

PN: 83475
SN: 55861

20 x 1 BEDROOM APARTMENTS (GENERAL LEVEL)

TOWN PLANNING

RPD: LOT3 ON RP115123
PARISH: LABRADOR
LOCAL GOVERNMENT AREA: GOLD COAST CITY COUNCIL

SITE AREA: 1050 SQM
SITE DIMENSIONS: APPROX. 26M FRONTAGE, 40M DEPTH
MAX HEIGHT: 2 STOREY (9M) MAY INCLUDE A PARTIAL THIRD STOREY SUBJECT TO CODE ASSESSMENT. INCREASES IN BUILDING HEIGHT UP TO A MAX. OF 50% MAY OCCUR WHERE ALL REQUIREMENTS ARE MET AS PER GOLD COAST CITY PLAN, SECTION 3.3.2 URBAN NEIGHBOURHOODS.
ACTUAL HEIGHT: VARIES, MAX. APPROX. 17.3M
SITE LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL ZONE OF THE GOLD COAST CITY PLAN

MAX SITE COVERAGE: 50% UP TO 8 STOREYS, 40% FROM 9M TO 15 STOREYS
ACTUAL SITE COVER: 45.6%

MAX FRONT SETBACK: 4M UP TO 23M IN HEIGHT
ACTUAL FRONT SETBACK: 2.7M TO WALL, 4.65M TO BALCONY
MAX SIDE AND REAR SETBACKS: 1.5M UP TO 4.5M IN HEIGHT. 2M BETWEEN 4.5-7.5M IN HEIGHT. OVER 7.5M AN EXTRA 0.5M IS ADDED FOR EVERY 3M IN HEIGHT.
ACTUAL SIDE AND REAR SETBACKS: 3 - 4.8M

CAR PARKING - 20 SPACES
BICYCLE PARKING - 1 SPACE FOR EVERY 2 ABOVE GROUND BEDROOMS(8 SPACES)

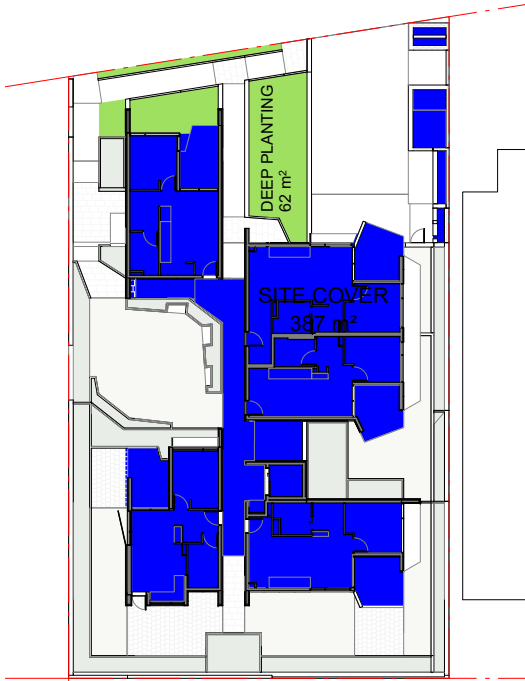
- KOALA SELF ASSESSMENT AND MANAGEMENT PLANS REQUIRED AS NOTED BY DEPARTMENT OF HOUSING AND PUBLIC WORKS FEASIBILITY REPORT. FURTHER INVESTIGATION INTO THE KOALA SPP MAPPING HAS REVEALED THAT THE SITE IS NOT MAPPED AND THEREFORE THE MANAGEMENT PLAN IS NOT TRIGGERED.
- ACID SULFATE SOIL-LAND AT OR BELOW 20M AHD.
- TRANSPORT NOISE CORRIDORS AND PROPERTY ADJACENT TO STATE CONTROLLED ROAD.
- AIRPORT ENVIRONS - PROCEDURES FOR AIR NAVIGATION SERVICES-AIRCRAFT OPERATIONAL (PANS-OPS).
- BUILDING HEIGHT - 2 STOREYS AND 9 METRES.

DRAWING LIST		
SHEET No.	SHEET NAME	REVISION
A-01-00	COVER SHEET	C
A-10-01	SURVEY PLAN	E
A-15-01	DEMOLITION PLAN	C
A-21-00	SITE CIRCULATION PLAN	C
A-21-02	GROUND LEVEL PLAN	J
A-21-03	LEVEL 1 PLAN	J
A-21-04	LEVEL 2 PLAN	H
A-21-05	LEVEL 3 PLAN	H
A-21-06	LEVEL 4 PLAN	J
A-21-07	ROOF PLAN	G
A-21-08	BASEMENT LEVEL PLAN	G
A-30-01	ELEVATIONS 01 & 02	E
A-30-02	ELEVATIONS 03 & 04	D
A-40-01	SECTIONS 01 & 02	E
A-40-02	SECTIONS 03 & 04	E
A-51-01	UNIT 1 PLAN	E
A-51-02	UNIT 2 PLAN	C
A-51-03	UNIT 3 PLAN	C
A-51-04	UNIT 4 PLAN	C
A-51-05	UNIT 5 PLAN	C
A-51-06	UNIT 10 PLAN	C
A-51-07	UNIT 6/11/15 PLAN	C
A-51-08	UNIT 7/12/16 PLAN	C
A-51-09	UNIT 8/13/17/19 PLAN	C
A-51-10	UNIT 9/14/18/20 PLAN	C
A-81-01	3D VIEWS 01	B
A-81-02	3D VIEWS 02	B
A-81-03	3D VIEWS 03	B
A-90-01	MATERIAL PALETTE	B

UNIT SCHEDULE

GROUND FLOOR 5 X 1 BED	THIRD FLOOR 4 X 1 BED
FIRST FLOOR 5 X 1 BED	FOURTH FLOOR 2 X 1 BED
SECOND FLOOR 4 X 1 BED	

COVERED AREA	SITE AREA	SITE COVER
410 m ²	1,051 m ²	39%



SITE COVER

CONSULTANTS

ACOUSTICS: RENZO TONIN & ASSOCIATES

STRUCTURAL ENGINEER: NORTHROP

CIVIL ENGINEER: NORTHROP

HYDRAULIC ENGINEER: EMF GRIFFITHS

MECHANICAL ENGINEER: EMF GRIFFITHS

ELECTRICAL ENGINEER: EMF GRIFFITHS

ENERGY EFFICIENCY: EMF GRIFFITHS

TOWN PLANNING CONSULTANT: URBIS

LANDSCAPING: RPS GROUP

BUILDING CERTIFIER: CERTIS (QLD)PTY LTD

QUANTITY SURVEYOR: GRC QUANTITY SURVEYORS



AERIAL VIEW

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	12/11/18	DRAFT ISSUE FOR SCH. DESIGN	PF
B	21/11/18	SCHEMATIC DESIGN ISSUE	PF
C	08/03/19	SCHEMATIC DESIGN REV.2	PF

DRAWING INDEX SYSTEM

FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM 05/03/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

PF 07/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

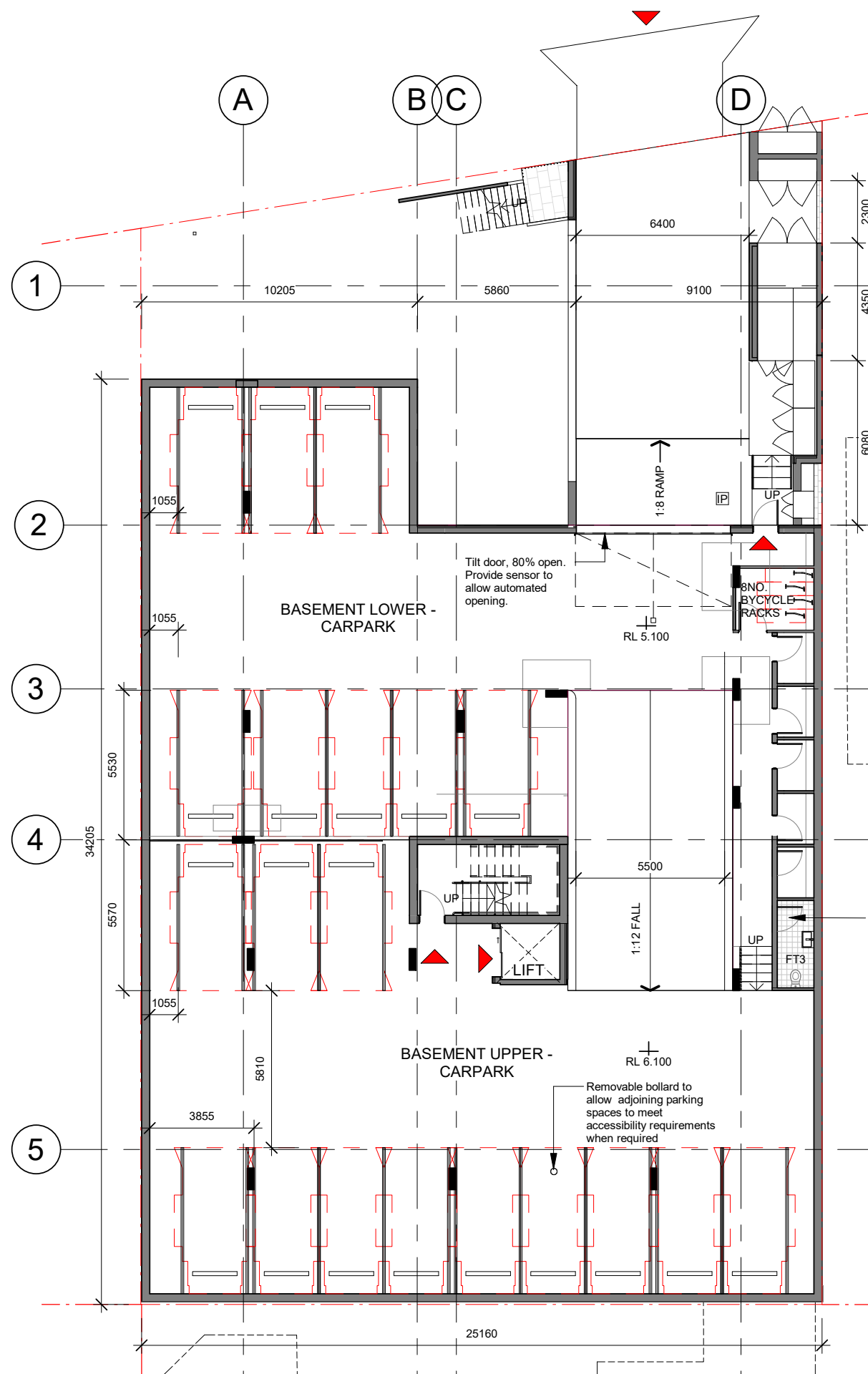
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COVER SHEET

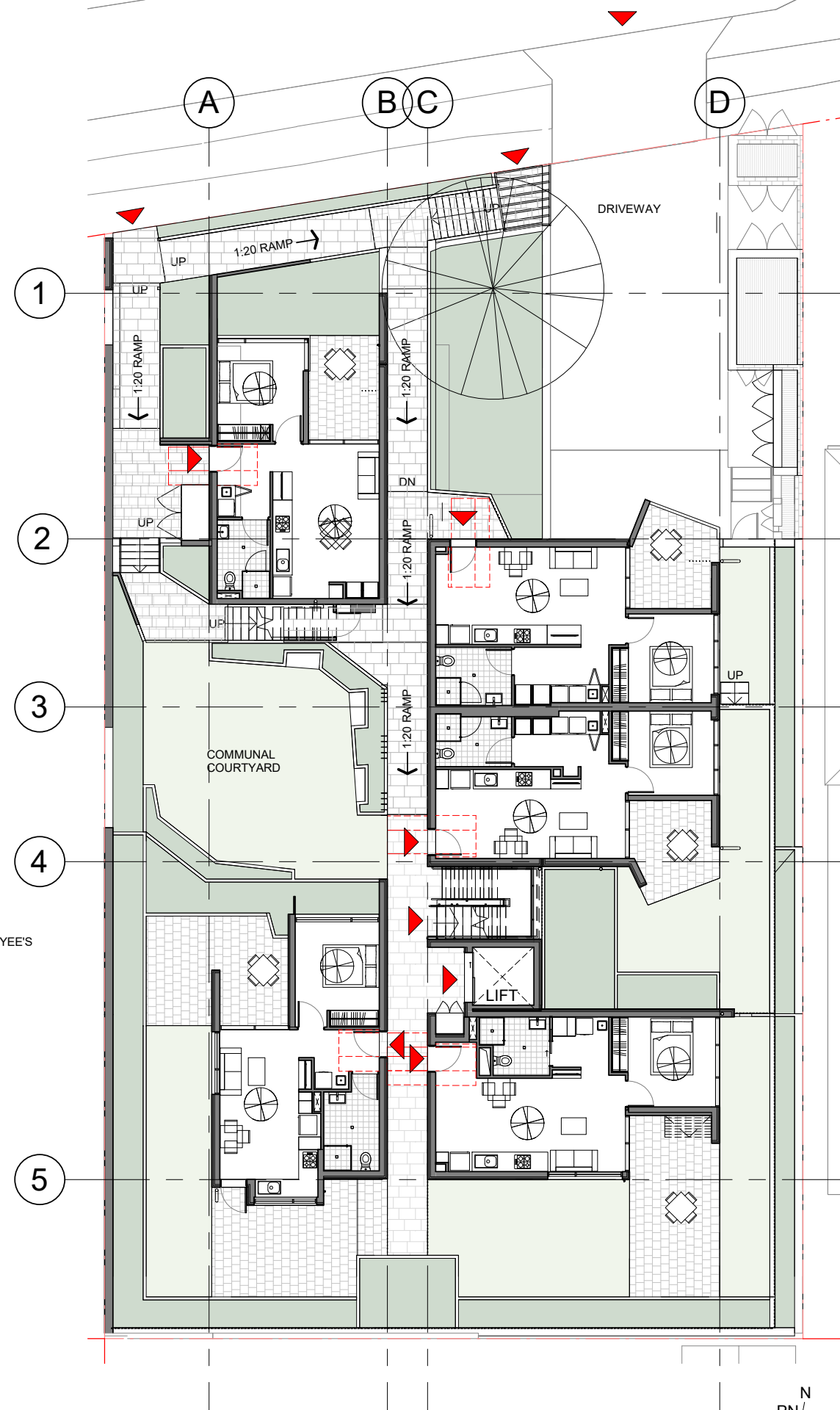
SCALE As indicated AT A3 SIZE

MASTER SITE NUMBER SN: 55861 CLIENT REFERENCE NUMBER PN83475

DRAWING NUMBER 83475/SD/A-01-00 ISSUE C SHEET NO 1



1 BASEMENT LEVEL CIRCULATION PLAN
A-30-02 SCALE 1:200



2 GROUND FLOOR CIRCULATION PLAN
A-30-01 SCALE 1:200

AMENDMENTS			
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A	10/10/18	DRAFT ISSUE FOR PREL. DESIGN	PF
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DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY	
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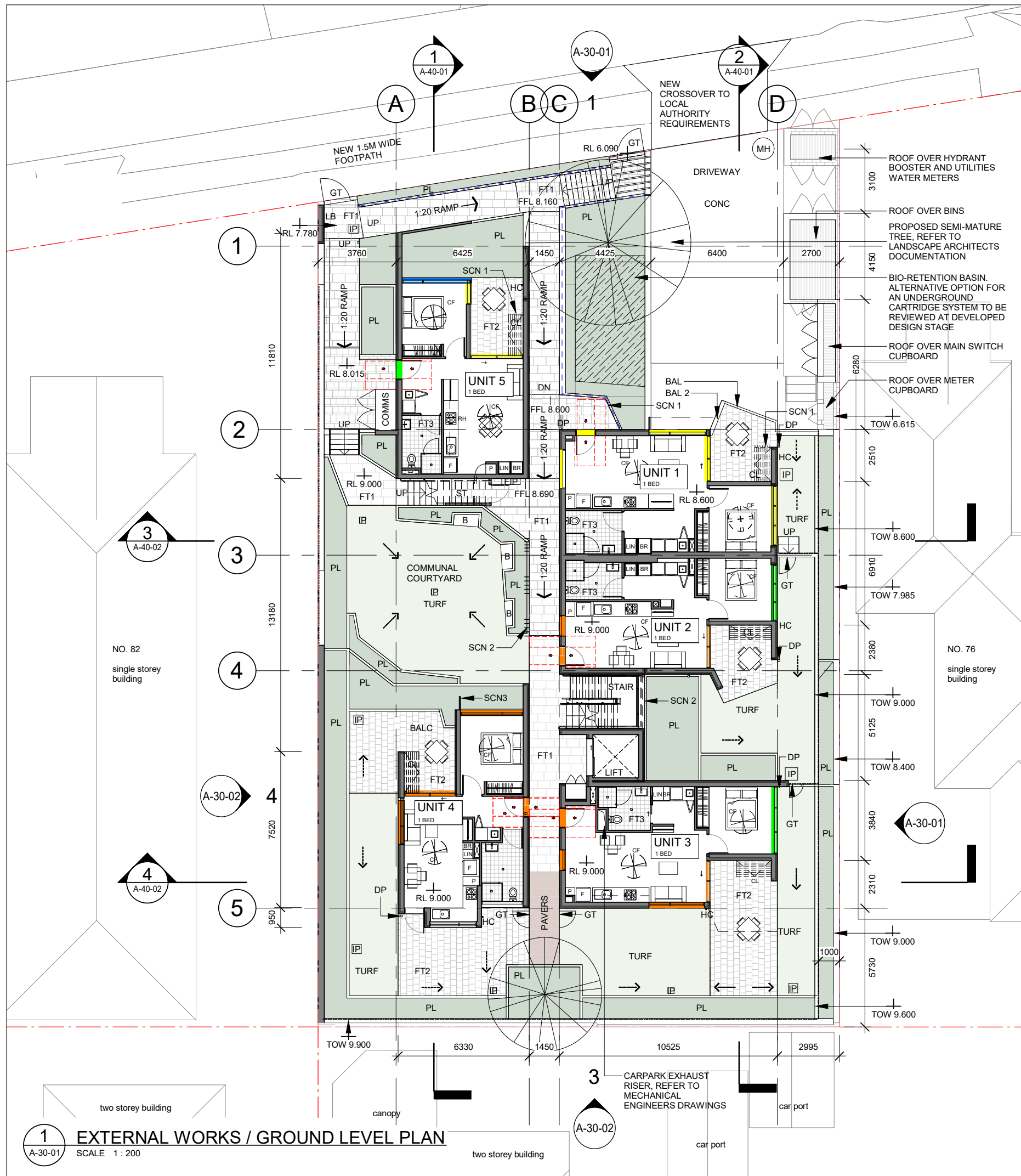
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DRAWN	DATE
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DISCIPLINE TEAM LEADER	DATE
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Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

SITE CIRCULATION PLAN

SCALE 1:200	AT A3 SIZE
MASTER SITE NUMBER SN: 55861	CLIENT REFERENCE NUMBER PN83475
DRAWING NUMBER 83475/SD/A-21-00	ISSUE C
	SHEET NO 4



GENERAL NOTES

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- The design is deemed to satisfy the BCA with regard to fire protection and egress.

