

ISSUE	REASON	DATE
P1	FOR RECORDING	29.06.16
P2	FOR INFORMATION	06.08.16
P3	FOR DRAFT SECTION 96 ISSUE	25.07.16
P4	FOR SECTION 96 ISSUE	06.08.16

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

General

All glazing to recessed balconies to be full height and 50-66% operable.
2 m wide glazing 2 equal panels with 1 operable sash
3.6 m wide glazing 2 equal panels with 2 side stacking operable sashes
5.8 m to 4 m wide glazing 4 panels with 2 centre to parting operable sashes
5 m wide glazing 5 panels with 2 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1000mm high sills with a 1 m wide full height glazed panel sliding towards the living space.
The remaining 7 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Buildings A1, A2 & A3:
Spendrel panels will be 650mm from FFL & constructed from 9mm GFC V.
Fire-rated plasterboard with R1.5 insulation with metal frame.
Where glazing to all habitable rooms meets the ground or lower level terrace, they are to be full height glazing with no spendrel.
Windows to bedrooms at ground level or podium will have a glazed sill with transom at 650mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A3:
Windows in recessed slots in lapase, adjacent to rooftop, to have 400mm wide glazing with casement window with translucent glass above 900mm high said GFC spendrel. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

Buildings A3:
Windows in recessed slots in lapase to be full height 1000mm wide glazing with casement window above 900mm and translucent glass above 900mm high said GFC spendrel. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements at the BASIX certificate.

SECTION 96

CARPARK L&L LOT

1. Delete two car spaces northwest carpark.

CARPARK L&C PODIUM

2. Delete five car spaces in south carpark that discharge on to podium.
3. Relocate five car spaces in southeast carpark (Bldg A1, L10-Podium).

BUILDING A1 L&C LOT

4. Extend out bedroom of South West apartment to align glazing on upper floors L4-L6.

BUILDING A1 L&C Podium

5. Delete external stair & adjust external steps ground to L10.

BUILDING A1 L10 PODIUM

6. Remove deck and replace with roof top planter.
7. Set back balcony/deck from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

8. Approved masterplan road to replace DA stair & ramp.

WEST ELEVATION

9. Building A2 South end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face brick.

SECTION BB

11. Building A2 South Elev - Simplified two storey set back glazed wall to L10-L11.

BUILDING A1 & A3 ROOF - OVERSTORES

12. A1 - re-align north clerestory.
13. A1 - A3 extra clerestory roof height + adjusted overhang.

14. A3 - southern clerestory repositioned.

BUILDING A1, A2 & A3

15. Replaced garbage rooms on apartment floors with garbage chutes, adjusted adjacent fire stairs and apartment.

EAST ELEVATION

16. Continuous sliding doors to L10 courtyard apartments.

17. Building A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

18. Relocated car chase space from carpark entry and move garage door.

BUILDING A1 - A2

19. Concrete upturn balustrades reduced in height from 1m to 0.8m with rails above for better visibility out from apartments.

A1 BA CONEX - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated spendrel panels to comply with BCA.

21. Building A1 - Deleted opening to comply BCA fire separation.

22. Building A3 - Replaced opening with screen in balcony.

A1 EAST ELEVATION & SECTION EC

23. Extend facade wall at edge balcony to comply BCA fire separation.

SUBSTATION L10 - WEST ELEV

24. Substation platform developed.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 L11 - PLANT ROOM

26. Reduced plant and extended lobby.

BUILDING A1 - 10 ENTRY

27. Amended A1 entry to align with levels above.

BUILDING A1 - A3 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 L11 - PLANTER

29. Deleted planter box.

BUILDING A1 L10 STAIRS

30. Adjusted external steps ground to L10.

MASTERPLAN APPROVED ROAD

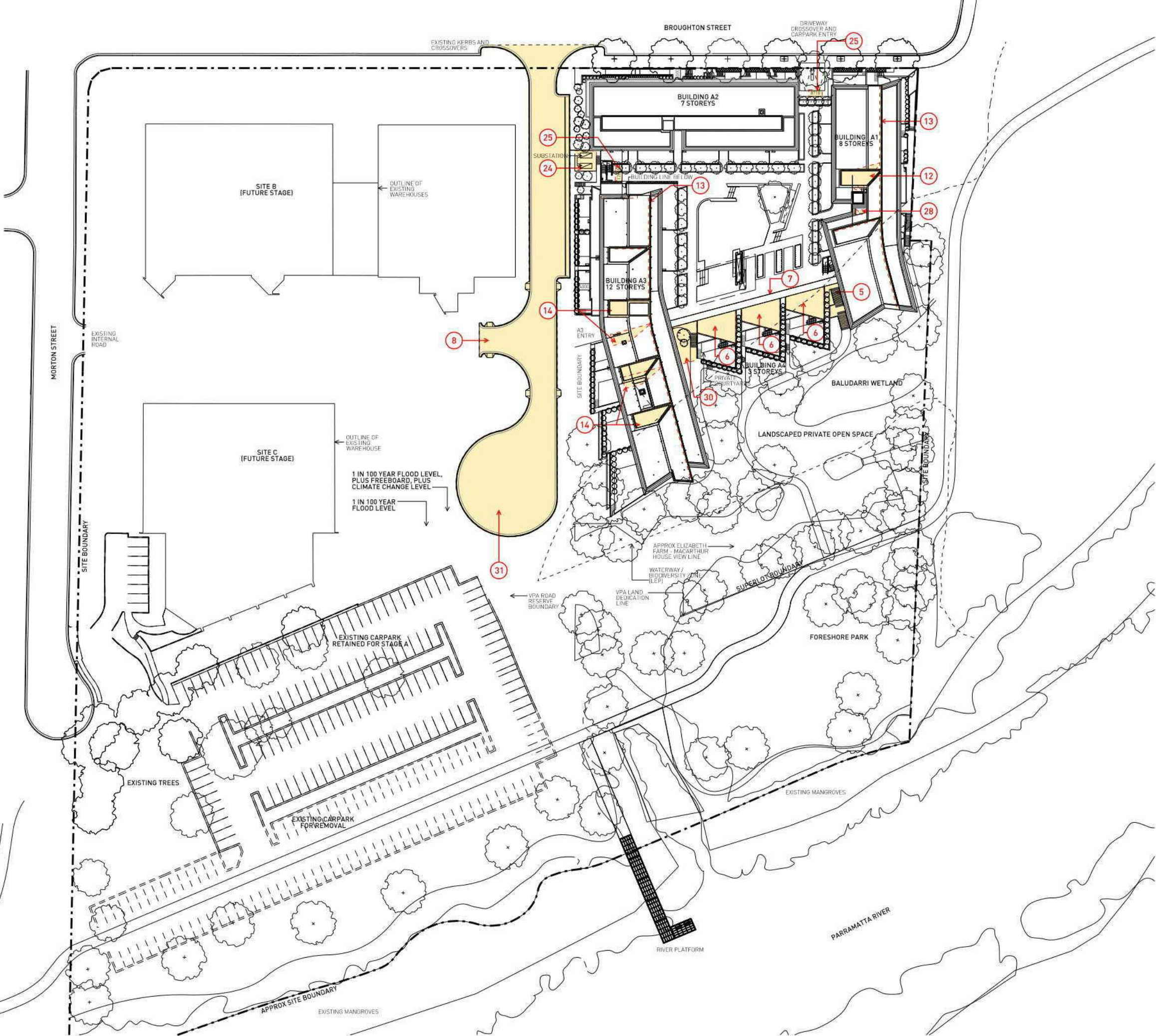
31. Stage 1 temporary turning circle added.

GENERAL APARTMENT PLANNING & AREA CHANGES

(resulting from detailed design) including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management replacing bin rooms on all floors with garbage chutes, repositioning adjacent apartments.
- Fire Stairs adjusting the size and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to marketing advice.

Planning changes such as, position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



ISSUE	REASON	DATE
P1	FOR PRICING	19.05.14
P2	FOR INFORMATION	04.06.14
P3	REVISED TO ADDRESS FOR CAR SHARE SPACE	08.06.14
P4	FOR DRAFT SECTION 94 ISSUE	25.07.14
P5	FOR SECTION 94 ISSUE	09.08.14

DRAWING LEGEND

1 2 3 1,2,3 BED STORAGE CAGES

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally

All glazing to recessed balconies to be full height and 50-60% operable.
2 m wide glazing 2 equal panels with 1 operable sash
3 m wide glazing 2 equal panels with 2 side stacking operable sashes
3 m to 4 m wide glazing 4 panels with 2 centre to centre operable sashes
5 m wide glazing 5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Building A1, A2 & A4
Sash panel will be 600mm from FTL & constructed from 9mm CFC V.
First-rat glazing board with RT 3 insulation within metal frame.
Where glazing to all habitable room meets the ground or lower level terrace, they are to be full height glazing with no sash panel.
Window to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A4

Windows in recessed sills in facade, adjacent to stairs, to have 900mm wide glazing with casement window with translucent glass above 185mm high solid CFC sash panel. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

Buildings A1, A2 & A4

Windows in recessed sills in facade to be full height 1800mm wide glazing with casement window above 185mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 94

CAR PARK, LID, LID

1. Delete fire stair in northwest carpark.

CAR PARK, LID, PODIUM

2. Delete fire stair in south carpark that discharges on to podium.

3. Relocate fire stair in southeast carpark lobby A1/LID, Podium.

BUILDING A1, LID, LID

4. Extend out bedroom of South West apartment to align glazing on upper floors L4-L6.

BUILDING A1 - 30, Podium

5. Delete external stair - adjust external steps ground to LID.

BUILDING A1, LID, PODIUM

6. Remove steps and replace with roof top planter.

7. Set back balcony from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

8. Approved masterplan road to replace DR stair & ramp.

WEST ELEVATION

9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face brick.

SECTION 94

11. Building A3, East Elev - Simplified two storey set back glazed wall to LID-LID.

BUILDING A1 - A3, ROOF - PLANTSTORES

12. A1 - rough earth cladding.

13. A1 - A3, extra canopy roof height - adjusted overhang.

14. A3, southern cladding repositioned.

BUILDING A1, A2, A3

15. Replaced garage norms of apartment floors with garbage chutes, adjusted adjacent fire plans and apartment.

EAST ELEVATION

16. Continuous sliding doors to LID courtyard apartments.

17. Building A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY LID

18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 - A2

19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

A1 BALCONIES - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

21. Building A1 - Deleted opening to comply BCA fire separation.

22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION CC

23. Concrete locate wall at edge balcony to comply BCA fire separation.

SUBSTATION - LID - WEST ELEV

24. Substation platform developed.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L1 - PLANTSTOREY

26. Revised plant and extended lobby.

BUILDING A1 - 30, ENTRY

27. Amended A1 Entry to align with levels above.

BUILDING A1 - A2 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 - L1 - PLANTER

29. Deleted planter box.

BUILDING A1 - C, STAIRS

30. Adjusted external steps ground to LID.

MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

GENERAL APARTMENT PLANNING & AREA CHANGES

Resulting from detailed design including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management relocating bin rooms on all floors with garbage chutes. Repanning adjacent apartments.
- Fire Stairs updating the run and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.

Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



ISSUE	REASON	DATE
P1	FOR PRICING	29.05.14
P2	FOR INFORMATION	06.06.14
P3	FOR DRAFT SECTION 94 ISSUE	25.07.14
P4	FOR SECTION 94 ISSUE	06.08.14

DRAWING LEGEND

1 2 3 1,2,3 BED STORAGE CAGES

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally

All glazing to recessed balconies to be full height and 50-60% operable.
2 m wide glazing 2 equal panels with 1 operable sash
3 m wide glazing 2 equal panels with 2 side stacking operable sashes
3.8 m to 4 m wide glazing 4 panels with 2 centre to centre operable sashes
5 m wide glazing 5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel sloping towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Building A1, A2 & A4
Sill panel will be 600mm from FFL & constructed from 9mm CPC V.
First rated glass panel with RT 3 insulation within metal frame.
Where glazing to all habitable room meets the ground or lower level terrace, they are to be full height glazing with no sash panel.
Window to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A4

Windows in recessed sills in facade, adjacent to stairs, to have 900mm wide glazing with casement window with translucent glass above 185mm high solid CPC sash panel. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

Buildings A1

Windows in recessed sills in facade to be full height 1800mm wide glazing with casement window above 185mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 94

CAR PARK, L10, L11

1. Delete fire stair in northwest carpark.

CAR PARK, L10, PODIUM

2. Delete fire stair in south carpark that discharges on to podium.

3. Relocate fire stair in southeast carpark lobby A1, L10, Podium.

BUILDING A1, L10, L11

4. Extend out bedroom of South West apartment to align glazing on upper floors L14-L16.

BUILDING A1 - 30, Podium

5. Delete external stair - adjust external steps ground to L10.

BUILDING A1, L10, PODIUM

6. Remove steps and replace with roof top planter.

7. Set back balcony side from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

8. Approve masterplan road to replace Dr stair + ramp.

WEST ELEVATION

9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face brick.

SECTION 94

11. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.

BUILDING A1 - A3, ROOF - PLANTSTORES

12. A1 - Rough earth clareway.

13. A1 - A3, extra clareway roof height + adjusted overhang.

14. A3, southern clareway repositioned.

BUILDING A1, A2, A3

15. Replaced garage norms of apartment floors with garbage chutes, adjusted adjacent fire plans and apartment.

EAST ELEVATION

16. Continuous sliding doors to L10 courtyard apartments.

17. Building A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 - A2

19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

A1 BALCONIES - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

21. Building A1 - Deleted opening to comply BCA fire separation.

22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION CC

23. Concrete locate wall at edge balcony to comply BCA fire separation.

SUBSTATION - L10 - WEST ELEV

24. Substation platform developed.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L11 - PLANTSTOREY

26. Reduced plant and extended lobby.

BUILDING A1 - 30, ENTRY

27. Amended A1 Entry to align with levels above.

BUILDING A1 - A2 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 - L11 - PLANTER

29. Deleted planter box.

BUILDING A1 - C, STAIRS

30. Adjusted external steps ground to L10.

MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

GENERAL APARTMENT PLANNING & AREA CHANGES

Resulting from detailed design including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management relocating bin rooms on all floors with garbage chutes. Repanning adjacent apartments.
- Fire Stairs repositioning the run and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.

A2.02.09
1 BED, 1 BTH
NSA = 46.6 m²
BALC = 8.3 m²

A3.02.12
2 BED, 2 BTH
NSA = 78.2 m²
BALC = 10.0 m²

A3.02.11
2 BED, 2 BTH
NSA = 71.4 m²
BALC = 7.1 m²

A3.02.10
2 BED, 2 BTH
NSA = 71.6 m²
BALC = 10.1 m²

A3.02.09
1 BED, 1 BTH + S
NSA = 47.5 m²
BALC = 9.4 m²

A3.02.08
2 BED, 2 BTH
NSA = 65.6 m²
BALC = 8.0 m²

A3.02.07
2 BED, 2 BTH
NSA = 69.5 m²
BALC = 8.0 m²

A3.02.06
2 BED, 2 BTH
NSA = 85.6 m²
BALC = 12.1 m²

A3.02.01
1 BED, 1 BTH
NSA = 49.4 m²
BALC = 9.0 m²

A3.02.13
2 BED, 2 BTH
NSA = 79.3 m²
BALC = 9.4 m²

A3.02.02
2 BED, 2 BTH
NSA = 71.7 m²
BALC = 8.4 m²

A3.02.03
2 BED, 2 BTH
NSA = 73.2 m²
BALC = 8.0 m²

A3.02.05
2 BED, 2 BTH
NSA = 85.9 m²
BALC = 10.7 m²

A3.02.15
2 BED, 2 BTH
NSA = 96.7 m²
BALC = 9.4 m²

A1.02.08
2 BED, 2 BTH
NSA = 72.3 m²
BALC = 9.4 m²

A1.02.07
2 BED, 2 BTH
NSA = 109.9 m²
BALC = 10.0 m²

A1.02.06
2 BED, 2 BTH
NSA = 80.2 m²
BALC = 10.3 m²

A1.02.05
2 BED, 2 BTH
NSA = 69.7 m²
BALC = 7.0 m²

A1.02.03
2 BED, 2 BTH
NSA = 71.4 m²
BALC = 8.5 m²

A1.02.02
2 BED, 2 BTH
NSA = 69.8 m²
BALC = 7.3 m²

A1.02.01
2 BED, 2 BTH
NSA = 75.0 m²
BALC = 10.0 m²

ISSUE	REASON	DATE
P1	FOR PRICING	29.05.14
P2	FOR INFORMATION	06.05.14
P3	FOR DRAFT SECTION 96 ISSUE	25.12.14
P4	FOR SECTION 96 ISSUE	06.08.14

DRAWING LEGEND

1 2 3 1,2,3 BED STORAGE CAGES

DRAWING NOTES

GLAZING TO RECESSED BALCONIES:

Generally:

All glazing to recessed balconies to be full height and 50-60% operable.
2 m wide glazing 2 equal panels with 1 operable sash
3.2m wide glazing 2 equal panels with 2 side stacking operable sashes
3.8m to 4 m wide glazing 4 panels with 2 centre to centre operable sashes
5 m wide glazing 5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS:

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS:

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Building A1, A2 & A4:
Sash panel will be 600mm from FTL & constructed from 9mm CPC V.
First-ratified plasterboard with RT 3 insulation within metal frame.
Where glazing to all habitable room meets the ground or lower level terrace, they are to be full height glazing with no sash panel.
Window to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A4:
Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 850mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

Buildings A1:
Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 850mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 96

CAR PARK, L10, L11

1. Delete fire stair in northwest carpark.

CAR PARK, L10, PODIUM

2. Delete fire stair in south carpark that discharges on to podium.

CAR PARK, L10, L11

3. Extend out bedroom of South West apartment to align glazing on upper floors L4-L6.

BUILDING A1 - 30, Podium

4. Delete external stair - adjust external steps ground to L10.

BUILDING A1 - L10, PODIUM

5. Remove steps and replace with roof top planter.

6. Set back balconies from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

7. Approved masterplan road to replace DR stair + ramp.

WEST ELEVATION

8. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

9. Building A2 - Change to all face brick.

SECTION 96

10. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.

