



EXISTING DEVELOPMENT

PROPOSED DEVELOPMENT

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Code	Description	Code	Description	Code	Description	Code	Description	Code	Description				
BW1	Brickwork, Type 1: Dry pressed brickwork, dark colour range. Colour and finish equal to Bowral 'Renovation Gertrudis Brown' 230 x 76mm 'standard' format. Brickwork pattern, BWP2. Mortar colour, 'dark grey'.	BWP1	Brickwork Pattern, Type 1: Stretcher bond, tooled joint.	CLD6	Cladding, Type 6: Timber look soffit lining to match spotted gum.	CPC2	Concrete, Precast, Type 2: Decorative profile finish concrete precast wall, 'Lite & Bright' natural finish. Profile depth varies. Penetrating clear matte sealer over.	GC6	Glass, Clear, Type 6: Residential Glazing Glass, clear with aluminium solid panel integrated with glazing. Framing system, aluminium, powder coat finish. Colour and finish to match PCF1. Refer to BASIX assessment for performance requirements. Reflectivity to be less than 20%.	LV1	Louvre, Type 1: Vertical louvre system, vertical 450 x 50mm aluminium sections. Colour and finish to match PCF1.	SCN2	Screen, Type 2: Full height fixed glazed screen. Glazing equal to G11. Frame colour equal window system adjacent uno.
AW1	Awning Type 1: Metal clad fixed awning, express jointed detailing with metal deck roof. Material, finish and colour equal to CL3. Soffit equal to CL7.	BWP2	Brickwork Pattern, Type 2: Stretcher bond, raked joint.	COP1	Concrete, Off Form Finish, Type 1: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.	GC1	Glass, Clear, Type 1: Residential Glazing Glass, clear. Framing system, with decorative projecting vertical mullion. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to BASIX assessment for performance requirements. Reflectivity to be less than 20%.	GC7	Glass, Clear, Type 7: Retail Glazing Glass, clear. Framing system, decorative steel frame with projecting bay window elements. Fixed double glazing with operable elements equal to 'Anetia' sashless window system. Steel, paint finish. Colour and finish to match PCF1.	LV2	Louvre, Type 2: Horizontal louvre system, 300 x 50mm aluminium sections. Colour and finish to match PCF2.	SCN3	Screen, Type 3: 1.8m high 'thin edged' fixed privacy screen between apartments. Paint finish, colour equal to PF4.
BAL1	Balustrade, Type 1: Vertical 100 x 10 aluminium baluster with steel fascia to front of slab, no top rail. Balusters angled at 45°, angle alternates each balcony bay. Powder coat finish, colour and finish to match PCF1.	BWP3	Brickwork Pattern, Type 3: Stretcher bond, flush joint.	CLD1	Cladding, Type 1: CFC cladding system, express jointed with mechanical secret fix system and mitred external corner detail. Colour and finish to match Equitone 'Tectiva TE10'.	COP2	Concrete, Spandrel, Off Form Finish, Type 2: Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.	GC2	Glass, Clear, Type 2: Residential Glazing Glass, clear. Framing system, decorative steel frame with projecting bay window elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to BASIX assessment for performance requirements. Reflectivity to be less than 20%.	GC8	Glass, Clear, Type 8: Community Area Glazing Glass, clear. Framing system, decorative steel frame with projecting bay window elements. Fixed double glazing with operable elements equal to 'Anetia' sashless window system. Steel, paint finish. Colour and finish to match PCF1.	SCN4	Screen, Type 4: Full height fixed glazed privacy screen with operable glazed louvre elements. Glazing equal to GC1. Frame colour equal to PCF1.
BAL2	Balustrade, Type 2: Semi - frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF1.	BW3	Brickwork, Type 3: Dry pressed brickwork, dark colour range. Colour and finish equal to Indulgence 'Truffle' 230 x 76mm 'standard' format. Brickwork pattern, BWP1. Mortar colour, 'beige'.	CLD2	Cladding, Type 2: CFC cladding system, express jointed with mechanical secret fix system and mitred external corner detail. Colour and finish to match Equitone 'Tectiva TE90'.	COP3	Concrete, Columns, Off Form Finish, Type 4: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.	GC3	Glass, Clear, Type 3: Residential Glazing Glass, clear. Framing system, aluminium, powder coat finish. Colour and finish to match PCF1. Refer to BASIX assessment for performance requirements. Reflectivity to be less than 20%.	GC9	Glass, Clear, Type 9: Common Area Glazing Glass, clear with operable glazed louvre elements. Framing system, aluminium, powder coat finish. Framing colour to match PCF1. Refer to BASIX assessment for performance requirements. Reflectivity to be less than 20%.	SG1	Signage, Type 1: Integral building identification signage, surface fixed onto building facade. Bronze finish.
