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11 BEACH STREET FRANKSTON, VICTORIA

ADVERTISED
PLAN

SITE DETAILS

STREET ADDRESS
11 BEACH STREET, FRANKSTON
VICTORIA 3199

COUNTRY
BUNURONG

LOT / PLAN
LOT 10 LP8386

LOCAL COUNCIL
FRANKSTON CITY COUNCIL

PLANNING SCHEME ZONE
MIXED USE ZONE

PLANNING SCHEME OVERLAYS
DESIGN DEVELOPMENT OVERLAY
PARKING OVERLAY
SPECIAL BUILDING OVERLAY
AREA OF ABORIGINAL CULTURAL
HERITAGE SENSITIVITY

DATUMS & LEVELS

THE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED BASED ON THE FEATURES & LEVELS SURVEY PREPARED BY RESCOM CONSULTING ENGINEERS DATED 17.01.2023. THE LEVELS ON THE SURVEY PLAN ARE TO THE AUSTRALIAN HEIGHT DATUM.

THE LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE TO THE AUSTRALIAN HEIGHT DATUM BASED ON THE INFORMATION CONTAINED IN THE SURVEY PLAN.

THE ARCHITECTURAL DRAWINGS USE THE TERMS *AHD* AND *RL* INTERCHANGEABLY AND LEVELS DENOTED BY BOTH TERMS REFERENCE THE SAME AUSTRALIAN HEIGHT DATUM AS THE FEATURE & LEVELS SURVEY.

PROJECT TEAM

DEVELOPER
CAAMCo™

ARCHITECT
CALEB SMITH ARCHITECT &
JAMES D HARBARD ARCHITECT

TOWN PLANNER
PROURBAN

STRUCTURE & CIVIL
NDY STRUCTURES

SERVICES ENGINEER
IGS INTEGRATED SERVICES GROUP

LAND SURVEYOR
RESCOM

ESD CONSULTANT
IGS INTEGRATED SERVICES GROUP

TRAFFIC CONSULTANT
TRAFFIX GROUP

WASTE CONSULTANT
TRAFFIX GROUP

ARBORIST
HOMWOOD CONSULTING

CULTURAL HERITAGE
LANDSKAPE

WIND CONSULTANT
MEL CONSULTANTS

LANDSCAPE ARCHITECT
JOHN PATRICK LANDSCAPE ARCHITECTS

DRAWING LIST

SITE INFORMATION

A000 COVER PAGE & CONTEXT PLAN
A001 EXISTING SITE PLAN
A002 DEMOLITION PLAN
A003 PROPOSED SITE PLAN

A005 PROPOSED EXTERNAL MATERIALS

GENERAL ARRANGEMENT PLANS

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A099 BASEMENT B1 PLAN
A100 GROUND FLOOR PLAN
A100M MEZZANINE FLOOR PLAN
A101 LEVEL 1 PLAN
A102 LEVEL 2 PLAN
A103 LEVEL 3 PLAN
A104 LEVEL 4 PLAN
A105 LEVEL 5-7 PLAN
A108 LEVEL 8 PLAN
A109 LEVEL 9-12 PLAN
A113 LEVEL 13 PLAN
A114 ROOF PLAN

ELEVATIONS

A400 WEST & EAST ELEVATIONS
A401 SOUTH & NORTH ELEVATIONS

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A501 SECTION B-B

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A901 APARTMENT TYPE B1.0, B2.0 & B2.1
A902 APARTMENT TYPE A1.2 & A3.0
A903 APARTMENT TYPE B3.0 & B3.1
A904 APARTMENT TYPE B4.0 & B4.1
A905 APARTMENT TYPE C1.0

OTHER DOCUMENTS

URBAN CONTEXT REPORT

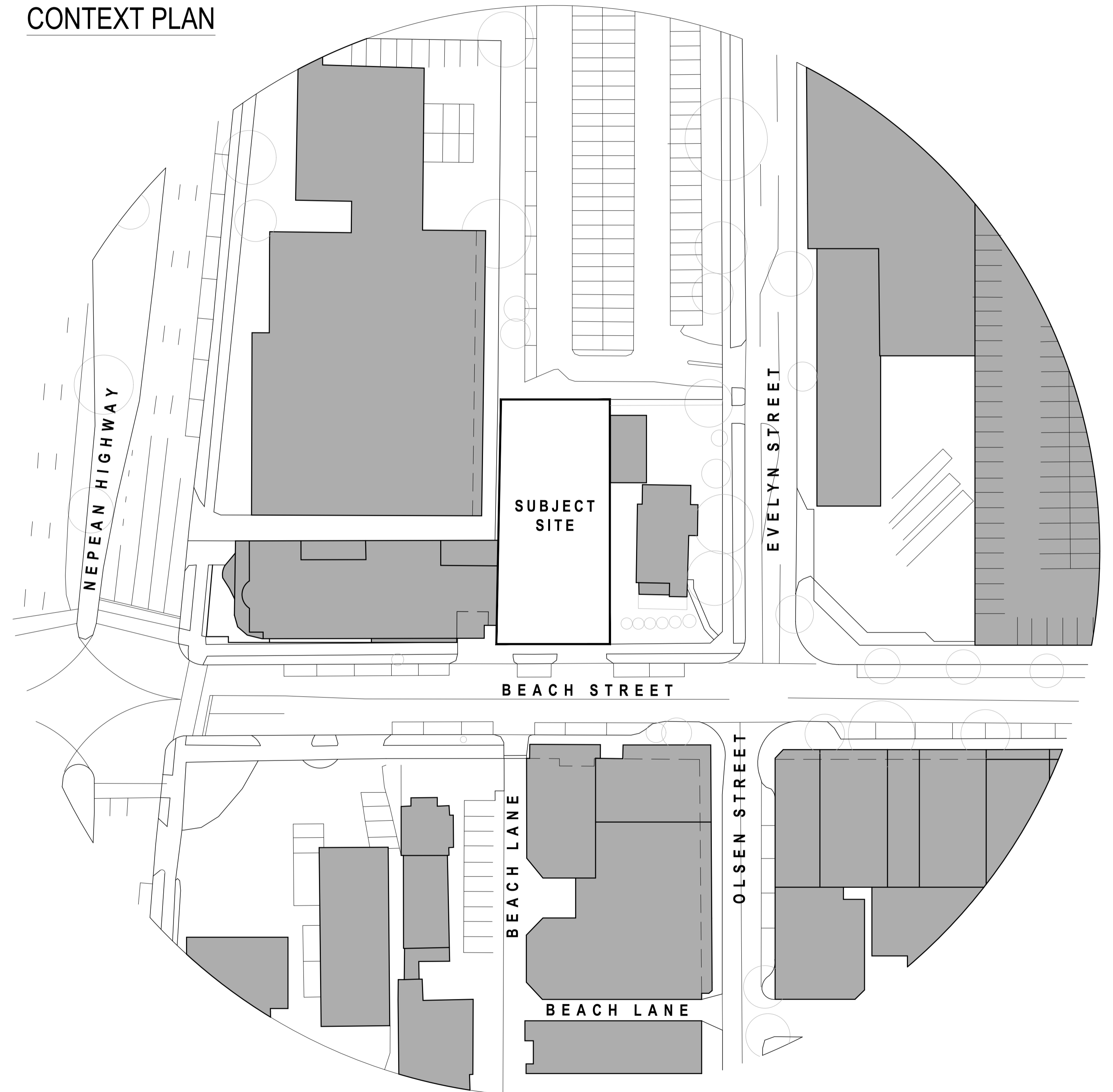
SCH-001 DEVELOPMENT SUMMARY
SCH-002 APARTMENT SUMMARY

SHD-01 SHADOW STUDY 10AM 22 SEPT
SHD-02 SHADOW STUDY 11AM 22 SEPT
SHD-03 SHADOW STUDY 12NOON 22 SEPT
SHD-04 SHADOW STUDY 1PM 22 SEPT
SHD-05 SHADOW STUDY 2PM 22 SEPT

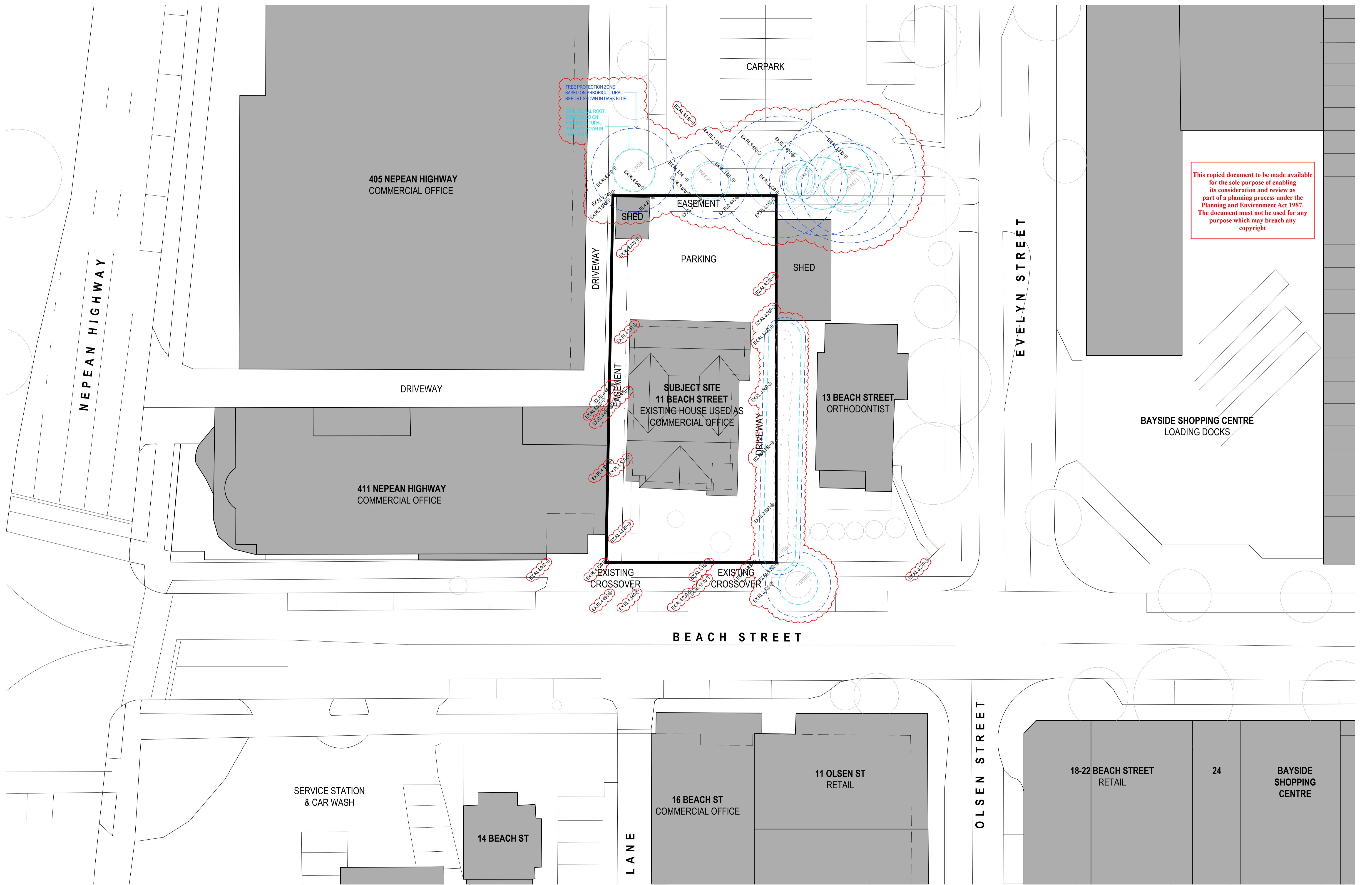
SHD-06 SHADOW STUDY 10AM 31 OCT
SHD-07 SHADOW STUDY 11AM 31 OCT
SHD-08 SHADOW STUDY 12NOON 31 OCT
SHD-09 SHADOW STUDY 1PM 31 OCT
SHD-10 SHADOW STUDY 2PM 31 OCT

SHD-11 SHADOW STUDY 10AM 22 DEC
SHD-12 SHADOW STUDY 11AM 22 DEC
SHD-13 SHADOW STUDY 12NOON 22 DEC
SHD-14 SHADOW STUDY 1PM 22 DEC
SHD-15 SHADOW STUDY 2PM 22 DEC

CONTEXT PLAN



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D	06.06.24	ISSUED FOR DTP RFI SUBMISSION

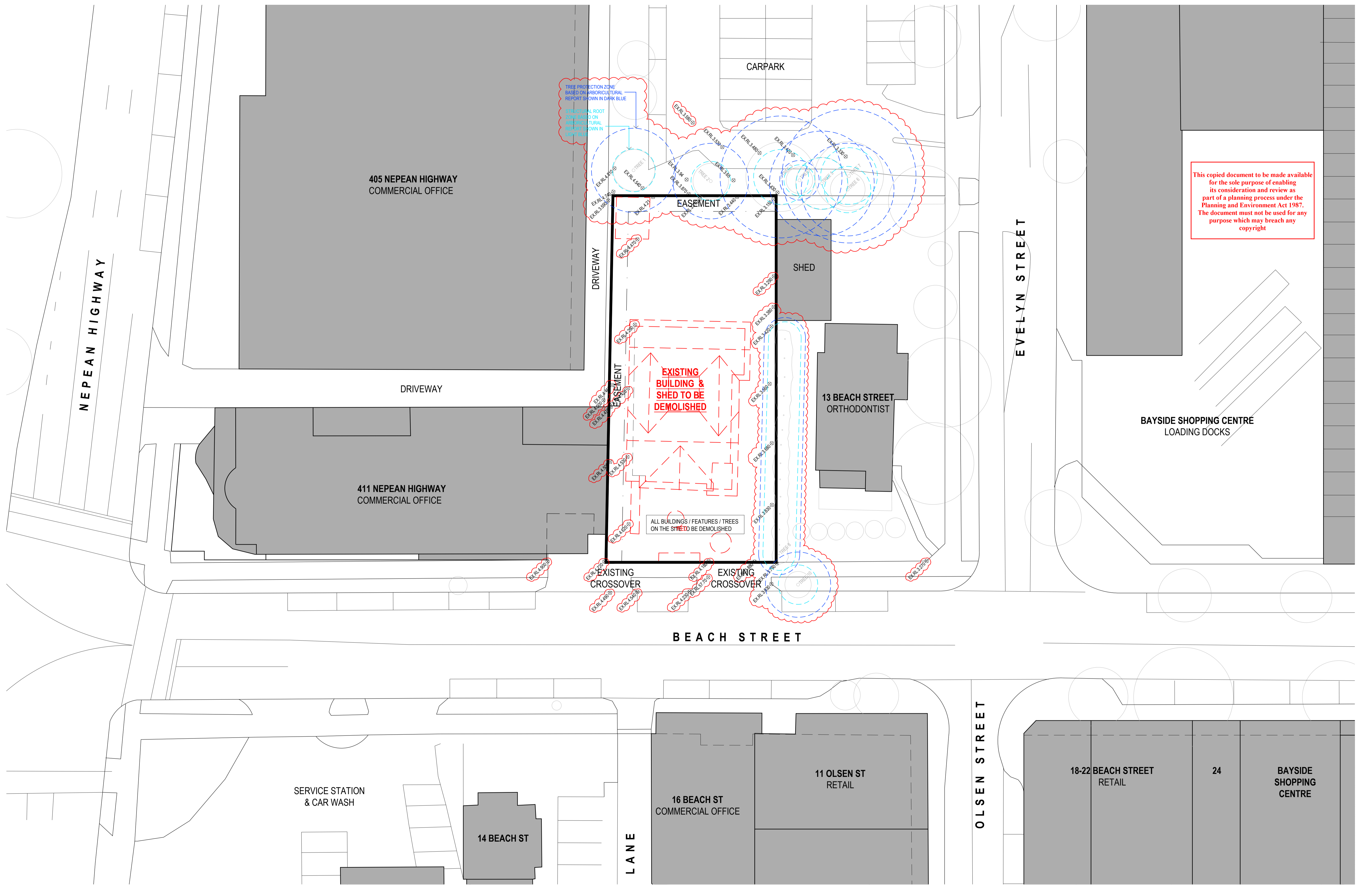
NOT FOR CONSTRUCTION

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CAAMCo™
PROJECT NO.
2205
PROJECT ADDRESS
11 BEACH STREET
FRANKSTON

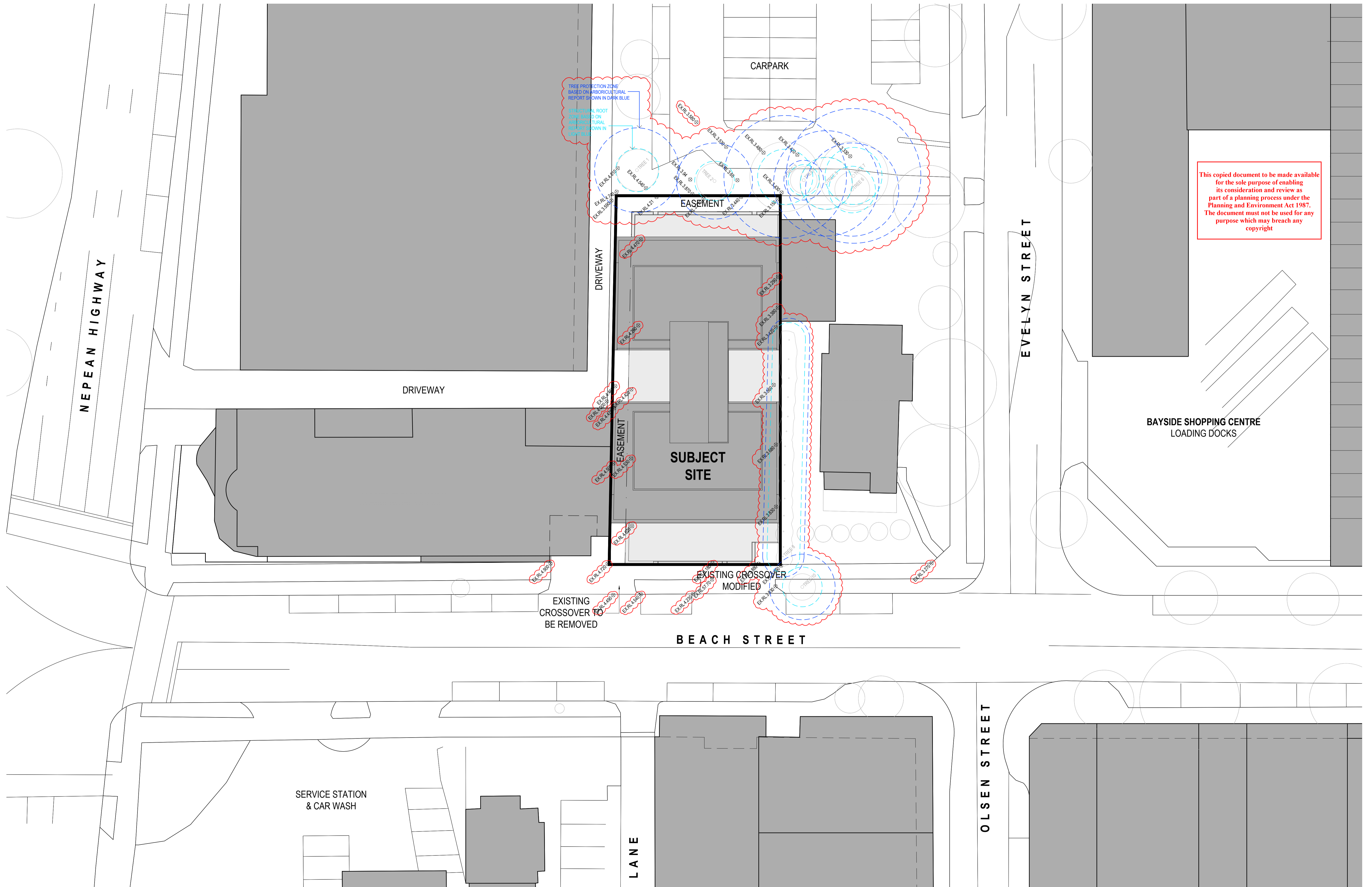
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DATE
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A001
REV
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PLAN**