BUILDING A1 - A3, ROOF - PLANTSTORES

11. A1 - rough earth cladding.

12. A1 - A3, extra cladding roof height + adjusted overhang.

13. A3, southern cladding repositioned.

BUILDING A1, A3, + A3

14. Replaced garage norms of apartment floors with garage chutes, adjusted adjacent fire plans and apartment.

EAST ELEVATION

15. Continuous sliding doors to L10 courtyard apartments.

16. Building A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

17. Relocated car share space from carpark entry and move garage door.

BUILDING A1 + A2

18. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

AT BRICKWORK - EAST AND WEST FACADES

19. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

20. Building A1 - Deleted opening to comply BCA fire separation.

21. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION 96

22. Concrete locate wall at edge balcony to comply BCA fire separation.

SUBSTATION - L10 - WEST ELEV

23. Substation platform developments.

BUILDING SEPARATION

24. Revised separation between building blocks.

BUILDING A3 - L11 - PLANTSTOREY

25. Reduced plant and extended lobby.

BUILDING A1 - 30, ENTRY

26. Amended A1 Entry to align with levels above.

BUILDING A1 + A2 - SKYLIGHTS

27. Deleted skylights.

BUILDING A3 - L11 - PLANTER

28. Deleted planter box.

BUILDING A1 - C, STAIRS

29. Adjusted external steps ground to L10.

MASTERPLAN APPROVED ROAD

30. Stage 1 temporary turning circle added.

GENERAL APARTMENT PLANNING & AREA CHANGES

(resulting from detailed design) including:

- Services coordination size and position of service risers.

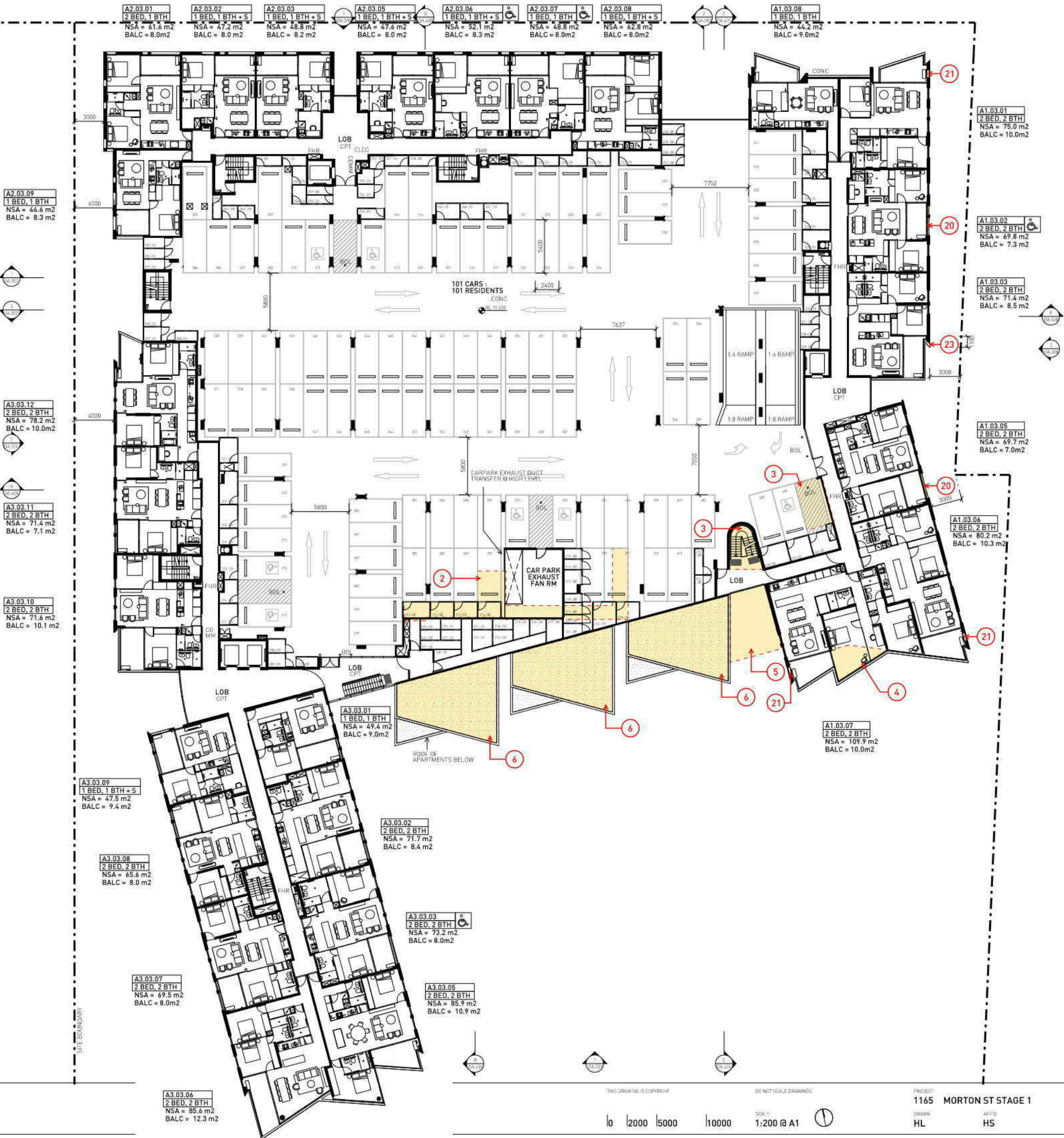
- Structure coordination position and size of structural walls and columns.

- Waste management relocating bin rooms on all floors with garbage chutes. Replanning adjacent apartments.

- Fire Stairs repositioning the run and position of stairs in response to the BCA and Fire Engineering advice.

- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to marketing advice.

- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



ISSUE	REASON	DATE
P1	FOR PRELIM	29.05.14
P2	FOR COORDINATION	31.05.14
P3	FOR INFORMATION	04.06.14
P4	FOR DRAFT SECTION 94 ISSUE	23.07.14
P5	FOR SECTION 94 ISSUE	06.06.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES:

Generally:

All glazing to recessed balconies to be full height and 50-60% operable.
 2 m wide glazing 2 equal panels with 1 operable sash
 3.2m wide glazing 3 equal panels with 2 side stacking operable sashes
 3.8m to 4 m wide glazing 4 panels with 2 centre to centre operable sashes
 5 m wide glazing 5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS:

Glazing to living spaces opening onto terraces to be full height.
 Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
 The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS:

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS:

Buildings A1, A2 & A4
 Sash and panels will be 600mm from FTL & constructed from 9mm CFC V.
 Fire-rated glazing board with RT 3 insulation within metal frame.
 Where glazing to all habitable rooms meets the ground or lower level terrace, they are to be full height glazing with no sash panel.
 Windows to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS:

Buildings A1, A2 & A4
 Windows in recessed doors in facade, adjacent to stairs, to have 900mm wide glazing with casement window with translucent glass above 185mm high solid CFC sash panel.
 Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

Buildings A3
 Windows in recessed doors in facade to be full height 1800mm wide glazing with casement window above 185mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 94

CAR PARK, L10, L11

1. Delete fire stair in northwest carpark.

CAR PARK, L10, PODIUM

2. Delete fire stair in south carpark that discharges on to podium.

BUILDING A1, L10, L11

3. Extend out bedroom of South West apartment to align glazing on upper floors L4-L6.

BUILDING A1 - 30, Podium

5. Delete external stair + adjust external steps ground to L10.

BUILDING A1, L10, PODIUM

6. Remove steps and replace with roof top planter.
 7. Set back balconies from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

8. Approve masterplan road to replace Dr stair + ramp.

WEST ELEVATION

9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face brick.

SECTION 94

11. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.

BUILDING A1 - A3, ROOF - PLANTSTORES

12. A1 - Rough north clercory.

13. A1 + A3, south clercory roof height + adjusted overhang.

14. A3, southern clercory repositioned.

BUILDING A1, A3, + A3

15. Replaced garage norms of apartment floors with garbage chutes, adjusted adjacent fire plans and apartment.

EAST ELEVATION

16. Continuous sliding doors to L10 courtyard apartments.

17. Replacing A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 + A2

19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

A1 BALCONIES - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

21. Building A1 - Deleted opening to comply BCA fire separation.

22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION 94

23. Concrete locate wall at edge balcony to comply BCA fire separation.

SUBSTATION, L10 - WEST ELEV

24. Substation platform developments.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L11 - PLANTSTOREY

26. Reduced plant and extended lobby.

BUILDING A1 - 30, ENTRY

27. Amended A1 Entry to align with levels above.

BUILDING A1 + A2 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 - L11 - PLANTER

29. Deleted planter box.

BUILDING A1 - C, STAIRS

30. Adjusted external steps ground to L10.

MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

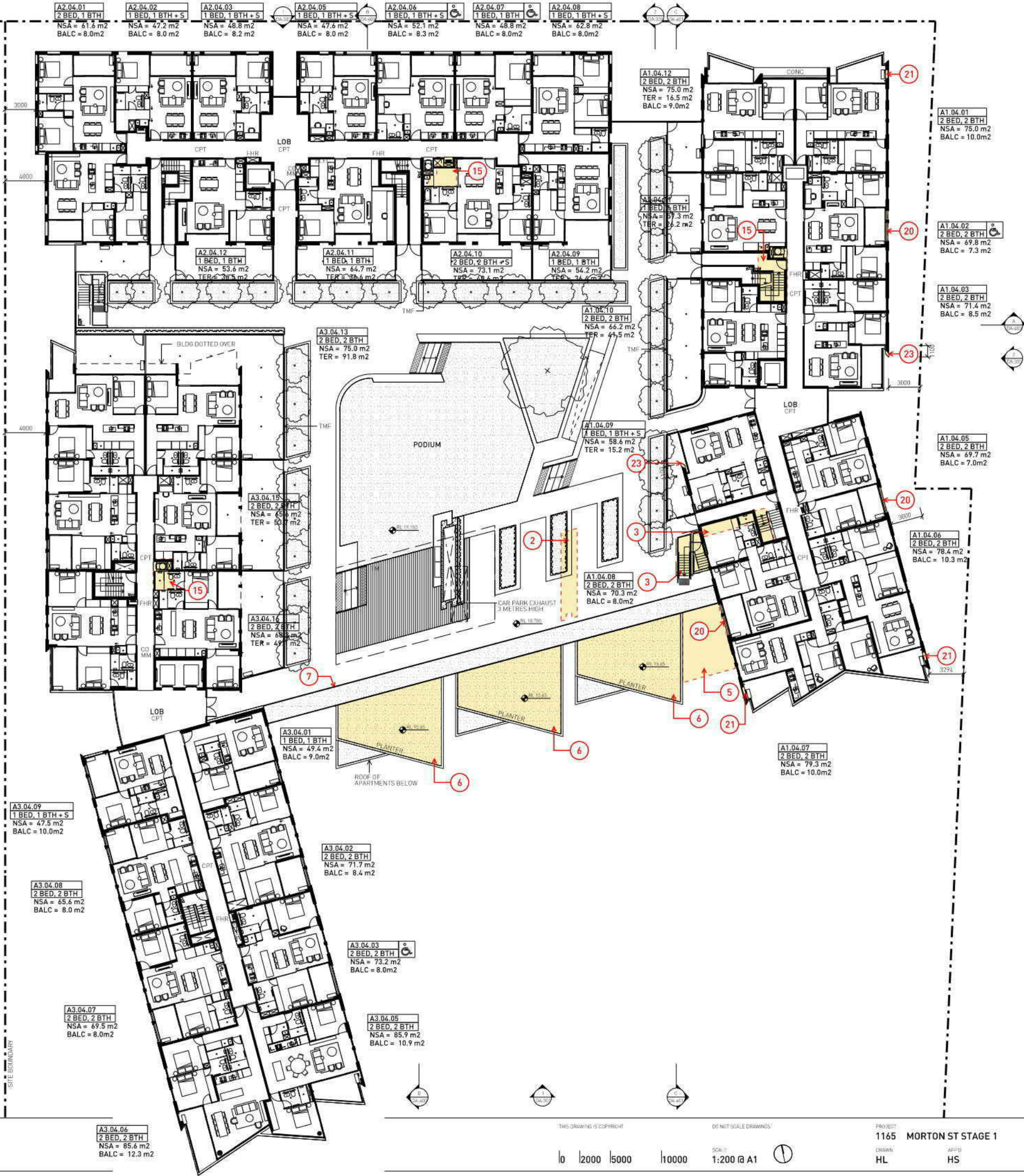
GENERAL APARTMENT PLANNING & AREA CHANGES

(resulting from detailed design) including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management relocating bin rooms on all floors with garbage chutes. Replanning adjacent apartments.
- Fire Stairs updating the run and position of stairs in response to the BCA and Fire Engineering advice.

Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.

Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



ISSUE	REASON	DATE
P1	FOR PRICING	29.04.14
P2	FOR INFORMATION	05.05.14
P3	FOR DRAFT SECTION 94 ISSUE	25.07.14
P4	FOR SECTION 94 ISSUE	04.08.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally:

- All glazing to recessed balconies to be full height and 50-60% operable.
- 2 m wide glazing: 2 equal panels with 1 operable sash.
- 3 m wide glazing: 2 equal panels with 2 side stacking operable sashes.
- 3.8 m to 4 m wide glazing: 4 panels with 2 centre to centre operable sashes.
- 5 m wide glazing: 5 panels with 3 centre side stacking operable sashes.

GLAZING TO TOP FLOOR APARTMENTS

- Glazing to living spaces opening onto terraces to be full height.
- Bedrooms opening onto terraces to have 1800mm high walls with a 1 m wide full height glazed panel along towards the living space.
- The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

- All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

- Building A1, A2 & A4: Sill panel will be 600mm from FTL & constructed from 9mm CFC V. Fire-rated plasterboard with RT 3 insulation within metal frame.
- Where glazing to all habitable room meets the ground or lower level terrace, they are to be full height glazing with no spandrel.
- Window to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

- Buildings A1, A2 & A4: Windows in recessed slots in facade, adjacent to stairs, to have 1000mm wide glazing with casement window with translucent glass above 185mm high solid CFC spandrel. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

- Buildings A1: Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 185mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

- The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 94

CAR PARK, L10, L11

- 1. Delete fire stair in northwest carpark.

CAR PARK, L10, PODIUM

- 2. Delete fire stair in south carpark that discharges on to podium.

SUBSTATION, L10, L11

- 3. Extend out bedroom of South West apartment to align glazing on upper floors L14-L16.

BUILDING A1 - 30, Podium

- 5. Delete external stair - adjust external steps ground to L10.

BUILDING A1 - L10, PODIUM

- 6. Remove steps and replace with roof top planter.

- 7. Set back balconies from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

- 8. Approve masterplan road to replace Dr stair + ramp.

WEST ELEVATION

- 9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

- 10. Building A2 - Change to all face brick.

SECTION 94

- 11. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.

BUILDING A1 - A3, ROOF - PLANT ROOMS

- 12. A1 - rough earth clareway.

- 13. A1 - A3, terra cotta roof height + adjusted overhang.

- 14. A3, southern clareway repositioned.

BUILDING A1, A3, + A3

- 15. Replaced garbage rooms of apartment floors with garbage chutes, adjacent adjacent fire plans and apartment.

EAST ELEVATION

- 16. Continuous sliding doors to L10 courtyard apartments.

