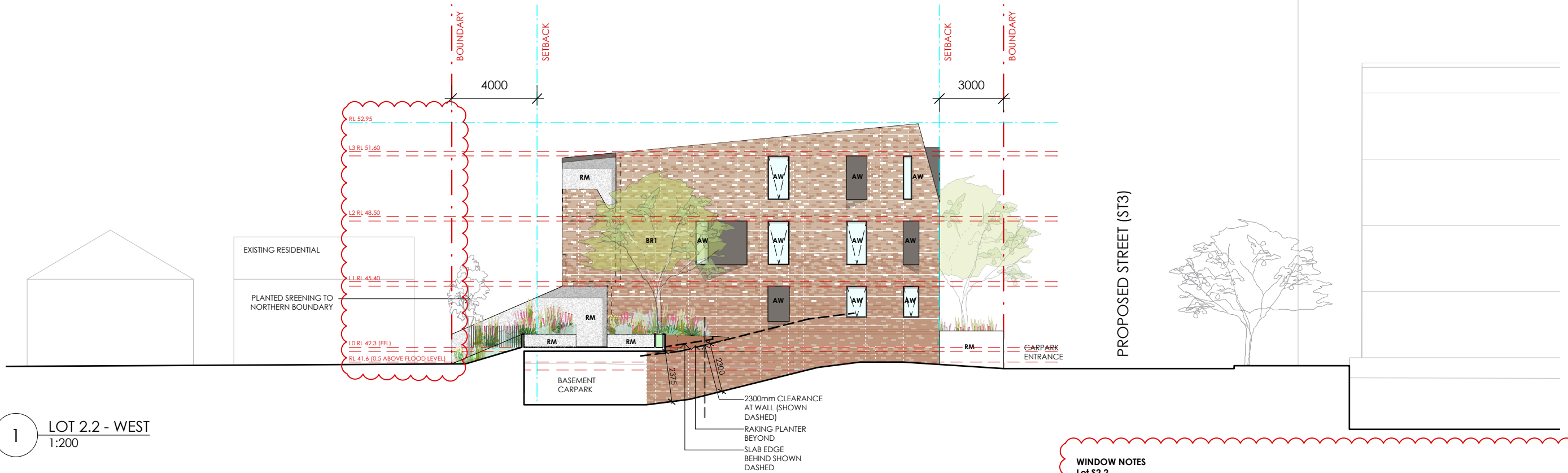




1

LOT 2.2 - EAST
1:200



1

LOT 2.2 - WEST
1:200

WINDOW NOTES

Lot S2.2

NORTH; sunshading to the north of the apartment building is by virtue of the roof overhang (level 2) and balcony overhang (ground + level 1).
EAST + WEST; windows to the east and west are much smaller and have high performance glass and internal blinds. Window hoods are integrated into those angled to the north and south.
Window operation as shown.

GENERAL LEGEND			
AD	ALUMINUM DOORS	PAV	EXTERNAL PAVING
AW	ALUMINUM WINDOWS	GP	GRASS PAVERS
PS	PERFORATED SCREEN (BALUSTRADE)	CT	CERAMIC TILE
CONC	CONCRETE	SU	STORAGE UNIT
RF1	ZINC ROOF	TF	TIMBER FENCE - WHITE
RF2	COLORBOND ROOF	TG	TIMBER GATE
RS	TILED ROOF	TD	TIMBER DOOR
BR1	BRICK 1 - 3 TONE MIX	GD	GARAGE DOOR
BR2	BRICK 2 - GLAZED WHITE BRICK	COL	COLUMN
BR3	BRICK 3 - TERRACE BRICK	AB1	ALUMINUM BATTENS - WHITE
GS	GARAGE CHUTE	AB2	ALUMINUM BATTENS - DARK
LC	LINEN CUPBOARD	ST	STONE
PF	PAISADE FENCE	WA	WATER METERS
RM	RENDERED MASONRY	TD	TIMBER DOOR

CONSULTANTS

- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS
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- COS - COORINA ON SITE
- IF IN DOUBT ASK

CAD File: NEW-SECTION 17121
v2017.vwx

ISSUE	DATE	REVISION
12	24/1/18	REVISED DA

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PROJECT NAME : NEWMARKET GREEN
PROJECT NO: 1613

FOR CBUS PROPERTY

NO	REV	TITLE	PHASE	SCALE	DATE
DA.S2.0	12	ELEVATIONS - APARTMENT BUILDING	DA	1:250	13/07/16
7.002					

NEESON MURCUTT ARCHITECTS PTY LTD
L2 9 ROSLYN ST POTTS POINT 2011 T. 8297 3590 F. 8297 3510
NOMINATED ARCHITECT: RACHEL NEESON No. 6692

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DEVELOPMENT APPLICATION
88/2017
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Randwick City Council
30 January 2018
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WINDOW NOTES
Lot S2.2
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BR3	BRICK 2 - GLAZED WHITE BRICK	COL	COLUMN
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CAD File: NEW-SECTION 171121
v2017.vwx

ISSUE	DATE	REVISION
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PROJECT NAME : NEWMARKET GREEN
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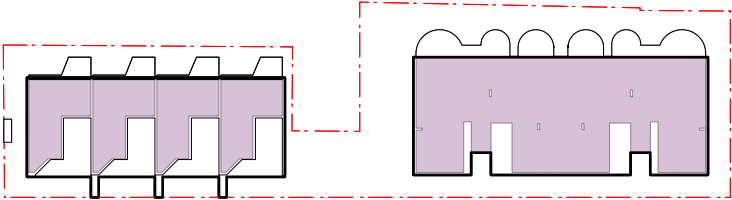
FOR CBUS PROPERTY

NO	REV	TITLE	PHASE	SCALE	DATE
DA.S2.0	12	ELEVATIONS - APARTMENT BUILDING	DA	1:250	13/07/16

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L2 9 ROSLYN ST POTTS POINT 2011 T. 8297 3590 F. 8297 3510
NOMINATED ARCHITECT: RACHEL NEESON No. 6692

BUILDING AREAS



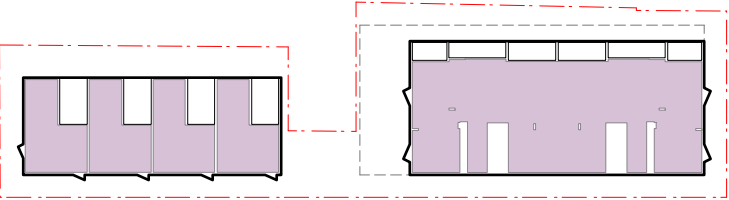
L0 FLOOR AREA

LOT S2.1 (TERRACES): 265m2
LOT S2.2 (APARTMENT BUILDING): 515m2

TOTAL GFA: 2121m2

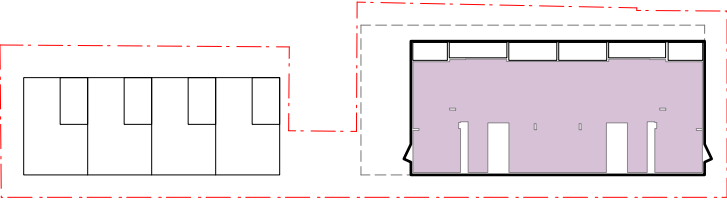
LOT S2.1 (TERRACES): 572m2

LOT S2.2 (APARTMENT BUILDING): 1549m2



L1 FLOOR AREA

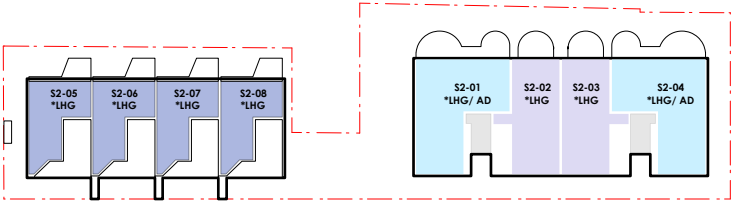
LOT S2.1 (TERRACES): 307m2
LOT S2.2 (APARTMENT BUILDING): 517m2



L2 FLOOR AREA

LOT S2.2 (APARTMENT BUILDING): 517m2

BUILDING MIX

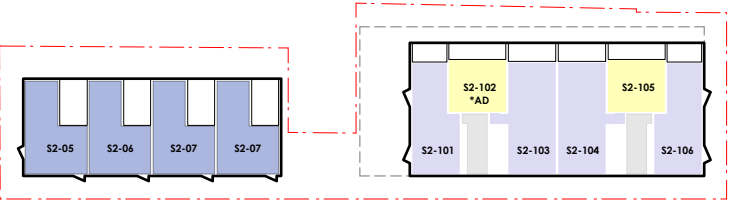


L0 APARTMENTS

LOT S2.1
4 APARTMENTS

- 1 BED: 0
- 2 BED: 2 (2 LHG/ ADAPTABLE)
- 3 BED: 2 (2 LHG)

