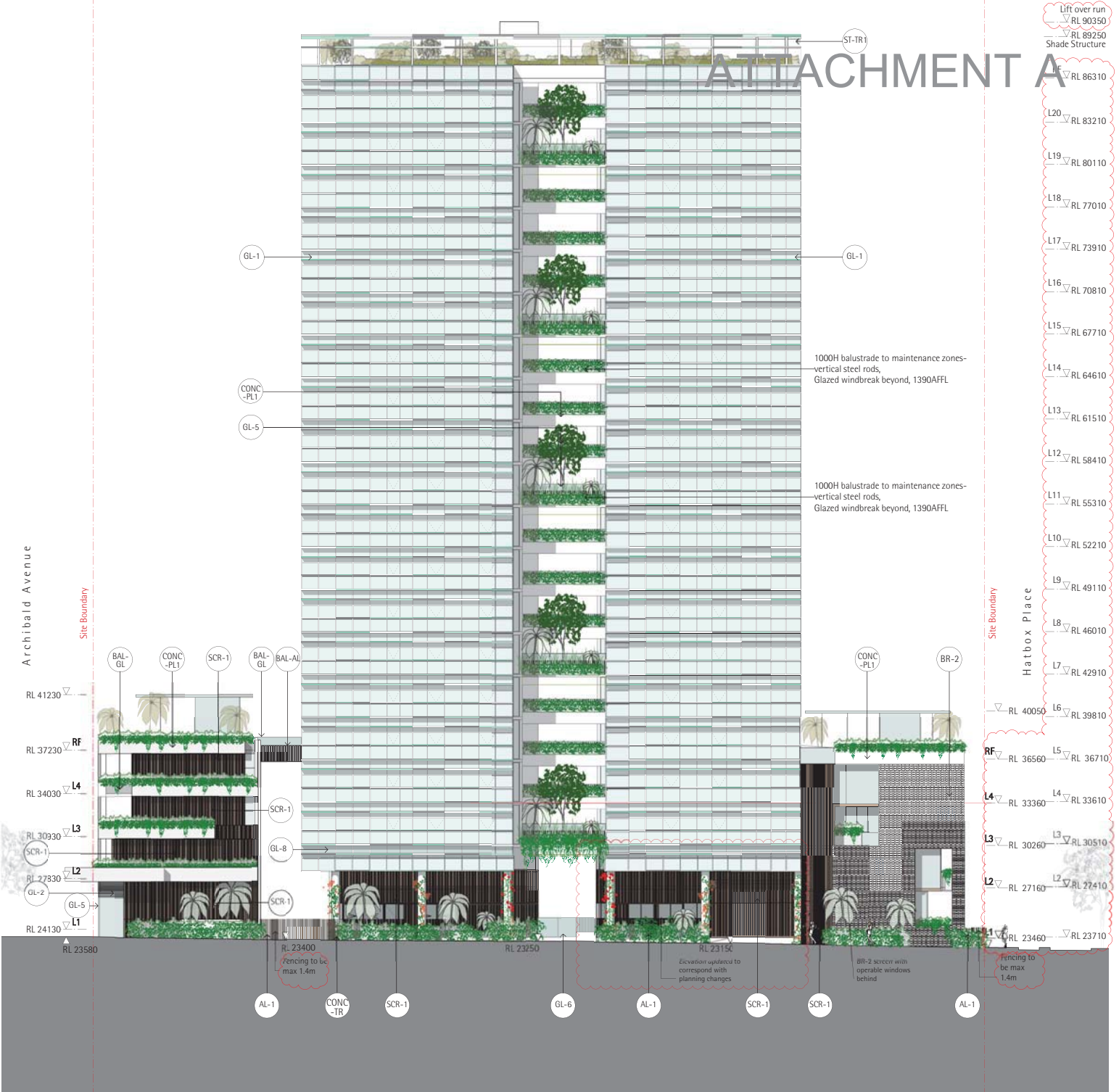


# ATTACHMENT A



### Legend

- AL-1** Perforated aluminium fence and gate to street
- BAL-AL** Anodised aluminium balustrade to open walkway
- BAL-GL** Glass balustrade
- BR-1** Glazed brick wall, off white colour
- BR-2** Glazed brick screen, off white colour
- CONC-1** Off-form concrete wall
- CONC-PL1** Pre fabricated concrete planter, with steel handrail
- CONC-TR** Concrete column clad with climbing plant support trellis
- GL-1** Floor to floor glazing with expressed insulated panel at slab edge. anodised aluminium framing, perforated and expanded aluminium anodised finish sunshading fins
- GL-2** Semi-frameless glass shopfront
- GL-3** Floor to floor glazing with insulated spandrel panel. Anodised aluminium framing and two perforated anodised sunshading fins.
- GL-4** Glazed floor to ceiling panels
- GL-5** Glazed wind-break
- GL-6** Glazed entry gate
- GL-7** Translucent glass panel with solid wall construction behind.
- GL-8** Translucent glass spandrel at transfer beam
- CFC-1** Pre-coloured fibre cement panel.
- MSRY-1** Painted masonry spandrel to 1m, glazing with aluminium framing, high level painted masonry panel, single perforated and expanded aluminium anodised finish sunshading fin
- PT-1** Paint finish
- ST-TR1** Horizontal shade structure and trellis over partial roof areas of perimeter
- ST-TR2** Vertical plant climbing trellis as privacy screen in perforated aluminium panel
- SCR-1** Anodised aluminium operable facade screen

