

A	A	A0.01	Coverpage
		A0.02	Demolition floor plan
		A0.03	Site plan
A	A	A1.01	Basement floor plan
A	A	A1.02	Ground floor plan
		A1.03	First floor plan
		A1.04	Second floor plan
		A1.05	Third floor plan
		A1.06	Fourth floor plan
A	A	A1.07	Fifth floor plan
A	A	A1.08	Sixth floor plan
		A1.09	Roof plan
A	A	A2.01	Elevations
		A3.01	Sections
		A4.01	BADS compliance summary
		A4.02	Basement floor plan - BADS
		A4.03	Ground floor plan - BADS
		A4.04	First floor plan - BADS
		A4.05	Second floor plan - BADS
		A4.06	Third floor plan - BADS
		A4.07	Fourth floor plan - BADS
		A4.08	Fifth floor plan - BADS
		A4.09	Sixth floor plan - BADS
		A8.01	Shadow diagrams, 22 Sept
		A8.02	Shadow diagrams, 22 Sept
		A8.03	Shadow diagrams, 22 Sept
		A8.04	Shadow diagrams, 22 Sept
		A8.05	Shadow diagrams, 22 Sept
		A8.06	Shadow diagrams, 22 Sept
		A8.07	Shadow diagrams, 22 Sept
		A8.08	Shadow diagrams, 22 Sept
		A8.09	Shadow diagrams, 22 Sept
		A8.10	Shadow diagrams, 22 Sept
		A8.11	Shadow diagrams, 22 Sept
		A8.12	Shadow diagrams, 22 Sept
		A8.13	Shadow diagrams, 22 Sept
		A8.14	Shadow diagrams, 22 Sept
A	A	A8.15	Shadow diagrams, 21 June
		A9.01	Nicholson Street - Linear Park
		A9.02	Nicholson Street
		A9.03	Nicholson Street - Ground interface
		A9.04	Nicholson Street - Liverpool
		A9.05	Park Street
		A9.06	Park Street - Linear Park
		A9.07	Park Street Entry
		A9.08	Railway Lane
		A9.09	Courtyard
		A10.01	External materials
		A10.02	External materials
A	A	A10.03	Balcony planter
A	A	A10.04	Internal blinds
A		A11.01	Section - Vehicle Access Ramp

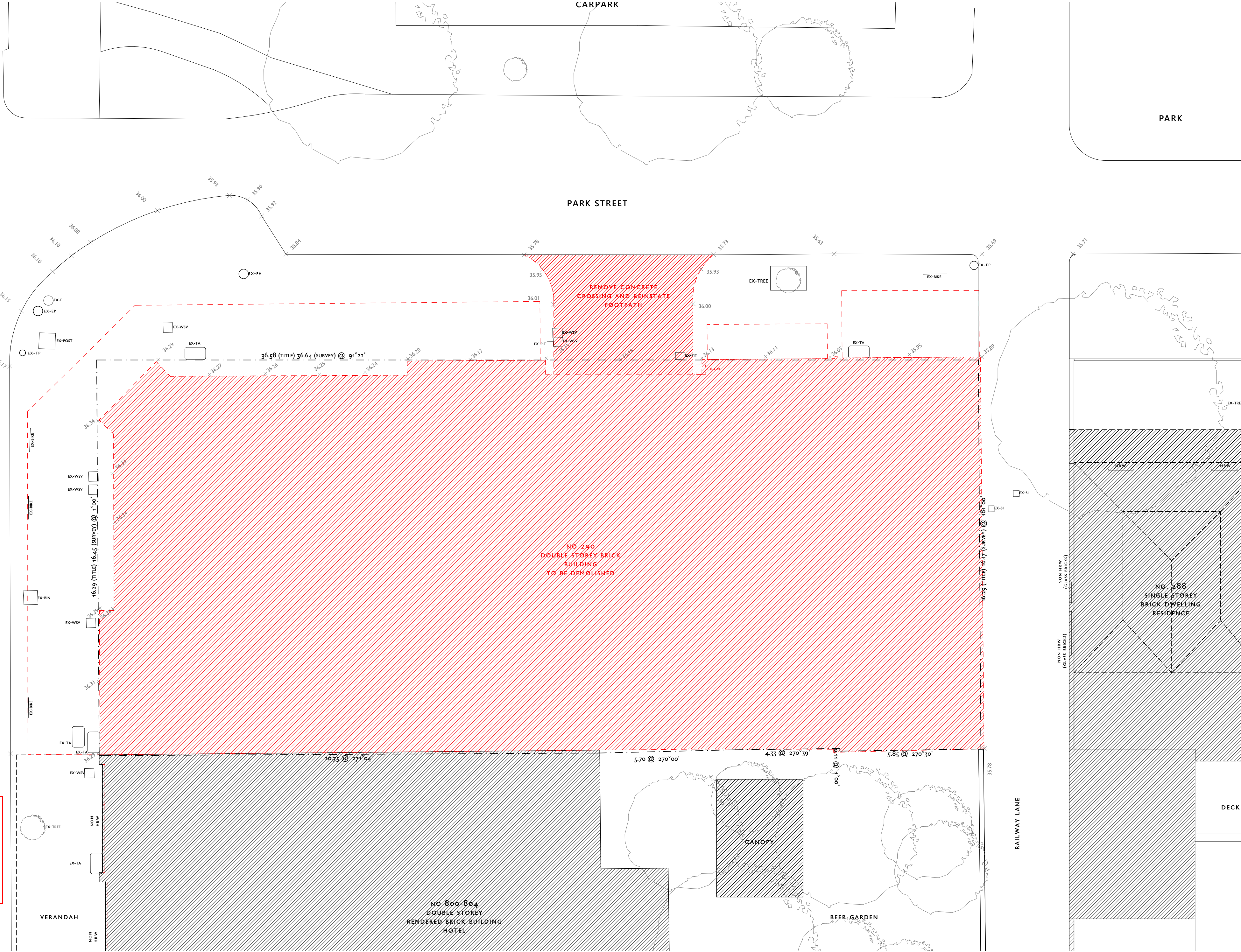
STRUCTURE		FINISHES		FIXTURES		SERVICES		SITE	
	DEMOLISH		AS-1 ASPHALT	CF	CEILING FAN	AC	AIR CONDITIONER		 B BOLLARD
	EXISTING BUILDING		BR-1 BRICKWORK	DW	DISHWASHER	B	BASEMENT FRESH /SPILL AIR		BIN RUBBISH BIN
	NEW WALL		BR-2 BRICKWORK GLASS	OV	OVEN	COMMS	COMMUNICATIONS RISER		BIKE BIKE HOOP
			BH-1 BRASS HANDRAIL	RF	REFRIGERATOR	D	DIESEL RISER		E ELECTRICAL PIT
			CN-1 CONCRETE - RAKED TEXTURE	P	PANTRY	ELEC	ELECTRICAL RISER		EP ELECTRICAL POLE
			CN-2 CONCRETE	R	ROBE	EXH	ELECTRIC VEHICLE CHARGER		EX- EXISTING
			CN-3 CONCRETE - REFER LANDSCAPE DWGS	TR	TROUGH	EV	EXHAUST		FH FIRE HYDRANT
			CP-1 CONCRETE PAVING - REFER LANDSCAPE DWGS	WM	WASHING MACHINE	FPE	FIRE PUMP ROOM EXHAUST AIR		GM GAS METER
			CS-1 CEMENT SHEET, PAINT FINISH	BIKE - V	BIKE PARK - VISITOR	FPS	FIRE PUMP ROOM SUPPLY AIR		JP JP DRAIN
			GL-1 GLASS, CLEAR	BIKE - C	BIKE PARK - COMMERCIAL	HYD	HYDRAULIC RISER		PIT PIT
			GL-2 GLASS, TRANSLUCENT	BIKE - R	BIKE PARK - RESIDENT	MSB	MAIN SWITCH BOARD		POST POST BOX
			MC-1 METAL CLADDING	MB	MAIL BOXES	PV	PHOTOVOLTAIC PANELS		SI SEWER INSPECTION SHAFT
			ME-1 SCREENING MESH	S	BUILT-IN SEAT	SCF	SERVICE CONNECTION FACILITY CPB		SIGN SIGN POST
			ME-2 METAL, PERFORATED	SKY	SKYLIGHT	SCV	SPRINKLER CONTROL VALVE		TA TELSTRA PIT
			MS-1 METAL PLATE			WMR	WATER METER		WSV WATER SPRINKLER VALVE
			PE-1 PERGOLA STRUCTURE			W	WASTE RISER		TP TRAM POLE
			PF-1 PAINT FINISH						
			PF-2 PAINT FINISH						
			PF-3 PAINT FINISH						
			RN-1 RENDERED FINISH - RAKED TEXTURE						
			RN-2 RENDERED FINISH						
			SB-1 STEEL BALUSTRADING						
			SS-1 STONE STEPPERS - REFER LANDSCAPE DWGS						
			TR-1 TRANSLUCENT ROOFING						
			WP-1 WATERPROOFING MEMBRANE						

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The site plan shows a rectangular plot bounded by Park Street to the south and Linear Park to the north. A large area is designated as 'CARPARK'. Dimensions for the carpark are provided: 36,135 NOM. (width) and 19,745 NOM. (length). A smaller area is labeled '3,820 NOM.'. The building footprint is shown with dimensions: 400 VARIES (width) and 2,925 CANOPY NOM. (length). The total width of the plot is 12,570 NOM. The plan also shows 'PARK STREET' and 'PARK' to the right.

LINEAR PARK

CARPARK

PARK STREET

PARK

400
VARIES
2,925
CANOPY NOM.

36,135 NOM.

19,745 NOM.

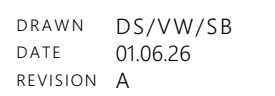
3,820 NOM.

12,570 NOM.