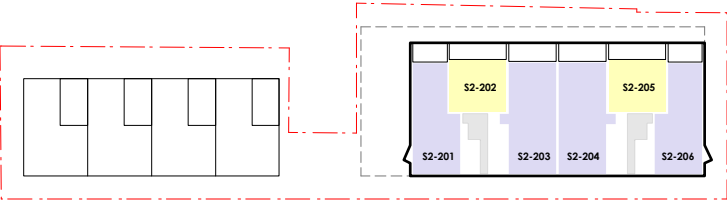
LOT S2.2
4 TERRACES
3 BED: 4 (4 LHG)



L0 APARTMENTS

LOT S2.1
6 APARTMENTS

- 1 BED: 2
- 2 BED: 4
- 3 BED: 0



L0 APARTMENTS

LOT S2.1
6 APARTMENTS

- 1 BED: 2
- 2 BED: 4 (1 ADAPTABLE)
- 3 BED: 0

RESIDENTIAL MIX

LOT S2.1
16 APARTMENTS

- 1 BED: 4 (25%)
- 2 BED: 10 (62.5%)
- 3 BED: 2 (12.5%)

LOT S2.2
4 TERRACES

- 3 BED: 4 (100%)

FLEXIBLE HOUSING MIX (*LHG)

LOT S2.1
GROUND FLOOR APARTMENTS ACHIEVE 'UNIVERSAL'
STATUS AND MEET LIVABLE HOUSING GUIDELINES -
SILVER LEVEL

16 APARTMENTS
UNIVERSAL LHG: 4 (25%)

LOT S2.2
ALL TERRACES HOUSES ACHIEVE 'UNIVERSAL' STATUS
AND MEET LIVABLE HOUSING GUIDELINES - SILVER
LEVEL

4 TERRACES
UNIVERSAL LHG: 4 (100%)

ADAPTABLE DWELLING MIX (*AD)

MINIMUM 20% ADAPTABLE DWELLING
PROPOSED ADAPTABLE DWELLINGS 18% (3
APARTMENTS)
1 BED: 1 (L1)
2 BED: 0
3 BED: 2 (L0)

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APARTMENT LEGEND			
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BT	BATH TUB	GM	GAS METER
SH	SHOWER	BA	BACKFLOW ASSEMBLY
WC	TOILET	FI	FIRE HYDRANT
W/D	WASHER AND DRYER	COND	CONDENSOR UNIT
LT	LAUNDRY TUB		
LC	LINEN CLOSET		
DW	DISHWASHER		
SK	SINK		
F	Fridge		
R	ROBE		
ST	STOVE TOP		
P	PANTRY		

SERVICES LEGEND			
HB	HYDRANT BOOSTER		
GM	GAS METER		
BA	BACKFLOW ASSEMBLY		
FI	FIRE HYDRANT		
COND	CONDENSOR UNIT		

CONSULTANTS			
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PROJECT NAME : NEWMARKET GREEN			
PROJECT NO: 1613			
FOR CBUS PROPERTY			
NO	REV	TITLE	PHASE
DA.S2.0	3	AREA CALCULATIONS	DA
6.001			
		SCALE	DATE
		1:1000	13/07/16

NEESON MURCUTT ARCHITECTS PTY LTD
L2 9 ROSLYN ST POTTS POINT 2011 T. 8297 3590 F. 8297 3510
NOMINATED ARCHITECT: RACHEL NEESON No. 6692

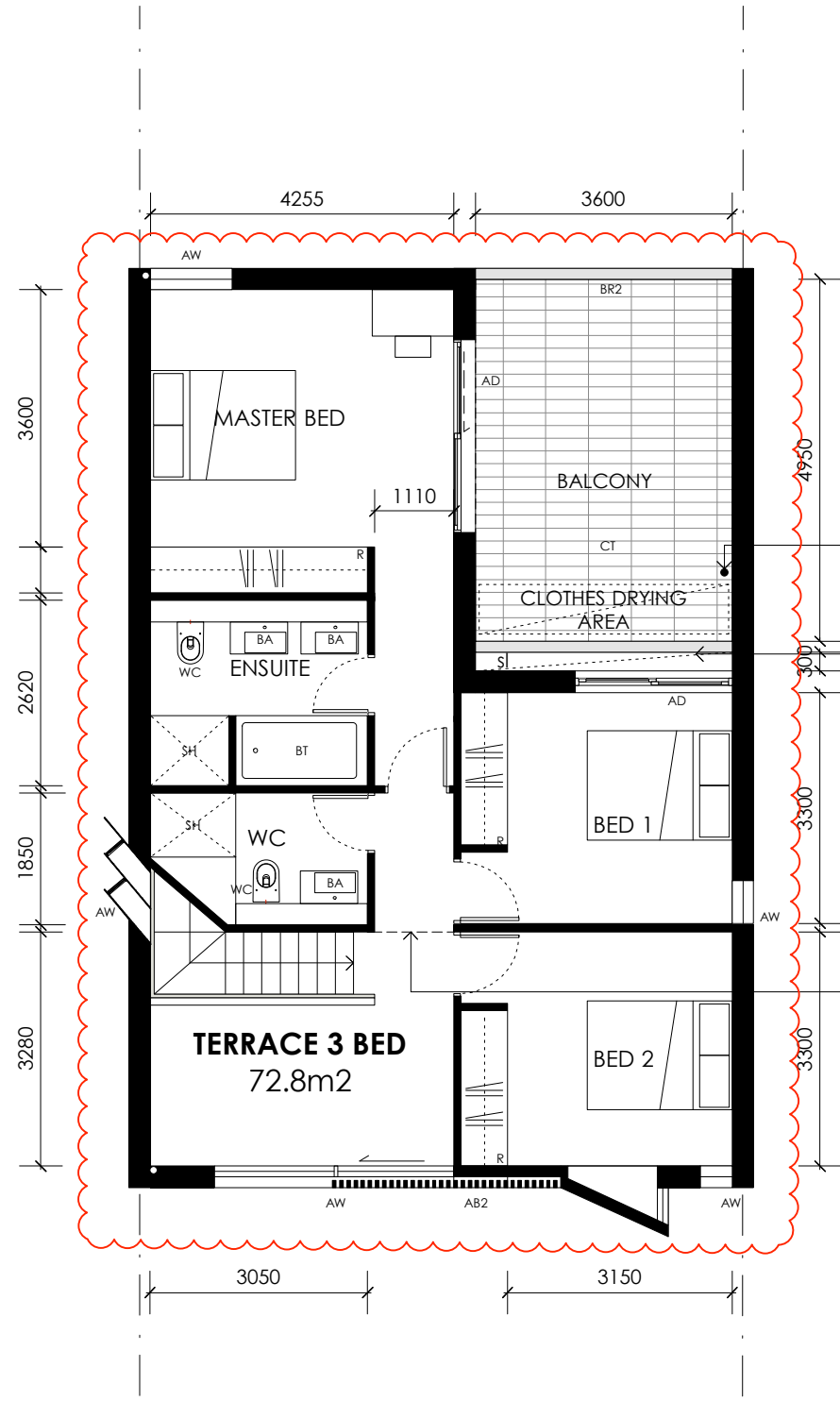
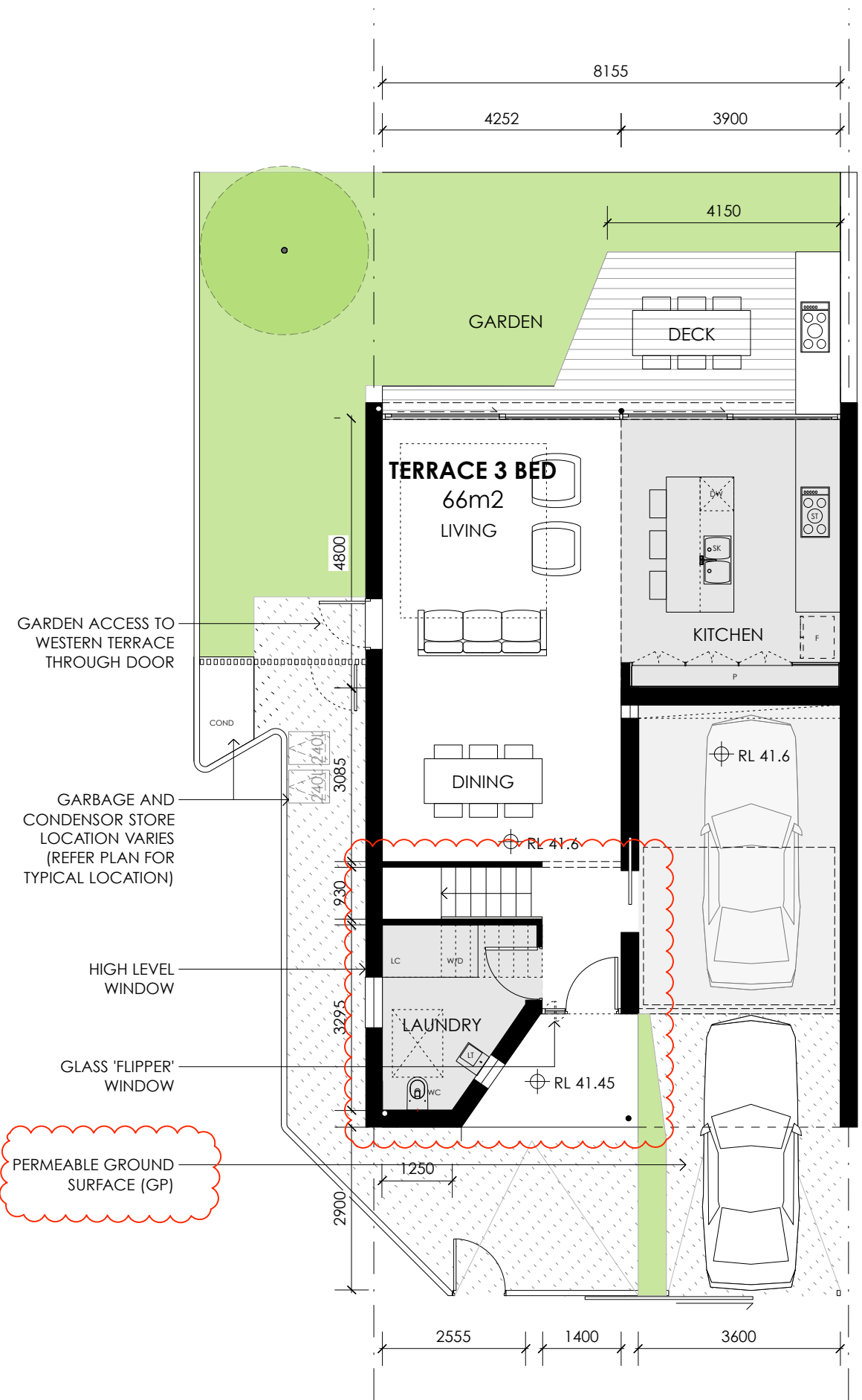
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DEVELOPMENT APPLICATION

