

External Walls: Rendered Cavity brick (NO INSUL) -medium colour - SEE TABLE FOR EXCEPTIONS  
Internal Walls:

- Plasterboard on studs (no insul.)
- Party/corridor walls: 70mm AAC x2 with 13mm PB both sides plus R1.0 insulation in centre

Windows: Aluminium DG Air Fill High Solar Gain low-E -Clear: U = 4.30: SHGC = 0.53

Roof: concrete tiled surface (medium colour) - no insulation - SEE TABLE FOR EXCEPTIONS

Ceiling: Plasterboard + no Insulation.

Floor: Concrete slab: no insulation - SEE TABLE FOR EXCEPTIONS

Roof Covering: Concrete in wet areas and carpet elsewhere.

Wall Exhaust fans must be sealed

G02 R1.0 insulation in floor

G03 R1.0 insulation in floor

G04 R1.0 insulation in floor + R1.0 insul. in external walls

G05 R1.0 insulation in floor

G06 R2.0 insulation in floor + R2.0 in roof below tiled surface.

103 R1.0 insulation in floor

104 R1.0 insulation in floor

107 R1.0 insulation in floor

201 R2.0 in roof below walking surface

204 R2.0 in roof below walking surface

205 R2.0 in roof below walking surface

207 R2.0 in roof below walking surface

401 R2.0 insulation in roof

402 R2.0 insulation in roof

403 R2.0 insulation in roof

404 R2.0 insulation in roof

405 R2.0 insulation in roof + R1.0 in floor above 'open air'

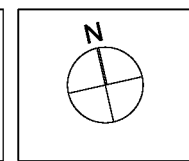
SCALE 1:200

0 1 2 5 10M

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**DA**

| Issue | Date | Description             |
|-------|------|-------------------------|
| C     | 2017 | Control Comments        |
| B     | 2017 | Addressing DEP comments |
| A     | 2017 | DA                      |

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MARDIROS  
450278007  
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9633 6233

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BASIX:  
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1300 197 036

