

DRAWING SCHEDULE

Issue: G

- A 1200 BASEMENT 03 PLAN

A 1201 BASEMENT 02 PLAN

A 1202 BASEMENT 01 PLAN

A 1203 GROUND FLOOR PLAN

A 1204 LEVEL 01 PLAN

A 1205 LEVEL 02 PLAN

A 1206 LEVEL 03 PLAN

A 1207 LEVEL 04 PLAN

A 1208 LEVEL 05 PLAN

A 1209 LEVEL 06 PLAN

A 1210 LEVEL 07 PLAN

A 1211 ROOF TERRACE

A 1212 ROOF PLAN
- A 1301 NORTH ELEVATION

A 1302 SOUTH ELEVATION

A 1303 EAST ELEVATION

A 1304 WEST ELEVATION

A 1305 INTERNAL SOUTH ELEVATION

A 1306 INTERNAL NORTH ELEVATION
- A 1401 SECTION A

A 1402 SECTION B & C

A 1404 SECTION E & ROOF PLAN + NGL

A 1405 SECTION F - TYPICAL CEILING HEIGHT DIAGRAM
- A 2001 GFA CALCULATION

A 2012 SOLAR ACCESS DIAGRAM 3D
- A 2201 MATERIAL SCHEDULE

A 2202 MATERIAL SCHEDULE

A 2203 MATERIAL SCHEDULE

FSR

SITE AREA: 1897 SQM

PROPOSED GFA: 4,741 SQM

PROPOSED FSR: 2.5:1

UNIT MIX

- 1 BED:

2
- 1 BED + S:

1
- 2 BED:

41
- 2 BED + S:

1
- 3 BED:

7

UNITS TOTAL: 52

COMMERCIAL: 3

T. +612 9744 7035 | E. office@ghazia.com

ACN: 67167131848

LEVEL 2 UNIT 2

14 RAILWAY PARADE

BURWOOD NSW 2134



GHAZI AL ALI

ARCHITECT

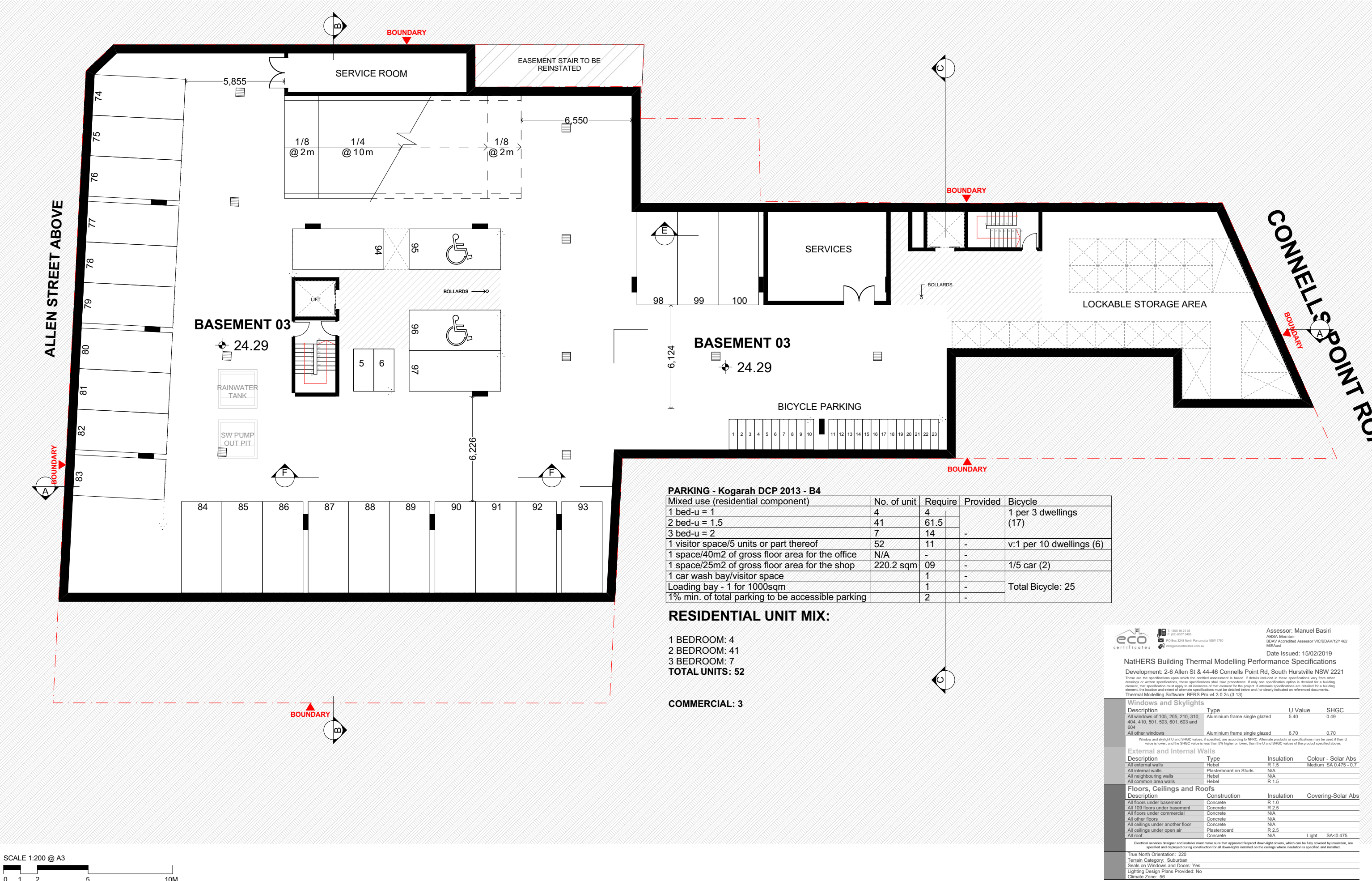
PTY LTD

NSW reg. no. 7542

2-6 ALLEN STREET & 42-46

CONNELLS POINT ROAD

SOUTH HURSTVILLE



SCALE 1:200 @ A3
0 1 2 5 10M

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

DA

Drawing Original Size
A3

G 15/02/2019 FOR DA

F 15/02/2019 FOR DA

E 15/02/2019 FOR DA

D 22/02/2019 FOR DA

C 28/07/2019 FOR DA

B 13/02/2019 FOR DA

A 15/02/2019 FOR DA

Issue Date Description

© COPYRIGHT

DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

ACCESS

Quantity Survey

TRAFFIC

Basix

ACOUSTIC

Koikos Acoustics

HYDRAULIC

Alpha

BCA

Waste Management

URBAN DESIGN

Aleksandar Projects

ARCHITECT

Ghazi Al Ali Architect

PROJECT

2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD

CLIENT

Masscon Pty Ltd

SCALE

1:200, 1:2.78

DATE

15/02/2019

PROJECT ARCHITECT

TZ

PROJECT DIRECTOR

GA

DRAWING NAME

BASEMENT 03 PLAN

DRAWING NUMBER

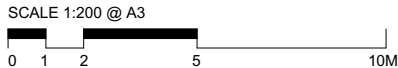
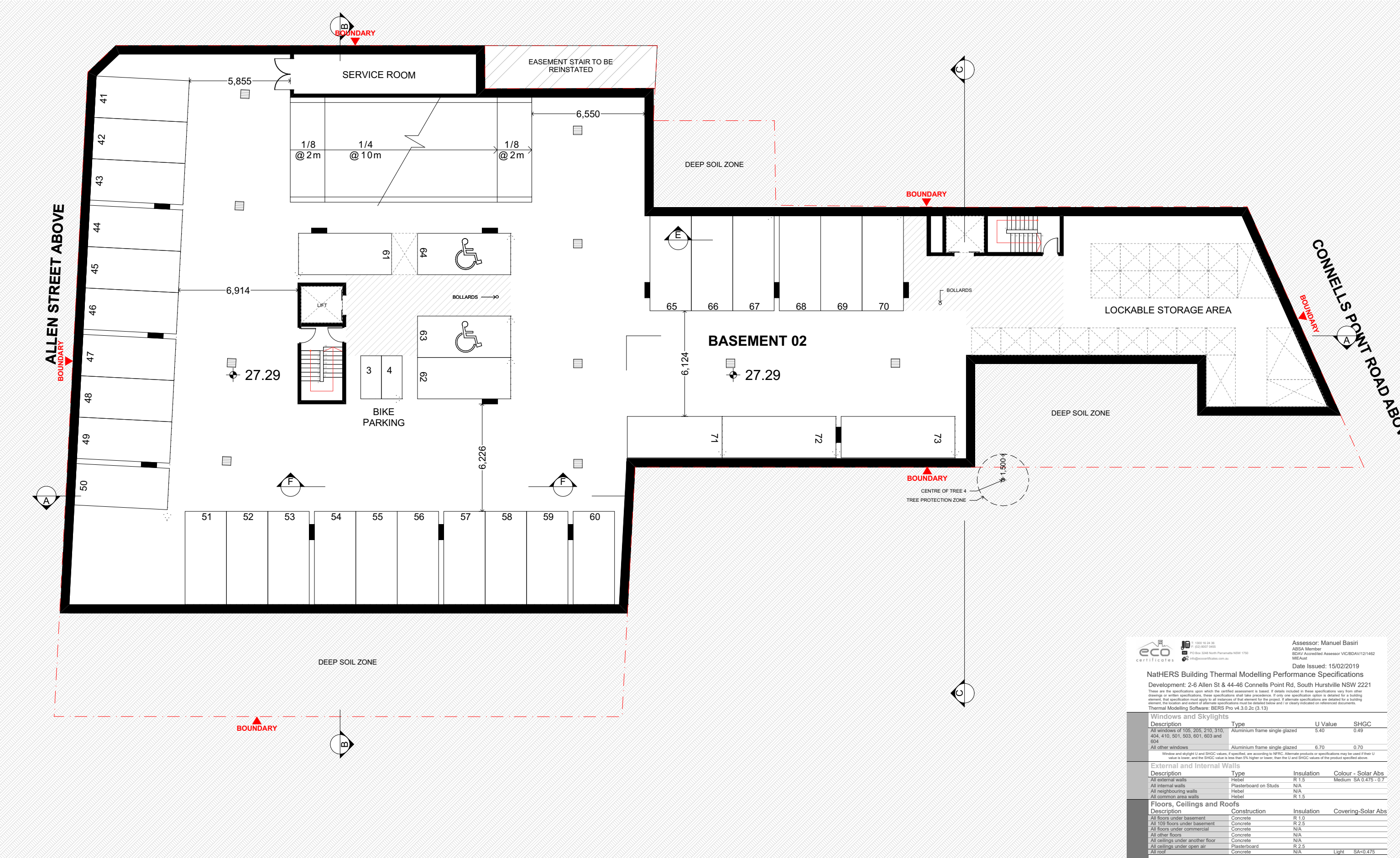
DA A 1200

PROJECT NUMBER

31.17

ISSUE

G



FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

DA

Drawing Original Size
A3

G 15/02/2019 FOR DA

F 22/01/2019 FOR DA

E 15/02/2019 FOR DA

D 22/02/2019 FOR DA

C 28/07/2019 FOR DA

B 13/02/2019 FOR DA

A 15/02/2019 FOR DA

Issue Date Description

© COPYRIGHT

DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

ACCESS

Quantity Survey

TRAFFIC

BASIS

ACOUSTIC

KOIKAS ACOUSTICS

HYDRAULIC

ALPHA

LANDSCAPING

CONZEIT

WASTE MANAGEMENT

FOOT

URBAN DESIGN

ALEKSANDAR PROJECTS

ARCHITECT

GHAZI AL ALI ARCHITECT

PROJECT

2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD

CLIENT

Masscon Pty Ltd

DRAWING NUMBER

DA

DRAWING NAME

BASEMENT 02 PLAN

PROJECT NUMBER

31.17

ISSUE

G

SCALE

1:200, 1:2.78

DATE

15/02/2019

DRAWN

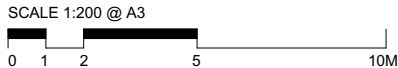
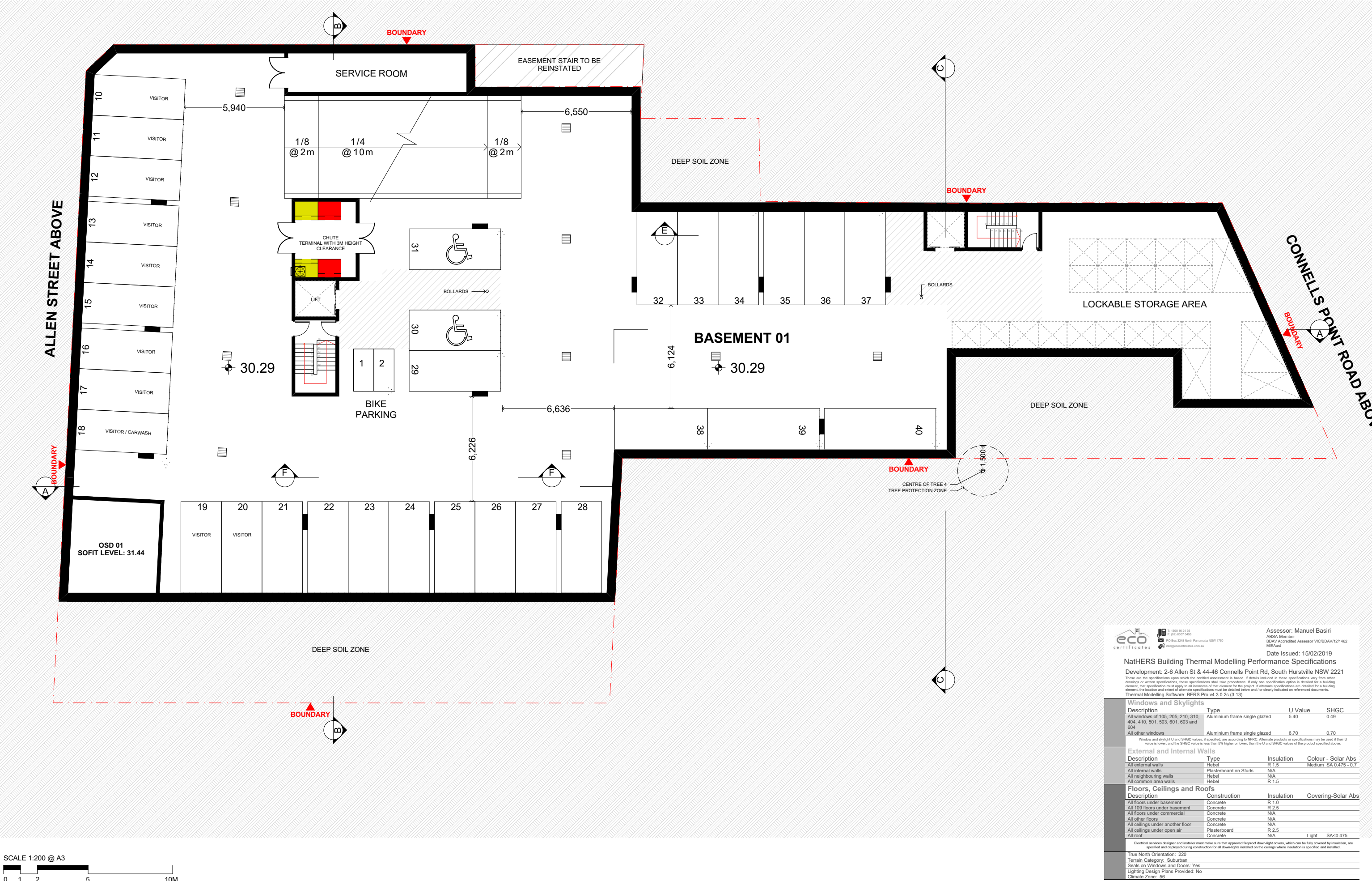
TZ