88/2017

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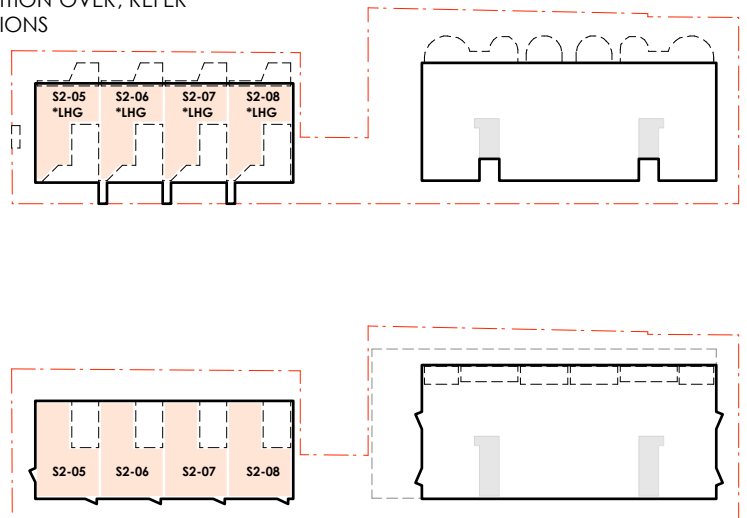


GARDEN TAP

LINE OF SKYLIGHT TO GARAGE BELOW

LINE OF HIGH LEVEL PARTITION OVER, REFER SECTIONS

DEVELOPMENT APPLICATION
88/2017
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PS	PERFORATED SCREEN (BALUSTRADE)	CT	CERAMIC TILE
CONC	CONCRETE	SU	STORAGE UNIT
W	WASHER AND DRYER	W/D	WASHER AND DRYER
BT	BATH TUB	LC	LAUNDRY CUPBOARD
SH	SHOWER	LT	LAUNDRY TUB
WC	TOILET	LC	LAUNDRY CLOSET
TH	FIRE HYDRANT	W/D	WASHER AND DRYER
COND	CONDENSOR UNIT	W/D	WASHER AND DRYER
BT	BATH TUB	LC	LAUNDRY CUPBOARD
SH	SHOWER	LT	LAUNDRY TUB
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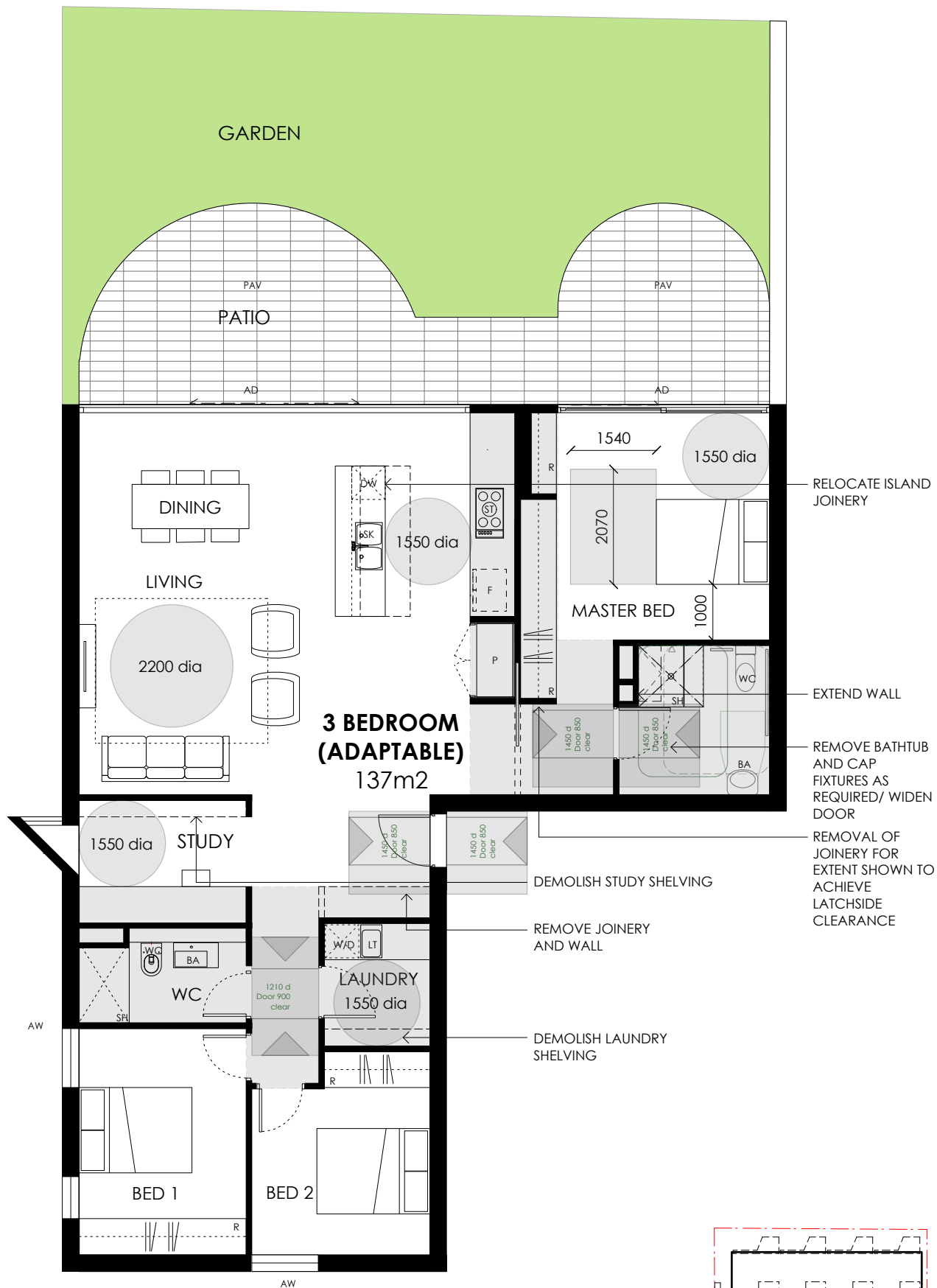
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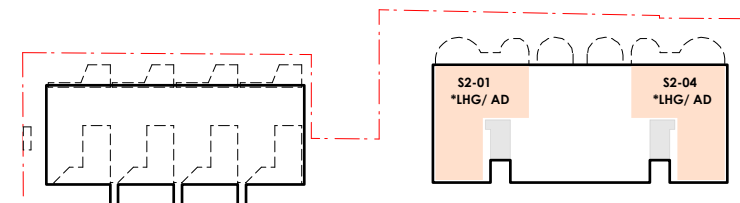
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FOR CBUS PROPERTY							
NO	REV	TITLE		PHASE	SCALE	DATE	
DA.S2.0	3	TERRACE		DA	1:100	Date	
5.006							

