

# **Attachment C**

**Architectural Drawings  
(Young Street North and Young Street  
South Buildings)**

# YOUNG STREET NORTH + YOUNG STREET SOUTH

DAHUA GROUP

SHEET NO.	SHEET NAME	REV	DATE
D1A.0000	GENERAL NOTES	1	11.01.23
D1A.0001	GENERAL NOTES	1	11.01.23
D1A.0002	GENERAL NOTES	1	11.01.23
D1A.0003	GENERAL NOTES	1	11.01.23
D1A.0004	GENERAL NOTES	1	11.01.23
D1A.0005	GENERAL NOTES	1	11.01.23
D1A.0006	GENERAL NOTES	1	11.01.23
D1A.0007	GENERAL NOTES	1	11.01.23
D1A.0008	GENERAL NOTES	1	11.01.23
D1A.0009	GENERAL NOTES	1	11.01.23
D1A.0010	GENERAL NOTES	1	11.01.23
D1A.0011	GENERAL NOTES	1	11.01.23
D1A.0012	GENERAL NOTES	1	11.01.23
D1A.0013	GENERAL NOTES	1	11.01.23
D1A.0014	GENERAL NOTES	1	11.01.23
D1A.0015	GENERAL NOTES	1	11.01.23
D1A.0016	GENERAL NOTES	1	11.01.23
D1A.0017	GENERAL NOTES	1	11.01.23
D1A.0018	GENERAL NOTES	1	11.01.23
D1A.0019	GENERAL NOTES	1	11.01.23
D1A.0020	GENERAL NOTES	1	11.01.23
D1A.0021	GENERAL NOTES	1	11.01.23
D1A.0022	GENERAL NOTES	1	11.01.23
D1A.0023	GENERAL NOTES	1	11.01.23
D1A.0024	GENERAL NOTES	1	11.01.23
D1A.0025	GENERAL NOTES	1	11.01.23
D1A.0026	GENERAL NOTES	1	11.01.23
D1A.0027	GENERAL NOTES	1	11.01.23
D1A.0028	GENERAL NOTES	1	11.01.23
D1A.0029	GENERAL NOTES	1	11.01.23
D1A.0030	GENERAL NOTES	1	11.01.23
D1A.0031	GENERAL NOTES	1	11.01.23
D1A.0032	GENERAL NOTES	1	11.01.23
D1A.0033	GENERAL NOTES	1	11.01.23
D1A.0034	GENERAL NOTES	1	11.01.23
D1A.0035	GENERAL NOTES	1	11.01.23
D1A.0036	GENERAL NOTES	1	11.01.23
D1A.0037	GENERAL NOTES	1	11.01.23
D1A.0038	GENERAL NOTES	1	11.01.23
D1A.0039	GENERAL NOTES	1	11.01.23
D1A.0040	GENERAL NOTES	1	11.01.23
D1A.0041	GENERAL NOTES	1	11.01.23
D1A.0042	GENERAL NOTES	1	11.01.23
D1A.0043	GENERAL NOTES	1	11.01.23
D1A.0044	GENERAL NOTES	1	11.01.23
D1A.0045	GENERAL NOTES	1	11.01.23
D1A.0046	GENERAL NOTES	1	11.01.23
D1A.0047	GENERAL NOTES	1	11.01.23