PROJECT ARCHITECT

TZ

PROJECT DIRECTOR

GA



FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

DA

Drawing Original Size

A3

G 15/02/2019 FOR DA

F 22/01/2019 FOR DA

E 15/02/2019 FOR DA

D 22/01/2019 FOR DA

C 24/07/2019 FOR DA

B 13/02/2019 FOR DA

A 15/02/2019 FOR DA

Issue Date Description

© COPYRIGHT

DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

ACCESS

Access Solutions

QUANTITY SURVEY

TRAFFIC

Basix

Basix

ACOUSTIC

KOIKAS ACOUSTICS

PLANNING

HYDRAULIC

ALPHA

LANDSCAPING

BCA

WASTE MANAGEMENT

WASTE MANAGEMENT

URBAN DESIGN

ALEKSANDAR PROJECTS

call 02 9561 5560

ARCHITECT

GHAZI AL ALI ARCHITECT

T. +612 9744 7035 | E. office@ghazia.com

PROJECT

2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD

CLIENT

SCALE

1:200, 1:2.78

DATE

15/02/2019

PROJECT ARCHITECT

TZ

PROJECT DIRECTOR

GA

DRAWING NAME

BASEMENT 01 PLAN

DRAWING NUMBER

DA

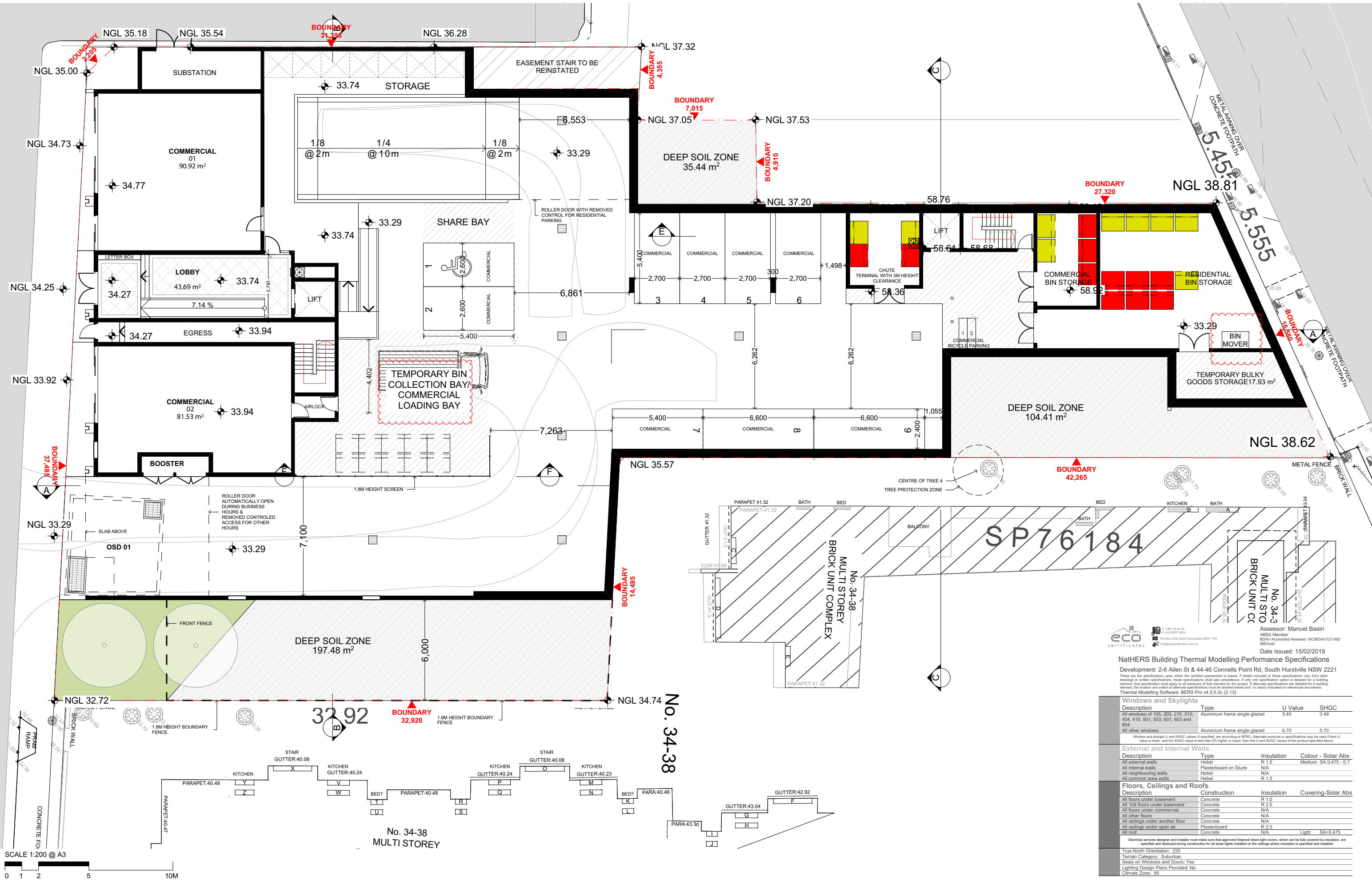
A 1202

PROJECT NUMBER

31.17

ISSUE

G



eco certificates
T: 1300 16 24 36
F: (02) 8507 0465
PO Box 3248 North Parramatta NSW 1703
info@ecocertificates.com.au

Assessor: Manuel Basiri
ABSA Member
BDV Accredited Assessor VIC/BDV121462
ME Aust
Date Issued: 15/02/2019

NatHERS Building Thermal Modelling Performance Specifications
Development: 2-6 Allen St & 44-46 Connells Point Rd, South Hurstville NSW 2221

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.
Thermal Modelling Software: BERS Pro v4.3.0.2c (3.13)

Description	Type	U Value	SHGC
All windows of 105, 205, 210, 310, 404, 410, 501, 503, 601, 603 and 604	Aluminium frame single glazed	5.40	0.49
All other windows	Aluminium frame single glazed	6.70	0.70

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.

Description	Type	Insulation	Colour - Solar Abs
All external walls	Hebel	R 1.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard on Studs	N/A	
All neighbouring walls	Hebel	N/A	
All common area walls	Hebel	R 1.5	

Description	Construction	Insulation	Covering-Solar Abs
All floors under basement	Concrete	R 1.0	
All 109 floors under basement	Concrete	R 2.5	
All floors under commercial	Concrete	N/A	
All other floors	Concrete	N/A	
All ceilings under another floor	Concrete	N/A	
All ceilings under open air	Plasterboard	R 2.5	
All roof	Concrete	N/A	Light SA<0.475

Electrical services designer and installer must make sure that approved fireproof downlight covers, which can be fully covered by insulation, are specified and deployed during construction for all downlights installed on the ceilings where insulation is specified and installed.

True North Orientation: 220
Terrain Category: Suburban
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 56