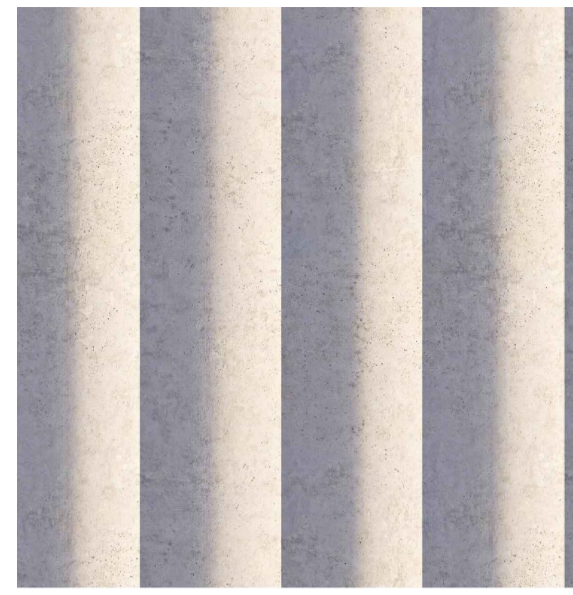
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CONCRETE



CODE: C-01 DESCRIPTION: ARCHITECTURAL CONCRETE
MATERIAL: PRE-CAST CONCRETE PANELS WITH SCALLOPED CURVED PROFILE
FINISH: OFF-FORM FINISH CLASS 1
COLOUR: WHITE BRIGHTONLITE CEMENT (INTEGRAL OXIDE COLOUR)

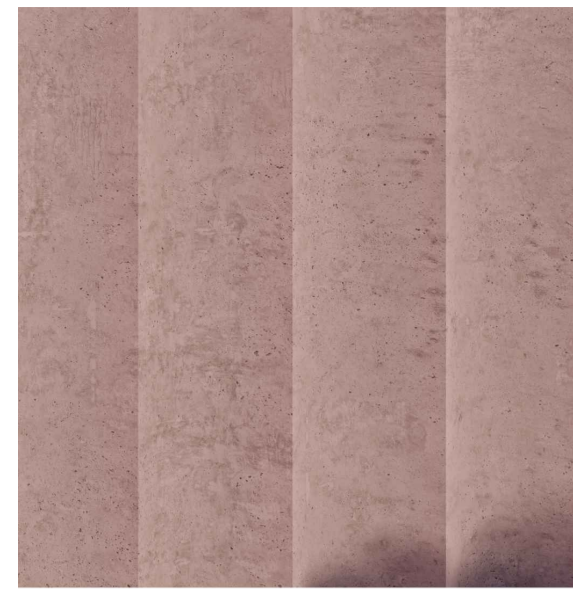


CODE: C-02 DESCRIPTION: ARCHITECTURAL CONCRETE
MATERIAL: PRE-CAST CONCRETE PANELS
FINISH: OFF-FORM FINISH CLASS 1
COLOUR: WHITE BRIGHTONLITE CEMENT (INTEGRAL OXIDE COLOUR)



CODE: C-03 DESCRIPTION: ARCHITECTURAL CONCRETE
MATERIAL: INSITU CONCRETE COLUMNS & SLABS
FINISH: OFF-FORM FINISH CLASS 2
COLOUR: WHITE BRIGHTONLITE CEMENT (INTEGRAL OXIDE COLOUR)

CONCRETE CON'T



CODE: C-04 DESCRIPTION: ARCHITECTURAL CONCRETE
MATERIAL: PRE-CAST CONCRETE PANELS WITH SCALLOPED CURVED PROFILE
FINISH: OFF-FORM FINISH CLASS 1
COLOUR: TERRACOTTA / NATURAL RED OXIDE COLOUR (INTEGRAL OXIDE COLOUR)



CODE: C-05 DESCRIPTION: ARCHITECTURAL CONCRETE
MATERIAL: PRE-CAST CONCRETE PANELS
FINISH: OFF-FORM FINISH CLASS 1
COLOUR: TERRACOTTA / NATURAL RED OXIDE COLOUR (INTEGRAL OXIDE COLOUR)



CODE: C-06 DESCRIPTION: ARCHITECTURAL CONCRETE
MATERIAL: INSITU CONCRETE COLUMNS & SLABS
FINISH: OFF-FORM FINISH CLASS 2
COLOUR: TERRACOTTA / NATURAL RED OXIDE COLOUR (INTEGRAL OXIDE COLOUR)

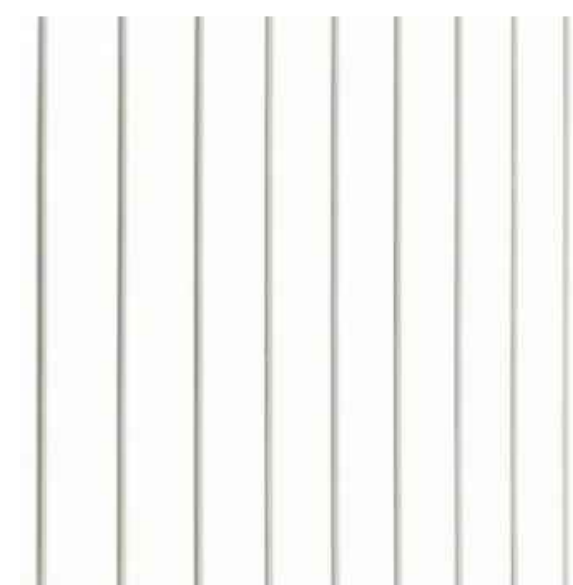
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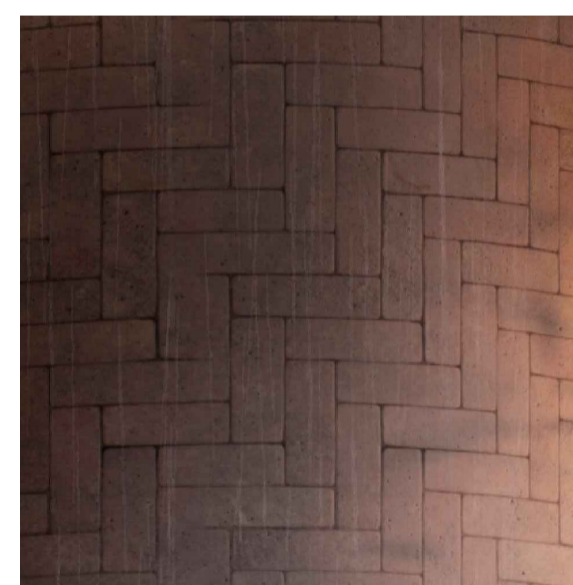
CODE: CFC-01 DESCRIPTION: EXTERNAL CLADDING
MATERIAL: COMPRESSED FIBRE CEMENT CLADDING
FINISH: RAW/NATURAL FINISH
COLOUR: FULL-DEPTH THROUGH COLOUR IN OFF-WHITE TO MATCH C-01 COLOUR



CODE: CFC-02 DESCRIPTION: EXTERNAL CLADDING
MATERIAL: COMPRESSED FIBRE CEMENT CLADDING
FINISH: RAW / NATURAL FINISH
COLOUR: FULL-DEPTH THROUGH COLOUR IN NATURAL RED / TERRACOTTA TO MATCH C-03 COLOUR



CODE: MC-01 DESCRIPTION: EXTERNAL CLADDING
MATERIAL: STANDING SEAM METAL CLADDING
FINISH: POWDERCOATED METAL
COLOUR: SURFMIST MATT COLOUR



CODE: TIL-01 DESCRIPTION: TERRACOTTA TILES
MATERIAL: TERRACOTTA
FINISH: MATT NATURAL TERRACOTTA
COLOUR: TERRACOTTA / NATURAL RED

GLAZING



CODE: GLZ-01 DESCRIPTION: FACADE GLAZING
MATERIAL: DOUBLE GLAZED WINDOWS IN POWDERCOATED ALUMINIUM FRAME (APARTMENTS)
FINISH: LOW-E NEUTRAL GLASS / POWDERCOATED ALUMINIUM
COLOUR: NEUTRAL GLASS COLOUR / GULL GREY POWDERCOAT



CODE: GLZ-02 DESCRIPTION: FACADE GLAZING
MATERIAL: DOUBLE GLAZED WINDOWS IN POWDERCOATED ALUMINIUM FRAME (GROUND FLOOR)
FINISH: LOW-E NEUTRAL GLASS / POWDERCOATED ALUMINIUM
COLOUR: NEUTRAL GLASS COLOUR / TERRACOTTA COLOUR POWDERCOAT FRAME



CODE: GLZ-03 DESCRIPTION: FACADE GLAZING
MATERIAL: SINGLE GLAZED WIND SCREEN IN POWDERCOATED ALUMINIUM FRAME
FINISH: CLEAR GLASS / POWDERCOATED ALUMINIUM
COLOUR: GULL MATT POWDERCOAT FRAME



CODE: GLZ-04 DESCRIPTION: FACADE GLAZING
MATERIAL: DOUBLE GLAZED UNIT WITH LOW-IRON CLEAR FLUTED GLASS IN POWDERCOATED ALUMINIUM FRAME
FINISH: LOW-IRON CLEAR GLASS / POWDERCOATED ALUMINIUM
COLOUR: GULL GREY MATT POWDERCOAT FRAME

BALUSTRADES & METALWORK



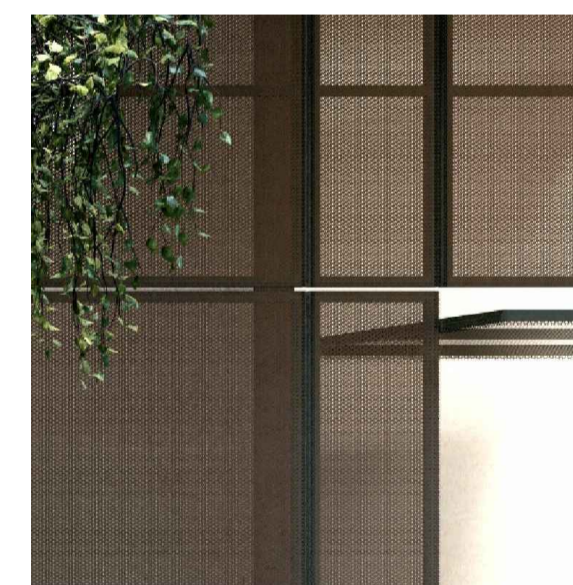
CODE: BAL-01 DESCRIPTION: BALUSTRADE
MATERIAL: METAL BALUSTRADE NOM. 50x10 VERTICALS & TOP RAIL, SOLID INFILL PANEL COVERING SLAB EDGE AND EXTENDING TO 800H ABOVE FLOOR LEVEL
FINISH: GALVANISED
COLOUR: RAW GALVANISED



CODE: BAL-02 DESCRIPTION: BALUSTRADE
MATERIAL: GLASS-FIBRE REINFORCED PLANTER BOXES WITH SCALLOPED PROFILE. METAL BALUSTRADE ON INSIDE FACE WITH NOM. 50x10 VERTICALS & TOP RAIL
FINISH: PLANTER BOXES: OFF-FORM FINISH CLASS 1, BALUSTRADE: GALVANISED
COLOUR: WHITE BRIGHTONLITE CEMENT (INTEGRAL OXIDE COLOUR) TO MATCH C-01



CODE: BAL-03 DESCRIPTION: BALUSTRADE
MATERIAL: STRUCTURALLY GLAZED GLASS BALUSTRADE WITH ALUMINIUM POST & FRAME
FINISH: CLEAR GLASS & POWDERCOATED ALUMINIUM
COLOUR: SURFMIST POWDERCOAT COLOUR



CODE: SD-01 DESCRIPTION: SECTIONAL DOOR
MATERIAL: SECTIONAL DOOR WITH EXPANDED METAL MESH CLADDING
FINISH: POWDERCOATED
COLOUR: NATURAL RED POWDERCOAT COLOUR

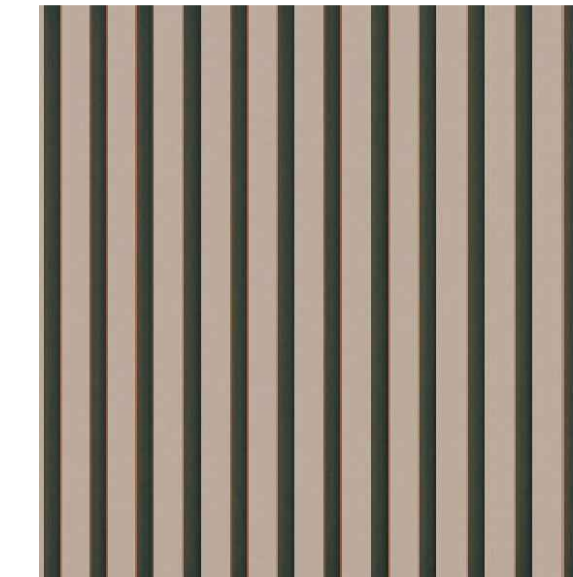


CODE: MT-01 DESCRIPTION: METAL AWNING
MATERIAL: ALUMINIUM SHEET
FINISH: POWDERCOATED
COLOUR: NATURAL RED POWDERCOAT COLOUR

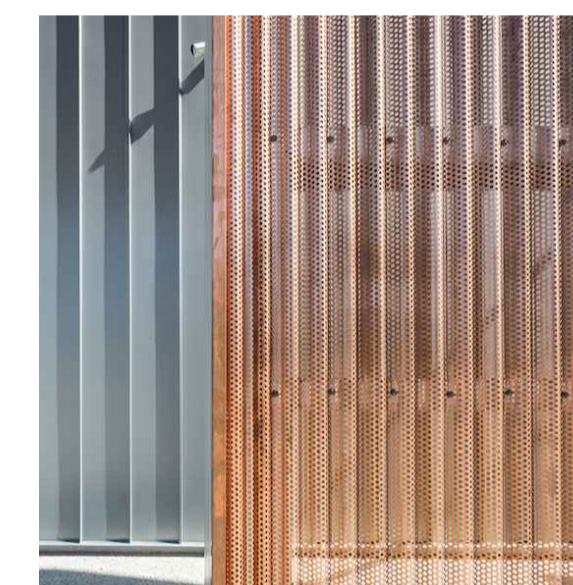
SCREENS & MESH



CODE: ME-01 DESCRIPTION: BIRD MESH
MATERIAL: BIRD-PROOF STAINLESS STEEL WIRE TENSION MESH TO WIND VENTING LEVEL
FINISH: STAINLESS STEEL
COLOUR: NATURAL STAINLESS STEEL



CODE: SCR-01 DESCRIPTION: PLANT SCREEN
MATERIAL: PLANT ROOM ALUMINIUM LOUVE SCREEN
FINISH: POWDERCOATED ALUMINIUM
COLOUR: DARK RED POWDERCOAT



CODE: SCR-02 DESCRIPTION: EXTERNAL SCREEN
MATERIAL: PERFORATED & SCALLOPED ALUMINIUM SCREEN TO BIKE STORE
FINISH: POWDERCOATED ALUMINIUM
COLOUR: NATURAL RED POWDERCOAT



CODE: SCR-03 DESCRIPTION: A/C UNIT SCREEN
MATERIAL: PERFORATED ALUMINIUM SCREEN
FINISH: POWDERCOATED ALUMINIUM
COLOUR: GULL GREY POWDERCOAT

MISC

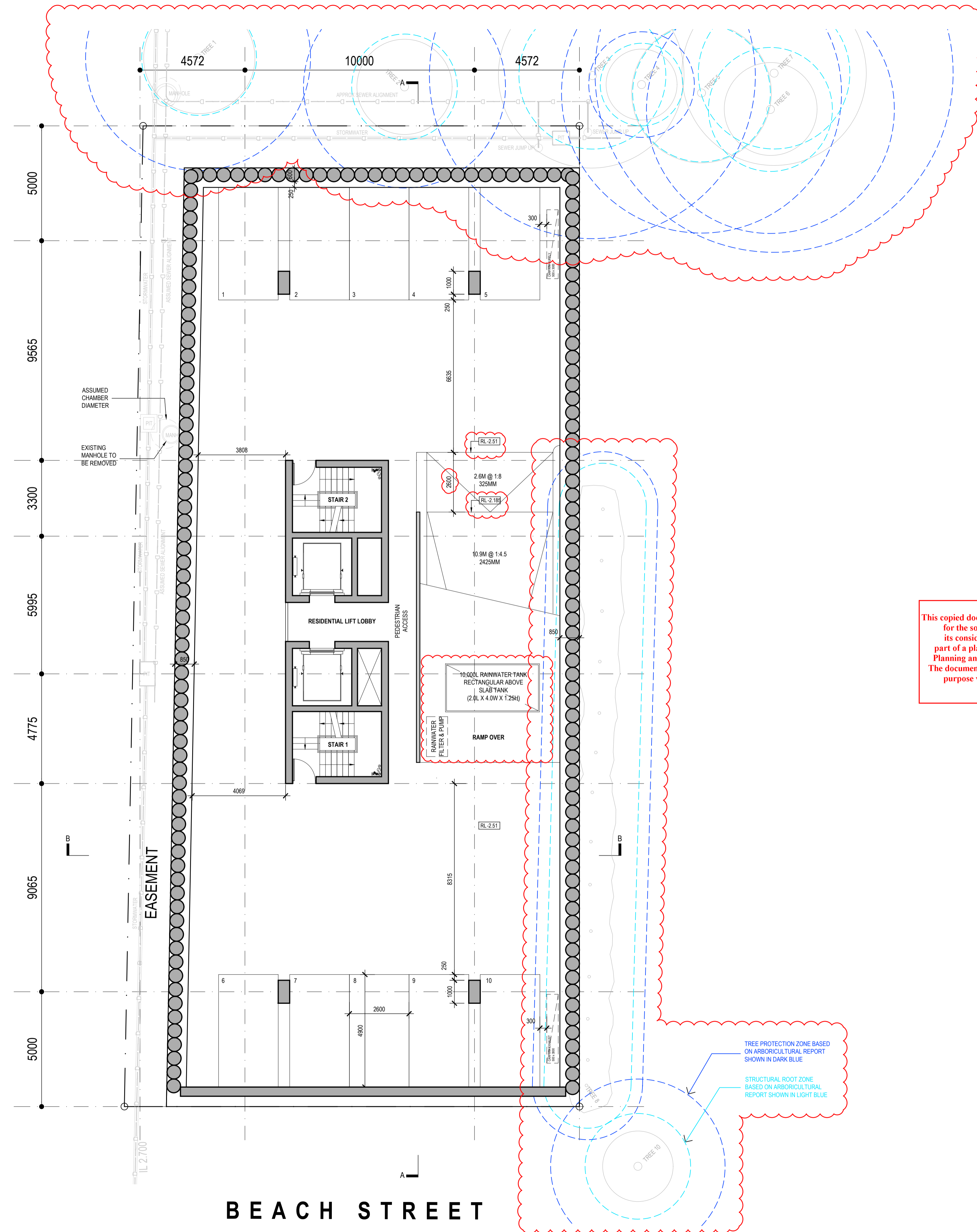


CODE: PV-01 DESCRIPTION: CRAZY PAVE
MATERIAL: CRAZY PAVE EXTERNAL PAVING
FINISH: NATURAL SPLIT STONE
COLOUR: EQUAL TO ECOOUTDOOR "LUCA"

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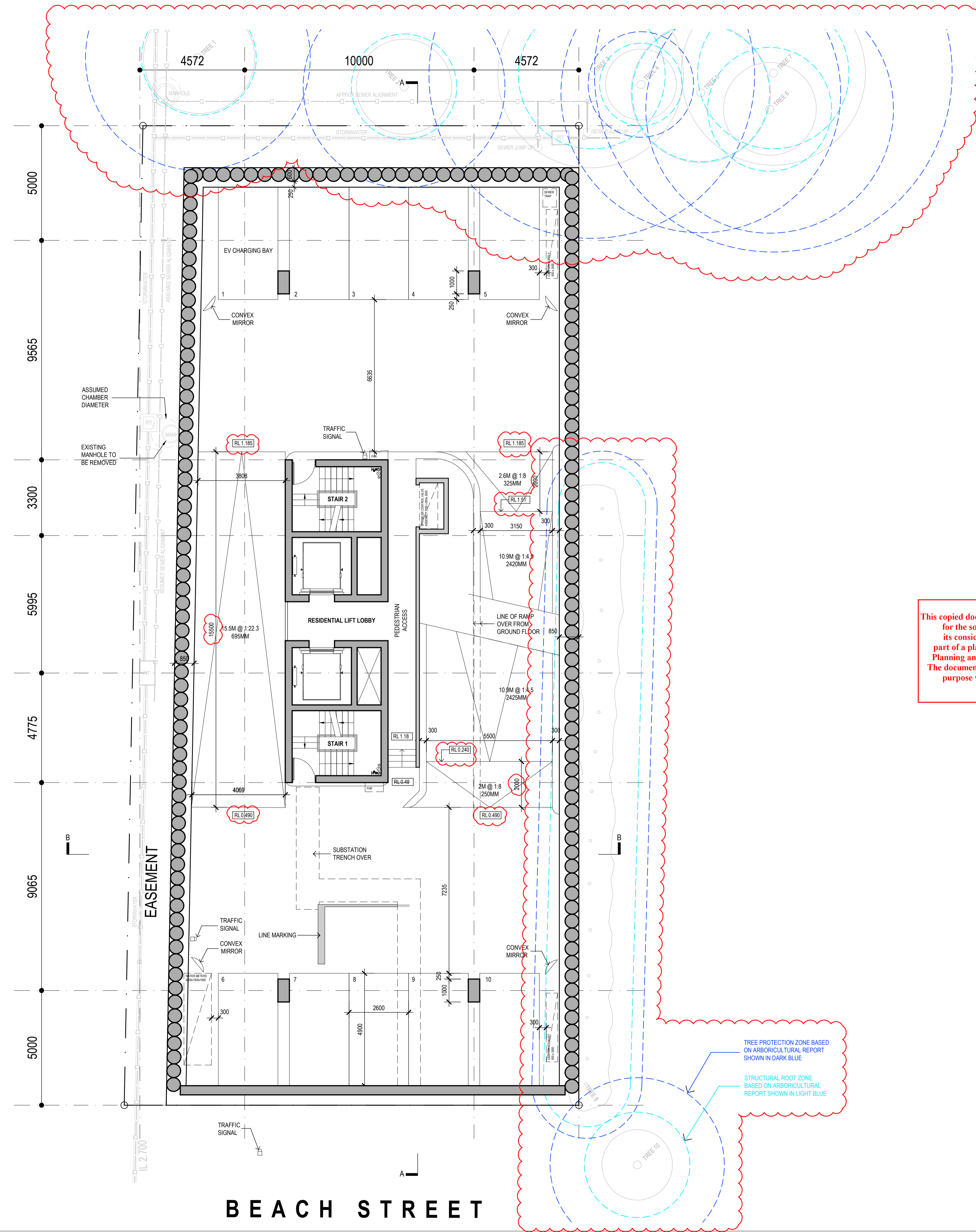
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ADVERTISED PLAN

