

schematic design

lot 1 SP319070



design of:

social housing - 20 apartments

development summary:

- 1 x 3bed (PLATINUM)
- 1 x 2bed (PLATINUM)
- 2 x 2bed (GOLD)
- 9 x 1.5bed (GOLD)
- 3 x 1bed (GOLD)
- 4 x 1bed (GENERAL)

drawing schedule

dwg no:	title:
SD / A00.00	cover sheet & drawing schedule
SD / A00.01	local context plan & notes
SD / A01.01	existing site / demolition
SD / A01.02	site circulation plans
SD / A01.03	site setout plan
SD / A02.01	basement / site plan
SD / A02.02	ground floor / site plan
SD / A02.03	level 1 floor plan
SD / A02.04	level 2 floor plan
SD / A02.05	roof plan
SD / A02.06	typical unit plans
SD / A04.01	north & east elevations
SD / A04.02	south & west elevations
SD / A05.01	sections 1 & 2
SD / A05.02	sections 3 & 4
SD / A16.01	3D view

rev:
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abbreviations

bin-r	recycle bin
bin-w	waste bin
col	column
eng	engineer
exg	existing
ffl	finished floor
fsl	finished slab level
fw	floor waste
gd	grated drain
gr	grab rail
hdg	hot dip galvanised
max	maximum
min	minimum
msb	main switchboard
ngl	natural ground level
nom	nominal
ss	stainless steel
tbc	to be confirmed
tow	top of wall RL
tgsi	tactile indicators
uno	unless noted otherwise
wc	water closet

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
F	28.06.21	100% SD (FOR REVIEW)	ML

DRAWING INDEX SYSTEM FOR BUILDING and ASSET SERVICES USE ONLY

<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
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<input type="checkbox"/> MASTER PLAN	



SCHEMATIC DESIGN STAGE
 DRAWING IS INDICATIVE ONLY -
 CONTRACTOR/CONSULTANT TO VERIFY
 SITE CONDITIONS SHOWN ON THIS
 DRAWING WITH CONTOUR AND DETAIL
 SURVEY AND ACTUAL SITE CONDITIONS

LADA DRAWN	DRAFTING CHECK
LADA DESIGN	DESIGN VERIFICATION
ML DISCIPLINE TEAM LEADER	28/06/21 DATE

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19/20 SOCIAL HOUSING PROGRAM

1 x 3 BED UNIT (PLATINUM)
 3 x 2 BED UNITS (1xPLAT / 2xGOLD) 16
 x 1 BED UNITS (12xGOLD / 4xGEN)

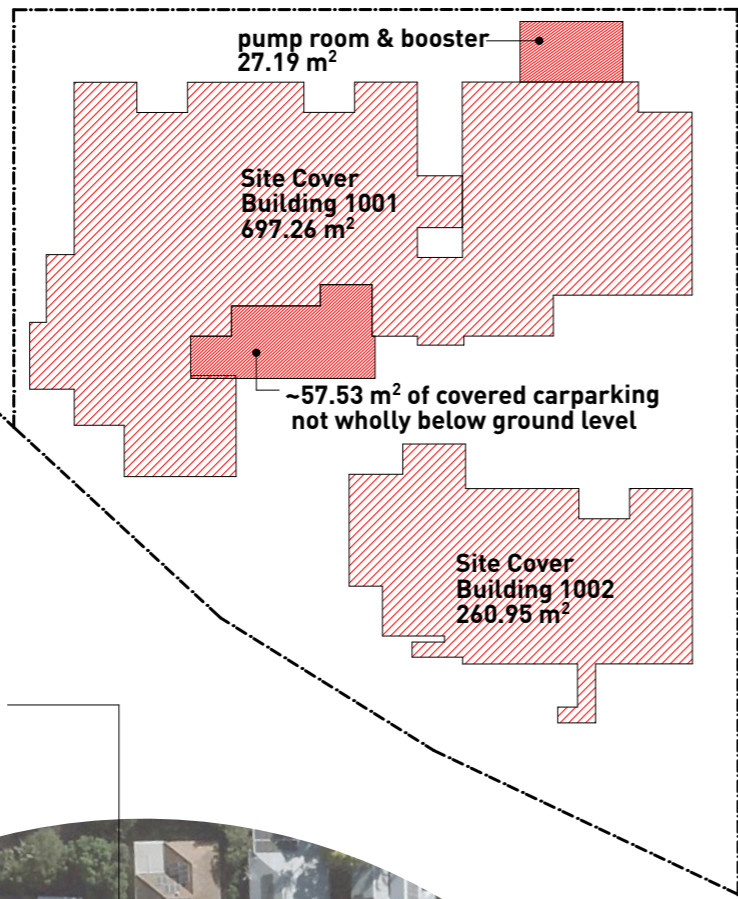
COVER SHEET & DRAWING SCHEDULE

SCALE NOT TO SCALE AT A3 SIZE

MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	86664

DRAWING NUMBER	ISSUE	SHEET NO
86664 /SD / A00.00		

1
- site cover
1:500



*not to scale

town planning summary:

site area
2170sqm
local government Brisbane City Council
zoning LMR2 - Low Medium Density Residential (2 or 3 Storey Mix)
neighbourhood plan Ashgrove-Grange District Neighbourhood Plan

site cover
maximum allowable 45%
actual site cover 44% excluding covered carparking not wholly below ground, pump & booster
48% including covered carparking not wholly below ground, pump & booster (refer adjacent diagram)

height
maximum allowable 3 Storeys Max / 11.5m to the highest point
actual height 3 Storeys (under BCC definition) & 11.4m (approx) at highest point (underground carpark not counted as a storey where ceiling <1m above NGL)
Note: although the design has 3 storeys under town planning definition, it has a Rise in Storeys of '4' based on definition in BCA Part C1.2

minimum setbacks
to street Front Setback: 4m to Balcony / 6m to Wall
to road reserve Secondary Street: 3m to Balcony / 4m to Wall up to 3 storeys
to railway & to east Side Setbacks: 2m up to 7.5m / 2.5m up to 10.5m / 3m up to 11.5m height
*eaves & sunhoods may encroach into setbacks
*relevant setbacks shown in red in drawings

min building separation
2 storeys up to 7.5m:
- Facing habitable rooms or balconies: 9m
- Habitable Rooms or balconies facing non-habitable rooms or blank walls: 6m
- Non-habitable rooms or blank walls: 3m
3 to 5 storeys:
- Facing habitable rooms or balconies: 12m
- Habitable Rooms or balconies facing non-habitable rooms or blank walls: 9m
- Non-habitable rooms or blank walls: 6m

applicable overlays
as follows
Airport Environs Overlay
Bicycle Network Overlay
Critical Infrastructure & Movement Network Overlay
Heritage Overlay (N/A_for railway)
Road Hierarchy Overlay
Streetscape Hierarchy Overlay
Transport Noise Corridor Overlay
Queensland Rail Corridor
Koala SPP

communal open space
minimum BCC requirement: 108.5sqm (5% of 2170sqm) including 25% internal space.
communal space provided: approx 115sqm external space (no internal space provided)

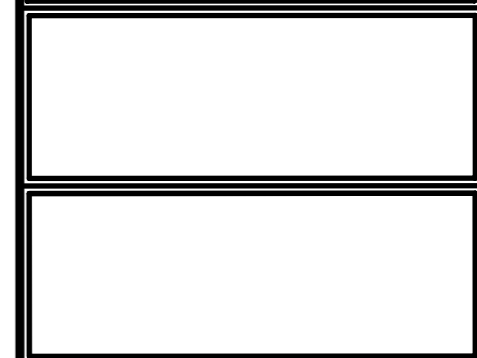
car parking
minimum BCC requirement: 25 carparks
car parks provided: 20 carparks (16 Covered / 1 Uncovered / 3 Partially Uncovered).
Meets 20 required under SHDG.

bicycle parking
minimum BCC requirement: 27 bicycle parks (inc. 6 visitor)
bicycle parks provided: 15 provided. Meets 13 required under SHDG.

refuse strategy
on site collection:
2 x 1100L Waste (Collected Weekly)
1 x 1100L Recycling (Collected Weekly)
1 x 240L Waste (Collected Weekly)
1 x 240L Recycle (Collected Weekly or Fortnightly)
Based on email dated 05/09/19 from BCC WaRRS and rates in SHDG

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19/20 SOCIAL HOUSING PROGRAM

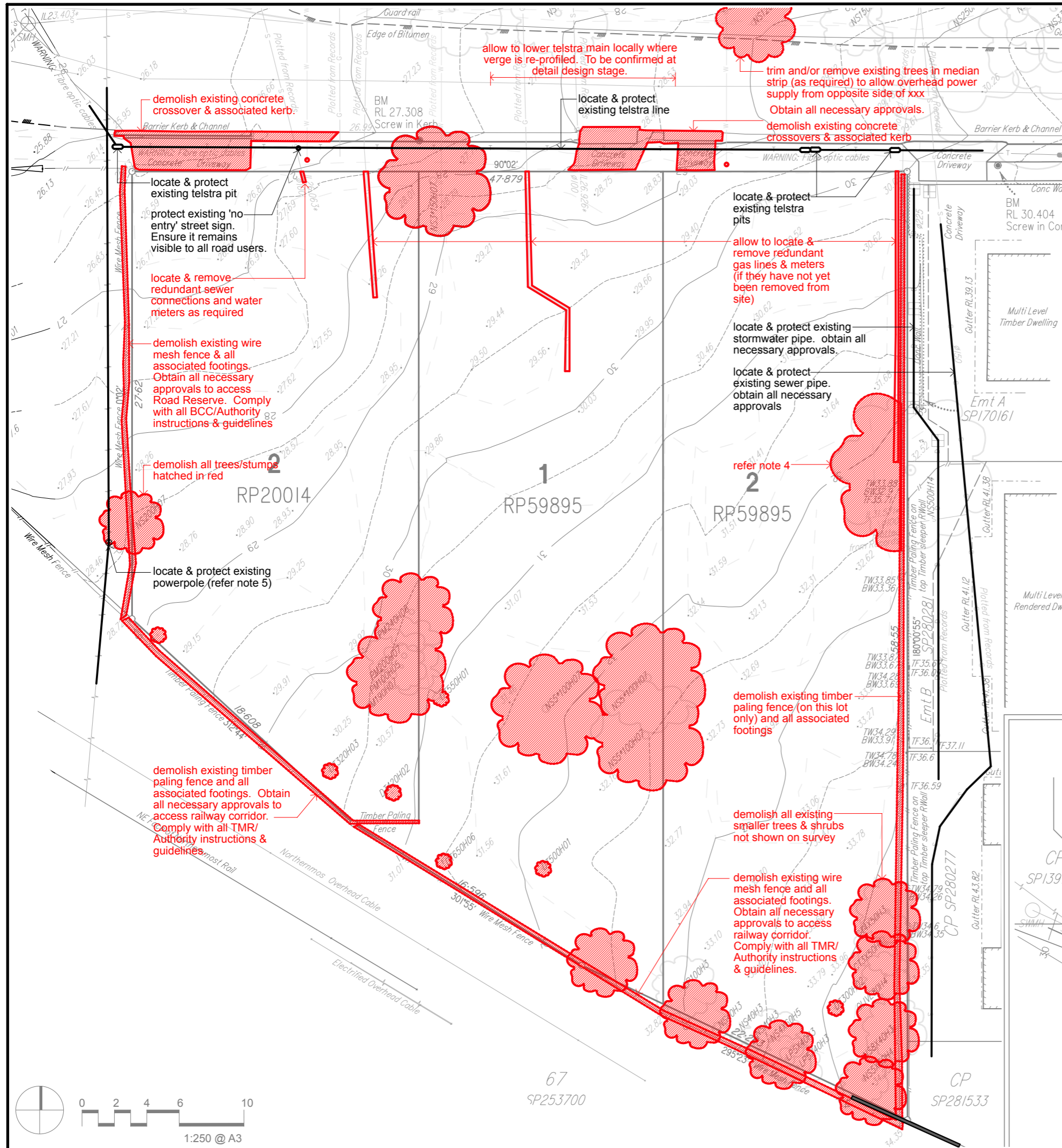
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LOCAL CONTEXT PLAN & NOTES