D1A.0048	GENERAL NOTES	1	11.01.23
D1A.0049	GENERAL NOTES	1	11.01.23
D1A.0050	GENERAL NOTES	1	11.01.23
D1A.0051	GENERAL NOTES	1	11.01.23
D1A.0052	GENERAL NOTES	1	11.01.23
D1A.0053	GENERAL NOTES	1	11.01.23
D1A.0054	GENERAL NOTES	1	11.01.23
D1A.0055	GENERAL NOTES	1	11.01.23
D1A.0056	GENERAL NOTES	1	11.01.23
D1A.0057	GENERAL NOTES	1	11.01.23
D1A.0058	GENERAL NOTES	1	11.01.23
D1A.0059	GENERAL NOTES	1	11.01.23
D1A.0060	GENERAL NOTES	1	11.01.23
D1A.0061	GENERAL NOTES	1	11.01.23
D1A.0062	GENERAL NOTES	1	11.01.23
D1A.0063	GENERAL NOTES	1	11.01.23
D1A.0064	GENERAL NOTES	1	11.01.23
D1A.0065	GENERAL NOTES	1	11.01.23
D1A.0066	GENERAL NOTES	1	11.01.23
D1A.0067	GENERAL NOTES	1	11.01.23
D1A.0068	GENERAL NOTES	1	11.01.23
D1A.0069	GENERAL NOTES	1	11.01.23
D1A.0070	GENERAL NOTES	1	11.01.23
D1A.0071	GENERAL NOTES	1	11.01.23
D1A.0072	GENERAL NOTES	1	11.01.23
D1A.0073	GENERAL NOTES	1	11.01.23
D1A.0074	GENERAL NOTES	1	11.01.23
D1A.0075	GENERAL NOTES	1	11.01.23
D1A.0076	GENERAL NOTES	1	11.01.23
D1A.0077	GENERAL NOTES	1	11.01.23
D1A.0078	GENERAL NOTES	1	11.01.23
D1A.0079	GENERAL NOTES	1	11.01.23
D1A.0080	GENERAL NOTES	1	11.01.23
D1A.0081	GENERAL NOTES	1	11.01.23
D1A.0082	GENERAL NOTES	1	11.01.23
D1A.0083	GENERAL NOTES	1	11.01.23
D1A.0084	GENERAL NOTES	1	11.01.23
D1A.0085	GENERAL NOTES	1	11.01.23
D1A.0086	GENERAL NOTES	1	11.01.23
D1A.0087	GENERAL NOTES	1	11.01.23
D1A.0088	GENERAL NOTES	1	11.01.23
D1A.0089	GENERAL NOTES	1	11.01.23
D1A.0090	GENERAL NOTES	1	11.01.23
D1A.0091	GENERAL NOTES	1	11.01.23
D1A.0092	GENERAL NOTES	1	11.01.23
D1A.0093	GENERAL NOTES	1	11.01.23
D1A.0094	GENERAL NOTES	1	11.01.23
D1A.0095	GENERAL NOTES	1	11.01.23
D1A.0096	GENERAL NOTES	1	11.01.23
D1A.0097	GENERAL NOTES	1	11.01.23
D1A.0098	GENERAL NOTES	1	11.01.23
D1A.0099	GENERAL NOTES	1	11.01.23
D1A.0100	GENERAL NOTES	1	11.01.23



