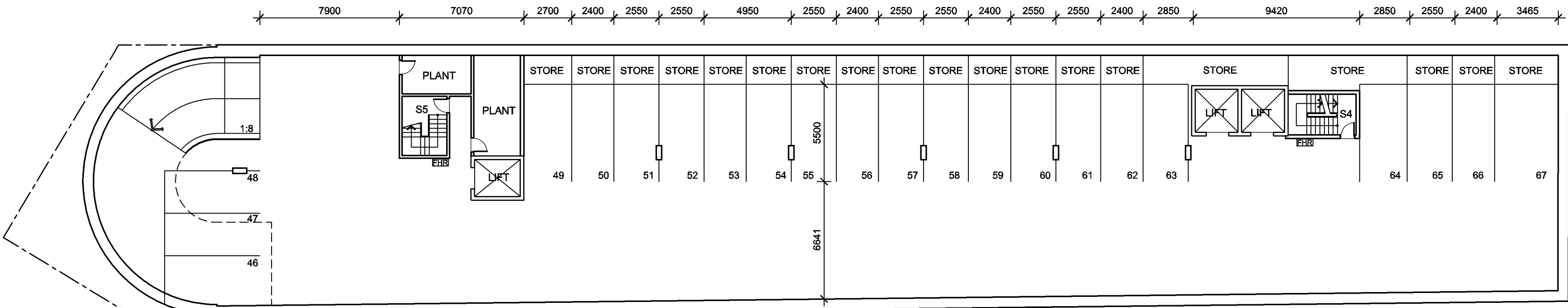
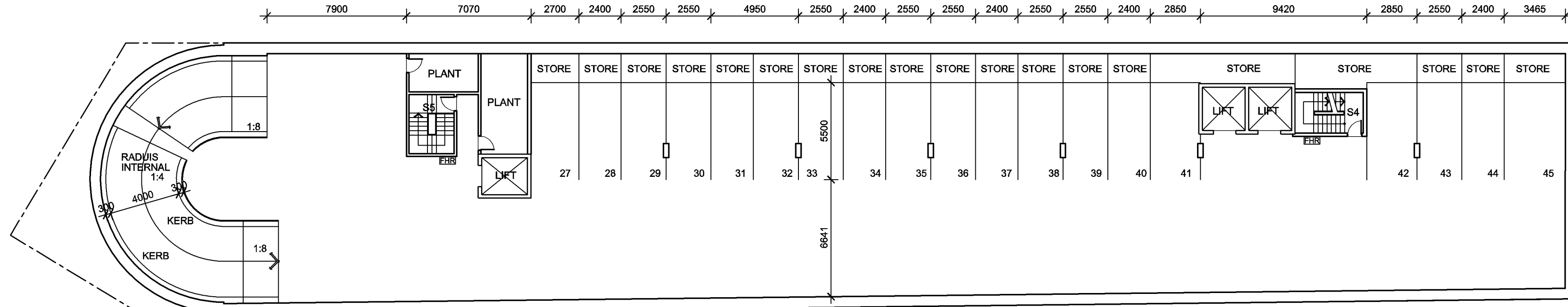


BASEMENT 04

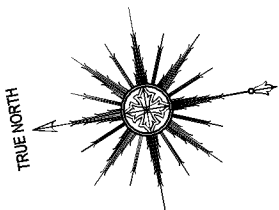
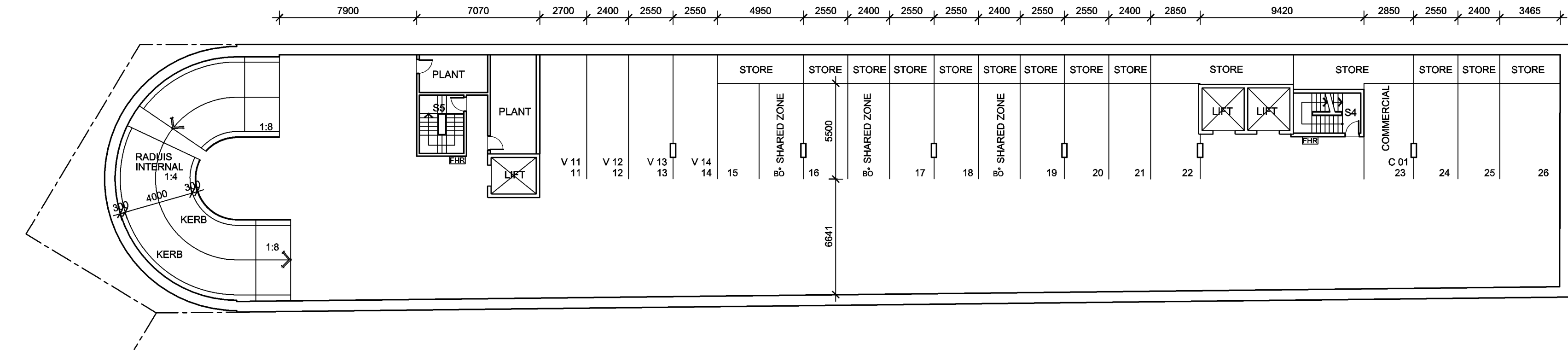


BASEMENT 03

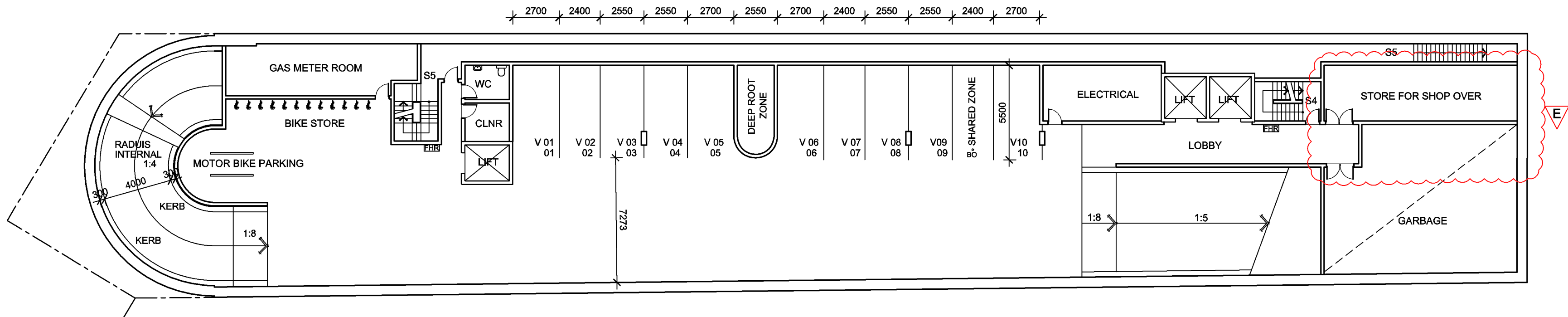


BASIX REQUIREMENTS	
EXTERNAL WALLS	DOUBLE BRICK WITH NO INSULATION
INTERNAL WALLS	BRICK RENDERED
GLAZING	SINGLE GLAZED CLEAR U7.32, SHGC 0.77
FLOOR	CONCRETE SLAB
ROOF	CONCRETE SLAB
CEILING	R2.5 INSULATION WITH ROOF ABOVE ONLY

