

AHD	AUSTRALIAN DATUM HEIGHT	
AMB	AMBULATORY	
BLC	BALCONY	
BR	BEDROOM	
BTH	BATHROOM	
CM	CONVEX MIRROR	
DIS	DISABLED PARKING	
ENS	ENSUITE	
F	FRIDGE	
FHB	FIRE HYDRANT BOOSTER	
INT	INTERCOM	
L	LIFT	
O/R	LIFT OVERRUN	
PLT	PLANT ROOM	
RET	RETAIL PARKING	
S/A	SERVICED APARTMENTS PARKING	
STD	STUDIO	
STO	STORAGE	
TOW	TOP OF WALL	
W	CLOTHES WASHER + DRYER ABOVE	



Windows	Glass	Frame	U value	SHG €	> Detail
Generic	Double glazed low solar low-e	Thermally broken aluminium	3.10	0.27	To Unit 305 - G2.06 X 3, 307 - G2.06, 401 - G2.06 X 2,
Generic	Double glazed low solar low-e	Aluminium	4.90	0.33	To Unit 107 - G2.01, 201 - G2.05 X 2, 301 - G2.06, 306 - G2.06 X 2, 307 - G2.07, 401 - G2.07,
Generic	Double glazed high solar low-e	Aluminium	4.30	0.53	To Unit 109 - G2.01

[illegible]

Window and skylight U and SHGC values, if specified, are according to NFRC 100. Alternate products or specifications may be used if their U value is equal to or lower, and the SHGC value is less than 10% higher or lower, than the values of the product specified above. Windows have been

External walls	Insulation	Colour - solar abs.	Detail
75mm Hobei + plasterboard	R1.0	Light SA <0.475	To Unit walls to Lobby areas
Face Brick veneer	R2.0	Dark SA >0.70	As per drawings
Render on Brick veneer	R2.0	Medium SA 0.475-0.70 and Dark SA >0.70	As per drawings

Colourbond	R2.0	Clark SA >0.70	As per drawings
Internal walls	<i>Insulation</i>	<i>Detail</i>	
Plasterboard on stud	R11	To internal stud walls	
75mm Hefel + plasterboard	R1.0	To walls to corridors/lobby areas	

75mm Hebel	Plasterboard	Nil	To party walls	
Floors	Insulation	Covering	Detail	
200mm Concrete	R1.0	Carpet/Tiles	To suspended floor of Unit 110, 201, 210	
200mm Concrete	R2.0	Carpet/Tiles	To suspended floor of Unit 101,	
200mm Concrete	R2.5	Carpet/Tiles	To floors of Unit 109	

200mm Concrete	Nil	Carpet/Tiles	To others	
Ceilings	Construction	Insulation	Detail	
Plasterboard	R4.0		To all ceilings of limit 305	
Plasterboard	R2.5		To all other ceilings under a Roof or Terrace/Balcony	

Roof	Insulation	Colour - solar abs.	Detail
200mm Concrete	Nil	Med SA 0.475-0.70	As per drawings
100mm Concrete + 50mm EPS	Nil	Med SA 0.475-0.70	As per drawings

200mm Concrete + 50mm	nil	0.70	As per drawings
Downlights and Exhaust Fans			
Downlights have been included at a rate of 4 per 10 sqm. Downlights to be LED type. Exhaust fan have been included as 1 per wet/kitchen area. All downlights and ceiling exhaust fans have been assessed as sealed.			
Skid system			

Water	A 3.5 star gas instantaneous hot water system has been included to each unit.	
Water	3 star >4.5L/min but <6L/min rated showerheads, 4 star rated toilets, 4 star rated bathroom taps and 4 star rated kitchen taps to each unit. A 3.5 star water efficiency rated dishwasher to be included to each unit.	

Insulation AS/NZS 4859.2
The effects of thermal bridging on insulation to be taken into account in accordance with AS/NZS 4859.2

315i3131

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04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH



SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0101

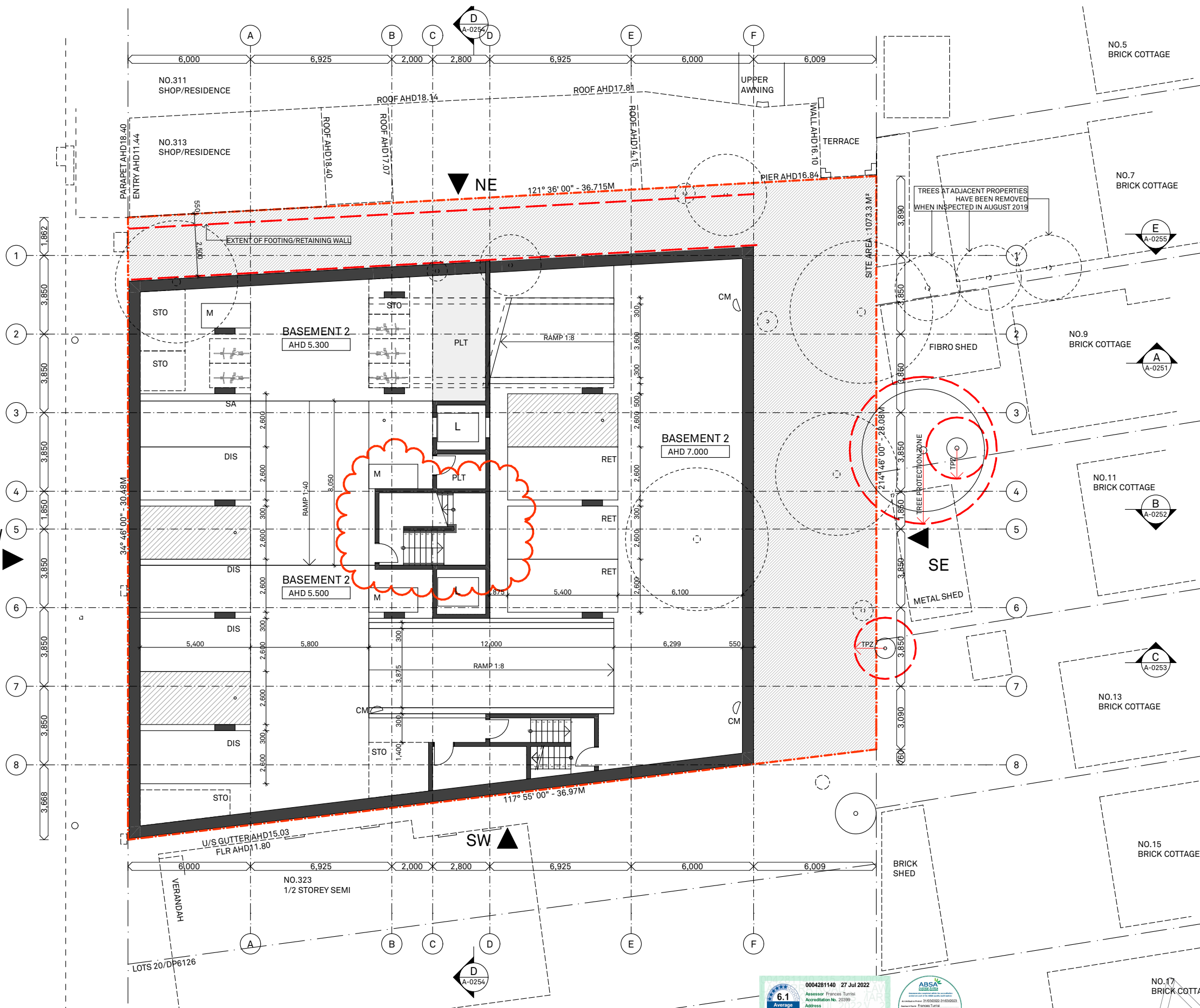
DRAWING

BASEMENT 2 PLAN

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**



NO.17
BRICK COTTA

DA

AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



NO. 17
BRICK COTTAGE

DÁ

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315i
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2204



SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0102

DRAWING
BASEMENT 1 PLAN

ISSUE
05

ARCHITECT

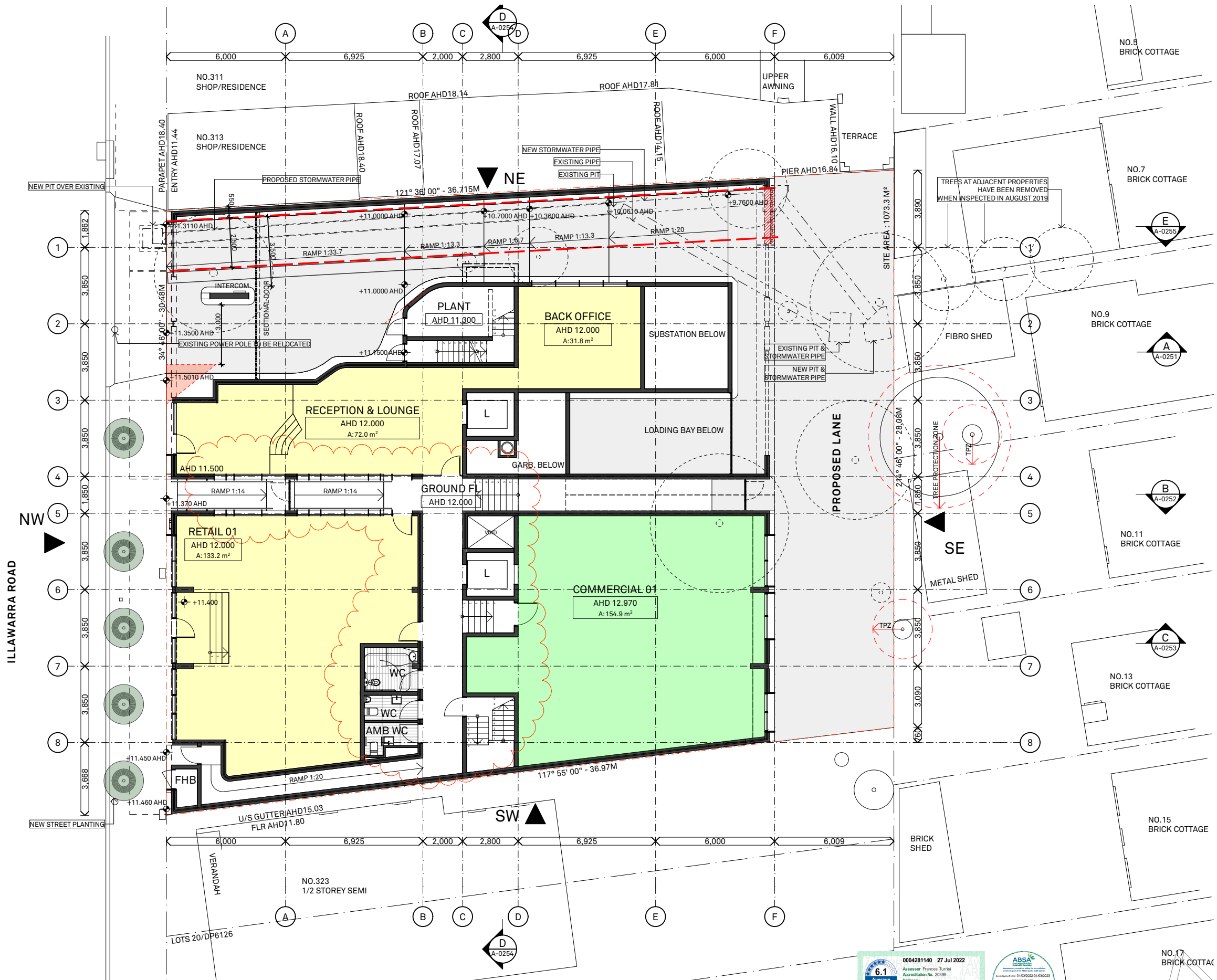
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LILYFIELD NSW 2040

ABN: 76 129 130 285 RN: 753



**BENSON
McCORMACK
ARCHITECTURE**

ABBREVIATION	
AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
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FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL ROOM
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



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PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1452A

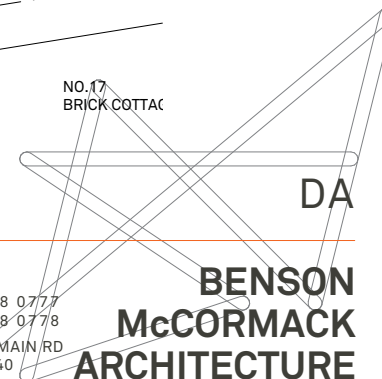
DRAWING NO.
A-0103

DRAWING
GROUND FLOOR PLAN

ISSUE
05

ARCHITECT
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STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
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ABBREVIATION
AHD AUSTRALIAN DATUM HEIGHT
AMB AMBULATORY
BLC BALCONY
BR BEDROOM
BTH BATHROOM
CM CONVEX MIRROR
DIS DISABLED PARKING
ENS ENSUITE
F FRIDGE
FHB FIRE HYDRANT BOOSTER
INT INTERCOM
L LIFT
O/R LIFT OVERRUN
PLT PLANT ROOM
RET RETAIL PARKING
S/A SERVICED APARTMENTS PARKING
STD STUDIO
STO STORAGE
TOW TOP OF WALL
W CLOTHES WASHER + DRYER ABOVE



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PROJECT DETAILS
315i
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SCALE
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PROJECT NO.
1452A

DRAWING NO.
A-0104

DRAWING
LEVEL 1 PLAN

ISSUE
05

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LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**



DA

AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
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BR	BEDROOM
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CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVRUNN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



201/1BR (A)
A: 57.9 m² —

202/A STD

203/A STD
A: 36.8 m²

204/A STD
A: 36.8 m²

205/A STD

206/1BR+(A)
A: 63.0 m²

WILLAWARRA ROAD

Please refer to individual H Star certificate no. listed in Master Summary no. 0094281140 for all insulation and glazing details. Details on H Star Certificates are to be used. Below is a summary.

[illegible]

Measure and straighten US SPAC values. If specified, use according to NFPA 100. Alternate products or specifications may be used if they do not increase the cost of the project and the value is less than 10% higher. Note: the values of the product specified above. Minimum face thickness as complying with ASME.			
Welds	Insulation	Grate - under slab	Detail
Welds to be insulated	8.0	Grate 1/4" x 1/4" x 1/4"	As per drawings to satisfy above
Brick finish veneer	82.0	Grate 1/4" x 1/4" x 1/4"	As per drawings
Render on brick veneer	82.0	Grate 1/4" x 1/4" x 1/4"	As per drawings
Coloured render	82.0	Grate 1/4" x 1/4" x 1/4"	As per drawings
Internal walls	Insulation	Detail	
Partitions and on studs	82	To external stud walls	

Form	Insulation	Cladding	Detail
Concrete + Reinforced	NI	16 mm solid timber vapour shield	
Concrete + Reinforced	NI	As per party wall	
200mm Concrete	82.0	Clay Tiles	On suspended floor of Unit 110, 202, 210
200mm Concrete	82.0	Clay Tiles	On suspended floor of Unit 101
200mm Concrete	82.0	Clay Tiles	On floors of Unit 102
200mm Concrete	NI	As per others	
Cellings	Concrete + Gypsum	Clay Tiles	Detail
Reinforced	84.0	On all ceilings of Unit 302	
Reinforced	82.0	On all other ceilings, under a floor or terrace/balcony	
Roof	Insulation	Glass or -	Detail
200mm Concrete	NI	Hard S 0.475 - 0.70	As per drawings
200mm Concrete + Soil	NI	Hard S 0.475 - 0.70	As per drawings

Downlights and Exhaust Fans
Downlights have been included at a rate of 4 per 10 sqm. Downlights to be LED type. Exhaust fan have been included as 1 per wet/kitchen area. All downlights and ceiling exhaust fans have been assessed as sealed.

Hot water
A 5.5 star gas instantaneous hot water system has been included to each unit.

Water
3 star (4.5L/min hot + 0.5L/min) rated showerheads, 4 star rated toilets, 4 star rated bathroom taps and 4 star rated kitchen taps to each unit. A 3.5 star water efficiency rated dishwasher to be included to each unit.

Insulation AS/NZS 4859.2
The effects of thermal bridging on insulation to be taken into account in accordance with AS/NZS 4859.2

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CLIENT
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Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH



SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO. A-0105 **DRAWING** LEVEL 2 PLAN

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

DA

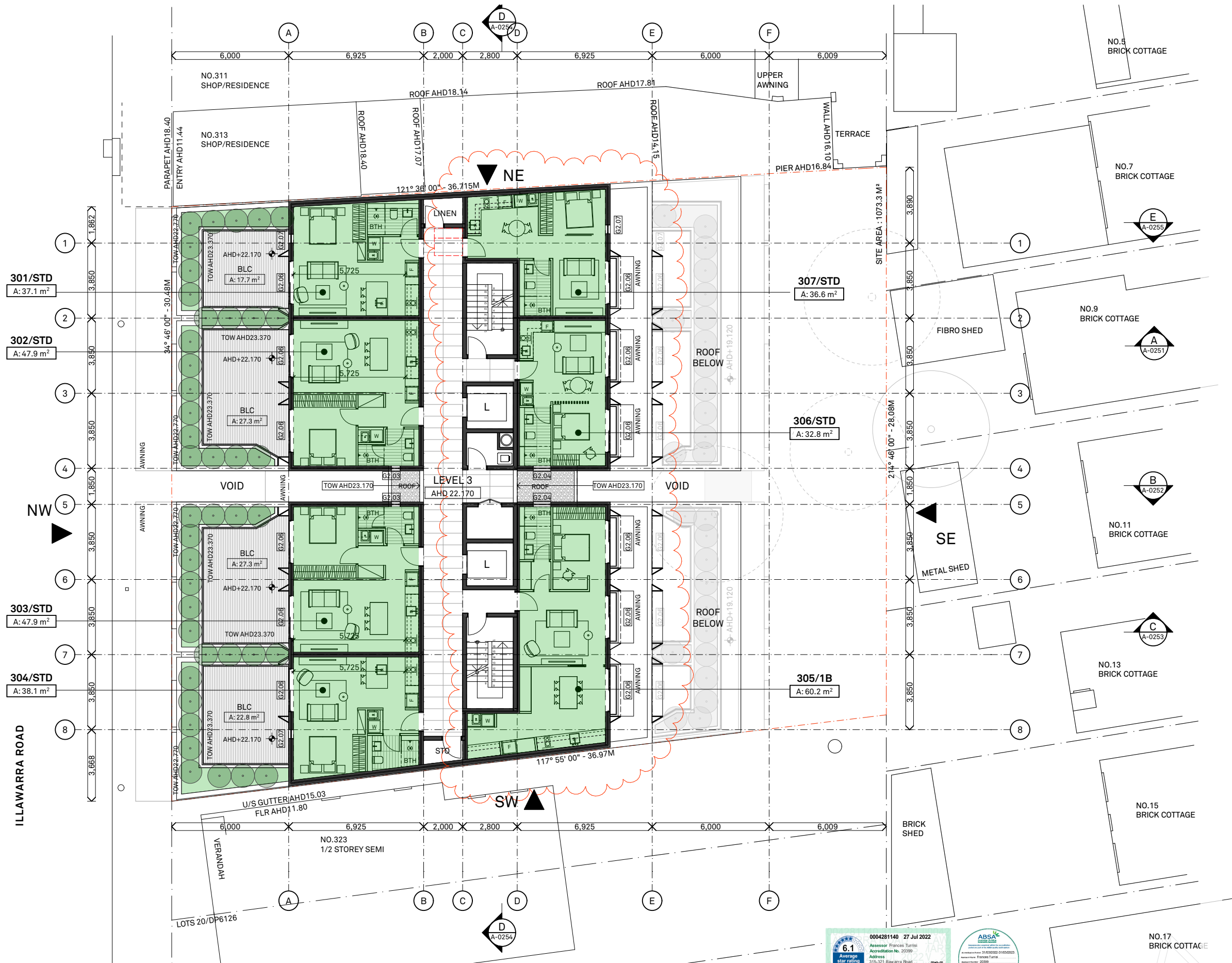
ABBREVIATION
AHD AUSTRALIAN DATUM HEIGHT
AMB AMBULATORY
BLC BALCONY
BR BEDROOM
BTH BATHROOM
CM CONVEX MIRROR
DIS DISABLED PARKING
ENS ENSUITE
F FRIDGE
FHB FIRE HYDRANT BOOSTER
INT INTERCOM
L LIFT
O/R LIFT OVERRUN
PLT PLANT ROOM
RET RETAIL PARKING
S/A SERVICED APARTMENTS PARKING
STD STUDIO
STO STORAGE
TOW TOP OF WALL
W CLOTHES WASHER + DRYER ABOVE

E
A-0255

A
A-0251

B
A-0252

C
A-0253



315i

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05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
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Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road
Marrickville NSW 2204



SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0106

DRAWING
LEVEL 3 PLAN

ISSUE
05

ARCHITECT
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STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON
McCORMACK
ARCHITECTURE



DA

- ABBREVIATION**
- AHD AUSTRALIAN DATUM HEIGHT
 - AMB AMBULATORY
 - BLC BALCONY
 - BR BEDROOM
 - BTH BATHROOM
 - CM CONVEX MIRROR
 - DIS DISABLED PARKING
 - ENS ENSUITE
 - F FRIDGE
 - FHB FIRE HYDRANT BOOSTER
 - INT INTERCOM
 - L LIFT
 - O/R LIFT OVERRUN
 - PLT PLANT ROOM
 - RET RETAIL PARKING
 - S/A SERVICED APARTMENTS PARKING
 - STD STUDIO
 - STO STORAGE
 - TW TOP OF WALL
 - W CLOTHES WASHER + DRYER ABOVE



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	05	27/07/2022	L&E APPEAL ISSUE 02

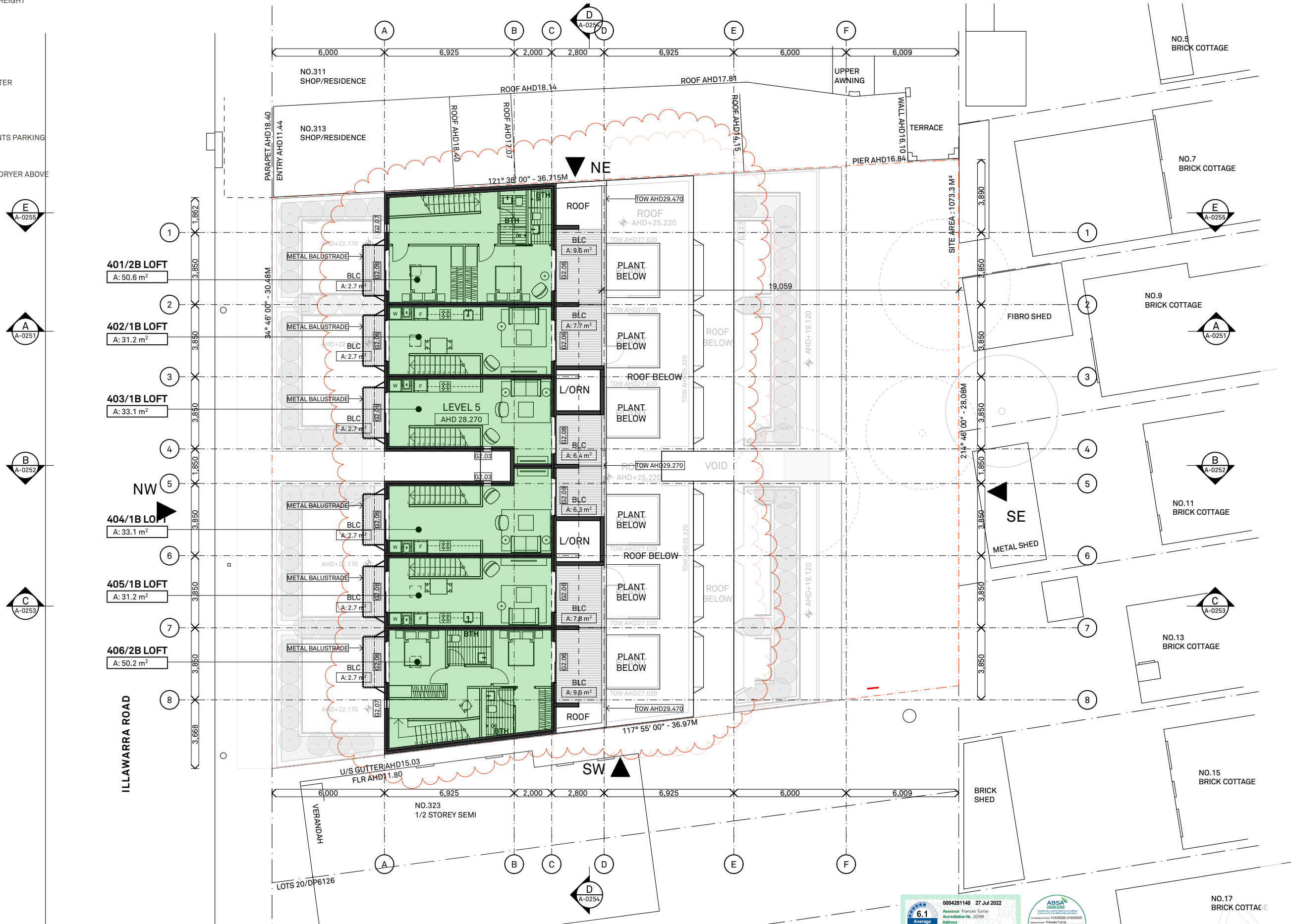
CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204		

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0107	LEVEL 4 PLAN

ISSUE	ARCHITECT
05	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

- ABBREVIATION**
- AHD AUSTRALIAN DATUM HEIGHT
 - AMB AMBULATORY
 - BLC BALCONY
 - BR BEDROOM
 - BTH BATHROOM
 - CM CONVEX MIRROR
 - DIS DISABLED PARKING
 - ENS ENSUITE
 - F FRIDGE
 - FHB FIRE HYDRANT BOOSTER
 - INT INTERCOM
 - L LIFT
 - O/R LIFT OVERRUN
 - PLT PLANT ROOM
 - RET RETAIL PARKING
 - S/A SERVICED APARTMENTS PARKING
 - STD STUDIO
 - STO STORAGE
 - TOW TOP OF WALL
 - W CLOTHES WASHER + DRYER ABOVE



315i

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	04	27/07/2022	L&E APPEAL ISSUE 02

CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0108	LEVEL 5 PLAN

ISSUE	ARCHITECT
04	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
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FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVRERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE

Component	Class	Power	Current	V _{CE} (V)	Temp. (°C)	Notes
Transistor	2N3055	15W	7.5A	0.27	-	75 2N3055 - 12.5W, 15.0W, 125W, 400W, 1000W - 12.5W
Diode	1N4001	1A	0.1A	0.7	-	1N4001 - 1.0A, 1.5A, 3.0A, 5.0A, 10.0A, 15.0A, 20.0A, 30.0A, 40.0A, 50.0A, 60.0A, 70.0A, 80.0A, 90.0A, 100.0A, 110.0A, 120.0A, 130.0A, 140.0A, 150.0A, 160.0A, 170.0A, 180.0A, 190.0A, 200.0A, 210.0A, 220.0A, 230.0A, 240.0A, 250.0A, 260.0A, 270.0A, 280.0A, 290.0A, 300.0A, 310.0A, 320.0A, 330.0A, 340.0A, 350.0A, 360.0A, 370.0A, 380.0A, 390.0A, 400.0A, 410.0A, 420.0A, 430.0A, 440.0A, 450.0A, 460.0A, 470.0A, 480.0A, 490.0A, 500.0A, 510.0A, 520.0A, 530.0A, 540.0A, 550.0A, 560.0A, 570.0A, 580.0A, 590.0A, 600.0A, 610.0A, 620.0A, 630.0A, 640.0A, 650.0A, 660.0A, 670.0A, 680.0A, 690.0A, 700.0A, 710.0A, 720.0A, 730.0A, 740.0A, 750.0A, 760.0A, 770.0A, 780.0A, 790.0A, 800.0A, 810.0A, 820.0A, 830.0A, 840.0A, 850.0A, 860.0A, 870.0A, 880.0A, 890.0A, 900.0A, 910.0A, 920.0A, 930.0A, 940.0A, 950.0A, 960.0A, 970.0A, 980.0A, 990.0A, 1000.0A, 1010.0A, 1020.0A, 1030.0A, 1040.0A, 1050.0A, 1060.0A, 1070.0A, 1080.0A, 1090.0A, 1100.0A, 1110.0A, 1120.0A, 1130.0A, 1140.0A, 1150.0A, 1160.0A, 1170.0A, 1180.0A, 1190.0A, 1200.0A, 1210.0A, 1220.0A, 1230.0A, 1240.0A, 1250.0A, 1260.0A, 1270.0A, 1280.0A, 1290.0A, 1300.0A, 1310.0A, 1320.0A, 1330.0A, 1340.0A, 1350.0A, 1360.0A, 1370.0A, 1380.0A, 1390.0A, 1400.0A, 1410.0A, 1420.0A, 1430.0A, 1440.0A, 1450.0A, 1460.0A, 1470.0A, 1480.0A, 1490.0A, 1500.0A, 1510.0A, 1520.0A, 1530.0A, 1540.0A, 1550.0A, 1560.0A, 1570.0A, 1580.0A, 1590.0A, 1600.0A, 1610.0A, 1620.0A, 1630.0A, 1640.0A, 1650.0A, 1660.0A, 1670.0A, 1680.0A, 1690.0A, 1700.0A, 1710.0A, 1720.0A, 1730.0A, 1740.0A, 1750.0A, 1760.0A, 1770.0A, 1780.0A, 1790.0A, 1800.0A, 1810.0A, 1820.0A, 1830.0A, 1840.0A, 1850.0A, 1860.0A, 1870.0A, 1880.0A, 1890.0A, 1900.0A, 1910.0A, 1920.0A, 1930.0A, 1940.0A, 1950.0A, 1960.0A, 1970.0A, 1980.0A, 1990.0A, 2000.0A, 2010.0A, 2020.0A, 2030.0A, 2040.0A, 2050.0A, 2060.0A, 2070.0A, 2080.0A, 2090.0A, 2100.0A, 2110.0A, 2120.0A, 2130.0A, 2140.0A, 2150.0A, 2160.0A, 2170.0A, 2180.0A, 2190.0A, 2200.0A, 2210.0A, 2220.0A, 2230.0A, 2240.0A, 2250.0A, 2260.0A, 2270.0A, 2280.0A, 2290.0A, 2300.0A, 2310.0A, 2320.0A, 2330.0A, 2340.0A, 2350.0A, 2360.0A, 2370.0A, 2380.0A, 2390.0A, 2400.0A, 2410.0A, 2420.0A, 2430.0A, 2440.0A, 2450.0A, 2460.0A, 2470.0A, 2480.0A, 2490.0A, 2500.0A, 2510.0A, 2520.0A, 2530.0A, 2540.0A, 2550.0A, 2560.0A, 2570.0A, 2580.0A, 2590.0A, 2600.0A, 2610.0A, 2620.0A, 2630.0A, 2640.0A, 2650.0A, 2660.0A, 2670.0A, 2680.0A, 2690.0A, 2700.0A, 2710.0A, 2720.0A, 2730.0A, 2740.0A, 2750.0A, 2760.0A, 2770.0A, 2780.0A, 2790.0A, 2800.0A, 2810.0A, 2820.0A, 2830.0A, 2840.0A, 2850.0A, 2860.0A, 2870.0A, 2880.0A, 2890.0A, 2900.0A, 2910.0A, 2920.0A, 2930.0A, 2940.0A, 2950.0A, 2960.0A, 2970.0A, 2980.0A, 2990.0A, 3000.0A, 3010.0A, 3020.0A, 3030.0A, 3040.0A, 3050.0A, 3060.0A, 3070.0A, 3080.0A, 3090.0A, 3100.0A, 3110.0A, 3120.0A, 3130.0A, 3140.0A, 3150.0A, 3160.0A, 3170.0A, 3180.0A, 3190.0A, 3200.0A, 3210.0A, 3220.0A, 3230.0A, 3240.0A, 3250.0A, 3260.0A, 3270.0A, 3280.0A, 3290.0A, 3300.0A, 3310.0A, 3320.0A, 3330.0A, 3340.0A, 3350.0A, 3360.0A, 3370.0A, 3380.0A, 3390.0A, 3400.0A, 3410.0A, 3420.0A, 3430.0A, 3440.0A, 3450.0A, 3460.0A, 3470.0A, 3480.0A, 3490.0A, 3500.0A, 3510.0A, 3520.0A, 3530.0A, 3540.0A, 3550.0A, 3560.0A, 3570.0A, 3580.0A, 3590.0A, 3600.0A, 3610.0A, 3620.0A, 3630.0A, 3640.0A, 3650.0A, 3660.0A, 3670.0A, 3680.0A, 3690.0A, 3700.0A, 3710.0A, 3720.0A, 3730.0A, 3740.0A, 3750.0A, 3760.0A, 3770.0A, 3780.0A, 3790.0A, 3800.0A, 3810.0A, 3820.0A, 3830.0A, 3840.0A, 3850.0A, 3860.0A, 3870.0A, 3880.0A, 3890.0A, 3900.0A, 3910.0A, 3920.0A, 3930.0A, 3940.0A, 3950.0A, 3960.0A, 3970.0A, 3980.0A, 3990.0A, 4000.0A, 4010.0A, 4020.0A, 4030.0A, 4040.0A, 4050.0A, 4060.0A, 4070.0A, 4080.0A, 4090.0A, 4100.0A, 4110.0A, 4120.0A, 4130.0A, 4140.0A, 4150.0A, 4160.0A, 4170.0A, 4180.0A, 4190.0A, 4200.0A, 4210.0A, 4220.0A, 4230.0A, 4240.0A, 4250.0A, 4260.0A, 4270.0A, 4280.0A, 4290.0A, 4300.0A, 4310.0A, 4320.0A, 4330.0A, 4340.0A, 4350.0A, 4360.0A, 4370



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CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204



SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO. A-0109 **DRAWING ROOF PLAN**

ISSUE
05

P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040

ABN: 76 129 130 285 RN: 7536

DA

**BENSON
McCORMACK
ARCHITECTURE**

[illegible]

Clear Concrete




0004281140 27 Jul 2022
Assessor Frances Turilli
Accreditation No. 20399
Address
 315-321 Illawarra Road
 Merryville, NSW, 2204



www.nuthallhouse.edu.au
hstar.com.au



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PROJECT DETAILS

315i
315-321 Illawarra
Road Marrickville NSW
2204

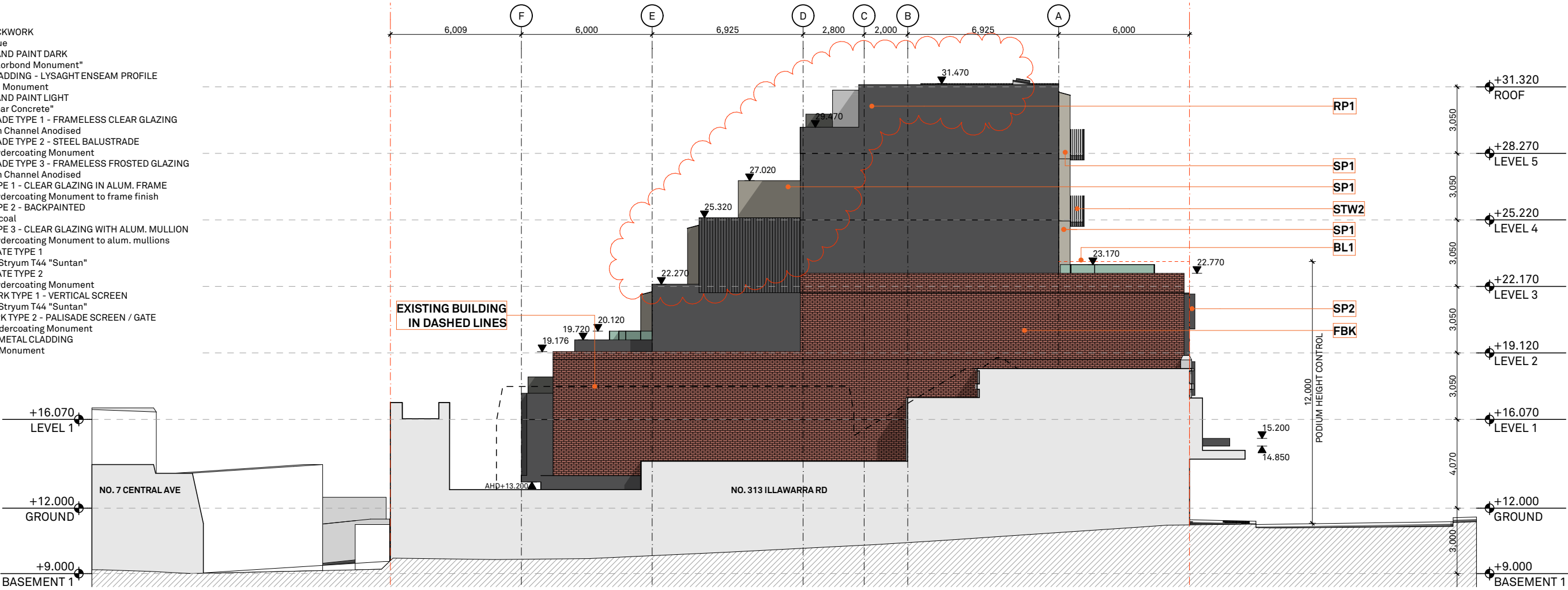
PROJECT NO.	DRAWING NO.	DRAWING
1452A	A-0201	NORTH WEST ELEVATION

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778

**BENSON
McCORMACK
ARCHITECTURE**

- FBK : FACE BRICKWORK
Bowral Blue
- RP1 : RENDER AND PAINT DARK
Dulux "Colorbond Monument"
- MC1 : METAL CLADDING - LYSAGHT ENSEAM PROFILE
Colorbond Monument
- RP2 : RENDER AND PAINT LIGHT
Dulux "Clear Concrete"
- BL1 : BALUSTRADE TYPE 1 - FRAMELESS CLEAR GLAZING
Aluminium Channel Anodised
- BL2 : BALUSTRADE TYPE 2 - STEEL BALUSTRADE
Dulux Powdercoating Monument
- BL3 : BALUSTRADE TYPE 3 - FRAMELESS FROSTED GLAZING
Aluminium Channel Anodised
- GL1 : GLASS TYPE 1 - CLEAR GLAZING IN ALUM. FRAME
Dulux Powdercoating Monument to frame finish
- GL2 : GLASS TYPE 2 - BACKPAINTED
Dark Charcoal
- GL3 : GLASS TYPE 3 - CLEAR GLAZING WITH ALUM. MULLION
Dulux Powdercoating Monument to alum. mullions
- SP1 : STEEL PLATE TYPE 1
Anodised Stryum T44 "Suntan"
- SP2 : STEEL PLATE TYPE 2
Dulux Powdercoating Monument
- STW1 : STEELWORK TYPE 1 - VERTICAL SCREEN
Anodised Stryum T44 "Suntan"
- STW2 : STEELWORK TYPE 2 - PALISADE SCREEN / GATE
Dulux Powdercoating Monument
- AW : AWNING - METAL CLADDING
Colorbond Monument



315i

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	05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road	315-321 Illawarra Road	
Marrickville NSW 2204	Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0202	NORTH EAST ELEVATION

ISSUE	ARCHITECT
05	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

DA

**BENSON
McCORMACK
ARCHITECTURE**

- FBK : FACE BRICKWORK
Bowral Blue
- RP1 : RENDER AND PAINT DARK
Dulux "Colorbond Monument"
- MC1 : METAL CLADDING - LYSAGHT ENSEAM PROFILE
Colorbond Monument
- RP2 : RENDER AND PAINT LIGHT
Dulux "Clear Concrete"
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Aluminium Channel Anodised
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Anodised Stryum T44 "Suntan"
- STW2 : STEELWORK TYPE 2 - PALISADE SCREEN / GATE
Dulux Powdercoating Monument
- AW : AWNING - METAL CLADDING
Colorbond Monument



- MC1 : LYSAGHT "ENSEAM" MONUMENT
- SP1 : T44 SUNTAN - STRYUM
- RP1 : DULUX "COLORBOND MONUMENT"
- FBK : BRICK WALL - BOWRAL BLUE
- RP2 : DULUX "CLEAR CONCRETE"



315i

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03	7/09/2020	DA SERVICED APARTMENTS
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05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
1:200,
1:11.12 @
A3

PROJECT NO.
1452A

DRAWING NO.
A-0203

DRAWING
SOUTH EAST ELEVATION

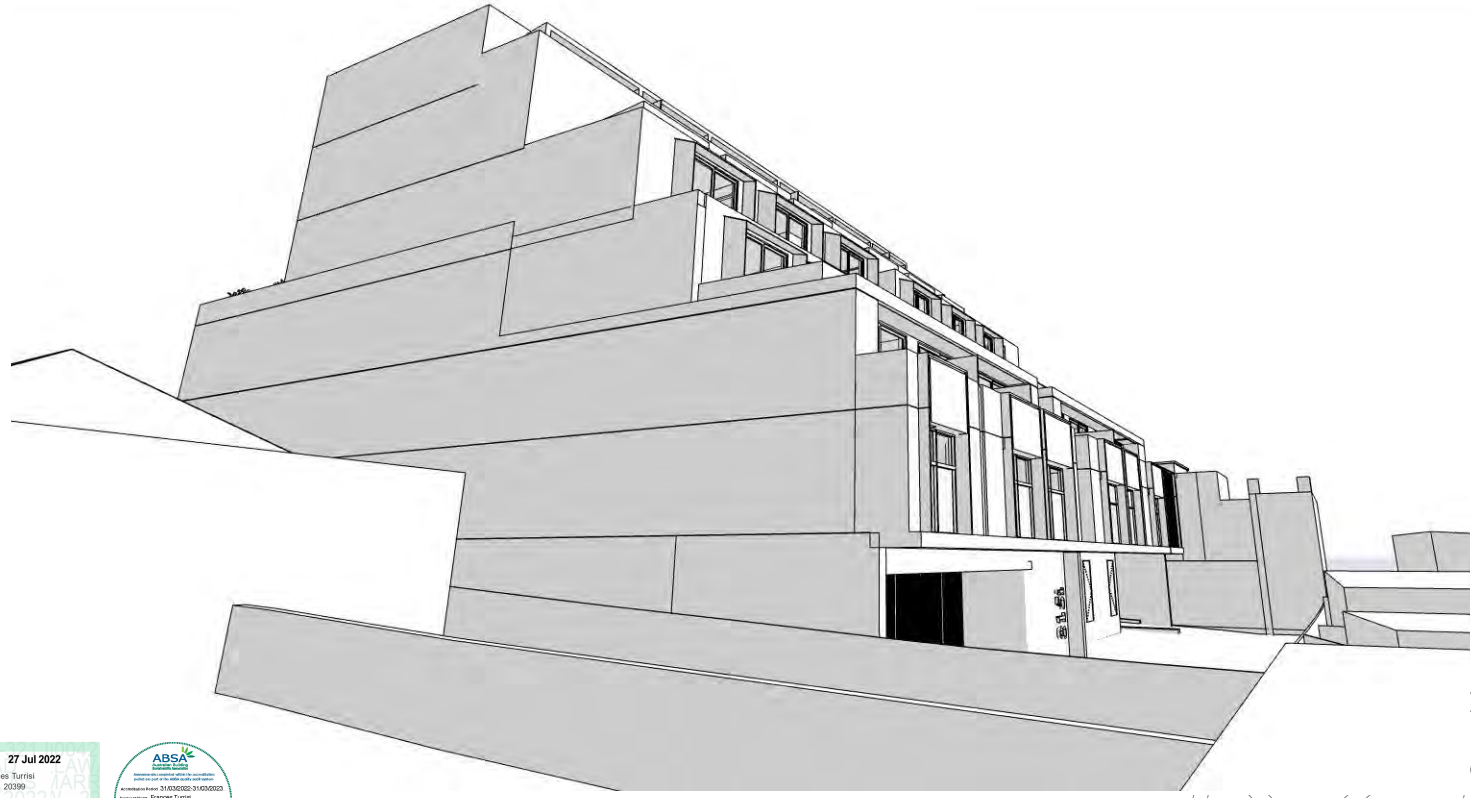
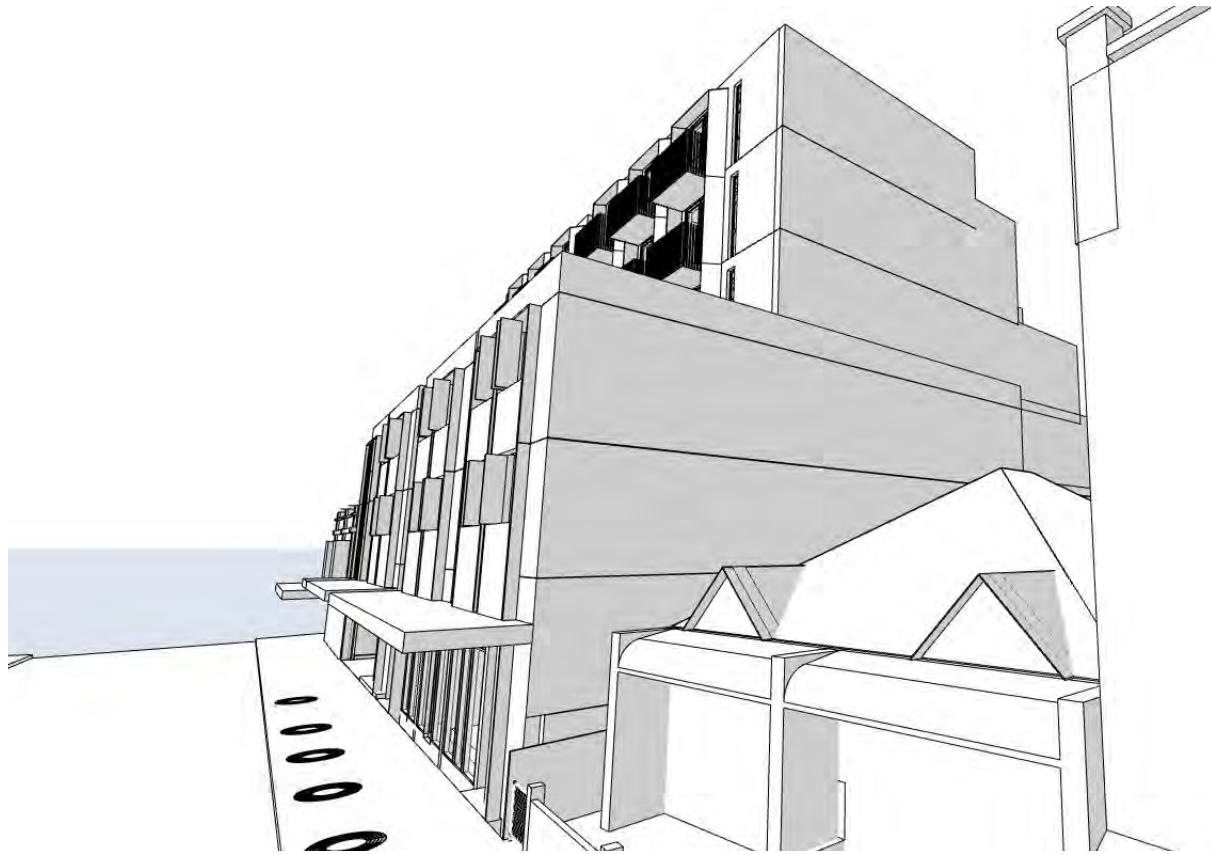
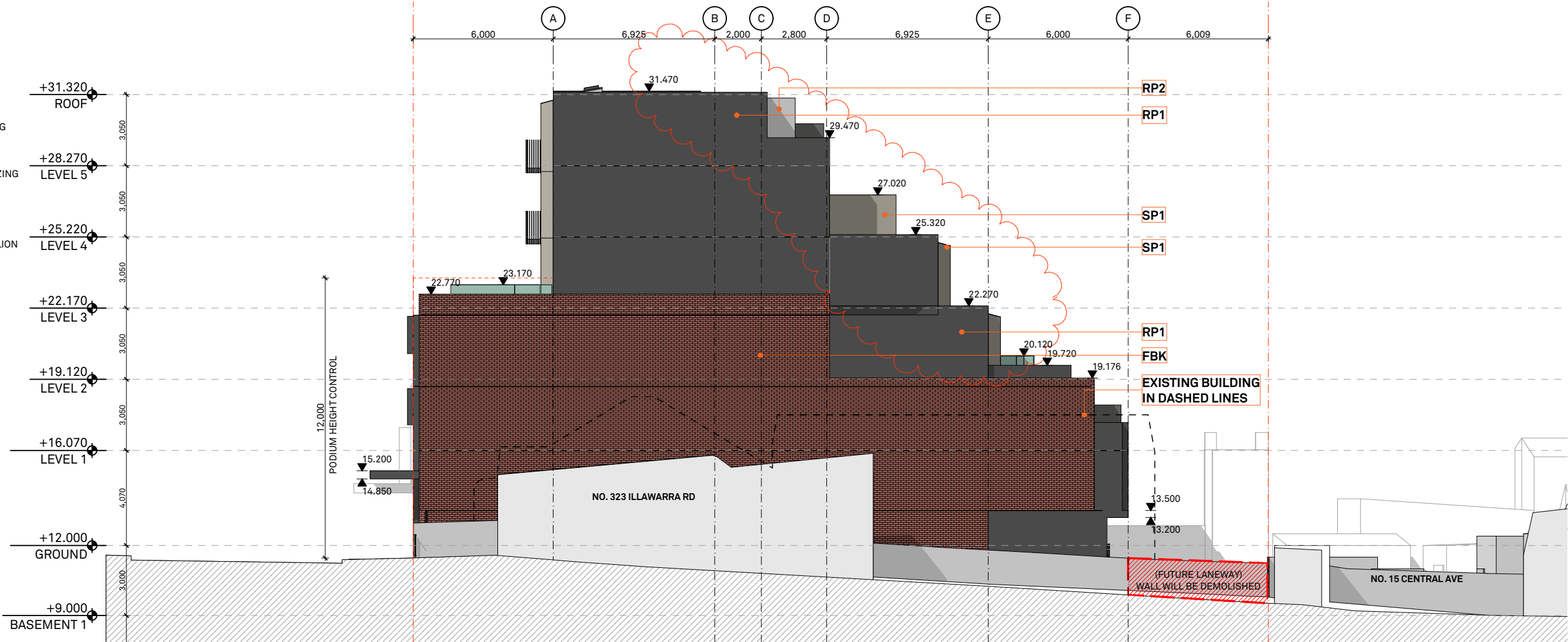
ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON
McCORMACK
ARCHITECTURE

DA

- FBK : FACE BRICKWORK
Bowral Blue
- RP1 : RENDER AND PAINT DARK
Dulux "Colorbond Monument"
- MC1 : METAL CLADDING - LYSAGHT ENSEAM PROFILE
Colorbond Monument
- RP2 : RENDER AND PAINT LIGHT
Dulux "Clear Concrete"
- BL1 : BALUSTRADE TYPE 1 - FRAMELESS CLEAR GLAZING
Aluminium Channel Anodised
- BL2 : BALUSTRADE TYPE 2 - STEEL BALUSTRADE
Dulux Powdercoating Monument
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Anodised Stryum T44 "Suntan"
- STW2 : STEELWORK TYPE 2 - PALISADE SCREEN / GATE
Dulux Powdercoating Monument
- AW : AWNING - METAL CLADDING
Colorbond Monument