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allow to lower telstra main locally where verge is re-profiled. To be confirmed at detail design stage.

trim and/or remove existing trees in median strip (as required) to allow overhead power supply from opposite side of xxx
Obtain all necessary approvals.

demolish existing concrete crossover & associated kerb.

locate & protect existing telstra line

demolish existing concrete crossovers & associated kerb

locate & protect existing telstra pit
protect existing 'no entry' street sign. Ensure it remains visible to all road users.

locate & remove redundant sewer connections and water meters as required

demolish existing wire mesh fence & all associated footings. Obtain all necessary approvals to access Road Reserve. Comply with all BCC/Authority instructions & guidelines

demolish all trees/stumps hatched in red

locate & protect existing powerpole (refer note 5)

demolish existing timber paling fence and all associated footings. Obtain all necessary approvals to access railway corridor. Comply with all TMR/Authority instructions & guidelines

locate & protect existing telstra pits

allow to locate & remove redundant gas lines & meters (if they have not yet been removed from site)

locate & protect existing stormwater pipe. obtain all necessary approvals.

locate & protect existing sewer pipe. obtain all necessary approvals

refer note 4

demolish existing timber paling fence (on this lot only) and all associated footings

demolish all existing smaller trees & shrubs not shown on survey

demolish existing wire mesh fence and all associated footings. Obtain all necessary approvals to access railway corridor. Comply with all TMR/Authority instructions & guidelines.

LEGEND

- //— FENCE, GATE
- OVERHEAD ELECTRICITY, LIGHT POLE, POWER POLE
- UNDERGROUND ELECTRICITY, PIT, BOX
- TELSTRA CABLE, MANHOLE, PIT, BOX, POLE
- KERB AND CHANNEL, SIGN, GULLY TRAP
- SEWER PIPE, MANHOLE
- STORM WATER PIPE, FIELD INLET, MANHOLE
- WATER MAIN, VALVE, HYDRANT, METER
- GAS MAIN, VALVE, METER
- TREE
TYPE GUM TREE, TRUNK DIAMETER 400mm
HEIGHT 15metres
Other types: CT = Citrus Tree
DT = Dead Tree
FG = Fig
GM = Gum
LP = Lillypilly
PB = Paper Bark
PM = Palm
NS = Not specified
- TW33.88 DENOTES RL AT TOP OF WALL
• BW32.9 DENOTES RL AT BOTTOM OF WALL
• TF35.71 DENOTES RL AT TOP OF FENCE

- demolish & remove from site
- locate & protect

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19/20 SOCIAL HOUSING PROGRAM

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EXISTING SITE / DEMOLITION PLAN

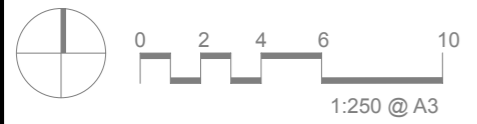
SCALE 1:250 AT A3 SIZE

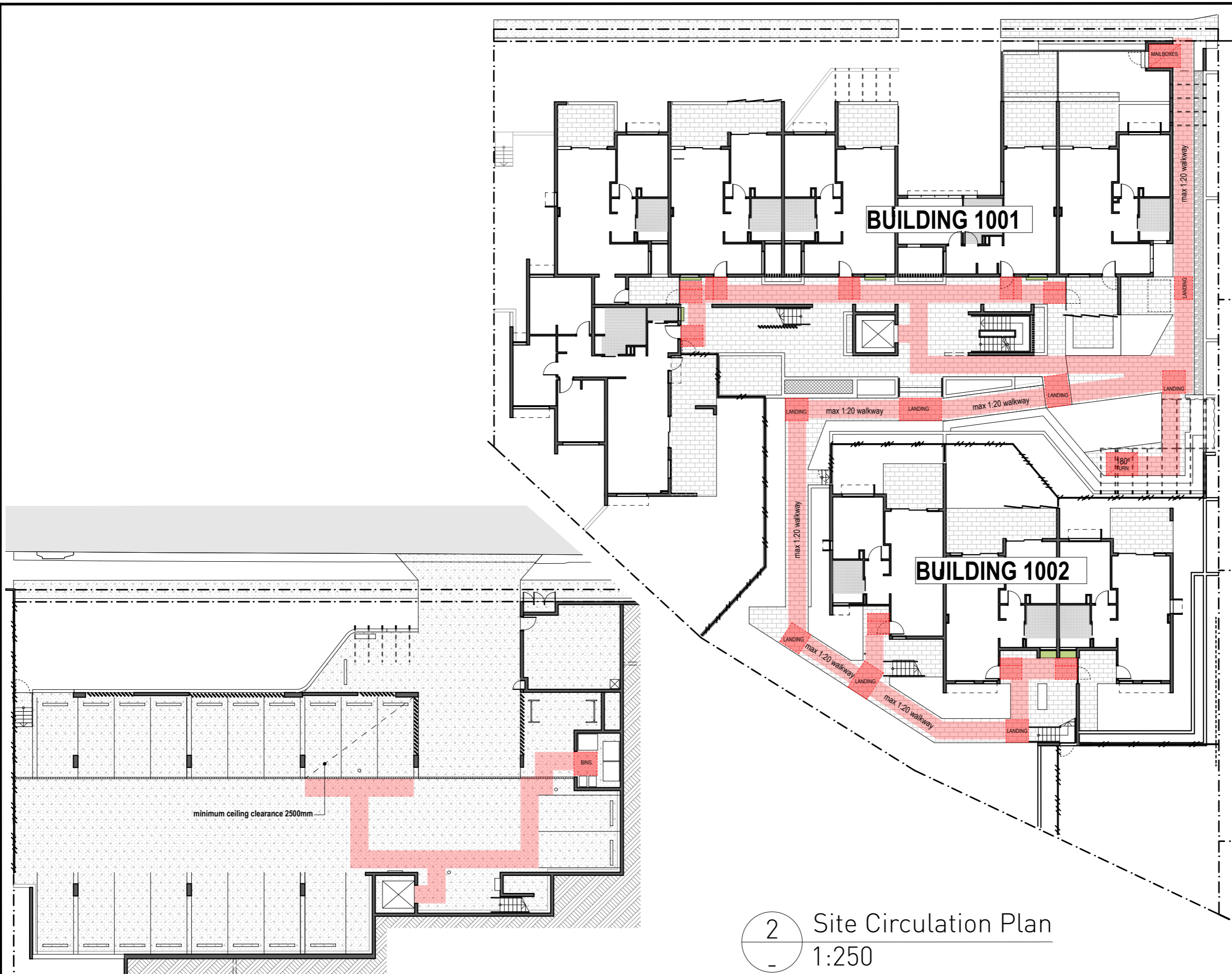
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	86664

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86664 /SD / A01.01		

notes

1. Trees/shrubs/bamboo with trunks smaller than 100mm diameter are not shown on this drawing. Remove and demolish these small trees unless noted otherwise on this drawings
2. allow for stump grinding to below ground level for all removed trees.
3. remove all demolished items from site and dispose in accordance with specification.
4. DHPW have preliminary approval to remove chinese elm tree and make good neighbour's property. Detailed scope of works to be determined.
5. refer to safety in design report in relation to powerpole, street sign, excavation and removal of fence near railway line.





1 Carpark Circulation Plan
1:250

2 Site Circulation Plan
1:250

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19/20 SOCIAL HOUSING PROGRAM

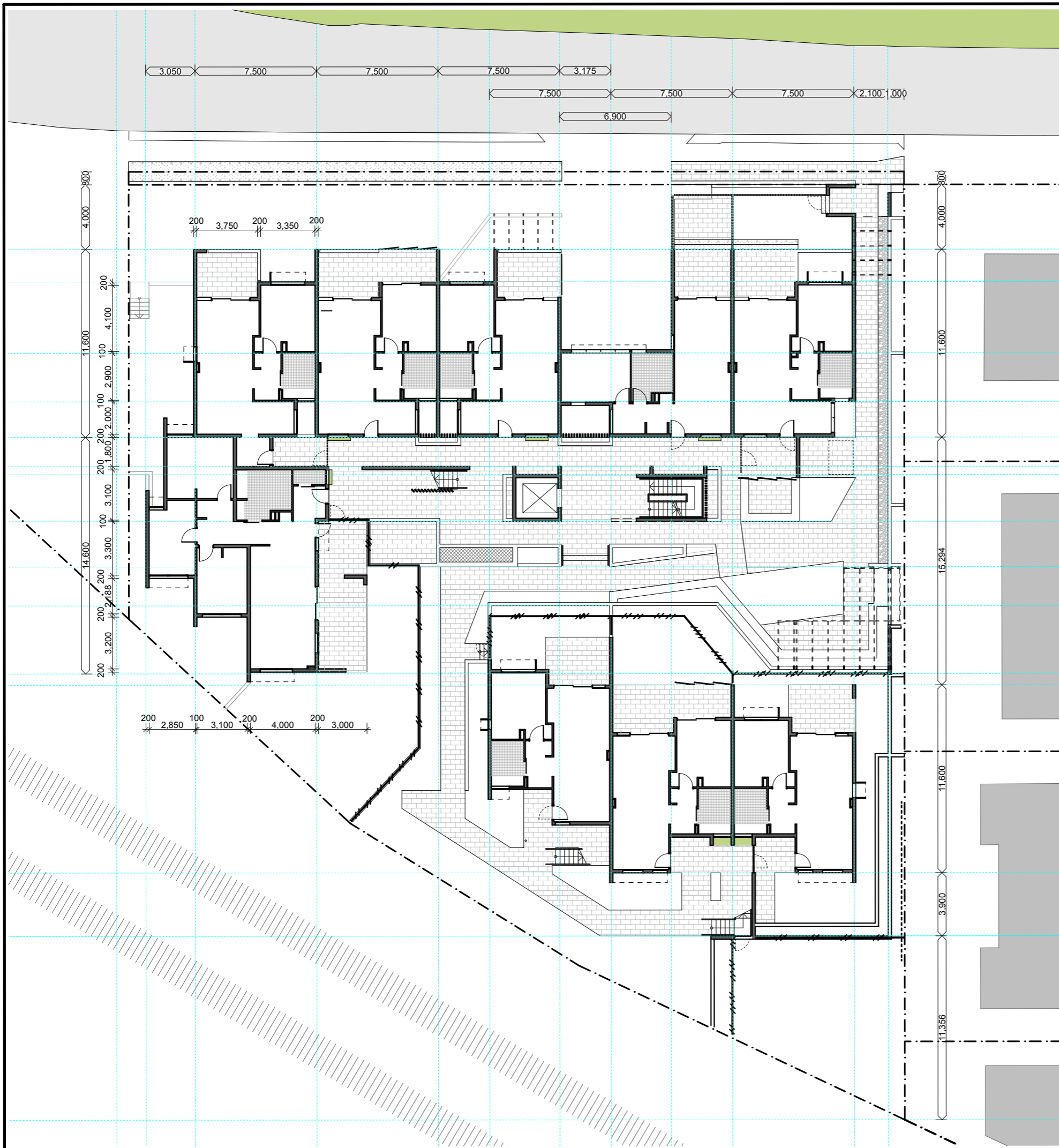
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SITE CIRCULATION PLANS

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86664 /SD / A01.02		



notes
 1. Verify width of all walls to comply with NCC, structural, acoustic, energy efficiency & other requirements. Adjust building design accordingly.