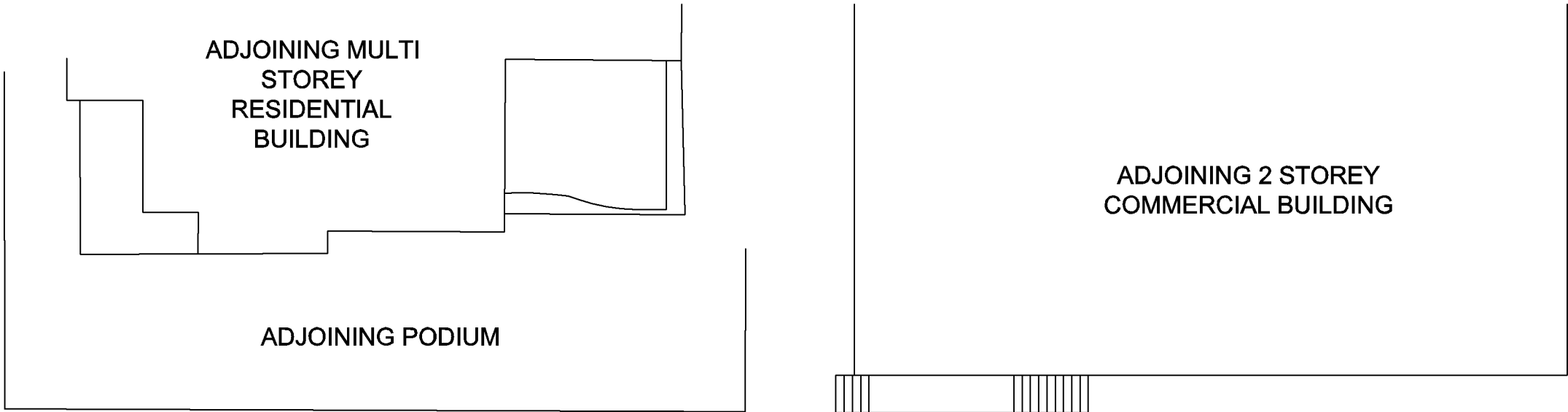
BASEMENT 02



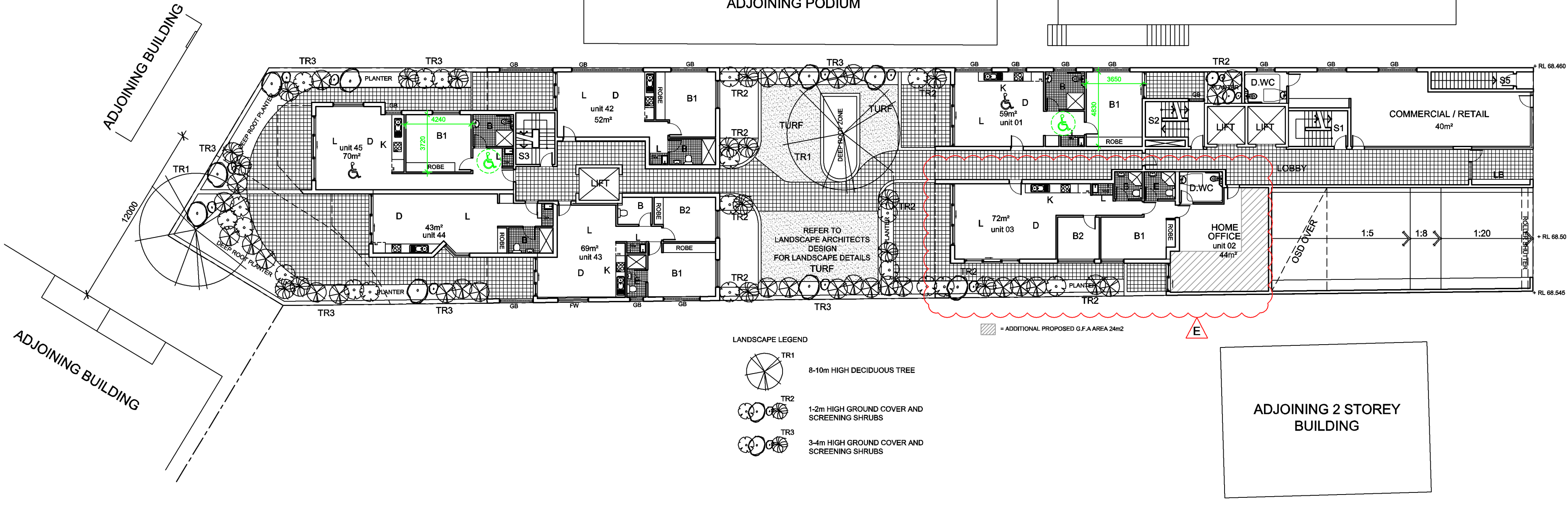
DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED MIXED USE BUILDING		TITLE: FLOOR PLANS 1	
JULY 12	DA APPLICATION	A	ADDRESS: No: 454-456 FOREST ROAD HURSTVILLE		SCALE: 1:200 @ A2	DWG NO: E-DC/A01 - E
DEC 12	REVISED DESIGN	B			DATE: 15.04.15	N. LYCENKO ARCHITECT REG NO 3010
AUG 13	REVISED DESIGN	C			DRAWN BY: MH	226 WARDELL RD DULWICH HILL N.S.W 2203
JUNE 14	DEFERRED COMMENCEMENT	D			CHECKED BY: N.LYCENKO	9558 6260 0414 966 014
APRIL 15	SECTION 96AA	E	CLIENT: ELIETI PTY LTD			



