

# AFFORDABLE HOUSING DEVELOPMENT

118 - 124 BRUNKER ROAD, ADAMSTOWN NSW 2289



JOINT REGIONAL PLANNING PANEL





**HOLDSWORTH DESIGN**  
P 0432 015 090 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au  
A PO Box 684, NELSON BAY, NSW 2315 | ABN 27 230 519 450

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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                          |
| D   | 27.08.2018 | RFI RESPONSE                          |
| E   | 09.11.2018 | JRPP RESPONSE                         |

| 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

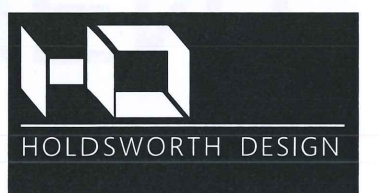
DRAWING: PERSPECTIVE 01

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: 0052.181109\_JRPP.dwg DATE PRINTED: 11/01/2018  
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PROJECT No: 0052 PHASE: DA DRAWING No: A-001 REV: E







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DRAWING: PERSPECTIVE 02

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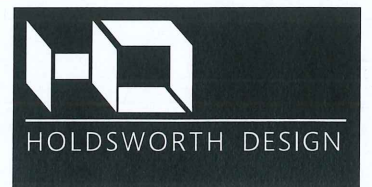
FILENAME: 0052.181109\_JRPP.pln DATE PRINTED: 11/9/2018

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PROJECT No: PHASE: DRAWING No: REV:

**0052 DA A-002 E**







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DEVELOPMENT  
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

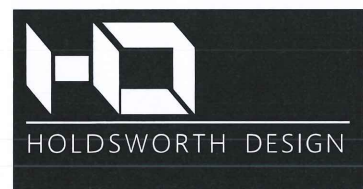
SITE: 118-124 BRUNKER ROAD  
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DRAWING: PERSPECTIVE 03

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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DRAWING: PERSPECTIVE 04

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DRAWING: PERSPECTIVE 05

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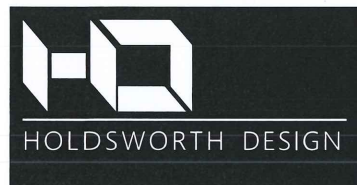
FILENAME: 0052.181109\_JRPP.ph DATE PRINTED: 11/9/2018

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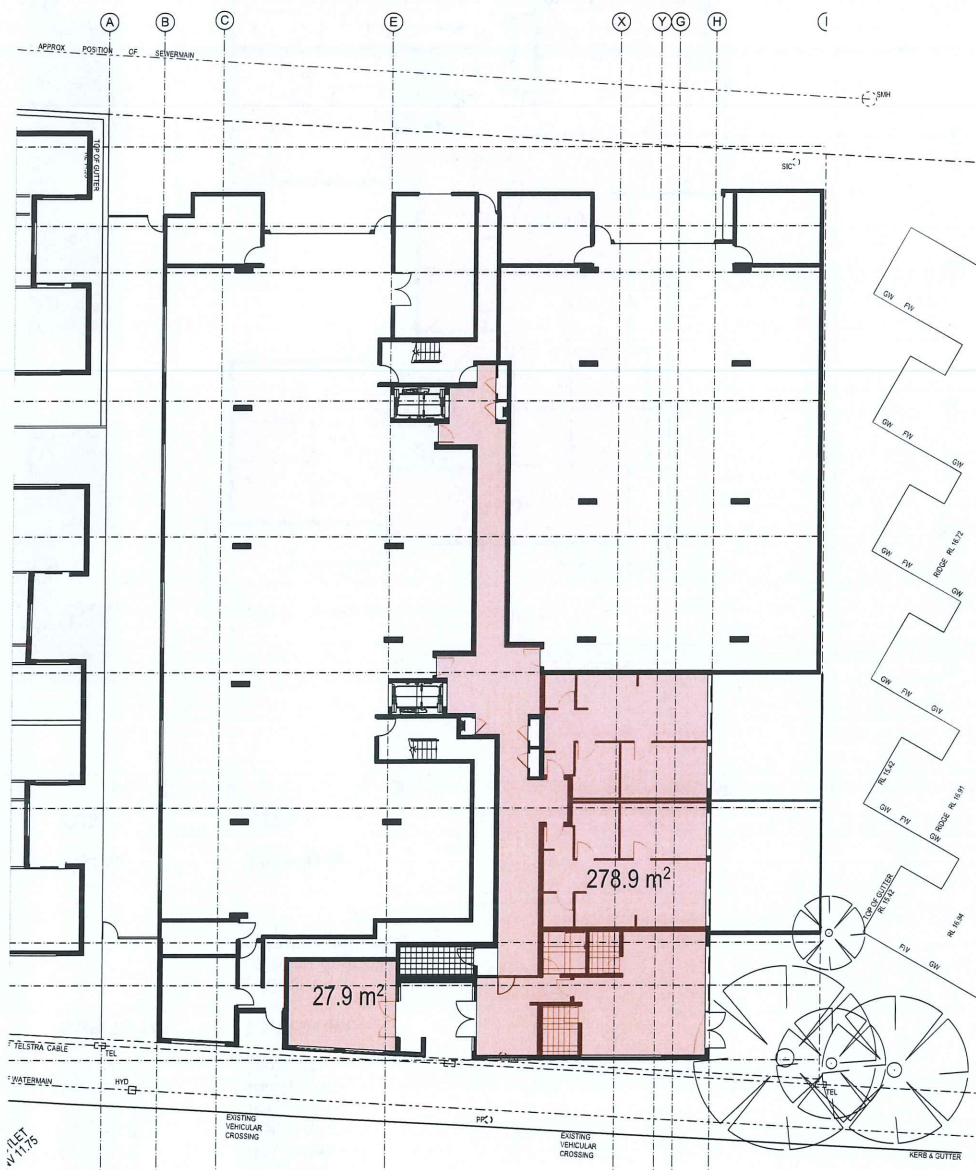
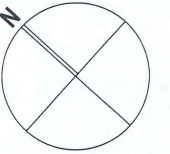
**BH** **NOV 18 1:200 @ A1**

PROJECT No: PHASE: DRAWING No: REV:

**0052** **DA** **A-005** **E**

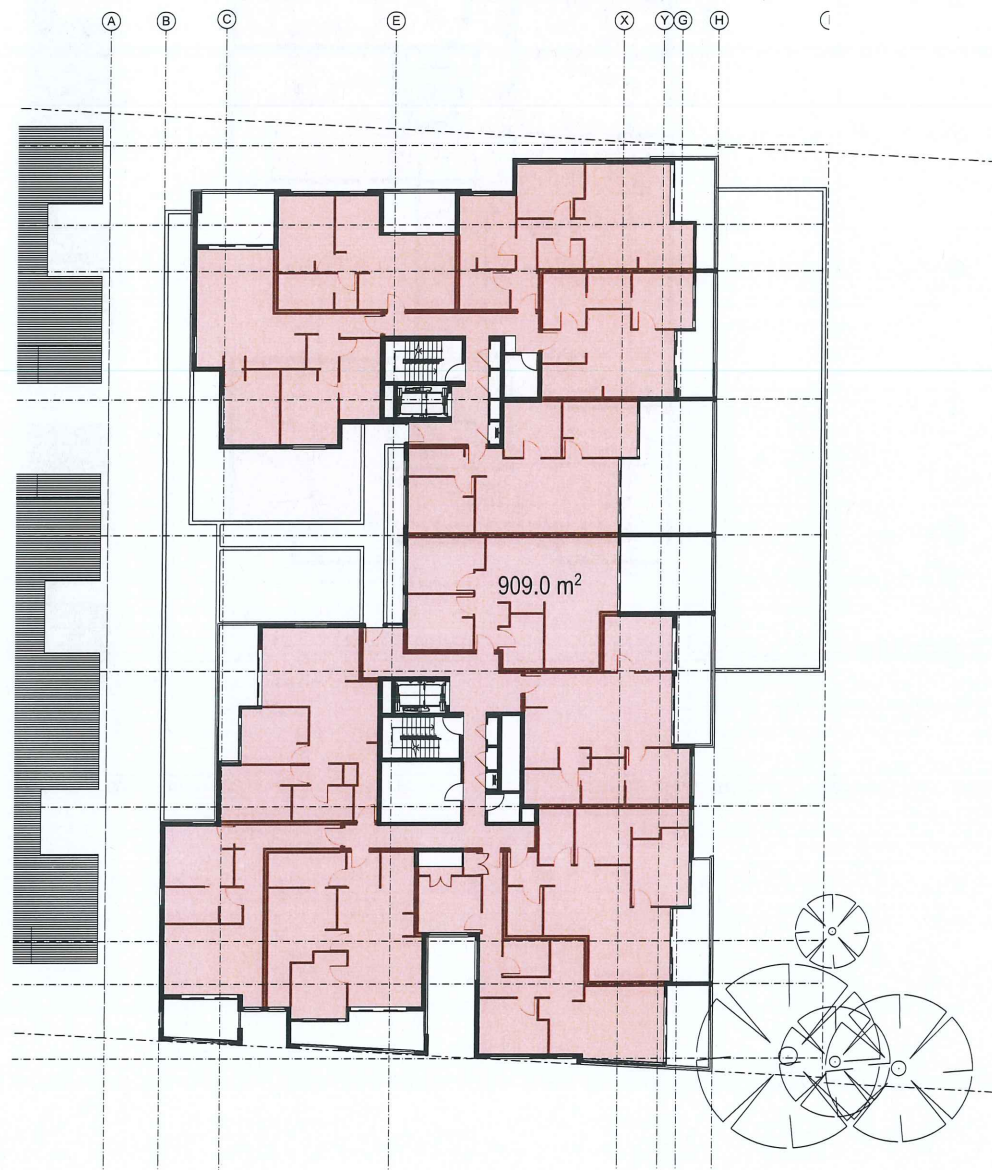






GFA GROUND

1:200



GFA LEVEL 1

1:200



GFA LEVEL 2

1:200

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PROJECT: AFFORDABLE HOUSING DEVELOPMENT  
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD  
ADAMSTOWN NSW 2289

DRAWING: GFA / FSR PLAN - 01

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:

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PROJECT No: **0052** PHASE: **DA** DRAWING No: **A-006** REV: **N**





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.)

