

ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE
SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE
TO SCALING FROM DRAWING.
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CONSTRUCTION.
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CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
READ DRAWINGS IN CONJUNCTION WITH ALL OTHER
CONTRACT DOCUMENTS.
THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH
KEVIN SNELL ARCHITECTS

NOTES



ABBREVIATIONS

AL	ALUMINIUM	VB	METAL BALUSTADING
AT	ACQUSTIC TILE	WDF	MEDIUM DENSITY
AW	ALUMINIUM WINDOW	WMC	METAL CLADDING
B	BASIN	W	MIXER TAP
BB	BAGGED BRICKWORK	W	MIXER TAP
BP	BRICK PAVING	W	MIXER TAP
CBK	CONCRETE BLOCKWORK	W	MIXER TAP
CWC	COLORBOND METAL	W	MIXER TAP
CUR	CORRUGATED METAL	W	MIXER TAP
CO	CORRUGATED METAL	W	MIXER TAP
CONC	CONCRETE	W	MIXER TAP
CPT	CONCRETE PAVING	W	MIXER TAP
CR	CEMENT RENDER	W	MIXER TAP
CRS	CEMENT RENDER/SET	W	MIXER TAP
CT	CERAMIC TILE	W	MIXER TAP
D	DRYIN	W	MIXER TAP
DP	DOWNSPIPE	W	MIXER TAP
DW	DISHWASHER	W	MIXER TAP
EH	EXHAUST HOOD	W	MIXER TAP
F	FIXED WINDOW PANE	W	MIXER TAP
FB	FACE BRICKWORK	W	MIXER TAP
FC	FIBRE CEMENT	W	MIXER TAP
FG	FIXED GLAZING	W	MIXER TAP
FL	FLY SCREEN	W	MIXER TAP
FW	FLOOR WASTE	W	MIXER TAP
GL	GLASS LOUVER	W	MIXER TAP
GR	GRANITE	W	MIXER TAP
H	HOLE COCK	W	MIXER TAP
HCD	HOLLOW CORE DOOR	W	MIXER TAP
HD	HAND DRYER	W	MIXER TAP
HP	HOT PLATE	W	MIXER TAP
JT	JOINT	W	MIXER TAP
L	LAUNDRY TUB	W	MIXER TAP
LT	LAUNDRY TUB	W	MIXER TAP
M	MIRROR	W	MIXER TAP

AUSTRALIAN STANDARDS

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684-1999
TERMITE PROTECTION:	AS 3680.1-2000
WATERPROOFING WET AREAS:	AS 3740
SUB-FLOOR VENTILATION:	AS 3788

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL
INCORPORATE THE FOLLOWING:
1. PROVIDE MINIMUM R+3.0 INSULATION TO CEILING AND
REFLECTIVE FOIL TO UNDERSIDE OF ROOF.
2. PROVIDE MINIMUM R+1.5 INSULATION FOR TIMBER
FRAMED WALLS INCLUDING BRICK VENEER.
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
OF 3.5 STAR ENERGY RATING.
4. NEW HOT WATER HEATERS SHALL BE A MINIMUM
OF 3.5 STAR ENERGY RATING.

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED
FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING
OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIDER TEST
FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

AMENDMENTS

DATE	GENERAL REVISION	ISSUE
10.09.09	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	A
14.10.09	AMENDED BASIS SCHEDULE OF COMMENTS. RE-ISSUE TO COUNCIL FOR APPROVAL	B
20.06.10	AMENDED BASIS SCHEDULE OF COMMENTS.	C

TITLE

SITE PLAN

PROJECT

APARTMENTS

LOCATION

LOT 21 DP 1052503
22 MILFORD STREET
ISLINGTON NSW 2296

CLIENT

NEWCASTLE COMMERCIAL
DEVELOPMENT PTY LTD

SCALE

1:200 DATE JULY 2009

DRAWN

LG APPROVED

PROJECT NO

685

DRAWING NO

DA1001 ISSUE NO C

ROSLYN AVENUE

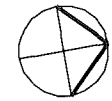
MILFORD STREET

SITE PLAN
SCALE 1:200

Assessor # 20127	Certificate # 81127519	Issued: 24 May 2010
Thermal Performance Specifications		
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If any one specification is deleted for a building element, the location and extent of alternative specifications must be indicated below and in any other relevant documents.		
Windows	Product ID	Frame
Braceway Windows	6mm single Clear	117mm aluminium
AWNS Sliding Doors	6mm single Clear	Section 541 aluminium
Styglights	Product ID	Frame
N/A		
External walls	Construction	Insulation
Face Cavity Brick	None	Medium 1 0.475-SA+0.7
Plasterboard internal lining	FC on studs	Medium 1 0.475-SA+0.7
Plasterboard on studs	FC on studs	Medium 1 0.475-SA+0.7
Internal walls	Construction	Insulation
Plasterboard on studs	None	Internal walls only
Plasterboard on studs	R2.0	Party and corridor walls
Floors	Construction	Insulation
Concrete	None	Cement tiles
Carpet	As per plans	As per plans
Ceilings	Construction	Insulation
Plasterboard	R3	Insulation below metal roofs only
Fibre cement	R2.0	To eaves lining only
Roof	Construction	Insulation
Metal deck	None	Medium 1 0.475-SA+0.7
Window cover	Internal (curtains)	External (awnings, shutters, etc)
Internal blinds (blinds) - 1	For rating only not part of building works	None
Fixed shading	Awings (awnings - inc. gutters, etc above windows)	Verandahs, Pergolas (type, description)
Refer Attached schedule	Refer Attached schedule	Refer Attached schedule
Overhanging	Overhanging structure	Overhanging trees
Refer Attached schedule	Refer Attached schedule	Refer Attached schedule
Orientation, Exposure, Ventilation and Infiltration		
Orientation of nominal north	Living area open to entry	Yes/No
Term category	Suburban	Open fire, unflued gas heat
Roof ventilation	No	Stair open to heated space
Cross ventilation	Standard	Seals to windows and doors
Outdoor	Open to Mils 7-12 only	Exhaust fans without dampers