BASEMENT 01

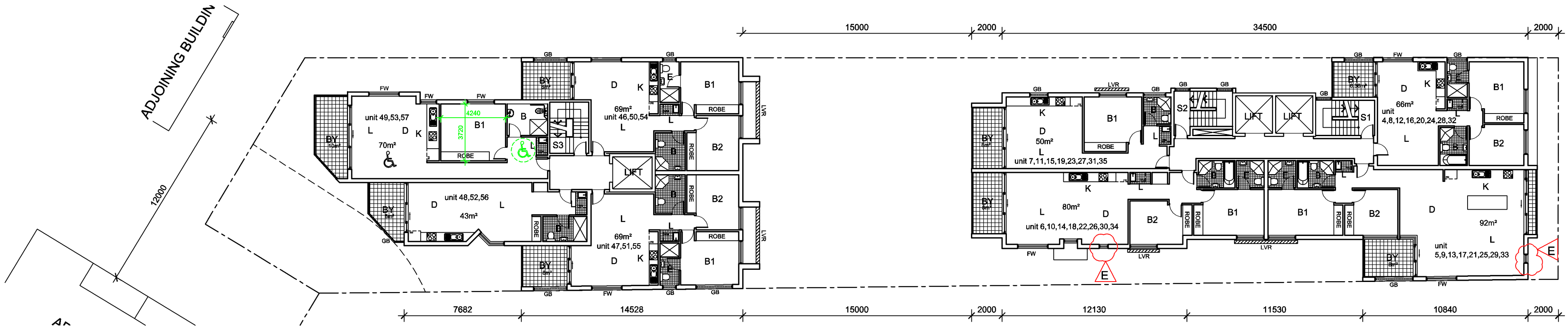


BASIX REQUIREMENTS	
EXTERNAL WALLS	DOUBLE BRICK WITH NO INSULATION
INTERNAL WALLS	BRICK RENDERED
GLAZING	SINGLE GLAZED CLEAR U7.32, SHGC 0.77
FLOOR	CONCRETE SLAB
ROOF	CONCRETE SLAB
CEILING	R2.5 INSULATION WITH ROOF ABOVE ONLY



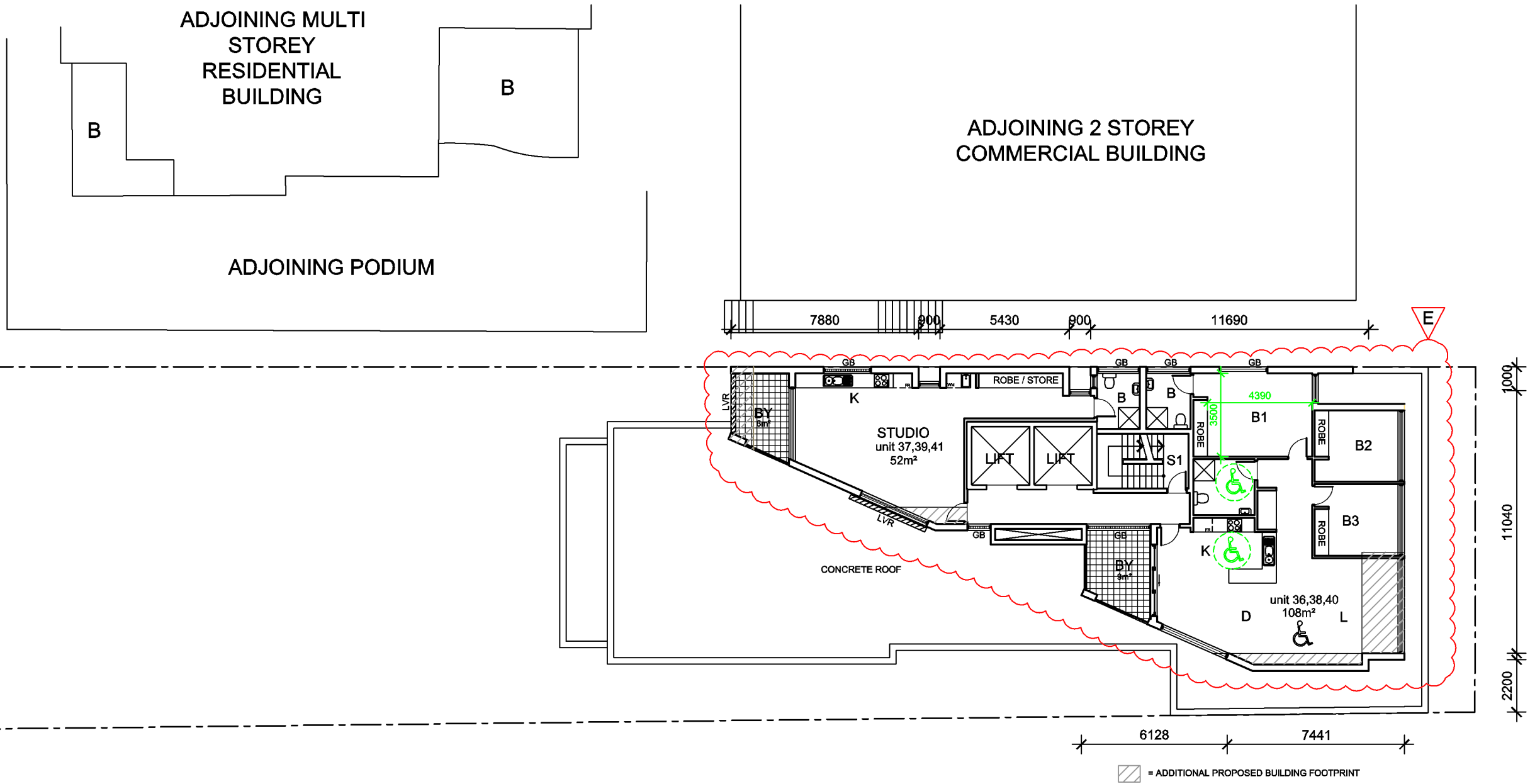
GROUND FLOOR PLAN AND SITE PLAN

DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED MIXED USE BUILDING	TITLE: FLOOR PLANS 2
JULY 12	DA APPLICATION	A	ADDRESS: No: 454-456 FOREST ROAD HURSTVILLE CLIENT: ELIETI PTY LTD	SCALE: 1:200 @ A2
DEC 12	REVISED DESIGN	B		DWG NO: E-DC/A02 - E
AUG 13	REVISED DESIGN	C		DATE: 15.04.15
JUNE 14	DEFERRED COMMENCEMENT	D		N. LYCENKO ARCHITECT REG NO 3010
APRIL 15	SECTION 96AA	E		226 WARDELL RD DULWICH HILL N.S.W 2203 9558 6260 0414 966 014



LEVEL 01-03 FLOOR PLAN

LEVEL 01-08 FLOOR PLAN



AREA CALCULATIONS FSR
EXCLUDING EXTERNAL WALLS, STAIRS, LIFTS, SERVICE DUCTS, BALCONIES AND TERRACE

LEVELS	TOTAL (sqm)
GROUND	441
LEVEL 01-03	1617
LEVEL 04-08	1440
LEVEL 09 10 11	489
TOTAL	3987
SITE AREA	1279
PROPOSED FSR	3.11:1