HYDRAULIC:  
SGC  
SAM HADDAD  
2 9502 4388  
LANDSCAPING:  
LANDSCAPE ARCHITECTS  
MICHAEL SRU  
9567 9833

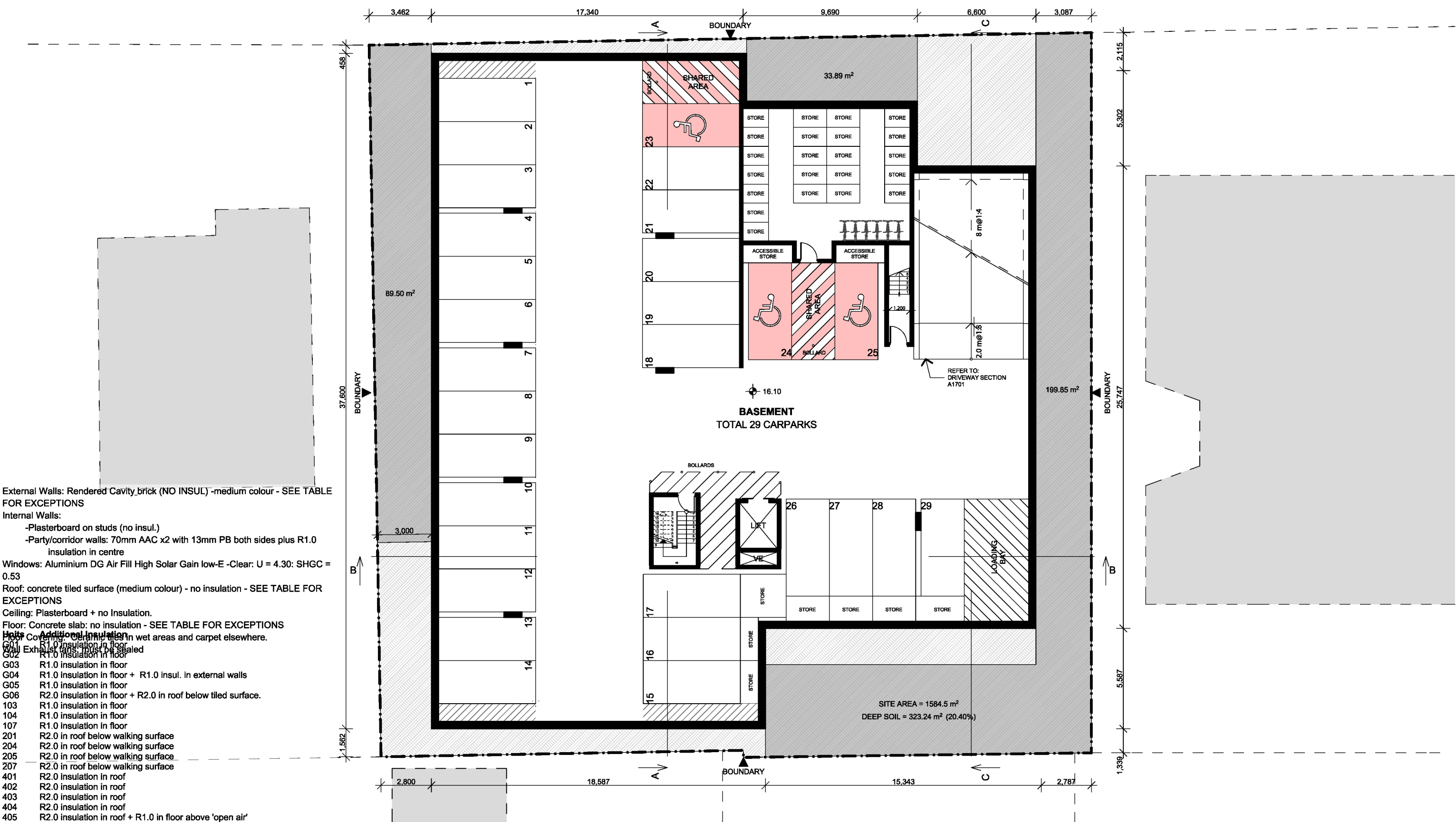
BCA:  
BUILDING INNOVATIONS  
AUSTRALIA  
MARDIROS  
450278007