NEW 1200 WIDE CONCRETE FOOTPATH
TO COUNCIL REQUIREMENTSREMOVE EXISTING VEHICLE CROSSING
HAVE GOOD TO COUNCIL REQUIREMENTS
NEW CONCRETE VEHICLE CROSSING
TO COUNCIL REQUIREMENTS

NOTES



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ABBREVIATIONS

AL	ALUMINIUM	MS	METAL BALUSTADING
AW	ALUMINIUM WINDOW	NDF	MEDIUM DENSITY FIBREBOARD
B	BASSED BRICKWORK	NG	METAL CLADDING
BP	BRICK PAVING	NIA	MILNER TAYLOR
CB	CONCRETE BLOCKWORK	NO	NICORWAYE OVEN
CNG	COLORBOND METAL ROOFING	NR	NOISTURE RESISTANT PLASTERBOARD
CMR	CORRUGATED METAL ROOFING	NT	NOBAC TILE
CR	CUSTOM ORN	PR	PLASTERBOARD
CO	CONCRETE	PRK	PAINTED BRICKWORK
COG	CONCRETE PAVING	PF	PAINTED BLOCKWORK
CPT	CARPET	PF	POLYURETHANE PAINT
CR	CEMENT RENDER	PTD	PAPER TISSUE
CRS	CEMENT RENDER/SET	REF	REFRIGERATOR
CT	CERAMIC TILE	RF	RESILIENT FLOORING
CT	CEMENT	RD	ROAD DRAIN
DP	DOWNPIPE	SD	SOAP DISH
DH	DISHWASHER	SK	SKIRTING
EW	EXHAUST HOOD	SK	SANITARY PANEL
F	FIXED WINDOW PANE	SP	SHOWER ROSE
FB	FACE BRICKWORK	ST	STAINLESS STEEL
FC	FIBRE CEMENT SHEETING	SV	SHEET VINYL
FG	FIXED GLAZING	T	TAP
FG	FIXED GLAZING	TB	TIMBER BOARDING
FW	FLOOR WARE	TB	TIMBER VENEER
GL	GLASS LOUVER	TR	TOWEL RAIL
GNT	GRANITE	TRH	TOILET ROLL HOLDER
HC	HOLE COCK	TR	TIMBER TRUSS
HOD	HOLLOW CORE DOOR	VR	VINYL SKIRTING
HD	HARD OIL	WM	WASHING MACHINE
HP	HOT PLATE	WO	WALL OVEN
LT	LOUVER GRILLE		
LQ	LAUNDRY TUB		
M	MIRROR		

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:
SALUSTRADE LOADING: AS 1170
GLAZING: AS 1288
LIGHT TIMBER FRAMING: AS 1684-1999
THERMAL PROTECTION: AS 1684-1-2000
WATERPROOFING WET AREAS: AS 3745
SMOKE DETECTORS: AS 3785
SUB-FLOOR VENTILATION: SCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:
1. PROVIDE MINIMUM R-1.8 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R-1.8 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING
FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORSUS TEST AND 0.41 ON THE SILEX TEST FOR BOTH DRY AND WET SLIP RESISTANCE

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORSUS TEST AND 0.41 ON THE SILEX TEST FOR BOTH DRY AND WET SLIP RESISTANCE

THE AVENUE

AMENDMENTS

DATE	GENERAL REVISION	ISSUE
11.09.09	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	A
14.12.09	AMENDED DEVELOPMENT APPLICATION	B