UNIT MIX MATRIX

FLOOR	COMM	H. OFFICE	STUDIO	1 BED	2 BED	3 BED
GROUND	1	1	1	3	2	
LEVEL 01-03	-	-	3	6	15	
LEVEL 04-08	-	-	-	5	15	
LEVEL 09,10,11	-	-	3	-	-	3
TOTAL	1	1	7	14	32	3

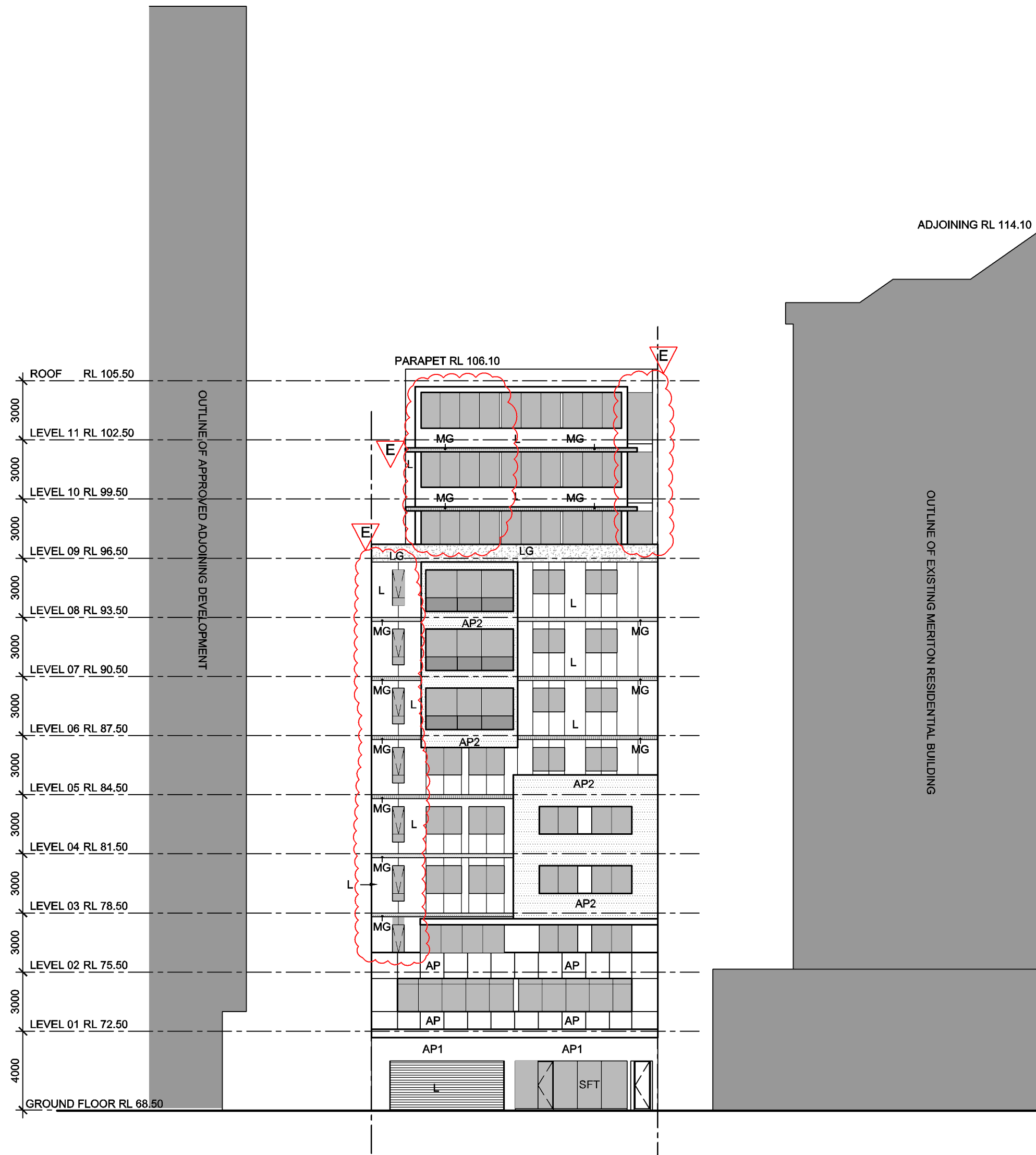
56 RESIDENTIAL UNITS
1 COMMERCIAL SPACE
1 OFFICE SPACE

BASIX REQUIREMENTS	
EXTERNAL WALLS	DOUBLE BRICK WITH NO INSULATION
INTERNAL WALLS	BRICK RENDERED
GLAZING	SINGLE GLAZED CLEAR U7.32, SHGC 0.77
FLOOR	CONCRETE SLAB
ROOF	CONCRETE SLAB
CEILING	R2.5 INSULATION WITH ROOF ABOVE ONLY