LEGEND

AWN	AWNING
B	BENCH
BAL	BALAUSTRADE WITH VERTICAL P'COATED ALUM. BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BBQ	BARBEQUE (INSET TYPE) - STAINLESS STEEL
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
F	FRIDGE
FIP	FIRE INDICATOR PANEL CUPBOARD
FW	FLOOR WASTE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 - SLIP RESISTANT (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
GT	GARDEN GATE
HC	HOSE COCK
HW	HOT WATER SYSTEM
IP	INLET PIT
LB	LETTER BOX
LIN	LINEN CUPBOARD
MD	METAL DECK ROOF SHEETING
MH	MANHOLE
P	PANTRY
PL	PLANTER
PRG	PERGOLA
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SCN3	SCREEN TYPE 3 - SUNSHADE TO WINDOWS
SCN4	SCREEN TYPE 4 - SCREEN TO WINDOWS
ST	STORAGE

ACOUSTIC REQUIRMENTS

REQUIREMENTS AS PER RENZO TONIN & ASSOCIATES ACOUSTIC REPORT 7 MARCH 2019

- GLAZING MIN. R_w 43
ENTRY DOORS MIN. R_w 35
- GLAZING MIN. R_w 38
(R_w 35 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 33
- GLAZING MIN. R_w 35
(R_w 32 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 33
- GLAZING MIN. R_w 27
(R_w 24 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 28

ALL OTHER GLAZING TO MEET A MIN. R_w 24

LEGEND

- FENCE TYPE 1: 1200mm HIGH ALUMINUM PROFILE FENCE
- FENCE TYPE 2: BRICKWORK WALL WITH 600mm HIGH POWDER COATED ALUMINIUM FENCE

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
G	21/11/18	SCHEMATIC DESIGN ISSUE	PF
H	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
I	07/03/19	DRAFT ISSUE FOR SD REV.2	PF
J	08/03/19	SCHEMATIC DESIGN REV.2	PF

DRAWING INDEX SYSTEM

FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
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☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM/LA 22/02/2019
DRAWN DATE

PF 08/03/2019
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PF 08/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing and Public Works

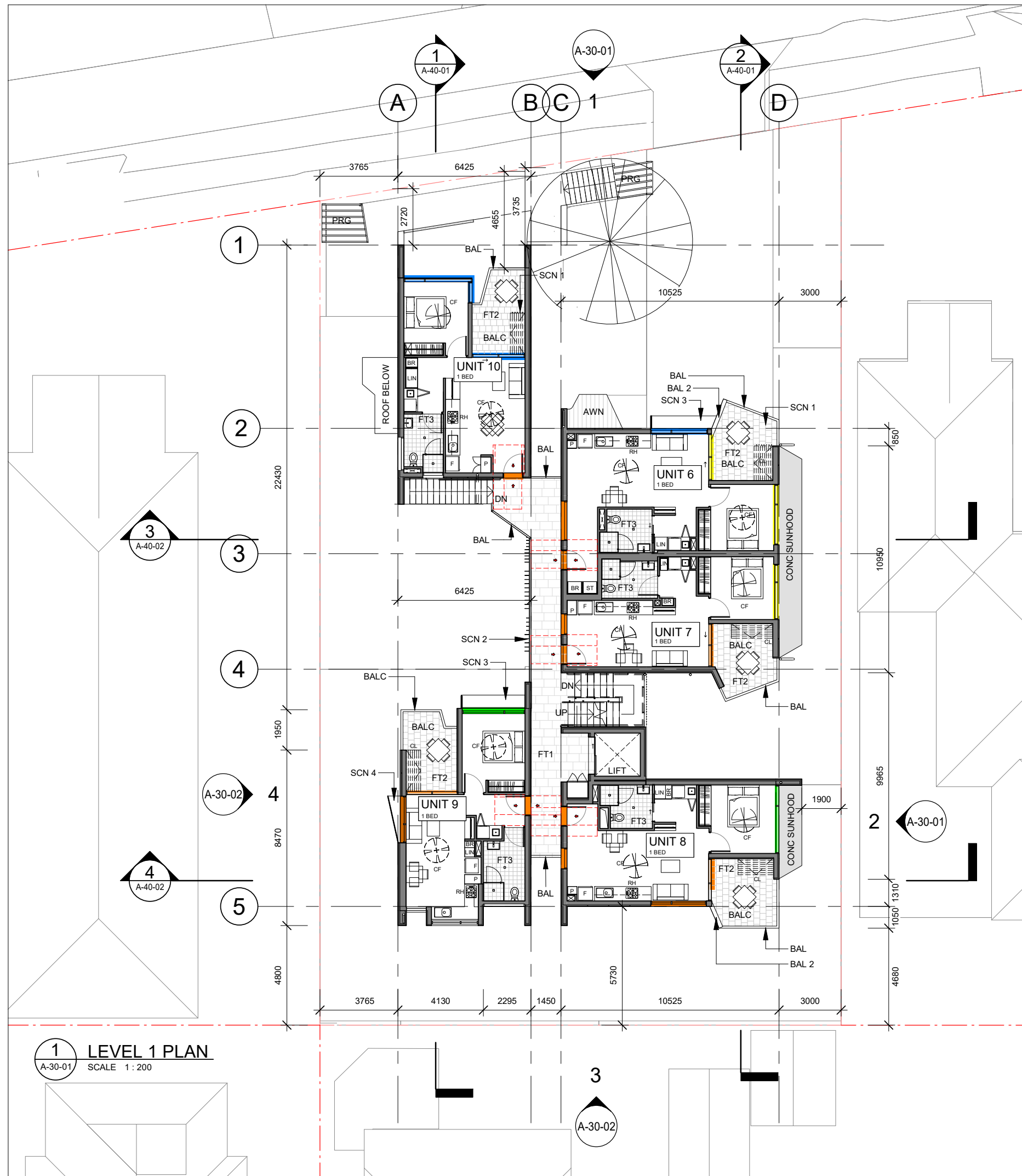
20 X 1 BED UNITS (GENERAL LEVEL)

GROUND LEVEL PLAN

SCALE 1 : 200 AT A3 SIZE

MASTER SITE NUMBER SN: 55861 CLIENT REFERENCE NUMBER PN83475

DRAWING NUMBER 83475/SD/A-21-02 J SHEET NO 5



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LEGEND

AWN	AWNING
B	BENCH
BAL	BALAUSTRADE WITH VERTICAL P'COATED ALUM. BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BBQ	BARBEQUE (INSET TYPE) - STAINLESS STEEL
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
F	FRIDGE
FIP	FIRE INDICATOR PANEL CUPBOARD
FW	FLOOR WASTE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 - SLIP RESISTANT (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
GT	GARDEN GATE
HC	HOSE COCK
HW	HOT WATER SYSTEM
IP	INLET PIT
LB	LETTER BOX
LIN	LINEN CUPBOARD
MD	METAL DECK ROOF SHEETING
MH	MANHOLE
P	PANTRY
PL	PLANTER
PRG	PERGOLA
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SCN3	SCREEN TYPE 3 - SUNSHADE TO WINDOWS
SCN4	SCREEN TYPE 4 - SCREEN TO WINDOWS
ST	STORAGE

ACOUSTIC REQUIREMENTS

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- GLAZING MIN. R_w 38
(R_w 35 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO $1.8m^2$)
ENTRY DOORS MIN. R_w 33
- GLAZING MIN. R_w 35
(R_w 32 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO $1.8m^2$)
ENTRY DOORS MIN. R_w 33
- GLAZING MIN. R_w 27
(R_w 24 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO $1.8m^2$)
ENTRY DOORS MIN. R_w 28

ALL OTHER GLAZING TO MEET A MIN. R_w 24

AMENDMENTS

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G	21/11/18	SCHEMATIC DESIGN ISSUE	PF
H	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
I	07/03/19	DRAFT ISSUE FOR SD REV.2	PF
J	08/03/19	SCHEMATIC DESIGN REV.2	PF

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☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
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☐ MASTER PLAN	



COX

AM/LA 22/02/2019
DRAWN DATE

PF 08/03/2019
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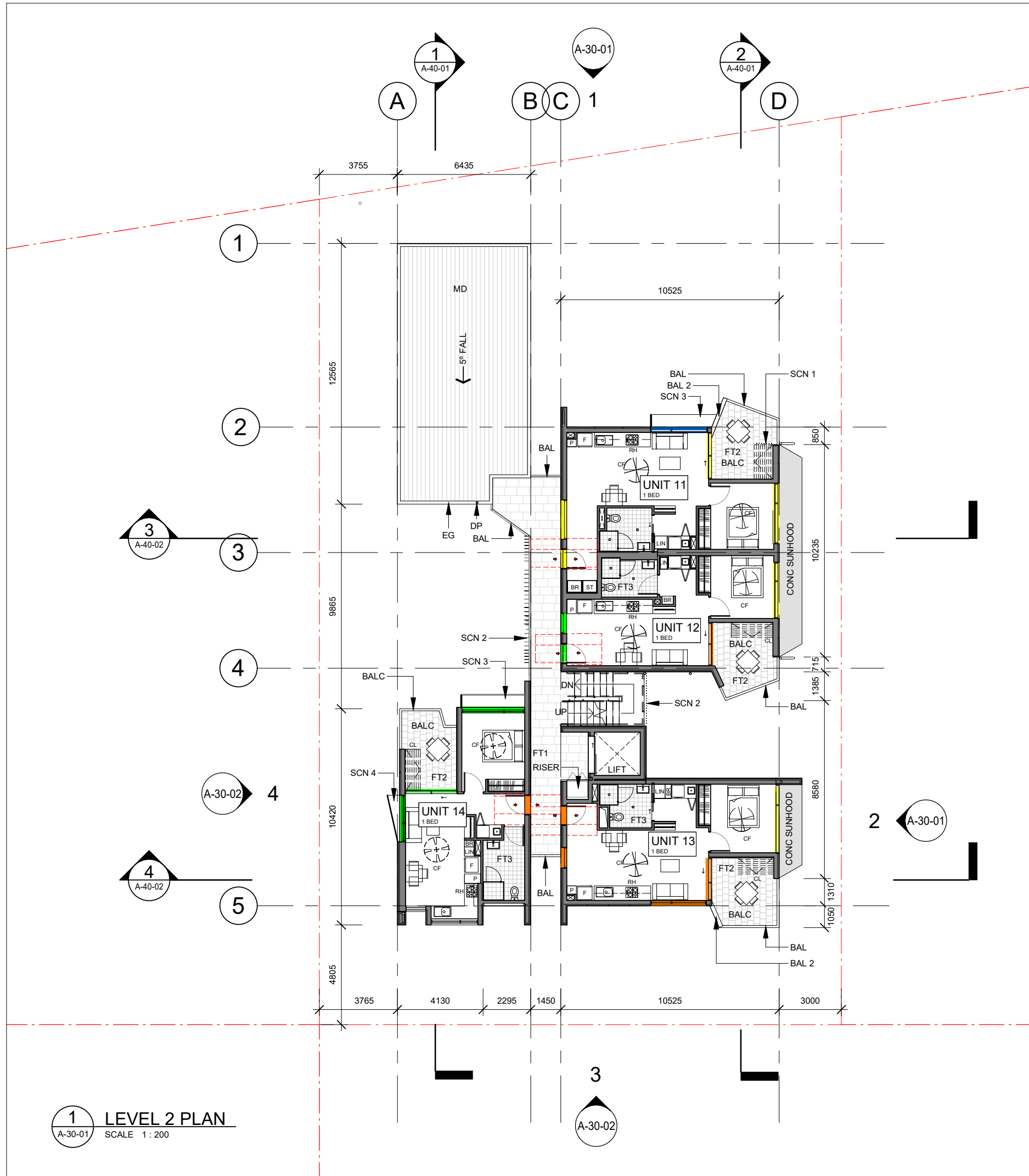
PF 08/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

LEVEL 1 PLAN

SCALE 1 : 200	AT A3 SIZE
MASTER SITE NUMBER SN: 55861	CLIENT REFERENCE NUMBER PN83475
DRAWING NUMBER 83475/SD/A-21-03	ISSUE J
	SHEET NO 6



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LEGEND

AWN	AWNING
B	BENCH
BAL	BALAUSTRADE WITH VERTICAL P'COATED ALUM.BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BBQ	BARBEQUE (INSET TYPE) - STAINLESS STEEL
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
F	FRIDGE
FIP	FIRE INDICATOR PANEL CUPBOARD
FW	FLOOR WASTE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 - SLIP RESISTANT (BALCONIES)
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SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SCN3	SCREEN TYPE 3 - SUNSHADE TO WINDOWS
SCN4	SCREEN TYPE 4 - SCREEN TO WINDOWS
ST	STORAGE

ACOUSTIC REQUIRMENTS

REQUIREMENTS AS PER RENZO TONIN & ASSOCIATES ACOUSTIC REPORT 7 MARCH 2019

- GLAZING MIN. R_w 43
ENTRY DOORS MIN. R_w 35
- GLAZING MIN. R_w 38
(R_w 35 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 33
- GLAZING MIN. R_w 35
(R_w 32 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 33
- GLAZING MIN. R_w 27
(R_w 24 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 28

ALL OTHER GLAZING TO MEET A MIN. R_w 24

AMENDMENTS

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E	21/11/18	SCHEMATIC DESIGN ISSUE	PF
F	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
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☐ MASTER PLAN	



Department of Housing and Public Works



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AM/LA 22/02/2019

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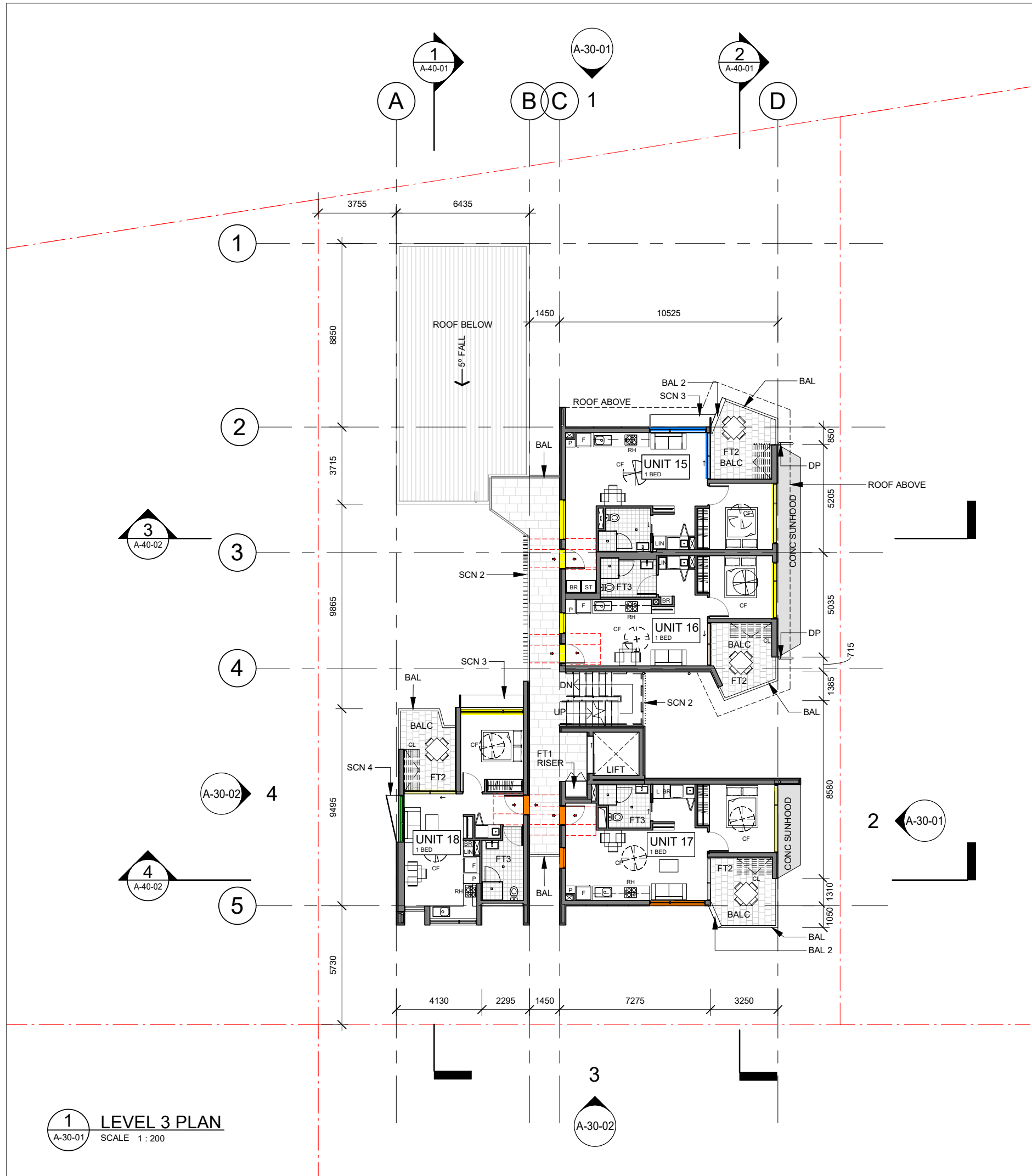
20 X 1 BED UNITS (GENERAL LEVEL)

