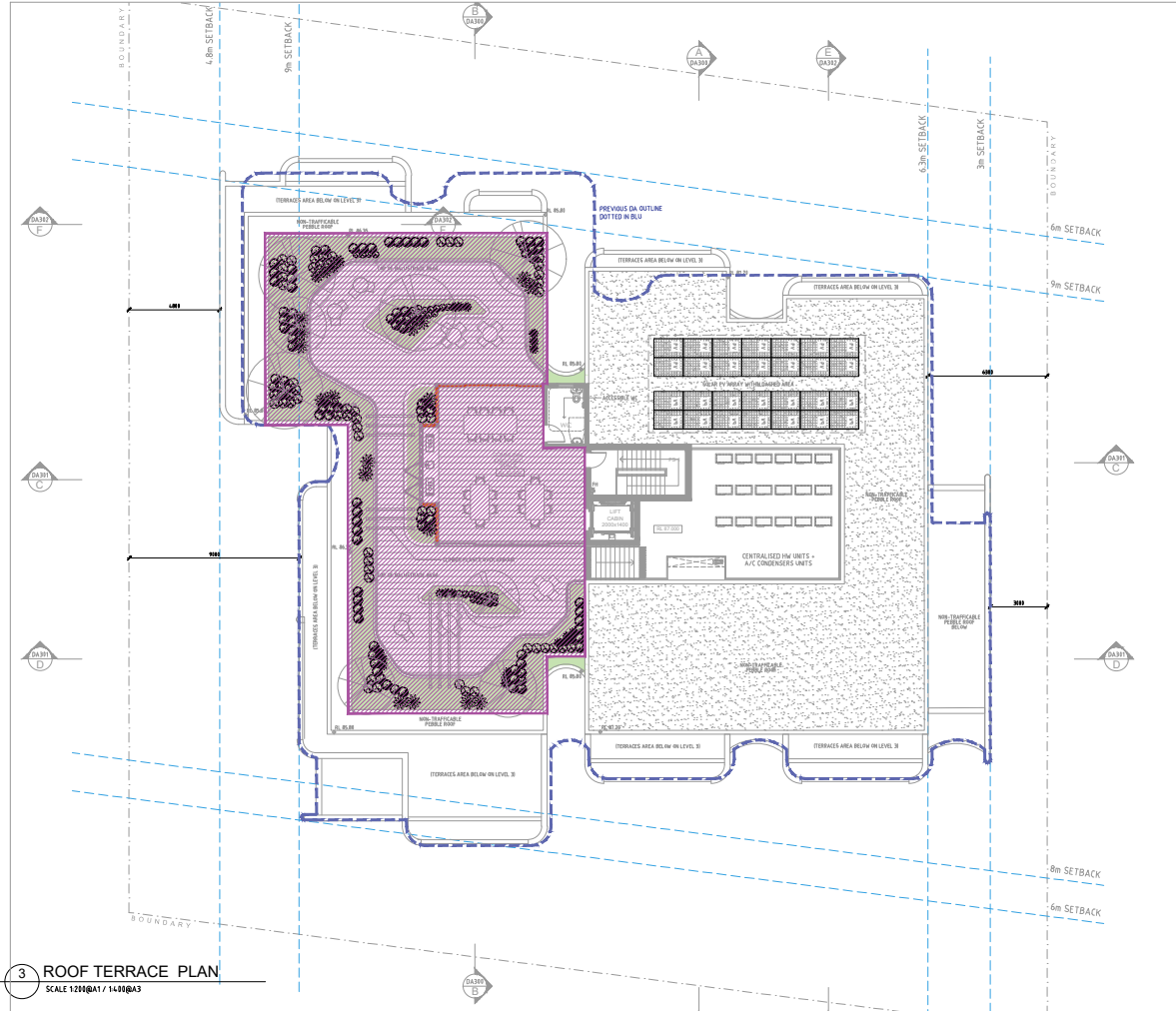
PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
LANDSCAPE CALCULATION

DRAWN BY: GR	CHECKED BY: PB
SCALE: 1:100@A1 / 1:200@A3	DRAWING NO: DA510
PROJECT NO: 2203	ISSUE: B



1 GROUND FLOOR PLAN
SCALE 1:200@A1 / 1:400@A3



3 ROOF TERRACE PLAN
SCALE 1:200@A1 / 1:400@A3

- GENERAL NOTES:**
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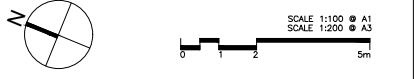
- LEGEND:**
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

COMMUNAL OPEN SPACE CALCULATIONS

Site Area :	2348.2 m ²
Min. Requ. Communal open space:	25%
Ground Floor :	80.8 m ²
Roof Terrace :	333.9 m ²
Total Proposed Communal open space:	414.7 m ² 18%

- LEGEND**
- Communal Open space

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PROJECT:
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3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:

FSR DIAGRAM

DRAWN BY: GR CHECKED BY: PB

SCALE:
1:200@A1 / 1:400@A3
DRAWING NO:
DA550
PROJECT NO:
2203
ISSUE:
B

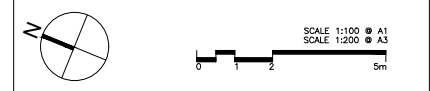


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- LEGEND**
- +12m Building height plane

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PROJECT:
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WOLLSTONECRAFT

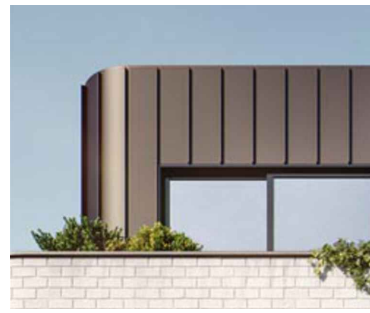
OCTOBER 2022
DRAWING TITLE:
HEIGHT CONTROL DIAGRAM

DRAWN BY: GR	CHECKED BY: PB	
SCALE: N/A	DRAWING NO: DA560	ISSUE: B
PROJECT NO: 2203		



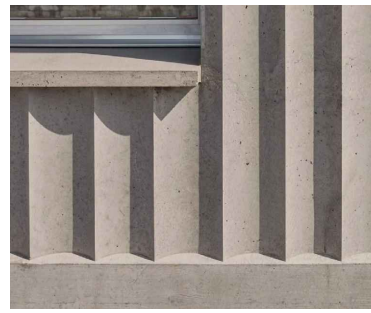
BR BOWRAL 300-AUSTRAL BRICKS

St Pauls Cream or similar



MC DARK BRONZE METAL CLADDING

eIZinc Rainbow-Marron Brown (or similar product)



FC FLUTED PRECAST CONCRETE

HyColour-Buttermilk or similar



GB FRAMELESS GLASS BALUSTRADE



TS TIMBER SOFFIT

(Non-combustible to AS 1530.1)

NOTE :
MATERIALS SCHEDULE TO BE
READ IN CONJUNCTION WITH
ELEVATION DRAWINGS
(DA200, DA201)

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RW TEXTURED RENDERED WALL

HyColour-Buttermilk or similar



ST SANDSTONE CLADDING

Equal or similar to Eco outdoor - barrimah

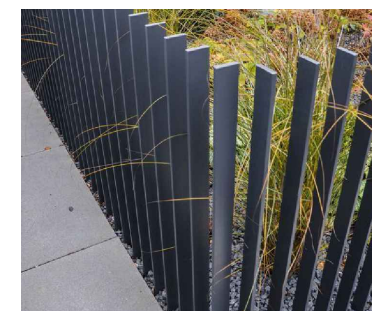


WTP WIRED "TRELLIS" PLANTER



AFG ALUMN FRAME GLAZING

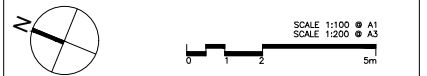
Colour - Dulux Zeus Black Matt (90088702)



MF METAL FENCE

Colour - (P4) Dulux- Monument (C29)

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RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022

DRAWING TITLE:

MATERIALS SCHEDULE - 01

DRAWN BY: GR CHECKED BY: PB

SCALE:
1:100@A1 / 1:200@A3
PROJECT NO:
2203

DRAWING NO:
DA400

ISSUE:
B

PROPOSED RESIDENTIAL FLAT BUILDING

3-5 MORTON STREET, WOLLSTONECRAFT



DRAWING SCHEDULE

- DA000 - COVER SHEET
- DA001 - PROJECT SUMMARY
- DA002 - DEMOLITION PLAN
- DA003 - SITE ANALYSIS
- DA004 - SITE PLAN

- DA100 - BASEMENT 2
- DA101 - BASEMENT 1
- DA102 - LOWER GROUND FLOOR
- DA103 - GROUND FLOOR
- DA104 - LEVEL 1
- DA105 - LEVEL 2
- DA106 - LEVEL 3
- DA107 - ROOF TERRACE
- DA108 - ROOF

- DA200 - ELEVATIONS - 01
- DA201 - ELEVATIONS - 02

- DA300 - SECTIONS - 01
- DA301 - SECTIONS - 02
- DA302 - SECTIONS - 03
- DA400 - MATERIALS SCHEDULE - 01

- DA410 - PHOTOMONTAGE - 01

- DA510 - LANDSCAPE CALCULATION - 01
- DA520 - APARTMENT MIX DIAGRAM - 01
- DA530 - NATURAL VENTILATION DIAGRAM - 01
- DA540 - PRIVATE OPEN SPACE DIAGRAM - 01
- DA550 - STORAGE CALCULATION DIAGRAM
- DA560 - HEIGHT LIMIT DIAGRAM
- DA570 - BUILDING ENVELOPE DIAGRAM
- DA580 - SITE COVERAGE DIAGRAM
- DA590 - COMMUNAL OPEN SPACE DIAGRAM

- DA600 - SOLAR STUDY - JUNE 21ST
- DA601 - SOLAR STUDY - JUNE 21ST
- DA602 - 1 MORTON ST - EXISTING SOLAR STUDY - JUNE 21ST
- DA603 - 1 MORTON ST - PROPOSED SOLAR STUDY - JUNE 21ST
- DA604 - SHADOW DIAGRAMS - JUNE 21ST
- DA605 - SHADOW DIAGRAMS - MARCH 21ST
- DA606 - SHADOW DIAGRAMS - SEPT 21ST
- DA700 - ADAPTABLE UNIT LAYOUT - 01
- DA701 - ADAPTABLE UNIT LAYOUT - 02

- DA800 - EXCAVATION AND FILL DIAGRAM

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)

3-5 Morton Street, Wollstonecraft

These are the specifications upon which the NatHERS assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.

Windows	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.49	Window types: awning, bi-fold, casement – - Glazing generally
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	Window types: sliding window/ door, double hung, louver, fixed – - Glazing generally
Default	Double glazed, low E low solar gain	Aluminium	4.9	0.33	Window types: sliding window/ door, double hung, louver, fixed – - unit 3.03 – east facing glazing - unit 3.05 – west facing glazing

* The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance

Skylights	Glass	Frame	U value	SHGC	Detail
	Velux – or similar		2.6	0.24	Unit 3.05

External walls	Construction	Added Insulation	Detail
	Brick veneer	R 2.5	Level ground, 1 and 2
	Framed with metal cladding	R 2.5	Level 3

Internal walls	Construction	Added Insulation	Detail
	Plasterboard on studs	None	Walls within units
	Concrete AFS	None	Party walls between units
	Concrete AFS	R 1.0	Walls separating units from common lobbies, stairwells, and lifts

Floors	Construction	Added Insulation	Detail	Coverings
	Concrete	None	Generally	Timber living areas; carpet for bedrooms
	Concrete	R 1.5	For ground floor units over basement	Timber living areas; carpet for bedrooms

Ceilings	Construction	Added Insulation	Detail
	Plasterboard	See roof detail below	

Roof	Construction	Added Insulation	Detail
	Concrete	R 1.5	For units: 2.01, 2.02, 2.07, 2.08
	Concrete	R 2.5	For units: 2.03
	Concrete	R 3.0	For units: 3.01, 3.02, 3.03, 3.04, 3.05

Other Requirements

All vents, exhaust fans and downlights (if installed) to be sealed to prevent air-infiltration.