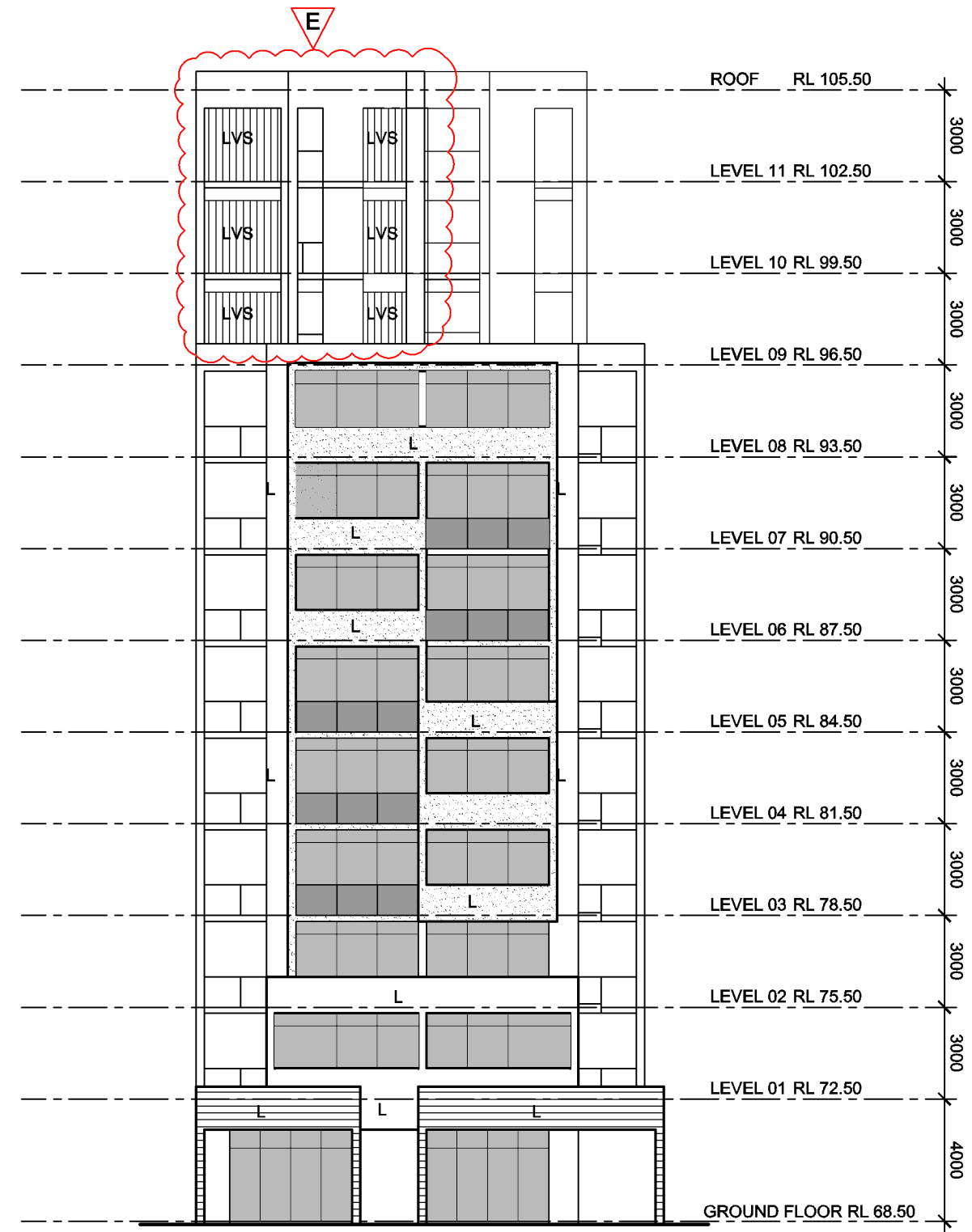
LEVEL 09 - 10 AND 11 FLOOR PLAN



DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED MIXED USE BUILDING		TITLE: FLOOR PLANS 3	
JULY 12	DA APPLICATION	A	ADDRESS: No: 454-456 FOREST ROAD HURSTVILLE		SCALE: 1:200 @ A2	DWG NO: E-DC/A03 - E
DEC 12	REVISED DESIGN	B			DATE: 15.04.15	N. LYCENKO ARCHITECT REG NO 3010
AUG 13	REVISED DESIGN	C			DRAWN BY: MH	226 WARDELL RD DULWICH HILL N.S.W 2203
JUNE 14	DEFERRED COMMENCEMENT	D			CHECKED BY: N.LYCENKO	9558 6260 0414 966 014
APRIL 15	SECTION 96AA	E	CLIENT: ELIETI PTY LTD			



SOUTH ELEVATION



INTERNAL NORTH ELEVATION

BASIX REQUIREMENTS	
EXTERNAL WALLS	DOUBLE BRICK WITH NO INSULATION
INTERNAL WALLS	BRICK RENDERED
GLAZING	SINGLE GLAZED CLEAR U7.32, SHGC 0.77
FLOOR	CONCRETE SLAB
ROOF	CONCRETE SLAB
CEILING	R2.5 INSULATION WITH ROOF ABOVE ONLY

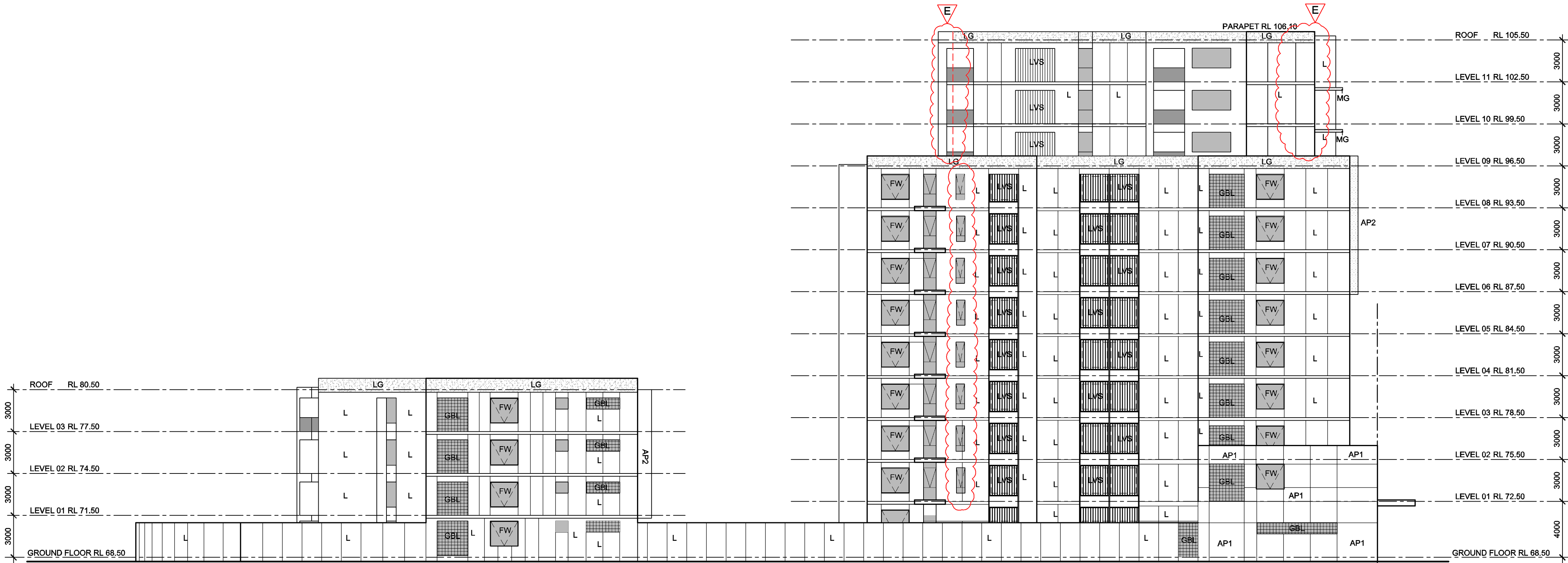
FINISHES SCHEDULE

AP* - ALUMINIUM COMPOSITE PANEL COLOUR *
C* - APPLIED FINISH COLOUR *
CH - CONCRETE HOOD
FW - FIRE RATED WINDOW
GB - GLASS BALUSTRADE
GBL - GLASS BLOCKS
LVS - LOUVRE SCREEN
MDR - METAL DECK ROOF
PCP - PRECAST CONCRETE PANEL
RD - ROLLER SECURITY DOOR
SFT - COMMERCIAL SHOP FRONT
TG - TINNTED GLASS

