

BUILDING THREE DESIGN PACKAGE

DRAWING LIST

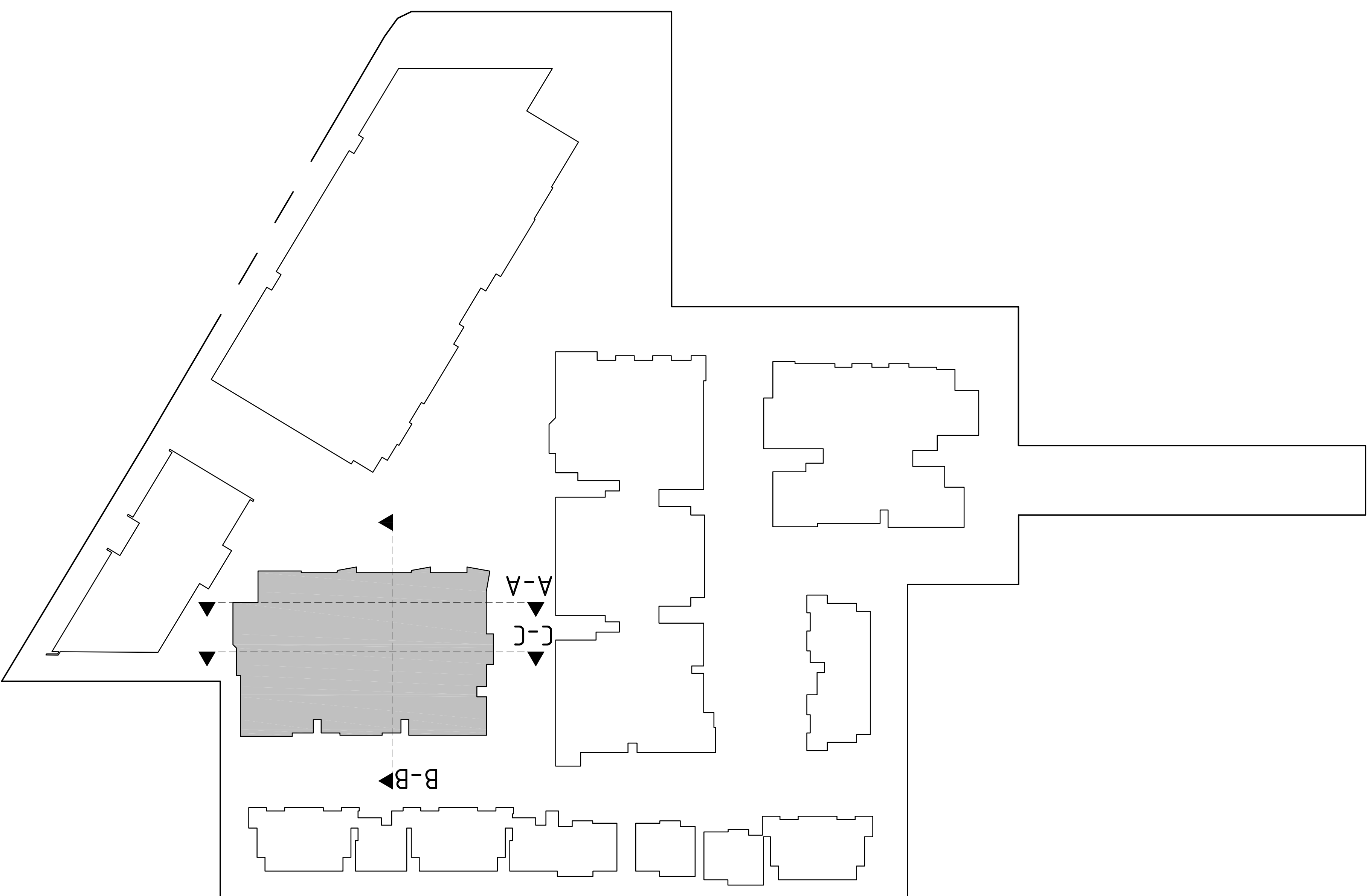
- 565-DA301-P3 Building 3 - Site Locality Plan
565-DA302-P3 PAGE INTENTIONALLY REMOVED
565-DA303-P3 Building 3 - Basement Level 1 Plan
565-DA304-P3 Building 3 - Ground Floor Plan
565-DA305-P2 Building 3 - Level One Floor Plan
565-DA306-P2 Building 3 - Level Two Floor Plan
565-DA307-P2 Building 3 - Level Three Floor Plan
565-DA308-P2 Building 3 - Roof Plan

- 565-DA310-P3 Building 3 - Elevations 1 of 2
565-DA311-P3 Building 3 - Elevations 2 of 2
565-DA312-P3 Building 3 - Sections 1 of 3
565-DA313-P3 Building 3 - Sections 2 of 3
565-DA314-P3 Building 3 - Sections 3 of 3

- 565-DA320-P2 Building 3 - Unit Types 1 of 6
565-DA321-P2 Building 3 - Unit Types 2 of 6
565-DA322-P2 Building 3 - Unit Types 3 of 6
565-DA323-P2 Building 3 - Unit Types 4 of 6
565-DA324-P2 Building 3 - Unit Types 5 of 6
565-DA325-P2 Building 3 - Unit Types 6 of 6
565-DA326-P2 Building 3 - Adaptable Units

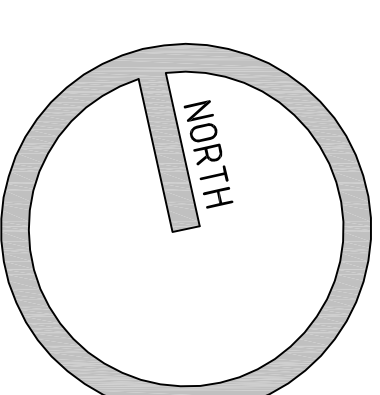
- # 565-DA330-P1 Building 3 - Thermal Specification

- 565-DA440-0-P2 Building 3 - Ground Floor Area Breakdown
565-DA441-P2 Building 3 - Level One Area Breakdown
565-DA442-P2 Building 3 - Level Two Area Breakdown
565-DA443-P2 Building 3 - Level Three Area Breakdown



BUILDING 3 INFORMATION

SITE ADDRESS		125, 214, MIKE AVE/112 NORTHGATE
SITE AREA		18,755 m ²
MAX GFA		0.981 = 18,30m ²
PROPOSED FSR		GF 976.3m ²
LEVEL ONE		950.5m ²
LEVEL TWO		956.5m ²
LEVEL THREE		950.5m ²
TOTAL		3833.8m ²
APARTMENTS		BED 1 126
		BED 2 15
		BED 3 7
TOTAL		146
CARPARKING		VISITOR 4
		RESIDENT 46
TOTAL		50
SITE COVER		55.1% SA 10,455m ²

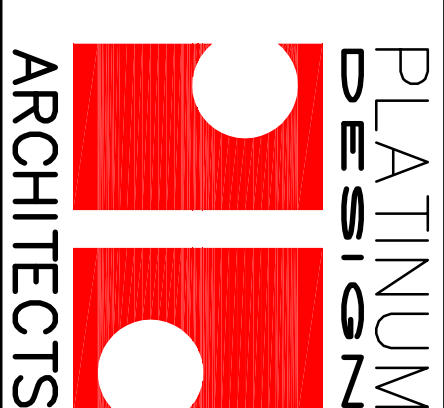


DEVELOPMENT APPLICATION

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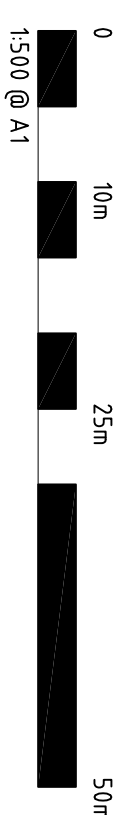
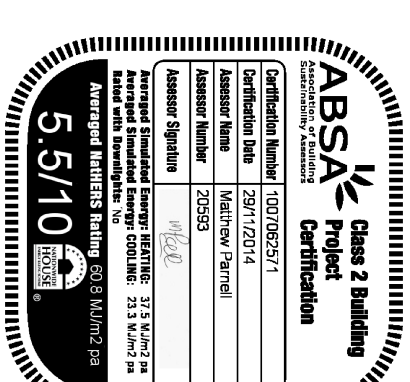
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dino@platinumdesign
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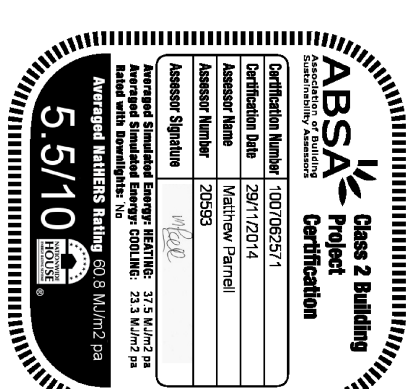


LOCATION
225-241A HUME HWY/112
NORTHCOTE/24 HILLCREST
AVE, GREENACRE

ISSUE	AMENDMENT	DATE
P1	PRELIMINARY ISSUE	10.12.22
P2	INFORMATION RESPONSE	29.05.23
P3	COUNCIL RESPONSE	21.08.23

TITLE BUILDING 3 SITE LOCALITY PLAN			
SCALE 1:1000@A3	DATE 21/08/2015	DRAWN MS	
JOB NUMBER 565	SHEET No DA301	ISSUE P.3	





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PLATINUM
DESIGN
ARCHITECTS

PROJECT
HUME HWY
REDEVELOPMENT

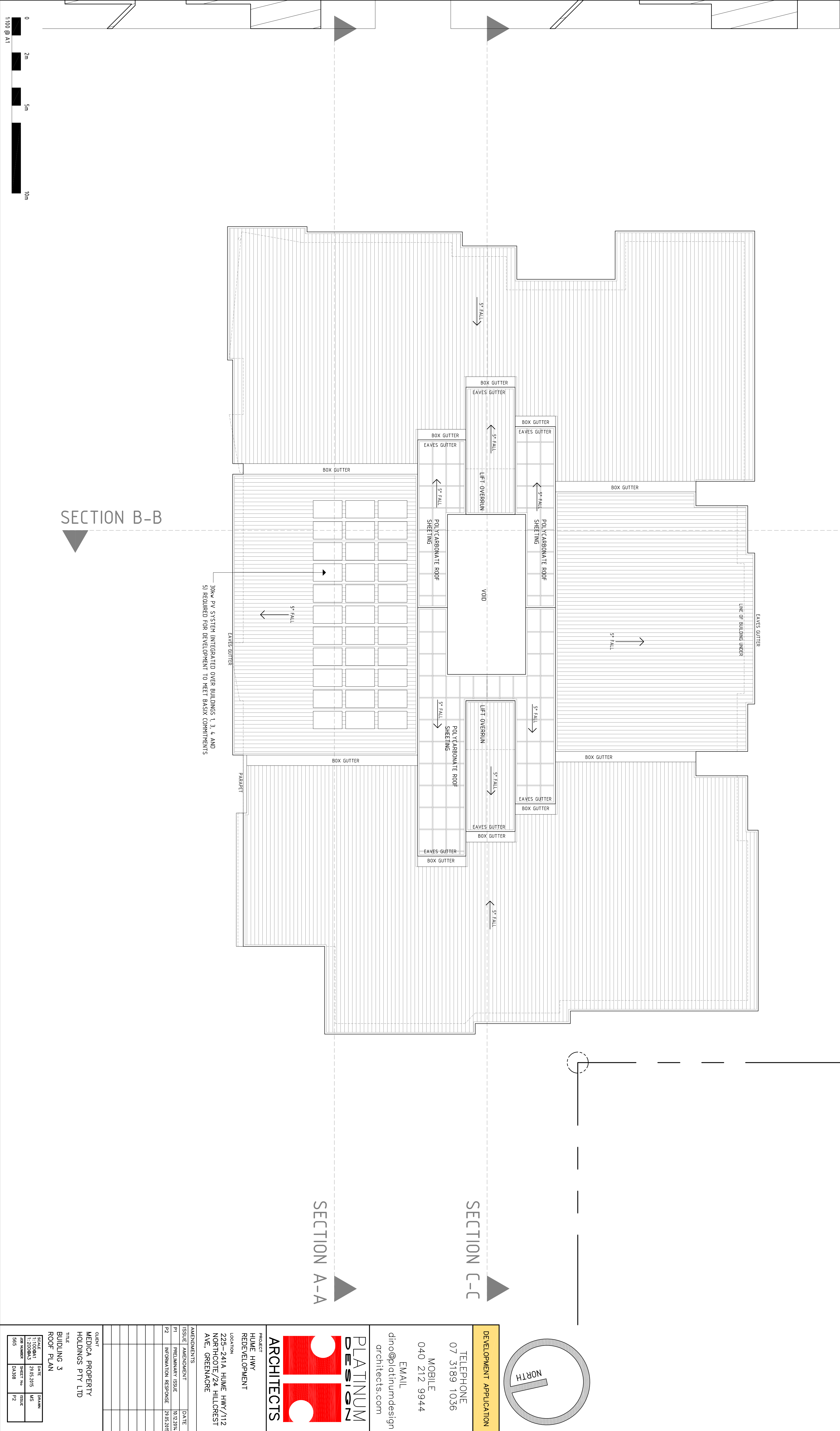
LOCATION
225-241A HUME HWY/112
NORTHCOOTE/24 HILLCREST
AVE, GREENMERE

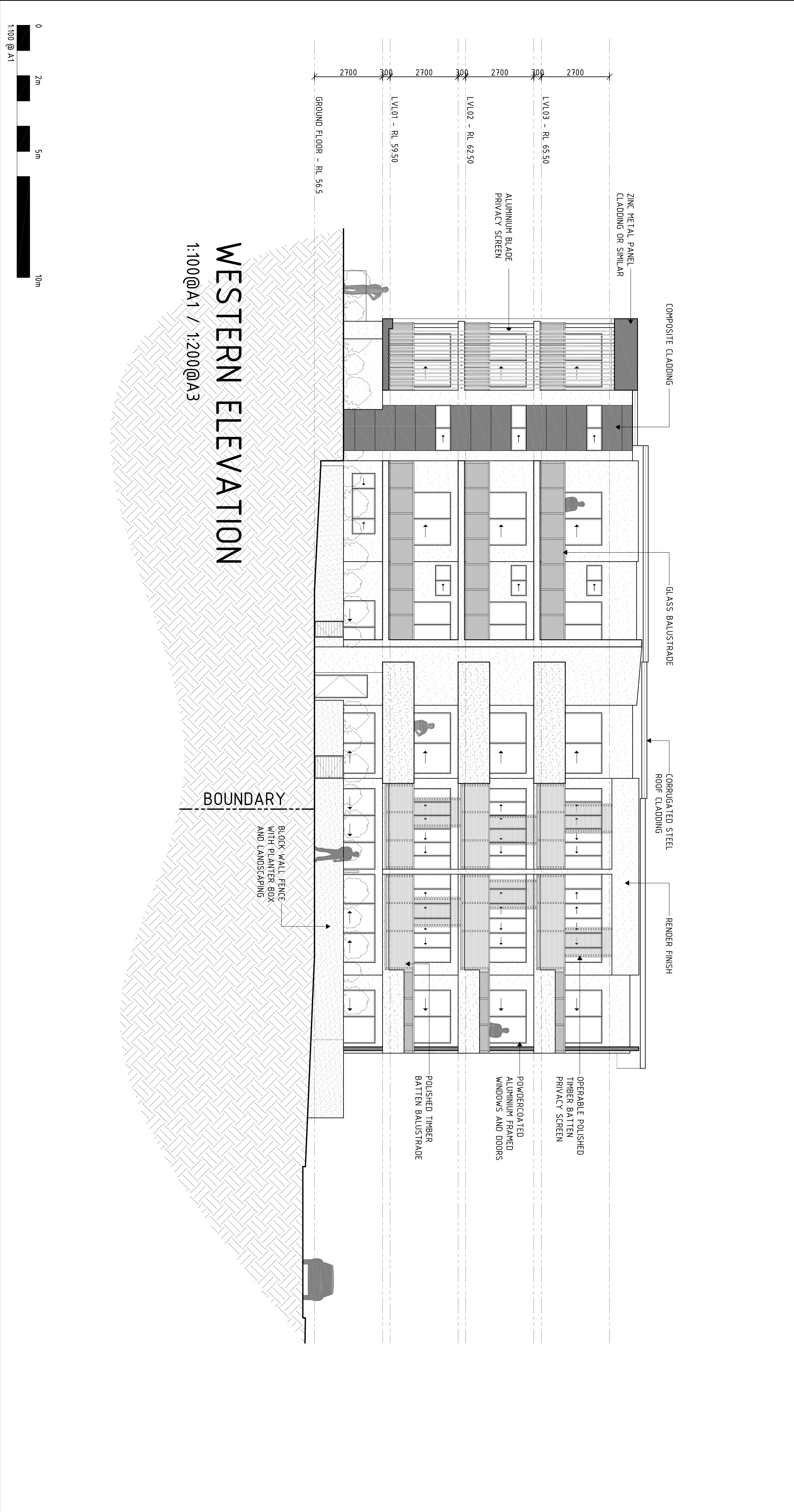
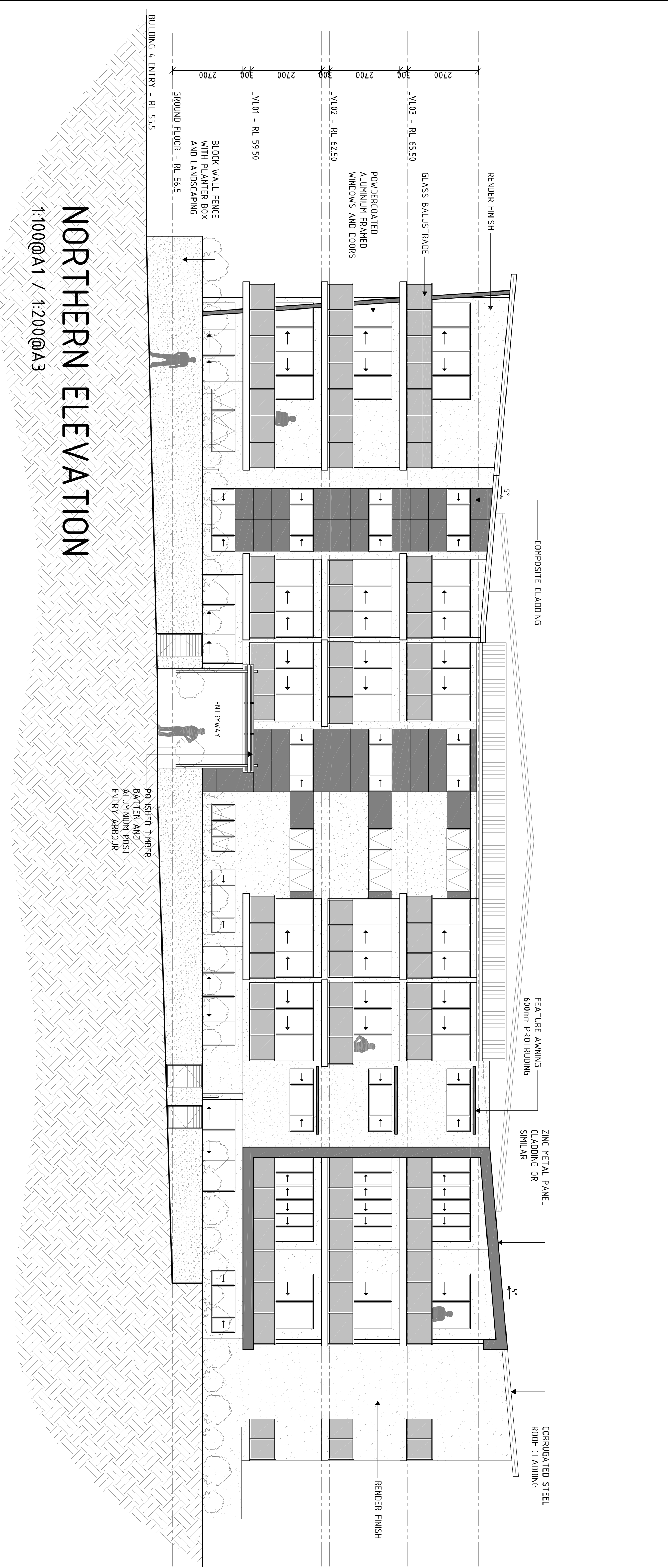
CLIENT
MEDICA PROPERTY
HOLDINGS PTY LTD