302

## BASIX Summary of Commitments prepared by Stantec

Category	Item	Value
ENERGY	Basement	10000
	Level 1	10000
	Level 2	10000
	Level 3	10000
	Level 4	10000
	Level 5	10000
	Level 6	10000
	Level 7	10000
	Level 8	10000
	Level 9	10000
WATER	Basement	10000
	Level 1	10000
	Level 2	10000
	Level 3	10000
	Level 4	10000
	Level 5	10000
	Level 6	10000
	Level 7	10000
	Level 8	10000
	Level 9	10000
INDOOR AIR QUALITY	Basement	10000
	Level 1	10000
	Level 2	10000
	Level 3	10000
	Level 4	10000
	Level 5	10000
	Level 6	10000
	Level 7	10000
	Level 8	10000
	Level 9	10000

## RICHARDS & SPENCE

UPSTAIRS SHOP AND LAUNE, 46 JAMES ST  
 FORTITUDIN VALLEY  
 10000  
 TEL: +1 7657 0077  
 ADR@RICHARDSANDSPENCE.COM

PROJECT: 903 BOURKE ST, WATERLOO  
 CLIENT: DAHUA  
 STATUS: PRELIMINARY

TITLE: COVER PAGE  
 PROJECT DIRECTION: Approver  
 DRAWING NUMBER: D1.00.000

SCALE: @A1  
 PROJECT NUMBER: 1900015  
 REVISION: 7

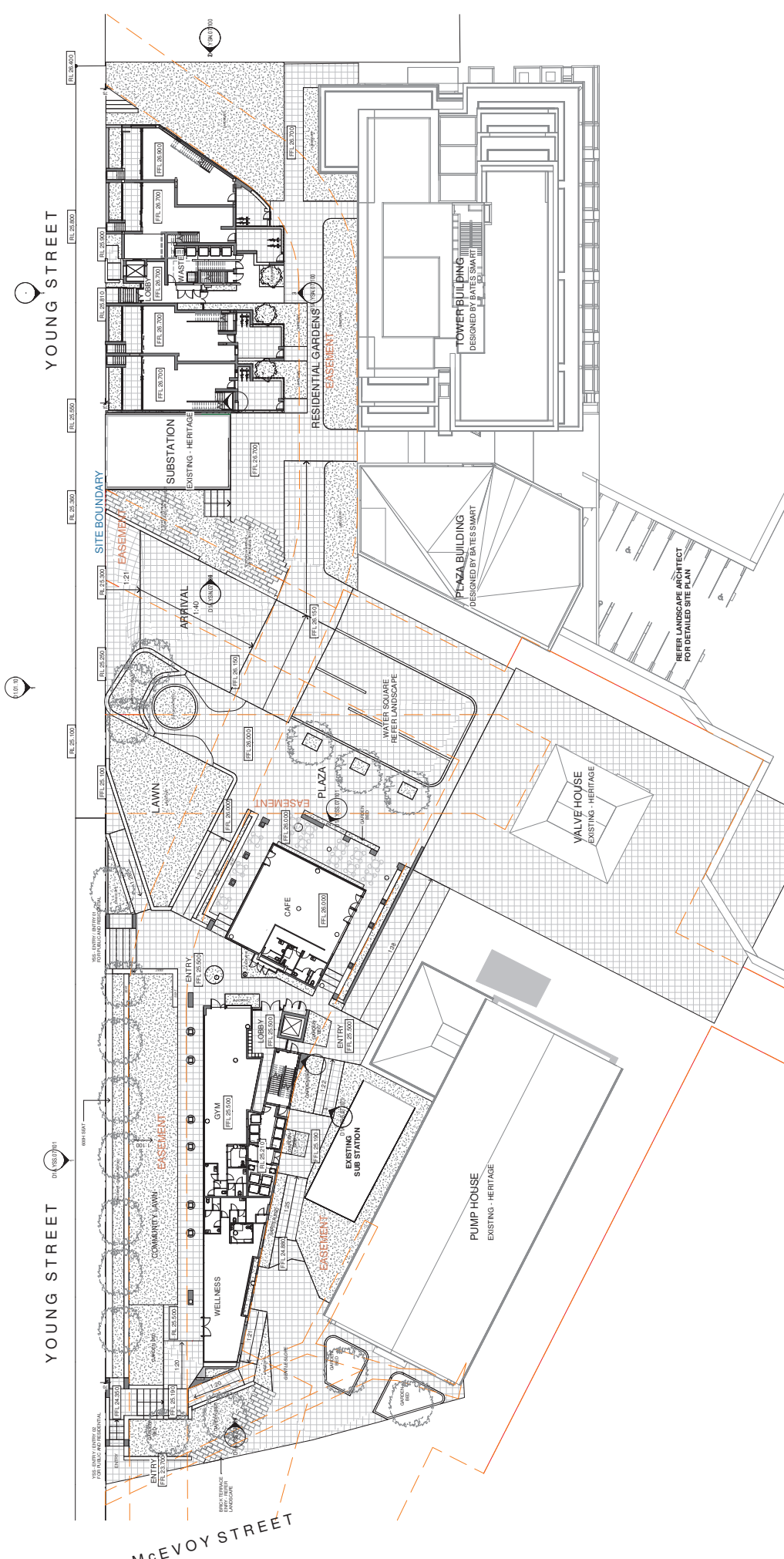