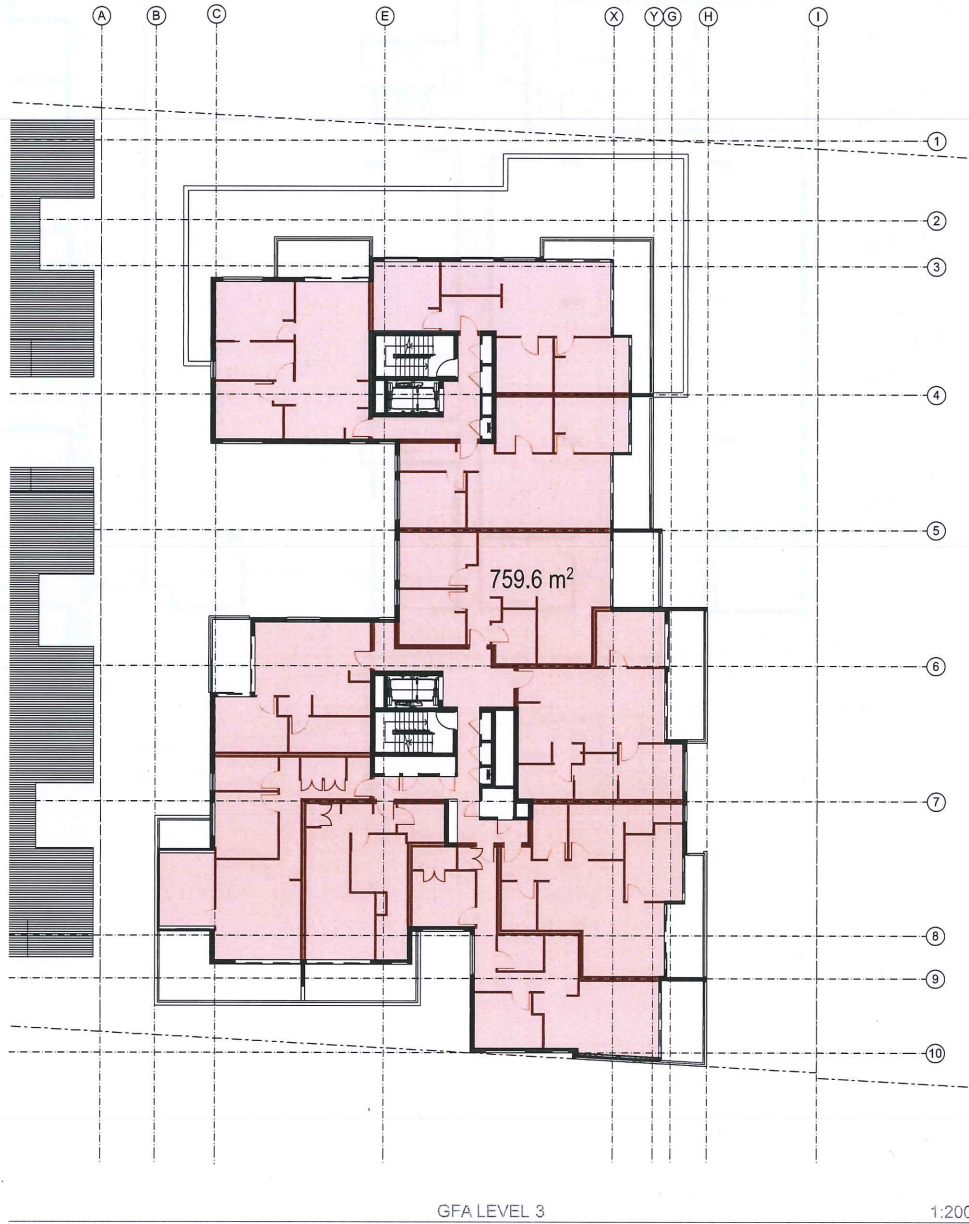
GROUND 306.8sqm.  
LEVEL 1 909.0sqm.  
LEVEL 2 909.0sqm.  
LEVEL 3 759.6sqm.  
LEVEL 4 587.0sqm.  
LEVEL 5 453.9sqm.  
LEVEL 6 14.6sqm.

SUB-TOTAL 3,939.9sqm.

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

TOTAL 3,889.9sqm.

FSR: 1.97 : 1



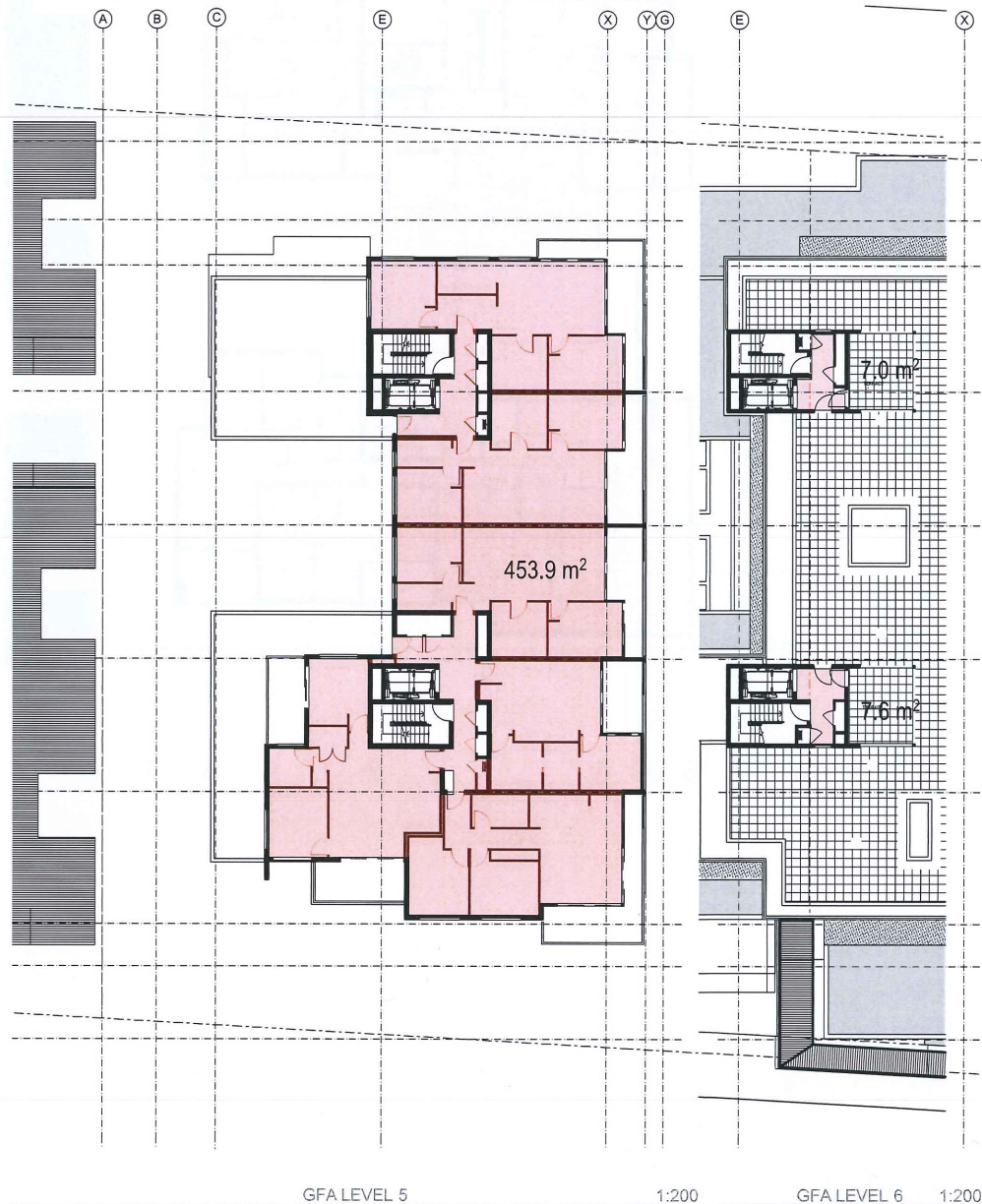
GFA LEVEL 3

1:200



GFA LEVEL 4

1:200



GFA LEVEL 5

1:200

GFA LEVEL 6

1:200

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PROJECT: AFFORDABLE HOUSING  
DEVELOPMENT  
CLIENT: ABL PROPERTY

AUTHORITY: NEWCASTLE CITY COUNCIL

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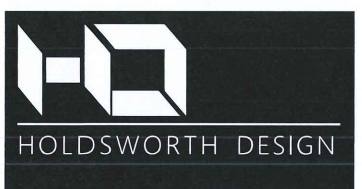
DRAWING: GFA / FSR PLAN - 02

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PROJECT No: 0052 PHASE: DA DRAWING No: A-007 REV: N





# LANDSCAPE CALCULATIONS:

PROPOSED DEEP SOIL ZONE: 255.3sqm.  
12.96%

## PROPOSED LANDSCAPE AREA:

GROUND LEVEL 11.8sqm.  
LEVEL 1 288.8sqm.  
ROOFTOP 98.5sqm.

SUB-TOTAL 399.1sqm.

+ DEEP SOIL ZONE 255.3sqm.

TOTAL 654.4sqm.  
33.22%

REFER TO LANDSCAPE ARCHITECT DESIGN & DOCUMENTATION

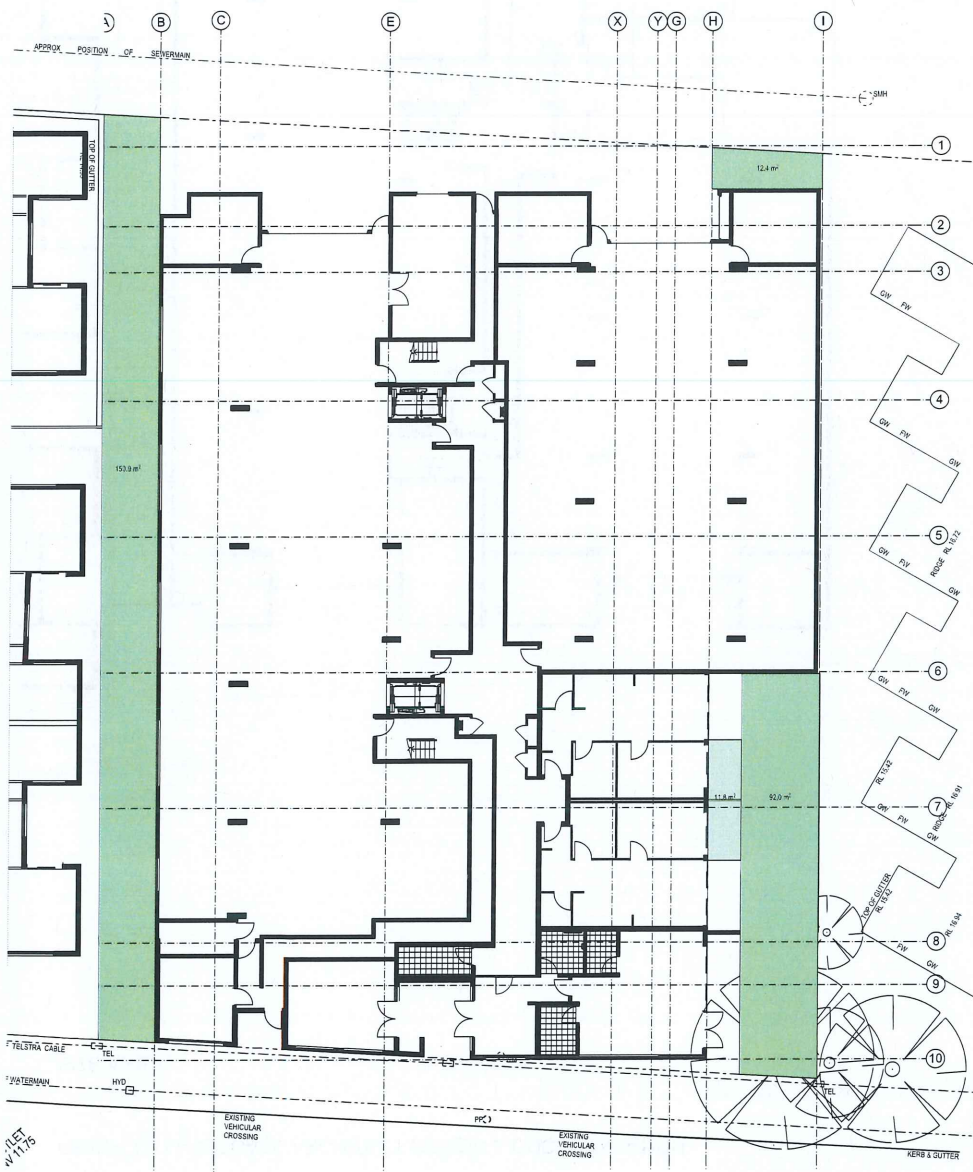
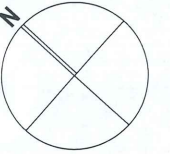
SITE AREA: 1,969.6sqm.

