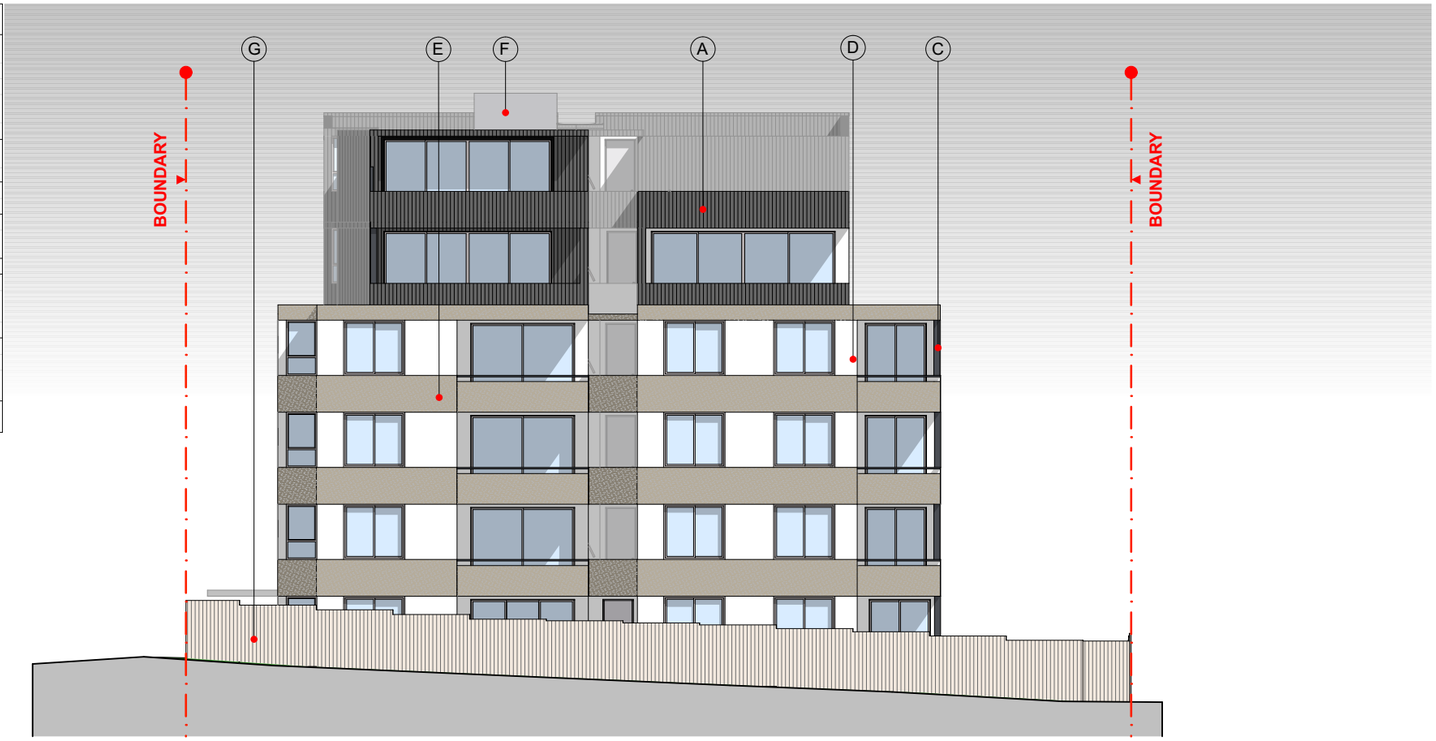


WEST ELEVATION

A3-1:200



EAST ELEVATION

A3-1:200

MATERIAL SCHEDULE



A NON COMBUSTABLE CLADDING, DARK GREY



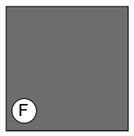
B NON COMBUSTABLE QUICK BOARD TIMBER CEILING, OR SIMILAR



C SC1 SCREEN METAL LOUVER VERTICAL

D RENDER FINISH WHITE

E RENDERED MASONRY DULUX A189 ECRU



F RENDER FINISH DULUX SILKWORT GR12



G COLORBOND STEEL FENCING SURFMIST



H ALLTRADE SOFT WHITE TRANSLUCENT LAMINATED OBSCURE BALUSTRADE

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
	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
	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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A3 Drawing Original Size