315i

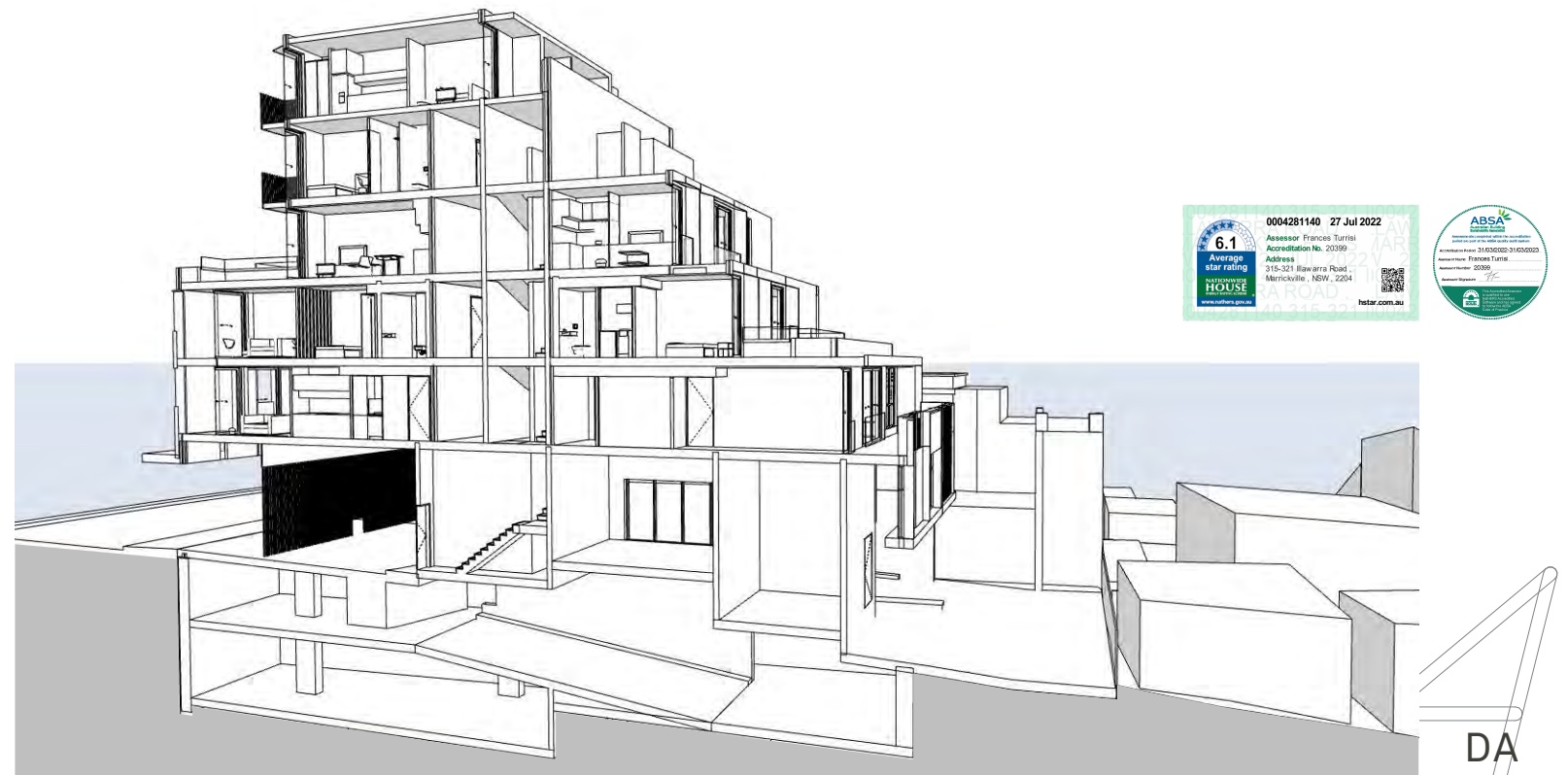
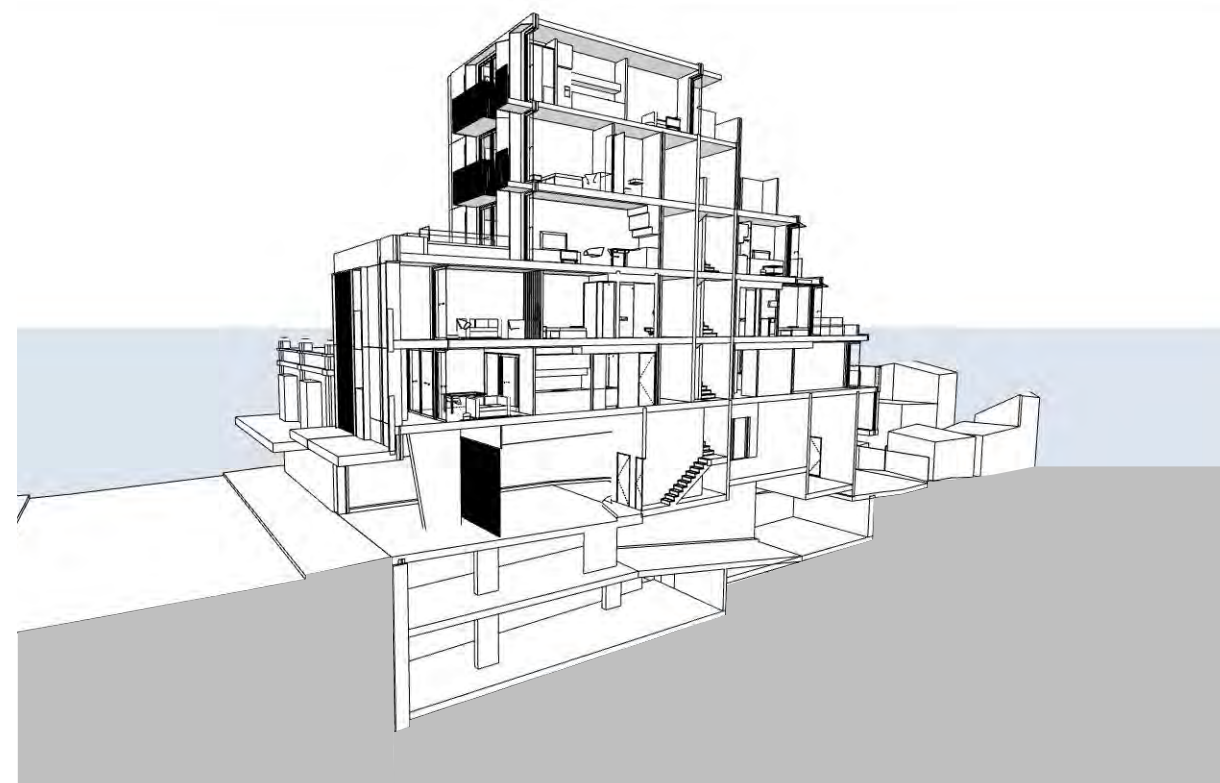
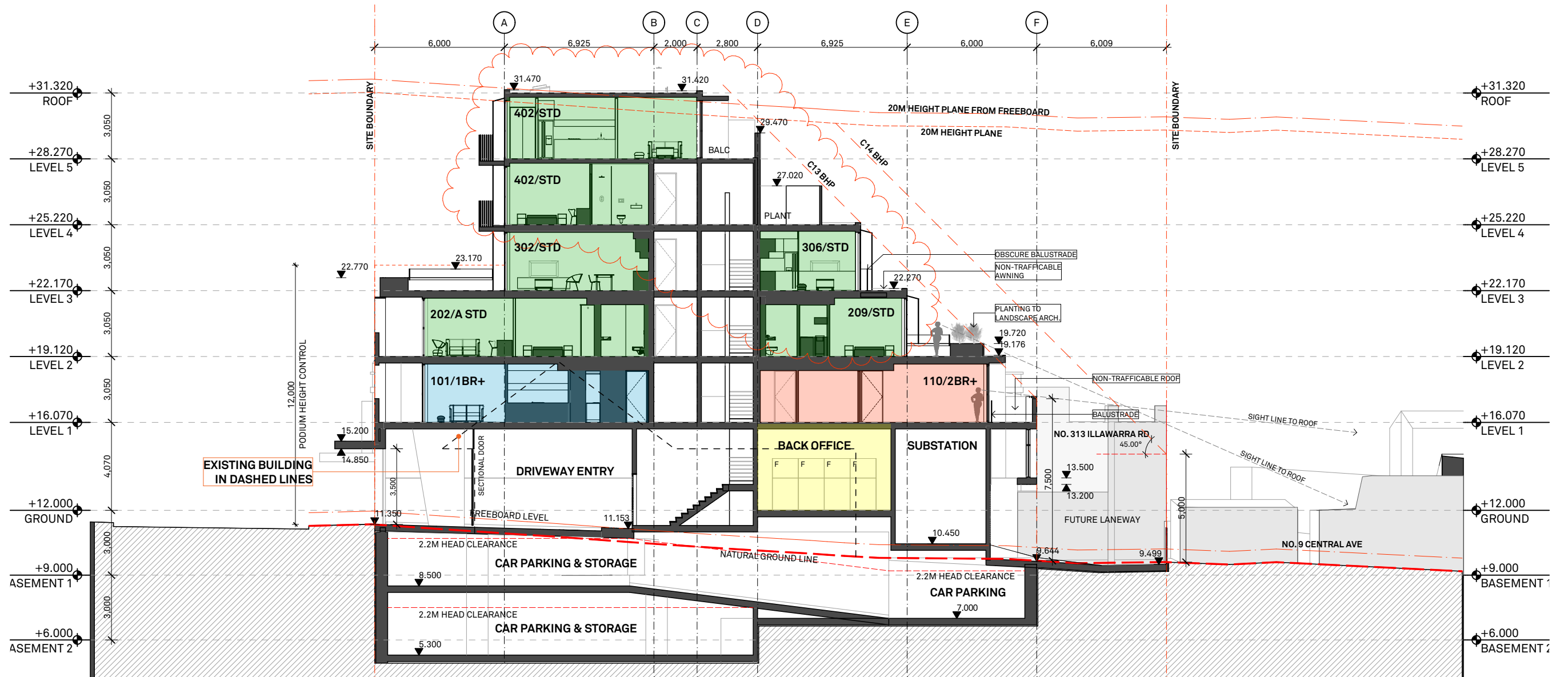
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CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	



SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0204	SOUTH WEST ELEVATION

ISSUE	ARCHITECT
05	BENSON MCCORMACK ARCHITECTURE
	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536



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CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0251

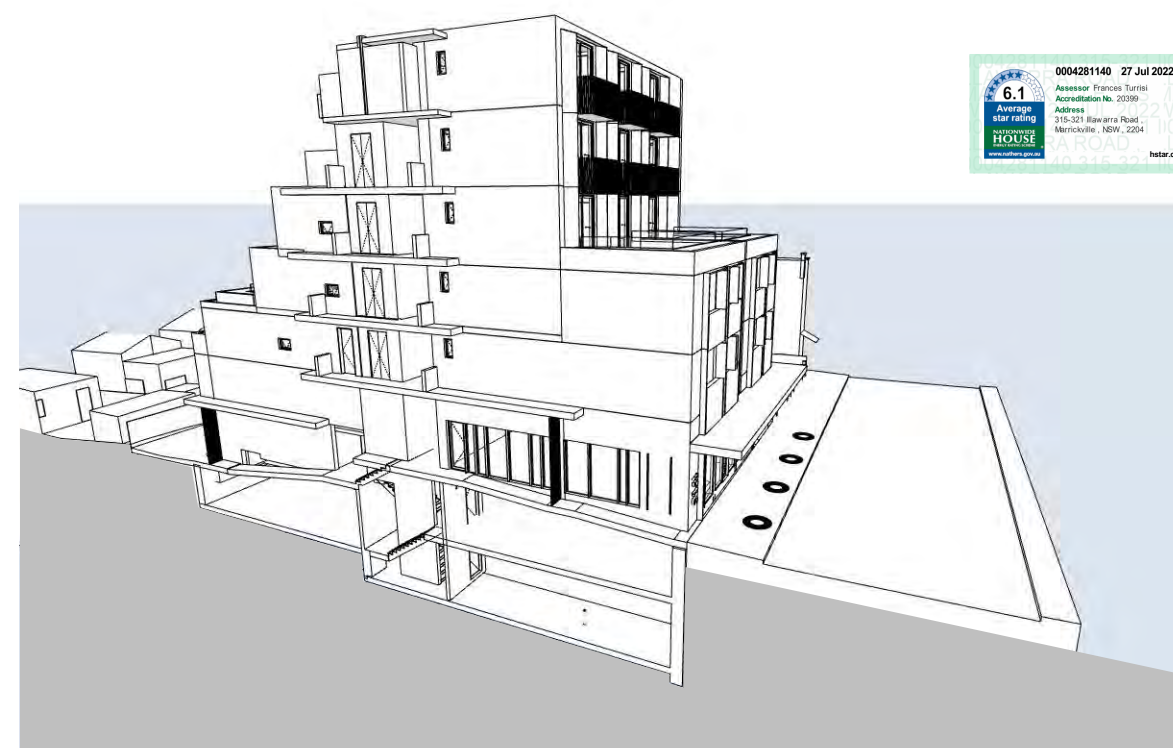
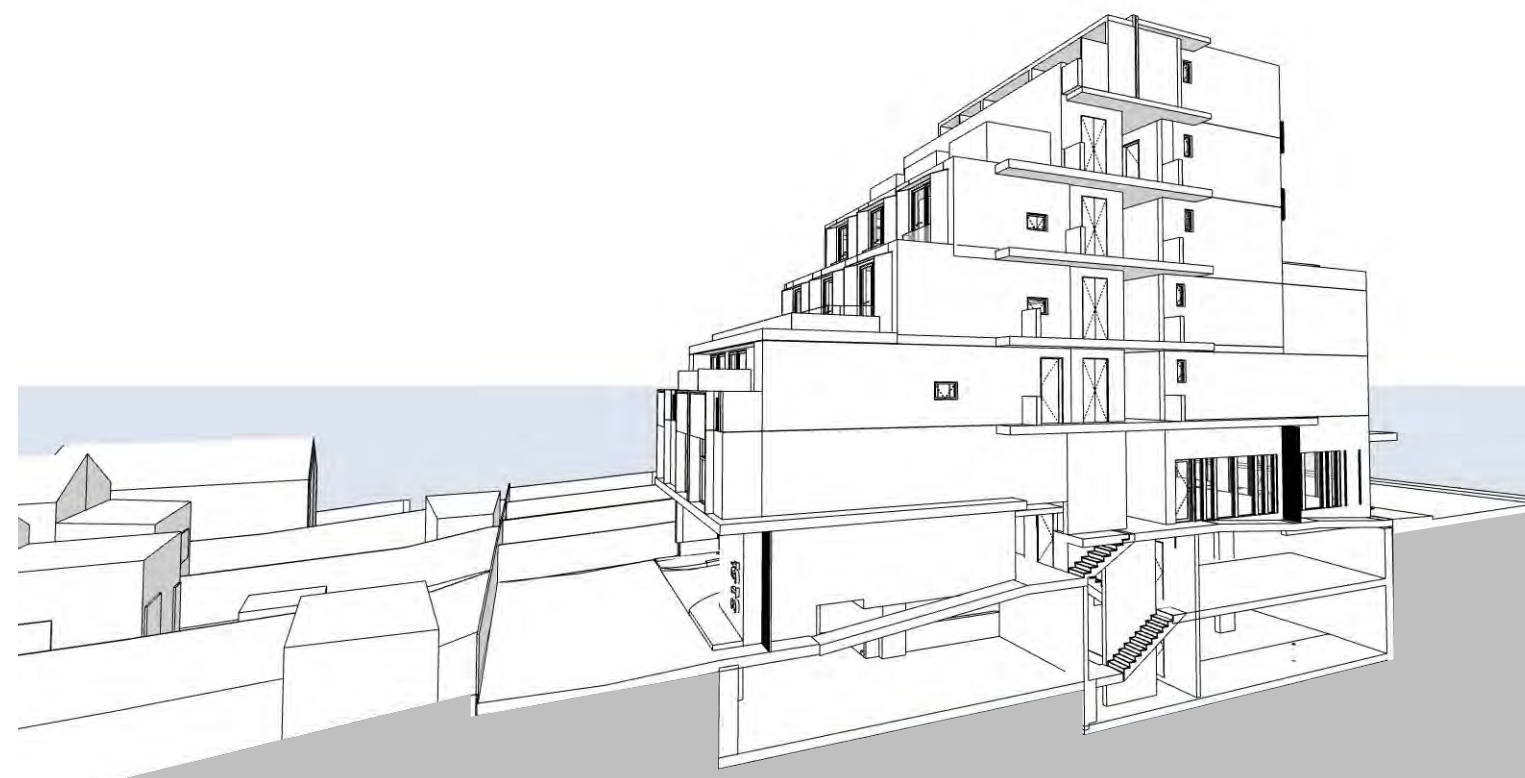
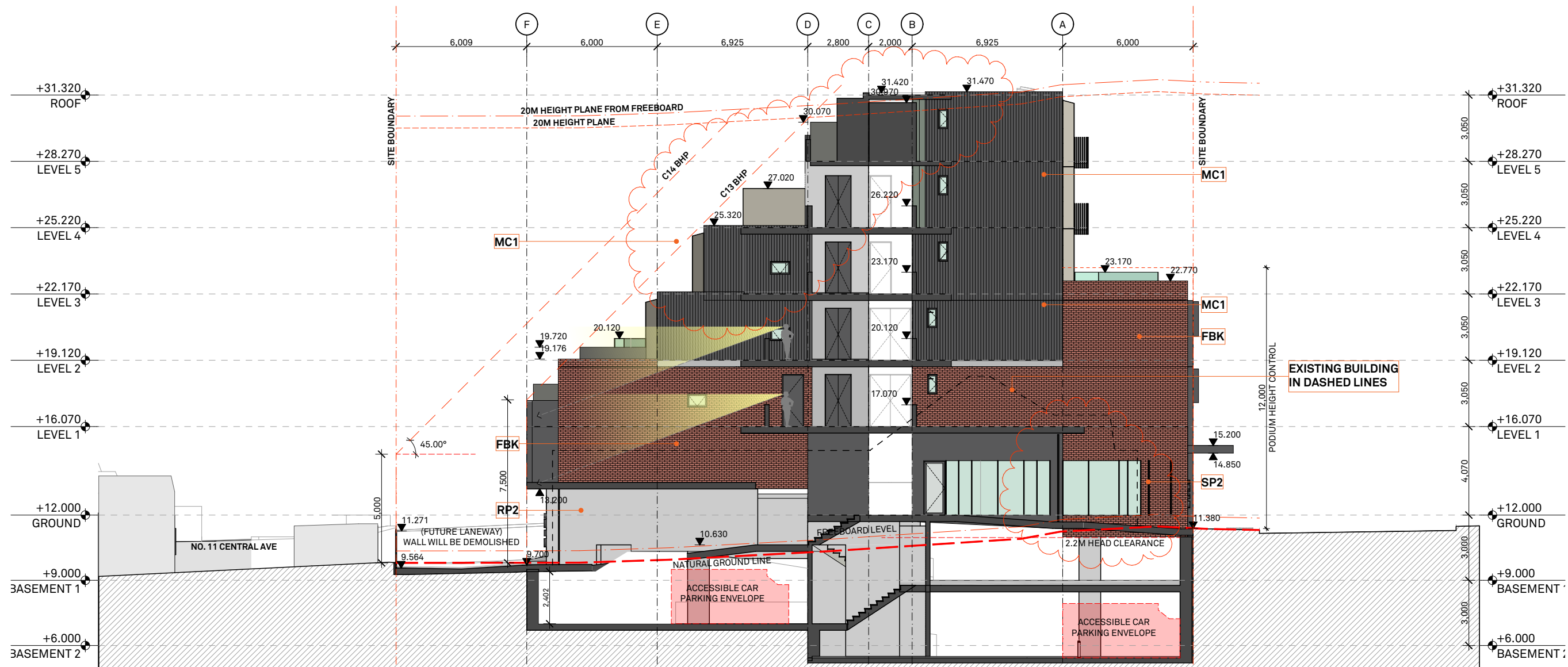
DRAWING
SECTION A

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**





315i

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CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0252

DRAWING
SECTION B

ISSUE
05

ARCHITECT

P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

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CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1452A

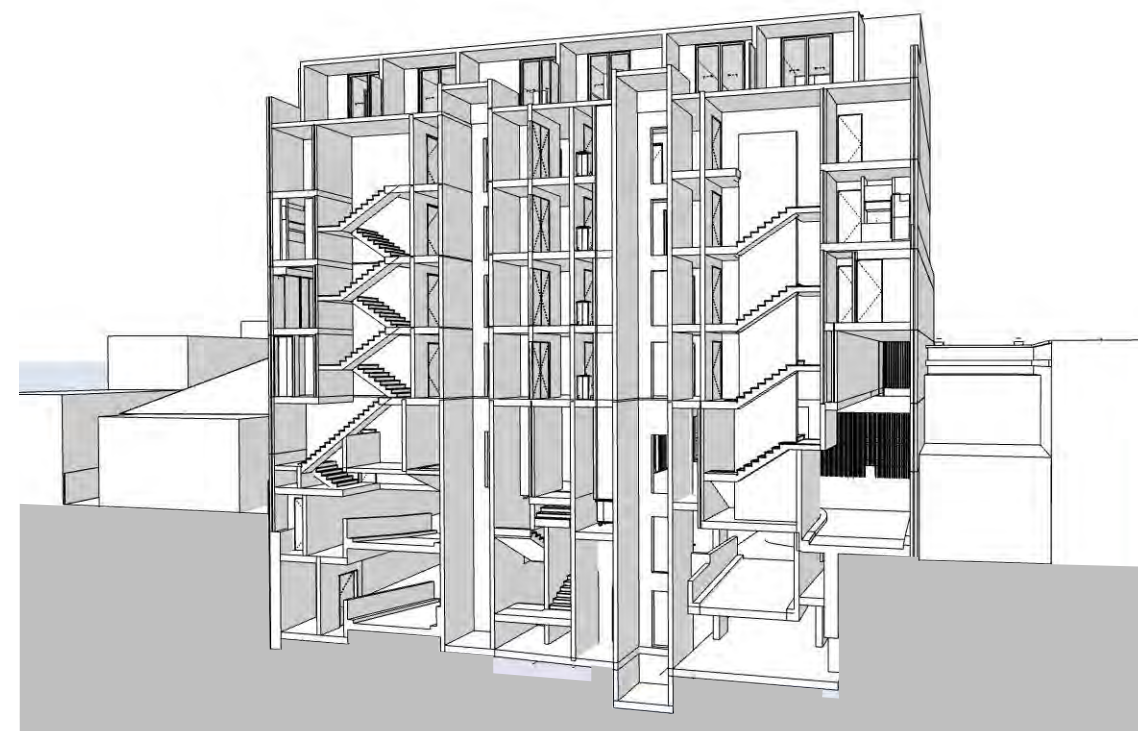
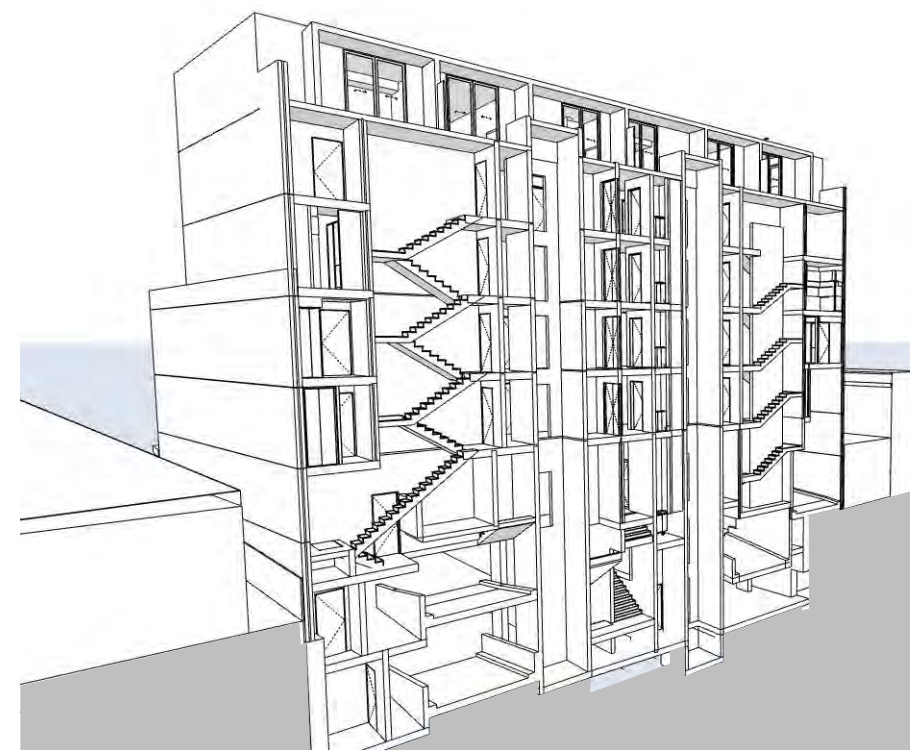
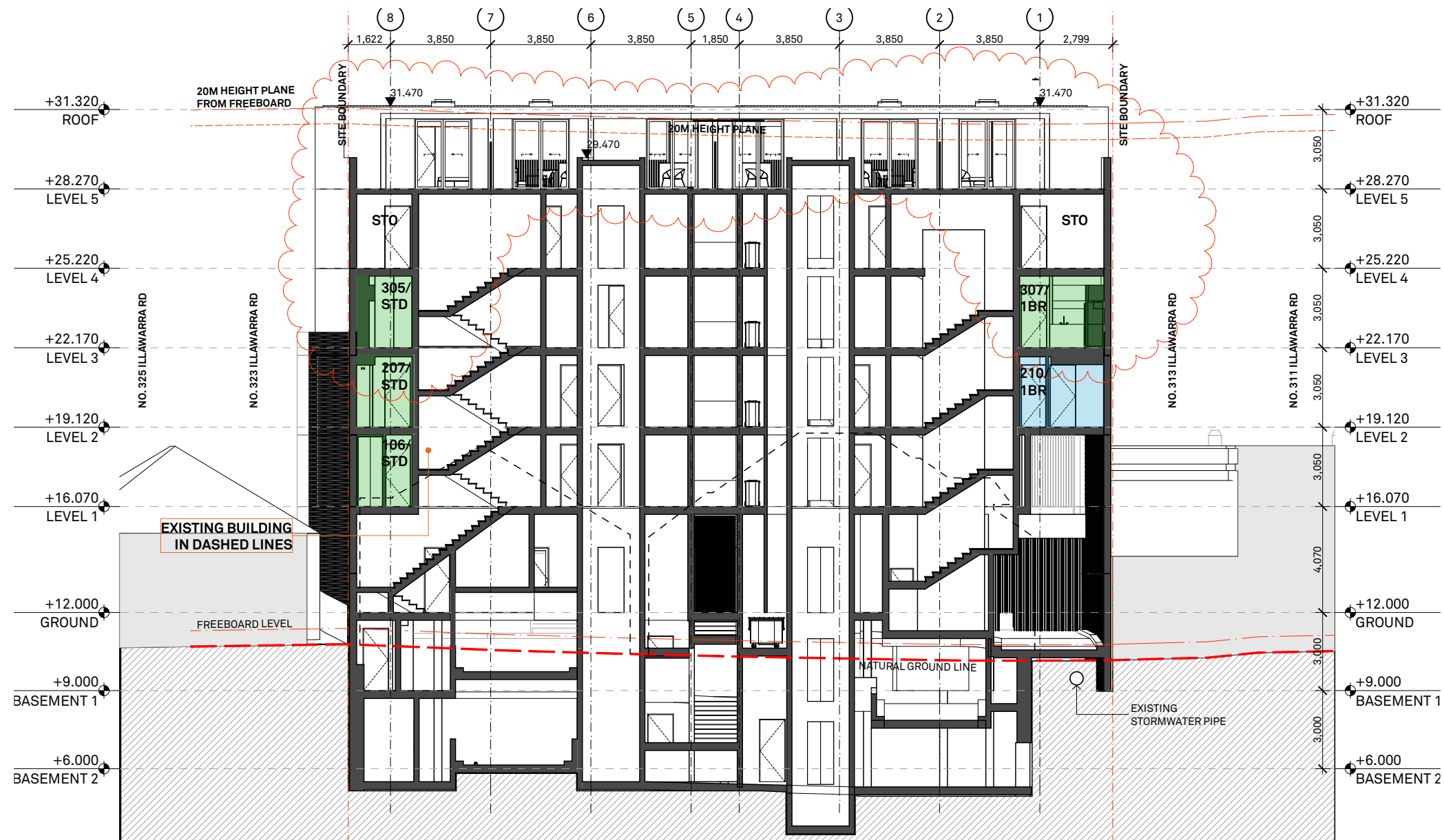
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A-0253 **SECTION C**

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536



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315i

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05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
1:200 @ A3

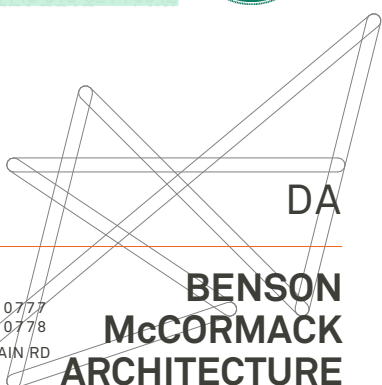
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1452A