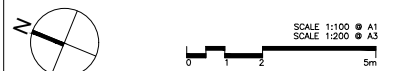
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Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

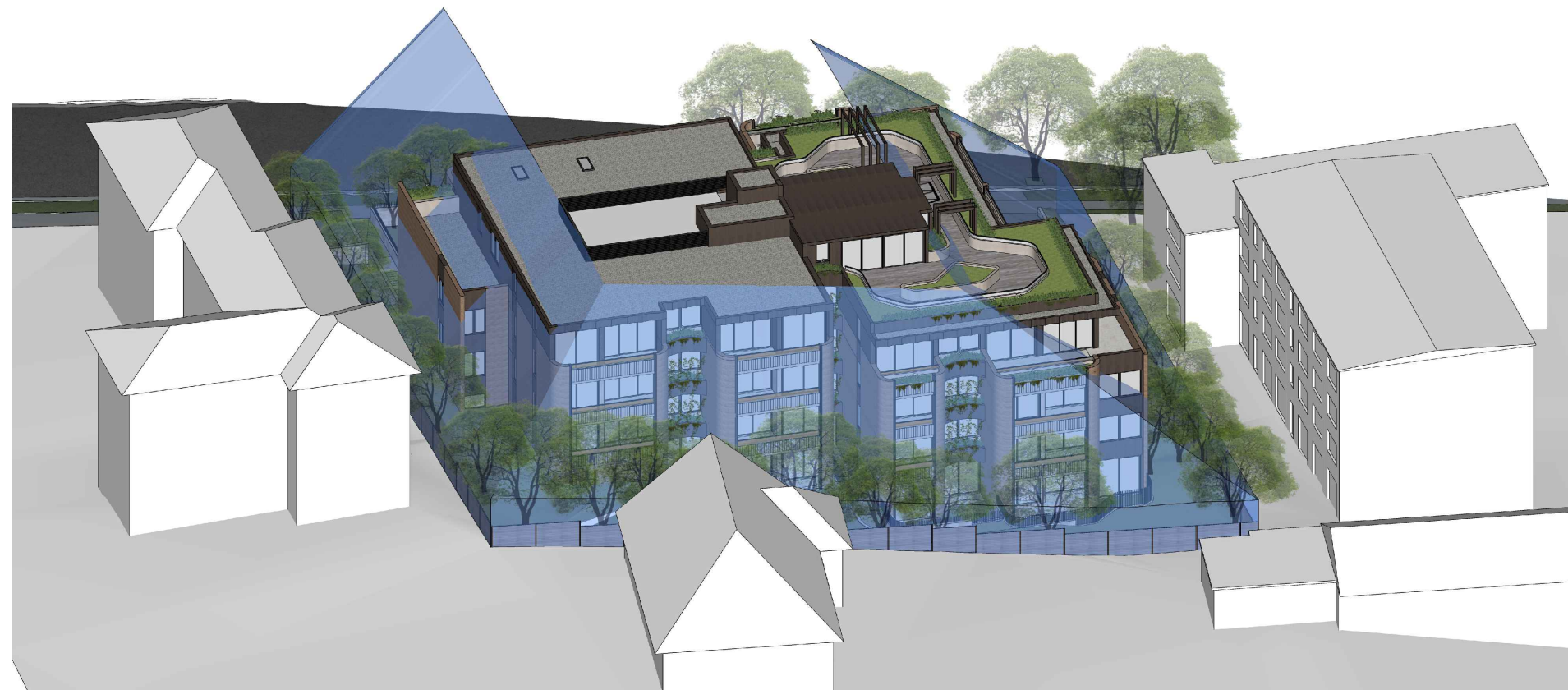
OCTOBER 2022

DRAWING TITLE:

COVER SHEET

DRAWN BY: GR CHECKED BY: PB

SCALE: NTS	DRAWING NO: DA000	ISSUE: B
PROJECT NO: 2203		



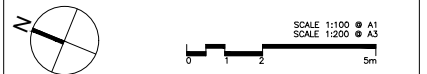
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LEGEND

Building height plane commencing at 3.5m above ground level (existing) from side boundaries and projected internally to the site at 45 degree Angle

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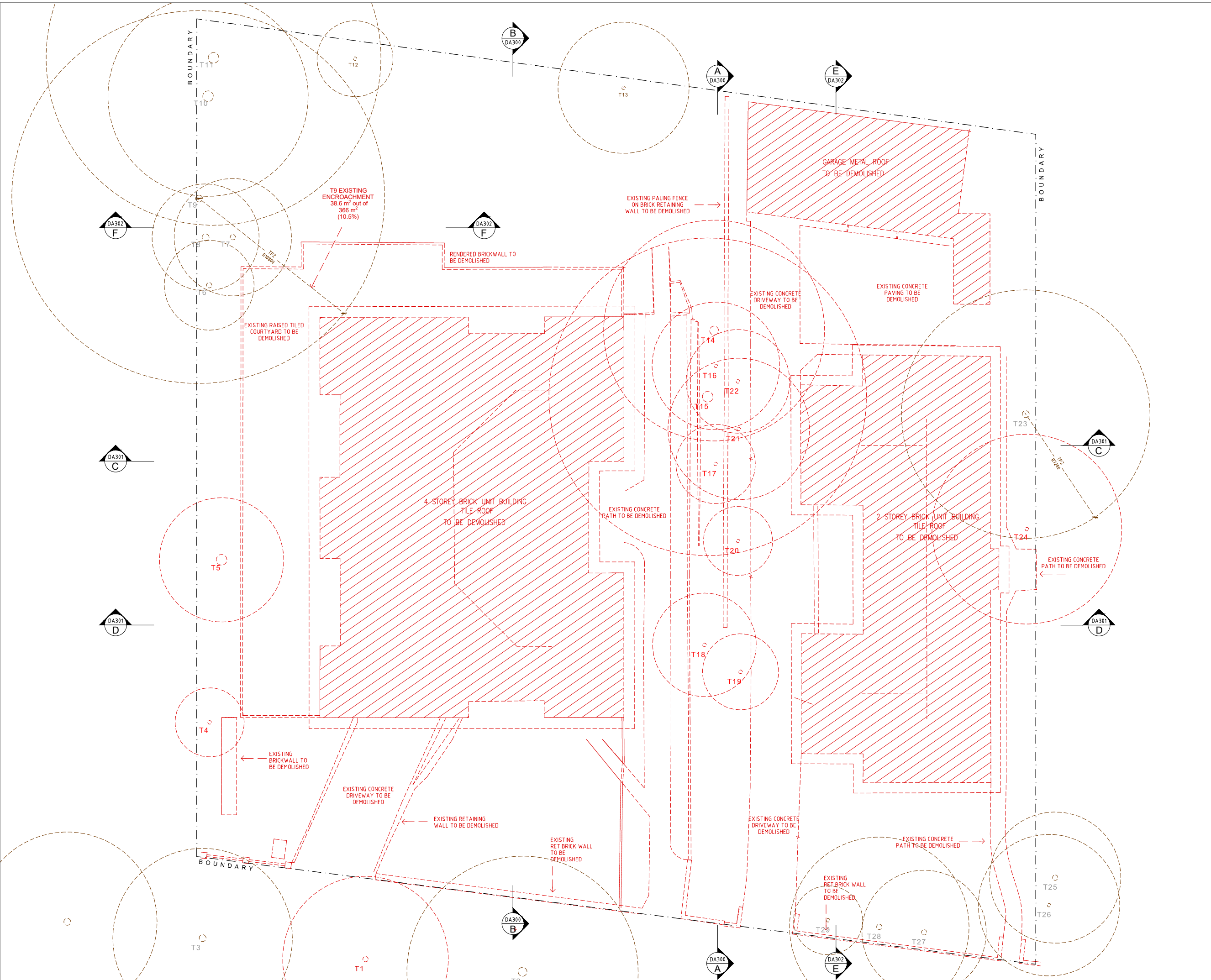
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PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
BUILDING ENVELOPE DIAGRAM

DRAWN BY: GR	CHECKED BY: PB	
SCALE: N/A	DRAWING NO: DA570	ISSUE: B
PROJECT NO: 2203		



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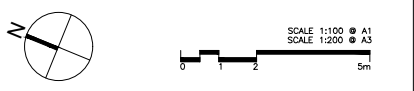
LEGEND:

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LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- TREES TO BE REMOVED REFER TO ARBORIST REPORT
- TREES TO BE RETAINED REFER TO ARBORIST REPORT