FOR APPROVAL

TITLE

GROUND FLOOR PLAN

PROJECT

APARTMENTS

LOCATION

LOT 21 DP 1082603
22 MILFORD STREET
ISLINGTON NSW 2208

CLIENT

NEWCASTLE COMMERCIAL DEVELOPMENT PTY LTD

SCALE

1:100

DATE

JULY 2009

DRAWN

LG

APPROVED

PROJECT NO

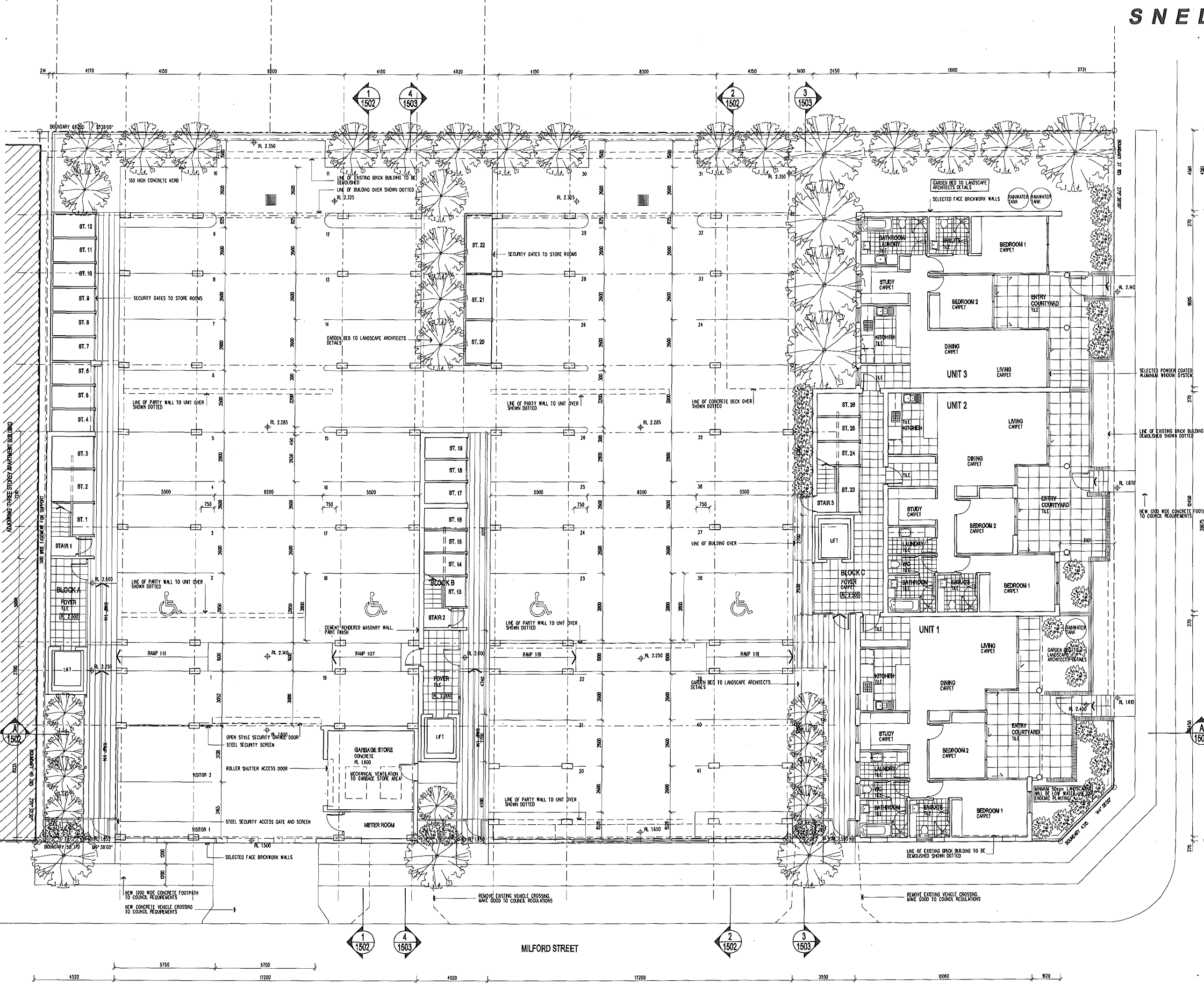
866

DRAWING NO

DA1201

ISSUE NO

B



NOTES



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ABBREVIATIONS

AL	ALUMINIUM	NS	METAL BALUSTADING
AW	ALUMINIUM WINDOW	NF	MEDIUM DENSITY FIBREBOARD
B	BRICK	NG	METAL CLADDING
BB	BAGGED BRICKWORK	NIX	NIXER TAP
BP	BRICK PAVING	NO	MICROWAVE OVEN
CBK	CONCRETE BLOCKWORK	NPR	MOISTURE RESISTANT PLASTERBOARD
CNC	CORRODED METAL	NT	MOSAIC TILE
CNR	CORRUGATED METAL	PR	PLASTERBOARD
CO	CORROSION	PS	PAINTED BLOCKWORK
COO	CUSTOM ORB	PK	PAINTED BLOCKWORK
COB	CONCRETE	PL	PLASTIC LAMINATE
OP	CONCRETE PAVING	PPF	POLYURETHANE PAINT FINISH
CR	CEMENT RENDER	PTD	PAPER TISSUE DISPERSER
CRB	CEMENT RENDER/SET	REF	REFRIGERATOR
OT	CERAMIC TILE	RF	RESILIENT FLOORING
D	DOWNPIPE	S	SINK
DW	DISHWASHER	SD	SOAP DISH
EH	EXHAUST HOOD	SK	SKINTING
FB	FIXED WINDOW FRAME	SP	SANDWICH PANEL
FC	FACE BRICKWORK	SR	SUOOWER ROSE
FG	FIXED GLAZING	ST	STAINLESS STEEL
FL	FLOOR	SV	SHEET VINYL
FW	FLOOR WARTS	T	TAP
GL	GLASS LOUVRE	TS	TIMBER BOARDING
GR	GRANITE	TV	TIMBER VENEER
HC	HOLE COCK	TR	TOWEL RAIL
HCO	HOLLOW CORE DOOR	TN	TOWEL ROLL HOLDER
HD	HAND ORDER	TRT	TIMBER TRUSS
HP	HOT PLATE	VE	VINYL SKINTING
JT	JOINT	WN	WASHING MACHINE
LG	LOUVRE GRILLE	WO	WALL OVER
LT	LAUNDRY TUB		
M	MIRROR		

AUSTRALIAN STANDARDS

BALESTRADING LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684-1988
TERMINAL PROTECTION:	AS 3680-1-2000
WATERPROOFING WET AREAS:	AS 3748
SMOKE DETECTORS:	AS 3785
SUB-FLOOR VENTILATION:	SCA PART 3.4.1

ENERGY EFFICIENCY NOTES

1. PROVIDE MINIMUM R-3.5 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF.
2. PROVIDE MINIMUM R-1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER.
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS.
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING.

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM RATING OF 0.41 ON THE TORSION TEST AND 0.4 ON THE SLOPER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

AMENDMENTS

DATE	GENERAL REVISION	ISSUE
11/09/09	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	A
14/12/09	AMENDED DEVELOPMENT APPLICATION	B