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

DA

Drawing Original Size A3

Scale: 1:200 @ A3

0 1 2 5 10M

© COPYRIGHT

DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

ACCESS

Access Solutions

QUANTITY SURVEY

TRAFFIC

Basix

ACOUSTIC

KOIKAS ACOUSTICS

PLANNING

HYDRAULIC

ALPHA

LANDSCAPING

BCA

WASTE MANAGEMENT

URBAN DESIGN

ALEKSANDAR PROJECTS

ARCHITECT

GHAZI AL ALI ARCHITECT

PROJECT

2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD

CLIENT

Masscon Pty Ltd

SCALE

1:200, 1:2.78

DATE

15/02/2019

PROJECT ARCHITECT

TZ

PROJECT DIRECTOR

GA

DRAWING NAME

GROUND FLOOR PLAN

DRAWING NUMBER

DA

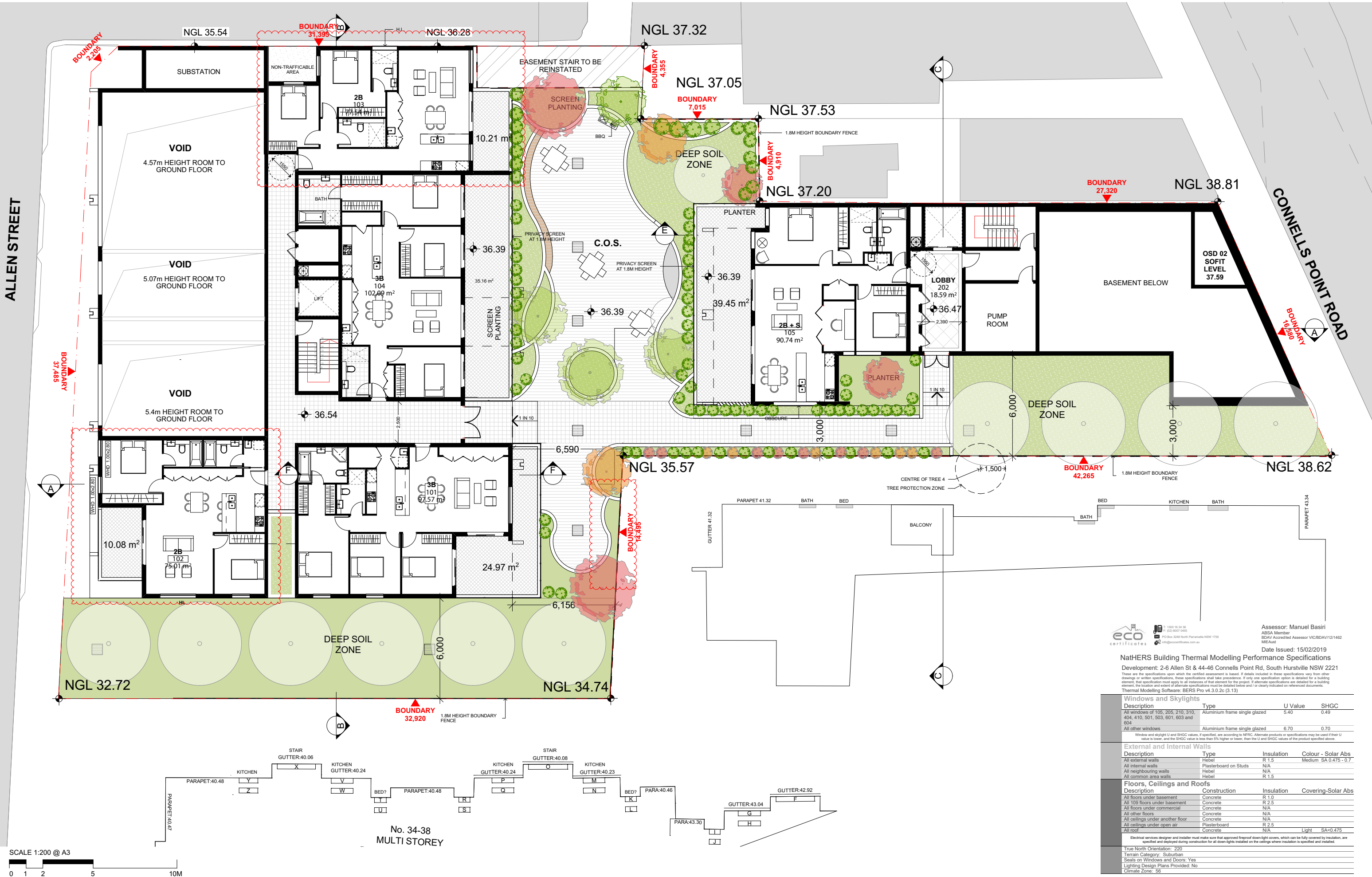
PROJECT NUMBER

31.17

ISSUE

G

A 1203



SCALE 1:200 @ A3
0 1 2 5 10M

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

DA

Drawing Original Size
A3

G 15/02/2019 FOR DA

F 15/02/2019 FOR DA

E 15/02/2019 FOR DA

D 22/02/2019 FOR DA

C 21/02/2019 FOR DA

B 13/02/2019 FOR DA

A 13/02/2019 FOR DA

© COPYRIGHT

DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

ACCESS

QUANTITY SURVEY

TRAFFIC

BASIX

ACOUSTIC

PLANNING

HYDRAULIC

LANDSCAPING

BCA

WASTE MANAGEMENT

URBAN DESIGN

ALEKSANDAR PROJECTS

ARCHITECT

GHAZI AL ALI ARCHITECT

PROJECT

2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD

CLIENT

Masscon Pty Ltd

DRAWING NUMBER

DA

DRAWING NUMBER

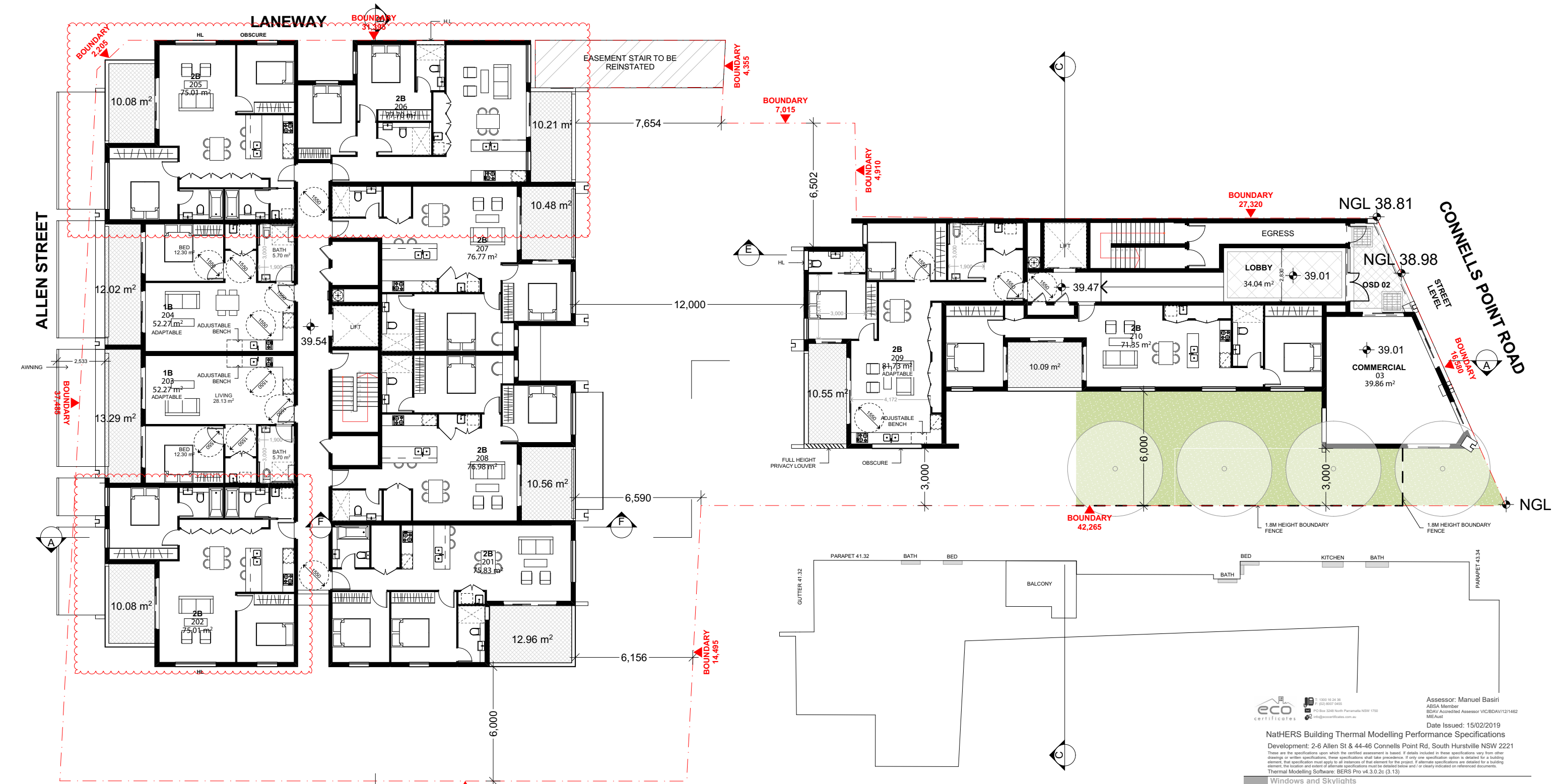
A 1204

PROJECT NUMBER

31.17

ISSUE

G



These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and/or clearly indicated on referenced documents.			
Thermal Modelling Software: BERS Pro v4.3.0.2c (3.13)			
Windows and Skylights			
Description	Type	U Value	SHGC
All windows of 105, 205, 210, 310, 404, 410, 501, 503, 601, 603 and 604	Aluminium frame single glazed	5.40	0.49
All other windows	Aluminium frame single glazed	6.70	0.70
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.			
External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs
All external walls	Hebel	R 1.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard on Studs	N/A	
All neighbouring walls	Hebel	N/A	
All common area walls	Hebel	R 1.5	
Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Abs
All floors under basement	Concrete	R 1.0	
All 109 floors under basement	Concrete	R 2.5	
All floors under commercial	Concrete	N/A	
All other floors	Concrete	N/A	
All ceilings under another floor	Concrete	N/A	
All ceilings under open air	Plasterboard	R 2.5	
All roof	Concrete	N/A	Light SA<0.475
Electrical services designer and installer must make sure that approved fireproof downlight covers, which can be fully covered by insulation, are specified and deployed during construction for all down-lights installed on the ceilings where insulation is specified and installed.			
True North Orientation: 220			
Terrain Category: Suburban			
Seals on Windows and Doors: Yes			
Lighting Design Plans Provided: No			
Climate Zone: 56			

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION

DA

Drawing Original Size

A3

© COPYRIGHT

DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

ACCESS

Quantity Survey

TRAFFIC

Basix

ACOUSTIC

KOKAS ACOUSTICS

HYDRAULIC

ALPHA

BCA

WASTE MANAGEMENT

URBAN DESIGN

ALEKSANDAR PROJECTS

ARCHITECT

GHAZI AL ALI ARCHITECT

PROJECT

2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD

CLIENT

Masscon Pty Ltd

SCALE

1:200, 1:2.78

DATE

15/02/2019

PROJECT ARCHITECT

TZ

PROJECT DIRECTOR

GA

DRAWING NAME

LEVEL 02 PLAN

DRAWING NUMBER

DA

PROJECT NUMBER

31.17

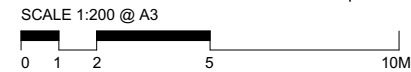
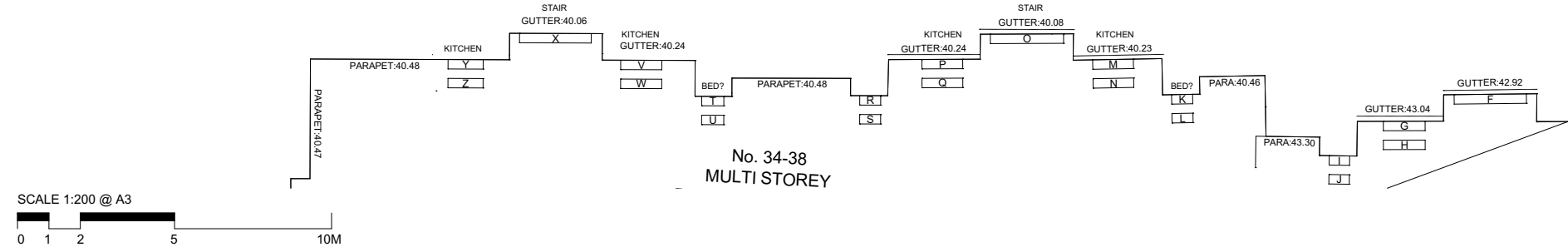
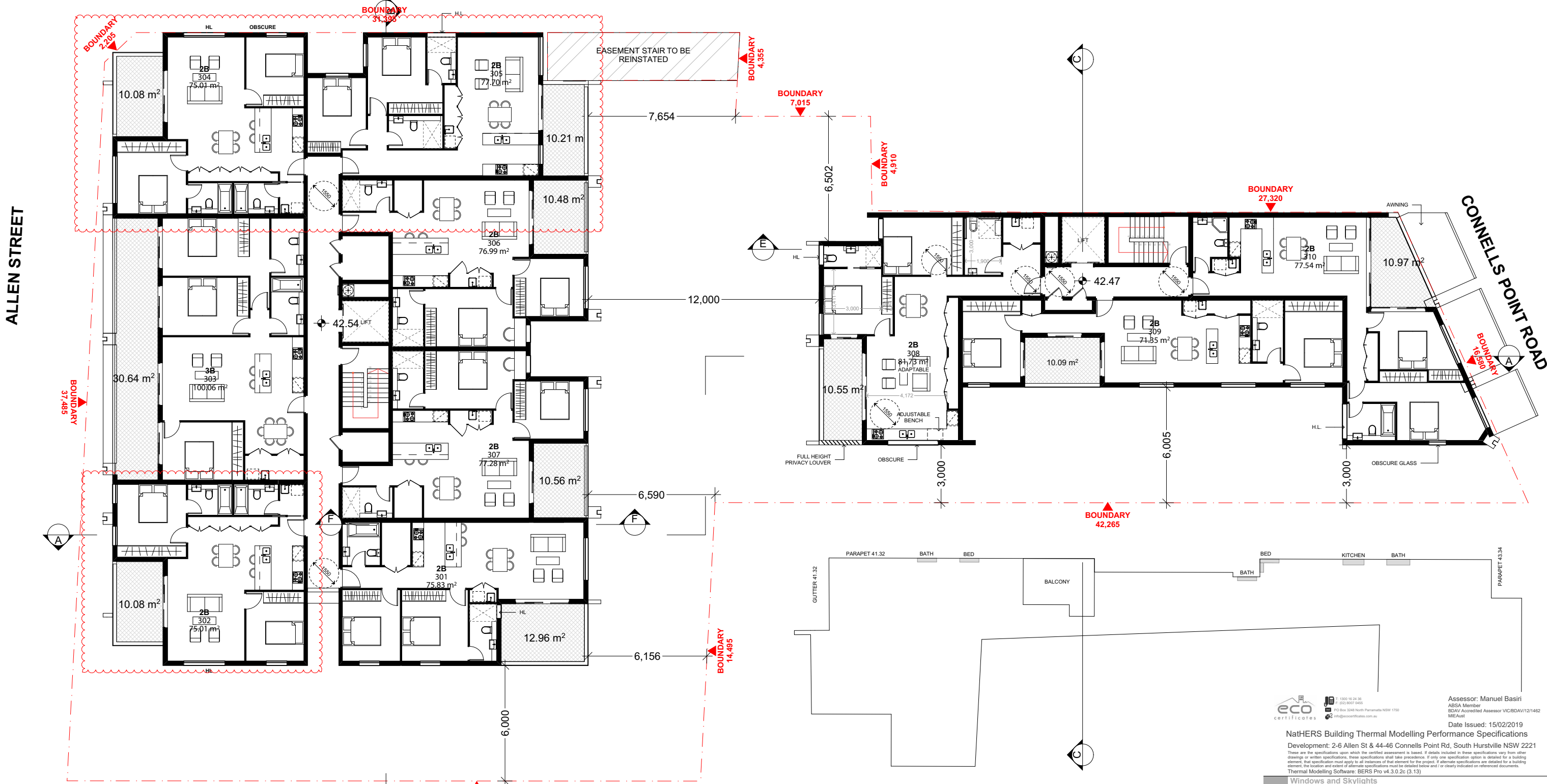
ISSUE

G

A 1205

ALLEN STREET

CONNELLS POINT ROAD



Assessor: Manuel Basiri
ABSA Member
BDV Accredited Assessor VIC/BDV/12/1462
ME Aust
Date Issued: 15/02/2019

NatHERS Building Thermal Modelling Performance Specifications

Development: 2-6 Allen St & 44-46 Connells Point Rd, South Hurstville NSW 2221

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and/or clearly indicated on referenced documents.
Thermal Modelling Software: BERS Pro v4.3.0.2c (3.13)

Windows and Skylights			
Description	Type	U Value	SHGC
All windows of 105, 205, 210, 310, 404, 410, 501, 503, 601, 603 and 604	Aluminium frame single glazed	5.40	0.49
All other windows	Aluminium frame single glazed	6.70	0.70

External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs
All external walls	Hebel	R 1.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard on Studs	N/A	
All neighbouring walls	Hebel	N/A	
All common area walls	Hebel	R 1.5	

Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Abs
All floors under basement	Concrete	R 1.0	
All 109 floors under basement	Concrete	R 2.5	
All floors under commercial	Concrete	N/A	
All other floors	Concrete	N/A	
All ceilings under another floor	Concrete	N/A	
All ceilings under open air	Plasterboard	R 2.5	
All roof	Concrete	N/A	Light SA<0.475

Electrical services designer and installer must make sure that approved fireproof downlight covers, which can be fully covered by insulation, are specified and deployed during construction for all downlights installed on the ceilings where insulation is specified and installed.
True North Orientation: 220
Terrain Category: Suburban
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 56

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION
DA

Drawing Original Size
A3

G 15/02/2019 FOR DA
F 15/02/2019 FOR DA
E 15/02/2019 FOR DA
D 22/02/2019 FOR DA
C 21/02/2019 FOR DA
B 13/02/2019 FOR DA
A 15/02/2019 FOR DA

Issue Date Description

© COPYRIGHT
DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

ACCESS
Access Solutions
www.accesssolutions.com.au
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

QUANTITY SURVEY
Bentley Systems
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

TRAFFIC
pdc
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

BASIX
Countryside College
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

ACOUSTIC
KOIKAS ACOUSTICS
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

PLANNING
Pacific Planning Pty Ltd
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

HYDRAULIC
ALPHA
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

LANDSCAPING
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

BCA
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

WASTE MANAGEMENT
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

URBAN DESIGN
ALEKSANDAR PROJECTS
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

ARCHITECT
GHAZI AL ALI ARCHITECT
1000 Bentley Drive, Suite 100, North Sydney, NSW 1585
Phone: 02 9551 8888
Fax: 02 9551 8887
Email: info@accesssolutions.com.au

PROJECT
2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD
CLIENT
Masscon Pty Ltd