TITLE
BUILDING 3
ROOF PLAN

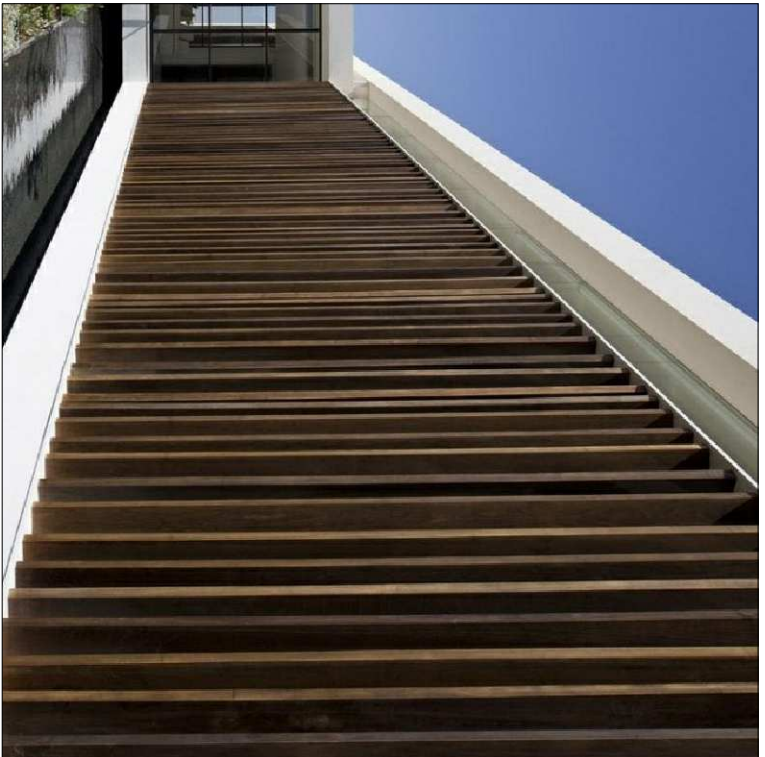
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P1	PRELIMINARY ISSUE	10.12.2016
P2	INFORMATION RESPONSE	28.05.2018

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JOB NUMBER	SHEET No	ISSUE
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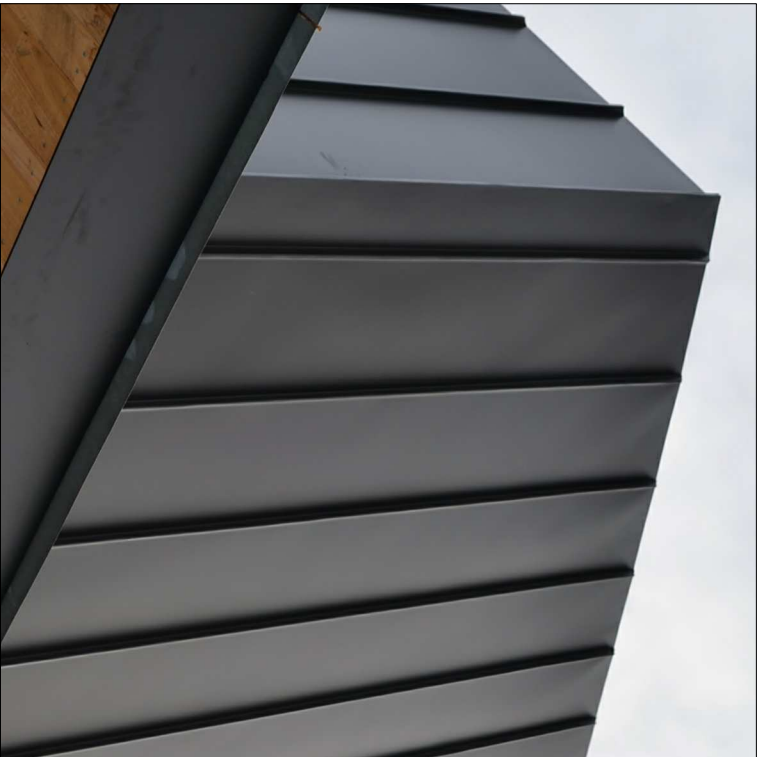
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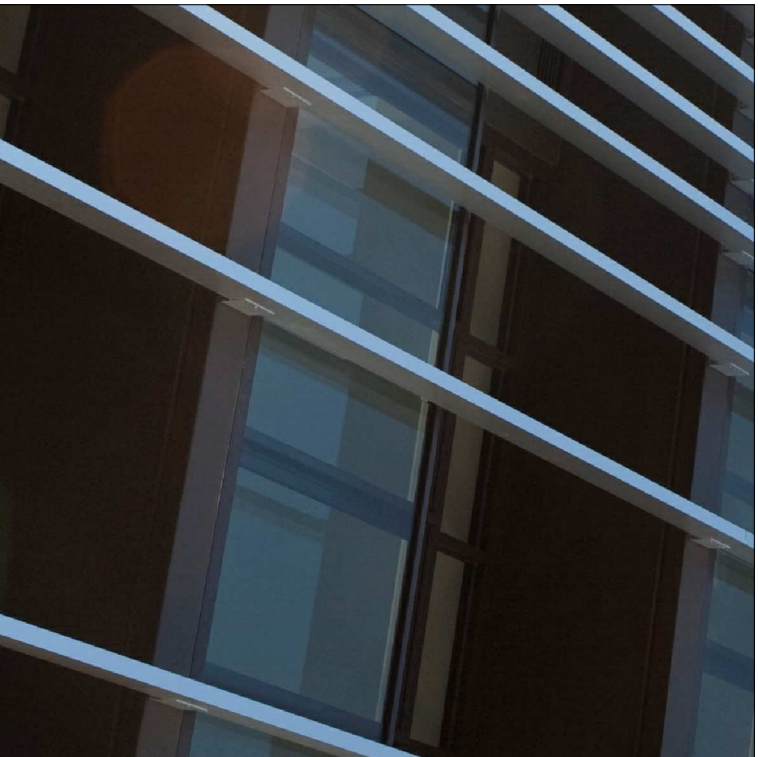
POLISHED TIMBER BATTENS



RENDER FINISH



ZINC METAL CLADDING



GLASS BALUSTRADES



ALUMINIUM BLADE SCREEN

DEVELOPMENT APPLICATION

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ARCHITECTS

PLATINUM DESIGN

PROJECT
HUME HWY
REDEVELOPMENT

LOCATION
225-241A HUME HWY/112
NORTHCOOTE/24 HILLCREST
AVE, GREENACRE

AMENDMENTS

ISSUE	AMENDMENT	DATE
P1	PRELIMINARY ISSUE	10.12.2016
P2	INFORMATION RESPONSE	28.05.2018
P3	COUNCIL RESPONSE	21.08.2018

CLIENT
MEDICA PROPERTY
HOLDINGS PTY LTD

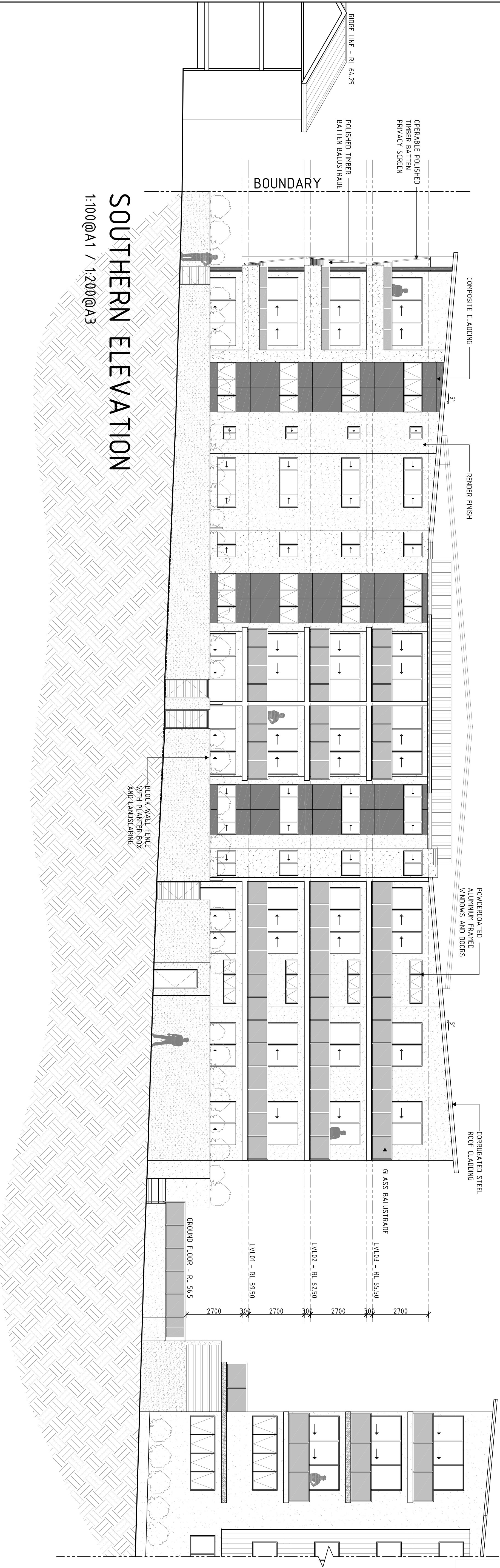
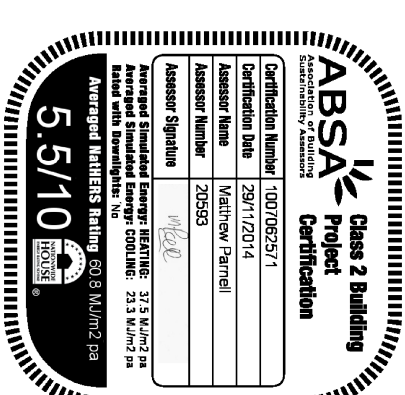
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BUILDING 3
ELEVATIONS 1 OF 2

SCALE
1:100@A1
1:200@A3
565

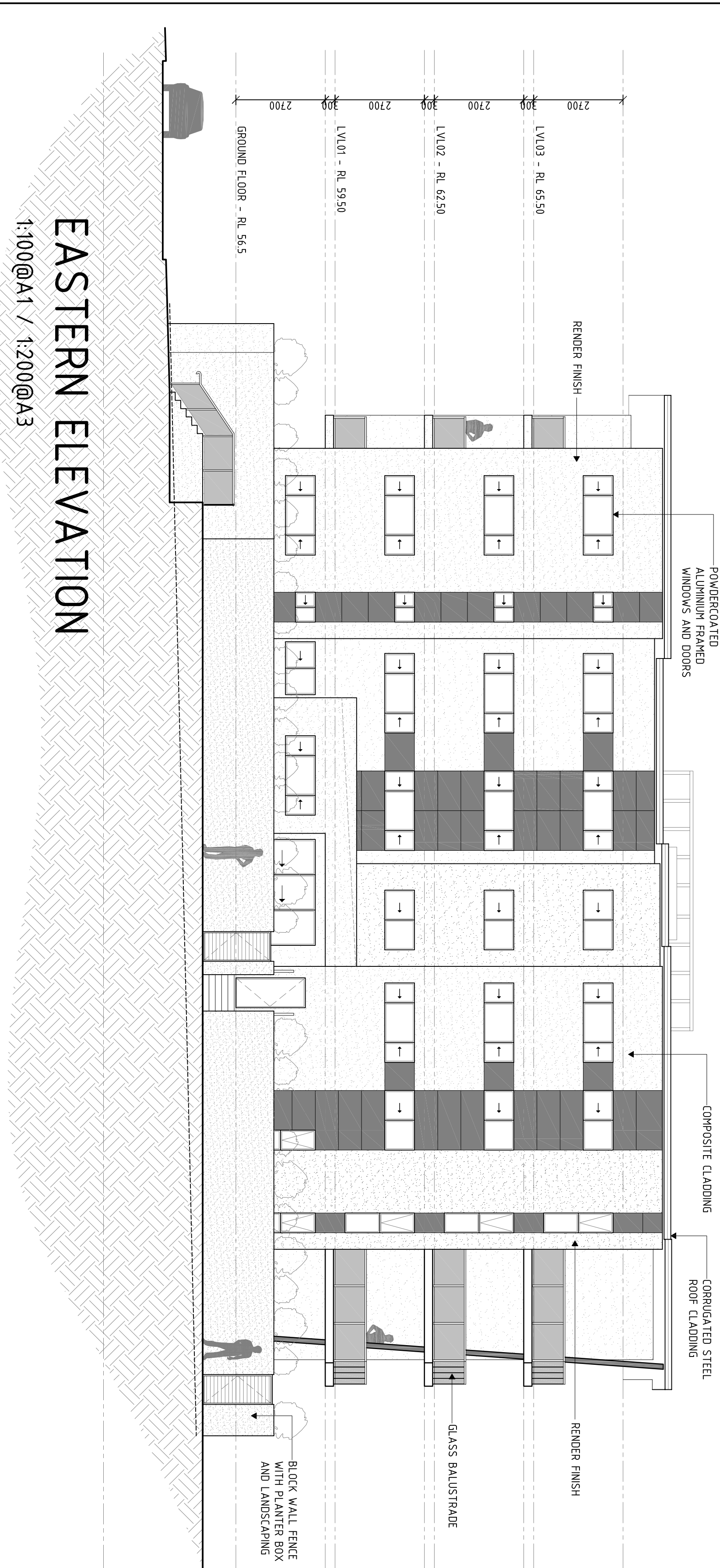
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JOB NUMBER
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P-3

ISSUE
MKS
ISSUE
P-3





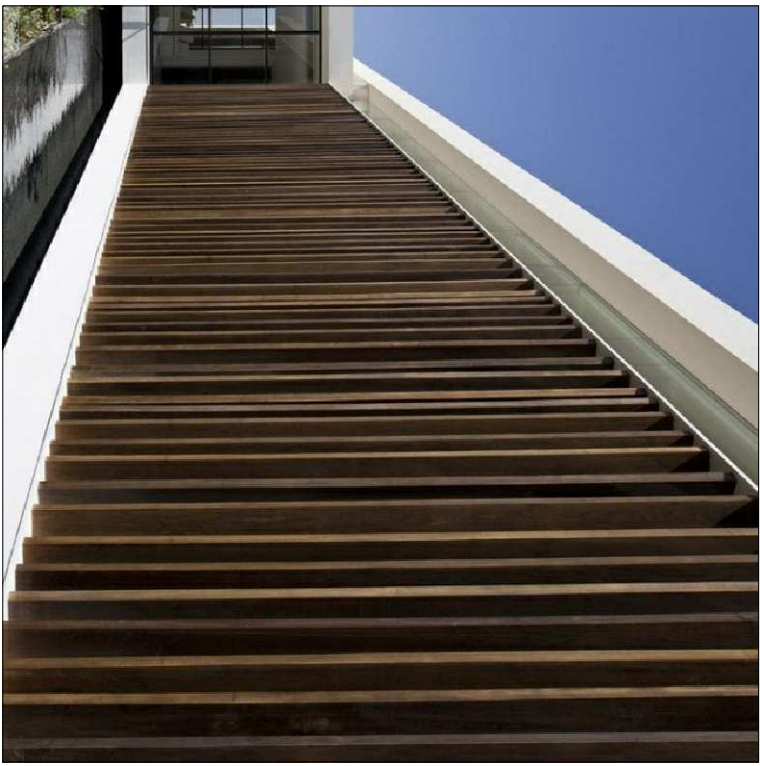
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EASTERN ELEVATION
1:100@A1 / 1:200@A3