DRAWING NO.
A-0254

DRAWING
SECTION D

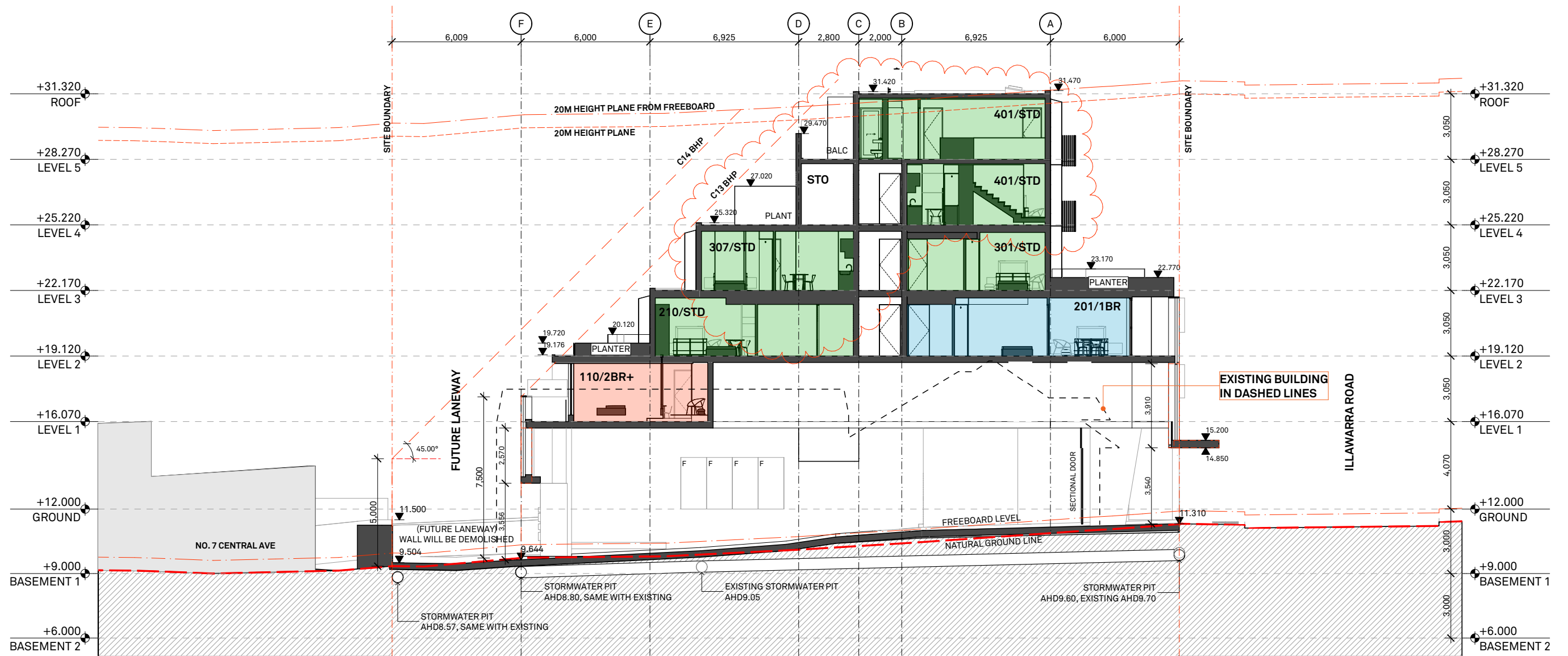
ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536



DA

**BENSON
McCORMACK
ARCHITECTURE**



315i

NOTES	REV	DATE	ISSUE
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	03	7/09/2020	DA SERVICED APARTMENTS
	04	5/04/2022	L&E APPEAL ISSUE 01
	05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen 315-321 Illawarra Road Marrickville NSW 2204	315i 315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0255	SECTION E

ISSUE	ARCHITECT
05	BENSON McCORMACK ARCHITECTURE

P : + 61 2 9818 0777
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STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

WINDOW SCHEDULE				
ID	G2.02	G2.03	G2.04	G2.07
Nominal W x H Size	900×2,400	450×900	900×600	450×2,700
Plan View				
Elevation View				
Notes	Double hung sashless (upper) and Fixed (bottom) window with powdercoated aluminium frame and 12.38mm laminated glazing with full perimeter Q-lon type acoustic	Awning side hung window with powdercoated aluminium frame, clear 6.38mm laminated glazing and full perimeter Q-lon type acoustic seals.	Awning top hung window with powdercoated aluminium frame, clear 12.38mm laminated glazing and full perimeter Q-lon type acoustic seals	Double hung sashless (upper) and Fixed (bottom) window with powdercoated aluminium frame and 12.38mm laminated glazing with full perimeter Q-lon type acoustic seals.
Acoustic Rating	As per acoustic report	As per acoustic report	As per acoustic report	As per acoustic report
Quantity	2	10	6	8

The following assumptions have been used in the thermal and BASIX assessment. Should the following not be complied with a reassessment may be required.

Please refer to Individual H Star certificate nos. listed in Hstar Summary no. 0004281140 for all insulation and glazing details. Details on H Star Certificates are to be used. Below is a summary.

Windows	Glass	Frame	U value	SHG C	>	Detail
Generic	Double glazed low solar low-e	Thermally broken aluminium	3.10	0.27	-	To Unit 305 – G2.06 X 3, 307 – G2.06, 401 – G2.06 X 2,
Generic	Double glazed low solar low-e	Aluminium	4.90	0.33	-	To Unit 107 – G2.01, 201 – G2.05 X 2, 301 – G2.06, 306 – G2.06 X 2, 307 – G2.07, 401 – G2.07,
Generic	Double glazed high solar low-e	Aluminium	4.30	0.53	-	To Unit 109 – G2.01
Generic	Double glazed	Aluminium	4.80	0.59	-	To Unit 105 – G2.01 x 2, 110 – G2.10, G2.02 X 32, 206 – G2.01 X 2, 302 – G2.06 BED, 303 – G2.06 BED, 304 – G2.06, 402 – G2.06 X 3, 403 – G2.06 X 2, G2.08, 404 – G2.06 X 2, G2.08, 405 – G2.06 X 3, 406 – G2.06 X 3,
Generic	Single glazed low solar low-e	Aluminium	5.60	0.41	-	To Unit 108 – G2.01
Generic	Single glazed	Aluminium	6.70	0.57	-	To all other awning and casement glazing
Generic	Single glazed	Aluminium	6.70	0.70	-	To all other sliding and double hung glazing
Skylights	Single glazed	Aluminium	7.30	0.79	-	To all skylights

Window and skylight U and SHGC values, if specified, are according to NFRC 100. Alternate products or specifications may be used if their U value is equal to or lower, and the SHGC value is less than 10% higher or lower, than the values of the product specified above. Windows have been assessed as complying with AS2047.

External walls	Insulation	Colour – solar abs.	Detail
75mm Hebel + plasterboard	R1.0	Light SA <0.475	To Unit walls to Lobby areas
Face Brick veneer	R2.0	Dark SA >0.70	As per drawings
Render on Brick veneer	R2.0	Medium SA 0.475-0.70 and Dark SA >0.70	As per drawings
Colourbond	R2.0	Dark SA >0.70	As per drawings

Internal walls	Insulation	Detail
Plasterboard on stud	Nil	To internal stud walls
75mm Hebel + plasterboard	R1.0	To walls to corridors/lobby areas
75mm Hebel - Plasterboard	Nil	To party walls

Floors	Insulation	Covering	Detail
200mm Concrete	R1.0	Carpet/Tiles	To suspended floor of Unit 110, 201, 210
200mm Concrete	R2.0	Carpet/Tiles	To suspended floor of Unit 101,
200mm Concrete	R2.5	Carpet/Tiles	To floors of Unit 109
200mm Concrete	Nil	Carpet/Tiles	To others

Ceilings	Construction	Insulation	Detail
Plasterboard	R4.0		To all ceilings of Unit 305
Plasterboard	R2.5		To all other ceilings under a Roof or Terrace/Balcony

Roof	Insulation	Colour – solar abs.	Detail
200mm Concrete	Nil	Med SA 0.475-0.70	As per drawings
200mm Concrete + Soil	Nil	Med SA 0.475-0.70	As per drawings

Downlights and Exhaust Fans

Downlights have been included at a rate of 4 per 10 sqm. Downlights to be LED type. Exhaust fan have been included as 1 per wet/kitchen area. All downlights and ceiling exhaust fans have been assessed as sealed.

Hot water

A 5.5 star gas instantaneous hot water system has been included to each unit.

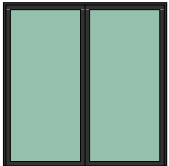
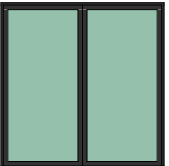
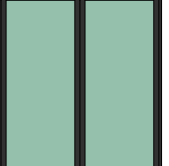
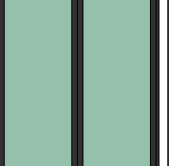
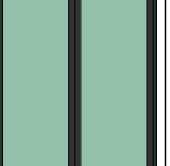
Water

3 star (>4.5L/min but =<6L/min) rated showerheads, 4 star rated toilets, 4 star rated bathroom taps and 4 star rated kitchen taps to each unit. A 3.5 star water efficiency rated dishwasher to be included to each unit.

Insulation AS/NZS 4859.2

The effects of thermal bridging on insulation to be taken into account in accordance with AS/NZS 4859.2



DOOR SCHEDULE					
ID	G2.01		G2.05	G2.06	G2.08
Nominal W x H Size	2,700×2,700	2,700×2,700	2,400×2,700	2,200×2,700	2,000×2,700
Plan View					
Elevation View					
Notes	Sliding door with powdercoated aluminium frame, clear glazing (10.38mm laminated+ 46mm air gap+12.38mm laminated) and full perimeter Q-lon type acoustic seals	Sliding door with powdercoated aluminium frame, clear glazing 12.38mm laminated and full perimeter Q-lon type acoustic seals	Sliding door with powdercoated aluminium frame, clear glazing (10.38mm laminated+ 46mm air gap+12.38mm laminated) and full perimeter Q-lon type acoustic seals	Sliding door with powdercoated aluminium frame, clear glazing (10.38mm laminated+ 46mm air gap+12.38mm laminated) and full perimeter Q-lon type acoustic seals	Sliding door with powdercoated aluminium frame, clear glazing (10.38mm laminated+ 46mm air gap+12.38mm laminated) and full perimeter Q-lon type acoustic seals
Acoustic Rating	As per acoustic report	As per acoustic report	As per acoustic report	As per acoustic report	As per acoustic report
Quantity	5	14	2	34	2





SCALE

@ A3

PROJECT NO.

1452A

DRAWING NO.

A-1301

DRAWING

MASSING STUDY

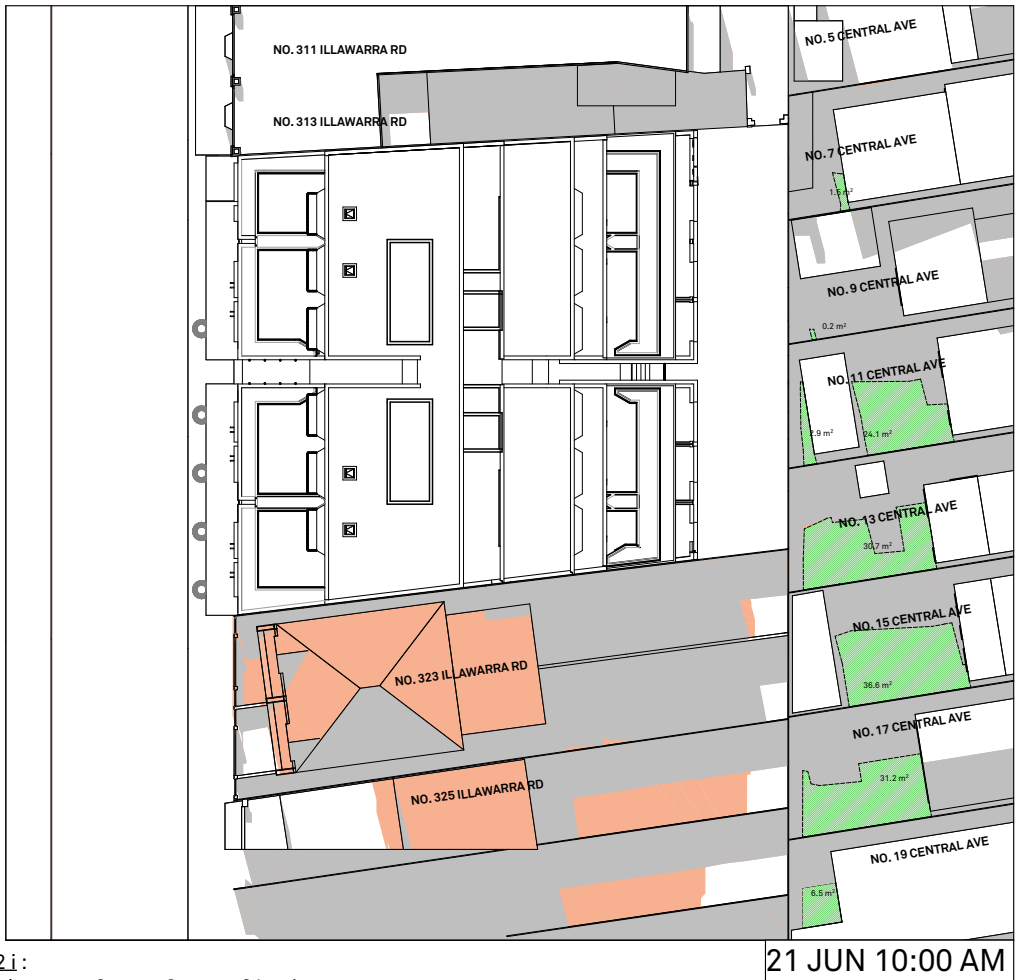
ISSUE

04

ARCHITECT

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STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**



LEGEND

- EXISTING SHADOW
- PROPOSED SHADOW
- EXISTING POS AREA WITH DIRECT SUNLIGHT

315i

MDCP 2011 Part 2 2.7.3 C2i :
At least 2 hrs solar access between 9am to 3pm on 21st June

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02	5/04/2022	L&E APPEAL ISSUE 01
03	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH



SCALE
1:500 @ A3

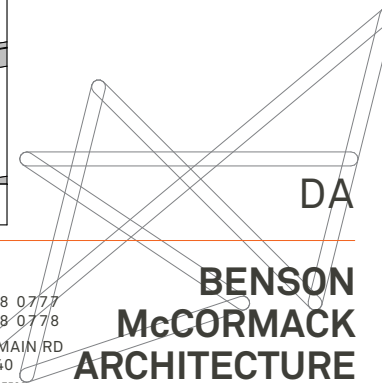
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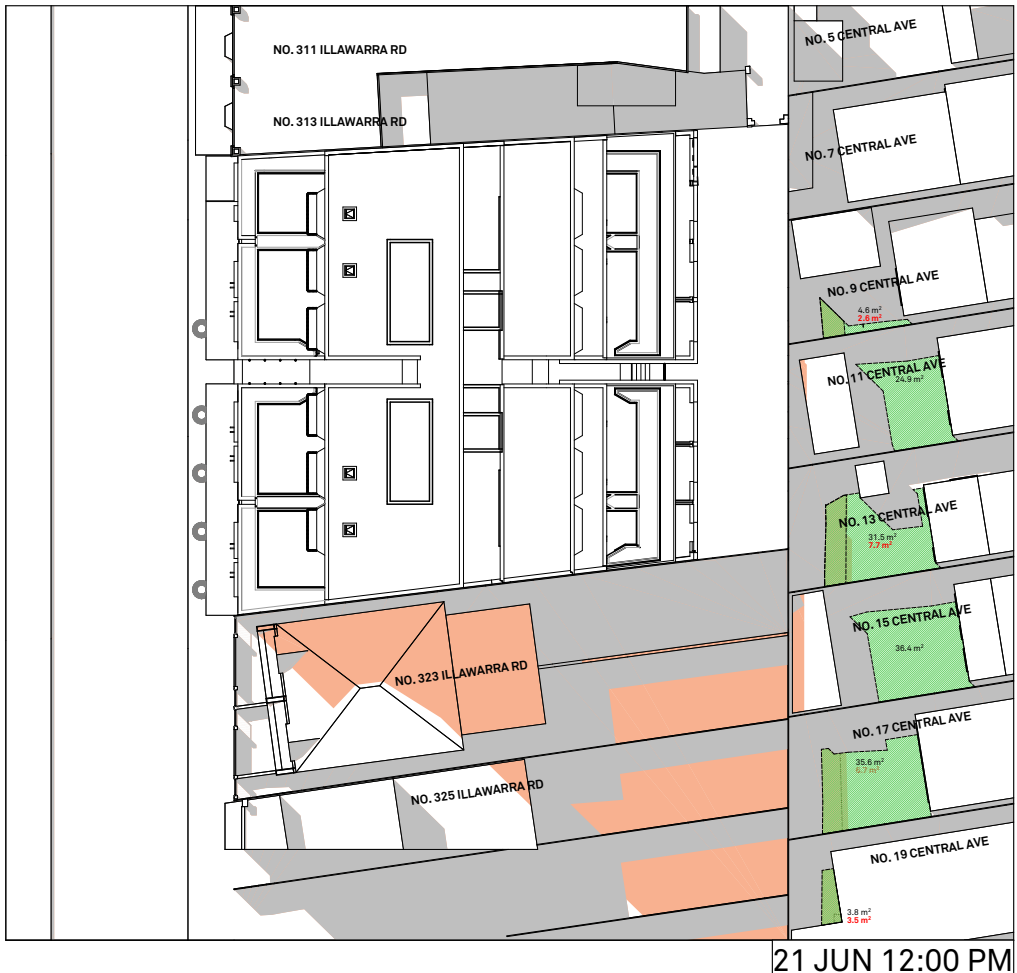
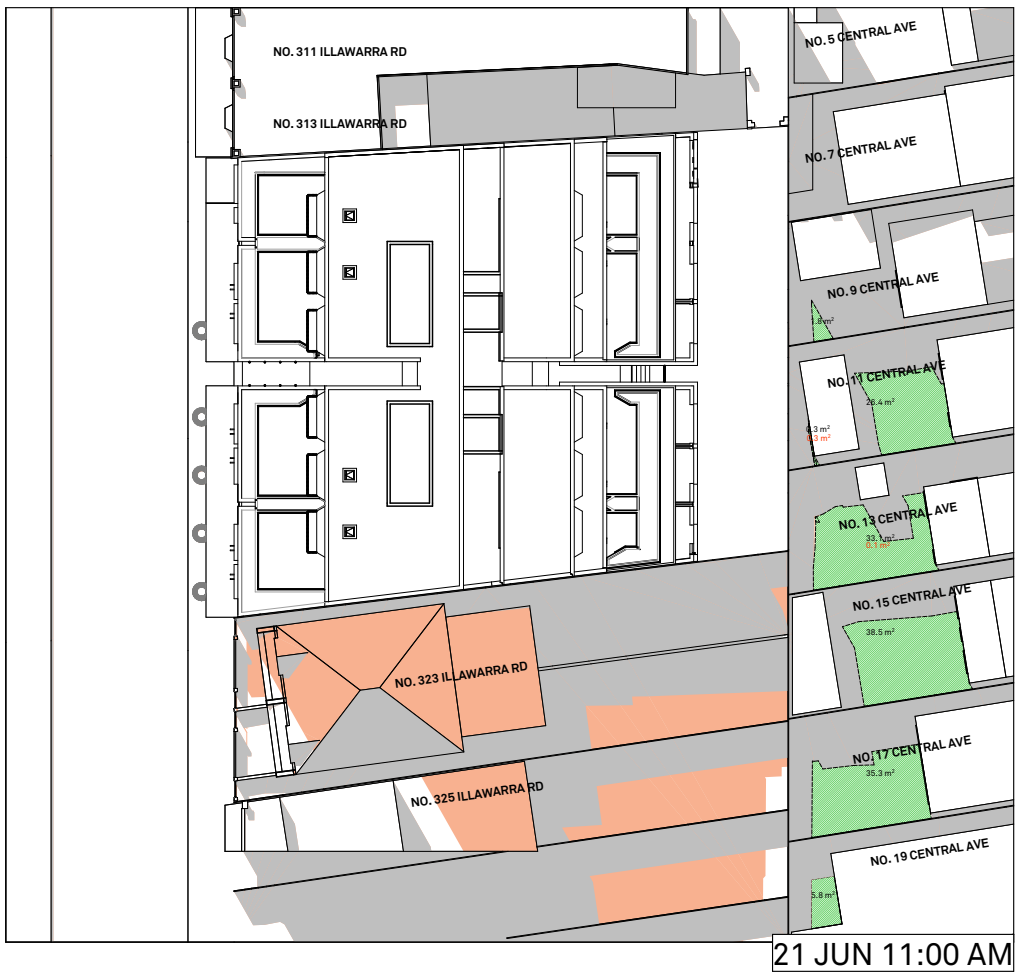
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A-1302

DRAWING
SHADOW ANALYSIS 21 JUNE -
NO EXISTING TREES

ISSUE
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LEGEND

- EXISTING SHADOW
- PROPOSED SHADOW
- EXISTING POS AREA WITH DIRECT SUNLIGHT

315i

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CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204

PROJECT NORTH



SCALE
1:500 @ A3

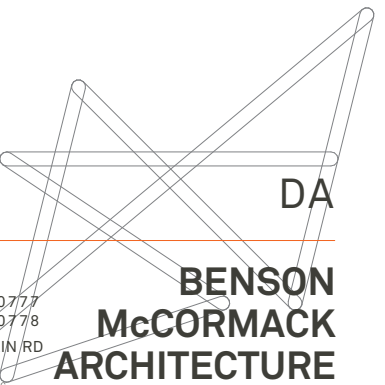
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DRAWING NO.
A-1303

DRAWING
SHADOW ANALYSIS 21 JUNE - NO EXISTING TREES

ISSUE
03

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ABN: 76 129 130 285 RN: 7536





MDCP 2011 Part 2 2.7.3 C2 i :
At least 2 hrs solar access between 9am to 3pm on 21st June

LEGEND

- EXISTING SHADOW
- PROPOSED SHADOW
- EXISTING POS AREA WITH DIRECT SUNLIGHT

315i

REV	DATE	ISSUE
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02	5/04/2022	L&E APPEAL ISSUE 01
03	27/07/2022	L&E APPEAL ISSUE 02

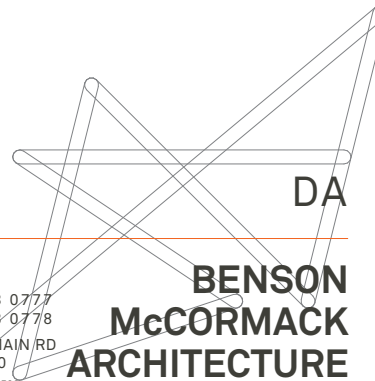
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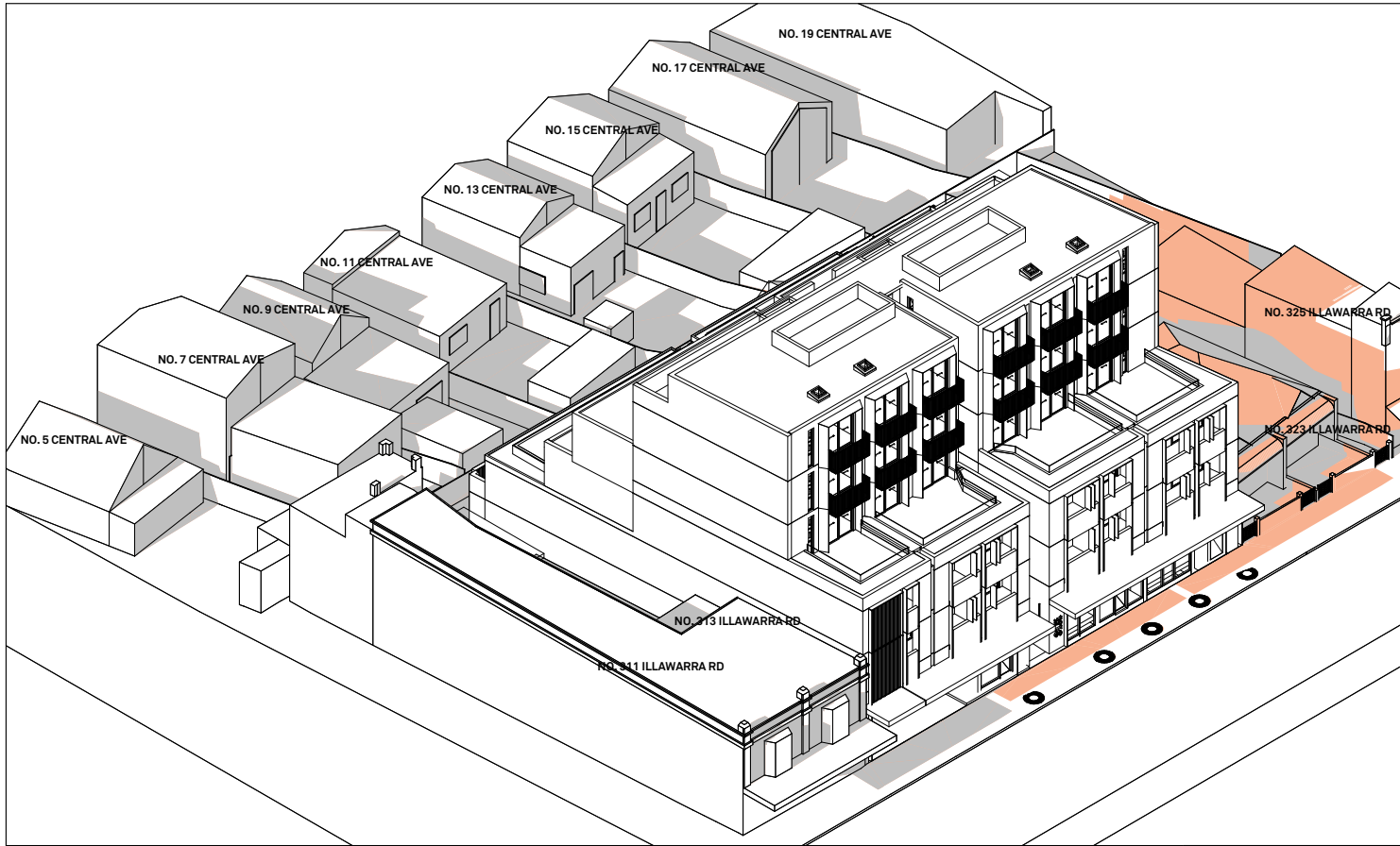
CLIENT	PROJECT DETAILS
Mr&Mrs Nguyen	315i
315-321 Illawarra Road Marrickville NSW 2204	



