

STAGE 10D6 - LOT 1725

HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE

MEDIUM DENSITY DEVELOPMENT

DRAWING SCHEDULE

DRAWING No.	DRAWING NAME:	REVISION
0.0	FACE PAGE	A
1.0	OVERALL SITE PLAN	A
1.1	LOT PLAN	A
2.1	GROUND FLOOR CONCEPT PLAN	A
2.2	FIRST FLOOR CONCEPT PLAN	A
3.1	STREETSCAPES	A
4.1	SHADOW DIAGRAMS 9am - 12noon	A
4.2	SHADOW DIAGRAMS 1pm - 3pm	A
5.1	CN1801 PLANS & ELEVATIONS	A
5.2	CN1802-1804 PLANS & ELEVATIONS	A
5.3	CN1805 PLANS & ELEVATIONS	A
5.4	CN1806 PLANS & ELEVATIONS	A
5.5	CN1807 PLANS & ELEVATIONS	A
5.6	CN1808-1810 PLANS & ELEVATIONS	A
5.7	CN1811 PLANS & ELEVATIONS	A
5.8	CN1812-1814 PLANS & ELEVATIONS	A
5.9	CN1815-1816 PLANS & ELEVATIONS	A
5.10	CN1817-1819 PLANS & ELEVATIONS	A
5.11	CN1820-1822 PLANS & ELEVATIONS	A
5.12	CN1823-1824 PLANS & ELEVATIONS	A
5.13	CN1825-1827 PLANS & ELEVATIONS	A
5.14	GARAGE PLANS & ELEVATIONS	A
5.15	GARAGE PLANS & ELEVATIONS	A
5.16	GARAGE PLANS & ELEVATIONS	A
5.17	GARAGE PLANS & ELEVATIONS	A
5.18	GARAGE PLANS & ELEVATIONS	A



Stage Project Schedule

CN No.	HOUSE NAME	No BED	SITE AREA	GF LIVING excl ext walls	FF LIVING excl ext walls	GFA	F.S.R.	GARAGE AREA	PORCH AREA	ALFRESCO AREA	BALCONY AREA	PRIVATE OPEN SPACE	LANDSCAPED GARDEN AREA	BUILDING FOOTPRINT	ROOF AREA	ROOF AREA COLLECTABLE
CN1801	DF13.5-E	4	380.17	109.02	114.70	223.71		40.92	12.07	23.96	15.32	133.69	143.69	167.07	203.10	167.07
CN1802	AF8.5-A	4	269.47	69.49	95.11	164.59		35.90	4.63	22.75	12.73	89.34	89.94	139.27	166.65	139.27
CN1803	AF8.5-A	4	230.20	69.45	95.08	164.53		36.62	4.50	22.75	12.73	66.38	51.77	139.77	167.03	139.77
CN1804	AR6.5-F	3	228.36	71.25	70.21	141.46		40.31	11.42	20.86	11.29	52.16	66.01	115.36	147.65	115.36
CN1805	DF10-D	4	312.36	74.54	92.99	167.54		35.62	5.37	14.95	11.23	108.10	135.21	136.17	156.48	136.17
CN1806	DF11.5MK2-C	4	338.05	101.04	85.77	186.81		36.08	6.95	22.54	9.74	88.26	117.03	130.11	159.60	130.11
CN1807	DF10-C	4	305.91	73.77	93.77	167.54		35.84	5.99	14.95	13.38	105.84	127.38	137.26	158.19	137.26
CN1808	AR6.5-E	3	234.48	71.25	70.43	141.68		40.31	10.23	21.06	9.31	79.03	73.42	116.65	147.93	116.65
CN1809	AF8.5-A	4	227.17	68.45	95.11	163.55		36.74	3.86	22.75	12.01	56.53	45.47	138.47	165.07	138.47
CN1810	AF8.5-D	4	261.15	69.01	95.11	164.12		36.37	4.31	22.75	12.54	52.18	80.91	140.15	167.21	140.15
CN1811	DF12.5-B	4	377.79	106.12	110.84	216.96		37.92	6.96	25.72	12.21	100.06	25.46	156.92	189.60	156.92
CN1812	AR6.5-D	3	265.14	71.25	70.22	141.47		43.30	11.10	20.86	9.24	90.75	101.21	119.48	151.45	119.48
CN1813	AR8-B	3	224.36	97.16	84.87	182.03		35.22	13.07	15.93	6.89	43.07	47.23	127.47	156.47	127.47
CN1814	AR6.5-F	3	247.77	71.25	70.22	141.47		41.63	11.42	20.86	11.36	79.07	87.07	117.82	150.10	117.82
CN1815	AR8-C	3	287.92	97.81	125.30	223.11		44.72	15.03	17.94	7.38	78.58	94.59	136.64	169.61	136.64
CN1816	AR8-C	3	286.67	97.83	84.93	182.75		41.63	13.83	13.44	7.96	89.48	110.34	133.15	160.43	133.15
CN1817	AR6.5-E	3	246.64	71.25	70.32	141.57		35.22	10.23	20.86	9.31	78.10	87.83	111.41	142.50	111.41
CN1818	AR8-E	3	224.35	97.16	84.92	182.08		35.22	12.80	13.68	7.21	42.34	50.47	127.00	153.48	127.00
CN1819	AR6.5-C	3	262.28	71.25	70.32	141.57		39.47	8.61	20.86	9.55	95.69	112.81	115.66	145.14	115.66
CN1820	AR6.5-C	3	261.90	71.25	70.24	141.49		39.47	8.61	20.86	9.55	95.48	108.04	115.66	145.14	115.66
CN1821	AR8-E	3	224.44	97.11	84.92	182.04		35.22	12.80	13.68	7.21	43.45	51.10	127.00	153.48	127.00
CN1822	AR6.5-E	3	247.17	71.25	70.21	141.46		40.97	10.23	20.86	9.31	77.98	89.33	117.16	148.25	117.16
CN1823	AR8-G	3	286.59	97.95	84.93	182.88		35.88	15.56	12.65	11.93	87.66	109.22	127.93	156.14	127.93
CN1824	AR8-G	3	286.45	97.95	40.38	138.34		44.72	18.37	17.94	13.16	75.54	91.35	181.02	217.33	181.02
CN1825	AR6.5-F	3	245.40	71.25	70.22	141.47		40.97	11.42	20.86	11.36	76.78	86.84	117.17	149.46	117.17
CN1826	AR8-B	3	222.29	97.16	84.87	182.03		35.88	13.07	15.93	6.89	40.55	45.65	126.76	155.77	126.76
CN1827	AR6.5-D	3	248.68	73.06	72.09	145.15		39.58	11.10	20.86	9.24	76.51	90.33	117.59	149.55	117.59
TOTAL:						4493.40										
CARCOURT AREA:						1939.40										
SITE AREA:						FSR: 0.48:1										9172.40

FACE PAGE

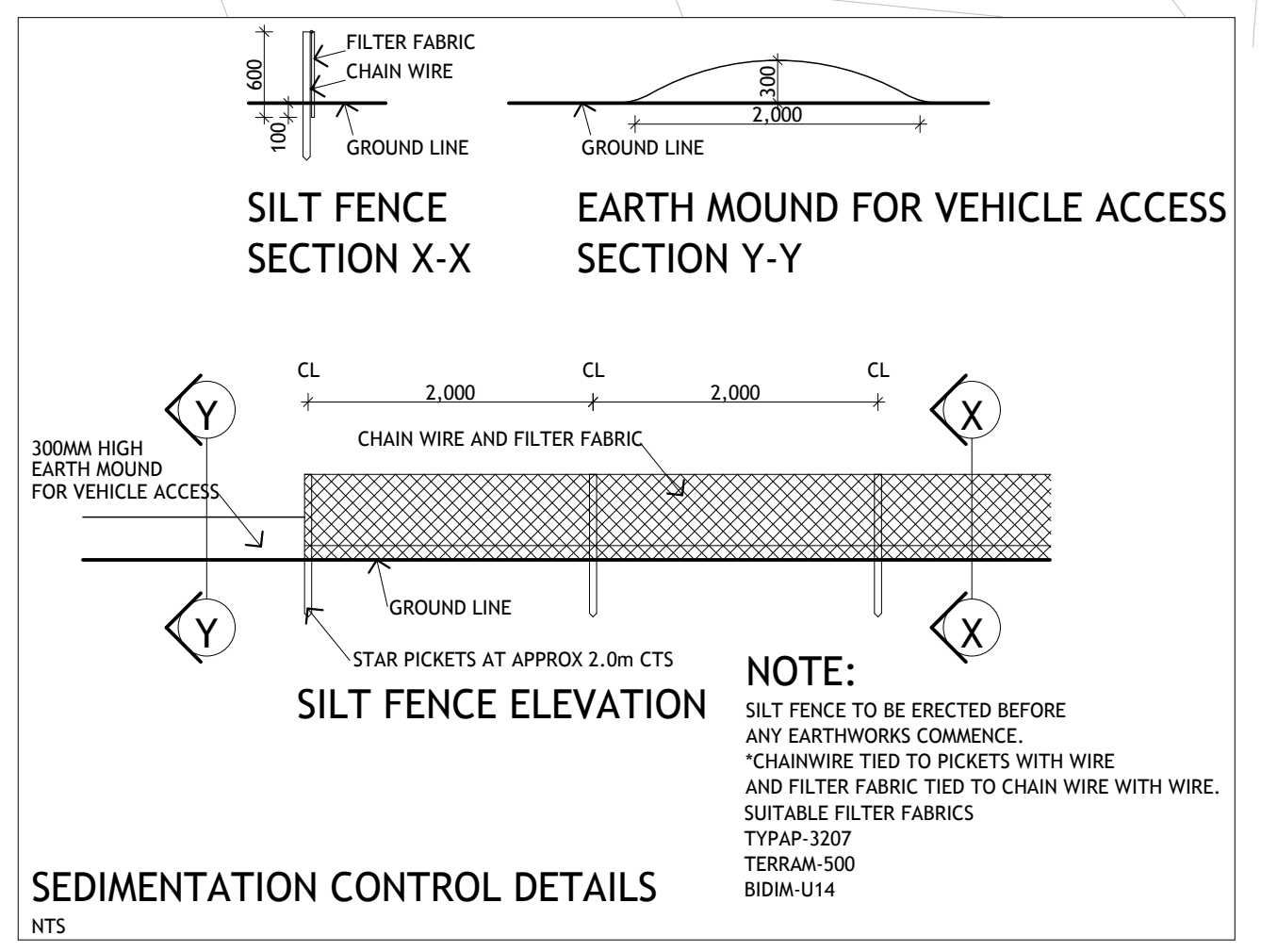
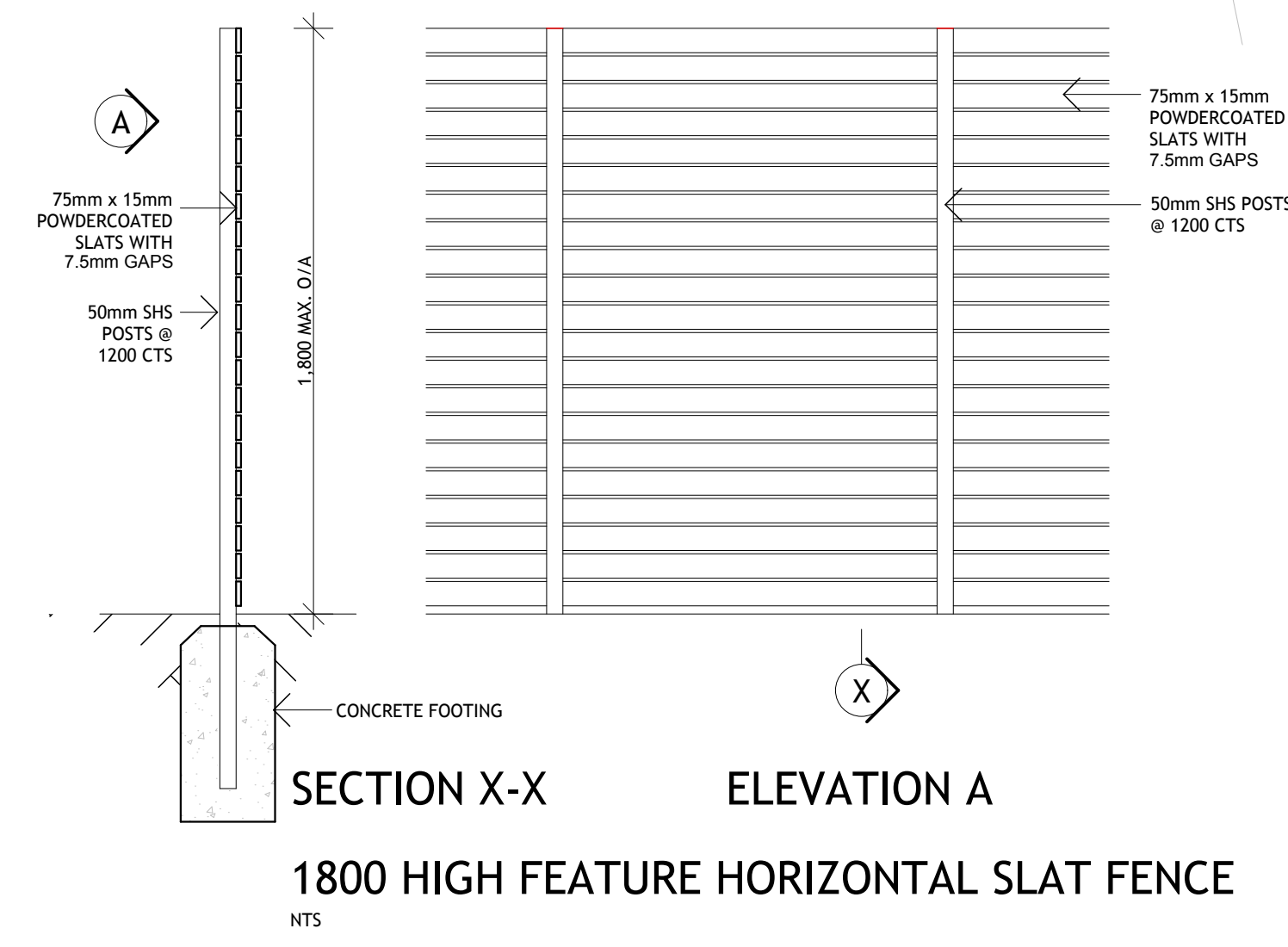
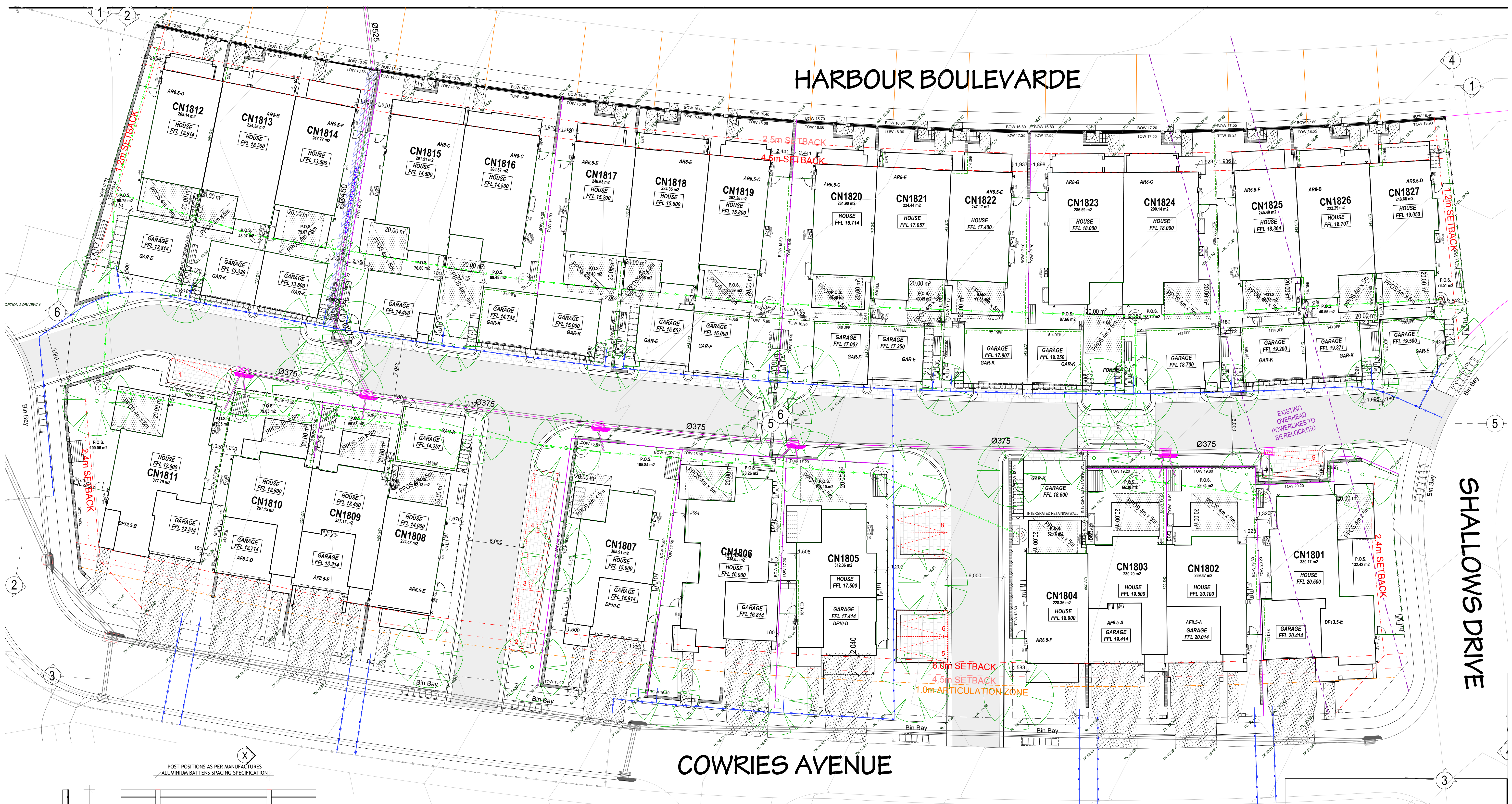
PROJECT:
STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE NSW

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JOB No. #Pm		
DRAWN: #Architect Name		
MAP REF: #Custom 2	DRAWING NUMBER: 0.0	
ORIGINAL SIZE: A1		
NOTES: WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE		

A	DEC 14	DA ISSUE
REV No:	DATE:	REMARKS:

DA ISSUE



LEGEND

CIVIL LEGEND

THE BASE PLAN USED ON THIS PLAN IS NOT WORKS AS EXECUTED

NOTE: THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH CIVIL DRAWINGS.

PLAN TO BE PRINTED IN COLOUR.

B	JUN 15	DA AMENDMENTS - CN1815 & CN1824 INCREASED GARAGE WIDTH BY 300mm.
A	DEC 14	DA ISSUE
REV No:	DATE:	REMARKS:

OVERALL SITE PLAN

PROJECT: STAGE 10D6 LOT 1725 HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE NSW

SCALE: 1: 200

DATE: 09/06/15

ISSUE DATE: 09/06/15

VERSION: B

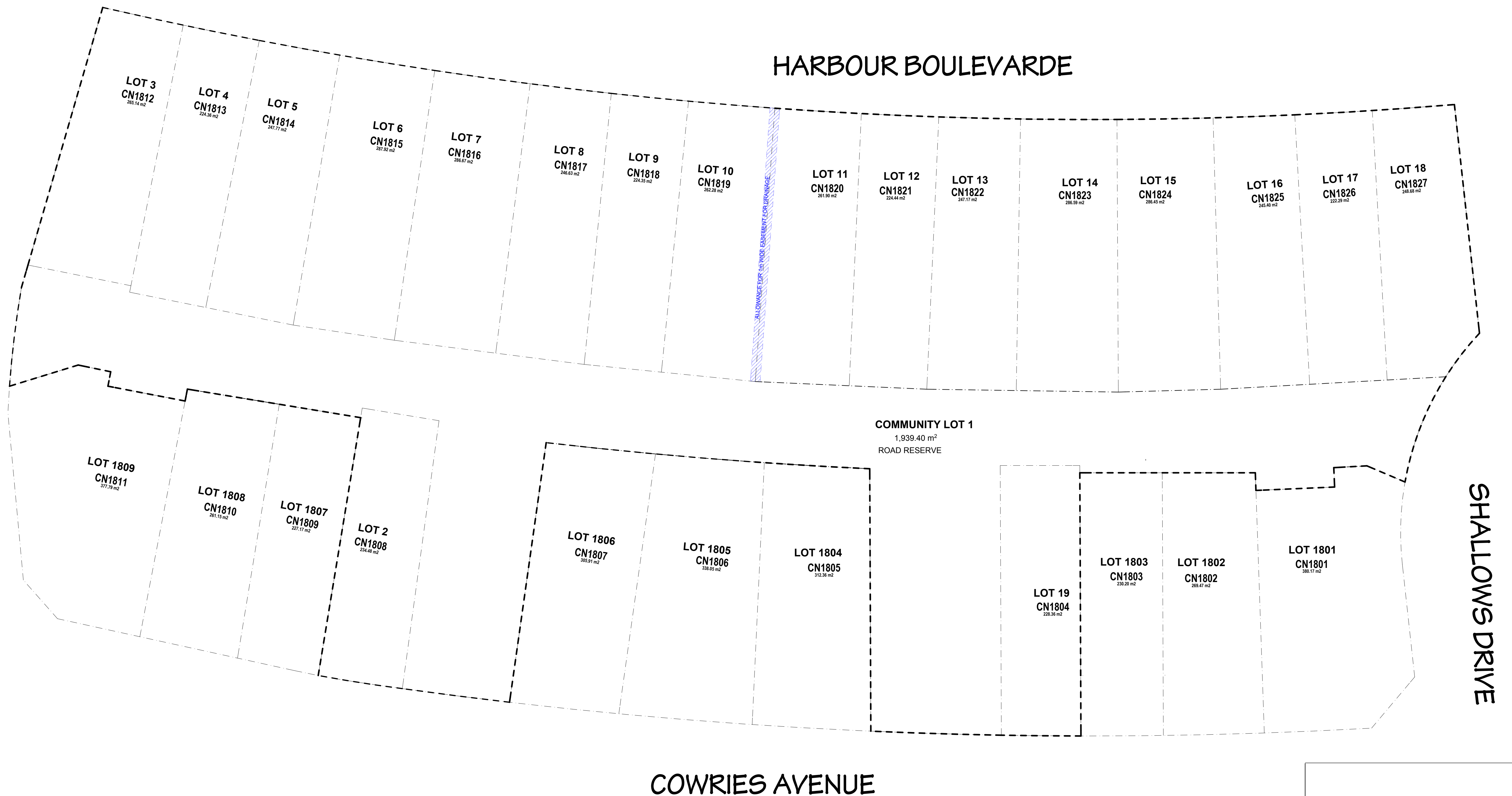
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DA ISSUE



SHALLOWS DRIVE

LOT PLAN

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STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE NSW

SCALE: 1: 200	ISSUE DATE: 19/12/14	VERSION: A
DATE: #Custom 1		
JOB No. #Pin		
DRAWN: #Architect Name		
MAP REF: #Custom 2		

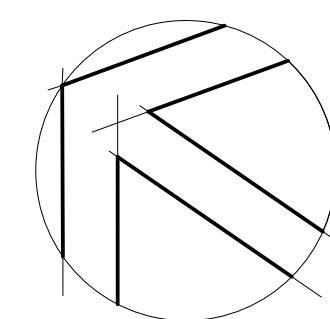
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NOTES: WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.	1.1

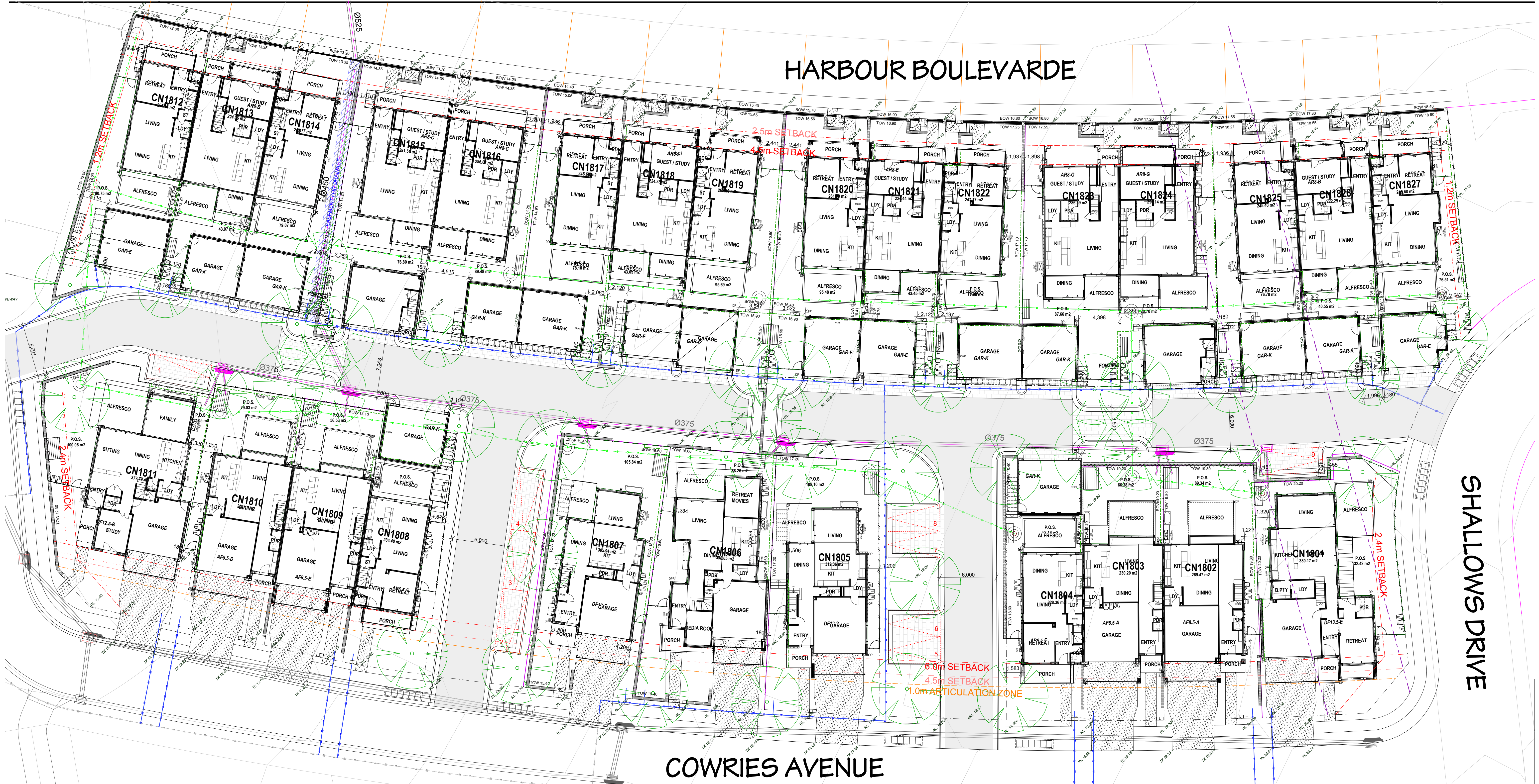
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GROUND FLOOR PLAN

PROJECT:
STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE NSW

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DATE: #Custom 1	09/06/15	B
JOB No: #Pn		
DRAWN: #Architect Name		
MAP REF: #Custom 2		
ORIGINAL SIZE: A1		

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DA ISSUE

B	JUN 15	DA AMENDMENTS - CN1815 & CN1824 INCREASED GARAGE WIDTH BY 300mm. AMENDED VEHICLE ACCESS FROM 24 COWRIES TO SEPARATE DRIVEWAYS.
A	DEC 14	DA ISSUE
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HARBOUR BOULEVARDE

SHALLOWS DRIVE

COWRIES AVENUE

FIRST FLOOR PLAN

PROJECT:
STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE

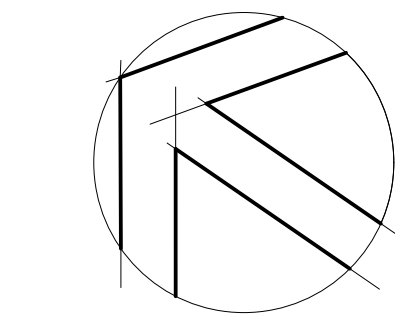
SHELL COVE NSW

SCALE: 1: 200	ISSUE DATE:	VERSION:
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JOB No: #Pn		
DRAWN: #Architect Name		
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ORIGINAL SIZE: A1		

NOTES:
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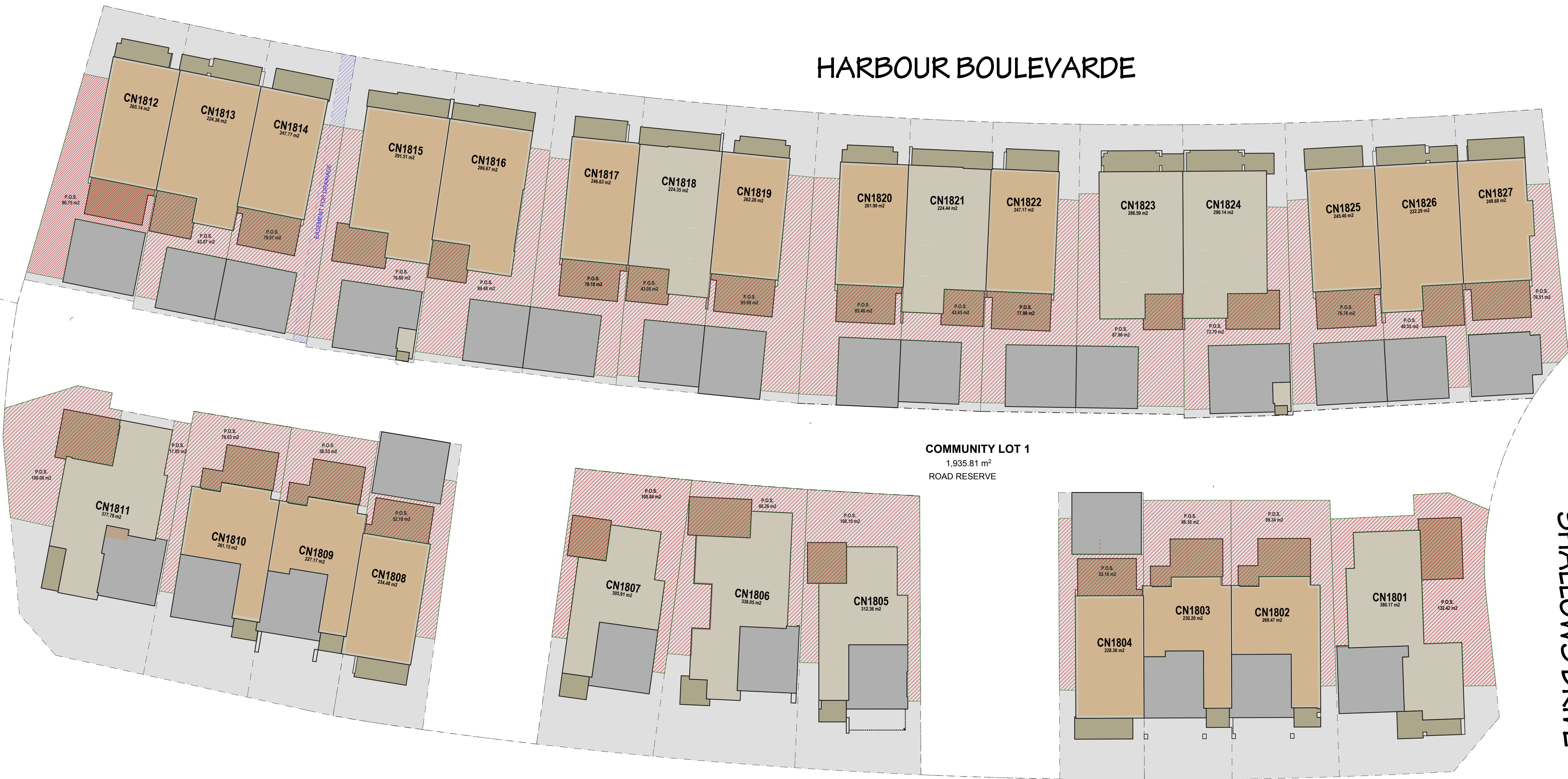
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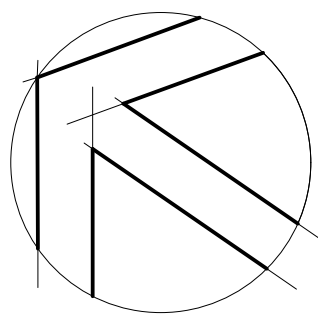
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A	DEC 14	DA ISSUE
REV No:	DATE:	REMARKS:

HARBOUR BOULEVARDE



COWRIES AVENUE

SHALLOWS DRIVE



B	JUN 15	DA AMENDMENTS - CN1815 & CN1824 INCREASED GARAGE WIDTH BY 300mm. AMENDED VEHICLE ACCESS FROM 24 COWRIES TO SEPARATE DRIVEWAYS.
A	DEC 14	DA ISSUE
REV No:	DATE:	REMARKS:

DA ISSUE

POS

PROJECT:
STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE
SHELL COVE NSW

SCALE: 1: 200	ISSUE DATE:	VERSION:
DATE: #Custom 1	09/06/15	B
JOB No: #Pm		
DRAWN: #Architect Name		
MAP REF: #Custom 2		
ORIGINAL SIZE: A1		
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DRAWING NUMBER:
2.3

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DA ISSUE

STREETSCAPES		
PROJECT: STAGE 10D6 LOT 1725 HARBOUR BOULEVARDE & COWRIES AVENUE		
SHELL COVE NSW		
SCALE: 1: 200	ISSUE DATE:	VERSION:
DATTE: #Custom 1	19/12/14	A
JOB No: #Pin		
DRAWN: #Archited Name		
MAP REF: #Custom 2		
ORIGINAL SIZE: A1	DRAWING NUMBER:	3.1
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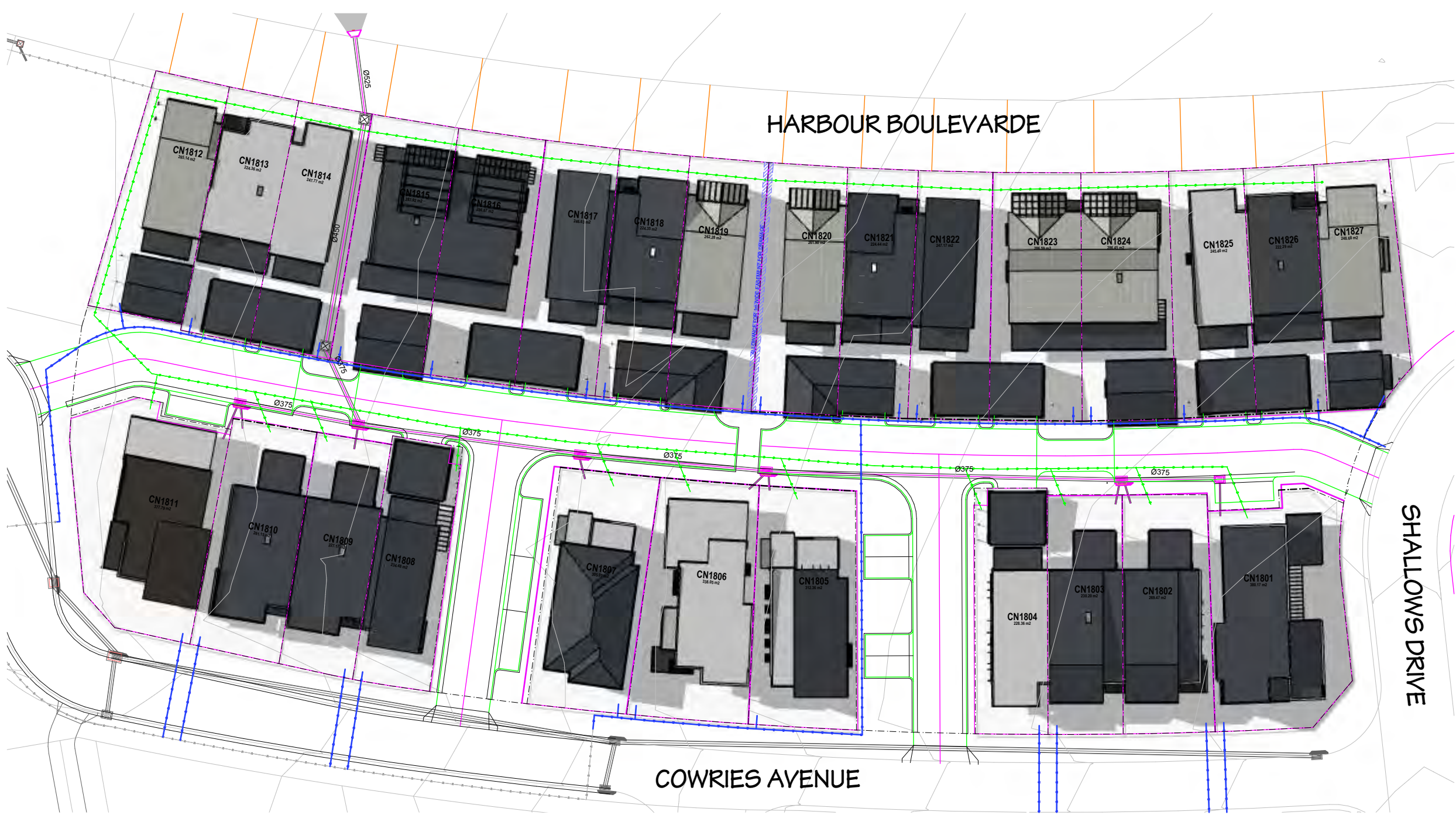
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DA ISSUE

SHADOW DIAGRAMS 9am - 12noon			
PROJECT: STAGE 10D6 LOT 1725 HARBOUR BOULEVARDE & COWRIES AVENUE SHELL COVE NSW			
SCALE: 1: 200		VERSION:	
DATE: #Custom 1		19/12/14 A	
JOB NO: #Pin			
DRAWN: #Architect Name			
MAP REF: #Custom 2		4.1	
ORIGINAL SIZE: A1			
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1pm - 21st of June Shadow



2pm - 21st of June Shadow



3pm - 21st of June Shadow

SOLAR COMPLIANCE TABLE

CN No.	9am	10am	11am	12noon	1pm	2pm	3pm	COMPLIES
CN1801	✓	✓	✓	✓	✓	✓	✓	YES
CN1802	✓	✓	✓	✓	✓	✓	✓	YES
CN1803	✓	✓	✓	✓	✓	✓	✓	YES
CN1804	✓	✓	✓	✓	✓	✓	✓	YES
CN1805	✓	✓	✓	✓	✓	✓	✓	YES
CN1806	✓	✓	✓	✓	✓	✓	✓	YES
CN1807	✓	✓	✓	✓	✓	✓	✓	YES
CN1808	✗	✗	✗	✗	✗	✗	✗	NO
CN1809	✓	✓	✓	✓	✓	✓	✓	YES
CN1810	✓	✓	✓	✓	✓	✓	✓	YES
CN1811	✓	✓	✓	✓	✓	✓	✓	YES
CN1812	✓	✓	✓	✓	✓	✓	✓	YES
CN1813	✗	✗	✗	✗	✓	✓	✗	NO
CN1814	✓	✗	✗	✗	✓	✓	✗	NO
CN1815	✓	✓	✓	✓	✓	✓	✓	YES
CN1816	✓	✓	✓	✓	✓	✓	✗	NO
CN1817	✓	✓	✓	✓	✓	✓	✗	YES
CN1818	✗	✗	✗	✓	✓	✓	✓	YES
CN1819	✗	✗	✗	✓	✓	✓	✓	YES
CN1820	✓	✓	✓	✓	✓	✓	✓	YES
CN1821	✓	✓	✓	✓	✓	✓	✗	NO
CN1822	✗	✗	✗	✓	✓	✓	✓	YES
CN1823	✓	✓	✓	✓	✓	✓	✗	YES
CN1824	✓	✓	✓	✓	✓	✓	✓	YES
CN1825	✓	✓	✓	✓	✓	✓	✓	YES
CN1826	✓	✗	✗	✗	✗	✓	✗	NO
CN1827	✓	✗	✗	✗	✗	✓	✗	NO

MINIMUM 3 HOURS OF DIRECT SUNLIGHT BETWEEN 9.00am TO 3pm ON 21st OF JUNE FOR AT LEAST 70% OF DWELLINGS - 74% COMPLIANCE

SHADOW DIAGRAMS
1pm - 3pm

PROJECT:
STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE NSW

SCALE: 1: 200	ISSUE DATE:	VERSION:
DATE: #Custom 1	19/12/14	A
JOB No: #Pm		
DRAWN: #Architect Name		
MAP REF: #Custom 2		
ORIGINAL SIZE: A1	DRAWING NUMBER:	4.2

NOTES:
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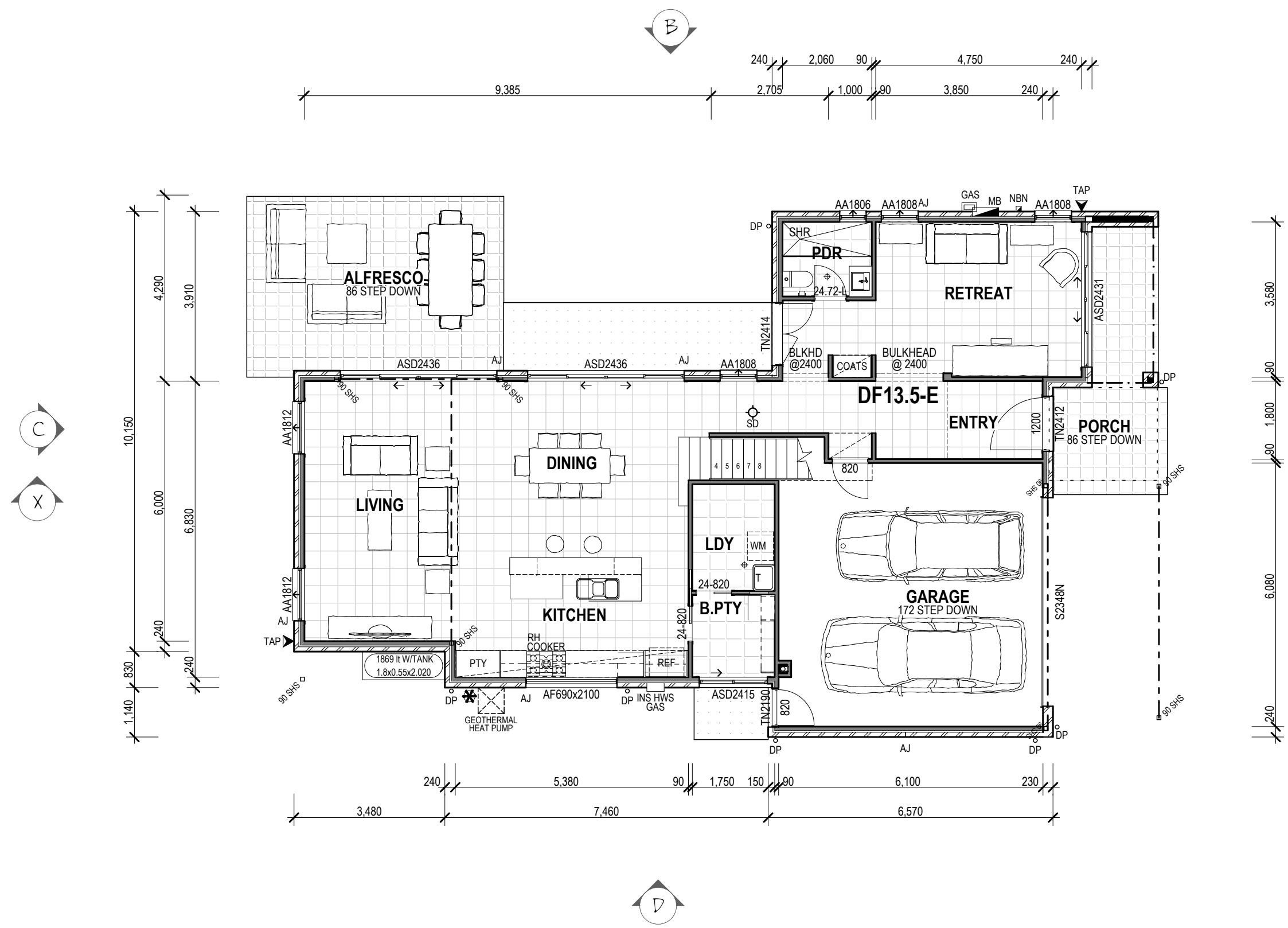
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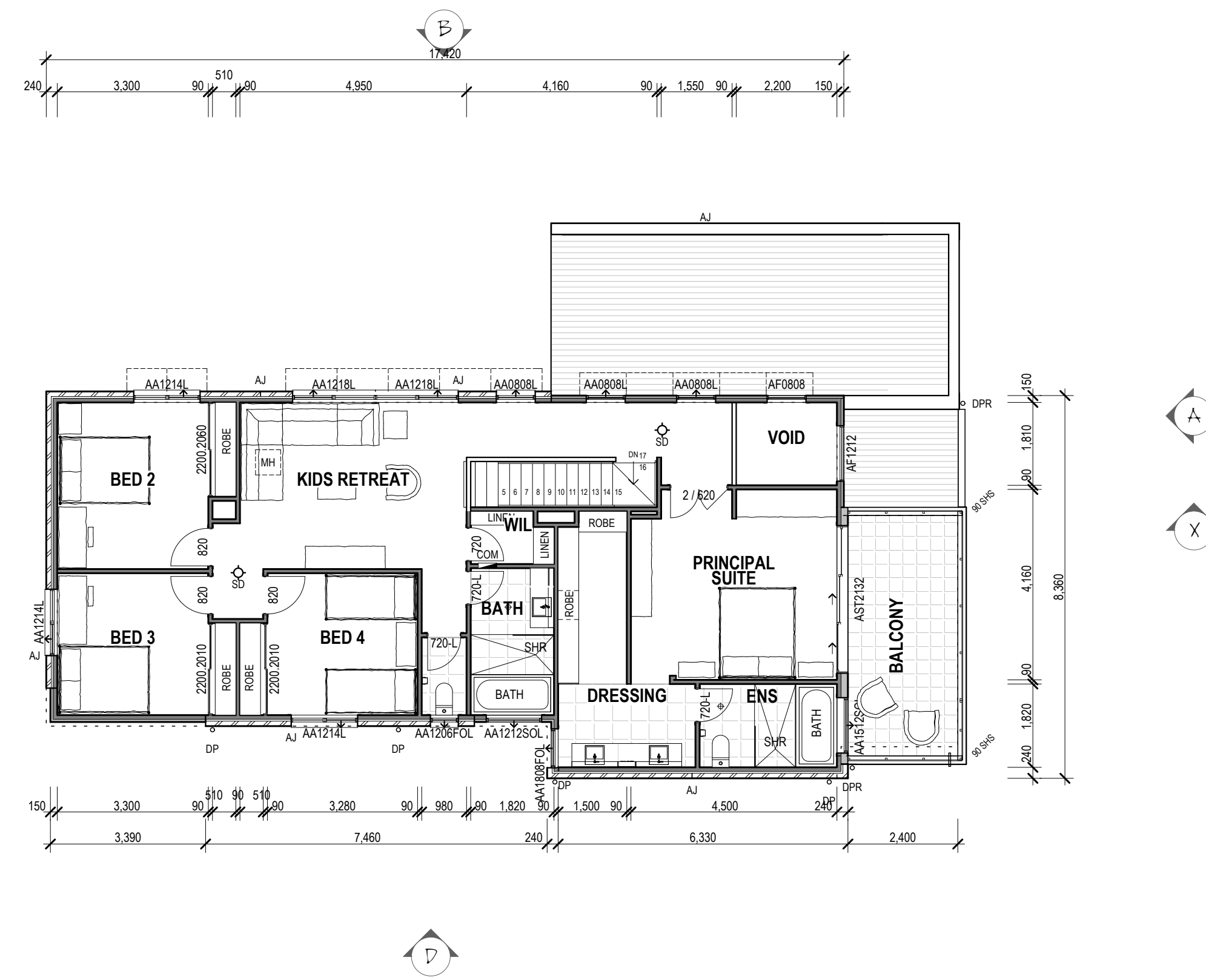
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DA ISSUE

SAFETY FIRST!