TITLE

FIRST FLOOR PLAN

PROJECT

APARTMENTS

LOCATION

LOT 21 DP 1052503
22 MILFORD STREET
ISLINGTON NSW 2208

CLIENT

NEWCASTLE COMMERCIAL
DEVELOPMENT PTY LTD

SCALE

1:100 DATE JULY 2009

DRAWN

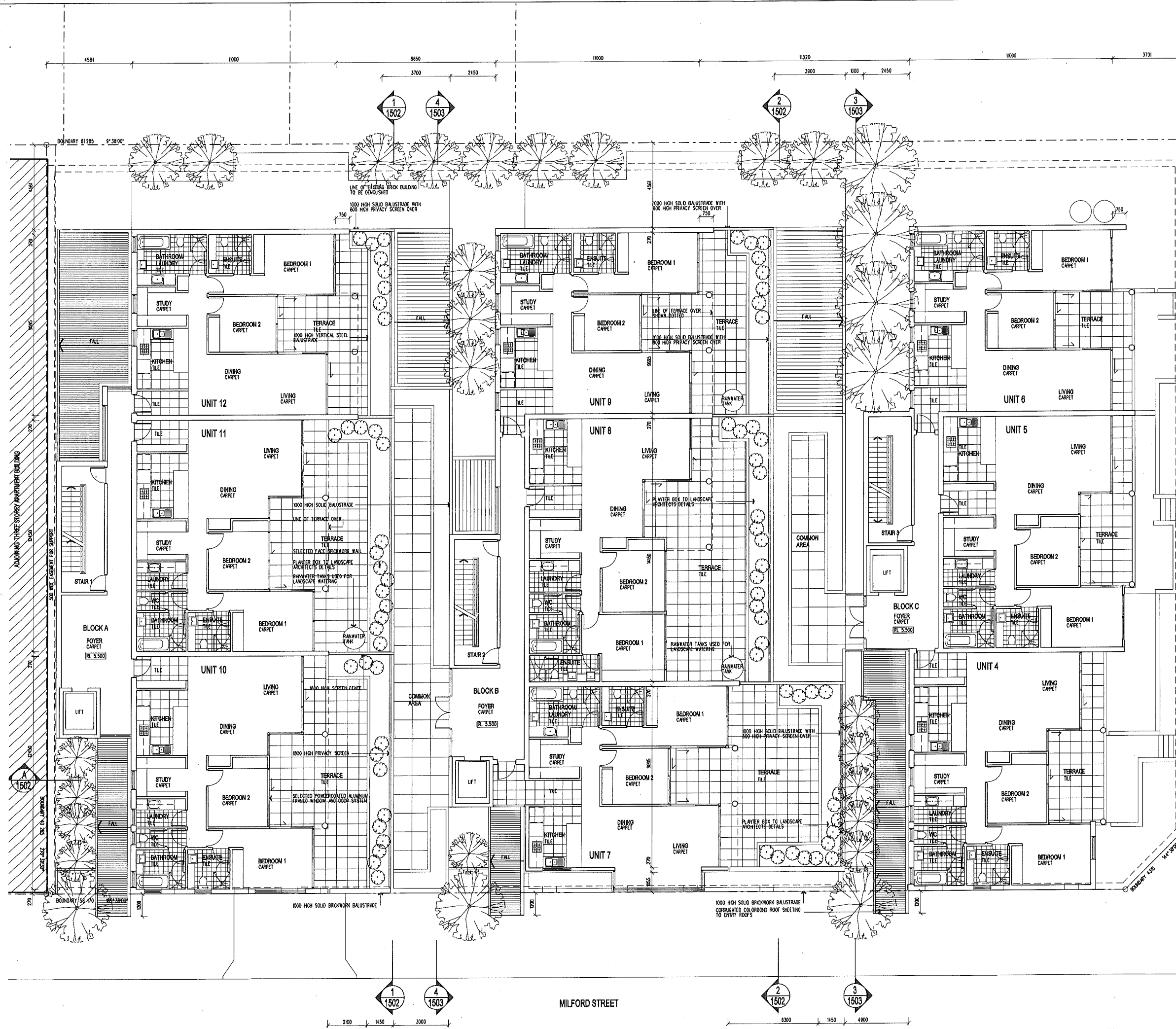
LG APPROVED

PROJECT NO

888

DRAWING NO

DA1301 ISSUE NO B



NOTES



ABBREVIATIONS

AL	ALUMINIUM	MB	METAL BALUSTRADE
AW	ALUMINIUM WINDOW	ND	NOD
B	BRICK	NC	NETAL CLADDING
BB	BAGGED BRICKWORK	NIX	NIXER TAP
BP	BRICK PAVING	MO	MOISTURE RESISTANT
CBK	CONCRETE BLOCKWORK	MPR	MOISTURE RESISTANT
CNG	CONCRETE METAL	MT	MOSAIC TILE
CNR	CONCRETE METAL	NT	NETAL TILE
CO	CORROSION	PR	PAINTED BRICKWORK
COB	CONCRETE BLOCK	PRK	PAINTED BRICKWORK
CP	CONCRETE PAVING	PL	PAINTED LAMINATE
CPT	CARPET	PPF	POLYURETHANE PAINT
CR	CEMENT RENDER	PTD	PAPER TISSUE
CRB	CEMENT RENDER/SET	REF	REFRIGERATOR
CT	CERAMIC TILE	R	RESILIENT FLOORING
DP	DOWNPIPE	S	SINK
DW	DISHWASHER	SD	SOAP DISH
EH	EXHAUST HOOD	SK	SKINNING
EP	FIXED WINDOW FRAME	SP	SANDWICH PANEL
FB	FACE BRICKWORK	SR	SHOWER ROSE
FG	FIXED GLAZING	ST	STAINLESS STEEL
FG	FIXED GLAZING	SV	SHEET VINYL
FE	FLY SCREEN	T	TAP
FW	FLOOR WARE	TB	TIMBER BOARDING
GL	GLASS LOUVER	TRV	TIMBER VENEER
GR	GRANITE	TR	TOWEL RAIL
HC	HOLE DOCK	TRH	TOWEL ROLL HOLDER
HOD	HOLLOW CORE DOOR	TT	TIMBER TRUSS
HD	HAND DRYER	VA	VINYL SHIRTING
HP	HOT PLATE	WN	WASHING MACHINE
IT	JOINT	WO	WALL OVER
LQ	LOUVER GRILLE		
LY	LAUNDRY TUB		
M	MIRROR		

AUSTRALIAN STANDARDS

RAILWAY LOADS:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1289
TERMINAL PROTECTION:	AS 1290
WATERPROOFING WET AREAS:	AS 2740
SMOKE DETECTORS:	AS 3788
SUB-FLOOR VENTILATION:	SCA PART 3.4.1

ENERGY EFFICIENCY NOTES

1. PROVIDE MINIMUM R-1.8 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERLIE OF ROOF
2. PROVIDE MINIMUM R-1.8 INSULATION FOR TIMBER FRAMED WALLS (INCLUDING BRICK VENEER)
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOT WATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM RATING OF 0.41 ON THE TARTUUS TEST AND 0.4 ON THE BIELER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