SCALE
1:200, 1:2.78
DRAWN
TZ

DATE
15/02/2019
PROJECT ARCHITECT
TZ

PROJECT DIRECTOR
GA

DRAWING NAME
LEVEL 03 PLAN

DRAWING NUMBER
DA

PROJECT NUMBER
31.17

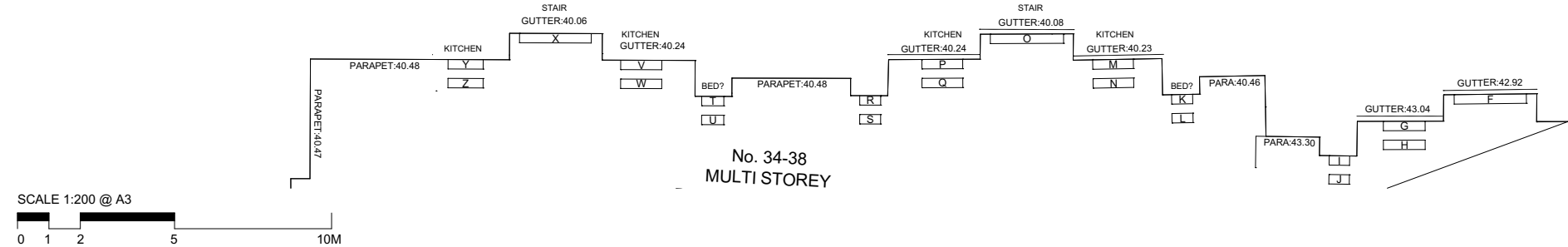
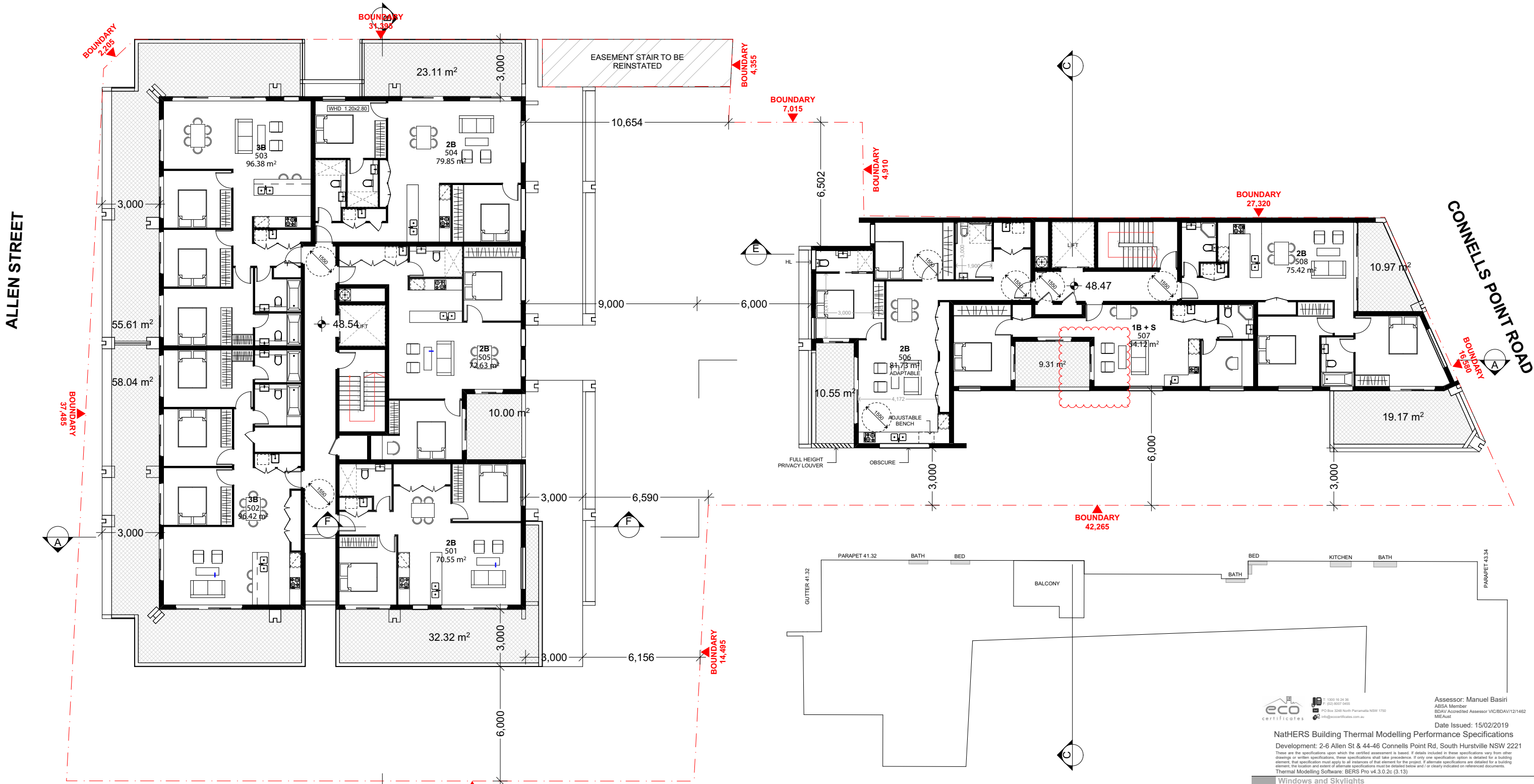
ISSUE
G

A 1206

DRAWING NAME		PROJECT NUMBER 31.17
LEVEL 04 PLAN		
DRAWING NUMBER	ISSUE	
DA	A 1207	G

ALLEN STREET

CONNELLS POINT ROAD



Assessor: Manuel Basiri
ABSA Member
BDV Accredited Assessor VIC/BDV12/1462
ME Aust
Date Issued: 15/02/2019

NatHERS Building Thermal Modelling Performance Specifications

Development: 2-6 Allen St & 44-46 Connells Point Rd, South Hurstville NSW 2221

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.
Thermal Modelling Software: BERS Pro v4.3.0.2c (3.13)

Windows and Skylights			
Description	Type	U Value	SHGC
All windows of 105, 205, 210, 310, 404, 410, 501, 503, 601, 603 and 604	Aluminium frame single glazed	5.40	0.49
All other windows	Aluminium frame single glazed	6.70	0.70

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.

External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs
All external walls	Hebel	R 1.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard on Studs	N/A	
All neighbouring walls	Hebel	N/A	
All common area walls	Hebel	R 1.5	

Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Abs
All floors under basement	Concrete	R 1.0	
All 109 floors under basement	Concrete	R 2.5	
All floors under commercial	Concrete	N/A	
All other floors	Concrete	N/A	
All ceilings under another floor	Concrete	N/A	
All ceilings under open air	Plasterboard	R 2.5	
All roof	Concrete	N/A	Light SA<0.475

Electrical services designer and installer must make sure that approved fireproof down-light covers, which can be fully covered by insulation, are specified and deployed during construction for all down-lights installed on the ceilings where insulation is specified and installed.

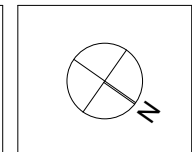
True North Orientation: 220
Terrain Category: Suburban
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 56

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION
DA

A3
Drawing Original Size

G 15/02/2019 FOR DA
F 15/02/2019 FOR DA
E 15/02/2019 FOR DA
D 22/02/2019 FOR DA
C 21/02/2019 FOR DA
B 13/02/2019 FOR DA
A 13/02/2019 FOR DA

© COPYRIGHT
DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.



ACCESS
Access Solutions
QUANTITY SURVEY

TRAFFIC
BASIX
Basix College

ACOUSTIC
KOIKAS ACOUSTICS
PLANNING
Pacific Planning Pty Ltd

HYDRAULIC
ALPHA
LANDSCAPING
CONZEIT

BCA
WASTE MANAGEMENT
FOOT

URBAN DESIGN
ALEKSANDAR PROJECTS

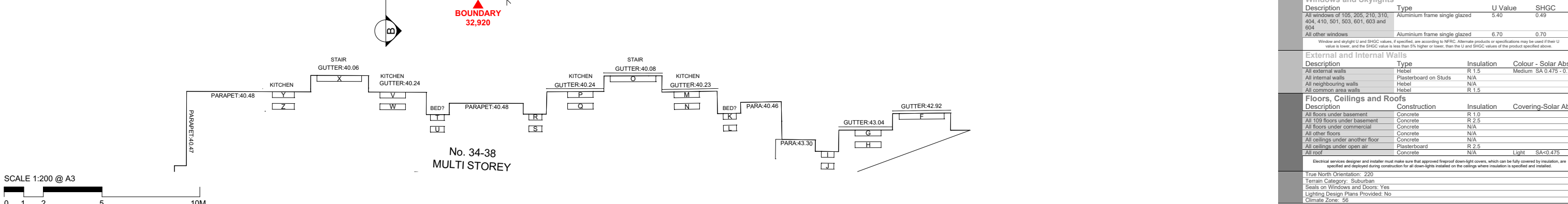
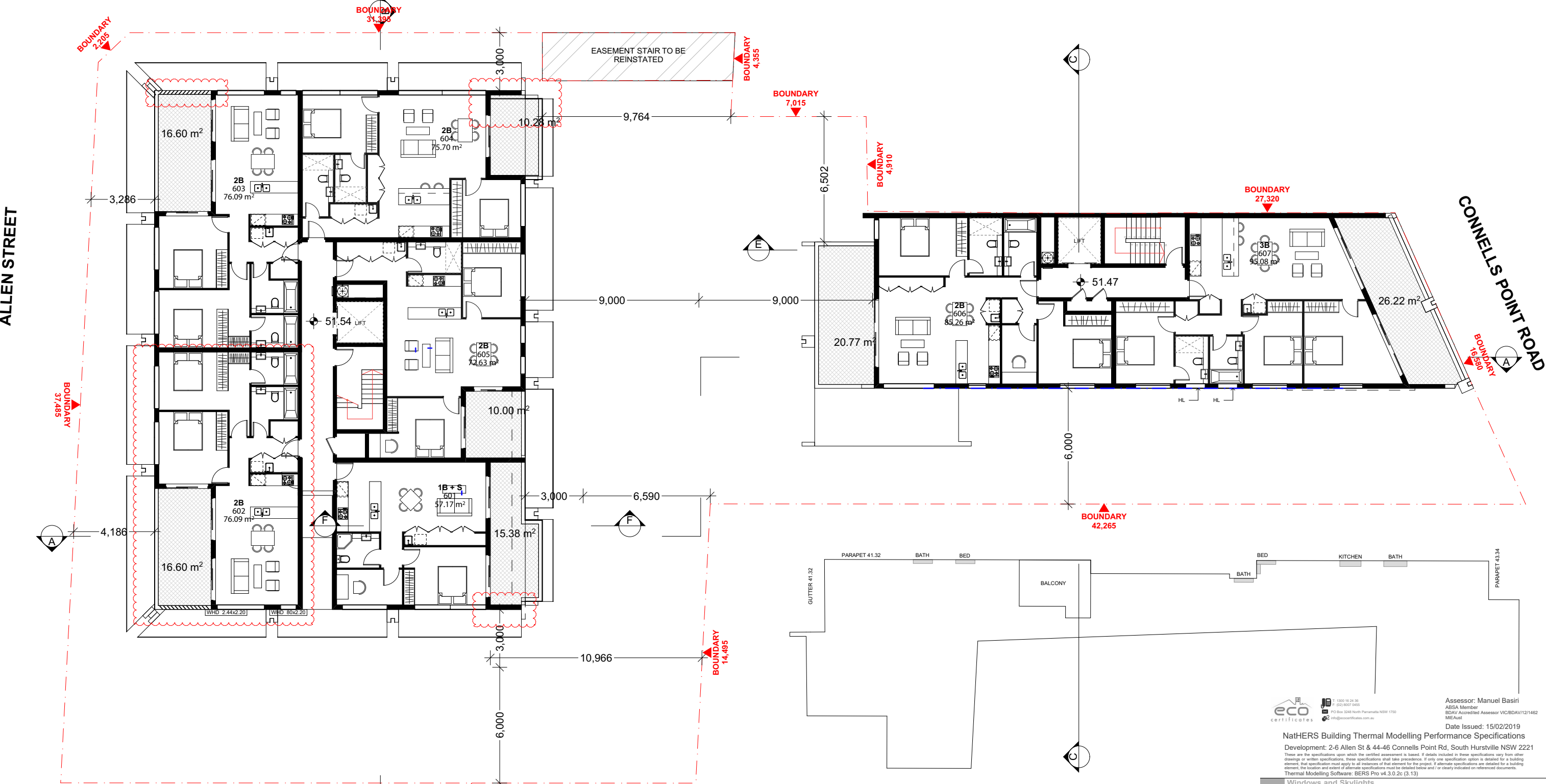
ARCHITECT
GHAZI AL ALI ARCHITECT
NSW reg. no. 7542

PROJECT
2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD
CLIENT
Masscon Pty Ltd
SCALE
1:200, 1:2.78
DATE
15/02/2019
PROJECT ARCHITECT
TZ
PROJECT DIRECTOR
GA

DRAWING NAME
LEVEL 05 PLAN
DRAWING NUMBER
DA
PROJECT NUMBER
A 1208
ISSUE
G
31.17

ALLEN STREET

CONNELLS POINT ROAD



FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

DA

A3

Drawing Original Size

© COPYRIGHT

DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

ACCESS

Quantity Survey

TRAFFIC

BASIX

ACOUSTIC

KOKAS ACOUSTICS

HYDRAULIC

ALPHA

BCA

WASTE MANAGEMENT

URBAN DESIGN

ALEKSANDAR PROJECTS

ARCHITECT

GHAZI AL ALI ARCHITECT

PROJECT

2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD

CLIENT

Masscon Pty Ltd

SCALE

1:200, 1:2.78

DATE

15/02/2019

PROJECT ARCHITECT

TZ

PROJECT DIRECTOR

GA

DRAWING NAME

LEVEL 06 PLAN

DRAWING NUMBER

DA

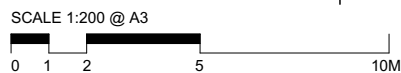
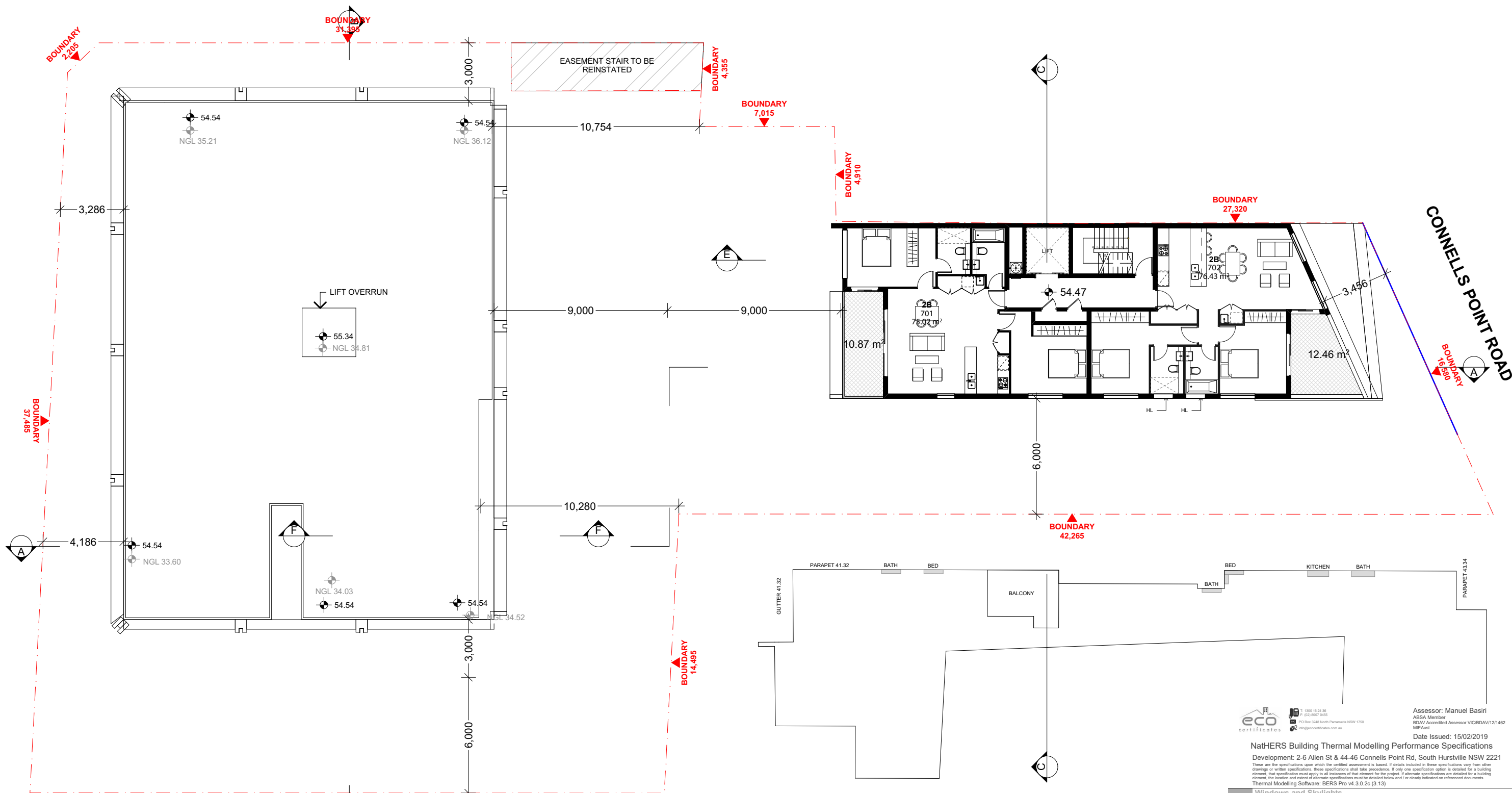
PROJECT NUMBER