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19/20 SOCIAL HOUSING PROGRAM

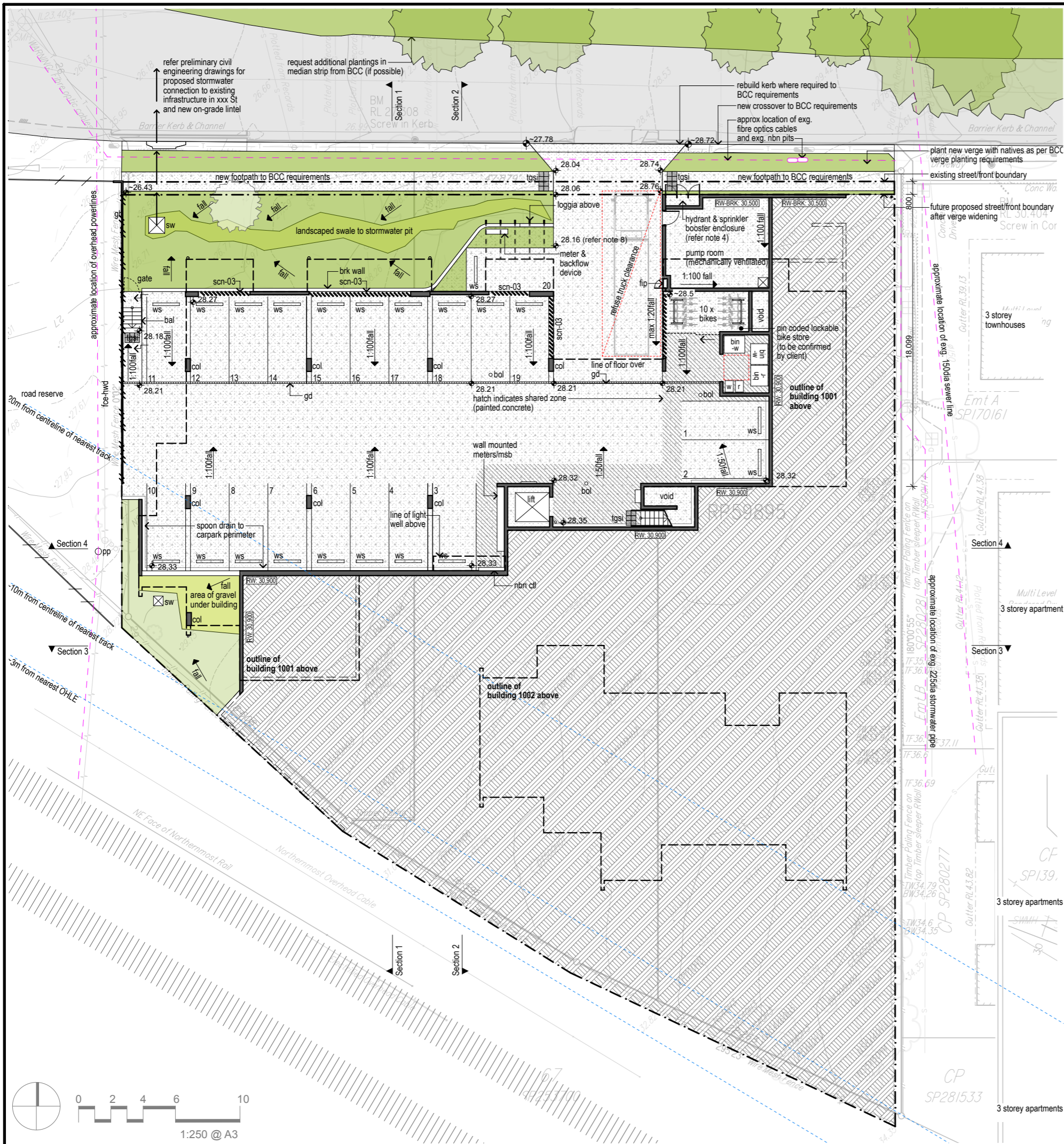
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SITE SETOUT PLAN

SCALE	AT A3 SIZE
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DRAWING NUMBER 86664 /SD / A01.03	ISSUE	SHEET NO
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legend

- bal-r** rendered blockwork balustrade (with 120mm gap where it meets wall)
- bal-v** vertical flat bar steel or aluminium balustrade
- blk** concrete blockwork
- blk-r** concrete blockwork - rendered & painted
- brk-2** face brick (different colour to rw-brk)
- bol** bollard
- cl** clothesline
- col** column
- exg.** existing
- ext-gpo** external gpo for charging mobility scooters
- ffl** finished floor level
- fce-tmr** 2400mm high acoustic fence (to standard TMR detail)
- fce-hwd** 1500-1800mm high timber paling fence
- fce-al** 1500mm high vertical rhs aluminium fence (min 50% transparency)
- gate** gate to match adjacent fce/green
- gb** garden bed
- gd** grated drain
- gs** garden shed
- loggia** aluminum RHS overhead landscape structure
- mb** mailboxes
- mrs** metal roof sheeting in colorbond
- msb** main switchboard
- ngl** natural ground level
- pl** planter (concrete block, rendered)
- pp** power pole (existing)
- rw** retaining wall - rendered block
- rw-brk** retaining wall - face brick (reinforced)
- scn-01** perforated aluminium sheet
- scn-02** fine vertical alum. rhs batten screen
- scn-03** deep vertical alum. screen (some at angles)
- s-cpd** services cupboard or riser
- seat-rw** seat - concrete seat (450mm retaining height)
- seat-t** seat - freestanding millboard top on blocks
- sp** steel post
- ss mesh** x-tend ronstan mesh (engineered for purpose)
- sw** stormwater pits
- tgsl** tactile ground surface indicators
- tow** top of wall
- w-box** powdercoated aluminium box for pot plants (approx 1000w x 300d x 600h)
- wh** powdercoated aluminium window hood
- ws** wheel stop

- 2.000 proposed minimum setback
- 2.000 BCC min setback requirement
- broom finished concrete
- 34.200 planter (number indicates top of wall RL)
- 31.700 retaining wall (number indicates top of wall RL)

notes

1. levels/falls shown are indicative only.
2. all exposed services & pipework to be concealed from public view in suitable ducts
3. all upper floors, stairs, bridges & landings are suspended concrete slabs
4. this design requires an alternative solution prepared and certified by a fire engineer for the hydrant booster enclosure.
5. ensure 2500mm clear height above pwd carpark space
6. ensure falls around PWD carparks do not exceed 1:40 requirement.
7. The site is subject to ponding. Refer to Bornhorst & Ward flood modelling dated May 2020 and ensure:
 - carpark entry above 'Q100+300mm+20% block'
 - lift above 'Q100+50% block'
 - MSB above 'Q100+50% block'
 - basement pavement has overflow paths to deal with gully pit failure/blockage
8. verify width of all walls to comply with NCC, structural, acoustic & energy efficiency reqs. Adjust building design accordingly.

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BASEMENT / SITE PLAN

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86664 /SD / A02.01 86664

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gfa table

Unit	Beds(LHDG)	FECA*	UCA**	GFA
1	1.5 (GOLD)	66	19	85
2	1 (GEN)	64	10	74
3	1.5 (GOLD)	67	11	78
4	1.5 (GOLD)	66	17	83
5	1.5 (GOLD)	70	11	81
6	3 (PLAT)	114	19	133
7	1 (GEN)	61	11	72
8	1 (GEN)	60	18	78
9	1 (GEN)	61	18	79

note: all areas above in square metres
 *measured to external face of exterior walls
 **measured to inside face of balustrades

- legend**
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 - pl 34.200 external floor tiles
 - pl 34.200 planter (number indicates top of wall RL)
 - RW 31.700 retaining wall (number indicates top of wall RL)

- notes**
- levels/falls shown are indicative only.
 - all exposed services & pipework to be concealed from public view in suitable ducts
 - provide hot plates & wall ovens to all units (not stoves)
 - all upper floors, stairs, bridges & landings are suspended concrete slabs
 - provide automated entry doors with 'push to open' buttons to 2 x platinum units
 - this design requires an alternative solution prepared and certified by a fire engineer for the hydrant booster enclosure.
 - instantaneous 3 phase electric hot water heater located in laundry of each unit. All laundries to be concealed with doors.
 - verify width of all walls to achieve acoustic rating to comply with NCC, acoustic report & energy efficiency reqs. Adjust building design accordingly.
 - shower screens to finish above floor to allow drainage under and be removable at later date.
 - Allow for entry doors to be painted different colours from each other. Allow for 2 different powdercoating colours for doors/windows.
 - At 'ext gpo', use contrasting tile colour (minimum 800mm from wall) to indicate mobility scooter charging areas. Ensure remaining walkway width complies with NCC minimum path of travel requirement

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<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