ISSUE A — 09/02/19 — A — Issue Date Description

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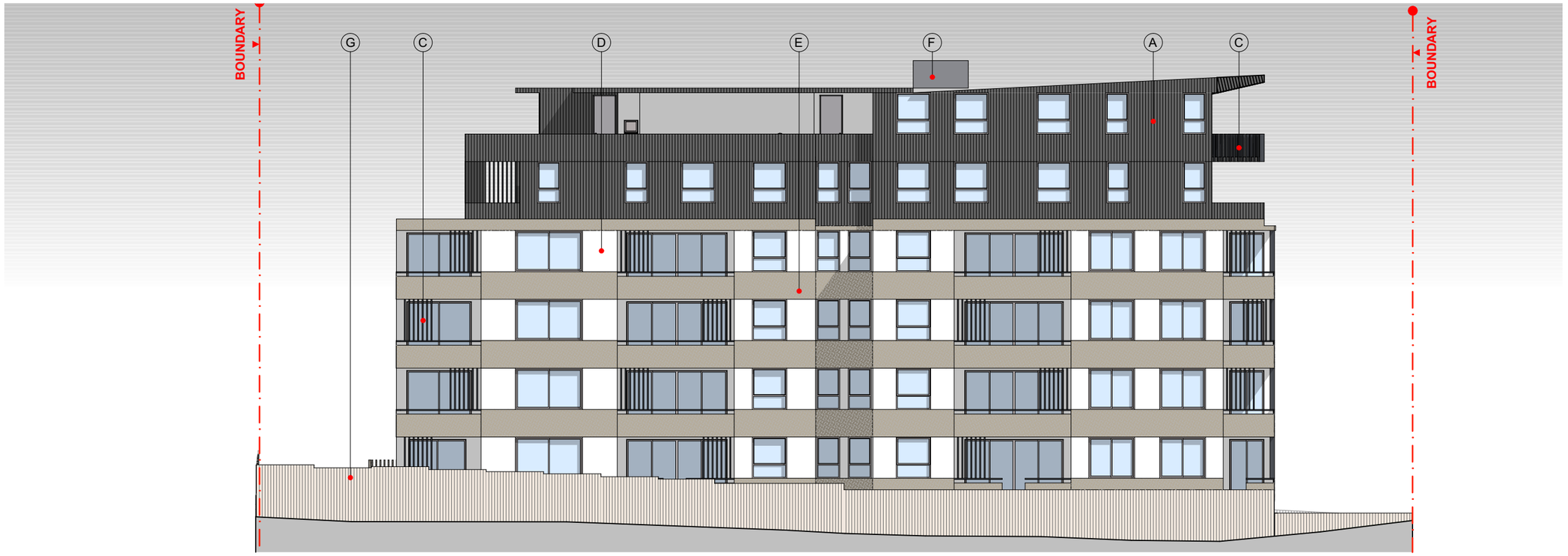
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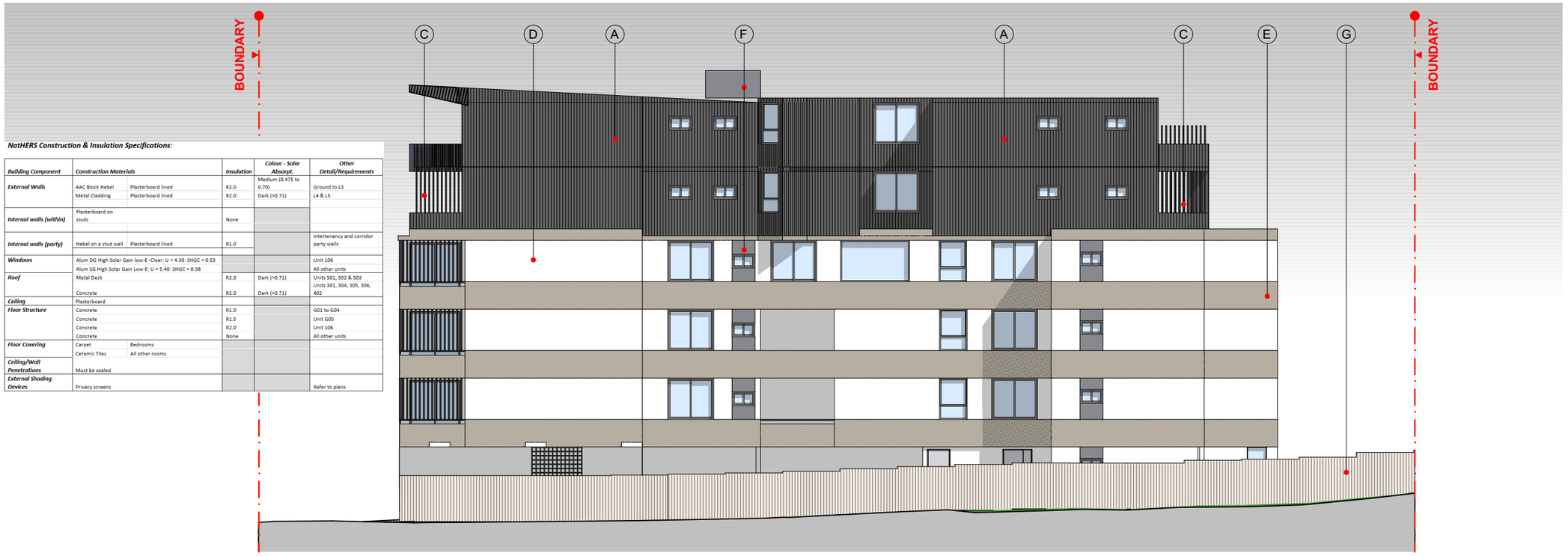
PROJECT: **40-42A Park Road**
CLIENT: **JUST Ahead Pty Ltd**
SCALE: 1:200
DATE: 06/02/2019
DRAWN: LL, OI
PROJECT ARCHITECT: TZ
PROJECT DIRECTOR: GA

DRAWING NAME: **MATERIAL SCHEDULE 01**
PROJECT NUMBER: P18-028
DRAWING NUMBER: DA A-2201
ISSUE: A



NORTH ELEVATION

A3-1:200



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
	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
	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

SOUTH ELEVATION

A3-1:200

MATERIAL SCHEDULE



A
NON COMBUSTABLE CLADDING, DARK GREY



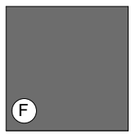
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SC1 SCREEN METAL LOUVER VERTICAL