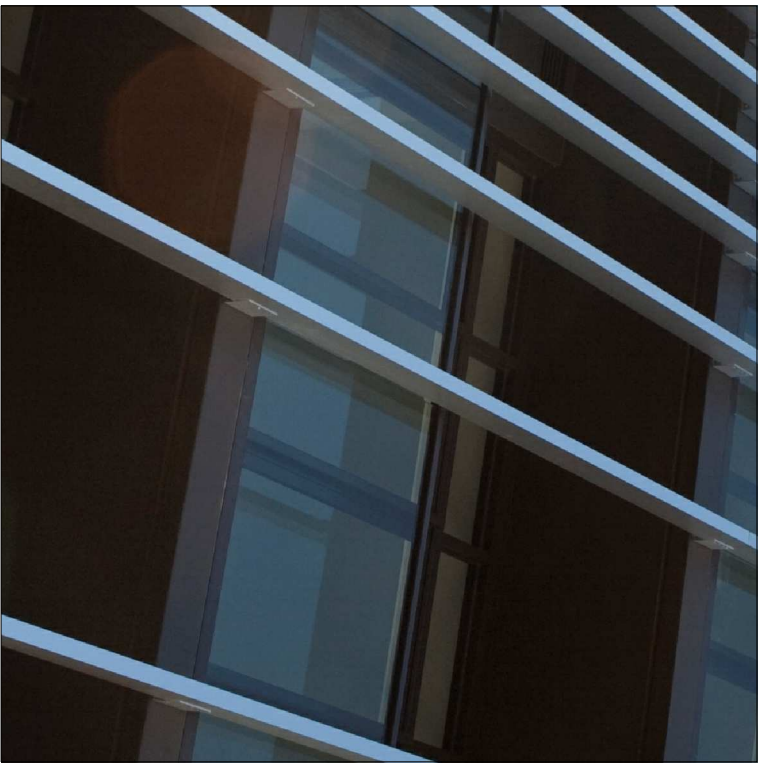
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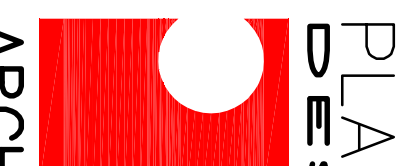
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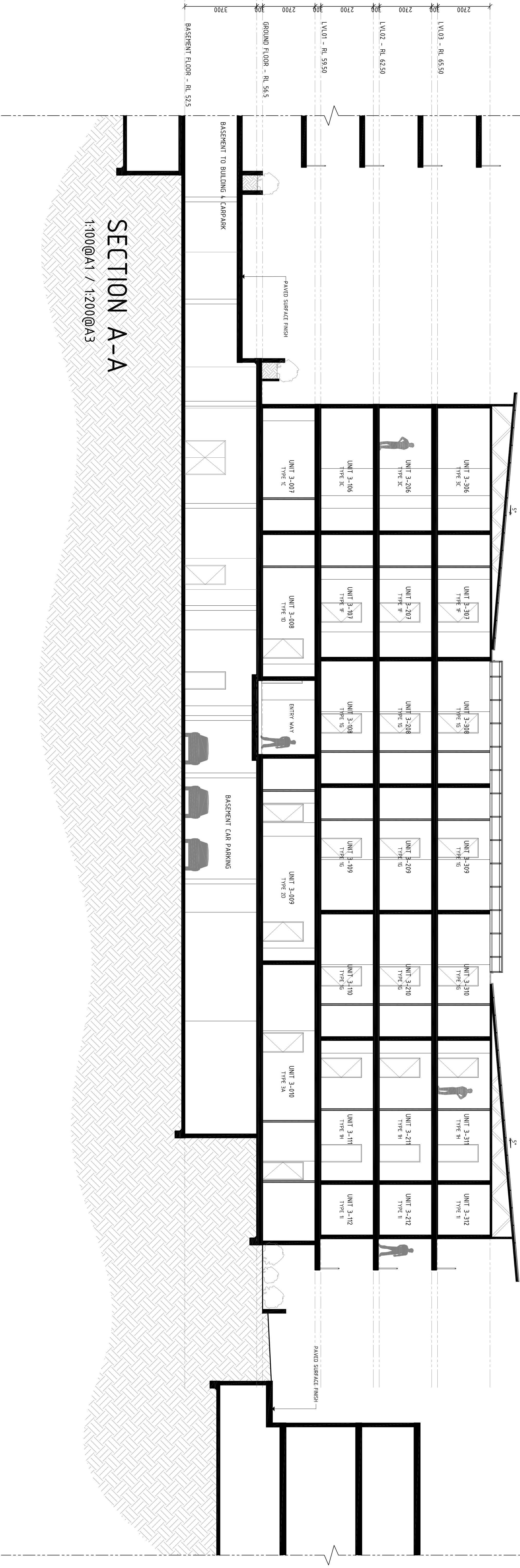
RENDER FINISH



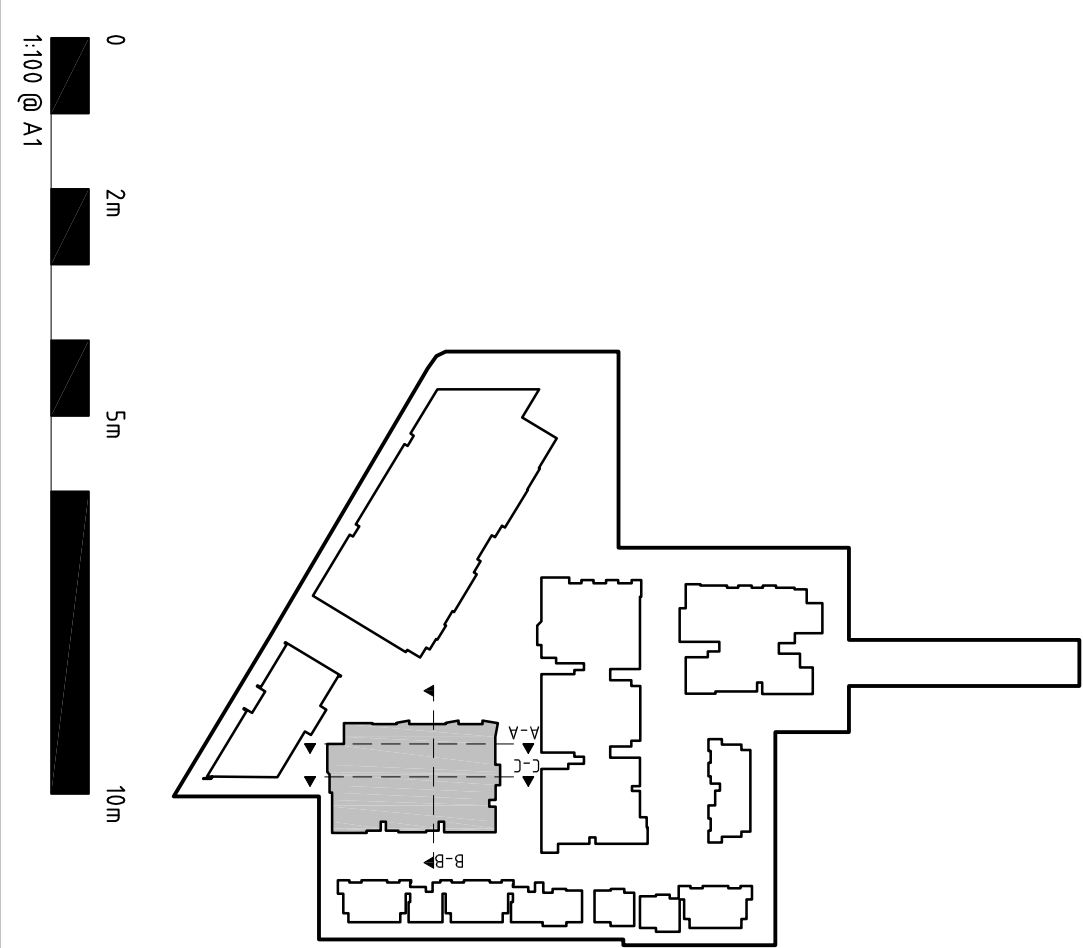
GLASS BALUSTRADES

DEVELOPMENT APPLICATION		
TELEPHONE	07 3189 1036	
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EMAIL	dino@platinumdesign architects.com	
		
PROJECT		
HUME HWY REDEVELOPMENT		
LOCATION		
225-241A HUME HWY/112 NORTHCOOTE/24 HILLCREST AVE, GREENMERE		
AMENDMENTS		
ISSUE	AMENDMENT	DATE
P1	PRELIMINARY ISSUE	10.12.2016
P2	INFORMATION RESPONSE	29.05.2018
P3	COUNCIL RESPONSE	21.08.2018

SCALE	DRAWN	CHECKED
1:100@A1	21.08.2018	MKS
1:200@A3	21.08.2018	ISSUE
JOB NUMBER	DA311	P3
565		



SECTION A-A
1:100@A1 / 1:200@A3



PLATINUM DESIGN ARCHITECTS

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PROJECT

HUME HWY REDEVELOPMENT

LOCATION

225-241A HUME HWY/112 NORTHCOTE/24 HILLCREST AVE, GREENMORE

AMENDMENTS

ISSUE	AMENDMENT	DATE
P1	PRELIMINARY ISSUE	10/12/2014
P2	INFORMATION RESPONSE	27/05/2015
P3	COUNCIL RESPONSE	21/08/2015

CLIENT

MEDICA PROPERTY HOLDINGS PTY LTD

TITLE

BUILDING 3

SECTIONS 1 OF 3

SCALE

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1:200@A3

565

DATE

21/08/2015

SHEET No

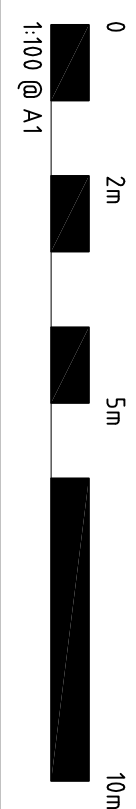
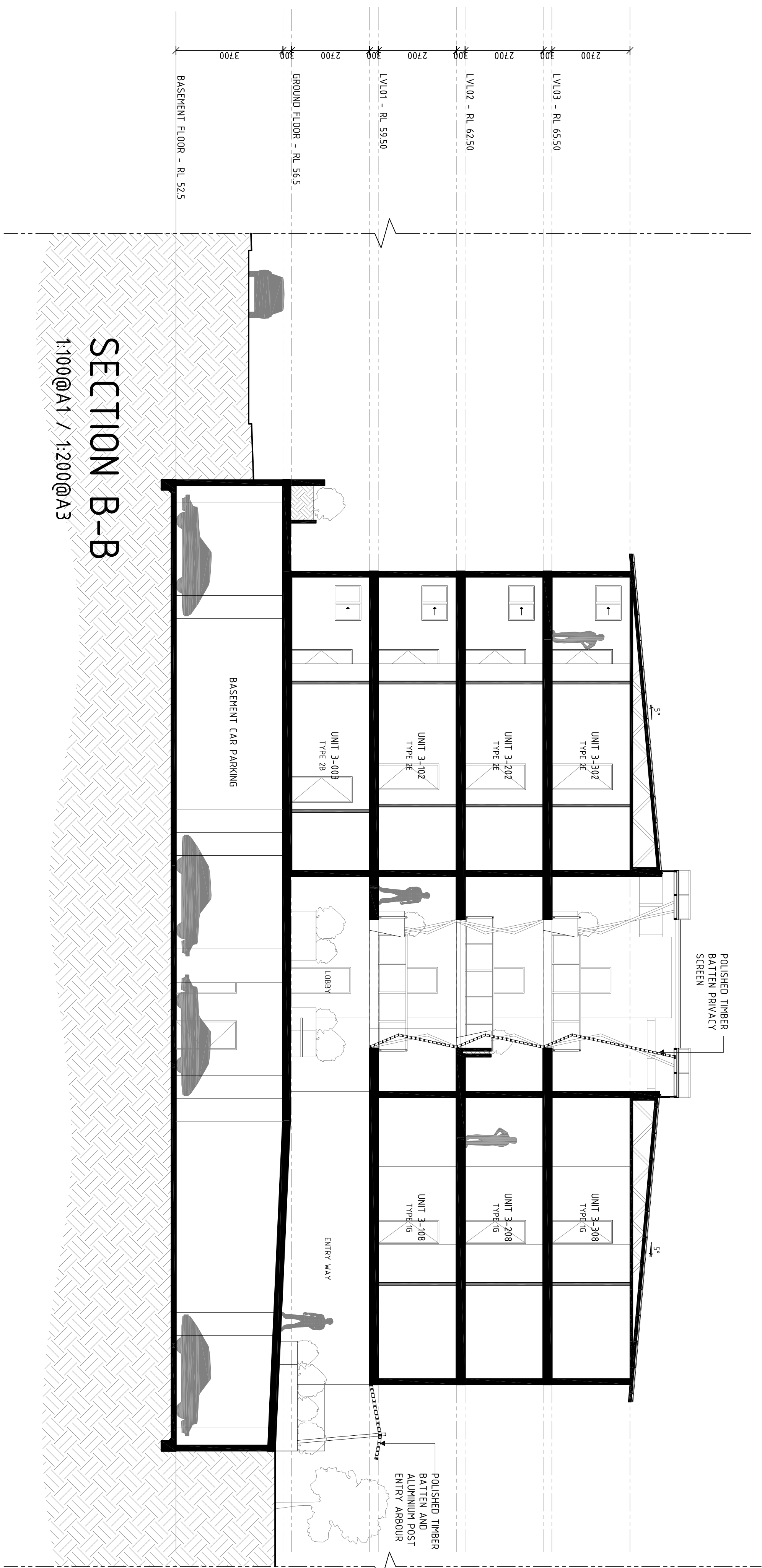
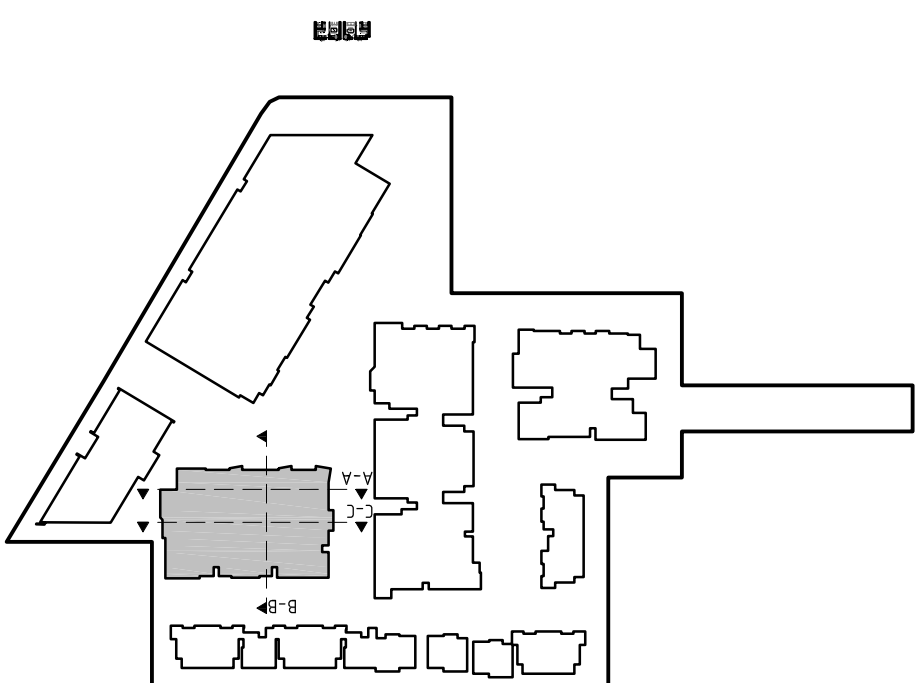
DA312

DRAWN

MS

ISSUE

P3



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 PLATINUM DESIGN ARCHITECTS			
PRODUCT HOWE HWY REDEVELOPMENT LOCATION 225-241A HOWE HWY/112 NORTHCOOTE/24 HILLCREST AVE, GREENACRE			
AMENDMENTS			
ISSUE / AMENDMENT	DATE		
P1 PRELIMINARY ISSUE	10.12.2011		
P2 INFORMATION RESPONSE	29.05.2012		
P3 COUNCIL RESPONSE	21.08.2015		
CUSTOMER			
MEDICA PROPERTY HOLDINGS PTY LTD			
TITLE			
BUILDING 3 SECTIONS 2 OF 3			
SCALE: 1:1000(A) 1:200(B)	DATE: 21/08/2015	DRAWN BY:	MKS
XREF NUMBER:	SHEET NO.	ISSUE	
550	04/13	P/3	



BUILDING 4

REFER DESIGN PACKAGE DA400



PLATINUM
DESIGN
ARCHITECTS



ABS A
 American Building Standards Association

**Class 2 Building
 Project
 Certification**

Certification Number: 100709367-1

Certification Date: 08/01/2014

Assessor Name: Matthew Threlk

Assessor Number: 700593

Assessing Organization: *ABS A*

Assessment Summary: 1.5 Year 2 in Progress
 2.3 Year 2 in Progress

Approved Assessing Authority: 0.5 Year 2 in Progress

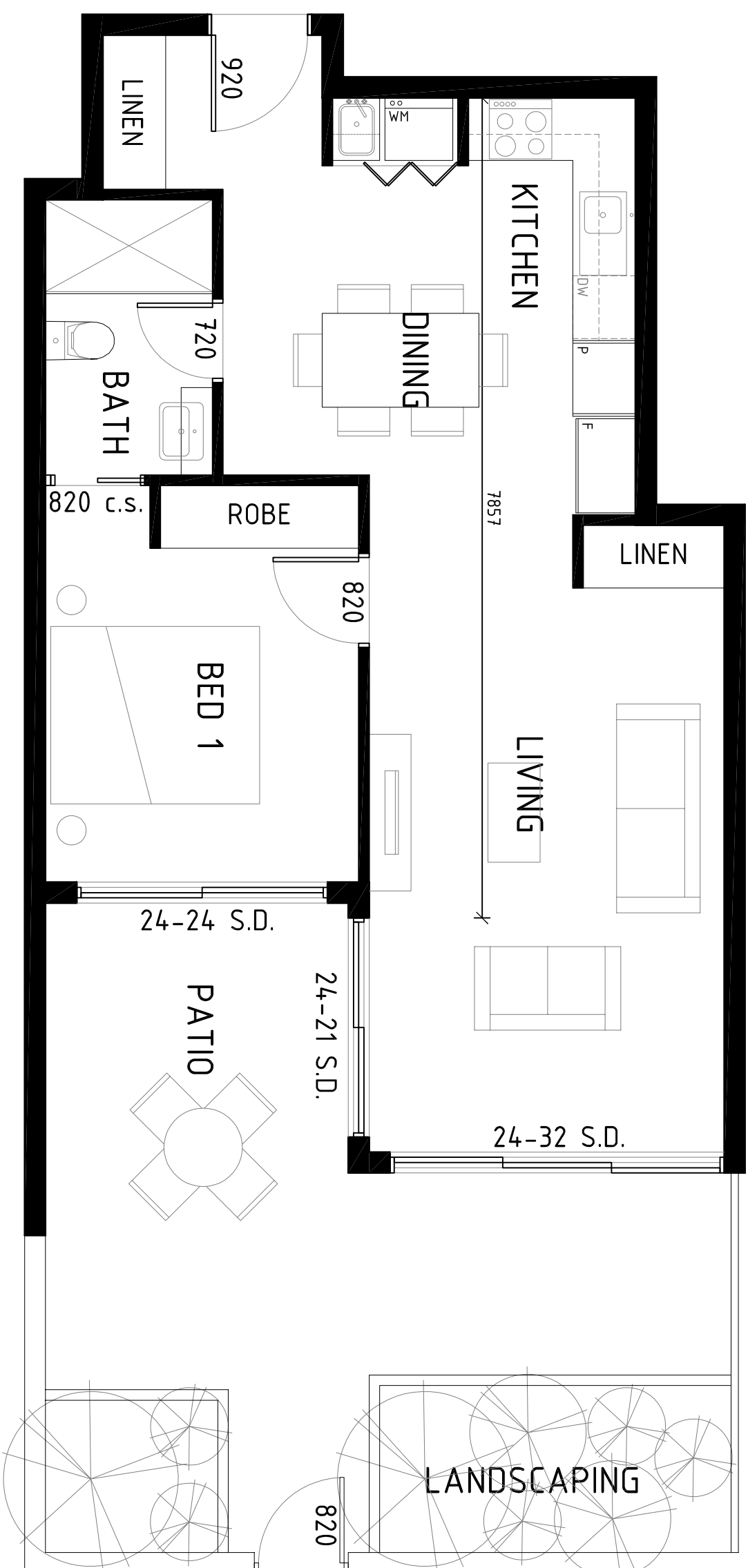
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ABS A

