

NO.	DATE:	REVISION:	BY:	CHK:
11	05.12.2022	INFORMATION FOR PLANNING	BB	SC
12	23.01.2023	INFORMATION FOR PLANNING	ML	SC

SITE NOTES:

1. VERIFY ALL DIMENSIONS/SETOUT DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS TO FACE OF KERB UNLESS NOTED OTHERWISE.
3. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR ALL LANDSCAPING.
4. FOR EXTERNAL LEVELS, STORMWATER DRAINAGE AND ALL GENERAL CIVIL DETAILS, REFER TO RELEVANT CIVIL ENGINEERS.
5. FOR ALL DRAINAGE PITS, FALLS etc. REFER TO CIVIL ENGRS DETAILS.
6. LINEMARK, ALL CAR SPACES TO LOCAL AUTHORITIES REQUIREMENTS.
7. INTERNATIONAL SYMBOL, FOR PEOPLE WITH DISABILITIES TO BE WHITE ON A BLUE (A TRAMMINE) BACKGROUND ON THE BAYS SURFACE AND TOTAL PARKING PERIMETER DELINEATED IN YELLOW TO AS 2800.5 AS SPECIFIED.
8. VERTICAL SIGNAGE TO INDICATE TERMS OF PARKING IN A BAY FOR PEOPLE WITH DISABILITIES INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS.
9. PARKING BAYS TO BE OF A GRADIENT NOT GREATER THAN 1:40 OR 1:33 IF THE SURFACE HAS A BITUMINOUS SEAL.
10. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CIVIL AND SERVICE ENGINEERS DRAWINGS. REFER TO CIVIL DRAWINGS FOR STORMWATER AND PIT LOCATIONS.
11. REFER TO ELECTRICAL ENGINEERS DRAWINGS FOR LIGHTING LOCATIONS AND TYPES.



ALL BACKGROUND PLANS, ELEVATIONS & DETAILS INCLUDED IN THESE DRAWING ARE FOR REFERENCE PURPOSES ONLY BASED ON AVAILABLE BASE BUILDING DRAWINGS PROVIDED TO JMA. THE BACKGROUNDS HAVE NOT BEEN PREPARED OR INDEPENDENTLY VERIFIED BY JMA FOR ACCURACY OR COMPLIANCE. JMA DOES NOT PROVIDE ANY WARRANTY OR ACCEPT RESPONSIBILITY OR LIABILITY IN REGARDS TO THE ACCURACY OF ANY ASPECT AS BUILT CONDITIONS, INCLUDING BUT NOT LIMITED TO DIMENSIONS, EXTENT AND EXACT WALL CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE SUCCESSFUL TENDERER TO UNDERTAKE THEIR OWN DUE DILIGENCE, INCLUDING BUT NOT LIMITED TO ALL INSPECTIONS AS MAY BE REQUIRED TO JUSTIFY THE SCOPE AND PREPARE ALL DOCUMENTATION AS MAY BE REQUIRED TO RECTIFY ANY POTENTIAL ISSUES AS MAY OCCUR.

FOR INFORMATION ONLY



PROJECT:
Combustible Cladding Replacement
7 Murray Rose Ave
Homebush, NSW

PROPRIETOR:
CHARTER HALL
(LV2006)