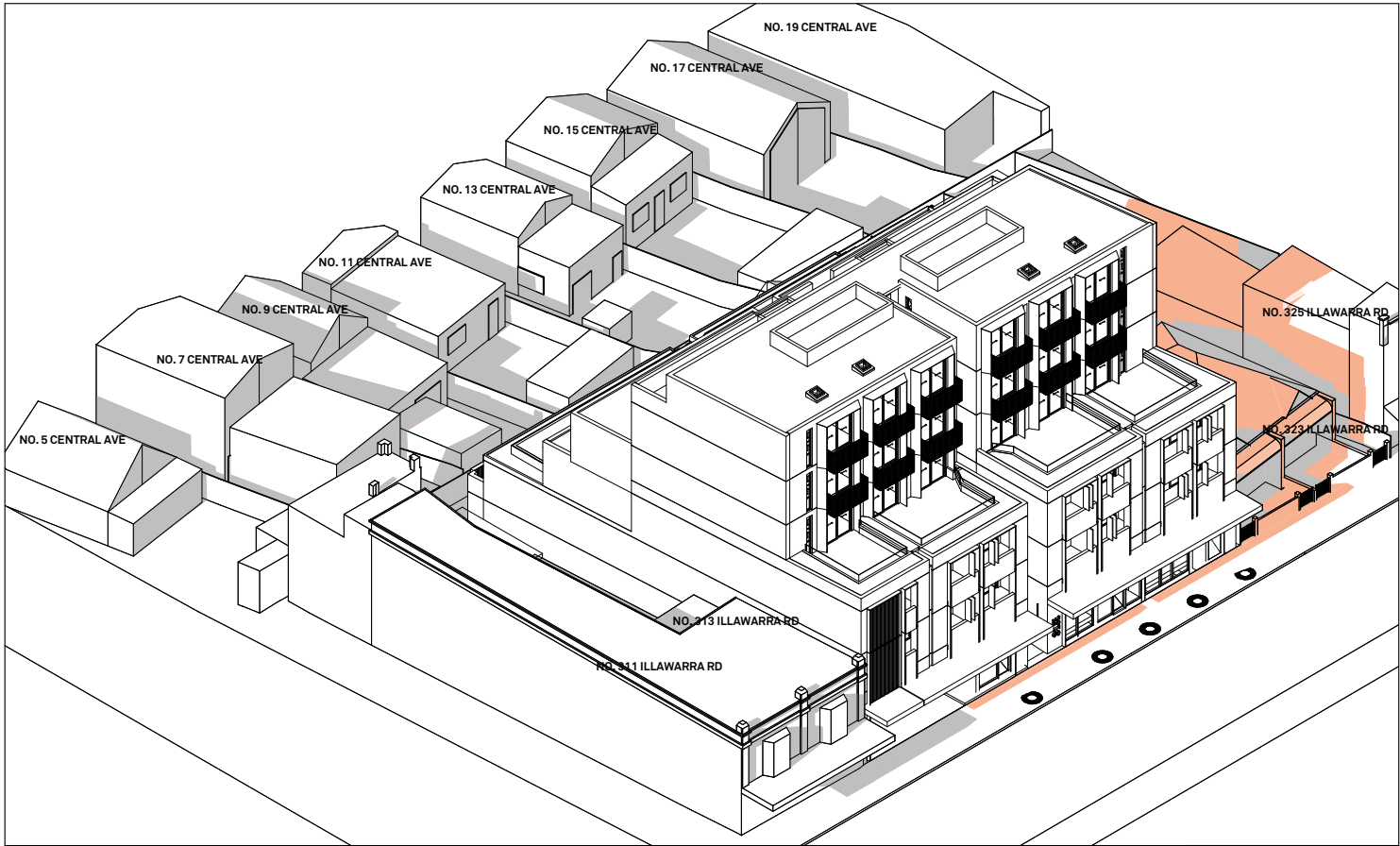
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ISSUE	ARCHITECT
03	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

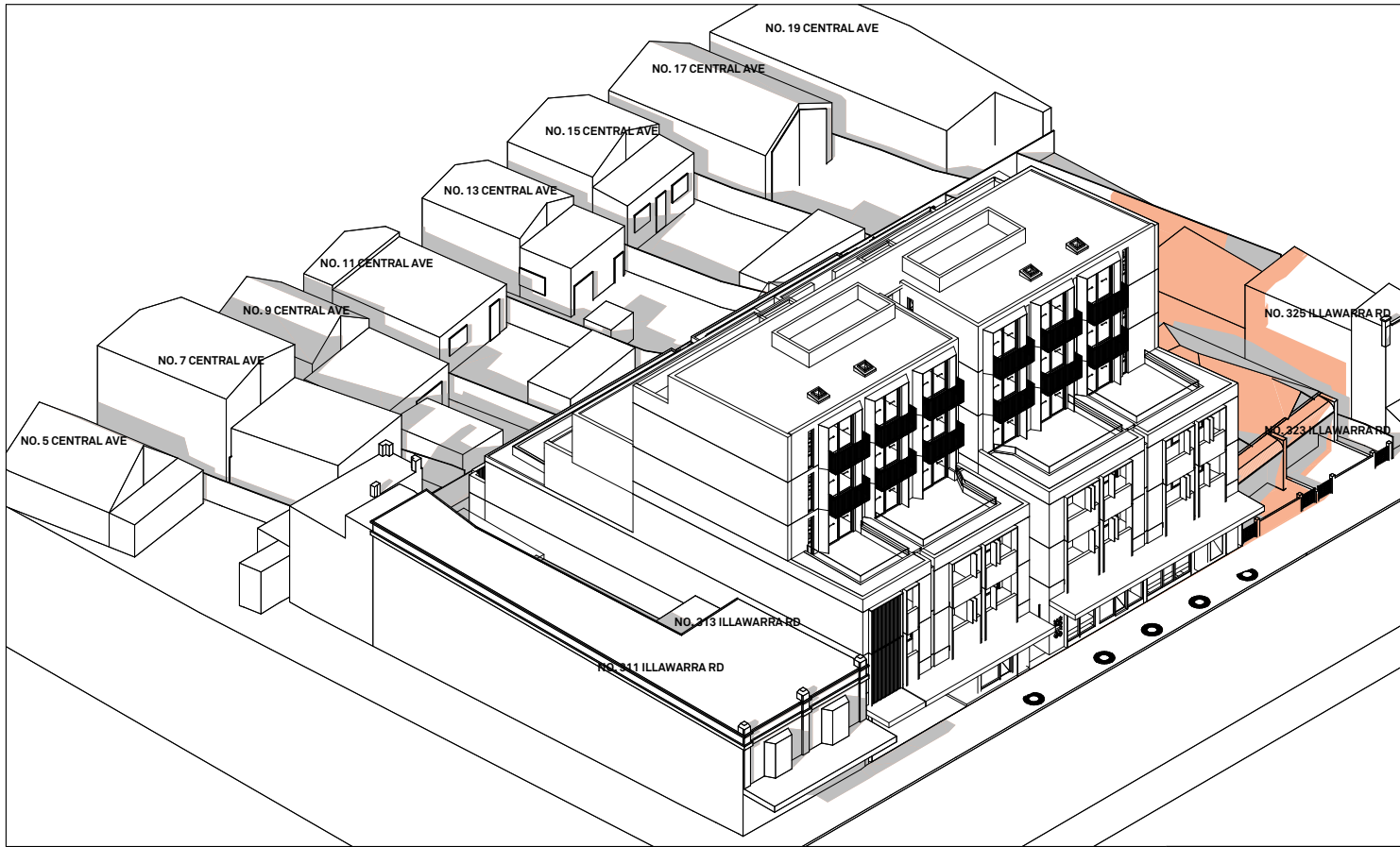




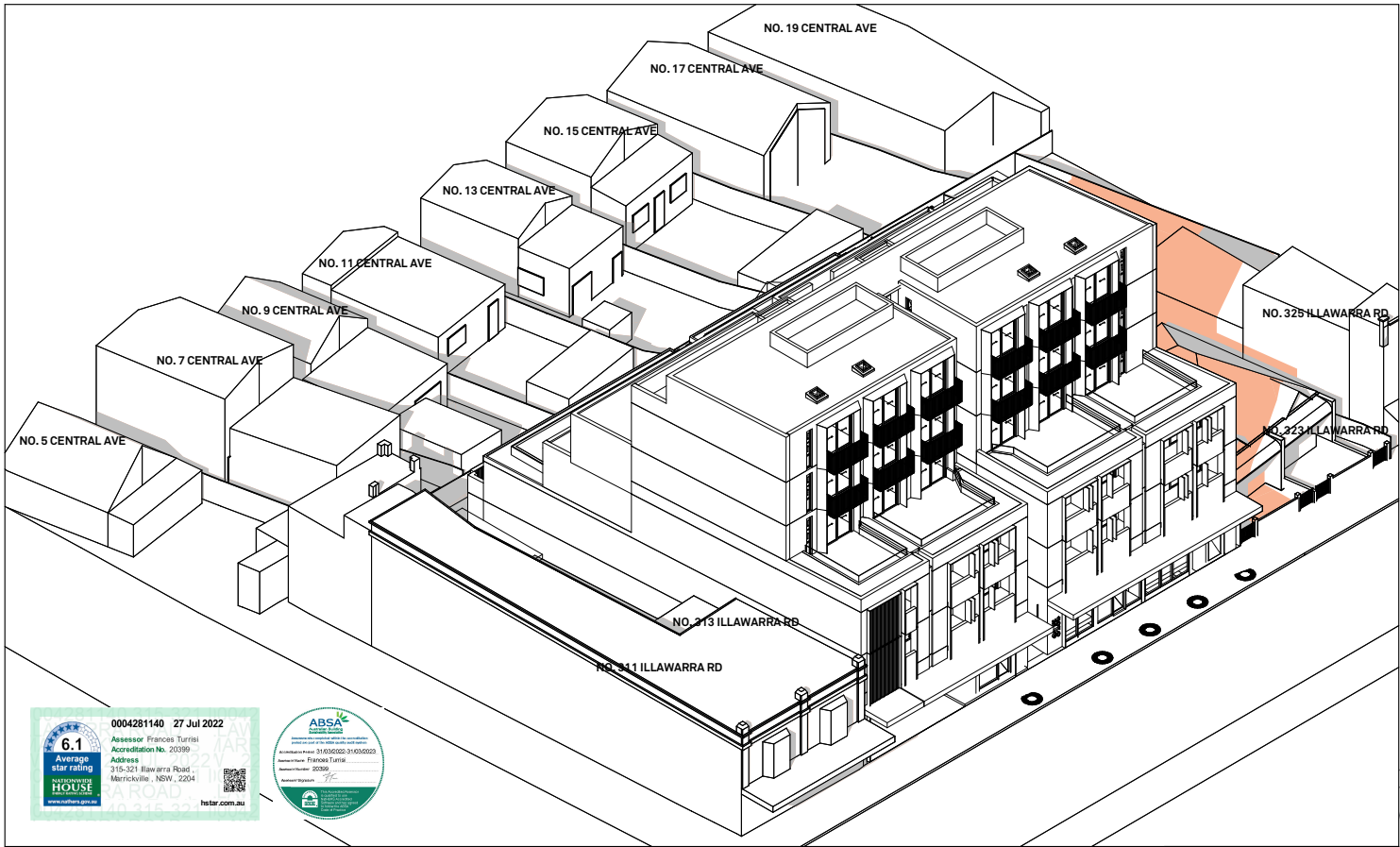
21 JUN 9:00 AM



21 JUN 9:30 AM



21 JUN 10:00 AM



21 JUN 11:00 AM

LEGEND

315i

EXISTING SHADOW

PROPOSED SHADOW

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CLIENT

Mr&Mrs Nguyen

PROJECT DETAILS

315i

315-321 Illawarra Road Marrickville NSW 2204

PROJECT NORTH

SCALE

@ A3

PROJECT NO.

1452A

DRAWING NO.

A-1306

DRAWING

SHADOW ANALYSIS
ELEVATIONAL 21 JUNE - NO
EXISTING TREES

ISSUE

03

ARCHITECT

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LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

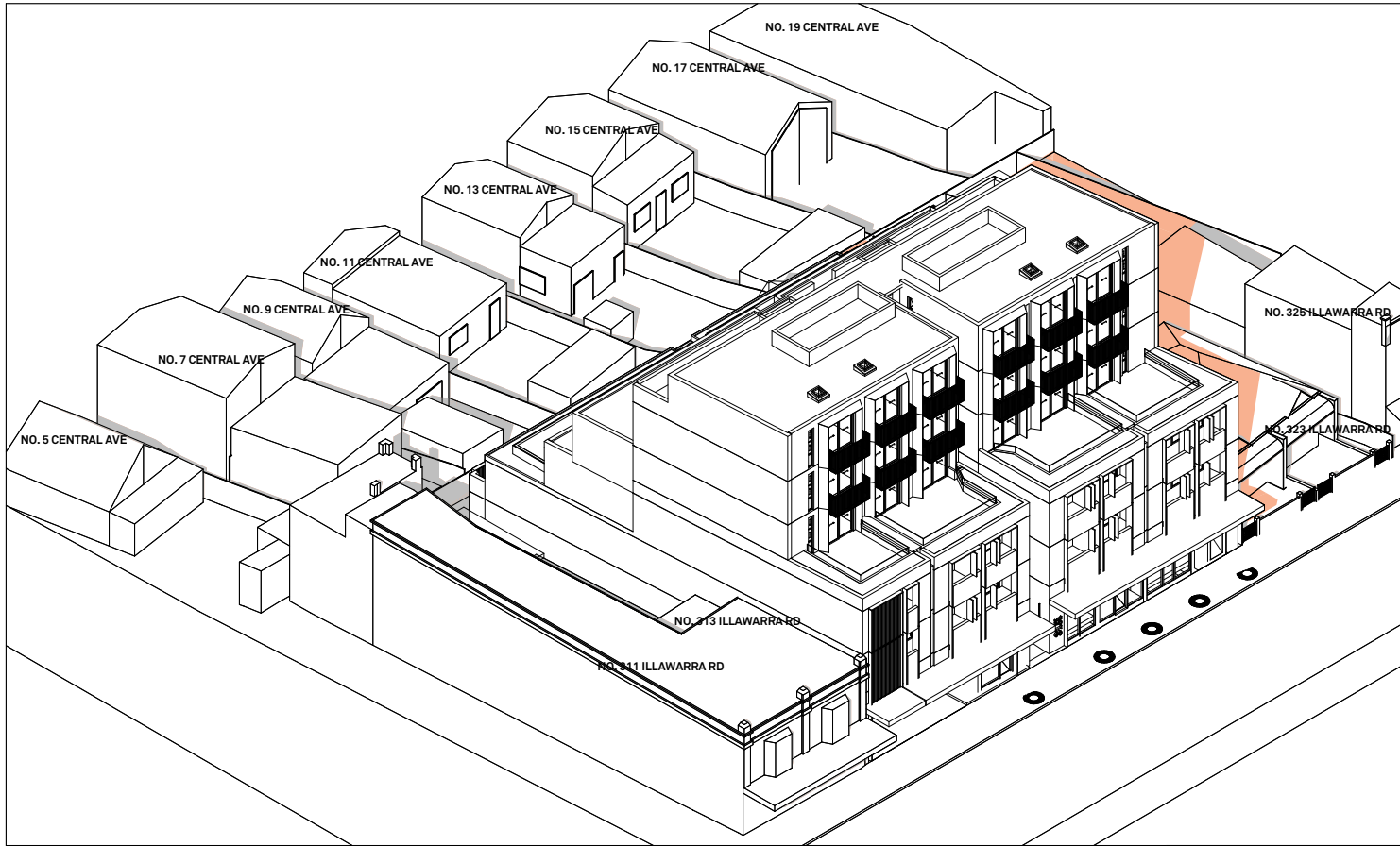
**BENSON
McCORMACK
ARCHITECTURE**

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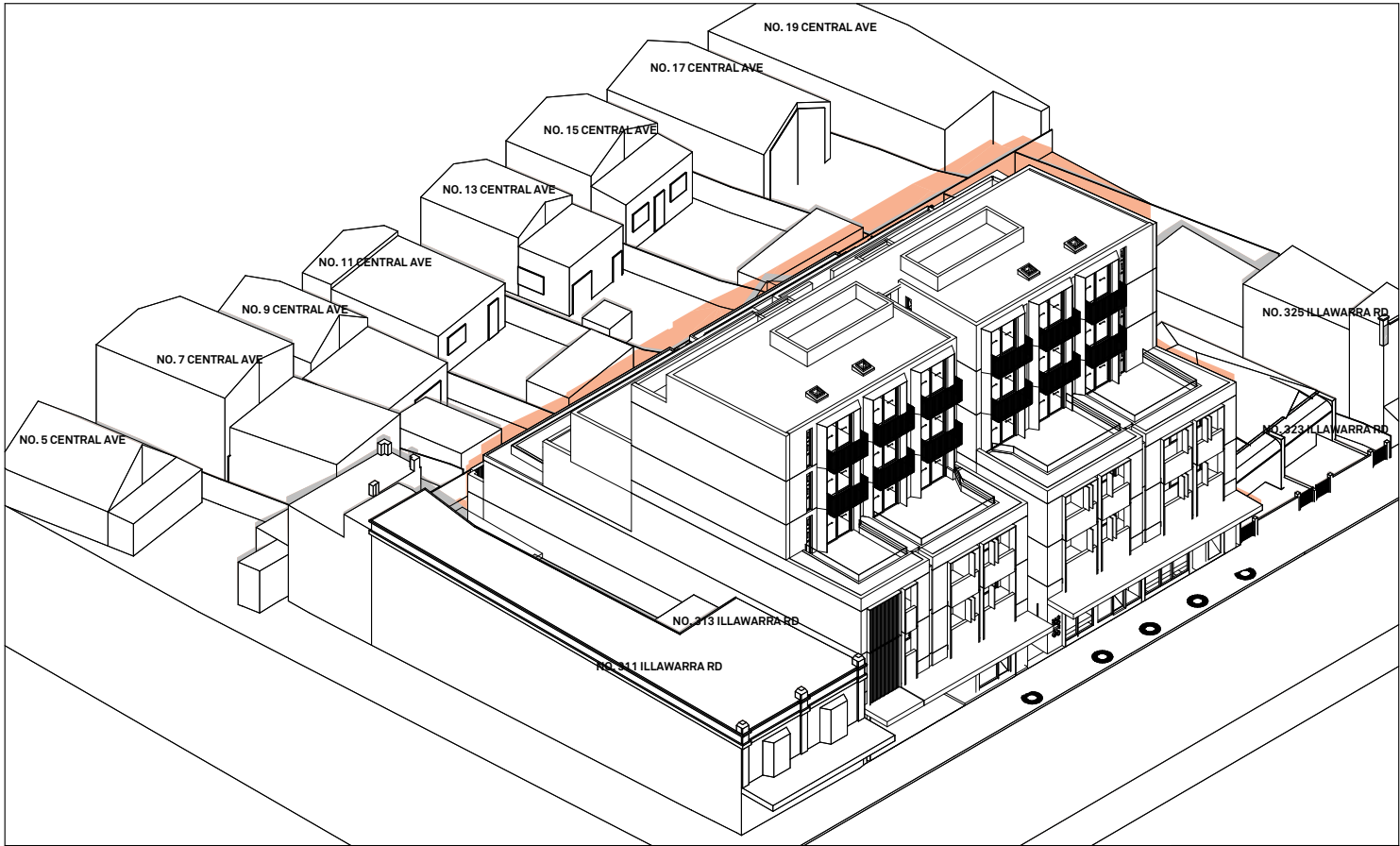
At least 2 hrs solar access between 9am to 3pm on 21st June

NO CHANGES OF SOLAR ACCESS TO CENTRAL AVE DWELLINGS FROM 9am TO 11.30am

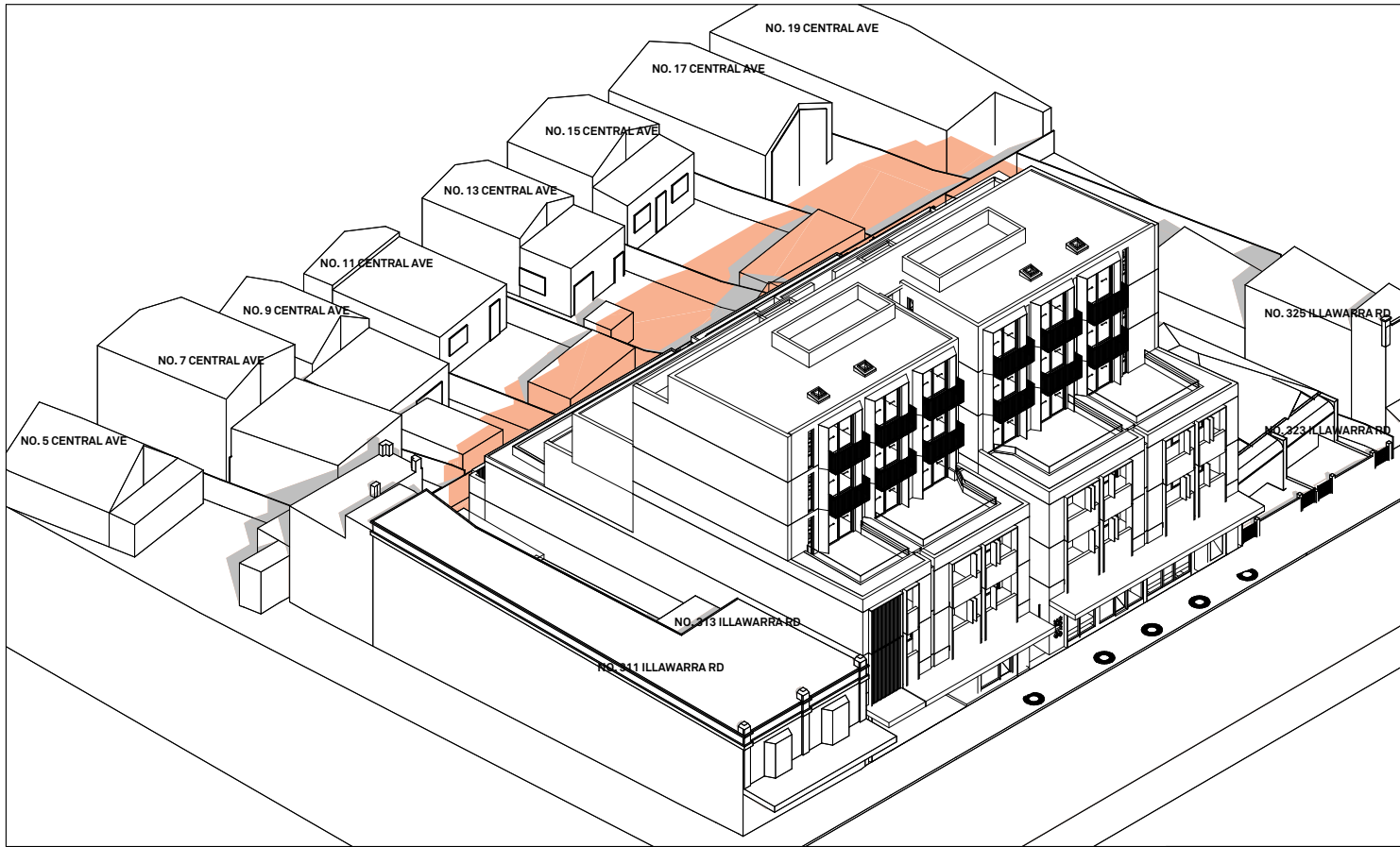
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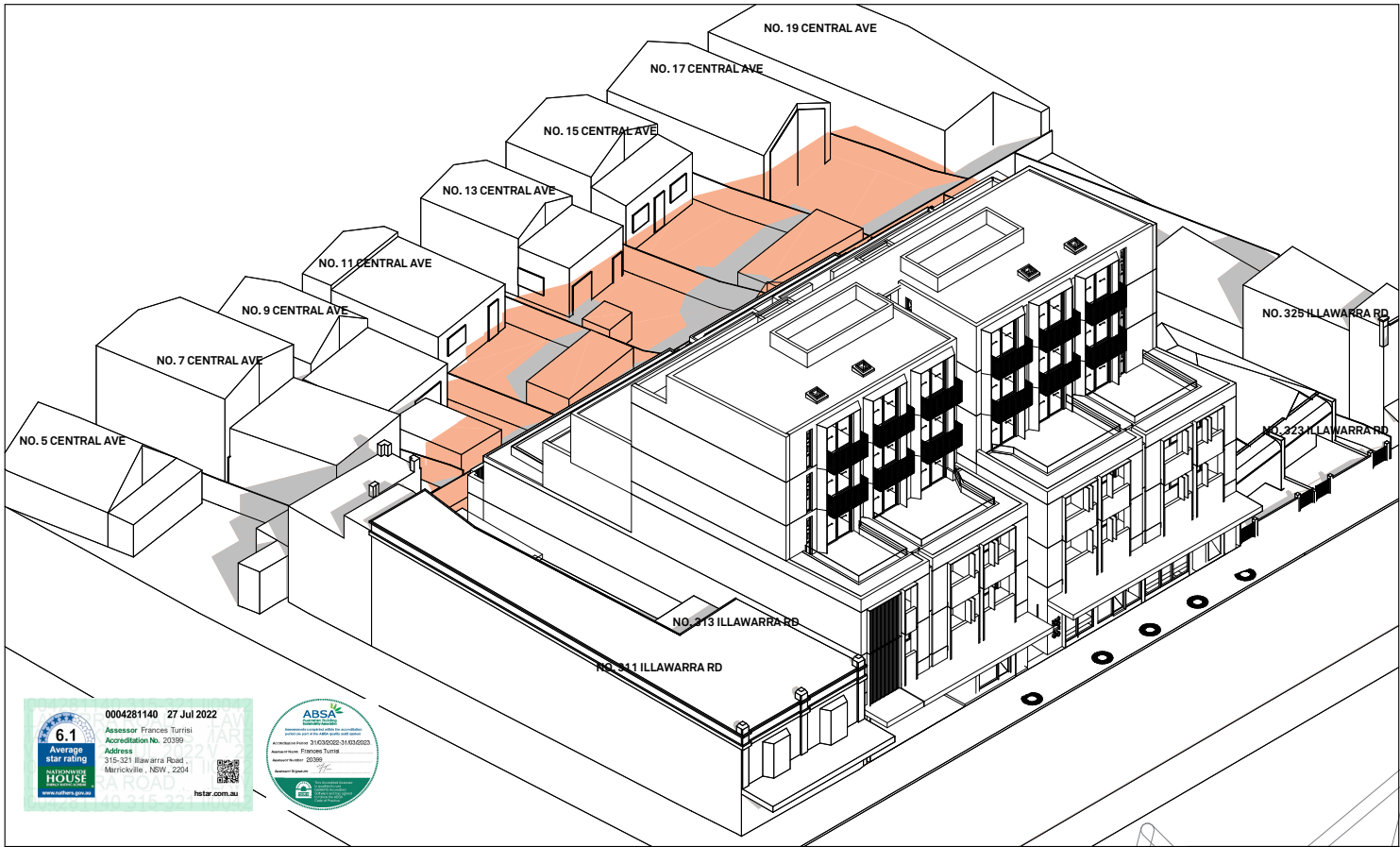
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21 JUN 12:00 PM



