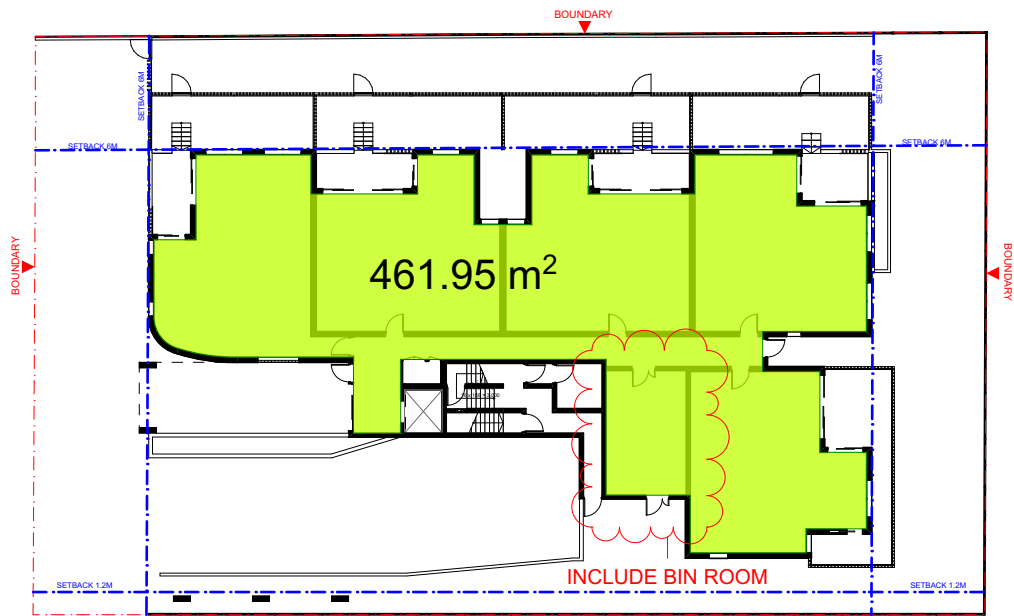
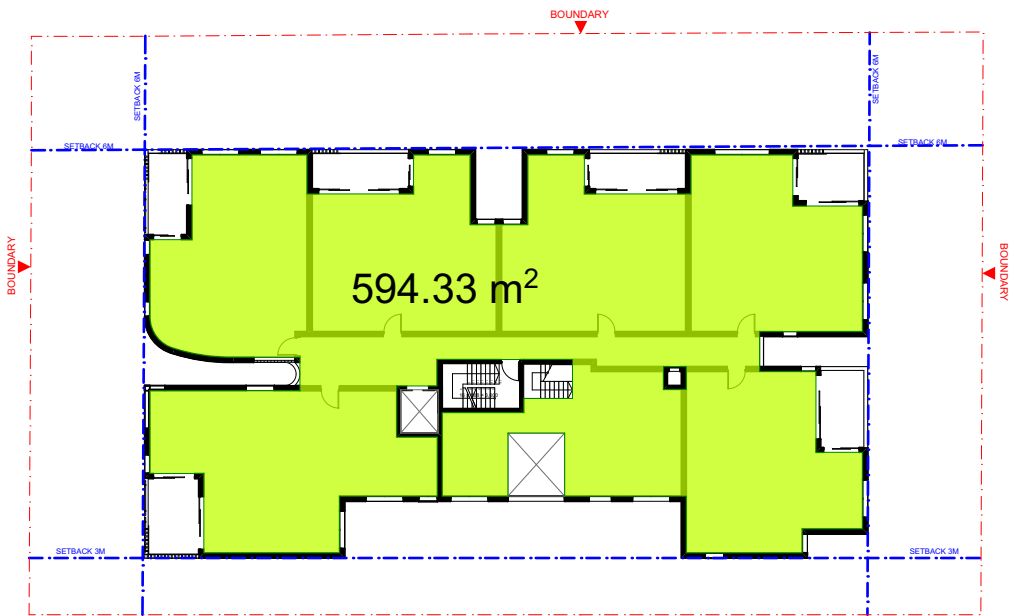
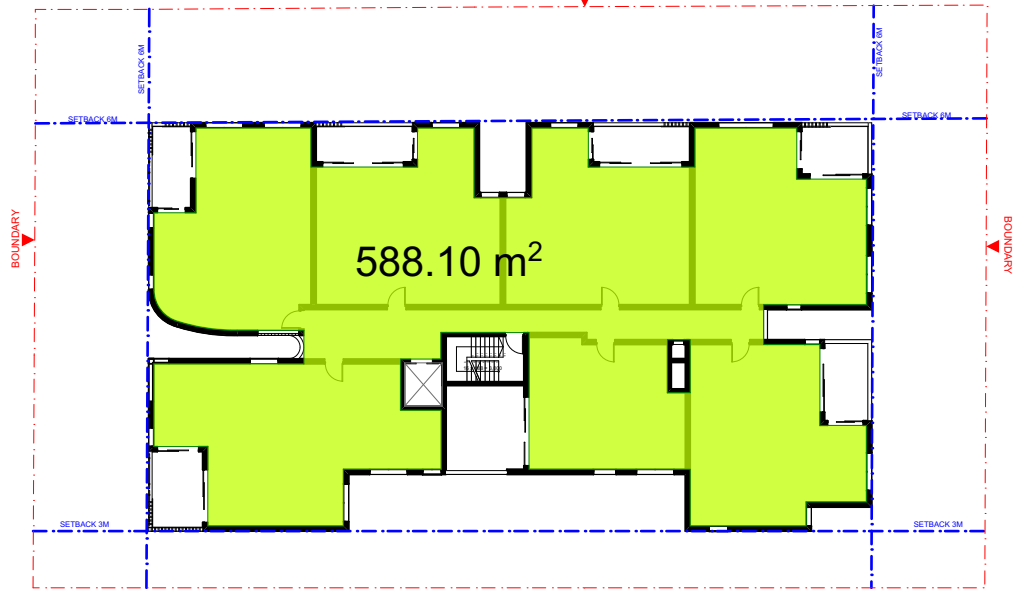