- 17. Building A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

- 18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 - A3

- 19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

A1 BALCONIES - EAST AND WEST FACADES

- 20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

- 21. Building A1 - Deleted opening to comply BCA fire separation.

- 22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION CC

- 23. Concrete locate wall at edge balcony to comply BCA fire separation.

SUBSTATION, L10 - WEST ELEV

- 24. Substation platform developments.

BUILDING SEPARATION

- 25. Revised separation between building blocks.

BUILDING A3 - L11 - PLANT ROOM

- 26. Reduced plant and extended lobby.

BUILDING A1 - 30, ENTRY

- 27. Amended A1 Entry to align with levels above.

BUILDING A1 - A3 - SKYLIGHTS

- 28. Deleted skylights.

BUILDING A3 - L11 - PLANTER

- 29. Deleted planter box.

BUILDING A1 - C, STAIRS

- 30. Adjusted external steps ground to L10.

MASTERPLAN APPROVED ROAD

- 31. Stage 1 temporary turning circle added.

GENERAL APARTMENT PLANNING & AREA CHANGES

- (resulting from detailed design) including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management replacing bin rooms on all floors with garbage chutes. Replacing adjacent apartments.
- Fire Stairs appointing the use and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



ISSUE	REASON	DATE
01	FOR PRELIMINARY	20.08.14
02	FOR INFORMATION	04.09.14
03	FOR DRAFT SECTION 94 ISSUE	20.09.14
04	FOR SECTION 94 ISSUE	04.09.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally:

All glazing to recessed balconies to be full height and 50-60% operable.
2 m wide glazing 2 equal panels with 1 operable sash
3 m wide glazing 3 equal panels with 2 side stacking operable sashes
3.6m to 4 m wide glazing 4 panels with 2 centre to centre operable sashes
5 m wide glazing 5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Building A1, A2 & A4
Sash panel will be 600mm from FTL & constructed from 9mm CFC V.
Fire-rated plasterboard with RT 3 insulation within metal frame.
Where glazing to all habitable room meets the ground or lower level terrace, they are to be full height glazing with no spandrel.
Window to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A4
Windows in recessed slots in facade, adjacent to stairs, to have 900mm wide glazing with casement window with translucent glass above 185mm high solid CFC spandrel. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

Buildings A1
Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 185mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 94

CAR PARK, L10, L11

1. Delete fire stair in northwest carpark.

CAR PARK, L10, PODIUM

2. Delete fire stair in south carpark that discharges on to podium.

3. Relocate fire stair in southeast carpark lobby A11, L10, Podium.

BUILDING A1, L10, L11

4. Extend out bedroom of South West apartments to align glazing on upper floors L14-L16.

BUILDING A1 - 30, Podium

5. Delete external stair - adjust external steps ground to L10.

BUILDING A1, L10, PODIUM

6. Remove steps and replace with roof top planter.

7. Set back balconies from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

8. Approve masterplan road to replace DR stair + ramp.

WEST ELEVATION

9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face brick.

SECTION 94

11. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.

BUILDING A1 - A3, ROOF - PLANTSTORES

12. A1, rough north clercory.

13. A1 + A3, extra clercory roof height + adjusted overhang.

14. A3, southern clercory repositioned.

BUILDING A1, A3 + A3

15. Replaced garage norms of apartment floors with garbage chutes, adjusted adjacent fire plans and apartment.

EAST ELEVATION

16. Continuous sliding doors to L10 courtyard apartments.

17. Building A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 + A2

19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

A1 BALCONIES - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

21. Building A1 - Deleted opening to comply BCA fire separation.

22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION CC

23. Concrete locate wall at edge balcony to comply BCA fire separation.

SUBSTATION, L10 - WEST ELEV

24. Substation platform developed.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L11 - PLANTSTOREY

26. Reduced plant and extended lobby.

BUILDING A1 - 30, ENTRY

27. Amended A1 Entry to align with levels above.

BUILDING A1 + A2 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 - L11 - PLANTER

29. Deleted planter box.

BUILDING A1 - C, STAIRS

30. Adjusted external steps ground to L10.

MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

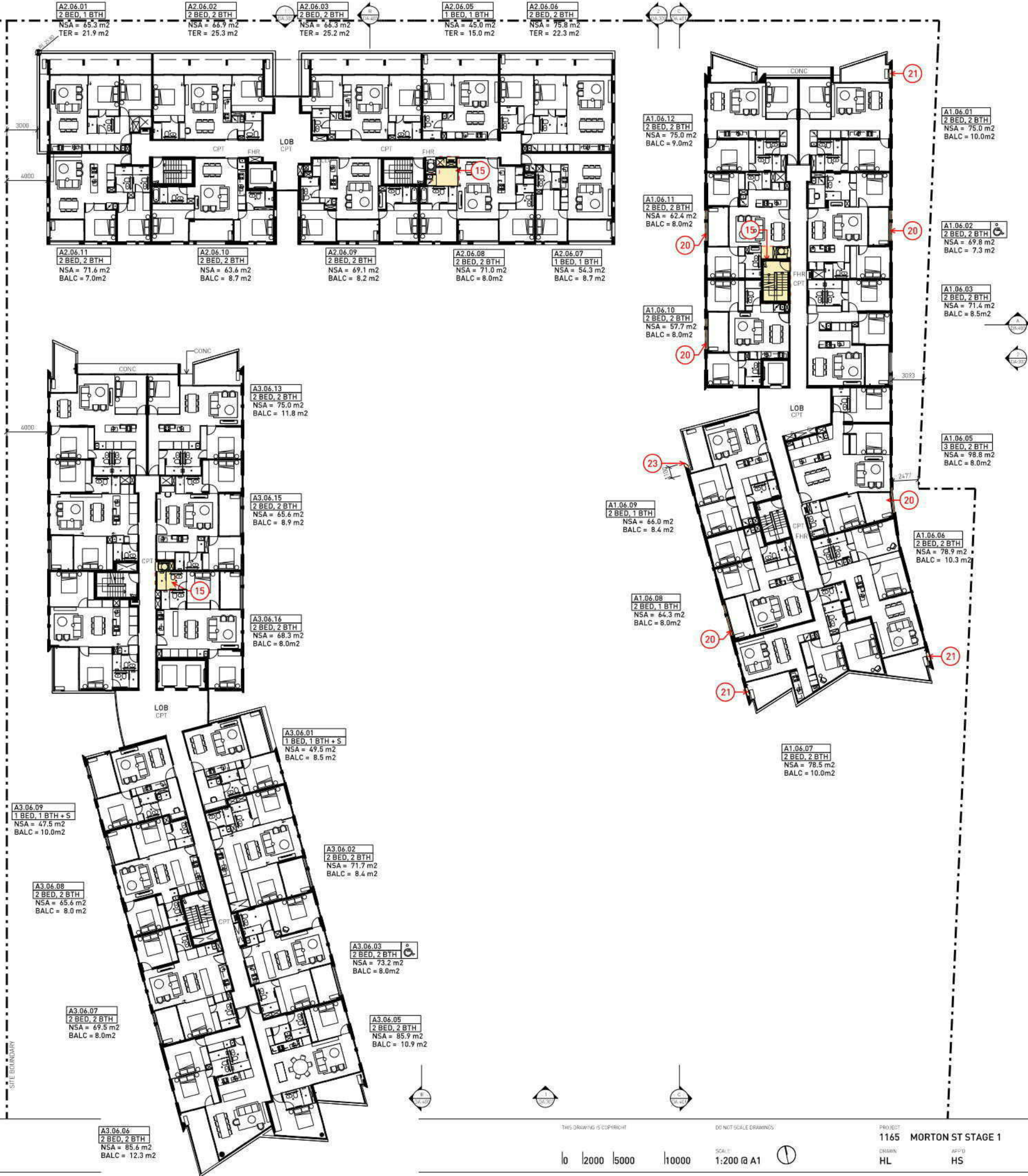
GENERAL APARTMENT PLANNING & AREA CHANGES

(resulting from detailed design) including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management relocating bin rooms on all floors with garbage chutes. Reprogramming adjacent apartments.
- Fire Stairs supporting the new and possible all stairs in response to the BCA and Fire Engineering advice.

Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.

Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



ISSUE	REASON	DATE
P1	FOR PRICING	29.11.14
P2	FOR INFORMATION	06.05.14
P3	FOR DRAFT SECTION 96 ISSUE	25.12.14
P4	FOR SECTION 96 ISSUE	06.08.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally:

All glazing to recessed balconies to be full height and 50-60% operable.
2 m wide glazing: 2 equal panels with 1 operable sash
3.2 m wide glazing: 2 equal panels with 2 side stacking operable sashes
3.8 m to 4 m wide glazing: 4 panels with 2 centre to centre operable sashes
5 m wide glazing: 5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Buildings A1, A2 & A4:
Splayed panels will be 600mm from FFL & constructed from 9mm CFC V, fire-rated plasterboard with RT 3 insulation within metal frame.
Where glazing to all habitable rooms meets the ground or lower level terrace, they are to be full height glazing with no splayed.
Windows to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A4:
Windows in recessed sills in facade, adjacent to sabbies, to have 900mm wide glazing with casement window with translucent glass above 185mm high solid CFC splayed. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

Buildings A3:
Windows in recessed sills in facade to be full height 1800mm wide glazing with casement window above 185mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 96

CAR PARK, L10, L11

1. Delete fire stair in northwest carpark.

CAR PARK, L10, PODIUM

2. Delete fire stair in south carpark that discharges on to podium.

SUB-DIVISION, L10, L11

3. Extend out bedroom of South West apartments to align glazing on upper floors L4-L6.

BUILDING A1 - 30, Podium

5. Delete external stair + adjust external steps ground to L10.

BUILDING A1 - L10, PODIUM

6. Remove steps and replace with roof top planter.

7. Set back balconies from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

8. Approver masterplan road to replace Dr stair + ramp.

WEST ELEVATION

9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face brick.

SECTION 88

11. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.

BUILDING A1 - A3, ROOF - OVERSTORIES

12. A1, north north clercostory.

13. A1 + A3, extra clercostory roof height + adjusted overhang.

14. A3, southern clercostory repositioned.

BUILDING A1, A3 + A3

15. Replaced garage norms of apartment floors with garbage chutes, adjusted adjacent fire plans and apartment.

EAST ELEVATION

16. Continuous sliding doors to L10 courtyard apartments.

17. Building A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 + A2

19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

A1 BALCONIES - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated splayed panels to comply with BCA.

21. Building A1 - Deleted opening to comply BCA fire separation.

22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION 00

23. Extended facade wall at edge balcony to comply BCA fire separation.

SUBSTATION - L10 - WEST ELEV

24. Substation platform sloped.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L1 - PLANT/LOBBY

26. Reduced plant and extended lobby.

BUILDING A1 - 30, ENTRY

27. Amended A1 Entry to align with levels above.

BUILDING A1 + A2 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 - L1 - PLANTER

29. Deleted planter box.

BUILDING A1 - C, STAIRS

30. Adjusted external steps ground to L10.

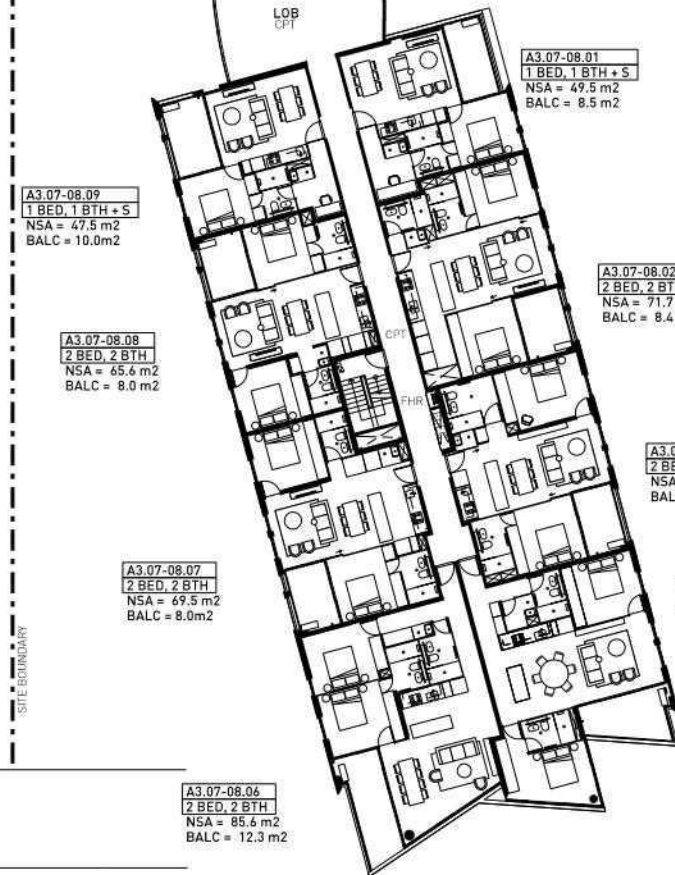
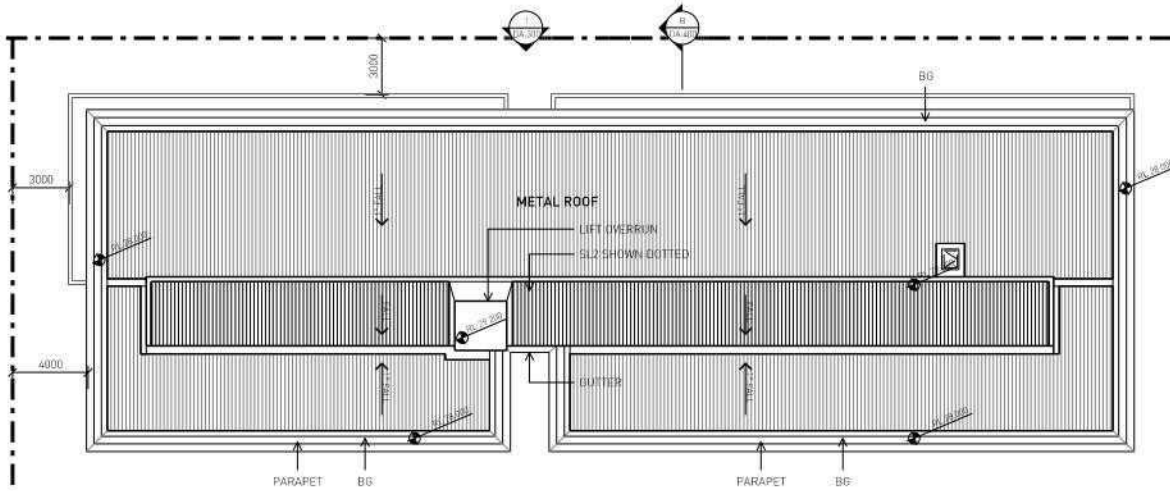
MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

GENERAL APARTMENT PLANNING & AREA CHANGES

(resulting from detailed design) including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management relocating bin rooms on all floors with garbage chutes. Repanning adjacent apartments.
- Fire Stairs accepting the new and possible all stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



ISSUE	REASON	DATE
P1	FOR PRICING	29.04.14
P2	FOR INFORMATION	05.05.14
P3	FOR DRAFT SECTION 94 ISSUE	25.07.14
P4	FOR SECTION 94 ISSUE	04.08.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally

All glazing to recessed balconies to be full height and 50-60% operable.	
2 m wide glazing	2 equal panels with 1 operable sash
3.2m wide glazing	2 equal panels with 2 side stacking operable sashes
3.8m to 4 m wide glazing	4 panels with 2 centre to centre to centre operable sashes
5 m wide glazing	5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Buildings A1, A2 & A4
Sash and panel sills will be 600mm from FTL and constructed from 9mm GFC V, fire-rated plasterboard with RT 3 insulation within metal frame.
Where glazing to all habitable rooms meets the ground or lower level terrace, they are to be full height glazing with no sash panel.
Windows to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A4
Windows in recessed doors in facade, adjacent to stairs, to have 1000mm wide glazing with casement window with translucent glass above 185mm high solid GFC sash panel. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

Buildings A3
Windows in recessed doors in facade to be full height 1800mm wide glazing with casement window above 185mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 94

- CAR PARK, L1 & L2
1. Delete fire stair in northwest carpark.
CAR PARK, L2 PODIUM
2. Delete fire stair in south carpark that discharges on to podium.
3. Relocate fire stair in southeast carpark lobby A1/L1, L2 Podium.
SUBORDINATE L1 & L2
4. Extend out bedroom of South West apartments to align glazing on upper floors L4-L6.
BUILDING A1 - 30. Podium
5. Delete external stair - adjust external steps ground to L1B.
BUILDING A1 - L1B PODIUM
6. Remove steps and replace with roof top planter.
7. Set back balustrade from southern edge of podium.
MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1
8. Approved masterplan road to replace DR stair + ramp.
WEST ELEVATION
9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.
10. Building A2 - Change to all face brick.