21 JUN 12:30 PM



21 JUN 1:00 PM

LEGEND

315i

EXISTING SHADOW

PROPOSED SHADOW

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CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1452A

DRAWING NO.
A-1307

DRAWING
SHADOW ANALYSIS
ELEVATIONAL 21 JUNE - NO
EXISTING TREES

ISSUE
03

ARCHITECT
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ABN: 76 129 130 285 RN: 7536

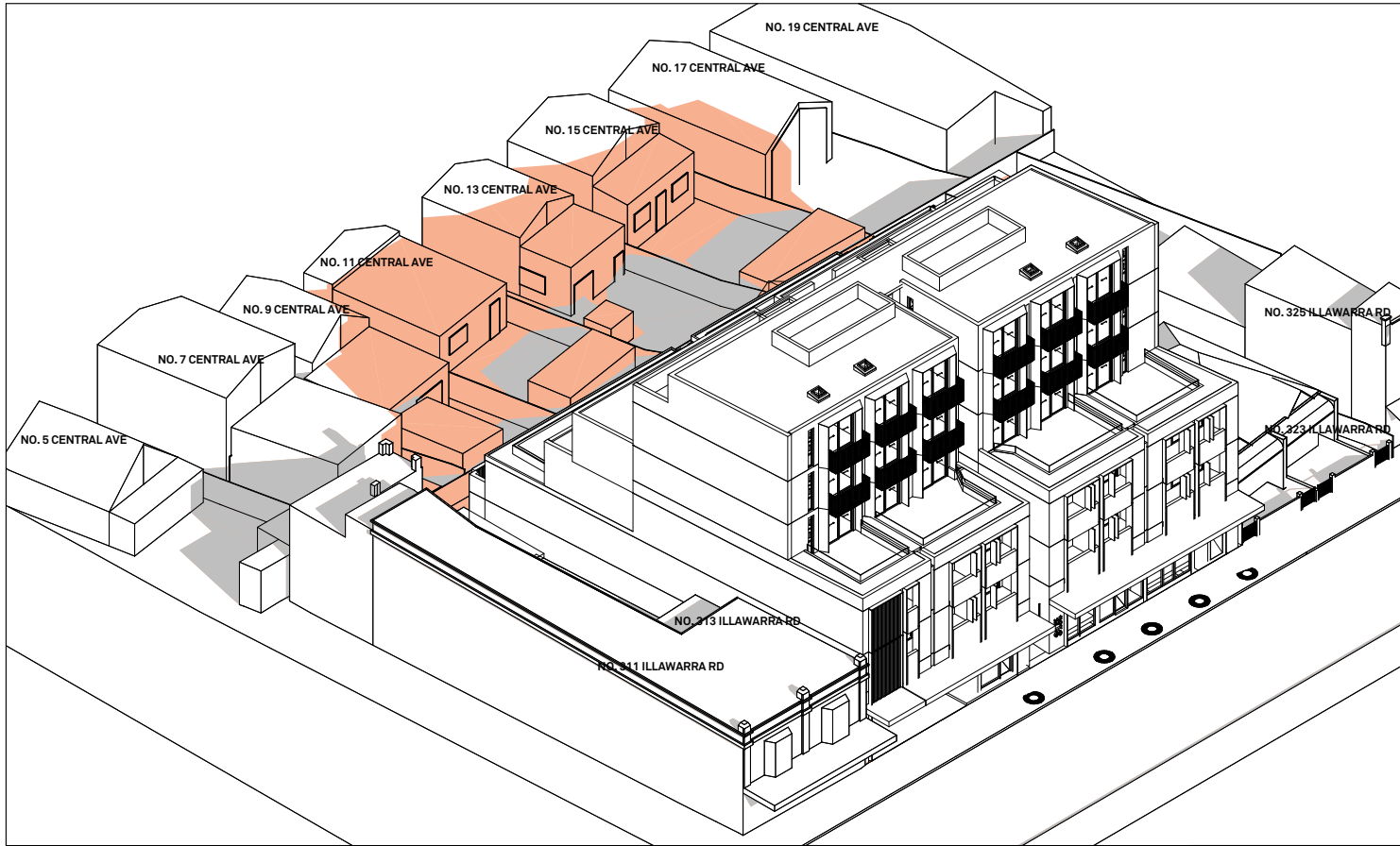
BENSON
McCORMACK
ARCHITECTURE

MDCP 2011 Part 2 2.7.3 C2 i :

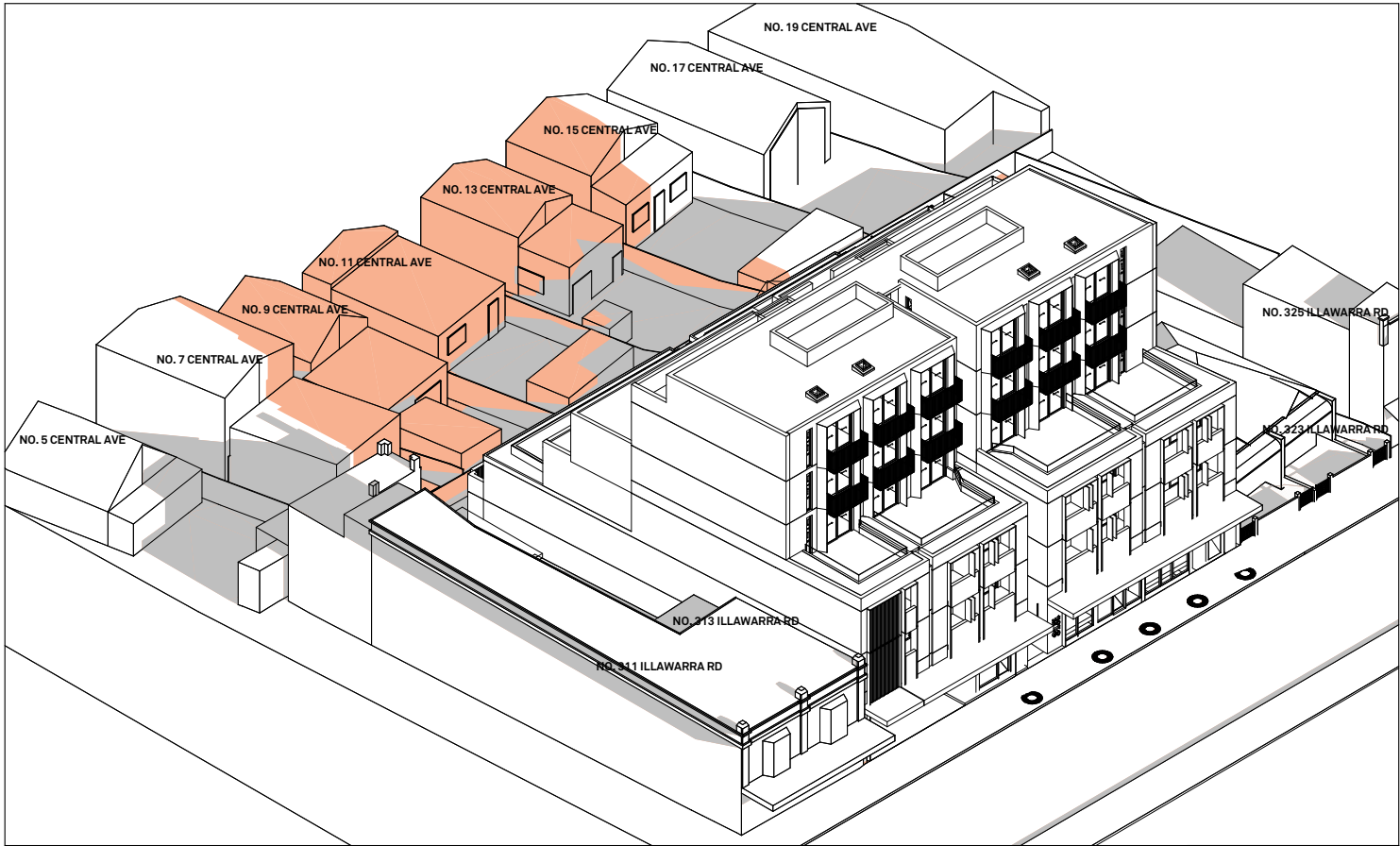
At least 2 hrs solar access between 9am to 3pm on 21st June

NO CHANGES OF SOLAR ACCESS TO CENTRAL AVE DWELLINGS FROM 9am TO 11.30am

DA



21 JUN 2:00 PM



21 JUN 3:00 PM

315i

LEGEND

EXISTING SHADOW

PROPOSED SHADOW

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02	5/04/2022	L&E APPEAL ISSUE 01
03	27/07/2022	L&E APPEAL ISSUE 02

CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1452A	A-1308	SHADOW ANALYSIS ELEVATIONAL 21 JUNE - NO EXISTING TREES

ISSUE	ARCHITECT
03	BENSON McCORMACK ARCHITECTURE

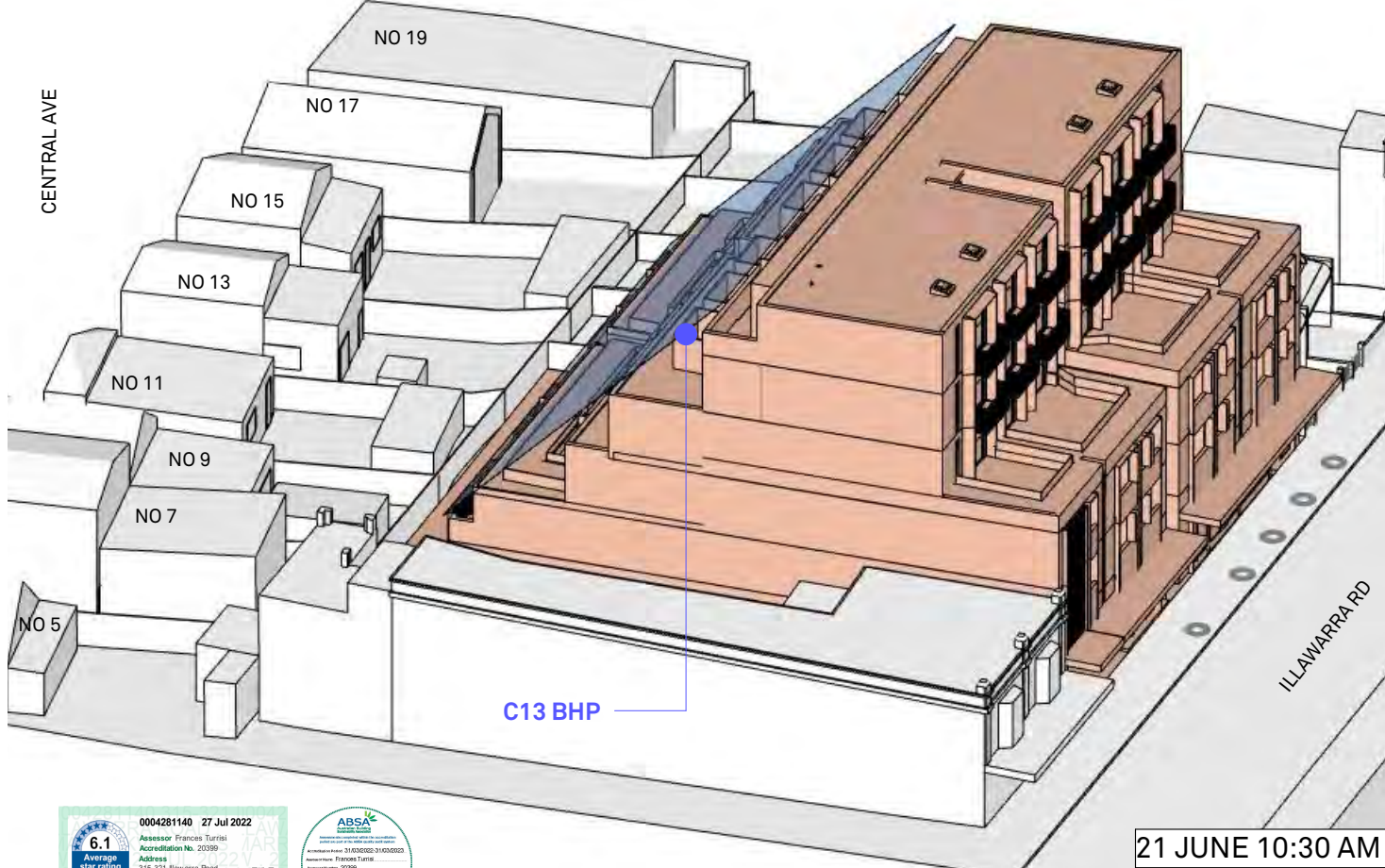
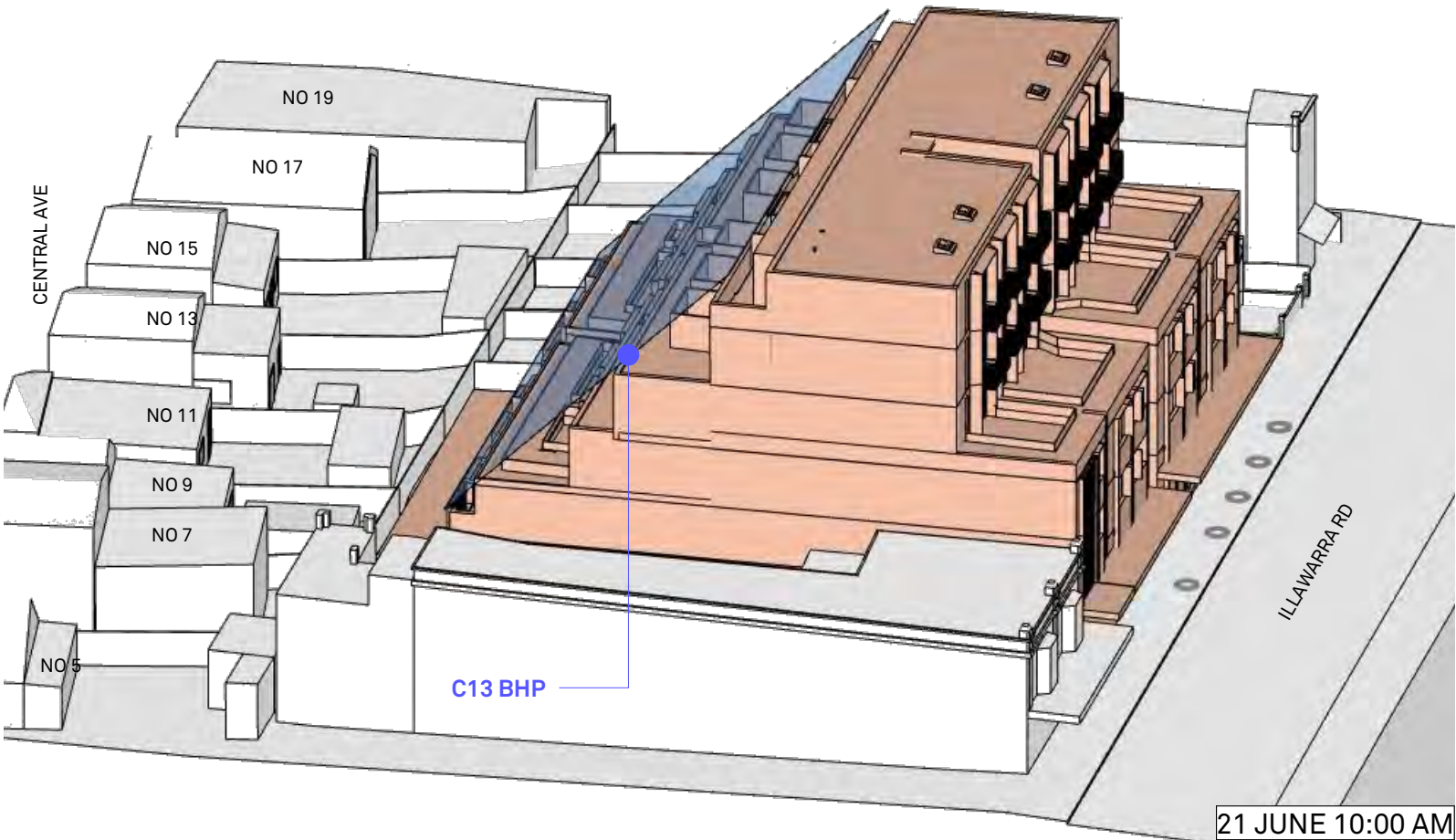
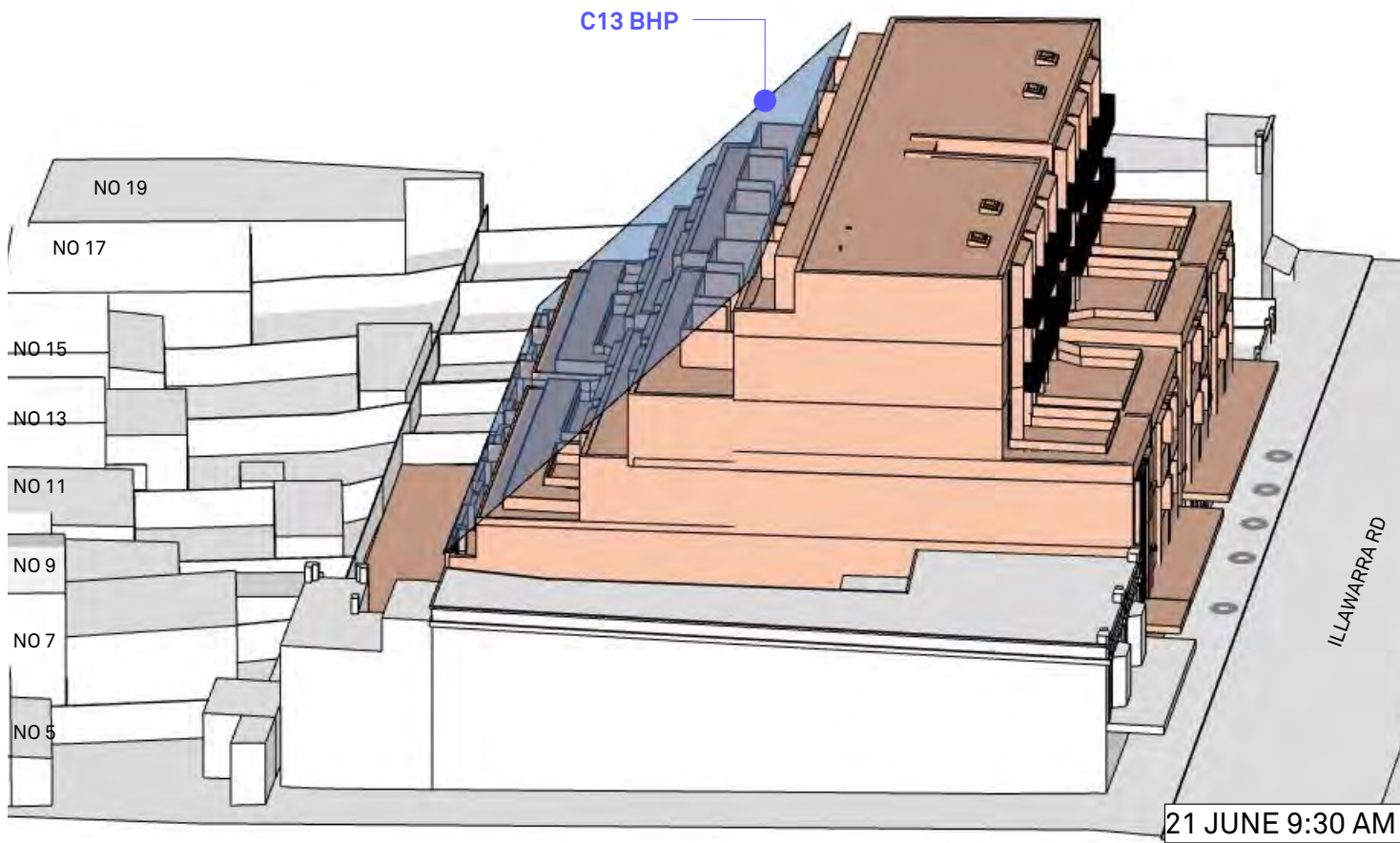
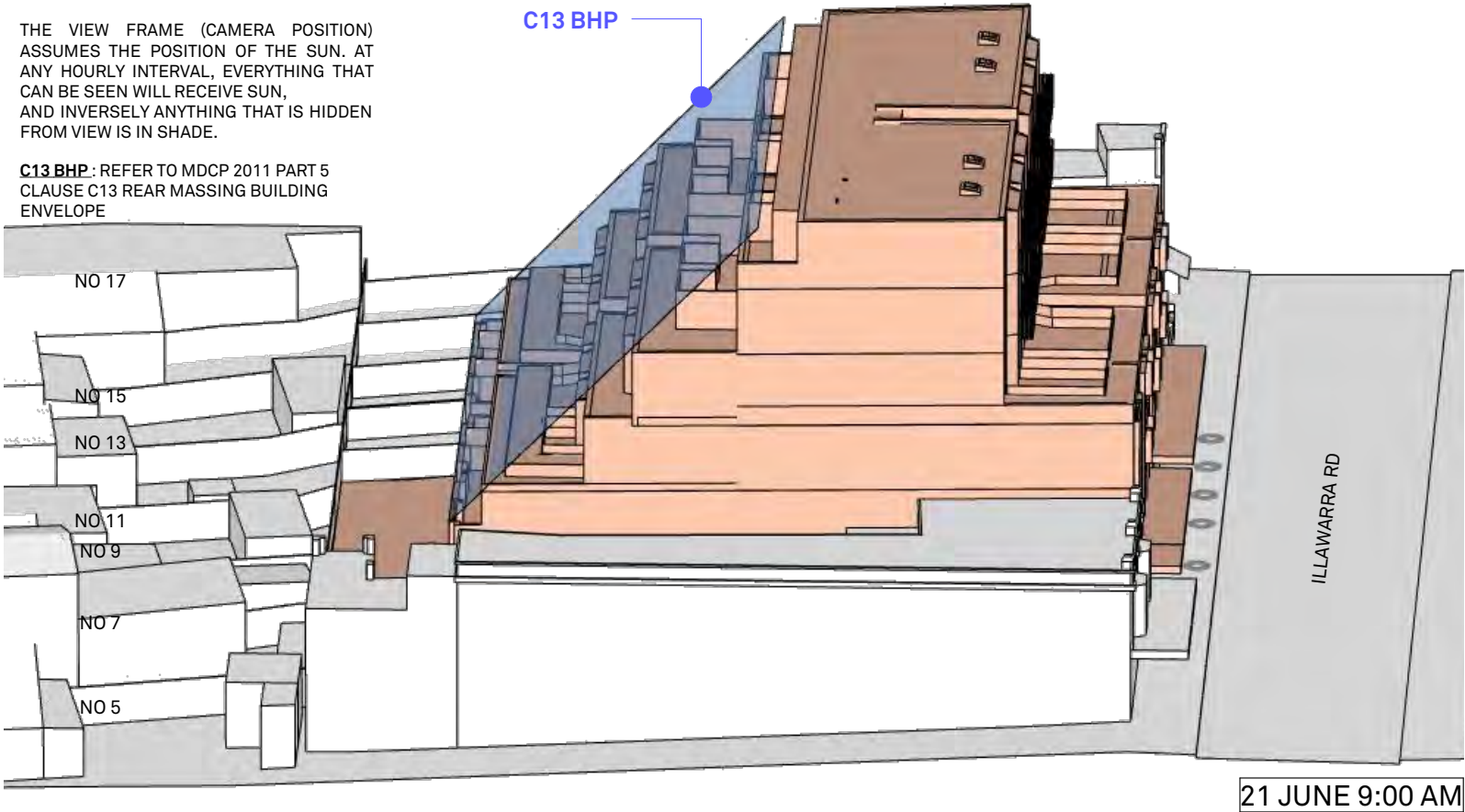
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536



SOLAR ANALYSIS METHODOLOGY

THE VIEW FRAME (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN. AT ANY HOURLY INTERVAL, EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.

