

AFFORDABLE HOUSING DEVELOPMENT

118 - 124 BRUNKER ROAD, ADAMSTOWN NSW 2289



RFI RESPONSE



HOLDSWORTH DESIGN
P 0432 015 090 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au
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REV	DATE	COMMENTS
A	07.06.2018	CLIENT & CONSULTANT ISSUE
B	13.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE
C	02.08.2018	RFI RESPONSE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT : AFFORDABLE HOUSING DEVELOPMENT
CLIENT : ABL PROPERTY

AUTHORITY : NEWCASTLE CITY COUNCIL

SITE : 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING : PERSPECTIVE 01

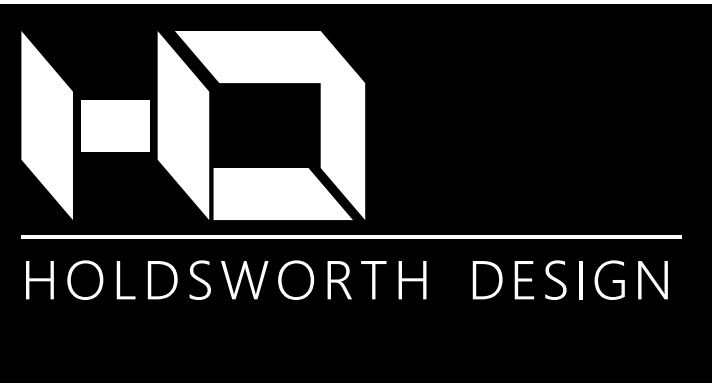
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FILENAME : 0052.180605.pln DATE PRINTED : 8/2/2018

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BH **AUG 18 1 : 200 @ A1**

PROJECT No : **0052** PHASE : **DA** DRAWING No : **A-001** REV : **C**





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AUTHORITY : NEWCASTLE CITY COUNCIL

SITE : 118-124 BRUNKER ROAD
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DRAWING : PERSPECTIVE 02

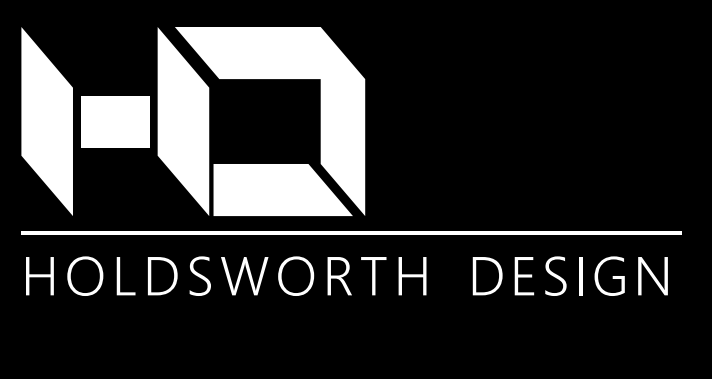
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AUTHORITY :
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DRAWING : PERSPECTIVE 03

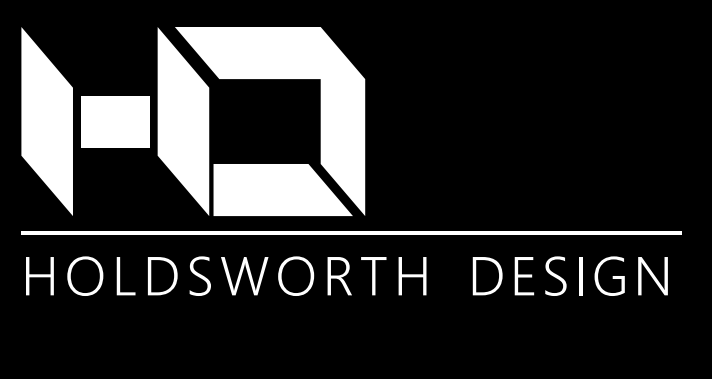
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DRAWING : PERSPECTIVE 04

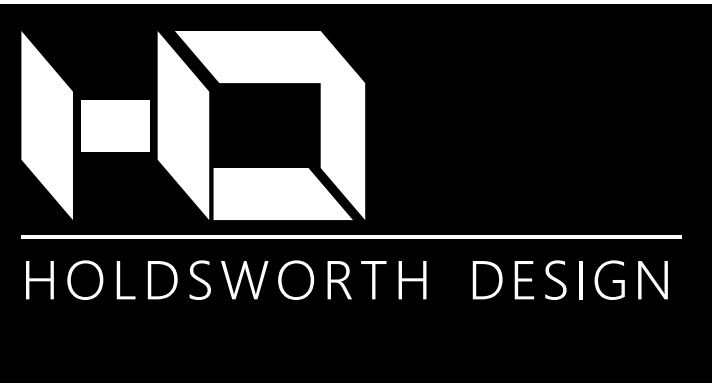
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DRAWING : PERSPECTIVE 05

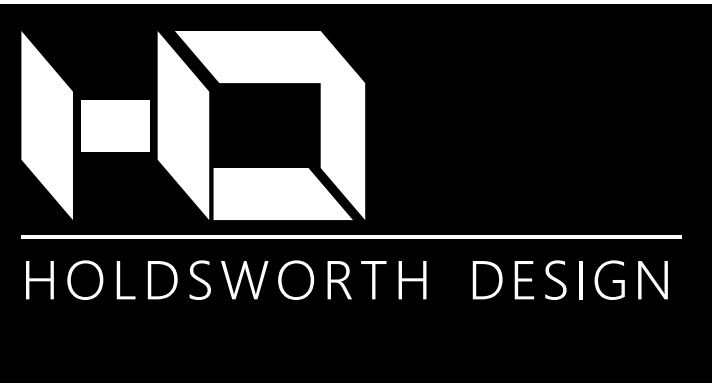
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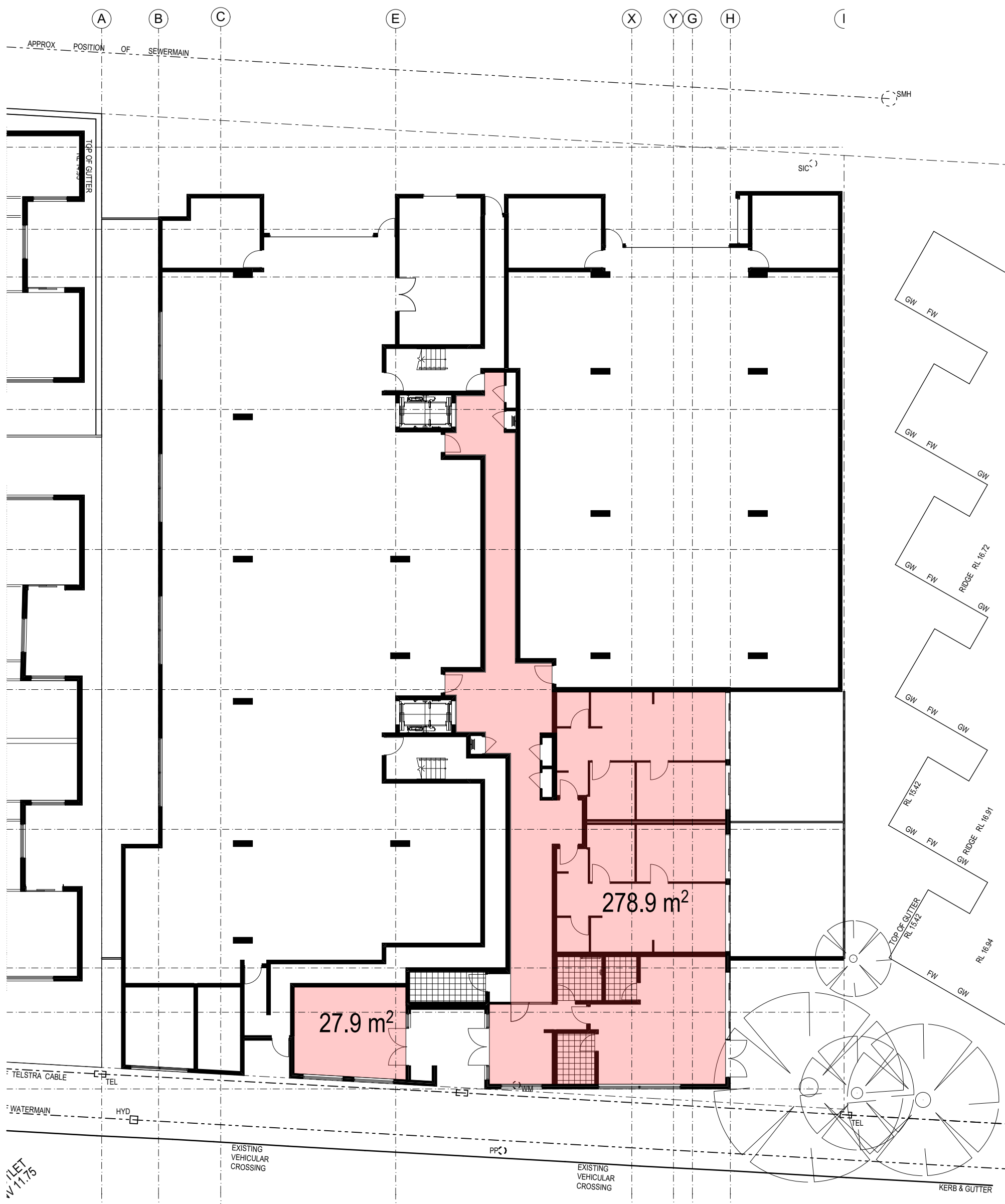
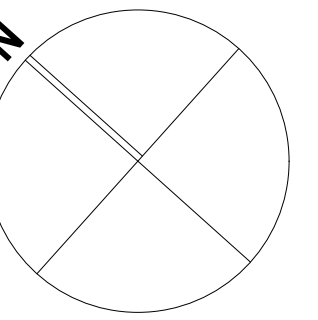
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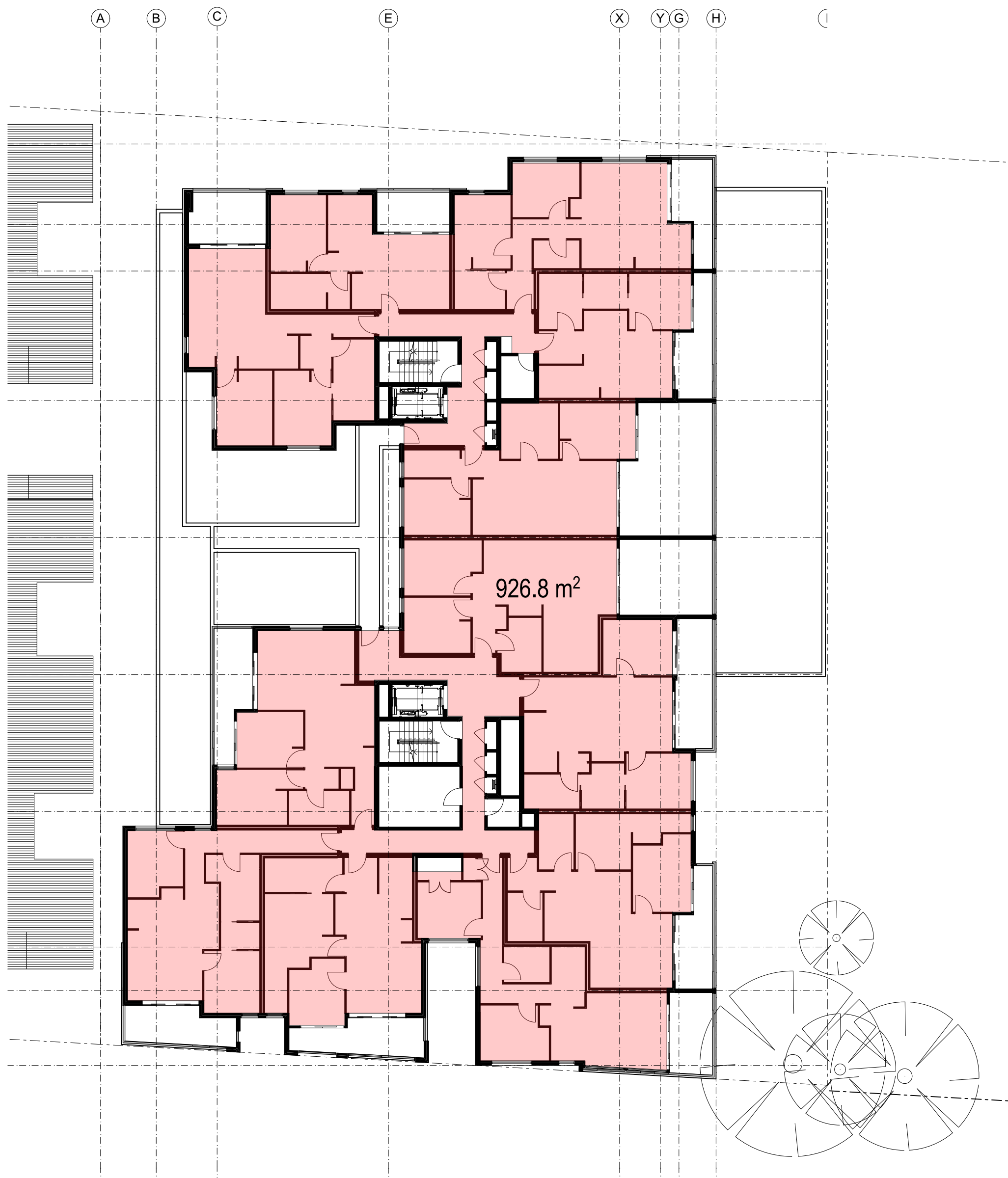
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0052 **DA** **A-005** **C**





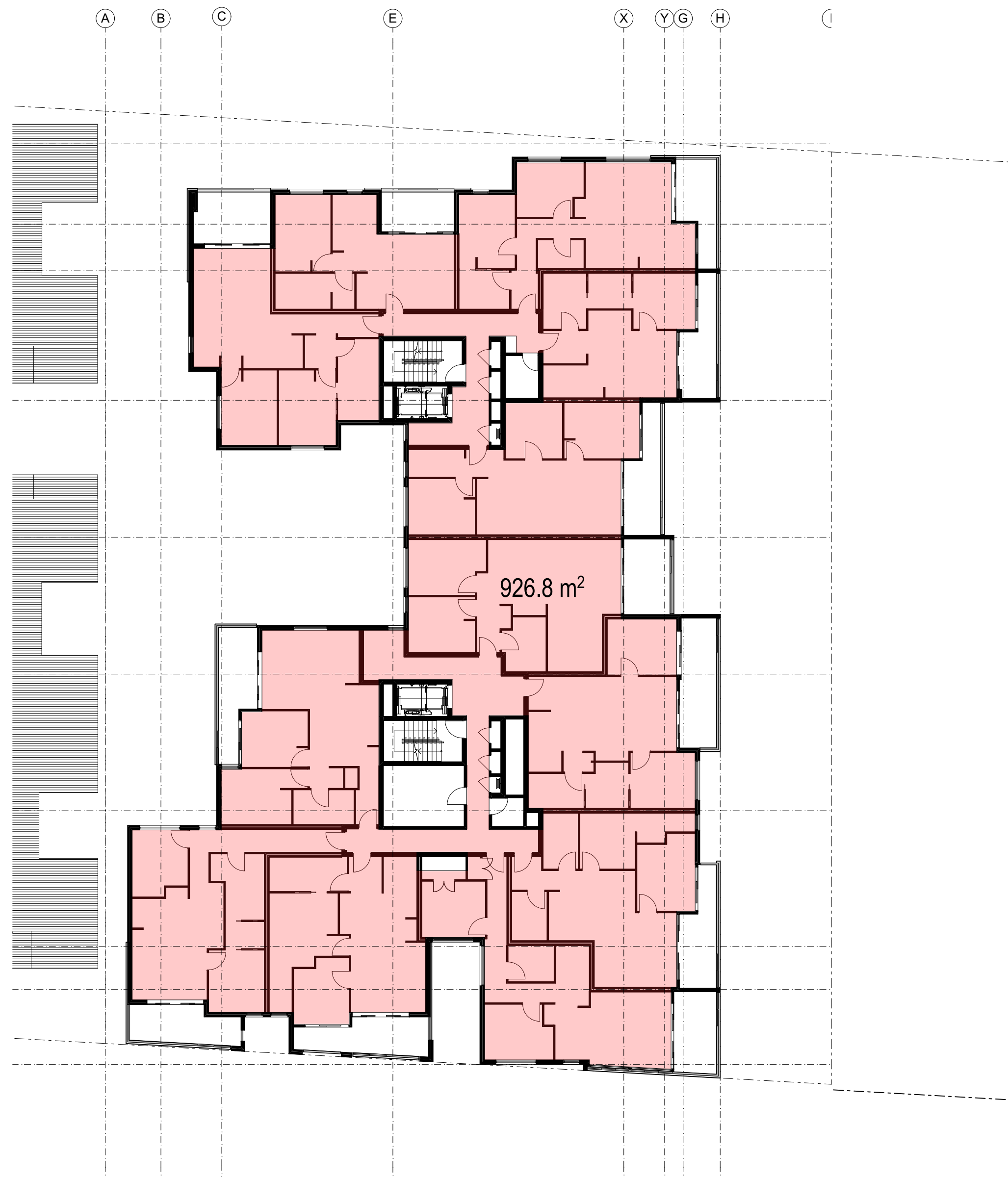
GFA GROUND

1:200



GFA LEVEL 1

1:200



GFA LEVEL 2

1:200

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CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
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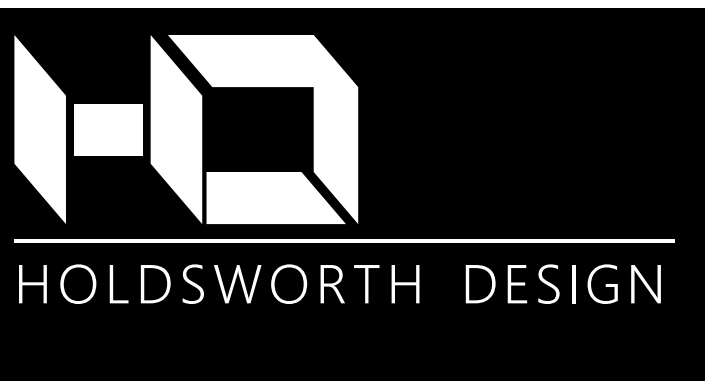
DRAWING: GFA / FSR PLAN - 01

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PROJECT No: 0052 PHASE: DA DRAWING No: A-006 REV: M



GROSS FLOOR AREA - FLOOR SPACE RATIO CALCULATIONS:

MAX. FSR: 1.5 : 1 + 0.5 : 1 BONUS
SEPP (AFFORDABLE HOUSING)

MAX. GFA: 3,939.2sqm.

SITE AREA: 1,969.6sqm.

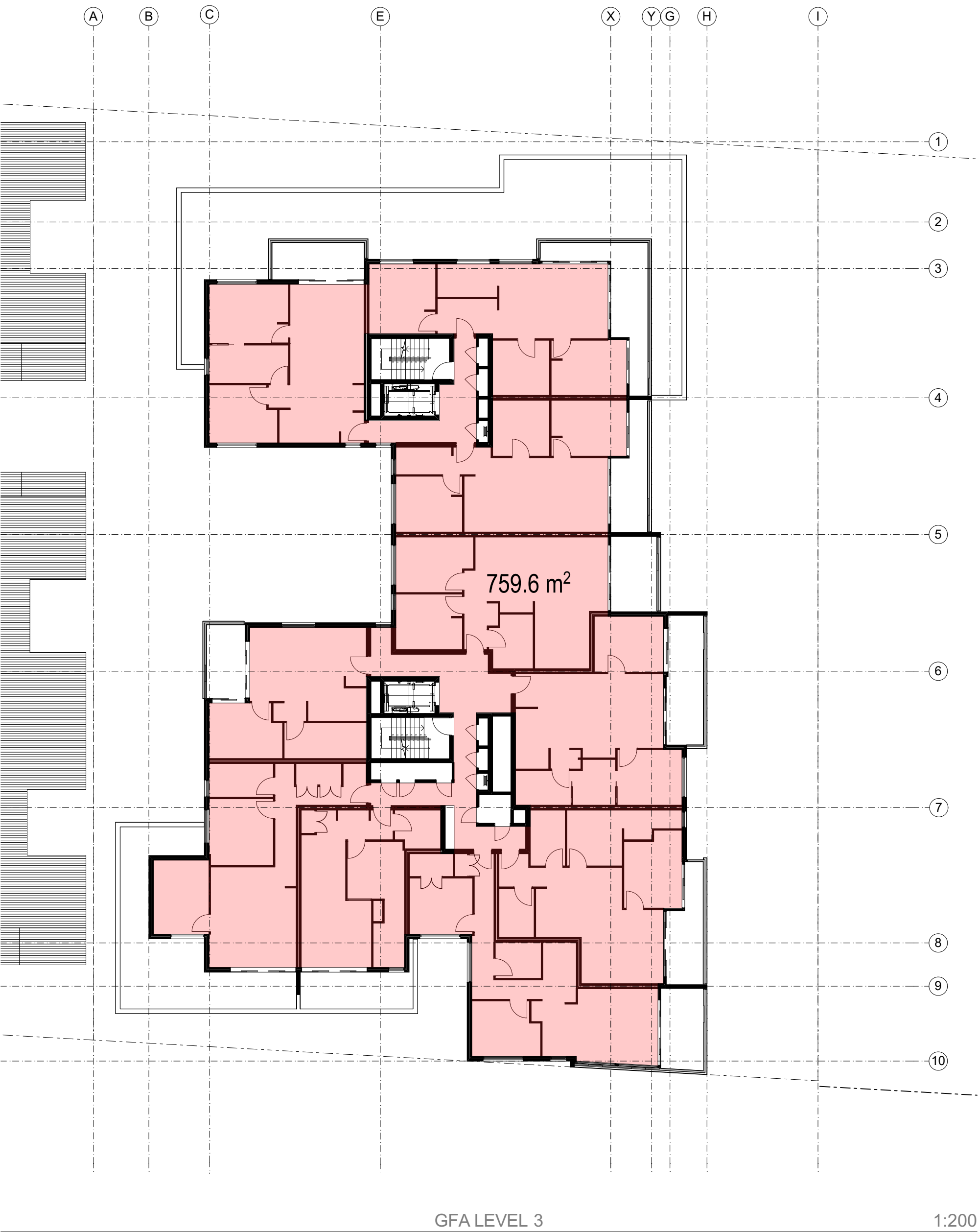
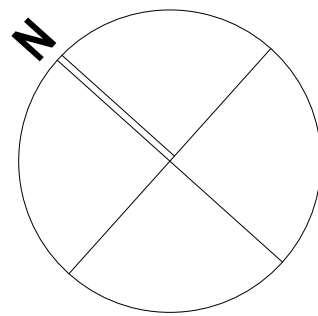
GFA (APPROX.)
GROUND 306.8sqm.
LEVEL 1 926.8sqm.
LEVEL 2 926.8sqm.
LEVEL 3 759.6sqm.
LEVEL 4 587.0sqm.
LEVEL 5 453.9sqm.
LEVEL 6 14.6sqm.

SUB-TOTAL 3,975.5sqm.

- 50sqm.
(service riser allowance
per unit x 50 units)

TOTAL 3,925.5sqm.

FSR: 1.99 : 1



GFA LEVEL 3 1:200



GFA LEVEL 4 1:200



GFA LEVEL 5 1:200 GFA LEVEL 6 1:200

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DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
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DRAWING: GFA / FSR PLAN - 02

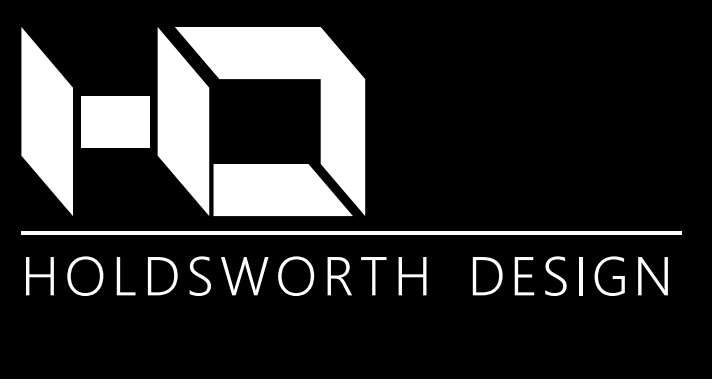
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PROJECT No: **0052** PHASE: **DA** DRAWING No: **A-007** REV: **M**



LANDSCAPE CALCULATIONS:

PROPOSED DEEP SOIL ZONE: 219.7sqm.
11.15%

PROPOSED LANDSCAPE AREA:

GROUND LEVEL 11.8sqm.
LEVEL 1 288.8sqm.
ROOFTOP 71.3sqm.

SUB-TOTAL 371.9sqm.

+ DEEP SOIL ZONE 219.7sqm.

TOTAL 591.6sqm.
30.03%

REFER TO LANDSCAPE ARCHITECT DESIGN & DOCUMENTATION

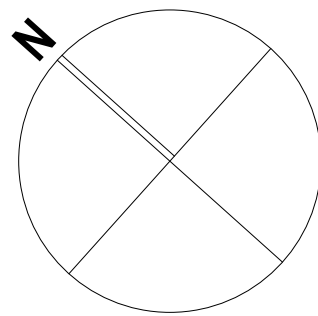
SITE AREA: 1,969.6sqm.

DEEP SOIL ZONE: 10% SITE AREA REQUIRED
NEWCASTLE DCP
= 197sqm.

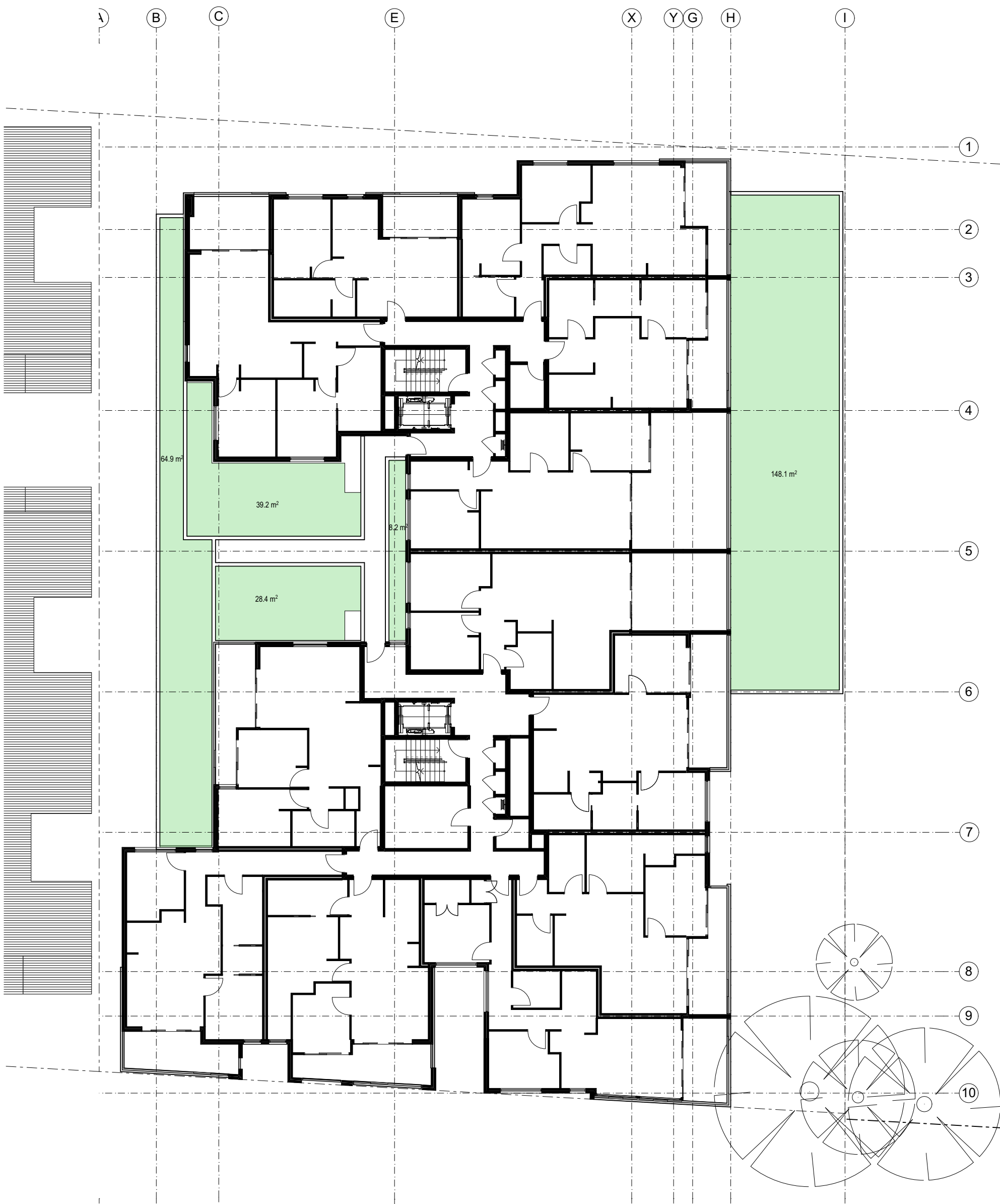
LANDSCAPE: 20% SITE AREA REQUIRED
NEWCASTLE DCP
= 394sqm.

DEEP SOIL ZONE: 15% SITE AREA REQUIRED
SEPP (AFFORDABLE HOUSING)
= 296sqm.

LANDSCAPE: 30% SITE AREA REQUIRED
SEPP (AFFORDABLE HOUSING)
= 591sqm.



LANDSCAPE PLAN - GROUND 1:200



LANDSCAPE PLAN - LEVEL 1 1:200



LANDSCAPE PLAN - LEVEL 6 1:200

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SITE: 118-124 BRUNKER ROAD
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DRAWING: LANDSCAPE AREA PLAN - 01

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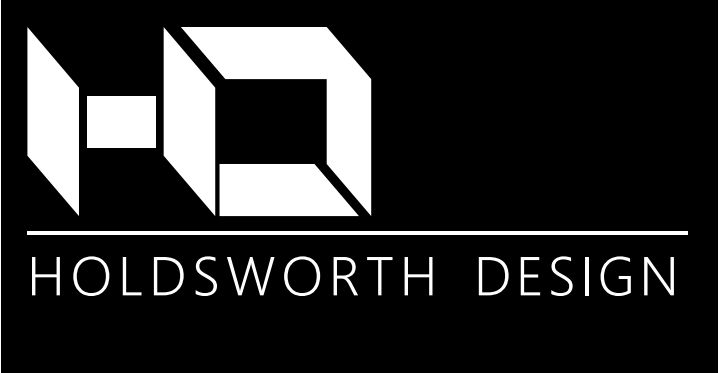
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PHASE: DA DRAWING NO: A-008

PROJECT NO: 0052

REV: O



COMMUNAL OPEN SPACE CALCULATIONS:

PROPOSED COMMUNAL OPEN SPACE:

- GROUND FLOOR	93.0sqm.
- ROOF	331.5sqm.
TOTAL =	424.5sqm. (21.55%)

REFER TO LANDSCAPE ARCHITECT DESIGN & DOCUMENTATION

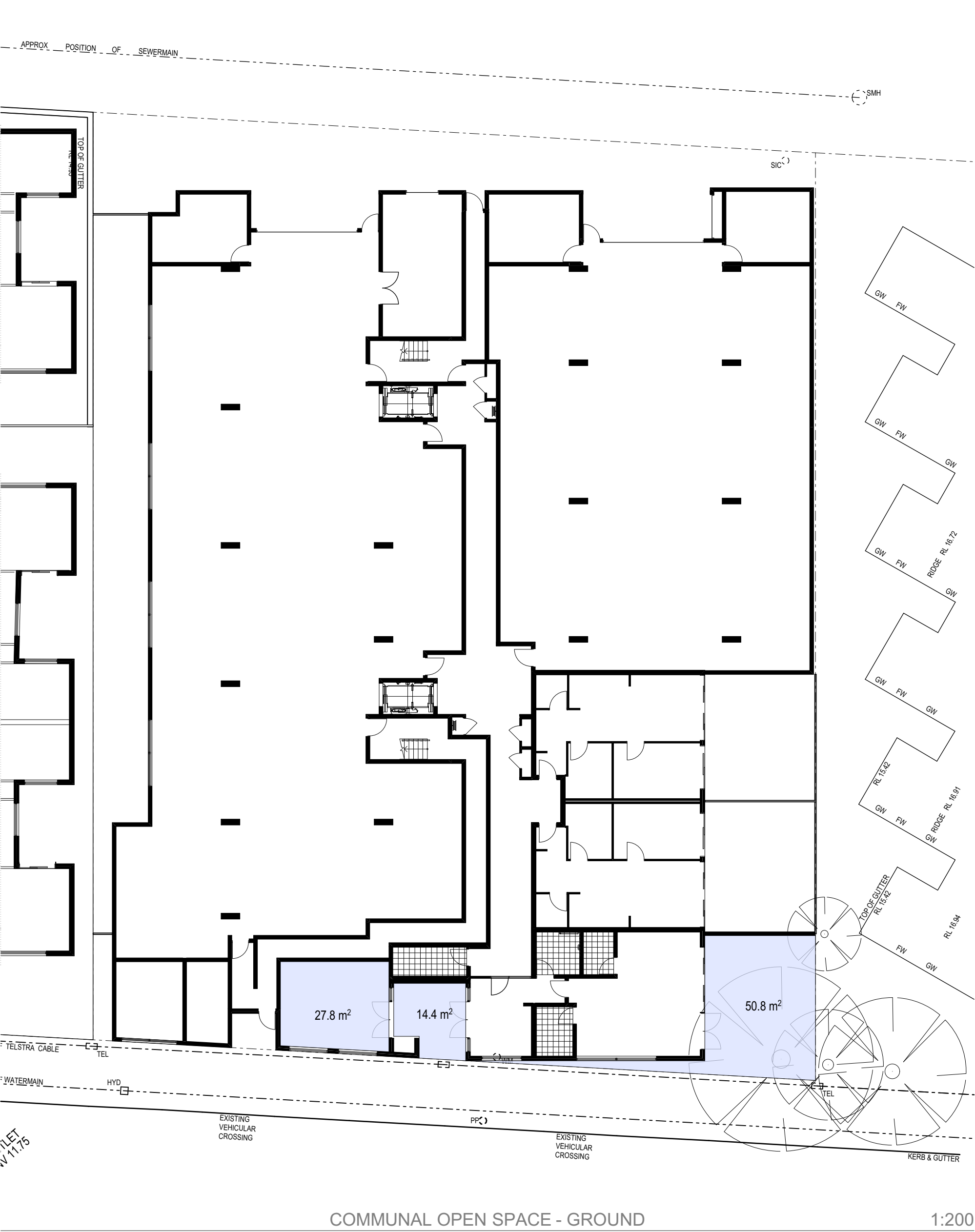
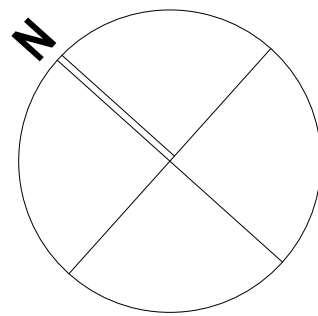
SITE AREA: 1,969.6sqm.

COMMUNAL OPEN SPACE:

25% SITE AREA REQUIRED
APARTMENT DESIGN GUIDELINES
= 492.4sqm.

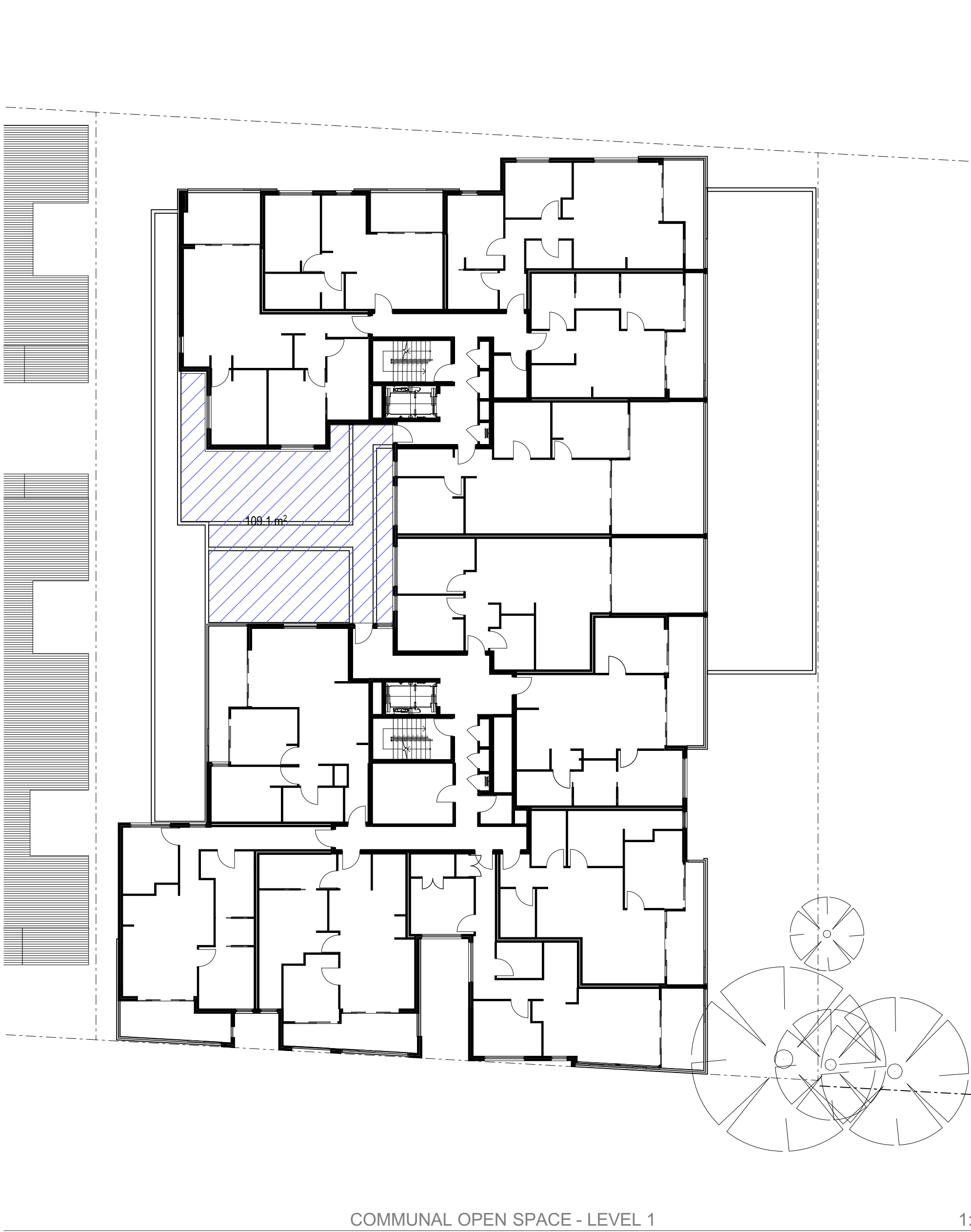
NOTE:
Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:

- provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
- provide larger balconies or increased private open space for apartments
- demonstrate good proximity to public open space and facilities and/or provide contributions to public open space



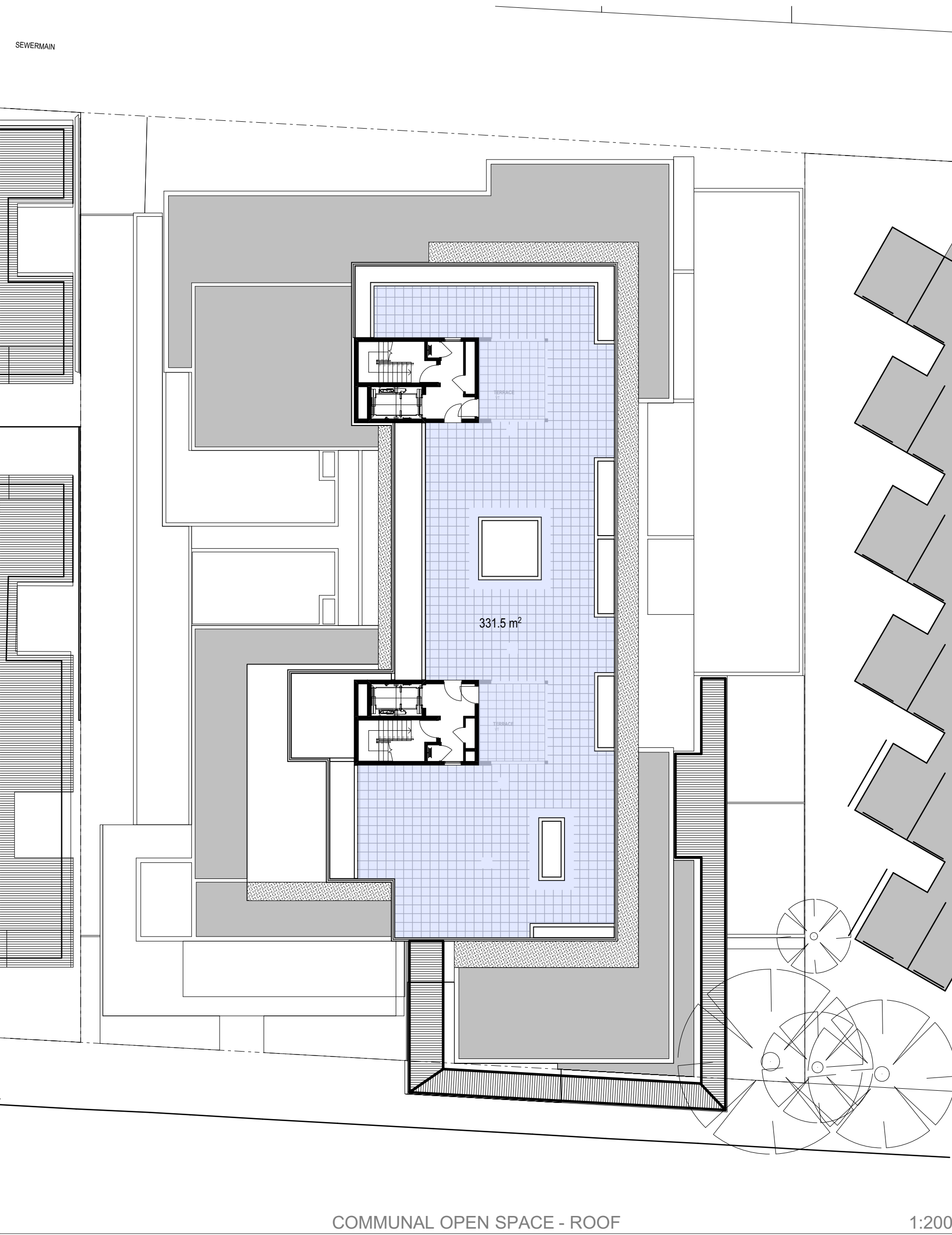
COMMUNAL OPEN SPACE - GROUND

1:200



COMMUNAL OPEN SPACE - LEVEL 1

1:200



COMMUNAL OPEN SPACE - ROOF

1:200

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DRAWING: COMMUNAL OPEN SPACE PLAN

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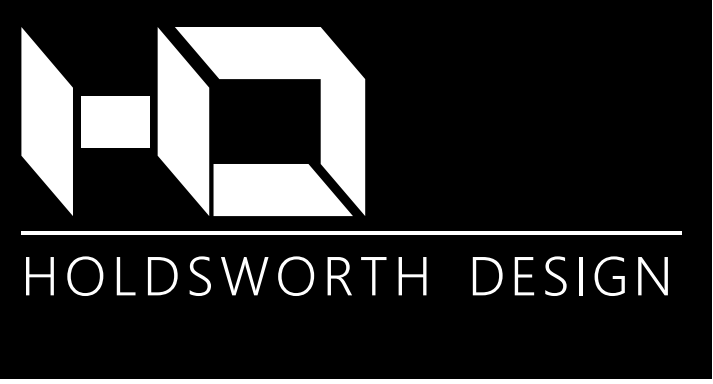
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0052 **DA** **A-009** **C**



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0 25mm 100mm 200mm (ON ORIGINAL A1)