REV	DESCRIPTION	BY	DATE
1	DRAFT ISSUE	NG	22.10.21
2	FOR QA - RICHARDS AND SPENCE	NG	25.06.22
3	FOR QA - RICHARDS AND SPENCE	NG	13.10.22
4	ISSUE FOR DA - BR UPDATE	MP	09.01.23
5	ISSUE FOR DA - BR	MP	11.01.23
6	ISSUE FOR DA - BR	MP	11.01.23
7	ISSUE FOR DA - BR	MP	11.01.23

KEY PLAN

BY DATE

REV DESCRIPTION



YOUNG STREET

YOUNG STREET

McEvoy Street

303

PROJECT: 903 BOURKE ST, WATERLOO  
 CLIENT: DAHUA  
 STATUS: PRELIMINARY

TITLE: SITE PLAN  
 PROJECT DIRECTOR: Approver  
 DRAWING NUMBER: D1.01.100

SCALE: 1:250@A1  
 PROJECT NUMBER: 1900015  
 REVISION: 4

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SETOUT  
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
 WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
 LTD IS STRICTLY PROHIBITED  
 © COPYRIGHT RICHARDS AND SPENCE PTY LTD

RICHARDS & SPENCE  
 UPSTAIRS SHOP AND A/LANE, 46 JAMES ST  
 FORTITUDE VALLEY  
 TEL: +61 7 2577 0777  
 WWW.RICHARDSANDSPENCE.COM  
 ADR@RICHARDSANDSPENCE.COM

