



DRAWING LIST

000	COVER SHEET	
100	SITE PLAN	STAGE 1
110	SITE CONTEXT PLAN	
180	DEMOLITION PLAN	
200	GENERAL ARRANGEMENT	STAGE 1 / LEVEL 0
201	GENERAL ARRANGEMENT	STAGE 1 / LEVELS 1, 2 & 3
300	ELEVATIONS	BUILDING A1 & A2 NORTH & SOUTH
301	ELEVATIONS	BUILDING A1 EAST & WEST
302	ELEVATIONS	BUILDING A2 EAST & WEST
500	UNIT PLANS	SHEET 1
501	UNIT PLANS	SHEET 2

1 Real Property Description Lot 88 on RP106372 Lot 4 on RP70079 Lot 3 on RP68003

Stage 1 Build	lina A1	Stage 1	Building A2
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Level 0 Level 0

1 x 1bed LHA gold 2 x 1bed LHA gold 1 x 2bed LHA gold 1 x 2bed LHA platinum

1 x 2bed LHA platinum

Level 1-3 (each) Level 1-3 (each) 1 x 1bed LHA gold 3 x 1bed LHA gold 1 x 2bed LHA gold 1 x 2bed LHA platinum

1 x 2bed LHA platinum

Building A1 Sub total Building A2 Sub total 12 units over 4 levels 15 units over 4 levels 12 car parks (1 car per unit) 15 car parks (1 car per unit) 12 bike racks (1 bike per unit) 15 bike racks (1 bike per unit)

Stage 1 Total yield

27 units

15 x 1bed LHA gold (55%)

4 x 2bed LHA gold (15%) 8 x 2bed LHA platinum (30%)

COVER SHEET

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19.02.20 SCHEMATIC DESIGN REVISED

☐ FURNITURE & EQUIPMENT☐ HYDRAULICS☐ MASTER PLAN

DRAWING INDEX SYSTEM
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☐ OTHER
☐ PLAY STRUCTURES
☐ ROOF PLANS ☐ ELEVATIONS
☐ EXTERNAL WORKS
☐ FITOUTS
☐ FLOOR PLANS

☐ SECTIONS
☐ SETOUT PLAN ☐ SITE PLAN
☐ STANDARDS



DEPARTMENT OF HOUSING AND PUBLIC **WORKS**

 CM 10/02/2020 10/02/2020

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2019-2020 SOCIAL HOUSING PROGRAM

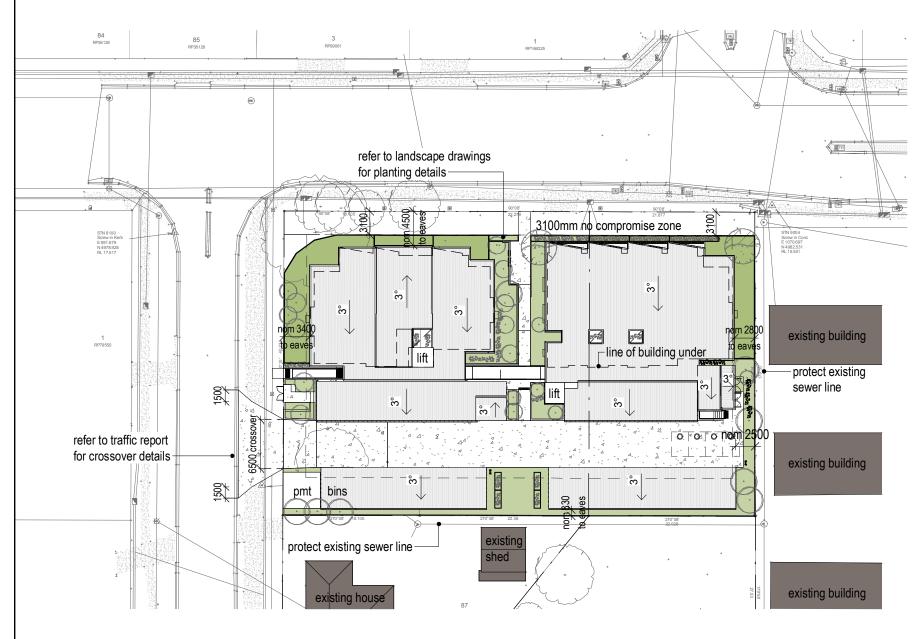
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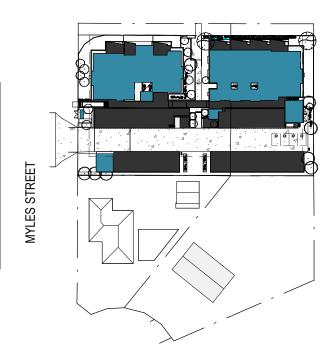
ISSUE