C13 BHP: REFER TO MDCP 2011 PART 5 CLAUSE C13 REAR MASSING BUILDING ENVELOPE



315i

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03	7/09/2020	DA SERVICED APARTMENTS
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05	5/04/2022	L&E APPEAL ISSUE 01
06	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1452A

DRAWING NO.
A-1314

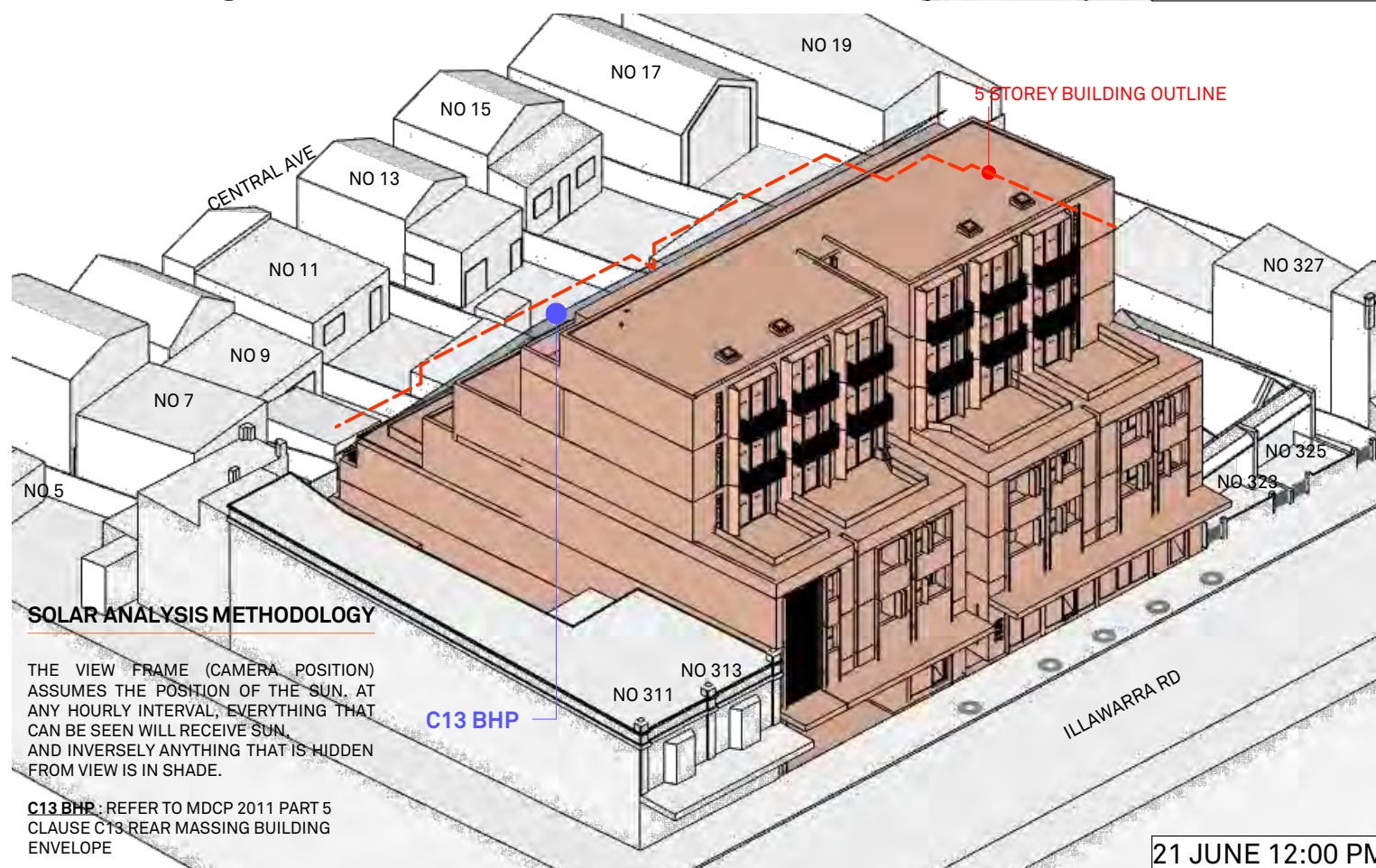
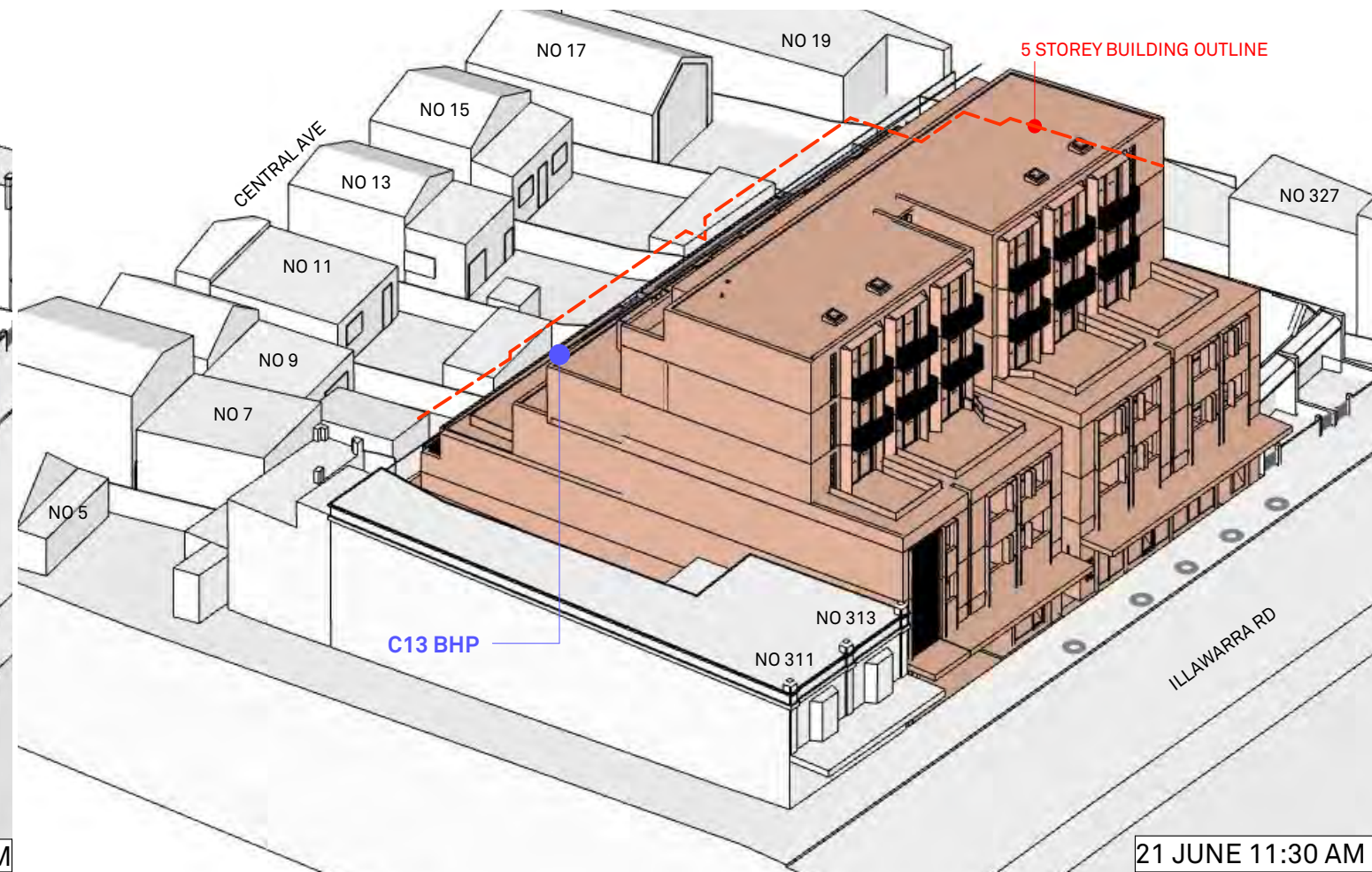
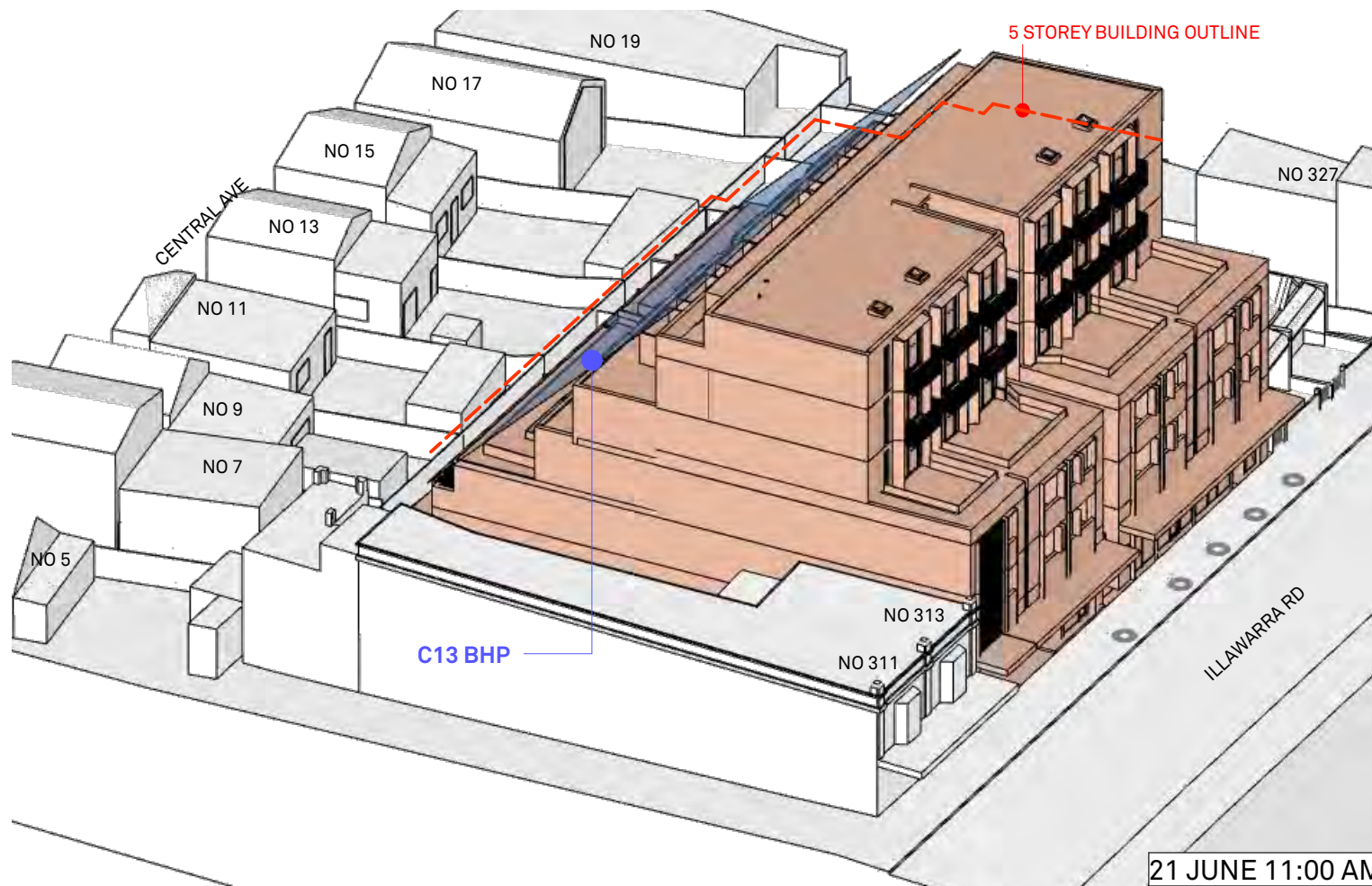
DRAWING
3D VIEW SOLAR ACCESS
JUNE 21

ISSUE
06

ARCHITECT
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STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON
McCORMACK
ARCHITECTURE

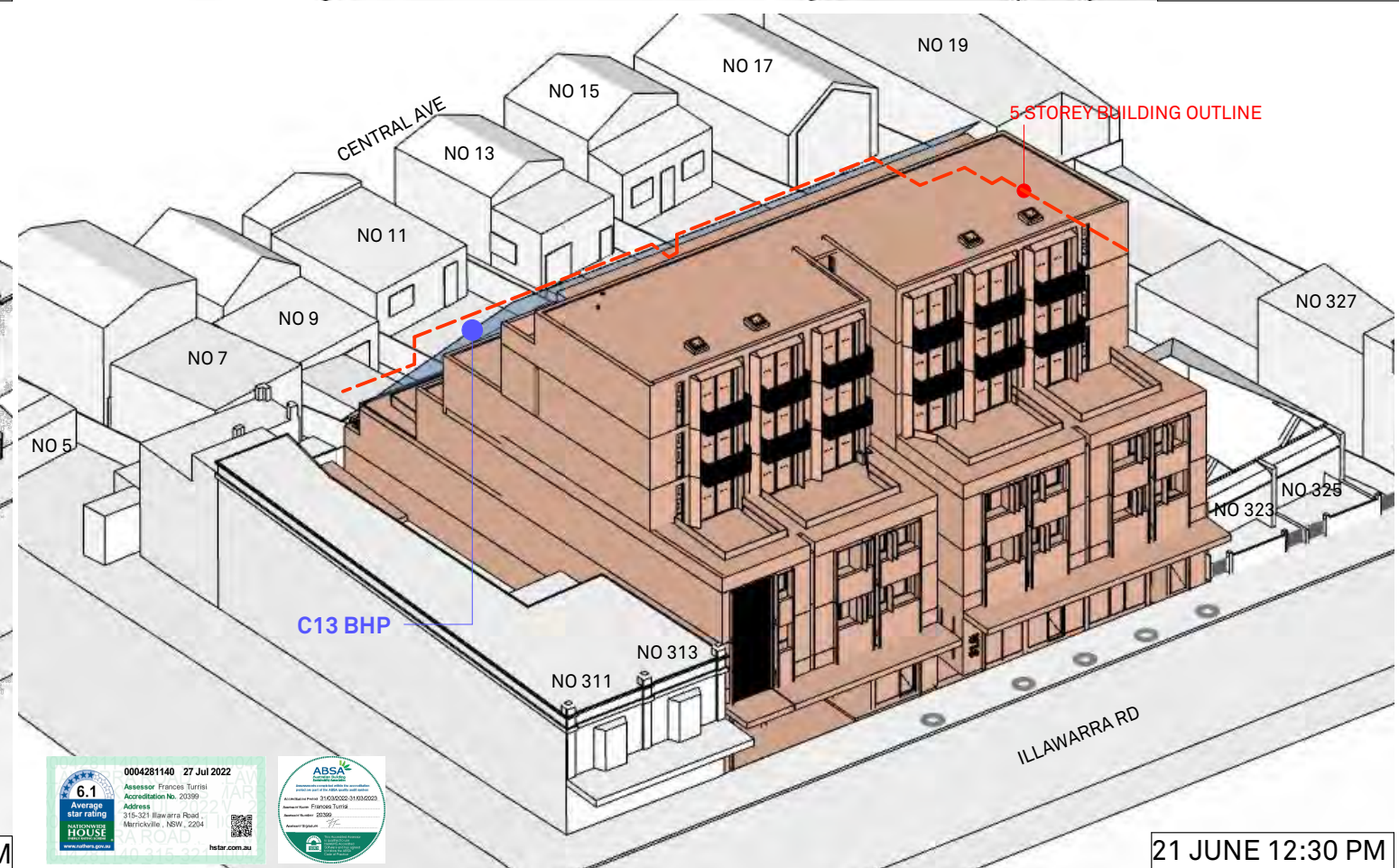
DA



SOLAR ANALYSIS METHODOLOGY

THE VIEW FRAME (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN. AT ANY HOURLY INTERVAL, EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.

C13 BHP: REFER TO MDCP 2011 PART 5 CLAUSE C13 REAR MASSING BUILDING ENVELOPE



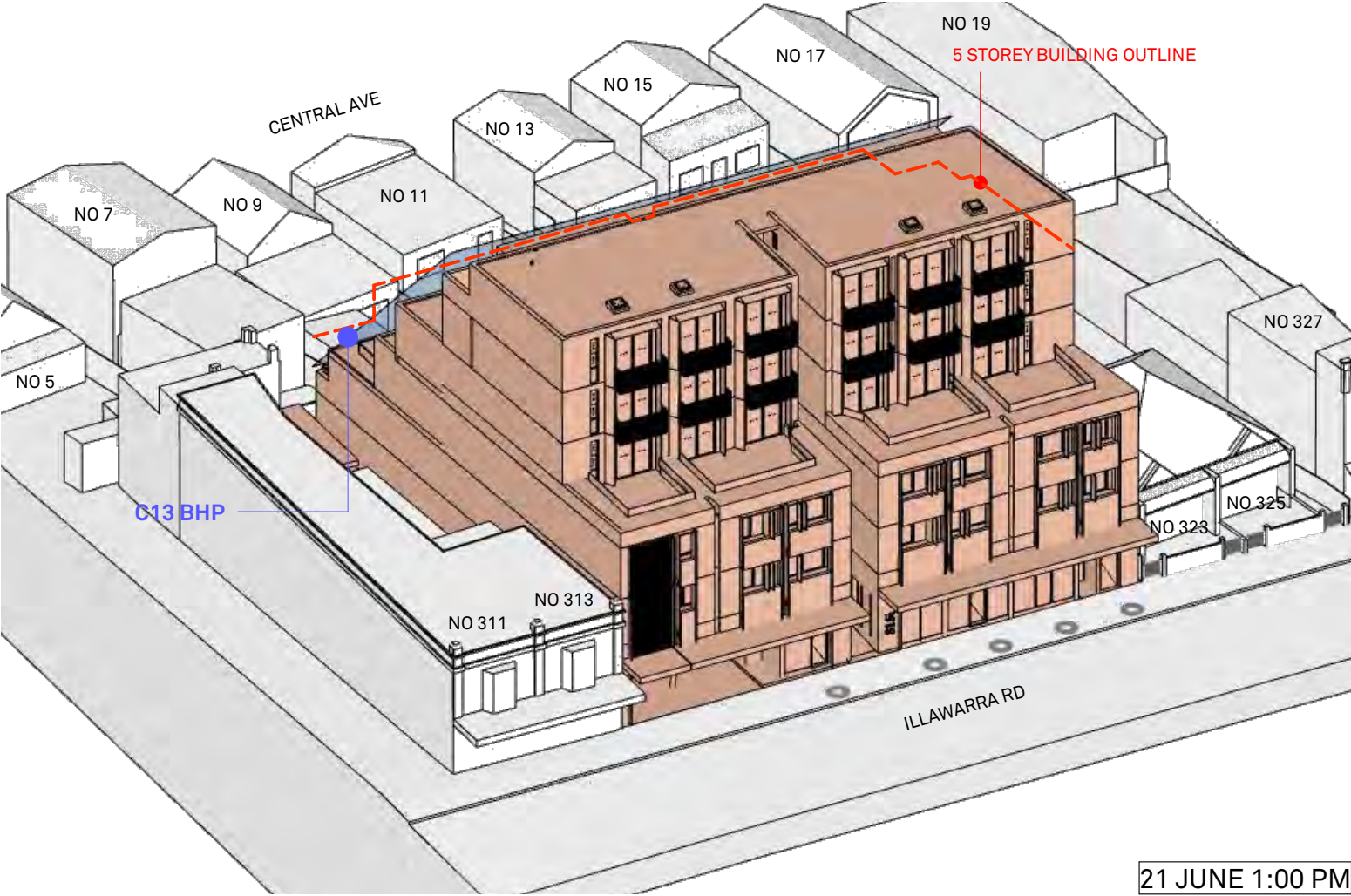
315i

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	03	24/11/2021	SECTION 34 - ISSUE 02
	04	5/04/2022	L&E APPEAL ISSUE 01
	05	27/07/2022	L&E APPEAL ISSUE 02

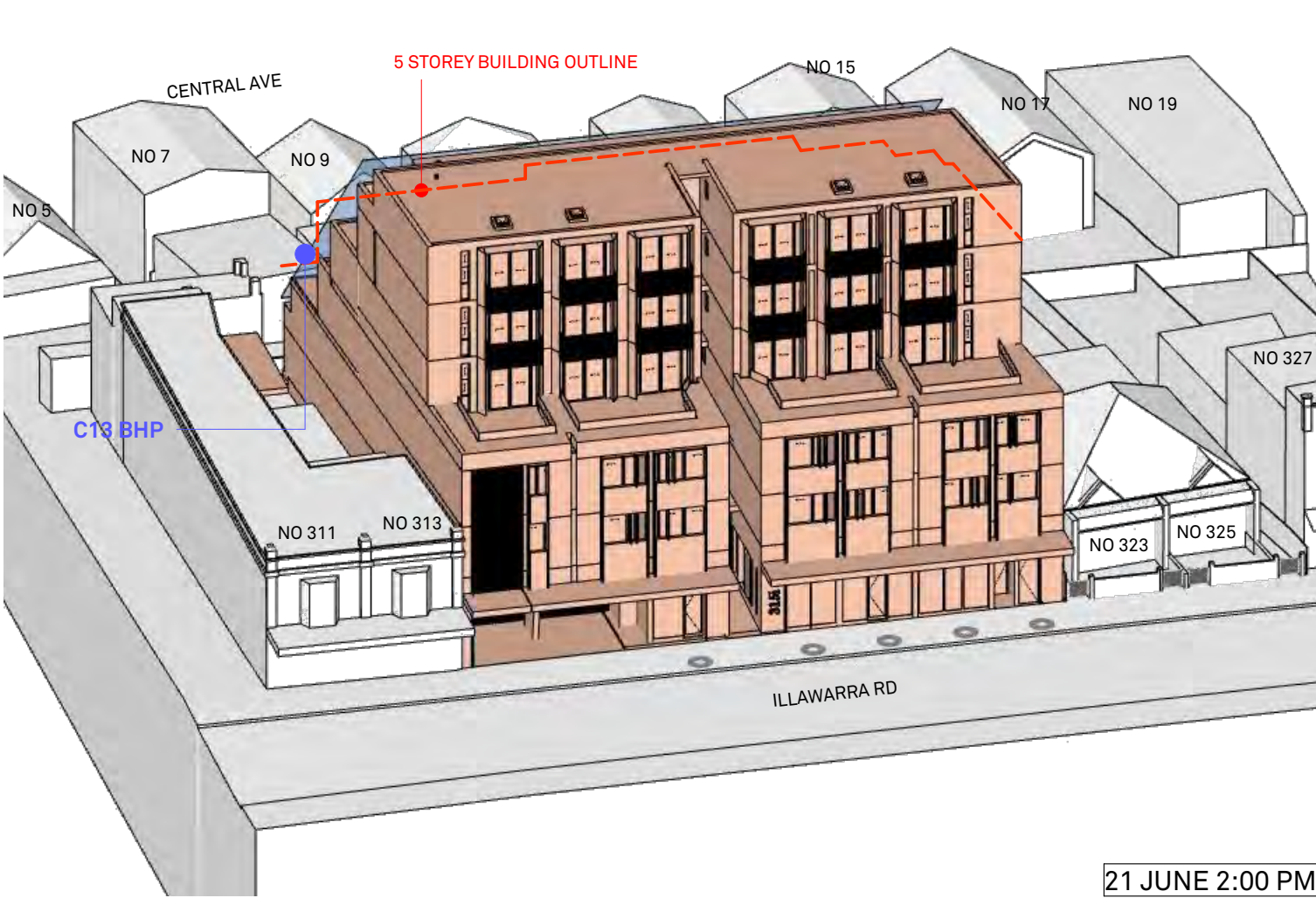
CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1452A	A-1315	3D VIEW SOLAR ACCESS JUNE 21

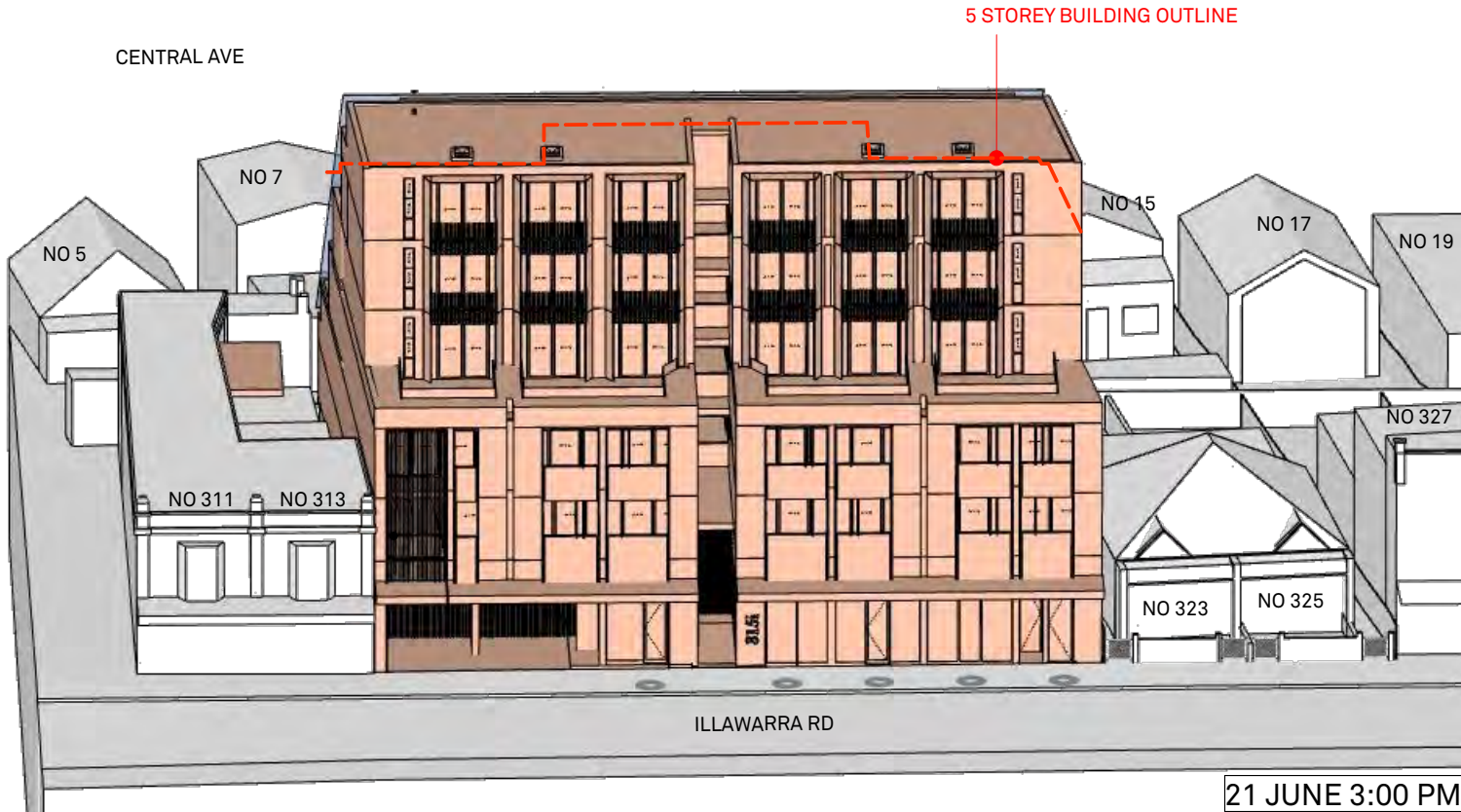
ISSUE	ARCHITECT
05	BENSON McCORMACK ARCHITECTURE
	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536



21 JUNE 1:00 PM



21 JUNE 2:00 PM



21 JUNE 3:00 PM

SOLAR ANALYSIS METHODOLOGY

THE VIEW FRAME (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN. AT ANY HOURLY INTERVAL, EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.