TITLE:
Existing & Proposed Site Plan

DRAWN BY: TL CHECKED BY: SC DATE: 24.05.22

SCALE: 1:500 @ B1 1:1250 @ A3

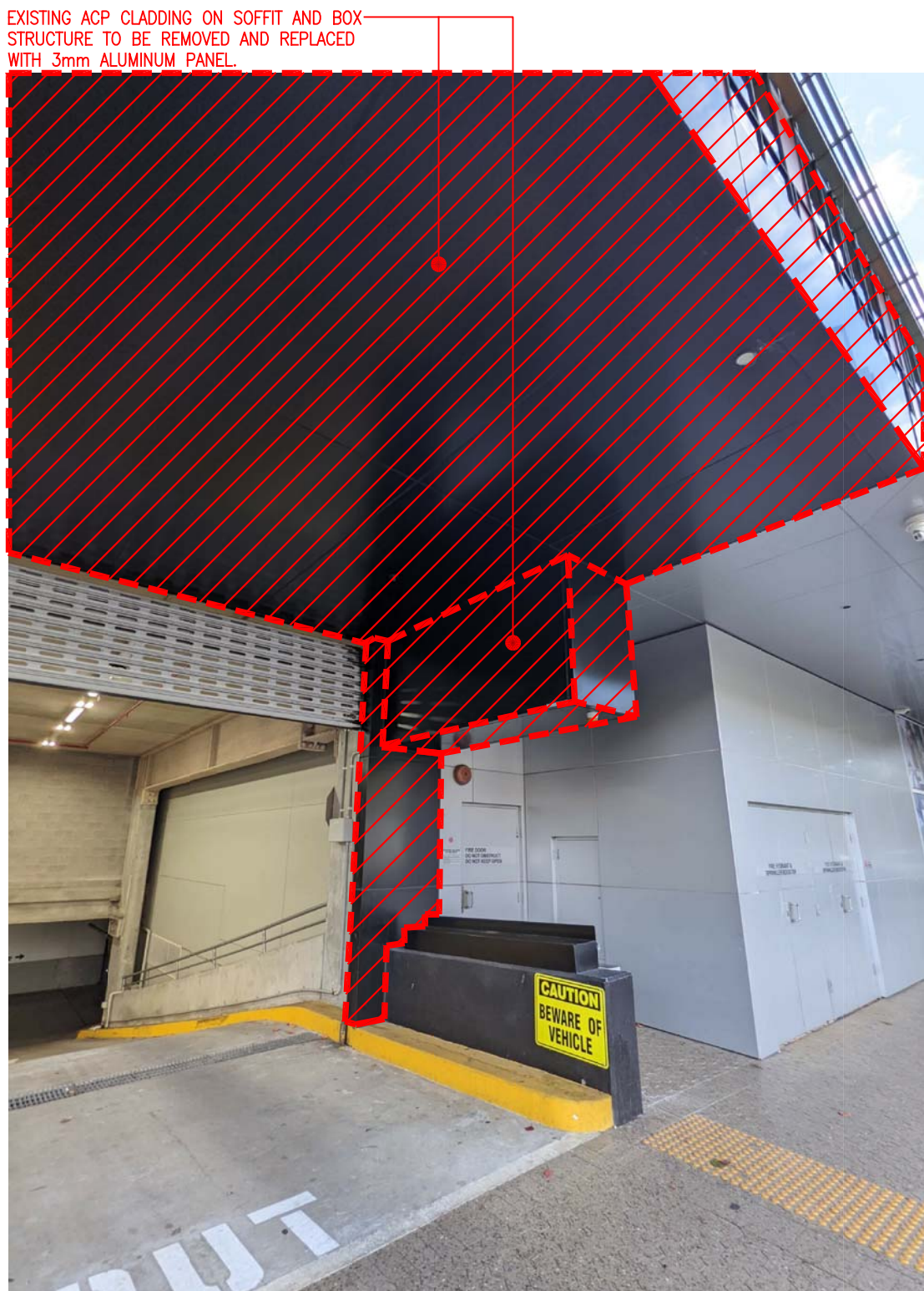