2510sqm site area

638sqm (25%) site cover (site cover calculation excludes eaves, sun shading devices, patios, balconies and other unenclosed structures eg. carports)

areas excluded from site cover calculations (eaves, sun shading devices, patios, balconies and other unenclosed structures eg. carports)



Site Plan - Stage 1 SCALE @ A3 1:500

Scale @ A3 1:1000

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OTHER ELEVATIONS EXTERNAL WORKS
FITOUTS

FLOOR PLANS

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☐ MASTER PLAN

☐ MISCELLANEOUS DETAILS ☐ OTHER
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☐ ROOF PLANS ☐ SECTIONS
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☐ STANDARDS

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SITE PLAN

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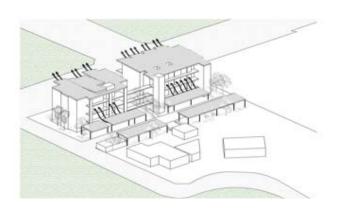
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2019-2020 SOCIAL HOUSING PROGRAM As indicated A3 SIZE DRAWING NUMBER ISSUE 87225 / SD / 100

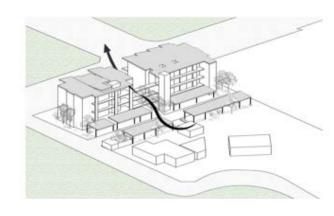
01 - BE CLIMATIC RESPONSIVE

north facing units and townhouses maximise sunlight and cross ventilation



02 - WORK WITH & ENHANCE NATURAL SYSTEMS

green spine threading through site



04 - CREATE WELL DEFINED, LEGIBLE & CONNECTED STREETS

dwellings orientated to street with separate pedestrian and vehicular entry



05 - CREATE GREAT PLACES FOR PEOPLE TO LIVE

shared community spaces, active edges and good CPTED principles



Locality Plan

NTS @A3

AMENDMENTS

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☐ HYDRAULICS
☐ MASTER PLAN

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2019-2020 SOCIAL HOUSING PROGRAM

SITE CONTEXT PLAN

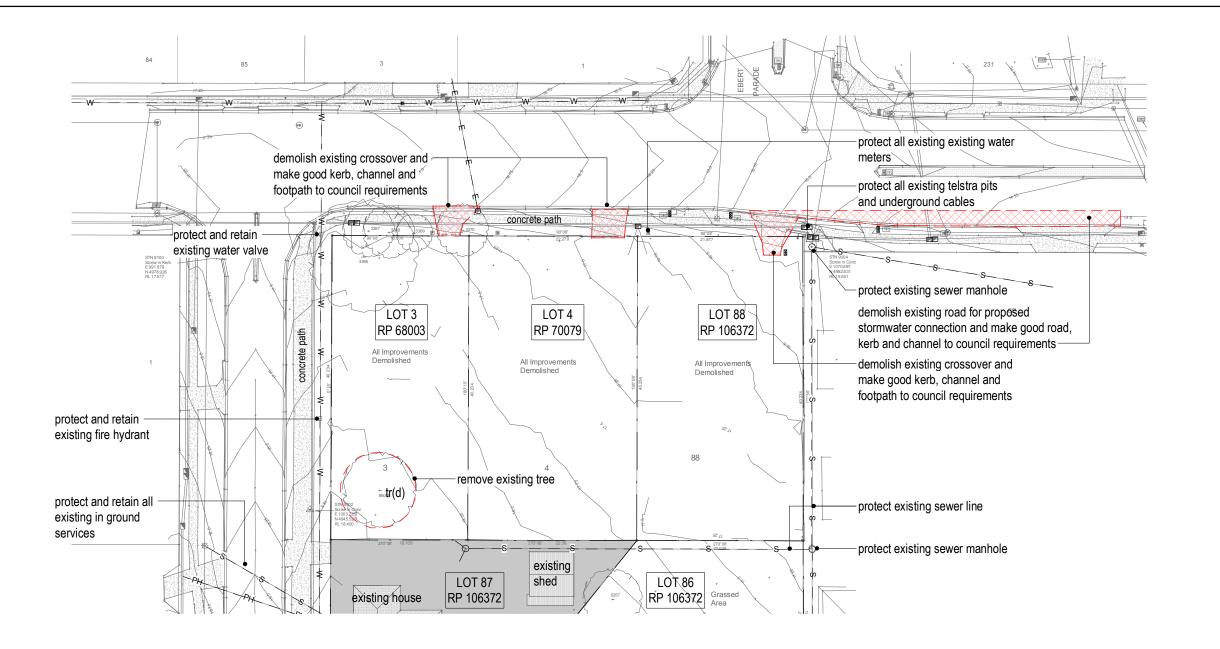
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A3 SIZE