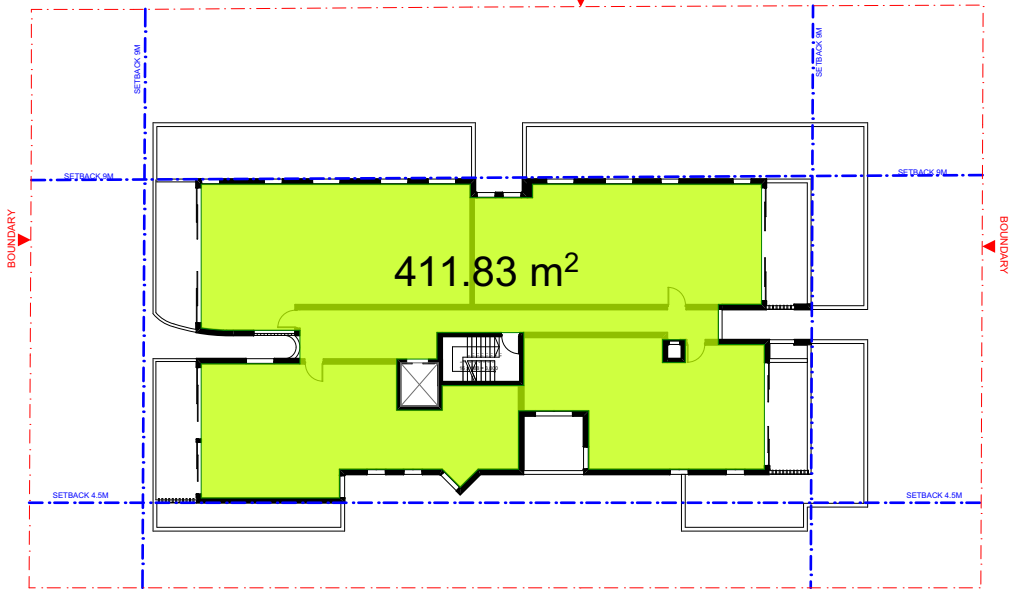
GROUND FLOOR 1:400@A3



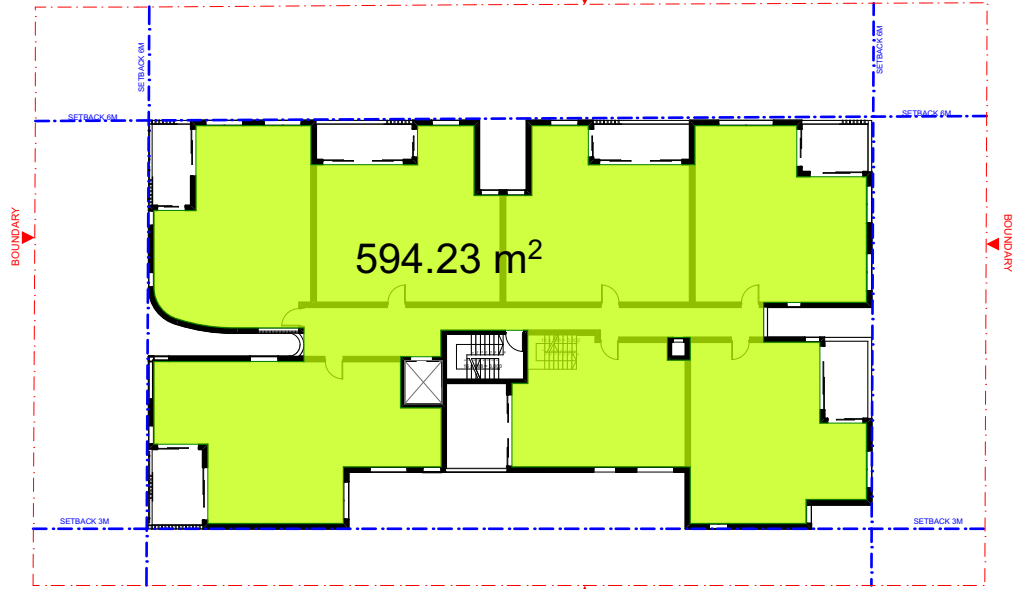
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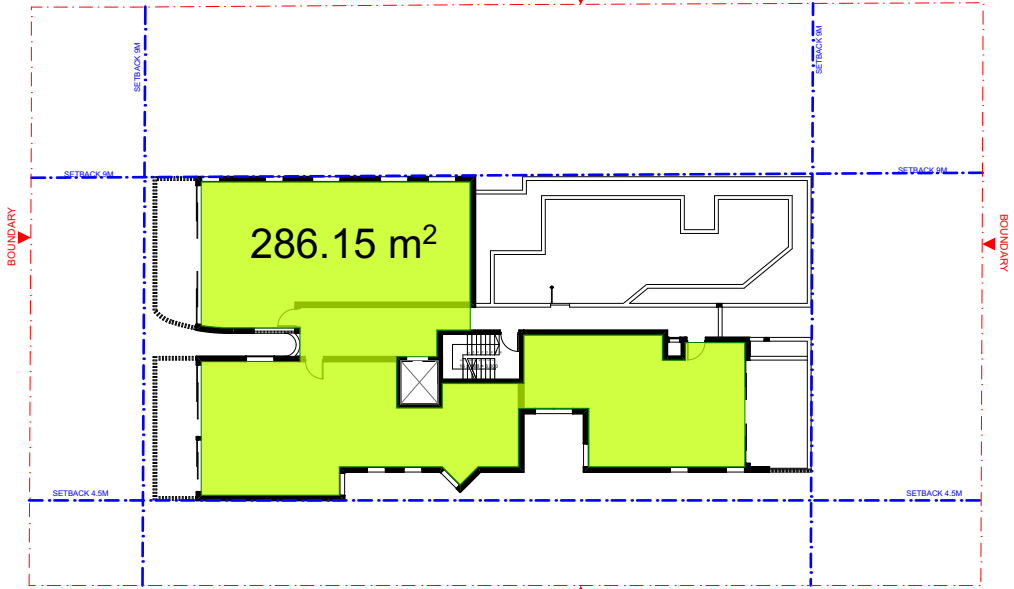
LEVEL 01 1:400@A3



LEVEL 04 1:400@A3



LEVEL 02 1:400@A3



LEVEL 05 1:400@A3

GFA CALCULATION

SITE AREA: 1536.8 SQM
LEP PERMISSIBLE FSR: 1.7:1
LEP PERMISSIBLE GFA: 2219.57 SQM

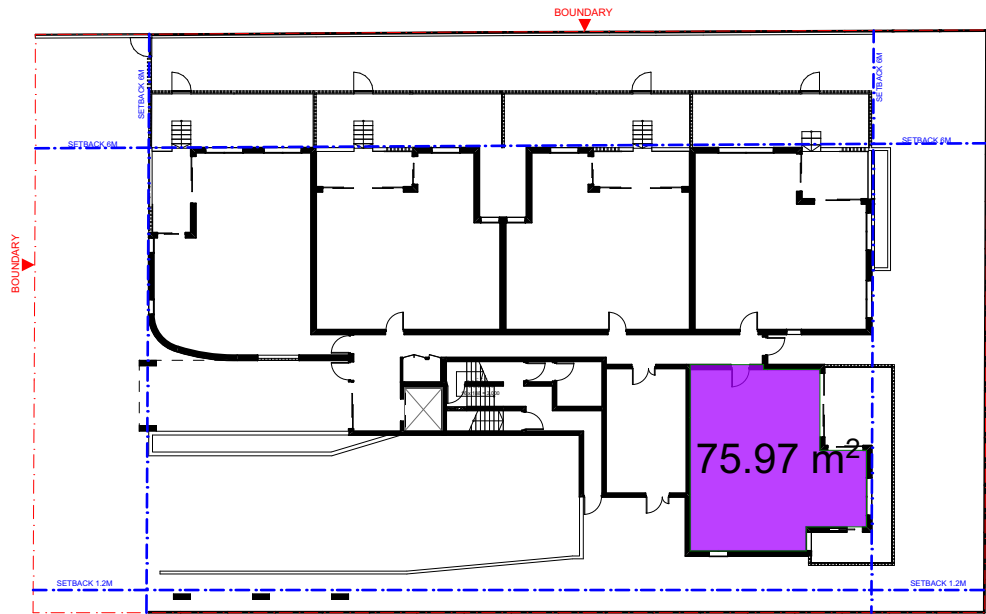
GFA SQM

TOTAL FSR: 1.91:1
TOTAL GFA: 2936.59 SQM (0.21 AFFORDABLE BONUS)