### BASIX notes

NOTE: This reassessment is a result of changes to unites Tower 1.04, A1.01, A1.02, A1.03, A1.04 & A1.05. These unites have been reassessed. All other unit assessments remain as ABSA certificates on 6.6.2014.

Windows	Glass	Frame	U Value	SHGC	Detail
Custom	Double Glazed	Aluminium	4.07	0.29	U3.01
Generic	Single Low-e	Improved	4.32	0.47	To all glazing of A1.01, A1.02, A1.03, A1.04 & A1.05
Generic	Single Low-e	Aluminium	5.32	0.47	To western entry door and side glazing to U1.01, all eastern glazing of U3.04, all western glazing of U4.01
Custom	Single 6.38 lam	Aluminium	5.89	0.78	To all other glazing

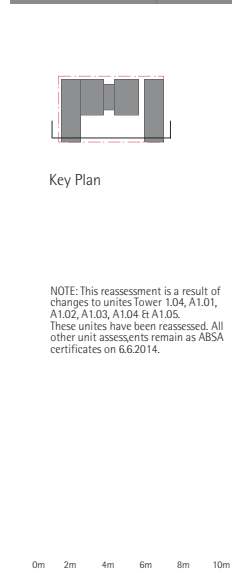
Window and skylight U and SHGC values, if specified, are according to NFRC 100. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Windows to be weatherstripped. Windows have been assessed as complying with AS2047

External Walls	Insulation	Colour - solar abs.	Detail
Hebel 75mm + air gap + PBD	R1.5	Light SA <0.475	To all hebel walls
Cavity Brick	R0.14 cellular + refl foil to both faces	Med SA 0.475-0.7	To Hatbox H1.01, H1.05, H1.6, H3.01
Cavity Brick	R1.14 or 32mm polystyrene + refl foil to both faces	Med SA 0.475-0.7	To Hatbox H1.02 (including wall to driveway), H1.03 (including wall to driveway), H1.04, H3.02, H3.03 and H3.04
Internal Walls	Insulation	Detail	
Plasterboard studs	-	Internal To party walls	
Hebel	-		

Floors	Insulation	Covering	Detail
200mm concrete to all levels	R0.5	Tiles/concrete	1.06, 3.01 & 3.04
200mm concrete	R1.0	Tiles/concrete	1.02, 1.03, 1.05 & 1.07
200mm concrete	R3.0	Tiles/concrete	A1.01, A1.02, A1.03, A1.04 & A1.05
200mm concrete	R3.5	Tiles/concrete	H1.01, H1.02, H1.03, H1.04, H3.02, H3.03 & H3.04
200mm concrete	Nil.	Tiles/concrete	To others
Ceilings	Insulation	Detail	
Plasterboard	R1.0	To 20.01, 20.02, 20.03, 20.04, 20.05 & 20.06	
Plasterboard	R1.5	To H3.02, H3.03	
Plasterboard	R2.5	To H3.04	
Roof	Insulation	Colour - solar abs.	Detail
200mm concrete - 500mm soil and 100mm soil over part of Archibald	R2.0	Med SA 0.475-0.7	As per plans and Main tower (under soil)
Lighting	No downlights have been considered in this assessment		
Exhaust Fans	Exhaust fans have been included to the bathroom, laundry (where separate to the bathroom) and to the kitchens of each dwelling. Exhaust fans have been assessed as sealed.		

Lift over run  
RL 90350  
Shade Structure  
RL 89250

RL 86310 RF  
RL 83210 L20  
RL 80110 L19  
RL 77010 L18  
RL 73910 L17  
RL 70810 L16  
RL 67710 L15  
RL 64610 L14  
RL 61510 L13  
RL 58410 L12  
RL 55310 L11  
RL 52210 L10  
RL 49110 L9  
RL 46010 L8  
RL 42910 L7  
RL 39810 L6  
RL 36710 L5  
RL 33610 L4  
RL 30510 L3  
RL 27410 L2  
RL 23710 L1  
RL 23460  
RL 23150  
B1  
RL 19050  
B2  
RL 16050  
B3  
RL 13050