PLANNING:  
WILLANA  
STUART HARDING  
8398 8500

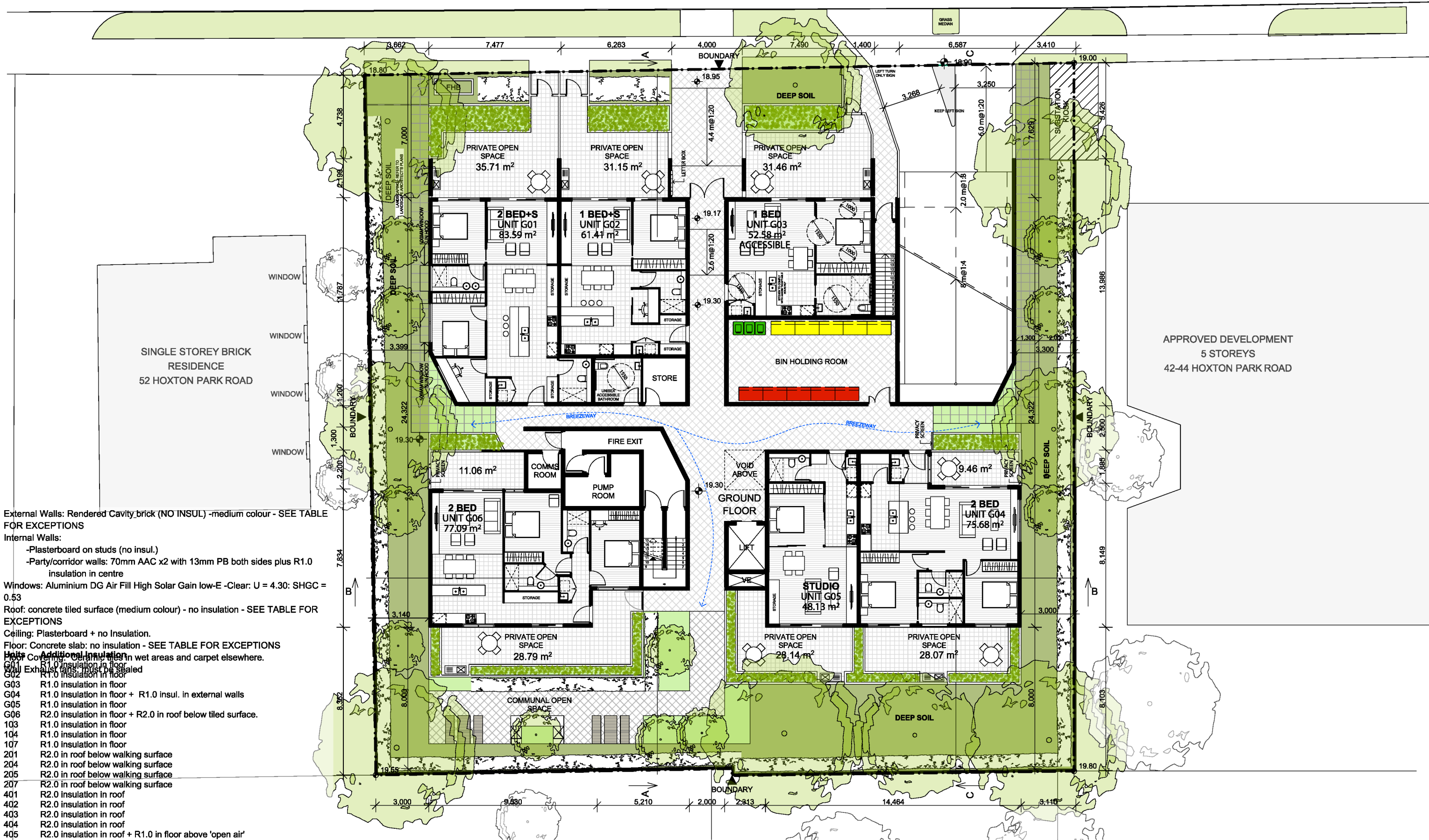
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T. +612 9744 7036 | E. office@ghazia.com  
ACN: 67187131648  
UNIT 2 LEVEL 2, 14 RAILWAY PDE  
BURWOOD NSW 2134

PROJECT:  
**46-50 HOXTON PARK ROAD**  
CLIENT:  
**Hoxten Park PL**  
SCALE:  
**1:200**  
DATE:  
**2/02/2017**  
DAD FILE NUMBER:  
DRAWN BY:  
**EB**  
CHECKED 1:  
**JU**  
CHECKED 2:  
**GA**  
APPROVED:

DRAWING NAME  
**BASEMENT PLAN**  
DRAWING NUMBER  
**DA**  
PROJECT NUMBER  
**68.15**  
ISSUE  
**C**  
A1200



BASEMENT PLAN SCALE 1:200



External Walls: Rendered Cavity brick (NO INSUL) -medium colour - SEE TABLE FOR EXCEPTIONS

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Roof: concrete tiled surface (medium colour) - no insulation - SEE TABLE FOR EXCEPTIONS

Ceiling: Plasterboard + no Insulation.

Floor: Concrete slab: no insulation - SEE TABLE FOR EXCEPTIONS

Notes: Covering in wet areas and carpet elsewhere.