THE AVENUE

FOR APPROVAL

AMENDMENTS

DATE	GENERAL REVISION	ISSUE
11.09.09	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	A
14.12.09	AMENDED DEVELOPMENT APPLICATION	B

TITLE

SECOND FLOOR PLAN

PROJECT

APARTMENTS

LOCATION

LOT 21 DP 1082803
22 MILFORD STREET
ISLINGTON NSW 2296

CLIENT

NEWCASTLE COMMERCIAL
DEVELOPMENT PTY LTD

SCALE

1:100 DATE JULY 2009

DRAWN

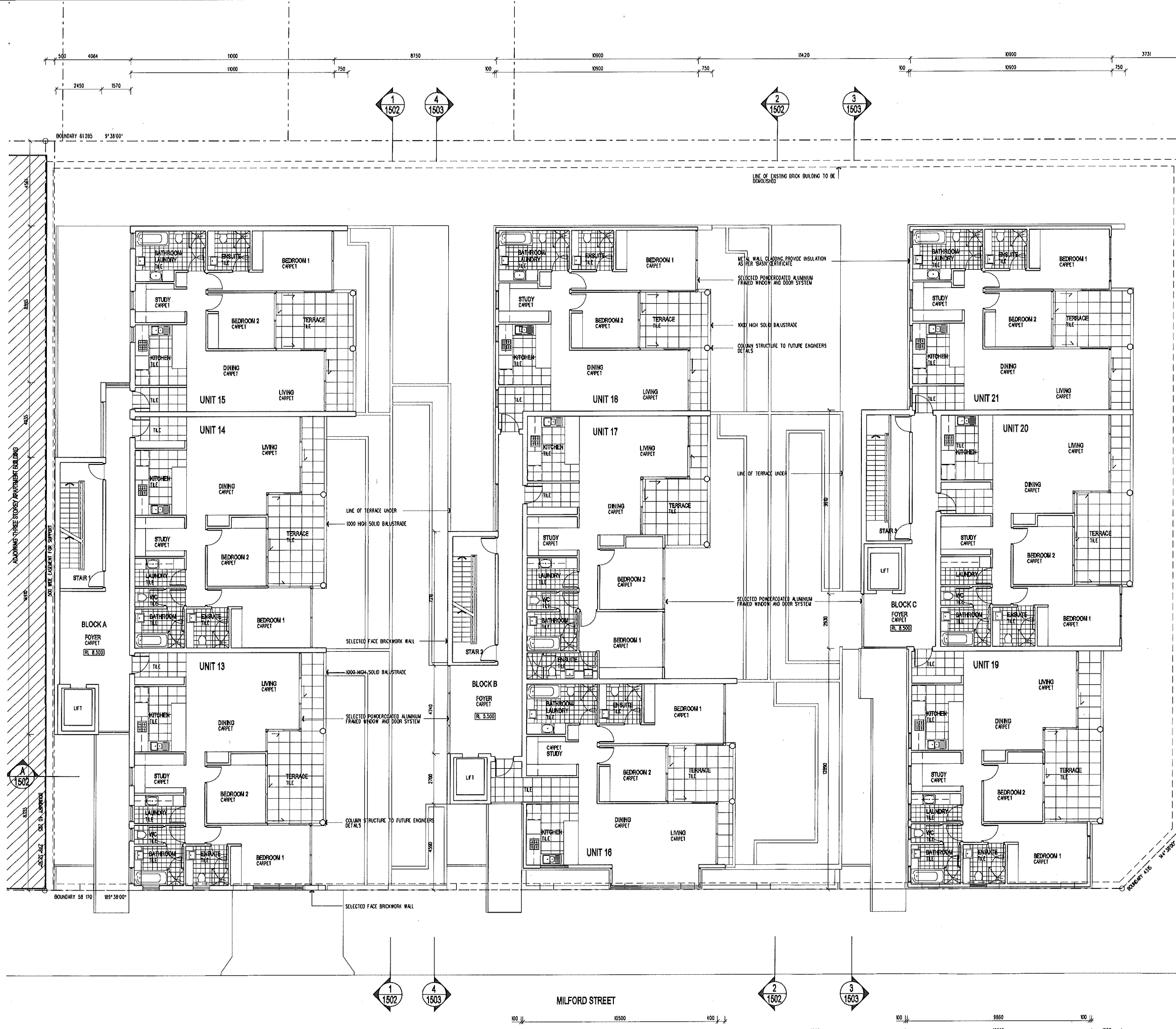
LG APPROVED

PROJECT NO

888

DRAWING NO

DA1302 ISSUE NO B





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AL	ALUMINUM	NS	NAIL BALLET/STRAPING
AT	ALUMINUM TILE	NOF	NEDU MEDIUM
AW	ALUMINUM WINDOW		NEDU THICK
B	BAL	NC	NAIL CLADDING
BS	BALANCED BRICKWORK	NO	NAIL CAP
BK	BACK PAVING	NO	NO MOWHORE OWN
CB	CORNER'S BLOWWORK	MPB	NO MOWHORE THREAT
CC	CAPPING	NT	NO MOWHORE TIE
CNR	CORNER REINFORCED METAL	NR	NO MOWHORE TIE
CO	COOKING	PRR	PAINT REINFORCED METAL
CONC	CONCRETE	PP	PAINT REINFORCED METAL
CP	CORNER PAVING	PL	PLASTIC LAMINATE
CPT	CARPET	PP	PAINT REINFORCED METAL
CR	CARPET	FIN	FINISH
CRIS	CARPET RENDER/SET	PTD	PAINT REINFORCED METAL
CT	CERAMIC TILE		DISPENSER
DP	DOWNHIPS	REF	REFRIGERATOR
EN	EN EXHAUST HOOD	RI	REINFORCED FLOORING
FE	FIBRE BRICKWORK	S	SINK
FG	FIBRE GLASS	SD	SIDE DRAIN
FC	FIBRE GLASS	OK	OK KIRKING
FM	FIBRE GLASS	SP	SUBSTRATE PANEL
FO	FIXED GLAZING	SR	SHOWER ROOF
FX	FIXED GLAZING	ST	STEEL STEEL
FL	FLOOR WASTE	SV	STEEL VENT
FLQ	FLOOR LOUVER	TA	TAP
GN	GRANITE	TH	THUNDER BOARDING
HC	HOLLOW CORE	TBV	THUNDER VERGE
HCD	HOLLOW CORE DATED	TL	TOWER LIFT
HO	HOT PLATE	TRN	TOILET ROLL HOLDER
		VR	VERTICAL SHUTTER
		VO	VO VENT
		WV	WALL VENT