GROUND FLOOR



FIRST FLOOR

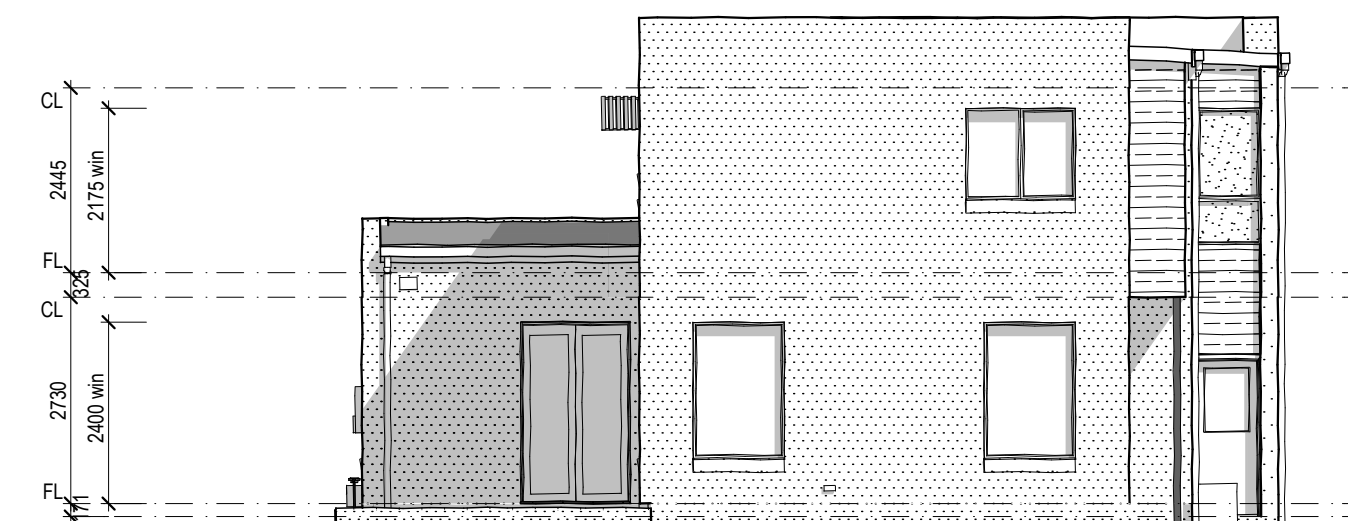
FLOOR PLANS 1:100



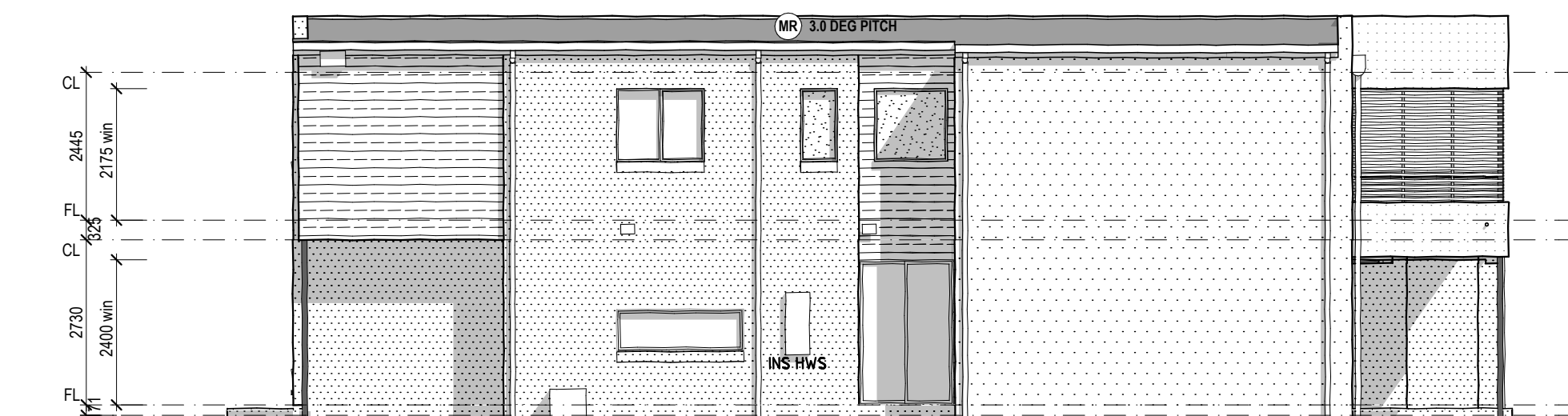
ELEVATION A



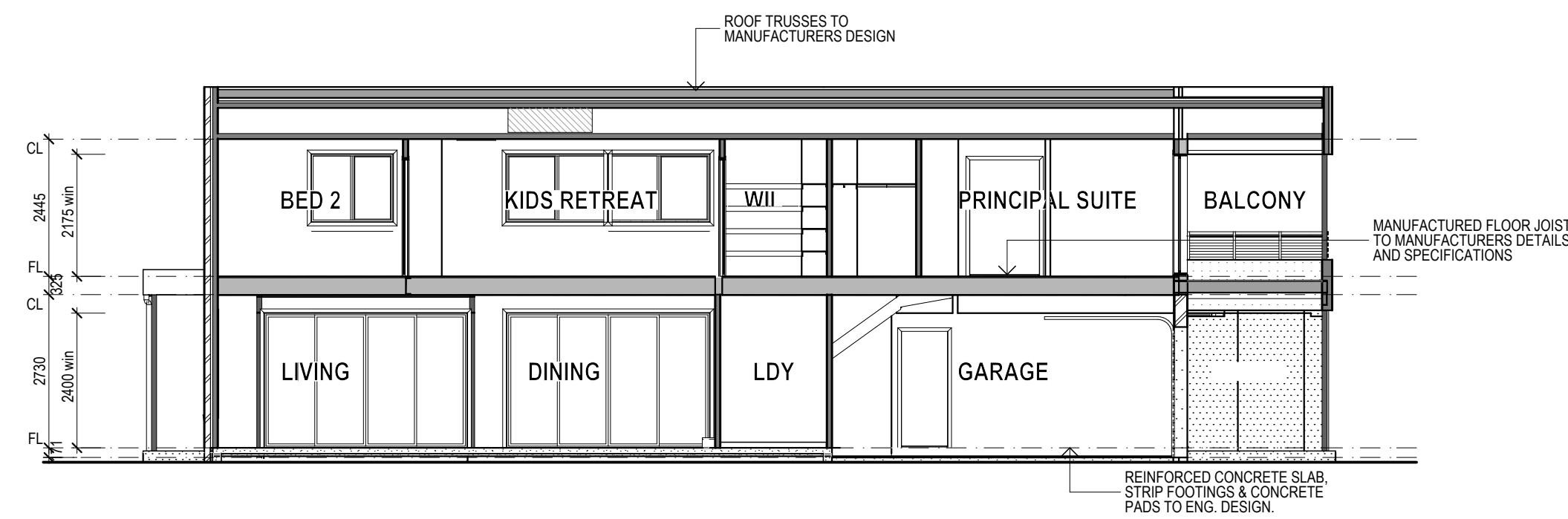
ELEVATION B



ELEVATION C



ELEVATION D



SECTION X

ELEVATIONS & SECTIONS 1:100

NOTES:

EAVES WIDTHS:

EAVE/BARGE OVERHANG
MEASURED FROM BACK OF FASCIA
TO FACE BRICKWORK
- 450mm TO 21.31deg (38.100) PITCH
- 350mm TO 24.70deg (48.100) PITCH
- 300mm TO 28.37deg (54.100) PITCH
- 450mm TO 2.5.10.15 deg PITCH
UNLESS OTHERWISE NOTED

BRICK FINISHES:

BRICK SILLS, HEADS & PARAPETS
TO MATCH BRICKFINISHES BELOW
ABOVE THEM UNLESS OTHERWISE
NOTED

LEGEND:

MAIN WALL FINISHES:

FF FEATURE FACE
FACE BRICKWORK
FF2 ALT. FEATURE
FACE BRICKWORK
FF3 ALT. FEATURE
FACE BRICKWORK
FF4 ALT. FEATURE
FACE BRICKWORK

BP: 4

BAGGED & PAINTED
BRICKWORK

PL

FLANKING
prismatic smooth

PL-4

FLANK TIMBER STAINED
surface except 150ml woodsmell

PLM

FLANKING WIDE BOARD
surface except 300mm

RB-4

RUBIX PANELLING-9x12

RB-12

RUBIX PANELLING-12x12

VG

PAINTED VERTICAL
GROOVED PANEL

VE-4

PAINTED VERTICAL
GROOVED PANEL

RE

RENDERED
BRICKWORK

FC

FC SHEET
hardboard blue board with texture

FC2

hardboard blue board with texture

FB

FACE BRICKWORK

XB

EXTERIOR BOARD

ROOF FINISHES:

MR METAL ROOF

TR TILED ROOF

OTHER ITEMS:

AJ ARTICULATION JOINT

OBS OBSCURE GLAZING

ENERGY EFFICIENCY SCHEDULE

WALLS (TIMBER FRAMED)	
EXTERNAL WALLS	REFLECTIVE FOIL & R1.5 BATTS
INTERNAL WALLS	NA
INT WALLS ADJACENT GARAGE	R1.5 BATTS
CEILING (PLASTER BOARD)	NA
LOWER EXCL. GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIX SCHEDULE

WATER COMMITMENTS	CN1801
INDIGENOUS PLANTING	0
WATER TANK	1,889.00 Ltrs
ROOF WATER COLLECTED	100 mm
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILET RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING TO SHOWER	5 STAR
ENERGY COMMITMENTS	
HOT WATER UNIT	GAS INSTANT 5.0 STAR
AIR CONDITIONING	DUCTED TO GRND FLOOR ONLY
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	GAS
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

AREAS:

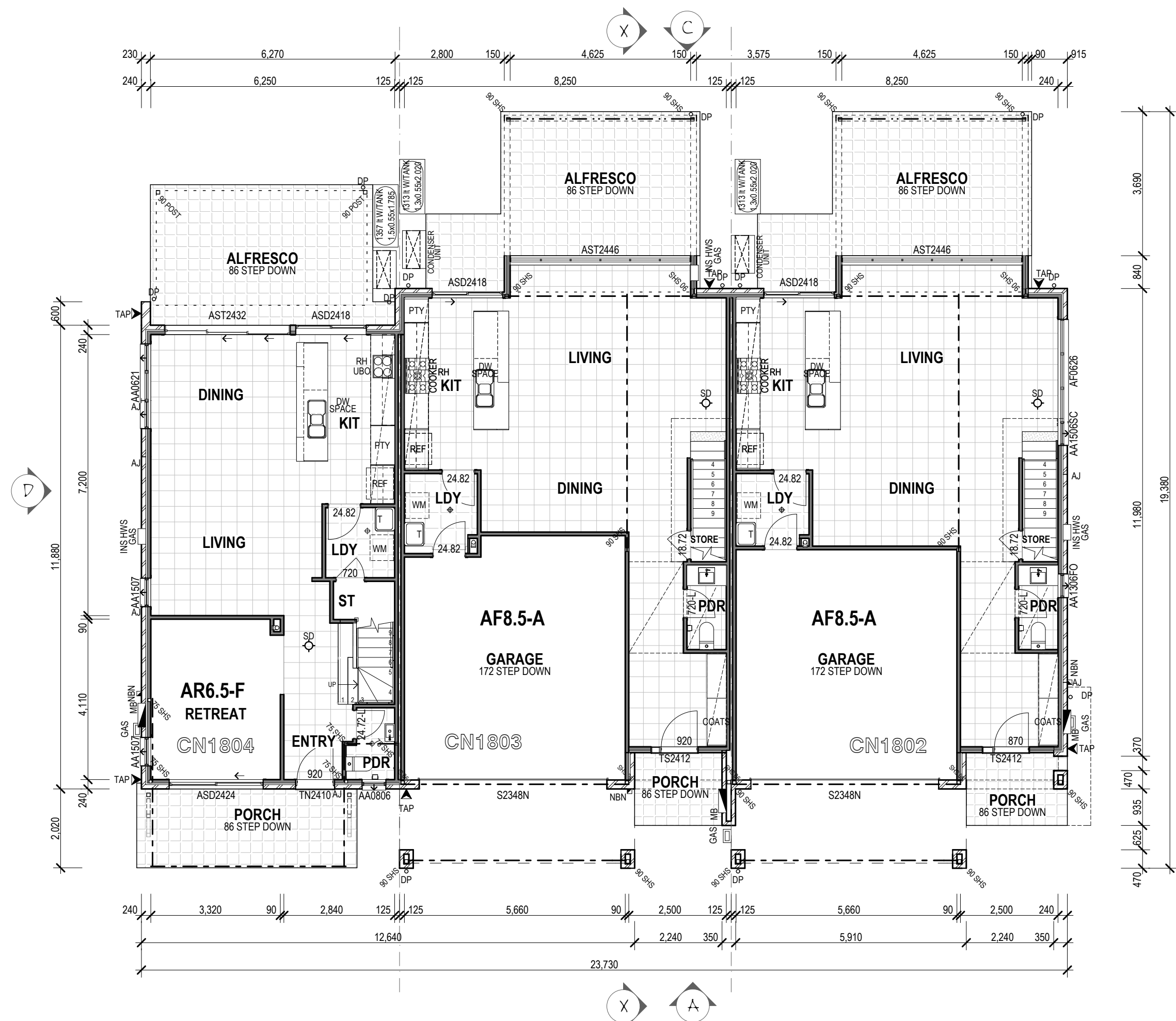
	CN1801
GROUND FL	m2 119.12
FIRST FL	m2 0.00
TOTAL FL	m2 119.12
VERPORA	m2 12.07
2nd VERPORA	m2 0.00
BALCONY	m2 0.00
2nd BALCONY	m2 0.00
ALFRESCO	m2 23.98
2nd ALFRESCO	m2 0.00
GARAGE	m2 40.92
TOTAL AREA	m2 196.07

FLOOR AREA CALCULATIONS:

ALL AREAS SHOWN ARE TO THE
OUTSIDE FACE OF EXTERNAL WALLS
OR CENTRE LINE OF PARTY WALLS
ALL HOUSE FLOOR AREAS
INCLUDE DUCTS BUT EXCLUDE VOIDS
ON THE UPPER FLOOR LEVEL

DA ISSUE

SAFETY FIRST!



GROUND FLOOR

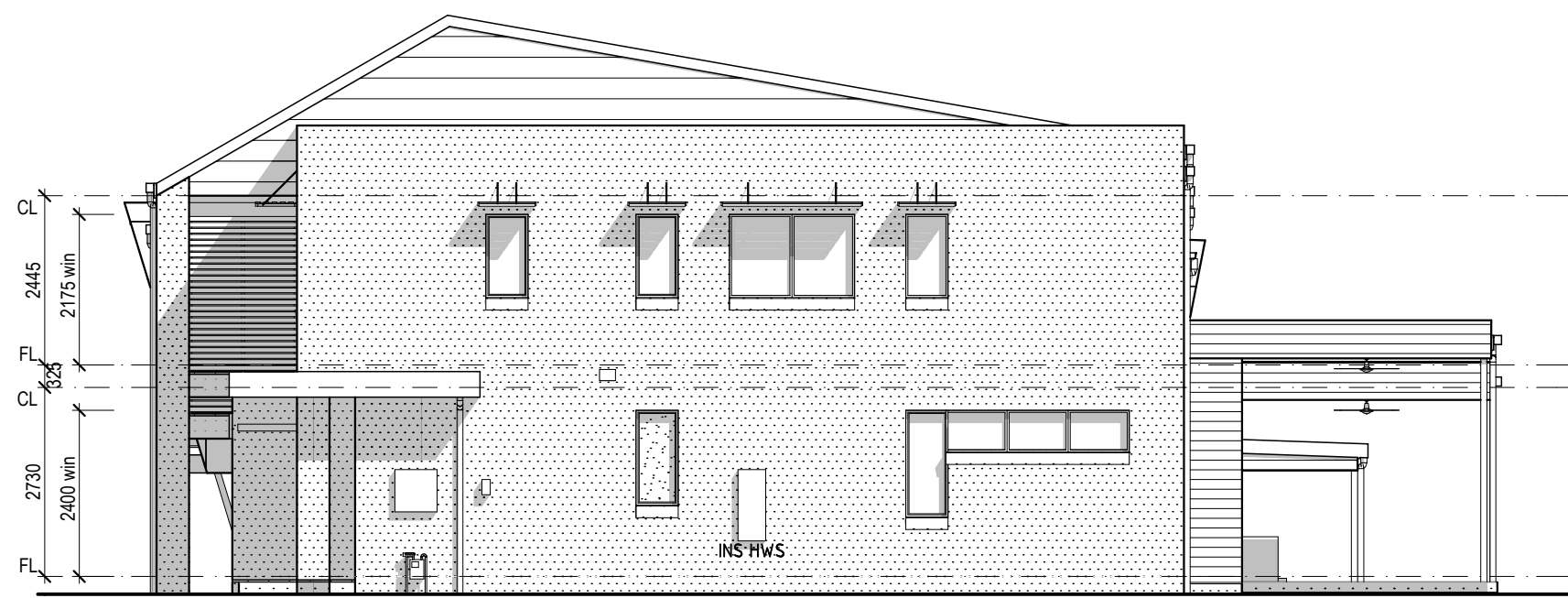


FIRST FLOOR

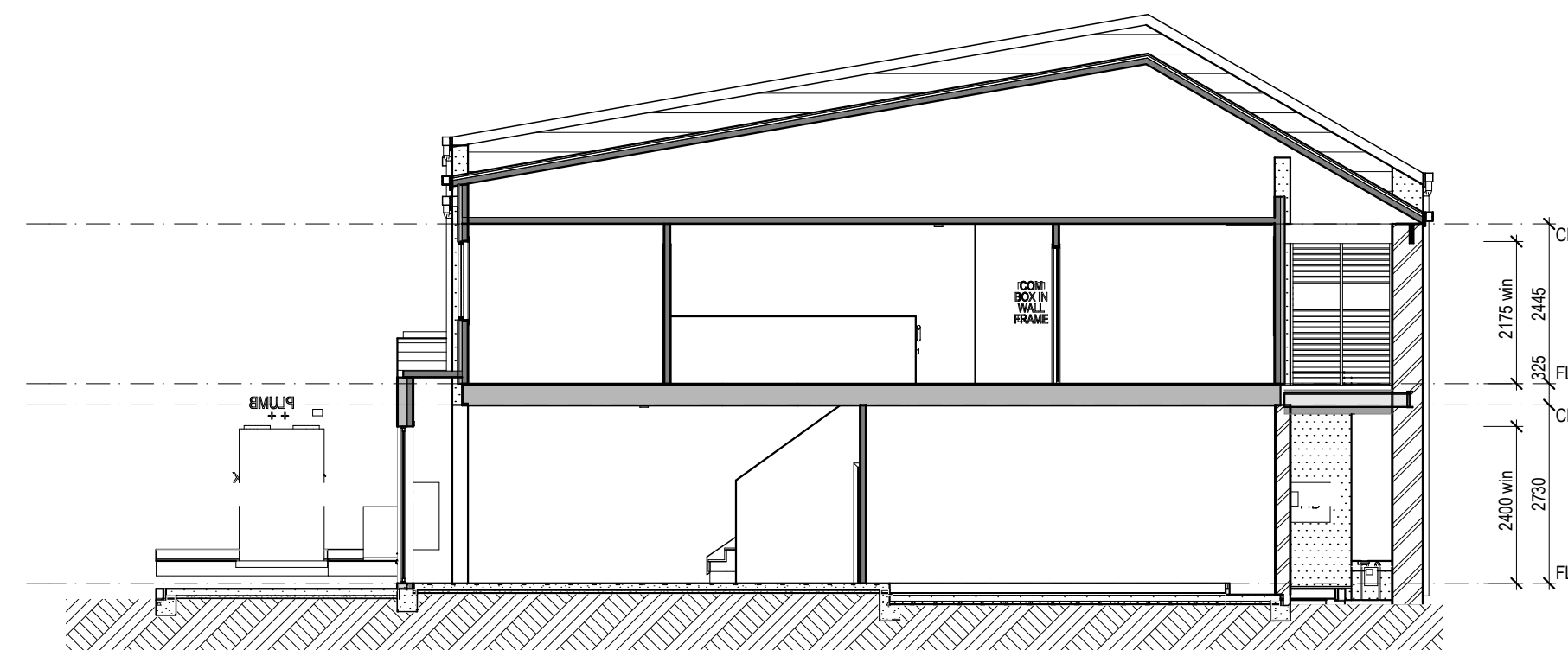
FLOOR PLANS 1:100



DA:
ELEVATION A



CN1802
DA:
ELEVATION B

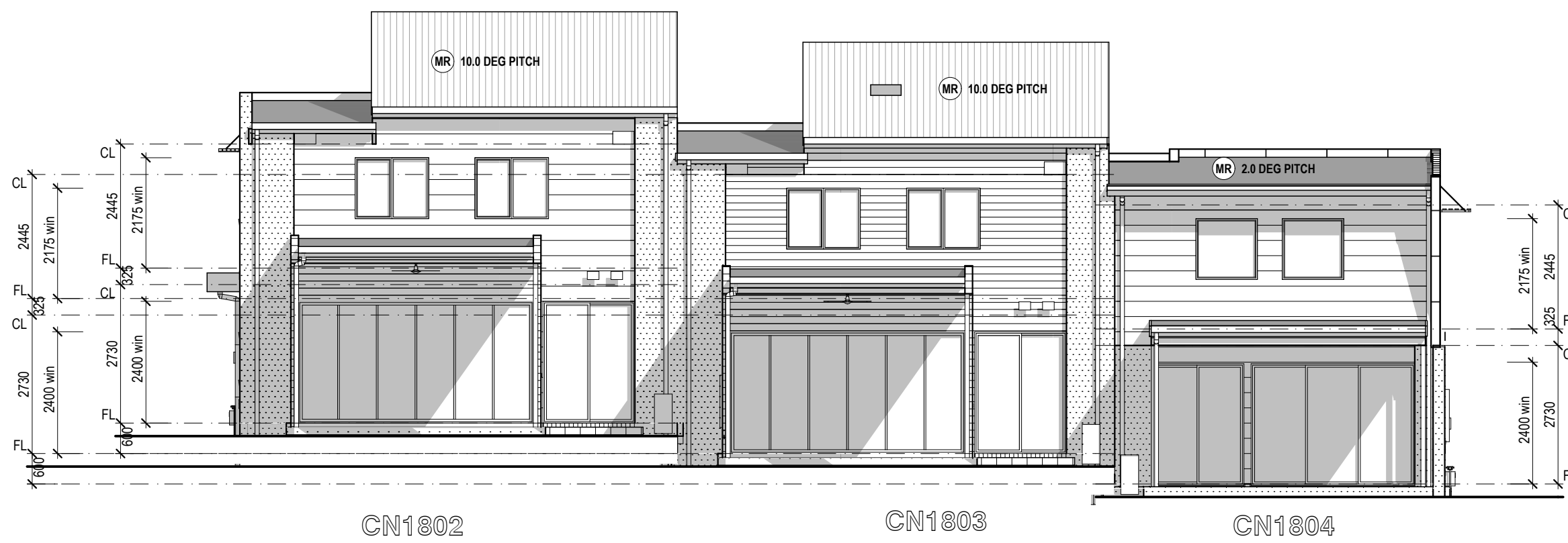


DA:
ELEVATION X

ELEVATIONS & SECTIONS 1:100



DA:
ELEVATION D



DA:
ELEVATION C

CN1802-1804

DA ISSUE

DRAWING NAME:	HOUSE NAME:	ISSUE DATE:	SHEET NO.:
DA Plans & Elevations (A1)	AF8.5	19/12/14	5.2/A
	STREETSCAPE A		

SCALE / SHEET SIZE:	JOB/MODEL NO.:	ISSUE DATE:	SHEET NO.:
1:100	CN1802-1804	19/12/14	5.2/A
DRAWN BY:	FILE NAME:		
PP	CN1802-1804.dwg		

AUSTRALAND HOLDINGS LTD	19/12/14	5.2/A
COWRIES AVENUE - STAGE 1006		
SHELL COVE NSW		

AREAS:	CN1802CN1803CN1804
GROUND FL	78.43 74.12 78.38
FIRST FL	103.37 103.15 75.05
TOTAL FL	178.79 177.26 153.43
VERP/POOR	4.63 4.55 11.42
2nd VERP/POOR	0.00 0.00 0.00
BALCONY	12.73 12.73 11.26
2nd BALCONY	0.00 0.00 0.00
ALFRESCO	22.75 22.75 20.86
2nd ALFRESCO	0.00 0.00 0.00
GARAGE	35.90 36.60 0.00
TOTAL AREA	255.81 253.88 197.21

FLOOR AREA CALCULATIONS:
ALL AREAS SHOWN ARE TO THE OUTSIDE FACE OF EXTERNAL WALLS OR CENTRELINE OF PARTY WALLS.
ALL HOUSE FLOOR AREAS INCLUDE DUCTS BUT EXCLUDE VOIDS ON THE UPPER FLOOR LEVEL.

1:100 @ A1	SCALE / SHEET SIZE:	JOB/MODEL No.	ISSUE DATE:		SHEET No.: 5.2/A
		-	19/12/14		
	DRAWN BY:	FILE NAME:	HOUSE REG No.	GLOBAL REG No.	
PP		CN1802-1804.pln	-	1	

BASIX SCHEDULE	CN1802
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Ltrs
WATER TANK	0.00m
ROOF WATER COLLECTED	0.00m
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3.5 STAR
TOILETS RATING	4.5 STAR
TAP RATING TO KITCHEN SINK	4.5 STAR
TAP RATING VANITY & SHOWER	5.5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED TO GRND FLOOR ONLY
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

BASIX SCHEDULE	CN1803
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Ltrs
WATER TANK	0.00m
ROOF WATER COLLECTED	0.00m
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3.5 STAR
TOILETS RATING	4.5 STAR
TAP RATING TO KITCHEN SINK	4.5 STAR
TAP RATING VANITY & SHOWER	5.5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED TO GRND FLOOR ONLY
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

BASIX SCHEDULE	CN1804
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Ltrs
WATER TANK	0.00m
ROOF WATER COLLECTED	0.00m
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3.5 STAR
TOILETS RATING	4.5 STAR
TAP RATING TO KITCHEN SINK	4.5 STAR
TAP RATING VANITY & SHOWER	5.5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED TO GRND FLOOR ONLY
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

1:100 @ A1	SCALE / SHEET SIZE:	JOB/MODEL No.	ISSUE DATE:		SHEET No.: 5.2/A
		-	19/12/14		
	DRAWN BY:	FILE NAME:	HOUSE REG No.	GLOBAL REG No.	
	PP	CN1802-1804.pln	-	1	

NOTES:
EAVES BARGE OVERHAND MEASURED FROM BACK OF FASCIA TO FACE BRICKWORK
BRICK FINISHES:
BRICK SILLS HEADS & PARAPETS TO MATCH BRICKFINISH BELOW ABOVE THEM UNLESS OTHERWISE NOTED

1:100 @ A1	SCALE / SHEET SIZE:	JOB/MODEL No.	ISSUE DATE:		SHEET No.: 5.2/A
		-	19/12/14		
	DRAWN BY:	FILE NAME:	HOUSE REG No.	GLOBAL REG No.	
PP		CN1802-1804.pln	-	1	

1:100 @ A1	SCALE / SHEET SIZE:	JOB/MODEL No.	ISSUE DATE:		SHEET No.: 5.2/A
	DRAWN BY:	FILE NAME:	HOUSE REG No.	GLOBAL REG No.	
	PP	CN1802-1804.pln	-	1	

FLOOR AREA CALCULATIONS:
ALL AREAS SHOWN ARE TO THE OUTSIDE FACE OF EXTERNAL WALLS OR CENTRELINE OF PARTY WALLS.
ALL HOUSE FLOOR AREAS INCLUDE DUCTS BUT EXCLUDE VOIDS ON THE UPPER FLOOR LEVEL.

EAVES WIDTHS:
EAVE/BARGE OVERHANG
MEASURED FROM BACK OF FASCIA
TO FACE BRICKWORK
- 450mm TO 21.3deg (38:100) PITCH
- 350mm TO 24.7deg (48:100) PITCH
- 300mm TO 28.3deg (54:100) PITCH
- 450mm TO 2.5, 10, 15 deg PITCH
UNLESS OTHERWISE NOTED.

BRICK FINISHES:
BRICK, SILL, HEADS & PARAPETS
TO MATCH BRICKFINISH BELOW
ABOVE THEM UNLESS OTHERWISE
NOTED

LEGEND:

MAIN WALL FINISHES:

FF FEATURE FACE
FACE BRICKWORK
FF2 ALT. FEATURE
FACE BRICKWORK
FF3 ALT. FEATURE
FACE BRICKWORK
FF4 ALT. FEATURE
FACE BRICKWORK

BP BAGGED & PAINTED
BRICKWORK

PL PLANKING
primark shadowwood smooth

PT PLANK TIMBER STAINED
selfick ecoply 150 nat woodtreat

PLW PLANKING WIDE BOARD
selfick ecoply 300 smooth

RB-1+ RUBIX PANNELLING-9x12

RB-1+ RUBIX PANNELLING-12x12

VO PAINTED VERTICAL
GROOVED PANEL
weatherstone smooth panel

RE-2 RENDERED
BRICKWORK

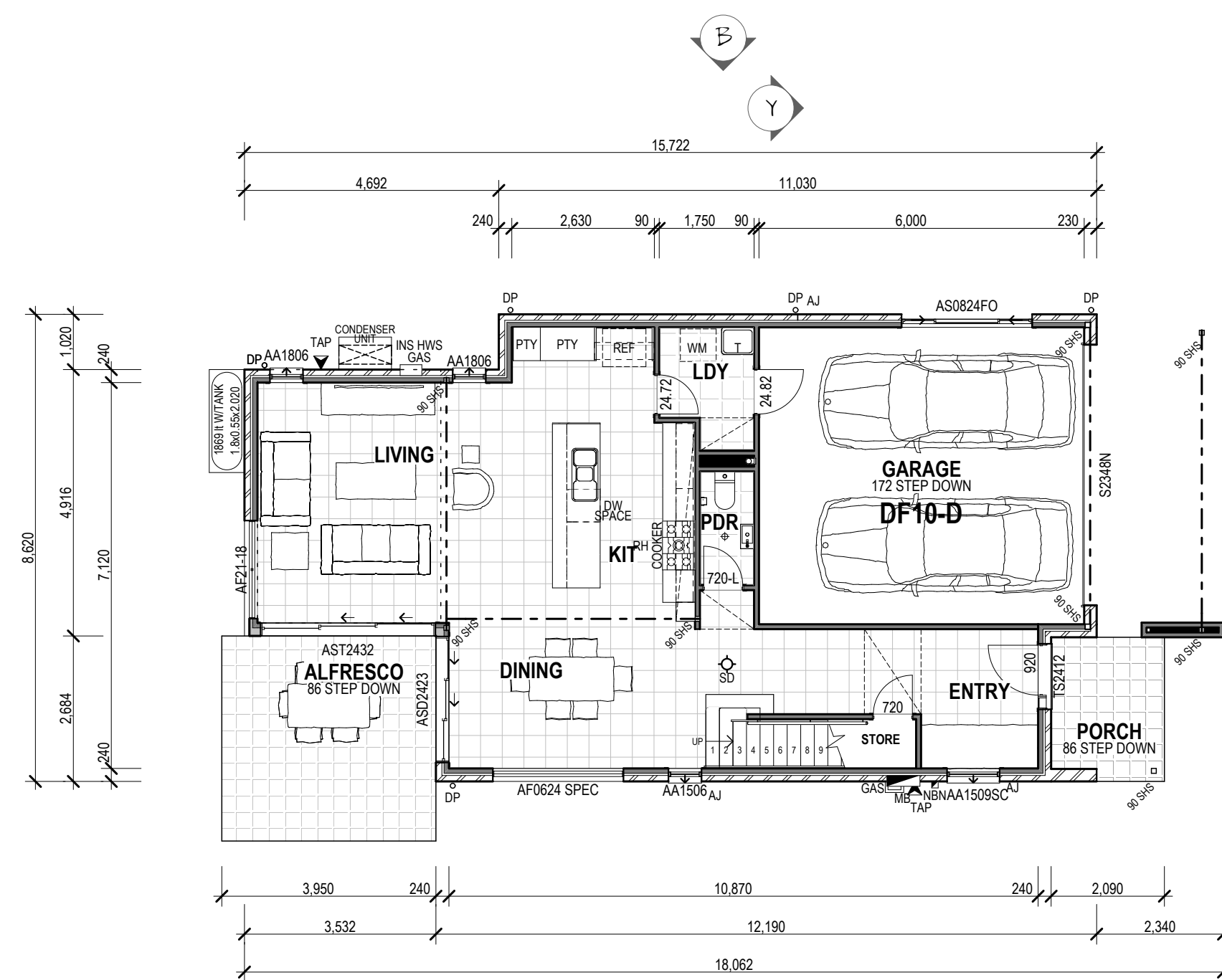
FC FC SHEET
hardies blue board with texture
cool finish unless noted otherwise

FB FACE BRICKWORK

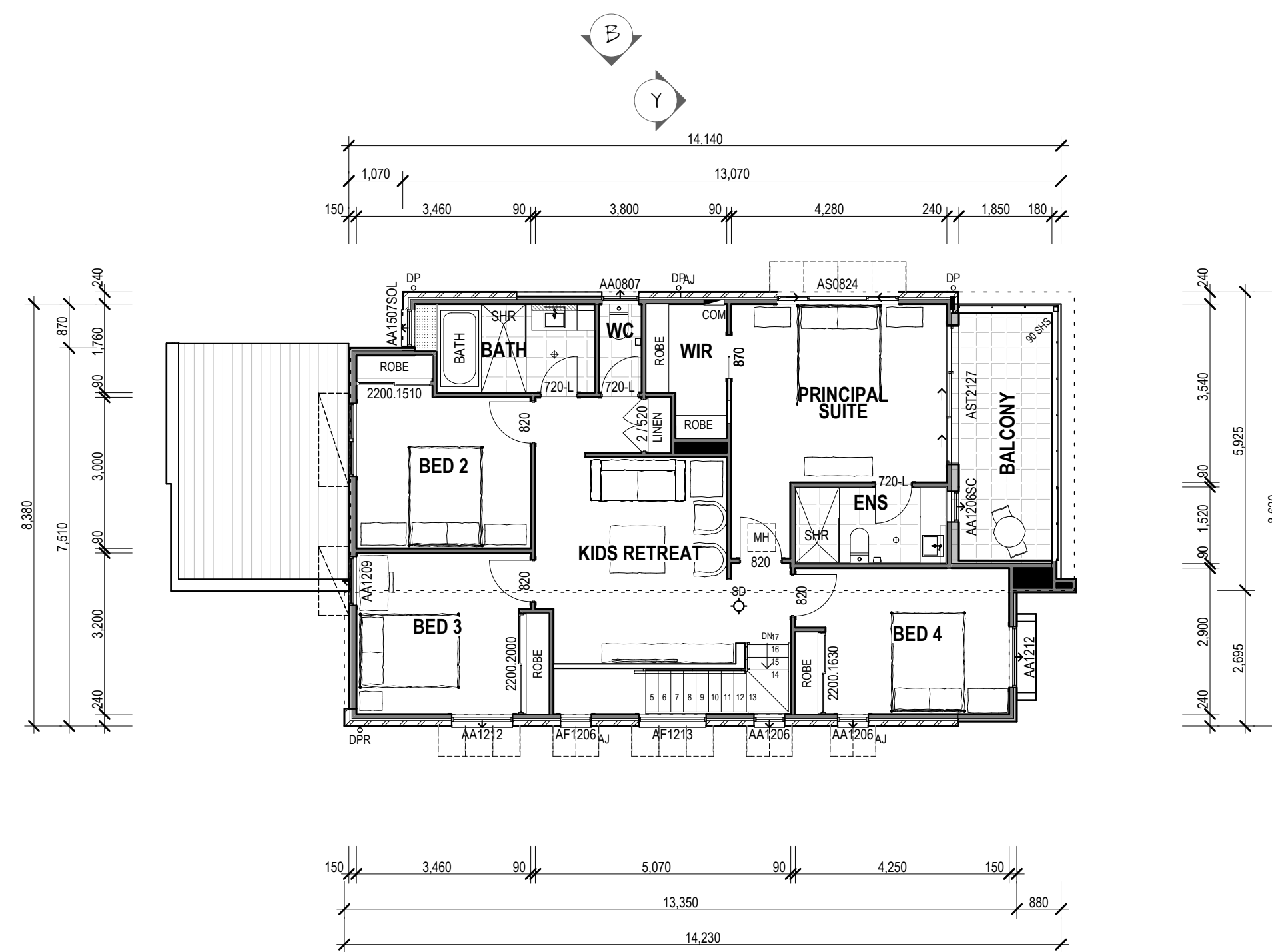
XB EXTERIOR BOARD

ROOF FINISHES:
MR METAL ROOF
TR TILED ROOF

OTHER ITEMS:
AJ ARTICULATION JOINT
OBS OBSCURE GLAZING

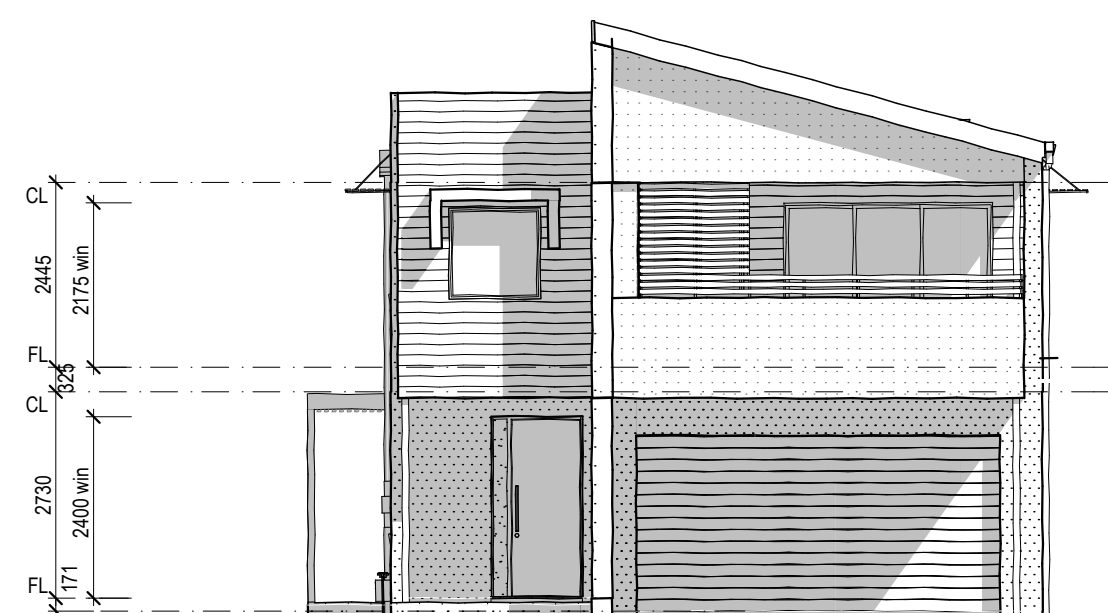
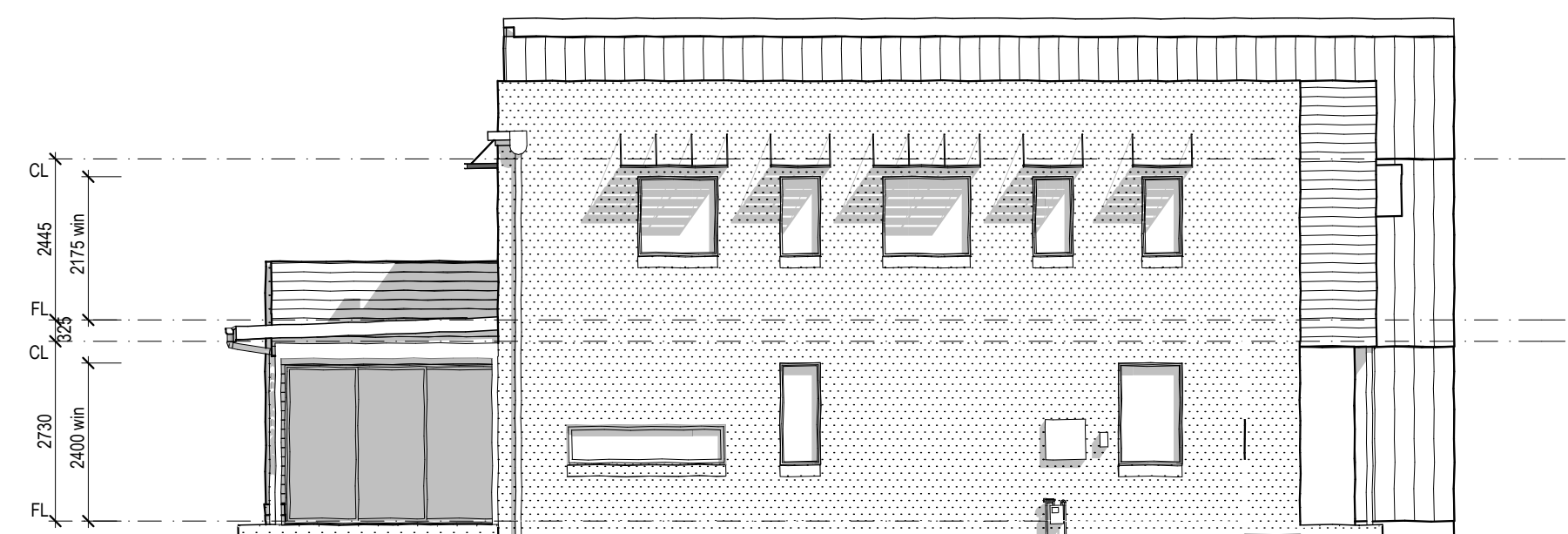
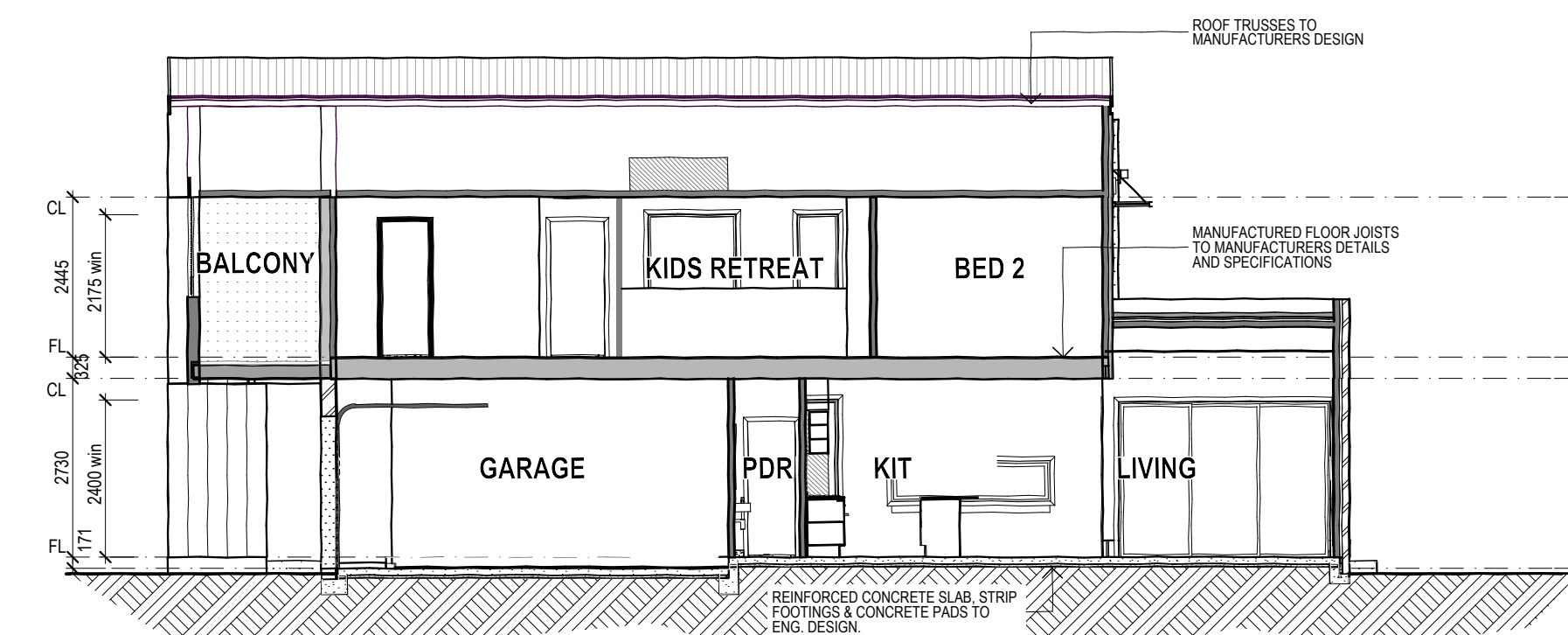
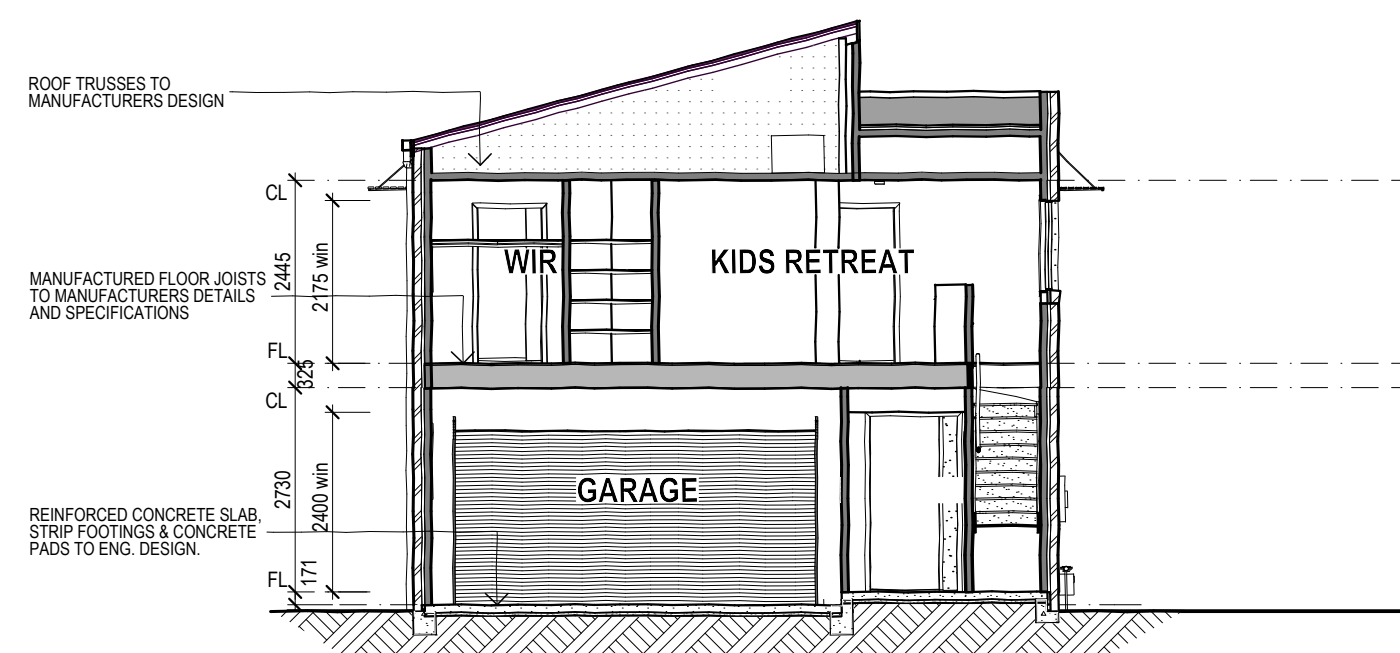