LEVEL 2 PLAN

SCALE 1 : 200 AT A3 SIZE

MASTER SITE NUMBER SN: 55861 CLIENT REFERENCE NUMBER PN83475

DRAWING NUMBER 83475/SD/A-21-04 H ISSUE SHEET NO 7



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LEGEND

- AWN AWNING
B BENCH
BAL BALAUSTRADE WITH VERTICAL P'COATED ALUM. BATTENS
BAL2 RENDER AND PAINT FINISHED BLOCKWORK
BBQ BARBEQUE (INSET TYPE) - STAINLESS STEEL
BR BROOM CUPBOARD
CF CEILING FAN
CL CLOTHES LINE
CO COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D DRAWERS
DB DB / COMMS CUPBOARD
F FRIDGE
FIP FIRE INDICATOR PANEL CUPBOARD
FW FLOOR WASTE
FT1 FLOOR TILE TYPE 1
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LIN LINEN CUPBOARD
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SCN4 SCREEN TYPE 4 - SCREEN TO WINDOWS
ST STORAGE

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COX

AM/LA 12/11/18

DRAWN DATE

PF 08/03/2019

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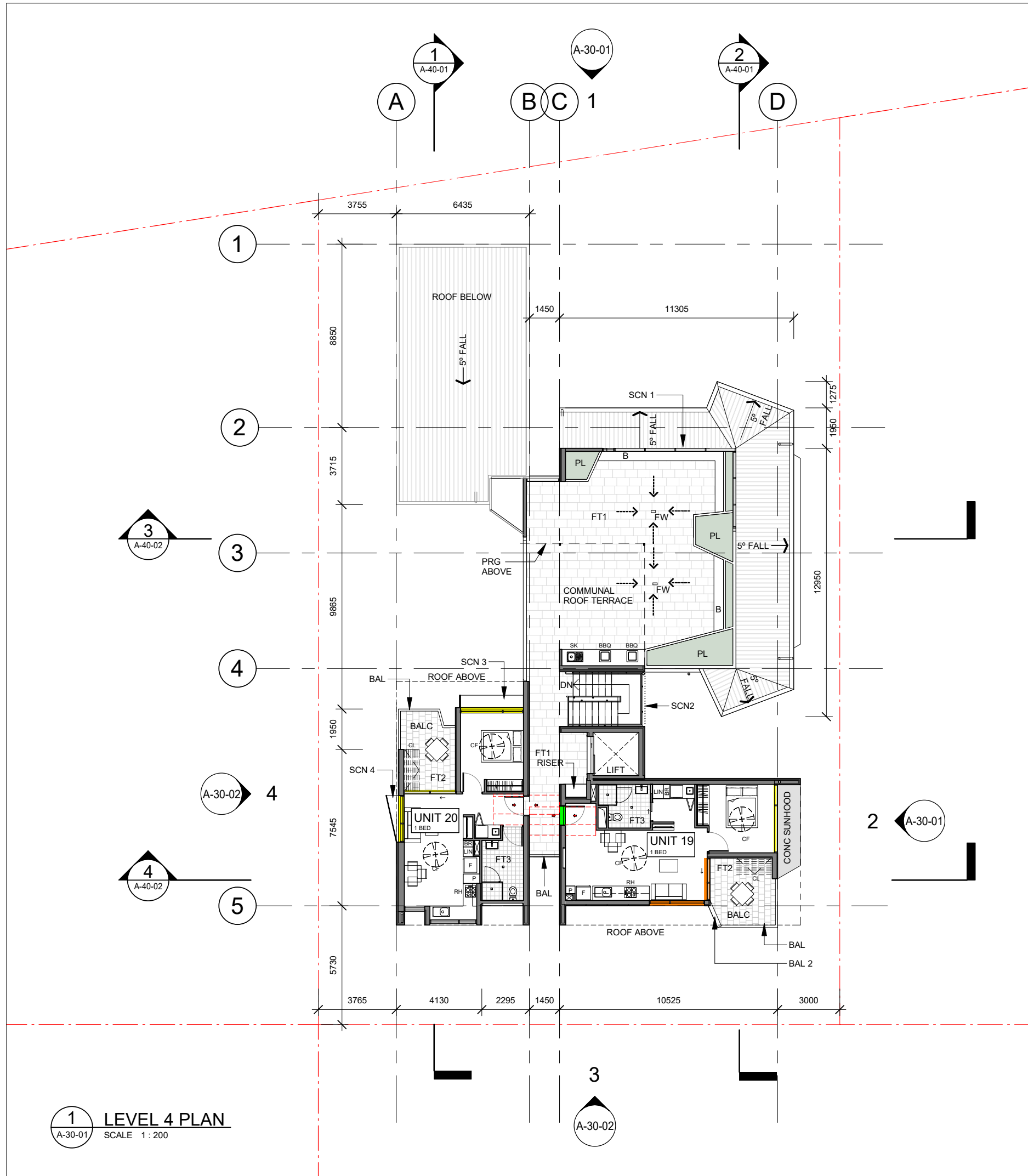
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LEVEL 3 PLAN

SCALE 1 : 200 AT A3 SIZE

MASTER SITE NUMBER SN: 55861 CLIENT REFERENCE NUMBER PN83475

DRAWING NUMBER 83475/SD/A-21-05 H ISSUE SHEET NO 8



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LEGEND

AWN	AWNING
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BAL	BALAUSTRADE WITH VERTICAL P'COATED ALUM.BATTENS
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PRG	PERGOLA
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SCN3	SCREEN TYPE 3 - SUNSHADE TO WINDOWS
SCN4	SCREEN TYPE 4 - SCREEN TO WINDOWS
ST	STORAGE

ACOUSTIC REQUIREMENTS

REQUIREMENTS AS PER RENZO TONIN & ASSOCIATES ACOUSTIC REPORT 7 MARCH 2019

- GLAZING MIN. R_w 43
ENTRY DOORS MIN. R_w 35
- GLAZING MIN. R_w 38
(R_w 35 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 33
- GLAZING MIN. R_w 35
(R_w 32 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 33
- GLAZING MIN. R_w 27
(R_w 24 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 28

ALL OTHER GLAZING TO MEET A MIN. R_w 24

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
G	21/11/18	SCHEMATIC DESIGN ISSUE	PF
H	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
I	07/03/19	DRAFT ISSUE FOR SD REV.2	PF
J	08/03/19	SCHEMATIC DESIGN REV.2	PF

DRAWING INDEX SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM/LA 12/11/18
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

PF 08/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

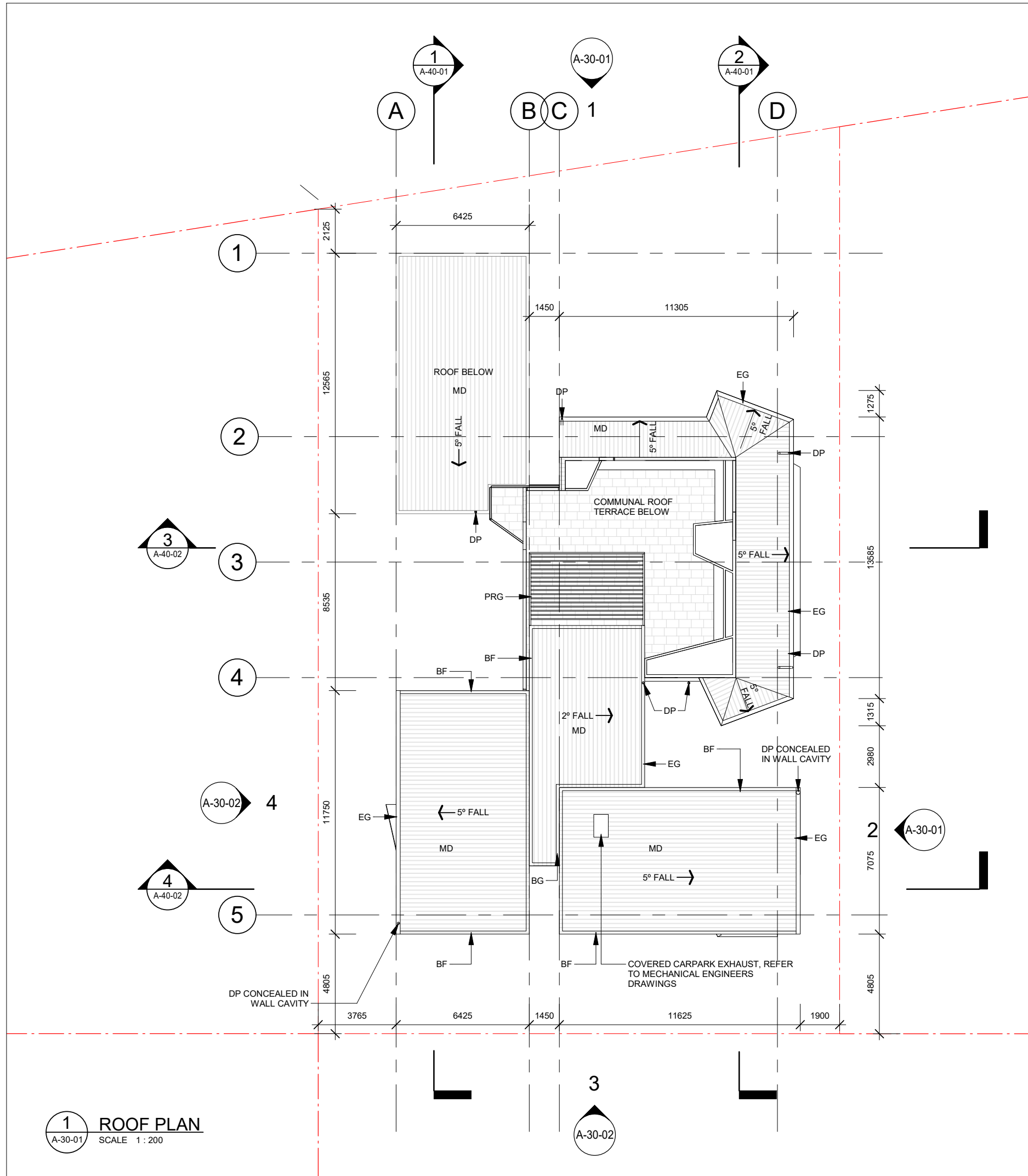
20 X 1 BED UNITS (GENERAL LEVEL)

LEVEL 4 PLAN

SCALE 1 : 200 AT A3 SIZE

MASTER SITE NUMBER SN: 55861 CLIENT REFERENCE NUMBER PN83475

DRAWING NUMBER 83475/SD/A-21-06 J ISSUE SHEET NO 9



1 ROOF PLAN
A-30-01 SCALE 1 : 200

GENERAL NOTES

- Drawing is indicative only.
- Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
- The design is deemed to satisfy the BCA with regard to fire protection and egress.

LEGEND	
BG	CUSTOM FOLDED COLORBOND STEEL BOX GUTTER
BF	CUSTOM FOLDED COLORBOND STEEL BARGE FLUSHING
DP	DOWNPIPE
EG	CUSTOM FOLDED COLORBOND STEEL EAVES GUTTER
MD	METAL DECK ROOF SHEETING AND INSULATION
PRG	METAL PERGOLA

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
D	21/11/18	SCHEMATIC DESIGN ISSUE	PF
E	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
F	07/03/19	DRAFT ISSUE FOR SD REV.2	PF
G	08/03/19	SCHEMATIC DESIGN REV.2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
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☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM/LA 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

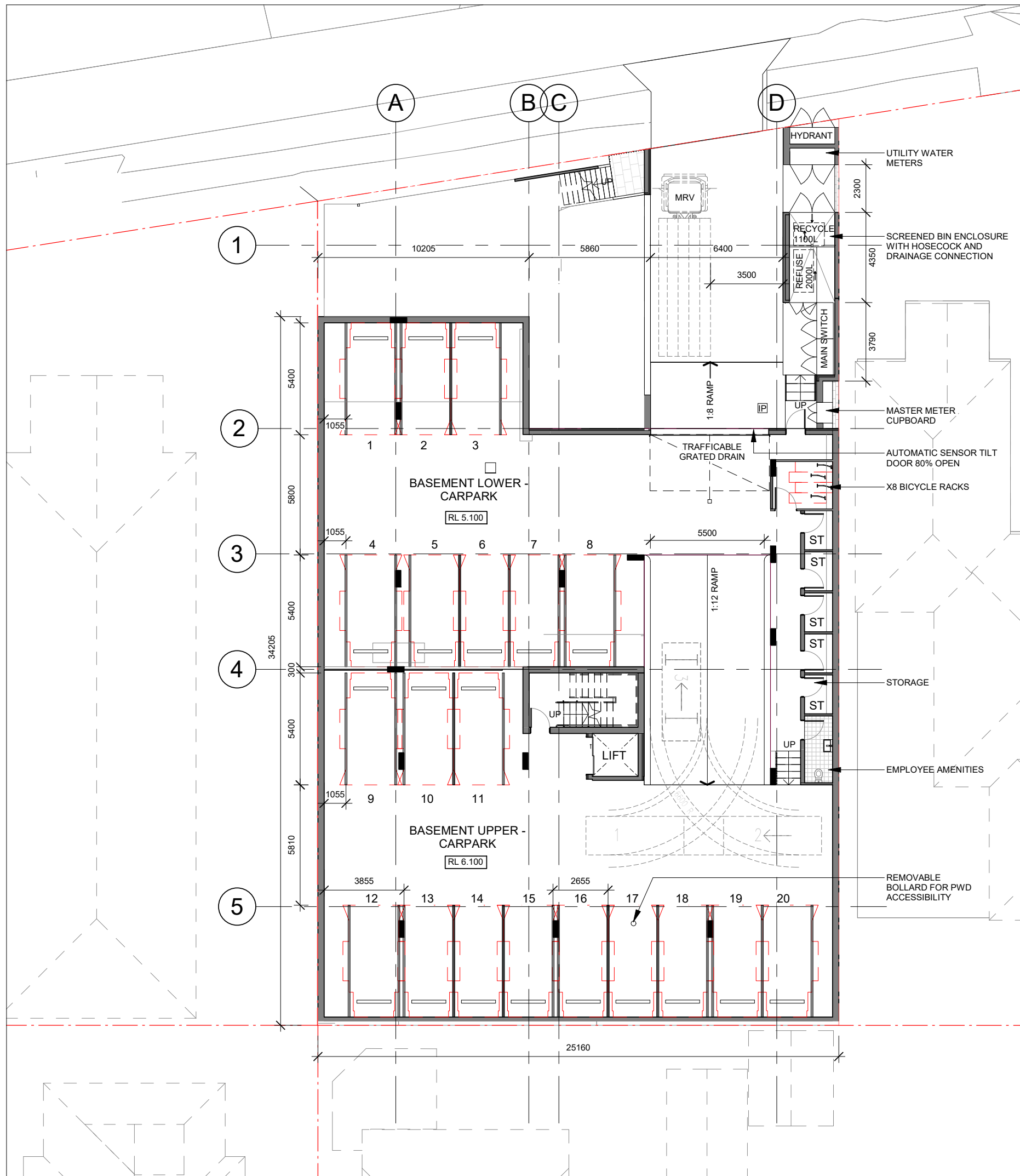
PF 08/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

ROOF PLAN

SCALE 1 : 200	AT A3 SIZE
MASTER SITE NUMBER SN: 55861	CLIENT REFERENCE NUMBER PN83475
DRAWING NUMBER 83475/SD/A-21-07	ISSUE G
	SHEET NO 10



GENERAL NOTES

- Drawing is indicative only.
- Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
- The design is deemed to satisfy the BCA with regard to fire protection and egress.

LEGEND

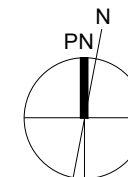
AWN	AWNING
B	BENCH
BAL	BALUSTRADE WITH VERTICAL P'COATED ALUM. BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BBQ	BARBEQUE (INSET TYPE) - STAINLESS STEEL
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
F	FRIDGE
FIP	FIRE INDICATOR PANEL CUPBOARD
FW	FLOOR WASTE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 - SLIP RESISTANT (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
GT	GARDEN GATE
HC	HOSE COCK
HW	HOT WATER SYSTEM
IP	INLET PIT
LB	LETTER BOX
LIN	LINEN CUPBOARD
MD	METAL DECK ROOF SHEETING
MH	MANHOLE
P	PANTRY
PL	PLANTER
PRG	PERGOLA
RH	FRONT RECIRCULATING RANGEHOOD ABOVE SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SCN3	SCREEN TYPE 3 - SUNSHADE TO WINDOWS
SCN4	SCREEN TYPE 4 - SCREEN TO WINDOWS
ST	STORAGE

ACOUSTIC REQUIREMENTS

REQUIREMENTS AS PER RENZO TONIN & ASSOCIATES ACOUSTIC REPORT 7 MARCH 2019

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ENTRY DOORS MIN. R_w 35
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(R_w 24 FOR TOTAL AREA OF GLAZING FOR A HABITABLE ROOM LESS THAN OR EQUAL TO 1.8m²)
ENTRY DOORS MIN. R_w 28

ALL OTHER GLAZING TO MEET A MIN. R_w 24



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
D	15/10/18	DRAFT ISSUE FOR SCH. DESIGN	PF
E	21/11/18	SCHEMATIC DESIGN ISSUE	PF
F	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
G	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
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☐ ELEVATIONS	☐ PLAY STRUCTURES
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☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM/LA 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