31.17

ISSUE

G

A 1209



TRAFFIC

PDC Consultants
 # +61 8 939 080 589
 # info@pdcconsultants.com.au
 # www.pdcconsultants.com.au
 # Suite 9, 5172 Cornerum Road SE, South Melbourne VIC 3204

HYDRAULIC

ALPHA
ENGINEERING & CONSTRUCTION

FAB: 01743 757403
FAX: 01743 757404
EMAIL: info@alphaeng.co.uk
ADDRESS: 1 One Barkley Street, Birmingham
P.O. Box 1, 179 Barkley Street, Birmingham
B15 1JG
TEL: 0121 6255293
FAX: 0121 6255294
MOB: 07887 979 779

URBAN DESIGN

ALEKSANDAR
PROJECTS

call 02 9361 5560
email admin@aleksandarprojects.com.au
visit 52 Keilleit Street, Potts Point NSW 2011, Australia

PROJECT		
2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD		
CLIENT		
Masscon Pty Ltd		
SCALE		DATE
1:200, 1:2.78		15/02/2019
DRAWN	PROJECT ARCHITECT	PROJECT DIRECTOR
TZ	TZ	GA

DRAWING NAME LEVEL 07 PLAN		PROJECT NUMBER 31.17
DRAWING NUMBER DA A 1210		
		ISSUE G

Date Issued: 15/02/2019
NatHERS Building Thermal Modelling Performance Specifications

Development: 2-6 Allen St & 44-46 Connells Point Rd, South Hurstville NSW 222

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, then the specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Thermal Modelling Software: BERS Pro v4.3.0.2c (3.13)

Windows and Skylights			
Description	Type	U Value	SHGC
All windows of 105, 205, 210, 310, 404, 410, 501, 503, 601, 603 and 604	Aluminum frame single glazed	5.40	0.49
All other windows	Aluminum frame single glazed	6.70	0.70

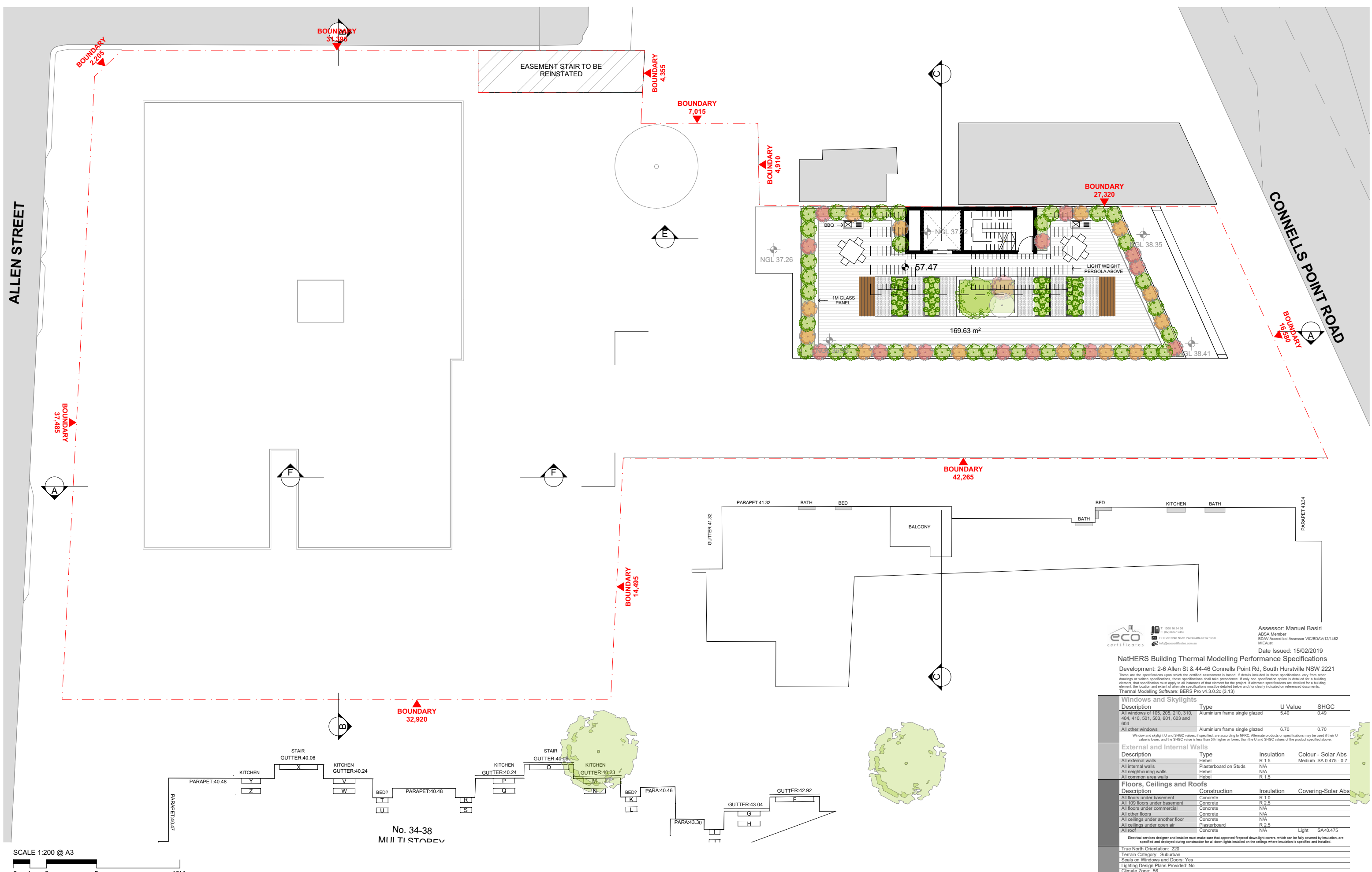
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U and SHGC values are the same or better (lower U and SHGC values are better).

External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs
All external walls	Hebel	R 1.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard on Studs	N/A	
All neighbouring walls	Hebel	N/A	
All common area walls	Hebel	R 1.5	

Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Absorptivity
All floors under basement	Concrete	R 1.0	
All 109 floors under basement	Concrete	R 2.5	
All floors under commercial	Concrete	N/A	
All other floors	Concrete	N/A	
All ceilings under another floor	Concrete	N/A	
All ceilings under open air	Plasterboard	R 2.5	
All roof	Concrete	N/A	Light SA=0.475

Electrical services designer and installer must make sure that approved fireproof down-light covers, which can be fully covered by insulation, are

specified and deployed during construction for all down-lights installed on the ceilings where insulation is specified and installed.
True North Orientation: 220
Terrain Category: Suburban
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 56



T: 1300 16 24 36
P: (02) 8507 0405
PO Box 3248 North Parramatta NSW 1703
info@ecocertificates.com.au

Assessor: Manuel Basiri
ABSA Member
BDV Accredited Assessor VIC/BDV12/1462
ME Aust

Date Issued: 15/02/2019

NatHERS Building Thermal Modelling Performance Specifications

Development: 2-6 Allen St & 44-46 Connells Point Rd, South Hurstville NSW 2221

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Thermal Modelling Software: BERS Pro v4.3.0.2c (3.13)

Windows and Skylights			
Description	Type	U Value	SHGC
All windows of 105, 205, 210, 310, 404, 410, 501, 503, 601, 603 and 604	Aluminium frame single glazed	5.40	0.49
All other windows	Aluminium frame single glazed	6.70	0.70

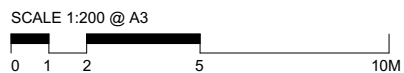
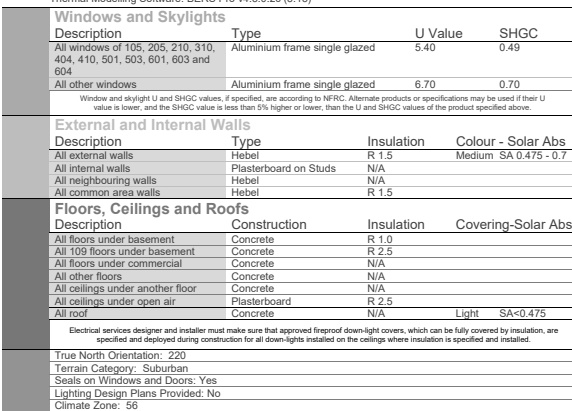
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.

External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs
All external walls	Hebel	R 1.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard on Studs	N/A	
All neighbouring walls	Hebel	N/A	
All common area walls	Hebel	R 1.5	

Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Abs
All floors under basement	Concrete	R 1.0	
All 109 floors under basement	Concrete	R 2.5	
All floors under commercial	Concrete	N/A	
All other floors	Concrete	N/A	
All ceilings under another floor	Concrete	N/A	
All ceilings under open air	Plasterboard	R 2.5	
All roof	Concrete	N/A	Light SA<0.475

Electrical services designer and installer must make sure that approved fireproof downlight covers, which can be fully covered by insulation, are specified and deployed during construction for all down-lights installed on the ceilings where insulation is specified and installed.

True North Orientation: 220
Terrain Category: Suburban
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 56





EAST ELEVATION @ SCALE 1:200

SCALE 1:200 @ A3
0 1 2 5 10M

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	A3 Drawing Original Size	G 15/02/2019 FOR DA F 15/02/2019 FOR DA E 15/02/2019 FOR DA D 22/02/2019 FOR DA C 21/02/2019 FOR DA B 13/02/2019 FOR DA A 15/02/2019 FOR DA Issue Date Description	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS Access Solutions Quantity Survey	TRAFFIC Basix	ACOUSTIC KOIKAS ACOUSTICS Planning	HYDRAULIC ALPHA LANDSCAPING CONCEPT	BCA WASTE MANAGEMENT	URBAN DESIGN ALEKSANDAR PROJECTS	ARCHITECT GHAZI AL ALI ARCHITECT T. +612 9744 7035 E. office@ghazia.com ACN: 67167131848 LEVEL 2 UNIT 5 14 RAILWAY PARADE BURWOOD NSW 2134	PROJECT 2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD CLIENT Masscon Pty Ltd SCALE 1:200 DATE 15/02/2019 DRAWN TZ PROJECT ARCHITECT TZ PROJECT DIRECTOR GA	DRAWING NAME EAST ELEVATION DRAWING NUMBER DA A 1303 PROJECT NUMBER 31.17 ISSUE G
--	--	--	---	--	--	-----------------------------	---	---	------------------------------------	--	---	---	---

