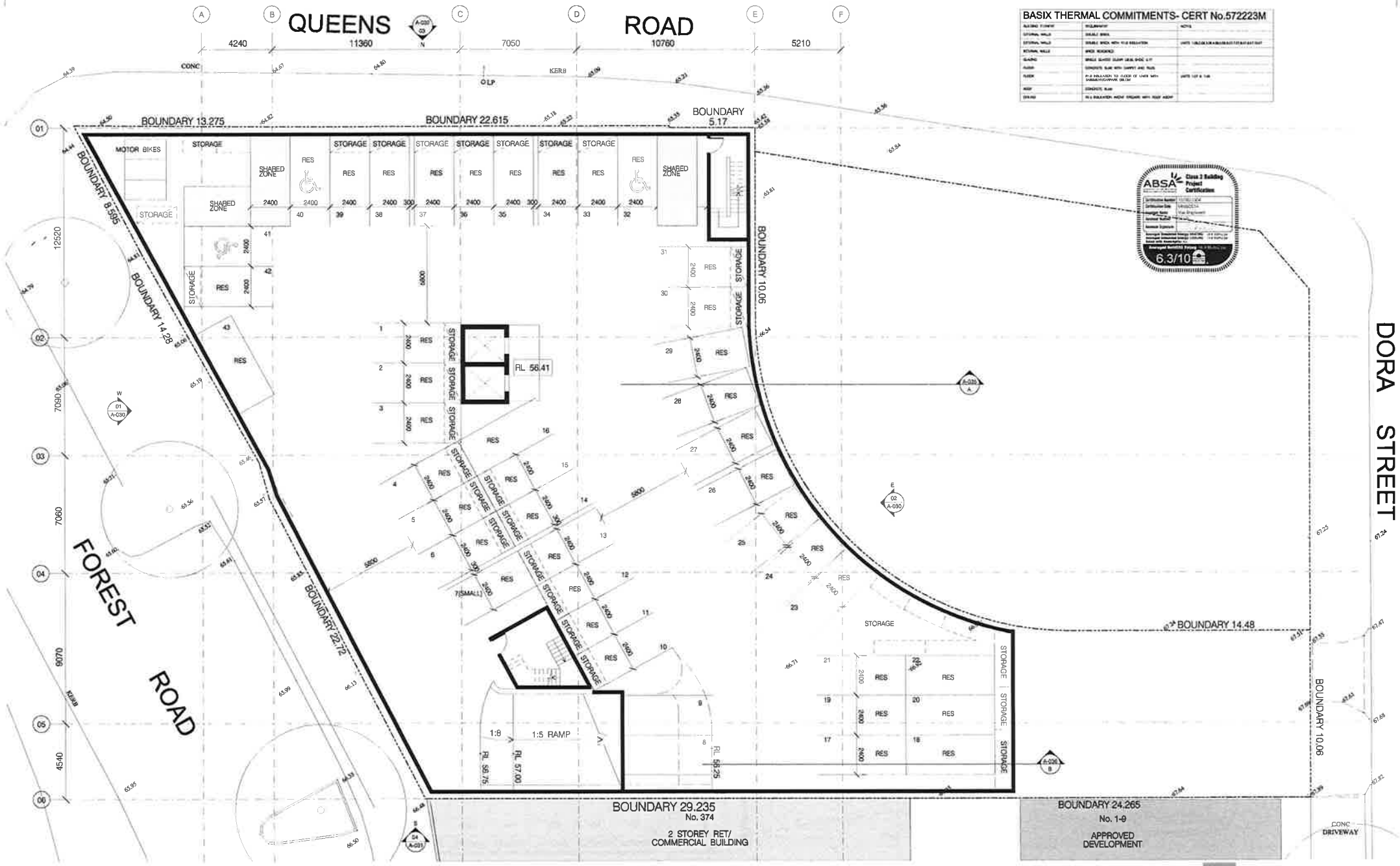


BASIX THERMAL COMMITMENTS- CERT No.572223M

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	

Scale 1:100 @A1 1:200 @A3

Project Details:

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

ISSUE	REVISION DESCRIPTION	APPD	DATE
B	[illegible]	[illegible]	[illegible]
A	[illegible]	[illegible]	[illegible]

AMENDMENTS

Drawing Title: BASEMENT 3 FLOOR PLAN

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-408

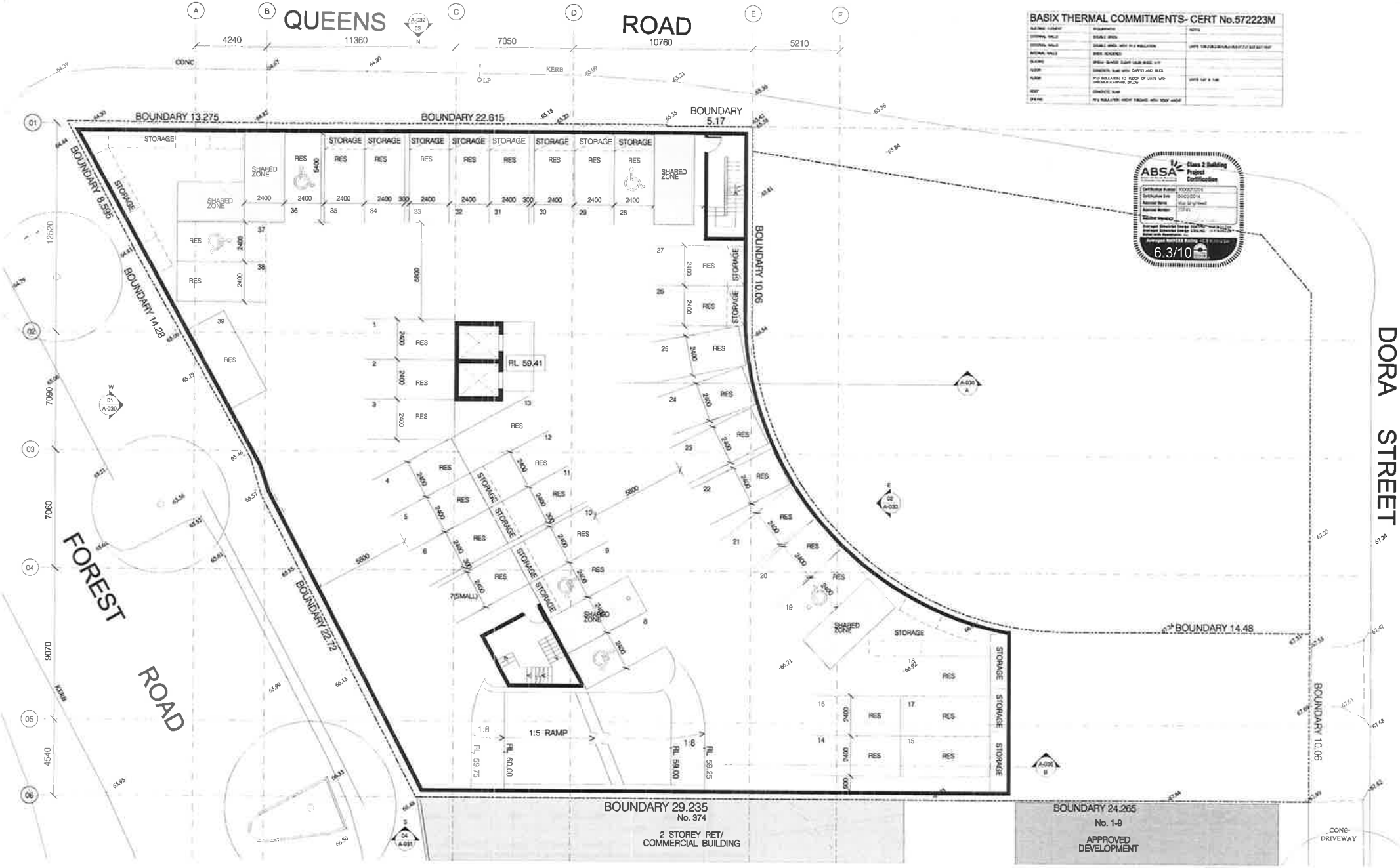
Issue: B

Date Printed: 15/12/2014

Drawing Number: A-007

ARCHITECTURE & BUILDING WORKS
ABN 26 053 181 819
L1 / 45 Montgomery Street,
Kogarah NSW 2217
Australia
Tel: (02) 9584 5021
Email: admin@abworks.com.au

Architects
Construction Managers
Interior Designers
Town Planners



BASIX THERMAL COMMITMENTS- CERT No.572223M

BUILDING COMPONENT	REQUIREMENT	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH R1.5 INSULATION	UNITS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39 ONLY
INTERNAL WALLS	BRICK (NON-REV)	
GLAZING	SINGLE GLAZED, CLEAR GLASS, WOOD U=7.7	
FLOOR	CONCRETE SLAB WITH CARPET AND TILES	
FLOOR	R1.0 INSULATION TO FLOOR OF UNITS WITH UNDERGROUNDING BELOW	UNITS 1,2,3 & 1,2,3
ROOF	CONCRETE SLAB	
CEILING	R1.3 INSULATION WHERE PROVIDED WITH ROOF ABOVE	

Scale 1:100 @A1 1:200 @A3

Project Details:

MIXED USE: DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

ISSUE REV REVISION DESCRIPTION

AMENDMENTS

Drawing Title:

BASEMENT 2 FLOOR PLAN

Drawing Status:

AUTHORITY APPROVAL

Project Number

Issue B

Date Printed 18/12/2014

Drawing Number

A-008

ARCHITECTURE & BUILDING WORKS
ABN 39 063 181 518
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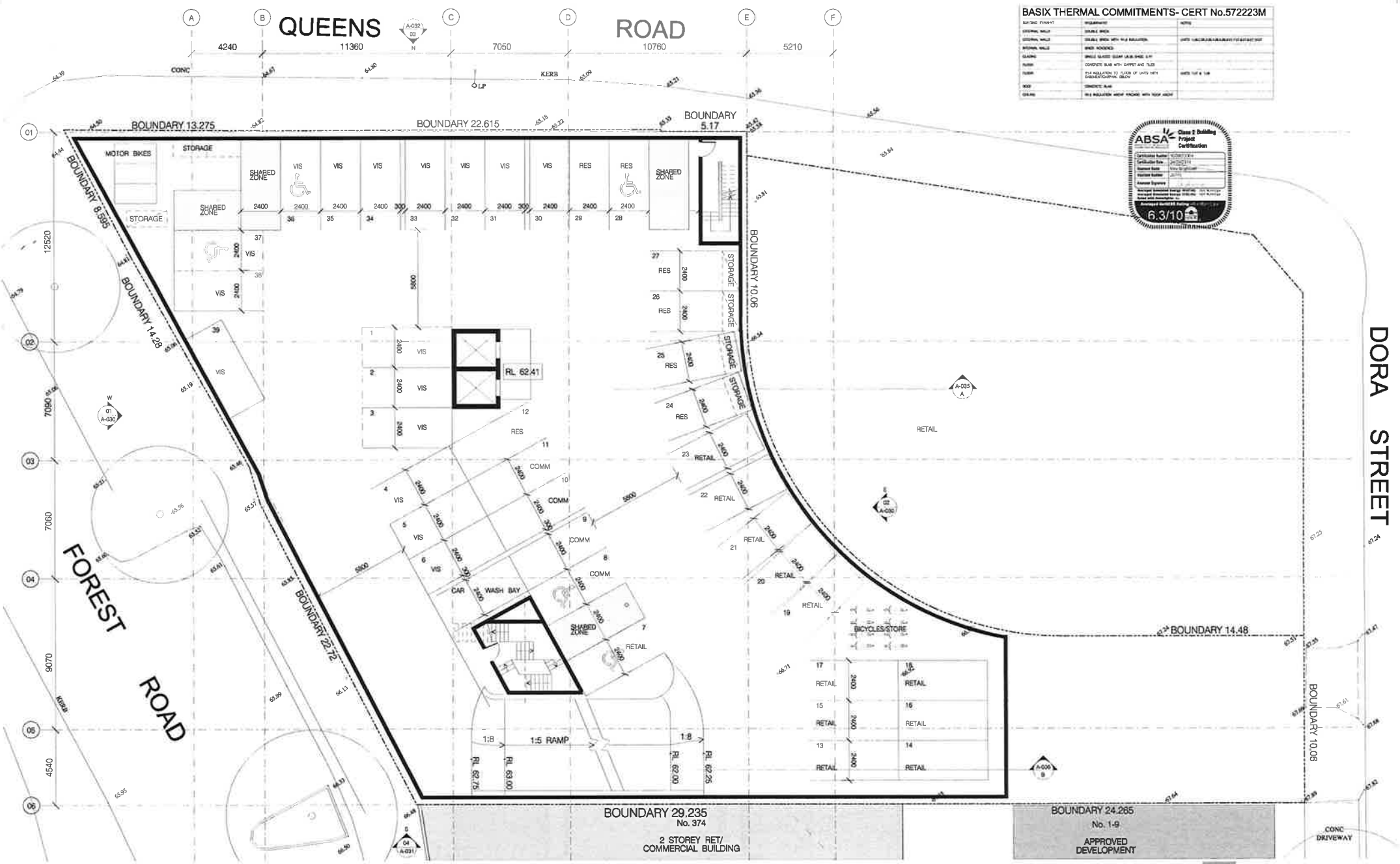
Kogarah NSW 2217
Australia
Tel: (02) 9584 3021
Email: admin@abwnsw.com.au
Architects
Construction Managers
Interior Designers
Town Planners



BASIX THERMAL COMMITMENTS- CERT No.572223M

BUILDING ELEMENT	REQUIREMENT	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH R1.5 INSULATION	UNITS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39 ONLY
EXTERNAL WALLS	BRICK VENEERED	
GLAZING	SINGLE GLAZED CLEAR U6.8 SHGC 0.77	
FLOOR	CONCRETE SLAB WITH CARPET AND TILES	
FLOOR	R1.5 INSULATION TO FLOOR OF UNITS WITH BASEMENT/CARPARK BELOW	UNITS 1,2,3 & 1,4,6
ROOF	CONCRETE SLAB	
CEILING	R1.5 INSULATION ABOVE PARKING WITH TOUCH ABOVE	

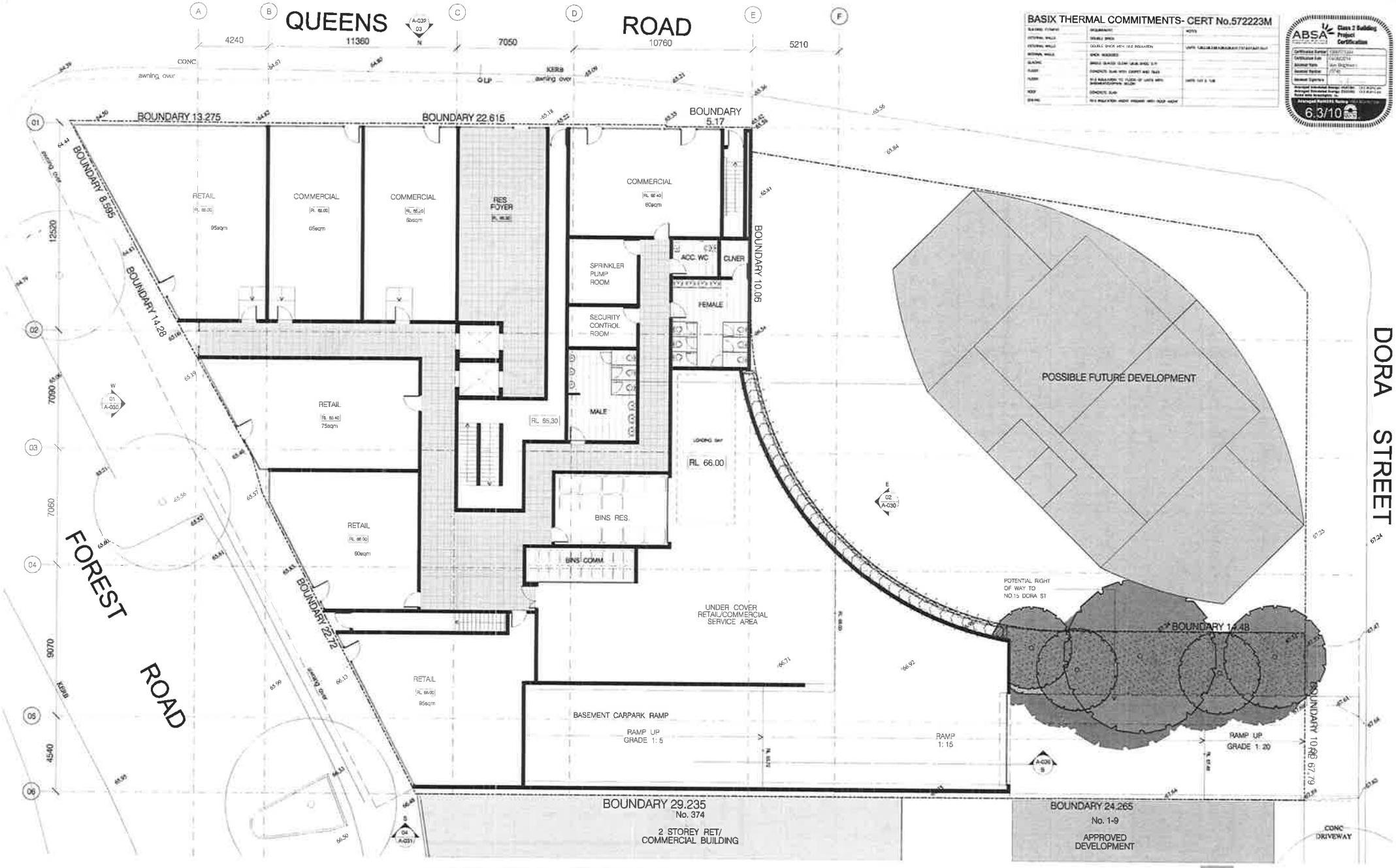
Scale 1:100 @A1 1:200 @A3

Project Details
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client:
CLIENT NAME

REVISION DESCRIPTION	APPD DATE
MIXED USE DEVELOPMENT - DEVELOPMENT APPLICATION	17.12.2014
MIXED USE DEVELOPMENT - DEVELOPMENT APPLICATION	10.06.2014

Drawing Title: BASEMENT 1 FLOOR PLAN
Drawing Status: AUTHORITY APPROVAL
Project Number: PN-408
Issue: B
Date Printed: 18/12/2014
Drawing Number: A-009

ARCHITECTURE & BUILDING WORKS
ABN 35 063 181 518
L1 / 89 Monaghan Street, Kogarah NSW 2217 Australia
Tel: 0021 8044 5021
E-mail: admin@abworks.com.au
Architects
Construction Managers
Interior Designers
Town Planners



BASIX THERMAL COMMITMENTS- CERT No.572223M

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[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