3,500 CANOPY

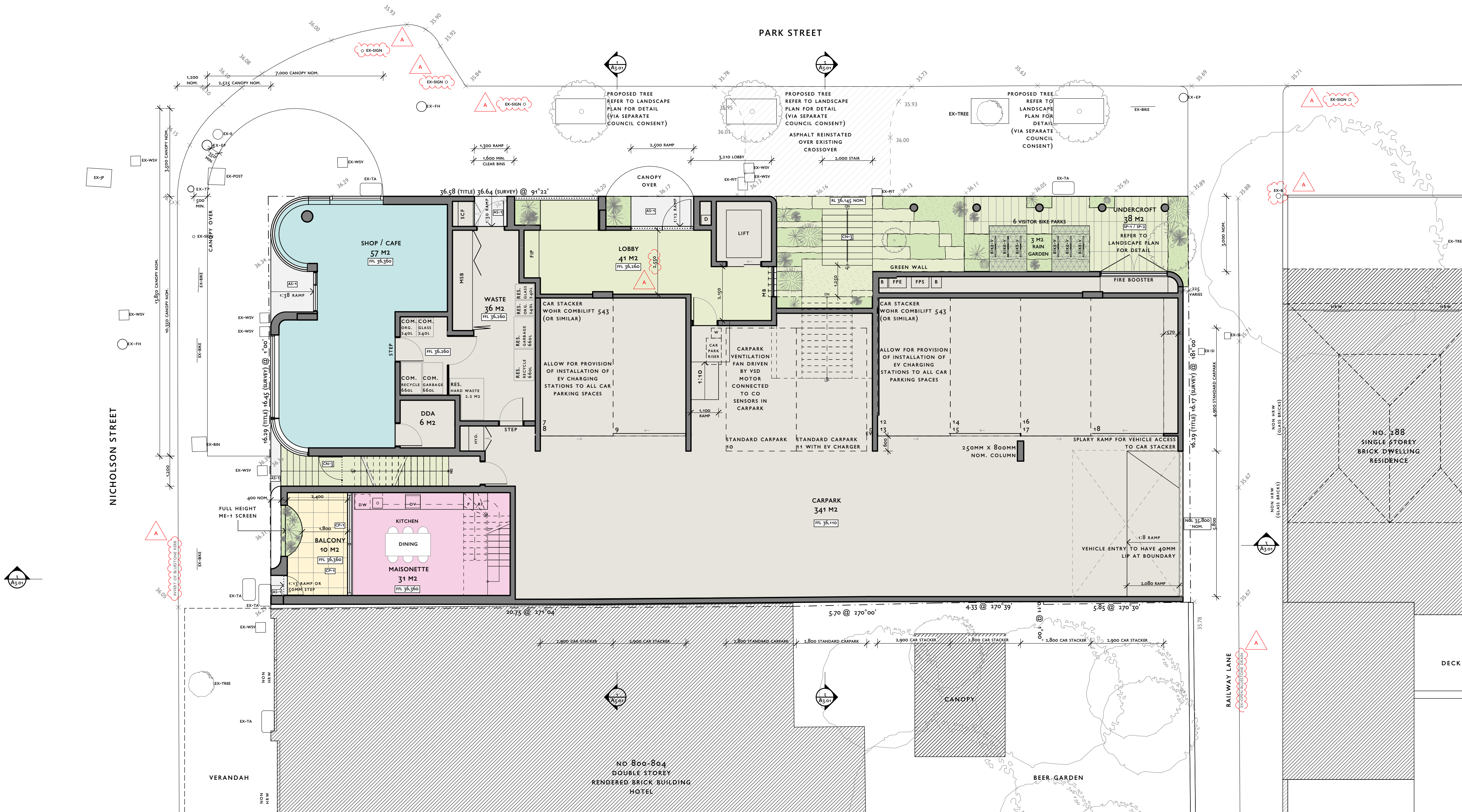
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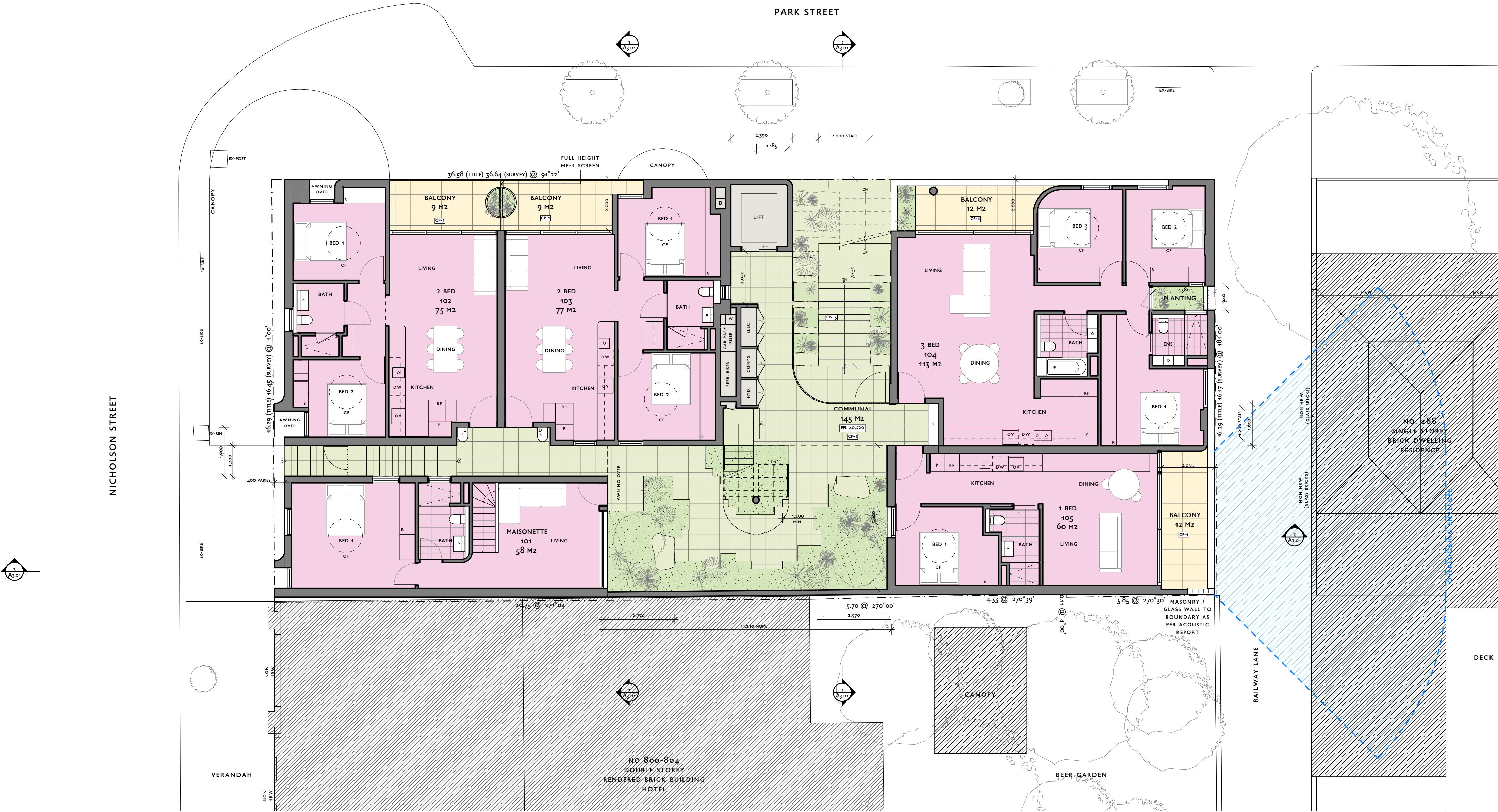
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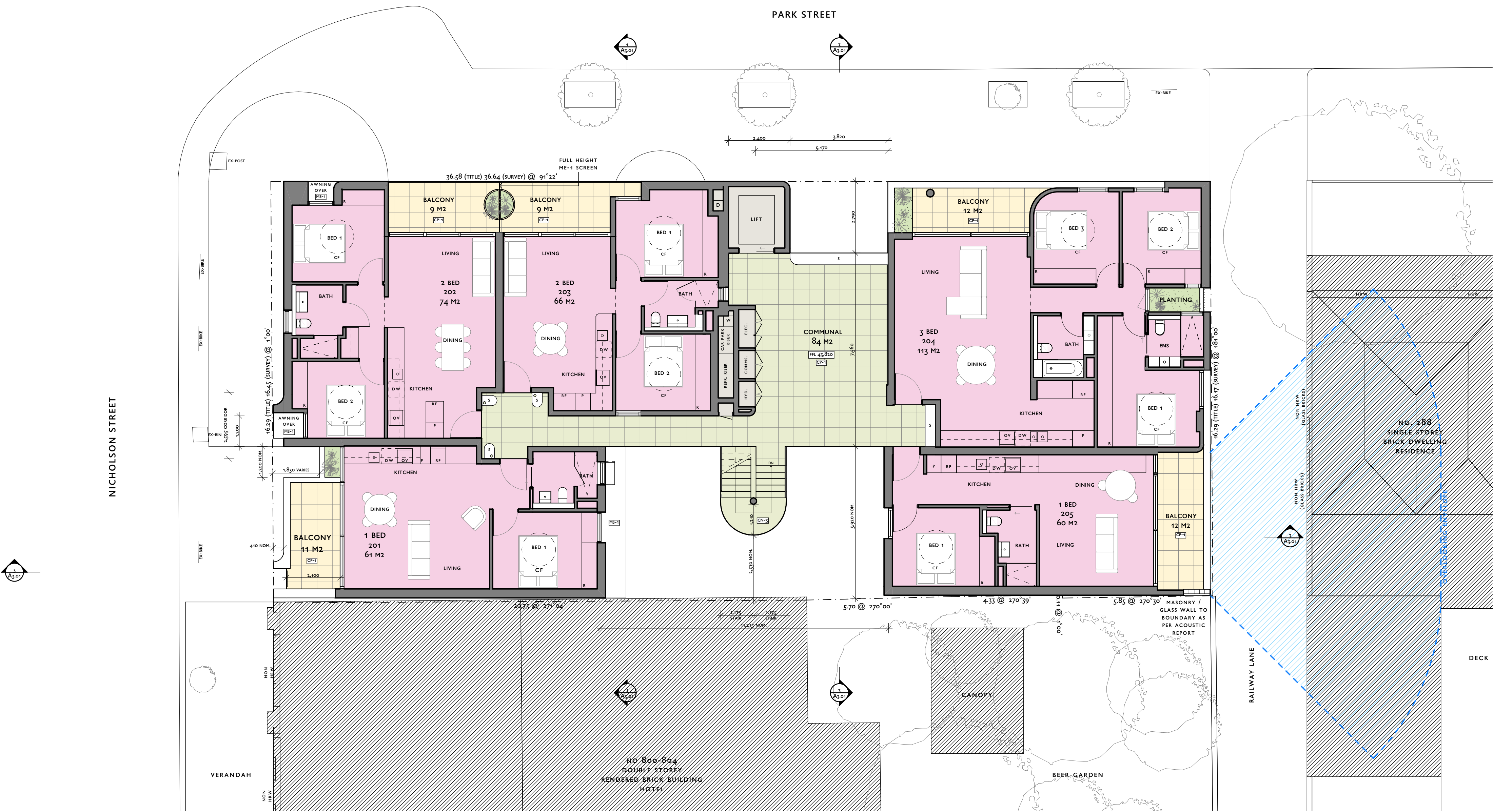
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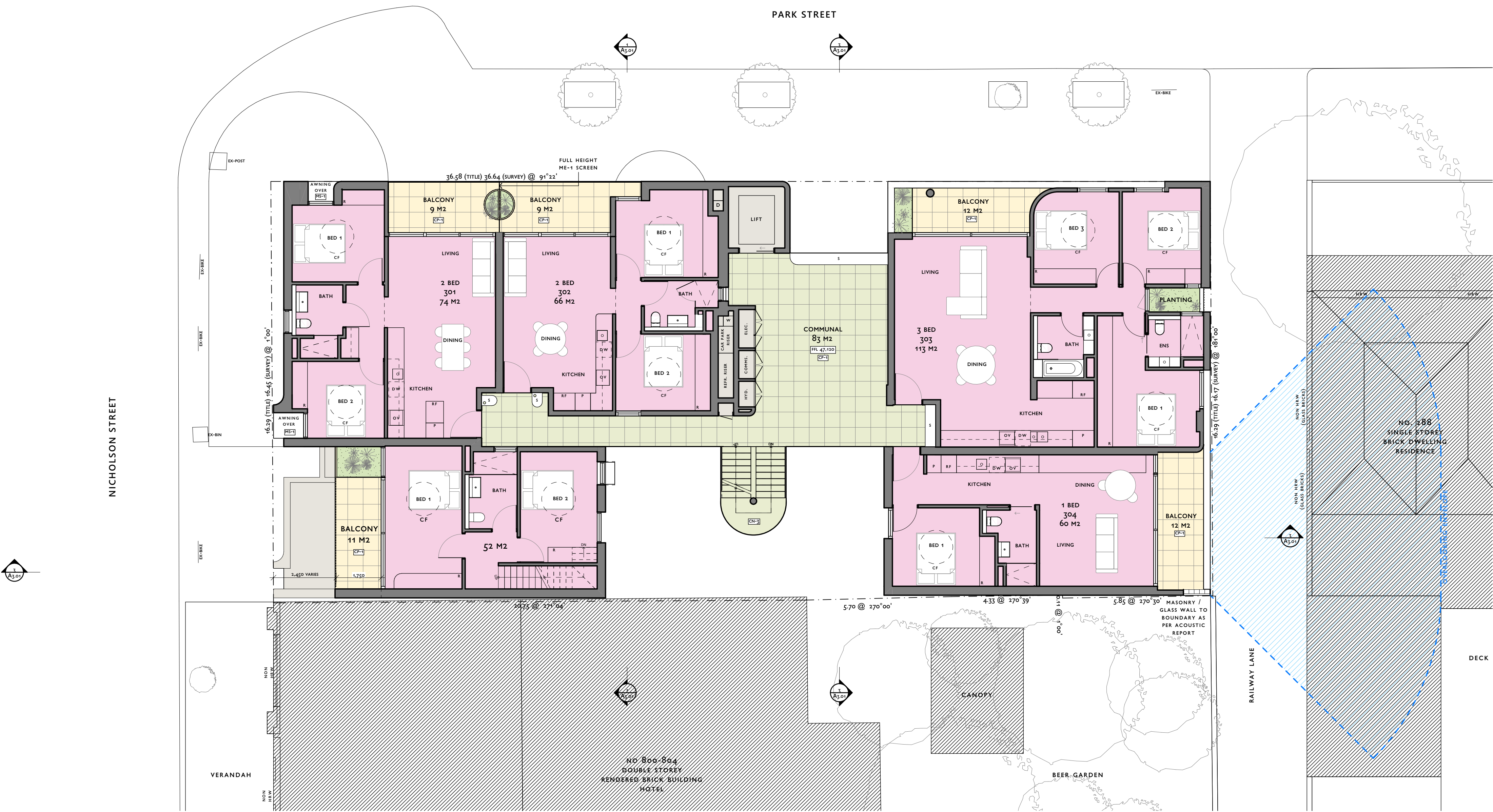
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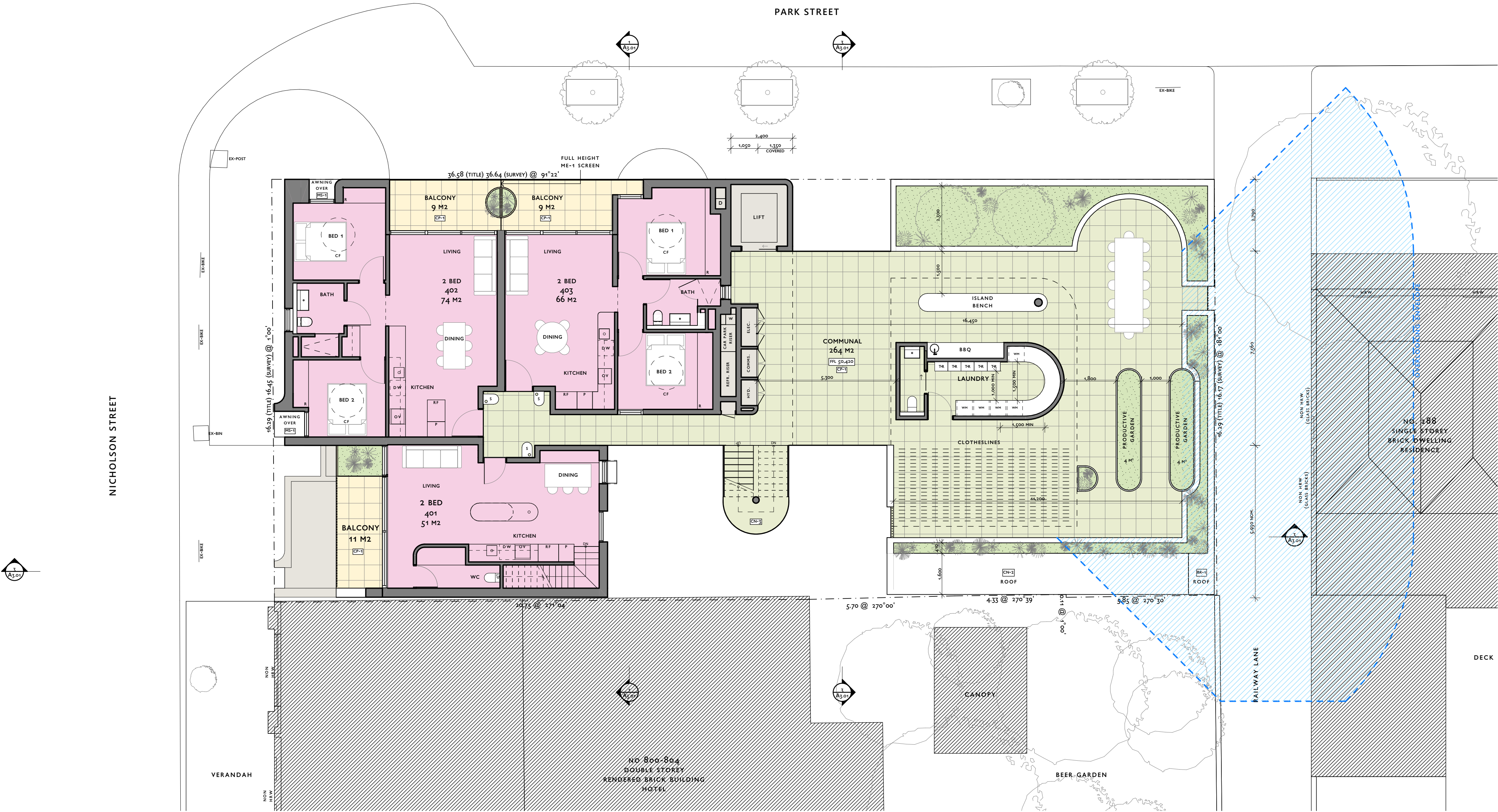
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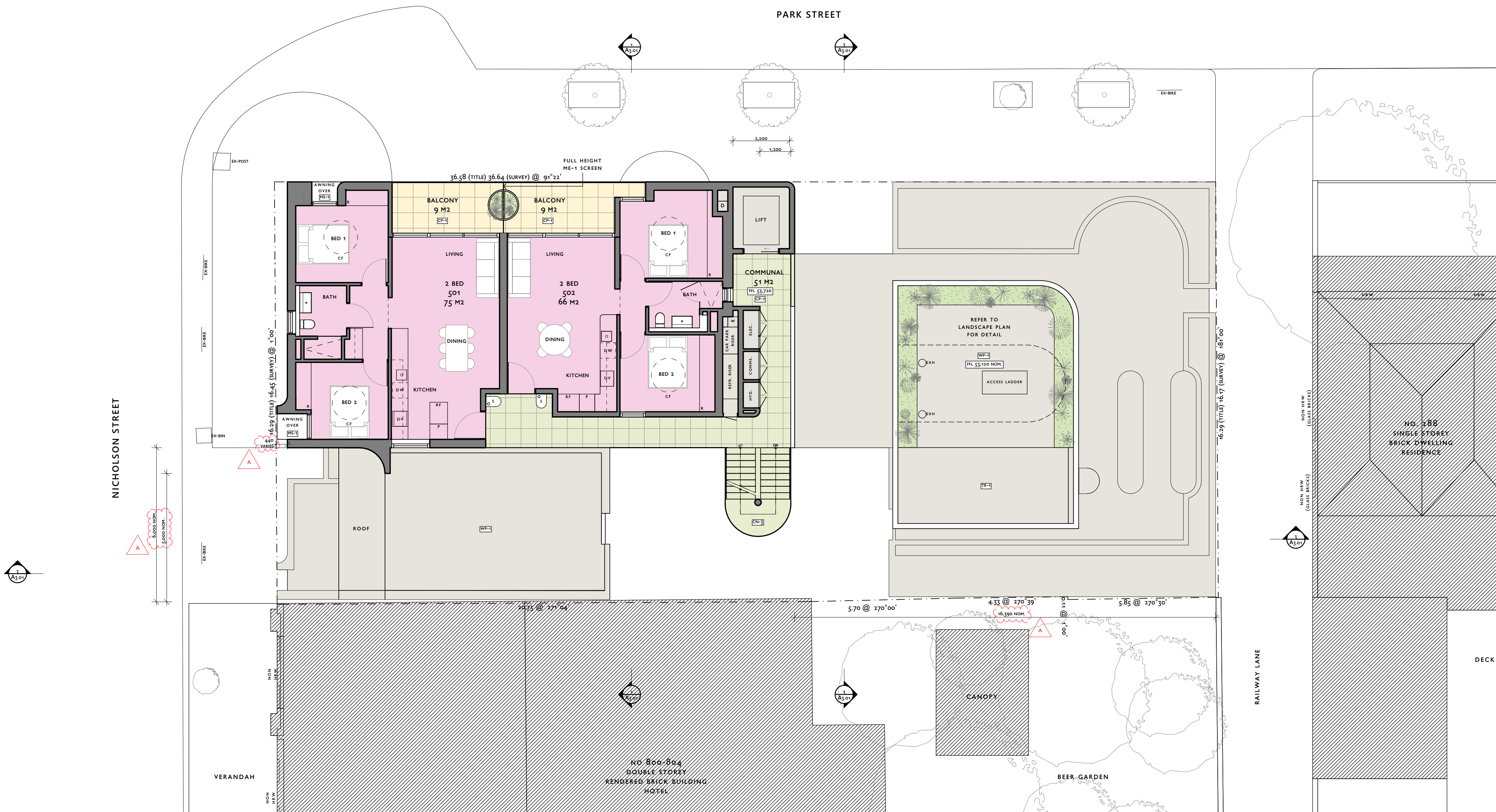
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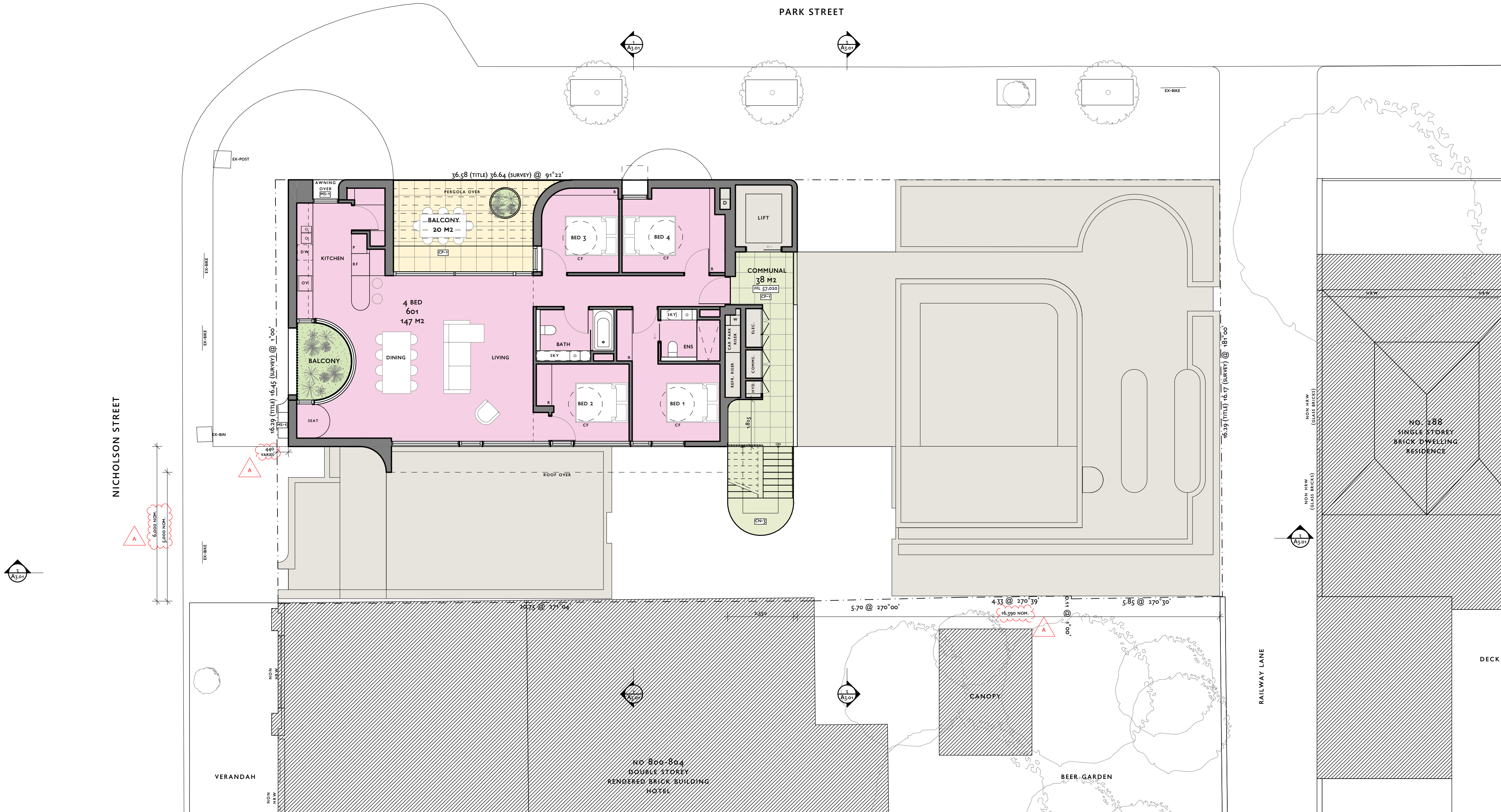
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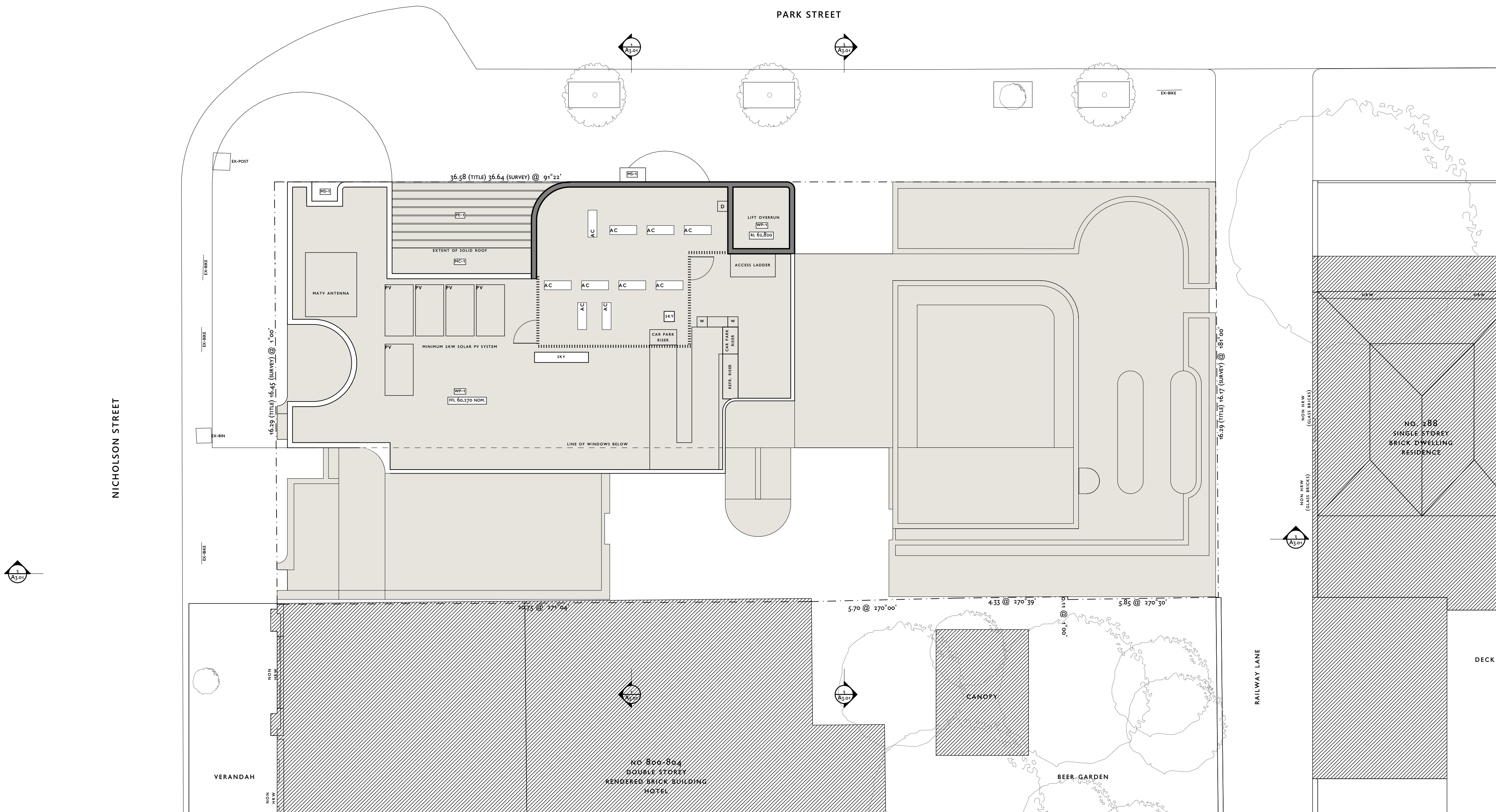
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FINISHES

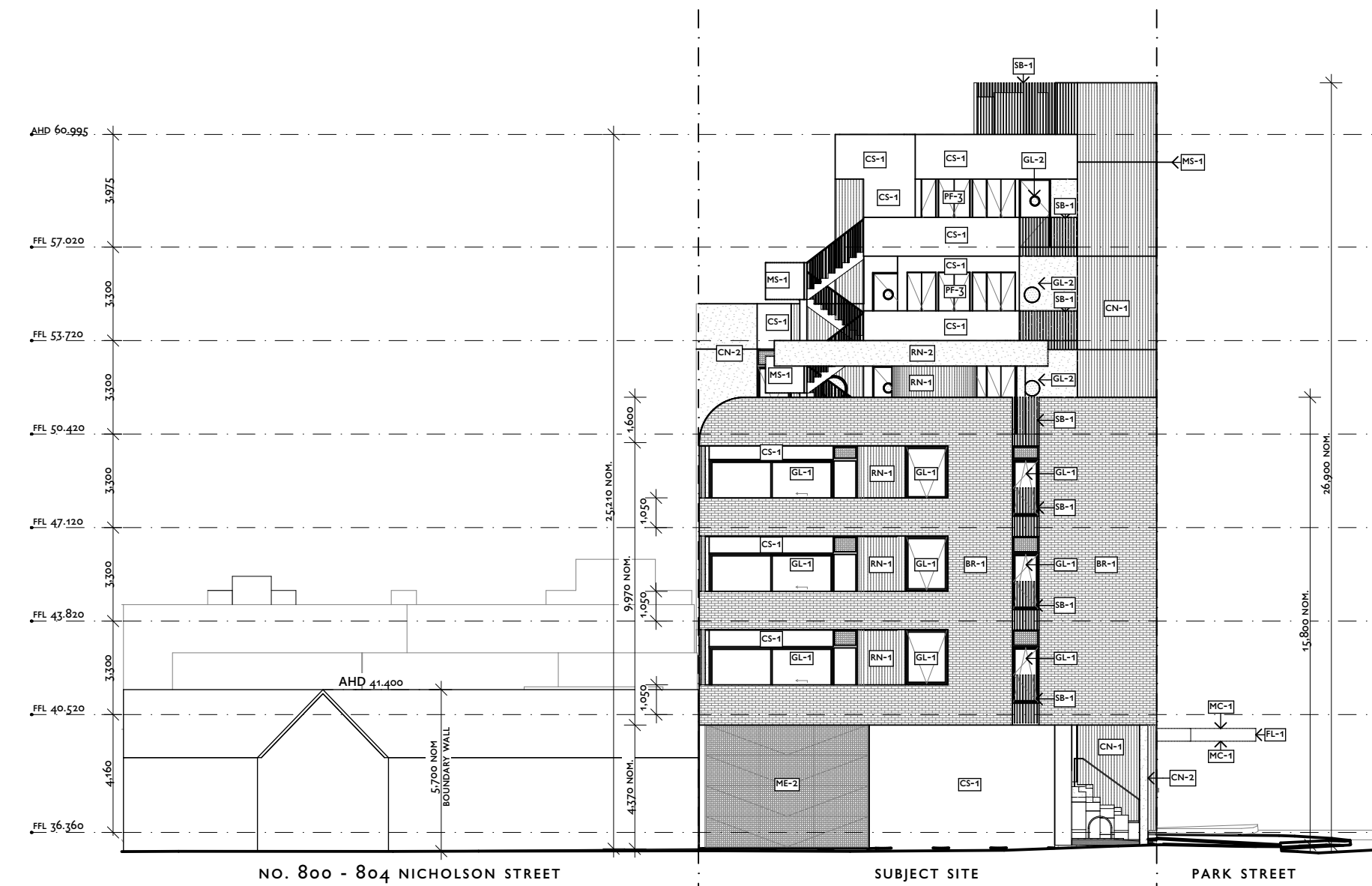
AS-1	ASPHALT
BR-1	BRICKWORK
BR-2	BRICKWORK GLASS
BH-1	BRASS HANDRAIL
CN-1	CONCRETE - RAKED TEXTURE
CN-2	CONCRETE
CN-3	CONCRETE - REFER LANDSCAPE DWGS
CP-1	CONCRETE PAVING - REFER LANDSCAPE DWGS
CS-1	CEMENT SHEET, PAINT FINISH
GL-1	GLASS, CLEAR
GL-2	GLASS, TRANSLUCENT
MC-1	METAL CLADDING
ME-1	SCREENING MESH
ME-2	METAL, PERFORATED
MS-1	METAL PLATE
PE-1	PERGOLA STRUCTURE
PF-1	PAINT FINISH
PF-2	PAINT FINISH
PF-3	PAINT FINISH
RN-1	RENDERED FINISH - RAKED TEXTURE
RN-2	RENDERED FINISH
SB-1	STEEL BALUSTADING
SP-1/2	STONE STEPPERS - REFER LANDSCAPE DWGS
TR-1	TRANSLUCENT ROOFING
WP-1	WATERPROOFING MEMBRANE