REV	DATE	COMMENTS
D	07.06.2018	CLIENT & CONSULTANT ISSUE
E	12.06.2018	CLIENT & CONSULTANT ISSUE
F	13.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE
G	02.08.2018	RFI RESPONSE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: SITE PLAN

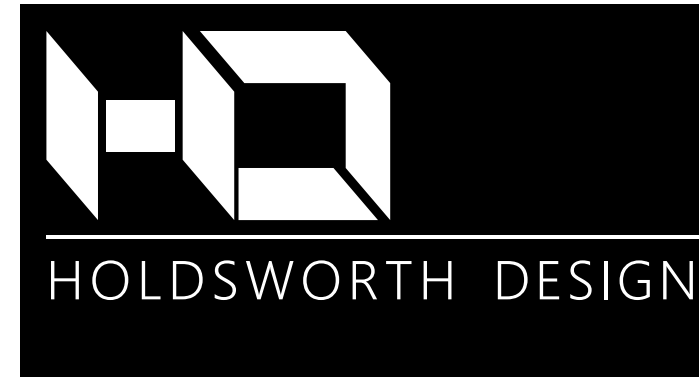
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1:200 @ A1

PHASE: DA DRAWING No: A-101

PROJECT No: 0052 REV: G



LEGEND

- AHD AUSTRALIAN HEIGHT DATUM
AL1 ALUMINUM LOUVER (OPERABLE), POWDERCOAT FINISH AS SPECIFIED
AL2 ALUMINUM LOUVER (FIXED), POWDERCOAT FINISH AS SPECIFIED
ALS VERTICAL ALUMINUM SCREEN
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL1 BALUSTRADE TYPE 1
BAL2 BALUSTRADE TYPE 2
BG BOX GUTTER
BOL POWDERCOATED BOLLARD AS SCHEDULED
C1 CEMENT RENDER
C-ST CONCRETE - STEEL TROWEL FINISH
CJ CONSTRUCTION / CONTROL JOINT
COL COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS CONFIRM ON SITE
CP COMPOSITE PANEL
CPC COLORBOND PARAPET CAPPING
CPT CARPET - No. DENOTES TYPE AS SCHEDULED
CT CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW COLD WATER
DP DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EG GAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EJ EXPANSION JOINT
ENS ENSUITE
FC FIBRE CEMENT SHEETING
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FR FIRE RESISTANCE
G SUFFIX DENOTES GLASS
GC GARBAGE CHUTE
GD GRATED DRAIN
GL GLASS LOUVRES
GW GLASS WINDOW
HB HAND BASIN AS SCHEDULED
HR HANDRAIL AS DETAILED
HD HINGED DOOR
HP HIGH POINT
HYD HYDRAULIC
LA ACCESS LADDER
LD LADDER
LV LOUVER
LS1 PREPARED LOUVER SCREEN AS SCHEDULED
LS2 FIXED LOUVER SCREEN AS SCHEDULED
MC METAL CLADDING
MCAL COMPOSITE ALUMINUM PANELS AS SCHEDULED
MECH MECHANICAL
MRS METAL ROOF SHEETING
OF OVERFLOW
OG OPAQUE GLASS
P POST
PB PLASTERBOARD
PBM MOISTURE RESISTANT PLASTERBOARD
PD PIVOT DOOR
PT PAINT FINISH AS SPECIFIED
RC REINFORCED CONCRETE
RS REDUCED LEVEL
RHS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
SC STORAGE
SC SLIDING DOOR
SG SMART GLASS
SJ SILICONE JOINT
SMP RAIN WATER SUMP
SP SPANDREL PANEL
SPR SPREADER - ALSO REFER HYDRAULIC DOCUMENTATION
SS STAINLESS STEEL
SSD STAINLESS STRIP DRAIN AS SCHEDULED
SV STACK VENT - ALSO REFER HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TC TIMBER CLADDING
TF TIMBER FLOORING AS SCHEDULED
TP TIMBER POST
TS TIMBER SOFFIT AS SCHEDULED
TIF TEXTURED FINISH AS SCHEDULED
UR UNIFORM AS SCHEDULED/SPECIFIED
VT VITRIFIED TILE - No. DENOTES TYPE AS SCHEDULED
WC WATER CLOSET AS SCHEDULED
W.I.R. WALK IN ROBE
WS WHEEL STOP

NOTES:
LIVEABLE HOUSING AUSTRALIA -
(SILVER LEVEL)

1. ALL SELECTED PAVEMENT FINISHES TO BE SLIP RESISTANT WITH A MAXIMUM CROSSFALL OF 1 IN 40.
2. PROVIDE FLUSH DOOR THRESHOLDS. A MAXIMUM 5mm LIP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES - ENTRY DOORS ASSOCIATED WITH RESIDENTIAL LOBBY/ SECURE CAR PARK TO LOBBY, LIFT CAR.
3. ALL INTERNAL DOORWAYS PROVIDING ACCESS TO BEDROOMS, BATHROOMS & LAUNDRIES MUST HAVE A FLUSH DOOR THRESHOLD. A MAXIMUM 5mm LIP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES.
4. ALL CAVITY SLIDING INTERNAL ACCESS DOORS TO PROVIDE A CLEAR OPENING OF AT LEAST 820mm IN FULLY RETRACTED OPEN POSITION.
5. INTERNAL CORRIDOR WIDTHS WITHIN APARTMENTS TO BE A MINIMUM OF 1000mm CLEAR BETWEEN OPPOSING WALL SURFACES. ALLOWANCE IS TO BE MADE FOR SKIRTINGS, WALL LININGS, ADHESIVES & FIXINGS AND CONSTRUCTION TOLERANCES.
6. ALLOWANCE MADE FOR 700 DEEP TOILET SUITE. ENSURE A MINIMUM 1200 x 900mm CIRCULATION ZONE IS ACHIEVED IN FRONT OF THE TOILET PAN AND THAT THE SWEEP ARC OF THE DOOR SWING DOES NOT ENCRoACH INTO THIS SPACE.
7. ALL SHOWER ENCLOSURES TO BE HOLDFLESS CONSTRUCTION AND WHERE SHOWER SCREENS ARE PROVIDED, MAKE PROVISION FOR FLUSH TRANSITION THROUGH SHOWER DOOR INTO THE SHOWER AREA IN THE FINISHED FLOOR MATERIALS.
8. DO NOT BUILD SHOWER SCREENS INTO TILED COURSING OR FINISHED WATER-RESISTANT SURFACES. ALLOW FOR SEALED SURFACE FIXING ONLY TO FACILITATE LATER REMOVAL OF THE SHOWER SCREENS IF REQUIRED BY FUTURE OCCUPANTS.
9. WHERE LIGHTWEIGHT STUD FRAMED WALLS ARE UTILISED TO ENCLOSE BATHROOMS CONTAINING TOILETS, ALL STUD WALLS ARE TO BE LINED WITH 12mm PLYWOOD FOR THE FULL HEIGHT AND PERIMETER OF THE ROOM BEHIND WATER-RESISTANT AND WATER-PROOF WALL CONSTRUCTION (TO ENABLE FUTURE FIT-OFF OF GRAB RAILS).
- OR
AS A MINIMUM, THE PLYWOOD SHALL BE FIXED AT THE SIDE WALLS AT TOILET PAN, EXTENDING AWAY FROM THE CORNER SO THAT AT LEAST 1000mm LENGTH OF PLYWOOD IS AVAILABLE IN FRONT OF THE PAN COMMENCING 600mm ABOVE FLOOR LEVEL AND TERMINATING 1500mm ABOVE FLOOR LEVEL.
10. ENSURE 1200 x 1200mm MINIMUM CLEAR CIRCULATION ZONE IS ACHIEVED AT THE PUBLIC CORRIDOR SIDE AT EACH APARTMENT ENTRY DOOR.

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M	02.08.2018	RFI RESPONSE

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BH	BH	BH
BH	BH	BH
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CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: FLOOR PLAN - GROUND LEVEL

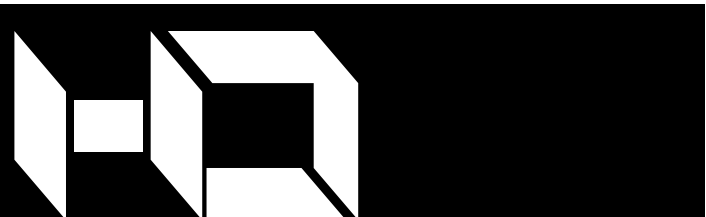
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FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1:100 @ A1

PHASE: DA SCALES: A-A201 M

PROJECT NO: 0052 DRAWING NO: A-A201 M



HOLDSWORTH DESIGN

LEGEND

AHD	AUSTRALIAN HEIGHT DATUM
AL1	ALUMINIUM LOUVER (OPERABLE), POWDERCOAT FINISH AS SPECIFIED
AL2	ALUMINIUM LOUVER (FIXED), POWDERCOAT FINISH AS SPECIFIED
ALS	VERTICAL ALUMINIUM SCREEN
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL1	BALUSTRADE TYPE 1
BAL2	BALUSTRADE TYPE 2
BD	BUILDING DOOR
BG	BOX GUTTER
BOL	POWDERCOATED BOLLARD AS SCHEDULED
CT	CEMENT RENDER
C-ST	CONCRETE - STEEL TROWEL FINISH
CJ	CONSTRUCTION / CONTROL JOINT
COL	COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS	CONFIRM ON SITE
CP	COMPOSITE PANEL
CPC	COLORBOND PARAPET CAPPING
CPT	CARPET - No. DENOTES TYPE AS SCHEDULED
CT	CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW	COLD WATER
DP	DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EG	SAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EJ	EXPANSION JOINT
ENS	ENSULITE
FC	FIBRE CEMENT SHEETING
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FR	FIRE RESISTANCE
G	SUFFIX DENOTES GLASS
GC	GARIBAGE CHUTE
GD	GRATED DRAIN
GL	GLASS LOUVRES
GW	GLASS WINDOW
HB	HAND BASIN AS SCHEDULED
HR	HANDRAIL AS DETAILED
HD	HINGED DOOR
HP	HIGH POINT
HYD	HYDRAULIC
LD	ACCESS LADDER
LDV	LAUNDRY
LV	LOUVER
LS1	PREPARED LOUVER SCREEN AS SCHEDULED
LS2	FIXED LOUVER SCREEN AS SCHEDULED
MC	METAL CLADDING
MCAL	COMPOSITE ALUMINIUM PANELS AS SCHEDULED
MECH	MECHANICAL
MKS	METAL ROOF SHEETING
OP	OVERFLOW
OG	OPAQUE GLASS
P	POST
PB	PLASTERBOARD
PBM	MOISTURE RESISTANT PLASTERBOARD
PD	PIVOT DOOR
PT	PAINT FINISH AS SPECIFIED
RC	REINFORCED CONCRETE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
SC	STONE CLADDING
SD	SLIDING DOOR
SG	SMART GLASS
SJ	SILICONE JOINT
SMP	RAIN WATER SUMP
SP	SPANDREL PANEL
SPR	SPREADER - ALSO REFER HYDRAULIC DOCUMENTATION
SS	STAINLESS STEEL
SSD	STAINLESS STRIP DRAIN AS SCHEDULED
SV	TUBS (LAUNDRY)
T	TIMBER BEAM
TC	TIMBER CLADDING
TF	TIMBER FLOORING AS SCHEDULED
TP	TIMBER POST
TS	TIMBER SOFFIT AS SCHEDULED
TYF	TEXTURED FINISH AS SCHEDULED
UR	URINAL AS SCHEDULED/SPECIFIED
VT	VITRIFIED TILE - No. DENOTES TYPE AS SCHEDULED
WC	WATER CLOSET AS SCHEDULED
W.I.R	WALK IN ROBE
WS	WHEEL STOP

NOTES: LIVEABLE HOUSING AUSTRALIA - (SILVER LEVEL)

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6. ALLOWANCE MADE FOR 700 DEEP TOILET SUITE. ENSURE A MINIMUM 1200 x 900mm CIRCULATION ZONE IS ACHIEVED IN FRONT OF THE TOILET PAN AND THAT THE SWEEP ARC OF THE DOOR SWING DOES NOT ENROACH INTO THIS SPACE.
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10. ENSURE 1200 x 1200mm MINIMUM CLEAR CIRCULATION ZONE IS ACHIEVED AT THE PUBLIC CORRIDOR SIDE AT EACH APARTMENT ENTRY DOOR.

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DRN	CHKD	VRFD
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PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY:

NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: FLOOR PLAN - LEVEL 1

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 0052.180605.pln

DRAWN: BH

DATE:

DATE PRINTED: 8/2/2018

SCALES:

BH

AUG 18 1 : 100 @ A1

PROJECT NO:
0052

PHASE:

DA

DRAWING NO:

A-A202 M

REV:

M

HOLDSWORTH DESIGN



LEGEND

AHD AUSTRALIAN HEIGHT DATUM
AL1 ALUMINUM LOUVER (OPERABLE), POWDERCOAT FINISH AS SPECIFIED
AL2 ALUMINUM LOUVER (FIXED), POWDERCOAT FINISH AS SPECIFIED
ALS VERTICAL ALUMINUM SCREEN
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL1 BALUSTRADE TYPE 1
BAL2 BALUSTRADE TYPE 2
BD Bifold door
BG BOX GUTTER
BOL POWDERCOATED BOLLARD AS SCHEDULED
C1 CEILING RENDER
C-ST CONCRETE - STEEL TROWEL FINISH
CJ CONSTRUCTION / CONTROL JOINT
COL COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS CONFIRM ON SITE
CP COMPOSITE PANEL
CPC COLORBOND PARAPET CAPPING
CPT CARPET - No. DENOTES TYPE AS SCHEDULED
CT CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW COLD WATER
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FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
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G GARAGE CHUTE
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GL GLASS LOUVRES
GW GLASS WINDOW
HB HAND BASIN AS SCHEDULED
HR HANDRAIL AS DETAILED
HDO HINGED DOOR
HP HIGH POINT
HYO HYDRAULIC ACCESS LADDER
LDV LAUNDRY
LS1 LOUVER (PREPARED LOUVER SCREEN AS SCHEDULED)
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MC METAL CLADDING
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NOTES:
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BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: AFFORDABLE HOUSING
DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: FLOOR PLAN - LEVEL 2

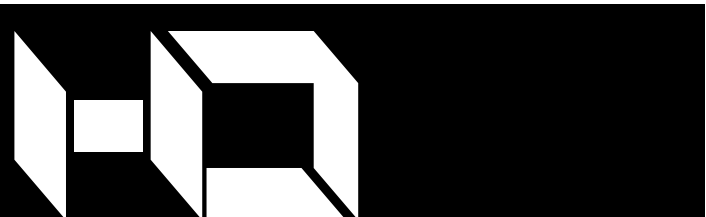
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1:100 @ A1

PHASE: DA DRAWING NO: A-A203 M

PROJECT NO: 0052



HOLDSWORTH DESIGN

LEGEND

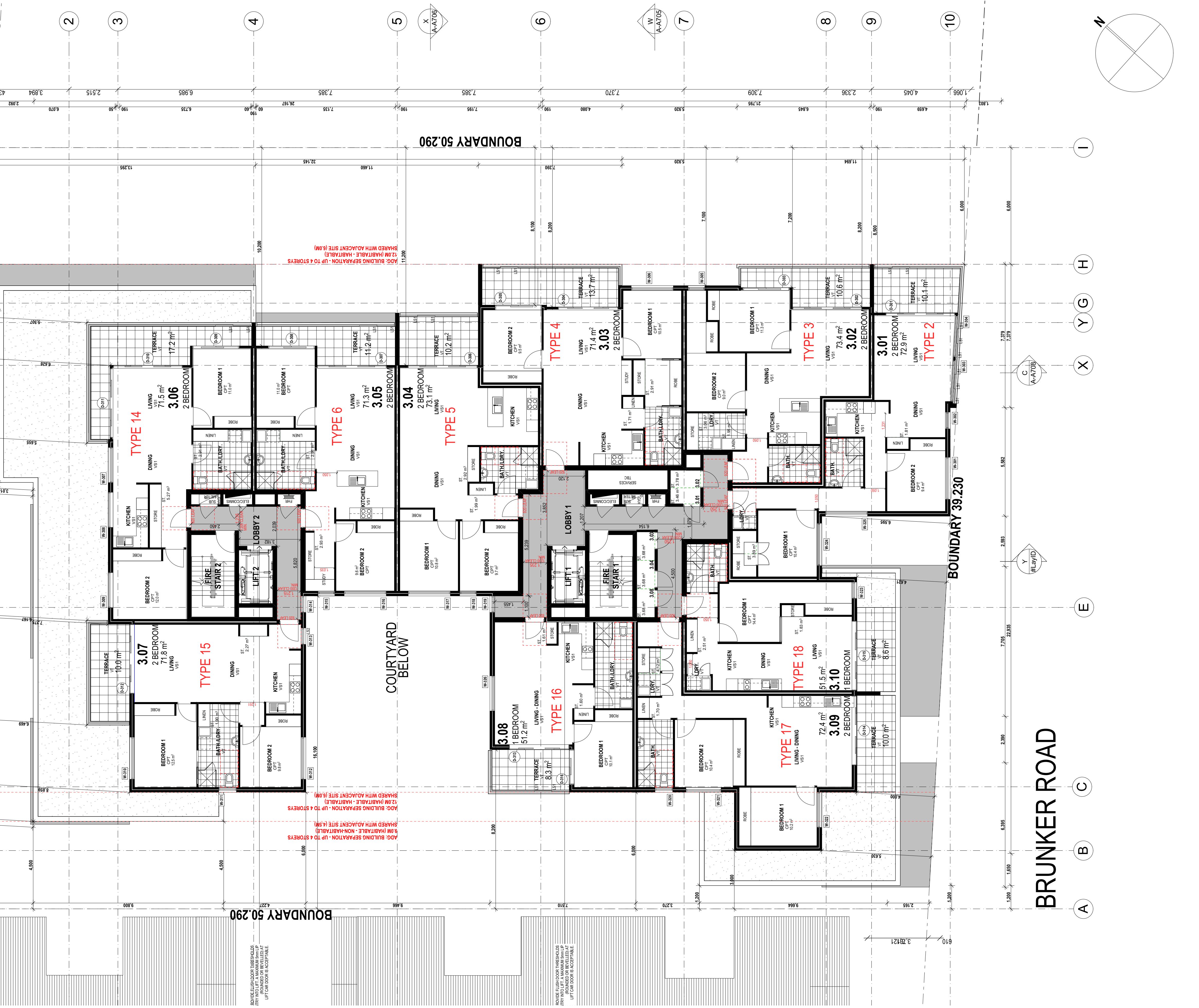
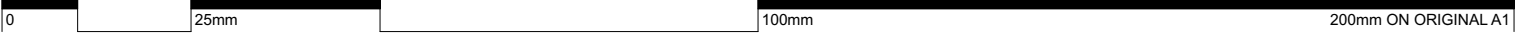
AHD	AUSTRALIAN HEIGHT DATUM
AL1	ALUMINIUM LOUVRE (OPERABLE), POWDERCOAT FINISH AS SPECIFIED
AL2	ALUMINIUM LOUVRE (FIXED), POWDERCOAT FINISH AS SPECIFIED
ALS	VERTICAL ALUMINIUM SCREEN
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL1	BALUSTRADE TYPE 1
BAL2	BALUSTRADE TYPE 2
BD	B-FOLD DOOR
BG	BOX GUTTER
BOL	POWDERCOATED BOLLARD AS SCHEDULED
CS	CEMENT RENDER
C-ST	CONCRETE - STEEL TROWEL FINISH
CJ	CONSTRUCTION / CONTROL JOINT
COL	COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS	CONFIRM ON SITE
CP	COMPOSITE PANEL
CPC	COLORBOND PARAPET CAPPING
CPT	CARPET - No. DENOTES TYPE AS SCHEDULED
CT	CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW	COLD WATER
DP	DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EG	SAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EJ	EXPANSION JOINT
ENS	ENSUITE
FC	FIBRE CEMENT SHEETING
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FR	FIRE RESISTANCE
G	SUFFIX DENOTES GLASS
GC	GARIBAGE CHUTE
GD	GRATED DRAIN
GL	GLASS LOUVRES
GLB	GLASS WINDOW
HB	HAND BASIN AS SCHEDULED
HR	HANDRAIL AS DETAILED
HD	HINGED DOOR
HP	HIGH POINT
HYO	HYDRAULIC ACCESS LADDER
LDRY	LAUNDRY
LV	LOUVRE
LS1	PREPARED LOUVRE SCREEN AS SCHEDULED
LS2	FIXED LOUVRE SCREEN AS SCHEDULED
MC	METAL CLADDING
MCAL	COMPOSITE ALUMINIUM PANELS AS SCHEDULED
MECH	MECHANICAL
MKS	METAL ROOF SHEETING
OP	OVERFLOW
OG	OPAQUE GLASS
P	POST
PB	PLASTERBOARD
PBM	MOISTURE RESISTANT PLASTERBOARD
PD	PIVOT DOOR
PT	PAINT FINISH AS SPECIFIED
RC	REINFORCED CONCRETE
RL	REDUCED LEVEL
RH	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
SC	STONE CLADDING
SD	SLIDING DOOR
SG	SMART GLASS
SJ	SILICONE JOINT
SMP	RAIN WATER SUMP
SP	SPANDREL PANEL
SPR	SPREADER - ALSO REFER HYDRAULIC DOCUMENTATION
SS	STAINLESS STEEL
SSD	STAINLESS STRIP DRAIN AS SCHEDULED
SV	STACK VENT - ALSO REFER HYDRAULIC DOCUMENTATION
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TB	TIMBER BEAM
TC	TIMBER CLADDING
TF	TIMBER FLOORING AS SCHEDULED
TP	TIMBER POST
TS	TIMBER SOFFIT AS SCHEDULED
TXF	TEXTURED FINISH AS SCHEDULED
UT	URNAL AS SCHEDULED/SPECIFIED
VT	VITRIFIED TILE - No. DENOTES TYPE AS SCHEDULED
WC	WATER CLOSET AS SCHEDULED
W.I.R	WALK IN ROBE
WS	WHEEL STOP

NOTES:
LIVEABLE HOUSING AUSTRALIA -
(SILVER LEVEL)

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2. PROVIDE FLUSH DOOR THRESHOLDS. A MAXIMUM 5mm LIP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES - ENTRY DOORS ASSOCIATED WITH RESIDENTIAL LOBBY/ SECURE CAR PARK TO LOBBY, LIFT CAR.
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4. ALL CAVITY SLIDING INTERNAL ACCESS DOORS TO PROVIDE A CLEAR OPENING OF AT LEAST 820mm IN FULLY RETRACTED OPEN POSITION.
5. INTERNAL CORRIDOR WIDTHS WITHIN APARTMENTS TO BE A MINIMUM OF 1000mm CLEAR BETWEEN OPPOSING WALL SURFACES. ALLOWANCE IS TO BE MADE FOR SKIRTINGS, WALL LININGS, ADHESIVES & FIXINGS AND CONSTRUCTION TOLERANCES.
6. ALLOWANCE MADE FOR 700 DEEP TOILET SUITE. ENSURE A MINIMUM 1200 x 900mm CIRCULATION ZONE IS ACHIEVED IN FRONT OF THE TOILET PAN AND THAT THE SWEEP ARC OF THE DOOR SWING DOES NOT ENROACH INTO THIS SPACE.
7. ALL SHOWER ENCLOSURES TO BE HOBLESS CONSTRUCTION AND WHERE SHOWER SCREENS ARE PROVIDED, MAKE PROVISION FOR FLUSH TRANSITION THROUGH SHOWER DOOR INTO THE SHOWER AREA IN THE FINISHED FLOOR MATERIALS.
8. DO NOT BUILD SHOWER SCREENS INTO TILED COURSING OR FINISHED WATER-RESISTANT SURFACES. ALLOW FOR SEALED SURFACE FIXING ONLY TO FACILITATE LATER REMOVAL OF THE SHOWER SCREENS IF REQUIRED BY FUTURE OCCUPANTS.
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10. ENSURE 1200 x 1200mm MINIMUM CLEAR CIRCULATION ZONE IS ACHIEVED AT THE PUBLIC CORRIDOR SIDE AT EACH APARTMENT ENTRY DOOR.

HOLDSWORTH DESIGN
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M	02.08.2018	RFI RESPONSE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: FLOOR PLAN - LEVEL 3

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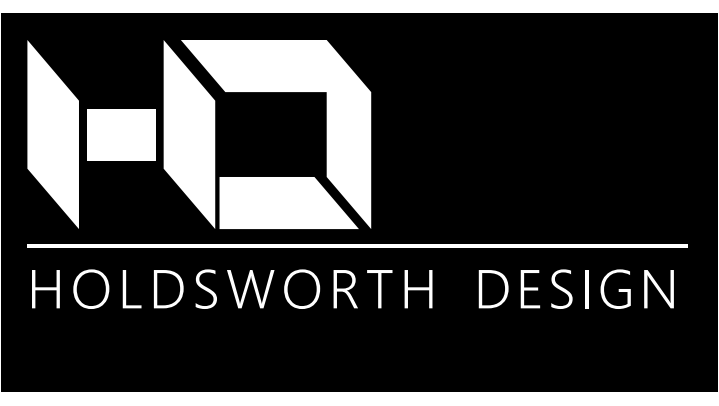
FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1:100 @ A1

PHASE: DA

DRAWING NO: A-A204 M

PROJECT NO: 0052



LEGEND

AHD	AUSTRALIAN HEIGHT DATUM
AL1	ALUMINUM LOUVRE (OPERABLE), POWDERCOAT FINISH AS SPECIFIED
AL2	ALUMINUM LOUVRE (FIXED), POWDERCOAT FINISH AS SPECIFIED
ALS	VERTICAL ALUMINUM SCREEN
AP	ACCESS PANEL
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BAL1	BALUSTRADE TYPE 1
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LD	ACCESS LADDER
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HOLDSWORTH DESIGN

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0 25mm 100mm 200mm ON ORIGINAL A1

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PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: FLOOR PLAN - LEVEL 4

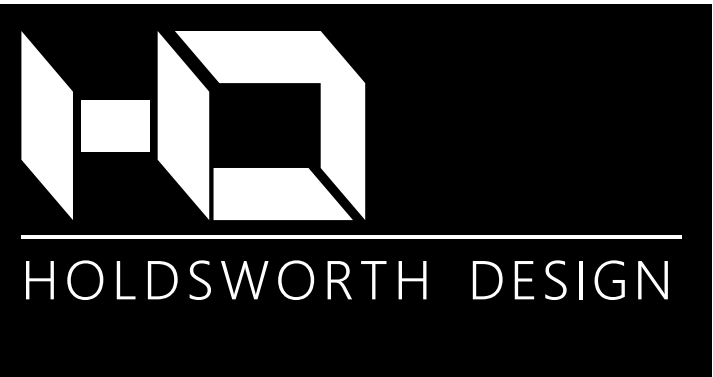
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FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1 : 100 @ A1

PHASE: DA SCALES: A-A205 M

PROJECT No: 0052 PHASE: DA DRAWING No: A-A205 M



LEGEND

AHD	AUSTRALIAN HEIGHT DATUM
AL1	ALUMINIUM LOUVER (OPERABLE), POWDERCOAT FINISH AS SPECIFIED
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NOTES: LIVEABLE HOUSING AUSTRALIA - (SILVER LEVEL)

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M	02.08.2018	RFI RESPONSE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT : AFFORDABLE HOUSING DEVELOPMENT
CLIENT : ABL PROPERTY

AUTHORITY : NEWCASTLE CITY COUNCIL

SITE : 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING : FLOOR PLAN - LEVEL 5

WORK IN FIGURED DIMENSIONS IN REFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 0052.180605.pln DATE PRINTED : 8/2/2018

DRAWN : BH DATE : AUG 18 1 : 100 @ A1

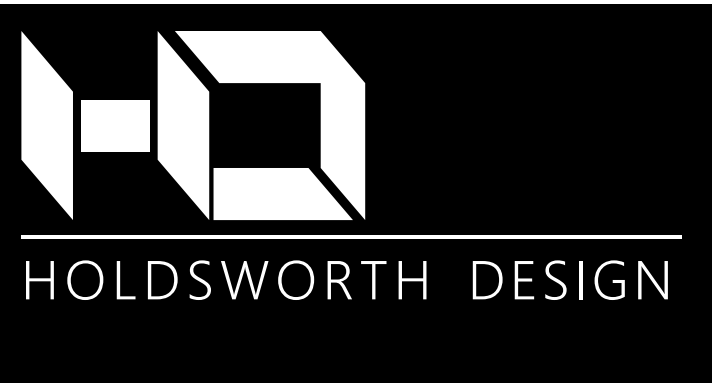
PHASE : DA SCALES : A-A206 M

PROJECT No : 0052

PHASE : DA

DRAWING No : A-A206 M

REV : M



LEGEND

AHD	AUSTRALIAN HEIGHT DATUM
AL1	ALUMINIUM LOUVRE (OPERABLE), POWDERCOAT FINISH AS SPECIFIED
AL2	ALUMINIUM LOUVRE (FIXED), POWDERCOAT FINISH AS SPECIFIED
ALS	VERTICAL ALUMINIUM SCREEN
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL1	BALUSTRADE TYPE 1
BAL2	BALUSTRADE TYPE 2
BD	BIFOLD DOOR
BG	BOX GUTTER
BOL	POWDERCOATED BOLLARD AS SCHEDULED
CS	CEMENT RENDER
C-ST	CONCRETE - STEEL TROWEL FINISH
CJ	CONSTRUCTION / CONTROL JOINT
COL	COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS	CONFIRM ON SITE
CP	COMPOSITE PANEL
CPC	COLORBOND PARAPET CAPPING
CPT	CARPET - No. DENOTES TYPE AS SCHEDULED
CT	CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW	COLD WATER
DP	DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EG	SAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EJ	EXPANSION JOINT
ENS	ENSUITE
FC	FIBRE CEMENT SHEETING
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FR	FIRE RESISTANCE
G	SUFFIX DENOTES GLASS
GC	GARBAGE CHUTE
GD	GRATED DRAIN
GL	GLASS LOUVRES
GW	GLASS WINDOW
HB	HAND BASIN AS SCHEDULED
HR	HANDRAIL AS DETAILED
HD	HINGED DOOR
HP	HIGH POINT
HYD	HYDRAULIC
I	ACCESS LADDER
LDRY	LAUNDRY
LV	LOUVRE
LS1	PREPARED LOUVRE SCREEN AS SCHEDULED
LS2	FIXED LOUVRE SCREEN AS SCHEDULED
MC	METAL CLADDING
MCAL	COMPOSITE ALUMINIUM PANELS AS SCHEDULED
MECH	MECHANICAL
MRS	METAL ROOF SHEETING
OF	OVERFLOW
OG	OPAQUE GLASS
PB	PLASTERBOARD
PBM	MOISTURE RESISTANT PLASTERBOARD
PD	PIVOT DOOR
PT	PAINT FINISH AS SPECIFIED
RC	REINFORCED CONCRETE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
S	STORAGE
SC	STONE CLADDING
SD	SLIDING DOOR
SG	SMART GLASS
SJ	SILICONE JOINT
SMP	RAIN WATER SUMP
SP	SPANDREL PANEL
SPR	SPREADER - ALSO REFER HYDRAULIC DOCUMENTATION
SS	STAINLESS STEEL
SSD	STAINLESS STRIP DRAIN AS SCHEDULED
SV	STACK VENT - ALSO REFER HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TC	TIMBER CLADDING
TF	TIMBER FLOORING AS SCHEDULED
TP	TIMBER POST
TS	TIMBER SOFFIT AS SCHEDULED
TYF	TEXTURED FINISH AS SCHEDULED
UR	URINAL AS SCHEDULED/SPECIFIED
VT	VERIFIED TILE - No. DENOTES TYPE AS SCHEDULED
WC	WATER CLOSET AS SCHEDULED
W.I.R	WALK IN ROBE
WS	WHEEL STOP

NOTES: LIVEABLE HOUSING AUSTRALIA - (SILVER LEVEL)

1. ALL SELECTED PAVEMENT FINISHES TO BE SLIP RESISTANT WITH A MAXIMUM CROSSFALL OF 1 IN 40.
2. PROVIDE FLUSH DOOR THRESHOLDS. A MAXIMUM 5mm LIP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES - ENTRY DOORS ASSOCIATED WITH RESIDENTIAL LOBBY/ SECURE CAR PARK TO LOBBY, LIFT CAR.
3. ALL INTERNAL DOORWAYS PROVIDING ACCESS TO BEDROOMS, BATHROOMS & LAUNDRIES MUST HAVE A FLUSH DOOR THRESHOLD. A MAXIMUM 5mm LIP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES.
4. ALL CAVITY SLIDING INTERNAL ACCESS DOORS TO PROVIDE A CLEAR OPENING OF AT LEAST 820mm IN FULLY RETRACTED OPEN POSITION.
5. INTERNAL CORRIDOR WIDTHS WITHIN APARTMENTS TO BE A MINIMUM OF 1000mm CLEAR BETWEEN OPPOSING WALL SURFACES. ALLOWANCE IS TO BE MADE FOR SKIRTINGS, WALL LININGS, ADHESIVES & FIXINGS AND CONSTRUCTION TOLERANCES.
6. ALLOWANCE MADE FOR 700 DEEP TOILET SUITE. ENSURE A MINIMUM 1200 x 900mm CIRCULATION ZONE IS ACHIEVED IN FRONT OF THE TOILET PAN AND THAT THE SWEEP ARC OF THE DOOR SWING DOES NOT ENROACH INTO THIS SPACE.
7. ALL SHOWER ENCLOSURES TO BE HOBLESS CONSTRUCTION AND WHERE SHOWER SCREENS ARE PROVIDED, MAKE PROVISION FOR FLUSH TRANSITION THROUGH SHOWER DOOR INTO THE SHOWER AREA IN THE FINISHED FLOOR MATERIALS.
8. DO NOT BUILD SHOWER SCREENS INTO TILED COURSING OR FINISHED WATER-RESISTANT SURFACES. ALLOW FOR SEALED SURFACE FIXING ONLY TO FACILITATE LATER REMOVAL OF THE SHOWER SCREENS IF REQUIRED BY FUTURE OCCUPANTS.
9. WHERE LIGHTWEIGHT STUD FRAMED WALLS ARE UTILISED TO ENCLOSE BATHROOMS CONTAINING TOILETS, ALL STUD WALLS ARE TO BE LINED WITH 12mm PLYWOOD FOR THE FULL HEIGHT AND PERIMETER OF THE ROOM BEHIND WATER-RESISTANT AND WATER-PROOF WALL CONSTRUCTION (TO ENABLE FUTURE FIT-OFF OF GRAB RAILS) OR AS A MINIMUM, THE PLYWOOD SHALL BE FIXED AT THE SIDE WALLS AT TOILET PAN, EXTENDING AWAY FROM THE CORNER SO THAT AT LEAST 1000mm LENGTH OF PLYWOOD IS AVAILABLE IN FRONT OF THE PAN COMMENCING 600mm ABOVE FLOOR LEVEL AND TERMINATING 1500mm ABOVE FLOOR LEVEL.
10. ENSURE 1200 x 1200mm MINIMUM CLEAR CIRCULATION ZONE IS ACHIEVED AT THE PUBLIC CORRIDOR SIDE AT EACH APARTMENT ENTRY DOOR.

HOLDSWORTH DESIGN

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0 25mm 100mm 200mm ON ORIGINAL A1

REV	DATE	COMMENTS
I	06.06.2018	CLIENT & CONSULTANT ISSUE
J	12.06.2018	CLIENT & CONSULTANT ISSUE
K	13.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE
L	31.07.2018	CLIENT & CONSULTANT ISSUE
M	02.08.2018	RFI RESPONSE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: AFFORDABLE HOUSING
DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: FLOOR PLAN - ROOF

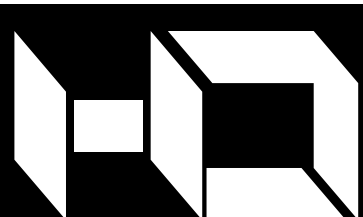
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FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

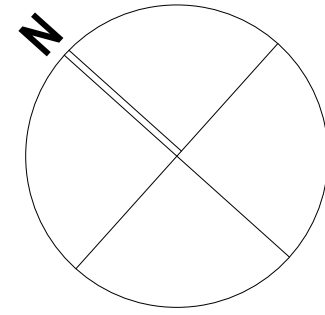
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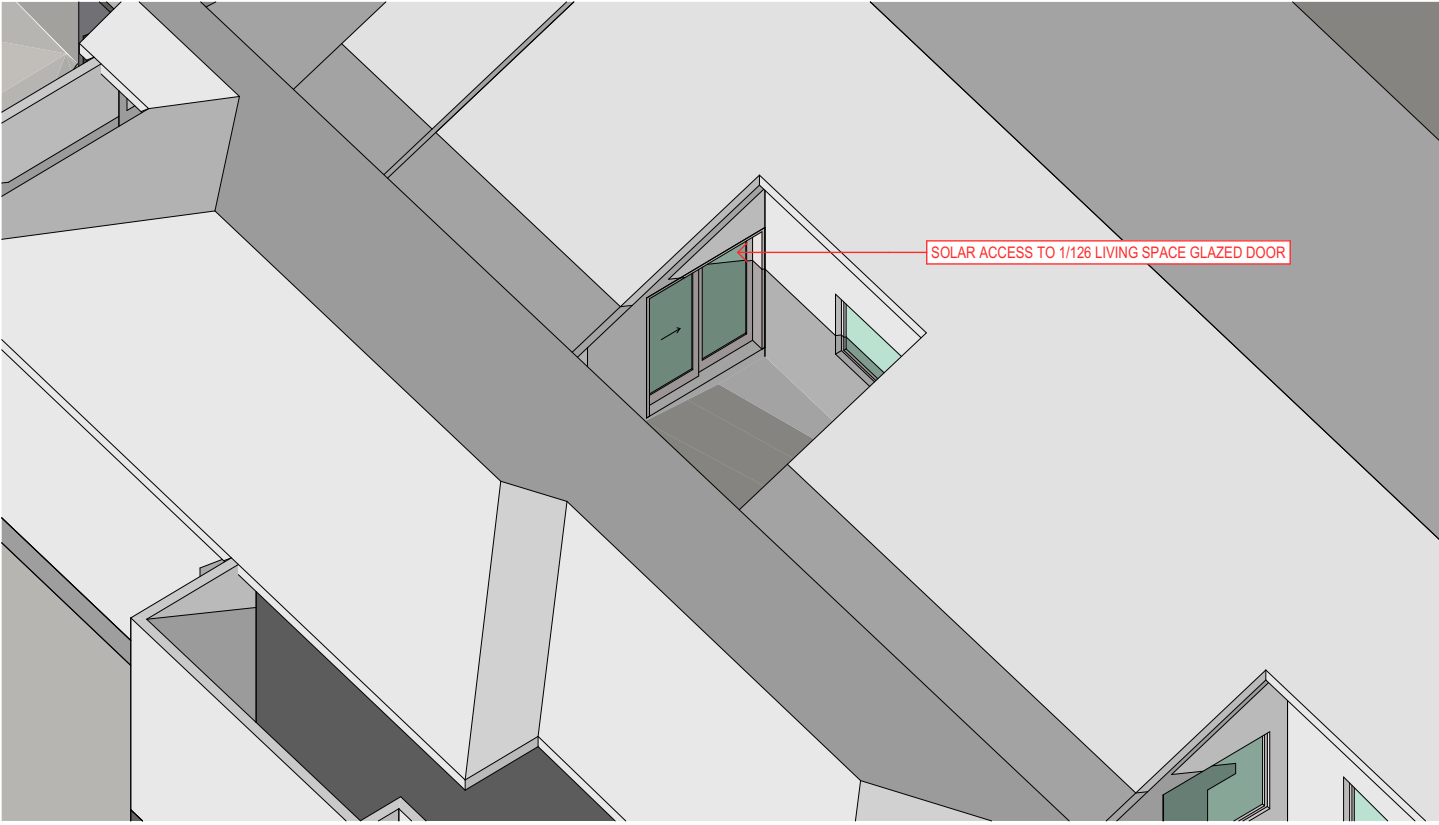
PROJECT No: 0052 PHASE: DA DRAWING No: A-A207 M

BRUNKER ROAD

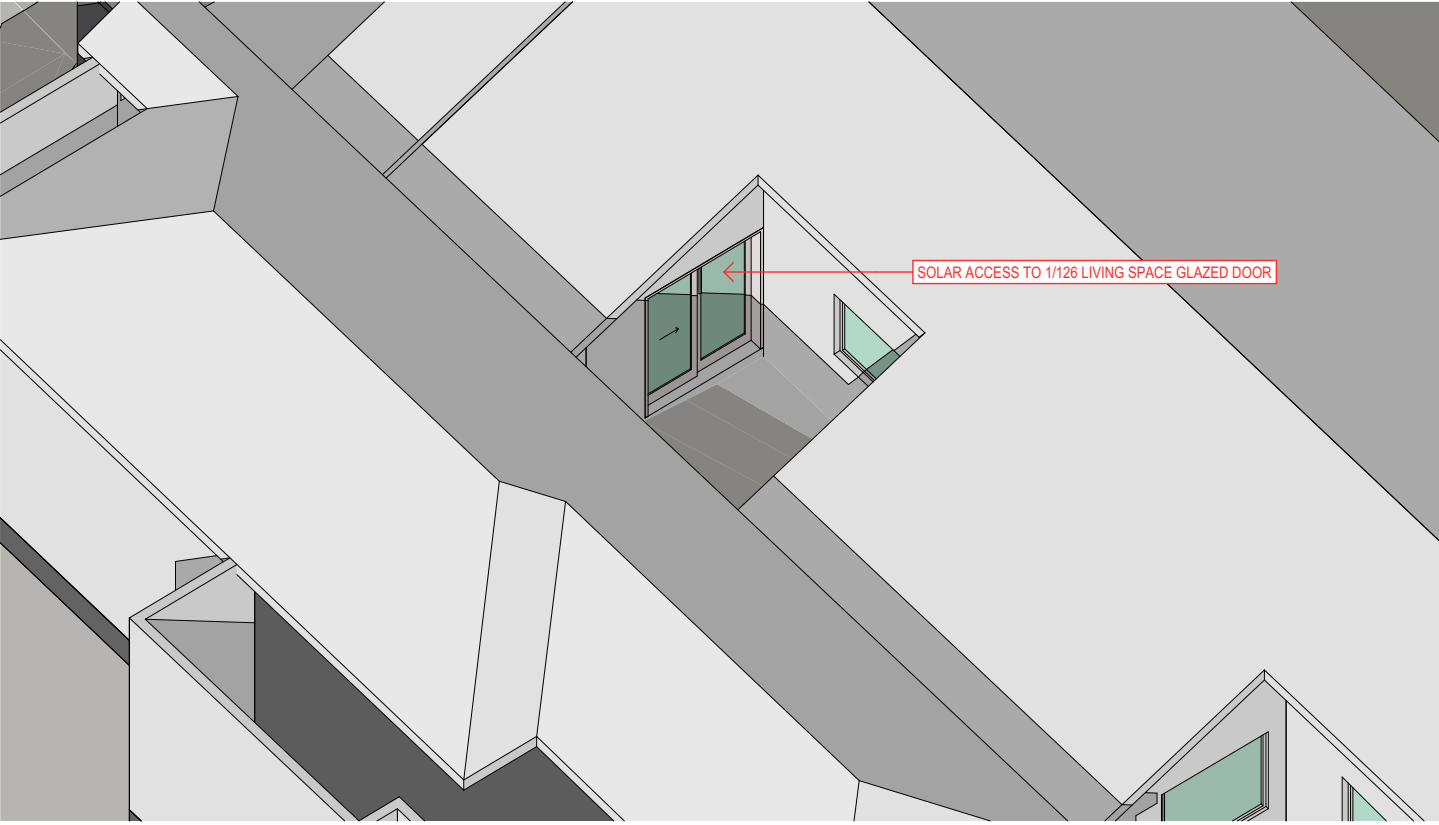


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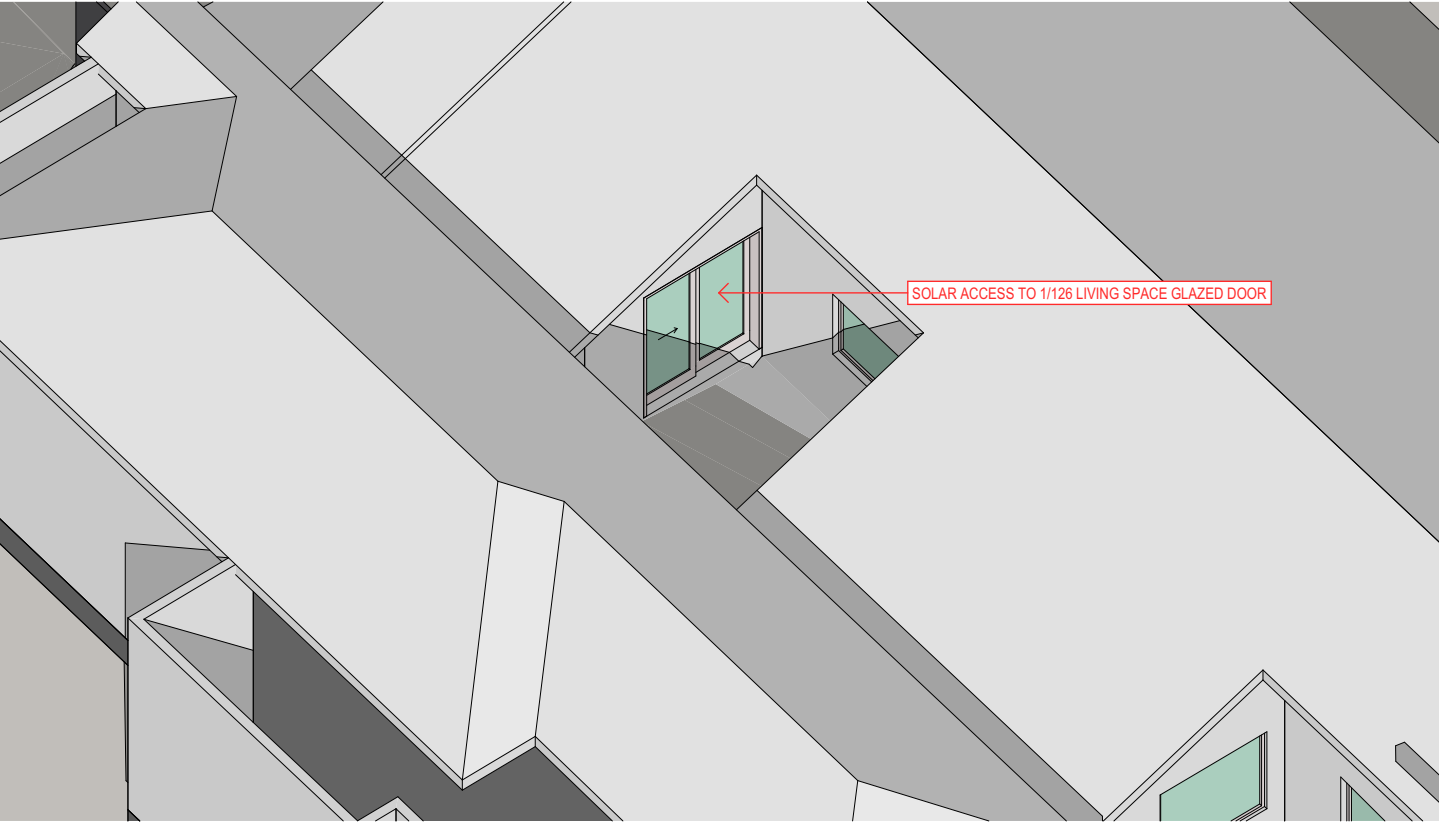