SCHEMATIC DESIGN STAGE
DRAWING IS INDICATIVE ONLY - CONTRACTOR/CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS

LADA DRAWN	DRAFTING CHECK
LADA DESIGN	DESIGN VERIFICATION

ML DISCIPLINE TEAM LEADER	28/06/21 DATE
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AUTHORISED FOR ISSUE DATE

19/20 SOCIAL HOUSING PROGRAM

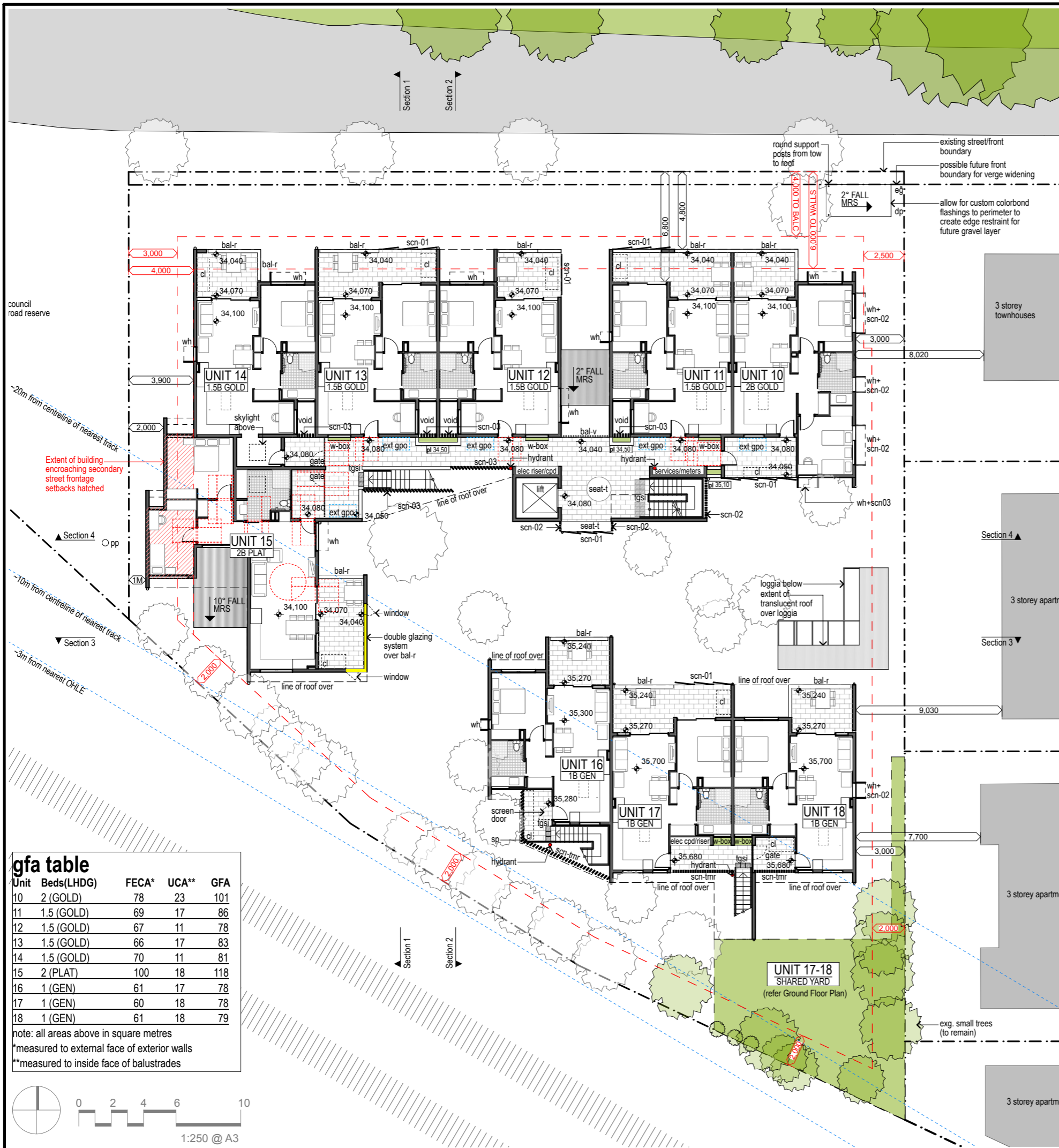
1 x 3 BED UNIT (PLATINUM)
 3 x 2 BED UNITS (1xPLAT / 2xGOLD) 16
 x 1 BED UNITS (12xGOLD / 4xGEN)

GROUND FLOOR / SITE PLAN

SCALE 1:250	AT A3 SIZE
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MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	86664

DRAWING NUMBER	ISSUE	SHEET NO
86664 /SD / A02.02		



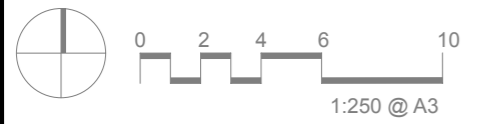
- ### legend
- bal-r** rendered blockwork balustrade (with 120mm gap where it meets wall)
 - bal-v** vertical flat bar steel or aluminium balustrade
 - blk** concrete blockwork
 - blk-r** concrete blockwork - rendered & painted
 - brk-2** face brick (different colour to rw-brk)
 - bol** bollard
 - cl** clothesline
 - col** column
 - exg.** existing
 - ext-gpo** external gpo for charging mobility scooters
 - ffl** finished floor level
 - fce-tmr** 2400mm high acoustic fence (to standard TMR detail)
 - fce-hwd** 1500-1800mm high timber paling fence
 - fce-al** 1500mm high vertical rhs aluminium fence (min 50% transparency)
 - gate** gate to match adjacent fce/green
 - gb** garden bed
 - gd** grated drain
 - gs** garden shed
 - loggia** aluminum RHS overhead landscape structure
 - mb** mailboxes
 - mrs** metal roof sheeting in colorbond
 - msb** main switchboard
 - ngl** natural ground level
 - pl** planter (concrete block, rendered)
 - pp** power pole (existing)
 - rw** retaining wall - rendered block
 - rw-brk** retaining wall - face brick (reinforced)
 - scn-01** perforated aluminium sheet
 - scn-02** fine vertical alum. rhs batten screen
 - scn-03** deep vertical alum. screen (some at angles)
 - scn-tmr** scn-01 to meet TMR requirements
 - s-cpd** services cupboard or riser
 - seat-rw** seat - concrete seat (450mm retaining height)
 - seat-t** seat - freestanding millboard top on blocks
 - sp** steel post
 - ss mesh** x-tend ronstan mesh (engineered for purpose)
 - sw** stormwater pits
 - tgsl** tactile ground surface indicators
 - tow** top of wall
 - w-box** powdercoated aluminium box for pot plants (approx 1000w x 300d x 600h)
 - wh** powdercoated aluminium window hood
 - ws** wheel stop
- 2,000 proposed minimum setback
 - 2,000 BCC min setback requirement
 - 34,200 broom finished concrete
 - 34,200 planter (number indicates top of wall RL)
 - RW 31,700 retaining wall (number indicates top of wall RL)

- ### notes
1. levels/falls shown are indicative only.
 2. all exposed services & pipework to be concealed from public view in suitable ducts
 3. provide hot plates & wall ovens to all units (not stoves)
 4. all upper floors, stairs, bridges & landings are suspended concrete slabs
 5. provide automated entry doors with 'push to open' buttons to 2 x platinum units
 6. this design requires an alternative solution prepared and certified by a fire engineer (to avoid shield wall for booster, if required).
 7. instantaneous 3 phase electric hot water heater located in laundry of each unit. All laundries to be concealed with doors.
 8. verify width of all walls to comply with NCC, structural, acoustic & energy efficiency reqs. Adjust building design accordingly.
 9. shower screens to finish above floor to allow drainage under and be removable at later date.
 10. Allow for entry doors to be painted different colours from each other. Allow for 2 different powdercoating colours for doors/windows.
 11. At 'ext gpo', use contrasting tile colour (minimum 800mm from wall) to indicate mobility scooter charging areas. Ensure remaining walkway width complies with NCC minimum path of travel requirement.

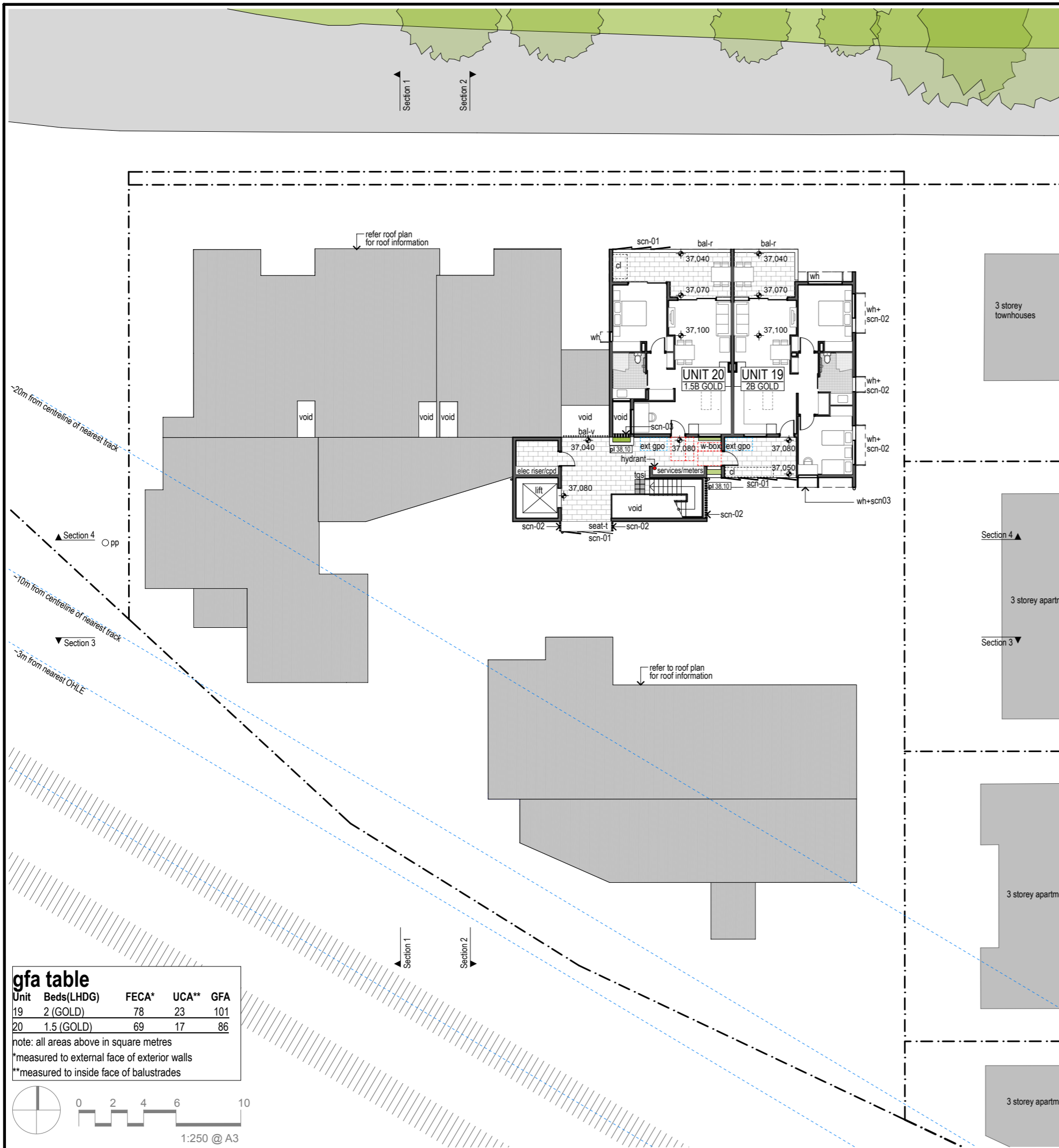
gfa table

Unit	Beds(LHDG)	FECA*	UCA**	GFA
10	2 (GOLD)	78	23	101
11	1.5 (GOLD)	69	17	86
12	1.5 (GOLD)	67	11	78
13	1.5 (GOLD)	66	17	83
14	1.5 (GOLD)	70	11	81
15	2 (PLAT)	100	18	118
16	1 (GEN)	61	17	78
17	1 (GEN)	60	18	78
18	1 (GEN)	61	18	79

note: all areas above in square metres
 *measured to external face of exterior walls
 **measured to inside face of balustrades



AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
E	28.06.21	100% SD (FOR REVIEW)	ML
DRAWING INDEX SYSTEM FOR BUILDING and ASSET SERVICES USE ONLY			
<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> EXTERNAL WORKS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> HYDRAULICS
<input type="checkbox"/> MISCELLANEOUS DETAILS	<input type="checkbox"/> OTHER	<input type="checkbox"/> PLAY STRUCTURES	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> SECTIONS	<input type="checkbox"/> SETOUT PLAN	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> STANDARDS
Queensland Government Department of Housing and Public Works			
SCHEMATIC DESIGN STAGE			
DRAWING IS INDICATIVE ONLY - CONTRACTOR/CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS			
LADA DRAWN	LADA DESIGN		DRAFTING CHECK
ML DISCIPLINE TEAM LEADER		DATE	
28/06/21			
19/20 SOCIAL HOUSING PROGRAM			
1 x 3 BED UNIT (PLATINUM) 3 x 2 BED UNITS (1xPLAT / 2xGOLD) 16 x 1 BED UNITS (12xGOLD / 4xGEN)			
LEVEL 1 FLOOR PLAN			
SCALE 1:250		AT A3 SIZE	
MASTER SITE NUMBER		CLIENT REFERENCE NUMBER	
		86664	
DRAWING NUMBER		ISSUE	SHEET NO
86664 /SD / A02.03			