BAL3	Balustrade, Type 3: Semi - frameless clear glass balustrade system with 150mm wide top rail. Side fixed to COP2 spandrel. Framing system, aluminium, powder coat finish. Colour to match PCF1.	BW4	Brickwork, Type 4: Dry pressed brickwork, white or light colour range. Colour and finish equal to Bowral 'Simmental Silver' 230 x 76mm 'standard' format. Mortar colour, 'light brown'.	CLD3	Cladding, Type 3: CFC cladding system, express jointed with mechanical secret fix system. Prefinished coating system. Colour and finish to match Equitone 'Linea LT20'.	COP4	Concrete, Columns, Off Form Finish, Type 5: Natural concrete, smooth board finish. Colour natural grey concrete mix. Paint finish to match PF1.	GC4	Glass, Clear, Type 4: Residential Glazing Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins. Powder coat finish, colour to match PCF1. Refer to BASIX assessment for performance requirements. Reflectivity to be less than 20%.	GT1	Gate & Fence System, Type 1: Decorative screen with integral gate, overall system 1.8m high. Detailing, material and finish equal to Balustrade Type 1 (BAL1).	PF1	Paint Finish, Type 1: Colour to match Dulux - 'Dark Grey'.
BAL4	Balustrade, Type 4: Semi - frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF1.	BW5	Brickwork, Type 5: Dry pressed brickwork, white or light colour range. Colour and finish equal to Bowral 'Simmental Silver' 230 x 76mm 'plinth stretcher' format. Brickwork pattern, BWP3. Mortar colour, 'light brown'.	CLD4	Cladding, Type 4: CFC cladding system equal to 'Axon' cladding system 13mm and 400mm smooth, express jointed with concealed essential service doors and integrated service louvres. Pattern varies. Paint finish. Colour and finish to match PF1.	COP5	Concrete, Spandrel, Off Form Finish, Type 5: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.	GC5	Glass, Clear, Type 5: Street Level Retail, Communal & Residential Main Entry Doors Glass, clear. Framing system, pocket glazing with decorative projecting vertical steel mullion. Aluminium, powder coat finish. Colour and finish to match PCF1.	GV1	Gravel / Stone: Decorative stone for roof ballast. Material and finish to match 30-40mm large format tumbled quartz.	PF2	Paint Finish, Type 2: Colour to match Dulux - 'Natural White'.
BAL5	Balustrade, Type 5: Semi - frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF1. Refer to Wind Report for additional requirements.	BW6	Brickwork, Type 6: Decorative glazed brickwork, black. Colour and finish equal to Burlesque 'Charming Black' 260 x 50mm 'slim line' format. Brickwork pattern, BWP3. Mortar colour, 'black'.	CLD5	Cladding, Type 5: CFC cladding system equal to 'Matrix' cladding system, express jointed. Paint finish. Colour varies. Refer PF4 for more information.	CPC1	Concrete, Precast, Type 1: Smooth finish concrete precast blade wall elements, natural finish. Penetrating clear matte sealer over.	GC5	Glass, Clear, Type 5: Street Level Retail, Communal & Residential Main Entry Doors Glass, clear. Framing system, pocket glazing with decorative projecting vertical steel mullion. Aluminium, powder coat finish. Colour and finish to match PCF1.	HR1	Handrail, Type 1: Decorative handrail to street level interface.	PF3	Paint Finish, Type 3: Decorative Frame to Retail Glazing Colour to match Dulux - 'Micaceous Iron Oxide' 'Mic Grey'.
				CLD6	Cladding, Type 6: Stone cladding system, random length stretcher bond. Finish split face and / or exfoliate finish. Coursing height 150mm. Stone selection to					PF4	Paint Finish, Type 4: Decorative Reveals to Balconies Graduated colours.		

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