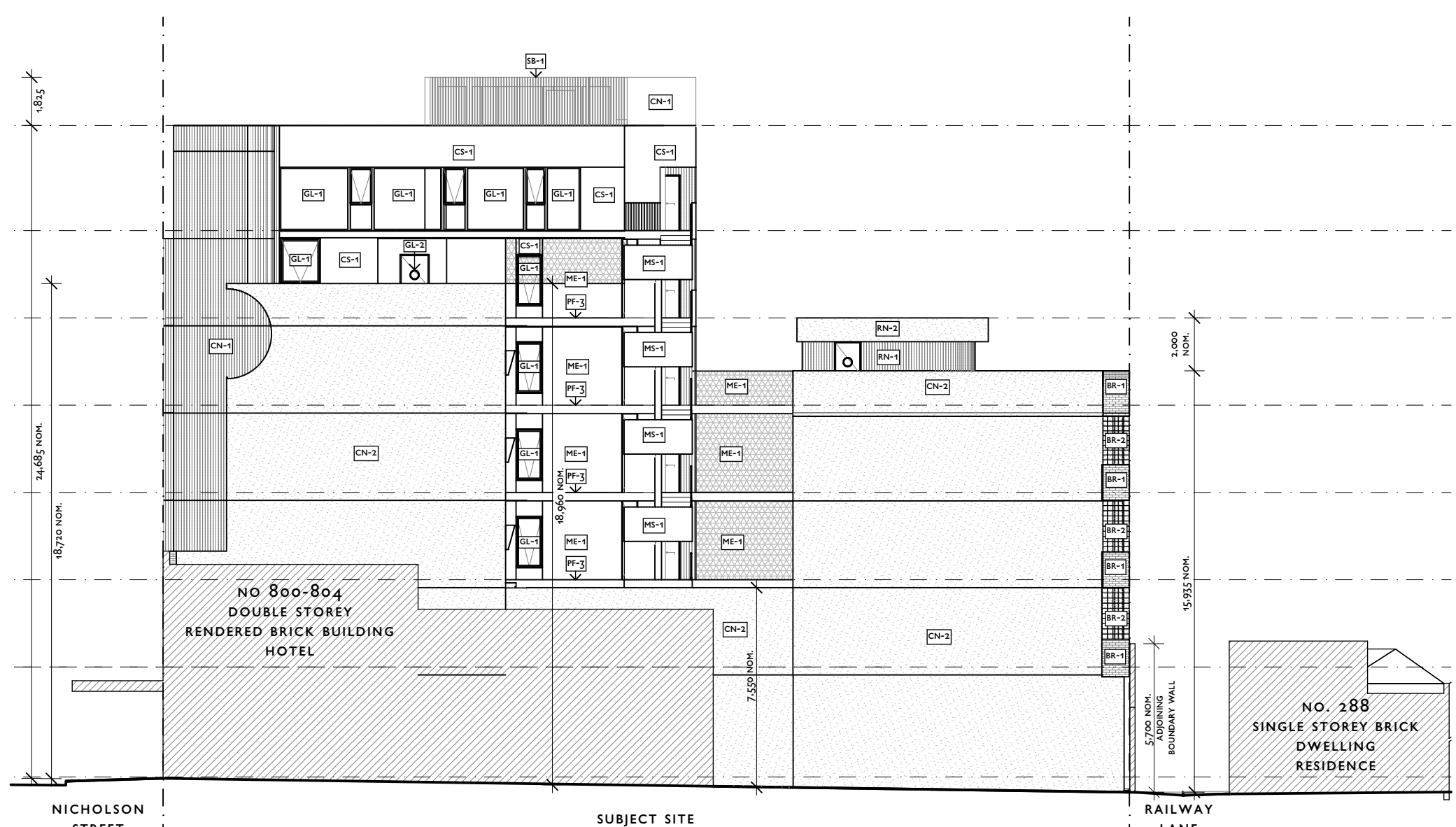
1 WEST ELEVATION
1:200



2 NORTH ELEVATION
1:200



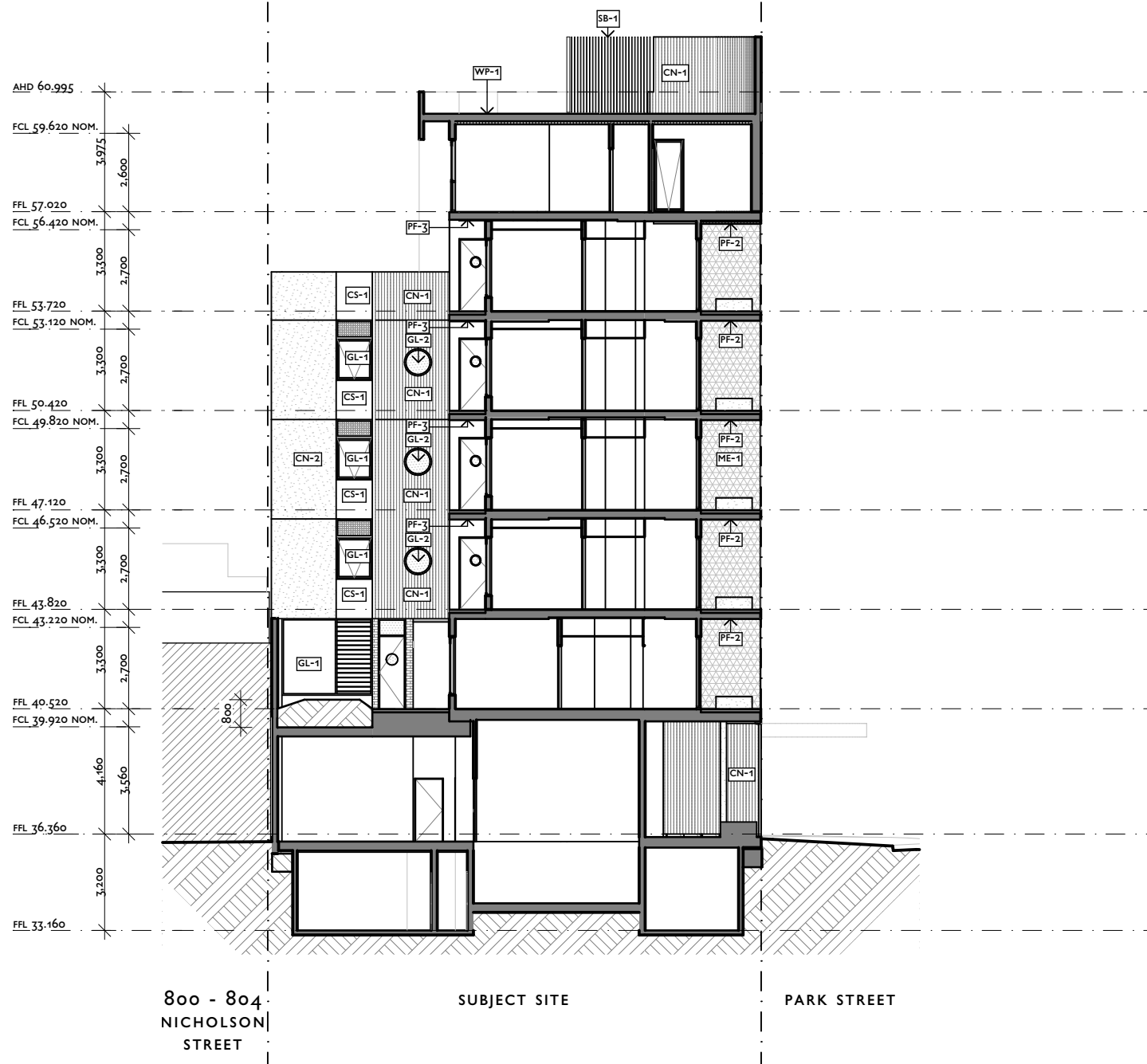
3 EAST ELEVATION
1:200



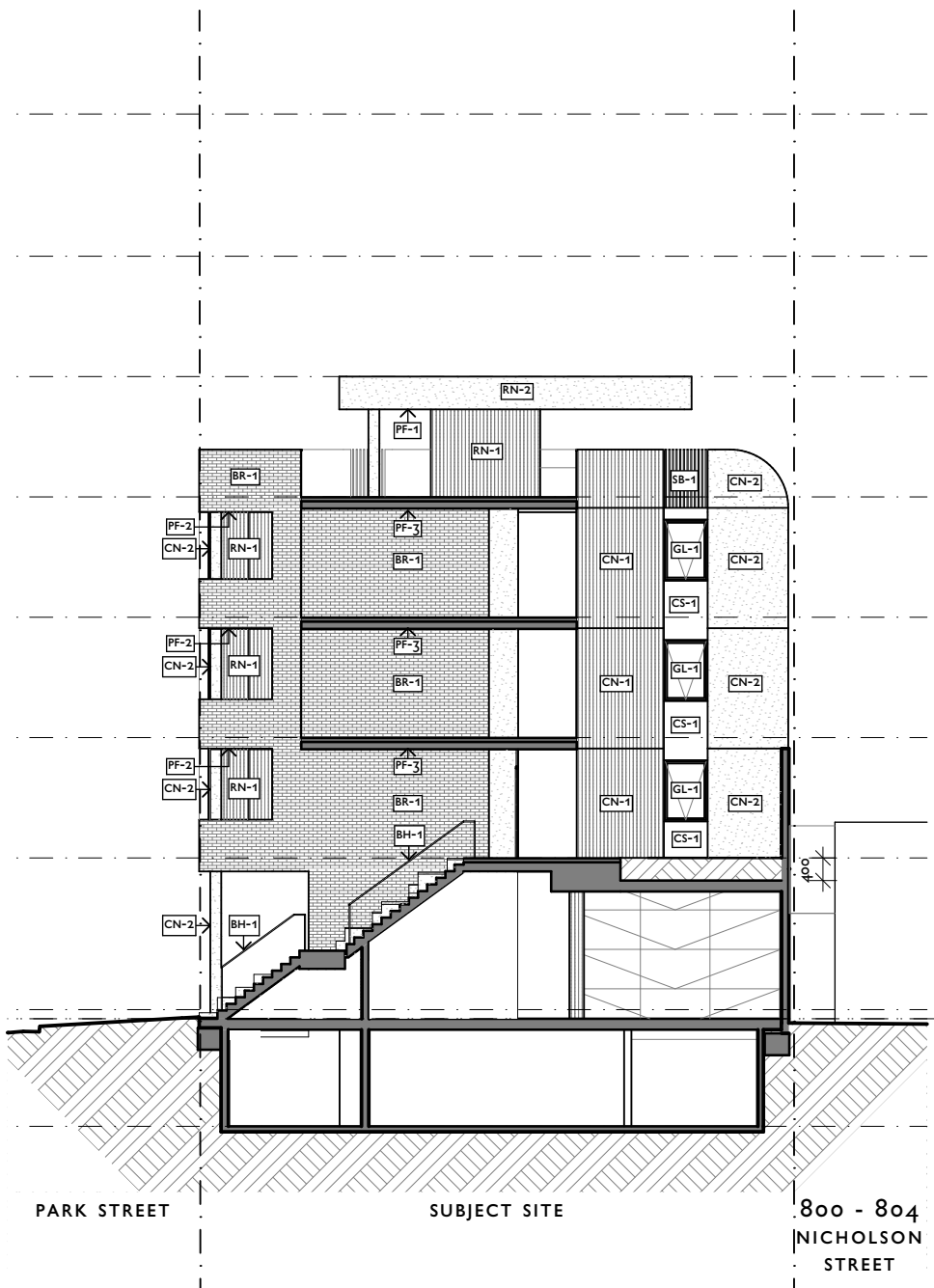
4 SOUTH ELEVATION
1:200

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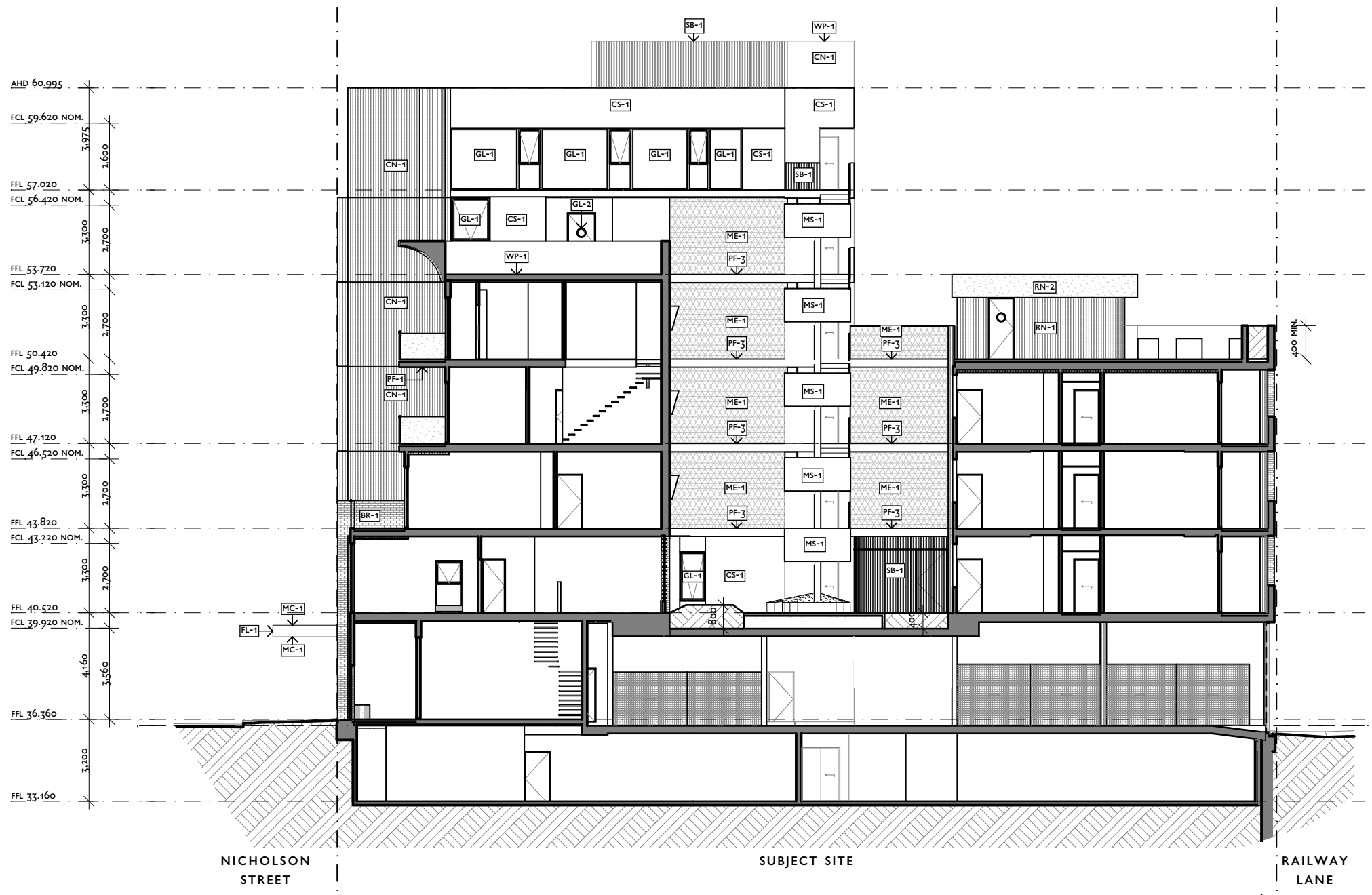
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1 SECTION
- 1:200



2 SECTION
- 1:200



3 SECTION
- 1:200

FINISHES	
AS-1	ASPHALT
BR-1	BRICKWORK
BR-2	BRICKWORK GLASS
BH-1	BRASS HANDRAIL
CN-1	CONCRETE - RAKED TEXTURE
CN-2	CONCRETE
CN-3	CONCRETE - REFER LANDSCAPE DWGS
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BADS COMPLIANCE SUMMARY

APARTMENT NO.	101	102	103	104	105	201	202	203	204	205	301	302	303	304	401	402	403	501	502	601
LIVING AREA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MAIN BEDROOM	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OTHER BEDROOM	✓	✓	✓	✓	-	-	✓	✓	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
OTHER BEDROOM	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	-	-	X
OTHER BEDROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
BALCONY AREA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MIN. BALCONY DEPTH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓
MAX. ROOM DEPTH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓	-
ACCESSIBILITY	-	✓	✓	-	✓	✓	✓	-	-	✓	✓	-	-	✓	-	✓	-	✓	-	-
VENTILATION	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STORAGE INTERNAL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STORAGE EXTERNAL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STORAGE TOTAL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

COMPLIANCE SUMMARY TOTAL
20 APARTMENTS

	NO. COMPLIANT	% MINIMUM REQ.	% COMPLIANT
FUNCTIONAL LAYOUT	16	100	80
PRIVATE OPEN SPACE	19	100	95
ACCESSIBILITY	10	50	50
VENTILATION	20	40	100
STORAGE	20	100	100

REFER INDIVIDUAL APARTMENTS SUMMARY TABLES AND FLOOR PLANS FOR FURTHER INFORMATION

APARTMENT MIX SCHEDULE

UNIT TYPE	QTY.
MAISONETTE (1 BED)	1
1 BED	4
2 BED	11
3 BED	3
4 BED	1
	20

RESIDENTS AMENITIES SCHEDULE

AMENITIES / COMMUNAL SUMMARY	QTY.
BIKE PARKING	30
CAR PARKING	18
UNDERCROFT (GF)	38 M2
COURTYARD (L1)	145 M2
ROOFTOP (L4)	264 M2
WASHING MACHINES	5
WASHING TUBS	5
CLOTHES LINES	150 L/M
ELECTRIC BBQ	1
PRODUCTIVE GARDEN	8 M2
GARBAGE BIN	660L
ORGANICS BIN	240L
RECYCLING BIN	660L
GLASS BIN	240L
HARD WASTE	2.2 M2

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KEY

MINIMUM BADS ROOM DIMENSION

LIVING:

1 BED - 3.3M WIDTH / 10M2

2+ BED - 3.6M WIDTH / 12M2

MAIN BEDROOM:

3.3M WIDTH / 3.4M DEPTH

OTHER BEDROOM:

3M WIDTH / 3M DEPTH

BALCONY:

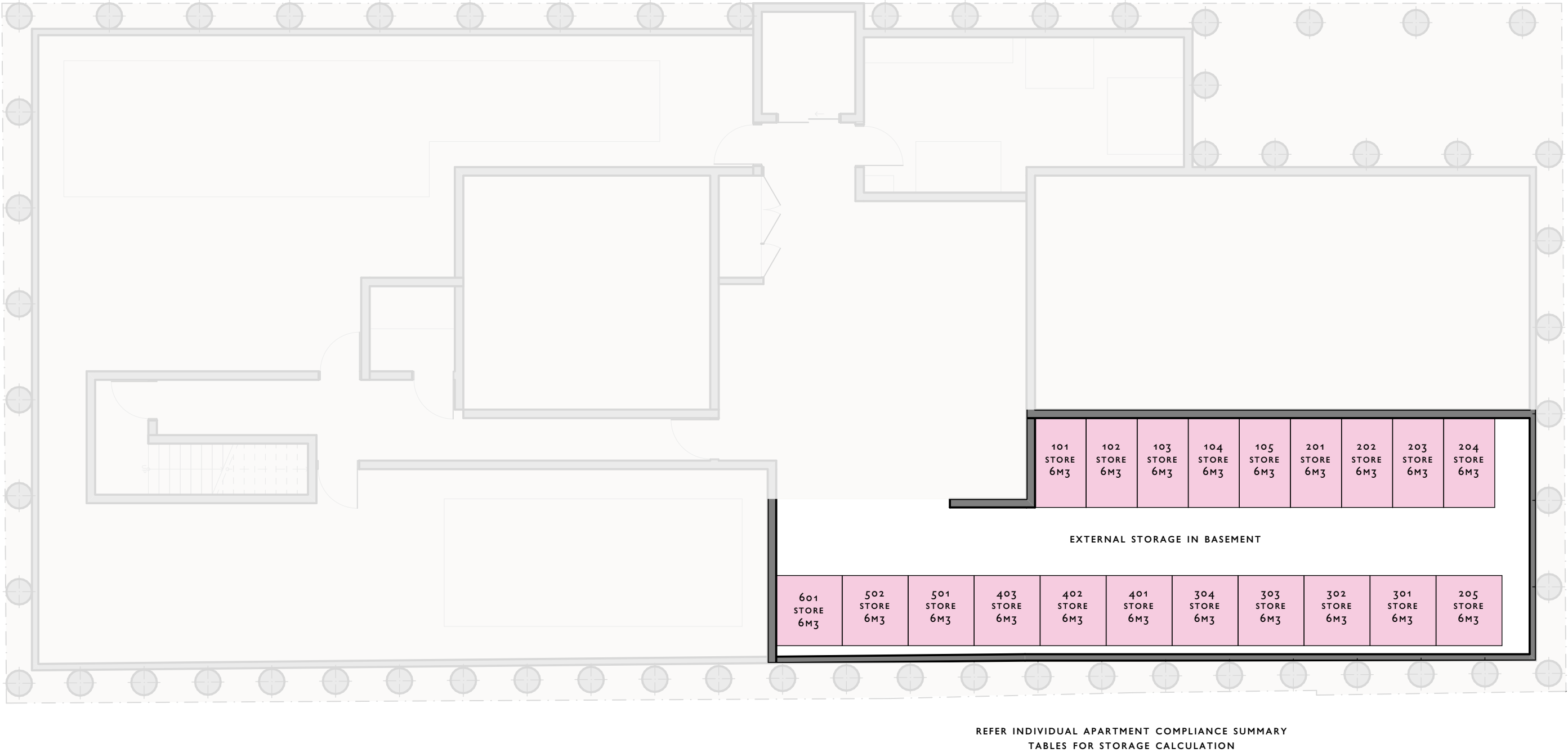
NORTH - 1.7M MIN.

EAST / WEST - 1 BED - 1.8M MIN.

WEST - 2 BED - 2M MIN.

BREEZE PATH / CROSS VENTILATION

REFER TABLE FOR MEASURED LENGTH



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KEY

MINIMUM BADS ROOM DIMENSION

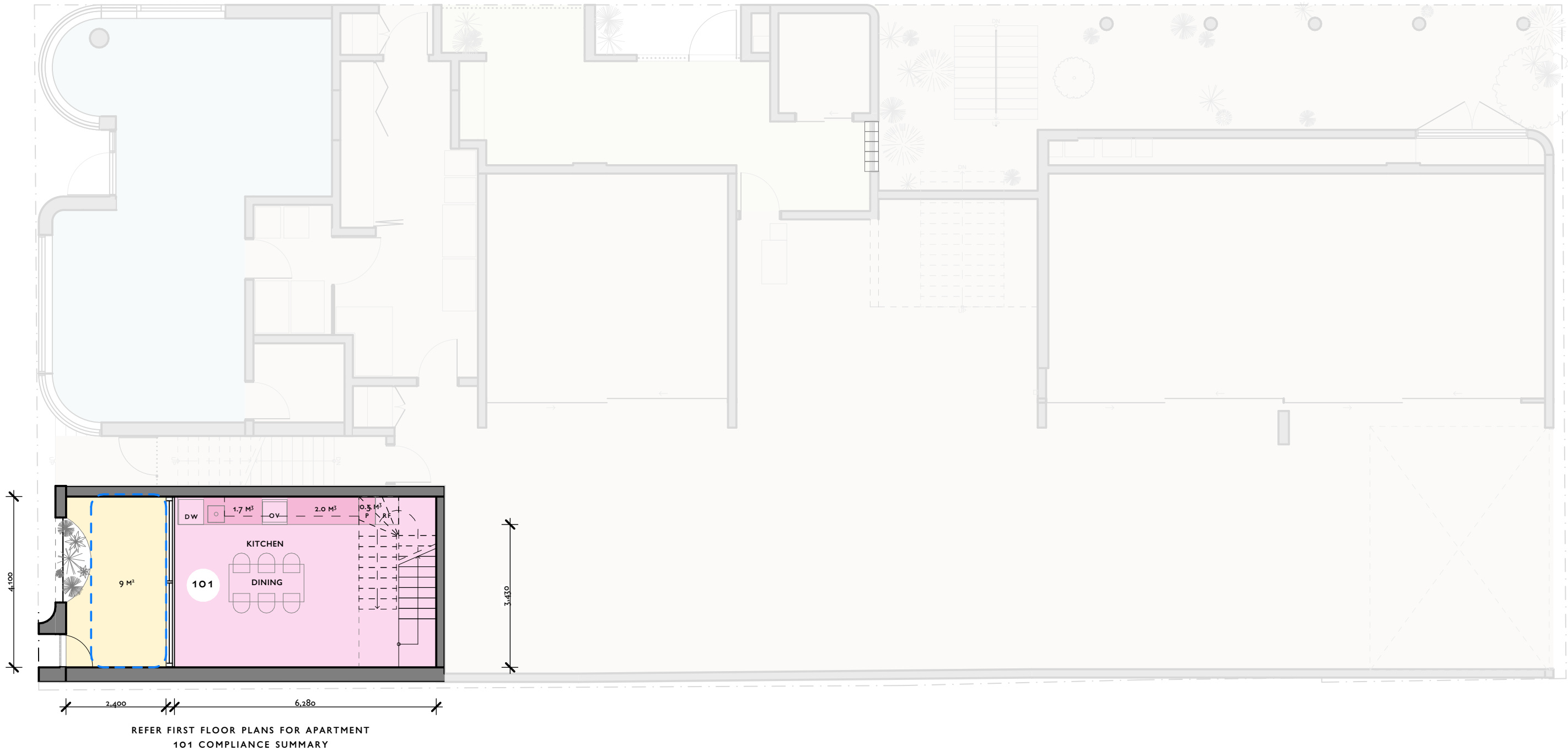
LIVING:
1 BED - 3.3M WIDTH / 10M2
2+ BED - 3.6M WIDTH / 12M2

MAIN BEDROOM:
3.3M WIDTH / 3.4M DEPTH

OTHER BEDROOM:
3M WIDTH / 3M DEPTH

BALCONY:
NORTH - 1.7M MIN.
EAST / WEST - 1 BED - 1.8M MIN.
WEST - 2 BED - 2M MIN.

BREEZE PATH / CROSS VENTILATION
REFER TABLE FOR MEASURED LENGTH



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KEY

MINIMUM BEDS ROOM DIMENSION

LIVING:
1 BED - 3.3M WIDTH / 10M2
2+ BED - 3.6M WIDTH / 12M2

MAIN BEDROOM:
3.3M WIDTH / 3.4M DEPTH

OTHER BEDROOM:
3M WIDTH / 3M DEPTH

BALCONY:
NORTH - 1.7M MIN.
EAST / WEST - 1 BED - 1.8M MIN.
WEST - 2 BED - 2M MIN.

BREEZE PATH / CROSS VENTILATION
REFER TABLE FOR MEASURED LENGTH

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APT 101

BEDROOMS :	1		
BATHROOMS :	1		
APARTMENT AREA :	89 M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	10 M2	16.1 M2	✓
MAIN BEDROOM	3M X 3.4M	4.1M X 4.2M	✓
OTHER BEDROOM	-	-	-
BALCONY AREA	8 M2	9 M2	✓
MIN. BALCONY DEPTH	1.8 M	2.4 M	✓
MAX. ROOM DEPTH	9 M	6.2 M	✓
KIT. / DIN.	-	-	-
ACCESSIBILITY	-	-	-
VENTILATION	5M - 18M	11.8 M	✓
STORAGE INTERNAL	6 M3	7.6 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	10 M3	14.7 M3	✓

APT 102

BEDROOMS :	2		
BATHROOMS :	1		
APARTMENT AREA :	75M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	14.8 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.6M	✓
OTHER BEDROOM	3M X 3M	3M X 3M	✓
BALCONY AREA	8 M2	8 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.9 M	✓
MAX. ROOM DEPTH	9 M	8 M	✓
KIT. / DIN. / LIV.	-	-	-
ACCESSIBILITY	OPT. A	YES	✓
VENTILATION	5M - 18M	8.9 M	✓
STORAGE INTERNAL	9 M3	11.1 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	17.1 M3	✓

APT 103

BEDROOMS :	2		
BATHROOMS :	1		
APARTMENT AREA :	78M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	14.5M2	✓
MAIN BEDROOM	3M X 3.4M	3.4M X 3.4M	✓
OTHER BEDROOM	3M X 3M	3.2M X 3.4M	✓
BALCONY AREA	8 M2	9 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.9 M	✓
MAX. ROOM DEPTH	9 M	8.1 M	✓
KIT. / DIN. / LIV.	-	-	-
ACCESSIBILITY	OPT. A	YES	✓
VENTILATION	5M - 18M	8.8 M	✓
STORAGE INTERNAL	9 M3	16.4 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	22.4 M3	✓

APT 104

BEDROOMS :	3		
BATHROOMS :	2		
APARTMENT AREA :	113 M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	17.8M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.4M	✓
OTHER BEDROOM	3M X 3M	3M X 3M	✓
OTHER BEDROOM	3M X 3M	3M X 3.3M	X
BALCONY AREA	8 M2	8 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.7 M	✓
MAX. ROOM DEPTH	9 M	8.4 M	✓
KIT. / DIN. / LIV.	-	-	-
ACCESSIBILITY	-	-	-
VENTILATION	5M - 18M	7.6 M	✓
STORAGE INTERNAL	12 M3	21.9 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	18 M3	29.1 M3	✓

APT 105

BEDROOMS :	1		
BATHROOMS :	1		
APARTMENT AREA :	60 M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	10 M2	14.2 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.4M	✓
OTHER BEDROOM	-	-	-
BALCONY AREA	8 M2	10 M2	✓
MIN. BALCONY DEPTH	1.8 M	1.8 M	✓
MAX. ROOM DEPTH	9 M	9 M	✓
KIT. / DIN. / LIV.	-	-	-
ACCESSIBILITY	OPT. B	YES	✓
VENTILATION	5M - 18M	10.8 M	✓
STORAGE INTERNAL	6 M3	8.4 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	10 M3	14.5 M3	✓

KEY



MINIMUM BADS ROOM DIMENSION

LIVING:

1 BED - 3.3M WIDTH / 10M2

2+ BED - 3.6M WIDTH / 12M2

MAIN BEDROOM:

3.3M WIDTH / 3.4M DEPTH

OTHER BEDROOM:

3M WIDTH / 3M DEPTH

BALCONY:

NORTH - 1.7M MIN.