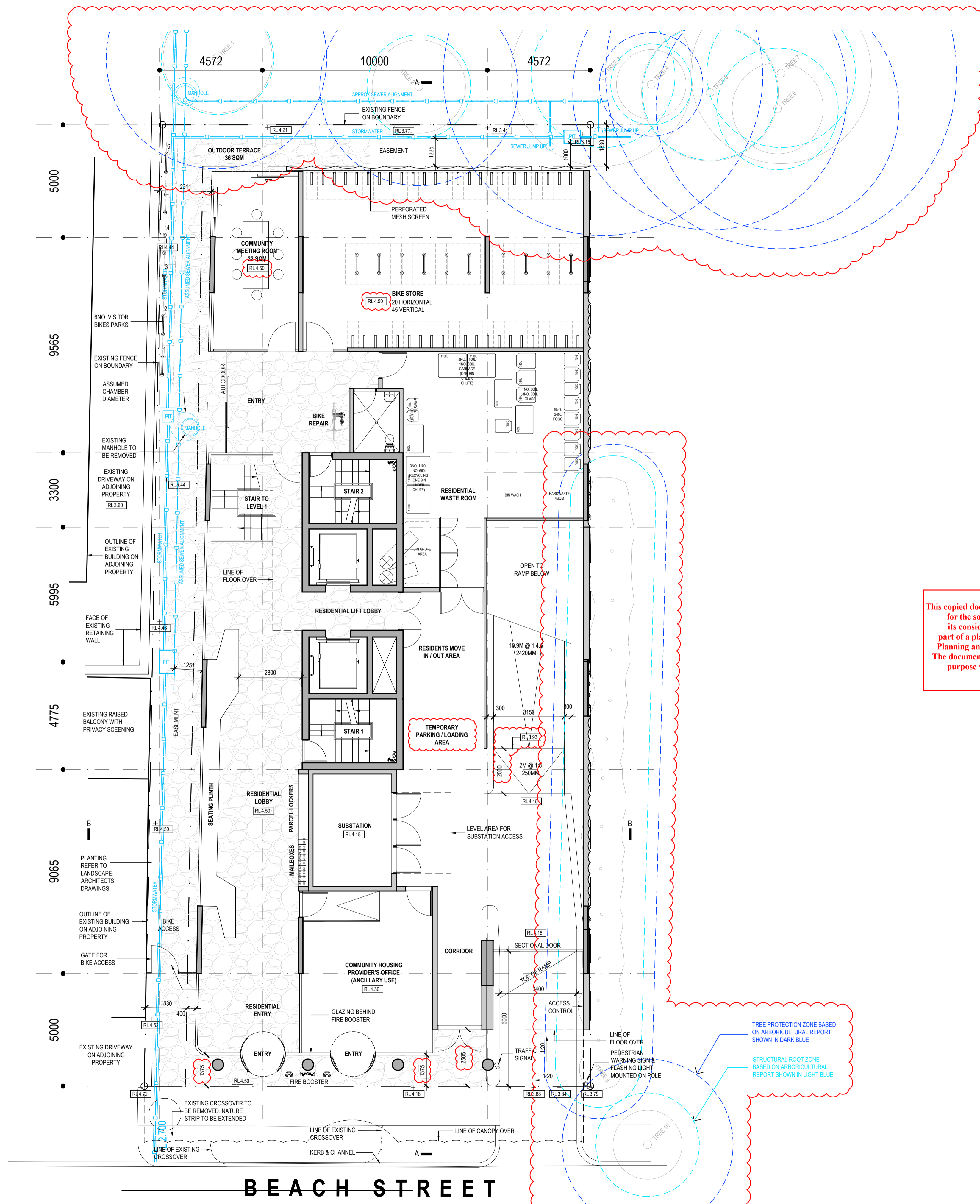


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TREE PROTECTION ZONE BASED ON ARBORICULTURAL REPORT SHOWN IN DARK BLUE
 STRUCTURAL ROOT ZONE BASED ON ARBORICULTURAL REPORT SHOWN IN LIGHT BLUE

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ADVERTISED PLAN



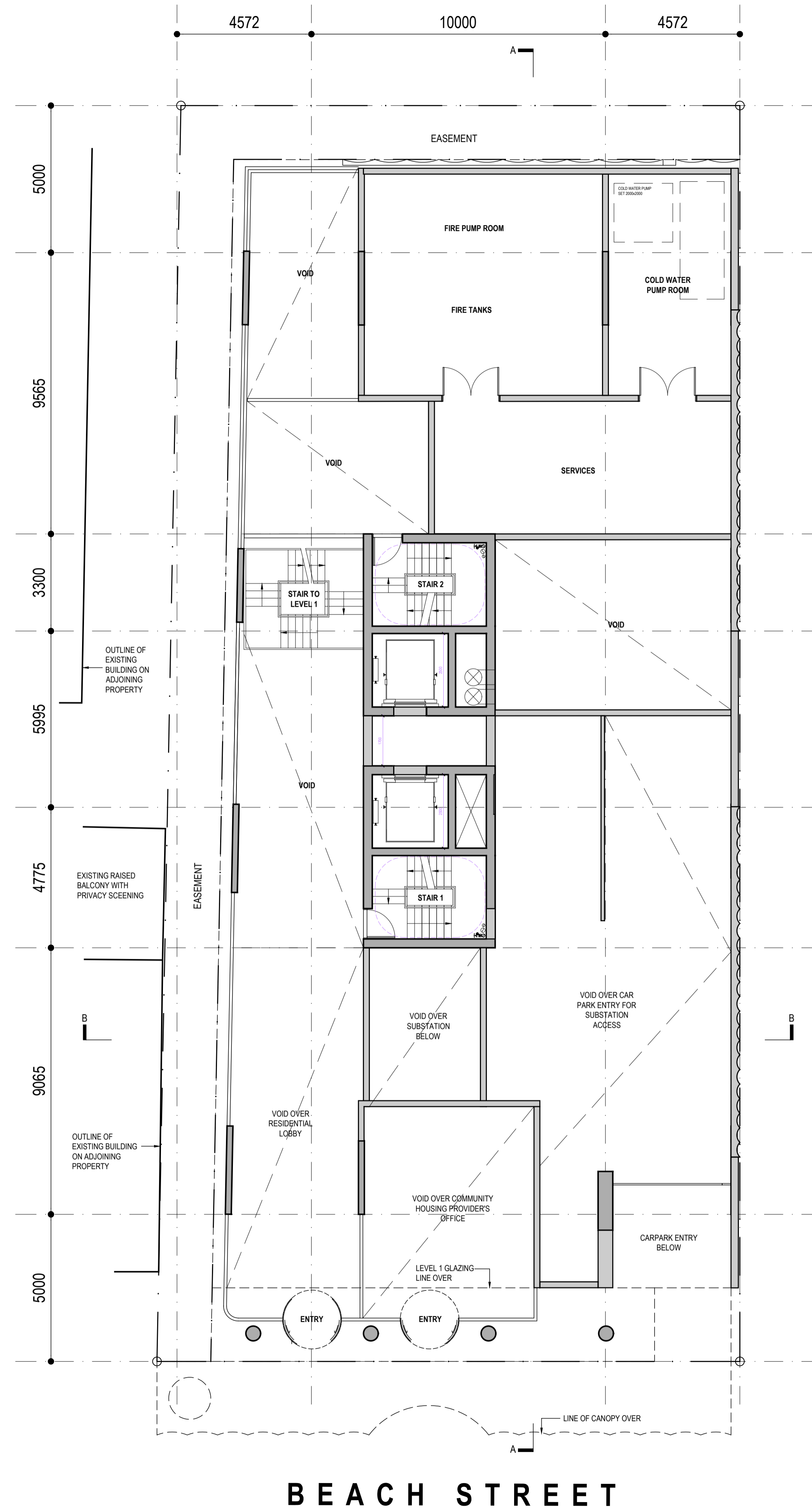
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BEACH STREET

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MENT OPTION

BEACH STREET

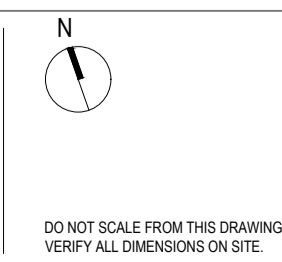
Caleb Smith Architect



mail@calebsmitharchitect.com.au
PO Box 91
Brunswick West VIC 3055
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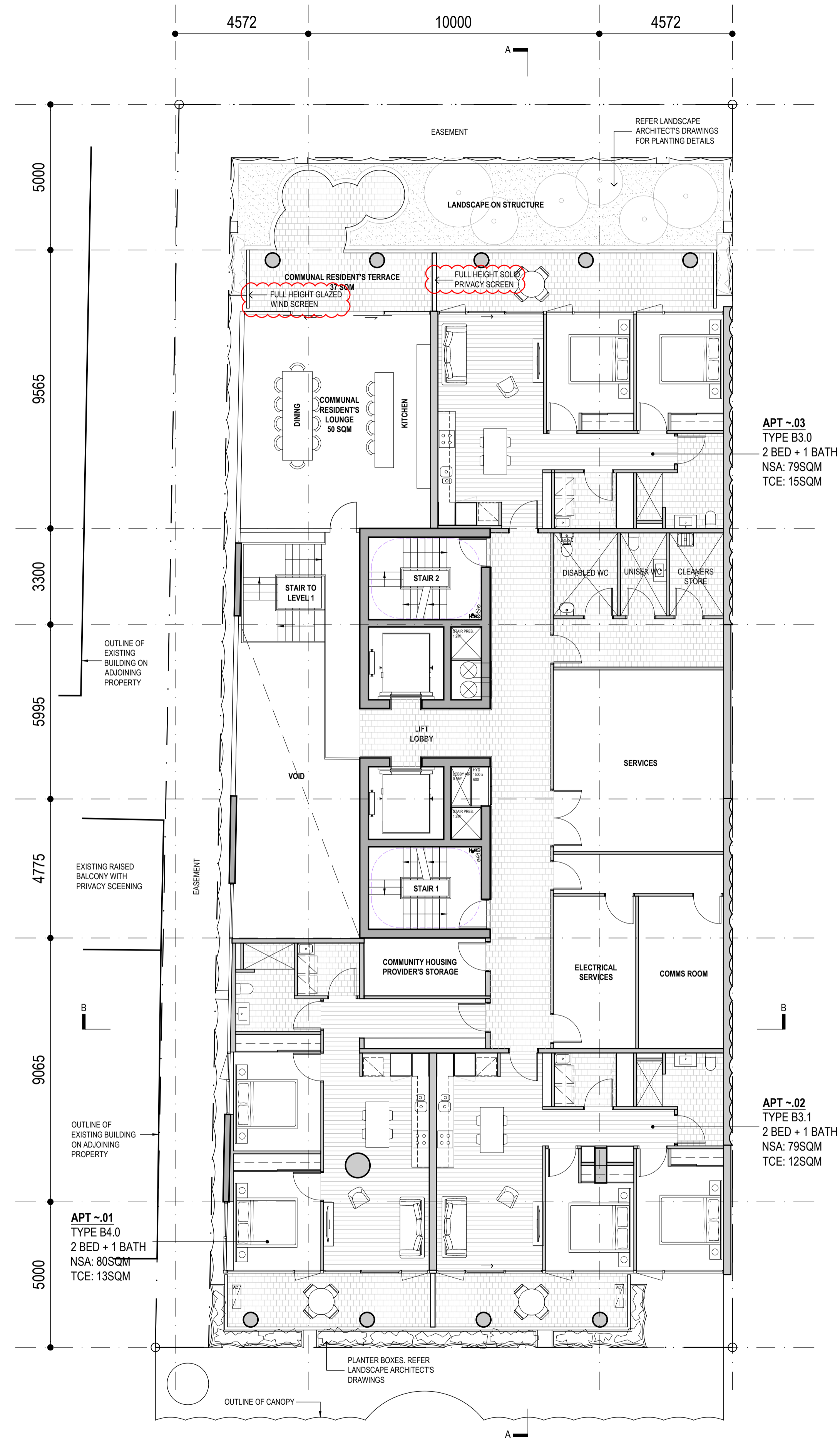
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11 BEACH STREET
FRANKSTON

TITLE
FLOOR PLAN
MEZZANINE LEVEL
DATE
06.05.24
SCALE
1:100@A1
STATUS
TP
DWG NO.
A100A
REV
C

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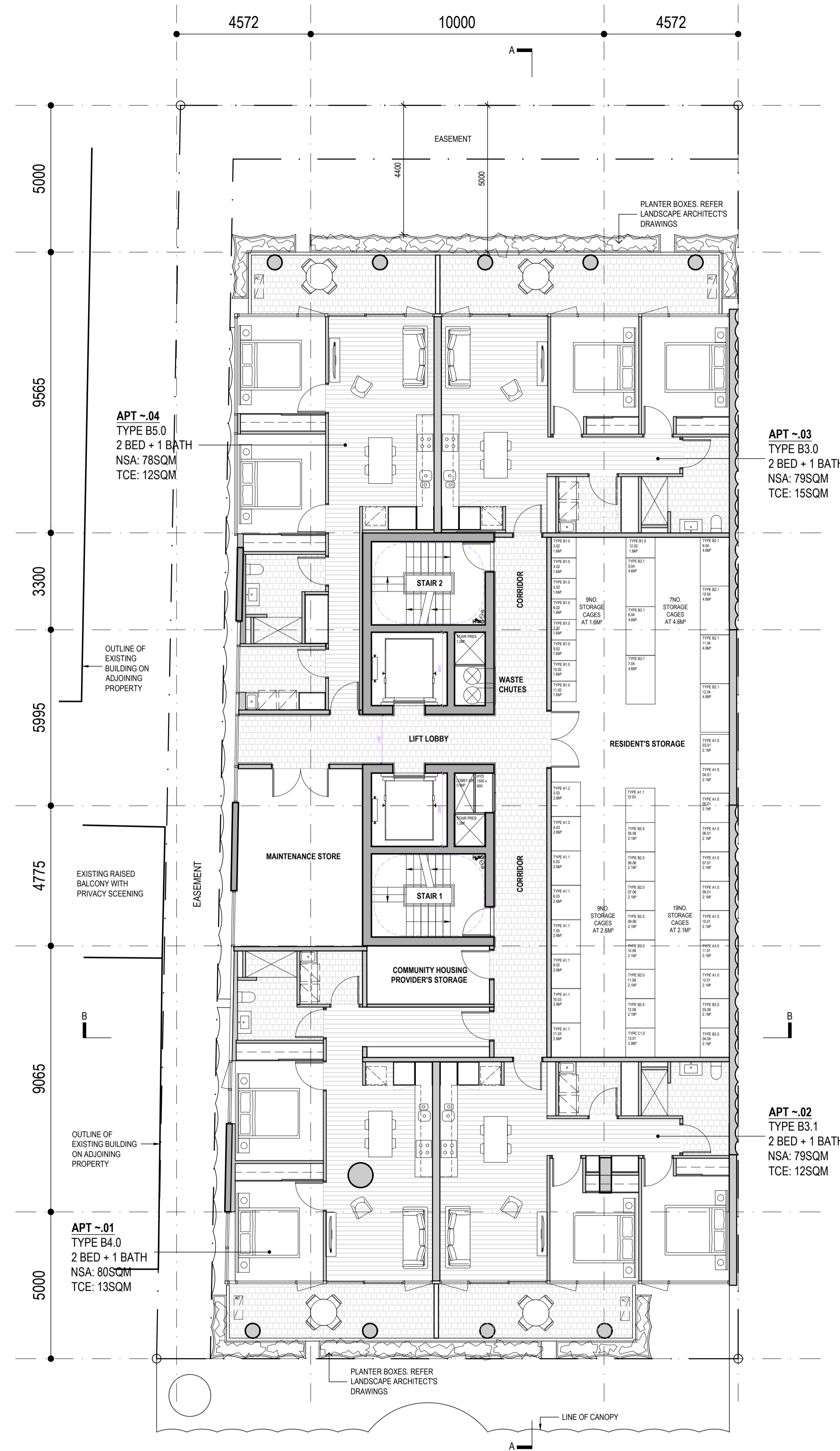


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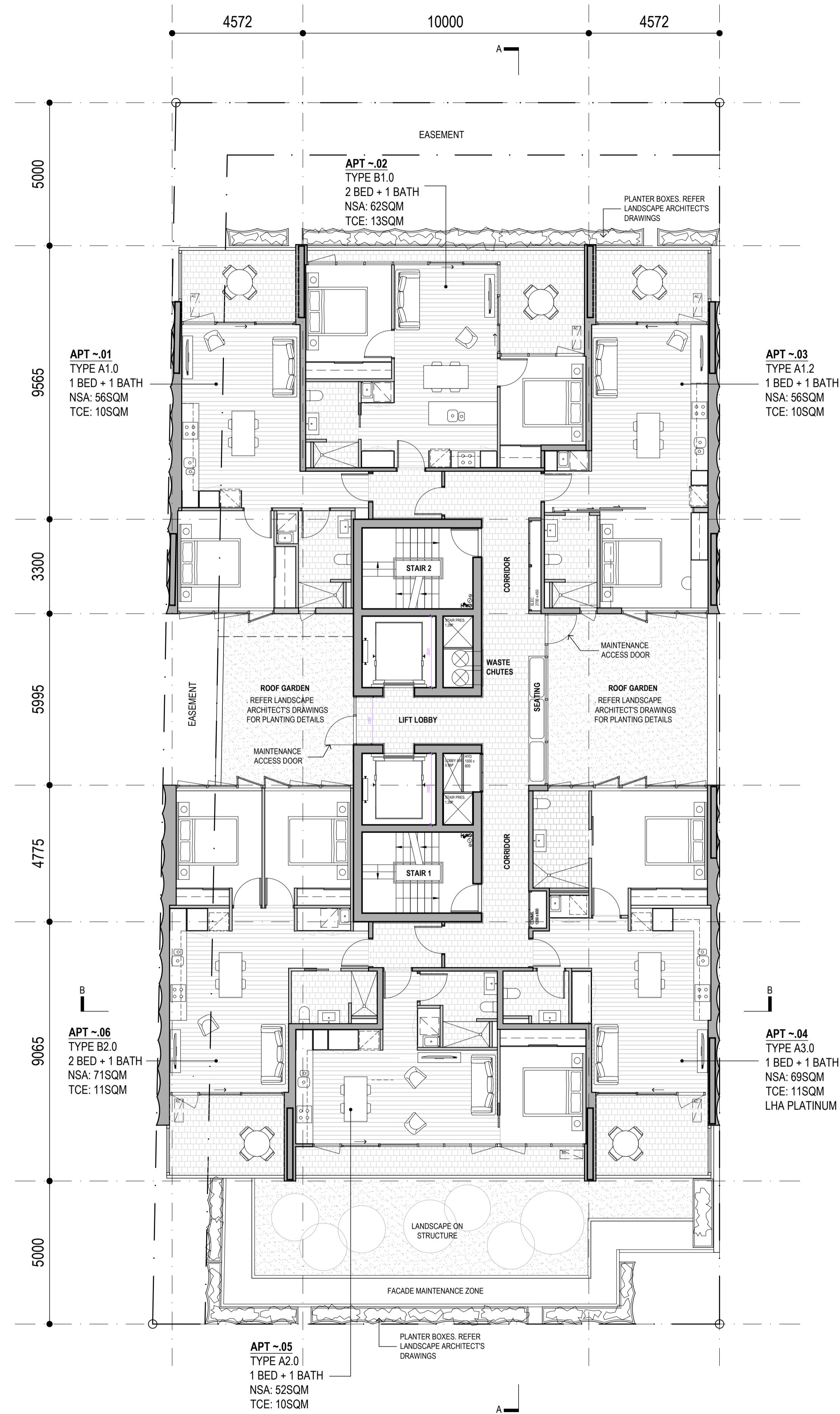
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 PROJECT ADDRESS
 11 BEACH STREET
 FRANKSTON