Legend

- (AL-1) Perforated aluminium fence and gate to street
- (BAL-AL) Anodised aluminium balustrade to open walkway
- (BAL-GL) Glass balustrade
- (BR-1) Glazed brick wall, off white colour
- (BR-2) Glazed brick screen, off white colour
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- (CONC-TR) Concrete column clad with climbing plant support trellis
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- (GL-2) Semi-frameless glass shopfront
- (GL-3) Floor to floor glazing with insulated spandrel panel. Anodised aluminium framing and two perforated anodised sunshading fins.
- (GL-4) Glazed floor to ceiling panels
- (GL-5) Glazed wind-break
- (GL-6) Glazed entry gate
- (GL-7) Translucent glass panel with solid wall construction behind.
- (GL-8) Translucent glass spandrel at transfer beam
- (CFC-1) Pre-coloured fibre cement panel.
- (MSRY-1) Painted masonry spandrel to 1m, glazing with aluminium framing, high level painted masonry panel, single perforated and expanded aluminium anodised finish sunshading fin
- (PT-1) Paint finish
- (ST-TR1) Horizontal shade structure and trellis over partial roof areas of perimeter
- (ST-TR2) Vertical plant climbing trellis as privacy screen in perforated aluminium panel
- (SCR-1) Anodised aluminium operable facade screen

BASIX notes

NOTE: This reassessment is a result of changes to units Tower 1,04, A1.01, A1.02, A1.03, A1.04 & A1.05. These units have been reassessed. All other unit assessments remain as ABSA certificates on 6.6.2014.

Windows	Glass	Frame	U Value	SHGC	Detail
Custom	Double Glazed	Aluminium	4.07	0.29	U3.01
Generic	Single Low-e	Improved Aluminium	4.32	0.47	To all glazing of A1.01, A1.02, A1.03, A1.04 & A1.05
Generic	Single Low-e	Aluminium	5.32	0.47	To western entry door and side glazing to U1.01, all eastern glazing of U3.04, all western glazing of U4.01
Custom	Single 638 lam	Aluminium	5.89	0.78	To all other glazing

Window and skylight U and SHGC values, if specified, are according to NFRC 100. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Windows to be weatherstripped. Windows have been assessed as complying with AS2047

External Walls	Insulation	Colour - solar abs.	Detail
Hebel 75mm + air gap + PBD	R1.5	Light SA <0.475	To all hebel walls
Cavity Brick	R0.14 cellular + refl foil to both faces	Med SA 0.475-0.7	To Hatbox H1.01, H1.05, H1.6, H3.01
Cavity Brick	R1.14 or 32mm polystyrene + refl foil to both faces	Med SA 0.475-0.7	To Hatbox H1.02 (including wall to driveway), H1.03 (including wall to driveway), H1.04, H3.02, H3.03 and H3.04

Internal Walls	Insulation	Detail
Plasterboard studs	-	Internal To party walls

Floors	Insulation	Covering	Detail
200mm concrete to all levels	R0.5	Tiles/concrete	1.06, 3.01 & 3.04
200mm concrete	R1.0	Tiles/concrete	1.02, 1.03, 1.05 & 1.07
200mm concrete	R2.0	Tiles/concrete	A1.01, A1.02, A1.03, A1.04 & A1.05
200mm concrete	R3.5	Tiles/concrete	H1.01, H1.02, H1.03, H1.04, H3.02, H3.03 & H3.04
200mm concrete	Nil.	Tiles/concrete	To others

Ceilings	Insulation	Detail
Plasterboard	R1.0	To 20.01, 20.02, 20.03, 20.04, 20.05 & 20.06
Plasterboard	R1.5	To H3.02, H3.03
Plasterboard	R2.5	To H3.04