EAST / WEST - 1 BED - 1.8M MIN.

WEST - 2 BED - 2M MIN.

BREEZE PATH / CROSS VENTILATION

REFER TABLE FOR MEASURED LENGTH

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APT 201

BEDROOMS :	1		
BATHROOMS :	1		
APARTMENT AREA :	61 M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	10 M2	18.4 M2	✓
MAIN BEDROOM	3M X 3.4M	3.1M X 3.4M	✓
OTHER BEDROOM	-	-	-
BALCONY AREA	8 M2	8 M2	✓
MIN. BALCONY DEPTH	1.8 M	1.9 M	✓
MAX. ROOM DEPTH	9 M	5.8 M	✓
KIT. / DIN. / LIV.			
ACCESSIBILITY	OPT. A	YES	✓
VENTILATION	5M - 18M	10.8M	✓
STORAGE INTERNAL	6 M3	8.3 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	10 M3	14.3 M3	✓

APT 202

BEDROOMS :	2		
BATHROOMS :	1		
APARTMENT AREA :	74M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	14.8 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.6M	✓
OTHER BEDROOM	3M X 3M	3M X 3M	✓
BALCONY AREA	8 M2	8 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.9 M	✓
MAX. ROOM DEPTH	9 M	8 M	✓
KIT. / DIN. / LIV.			
ACCESSIBILITY	OPT. A	YES	✓
VENTILATION	5M - 18M	8.9 M	✓
STORAGE INTERNAL	9 M3	10.6 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	16.6 M3	✓

APT 203

BEDROOMS :	2		
BATHROOMS :	1		
APARTMENT AREA :	67M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	13M2	✓
MAIN BEDROOM	3M X 3.4M	3.4 X 3.4M	✓
OTHER BEDROOM	3M X 3M	3M X 3.2M	✓
BALCONY AREA	8 M2	9 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.9 M	✓
MAX. ROOM DEPTH	9 M	6.9 M	✓
KIT. / DIN. / LIV.			
ACCESSIBILITY	-	-	-
VENTILATION	5M - 18M	7.6 M	✓
STORAGE INTERNAL	9 M3	13.7 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	19.7 M3	✓

APT 204

BEDROOMS :	3		
BATHROOMS :	2		
APARTMENT AREA :	113 M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	17.8M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.4M	✓
OTHER BEDROOM	3M X 3M	3M X 3.1M	✓
OTHER BEDROOM	3M X 3M	3M X 3.3M	X
BALCONY AREA	8 M2	8 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.7 M	✓
MAX. ROOM DEPTH	9 M	8.3 M	✓
KIT. / DIN. / LIV.			
ACCESSIBILITY	-	-	-
VENTILATION	5M - 18M	7.6 M	✓
STORAGE INTERNAL	12 M3	21.9 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	18 M3	29.1 M3	✓

APT 205

BEDROOMS :	1		
BATHROOMS :	1		
APARTMENT AREA :	60 M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	10 M2	14.2 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.4M	✓
OTHER BEDROOM	-	-	-
BALCONY AREA	8 M2	10 M2	✓
MIN. BALCONY DEPTH	1.8 M	1.8 M	✓
MAX. ROOM DEPTH	9 M	9 M	✓
KIT. / DIN. / LIV.			
ACCESSIBILITY	OPT. B	YES	✓
VENTILATION	5M - 18M	10.8 M	✓
STORAGE INTERNAL	6 M3	8.4 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	10 M3	14.5 M3	✓



KEY

MINIMUM BEDS ROOM DIMENSION

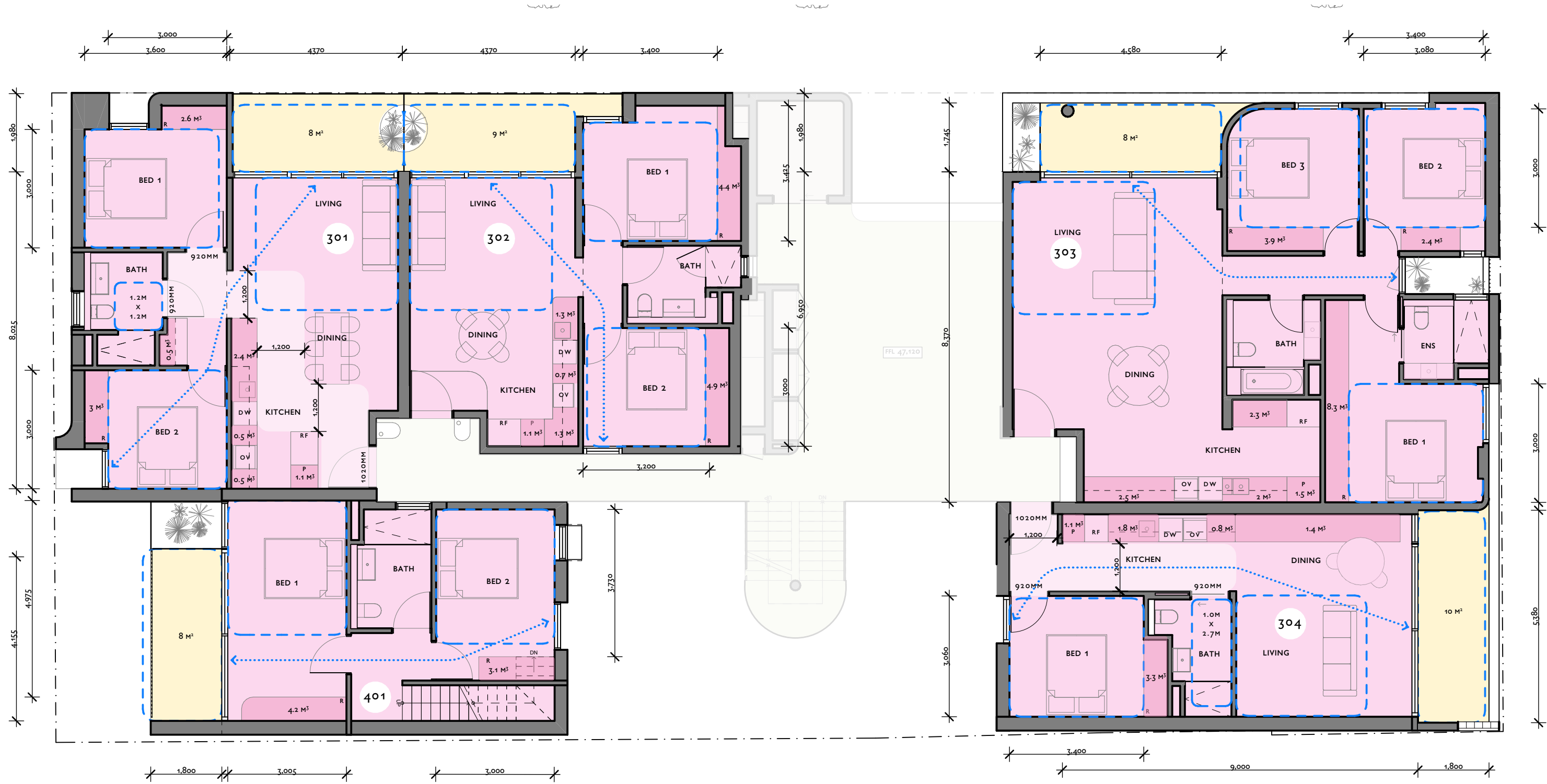
LIVING:
1 BED - 3.3M WIDTH / 10M2
2+ BED - 3.6M WIDTH / 12M2

MAIN BEDROOM:
3.3M WIDTH / 3.4M DEPTH

OTHER BEDROOM:
3M WIDTH / 3M DEPTH

BALCONY:
NORTH - 1.7M MIN.
EAST / WEST - 1 BED - 1.8M MIN.
WEST - 2 BED - 2M MIN.

BREEZE PATH / CROSS VENTILATION
REFER TABLE FOR MEASURED LENGTH



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APT 301

BEDROOMS :	2		
BATHROOMS :	1		
APARTMENT AREA :	74M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	14.8 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.6M	✓
OTHER BEDROOM	3M X 3M	3M X 3M	✓
BALCONY AREA	8 M2	8 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.9 M	✓
MAX. ROOM DEPTH KIT. / DIN. / LIV.	9 M	8 M	✓
ACCESSIBILITY	OPT. A	YES	✓
VENTILATION	5M - 18M	8.9 M	✓
STORAGE INTERNAL	9 M3	10.6 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	16.6 M3	✓

APT 302

BEDROOMS :	2		
BATHROOMS :	1		
APARTMENT AREA :	67M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	13M2	✓
MAIN BEDROOM	3M X 3.4M	3.4M X 3.4M	✓
OTHER BEDROOM	3M X 3M	3M X 3.2M	✓
BALCONY AREA	8 M2	9 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.9 M	✓
MAX. ROOM DEPTH KIT. / DIN. / LIV.	9 M	6.9 M	✓
ACCESSIBILITY	-	-	-
VENTILATION	5M - 18M	7.6 M	✓
STORAGE INTERNAL	9 M3	13.7 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	19.7 M3	✓

APT 303

BEDROOMS :	3		
BATHROOMS :	2		
APARTMENT AREA :	113 M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	17.8M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.4M	✓
OTHER BEDROOM	3M X 3M	3M X 3.1M	✓
OTHER BEDROOM	3M X 3M	3M X 3.3M	✗
BALCONY AREA	8 M2	8 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.7 M	✓
MAX. ROOM DEPTH KIT. / DIN. / LIV.	9 M	8.4 M	✓
ACCESSIBILITY	-	-	-
VENTILATION	5M - 18M	7.6 M	✓
STORAGE INTERNAL	12 M3	21.9 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	18 M3	29.1 M3	✓

APT 304

BEDROOMS :	1		
BATHROOMS :	1		
APARTMENT AREA :	60 M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	10 M2	14.2 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.4M	✓
OTHER BEDROOM	-	-	-
BALCONY AREA	8 M2	10 M2	✓
MIN. BALCONY DEPTH	1.8 M	1.8 M	✓
MAX. ROOM DEPTH KIT. / DIN. / LIV.	9 M	9 M	✓
ACCESSIBILITY	OPT. B	YES	✓
VENTILATION	5M - 18M	10.8 M	✓
STORAGE INTERNAL	6 M3	8.4 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	10 M3	14.5 M3	✓

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KEY



MINIMUM BADS ROOM DIMENSION

LIVING:

1 BED - 3.3M WIDTH / 10M2

2+ BED - 3.6M WIDTH / 12M2

MAIN BEDROOM:

3.3M WIDTH / 3.4M DEPTH

OTHER BEDROOM:

3M WIDTH / 3M DEPTH

BALCONY:

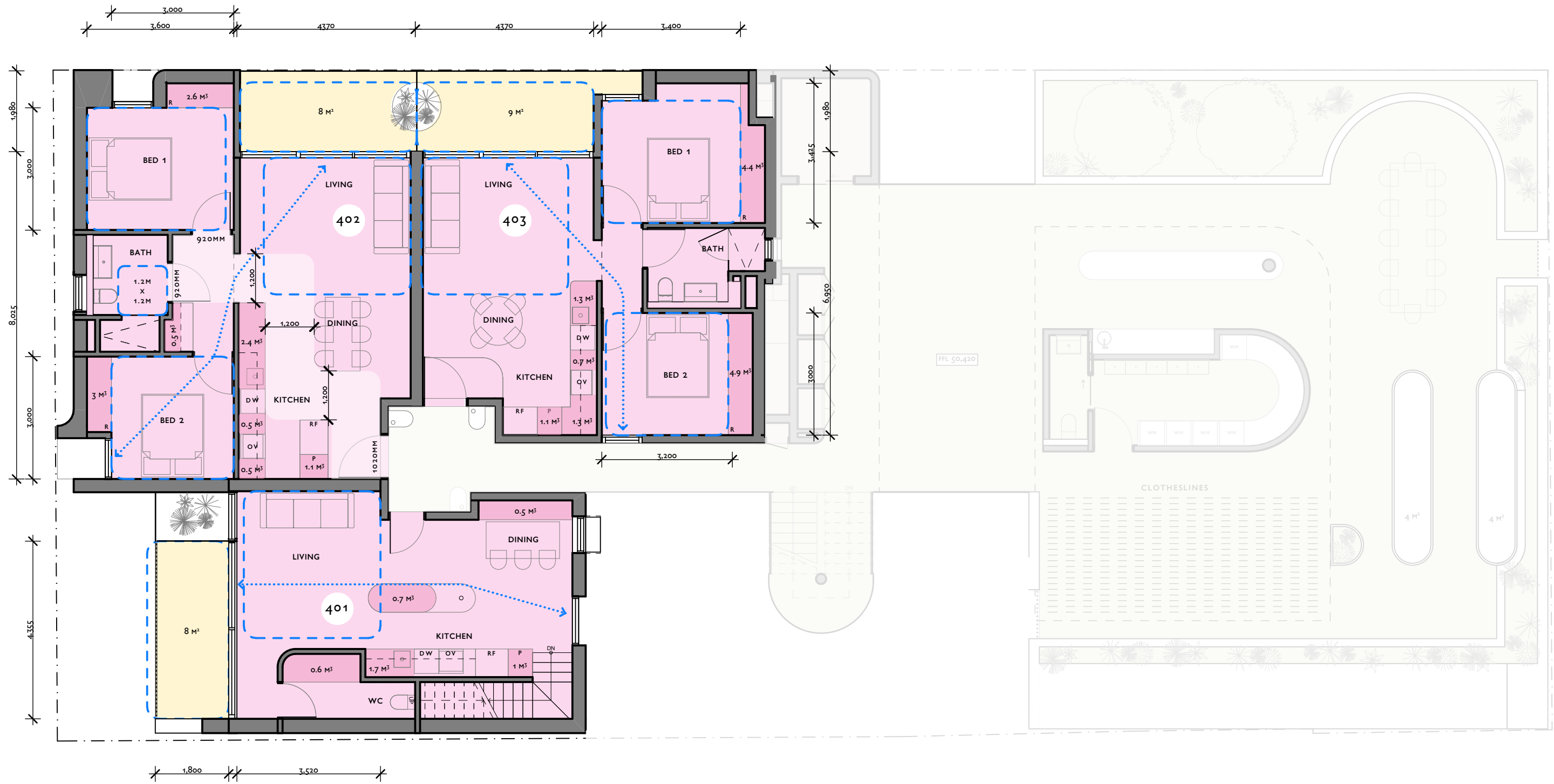
NORTH - 1.7M MIN.

EAST / WEST - 1 BED - 1.8M MIN.

WEST - 2 BED - 2M MIN.

BREEZE PATH / CROSS VENTILATION

REFER TABLE FOR MEASURED LENGTH



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APT 401

BEDROOMS :	2		
BATHROOMS :	1		
APARTMENT AREA :	103 M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	13.65 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 4.9M	✓
OTHER BEDROOM	3M X 3M	3M X 3.7M	✓
BALCONY AREA	8 M2	16 M2	✓
MIN. BALCONY DEPTH	2 M	1.8 M	X
MAX. ROOM DEPTH	-	DUAL ASPECT	-
KIT. / DIN. / LIV.	-	-	-
ACCESSIBILITY	-	-	-
BREEZE PATH	5M - 18M	8.1 M	✓
VENTILATION	5M - 18M	8.2 M	✓
STORAGE INTERNAL	9 M3	12.8 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	18.8 M3	✓

APT 402

BEDROOMS :	2		
BATHROOMS :	1		
APARTMENT AREA :	74M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	14.8 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.6M	✓
OTHER BEDROOM	3M X 3M	3M X 3M	✓
BALCONY AREA	8 M2	8 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.98 M	✓
MAX. ROOM DEPTH	9 M	8 M	✓
KIT. / DIN. / LIV.	9 M	8 M	✓
ACCESSIBILITY	OPT. A	YES	✓
VENTILATION	5M - 18M	8.9 M	✓
STORAGE INTERNAL	9 M3	10.6 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	16.6 M3	✓

APT 403

BEDROOMS :	2		
BATHROOMS :	1		
APARTMENT AREA :	67M2		
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	13M2	✓
MAIN BEDROOM	3M X 3.4M	3.4M X 3.4M	✓
OTHER BEDROOM	3M X 3M	3M X 3.2M	✓
BALCONY AREA	8 M2	9 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.98 M	✓
MAX. ROOM DEPTH	9 M	6.9 M	✓
KIT. / DIN. / LIV.	9 M	6.9 M	✓
ACCESSIBILITY	-	-	-
VENTILATION	5M - 18M	7.6 M	✓
STORAGE INTERNAL	9 M3	13.7 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	19.7 M3	✓

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KEY

MINIMUM BADS ROOM DIMENSION

LIVING:

1 BED - 3.3M WIDTH / 10M2

2+ BED - 3.6M WIDTH / 12M2

MAIN BEDROOM:

3.3M WIDTH / 3.4M DEPTH

OTHER BEDROOM:

3M WIDTH / 3M DEPTH

BALCONY:

NORTH - 1.7M MIN.

EAST / WEST - 1 BED - 1.8M MIN.

WEST - 2 BED - 2M MIN.

BREEZE PATH / CROSS VENTILATION

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APT 501

BEDROOMS :		2	
BATHROOMS :		1	
APARTMENT AREA :		75M2	
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	14.8 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.6M	✓
OTHER BEDROOM	3M X 3M	3M X 3M	✓
BALCONY AREA	8 M2	8 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.98 M	✓
MAX. ROOM DEPTH KIT. / DIN. / LIV.	-	DUAL ASPECT	-
ACCESSIBILITY	OPT. A	YES	✓
VENTILATION	5M - 18M	8.9 M	✓
STORAGE INTERNAL	9 M3	10.6 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	16.6 M3	✓

APT 502

BEDROOMS :		2	
BATHROOMS :		1	
APARTMENT AREA :		78M2	
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	14.5M2	✓
MAIN BEDROOM	3M X 3.4M	3.4M X 3.4M	✓
OTHER BEDROOM	3M X 3M	3M X 3.1M	✓
BALCONY AREA	8 M2	9 M2	✓
MIN. BALCONY DEPTH	1.7 M	1.98 M	✓
MAX. ROOM DEPTH KIT. / DIN. / LIV.	9 M	6.9 M	✓
ACCESSIBILITY	-	-	-
VENTILATION	5M - 18M	7.6 M	✓
STORAGE INTERNAL	9 M3	13.7 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	14 M3	19.7 M3	✓

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KEY



MINIMUM BADS ROOM DIMENSION

LIVING:

1 BED - 3.3M WIDTH / 10M2

2+ BED - 3.6M WIDTH / 12M2

MAIN BEDROOM:

3.3M WIDTH / 3.4M DEPTH

OTHER BEDROOM:

3M WIDTH / 3M DEPTH

BALCONY:

NORTH - 1.7M MIN.

EAST / WEST - 1 BED - 1.8M MIN.

WEST - 2 BED - 2M MIN.



BREEZE PATH / CROSS VENTILATION

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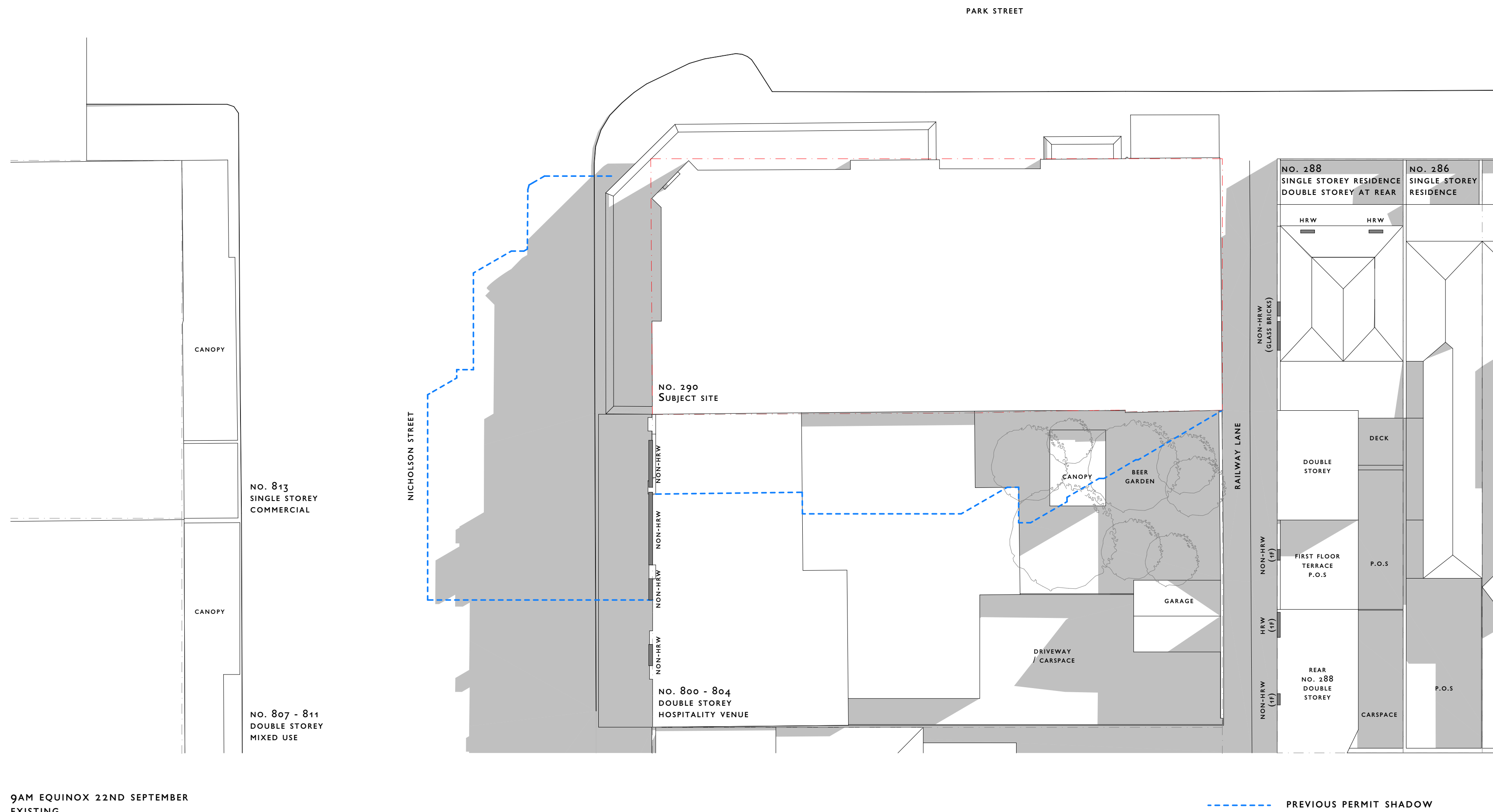
APT 601

BEDROOMS :		4	
BATHROOMS :		2	
APARTMENT AREA :		147 M2	
STANDARD	TARGET	ACHIEVED	COMPLIANT DIMENSIONS
LIVING AREA	12 M2	36.5 M2	✓
MAIN BEDROOM	3M X 3.4M	3M X 3.6M	✓
OTHER BEDROOM	3M X 3M	3M X 3M	✓
OTHER BEDROOM	3M X 3M	3M X 3.4M	X
OTHER BEDROOM	3M X 3M	3M X 3M	X
BALCONY AREA	8 M2	19 M2	✓
MIN. BALCONY DEPTH	1.7 M	3.5 M	✓
MAX. ROOM DEPTH KIT. / DIN. / LIV.	-	DUAL ASPECT	-
ACCESSIBILITY	-	-	-
VENTILATION	5M - 18M	6.5 M	✓
STORAGE INTERNAL	12 M3	18.9 M3	✓
STORAGE EXTERNAL	-	6 M3	✓
STORAGE TOTAL	18 M3	24.9 M3	✓