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 - msb** main switchboard
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 - rw** retaining wall - rendered block
 - rw-brk** retaining wall - face brick (reinforced)
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 - seat-rw** seat - concrete seat (450mm retaining height)
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 11. At 'ext gpo', use contrasting tile colour (minimum 800mm from wall) to indicate mobility scooter charging areas. Ensure remaining walkway width complies with NCC minimum path of travel requirement.

gfa table

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20	1.5 (GOLD)	69	17	86

note: all areas above in square metres
 *measured to external face of exterior walls
 **measured to inside face of balustrades



AMENDMENTS

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DRAWING INDEX SYSTEM

FOR BUILDING and ASSET SERVICES USE ONLY

<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
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<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



SCHEMATIC DESIGN STAGE
 DRAWING IS INDICATIVE ONLY - CONTRACTOR/CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS

LADA DRAWN	DRAFTING CHECK
LADA DESIGN	DESIGN VERIFICATION

ML DISCIPLINE TEAM LEADER	28/06/21 DATE
---------------------------	---------------

AUTHORISED FOR ISSUE DATE

19/20 SOCIAL HOUSING PROGRAM

1 x 3 BED UNIT (PLATINUM)
 3 x 2 BED UNITS (1xPLAT / 2xGOLD) 16
 x 1 BED UNITS (12xGOLD / 4xGEN)

LEVEL 2 FLOOR PLAN

SCALE 1:250 AT A3 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER
 86664 / 86664

DRAWING NUMBER ISSUE SHEET NO
 86664 / SD / A02.04

legend

- dp colorbond downpipe 100mm dia
- dp-2 colorbond downpipe 150mm dia
- eg colorbond eaves gutter (175mm quad profile)
- mrs colorbond roof sheeting
- rf folded metal ridge flashing
- bf colorbond barge flashing
- ef colorbond eaves flashing
- exh exhaust fan cowl

AMENDMENTS			
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DRAWING INDEX SYSTEM FOR BUILDING and ASSET SERVICES USE ONLY	
<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



SCHEMATIC DESIGN STAGE
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LADA DRAWN	DRAFTING CHECK
LADA DESIGN	DESIGN VERIFICATION
ML DISCIPLINE TEAM LEADER	28/06/21 DATE

AUTHORISED FOR ISSUE DATE

19/20 SOCIAL HOUSING PROGRAM

1 x 3 BED UNIT (PLATINUM)
3 x 2 BED UNITS (1xPLAT / 2xGOLD) 16
x 1 BED UNITS (12xGOLD / 4xGEN)

ROOF PLAN

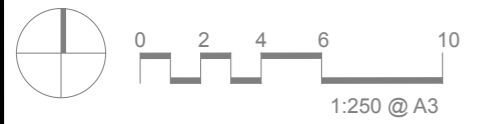
SCALE 1:250 AT A3 SIZE

MASTER SITE NUMBER CLIENT REFERENCE NUMBER
86664 /SD / A02.05 86664

DRAWING NUMBER ISSUE SHEET NO
86664 /SD / A02.05

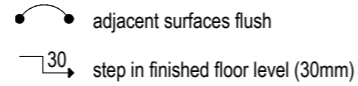
notes

1. all exposed services & pipework to be concealed from public view in suitable ducts
2. all downpipes on stand-off brackets and located on fin walls where possible.
3. downpipes & eaves gutter sizes are indicative only and will need to be designed by a hydraulics engineer.
4. all roof beams and structural fascias to be in same plane as roof structure to achieve flush soffits.



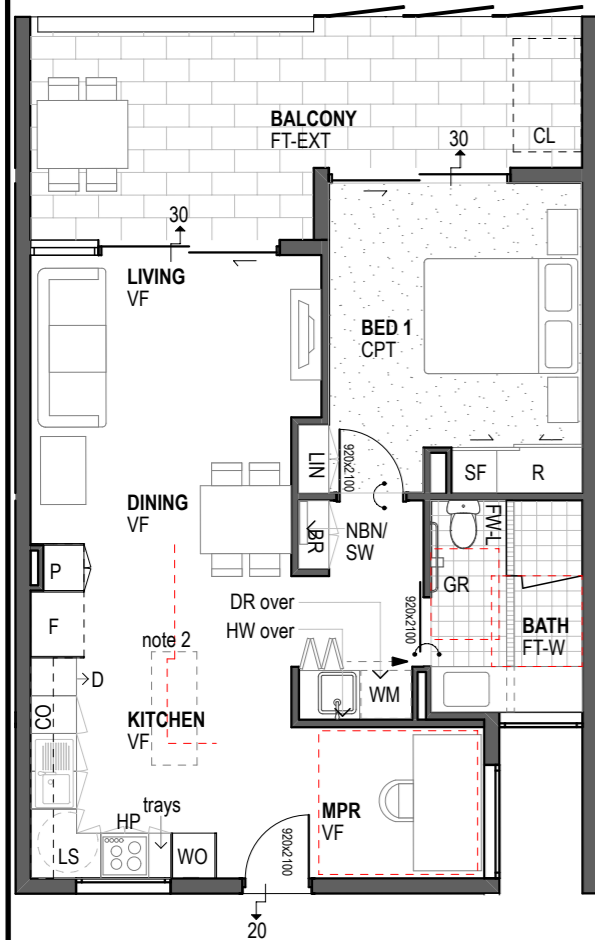
legend

BR	broom cupboard	HW	hot water
C	cupboard (under bench)	LIN	linen cupboard
CO	cupboard (overhead)	M	microwave alcove under bench
CL	clothes line	MPR	Multi Purpose Room
CT	tiles	NBN/SW	NBN / switch board
CPT	carpet	OV	oven
D	drawers	P	pantry
DR	dryer	R	robe
F	fridge	SF	shelves (general)
FT-W	floor tiles - wet area	SFU	open shelves (under bench)
FT-EXT	floor tiles - external	SFO	open shelves (overhead)
GR	grab rail	VF	vinyl flooring
HP	hot plate	WM	washing machine



notes

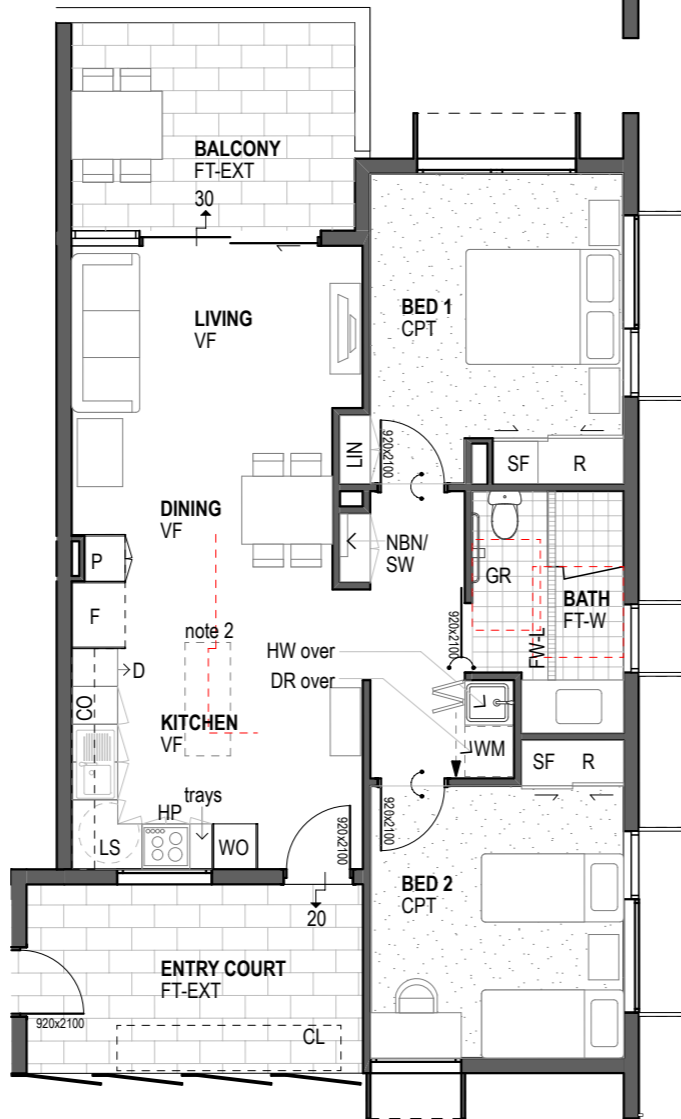
1. Shower screen to allow drainage under and be removable at later date
2. Layout allows tenant with no accessibility requirement to introduce a freestanding 1500x600 island bench to increase & personalise kitchen space.
3. Chairs here are within 1500mm clearance, however table can be moved in front of glass door to comply if needed.
4. All of these units are based on unit type A, each with their own minor variances. Refer to 1:250 floor plans & elevations for details of these variances.
5. Laundry in Unit Type A in building 1001 are 2100mm high only to allow ventilation over the top and to make the units feel more spacious.



1 Unit Type A - 1 Bed Gold

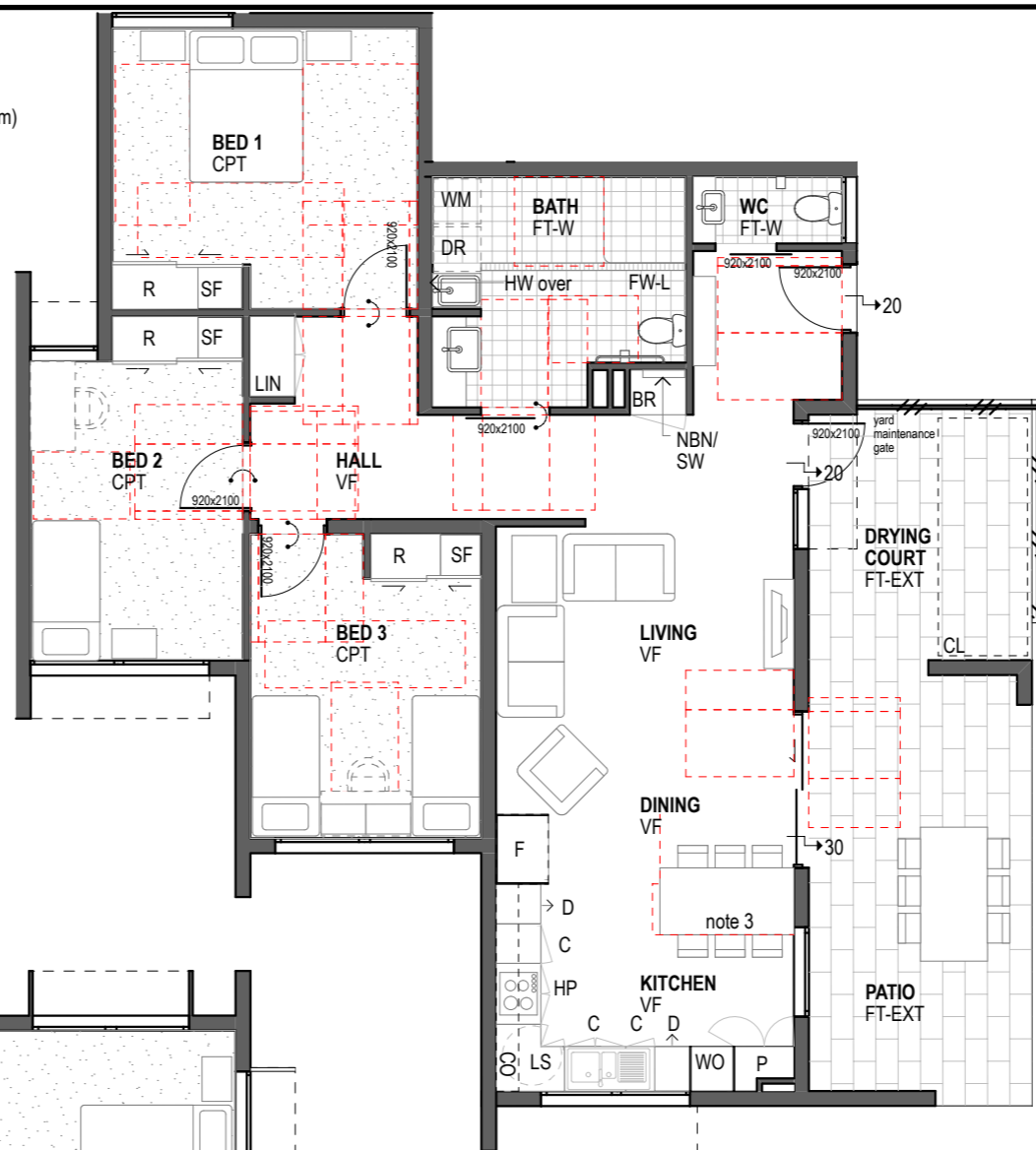
- Units 1+4+5+13+14 (as above)*
- Units 11+20 (mirrored)*
- Units 3+12 (mirrored+smaller balcony)*
- Units 8+17 (no mpr)*
- Units 9+18+7+16 (mirrored+no mpr+smaller balcony)*