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO
THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1604-1999
TERNITE PROTECTION:	AS 3680.1-2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3785
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM

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FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING
OF 0.41 ON THE TORTUE TEST AND 0.4 ON THE SIGLER TEST
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AMENDMENTS

[illegible]

PROJECT	APARTMENTS
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100	100

LOCATION LOT 21 DP 1082803
22 MILFORD STREET
ISLINGTON NSW 2206

CLIENT NEWCASTLE COMMERCIAL
DEVELOPMENT PTY LTD

SCALE 1:100 DATE JULY 2000

DRAWN LG APPROVED

PROJECT NO 688

DRAWING NO DA1401 ISSUE NO B

NOTES

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ABBREVIATIONS

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AT	ACQUATIC TILE	ND	NEEDLE BOARD
AW	ALUMINIUM WINDOW	NC	METAL CLADDING
B	BAGGED BRICKWORK	NIX	MIXER TAP
BP	BRICK PAVING	NO	MICROWAVE OVEN
CBK	CONCRETE BLOCKWORK	NPR	MOISTURE RESISTANT
CNG	COLORBOND METAL	NT	NOVA TILE
CNR	CORRUGATED METAL	PS	PLASTERBOARD
CO	CORROSION RESISTANT	PR	PAINTED BRICKWORK
COG	CUSTOM GRS	PRK	PAINTED BLOCKWORK
OP	CONCRETE PAVING	PL	PLASTIC LAMINATE
OR	CEMENT RENDER	PPF	POLYURETHANE PAINT
ORF	CEMENT RENDER/FIBRE	PTD	PAPER TISSUE
OT	CERAMIC TILE	REF	REFRIGERATOR
D	DRYER	RF	RESILIENT FLOORING
DP	DOWNPIPE	S	SINK
DW	DISHWASHER	SD	SOAP DISP
EH	EXHAUST HOOD	SK	SKINTING
FW	FIXED WINDOW FRAME	SP	SANDWICH PANEL
FC	FACE BRICKWORK	SS	SHOWERS ROBS
FG	FIXED GLAZING	ST	STAINLESS STEEL
FS	FLY SCREEN	SV	SHEET VINYL
FW	FLOOR WARE	T	TAP
GL	GLASS LOUVER	TS	TIMBER BOARDING
GR	GRANITE	TV	TIMBER VENEER
HC	HOSE COCK	TR	TONGUE RAIL
HCD	HOLLOW CORE DOOR	TRH	TOILET ROLL HOLDER
HD	HARD DRYER	TST	TIMBER TRUSS
HP	HOT PLATE	VB	VINTL SKINTING
JO	JOINT	WM	WASHING MACHINE
LG	LOUVER GRILLE	WO	WALL OVEN
LT	LAUNDRY TUB		
M	MIRROR		

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684-1999
TERMITE PROTECTION:	AS 3600-1-2000
WATERPROOFING VET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3788
SUB-FLOOR VENTILATION:	SCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R-1.5 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERBIE OF ROOF
2. PROVIDE MINIMUM R-1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOT WATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