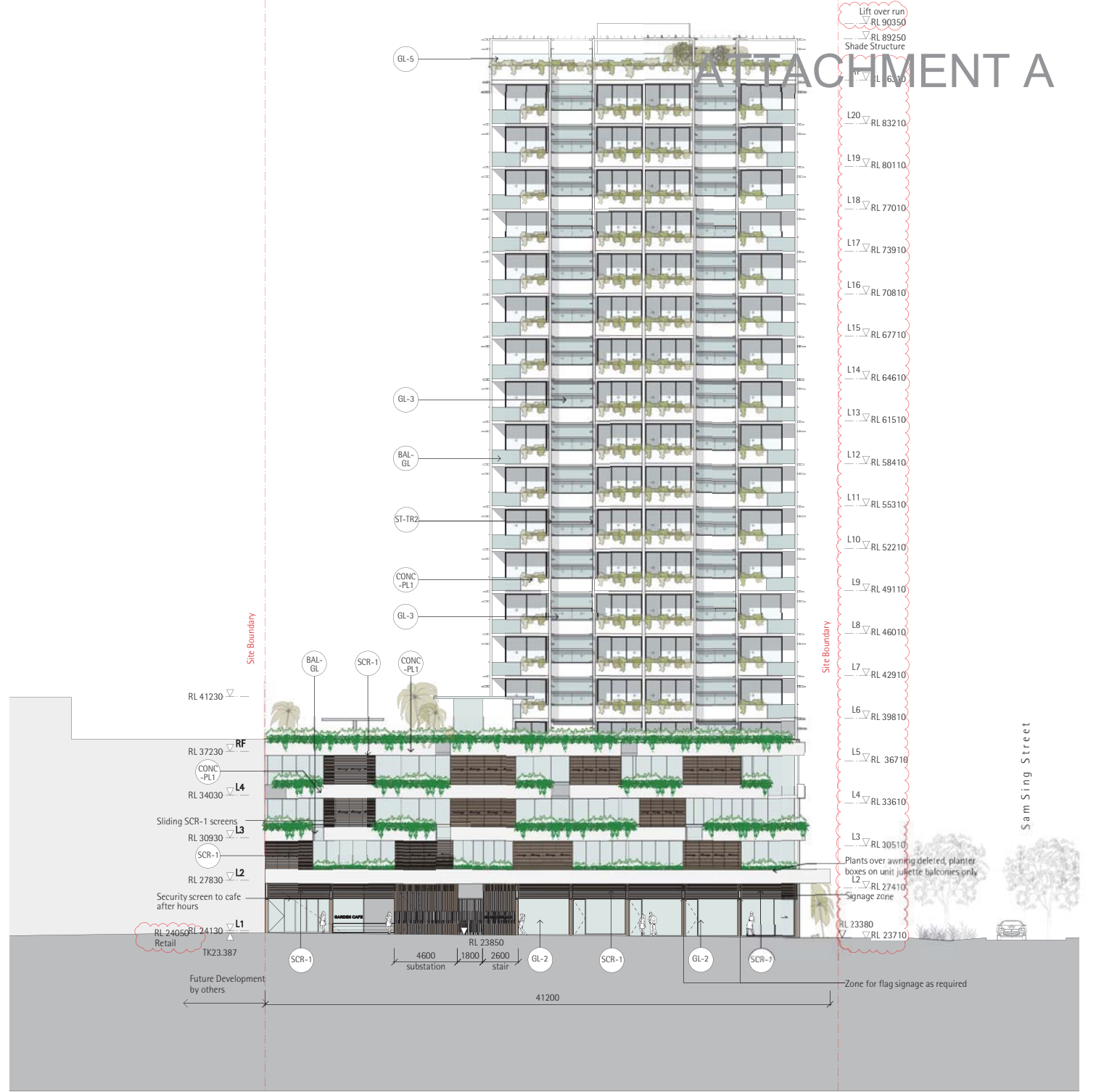
Roof	Insulation	Colour - solar abs.	Detail
200mm concrete - 500mm soil and 100mm soil over part of Archibald	R2.0	Med SA 0.475-0.7	As per plans and Main tower (under soil)

**Lighting**  
No downlights have been considered in this assessment

**Exhaust Fans**  
Exhaust fans have been included to the bathroom, laundry (where separate to the bathroom) and to the kitchens of each dwelling. Exhaust fans have been assessed as sealed.

Lift over run  
 RL 90350  
 RL 89250  
 Shade Structure  
 RL 6.10

# ATTACHMENT A



### Legend

- (AL-1) Perforated aluminium fence and gate to street
- (BAL-AL) Anodised aluminium balustrade to open walkway
- (BAL-GL) Glass balustrade
- (BR-1) Glazed brick wall, off white colour
- (BR-2) Glazed brick screen, off white colour
- (CONC-1) Off-form concrete wall
- (CONC-PL1) Pre fabricated concrete planter, with steel handrail
- (CONC-TR) Concrete column clad with climbing plant support trellis
- (GL-1) Floor to floor glazing with expressed insulated panel at slab edge. anodised aluminium framing, perforated and expanded aluminium anodised finish sunshading fins
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- (GL-3) Floor to floor glazing with insulated spandrel panel. Anodised aluminium framing and two perforated anodised sunshading fins.
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- (GL-5) Glazed wind-break
- (GL-6) Glazed entry gate
- (GL-7) Translucent glass panel with solid wall construction behind.
- (GL-8) Translucent glass spandrel at transfer beam
- (CFC-1) Pre-coloured fibre cement panel.
- (MSRY-1) Painted masonry spandrel to 1m, glazing with aluminium framing, high level painted masonry panel, single perforated and expanded aluminium anodised finish sunshading fin
- (PT-1) Paint finish
- (ST-TR1) Horizontal shade structure and trellis over partial roof areas of perimeter
- (ST-TR2) Vertical plant climbing trellis as privacy screen in perforated aluminium panel
- (SCR-1) Anodised aluminium operable facade screen

### BASIX notes

NOTE: This reassessment is a result of changes to unites Tower 1,04, A1.01, A1.02, A1.03, A1.04 & A1.05. These unites have been reassessed. All other unit assessments remain as ABSA certificates on 6.6.2014.