GROUND FLOOR



FIRST FLOOR

FLOOR PLANS 1:100

DA:
ELEVATION ADA:
ELEVATION BDA:
ELEVATION CDA:
ELEVATION DDA:
ELEVATION XDA:
ELEVATION Y

ELEVATIONS & SECTIONS 1:100

CN1805

ENERGY EFFICIENCY SCHEDULE	
WALLS (TIMBER FRAMED)	
EXTERNAL WALLS	REFLECTIVE FOIL & R1.5 BATTS
INTERNAL WALLS	NA
INT WALLS ADJACENT GARAGE	R1.5 BATTS
CEILINGS (PLASTER BOARD)	
LOWER EXCL. GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIX SCHEDULE		CN1805
WATER COMMITMENTS	0	
INDIGENOUS PLANTING	1,889.00 Ltrs	
WATER TANK	100 Ltrs	
ROOF WATER COLLECTED	100 Ltrs	
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN	
SHOWER HEAD RATING	3 STAR	
TOILETS RATING	4 STAR	
TAP RATING TO KITCHEN SINK	4 STAR	
TAP RATING VANITY & SHOWER	5 STAR	
THERMAL COMFORT	SIMULATION METHOD	
ENERGY COMMITMENTS		
HOT WATER UNIT	GAS INSTANT 5.0 STAR	
AIR CONDITIONING	DUCTED TO GRND FLOOR ONLY	
HEATING SYSTEM	NA	
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT	
COOKTOP	GAS	
OVEN	ELECTRIC	
FRIDGE SPACE	WELL VENTILATED	
OUTDOOR CLOTHES LINE	YES	

SPECIFICATION: Overture 2010	
AREAS:	CN1805
GROUND FL	m2 83.10
FIRST FL	m2 100.55
TOTAL FL	m2 183.73
VERP/POH	m2 5.37
2nd VERP/POH	m2 0.00
BALCONY	m2 11.25
2nd BALCONY	m2 0.00
ALFRESCO	m2 14.95
2nd ALFRESCO	m2 0.00
GARAGE	m2 35.62
TOTAL AREA	m2 250.69

FLOOR AREA CALCULATIONS:
ALL AREAS SHOWN ARE TO THE
OUTSIDE FACE OF EXTERNAL WALLS
OR CENTRELINE OF PARTY WALLS.
ALL HOUSE FLOOR AREAS
INCLUDE DUCTS BUT EXCLUDE VOIDS
ON THE UPPER FLOOR LEVEL.

EAVES WIDTHS:
EAVES MARKED OVERHANG
MEASURED FROM BACK OF FASCIA
TO FACE BRICKWORK
"400mm TO 2.31deg (38:100) PITCH
- 450mm TO 24.70deg (48:100) PITCH
- 350mm TO 28.37deg (54:100) PITCH
- 450mm TO 2.5, 10, 15 deg PITCH
UNLESS OTHERWISE NOTED."

BRICK FINISHES:
BRICK SKILS, HEADS & PARAPETS
TO MATCH BRICKFINISH BELOW
ABOVE THEM UNLESS OTHERWISE
NOTED

LEGEND:

MAIN WALL FINISHES:
FF1 FEATURE FACE
BRICKWORK
FF2 ALT. FEATURE
FACE BRICKWORK
FF3 ALT. FEATURE
FACE BRICKWORK
FF4 ALT. FEATURE
FACE BRICKWORK

BP BAGGED & PAINTED
BRICKWORK

PL PLANKING
primex shadowwood smooth

PL2-4 PLANK TIMBER STAINED
selfick ecoreg 150 nat woodman

PLW PLANKING WIDE BOARD
selfick ecoreg 30 smooth

98-14 RUBIX PANELLING-8x12

R18-14 RUBIX PANELLING-12x12

VO1 PAINTED VERTICAL
GRIPWOOD PANEL

VO2-4 PAINTED VERTICAL
weathergroove smooth panel

RE RENDERED
BRICKWORK

FC FC SHEET
hardie blue board with texture

FC2 COAT FINISH UNLESS NOTED OTHERWISE

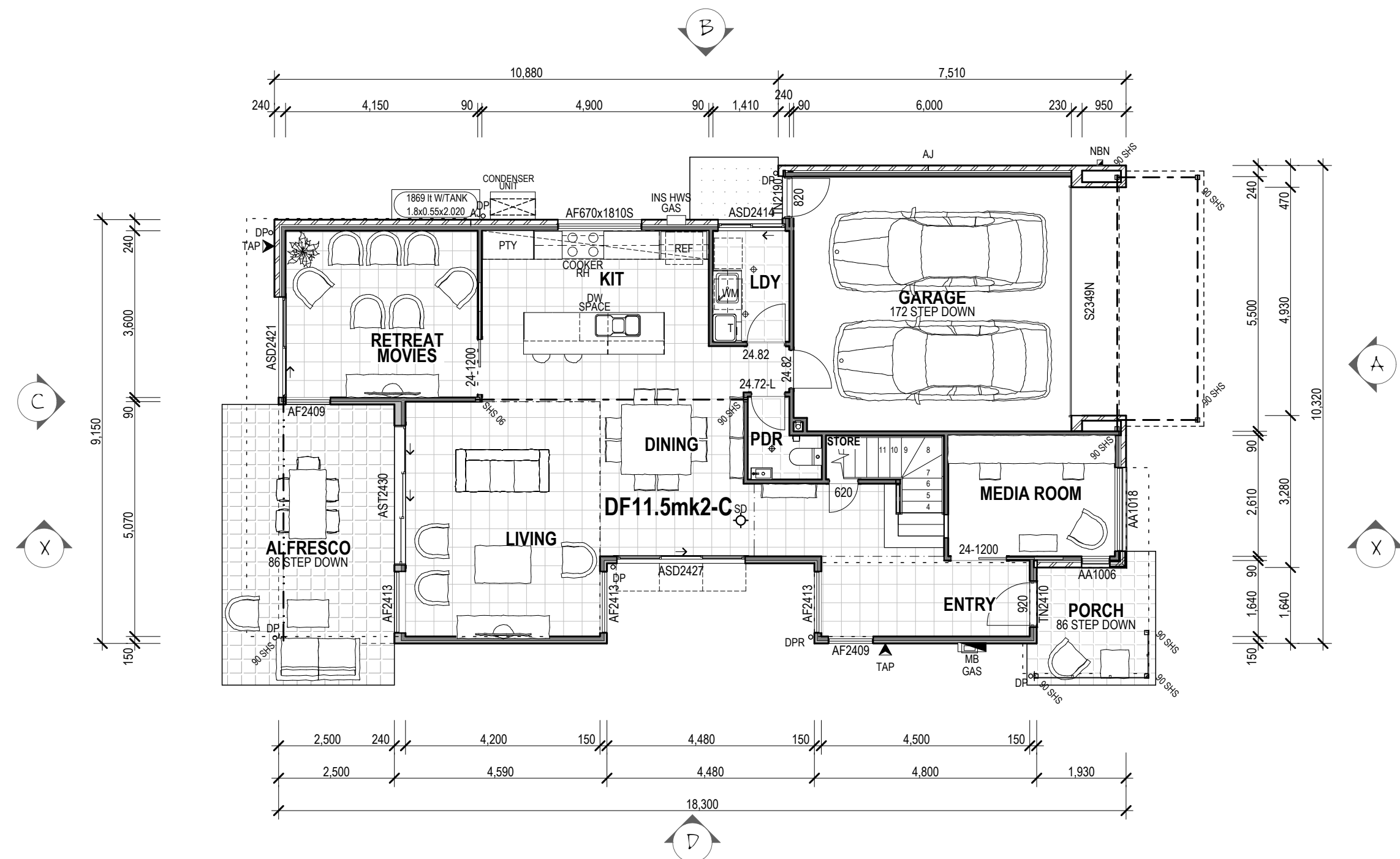
FB FACE BRICKWORK

XB EXTERIOR BOARD

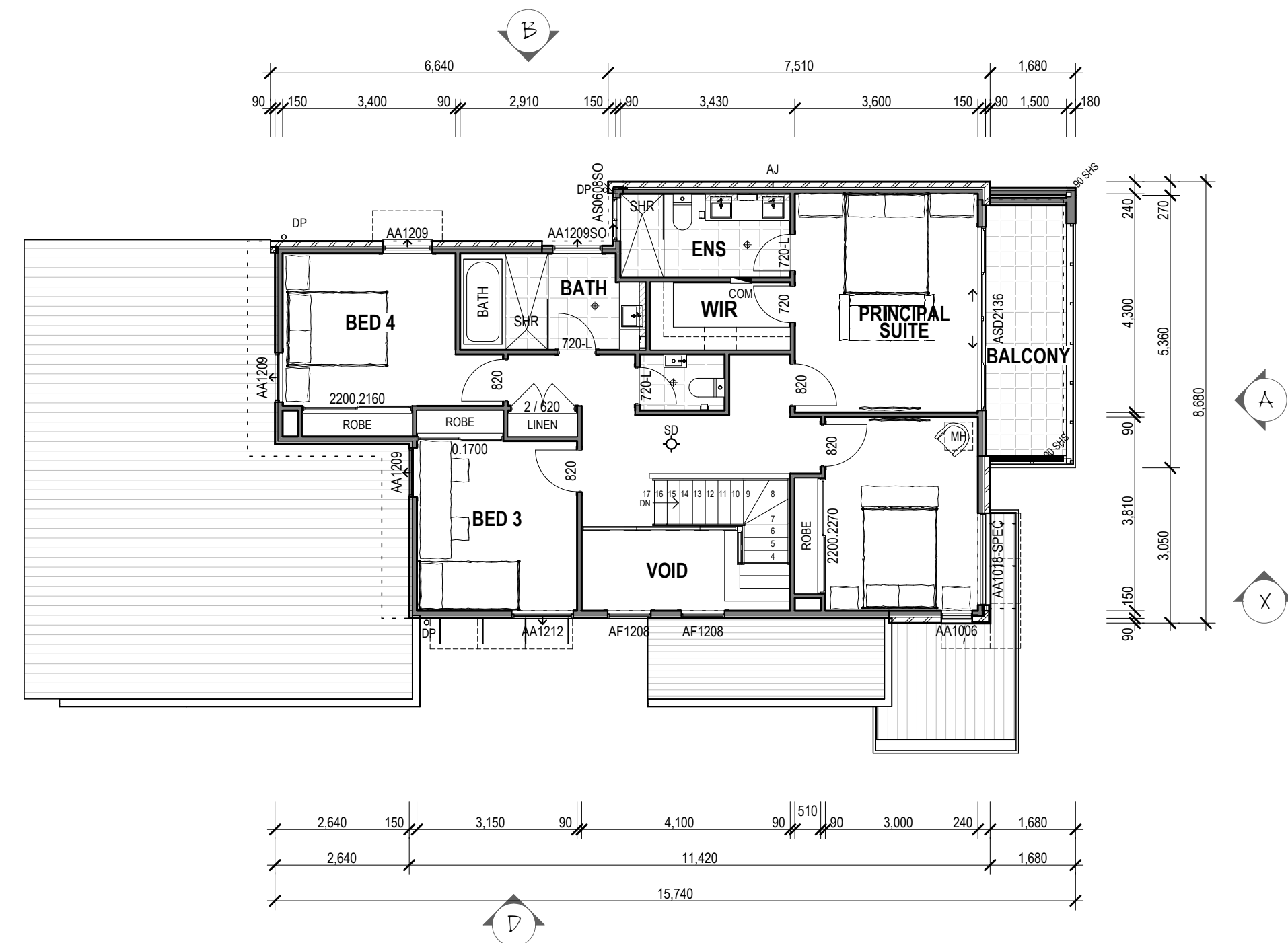
ROOF FINISHES:
MR METAL ROOF

TR TILED ROOF

OTHER ITEMS:
AJ ARTICULATION JOINT
OBS OBSCURE GLAZING



GROUND FLOOR

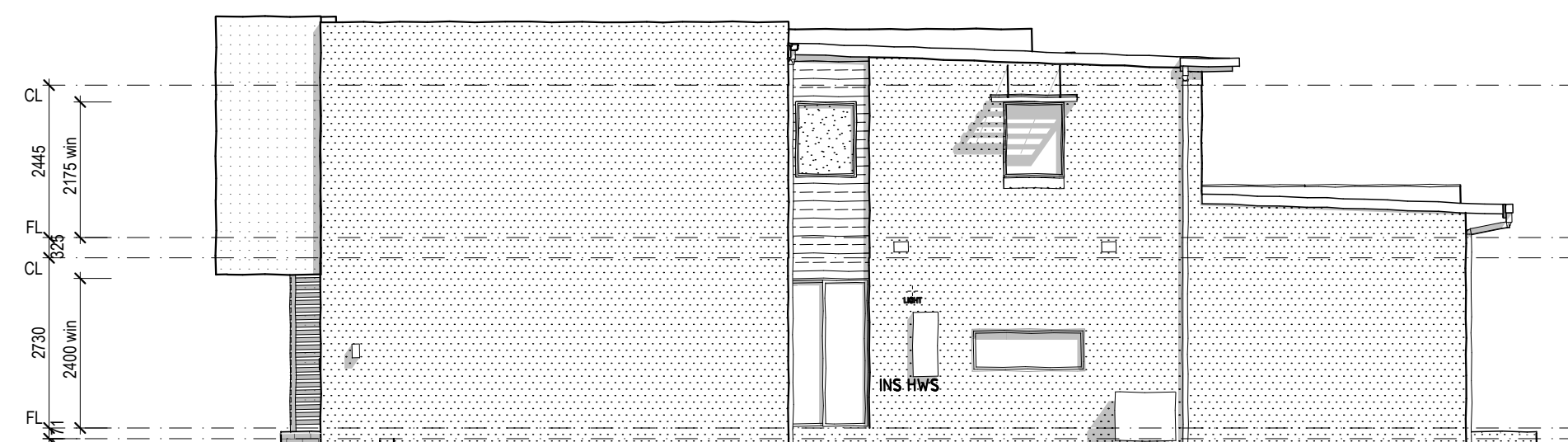


FIRST FLOOR

FLOOR PLANS 1:100



ELEVATION A



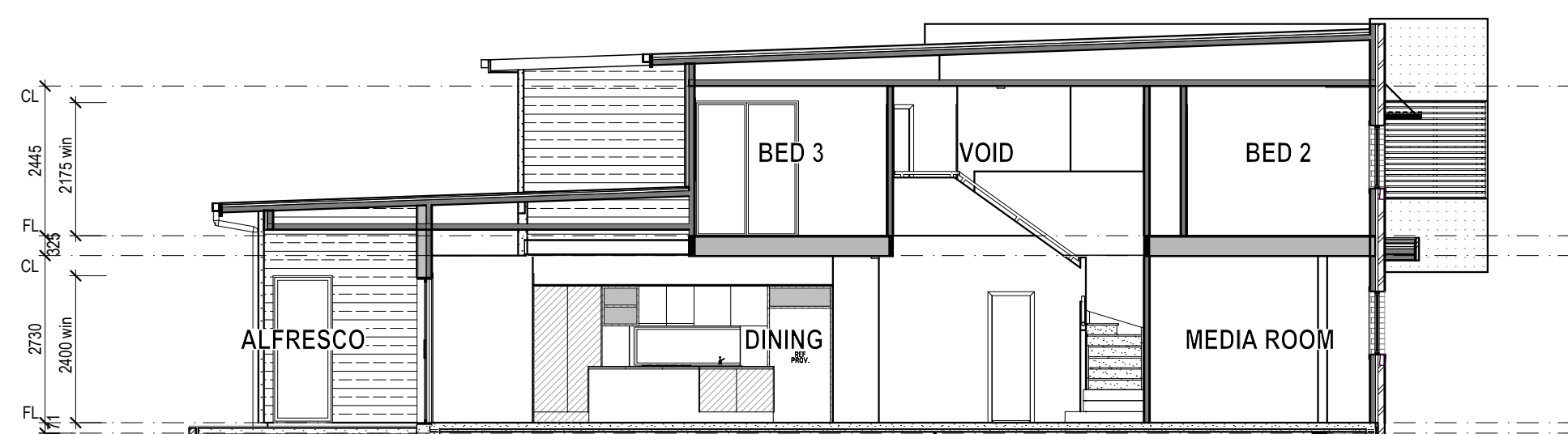
ELEVATION B



ELEVATION C



ELEVATION D



ELEVATION X

ELEVATIONS & SECTIONS 1:100

ENERGY EFFICIENCY SCHEDULE	
WALLS (TIMBER FRAMED)	
EXTERNAL WALLS	REFLECTIVE FOIL & R1.5 BATTS
INTERNAL WALLS	NA
RT WALLS-ADJACENT GARAGE	R1.5 BATTS
CEILINGS (PLASTER BOARD)	
LOWER EXCL. GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIX SCHEDULE	CN1806
WATER COMMITMENTS	
INDIGENOUS PLANTING	0
WATER TANK	1,889.00 ltrs
ROOF WATER COLLECTED	100 kpm
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANITY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	
HOT WATER UNIT	GAS INSTANT 5.0 STAR
AIR CONDITIONING	DUCTED TO GRND FLOOR ONLY
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	ELECTRIC
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

AREAS:	CN1806
GROUND FL	m2 111.48
FIRST FL	m2 94.02
TOTAL FL	m2 205.50
VERP/CHP	m2 6.95
2nd VERP/CHP	m2 0.00
BALCONY	m2 9.74
2nd BALCONY	m2 0.00
ALFRESCO	m2 22.54
2nd ALFRESCO	m2 0.00
GARAGE	m2 36.39
TOTAL AREA	m2 280.81

FLOOR AREA CALCULATIONS:

ALL AREAS SHOWN ARE TO THE
OUTSIDE FACE OF EXTERNAL WALLS
OR CENTRELINE OF PARTY WALLS.
ALL HOUSE FLOOR AREAS
INCLUDE DUCTS BUT EXCLUDE VOIDS
ON THE UPPER FLOOR LEVEL.

CN1806

DA ISSUE

EAVES WIDTHS:
 MEASURED FROM BACK OF FASCIA
 TO FACE BRICKWORK:
 - 400mm TO 21.5deg (38:100) PITCH
 - 350mm TO 24.7deg (45:100) PITCH
 - 300mm TO 28.3deg (54:100) PITCH
 - 450mm TO 2.5, 10, 15 deg PITCH
 UNLESS OTHERWISE NOTED.

BRICK FINISHES:
 BRICK SILL HEADS & PARAPETS
 TO MATCH BRICKFINISH BELOW
 ABOVE THEM UNLESS OTHERWISE
 NOTED

LEGEND:

MAIN WALL FINISHES:

FF1 FEATURE FACE
BRICKWORK
FF2 ALT. FEATURE
FACE BRICKWORK
FF3 ALT. FEATURE
FACE BRICKWORK
FF4 ALT. FEATURE
FACE BRICKWORK

BP BAGGED & PAINTED
BRICKWORK
BP1 BAGGED & PAINTED
BRICKWORK
BP2 BAGGED & PAINTED
BRICKWORK

PL PLANKING
timber/shadow smooth
PL1 PLANKING
timber/shadow smooth
PL2 PLANKING
timber/shadow smooth

PT PLANK TIMBER STAINED
self-ecopy 150 nat woodman
PLW PLANKING WIDE BOARD
self-ecopy 300 smooth

RS-1-4 RUBIX PANELLING-8x12
RS1-1-4 RUBIX PANELLING-12x12

VO PAINTED VERTICAL
grooved panel
VO1-4 PAINTED VERTICAL
grooved panel
VO2-4 PAINTED VERTICAL
grooved panel

RE RENDERED
BRICKWORK
RE1 RENDERED
BRICKWORK
RE2 RENDERED
BRICKWORK

FC FC SHEET
hardwood blue board with texture
coat finish unless noted otherwise
FC2 FC SHEET
hardwood blue board with texture
coat finish unless noted otherwise

FB FACE BRICKWORK
FB1 FACE BRICKWORK
FB2 FACE BRICKWORK

XB EXTERIOR BOARD
XB1 EXTERIOR BOARD
XB2 EXTERIOR BOARD

MR METAL ROOF
MR1 METAL ROOF
MR2 METAL ROOF

TR TILED ROOF
TR1 TILED ROOF
TR2 TILED ROOF

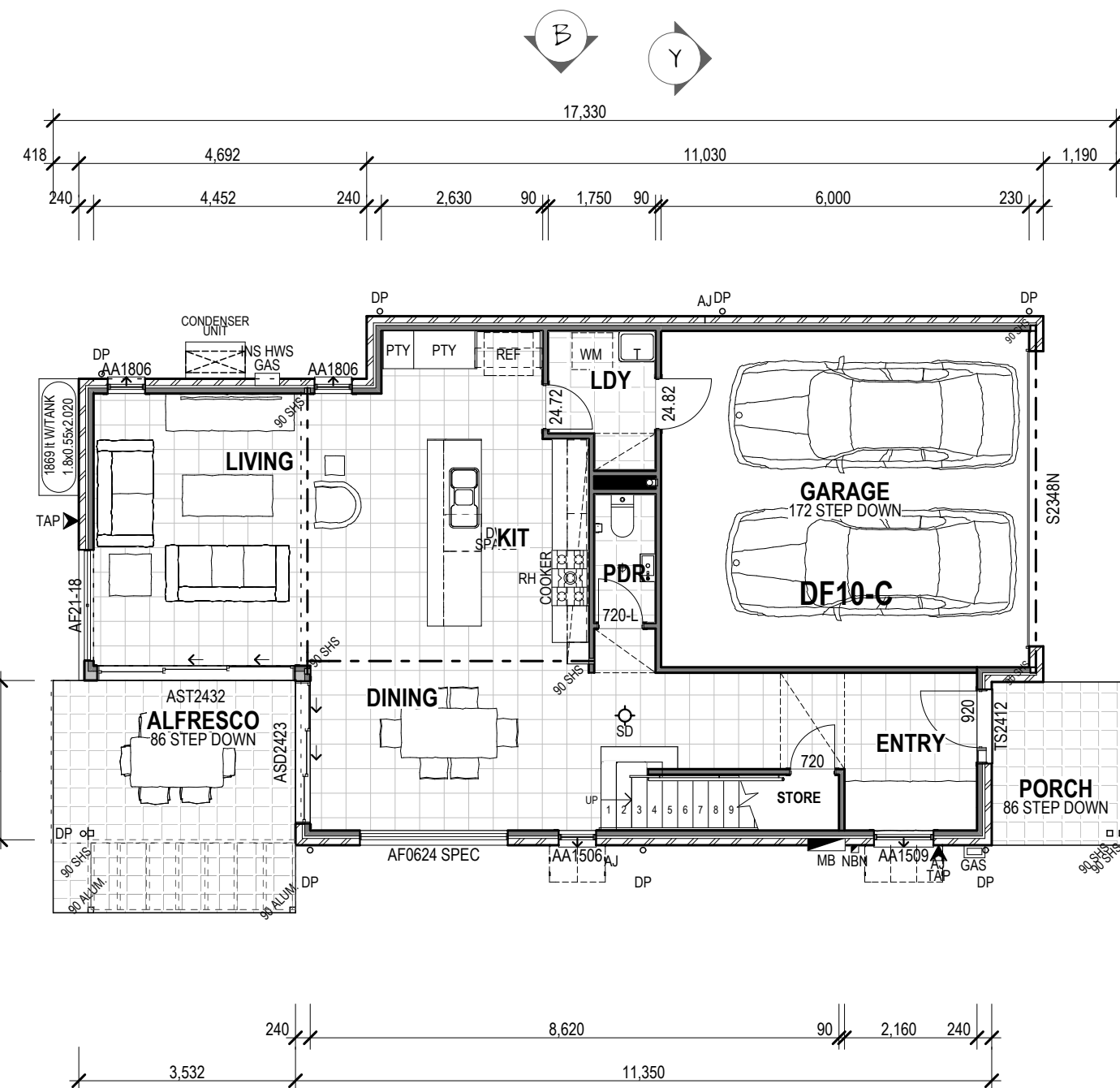
AJ ARTICULATION JOINT
OBS OBSCURE GLAZING

ENERGY EFFICIENCY SCHEDULE

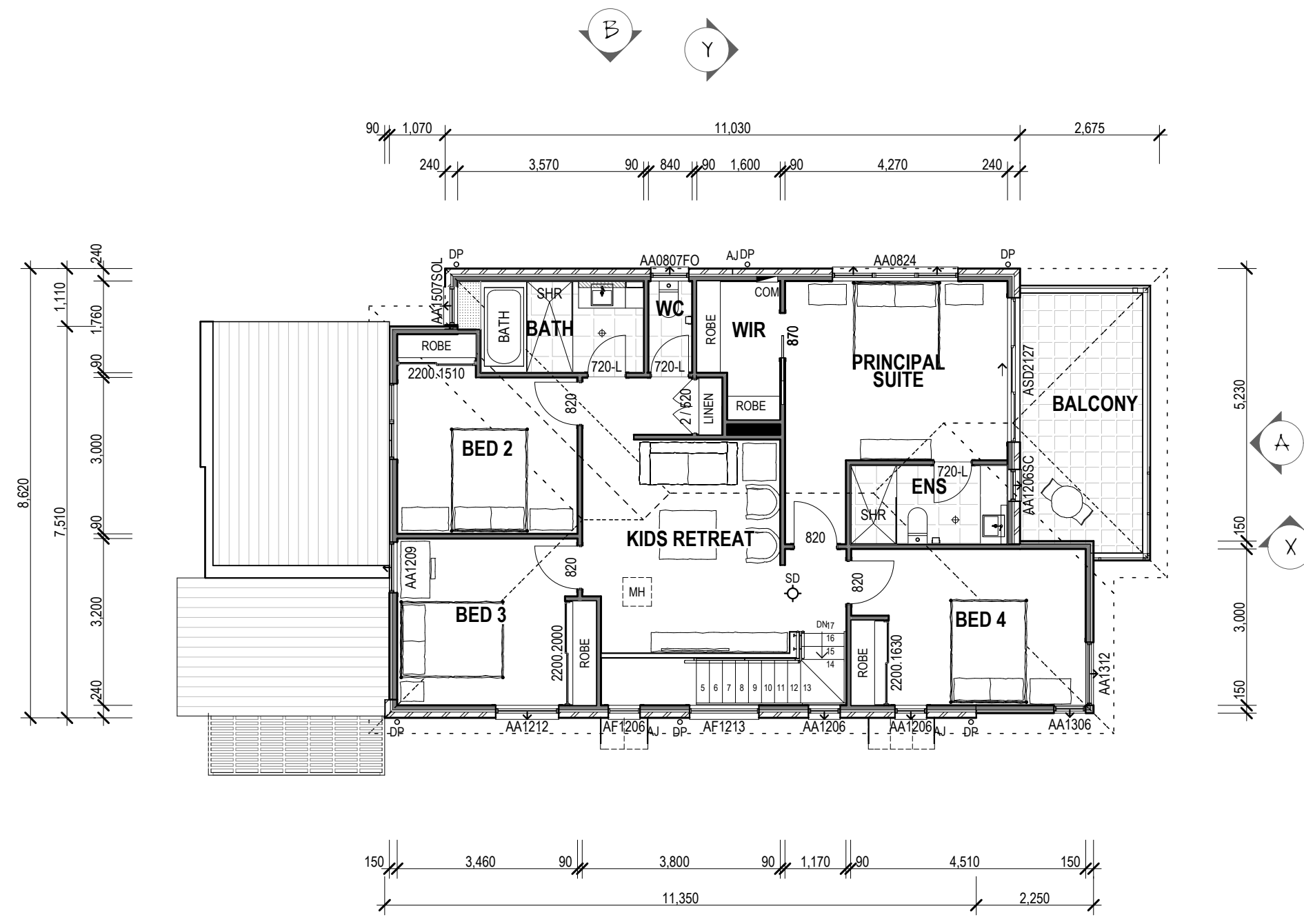
WALLS (TIMBER FRAMED)	REFLECTIVE FOIL & R1.5 BATTS
EXTERNAL WALLS	NA
INTERNAL WALLS	NA
INT WALLS ADJACENT GARAGE	R1.5 BATTS
CEILINGS (PLASTER BOARD)	NA
LOWER EXCL. GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIX SCHEDULE

BASIX SCHEDULE	CN1807
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,869.00 Ltrs
WATER TANK	100 m³
ROOF WATER COLLECTED	TOILET, W/MACHINE + GARDEN
WATER TANK USAGE	3 STAR
SHOWER HEAD RATING	4 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	5 STAR
TAP RATING VANITY & SHOWER	SIMULATION METHOD
THERMAL COMFORT	GAS INSTANT 5.0 STAR
ENERGY COMMITMENTS	DUCTED TO GRND FLOOR ONLY
HOT WATER UNIT	NA
AIR CONDITIONING	WINDOW / SKYLIGHT
HEATING SYSTEM	GAS
LIGHTING TO KITCHEN	ELECTRIC
COOKTOP	WELL VENTILATED
FRIDGE SPACE	YES
OUTDOOR CLOTHES LINE	

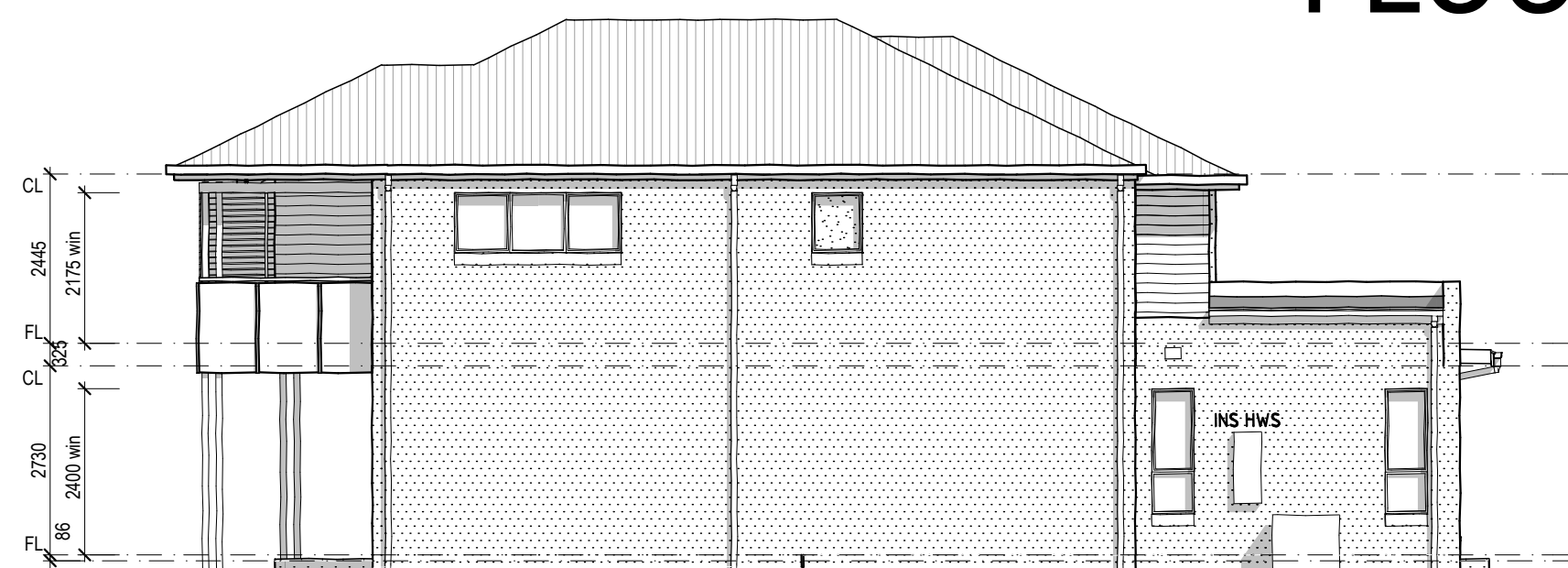
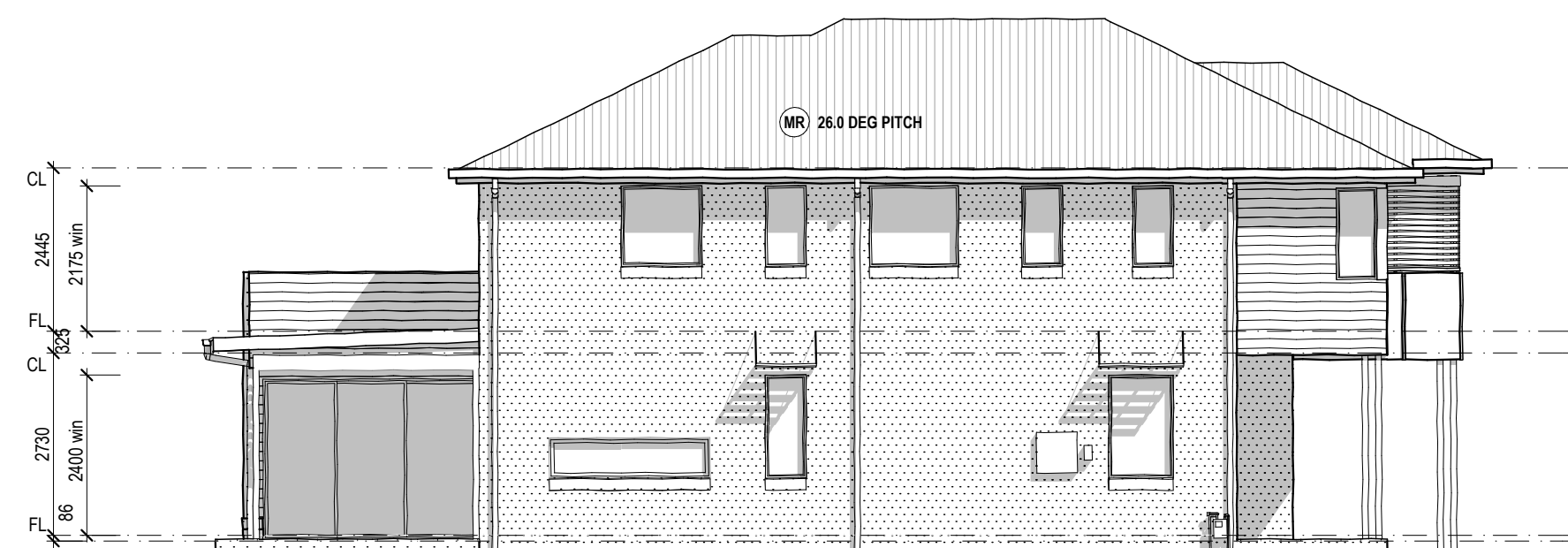


GROUND FLOOR

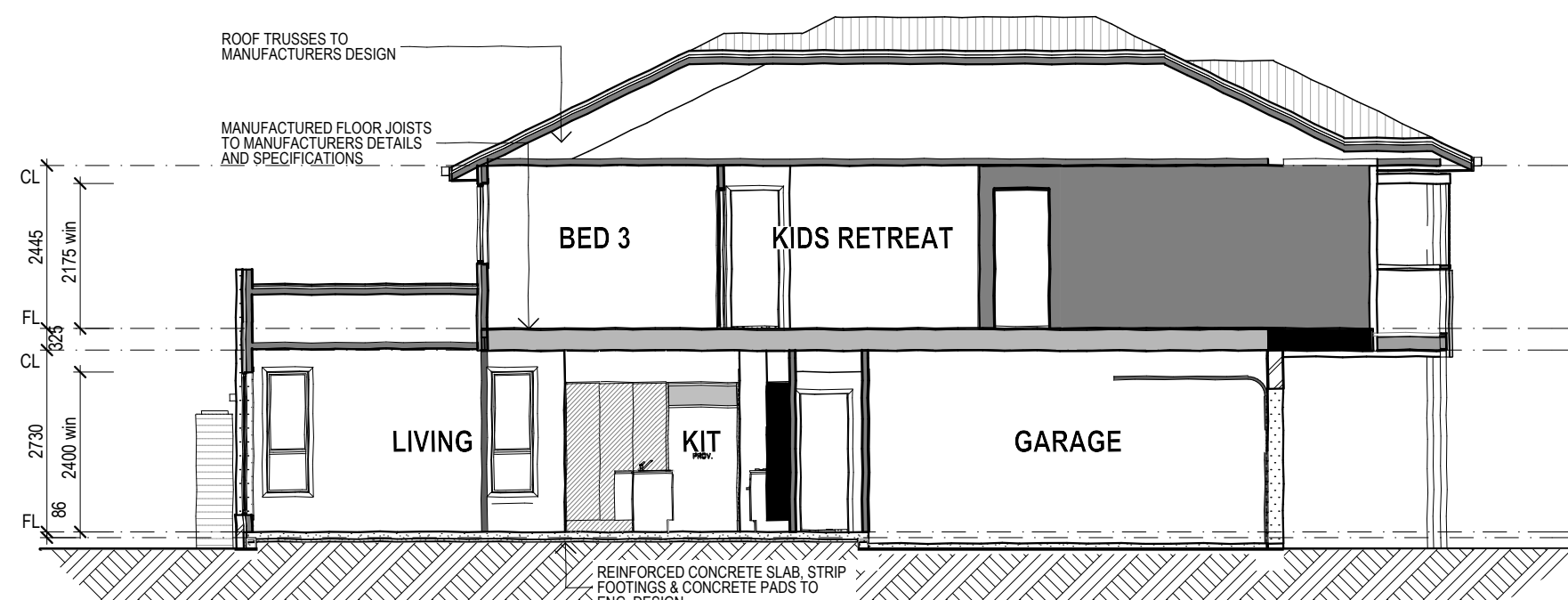
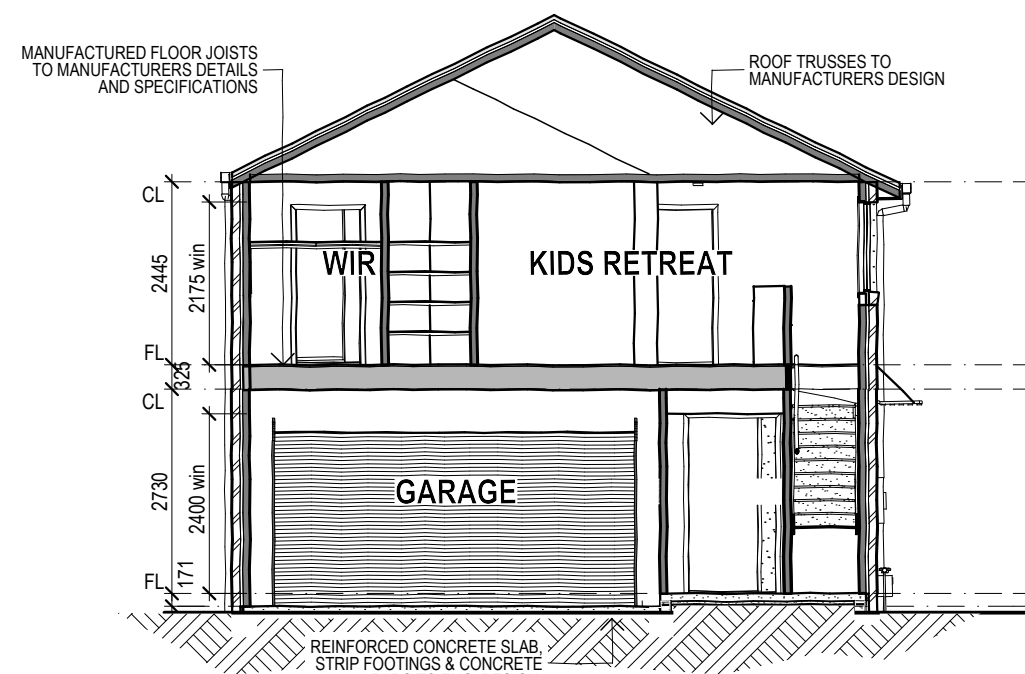


FIRST FLOOR

FLOOR PLANS 1:100

DA:
ELEVATION ADA:
ELEVATION BDA:
ELEVATION CDA:
ELEVATION D

ELEVATIONS & SECTIONS 1:100

DA:
ELEVATION XDA:
ELEVATION Y

SPECIFICATION: Overture 2010

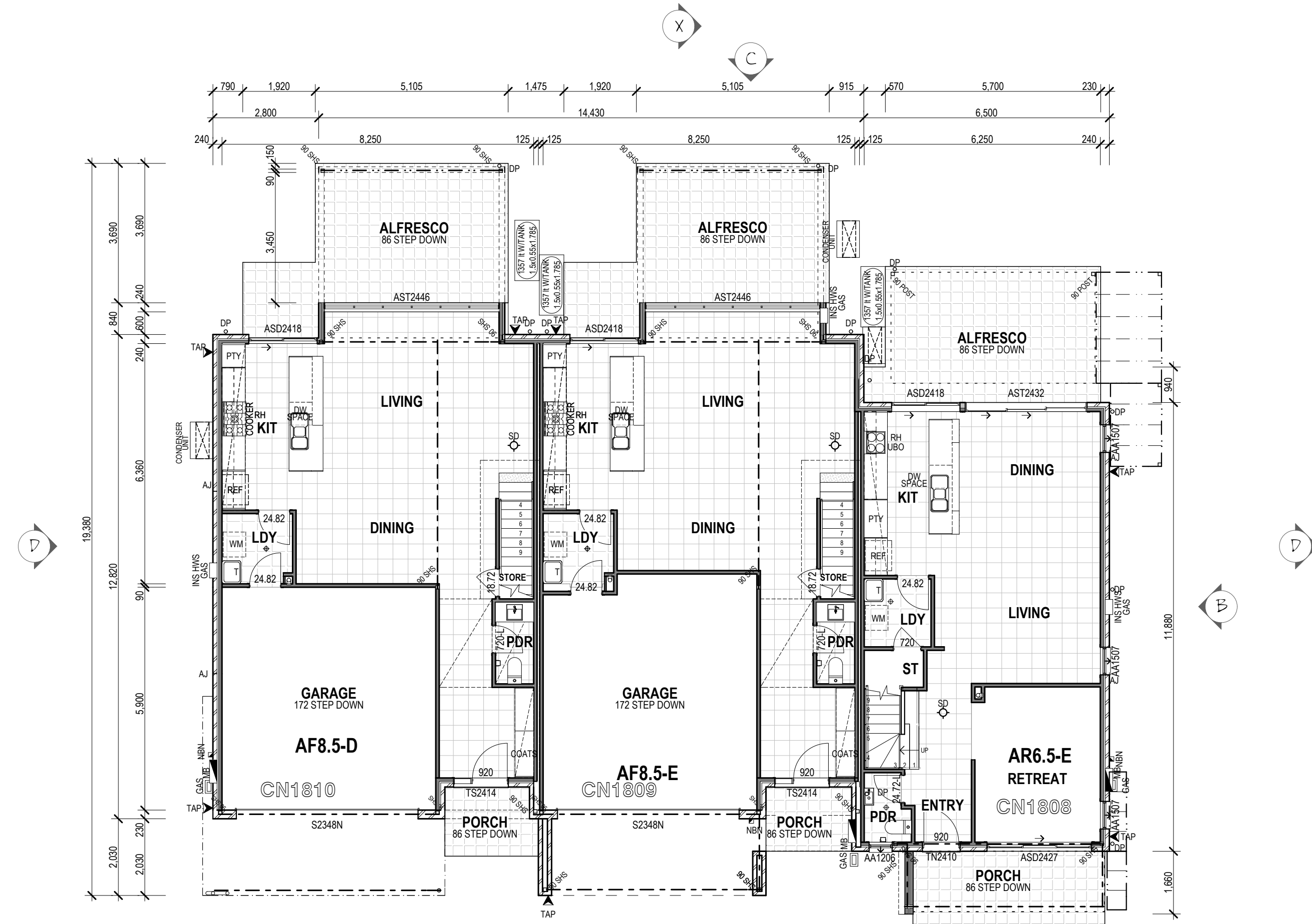
AREAS:	CN1807
GROUND FL	m² 83.10
FIRST FL	m² 101.42
TOTAL FL	m² 184.51
VERP/PORCH	m² 5.99
2nd VERP/POR	m² 0.00
BALCONY	m² 13.35
2nd BALCONY	m² 0.00
ALFRESCO	m² 14.99
2nd ALFRESCO	m² 0.00
GARAGE	m² 35.84
TOTAL AREA	m² 254.75

FLOOR AREA CALCULATIONS:

ALL AREAS SHOWN ARE TO THE
 OUTSIDE FACE OF EXTERNAL WALLS
 OR CENTRELINE OF PARTY WALLS.
 ALL HOUSE FLOOR AREAS
 INCLUDE DUCTS BUT EXCLUDE VOIDS
 ON THE UPPER FLOOR LEVEL.