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

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

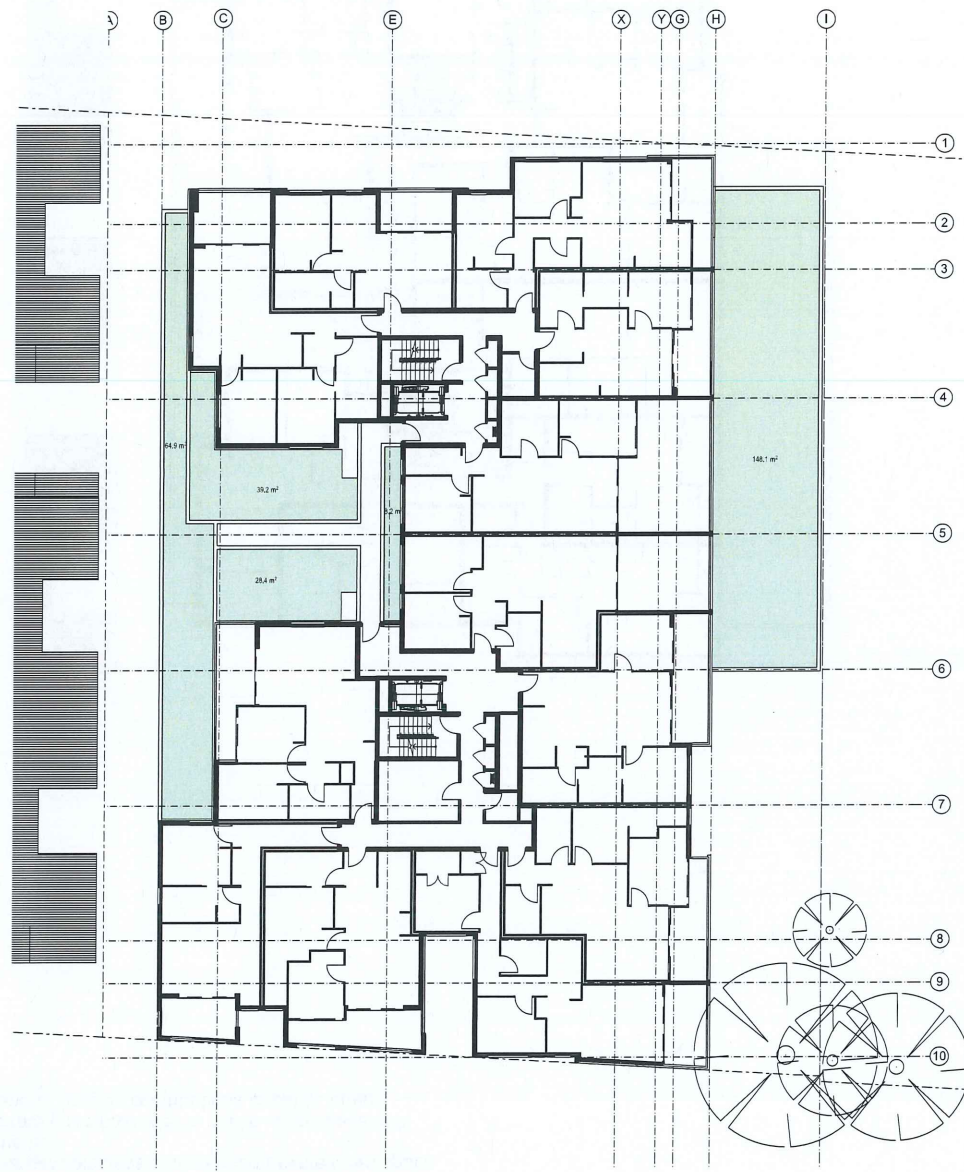
DEEP SOIL ZONE: 15% SITE AREA REQUIRED  
SEPP (AFFORDABLE HOUSING)  
= 296sqm.

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



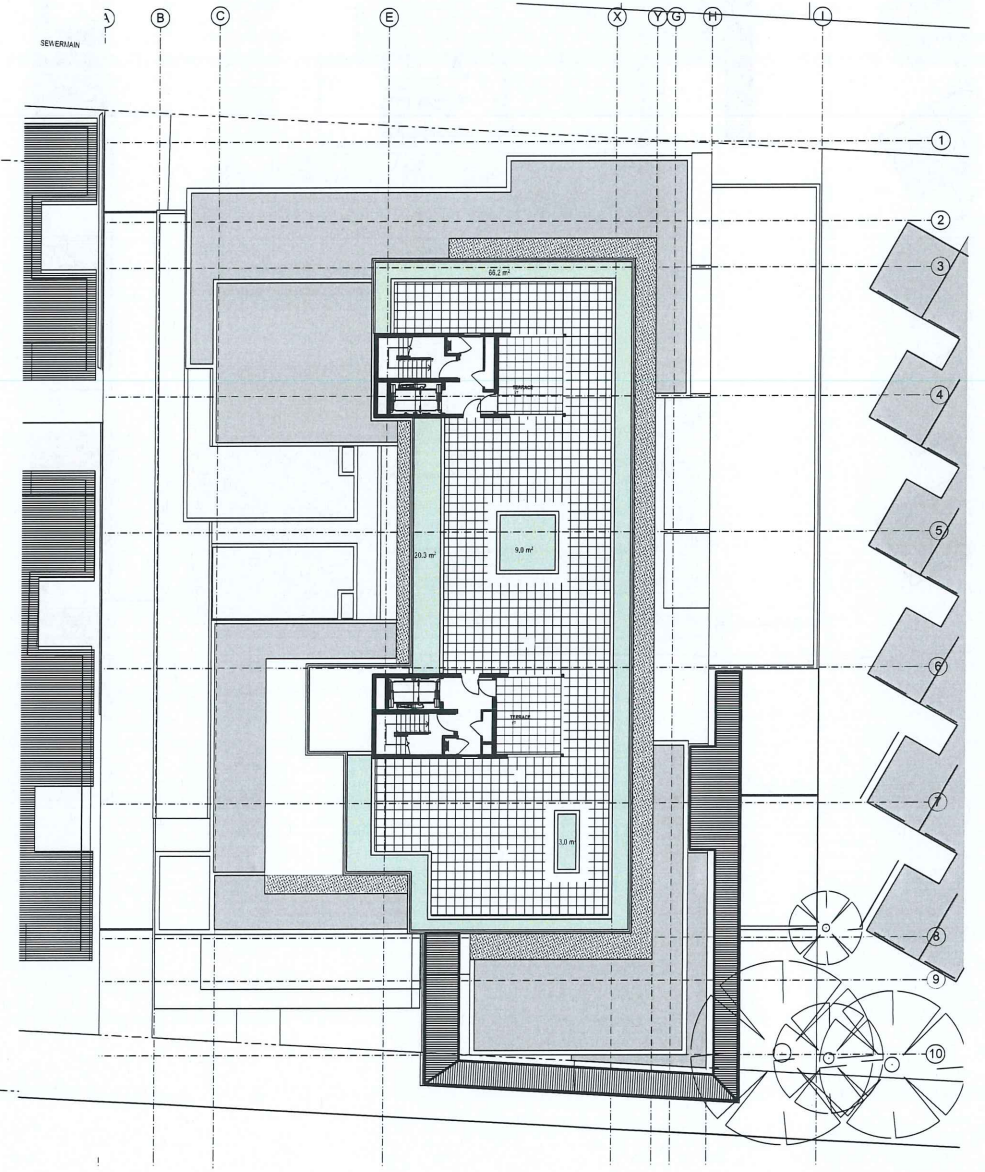
LANDSCAPE PLAN - GROUND

1:200



LANDSCAPE PLAN - LEVEL 1

1:200



LANDSCAPE PLAN - LEVEL 6

1:200

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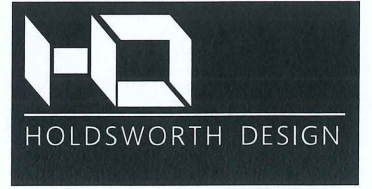
DRAWING: LANDSCAPE AREA PLAN - 01

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PROJECT No: 0052 PHASE: DA DRAWING No: A-008 REV: P





COMMUNAL OPEN SPACE CALCULATIONS:

PROPOSED  
COMMUNAL OPEN SPACE:

|                |                    |
|----------------|--------------------|
| - GROUND FLOOR | 93.0sqm.           |
| - ROOF         | 419.4sqm.          |
| TOTAL =        | 512.4sqm. (26.01%) |

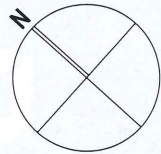
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SITE AREA: 1,969.6sqm.

COMMUNAL  
OPEN SPACE:

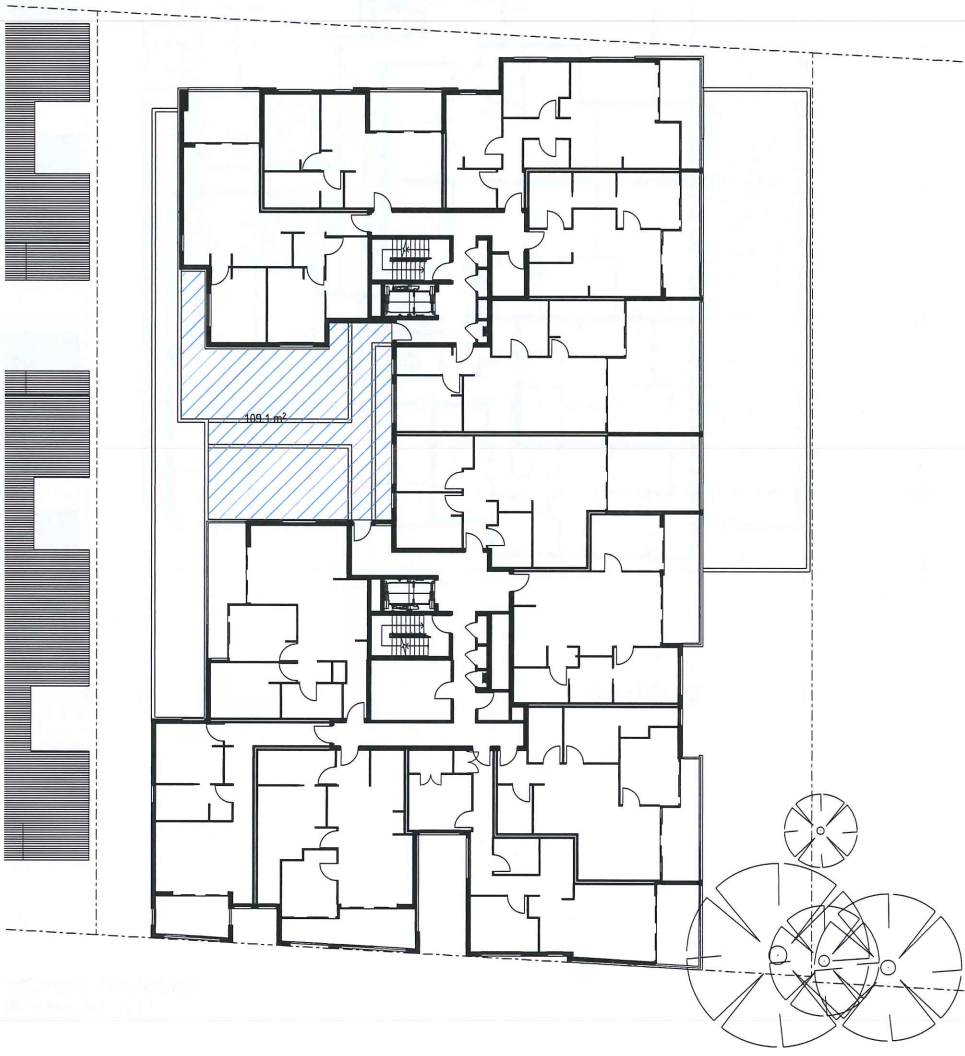
25% SITE AREA REQUIRED  
APARTMENT DESIGN GUIDELINES  
= 492.4sqm.