DRAWING NUMBER

87225 / SD / 110

ISSUE



DEMOLITION NOTES

- 1. Contractor to conduct inspection for dilapidation report prior to commencement of construction.
- 2. All demolition work is to be carried out in accordance with as 2601.
- 3. Refer to services drawings for extension and demolition of existing services.
- 4. A sign is to be displayed immediately outside the work area noting that this is a construction site and advising on restriction of access and protective footwear requirements.
- 5. Contractor to inform the client immediately if any hazardous materials or conditions are found on site excluding that which may be outlined when apparent.

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DRAWING INDEX SYSTEM
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FLOOR PLANS

MASTER PLAN

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☐ PLAY STRUCTURES CONSTRUCTION DETAILS FI EVATIONS

EXTERNAL WORKS ☐ ROOF PLANS ☐ SECTIONS ☐ SETOUT PLAN FURNITURE & EQUIPMENT
HYDRAULICS ☐ SITE PLAN ☐ STANDARDS

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DEMOLITION PLAN

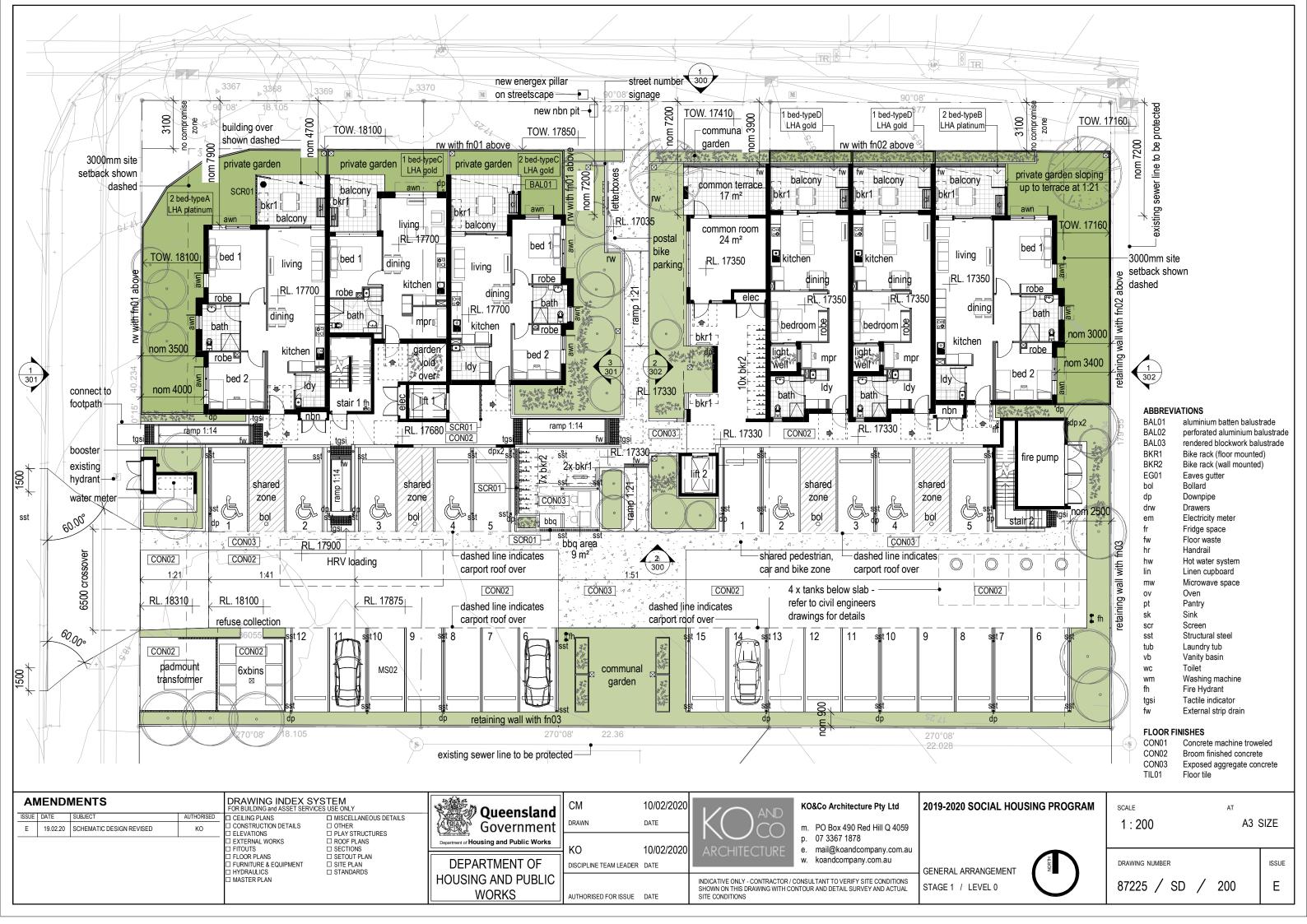
2019-2020 SOCIAL HOUSING PROGRAM	scale 1:500	at A3 SIZE