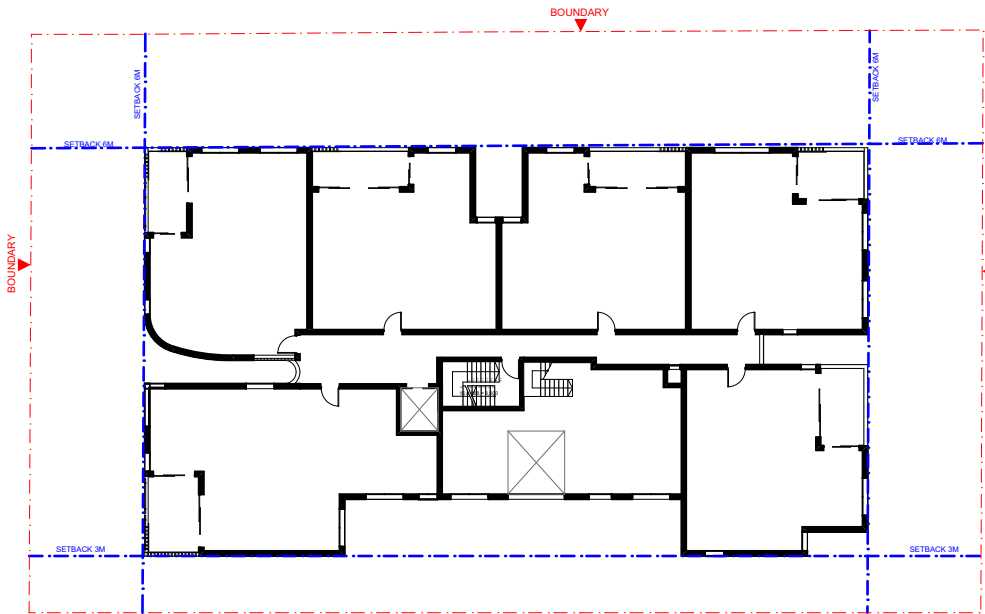
SLIGHTLY INCREASED

UNIT MIX TABLE

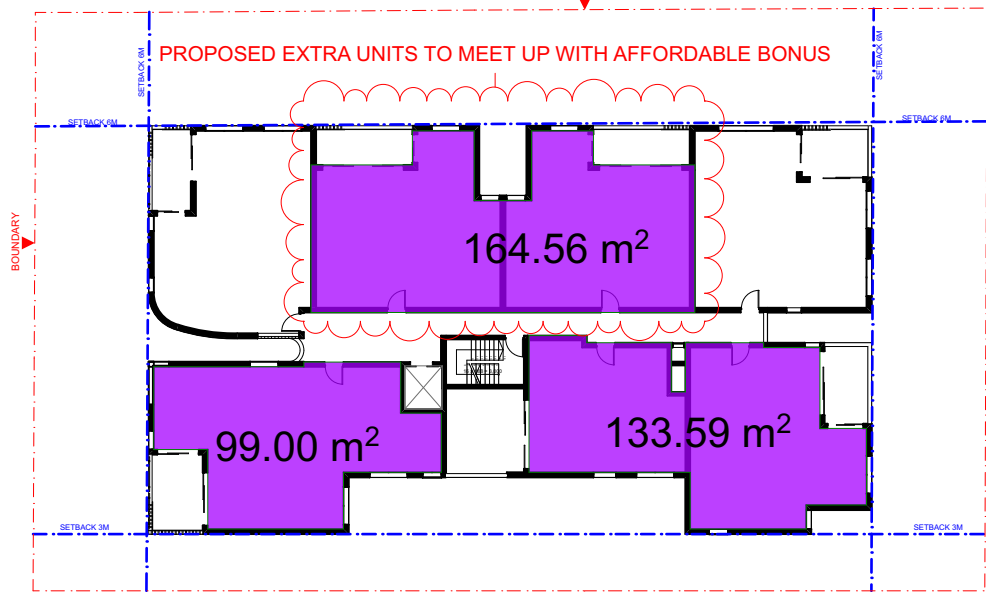
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G	0	0	5	0	5
LEVEL 01	0	1	5	1	7
LEVEL 02	0	0	5	2	7
LEVEL 03	0	0	5	1	6
LEVEL 04	0	0	1	3	4
LEVEL 05	0	1	0	2	3
TOTAL		2	21	9	32



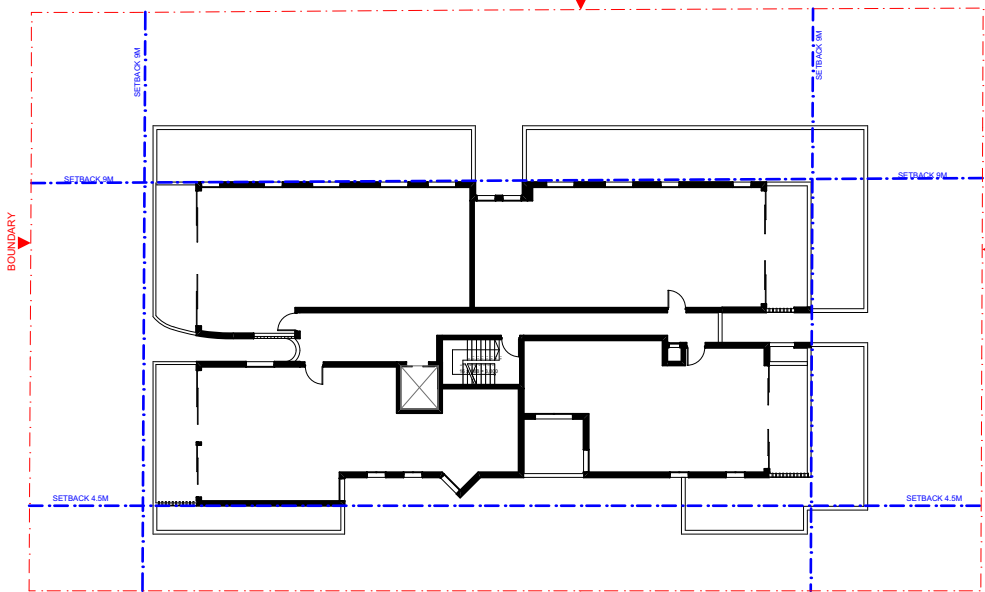
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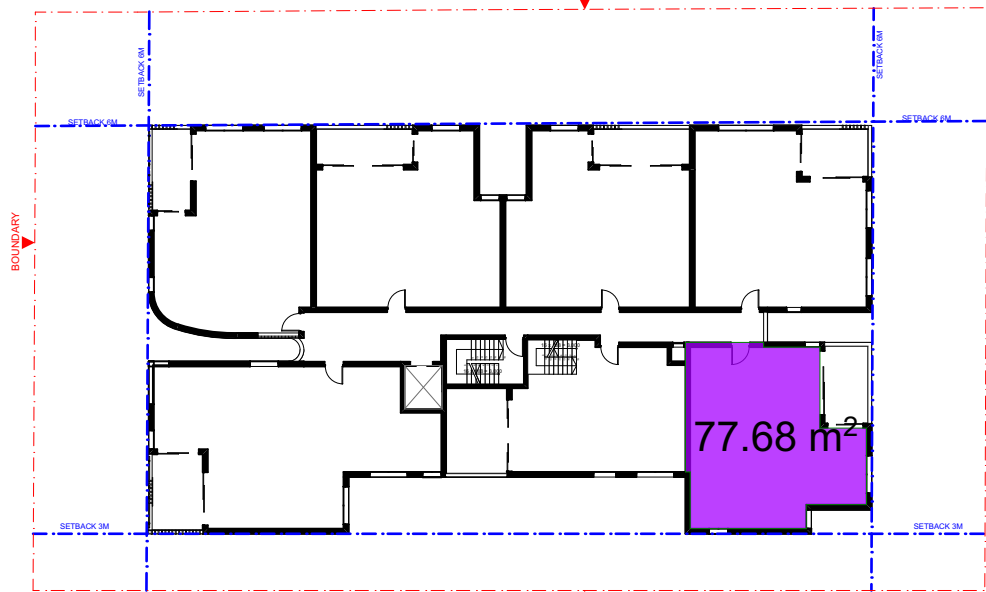
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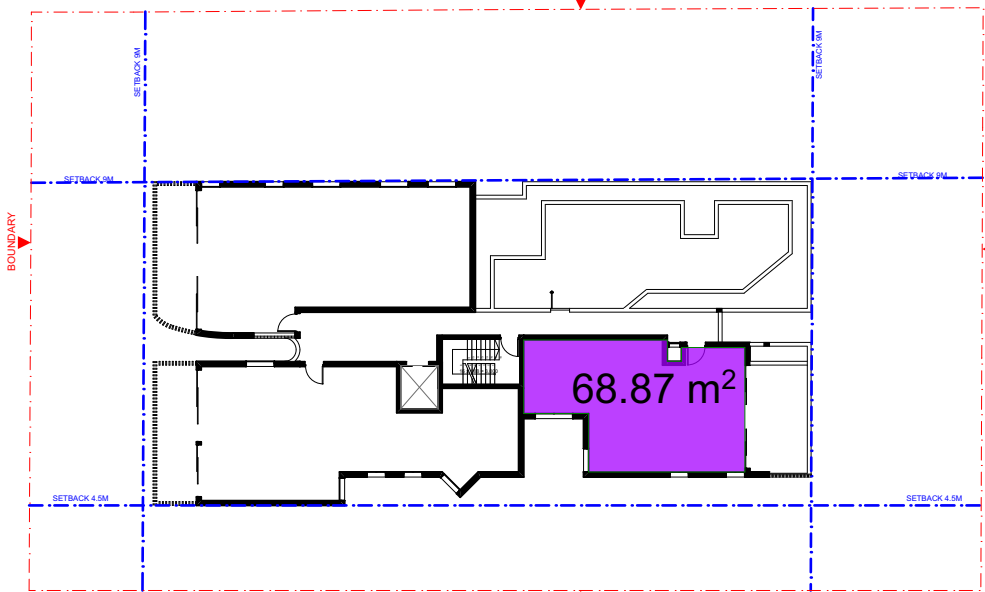
LEVEL 01 1:400@A3