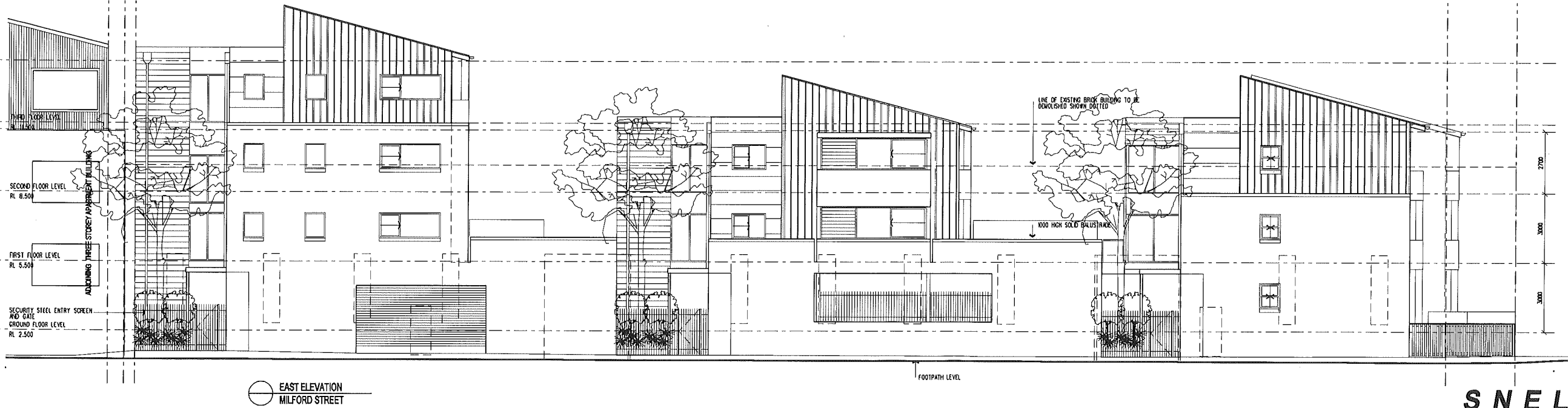
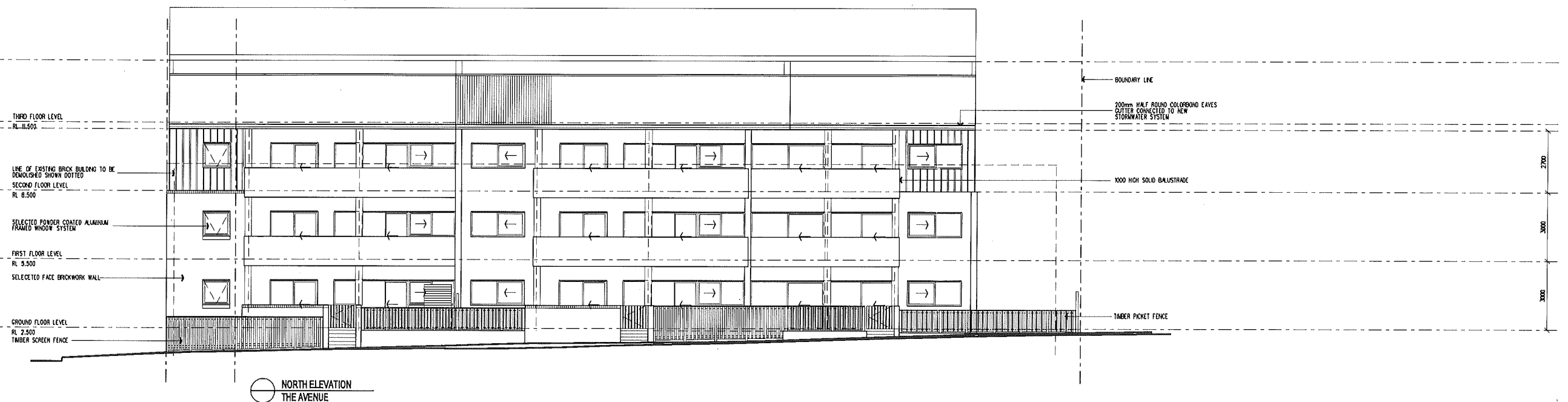
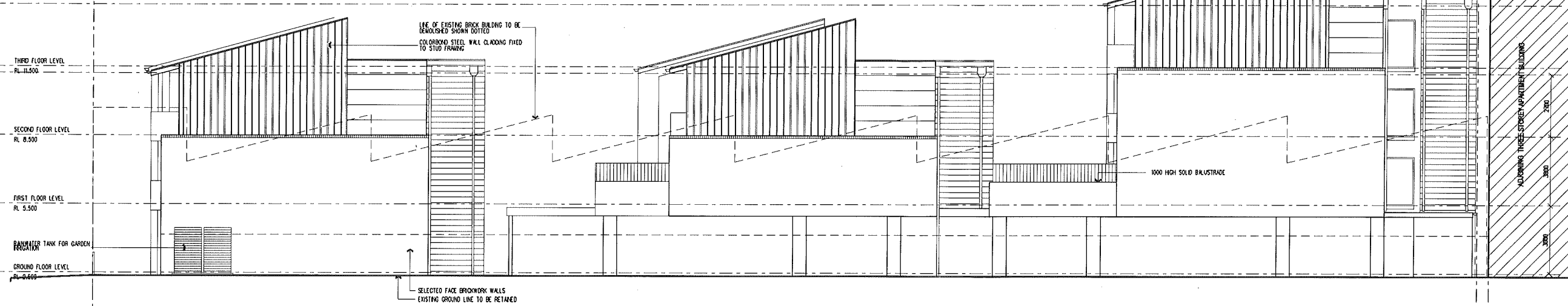
UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM RATING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

AMENDMENTS

DATE	GENERAL REVISION	ISSUE
11.09.09	ISSUED TO COUNCIL FOR DEVELOPMENT APPROVAL	A
14.12.09	AMENDED DEVELOPMENT APPLICATION	B

TITLE	ELEVATIONS 01
PROJECT	APARTMENTS
LOCATION	LOT 21 DP 1062603 22 MILFORD STREET ISLINGTON NSW 2296
CLIENT	NEWCASTLE COMMERCIAL DEVELOPMENT PTY LTD
SCALE	1:100
DATE	JULY 2009
DRAWN	LG
APPROVED	
PROJECT NO	888
DRAWING NO	DA1601
ISSUE NO	B



NOTES

ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.

ABBREVIATIONS

[illegible]

**AUSTRALIAN
STANDARDS**

M MIRROR
ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO
THE FOLLOWING STANDARDS:

ENERGY
EFFICIENCY
NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R-5.0 INSULATION TO CEILING AND

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED,
FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF
0.41 ON THE TORTUG TEST AND 0.4 ON THE SIGLER TEST
FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

AMENDMENTS

[illegible]