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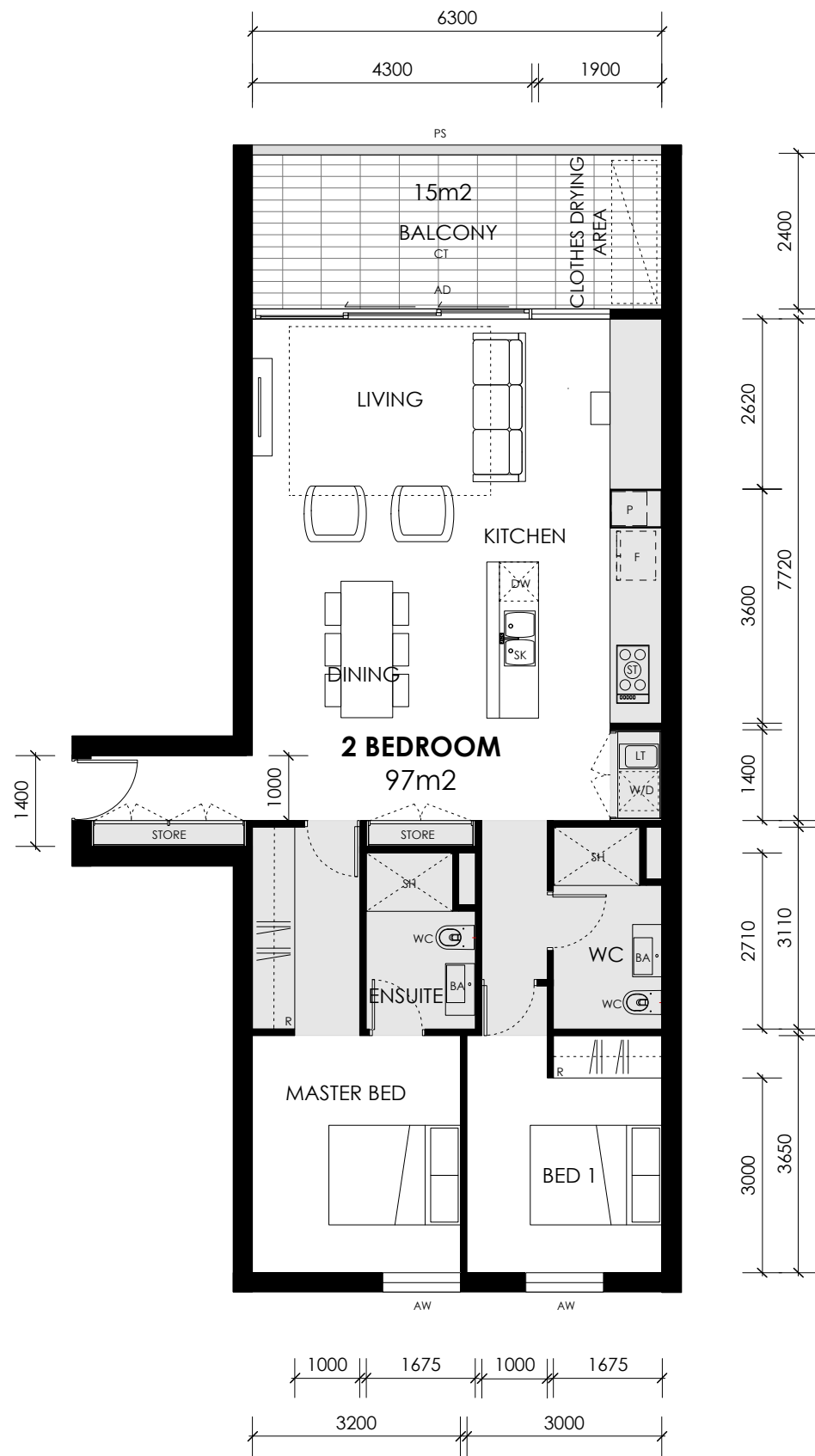
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DEVELOPMENT APPLICATION

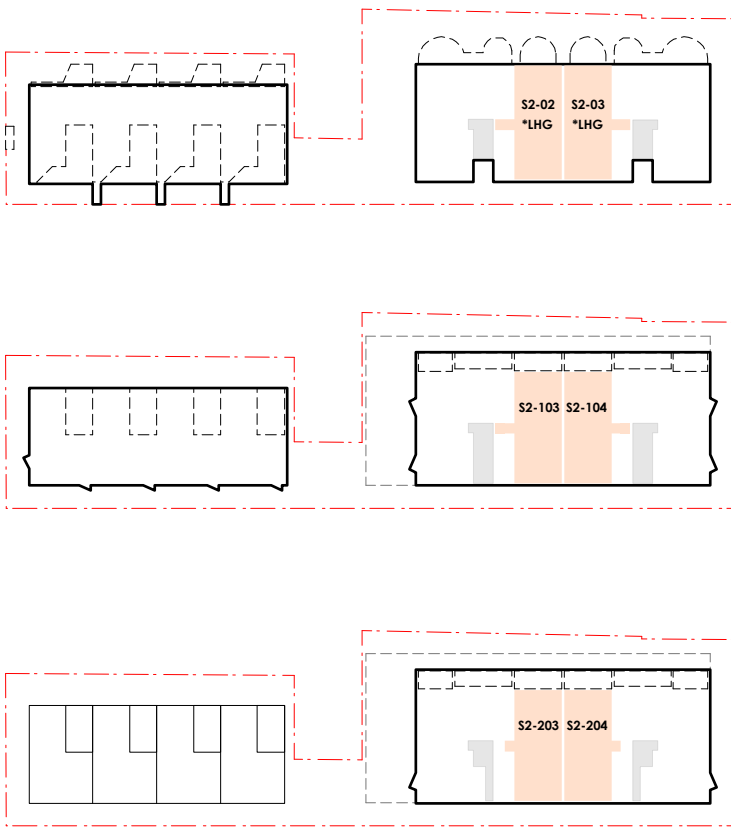
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P	PANTRY		

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COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS

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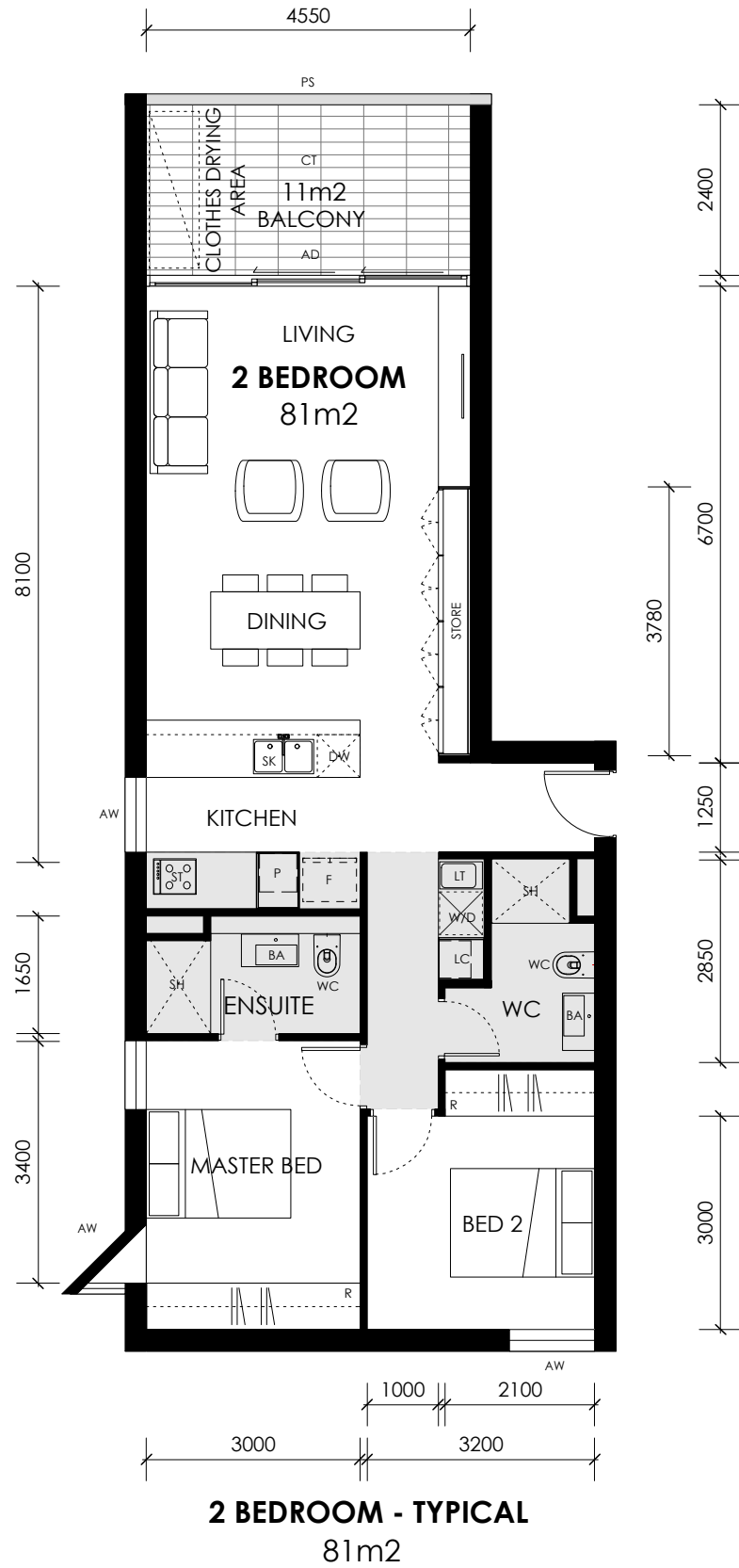
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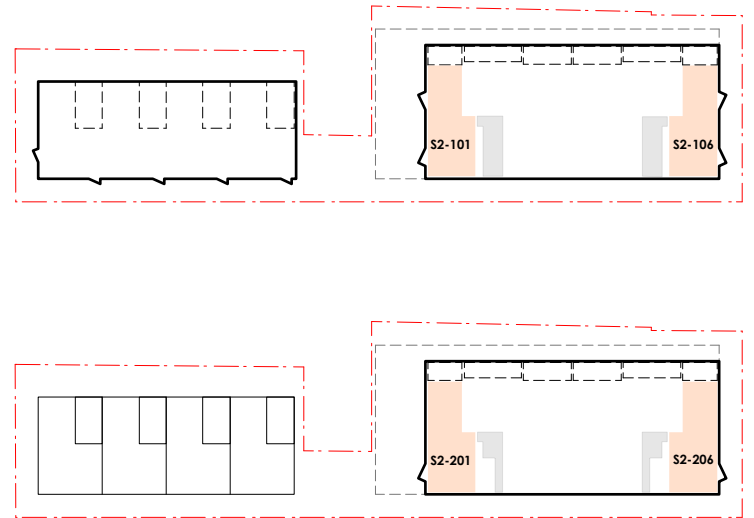
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FOR CBUS PROPERTY				NOMINATED ARCHITECT: RACHEL NEESON No. 6692		
NO	REV	TITLE	PHASE	SCALE	DATE	
DA.52.0	3	APARTMENT LAYOUT - 2 BED (MIDDLE)	DA	1:100	Date	
5.003						