ABSA Class 2 Building Project Certification

6.3/10

1:100 @A1 1:200 @A3

10m

Project Details

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client

CLIENT NAME

Drawing Title

GROUND FLOOR PLAN

Drawing Status

AUTHORITY APPROVAL

Project Number

PN-408

Scale

Date Printed

18/12/2014

Drawing Number

A-010

ARCHITECTURE & BUILDING WORKS
ABN 35 083 181 516
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Kogarah NSW 2217
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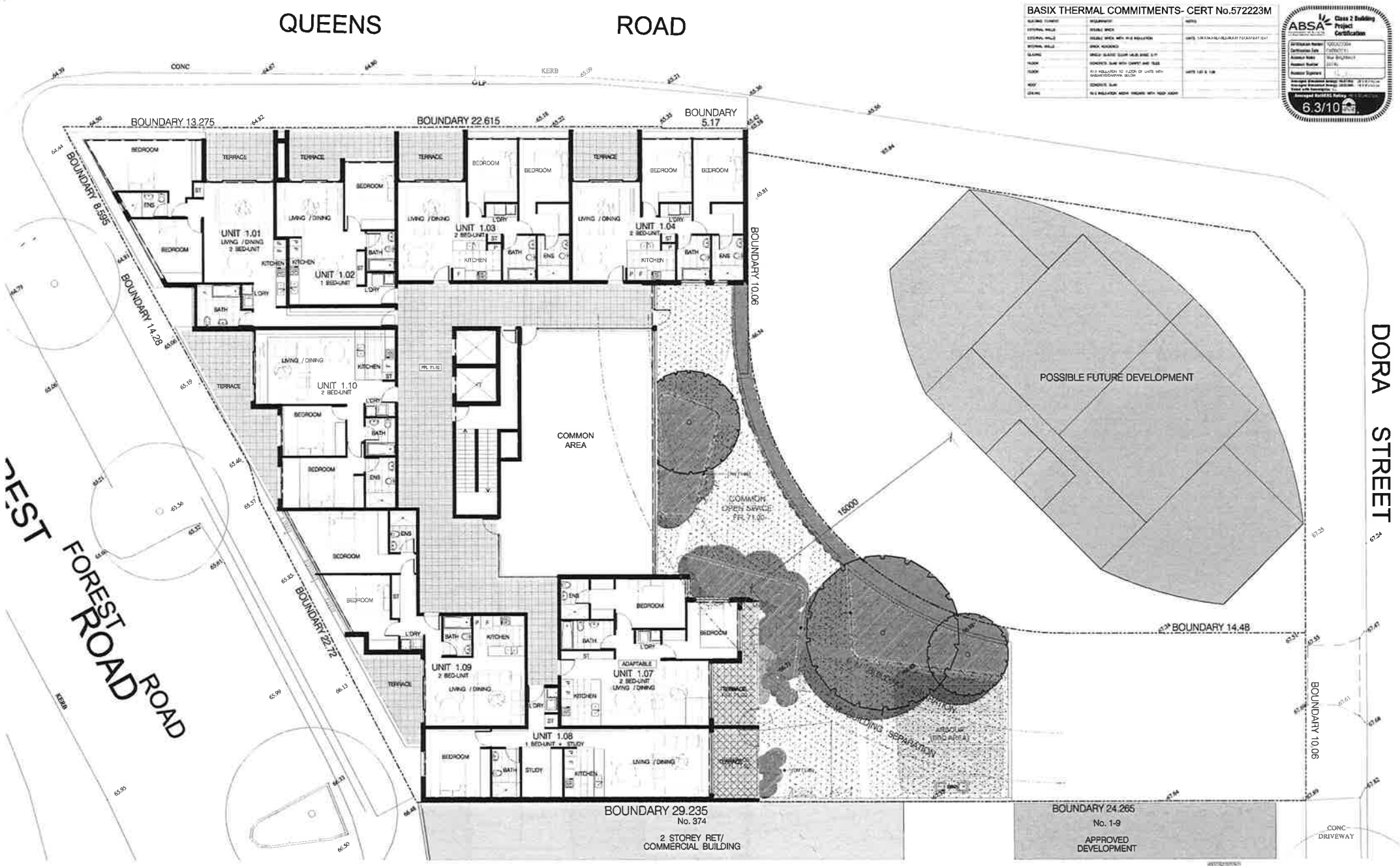
Email sales@abw.works.com.au
Architects
Construction Managers
Interior Designers
Town Planners



BASIX THERMAL COMMITMENTS- CERT No.572223M

BUILDING COMPONENT	REQUIREMENT	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH R1.0 INSULATION	UNITS 1.03,1.04,1.05,1.06,1.07,1.08,1.09,1.10 AND GREY ROOF
INTERNAL WALLS	BRICK PLASTERED	
GLAZING	SINGLE GLAZED CLEAR VALUE WINDOWS & D/F	
FLOOR	CONCRETE SLAB WITH CARPET AND TILES	
FLOOR	R1.0 INSULATION TO FLOOR OF UNITS WITH GARAGES/CARPARK BELOW	UNITS 1.01 & 1.02
ROOF	CONCRETE SLAB	
CEILING	R1.0 INSULATION ABOVE TREATED WITH FOIL ROOF	

ABSA Class 2 Building Project Certification
Certification Number: 1000427004
Certification Date: 17/09/2014
Assessor Name: Mark Bradbury
Assessor Number: 20161
Assessor Signature:
Average Electricity Rating: 6.3/10

Scale 1:100 @A1 1:200 @A3

Project Details:
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client:
CLIENT NAME

REV.	REVISION DESCRIPTION	APPD. DATE
2	ADDED CONCRETE WATER TANK	
1	DA REVISION - WATER TANK	

Drawing Title: FIRST FLOOR PLAN
Drawing Status: AUTHORITY APPROVAL
Project Number: PN-408
Issue: B
Date Printed: 18/12/2014
Drawing Number: A-011

ARCHITECTURE & BUILDING WORKS
ABN 25 003 181 518
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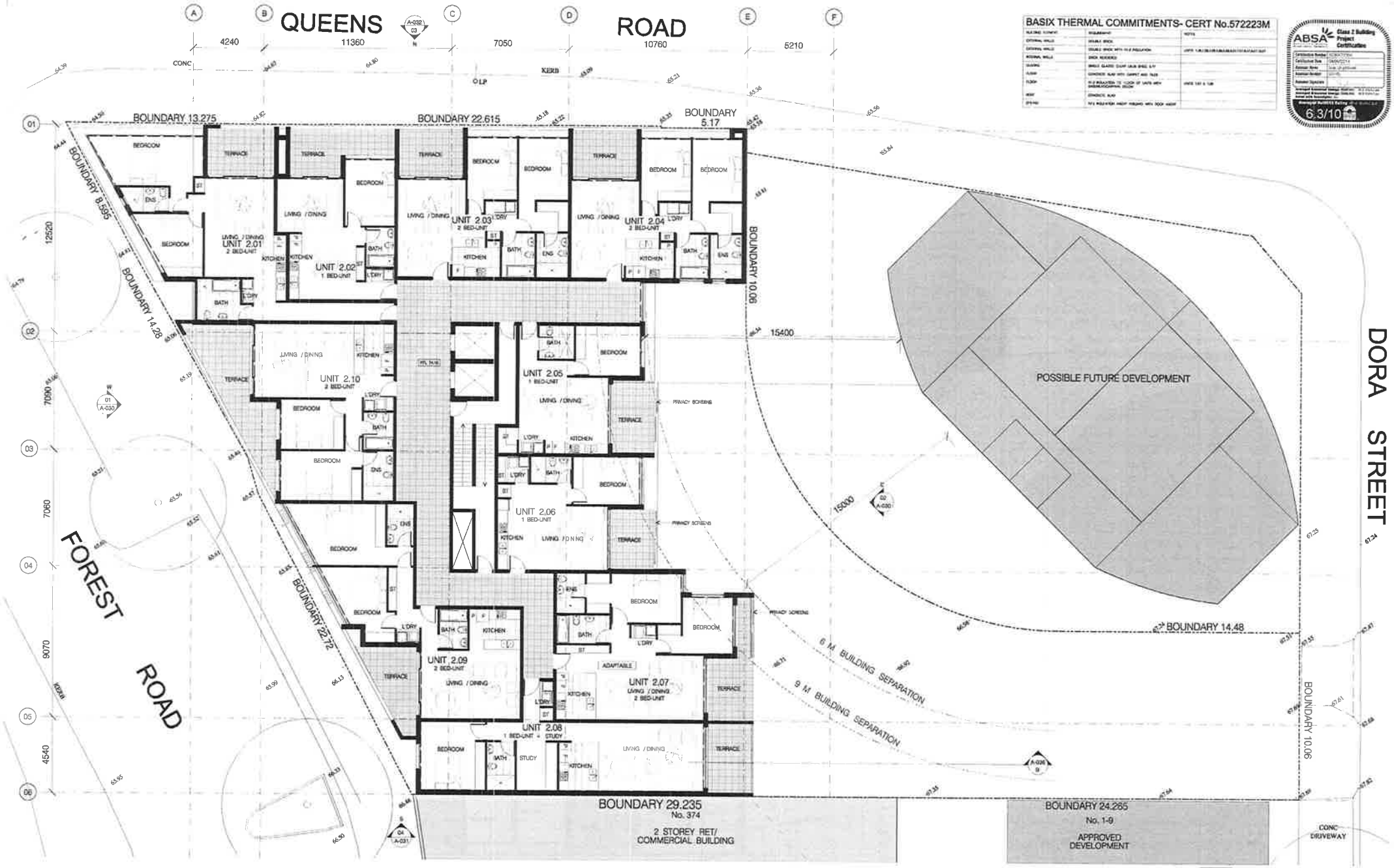
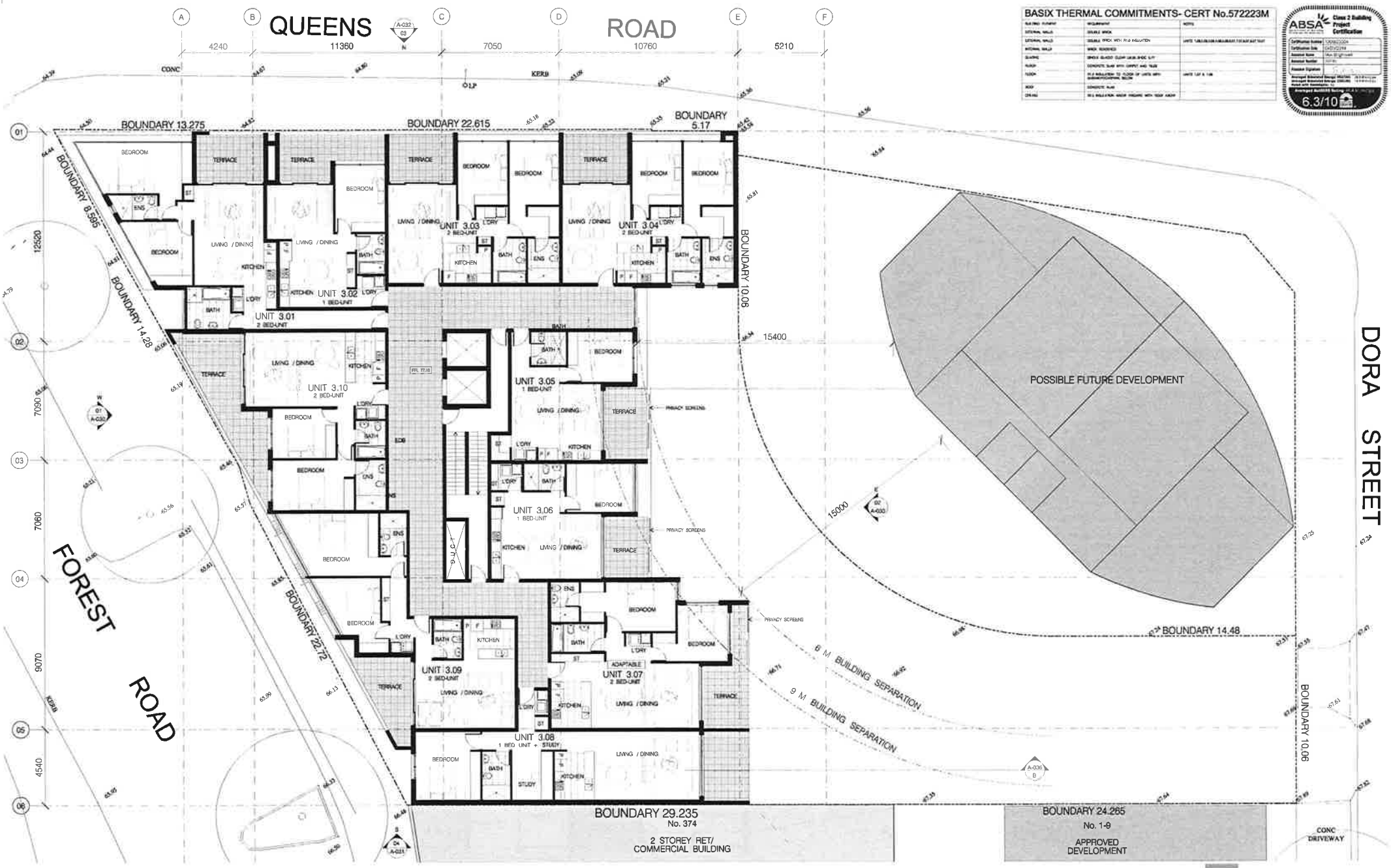
Architects
Construction Managers
Interior Designers
Town Planners


QUEENS ROAD
FOREST ROAD
DORA STREET
BASIX THERMAL COMMITMENTS- CERT No.572223M
ABSA Class 2 Building Project Certification
6.3/10
BOUNDARY 13.275
BOUNDARY 22.615
BOUNDARY 5.17
BOUNDARY 8.595
BOUNDARY 14.28
BOUNDARY 22.72
BOUNDARY 10.06
BOUNDARY 14.48
BOUNDARY 29.235
No. 374
2 STOREY RET/ COMMERCIAL BUILDING
BOUNDARY 24.285
No. 1-9
APPROVED DEVELOPMENT
POSSIBLE FUTURE DEVELOPMENT
6 M BUILDING SEPARATION
9 M BUILDING SEPARATION
UNIT 2.01
UNIT 2.02
UNIT 2.03
UNIT 2.04
UNIT 2.05
UNIT 2.06
UNIT 2.07
UNIT 2.08
UNIT 2.09
UNIT 2.10
CONC DRIVEWAY
1:100 @A1 1:200 @A3
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
CLIENT NAME
SECOND FLOOR PLAN
AUTHORITY APPROVAL
PN-408
A-012
18/12/2014
ARCHITECTURE & BUILDING WORKS



BASIX THERMAL COMMITMENTS- CERT No.572223M

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[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

ABSA Class 2 Building Project Certification
6.3/10

Scale 1:100 @A1 1:200 @A3

Project Details
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client
CLIENT NAME

Drawing Title
THIRD FLOOR PLAN
Drawing Status
AUTHORITY APPROVAL
Project Number
PN-408
Issue B
Date Issued 18/12/2014
Drawing Number
A-013

ARCHITECTURE & BUILDING WORKS
ABN 35 043 181 316
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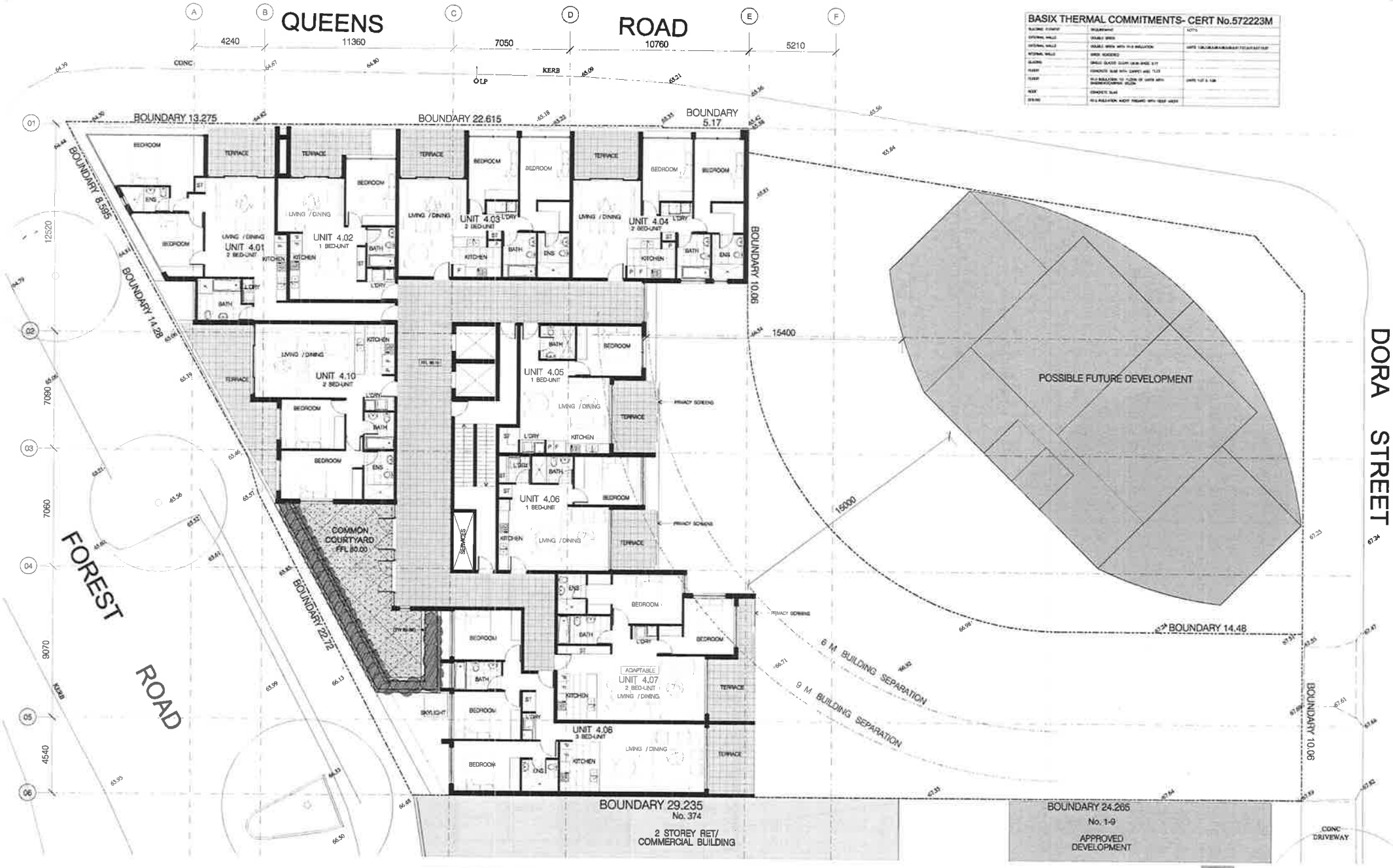
Kogarah NSW 2217
Australia
Tel: (02) 9194 9021
Email: admin@abworks.com.au
Architects
Construction Managers
Interior Designers
Town Planners



BASIX THERMAL COMMITMENTS- CERT No.572223M

BUILDING ELEMENT	SPECIFICATION	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH 75 mm INSULATION	
INTERNAL WALLS	BRICK (NON-REINFORCED)	
GLAZING	SINGLE CLEAR GLASS (SHGC 0.68, U-VALUE 5.77)	
FLOORS	CONCRETE SLAB WITH CARPET AND TILES	
FLOORS	75 mm INSULATION TO FLOORS OF UNITS WITH BAGHEAD/CARPET FINISH	
ROOF	CONCRETE SLAB	
CEILING	75 mm INSULATION, ALBOTT PRIMARY WITH TEEST AREAS	

Scale 1:100 @A1 1:200 @A3

10m

True North

Project Details:

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

ISSUE REV	REVISION DESCRIPTION	APPD	DATE
A	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]

