



ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard Hebel PowerPanel +PB	Intra-tenancy walls Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%) NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area) Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carpark and outside air
Ceiling	Plasterboard +R2.0 Insulation (top Floor) concrete	Medium colour
Roof		

Scale: 1:100 @A1 1:200 @A3  
0 1 2 3 4 5 10m



Date Printed: 06-Jul-18

H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\A009 BASEMENT 2.dgn

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
D	-	RE-ISSUED FOR DA	JF	06.07.2018
C	-	ISSUED TO CONSULTANTS FOR COORDINATIONS	JF	28.05.2017
B	-	ISSUED FOR NOTIFICATION PLAN	JF	17.01.2018
B	-	RE-ISSUED FOR DA	JF	18.12.2017
B	-	ISSUED TO CLIENT FOR REVIEW	JF	13.12.2017
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016

ARCHITECTURE &  
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ABN 35 093 181 518

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Architects  
Construction Managers  
Interior Designers  
Town Planners

Project Details:

RESIDENTIAL DEVELOPMENT  
648-652 Princes Hwy & 1-3 Ashton Street  
Rockdale

Client:

MR HANNA & DR. GUIRGIS

Drawing Title:

BASEMENT 2 PLAN

Drawing Status:

AUTHORITY APPROVAL

Project Number:

Pn-0370

Issue:

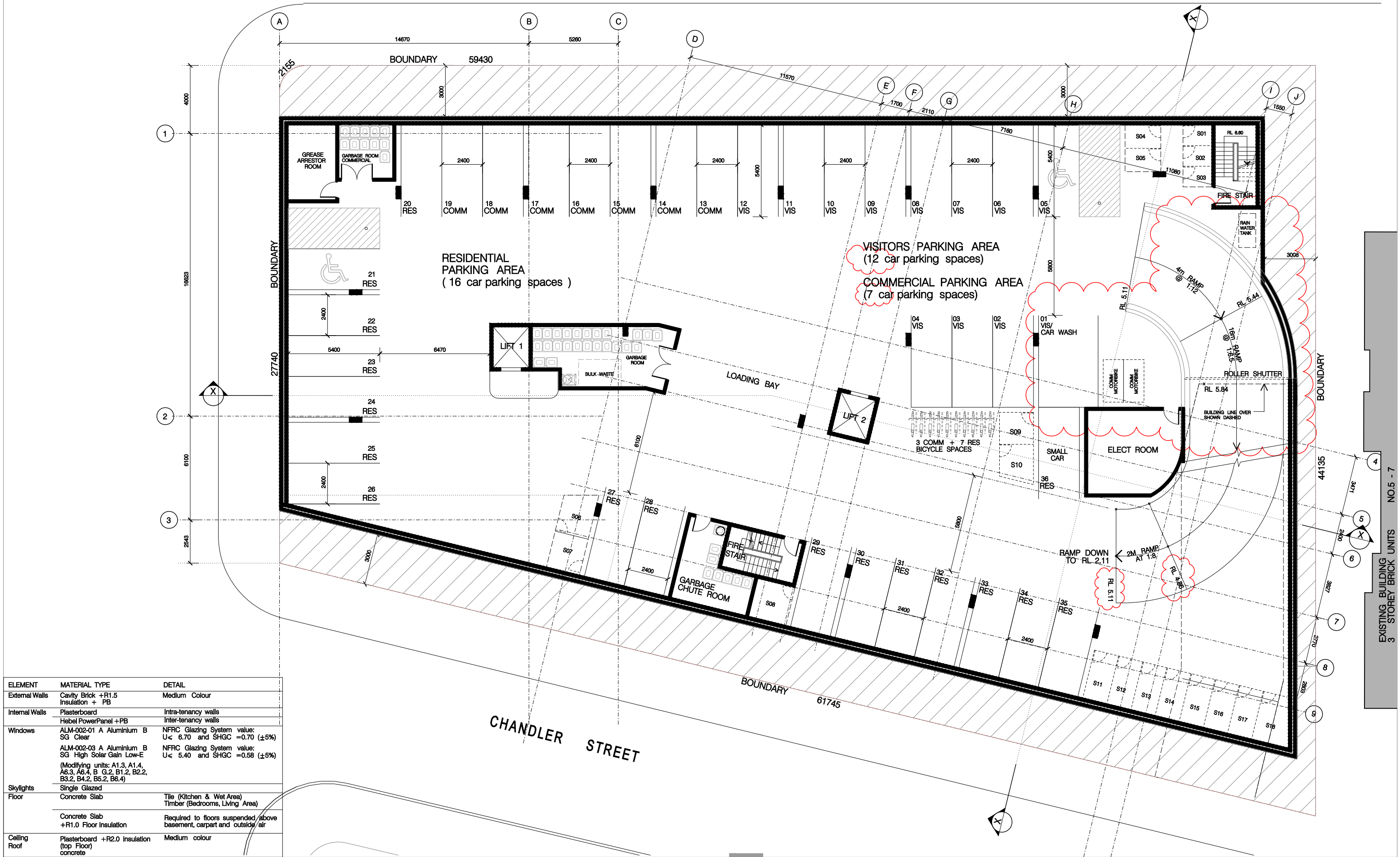
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Date Printed:

06-Jul-18

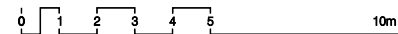
Drawing Number:

A 009



ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area)
		Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carpark and outside air
Ceiling	Plasterboard +R2.0 Insulation (top Floor)	Medium colour
Roof	concrete	

Scale: 1:100 @A1 1:200 @A3



Date Printed: 06-Jul-18

H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\A010 BASEMENT 1.dgn



ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
D	-	RE-ISSUED FOR DA SUBMISSION	JF	06.07.2018
D	-	ENTRY RAMP AND RL REVISED AS CLOUDED	JF	14.06.2018
C	-	ISSUED TO CONSULTANTS FOR COORDINATION	JF	28.05.2017
B	-	ISSUE FOR CITATION PLAN	JF	17.01.2018
B	-	RE-ISSUED FOR DA	JF	16.12.2017
B	-	ISSUED TO CLIENT FOR REVIEW	JF	13.12.2017
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016
ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
AMENDMENTS				

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Construction Managers  
Interior Designers  
Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**

Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**BASEMENT 1 PLAN**

Drawing Status:  
**AUTHORITY APPROVAL**

Project Number:  
**Pn-0370**

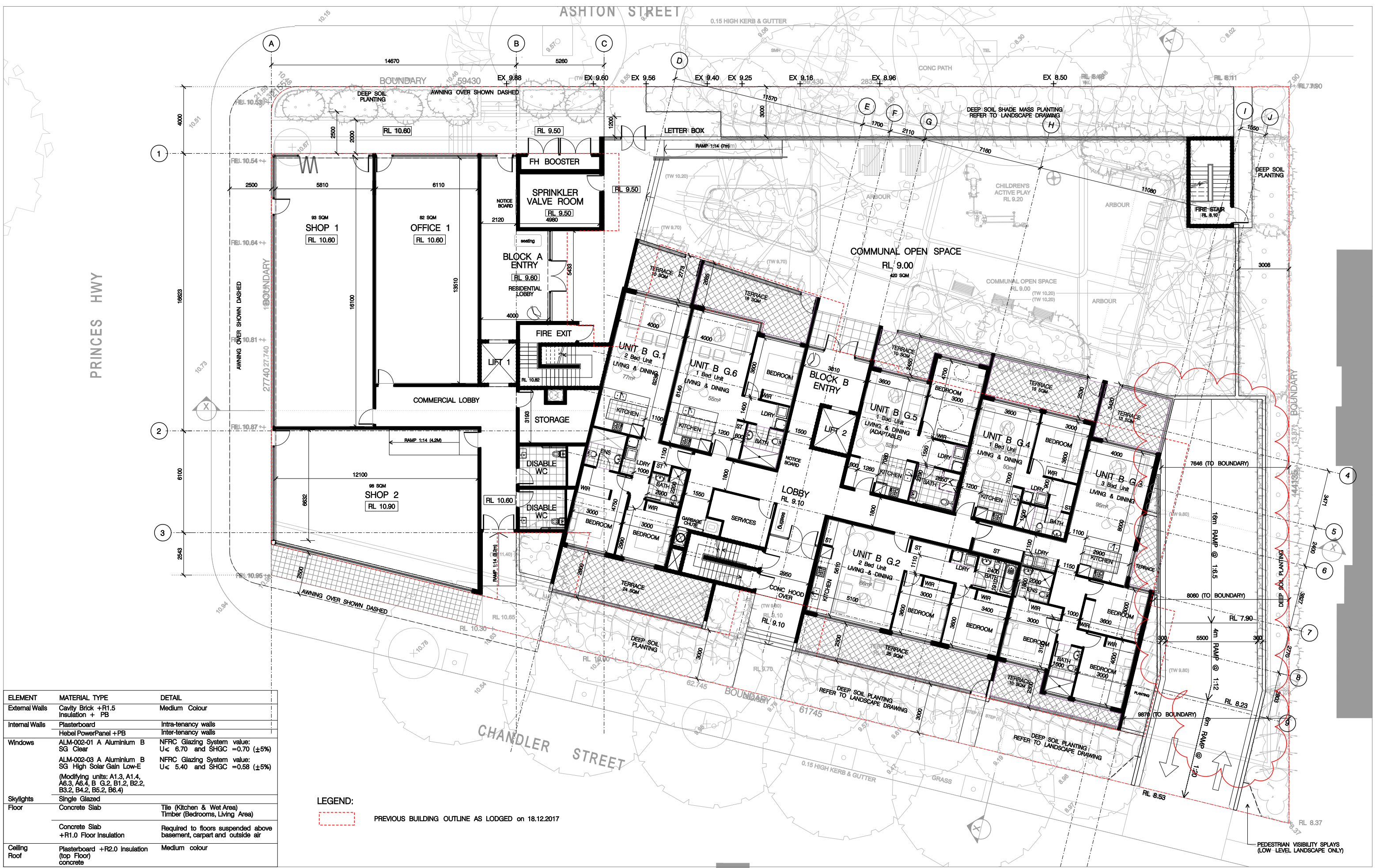
Issue:  
**D**

Date Printed:  
**06-Jul-18**

Drawing Number:  
**A 010**

EXISTING BUILDING BRICK UNITS NO.5 - 7





ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area)
	Concrete Slab +R1.0 Floor Insulation	Timber (Bedrooms, Living Area)
Ceiling	Plasterboard +R2.0 Insulation	Medium colour
Roof	concrete	

LEGEND:  
PREVIOUS BUILDING OUTLINE AS LODGED on 18.12.2017





ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area) Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carport and outside air
Ceiling	Plasterboard +R2.0 Insulation	Medium colour
Roof	concrete	

LEGEND:  
PREVIOUS BUILDING OUTLINE AS LODGED on 18.12.2017

Scale: 1:100 @A1 1:200 @A3  
0 1 2 3 4 5 10m

Date Printed: 06-Jul-18

H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\A012 First Floor Plan.dgn

ISSUE	REV	REVISION DESCRIPTION	APPRO	DATE
D	-	RE-ISSUED FOR DA SUBMISSION	JF	06.07.2018
C	-	ISSUED TO COUNCIL FOR COORDINATION	JF	25.05.2018
B	-	ISSUED FOR NOTIFICATION PLAN	JF	17.01.2018
A	-	RE-ISSUED FOR DA	JF	18.12.2017
B	-	ISSUE FOR CLIENT REVIEW	JF	02.11.2017
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016

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Tel: (02) 8052 9600  
Email: admin@abworks.com.au

Architects  
Construction Managers  
Interior Designers  
Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**

Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**FIRST FLOOR PLAN**

Drawing Status:  
**AUTHORITY APPROVAL**

Project Number:  
**Pn-0370**

Issue:  
**D**

Date Printed:  
**06-Jul-18**

Drawing Number:  
**A-012**





Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5 10m

Date Printed: 06-Jul-18

H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\DA\plotA013 Second Floor Plan.dwg

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
D	-	RE-ISSUED FOR DA SUBMISSION	JF	06.07.2018
C	-	ISSUED TO CONSULTANTS FOR COORDINATION	JF	25.05.2018
B	-	ISSUED FOR NOTIFICATION PLAN	JF	17.01.2018
A	-	RE-ISSUED FOR DA	JF	16.12.2017
B	-	ISSUE FOR CLIENT REVIEW	JF	02.11.2017
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016
ISSUE	REV	REVISION DESCRIPTION	APPD	DATE

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Tel: (02) 8052 9600  
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Architects  
Construction Managers  
Interior Designers  
Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**

Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**SECOND FLOOR PLAN**

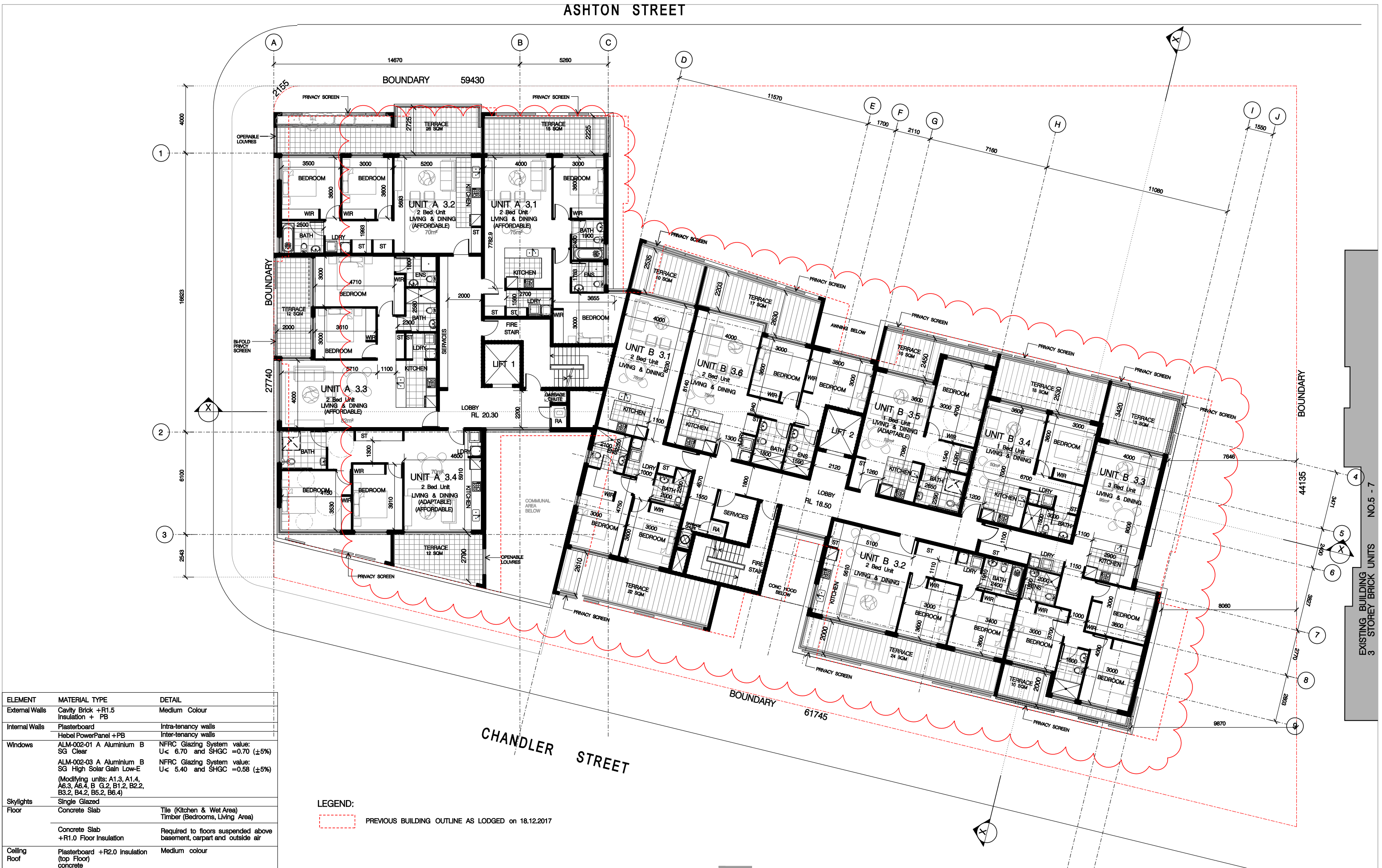
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**AUTHORITY APPROVAL**

Project Number:  
**Pn-0370**

Issue:  
**D**

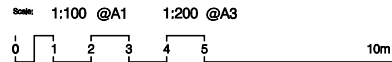
Date Printed:  
**06-Jul-18**

Drawing Number:  
**A-013**



ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel + PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area)
		Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carport and outside air
Ceiling	Plasterboard +R2.0 insulation (top floor) concrete	Medium colour
Roof		

LEGEND:  
PREVIOUS BUILDING OUTLINE AS LODGED on 18.12.2017



Date Printed: 06-Jul-18

H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\A014 Third Floor Plan.dgn

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Architects  
Construction Managers  
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Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**

Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**THIRD FLOOR PLAN**

Drawing Status:  
**CLIENT APPROVAL**

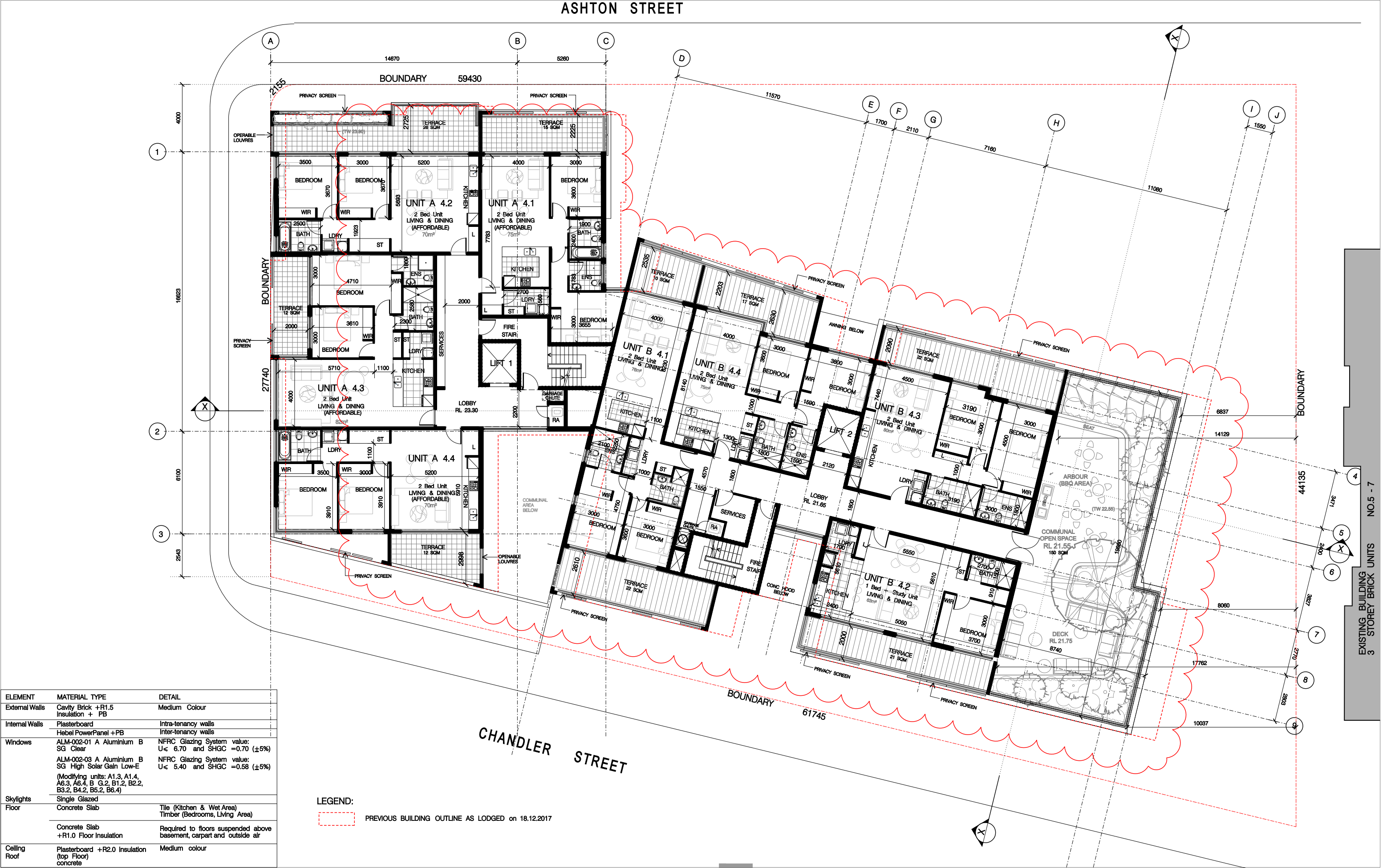
Project Number:  
**Pn-0370**

Issue:  
**D**

Date Printed:  
**06-Jul-18**

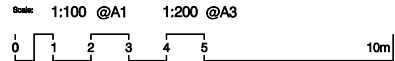
Drawing Number:  
**A-014**





ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
	(Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area)
		Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carport and outside air
Ceiling	Plasterboard +R2.0 Insulation	Medium colour
Roof	(top Floor) concrete	

LEGEND:  
PREVIOUS BUILDING OUTLINE AS LODGED on 18.12.2017



Date Printed: 06-Jul-18  
H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\A015 Fourth Floor Plan.dgn

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
D	-	RE-ISSUED FOR DA SUBMISSION	JF	06.07.2018
C	-	ISSUED TO CONSULTATION FOR COORDINATION	JF	25.05.2018
B	-	ISSUED FOR NOTIFICATION PLAN	JF	17.01.2018
A	-	RE-ISSUED FOR DA	JF	16.11.2017
B	-	ISSUE FOR CLIENT REVIEW	JF	02.11.2017
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016
ISSUE	REV	REVISION DESCRIPTION	APPD	DATE

ARCHITECTURE & BUILDING WORKS  
ABN 35 093 181 518

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Architects  
Construction Managers  
Interior Designers  
Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**

Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**FOURTH FLOOR PLAN**

Drawing Status:  
**AUTHORITY APPROVAL**

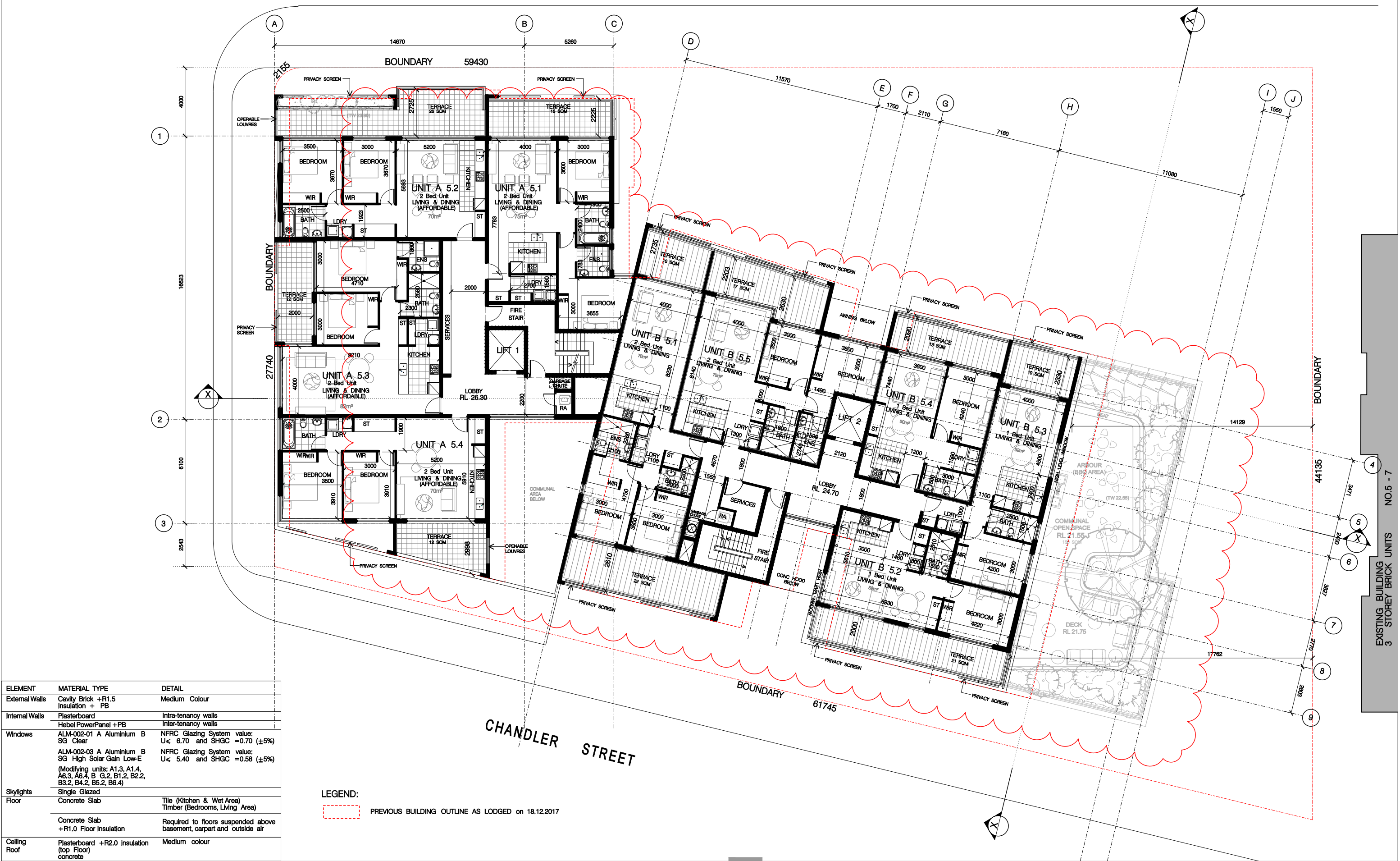
Project Number:  
**Pn-0370**

Issue:  
**D**

Date Printed:  
**06-Jul-18**

Drawing Number:  
**A-015**

ASHTON STREET



Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5 10m

Date Printed: 06-Jul-18

H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\A016 Fifth Floor Plan.dgn

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Architects  
Construction Managers  
Interior Designers  
Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
648-652 Princes Hwy & 1-3 Ashton Street  
Rockdale

Client:  
MR HANNA & DR. GUIRGIS

Drawing Title:  
FIFTH FLOOR PLAN

Drawing Status:  
AUTHORITY APPROVAL

Project Number:  
Pn-0370

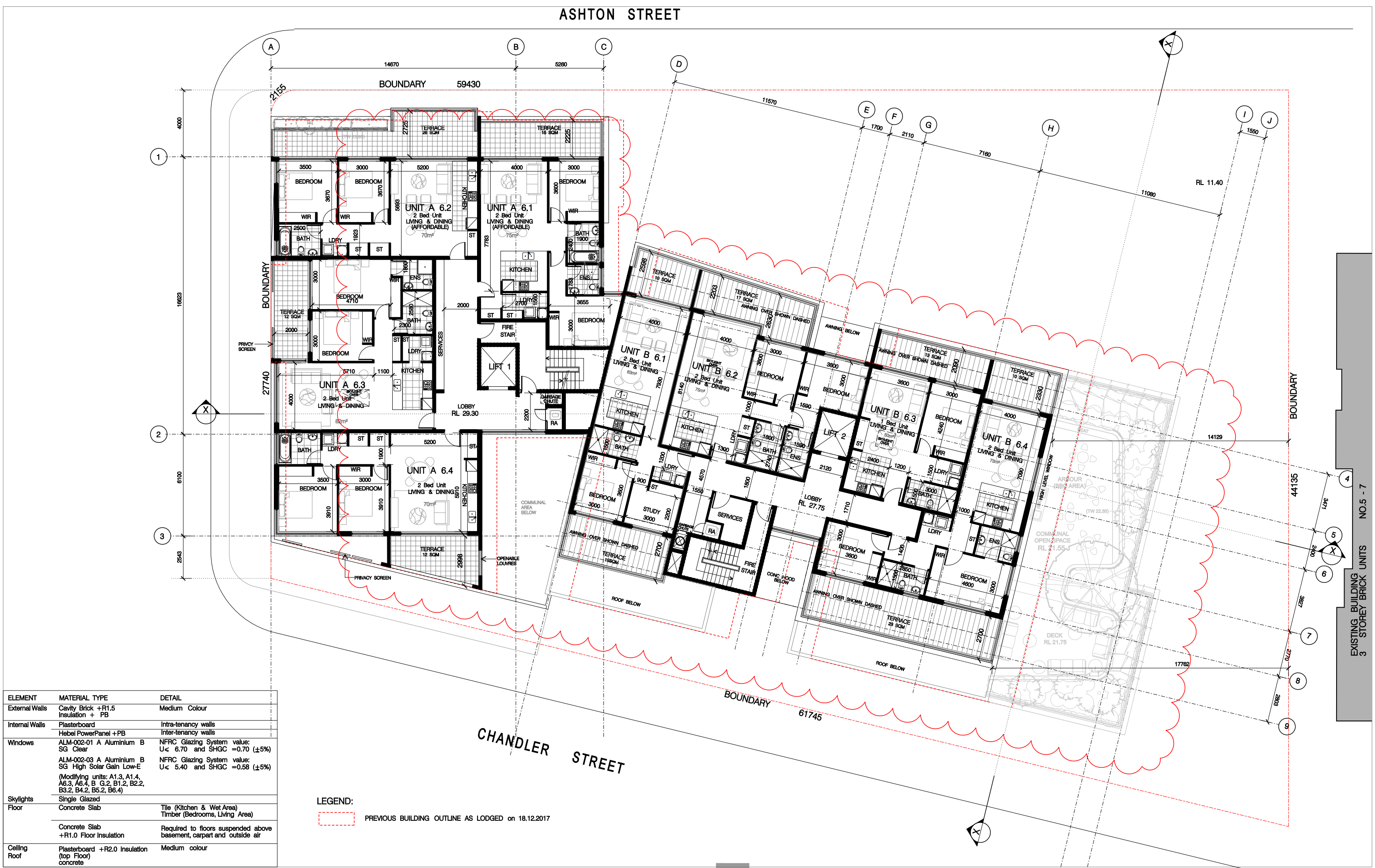
Issue:  
D

Date Printed:  
06-Jul-18

Drawing Number:  
A-016

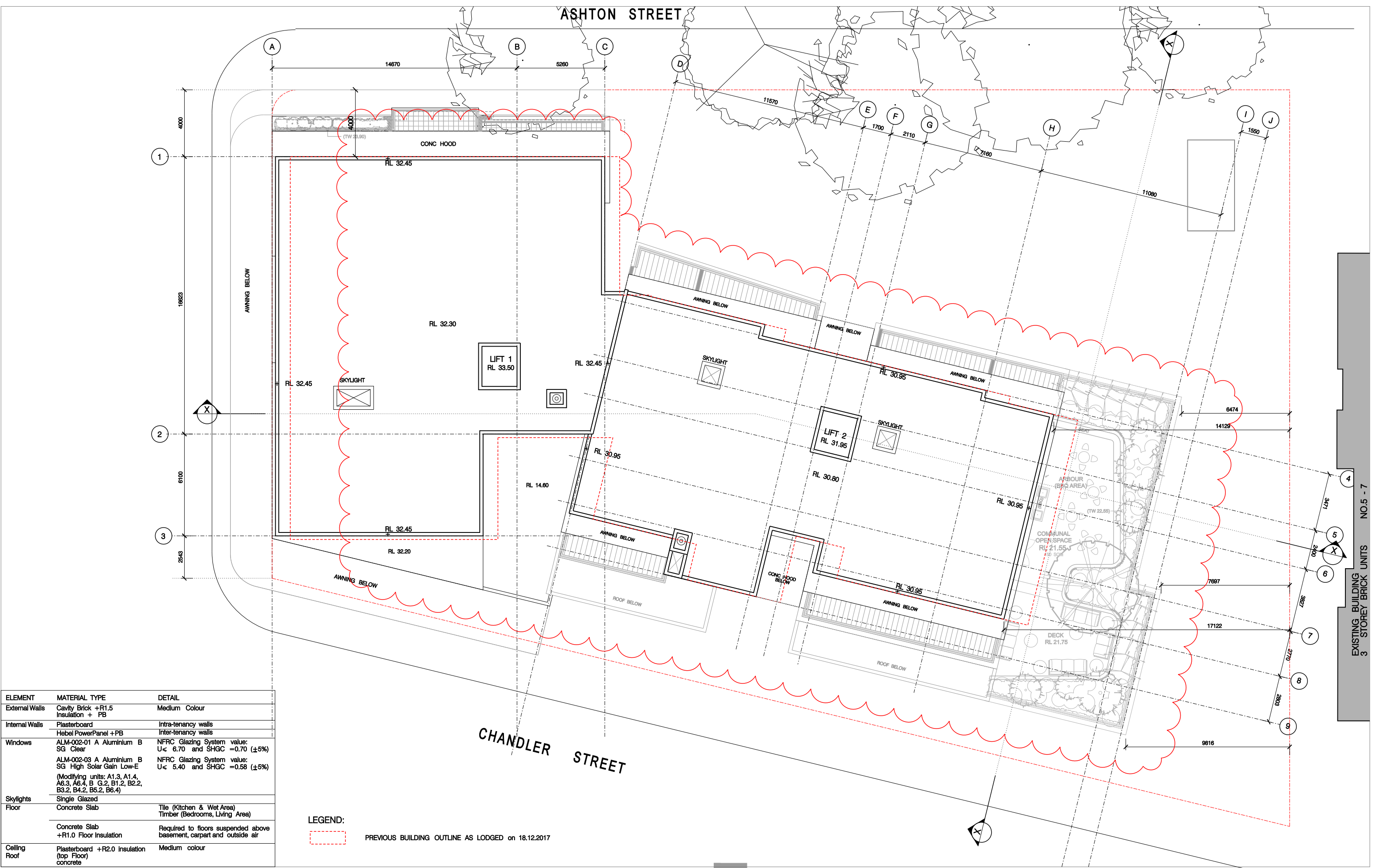
EXISTING BUILDING  
3 STOREY BRICK UNITS NO.5 - 7





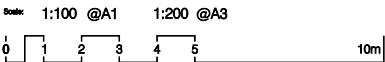
ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area) Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carpark and outside air
Ceiling	Plasterboard +R2.0 Insulation	Medium colour
Roof	(top Floor) concrete	