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RF3	TILED ROOF	TD	TIMBER DOOR
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BT	BATH TUB	LT	LAUNDRY TUB
SH	SHOWER	LC	LINEN CLOSET
WC	TOILET	DW	DISHWASHER
SK	SINK	SK	SINK
FR	Fridge	FR	FRIDGE
RO	ROBE	RO	ROBE
ST	STOVE TOP	ST	STOVE TOP
PN	PANTRY	PN	PANTRY

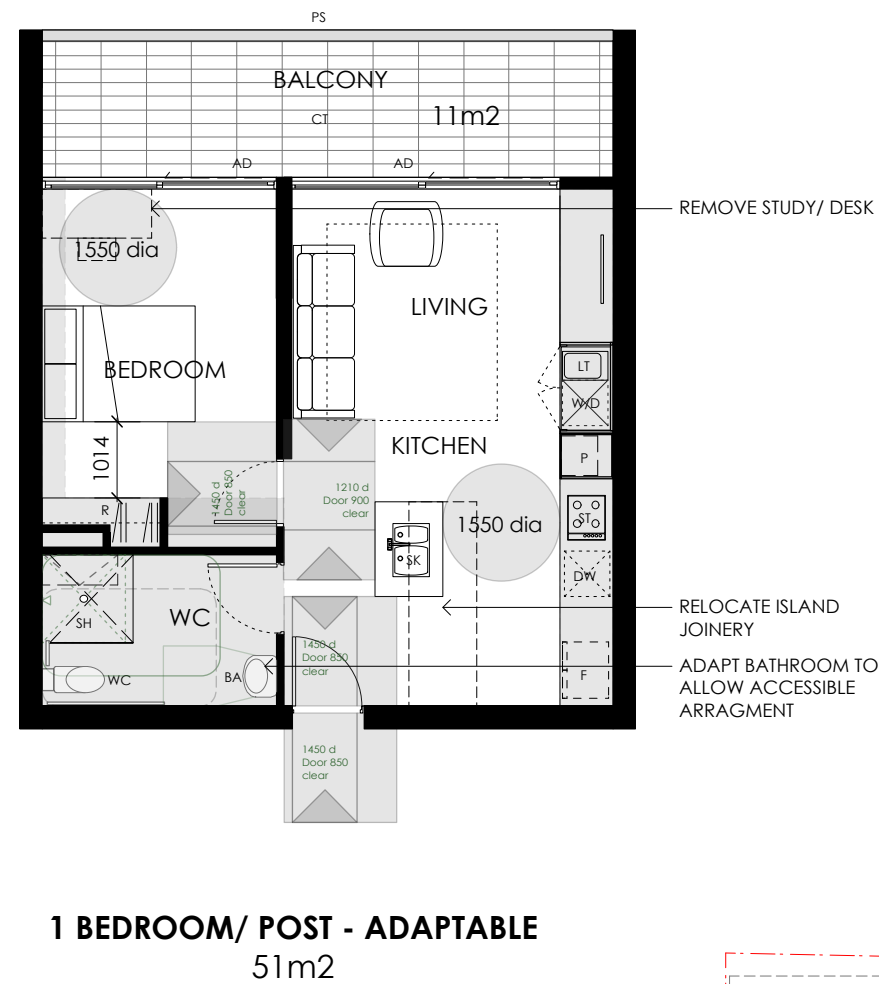
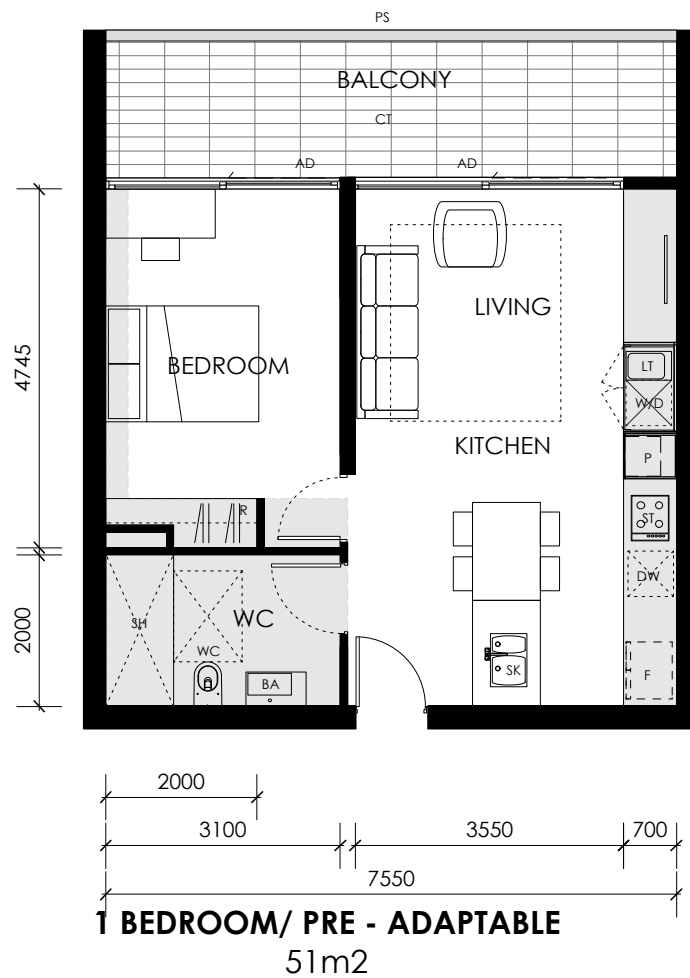
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NO	REV	TITLE	PHASE	SCALE	DATE
DA.52.0	3	APARTMENT LAYOUT - 2 BED (SIDE)	DA	1:100	Date
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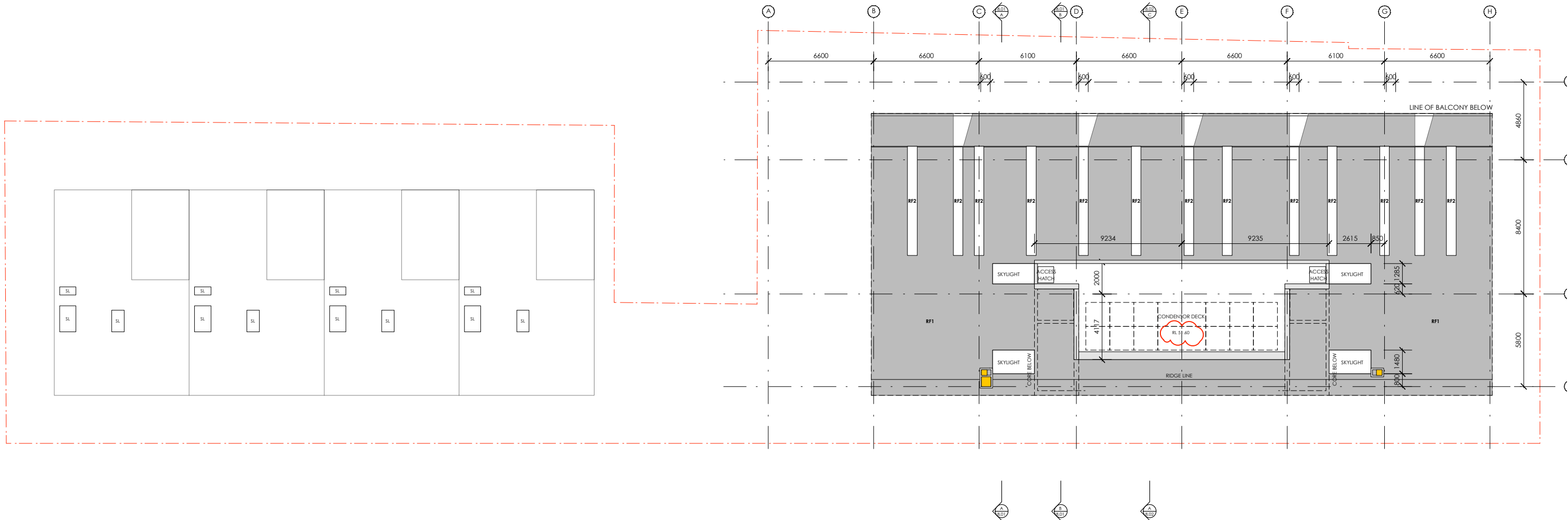
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PROJECT NAME : NEWMARKET GREEN PROJECT NO: 1613 FOR CBUS PROPERTY			NEESON MURCUTT ARCHITECTS PTY LTD L2 9 ROSLYN ST POTTS POINT 2011 T. 8297 3590 F. 8297 3510 NOMINATED ARCHITECT: RACHEL NEESON No. 6692		
NO	REV	TITLE	PHASE	SCALE	DATE
DA.52.0	3	APARTMENT LAYOUT - 1 BED	DA	1:100	Date
5.001					
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DEVELOPMENT APPLICATION