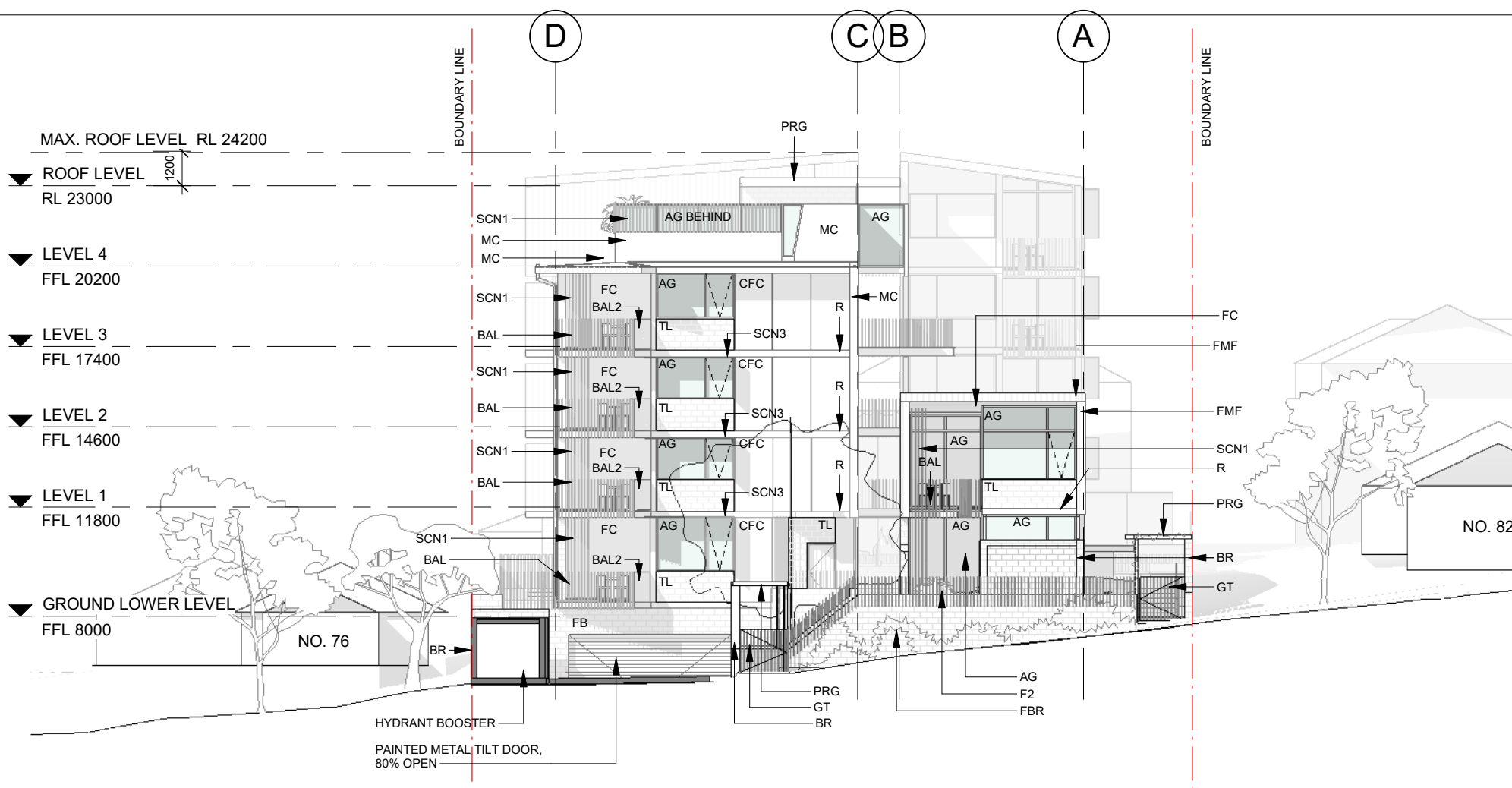
PF 07/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

BASEMENT LEVEL PLAN

SCALE 1 : 200	AT A3 SIZE
MASTER SITE NUMBER SN: 55861	CLIENT REFERENCE NUMBER PN83475
DRAWING NUMBER 83475/SD/A-21-08	ISSUE SHEET NO G 11



LEGEND

AG	ALUMINIUM FRAMED GLAZING SUITES
BAL	ALUMINIUM BALAUSTRADE
BR	DOUBLE SKIN HIT AND MISS BRICK WALL
CFC	FIBRE CEMENT CLADDING
DP	DOWN PIPE
EG	CUSTOM FOLDED COLORBOND STEEL EAVES GUTTER
F1	FENCE TYPE 1: 1200mm HIGH TIMBER PALING FENCE
F2	FENCE TYPE 2: BRICKWORK WALL WITH 600mm HIGH POWDER COATED METAL FENCE
FB	FACE BRICK
FBR	FACE BRICK RETAINING WALL
FC	PAINTED FIBRE CEMENT
FMF	FOLDED METAL FLASHING
GT	FACTORY PAINT FINISHED STEEL GATE
MC	METAL CLADDING - LYSAGHT LONGLINE 305
OG	ALUMINIUM FRAMED GLAZING SUITES WITH OBSCURED GLAZING
PL	RAISED PLANTER BED
PRG	FACTORY PAINT FINISHED STEEL PERGOLA
R	RENDERED AND PAINTED EXPOSED SLAB EDGE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SCN3	SCREEN TYPE 3 - SUNSHADE TO WINDOWS
SCN4	SCREEN TYPE 4 - SCREEN TO WINDOWS
TL	EXTERIOR GRADE CERAMIC TILE WALL CLADDING

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
B	15/11/18	DRAFT ISSUE FOR SCH. DESIGN	PF
C	21/11/18	SCHEMATIC DESIGN ISSUE	PF
D	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
E	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
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☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM/LA 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

PF 07/03/2019
AUTHORISED FOR ISSUE DATE

**Department of Housing
and Public Works**

20 X 1 BED UNITS (GENERAL LEVEL)

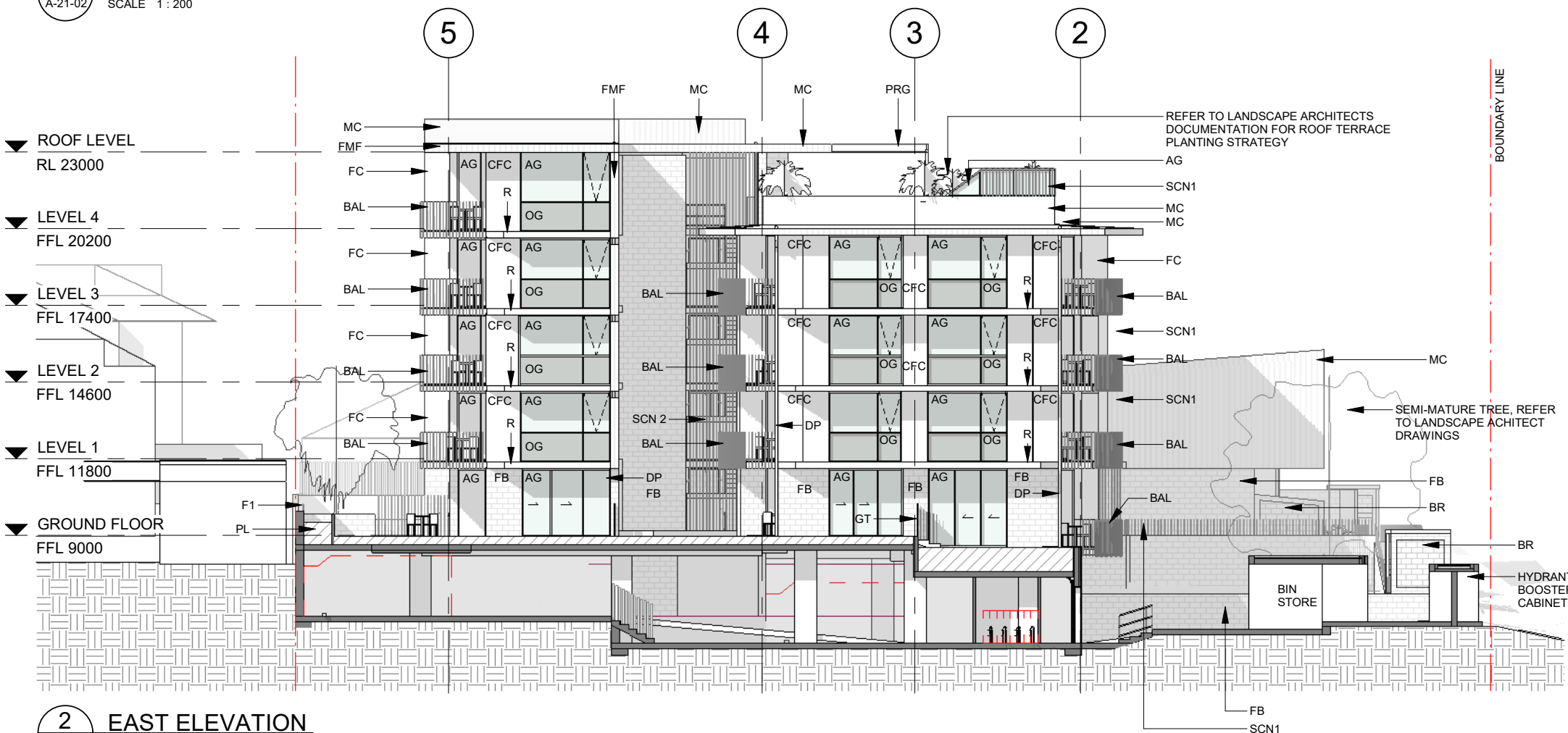
ELEVATIONS 01 & 02

SCALE 1 : 200 AT A3 SIZE

MASTER SITE NUMBER SN: 55861 CLIENT REFERENCE NUMBER PN83475

DRAWING NUMBER 83475/SD/A-30-01 ISSUE E SHEET NO 12

1 NORTH ELEVATION
A-21-02 SCALE 1 : 200



BOUNDARY LINE

SEMI-MATURE TREE, REFER TO LANDSCAPE ARCHITECT DRAWINGS

BIN STORE

HYDRANT BOOSTER CABINET

FB
SCN1

REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR ROOF TERRACE PLANTING STRATEGY

AG

SCN1

MC

FC

FMF

SCN1

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PRG

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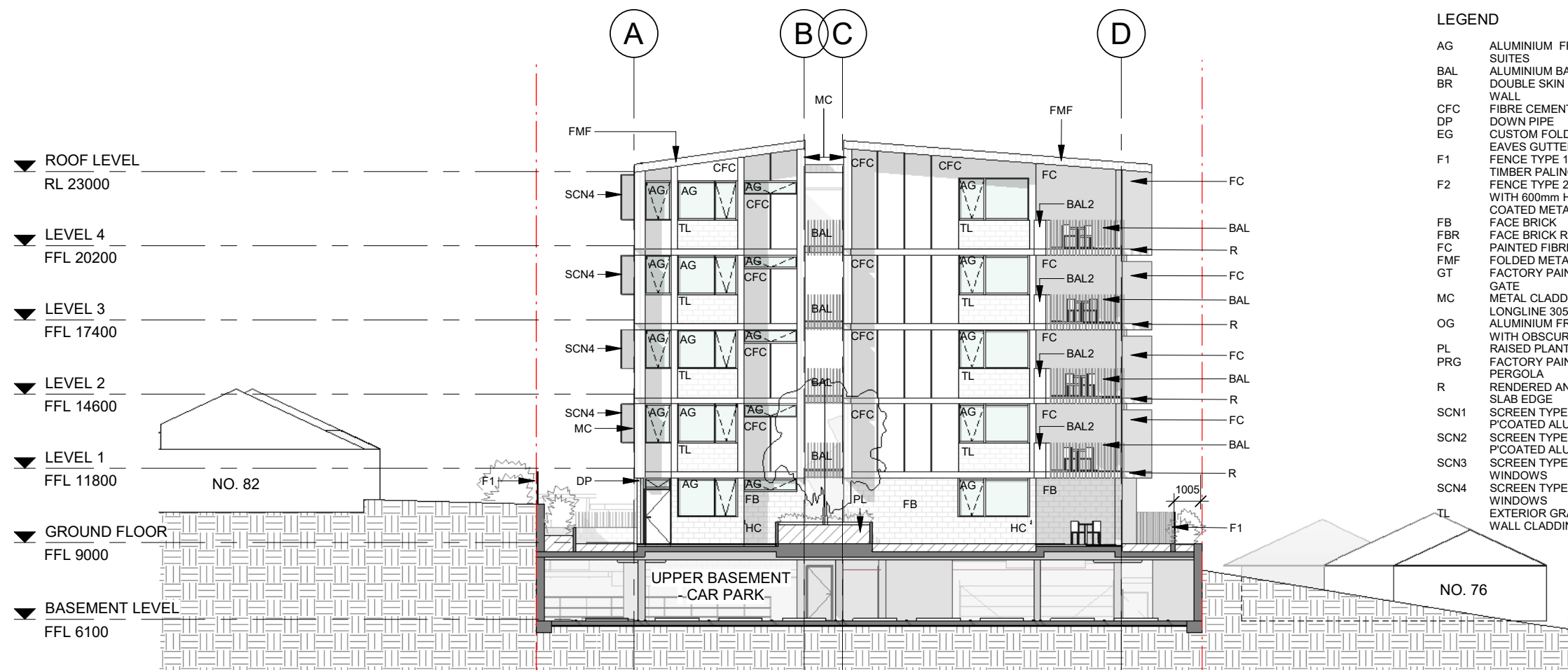
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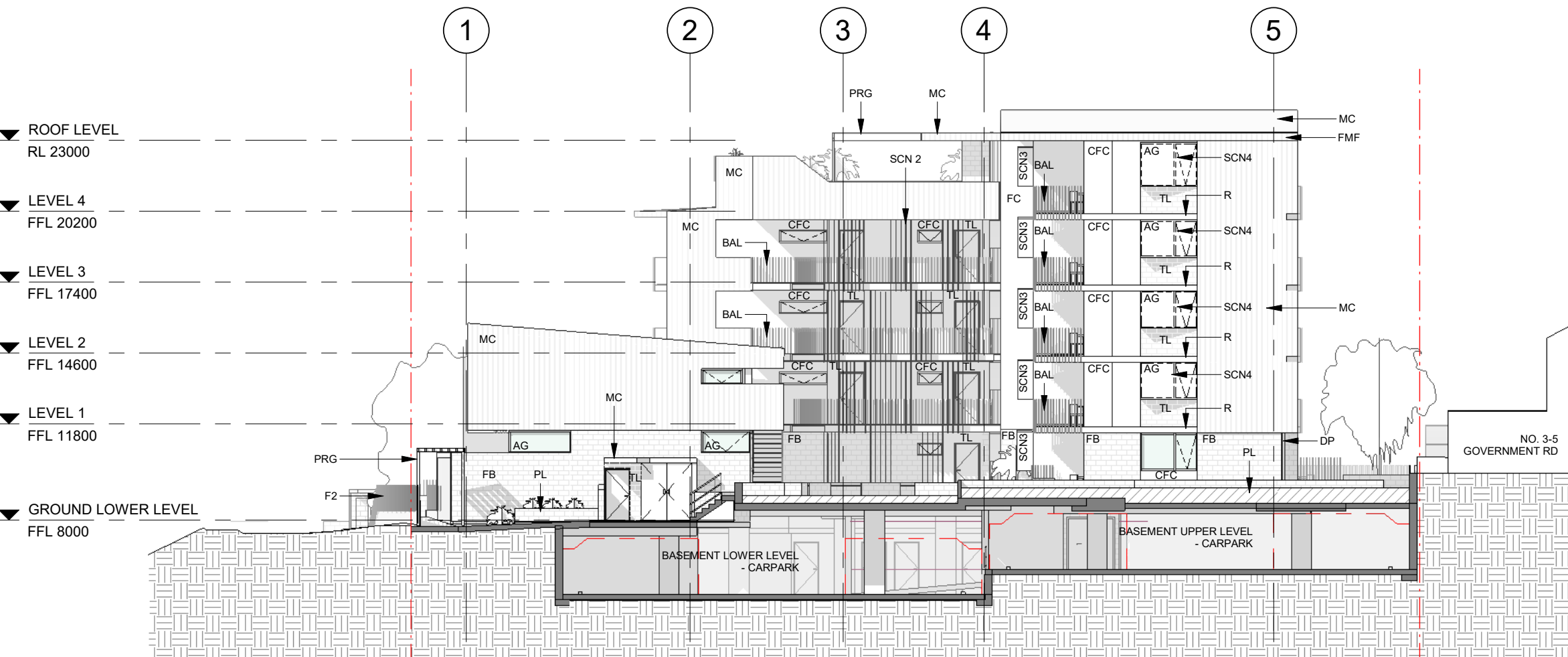
AG

AG

AG



3 SOUTH ELEVATION
SCALE 1:200



4 WEST ELEVATION
SCALE 1:200

LEGEND

AG	ALUMINIUM FRAMED GLAZING SUITES
BAL	ALUMINIUM BALAUSTRADE
BR	DOUBLE SKIN HIT AND MISS BRICK WALL
CFC	FIBRE CEMENT CLADDING
DP	DOWN PIPE
EG	CUSTOM FOLDED COLORBOND STEEL EAVES GUTTER
F1	FENCE TYPE 1: 1200mm HIGH TIMBER PALING FENCE
F2	FENCE TYPE 2: BRICKWORK WALL WITH 600mm HIGH POWDER COATED METAL FENCE
FB	FACE BRICK
FBR	FACE BRICK RETAINING WALL
FC	PAINTED FIBRE CEMENT
FMF	FOLDED METAL FLASHING
GT	FACTORY PAINT FINISHED STEEL GATE
MC	METAL CLADDING - LYSAGHT LONGLINE 305
OG	ALUMINIUM FRAMED GLAZING SUITES WITH OBSCURED GLAZING
PL	RAISED PLANTER BED
PRG	FACTORY PAINT FINISHED STEEL PERGOLA
R	RENDERED AND PAINTED EXPOSED SLAB EDGE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SCN3	SCREEN TYPE 3 - SUNSHADE TO WINDOWS
SCN4	SCREEN TYPE 4 - SCREEN TO WINDOWS
TL	EXTERIOR GRADE CERAMIC TILE WALL CLADDING

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	15/11/18	DRAFT ISSUE FOR SCH. DESIGN	PF
B	21/11/18	SCHEMATIC DESIGN ISSUE	PF
C	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
D	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM

FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
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☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM/LA 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