LEGEND:  
PREVIOUS BUILDING OUTLINE AS LODGED on 18.12.2017



ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hobel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
	(Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area)
		Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carport and outside air
Ceiling	Plasterboard +R2.0 insulation	Medium colour
Roof	(top Floor) concrete	

LEGEND:  
[Red dashed line symbol] PREVIOUS BUILDING OUTLINE AS LODGED on 18.12.2017



ISSUE	REV	REVISION DESCRIPTION	APPRO	DATE
D	-	RE-ISSUED FOR DA SUBMISSION	JF	06.07.2018
C	-	ISSUED TO CONSULTANTS FOR COORDINATION	JF	25.05.2018
B	-	ISSUED FOR NOTIFICATION PLAN	JF	17.01.2018
B	-	RE-ISSUED FOR DA	JF	16.11.2017
B	-	ISSUED FOR CLIENT REVIEW	JF	02.11.2017
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016
ISSUE	REV	REVISION DESCRIPTION	APPRO	DATE
AMENDMENTS				

ARCHITECTURE & BUILDING WORKS  
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Architects  
Construction Managers  
Interior Designers  
Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**

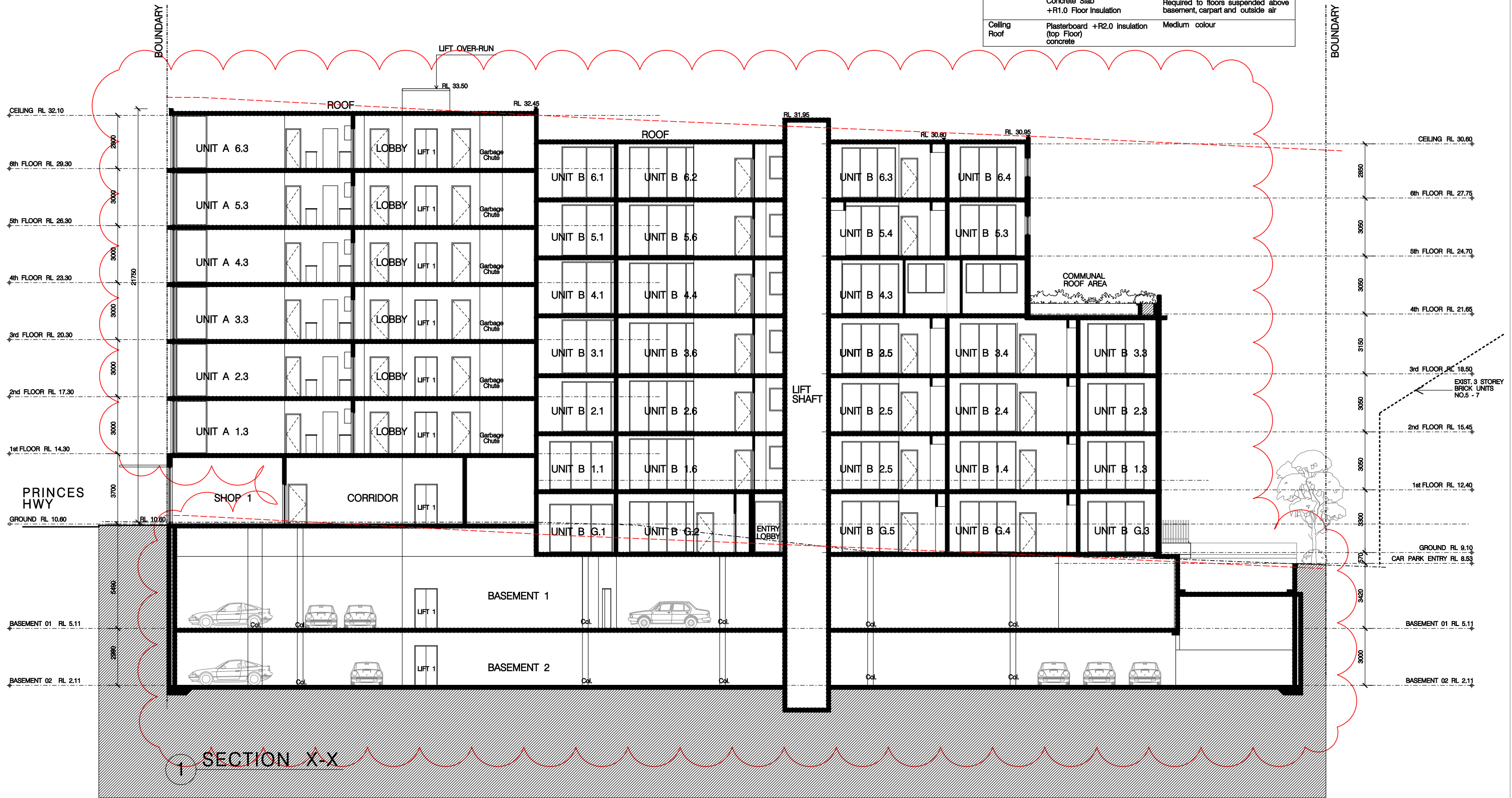
Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**ROOF PLAN**  
Drawing Status:  
**AUTHORITY APPROVAL**  
Project Number:  
**Pn-0370**

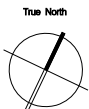
Issue:  
**D**  
Date Printed:  
**06-Jul-18**  
Drawing Number:  
**A-018**



ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area) Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carpark and outside air
Ceiling	Plasterboard +R2.0 Insulation (top Floor) concrete	Medium colour
Roof		



Scale: 1:100 @A1 1:200 @A3  
0 1 2 3 4 5 10m



Date Printed: 06-Jul-18  
H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\DA\plot\A030 Section.dgn

ISSUE	REV	AMENDMENTS	DATE
C	-	RE-ISSUED FOR DA SUBMISSION	06.07.2018
B	-	ISSUED FOR NOTIFICATION PLAN	17.01.2018
B	-	RE-ISSUED FOR DA	18.12.2017
A	-	ISSUED FOR DA SUBMISSION	14.12.2016

ARCHITECTURE & BUILDING WORKS  
ABN 35 083 181 518

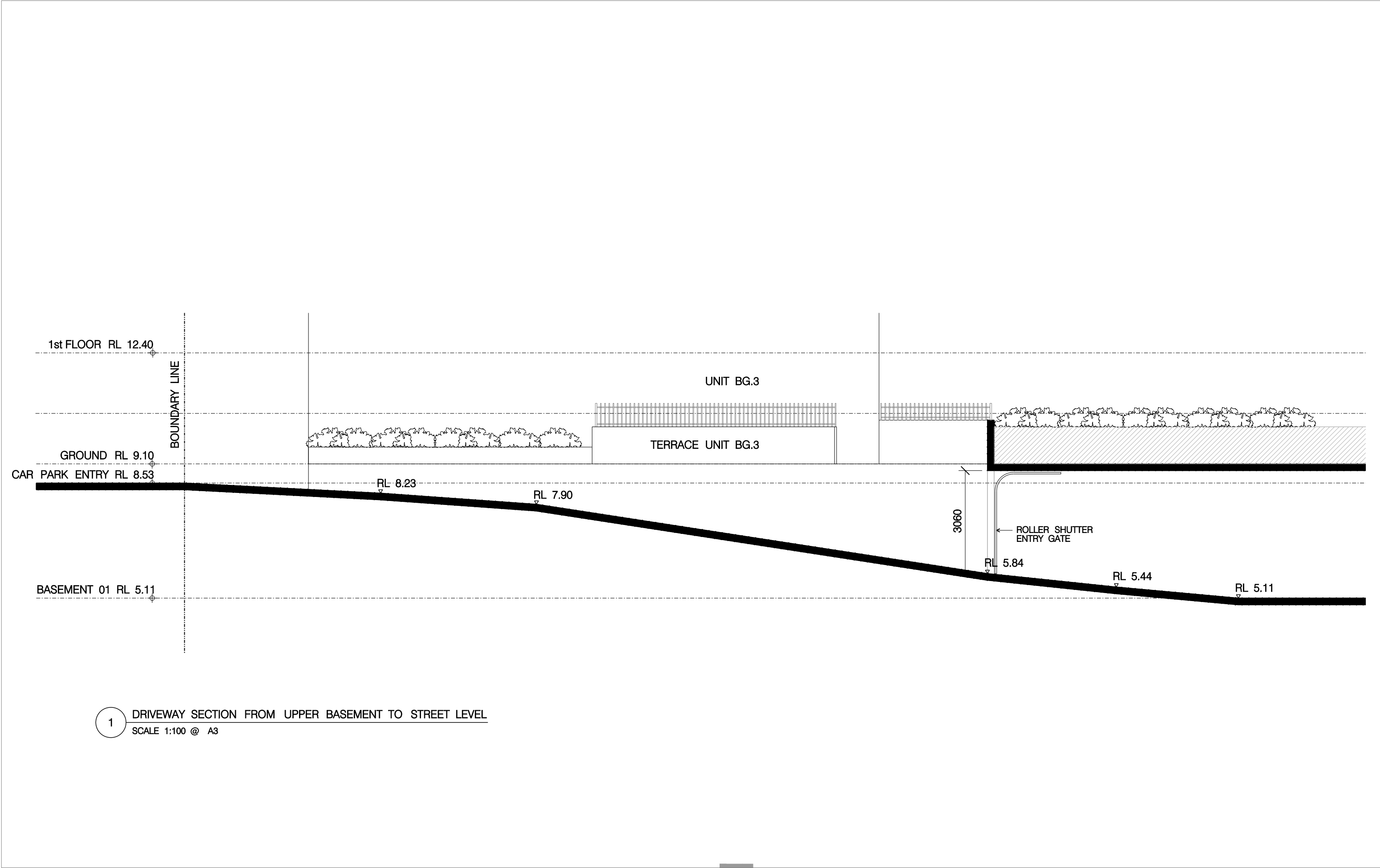
Level 3, Suite 306, 7-9 Gibbons Street,  
Rockfem NSW 2016  
Australia  
Tel: (02) 8053 9800  
Email: admin@abworks.com.au