88/2017

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Randwick City Council
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GENERAL LEGEND			
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AW	ALUMINIUM WINDOWS	GP	GRASS PAVERS
PS	PERFORATED SCREEN (BALUSTRADE)	CT	CERAMIC TILE
CONC	CONCRETE	SU	STORAGE UNIT
RF1	ZINC ROOF	TF	TIMBER FENCE - WHITE
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RF3	TILED ROOF	TD	TIMBER DECK
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BR2	BRICK 2 - GLAZED WHITE BRICK	COL	COLUMN
BR3	BRICK 3 - TERRACE BRICK	AB1	ALUMINIUM BATTENS - WHITE
CS	GARIBAGE CHUTE	AB2	ALUMINIUM BATTENS - DARK
LC	LINEN CUPBOARD	ST	STONE
PF	PAISADE FENCE	WA	WATER METERS
RM	RENDERED MASONRY	TD	TIMBER DOOR

APARTMENT LEGEND			
BA	BASIN	LT	LAUNDRY TUB
BT	BATH TUB	LC	LINEN CLOSET
SH	SHOWER	W/D	WASHER AND DRYER
WC	TOILET	SK	SINK
F	FRIDGE	R	ROBE
ST	STOVE TOP	P	PANTRY

SERVICES LEGEND			
HB	HYDRANT BOOSTER	GM	GAS METER
BA	BACKFLOW ASSEMBLY	TH	FIRE HYDRANT
COND	CONDENSOR UNIT		

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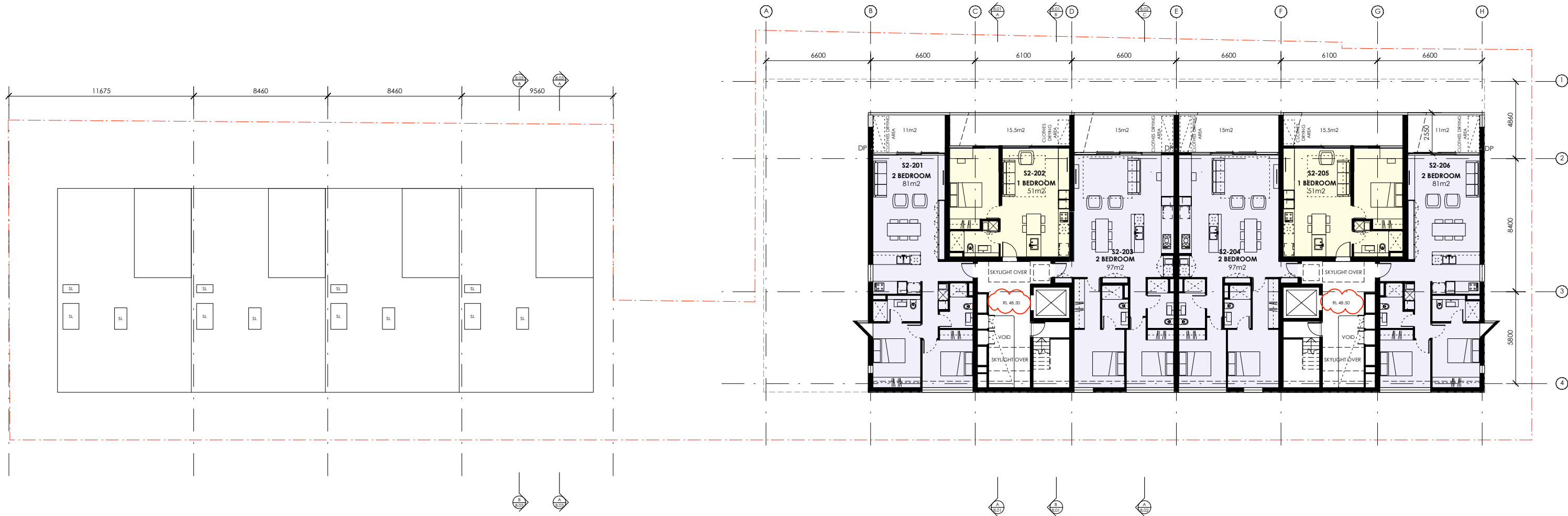
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P	PANTRY		

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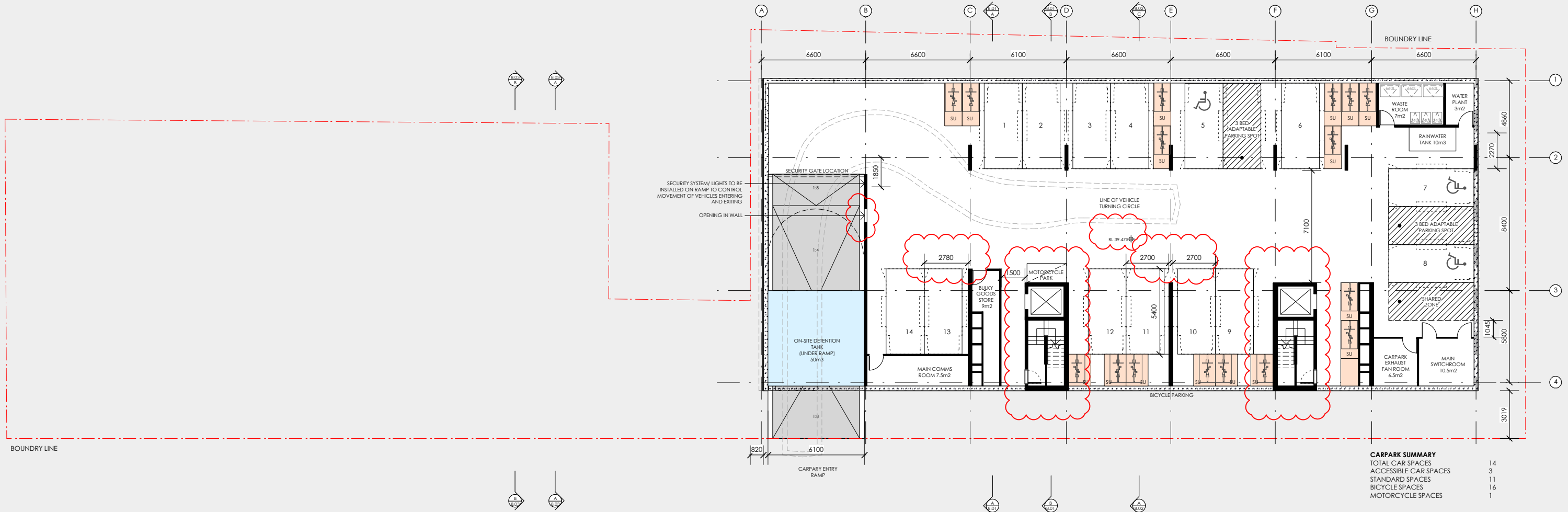
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PROJECT NO: 1613			
FOR CBUS PROPERTY			
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DA.S2.0	4	GA PLANS - LEVEL 2	DA
2.004			1:250
NEESON MURCUTT ARCHITECTS PTY LTD			DATE
12-9 ROSLYN ST POTTS POINT 2011 T: 8297 3590 F: 8297 3510			
NOMINATED ARCHITECT: RACHEL NEESON No. 6692			
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CARPARK SUMMARY	
TOTAL CAR SPACES	14
ACCESSIBLE CAR SPACES	3
STANDARD SPACES	11
BICYCLE SPACES	16
MOTORCYCLE SPACES	1

DEVELOPMENT APPLICATION

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AW	ALUMINIUM WINDOWS	GP	GRASS PAVERS	BT	BATH TUB
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CONC	CONCRETE	SU	STORAGE UNIT	WC	TOILET
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GS	GARAGE CHUTE	AB2	ALUMINIUM BATTENS - DARK	R	ROBE
LC	LINEN CUPBOARD	ST	STONE	ST	STOVE TOP
PF	PAISADE FENCE	WA	WATER METERS	P	PANTRY
RM	RENDERED MASONRY	TD	TIMBER DOOR		

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FOR CBUS PROPERTY				NOMINATED ARCHITECT: RACHEL NEESON No. 6692	
NO	REV	TITLE	PHASE	SCALE	DATE
DA.52.0	4	GA PLANS - BASEMENT	DA	1:250	13/07/16
2.001					
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BT	BATH TUB	LT	LAUNDRY TUB
SM	SHOWER	LC	LINEN CLOSET
WC	TOILET	DW	DISHWASHER
SK	SINK	F	Fridge
BA	BACFLOW ASSEMBLY	R	ROBE
COND	CONDENSOR UNIT	ST	STOVE TOP
		P	PANTRY

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WC	TOILET	PH	FIRE HYDRANT
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PROPOSED NEW STREET (ST4)

YOUNG STREET

PROPOSED NEW STREET (ST3)

NOTE
Downpipes to be concealed in walls and columns as shown.