SCALE	DATE	DRAWN
1:100@A1	21.08.2015	MS
1:200@A3		
JOB NUMBER	SHEET No	ISSUE
565	DA314	P3

BUILDING 3 APARTMENT SCHEDULE

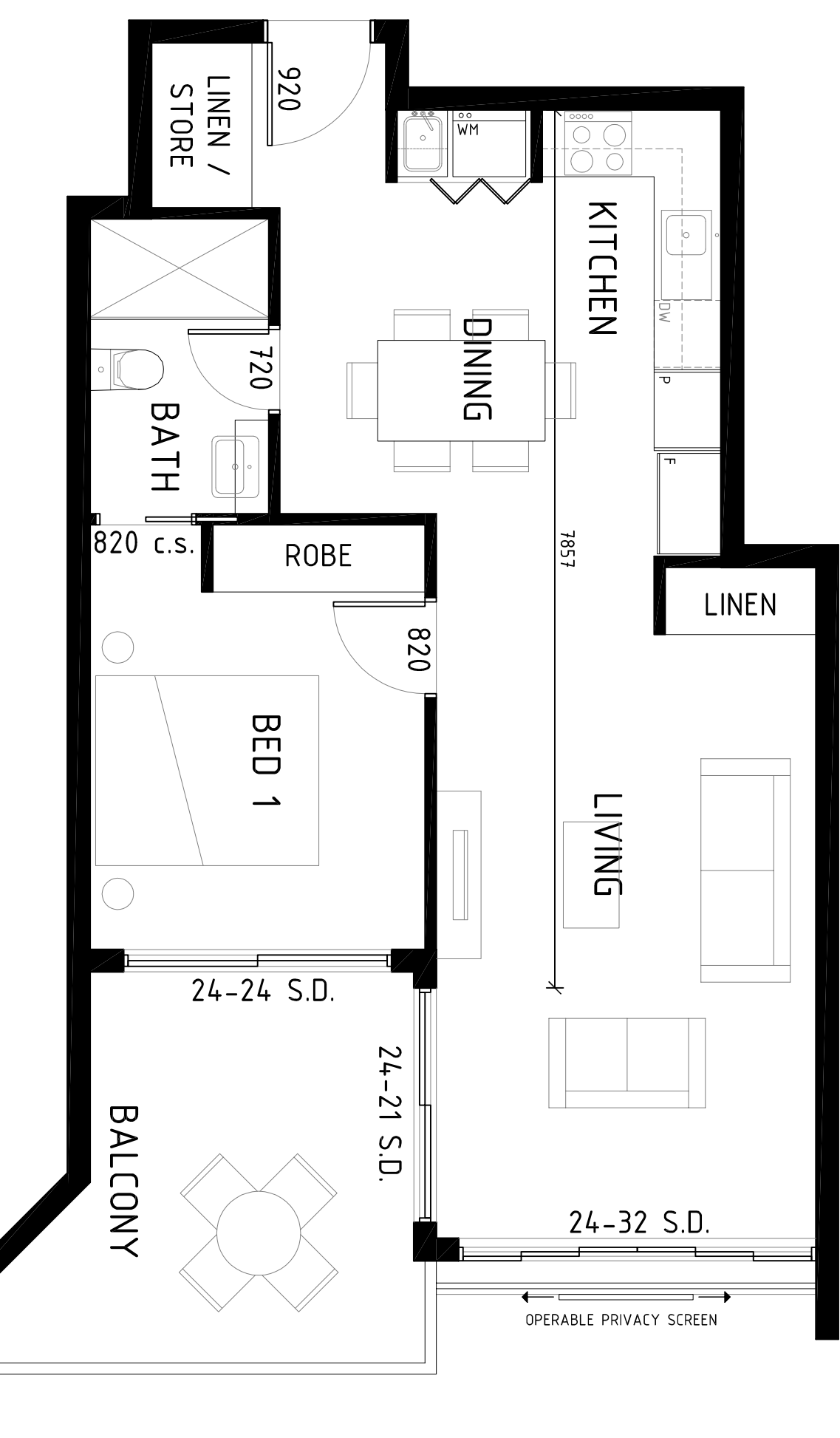
UNIT TYPE	NO. OF BEDS	INTERNAL AREA	EXTERNAL AREA	QUANTITY	UNIT NAMES
B3-TYPE 1A	1 BEDROOM	54.9m ²	22.7m ²	1	3-006
B3-TYPE 1B	1 BEDROOM	56.8m ²	33.5m ²	1	3-007
B3-TYPE 1C	1 BEDROOM	55.1m ²	19.3m ²	1	3-008
B3-TYPE 1D	1 BEDROOM	54.9m ²	11.5m ²	3	3-105, 3-205, 3-305
B3-TYPE 1E	1 BEDROOM	50.0m ²	9.7m ²	3	3-407, 3-207, 3-307
B3-TYPE 1F	1 BEDROOM	50.6m ²	9.7m ²	9	3-408, 3-109, 3-110, 3-208, 3-209, 3-210, 3-308, 3-309, 3-310
B3-TYPE 1G	1 BEDROOM	56.8m ²	9.5m ²	3	3-111, 3-211, 3-311
B3-TYPE 1H	1 BEDROOM	50.1m ²	15.8m ²	3	3-112, 3-212, 3-312
B3-TYPE 2A	2 BEDROOM	73.8m ²	26.0m ²	1	3-001
B3-TYPE 2B	2 BEDROOM	75.4m ²	44.1m ²	1	3-002
B3-TYPE 2C	2 BEDROOM	71.7m ²	28.7m ²	2	3-003, 3-004
B3-TYPE 2D	2 BEDROOM	79.9m ²	50.5m ²	1	3-005
B3-TYPE 2E	2 BEDROOM	78.0m ²	31.6m ²	1	3-009
B3-TYPE 2F	2 BEDROOM	71.7m ²	9.2m ²	6	3-102, 3-103, 3-202, 3-203, 3-302, 3-303
B3-TYPE 2G	2 BEDROOM	79.9m ²	12.0m ²	3	3-104, 3-204, 3-304
B3-TYPE 3A	3 BEDROOM	99.5m ²	52.7m ²	1	3-010
B3-TYPE 3B	3 BEDROOM	95.9m ²	24.0m ²	3	3-401, 3-201, 3-301
B3-TYPE 3C	3 BEDROOM	98.5m ²	24.7m ²	3	3-106, 3-206, 3-306



B3-TYPE 1A

INT AREA: 54.9m²

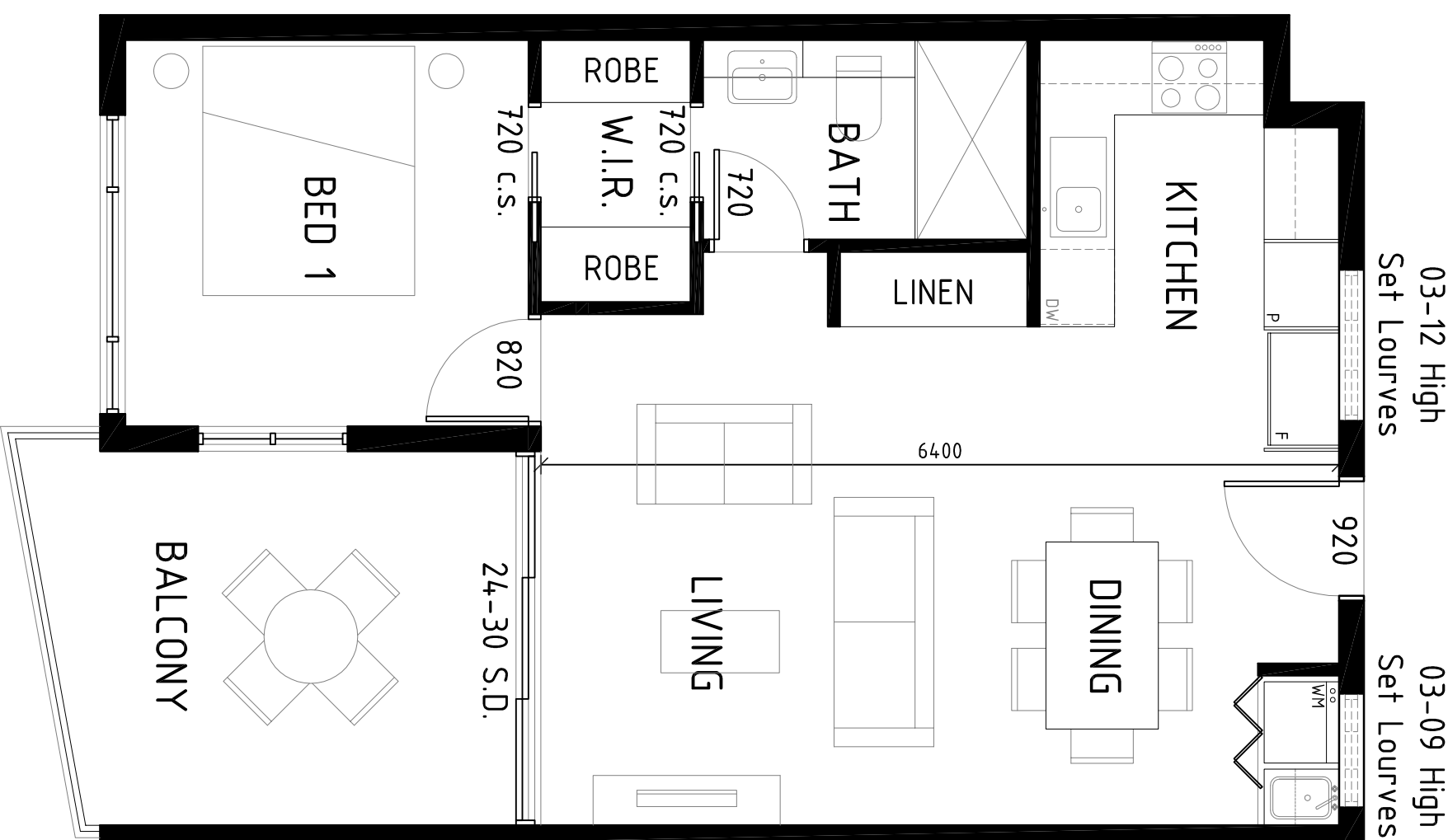
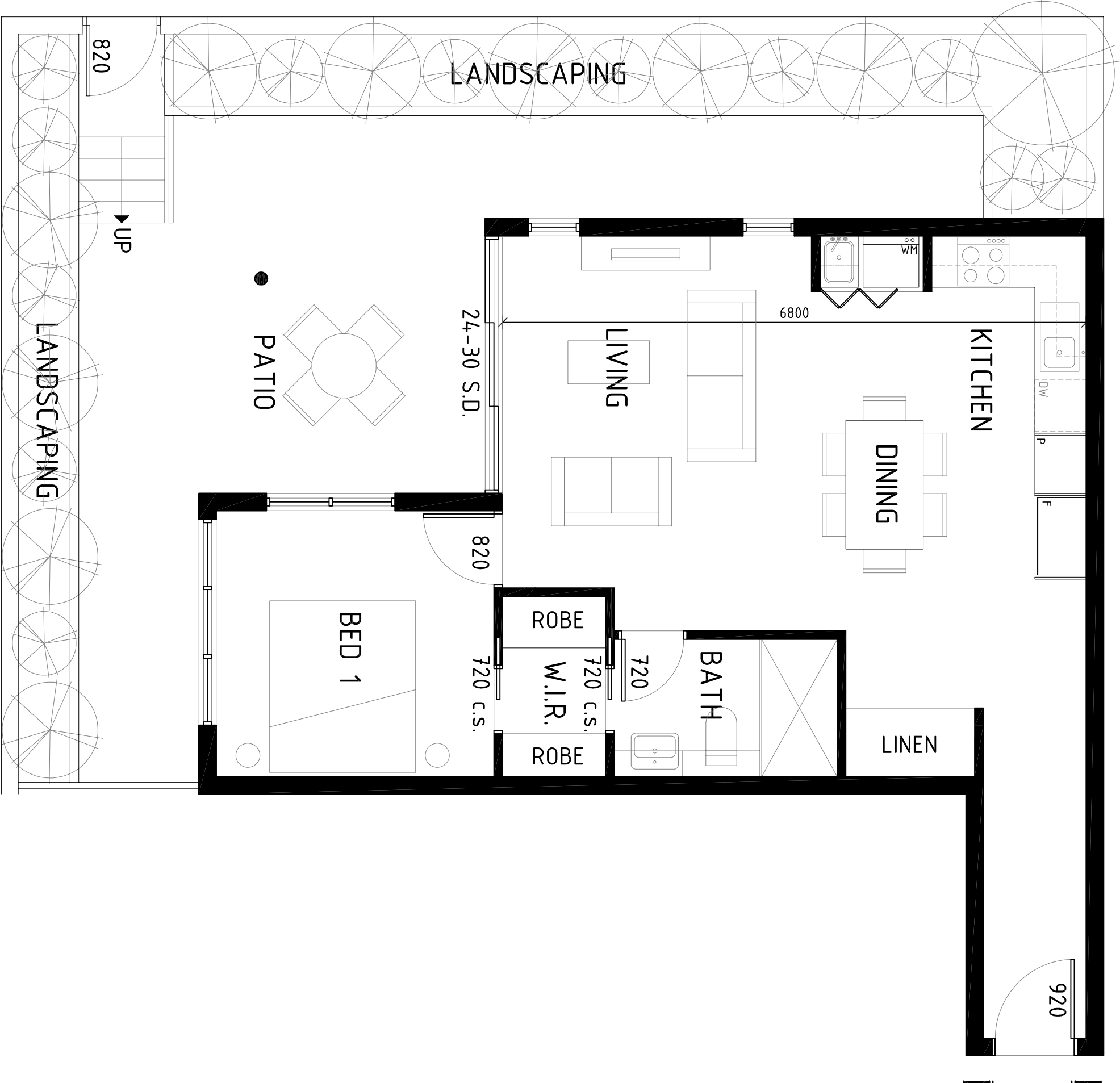
EXT AREA: 22.7m²