TITLE ELEVATIONS 02

PROJECT APARTMENTS

LOCATION LOT 21 DP 1082803
22 MILFORD STREET
ISLINGTON NSW 2296

CLIENT **NEWCASTLE COMMERCIAL
DEVELOPMENT PTY LTD**

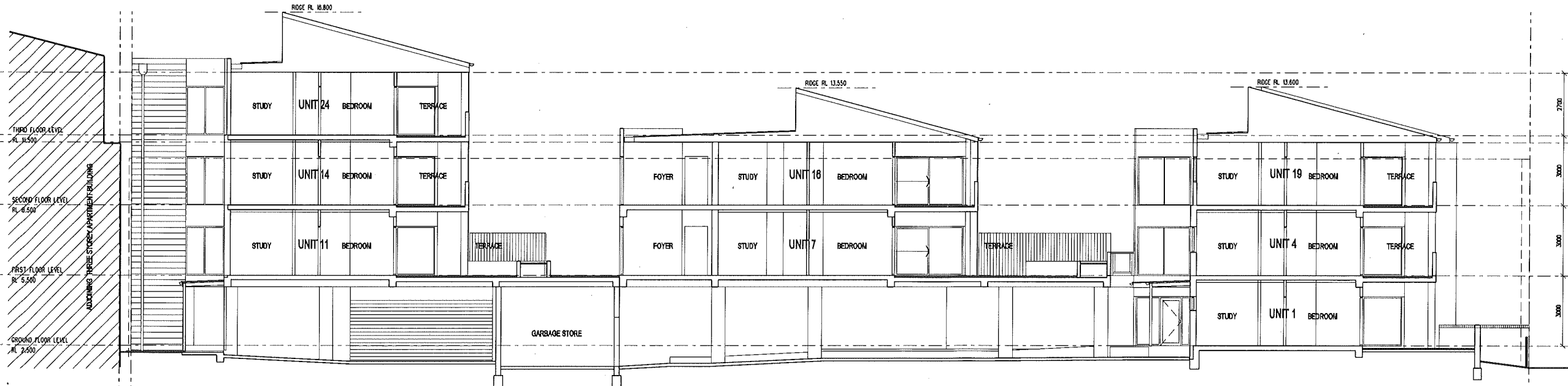
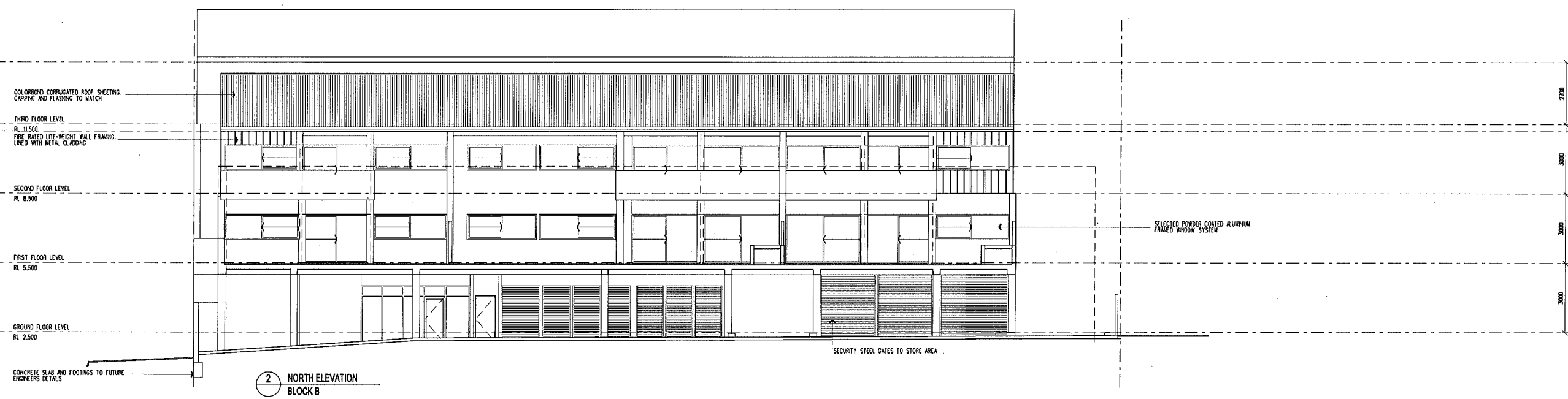
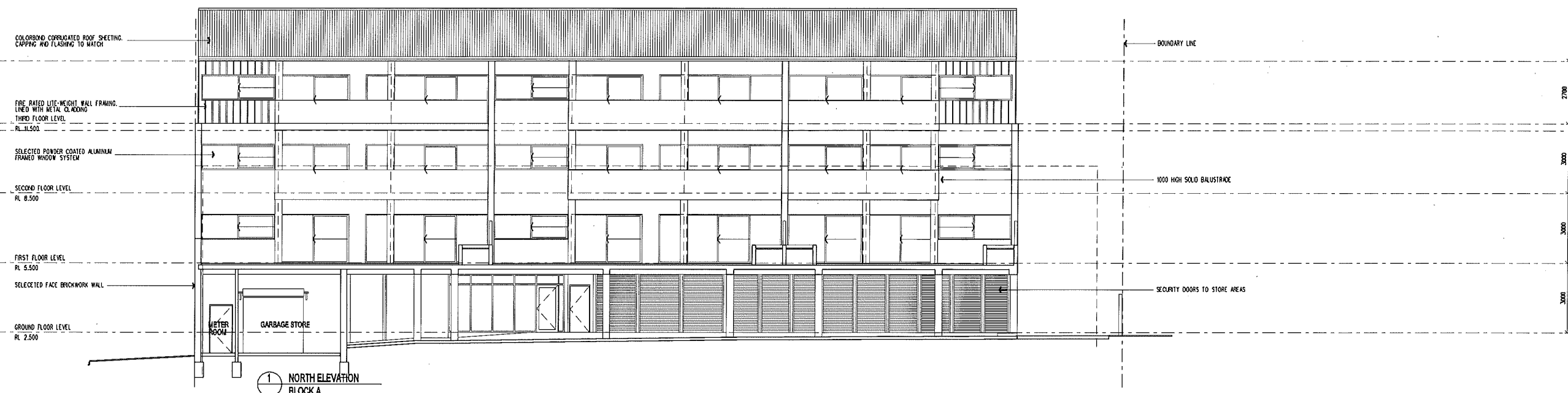
SCALE 1:100 DATE JULY 2000

DRAWN LG APPROVED

PROJECT NO 888

DRAWING NO DA1802 ISSUE NO B

S N E L L



SECTION A-A

NOTES

ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

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ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.

READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH
KEVIN SHELL ARCHITECTS

ABBREVIATIONS

[illegible]

**AUSTRALIAN
STANDARDS**

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684-1988
TERMITE PROTECTION:	AS 3690.1-2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3788
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY
EFFICIENCY
NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=2.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL
NOTES

UNLESS OTHERWISE NOTED OR DIRECTED,
FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING
OF 0.41 ON THE TORTUG TEST AND 0.4 ON THE SIGLER TEST
FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

AMENDMENTS

[illegible]

TITLE

ELEVATIONS 03

PROJECT

APARTMENTS

LOCATION

LOT 21 DP 1082503
22 MILFORD STREET
18 LINGTON NSW 2206

CLIENT

NEWCASTLE COMMERCIAL
DEVELOPMENT PTY LTD

SCALE

1:100 DATE JULY 2009

DRAWN

LG APPROVED

PROJECT NO 888

000

DRAWING NO DA1803 ISSUE NO B

DA1803 ISSUE NO B