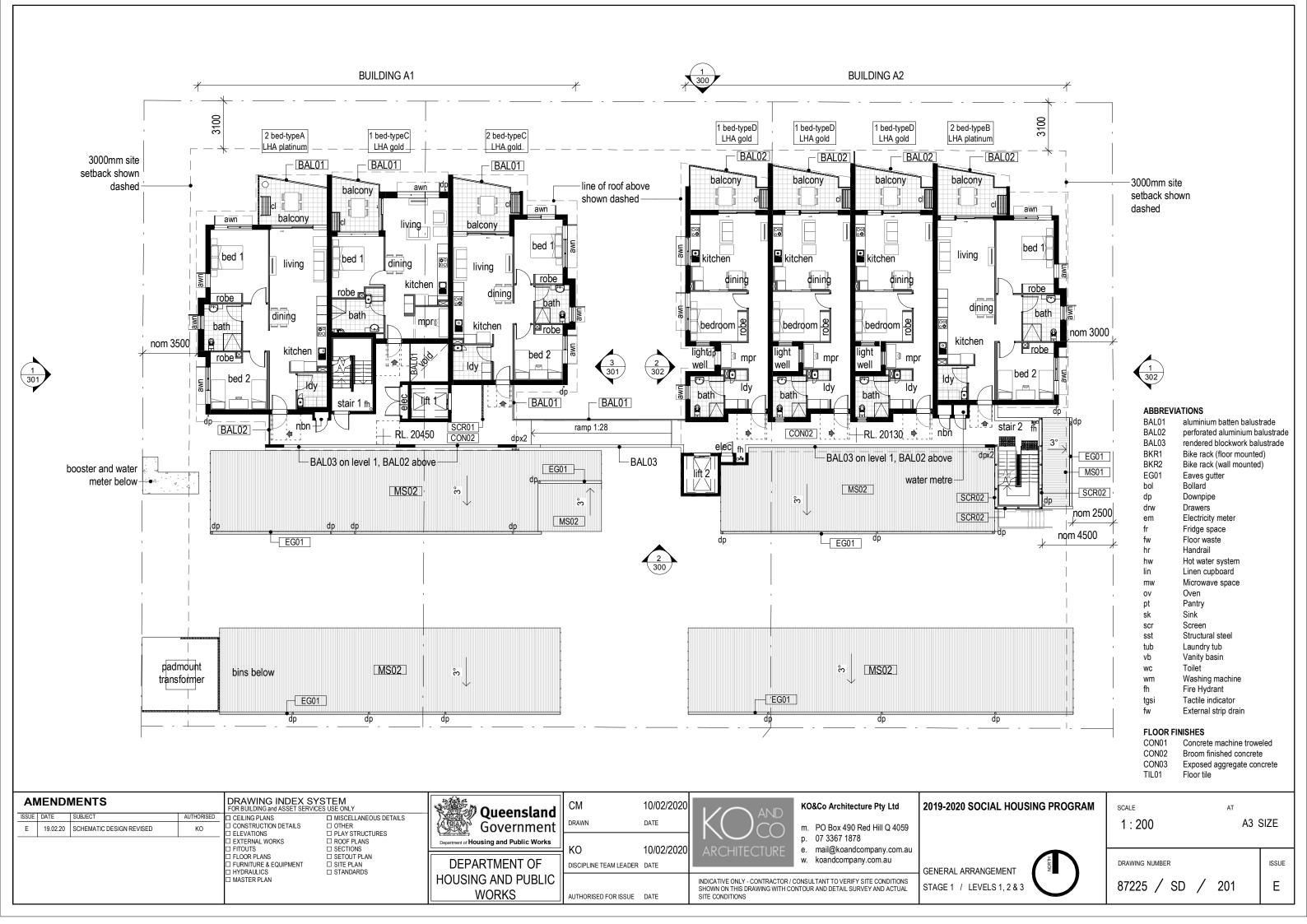
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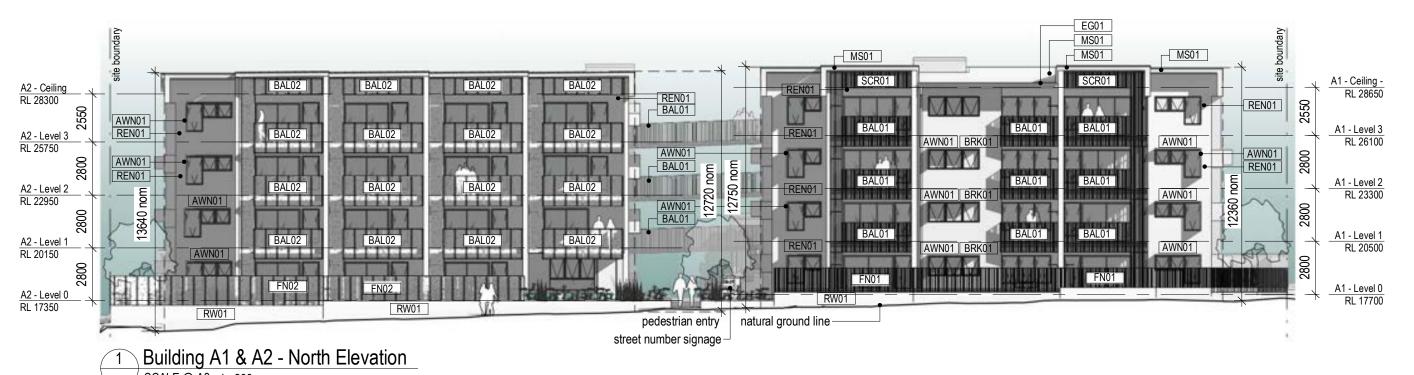