B3-TYPE 1D

INT AREA: 54.9m²

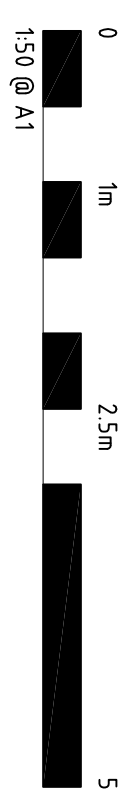
EXT AREA: 11.5m²



B3-TYPE 1B

INT AREA: 56.8m²

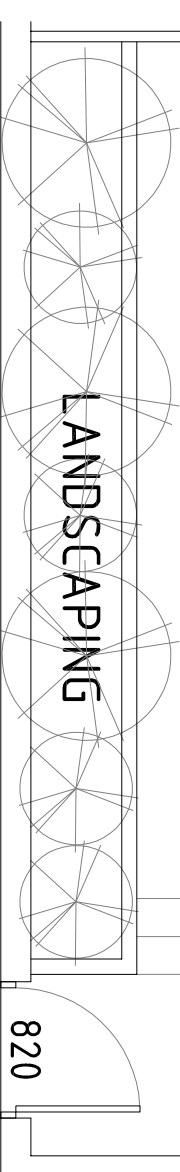
EXT AREA: 33.5m²



B3-TYPE 1C

INT AREA: 55.1m²

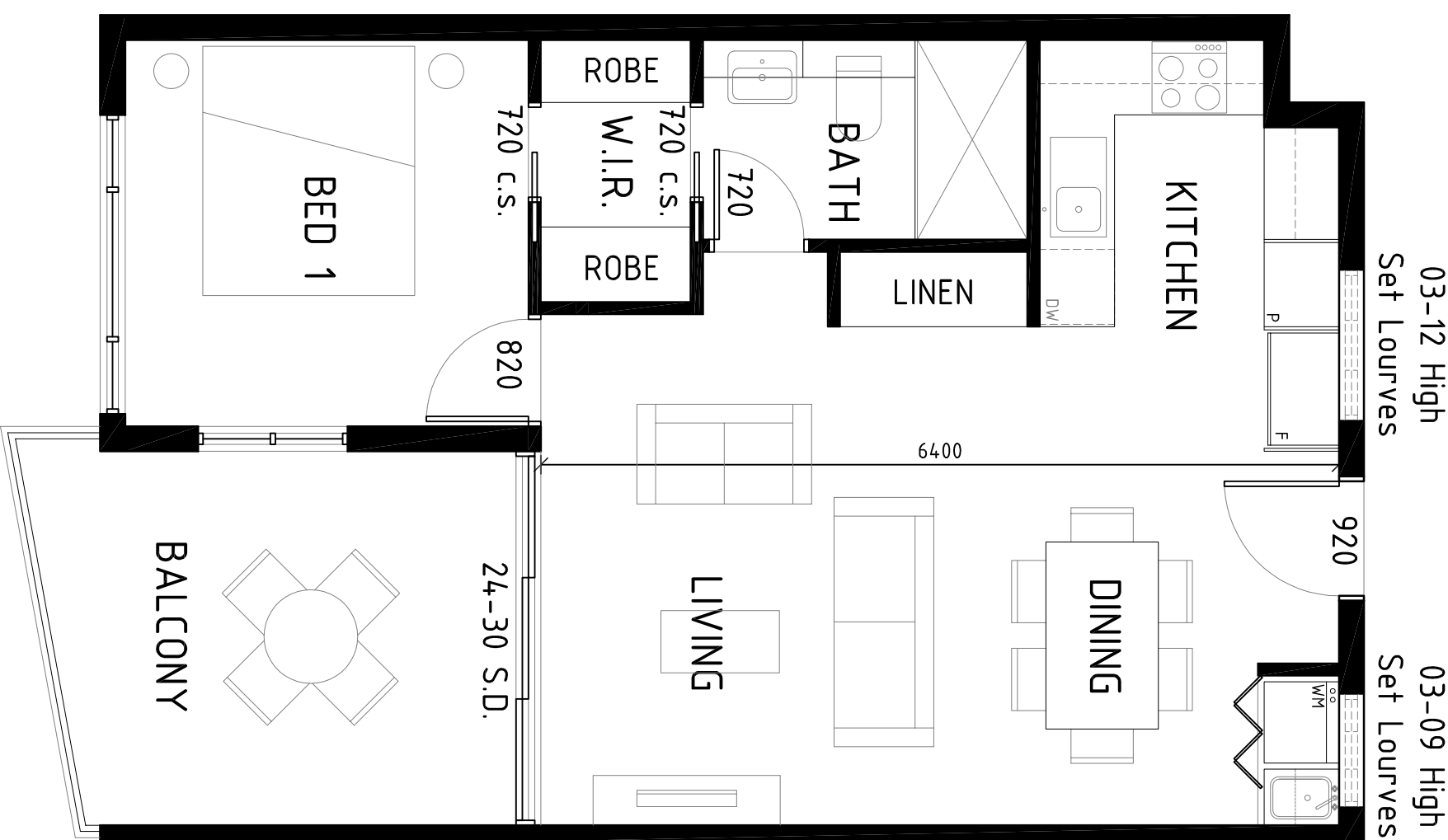
EXT AREA: 19.3m²



B3-TYPE 1E

INT AREA: 50.2m²

EXT AREA: 9.7m²



B3-TYPE IF

INT AREA: 50.6m²

EXT AREA: 9.7m²

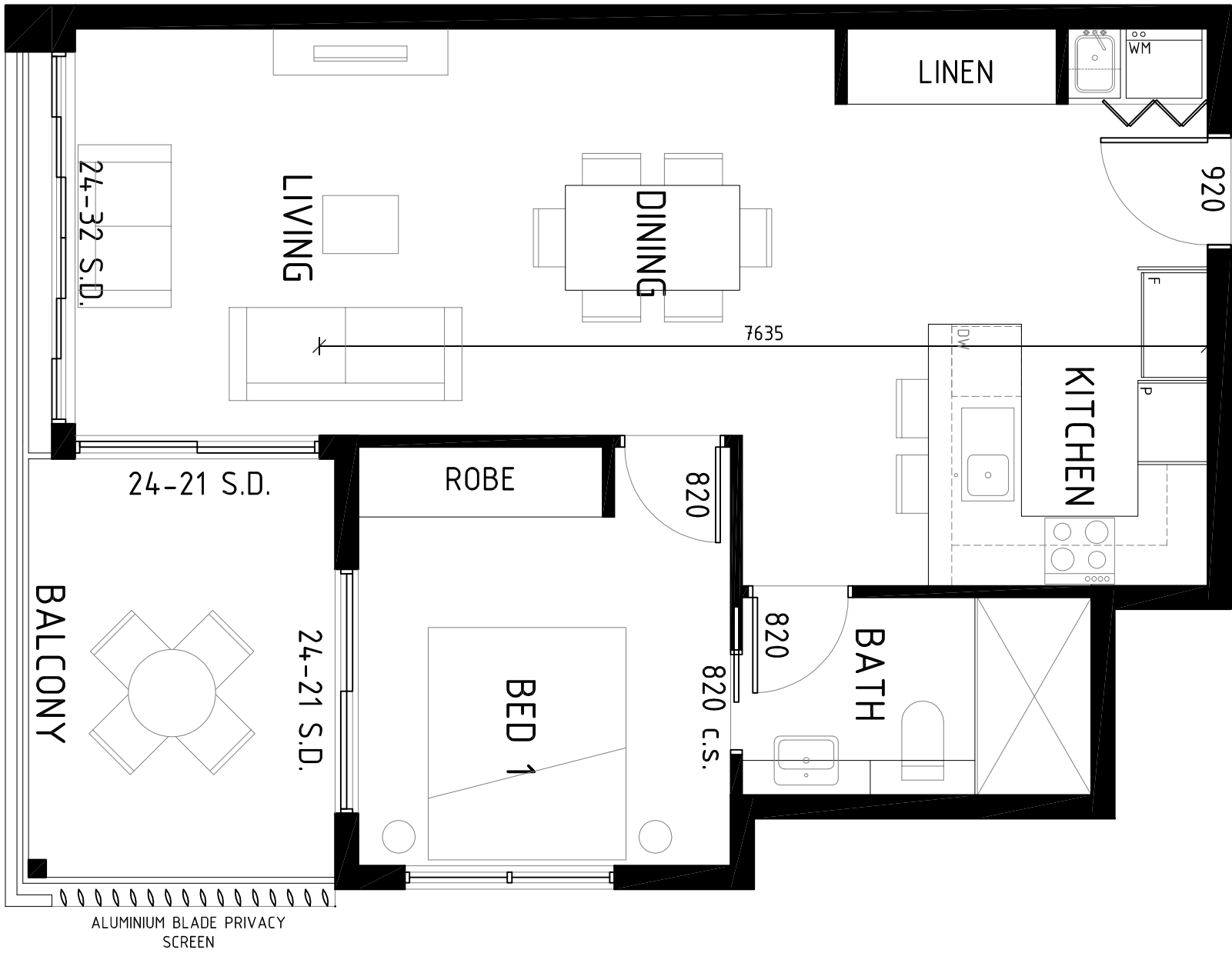


DEVELOPMENT APPLICATION	
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PROJECT HUWE HWY REDEVELOPMENT	
LOCATION 225-241A HUWE HWY/112 NORTHCOE/24 HILLCREST AVE, GREENAORE	
AMENDMENTS	
ISSUE	AMENDMENT
DATE	
P1	PRELIMINARY ISSUE
	10.12.2014
P2	INFORMATION RESPONSE
	29.05.2015

CLIENT	MEDICA PROPERTY HOLDINGS PTY LTD		
TITLE	BUILDING 3 UNIT TYPES SHEET 1 OF 6		
SCALE	DATE	DRAWN	
1:500A1	29.05.2015	MS	
1:1000A3			
JOB NUMBER	SHEET No	ISSUE	
565	DA220	P2	

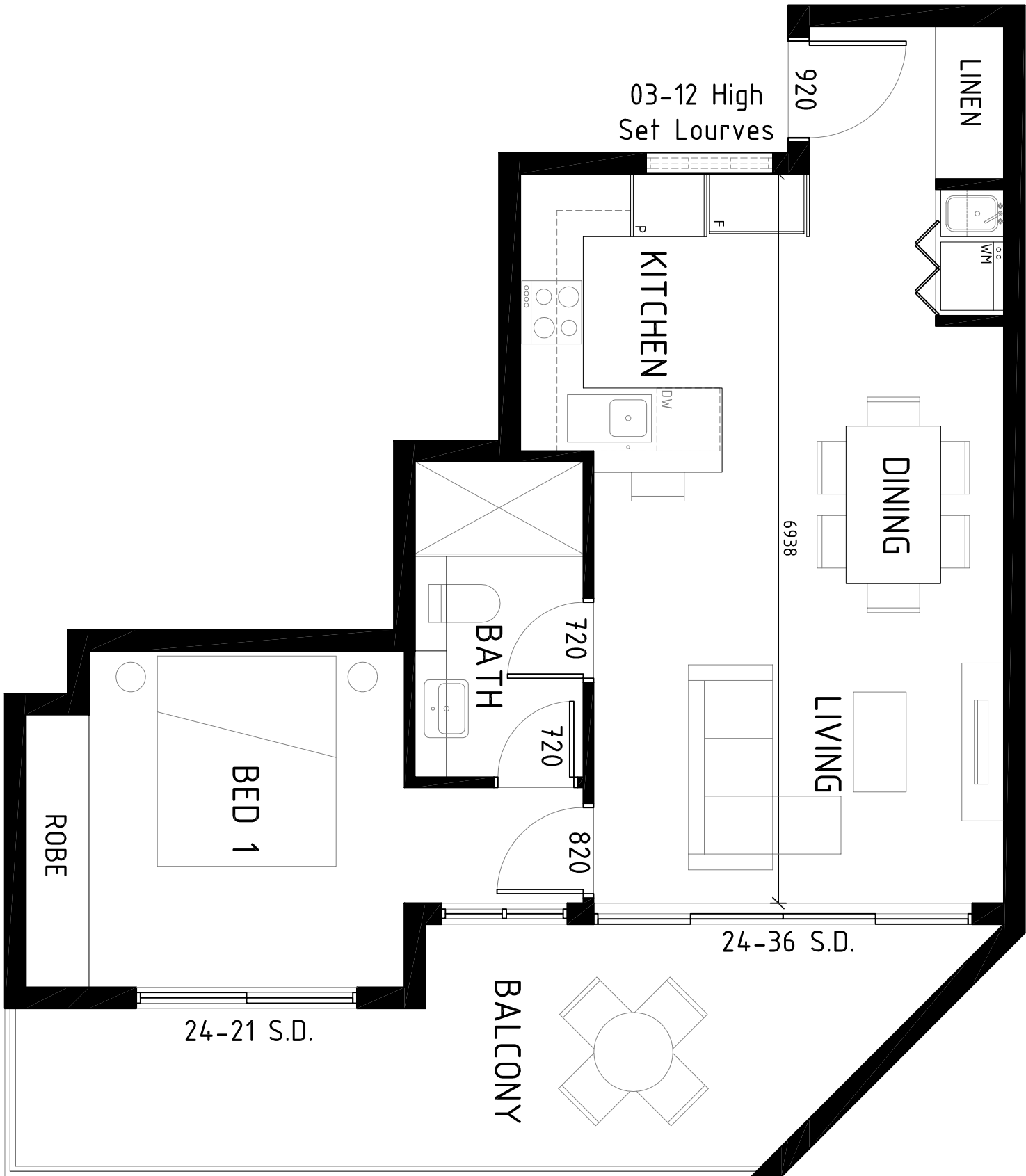
BUILDING 3 APARTMENT SCHEDULE

UNIT TYPE	NO. OF BEDS	INTERNAL AREA	EXTERNAL AREA	QUANTITY	UNIT NAMES
B3-TYPE 1A	1 BEDROOM	54.9m ²	22.7m ²	1	3-006.
B3-TYPE 1B	1 BEDROOM	56.8m ²	33.5m ²	1	3-007.
B3-TYPE 1C	1 BEDROOM	55.1m ²	19.3m ²	1	3-008.
B3-TYPE 1D	1 BEDROOM	54.9m ²	11.5m ²	3	3-105, 3-205, 3-305.
B3-TYPE 1E	1 BEDROOM	50.2m ²	9.7m ²	3	3-107, 3-207, 3-307.
B3-TYPE 1F	1 BEDROOM	50.6m ²	9.7m ²	9	3-108, 3-109, 3-110, 3-208, 3-209, 3-210, 3-308, 3-309, 3-310.
B3-TYPE 1G	1 BEDROOM	56.8m ²	9.5m ²	3	3-111, 3-211, 3-311.
B3-TYPE 1H	1 BEDROOM	50.1m ²	15.8m ²	3	3-112, 3-212, 3-312.
B3-TYPE 2A	2 BEDROOM	73.8m ²	26.0m ²	1	3-001.
B3-TYPE 2B	2 BEDROOM	75.4m ²	44.1m ²	1	3-002.
B3-TYPE 2C	2 BEDROOM	71.7m ²	28.7m ²	2	3-003, 3-004.
B3-TYPE 2D	2 BEDROOM	79.9m ²	50.5m ²	1	3-005.
B3-TYPE 2E	2 BEDROOM	78.0m ²	31.6m ²	1	3-009.
B3-TYPE 2F	2 BEDROOM	71.7m ²	9.2m ²	6	3-102, 3-103, 3-202, 3-203, 3-302, 3-303.
B3-TYPE 2G	2 BEDROOM	79.9m ²	12.0m ²	3	3-104, 3-204, 3-304.
B3-TYPE 3A	3 BEDROOM	99.5m ²	52.7m ²	1	3-010.
B3-TYPE 3B	3 BEDROOM	95.3m ²	24.0m ²	3	3-101, 3-201, 3-301.
B3-TYPE 3C	3 BEDROOM	98.5m ²	24.7m ²	3	3-106, 3-206, 3-306.



B3-TYPE 1G

INT AREA: 56.8m²
EXT AREA: 9.5m²



B3-TYPE 1H

INT AREA: 50.1m²
EXT AREA: 15.8m²

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		MOBILE 040 212 9944
		EMAIL dino@platinumdesign architects.com
CLIENT MEDICA PROPERTY HOLDINGS PTY LTD		
PROJECT HUME HWY REDEVELOPMENT		
LOCATION 225-241A HUME HWY/112 NORTHCOOTE/24 HILLCREST AVE, GREENMERE		
AMENDMENTS		
ISSUE AMENDMENT	DATE	
P1 PRELIMINARY ISSUE	10/12/2014	
P2 PRELIM INFO RESPONSE	10/04/2015	

PLATINUM
DESIGN
ARCHITECTS

CLIENT	DATE	ISSUE
1:1000A1	01.04.2015	MKS
JOB NUMBER	SHEET No	ISSUE
565	0A321	P2

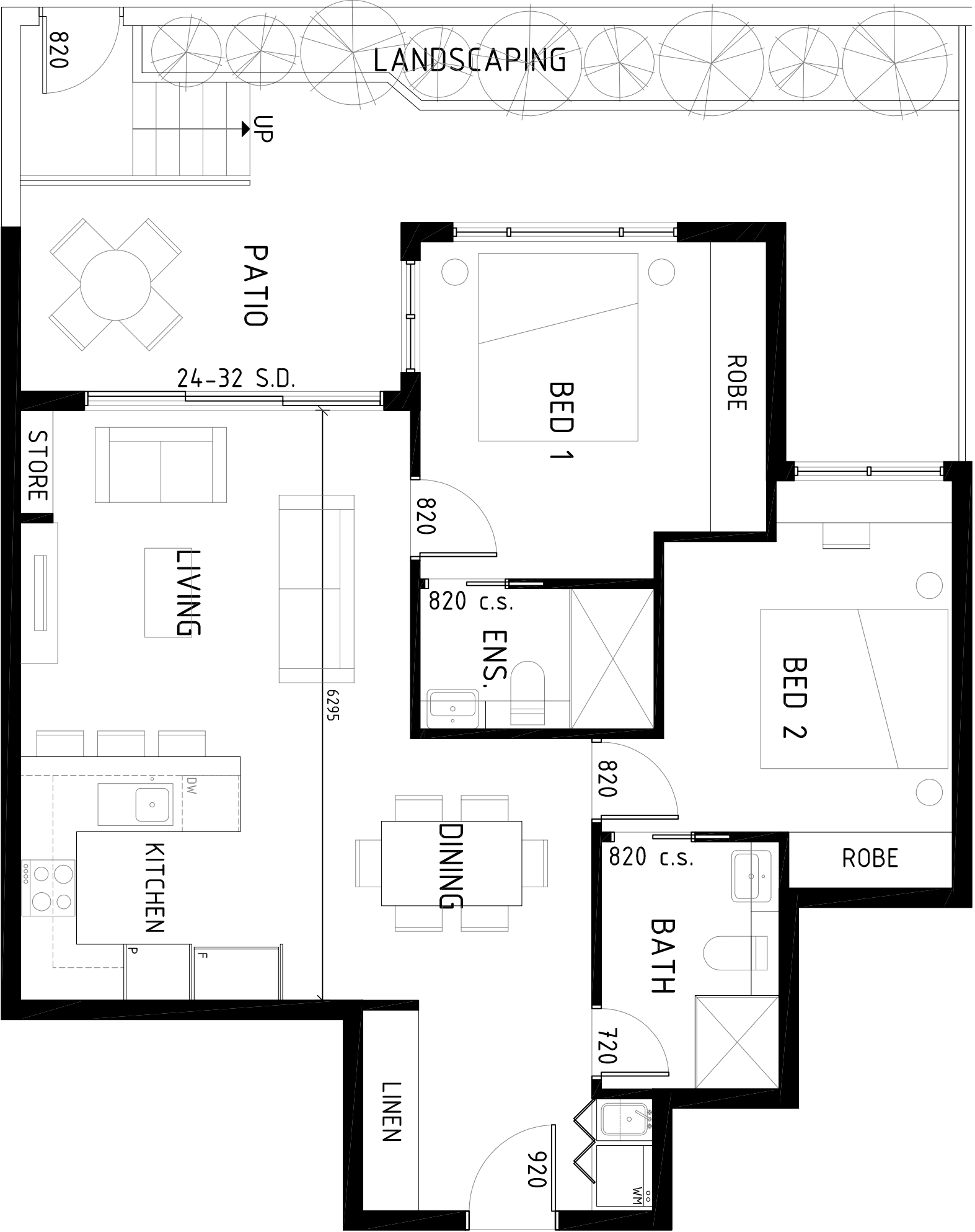
ABSAS
Class 3 Building
Classification

Classification Ref:	2801/27/014
Building Name:	Medica Property
Project Name:	225-241A Hume Hwy
Project Number:	0A321
Project Status:	Approved
Project Date:	10/04/2015

5.5/10.0

BUILDING 3 APARTMENT SCHEDULE

UNIT TYPE	NO. OF BEDS	INTERNAL AREA	EXTERNAL AREA	QUANTITY	UNIT NAMES
B3-TYPE 1A	1 BEDROOM	54.9m ²	22.7m ²	1	3-006.
B3-TYPE 1B	1 BEDROOM	56.8m ²	33.5m ²	1	3-007.
B3-TYPE 1C	1 BEDROOM	55.1m ²	19.3m ²	1	3-008.
B3-TYPE 1D	1 BEDROOM	54.9m ²	11.5m ²	3	3-105, 3-205, 3-305.
B3-TYPE 1E	1 BEDROOM	50.2m ²	9.1m ²	3	3-107, 3-207, 3-307.
B3-TYPE 1F	1 BEDROOM	50.6m ²	9.7m ²	9	3-108, 3-109, 3-110, 3-208, 3-209, 3-210, 3-308, 3-309, 3-310.
B3-TYPE 1G	1 BEDROOM	56.8m ²	9.5m ²	3	3-111, 3-211, 3-311.
B3-TYPE 1H	1 BEDROOM	50.1m ²	15.8m ²	3	3-112, 3-212, 3-312.
B3-TYPE 2A	2 BEDROOM	73.8m ²	26.0m ²	1	3-001.
B3-TYPE 2B	2 BEDROOM	75.4m ²	44.1m ²	1	3-002.
B3-TYPE 2C	2 BEDROOM	71.7m ²	28.7m ²	2	3-003, 3-004.
B3-TYPE 2D	2 BEDROOM	79.9m ²	50.5m ²	1	3-005.
B3-TYPE 2E	2 BEDROOM	78.0m ²	31.6m ²	1	3-009.
B3-TYPE 2F	2 BEDROOM	71.7m ²	9.2m ²	6	3-102, 3-103, 3-202, 3-203, 3-302, 3-303.
B3-TYPE 2G	2 BEDROOM	79.9m ²	12.0m ²	3	3-104, 3-204, 3-304.
B3-TYPE 3A	3 BEDROOM	99.5m ²	52.7m ²	1	3-010.
B3-TYPE 3B	3 BEDROOM	95.3m ²	24.0m ²	3	3-101, 3-201, 3-301.
B3-TYPE 3C	3 BEDROOM	98.5m ²	24.7m ²	3	3-106, 3-206, 3-306.