PF 07/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

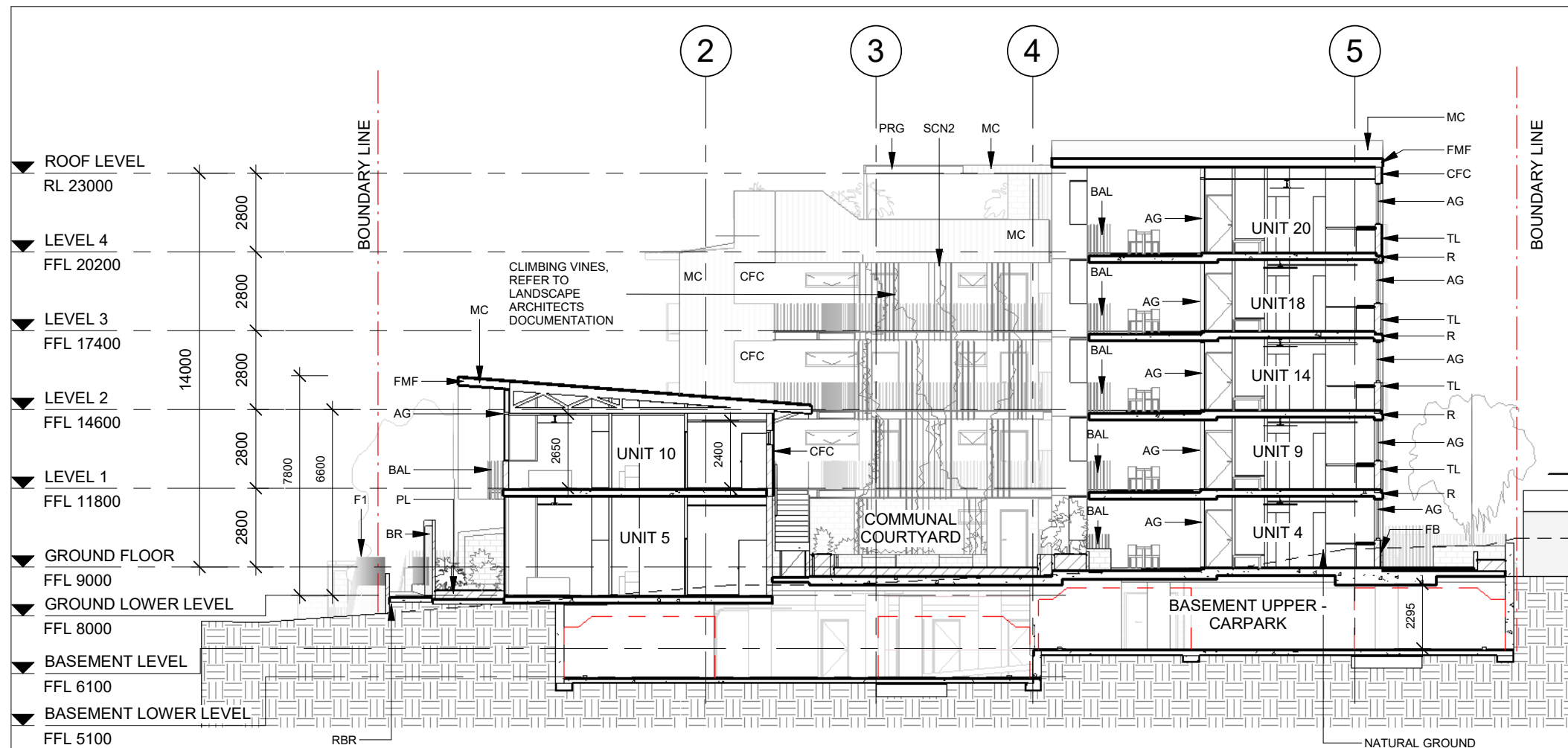
20 X 1 BED UNITS (GENERAL LEVEL)

ELEVATIONS 03 & 04

SCALE 1:200 AT A3 SIZE

MASTER SITE NUMBER SN: 55861 CLIENT REFERENCE NUMBER PN83475

DRAWING NUMBER 83475/SD/A-30-02 D ISSUE SHEET NO 13



LEGEND

AG	ALUMINIUM FRAMED GLAZING SUITES
BAL	ALUMINIUM BALAUSTRADE
BR	DOUBLE SKIN HIT AND MISS BRICK WALL
CFC	FIBRE CEMENT CLADDING
DP	DOWN PIPE
EG	CUSTOM FOLDED COLORBOND STEEL EAVES GUTTER
F1	FENCE TYPE 1: 1200mm HIGH TIMBER PALING FENCE
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SCN4	SCREEN TYPE 4 - SCREEN TO WINDOWS
TL	EXTERIOR GRADE CERAMIC TILE WALL CLADDING

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
B	16/10/18	ISSUE FOR PRELIMINARY DESIGN	PF
C	21/11/18	SCHEMATIC DESIGN ISSUE	PF
D	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
E	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM

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☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



Queensland Government

Department of Housing and Public Works



COX

AM/LA 22/02/2019

DRAWN DATE

PF 08/03/2019

DISCIPLINE TEAM LEADER DATE

PF 07/03/2019

AUTHORISED FOR ISSUE DATE

Department of Housing and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

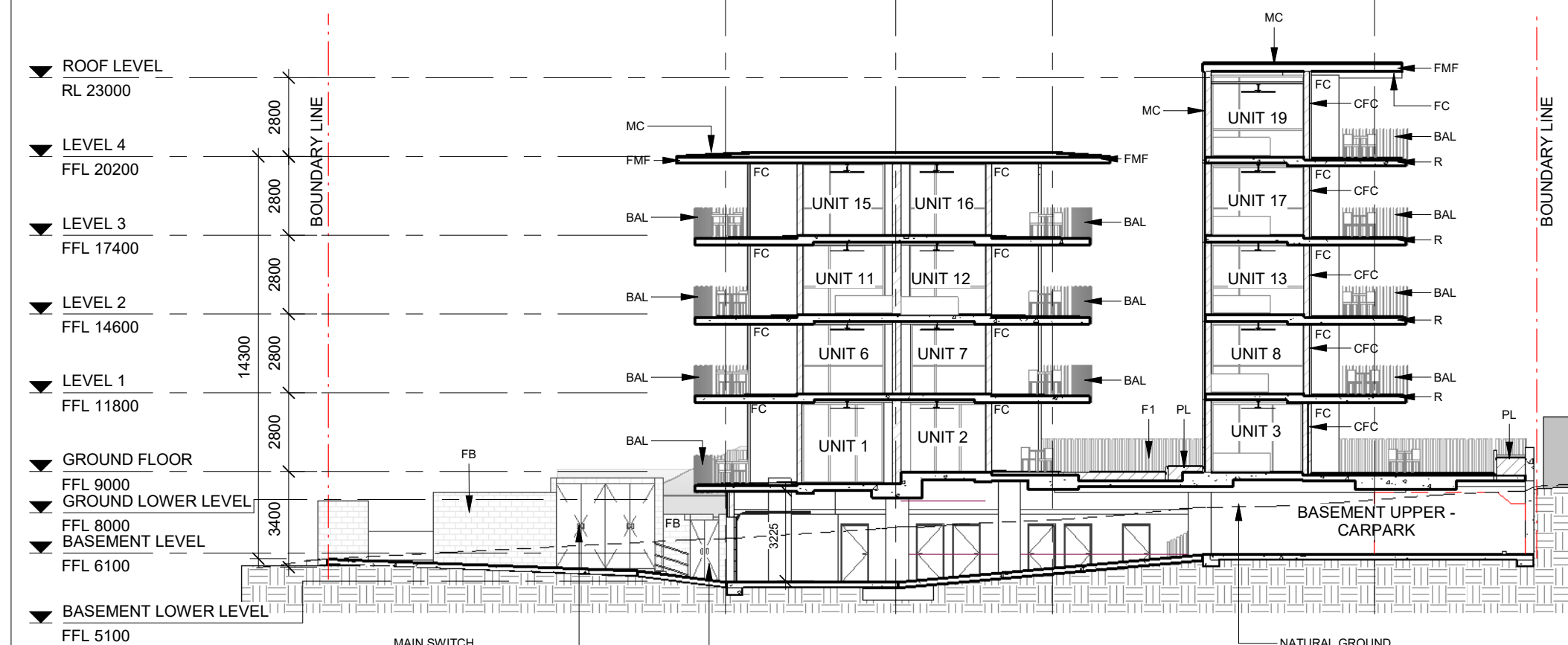
SECTIONS 01 & 02

SCALE 1:200 AT A3 SIZE

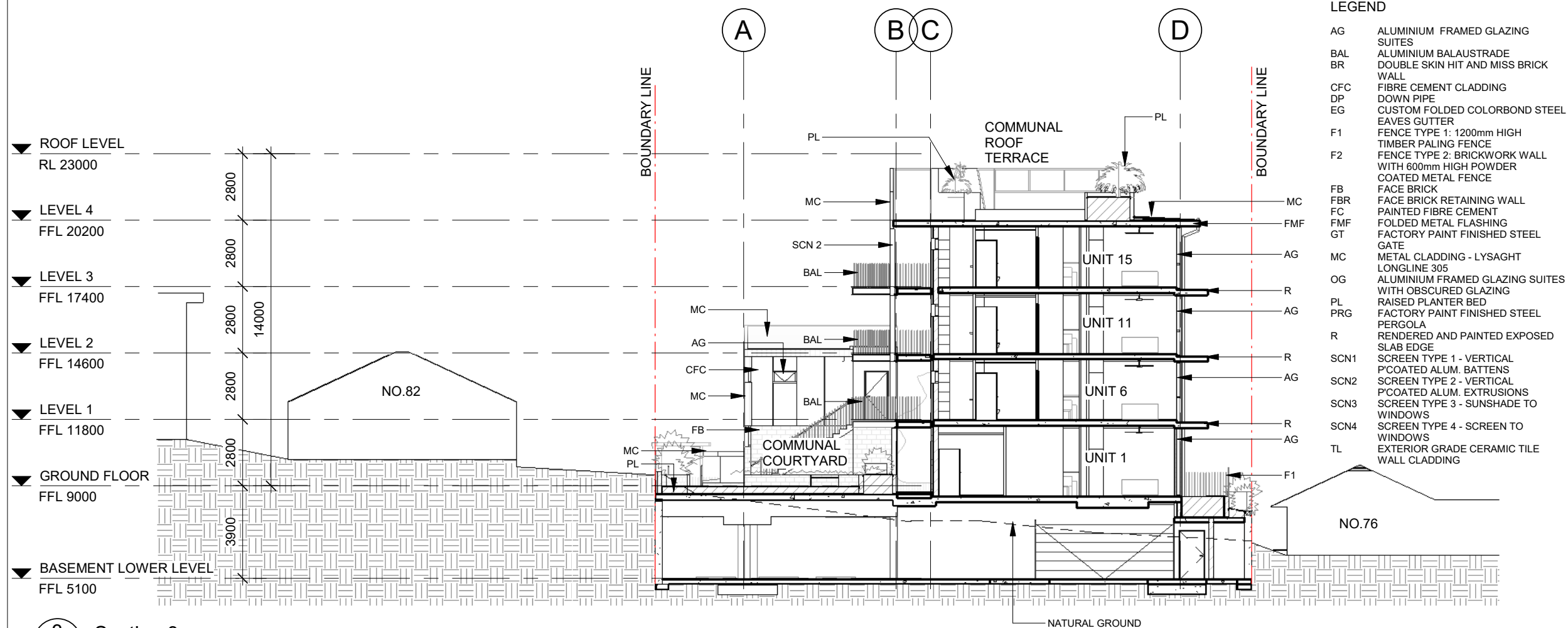
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DRAWING NUMBER 83475/SD/A-40-01 E SHEET NO 14

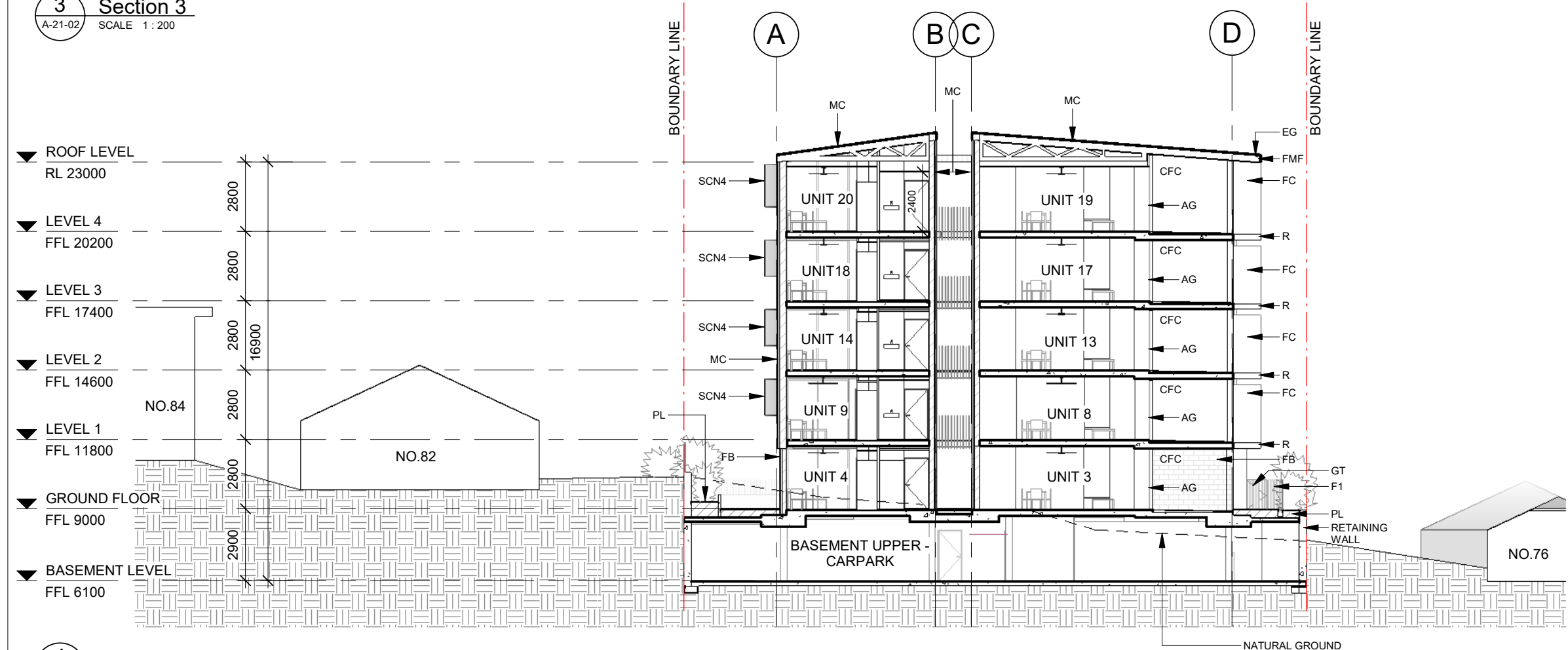
1 Section 1
A-21-02 SCALE 1:200



2 Section 2
A-21-02 SCALE 1:200



3 Section 3
A-21-02 SCALE 1:200



4 Section 4
A-21-02 SCALE 1:200

LEGEND

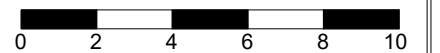
AG	ALUMINIUM FRAMED GLAZING SUITES
BAL	ALUMINIUM BALAUSTRADE
BR	DOUBLE SKIN HIT AND MISS BRICK WALL
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TL	EXTERIOR GRADE CERAMIC TILE WALL CLADDING

AMENDMENTS

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D	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
E	05/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

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☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM/LA 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

PF 07/03/2019
AUTHORISED FOR ISSUE DATE

**Department of Housing
and Public Works**

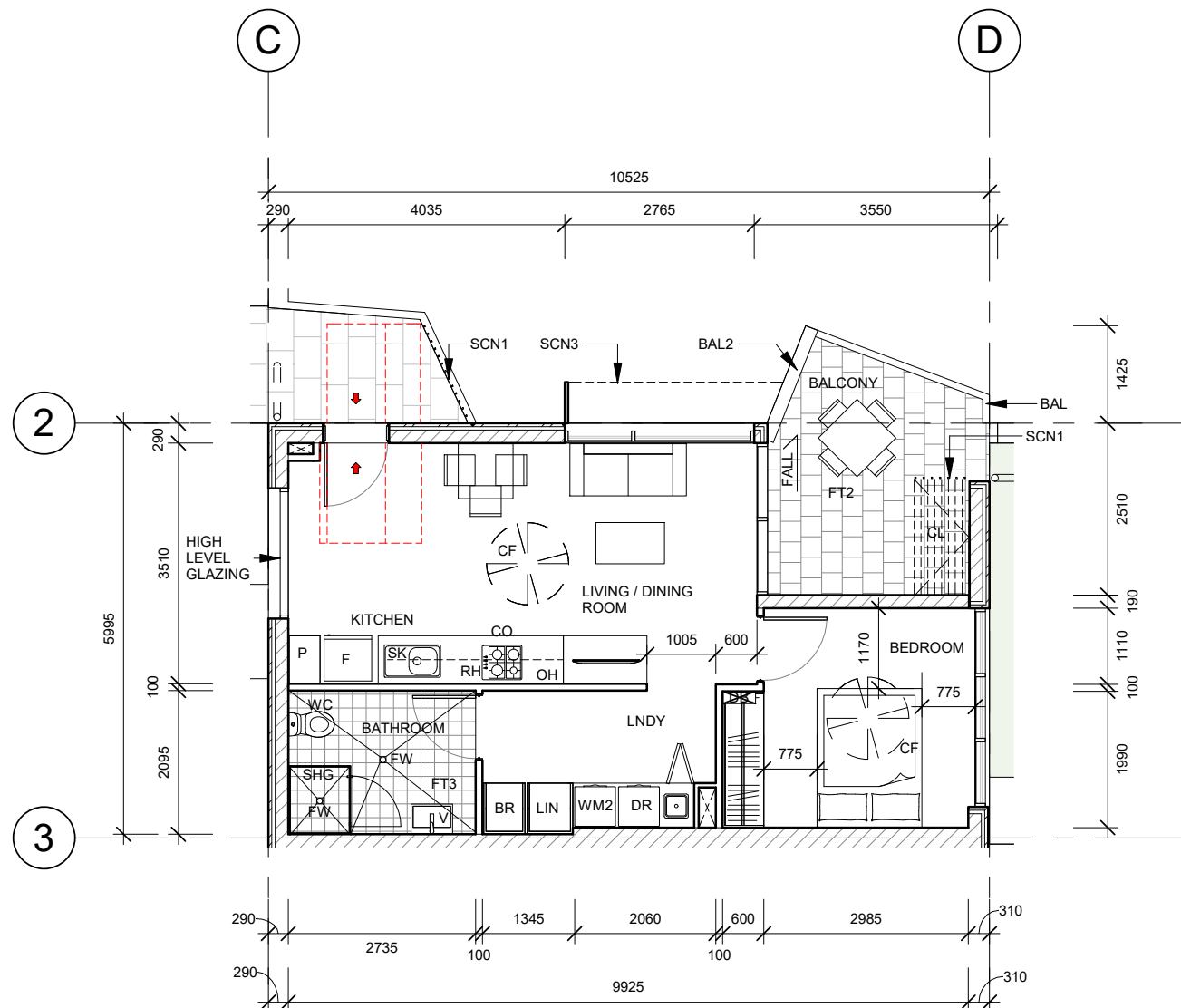
20 X 1 BED UNITS (GENERAL LEVEL)

SECTIONS 03 & 04

SCALE 1:200 AT A3 SIZE

MASTER SITE NUMBER SN: 55861 CLIENT REFERENCE NUMBER PN83475

DRAWING NUMBER 83475/SD/A-40-02 E SHEET NO 15



1 UNIT 1
SCALE 1 : 100

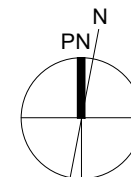
AREA SCHEDULE - NLA UNIT 1	
NAME	AREA
UNIT 1	
BALCONY	12 m ²
BEDROOM	11 m ²
INTERNAL (EXC. BEDROOM)	39 m ²
	62 m ²

GENERAL NOTES

- Drawing is indicative only.
- Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
- The design is deemed to satisfy the BCA with regard to fire protection and egress.
- Instantaneous hot water system to be installed under kitchen sink.
- Reinforcement of bathroom walls to be in accordance with Livable Housing Design Guidelines.