TITLE
 FLOOR PLAN
 LEVEL 2
 DATE
 06.05.24
 STATUS
 TP
 SCALE
 1:100@A1
 REV
 D

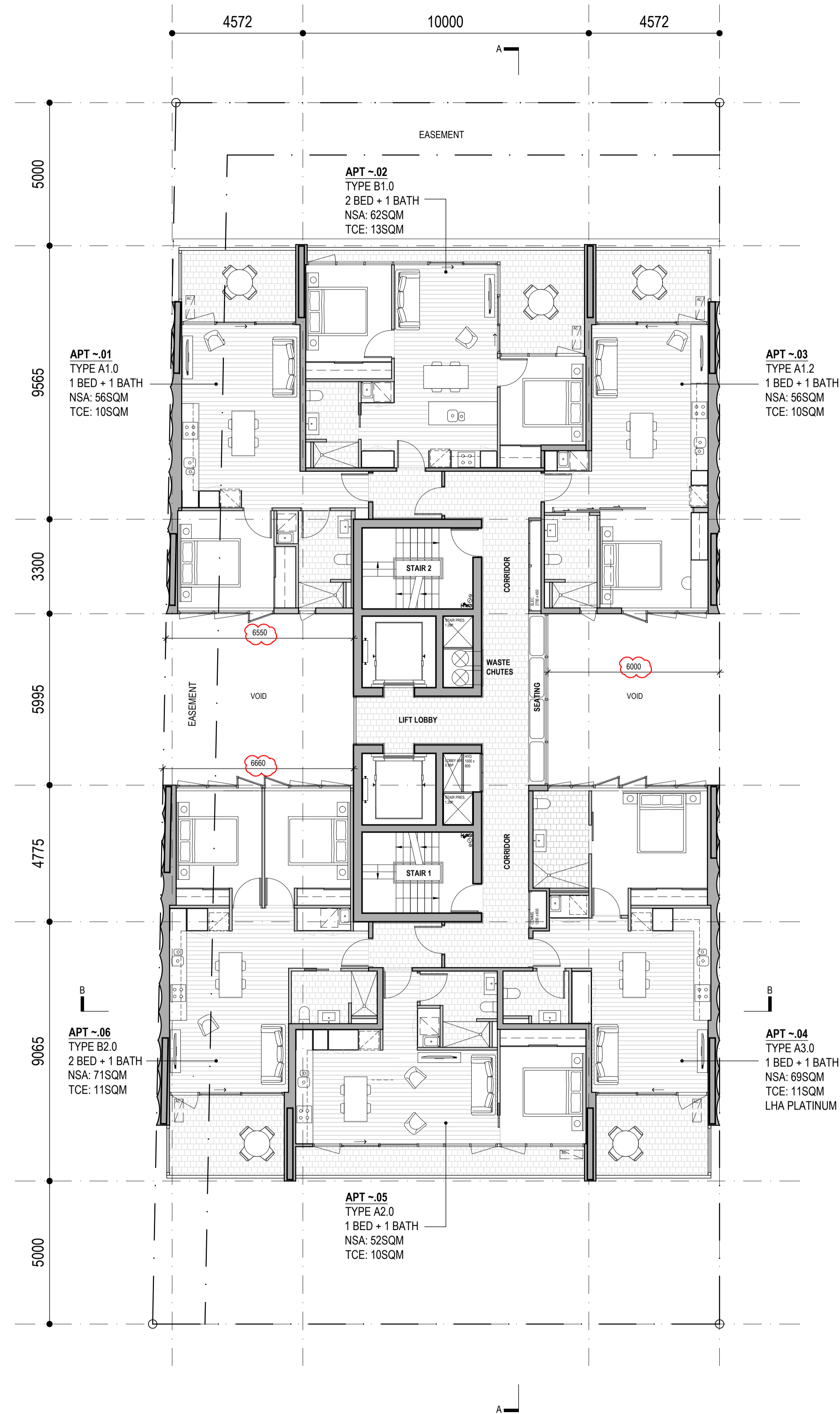
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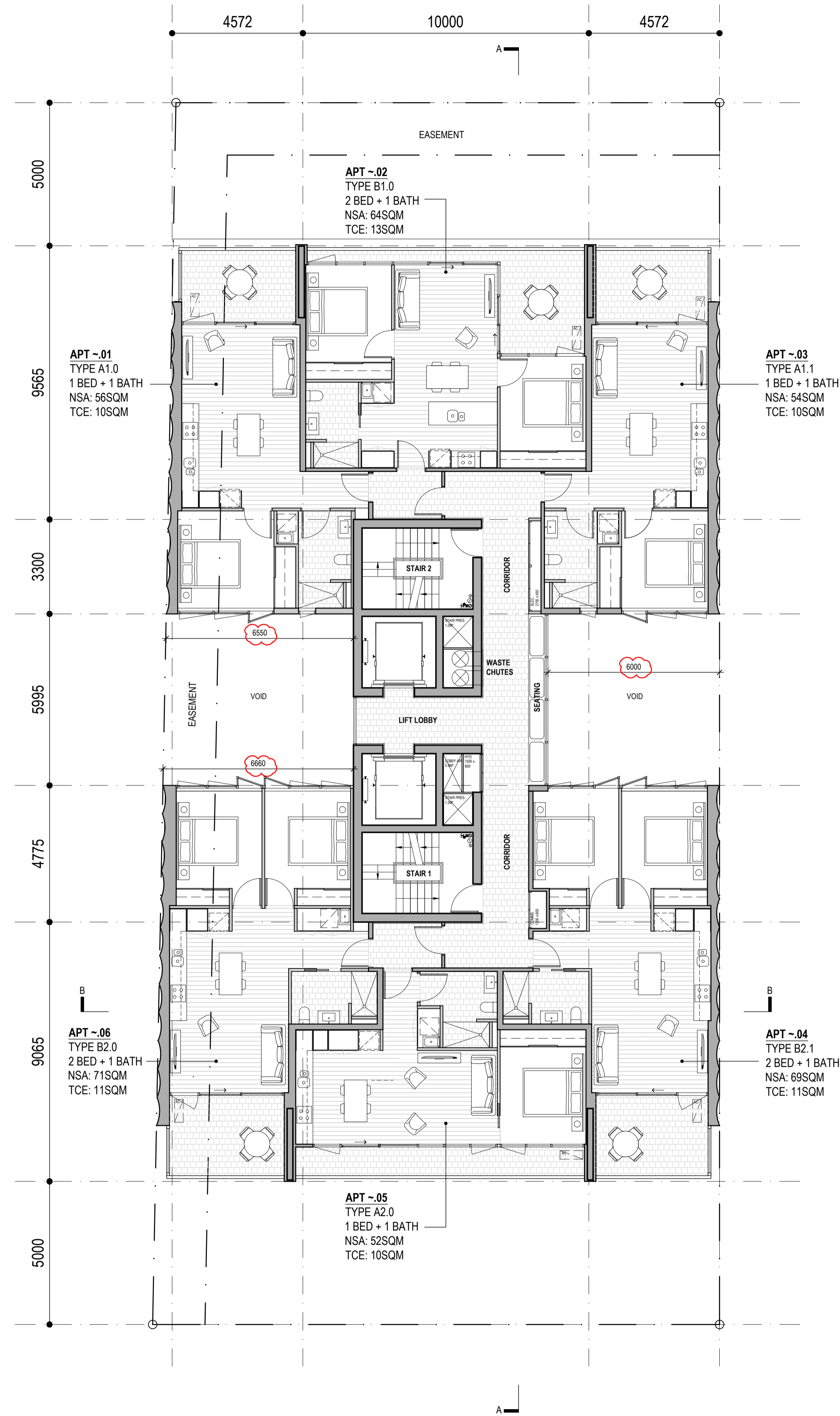
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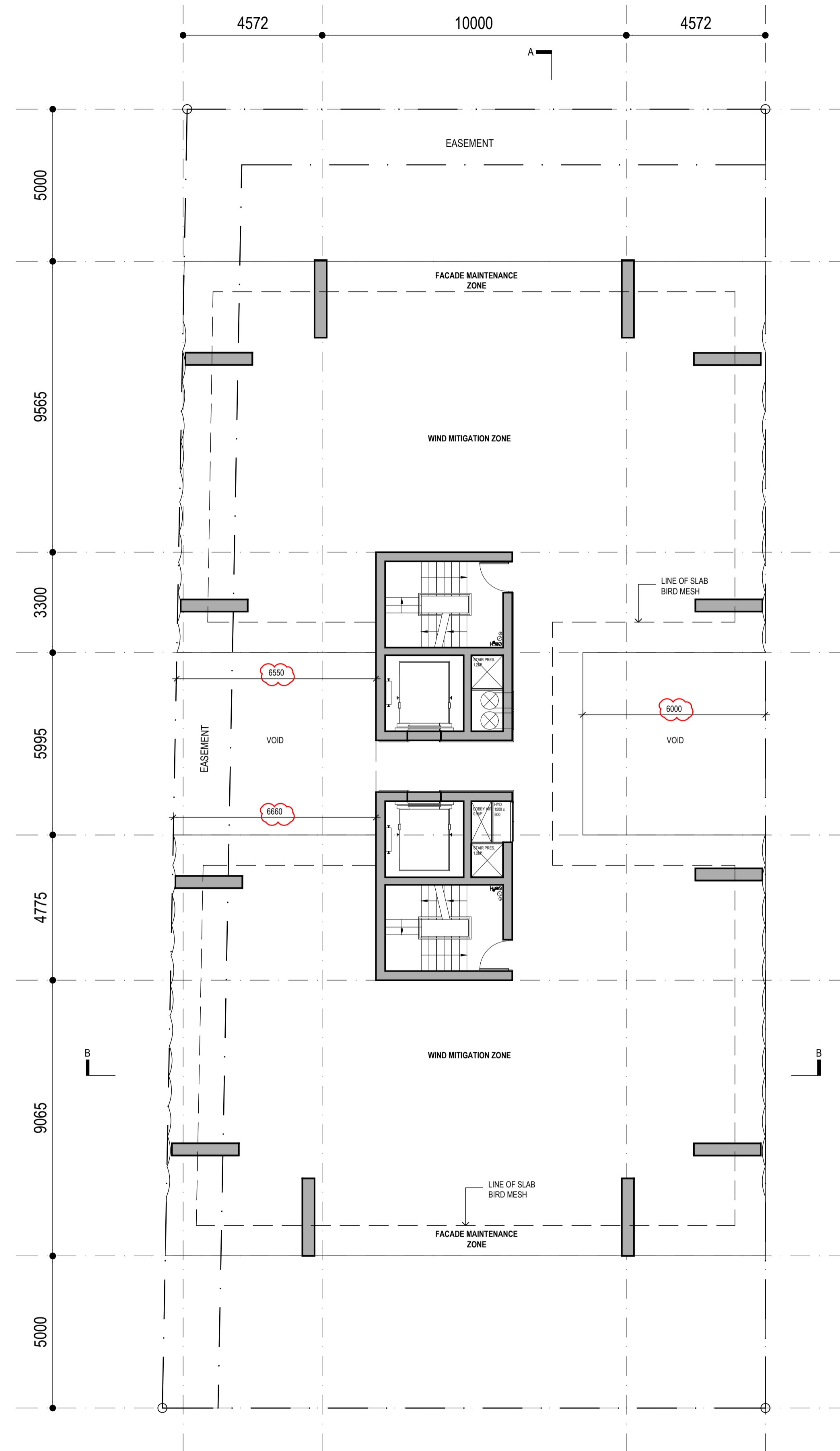
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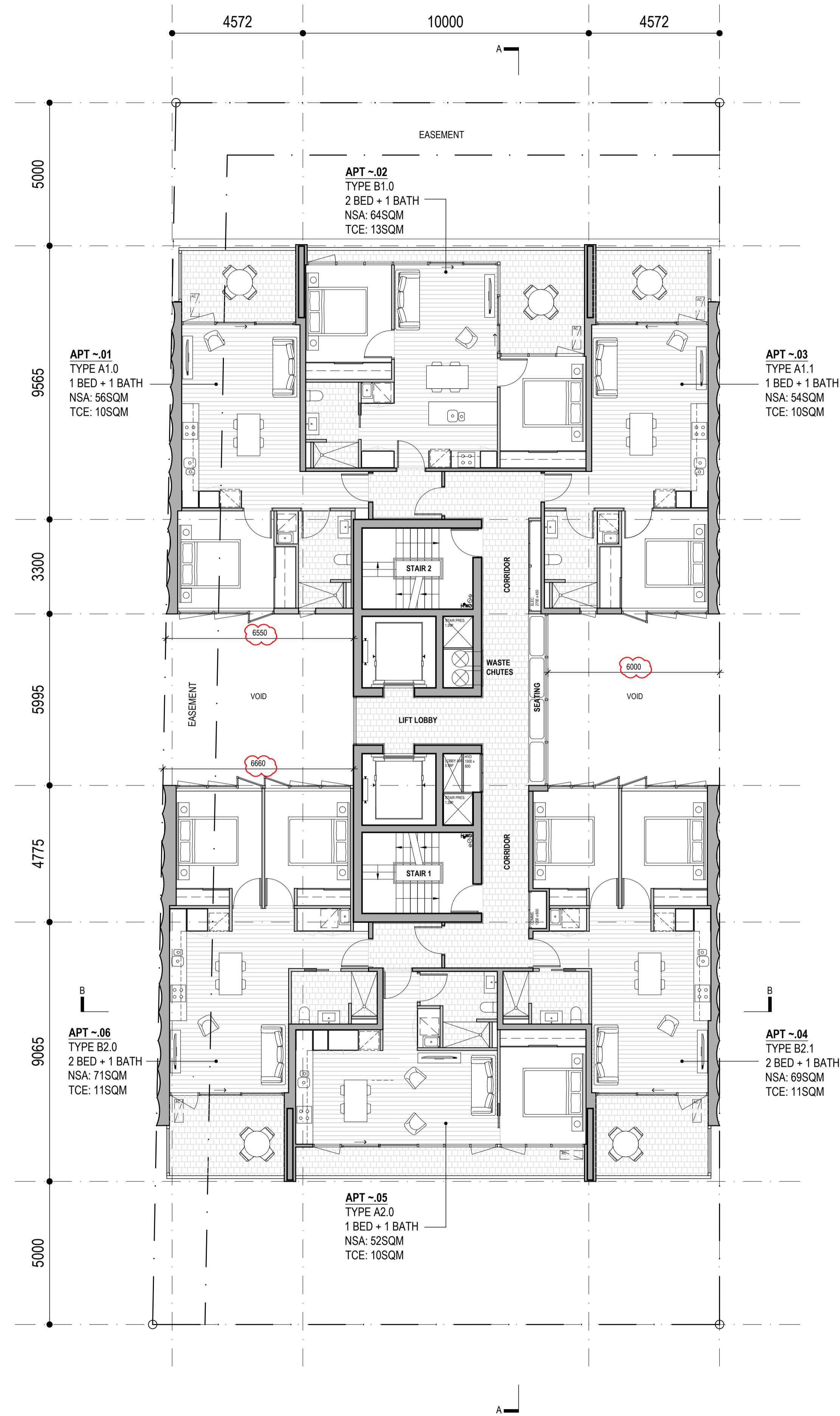


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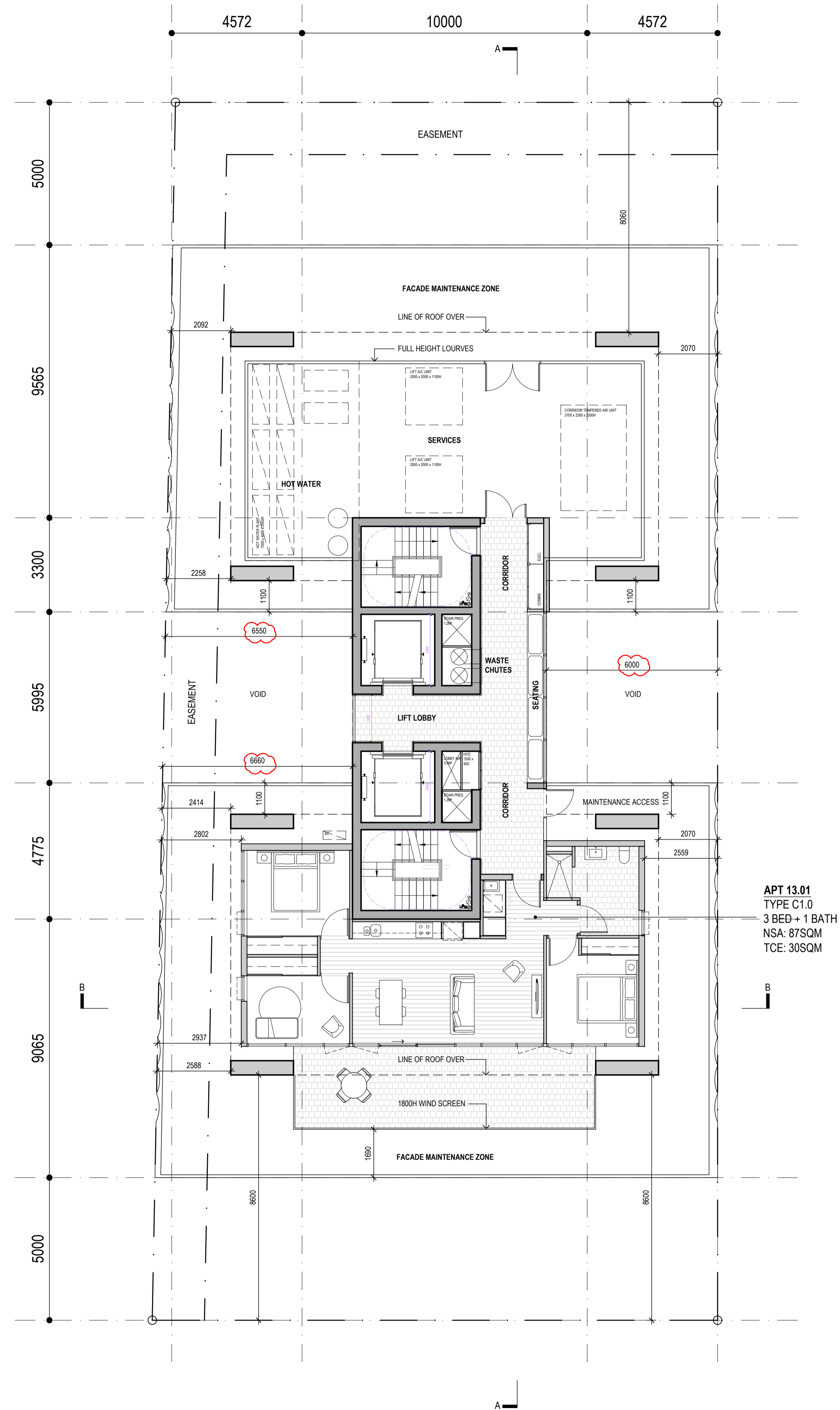
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2205
PROJECT ADDRESS
11 BEACH STREET
FRANKSTON

TITLE
FLOOR PLAN
LEVEL 9-12
DATE
06.06.24
SCALE
1:100@A1
STATUS
TP
DWG NO.
A109
REV.
E

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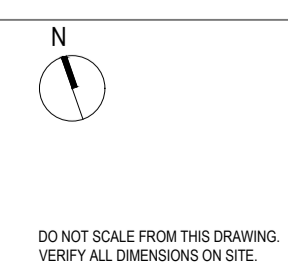
APT 13.01
TYPE C1.0
3 BED + 1 BATH
NSA: 87SQM
TCE: 30SQM