B3-TYPE 2A

INT AREA: 73.8m²
EXT AREA: 26.0m²



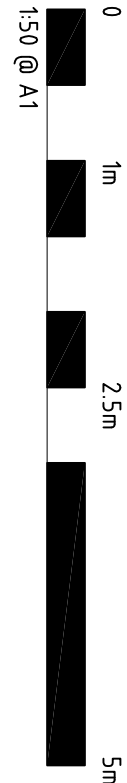
B3-TYPE 2C

INT AREA: 71.7m²
EXT AREA: 28.7m²



B3-TYPE 2B

INT AREA: 75.4m²
EXT AREA: 44.1m²



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PLATINUM
DESIGN

ARCHITECTS

PROJECT
HUME HWY
REDEVELOPMENT

LOCATION
225-241A HUME HWY/112
NORTHCOOTE/24 HILLCREST
AVE, GREENMERE

AMENDMENTS

ISSUE	AMENDMENT	DATE
P1	PRELIMINARY ISSUE	10.12.2015
P2	INFORMATION RESPONSE	28.05.2016

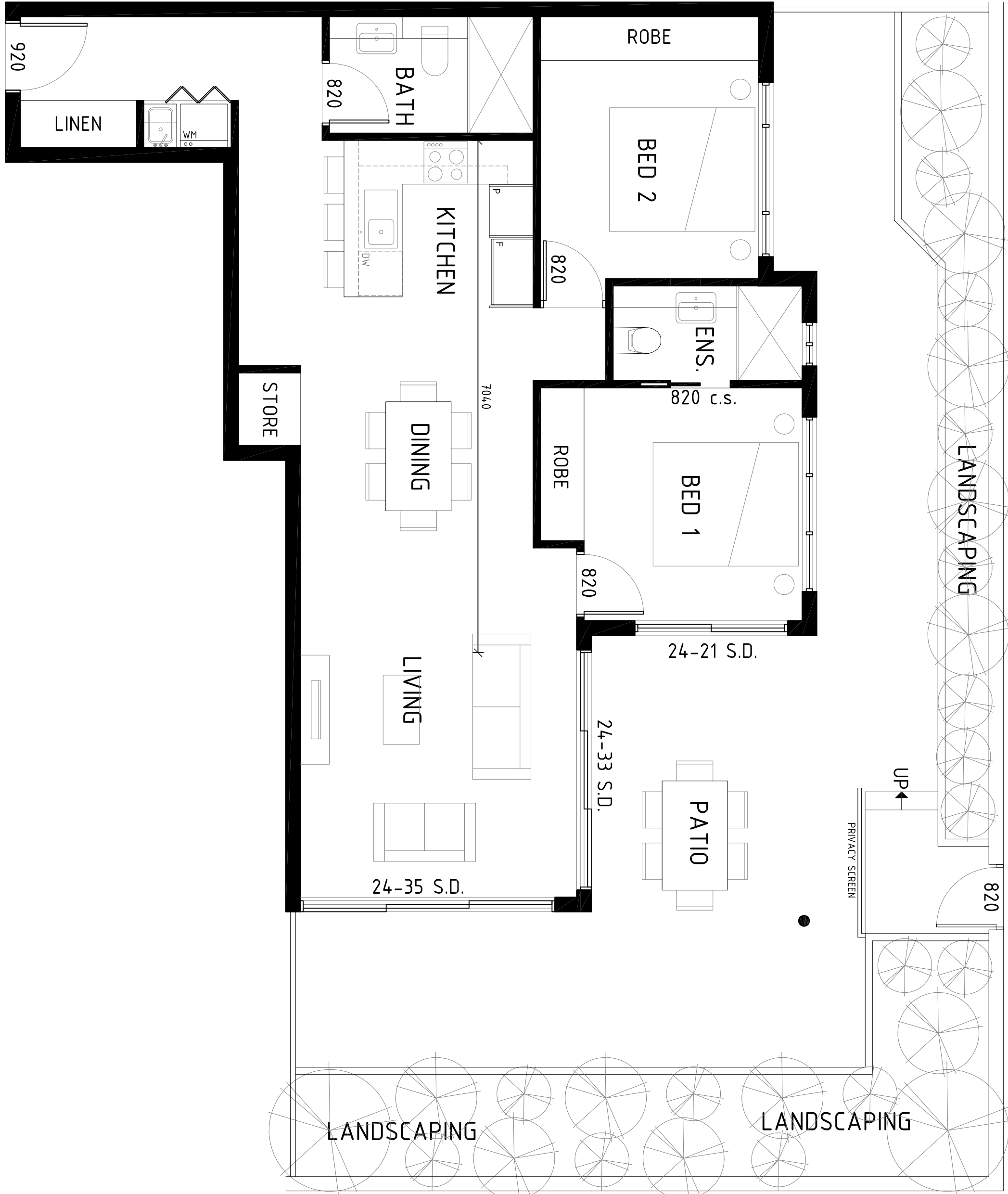
CLIENT
MEDICA PROPERTY
HOLDINGS PTY LTD

TITLE
BUILDING 3
UNIT TYPES SHEET 3 OF 6

SCALE	DATE	DRAWN
1:500A1	27/05/2015	MKS
1:1000A3		
JOB NUMBER	SHEET No	ISSUE
565	DA322	P2

BUILDING 3 APARTMENT SCHEDULE

UNIT TYPE	NO. OF BEDS	INTERNAL AREA	EXTERNAL AREA	QUANTITY	UNIT NAMES
B3-TYPE 1A	1 BEDROOM	54.9m ²	22.7m ²	1	3-006.
B3-TYPE 1B	1 BEDROOM	56.8m ²	33.5m ²	1	3-007.
B3-TYPE 1C	1 BEDROOM	55.1m ²	19.3m ²	1	3-008.
B3-TYPE 1D	1 BEDROOM	54.9m ²	11.5m ²	3	3-105, 3-205, 3-305.
B3-TYPE 1E	1 BEDROOM	50.2m ²	9.7m ²	3	3-107, 3-207, 3-307.
B3-TYPE 1F	1 BEDROOM	50.6m ²	9.7m ²	9	3-108, 3-109, 3-110, 3-208, 3-209, 3-210, 3-308, 3-309, 3-310.
B3-TYPE 1G	1 BEDROOM	56.8m ²	9.5m ²	3	3-111, 3-211, 3-311.
B3-TYPE 1H	1 BEDROOM	50.1m ²	15.8m ²	3	3-112, 3-212, 3-312.
B3-TYPE 2A	2 BEDROOM	73.8m ²	26.0m ²	1	3-001.
B3-TYPE 2B	2 BEDROOM	75.4m ²	44.1m ²	1	3-002.
B3-TYPE 2C	2 BEDROOM	71.7m ²	28.7m ²	2	3-003, 3-004.
B3-TYPE 2D	2 BEDROOM	79.9m ²	50.5m ²	1	3-005.
B3-TYPE 2E	2 BEDROOM	78.0m ²	31.6m ²	1	3-009.
B3-TYPE 2F	2 BEDROOM	71.7m ²	9.2m ²	6	3-102, 3-103, 3-202, 3-203, 3-302, 3-303.
B3-TYPE 2G	2 BEDROOM	79.9m ²	12.0m ²	3	3-104, 3-204, 3-304.
B3-TYPE 3A	3 BEDROOM	99.5m ²	52.7m ²	1	3-100.
B3-TYPE 3B	3 BEDROOM	95.3m ²	24.0m ²	3	3-101, 3-201, 3-301.
B3-TYPE 3C	3 BEDROOM	98.5m ²	24.7m ²	3	3-106, 3-206, 3-306.



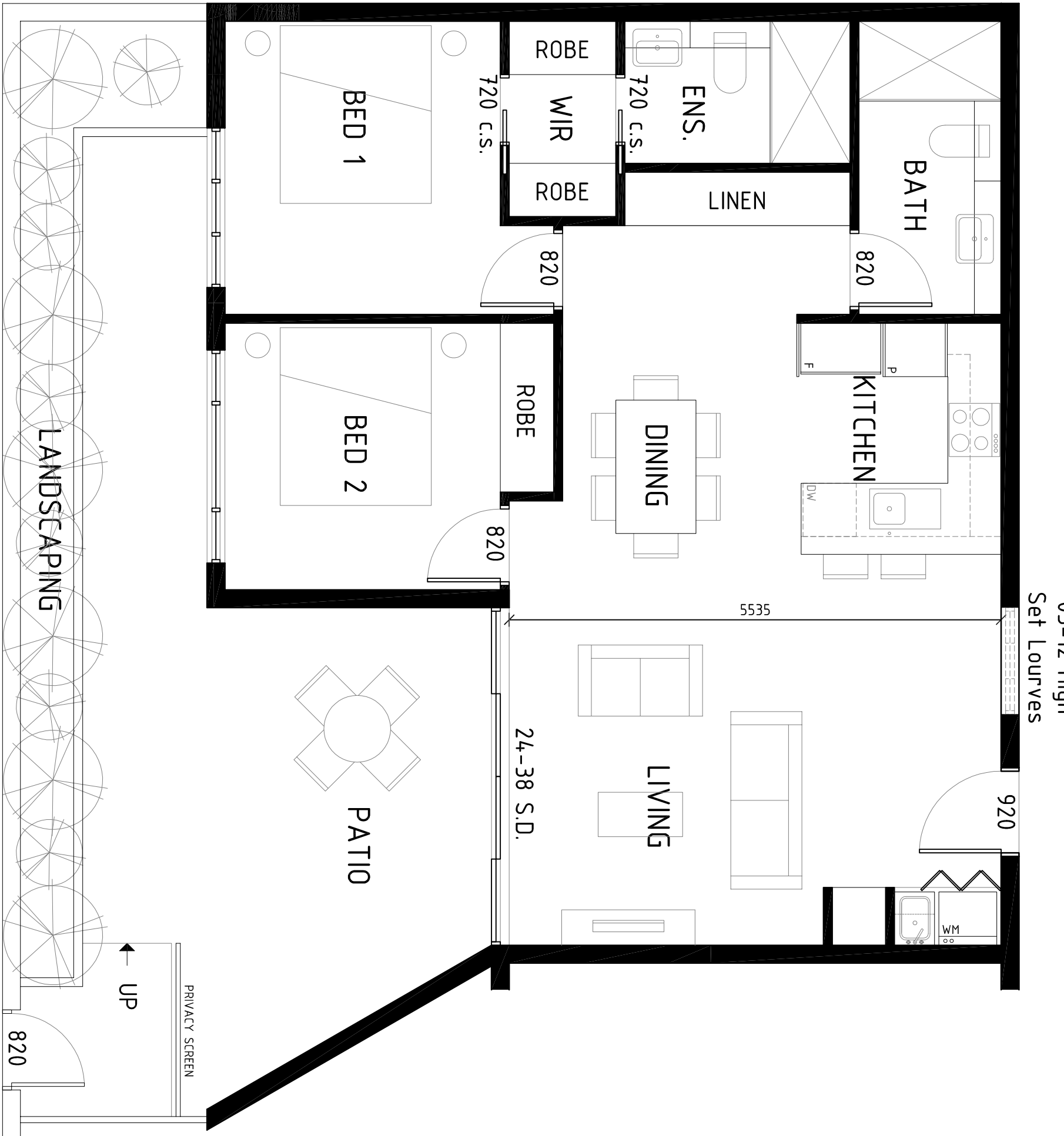
B3-TYPE 2D

INT AREA: 79.9m²
EXT AREA: 50.5m²



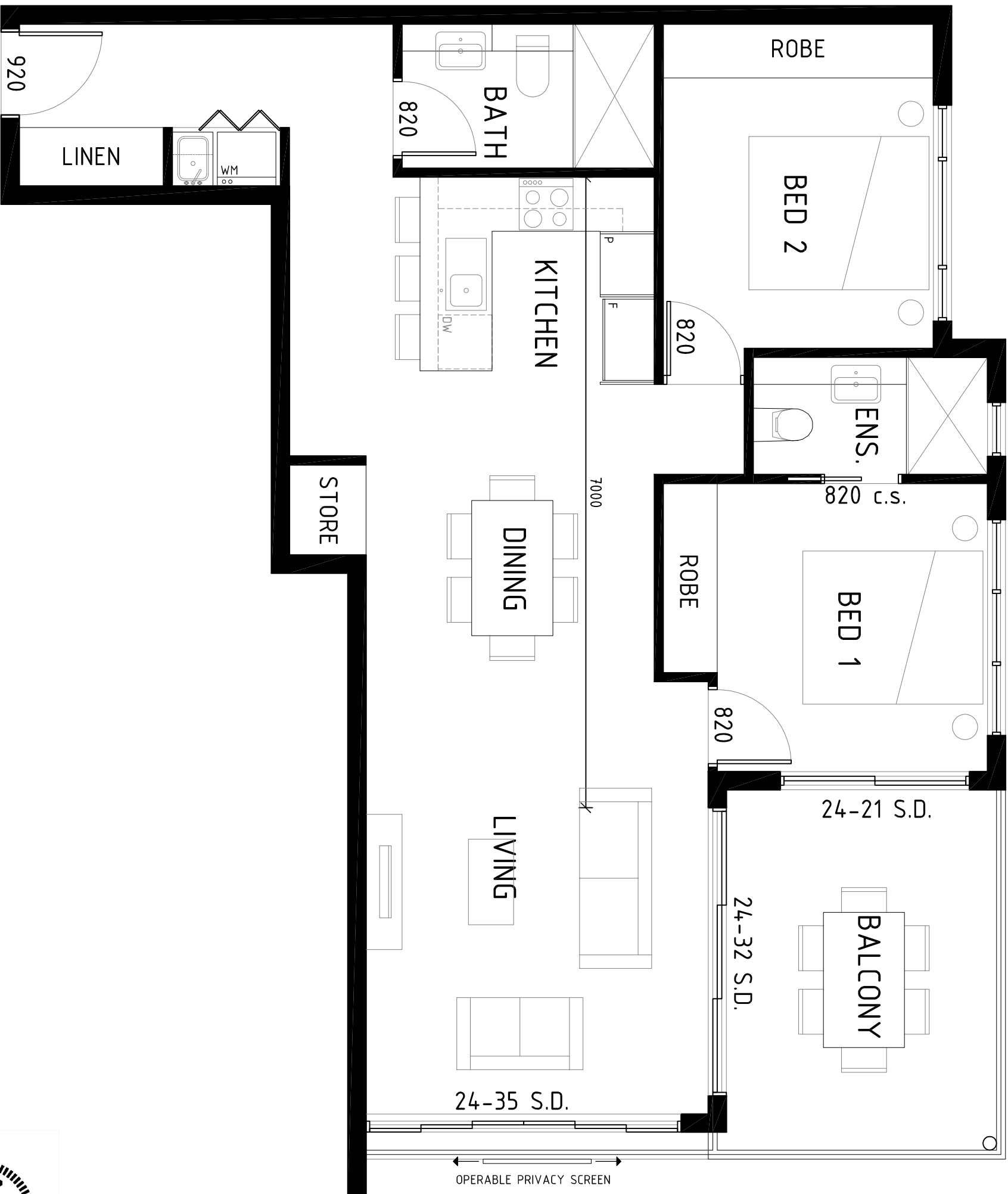
B3-TYPE 2F

INT AREA: 71.7m²
EXT AREA: 9.2m²



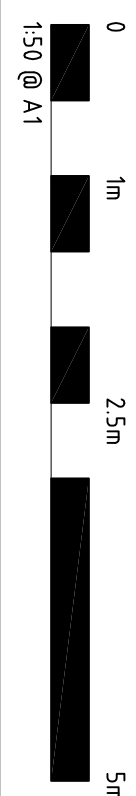
B3-TYPE 2E

INT AREA: 78.0m²
EXT AREA: 31.6m²



B3-TYPE 2G

INT AREA: 79.9m²
EXT AREA: 12.0m²



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PROJECT
HOME HWY
REDEVELOPMENT