*refer note 4



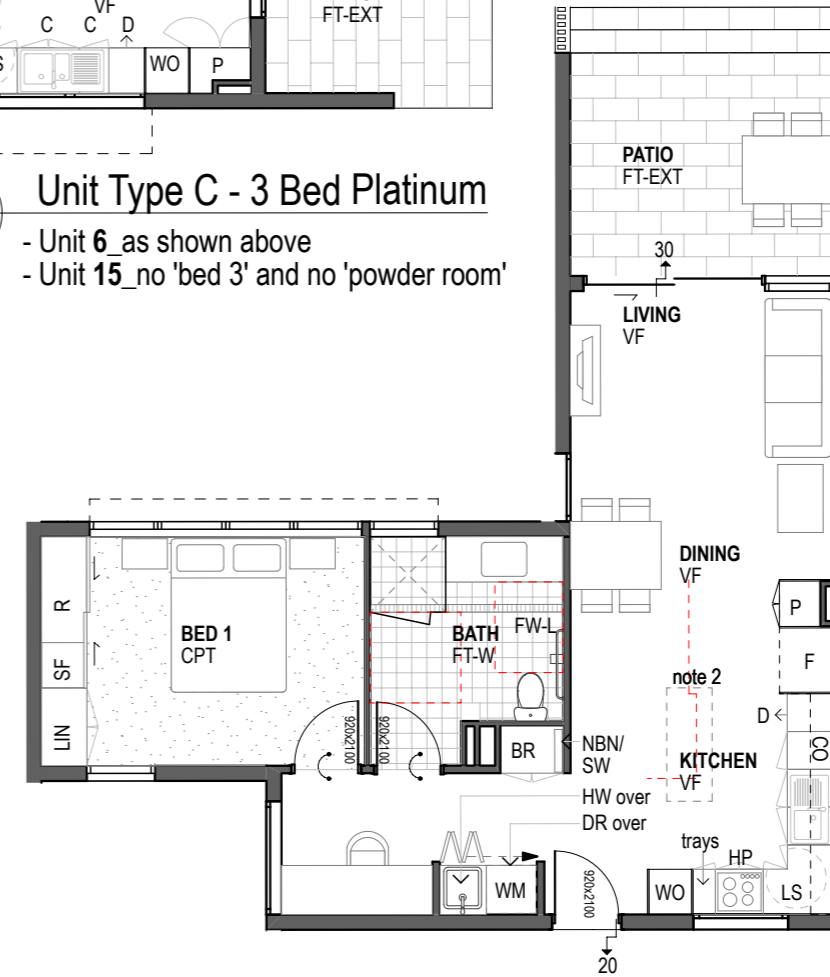
2 Unit Type B - 2 Bed Gold

- Unit 10
- Unit 19



3 Unit Type C - 3 Bed Platinum

- Unit 6 as shown above
- Unit 15 no 'bed 3' and no 'powder room'



4 Unit Type D - 1 Bed General

- Unit 2

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
D	28.06.21	100% SD (FOR REVIEW)	ML

DRAWING INDEX SYSTEM

FOR BUILDING and ASSET SERVICES USE ONLY	
<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



SCHEMATIC DESIGN STAGE
DRAWING IS INDICATIVE ONLY - CONTRACTOR/CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS

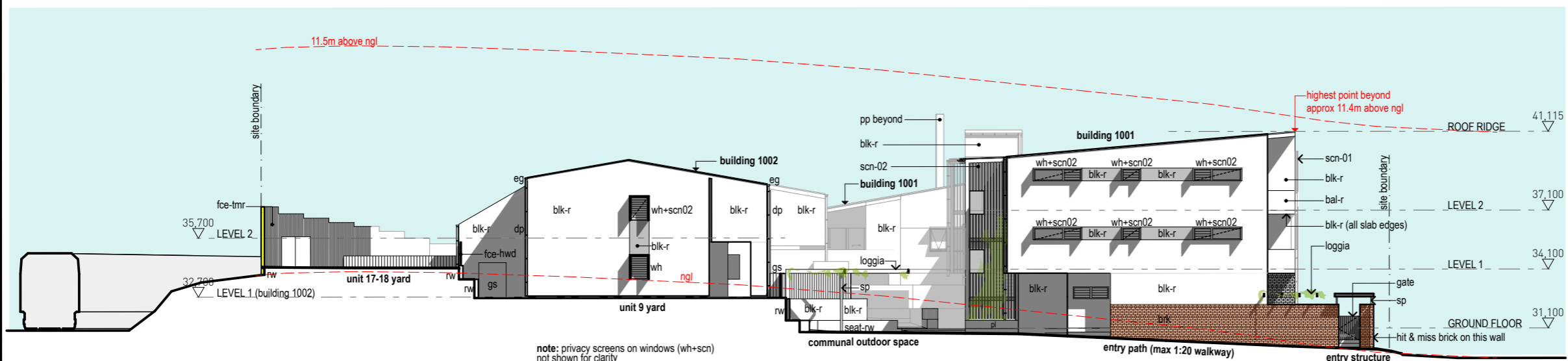
LADA DRAWN	DRAFTING CHECK
LADA DESIGN	DESIGN VERIFICATION
ML DISCIPLINE TEAM LEADER	28/06/21 DATE

19/20 SOCIAL HOUSING PROGRAM

- 1 x 3 BED UNIT (PLATINUM)
- 3 x 2 BED UNITS (1xPLAT / 2xGOLD) 16
- x 1 BED UNITS (12xGOLD / 4xGEN)

TYPICAL UNIT PLANS

SCALE 1:100	AT A3 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER 86664
DRAWING NUMBER 86664 /SD / A02.06	ISSUE SHEET NO

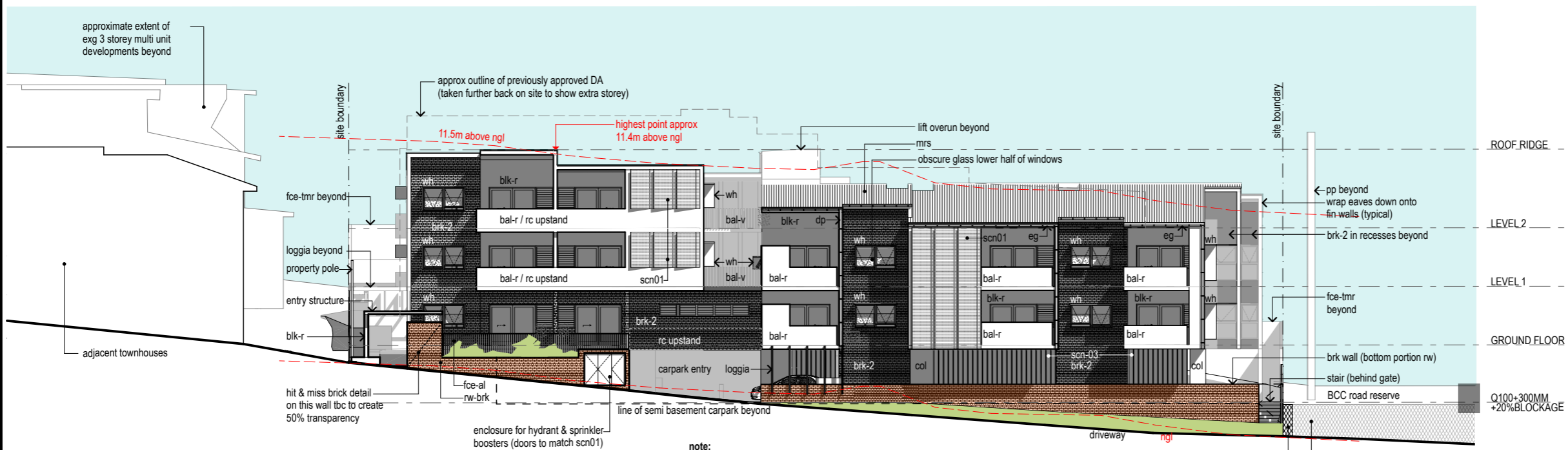


note: privacy screens on windows (wh+scn) not shown for clarity

1 East Elevation
1:250

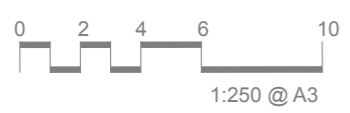
legend

- bal-r** rendered blockwork balustrade (with 120mm gap where it meets wall)
- bal-v** vertical flat bar steel or aluminium balustrade
- blk** concrete blockwork
- blk-r** concrete blockwork - rendered & painted
- brk-2** face brick (different colour to rw-brk)
- bol** bollard
- col** column
- exg.** existing
- ffi** finished floor level
- fce-tmr** 2400mm high acoustic fence (to standard TMR detail)
- fce-hwd** 1500-1800mm high timber paling fence
- fce-al** 1500mm high vertical rhs aluminium fence (min 50% transparency)
- gate** gate to match adjacent fce/green
- gb** garden bed
- gs** garden shed
- loggia** aluminium RHS overhead landscape structure
- mb** mailboxes
- mrs** metal roof sheeting in colorbond
- mws** metal wall sheeting in colorbond
- msb** main switchboard
- ngl** natural ground level
- pl** planter (concrete block, rendered)
- pp** power pole (existing)
- rc upstand** likely location of reinforced concrete upstand
- rw** retaining wall - rendered block
- rw-brk** retaining wall - face brick (reinforced)
- scn-01** perforated aluminium sheet
- scn-02** fine vertical alum. rhs batten screen
- scn-03** deep vertical alum. screen (some at angles)
- seat-rw** seat - concrete seat (450mm retaining height)
- seat-t** seat - freestanding millboard top on blocks
- sp** steel post
- ss mesh** x-tend ronstan mesh (engineered for purpose)
- w-box** powdercoated aluminium box for pot plants (approx 1000w x 300d x 600h)
- wh** powdercoated aluminium window hood
- wh+scn** aluminium privacy screen installed on 'wh'



note:
- brk-2 generally continues around external corner until it meets blk-r wall at sliding doors
- obscure film (to be selected) to lower half of all awning windows facing street.
- fill indicates obscure glass