SECTION 94

11. Building A3, East Elev - Simplified two storey set back glazed wall to L1B-L2.
BUILDING A1 - A3 ROOF - PLASTERBOARDS
12. A1, rough earth cladding.
13. A1 + A3, extra conservatory roof height + adjusted overhang.
14. A3, southern conservatory repositioned.

BUILDING A1, A2 + A3
15. Replaced garage norms of apartment floors with garbage chutes, adjacent adjacent fire plans and apartment.

EAST ELEVATION

16. Continuous sliding doors to L1B courtyard apartments.
17. Building A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L1B

18. Relocated car share space from carpark entry and move garage door.
BUILDING A1 + A2
19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

A1 BALCONIES - EAST AND WEST FACADES
20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.
21. Building A1 - Deleted opening to comply BCA fire separation.
22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION CC
23. Extended facade wall at edge balcony to comply BCA fire separation.

SUBSTATION - L1B - WEST ELEV.
24. Substation platform developed.

BUILDING SEPARATION
25. Revised separation between building blocks.

BUILDING A3 - L1 - PLANT LOBBY
26. Reduced plant and extended lobby.

BUILDING A1 - 30 - ENTRY
27. Amended A1 Entry to align with levels above.

BUILDING A1 + A2 - SKYLIGHTS
28. Deleted skylights.

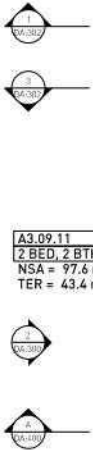
BUILDING A3 - L1 - PLANTER
29. Deleted planter box.

BUILDING A1 - 30 - STAIRS
30. Adjusted external steps ground to L1B.

MASTERPLAN APPROVED ROAD
31. Stage 1 temporary turning circle added.

GENERAL APARTMENT PLANNING & AREA CHANGES
Resulting from detailed design including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management replacing bin rooms on all floors with garbage chutes. Repanning adjacent apartments.
- Fire Stairs updating the run and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



A3.09.11
2 BED, 2 BTH
NSA = 97.6 m2
TER = 43.4 m2

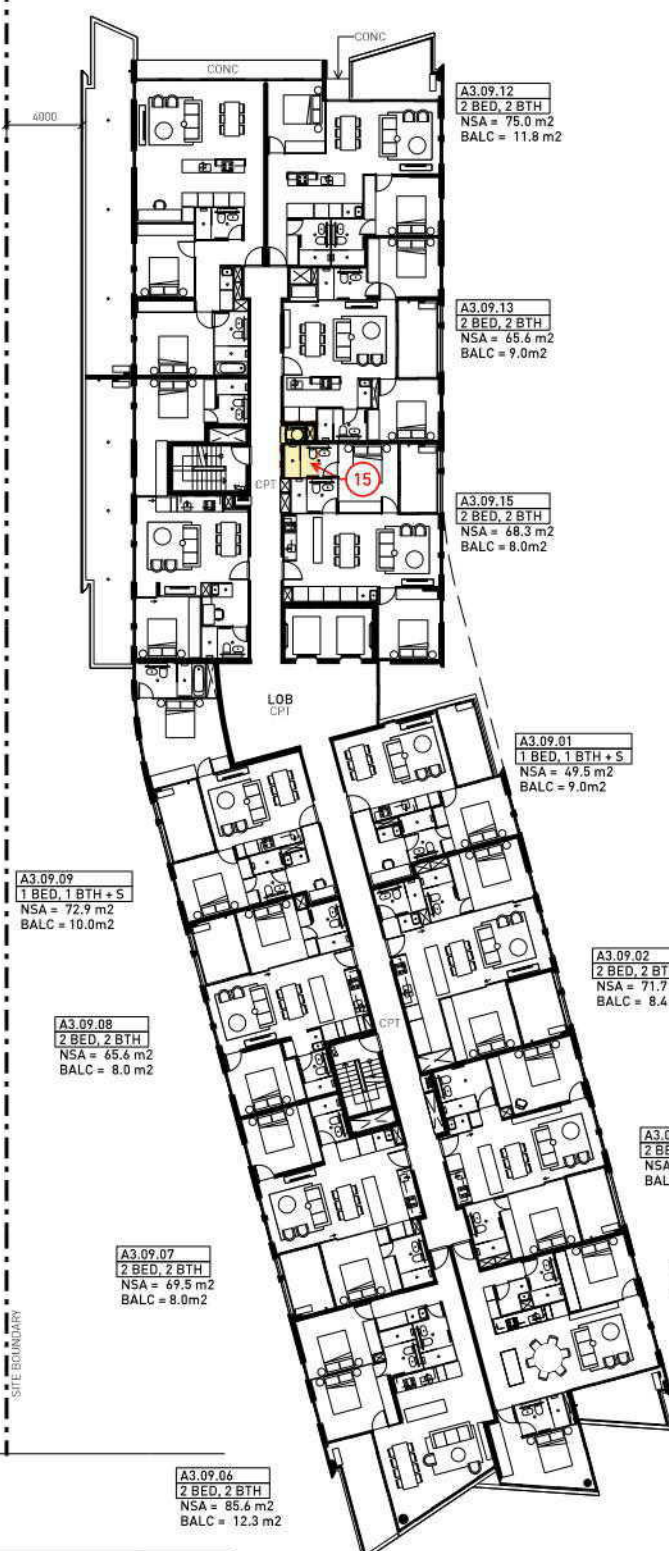
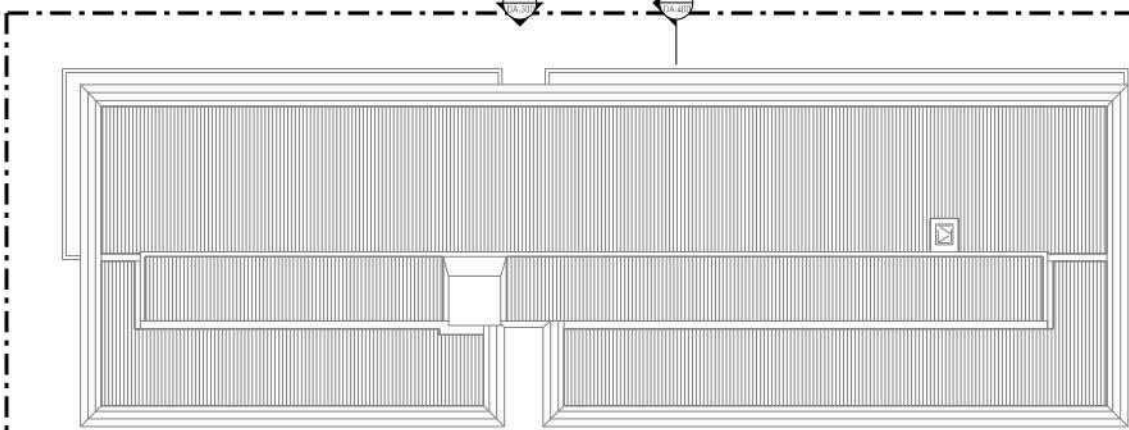
A3.09.10
2 BED, 2 BTH + S
NSA = 70.7 m2
TER = 35.4 m2

A3.09.09
1 BED, 1 BTH + S
NSA = 72.9 m2
BALC = 10.0 m2

A3.09.08
2 BED, 2 BTH
NSA = 65.6 m2
BALC = 8.0 m2

A3.09.07
2 BED, 2 BTH
NSA = 69.5 m2
BALC = 8.0 m2

A3.09.06
2 BED, 2 BTH
NSA = 85.6 m2
BALC = 12.3 m2



A3.09.12
2 BED, 2 BTH
NSA = 75.0 m2
BALC = 11.8 m2

A3.09.13
2 BED, 2 BTH
NSA = 65.6 m2
BALC = 9.0 m2

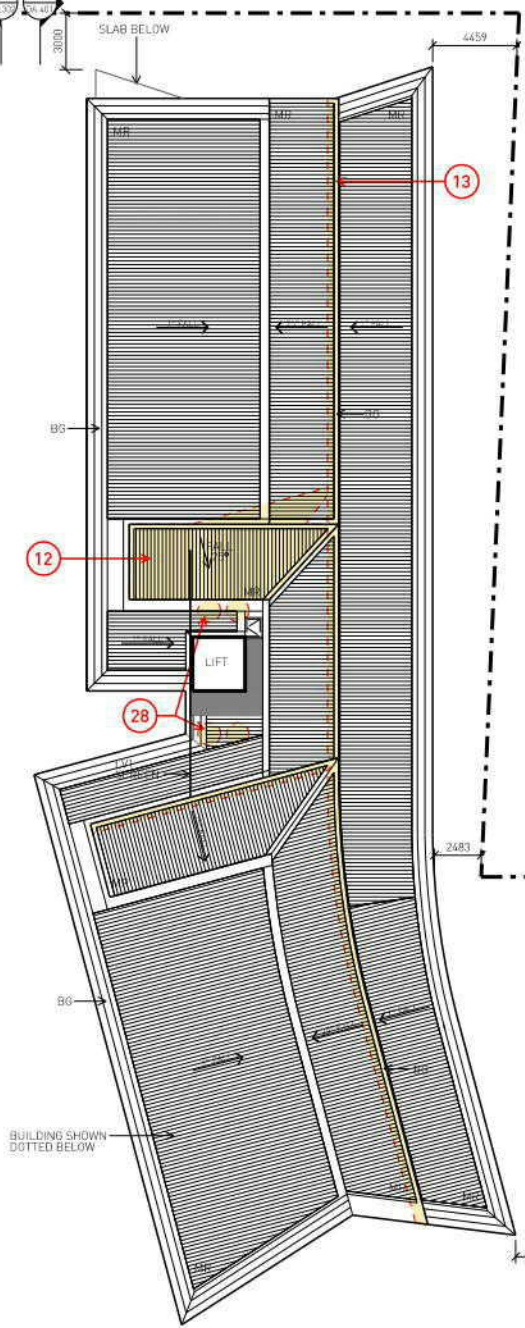
A3.09.15
2 BED, 2 BTH
NSA = 68.3 m2
BALC = 8.0 m2

A3.09.01
1 BED, 1 BTH + S
NSA = 49.5 m2
BALC = 9.0 m2

A3.09.02
2 BED, 2 BTH
NSA = 71.7 m2
BALC = 8.4 m2

A3.09.03
2 BED, 2 BTH
NSA = 73.2 m2
BALC = 8.0 m2

A3.09.05
2 BED, 2 BTH
NSA = 85.9 m2
BALC = 10.9 m2



ISSUE	REASON	DATE
P1	FOR PRICING	29.04.14
P2	FOR INFORMATION	05.05.14
P3	FOR DRAFT SECTION 94 ISSUE	25.07.14
P6	FOR SECTION 94 ISSUE	06.08.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally

All glazing to recessed balconies to be full height and 50-60% operable.
2 m wide glazing 2 equal panels with 1 operable sash
3.2m wide glazing 2 equal panels with 2 side stacking operable sashes
3.8m to 4 m wide glazing 4 panels with 2 centre to centre to centre operable sashes
5 m wide glazing 5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Building A1, A2 & A4
Sill panel panels will be 600mm from FTL & constructed from 9mm CFC V.
Fire-rated plasterboard with RT 3 insulation within metal frame.
Where glazing to all habitable rooms meets the ground or lower level terrace, they are to be full height glazing with no sash panel.
Windows to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A4
Windows in recessed slots in facade, adjacent to sabbies, to have 800mm wide glazing with casement window with translucent glass above 185mm high solid CFC sash panel. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

Buildings A3
Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 800mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 94

CAR PARK, L10 - L11

1. Delete fire stair in northwest carpark.

CAR PARK, L10 - PODIUM

2. Relocate fire stair in south carpark that discharges on to podium.

SUB-PODIUM, L10 - L11

3. Extend out bedroom of South West apartments to align glazing on upper floors L4-L6.

BUILDING A1 - 30 - Podium

5. Delete external stair - adjust external steps ground to L10.

BUILDING A1 - L10 - PODIUM

6. Remove steps and replace with roof top planter.

7. Set back balustrade from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

8. Approved masterplan road to replace DR stair + ramp.

WEST ELEVATION

9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face brick.

SECTION 94

11. Building A3, East Elev - Simplifies two storey set back glazed wall to L10-L11.

BUILDING A1 - A3 - ROOF - PLANT ROOMS

12. A1 - rough earth cladding.

13. A1 - A3, extra clerestory roof height + adjusted overhang.

14. A3, southern clerestory repositioned.

BUILDING A1 - A3 - A3

15. Relocated garage ramps of apartment floors with garbage chutes, adjusted adjacent fire plans and apartment.

EAST ELEVATION

16. Continuous sliding doors to L10 courtyard apartments.

17. Building A1 entry, concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 - A3

19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

A1 BALCONIES - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

21. Building A1 - Deleted opening to comply BCA fire separation.

22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION 94

23. Extended facade wall at edge balcony to comply BCA fire separation.

SUBSTATION - L10 - WEST ELEV

24. Substation platform developed.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L11 - PLANT ROOM

26. Reduced plant and extended lobby.

BUILDING A1 - 30 - ENTRY

27. Amended A1 Entry to align with levels above.

BUILDING A1 - A3 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 - L11 - PLANTER

29. Deleted planter box.

BUILDING A1 - 30 - STAIRS

30. Adjusted external steps ground to L10.

MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

GENERAL APARTMENT PLANNING & AREA CHANGES

Resulting from detailed design including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management replacing bin rooms on all floors with garbage chutes. Replanning adjacent apartments.
- Fire Stairs updating the run and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



SITE BOUNDARY

1 LEVEL 11 PLAN

A3.11.05
3 BED, 2 BTH
NSA = 112.4 m2
TER = 61.5 m2

A3.11.07
3 BED, 2 BTH
NSA = 102.8 m2
TER = 131.8 m2

A3.11.08
2 BED, 2 BTH
NSA = 78.7 m2
TER = 30.6 m2

A3.11.01
2 BED, 2 BTH
NSA = 77.9 m2
TER = 35.3 m2

A3.11.02
3 BED, 2 BTH
NSA = 83.8 m2
TER = 32.4 m2

A3.11.03
3 BED, 2 BTH
NSA = 101.3 m2
TER = 51.7 m2



SITE BOUNDARY

2 ROOF PLAN - A3

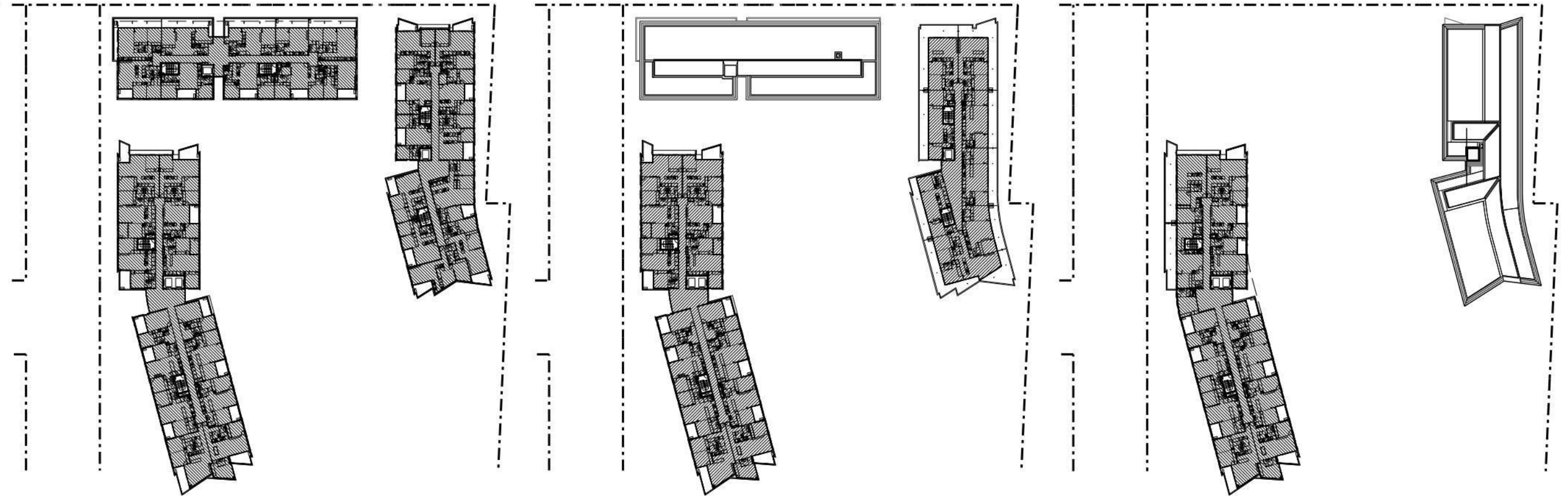
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SCALE: 1:200 @ A1