LEVEL 04 1:400@A3



LEVEL 02 1:400@A3



LEVEL 05 1:400@A3

GFA CALCULATION

SITE AREA: 1536.8 SQM
LEP PERMISSIBLE FSR: 1.7:1
LEP PERMISSIBLE GFA: 2612.56 SQM

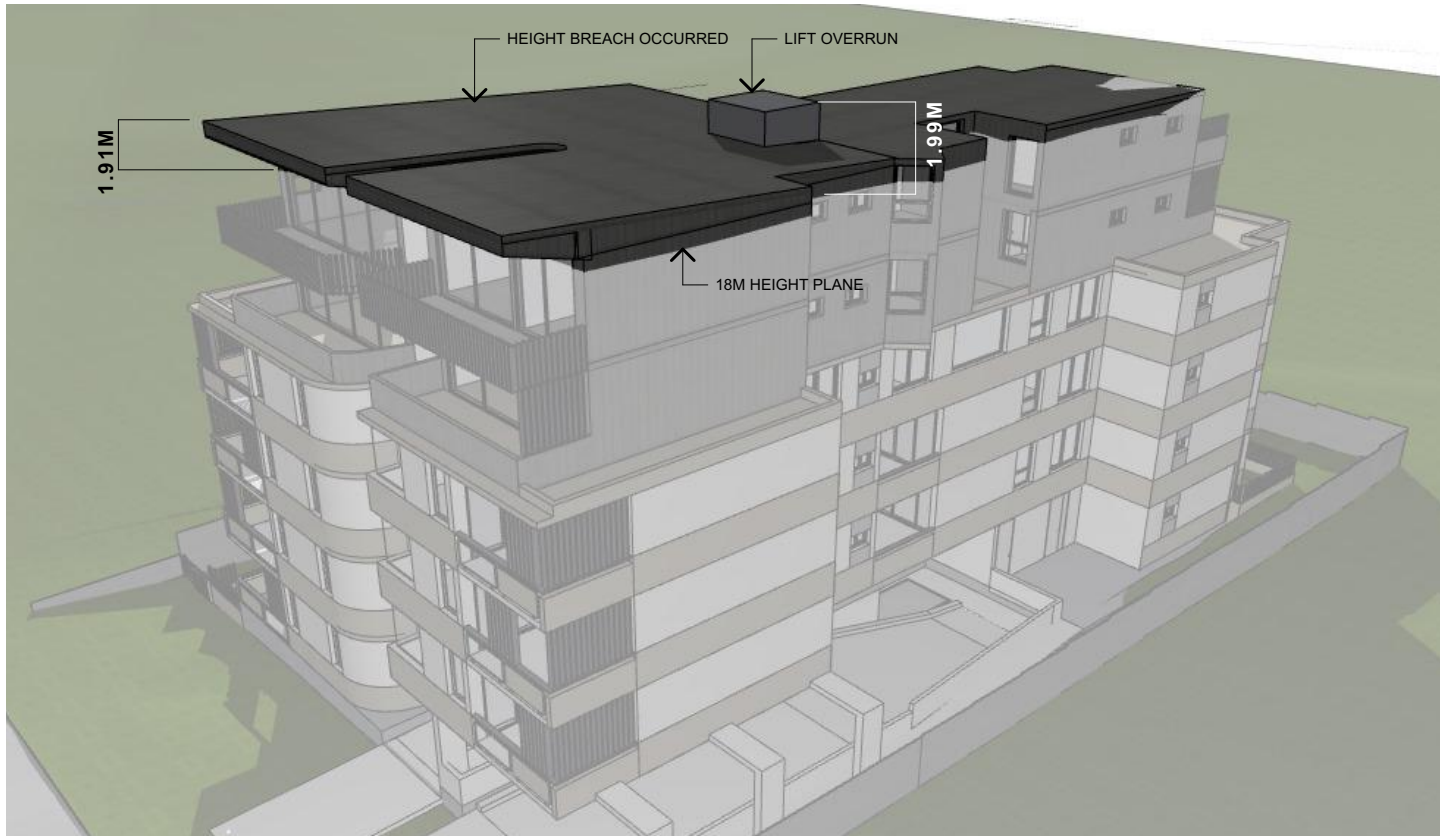
GFA SQM

TOTAL FSR: 1.91:1
TOTAL GFA: 2936.59 SQM (0.21 AFFORDABLE BONUS)

INFILL AFFORDABLE MIN. AREA: 619.17 SQM
INFILL AFFORDABLE AREA PROVIDED: 619.67 SQM

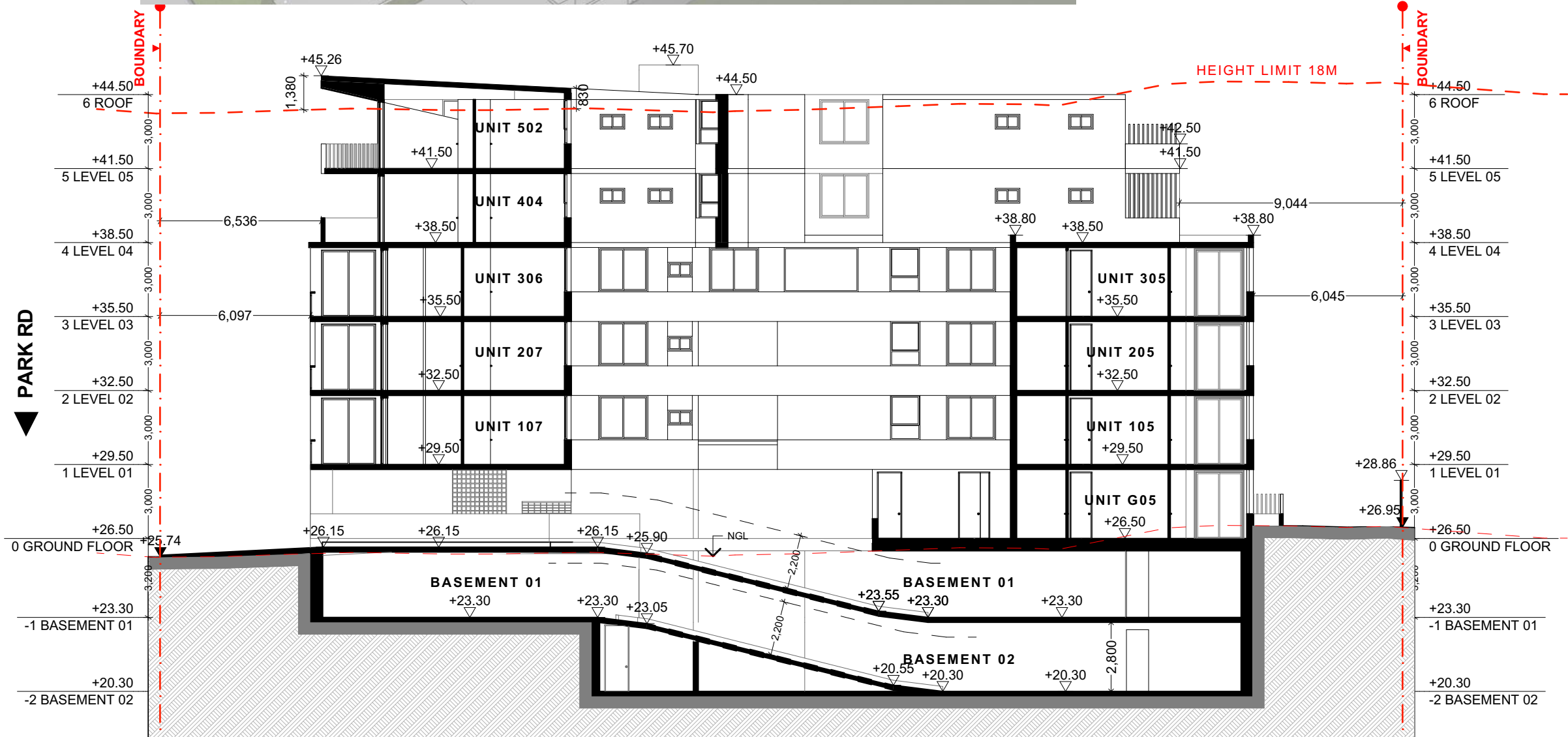
UNIT: G05; 102; 103; 105; 106; 107; 205; 503;