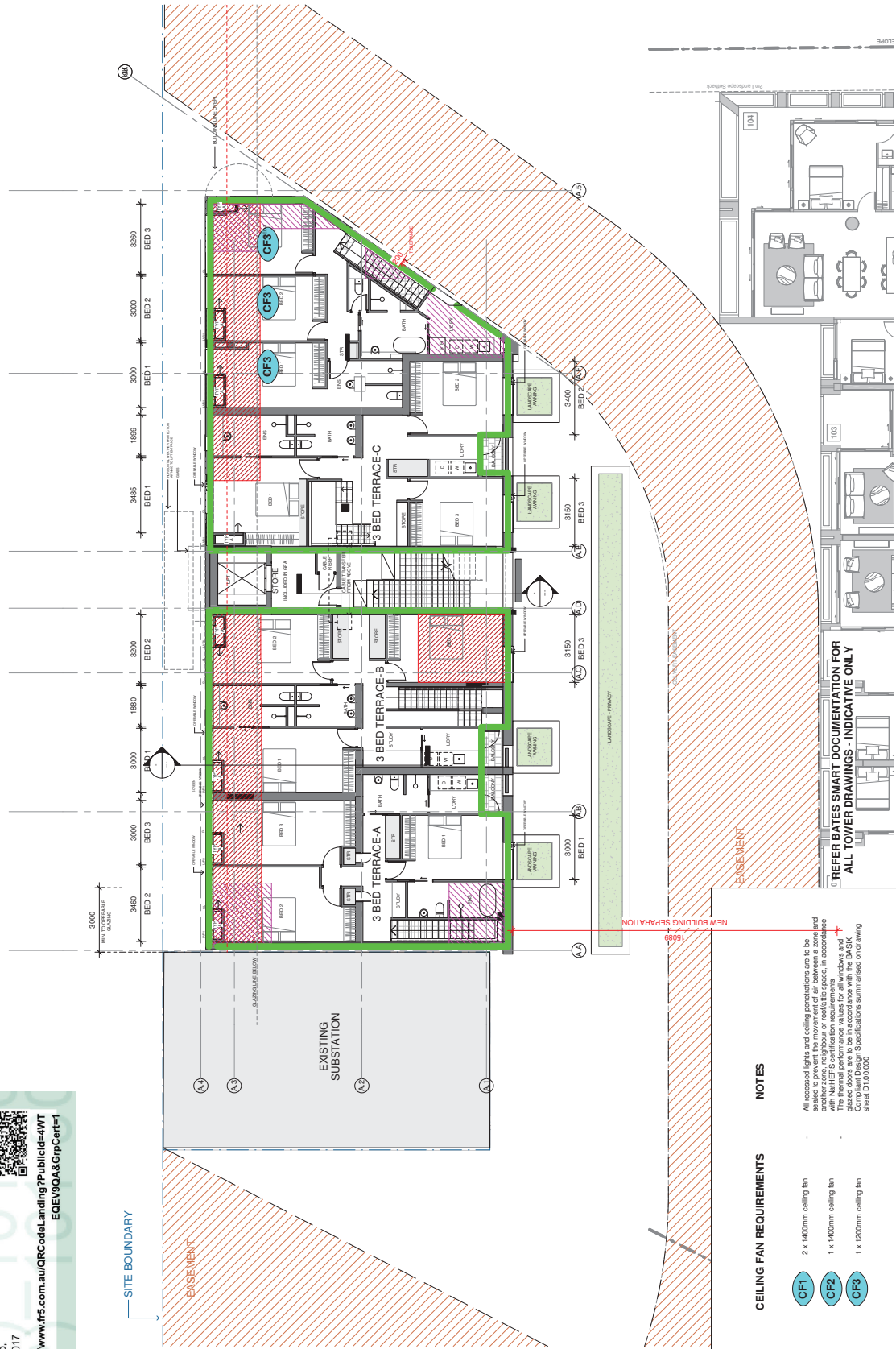






**Class 2 summary**  
**4WTEQE9QA 24/01/2023**  
 Assessor: **Juhi Banerji**  
 Accreditation No.: **DMN21/2042**  
 Address: **903-921 Bourke St, Waterloo, NSW, 2017**  
<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&GpCert=1>

**6.3** Average star rating  
**NATIONWIDE HOUSE ENERGY RATING SCHEME**  
[www.nathers.gov.au](http://www.nathers.gov.au)



### LEGEND - BASIX PLANS

INSULATION REQUIREMENTS	CEILING FAN REQUIREMENTS	NOTES
Total R5.0 to Roof/Ceiling	2 x 1400mm ceiling fan	All recessed lights and ceiling penetrations are to be sealed to prevent air leakage. All penetrations are to be sealed with NatHERS-certification requirements. The sealant used is to be in accordance with the BASIX Compliant Design Specifications summarised on drawing sheet D1101000.
Total R2.0 to SoH	1 x 1400mm ceiling fan	
Total R2.5 to External Walls Internal Walls As Per Acoustic Requirements	1 x 1200mm ceiling fan	

**REFER BATES SMART DRAWINGS - INDICATIVE ONLY**  
**ALL TOWER DRAWINGS - INDICATIVE ONLY**

**RICHARDS & SPENCE**  
 UPSTAIRS SHOP ANNADA LANE, 46 JAMES ST  
 FORTITUDE VALLEY  
 TEL: 61 7 257 0077  
 EMAIL: INFO@RICHARDSANDSPENCE.COM  
 AUSTIN@RICHARDSANDSPENCE.COM

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE	KEY PLAN	NORTHPOINT	TITLE
1	FORDIA, RICHMOND COUNCIL ISSUE FOR DA	MG	25.06.22	PROJECT	903 BOURKE ST, WATERLOO					LEVEL 1 PLAN
2	ISSUE FOR DA	MG	13.10.22	CLIENT	DAHUA					PROJECT DIRECTION
				STATUS	PRELIMINARY					APPROVER
				PROJECT NUMBER	1900015					SCALE
				DRAWING NUMBER	DTA.YSN.04.101					1 : 100@A1
				REVISION	2					