Windows	Glass	Frame	U Value	SHGC	Detail
Custom	Double Glazed	Aluminium	4.07	0.29	U3.01
Generic	Single Low-e	Improved	4.32	0.47	To all glazing of A1.01, A1.02, A1.03, A1.04 & A1.05
Generic	Single Low-e	Aluminium	5.32	0.47	To western entry door and side glazing to U1.01, all eastern glazing of U3.04, all western glazing of U4.01
Custom	Single 6.38 lam	Aluminium	5.89	0.78	To all other glazing

External Walls	Insulation	Colour - solar abs. Detail
Hebel 75mm + air gap + PBD	R1.5	Light SA <0.475 To all hebel walls
Cavity Brick	R0.14 cellular + refl foil to both faces	Med SA 0.475-0.7 To Hatbox H1.01, H1.05, H1.6, H3.01
Cavity Brick	R1.14 or 32mm polystyrene + refl foil to both faces	Med SA 0.475-0.7 To Hatbox H1.02 (including wall to driveway), H1.03 (including wall to driveway), H1.04, H3.02, H3.03 and H3.04

Internal Walls	Insulation	Detail
Plasterboard studs	-	Internal To party walls
Hebel	-	To party walls

Floors	Insulation	Covering	Detail
200mm concrete to all levels	R0.5	Tiles/concrete	1.06, 3.01 & 3.04
200mm concrete	R1.0	Tiles/concrete	1.02, 1.03, 1.05 & 1.07
200mm concrete	R3.0	Tiles/concrete	A1.01, A1.02, A1.03, A1.04 & A1.05
200mm concrete	R3.5	Tiles/concrete	H1.01, H1.02, H1.03, H1.04, H3.02, H3.03 & H3.04
200mm concrete	Nil.	Tiles/concrete	To others

Ceilings	Insulation	Detail
Plasterboard	R1.0	To 20.01, 20.02, 20.03, 20.04, 20.05 & 20.06
Plasterboard	R1.5	To H3.02, H3.03
Plasterboard	R2.5	To H3.04

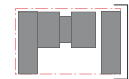
  

Roof	Insulation	Colour - solar abs. Detail
200mm concrete - 500mm soil and 100mm soil over part of Archibald	R2.0 to top of Hatbox and Main tower (under soil)	Med SA 0.475-0.7 As per plans

**Lighting**  
 No downlights have been considered in this assessment

**Exhaust Fans**  
 Exhaust fans have been included to the bathroom, laundry (where separate to the bathroom) and to the kitchens of each dwelling. Exhaust fans have been assessed as sealed.



Key Plan

0m 2m 4m 6m 8m 10m 20m 40m 60m 80m

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revision	date	drawn by	issue notes
DA1	14.05.20	SA/SC	DA
DA1	14.06.05	SA/SC	DA
DA1	14.06.12	SA/SC	DA
DA2	14.10.21	SA/SC	DA
DA3	15.01.12	SC/IB	DA
DA5	25.02.15	SC/IB	DA

notes  
 Do not scale, dimensions govern  
 All dimensions are in millimeters unless otherwise stated  
 All dimensions shall be verified on site by the builder