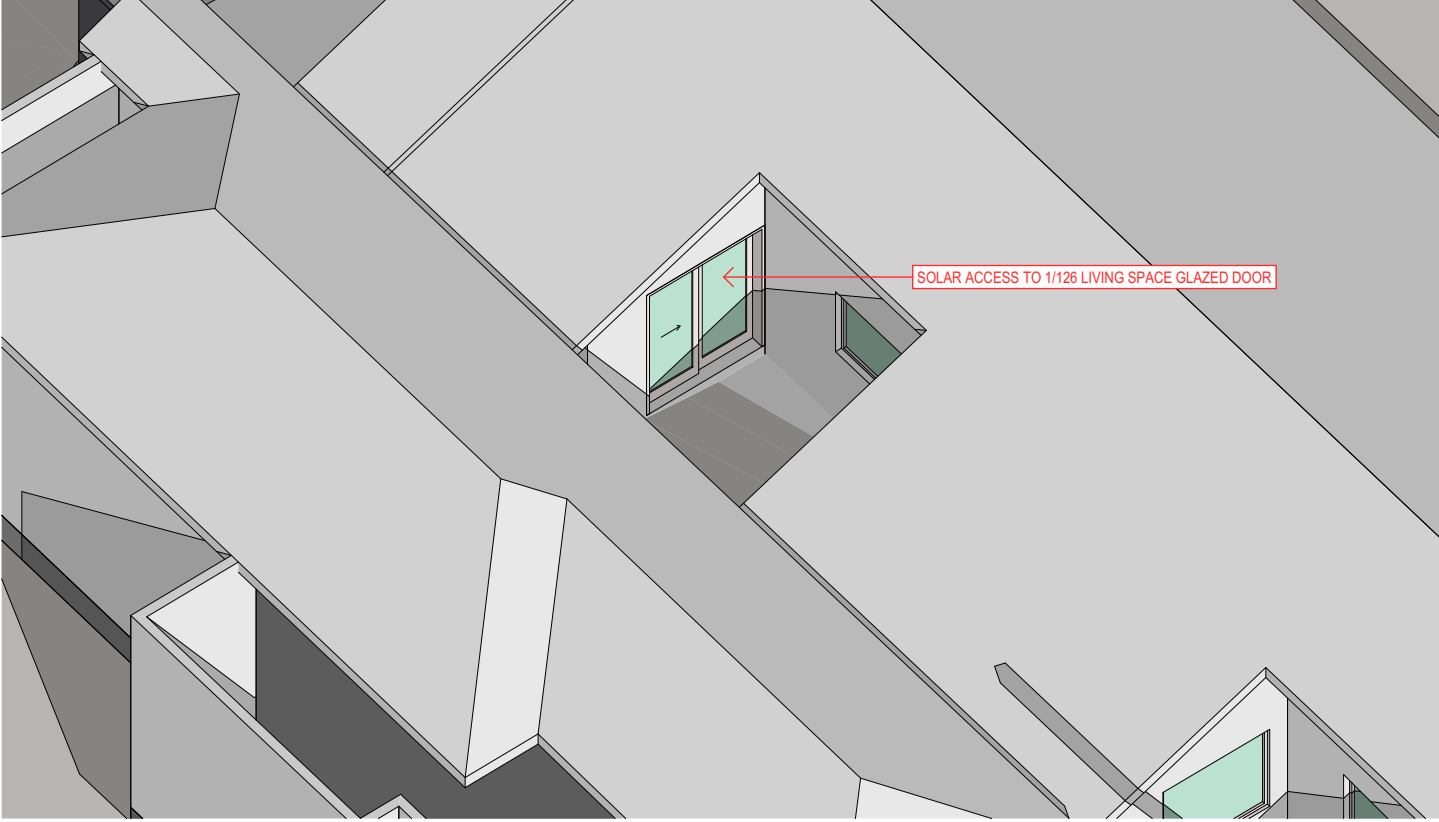
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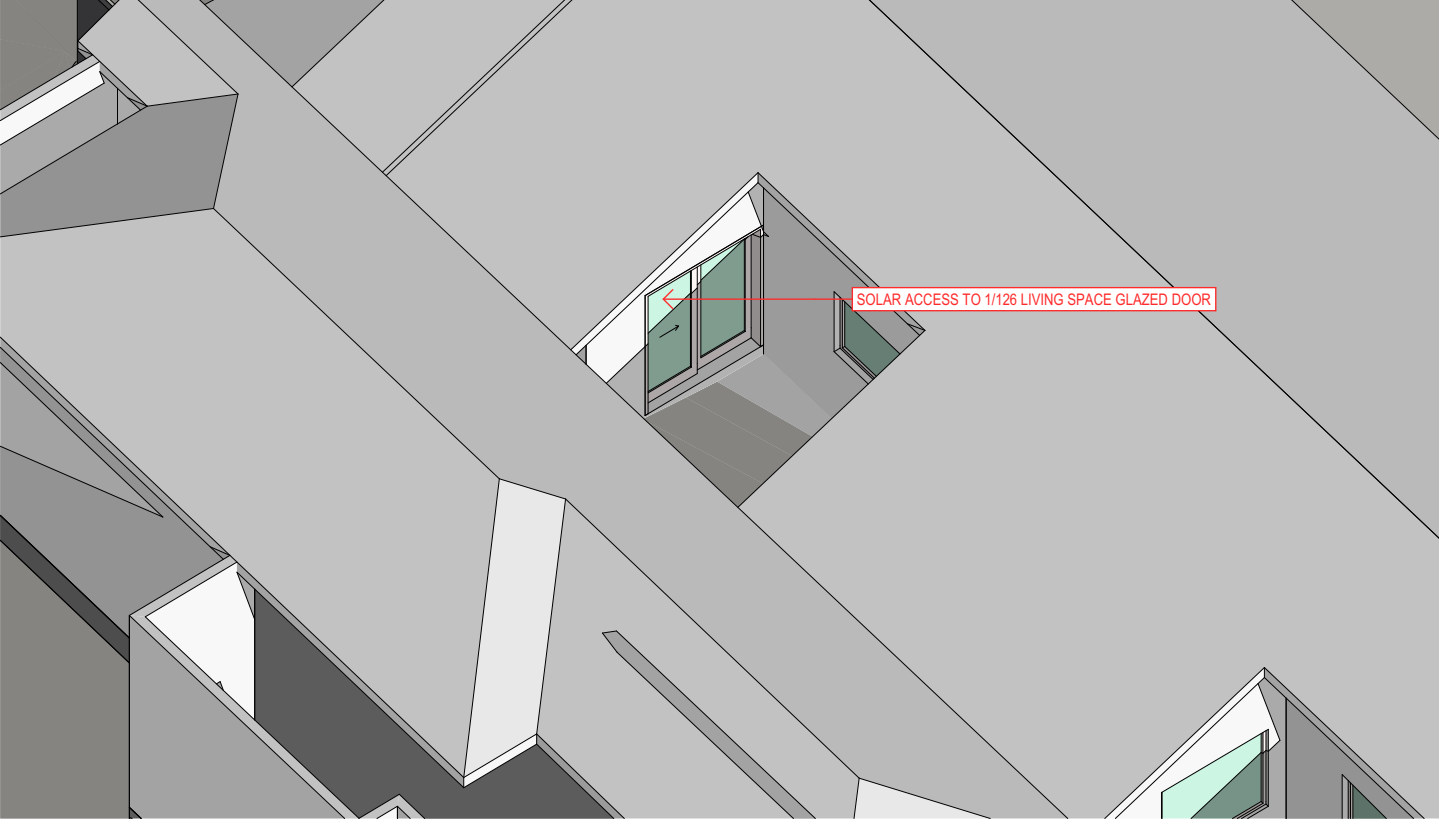
2 1/126 SolarAccess Living 11:00am 1:100



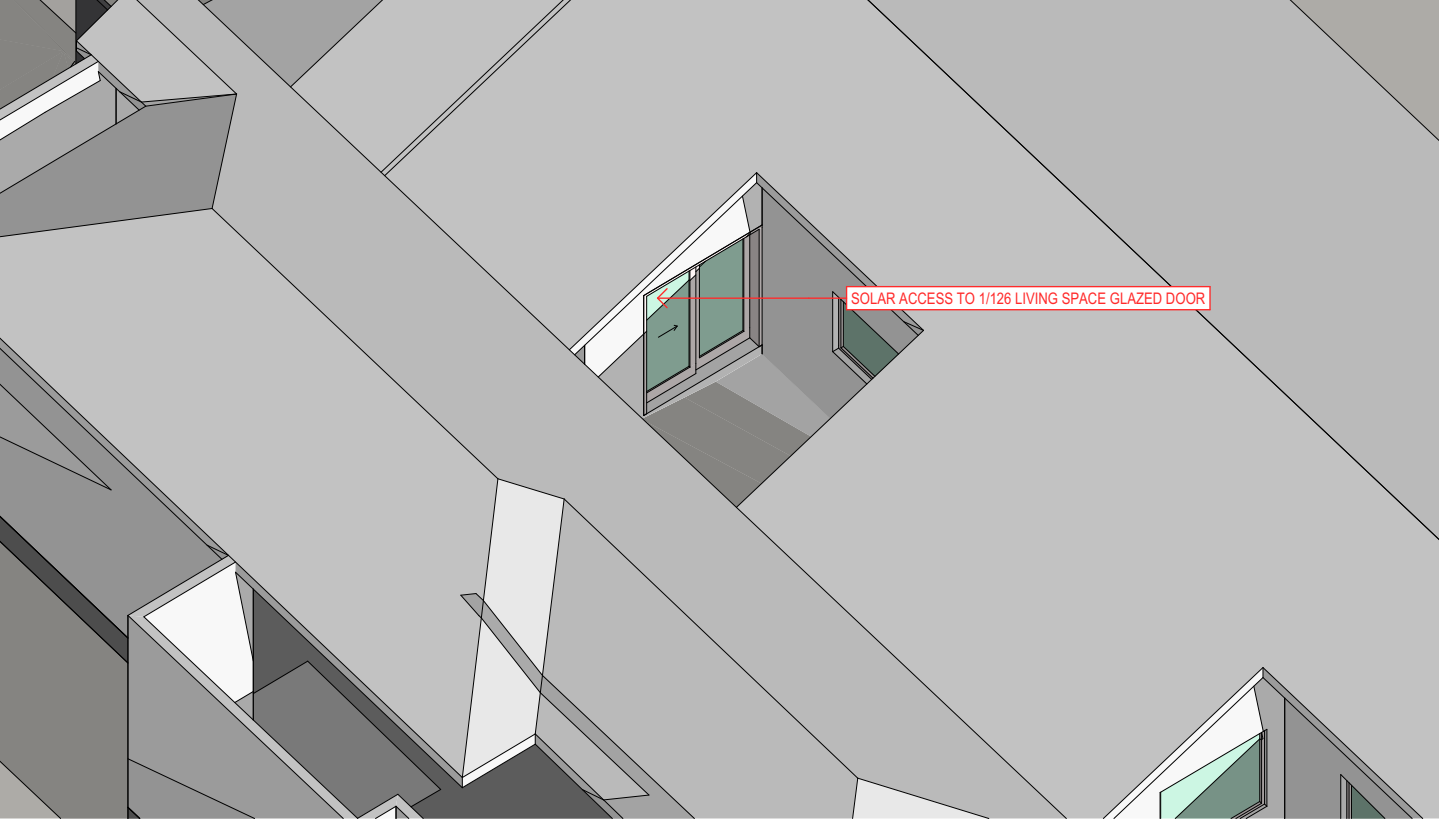
3 1/126 SolarAccess Living 12:00pm 1:100



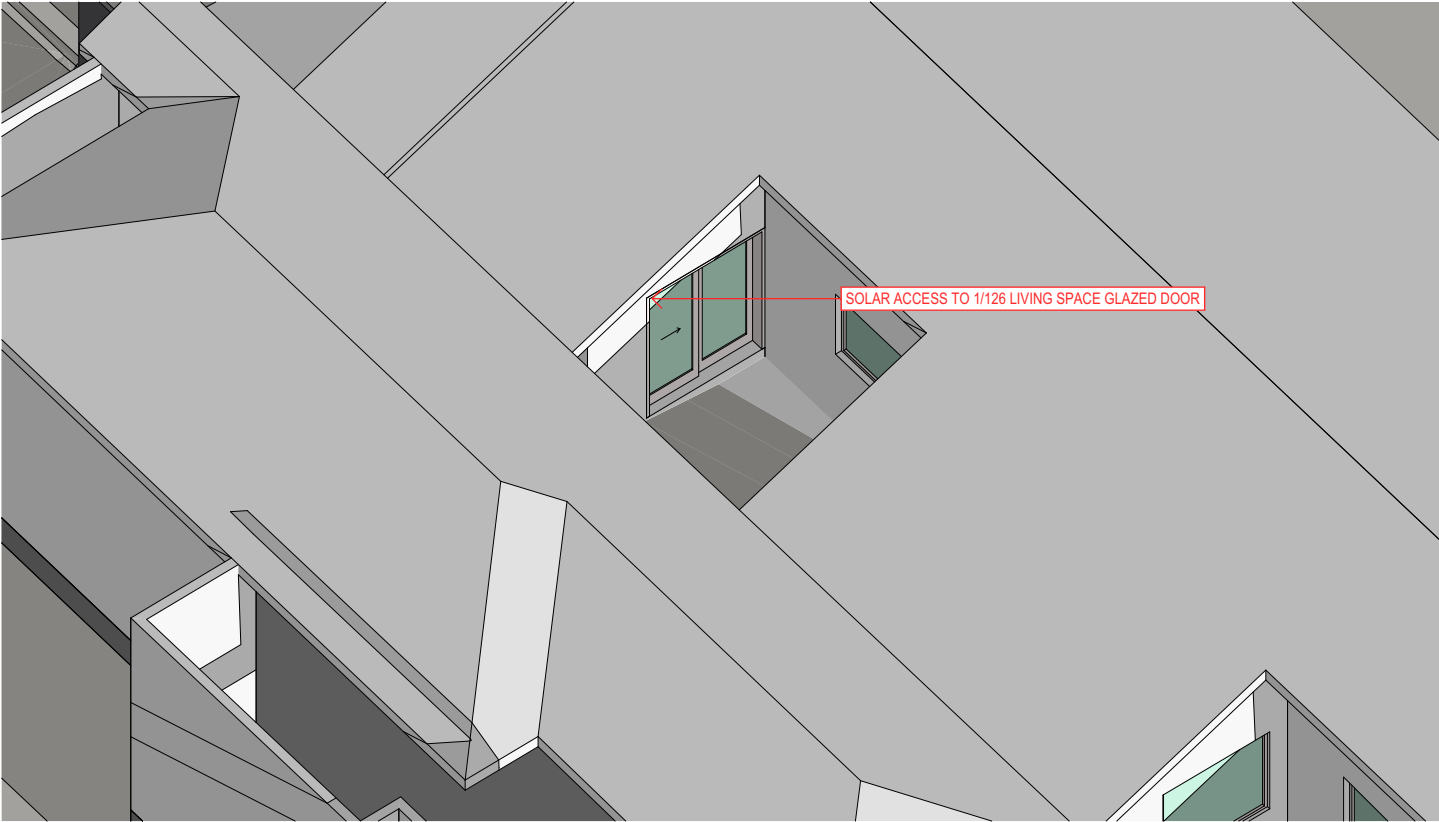
4 1/126 SolarAccess Living 1:00pm 1:100



5 1/126 SolarAccess Living 2:00pm 1:100



6 1/126 SolarAccess Living 2:15pm 1:100



7 1/126 SolarAccess Living 2:30pm 1:100

VILLA 1/126 BRUNKER ROAD

LIVING SPACE ACHIEVES SOLAR ACCESS FROM 10:15AM
TO 2:30PM ON 21 JUNE.

* 4 HOURS 15 MINUTES

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0 25mm 100mm 200mm (ON ORIGINAL A1)

REV	DATE	COMMENTS
G	10.06.2017	DEVELOPMENT APPLICATION ISSUE
H	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH

PROJECT: AFFORDABLE HOUSING
DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

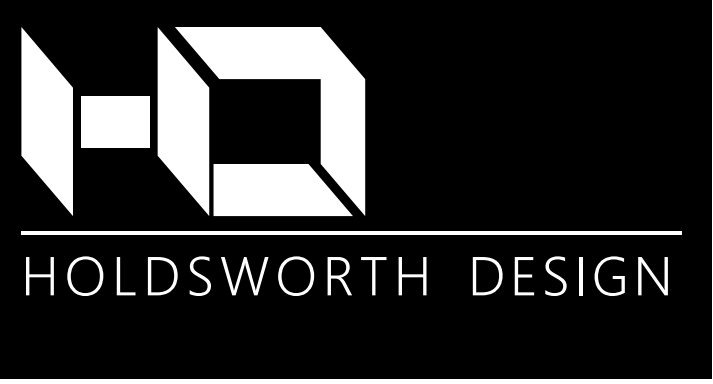
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RD EXISTING - LIVING

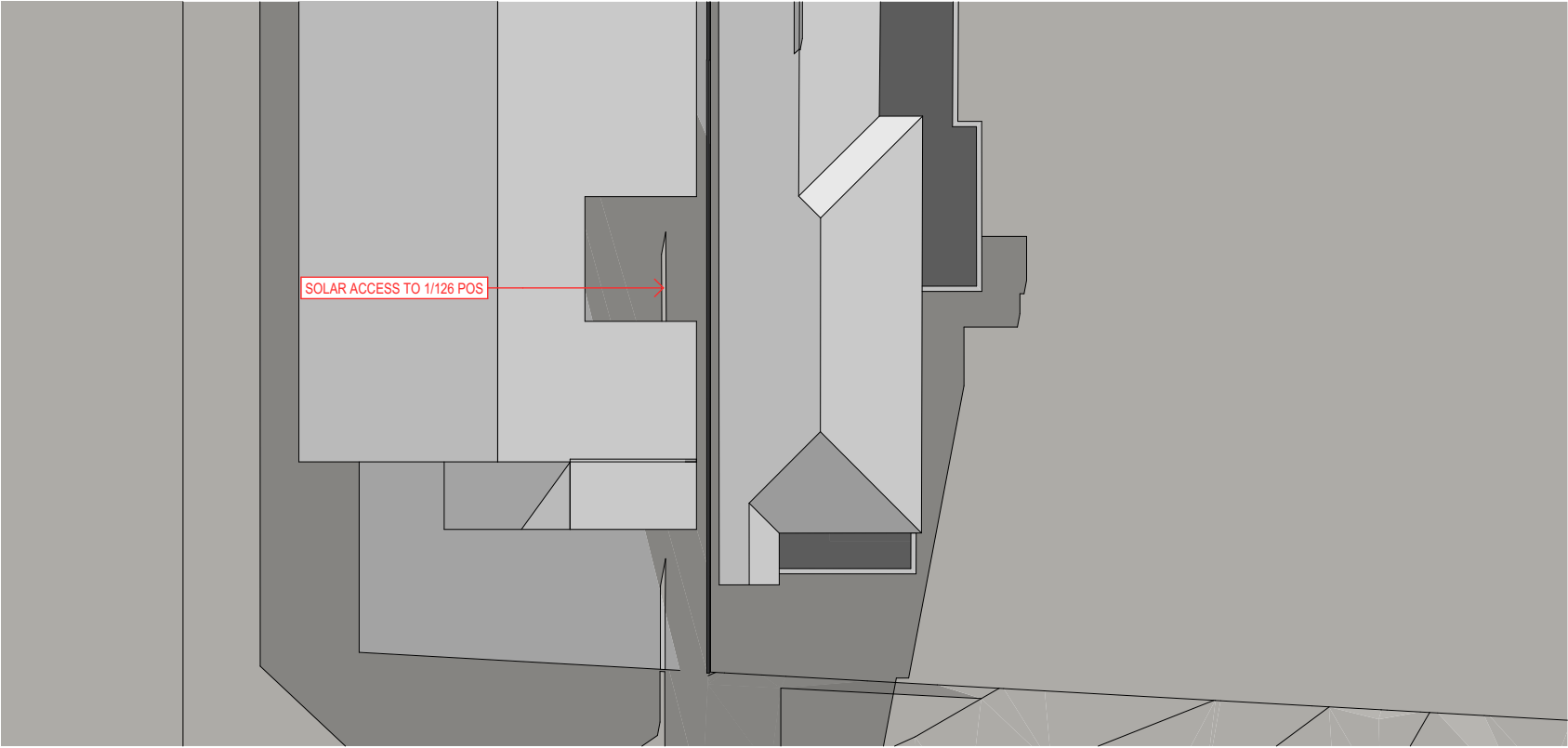
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FILENAME: 0052.180605.pln DATE PRINTED: 6/6/2018

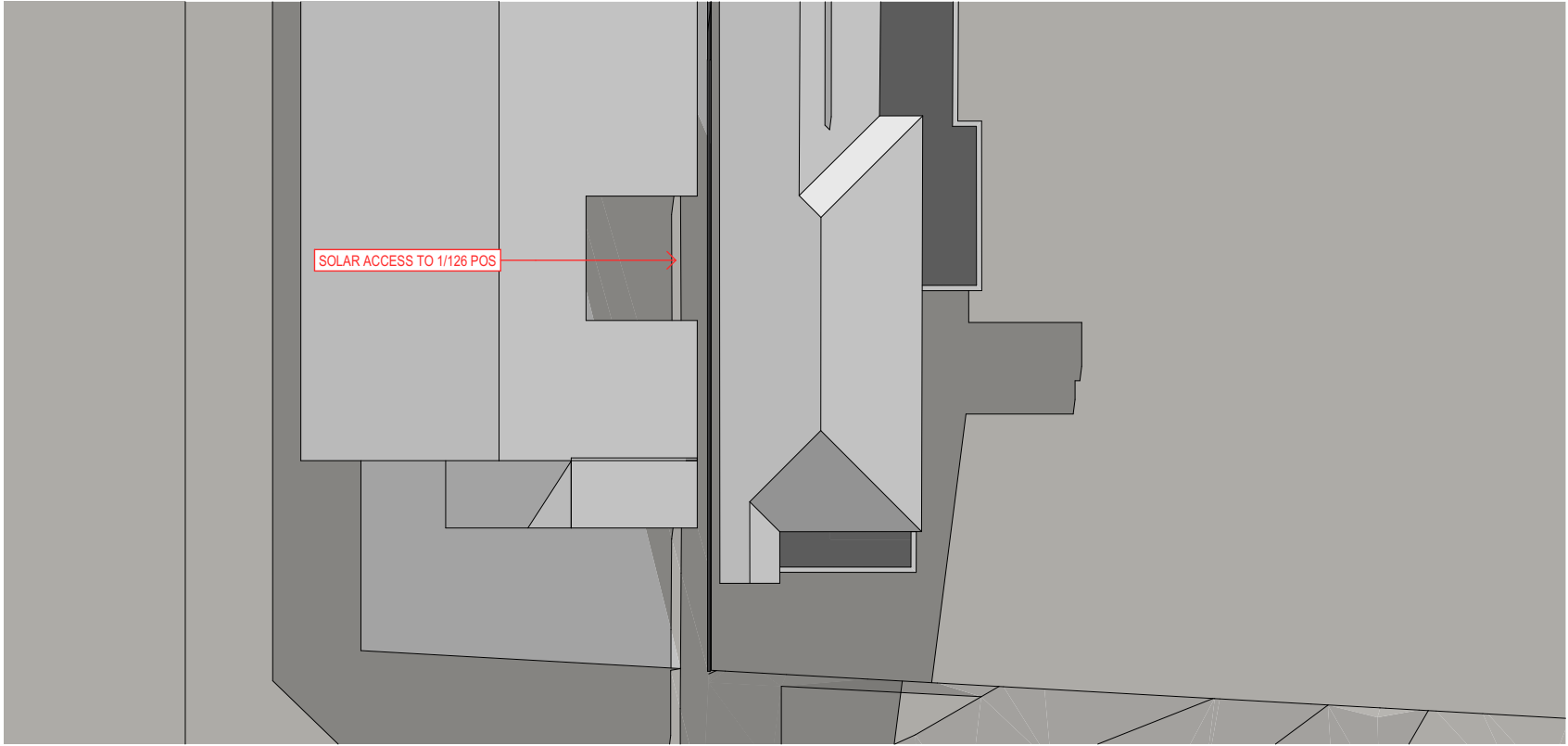
DRAWN: BH DATE: JUN 18 SCALES: NTS @ A1

PROJECT No: 0052 PHASE: DA DRAWING No: A-301 REV: H

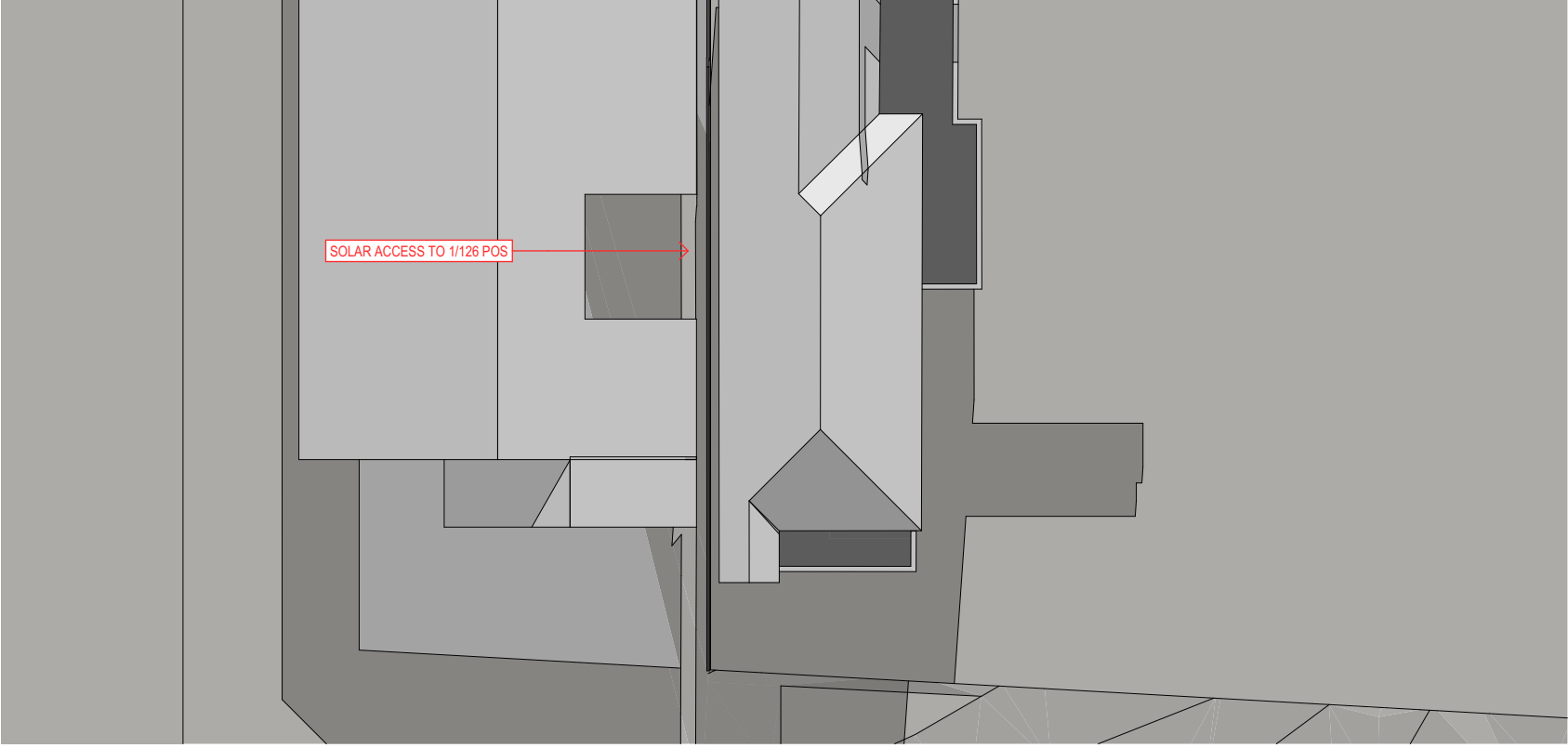




1 1/126 SolarAccess POS 1:45pm 1:200



2 1/126 SolarAccess POS 2:00pm 1:200



3 1/126 SolarAccess POS 2:15pm 1:200

VILLA 1/126 BRUNKER ROAD

PRIVATE OPEN SPACE ACHIEVES SOLAR ACCESS FROM 1:45PM TO 2:15PM ON 21 JUNE.

* 30 MINUTES

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REV	DATE	COMMENTS
H	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

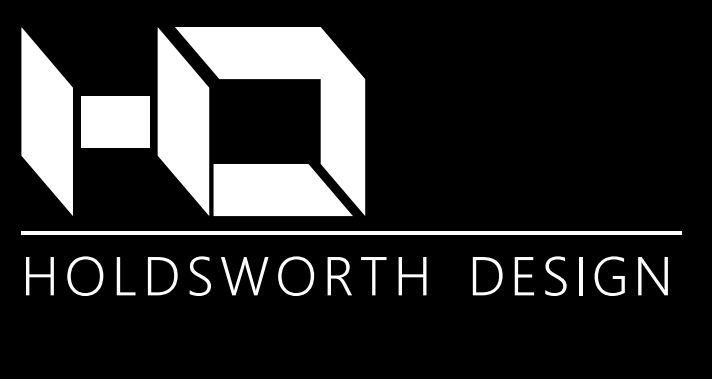
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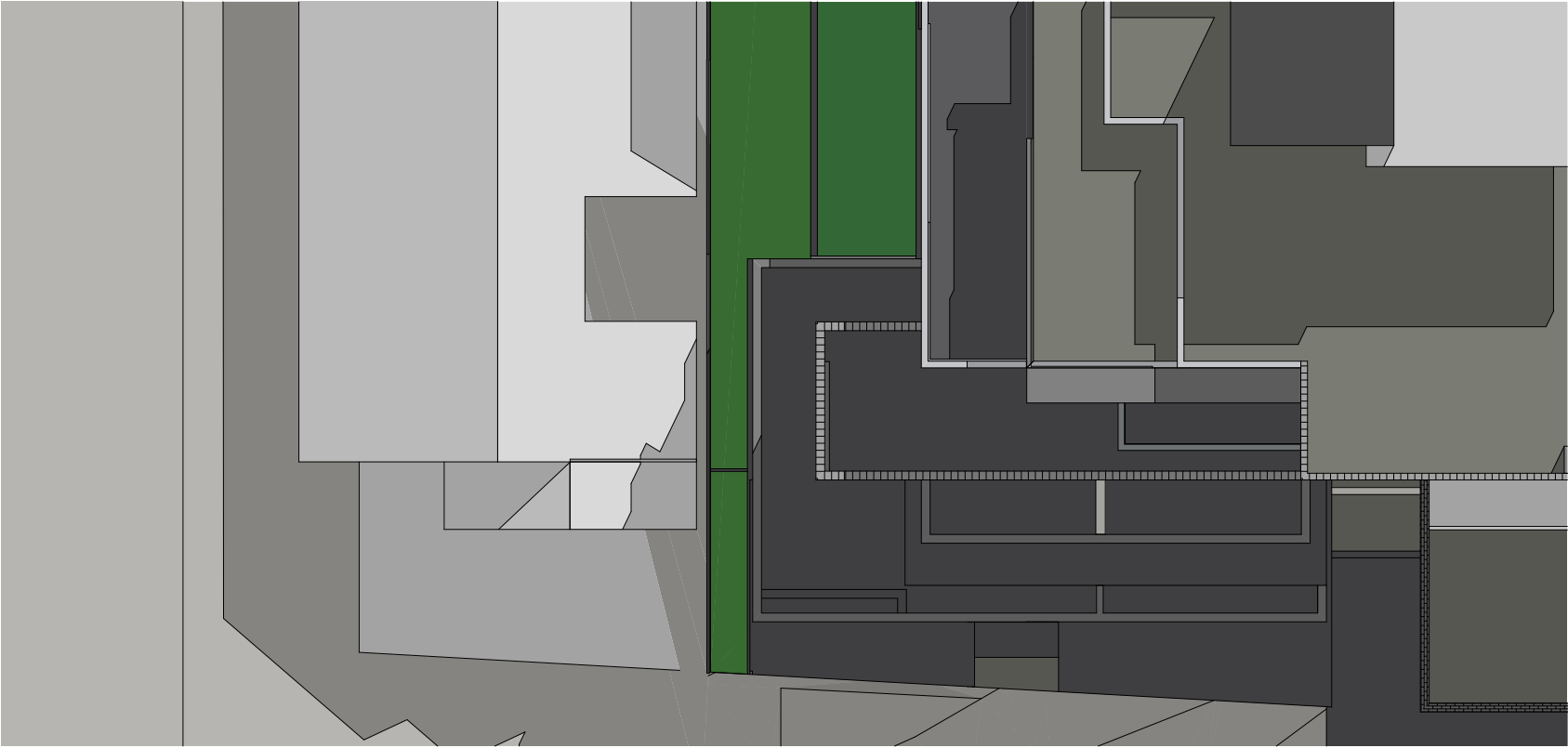
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FILENAME: 0052.180605.pln DATE PRINTED: 6/6/2018

DRAWN: BH DATE: JUN 18 SCALES: NTS @ A1

PROJECT No: 0052 PHASE: DA DRAWING No: A-303 REV: H

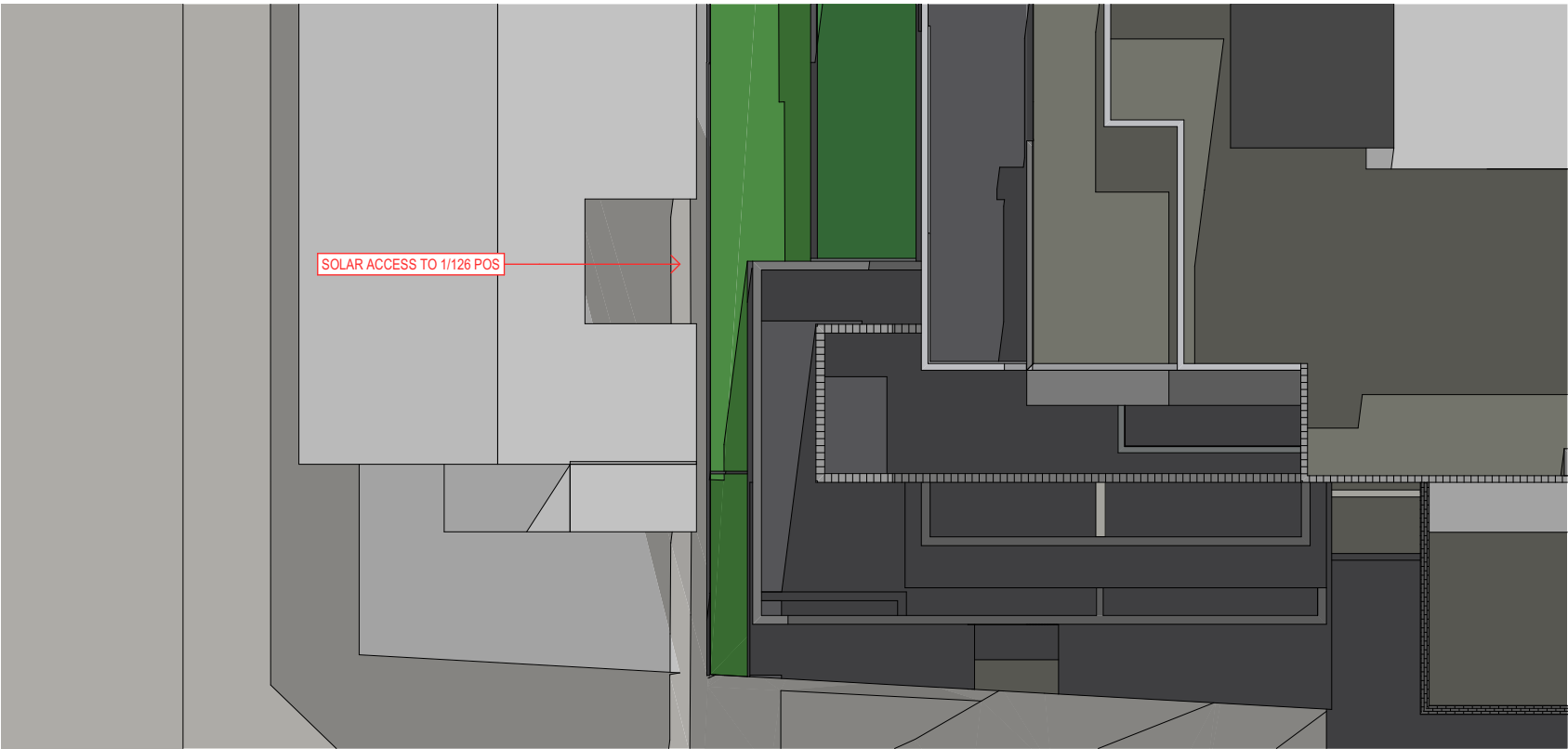




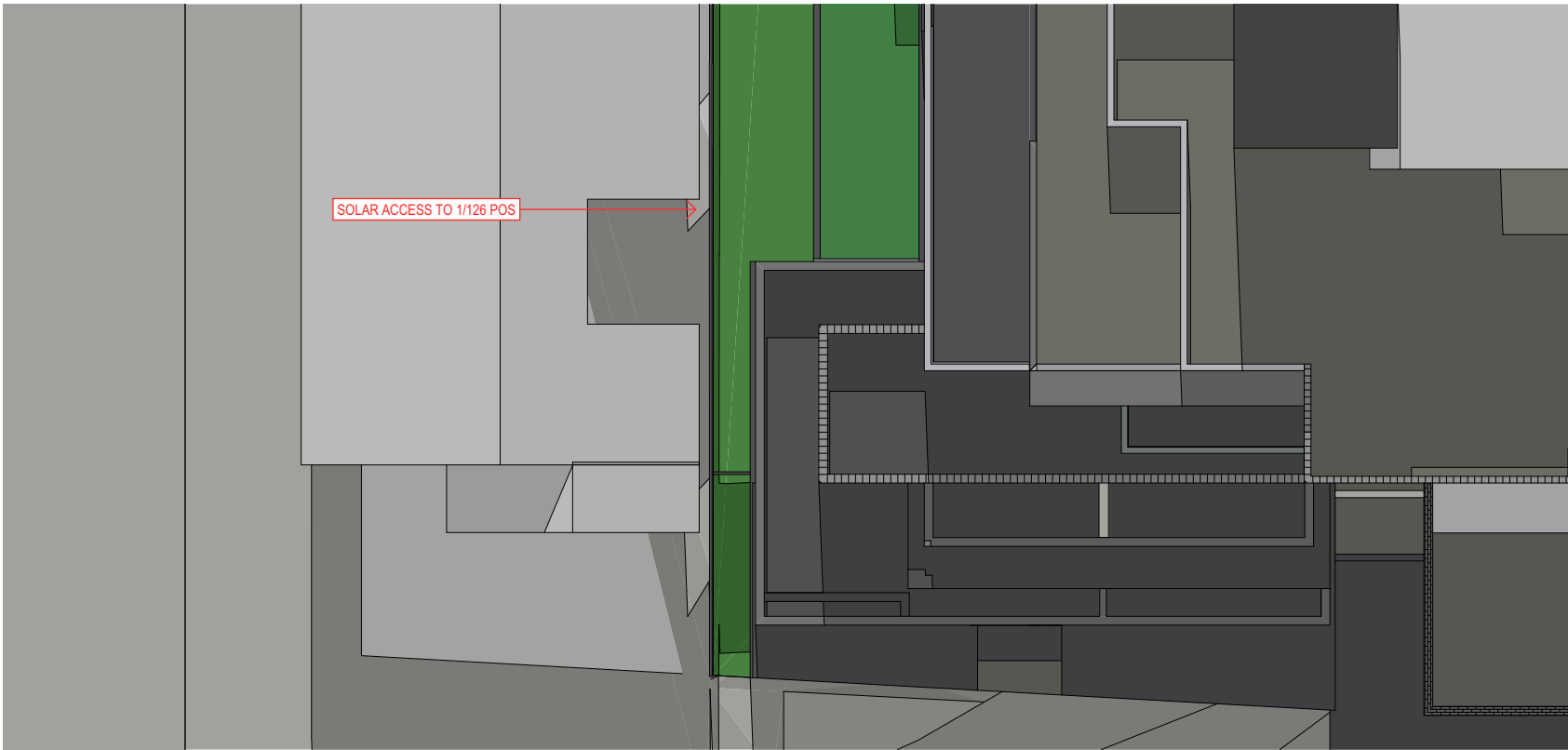
1 1/126 SolarAccess POS 12:45pm 1:200



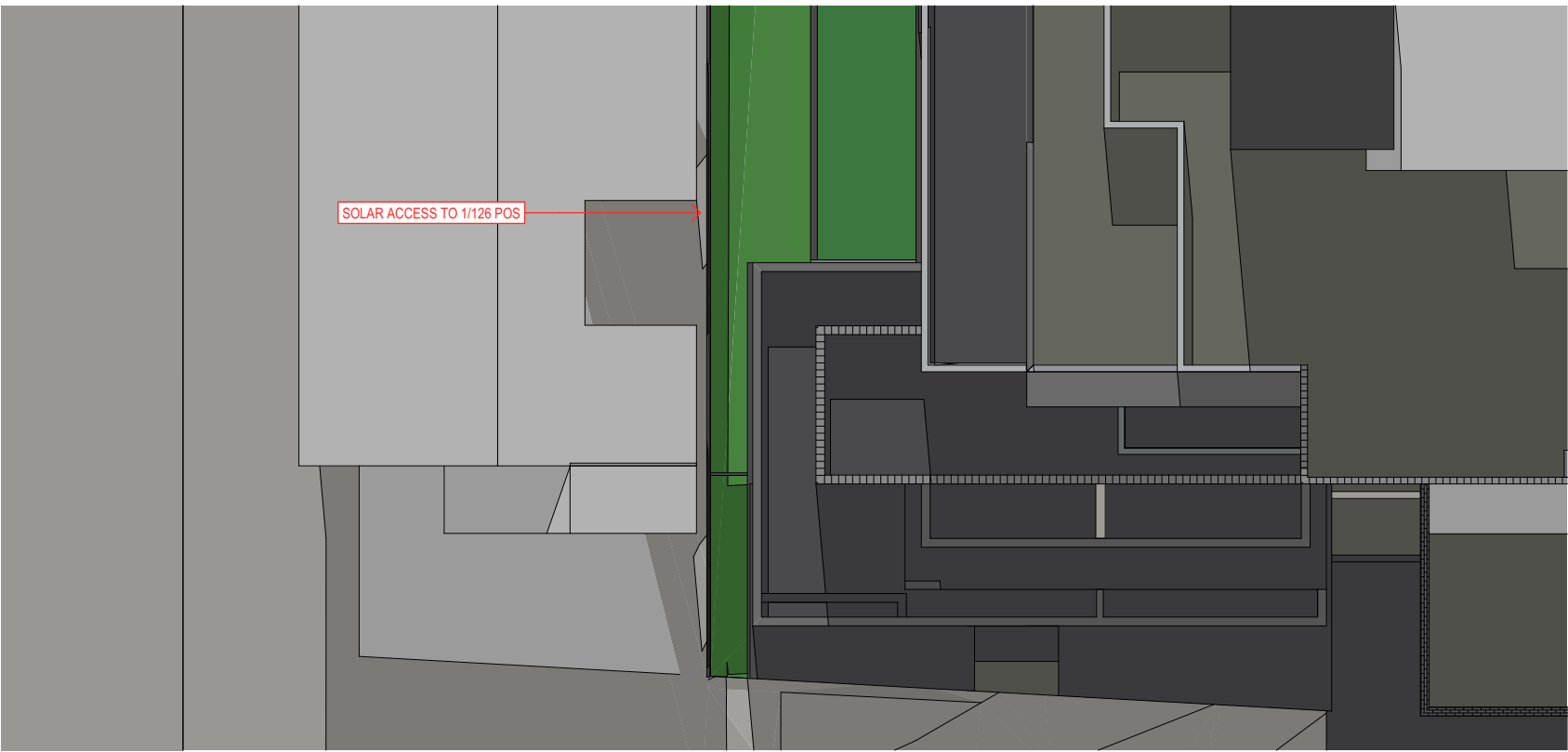
2 1/126 SolarAccess POS 1:00pm 1:200



3 1/126 SolarAccess POS 2:00pm 1:200



5 1/126 SolarAccess POS 2:45pm 1:200



4 1/126 SolarAccess POS 3:00pm 1:200

VILLA 1/126 BRUNKER ROAD

PRIVATE OPEN SPACE ACHIEVES SOLAR ACCESS FROM 2:00PM TO 3:00PM ON 21 JUNE.