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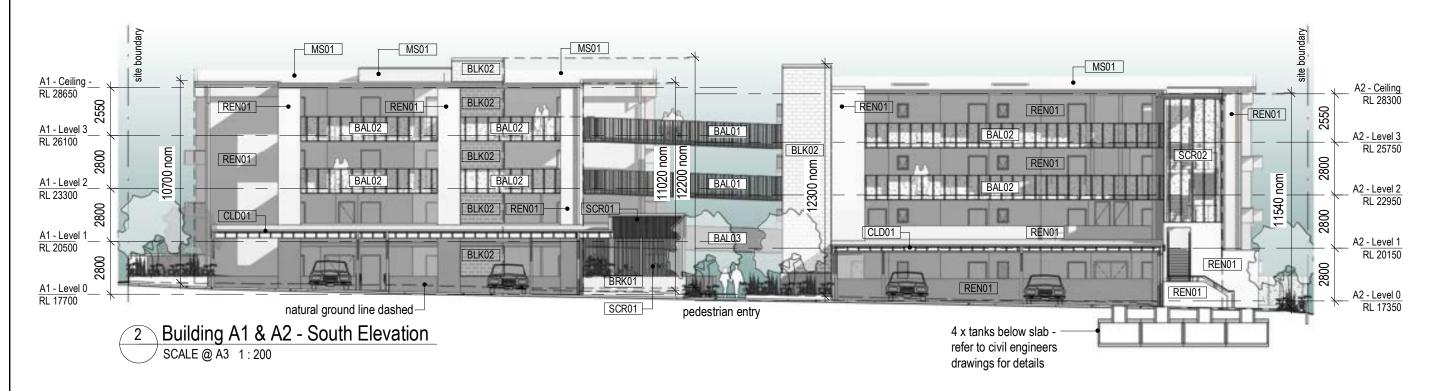
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SCALE @ A3 1:200