project  
 O'Dea Avenue Development  
 40a+40b O'Dea Avenue  
 Waterloo, NSW

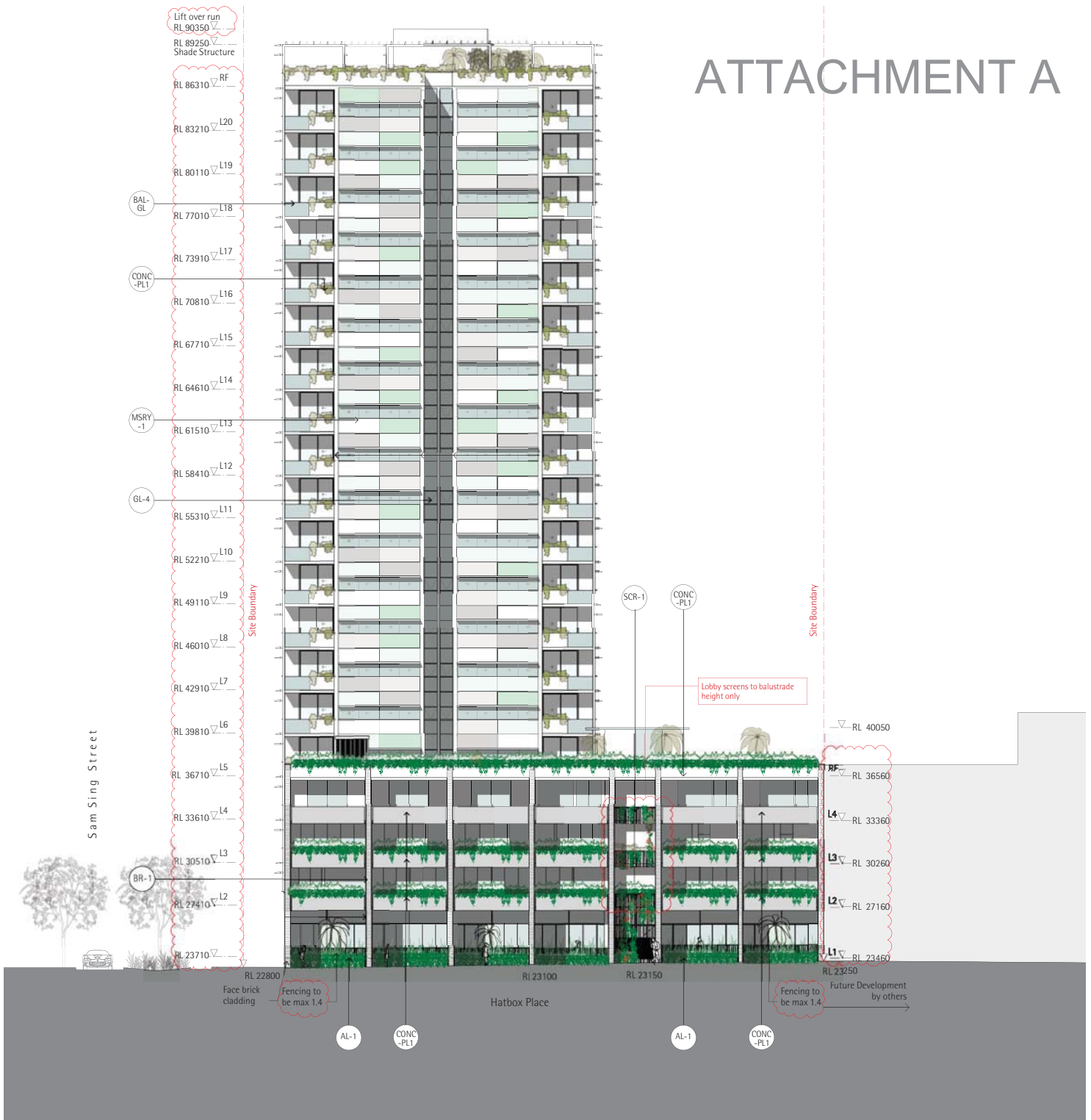
drawing title  
 North Elevation

scale  
 1:200@A2

drawing number  
 243\_202

revision  
 DA5

# ATTACHMENT A



### Legend

- AL-1** Perforated aluminium fence and gate to street
- BAL-AL** Anodised aluminium balustrade to open walkway
- BAL-GL** Glass balustrade
- BR-1** Glazed brick wall, off white colour
- BR-2** Glazed brick screen, off white colour
- CONC-1** Off-form concrete wall
- CONC-PL1** Pre fabricated concrete planter, with steel handrail
- CONC-TR** Concrete column clad with climbing plant support trellis
- GL-1** Floor to floor glazing with expressed insulated panel at slab edge. anodised aluminium framing, perforated and expanded aluminium anodised finish sunshading fins
- GL-2** Semi-frameless glass shopfront
- GL-3** Floor to floor glazing with insulated spandrel panel. Anodised aluminium framing and two perforated anodised sunshading fins.
- GL-4** Glazed floor to ceiling panels
- GL-5** Glazed wind-break
- GL-6** Glazed entry gate
- GL-7** Translucent glass panel with solid wall construction behind.
- GL-8** Translucent glass spandrel at transfer beam
- CFC-1** Pre-coloured fibre cement panel.
- MSRY-1** Painted masonry spandrel to 1m, glazing with aluminium framing, high level painted masonry panel, single perforated and expanded aluminium anodised finish sunshading fin
- PT-1** Paint finish
- ST-TR1** Horizontal shade structure and trellis over partial roof areas of perimeter
- ST-TR2** Vertical plant climbing trellis as privacy screen in perforated aluminium panel
- SCR-1** Anodised aluminium operable facade screen

### BASIX notes

NOTE: This reassessment is a result of changes to unites 1.04, A1.01, A1.02, A1.03, A1.04 & A1.05. These unites have been reassessed. All other unit assessments remain as ABSA certificates on 6.6.2014.

Windows	Glass	Frame	U Value	SHGC	Detail
Custom	Double Glazed	Aluminium	4.07	0.29	U3.01
Generic	Single Low-e	Improved	4.32	0.47	To all glazing of A1.01, A1.02, A1.03, A1.04 & A1.05
Generic	Single Low-e	Aluminium	5.32	0.47	To western entry door and side glazing to U1.01, all eastern glazing of U3.04, all western glazing of U4.01
Custom	Single 638 lam	Aluminium	5.89	0.78	To all other glazing

Window and skylight U and SHGC values, if specified, are according to NFRC 100. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Windows to be weatherstripped. Windows have been assessed as complying with AS2047