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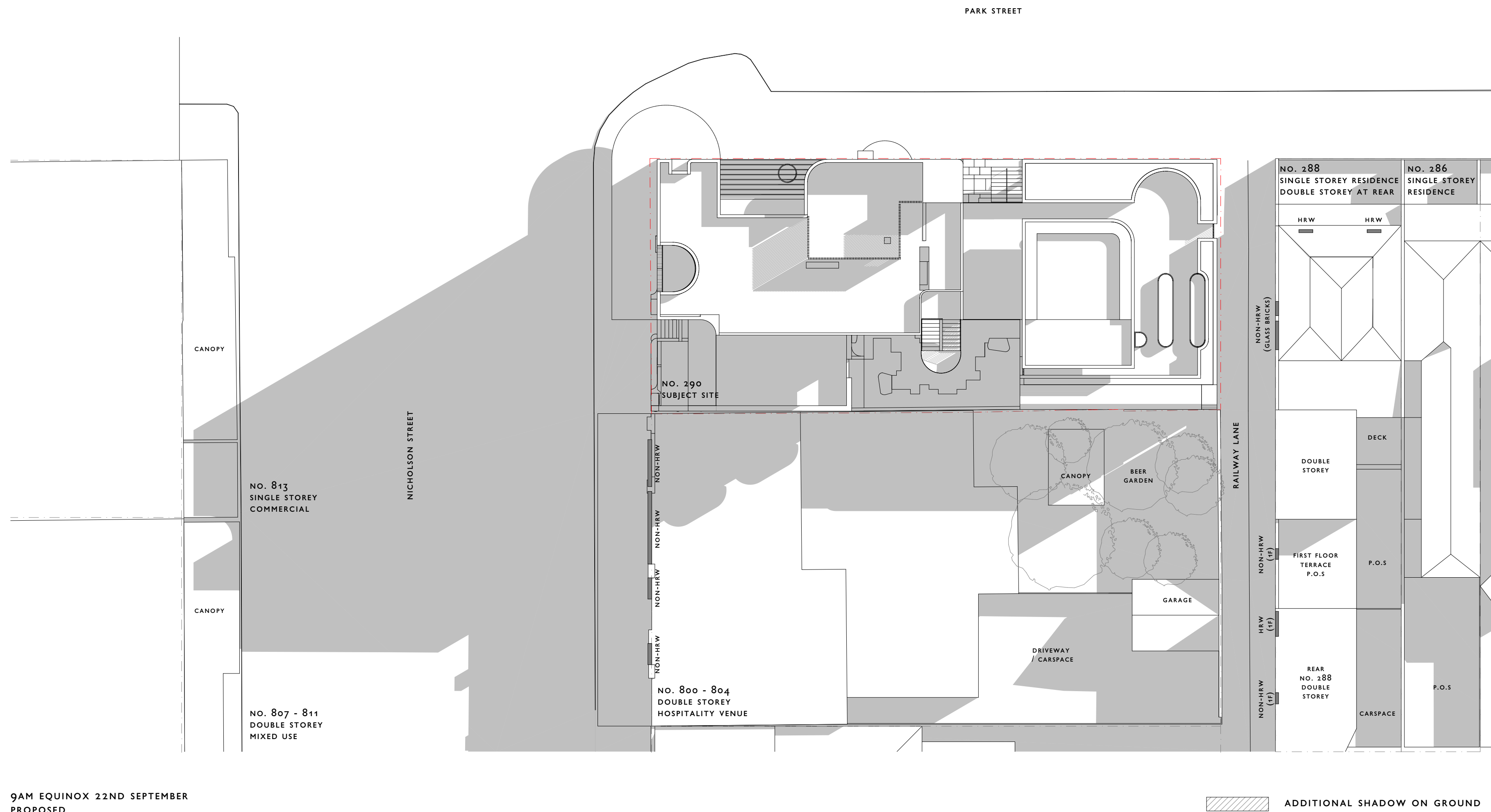
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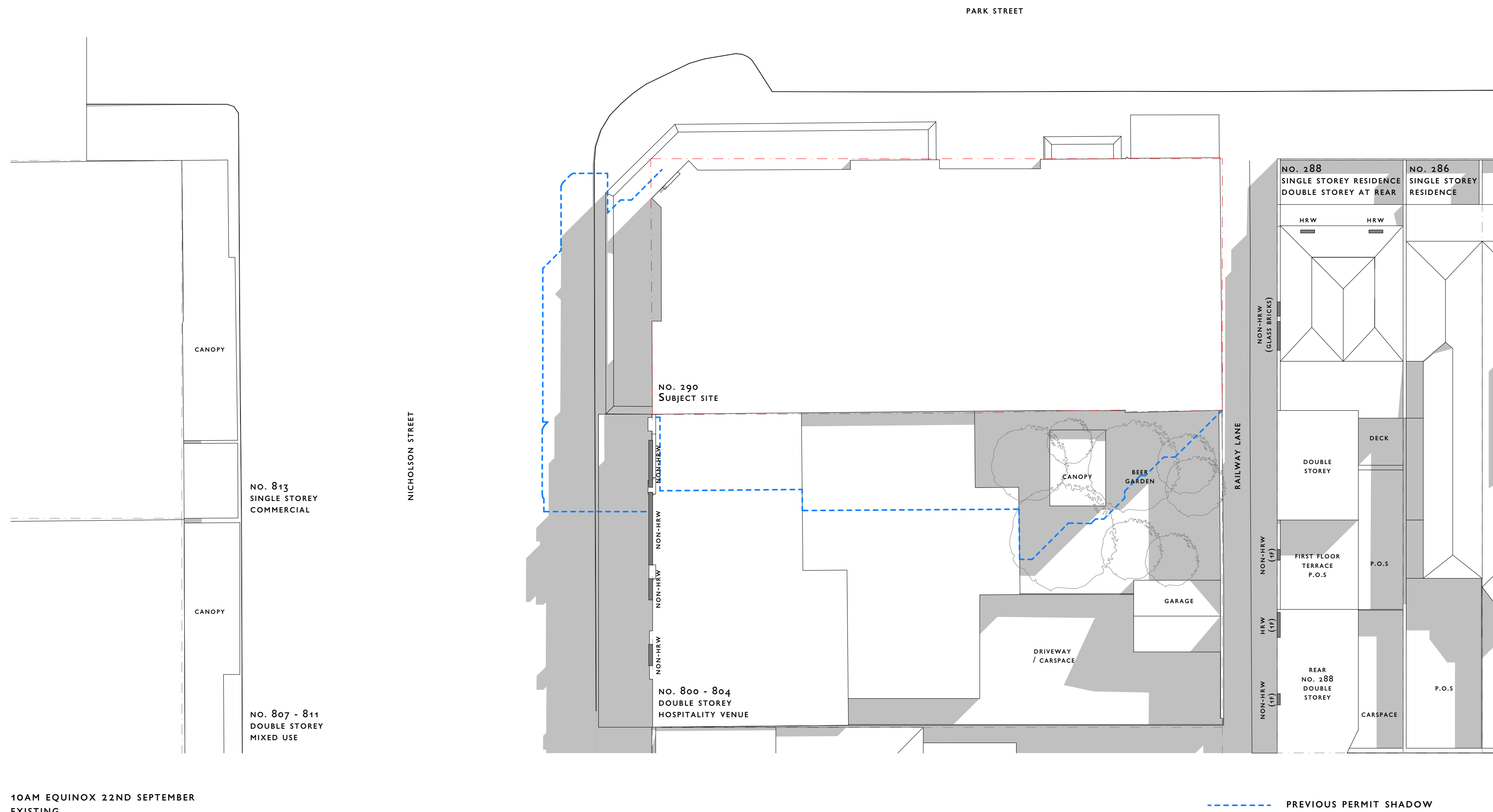
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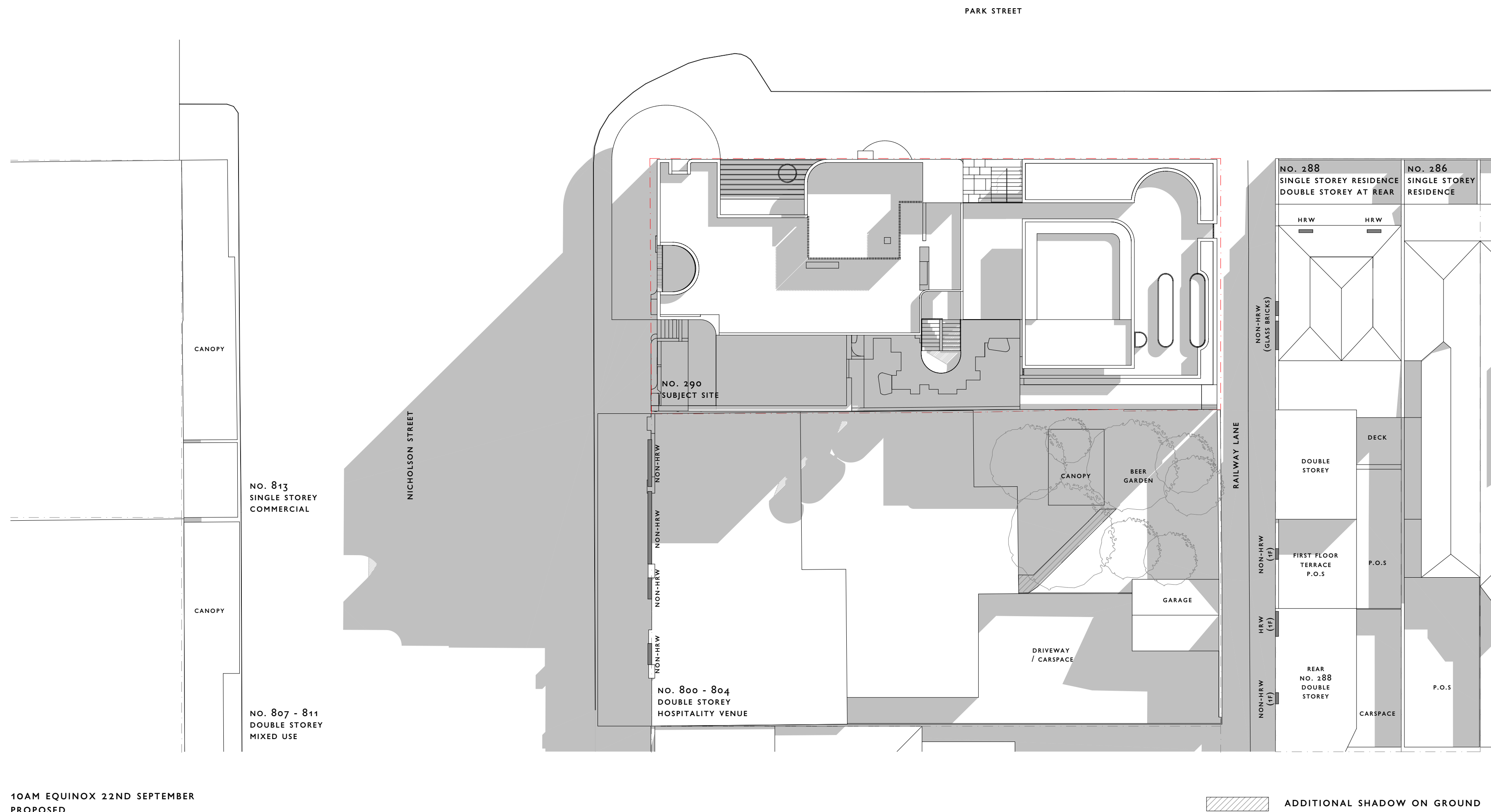
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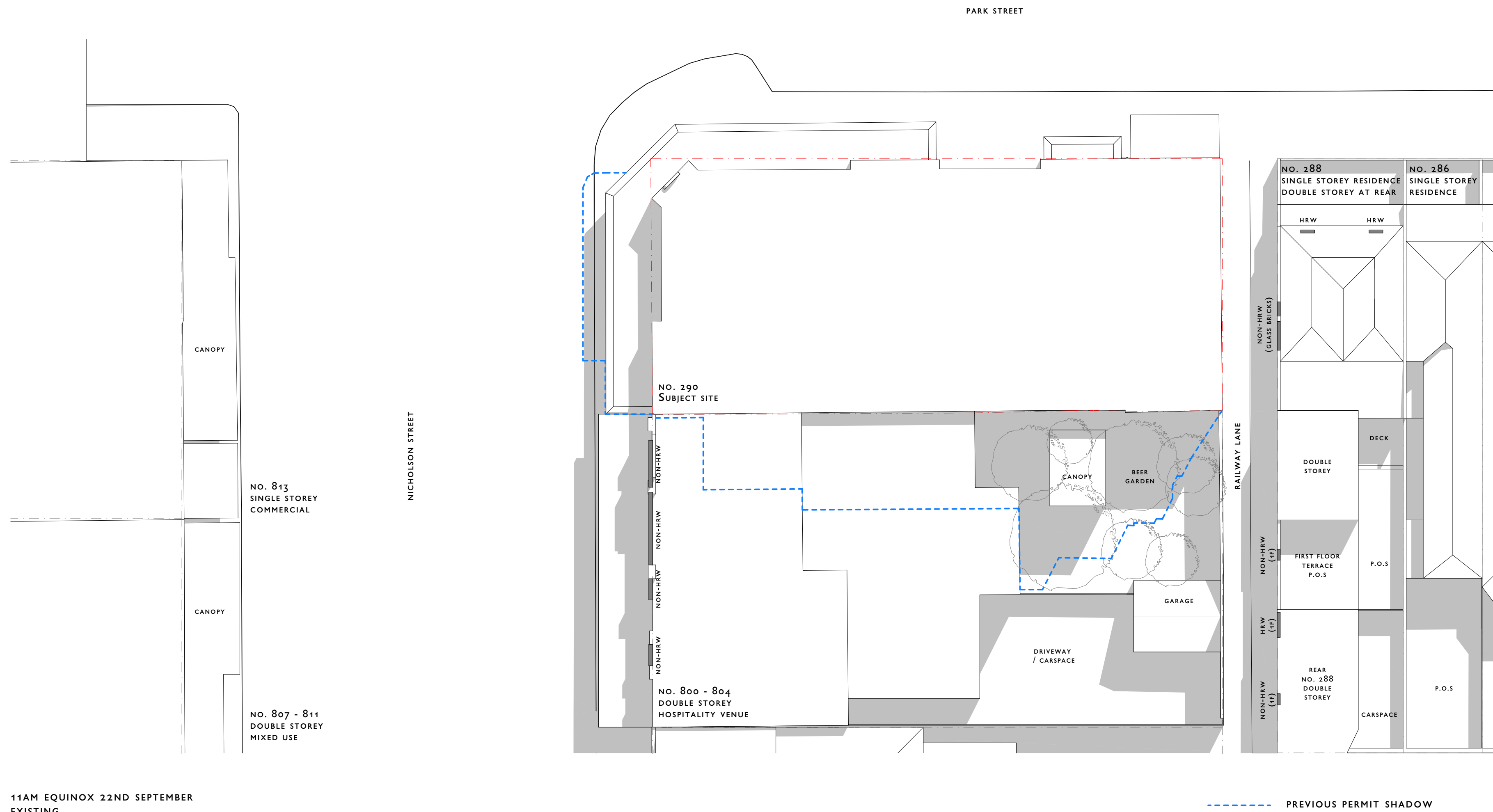
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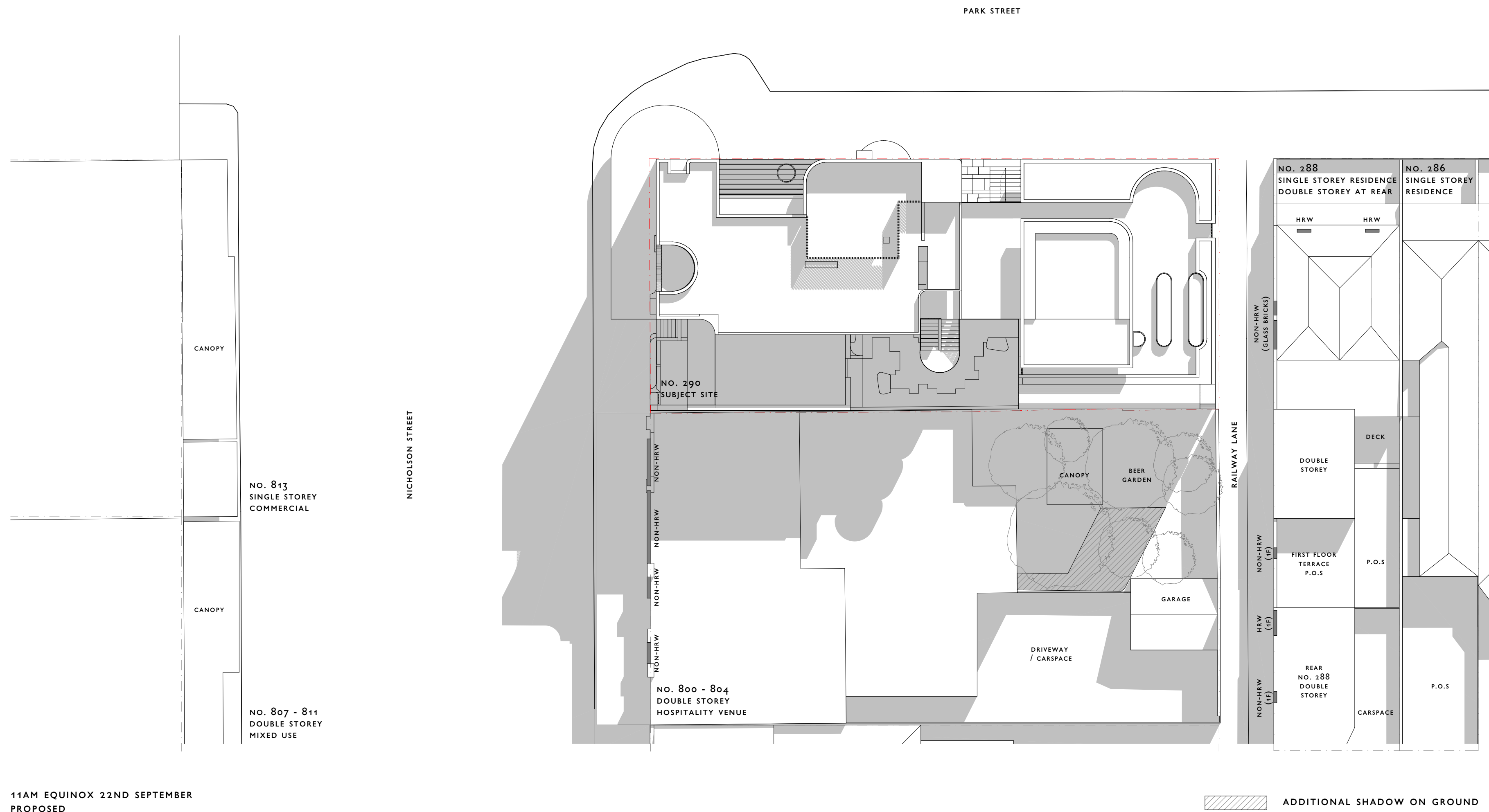
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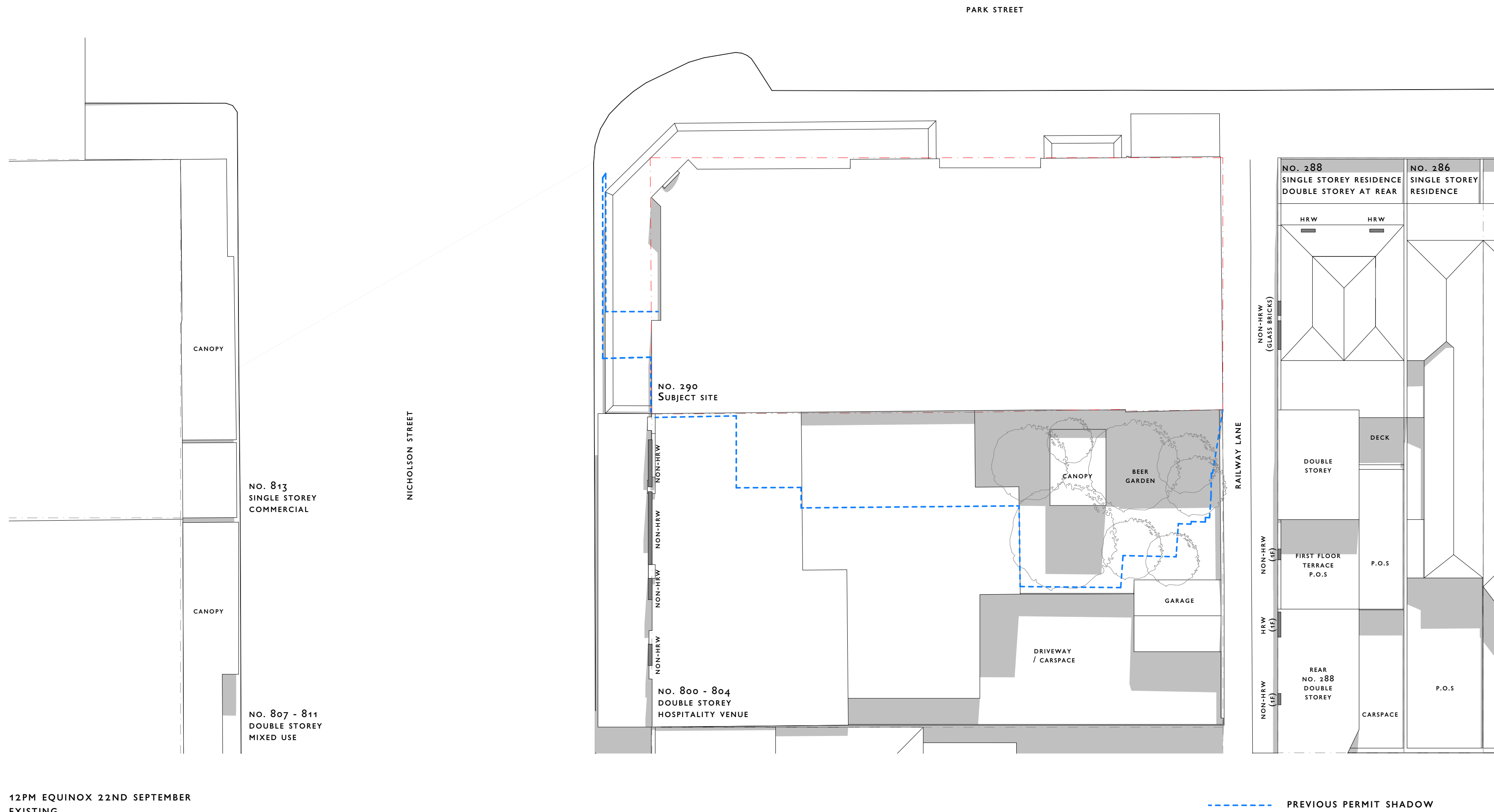
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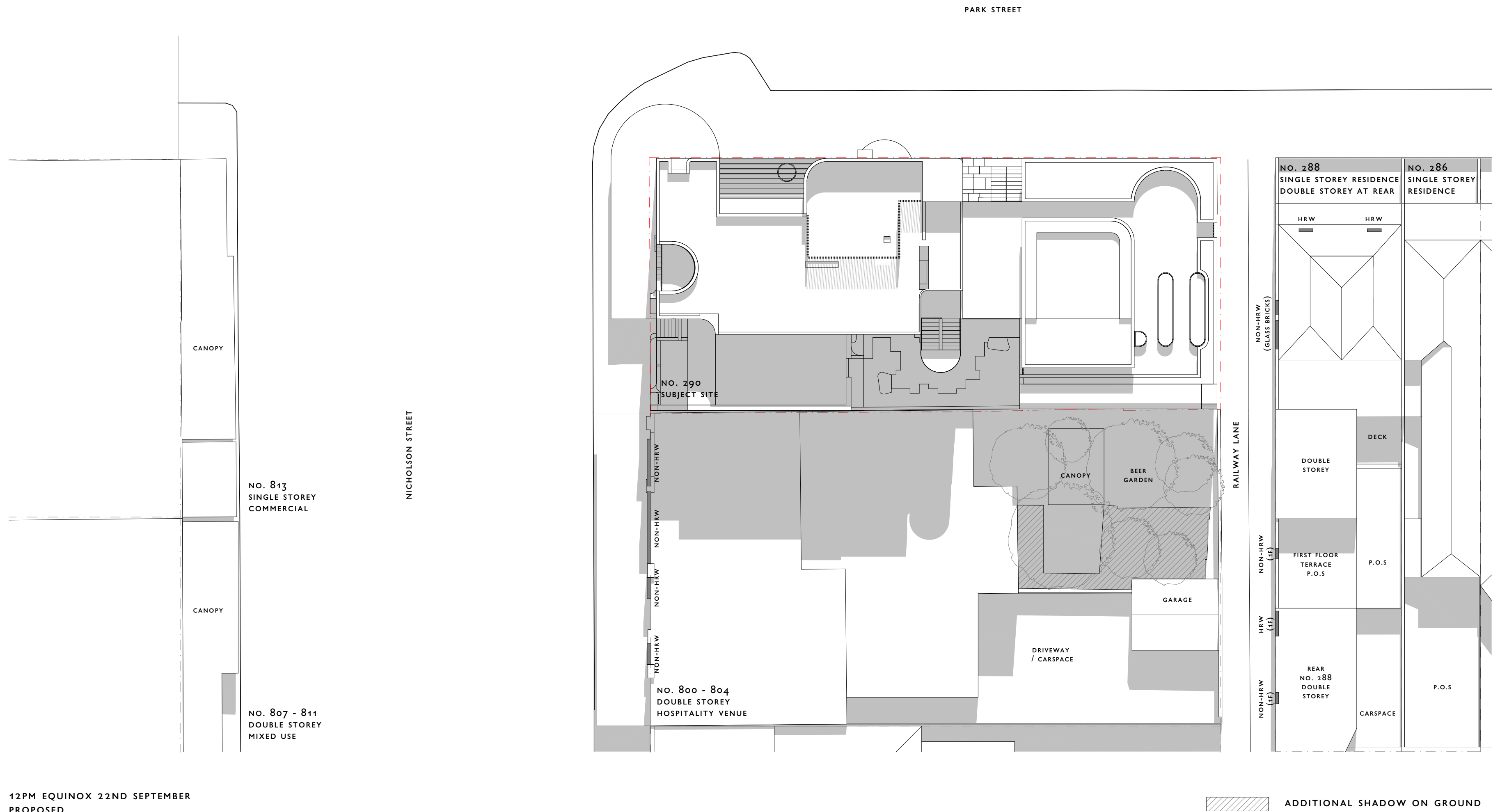
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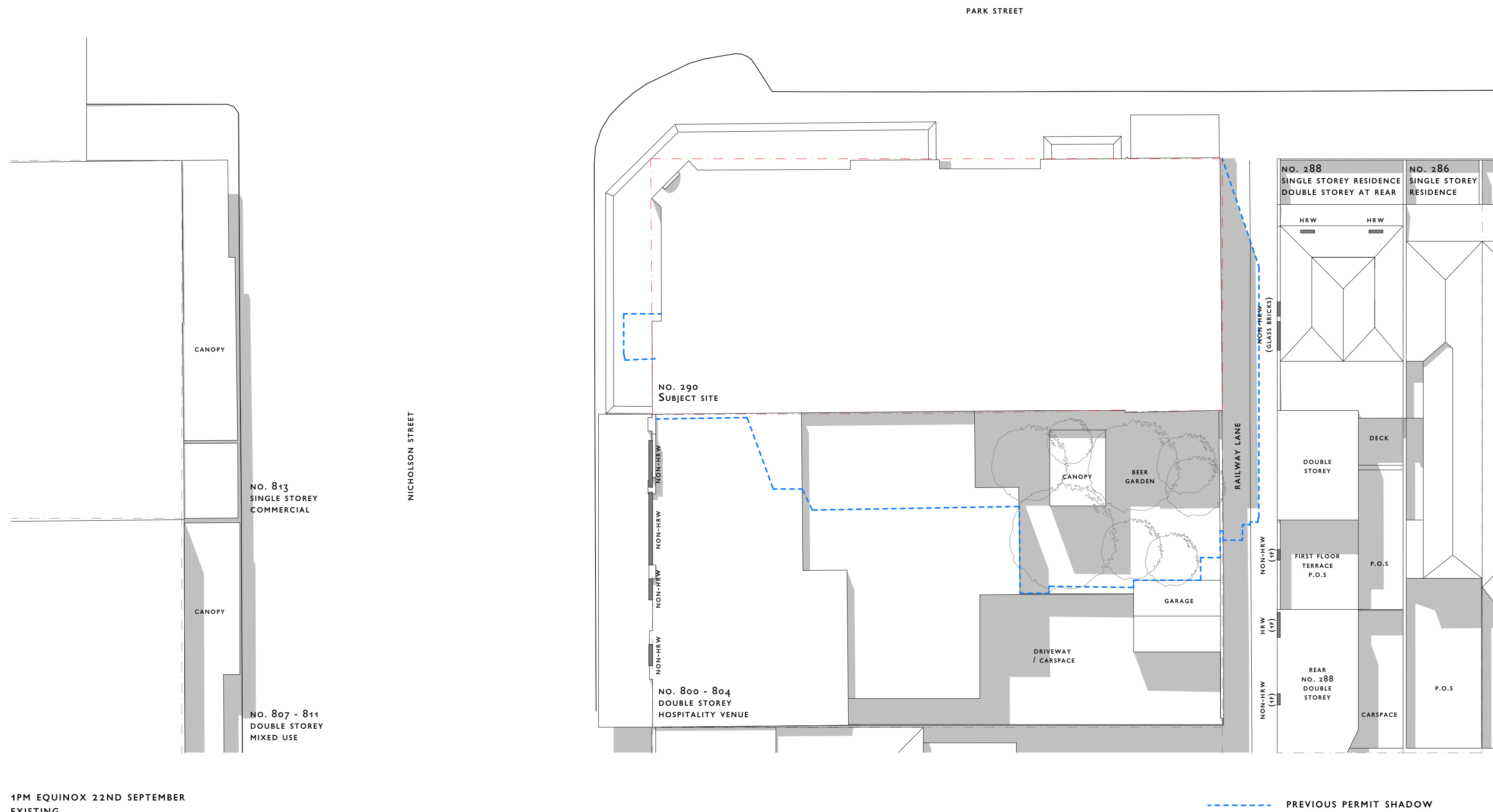