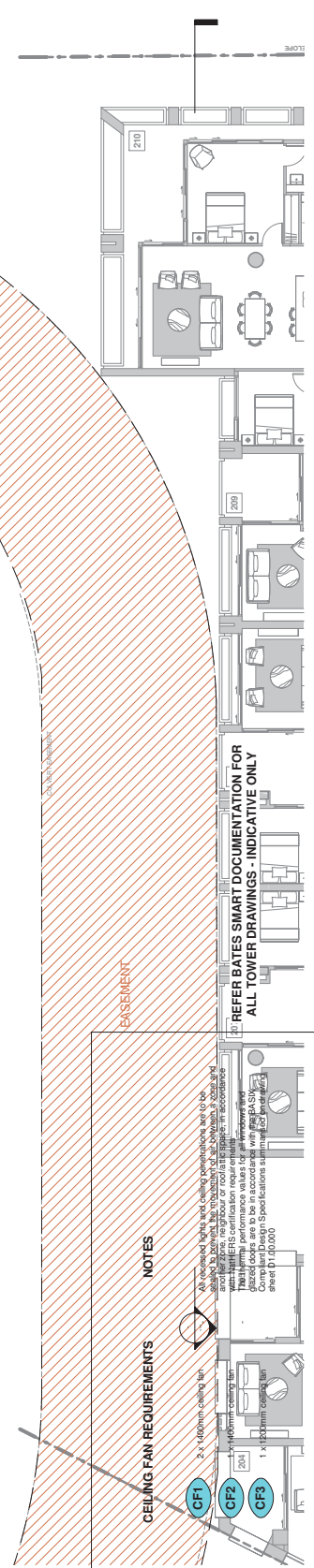
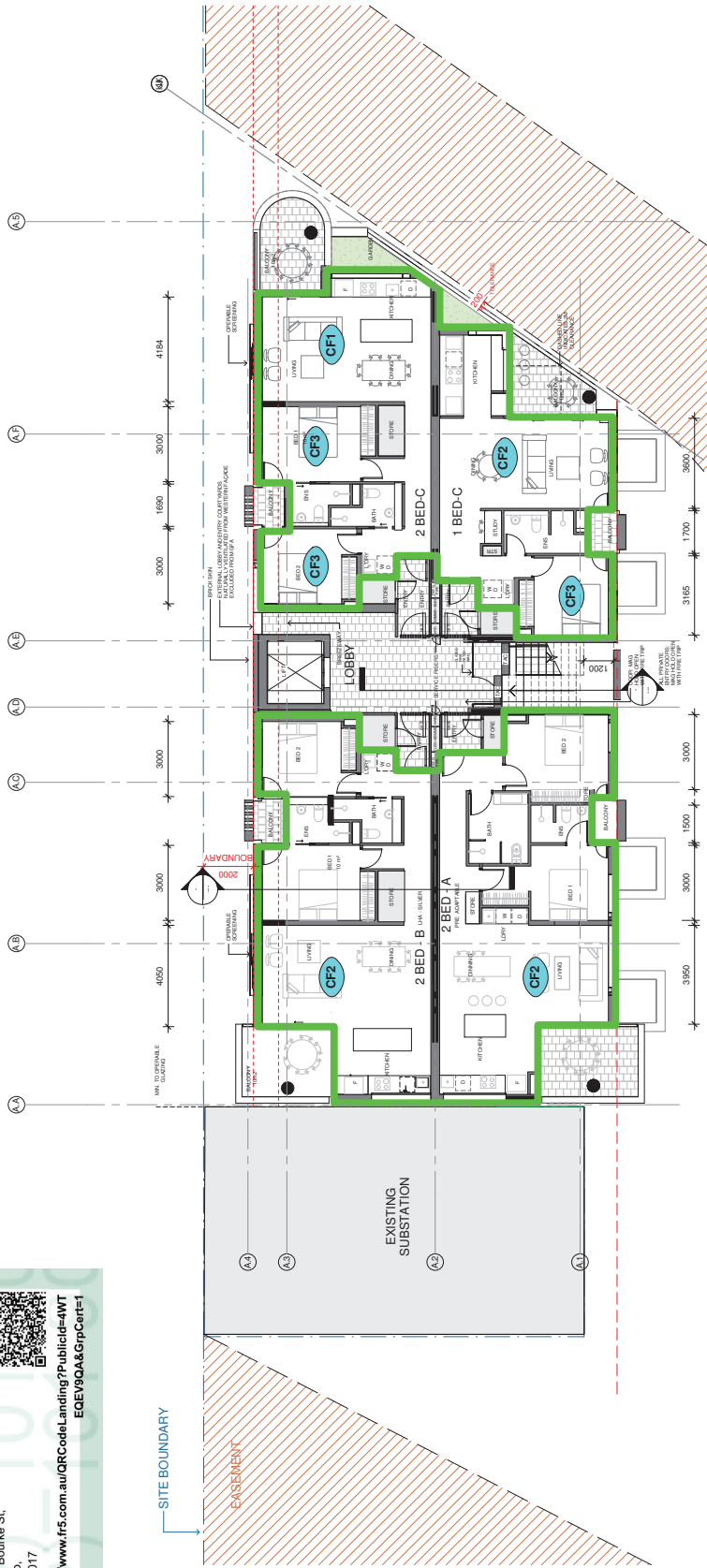
**Class 2 summary**  
**4WTEQE9QA 24/01/2023**  
 Assessor  
**Juhi Banerji**  
 Accreditation No. **DMN21/2042**  
 Address  
 903-921 Bourke St,  
 Waterloo,  
 NSW, 2017