External Walls	Insulation	Colour - solar abs.	Detail
Hebel 75mm + air gap + PBD	R1.5	Light SA <0.475	To all hebel walls
Cavity Brick	R0.14 cellular + refl foil to both faces	Med SA 0.475-0.7	To Hatbox H1.01, H1.05, H1.6, H3.01
Cavity Brick	R1.14 or 32mm polystyrene + refl foil to both faces	Med SA 0.475-0.7	To Hatbox H1.02 (including wall to driveway), H1.03 (including wall to driveway), H1.04, H3.02, H3.03 and H3.04
Internal Walls	Insulation	Detail	
Plasterboard studs	-	Internal	
Hebel	-	To party walls	

Floors	Insulation	Covering	Detail
200mm concrete to all levels	R0.5	Tiles/concrete	1.06, 3.01 & 3.04
200mm concrete	R1.0	Tiles/concrete	1.02, 1.03, 1.05 & 1.07
200mm concrete	R3.0	Tiles/concrete	A1.01, A1.02, A1.03, A1.04 & A1.05
200mm concrete	R3.5	Tiles/concrete	H1.01, H1.02, H1.03, H1.04, H3.02, H3.03 & H3.04
200mm concrete	Nil.	Tiles/concrete	To others
Ceilings	Insulation	Detail	
Plasterboard	R1.0	To 20.01, 20.02, 20.03, 20.04, 20.05 & 20.06	
Plasterboard	R1.5	To H3.02, H3.03	
Plasterboard	R2.5	To H3.04	
Roof	Insulation	Colour - solar abs.	Detail
200mm concrete - 500mm soil and 100mm soil over part of Archibald	R2.0	Med SA 0.475-0.7	As per plans and Main tower (under soil)
Lighting	No downlights have been considered in this assessment		
Exhaust Fans	Exhaust fans have been included to the bathroom, laundry (where separate to the bathroom) and to the kitchens of each dwelling. Exhaust fans have been assessed as sealed.		



Key Plan

0m 2m 4m 6m 8m 10m 20m 40m 60m 80m

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reg 7342

revision	date	drawn by	issue notes
DA1	14.05.20	SA/SC	DA
DA1	14.06.05	SA/SC	DA
DA1	14.06.12	SA/SC	DA
DA2	14.10.21	SA/SC	DA
DA3	15.01.12	SC/JB	DA
DA5	25.02.15	SC/JB	DA

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project  
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40a+40b O'Dea Avenue  
Waterloo, NSW