APPLIED FINISH (C*) - WESTOX WBA9000 HIGHBUILD
MEMBRANE 270 MICRONS THICK. DETAILS AT
www.westox.com



DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED MIXED USE BUILDING		TITLE: ELEVATIONS 1	
JULY 12	DA APPLICATION	A	ADDRESS: No: 454-456 FOREST ROAD HURSTVILLE		SCALE: 1:200 @ A2	DWG NO: E-DC/A04 - E
DEC 12	REVISED DESIGN	B			DATE: 15.04.15	N. LYCENKO ARCHITECT REG NO 3010
AUG 13	REVISED DESIGN	C			DRAWN BY: MH	226 WARDELL RD DULWICH HILL N.S.W 2203
JUNE 14	DEFERRED COMMENCEMENT	D			CHECKED BY: N.LYCENKO	9558 6260 0414 966 014
APRIL 15	SECTION 96AA	E	CLIENT: ELIETI PTY LTD			



WEST ELEVATION

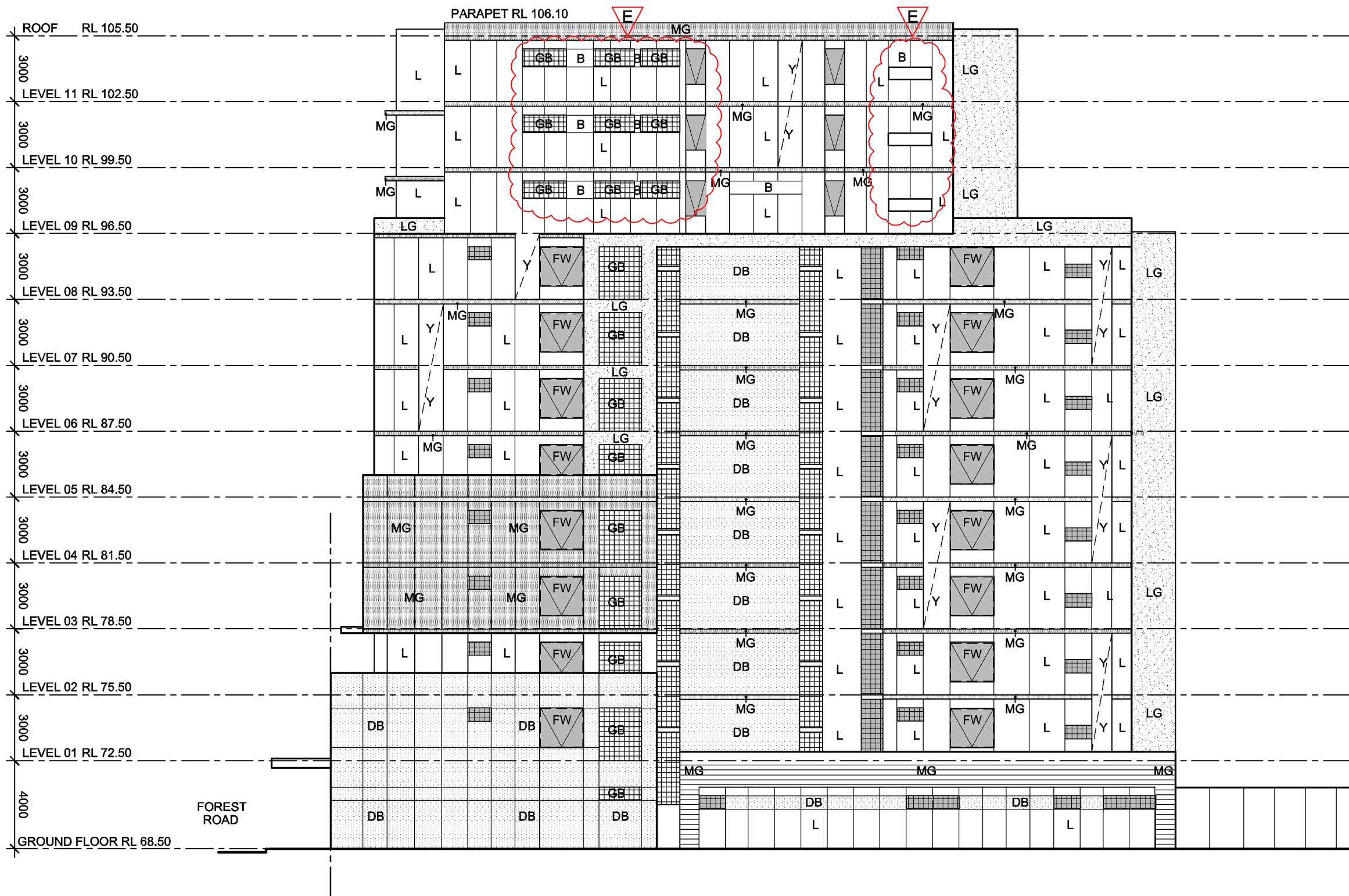
FINISHES SCHEDULE

AP* - ALUMINIUM COMPOSITE PANEL COLOUR *
C* - APPLIED FINISH COLOUR *
CH - CONCRETE HOOD
FW - FIRE RATED WINDOW
GB - GLASS BALUSTRADE
GBL - GLASS BLOCKS
LVS - LOUVRE SCREEN
MDR - METAL DECK ROOF
PCP - PRECAST CONCRETE PANEL
RD - ROLLER SECURITY DOOR
SFT - COMMERCIAL SHOP FRONT
TG - TINNTED GLASS