Architects  
Construction Managers  
Interior Designers  
Town Planners

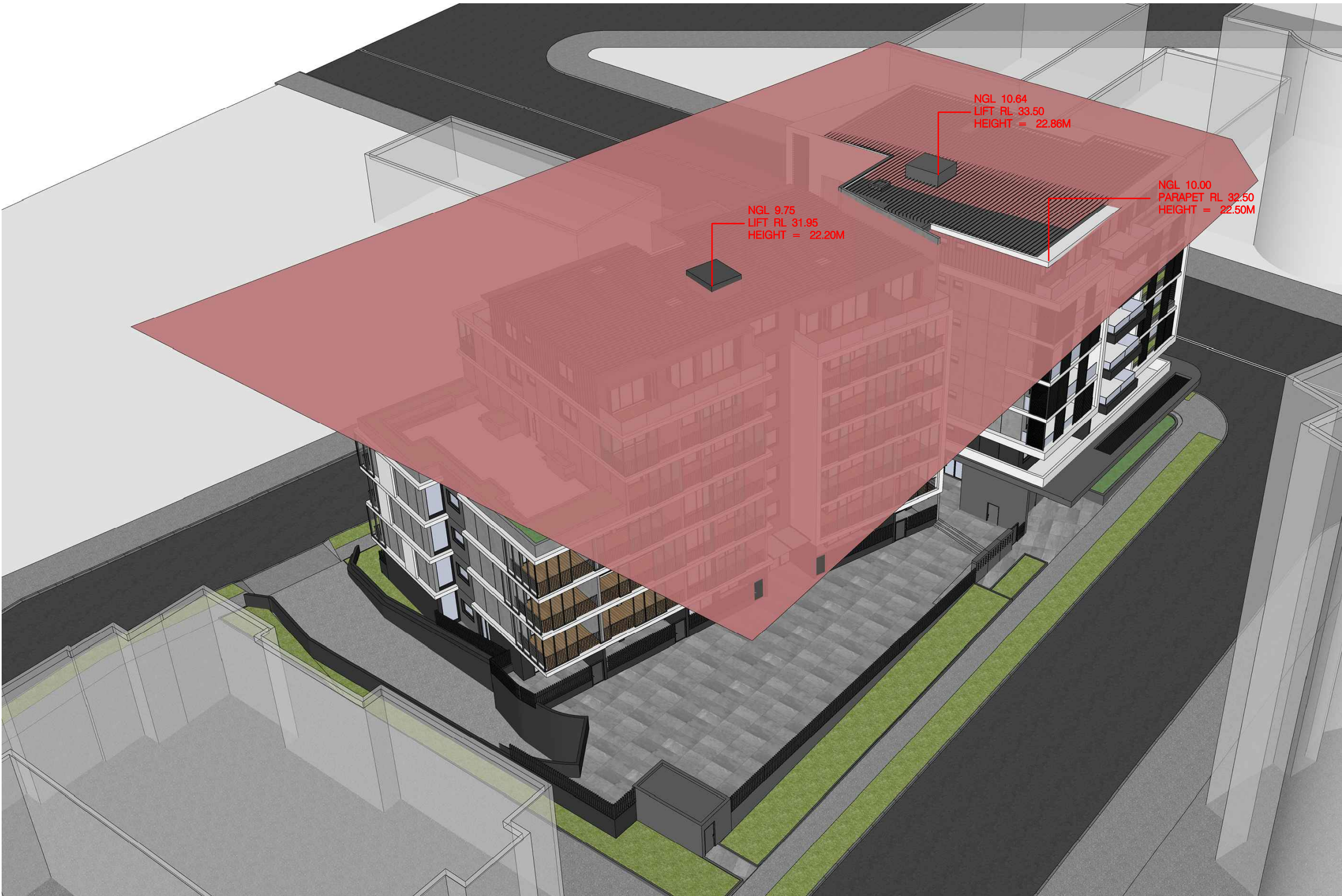
Project Details:  
**MIXED DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**  
Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**SECTION**  
Drawing Status:  
**AUTHORITY APPROVAL**  
Project Number:

Issue:  
**C**  
Date Printed:  
**06-Jul-18**  
Drawing Number:  
**A-030**







Scale: 1:100 @A1 1:200 @A3  
0 1 2 3 4 5 10m

Date Printed: 9/08/2018  
H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\DA\plotA063 Height plane study.dgn

A		ISSUED FOR DA SUBMISSION	IF	16.12.2017
ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
AMENDMENTS				

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Architects  
Construction Managers  
Interior Designers  
Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**

Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**HEIGHT PLANE STUDY**

Drawing Status:  
**AUTHORITY APPROVAL**

Project Number:  
**Pn-0370**

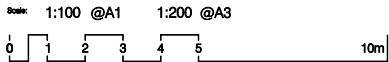
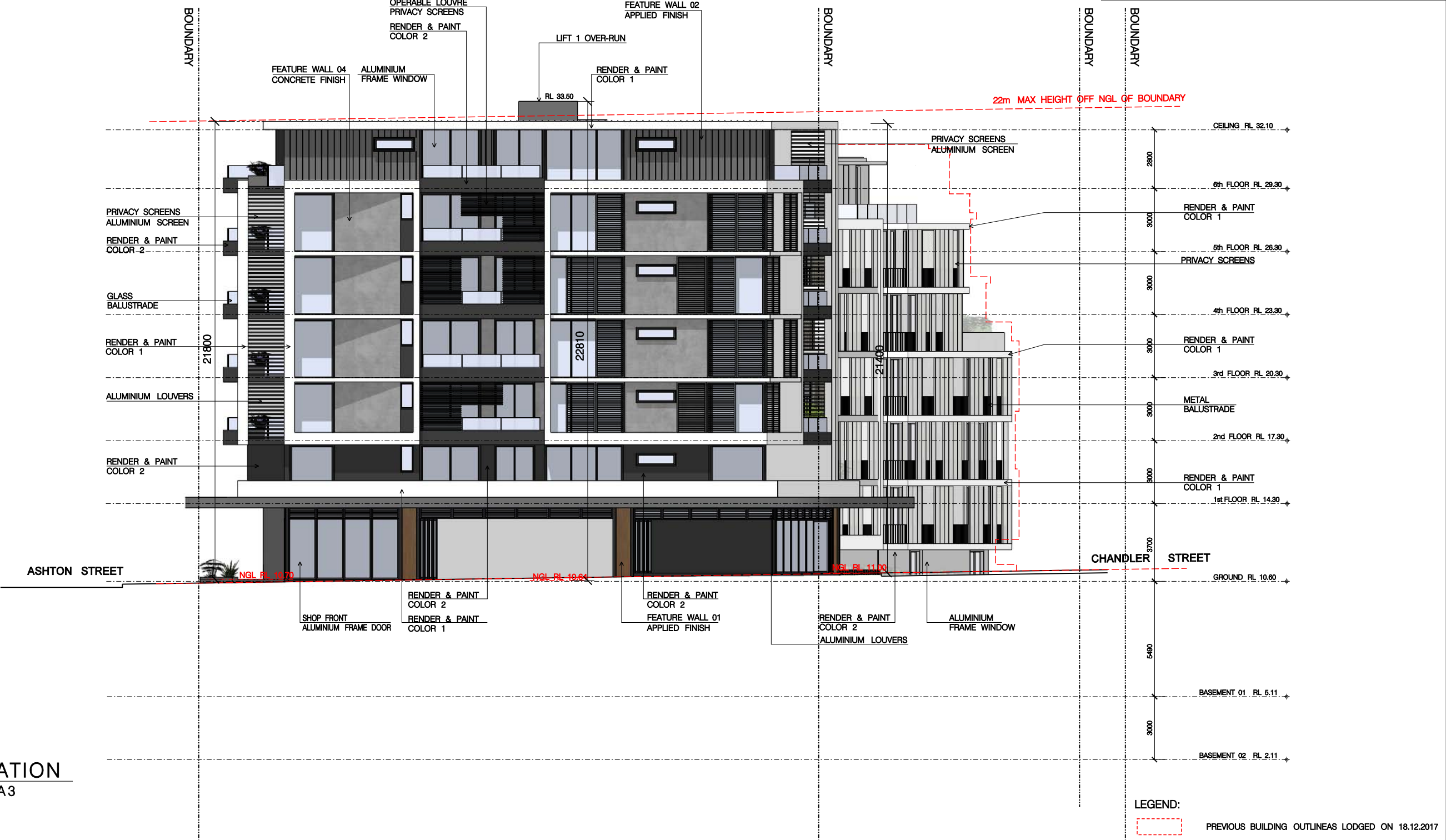
Issue:  
**B**

Drawing Number:  
**A-063**

Date Printed:  
**9/08/2018**



ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area) Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carpark and outside air
Ceiling/Roof	Plasterboard +R2.0 Insulation (top Floor) concrete	Medium colour



Date Printed: 06-Jul-18  
H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\DA\plotA020 Elevations.dgn

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
E	-	RE-ISSUED FOR DA SUBMISSION	JF	06.07.2018
D	-	ISSUED FOR CONSULTANTS FOR COORDINATION	JF	28.05.2018
C	-	ISSUED FOR NOTIFICATION PLAN	JF	17.01.2018
C	-	RE-ISSUED TO DA	JF	16.12.2017
B	-	DIMENSION TO BOUNDARY ADDED- ISSUED TO COUNCIL	JF	19.12.2016
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016

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Construction Managers  
Interior Designers  
Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**  
Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**WEST ELEVATION**  
Drawing Status:  
**AUTHORITY APPROVAL**  
Project Number:  
**Pn-0370**  
Issue:  
**E**  
Date Printed:  
**06-Jul-18**  
Drawing Number:  
**A-020**



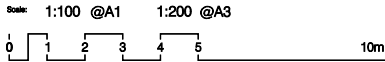


ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area) Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carpark and outside air
Ceiling Roof	Plasterboard +R2.0 Insulation (top Floor) concrete	Medium colour



3 EAST ELEVATION  
SCALE 1:200@A3

LEGEND:  
PREVIOUS BUILDING OUTLINEAS LODGED ON 18.12.2017



Date Printed: 06-Jul-18  
H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\DA\plot\A022 Elevations.dgn

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
E	-	RE-ISSUED TO DA SUBMISSION	JF	06.07.2018
D	-	ISSUED FOR CONSULTANTS FOR COORDINATION	JF	28.05.2018
C	-	ISSUED FOR NOTIFICATION PLAN	JF	17.01.2018
C	-	RE-ISSUED TO DA	JF	18.12.2017
B	-	DIMENSION TO BOUNDARY ADDED- ISSUED TO COUNCIL	JF	19.12.2016
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016
ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
AMENDMENTS				

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Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**  
Client:  
**MR HANNA & DR. GUIRGIS**

Drawing Title:  
**EAST ELEVATION**  
Drawing Status:  
**AUTHORITY APPROVAL**  
Project Number:  
**Pn-0370**  
Issue:  
**E**  
Date Printed:  
**06-Jul-18**  
Drawing Number:  
**A-022**

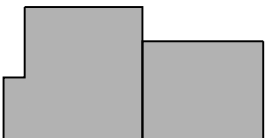
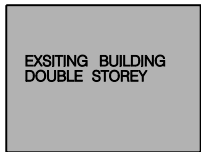
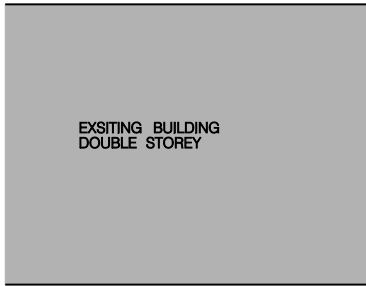
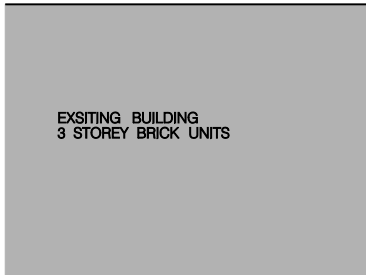
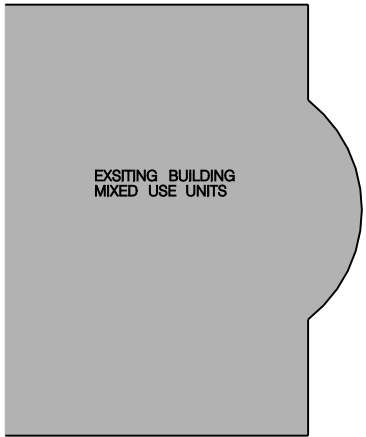


ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard	Intra-tenancy walls
	Hebel PowerPanel +PB	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%)
	ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab	Tile (Kitchen & Wet Area) Timber (Bedrooms, Living Area)
	Concrete Slab +R1.0 Floor Insulation	Required to floors suspended above basement, carpart and outside air
Ceiling/Roof	Plasterboard +R2.0 insulation (top Floor) concrete	Medium colour