NEW



NatHERS Construction & Insulation Specifications:

Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	AAC Block Hebel	Plasterboard lined	R2.0	Medium (0.475 to 0.70)	Ground to L3
	Metal Cladding	Plasterboard lined	R2.0	Dark (>0.71)	L4 & L5
Internal walls (within)	Plasterboard on studs		None		
Internal walls (party)	Hebel on a stud wall	Plasterboard lined	R1.0		Intertenancy and corridor party walls
Windows	Alum DG High Solar Gain low-E -Clear: U = 4.30: SHGC = 0.53				Unit 106
Roof	Alum SG High Solar Gain Low-E: U = 5.40: SHGC = 0.58				All other units
	Metal Deck		R2.0	Dark (>0.71)	Units 501, 502 & 503
Ceiling	Concrete		R2.0	Dark (>0.71)	Units 301, 304, 305, 306, 402
	Plasterboard				
Floor Structure	Concrete		R1.0		G01 to G04
	Concrete		R1.5		Unit G05
	Concrete		R2.0		Unit 106
	Concrete		None		All other units
Floor Covering	Carpet	Bedrooms			
	Ceramic Tiles	All other rooms			
Ceiling/Wall Penetrations	Must be sealed				
External Shading Devices	Privacy screens				Refer to plans



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

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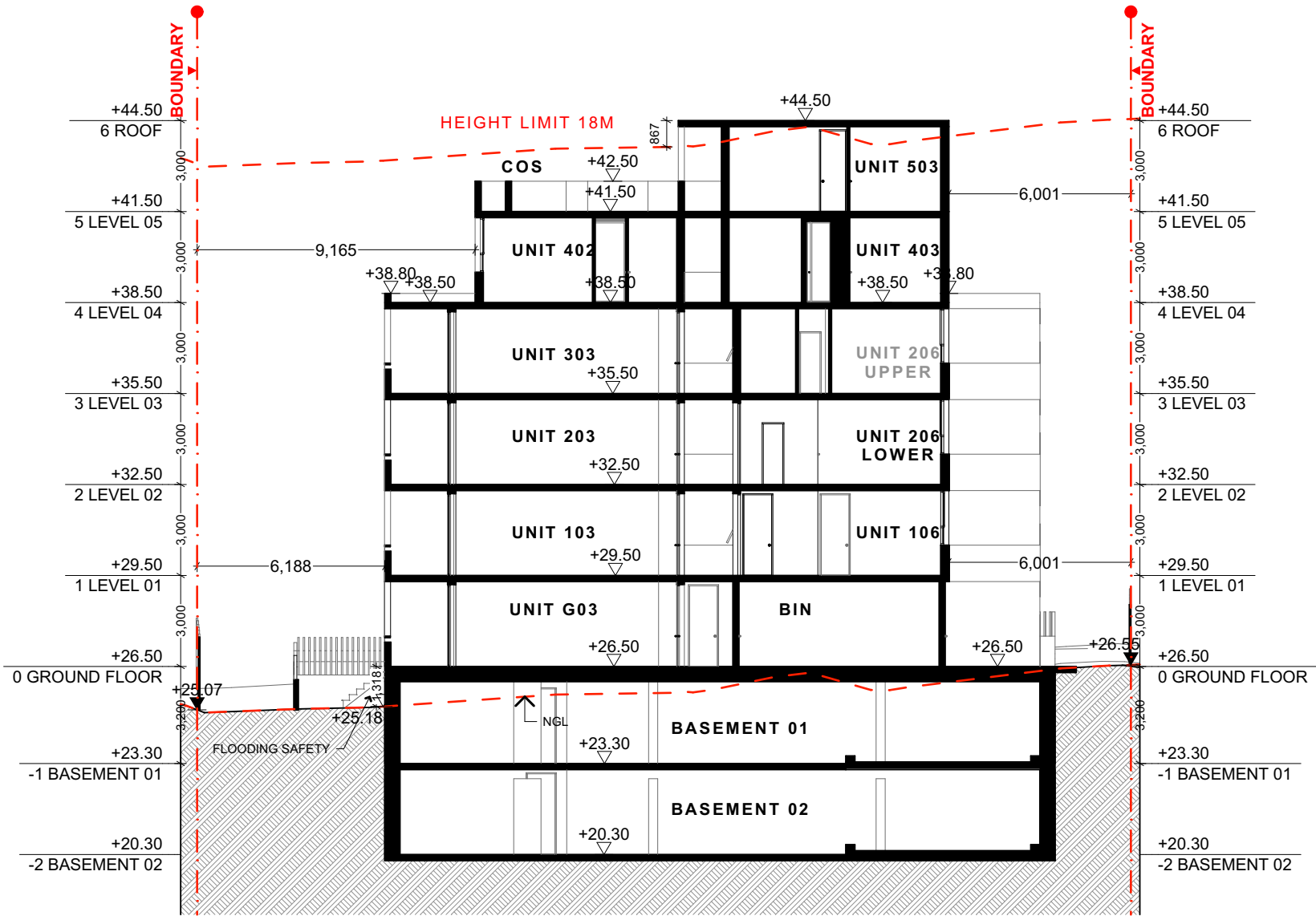
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1:200, 1:181.78
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PROJECT DIRECTOR
GA

DRAWING NAME
SECTION AA
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PROJECT NUMBER
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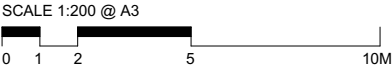
NatHERS Construction & Insulation Specifications:

Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	AAC Block Hebel	Plasterboard lined	R2.0	Medium (0.475 to 0.70)	Ground to L3
	Metal Cladding	Plasterboard lined	R2.0	Dark (>0.71)	L4 & L5
Internal walls (within)	Plasterboard on studs		None		
Internal walls (party)	Hebel on a stud wall	Plasterboard lined	R1.0		Intertenancy and corridor party walls
Windows	Alum DG High Solar Gain low-E -Clear: U = 4.30: SHGC = 0.53				Unit 106
Roof	Alum SG High Solar Gain Low-E: U = 5.40: SHGC = 0.58		R2.0	Dark (>0.71)	All other units
	Metal Deck				Units 501, 502 & 503
Ceiling	Concrete		R2.0	Dark (>0.71)	Units 301, 304, 305, 306, 402
	Plasterboard				
Floor Structure	Concrete		R1.0		G01 to G04
	Concrete		R1.5		Unit G05
	Concrete		R2.0		Unit 106
	Concrete		None		All other units
Floor Covering	Carpet	Bedrooms			
	Ceramic Tiles	All other rooms			
Ceiling/Wall Penetrations	Must be sealed				
External Shading Devices	Privacy screens				Refer to plans