ABBREVIATIONS EXTERNAL MATERIALS LEGEND

dp rw sst	downpipe retaining wall structural steel	AWN01 BAL01 BAL02 BAL03	aluminium window awning aluminium batten balustrade perforated aluminium balustrade rendered blockwork balustrade	BKR2 BLK01 BLK02 BRK01	bike rack – wall mounted blockwork push pull blockwork brick	CON01 EG01 FL01 FN01	concrete eaves gutter flashing aluminium batten fence	MS01 REN01 RW01 SCR01	metal sheeting rendered finish timber sleeper retaining wall aluminum batten screen
		BG01	box gutter	CLD01	fibre cement with cover battens	FN02	perforated aluminium fence	SCR02	perforated aluminium screen

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED	☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
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				☐ EXTERNAL WORKS ☐ FITOUTS ☐ FLOOR PLANS ☐ FURNITURE & EQUIPMENT ☐ HYDRAULICS	☐ ROOF PLANS ☐ SECTIONS ☐ SETOUT PLAN ☐ SITE PLAN ☐ STANDARDS

DRAWING INDEX SYSTEM

MASTER PLAN

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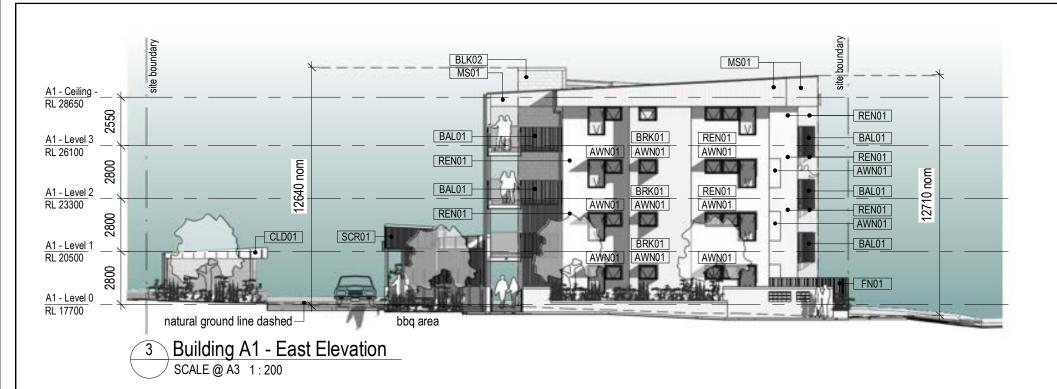
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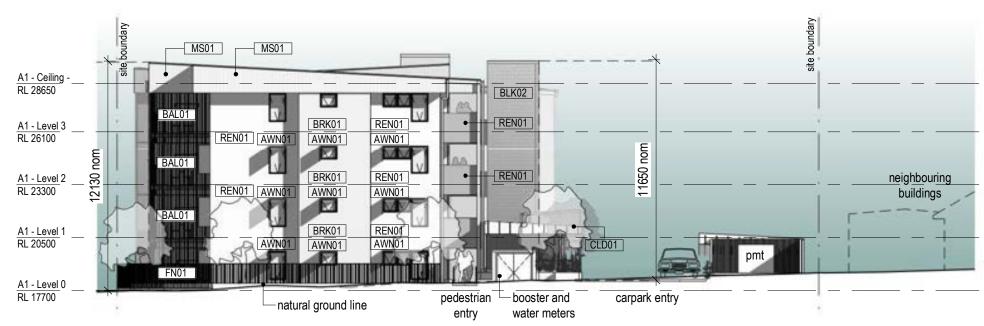
019-2020 SOCIAL HOUSING PROGRAM	scale 1:200
LEVATIONS	DRAWING NUMBER

BUILDING A1 & A2 NORTH & SOUTH

ISSUE 87225 / SD / 300

A3 SIZE





Building A1 - West Elevation SCALE @ A3 1:200

ABBREVIATIONS EXTERNAL MATERIALS LEGEND

dp rw sst	downpipe retaining wall structural steel	AWN01 BAL01 BAL02 BAL03 BG01	aluminium window awning aluminium batten balustrade perforated aluminium balustrade rendered blockwork balustrade box gutter	BKR2 BLK01 BLK02 BRK01	bike rack – wall mounted blockwork push pull blockwork brick	CON01 EG01 FL01 FN01 EN02	concrete eaves gutter flashing aluminium batten fence	MS01 REN01 RW01 SCR01 SCR02	metal sheeting rendered finish timber sleeper retaining wall aluminium batten screen
		BG01	box gutter	CLD01	fibre cement with cover battens	FN02	perforated aluminium fence	SCR02	perforated aluminium screen
		BKR1	bike rack – floor mounted	CLD02	scvon axon cladding	FN03	timber pailing fence		