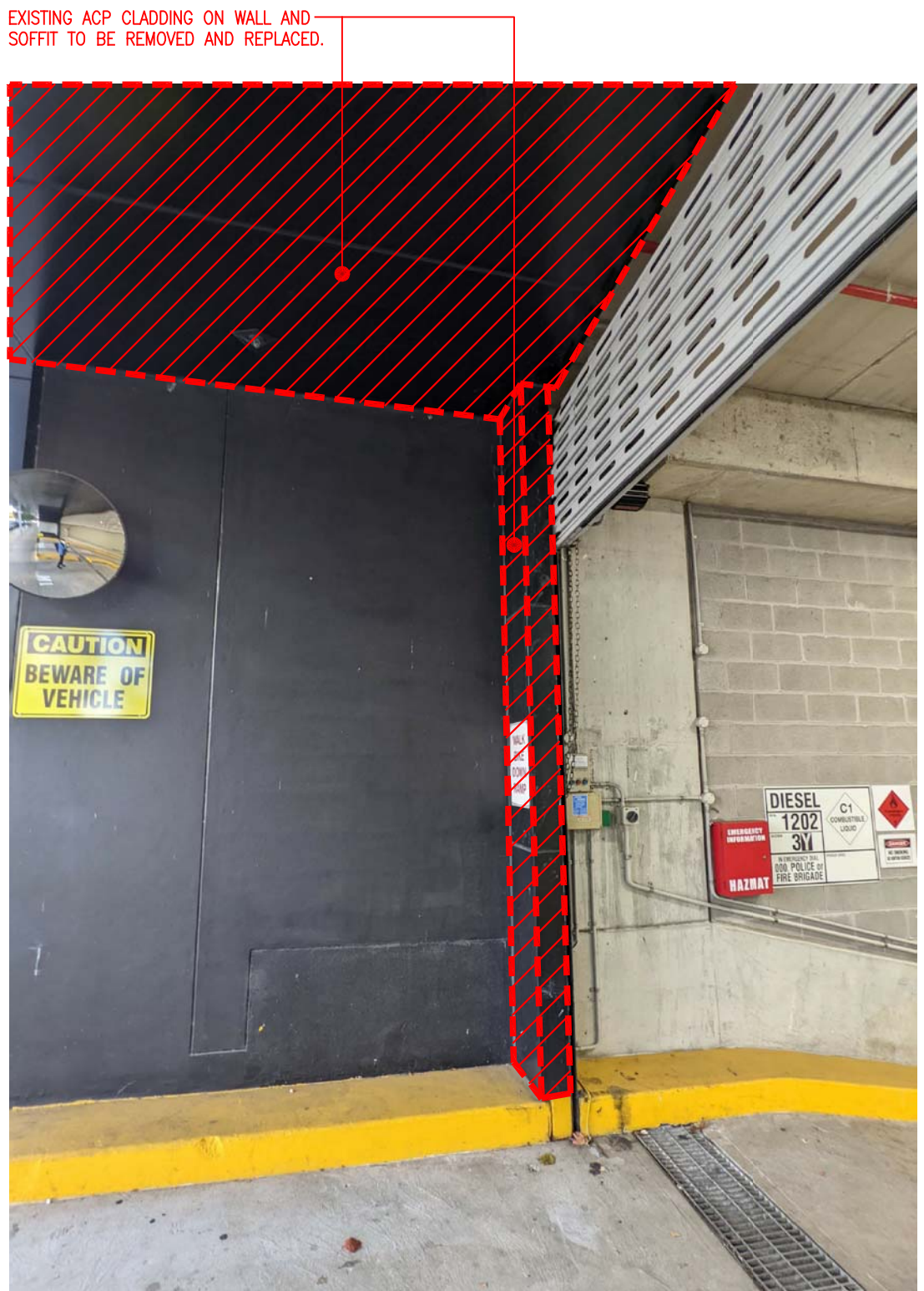
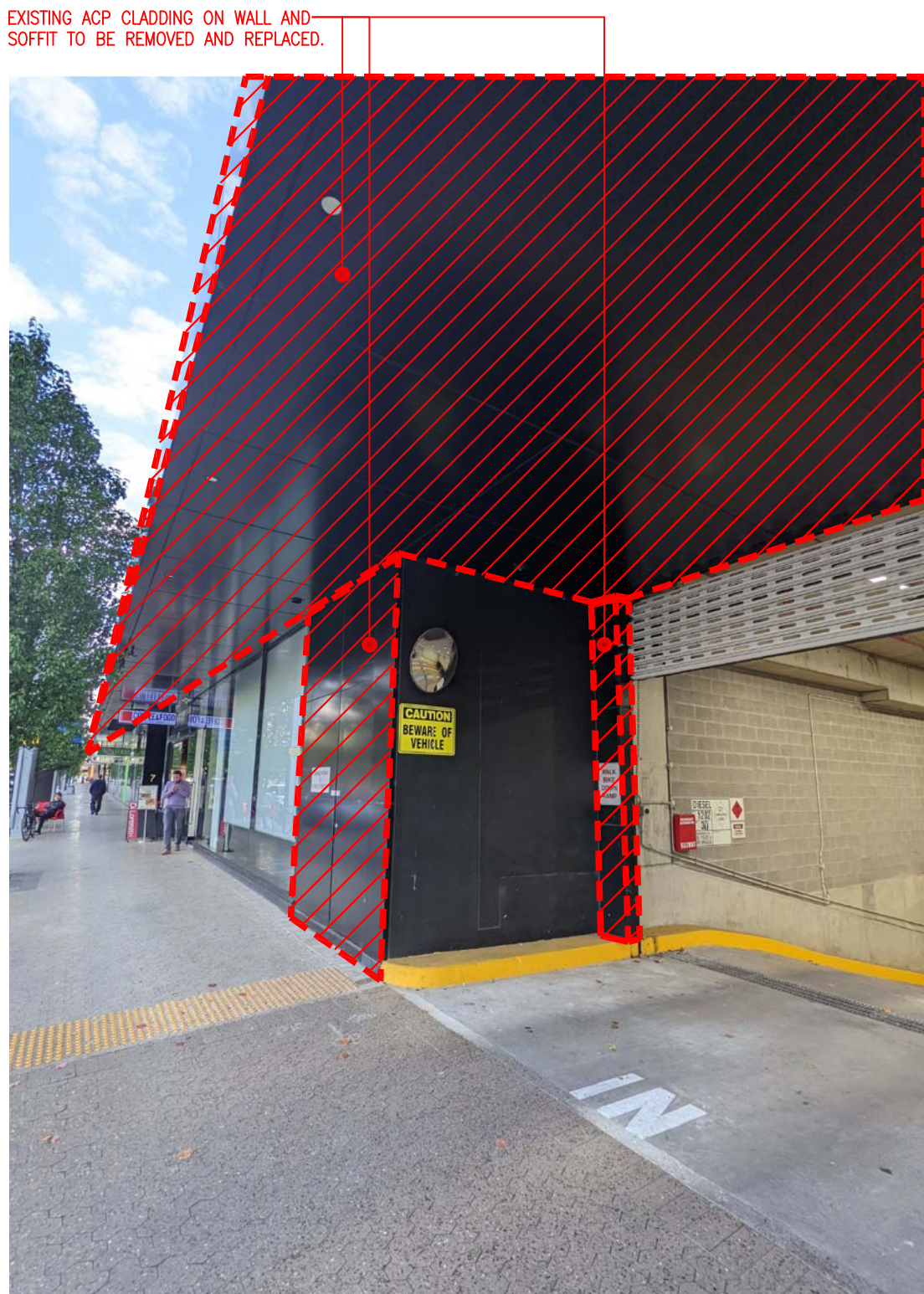
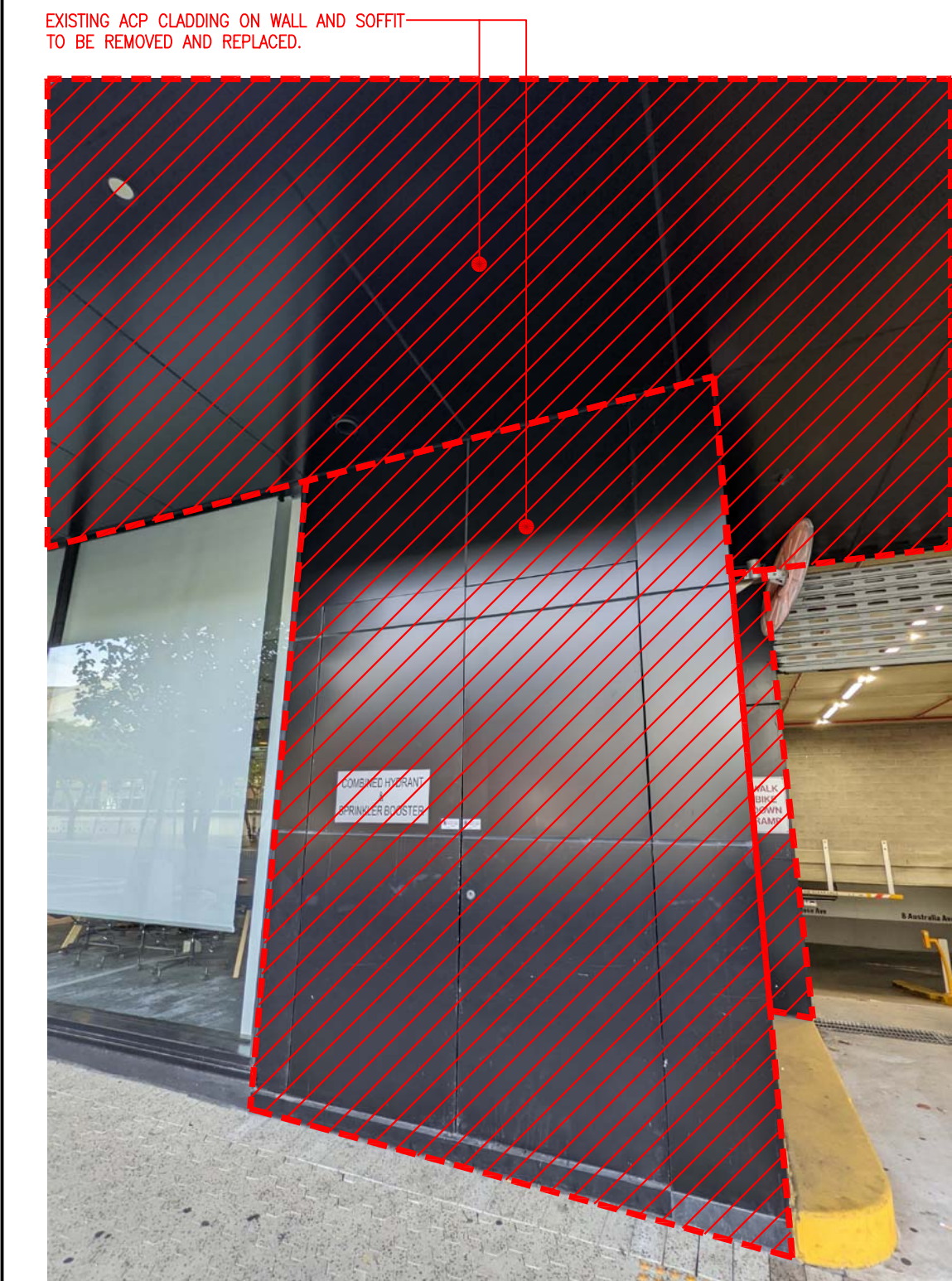