SUBJECT SITE
2-6 ALLEN ST AND 42-46 CONNELLS POINT RD, SOUTH HURSTVILLE

BOUNDARY
CONNELLS POINT RD

BOUNDARY
ALLEN ST

LEVEL 07
+57.27
+54.47
+52.47

LEVEL 06
+51.47
+51.03
+48.47
+48.27

LEVEL 05
+45.47
+45.27
+42.47
+42.27

LEVEL 04
+39.01
+38.81
+38.61

LEVEL 03
+37.67

LEVEL 02
+35.19

LEVEL 01
+36.54
+36.34

ROOF LEVEL
+61.27
+60.47

OBSCURE GLASS

SCALE 1:200 @ A3



0 1 2 5 10M

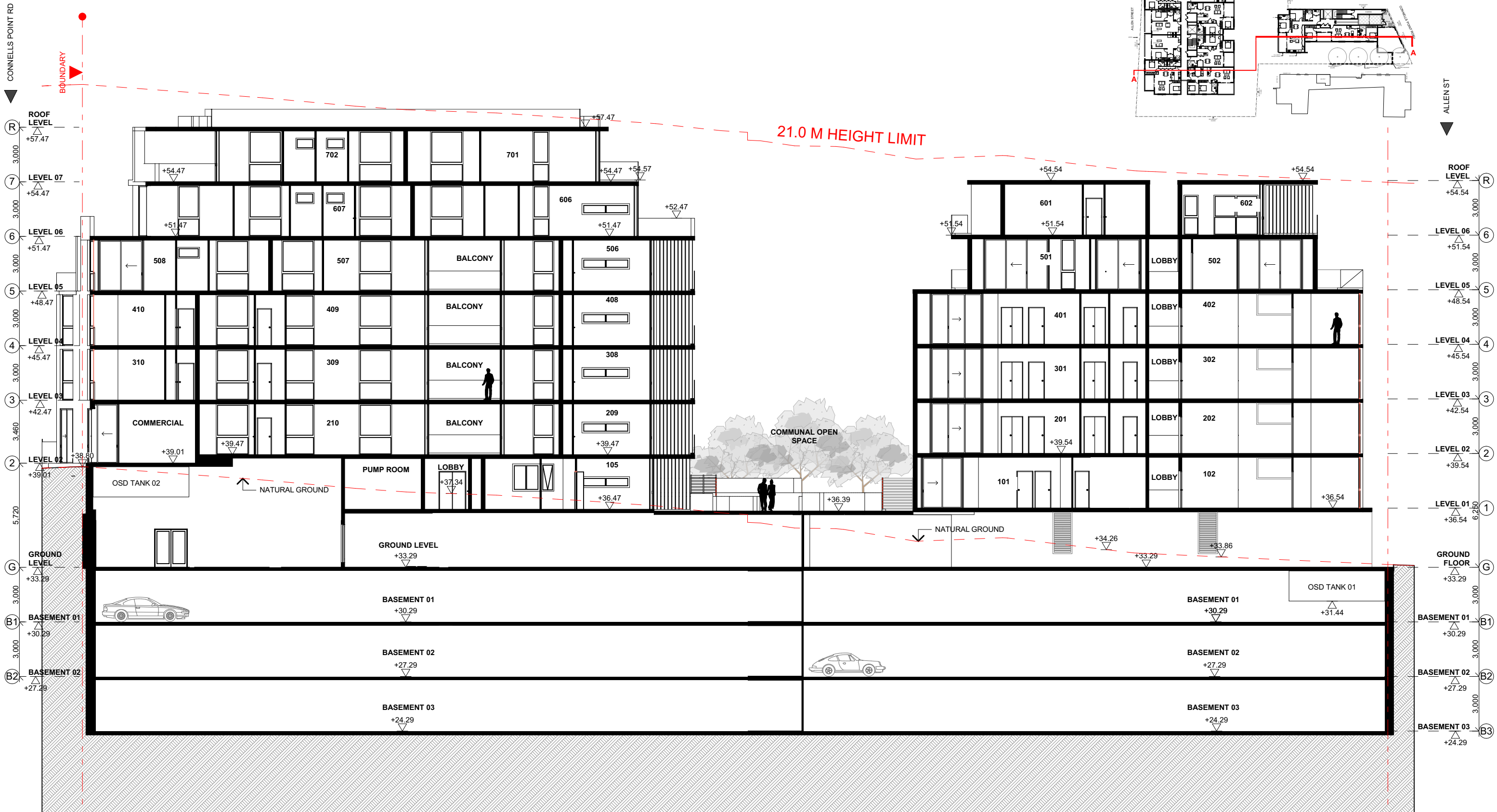
FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION DA		Drawing Original Size A3	<table border="1"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>G</td> <td>15/02/2019</td> <td>FOR DA</td> </tr> <tr> <td>F</td> <td>25/01/2019</td> <td>FOR DA</td> </tr> <tr> <td>E</td> <td>25/01/2019</td> <td>FOR DA</td> </tr> <tr> <td>D</td> <td>22/01/2019</td> <td>FOR DA</td> </tr> <tr> <td>C</td> <td>21/01/2019</td> <td>FOR DA</td> </tr> <tr> <td>B</td> <td>13/01/2019</td> <td>FOR DA</td> </tr> <tr> <td>A</td> <td>15/02/2019</td> <td>FOR DA</td> </tr> </tbody> </table>	Revision	Date	Description	G	15/02/2019	FOR DA	F	25/01/2019	FOR DA	E	25/01/2019	FOR DA	D	22/01/2019	FOR DA	C	21/01/2019	FOR DA	B	13/01/2019	FOR DA	A	15/02/2019	FOR DA	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	ACCESS Access Schedules Access Schedules are provided for the following: - Access to the site from the street - Access to the site from the adjacent property - Access to the site from the adjacent road - Access to the site from the adjacent railway - Access to the site from the adjacent waterway	TRAFFIC TRAFFIC TRAFFIC	ACOUSTIC KOIKAS ACOUSTICS ACOUSTIC	HYDRAULIC ALPHA HYDRAULIC	BCA BCA BCA	URBAN DESIGN ALEKSANDAR PROJECTS URBAN DESIGN	ARCHITECT GHAZI AL ALI ARCHITECT PTY LTD ARCHITECT	PROJECT 2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD CLIENT Masscon Pty Ltd SCALE 1:200 DATE 15/02/2019 PROJECT ARCHITECT TZ PROJECT DIRECTOR DA	DRAWING NAME WEST ELEVATION DRAWING NUMBER DA ISSUE A 1304	PROJECT NUMBER 31.17
Revision	Date	Description																																				
G	15/02/2019	FOR DA																																				
F	25/01/2019	FOR DA																																				
E	25/01/2019	FOR DA																																				
D	22/01/2019	FOR DA																																				
C	21/01/2019	FOR DA																																				
B	13/01/2019	FOR DA																																				
A	15/02/2019	FOR DA																																				



SCALE 1:200 @ A3

0 1 2 5 10M

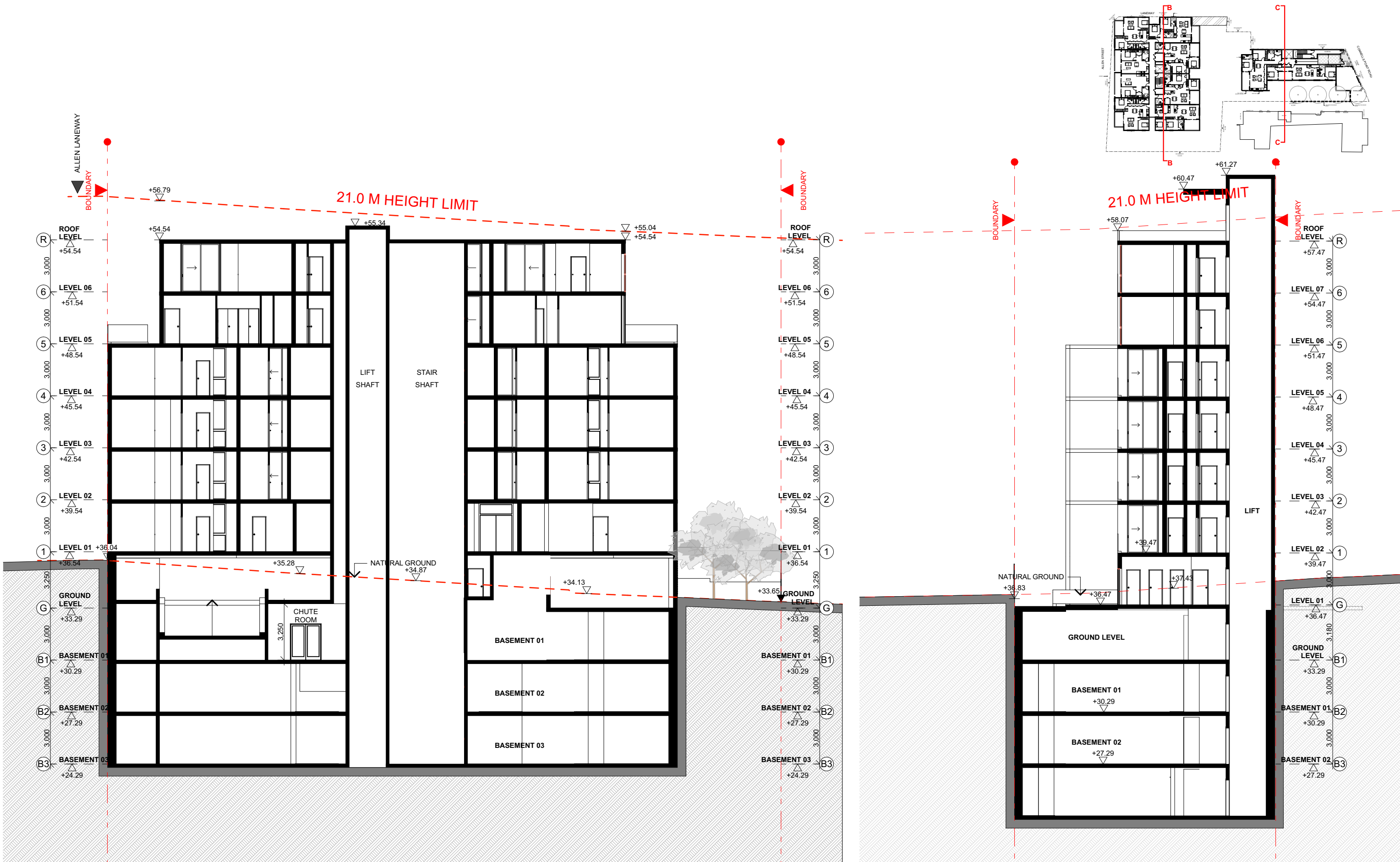
FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	A3 Drawing Original Size	G 15/02/2019 FOR DA F 22/02/2019 FOR DA E 15/02/2019 FOR DA D 22/02/2019 FOR DA C 21/02/2019 FOR DA B 13/02/2019 FOR DA A 15/02/2019 FOR DA Issue Date Description	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS Access Solutions Quantity Survey	TRAFFIC Basix	ACOUSTIC KOIKAS ACOUSTICS Planning	HYDRAULIC ALPHA Landscaping	BCA Waste Management	URBAN DESIGN ALEKSANDAR PROJECTS	ARCHITECT GHAZI AL ALI ARCHITECT NSW reg. no. 7542	PROJECT 2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD CLIENT Masscon Pty Ltd SCALE 1:200 DATE 15/02/2019 DRAWN TZ PROJECT ARCHITECT PROJECT DIRECTOR GA	DRAWING NAME INTERNAL NORTH ELEVATION DRAWING NUMBER DA A 1306	PROJECT NUMBER 31.17 ISSUE G
---	--	--	---	--	--	-----------------------------	---	--	------------------------------------	--	---	---	---	--



SCALE 1:200 @ A3

0 1 2 5 10M

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	A3 Drawing Original Size	G 15/02/2019 FOR DA F 15/02/2019 FOR DA E 15/02/2019 FOR DA D 22/02/2019 FOR DA C 21/02/2019 FOR DA B 13/02/2019 FOR DA A 15/02/2019 FOR DA Issue Date Description	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS Access Solutions Quantity Survey	TRAFFIC Basix	ACOUSTIC KOIKAS ACOUSTICS Planning	HYDRAULIC ALPHA Landscaping	BCA WASTE MANAGEMENT	URBAN DESIGN ALEKSANDAR PROJECTS	ARCHITECT GHAZI AL ALI ARCHITECT PTY LTD T. +612 9744 7035 E. office@ghazia.com ACN: 67167131048 LEVEL 2 UNIT 5 14 RAILWAY PARADE BURWOOD NSW 2134	PROJECT 2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD CLIENT Masscon Pty Ltd SCALE 1:200 DATE 15/02/2019 PROJECT ARCHITECT TZ PROJECT DIRECTOR GA	DRAWING NAME SECTION A DRAWING NUMBER DA A 1401 PROJECT NUMBER 31.17 ISSUE G
--	--	--	---	--	--	-----------------------------	---	--	------------------------------------	--	---	--	---

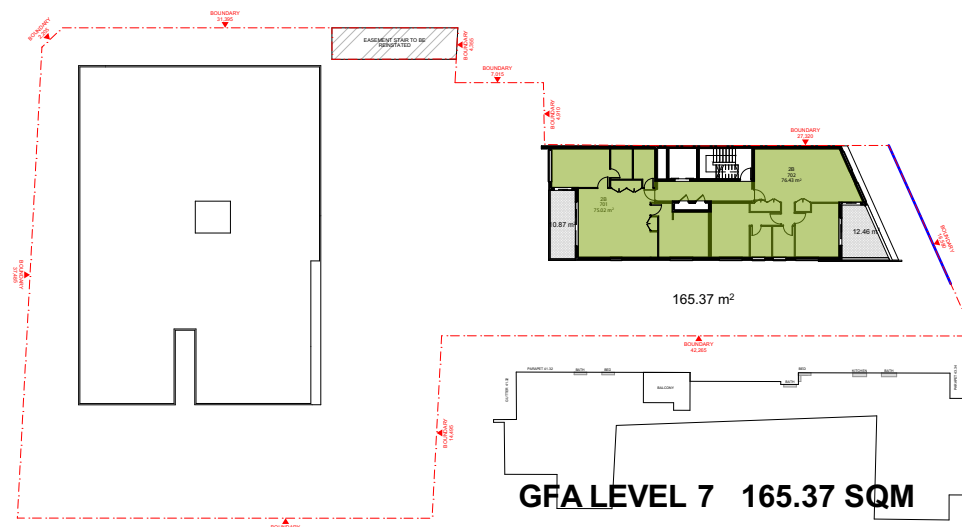
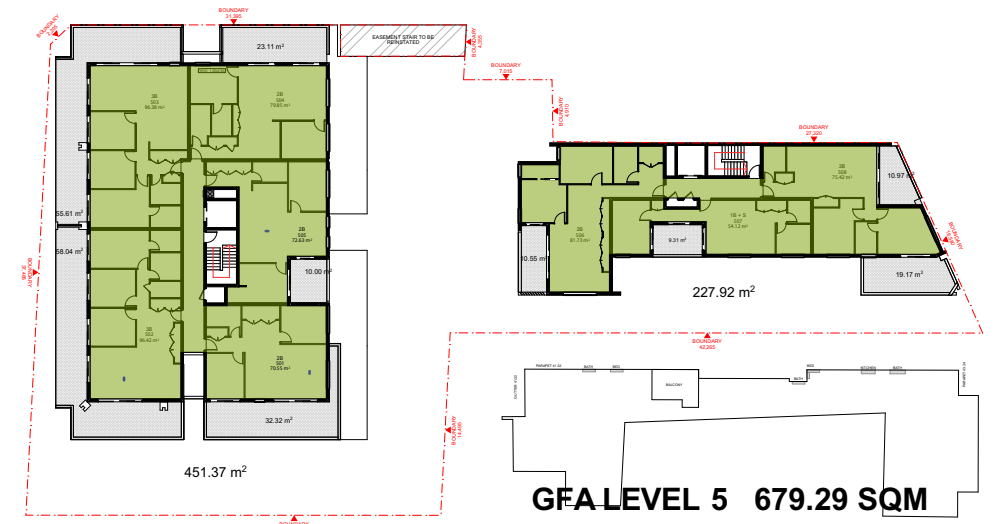
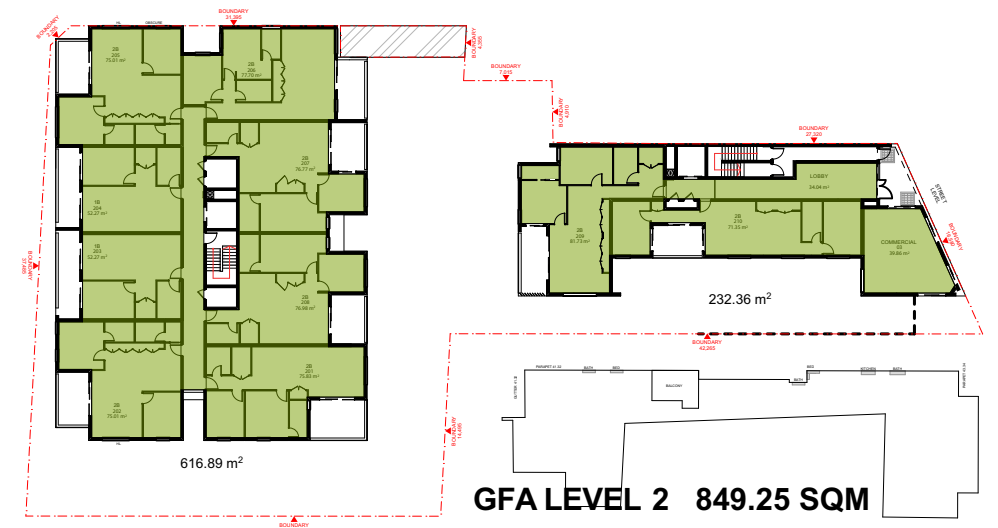