LOCATION
225-241A HUME HWY/112
NORTHCOOTE/24 HILCREST
AVE, GREENMERE

PLATINUM
DESIGN
ARCHITECTS

AMENDMENTS
ISSUE | AMENDMENT | DATE
P1 | PRELIMINARY ISSUE | 10.12.2016
P2 | INFORMATION RESPONSE | 28.05.2015

CLIENT
MEDICA PROPERTY
HOLDINGS PTY LTD

TITLE
BUILDING 3
UNIT TYPES SHEET 4 OF 6

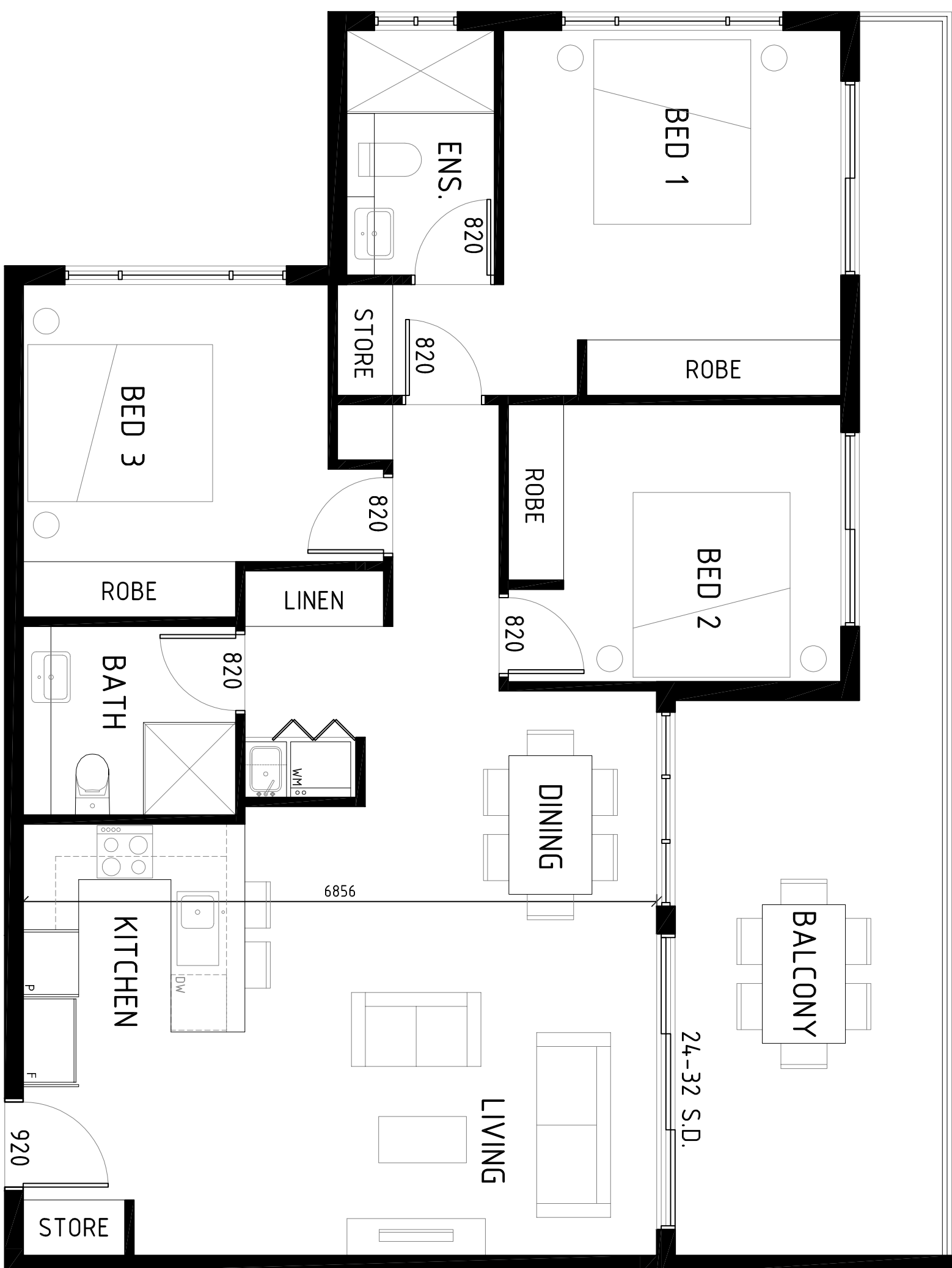
SCALE 1:500A1
1:1000A3
565

DATE
27/05/2015
SHEET No
0A333

DRAWN
MKS
P2

BUILDING 3 APARTMENT SCHEDULE

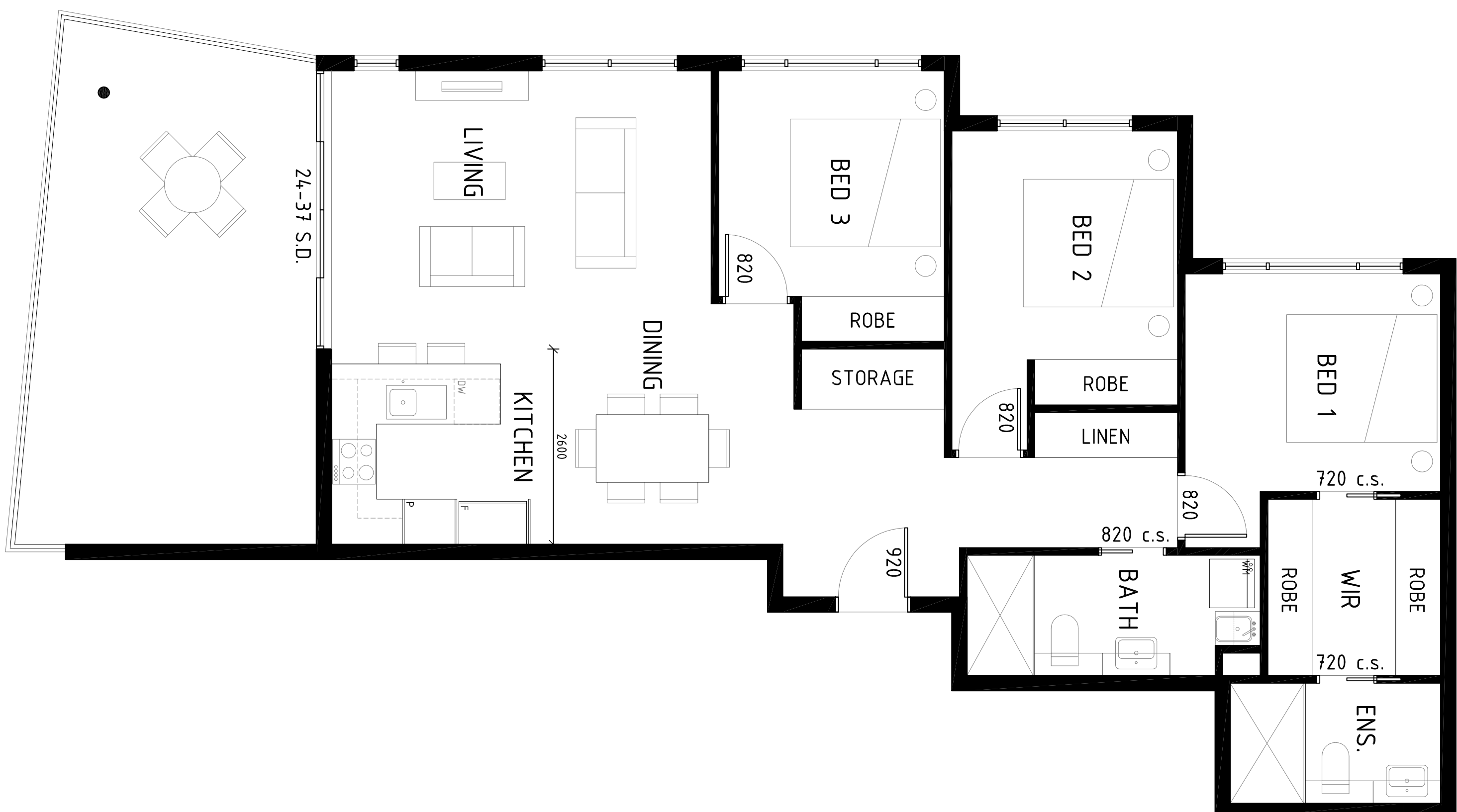
UNIT TYPE	NO. OF BEDS	INTERNAL AREA	EXTERNAL AREA	QUANTITY	UNIT NAMES
B3- TYPE 1A	1 BEDROOM	54.9m²	22.7m²	1	3-006
B3- TYPE 1B	1 BEDROOM	55.8m²	33.5m²	1	3-007
B3- TYPE 1C	1 BEDROOM	55.1m²	19.3m²	1	3-008
B3- TYPE 1D	1 BEDROOM	54.9m²	11.5m²	3	3-105, 3-205, 3-305
B3- TYPE 1E	1 BEDROOM	50.2m²	9.7m²	3	3-107, 3-207, 3-307
B3- TYPE 1F	1 BEDROOM	50.6m²	9.7m²	9	3-108, 3-109, 3-110, 3-208, 3-209, 3-310, 3-308, 3-309, 3-310
B3- TYPE 1G	1 BEDROOM	54.8m²	9.5m²	3	3-111, 3-211, 3-311
B3- TYPE 1H	1 BEDROOM	50.1m²	15.8m²	3	3-112, 3-212, 3-312
B3- TYPE 2A	2 BEDROOM	73.8m²	26.6m²	1	3-001
B3- TYPE 2B	2 BEDROOM	75.4m²	44.1m²	1	3-002
B3- TYPE 2C	2 BEDROOM	71.7m²	28.7m²	2	3-003, 3-004
B3- TYPE 2D	2 BEDROOM	75.9m²	50.5m²	1	3-005
B3- TYPE 2E	2 BEDROOM	78.0m²	31.6m²	1	3-009
B3- TYPE 2F	2 BEDROOM	71.7m²	9.2m²	6	3-102, 3-103, 3-202, 3-203, 3-204, 3-303
B3- TYPE 2G	2 BEDROOM	79.9m²	12.0m²	3	3-104, 3-304, 3-304
B3- TYPE 3A	3 BEDROOM	99.5m²	52.7m²	1	3-010
B3- TYPE 3B	3 BEDROOM	93.3m²	24.0m²	3	3-101, 3-201, 3-301
B3- TYPE 3C	3 BEDROOM	98.5m²	24.7m²	3	3-106, 3-206, 3-306



B3-TYPE 3B

INT AREA: 95.3m²

EXT AREA: 24.0m²



B3-TYPE 3D

INT AREA: 98.5m²

EXT AREA: 24.7m²

[illegible]

DEVELOPMENT APPLICATION

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PLATINUM
DESIGN
ARCHITECTS

REDEVELOPMENT

LOCATION

225-241A HUME HWY/112
NORTHCOTE/24 HILLCREST
AVE, GREENACRE

AMENDMENTS

ISSUE	AMENDMENT	DATE
1	PRELIMINARY ISSUE	10.12.2014
2	INFORMATION RESPONSE	29.05.2017

CLIENT

MEDICA PROPERTY
HOLDINGS PTY LTD

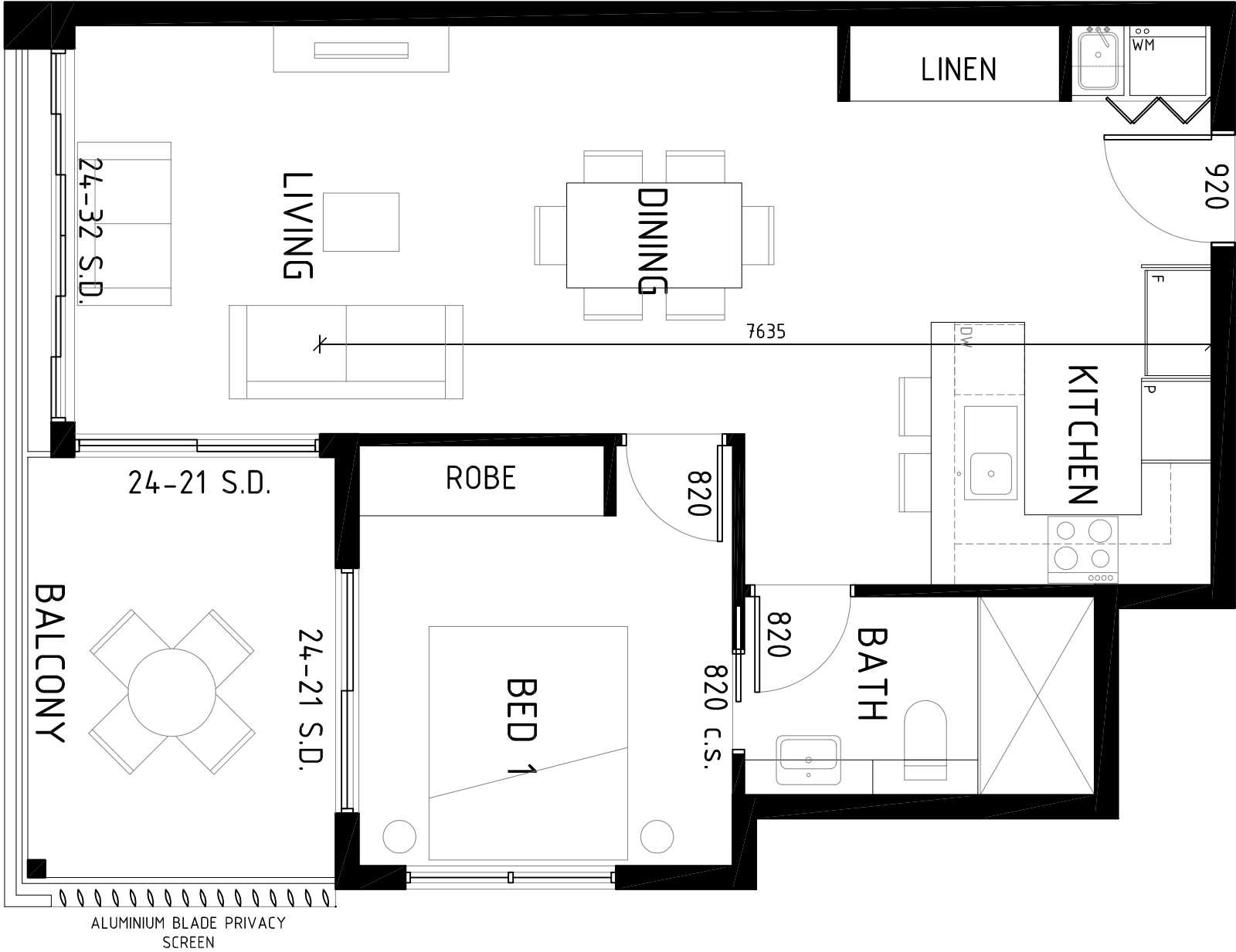
TITLE

UNIT TYPES 6 OF 6

SCALE	DATE	DRAWN
1:5000A1	29.05.2015	MS
1:1000A3		
JOB NUMBER	SHEET No	ISSUE
565	DA325	P2

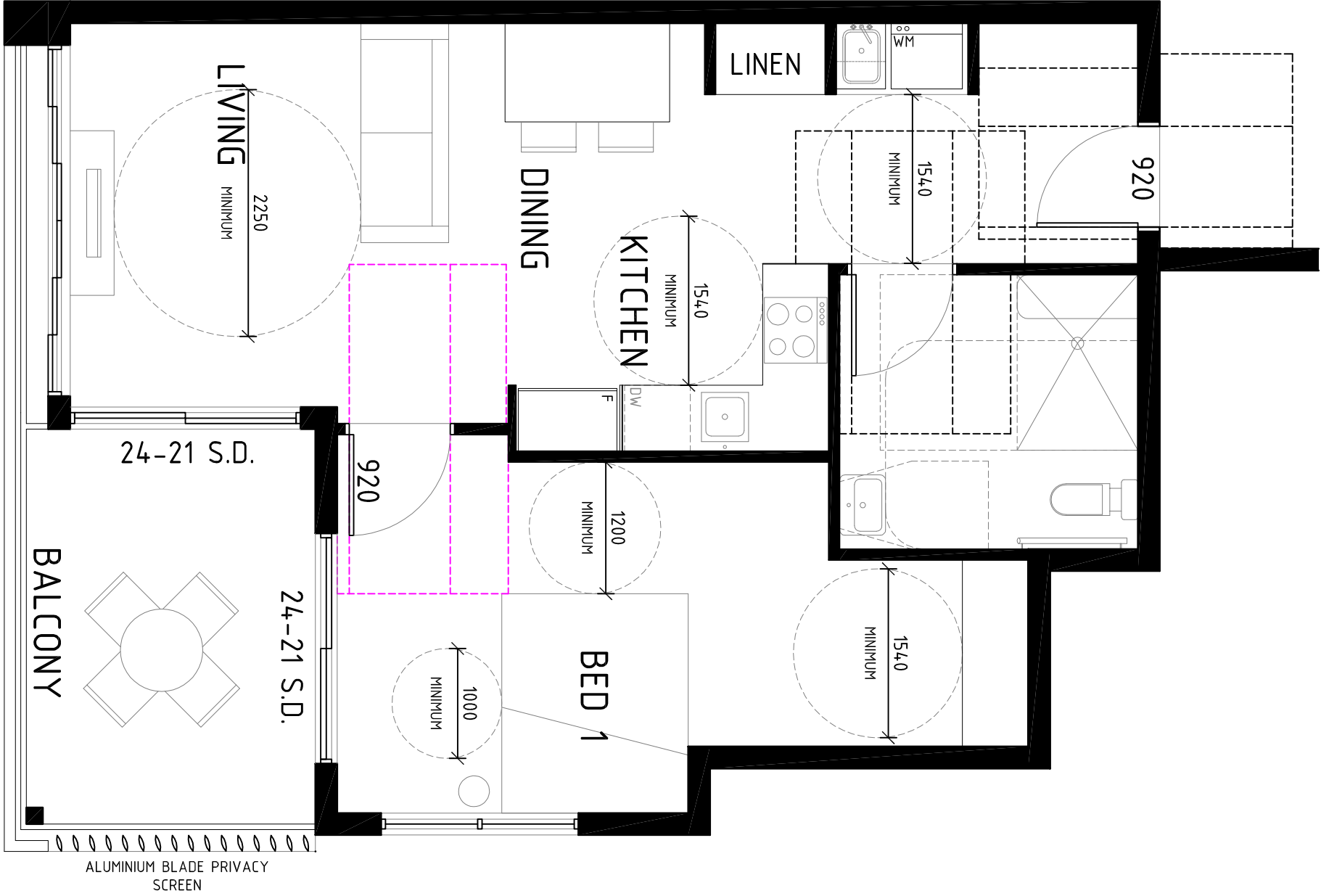
BUILDING 3 APARTMENT SCHEDULE

UNIT TYPE	NO. OF BEDS	INTERNAL AREA	EXTERNAL AREA	QUANTITY	UNIT NAMES
B3-TYPE 1A	1 BEDROOM	54.9m ²	22.7m ²	1	3-006.
B3-TYPE 1B	1 BEDROOM	56.8m ²	33.5m ²	1	3-007.
B3-TYPE 1C	1 BEDROOM	55.1m ²	19.3m ²	1	3-008.
B3-TYPE 1D	1 BEDROOM	54.9m ²	11.5m ²	3	3-105, 3-205, 3-305.
B3-TYPE 1E	1 BEDROOM	50.2m ²	9.7m ²	3	3-107, 3-207, 3-307.
B3-TYPE 1F	1 BEDROOM	50.6m ²	9.7m ²	9	3-108, 3-109, 3-110, 3-208, 3-209, 3-210, 3-308, 3-309, 3-310.
B3-TYPE 1G	1 BEDROOM	56.8m ²	9.5m ²	3	3-111, 3-211, 3-311.
B3-TYPE 1H	1 BEDROOM	50.1m ²	15.8m ²	3	3-112, 3-212, 3-312.
B3-TYPE 2A	2 BEDROOM	73.8m ²	26.0m ²	1	3-001.
B3-TYPE 2B	2 BEDROOM	75.4m ²	44.1m ²	1	3-002.
B3-TYPE 2C	2 BEDROOM	71.7m ²	28.7m ²	2	3-003, 3-004.
B3-TYPE 2D	2 BEDROOM	79.9m ²	50.5m ²	1	3-005.
B3-TYPE 2E	2 BEDROOM	78.0m ²	31.6m ²	1	3-009.
B3-TYPE 2F	2 BEDROOM	71.7m ²	9.2m ²	6	3-102, 3-103, 3-202, 3-203, 3-302, 3-303.
B3-TYPE 2G	2 BEDROOM	79.9m ²	12.0m ²	3	3-104, 3-204, 3-304.
B3-TYPE 3A	3 BEDROOM	99.5m ²	52.7m ²	1	3-010.
B3-TYPE 3B	3 BEDROOM	95.3m ²	24.0m ²	3	3-101, 3-201, 3-301.
B3-TYPE 3C	3 BEDROOM	98.5m ²	24.7m ²	3	3-106, 3-206, 3-306.