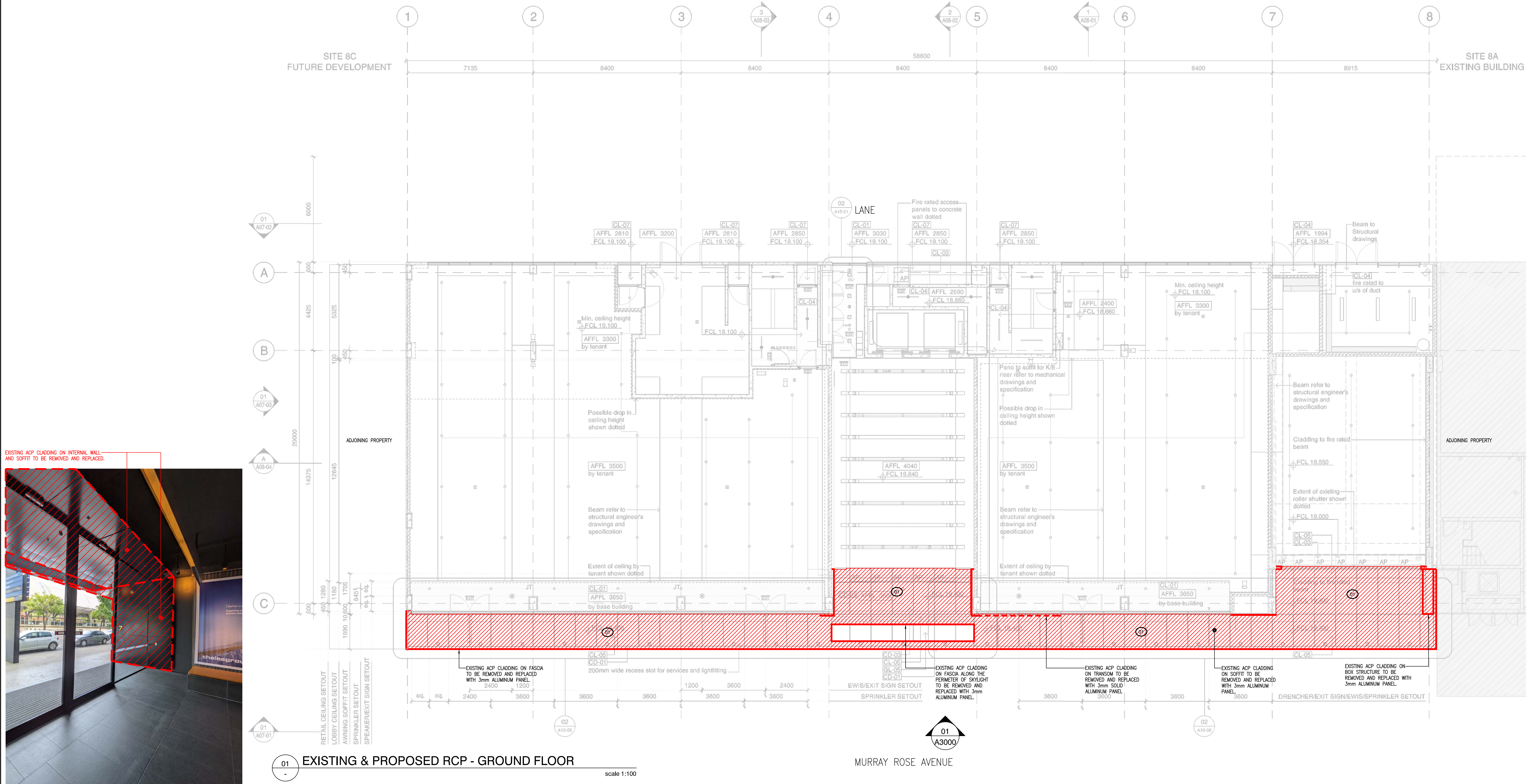
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JOB DATE: 1/05/2023 10:28 AM