G01 Exhaust fan to be sealed

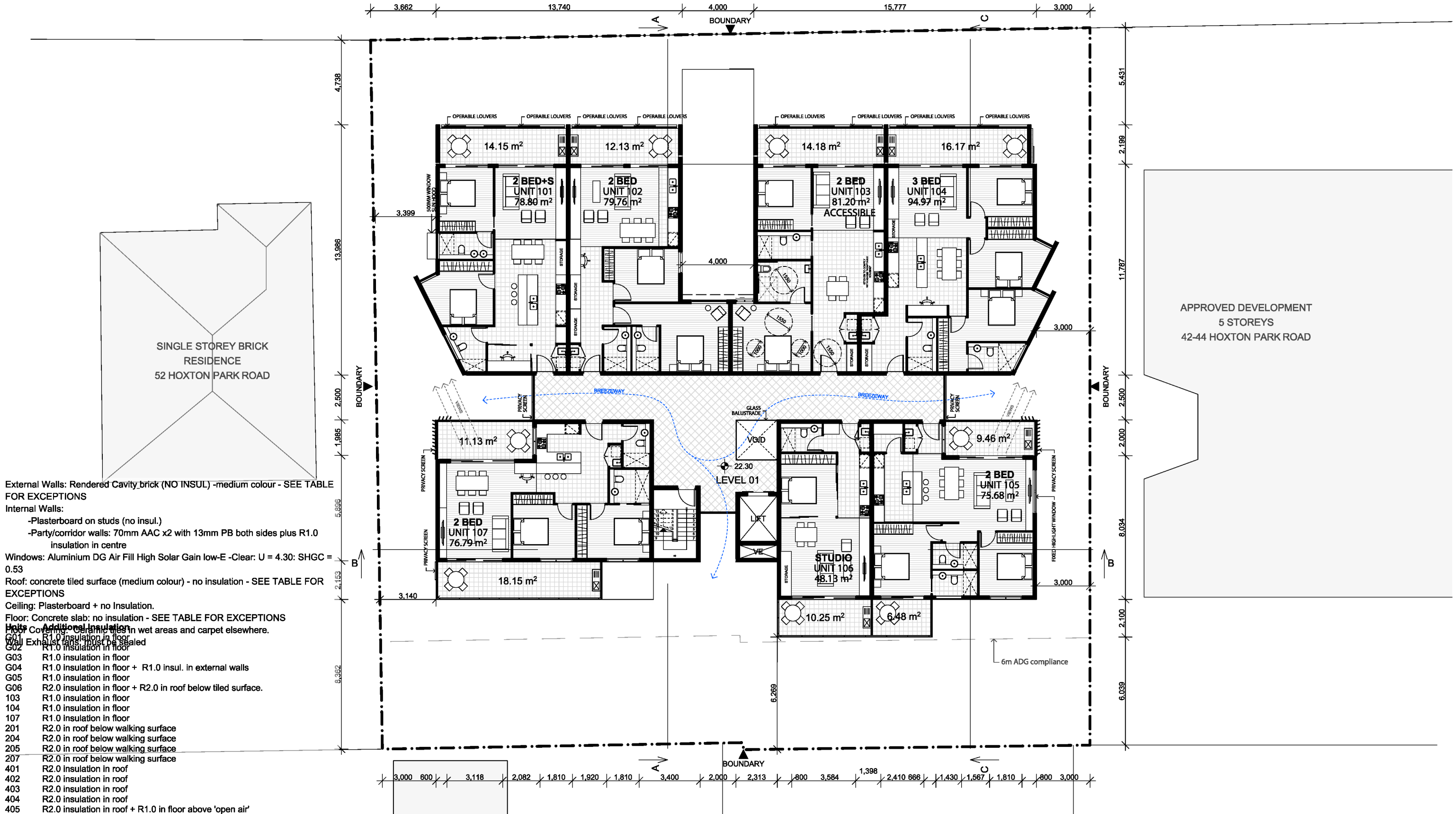
- G01 R1.0 insulation in floor
- G02 R1.0 insulation in floor
- G03 R1.0 insulation in floor
- G04 R1.0 insulation in floor + R1.0 insul. in external walls
- G05 R1.0 insulation in floor
- G06 R2.0 insulation in floor + R2.0 in roof below tiled surface.
- 103 R1.0 insulation in floor
- 104 R1.0 insulation in floor
- 107 R1.0 insulation in floor
- 201 R2.0 in roof below walking surface
- 204 R2.0 in roof below walking surface
- 205 R2.0 in roof below walking surface
- 207 R2.0 in roof below walking surface
- 401 R2.0 insulation in roof
- 402 R2.0 insulation in roof
- 403 R2.0 insulation in roof
- 404 R2.0 insulation in roof
- 405 R2.0 insulation in roof + R1.0 in floor above 'open air'