DA ISSUE

SAFETY FIRST!



GROUND FLOOR

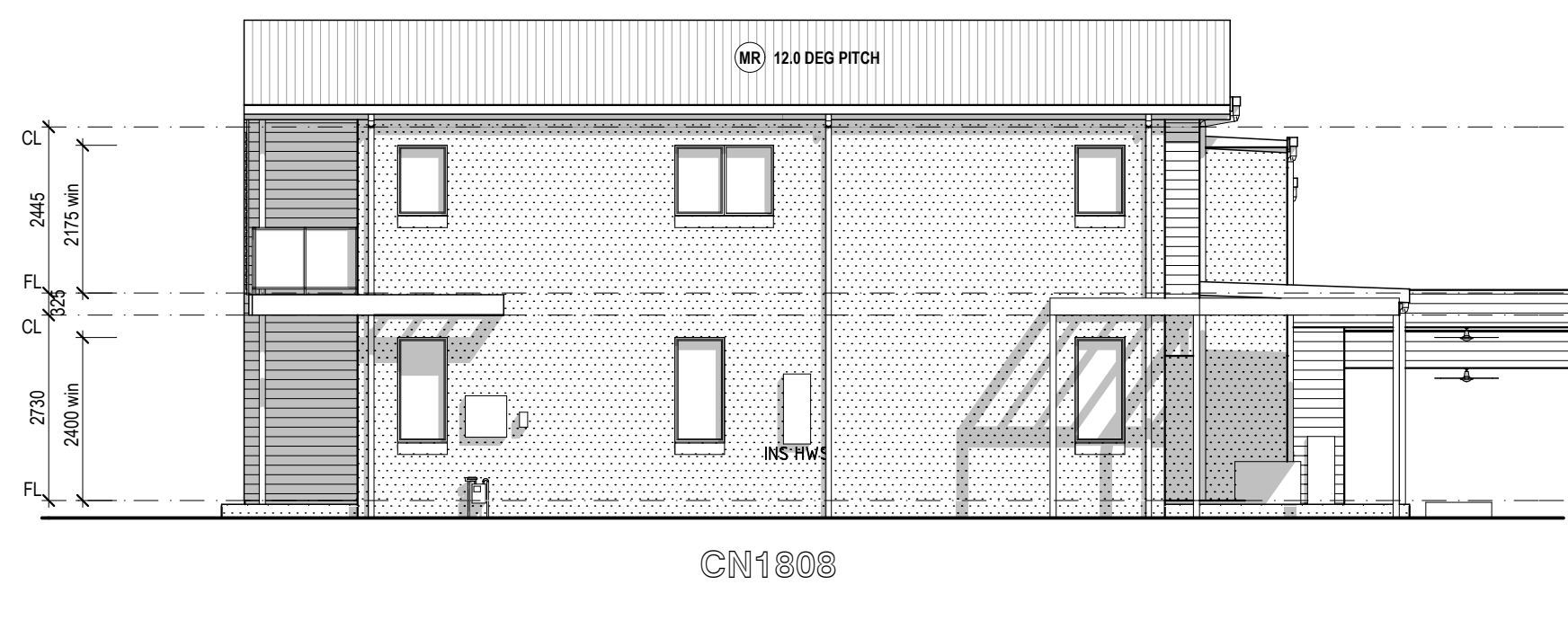


FIRST FLOOR

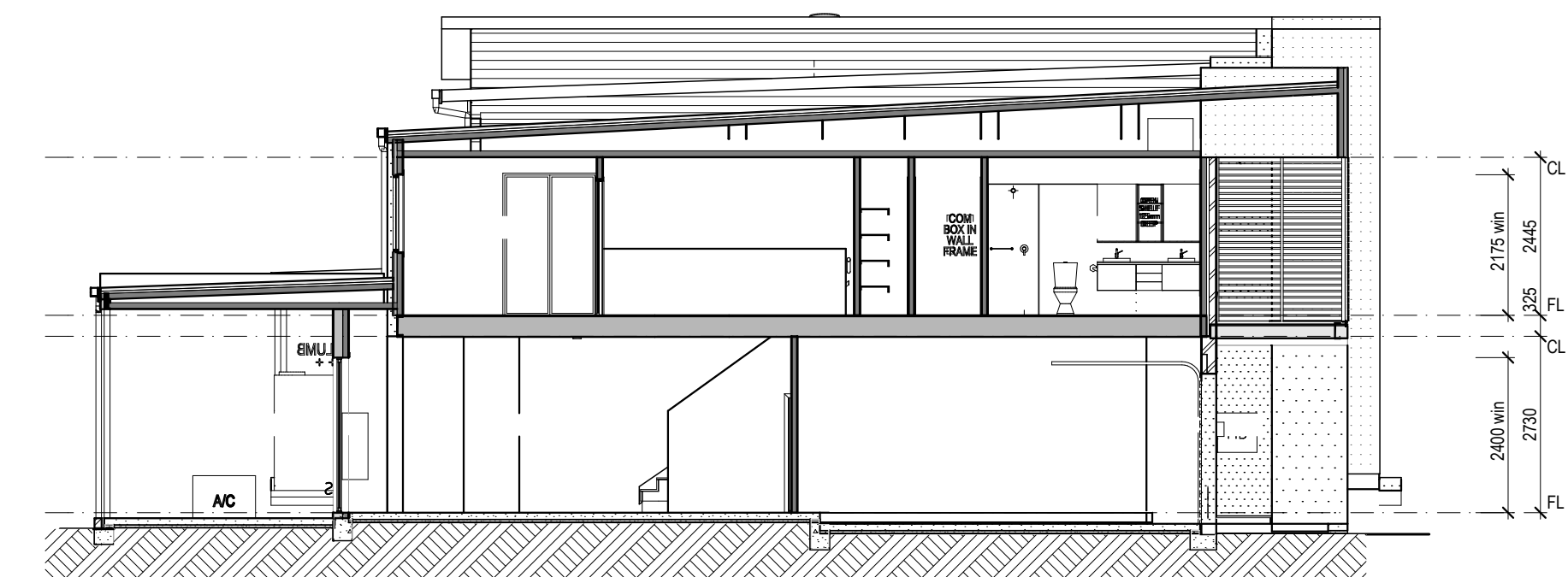
FLOOR PLANS 1:100



DA:
ELEVATION A

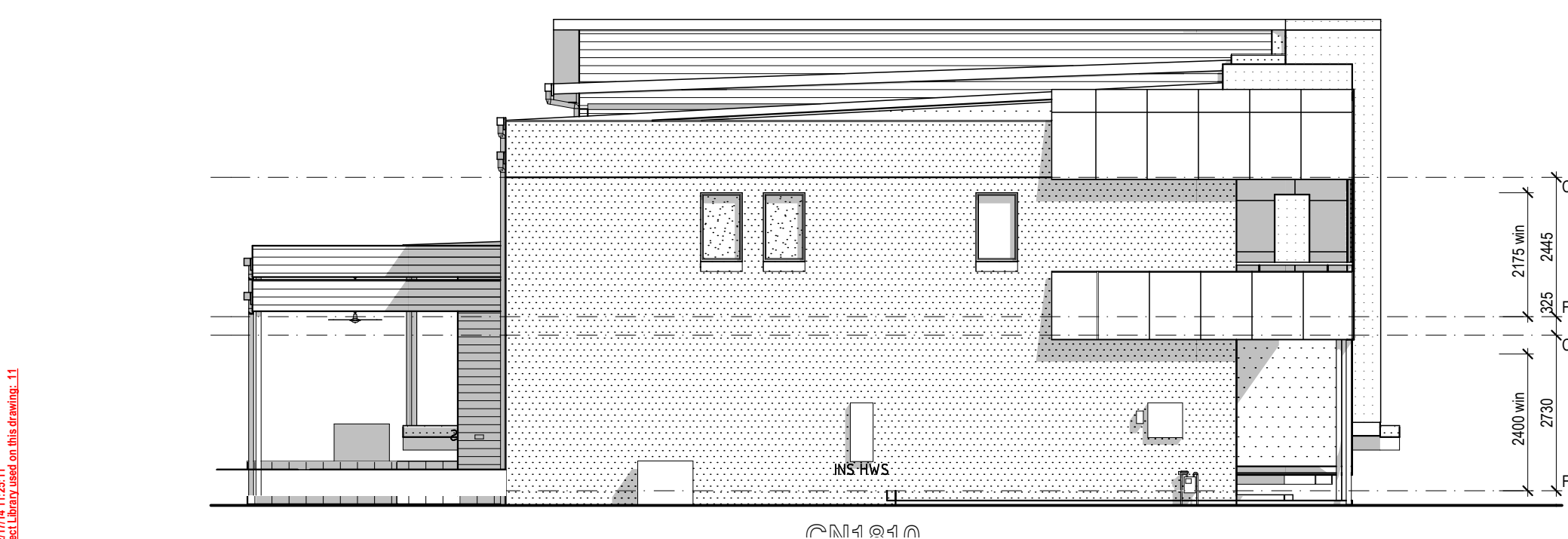


DA:
ELEVATION B

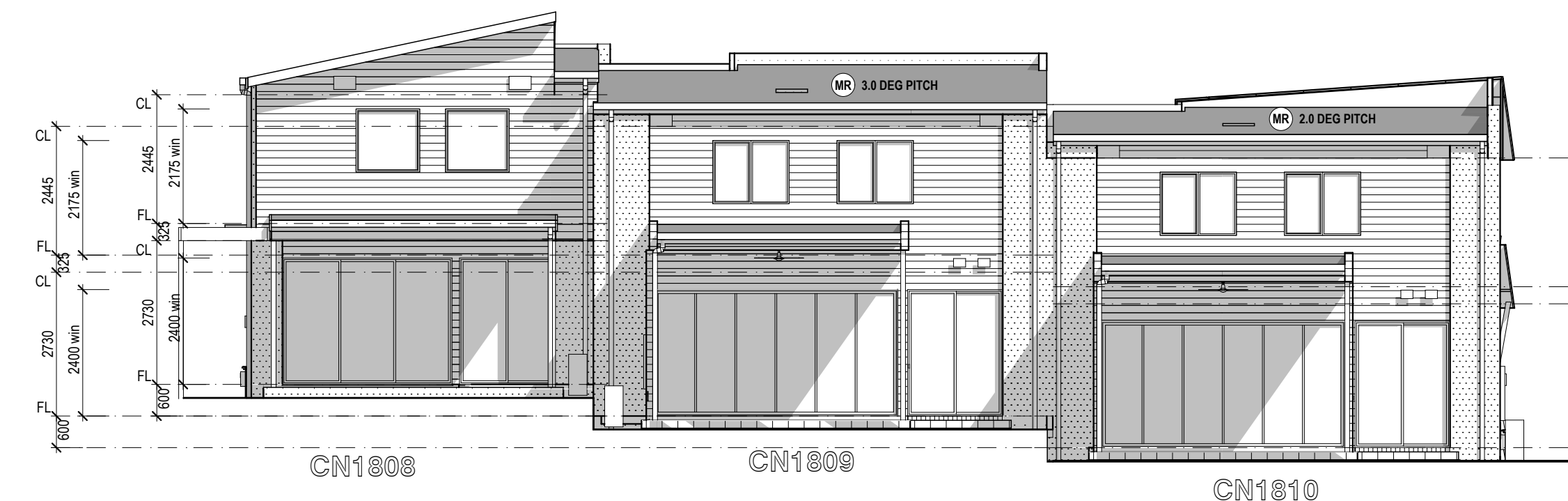


DA:
ELEVATION X

ELEVATIONS & SECTIONS 1:100



DA:
ELEVATION D



DA:
ELEVATION C
DA Plans & Elevations

CN1808-1810

Printed on: 19/12/14 12:51:14
Australand Property Group Pty Ltd

Australand Property
Group Pty Limited
Level 3, 1C Homebush Bay Drive, RHODES NSW 2138

HOUSE NAME:
AF8.5
STREETSCAPE E

AUSTRALAND HOLDINGS LTD
CN1808-1810
COWRIES AVENUE - STAGE 1006
SHELL COVE NSW

SCALE / SHEET SIZE:
1:100 @ A1
DRAWN BY:
PP

JOB/MODEL NO:
CN1808-1810.dgn
SHEET NO:
5.6/A

ENERGY EFFICIENCY SCHEDULE	
WALLS (TIMBER FRAMED)	REFLECTIVE FOIL & R2.0 BATTS
EXTERNAL WALLS	NA
INTERNAL WALLS	NA
INT WALLS ADJACENT GARAGE	R2.0 BATTS
CEILING (PLASTER BOARD)	R4.0 FIBREGLASS BATTS
LOWER EXCL. GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIC SCHEDULE CN1808	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Lbs
WATER TANK	70 sqm
ROOF WATER COLLECTED	TOILET, W/MACHINE + GARDEN
WATER TANK USAGE	3 STAR
SHOWER HEAD RATING	4 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANITY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED THROUGHTOUT
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
OVEN	WELL VENTILATED
FRIDGE SPACE	YES
OUTDOOR CLOTHES LINE	YES

BASIC SCHEDULE CN1809	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Lbs
WATER TANK	70 sqm
ROOF WATER COLLECTED	TOILET, W/MACHINE + GARDEN
WATER TANK USAGE	3 STAR
SHOWER HEAD RATING	4 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANITY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED THROUGHTOUT
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
OVEN	WELL VENTILATED
FRIDGE SPACE	YES
OUTDOOR CLOTHES LINE	YES

BASIC SCHEDULE CN1810	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Lbs
WATER TANK	70 sqm
ROOF WATER COLLECTED	TOILET, W/MACHINE + GARDEN
WATER TANK USAGE	3 STAR
SHOWER HEAD RATING	4 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANITY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED THROUGHTOUT
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
OVEN	WELL VENTILATED
FRIDGE SPACE	YES
OUTDOOR CLOTHES LINE	YES

NOTES:
EAVESBARGE OVERHANG
MEASURED FROM BACK OF FASCIA
TO FACE BRICKWORK
450mm TO 21.3 deg (18-100) PITCH
350mm TO 24.7 deg (16-100) PITCH
300mm TO 28.3 deg (14-100) PITCH
450mm TO 2.5, 10, 15 deg PITCH
UNLESS OTHERWISE NOTED

BRICK FINISHES:
BRICK SILLS, HEADS & PARAPETS
TO MATCH BRICK FINISH BELOW
ABOVE THEM UNLESS OTHERWISE
NOTED

LEGEND:

MAIN WALL FINISHES:

- FF: FEATURE FACE
- FF2: ALT. FEATURE FACE BRICKWORK
- FF3: ALT. FEATURE FACE BRICKWORK
- FF4: ALT. FEATURE FACE BRICKWORK
- BP: BAGGED & PAINTED BRICKWORK
- PL: PLANKING
- PL2: PLANKING
- PT: PLANK TIMBER STAINED
- PLW: PLANKING WIDE BOARD
- RS-1: RUBIX PANNELLING-8x12
- RS-2: RUBIX PANNELLING-12x12
- VO: PAINTED VERTICAL GROOVED PANEL
- VO-1: PAINTED VERTICAL GROOVED PANEL
- RE: RENDERED BRICKWORK
- FC: FC SHEET
- FC2: HARDWARE BLUE BOARD WITH TESSA
- FB: FACE BRICKWORK
- XB: EXTERIOR BOARD

ROOF FINISHES:

- MR: METAL ROOF
- TR: TILED ROOF

OTHER ITEMS:

- AJ: ARTICULATION JOINT
- OB: OBSCURE GLAZING

SPECIFICATION: Overture 2010

AREAS:	
GROUND FL	m2 78.93 74.53 75.93
FIRST FL	m2 76.33 101.73 103.73
TOTAL FL	m2 155.27 176.26 179.73
VERPORA	m2 10.23 3.86 4.31
2nd VERPORA	m2 0.00 0.00 0.00
BALCONY	m2 8.31 12.01 12.34
2nd BALCONY	m2 0.00 0.00 0.00
ALFRESCO	m2 21.06 22.75 22.75
2nd ALFRESCO	m2 0.00 0.00 0.00
GARAGE	m2 0.00 36.74 36.37
TOTAL AREA	m2 195.87 251.61 255.71

FLOOR AREA CALCULATIONS:
ALL AREAS SHOWN ARE TO THE
OUTSIDE FACE OF EXTERNAL WALLS
OR CENTRELINE OF PARTY WALLS
ALL HOUSE FLOOR AREAS
INCLUDE DUCTS BUT EXCLUDE VOIDS
ON THE UPPER FLOOR LEVEL

DA ISSUE

NOTES:

EAVES WIDTHS:
EAVESBARGE OVERHANG
MEASURED FROM BACK OF FASCIA
TO FACE BRICKWORK
+200mm TO 21.3deg (38:100) PITCH
+350mm TO 24.7deg (46:100) PITCH
+350mm TO 28.3deg (54:100) PITCH
+450mm TO 2.5, 5, 10, 15 deg PITCH
UNLESS OTHERWISE NOTED.

BRICK FINISHES:
BRICK SILLIS, HEADS & PARAPETS
TO MATCH BRICKFINISH BELOW
ABOVE THEM UNLESS OTHERWISE
NOTED

LEGEND:

MAIN WALL FINISHES:

FF FEATURE FACE
FF2 ALT. FEATURE
FF3 ALT. FEATURE
FF4 ALT. FEATURE

BP2 BAGGED & PAINTED
BRICKWORK

PL PLANKING
prime pine shadowwood smooth

PL3 PLANKING
prime pine shadowwood smooth

PT PLANKING
timber stained softbox ecoply 150 net woodman

PLW PLANKING
wide board softbox ecoply 300 smooth

RS-14 RUBIX
PANNELLING-9x12

RS-14 RUBIX
PANNELLING-12x12

VO PAINTED VERTICAL
GROOVED PANEL
weathergroove smooth panel

RE RENDERED
BRICKWORK

FC FC SHEET
timberline blue board with texture
cool finish unless noted otherwise

FB FACE
BRICKWORK

XB EXTERIOR
BOARD

MR METAL
ROOF

TR TILED
ROOF

AJ ARTICULATION
JOINT

OBS OBSCURE
GLAZING

ENERGY EFFICIENCY SCHEDULE

WALLS (TIMBER FRAMED)	REFLECTIVE FOIL & R1.5 BATTS
EXTERNAL WALLS	NA
INTERNAL WALLS	NA
INT WALLS ADJACENT GARAGE	R1.5 BATTS
CEILING (PLASTER BOARD)	NA
LOWER EXCL GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIX SCHEDULE CN1811

WATER COMMITMENTS	
INDIGINOUS PLANTING	0
WATER TANK	1,869.00 Ltrs
WATER TANK COLLECTED	100 gpm
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	5 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANITY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED TO GRND FLOOR ONLY
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

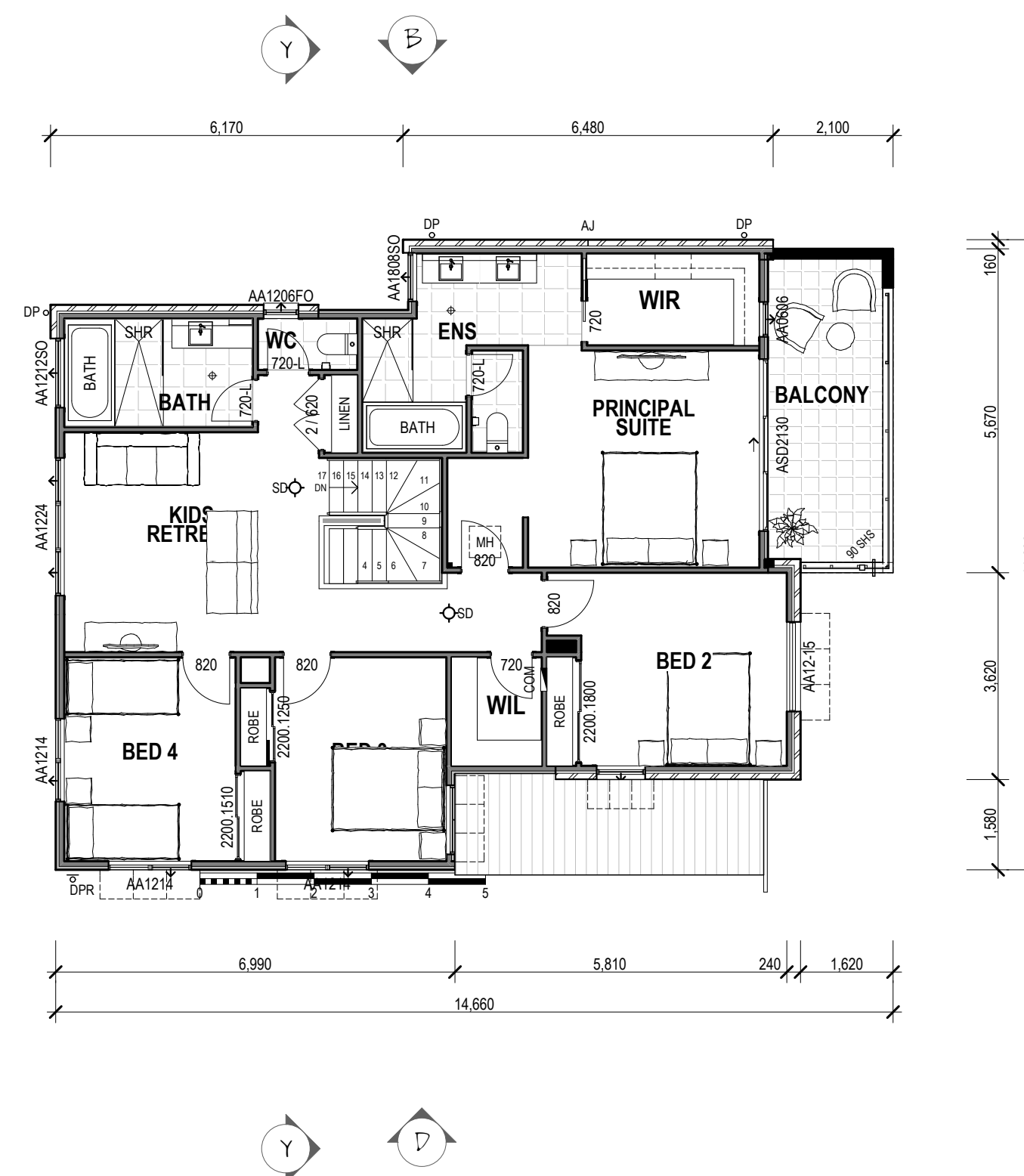
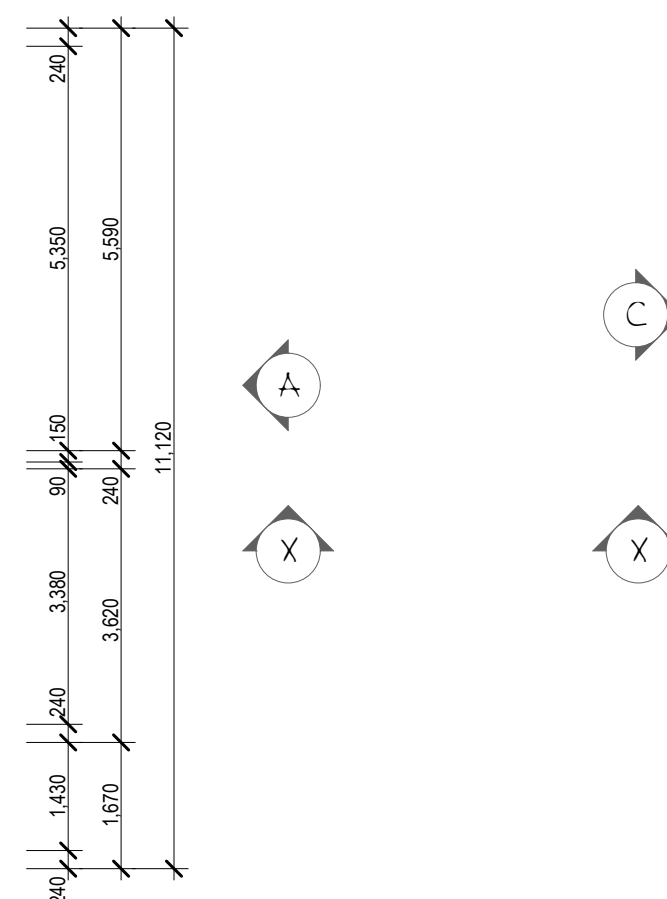
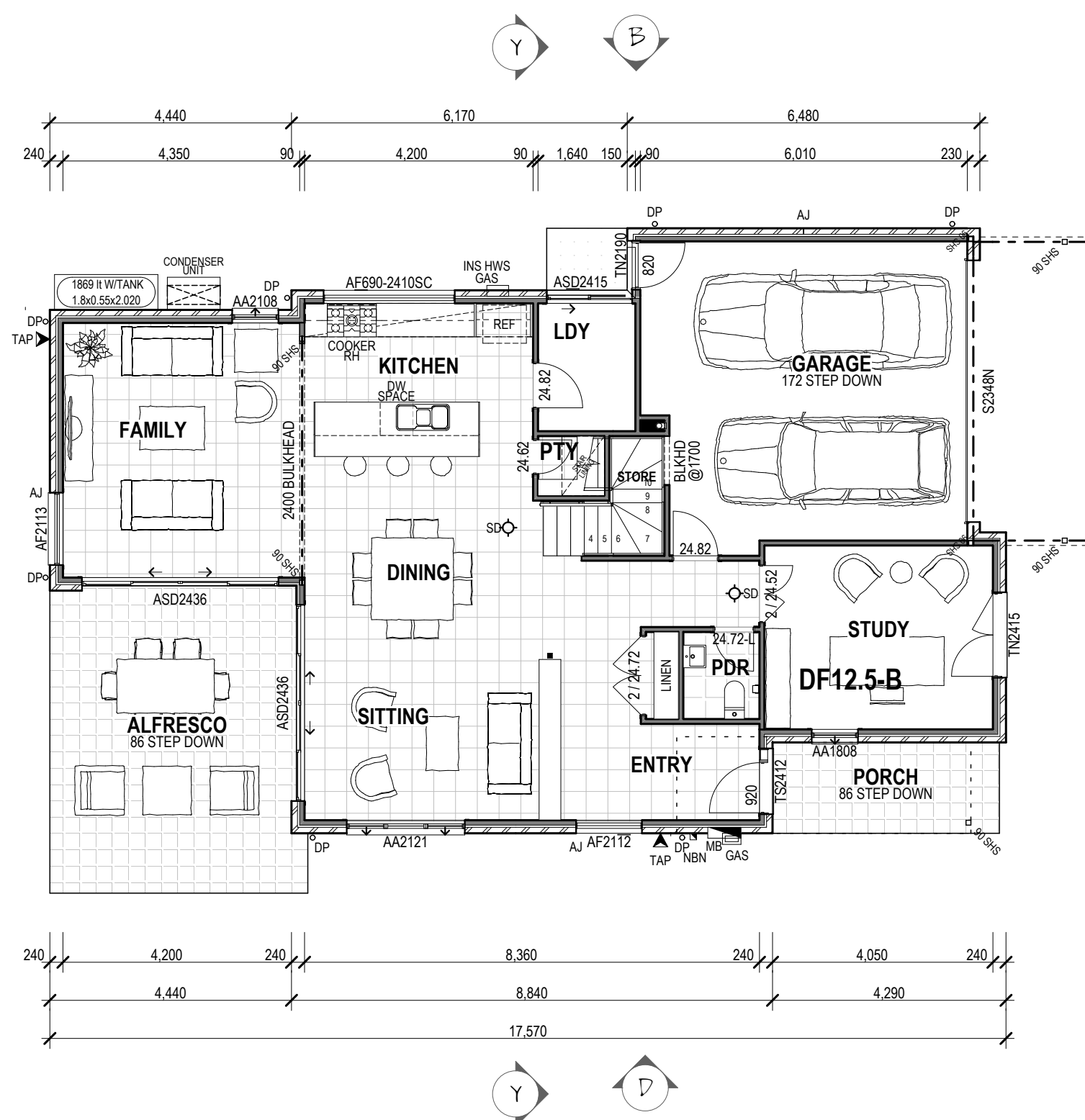
SPECIFICATION: Overture 2010

AREAS:

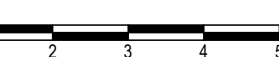
AREAS:	CN1811
GROUND FL	m2 113.41
FIRST FL	m2 118.99
TOTAL FL	m2 232.40
VERPORA	m2 6.98
2nd VERPORA	m2 0.00
BALCONY	m2 12.21
2nd BALCONY	m2 0.00
ALFRESCO	m2 26.72
2nd ALFRESCO	m2 0.00
GARAGE	m2 37.92
TOTAL AREA	m2 315.22

FLOOR AREA CALCULATIONS:

ALL AREAS SHOWN ARE TO THE
OUTSIDE FACE OF EXTERNAL WALLS
OR CENTRELINE OF PARTY WALLS
ALL HOUSE FLOOR AREAS
INCLUDE DUCTS BUT EXCLUDE VOIDS
ON THE UPPER FLOOR LEVEL.

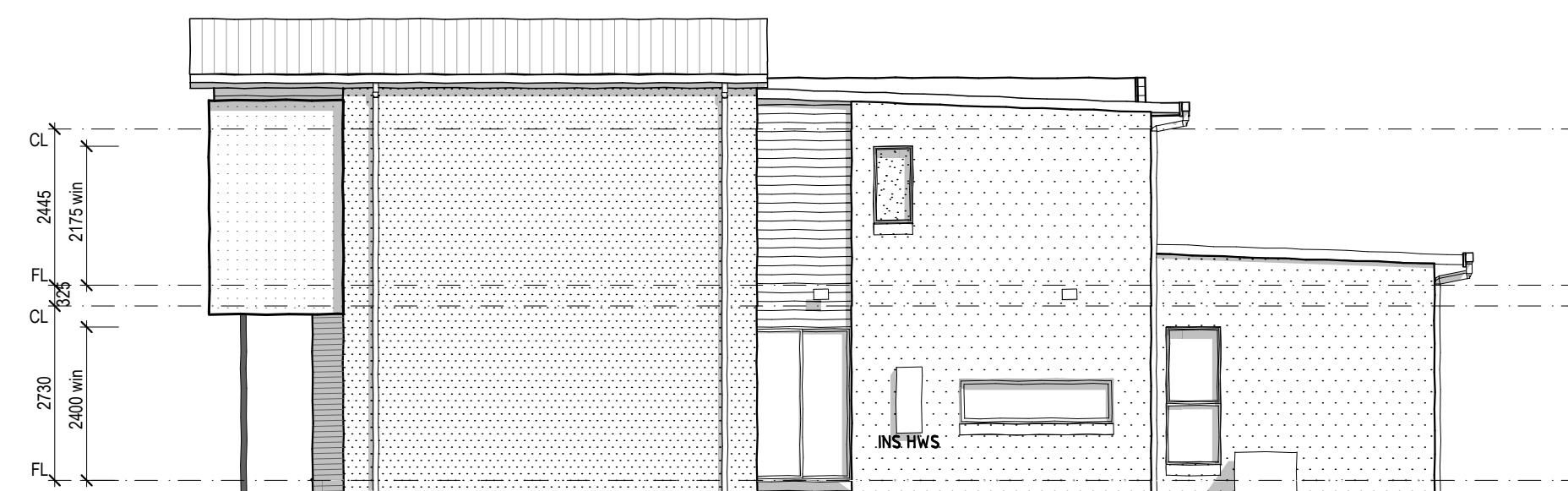
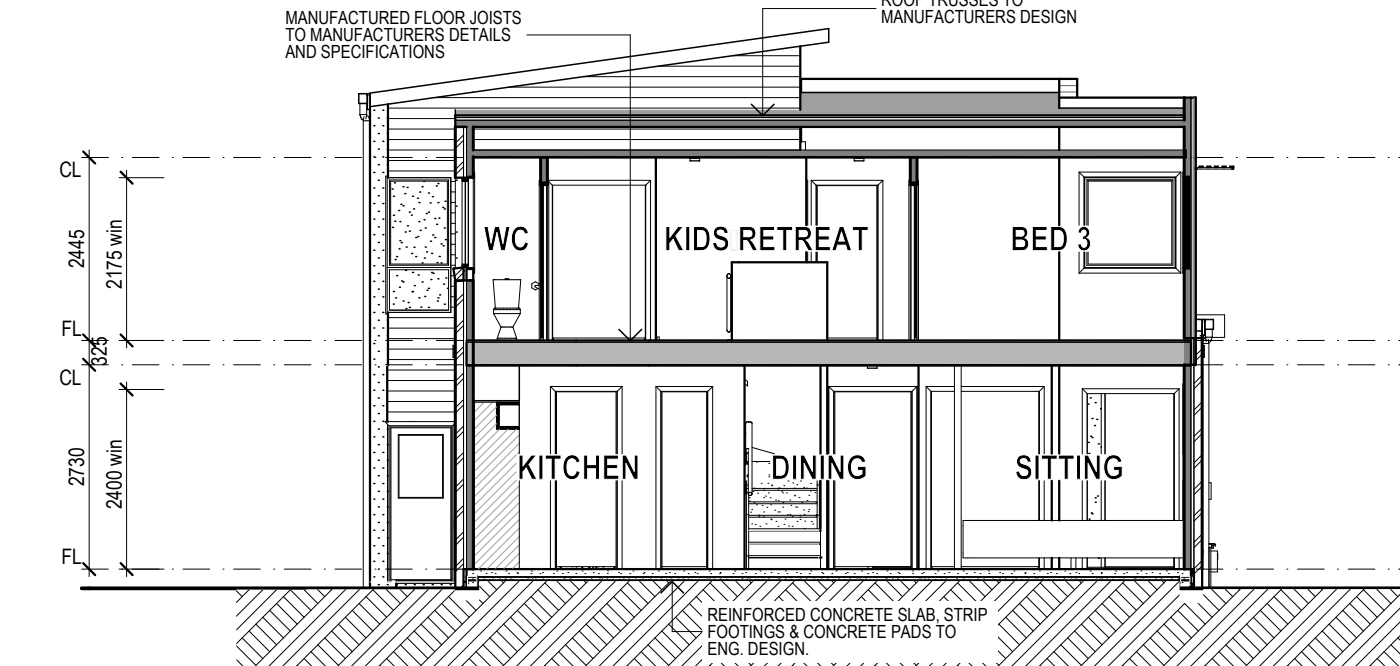


FIRST FLOOR



GROUND FLOOR

FLOOR PLANS 1:100

DA:
ELEVATION ADA:
ELEVATION BDA:
ELEVATION CDA:
ELEVATION DDA:
ELEVATION XDA:
ELEVATION Y

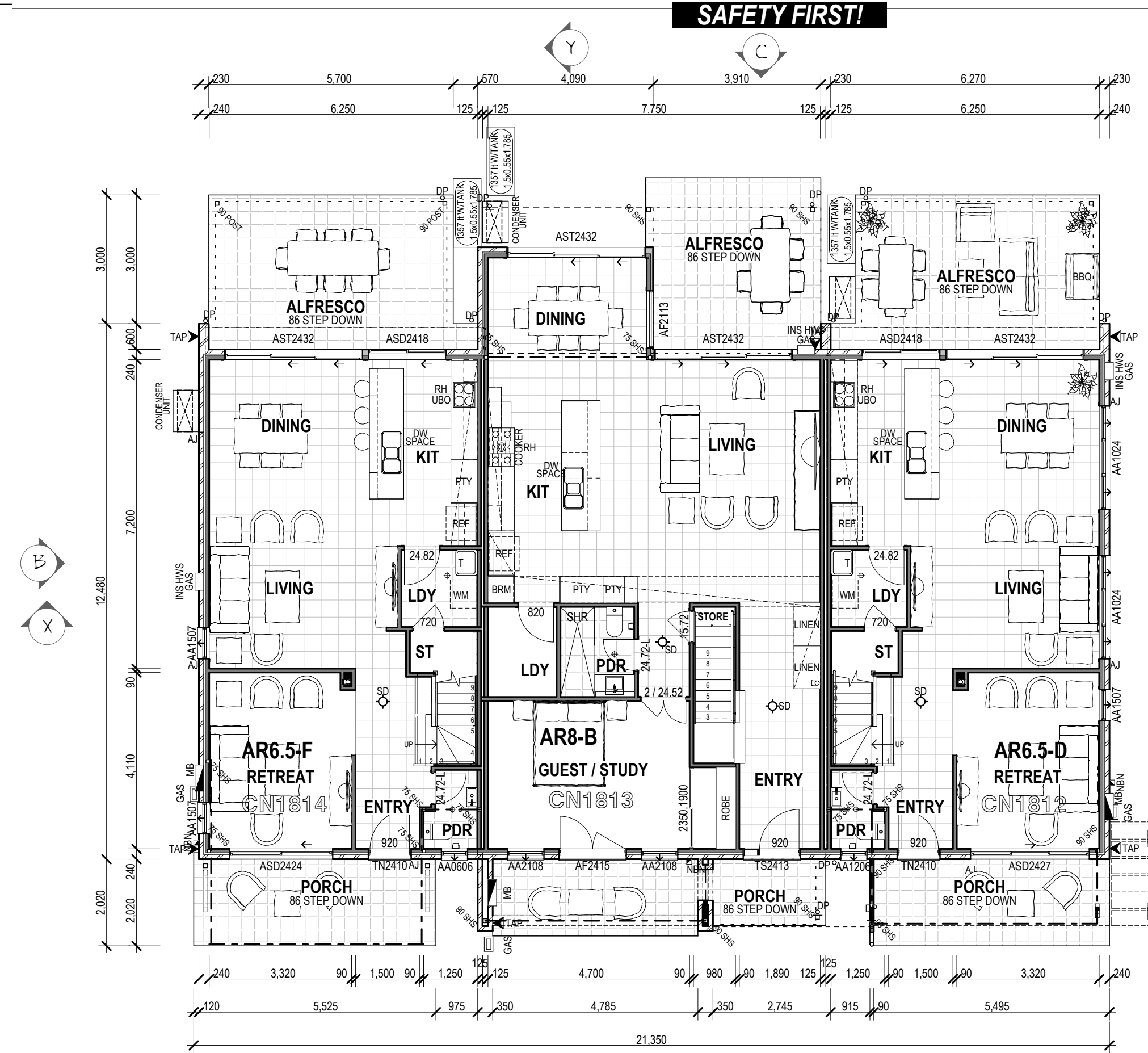
ELEVATIONS & SECTIONS 1:100

CN1811

DA ISSUE

SAFETY FIRST!

SAFETY FIRST!