C13 BHP : REFER TO MDCP 2011 PART 5
CLAUSE C13 REAR MASSING BUILDING
ENVELOPE

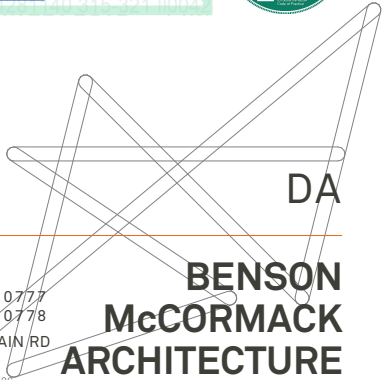
315i

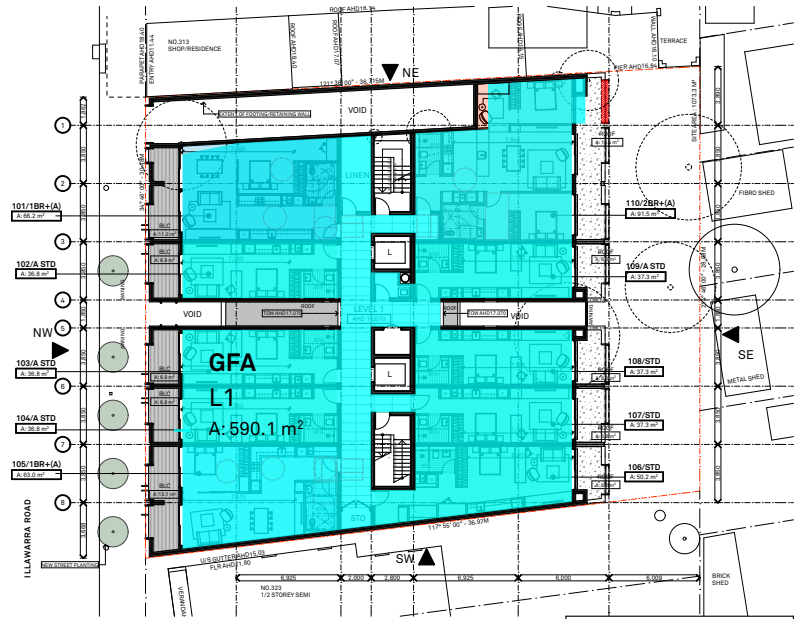
NOTES	REV	DATE	ISSUE
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	02	7/09/2020	DA SERVICED APARTMENTS
	03	24/11/2021	SECTION 34 - ISSUE 02
	04	5/04/2022	L&E APPEAL ISSUE 01
	05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1452A	A-1316	3D VIEW SOLAR ACCESS JUNE 21

ISSUE	ARCHITECT
05	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

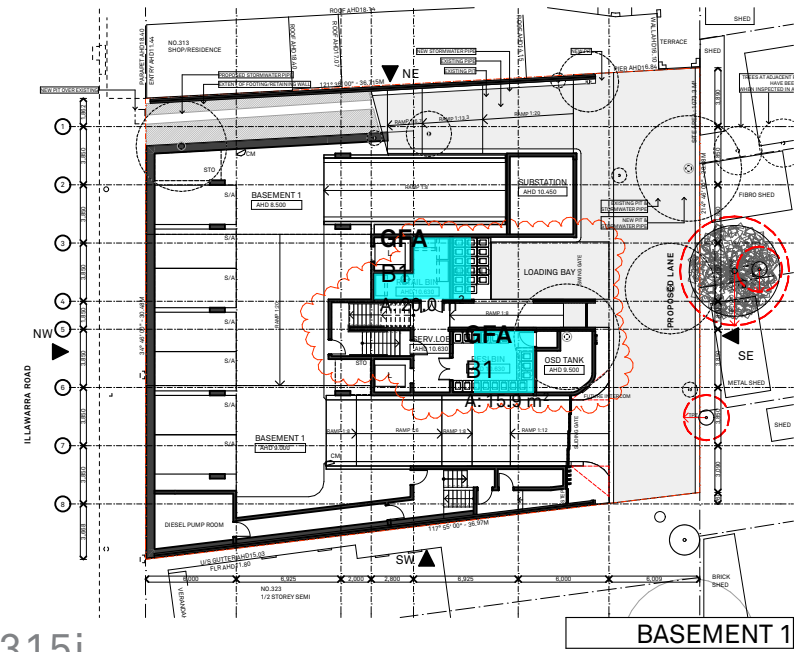




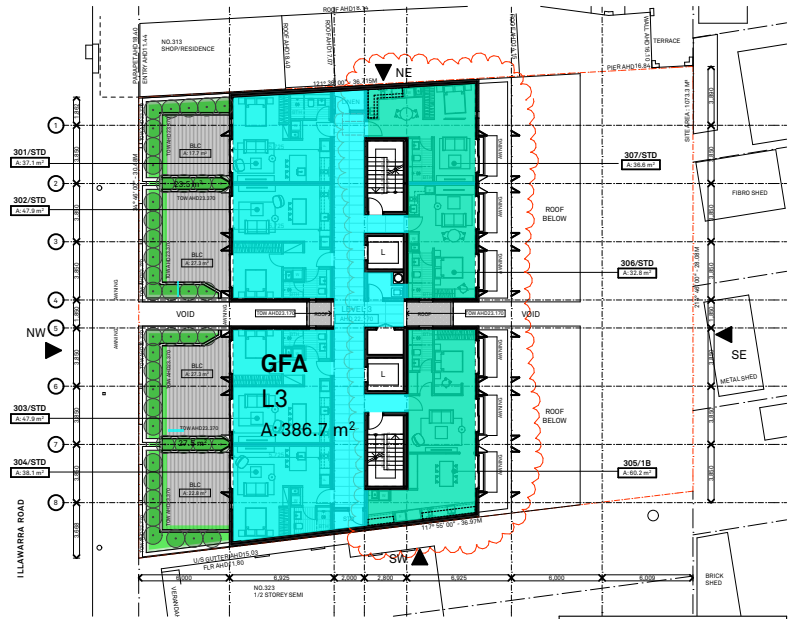
LEVEL 1



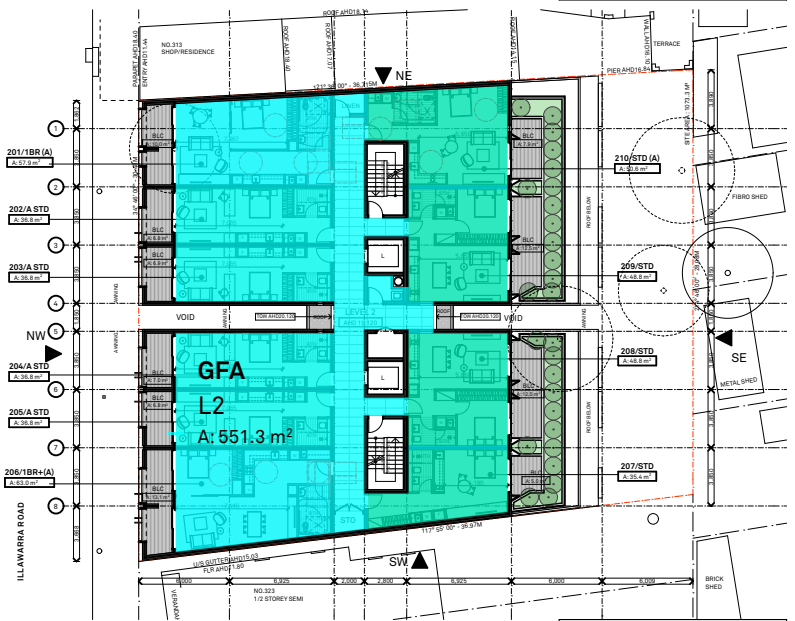
GROUND FLOOR



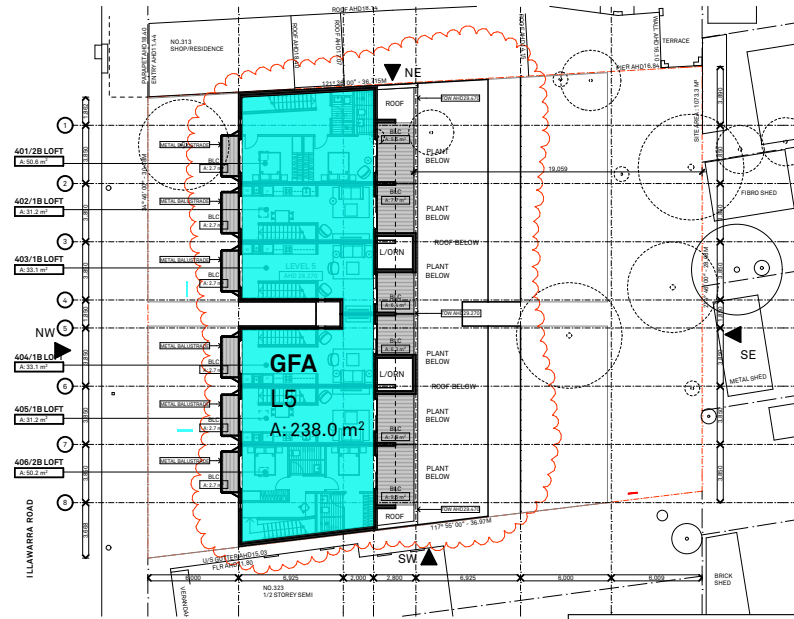
BASEMENT 1



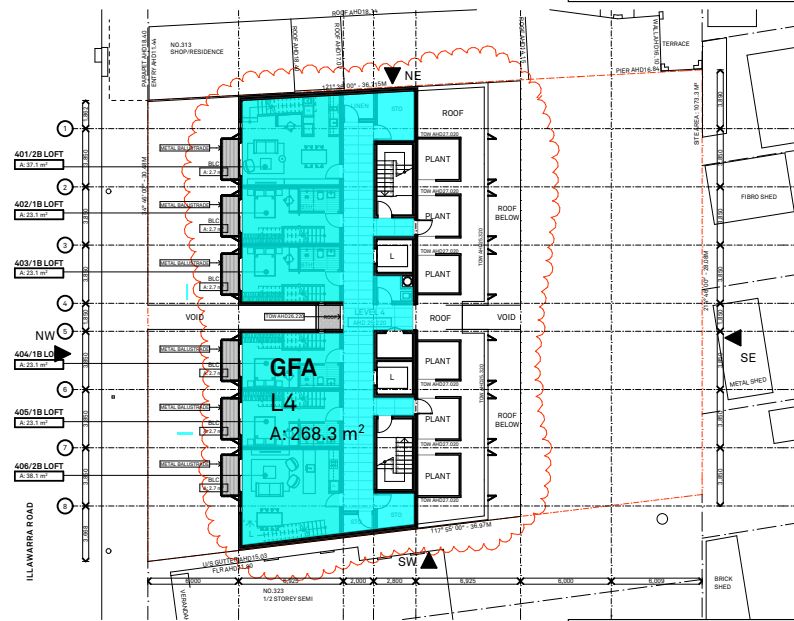
LEVEL 3



LEVEL 2



LEVEL 5



LEVEL 4

SITE AREA 1073.3 m²

Gross Floor Area	
Home Story Name	Measured GFA sqm
BASEMENT 1	35.9
GROUND	483.6
LEVEL 1	590.1
LEVEL 2	551.3
LEVEL 3	386.7
LEVEL 4	268.3
LEVEL 5	238.0
TOTAL GFA	2,553.9 m²

FSR = 2.379 : 1

315i

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A01	3/12/2019	DA SERVICED APARTMENTS
02	30/06/2020	DA SERVICED APARTMENTS
03	7/09/2020	DA SERVICED APARTMENTS
04	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204



SCALE
@ A3

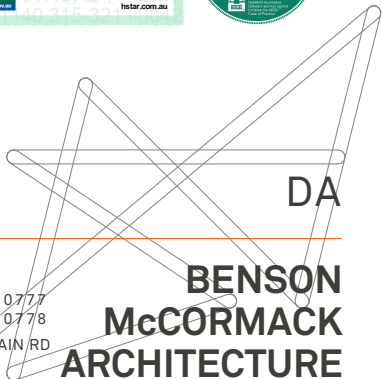
PROJECT NO.
1452A

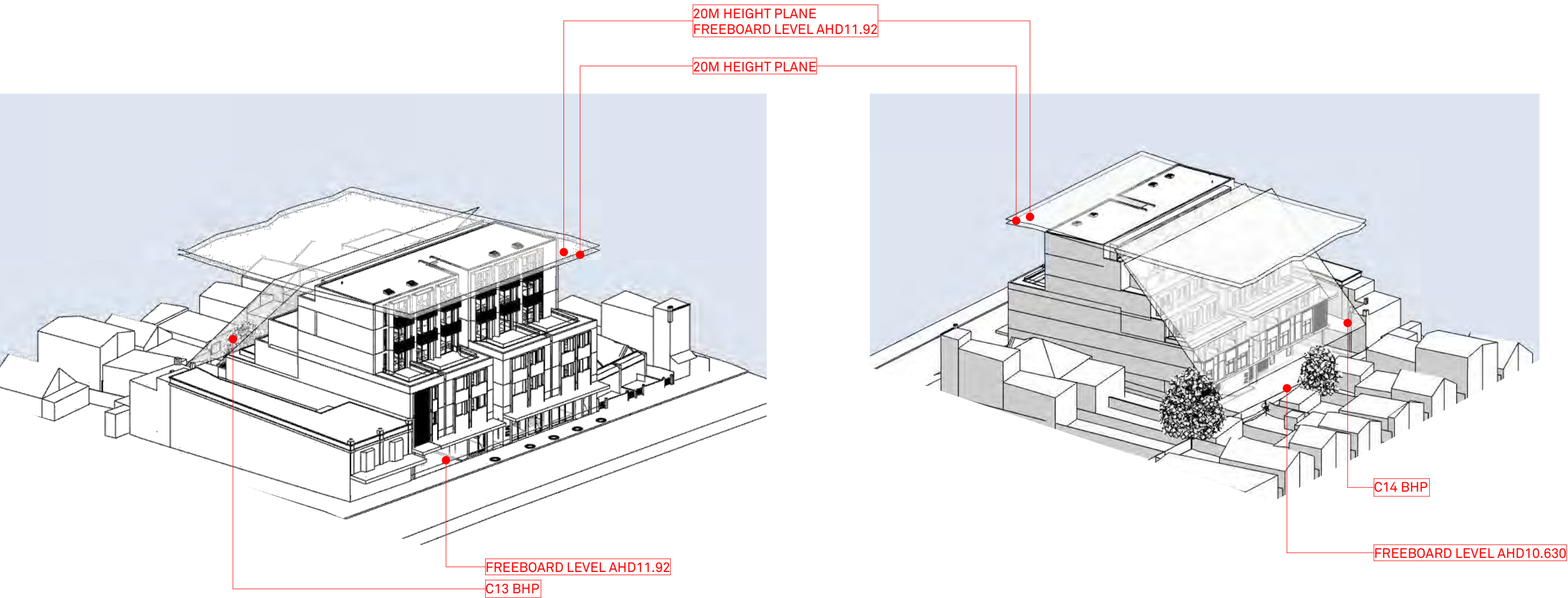
DRAWING NO.
A-1317

DRAWING
GFA CALCULATION

ISSUE
04

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536





315i

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03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1452A

DRAWING NO.
A-1320

DRAWING
HEIGHT PLANE

ISSUE
05

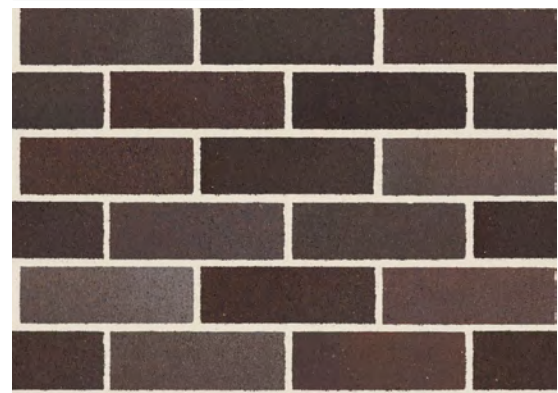
ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536



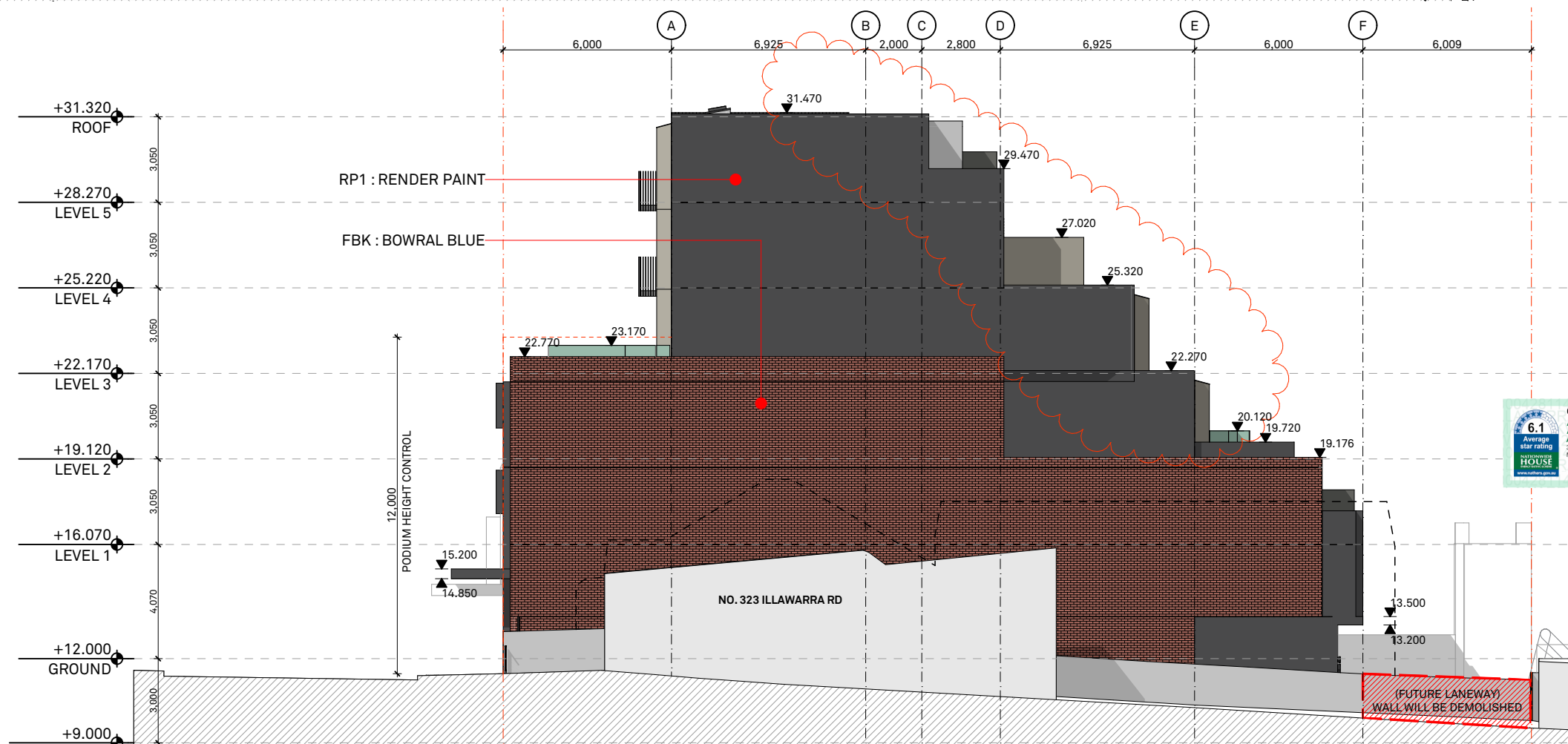
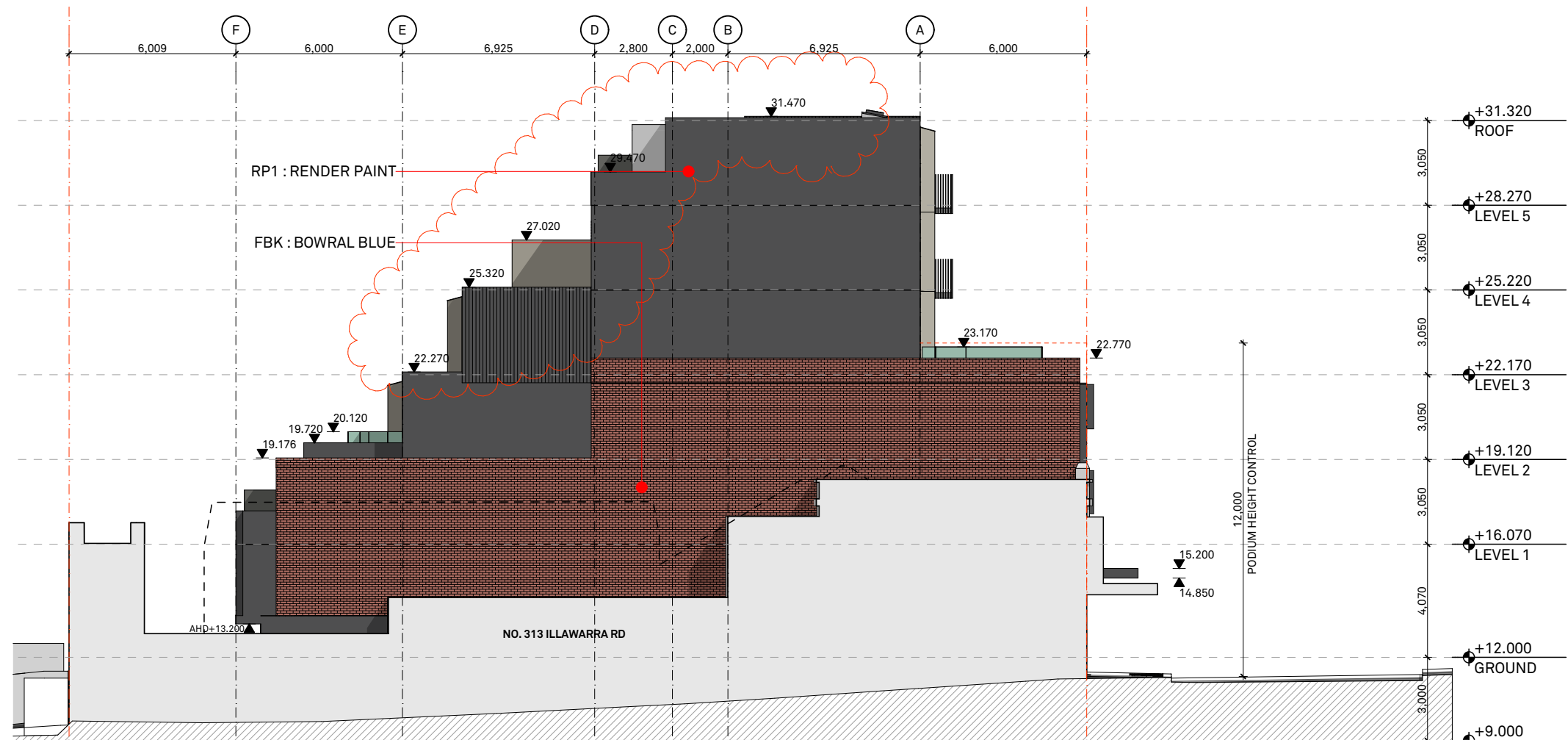
RP1 : RENDER PAINT - DULUX COLORBOND MONUMENT



FBK : BOWRAL BLUE 76



RP2 : RENDER PAINT - DULUX CLEAR CONCRETE



315i

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REV	DATE	ISSUE
01	7/09/2020	DA SERVICED APARTMENTS
02	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT NORTH

SCALE
1:200, 1:10,
1:5.87 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-1324

DRAWING
SIDE ELEVATION FINISHES

ISSUE
02

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

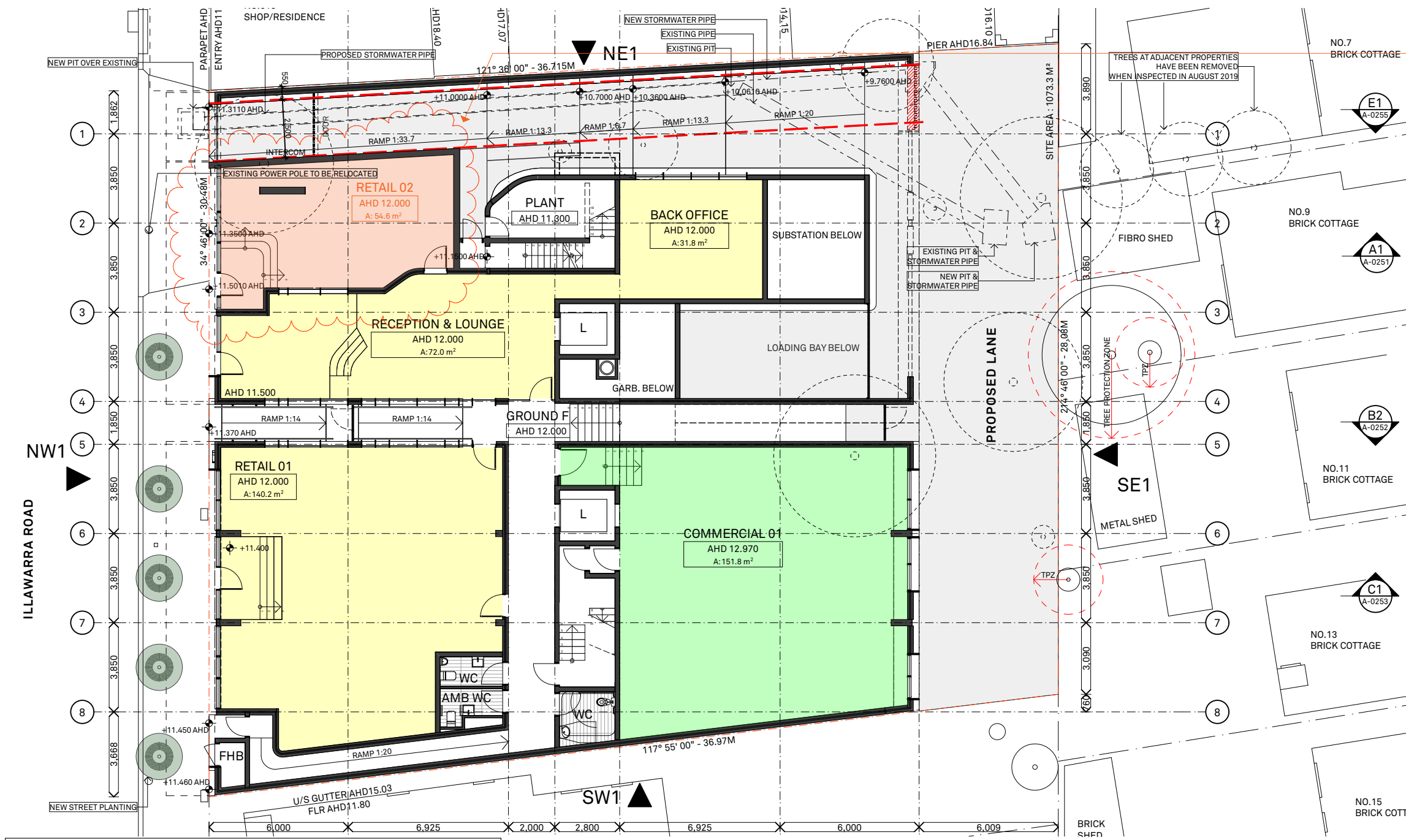
**BENSON
McCORMACK
ARCHITECTURE**

DA



POST RETAIL ADDITION ELEVATION

ELEVATION CAPTURING STREET PRESENTATION OF ADDITIONAL RETAIL TENANCY POST ADAPTATION, OVER THE LOCATION OF THE DRIVEWAY OF THE CURRENT SCHEME



POST RETAIL ADDITION PLAN 1:200

PLAN DEMONSTRATING ADDITION OF RETAIL TENANCY OVER THE DRIVEWAY OF THE CURRENT SCHEME, PROVIDING ACCESS FROM BOTH ILLAWARRA ROAD AND RECEPTION CORRIDOR.

CURRENT SCHEME GFA
SITE AREA 1073.3 m²

Gross Floor Area	
Home Story Name	Measured GFA sqm
BASEMENT 1	35.9
GROUND	483.6
LEVEL 1	590.1
LEVEL 2	551.3
LEVEL 3	386.7
LEVEL 4	268.3
LEVEL 5	238.0
TOTAL GFA	2,553.9 m²

FSR = 2.379 : 1

POST RETAIL ADDITION GFA
SITE AREA 1073.3 m²

Gross Floor Area	
Home Story Name	Measured GFA sqm
BASEMENT 1	35.9
GROUND	483.6 + 54.6
LEVEL 1	590.1
LEVEL 2	551.3
LEVEL 3	386.7
LEVEL 4	268.3
LEVEL 5	238.0
TOTAL GFA	2,608.5 m²

FSR = 2.430 : 1

315i

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REV	DATE	ISSUE
01	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen

PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-1343

DRAWING
DIAGRAMS; PROPOSED ADDITIONAL RETAIL

ISSUE
01

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON MCCORMACK ARCHITECTURE