APPLIED FINISH (C*) - WESTOX WBA9000 HIGHBUILD
MEMBRANE 270 MICRONS THICK. DETAILS AT
www.westox.com

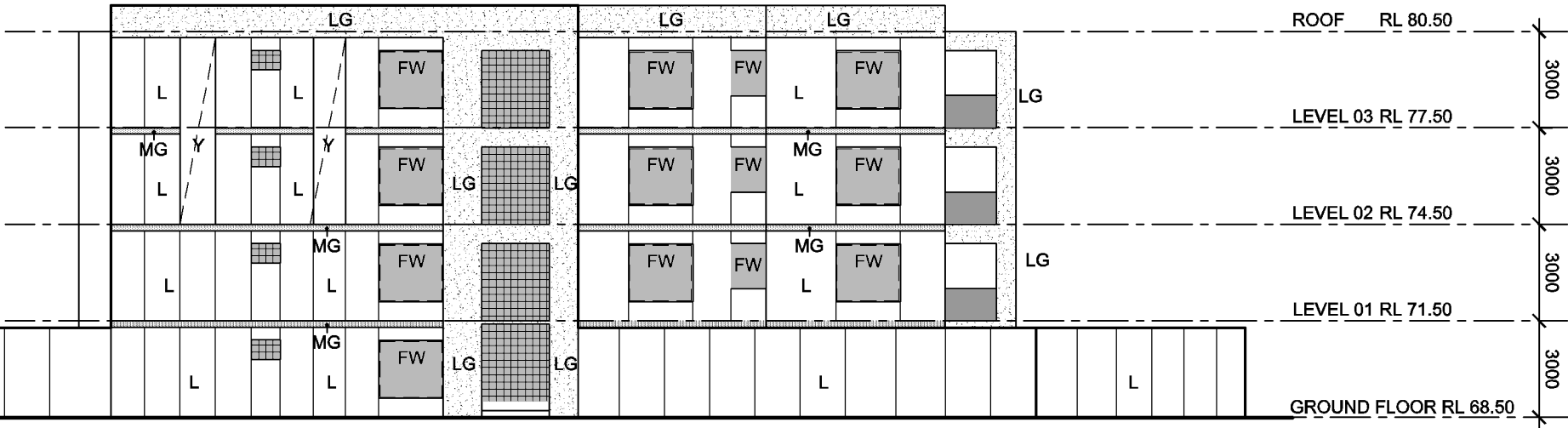
BASIX REQUIREMENTS	
EXTERNAL WALLS INTERNAL WALLS GLAZING FLOOR ROOF CEILING	DOUBLE BRICK WITH NO INSULATION BRICK RENDERED SINGLE GLAZED CLEAR U7.32, SHGC 0.77 CONCRETE SLAB CONCRETE SLAB R2.5 INSULATION WITH ROOF ABOVE ONLY

DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED MIXED USE BUILDING		TITLE: ELEVATIONS 2	
JULY 12	DA APPLICATION	A	ADDRESS: No: 454-456 FOREST ROAD HURSTVILLE		SCALE: 1:200 @ A2	DWG NO: E-DC/A05 - E
DEC 12	REVISED DESIGN	B			DATE: 15.04.15	N. LYCENKO ARCHITECT REG NO 3010
AUG 13	REVISED DESIGN	C			DRAWN BY: MH	226 WARDELL RD DULWICH HILL N.S.W 2203
JUNE 14	DEFERRED COMMENCEMENT	D			CHECKED BY: N.LYCENKO	9558 6260 0414 966 014
APRIL 15	SECTION 96AA	E	CLIENT: ELIETI PTY LTD			



FINISHES LEGEND		
L	TAUBMANS	GREY GAMUT
LG	TAUBMANS	INVERNESS
MG	TAUBMANS	IRON AGE
DB	BRITISH PAINTS	DEEP OCEAN
Y	TAUBMANS	AMBER FIRE

BASIX REQUIREMENTS	
EXTERNAL WALLS	DOUBLE BRICK WITH NO INSULATION
INTERNAL WALLS	BRICK RENDERED
GLAZING	SINGLE GLAZED CLEAR U7.32, SHGC 0.77
FLOOR	CONCRETE SLAB
ROOF	CONCRETE SLAB
CEILING	R2.5 INSULATION WITH ROOF ABOVE ONLY



EAST ELEVATION

FINISHES SCHEDULE

AP* - ALUMINIUM COMPOSITE PANEL COLOUR *

C* - APPLIED FINISH COLOUR *

CH - CONCRETE HOOD

FW - FIRE RATED WINDOW

GB - GLASS BALUSTRADE

GBL - GLASS BLOCKS

LVS - LOUVRE SCREEN

MDR - METAL DECK ROOF

PCP - PRECAST CONCRETE PANEL

RD - ROLLER SECURITY DOOR

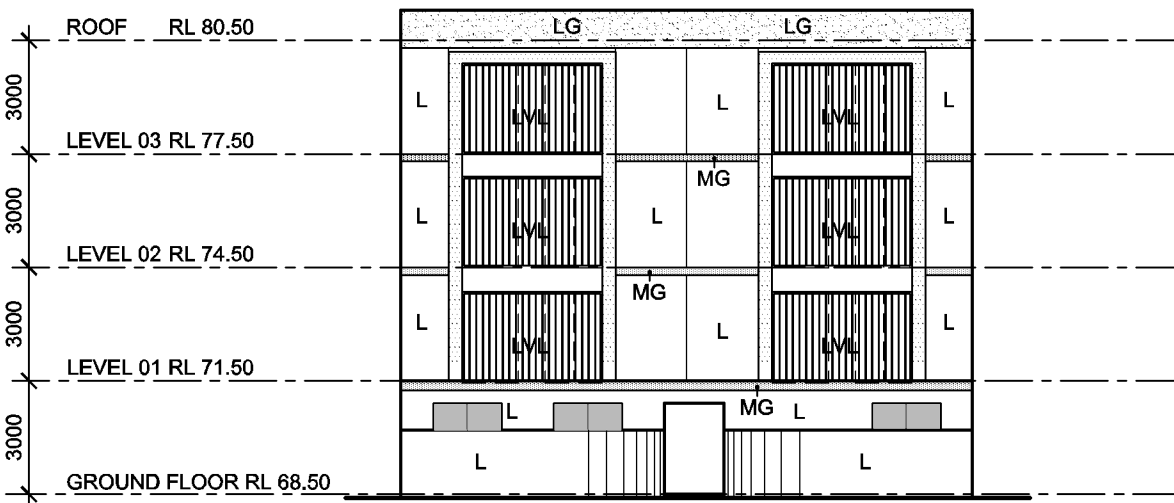
SFT - COMMERCIAL SHOP FRONT

TG - TINNTED GLASS

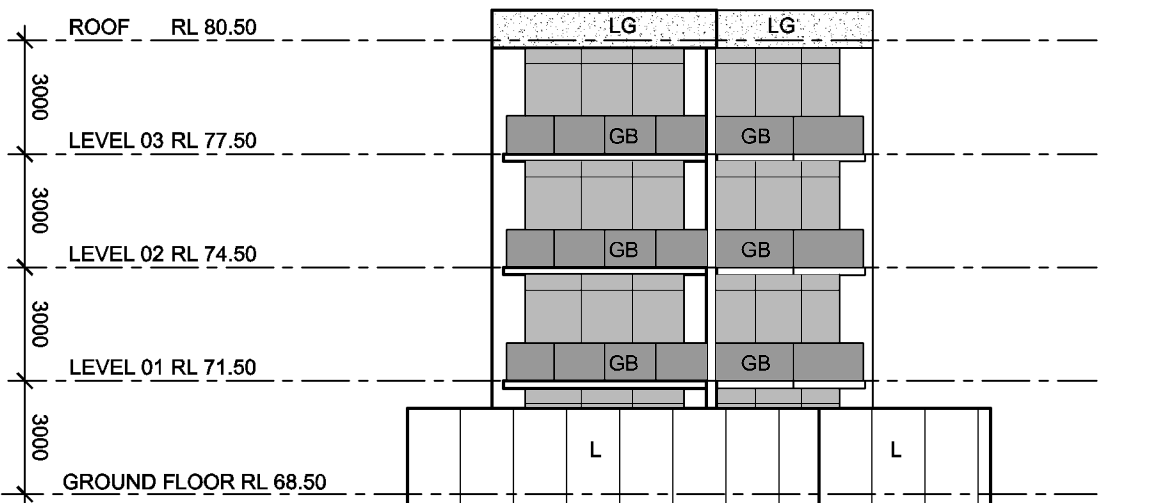
APPLIED FINISH (C*) - WESTOX WBA9000 HIGHBUILD