SECTION BB

A3-1:200



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1:200, 1:100

DATE
06/02/2019

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PROJECT DIRECTOR
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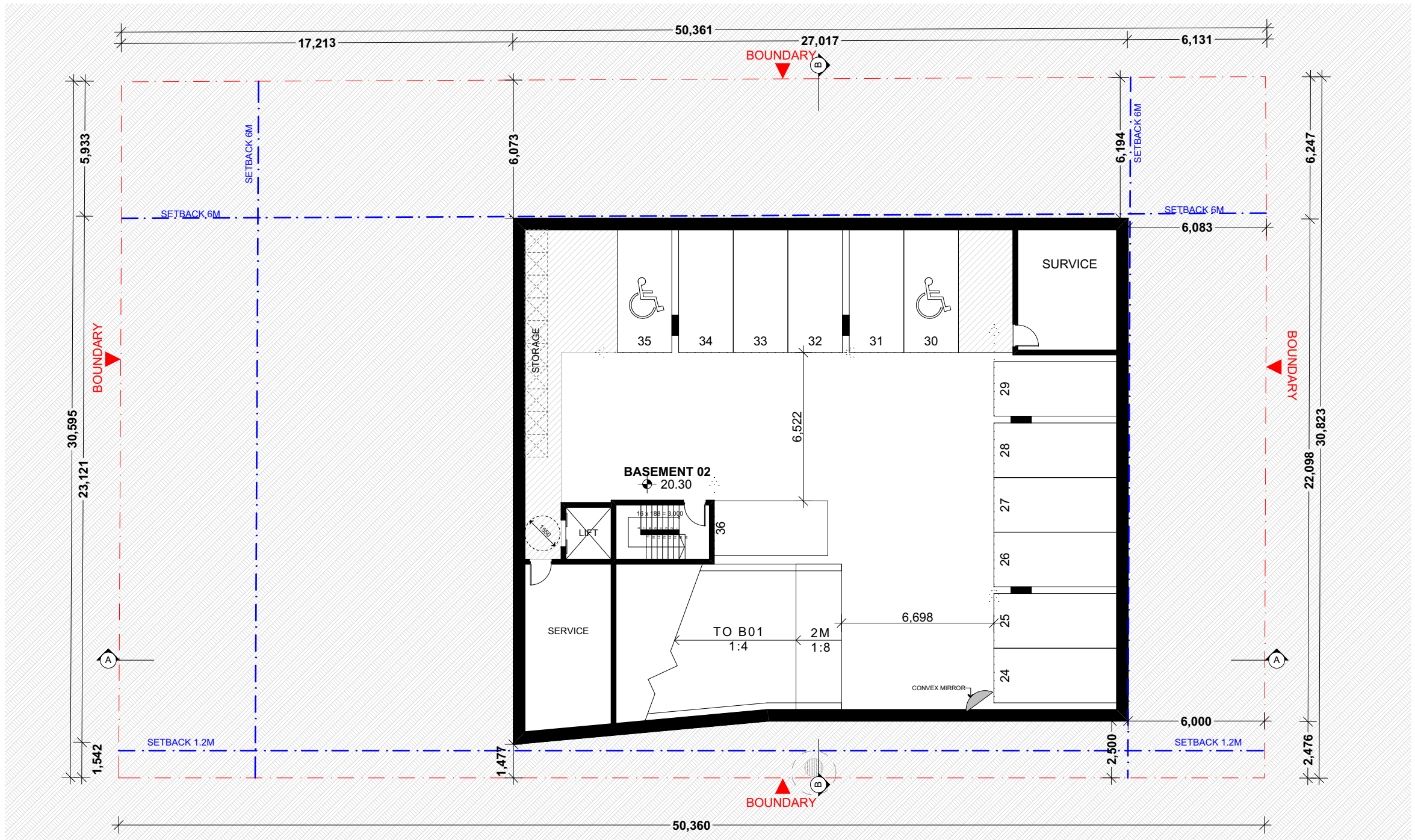
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SECTION BB

DRAWING NUMBER
DA

PROJECT NUMBER
P18-028

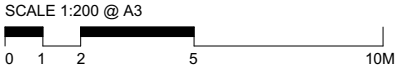
ISSUE
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BASEMENT 02 1:200 @ A3

NATHERS Construction & Insulation Specifications:

Building Component	Construction Materials	Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	AAC Block Hebel	Plasterboard lined	R2.0	Medium (0.475 to 0.70)
	Metal Cladding	Plasterboard lined	R2.0	Dark (0.71)
Internal walls (within)	Plasterboard on studs	None		
Internal walls (party)	Hebel on a stud wall	Plasterboard lined	R1.0	Intertency and corridor party walls
Windows	Alum DG High Solar Gain Low-E Clear U = 4.30 SHGC = 0.53			Unit 106
	Alum SG High Solar Gain Low-E U = 5.40 SHGC = 0.58			All other units
Roof	Metal Deck	R2.0	Dark (0.71)	Units 501, 502 & 503
	Concrete	R2.0	Dark (0.71)	Units 301, 304, 305, 306, 402
Ceiling	Plasterboard			
	Concrete	R1.0		G01 to G04
Floor Structure	Concrete	R1.5		Unit G05
	Concrete	R2.0		Unit 106
Floor Covering	Carpet	None		All other units
	Ceramic Tiles			
Ceiling/Wall Penetrations	Must be sealed			
External Shading Devices	Privacy screens			Refer to plans



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PROJECT DIRECTOR
GA

DRAWING NAME

BASEMENT 02

DRAWING NUMBER

DA

PROJECT NUMBER

P18-028

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LEVEL 01 PLAN 1:200 @ A3

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

NaHERS Construction & Insulation Specifications:

Building Component	Construction Materials	Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	AAC Block Hebel	R2.0	Medium (0.475 to 0.70)	Ground to L3 L4 & L5
	Metal Cladding	R2.0	Dark (>0.71)	
Internal walls (within)	Plasterboard on studs	None		Intertency and corridor party walls
	Hebel on a stud wall	R1.0		
Internal walls (party)	Hebel on a stud wall	R1.0		Unit 106 All other units
	Plasterboard lined			
Windows	Alum DG High Solar Gain Low-E - Clear: U = 4.30; SHGC = 0.53			Units 501, 502 & 503 Units 301, 304, 305, 306, 402
	Alum SG High Solar Gain Low-E: U = 5.40; SHGC = 0.58			
Roof	Metal Deck	R2.0	Dark (>0.71)	All other units
	Concrete	R2.0	Dark (>0.71)	
Ceiling	Plasterboard			G01 to G04 Unit G05
Floor Structure	Concrete	R1.0		
	Concrete	R1.5		Unit 106 All other units
Floor Covering	Concrete	R2.0		
	Concrete	None		
Ceiling/Wall Penetrations	Carpet			Refer to plans
	Ceramic Tiles			
External Shading Devices	Bedrooms			
	All other rooms			
Privacy Screens	Must be sealed			
	Privacy screens			

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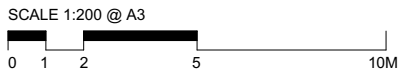
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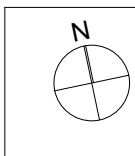
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DRAWING NUMBER
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P18-028
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Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Requirements
External Walls	AAC Block Hebel	Plasterboard lined	R2.0	Medium (0.475 to 0.70)	Ground to L3 L4 & L5
	Metal Cladding	Plasterboard lined	R2.0	Dark (> 0.71)	
Internal walls (within)	Plasterboard on studs		None		
Internal walls (party)	Hebel on a stud wall	Plasterboard lined	R1.0		Intertencyancy and corridor party walls
Windows	Alum DG High Solar Gain low-E - Clear: U = 4.30; SHGC = 0.53				Unit 106
	Alum SG High Solar Gain Low-E : U = 5.40; SHGC = 0.58				All other units
Roof	Metal Deck		R2.0	Dark (> 0.71)	Units 501, 502 & 503
	Concrete		R2.0	Dark (> 0.71)	Units 301, 304, 305, 306, 402
Ceiling	Plasterboard				
Floor Structure	Concrete		R1.0		G01 to G04
	Concrete		R1.5		Unit G05
	Concrete		R2.0		Unit 106
Floor Covering	Carpet	Bedrooms	None		All other units
	Ceramic Tiles	All other rooms			
Ceiling/Wall Penetrations	Must be sealed				
External shading Devices	Privacy screens				Refer to plans