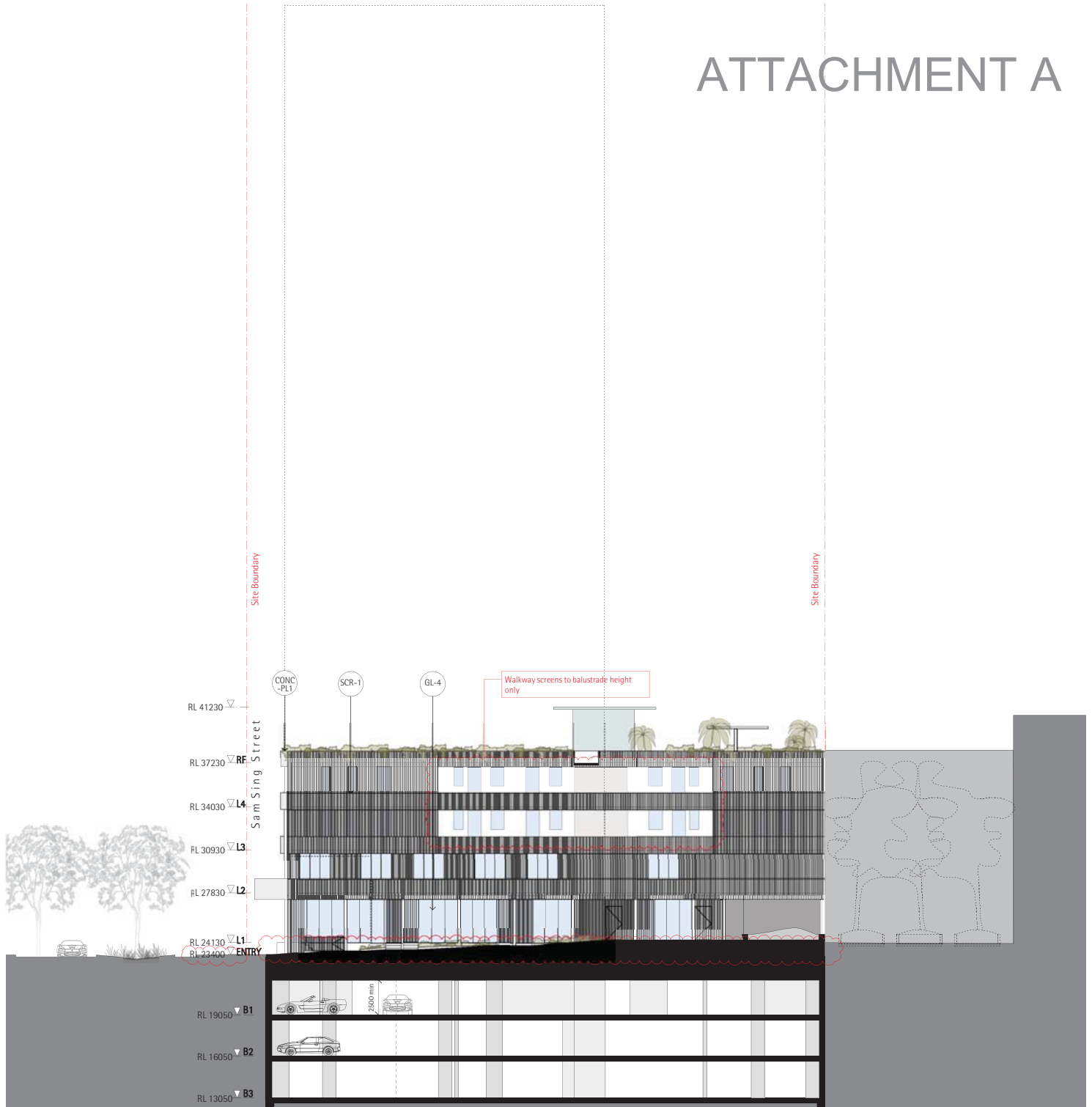
drawing title  
South Elevation

scale  
1:200@A2

drawing number  
243\_203

revision  
DA5

# ATTACHMENT A



### Legend

- AL-1** Perforated aluminium fence and gate to street
- BAL-AL** Anodised aluminium balustrade to open walkway
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### BASIX notes

NOTE: This reassessment is a result of changes to units Lower 1.04, A1.01, A1.02, A1.03, A1.04 & A1.05. These units have been reassessed. All other unit assessments remain as ABSA certificates on 6.6.2014.

Windows	Glass	Frame	U Value	SHGC	Detail
Custom	Double Glazed	Aluminium	4.07	0.29	U3.01
Generic	Single Low-e	Improved Aluminium	4.32	0.47	To all glazing of A1.01, A1.02, A1.03, A1.04 & A1.05
Generic	Single Low-e	Aluminium	5.32	0.47	To western entry door and side glazing to U1.01, all eastern glazing of U3.04, all western glazing of U4.01
Custom	Single 638 lam	Aluminium	5.89	0.78	To all other glazing

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Cavity Brick	R1.14 or 32mm polystyrene + refl foil to both faces	Med SA 0.475-0.7	To Hatbox H1.02 (including wall to driveway), H1.03 (including wall to driveway), H1.04, H3.02, H3.03 and H3.04
Internal Walls	Insulation	Detail	
Plasterboard studs	-	Internal	
Hebel	-	To party walls	

Floors	Insulation	Covering	Detail
200mm concrete to all levels	R0.5	Tiles/concrete	1.06, 3.01 & 3.04
200mm concrete	R1.0	Tiles/concrete	1.02, 1.03, 1.05 & 1.07
200mm concrete	R3.0	Tiles/concrete	A1.01, A1.02, A1.03, A1.04 & A1.05
200mm concrete	R3.5	Tiles/concrete	H1.01, H1.02, H1.03, H1.04, H3.02, H3.03 & H3.04
200mm concrete	Nil.	Tiles/concrete	To others

Ceilings	Insulation	Detail
Plasterboard	R1.0	To 20.01, 20.02, 20.03, 20.04, 20.05 & 20.06
Plasterboard	R1.5	To H3.02, H3.03
Plasterboard	R2.5	To H3.04

Roof	Insulation	Colour - solar abs.	Detail
200mm concrete - 500mm soil and 100mm soil over part of Archibald	R2.0 to top of Hatbox and Main tower (under soil)	Med SA 0.475-0.7	As per plans

**Lighting**  
No downlights have been considered in this assessment

**Exhaust Fans**  
Exhaust fans have been included to the bathroom, laundry (where separate to the bathroom) and to the kitchens of each dwelling. Exhaust fans have been assessed as sealed.

0m 2m 4m 6m 8m 10m 20m 40m 60m 80m

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revision	date	drawn by	issue notes
DA1	14.05.20	SAJSC	DA
DA1	14.06.05	SAJSC	DA
DA1	14.06.12	SAJSC	DA
DA2	14.06.21	SAJSC	DA
DA3	15.01.12	SCJJB	DA
DA5	25.02.15	SCJJB	DA

notes  
Do not scale, dimensions govern  
All dimensions are in millimetres unless otherwise stated  
All dimensions shall be verified on site by the builder

project  
O'Dea Avenue Development  
40a+40b O'Dea Avenue  
Waterloo, NSW

drawing title  
Internal South Elevation

scale  
1:200@A2

drawing number  
243\_204

revision  
DA5