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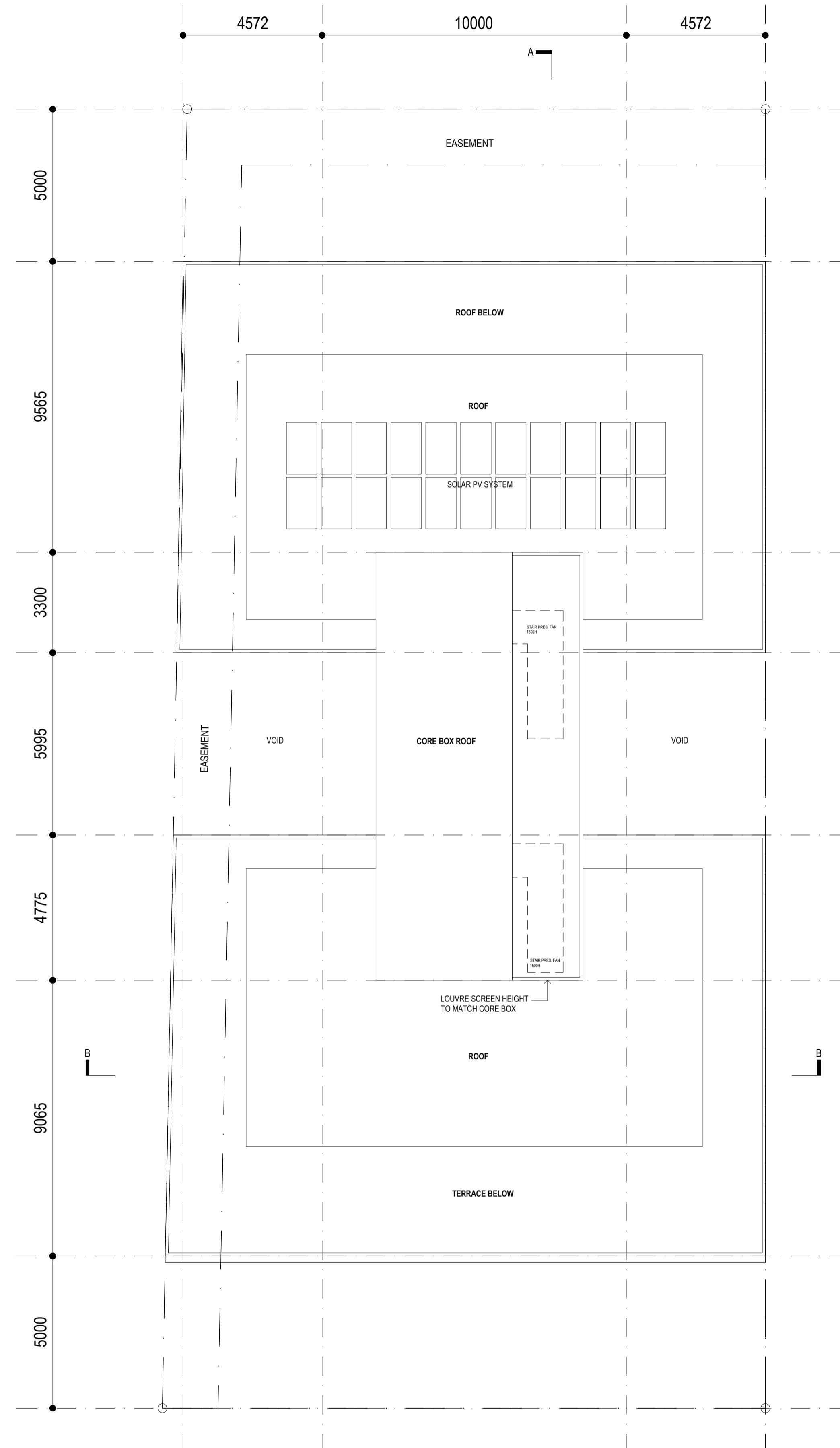
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CLIENT	PROJECT NO.	PROJECT ADDRESS	TITLE	DATE	SCALE
CAAMCo™	2205	11 BEACH STREET FRANKSTON	LEVEL 13	06.06.24	1:100@A1
STATUS	DWG NO.	REV			
TP	A113	D			

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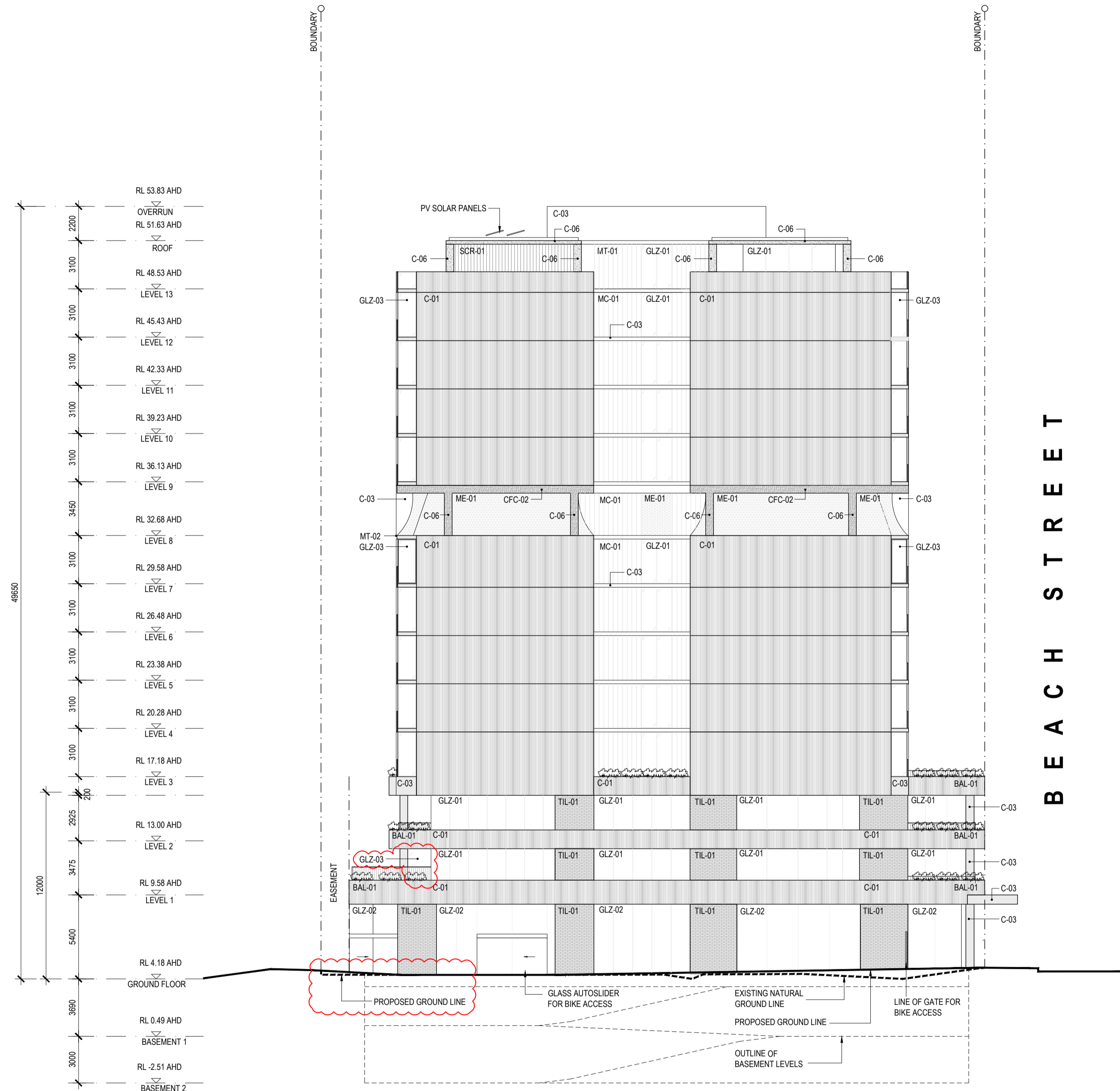
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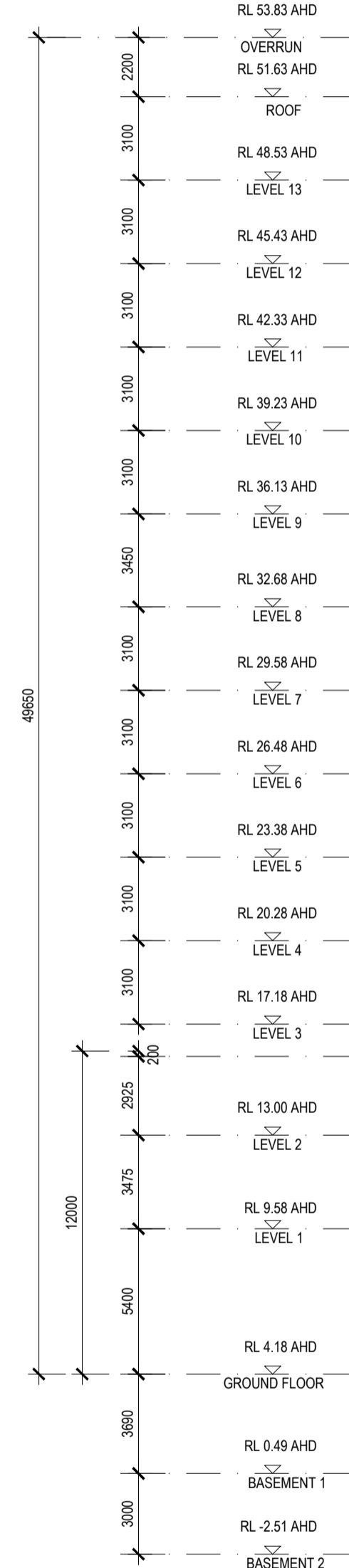
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BEACH STREET

**ADVERTISED
PLAN**



WEST ELEVATION



EAST ELEVATION

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LEGEND

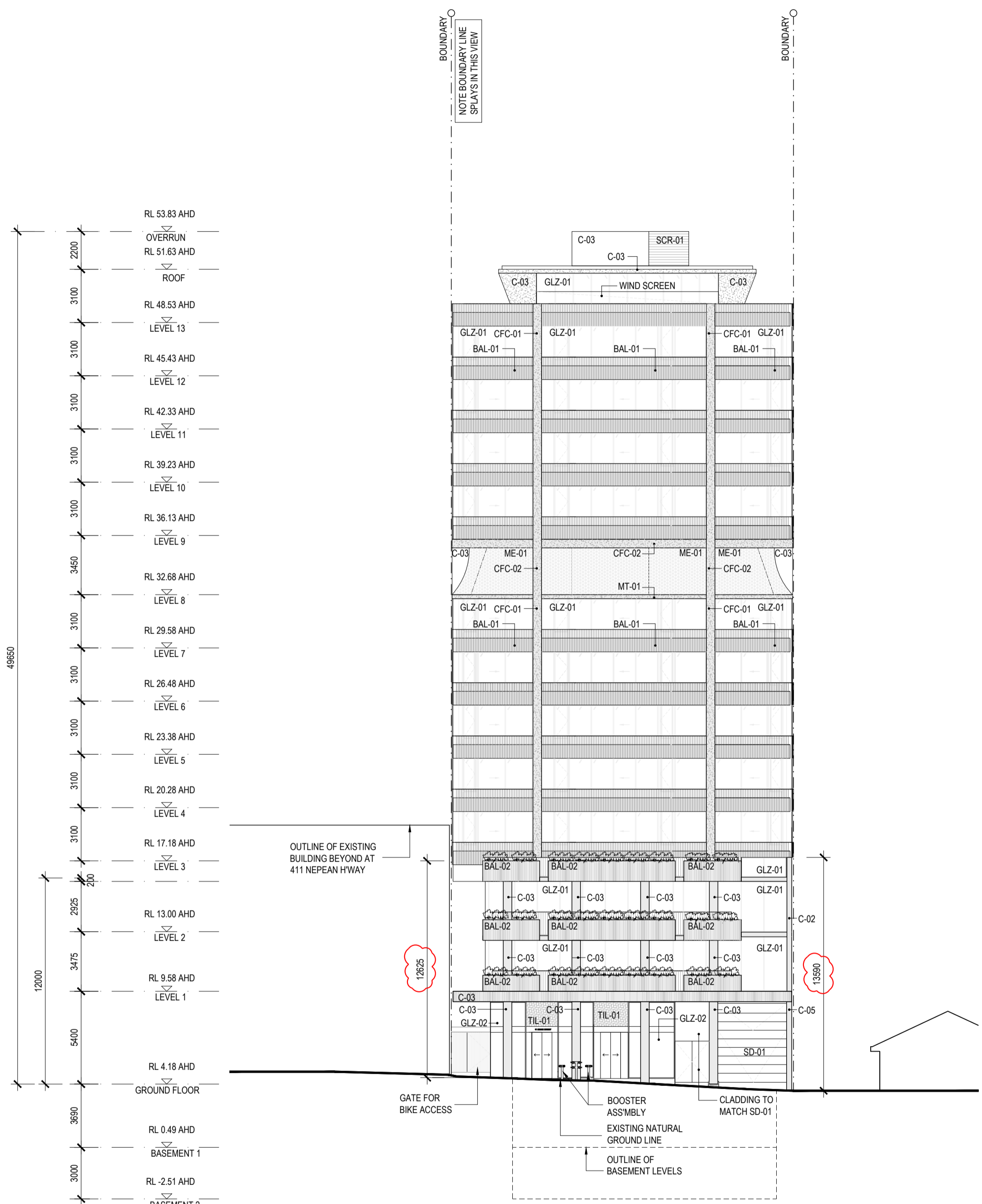
- BAL-01 METAL BALUSTRADE W/ 50x10 VERTICALS & TOP RAIL, SOLID INFILL PANEL TO 800H IN GALVANIZED FINISH
- BAL-02 GLASS-FIBRE REINFORCED CONCRETE PLANTER BOX W/ SCALLOPED PROFILE IN WHITE OXIDE COLOUR
- C-01 PRECAST CONCRETE SCALLOPED PROFILE W/ WHITE OXIDE COLOUR
- C-02 PRECAST CONCRETE W/ WHITE OXIDE COLOUR
- C-03 INSTU PANELS W/ NATURAL RED OXIDE COLOUR
- C-04 PRECAST CONCRETE SCALLOPED PROFILE W/ NATURAL RED OXIDE COLOUR
- C-05 PRECAST PANELS W/ NATURAL RED OXIDE COLOUR
- C-06 INSTU PANELS W/ NATURAL RED OXIDE COLOUR
- CFC-01 COMPRESSED FIBRE CEMENT CLADDING PANELS NATURAL FINISH W/ INTEGRAL OFF-WHITE COLOUR
- CFC-02 COMPRESSED FIBRE CEMENT CLADDING PANELS NATURAL FINISH W/ INTEGRAL NATURAL RED COLOUR
- GLZ-01 DOUBLE GLAZED WINDOWS WITH ALUMINIUM FRAME, CLEAR NEUTRAL GLASS COLOUR & GULL GREY FRAMES
- GLZ-02 DOUBLE GLAZED WINDOWS WITH ALUMINIUM FRAME, CLEAR NEUTRAL GLASS COLOUR & NATURAL RED FRAMES
- GLZ-03 SINGLE GLAZED WIND SCREEN W/ CLEAR GLASS & GULL GREY POWDERCOATED ALUMINIUM FRAME
- GLZ-04 DOUBLE GLAZED WINDOWS WITH LOW-IRON CLEAR FLUTED GLASS IN ALUMINIUM FRAME, NEUTRAL GLASS COLOUR & GULL GREY FRAMES
- ME-01 STAINLESS STEEL WIRE BIRD MESH
- MC-01 METAL CLADDING IN SURFMIST COLOUR
- MT-01 METAL HORIZONTAL AWNING IN NATURAL RED COLOUR
- TIL-01 TERRACOTTA TILES IN NATURAL FINISH
- SCR-01 LOUVER SCREEN TO PLANT ROOM
- SCR-02 PERFORATED ALUMINIUM SCALLOPED SCREEN IN NATURAL RED COLOUR
- SD-01 SECTIONAL DOOR WITH EXPANDED METAL MESH CLADDING IN NATURAL RED COLOUR

REFER DRAWING NO. A005 FOR FURTHER ON MATERIAL DETAILS, FINISHES & COLOURS

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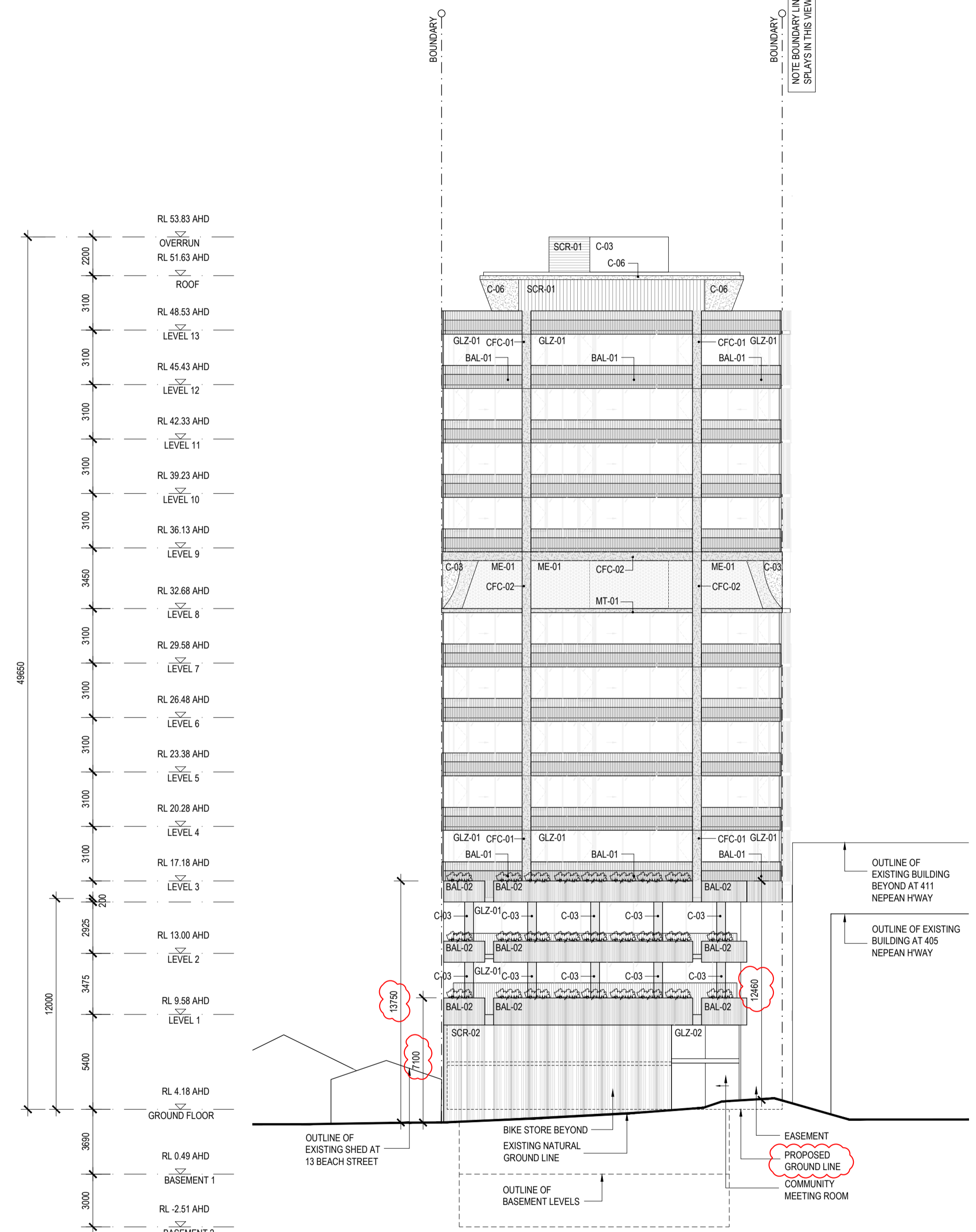
LEGEND	
BAL-01	METAL BALUSTRADE W/ 50x10 VERTICALS & TOP RAIL, SOLID INFILL PANEL TO 800H IN GALVANIZED FINISH
BAL-02	GLASS-FIBRE REINFORCED CONCRETE PLANTER BOX W/ SCALLOPED PROFILE IN WHITE OXIDE COLOUR
C-01	PRECAST CONCRETE SCALLOPED PROFILE W/ WHITE OXIDE COLOUR
C-02	PRECAST CONCRETE W/ WHITE OXIDE COLOUR
C-03	INSTU PANELS W/ NATURAL RED OXIDE COLOUR
C-04	PRECAST CONCRETE SCALLOPED PROFILE W/ NATURAL RED OXIDE COLOUR
C-05	PRECAST PANELS W/ NATURAL RED OXIDE COLOUR
C-06	INSTU PANELS W/ NATURAL RED OXIDE COLOUR
CFC-01	COMPRESSED FIBRE CEMENT CLADDING PANELS NATURAL FINISH W/ INTEGRAL OFF-WHITE COLOUR
CFC-02	COMPRESSED FIBRE CEMENT CLADDING PANELS NATURAL FINISH W/ INTEGRAL NATURAL RED COLOUR
GLZ-01	DOUBLE GLAZED WINDOWS WITH ALUMINIUM FRAME, CLEAR NEUTRAL GLASS COLOUR & GULL GREY FRAMES
GLZ-02	DOUBLE GLAZED WINDOWS WITH ALUMINIUM FRAME, CLEAR NEUTRAL GLASS COLOUR & NATURAL RED FRAMES
GLZ-03	SINGLE GLAZED WIND SCREEN W/ CLEAR GLASS & GULL GREY COLOUR & GULL GREY FRAMES
GLZ-04	DOUBLE GLAZED WINDOWS WITH ALUMINIUM FRAME, NEUTRAL GLASS COLOUR & GULL GREY FRAMES
ME-01	STAINLESS STEEL WIRE BIRD MESH
MC-01	METAL CLADDING IN SURFIMIST COLOUR
MT-01	METAL HORIZONTAL AWNING IN NATURAL RED COLOUR
TIL-01	TERRACOTTA TILES IN NATURAL FINISH
SCR-01	PERFORATED ALUMINIUM SCALLOPED SCREEN IN NATURAL RED COLOUR
SD-01	SECTIONAL DOOR WITH EXPANDED METAL MESH CLADDING IN NATURAL RED COLOUR