2 North Elevation
1:250



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DRAWING INDEX SYSTEM	
FOR BUILDING and ASSET SERVICES USE ONLY	
<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
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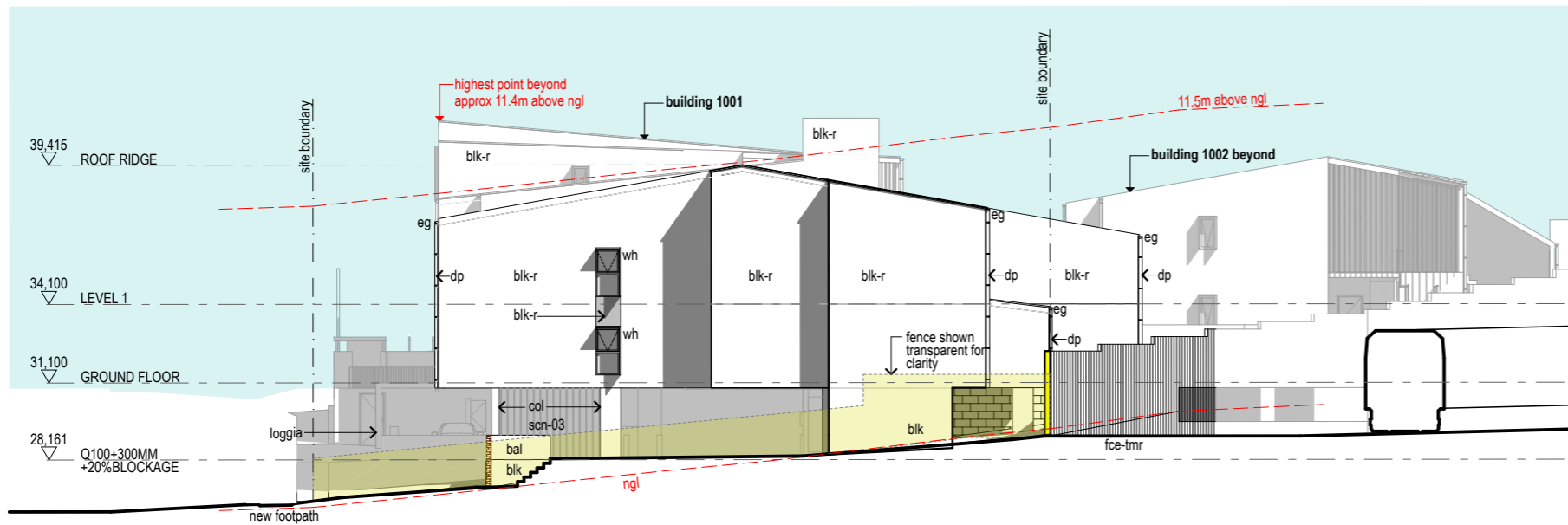


SCHEMATIC DESIGN STAGE
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LADA	
DRAWN	DRAFTING CHECK
LADA	
DESIGN	DESIGN VERIFICATION
ML	28/06/21
DISCIPLINE TEAM LEADER	DATE
AUTHORISED FOR ISSUE	DATE

19/20 SOCIAL HOUSING PROGRAM
1 x 3 BED UNIT (PLATINUM)
3 x 2 BED UNITS (1xPLAT / 2xGOLD) 16
1 x 1 BED UNITS (12xGOLD / 4xGEN)
NORTH & EAST ELEVATIONS

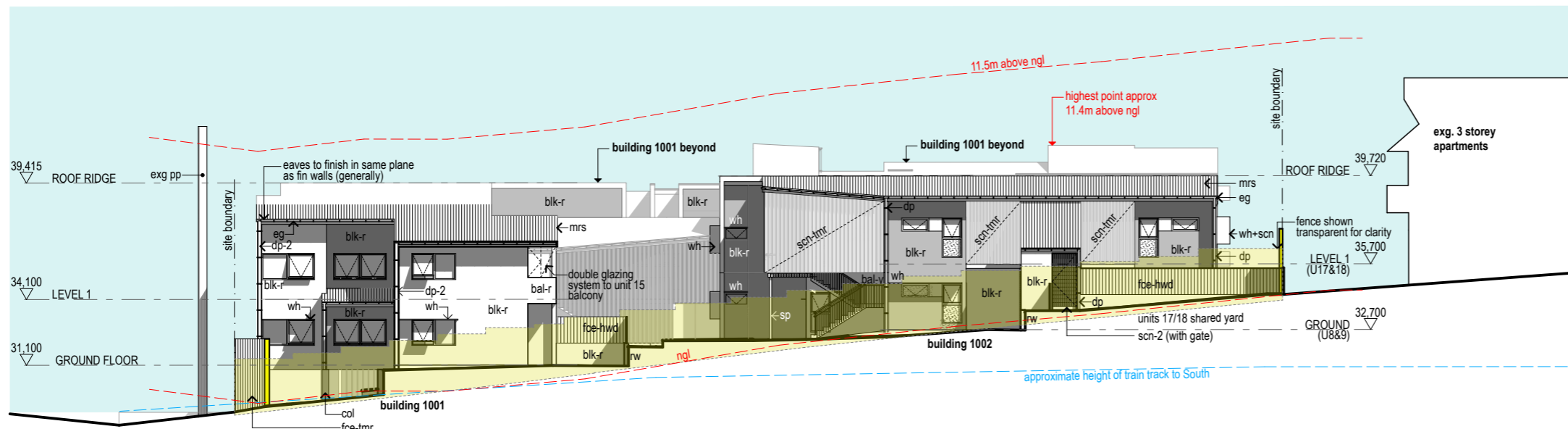
SCALE	AT
1:250	A3 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	86664
DRAWING NUMBER	ISSUE SHEET NO
86664 /SD / A04.01	



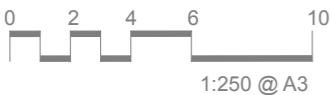
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1 West Elevation
- 1:250

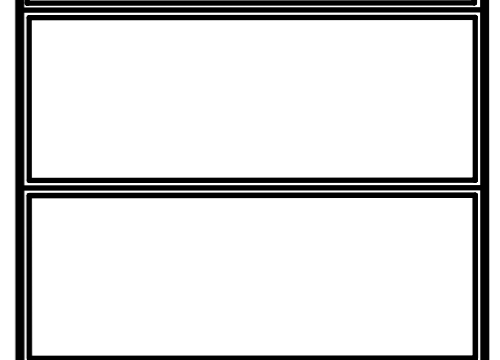


2 South Elevation
- 1:250



AMENDMENTS			
ISSUE	DATE	SUBJECT	AUTHORISED
E	28.06.21	100% SD (FOR REVIEW)	ML

DRAWING INDEX SYSTEM	
FOR BUILDING and ASSET SERVICES USE ONLY	
<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
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<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
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<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



SCHEMATIC DESIGN STAGE
DRAWING IS INDICATIVE ONLY - CONTRACTOR/CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS

LADA	
DRAWN	DRAFTING CHECK

LADA	
DESIGN	DESIGN VERIFICATION

ML	28/06/21
DISCIPLINE TEAM LEADER	DATE

AUTHORISED FOR ISSUE	DATE
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19/20 SOCIAL HOUSING PROGRAM

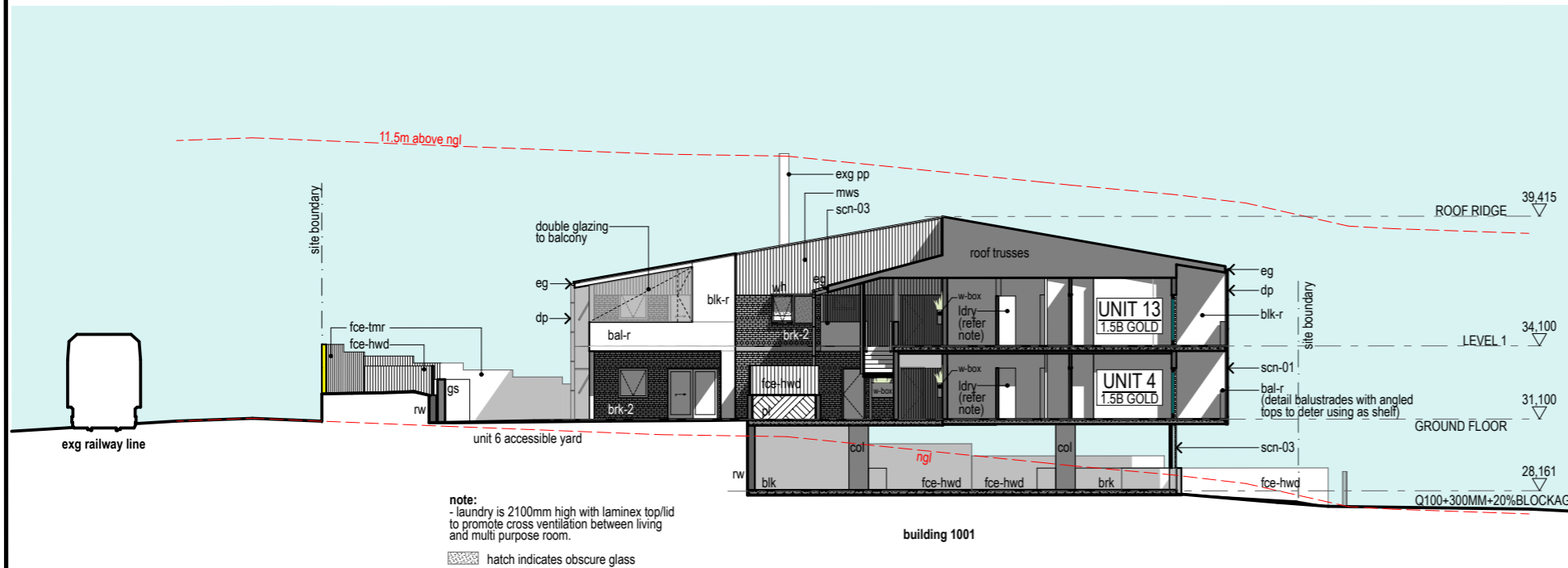
1 x 3 BED UNIT (PLATINUM)
3 x 2 BED UNITS (1xPLAT / 2xGOLD) 16
x 1 BED UNITS (12xGOLD / 4xGEN)