*** 1 HOUR**

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0 25mm 100mm 200mm (ON ORIGINAL A1)

REV	DATE	COMMENTS
J	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: SHADOW STUDY 1/126 BRUNKER RD PROPOSED - POS

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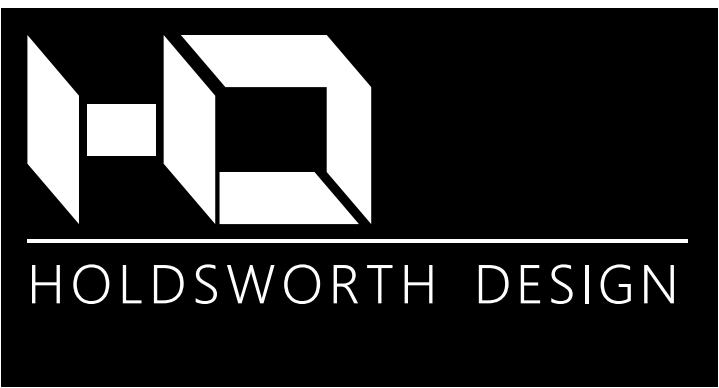
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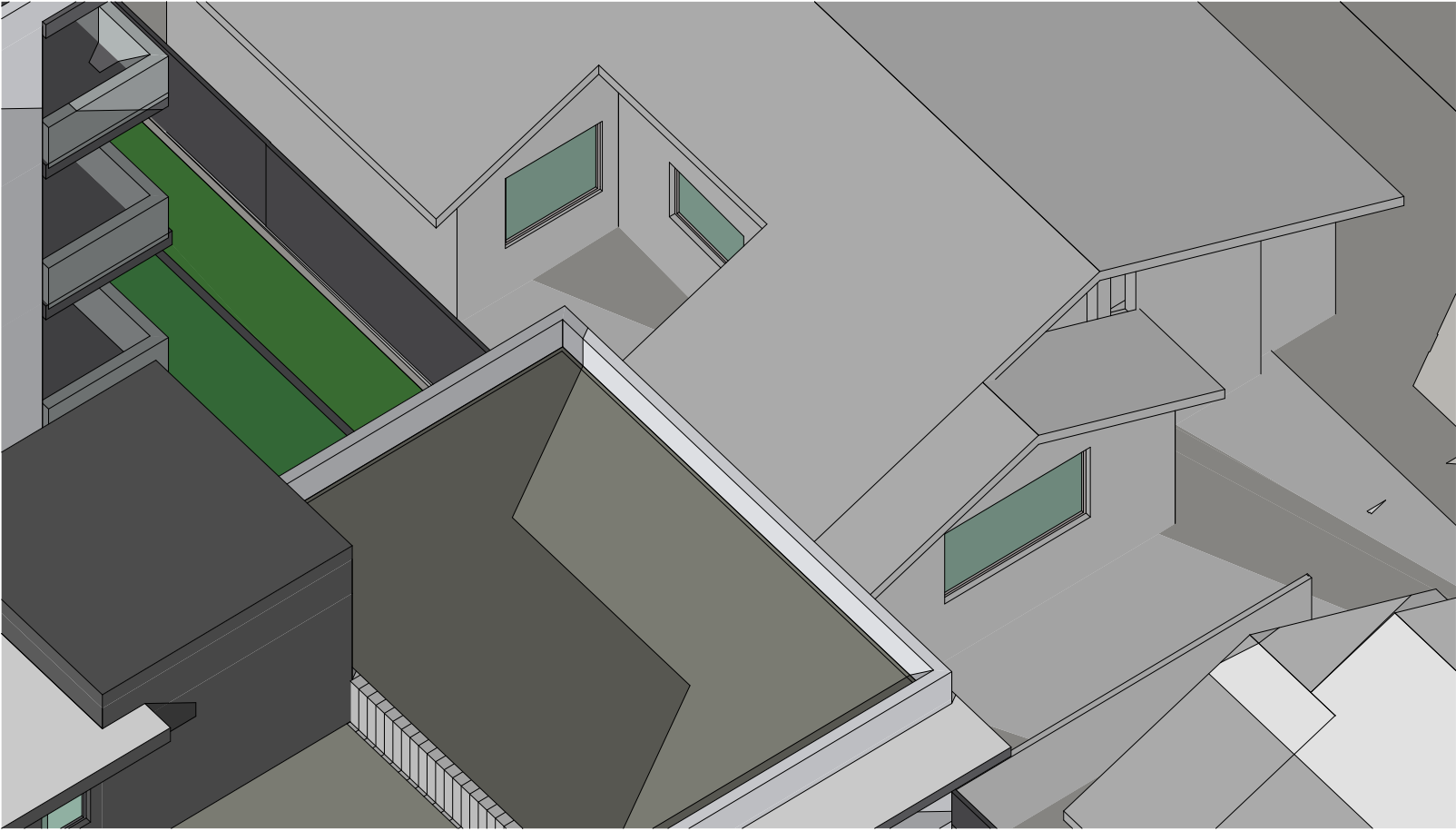
DRAWN: DATE: SCALES:

BH JUN 18 NTS @ A1

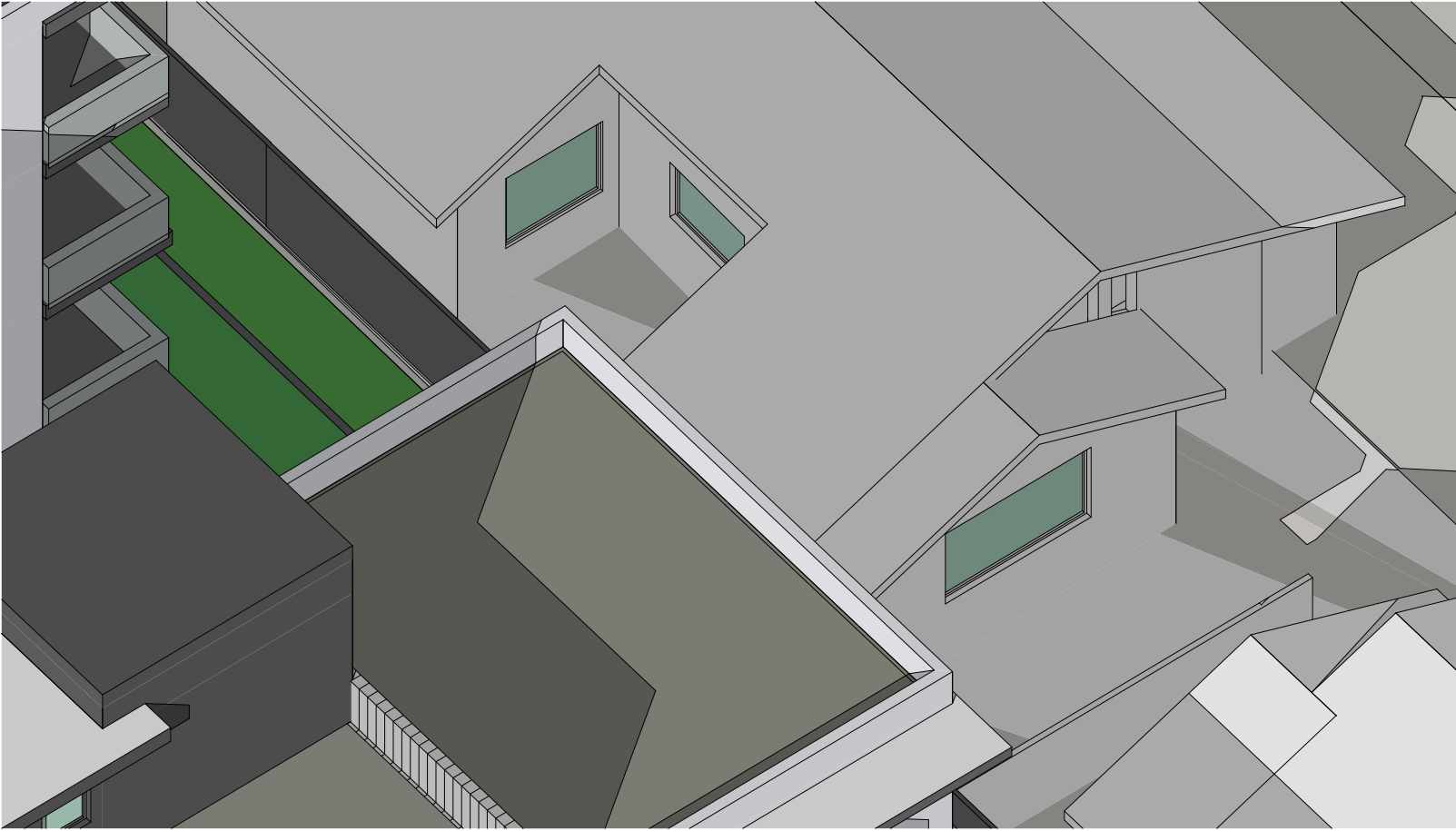
PROJECT No: PHASE: DRAWING No: REV:

0052 DA A-304 J

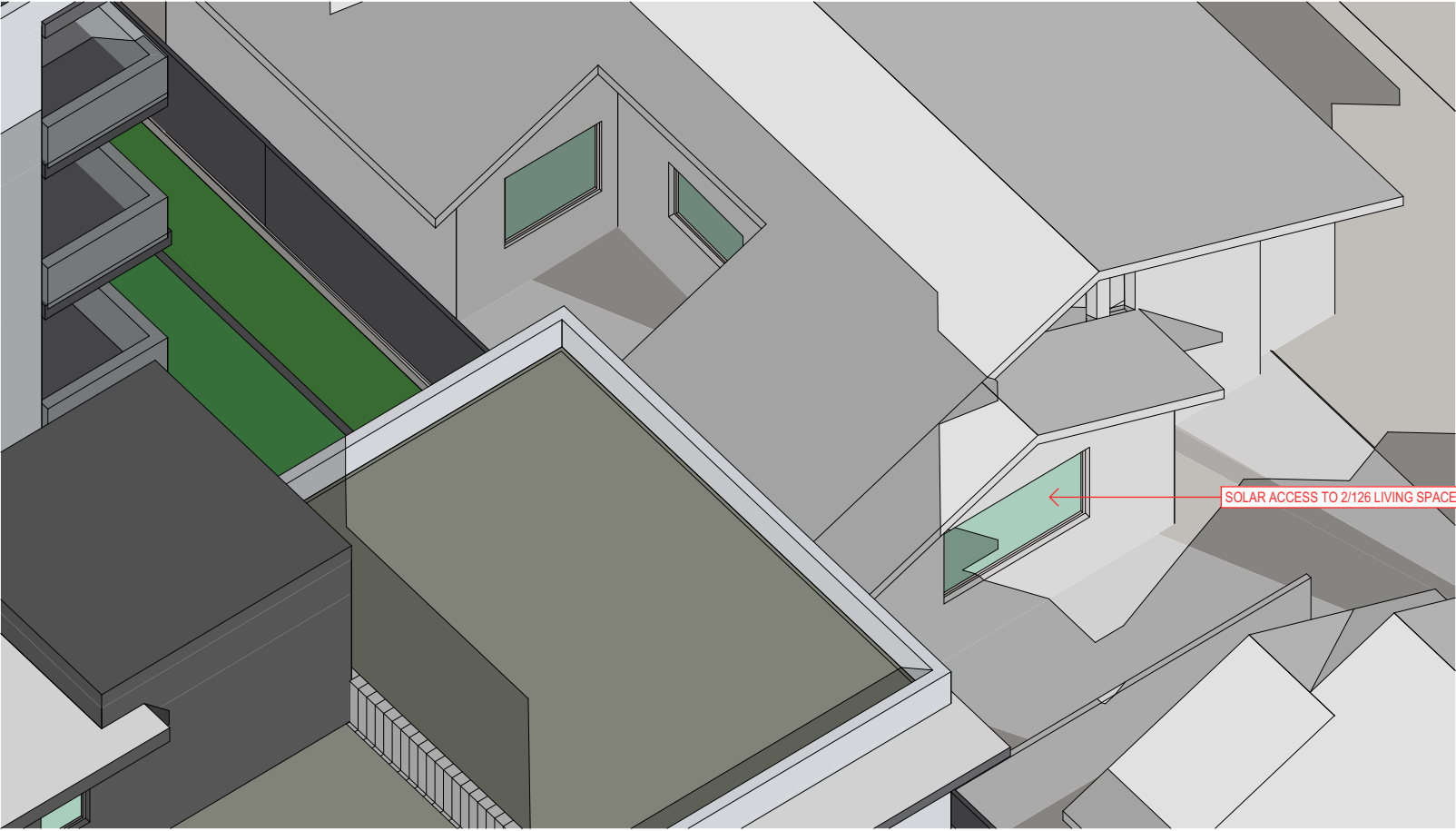




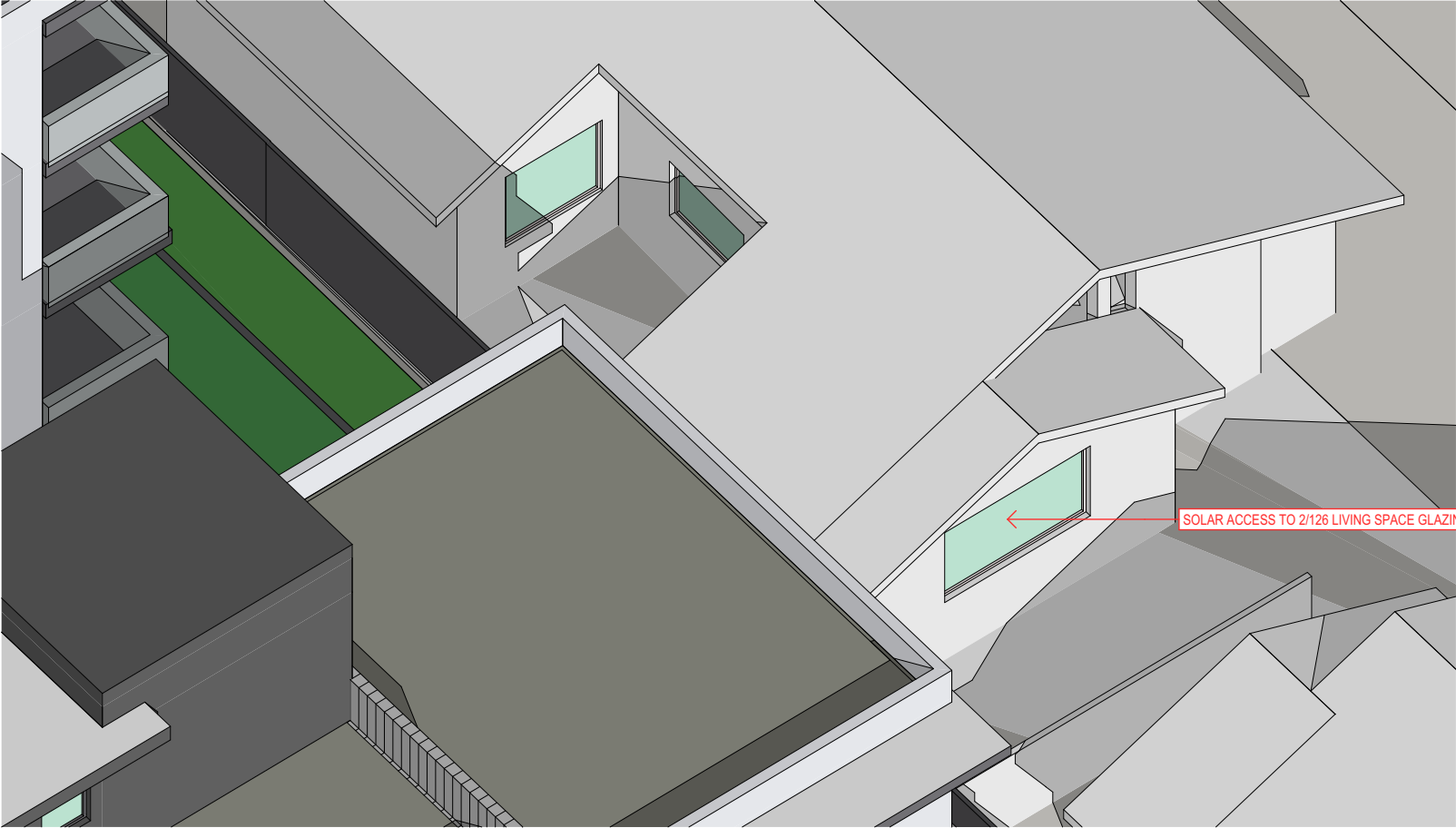
1 2/126 SolarAccess Living 10:45am 1:100



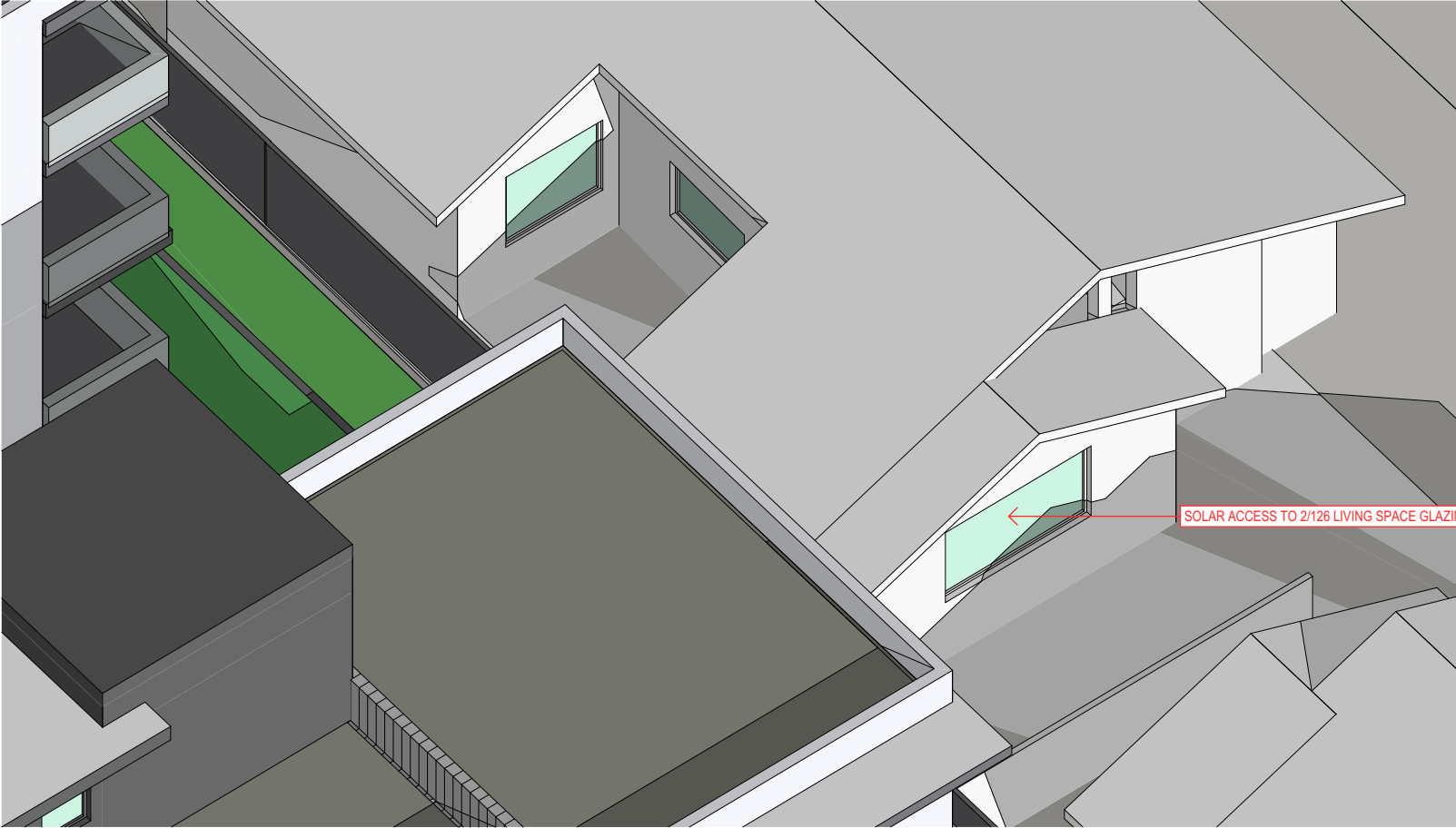
2 2/126 SolarAccess Living 11:00am 1:100



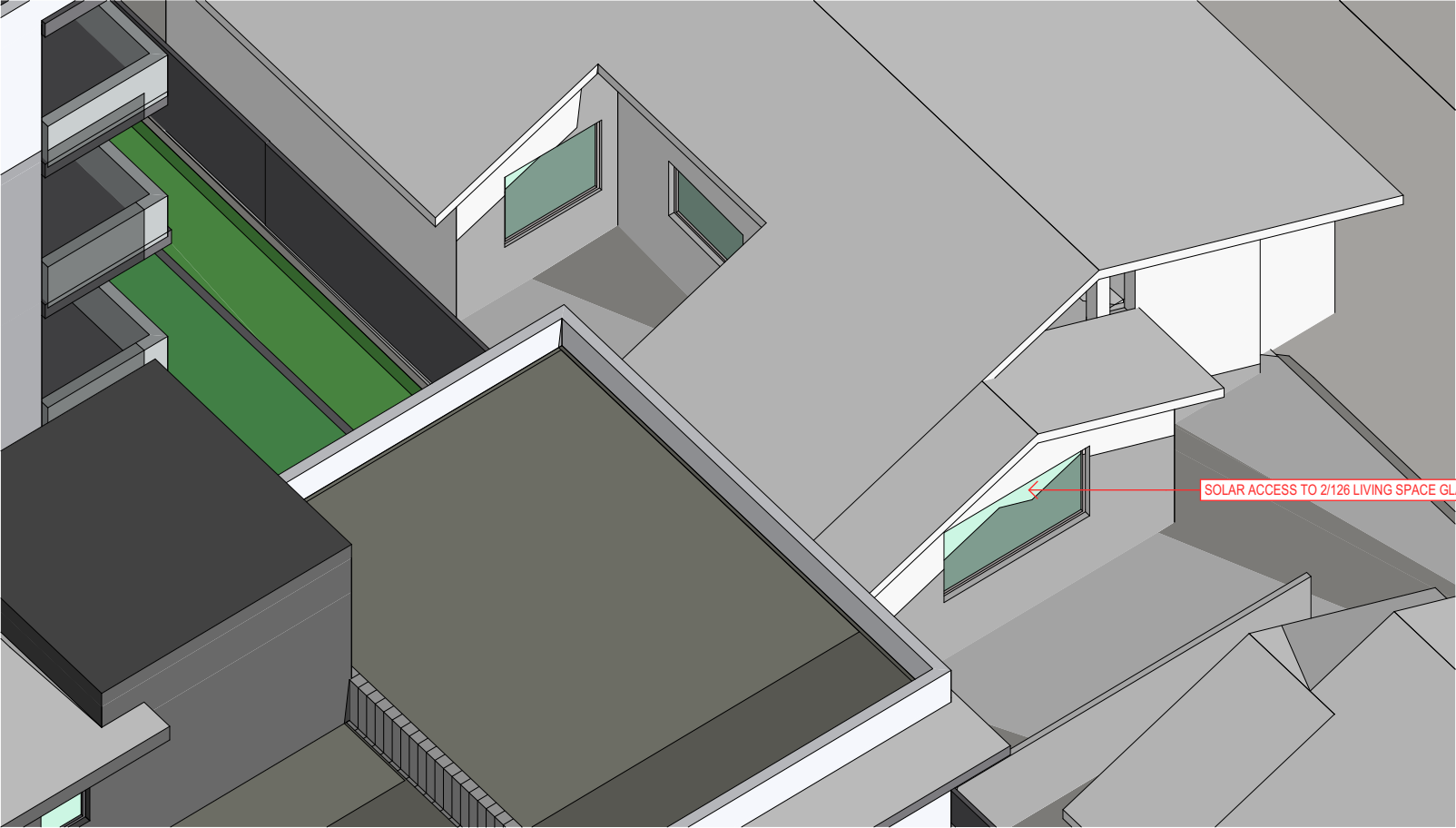
3 2/126 SolarAccess Living 12:00pm 1:100



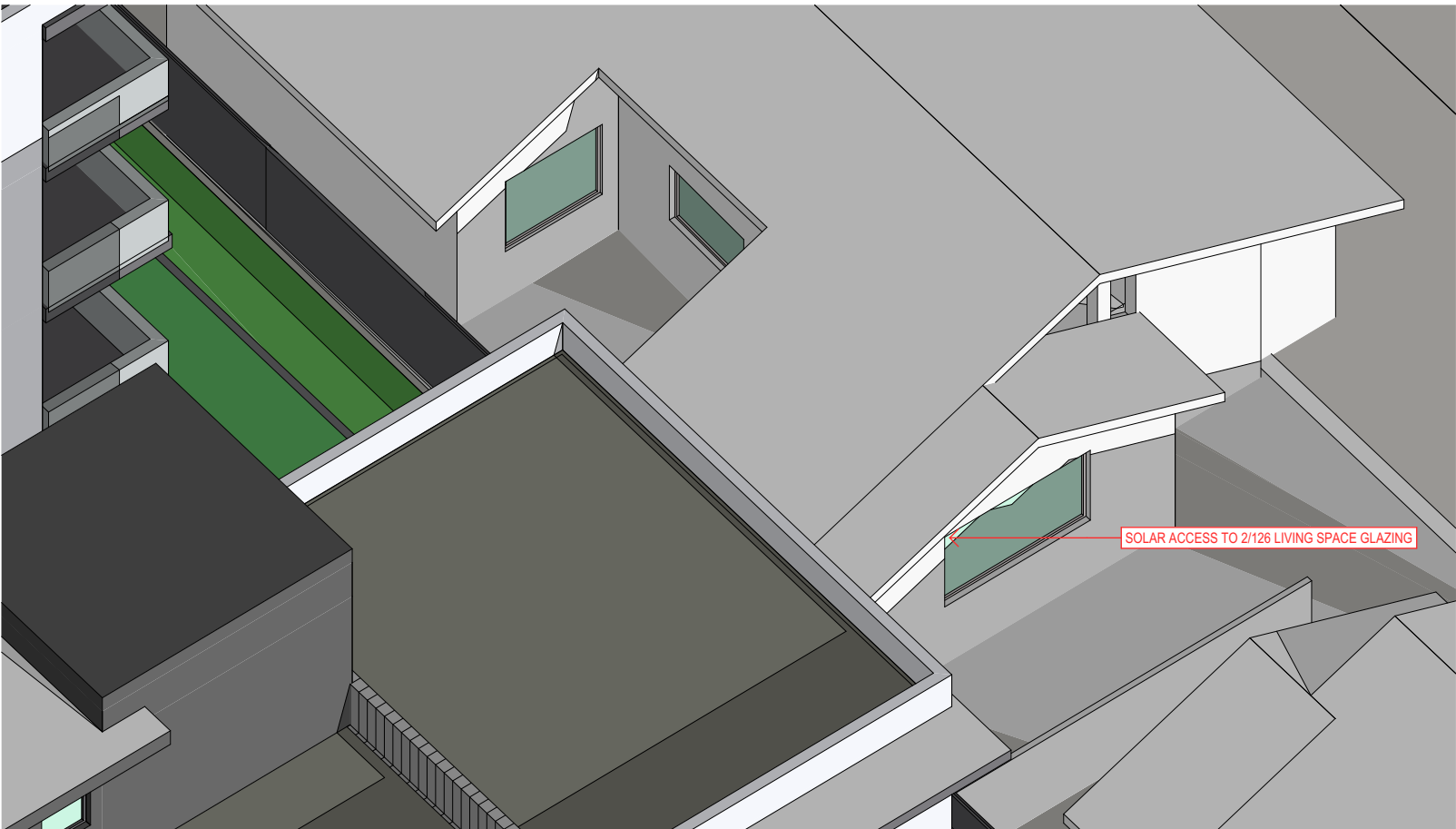
4 2/126 SolarAccess Living 1:00pm 1:100



5 2/126 SolarAccess Living 2:00pm 1:100



6 2/126 SolarAccess Living 2:45pm 1:100



7 2/126 SolarAccess Living 3:00pm 1:100

VILLA 2/126 BRUNKER ROAD

LIVING SPACE ACHIEVES SOLAR ACCESS FROM 12:00PM TO 3:00PM ON 21 JUNE.

*** 3.00 HOURS**

REV	DATE	COMMENTS
J	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH

PROJECT : AFFORDABLE HOUSING DEVELOPMENT
CLIENT : ABL PROPERTY

AUTHORITY : NEWCASTLE CITY COUNCIL

SITE : 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

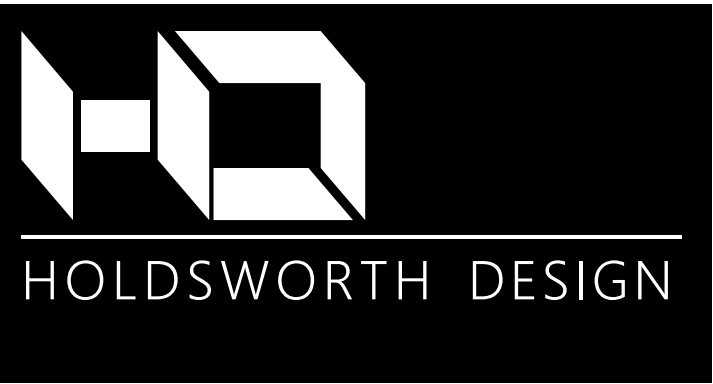
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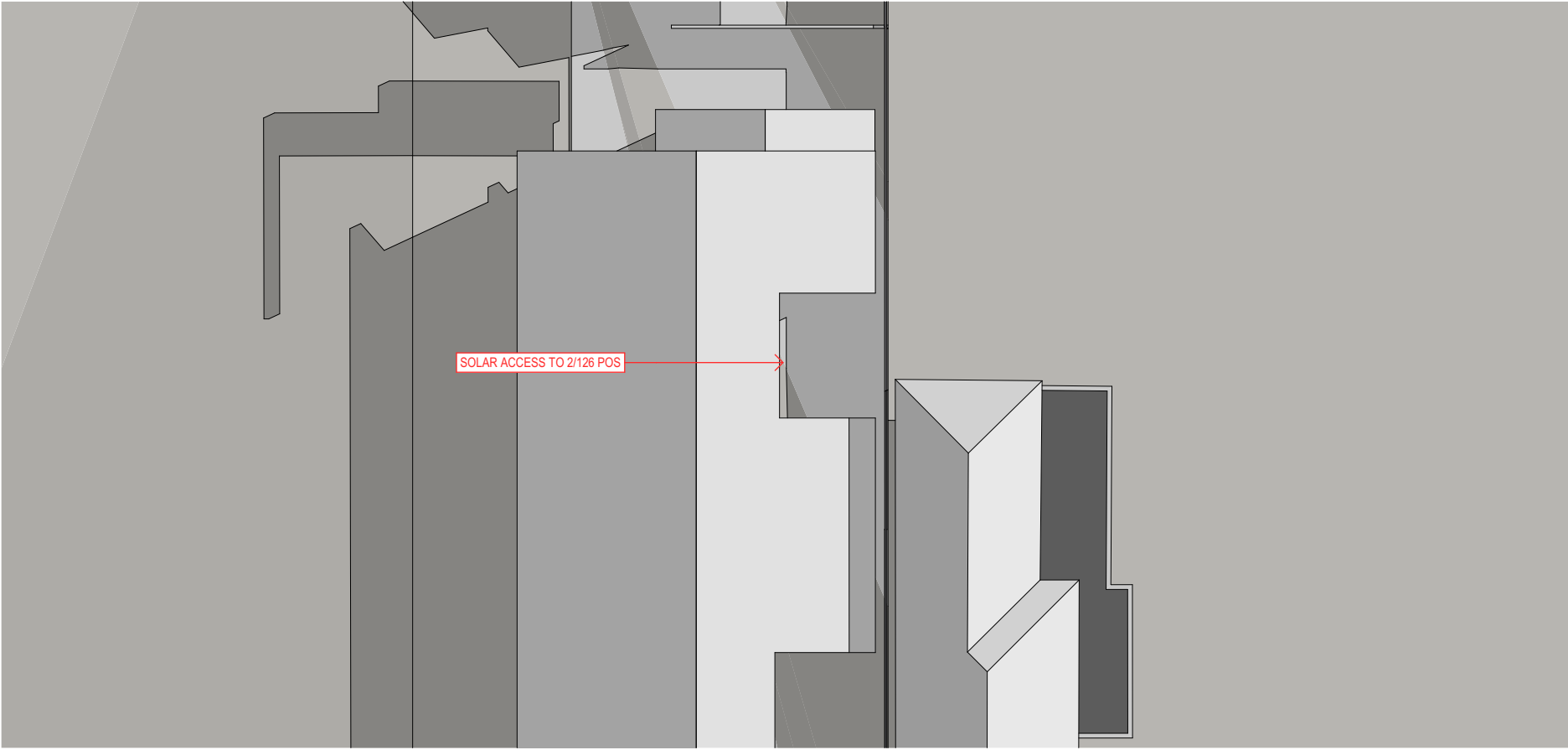
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FILENAME : 0052.180605.pln DATE PRINTED : 6/6/2018
DRAWN : DATE : SCALES :

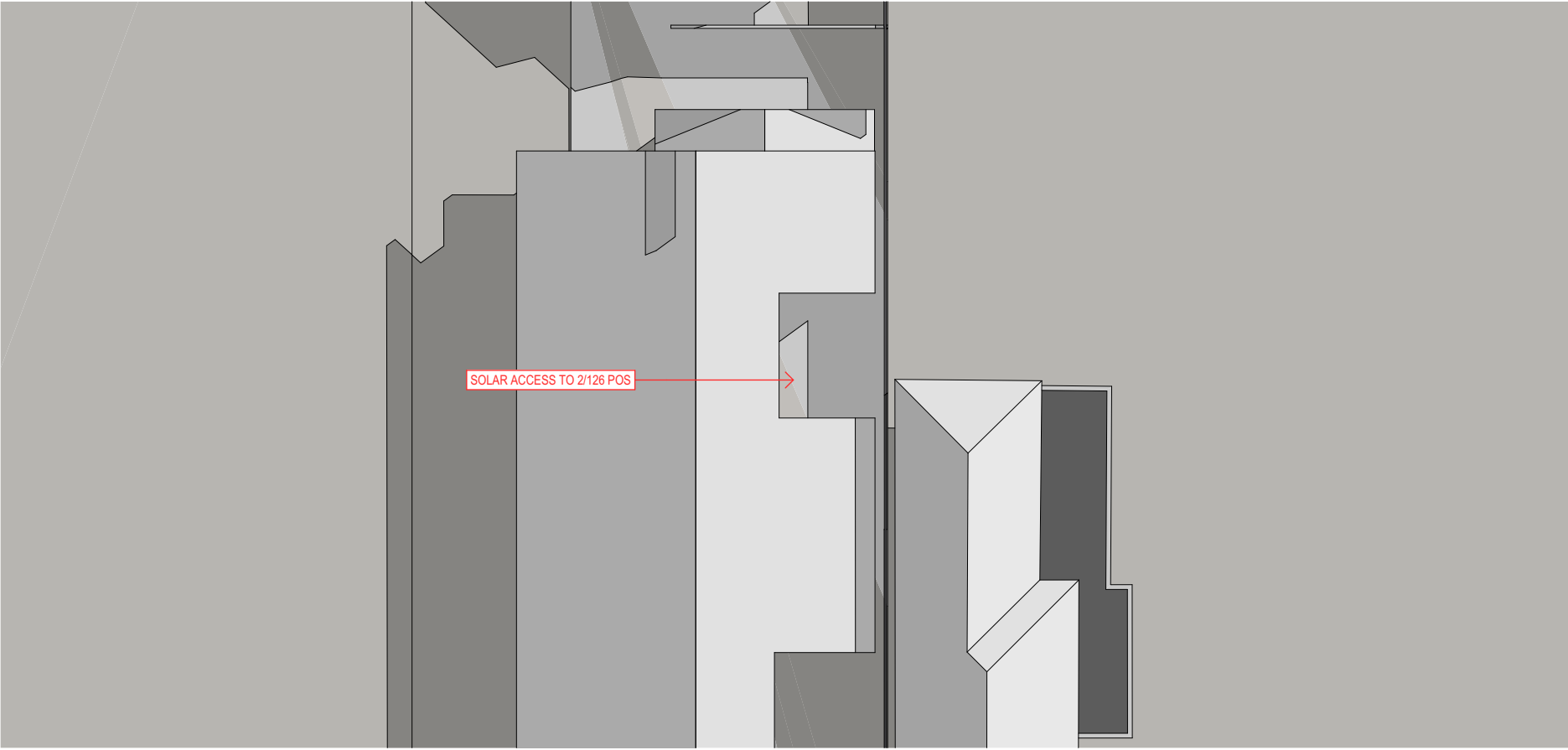
BH JUN 18 NTS @ A1

PROJECT No : **0052** PHASE : **DA** DRAWING No : **A-306** REV : **J**

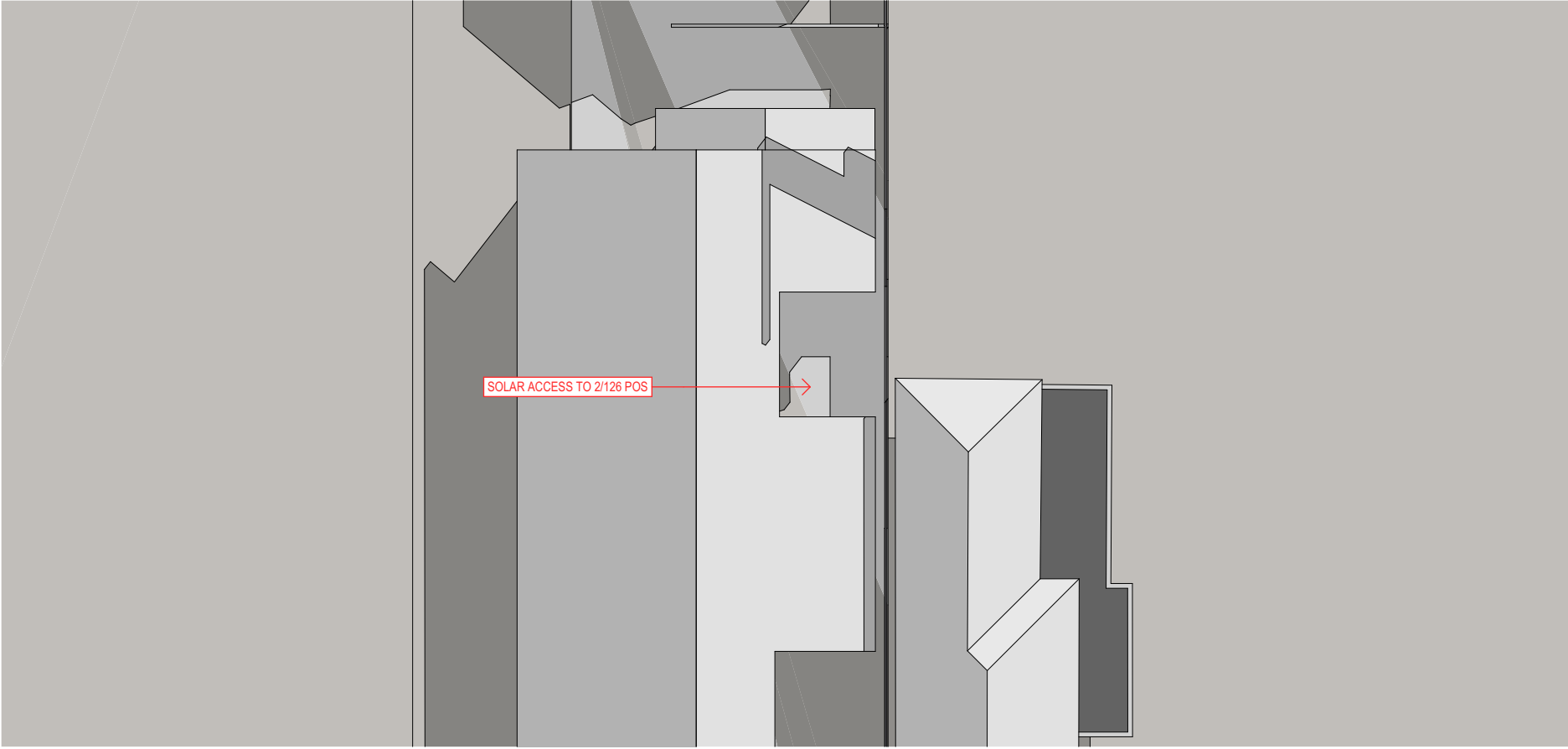




1 2/126 SolarAccess POS 10:15am 1:200



2 2/126 SolarAccess POS 11:00am 1:200



8 2/126 SolarAccess POS 12:00pm 1:200

VILLA 2/126 BRUNKER ROAD

PRIVATE OPEN SPACE ACHIEVES SOLAR ACCESS FROM 10:15AM TO 12:00PM ON 21 JUNE.