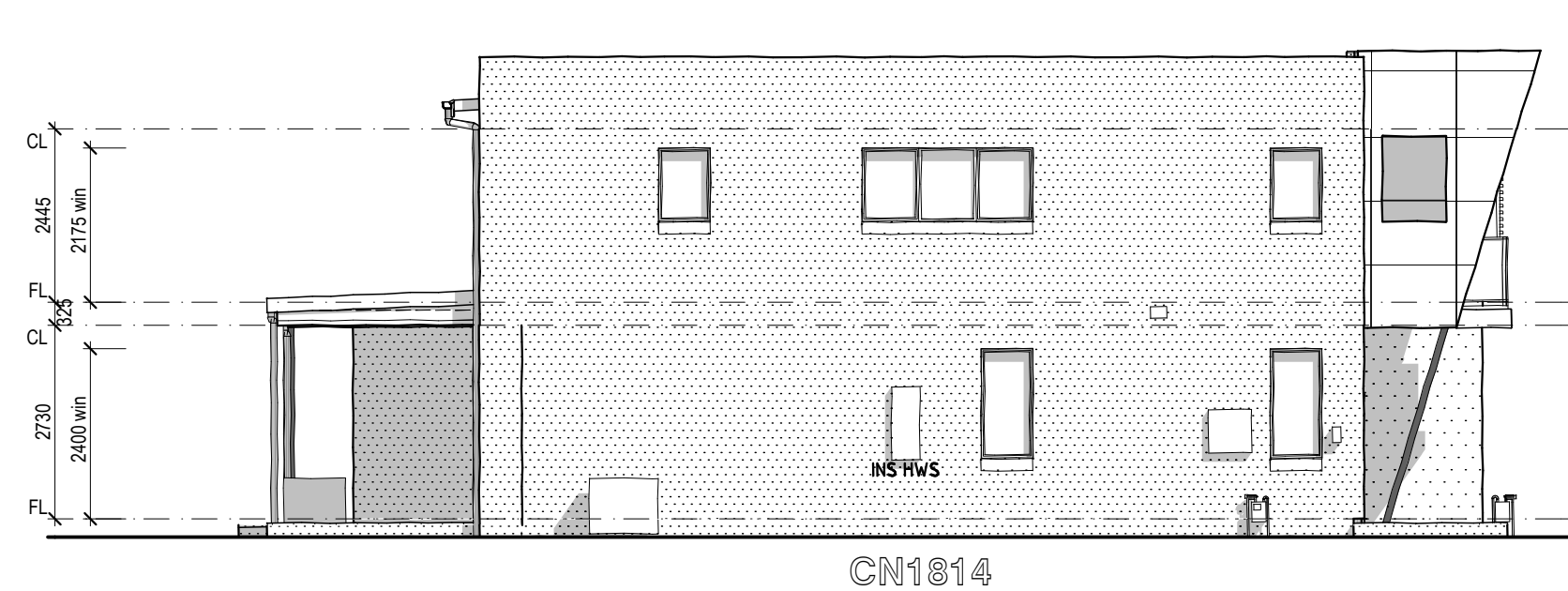
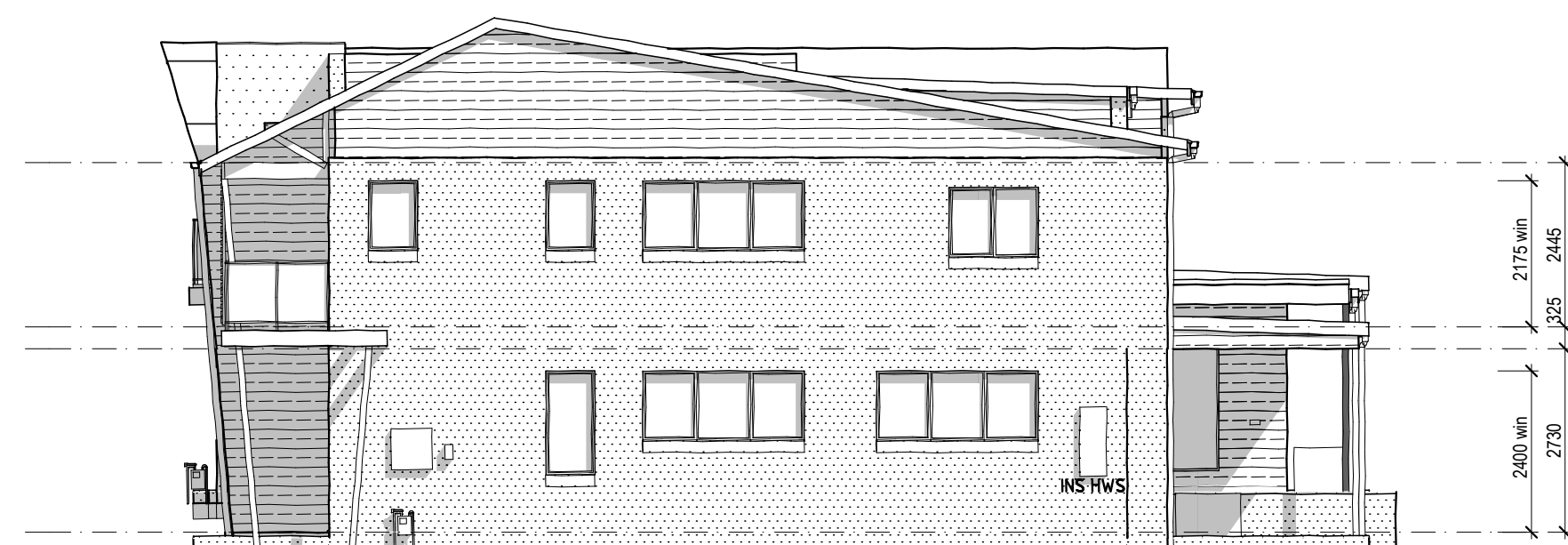
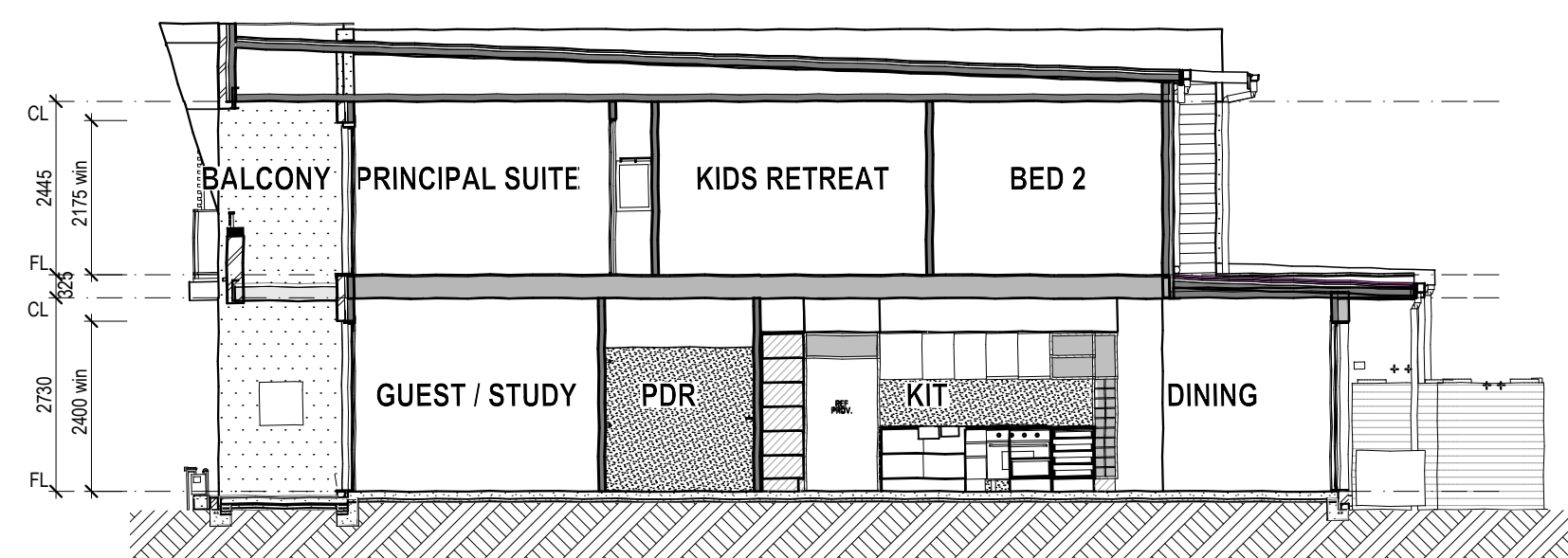


Ground Floor DA

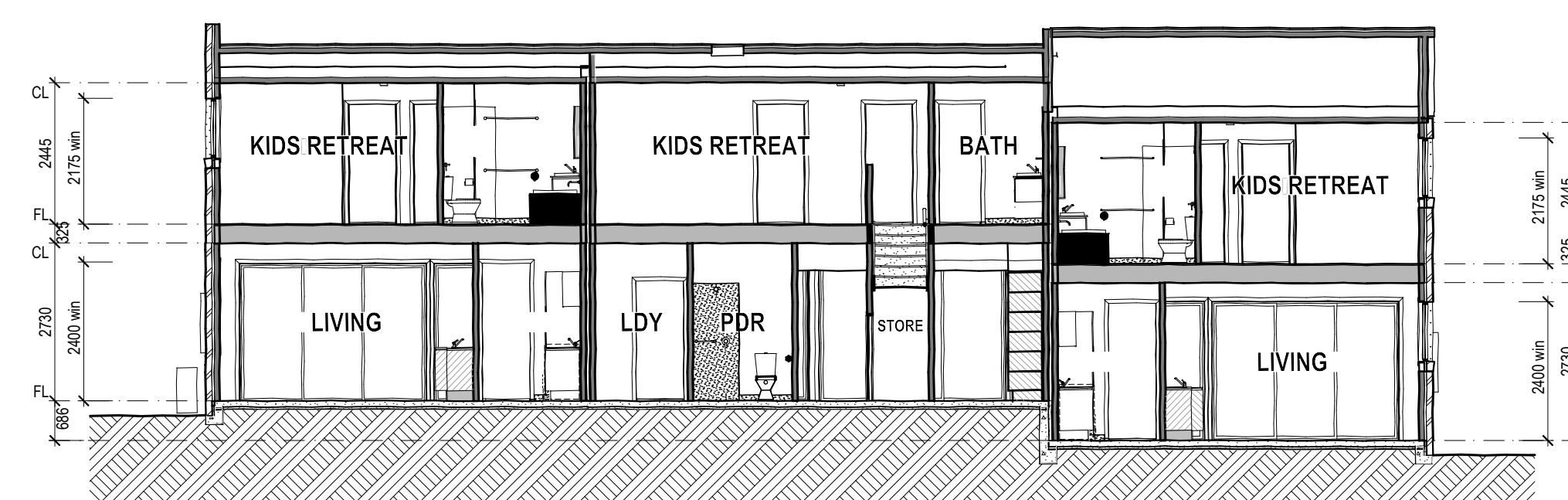


First Floor & GF Roof DA

FLOOR PLANS 1:100

DA:
ELEVATION ADA:
ELEVATION BDA:
ELEVATION CDA:
ELEVATION D

DA SECTION Y



DA SECTION X

ELEVATIONS & SECTIONS 1:100

CN1812-1814

DA ISSUE

Australand Property
Group Pty Limited

Level 3, 1C Homebush Bay Drive, RHODES NSW 2138

DRAWING NAME:
DA Plans & Elevations

HOUSE NAME:
AR6.5
STREETSCAPE F

AUSTRALAND HOLDINGS LTD
CN1812-1814
HARBOUR BOULEVARDE - STAGE 1006
SHELL COVE NSW

SCALE / SHEET SIZE:
1:100 @ A1
DRAWN BY:
PP

JOB/MODEL NO.:

FILE NAME:

CN1812-1814.dgn

ISSUE DATE:
19/12/14
SHEET NO.:

5.8/A

ENERGY EFFICIENCY SCHEDULE	
WALLS (TIMBER FRAMED)	
EXTERNAL WALLS	REFLECTIVE FOIL & R2.0 BATTS
INTERNAL WALLS	NA
INT WALLS ADJACENT GARAGE	R2.0 BATTS
CEILINGS (PLASTER BOARD)	
LOWER EXCL. GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIX SCHEDULE CN1812	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	0
WATER TANK	1,357.00 Ltrs
ROOF WATER COLLECTED	50 sqm
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANTY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	
HOT WATER UNIT	GAS INSTANT 5.0 STAR
AIR CONDITIONING	DUCTED THOUGHOUT
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	GAS
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

BASIX SCHEDULE CN1813	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	0
WATER TANK	1,357.00 Ltrs
ROOF WATER COLLECTED	100 sqm
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANTY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	
HOT WATER UNIT	GAS INSTANT 5.0 STAR
AIR CONDITIONING	DUCTED THOUGHOUT
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	GAS
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

BASIX SCHEDULE CN1814	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	0
WATER TANK	1,357.00 Ltrs
ROOF WATER COLLECTED	50 sqm
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANTY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	
HOT WATER UNIT	GAS INSTANT 5.0 STAR
AIR CONDITIONING	DUCTED THOUGHOUT
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	GAS
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

NOTES:
EAVES BARGE OVERHANG
MEASURED FROM BACK OF FASCIA
TO FACE BRICKWORK
450mm TO 21.34deg (SR 100) PITCH
350mm TO 24.70deg (SR 100) PITCH
300mm TO 28.37deg (SR 100) PITCH
450mm TO 2.5 & 10.15 deg PITCH
UNLESS OTHERWISE NOTED

BRICK FINISHES:
BRICK SILLS, HEADS & PARAPETS
TO MATCH BRICKFINISH BELOW
85%+ THEM UNLESS OTHERWISE
NOTED

LEGEND:

MAIN WALL FINISHES:

FF1 FEATURE FACE BRICKWORK

FF2 ALT. FEATURE FACE BRICKWORK

FF3 ALT. FEATURE FACE BRICKWORK

FF4 ALT. FEATURE FACE BRICKWORK

BP BAGGED & PAINTED BRICKWORK

BP1-4 BAGGED & PAINTED BRICKWORK

PL PLANKING

PL1-4 PLANKING

PT PLANK TIMBER STAINED

PLW PLANKING WIDE BOARD

RP1-4 RUBIX PANNELLING-9x12

RP1-4 RUBIX PANNELLING-12x12

VO1-4 PAINTED VERTICAL GROOVED PANEL

VO2-4 PAINTED VERTICAL GROOVED PANEL

RE RENDERED BRICKWORK

FC FC SHEET

FC2 FC SHEET

FB FACE BRICKWORK

XB EXTERIOR BOARD

MR METAL ROOF

TR TILED ROOF

OTHER ITEMS:

AJ ARTICULATION JOINT

OB OBSCURE GLAZING

SPECIFICATION: Overture 2010

AREAS: CN1812CN1813CN1814

GROUND FL m2 78.59 104.78 78.59

FIRST FL m2 0.00 0.00 0.00

TOTAL FL m2 78.59 104.78 78.59

VERP/POH m2 11.10 13.07 11.42

2nd VERP/POH m2 0.00 0.00 0.00

BALCONY m2 0.00 0.00 0.00

2nd BALCONY m2 0.00 0.00 0.00

ALFRESCO m2 20.86 15.83 20.86

2nd ALFRESCO m2 0.00 0.00 0.00

GARAGE m2 0.00 0.00 0.00

TOTAL AREA m2 110.55 133.76 110.87

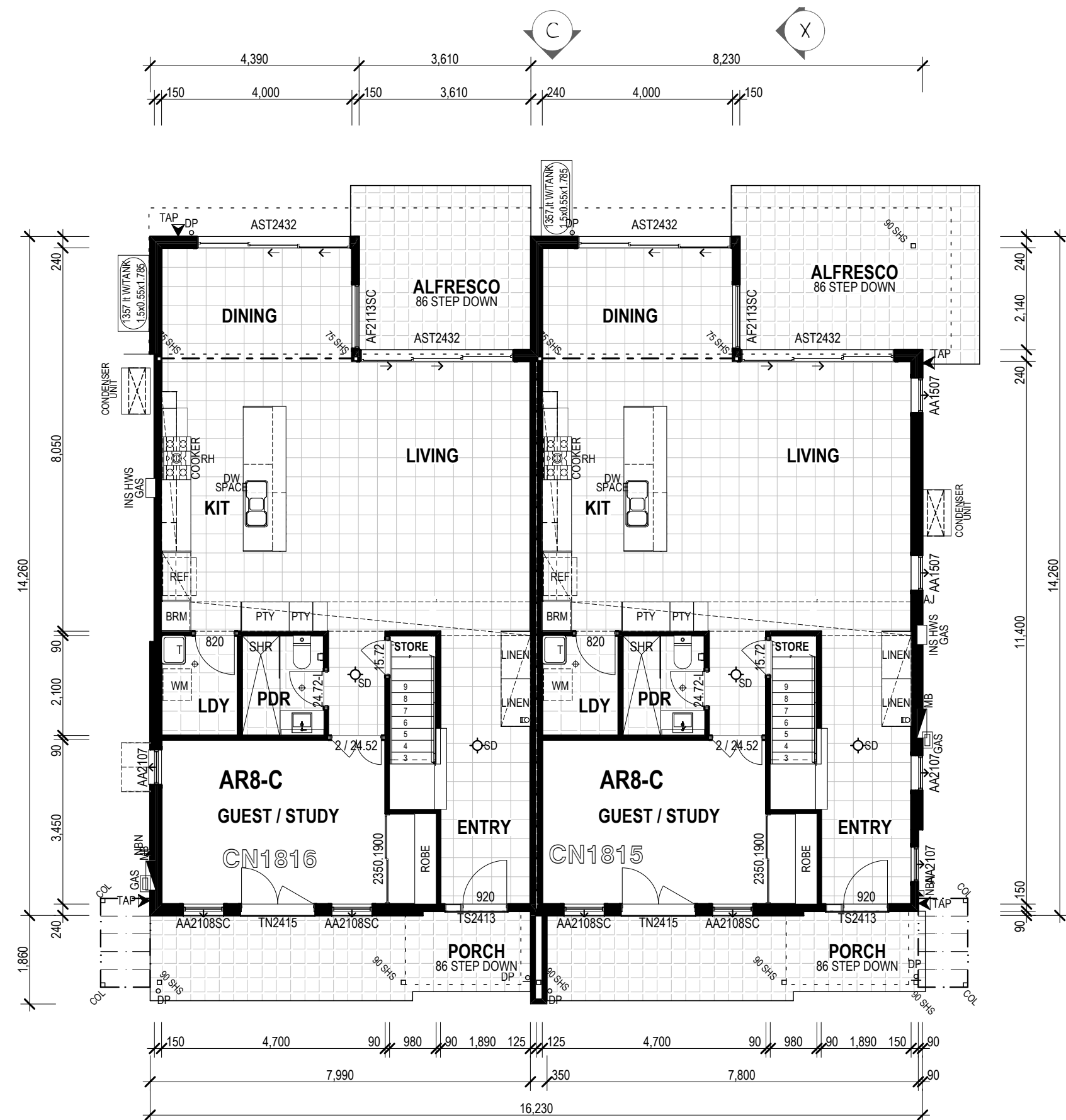
FLOOR AREA CALCULATIONS:

ALL AREAS SHOWN ARE TO THE OUTSIDE FACE OF EXTERNAL WALLS OR CENTRELINE OF PARTY WALLS

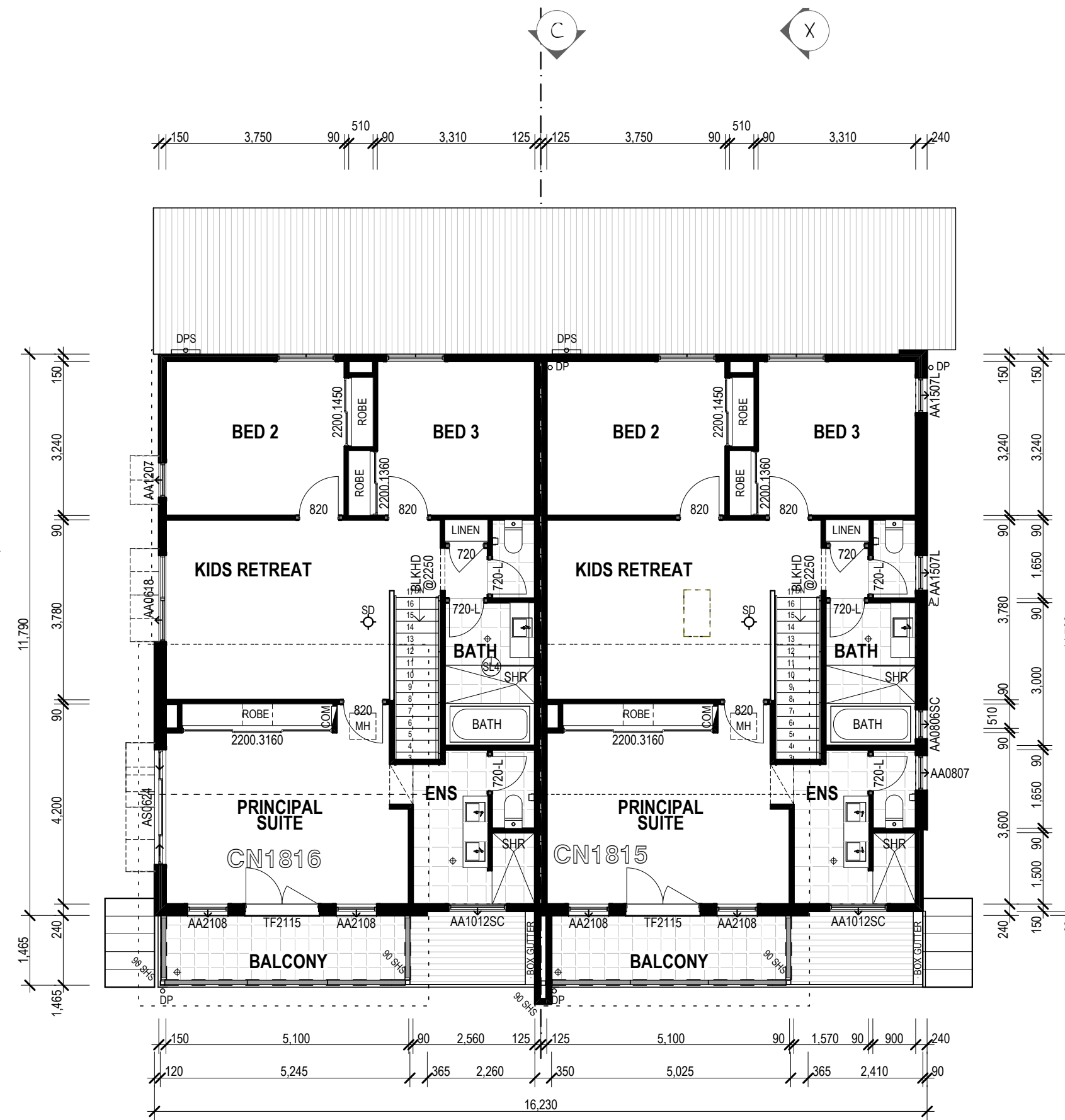
ALL HOUSE FLOOR AREAS INCLUDE DUCTS BUT EXCLUDE VOIDS ON THE UPPER FLOOR LEVEL

Approved on: 11/02/14 9:32:44
Submitted on: 06/02/14 9:32:44
Submitted on: 06/02/14 9:32:44

SAFETY FIRST!



GROUND FLOOR



FIRST FLOOR



ELEVATION A



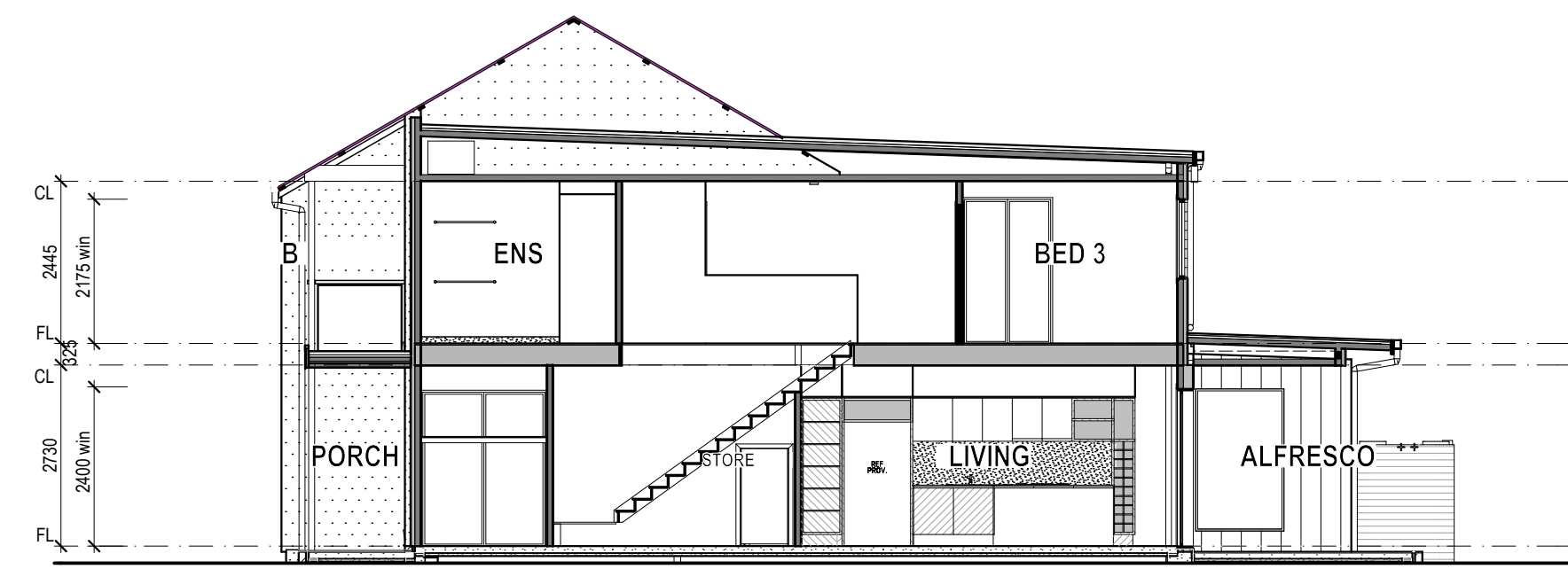
ELEVATION B



ELEVATION C



ELEVATION D



SECTION X

ENERGY EFFICIENCY SCHEDULE	
EXTERNAL WALLS	REFLECTIVE FOIL & R2.0 BATTS
INTERNAL WALLS	NA
INT WALLS ADJACENT GARAGE	R2.0 BATTS
CEILING (PLASTER BOARD)	R4.0 FIBREGLASS BATTS
LOWER SCL. GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIS SCHEDULE CN1815	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Ltrs
WATER TANK	70 sqm
ROOF WATER COLLECTED	70 sqm
WATER TANK USAGE	3 STAR
SHOWER HEAD RATING	4 STAR
TOILET, W/MACHINE + GARDEN	4 STAR
TAP RATING TO KITCHEN SINK	5 STAR
TAP RATING VANITY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED THROUGHOUT
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
OVEN	WELL VENTILATED
FRIDGE SPACE	YES
OUTDOOR CLOTHES LINE	YES

BASIS SCHEDULE CN1816	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Ltrs
WATER TANK	70 sqm
ROOF WATER COLLECTED	70 sqm
WATER TANK USAGE	3 STAR
SHOWER HEAD RATING	4 STAR
TOILET, W/MACHINE + GARDEN	4 STAR
TAP RATING TO KITCHEN SINK	5 STAR
TAP RATING VANITY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED THROUGHOUT
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
OVEN	WELL VENTILATED
FRIDGE SPACE	YES
OUTDOOR CLOTHES LINE	YES

NOTES:

EAVE/BARGE OVERHANG
MEASURED FROM BACK OF FASCIA
TO FACE BRICKWORK.
- 450mm TO 21.31deg (39:100) PITCH
- 350mm TO 24.70deg (46:100) PITCH
- 300mm TO 28.37deg (54:100) PITCH
- 450mm TO 2.5, 10, 15 deg PITCH
UNLESS OTHERWISE NOTED

BRICK FINISHES:
BRICK SILLS, HEADS & PARAPETS
TO MATCH BRICKFINISH BELOW
ABOVE THEM UNLESS OTHERWISE
NOTED

LEGEND:

MAIN WALL FINISHES:

FF1 FEATURE FACE
FACE BRICKWORK
FF2 ALT. FEATURE
FACE BRICKWORK
FF3 ALT. FEATURE
FACE BRICKWORK
FF4 ALT. FEATURE
FACE BRICKWORK

BP BAGGED & PAINTED
BRICKWORK

PL PLANKING
primed shadowwood smooth

PT PLANK TIMBER STAINED
with a range 150 ml woodstain

PLW PLANKING WIDE BOARD
sawn except 300 smooth

RP+L RUBIX PANNELLING-8x12

RP+L RUBIX PANNELLING-12x12

VO PAINTED VERTICAL
GROOVED PANEL
with a range 150 ml woodstain

RE RENDERED
BRICKWORK

FC FC SHEET
hardboard blue board with feature
coat finish unless noted otherwise

FB FACE BRICKWORK

XB EXTERIOR BOARD

MR METAL ROOF

TR TILED ROOF

OTHER ITEMS:
AJ ARTICULATION JOINT
OBS OBSCURE GLAZING

AREAS:		CN1815	CN1816
GROUND FL	m ²	106.88	106.10
FIRST FL	m ²	91.50	91.52
TOTAL FL	m ²	198.38	197.62
VERP/POOR	m ²	13.70	13.63
2nd VERP/POOR	m ²	0.00	0.00
BALCONY	m ²	7.38	7.38
2nd BALCONY	m ²	0.00	0.00
ALFRESCO	m ²	17.94	13.44
2nd ALFRESCO	m ²	0.00	0.00
GARAGE	m ²	0.00	0.00
TOTAL AREA	m ²	237.80	232.95

FLOOR AREA CALCULATIONS:

ALL AREAS SHOWN ARE TO THE
OUTSIDE FACE OF EXTERNAL WALLS
OR CENTRELINE OF PARTY WALLS.

ALL HOUSE FLOOR AREAS
INCLUDE DUCTS BUT EXCLUDE VOIDS
ON THE UPPER FLOOR LEVEL.

CN1815-1816

DA ISSUE

Printed on: 19/12/14 14:24
Australand Property Group Pty Limited

Australand Property
Group Pty Limited

Level 3, 1C Homebush Bay Drive, RHODES NSW 2138

DRAWING NAME:
DA Plans & Elevations

HOUSE NAME:
AR8_END
STREETSCAPE C

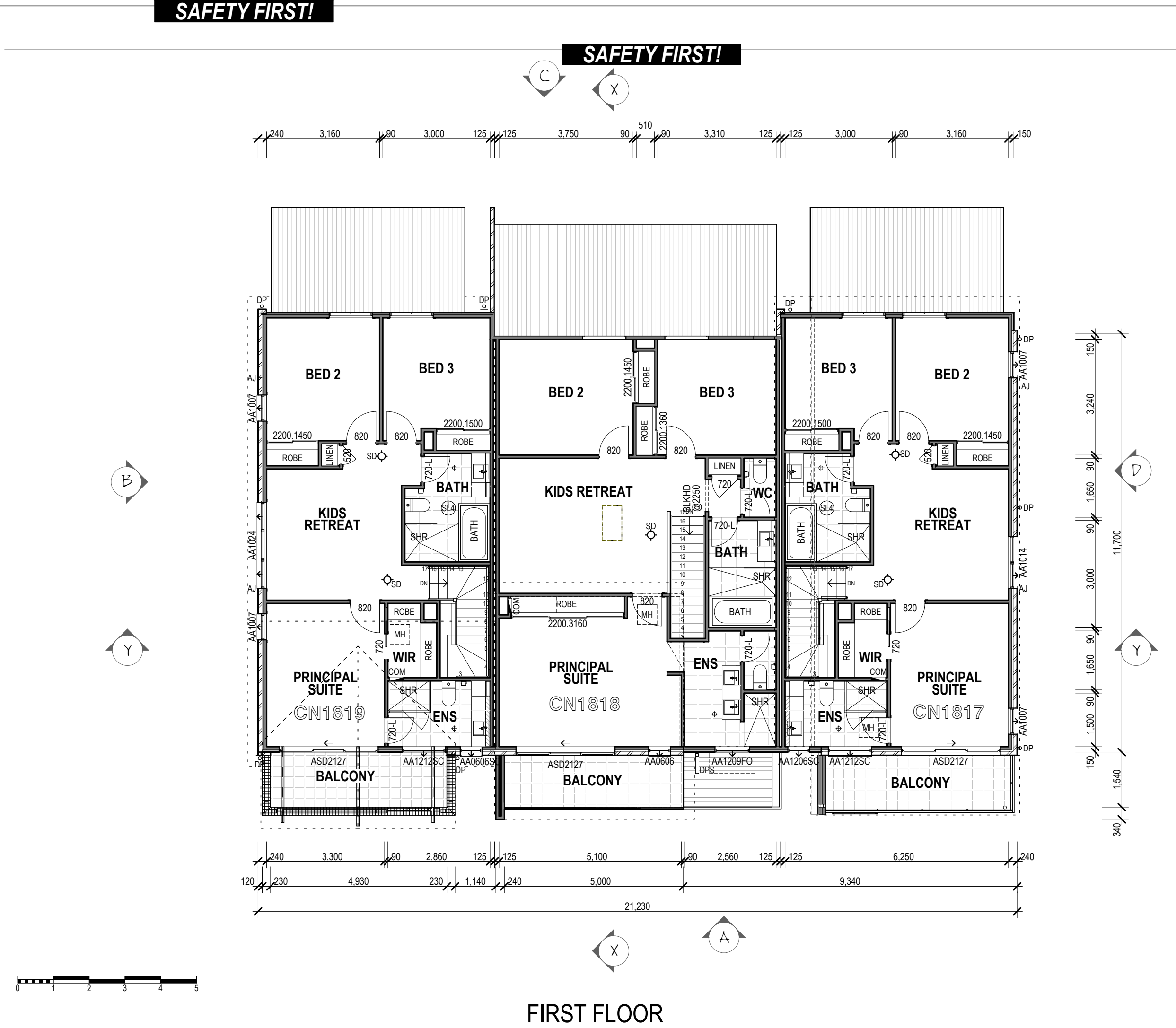
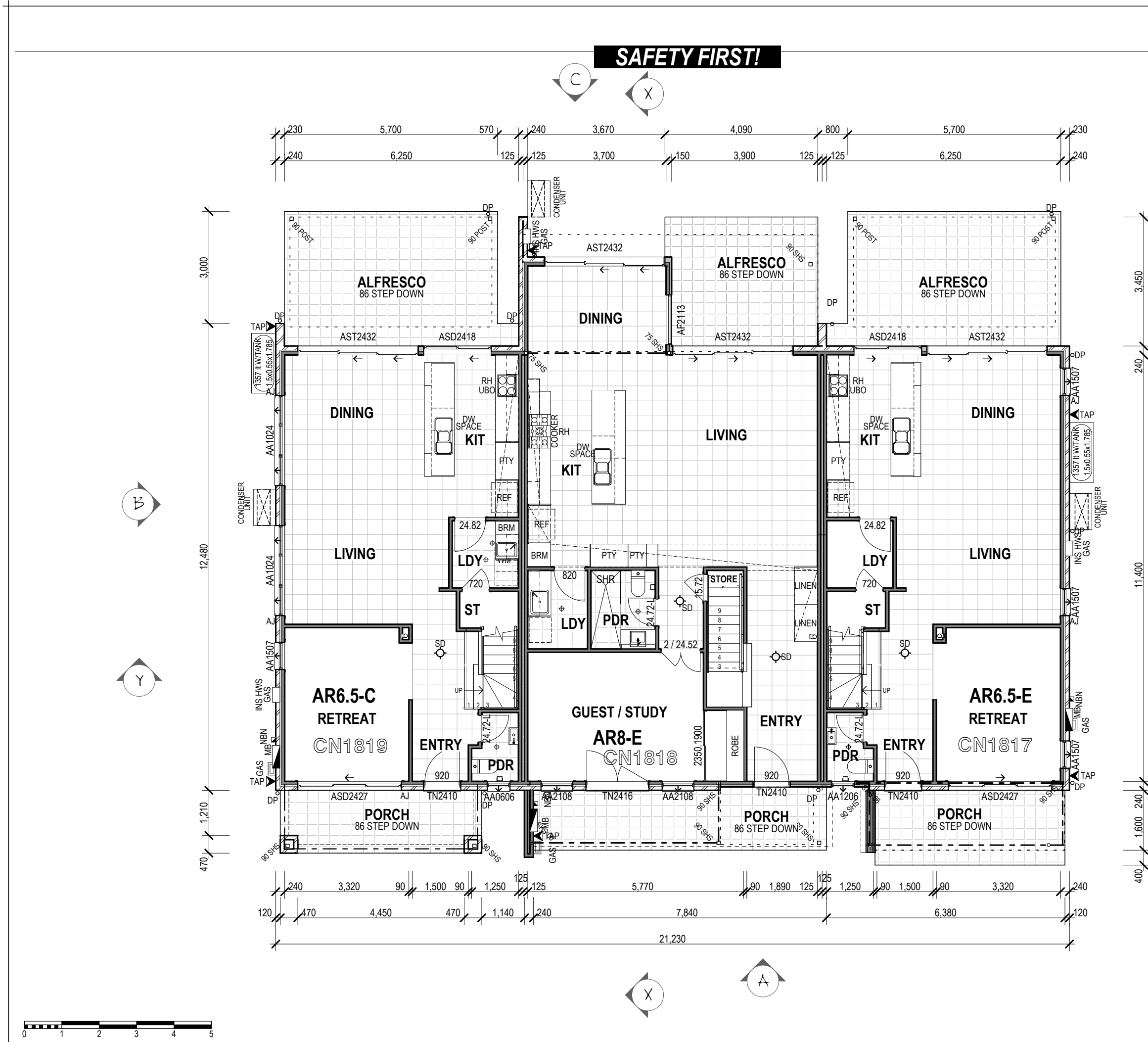
AUSTRALAND HOLDINGS LTD
CN1815-1816
HARBOUR BOULEVARDE - STAGE 1006
SHELL COVE NSW

SCALE / SHEET SIZE:
1:100 @ A1
DRAWN BY:
PP

JOB/MODEL NO:
CN1815-1816.pln

ISSUE DATE:
19/12/14
HOUSE
REG NO:
1

SHEET NO.:
5.9/A



ENERGY EFFICIENCY SCHEDULE	
WALLS (TIMBER FRAMED)	REFLECTIVE FOIL & R1.5 BATTS
EXTERNAL WALLS	NA
INTERNAL WALLS	REFLECTIVE FOIL & R1.5 BATTS
INT WALLS ADJACENT GARAGE	R1.5 BATTS
CEILING (PLASTER BOARD)	3 STAR
LOWER EXCL GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIX SCHEDULE CN1817	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	0
WATER TANK	1,357.00 Ltrs
ROOF WATER COLLECTED	0 sqm
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANTY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED TO GRIND FLOOR ONLY
AIR CONDITIONING	NA
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	GAS
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

BASIX SCHEDULE CN1818	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	0
WATER TANK	1,357.00 Ltrs
ROOF WATER COLLECTED	0 sqm
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANTY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED TO GRIND FLOOR ONLY
AIR CONDITIONING	NA
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	GAS
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

BASIX SCHEDULE CN1819	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	0
WATER TANK	1,357.00 Ltrs
ROOF WATER COLLECTED	0 sqm
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANTY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED TO GRIND FLOOR ONLY
AIR CONDITIONING	NA
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	GAS
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

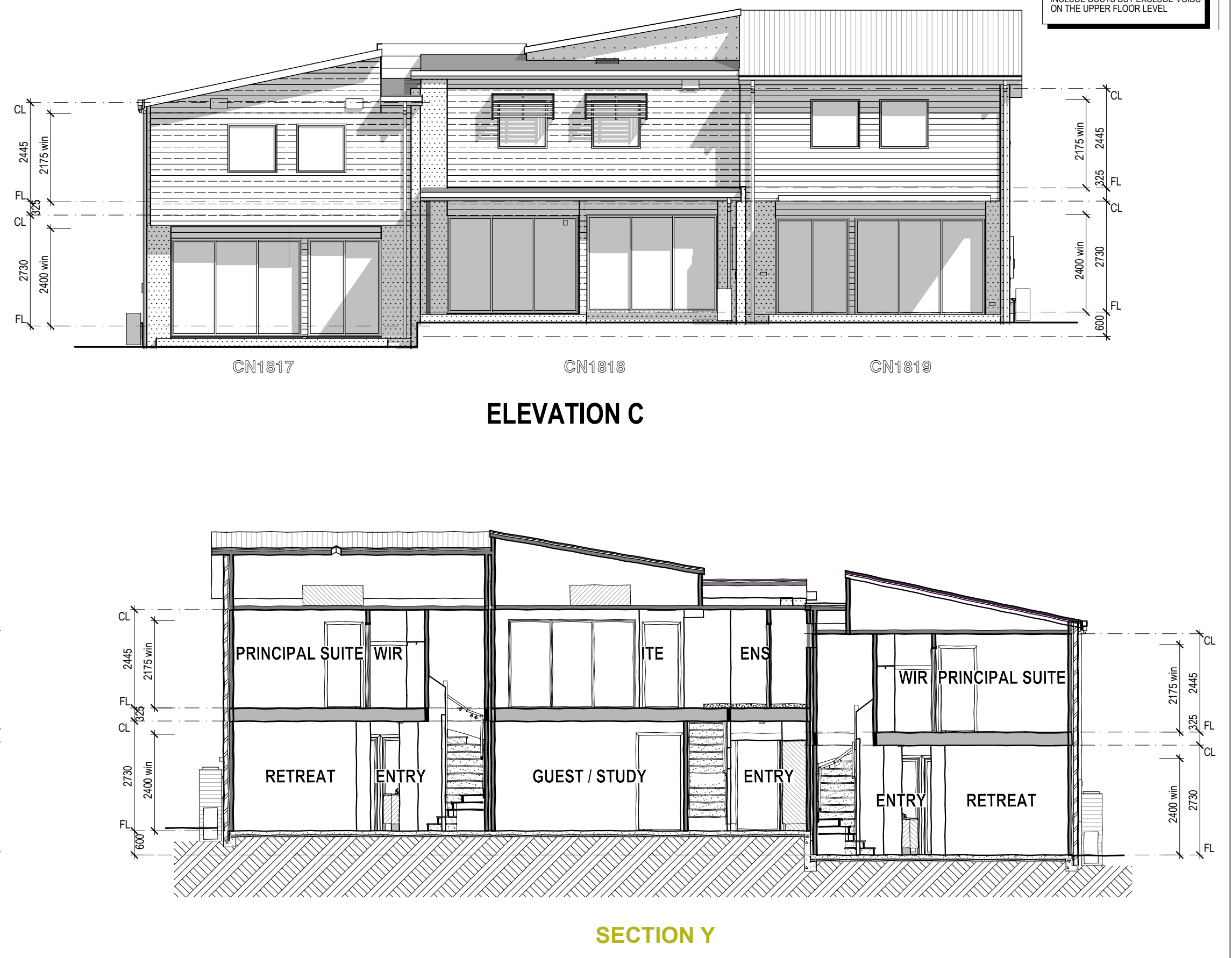
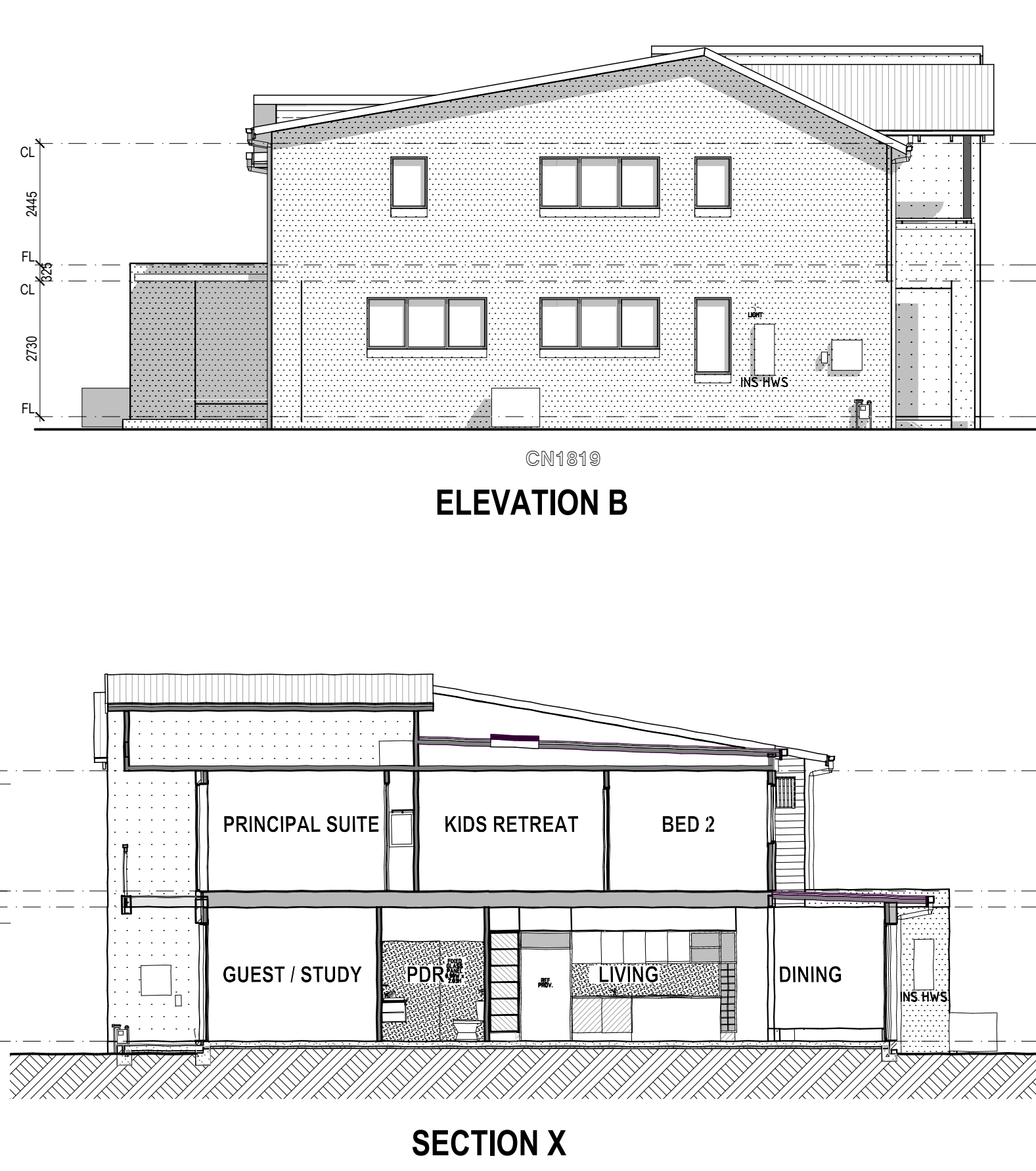
LEGEND:	
MAIN WALL FINISHES:	
FF	FACE BRICKWORK
FF2	AL.T. FEATURE FACE BRICKWORK
FF3	AL.T. FEATURE FACE BRICKWORK
FF4	AL.T. FEATURE FACE BRICKWORK
BP	BAGGED & PAINTED BRICKWORK
PL	FLANKING primark shadow smooth
PT	FLANK TIMBER STAINED with acrylic 100-ml woodstain
PLW	FLANKING WIDE BOARD subfloor exosy 300 smooth
R18-14	RUBIX PANNELLING-9x12
R18-14	RUBIX PANNELLING-12x12
V5	PAINTED VERTICAL sandstone smooth panel
V5-1	PAINTED VERTICAL sandstone smooth panel
RE2	RENDERED BRICKWORK
FC	FC SHEET
FC2	hardwood blue board with texture (not floor unless noted otherwise)
FB	FACE BRICKWORK
AB	EXTERIOR BOARD
ROOF FINISHES:	
MR	METAL ROOF
TR	TILED ROOF
OTHER ITEMS:	
AJ	ARTICULATION JOINT
OBS	OBSCURE GLAZING

AREAS:	
GROUND FL	m2 78.59 104.53 78.59
FIRST FL	m2 75.19 91.78 75.19
TOTAL FL	m2 154.77 196.31 154.77
VERPACH	m2 10.23 12.80 8.61
2nd VERPACH	m2 0.00 0.00 0.00
BALCONY	m2 9.31 7.21 9.55
2nd BALCONY	m2 0.00 0.00 0.00
ALFRESCO	m2 20.86 13.68 20.86
2nd ALFRESCO	m2 0.00 0.00 0.00
GARAGE	m2 0.00 0.00 0.00
TOTAL AREA	m2 195.18 229.00 195.79

FLOOR AREA CALCULATIONS:

ALL AREAS SHOWN ARE TO THE OUTSIDE FACE OF EXTERNAL WALLS OR CENTRELINE OF PARTY WALLS.