SCALE 1:200



GROUND FLOOR SCALE 1:200





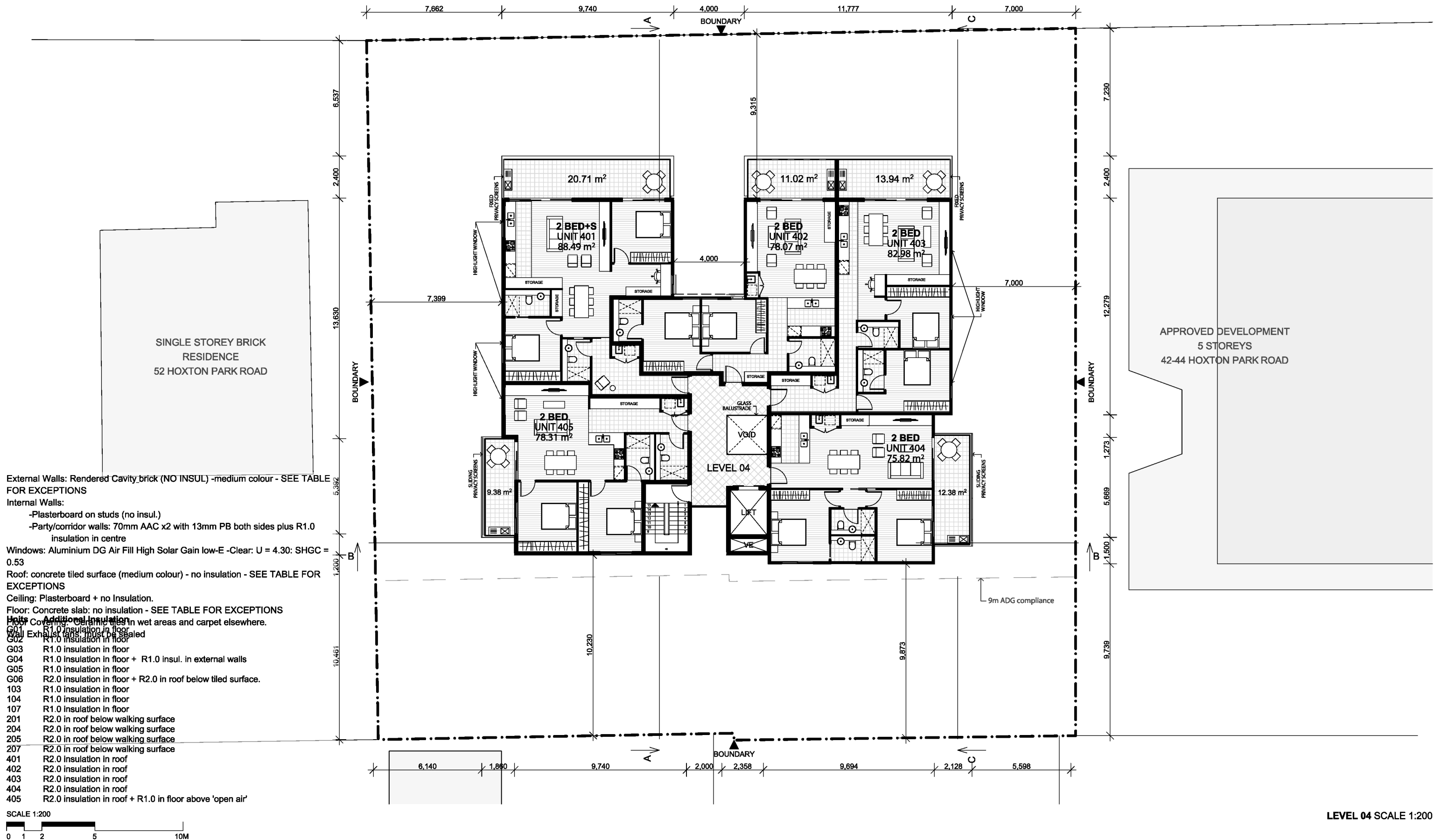
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G01 Exhaust fans must be sealed  
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401 R2.0 insulation in roof  
402 R2.0 insulation in roof  
403 R2.0 insulation in roof  
404 R2.0 insulation in roof  
405 R2.0 insulation in roof + R1.0 in floor above 'open air'