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED	☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS
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HOUSING AND PUBLIC	

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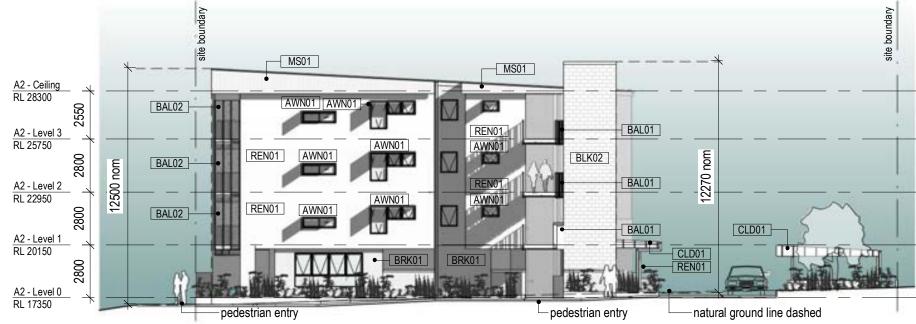
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2019-2020 SOCIAL HOUSING PROGRAM

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DRAWING NUMBER		ISSUE
87225 / SD	/ 301	D





Building A2 - West Elevation SCALE @ A3 1:200

EXTERNAL MATERIALS LEGEND ABBREVIATIONS

dp rw sst	downpipe retaining wall structural steel	AWN01 BAL01 BAL02 BAL03 BG01	aluminium window awning aluminium batten balustrade perforated aluminium balustrade rendered blockwork balustrade box gutter	BKR2 BLK01 BLK02 BRK01 CLD01	bike rack – wall mounted blockwork push pull blockwork brick fibre cement with cover battens	CON01 EG01 FL01 FN01 FN02	concrete eaves gutter flashing aluminium batten fence perforated aluminium fence	MS01 REN01 RW01 SCR01 SCR02	metal sheeting rendered finish timber sleeper retaining wall aluminium batten screen perforated aluminium screen
		BKR1	bike rack – floor mounted	CLD01	scyon axon cladding	FN03	timber pailing fence	001102	periorated aluminium sereem

AMENDMENTS

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ISSUE	DATE	SUBJECT	AUTHORISED	☐ CEILING PLANS	☐ MISCELLANEOUS DETAILS	
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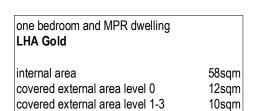
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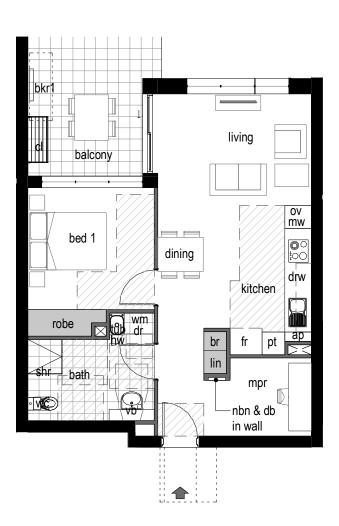
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	J ELEVATIONS
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2019-2020 SOCIAL HOUSING PROGRAM

SCALE AT 1:200 A3	SIZE
DRAWING NUMBER	ISS
87225 / SD / 302	В







one bedroom and MPR dwelling

covered external area level 0

covered external area level 1-3

59sqm

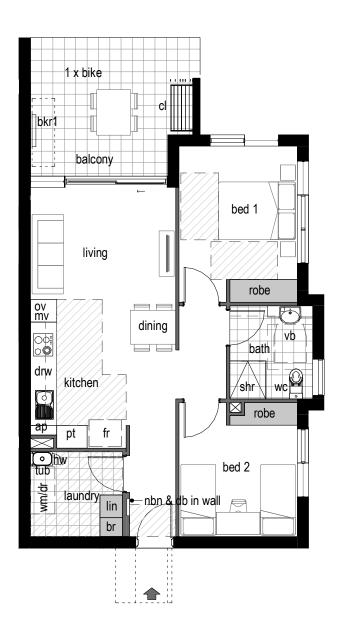
15sqm

12sqm

LHA Gold

internal area

two bedroom dwelling LHA Gold 70sqm internal area covered external area level 0 15sqm 12sqm covered external area level 1-3



ABBREVIATIONS BAL01 aluminium batten balustrade perforated aluminium balustrade

BAL02 BAL03 rendered blockwork balustrade BKR1 Bike rack (floor mounted) BKR2 Bike rack (wall mounted)