LEGEND

BAL	BALAUSTRATE WITH VERTICAL P'COATED ALUM.BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
DR	DRYER
F	FRIDGE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
FW	FLOOR WASTE
GL	GARDEN LOCKER
HC	HOSE COCK
LS	LAZY SUZAN
LIN	LINEN CUPBOARD
OH	OVERHEAD CUPBOARDS
P	PANTRY
PL	PLANTER
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SHG	HOBLESS SHOWER WITH REMOVEABLE GLASS SHOWER SCREEN
SK	SINK
ST	STORAGE
V	UNDER-SINK VANITY UNIT WITH MIRROR ABOVE
WC	TOILET PAN
WM	WASHING MACHINE WITH DRYER ABOVE
WM2	WASHING MACHINE



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
B	16/10/18	ISSUE FOR PRELIMINARY DESIGN	PF
C	21/10/18	ISSUE FOR SCHEMATIC DESIGN	PF
D	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
E	05/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

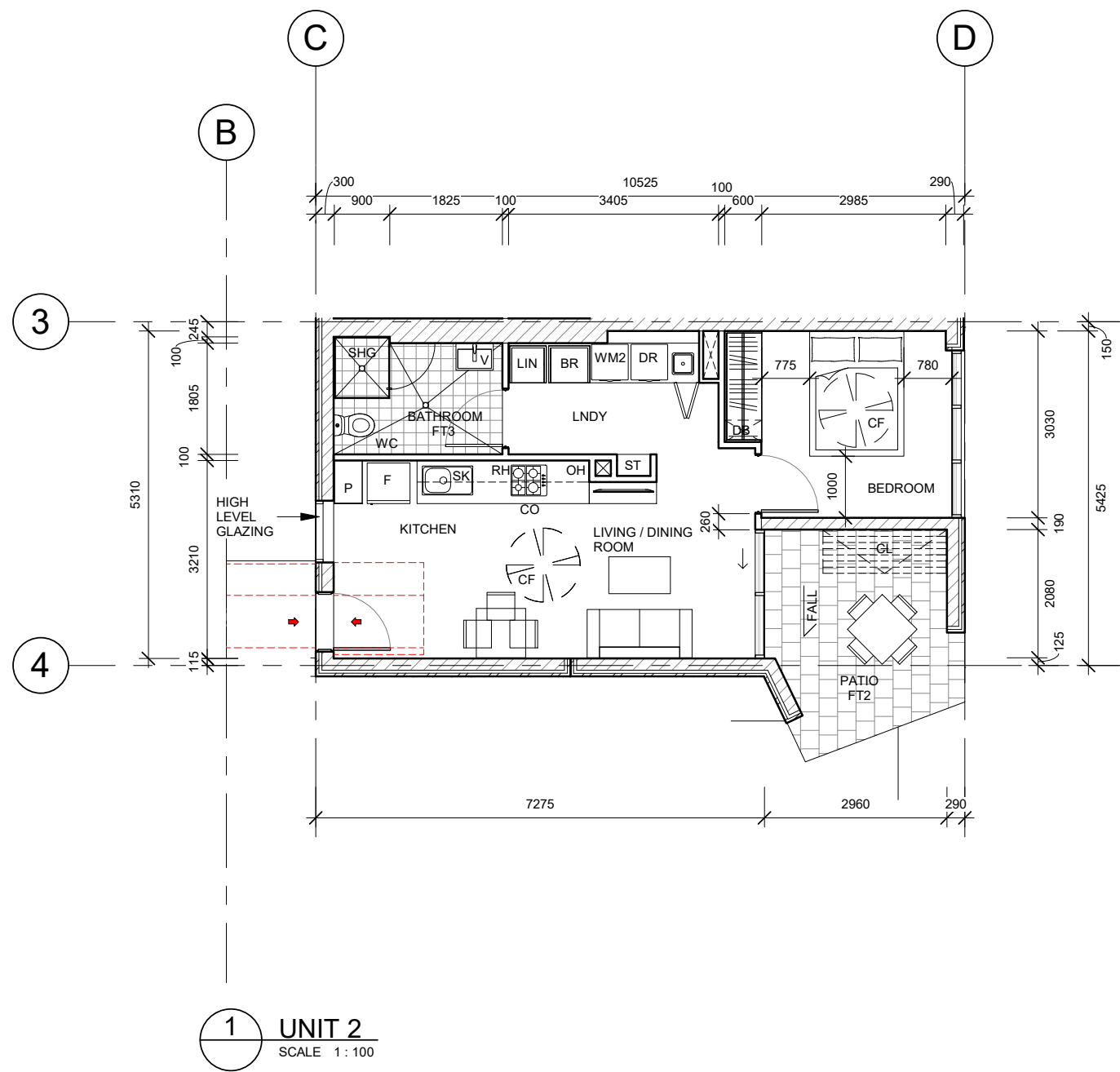
PF 07/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 1 PLAN

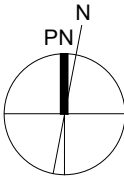
SCALE	AT
As indicated	A3 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
SN: 55861	PN83475
DRAWING NUMBER	ISSUE SHEET NO
83475/SD/A-51-01	E 16



AREA SCHEDULE - NLA UNIT 2	
NAME	AREA
UNIT 2	
BALCONY	11 m ²
BEDROOM	11 m ²
INTERNAL (EXC. BEDROOM)	36 m ²
	58 m ²

- GENERAL NOTES
- Drawing is indicative only.
 - Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
 - The design is deemed to satisfy the BCA with regard to fire protection and egress.
 - Instantaneous hot water system to be installed under kitchen sink.
 - Reinforcement of bathroom walls to be in accordance with Livable Housing Design Guidelines.

LEGEND	
BAL	BALAUSTRATE WITH VERTICAL P'COATED ALUM.BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
DR	DRYER
F	FRIDGE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
FW	FLOOR WASTE
GL	GARDEN LOCKER
HC	HOSE COCK
LS	LAZY SUZAN
LIN	LINEN CUPBOARD
OH	OVERHEAD CUPBOARDS
P	PANTRY
PL	PLANTER
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SHG	HOBLESS SHOWER WITH REMOVEABLE GLASS SHOWER SCREEN
SK	SINK
ST	STORAGE
V	UNDER-SINK VANITY UNIT WITH MIRROR ABOVE
WC	TOILET PAN
WM	WASHING MACHINE WITH DRYER ABOVE
WM2	WASHING MACHINE



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	21/11/18	SCHEMATIC DESIGN ISSUE	PF
B	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
C	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM

FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

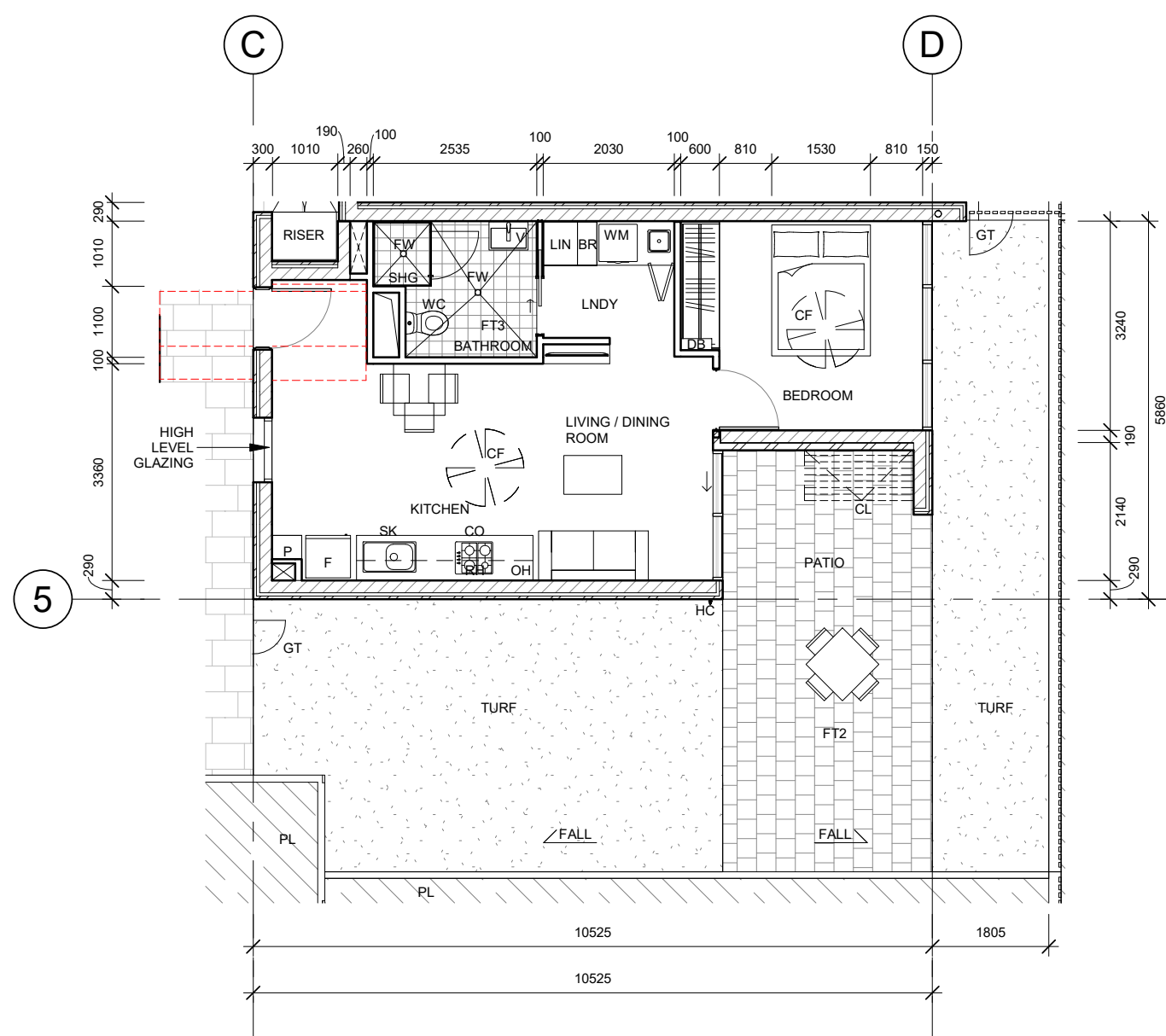
PF 07/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 2 PLAN

SCALE	AT		
As indicated	A3 SIZE		
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
SN: 55861		PN83475	
DRAWING NUMBER		ISSUE	SHEET NO
83475/SD/A-51-02		C	17

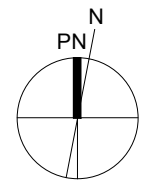


1 UNIT 3
SCALE 1 : 100

AREA SCHEDULE - NLA UNIT 3	
NAME	AREA
UNIT 3	
BALCONY	21 m²
BEDROOM	12 m²
INTERNAL (EXC. BEDROOM)	36 m²
	68 m²

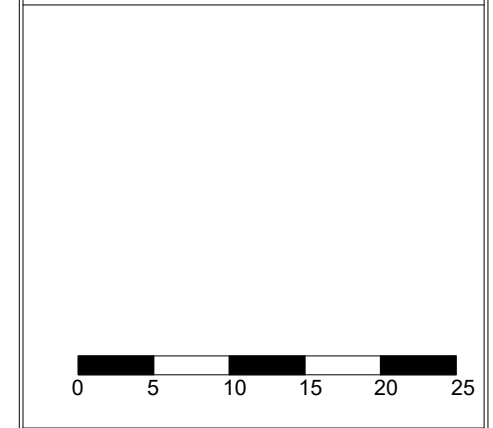
- GENERAL NOTES
- Drawing is indicative only.
 - Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
 - The design is deemed to satisfy the BCA with regard to fire protection and egress.
 - Instantaneous hot water system to be installed under kitchen sink.
 - Reinforcement of bathroom walls to be in accordance with Livable Housing Design Guidelines.

LEGEND	
BAL	BALAUSTRADE WITH VERTICAL P'COATED ALUM.BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
DR	DRYER
F	FRIDGE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
FW	FLOOR WASTE
GL	GARDEN LOCKER
HC	HOSE COCK
LS	LAZY SUZAN
LIN	LINEN CUPBOARD
OH	OVERHEAD CUPBOARDS
P	PANTRY
PL	PLANTER
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SHG	HOBLESS SHOWER WITH REMOVEABLE GLASS SHOWER SCREEN
SK	SINK
ST	STORAGE
V	UNDER-SINK VANITY UNIT WITH MIRROR ABOVE
WC	TOILET PAN
WM	WASHING MACHINE WITH DRYER ABOVE
WM2	WASHING MACHINE



AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
A	21/11/18	SCHEMATIC DESIGN ISSUE	PF
B	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
C	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY	
☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



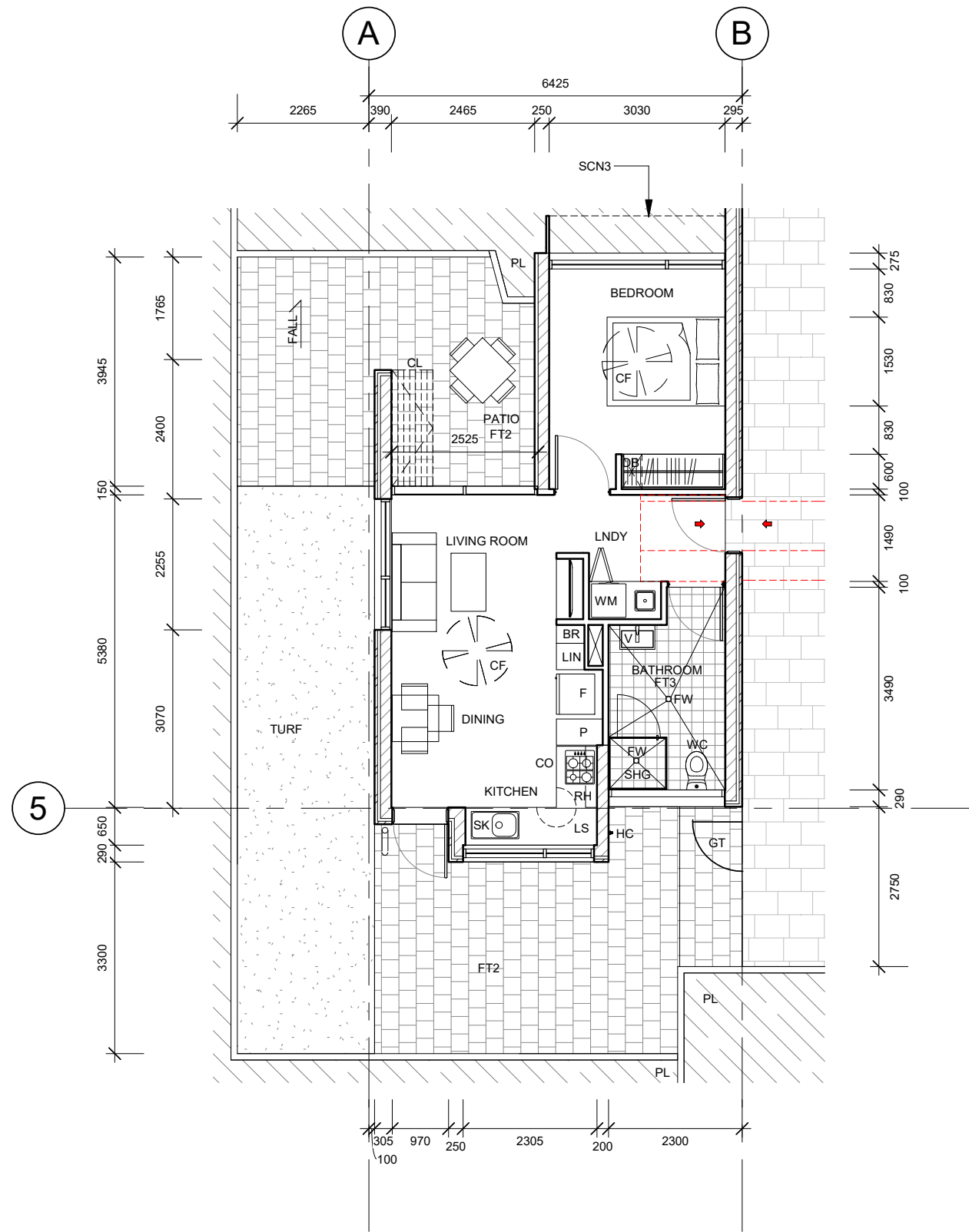
AM	22/02/2019
DRAWN	DATE
PF	08/03/2019
DISCIPLINE TEAM LEADER	DATE
PF	07/03/2019
AUTHORISED FOR ISSUE	DATE

Department of Housing and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 3 PLAN

SCALE	AT	
As indicated	A3 SIZE	
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER	
SN: 55861	PN83475	
DRAWING NUMBER	ISSUE	SHEET NO
83475/SD/A-51-03	C	18

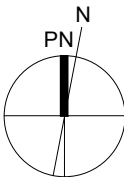


1 UNIT 4
SCALE 1 : 100

AREA SCHEDULE - NLA UNIT 4	
NAME	AREA
UNIT 4	
BALCONY	42 m ²
BEDROOM	12 m ²
INTERNAL (EXC. BEDROOM)	32 m ²
	85 m ²

- GENERAL NOTES
- Drawing is indicative only.
 - Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
 - The design is deemed to satisfy the BCA with regard to fire protection and egress.
 - Instantaneous hot water system to be installed under kitchen sink.
 - Reinforcement of bathroom walls to be in accordance with Livable Housing Design Guidelines.