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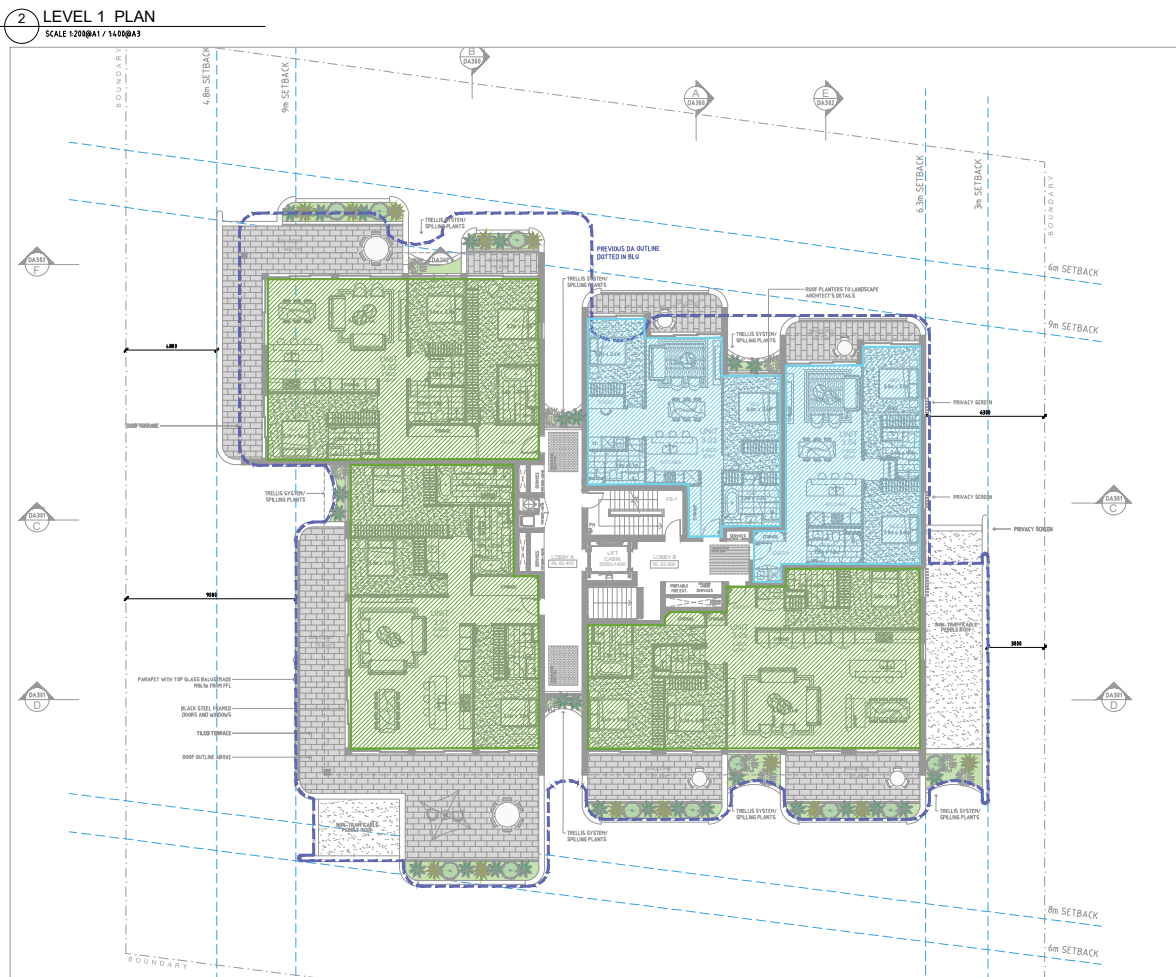
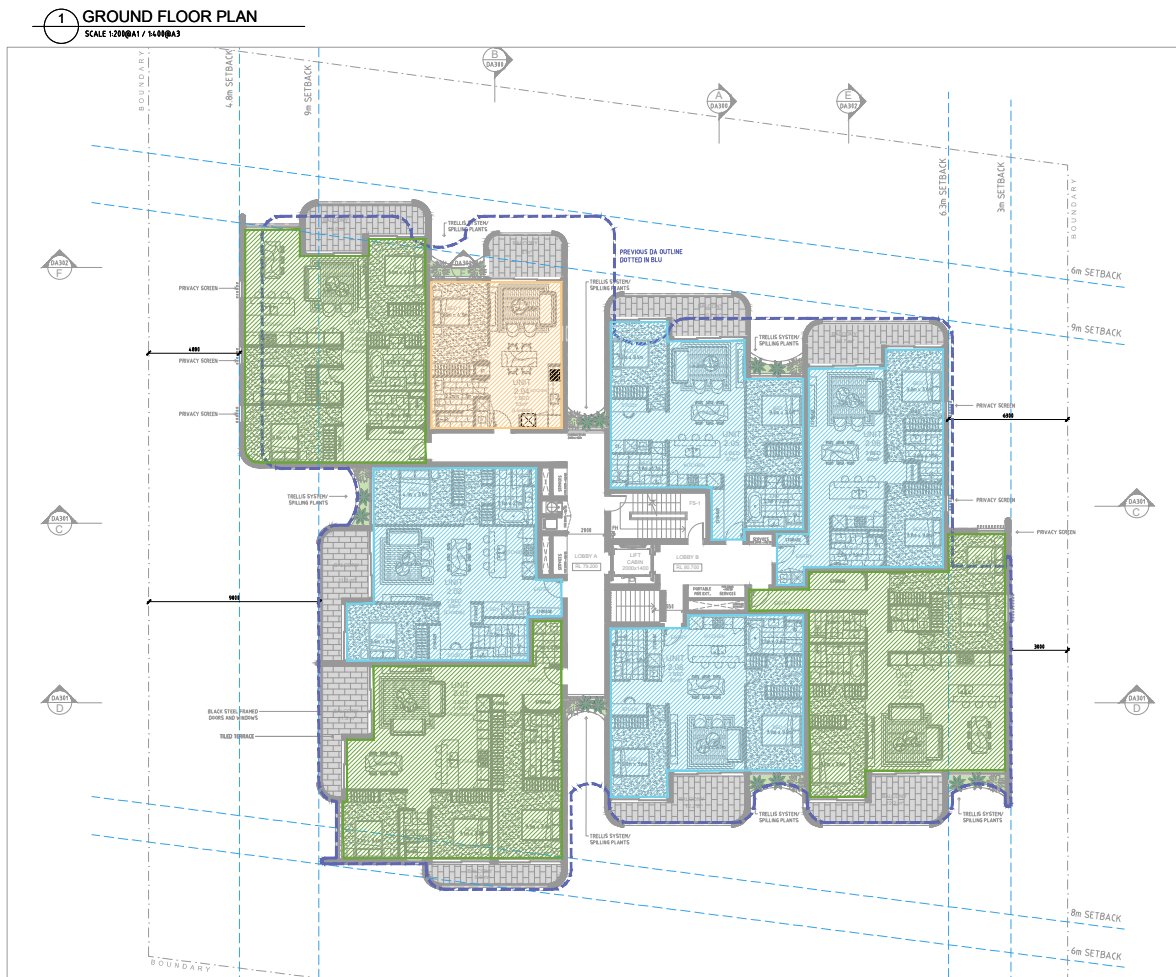
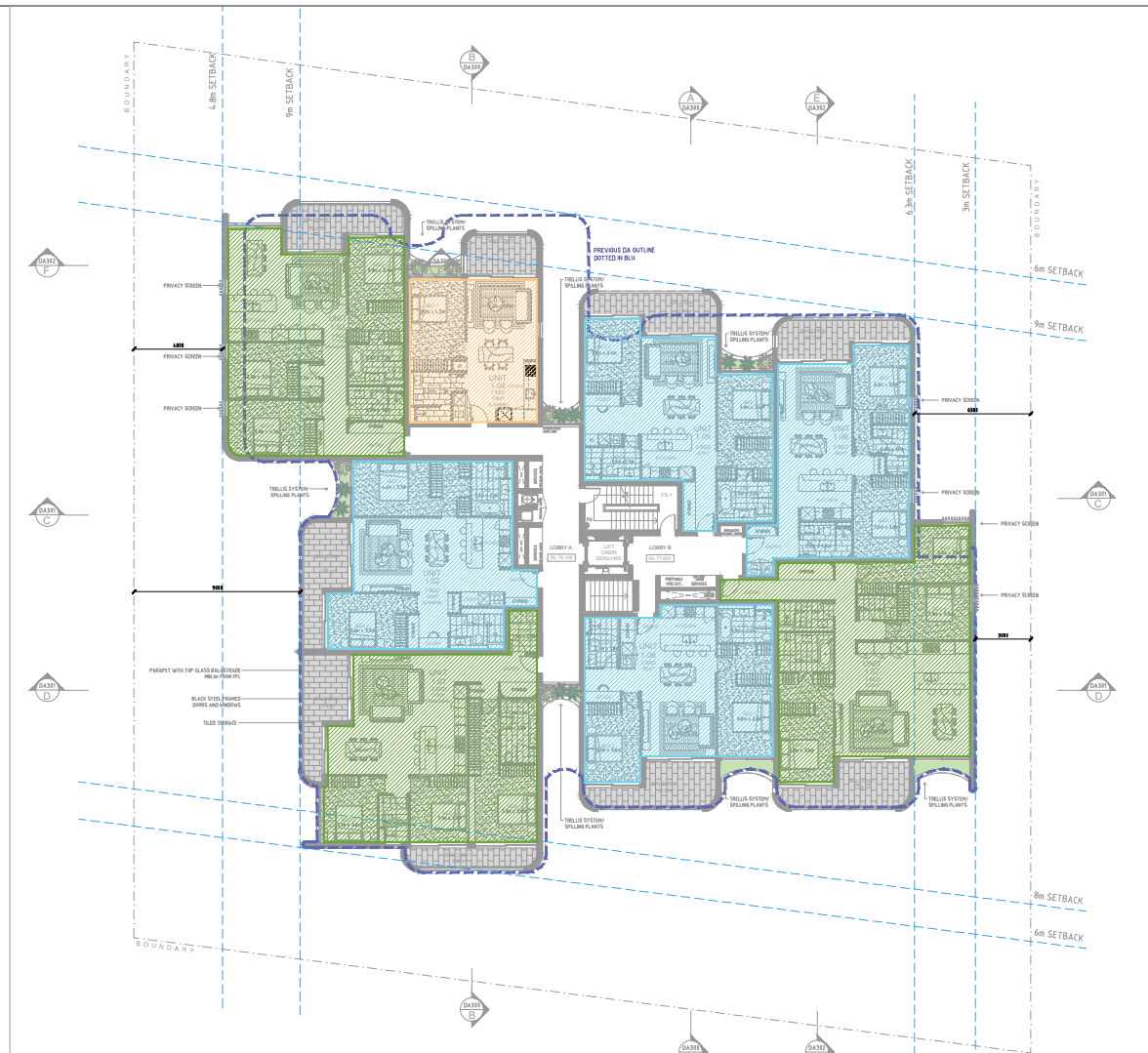
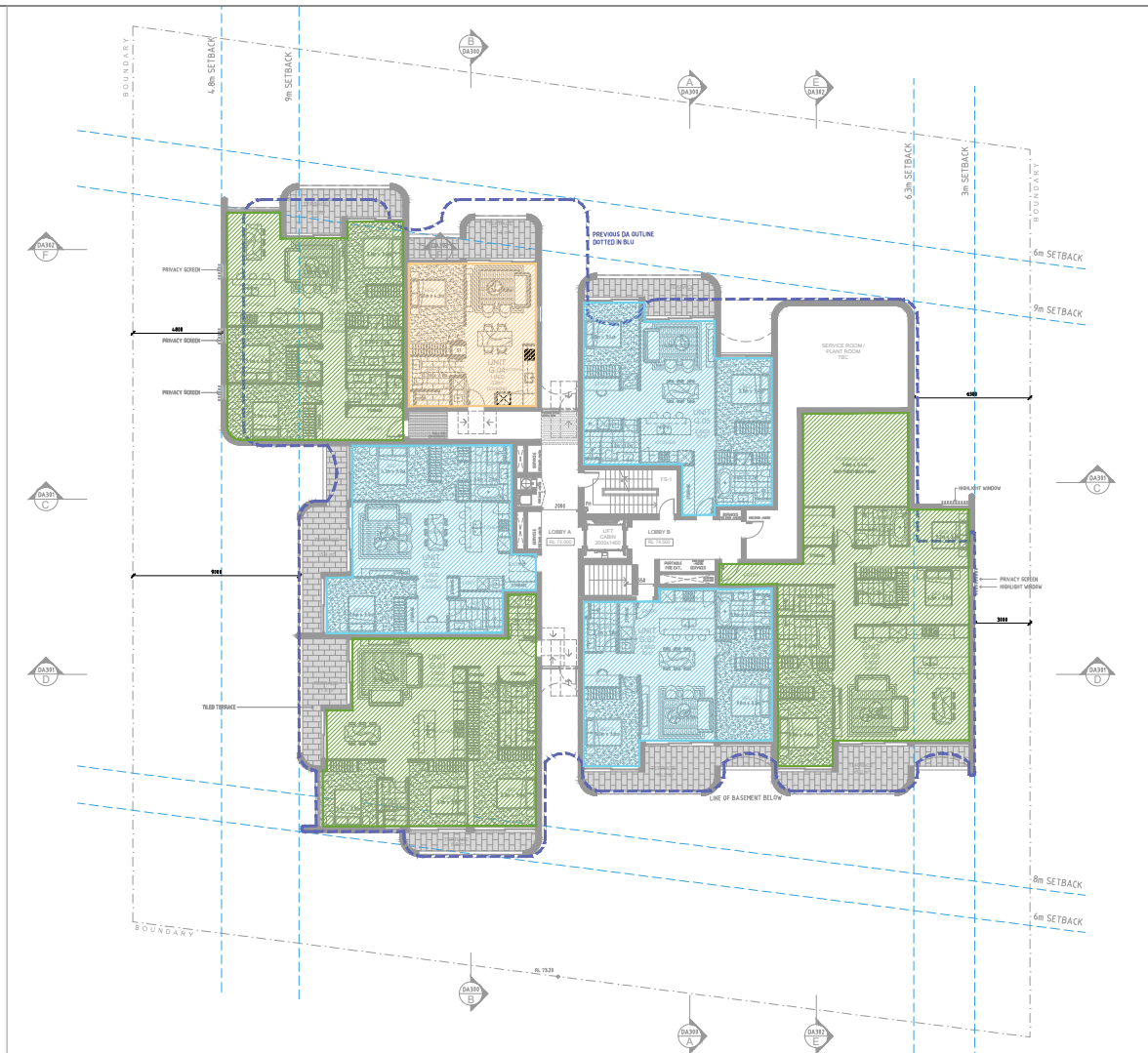
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RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
DEMOLITION PLAN

DRAWN BY: GR 1:100@A1 / 1:200@A3	CHECKED BY: PB
SCALE:	DRAWING NO:
PROJECT NO: 2203	DA002
	B



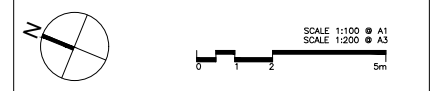
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- LEGEND**
- 1 BED
 - 2 BED
 - 3 BED

1 BED	x 3 (11%)
2 BED	x 13 (46%)
3 BED +	x 12 (43%)
TOTAL	x 28 (100%)

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Level 2, 52 Abdon Street, Surry Hills NSW 2010
Nominated Architect: Paul Bujevic NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:

APARTMENT MIX DIAGRAM

DRAWN BY: GR CHECKED BY: PB

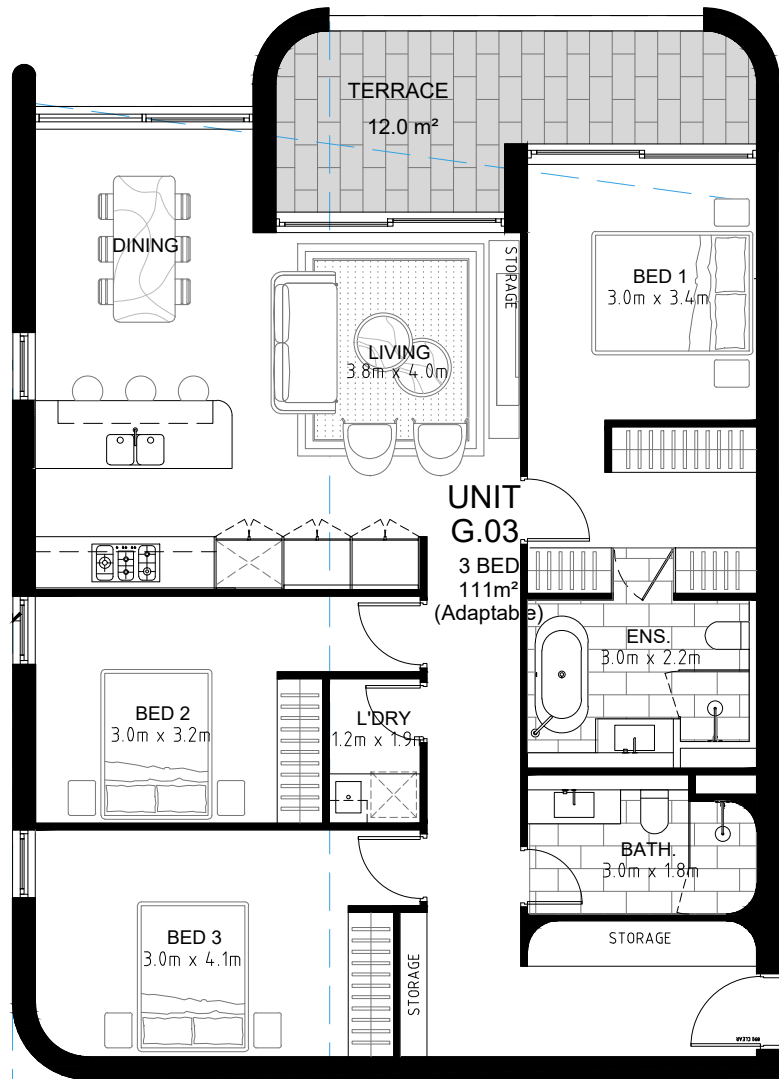
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PROJECT NO: 2203		