ALL HOUSE FLOOR AREAS INCLUDE QUOTS BUT EXCLUDE VOIDS ON THE UPPER FLOOR LEVEL.





ALL AREAS SHOWN ARE TO THE OUTSIDE FACE OF EXTERNAL WALLS OR CENTRELINE OF PARTY WALLS.

ALL HOUSE FLOOR AREAS INCLUDE DUCTS BUT EXCLUDE VOIDS ON THE UPPER FLOOR LEVEL



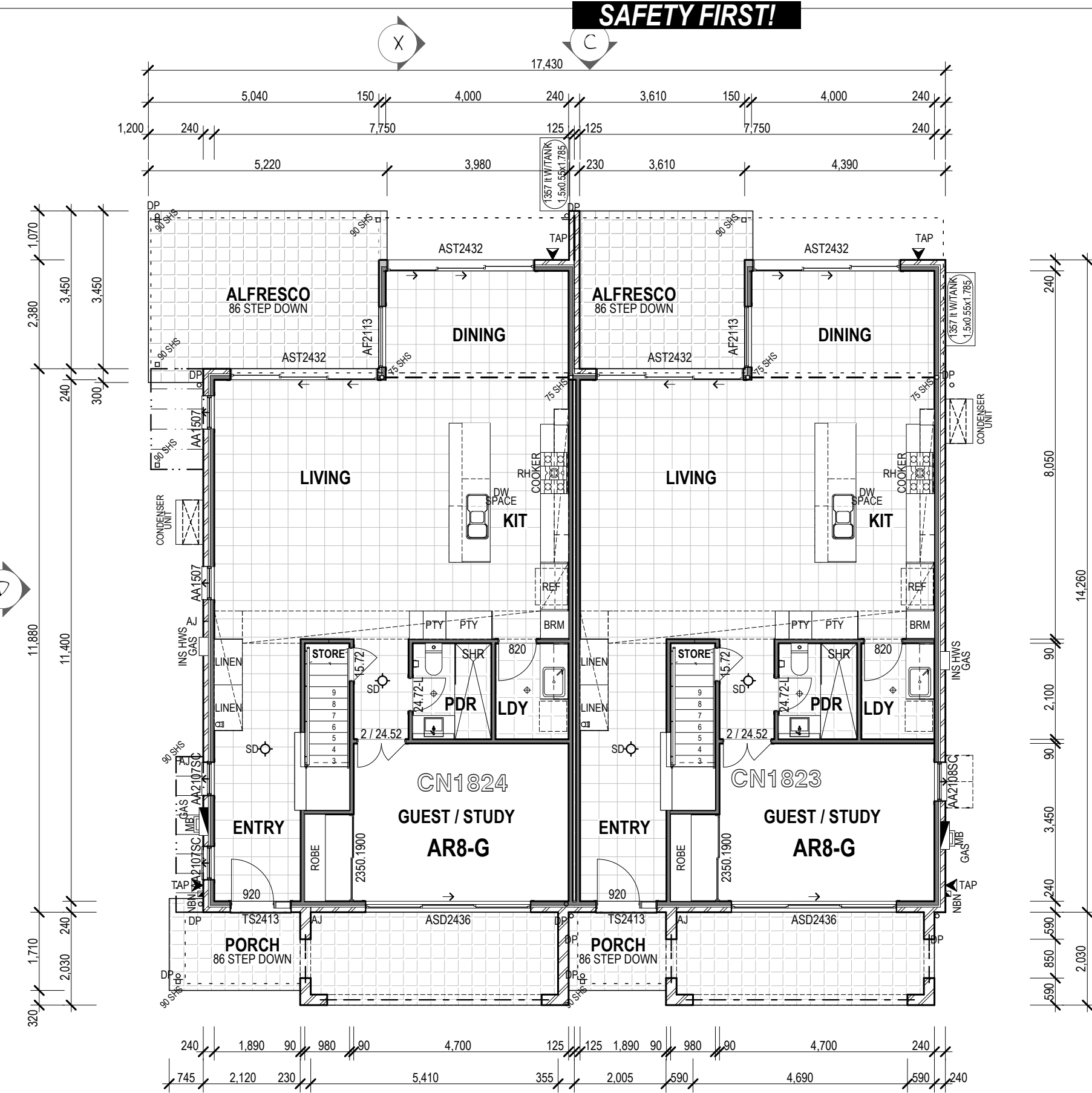
CN1820-1822

DA ISSUE

SAFETY FIRST!

SAFETY FIRST!

SAFETY FIRST!



GROUND FLOOR



FIRST FLOOR

ENERGY EFFICIENCY SCHEDULE	
WALLS (TIMBER FRAMED)	REFLECTIVE FOIL & R1.5 BATTS
INTERNAL WALLS	NA
INT WALLS ADJACENT GARAGE	R1.5 BATTS
CEILING (PLASTER BOARD)	R4.0 FIBREGLASS BATTS
LOWER EXCL. GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIS SCHEDULE CN1823	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Ltrs
WATER TANK	100 mm
ROOF WATER COLLECTED	TOILET, W/MACHINE + GARDEN
WATER TANK USAGE	3 STAR
SHOWER HEAD RATING	4 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	5 STAR
TAP RATING VANITY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	
HOT WATER UNIT	GAS INSTANT 5.0 STAR
AIR CONDITIONING	DUCTED TO GRND FLOOR ONLY
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	GAS
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

BASIS SCHEDULE CN1824	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	1,357.00 Ltrs
WATER TANK	100 mm
ROOF WATER COLLECTED	TOILET, W/MACHINE + GARDEN
WATER TANK USAGE	3 STAR
SHOWER HEAD RATING	4 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	5 STAR
TAP RATING VANITY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	
HOT WATER UNIT	GAS INSTANT 5.0 STAR
AIR CONDITIONING	DUCTED TO GRND FLOOR ONLY
HEATING SYSTEM	NA
LIGHTING TO KITCHEN	WINDOW / SKYLIGHT
COOKTOP	GAS
OVEN	ELECTRIC
FRIDGE SPACE	WELL VENTILATED
OUTDOOR CLOTHES LINE	YES

NOTES:

EAVES BARGE OVERHANG
MEASURED FROM BACK OF FASCIA
TO FACE BRICKWORK
- 450mm TO 21.31deg (09:100) PITCH
- 350mm TO 24.70deg (48:100) PITCH
- 300mm TO 28.37deg (84:100) PITCH
- 450mm TO 2.8, 10.15 deg PITCH
UNLESS OTHERWISE NOTED

BRICK FINISHES:

BRICK SILL, HEADS & PARAPETS
TO MATCH BRICKFINISH BELOW
ABOVE THEM UNLESS OTHERWISE
NOTED

LEGEND:

MAIN WALL FINISHES:

FF	FEATURE FACE BRICKWORK
FF2	ALT. FEATURE FACE BRICKWORK
FF3	ALT. FEATURE FACE BRICKWORK
FF4	ALT. FEATURE FACE BRICKWORK

BAGGED & PAINTED
BRICKWORK

PLANKING

PLANKING

PLANKING

PLANKING

RUBIX PANNELLING-8x12

RUBIX PANNELLING-12x12

PAINTED VERTICAL
GROOVED PANELRENDERED
BRICKWORK

FC SHEET

FACE BRICKWORK

EXTERIOR BOARD

METAL ROOF

TILED ROOF

ARTICULATION JOINT

OBSCURE GLAZING



ELEVATION A



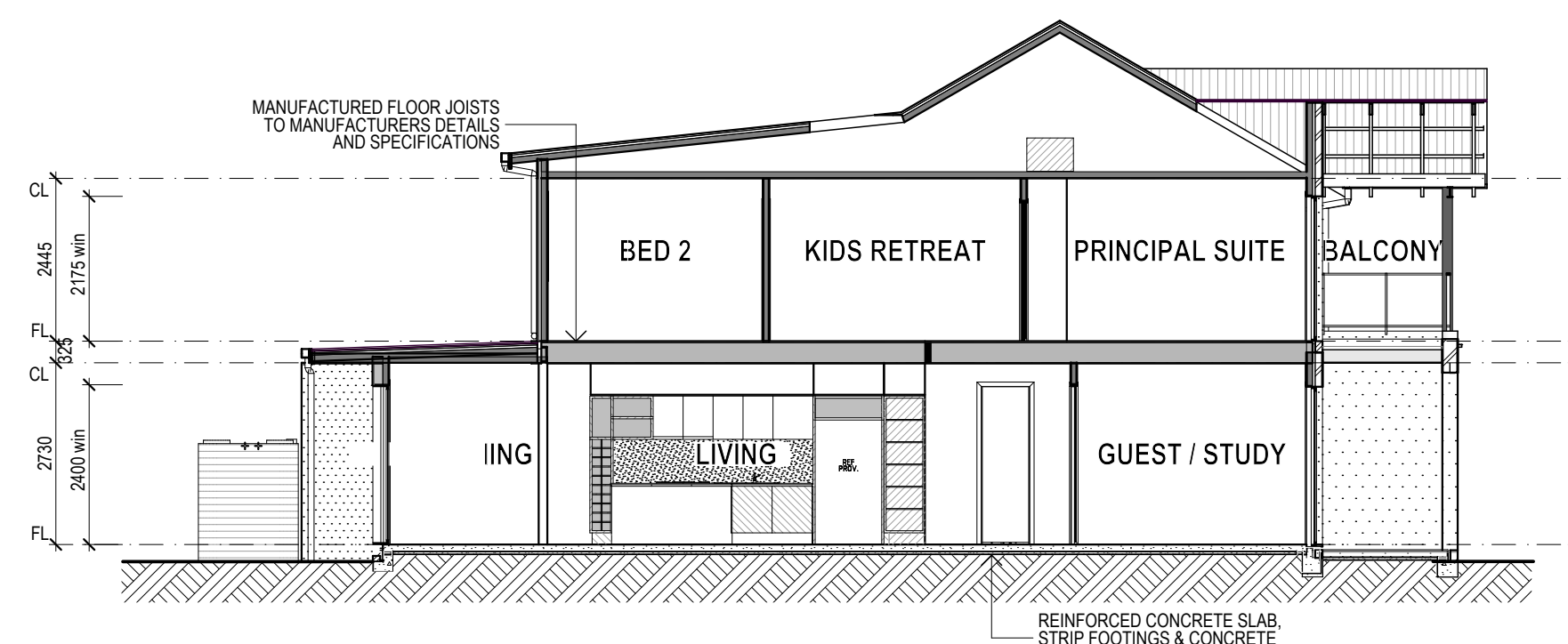
ELEVATION B



ELEVATION C



ELEVATION D



SECTION X

AREAS:		CN1823	CN1824
GROUND FL	m2	108.95	108.95
FIRST FL	m2	92.05	91.92
TOTAL FL	m2	198.91	198.68
VERP/POH	m2	15.56	17.04
2nd VERP/POH	m2	0.00	0.00
BALCONY	m2	11.53	11.53
2nd BALCONY	m2	0.00	0.00
ALFRESCO	m2	12.65	17.94
2nd ALFRESCO	m2	0.00	0.00
GARAGE	m2	0.00	0.00
TOTAL AREA	m2	239.04	245.57

FLOOR AREA
CALCULATIONS:

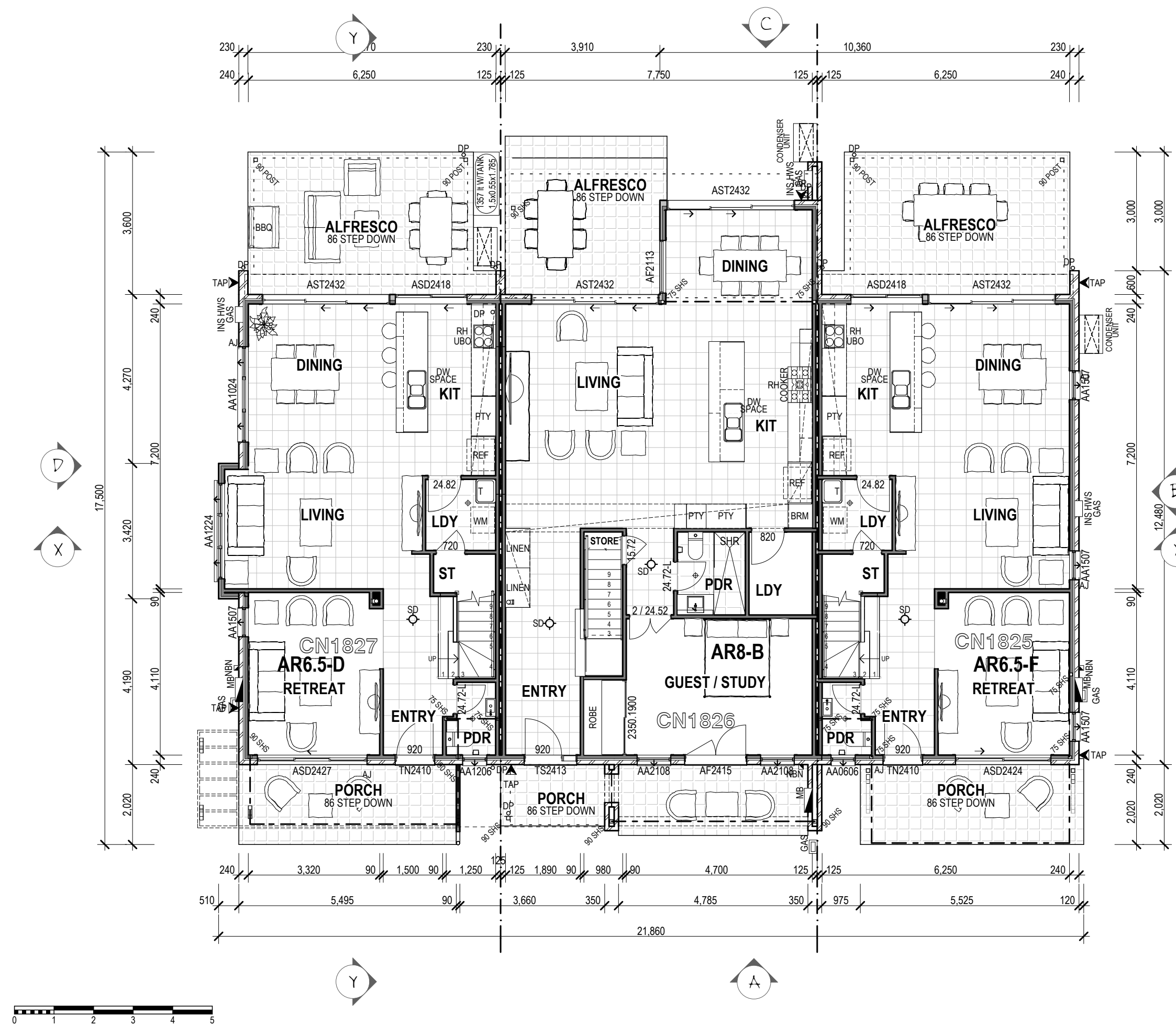
ALL AREAS SHOWN ARE TO THE
OUTSIDE FACE OF EXTERNAL WALLS
OR CENTRELINE OF PARTY WALLS.

ALL HOUSE FLOOR AREAS
INCLUDE DUCTS BUT EXCLUDE VOIDS
ON THE UPPER FLOOR LEVEL.

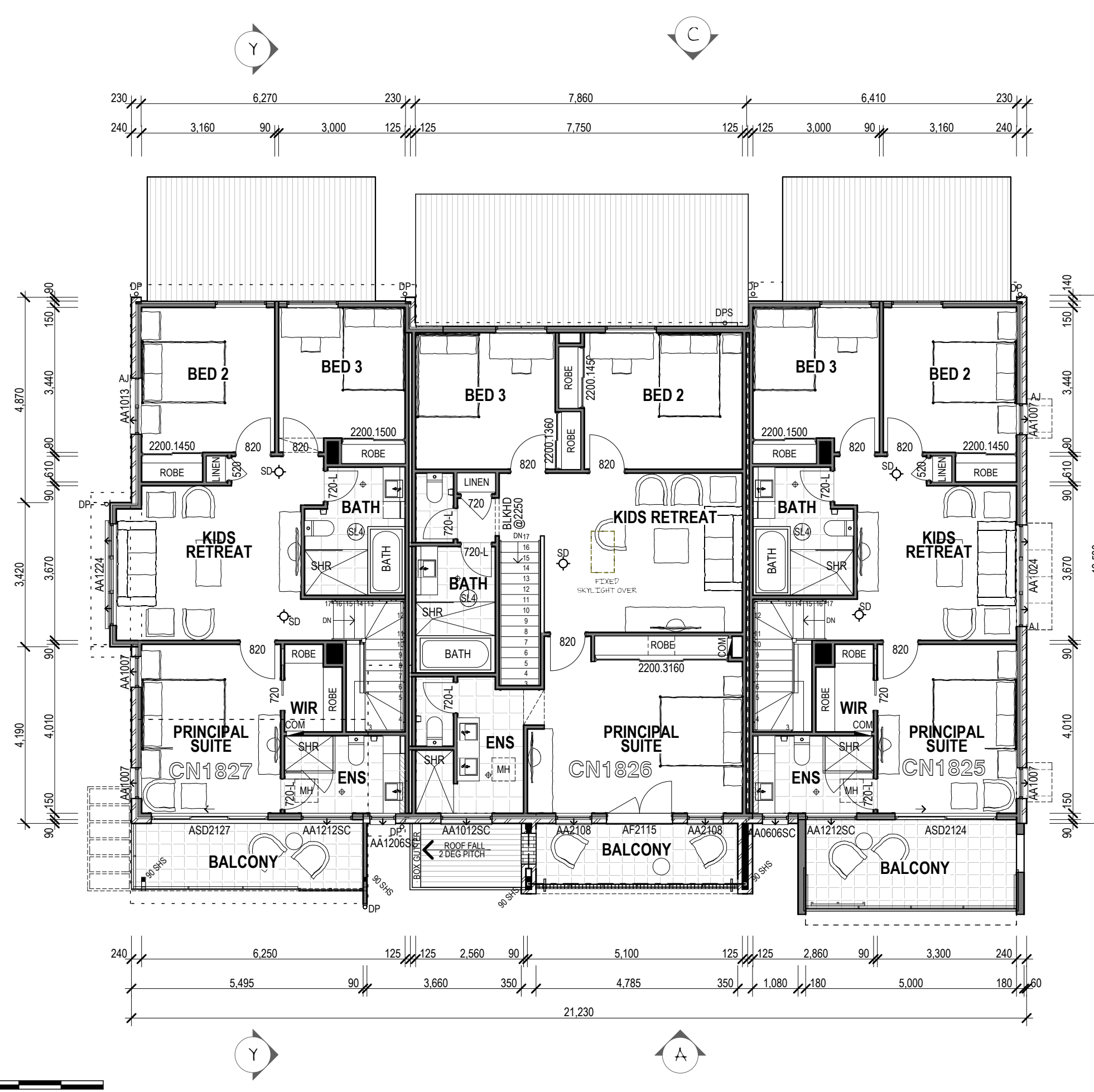
CN1823-1824

DA ISSUE

SAFETY FIRST!



Ground Floor DA



First Floor & GF Roof DA

ENERGY EFFICIENCY SCHEDULE	
WALLS (TIMBER FRAMED)	REFLECTIVE FOIL & R2.0 BATTS
EXTERNAL WALLS	NA
NT WALLS ADJACENT GARAGE	R2.0 BATTS
CEILING (PLASTER BOARD)	NA
LOWER CYCL. GARAGE ROOF	R4.0 FIBREGLASS BATTS
GARAGE CEILING - FLOOR OVER	R4.0 FIBREGLASS BATTS
FIRST FLOOR CEILING	R4.0 FIBREGLASS BATTS

BASIX SCHEDULE CN1825	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	0
WATER TANK	1,357.00 Ltrs
ROOF WATER COLLECTED	70 Ltrs
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANTY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED THROUGHOUT
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
OVEN	WELL VENTILATED
FRIDGE SPACE	YES
OUTDOOR CLOTHES LINE	YES

BASIX SCHEDULE CN1826	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	0
WATER TANK	1,357.00 Ltrs
ROOF WATER COLLECTED	70 Ltrs
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANTY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED THROUGHOUT
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
OVEN	WELL VENTILATED
FRIDGE SPACE	YES
OUTDOOR CLOTHES LINE	YES

BASIX SCHEDULE CN1827	
WATER COMMITMENTS	0
INDIGENOUS PLANTING	0
WATER TANK	1,357.00 Ltrs
ROOF WATER COLLECTED	70 Ltrs
WATER TANK USAGE	TOILET, W/MACHINE + GARDEN
SHOWER HEAD RATING	3 STAR
TOILETS RATING	4 STAR
TAP RATING TO KITCHEN SINK	4 STAR
TAP RATING VANTY & SHOWER	5 STAR
THERMAL COMFORT	SIMULATION METHOD
ENERGY COMMITMENTS	GAS INSTANT 5.0 STAR
HOT WATER UNIT	DUCTED THROUGHOUT
AIR CONDITIONING	NA
HEATING SYSTEM	WINDOW / SKYLIGHT
LIGHTING TO KITCHEN	GAS
COOKTOP	ELECTRIC
OVEN	WELL VENTILATED
FRIDGE SPACE	YES
OUTDOOR CLOTHES LINE	YES

NOTES:
EAVES BARGE OVERHANG MEASURED FROM BACK OF FASCIA TO FACE BRICKWORK.
450mm TO 24.3deg (86:100) PITCH
350mm TO 24.7deg (86:100) PITCH
300mm TO 24.3deg (86:100) PITCH
450mm TO 2.5, 10, 15 deg PITCH
UNLESS OTHERWISE NOTED.

BRICK FINISHES:
TO MATCH BRICK FINISH BELOW ABOVE THEM UNLESS OTHERWISE NOTED.

LEGEND:

MAIN WALL FINISHES:

- FF: FEATURE FACE BRICKWORK
- FF2: ALT. FEATURE FACE BRICKWORK
- FF3: ALT. FEATURE FACE BRICKWORK
- FF4: ALT. FEATURE FACE BRICKWORK
- BP: BAGGED & PAINTED BRICKWORK
- PL: PLANKING
- PL2: PLANKING
- PT: PLANKING
- PLW: PLANKING
- RS-12: RUBIX PANNELLING-12x12
- RS-12-12: RUBIX PANNELLING-12x12
- VO: PAINTED VERTICAL GROOVED PANEL
- VO-1: PAINTED VERTICAL GROOVED PANEL
- RE: RENDERED BRICKWORK
- FC: FC SHEET
- FC2: FC SHEET
- FB: FACE BRICKWORK
- XB: EXTERIOR BOARD

ROOF FINISHES:

- MR: METAL ROOF
- TR: TILED ROOF

OTHER ITEMS:

- AJ: ARTICULATION JOINT
- QBS: OBSCURE GLAZING

FLOOR PLANS 1:100



DA: ELEVATION A



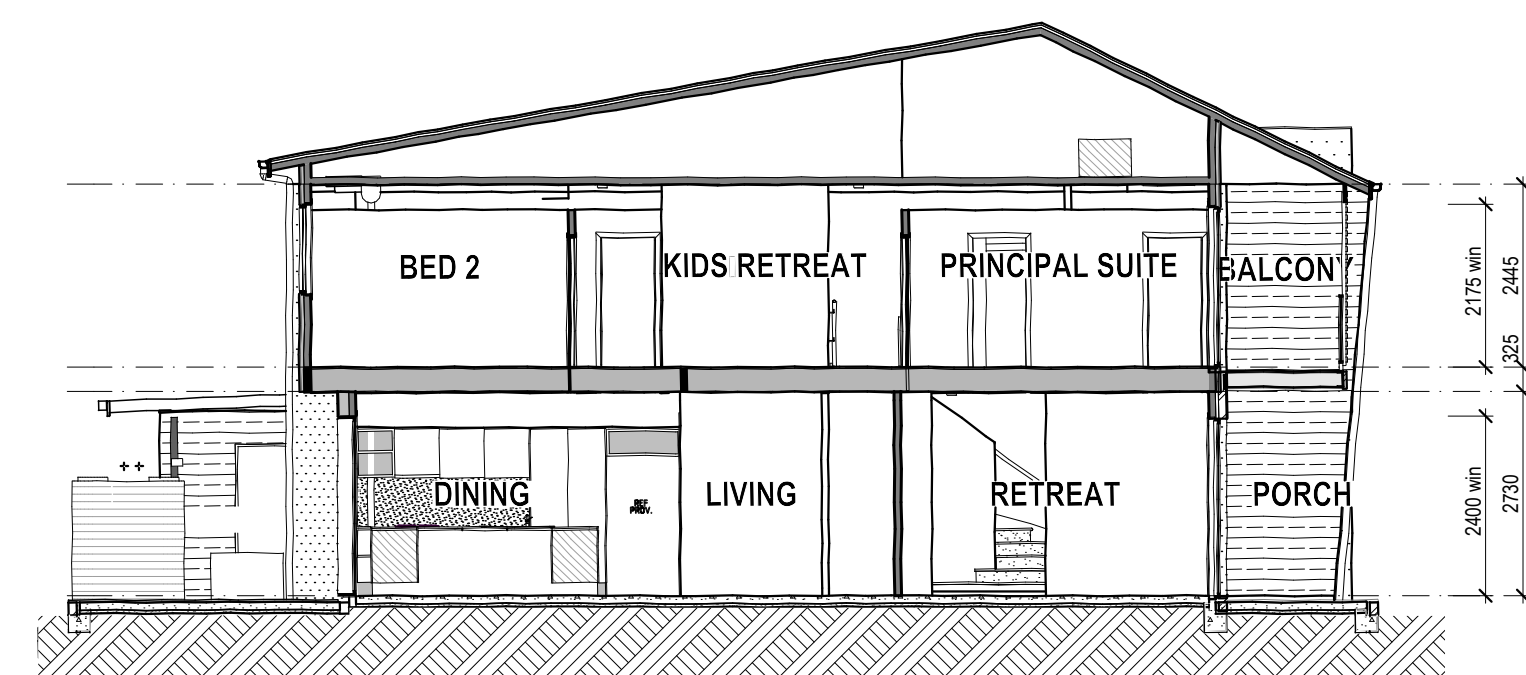
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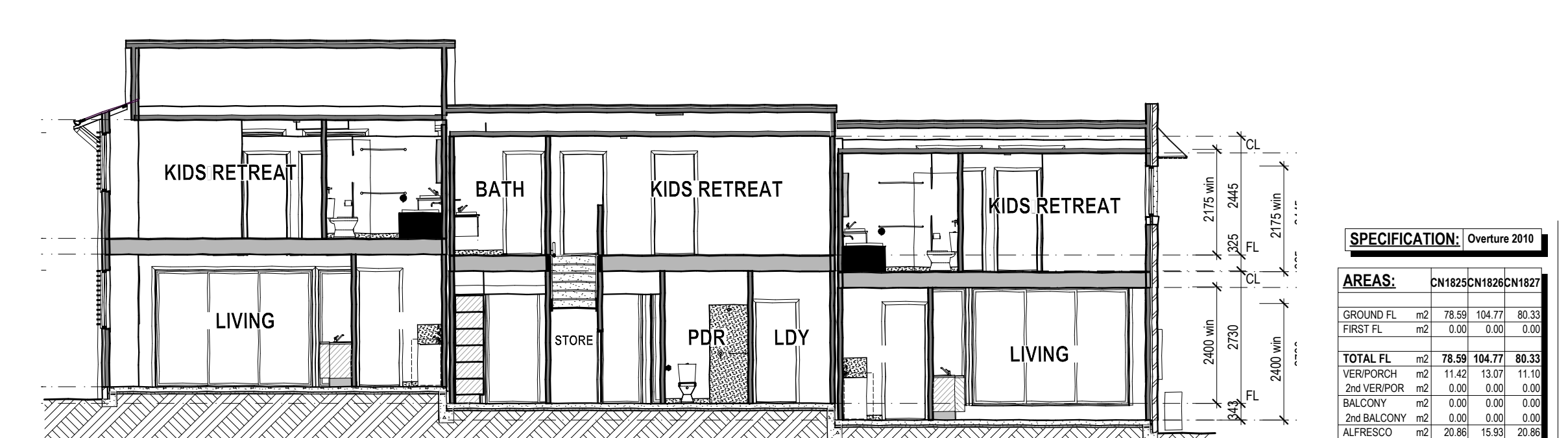
DA: ELEVATION C



DA: ELEVATION D



DA SECTION Y



DA SECTION X

ELEVATIONS & SECTIONS 1:100

PERSPECTIVE VIEW

CN1825-1827

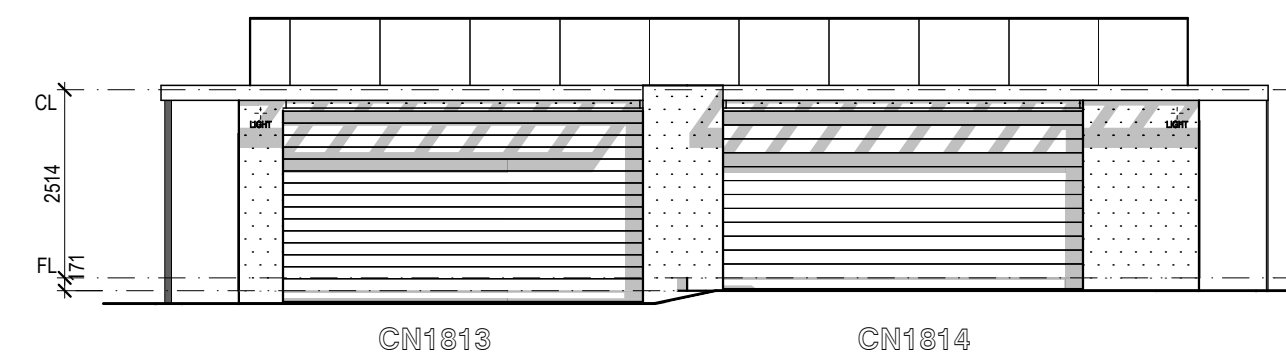
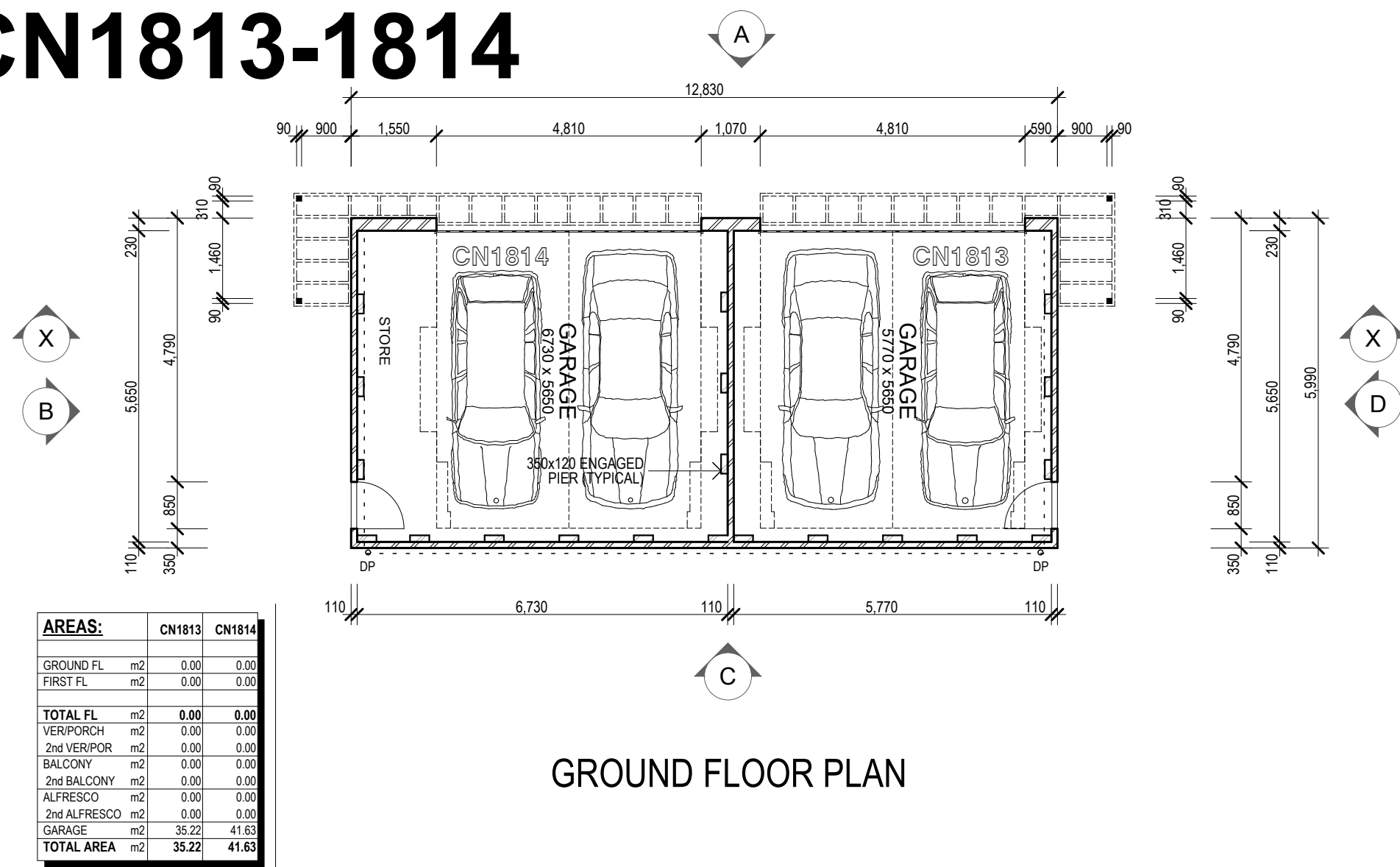
SPECIFICATION: Overture 2010	
AREAS: CN1825CN1826CN1827	
GROUND FL	m2 78.59 104.77 80.33
FIRST FL	m2 0.00 0.00 0.00
TOTAL FL	m2 78.59 104.77 80.33
VERPorch	m2 11.42 13.07 11.10
2nd VERPorch	m2 0.00 0.00 0.00
BALCONY	m2 0.00 0.00 0.00
2nd BALCONY	m2 0.00 0.00 0.00
ALFRESCO	m2 20.86 15.83 20.86
2nd ALFRESCO	m2 0.00 0.00 0.00
GARAGE	m2 0.00 0.00 0.00
TOTAL AREA	m2 110.87 133.76 112.29

FLOOR AREA CALCULATIONS:
ALL AREAS SHOWN ARE TO THE OUTSIDE FACE OF EXTERNAL WALLS OR CENTRELINE OF PARTY WALLS.
ALL HOUSE FLOOR AREAS INCLUDE DUCTS BUT EXCLUDE VOIDS ON THE UPPER FLOOR LEVEL.

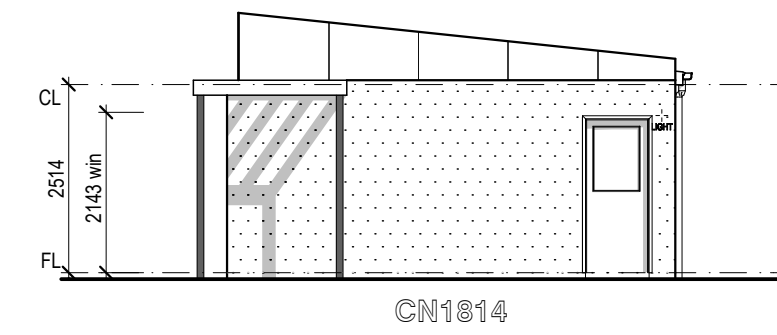
DA ISSUE

Prepared by: 11/02/14 09:33:14
Australand has conducted a safety audit on this document. 11

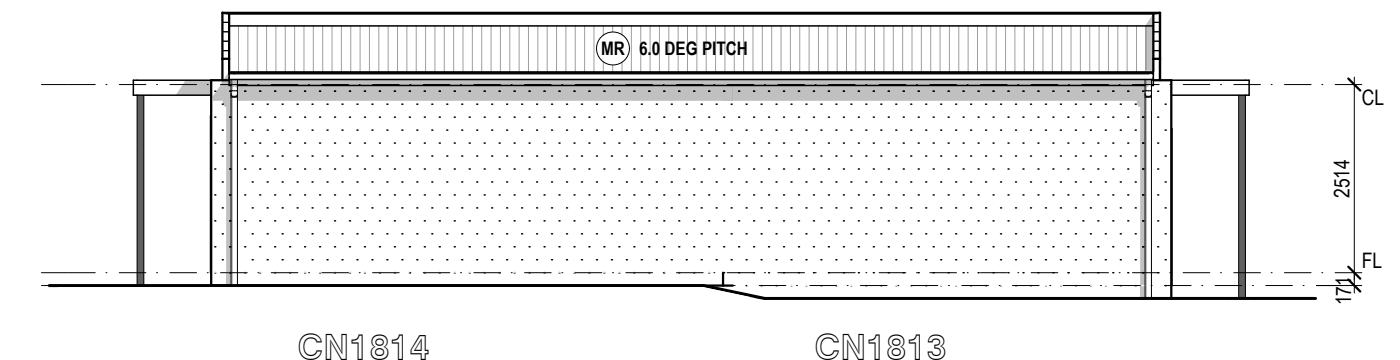
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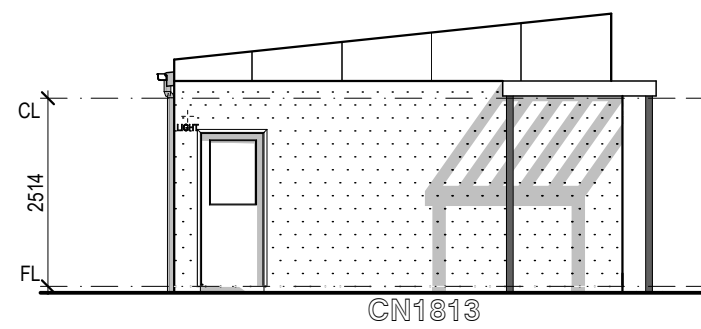
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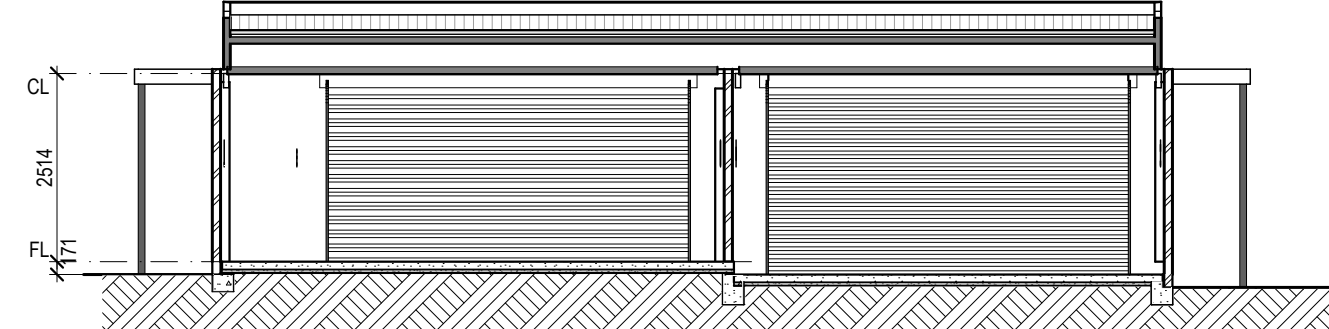
DA:
ELEVATION B