LEGEND	
BAL	BALAUSTRADE WITH VERTICAL P'COATED ALUM.BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
DR	DRYER
F	FRIDGE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
FW	FLOOR WASTE
GL	GARDEN LOCKER
HC	HOSE COCK
LS	LAZY SUZAN
LIN	LINEN CUPBOARD
OH	OVERHEAD CUPBOARDS
P	PANTRY
PL	PLANTER
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SHG	HOBLESS SHOWER WITH REMOVEABLE GLASS SHOWER SCREEN
SK	SINK
ST	STORAGE
V	UNDER-SINK VANITY UNIT WITH MIRROR ABOVE
WC	TOILET PAN
WM	WASHING MACHINE WITH DRYER ABOVE
WM2	WASHING MACHINE



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	21/11/18	SCHEMATIC DESIGN ISSUE	PF
B	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
C	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

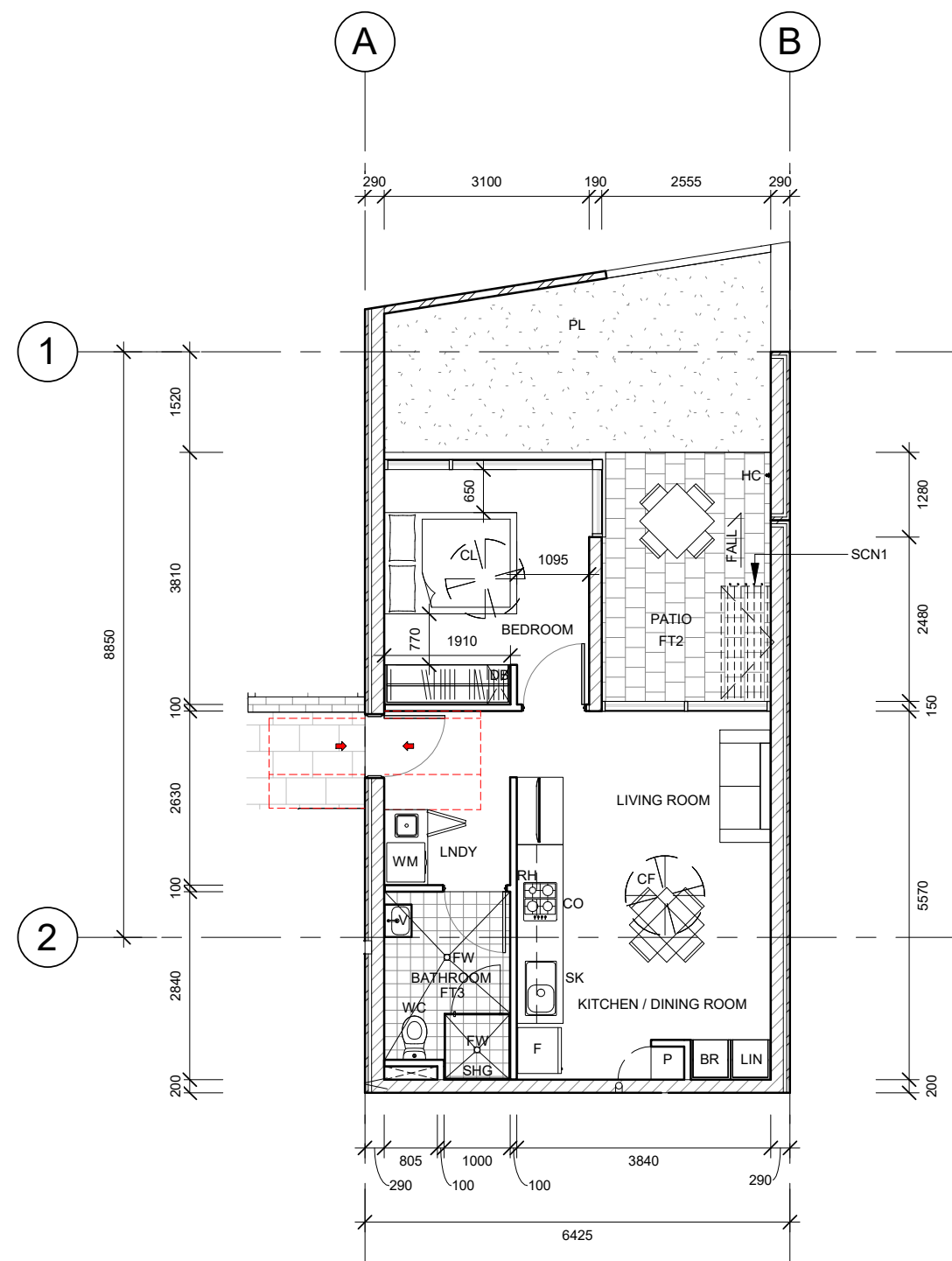
PF 07/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 4 PLAN

SCALE	AT	A3 SIZE
As indicated		
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER	
SN: 55861	PN83475	
DRAWING NUMBER	ISSUE	SHEET NO
83475/SD/A-51-04	C	19



1 UNIT 5
SCALE 1 : 100

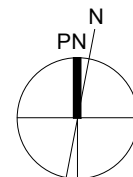
AREA SCHEDULE - NLA UNIT 5	
NAME	AREA
UNIT 5	
BALCONY	10 m ²
BEDROOM	12 m ²
INTERNAL (EXC. BEDROOM)	32 m ²
	55 m ²

GENERAL NOTES

- Drawing is indicative only.
- Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
- The design is deemed to satisfy the BCA with regard to fire protection and egress.
- Instantaneous hot water system to be installed under kitchen sink.
- Reinforcement of bathroom walls to be in accordance with Livable Housing Design Guidelines.

LEGEND

BAL	BALAUSTRADE WITH VERTICAL P'COATED ALUM.BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
DR	DRYER
F	FRIDGE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
FW	FLOOR WASTE
GL	GARDEN LOCKER
HC	HOSE COCK
LS	LAZY SUZAN
LIN	LINEN CUPBOARD
OH	OVERHEAD CUPBOARDS
P	PANTRY
PL	PLANTER
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SHG	HOBLESS SHOWER WITH REMOVEABLE GLASS SHOWER SCREEN
SK	SINK
ST	STORAGE
V	UNDER-SINK VANITY UNIT WITH MIRROR ABOVE
WC	TOILET PAN
WM	WASHING MACHINE WITH DRYER ABOVE
WM2	WASHING MACHINE



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	21/11/18	SCHEMATIC DESIGN ISSUE	PF
B	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
C	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

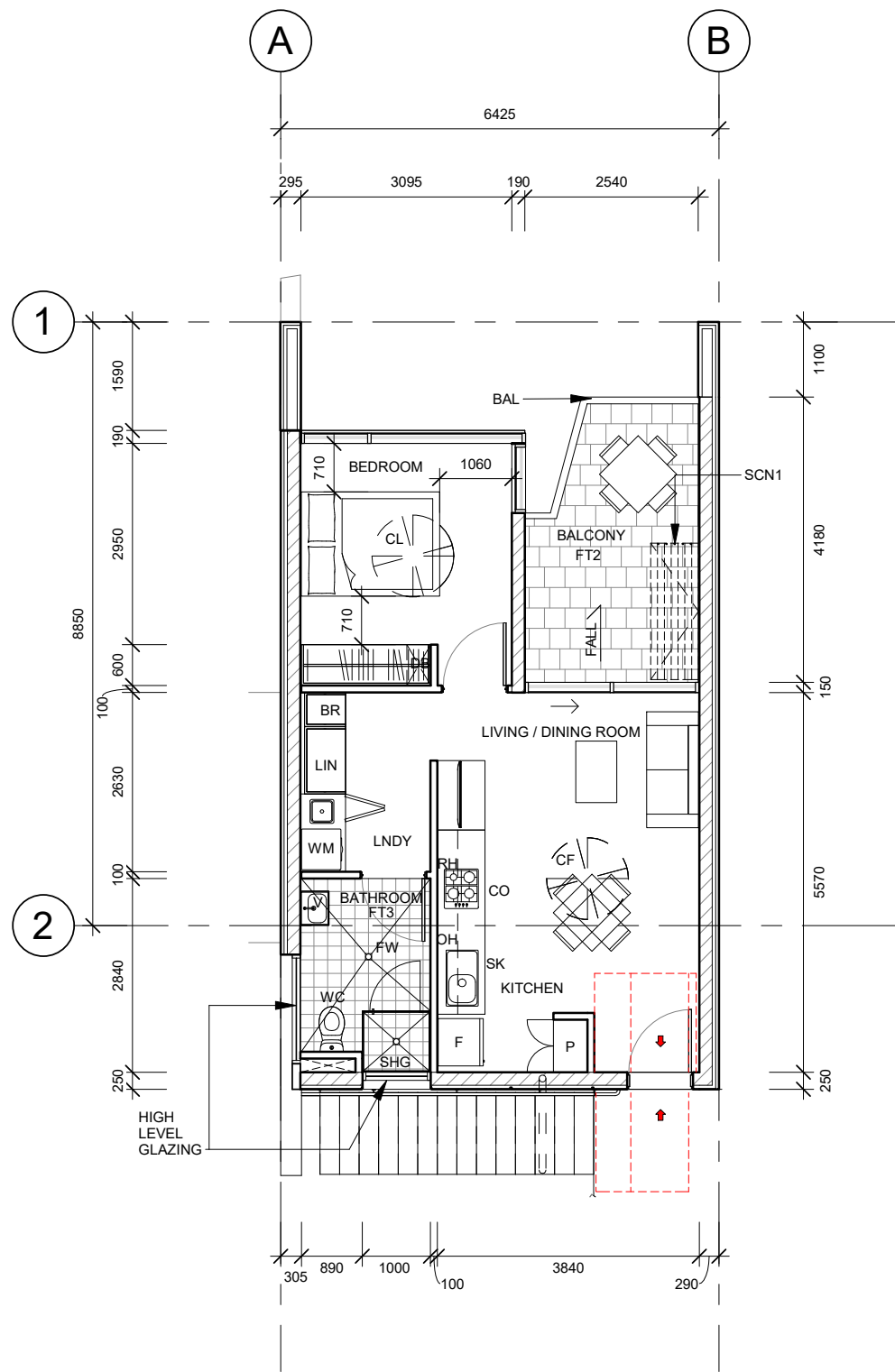
PF 07/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 5 PLAN

SCALE	AT	A3 SIZE
As indicated		
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER	
SN: 55861	PN83475	
DRAWING NUMBER	ISSUE	SHEET NO
83475/SD/A-51-05	C	20

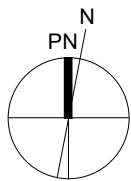


1 UNIT 10
SCALE 1 : 100

AREA SCHEDULE - NLA UNIT 10	
NAME	AREA
UNIT 10	
BALCONY	10 m ²
BEDROOM	11 m ²
INTERNAL (EXC. BEDROOM)	33 m ²
	54 m ²

- GENERAL NOTES
- Drawing is indicative only.
 - Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
 - The design is deemed to satisfy the BCA with regard to fire protection and egress.
 - Instantaneous hot water system to be installed under kitchen sink.
 - Reinforcement of bathroom walls to be in accordance with Livable Housing Design Guidelines.

LEGEND	
BAL	BALAUSTRATE WITH VERTICAL P'COATED ALUM.BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
DR	DRYER
F	FRIDGE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
FW	FLOOR WASTE
GL	GARDEN LOCKER
HC	HOSE COCK
LS	LAZY SUZAN
LIN	LINEN CUPBOARD
OH	OVERHEAD CUPBOARDS
P	PANTRY
PL	PLANTER
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SHG	HOBLESS SHOWER WITH REMOVEABLE GLASS SHOWER SCREEN
SK	SINK
ST	STORAGE
V	UNDER-SINK VANITY UNIT WITH MIRROR ABOVE
WC	TOILET PAN
WM	WASHING MACHINE WITH DRYER ABOVE
WM2	WASHING MACHINE



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	21/11/18	SCHEMATIC DESIGN ISSUE	PF
B	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
C	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM 22/02/2019

DRAWN DATE

PF 08/03/2019

DISCIPLINE TEAM LEADER DATE

PF 07/03/2019

AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

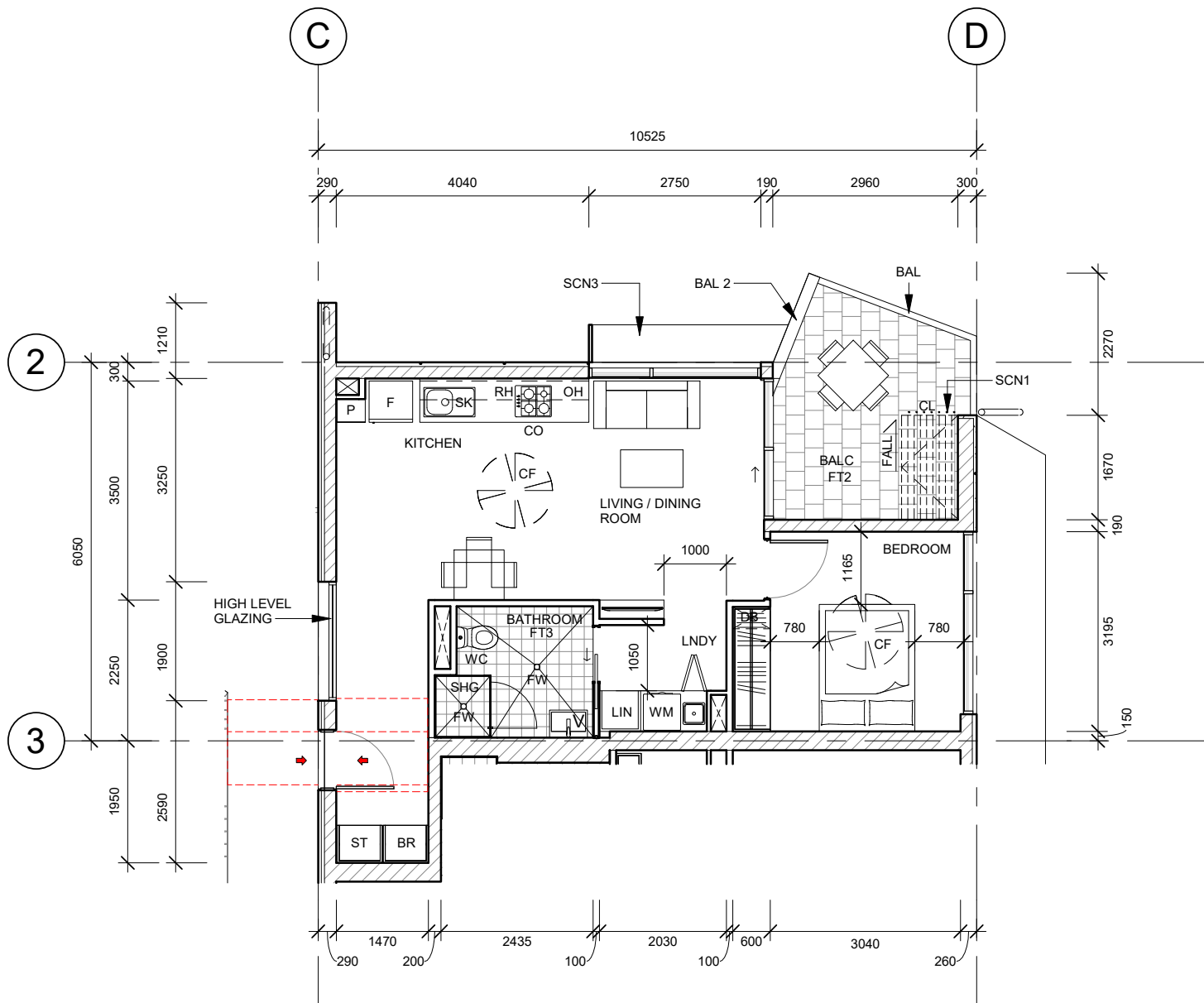
20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 10 PLAN

SCALE As indicated AT A3 SIZE

MASTER SITE NUMBER SN: 55861 CLIENT REFERENCE NUMBER PN83475

DRAWING NUMBER 83475/SD/A-51-06 ISSUE C SHEET NO 21

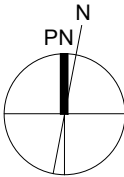


1 UNIT 6 / 11 / 15
SCALE 1 : 100

AREA SCHEDULE - NLA UNIT 6 / 11 / 15	
NAME	AREA
UNIT 6	
BALCONY	11 m ²
BEDROOM	12 m ²
INTERNAL (EXC. BEDROOM)	42 m ²
	64 m ²

- GENERAL NOTES
- Drawing is indicative only.
 - Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
 - The design is deemed to satisfy the BCA with regard to fire protection and egress.
 - Instantaneous hot water system to be installed under kitchen sink.
 - Reinforcement of bathroom walls to be in accordance with Livable Housing Design Guidelines.