1 GROUND FLOOR PLAN
SCALE 1:200@A1 / 1:400@A3

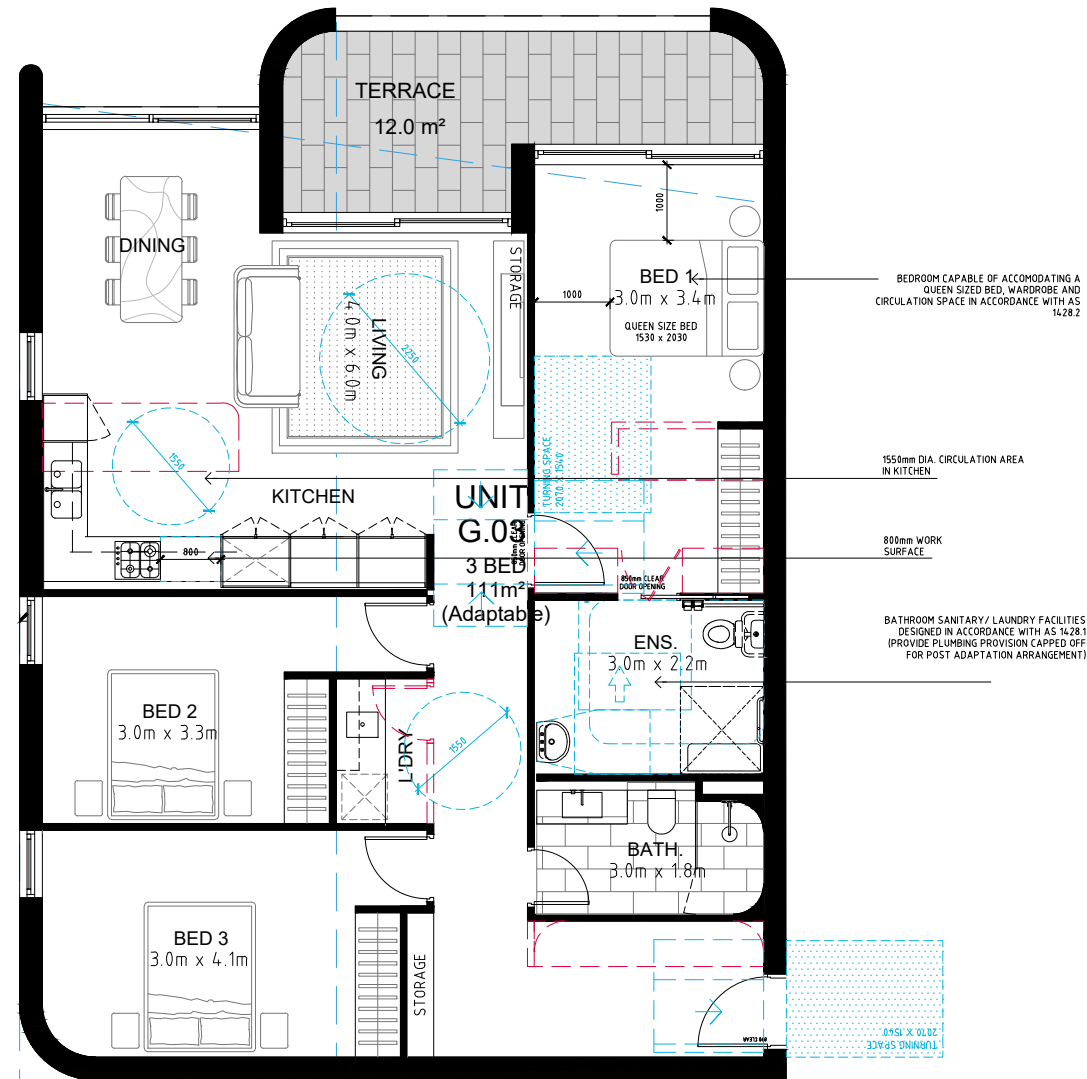
2 LEVEL 1 PLAN
SCALE 1:200@A1 / 1:400@A3

3 LEVEL 2 PLAN
SCALE 1:200@A1 / 1:400@A3

4 LEVEL 3 PLAN
SCALE 1:200@A1 / 1:400@A3



1 ADAPTABLE UNIT LAYOUT
PRE - ADAPTATION
SCALE 1:50@A1 / 1:100@A3

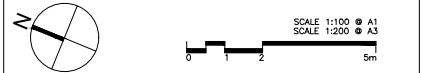


2 ADAPTABLE UNIT LAYOUT
POST - ADAPTATION
SCALE 1:50@A1 / 1:100@A3

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 - ST STORAGE
 - WT HOT WATER UNITS

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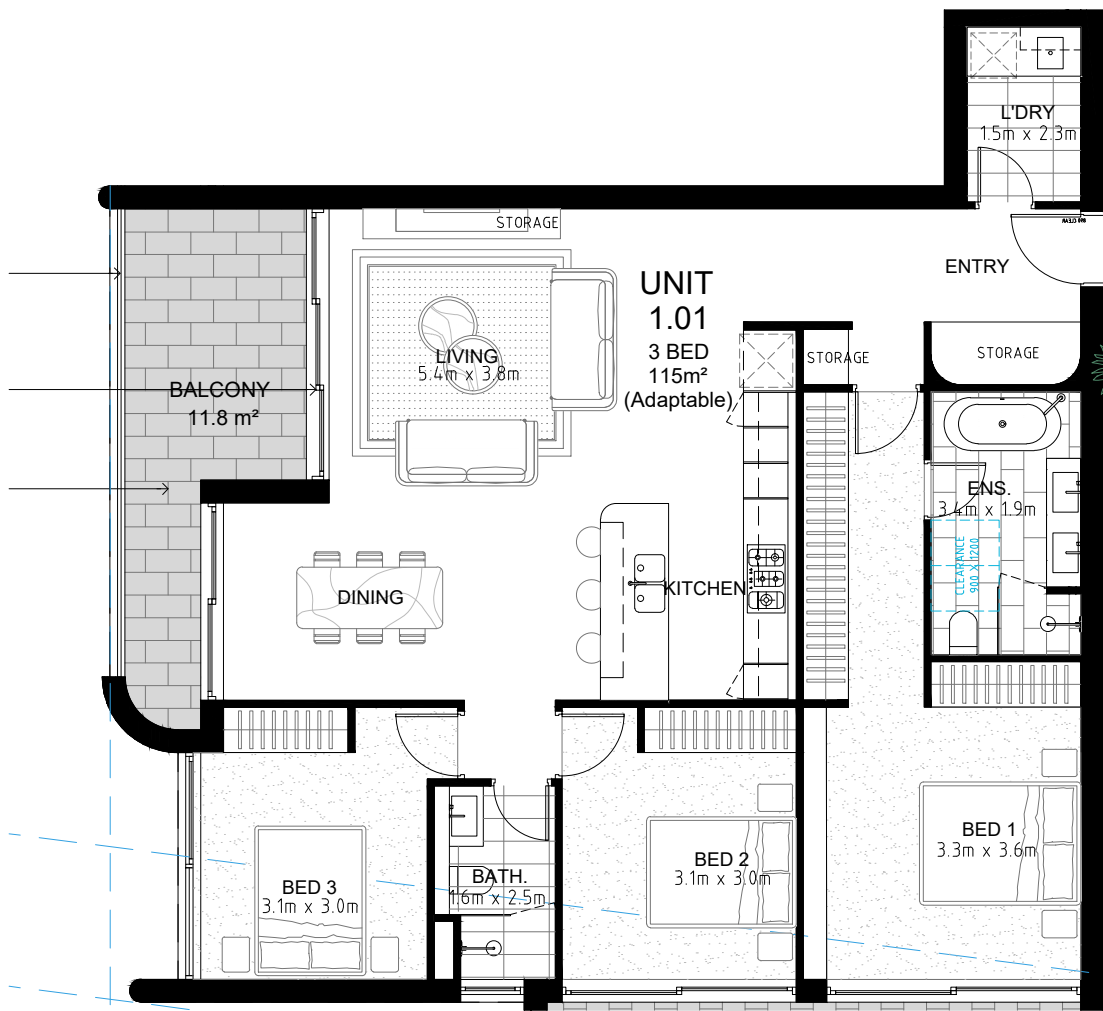
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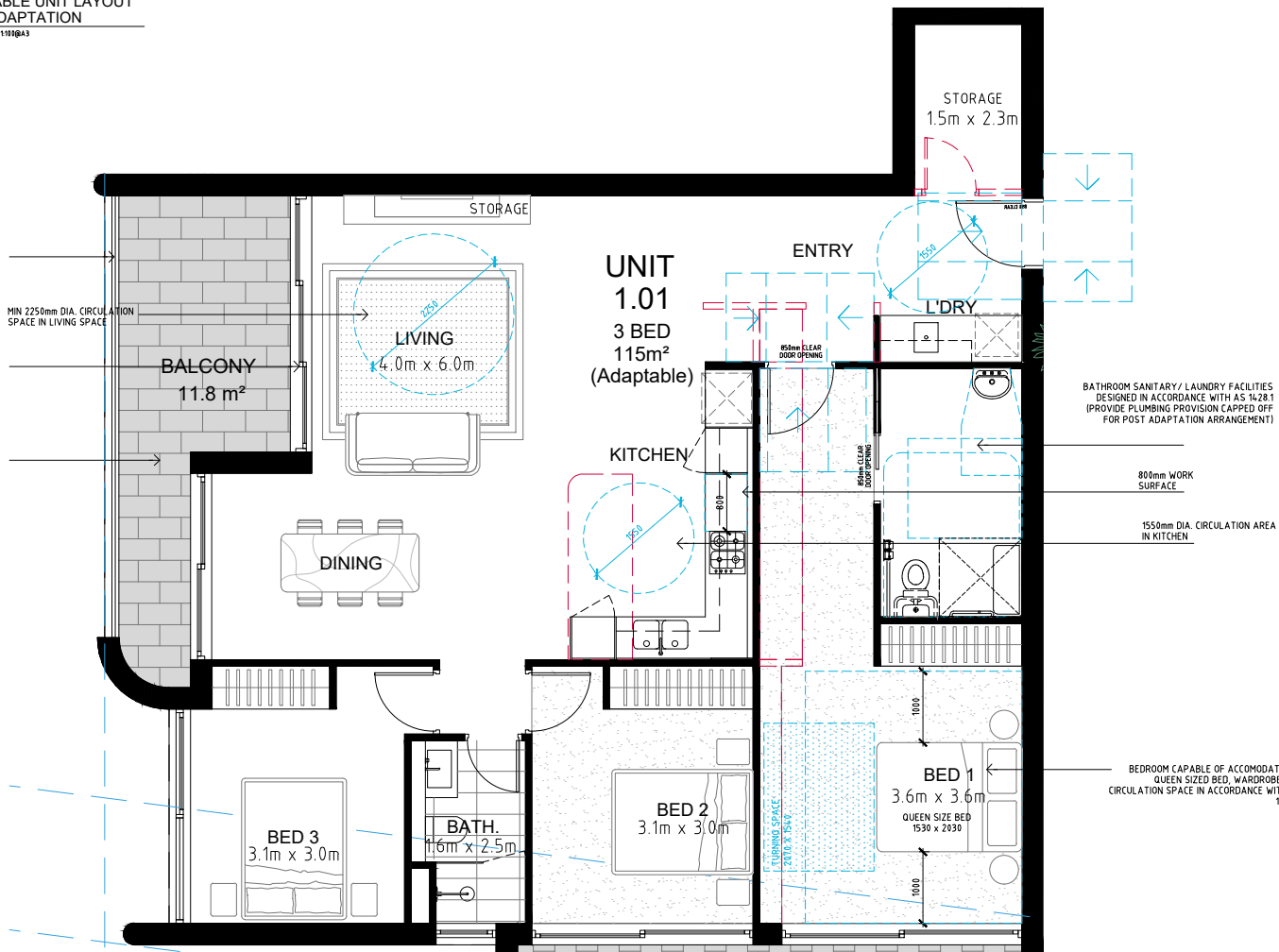
PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
ADAPTABLE UNIT LAYOUT
G.03_1.03_2.03

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PROJECT NO: 2203	ISSUE: B



1 ADAPTABLE UNIT LAYOUT
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SCALE 1:50@A1 / 1:100@A3

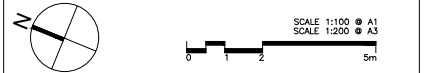


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3-5 MORTON STREET
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OCTOBER 2022
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PROJECT NO: 2203	ISSUE: B

PROPOSED RESIDENTIAL FLAT BUILDING

3-5 MORTON STREET, WOLLSTONECRAFT



DRAWING SCHEDULE

- DA000 - COVER SHEET
- DA001 - PROJECT SUMMARY
- DA002 - DEMOLITION PLAN
- DA003 - SITE ANALYSIS
- DA004 - SITE PLAN

- DA100 - BASEMENT 2
- DA101 - BASEMENT 1
- DA102 - LOWER GROUND FLOOR
- DA103 - GROUND FLOOR
- DA104 - LEVEL 1
- DA105 - LEVEL 2
- DA106 - LEVEL 3
- DA107 - ROOF TERRACE
- DA108 - ROOF

- DA200 - ELEVATIONS - 01
- DA201 - ELEVATIONS - 02

- DA300 - SECTIONS - 01
- DA301 - SECTIONS - 02
- DA302 - SECTIONS - 03
- DA400 - MATERIALS SCHEDULE - 01

- DA410 - PHOTOMONTAGE - 01

- DA510 - LANDSCAPE CALCULATION - 01
- DA520 - APARTMENT MIX DIAGRAM - 01
- DA530 - NATURAL VENTILATION DIAGRAM - 01
- DA540 - PRIVATE OPEN SPACE DIAGRAM - 01
- DA550 - STORAGE CALCULATION DIAGRAM
- DA560 - HEIGHT LIMIT DIAGRAM
- DA570 - BUILDING ENVELOPE DIAGRAM
- DA580 - SITE COVERAGE DIAGRAM
- DA590 - COMMUNAL OPEN SPACE DIAGRAM

- DA600 - SOLAR STUDY - JUNE 21ST
- DA601 - SOLAR STUDY - JUNE 21ST
- DA602 - 1 MORTON ST - EXISTING SOLAR STUDY - JUNE 21ST
- DA603 - 1 MORTON ST - PROPOSED SOLAR STUDY - JUNE 21ST
- DA604 - SHADOW DIAGRAMS - JUNE 21ST
- DA605 - SHADOW DIAGRAMS - MARCH 21ST
- DA606 - SHADOW DIAGRAMS - SEPT 21ST
- DA700 - ADAPTABLE UNIT LAYOUT - 01
- DA701 - ADAPTABLE UNIT LAYOUT - 02

- DA800 - EXCAVATION AND FILL DIAGRAM

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)

3-5 Morton Street, Wollstonecraft

These are the specifications upon which the NatHERS assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.