SECTION BB

SECTION CC

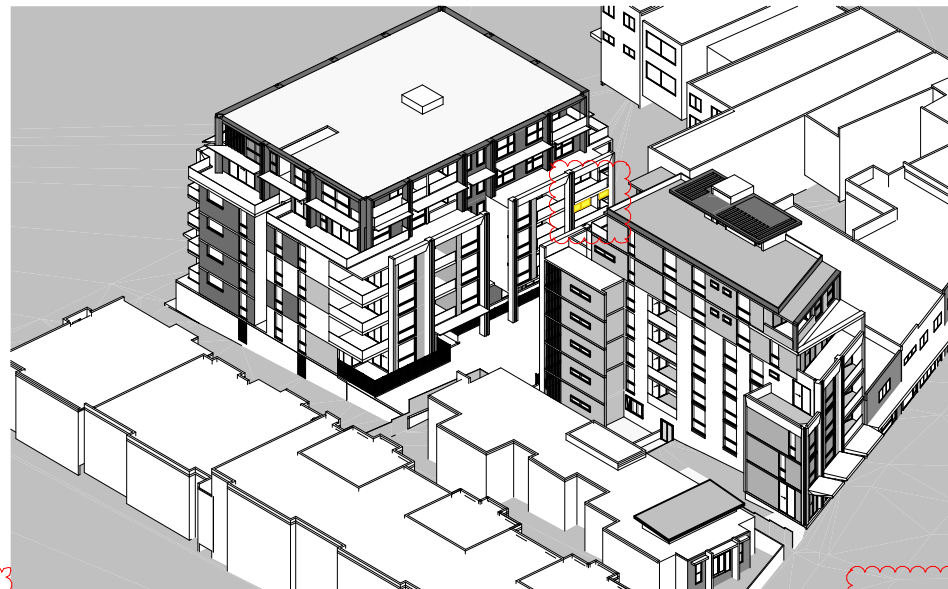
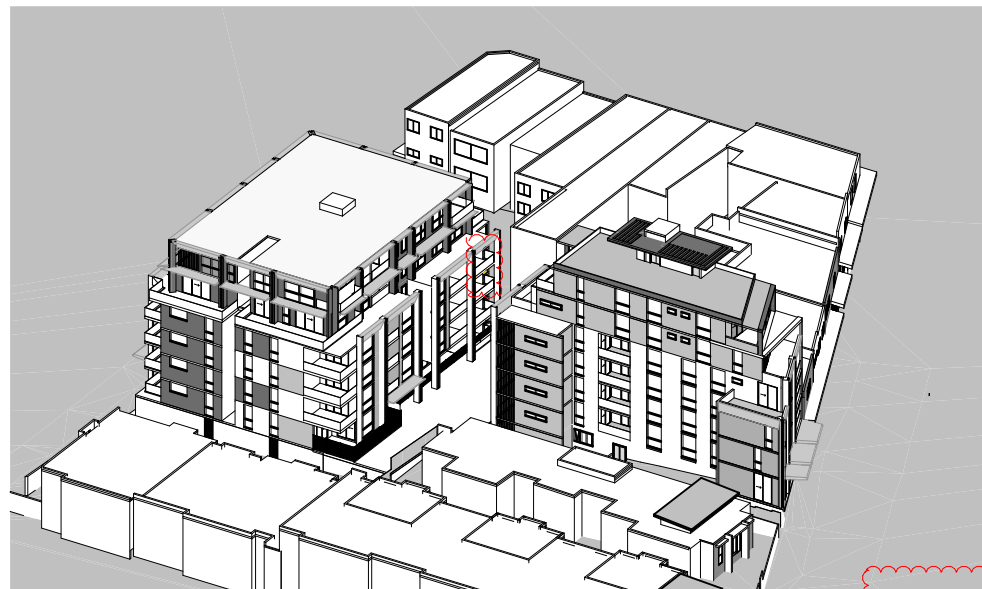
SCALE 1:200 @ A3
0 1 2 5 10M

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION DA	Drawing Original Size A3	G 15/02/2019 FOR DA F 22/02/2019 FOR DA E 15/02/2019 FOR DA D 22/02/2019 FOR DA C 21/02/2019 FOR DA B 13/02/2019 FOR DA A 15/02/2019 FOR DA Issue Date Description	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS Access Solutions Quantity Survey	TRAFFIC Basix	ACOUSTIC KOIKAS ACOUSTICS Planning	HYDRAULIC ALPHA Landscaping	BCA Waste Management	URBAN DESIGN ALEKSANDAR PROJECTS	ARCHITECT GHAZI AL ALI ARCHITECT	PROJECT 2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD CLIENT Masscon Pty Ltd SCALE 1:200 DATE 15/02/2019 DRAWN TZ PROJECT ARCHITECT TZ PROJECT DIRECTOR GA	DRAWING NAME SECTION B & C DRAWING NUMBER DA A 1402 PROJECT NUMBER 31.17 ISSUE G
--	-------------------------------------	--	---	--	--	-----------------------------	---	--	------------------------------------	--	--	---	---



TOTAL FSR: 2.5:1

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION DA		Drawing Original Size A3	G. Section FOR DA F. Plan FOR DA E. Section FOR DA D. Section FOR DA C. Section FOR DA B. Section FOR DA A. Section FOR DA	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY! REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS Access Schedule as per the Access Schedule.	TRAFFIC Traffic Signs as per the Traffic Signs Schedule.	ACOUSTIC Acoustic Schedule as per the Acoustic Schedule.	HYDRAULIC Hydraulic Schedule as per the Hydraulic Schedule.	BCA Building Code of Australia as per the Building Code of Australia.	URBAN DESIGN Urban Design Schedule as per the Urban Design Schedule.	ARCHITECT Architectural Schedule as per the Architectural Schedule.	PROJECT 2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD CLIENT Masscon Pty Ltd SCALE 1:600 DATE 15/02/2019 PROJECT ARCHITECT GHAZI AL ALI PROJECT DIRECTOR GHAZI AL ALI	DRAWING NAME GFA CALCULATION DRAWING NUMBER DA ISSUE A 2001	PROJECT NUMBER 31.17 ISSUE G
--	--	---	---	---	--	---	---	---	--	--	---	--	--	--	--



SOLAR ACCESS TO P.O.S AND LIVING ROOM FOR UNIT 305

SOLAR ACCESS STUDY

✓ ≥ 2H SOLAR ACCESS

≤ 2H SOLAR ACCESS

 NO DIRECT SUNLIGHT

SOLAR ACCESS ≥ 2HRS: 37 (71%)

LIMITED SOLAR ACCESS: 11 (21%)

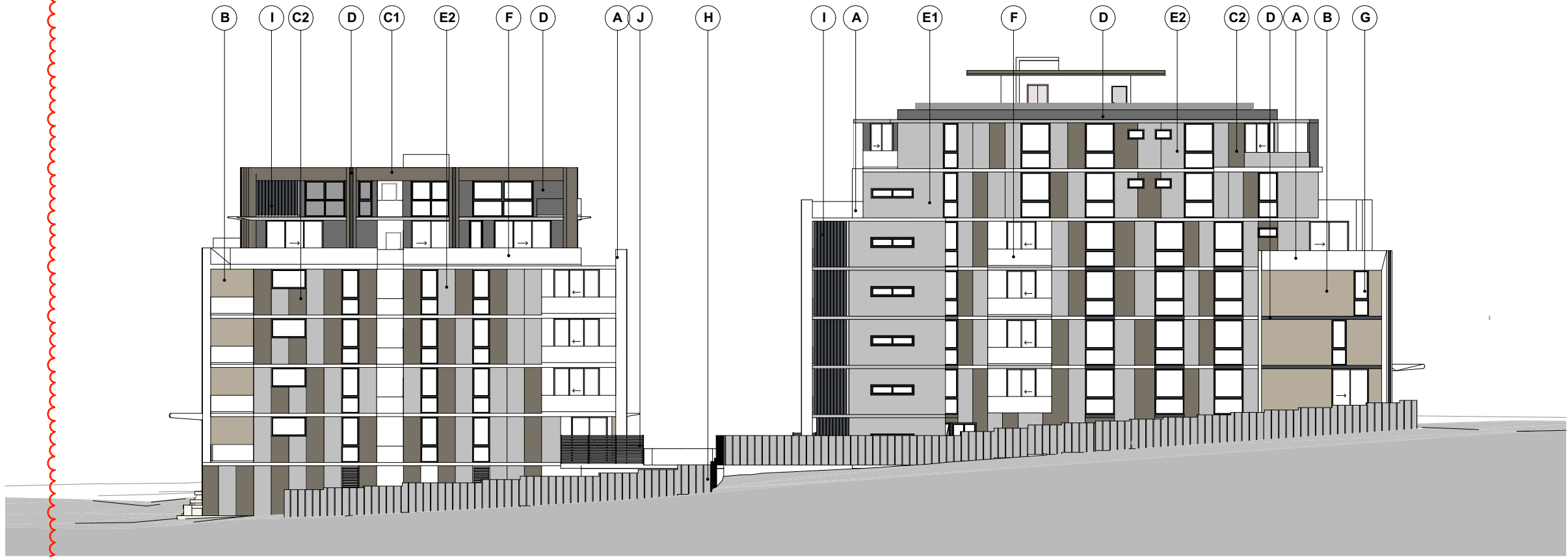
NO DIRECT SUNLIGHT: 4 (8%)

TOTAL NUMBER OR UNITS: 52

MATERIAL SCHEDULE



M1 SOUTH ELEVATION @ SCALE 1:300



M2 EAST ELEVATION @ SCALE 1:300



T: 1300 16 24 98
F: (02) 9557 4405
PO Box 3248 North Parramatta NSW 1750
info@ecocertificates.com.au

Assessor: Manuel Basiri
ABSA Member
SDMV Accredited Assessor VIC/BDV121462
MIEAust

Date Issued: 15/02/2019

NathERS Building Thermal Modelling Performance Specifications
Development: 2-6 Allen St & 44-46 Connells Point Rd, South Hurstville NSW 2221

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Thermal Modelling Software: BERS Pro v4.3.0.2c (3.13)

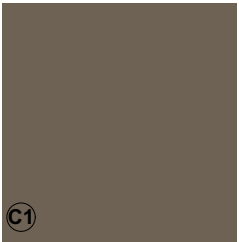
Windows and Skylights			
Description	Type	U Value	SHGC
All windows of 105, 205, 210, 310, 404, 410, 501, 503, 601, 603 and 604	Aluminium frame single glazed	5.40	0.49
All other windows	Aluminium frame single glazed	6.70	0.70

External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs
All external walls	Hebel	R 1.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard on Studs	N/A	
All neighbouring walls	Hebel	N/A	
All common area walls	Hebel	R 1.5	

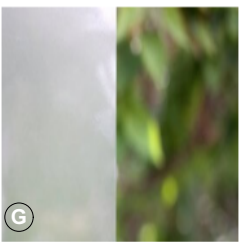
Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Abs
All floors under basement	Concrete	R 1.0	
All 109 floors under basement	Concrete	R 2.5	
All floors under commercial	Concrete	N/A	
All other floors	Concrete	N/A	
All ceilings under another floor	Concrete	N/A	
All ceilings under open air	Plasterboard	R 2.5	
All roof	Concrete	N/A	Light SA<0.475

Electrical services designer and installer must make sure that approved fireproof downlight covers, which can be fully covered by insulation, are specified and deployed during construction for all downlights installed on the ceilings where insulation is specified and installed.

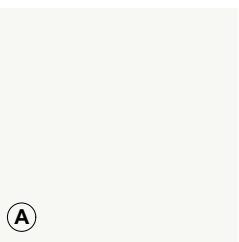
True North Orientation: 220
Terrain Category: Suburban
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 56



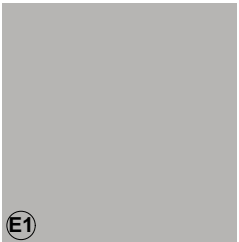
DULUX A191 - HAROLD BROWN



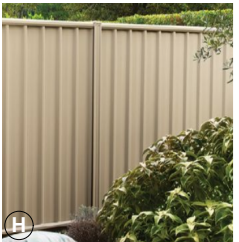
FROSTED MATELUX - OBSCURED GLASS



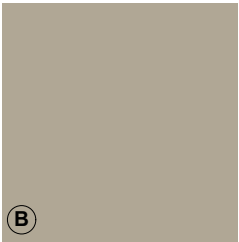
DULUX 1W - VIVID WHITE



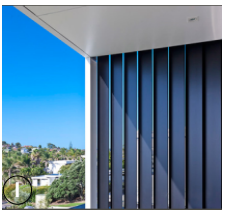
DULUX GR12 - SILKWORTH GREY



PAPERBARK - COLORBOND FENCE



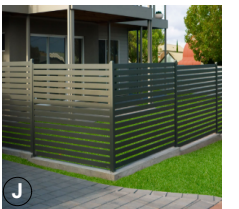
DULUX A191 - LINSEED BROWN



VERTICLE ALUMINIUM LOUVERS POWDER COATED DULUX GR11- RAKU GREY



METAL CLADDING - BRONZE PEARL RGB 77, 71, 56



PRIVACY FENCE POWDER COATED WITH DULUX GR11 - RAKU GREY



DULUX GR11 - RAKU GREY



METAL CLADDING - SILVER RICHE RGB 171, 178, 176



FRAMELESS GLASS BALUSTRADE

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION

DA

Drawing Original Size A3

G	15/02/2019 FOR DA
F	15/02/2019 FOR DA
E	15/02/2019 FOR DA
D	15/02/2019 FOR DA
B	20/02/2019 FOR DA
A	15/02/2019 FOR DA

© COPYRIGHT
DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.