LEGEND	
BAL	BALAUSTRATE WITH VERTICAL P'COATED ALUM.BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
DR	DRYER
F	FRIDGE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
FW	FLOOR WASTE
GL	GARDEN LOCKER
HC	HOSE COCK
LS	LAZY SUZAN
LIN	LINEN CUPBOARD
OH	OVERHEAD CUPBOARDS
P	PANTRY
PL	PLANTER
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SHG	HOBLESS SHOWER WITH REMOVEABLE GLASS SHOWER SCREEN
SK	SINK
ST	STORAGE
V	UNDER-SINK VANITY UNIT WITH MIRROR ABOVE
WC	TOILET PAN
WM	WASHING MACHINE WITH DRYER ABOVE
WM2	WASHING MACHINE



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	21/11/18	SCHEMATIC DESIGN ISSUE	PF
B	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
C	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



COX

AM 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

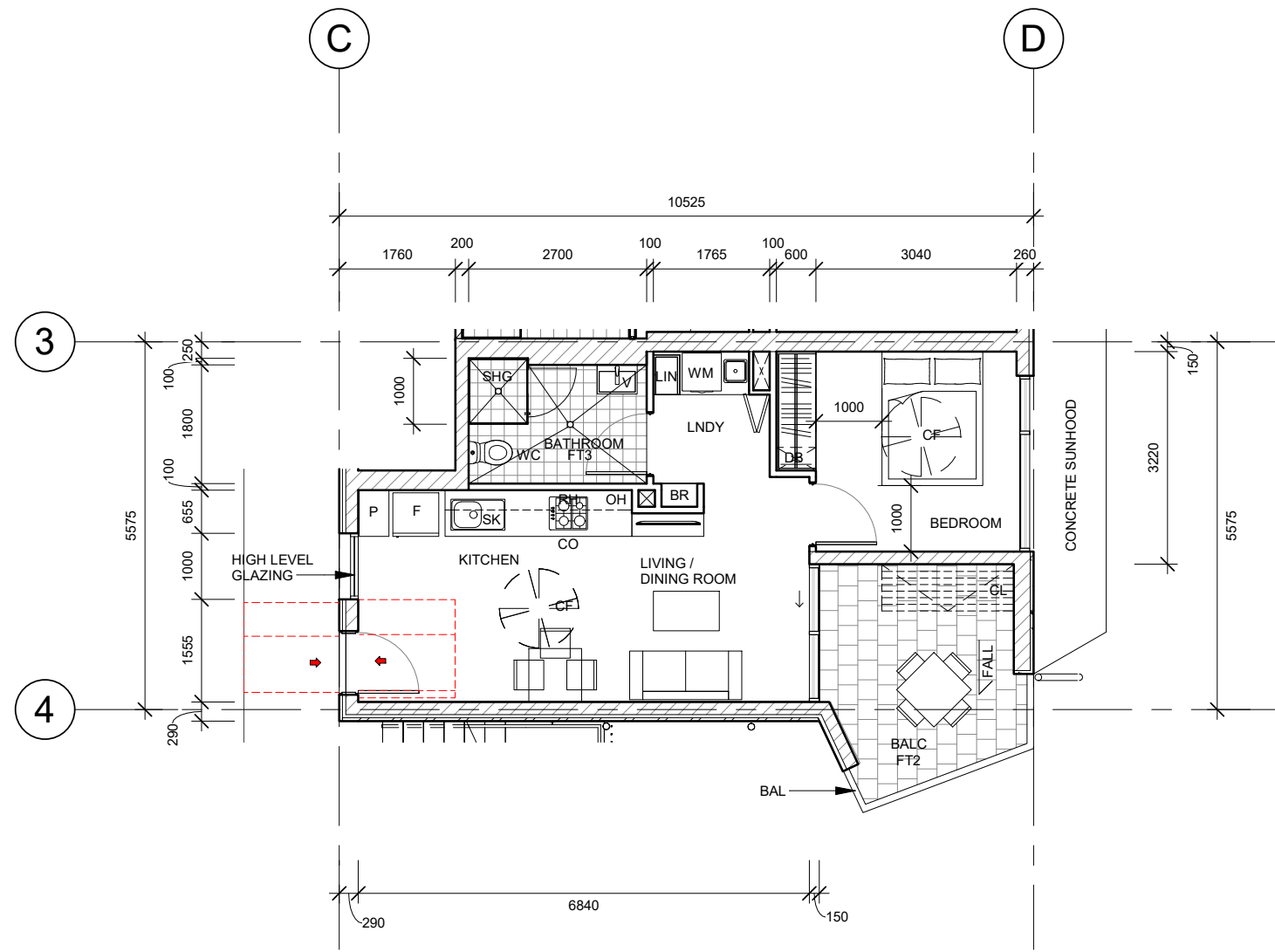
PF 07/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 6/11/15 PLAN

SCALE	AT	A3 SIZE
As indicated		
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER	
SN: 55861	PN83475	
DRAWING NUMBER	ISSUE	SHEET NO
83475/SD/A-51-07	C	22

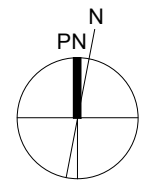


1 UNIT 7 / 12 / 16
SCALE 1 : 100

AREA SCHEDULE - NLA UNIT 7 / 12 / 16	
NAME	AREA
UNIT 7	
BALCONY	10 m ²
BEDROOM	11 m ²
INTERNAL (EXC. BEDROOM)	33 m ²
	54 m ²

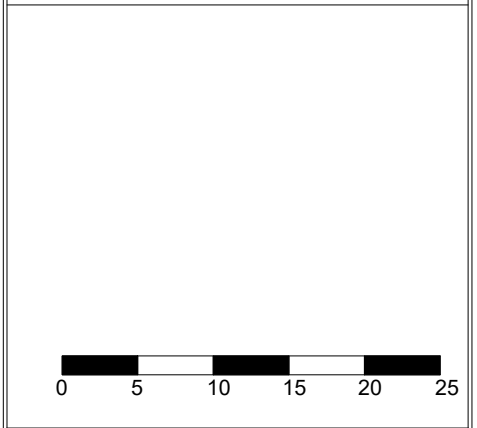
- GENERAL NOTES
- Drawing is indicative only.
 - Contractor/consultant to verify site conditions on this drawing with contour and detail survey and actual site conditions.
 - The design is deemed to satisfy the BCA with regard to fire protection and egress.
 - Instantaneous hot water system to be installed under kitchen sink.
 - Reinforcement of bathroom walls to be in accordance with Livable Housing Design Guidelines.

LEGEND	
BAL	BALAUSTRADE WITH VERTICAL P'COATED ALUM.BATTENS
BAL2	RENDER AND PAINT FINISHED BLOCKWORK
BR	BROOM CUPBOARD
CF	CEILING FAN
CL	CLOTHES LINE
CO	COOKTOP (ELECTRIC) WITH UNDER COUNTER MICROWAVE CONVECTION OVEN BELOW
D	DRAWERS
DB	DB / COMMS CUPBOARD
DR	DRYER
F	FRIDGE
FT1	FLOOR TILE TYPE 1
FT2	FLOOR TILE TYPE 2 (BALCONIES)
FT3	FLOOR TILE TYPE 3 (BATHROOMS)
FW	FLOOR WASTE
GL	GARDEN LOCKER
HC	HOSE COCK
LS	LAZY SUZAN
LIN	LINEN CUPBOARD
OH	OVERHEAD CUPBOARDS
P	PANTRY
PL	PLANTER
RH	FRONT RECIRCULATING RANGEHOOD ABOVE
SCN1	SCREEN TYPE 1 - VERTICAL P'COATED ALUM. BATTENS
SCN2	SCREEN TYPE 2 - VERTICAL P'COATED ALUM. EXTRUSIONS
SHG	HOBLESS SHOWER WITH REMOVEABLE GLASS SHOWER SCREEN
SK	SINK
ST	STORAGE
V	UNDER-SINK VANITY UNIT WITH MIRROR ABOVE
WC	TOILET PAN
WM	WASHING MACHINE WITH DRYER ABOVE
WM2	WASHING MACHINE



AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
A	21/11/18	SCHEMATIC DESIGN ISSUE	PF
B	22/02/19	DRAFT ISSUE FOR SD REV. 2	PF
C	08/03/19	SCHEMATIC DESIGN REV. 2	PF

DRAWING INDEX SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY	
☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
☐ CONSTRUCTION DETAILS	☐ OTHER
☐ ELEVATIONS	☐ PLAY STRUCTURES
☐ EXTERNAL WORKS	☐ ROOF PLANS
☐ FITOUTS	☐ SECTIONS
☐ FLOOR PLANS	☐ SETOUT PLAN
☐ FURNITURE & EQUIPMENT	☐ SITE PLAN
☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



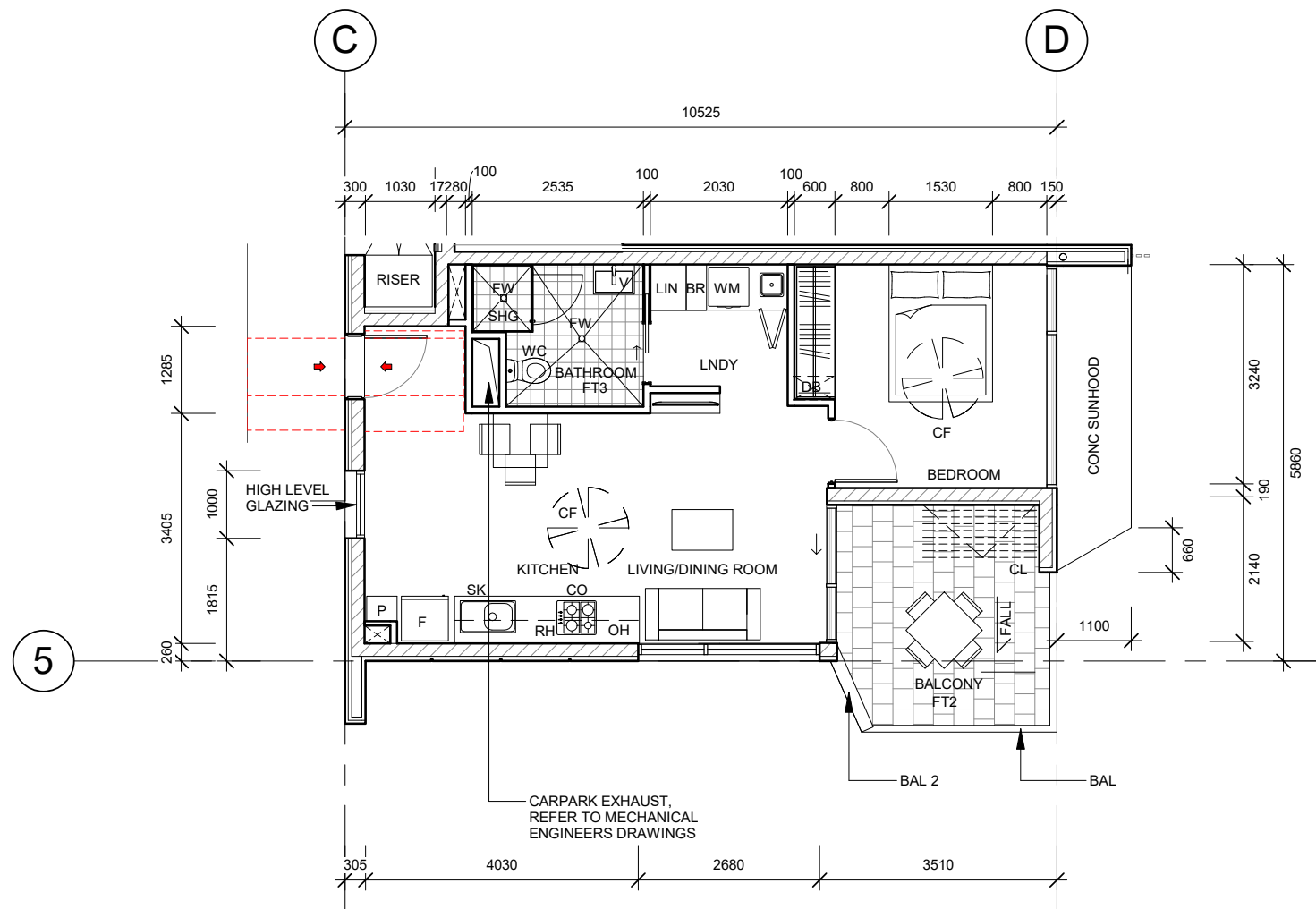
COX	
AM	22/02/2019
DRAWN	DATE
PF	08/03/2019
DISCIPLINE TEAM LEADER	DATE
PF	07/03/2019
AUTHORISED FOR ISSUE	DATE

Department of Housing and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 7/12/16 PLAN

SCALE	AT	A3 SIZE
As indicated		
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER	
SN: 55861	PN83475	
DRAWING NUMBER	ISSUE	SHEET NO
83475/SD/A-51-08	C	23

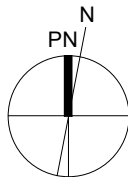


1 UNIT 8 / 13 / 17 / 19
SCALE 1 : 100

AREA SCHEDULE - NLA UNIT 8 / 13 / 17 / 19	
NAME	AREA
UNIT 8	
BALCONY	10 m ²
BEDROOM	12 m ²
INTERNAL (EXC. BEDROOM)	36 m ²
	58 m ²

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AMENDMENTS

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DRAWING INDEX SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

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☐ MASTER PLAN	



COX

AM/LA 22/02/2019
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

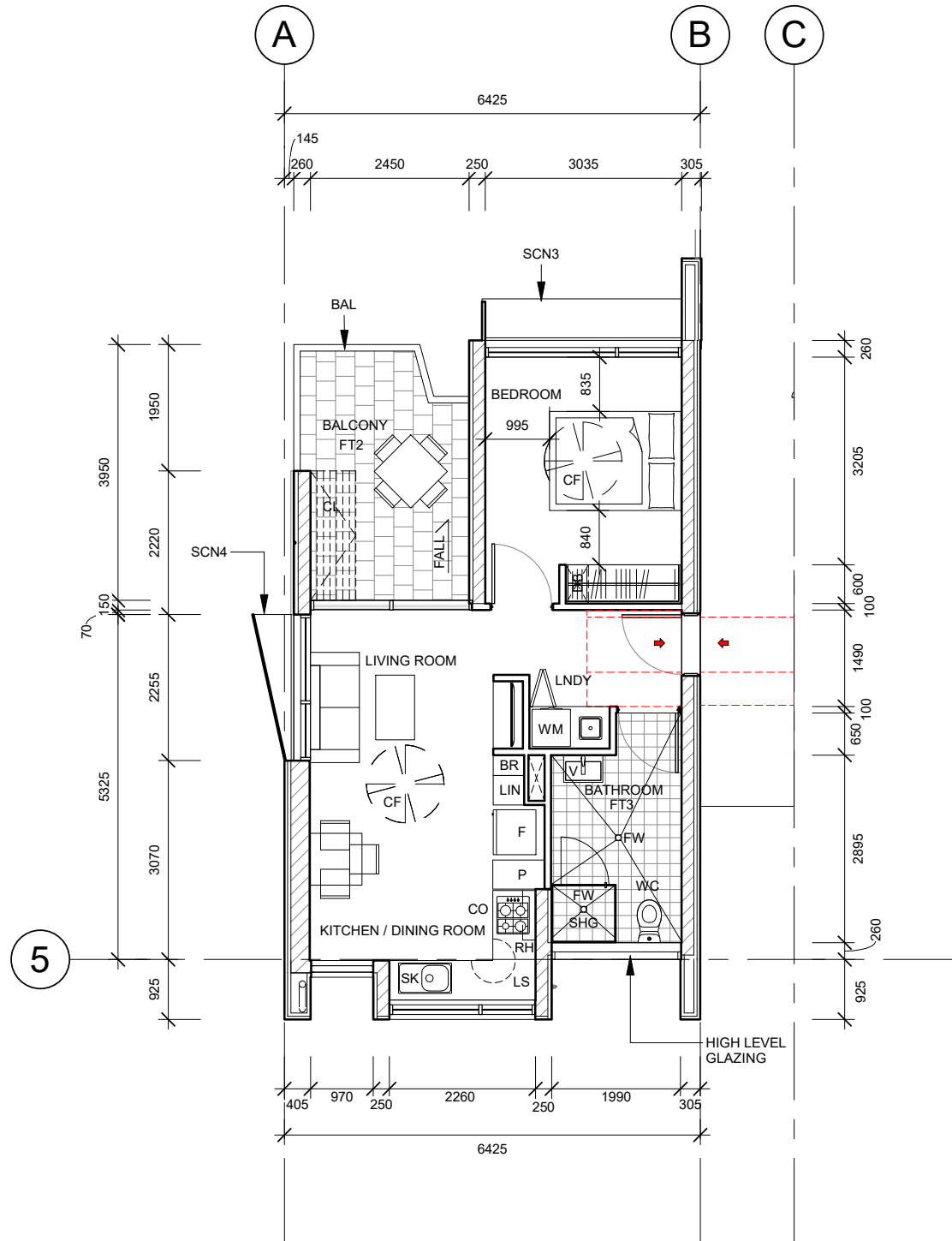
PF 07/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 8/13/17/19 PLAN

SCALE	AT
As indicated	A3 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
SN: 55861	PN83475
DRAWING NUMBER	ISSUE SHEET NO
83475/SD/A-51-09	C 24

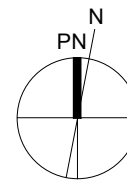


1 UNIT 9 / 14 / 18 / 20
SCALE 1 : 100

AREA SCHEDULE - NLA UNIT 9 / 14 / 18 / 20	
NAME	AREA
UNIT 9	
BALCONY	10 m ²
BEDROOM	12 m ²
INTERNAL (EXC. BEDROOM)	32 m ²
	54 m ²

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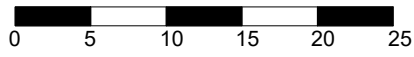


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☐ HYDRAULICS	☐ STANDARDS
☐ MASTER PLAN	



AM/LA	22/02/2019
DRAWN	DATE
PF	08/03/2019
DISCIPLINE TEAM LEADER	DATE
PF	07/03/2019
AUTHORISED FOR ISSUE	DATE

Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

UNIT 9/14/18/20 PLAN

SCALE		AT	
As indicated		A3 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
SN: 55861		PN83475	
DRAWING NUMBER		ISSUE	SHEET NO
83475/SD/A-51-10		C	25



1 NORTH PERSPECTIVE - STREET FRONTAGE
SCALE NTS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	21/11/18	SCHEMATIC DESIGN ISSUE	PF
B	08/03/19	SCHEMATIC DESIGN REV.2	PF

DRAWING INDEX SYSTEM

FOR BUILDING AND ASSET SERVICES USE ONLY

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☐ MASTER PLAN	



COX

AM 11/09/18
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

PF 08/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

3D VIEWS 01

SCALE AT
NTS A3 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER
SN: 55861 PN83475

DRAWING NUMBER ISSUE SHEET NO
83475/SD/A-81-01 B 26



1 COMMUNAL COURTYARD
SCALE NTS

AMENDMENTS

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DRAWING INDEX SYSTEM
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COX

AM 11/21/18
DRAWN DATE

PF 08/03/2019
DISCIPLINE TEAM LEADER DATE

PF 08/03/2019
AUTHORISED FOR ISSUE DATE

Department of Housing
and Public Works

20 X 1 BED UNITS (GENERAL LEVEL)

3D VIEWS 03

SCALE NTS AT A3 SIZE

MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
SN: 55861	PN83475

DRAWING NUMBER	ISSUE	SHEET NO
83475/SD/A-81-03	B	27