DA:
ELEVATION C

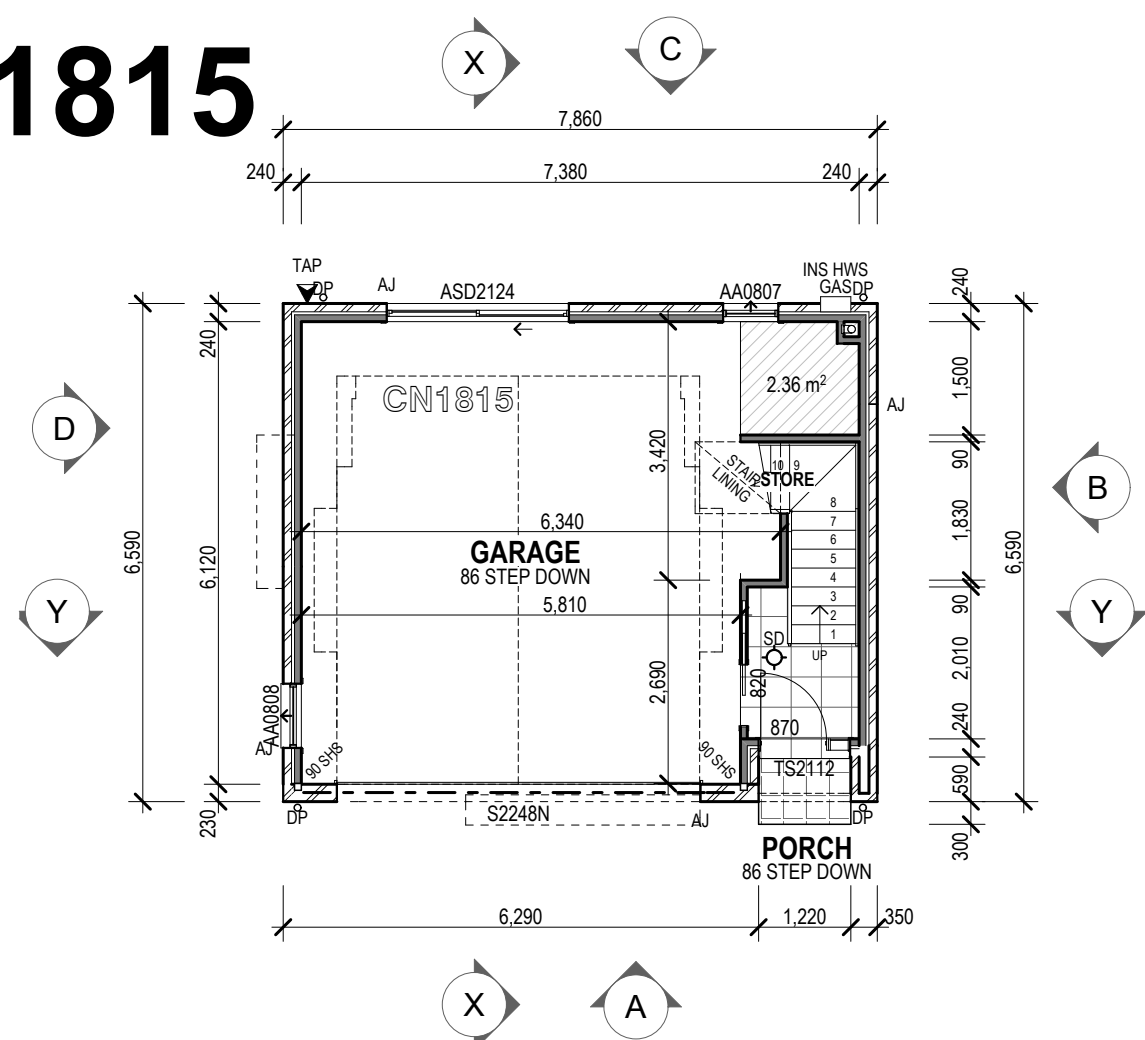


DA:
ELEVATION D

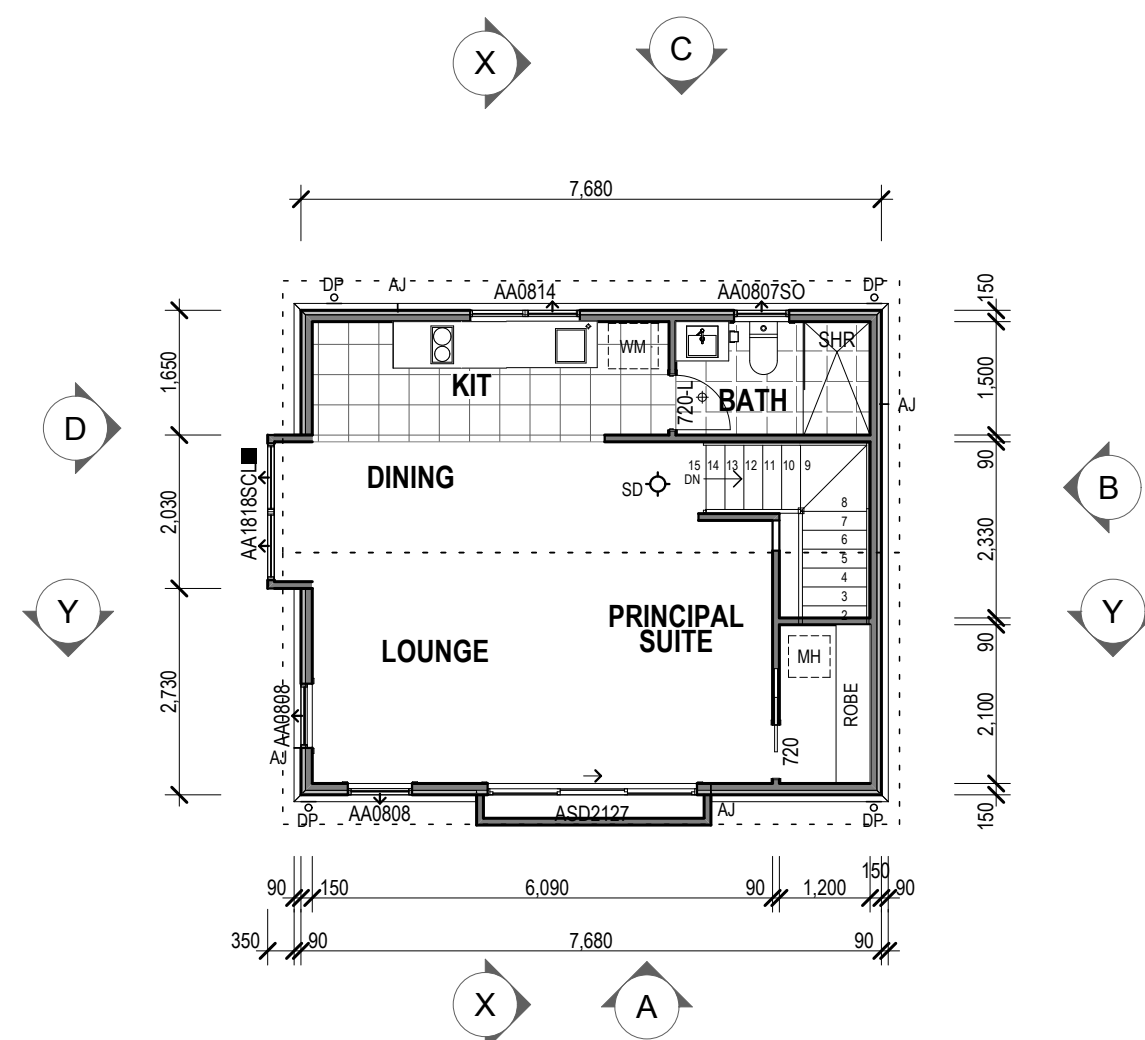


DA:
ELEVATION X

CN1815



GROUND FLOOR



FIRST FLOOR

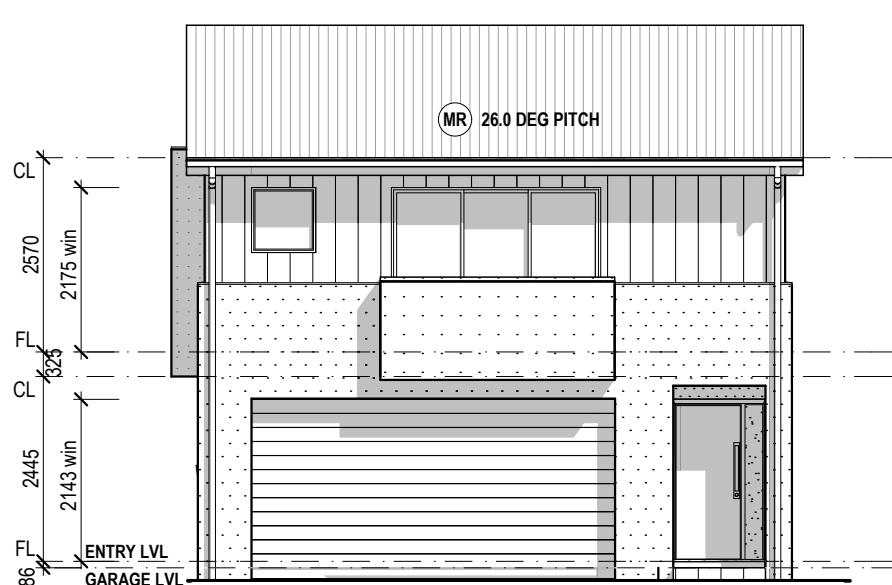
SPECIFICATION: Concerto 2010		
AREAS:		CN1815
GROUND FL	m2	4.04
FIRST FL	m2	46.40
TOTAL FL	m2	50.45
VERKOPR	m2	1.08
2nd VERKOPR	m2	0.00
BALCONY	m2	1.20
2nd BALCONY	m2	0.00
ALFRESCO	m2	0.00
2nd ALFRESCO	m2	0.00
GARAGE	m2	47.00
TOTAL AREA	m2	99.87

FLOOR AREA CALCULATIONS:

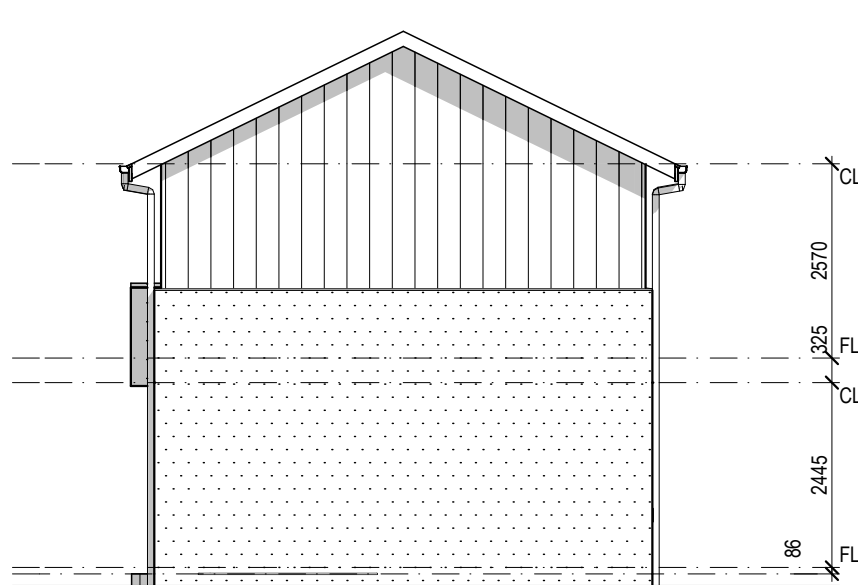
ALL AREAS SHOWN ARE TO THE OUTSIDE FACE OF EXTERNAL WALLS OR CENTRELINE OF PARTY WALLS.

ALL HOUSE FLOOR AREAS INCLUDE DUCTS BUT EXCLUDE VOIDS ON THE UPPER FLOOR LEVEL.

FLOOR PLANS 1:100



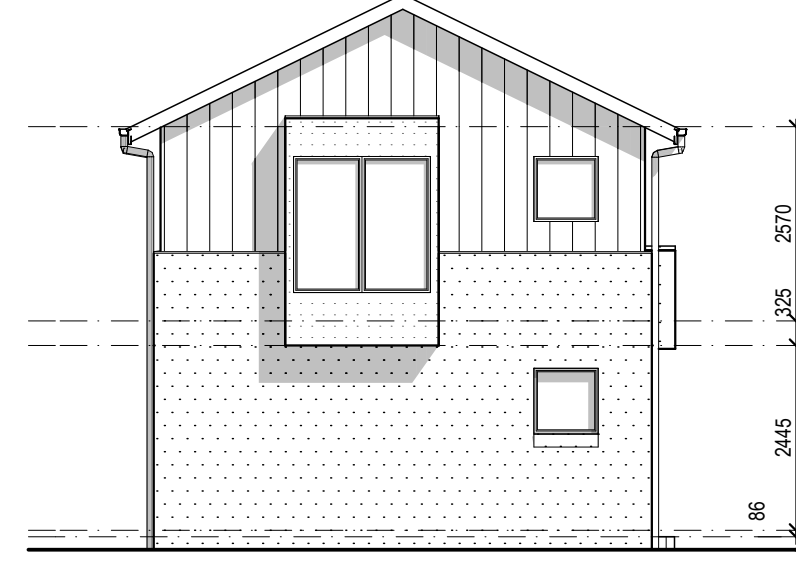
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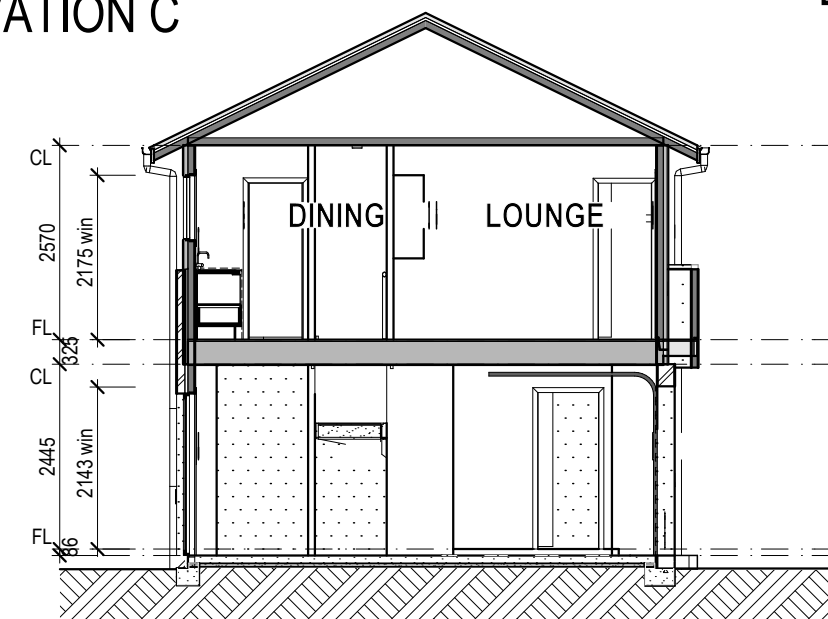
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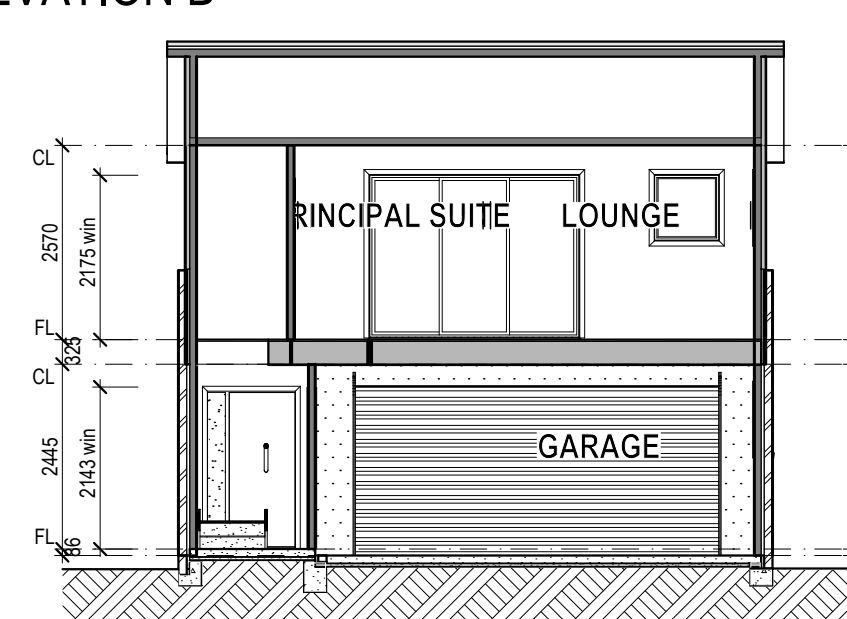
DA:
ELEVATION C



DA:
ELEVATION D



DA:
ELEVATION X



DA:
ELEVATION Y

ELEVATIONS & SECTIONS 1:100

GARAGE PLANS & ELEVATIONS

PROJECT:
STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE NSW

SCALE: 1: 200	ISSUE DATE: 09/06/15	VERSION:
DATE: #Custom 1		B
JOB No. #Pin		
DRAWN: #Architect Name		
MAP REF: #Custom 2	DRAWING NUMBER:	
ORIGINAL SIZE: A1		

NOTES:
WRITTEN DIMENSIONS TO TAKE
PRECEDENCE OVER SCALE.

5.15

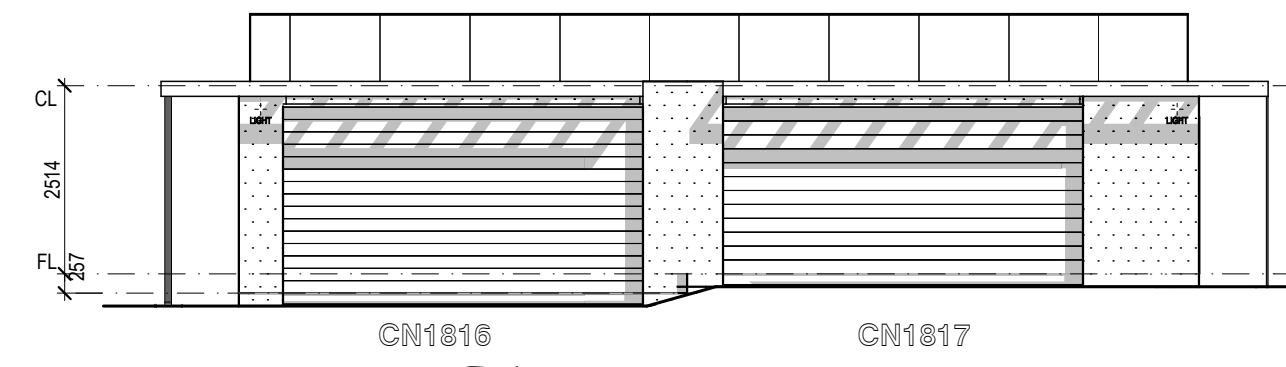
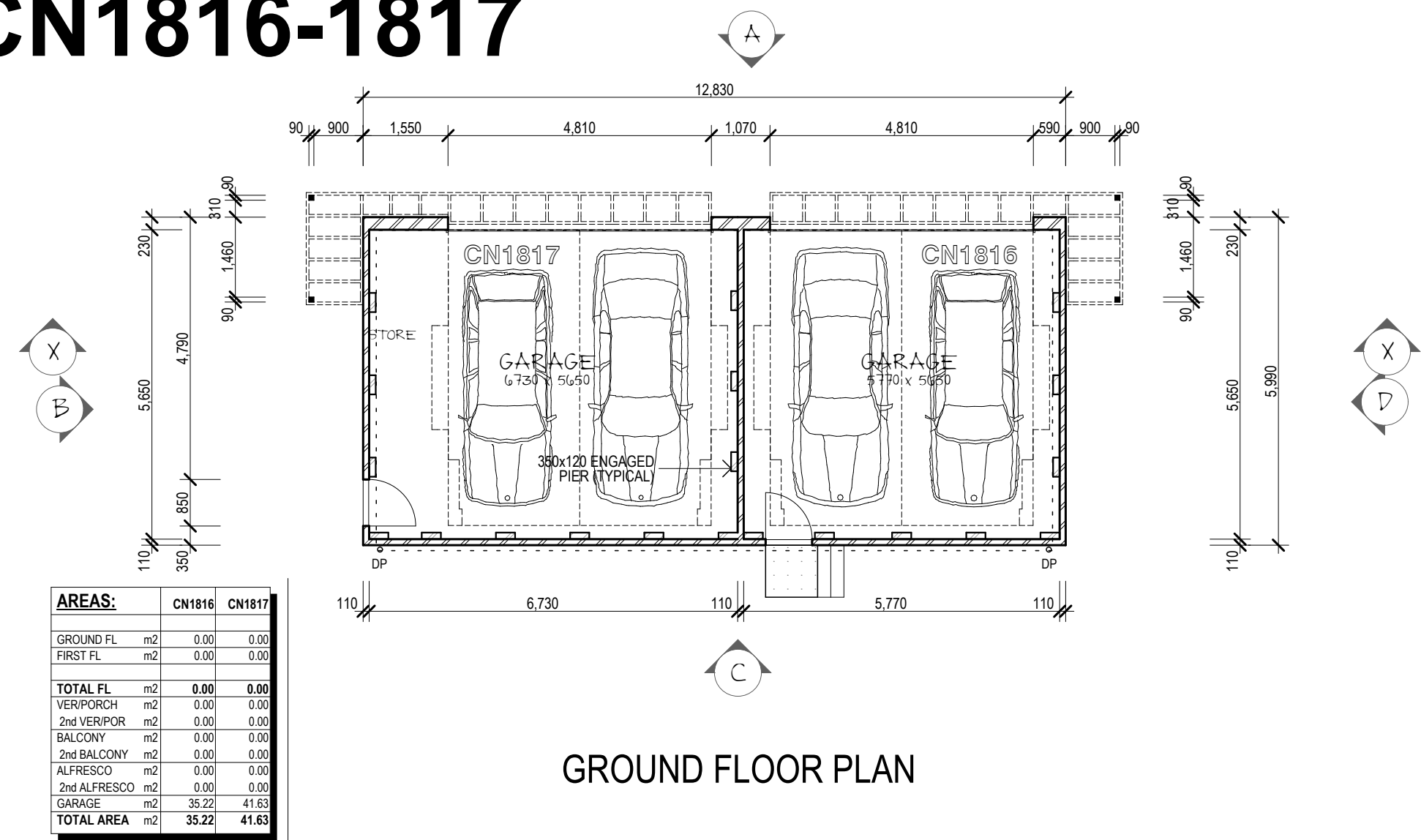
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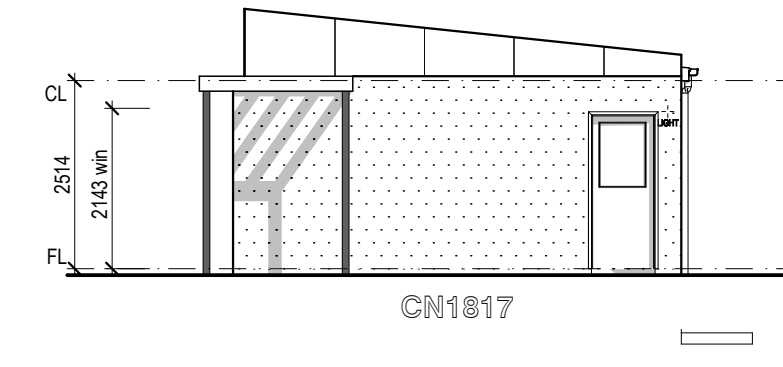
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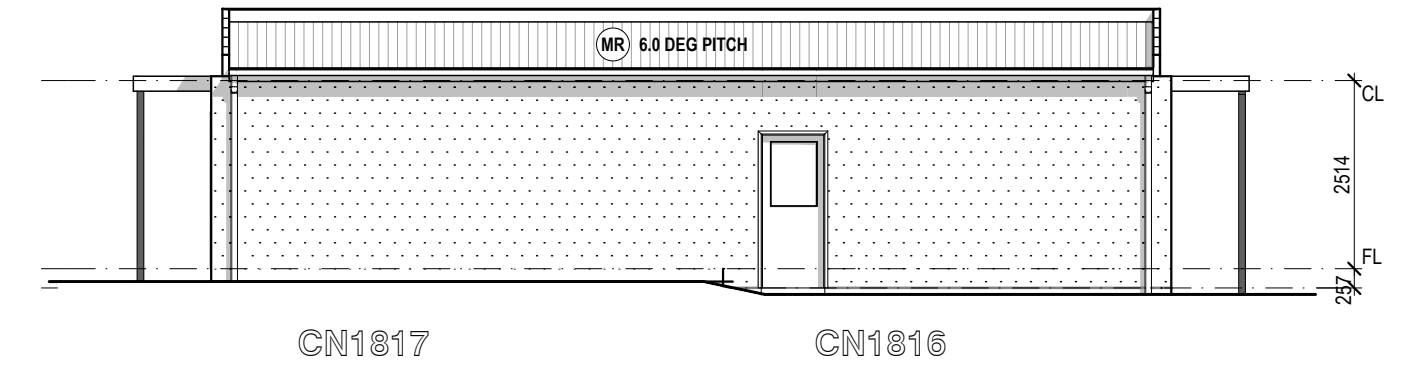
CN1816-1817



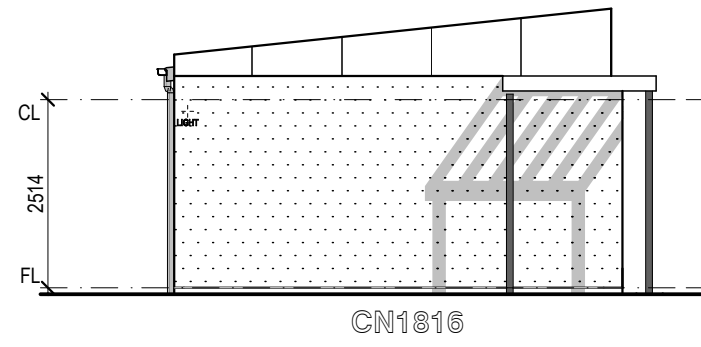
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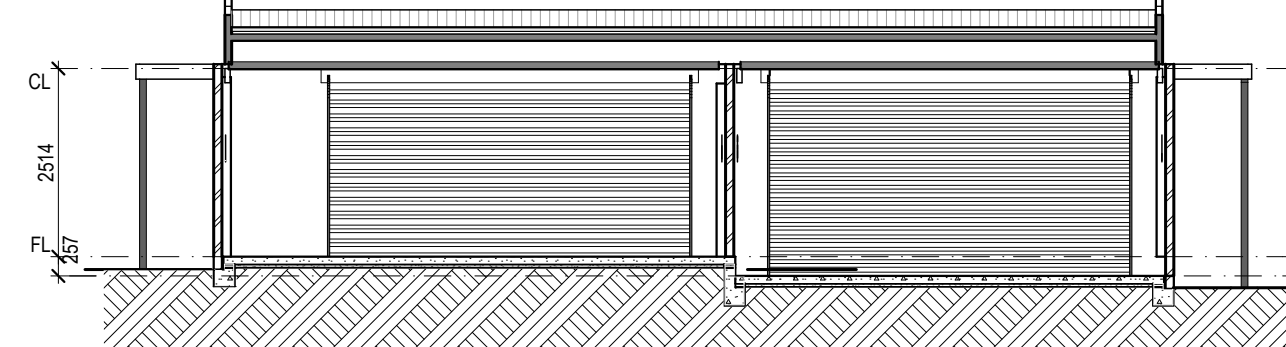
DA:
ELEVATION B



DA:
ELEVATION C

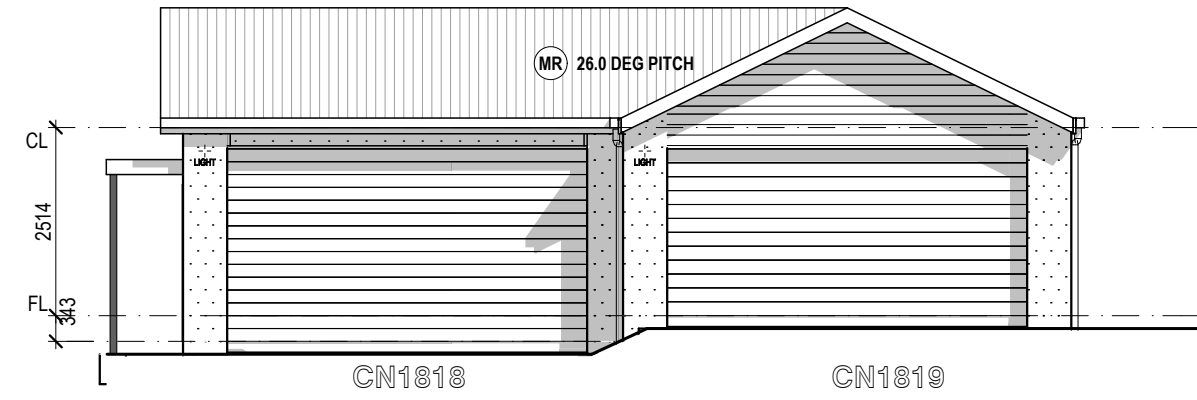
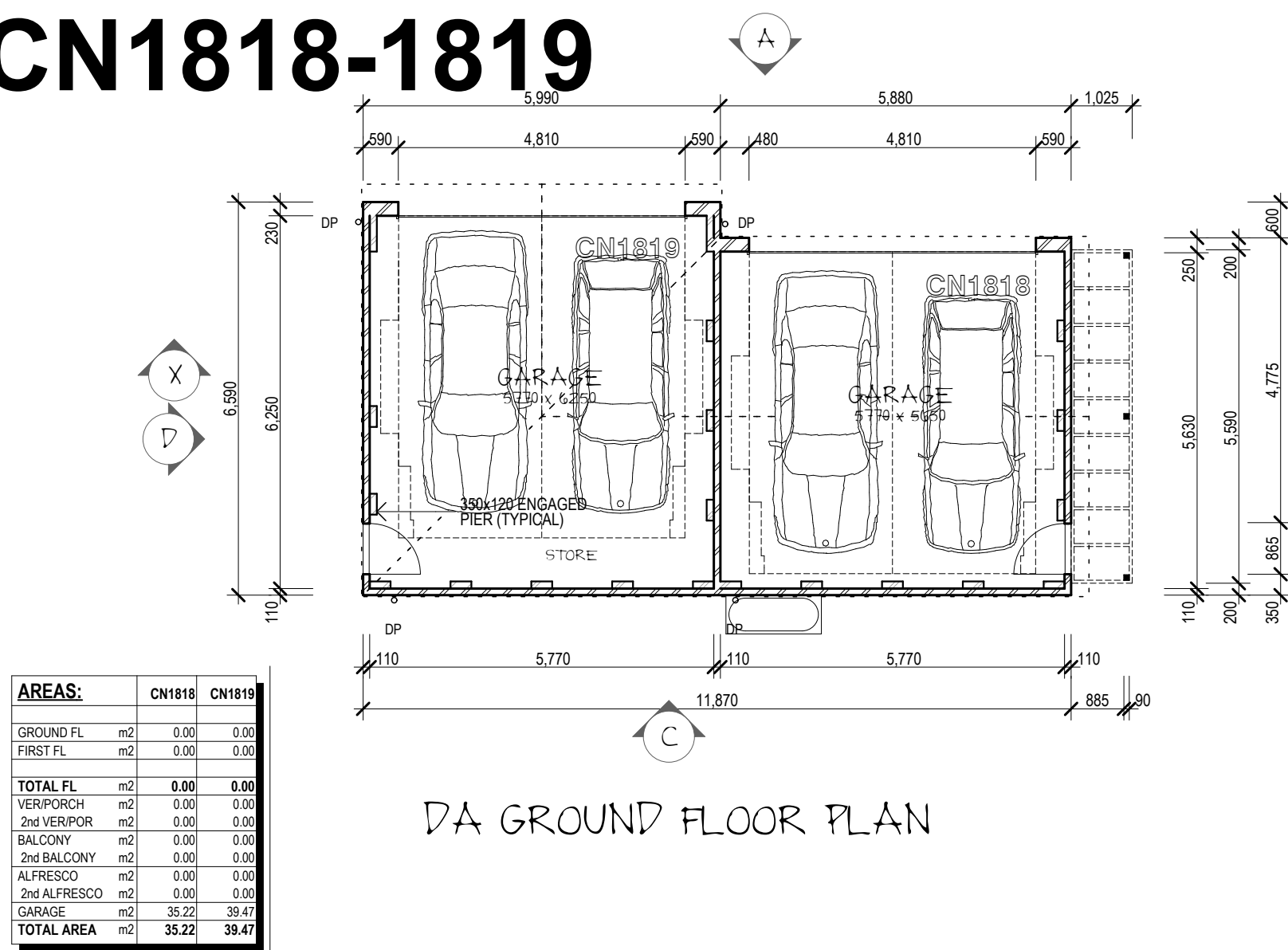


DA:
ELEVATION D

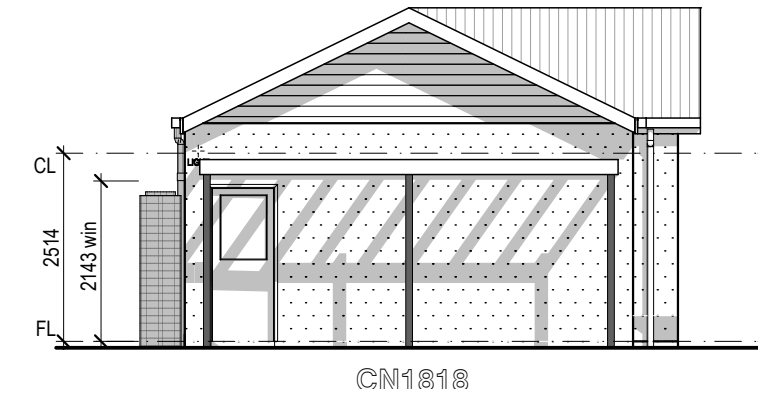


DA:
ELEVATION X

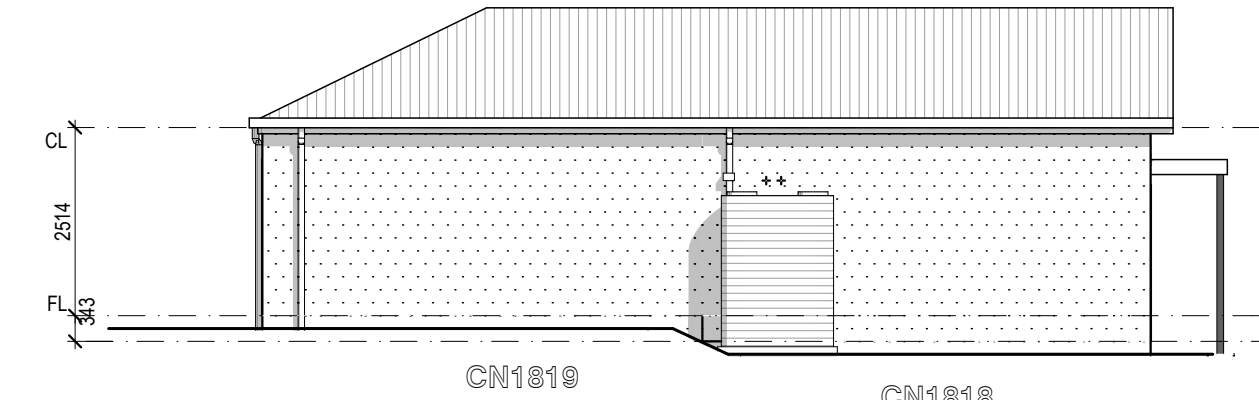
CN1818-1819



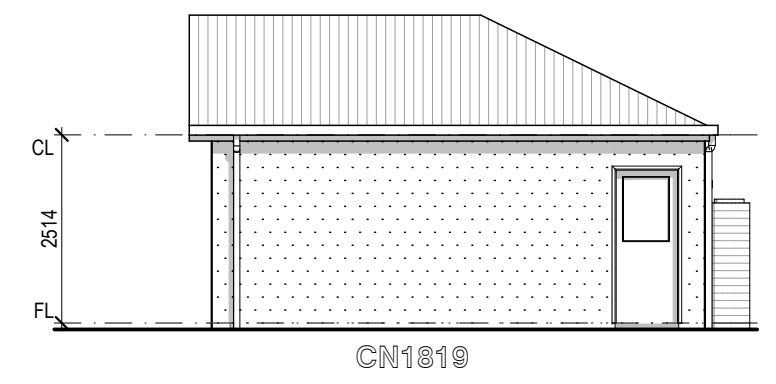
DA:
ELEVATION A



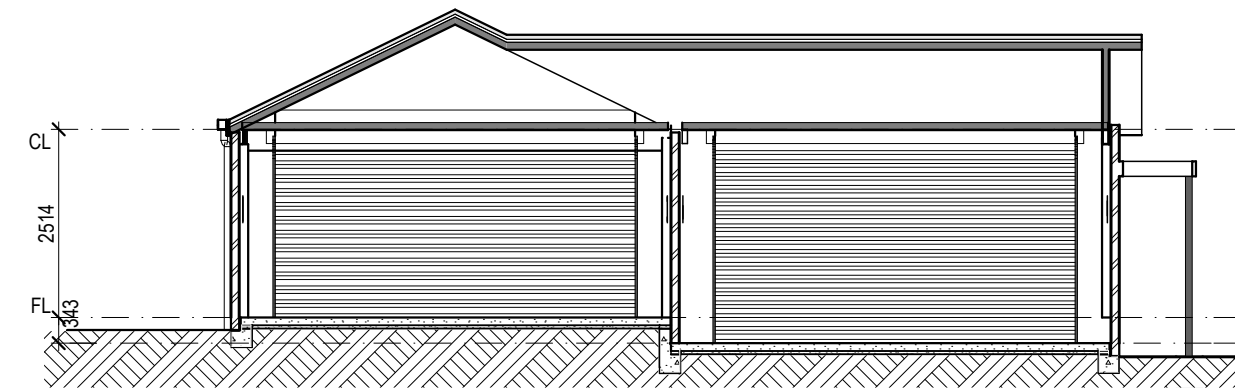
DA:
ELEVATION B



DA:
ELEVATION C

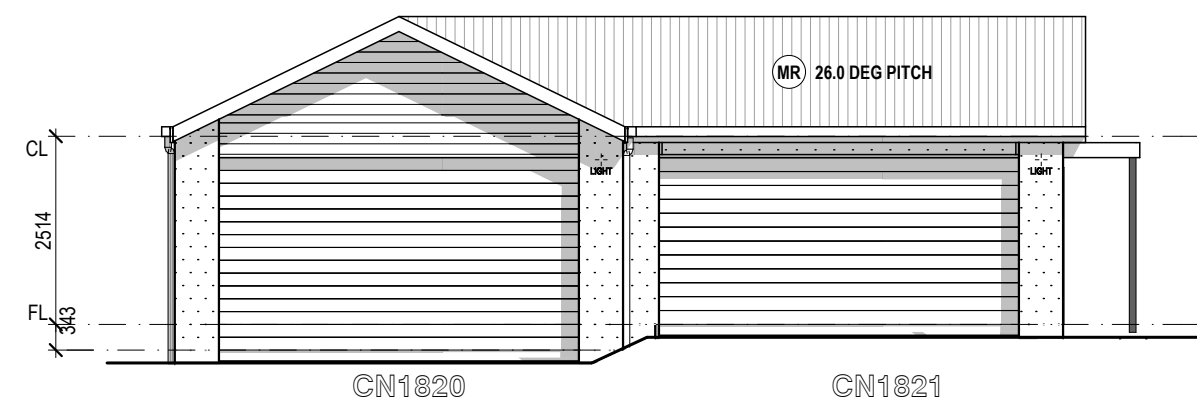
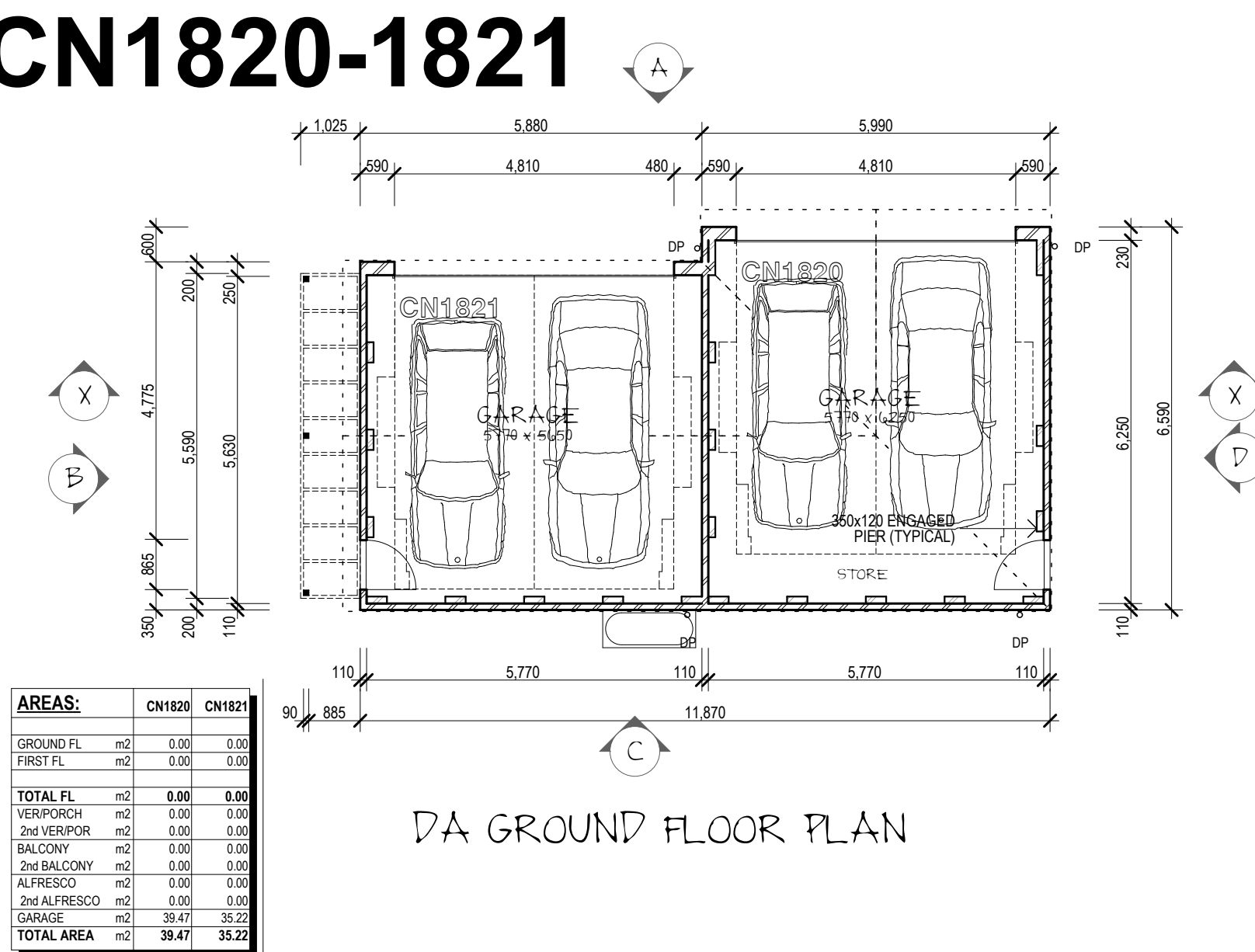


DA:
ELEVATION D

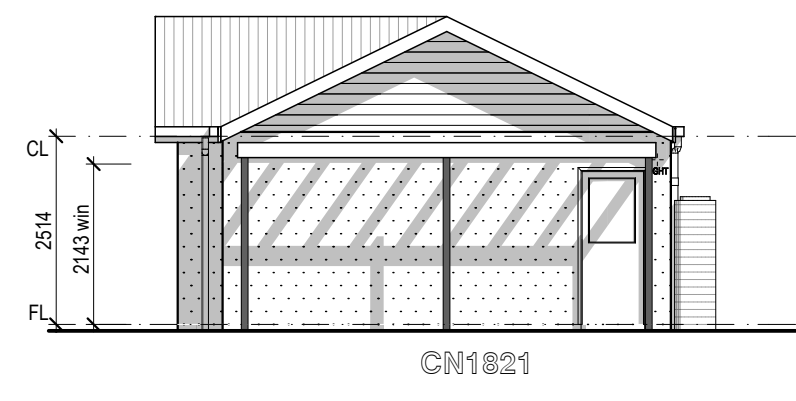


SECTION X

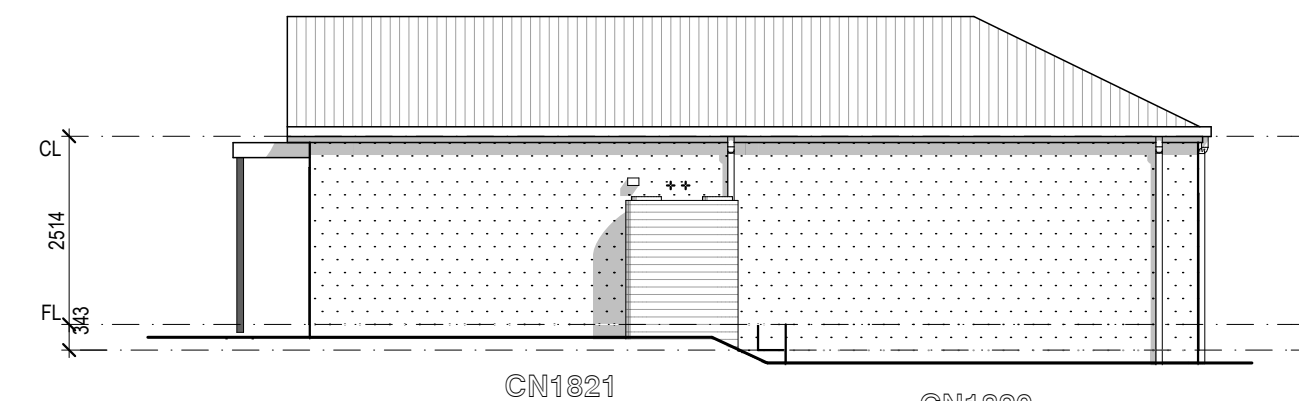
CN1820-1821



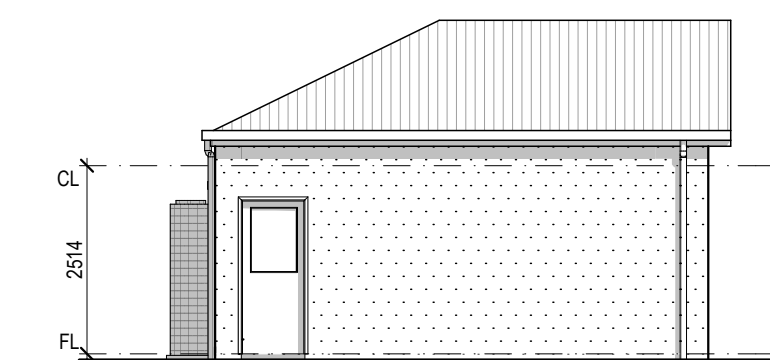
DA:
ELEVATION A



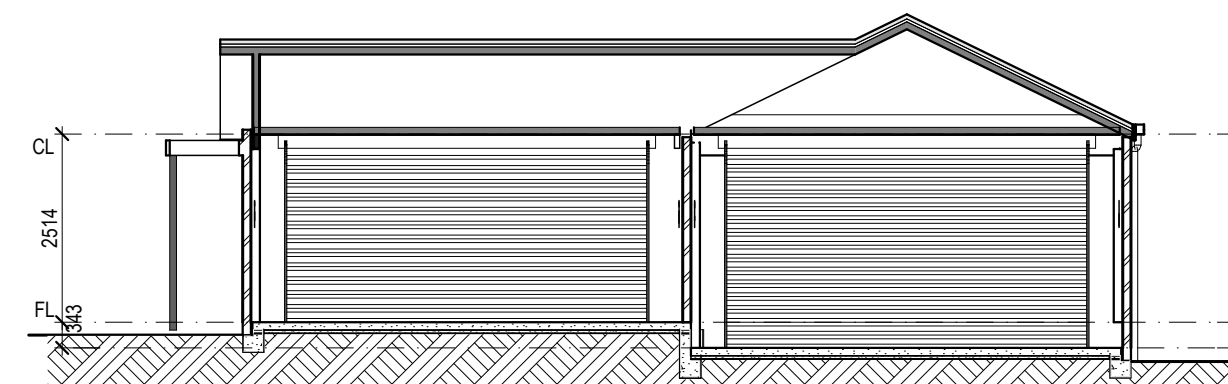
DA:
ELEVATION B



DA:
ELEVATION C



DA:
ELEVATION D



SECTION X

A	DEC 14	DA ISSUE
REV No:	DATE:	REMARKS:

GARAGE PLANS & ELEVATIONS

PROJECT:
STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE NSW

SCALE: 1: 200	ISSUE DATE: 19/12/14	VERSION:
DATE: #Custom 1		A
JOB No. #Pin	DRAWING NUMBER:	
DRAWN: #Architect Name		
MAP REF: #Custom 2		
ORIGINAL SIZE: A1		

NOTES:
WRITTEN DIMENSIONS TO TAKE
PRECEDENCE OVER SCALE.