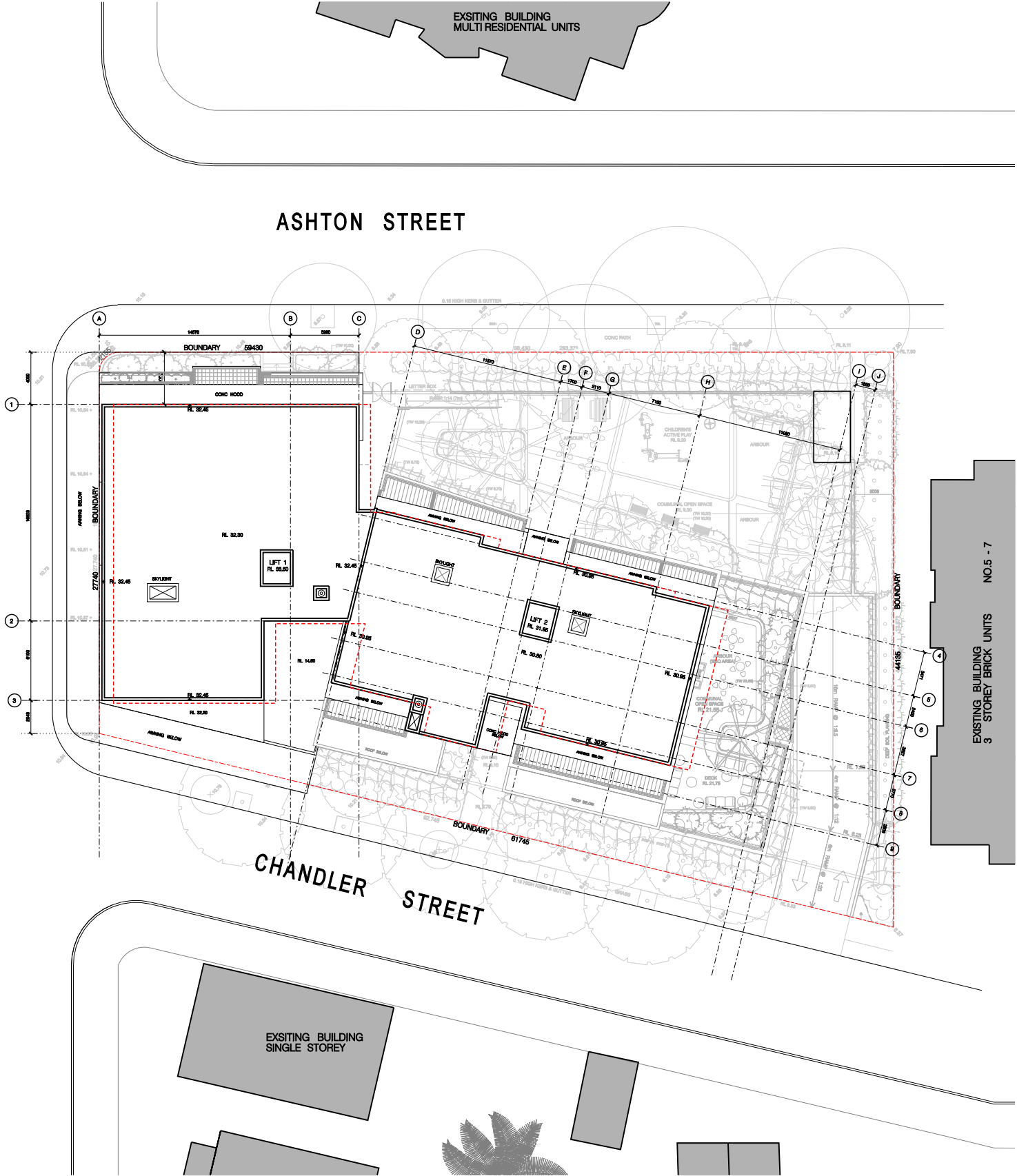


LEGEND:  
PREVIOUS BUILDING OUTLINE AS LODGED ON 18.12.2017

ELEMENT	MATERIAL TYPE	DETAIL
External Walls	Cavity Brick +R1.5 Insulation + PB	Medium Colour
Internal Walls	Plasterboard Hebel PowerPanel +PB	Intra-tenancy walls Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear ALM-002-03 A Aluminium B SG High Solar Gain Low-E (Modifying units: A1.3, A1.4, A6.3, A6.4, B G.2, B1.2, B2.2, B3.2, B4.2, B5.2, B6.4)	NFRC Glazing System value: U< 6.70 and SHGC =0.70 (±5%) NFRC Glazing System value: U< 5.40 and SHGC =0.58 (±5%)
Skylights	Single Glazed	
Floor	Concrete Slab Concrete Slab +R1.0 Floor Insulation	Tile (Kitchen & Wet Area) Timber (Bedrooms, Living Area) Required to floors suspended above basement, carpark and outside air
Ceiling	Plasterboard +R2.0 Insulation (top Floor) concrete	Medium colour
Roof		

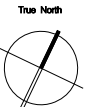


PRINCES HWY



LEGEND:  
PREVIOUS BUILDING OUTLINE AS LODGED ON 18.12.2017

Scale: 1:200 @A1 1:400 @A3  
0 2 4 6 8 10 20m



Date Printed: 06-Jul-18  
H:\Pn\_0370\_648-652 Princes Hwy & 1-3 Ashton St Rockdale\DA\plot\A001 Site Plan.dgn

ISSUE	REV	REVISION DESCRIPTION	APPRO	DATE
D	-	RE-ISSUED FOR DA SUBMISSION	JF	06.07.2018
C	-	ISSUED TO CONSULTANTS FOR COORDINATION	JF	23.05.2018
B	-	ISSUED FOR NOTIFICATION PLAN	JF	17.01.2018
B	-	RE-ISSUED FOR DA	JF	18.12.2017
A	-	ISSUED FOR DA SUBMISSION	JF	14.12.2016

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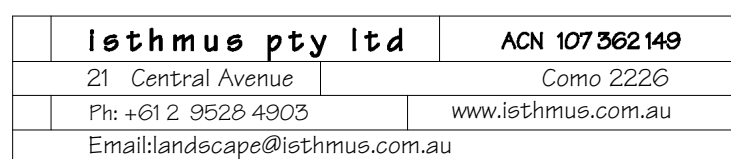
Architects  
Construction Managers  
Interior Designers  
Town Planners

Project Details:  
**RESIDENTIAL DEVELOPMENT**  
**648-652 Princes Hwy & 1-3 Ashton Street**  
**Rockdale**  
Client:  
**MR HANNA & DR. GUIRGIS**

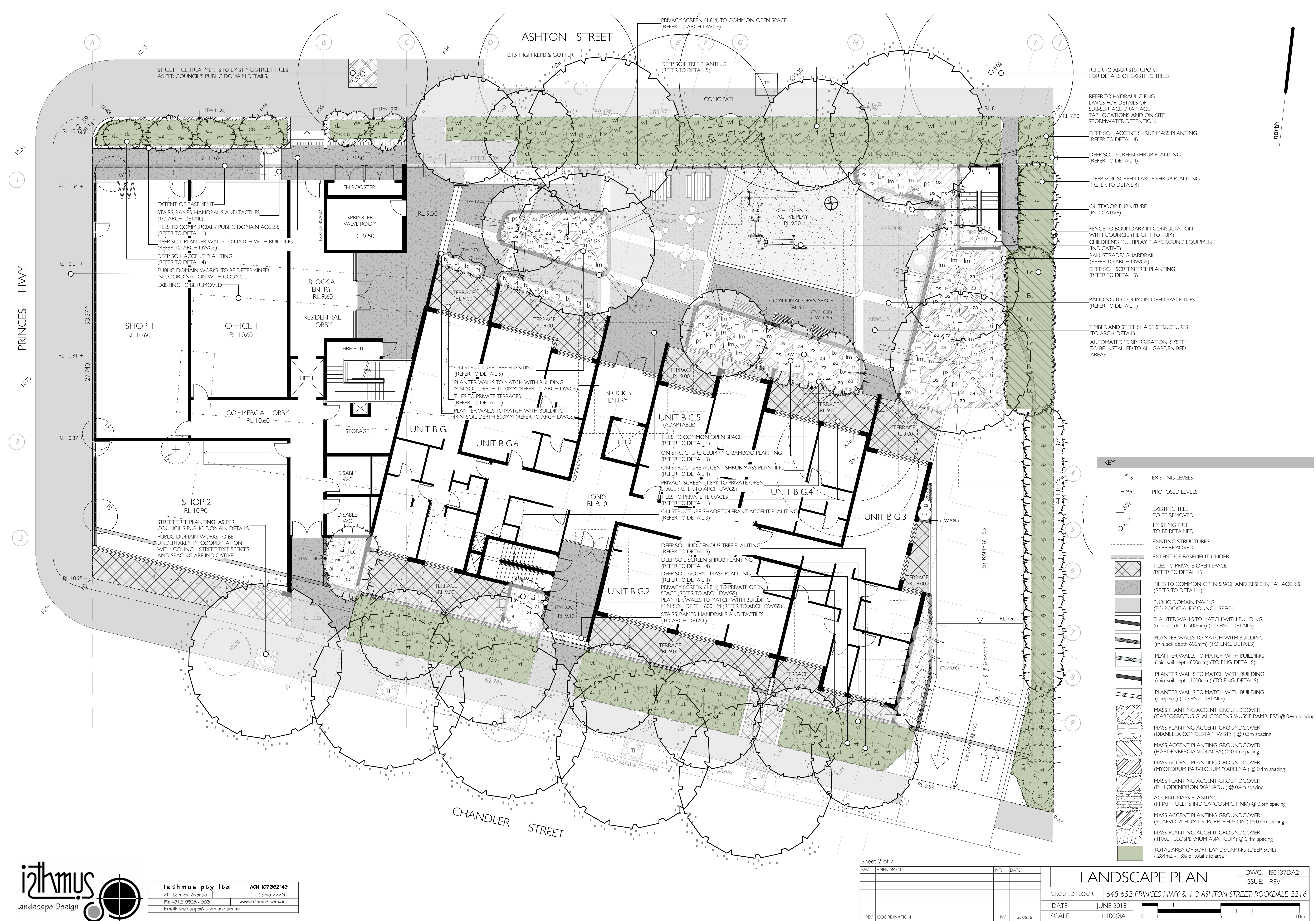
Drawing Title:  
**SITE PLAN**  
Drawing Status:  
**AUTHORITY APPROVAL**  
Project Number:  
**Pn-0370**