Windows	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.49	Window types: awning, bi-fold, casement – - Glazing generally
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	Window types: sliding window/ door, double hung, louver, fixed – - Glazing generally
Default	Double glazed, low E low solar gain	Aluminium	4.9	0.33	Window types: sliding window/ door, double hung, louver, fixed – - unit 3.03 – east facing glazing - unit 3.05 – west facing glazing

* The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance

Skylights	Glass	Frame	U value	SHGC	Detail
Velux – or similar			2.6	0.24	Unit 3.05

External walls	Construction	Added Insulation	Detail
Brick veneer		R 2.5	Level ground, 1 and 2
Framed with metal cladding		R 2.5	Level 3

Internal walls	Construction	Added Insulation	Detail
Plasterboard on studs		None	Walls within units
Concrete AFS		None	Party walls between units
Concrete AFS		R 1.0	Walls separating units from common lobbies, stairwells, and lifts

Floors	Construction	Added Insulation	Detail	Coverings
Concrete		None	Generally	Timber living areas; carpet for bedrooms
Concrete		R 1.5	For ground floor units over basement	Timber living areas; carpet for bedrooms

Ceilings	Construction	Added Insulation	Detail
Plasterboard		See roof detail below	

Roof	Construction	Added Insulation	Detail
Concrete		R 1.5	For units: 2.01, 2.02, 2.07, 2.08
Concrete		R 2.5	For units: 2.03
Concrete		R 3.0	For units: 3.01, 3.02, 3.03, 3.04, 3.05

Other Requirements
All vents, exhaust fans and downlights (if installed) to be sealed to prevent air-infiltration.

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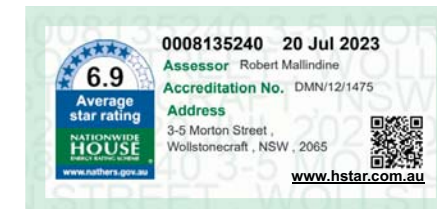
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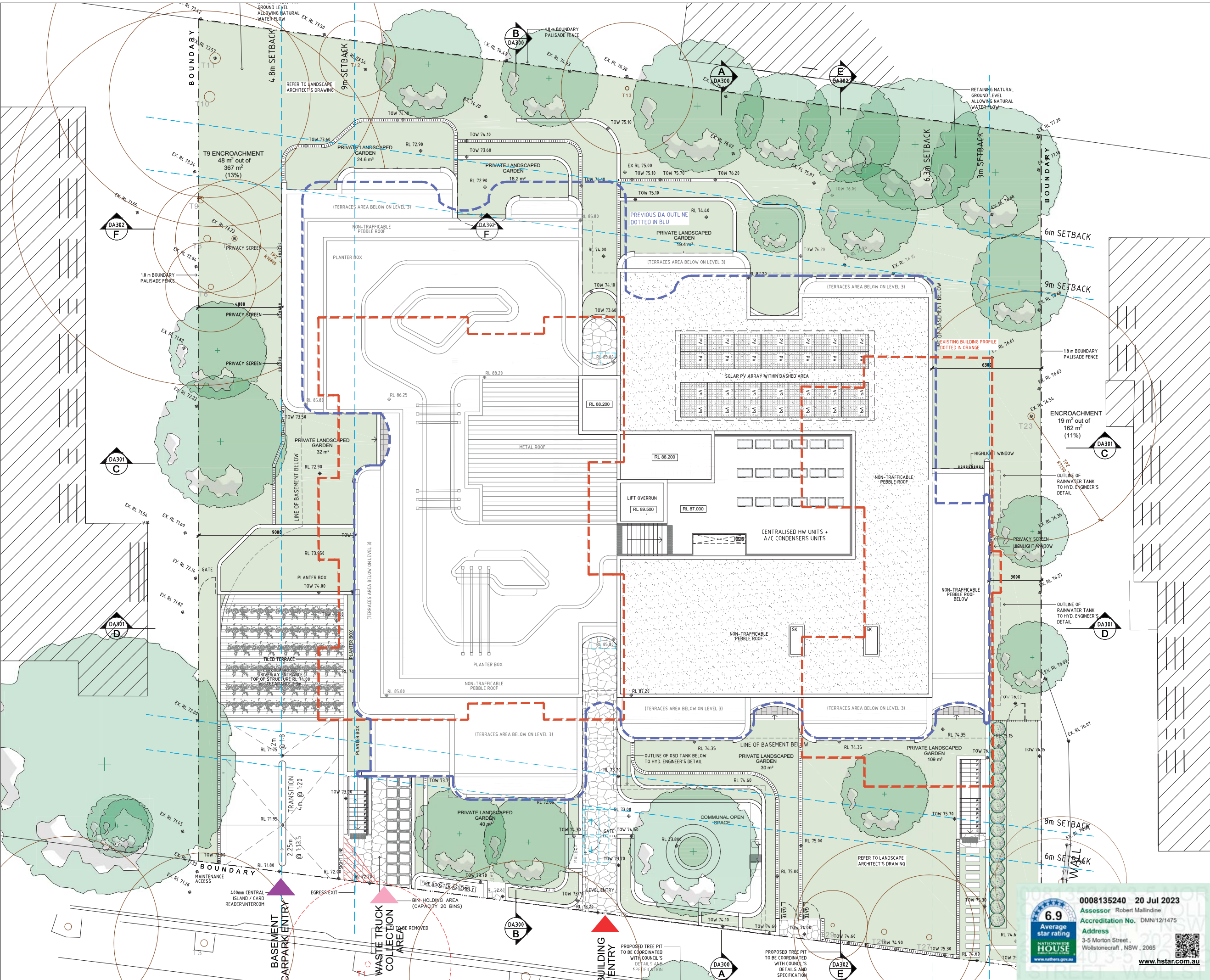
PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:

COVER SHEET

DRAWN BY: GR	CHECKED BY: PB
SCALE: NTS	DRAWING NO: DA000
PROJECT NO: 2203	ISSUE: B





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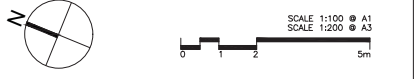
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LEGEND:

- PROPOSED NEW TREES (REFER TO LANDSCAPE PLANS)
- TREE PROTECTION ZONE (EXISTING TREES TO BE RETAINED)
- EXISTING BUILDING PROFILE (DOTTED IN ORANGE)
- PREVIOUS DA OUTLINE

ISSUE	DATE	DESCRIPTION
B	2023.07.07	AMENDED DA
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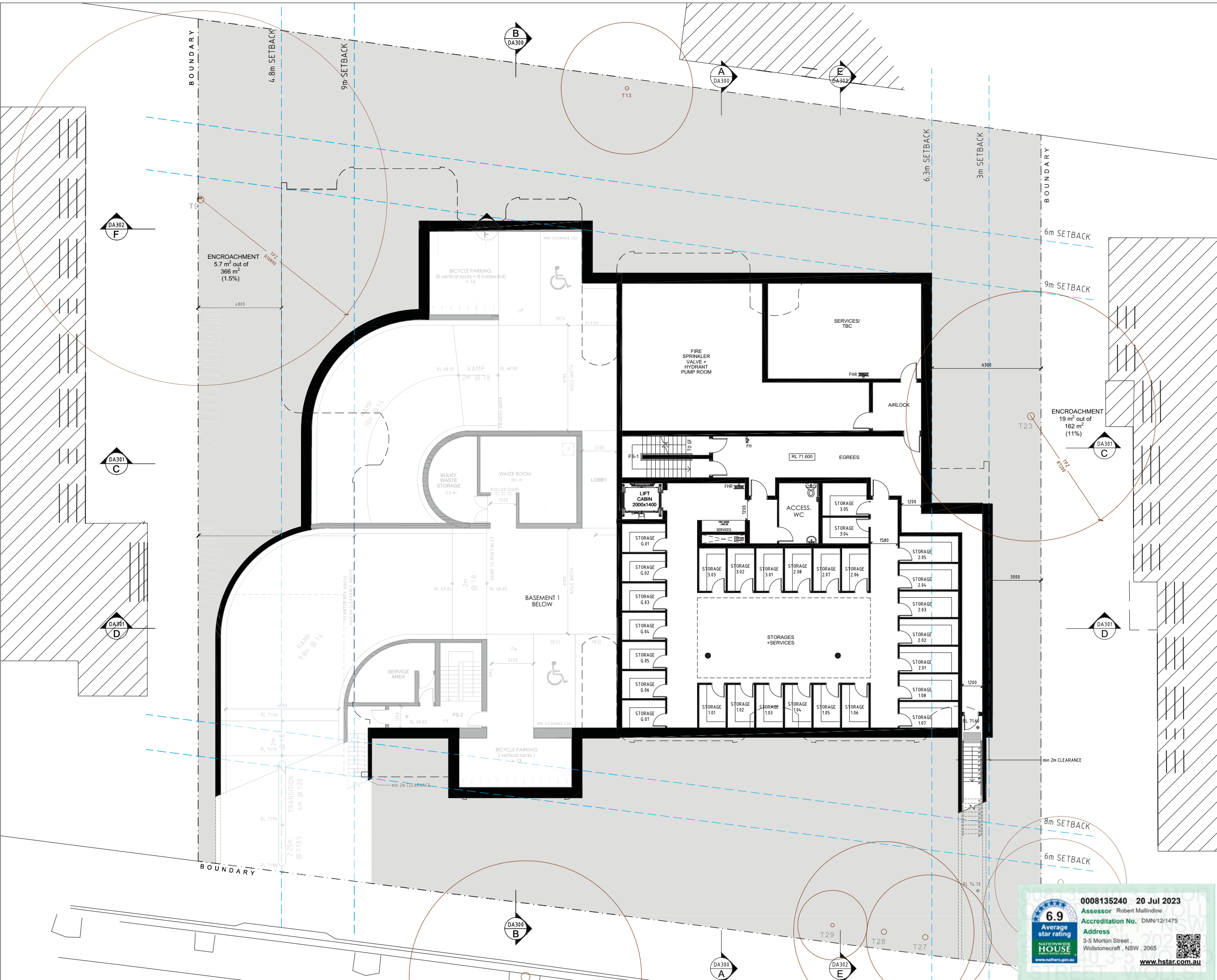
SITE PLAN

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SCALE: DRAWING NO: ISSUE:

PROJECT NO: 2203
DA004 B

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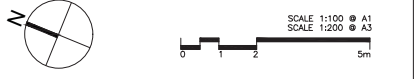
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WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
LOWER GROUND FLOOR PLAN

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SCALE:	DRAWING NO:
PROJECT NO: 2203	ISSUE: DA102