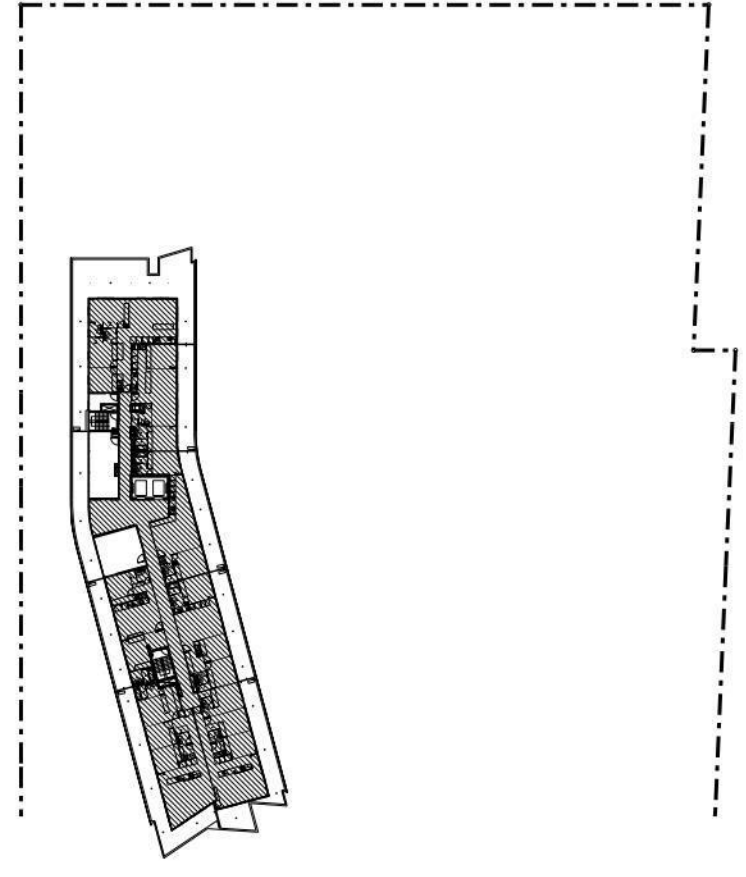
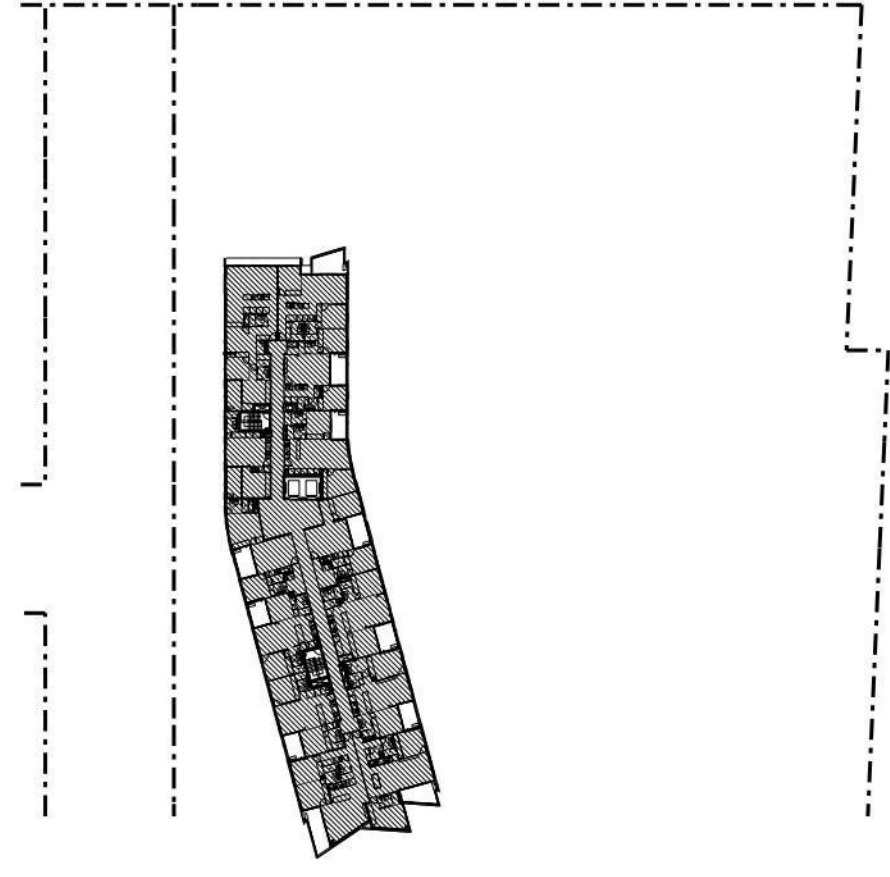




LEVEL 6 GFA

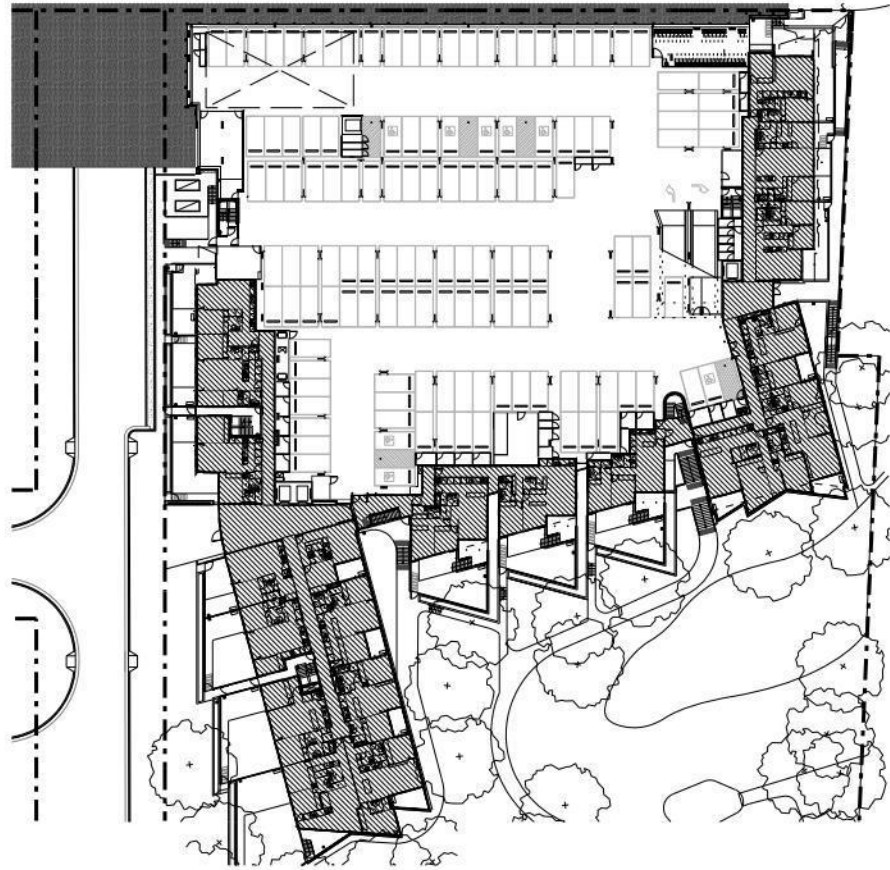
LEVEL 7 & 8 GFA

LEVEL 9 GFA



LEVEL 10 GFA

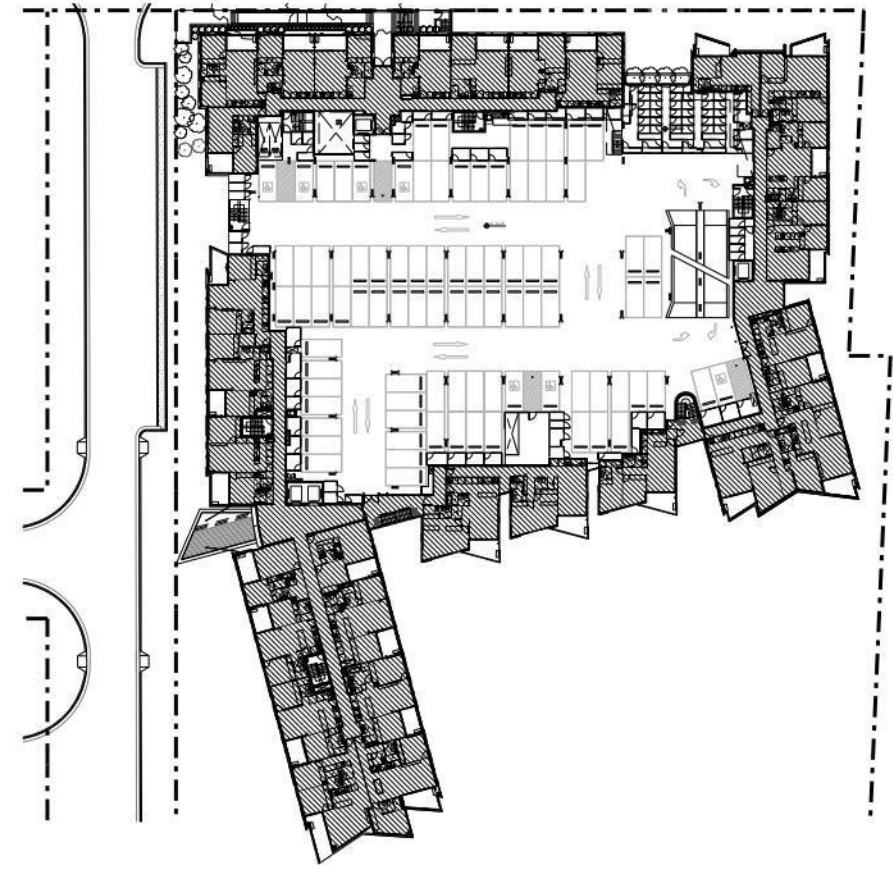
LEVEL 11 GFA



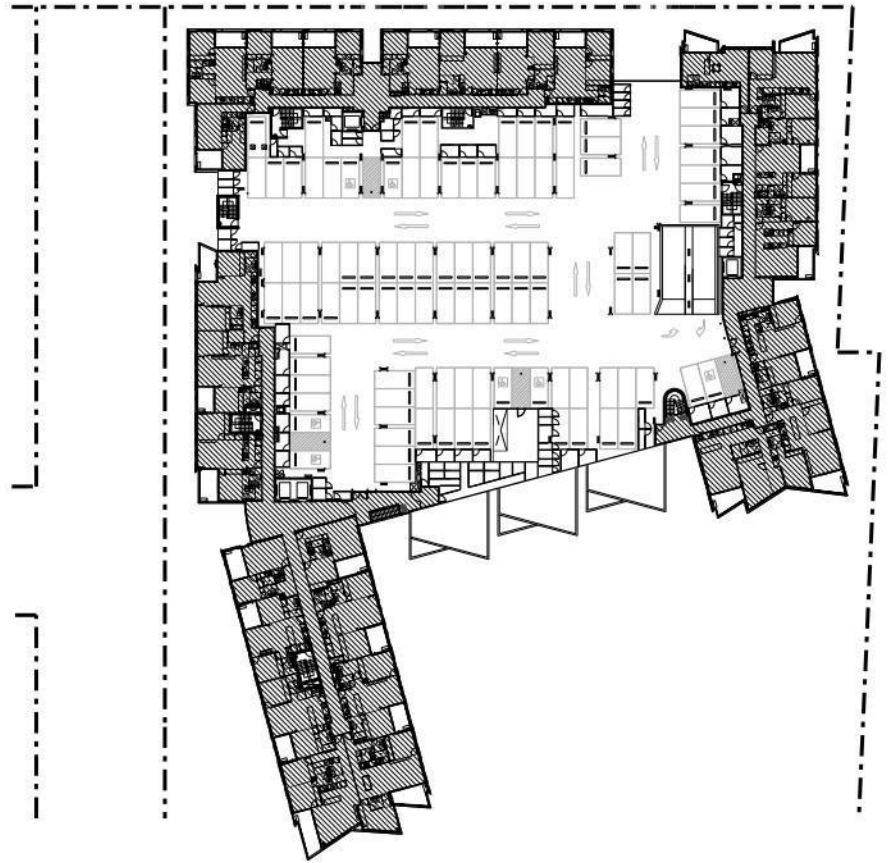
LEVEL GROUND GFA



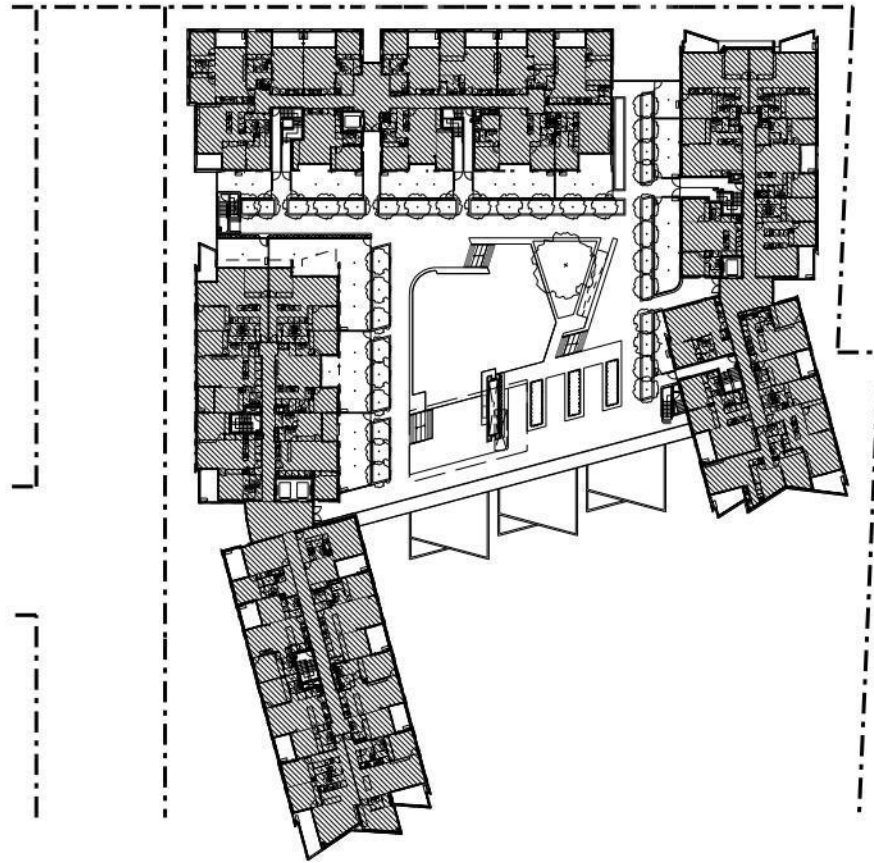
LEVEL 1 GFA



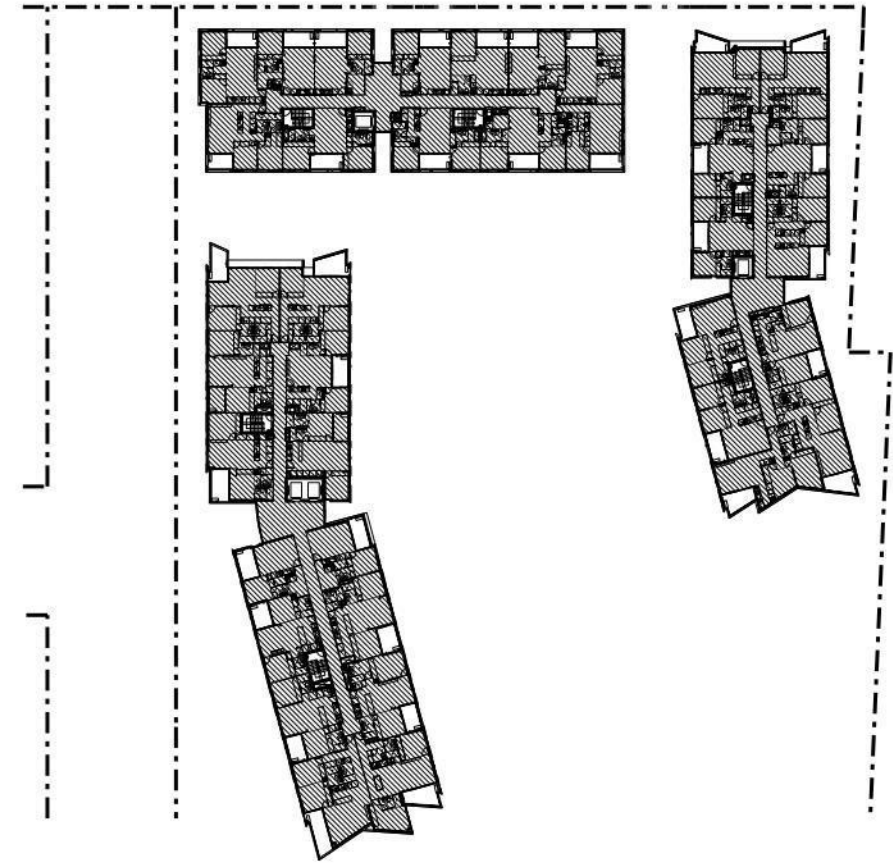
LEVEL 2 GFA



LEVEL 3 GFA



LEVEL 4 PODIUM GFA



LEVEL 5 GFA



ISSUE	REASON	DATE
P1	FOR PRCING	28.04.14
P2	FOR INFORMATION	04.05.14
P3	FOR DRAFT SECTION 96 ISSUE	25.12.14
P4	FOR SECTION 96 ISSUE	04.08.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally

All glazing to recessed balconies to be full height and 50-60% operable.
2 m wide glazing 2 equal panels with 1 operable sash
3.2m wide glazing 2 equal panels with 2 side stacking operable sashes
3.8m to 4 m wide glazing 4 panels with 2 centre to centre operable sashes
5 m wide glazing 5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have a 1800mm high sill with a 1 m wide full height glazed panel along towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with insect screens where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Buildings A1, A2 & A3

Sound rated panels will be 600mm from FFL & constructed from 3mm CFC V.
Insulated glass unit with RT 3 insulation within metal frame.
Where glazing is all habitable room, meets the ground or lower level terrace, they are to be full height glazing with no splayed.
Window to bedrooms at ground level or podium will have a glazed sill with transoms of 1800mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A3

Windows in recessed slots in facade, adjacent to stairs, to have 800mm wide glazing with casement window with translucent glass above 1800mm high solid CFC splayed. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

Buildings A2

Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 1800mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 96

CAR PARK, LID, LID

1. Delete fire stair in northwest carpark.

CAR PARK, LID, PODIUM

2. Delete fire stair in south carpark that discharges on to podium.

3. Reallocate fire stair in southeast carpark lobby A1/LID, Podium.

BURCHING, LID, LID

4. Amend out platform of South West apartments to align glazing on upper floors L4-L5.

BUILDING A1 - GC, Podium

5. Delete external stair 7 adjust external steps ground to LBB.

BUILDING A1 - LID, PODIUM

6. Remove steps and replace with roof top planter.

7. Set back balustrade from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHTON FORWARD TO STAGE 1

8. Approved masterplan road to replace Dr stair + ramp.

WEST ELEVATION

9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face bricks.