D
RENDER FINISH WHITE

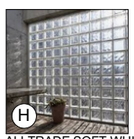
E
RENDERED MASONRY DULUX A189 ECRU



F
RENDER FINISH DULUX SILKWORT GR12



G
COLORBOND STEEL FENCING SURFMIST



H
ALLTRADE SOFT WHITE TRANSLUCENT LAMINATED OBSCURE BALUSTRADE

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PROJECT
40-42A Park Road

CLIENT
JUST Ahead Pty Ltd

SCALE	DATE
1:200	06/02/2019

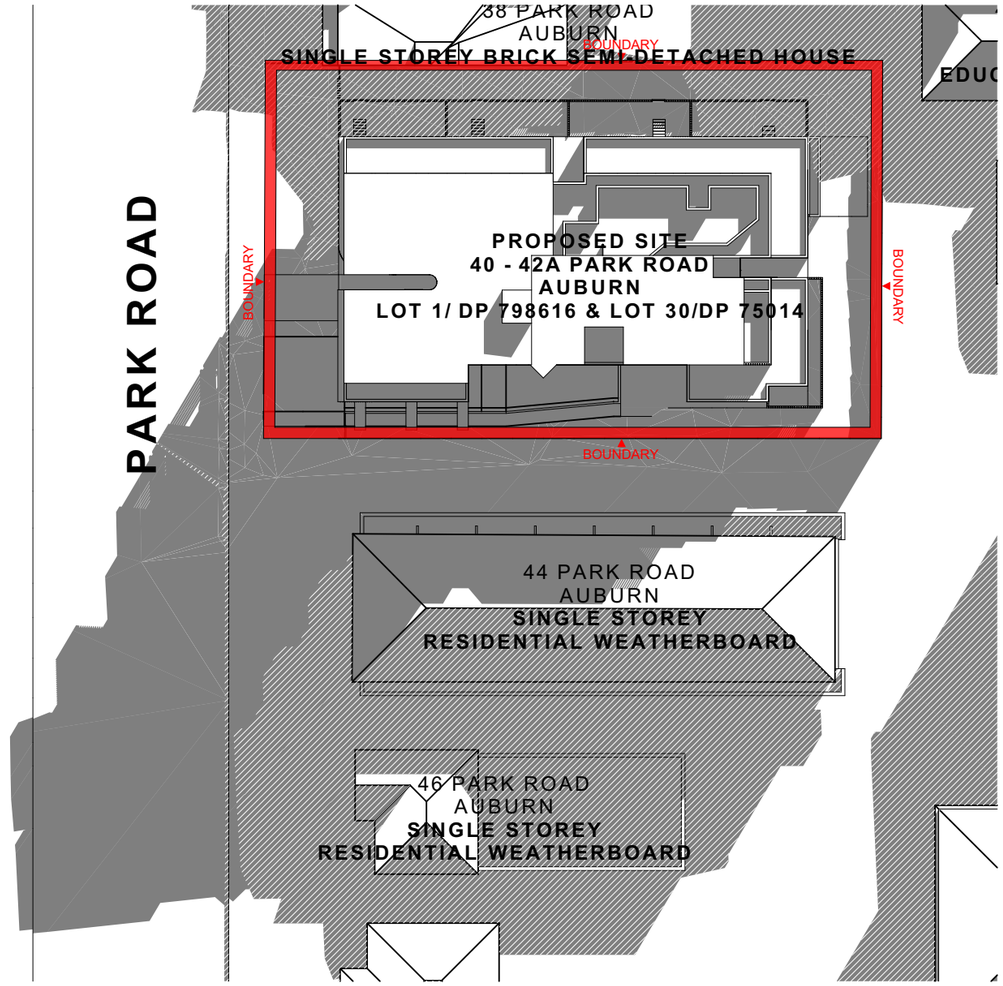
DRAWN	PROJECT ARCHITECT	PROJECT DIRECTOR
LL, OI	TZ	GA

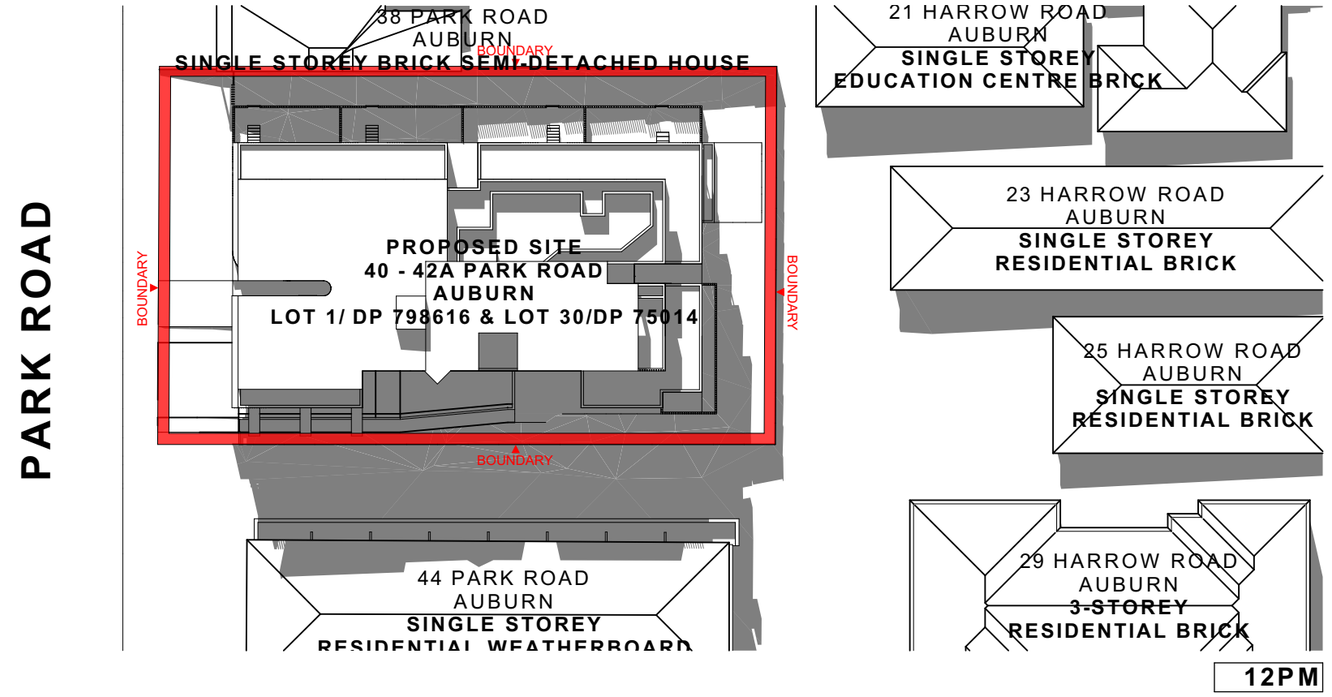
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MATERIAL SCHEDULE 02