ACCESS

Quantity Survey

TRAFFIC

Basix

ACOUSTIC

Planning

HYDRAULIC

Landscaping

BCA

Waste Management

URBAN DESIGN

Aleksandar Projects

ARCHITECT

GHAZI AL ALI ARCHITECT

PROJECT

2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD

CLIENT

Masscon Pty Ltd

SCALE

1:300, 1:100, 1:278

DATE

15/02/2019

DRAWN

TZ

PROJECT ARCHITECT

PROJECT DIRECTOR

GA

DRAWING NAME

MATERIAL SCHEDULE

DRAWING NUMBER

DA

PROJECT NUMBER

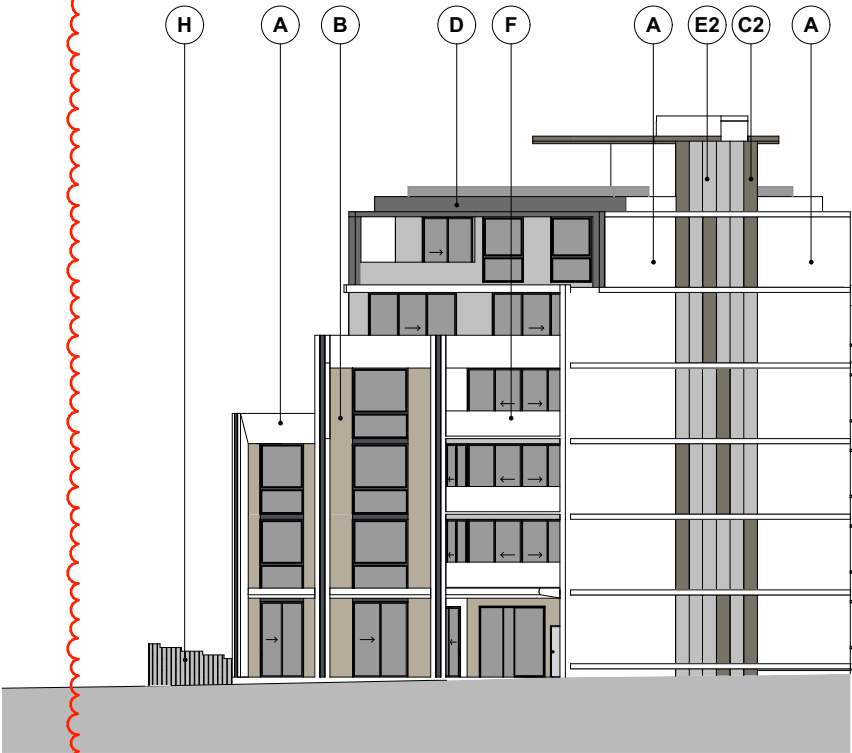
A 2201

ISSUE

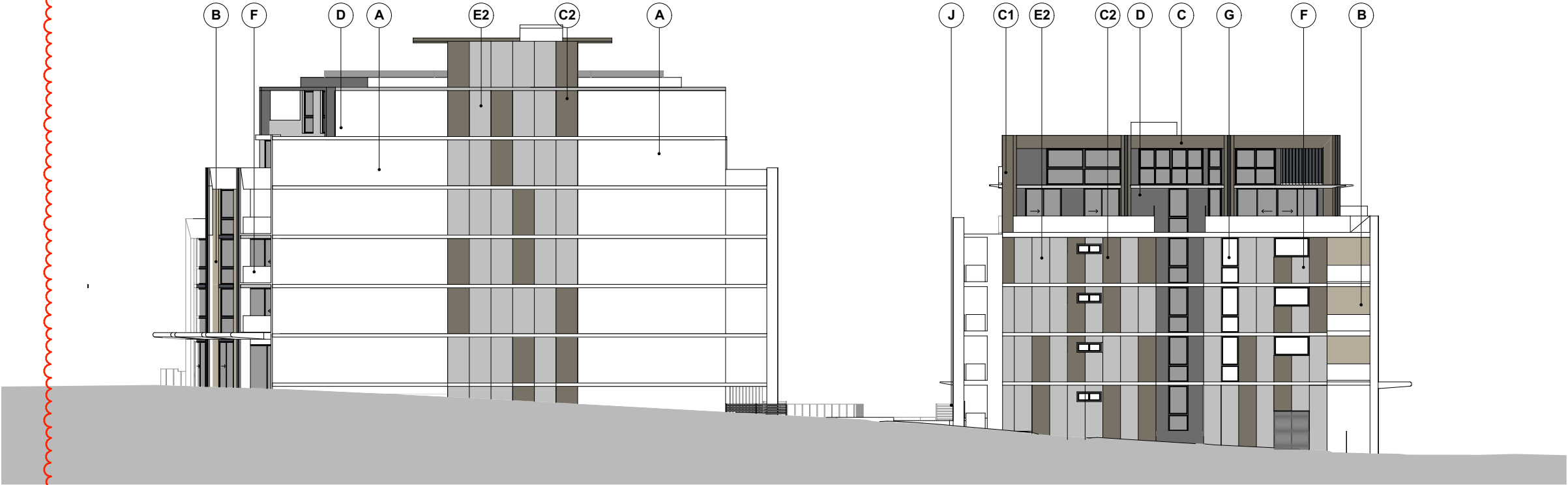
31.17

G

MATERIAL SCHEDULE



M4 NORTH ELEVATION @ SCALE 1:300



M3 WEST ELEVATION @ SCALE 1:300



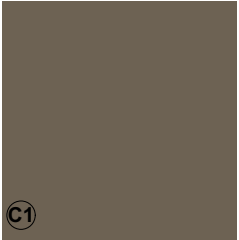
NatHERS Building Thermal Modelling Performance Specifications
Development: 2-6 Allen St & 44-46 Connells Point Rd, South Hurstville NSW 2221
These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.
Thermal Modelling Software: BERS Pro v4.3.0.2c (3.13)

Windows and Skylights			
Description	Type	U Value	SHGC
All windows of 105, 205, 210, 310, 404, 410, 501, 503, 601, 603 and 604	Aluminium frame single glazed	5.40	0.49
All other windows	Aluminium frame single glazed	6.70	0.70

External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs
All external walls	Hebel	R 1.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard on Studs	N/A	
All neighbouring walls	Hebel	N/A	
All common area walls	Hebel	R 1.5	

Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Abs
All floors under basement	Concrete	R 1.0	
All 109 floors under basement	Concrete	R 2.5	
All floors under commercial	Concrete	N/A	
All other floors	Concrete	N/A	
All ceilings under another floor	Concrete	N/A	
All ceilings under open air	Plasterboard	R 2.5	
All roof	Concrete	N/A	Light SA<0.475

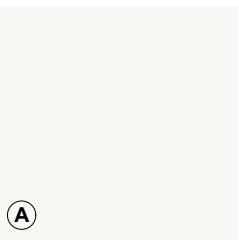
Electrical services designer and installer must make sure that approved fireproof downlight covers, which can be fully covered by insulation, are specified and deployed during construction for all downlights installed on the ceilings where insulation is specified and installed.
True North Orientation: 220
Terrain Category: Suburban
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 56



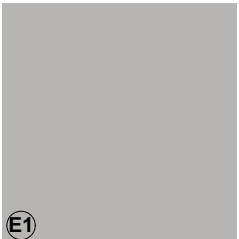
DULUX A191 - HAROLD BROWN



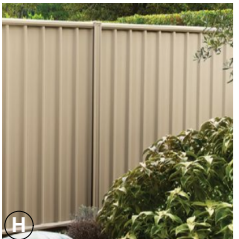
FROSTED MATELUX - OBSCURED GLASS



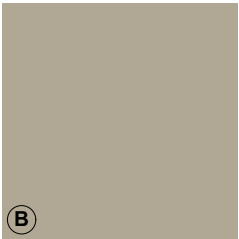
DULUX 1W - VIVID WHITE



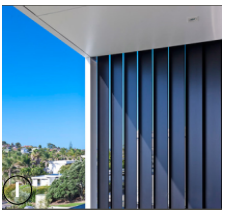
DULUX GR12 - SILKWORTH GREY



PAPERBARK - COLORBOND FENCE



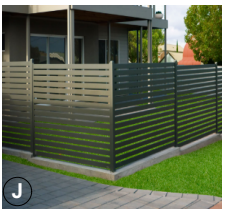
DULUX A191 - LINSEED BROWN



VERTICLE ALUMINIUM LOUVERS POWDER COATED DULUX GR11- RAKU GREY



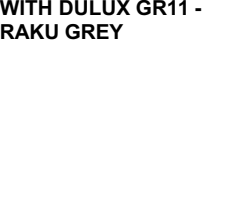
METAL CLADDING - BRONZE PEARL RGB 77, 71, 56



PRIVACY FENCE POWDER COATED WITH DULUX GR11 - RAKU GREY



DULUX GR11 - RAKU GREY



METAL CLADDING - SILVER RICHE RGB 171, 178, 176



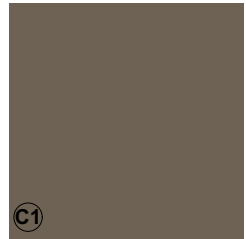
FRAMELESS GLASS BALUSTRADE

MATERIAL SCHEDULE

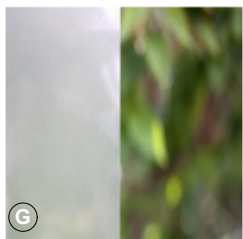


NatHERS Building Thermal Modelling Performance Specifications
Development: 2-6 Allen St & 44-46 Connells Point Rd, South Hurstville NSW 2221
These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.
Thermal Modelling Software: BERS Pro v4.3.0.2c (3.13)

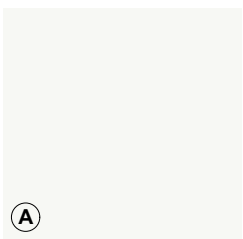
Windows and Skylights			
Description	Type	U Value	SHGC
All windows of 105, 205, 210, 310, 404, 410, 501, 503, 601, 603 and 604	Aluminium frame single glazed	5.40	0.49
All other windows	Aluminium frame single glazed	6.70	0.70
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.			
External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs
All external walls	Hebel	R 1.5	Medium SA 0.475 - 0.7
All internal walls	Plasterboard on Studs	N/A	
All neighbouring walls	Hebel	N/A	
All common area walls	Hebel	R 1.5	
Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Abs
All floors under basement	Concrete	R 1.0	
All 109 floors under basement	Concrete	R 2.5	
All floors under commercial	Concrete	N/A	
All other floors	Concrete	N/A	
All ceilings under another floor	Concrete	N/A	
All ceilings under open air	Plasterboard	R 2.5	
All roof	Concrete	N/A	Light SA<0.475
Electrical services designer and installer must make sure that approved fireproof downlight covers, which can be fully covered by insulation, are specified and deployed during construction for all downlights installed on the ceilings where insulation is specified and installed.			
True North Orientation: 220			
Terrain Category: Suburban			
Seals on Windows and Doors: Yes			
Lighting Design Plans Provided: No			
Climate Zone: 56			



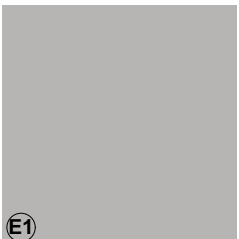
DULUX A191 - HAROLD BROWN



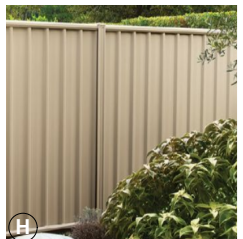
FROSTED MATELUX - OBSCURED GLASS



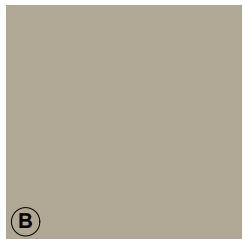
DULUX 1W - VIVID WHITE



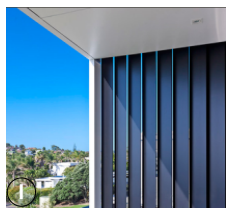
DULUX GR12 - SILKWORTH GREY



PAPERBARK - COLORBOND FENCE



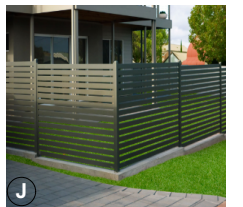
DULUX A191 - LINSEED BROWN



VERTICLE ALUMINIUM LOUVERS POWDER COATED DULUX GR11- RAKU GREY



METAL CLADDING - BRONZE PEARL RGB 77, 71, 56



PRIVACY FENCE POWDER COATED WITH DULUX GR11 - RAKU GREY



DULUX GR11 - RAKU GREY



METAL CLADDING - SILVER RICHE RGB 171, 178, 176



FRAMELESS GLASS BALUSTRADE



M5 INTERNAL SOUTH ELEVATION @ SCALE 1:300



M6 INTERNAL NORTH ELEVATION @ SCALE 1:300

SCALE 1:200 @ A3
0 1 2 5 10M

FOR DA PURPOSES ONLY
NOT FOR CONSTRUCTION
DA

Drawing Original Size
A3

G 15/02/2019 FOR DA

F 15/02/2019 FOR DA

E 15/02/2019 FOR DA

D 22/02/2019 FOR DA

C 21/02/2019 FOR DA

B 13/02/2019 FOR DA

A 15/02/2019 FOR DA

Issue Date Description

© COPYRIGHT
DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

ACCESS
Access Solutions
www.accesssolutions.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

QUANTITY SURVEY
1800 000 000
1800 000 000
1800 000 000
1800 000 000

TRAFFIC
Traffic Solutions
www.trafficsolutions.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

BASIX
BASIX Solutions
www.basixsolutions.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

ACOUSTIC
KOIKAS ACOUSTICS
www.koikasacoustics.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

PLANNING
Pacific Planning Pty Ltd
www.pacificplanning.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

HYDRAULIC
ALPHA
www.alpha-hydraulic.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

LANDSCAPING
CONZEIT
www.conzeit.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

BCA
BCA Solutions
www.bcasolutions.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

WASTE MANAGEMENT
WASTE Solutions
www.wastesolutions.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

URBAN DESIGN
ALEKSANDAR PROJECTS
www.aleksandarprojects.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

ARCHITECT
GHAZI AL ALI ARCHITECT
www.ghazialali.com.au
1800 000 000
1800 000 000
1800 000 000
1800 000 000

PROJECT
2-6 ALLEN ST & 42-46 CONNELLS POINT ROAD

CLIENT
Masscon Pty Ltd

SCALE
1:300, 1:2.78

DATE
15/02/2019

DRAWN
TZ

PROJECT ARCHITECT
TZ

PROJECT DIRECTOR
GA

DRAWING NAME
MATERIAL SCHEDULE

DRAWING NUMBER
DA

PROJECT NUMBER
A 2203

ISSUE
G

PROJECT NUMBER
31.17