SECTION 96

11. Building A3, East Elev - Simplified two storey set back glazed wall to L30-L31.

BUILDING A1 - A2, ROOF - PLANT ROOMS

12. A1 - rough earth cladding.

13. A1 - A3, extra canopy roof height + adjusted overhang.

14. A3, southern cladding repositioned.

BUILDING A1 - A2 - GC

15. Replaced garage norms of apartment floors with garage chutes, adjusted balcony fire plans and apartment.

EAST ELEVATION

16. Continuous sliding doors to LBB courtyard apartments.

17. Building A1 entry concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY LID

18. Reallocated car share space from carpark entry and move garage door.

BUILDING A1 - A2

19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

AT BR CONES - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

21. Building A1 - Deleted opening to comply BCA fire separation.

22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION 96

23. Concrete facade wall at edge balcony to comply BCA fire separation.

SUBSTATION - LID - WEST ELEV

24. Substation platform Staircases.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L1 - PLANT ROOMS

26. Revised plant and extended lobby.

BURCHING, LID - GC, ENTRY

27. Amended A1 Entry to align with levels above.

BUILDING A1 - A2 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 - L1 - PLANTER

29. Deleted planter box.

BUILDING A1 - GC, STAIRS

30. Adjusted external steps ground to LID.

MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

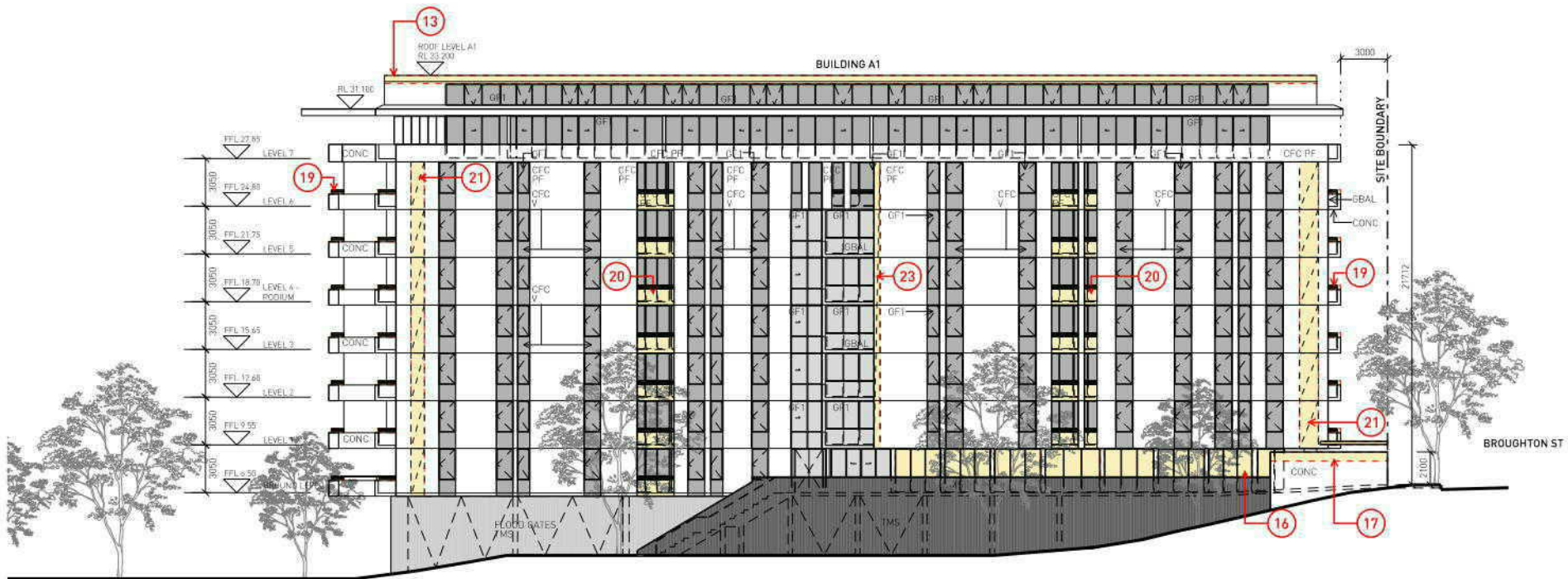
GENERAL APARTMENT PLANNING & AREA CHANGES

Resulting from detailed design including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management replacing bin rooms on all floors with garbage chutes, repositioning adjacent apartments.
- Fire Stairs updating the run and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



1 NORTH ELEVATION - BROUGHTON STREET



2 EAST ELEVATION

ISSUE	REASON	DATE
P1	FOR PRCING	29.04.14
P2	FOR INFORMATION	05.05.14
P3	FOR DRAFT SECTION 94 ISSUE	25.07.14
P4	FOR SECTION 94 ISSUE	06.08.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally:

- All glazing to recessed balconies to be full height and 50-60% operable.
- 2 m wide glazing: 2 equal panels with 1 operable sash.
- 3 m wide glazing: 3 equal panels with 2 side stacking operable sashes.
- 3.6 m to 4 m wide glazing: 4 panels with 2 centre to periphery operable sashes.
- 5 m wide glazing: 5 panels with 3 centre side stacking operable sashes.

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height. Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space. The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Buildings A1, A2 & A3:
Sill panel to be 600mm from FTL & constructed from 3mm CFC V. Reinforced plasterboard with PT 3 insulation within metal frame. Where glazing is all habitable room, meets the ground or lower level terrace, they are to be full height glazing with no spandrel. Window to bedrooms at ground level or podium will have a glazed sill with transom of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A3:
Windows in recessed slots in facade, adjacent to stairs, to have 900mm wide glazing with casement window with translucent glass above 185mm high solid CFC spandrel. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

Buildings A1, A2 & A3:
Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 185mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 94

- CAR PARK, L10, L11
1. Delete fire stair in northwest carpark.
- CAR PARK, L10, PODIUM
2. Delete fire stair in south carpark that discharges on to podium.
 3. Relocate fire stair in southeast carpark lobby A1/L10, Podium.
- SUBORDINATE, L10, L11
4. Extend out platform of South West apartments to align glazing on upper floors L4-L6.
- BUILDING A1 - 30, Podium
5. Delete external stair - adjust external steps ground to L10.
- BUILDING A1 - L10, PODIUM
6. Remove steps and replace with roof top planter.
 7. Set back balconies from southern edge of podium.
- MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1
8. Approved masterplan road to replace Dr stair + ramp.
- WEST ELEVATION
9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.
 10. Building A2 - Change to all face bricks.

SECTION 94

11. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.
- BUILDING A1 - A3 - ROOF - PLANT/STAIRS
12. A1 - rough north clere-story.
 13. A1 - A3 - extra clere-story roof height + adjusted overhang.
 14. A3 - southern clere-story repositioned.
- BUILDING A1 - A3 - A3
15. Relocated garage ramps of apartment floors with garbage chutes, adjusted balcony fire place and apartment.
- EAST ELEVATION
16. Continuous sliding doors to L10 courtyard apartments.
 17. Relocating A1 entry concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 - A2

19. Concrete upper balconies reduced in height from 1m to 0.8m with rails above for better visibility out from apartments.

AT BR CONCRETE - EAST AND WEST FACADES

20. Glass balconies replaced with fire rated spandrel panels to comply with BCA.
21. Building A1 - Deleted opening to comply BCA fire separation.
22. Building A1 - Replaced opening with screen in balcony.

AT EAST ELEVATION - SECTION 94

23. Extended facade wall at edge balcony to comply BCA fire separation.

SUBORDINATE, L10 - WEST PLANT

24. Substation platform Staircases.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L11 - PLANT/STAIRS

26. Revised plant and extended lobby.

SUBORDINATE, L10 - EAST PLANT

27. Amended A1 entry to align with levels above.

BUILDING A1 - A2 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 - L11 - PLANT

29. Deleted clutter box.

BUILDING A3 - 30 - STAIRS

30. Adjusted external steps ground to L10.

MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

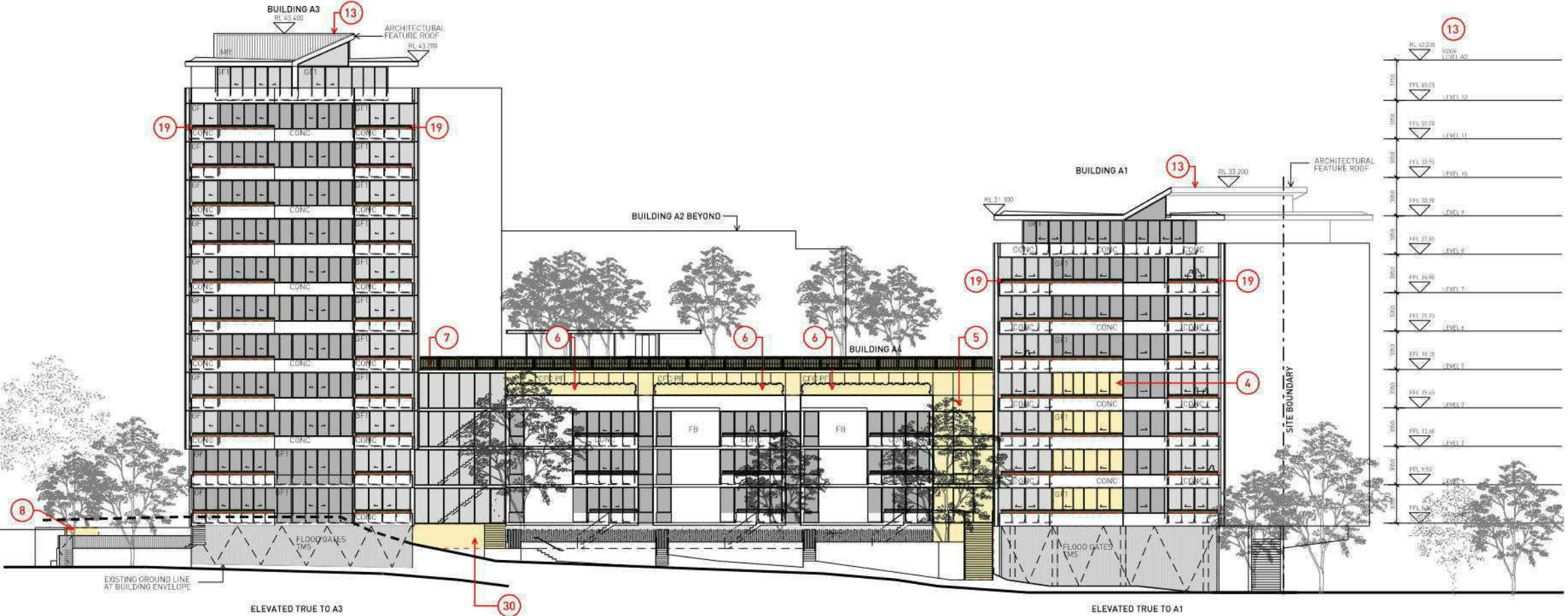
GENERAL APARTMENT PLANNING & AREA CHANGES

Resulting from detailed design including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management including bin rooms on all floors with garbage chutes. Replanning adjacent apartments.
- Fire Stairs adjusting the run and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.

smart design studio

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1 SOUTH ELEVATION



2 WEST ELEVATION

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PROJECT
1165 MORTON ST STAGE 1
DRAWN
HL

APP'D
HS

DWG TITLE
ELEVATIONS 2
DWG NO
S96:301
REV
P4

SCALE
1:200 @ A1

ISSUE	REASON	DATE
P1	FOR PRICING	29.04.14
P2	FOR INFORMATION	04.05.14
P3	FOR DRAFT SECTION 94 ISSUE	25.07.14
P4	FOR SECTION 94 ISSUE	04.08.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally

- All glazing to recessed balconies to be full height and 50-60% operable.
- 2 m wide glazing
- 2 equal panels with 1 operable sash
- 3.2 m wide glazing
- 2 equal panels with 2 side stacking operable sashes
- 3.6 m to 4 m wide glazing
- 4 panels with 2 centre to centre operable sashes
- 5 m wide glazing
- 5 panels with 3 centre to centre stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

- Glazing to living spaces opening onto terraces to be full height.
- Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
- The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASSETMENT WINDOWS

- All casement windows to be fitted with insect screens where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

- Buildings A1, A2 & A4
- Soundrated panels will be 600mm from FFL and constructed from 3mm CFC V.
- Acoustic glazing board with RT 3 insulation within metal frame.
- Where glazing to all habitable rooms, means the ground or lower level terrace, they are to be full height glazing with no spandrel.
- Windows to bedrooms at ground level or podium will have a glazed sill with transoms of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

- Buildings A1, A2 & A4
- Windows in recessed slots in facade, adjacent to stairs, to have 900mm wide glazing with casement window with translucent glass above 1800mm high solid CFC spandrel. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

- Buildings A1
- Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 1800mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

- The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 94

- CARPARK LID LIFT
- 1. Delete fire stair in northwest carpark.
- CARPARK LID PODIUM
- 2. Delete fire stair in south carpark that discharges on to podium.
- 3. Relocate fire stair in southeast carpark lobby A1/LID Podium.
- SEPARATION LID LIFT
- 4. Extend out platform of South West apartments to align glazing on upper floors L4-L6.
- BUILDING A1 - 30. Podium
- 5. Delete external stair 7 adjust external steps ground to L10.
- BUILDING A1 - LID PODIUM
- 6. Remove steps and replace with roof top planter.
- 7. Set back balustrade from southern edge of podium.
- MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1
- 8. Approved masterplan road to replace Dr stair + ramp.
- WEST ELEVATION
- 9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.
- 10. Building A2 - Change to all face bricks.
- SECTION 94
- 11. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.
- BUILDING A1 - A3 ROOF - PLANTSTORES
- 12. A1 - rough earth cladding.
- 13. A1 - A3, extra canopy roof height + adjusted overhang.
- 14. A3, southern cladding repositioned.
- BUILDING A1 - A3 - 65
- 15. Relocated garage ramps of apartment floors with garage chutes, adjusted to align fire plans and apartment.
- EAST ELEVATION
- 16. Continuous sliding doors to L10 courtyard apartments.
- 17. Building A1 entry concrete boundary wall - height raised to 2.1m to accommodate letterboxes.
- CARPARK ENTRY LID
- 18. Relocated car share space from carpark entry and move garage door.
- BUILDING A1 - A3
- 19. Concrete upper balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.
- AT BRICKWORK - EAST AND WEST FACADES
- 20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.
- 21. Building A1 - Deleted opening to comply BCA fire separation.
- 22. Building A1 - Replaced opening with screen in balcony.
- A1 EAST ELEVATION - SECTION 94
- 23. Concrete facade wall at edge balcony to comply BCA fire separation.
- SUBSTATION LID - WEST ELEVATION
- 24. Substation platform Screens.
- BUILDING SEPARATION
- 25. Revised separation between building blocks.
- BUILDING A3 - 11 - PLANTSTORE
- 26. Revised plant and extended lobby.
- SEPARATION LID - ENTRY
- 27. Amended A1 Entry to align with levels above.
- BUILDING A1 - A3 - SKYLIGHTS
- 28. Deleted skylights.
- BUILDING A3 - 11 - PLANTSTORE
- 29. Deleted clutter box.
- BUILDING A1 - 11 - STAIRS
- 30. Adjusted external steps ground to L10.
- MASTERPLAN APPROVED ROAD
- 31. Stage 1 temporary turning circle added.