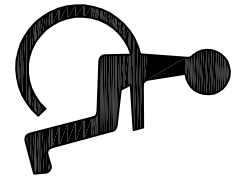
B3-TYPE 1G

INT AREA: 56.8m²
EXT AREA: 9.5m²



B3-TYPE 1G [ADAPTABLE]

INT AREA: 56.8m²
EXT AREA: 9.5m²



PLATINUM DESIGN ARCHITECTS

PROJECT: HUME HWY REDEVELOPMENT

LOCATION: 225-241A HUME HWY/112 NORTHGOTE/24 HILCREST AVE, GREENMERE

AMENDMENTS

ISSUE	AMENDMENT	DATE
P1	PRELIMINARY ISSUE	10.12.2015
P2	INFORMATION RESPONSE	28.05.2016

CLIENT	MEDICA PROPERTY HOLDINGS PTY LTD
TITLE	BUILDING 3 – ADAPTABLE UNITS

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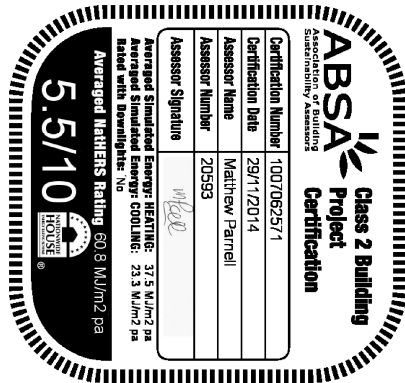
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SCALE	DWG	ISSUED
1:1000A1	29/05/2015	MKS
DWG NUMBER	0A1316	P2
565		

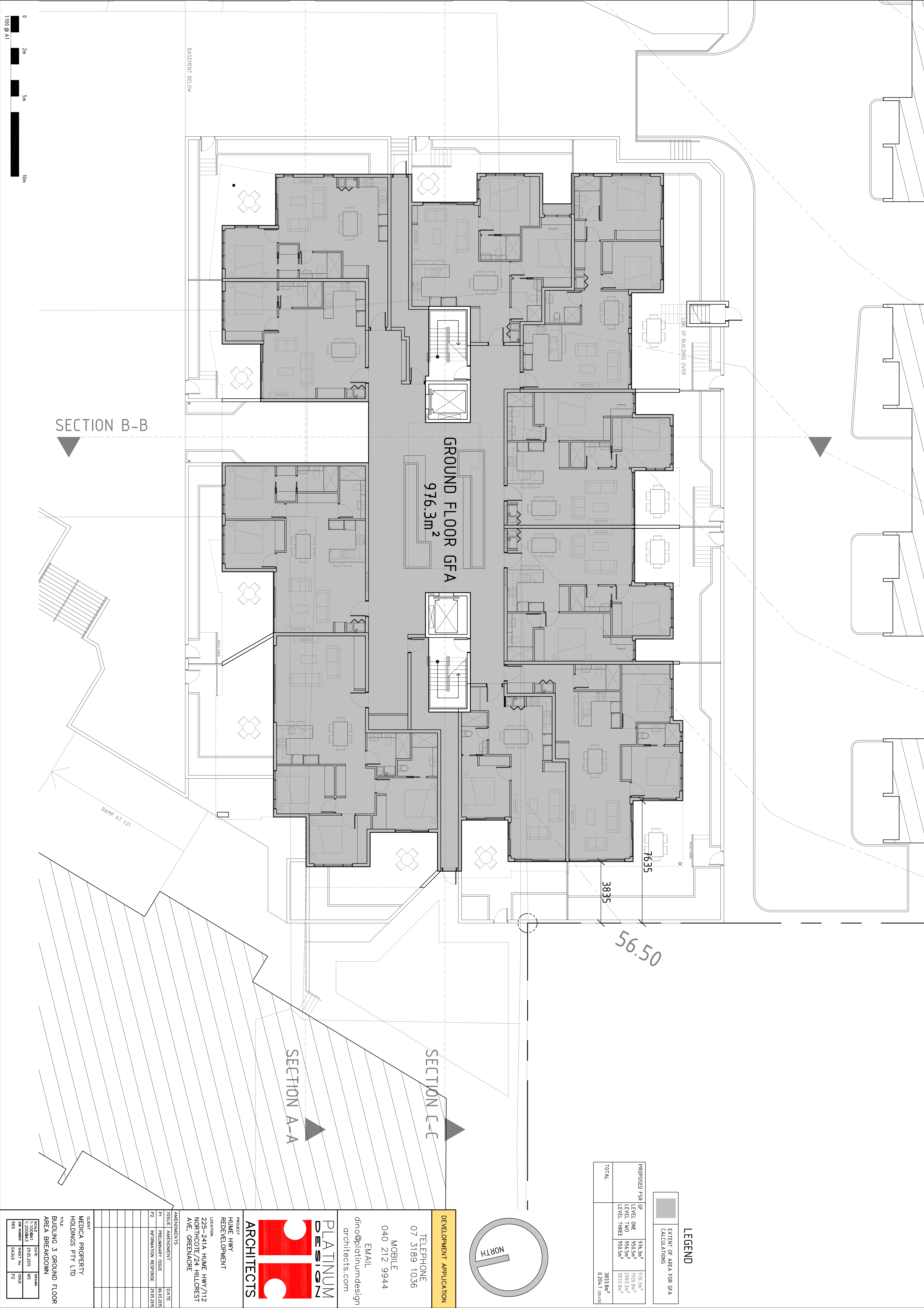
BUILDING 3 THERMAL SPECIFICATION

BUILDING TYPE:	RESIDENTIAL APARTMENTS (CLASS 2)
THERMAL MODELLING IS BASED ON THE FOLLOWING SPECIFICATION REFER BASIX CERTIFICATE FOR SCHEDULE OF BASIX COMMITMENTS	
EXTERNAL WALLS	
190MM CORE-FILLED CONCRETE BLOCK, RENDERED FINISH R 2.4 INSULATION (KINGSPAN KOOLTHERM PHENOLIC BOARD OR SIMILAR), 10MM PLASTERBOARD LINING TO LOADBEARING WALLS, EXTERNAL COLOURS WHERE INDICATED ON DRAWINGS, DEFAULT COLOUR MEDIUM ELSEWHERE.	
190MM CORE-FILLED CONCRETE BLOCK, WITH ZINC CLADDING ON BATTENS, R 2.4 INSULATION (KINGSPAN KOOLTHERM PHENOLIC BOARD OR SIMILAR), 10MM PLASTERBOARD LINING TO LOADBEARING WALLS.	
90MM NOM. TIMBER FRAMED WALLS, ALUMINIUM COMPOSITE SHEET CLADDING, R2.4 BULK INSULATION; 10MM PLASTERBOARD LINING, EXTERNAL COLOURS AS PER SCHEDULE.	
INTERNAL WALLS	
GENERALLY: TIMBER FRAMED WALLS, 10MM PLASTERBOARD LINING.	
PARTY WALL, PLASTERBOARD, WITH UNVENTILATED, NON-REFLECTIVE AIR GAP TO MATCH INSULATION THICKNESS OF EXTERNAL WALLS.	
FLOORS	
GROUND FLOORS AND CANTILEVERED UPPER FLOORS: SUSPENDED CONCRETE SLAB, R1.9 KINGSPAN KOOLTHERM PHENOLIC BOARD WITH REFLECTIVE LOWER SURFACE OR SIMILAR, WITH CERAMIC TILE FLOORING TO LIVING AND WET AREAS, CARPET TO BEDROOMS, 10MM PLASTERBOARD ON BATTENS TO CEILING UNDER.	
UPPER FLOORS: SUSPENDED CONCRETE SLAB, R1.9 KINGSPAN KOOLTHERM PHENOLIC BOARD WITH REFLECTIVE LOWER SURFACE OR SIMILAR, WITH CERAMIC TILE FLOORING TO LIVING AND WET AREAS, CARPET TO BEDROOMS, 10MM PLASTERBOARD ON BATTENS TO CEILING UNDER.	
CANTILEVERED UPPER FLOORS: SUSPENDED CONCRETE SLAB, R1.9 KINGSPAN KOOLTHERM PHENOLIC BOARD OR SIMILAR, WITH CERAMIC TILE FLOORING TO LIVING AND WET AREAS, CARPET TO BEDROOMS, AND 6MM FIBRECEMENT SHEETING UNDER.	
CEILING	
10MM PLASTERBOARD LINING; R3 BULK INSULATION.	
ROOF	
COLORBOND ZINCALUME STEEL SHEETING, R1.8 NOM ANTICON BLANKET, FOIL FACING DOWNWARDS. DEFAULT COLOUR: MEDIUM.	
TRAFFICABLE CONCRETE ROOF: SUSPENDED CONCRETE SLAB, WITH TILED WALKING SURFACE, WATERPROOF MEMBRANE, R3.5 KINGSPAN KOOLTHERM PHENOLIC BOARD OR SIMILAR, 10MM PLASTERBOARD ON BATTENS TO CEILING UNDER.	

WINDOWS
SINGLE GLAZED, STANDARD ALUMINIUM FRAMING, LOW E GLAZING, U=5.32 SHGC=0.47.
3MM ALUMINIUM LOUVRES TO HIGH-LEVEL OPENINGS TO UNITS IN BUILDING 3.
EXTERNAL ENTRY DOORS
SOLID CORE TIMBER.
COLOUR
DEFAULT COLOUR FOR ALL EXTERNAL AND INTERNAL SURFACES AND WINDOW FRAMES: MEDIUM.
SHADING
SHADING TO WALLS AND WINDOWS AS SHOWN ON ROOF PLANS, FLOOR PLANS AND ELEVATIONS.
SEALING
WINDOWS MANUFACTURED AND INSTALLED AS PER AS1288-2006 GLASS IN BUILDINGS AND AS2047-1999 WINDOWS IN BUILDINGS.
EXTERNAL DOORS TO BE FITTED WITH WEATHERSEALS TO COMPLY WITH BCA NSW P2.6.1(B).
EXHAUST FANS TO BE INSTALLED IN CEILINGS TO PREVENT AIR LEAKAGE AND FITTED WITH SELF-CLOSING DAMPERS.
DOWNLIGHTS
ANY DOWNLIGHTS TO BE FITTED WITH APPROVED UNVENTILATED COVERS TO AUSTRALIAN STANDARD AS/NZS 3000 - 2007 ELECTRICAL INSTALLATIONS, AND ANY INSULATION TO BE FITTED CLOSE TO SUCH COVERS.
ALTERNATIVELY, DOWNLIGHTS TO BE FULLY SEALED LED FITTINGS CAPABLE OF BEING INSTALLED UNDER BULK INSULATION.
EXPOSURE
SUBURBAN

[illegible]

SCALE NTS@A1 NTS@A3	DATE 10.12.2014	DRAWN MS
JOB NUMBER 565	SHEET No DA330	ISSUE P1



LEGEND	
	EXTENT OF AREA FOR GFA CALCULATIONS
PROPOSED FSR FOR GFA	
LEVEL ONE	976.3m ²
LEVEL TWO	950.5m ²
LEVEL THREE	950.5m ²
TOTAL	2877.3m ²

DEVELOPMENT APPLICATION

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PLATINUM
DESIGN

ARCHITECTS

PROJECT

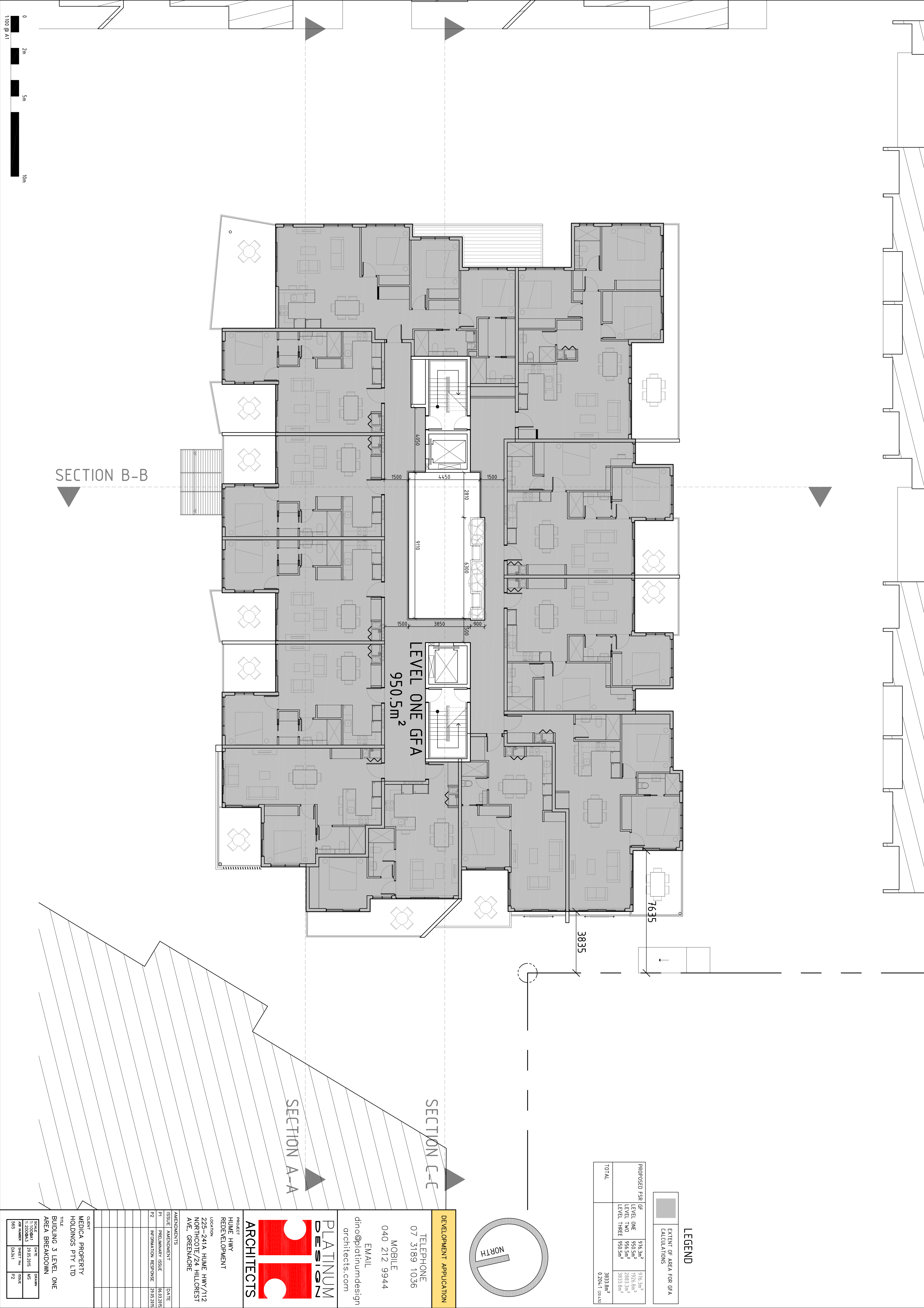
HUME HWY
REDEVELOPMENT

LOCATION

225-241A HUME HWY/112
NORTHCOOTE/24 HILLCREST
AVE, GREENMERE

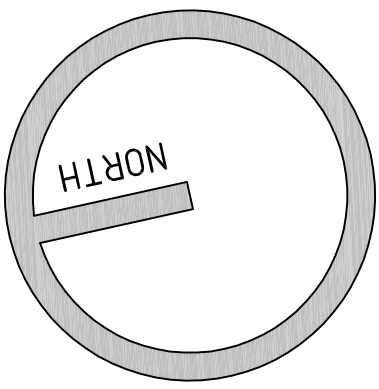
AMENDMENTS	
ISSUE	AMENDMENT
P1	PRELIMINARY ISSUE
P2	INFORMATION RESPONSE

CLIENT	
MEDICA PROPERTY HOLDINGS PTY LTD	
TITLE	
BUILDING 3 GROUND FLOOR AREA BREAKDOWN	
SCALE	DATE
1:1000	11/09/2015
1:2000	27/05/2015
1:500	04/04/10



LEGEND	
	EXTENT OF AREA FOR GFA CALCULATIONS

PROPOSED FSR GFA	
LEVEL ONE	9716.3m ²
LEVEL TWO	950.5m ²
LEVEL THREE	950.5m ²
TOTAL	3833.8m ²



DEVELOPMENT APPLICATION

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PLATINUM
DESIGN

ARCHITECTS

PROJECT
HUME HWY
REDEVELOPMENT

LOCATION
225-241A HUME HWY/112
NORTHCOOTE/24 HILLCREST
AVE, GREENACRE

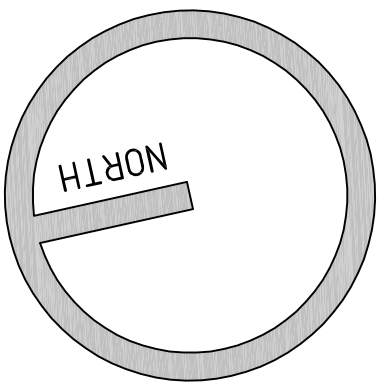
AMENDMENTS	
ISSUE	AMENDMENT
P1	PRELIMINARY ISSUE
P2	INFORMATION RESPONSE

CLIENT		MEDICA PROPERTY HOLDINGS PTY LTD
TITLE		BUILDING 3 LEVEL ONE AREA BREAKDOWN
SCALE	DATE	ISSUE
1:1000	11/09/2015	ISSUE
1:200	27/05/2015	ISSUE
500	04/04/11	P2



LEGEND	
	EXTENT OF AREA FOR GFA CALCULATIONS

PROPOSED FSR GFA	
LEVEL ONE	976.3m ²
LEVEL TWO	950.5m ²
LEVEL THREE	950.5m ²
TOTAL	2877.3m ²



DEVELOPMENT APPLICATION

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PLATINUM
DESIGN
ARCHITECTS

PROJECT
HUME HWY
REDEVELOPMENT

LOCATION
225-241A HUME HWY/112
NORTHCOOTE/24 HILLCREST
AVE, GREENACRE

AMENDMENTS	
ISSUE	AMENDMENT
P1	PRELIMINARY ISSUE
P2	INFORMATION RESPONSE

CLIENT	MEDICA PROPERTY HOLDINGS PTY LTD
TITLE	BUILDING 3 LEVEL TWO AREA BREAKDOWN
DATE	11/06/2015
SHEET No	0A34.2
ISSUE	P2

SCALE	DATE	ISSUE
1:1000	11/06/2015	P1
1:200	27/05/2015	P2
500	0A34.2	P2