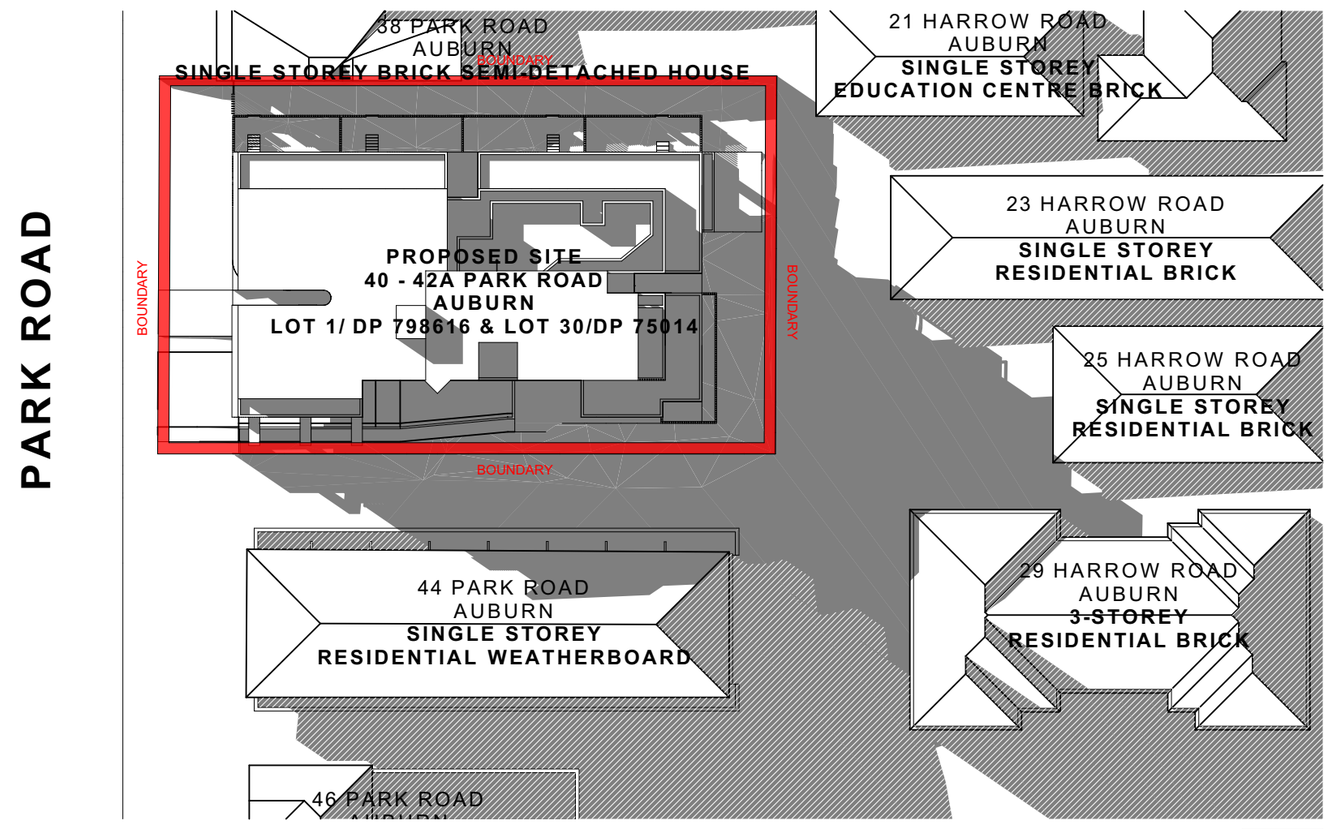
PROJECT NUMBER
P18-028

DRAWING NUMBER
DA A-2202

ISSUE.
A







DRAWING LEGEND

- PROPOSED DEVELOPMENT BOUNDARY
- PROPOSED SHADOW
- EXISTING NEIGHBOURING SHADOW

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Drawing Original Size A3

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SCALE	DATE
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DRAWING NAME
SHADOW DIAGRAM

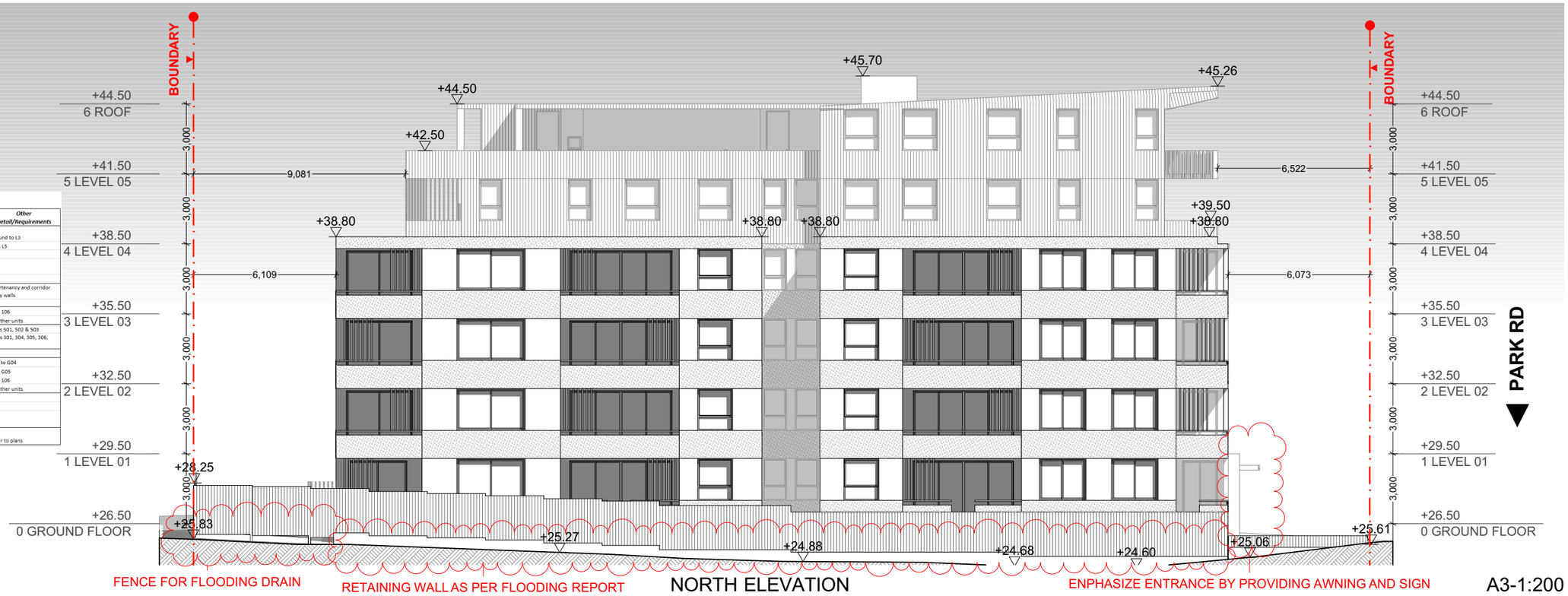
PROJECT NUMBER
P18-028

DRAWING NUMBER
DA A-2101

ISSUE.
A

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
	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
	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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A3 Drawing Original Size