SCALE 1:200  
0 1 2 5 10M

LEVEL 01 SCALE 1:200

|                                                    |                             |                                                                                                              |                                                                                                                                                 |   |                                                                                                                                   |                                                                                                                                                  |                                                                                                                                                   |                                                                                                                    |                                                                    |                                                     |                                                                                                                                                                                     |                                                                                                                                                                                                      |                                                                                                    |
|----------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
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|----------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|

## HOXTON PARK ROAD



**LEVEL 04 SCALE 1:200**

[illegible]





External Walls: Rendered Cavity brick (NO INSUL) -medium colour - SEE TABLE FOR EXCEPTIONS  
Internal Walls:  
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-Party/corridor walls: 70mm AAC x2 with 13mm PB both sides plus R1.0 insulation in centre  
Windows: Aluminium DG Air Fill High Solar Gain low-E -Clear: U = 4.30: SHGC = 0.53  
Roof: concrete tiled surface (medium colour) - no insulation - SEE TABLE FOR EXCEPTIONS  
Ceiling: Plasterboard + no Insulation.  
Floor: Concrete slab: no insulation - SEE TABLE FOR EXCEPTIONS  
Roof Covering: R1.0 insulation in floor in wet areas and carpet elsewhere.  
G01 Exhaust fans must be sealed  
G02 R1.0 insulation in floor  
G03 R1.0 insulation in floor  
G04 R1.0 insulation in floor + R1.0 insul. in external walls  
G05 R1.0 insulation in floor  
G06 R2.0 insulation in floor + R2.0 in roof below tiled surface.  
103 R1.0 insulation in floor  
104 R1.0 insulation in floor  
107 R1.0 insulation in floor  
201 R2.0 in roof below walking surface  
204 R2.0 in roof below walking surface  
205 R2.0 in roof below walking surface  
207 R2.0 in roof below walking surface  
401 R2.0 insulation in roof  
402 R2.0 insulation in roof  
403 R2.0 insulation in roof  
404 R2.0 insulation in roof  
405 R2.0 insulation in roof + R1.0 in floor above 'open air'

SCALE 1:200  
0 1 2 5 10M

LEVEL 03 SCALE 1:200

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A3

Drawing Original Size

|   |            |                              |
|---|------------|------------------------------|
| E | 02/02/2017 | Council Comments             |
| D | 20/01/2017 | Addressing DCF comments      |
| C | 15/01/2017 | Response to objection letter |
| B | 12/12/2016 | Addressing DCF comments      |
| A | 01/11/2016 | DA                           |

| Issue | Date       | Description |
|-------|------------|-------------|
| 1     | 01/11/2016 | DA          |