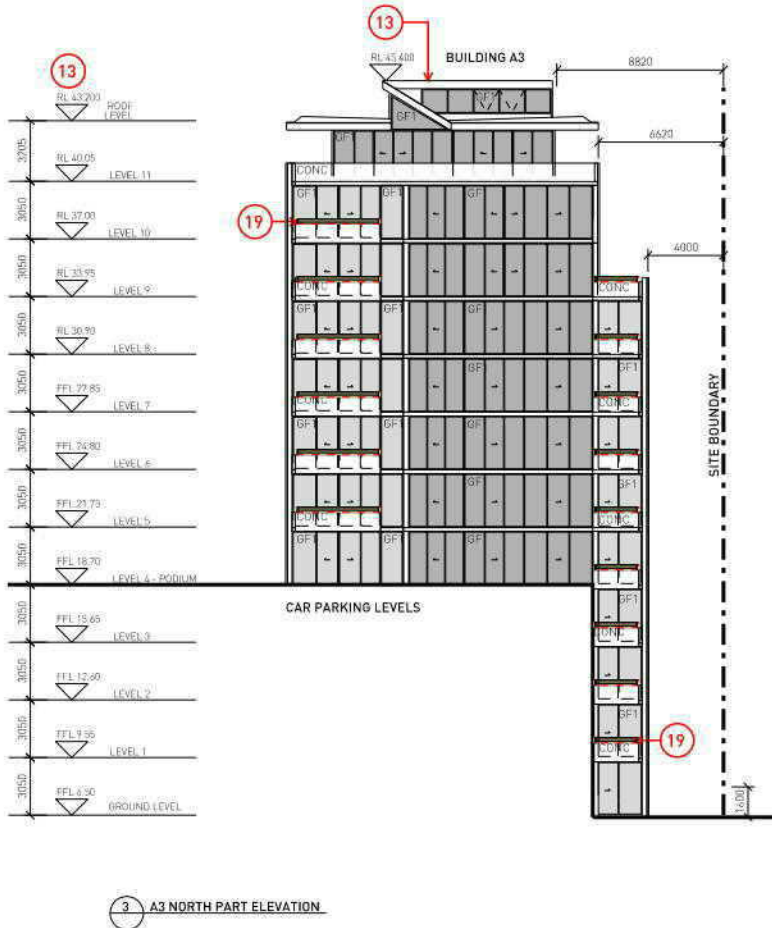
GENERAL APARTMENT PLANNING & AREA CHANGES

Resulting from detailed design including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management replacing bin rooms on all floors with garbage chutes. Reprogramming adjacent apartments.
- Fire Stairs updating the size and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



1 A2 SOUTH PART ELEVATION



3 A3 NORTH PART ELEVATION



2 A2 EAST PART ELEVATION

ISSUE	REASON	DATE
P1	FOR PRCING	29.04.14
P2	FOR INFORMATION	03.05.14
P3	FOR DRAFT SECTION 96 ISSUE	25.07.14
P4	FOR SECTION 96 ISSUE	06.08.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally

All glazing to recessed balconies to be full height and 50-60% operable.
2 m wide glazing 2 equal panels with 1 operable sash
3.2 m wide glazing 3 equal panels with 2 side stacking operable sashes
3.8 m to 4 m wide glazing 4 panels with 2 centre to side stacking operable sashes
5 m wide glazing 5 panels with 3 centre to side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with restrictors where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Buildings A1, A2 & A4
Sill panel will be 60mm from FTL & constructed from 3mm CFC V.
Non-rated glazing with RT 3 insulation within metal frame.
Where glazing is all habitable room, meets the ground or lower level terrace, they are to be full height glazing with no spandrel.
Window to bedrooms at ground level or podium will have a glazed sill with transom of 180mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A4
Windows in recessed slots in facade, adjacent to stairs, to have 100mm wide glazing with casement window with translucent glass above 180mm high solid CFC spandrel. Translucent glass will be provided to bedrooms only, otherwise glazing as per BASIX certificate.

Buildings A1, A2 & A4
Windows in recessed slots in facade to be full height 180mm wide glazing with casement window above 180mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 96

CARPARK, L10, L11

1. Devote fire stair to northwest carpark.

CARPARK, L10, PODIUM

2. Devote fire stair to south carpark that discharges on to podium.

3. Refocate fire stair in southeast carpark lobby A1/L10, Podium.

RE-ENTRY AT L10, L11

4. End of out building of South West apartments to align glazing on upper floors L4-L6.

BUILDING A1 - 30, Podium

5. Devote external stair to adjust external steps ground to L10.

BUILDING A1, L10, PODIUM

6. Remove steps and replace with roof top planter.

7. Set back balconies from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHTON CORRIDOR TO STAGE 1

8. Approves masterplan road to replace Dr stair + ramp.

WEST ELEVATION

9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face bricks.

SECTION BB

11. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.

BUILDING A1 - A2, ROOF - PLANT ROOMS

12. A1 - rough earth cladding.

13. A1 - A2, extra canopy roof height + adjusted overhang.

14. A3, southern cladding repositioned.

BUILDING A1, A2, + A3

15. Relocated garage ramps of apartment floors with garbage chutes, adjusted balcony fire place and apartment.

EAST ELEVATION

16. Continuous sliding doors to L10 courtyard apartments.

17. Relocating A1 entry concrete boundary wall - height raised to 2.1m to accommodate letterboxes.

CARPARK ENTRY L10

18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 - A2

19. Concrete upturn balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

AT BRICKWORK - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

21. Building A1 - Delivered opening to comply BCA fire separation.

22. Building A1 - Replaced opening with screen in balcony.

AT EAST ELEVATION - SECTION CC

23. Concrete facade wall at edge balcony to comply BCA fire separation.

SUBSTATION L10B - WEST ELEV

24. Substation platform Screens.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L11 - PLANT ROOM

26. Revised plant and extended lobby.

BUILDING A1 - 30, ENTRY

27. Amended A1 Entry to align with levels above.

BUILDING A1 - A2 - SKYLIGHTS

28. Devote skylights.

BUILDING A3 - L11 - PLANTER

29. Devote planter box.

BUILDING A1 - 30, STAIRS

30. Adjusted external steps ground to L10.

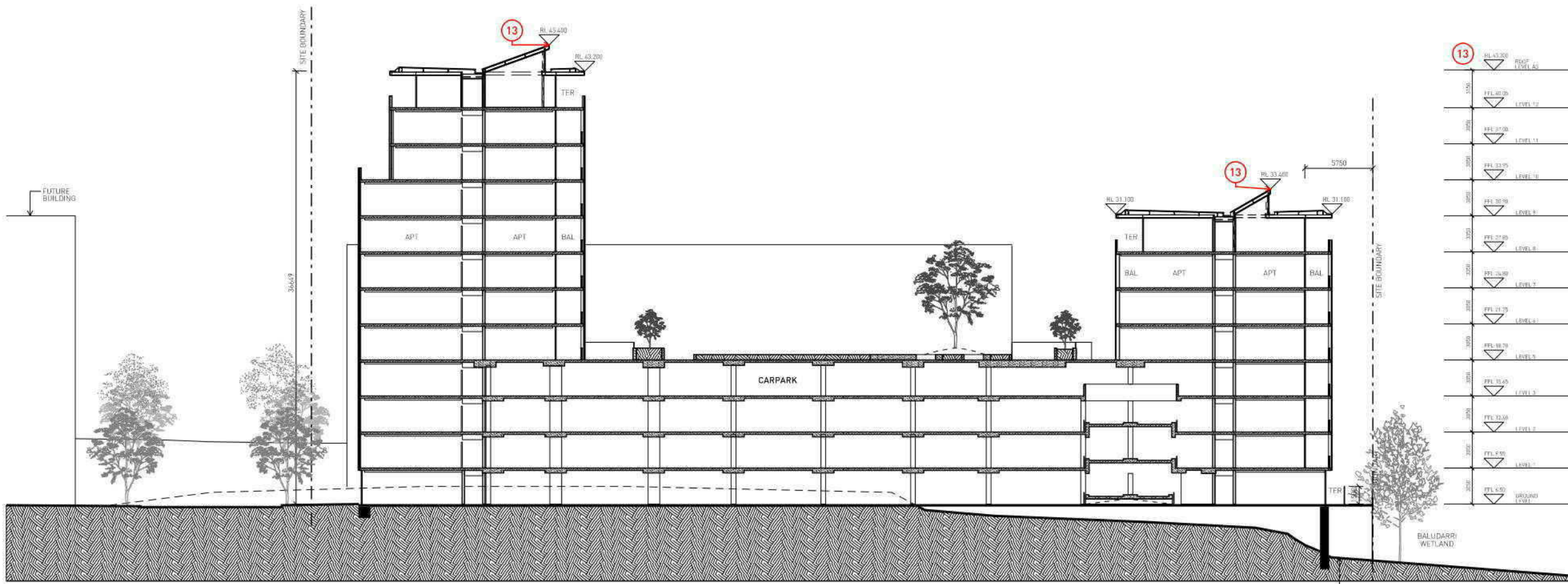
MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

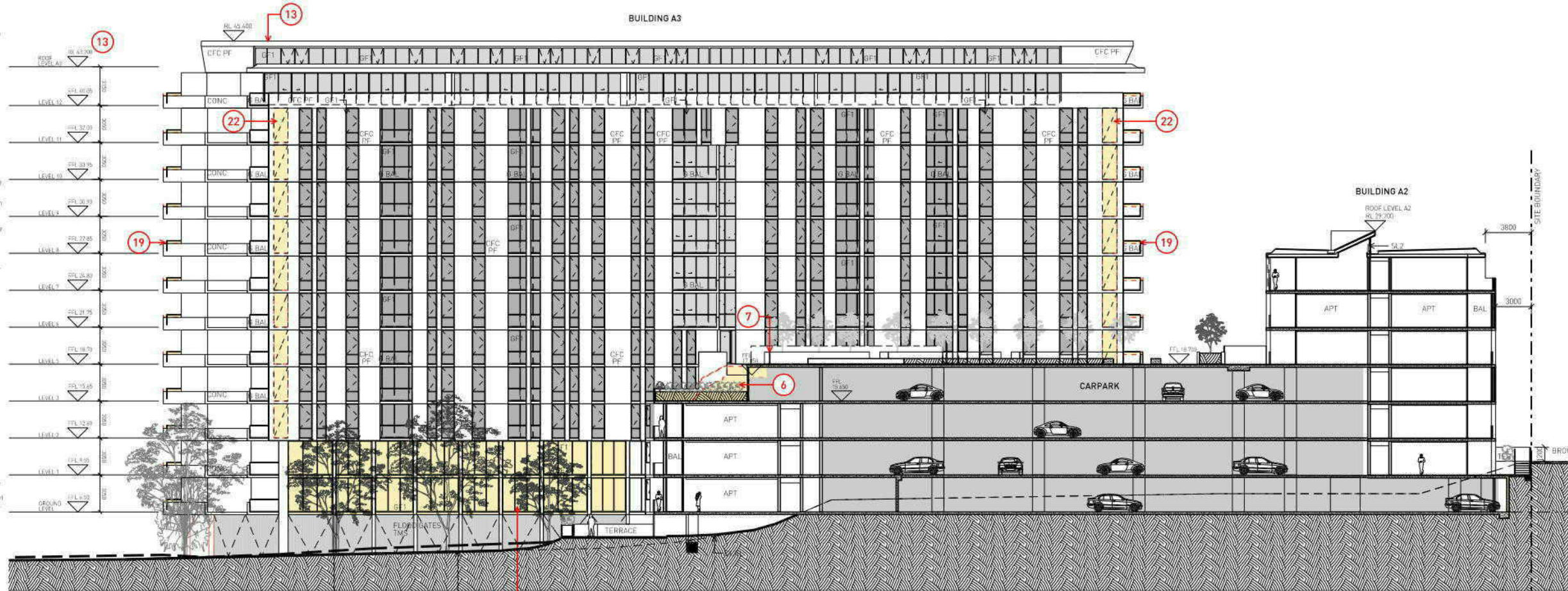
GENERAL APARTMENT PLANNING & AREA CHANGES

Resulting from detailed design including:

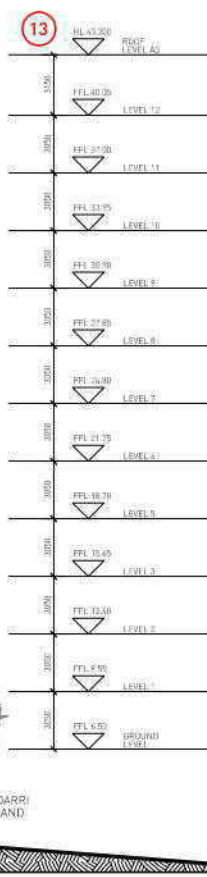
- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management replacing bin rooms on all floors with garbage chutes. Repanning adjacent apartments.
- Fire Stairs repositioning the run and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



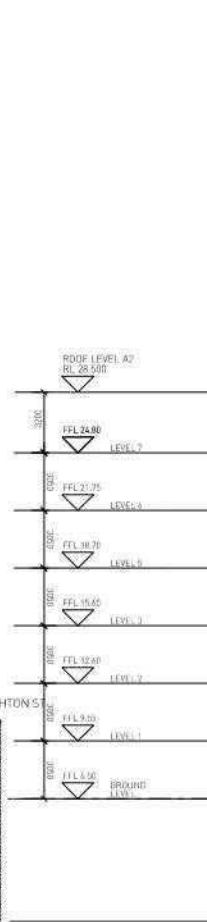
1 SECTION AA



2 SECTION BB



3 SECTION BB



4 SECTION BB

ISSUE	REASON	DATE
P1	FOR PRCING	29.04.14
P2	FOR INFORMATION	03.05.14
P3	FOR DRAFT SECTION 96 ISSUE	25.07.14
P4	FOR SECTION 96 ISSUE	06.08.14

DRAWING NOTES

GLAZING TO RECESSED BALCONIES

Generally

All glazing to recessed balconies to be full height and 50-60% operable.
2 m wide glazing 2 equal panels with 1 operable sash
3.2m wide glazing 2 equal panels with 2 side stacking operable sashes
3.8m to 4 m wide glazing 4 panels with 2 centre to jacking operable sashes
5 m wide glazing 5 panels with 3 centre side stacking operable sashes

GLAZING TO TOP FLOOR APARTMENTS

Glazing to living spaces opening onto terraces to be full height.
Bedrooms opening onto terraces to have 1800mm high sills with a 1 m wide full height glazed panel along towards the living space.
The remaining 2 m of glazing to the bedroom above the sill to have 1m wide operable sash.

CASEMENT WINDOWS

All casement windows to be fitted with insect screens where necessary as per BCA requirements.

SILL CONSTRUCTION & HEIGHTS

Buildings A1, A2 & A4

Soundrated panels will be 600mm from FTL & constructed from 3mm CFC V.
Fire-rated glass board with P13 insulation within metal frame.
Where glazing to all habitable rooms, means the ground or lower level terrace, they are to be full height glazing with no spandrel.
Window to bedrooms at ground level or podium will have a glazed sill with transoms of 185mm high and a casement window.

WINDOWS TO RECESSED VENTILATION SLOTS

Buildings A1, A2 & A4

Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 600mm and translucent glass above 1800mm high solid CFC spandrel. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

Buildings A3

Windows in recessed slots in facade to be full height 1800mm wide glazing with casement window above 600mm and translucent glass. Translucent glass will be provided to bedrooms only otherwise glazing as per BASIX certificate.

The thermal performance of buildings to be in accordance with the requirements of the BASIX certificate.