AMENDMENTS

Drawing Title: L4 FLOOR PLAN

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-408

Issue: B

Date Printed: 18/12/2014

Drawing Number: A-014

ARCHITECTURE & BUILDING WORKS
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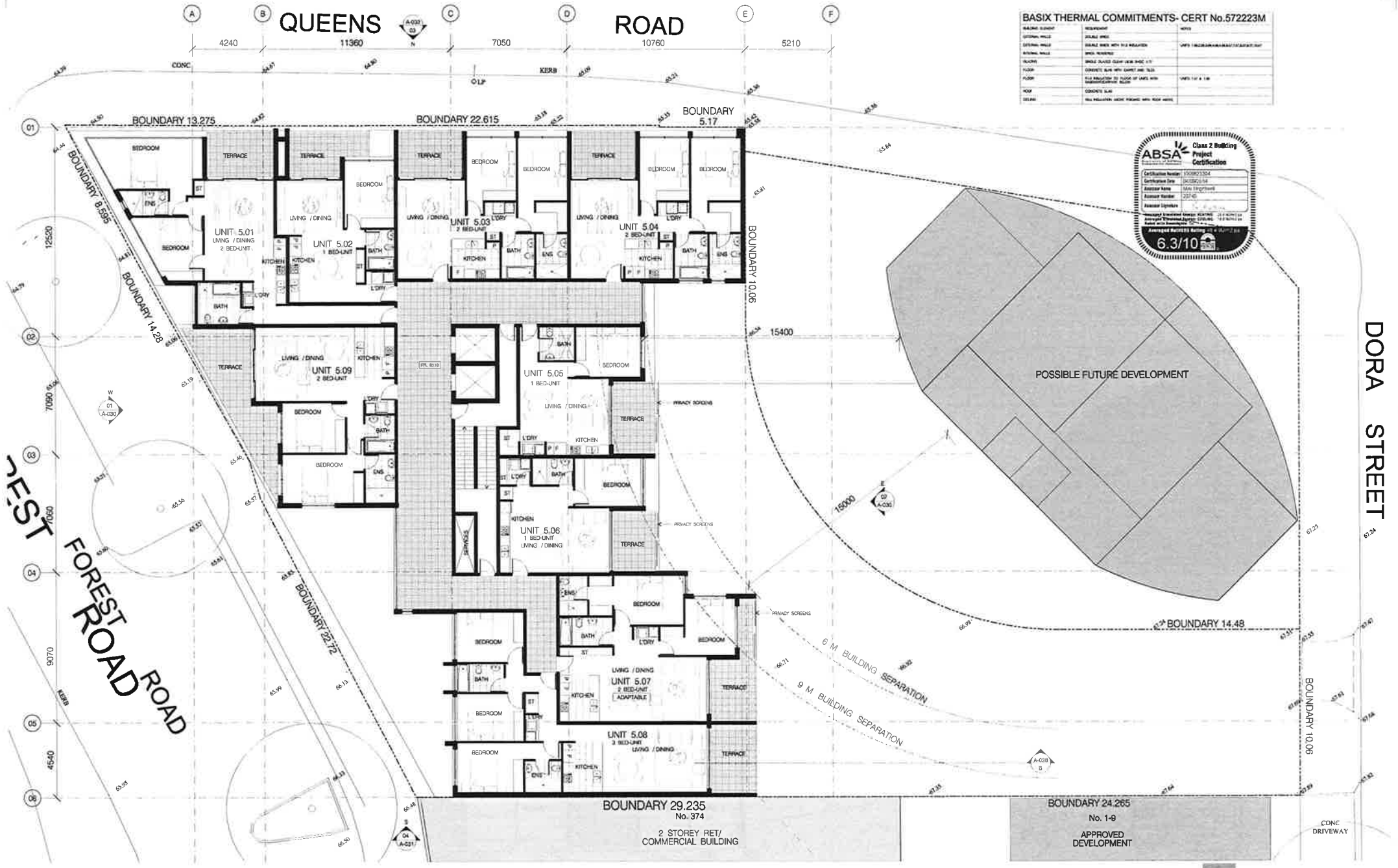
Kogarah NSW 2217
Australia
Tel: (02) 9584 5021
E-mail: admin@abworks.com.au
Architects
Construction Managers
Interior Designers
Town Planners



1:100 @A1 1:200 @A3

Project Details
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client
CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
A		DEVELOPMENT APPROVAL		
B		DEVELOPMENT APPROVAL		
AMENDMENTS				

Drawing Title
FIFTH FLOOR PLAN
Drawing Status
AUTHORITY APPROVAL
Project Number
PN-408
Issue B
Date Printed 18/12/2014
Drawing Number
A-015

ARCHITECTURE & BUILDING WORKS
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Kogarah NSW 2217
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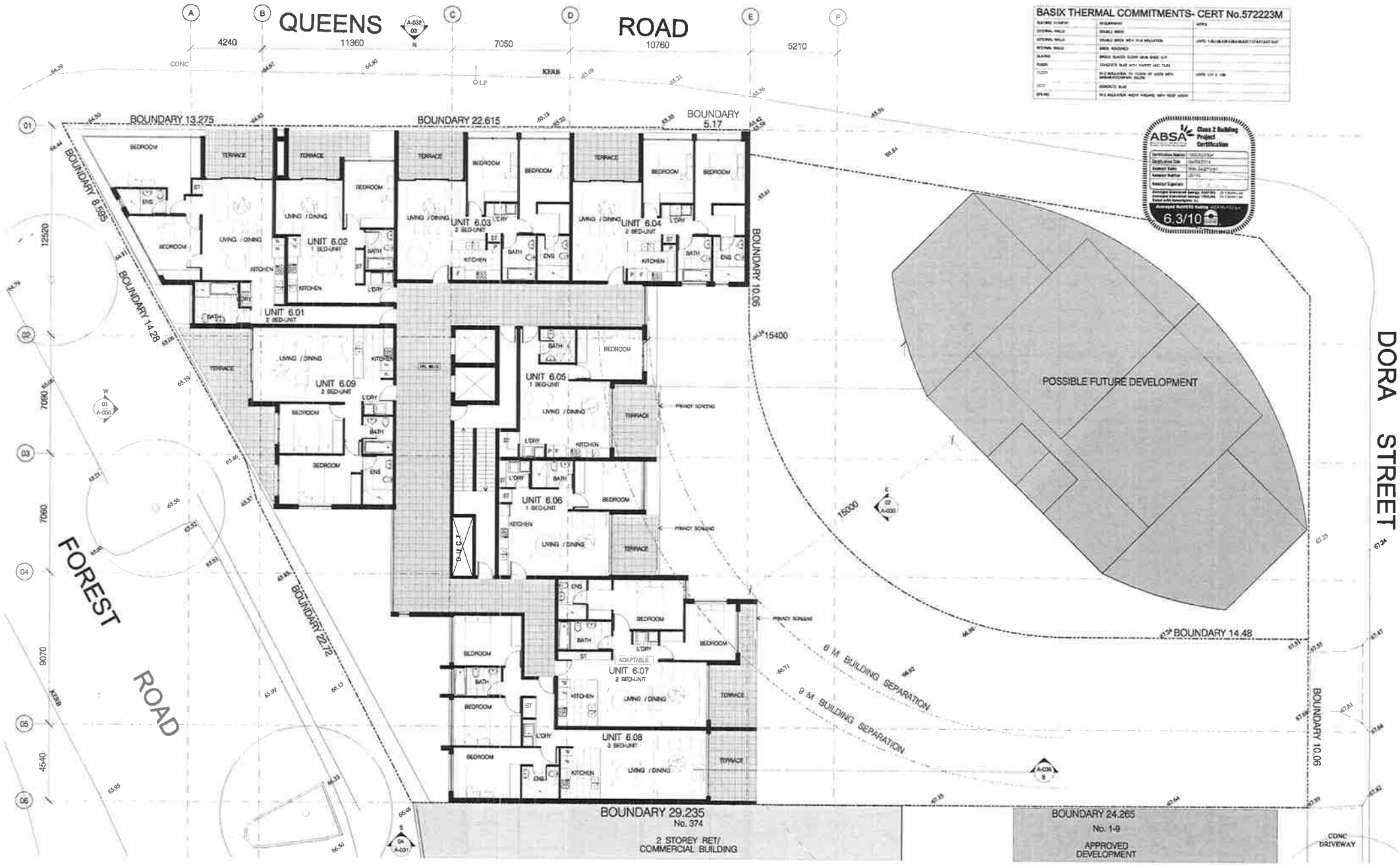
Tel: (02) 8541 0021
Email: admin@abwarch.com.au
Architects
Construction Managers
Interior Designers
Town Planners



BASIX THERMAL COMMITMENTS- CERT No.572223M

BUILDING COMPONENT	SPECIFICATION	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH 10 M INSULATION	[illegible]
INTERNAL WALLS	BRICK PLASTERED	
CEILINGS	SINGLE PLASTER CEILING UNDER SINGLE R.A.	
ROOFS	CONCRETE SLAB WITH CARPET AND TILES	
FLOORS	10 M INSULATION TO CLOSED OF WORK WITH UNDERSLAB/PERIMETER INSULATION	UNITS 1,2,3, 1,2,3
ROOF	CONCRETE SLAB	
SPA POOL	10 M INSULATION ABOVE PERIMETER WITH POOL COVER	

SCALE	1:100 @A1 1:200 @A3	
Project Details	MIXED USE DEVELOPMENT 378 - 384 FOREST ROAD, HURSTVILLE	
CLIENT	CLIENT NAME	
Drawing Title	SIXTH FLOOR PLAN	
Drawing Status	AUTHORITY APPROVAL	
Project Number	PN-408	
Issue	B	
Date Printed	18/12/2014	
Drawing Number	A-016	

ARCHITECTURE & BUILDING WORKS
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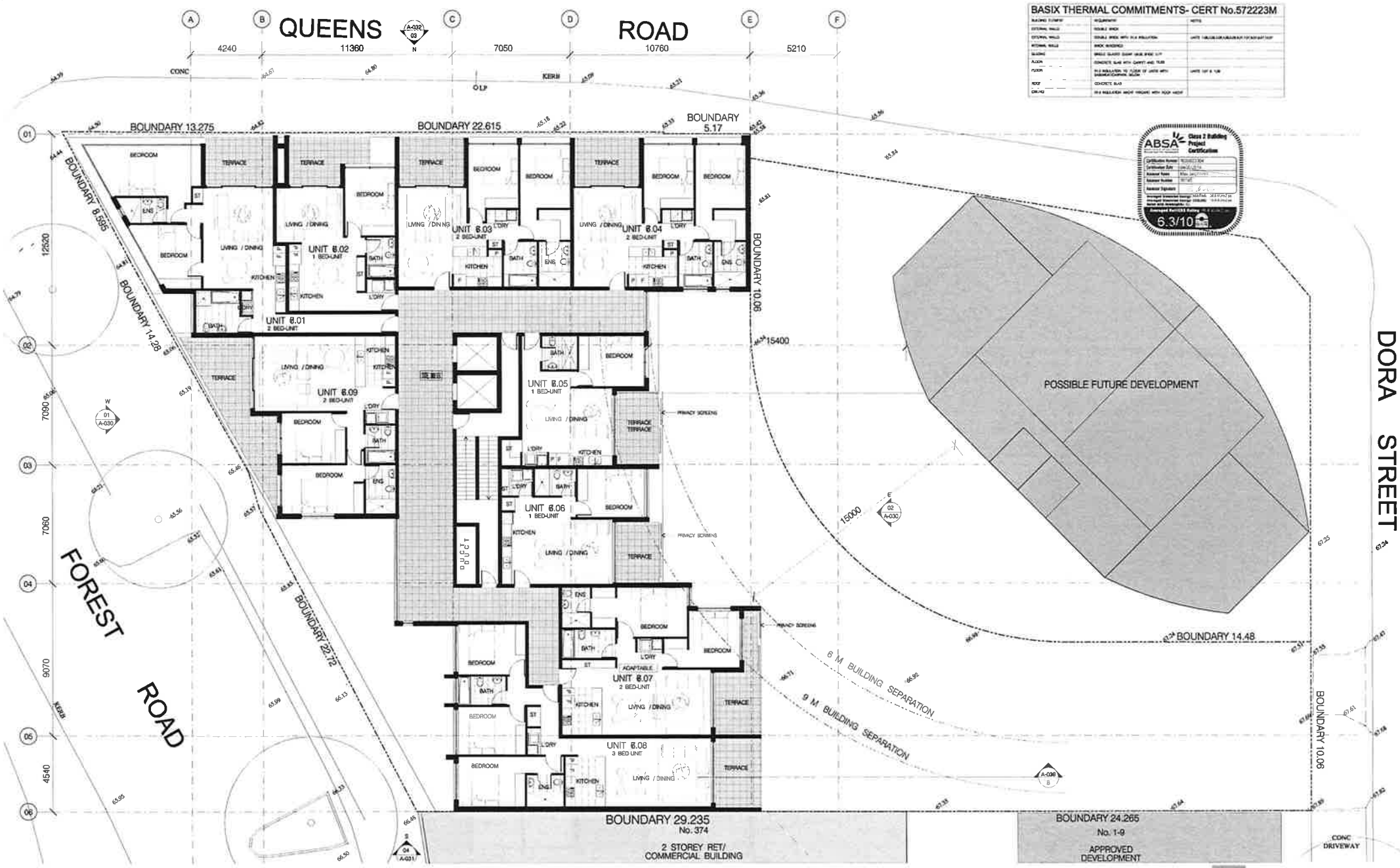
Tel. (02) 8084 0021
E-mail: admin@abworks.com.au
Architects
Construction Managers
Interior Designers
Town Planners



1:100 @A1 1:200 @A3

Project Details:
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client:
CLIENT NAME

Drawing Title: SEVENTH FLOOR PLAN
SIXTH FLOOR PLAN
Drawing Status: AUTHORITY APPROVAL
Project Number: PN-408
Issue: B
Date Printed: 18/12/2014
Drawing Number: A-016

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Tel: (02) 8584 6021
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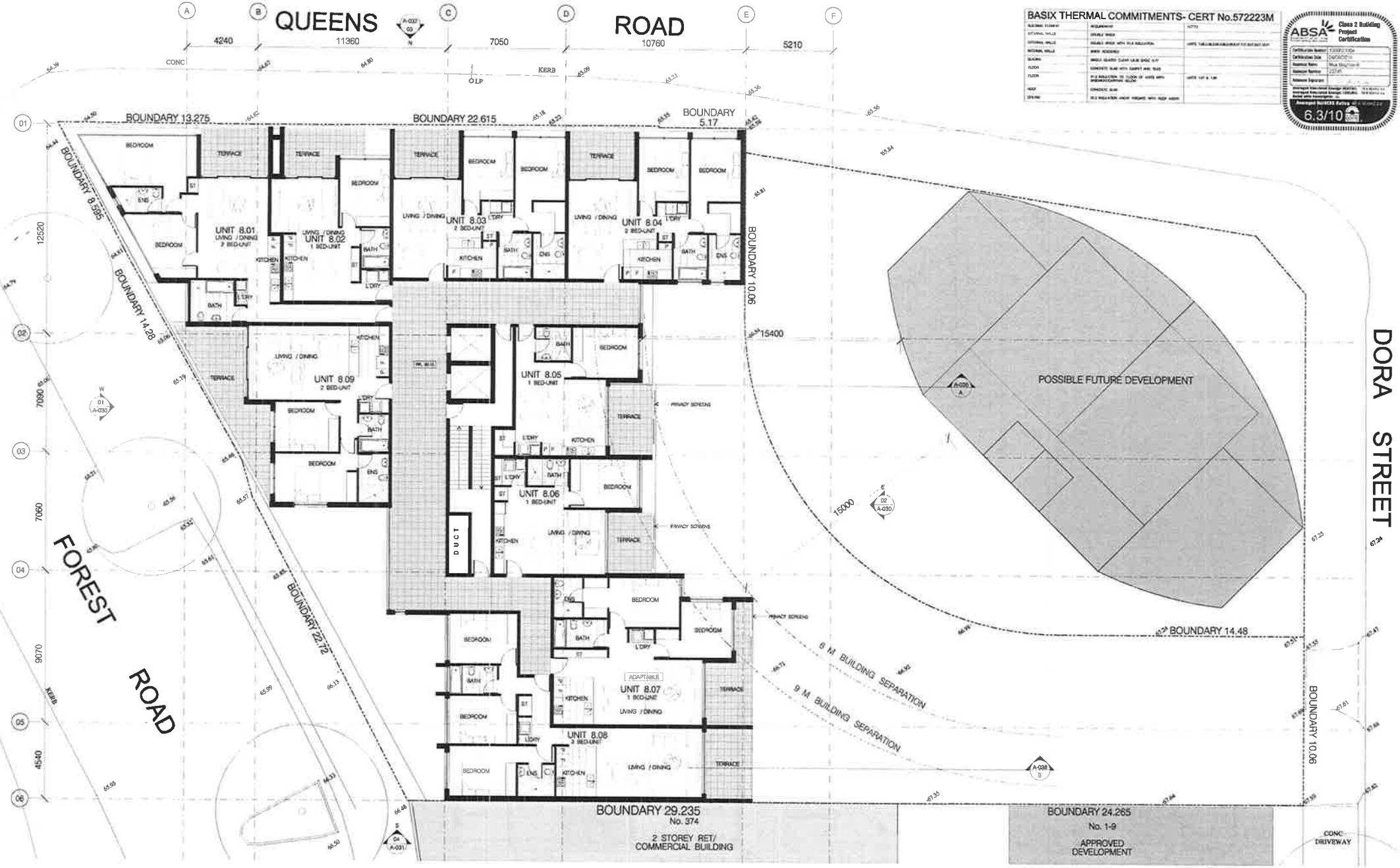
Architects
Construction Managers
Interior Designers
Town Planners



BASIX THERMAL COMMITMENTS- CERT No.572223M

BUILDING ELEMENT	REQUIREMENT	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH FULL INSULATION	
INTERNAL WALLS	BRICK (NOGGING)	
GLAZING	SINGLE GLAZED CLEAR VALUE SHGC 0.77	
FLOOR	CONCRETE SLAB WITH CARPET AND TILES	
FLOOR	FULL INSULATION TO FLOOR OF UNITS WITH UNENCLOSED/PARTIAL SELLOW	UNITS 1,4,7 & 1,4,6
ROOF	CONCRETE SLAB	
CEILING	FULL INSULATION UNDER ROOFING WITH REFLECTIVE	

ABSA Class 2 Building Project Certification

Certification Number: 572223C1004
Certification Date: 04/08/2014
Assessor Name: Blue Mountains
Assessor Number: 2014R
Assessor Signature:
Average Insulated Energy (Heating): 15.9 MJ/m2 (a)
Average Insulated Energy (Cooling): 16.8 MJ/m2 (a)
Rated with Insulation: no
Average NatHERS Rating of Units: 6.3/10

Project Details:

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION	APPR	DATE

Drawing Title: EIGHTH FLOOR PLAN

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-408

Issue: B

Date Printed: 18/12/2014

Drawing Number: A-018

ARCHITECTURE & BUILDING WORKS
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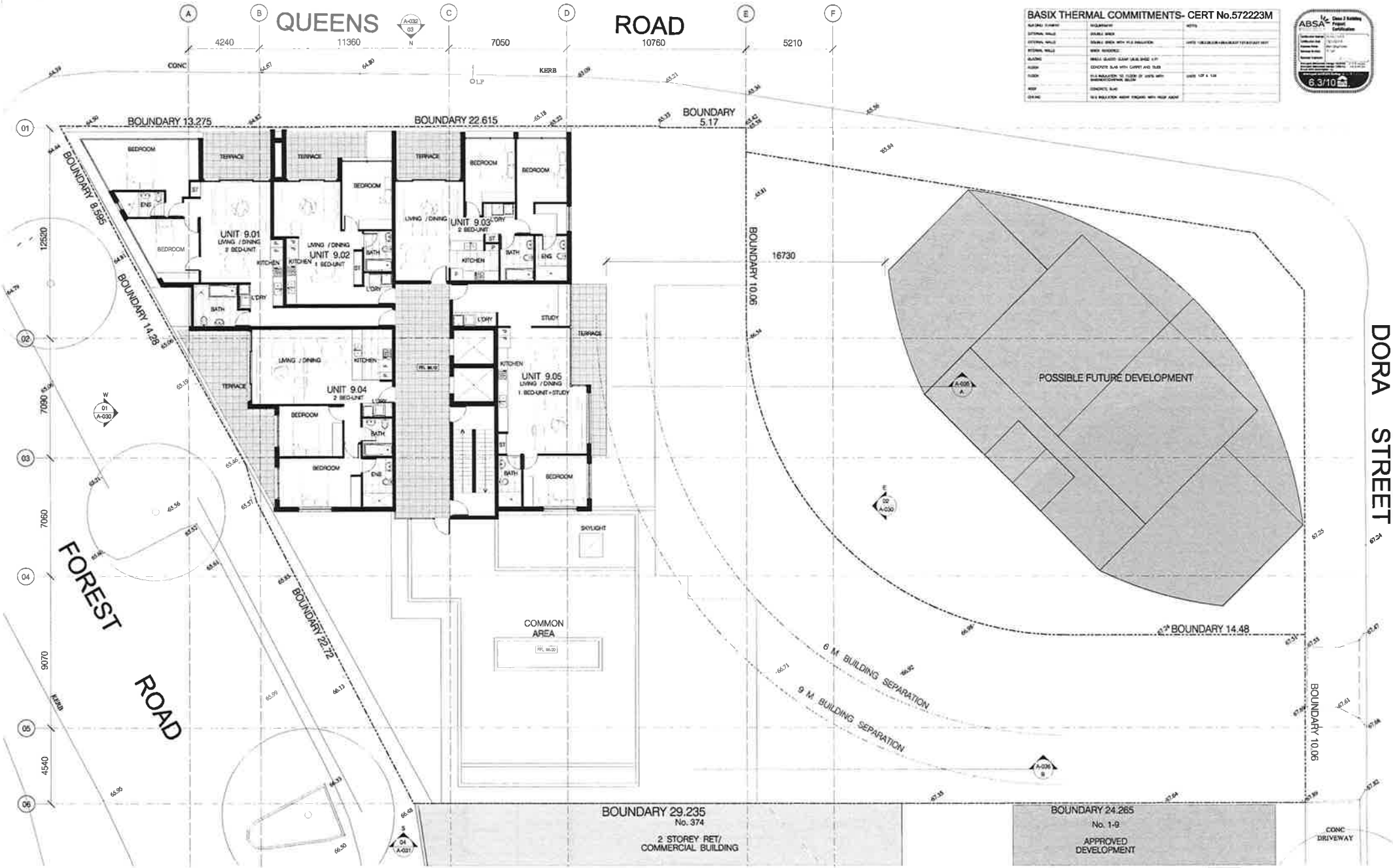
Architects
Construction Managers
Interior Designers
Town Planners