*** 1 HOURS 45 MINUTES**

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REV	DATE	COMMENTS
H	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: SHADOW STUDY 2/126 BRUNKER RD EXISTING - POS

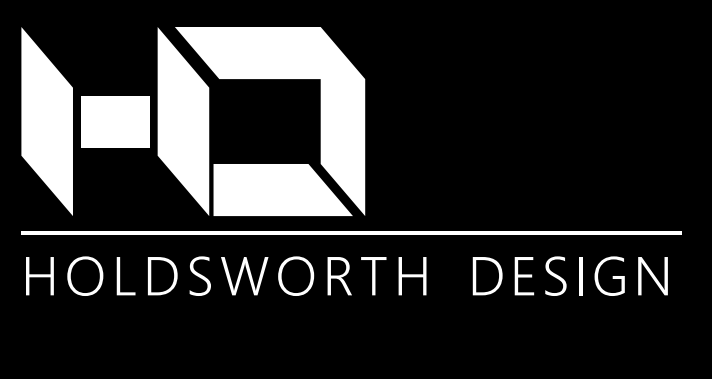
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

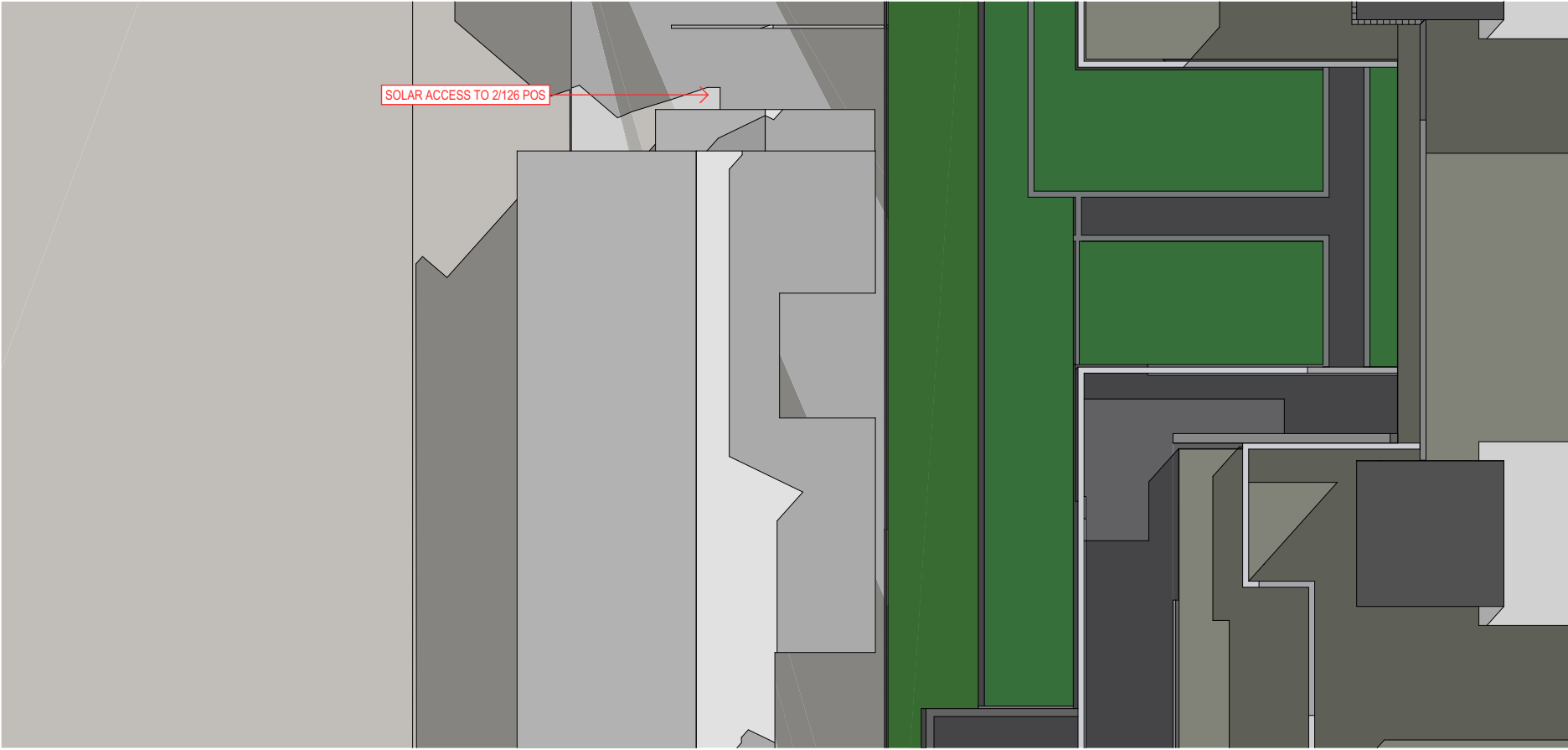
FILENAME: 0052.180605.pln DATE PRINTED: 6/6/2018

DRAWN: DATE: SCALES:

BH JUN 18 NTS @ A1

PROJECT No: 0052 PHASE: DA DRAWING No: A-307 REV: H

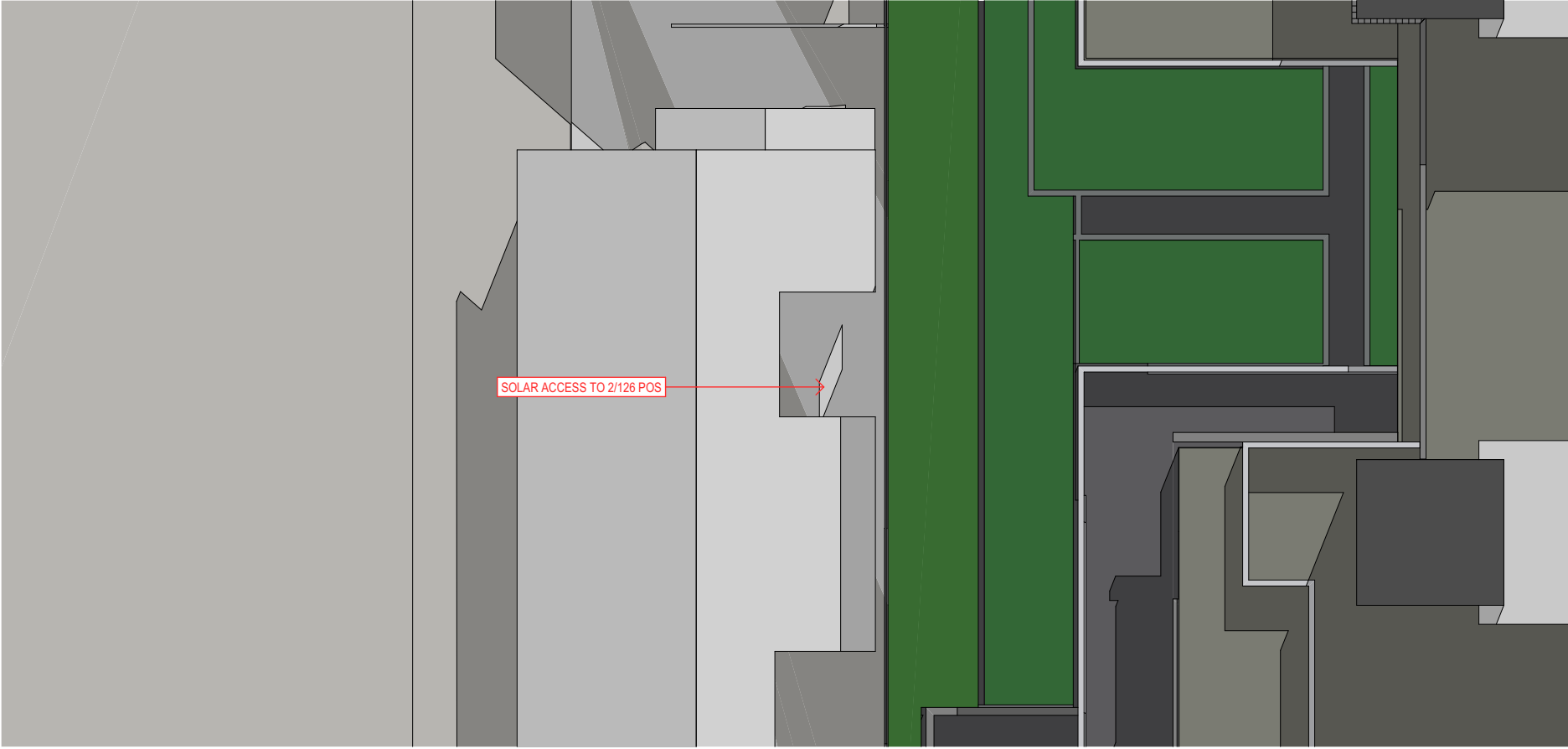




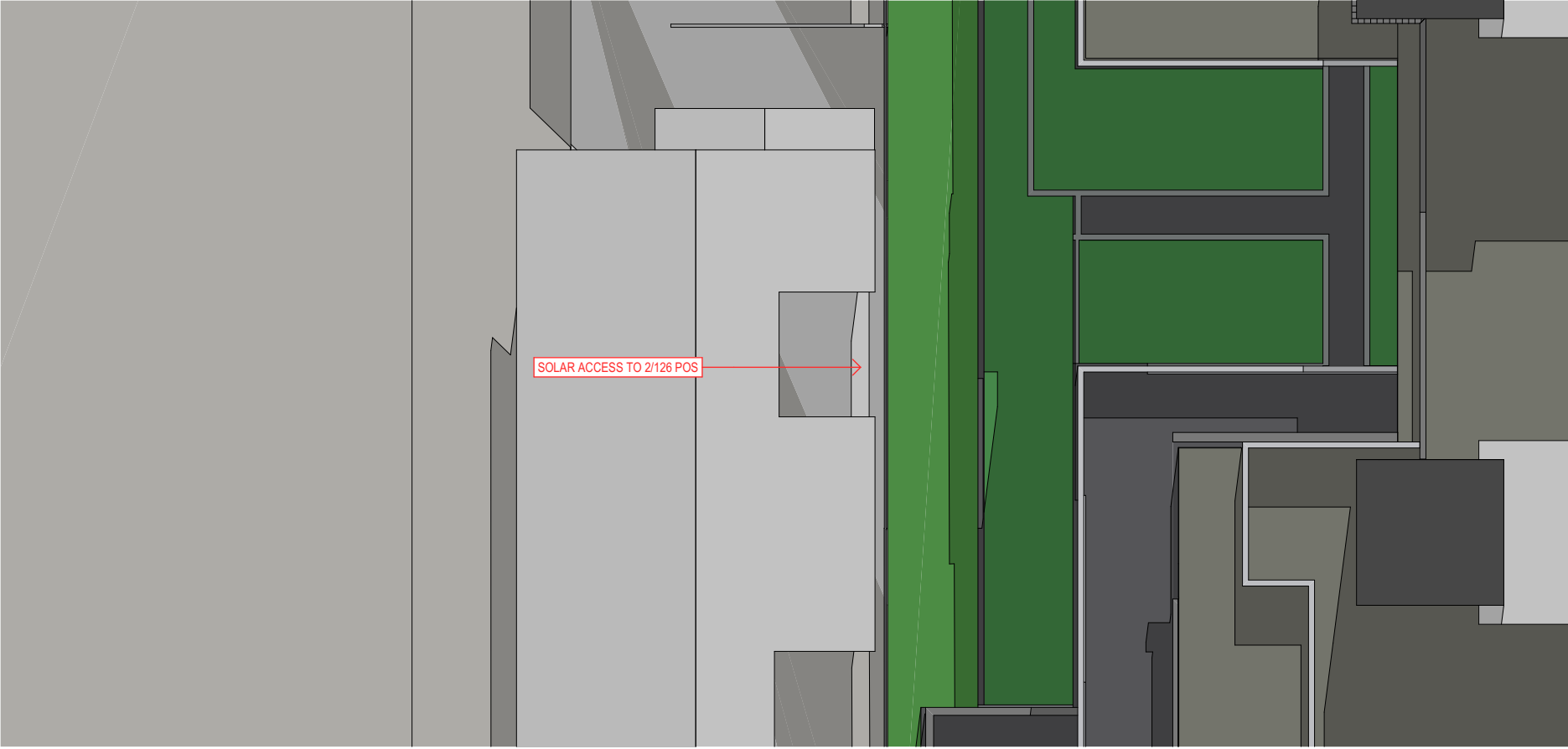
1 2/126 SolarAccess POS 11:45am 1:200



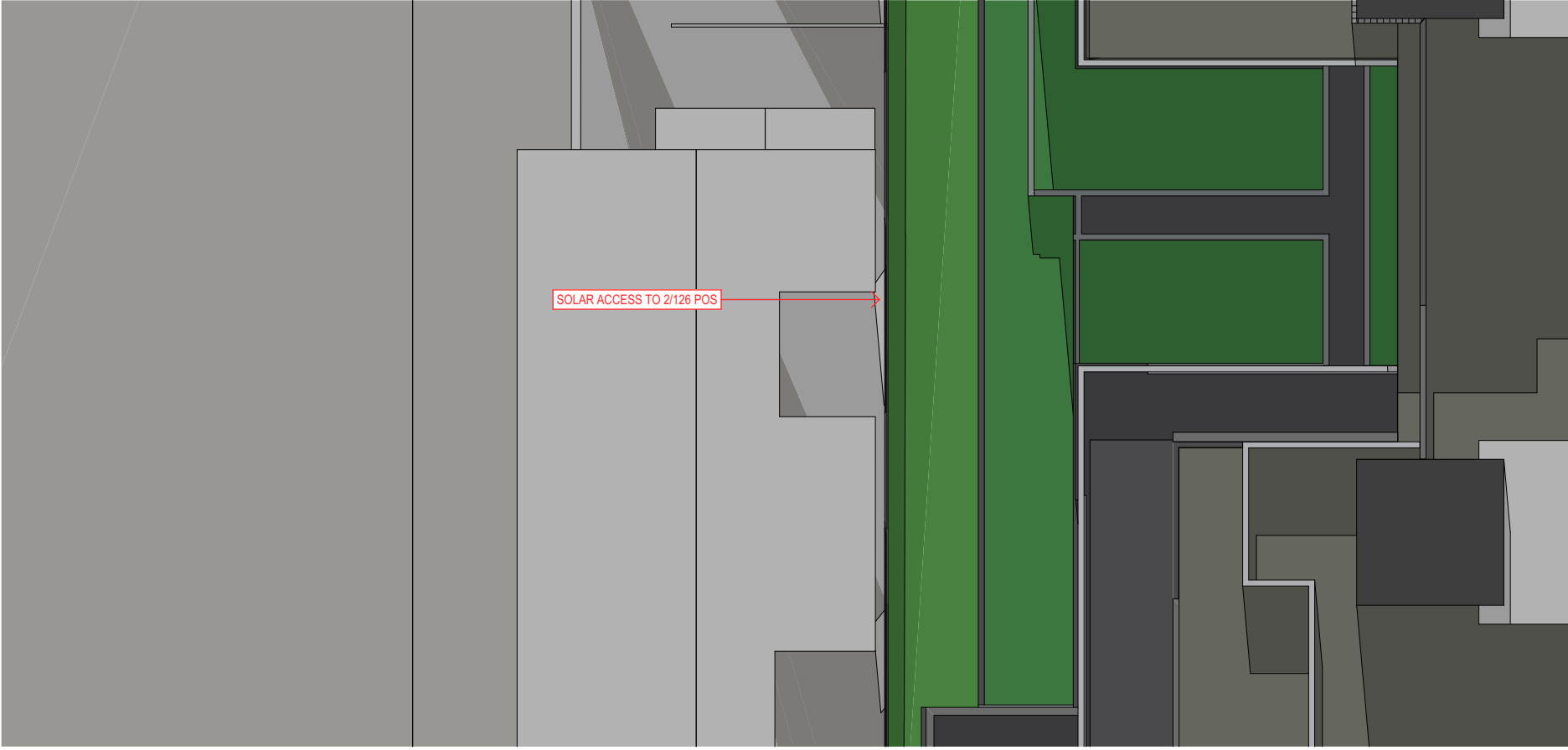
2 2/126 SolarAccess POS 12:00pm 1:200



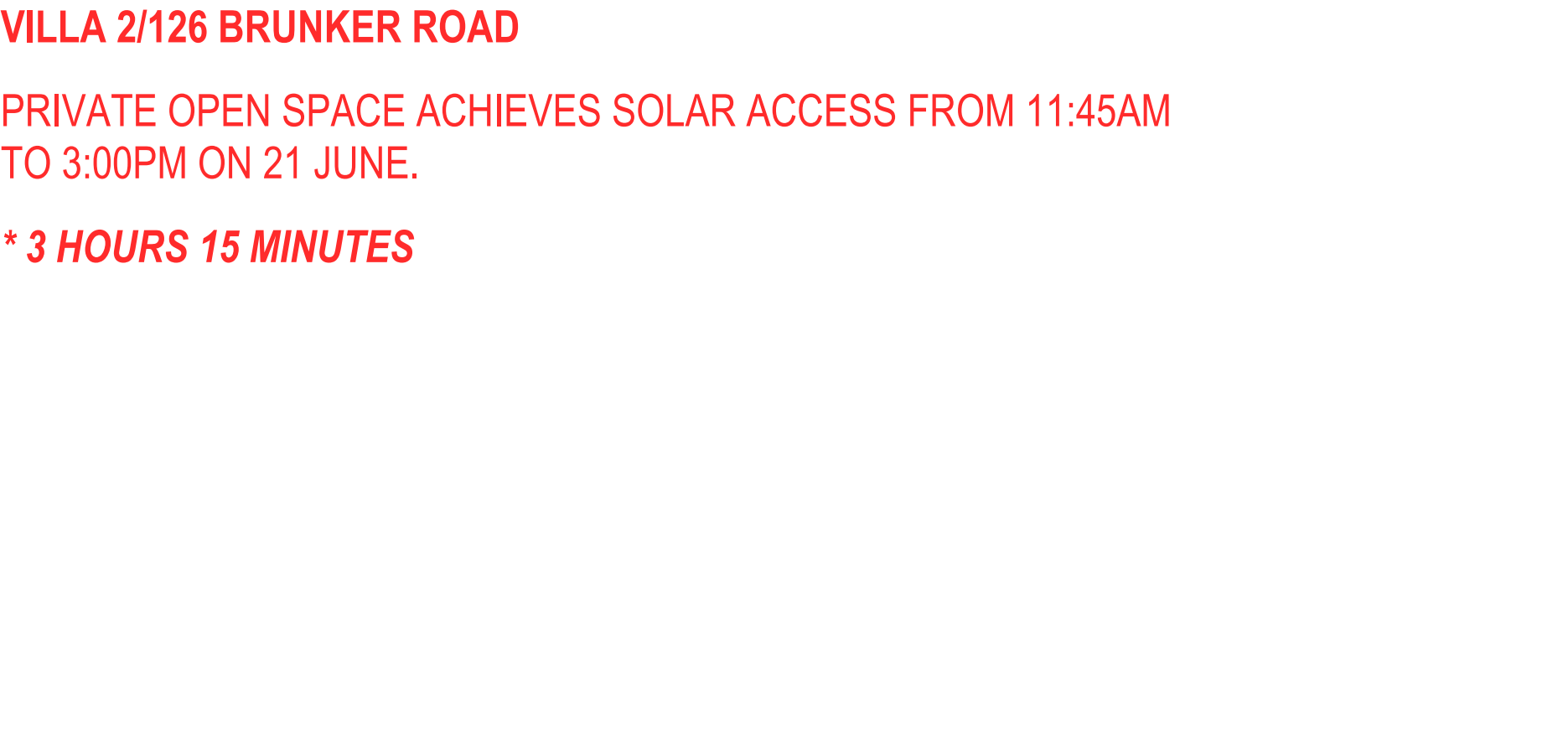
3 2/126 SolarAccess POS 1:00pm 1:200



4 2/126 SolarAccess POS 2:00pm 1:200



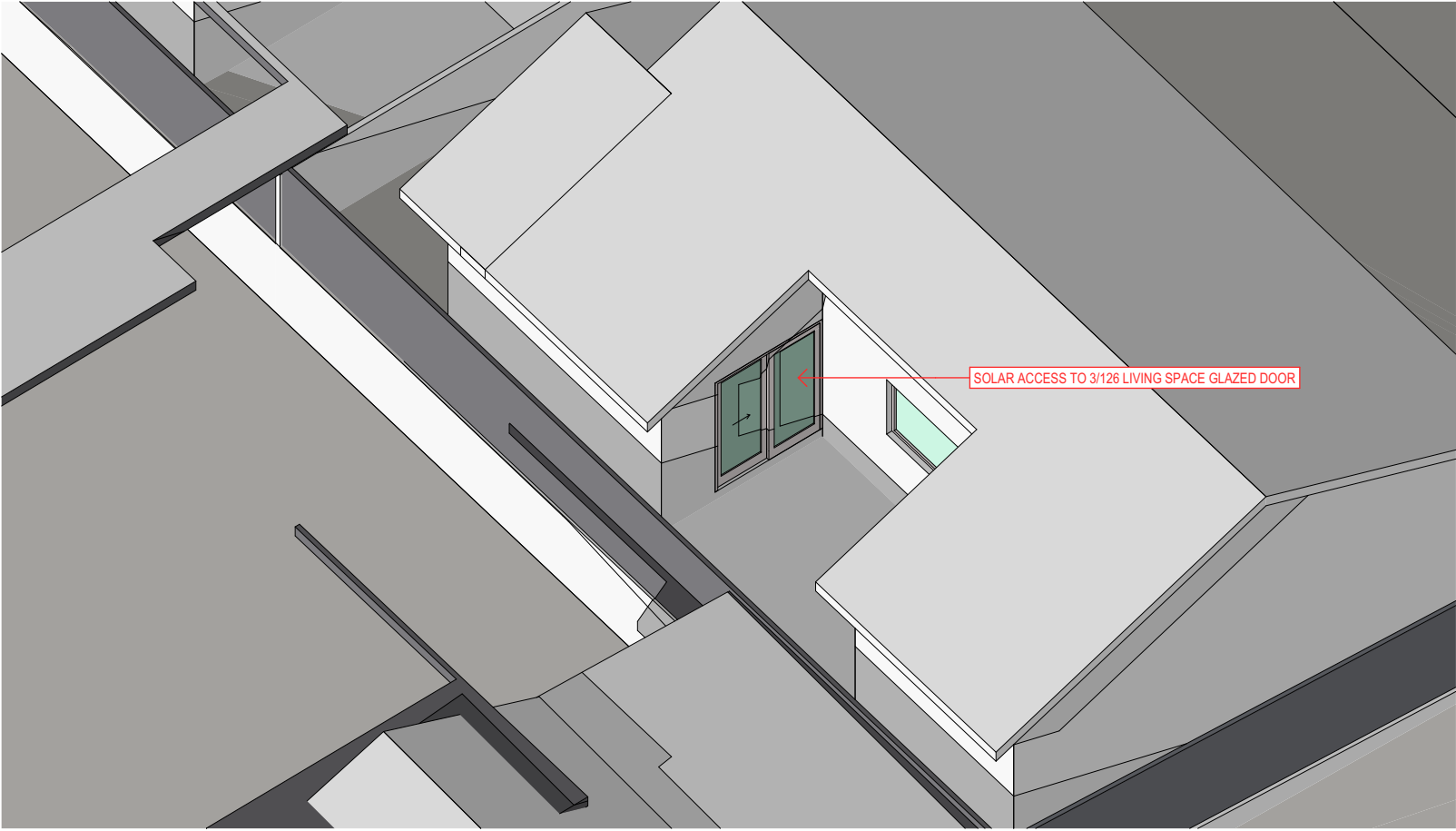
5 2/126 SolarAccess POS 3:00pm 1:200



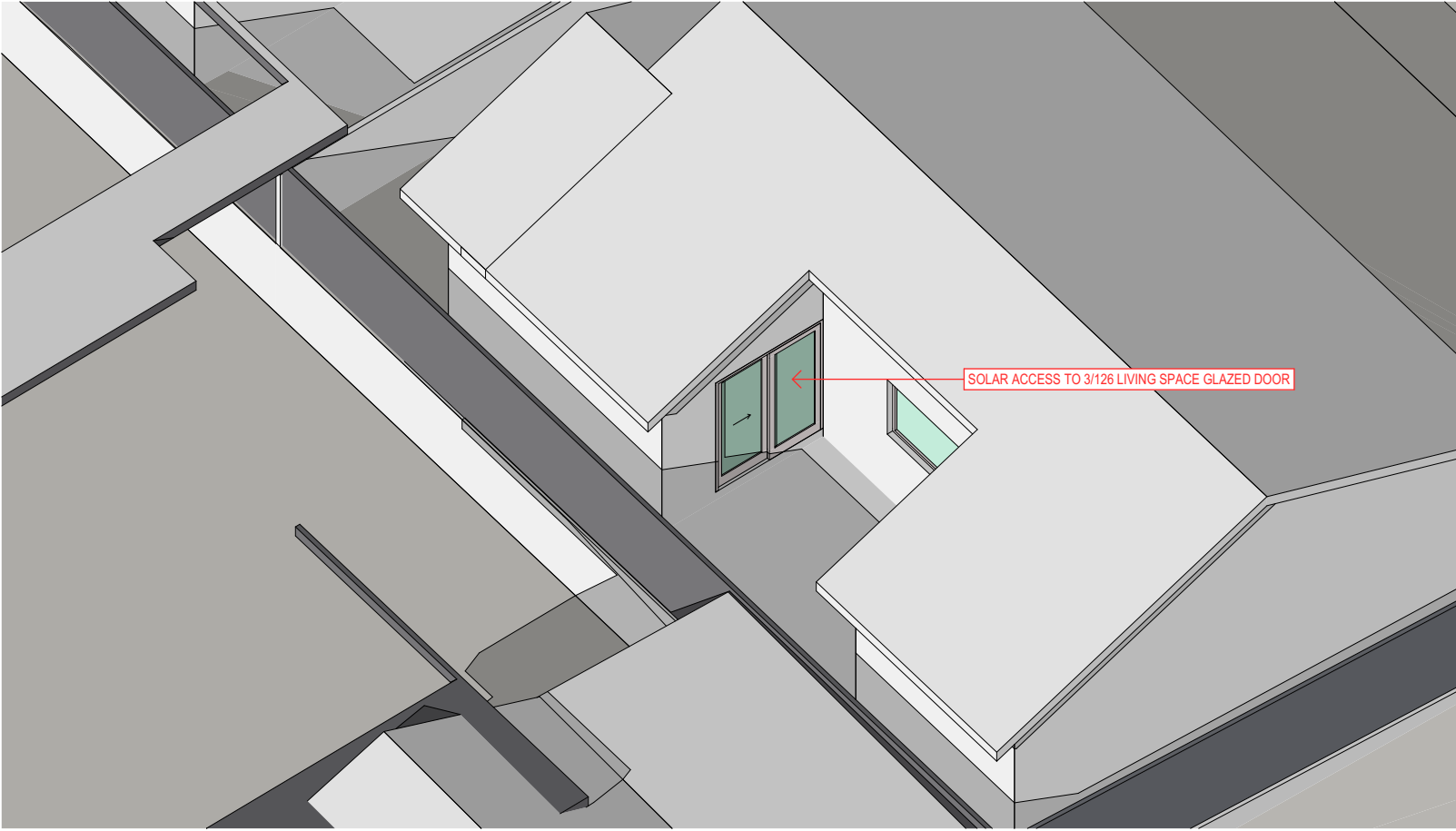
VILLA 2/126 BRUNKER ROAD

PRIVATE OPEN SPACE ACHIEVES SOLAR ACCESS FROM 11:45AM TO 3:00PM ON 21 JUNE.

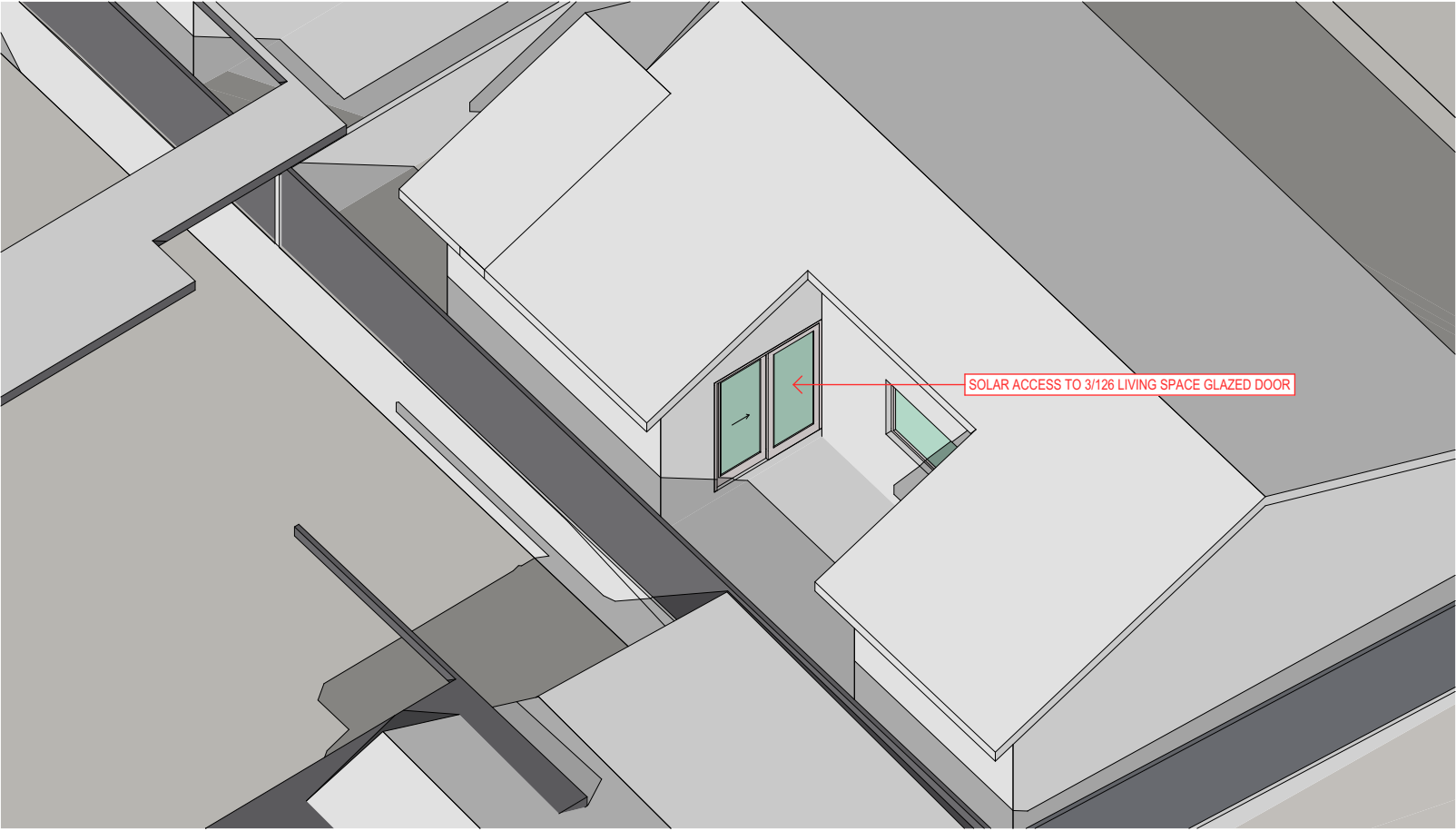
*** 3 HOURS 15 MINUTES**



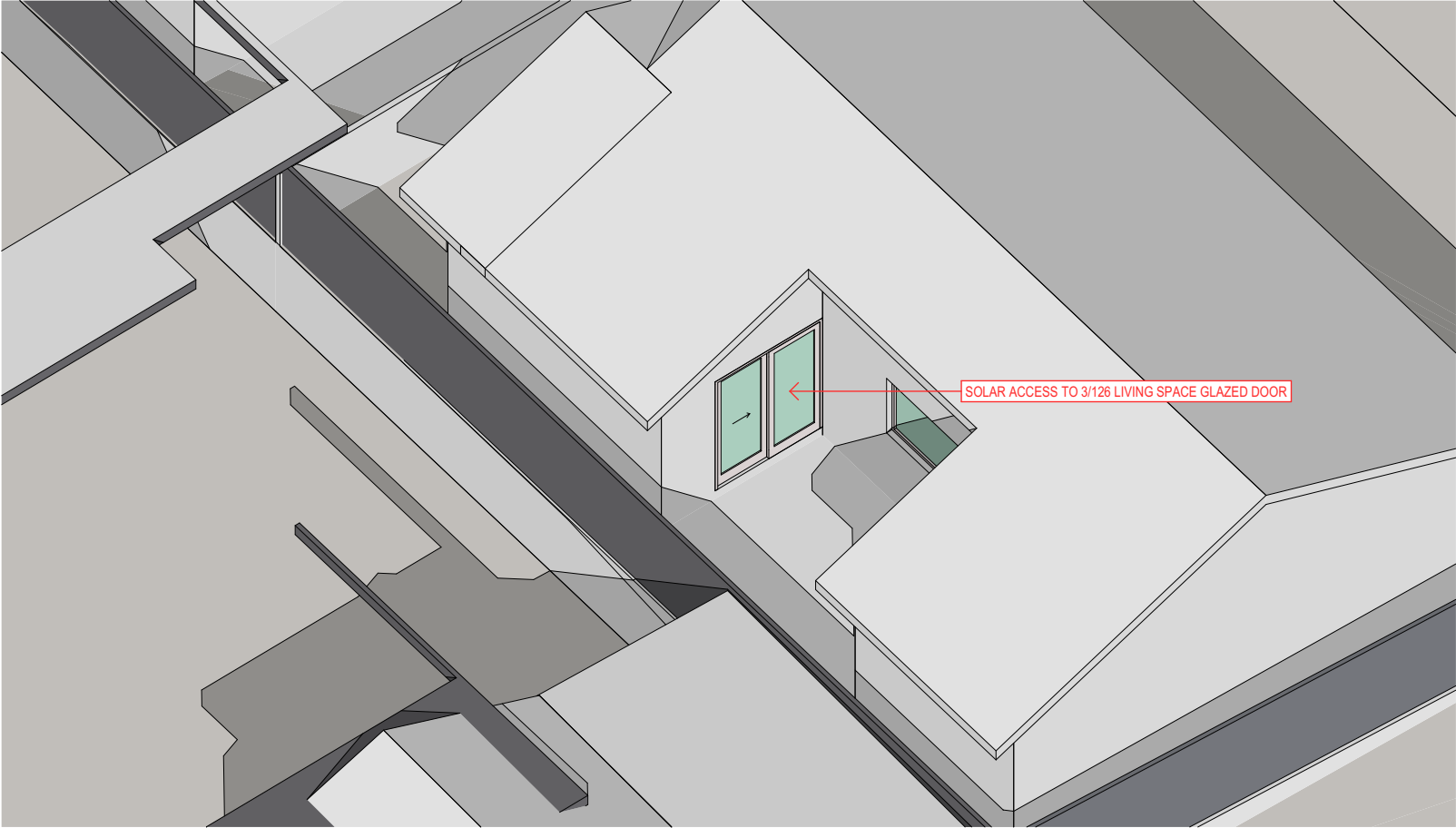
1 3/126 SolarAccess Living 9:00am 1:100



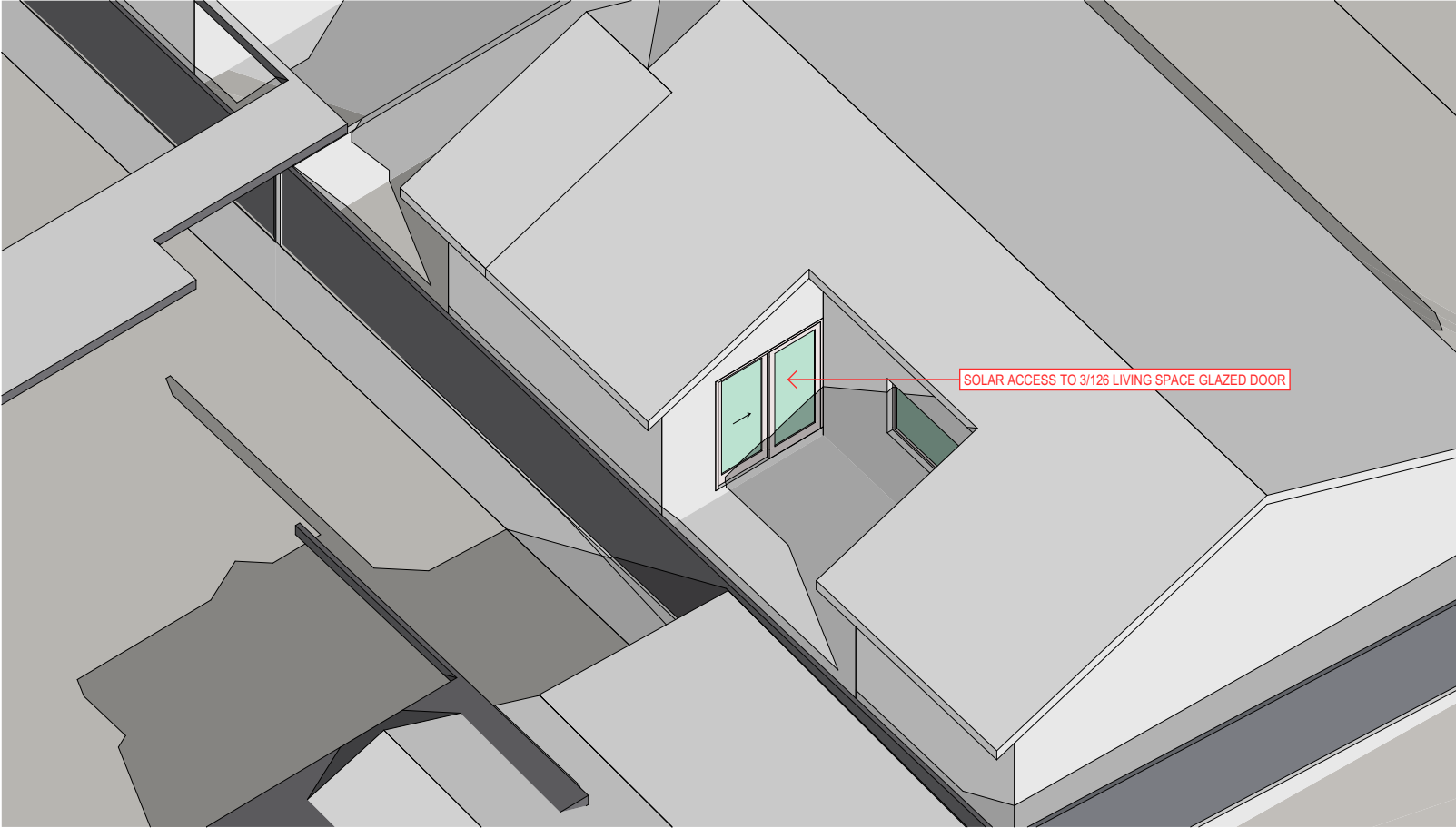
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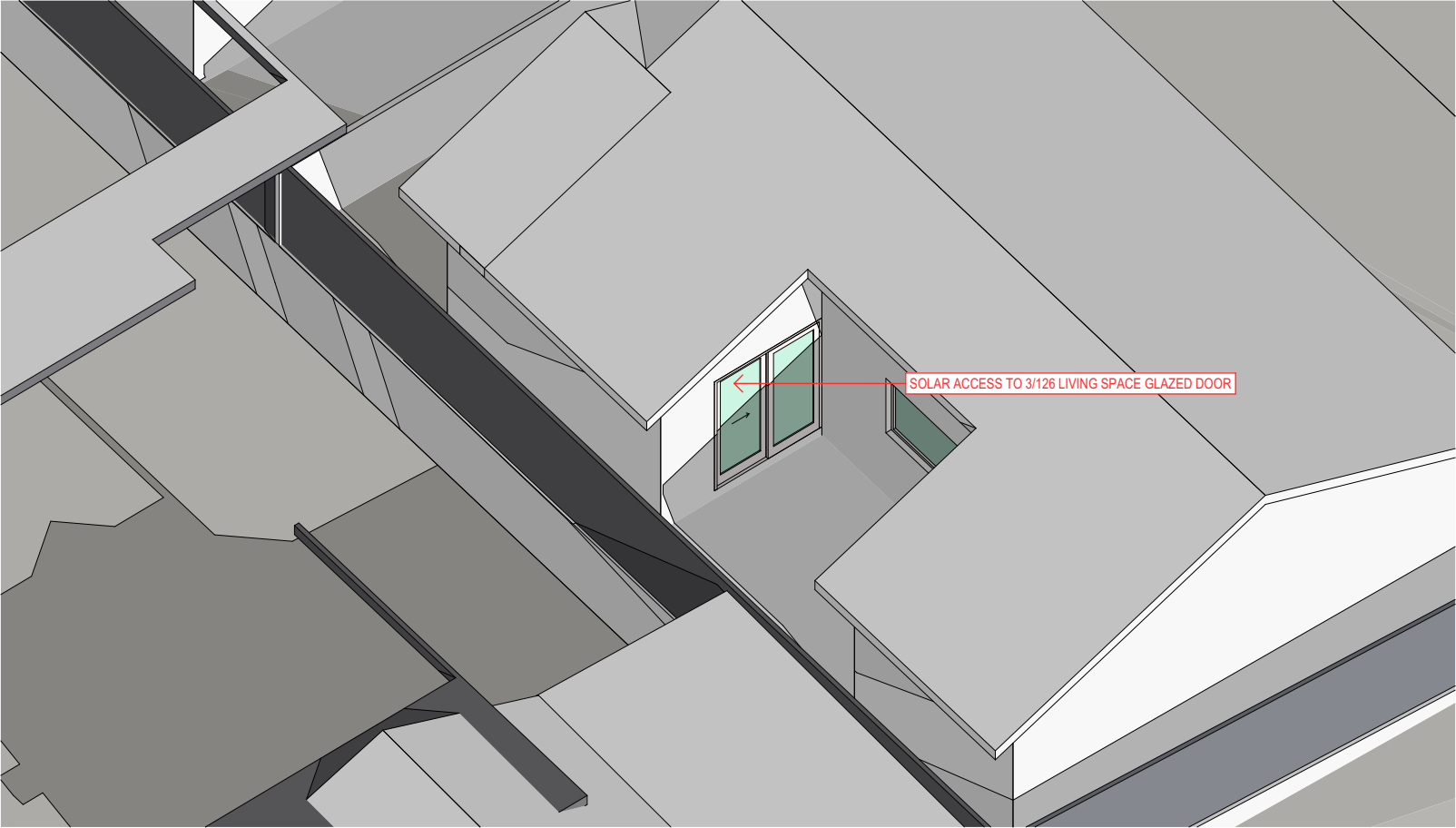
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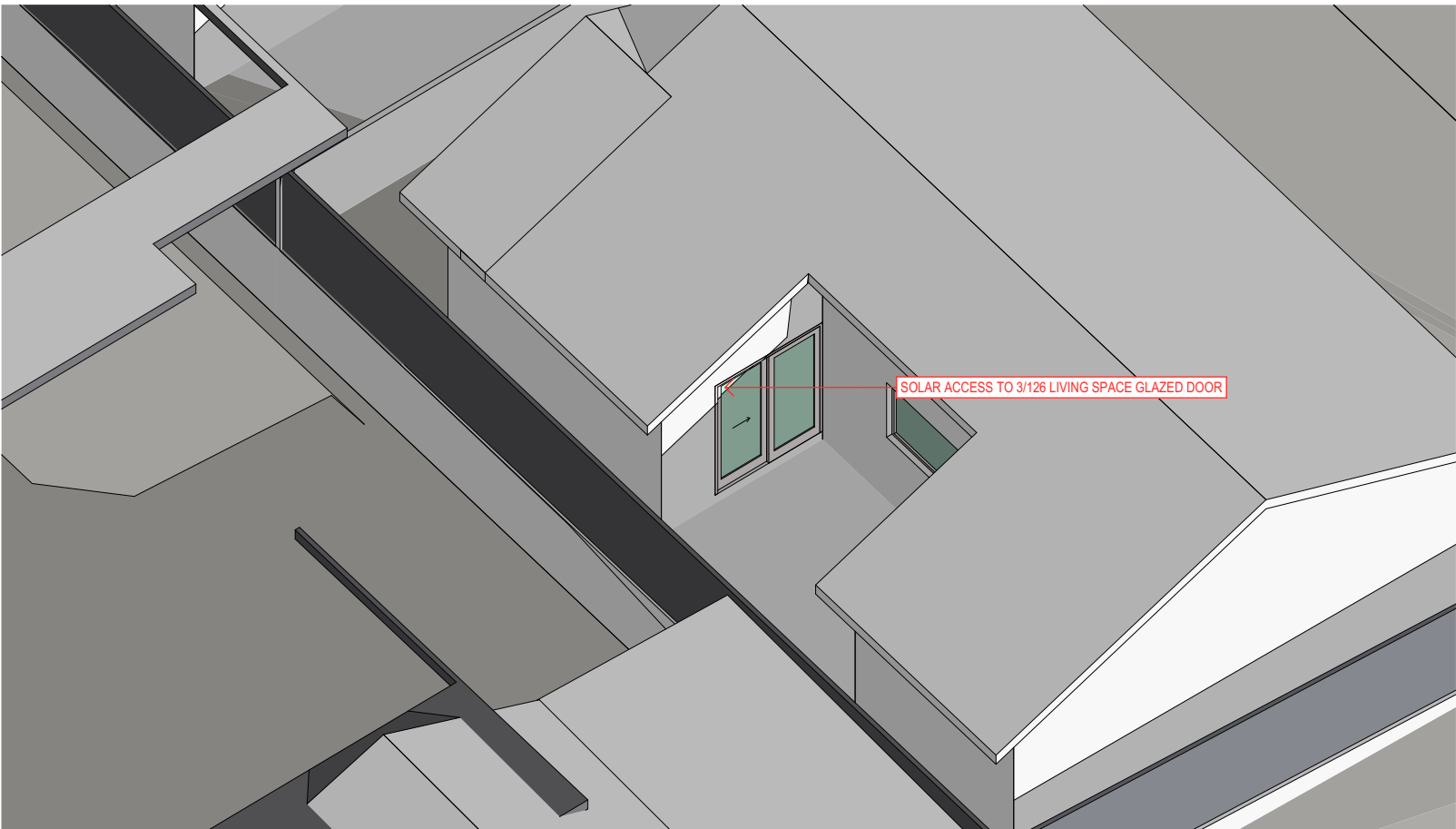
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5 3/126 SolarAccess Living 1:00pm 1:100