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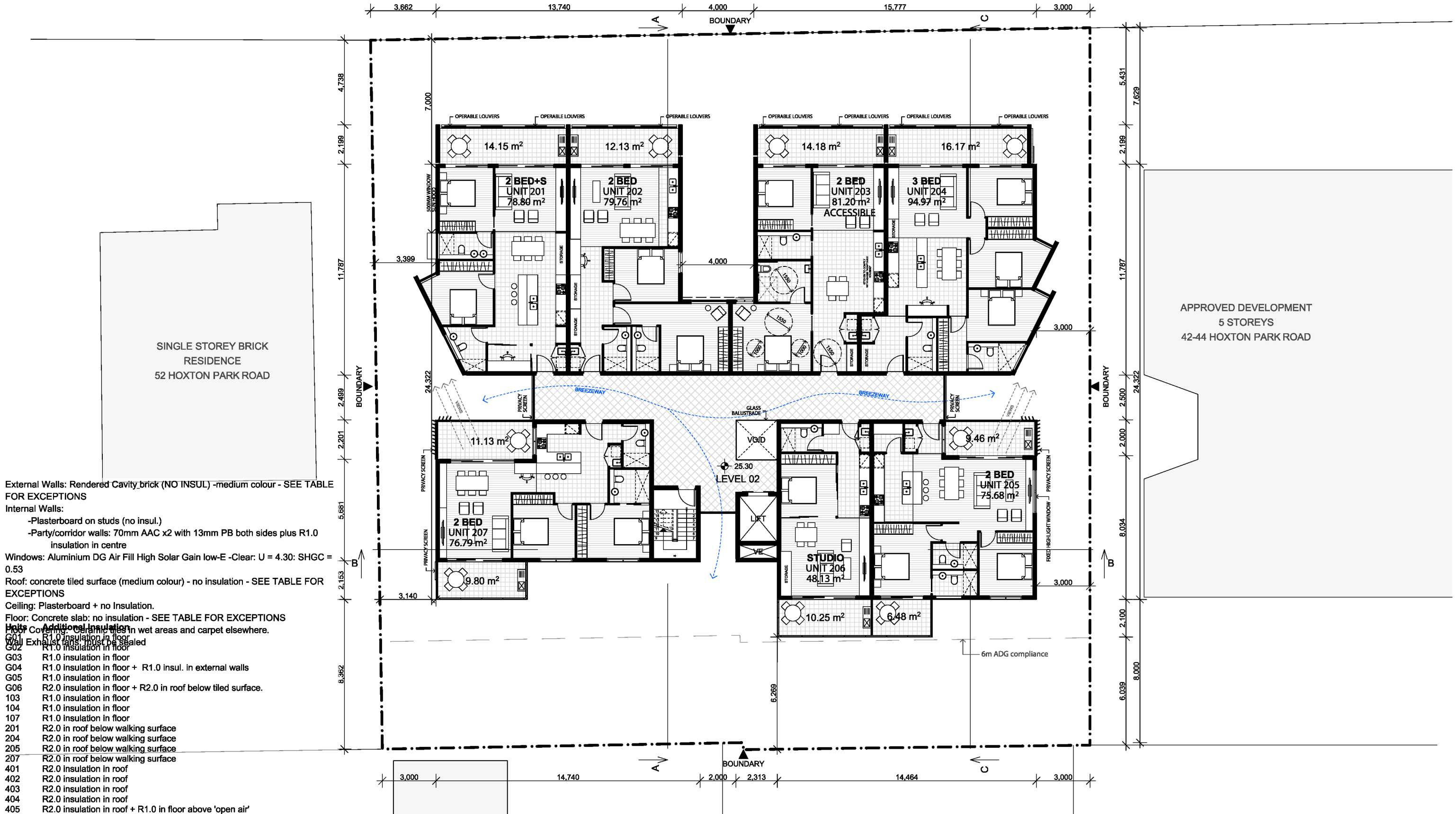
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UNIT 2 LEVEL 2, 14 RAILWAY PDE  
BURWOOD NSW 2134

PROJECT:  
46-50 HOXTON PARK ROAD  
CLIENT:  
Hoxten Park PL

|                 |                     |                  |
|-----------------|---------------------|------------------|
| SCALE:<br>1:200 | DATE:<br>20/02/2017 | CAD FILE NUMBER: |
| DRAWN BY:<br>ES | CHECKED 1:<br>JU    | CHECKED 2:<br>GA |
| APPROVED:       |                     |                  |

|                           |                          |
|---------------------------|--------------------------|
| DRAWING NAME:<br>LEVEL 03 | PROJECT NUMBER:<br>68.15 |
| DRAWING NUMBER:<br>DA     | ISSUE:<br>E              |
| A1204                     |                          |