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



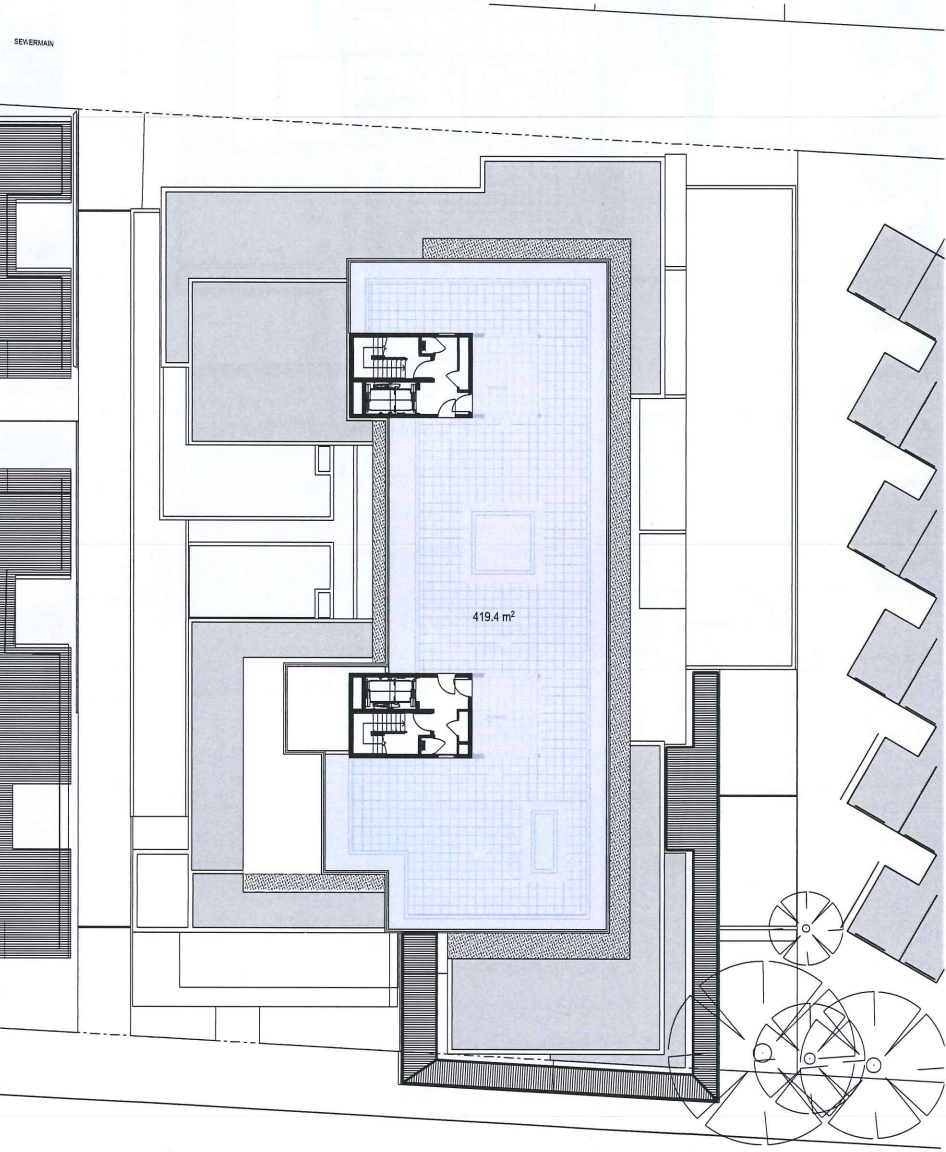
COMMUNAL OPEN SPACE - GROUND

1:200



COMMUNAL OPEN SPACE - LEVEL 1

1:200



COMMUNAL OPEN SPACE - ROOF

1:200

**HOLDSWORTH DESIGN**  
P 0432 615 090 | E [info@holdsworthdesign.com.au](mailto:info@holdsworthdesign.com.au) | W [www.holdsworthdesign.com.au](http://www.holdsworthdesign.com.au)  
A PO Box 684, NELSON BAY, NSW 2315 | ABN 27 230 518 450

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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                          |
| D   | 09.11.2018 | JRPP RESPONSE                         |

| DRN | CHKD | VRFD |
|-----|------|------|
| BH  | BH   | BH   |
| BH  | BH   | BH   |
| BH  | BH   | BH   |
| BH  | BH   | BH   |

PROJECT: AFFORDABLE HOUSING  
DEVELOPMENT  
CLIENT: ABL PROPERTY

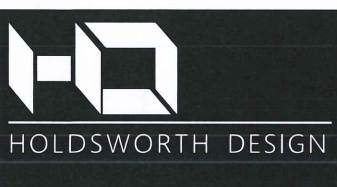
AUTHORITY: NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD  
ADAMSTOWN NSW 2289

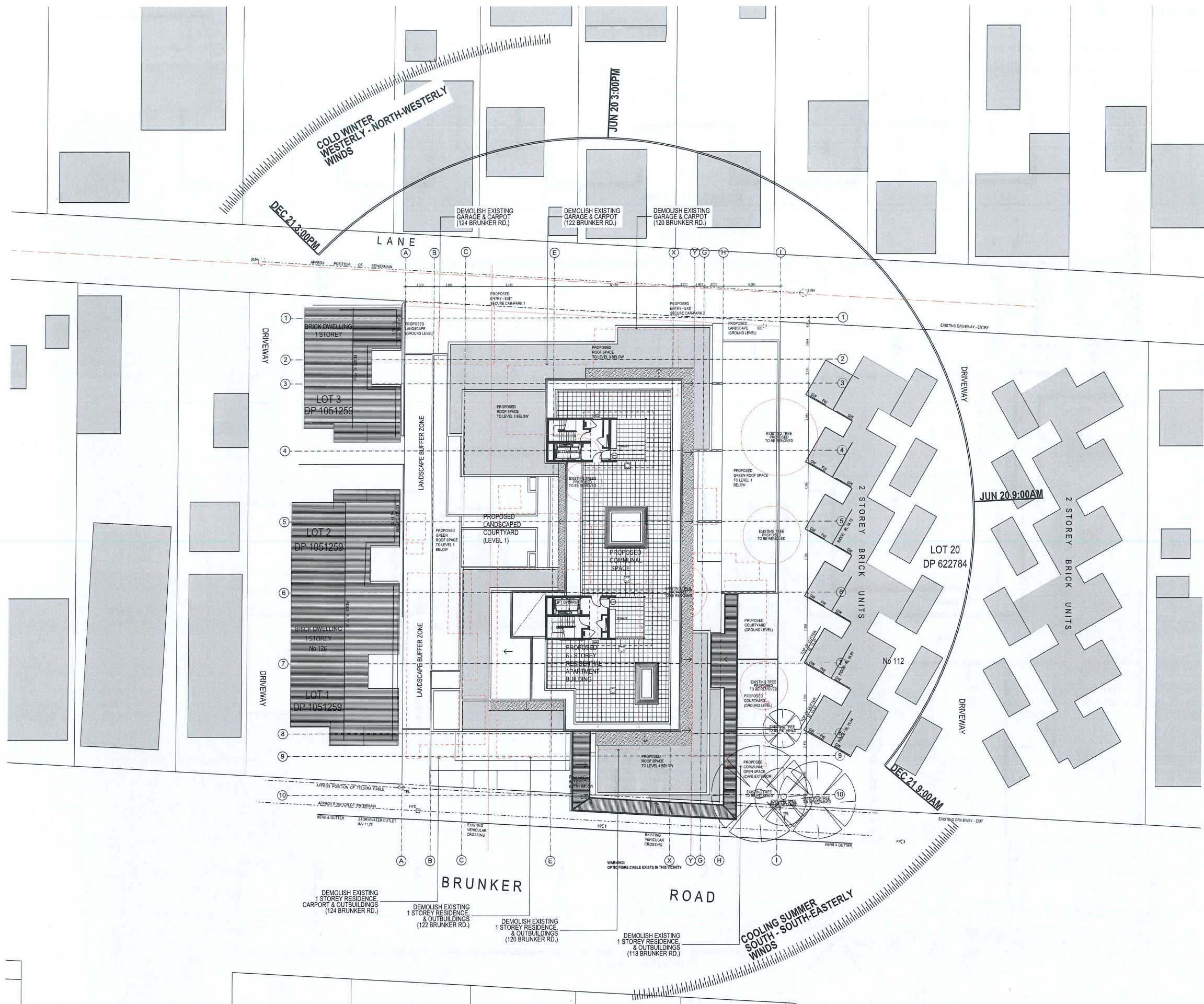
DRAWING: COMMUNAL OPEN SPACE PLAN

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: 0052.181109\_JRPP.dwg DATE PRINTED: 11/9/2018  
DRAWN: BH DATE: NOV 18 1:200 @ A1 SCALES:  
PROJECT No: 0052 PHASE: DA DRAWING No: A-009 REV: D







**HOLDSWORTH DESIGN**  
P 0432 015 090 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au  
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| 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   | 02.09.2018 | RPI RESPONSE                          |
| H   | 09.11.2018 | JRPP 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: SITE PLAN

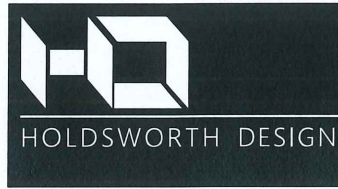
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FILENAME: 0052.181109\_JRPP.dwg DATE PRINTED: 11/9/2018