QUEENS ROAD
FOREST ROAD
DORA STREET
BASIX THERMAL COMMITMENTS- CERT No.572223M
ABSA
6.3/10
4240
11360
7050
10760
5210
BOUNDARY 13.275
BOUNDARY 22.615
BOUNDARY 5.17
BOUNDARY 8.595
BOUNDARY 14.28
BOUNDARY 22.72
BOUNDARY 10.06
BOUNDARY 14.48
BOUNDARY 29.235
No. 374
2 STOREY RET/ COMMERCIAL BUILDING
BOUNDARY 24.265
No. 1-9
APPROVED DEVELOPMENT
UNIT 9.01
LIVING / DINING
2 BED-UNIT
UNIT 9.02
1 BED-UNIT
UNIT 9.03
2 BED-UNIT
UNIT 9.04
2 BED-UNIT
UNIT 9.05
LIVING / DINING
1 BED-UNIT + STUDY
BEDROOM
TERRACE
KITCHEN
BATH
L'DRY
ENS
STUDY
SKYLIGHT
COMMON AREA
POSSIBLE FUTURE DEVELOPMENT
16730
6 M BUILDING SEPARATION
9 M BUILDING SEPARATION
CONC
KERB
CONC DRIVEWAY
Scale 1:100 @A1 1:200 @A3
Project Details:
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client:
CLIENT NAME
ISSUE REV AMENDMENTS
REVISION DESCRIPTION
APPD DATE
Drawing Title:
NINTH FLOOR PLAN
Drawing Status:
AUTHORITY APPROVAL
Project Number:
PN-408
Issue:
B
Date Printed:
18/12/2014
Drawing Number:
A-019
ARCHITECTURE & BUILDING WORKS
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Construction Managers
Interior Designers
Town Planners

BASIX THERMAL COMMITMENTS- CERT No.572223M

FLOORING, FLOOR FINISH	EQUIPMENT	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH 75 mm INSULATION	
INTERNAL WALLS	BRICK (NONE)	
CEILINGS	SINGLE PLASTER CEILING (NON BRIDGE) 5.17	
FLOOR	CONCRETE SLAB WITH CARPET AND TILES	
FLOOR	75 mm INSULATION TO FLOOR OF UNITS WITH BAREWALKWAYS BELOW	
ROOF	CONCRETE SLAB	
CEILING	75 mm INSULATION WITH CEILING WITH ROOF WEIGHT	

ABSA Class 2 Building Project Certification

Certificate Number: 0000001[illegible]
Certification Date: 06/06/2014
Assessor Name: Max Gage (NHB)
Assessor Number: 001 NB
Assessor Signature:
Annual Estimated Energy Consumption: HEATING 29.0 MJ/m2 pa; COOLING 13.6 MJ/m2 pa
Annual Estimated Energy Cost of the Dwelling: HEATING 29.0 MJ/m2 pa; COOLING 13.6 MJ/m2 pa

ASSESSOR'S STAMP

6.3/10

1:100 @A1 1:200 @A3

True North

Project Details:

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

REVISION	REV	REVISION DESCRIPTION	APPD	DATE
B		MIXED DEVELOPMENT - APPLICATION		
A		DEVELOPMENT APPLICATION		

AMENDMENTS

Drawing Title: TENTH-TWELFTH FLOOR PLAN

Issue: B

Date Printed: 18/12/2014

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-408

Drawing Number: A-020

ARCHITECTURE & BUILDING WORKS
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Kogarah NSW 2217
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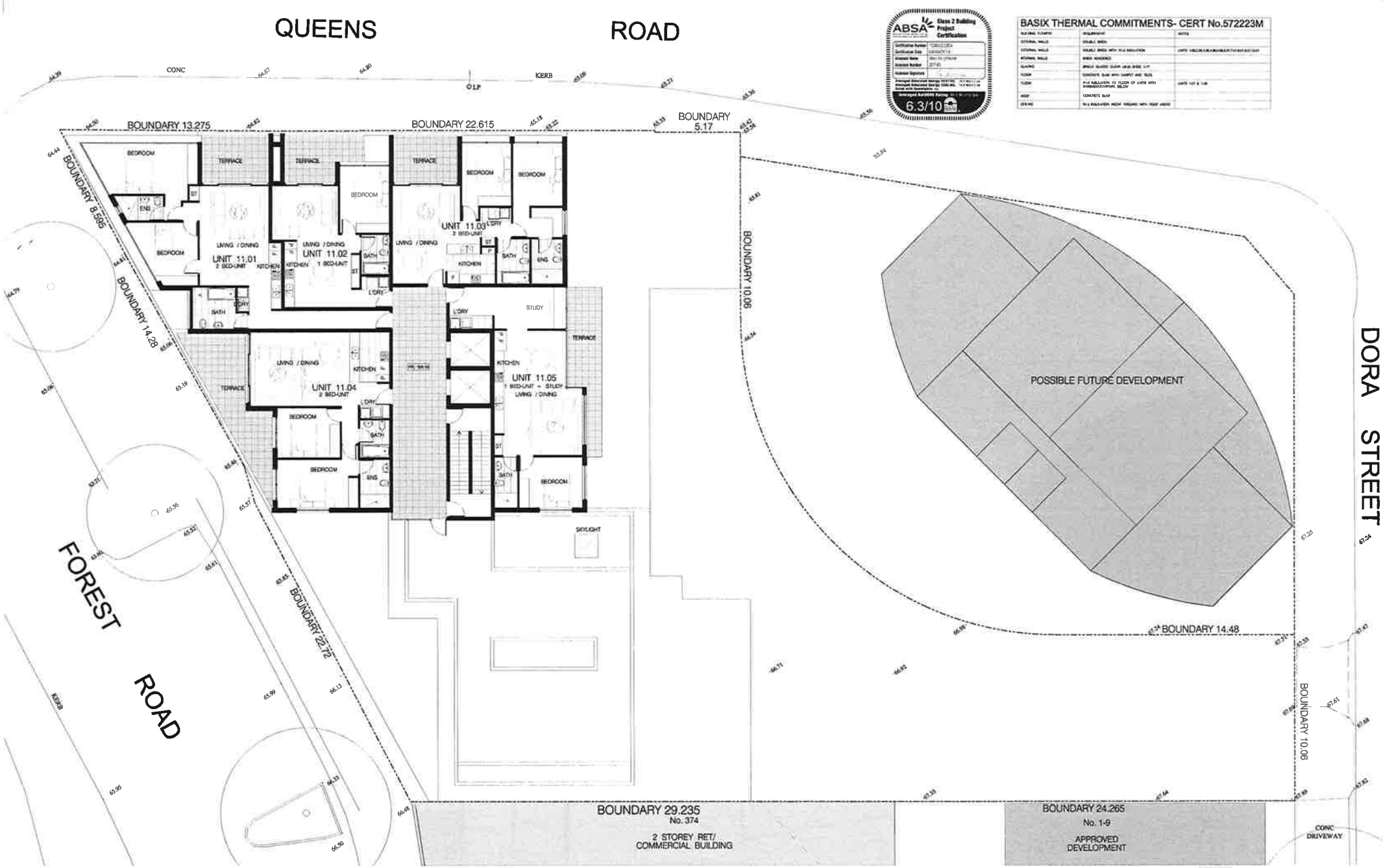
Tel: (02) 9584 5221
Email: admin@abworks.com.au
ARCHITECTS
Construction Managers
Interior Designers
Town Planners



ABSA Class 2 Building Project Certification
6.3/10

BASIX THERMAL COMMITMENTS- CERT No.572223M

BUILDING ELEMENT	REQUIREMENT	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH R1.0 INSULATION	UNITS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22
INTERNAL WALLS	BRICK NONCORE	
GLAZING	SINGLE SEALED CLEAR GLASS SHGC 0.77	
FLOOR	CONCRETE SLAB WITH CARPET AND TILES	
FLOOR	R1.0 INSULATION TO FLOOR OF UNITS WITH GARAGE/CARPARK BELOW	UNITS 1,2,3 & 11A
ROOF	CONCRETE SLAB	
CEILING	R1.0 INSULATION (NEW) REQUIRED WITH ROOF ABOVE	

1:100 @A1 1:200 @A3

Project Details:
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE

Client:
CLIENT NAME

REV	REVISION DESCRIPTION	APPD	DATE
C	MIXED DEVELOPMENT DAA CHECK	JK	18-12-2014
A	IN DEVELOPMENT APPROVAL	JK	12-02-2014

Drawing Title: ELEVENTH FLOOR PLAN
Drawing Status: AUTHORITY APPROVAL
Project Number: PN-408
Issue: B
Date Printed: 18/12/2014
Drawing Number: A-021

ARCHITECTURE & BUILDING WORKS
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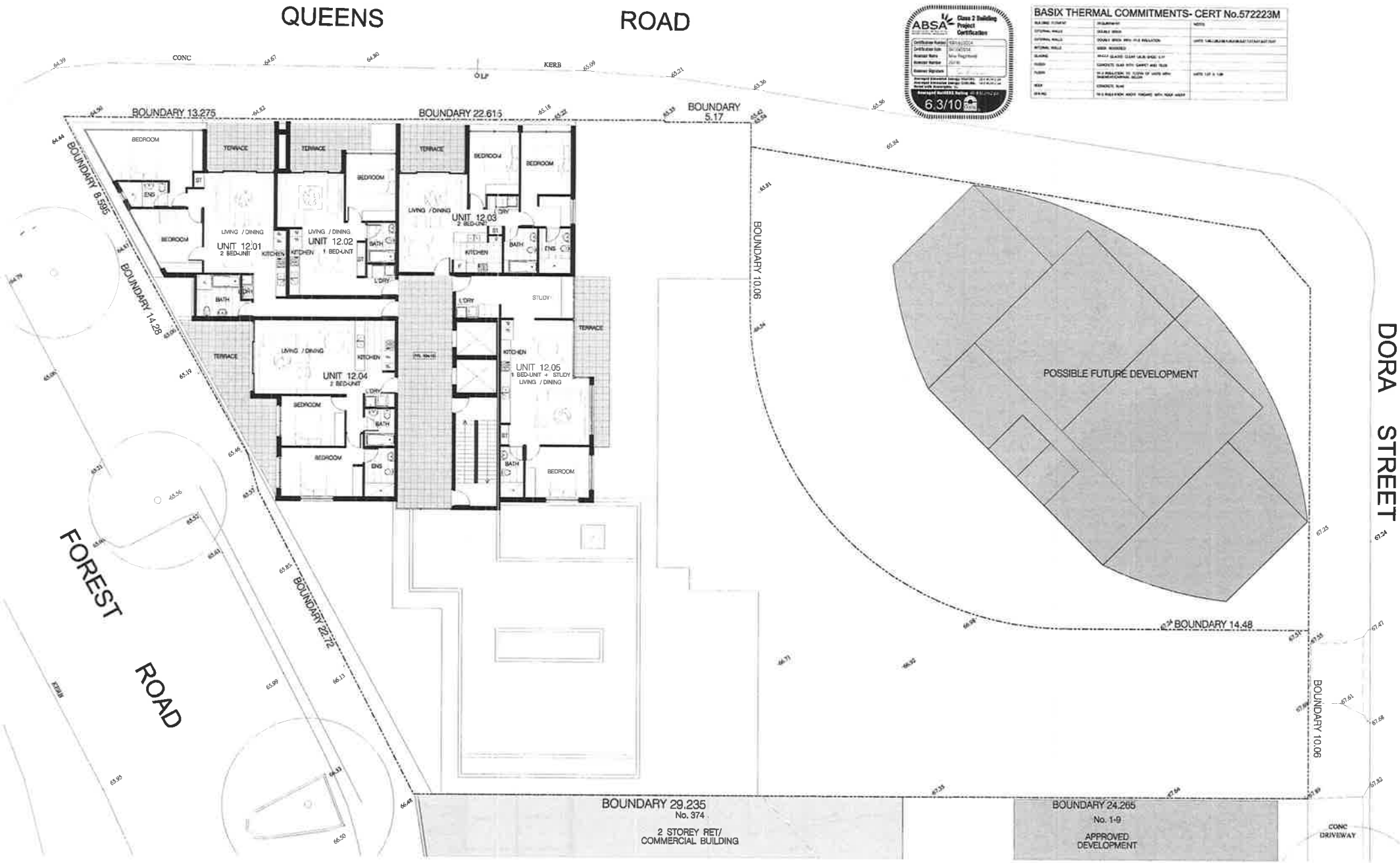
Interior Designers
Town Planners



BASIX THERMAL COMMITMENTS- CERT No.572223M

BUILDING COMPONENT	REQUIREMENT	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH R1.5 INSULATION	UNITS 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,12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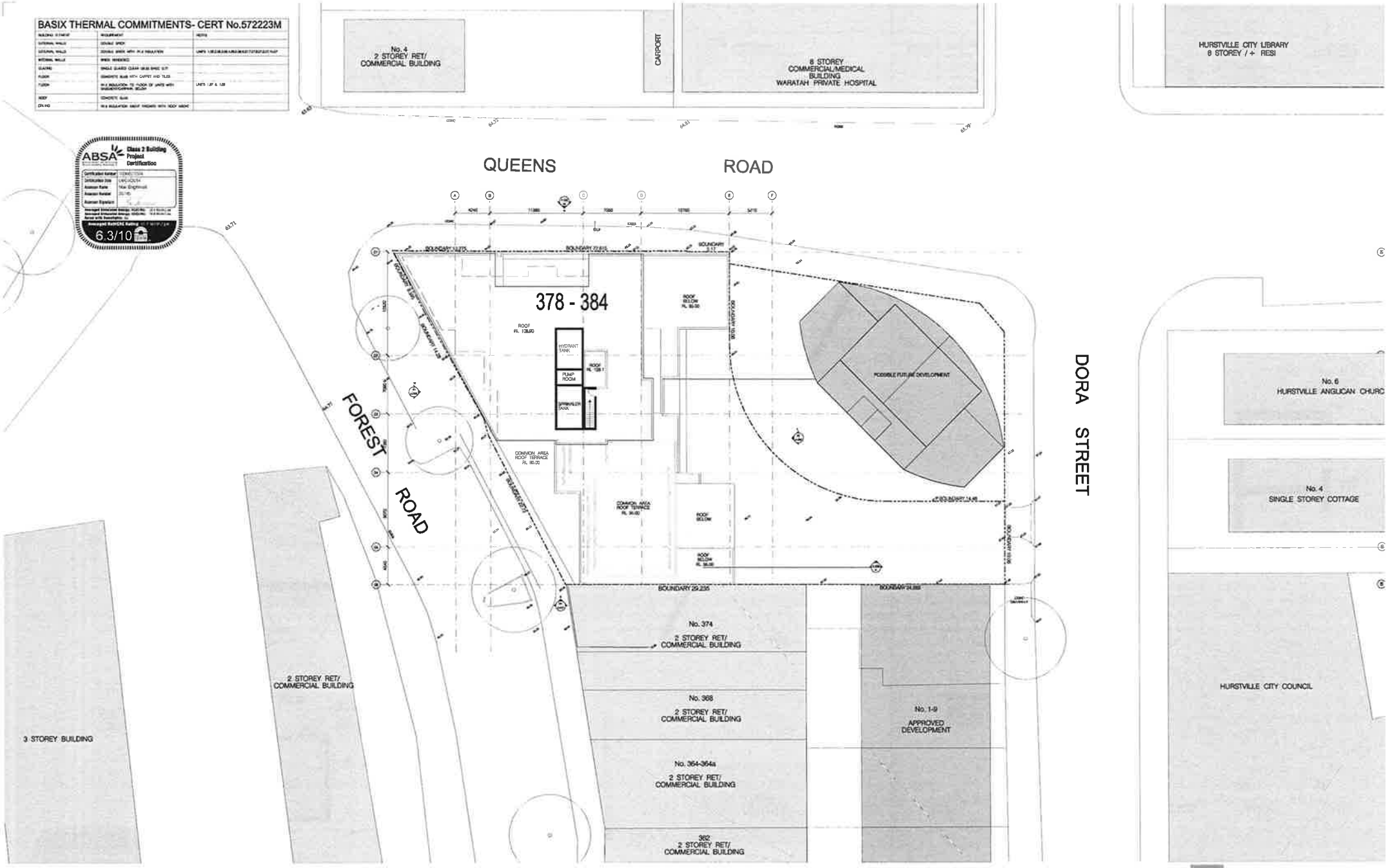
BASIX THERMAL COMMITMENTS- CERT No.572223M

BUILDING ELEMENT	REQUIREMENT	NOTES
EXTERNAL WALLS	DOUBLE BRICK	
EXTERNAL WALLS	DOUBLE BRICK WITH R1.4 INSULATION	UNITS 1,5,6,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25
INTERNAL WALLS	BRICK (INTERNAL)	
CEILING	SINGLE PLASTER CEILING UNDER SINGLE ROOF	
FLOOR	CONCRETE SLAB WITH CARPET AND TILES	
FLOOR	R1.4 INSULATION TO FLOOR OF UNITS WITH UNHEATED/OPEN SPACE BELOW	UNITS 1,2,7 & 8
ROOF	CONCRETE SLAB	
CFL PKG	R1.4 INSULATION ABOVE TRIDAMS WITH ROOF ABOVE	



Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION

AMENDMENTS

Drawing Title: SITE - ROOF PLAN

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-408

Issue: B

Date Printed: 18/12/2014

Drawing Number: A-006

ARCHITECTURE & BUILDING WORKS

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Interior Designers
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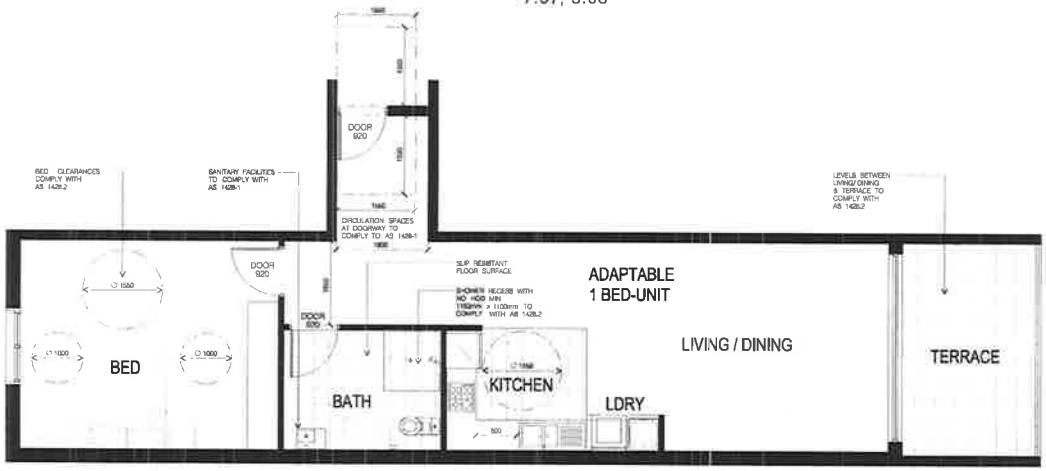
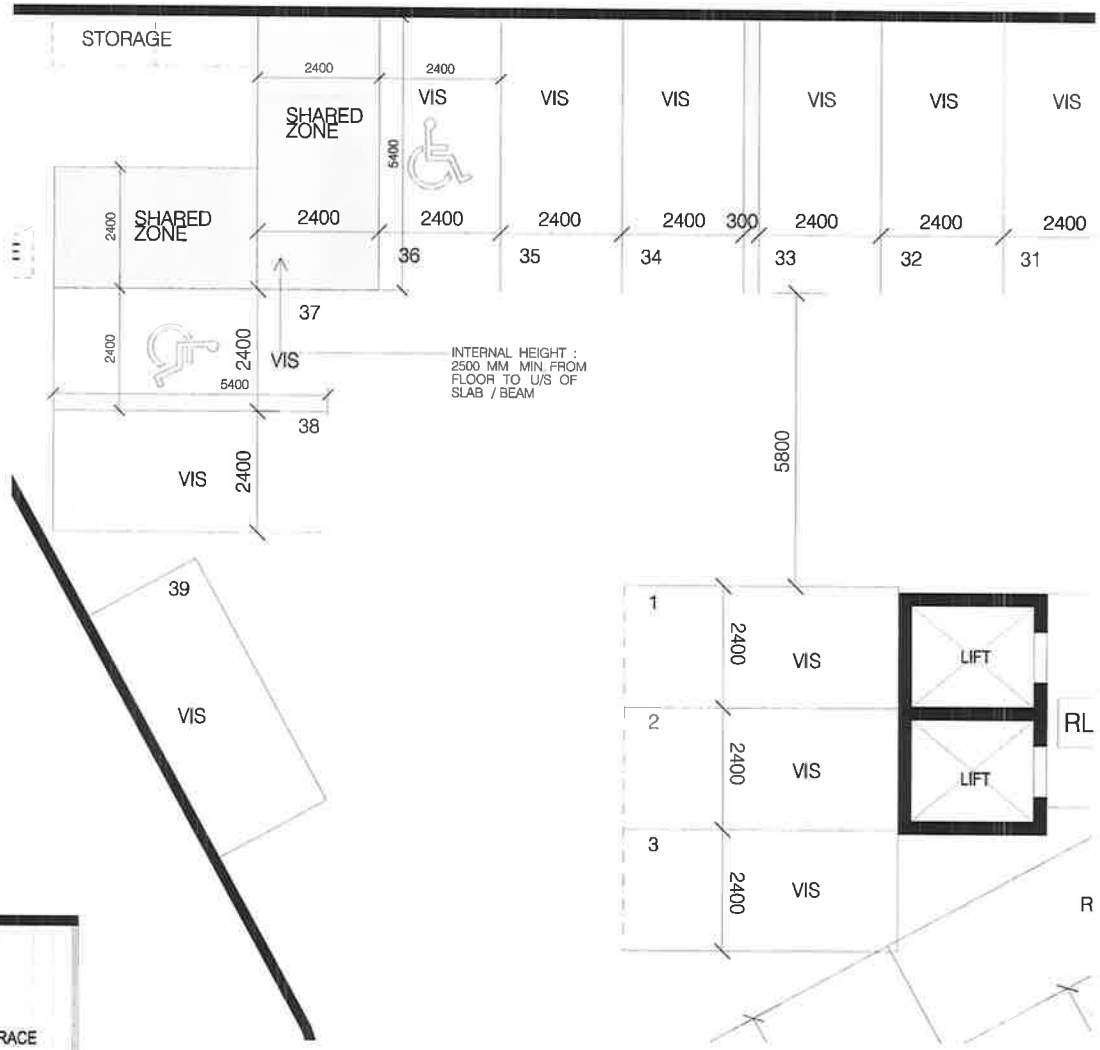
01 ADAPTABLE UNITS
SCALE 1:50
1.07, 2.07, 3.07, 4.07, 5.07, 6.07, 7.07, 8.08



02 ADAPTABLE UNITS
SCALE 1:50
1.08, 2.08



03 ADAPTABLE CAR SPACE @ BASEMENT
SCALE 1:50

Scale 1:50 @A1 @A3

0 0.5 1.0 1.5 2.0 2.5 (m)

True North

Project Details
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client
CLIENT NAME

ISSUE REV AMENDMENTS DESCRIPTION

Drawing Title
ADAPTABLE UNIT DETAILS
Drawing Status
KOTHOEWAPPROVAL
Project Number
PN-408
Issue B
Date Issued 18/12/2014
Drawing Number
A-050

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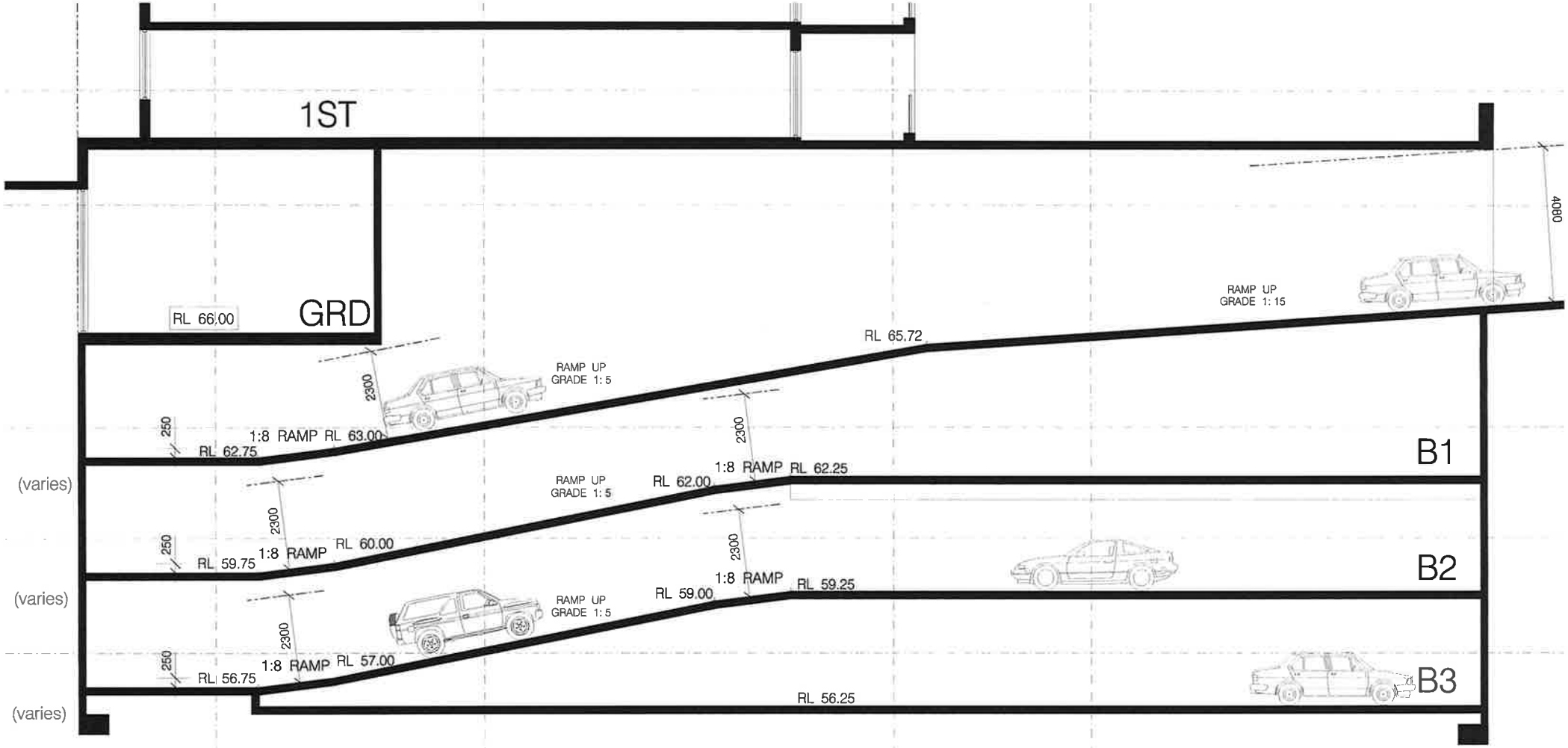

01 DRIVEWAY SECTION B:B

SCALE 1: 100 @ A3

Scale 1:50 @A1 @A3

0 0.5 1.0 1.5 2.0 2.5 5m

Project Details:

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
		AMENDMENTS		

Drawing Title: DRIVEWAY SECTION

Drawing Status: AUTHORITY APPROVAL

Issue: B

Date Plotted: 19/12/2014

Project Number: PN-408

Drawing Number: A-036

ARCHITECTURE & BUILDING WORKS

Architects
Construction Managers
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01 WEST ELEVATION (FOREST ROAD)
SCALE 1:200 @ A3

Scale 1:100 @A1 1:200 @A3

Project Details:
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client:
CLIENT NAME

ISSUE REV REVISION DESCRIPTION
AMENDMENTS

Drawing Title:
WEST ELEVATION
Drawing Status:
AUTHORITY APPROVAL
Project Number:
PN-408
Issue: B
Date Printed: 16/12/2014
Drawing Number:
A-030

ARCHITECTURE & BUILDING WORKS
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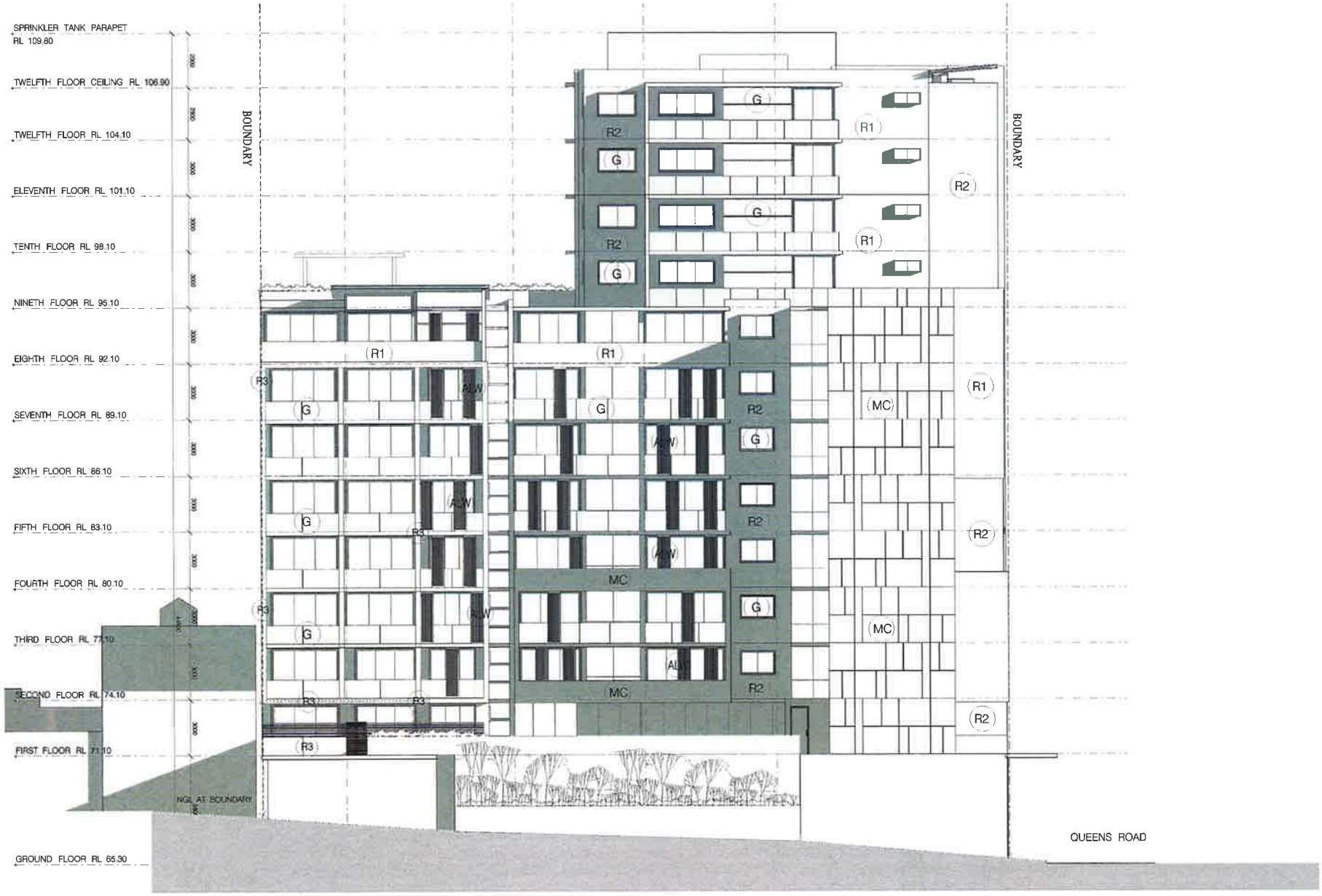
Construction Managers
Interior Designers
Town Planners



02 EAST ELEVATION (DORA ST)
SCALE 1:200 @ A3

Scale 1:100 @A1 1:200 @A3

Project Details
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client
CLIENT NAME

REV. REVISION DESCRIPTION
AMENDMENTS

Drawing Title
EAST ELEVATION
Drawing Status
AUTHORITY APPROVAL
Project Number
PN-408
Issue
B
Date Printed
18/12/2014
Drawing Number
A-031

ARCHITECTURE & BUILDING WORKS
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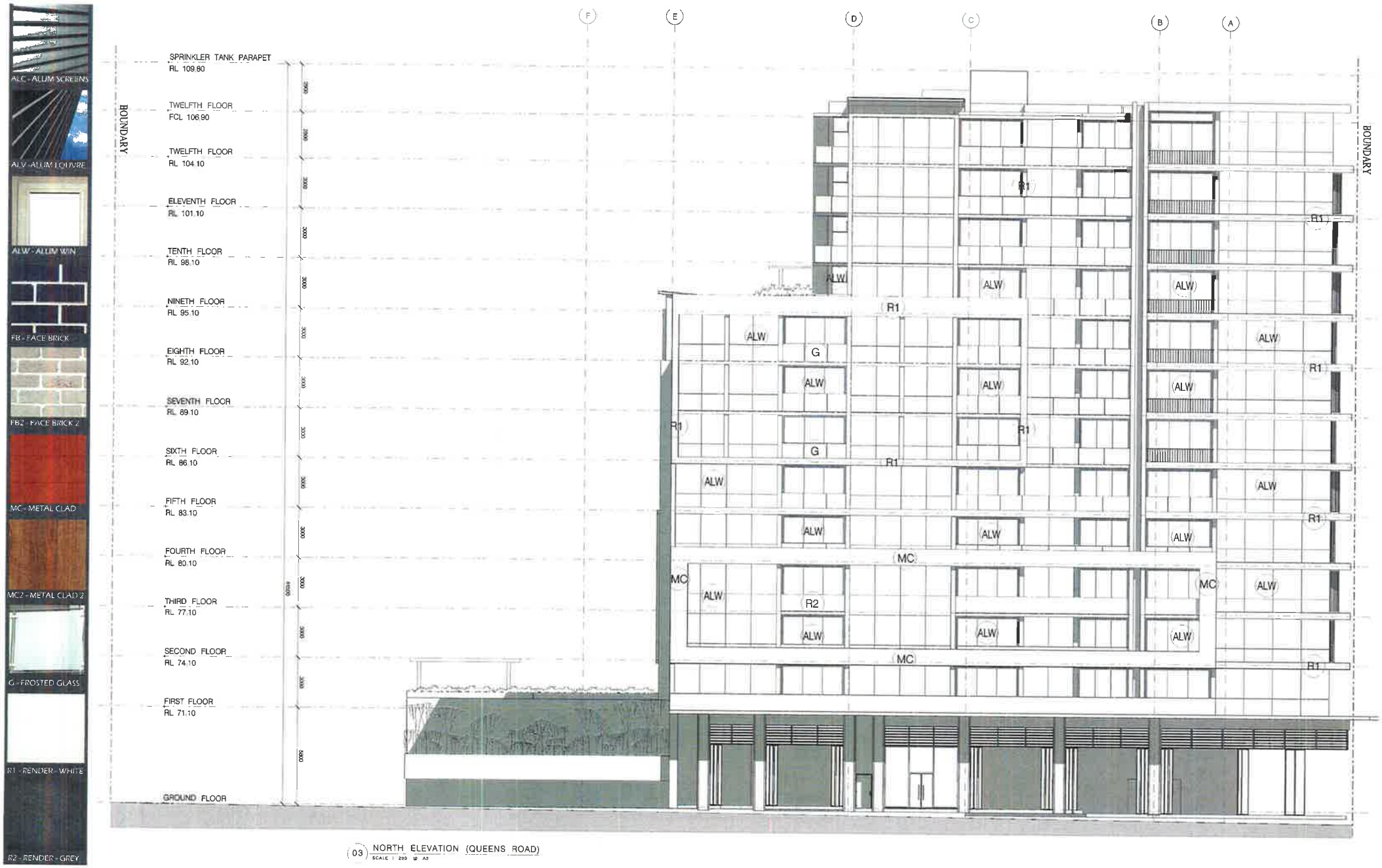

03 NORTH ELEVATION (QUEENS ROAD)
SCALE 1 : 200 @ A3

Scale 1:100 @A1 1:200 @A3

Project Details
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE

Client:
CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE

Drawing Title: NORTH ELEVATION
Issue: B
Date Printed: 18/12/2014
Drawing Status: AUTHORITY APPROVAL
Project Number: PN-408
Drawing Number: A-032

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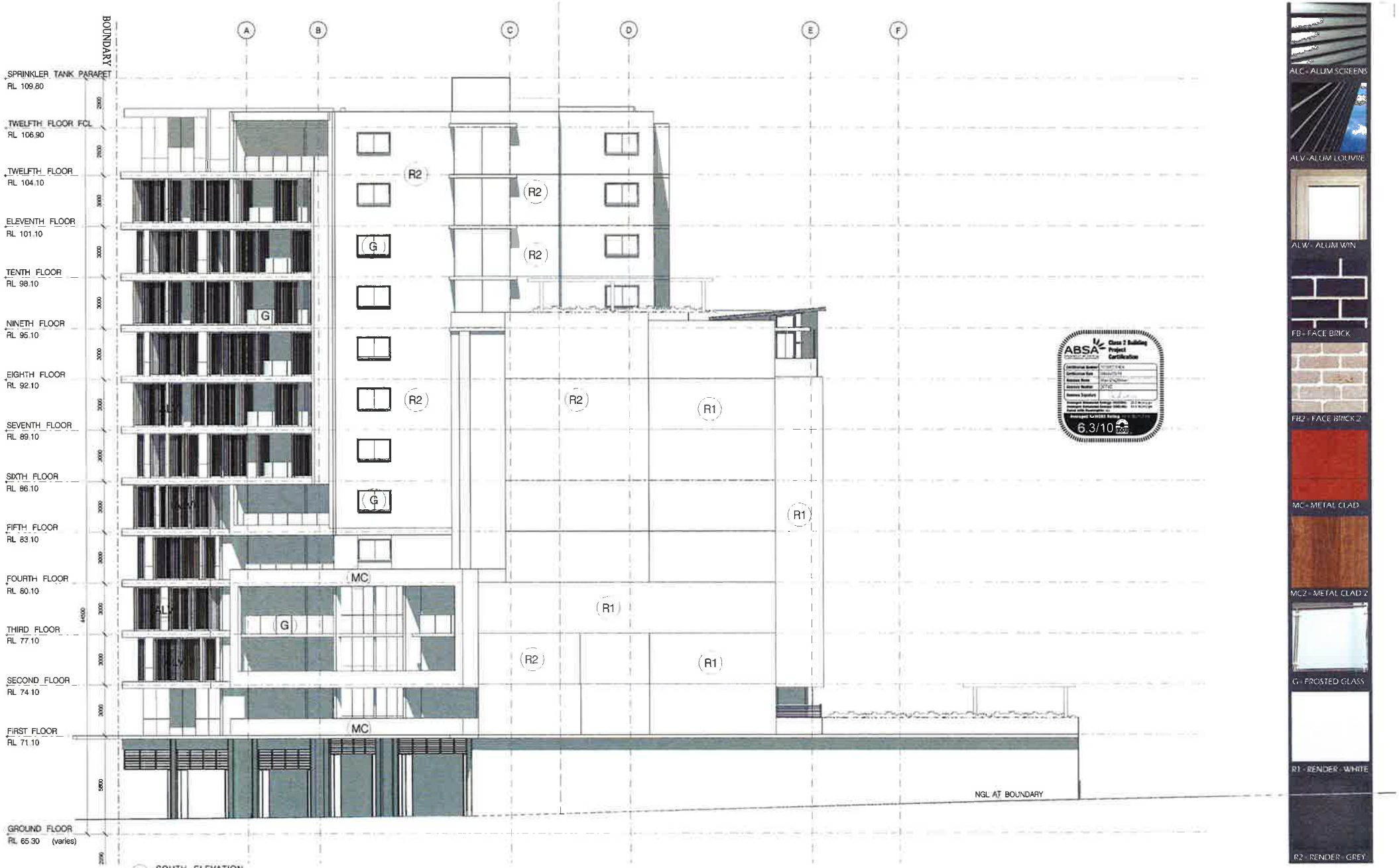