JOB NO: DRAWING NO: REVISION:

22127 NSW08-A1000 12

ALL WORK SHALL CONFORM TO THE SPECIFICATION AND OTHER RELEVANT DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CHECK ALL DIMENSIONS ON SITE. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE COMMENCEMENT OF ANY FABRICATION.

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NO.	DATE	REVISION	BY	CHK
P1	01.06.2022	PRELIMINARY ISSUE	IT	SC
P2	09.06.2022	PRELIMINARY ISSUE	IT	SC
P3	15.06.2022	PRELIMINARY ISSUE	TL	SC
P4	29.06.2022	PRELIMINARY ISSUE	IT	SC
I1	09.12.2022	INFORMATION FOR PLANNING	BB	SC
I2	23.01.2023	INFORMATION FOR PLANNING	ML	SC

SCOPING LEGEND:

- NO WORKS/ EXISTING
- EXTENT OF EXISTING ACP CLADDING TO BE REPLACED WITH SOLID ALUMINUM PANELS IN CASSETTE FIXING SYSTEM. FACADE LINE, COLOUR AND JOINTS TO CLOSE MATCH EXISTING CLADDING.
- EXTENT OF EXISTING WALL CLADDING TO BE REPLACED. DASHED LINE INDICATES FASCIA / HIGH LEVEL.

- NOTE:
- ANY DAMAGE / SURFACES AFFECTED BY DEMOLITION TO BE REPLACED, MADE GOOD AND PAINT TO MATCH EXISTING.
 - ALL EXISTING SERVICES (E.G. SECURITY, LIGHTING, SIGNAGE, etc) AFFECTED BY CLADDING REPLACEMENT TO BE CAREFULLY REMOVED AND STORED OFF SITE FOR REINSTATEMENT FOLLOWING INSTALLATION OF NEW CLADDING.
 - ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH FACADE PERFORMANCE SPECIFICATIONS FOR THE EXTENT AND SCOPE OF DEMOLITION.
 - ALL EXISTING DAMAGED FASCIA AND SOFFIT ARE TO BE RECTIFIED AND MAKE GOOD.

- SCOPE OF WORKS:
- REMOVE EXISTING SARKING AND REPLACE WITH NEW NON-COMBUSTIBLE SARKING.
 - REPLACE EXISTING INSULATION IF FOUND TO BE COMBUSTIBLE.
 - REPLACEMENT SHALL BE SOLID ALUMINUM PANELS ON CASSETTE SYSTEM, FACADE LINE, COLOUR AND JOINTS TO MATCH EXISTING.

FINISHES SCHEDULE:

- 01 3mm SOLID ALUMINUM PANEL CASSETTE FIXING. COLOUR & PANEL LAYOUT TO MATCH EXISTING. NOM. BLACK COLOUR MATCH ON SITE FINISH 04 AS SCHEDULED.

NOTE: CONTRACTOR TO PROVIDE THE FOLLOWING CERTIFICATES

- FP14 COMPLIANCE CERTIFICATES TO THE SATISFACTION OF THE PCA.
- CERTIFICATE OF EXISTING STRUCTURAL INTEGRITY FOR THE INSTALLATION OF ALL NEW WORKS BY A FACADE ENGINEER TO THE SATISFACTION OF THE PCA.
- CERTIFICATION THAT ALL INSTALLED PRODUCTS ARE AS APPROVED BY THE PCA WITH NO SUBSTITUTIONS.



ALL BACKGROUND PLANS, ELEVATIONS & DETAILS INCLUDED IN THESE DRAWING ARE FOR REFERENCE PURPOSES ONLY BASED ON AVAILABLE SHED BUILDING DRAWINGS PROVIDED TO JMA. THE BACKGROUNDS HAVE NOT BEEN PREPARED OR INDEPENDENTLY VERIFIED BY JMA FOR ACCURACY OR COMPLIANCE. JMA DOES NOT PROVIDE ANY WARRANTY OR ACCEPT RESPONSIBILITY OR LIABILITY IN REGARDS TO THE ACCURACY OF ANY ASPECT AS BUILT CONDITIONS, INCLUDING BUT NOT LIMITED TO DIMENSIONS, EXTENT AND EXACT WALL CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE SUCCESSFUL TENDERER TO UNDERTAKE THEIR OWN DUE DILIGENCE, INCLUDING BUT NOT LIMITED TO ALL INSPECTIONS AS MAY BE REQUIRED TO JUSTIFY THE SCOPE AND PREPARE ALL DOCUMENTATION AS MAY BE REQUIRED TO RECTIFY ANY POTENTIAL ISSUES AS MAY OCCUR.