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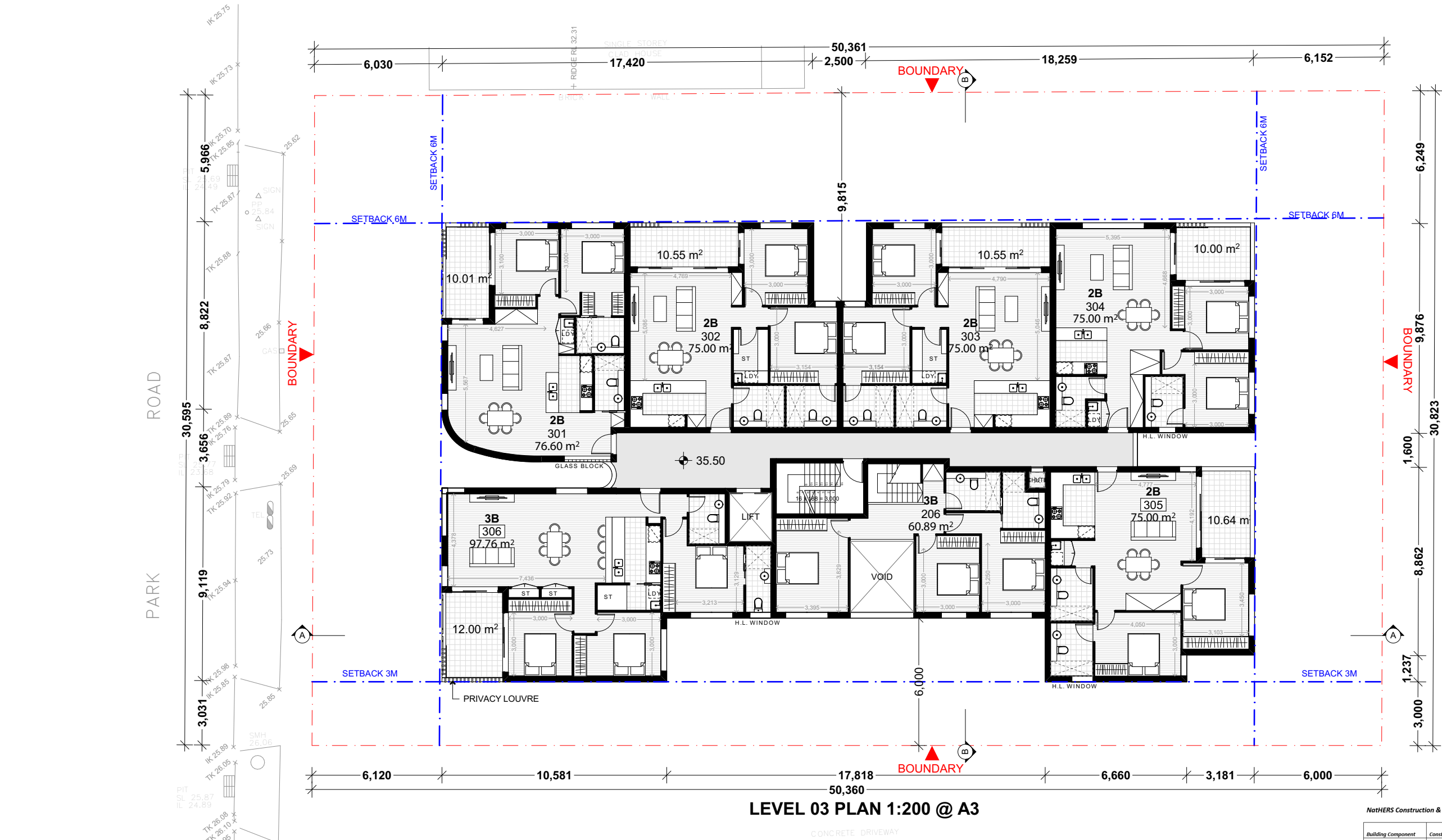
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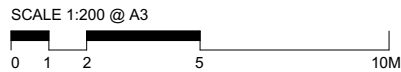
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LL, OI	TZ	GA

DRAWING NAME		PROJECT NUMBER P18-028
LEVEL 02 PLAN		
DRAWING NUMBER	ISSUE	
DA	A-1205	A



LEVEL 03 PLAN 1:200 @ A3



NaHERS Construction & Insulation Specifications:

Building Component	Construction Materials	Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	AAC Block Hebel	R2.0	Medium (0.475 to 0.70)	Ground to L3 L4 & L5
	Metal Cladding	R2.0	Dark (>0.71)	
Internal walls (within)	Plasterboard on studs	None		Intertency and corridor party walls
	Hebel on a stud wall	R1.0		
Internal walls (party)	Alum DG High Solar Gain Low-E - Clear: U = 4.30; SHGC = 0.53			Unit 106 All other units
	Alum SG High Solar Gain Low-E: U = 5.40; SHGC = 0.58			
Windows	Metal Deck	R2.0	Dark (>0.71)	Units 501, 502 & 503 Units 301, 304, 305, 306, 402
	Concrete	R2.0	Dark (>0.71)	
Roof	Plasterboard			G01 to G04 Unit G05
	Concrete	R1.0		
Ceiling	Concrete	R1.5		Unit G05 Unit 106
	Concrete	R2.0		
Floor Structure	Concrete	None		All other units
	Concrete			
Floor Covering	Carpet			Refer to plans
	Ceramic Tiles			
Ceiling/Wall Penetrations	Bedrooms			
	All other rooms			
External Shading Devices	Must be sealed			
	Privacy screens			

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SCALE 1:200 @ A3

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PROJECT 40-42A Park Road

CLIENT JUST Ahead Pty Ltd

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PROJECT ARCHITECT TZ

PROJECT DIRECTOR GA

DRAWING NAME

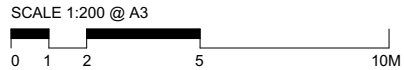
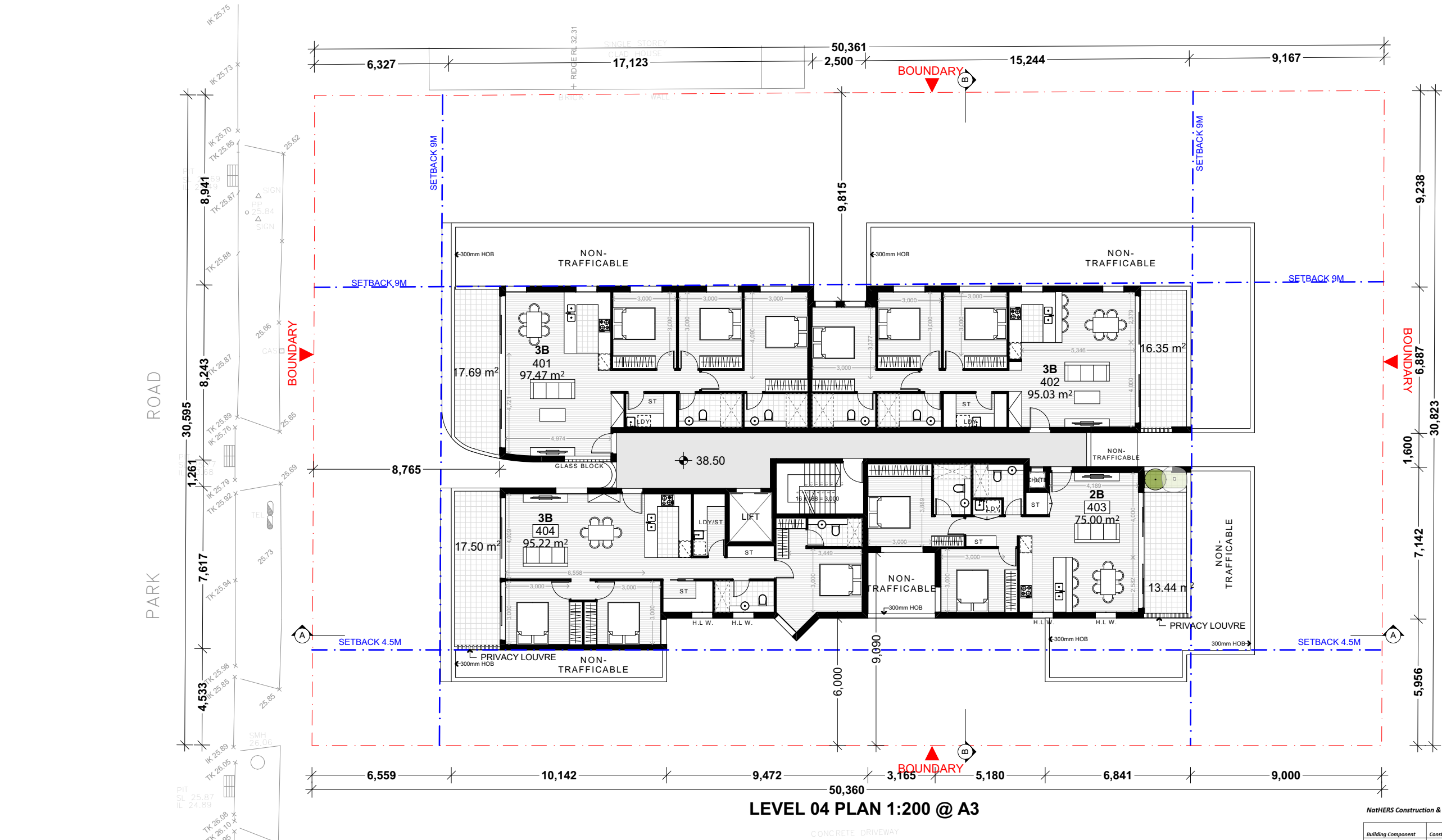
LEVEL 03 PLAN