6 3/126 SolarAccess Living 2:00pm 1:100

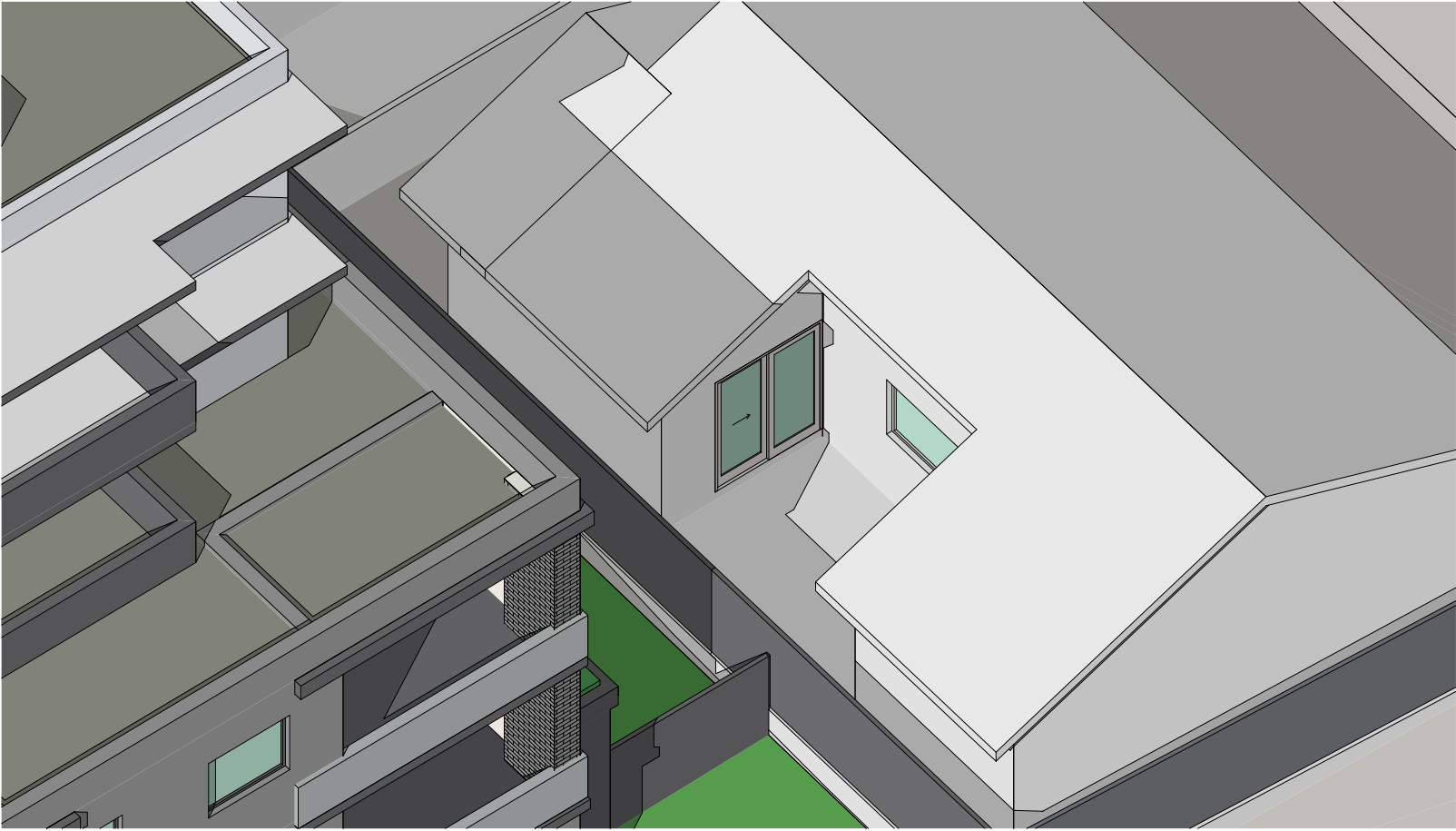


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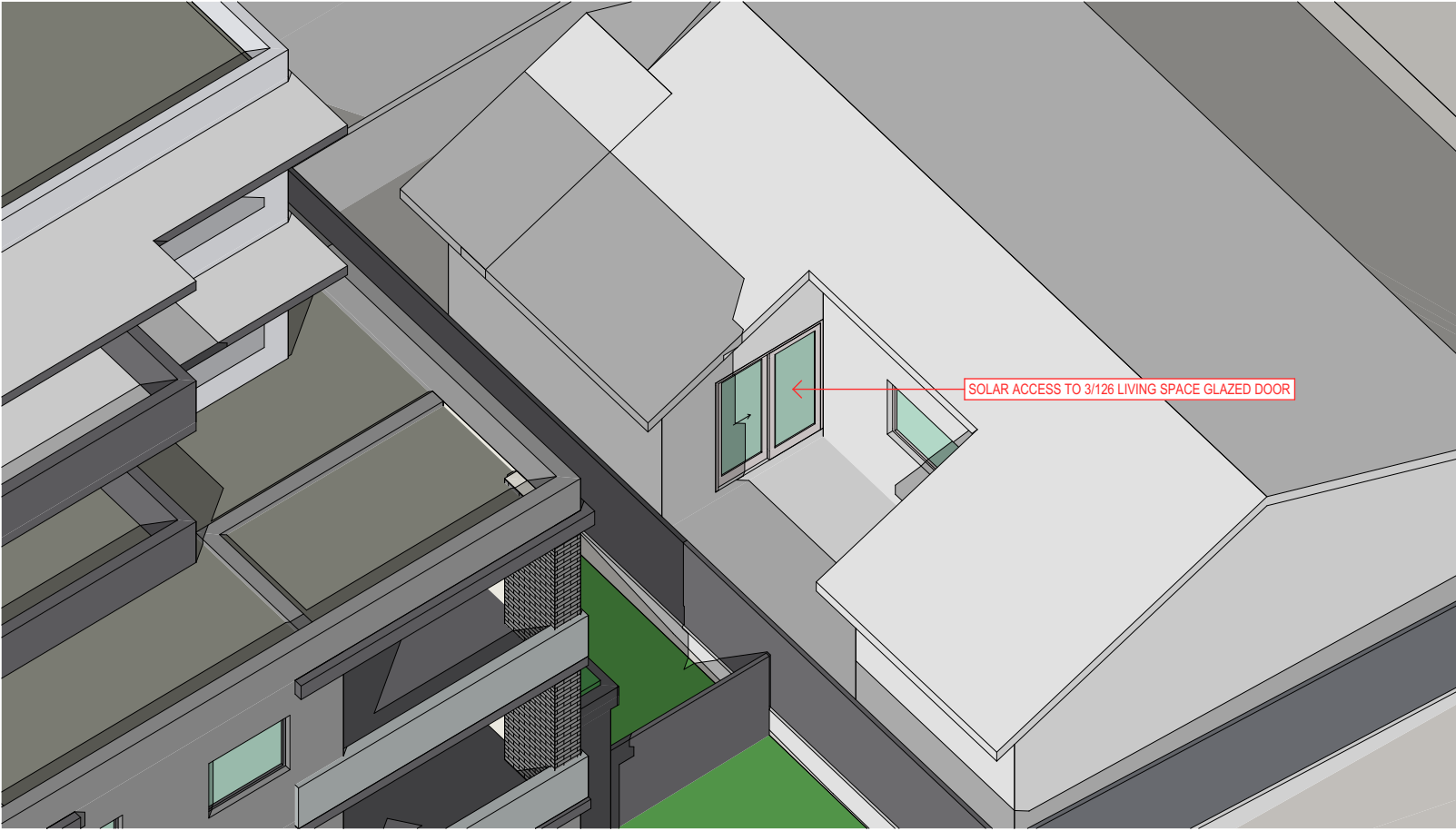
VILLA 3/126 BRUNKER ROAD

LIVING SPACE ACHIEVES SOLAR ACCESS FROM 9:00AM TO 2:45PM ON 21 JUNE.

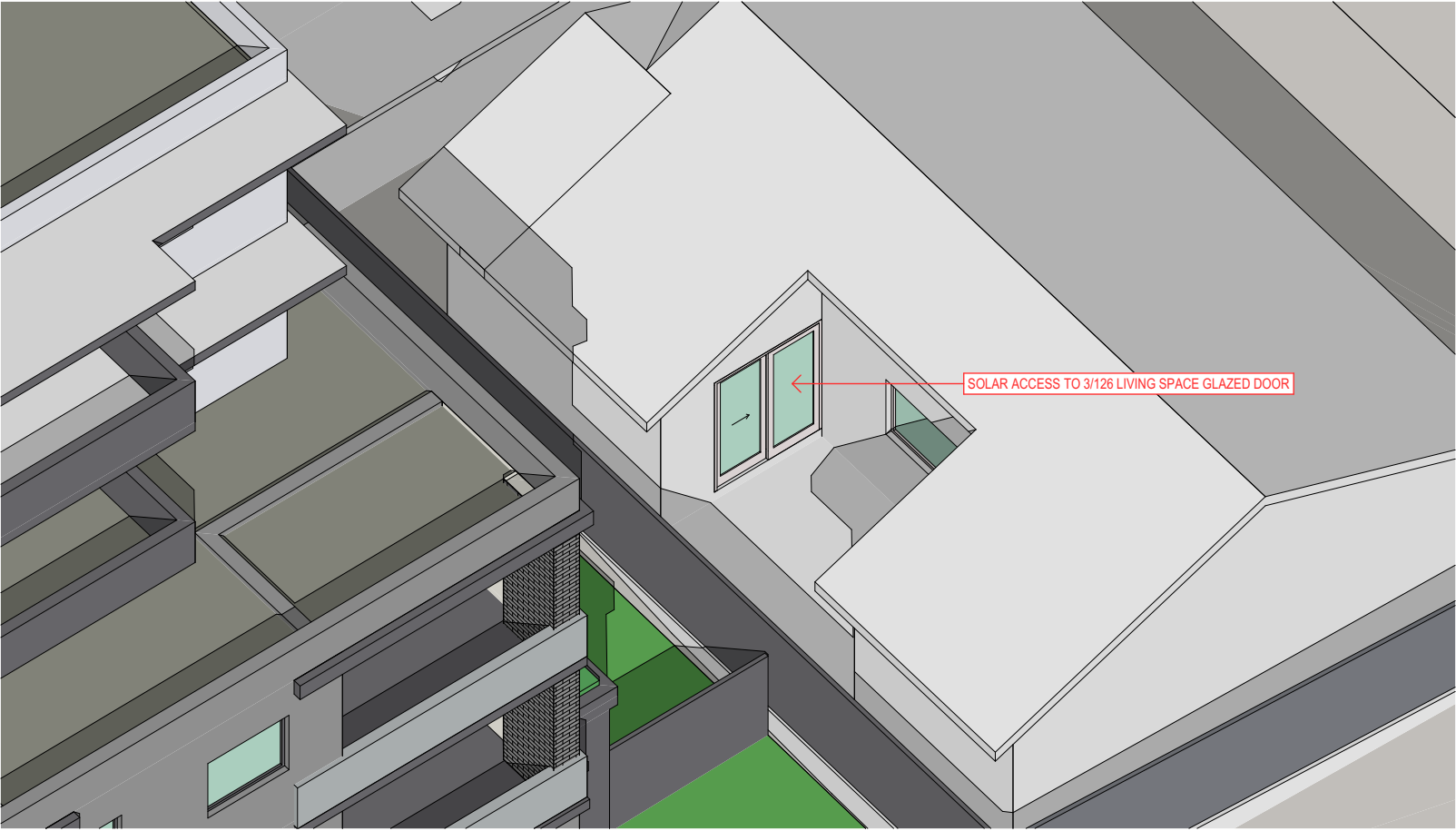
*** 5 HOURS 45 MINUTES**



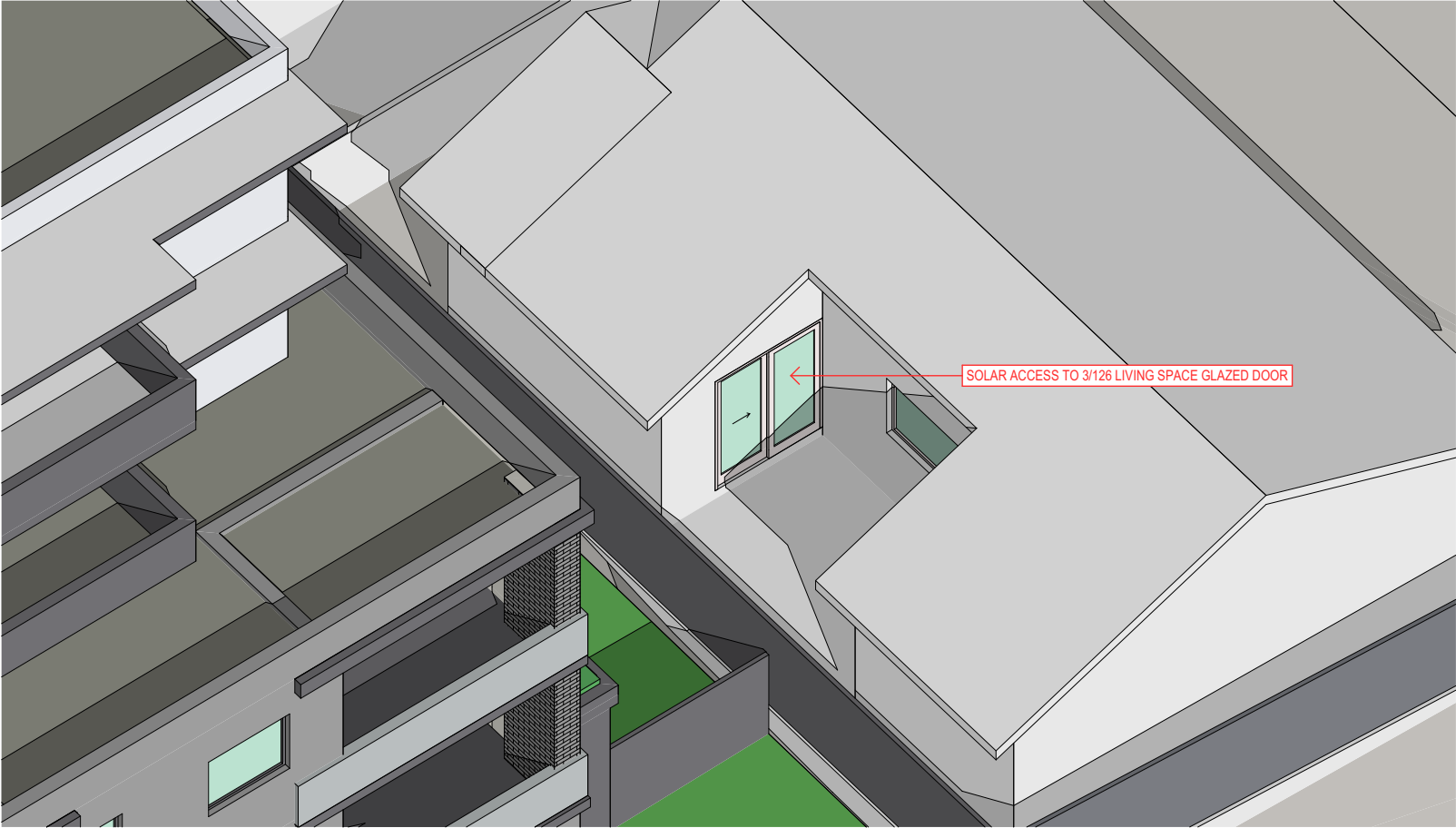
1 3/126 SolarAccess Living 10:30am 1:100



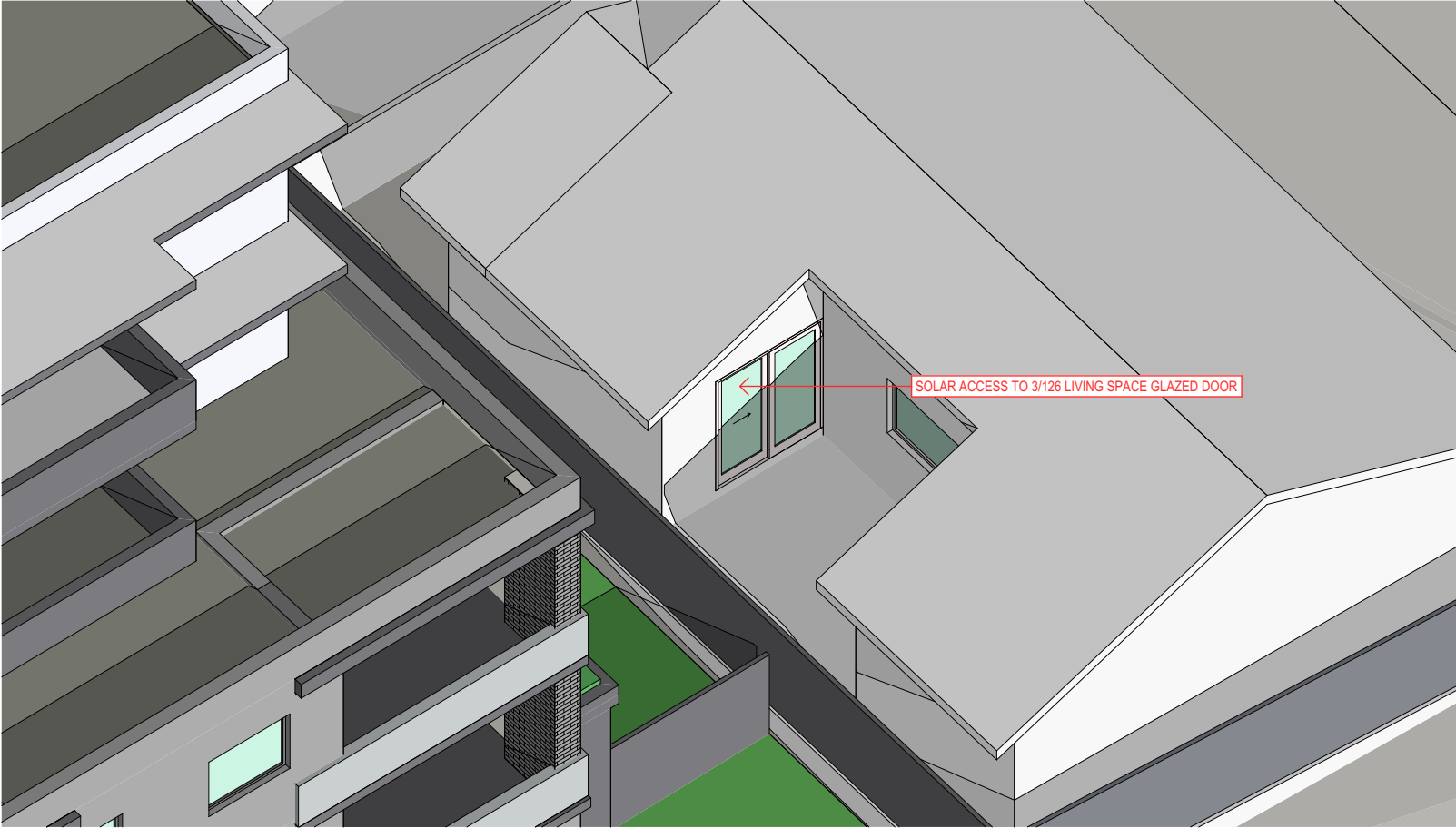
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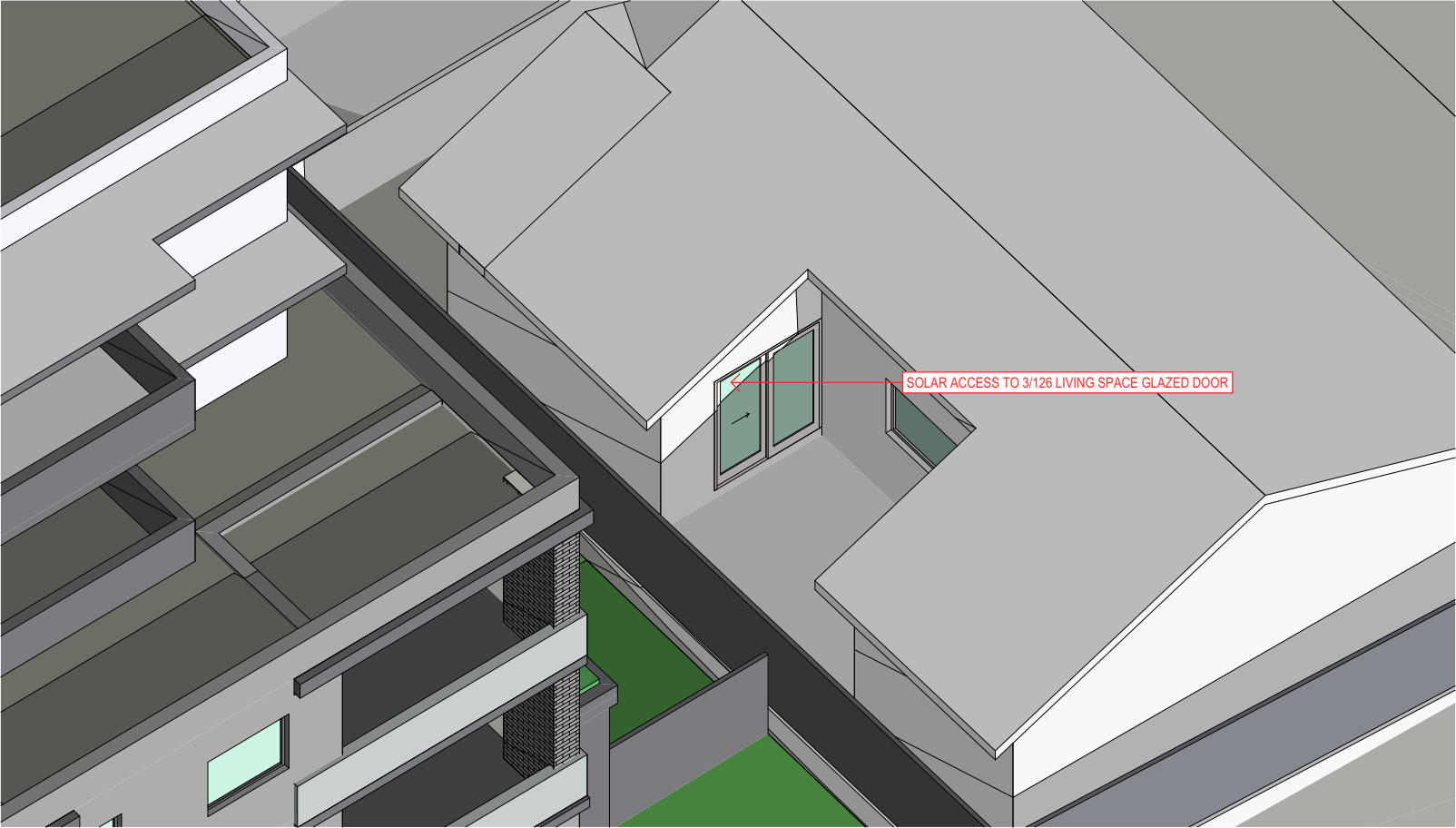
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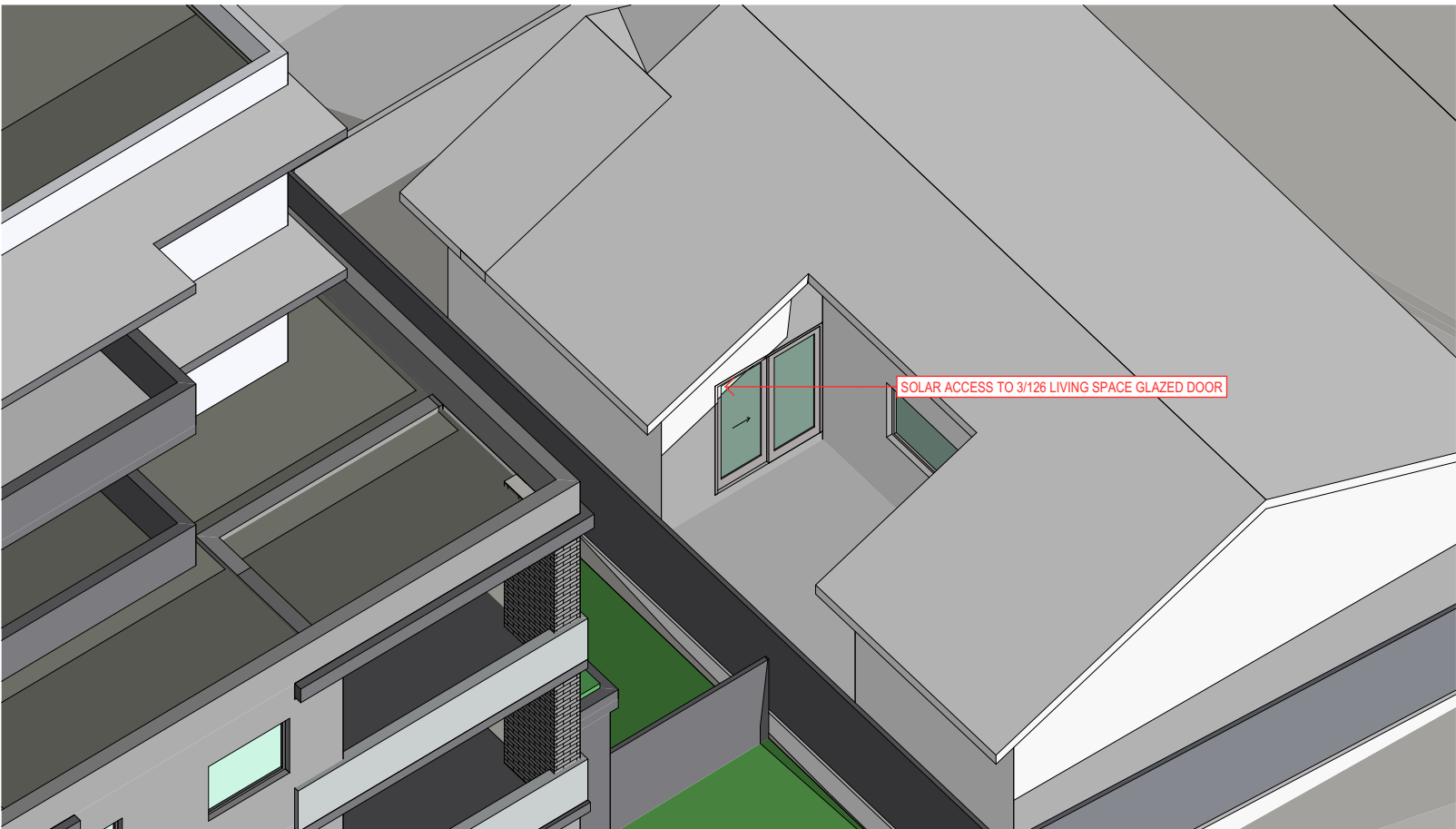
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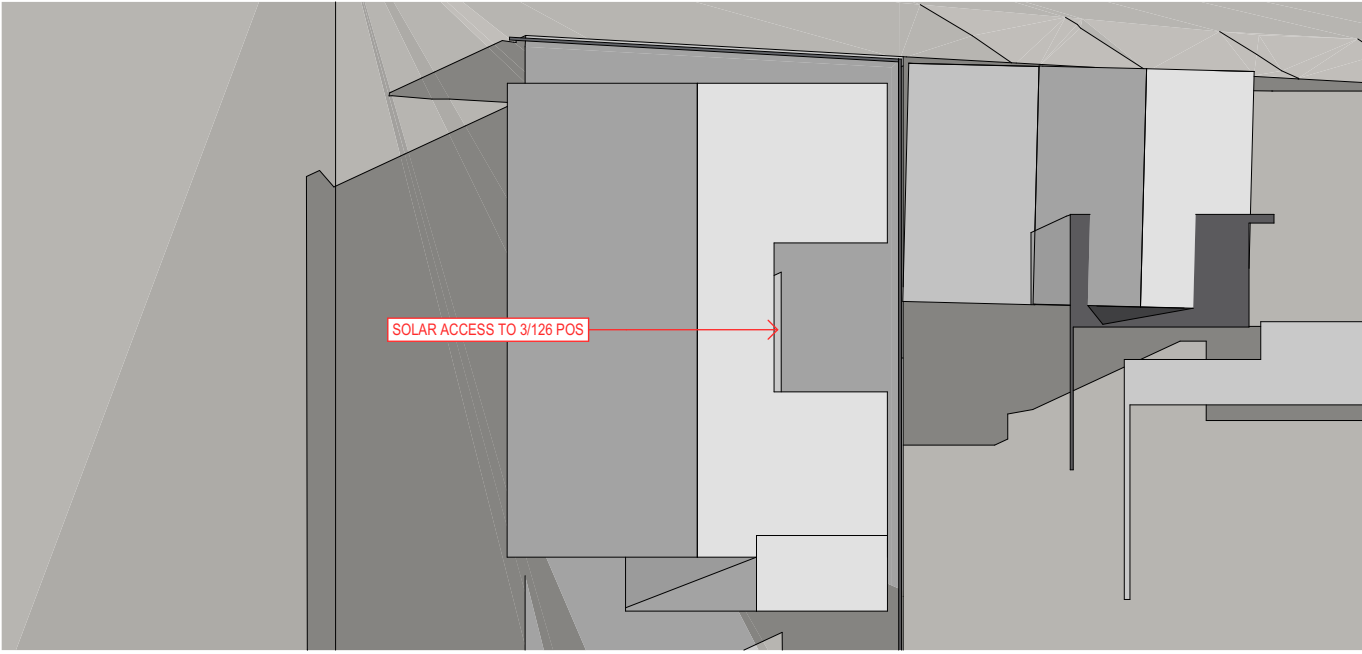


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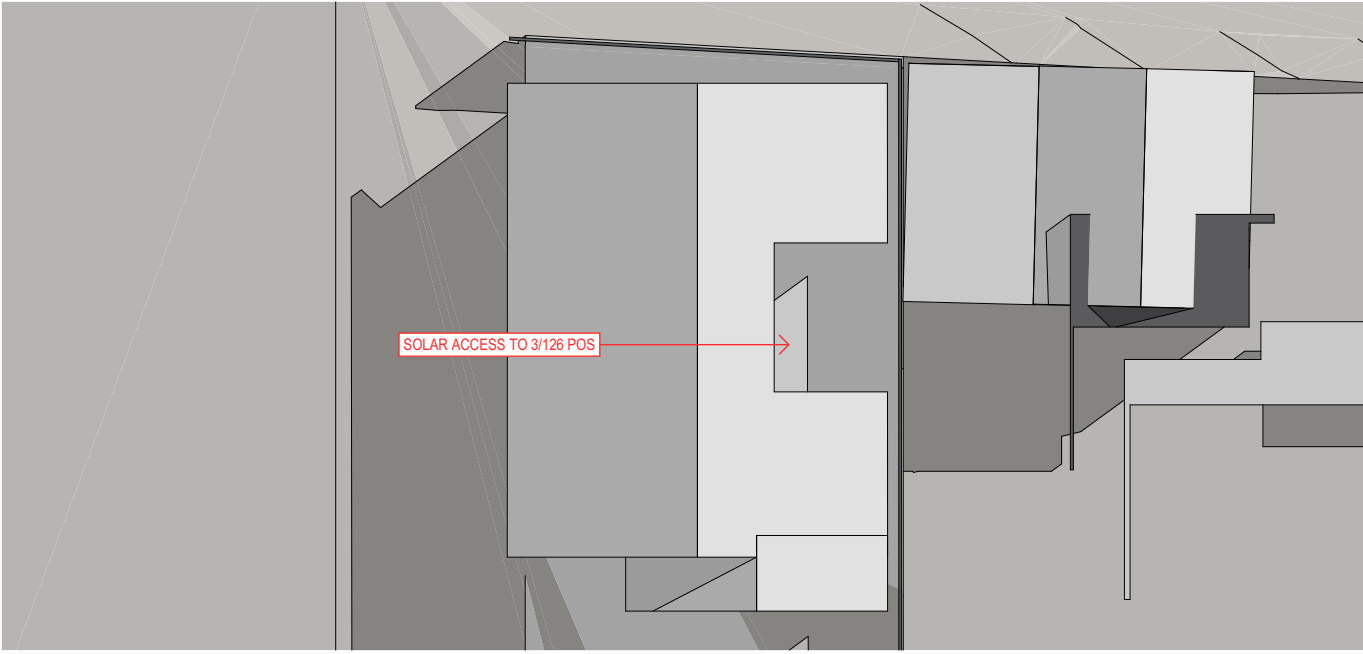
VILLA 3/126 BRUNKER ROAD

LIVING SPACE ACHIEVES SOLAR ACCESS FROM 11:00AM TO 2:45PM ON 21 JUNE.

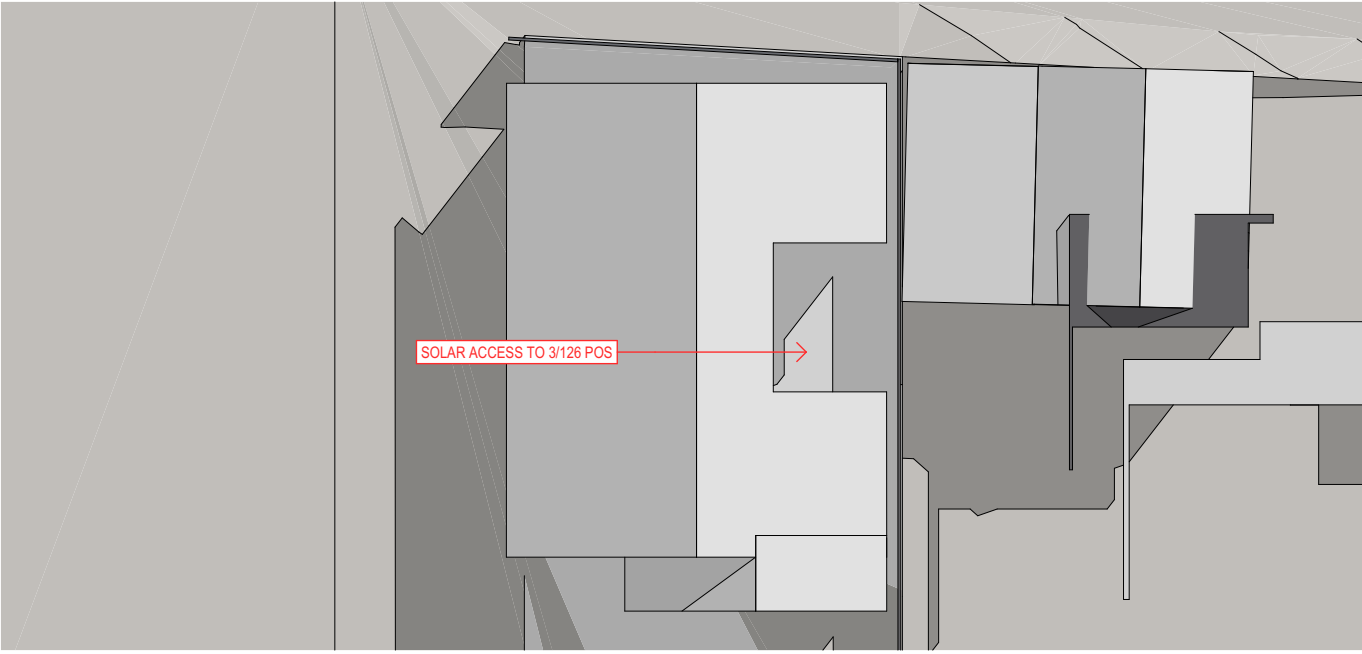
*** 3 HOURS 45 MINUTES**



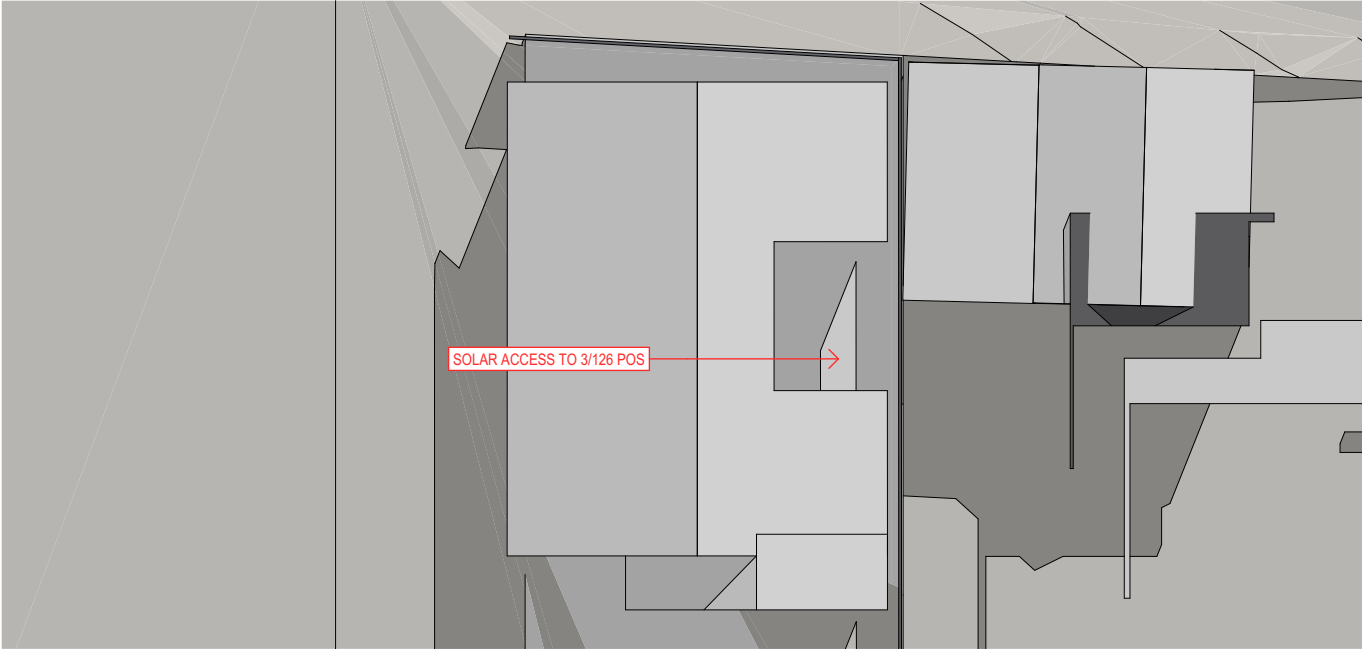
1 3/126 SolarAccess POS 10:15am 1:200



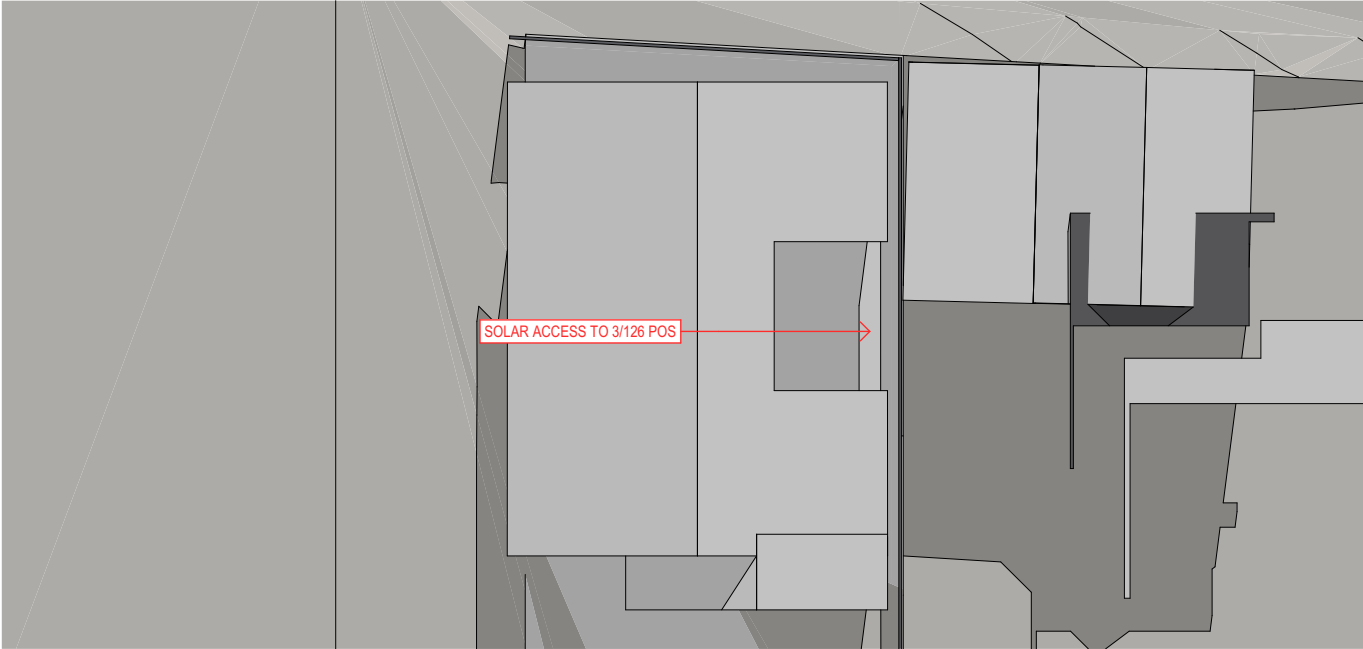
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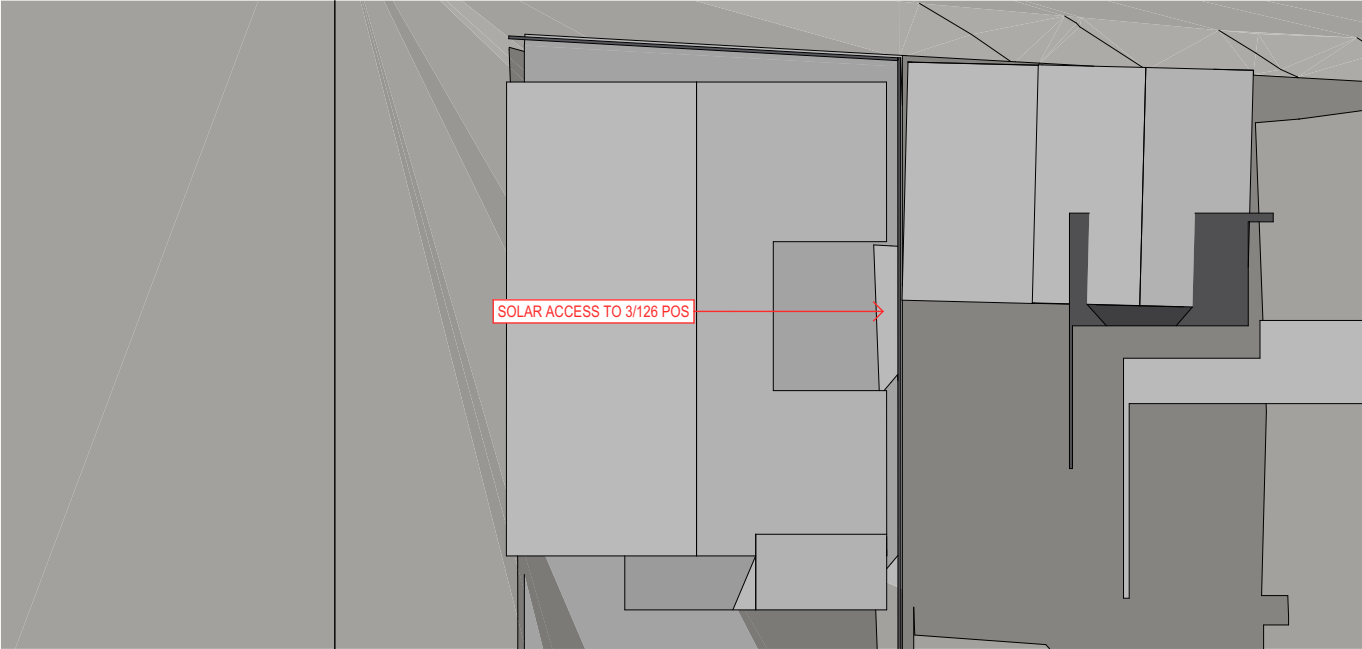
3 3/126 SolarAccess POS 12:00pm 1:200