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

PHASE: DA DRAWING NO: A-101

PROJECT NO: 0052 REV: H





# 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   | BI-FOLD DOOR                                                |
| BOL  | BOX GUTTER                                                  |
| BOLG | POWDERCOATED BOLLARD AS SCHEDULED                           |
| CS   | CEMENT RENDER                                               |
| CST  | CONCRETE - STEEL TROWEL FINISH                              |
| CT   | CONSTRUCTION / CONTROL JOINT                                |
| COL  | COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION             |
| COS  | CONFORM 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                                                  |
| EGS  | DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION               |
| EJ   | SAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION           |
| ENS  | EXPANSION JOINT                                             |
| FG   | INSULITE                                                    |
| FG   | 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         |
| FP   | FIRE INDICATOR PANEL - TO CONSULTANTS REQUIREMENTS          |
| FL   | FLASHING                                                    |
| FR   | FIRE RESISTANCE                                             |
| G    | SUFTI DENOTES GLASS                                         |
| GD   | GARAGE CHUTE                                                |
| GL   | GRADED DRAIN                                                |
| GL   | GLASS LOUVRES                                               |
| GW   | GLASS WINDOW                                                |
| HB   | HAND BASIN AS SCHEDULED                                     |
| HR   | HANDRAIL AS DETAIL                                          |
| HD   | HINGED DOOR                                                 |
| HP   | HIGH POINT                                                  |
| HYD  | HYDRAULIC                                                   |
| L    | ACCESS LADDER                                               |
| LDY  | LAUNDRY                                                     |
| LV   | LOUVER                                                      |
| LS1  | OPERABLE LOUVER SCREEN AS SCHEDULED                         |
| LS2  | FIXED LOUVER SCREEN AS SCHEDULED                            |
| MC   | METAL CLADDING                                              |
| MCAL | COMPOSITE ALUMINIUM PANELS AS SCHEDULED                     |
| MECH | MECHANICAL                                                  |
| MRS  | METAL ROOF SHEETING                                         |
| OG   | 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                                               |
| RWH  | RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION        |
| RWD  | RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION      |
| S    | STONE CLADDING                                              |
| SG   | SLIDING DOOR                                                |
| SG   | SMART GLASS                                                 |
| SJ   | SILICONE JOINT                                              |
| SJP  | 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    | TIMBER BEAM                                                 |
| TC   | TIMBER CLADDING                                             |
| TF   | TIMBER FLOORING AS SCHEDULED                                |
| TP   | TIMBER POST                                                 |
| TP   | TIMBER SOFFIT AS SCHEDULED                                  |
| TXP  | TEXTURED FINISH AS SCHEDULED                                |
| UR   | URINAL AS SCHEDULED/SPECIFIED                               |
| UT   | UTTERED TILE - NO. DENOTES TYPE AS SCHEDULED                |
| WC   | WATER CLOSET AS SCHEDULED                                   |
| WJR  | WALK IN ROBE                                                |
| WS   | WHEEL STOP                                                  |

## NOTES:

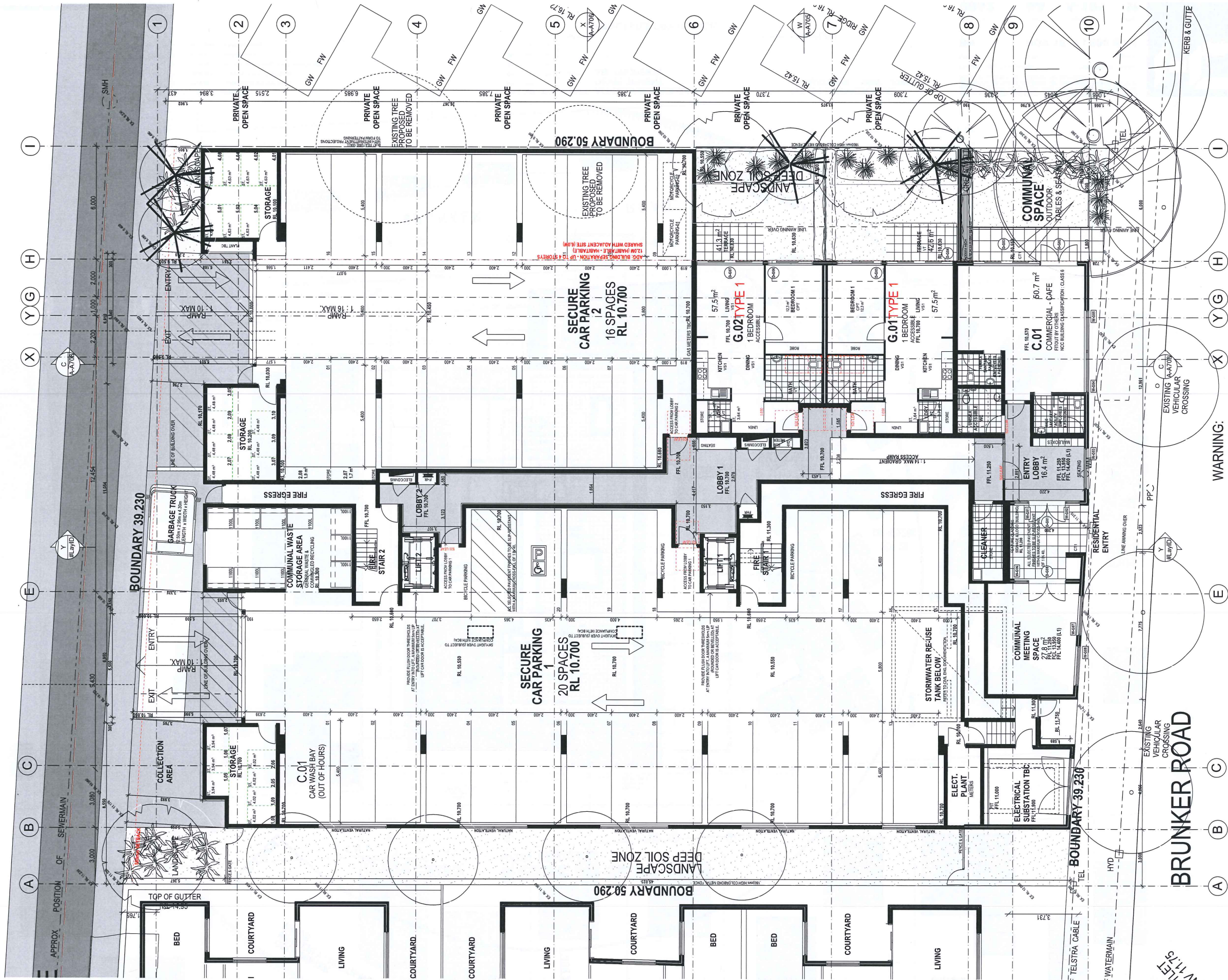
### LIVEABLE HOUSING AUSTRALIA - (SILVER LEVEL)

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 UP (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 UP (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 1020mm 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 ENDOUCH INTO THIS SPACE.
7. ALL SHOWER ENCLOSURES TO BE HOLESSE 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-OUT OF GRAB RAILS).
10. AS A MINIMUM THE PLYWOOD SHALL BE FIXED AT THE SIDE WALLS AT TOILET PAN, EXTENDING AWAY FROM THE CORNER SO THAT AT LEAST 1800mm LENGTH OF PLYWOOD IS AVAILABLE IN FRONT OF THE PAN, COMMENCING 800mm ABOVE FLOOR LEVEL AND TERMINATING 1500mm ABOVE FLOOR LEVEL.
11. ENSURE 1200 x 1200mm MINIMUM CLEAR CIRCULATION ZONE IS ACHIEVED AT THE PUBLIC CORRIDOR SIDE AT EACH APARTMENT ENTRY DOOR.

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0 20mm 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 | R1 RESPONSE                           |
| N   | 09.11.2018 | JRPP RESPONSE                         |

| DRN | CHKD | VRFD |
|-----|------|------|
| BH  | BH   | BH   |
| BH  | BH   | BH   |
| BH  | BH   | BH   |
| BH  | BH   | BH   |
| BH  | BH   | BH   |
| BH  | BH   | BH   |

PROJECT: AFFORDABLE HOUSING DEVELOPMENT  
CLIENT: ABL PROPERTY

SITE: 118-124 BRUNKER ROAD  
ADAMSTOWN NSW 2289

AUTHORITY: NEWCASTLE CITY COUNCIL

DRAWING: FLOOR PLAN - GROUND LEVEL

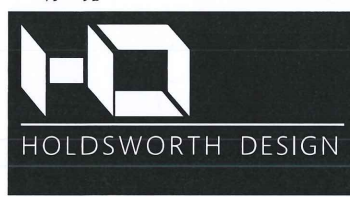
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FILENAME: 0052.181109\_JRPP.dwg DATE PRINTED: 11/09/2018

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

SCALES: BH

PROJECT No: 0052 PHASE: DA DRAWING No: A-A201 REV: N





# 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  
CR CEMENT RENDER  
C-ST CONCRETE - STEEL TROWEL 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  
CT CERAMIC TILE - NO. DENOTES TYPE AS SCHEDULED  
CW COLD WATER  
CP DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION  
EG EAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION  
EJ EXPANSION JOINT  
ENIS ENISITE  
FC FIBRE CEMENT SHEETING  
FLL 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 REQUIREMENTS  
FL FLASHING  
G FIRE RESISTANCE  
GL GLASS LOUVRES  
GC GRATED DRAIN  
GD GLASS LOUVRES  
GL GLASS LOUVRES  
GW GLASS WINDOW  
HB HAND BASIN AS SCHEDULED  
HR HANDRAIL AS SCHEDULED  
HD HINGED DOOR  
HP HORN POINT  
HYD HYDRAULIC  
LDRY ACCESS LADDER  
LV LOUVER  
LS1 OPERABLE 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  
PB PLASTERBOARD  
PBM MOISTURE RESISTANT PLASTERBOARD  
PD PIVOT DOOR  
PT PAINT FINISH AS SPECIFIED  
RC REINFORCED CONCRETE  
RS 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  
SL SILICONE JOINT  
SUP RAIN WATER SUMP  
SP SPANDREL PANEL  
SPR SPRINGER - 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  
TB TIMBER CLADDING  
TB TIMBER FLOORING AS SCHEDULED  
TB TIMBER POST  
TB TIMBER SUFFIT AS SCHEDULED  
TB TEXTURED FINISH AS SCHEDULED  
UR URINAL AS SCHEDULED  
VT VITRIFIED TILE - NO. DENOTES TYPE AS SCHEDULED  
WC WATER CLOSET AS SCHEDULED  
WLR WALK IN ROBE  
WS WHEEL STOP