REFER DRAWING NO. A005 FOR FURTHER ON MATERIAL DETAILS, FINISHES & COLOURS



SOUTH ELEVATION

ADVERTISED PLAN



NORTH ELEVATION

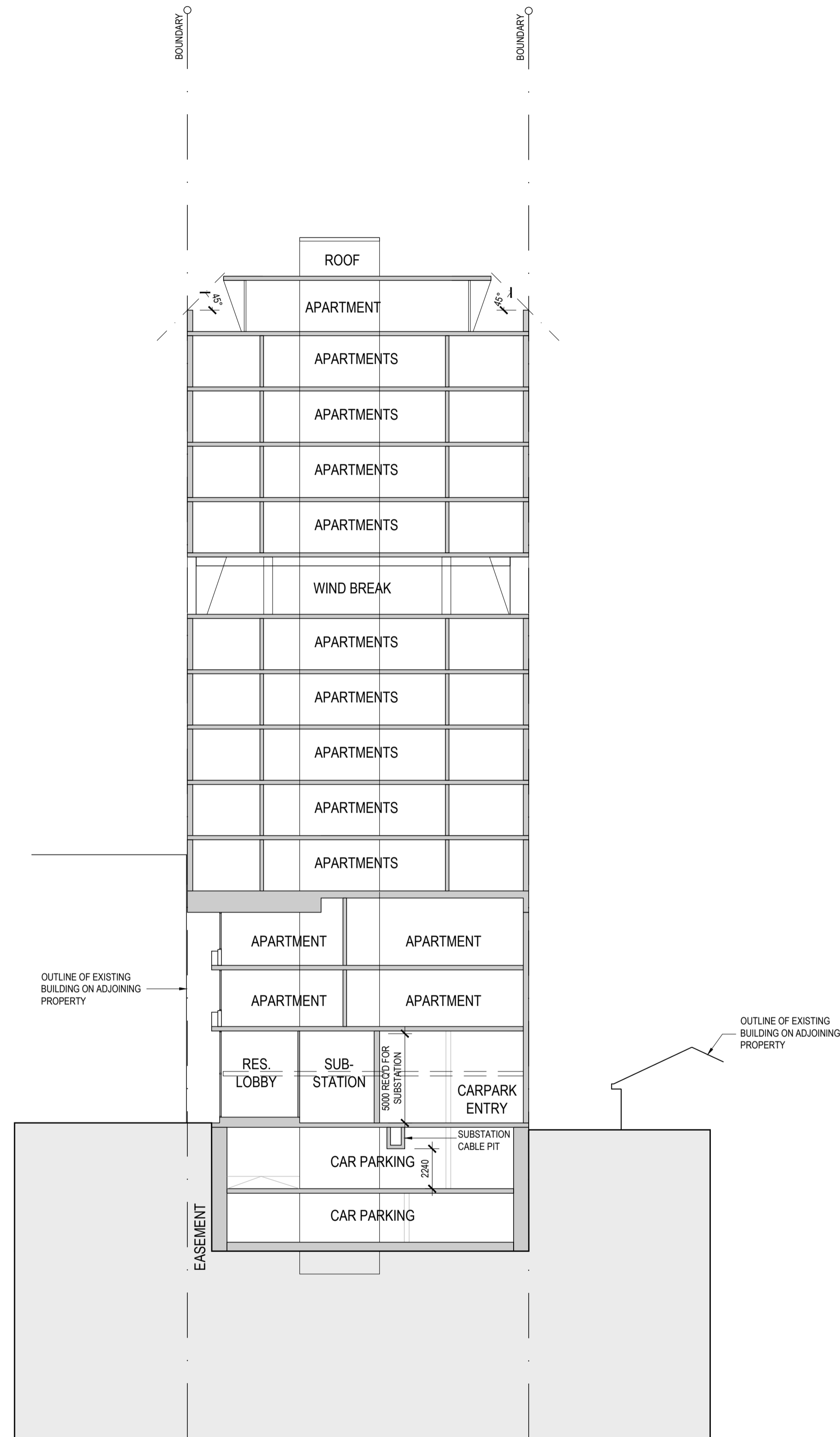
REV	DATE	DESCRIPTION
A	21.04.23	ISSUED FOR PLANNING APPLICATION
B	22.08.23	ISSUED FOR PLANNING APPLICATION RFI
C	06.05.24	ISSUED FOR DFP SUBMISSION
D	08.06.24	ISSUED FOR DTP RFI SUBMISSION

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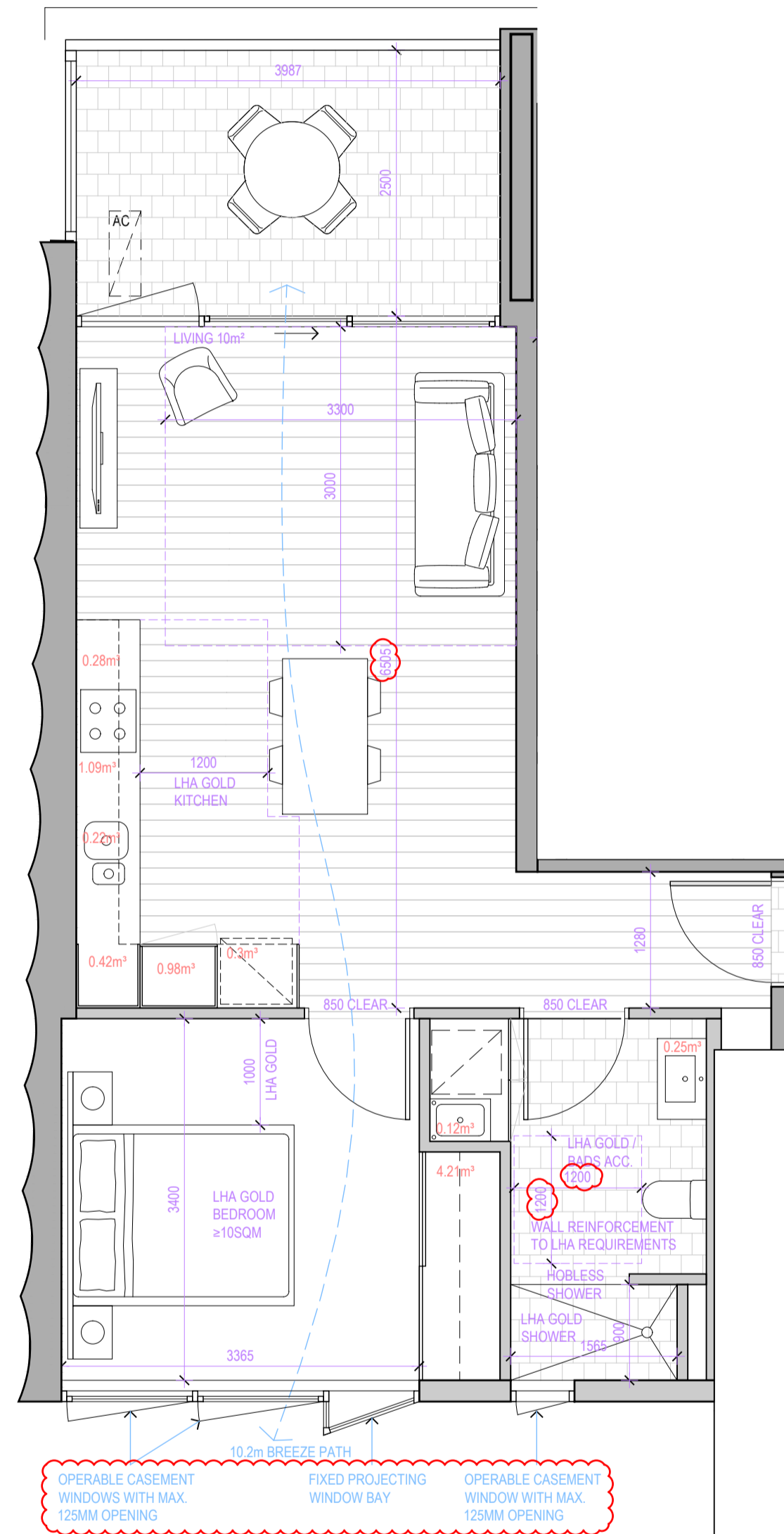
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	OVERRUN
	RL 51.53 AHD
	ROOF
3100	RL 48.53 AHD
	LEVEL 13
3100	RL 45.43 AHD
	LEVEL 12
3100	RL 42.33 AHD
	LEVEL 11
3100	RL 39.23 AHD
	LEVEL 10
3100	RL 36.13 AHD
	LEVEL 9
3450	RL 32.68 AHD
	LEVEL 8
3100	RL 29.58 AHD
	LEVEL 7
3100	RL 26.48 AHD
	LEVEL 6
3100	RL 23.38 AHD
	LEVEL 5
3100	RL 20.28 AHD
	LEVEL 4
3100	RL 17.18 AHD
	LEVEL 3
12050	RL 13.00 AHD
	LEVEL 2
3425	RL 9.58 AHD
	LEVEL 1
5400	RL 4.18 AHD
	GROUND FLOOR
3600	RL 0.49 AHD
	BASEMENT 1
3000	RL -2.51 AHD
	BASEMENT 2



ADVERTISED PLAN

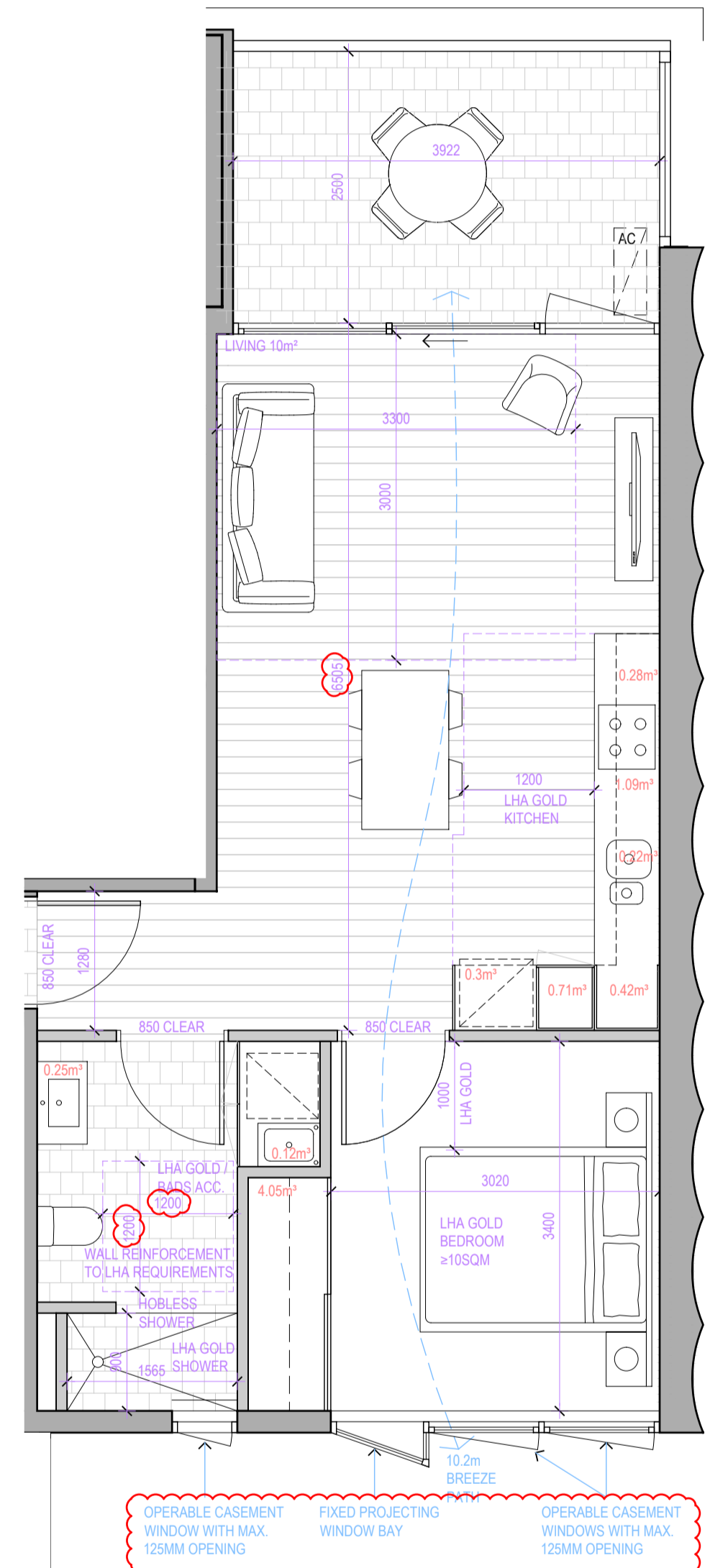
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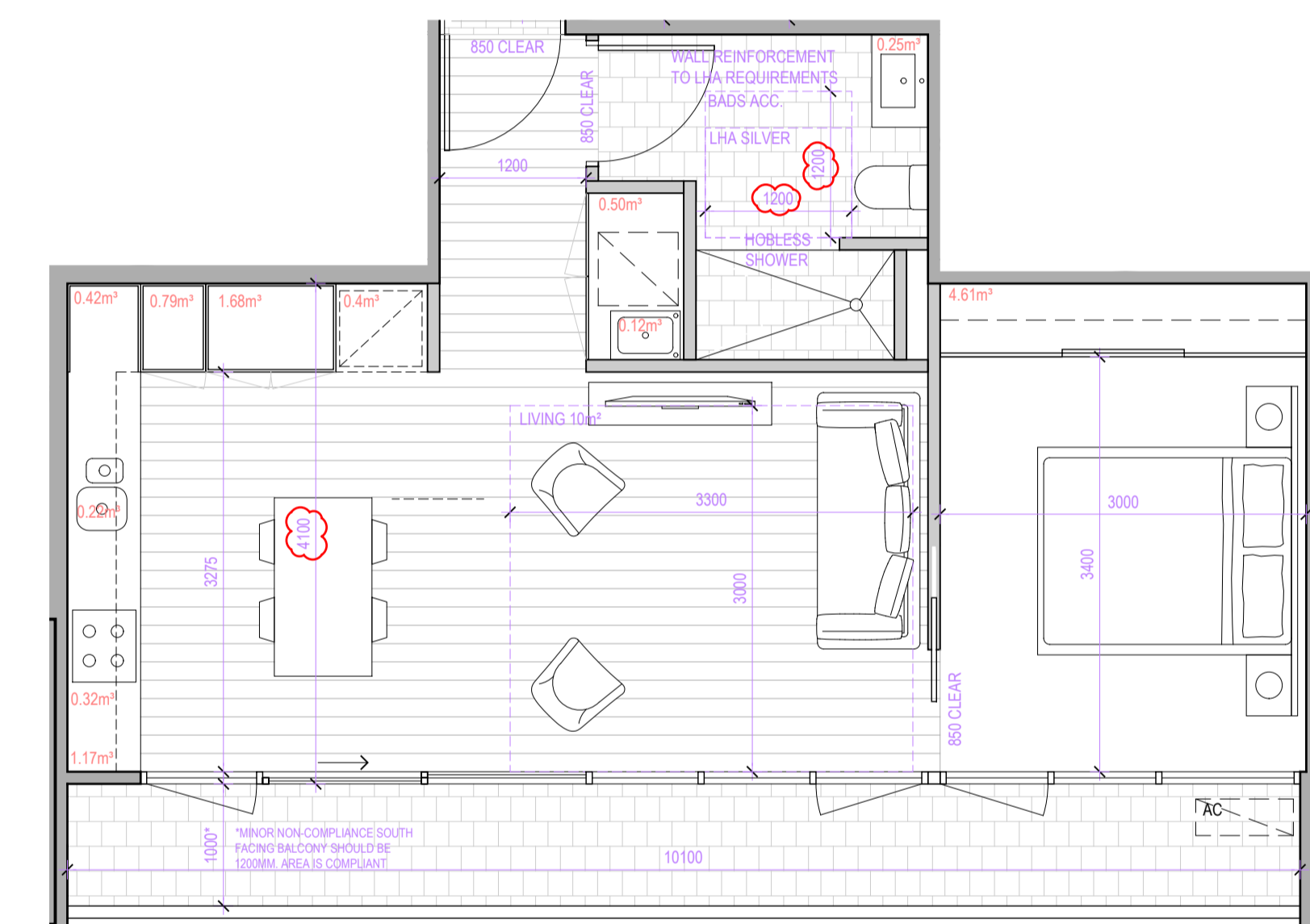
TYPE A1.0		LHA CHECKLIST	
		PERFORMANCE LEVEL	GOLD
1 BEDROOM		1. DWELLING ACCESS	GOLD
1 BATHROOM		2. DWELLING ENTRANCE	GOLD
NSA: 56SQM		3. INTERNAL DOORS & CORRIDORS	GOLD
TCE: 10SQM		4. TOILET	GOLD
BADS ROOM DIMENSIONS	Y*	5. SHOWER	GOLD
BADS ACCESSIBILITY	Y	6. WALL REINFORCEMENT	GOLD
LHA ACCESSIBILITY	GOLD	7. INTERNAL STAIRWAYS	N/A
INTERNAL STORAGE	7.9m² (6m² MIN)	8. KITCHEN	GOLD
EXTERNAL STORAGE	2.1m²	9. LAUNDRY	GOLD
TOTAL STORAGE	10.0m² (10m² MIN)	10. ENTRY LEVEL BEDROOM	GOLD
		11. SWITCHES & POWERPOINTS	GOLD
		12. DOOR AND TAP HARDWARE	GOLD
		13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
		14. WINDOW SILLS	N/A FOR SILVER & GOLD
		15. FLOORING	N/A FOR SILVER & GOLD

*MINOR NON-COMPLIANCE WITH OVERLAP OF KITCHEN CIRCULATION



TYPE A1.1		LHA CHECKLIST	
		PERFORMANCE LEVEL	GOLD
1 BEDROOM		1. DWELLING ACCESS	GOLD
1 BATHROOM		2. DWELLING ENTRANCE	GOLD
NSA: 54SQM		3. INTERNAL DOORS & CORRIDORS	GOLD
TCE: 10SQM		4. TOILET	GOLD
BADS ROOM DIMENSIONS	Y*	5. SHOWER	GOLD
BADS ACCESSIBILITY	Y	6. WALL REINFORCEMENT	GOLD
LHA ACCESSIBILITY	GOLD	7. INTERNAL STAIRWAYS	N/A
INTERNAL STORAGE	7.44m² (6m² MIN)	8. KITCHEN	GOLD
EXTERNAL STORAGE	2.6m²	9. LAUNDRY	GOLD
TOTAL STORAGE	10.04m² (10m² MIN)	10. ENTRY LEVEL BEDROOM	GOLD
		11. SWITCHES & POWERPOINTS	GOLD
		12. DOOR AND TAP HARDWARE	GOLD
		13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
		14. WINDOW SILLS	N/A FOR SILVER & GOLD
		15. FLOORING	N/A FOR SILVER & GOLD