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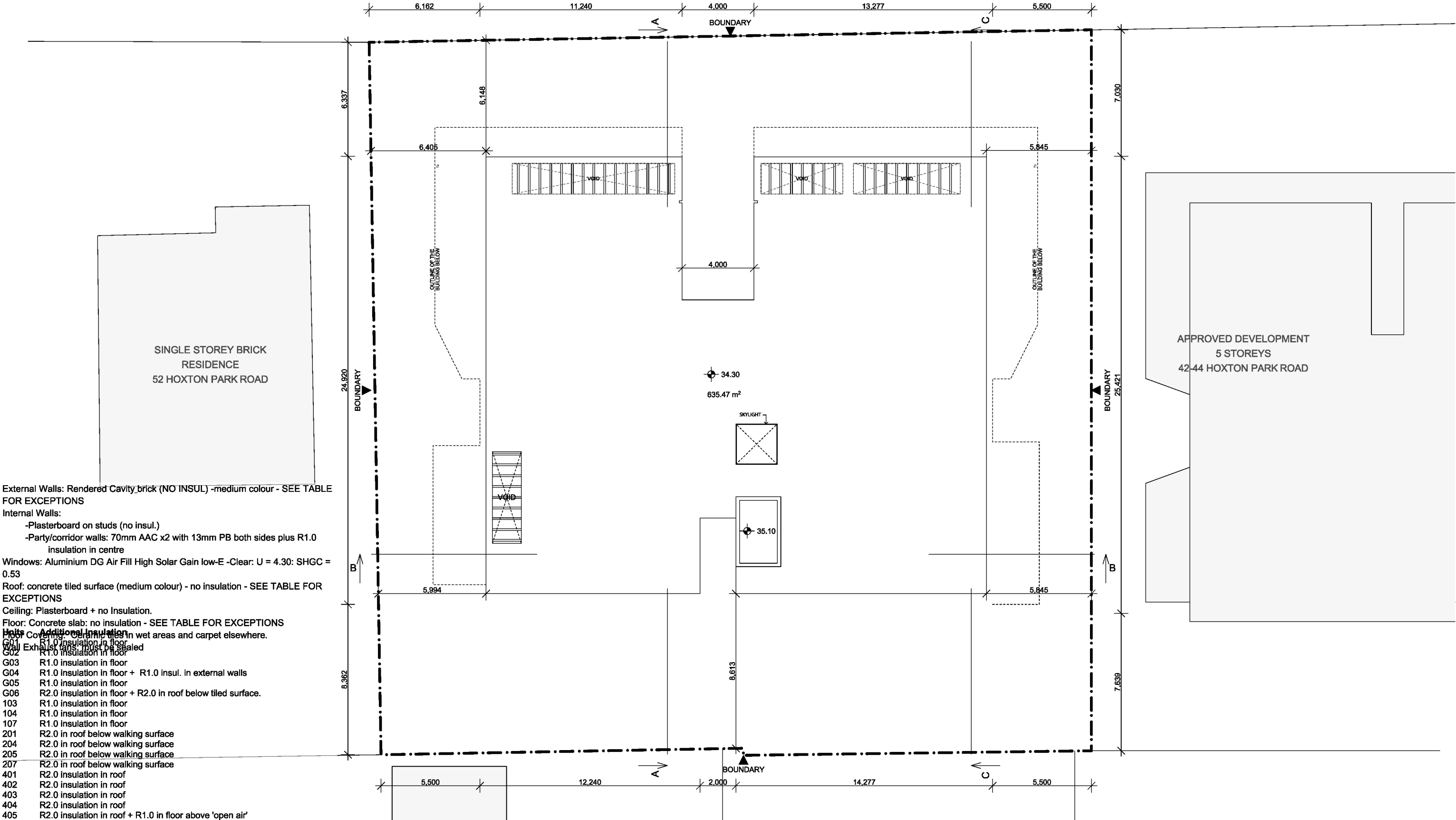
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SCALE 1:200  
0 1 2 5 10M

LEVEL 02 SCALE 1:200

|                                                    |                             |                                                                                                                     |                                                                                                                                                                |   |                                                                                                                                |                                                                                                                                                  |                                                                                                                                                   |                                                                                                                    |                                                                 |                                                     |                                                                                                                                                                                     |                                                                                                                                                                                                        |                                                                                                    |
|----------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
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|----------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|





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SCALE 1:200

ROOF PLAN SCALE 1:200

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Drawing Original Size

A3

| Issue | Date | Description |
|-------|------|-------------|
| B     | 2017 | DA          |
| A     | 2017 | DA          |

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PROJECT:

46-50 HOXTON PARK ROAD

CLIENT:

Hoxten Park PL

SCALE:

1:200

DRAWN BY:

ES

CHECKED 1:

JU

CHECKED 2:

QA

APPROVED:

DRAWING NAME

ROOF PLAN

DRAWING NUMBER

DA

PROJECT NUMBER

68.15

ISSUE

B