04 SOUTH ELEVATION
SCALE 1:200 @ A3

1:100 @A1 1:200 @A3

Project Details
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client
CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
		AMENDMENTS		

Drawing Title
SOUTH ELEVATION
Drawing Status
AUTHORITY APPROVAL
Project Number
PN-408
Issue B
Date Printed 18/12/2014
Drawing Number
A-033

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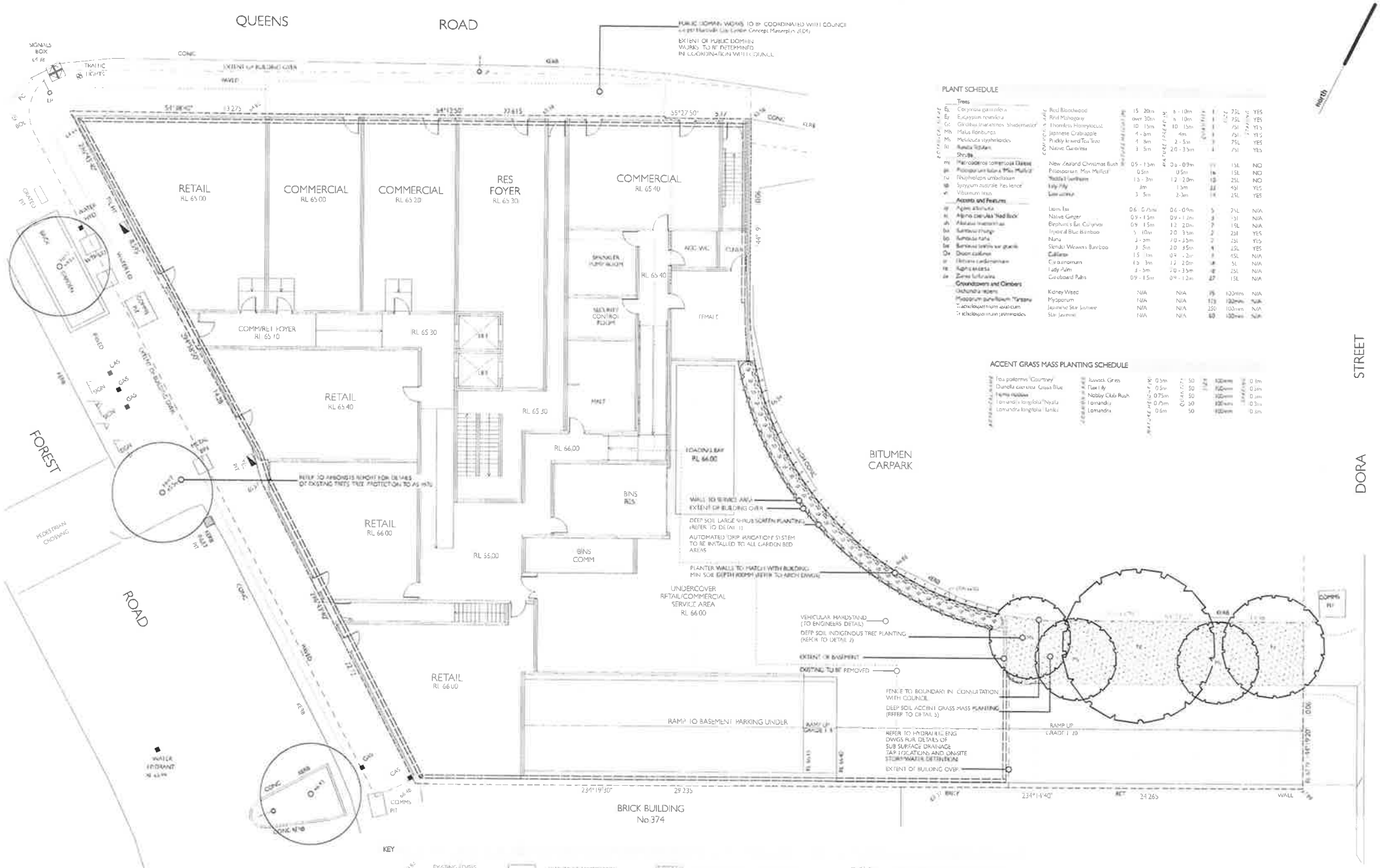

PLANT SCHEDULE

	Trees							
Eg	Corymbia gummifera	Red Bloodwood	15 - 20m	6 - 10m	1	75L		YES
Eg	Eucalyptus resinifera	Red Mahogany	over 30m	6 - 10m	1	75L		YES
Gt	Gleditsia triacanthos 'Shademaster'	Thornless Honeylocust	10 - 15m	10 - 15m	1	75l		YES
Mk	Malus floribunda	Japanese Crabapple	4 - 8m	4m	1	75l		YES
Ms	Melaleuca styphelioides	Prickly-leaved Tea Tree	4 - 8m	2 - 5m	1	75L		YES
Rd	Ruella ciliatiflora	Native Geranium	3 - 5m	2.0 - 3.5m	1	75l		YES
	Shrubs							
ma	Metrosideros collinsonii Dixie	New Zealand Christmas Bush	0.5 - 1.5m	0.6 - 0.9m	11	15L		NO
pa	Pittosporum tobira 'Miss Muffet'	Pittosporum 'Miss Muffet'	0.5m	0.5m	16	15L		NO
ra	Rhaphiolepis umbellatum	Yeddo's Hawthorn	1.5 - 3m	1.2 - 2.0m	13	25L		NO
sg	Syzygium australe 'Resilience'	Lilly Pilly	3m	1.5m	22	45l		YES
vt	Viburnum tinus	Laurustinus	3 - 5m	2-3m	14	25L		YES
	Accents and Features							
ag	Agave attenuata	Lion's Tail	0.6 - 0.75m	0.6 - 0.9m	5	7.5L		N/A
ka	Alpinia caerulea 'Red Stick'	Native Ginger	0.9 - 1.5m	0.9 - 1.2m	3	15l		N/A
ah	Alocasia macrorrhiza	Elephant's Ear, Cunjevoi	0.9 - 1.5m	1.2 - 2.0m	7	15L		N/A
bo	Bambusa oldhamii	Tropical Blue Bamboo	5 - 10m	2.0 - 3.5m	2	25l		YES
bp	Bambusa ruta	Ruta	2 - 3m	2.0 - 3.5m	2	25l		YES
bw	Bambusa textilis var gracilis	Slender Weavers Bamboo	3 - 5m	2.0 - 3.5m	4	25L		YES
Dw	Dracaena sanderiana	Dracaena	1.5 - 1m	0.9 - 1.2m	8	45L		N/A
cr	Elettaria cardamomum	Cardamom	1.5 - 3m	1.2 - 2.0m	8	5L		N/A
rp	Rhapis excelsa	Lady Palm	2 - 5m	2.0 - 3.5m	12	25L		N/A
zo	Zamia furfuracea	Cardboard Palm	0.9 - 1.5m	0.9 - 1.2m	27	15L		N/A
	Groundcovers and Climbers							
Dichondra repens	Kidney Weed	N/A	N/A	75	100mm		N/A
Hypocyrtum pulchellum 'Tarzana'	Hypocyrtum	N/A	N/A	173	100mm		N/A
Trachelospermum asiaticum	Japanese Star Jasmine	N/A	N/A	250	100mm		N/A
Trachelospermum jasminoides	Star Jasmine	N/A	N/A	60	100mm		N/A

ACCENT GRASS MASS PLANTING SCHEDULE

Fea palformis 'Courtney'	Juncus Grass	0.5m	50		100mm		0.3m
Dianella caerulea 'Cross Blue'	Flax Lily	0.5m	50		100mm		0.3m
Isolepis nodosa	Nobby Club Rush	0.75m	50		100mm		0.3m
Lomandra longifolia 'Nyalla'	Lomandra	0.75m	50		100mm		0.3m
Lomandra longifolia 'Tanika'	Lomandra	0.6m	50		100mm		0.3m

KEY

- EXISTING LEVELS
- 66.00 PROPOSED LEVELS
- EXISTING TREE TO BE RETAINED
- EXISTING STRUCTURES TO BE REMOVED
- EXTENT OF BASEMENT
- VEHICULAR HARDSTAND (TO ENGINEERS DETAIL)
- GUIDEWAY OPEN SPACE HARDSTAND (REFER TO DETAIL 4)
- PRIVATE OPEN SPACE HARDSTAND (REFER TO DETAIL 6)
- PLANTER WALLS (min soil depth 500mm) (TO ENG. DETAILS)
- PLANTER WALLS (min soil depth 600mm) (TO ENG. DETAILS)
- MASS PLANTING ACCENT GRASSES (TOTAL AREA 70m2 (REFER TO DETAIL & SCHEDULE)
- PROPOSED GROUNDCOVER (DICHONDRA REPENS) @ 0.3m spacing
- MASS PLANTING ACCENT GROUNDCOVER (HYPOCYRTUM PAPAVOIDES 'TARZANA') @ 0.3m spacing
- MASS PLANTING ACCENT GROUNDCOVER (TRACHELOSPERMUM ASIATIC UM) @ 0.3m spacing
- MASS PLANTING ACCENT GROUNDCOVER (TRACHELOSPERMUM JASMINOIDES) @ 0.3m spacing

i2thmus Landscape Design

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ACN 107262048
2/ Central Avenue
Como 2226
www.i2thmus.com.au

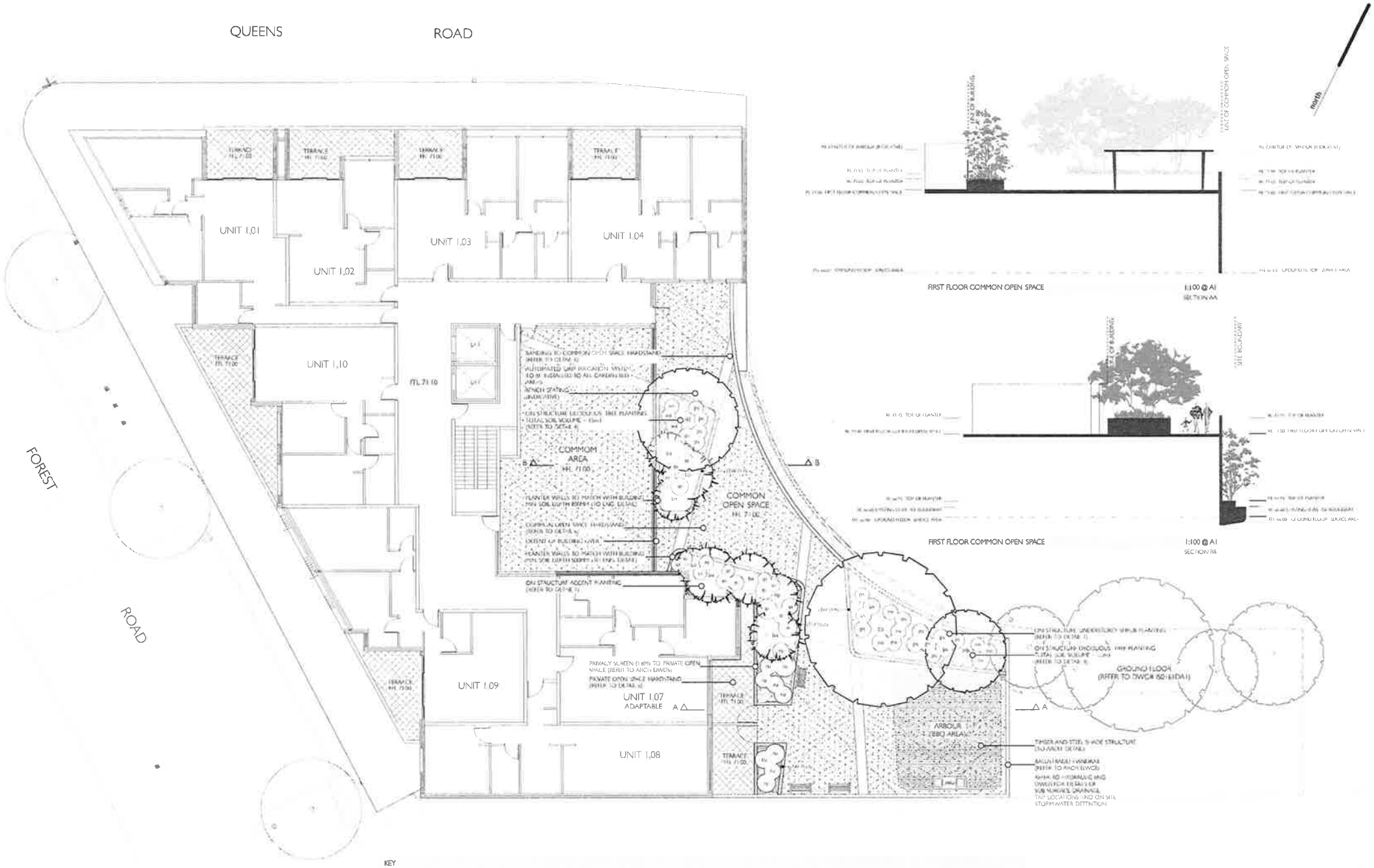
LANDSCAPE PLAN

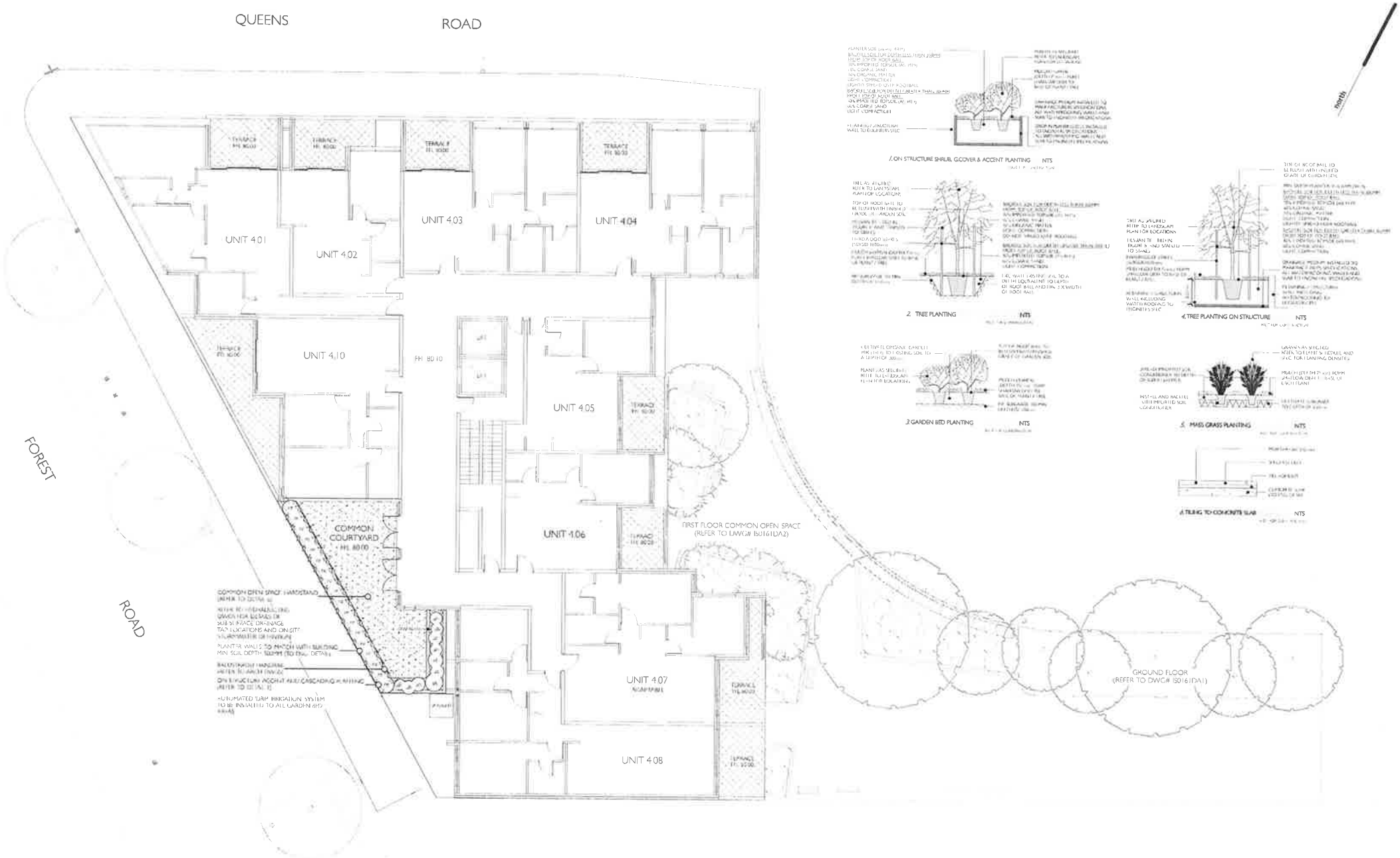
DWG: 150161DA1
ISSUE C

GROUND 378-384 FOREST ROAD, HURSTVILLE 2220

DATE DECEMBER 2014

SCALE 1:100@A1 - 1:200@A3


QUEENS
ROAD
FOREST
ROAD
UNIT 1.01
UNIT 1.02
UNIT 1.03
UNIT 1.04
UNIT 1.10
UNIT 1.09
UNIT 1.07
ADAPTABLE
UNIT 1.08
COMMOM AREA
RL 7.100
COMMON OPEN SPACE
RL 7.100
GROUND FLOOR
(REFER TO DWG# IS016 DA1)
ARBOUR
(BBQ AREA)
FIRST FLOOR COMMON OPEN SPACE
1:100 @ A1
SECTION AA
FIRST FLOOR COMMON OPEN SPACE
1:100 @ A1
SECTION BB
KEY
EXISTING LEVELS
PROPOSED LEVELS
EXISTING TREE TO BE RETAINED
EXISTING STRUCTURES TO BE REMOVED
EXTENT OF BASEMENT
VEHICULAR HARDSTAND (TO ENGINEERS DETAIL)
COMMON OPEN SPACE HARDSTAND (REFER TO DETAIL 6)
PRIVATE OPEN SPACE HARDSTAND (REFER TO DETAIL 6)
PLANTER WALLS (min soil depth 800mm) (TO ENG DETAILS)
MASS PLANTING ACCENT GRASSES TOTAL AREA 70m2 (REFER TO DETAIL & SCHEDULE)
PROPOSED GROUNDCOVER (DICHONDRA REPENS) @ 0.3m spacing
MASS PLANTING ACCENT GROUNDCOVER (MYOPORUM PARVIFOLIUM 'MARELNA') @ 0.6m spacing
MASS PLANTING ACCENT GROUNDCOVER (TRACHELOSPERMUM ASIATICUM) @ 0.1m spacing
MASS PLANTING ACCENT GROUNDCOVER (TRACHELOSPERMUM JASMINOIDES) @ 0.2m spacing
LANDSCAPE PLAN
DWG: IS016 DA2
ISSUE: C
FIRST
378-384 FOREST ROAD, HURSTVILLE 2220
DATE: DECEMBER 2014
SCALE: 1:100@A1 - 1:200@A3
isthmus pty ltd
ACN 107060484
Landscape Design