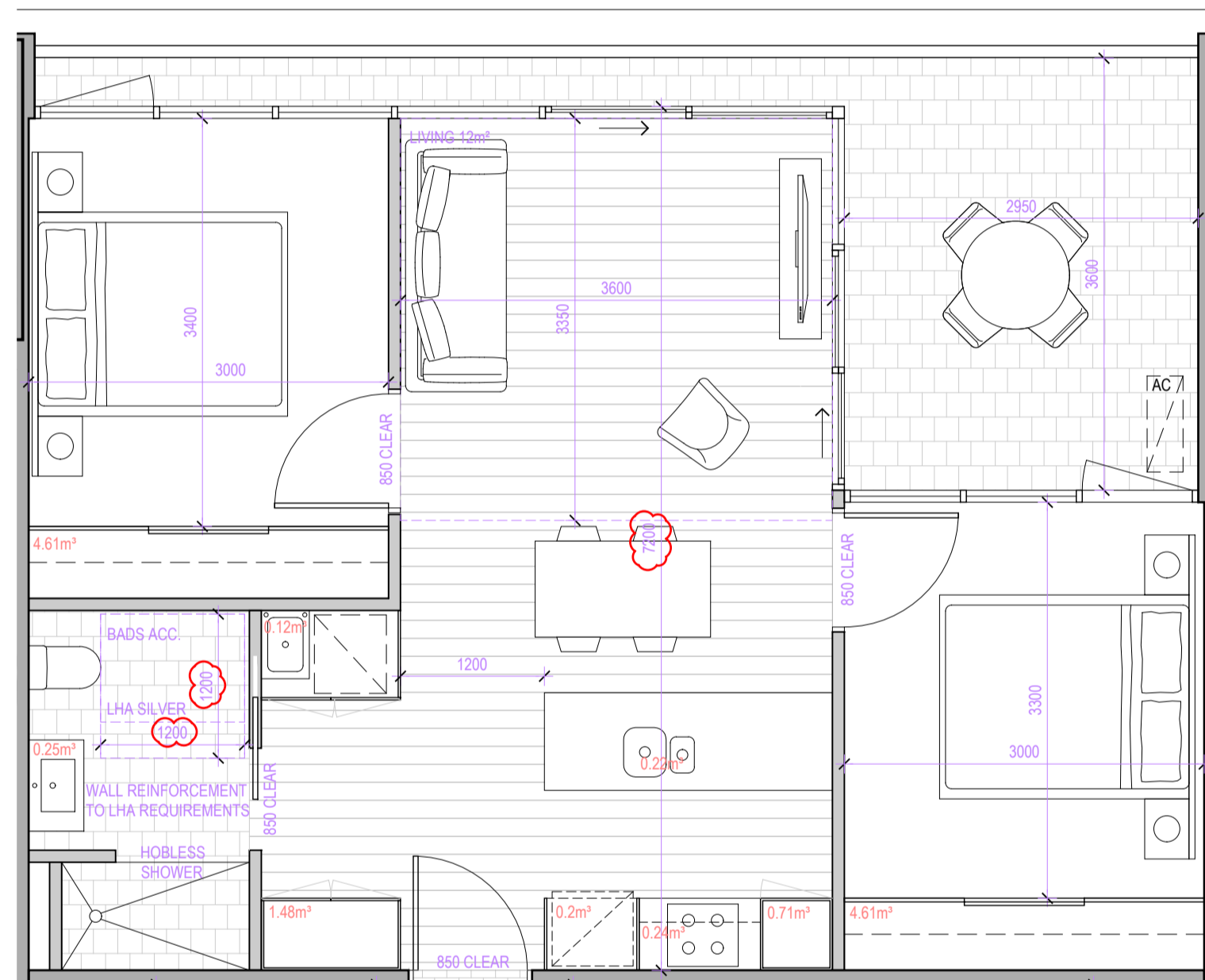
*MINOR NON-COMPLIANCE WITH OVERLAP OF KITCHEN CIRCULATION



TYPE A2.0		LHA CHECKLIST	
		PERFORMANCE LEVEL	SILVER
1 BEDROOM		1. DWELLING ACCESS	SILVER
1 BATHROOM		2. DWELLING ENTRANCE	SILVER
NSA: 52SQM		3. INTERNAL DOORS & CORRIDORS	SILVER
TCE: 10SQM		4. TOILET	SILVER
BADS ROOM DIMENSIONS	Y	5. SHOWER	SILVER
BADS ACCESSIBILITY	Y	6. WALL REINFORCEMENT	SILVER
LHA ACCESSIBILITY	SILVER	7. INTERNAL STAIRWAYS	N/A
INTERNAL STORAGE	10.48m² (6m² MIN)	8. KITCHEN	SILVER
EXTERNAL STORAGE	0m²	9. LAUNDRY	N/A FOR SILVER
TOTAL STORAGE	10.48m² (10m² MIN)	10. ENTRY LEVEL BEDROOM	N/A FOR SILVER
		11. SWITCHES & POWERPOINTS	N/A FOR SILVER
		12. DOOR AND TAP HARDWARE	N/A FOR SILVER
		13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
		14. WINDOW SILLS	N/A FOR SILVER & GOLD
		15. FLOORING	N/A FOR SILVER & GOLD

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TYPE B1.0

2 BEDROOM
1 BATHROOM

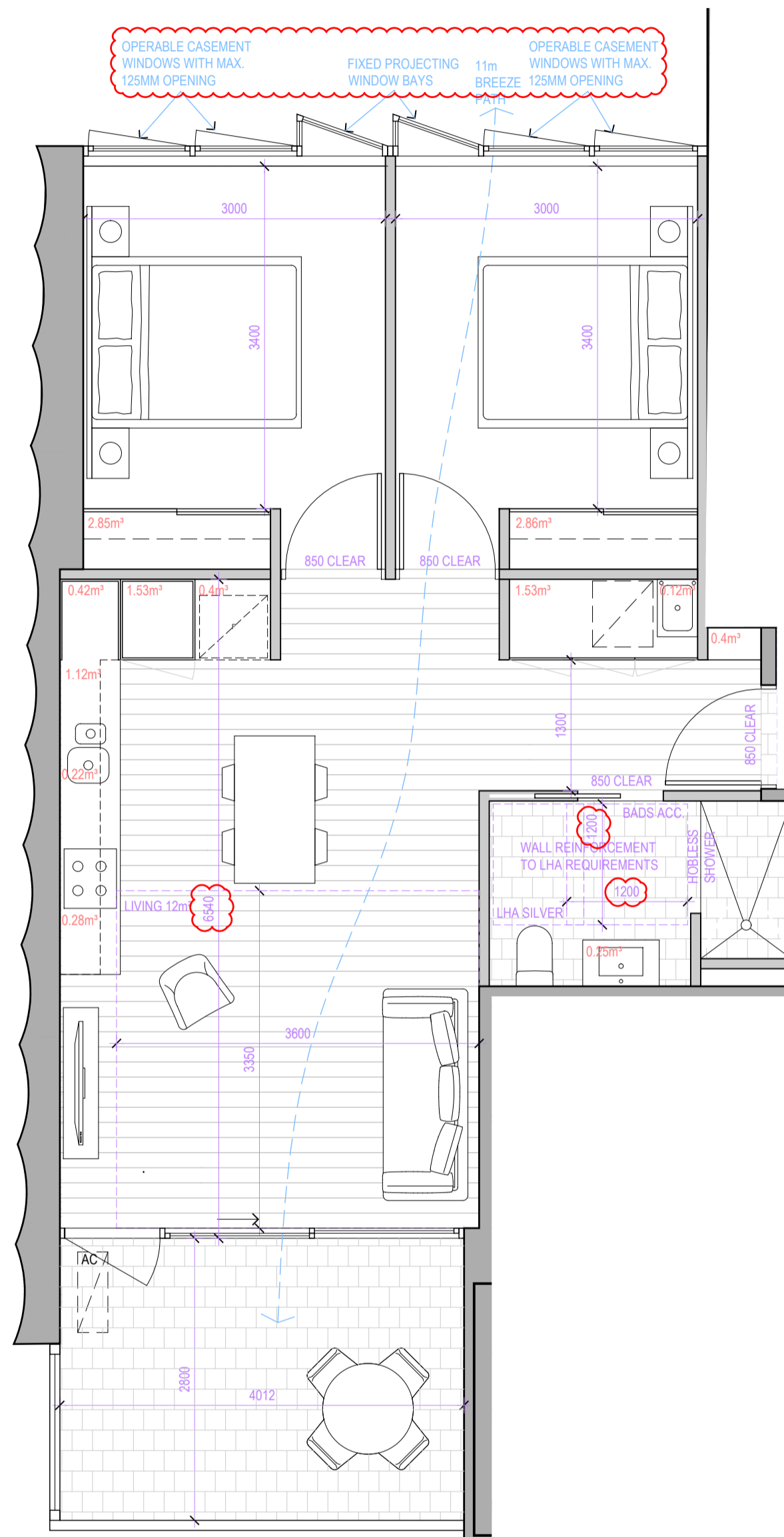
NSA: 64SQM
TCE: 13SQM

BADS ROOM DIMENSIONS Y
BADS ACCESSIBILITY Y
LHA ACCESSIBILITY SILVER

INTERNAL STORAGE 12.44m² (9m² MIN)
EXTERNAL STORAGE 1.6m²
TOTAL STORAGE 14.04 m² (14m² MIN)

LHA CHECKLIST

PERFORMANCE LEVEL	SILVER
ITEM	PERFORMANCE LEVEL
1. DWELLING ACCESS	SILVER
2. DWELLING ENTRANCE	SILVER
3. INTERNAL DOORS & CORRIDORS	SILVER
4. TOILET	SILVER
5. SHOWER	SILVER
6. WALL REINFORCEMENT	SILVER
7. INTERNAL STAIRWAYS	N/A
8. KITCHEN	SILVER
9. LAUNDRY	N/A FOR SILVER
10. ENTRY LEVEL BEDROOM	N/A FOR SILVER
11. SWITCHES & POWERPOINTS	N/A FOR SILVER
12. DOOR AND TAP HARDWARE	N/A FOR SILVER
13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
14. WINDOW SILLS	N/A FOR SILVER & GOLD
15. FLOORING	N/A FOR SILVER & GOLD



TYPE B2.0

2 BEDROOM
1 BATHROOM

NSA: 71SQM
TCE: 11SQM

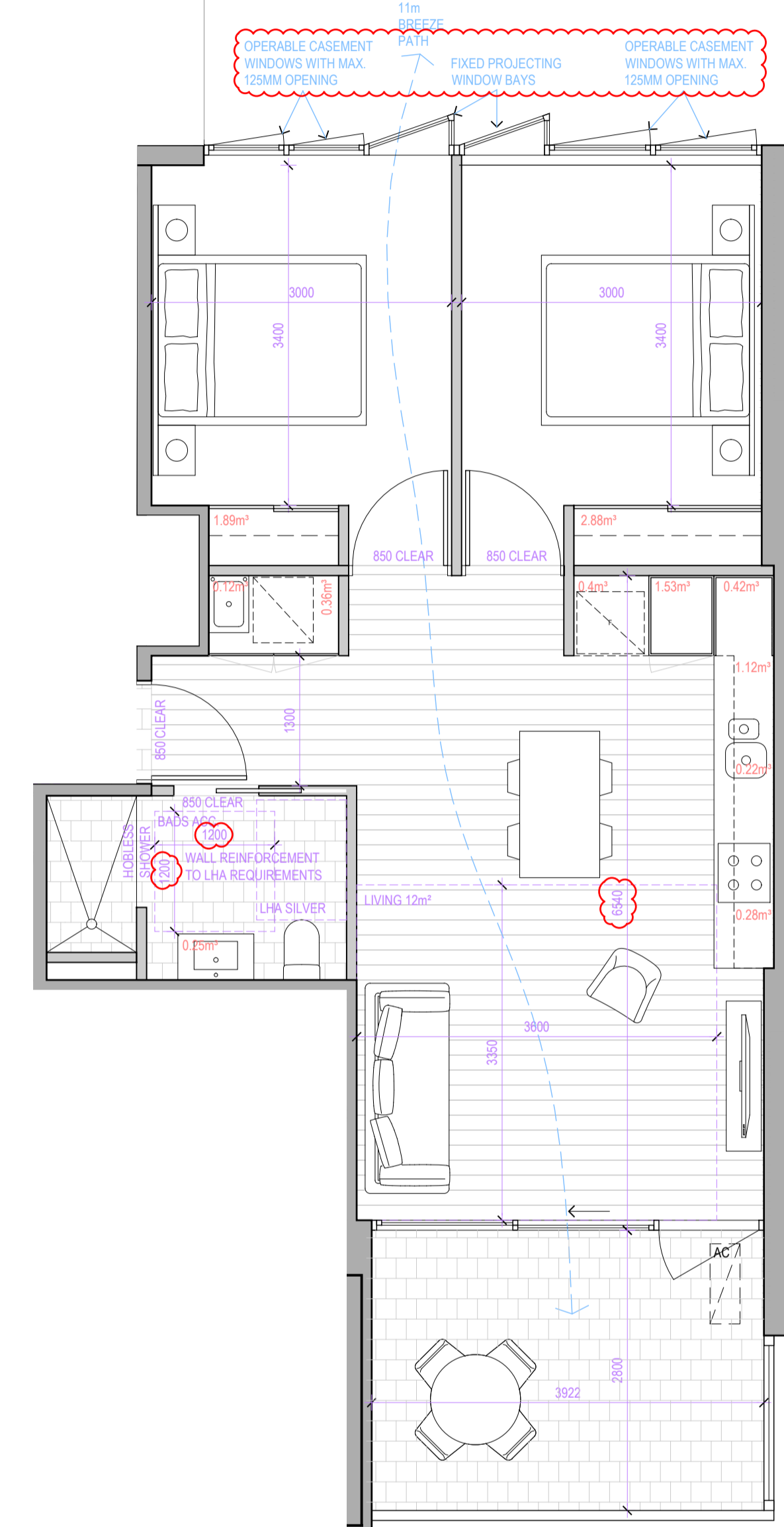
BADS ROOM DIMENSIONS Y*
BADS ACCESSIBILITY Y
LHA ACCESSIBILITY SILVER

INTERNAL STORAGE 11.98m² (9m² MIN)
EXTERNAL STORAGE 2.1 m²
TOTAL STORAGE 14.08m² (14m² MIN)

*MINOR NON-COMPLIANCE WITH OVERLAP OF KITCHEN

LHA CHECKLIST

PERFORMANCE LEVEL	SILVER
ITEM	PERFORMANCE LEVEL
1. DWELLING ACCESS	SILVER
2. DWELLING ENTRANCE	SILVER
3. INTERNAL DOORS & CORRIDORS	SILVER
4. TOILET	SILVER
5. SHOWER	SILVER
6. WALL REINFORCEMENT	SILVER
7. INTERNAL STAIRWAYS	N/A
8. KITCHEN	SILVER
9. LAUNDRY	N/A FOR SILVER
10. ENTRY LEVEL BEDROOM	N/A FOR SILVER
11. SWITCHES & POWERPOINTS	N/A FOR SILVER
12. DOOR AND TAP HARDWARE	N/A FOR SILVER
13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
14. WINDOW SILLS	N/A FOR SILVER & GOLD
15. FLOORING	N/A FOR SILVER & GOLD



TYPE B2.1

2 BEDROOM
1 BATHROOM

NSA: 69SQM
TCE: 11SQM

BADS ROOM DIMENSIONS Y*
BADS ACCESSIBILITY Y
LHA ACCESSIBILITY SILVER

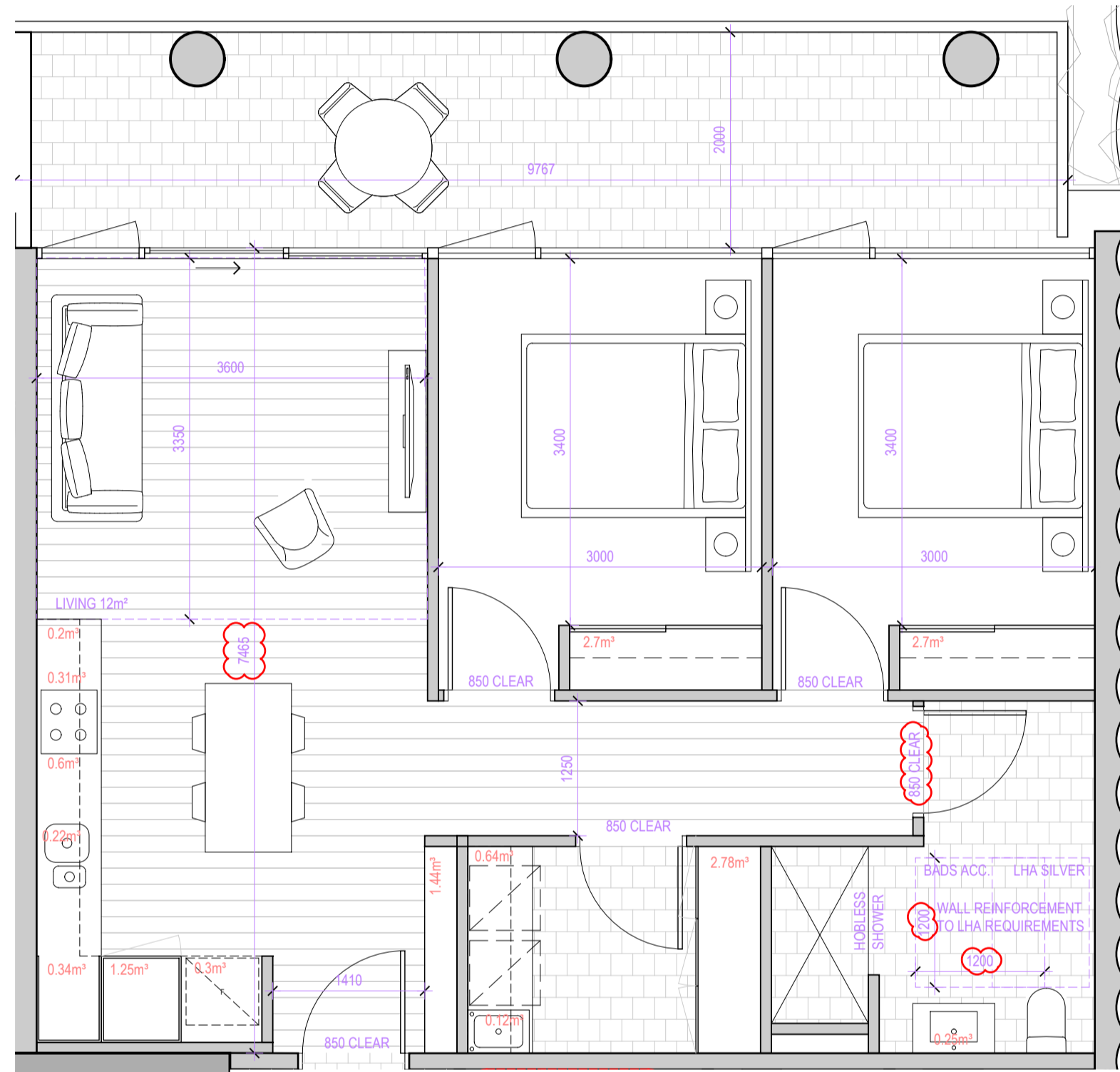
INTERNAL STORAGE 9.47m² (9m² MIN)
EXTERNAL STORAGE 4.6m²
TOTAL STORAGE 14.07 m² (14m² MIN)