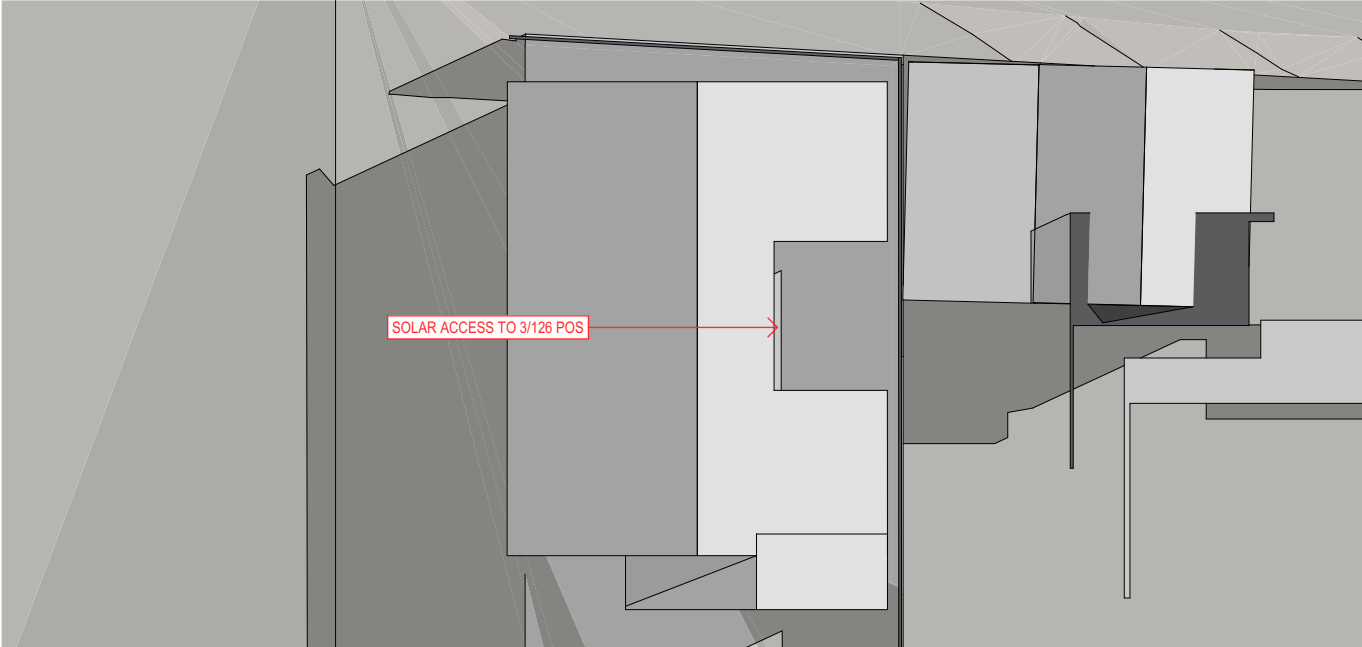
4 3/126 SolarAccess POS 1:00pm 1:200



5 3/126 SolarAccess POS 2:00pm 1:200



6 3/126 SolarAccess POS 2:45pm 1:200

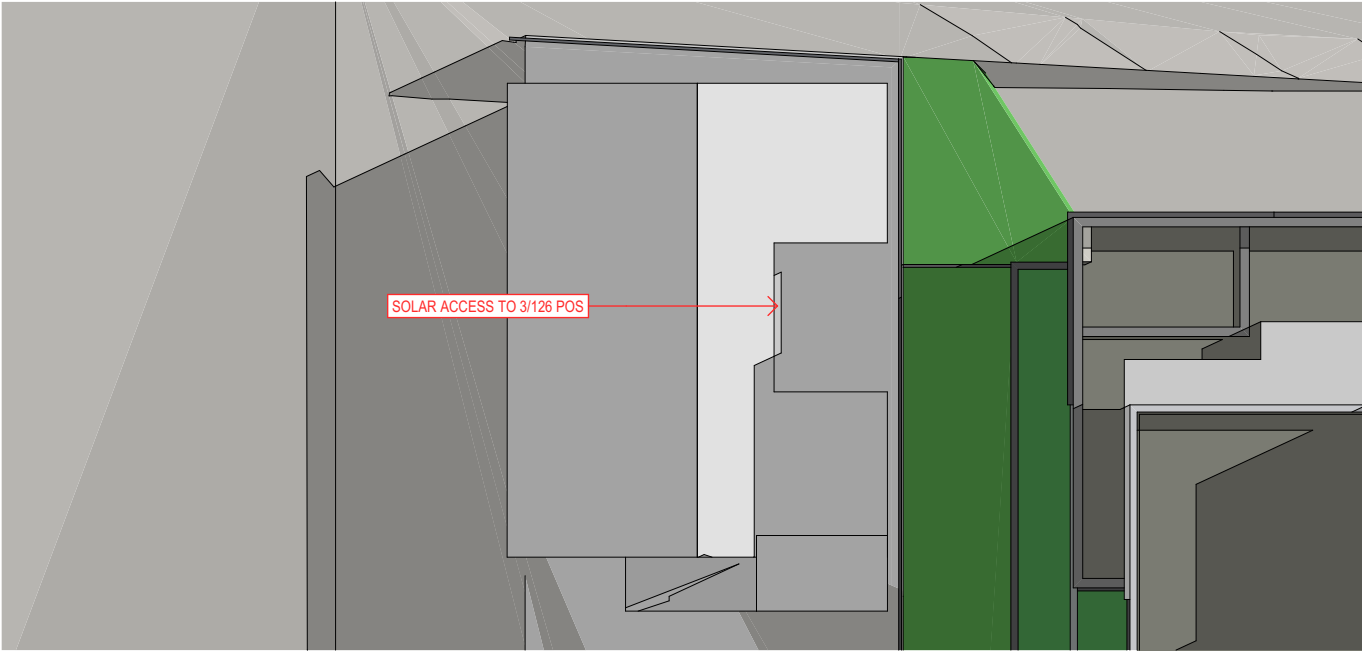


7 3/126 SolarAccess POS 3:00pm 1:200

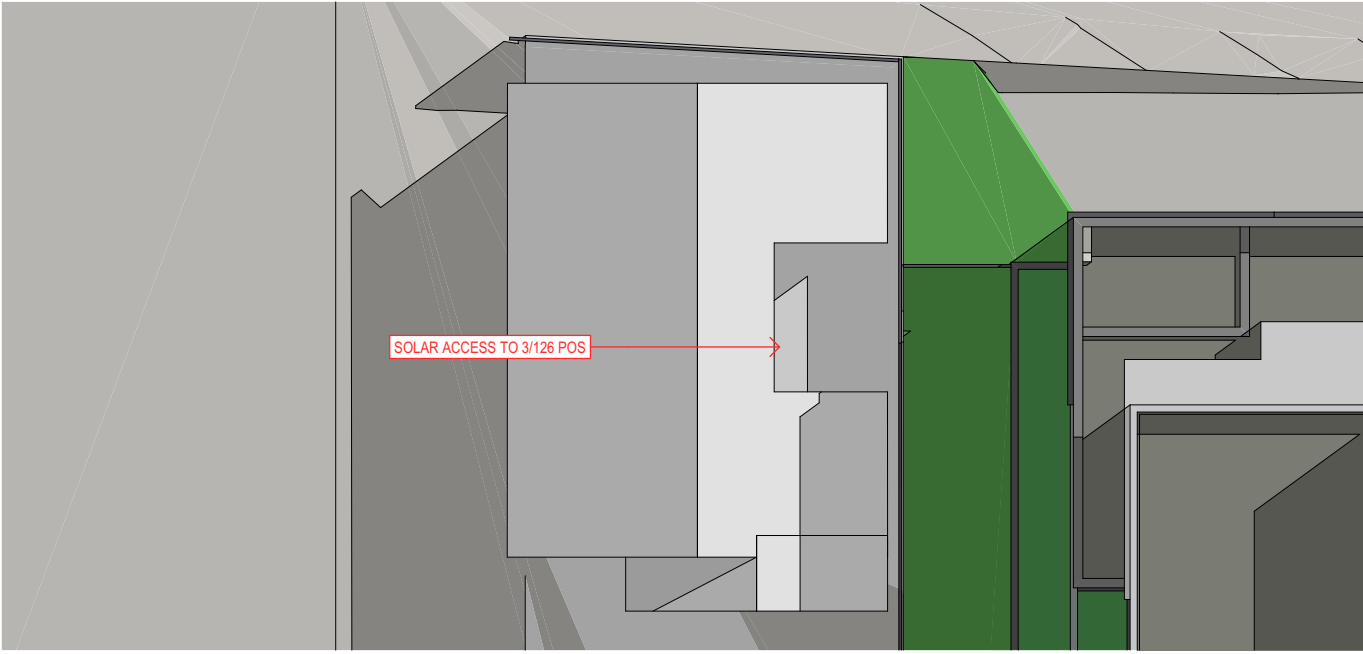
VILLA 3/126 BRUNKER ROAD

PRIVATE OPEN SPACE ACHIEVES SOLAR ACCESS FROM 10:15AM TO 3:00PM ON 21 JUNE.

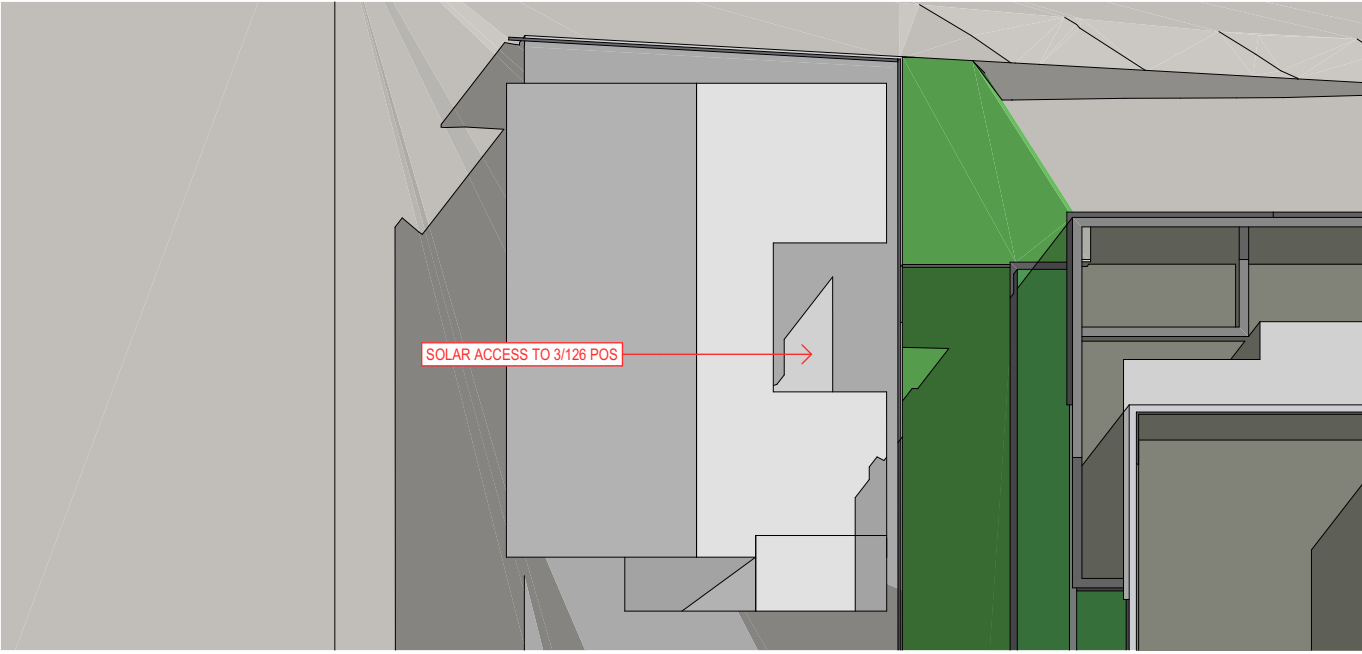
*** 4 HOURS 45 MINUTES**



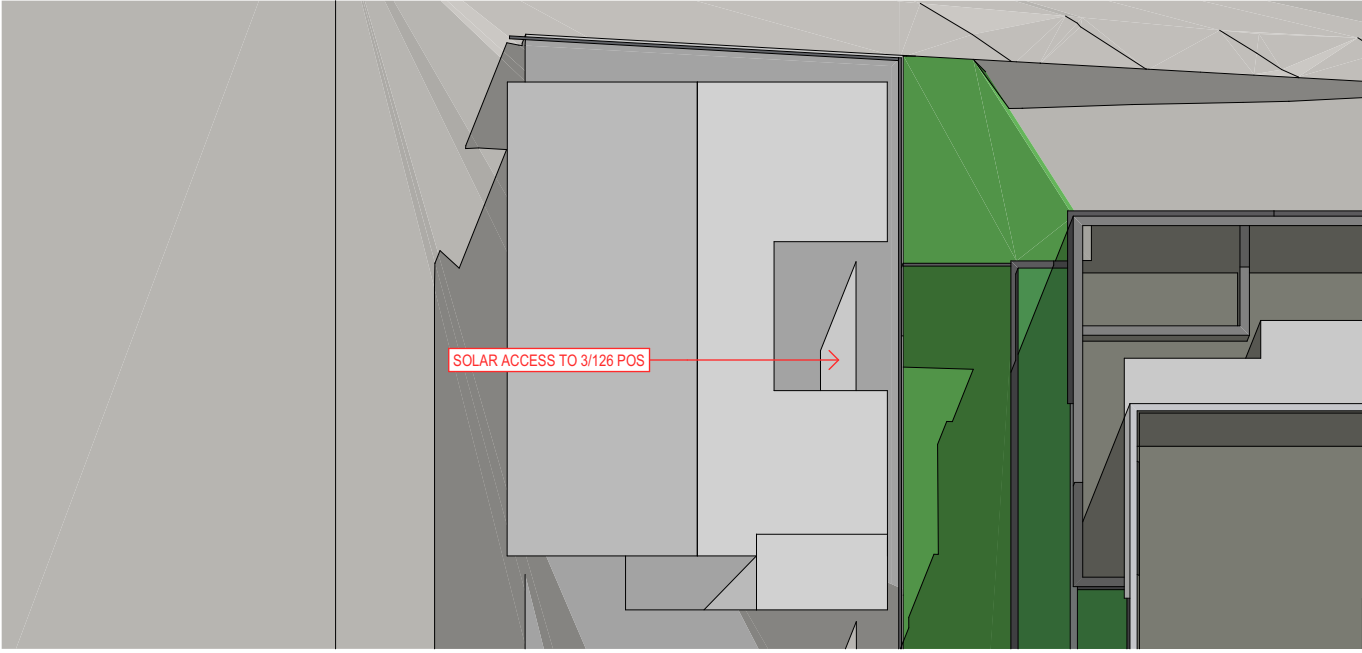
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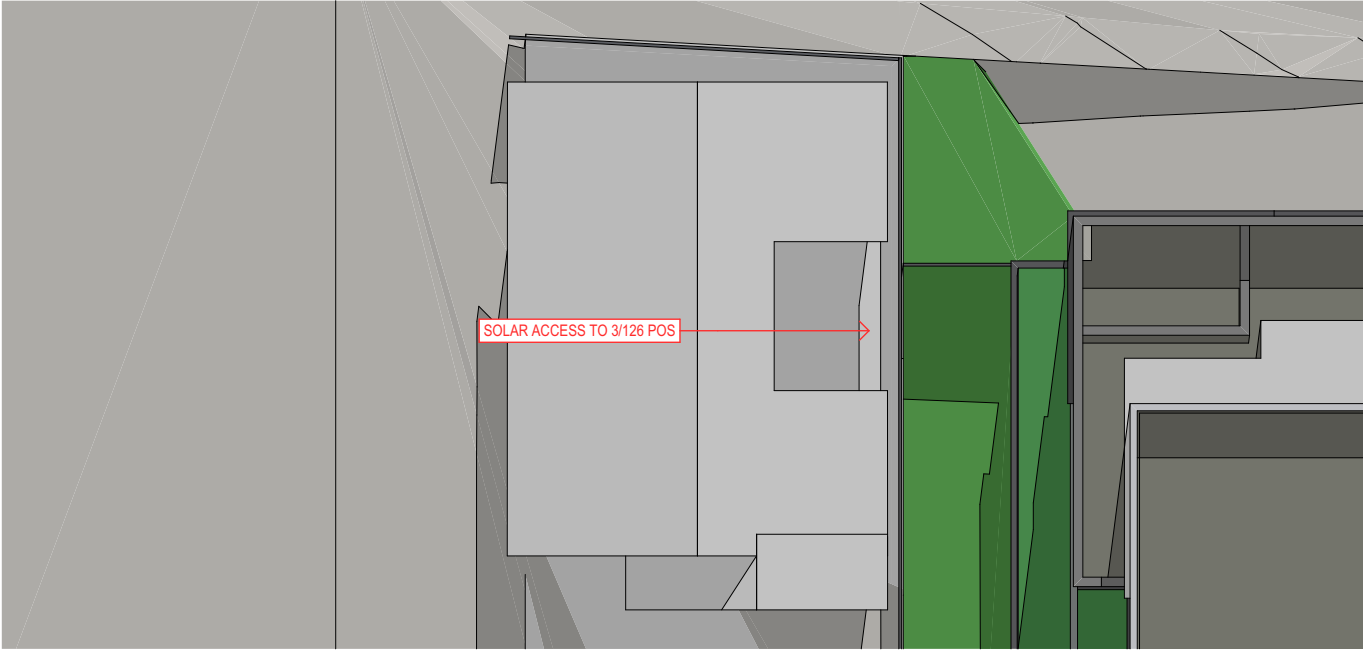
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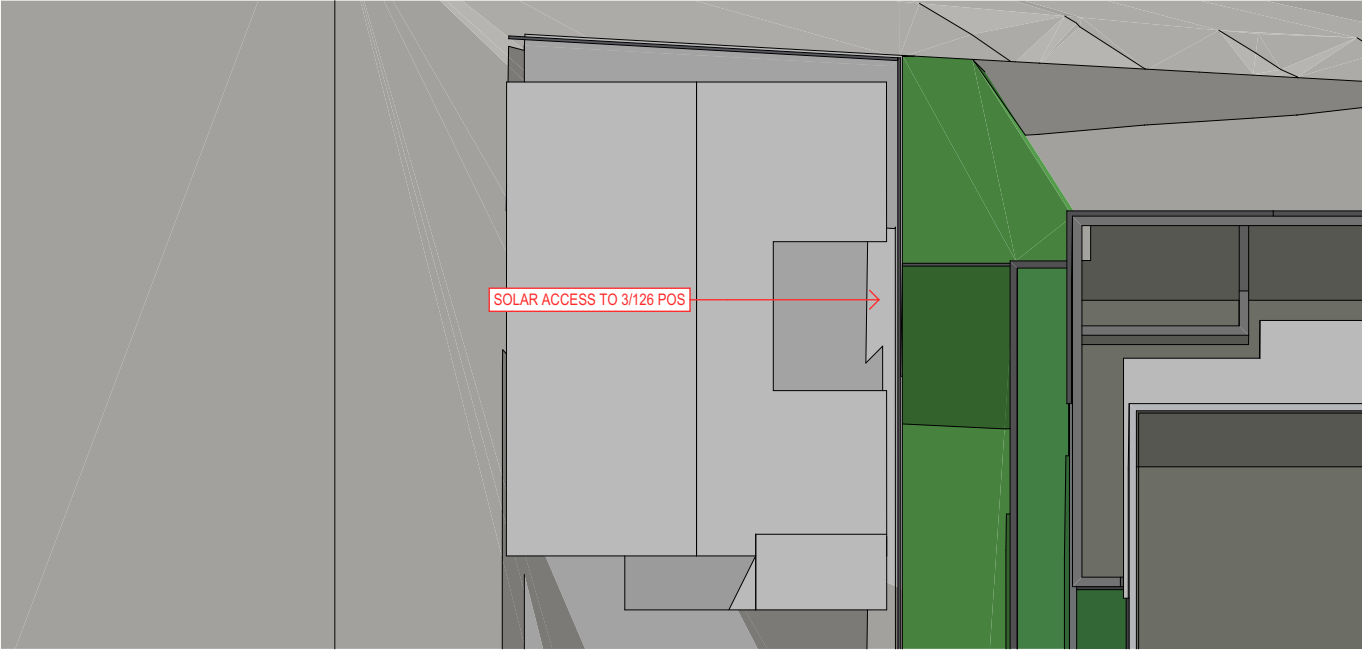
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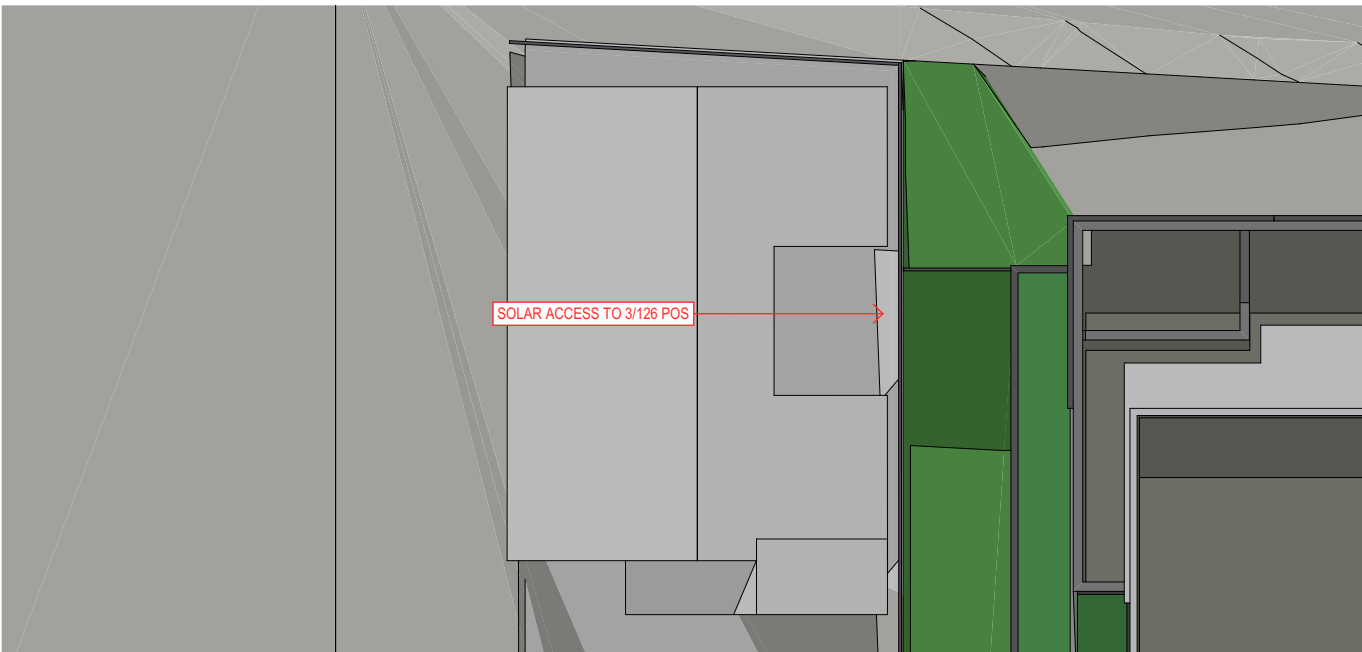
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5 3/126 SolarAccess POS 2:00pm 1:200



6 3/126 SolarAccess POS 2:30pm 1:200



7 3/126 SolarAccess POS 2:45pm 1:200

VILLA 3/126 BRUNKER ROAD

PRIVATE OPEN SPACE ACHIEVES SOLAR ACCESS FROM 10:15AM
TO 2:45PM ON 21 JUNE.

*** 4 HOURS 15 MINUTES**

REV	DATE	COMMENTS
J	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH

PROJECT: **AFFORDABLE HOUSING DEVELOPMENT**
CLIENT: **ABL PROPERTY**

AUTHORITY: **NEWCASTLE CITY COUNCIL**

SITE: **118-124 BRUNKER ROAD**
ADAMSTOWN NSW 2289

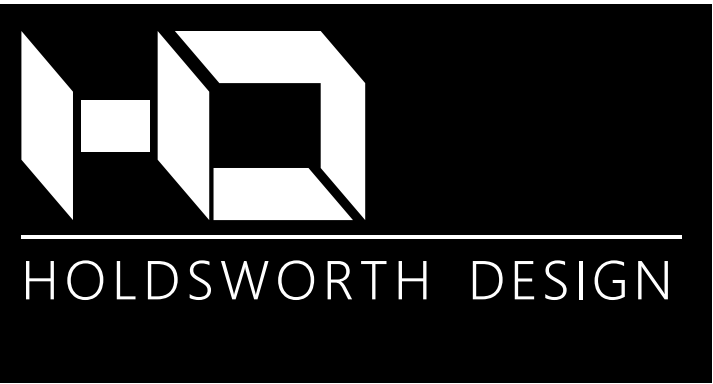
DRAWING: **SHADOW STUDY 3/126 BRUNKER RD PROPOSED - POS**

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FILENAME: 0052.180605.pln DATE PRINTED: 6/6/2018
DRAWN: DATE: SCALES:

BH JUN 18 NTS @ A1

PROJECT No: **0052** PHASE: **DA** DRAWING No: **A-312** REV: **J**





1

SHADOW STUDY 22 JUNE 0900

1:200

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REV	DATE	COMMENTS
E	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

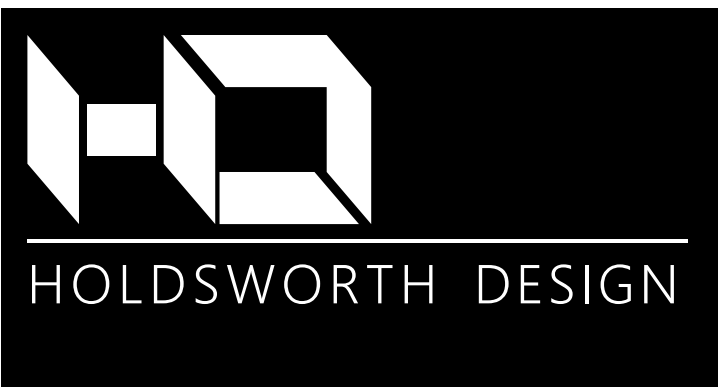
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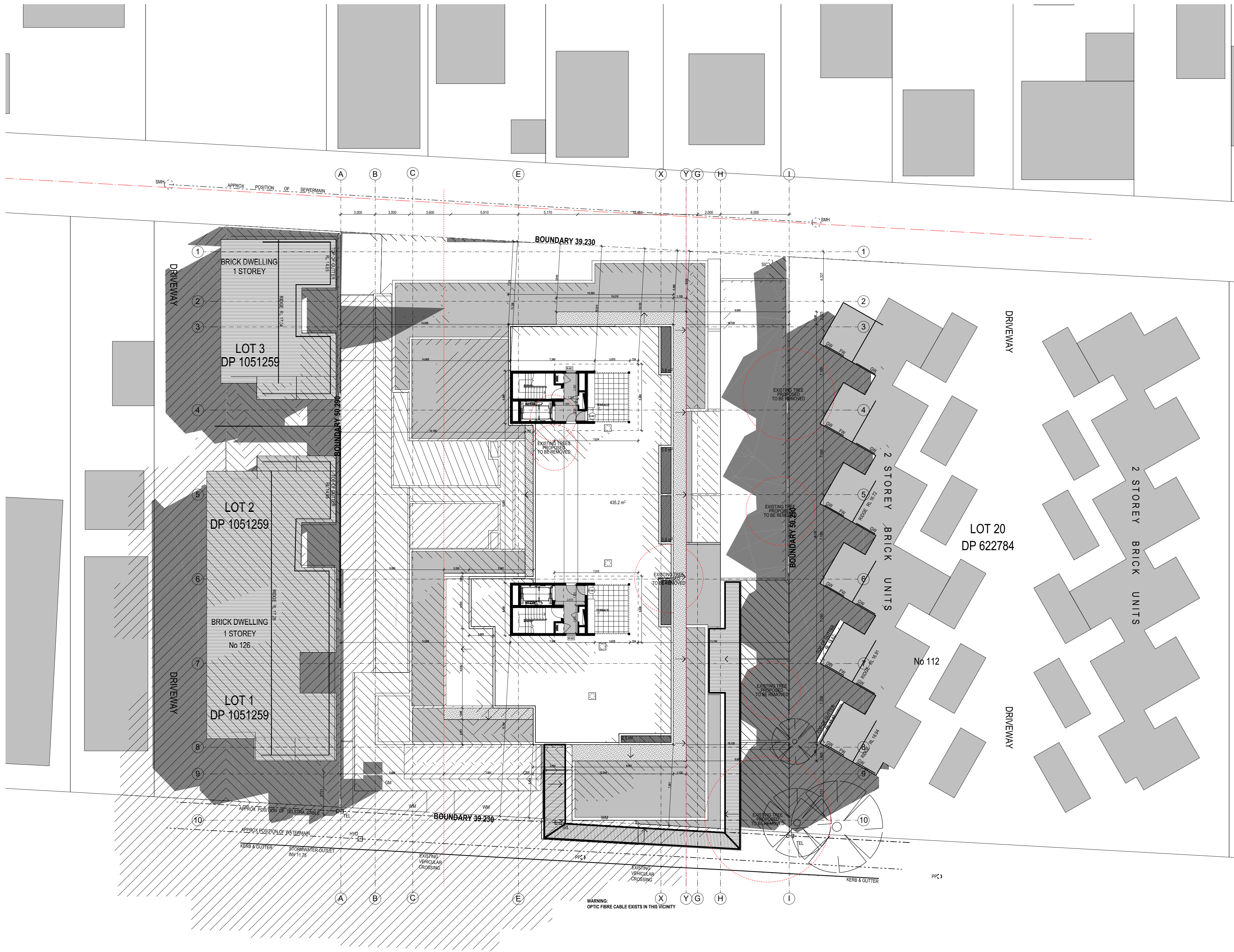
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FILENAME: 0052.180605.pln DATE PRINTED: 6/6/2018

DRAWN: BH DATE: JUN 18 1:200 @ A1 SCALES:

PROJECT No: 0052 PHASE: DA DRAWING No: A-313 REV: E





1

SHADOW STUDY 22 JUNE 1030

1:200

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REV	DATE	COMMENTS
E	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

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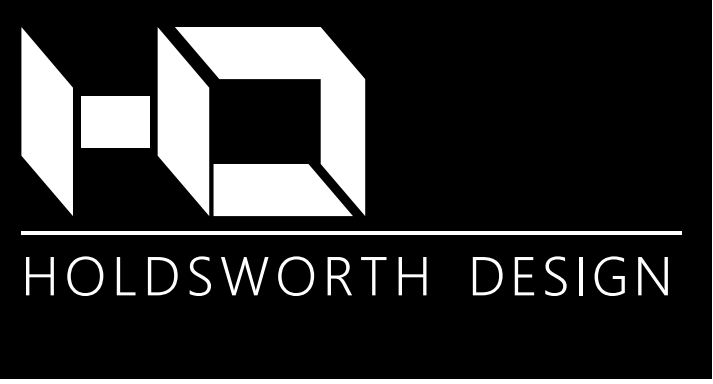
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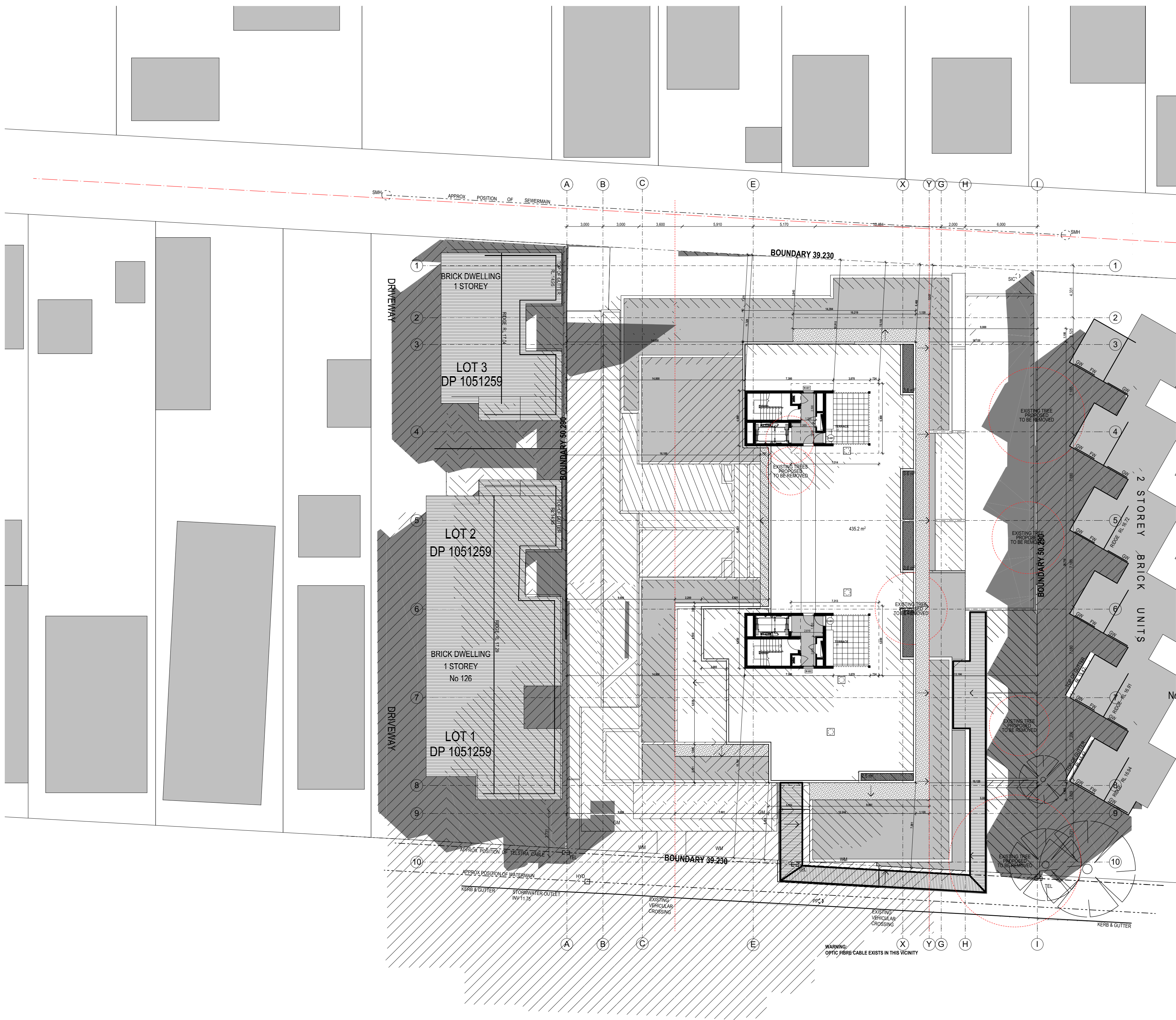
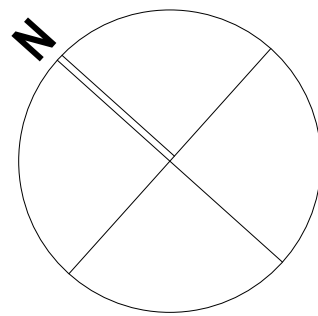
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DRAWN: BH DATE: JUN 18 1:200 @ A1

PHASE: DA DRAWING No: A-314

PROJECT No: 0052 REV: E





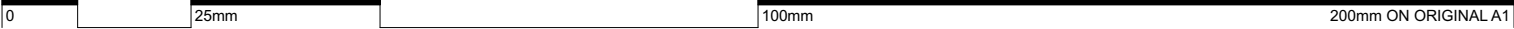
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SHADOW STUDY 22 JUNE 1100

1:200

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REV	DATE	COMMENTS
E	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN | CHKD | VRFD
BH BH BH

PROJECT : AFFORDABLE HOUSING DEVELOPMENT
CLIENT : ABL PROPERTY

AUTHORITY : NEWCASTLE CITY COUNCIL

SITE : 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING : SHADOW DIA. 2206 11:00AM

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

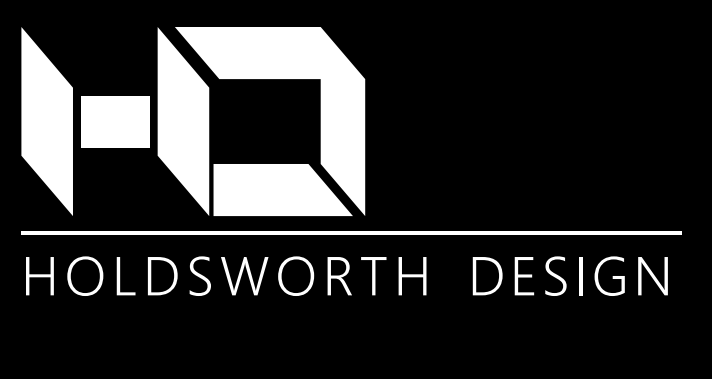
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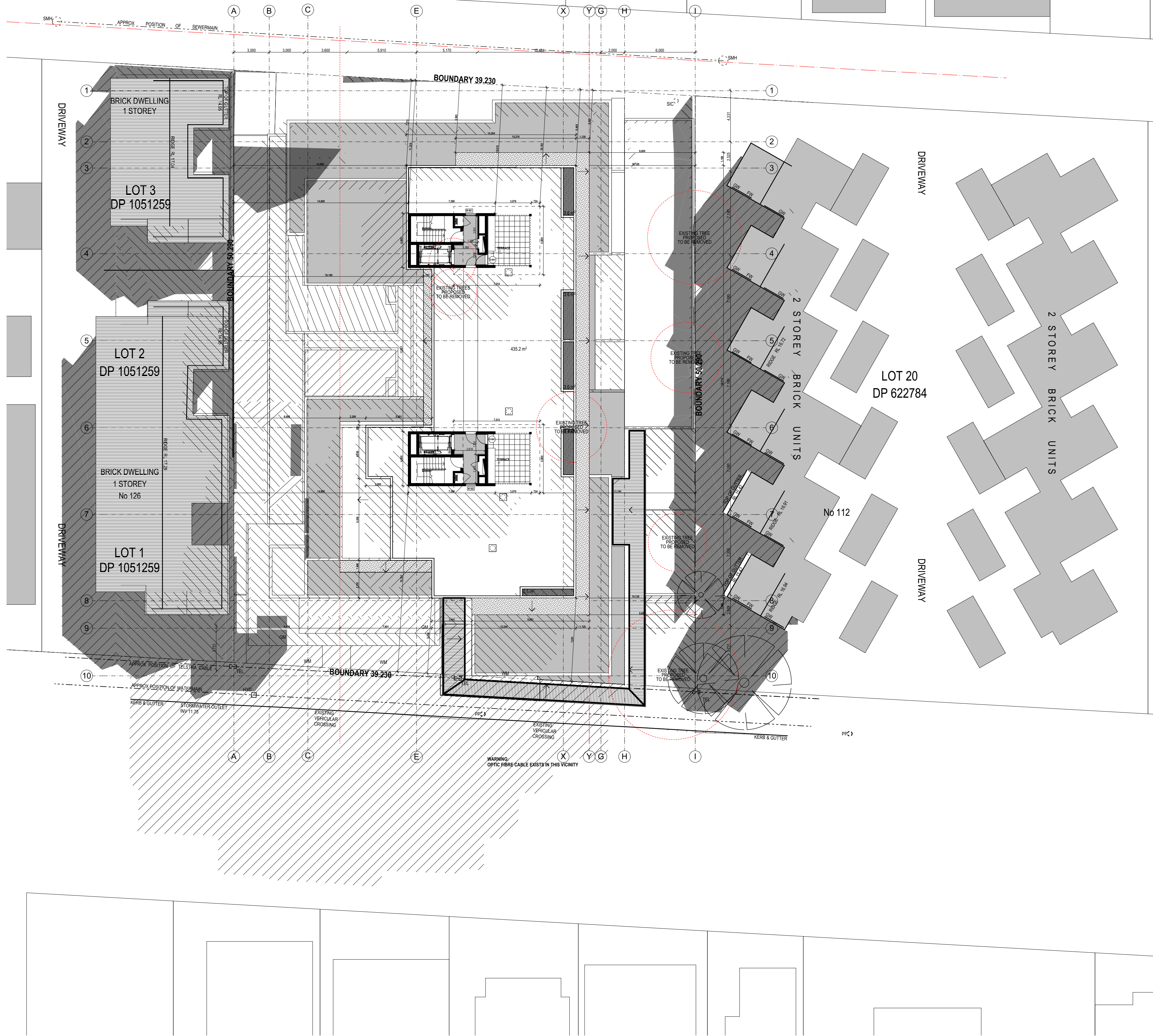
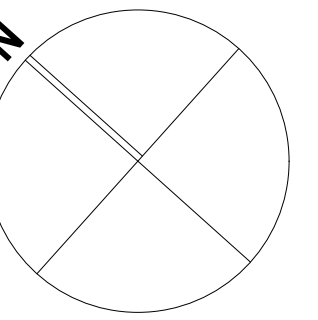
DRAWN : DATE : SCALES :

BH JUN 18 1 : 200 @ A1

PROJECT No : PHASE : DRAWING No : REV :

0052 DA A-315 E





1

SHADOW STUDY 22 JUNE 1200

1:200

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REV	DATE	COMMENTS
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DRN	CHKD	VRFD
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PROJECT: AFFORDABLE HOUSING DEVELOPMENT
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AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