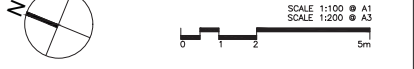
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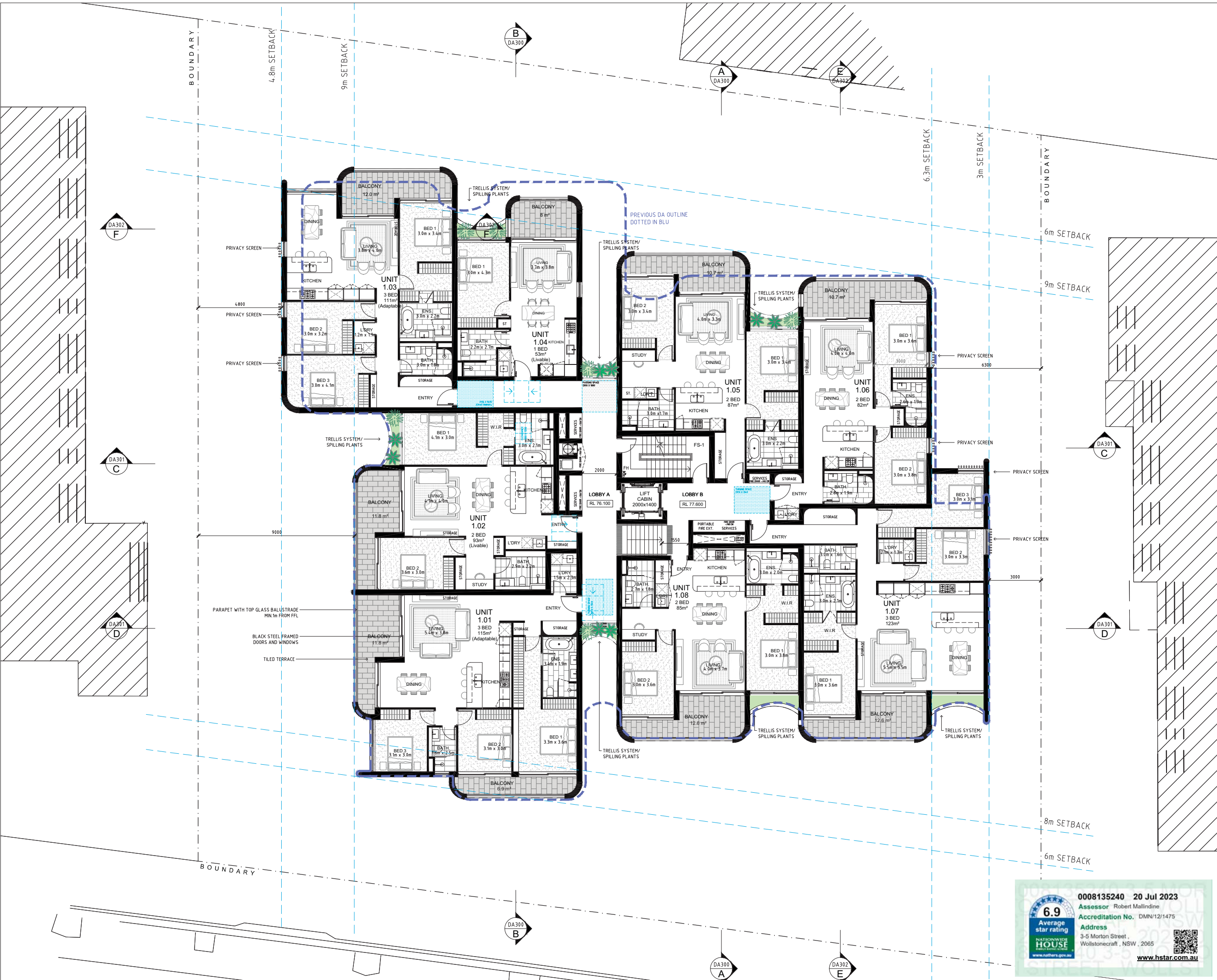
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OCTOBER 2022
DRAWING TITLE:
GROUND FLOOR PLAN

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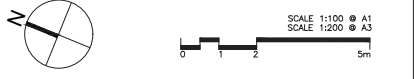
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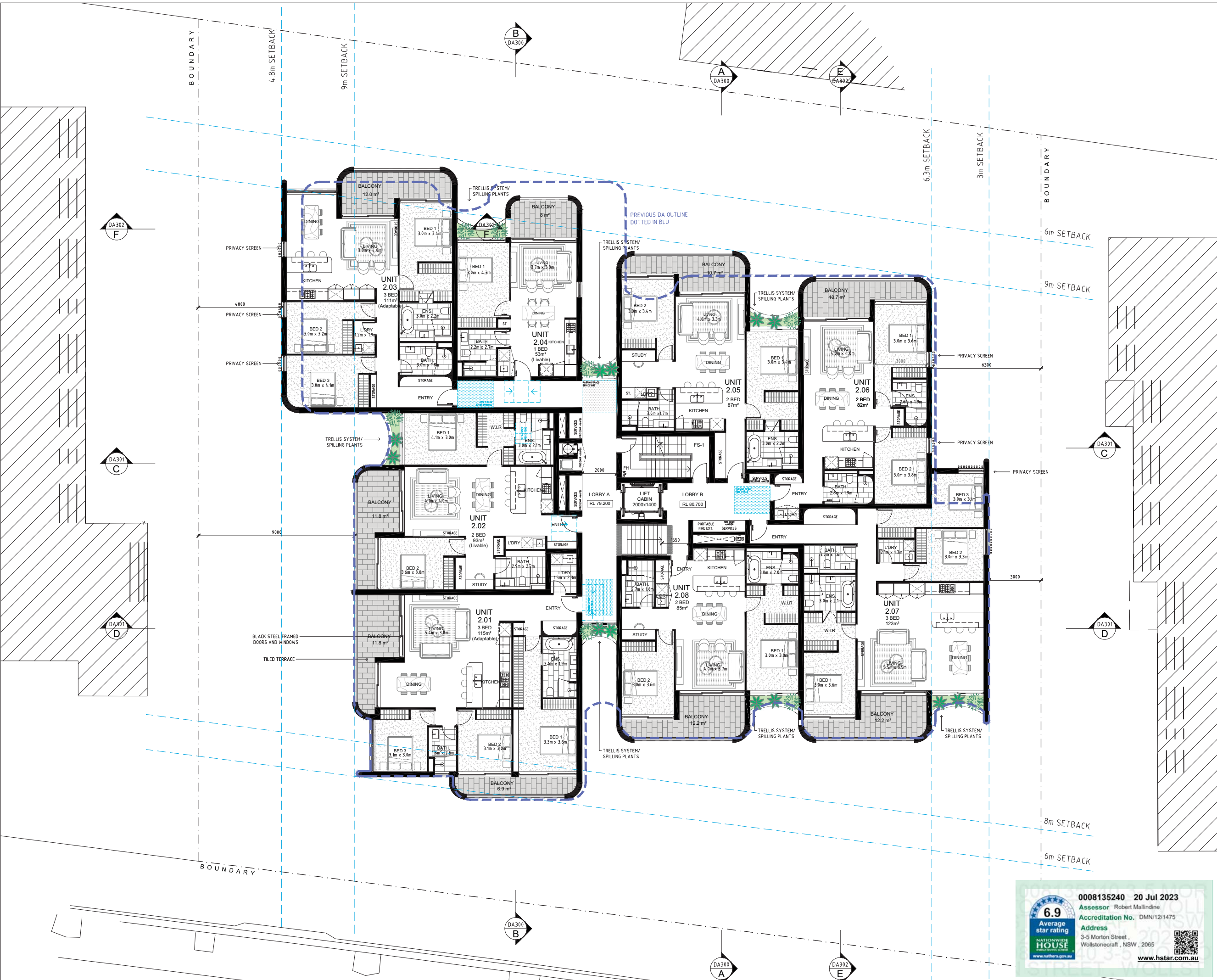
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PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

DATE: OCTOBER 2022
DRAWING TITLE:
LEVEL 1 PLAN

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SCALE:	DRAWING NO:
PROJECT NO: 2203	ISSUE: DA104

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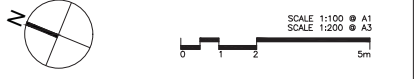
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LEGEND:

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- HW HIGHLIGHT WINDOW
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
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- MB MAILBOX TO FUTURE DETAIL
- PB PLANTERBOX
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

ISSUE	DATE	DESCRIPTION
B	2023.07.01	AMENDED DA
A	2022.10.26	ISSUE FOR DA SUBMISSION



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ARCHITECT:
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ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Bujevic NSW 7768

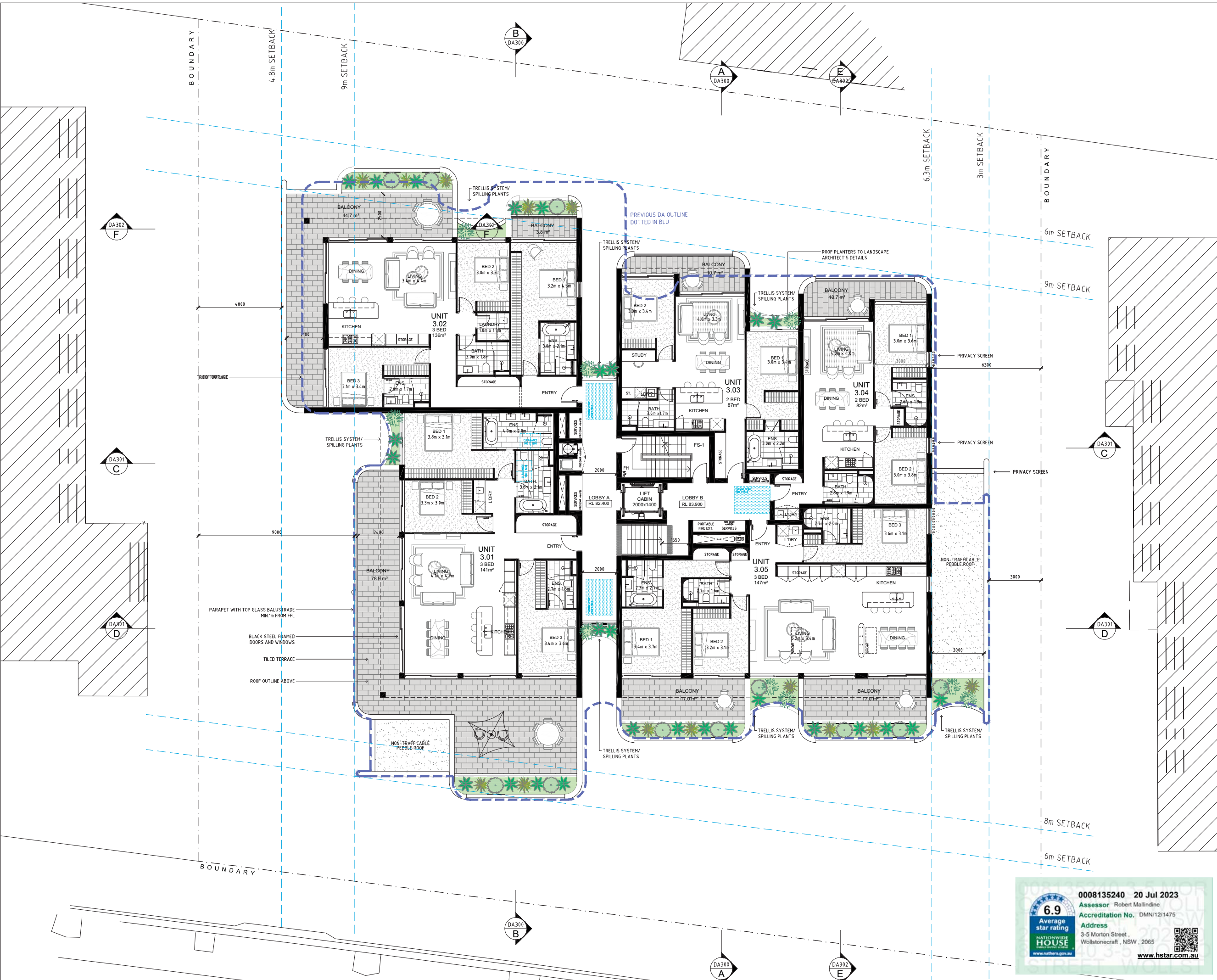
PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:

LEVEL 2 PLAN

DRAWN BY: GR 1:100@A1 / 1:200@A3	CHECKED BY: PB	PROJECT NO: 2203	DRAWING NO: DA105	ISSUE: B
SCALE:				

0008135240 20 Jul 2023
Assessor Robert Mallindine
Accreditation No. DMN12/1475
Address
3-5 Morton Street,
Wollstonecraft, NSW, 2065
www.hstar.com.au



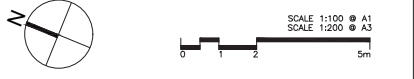
GENERAL NOTES:

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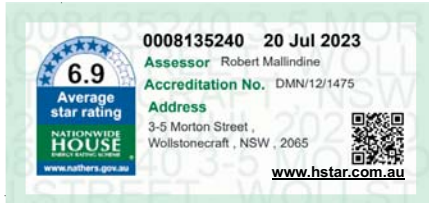
CLIENT:
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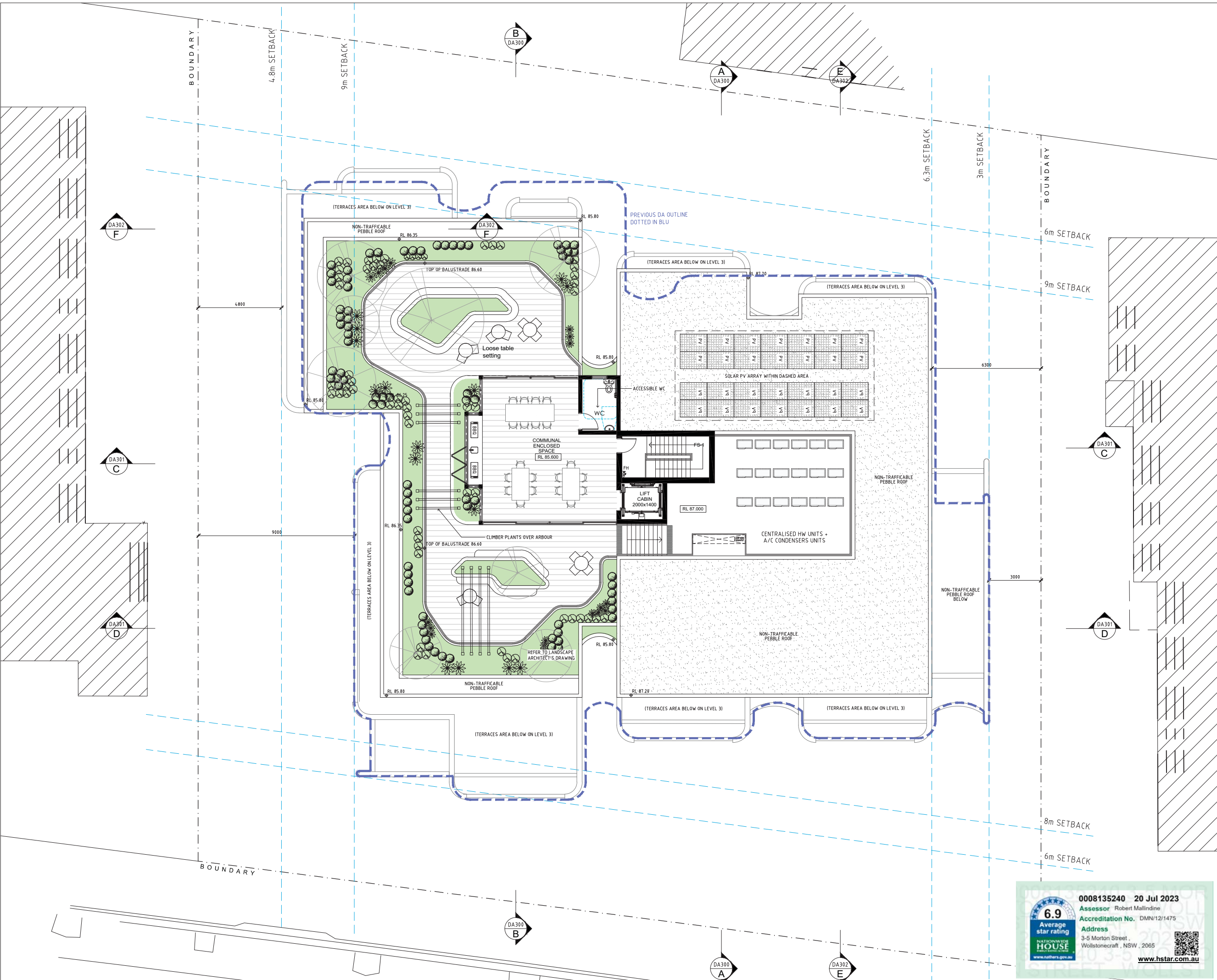
ARCHITECT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Bujevic NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

DATE: OCTOBER 2022
DRAWING TITLE:
LEVEL 3 PLAN

DRAWN BY: GR 1:100@A1 / 1:200@A3	CHECKED BY: PB
SCALE:	DRAWING NO: DA106
PROJECT NO: 2203	ISSUE: B





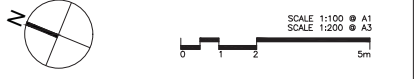
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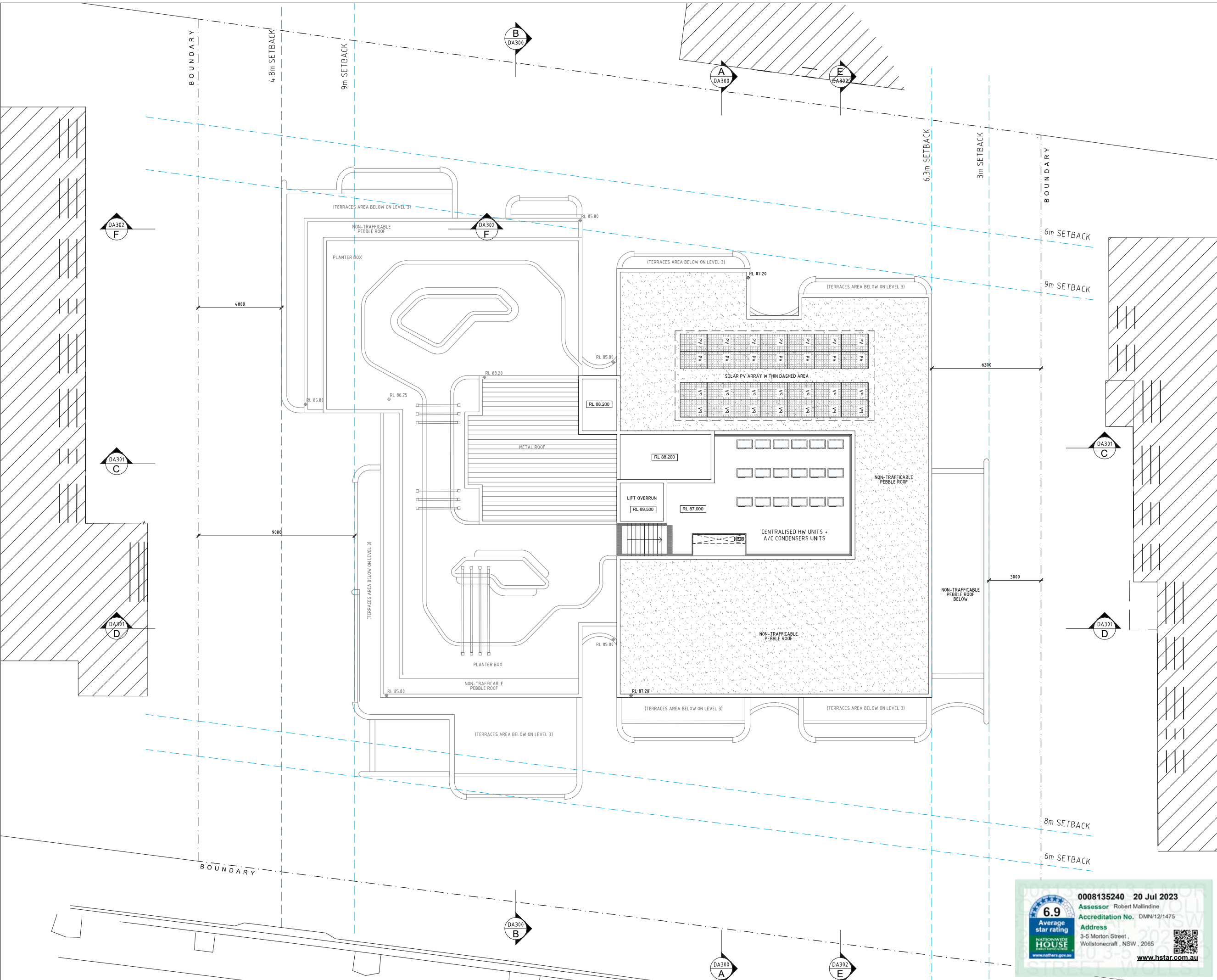
PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
ROOF TERRACE PLAN

DRAWN BY: GR 1:100@A1 / 1:200@A3	CHECKED BY: PB
SCALE:	DRAWING NO:
PROJECT NO: 2203	ISSUE: DA107

0008135240 20 Jul 2023
Assessor: Robert Mallindine
Accreditation No. DMN/12/1475
Address: 3-5 Morton Street, Wollstonecraft, NSW, 2065
www.hstar.com.au

A logo for '6.9 Average star rating' and 'NATIONWIDE HOUSE' is also present.



GENERAL NOTES:

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PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
ROOF PLAN

DRAWN BY: GR 1:100@A1 / 1:200@A3	CHECKED BY: PB
SCALE:	DRAWING NO:
PROJECT NO: 2203	ISSUE: DA108



01 WEST ELEVATION
SCALE 1:200 @ A3

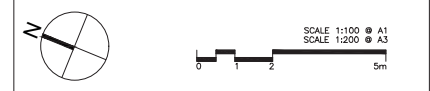


02 NORTH ELEVATION
SCALE 1:200 @ A3

- GENERAL NOTES:**
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PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
ELEVATIONS - 01

DRAWN BY: GR	CHECKED BY: PB
SCALE: 1:100@A1 / 1:200@A3	DRAWING NO: DA200
PROJECT NO: 2203	ISSUE: B



01 EAST ELEVATION
SCALE 1:200 @ A3



02 SOUTH ELEVATION
SCALE 1:200 @ A3

- GENERAL NOTES:**
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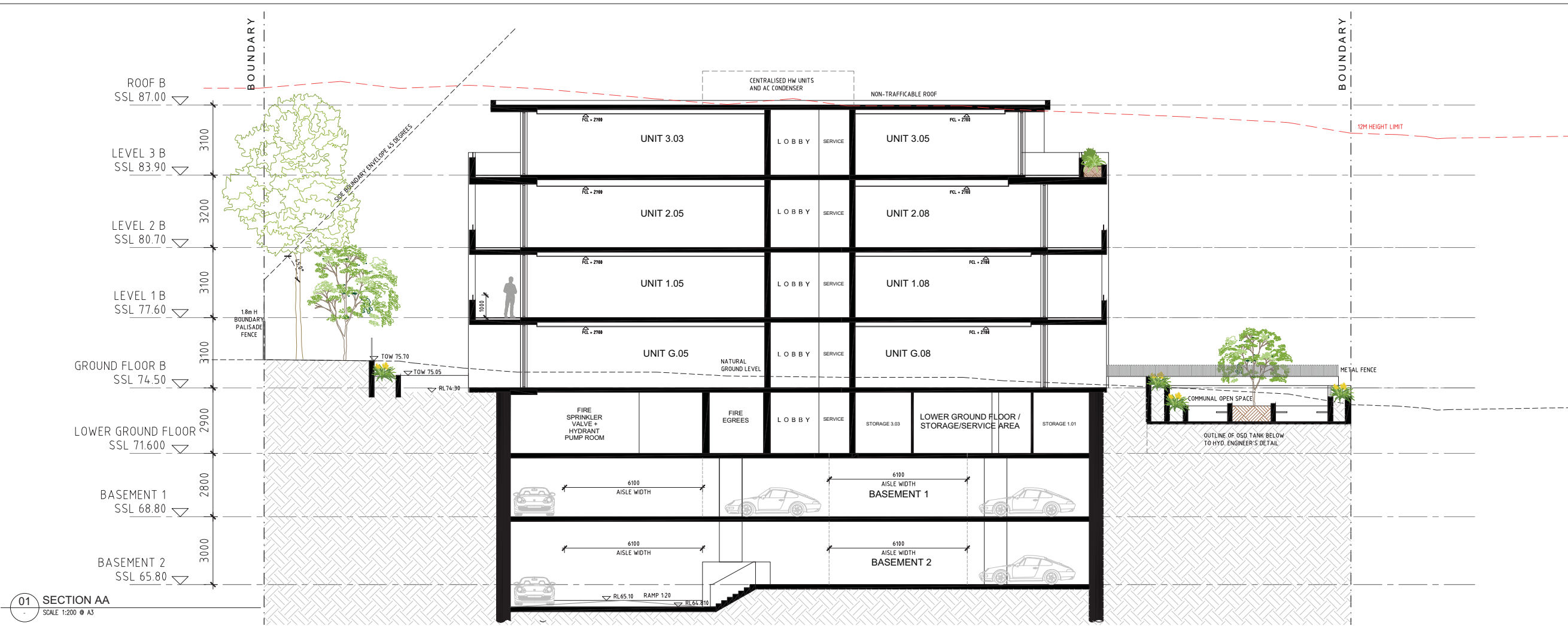
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PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:
ELEVATIONS - 02

DRAWN BY: GR	CHECKED BY: PB
SCALE: 1:100@A1 / 1:200@A3	DRAWING NO: DA201
PROJECT NO: 2203	ISSUE: B





01 SECTION AA
SCALE 1:200 @ A3



02 SECTION BB
SCALE 1:200 @ A3

GENERAL NOTES:

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PROJECT:
RESIDENTIAL FLAT BUILDING
3-5 MORTON STREET
WOLLSTONECRAFT

OCTOBER 2022
DRAWING TITLE:

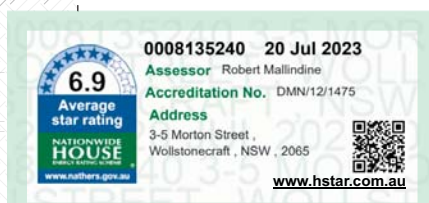
SECTIONS - A-B

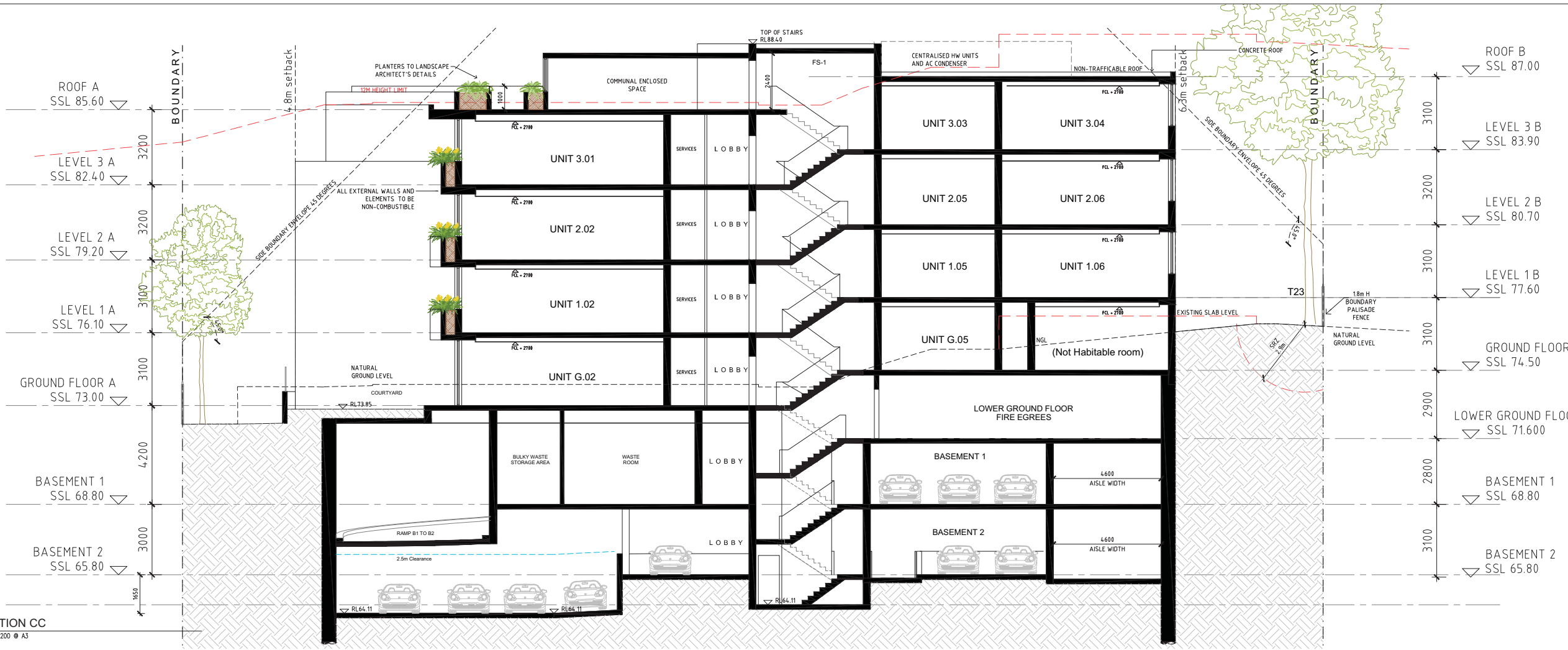
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PROJECT NO:
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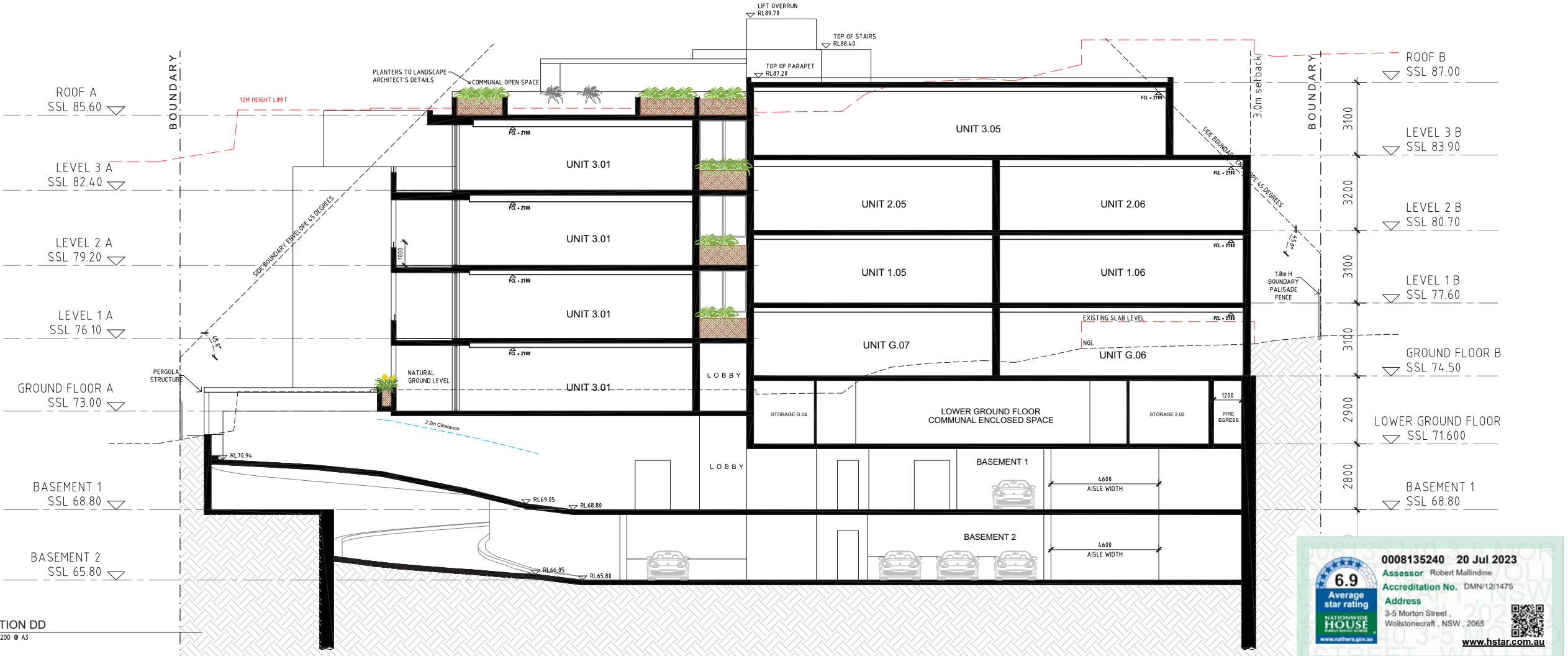
DRAWING NO:
DA300

ISSUE:
B





01 SECTION CC
SCALE 1:200 @ A3



02 SECTION DD
SCALE 1:200 @ A3

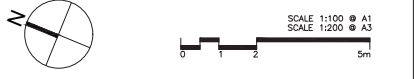
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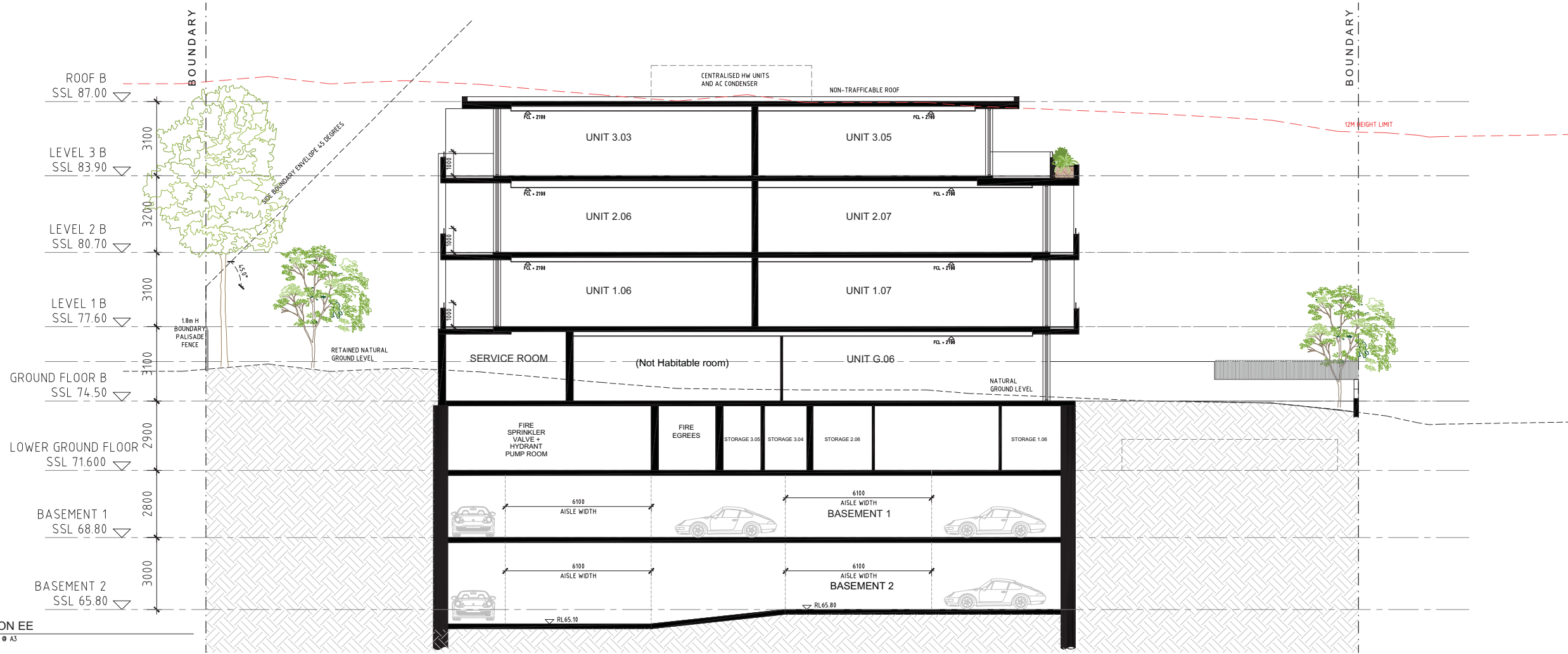
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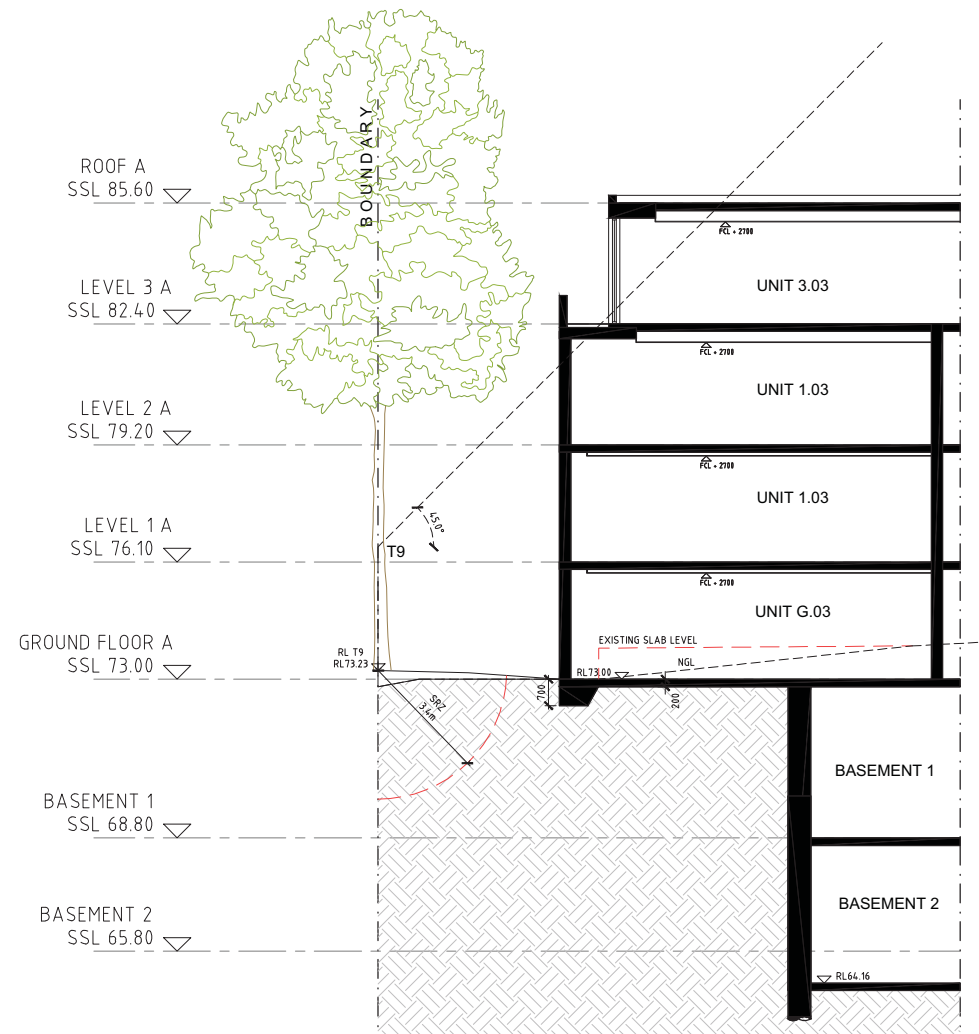
SECTIONS - C-D

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CHECKED BY: PB

SCALE:
1:100@A1 / 1:200@A3
DRAWING NO:
DA300
ISSUE:
B



02 SECTION EE
SCALE 1:200 @ A3



01 SECTION FF
SCALE 1:200 @ A3

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OCTOBER 2022
DRAWING TITLE:
SECTIONS - E-F

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PROJECT NO: 2203	ISSUE: B