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NaHERS Construction & Insulation Specifications:

Building Component	Construction Materials	Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	AAC Block Hebel	R2.0	Medium (0.475 to 0.70)	Ground to L3
	Metal Cladding	R2.0	Dark (>0.71)	L4 & L5
Internal walls (within)	Plasterboard on studs	None		
	Hebel on a stud wall	R1.0		Intertency and corridor party walls
Internal walls (party)	Hebel on a stud wall	R1.0		Unit 106
	Plasterboard lined			All other units
Windows	Alum DG High Solar Gain Low-E - Clear: U = 4.30; SHGC = 0.53			Units 501, 502 & 503
	Alum SG High Solar Gain Low-E: U = 5.40; SHGC = 0.58			Units 301, 304, 305, 306, 402
Roof	Metal Deck	R2.0	Dark (>0.71)	
	Concrete	R2.0	Dark (>0.71)	
Ceiling	Plasterboard			
Floor Structure	Concrete	R1.0		G01 to G04
	Concrete	R1.5		Unit G05
	Concrete	R2.0		Unit 106
Floor Covering	Carpet	None		All other units
	Ceramic Tiles			
Ceiling/Wall Penetrations	Must be sealed			
External Shading Devices	Privacy screens			Refer to plans

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HERITAGE EDWARDS PLANNING

PLANNING

MORPHOLOGY

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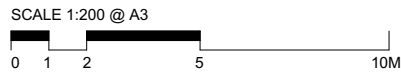
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LEVEL 05 PLAN 1:200 @ A3

NaHERS Construction & Insulation Specifications:

Building Component	Construction Materials	Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	AAC Block Hebel	R2.0	Medium (0.475 to 0.70)	Ground to L3 L4 & L5
	Metal Cladding	R2.0	Dark (>0.71)	
Internal walls (within)	Plasterboard on studs	None		Intertency and corridor party walls
	Hebel on a stud wall	R1.0		
Internal walls (party)	Alum DG High Solar Gain low-E - Clear: U = 4.30; SHGC = 0.53			Unit 106
	Alum SG High Solar Gain Low-E: U = 5.40; SHGC = 0.58			All other units
Windows	Metal Deck	R2.0	Dark (>0.71)	Units 501, 502 & 503
	Concrete	R2.0	Dark (>0.71)	Units 301, 304, 305, 306, 402
Ceiling	Plasterboard			G01 to G04
Floor Structure	Concrete	R1.0		Unit G05
	Concrete	R1.5		Unit 106
	Concrete	R2.0		All other units
Floor Covering	Carpet	None		
	Ceramic Tiles			
Ceiling/Wall Penetrations	Must be sealed			
External Shading Devices	Privacy screens			Refer to plans



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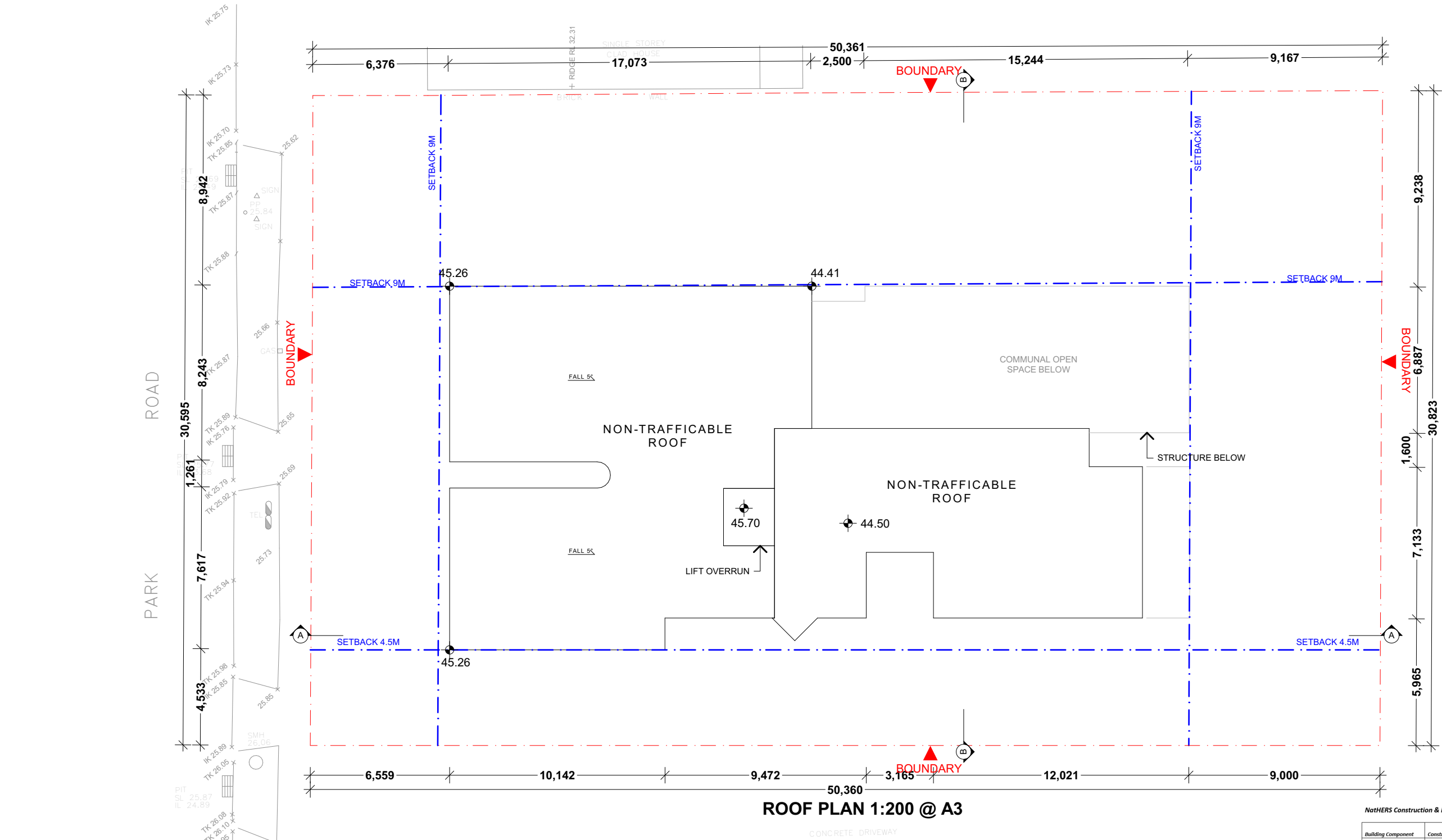
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ROOF PLAN 1:200 @ A3

SCALE 1:200 @ A3

NatHERS Construction & Insulation Specifications:

Building Component	Construction Materials	Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	AAC Block Hebel	R2.0	Medium (0.475 to 0.70)	Ground to L3 L4 & L5
	Metal Cladding	R2.0	Dark (>0.71)	
Internal walls (within)	Plasterboard on studs	None		Intertency and corridor party walls
	Hebel on a stud wall	R1.0		
Internal walls (party)	Hebel on a stud wall	R1.0		Unit 106 All other units
	Plasterboard lined	R1.0		
Windows	Alum DG High Solar Gain Low-E - Clear: U = 4.30; SHGC = 0.53			Unit 106 Units 301, 304, 305, 306, 402
	Alum SG High Solar Gain Low-E: U = 5.40; SHGC = 0.58			
Roof	Metal Deck	R2.0	Dark (>0.71)	Unit 106 All other units
	Concrete	R2.0	Dark (>0.71)	
Ceiling	Plasterboard			
Floor Structure	Concrete	R1.0		G01 to G04
	Concrete	R1.5		Unit G05
	Concrete	R2.0		Unit 106
Floor Covering	Carpet	None		All other units
	Ceramic Tiles			
Ceiling/Wall Penetrations	Must be sealed			
External Shading Devices	Privacy screens			Refer to plans

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