SOUTH & WEST ELEVATIONS

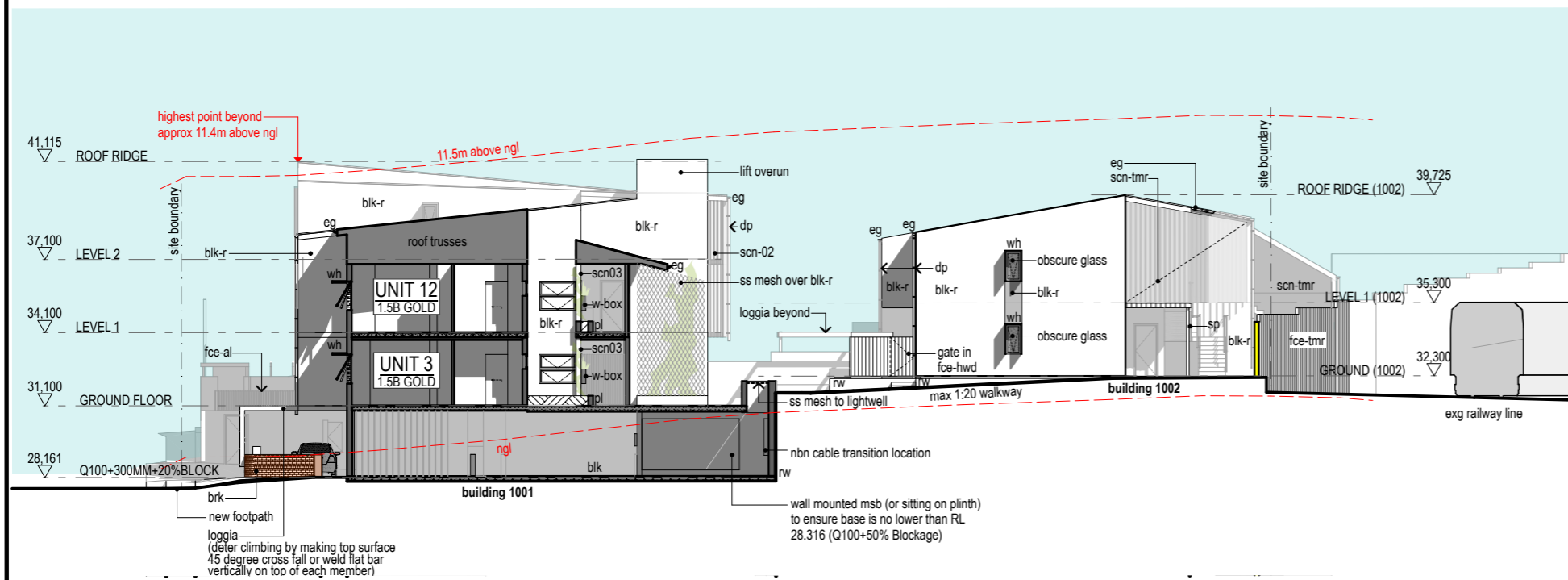
SCALE	AT
1:250	A3 SIZE

MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	86664

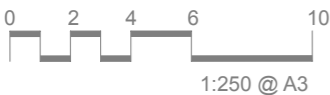
DRAWING NUMBER	ISSUE	SHEET NO
86664 /SD / A04.02		



1 Section 1
- 1:250



2 Section 2
- 1:250



legend

- bal-r** rendered blockwork balustrade (with 120mm gap where it meets wall)
- bal-v** vertical flat bar steel or aluminium balustrade
- blk** concrete blockwork
- blk-r** concrete blockwork - rendered & painted
- brk-2** face brick (different colour to rw-brk)
- bol** bollard
- cl** clothesline
- col** column
- exg.** existing
- ext-gpo** external gpo for charging mobility scooters
- ffl** finished floor level
- fce-tmr** 2400mm high acoustic fence (to standard TMR detail)
- fce-hwd** 1500-1800mm high timber paling fence (min 50% transparency)
- fce-al** 1500mm high vertical rhs aluminium fence (min 50% transparency)
- gate** gate to match adjacent fce/creen
- gb** garden bed
- gd** grated drain
- gs** garden shed
- loggia** aluminum RHS overhead landscape structure
- mb** mailboxes
- mrs** metal roof sheeting in colorbond
- msb** main switchboard
- ngl** natural ground level
- pl** planter (concrete block, rendered)
- pp** power pole (existing)
- rw** retaining wall - rendered block
- rw-brk** retaining wall - face brick (reinforced)
- scn-01** perforated aluminium sheet
- scn-02** fine vertical alum. rhs batten screen
- scn-03** deep vertical alum. screen (some at angles)
- scn-tmr** scn-01 to meet TMR anti-throw requirements
- s-cpd** services cupboard or riser
- seat-rw** seat - concrete seat (450mm retaining height)
- seat-t** seat - freestanding millboard top on blocks
- sp** steel post
- ss mesh** x-tend ronstan mesh (engineered for purpose)
- sw** stormwater pits
- tgsw** tactile ground surface indicators
- tow** top of wall
- w-box** powdercoated aluminium box for pot plants (approx 1000w x 300d x 600h)
- wh** powdercoated aluminium window hood
- ws** wheel stop

AMENDMENTS			
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DRAWING INDEX SYSTEM FOR BUILDING and ASSET SERVICES USE ONLY			
<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> MASTER PLAN			



SCHEMATIC DESIGN STAGE
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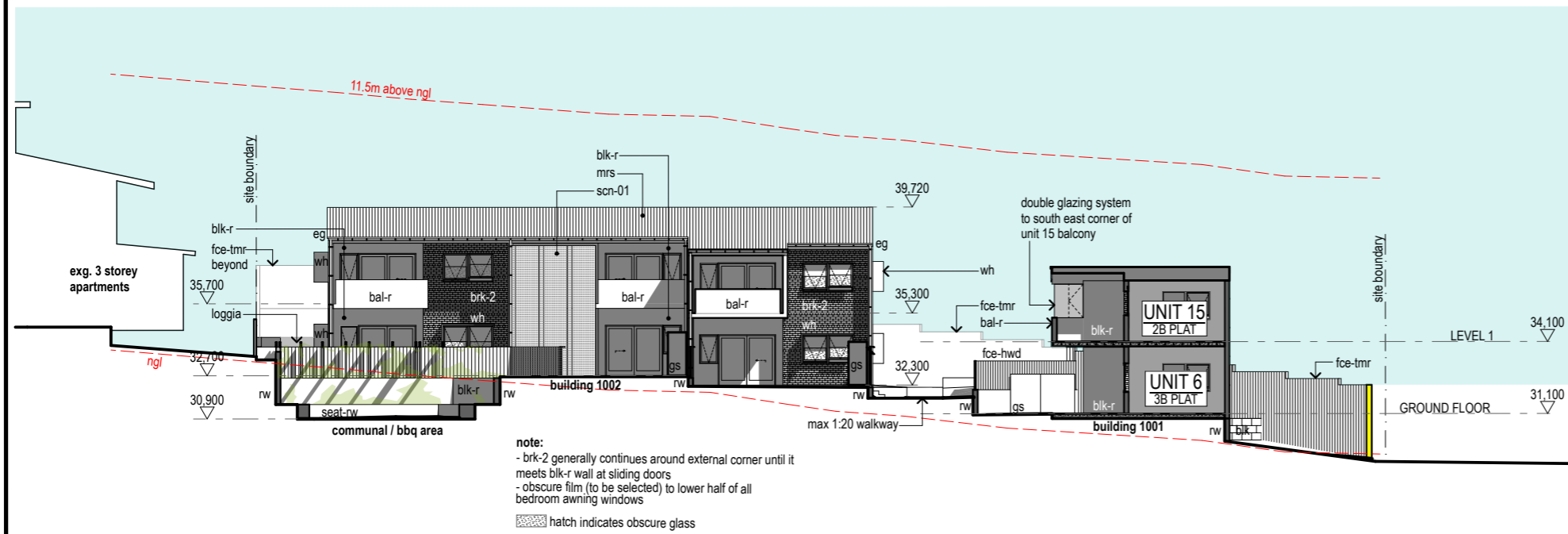
LADA	
DRAWN	DRAFTING CHECK
LADA	
DESIGN	DESIGN VERIFICATION
ML	28/06/21
DISCIPLINE TEAM LEADER	DATE
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19/20 SOCIAL HOUSING PROGRAM

1 x 3 BED UNIT (PLATINUM)
3 x 2 BED UNITS (1xPLAT / 2xGOLD) 16
x 1 BED UNITS (12xGOLD / 4xGEN)

SECTIONS 1 & 2

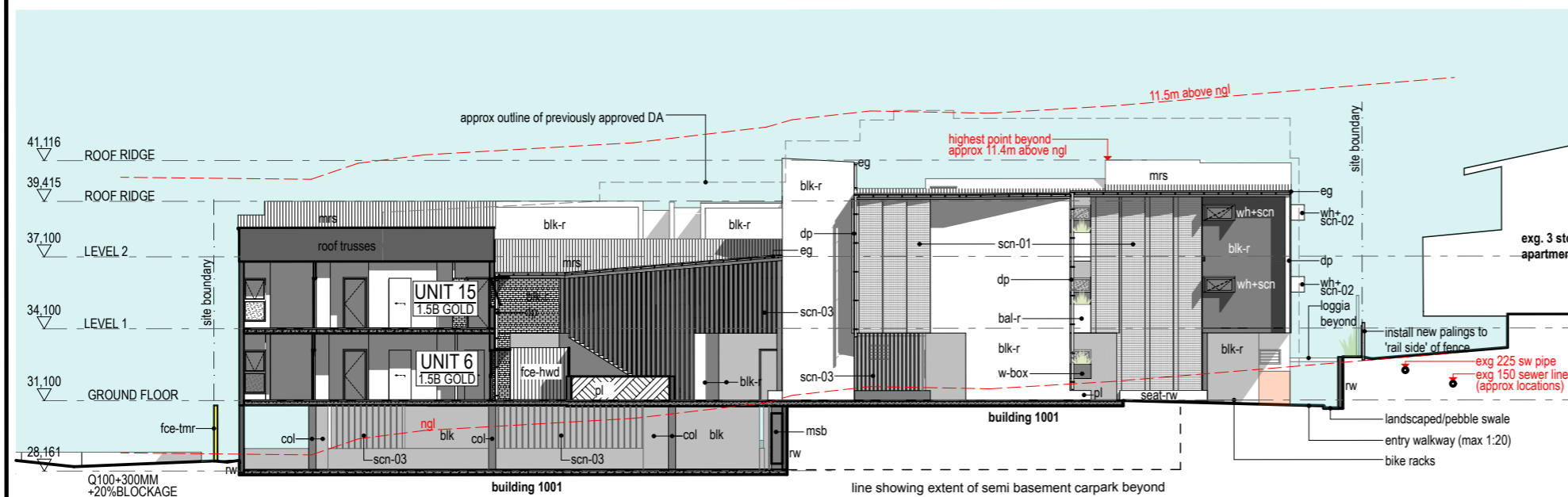
SCALE	AT	A3 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER	86664
DRAWING NUMBER	ISSUE	SHEET NO
86664 /SD / A05.01		



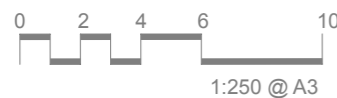
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- wh** powdercoated aluminium window hood
- ws** wheel stop

1 Section 3
- 1:250



2 Section 4
- 1:250



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FOR BUILDING and ASSET SERVICES USE ONLY	
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<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
<input type="checkbox"/> FLOOR PLANS	<input type="checkbox"/> SETOUT PLAN
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



SCHEMATIC DESIGN STAGE
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LADA	
DRAWN	DRAFTING CHECK
LADA	
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19/20 SOCIAL HOUSING PROGRAM

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SECTIONS 3 & 4

SCALE	AT
1:250	A3 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	86664
DRAWING NUMBER	ISSUE SHEET NO
86664 /SD / A05.02	



1 3D View - Communal Outdoor Space
-

AMENDMENTS

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<input type="checkbox"/> CEILING PLANS	<input type="checkbox"/> MISCELLANEOUS DETAILS
<input type="checkbox"/> CONSTRUCTION DETAILS	<input type="checkbox"/> OTHER
<input type="checkbox"/> ELEVATIONS	<input type="checkbox"/> PLAY STRUCTURES
<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLANS
<input type="checkbox"/> FITOUTS	<input type="checkbox"/> SECTIONS
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<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> HYDRAULICS	<input type="checkbox"/> STANDARDS
<input type="checkbox"/> MASTER PLAN	



SCHEMATIC DESIGN STAGE
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SURVEY AND ACTUAL SITE CONDITIONS

LADA DRAWN	DRAFTING CHECK
LADA DESIGN	DESIGN VERIFICATION
ML DISCIPLINE TEAM LEADER	28/06/21 DATE

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3D IMAGES

SCALE AT A3 SIZE

MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	86664

DRAWING NUMBER	ISSUE	SHEET NO
86664 /SD / A16.01		