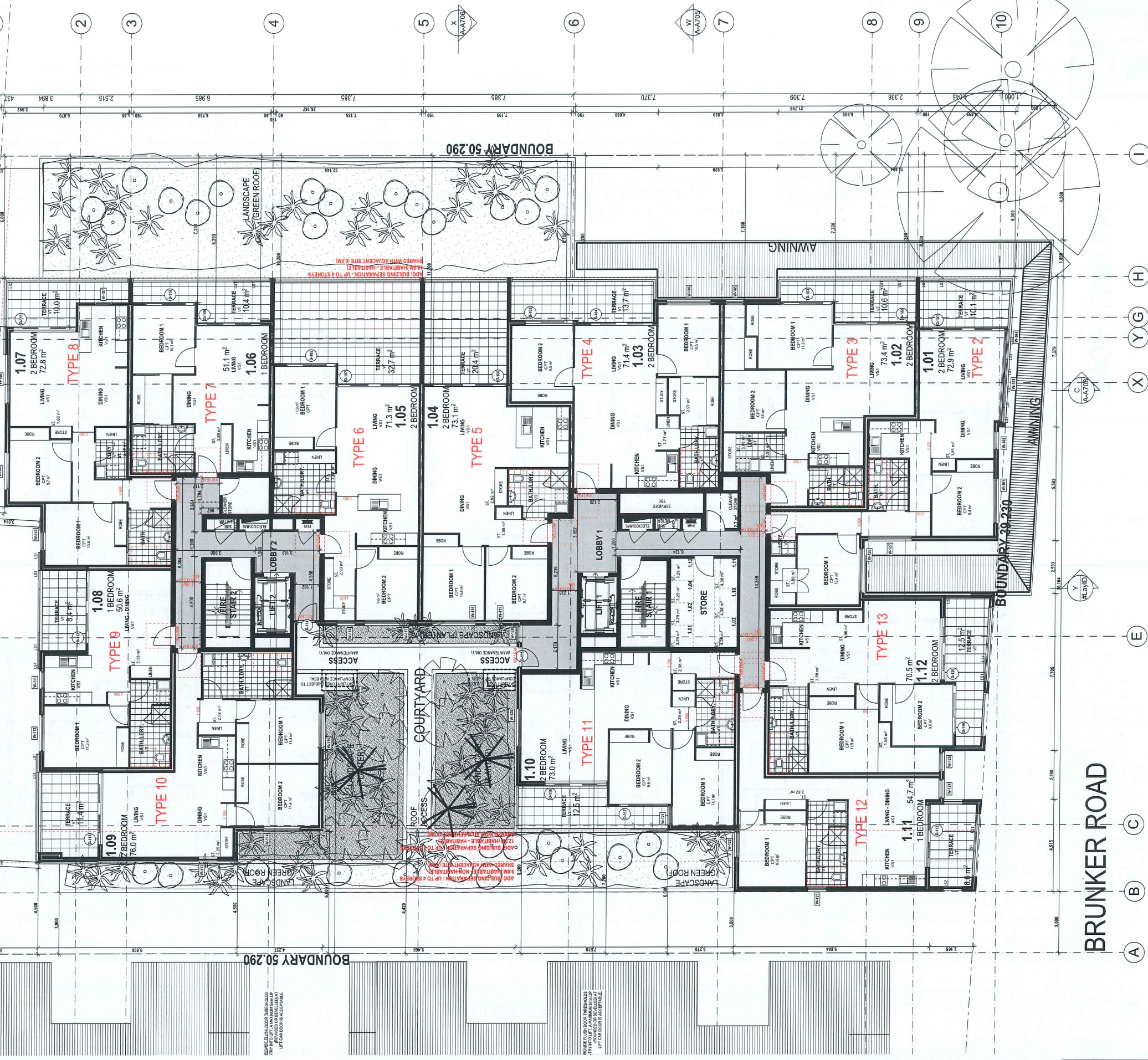
## NOTES: LIVEABLE HOUSING AUSTRALIA - (SILVER LEVEL)

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 REVELLED) 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 ENCROACH INTO THIS SPACE.
7. ALL SHOWER ENCLOSURES TO BE HOLESSE 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-OUT OF GRAB RAILS) OR AS A MINIMUM, THE PLYWOOD SHALL BE FIXED AT THE SIDE WALLS AT TOILET PAN EXTENDING 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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0 50mm 100mm 200mm ON ORIGINAL A1



| REV | DATE       | COMMENTS                              |
|-----|------------|---------------------------------------|
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| J   | 12.06.2018 | CLIENT & CONSULTANT ISSUE             |
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| L   | 31.07.2018 | CLIENT & CONSULTANT ISSUE             |
| M   | 02.08.2018 | RFP RESPONSE                          |
| N   | 08.11.2018 | JRPP RESPONSE                         |

| DRN | CHKD | VRFD |
|-----|------|------|
| BH  | BH   | BH   |
| 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

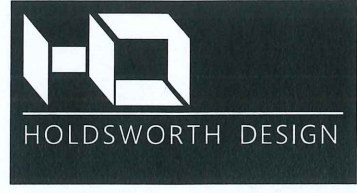
SITE: 118-124 BRUNCKER ROAD  
ADAMSTOWN NSW 2289

DRAWING: FLOOR PLAN - LEVEL 1

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS & 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: 0052.181109\_JRPP.ph  
DATE PRINTED: 11/9/2018  
DRAWN: BH  
DATE: NOV 18 1: 100 @ A1  
SCALES:

PROJECT No: 0052  
PHASE: DA  
DRAWING No: A-A202  
REV: N





# 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  
CR CEMENT RENDER  
C-ST CONCRETE - STEEL TROWEL FINISH  
CJ CONSTRUCTION / CONTROL JOINT  
COL COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION  
COS CONFIRM ON SITE  
CPC COMPOSITE PANEL  
CPCB 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  
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 GUTTER  
GC GLASS CHUTE  
GD GRATED DRAIN  
GL GLASS LOUVER  
GW GLASS WINDOW  
HB HAND BASIN AS SCHEDULED  
HR HANDRAIL AS DETAIL  
HD HINGED DOOR  
HP HIGH POINT  
HY HYDRAULIC  
LA ACCESS LADDER  
LD LAUNDRY  
LV LOUVER  
LS1 OPERABLE LOUVER SCREEN AS SCHEDULED  
LS2 FIXED LOUVER SCREEN AS SCHEDULED  
MC METAL CLADDING  
MC-AL COMPOSITE ALUMINUM PANELS AS SCHEDULED  
MECH MECHANICAL  
MRS METAL ROOF SHEETING  
OF OVERFLOW  
OG OPAQUE GLASS  
P POST  
PB PLASTERBOARD  
PRM MOISTURE RESISTANT PLASTERBOARD  
PD PIVOT DOOR  
PT PAINT FINISH AS SPECIFIED  
RC REINFORCED CONCRETE  
RL REDUCED LEVEL  
RS ROLLER SHUTTER  
RWI 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 SPANDREL PANEL  
SP SPANDREL PANEL  
SSR SPREADER - ALSO REFER HYDRAULIC DOCUMENTATION  
SS STAINLESS STEEL  
SSD STAINLESS STEEL 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  
TUF TEXTURED FINISH AS SCHEDULED  
UR URINAL AS SCHEDULED/SPECIFIED  
VT VITRIFIED TILE - No. DENOTES TYPE AS SCHEDULED  
WC WATER CLOSET AS SCHEDULED  
WJR WALK IN ROBE  
WS WHEEL STOP

## NOTES: LIVEABLE HOUSING AUSTRALIA - (SILVER LEVEL)

- ALL SELECTED PAVEMENT FINISHES TO BE SLIP RESISTANT WITH A MAXIMUM CROSSFALL OF 1 IN 40.
- PROVIDE FLUSH DOOR THRESHOLDS. A MAXIMUM 5mm LP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES - ENTRY DOORS ASSOCIATED WITH RESIDENTIAL LOBBY/SECURE CAR PARK TO LOBBY, LIFT CAR.
- ALL INTERNAL DOORWAYS PROVIDING ACCESS TO BEDROOMS, BATHROOMS & LAUNDRIES MUST HAVE A FLUSH DOOR THRESHOLD. A MAXIMUM 5mm LP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES.
- ALL CAVITY SLIDING INTERNAL ACCESS DOORS TO PROVIDE A CLEAR OPENING OF AT LEAST 820mm IN FULLY RETRACTED OPEN POSITION.
- INTERNAL CORRIDOR WIDTHS WITHIN APARTMENTS TO BE A MINIMUM OF 1000mm CLEAR BETWEEN OPPOSING WALL SURFACES. ALLOWANCE IS TO BE MADE FOR SHIRTING, WALL LININGS, ADHESIVES & FIXINGS AND CONSTRUCTION TOLERANCES.
- 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.
- ALL SHOWER ENCLOSURES TO BE ROBLESS CONSTRUCTION AND WHERE SHOWER SCREENS ARE PROVIDED, MAKE PROVISION FOR FLUSH TRANSITION THROUGH SHOWER DOOR INTO THE SHOWER AREA IN THE FINISHED FLOOR MATERIALS.
- 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.
- 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-OUT 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 800mm ABOVE FLOOR LEVEL AND TERMINATING 1500mm ABOVE FLOOR LEVEL.
- ENSURE 1200 x 1200mm MINIMUM CLEAR CIRCULATION ZONE IS ACHIEVED AT THE PUBLIC CORRIDOR SIDE AT EACH APARTMENT ENTRY DOOR.

**HOLDSWORTH DESIGN**  
P 0432 015 090 | E [brooke@holdsworthdesign.com.au](mailto:brooke@holdsworthdesign.com.au) | W [www.holdsworthdesign.com.au](http://www.holdsworthdesign.com.au)  
A PO Box 684, NELSON BAY, NSW 2315 | ABN 27 230 519 450

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NOT FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION OR SIMILAR.  
COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN, WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.  
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25mm 100mm 200mm ON ORIGINAL A1

| REV | DATE       | COMMENTS                              |
|-----|------------|---------------------------------------|
| I   | 07.06.2018 | 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                          |
| N   | 09.11.2018 | JRPP RESPONSE                         |

| DRN | CHKD | VRFD |
|-----|------|------|
| BH  | BH   | BH   |
| 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 2

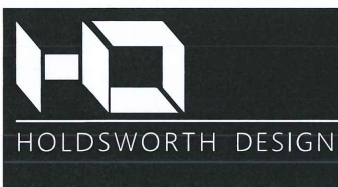
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 0052.181109\_JRPP.dgn DATE PRINTED: 11/9/2018

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

PHASE: DA SCALES: A-A203 N

PROJECT No: 0052  
PHASE: DA  
DRAWING No: A-A203 N  
REV: N





# 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   | BOX DOOR                                                    |
| BOL  | POWDERCOATED BOLLARD AS SCHEDULED                           |
| CR   | CEMENT RENDER                                               |
| C-ST | CONCRETE - STEEL TROWEL FINISH                              |
| CJ   | CONSTRUCTION CONTROL JOINT                                  |
| COL  | COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION             |
| COS  | CONFORM 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   | DRAINPIPE - ALSO REFER HYDRAULIC DOCUMENTATION              |
| EG   | SAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION           |
| EJ   | EXPANSION JOINT                                             |
| ENS  | ENROUTE                                                     |
| 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         |
| FP   | FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS            |
| FL   | FLASHING                                                    |
| FR   | FIRE RESISTANCE                                             |
| G    | GUTTER - NO DENOTES TYPE AS SCHEDULED                       |
| GC   | GARBAGE CHUTE                                               |
| GD   | GRADED DRAIN                                                |
| GL   | GLASS LOUVRES                                               |
| GW   | GLASS WINDOW                                                |
| HB   | HAND BASIN AS SCHEDULED                                     |
| HR   | HANDRAIL AS DETAILED                                        |
| HO   | HINGED DOOR                                                 |
| HP   | HIGH POINT                                                  |
| HYD  | HYDRAULIC                                                   |
| LD   | ACCESS LADDER                                               |
| LDY  | LAUNDRY                                                     |
| LV   | LOUVER                                                      |
| LS1  | OPERABLE LOUVER SCREEN AS SCHEDULED                         |
| LS2  | FIXED LOUVER SCREEN AS SCHEDULED                            |
| MC   | METAL CLADDING                                              |
| MCAL | 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                                         |
| R    | 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                                              |
| SUP  | SUN WATER PUMP                                              |
| SP   | SPANDREL PANEL                                              |
| SPR  | SPRINKLER - ALSO REFER HYDRAULIC DOCUMENTATION              |
| SS   | STAINLESS STEEL                                             |
| SSD  | STAINLESS STRIP DRAIN AS SCHEDULED                          |
| SV   | STACK VENT - ALSO REFER HYDRAULIC DOCUMENTATION             |
| T    | TILE (LAUNDRY)                                              |
| TB   | TIMBER BEAM                                                 |
| TC   | TIMBER CLADDING                                             |
| TF   | TIMBER FLOORING AS SCHEDULED                                |
| TP   | TIMBER POST                                                 |
| TS   | TIMBER SUFFIT AS SCHEDULED                                  |
| TXF  | TEXTURED FINISH AS SCHEDULED                                |
| UR   | URINAL AS SCHEDULED/SPECIFIED                               |
| VT   | VITRIFIED TILE - NO DENOTES TYPE AS SCHEDULED               |
| WC   | WATER CLOSET AS SCHEDULED                                   |
| WLR  | 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 HOLDFESS 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-OUT OF GRAB RAILS).
- OR  
AS A MINIMUM, THE PLYWOOD SHALL BE FIXED AT THE SIDE WALLS AT TOILET PAN, EXTENDING AHEAD 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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A PO Box 684, NELSON BAY, NSW 2315 | ABN 27 230 519 450