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Downpipes to be concealed in walls and columns as shown.

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PROJECT NAME : **NEWMARKET GREEN**

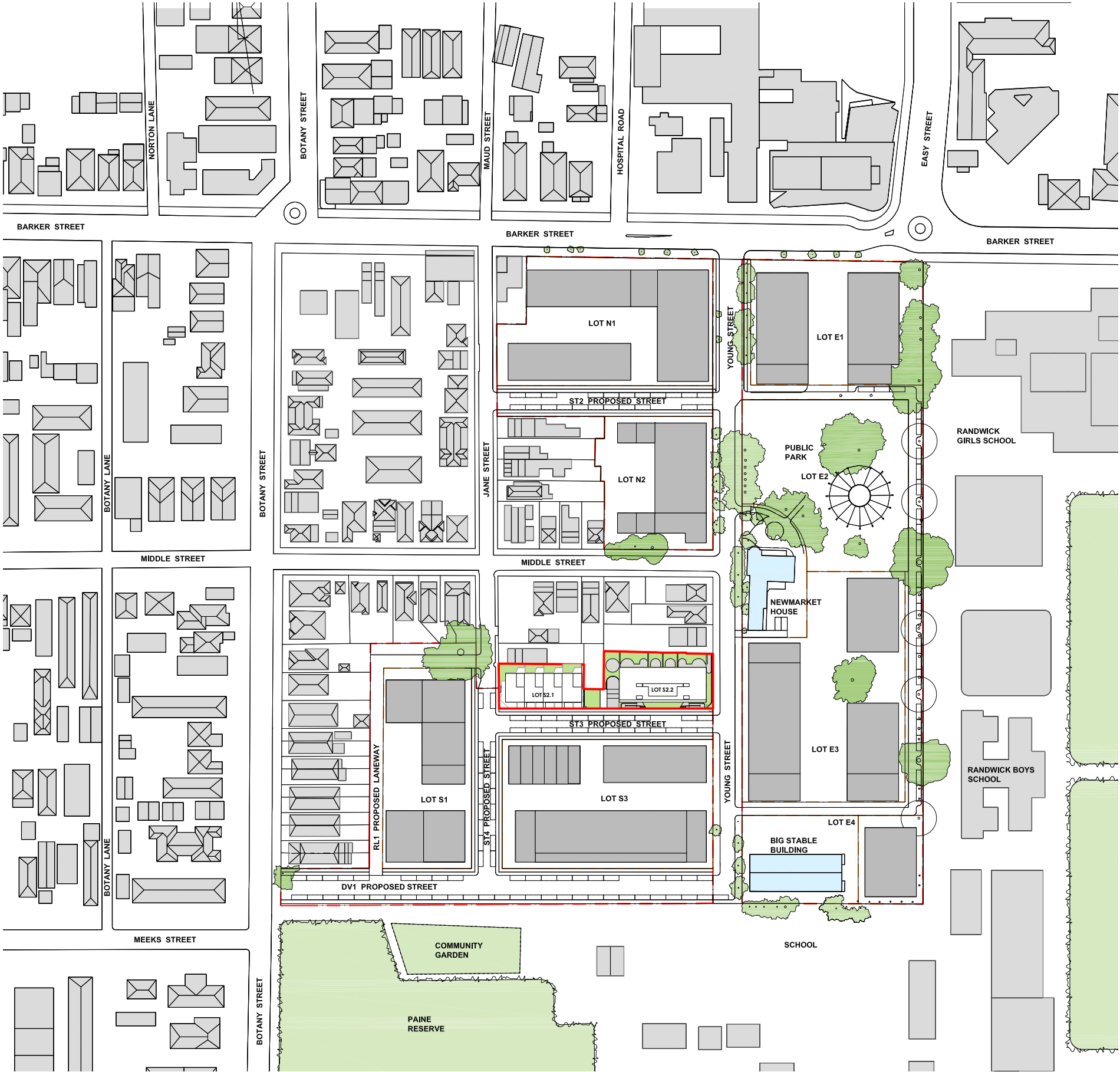
PROJECT NO: **1613**

FOR CBUS PROPERTY

NO	REV	TITLE	PHASE	SCALE	DATE
DA.52.0	4	GA PLANS - LEVEL 0	DA	1:250	13/07/16

NEESON MURCUTT ARCHITECTS PTY LTD
L2 9 ROSLYN ST POTTS POINT 2011 T. 8297 3590 F. 8297 3510
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Thermal comfort inclusions		
Glazing Doors/windows	<u>Aluminium framed single clear glazing to all units:</u> U-Value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%) A – awning windows + hinged glazed doors U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%) B – sliding doors/windows + fixed glazing + louvres windows All façade glazing facing onto Victoria road to be fixed.	
Roof	Units Zinc roof/Colorbond Default colour modelled	Terraces Tiled roof Dark colour (SA>0.7)
Ceiling	Plasterboard ceiling, R2.5 bulk insulation where exposed roof or balconies are above Plasterboard ceiling, no insulation where neighbouring units are above Note: Loss of ceiling insulation due to penetrations from down lights has been accounted for in accordance with NatHERS Technical Note and assume non-ventilated LED down lights.	
External wall	Brick Veneer All external walls to have R1.0 bulk insulation (no insulation needed for garage walls) Default colour modelled	
Inter tenancy walls	Brick, no insulation required.	
Walls with-in dwellings	Plasterboard on studs with no insulation	
Floors	Concrete slab on ground, no insulation (Terraces) Suspended concrete with no insulation (ground floor units above garage) Floor coverings – Tiles to kitchen, living areas and wet areas, carpet to bedrooms, timber to living area (terraces)	

BASIX water inclusions			
		Units	Terraces
Fixtures	Showerheads:	Mid (>6L but <=7.5 L/min)	Mid (>6L but <=7.5 L/min)
	Toilets:	4.0 star	4.0 star
	Kitchen taps:	5.0 star	5.0 star
	Bathroom vanity taps:	5.0 star	5.0 star
	Clothes Washer:	2.0 star	N/A
Central rainwater storage		Units Tank size 5,000L, collecting from at least 300m ² roof connected to all common/private area landscaping	Terraces Tank size 5,000L, collecting from at least 200m ² roof connected to all common/private area landscaping
BASIX energy inclusions			
Hot water system	Units Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers		Terraces Gas instantaneous (5 Star)