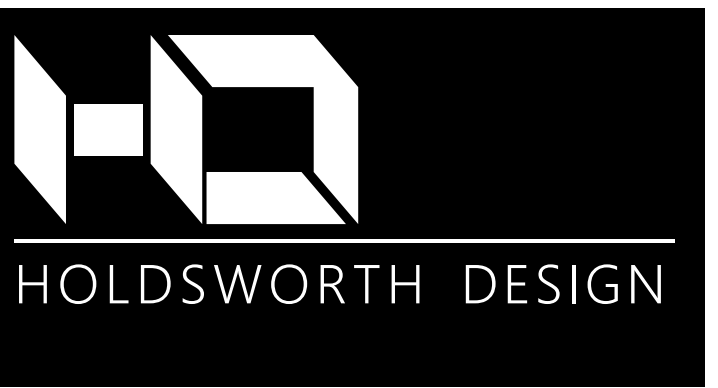
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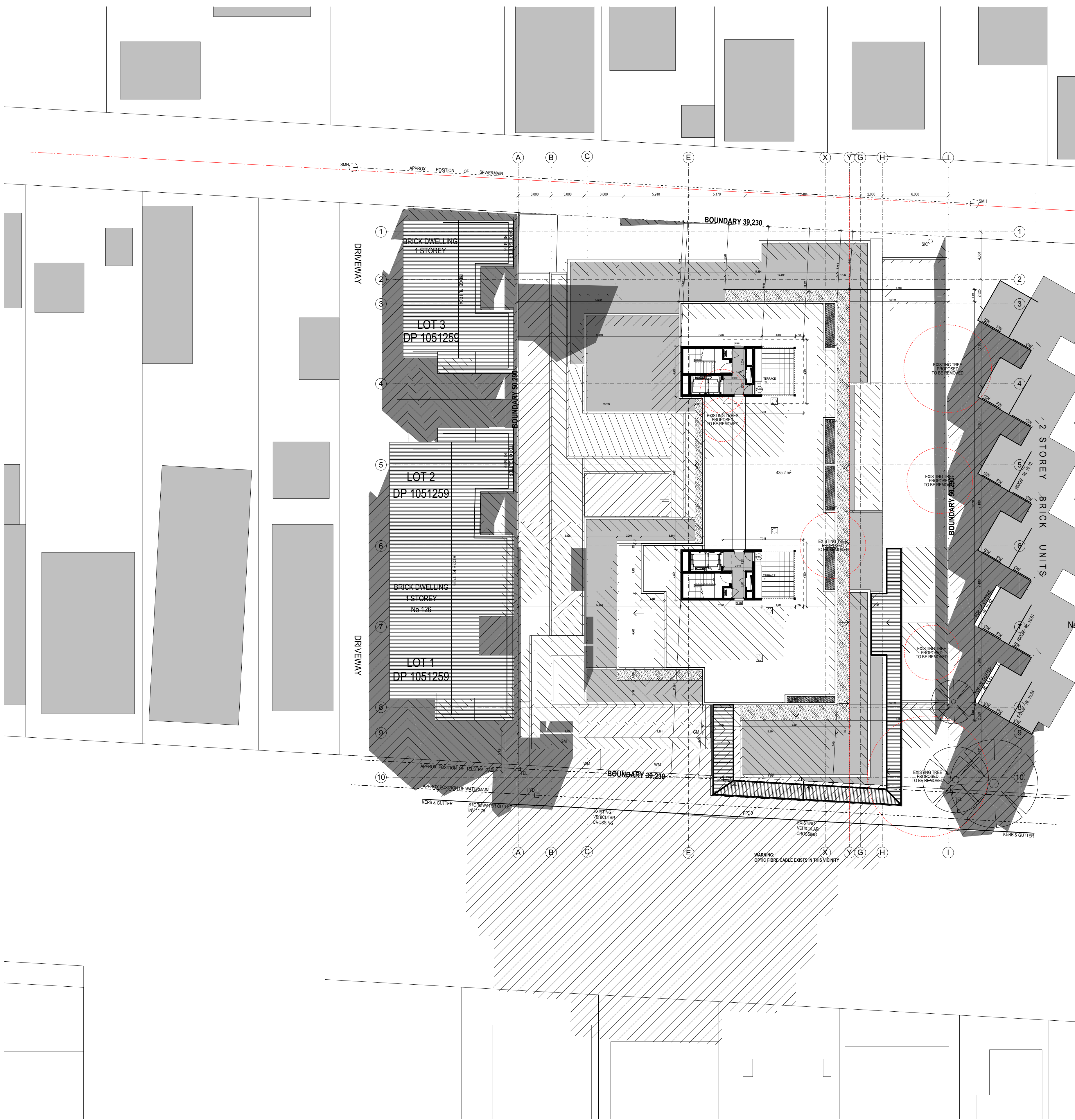
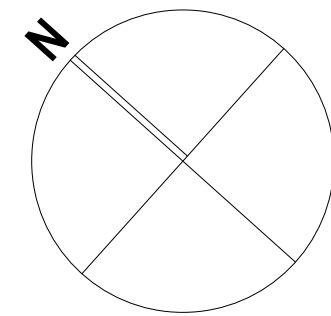
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FILENAME: 0052.180605.pln DATE PRINTED: 6/6/2018

DRAWN: BH DATE: JUN 18 1:200 @ A1 SCALES:

PROJECT No: 0052 PHASE: DA DRAWING No: A-316 REV: E





SHADOW STUDY 22 JUNE 1300

1:200

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REV	DATE	COMMENTS
E	06.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

AUTHORITY: NEWCASTLE CITY COUNCIL

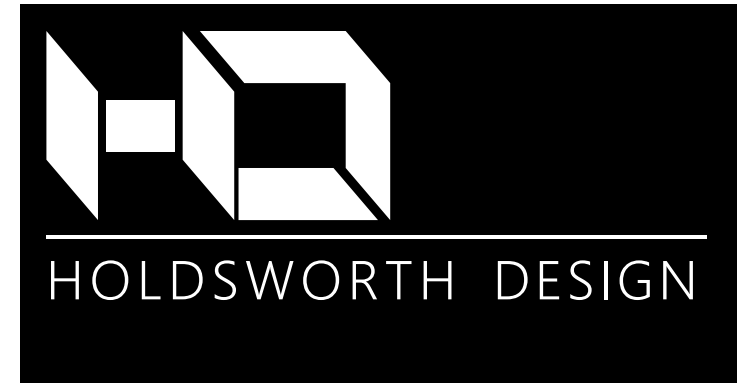
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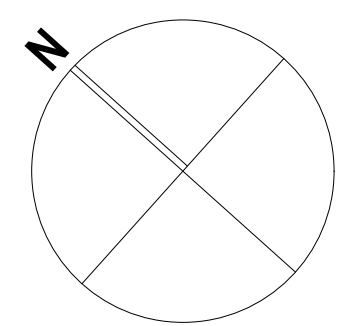
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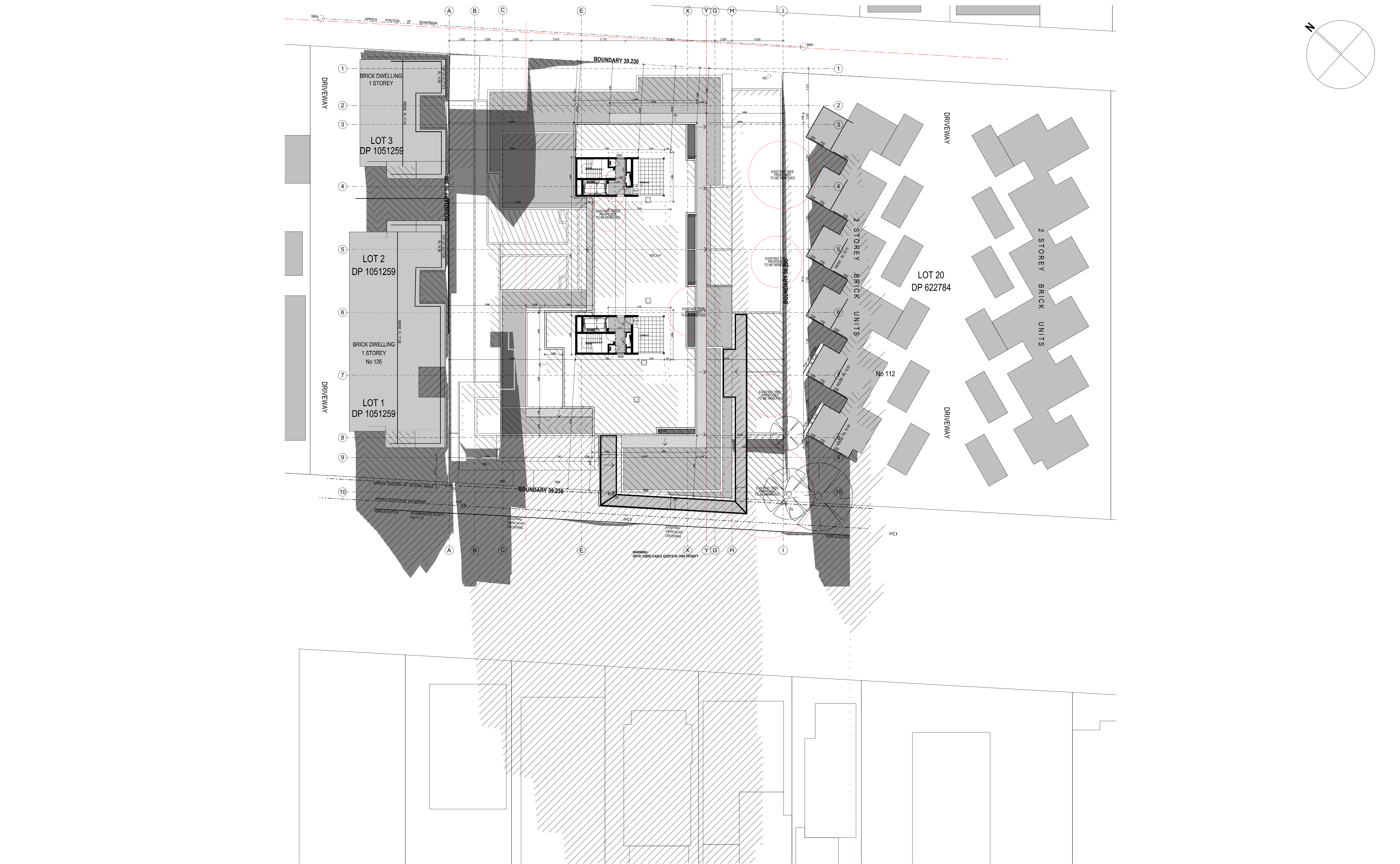
FILENAME: 0052.180605.pln DATE PRINTED: 6/6/2018

DRAWN: BH DATE: JUN 18 1:200 @ A1 SCALES:

PROJECT No: 0052 PHASE: DA DRAWING No: A-317 REV: E







LEGEND

AHD AUSTRALIAN HEIGHT DATUM
AL1 ALUMINIUM LOUVRE (OPERABLE). POWDERCOAT FINISH AS SPECIFIED
AL2 ALUMINIUM LOUVRE (FIXED). POWDERCOAT FINISH AS SPECIFIED
ALS VERTICAL ALUMINIUM SCREEN
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL1 BALUSTRADE TYPE 1
BAL2 BALUSTRADE TYPE 2
BD BI-FOLD DOOR
BG BOX GUTTER
BOL POWDERCOATED BOLLARD AS SCHEDULED
CRF CEMENT RENDER
C-ST CONCRETE - STEEL TROMEL FINISH
CJ CONSTRUCTION / CONTROL JOINT
COL COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS CONFIRM ON SITE
CP COMPOSITE PANEL

CPC COLORBOND PARAPET CAPPING
CPT CARPET - No. DENOTES TYPE AS SCHEDULED
CT CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW COLD WATER
DP DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EG EAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EJ EXPANSION JOINT
ENS ENSUITE
CFC COMPRESSED FIBRE CEMENT #
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANT'S REQUIREMENTS
FL FLASHING
FR FIRE RESISTANCE
G SUFFIX DENOTES GLASS

GC GARBAGE CHUTE
GD GRATED DRAIN
GL GLASS LOUVRES
GW GLASS WINDOW
HB HAND BASIN AS SCHEDULED
HR HANDRAIL AS DETAILED
HD HINGED DOOR
HP HIGH POINT
HYD HYDRAULIC
L ACCESS LADDER
LDRY LAUNDRY
LV LOUVRE
LS-1 OPERABLE LOUVRE SCREEN AS SCHEDULED
LS-2 FIXED LOUVRE SCREEN AS SCHEDULED
MC METAL CLADDING
MC-AL COMPOSITE ALUMINIUM PANELS AS SCHEDULED

MECH MECHANICAL
MRS METAL ROOF SHEETING
OF OVERFLOW
OG OPAQUE GLASS
P POST
PB PLASTERBOARD
PBM MOISTURE RESISTANT PLASTERBOARD
PD PIVOT DOOR
PT PAINT FINISH AS SPECIFIED
RC REINFORCED CONCRETE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD
RWO RAIN WATER OUTLET
S STORAGE
SC STONE CLADDING AS SPECIFIED BY BUILDER
SD SLIDING DOOR

SG SMART GLASS
SJ SILICONE JOINT
SMP RAIN WATER SUMP
SP SPANDREL PANEL
SPR SPREADER
SS STAINLESS STEEL
SSD STAINLESS STRIP DRAIN
SV STACK VENT
T TUBS (LAUNDRY)
TB TIMBER BEAM
TB REINFORCED CONCRETE
TB REDUCED LEVEL
TF TIMBER FLOORING AS SPECIFIED BY BUILDER
TP TIMBER POST
TS TIMBER SOFFIT AS SCHEDULED
TXF TEXTURED FINISH AS SCHEDULED
UR URINAL AS SCHEDULED/SPECIFIED
VT VITRIFIED TILE - No. DENOTES TYPE AS SPECIFIED BY BUILDER

WC WATER CLOSET AS SCHEDULED
WLR WALK IN ROBE
WS WHEEL STOP



NORTH-EAST ELEVATION

1:100

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REV	DATE	COMMENTS
F	07.06.2018	CLIENT & CONSULTANT ISSUE
G	13.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE
H	02.08.2018	RFI RESPONSE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: ELEVATION - NORTH-EAST

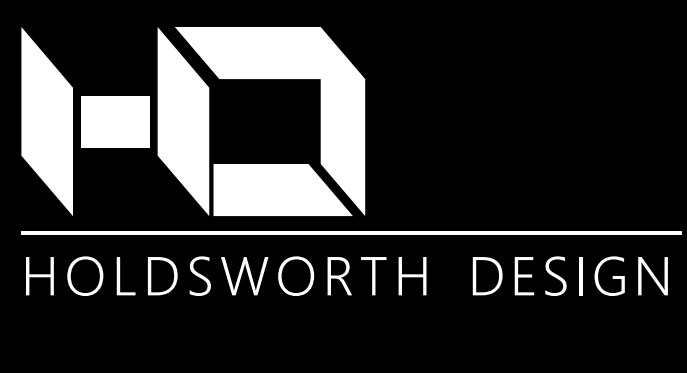
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FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1:100 @ A1

PHASE: DA DRAWING No: A-A701 H

PROJECT No: 0052



LEGEND

AHD AUSTRALIAN HEIGHT DATUM
AL1 ALUMINIUM LOUVRE (OPERABLE). POWDERCOAT FINISH AS SPECIFIED
AL2 ALUMINIUM LOUVRE (FIXED). POWDERCOAT FINISH AS SPECIFIED
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AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL1 BALUSTRADE TYPE 1
BAL2 BALUSTRADE TYPE 2
BD BI-FOLD DOOR
BG BOX GUTTER
BOL POWDERCOATED BOLLARD AS SCHEDULED
CRF CEMENT RENDER
C-ST CONCRETE - STEEL TROMEL FINISH
CJ CONSTRUCTION / CONTROL JOINT
COL COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS CONFIRM ON SITE
CP COMPOSITE PANEL

CPC COLORBOND PARAPET CAPPING
CPT CARPET - No. DENOTES TYPE AS SCHEDULED
CT CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW COLD WATER
DP DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EG EAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EJ EXPANSION JOINT
ENS ENSUITE
CFC COMPRESSED FIBRE CEMENT #
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANT'S REQUIREMENTS
FL FLASHING
FR FIRE RESISTANCE
G SUFFIX DENOTES GLASS

GC GARBAGE CHUTE
GD GRATED DRAIN
GL GLASS LOUVRES
GW GLASS WINDOW
HB HAND BASIN AS SCHEDULED
HR HANDRAIL AS DETAILED
HD HINGED DOOR
HP HIGH POINT
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L ACCESS LADDER
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LS-1 OPERABLE LOUVRE SCREEN AS SCHEDULED
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MC METAL CLADDING
MC-AL COMPOSITE ALUMINIUM PANELS AS SCHEDULED

MECH MECHANICAL
MRS METAL ROOF SHEETING
OF OVERFLOW
OG OPAQUE GLASS
P POST
PB PLASTERBOARD
PBM MOISTURE RESISTANT PLASTERBOARD
PD PIVOT DOOR
PT PAINT FINISH AS SPECIFIED
RC REINFORCED CONCRETE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD
RWO RAIN WATER OUTLET
S STORAGE
SC STONE CLADDING AS SPECIFIED BY BUILDER
SD SLIDING DOOR

SG SMART GLASS
SJ SILICONE JOINT
SMP RAIN WATER SUMP
SP SPANDREL PANEL
SPR SPREADER
SS STAINLESS STEEL
SSD STAINLESS STRIP DRAIN
SV STACK VENT
T TUBS (LAUNDRY)
TB TIMBER BEAM
TC TIMBER CLADDING
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TP TIMBER POST
TS TIMBER SOFFIT AS SCHEDULED
TXF TEXTURED FINISH AS SCHEDULED
UR URINAL AS SCHEDULED/SPECIFIED
VT VITRIFIED TILE - No. DENOTES TYPE AS SPECIFIED BY BUILDER

WC WATER CLOSET AS SCHEDULED
W.I.R. WALK IN ROBE
WS WHEEL STOP



NORTH-WEST ELEVATION

1:100

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REV	DATE	COMMENTS
G	06.06.2018	CLIENT & CONSULTANT ISSUE
H	13.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE
I	02.08.2018	RFI RESPONSE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: ELEVATION - NORTH-WEST

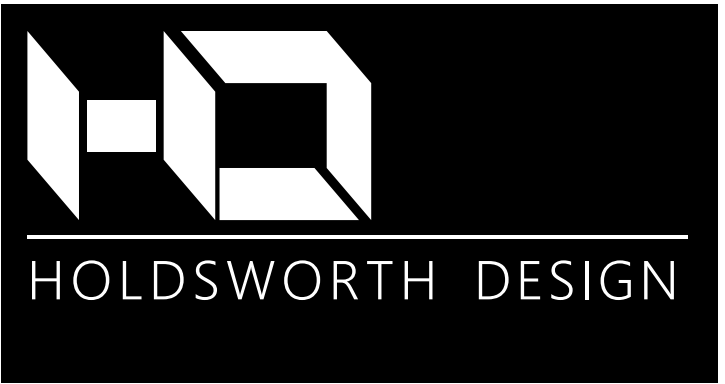
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FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1:100 @ A1

PHASE: DA DRAWING No: A-A702 I

PROJECT No: 0052 PHASE: DA DRAWING No: A-A702 I



LEGEND

AHD AUSTRALIAN HEIGHT DATUM
AL1 ALUMINIUM LOUVRE (OPERABLE). POWDERCOAT FINISH AS SPECIFIED
AL2 ALUMINIUM LOUVRE (FIXED). POWDERCOAT FINISH AS SPECIFIED
ALS VERTICAL ALUMINIUM SCREEN
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL1 BALUSTRADE TYPE 1
BAL2 BALUSTRADE TYPE 2
BD BI-FOLD DOOR
BG BOX GUTTER
BOL POWDERCOATED BOLLARD AS SCHEDULED
CRF CEMENT RENDER
C-ST CONCRETE - STEEL TROMEL FINISH
CJ CONSTRUCTION / CONTROL JOINT
COL COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS CONFIRM ON SITE
CP COMPOSITE PANEL

CPC COLORBOND PARAPET CAPPING
CPT CARPET - No. DENOTES TYPE AS SCHEDULED
CT CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW COLD WATER
DP DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EG EAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EJ EXPANSION JOINT
ENS ENSUITE
CFC COMPRESSED FIBRE CEMENT #
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANT'S REQUIREMENTS
FL FLASHING
FR FIRE RESISTANCE
G SUFFIX DENOTES GLASS

GC GARBAGE CHUTE
GD GRATED DRAIN
GL GLASS LOUVRES
GW GLASS WINDOW
HB HAND BASIN AS SCHEDULED
HR HANDRAIL AS DETAILED
HD HINGED DOOR
HP HIGH POINT
HYD HYDRAULIC
L ACCESS LADDER
LDY LDRY
LV LOUVRE
LS-1 OPERABLE LOUVRE SCREEN AS SCHEDULED
LS-2 FIXED LOUVRE SCREEN AS SCHEDULED
MC METAL CLADDING
MC-AL COMPOSITE ALUMINIUM PANELS AS SCHEDULED

MECH MECHANICAL
MRS METAL ROOF SHEETING
OF OVERFLOW
OG OPAQUE GLASS
P POST
PB PLASTERBOARD
PBM MOISTURE RESISTANT PLASTERBOARD
PD PIVOT DOOR
PT PAINT FINISH AS SPECIFIED
RC REINFORCED CONCRETE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD
RWO RAIN WATER OUTLET
S STORAGE
SC STONE CLADDING AS SPECIFIED BY BUILDER
SD SLIDING DOOR

SG SMART GLASS
SJ SILICONE JOINT
SMP RAIN WATER SUMP
SP SPANDREL PANEL
SPR SPREADER
SS STAINLESS STEEL
SSD STAINLESS STRIP DRAIN
SV STACK VENT
T TUBS (LAUNDRY)
TB TIMBER BEAM
TC TIMBER CLADDING
TF TIMBER FLOORING AS SPECIFIED BY BUILDER
TP TIMBER POST
TS TIMBER SOFFIT AS SCHEDULED
TXF TEXTURED FINISH AS SCHEDULED
UR URINAL AS SCHEDULED/SPECIFIED
VT VITRIFIED TILE - No. DENOTES TYPE AS SPECIFIED BY BUILDER

WC WATER CLOSET AS SCHEDULED
W.I.R. WALK IN ROBE
WS WHEEL STOP



SOUTH-EAST ELEVATION

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REV	DATE	COMMENTS
G	06.06.2018	CLIENT & CONSULTANT ISSUE
H	13.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE
I	02.08.2018	RFI RESPONSE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: ELEVATION - SOUTH-EAST

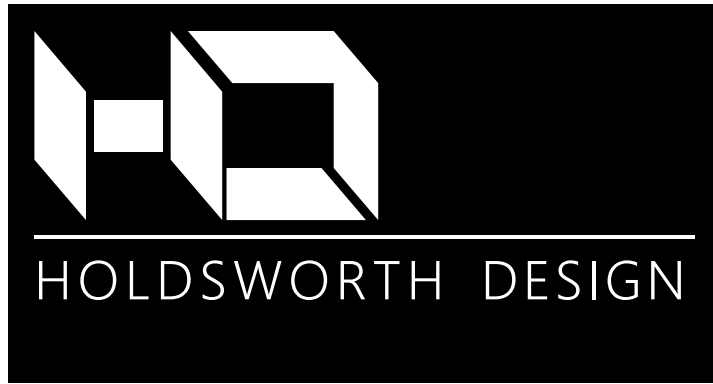
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FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1:100 @ A1

PHASE: DA DRAWING No: A-A703 I

PROJECT No: 0052



LEGEND

AHD AUSTRALIAN HEIGHT DATUM
AL1 ALUMINIUM LOUVRE (OPERABLE). POWDERCOAT FINISH AS SPECIFIED
AL2 ALUMINIUM LOUVRE (FIXED). POWDERCOAT FINISH AS SPECIFIED
ALS VERTICAL ALUMINIUM SCREEN
AP ACCESS PANEL
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BAL1 BALUSTRADE TYPE 1
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BD BI-FOLD DOOR
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BOL POWDERCOATED BOLLARD AS SCHEDULED
CRF CEMENT RENDER
CST CONCRETE - STEEL TROMEL FINISH
CJ CONSTRUCTION / CONTROL JOINT
COL COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS CONFIN ON SITE
CP COMPOSITE PANEL

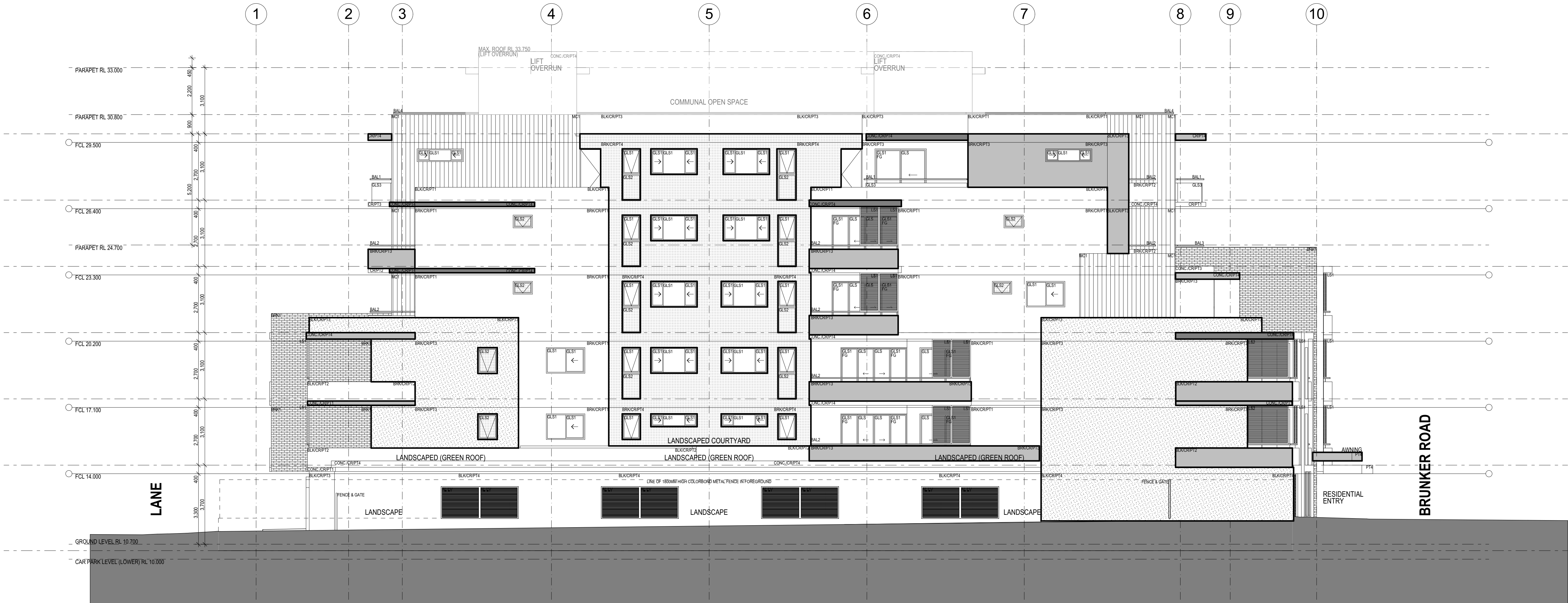
CPC COLORBOND PARAPET CAPPING
CPT CARPET - No. DENOTES TYPE AS SCHEDULED
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CW COLD WATER
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FFL FINISHED FLOOR LEVEL
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MECH MECHANICAL
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VT VITRIFIED TILE - No. DENOTES TYPE AS SPECIFIED BY BUILDER

WC WATER CLOSET AS SCHEDULED
WLR WALK IN ROBE
WS WHEEL STOP



SOUTH-WEST ELEVATION

1:100

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G	13.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE
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DRN	CHKD	VRFD
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BH	BH	BH
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PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: ELEVATION - SOUTH-WEST

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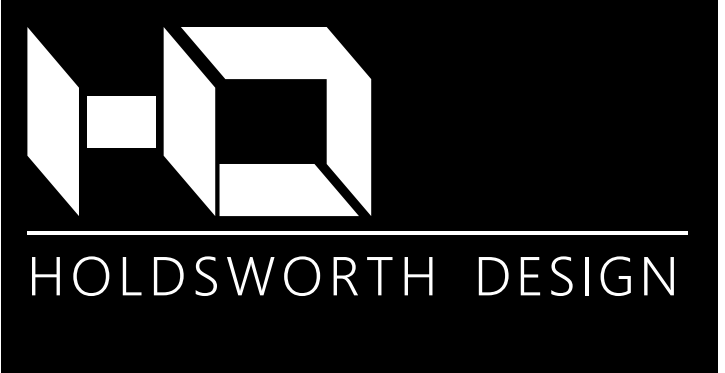
FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1:100 @ A1

PHASE: DA DRAWING No: A-A704 H

PROJECT No: 0052

REV: H



LEGEND

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AL1 ALUMINIUM LOUVRE (OPERABLE). POWDERCOAT FINISH AS SPECIFIED
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CRF CEMENT RENDER
CST CONCRETE - STEEL TROMEL FINISH
CJ CONSTRUCTION / CONTROL JOINT
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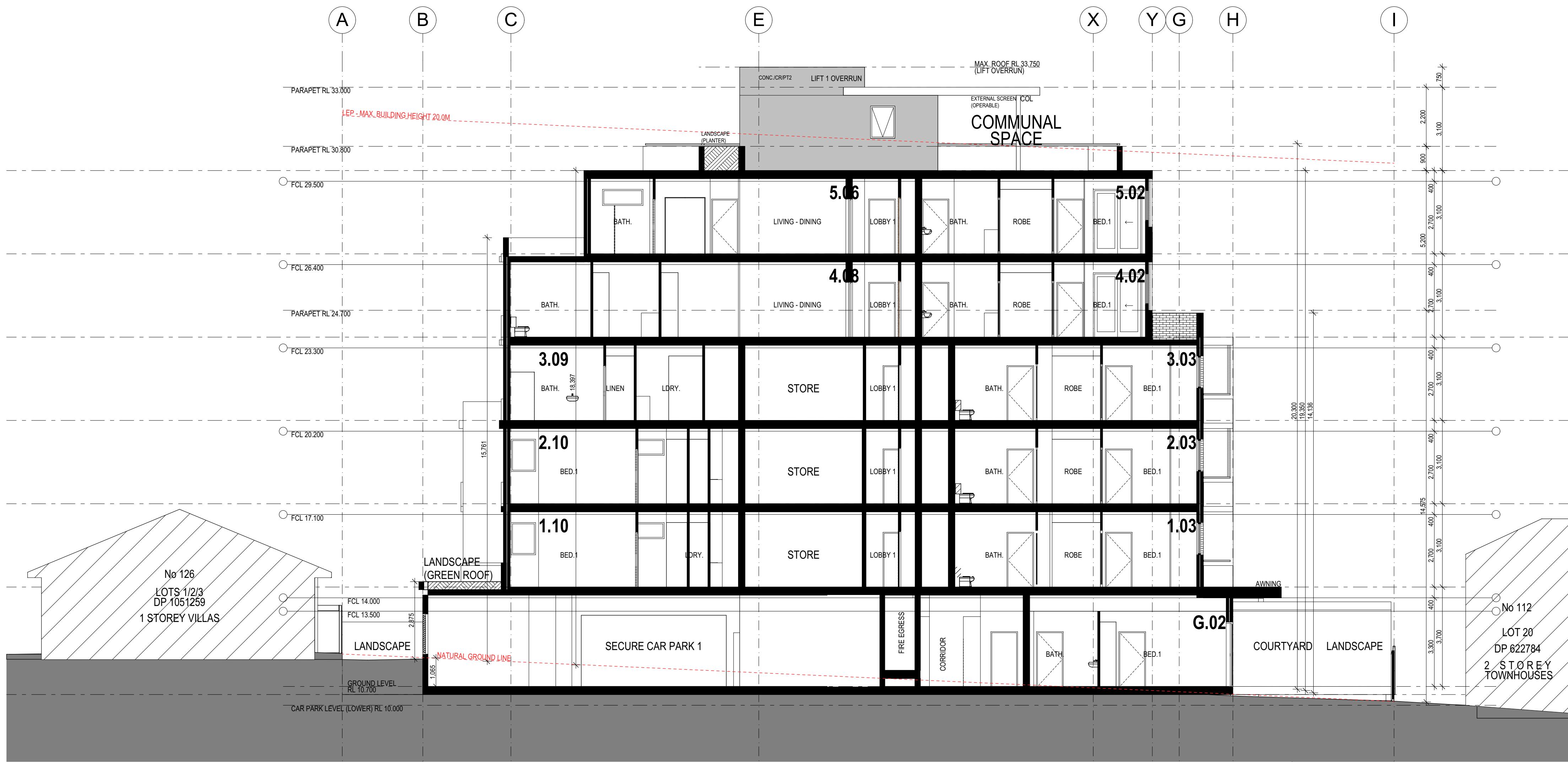
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EG EAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EJ EXPANSION JOINT
ENS ENSUITE
CFC COMPRESSED FIBRE CEMENT #
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANT'S REQUIREMENTS
FL FLASHING
FR FIRE RESISTANCE
G SUFFIX DENOTES GLASS

GC GARBAGE CHUTE
GD GRATED DRAIN
GL GLASS LOUVRES
GW GLASS WINDOW
HB HAND BASIN AS SCHEDULED
HR HANDRAIL AS DETAILED
HD HINGED DOOR
HP HIGH POINT
HYD HYDRAULIC
L ACCESS LADDER
LDRY LAUNDRY
LV LOUVRE
LS-1 OPERABLE LOUVRE SCREEN AS SCHEDULED
LS-2 FIXED LOUVRE SCREEN AS SCHEDULED
MC METAL CLADDING
MC-AL COMPOSITE ALUMINIUM PANELS AS SCHEDULED

MECH MECHANICAL
MRS METAL ROOF SHEETING
OF OVERFLOW
OG OPAQUE GLASS
P POST
PB PLASTERBOARD
PBM MOISTURE RESISTANT PLASTERBOARD
PD PIVOT DOOR
PT PAINT FINISH AS SPECIFIED
RC REINFORCED CONCRETE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD
RWO RAIN WATER OUTLET
S STORAGE
SC STONE CLADDING AS SPECIFIED BY BUILDER
SD SLIDING DOOR

SG SMART GLASS
SJ SILICONE JOINT
SMP RAIN WATER SUMP
SP SPANDREL PANEL
SPR SPREADER
SS STAINLESS STEEL
SSD STAINLESS STRIP DRAIN
SV STACK VENT
T TUBS (LAUNDRY)
TB TIMBER BEAM
TC TIMBER CLADDING
TF TIMBER FLOORING AS SPECIFIED BY BUILDER
TP TIMBER POST
TS TIMBER SOFFIT AS SCHEDULED
TXF TEXTURED FINISH AS SCHEDULED
UR URINAL AS SCHEDULED/SPECIFIED
VT VITRIFIED TILE - No. DENOTES TYPE AS SPECIFIED BY BUILDER

WC WATER CLOSET AS SCHEDULED
W.I.R. WALK IN ROBE
WS WHEEL STOP



SECTION WW

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F	06.06.2018	CLIENT & CONSULTANT ISSUE
G	13.06.2018	REVISED DEVELOPMENT APPLICATION ISSUE
H	02.08.2018	RFI RESPONSE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: AFFORDABLE HOUSING DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING: SECTION WW

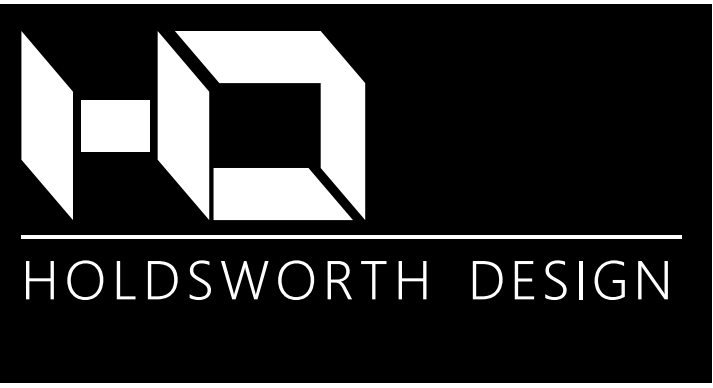
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FILENAME: 0052.180605.pln DATE PRINTED: 8/2/2018

DRAWN: BH DATE: AUG 18 1:100 @ A1

PHASE: DA DRAWING No: A-A705 H

PROJECT No: 0052
PHASE: DA
DRAWING No: A-A705 H



ALH	AUSTRALIAN HEIGHT DATUM
ALP	ALUMINUM PULVERIS (OPERABLE); POWDERCOAT FINISH AS SPECIFIED
ALS	ALUMINUM LOUVRE (FIXED); POWDERCOAT FINISH AS SPECIFIED
ALP	VERTICAL ALUMINUM SCREEN
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL1	BALUSTRADE TYPE 1
BAL2	BALUSTRADE TYPE 2
BD	B4-FOLD DOOR
BG	BOX GUTTER
BOL	POWDERCOATED BOLLARD AS SCHEDULED
CRJ	CEMENT RENDER
C-T	CONCRETE - STEEL TROWEL FINISH
CJ	CONSTRUCTION / CONTROL JOINT
COL	COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS	CONFORM ON SITE
CS	COMPOSITE PANEL

CPC	COLORBOND PARAPET CAPPING
CPT	CARPET - No. DENOTES TYPE AS SCHEDULED
CT	CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW	COLD WATER
DP	DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EJ	EAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EG	EXPANSION JOINT
ENS	ENSUITE
CF	COMPRESSED FIBRE CEMENT #
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FR	FIRE RESISTANCE
IR	IRREFLECTING GLASS

GC	GARBAGE CHUTE
GD	GRATED DRAIN
GL	GLASS LOUVRES
GW	GLASS WINDOW
HB	HAND BASIN AS SCHEDULED
HR	HANDRAIL AS DETAILED
HD	HINGED DOOR
HP	HIGH POINT
HYD	HYDRAULIC
L	ACCESS LADDER
LDRY	LAUNDRY
LV	LOUVRE
LS-1	OPERABLE LOUVRE SCREEN AS SCHEDULED
LS-2	FIXED LOUVRE SCREEN AS SCHEDULED
MC	METAL CLADDING
MC-AL	COMPOSITE ALUMINIUM PANELS AS SCHEDULED

MECH	MECHANICAL
MRS	METAL ROOF SHEETING
OF	OVERFLOW
OG	OPAQUE GLASS
P	POST
PB	PLASTERBOARD
PBM	MOISTURE RESISTANT PLASTERBOARD
PD	PIVOT DOOR
PT	PAINT FINISH AS SPECIFIED
RC	REINFORCED CONCRETE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD
RWO	RAIN WATER OUTLET
S	STORAGE
SC	STONE CLADDING AS SPECIFIED BY BUILDER
SD	SLIDING DOOR

SG	SMART GLASS
SJ	SILICONE JOINT
SMP	RAIN WATER PUMP
SP	SPANDREL PANEL
SPR	SPREADER
SS	STAINLESS STEEL
SSD	STAINLESS STRIP DRAIN
SV	STACK VENT
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TC	TIMBER CLADDING
TF	TIMBER FLOORING AS SPECIFIED BY BUILDER
TP	TIMBER POST
TS	TIMBER SOFFIT AS SCHEDULED
TF	TEXTURED FINISH AS SPECIFIED
UR	URINAL AS SCHEDULED/REQUIRED
V	VITRIFIED, TUF- No. DENOTES TYPE AS SPECIFIED BY BUILDER

WC WATER CLOSET AS SCHEDULED
W.I.R. WALK IN ROBE
WS WHEEL STOP



1:100

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PROJECT: AFFORDABLE HOUSING
DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY :
NEWCASTLE CITY COUNCIL

SITE : 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

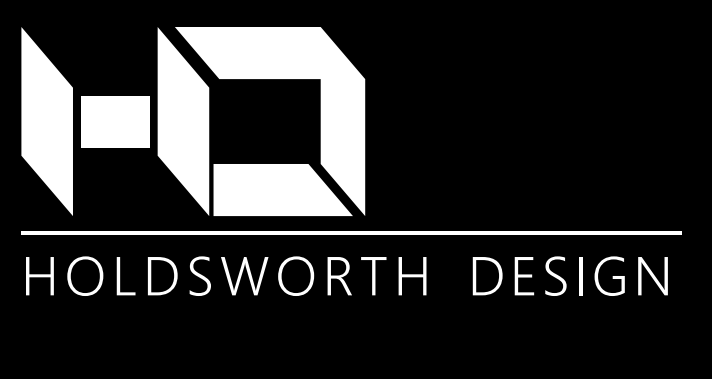
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BH AUG 18 1 : 100 @ A1

PROJECT No : **0052** PHASE : **DA** DRAWING No : **A-A706** REV : **H**



AHD	ALUMINUM HEIGHT DATUM
AL	ALUMINUM (NOT OPERABLE); POWDERCOAT FINISH AS SPECIFIED
ALF	ALUMINUM LOUVER (FIXED); POWDERCOAT FINISH AS SPECIFIED
ALS	VERTICAL ALUMINUM SCREEN
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL1	BALUSTRADE TYPE 1
BAL2	BALUSTRADE TYPE 2
BD	BI-FOLD DOOR
BG	BOX GUTTER
BOL	POWDERCOATED BOLLARD AS SCHEDULED
CRJ	CEMENT RENDER
C-ST	CONCRETE - STEEL TROWEL FINISH
CN	CONSTRUCTION / CONTROL JOINT
COL	COLIFORM - ALSO REFER TO STRUCTURAL DOCUMENTATION
CON	CONFLUENCE
CONF	CONFORM ON SITE
CP	CONCRETE CURB

CPC	COLORBOND PARAPET CAPPING
CPT	CARPET - No. DENOTES TYPE AS SCHEDULED
CT	CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW	COLD WATER
DP	DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EJ	EAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION
EG	EXPANSION JOINT
ENS	ENSUITE
CF	COMPRESSED FIBRE CEMENT #
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FR	FIRE RESISTANCE
IR	IRREFLECTING GLASS

GC	GARBAGE CHUTE
GD	GRATED DRAIN
GL	GLASS LOUVRES
GW	GLASS WINDOW
HB	HAND BASIN AS SCHEDULED
HR	HANDRAIL AS DETAILED
HD	HINGED DOOR
HP	HIGH POINT
HYD	HYDRAULIC
L	ACCESS LADDER
LDRY	LAUNDRY
LV	LOUVRE
LS-1	OPERABLE LOUVRE SCREEN AS SCHEDULED
LS-2	FIXED LOUVRE SCREEN AS SCHEDULED
MC	METAL CLADDING
MC-AL	COMPOSITE ALUMINIUM PANELS AS SCHEDULED

MECH	MECHANICAL
MRS	METAL ROOF SHEETING
OF	OVERFLOW
OG	OPAQUE GLASS
P	POST
PB	PLASTERBOARD
PM	MOISTURE RESISTANT PLASTERBOARD
PD	PIVOT DOOR
PT	PAINT FINISH AS SPECIFIED
RC	REINFORCED CONCRETE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD
RWO	RAIN WATER OUTLET
S	STORAGE
SC	STONE CLADDING AS SPECIFIED BY BUILDER
SD	SIDING DOOR

SG	SMART GLASS
SJ	SILICONE JOINT
SMP	RAIN WATER PUMP
SP	SPANDREL PANEL
SPR	SPREADER
SS	STAINLESS STEEL
SSD	STAINLESS STRIP DRAIN
SV	STACK VENT
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TC	TIMBER CLADDING
TF	TIMBER FLOORING AS SPECIFIED BY BUILDER
TP	TIMBER POST
TS	TIMBER SOFFIT AS SCHEDULED
TF	TEXTURED FINISH AS SPECIFIED
UR	URINAL AS SCHEDULED/REQUIRED
V	VITRIFIED, TUF- No. DENOTES TYPE AS SPECIFIED BY BUILDER

WC	WATER CLOSET AS SCHEDULED
W.I.R.	WALK IN ROBE
WS	WHEEL STOP



1:100

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BH	BH	BH

PROJECT: AFFORDABLE HOUSING
DEVELOPMENT
CLIENT: ABL PROPERTY

AUTHORITY :
NEWCASTLE CITY COUNCIL

SITE : 118-124 BRUNKER ROAD
ADAMSTOWN NSW 2289

DRAWING : SECTION YY

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PROJECT No : PHASE : DRAWING No : REV

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