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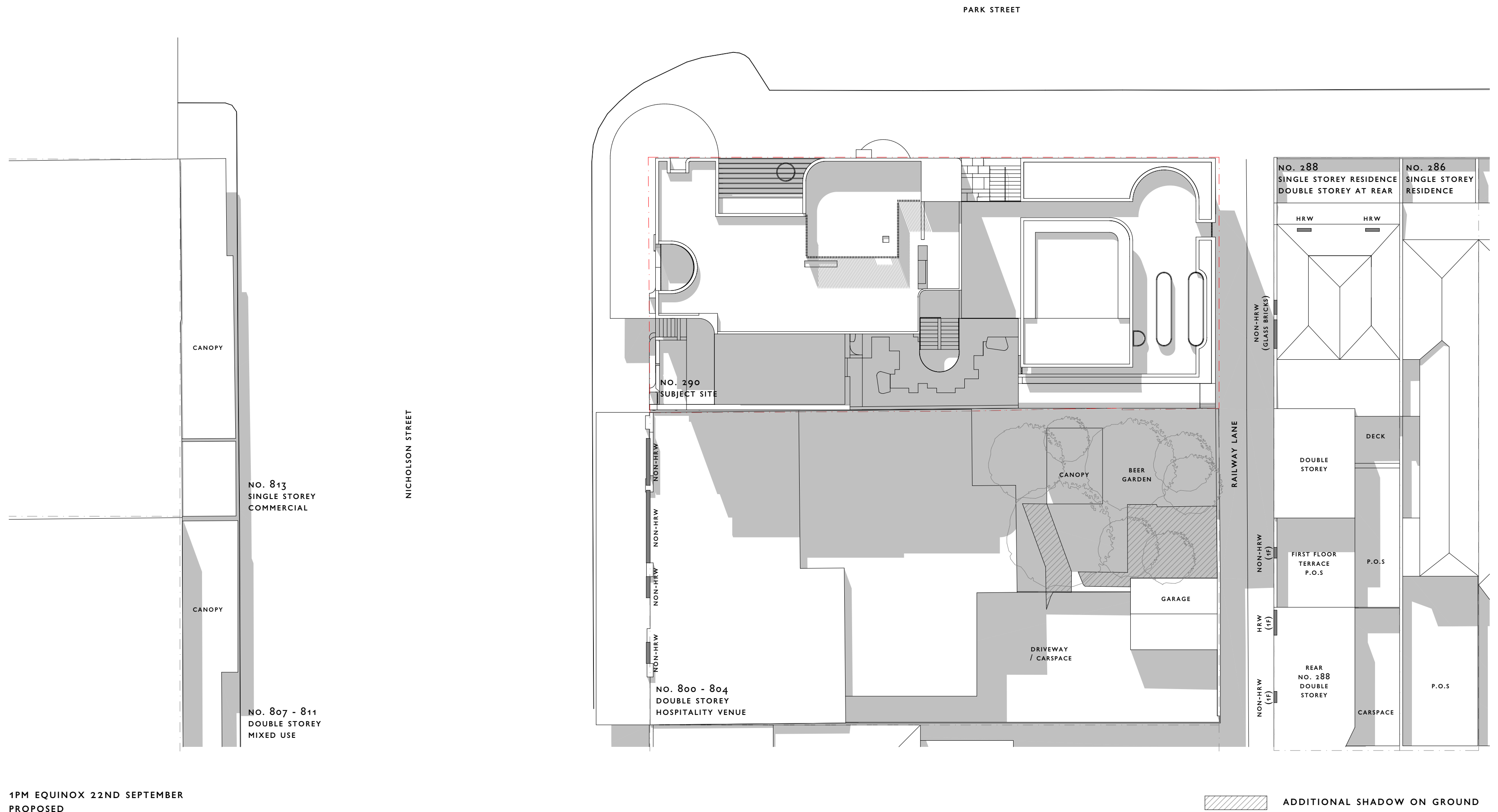
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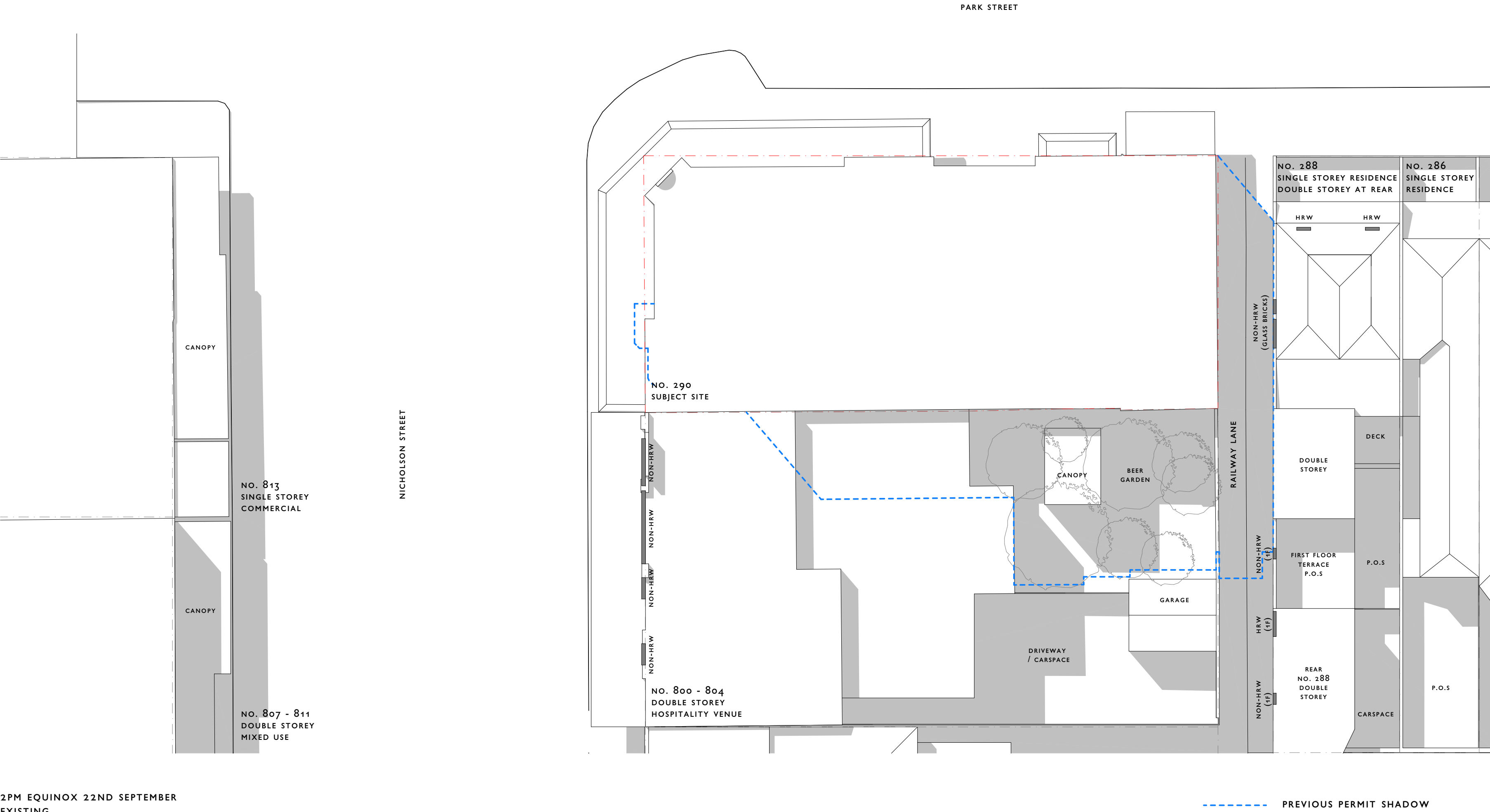
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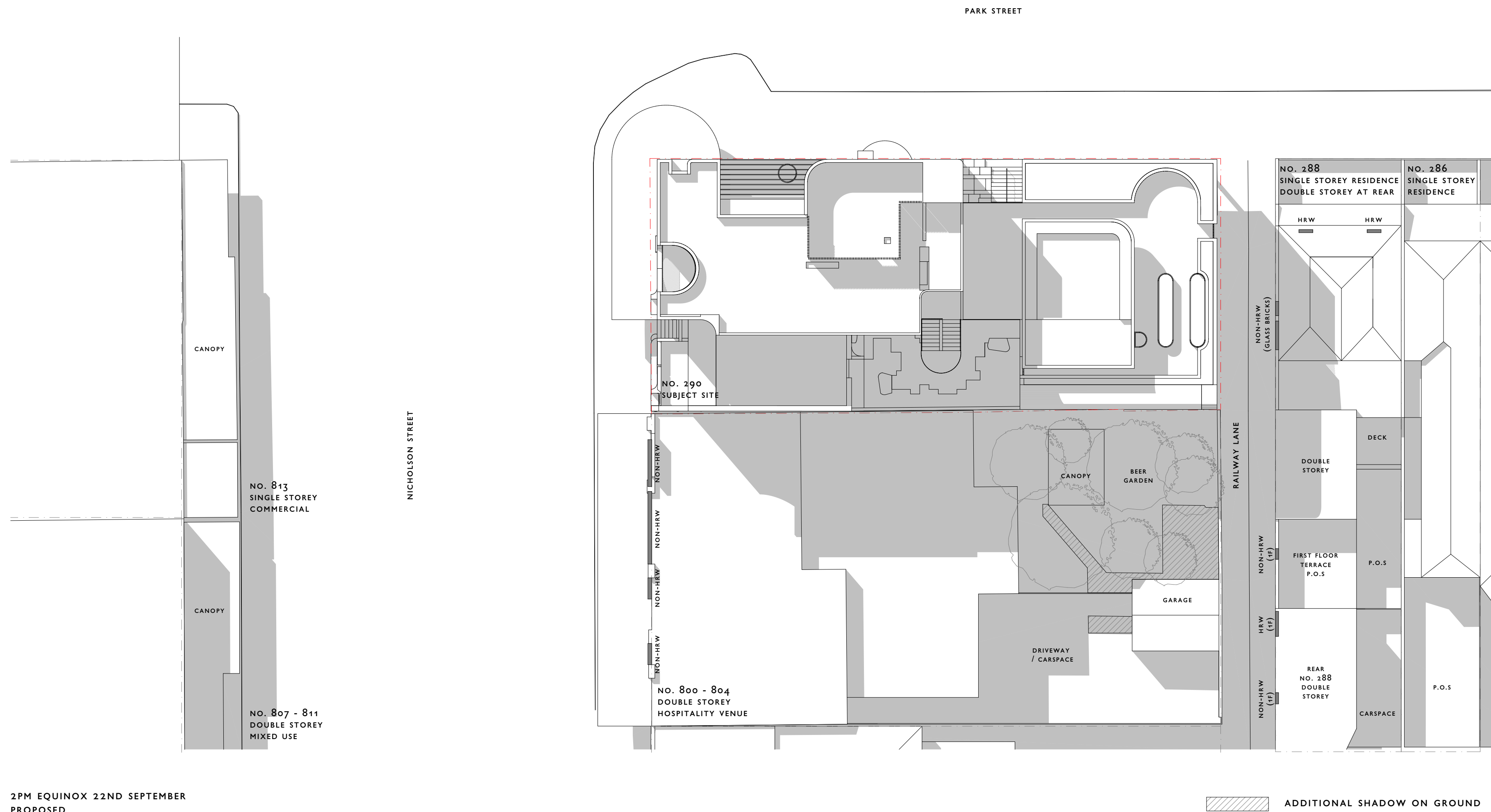
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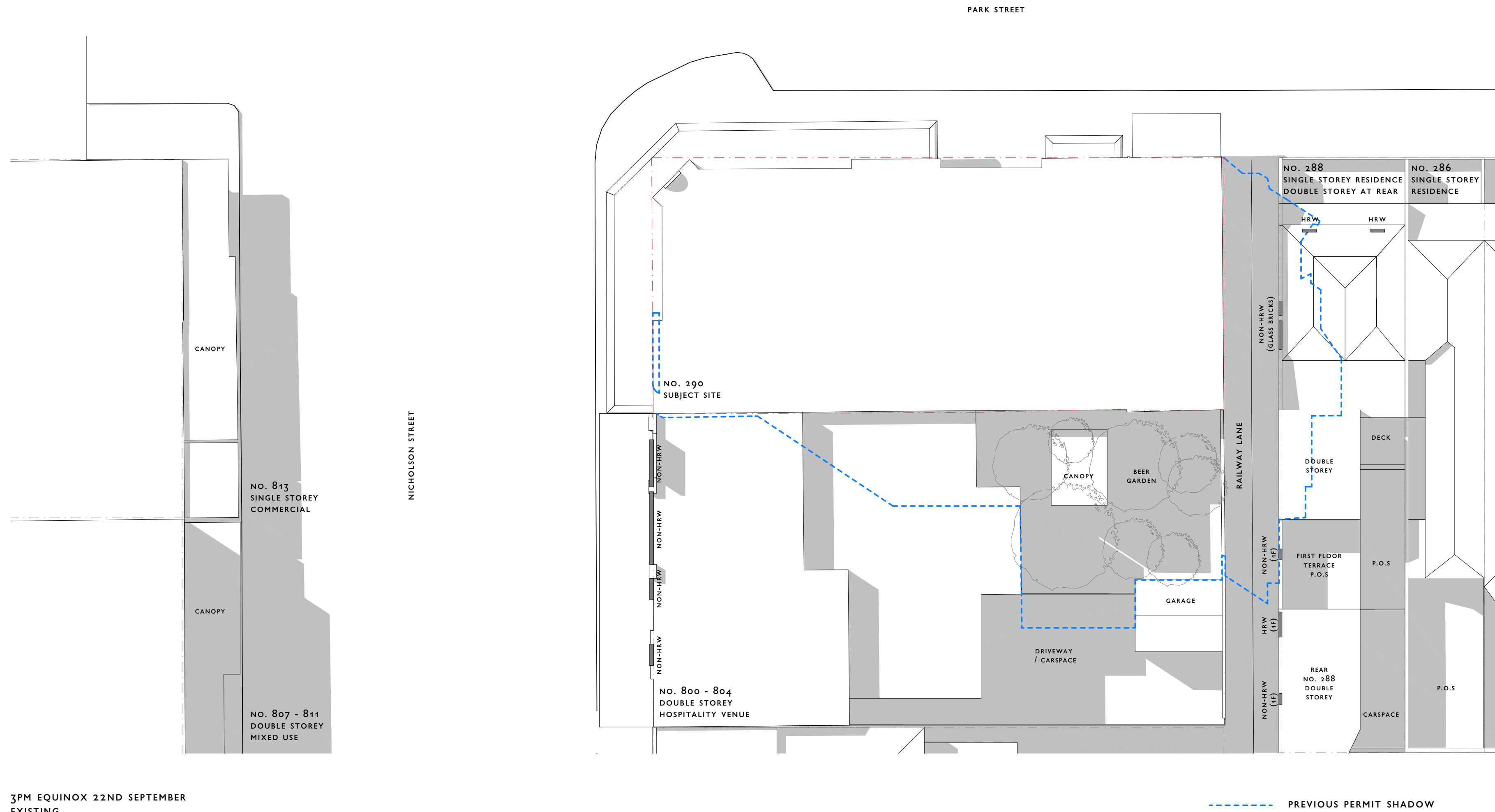
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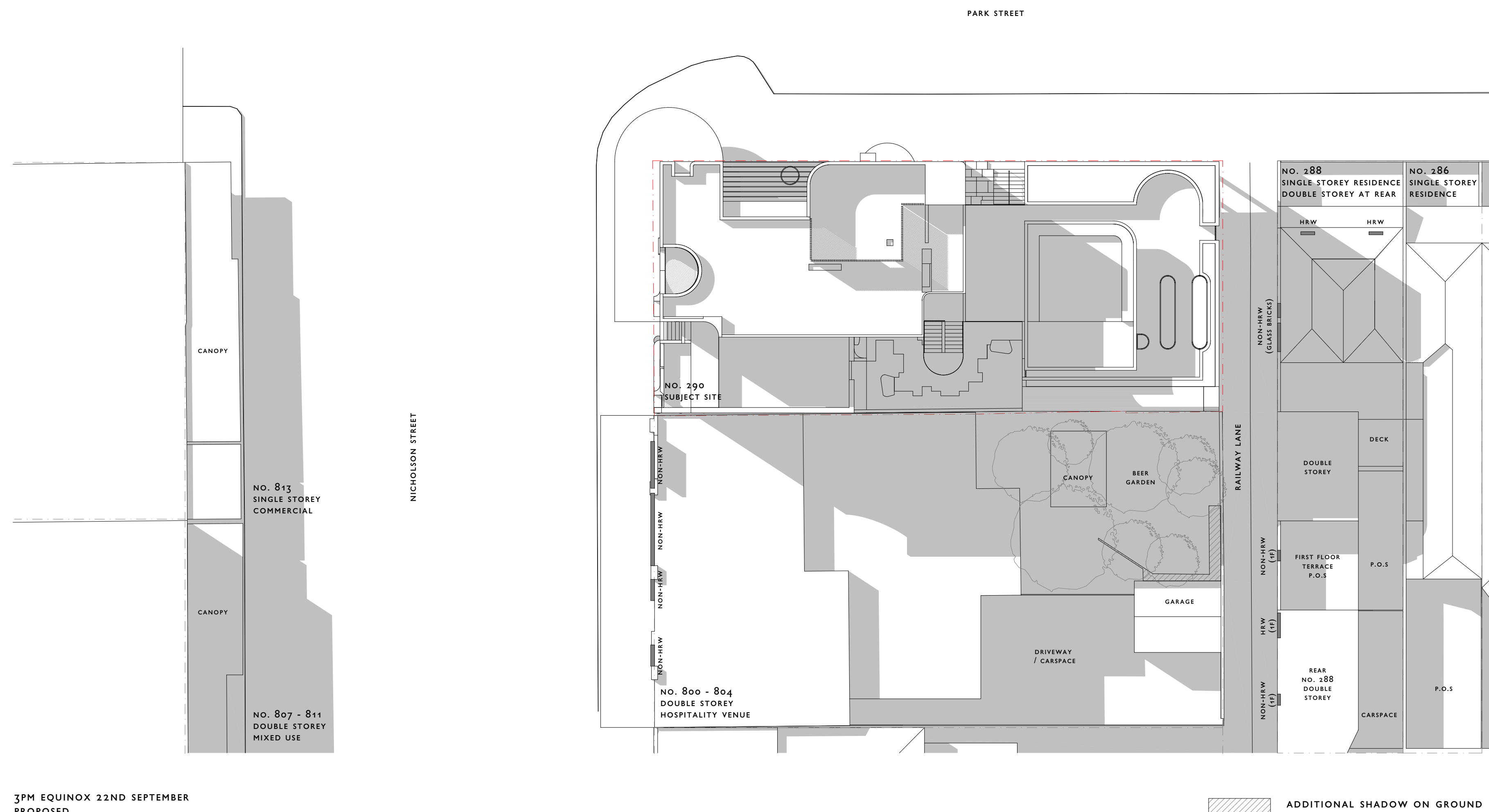
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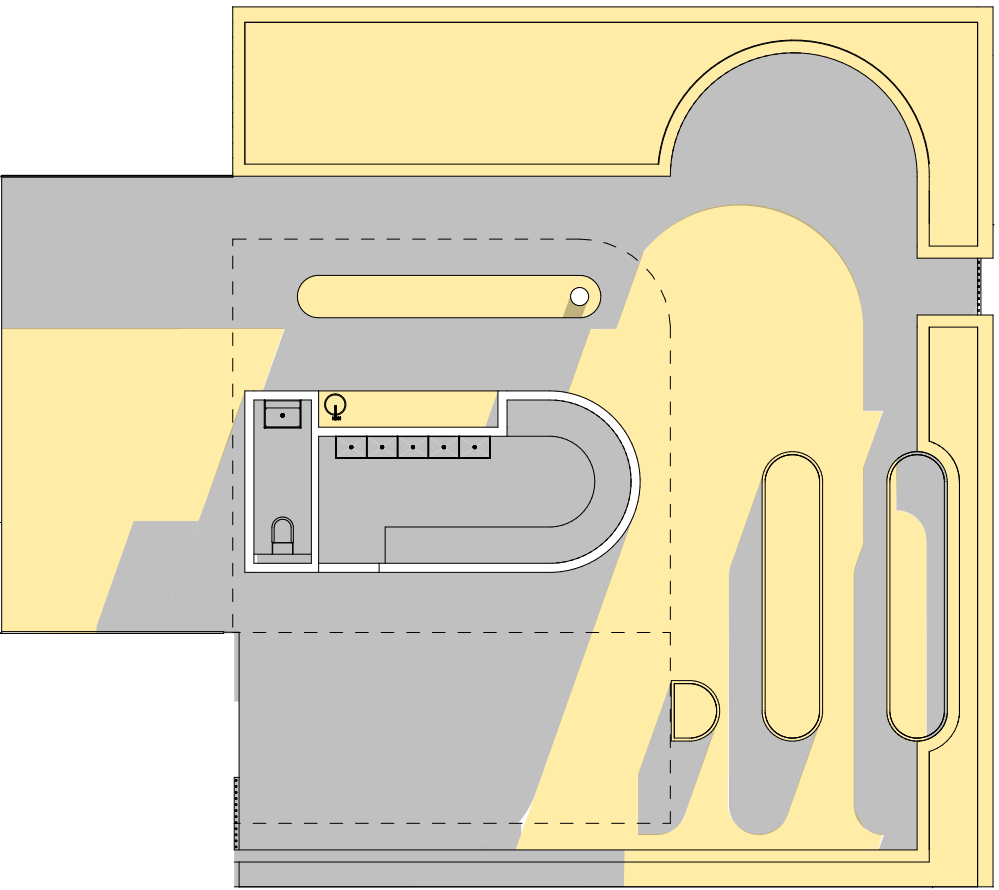
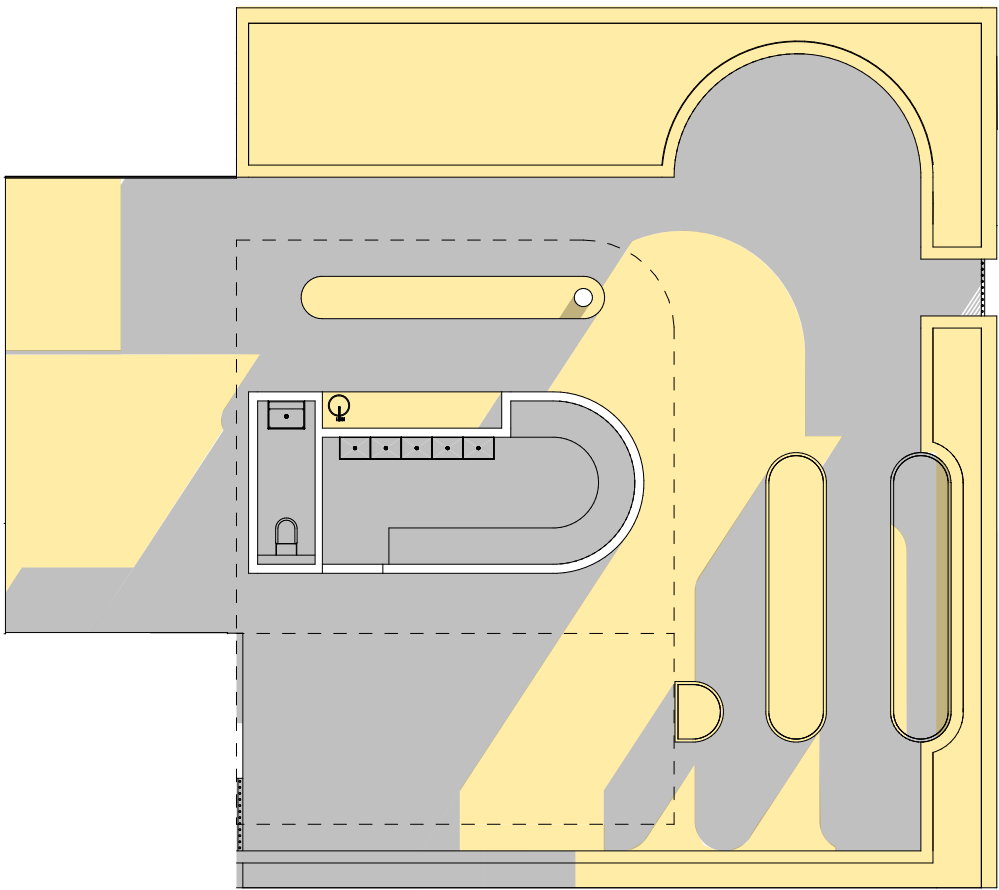
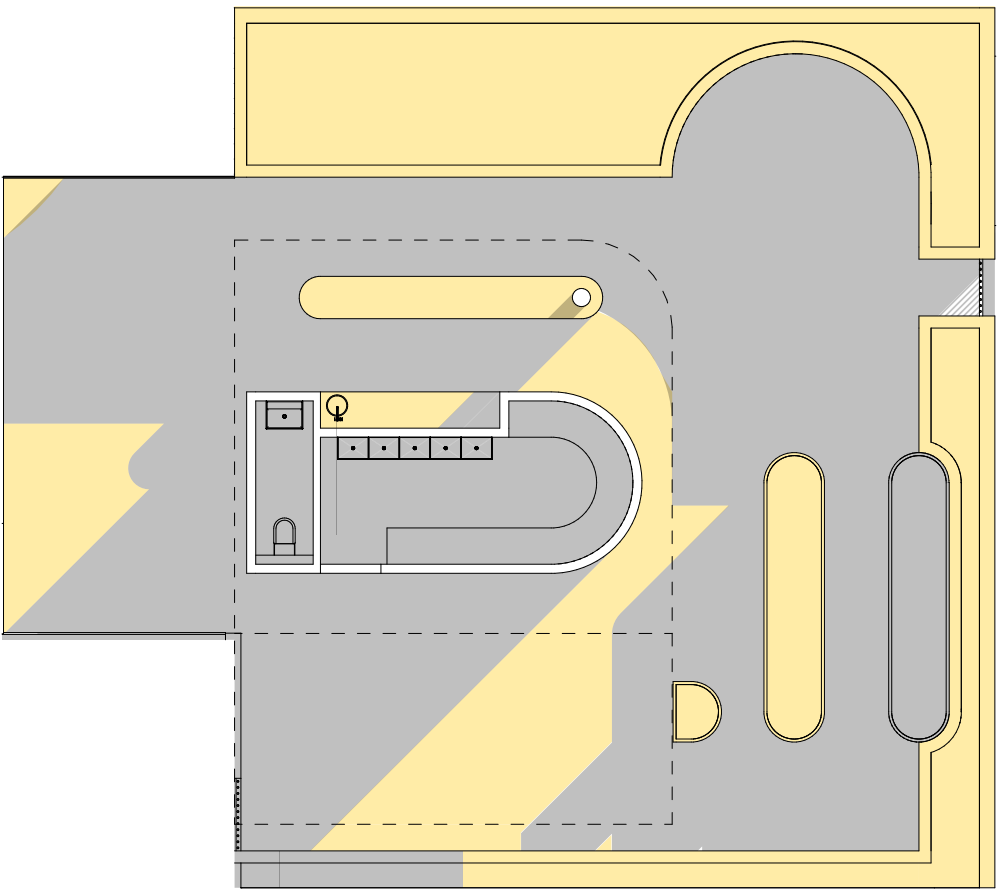
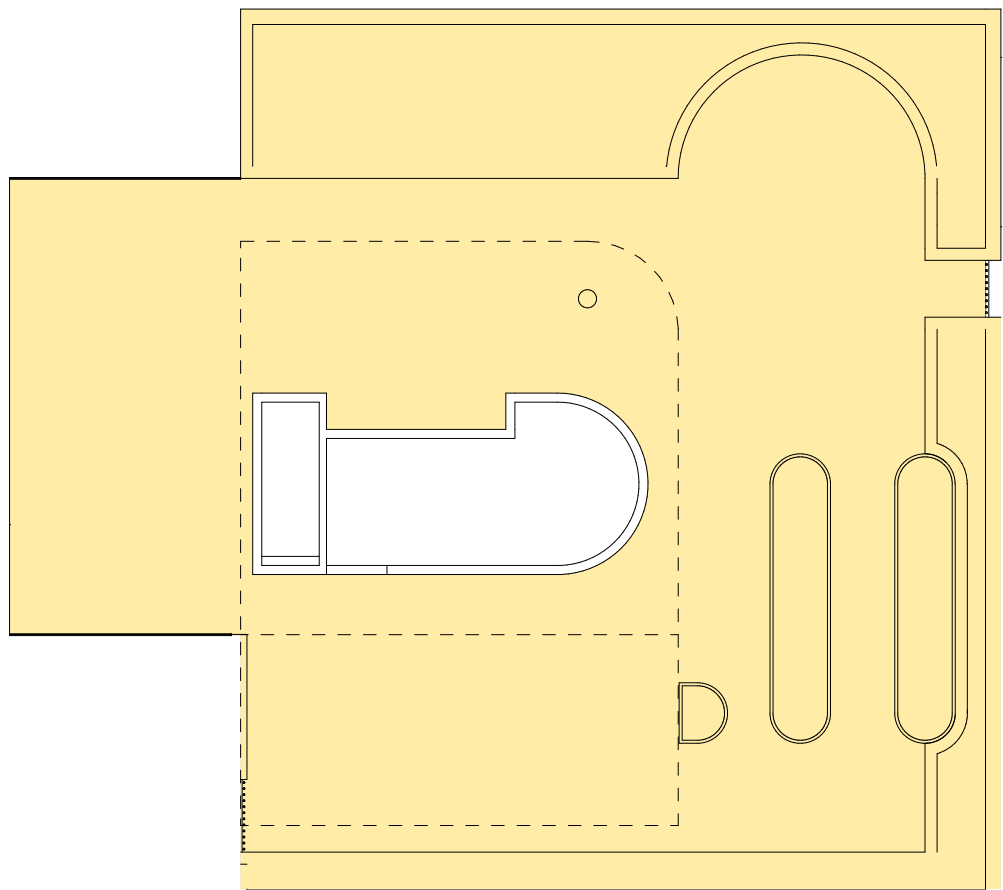
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3PM EQUINOX 22ND SEPTEMBER
PROPOSED