Issue	Date	Description
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CLIENT
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SCALE	DATE
1:200	21/06/2019

DRAWN	PROJECT ARCHITECT	PROJECT DIRECTOR
LL, OI	TZ	GA

DRAWING NAME
ELEVATIONS NORTH & EAST

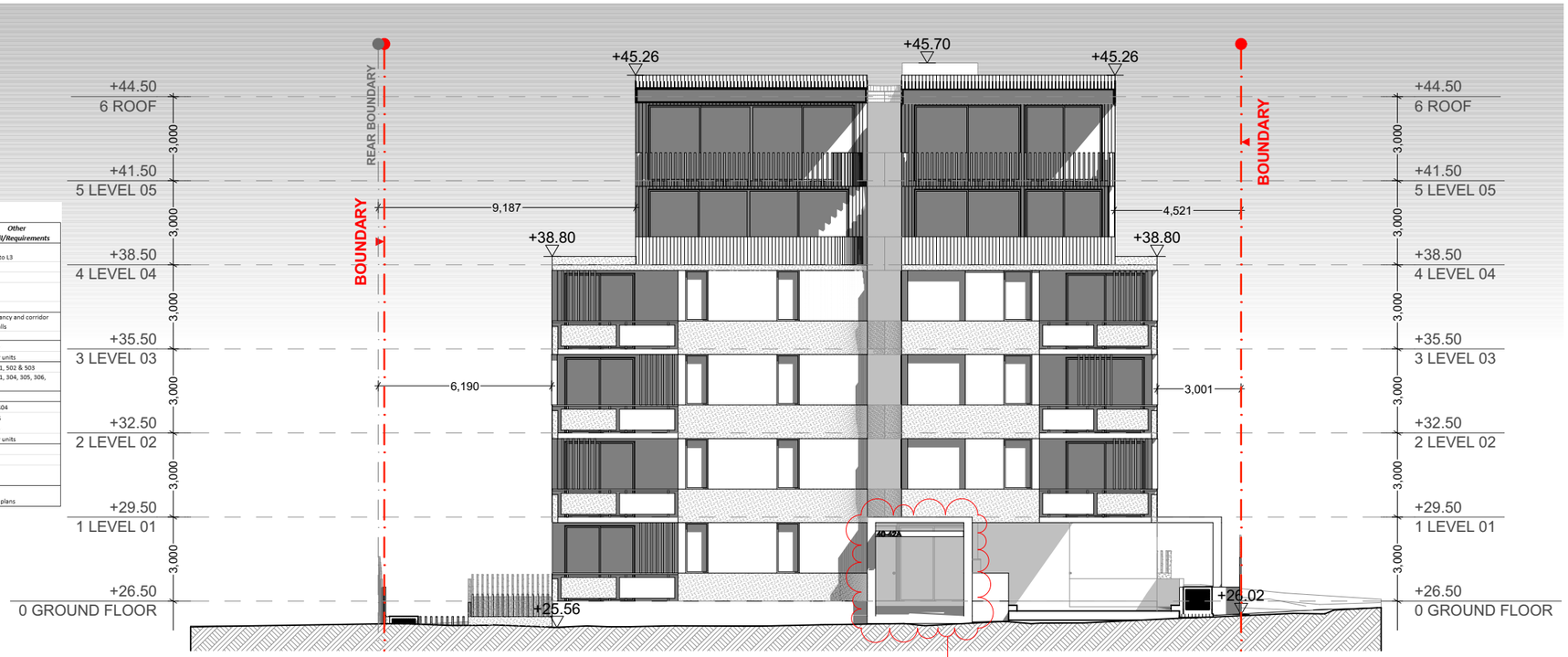
PROJECT NUMBER
P18-028

DRAWING NUMBER
DA A-1301

ISSUE
B

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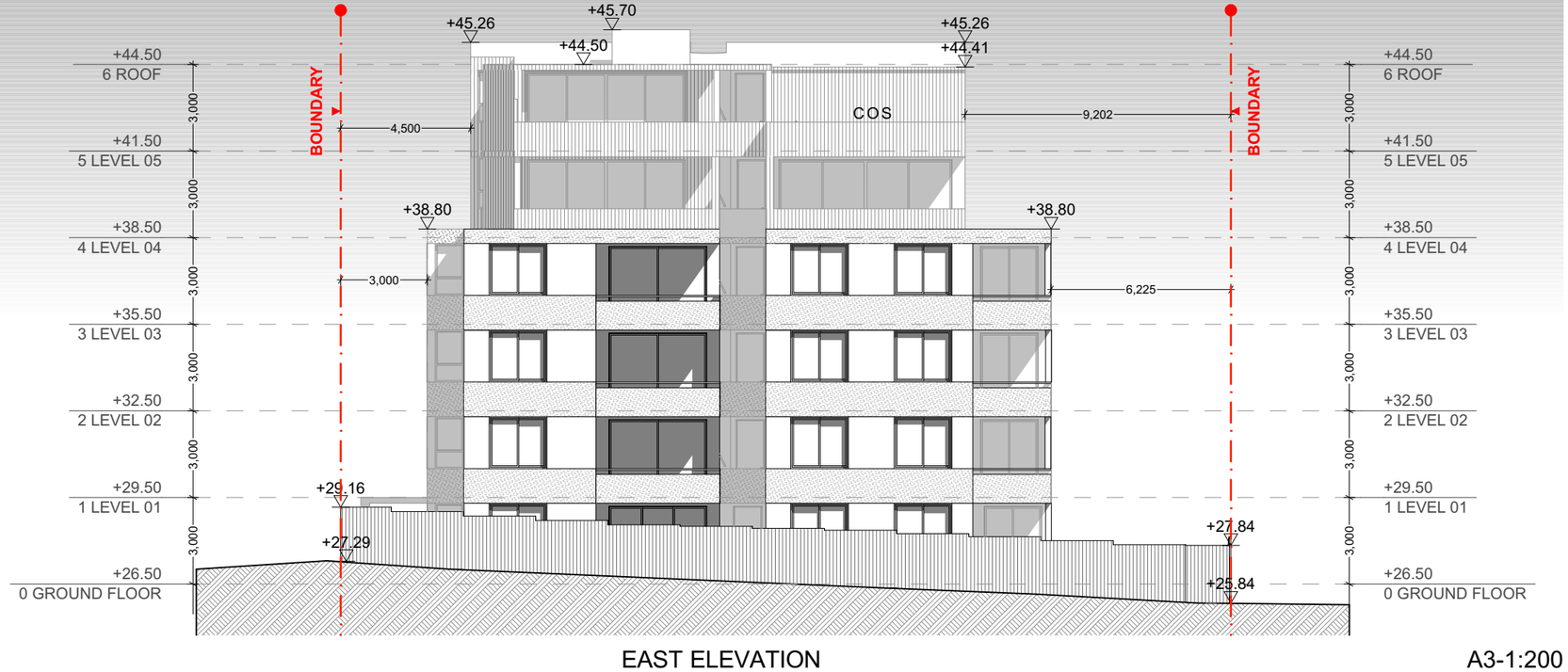
Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	AAC Block Hebel	Plasterboard lined	R2.0	Medium (0.475 to 0.70)	Ground to L3
	Metal Cladding	Plasterboard lined	R2.0	Dark (>0.71)	L4 & L5
Internal walls (within)	Plasterboard on studs		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
	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
	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