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0 20mm 100mm 200mm ON ORIGINAL A1



| REV | DATE       | COMMENTS                              |
|-----|------------|---------------------------------------|
| I   | 07.06.2018 | 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 | RPI RESPONSE                          |
| N   | 09.11.2018 | JRPP RESPONSE                         |

| DRN | CHKD | VRFD |
|-----|------|------|
| BH  | BH   | BH   |
| 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

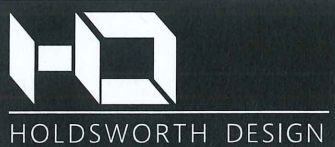
SITE: 118-124 BRUNKER ROAD  
ADAMSTOWN NSW 2289

DRAWING: FLOOR PLAN - LEVEL 3

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: 0052.181109\_JRPP.pln  
DATE PRINTED: 11/9/2018  
DRAWN: BH  
DATE: NOV 18 1: 100 @ A1

PROJECT No: 0052  
PHASE: DA  
DRAWING No: A-A204 N  
REV: N





# 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   | BIFOLD DOOR                                                 |
| BG   | BOX GUTTER                                                  |
| BOL  | POWDERCOATED BOLLARD AS SCHEDULED                           |
| CR   | CEMENT RENDER                                               |
| C-ST | CONCRETE - STEEL TROWEL FINISH                              |
| CT   | CONSTRUCTION / CONTROL JOINT                                |
| COL  | COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION             |
| COS  | CONFORM ON SITE                                             |
| CPC  | COMPOSITE PANEL                                             |
| CPC  | COLORBOND PARAPET CAPPING                                   |
| CPT  | CARPET - NO. DENOTES TYPE AS SCHEDULED                      |
| CW   | CERAMIC TILE - NO. DENOTES TYPE AS SCHEDULED                |
| DP   | DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION               |
| ES   | SAVES GUTTER - ALSO REFER HYDRAULIC DOCUMENTATION           |
| EJ   | EXPANSION JOINT                                             |
| ENS  | ENSUITE                                                     |
| FC   | FIBRE CEMENT SHEETING                                       |
| FLL  | 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    | GARAGE CHUTE                                                |
| GD   | GRATED DRAIN                                                |
| GL   | GLASS LOUVER                                                |
| GW   | GLASS WINDOW                                                |
| HB   | HAND BASIN AS SCHEDULED                                     |
| HR   | HANDRAIL AS DETAIL                                          |
| HD   | HINGED DOOR                                                 |
| HP   | HIGH POINT                                                  |
| HYD  | HYDRAULIC                                                   |
| LAD  | ACCESS LADDER                                               |
| LV   | LOUVER                                                      |
| LS1  | OPERABLE LOUVER SCREEN AS SCHEDULED                         |
| LS2  | FIXED LOUVER SCREEN AS SCHEDULED                            |
| MC   | METAL CLADDING                                              |
| MCAL | COMPOSITE ALUMINIUM PANELS AS SCHEDULED                     |
| MECH | MECHANICAL                                                  |
| MRS  | METAL ROOF SHEETING                                         |
| OC   | 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      |
| S    | STORAGE                                                     |
| SC   | STONE CLADDING                                              |
| SD   | SLIDING DOOR                                                |
| SD   | SMART GLASS                                                 |
| SJ   | SILICONE JOINT                                              |
| SUP  | 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                                  |
| TXF  | TEXTURED FINISH AS SCHEDULED                                |
| UR   | URINAL AS SCHEDULED/SPECIFIED                               |
| UT   | UTTERED TILE - NO. DENOTES TYPE AS SCHEDULED                |
| WC   | WATER CLOSET AS SCHEDULED                                   |
| WJR  | WALK IN ROBE                                                |
| WS   | WHEEL STOP                                                  |

## NOTES:

### LIVEABLE HOUSING AUSTRALIA - (SILVER LEVEL)

1. ALL SELECTED PAVEMENT FINISHES TO BE SUP 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 ENCRUSH INTO THIS SPACE.
7. ALL SHOWER ENCLOSURES TO BE BORELESS 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**  
P 0432 616 981 | E [brooke@holdsworthdesign.com.au](mailto:brooke@holdsworthdesign.com.au) | W [www.holdsworthdesign.com.au](http://www.holdsworthdesign.com.au)  
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| REV | DATE       | COMMENTS                              |
|-----|------------|---------------------------------------|
| I   | 07.06.2018 | 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                          |
| N   | 09.11.2018 | JRPP RESPONSE                         |

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

NEWCASTLE CITY COUNCIL

SITE: 118-124 BRUNKER ROAD  
ADAMSTOWN NSW 2289

DRAWING: FLOOR PLAN - LEVEL 4

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: 0052.181109\_JRPP.pln DATE PRINTED: 11/9/2018

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

PHASE: DA SCALES: A-A205 N

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





# 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                        |
| CR   | CEMENT RENDER                                            |
| C-ST | CONCRETE - STEEL TROWEL FINISH                           |
| CJ   | CONSTRUCTION CONTROL JOINT                               |
| COL  | COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION          |
| COS  | CONFORM 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   | DOWNSPIPE - ALSO REFER HYDRAULIC DOCUMENTATION           |
| EG   | EAVES 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      |
| FP   | FIRE INDICATOR PANEL TO CONSULTANT'S REQUIREMENTS        |
| FL   | FLASHING                                                 |
| S    | FIRE RESISTANCE                                          |
| GL   | SUFTIX DENOTES GLASS                                     |
| GC   | GARAGE CHUTE                                             |
| GD   | GRADED DRAIN                                             |
| GL   | GLASS LOUVRES                                            |
| GW   | GLASS WINDOW                                             |
| HB   | HAND BASIN AS SCHEDULED                                  |
| HR   | HANDRAIL AS DETAILED                                     |
| HD   | HINGED DOOR                                              |
| HP   | HIGH POINT                                               |
| HVD  | HYDRAULIC ACCESS LADDER                                  |
| LDRY | LAUNDRY                                                  |
| LV   | LOUVER                                                   |
| LS1  | OPERABLE 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                                             |
| PB   | POST                                                     |
| 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     |
| RWD  | RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION   |
| S    | STORAGE                                                  |
| SC   | STONE CLADDING                                           |
| SD   | SLIDING DOOR                                             |
| SG   | SMART GLASS                                              |
| SJ   | SILICONE JOINT                                           |
| SUP  | RAIN WATER SUMP                                          |
| SP   | SPANDREL PANEL                                           |
| SPR  | SPRINKLER - 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 SUFFIT AS SCHEDULED                               |
| TSF  | TEXTURED FINISH AS SCHEDULED                             |
| UR   | URINAL AS SCHEDULED/SPECIFIED                            |
| VT   | VTILED TILE - No. DENOTES TYPE AS SCHEDULED              |
| VC   | WATER CLOSET AS SCHEDULED                                |
| WJR  | 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 ENCRUSH INTO THIS SPACE.
7. ALL SHOWER ENCLOSURES TO BE HOLESSE 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-OUT 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**  
P 0432 015 090 | E [browne@holdsworthdesign.com.au](mailto:browne@holdsworthdesign.com.au) | W [www.holdsworthdesign.com.au](http://www.holdsworthdesign.com.au)  
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| 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 | RPI RESPONSE                          |
| N   | 09.11.2018 | JRPP RESPONSE                         |

| DRN | CHKD | VRFD |
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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

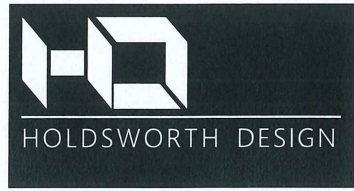
DRAWING: FLOOR PLAN - LEVEL 5

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: 0052.181109\_JRPP.pln  
DATE PRINTED: 11/8/2018  
DRAWN: DATE: SCALES:

**BH** **NOV 18 1: 100 @ A1**

PROJECT No: **0052** PHASE: **DA** DRAWING No: **A-A206** REV: **N**





# LEGEND

|      |                                                             |
|------|-------------------------------------------------------------|
| AHD  | AUSTRALIAN HEIGHT DATUM                                     |
| AL1  | ALUMINIUM LOUVER (OPERABLE), POWDERCOAT FINISH AS SPECIFIED |
| AL2  | ALUMINIUM LOUVER (FIXED), POWDERCOAT FINISH AS SPECIFIED    |
| AS   | 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                           |
| CR   | 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   | FIRE CEMENT SHEETING                                        |
| FFL  | FINISHED FLOOR LEVEL                                        |
| FG   | FIXED GLASS                                                 |
| FH   | FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION           |
| FHR  | FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION         |
| FP   | FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS            |
| FL   | FLASHING                                                    |
| FR   | FIRE RESISTANCE                                             |
| G    | GUTTER                                                      |
| GC   | GARBAGE CHUTE                                               |
| GL   | GLAZED GLASS                                                |
| GW   | GLASS WINDOW                                                |
| HB   | HAND BASIN AS SCHEDULED                                     |
| HR   | HANDRAIL AS DETAIL                                          |
| HD   | HINGED DOOR                                                 |
| HP   | HIGH POINT                                                  |
| HYD  | HYDRAULIC                                                   |
| L    | ACCESS LADDER                                               |
| LDRY | LAUNDRY                                                     |
| LV   | LOUVER                                                      |
| LS1  | OPERABLE LOUVER SCREEN AS SCHEDULED                         |
| LS2  | FIXED LOUVER SCREEN AS SCHEDULED                            |
| MC   | METAL CLADDING                                              |
| MCAL | COMPOSITE ALUMINIUM PANELS AS SCHEDULED                     |
| MECH | MECHANICAL                                                  |
| MRS  | METAL ROOF SHEETING                                         |
| OP   | OVERFLOW                                                    |
| OG   | OPAQUE GLASS                                                |
| P    | PLASTERBOARD                                                |
| PB   | MOISTURE RESISTANT PLASTERBOARD                             |
| PDM  | 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    | 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    | TIMBER (LAUNDRY)                                            |
| TB   | TIMBER BEAM                                                 |
| TC   | TIMBER CLADDING                                             |
| TF   | TIMBER FLOORING AS SCHEDULED                                |
| 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 SCHEDULED              |
| WC   | WATER CLOSET AS SCHEDULED                                   |
| WLR  | 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 LP (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 LP (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 TO THE TOILET PAN AND THAT THE SWEEP ARC OF THE DOOR SWING DOES NOT ENROACH INTO THIS SPACE.
7. ALL SHOWER ENCLOSURES TO BE ROBLESS 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 SUCH 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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| I   | 06.06.2018 | CLIENT & CONSULTANT ISSUE             |
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| K   | 13.06.2018 | REVISED DEVELOPMENT APPLICATION ISSUE |
| L   | 31.07.2018 | CLIENT & CONSULTANT ISSUE             |
| M   | 02.08.2018 | RFI RESPONSE                          |
| N   | 09.11.2018 | JRPP RESPONSE                         |