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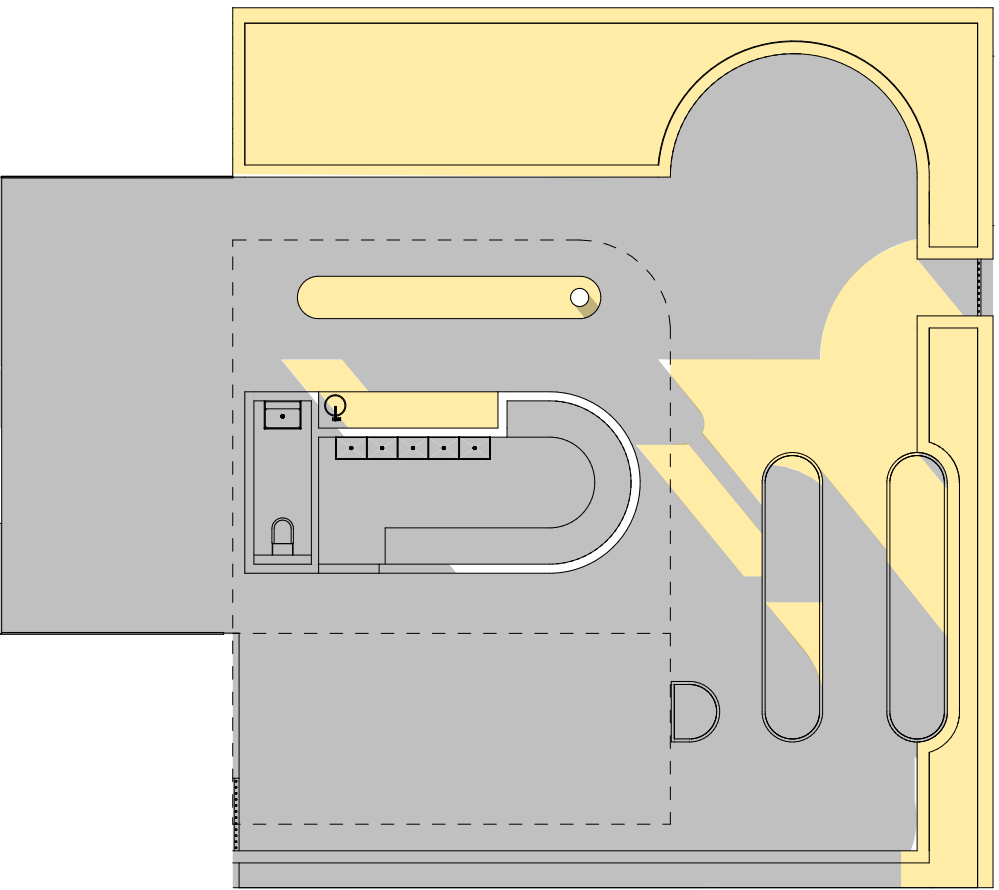
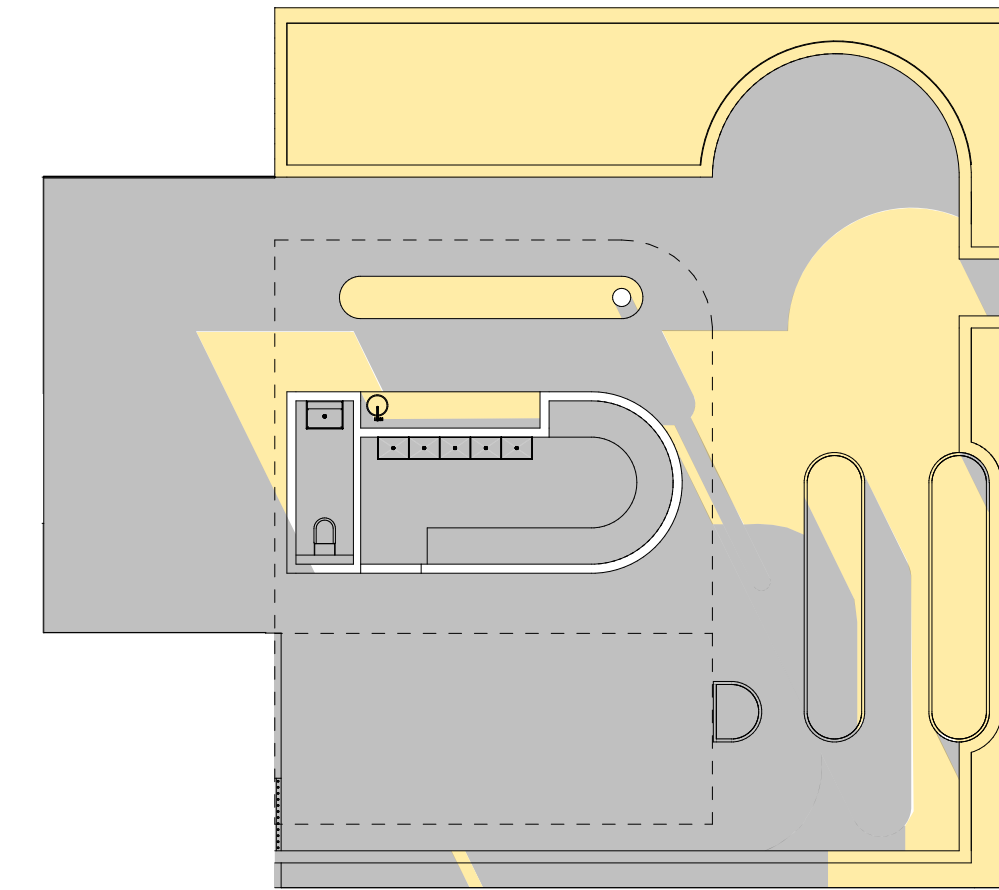
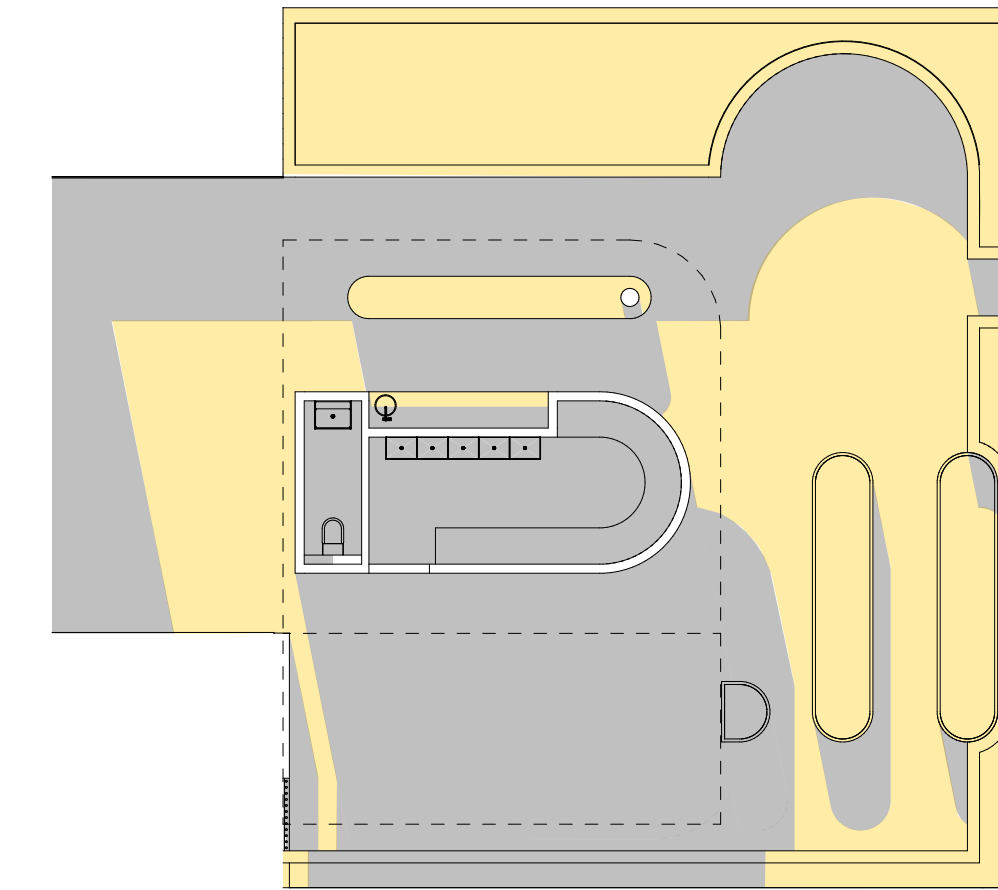
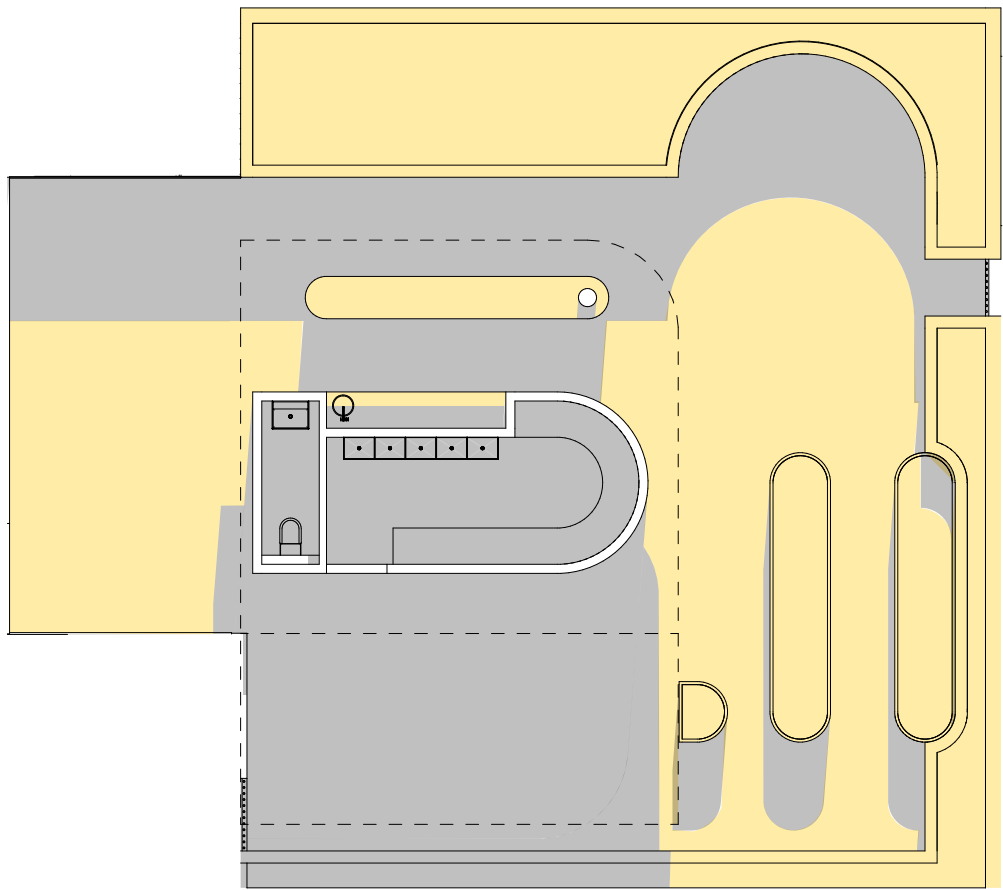