FOR INFORMATION ONLY



PROJECT: Combustible Cladding Replacement
7 Murray Rose Ave
Homebush, NSW

PROPRIETOR: CHARTER HALL
(LV2006)

TITLE: Existing Conditions Rcp - Ground Floor

DRAWN BY: TL CHECKED BY: SC DATE: 24.05.22

SCALE: 1:100 @ B1 1:250 @ A3

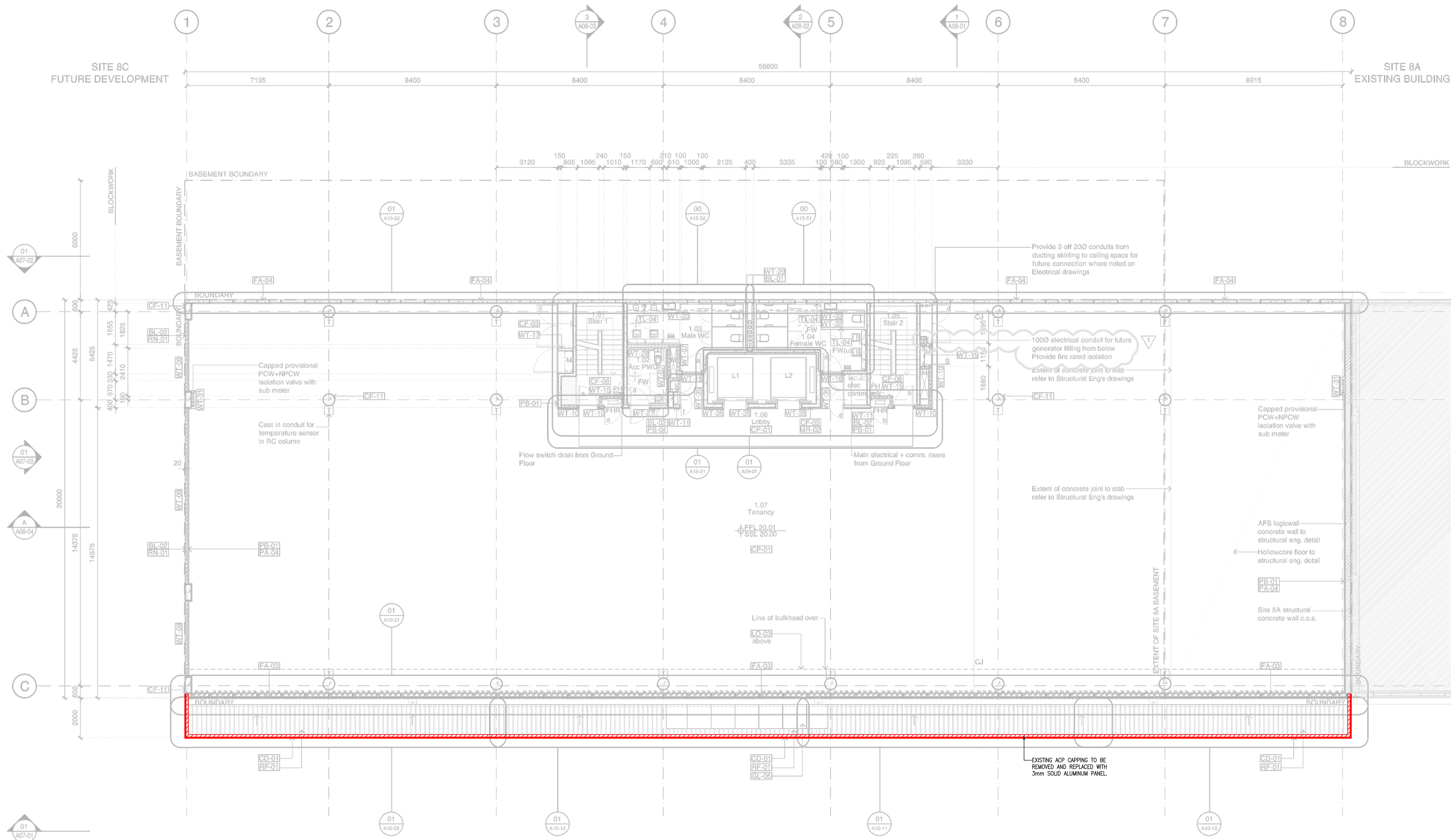
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JOB NO: 22127 DRAWING NO: NSW08-A2200 I2

ALL WORK SHALL CONFORM TO THE SPECIFICATION AND OTHER RELEVANT DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CHECK ALL DIMENSIONS ON SITE. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE COMMENCEMENT OF ANY FABRICATION.

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LEVEL 1 TO 5 AND PLANT - NOT IN SCOPE OF WORKS



01 EXISTING & PROPOSED FLOOR PLAN - LEVEL 1
scale 1:100

NO.	DATE:	REVISION:	BY:	CHK:
P1	01.06.2022	PRELIMINARY ISSUE	IT	SC
P2	09.06.2022	PRELIMINARY ISSUE	IT	SC
P3	29.06.2022	PRELIMINARY ISSUE	IT	SC
I1	09.12.2022	INFORMATION FOR PLANNING	IT	SC
I2	23.01.2023	INFORMATION FOR PLANNING	ML	SC

SCOPING LEGEND:

	NO WORKS/ EXISTING
	EXTENT OF EXISTING ACP CLADDING TO BE REPLACED WITH SOLID ALUMINUM PANELS IN CASSETTE FIXING SYSTEM. FACADE LINE, COLOUR AND JOINTS TO CLOSE MATCH EXISTING CLADDING.
	EXTENT OF EXISTING WALL CLADDING TO BE REPLACED. DASHED LINE INDICATES FASCIA / HIGH LEVEL.