WEST ELEVATION

A3-1:200

ENPHASIZE ENTRANCE BY PROVIDING AWNING AND SIGN



SCALE 1:200 @ A3

0 1 2 5 10M

EAST ELEVATION

A3-1:200

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Issue	Date	Description
B	21/06/19	ISSUE B
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CLIENT
JUST Ahead Pty Ltd

SCALE	DATE
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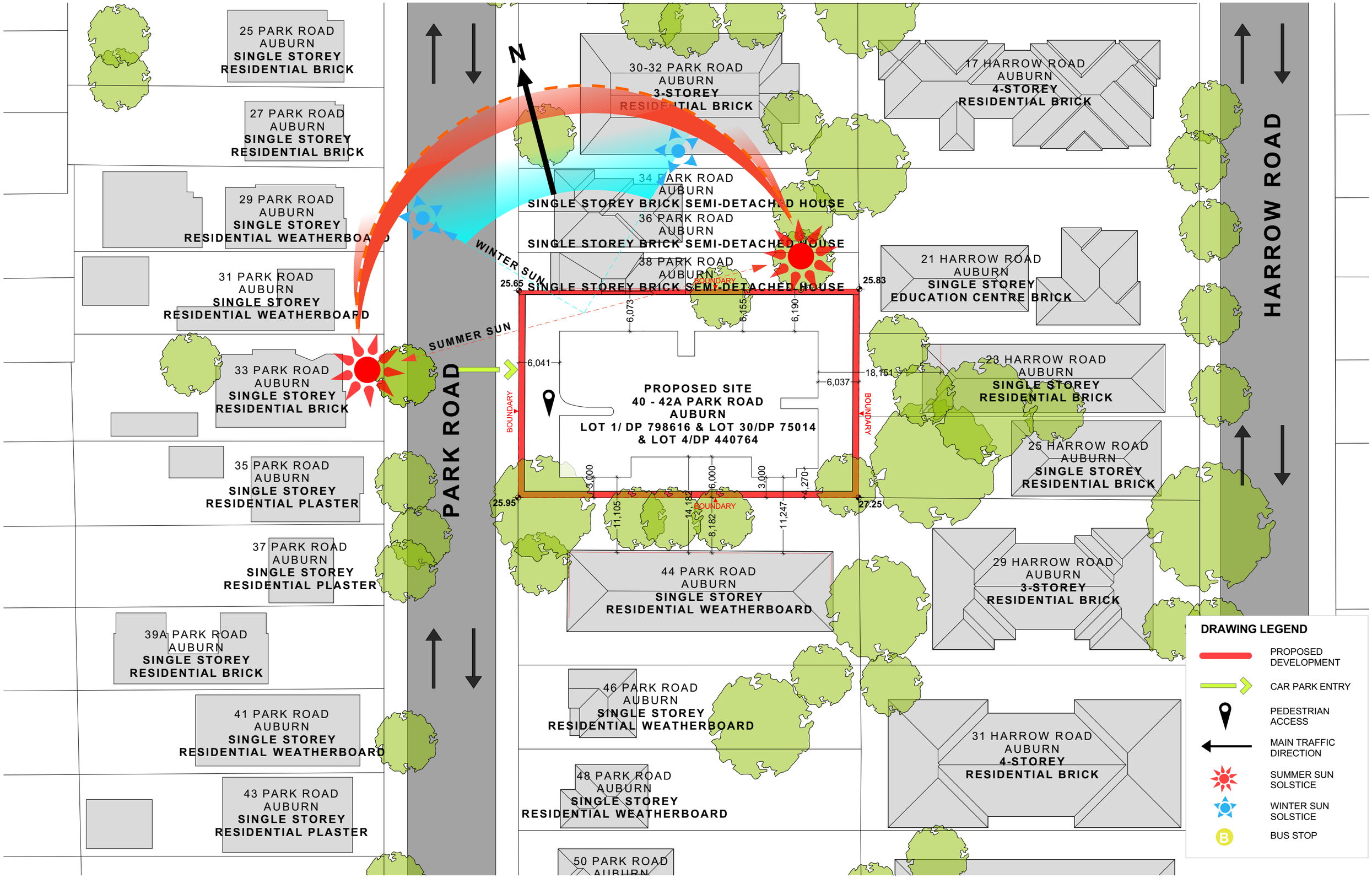
DRAWN	PROJECT ARCHITECT	PROJECT DIRECTOR
LL, OI	TZ	GA