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

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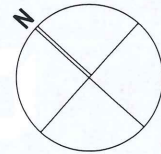
DRAWN: BH DATE: NOV 18 1:100 @ A1

PROJECT No: 0052 PHASE: DA DRAWING No: A-A207 REV: N

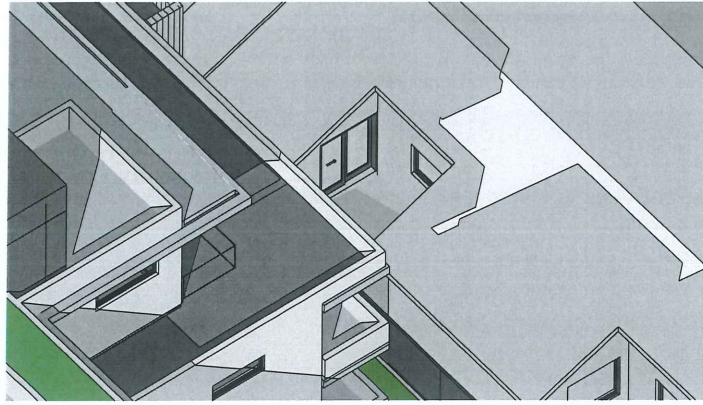
BRUNKER ROAD



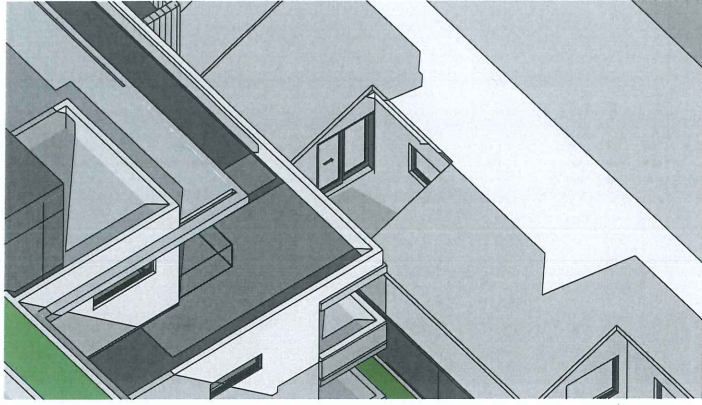
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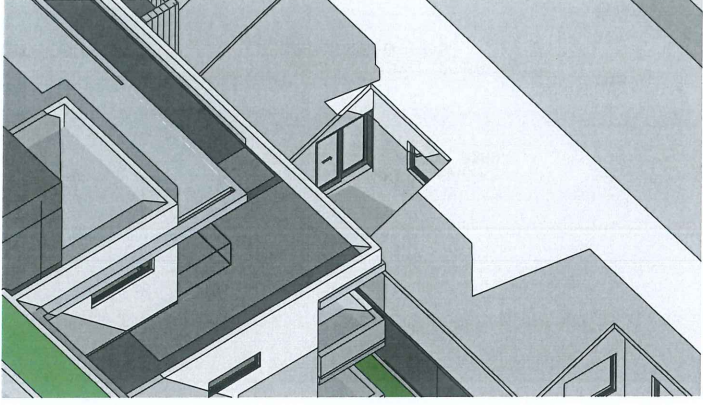




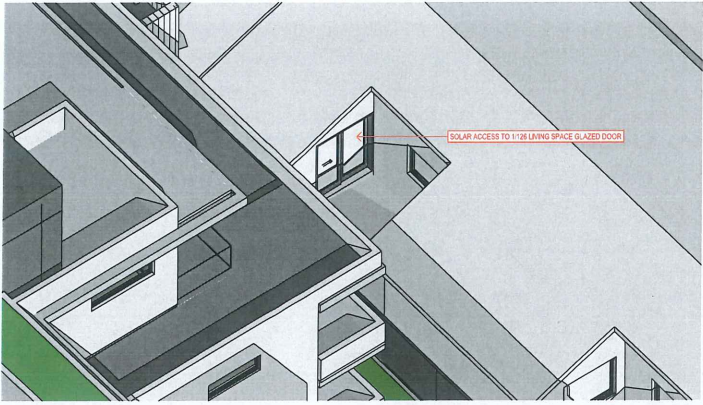
1 1/126 SolarAccess Living 11:15am 1:100



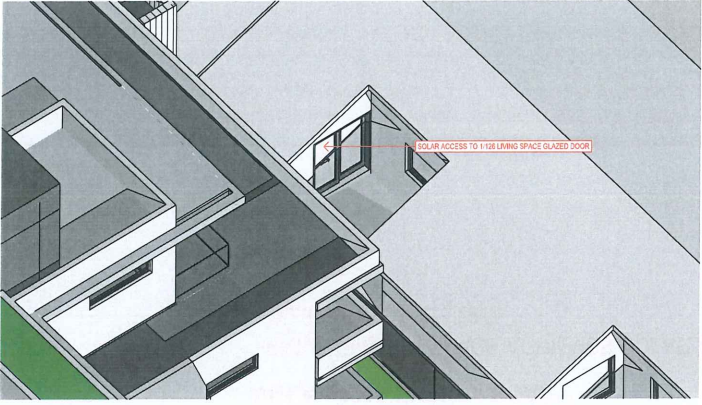
2 1/126 SolarAccess Living 11:45am 1:100



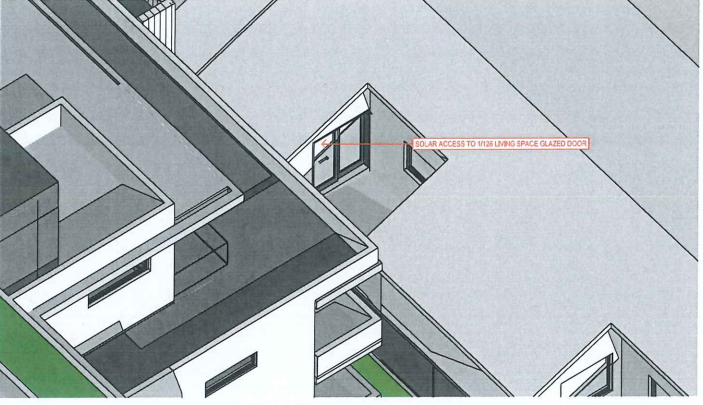
3 1/126 SolarAccess Living 12:00pm 1:100



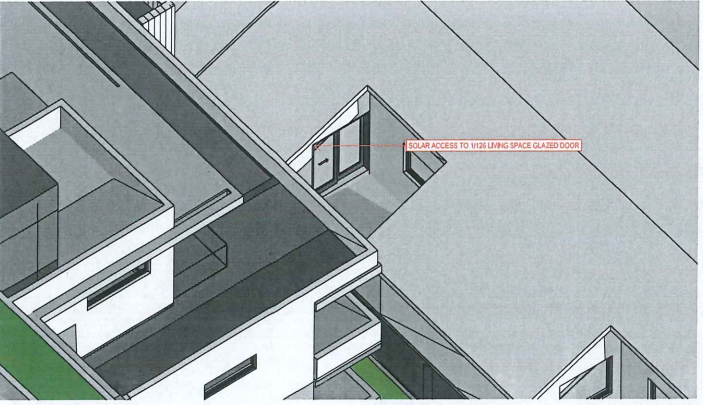
4 1/126 SolarAccess Living 1:00pm 1:100



5 1/126 SolarAccess Living 1:45pm 1:100



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



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

**VILLA 1/126 BRUNKER ROAD**

**LIVING SPACE ACHIEVES SOLAR ACCESS FROM 1:00PM  
TO 2:30PM ON 21 JUNE.**

**\* 1 HOURS 30 MINUTES**

**HOLDSWORTH DESIGN**  
P 0432 015 090 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au  
A PO Box 684, NELSON BAY, NSW 2315 | ABN 27 230 519 450

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| REV | DATE       | COMMENTS                              |
|-----|------------|---------------------------------------|
| I   | 06.06.2018 | REVISED DEVELOPMENT APPLICATION ISSUE |
| J   | 09.11.2018 | JRPP RESPONSE                         |

| 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

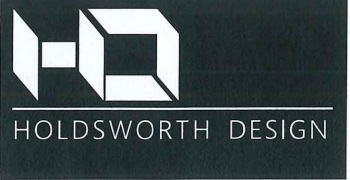
DRAWING: SHADOW STUDY 1/126 BRUNKER  
RD PROPOSED - LIVING

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK  
DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF  
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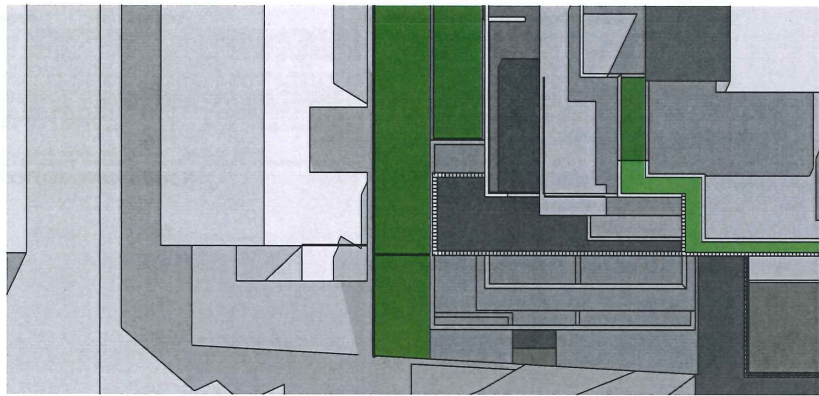
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DRAWN: DATE: SCALES:

**BH NOV 18 NTS @ A1**

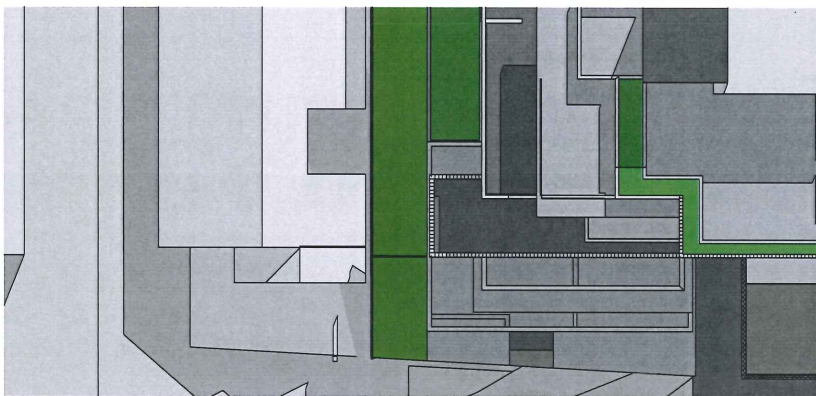
PROJECT No: PHASE: DRAWING No: REV:  
**0052 DA A-302 J**







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 |
| K   | 09.11.2018 | JRPP RESPONSE                         |

| 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

DRAWING: SHADOW STUDY 1/126 BRUNKER RD PROPOSED - 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: 0052.181109\_JRPP.pln DATE PRINTED: 11/9/2018  
DRAWN: BH DATE: NOV 18 SCALES: NTS @ A1

PROJECT No: 0052 PHASE: DA DRAWING No: A-304 REV: K