*MINOR NON-COMPLIANCE WITH OVERLAP OF KITCHEN

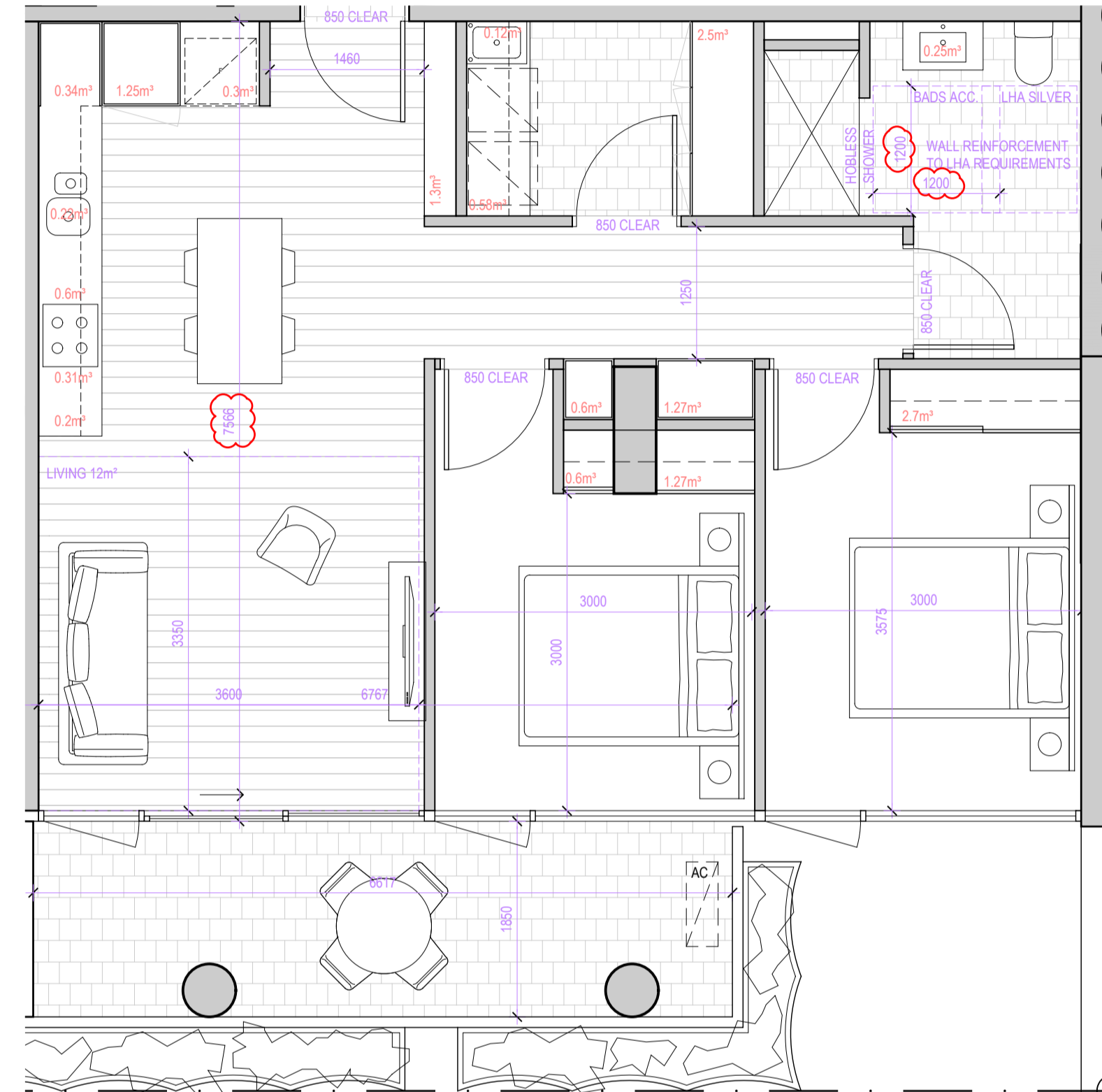
LHA CHECKLIST

PERFORMANCE LEVEL	SILVER
ITEM	PERFORMANCE LEVEL
1. DWELLING ACCESS	SILVER
2. DWELLING ENTRANCE	SILVER
3. INTERNAL DOORS & CORRIDORS	SILVER
4. TOILET	SILVER
5. SHOWER	SILVER
6. WALL REINFORCEMENT	SILVER
7. INTERNAL STAIRWAYS	N/A
8. KITCHEN	SILVER
9. LAUNDRY	N/A FOR SILVER
10. ENTRY LEVEL BEDROOM	N/A FOR SILVER
11. SWITCHES & POWERPOINTS	N/A FOR SILVER
12. DOOR AND TAP HARDWARE	N/A FOR SILVER
13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
14. WINDOW SILLS	N/A FOR SILVER & GOLD
15. FLOORING	N/A FOR SILVER & GOLD

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TYPE B3.0

2 BEDROOM 1 BATHROOM	
NSA:	79SQM
TCE:	15SQM
BADS ROOM DIMENSIONS	Y
BADS ACCESSIBILITY	Y
LHA ACCESSIBILITY	SILVER
INTERNAL STORAGE	14.88m³ (9m³ MIN)
EXTERNAL STORAGE	0m³
TOTAL STORAGE	14.88m³ (14m³ MIN)

LHA CHECKLIST

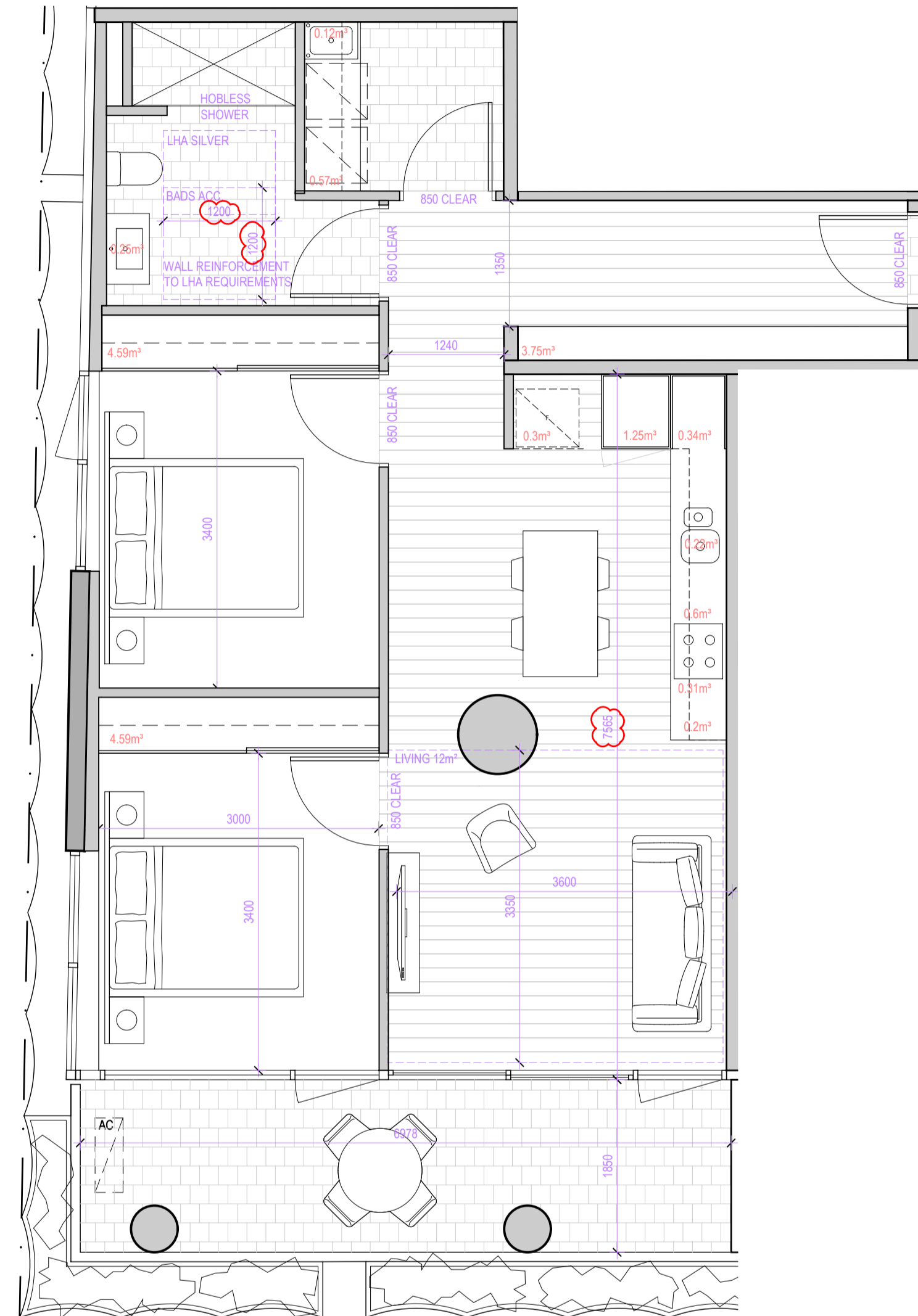
PERFORMANCE LEVEL	SILVER
1. DWELLING ACCESS	SILVER
2. DWELLING ENTRANCE	SILVER
3. INTERNAL DOORS & CORRIDORS	SILVER
4. TOILET	SILVER
5. SHOWER	SILVER
6. WALL REINFORCEMENT	SILVER
7. INTERNAL STAIRWAYS	N/A
8. KITCHEN	SILVER
9. LAUNDRY	N/A FOR SILVER
10. ENTRY LEVEL BEDROOM	N/A FOR SILVER
11. SWITCHES & POWERPOINTS	N/A FOR SILVER
12. DOOR AND TAP HARDWARE	N/A FOR SILVER
13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
14. WINDOW SILLS	N/A FOR SILVER & GOLD
15. FLOORING	N/A FOR SILVER & GOLD

TYPE B3.1

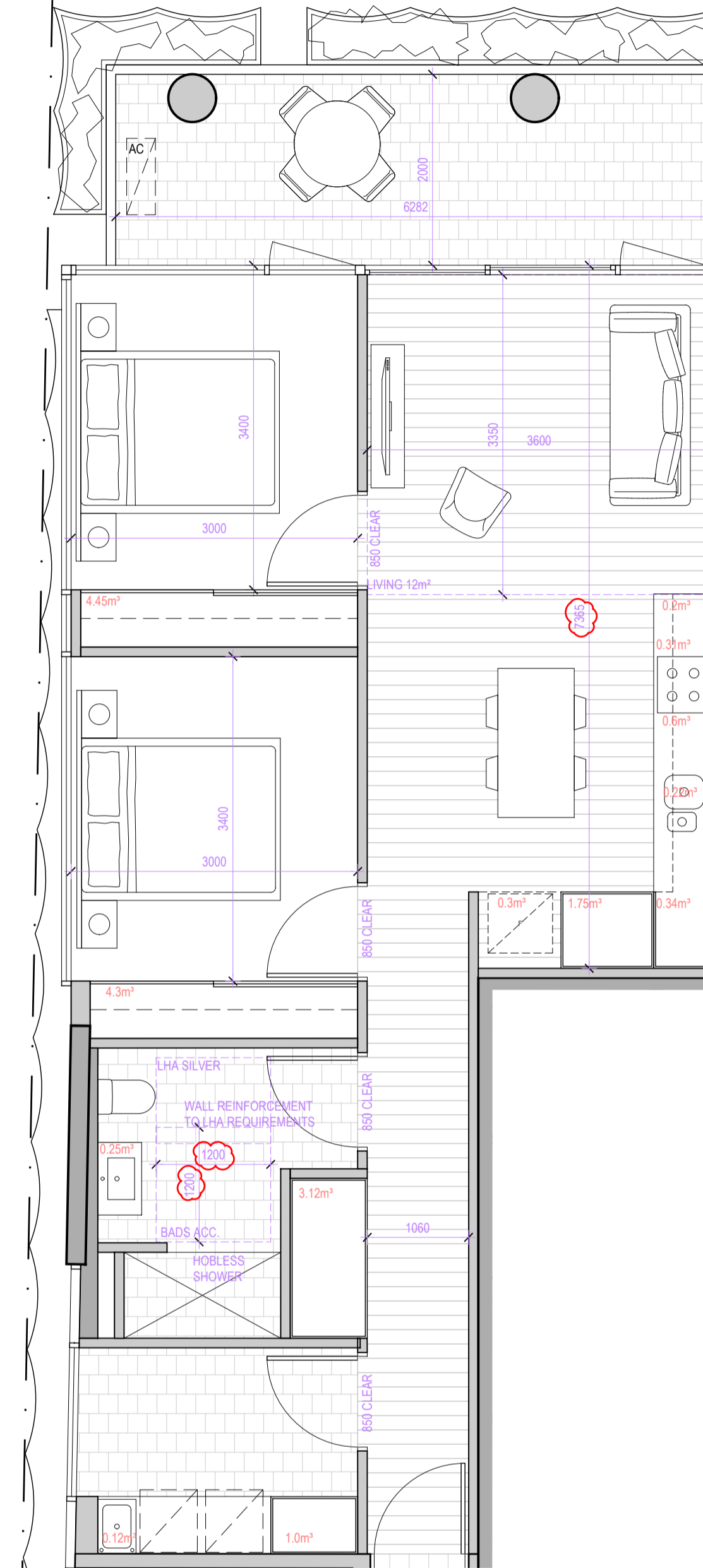
1 BEDROOM 1 BATHROOM	
NSA:	79SQM
TCE:	12SQM
BADS ROOM DIMENSIONS	Y
BADS ACCESSIBILITY	Y
LHA ACCESSIBILITY	SILVER
INTERNAL STORAGE	14.41m³ (9m³ MIN)
EXTERNAL STORAGE	0m³
TOTAL STORAGE	14.41m³ (14m³ MIN)

LHA CHECKLIST

PERFORMANCE LEVEL	SILVER
1. DWELLING ACCESS	SILVER
2. DWELLING ENTRANCE	SILVER
3. INTERNAL DOORS & CORRIDORS	SILVER
4. TOILET	SILVER
5. SHOWER	SILVER
6. WALL REINFORCEMENT	SILVER
7. INTERNAL STAIRWAYS	N/A
8. KITCHEN	SILVER
9. LAUNDRY	N/A FOR SILVER
10. ENTRY LEVEL BEDROOM	N/A FOR SILVER
11. SWITCHES & POWERPOINTS	N/A FOR SILVER
12. DOOR AND TAP HARDWARE	N/A FOR SILVER
13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
14. WINDOW SILLS	N/A FOR SILVER & GOLD
15. FLOORING	N/A FOR SILVER & GOLD



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TYPE B4.0

2 BEDROOM
1 BATHROOM

NSA:	80SQM
TCE:	13SQM
BADS ROOM DIMENSIONS	Y*
BADS ACCESSIBILITY	N
LHA ACCESSIBILITY	SILVER
INTERNAL STORAGE	17.09m³ (9m³ MIN)
EXTERNAL STORAGE	0m³
TOTAL STORAGE	17.09m³ (14m³ MIN)

*MINOR NON-COMPLIANCE DUE TO COLUMN LOCATION IN LIVING ROOM

LHA CHECKLIST

PERFORMANCE LEVEL

SILVER

ITEM	PERFORMANCE LEVEL
1. DWELLING ACCESS	SILVER
2. DWELLING ENTRANCE	SILVER
3. INTERNAL DOORS & CORRIDORS	SILVER
4. TOILET	SILVER
5. SHOWER	SILVER
6. WALL REINFORCEMENT	SILVER
7. INTERNAL STAIRWAYS	N/A
8. KITCHEN	SILVER
9. LAUNDRY	N/A FOR SILVER
10. ENTRY LEVEL BEDROOM	N/A FOR SILVER
11. SWITCHES & POWERPOINTS	N/A FOR SILVER
12. DOOR AND TAP HARDWARE	N/A FOR SILVER
13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
14. WINDOW SILLS	N/A FOR SILVER & GOLD
15. FLOORING	N/A FOR SILVER & GOLD

TYPE B5.0

2 BEDROOM
1 BATHROOM

NSA:	78SQM
TCE:	12SQM
BADS ROOM DIMENSIONS	Y
BADS ACCESSIBILITY	N
LHA ACCESSIBILITY	SILVER
INTERNAL STORAGE	16.96m³ (9m³ MIN)
EXTERNAL STORAGE	0m³
TOTAL STORAGE	16.96m³ (14m³ MIN)

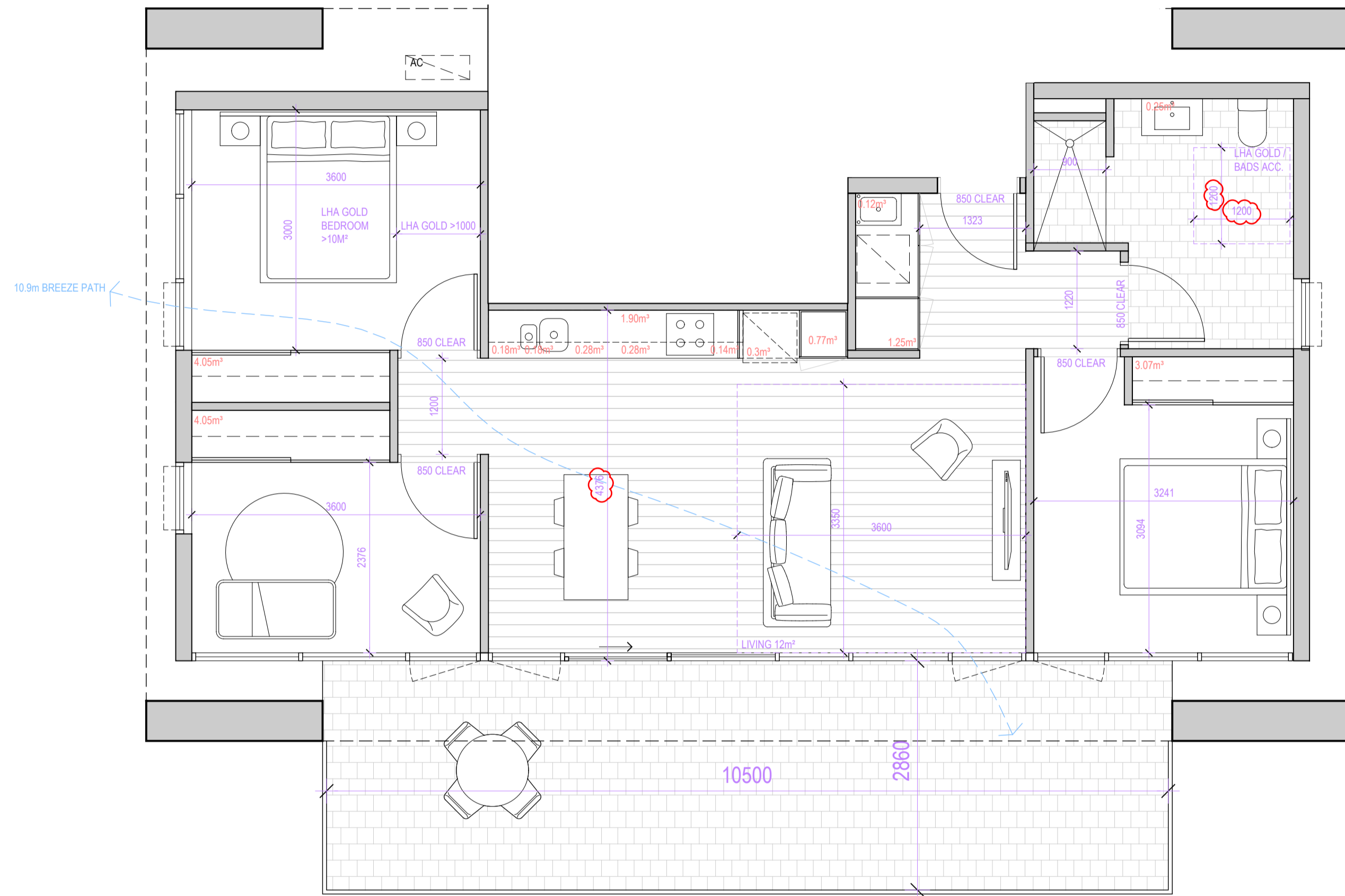
LHA CHECKLIST

PERFORMANCE LEVEL

SILVER

ITEM	PERFORMANCE LEVEL
1. DWELLING ACCESS	SILVER
2. DWELLING ENTRANCE	SILVER
3. INTERNAL DOORS & CORRIDORS	SILVER
4. TOILET	SILVER
5. SHOWER	SILVER
6. WALL REINFORCEMENT	SILVER
7. INTERNAL STAIRWAYS	N/A
8. KITCHEN	SILVER
9. LAUNDRY	N/A FOR SILVER
10. ENTRY LEVEL BEDROOM	N/A FOR SILVER
11. SWITCHES & POWERPOINTS	N/A FOR SILVER
12. DOOR AND TAP HARDWARE	N/A FOR SILVER
13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
14. WINDOW SILLS	N/A FOR SILVER & GOLD
15. FLOORING	N/A FOR SILVER & GOLD

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TYPE C1.0

3 BEDROOM
1.5 BATHROOM

NSA: 87SQM
TCE: 36SQM

BED ROOM DIMENSIONS
BATHS ACCESSIBILITY
LHA ACCESSIBILITY

N (3RD BEDROOM NON-COMPLIANT)
SILVER

INTERNAL STORAGE: 16.82m² (12m² MIN)
EXTERNAL STORAGE: 2.0m²
TOTAL STORAGE: 18.82m² (18m² MIN)

LHA CHECKLIST

PERFORMANCE LEVEL

SILVER

ITEM	PERFORMANCE LEVEL
1. DWELLING ACCESS	GOLD
2. DWELLING ENTRANCE	GOLD
3. INTERNAL DOORS & CORRIDORS	GOLD
4. TOILET	GOLD
5. SHOWER	GOLD
6. WALL REINFORCEMENT	GOLD
7. INTERNAL STAIRWAYS	N/A
8. KITCHEN	GOLD
9. LAUNDRY	GOLD
10. ENTRY LEVEL BEDROOM	GOLD
11. SWITCHES & POWERPOINTS	GOLD
12. DOOR AND TAP HARDWARE	GOLD
13. LIVING ROOM SPACE	N/A FOR SILVER & GOLD
14. WINDOW SILLS	N/A FOR SILVER & GOLD
15. FLOORING	N/A FOR SILVER & GOLD