DRAWING NAME
ELEVATIONS SOUTH & WEST

PROJECT NUMBER
P18-028

DRAWING NUMBER
DA A-1302

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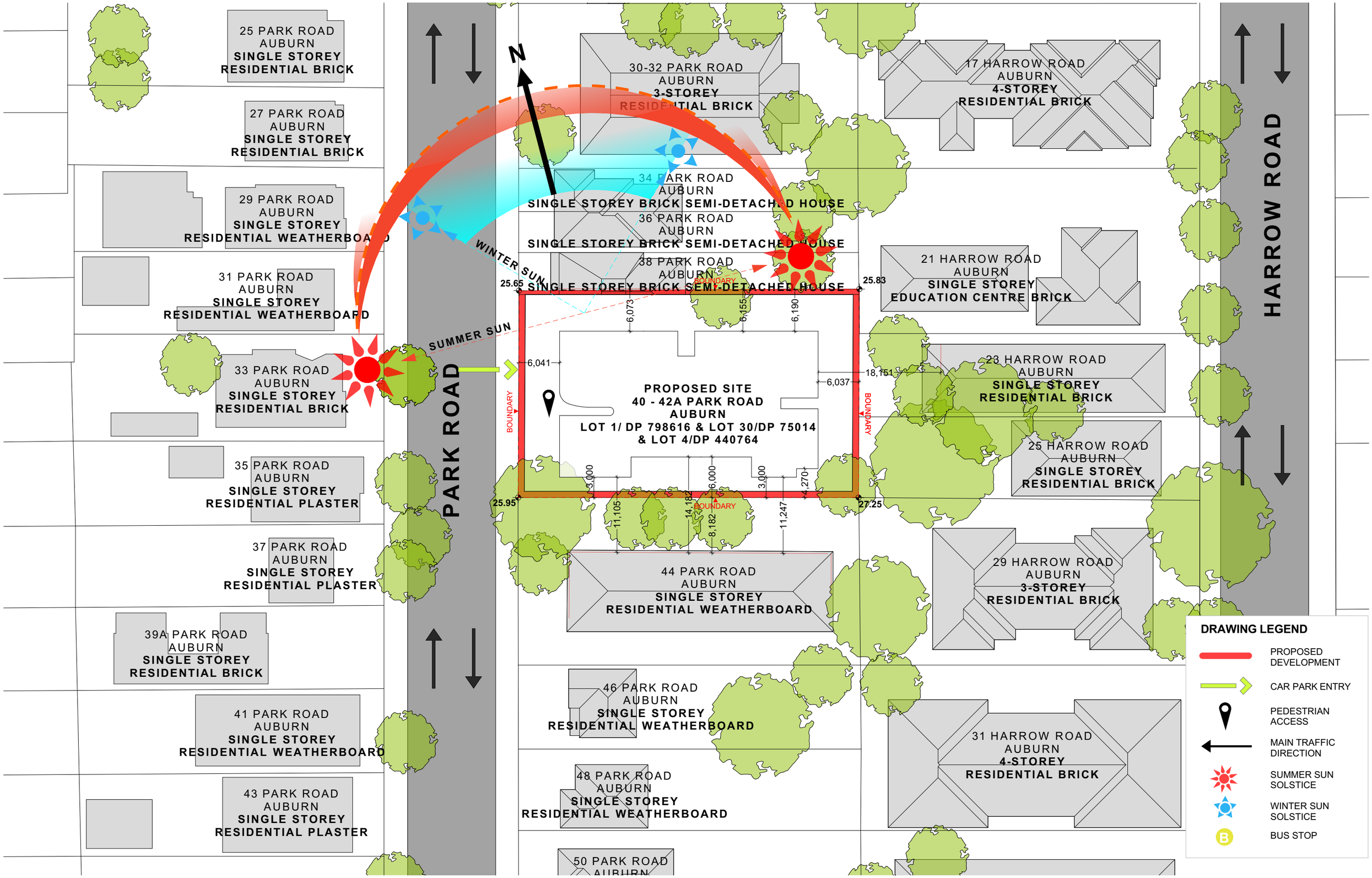
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LL, OI	TZ	GA

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SITE PLAN

PROJECT NUMBER
P18-028

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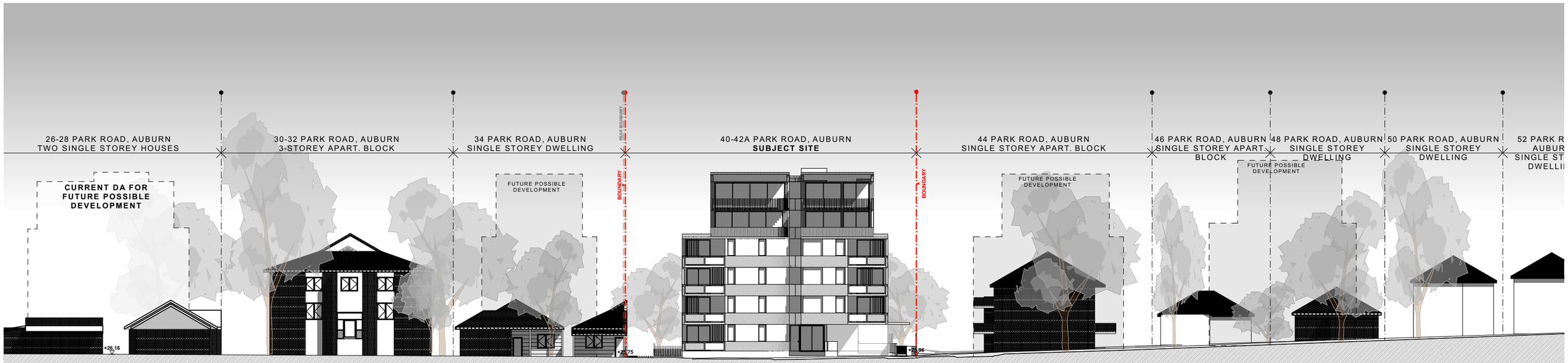
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SITE PLAN

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STREETSCAPE ANALYSIS

A3 - 1:400

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SCALE	DATE
1:400	**06/02/2019**

DRAWN	PROJECT ARCHITECT	PROJECT DIRECTOR
LL, OI	**TZ**	**GA**

DRAWING NAME
STREETSCAPE ANALYSIS

PROJECT NUMBER **P18-028**

DRAWING NUMBER **DA A-1050**

ISSUE. **A**

A1

DETAIL PLAN

0 5 10
SCALE 1 : 100
METRES

DETAIL OF LOT 4 IN DP 440764 WAS TAKEN FROM SURVEY PLAN BY CC SURVEYING JOB No. 287–18 6–09–2018.
THIS PLAN IS TO BE READ IN CONJUNCTION WITH CC SURVEYING PLAN.