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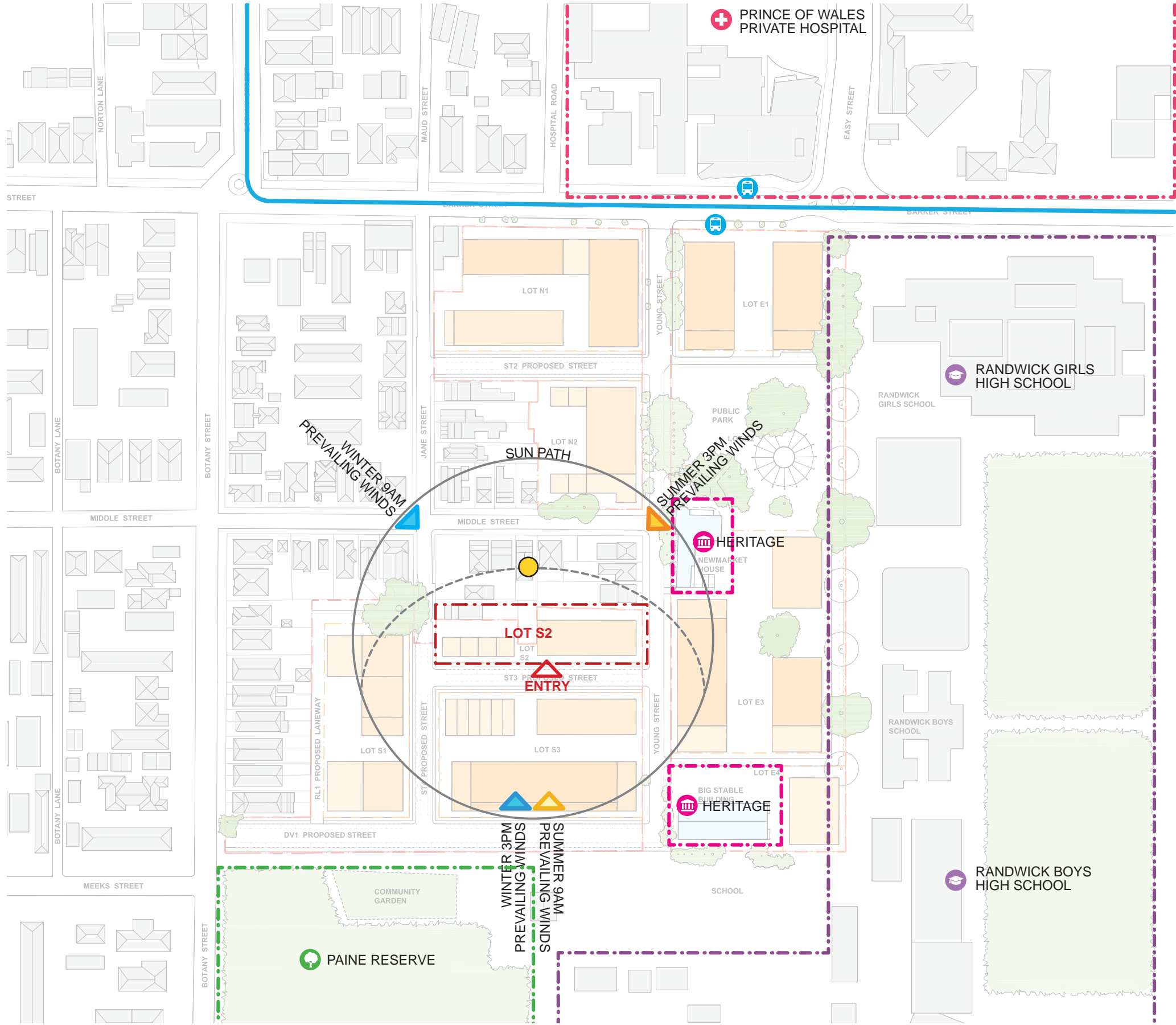
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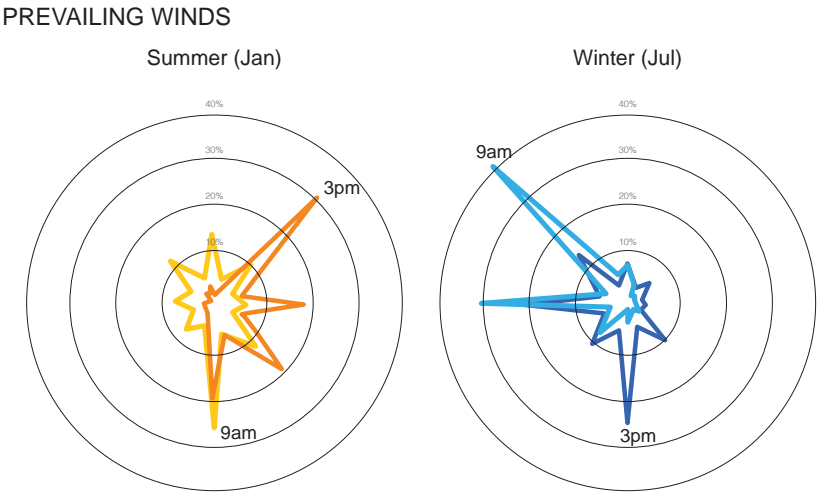
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DA.32.0	3	SITE ANALYSIS	DA	1:2000	13/07/16	
1.001						

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DOCUMENT REGISTER

Drawing	Title	Scale
DA.S2.00.001	COVER SHEET	NTS
SITE		
DA.S2.01.001	SITE ANALYSIS	1:2000
DA.S2.01.002	SITE PLAN	1:2000
PLANS - GENERAL ARRANGEMENT		
DA.S2.02.001	GA PLANS - BASEMENT	1:250
DA.S2.02.002	GA PLANS - LEVEL 0	1:250
DA.S2.02.003	GA PLANS - LEVEL 1	1:250
DA.S2.02.004	GA PLANS - LEVEL 2	1:250
DA.S2.02.005	GA PLANS - ROOF	1:250
DETAIL APARTMENT PLANS		
DA.S2.05.001	APARTMENT LAYOUT - 1 BED	1:100
DA.S2.05.002	APARTMENT LAYOUT - 2 BED (SIDE)	1:100
DA.S2.05.003	APARTMENT LAYOUT - 2 BED (MIDDLE)	1:100
DA.S2.05.004	APARTMENT LAYOUT - 3 BED (GROUND)	1:100
DA.S2.05.005	APARTMENT LAYOUT - 2 BED (GROUND)	1:100
DA.S2.05.006	TERRACE LAYOUT	1:100
AREA CALCULATIONS		
DA.S2.06.001	AREA CALCULATIONS	1:1000
ELEVATIONS		
DA.S2.07.001	ELEVATIONS - APARTMENT BUILDING	1:200
DA.S2.07.002	ELEVATIONS - APARTMENT BUILDING	1:200
DA.S2.07.003	ELEVATIONS - TERRACES	1:200
DA.S2.07.004	ELEVATIONS - TERRACES	1:200
DA.S2.07.005	MATERIALS BOARD	NTS
SECTIONS		
DA.S2.08.001	SECTIONS - TERRACES	1:200
DA.S2.08.002	SECTIONS - APARTMENT BUILDING	1:200
DA.S2.08.003	SECTIONS - TERRACE	1:200
SHADOW DIAGRAMS		
DA.S2.09.001	SOLAR AND VENTILATION	1:1000
DA.S2.09.002	SHADOW STUDIES	1:1000
DA.S2.09.003	LANDSCAPE STRATEGY	1:1000
BUILDING PERSPECTIVES		
DA.S2.10.001	PERSPECTIVE VIEW - TERRACES	NTS
DA.S2.10.002	PERSPECTIVE VIEW - APARTMENT BUILDING	NTS



LOT S2.2 - PERSPECTIVE VIEW - APARTMENTS

GENERAL LEGEND		APARTMENT LEGEND		SERVICES LEGEND	
AD	ALUMINIUM DOORS	PAV	EXTERNAL PAVING	BA	BASIN
AW	ALUMINIUM WINDOWS	GP	GRASS PAVERS	BT	BATH TUB
PS	PERFORATED SCREEN (BALUSTRADE)	CT	CERAMIC TILE	SH	SHOWER
CONC	CONCRETE	SU	STORAGE UNIT	WC	TOILET
RF1	ZINC ROOF	TF	TIMBER FENCE - WHITE	W/D	WASHER AND DRYER
RF2	COLORBOND ROOF	TG	TIMBER GATE	LT	LAUNDRY TUB
RF3	TILED ROOF	TD	TIMBER DECK	LC	LINEN CLOSET
BR1	BRICK 1 - 3 TONE MIX	GD	GARAGE DOOR	DW	DISHWASHER
BR2	BRICK 2 - GLAZED WHITE BRICK	COL	COLUMN	SK	SINK
BR3	BRICK 3 - TERRACE BRICK	AB1	ALUMINIUM BATTENS - WHITE	F	Fridge
GS	GARBAGE CHUTE	AB2	ALUMINIUM BATTENS - DARK	R	ROBE
LC	LINEN CUPBOARD	ST	STONE	ST	STOVE TOP
PF	PAISADE FENCE	WA	WATER METERS	P	PANTRY
RM	RENDERED MASONRY	TD	TIMBER DOOR		

CONSULTANTS	
- COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS	- IF DISCREPANCY EXISTS NOTIFY ARCHITECT
- COMPLY WITH THE BUILDING CODE OF AUSTRALIA	- COS - COHIBA ON SITE
- COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS	- IF IN DOUBT ASK
- DIMENSIONS IN MILLIMETRES	
- USE FIGURES DIMENSIONS ONLY	
- DO NOT SCALE	
CAD File: NEW-PLAN 171121 v2017.vwx	

ISSUE	DATE	REVISION
3	24/1/18	REVISED DA
DRAWN BY HS CHECKED BY ??		
IF ISSUE IS INITIALED AS CHECKED DRAWING CAN BE CONSIDERED APPROVED UNDER NMA QUALITY MANAGEMENT SYSTEM		

PROJECT NAME : NEWMARKET GREEN			NEESON MURCUTT ARCHITECTS PTY LTD		
PROJECT NO: 1613			L2 9 ROSLYN ST POTTS POINT 2011 T. 8297 3590 F. 8297 3510		
FOR CBUS PROPERTY			NOMINATED ARCHITECT: RACHEL NEESON No. 6692		
NO	REV	TITLE	PHASE	SCALE	DATE
DA.S2.0 0.001	3	COVER SHEET	DA	NTS	13/07/16
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