5.16

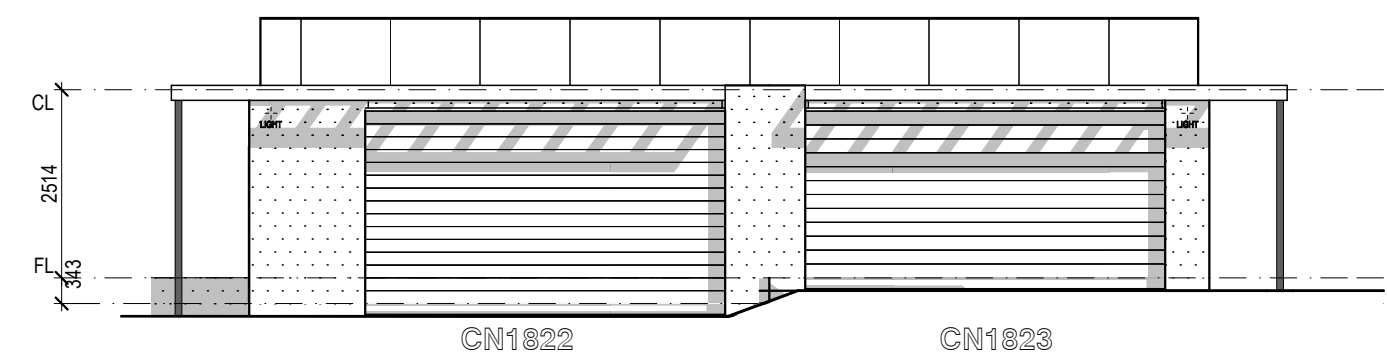
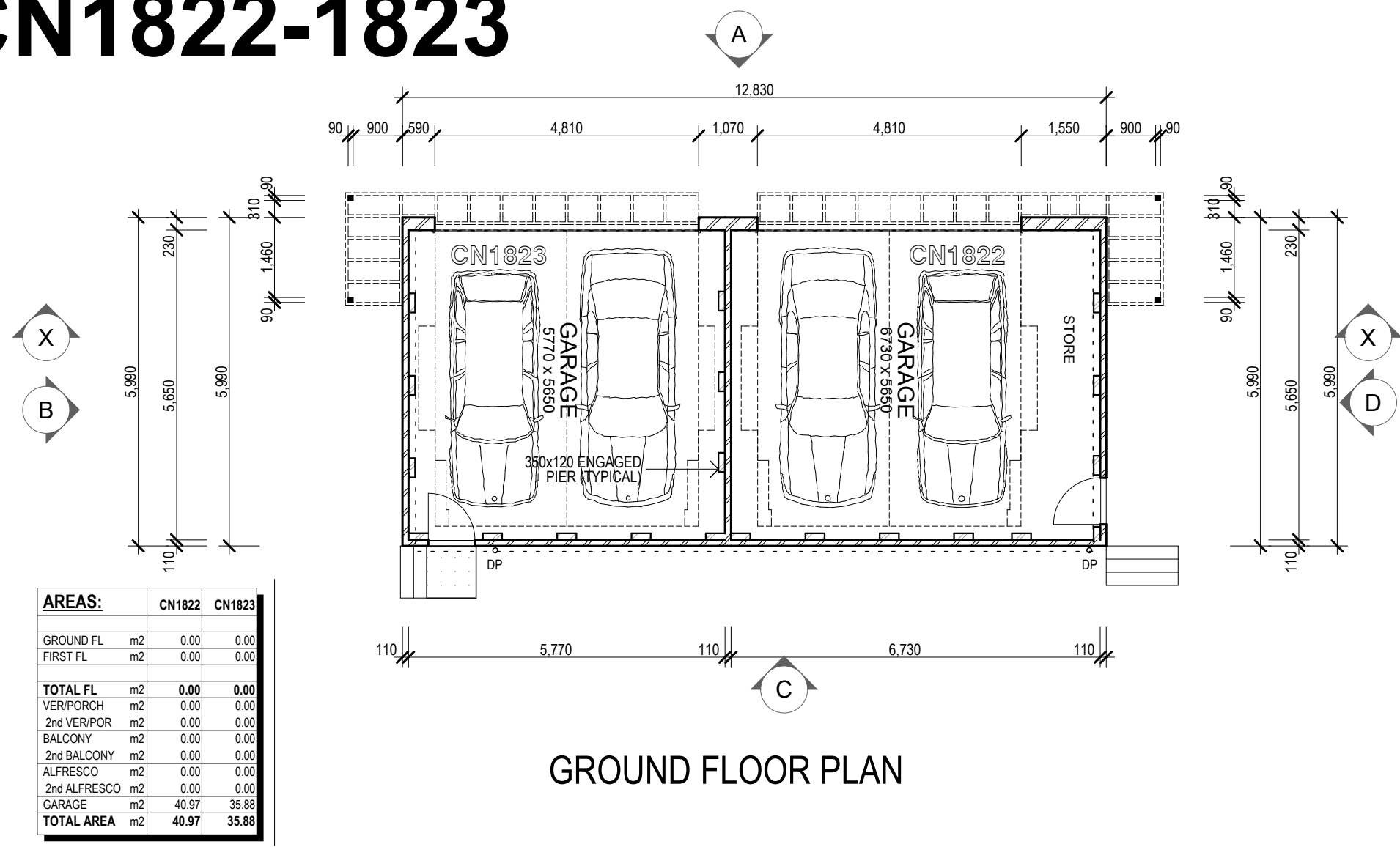
**Australand Property
Group Pty Limited**



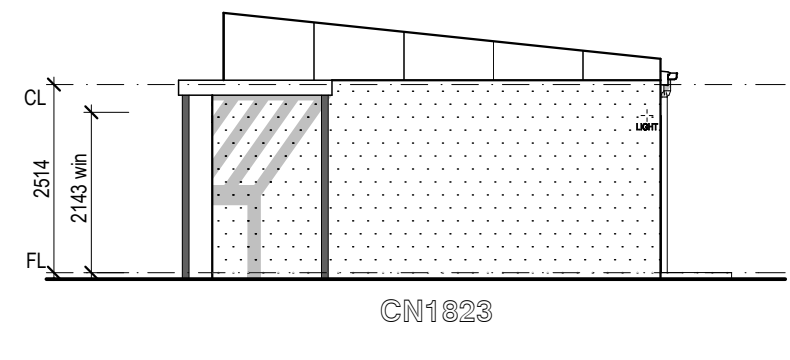
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DA ISSUE

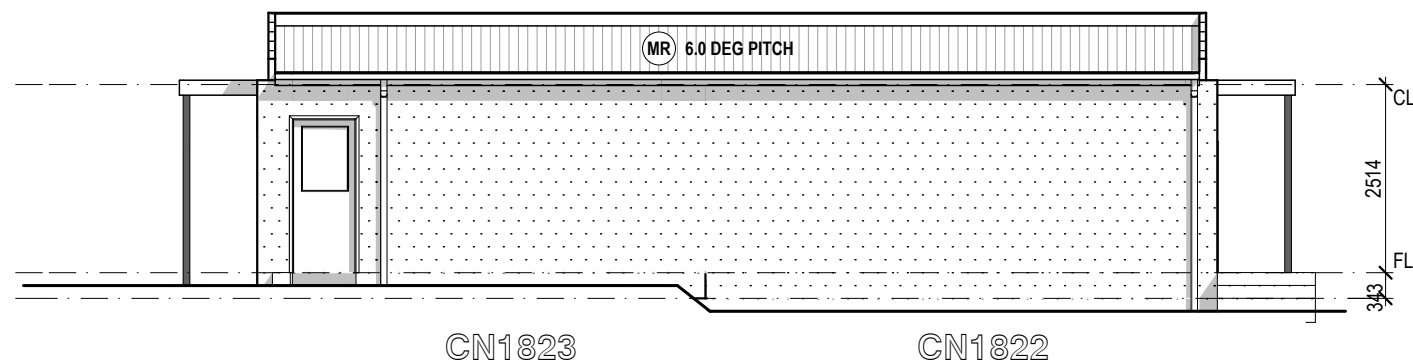
CN1822-1823



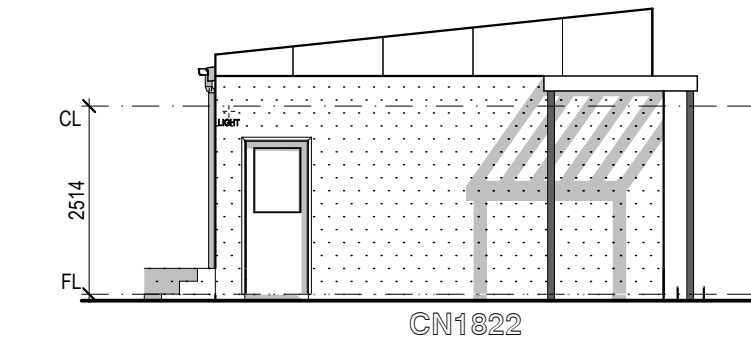
DA:
ELEVATION A



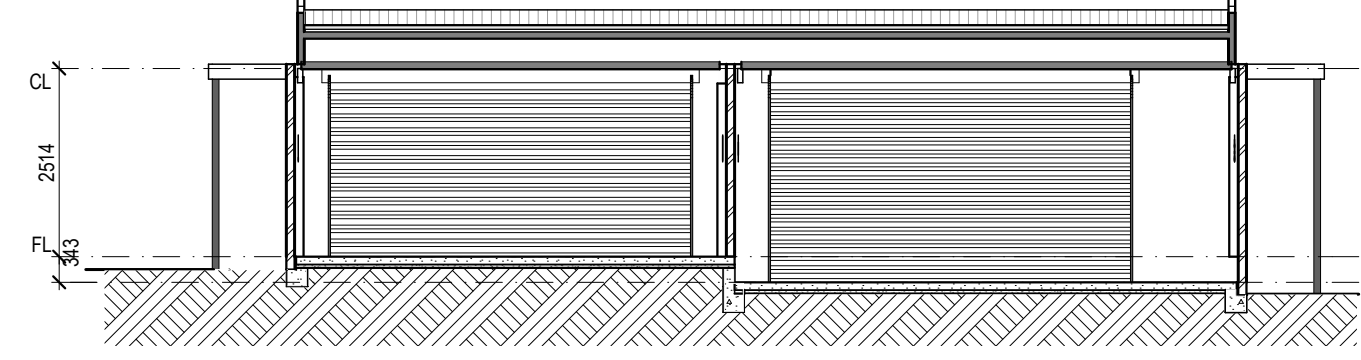
DA:
ELEVATION B



DA:
ELEVATION C

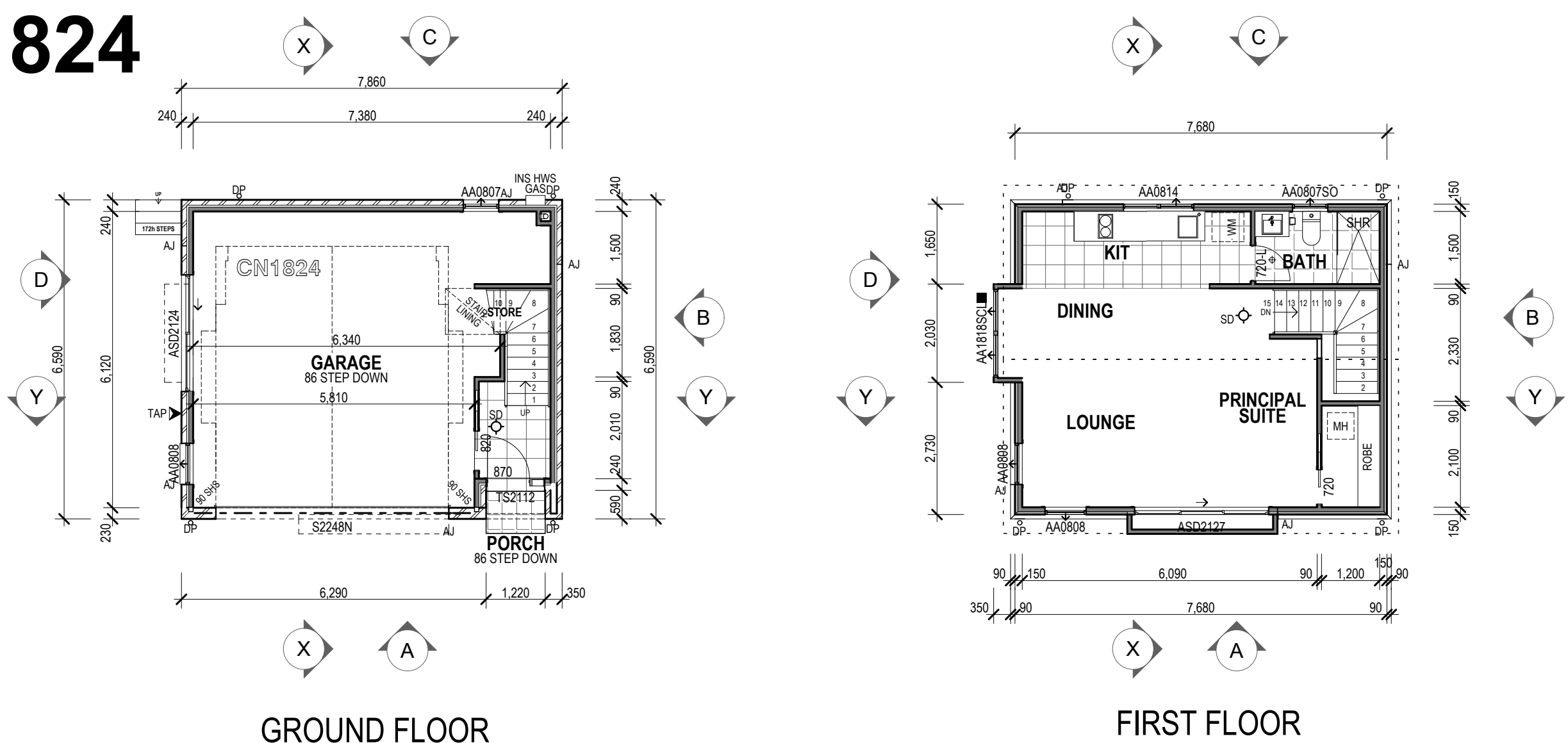


DA:
ELEVATION D



DA:
ELEVATION X

CN1824



SPECIFICATION: Concerto 2010

AREAS:

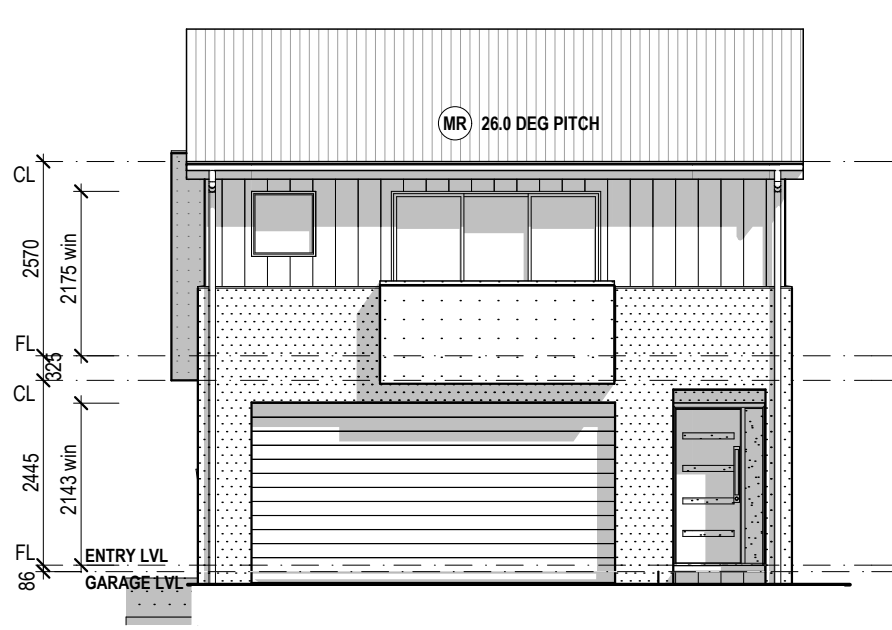
	CN1824
GROUND FL	m2 4.94
FIRST FL	m2 0.00
TOTAL FL	m2 4.94
VERPorch	m2 1.00
2nd VERPorch	m2 0.00
BALCONY	m2 0.00
2nd BALCONY	m2 0.00
ALFRESCO	m2 0.00
2nd ALFRESCO	m2 0.00
GARAGE	m2 47.94
TOTAL AREA	m2 52.14

FLOOR AREA CALCULATIONS:

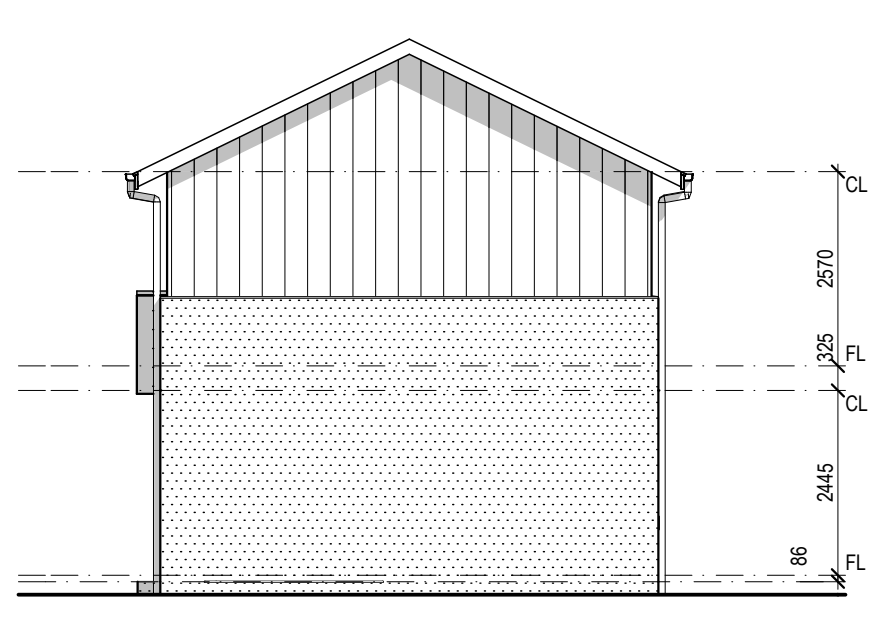
ALL AREAS SHOWN ARE TO THE OUTSIDE FACE OF EXTERNAL WALLS OR CENTRELINE OF PARTY WALLS.

ALL HOUSE FLOOR AREAS INCLUDE DUCTS BUT EXCLUDE VOIDS ON THE UPPER FLOOR LEVEL.

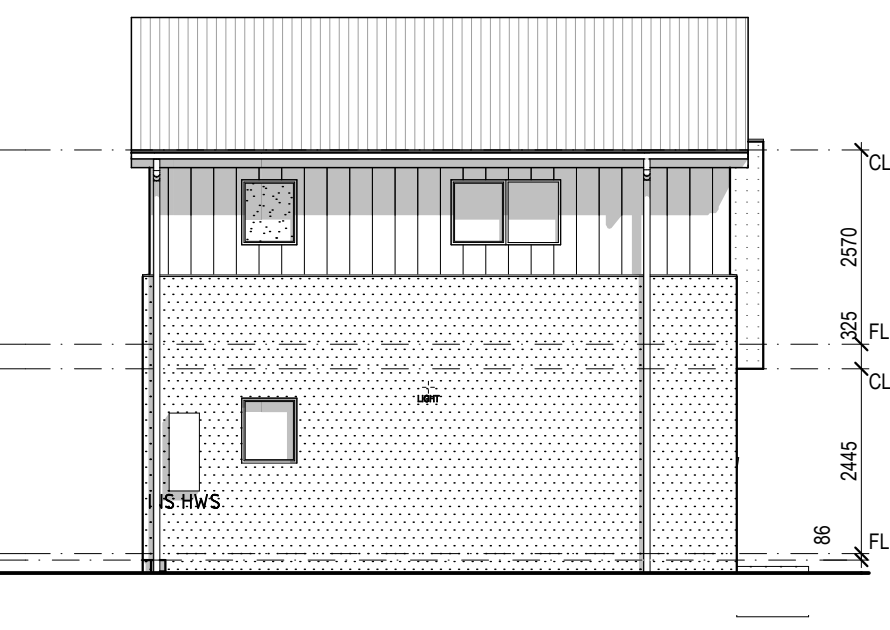
FLOOR PLANS 1:100



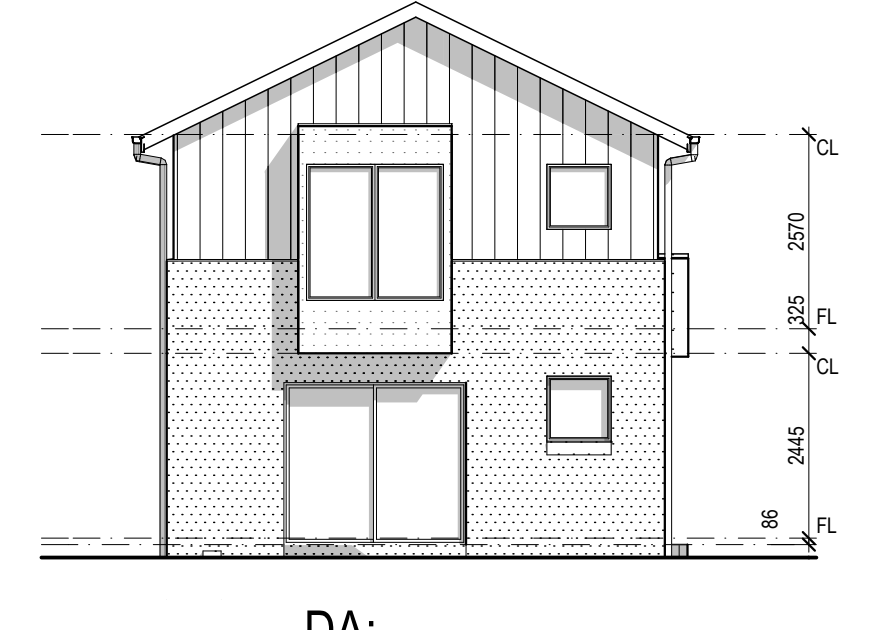
DA:
ELEVATION A



DA:
ELEVATION B

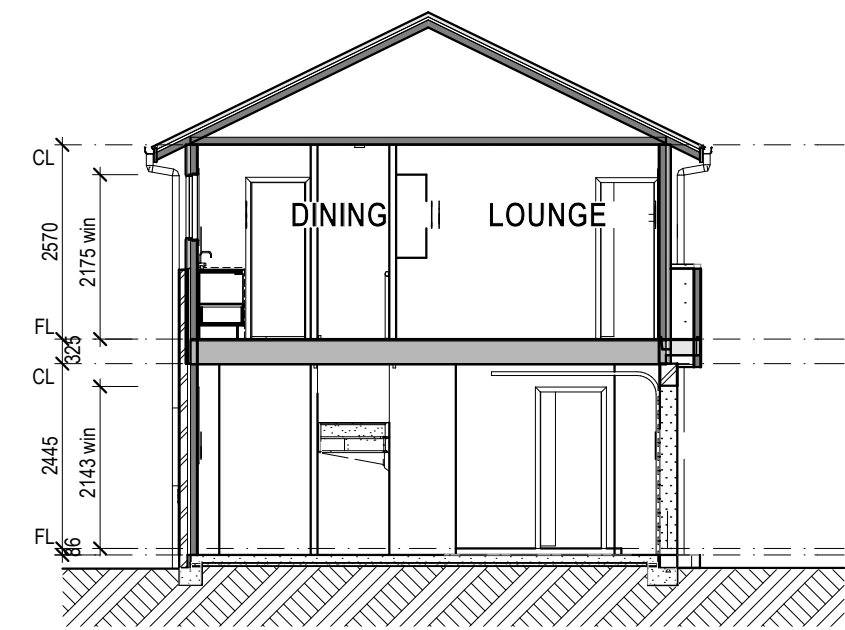


DA:
ELEVATION C

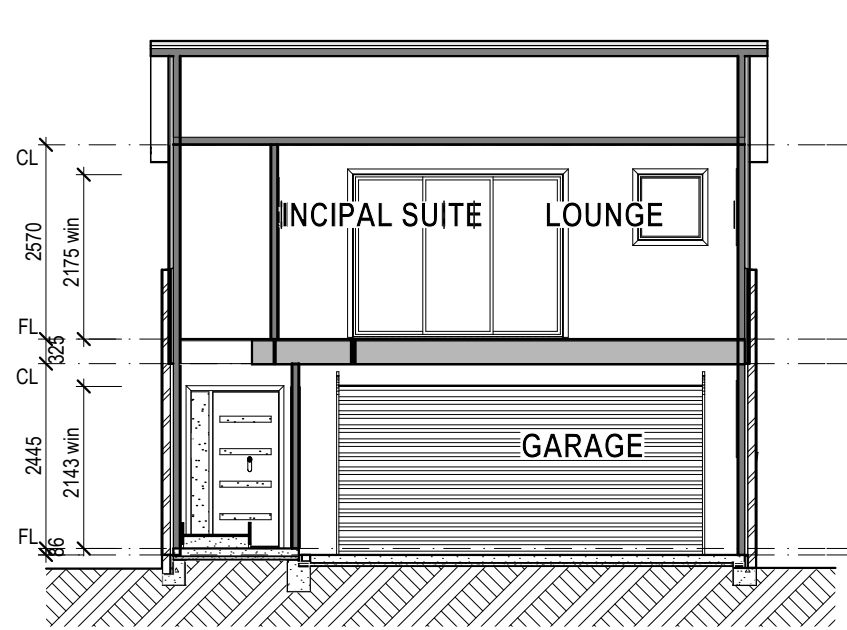


DA:
ELEVATION D

ELEVATIONS & SECTIONS 1:100



DA:
ELEVATION X



DA:
ELEVATION Y

GARAGE PLANS & ELEVATIONS

PROJECT:
STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE NSW

SCALE: 1: 200	ISSUE DATE:	VERSION:
DATE: #Custom 1	09/06/15	B
JOB No: #Pm		
DRAWN: #Architect Name		
MAP REF: #Custom 2		
ORIGINAL SIZE: A1		

NOTES:
WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.

5.17

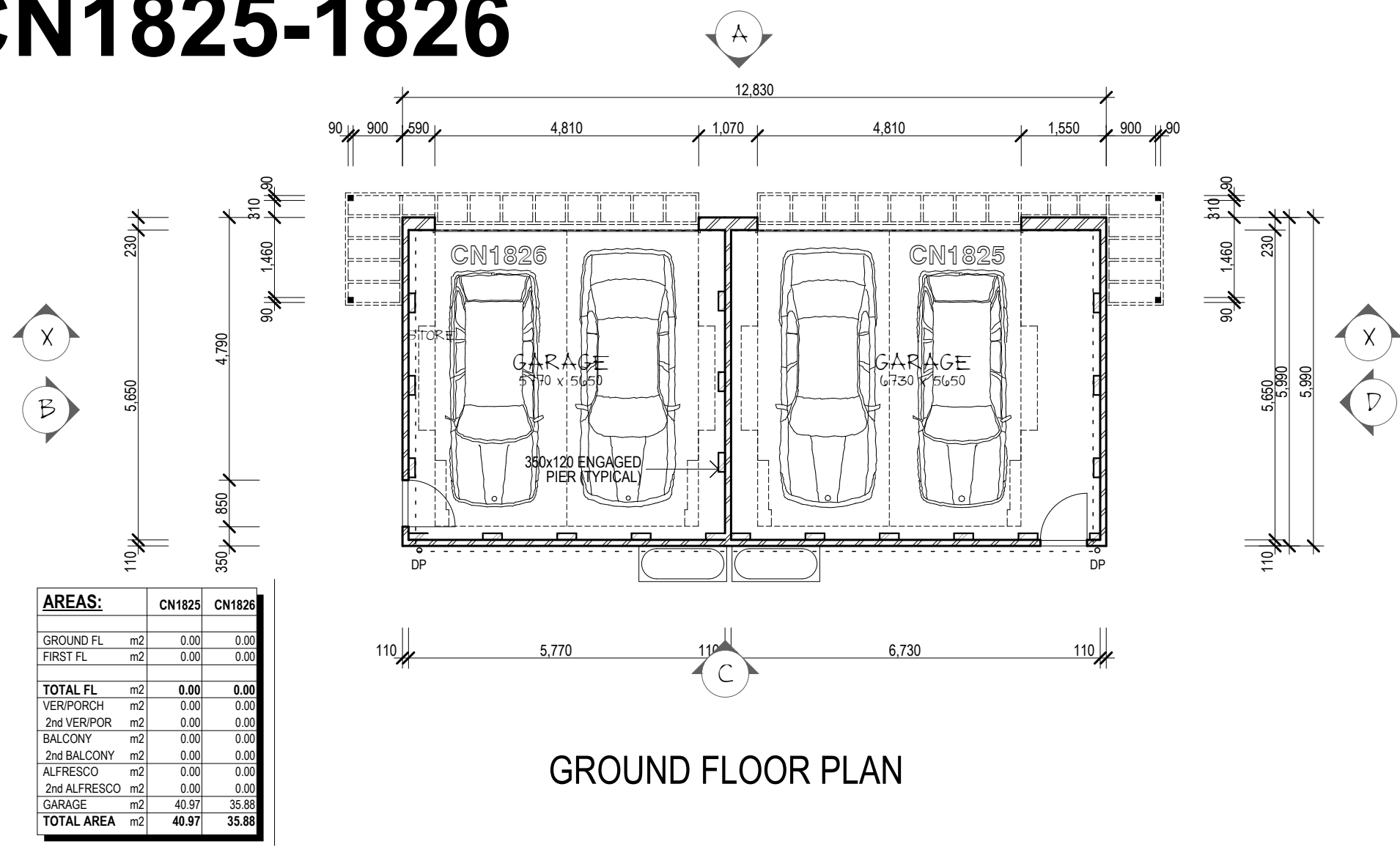
Australand Property Group Pty Limited



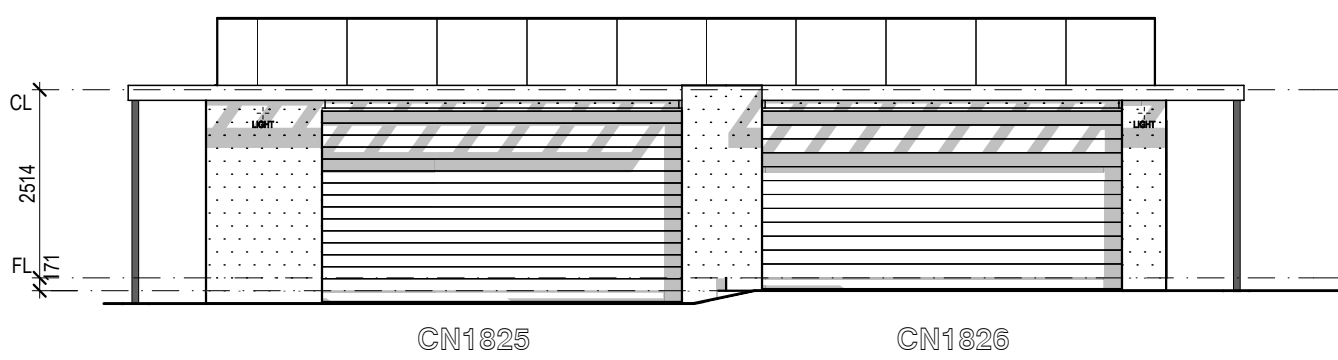
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DA ISSUE

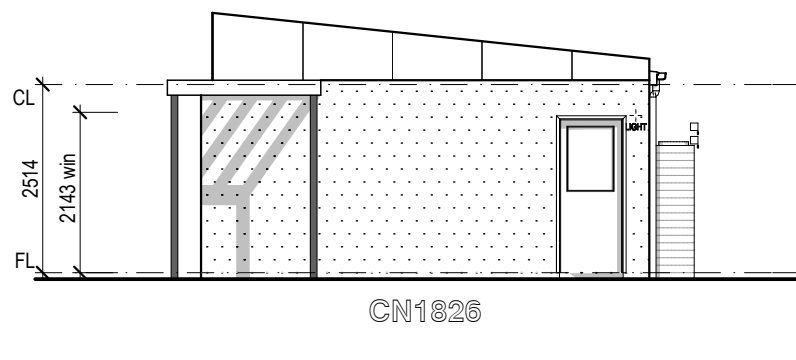
CN1825-1826



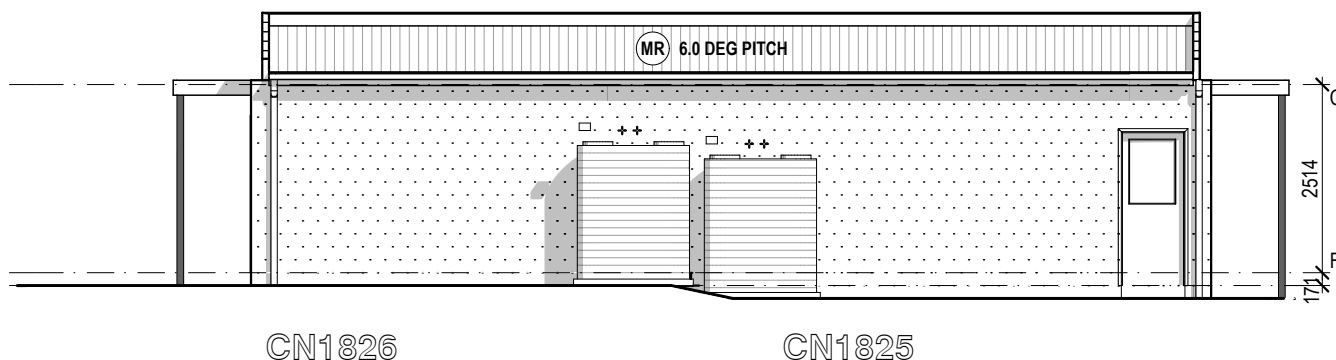
GROUND FLOOR PLAN



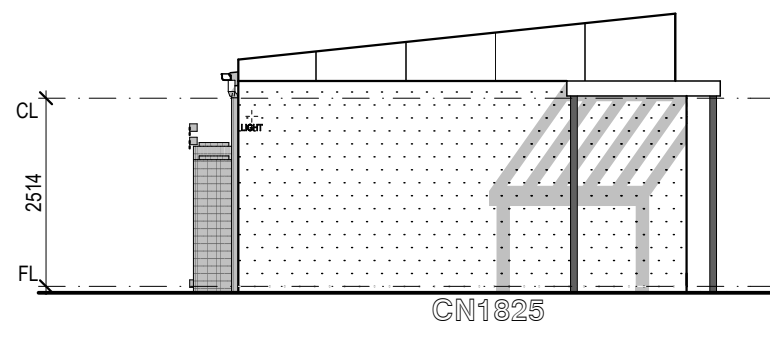
DA:
ELEVATION A



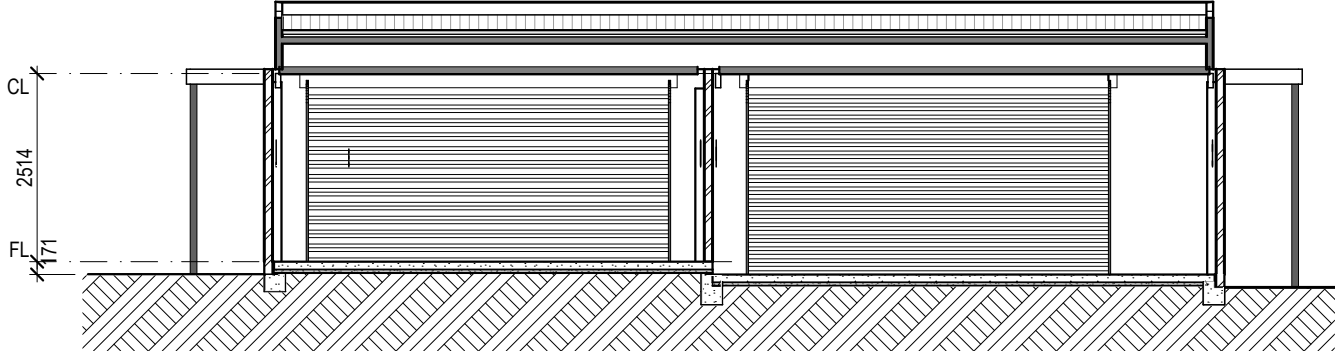
DA:
ELEVATION B



DA:
ELEVATION C

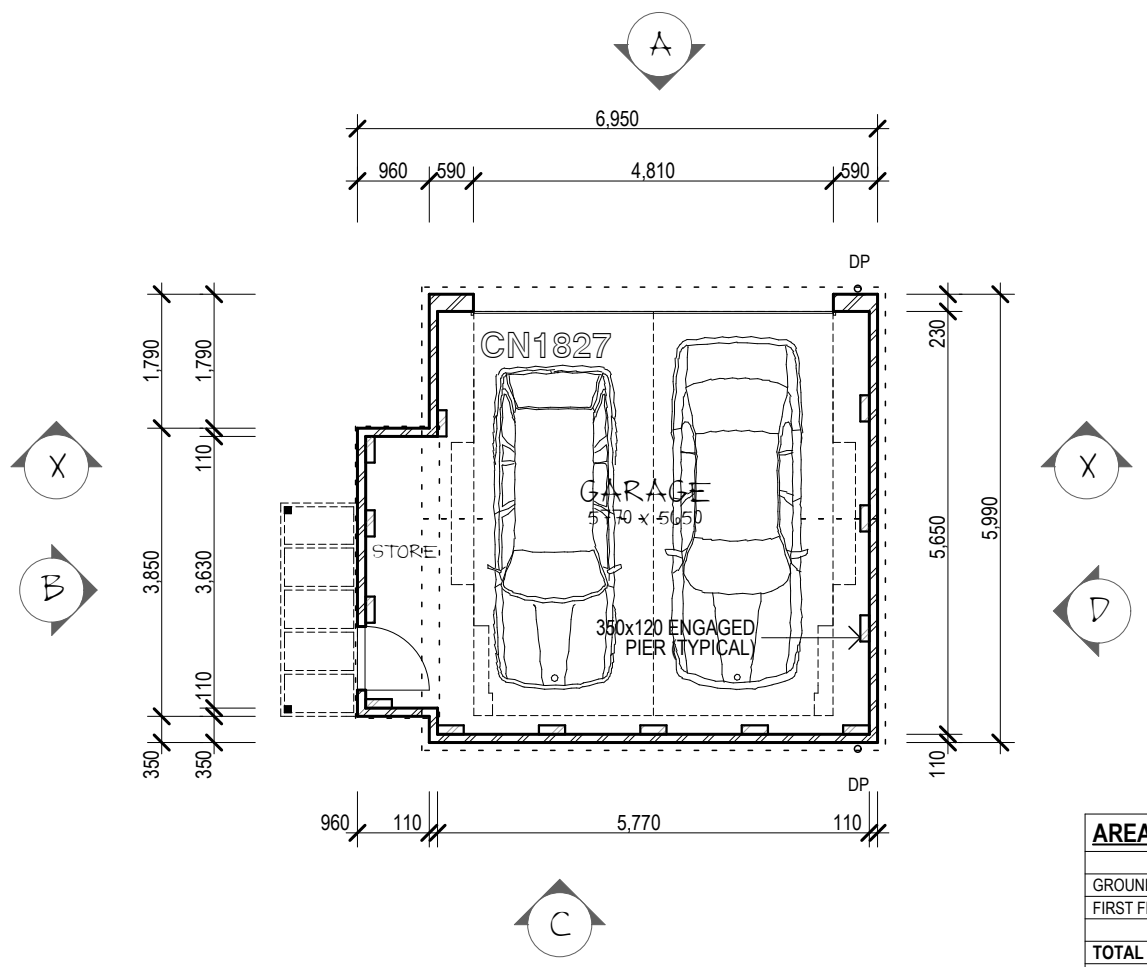


DA:
ELEVATION D

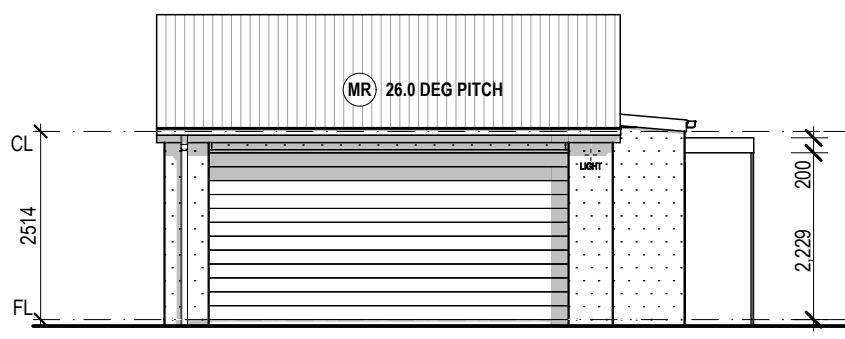


DA:
ELEVATION X

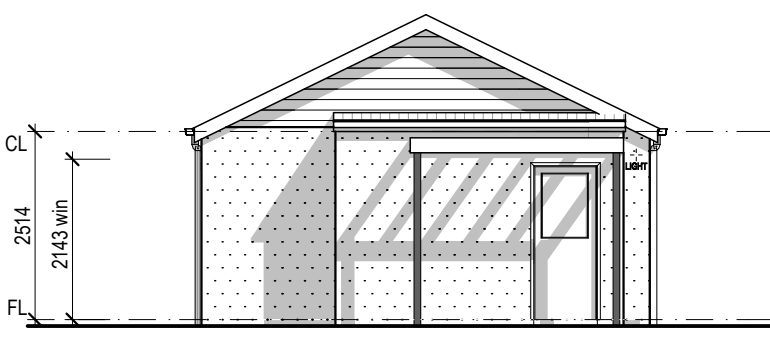
CN1827



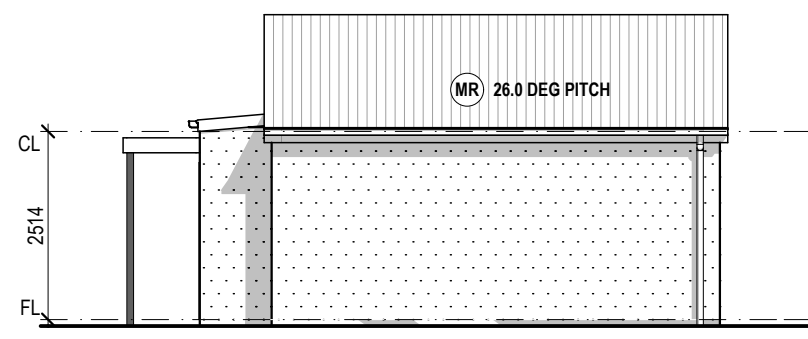
DA GROUND FLOOR PLAN



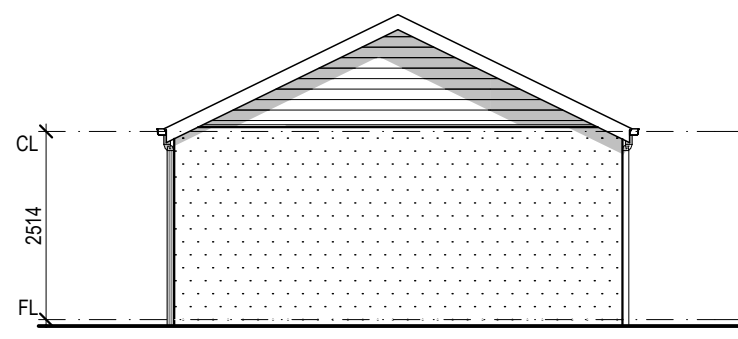
DA:
ELEVATION A



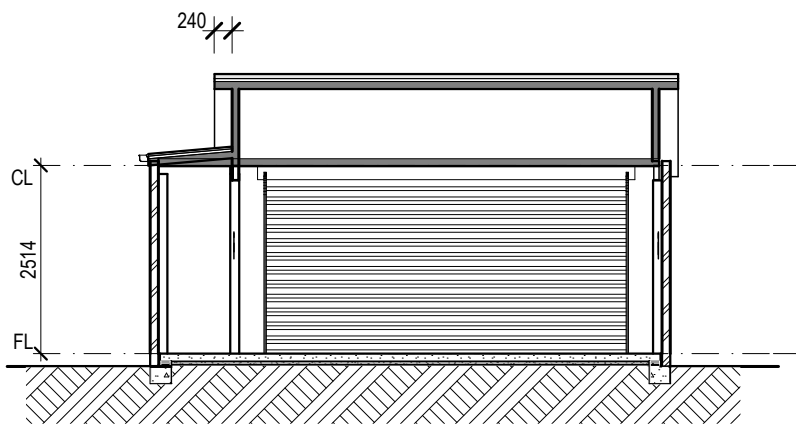
DA:
ELEVATION B



DA:
ELEVATION C



DA:
ELEVATION D



DA:
ELEVATION X

GARAGE PLANS & ELEVATIONS

PROJECT:
STAGE 10D6 LOT 1725
HARBOUR BOULEVARDE & COWRIES AVENUE

SHELL COVE NSW

SCALE: 1: 200	ISSUE DATE:	VERSION:
DATE: #Custom 1	19/12/14	A
JOB No: #Pm		
DRAWN: #Architect Name		
MAP REF: #Custom 2		
ORIGINAL SIZE: A1		

NOTES:
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DRAWING NUMBER:
5.18

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DA ISSUE