MEMBRANE 270 MICRONS THICK. DETAILS AT

www.westox.com



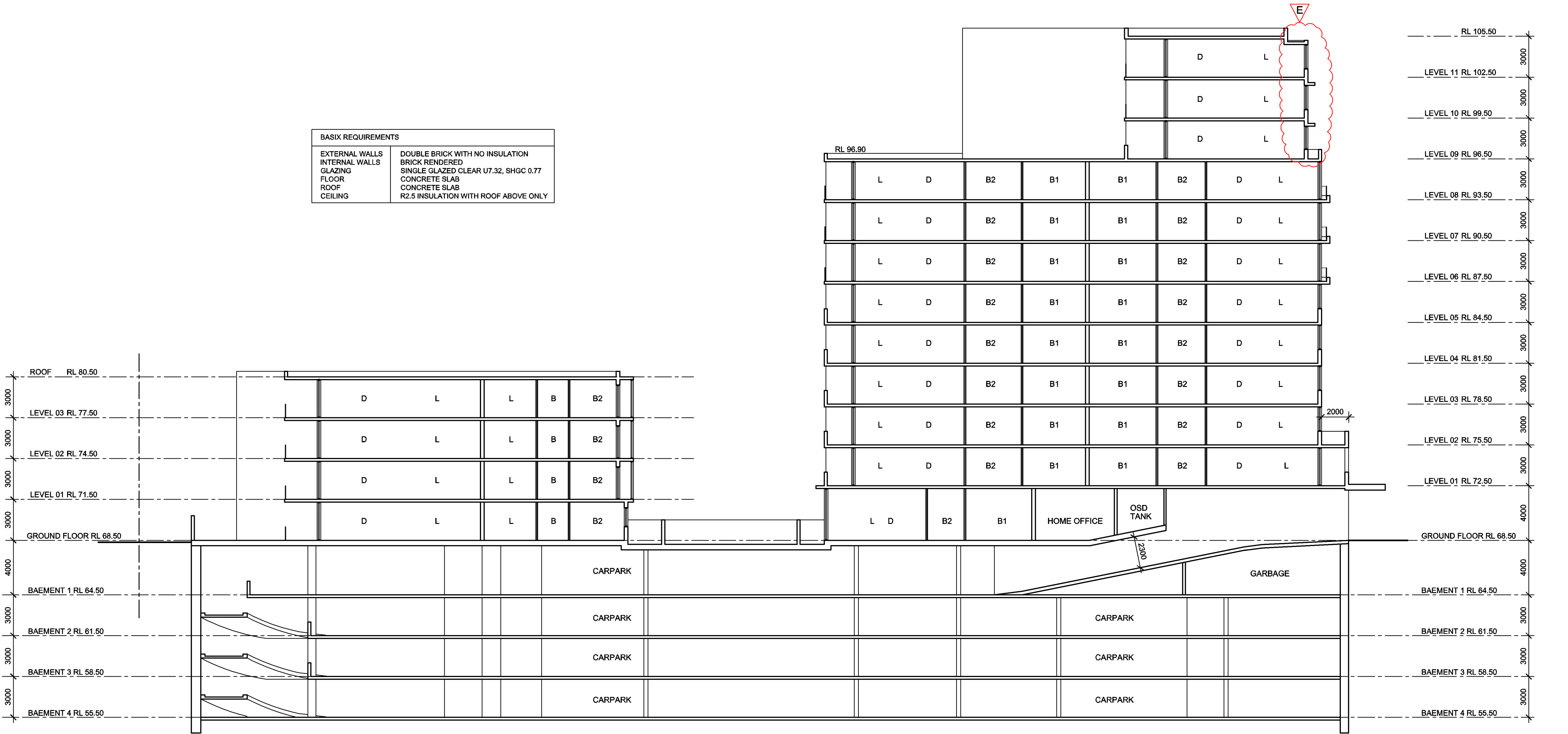
INTERNAL SOUTH ELEVATION



NORTH ELEVATION



DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED MIXED USE BUILDING		TITLE: ELEVATIONS	
JULY 12	DA APPLICATION	A	ADDRESS: No: 454-456 FOREST ROAD HURSTVILLE		SCALE: 1:200 @ A2	DWG NO: E-DC/A06 - E
DEC 12	REVISED DESIGN	B			DATE: 15.04.15	N. LYCENKO ARCHITECT REG NO 3010
AUG 13	REVISED DESIGN	C			DRAWN BY: MH	226 WARDELL RD DULWICH HILL N.S.W 2203
JUNE 14	DEFERRED COMMENCEMENT	D			CHECKED BY: N.LYCENKO	9558 6260 0414 966 014
APRIL 15	SECTION 96AA	E	CLIENT: ELIETI PTY LTD			



BASIX REQUIREMENTS	
EXTERNAL WALLS	DOUBLE BRICK WITH NO INSULATION
INTERNAL WALLS	BRICK RENDERED
GLAZING	SINGLE GLAZED CLEAR U7.32, SHGC 0.77
FLOOR	CONCRETE SLAB
ROOF	CONCRETE SLAB
CEILING	R2.5 INSULATION WITH ROOF ABOVE ONLY

CROSS SECTION

DATE	AMENDMENT	ISSUE	PROJECT: PROPOSED MIXED USE BUILDING		TITLE: SECTION	
JULY 12	DA APPLICATION	A	ADDRESS: No: 454-456 FOREST ROAD HURSTVILLE		SCALE: 1:200 @ A2	DWG NO: E-DC/A07 - E
DEC 12	REVISED DESIGN	B			DATE: 15.04.15	N. LYCENKO ARCHITECT REG NO 3010
AUG 13	REVISED DESIGN	C			DRAWN BY: MH	226 WARDELL RD DULWICH HILL N.S.W 2203
JUNE 14	DEFERRED COMMENCEMENT	D			CHECKED BY: N.LYCENKO	9558 6260 0414 966 014
APRIL 15	SECTION 96AA	E	CLIENT: ELIETI PTY LTD			