NOTE:

- ANY DAMAGE / SURFACES AFFECTED BY DEMOLITION TO BE REPLACED, MADE GOOD AND PAINT TO MATCH EXISTING.
- ALL EXISTING SERVICES (E.G. SECURITY, LIGHTING, SIGNAGE, etc) AFFECTED BY CLADDING REPLACEMENT TO BE CAREFULLY REMOVED AND STORED OFF SITE FOR REINSTATEMENT FOLLOWING INSTALLATION OF NEW CLADDING.
- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH FACADE PERFORMANCE SPECIFICATIONS FOR THE EXTENT AND SCOPE OF DEMOLITION.
- ALL EXISTING DAMAGED FASCIA AND SOFFIT ARE TO BE RECTIFIED AND MAKE GOOD.

SCOPE OF WORKS:

- REMOVE EXISTING SARKING AND REPLACE WITH NEW NON-COMBUSTIBLE SARKING.
- REPLACE EXISTING INSULATION IF FOUND TO BE COMBUSTIBLE.
- REPLACEMENT SHALL BE SOLID ALUMINUM PANELS ON CASSETTE SYSTEM, FACADE LINE, COLOUR AND JOINTS TO MATCH EXISTING.

FINISHES SCHEDULE:

01	3mm SOLID ALUMINUM PANEL CASSETTE FIXING. COLOUR & PANEL LAYOUT TO MATCH EXISTING. NOM. BLACK COLOUR MATCH ON SITE FINISH 04 AS SCHEDULED.
----	--

NOTE: CONTRACTOR TO PROVIDE THE FOLLOWING CERTIFICATES

- FPL4 COMPLIANCE CERTIFICATES TO THE SATISFACTION OF THE PCA.
- CERTIFICATE OF EXISTING STRUCTURAL INTEGRITY FOR THE INSTALLATION OF ALL NEW WORKS BY A FACADE ENGINEER TO THE SATISFACTION OF THE PCA.
- CERTIFICATION THAT ALL INSTALLED PRODUCTS ARE AS APPROVED BY THE PCA WITH NO SUBSTITUTIONS.



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FOR INFORMATION ONLY



PROJECT:
Combustible Cladding Replacement
7 Murray Rose Ave
Homebush, NSW

PROPRIETOR:
CHARTER HALL
(LV2006)

TITLE:
Existing Conditions Plan - Level 1

DRAWN BY: TL CHECKED BY: SC DATE: 24.05.22

SCALE: 1:100 @ B1 1:250 @ A3

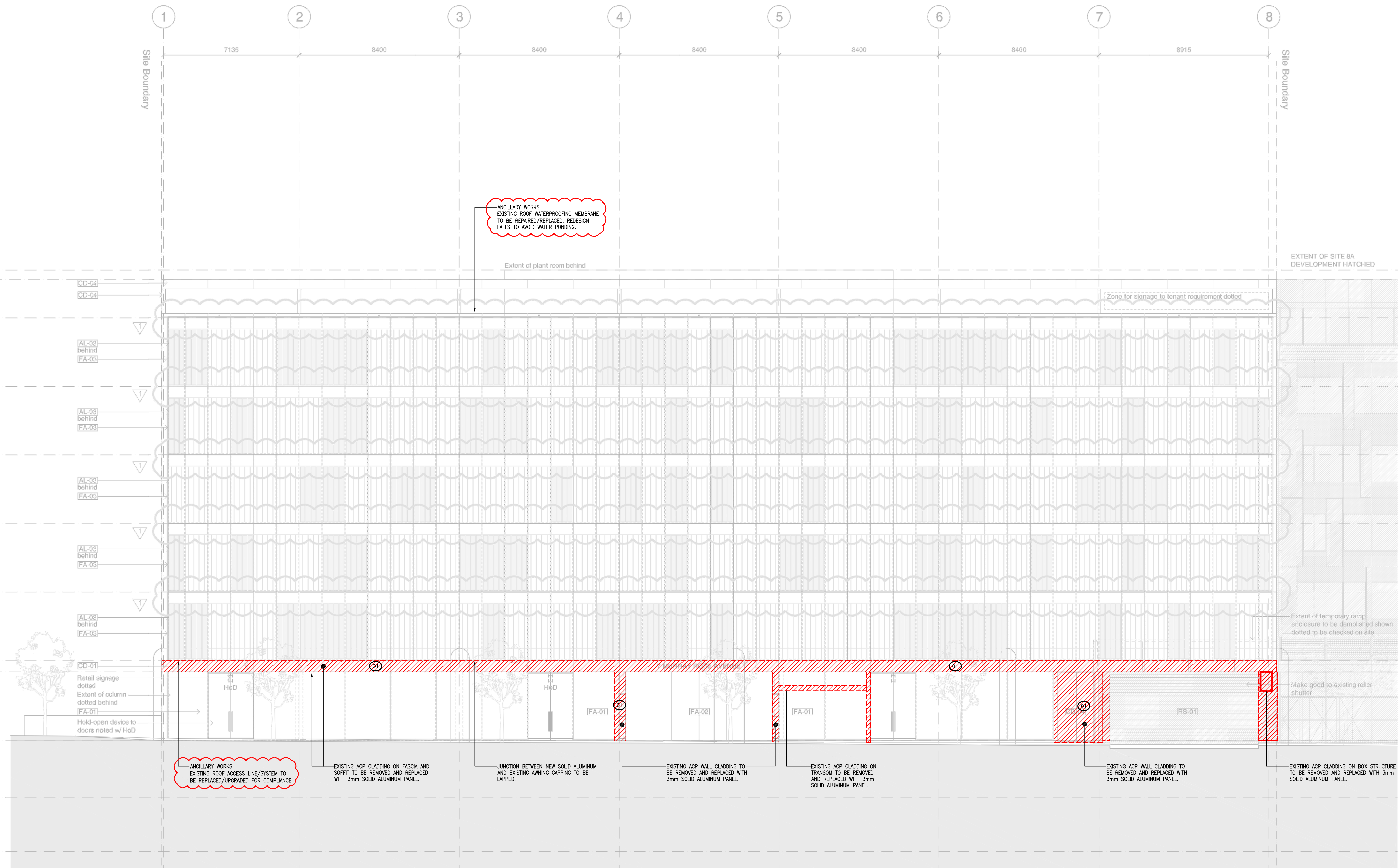
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PLOT DATE: 1/06/2023 12:10 PM