EG01 Eaves gutter bol Bollard Downpipe dp Drawers Electricity meter em Fridge space

Floor waste Handrail hw Hot water system lin Linen cupboard

Microwave space mw Oven Pantry sk Sink Screen scr Structural steel

sst tub Laundry tub Vanity basin vb Toilet

Washing machine wm Fire Hydrant Tactile indicator tgsi External strip drain

FLOOR FINISHES

Concrete machine troweled CON01 CON02 Broom finished concrete CON03 Exposed aggregate concrete

TIL01 Floor tile

1 Bed - Unit Type C - LHA Gold 300 SCALE @ A3 1:100

1 Bed - Unit Type D - LHA Gold 300 SCALE @ A3 1:100

2 Bed - Unit Type C - LHA Gold 300 SCALE @ A3 1:100

AMENDMENTS

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MASTER PLAN

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☐ SITE PLAN ☐ STANDARDS

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UNIT PLANS

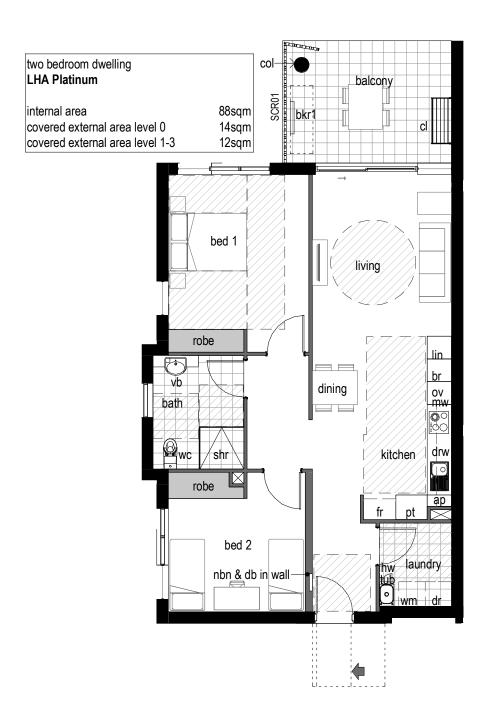
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A3 SIZE

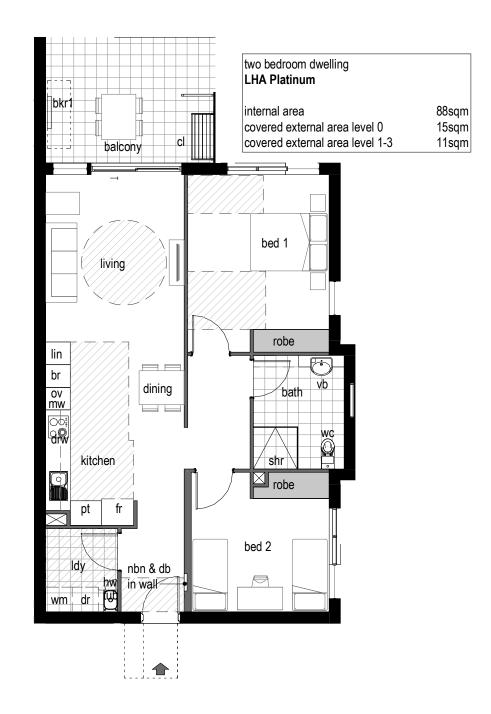
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2 Bed - Unit Type B LHA Platinum SCALE @ A3 1:100 300

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O	10/02/2020 DATE		p. 07 3367 1878 e. mail@koandcompany.com.au w. koandcompany.com.au
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2019-2020 SOCIAL HOUSING PROGRAM	As indicated A3	SIZE
UNIT PLANS SHEET 2	DRAWING NUMBER 87225 / SD / 501	ISSUE D

ABBREVIATIONS

aluminium batten balustrade

Bike rack (floor mounted) Bike rack (wall mounted)

Eaves gutter

Fridge space

Hot water system

Linen cupboard

Microwave space

Structural steel

Laundry tub

Vanity basin Toilet

Fire Hydrant Tactile indicator External strip drain

Floor tile

Washing machine

Concrete machine troweled

Exposed aggregate concrete

Broom finished concrete

Floor waste

Handrail

Oven Pantry Sink Screen

Bollard Downpipe

Drawers Electricity meter

perforated aluminium balustrade

rendered blockwork balustrade

BAL01

BAL02

BAL03

BKR1

BKR2 EG01

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FLOOR FINISHES