SECTION 96

CARPARK, L10, L11

1. Delete fire stair in northwest carpark.

CARPARK, L10, PODIUM

2. Delete fire stair in south carpark that discharges on to podium.

3. Relocate fire stair in southeast carpark lobby A11, L10, Podium.

SUB-DIVISION, L10, L11

4. Extend out bedroom of South West apartments to align glazing on upper floors L4-L6.

BUILDING A1 - 30, Podium

5. Delete external stair 7 adjust external steps ground to L10.

BUILDING A1, L10, PODIUM

6. Remove steps and replace with roof top planter.

7. Set back balustrade from southern edge of podium.

MASTERPLAN APPROVED ROAD BROUGHT FORWARD TO STAGE 1

8. Approved masterplan road to replace DR stair + ramp.

WEST ELEVATION

9. Building A3, south end - simplified two storey set back glazed wall to Gnd + L1.

10. Building A2 - Change to all face bricks.

SECTION 88

11. Building A3, East Elev - Simplified two storey set back glazed wall to L10-L11.

BUILDING A1 - A2, ROOF - PLANT ROOMS

12. A1 - rough earth clerecory.

13. A1 - A3, apron clerecory roof height + adjusted overhang.

14. A3, southern clerecory, repositioned.

BUILDING A1, A2, A3

15. Relocated garbage rooms or apartment floors with garbage chutes, adjusted balcony fire place and apartment.

EAST ELEVATION

16. Continuous sliding doors to L10 courtyard apartments.

17. Building A1 entry concrete boundary wall - height raised to 2.7m to accommodate letterboxes.

CARPARK ENTRY L10

18. Relocated car share space from carpark entry and move garage door.

BUILDING A1 - A2

19. Concrete upper balustrades reduced in height from 1m to 800mm with rails above for better visibility out from apartments.

AT BR CONCRETE - EAST AND WEST FACADES

20. Glass balustrades replaced with fire rated spandrel panels to comply with BCA.

21. Building A1 - Deleted opening to comply BCA fire separation.

22. Building A1 - Replaced opening with screen in balcony.

A1 EAST ELEVATION - SECTION CC

23. Concrete locate wall at edge balcony to comply BCA fire separation.

SUBSTATION, L10 - WEST ELEV

24. Substation platform Screens.

BUILDING SEPARATION

25. Revised separation between building blocks.

BUILDING A3 - L11 - PLANT ROOM

26. Revised plant and extended lobby.

BUILDING A1 - 30, ENTRY

27. Amended A1 Entry to align with levels above.

BUILDING A1 - A2 - SKYLIGHTS

28. Deleted skylights.

BUILDING A3 - L11 - PLANTER

29. Deleted planter box.

BUILDING A1 - 30, STAIRS

30. Adjusted external steps ground to L10.

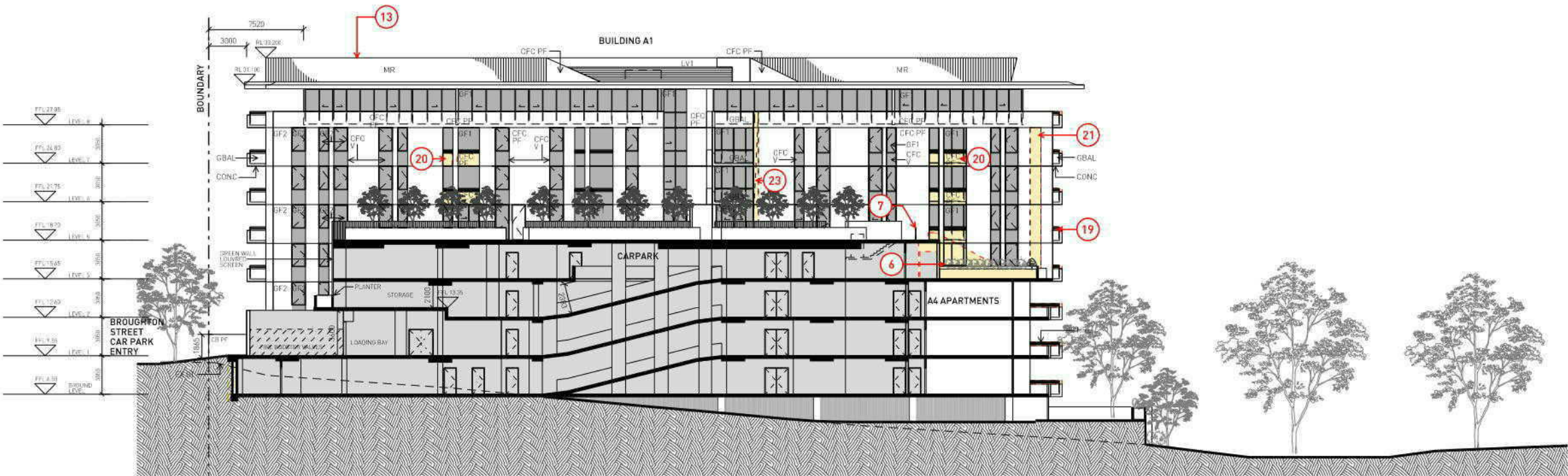
MASTERPLAN APPROVED ROAD

31. Stage 1 temporary turning circle added.

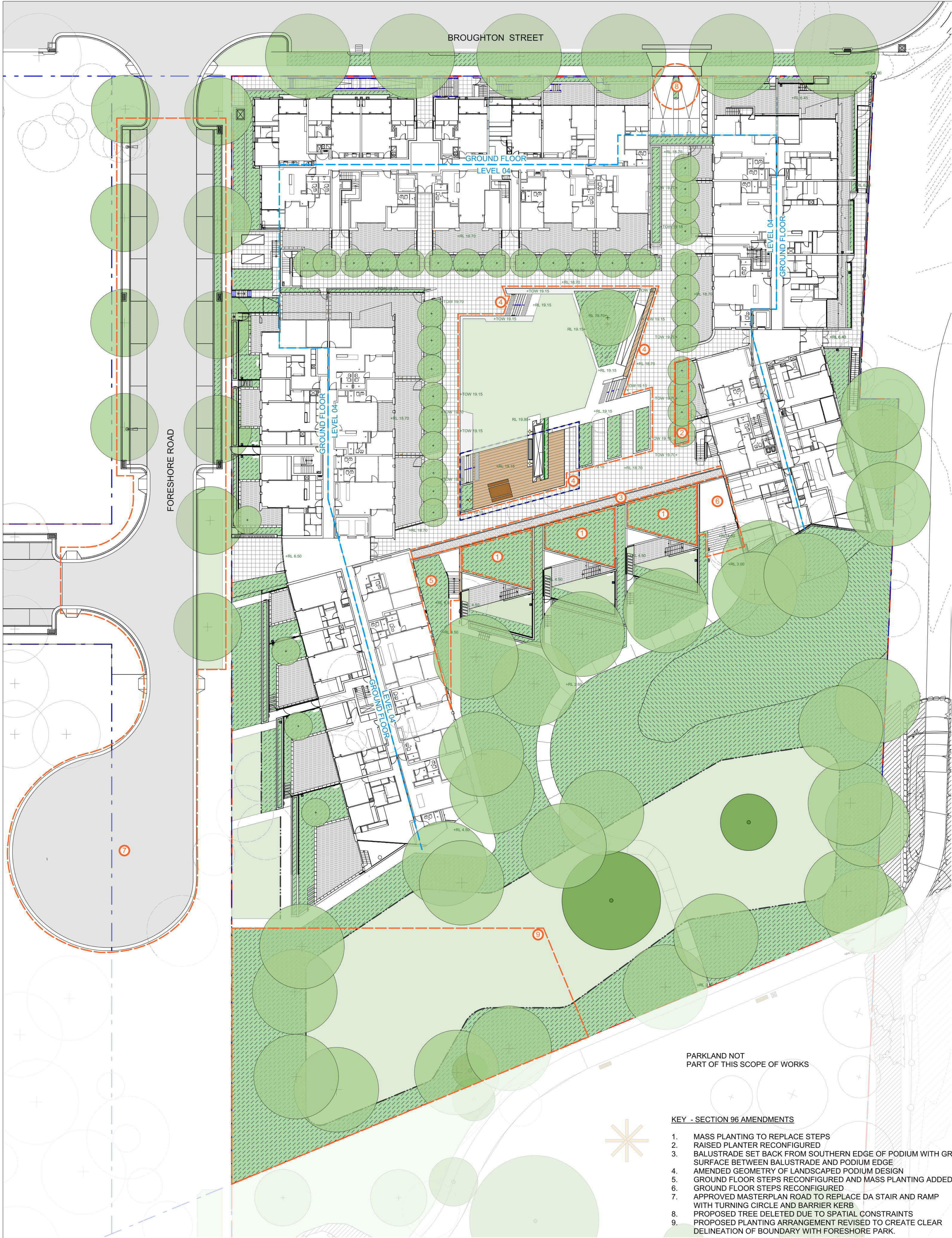
GENERAL APARTMENT PLANNING & AREA CHANGES

Resulting from detailed design including:

- Services coordination size and position of service risers.
- Structure coordination position and size of structural walls and columns.
- Waste management including bin rooms on all floors with garbage chutes. Repositioning adjacent apartments.
- Fire Stairs accepting the size and position of stairs in response to the BCA and Fire Engineering advice.
- Apartment planning changes, enhancing the level of amenity - as part of the design development stage and in response to planning advice.
- Planning changes such as: position of kitchen and laundry, door positions and relationships of bedrooms to bathrooms.



SECTION CC



PARKLAND NOT
PART OF THIS SCOPE OF WORKS

KEY - SECTION 96 AMENDMENTS

1. MASS PLANTING TO REPLACE STEPS
2. RAISED PLANTER RECONFIGURED
3. BALUSTRADE SET BACK FROM SOUTHERN EDGE OF PODIUM WITH GRAVEL SURFACE BETWEEN BALUSTRADE AND PODIUM EDGE
4. AMENDED GEOMETRY OF LANDSCAPED PODIUM DESIGN
5. GROUND FLOOR STEPS RECONFIGURED AND MASS PLANTING ADDED
6. GROUND FLOOR STEPS RECONFIGURED
7. APPROVED MASTERPLAN ROAD TO REPLACE DA STAIR AND RAMP WITH TURNING CIRCLE AND BARRIER KERB
8. PROPOSED TREE DELETED DUE TO SPATIAL CONSTRAINTS
9. PROPOSED PLANTING ARRANGEMENT REVISED TO CREATE CLEAR DELINEATION OF BOUNDARY WITH FORESHORE PARK.

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DRAWN CHECKED FULL SCALE | A1
TA/KB SB 1:250
DRAWING NO. REVISION
13087-LA-S96 05

STATUS
FOR CONSTRUCTION

DATE	REV	AMENDMENTS
13/05/2014	02	Section 96
21/05/2014	03	Section 96
02/06/2014	04	Section 96
28/07/2014	05	Section 96

CLIENT
Starryland Australia
Level 05
160 Queen Street
Melbourne VIC 3000

PROJECT
2 Morton Street Stage 01
Paramatta

DRAWING
Section 96

NOTES
Check all dimensions and site conditions prior to commencement of any work, the purchasing or ordering of any materials, fitting, plant services or equipment and the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the landscape architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the landscape architect.

WARNING
DIAL BEFORE YOU DIG
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Services shown on this drawing are approximate only. The exact location is to be confirmed on site by contractor prior to commencement of work.

Appendix A | Proposed Planting Schedule

PLANT SCHEDULE			
Botanical Name	Common Name	Pot Size	Spacing
TREES AND LARGE SHRUBS			
<i>Angophora costata</i>	Sydney Red Gum	400L	
<i>Allocasuarina torulosa</i>	Rose She Oak	400L	
<i>Arbutus unedo</i>	Strawberry Tree	200L	
<i>Buckinghamia celsissima</i>	Ivory Curl Flower	200L	
<i>Banksia serrata</i>	Old Man Banksia	400L	
<i>Callicoma serratifolia</i>	Black Wattle	100L	
<i>Eucalyptus robusta</i>	Swamp Mahogany	400L	
<i>Eucalyptus saligna</i>	Sydney Blue Gum	400L	
<i>Eucalyptus sideroxylon</i>	Red Iron Bark	400L	
<i>Eucalyptus punctata</i>	Grey Gum	400L	
<i>Gordonia axillaris</i>	Fried Egg Plant	200L	
<i>Lagerstroemia indica</i>	Crepe Myrtle	200L	
<i>Syzygium luehmmanii</i>	Riberry	400L	
SHRUBS, CLIMBERS, GRASSES & GROUNDCOVERS			
<i>Alpinia caerulea</i>	Native Ginger	200	400
<i>Adenanthos sericeus</i>	Woolly Bush	25L	500
<i>Acacia cognata</i> 'Limelight'	Cousin It	300	400
<i>Acmena smithii</i> 'Cherry Surprise'	Lily Pilly Cherry Surprise	75L	As Shown
<i>Banksia spinulosa</i> 'Birthday Candles'	Banksia Birthday Candles	200	400
<i>Banksia robur</i>	Swamp Banksia	75L	As Shown
<i>Bergenia cordifolia</i>	Bergenia	150	300
<i>Carpobrotus glaucescens</i>	Pigface	200	400
<i>Correa alba</i>	Native Correa	200	300
<i>Dianella caerulea</i> 'Silver Streak'	Dianella Silver Streak	200	400
<i>Dichondra repens</i>	Kidney Plant	150	300
<i>Dietes robinsoniana</i>	Wedding Lily	45L	500
<i>Doryanthes excelsa</i>	Gymea Lily	75L	As Shown
<i>Doryanthes palmeri</i>	Giant Spear Lily	45L	As Shown
<i>Dianella tasmanica</i>	Dianella	200	400
<i>Goodenia hederacea</i>	Ivy Goodenia	200	300
<i>Helichrysum petiolare</i>	Silver Bush	200	400
<i>Hibbertia scandens</i>	Climbing Guinea Flower	200	400
<i>Lomandra longifolia</i> 'Tankia'	Tanka Mat Rush	200	400
<i>Macrozamia communis</i>	Burrawang cycad	75L	As Shown
<i>Myoporum parvifolium</i>	Creeping Boobialla	200	400
<i>Neomarica gracilis</i>	Walking Stick Iris	200	400
<i>Pelargonium australe</i>	Native Pelargonium	200	300
<i>Plectranthus</i> 'Mona Lavender'	Plectranthus	200	300
<i>Scaevola aemula</i>	Fairy Fan-flower	200	400
<i>Westringia fruticosa</i>	Coastal Rosemary	45L	As Shown
<i>Westringia</i> 'Mundi'	Mundi Coastal Rosemary	200	400
<i>Westringia</i> 'Naringa'	Coastal Rosemary	200	400
CLIMBERS			
<i>Clematis aristata</i>	Old Man's Beard	200	400
<i>Pandorea pandorana</i>	Wonga Wonga Vine	200	400
PLANTING MIX 1			
<i>Bolboskion tetraphyllum</i> 'Feather Top'	'Feather Top' Plume Rush	200	400
<i>Juncus kraussii</i>	Sea Rush	200	400
PLANTING MIX 2			
<i>Imperata cylindrica</i> 'Yalpa'	Blady Grass	200	300
<i>Poa labillardieri</i> 'Eskdale'	Common Tussock Grass	200	300
PLANTING MIX 3			
<i>Poa poliformis</i> 'Kingsdale'	Kingsdale Tussock Grass	200	300
<i>Themeda australis</i> 'Mingo'	Mingo Kangaroo Grass	200	300
PLANTING MIX 4			
<i>Microlaena stipoides</i>	Weeping Grass	150	200
<i>Austrodanthonia tenuior</i>	Wallaby Grass	150	200
PLANTING MIX 5			
<i>Lomandra Tanika</i>	Tanka Lomandra	200	300
<i>Ficinia nodosa</i>	Club Rush	200	300
PLANTING MIX 6			
<i>Lomandra longifolia</i>	Matrush	200	400
<i>Dietes robinsoniana</i>	Lord Howe Lily	200	400
WETLAND PLANTING			
SMALL - WET			
<i>Alisma plantago-aquatica</i>	Water Plantain	200	150
<i>Alocasia brisbanensis</i>	Alocasia brisbanensis	200	150
<i>Persicaria lapathifolium</i>	Knot Weed	200	150
MID			
<i>Bolboschoenus caldwellii</i>	Sea Clubrush	300	150
<i>Juncus usitatus</i>	Common Rush	300	150
MID			
<i>Cyperus difformis</i>	Nut Grass	300	150
<i>Isolepis inundata</i>	Spike Rush	300	150
<i>Schoenus apogon</i>	Fluke Bogrush	300	150
SMALL			
<i>Centella asiatica</i>	Centella	200	150
<i>Lobelia alata</i>	Coast Lobelia	200	150
<i>Viola Banksii</i>	Native Violet	200	150
TALL WET			
<i>Gahnia sieberiana</i>	Saw Sedge	400	200
<i>Typha orientalis</i>	Cumbungi	400	200
TURF			
<i>Zoysia Macrantha</i> 'Nara'	Nara Native Turf	roll	n/a