JOB NO: DRAWING NO: REVISION:

22127 NSW08-A2201 I2

ALL WORK SHALL CONFORM TO THE SPECIFICATION AND OTHER RELEVANT DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CHECK ALL DIMENSIONS ON SITE. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE COMMENCEMENT OF ANY FABRICATION.

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01 EXISTING & PROPOSED SOUTH ELEVATION
scale 1:100

NO.	DATE:	REVISION:	BY:	CHK:
P1	01.06.2022	PRELIMINARY ISSUE	IT	SC
P2	09.06.2022	PRELIMINARY ISSUE	IT	SC
P3	29.06.2022	PRELIMINARY ISSUE	IT	SC
I1	09.12.2022	INFORMATION FOR PLANNING	BB	SC
I2	23.01.2023	INFORMATION FOR PLANNING	TW	SC

SCOPING LEGEND:

	NO WORKS/ EXISTING
	EXTENT OF EXISTING ACP CLADDING TO BE REPLACED WITH SOLID ALUMINUM PANELS IN CASSETTE FIXING SYSTEM. FACADE LINE, COLOUR AND JOINTS TO CLOSE MATCH EXISTING CLADDING.
	EXTENT OF EXISTING WALL CLADDING TO BE REPLACED. DASHED LINE INDICATES FASCIA / HIGH LEVEL.

NOTE:

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SCOPE OF WORKS:

- REMOVE EXISTING SARKING AND REPLACE WITH NEW NON-COMBUSTIBLE SARKING.
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FINISHES SCHEDULE:

01	3mm SOLID ALUMINUM PANEL CASSETTE FIXING. COLOUR & PANEL LAYOUT TO MATCH EXISTING. NOM. BLACK COLOUR MATCH ON SITE FINISH 04 AS SCHEDULED.
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NOTE: CONTRACTOR TO PROVIDE THE FOLLOWING CERTIFICATES

- FP1.4 COMPLIANCE CERTIFICATES TO THE SATISFACTION OF THE PCA.
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Charter Hall

APG IRONBRIDGE ENGINEERING

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FOR INFORMATION ONLY

JMA ARCHITECTS

140 gladsstone street south melbourne victoria 3205
t: 03 9699 1800 f: 03 9699 1800 a/c: 07 498 206
e: info@jmarshitects.com.au w: www.jmarshitects.com.au

PROJECT:
Combustible Cladding Replacement
7 Murray Rose Ave
Homebush, NSW

PROPRIETOR:
CHARTER HALL
(LV2006)

TITLE:
Existing Conditions - South Elevation

DRAWN BY: TL CHECKED BY: SC DATE: 24.05.22

SCALE: 1:100 @ B1 1:250 @ A3

FILE PATH: Z:\00222127_Charter Hall Cladding Portfolio\RAW\NSW08 Murray Rose Ave 7


PLOT DATE: 1/06/2023 11:54: AM

JOB NO: DRAWING NO: REVISION:

22127 NSW08-A3000 I2

ALL WORK SHALL CONFORM TO THE SPECIFICATION AND OTHER RELEVANT DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CHECK ALL DIMENSIONS ON SITE. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE COMMENCEMENT OF ANY FABRICATION.

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 EXTENT OF EXISTING ACP CLADDING TO BE REPLACED WITH SOLID ALUMINIUM PANELS IN CASSETTE FIXING SYSTEM. FACADE LINE, COLOUR AND JOINTS TO CLOSE MATCH EXISTING CLADDING.

 EXTENT OF EXISTING WALL CLADDING TO BE REPLACED

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- ## FINISHES SCHEDULE:
- | | |
|----|--|
| 01 | 3mm SOLID ALUMINUM PANEL CASSETTE FIXING.
COLOUR & PANEL LAYOUT TO MATCH EXISTING.
NOM. BLACK COLOUR MATCH ON SITE/FINISH 04 AS
SCHEDULED |
|----|--|

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JMA
ARCHITECTS

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e: info@jmachitects.com.au w: www.jmachitects.com.au

CHARTER HALL
(LV2006)

TITLE: Existing Conditions - North Elevation

DRAWN BY: TL CHECKED BY: SC DATE: 24.05.22

FILE PATH: Z:\2022\22127_Charter Hall Cladding Portfolio\NSW\NSW08 Murray Rose Ave
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PLOT DATE: 1/26/2023 12:01 PM

22127 NSW08-A3001 12

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