QUEENS
ROAD
FOREST
ROAD
UNIT 4.01
UNIT 4.02
UNIT 4.03
UNIT 4.04
UNIT 4.05
UNIT 4.06
UNIT 4.07
UNIT 4.08
UNIT 4.10
COMMON COURTYARD
FIRST FLOOR COMMON OPEN SPACE (REFER TO DWG# IS0161DA2)
GROUND FLOOR (REFER TO DWG# IS0161DA1)
1. ON STRUCTURE SHRUB, GROUNDCOVER & ACCENT PLANTING NTS
2. TREE PLANTING NTS
3. GARDEN BED PLANTING NTS
4. TREE PLANTING ON STRUCTURE NTS
5. MASS GRASS PLANTING NTS
6. TRUNG TO CONCRETE SLAB NTS
KEY
EXISTING LEVELS
PROPOSED LEVELS
EXISTING TREE TO BE RETAINED
EXISTING STRUCTURES TO BE REMOVED
EXTENT OF BASEMENT
PLANTER WALLS (min. soil depth 800mm) (TO ENG. DETAILS)
MASS PLANTING ACCENT GRASSES (TOTAL AREA 70m²) (REFER TO DETAIL & SCHEDULE)
PROPOSED GROUNDCOVER (DICTIOTOPA REPENS) @ 0.3m spacing
MASS PLANTING ACCENT GROUNDCOVER (HYPOCALYMA TAXIFOLIUM "MARETHA") @ 0.6m spacing
MASS PLANTING ACCENT GROUNDCOVER (TRACHELIOSPERMUM ASIATICUM) @ 0.3m spacing
MASS PLANTING ACCENT GROUNDCOVER (TRACHELIOSPERMUM JASMINOIDES) @ 0.3m spacing
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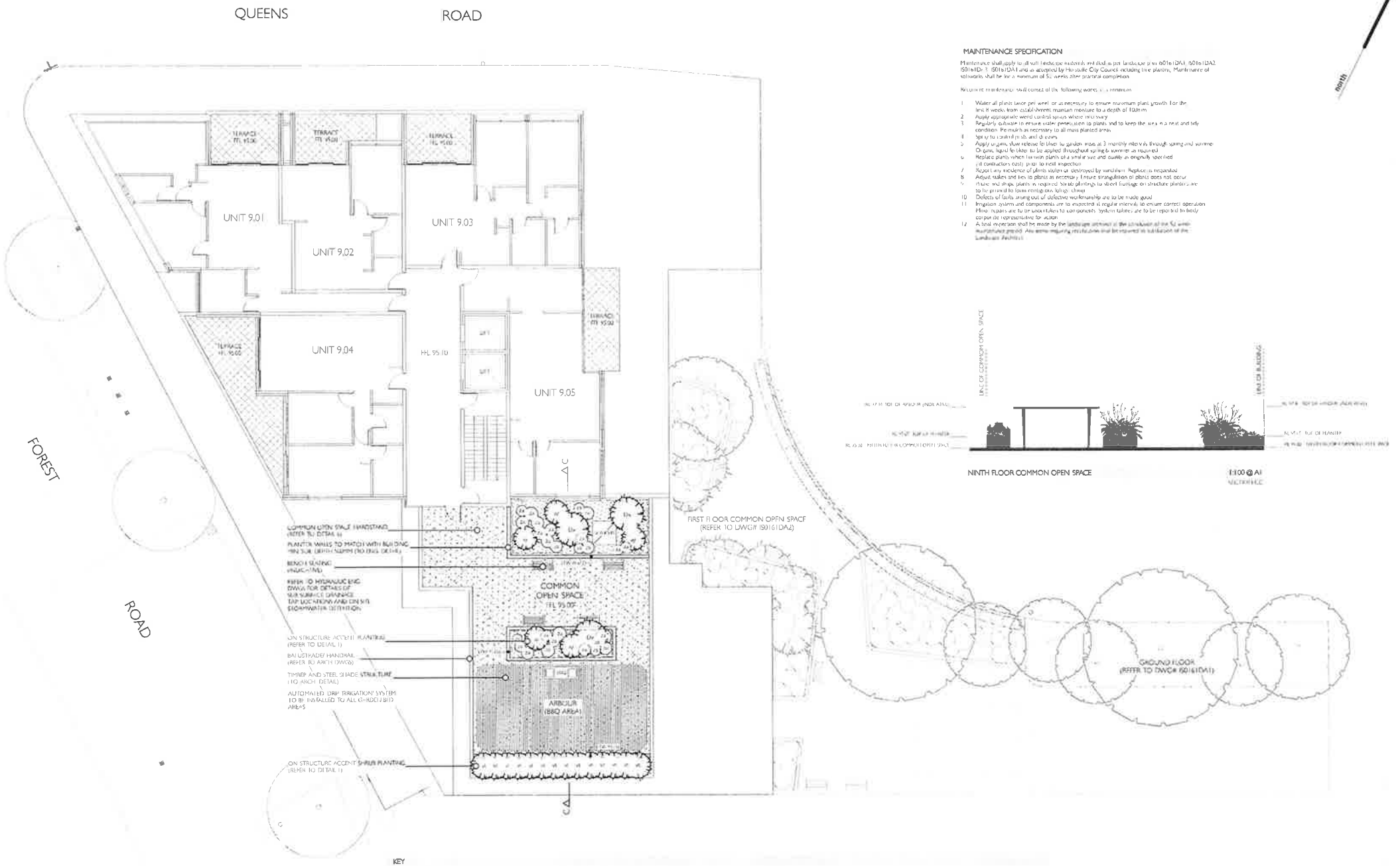
Landscape Design
LANDSCAPE PLAN
DWG. IS0161DA3
ISSUE C
FOURTH
378-384 FOREST ROAD, HURSTVILLE 2220
DATE DECEMBER 2014
SCALE 1:100@A1 - 1:200@A3



MAINTENANCE SPECIFICATION

Maintenance shall apply to all soft landscape materials included as per landscape plans IS016IDA1, IS016IDA2, IS016IDA3, IS016IDA4 and as accepted by Hurstville City Council including tree plantings. Maintenance of softworks shall be for a minimum of 52 weeks after practical completion.

Regular maintenance shall consist of the following works, at a minimum:

1. Water all plants twice per week or as necessary to ensure maximum plant growth. For the first 8 weeks from establishment maintain moisture to a depth of 100mm.
2. Apply appropriate weed control sprays where necessary.
3. Regularly cultivate to ensure water penetration to plants and to keep the area neat and tidy condition. Re-mulch as necessary to all mass planted areas.
4. Spray to control pests and diseases.
5. Apply organic slow release fertilizer to garden beds at 3 monthly intervals through spring and summer. Organic liquid fertilizer to be applied throughout spring & summer as required.
6. Replace plants which have with plants of a similar size and quality as originally specified (at contractors costs) prior to next inspection.
7. Report any incidence of plants stolen or destroyed by vandalism. Replace as requested.
8. Adjust stakes and ties to plants as necessary. Ensure strangulation of plants does not occur.
9. Prune and shape plants as required. Shrub plantings to street frontage on structure planters are to be pruned to form contiguous foliage cover.
10. Defects of faulty workmanship are to be made good.
11. Irrigation system and components are to inspected at regular intervals to ensure correct operation. Minor repairs are to be undertaken to components. System failures are to be reported to body corporate representative for action.
12. A final inspection shall be made by the landscape architect at the conclusion of the 52 week maintenance period. Any work requiring rectification shall be carried out to satisfaction of the Landscape Architect.

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Landscape Design
isthmus pty ltd | ACN 070605349
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LANDSCAPE PLAN

DWG: IS016IDA4
ISSUE: C

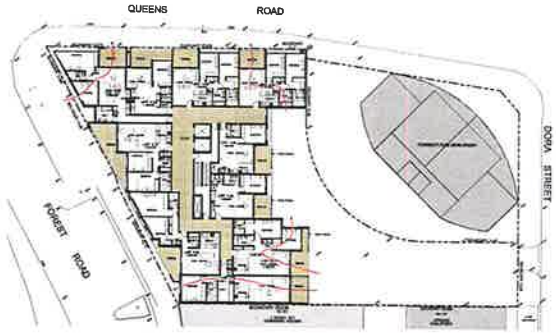
NINTH

378-384 FOREST ROAD, HURSTVILLE 2220

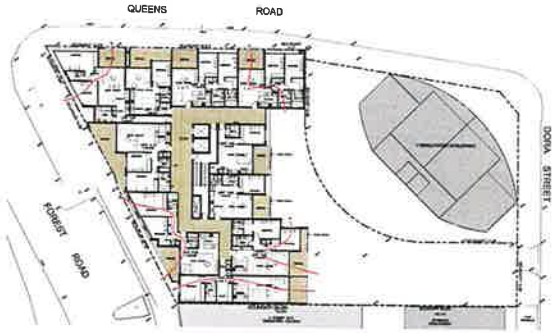
DATE: DECEMBER 2014

SCALE: 1:100@A1 - 1:200@A3

1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



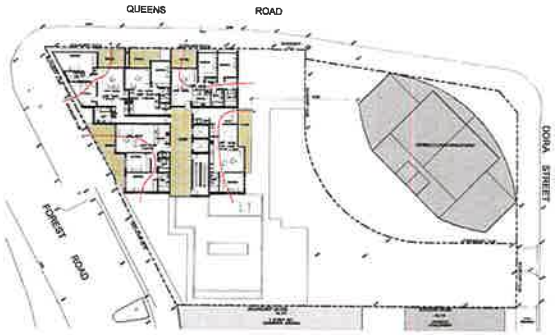
3 THIRD FLOOR PLAN

4 FOURTH FLOOR PLAN

5 FIFTH TO SEVENTH FLOOR PLAN

6 EIGHTH FLOOR PLAN

7 NINTH FLOOR PLAN



8 TENTH TO ELEVENTH FLOOR PLAN

9 TWELFTH FLOOR PLAN

Scale 1:100 @A1 1:200 @A3

10m

True North

Project Details:

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
	B	MIXED DEVELOPMENT APPLICATION		
	A	DEVELOPMENT APPLICATION		

AMENDMENTS

Drawing Title: NATURAL VENTILATION PLANS

Status: B

Date Printed: 18/12/2014

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-408

Drawing Number: A-052

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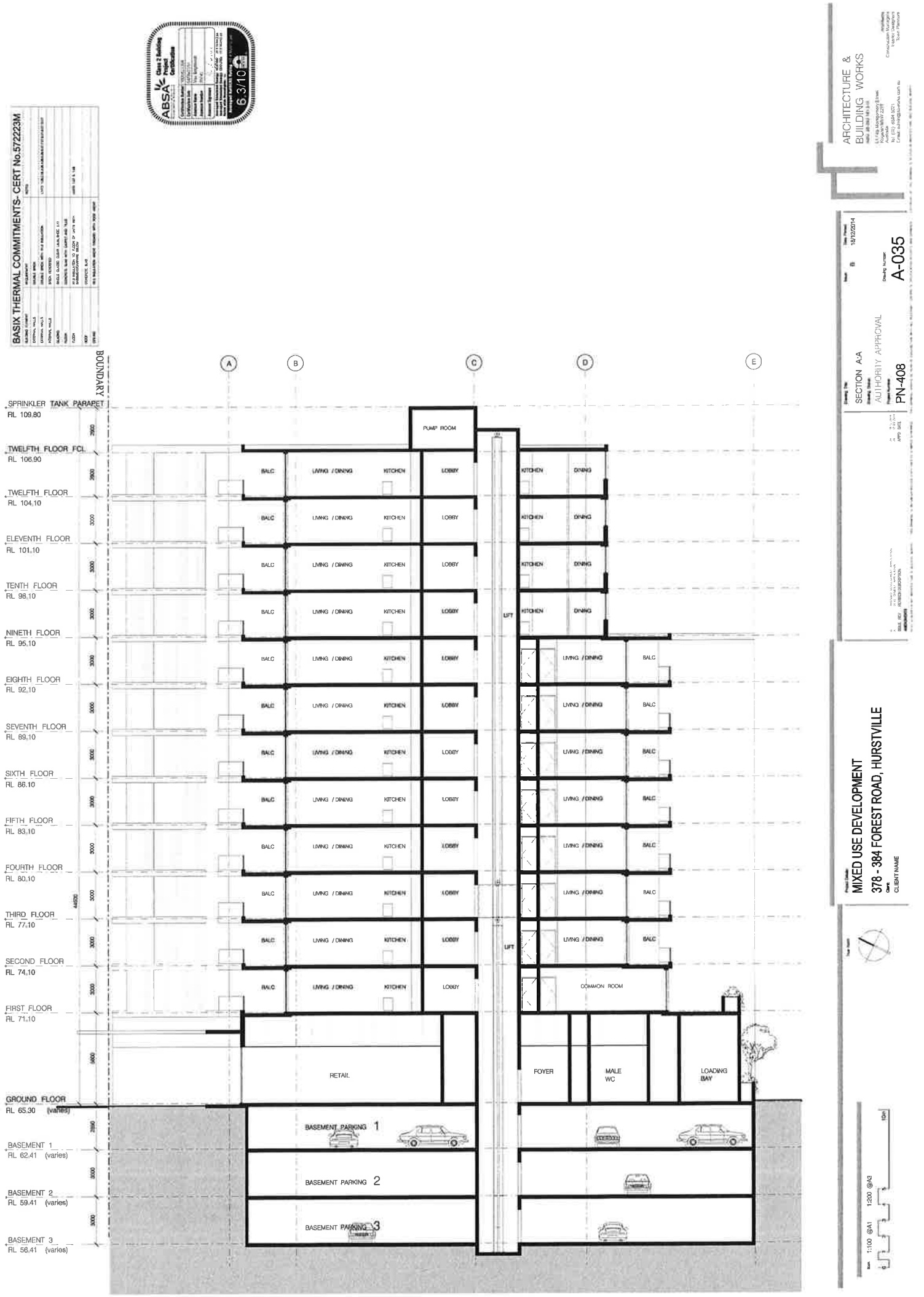
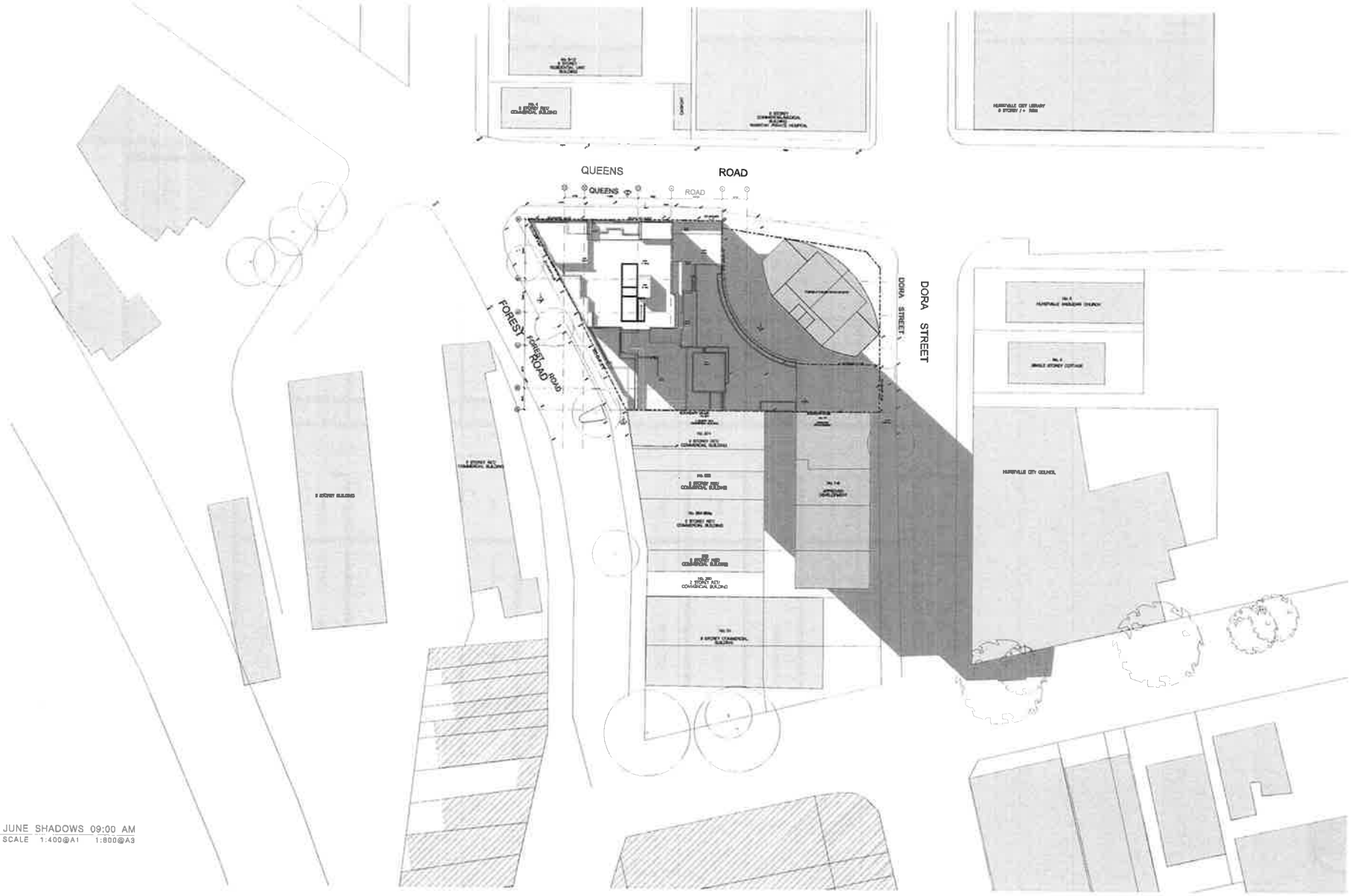

BASIX THERMAL COMMITMENTS- CERT No.572223M
ABSA
Class 2 Building Project Certification
6.3/10
BOUNDARY
A
B
C
D
E
SPRINKLER TANK PARAPET
RL 109.80
TWELFTH FLOOR FCL
RL 106.90
TWELFTH FLOOR
RL 104.10
ELEVENTH FLOOR
RL 101.10
TENTH FLOOR
RL 98.10
NINETH FLOOR
RL 95.10
EIGHTH FLOOR
RL 92.10
SEVENTH FLOOR
RL 89.10
SIXTH FLOOR
RL 86.10
FIFTH FLOOR
RL 83.10
FOURTH FLOOR
RL 80.10
THIRD FLOOR
RL 77.10
SECOND FLOOR
RL 74.10
FIRST FLOOR
RL 71.10
GROUND FLOOR
RL 65.30 (varies)
BASEMENT 1
RL 62.41 (varies)
BASEMENT 2
RL 59.41 (varies)
BASEMENT 3
RL 56.41 (varies)
44620
2900
3000
3000
3000
3000
3000
3000
3000
3000
3000
3000
3000
3000
6400
2950
3000
3000
PUMP ROOM
BALC
LIVING / DINING
KITCHEN
LOBBY
KITCHEN
DINING
LIFT
COMMON ROOM
RETAIL
FOYER
MALE WC
LOADING BAY
BASEMENT PARKING 1
BASEMENT PARKING 2
BASEMENT PARKING 3
ARCHITECTURE & BUILDING WORKS
SECTION A-A
AUTHORITY APPROVAL
PN-408
A-035
18/12/2014
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
CLIENT NAME
1:100 @A1
1:200 @A3



(01) JUNE SHADOWS 09:00 AM
SCALE 1:400@A1 1:800@A3

True North

Project Details
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client:
CLIENT NAME

ISSUE REV	REVISION DESCRIPTION	APPD	DATE
B	DEVELOPMENT APPLICATION		10.12.2014
A	DRAFT DEVELOPMENT APPLICATION		10.10.2014

AMENDMENTS

Drawing Title
SHADOWS
Drawing Status
AUTHORITY APPROVAL
Project Number
PN-408
Issue
B
Date Printed
18/12/2014
Drawing Number
A-040