Issue:  
**D**  
Date Printed:  
**06-Jul-18**  
Drawing Number:  
**A 001**

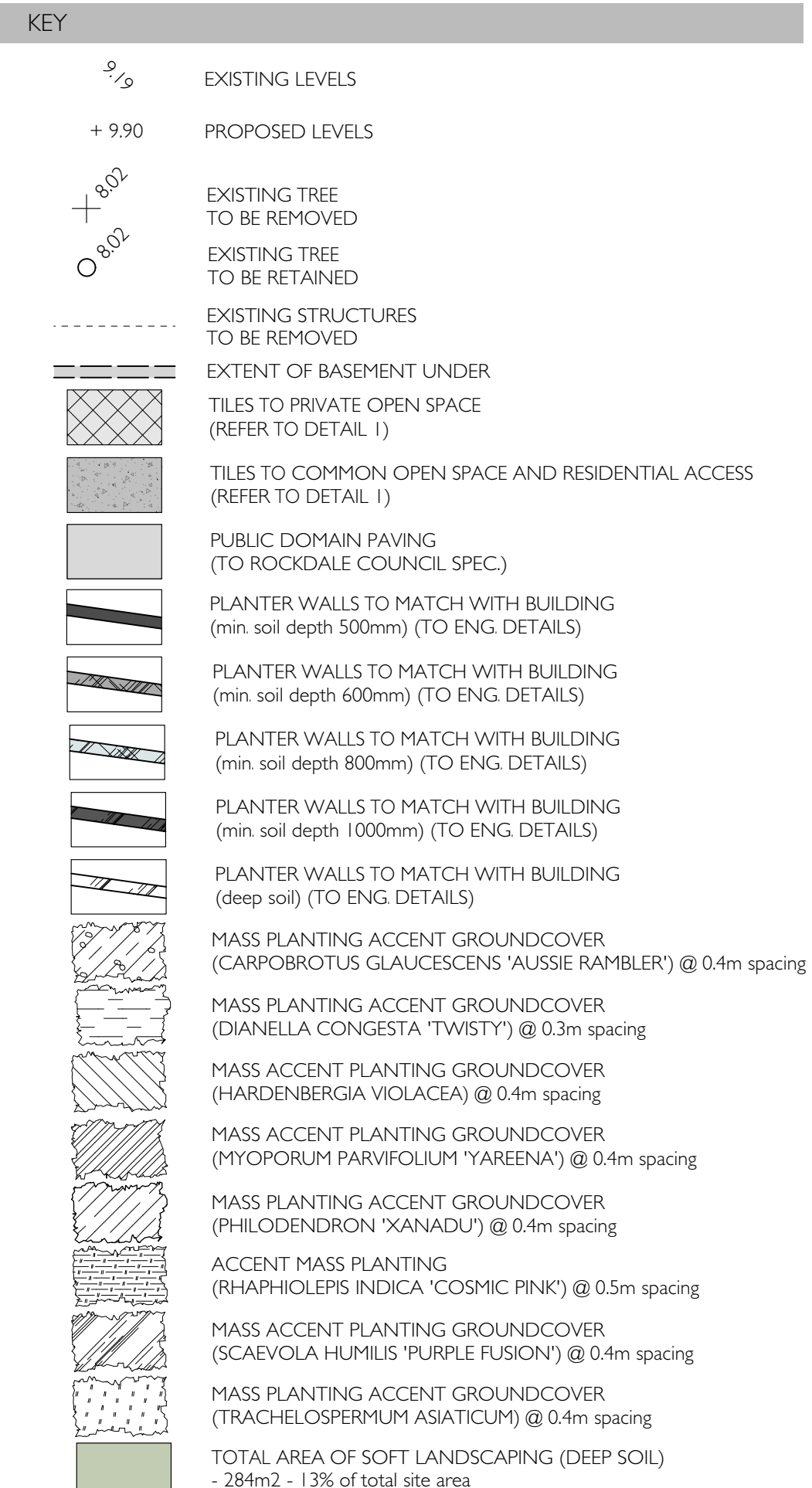


















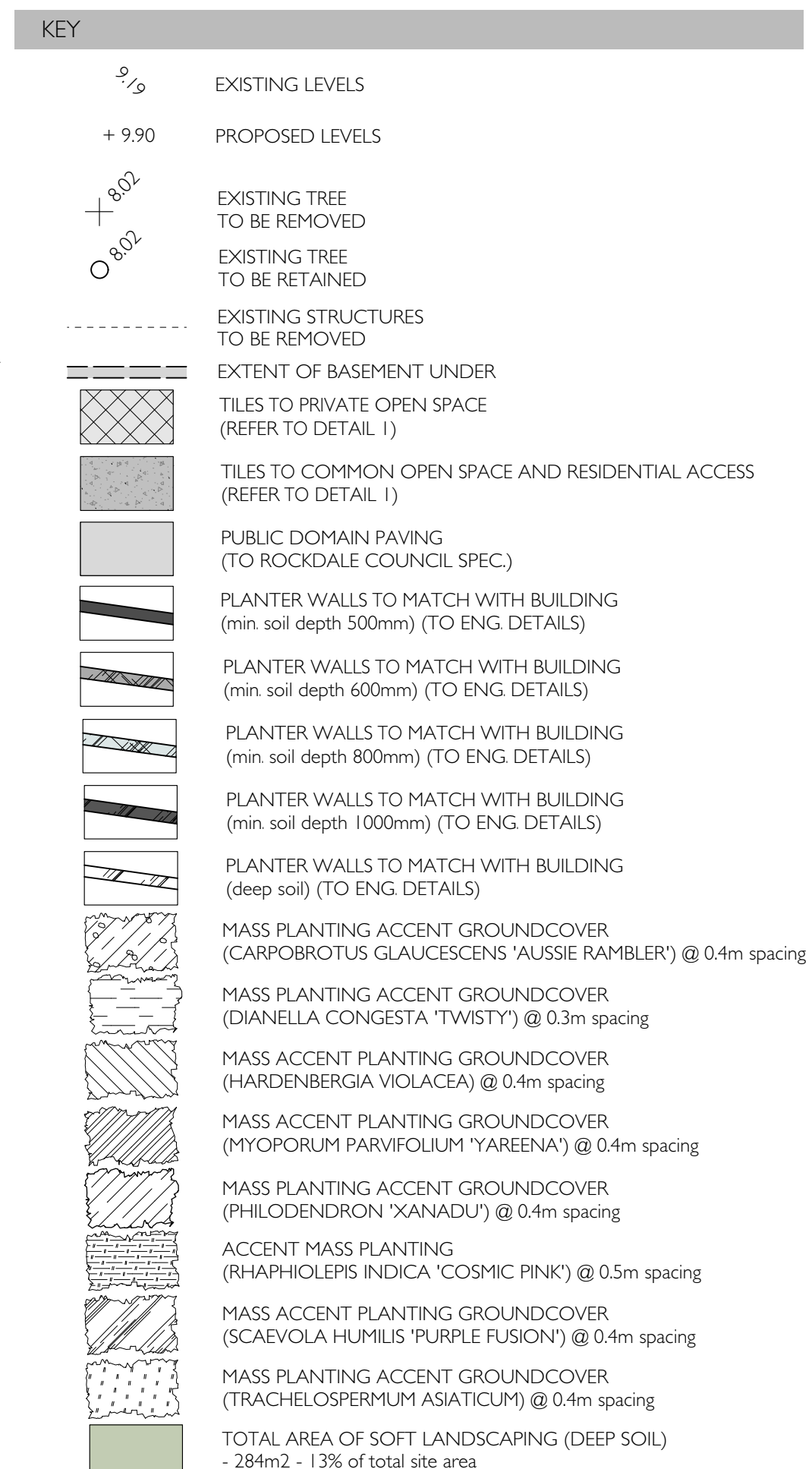




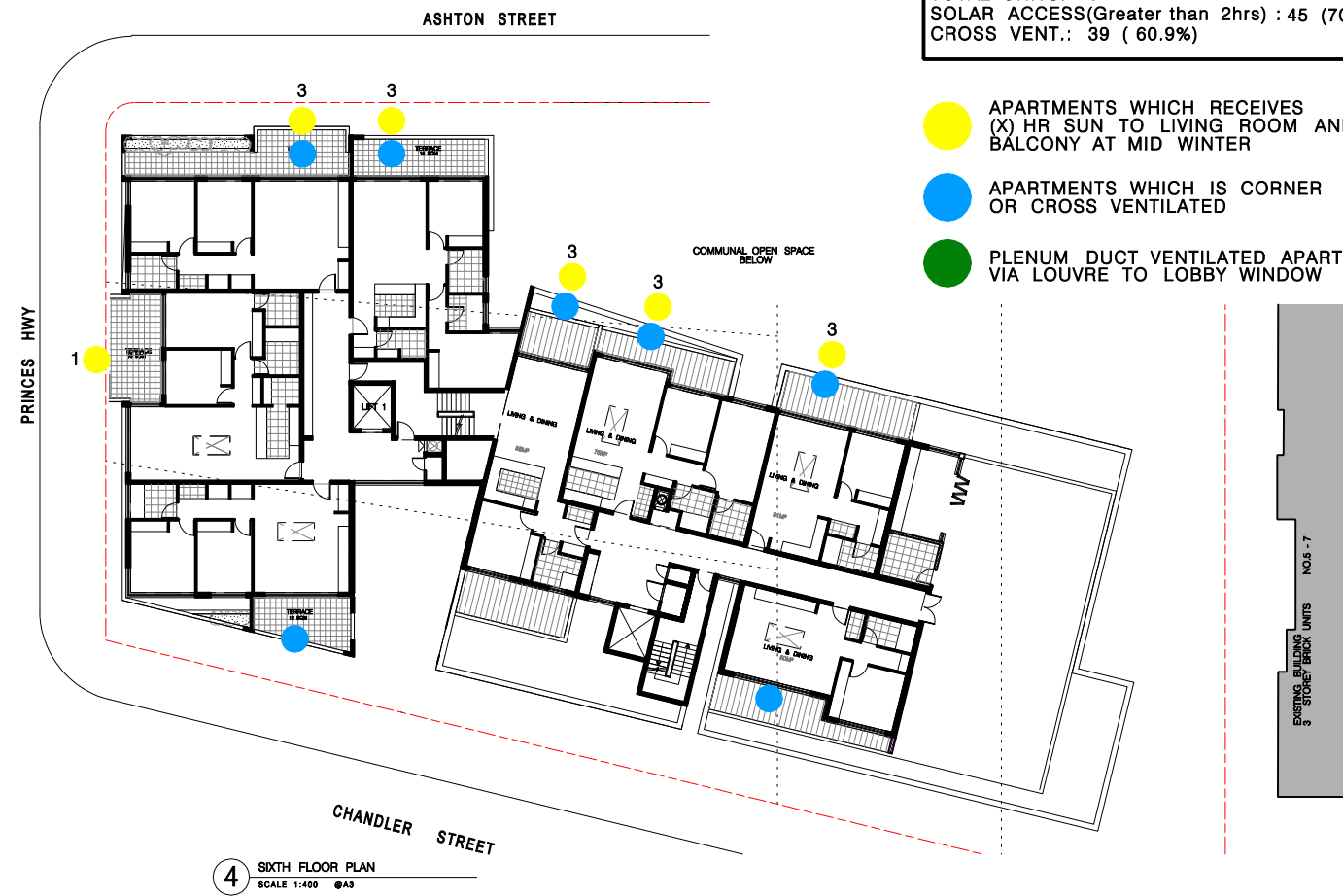
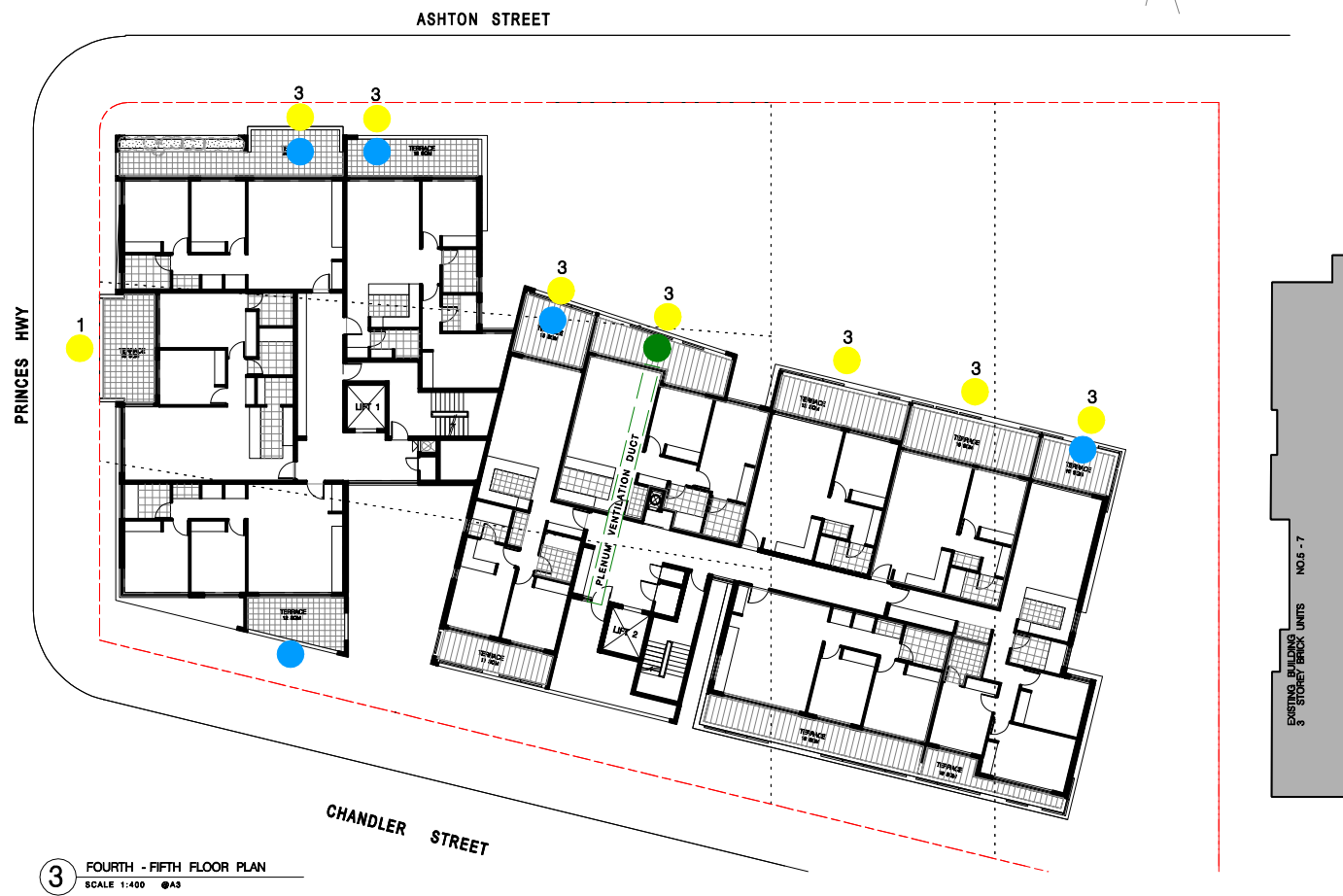
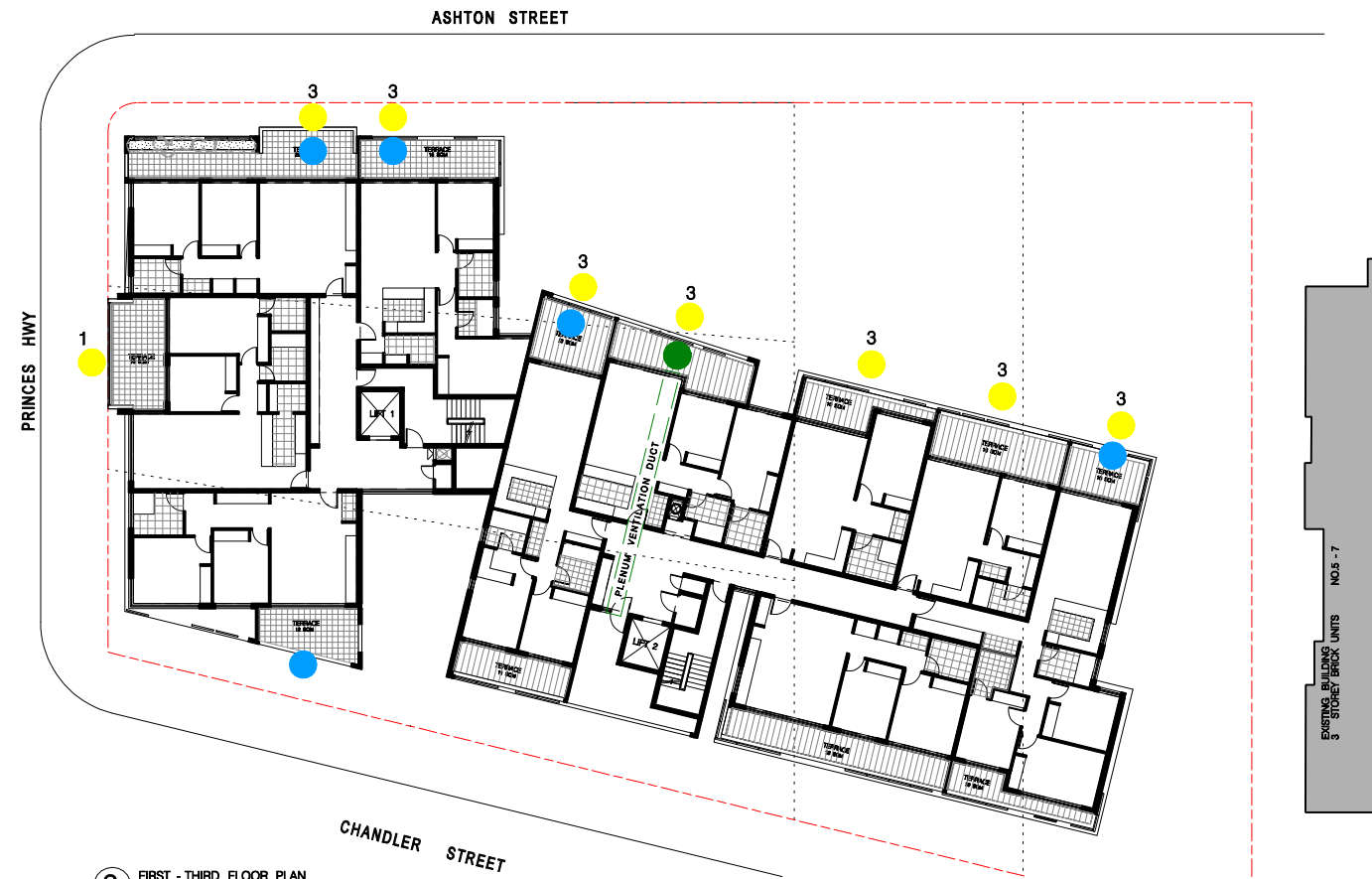
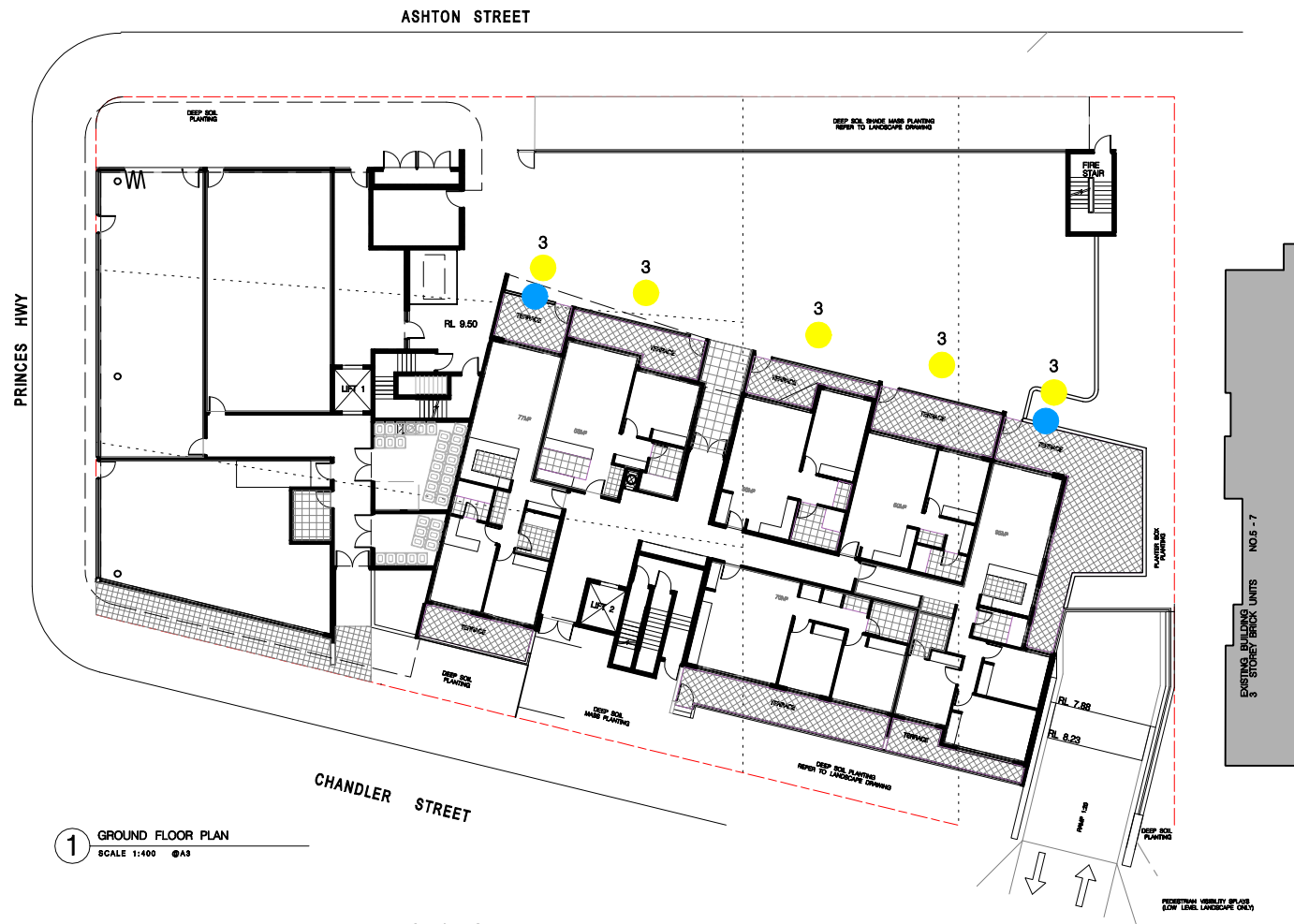


LANDSCAPE PLAN		DWG: IS0137DA6
		ISSUE: REV
FIFTH FLOOR	648-652 PRINCES HWY & 1-3 ASHTON STREET, ROCKDALE 2216	
DATE: JUNE 2018		
SCALE: 1:100@A1		







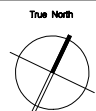


CALCULATION  
TOTAL UNITS: 64  
SOLAR ACCESS(Greater than 2hrs) : 45 (70.31%)  
CROSS VENT.: 39 (60.9%)

- APARTMENTS WHICH RECEIVES (X) HR SUN TO LIVING ROOM AND BALCONY AT MID WINTER
- APARTMENTS WHICH IS CORNER OR CROSS VENTILATED
- PLENUM DUCT VENTILATED APARTMENT VIA LOUVRE TO LOBBY WINDOW

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m



ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
B	-	ISSUE TO COUNCIL FOR INFORMATION		24.05.2017
A	-	ISSUE FOR DA SUBMISSION		14.12.2016
1	-	ISSUE FOR DA SUBMISSION		14.12.2016

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Project Details:

648-652 Princes Hwy & 1-3 Ashton Street  
Rockdale

Client:  
MR HANNA & DR. GUIRGIS

Drawing Title:  
SOLAR ACCESS & NATURAL VENTILATION

Drawing Status:

AUTHORITY APPROVAL

Project Number:  
PN-0370

Issue: B Date Printed: 5/24/2017

Drawing Number:  
A-058

Date Printed: 5/24/2017

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