LEGEND

BM	BENCHMARK
CL	CENTRELINE OF ROAD
FL	FLOOR LEVEL
H	HEAD OF WINDOW/DOOR
IK	INVERT OF KERB
IL	INVERT LEVEL
MS	SEWER MAINTENANCE SHAFT
PP	POWER POLE
S	SILL OF WINDOW/DOOR
SL	SURFACE LEVEL
SMH	SEWER MANHOLE
TEL	TELSTRA PIT
TK	TOP OF KERB
W	WINDOW
WM	WATER METER

CROSS EASEMENT AFFECTING PARTY WALL SHOWN ON THE COMMON BOUNDARY OF LOTS 3 & 4 IN DP440764

(A) EASEMENT FOR STORMWATER (VIDE BK 969 No. 142)

LOT 1 DP 798616 IS A LIMITED TITLE
THIS COMPANY RECOMMENDS THAT A PLAN OF SURVEY BE CARRIED & REGISTERED AT THE LTO IF ANY DESIGN OR CONSTRUCTION IS PLANNED NEAR THE BOUNDARIES.

THE STORMWATER EASEMENT & SEWER LINE SHOWN HAVE BEEN PLOTTED BY USING VERY OLD PLANS.
A MORE THOROUGH SEARCH WILL BE NEEDED IF EXCAVATION WORKS ARE PLANNED IN THE VICINITY.

BM RAMSET NAIL RL 25.85

ROAD

PARK

SINGLE STOREY CLAD HOUSE

BRICK WALL

OVERGROWN GRASS & WEEDS

PAVED

CLAD HOUSE TILE ROOF No. 42

CHIMNEY

TIMBER DECK

BRICK TOILET

FIBRO SHED METAL ROOF

BRICK & FIBRO SHED METAL ROOF

BRICK HOUSE TILE ROOF No. 42A

COVERED PATIO

CONCRETE

CONCRETE DRIVEWAY

GRASS

BRICK HOUSE No. 21

FIBRO SHED

AWNING

RIDGE RL

TOP RL 29.07
SILL RL N/A

EXISTING SEWER LINE APPROX. POSITION

PIT SL 25.69 IL 24.49
PIT SL 25.77 IL 23.68
PIT SL 25.87 IL 24.89

SIGN
PP 25.84
GAS
TEL
SMH 26.06
HIGH VENT
MS SL 25.79
MS SL 26.06
VENT

L750 SW

ABT 9°30'
T.N.
M.M.

5.347 271°45'50"
6.096
1°45'50"
12.19
17.818 271°21'40"
271°32'20" 27.127
271°29' 50.335
6.325 1°45'50"
12.19 181°42'30"
50.35 91°29'
12.305 181°42'30"
50.36 91°29'

LOT 4
DP 440764
AREA 303.5m²

LOT 1
DP 798616
AREA 613.7m²

LOT 30
DP 75014
AREA 619.6m²

S8/HT5
S10/HT20

ø0.8,8,8
ø0.25,5,10
ø0.4,10,15
ø0.5,12,15
ø0.35,14,10
ø1.5,25,20
ø0.7,20,20
ø0.3,8,8
ø1,20,20
ø0.3,12,12
ø0.3,12,10

FL 26.39
RIDGE RL 32.30
RIDGE RL 32.03
RIDGE RL 35.92
RIDGE RL 36.05

FL 31.20
GUT 33.56
GUT 33.57
GUT 33.60
BALCONIES
ALL GLASS SLIDING DOORS TO BLACONIES
3 STOREY

S NOT VISIBLE H 30.82
S NOT VISIBLE H 33.45

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SCALE	SHEET
1:100	1 OF 1
DATE OF SURVEY	PLOT FILE
7–9–2018	11169-DET
SURVEY	DRAWN
IH	JC

ISSUE	AMENDMENTS	DATED
A	INITIAL ISSUE	11–9–18
B	DETAIL OF LOT 4 DP 440764 ADDED	21–11–18

CLIENT: JUST AHEAD PTY LTD

DATUM: AHD
ORIGIN OF LEVELS: SSM 91956
RL 27.033
DATED: 3–SEP–2018

PLAN: DETAIL & LEVEL SURVEY
SITE: 42 & 42A PARK ROAD AUBURN

L.G.A.: CUMBERLAND
PARISH: LIBERTY PLAINS
COUNTY: CUMBERLAND

TITLE: LOT 30 DP 75014 & LOT 1 DP 798616

NOTES
1. BOUNDARIES NOT SURVEYED.
2. AREAS & DIMENSIONS COMPILED FROM PLANS OBTAINED FROM THE LAND TITLES OFFICE.
3. TREE SYMBOLS ARE TO APPROXIMATE SCALE FOR TRUNK ø AND CANOPY SPREAD
4. ALL OTHER SYMBOLS ARE NOT TO SCALE AND ARE DIAGRAMMATIC ONLY.
5. NO SERVICES SEARCH HAS BEEN UNDERTAKEN.
6. ONLY VISIBLE ABOVE GROUND SERVICES HAVE BEEN LOCATED.
7. ALL KERB LEVELS ARE ON THE TOP OF KERB UNLESS OTHERWISE STATED.
8. PLAN IS ACCURATE TO PLOT SCALE ONLY.
9. PLAN IS TO BE USED FOR DETAIL PURPOSES ONLY.
10. CONTOUR INTERVAL 0.5m