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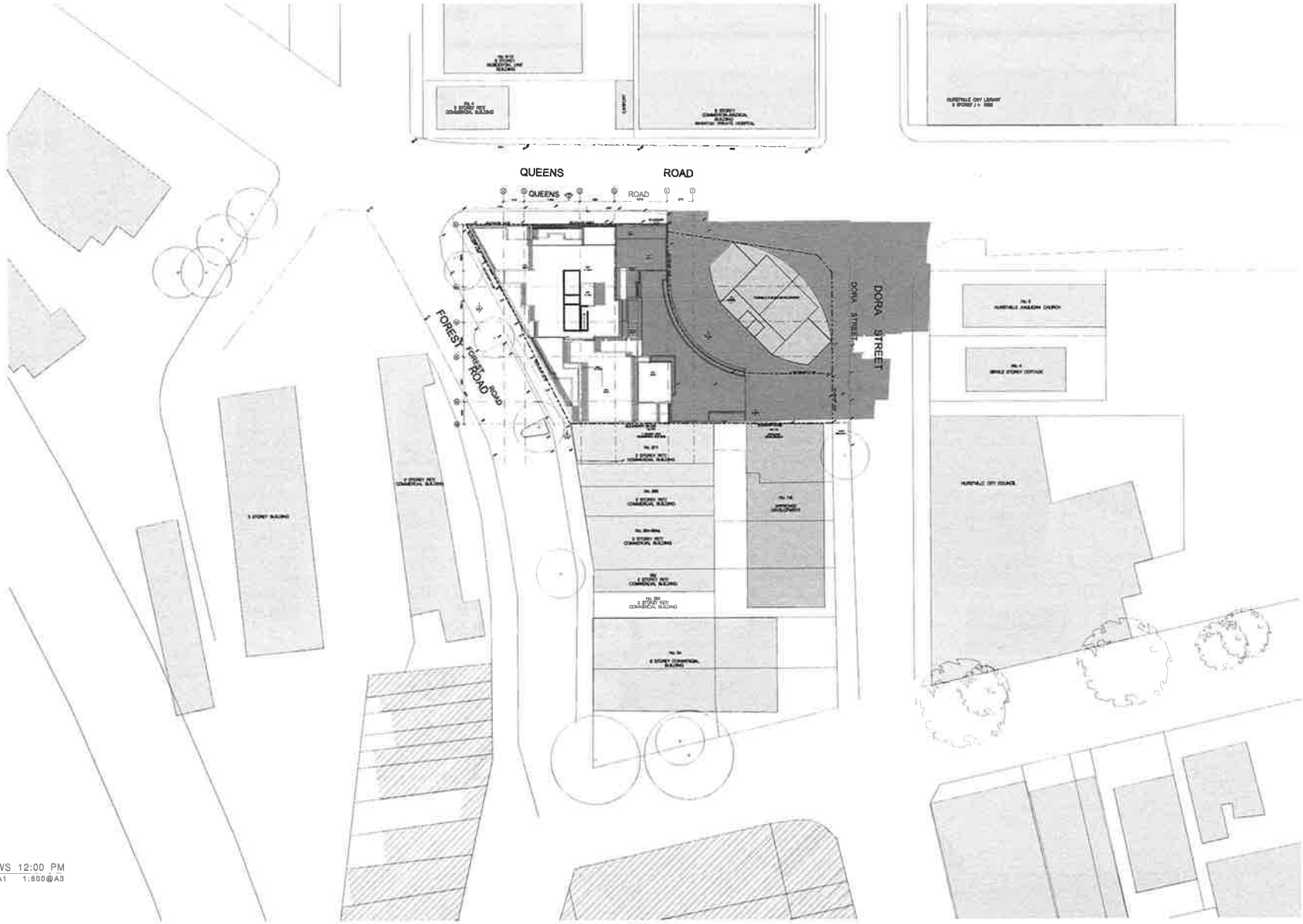

02 JUNE SHADOWS 12:00 PM
SCALE 1:400@A1 1:800@A3

True North

Project Details:
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client:
CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION		DATE
		AMENDMENTS		
	B	DEVELOPMENT APPLICATION	JB	18.12.2014
	A	DEVELOPMENT APPLICATION	JB	12.09.2014

Drawing Title: SHADOWS
Drawing Status: AUTHORITY APPROVAL
Project Number: PN-408
Issue: B
Date Printed: 18/12/2014
Drawing Number: A-041

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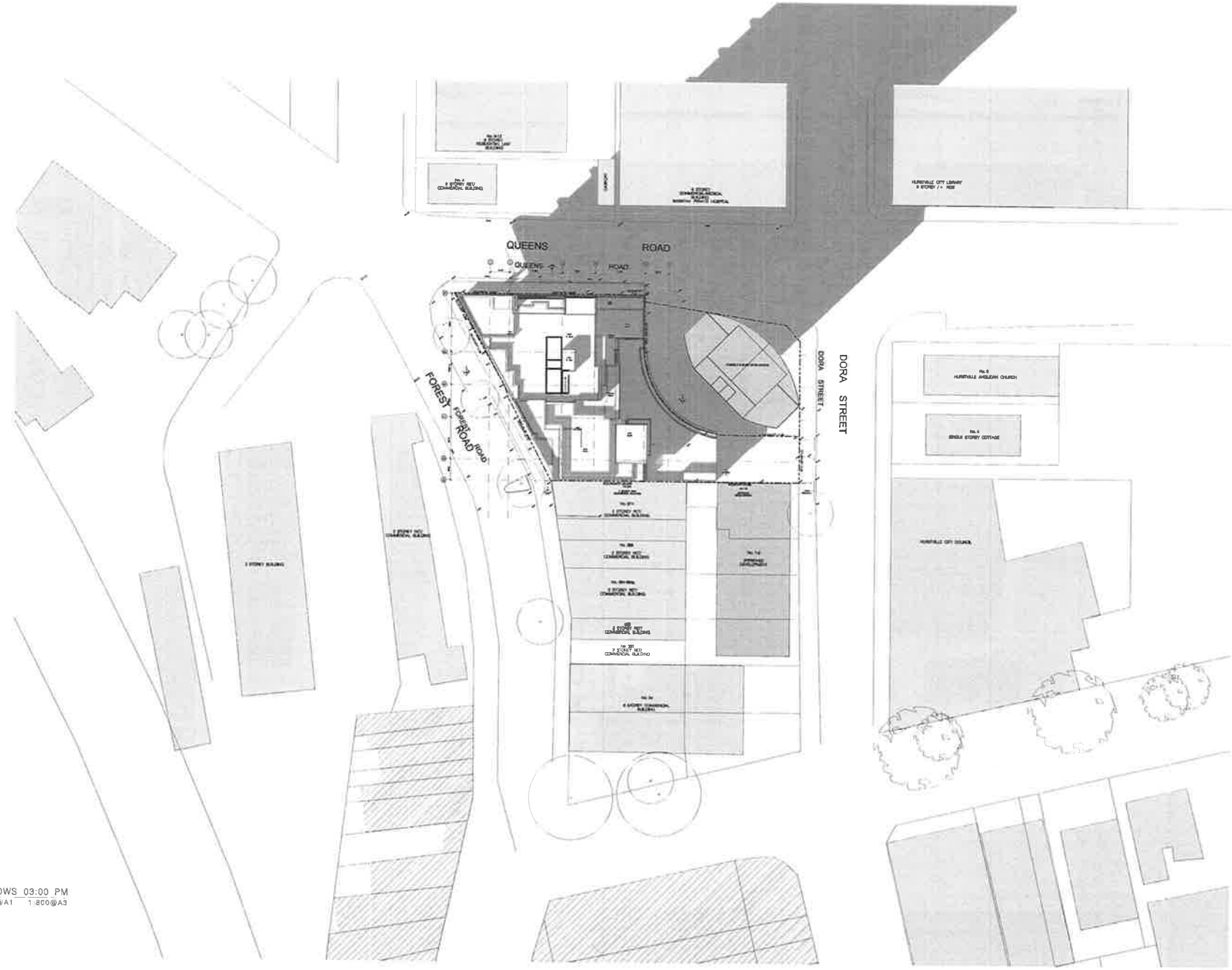

03 JUNE SHADOWS 03:00 PM
SCALE 1:400@A1 1:800@A3

Project Details:

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

Drawing Title: SHADOWS

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-408

Issue: B

Date Plotted: 18/12/2014

Drawing Number: A-042

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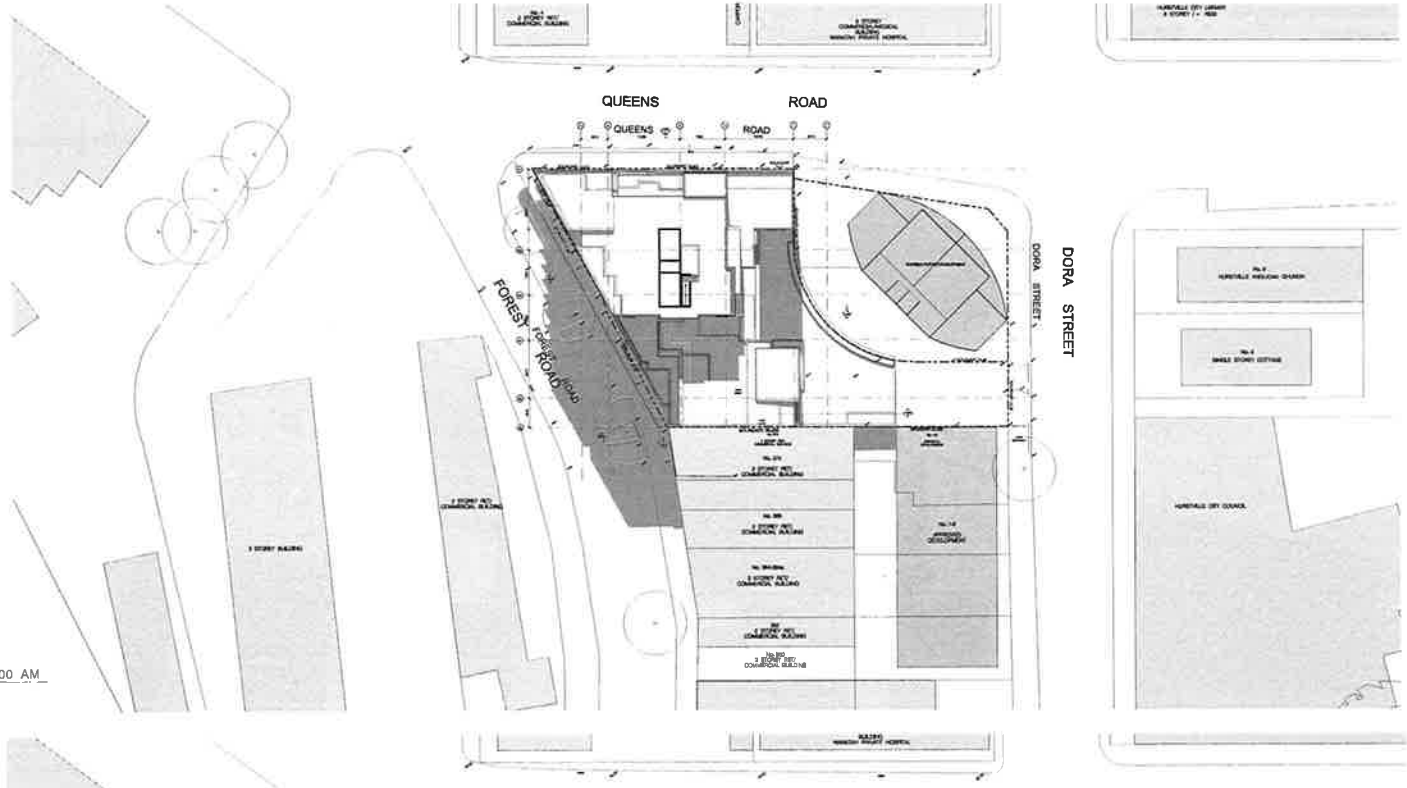

04 DECEMBER SHADOWS 09:00 AM
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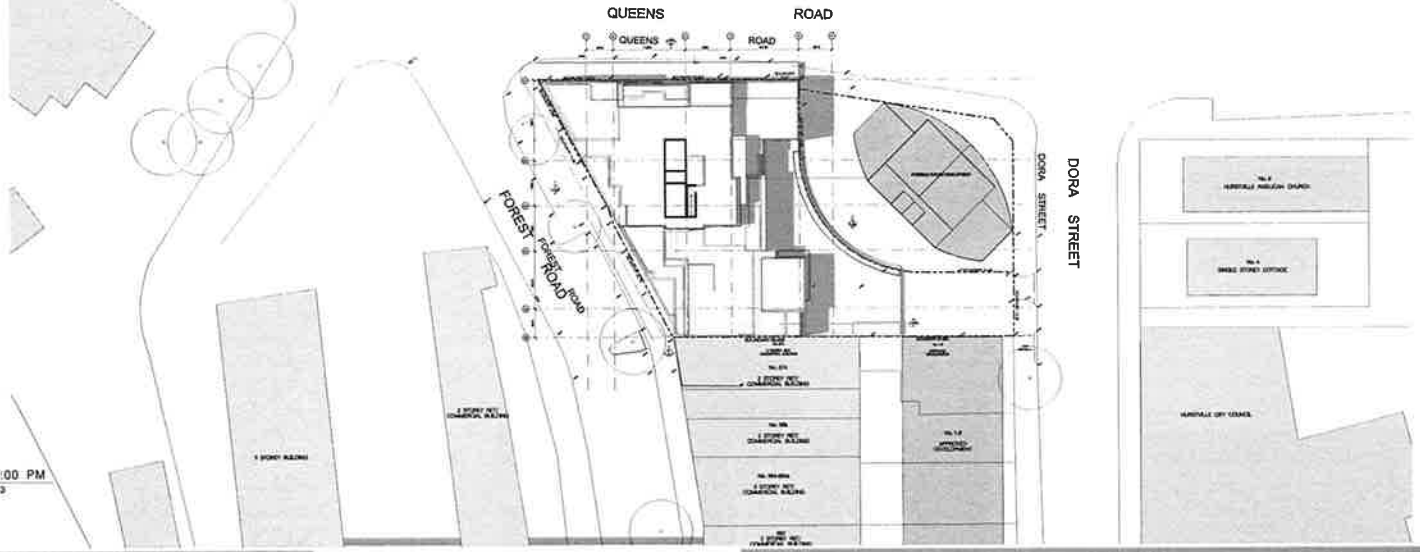

05 DECEMBER SHADOWS 12:00 PM
SCALE 1:400@A1 1:800@A3

Project Details:
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client:
CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION		
	D	MIXED DEVELOPMENT APPLICATION		
	A	DEVELOPMENT APPLICATION		
	B	AMENDMENTS		

Drawing Title: SHADOWS
Drawing Status: AUTHORITY APPROVAL
Project Number: PN-408
Issue: B
Date Printed: 18/12/2014
Drawing Number: A-043

ARCHITECTURE & BUILDING WORKS
ABN 35 093 151 518
L1 / 45 Montgomery Street,
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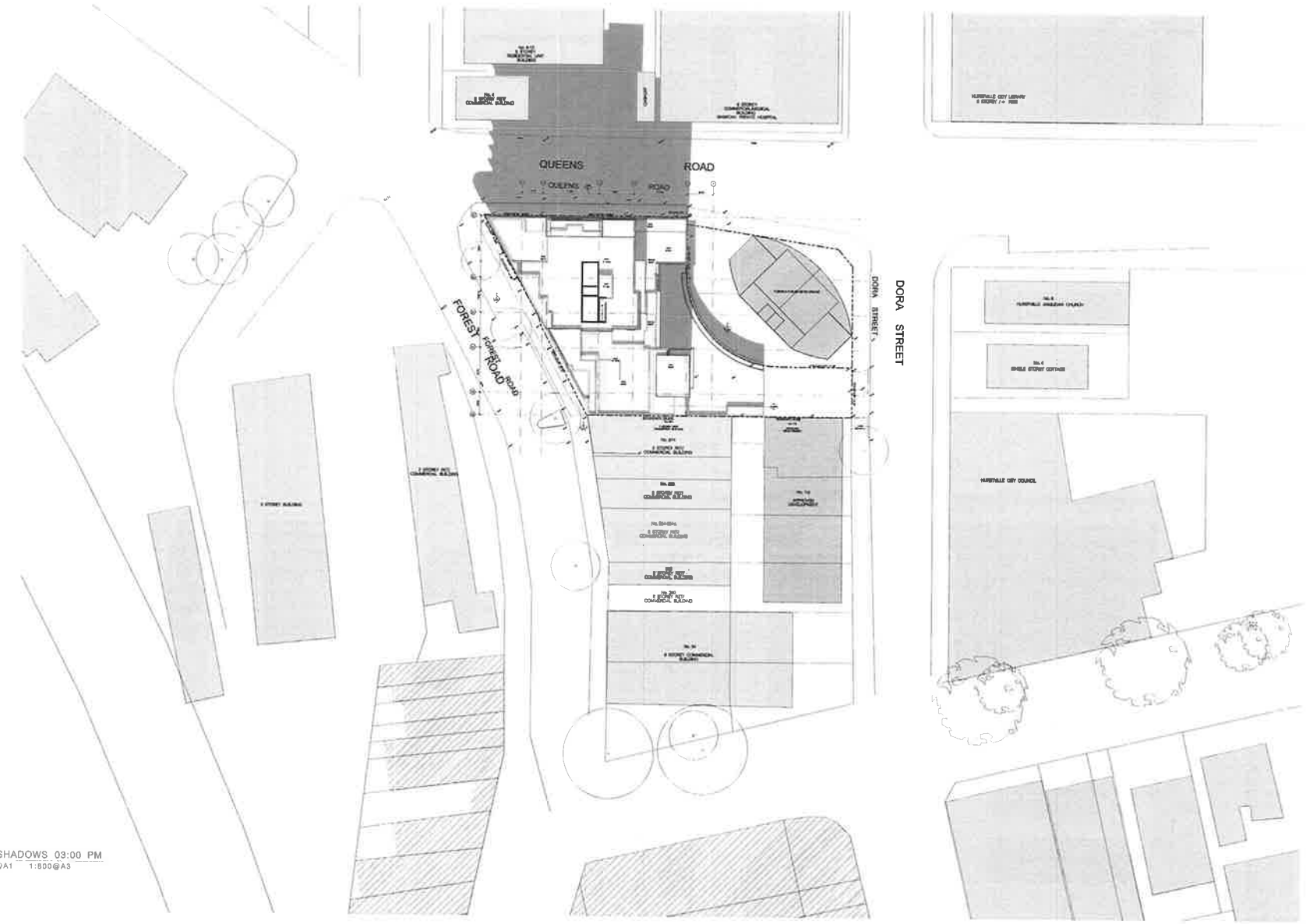
Australia
Tel: (02) 8594 5021
Email: admin@abworks.com.au
Architects
Construction Managers
Interior Designers
Town Planners



06 DECEMBER SHADOWS 03:00 PM
SCALE 1:400@A1 1:800@A3

True North

Project Details:
MIXED USE DEVELOPMENT
378 - 384 FOREST ROAD, HURSTVILLE
Client:
CLIENT NAME

ISSUE	REV	REVISION DESCRIPTION	APP'D	DATE
A		PRELIMINARY DRAFT		
B		DEVELOPMENT APPROVAL		

AMENDMENTS

Drawing Title: SHADOWS
Drawing Status: AUTHORITY APPROVAL
Project Number: PN-408
Issue: B
Date Printed: 18/12/2014
Drawing Number: A-044

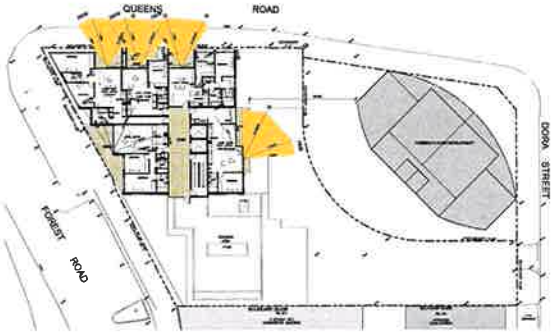
ARCHITECTURE & BUILDING WORKS
Architects
Construction Managers
Interior Designers
Town Planners

1 FIRST FLOOR PLAN

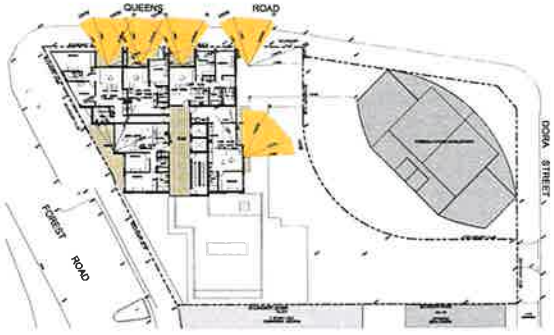
2 SECOND & THIRD FLOOR PLAN

3 FOURTH FLOOR PLAN

4 FIFTH TO EIGHTH FLOOR PLAN



8 NINTH FLOOR PLAN



8 TENTH TO TWELFTH FLOOR PLAN

Scale 1:100 @A1 1:200 @A3

True north

Project Details:

MIXED USE DEVELOPMENT

378 - 384 FOREST ROAD, HURSTVILLE

Client:

CLIENT NAME

REV	REVISION DESCRIPTION
B	MIXED DEVELOPMENT APPLICATION
A	DEVELOPMENT APPLICATION

AMENDMENTS

REV: DEFINED BY ARCHITECTURE & BUILDING WORKS

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THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS

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Drawing Title:

SOLAR ACCESS PLANS

Drawing Status:

AUTHORITY APPROVAL

Project Number:

PN-408

Issue: B

Date Printed: 18/12/2014

Drawing Number:

A-051

ARCHITECTURE & BUILDING WORKS

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