PROPOSED ROOFTOP COMMUNAL AREA
TOTAL AREA SHOWN IN YELLOW: 195M²
LAUNDRY ROOF OVER NOT SHOWN FOR CLARITY, WITH SHADOWS CAST BY ROOF
ALLOWED FOR.

9AM
AREA IN SUN: 77M² / 39%

10AM
AREA IN SUN: 101M² / 52%

11AM
AREA IN SUN 105M² / 54%



12PM
AREA IN SUN: 115M² / 59%

1PM
AREA IN SUN: 103M² / 53%

2PM
AREA IN SUN: 71M² / 43%

3PM
AREA IN SUN: 61M² / 32%

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WINTER SOLSTICE 21 JUNE
PROPOSED ROOFTOP COMMUNAL AREA











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PF-1 PAINT FINISH
TO MATCH CN-2 AND RN-2



CN-1 RAKED PIGMENTED CONCRETE
PROFILE: RECKLI 2/150 B-VOSGES OR
SIMILAR FORMLINER PROFILE. MAX DEPTH
16MM.
COLOUR: ABILOX CHAMPAGNE OR
SIMILAR



RN-1 RENDERED FINISH WITH PIGMENT
TEXTURE AND COLOUR: MATCH CN-1



PF-2 PAINT FINISH
TO MATCH BR-1



BR-1 BRICKWORK
NUBRIK AUSTRALIS MURRAY SUNSET OR
SIMILAR



BR-2 BRICKWORK, GLASS
PINK WAVE OR SIMILAR



CN-2 PIGMENTED CONCRETE
COLOUR: MATCH CN-1
RN-2 ACRYLIC RENDER FINISH
TEXTURE AND COLOUR: MATCH CN-1

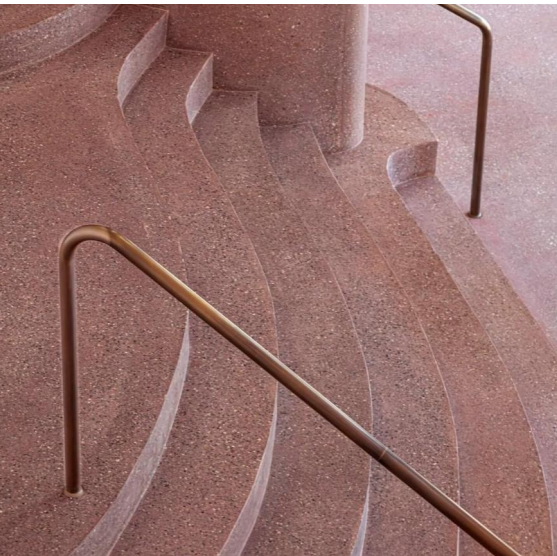
ADVERTISED PLAN



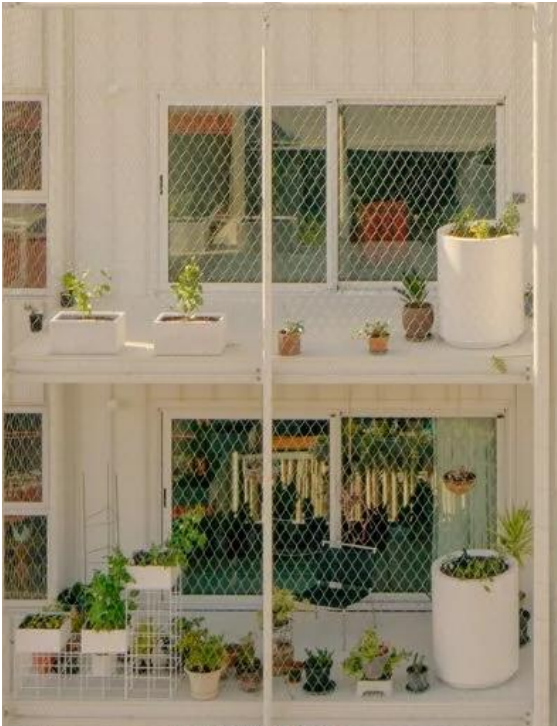
GL-1 GLASS, CLEAR
WINDOW FRAMES
POWDERCOAT: MATCH MC-1



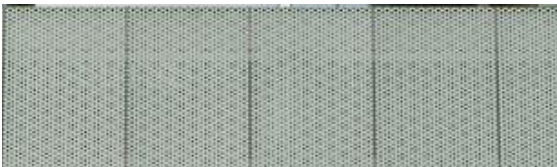
GL-2 GLASS, TEXTURED



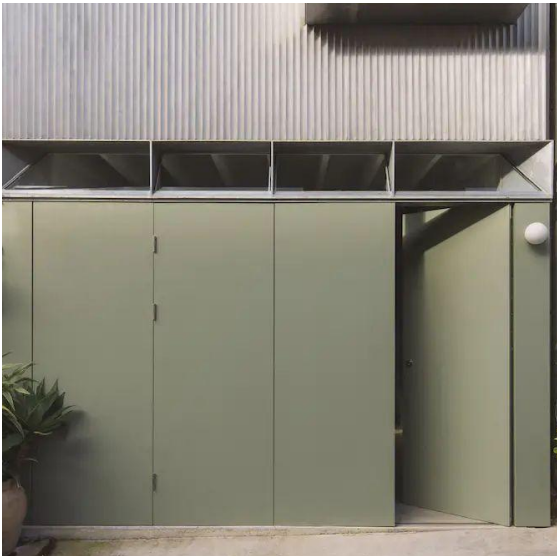
BH-1 BRASS HANDRAIL
NATURAL TUMBLED BRASS HANDRAIL



ME-1 MESH, STAINLESS STEEL



ME-2 METAL, PERFORATED
POWDERCOAT COLOUR: MATCH MC-1



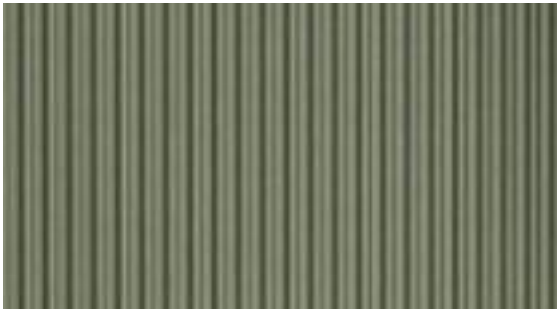
CS-1 CEMENT SHEET, PAINT FINISH
COLOUR: PALE EUCALYPT OR SIMILAR



PF-3 PAINT FINISH
COLOUR: MATCH MC-1



MS-1 METAL SHEET
POWDERCOAT COLOUR: MATCH MC-1



MC-1 METAL CLADDING
COLOUR: COLORBOND PALE EUCALYPT
OR SIMILAR



SB-1 STEEL BALUSTRADING
POWDERCOAT COLOUR TO MATCH MC-1



FL-1 METAL FLASHING (FLAT)
COLOUR: COLOURBOND TO MATCH
MC-1



TR-1 TRANSLUCENT ROOFING
CLOTHES LINE AREA

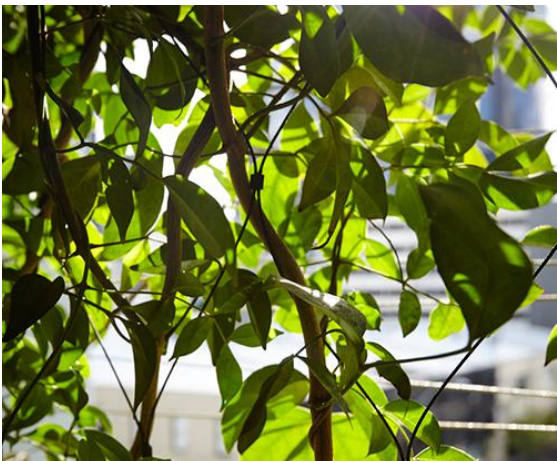
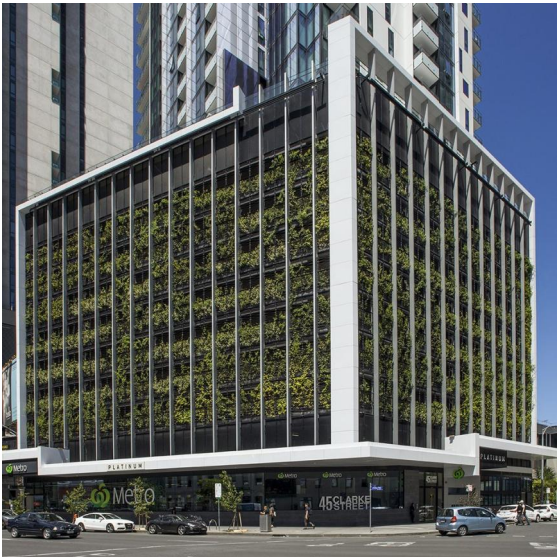
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PE-1 PERGOLA STEEL STRUCTURE
POWDERCOAT COLOUR TO MATCH MC-1



CLIMBERS PRE-GROWN IN PLANTERS PRIOR TO INSTALLATION ON SITE IN HAWTHORN EAST, MELBOURNE.



CLIMBERS GROWN OFF-SITE FOR 9 MONTHS PRIOR TO INSTALLATION AT 45 CLARKE STREET, SOUTHBANK, MELBOURNE.



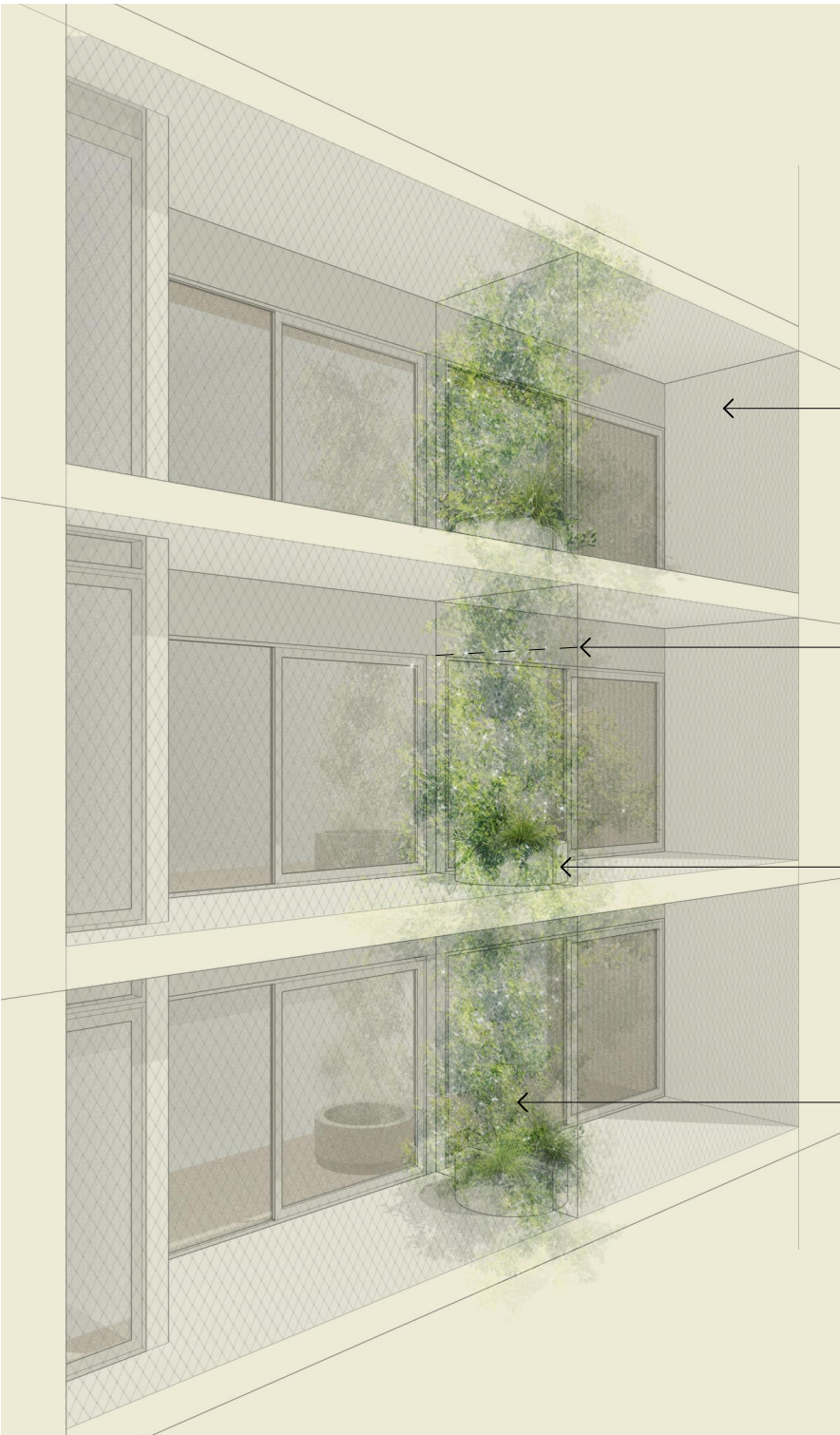
CONTINGENCY SOLUTION IN EVENT OF PLANTING FAILURE. STAINLESS STEEL WOVEN WIRE, THREADED THROUGH MESH. HEIGHT TO ALIGN WITH HEAD OF ADJACENT DOOR (2.4M NOM. FOR BALCONIES, 2.1M NOM. FOR MAISONETTE)



STAINLESS STEEL MESH AND PLANTERS PROVIDING SCREENING TO END OF BALCONIES AT VANCE APARTMENTS, HAROLD PARK, SYDNEY.

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ME-1 MESH, STAINLESS STEEL

DASHED LINE SHOWS INTENDED HEIGHT FOR MESH CONTINGENCY SOLUTION

MIN. 400MM DEEP PLANTER, ARRIVES TO SITE WITH PRE-GROWN CLIMBERS. CLIMBERS ATTACHED TO STAINLESS STEEL MESH TO PROVIDE IMMEDIATE COVERAGE.

PANDOREA PANDORANA 'SNOWBELLS' OR SIMILAR SUITED EVERGREEN NATIVE CLIMBER TO PLANTERS, REFER LANDSCAPE ARCHITECT.

PLANTING MAINTENANCE: INSTALLER TO INCLUDE 12 MONTHS IN DEFECTS LIABILITY PERIOD. PLANNED PREVENTATIVE MAINTENANCE TO FOLLOW AS SEPARATE CONTRACT, INCLUDING POSSIBLE REMOTE IRRIGATION MANAGEMENT, WALK-UPS AND ELEVATED WORK PLATFORM.

PROPOSED BALCONY PLANTER AND MESH TO APARTMENTS 102/103, 202/203, 301/302, 402/403 AND 501/502

APT 101 MAISONETTE DESIGN INTENT CONSISTENT WITH ABOVE

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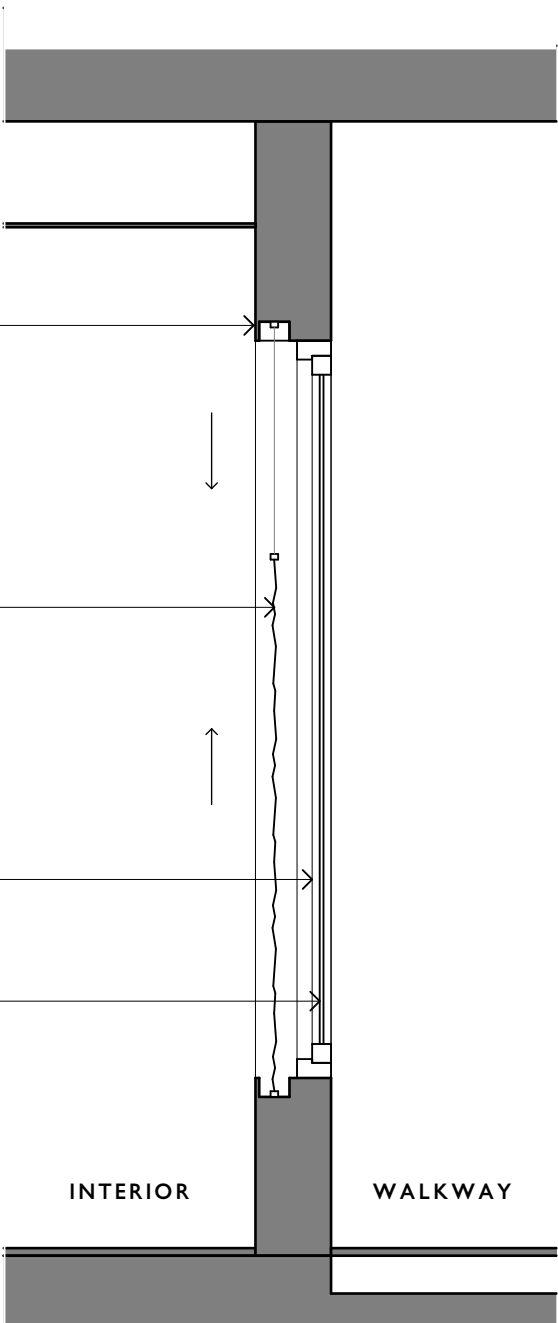
PROPOSED TOP-DOWN BOTTOM-UP INTEGRATED BLINDS TO HABITABLE ROOMS ADJACENT TO COMMUNAL ACCESSWAYS

INTEGRATED PELMET AT HEAD AND SILL FOR BLIND MECHANISM TO BE RECESSED AND SECURELY FIXED IN PLACE

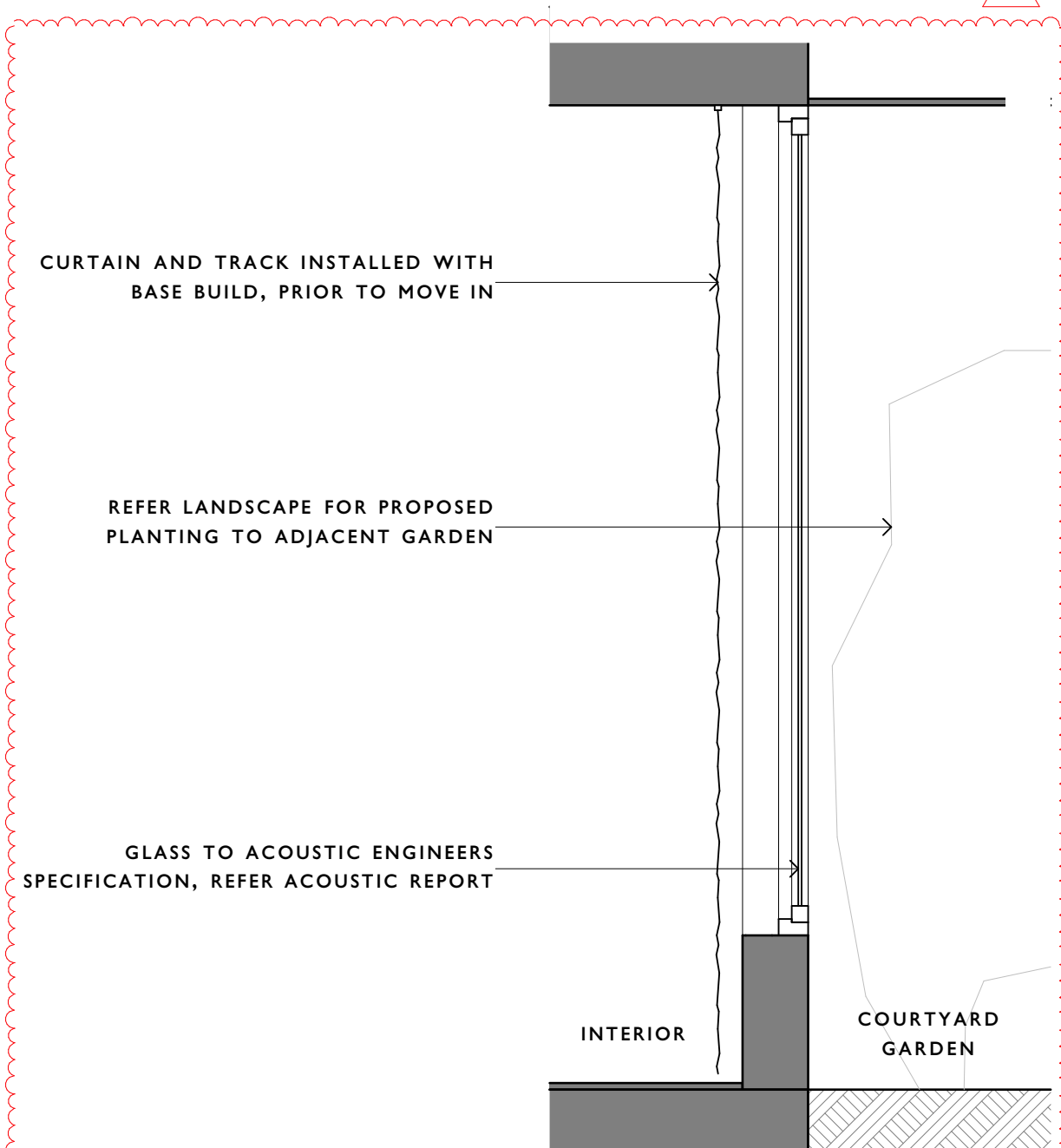
TOP-DOWN BOTTOM-UP BLINDS INSTALLED WITH BASE BUILD, PRIOR TO MOVE IN

RESTRICTOR AND LOCKING HARDWARE TO WINDOW

GLASS TO ACOUSTIC ENGINEERS SPECIFICATION, REFER ACOUSTIC REPORT

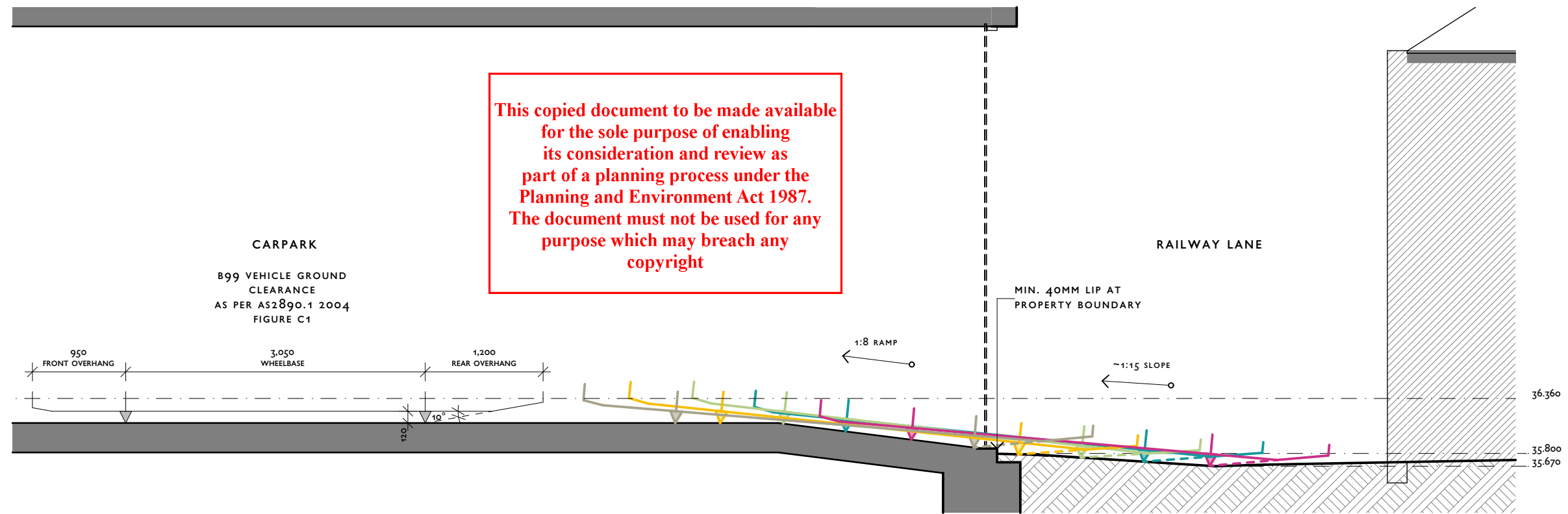


PROPOSED INTEGRATED BLIND DETAIL (APTS 103, 203, 302, 403 AND 502)

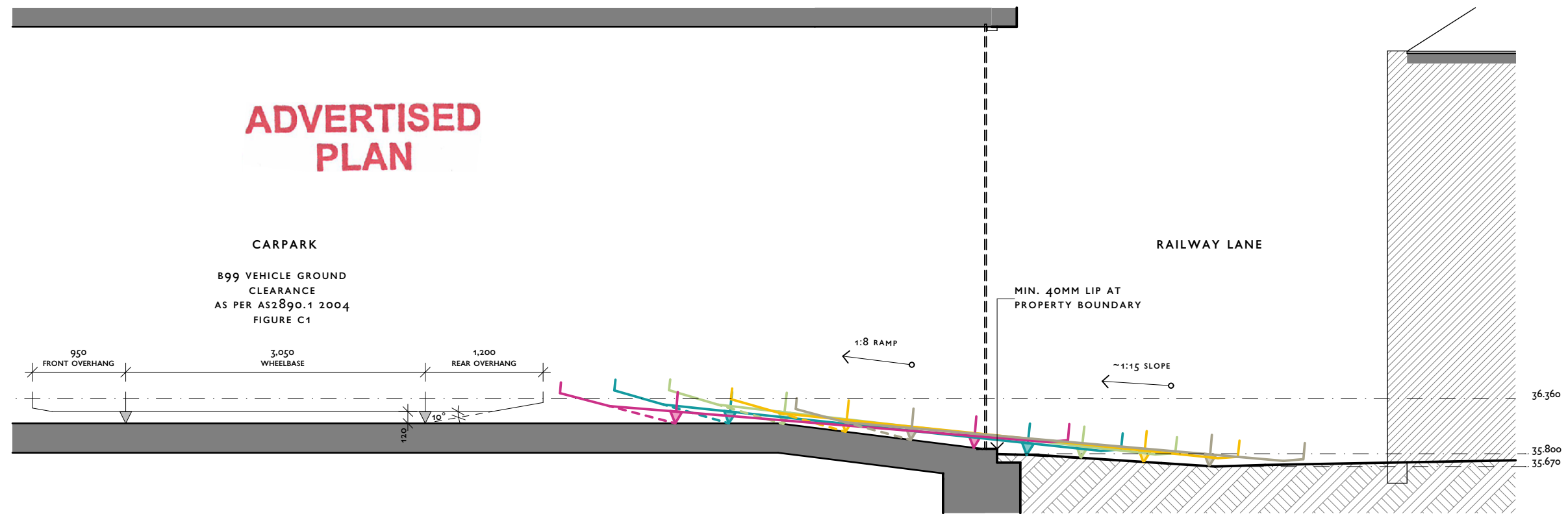


PROPOSED INTEGRATED CURTAIN DETAIL (APT 101 MAISONETTE, LIVING)





VEHICLE ENTRY CLEARANCE DIAGRAM
1:50



VEHICLE EXIT CLEARANCE DIAGRAM
1:50