<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&GpCert=1>



[www.nathers.gov.au](http://www.nathers.gov.au)



**LEGEND - BASIX PLANS**

**INSULATION REQUIREMENTS**

- Total R5.0 to Roof/Ceiling
- Total R2.0 to So/Fl
- Total R2.5 to External Walls

**Internal Walls As Per Acoustic Requirements**

**CEILING FAN REQUIREMENTS**

- 2 x 1400mm ceiling fan
- 1 x 1400mm ceiling fan
- 1 x 1500mm ceiling fan

**NOTES**

- All requested lights and ceiling penetrations are to be sealed with fire rated sealant, or fire rated acoustic sealant, or fire rated acoustic sealant.
- Where ERS certification is required, refer to the ERS certification for details.
- Refer to the design specifications for details of the acoustic sealant used in the walls.
- Composite Design Specifications submitted for this area (D:\1\0000)

REFER BASES SMART DOCUMENTATION FOR ALL TOWER DRAWINGS - INDICATIVE ONLY

**RICHARDS & SPENCE**

UPSTAIRS SHOP ANN LANE 46 JAMES ST  
 FORTITUDE VALLEY  
 QLD 4017  
 TEL: +61 7 2577 0077  
 WWW.RICHARDSANDSPENCE.COM  
 ADR@RICHARDSANDSPENCE.COM

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
1	FORNIA: REFER TO COUNCIL ISSUE FORNIA	MG	25.06.22	1	FORNIA: REFER TO COUNCIL ISSUE FORNIA	MG	19.03.22
2				2			

**PROJECT:** 903 BOURKE ST, WATERLOO  
**CLIENT:** DAHUA  
**STATUS:** PRELIMINARY

**TITLE:** TYPICAL PLAN - LVL 2  
**PROJECT DIRECTION:** Approver  
**SCALE:** 1:100@A1  
**PROJECT NUMBER:** 1900015  
**DRAWING NUMBER:** DTA\_VSN.04.102

**REVISION:** 2

**Class 2 summary**  
**4WTEQE9QA 24/01/2023**  
 Assessor: **Juhi Banerji**  
 Accreditation No.: **DMN21/2042**  
 Address: **903-921 Bourke St, Waterloo, NSW, 2017**  
<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&GpCert=1>

**6.3**  
**Average star rating**  
**NATIONWIDE HOUSE ENERGY RATING SCHEME**  
[www.nathers.gov.au](http://www.nathers.gov.au)




**LEGEND - BASIS PLANS**

**INSULATION REQUIREMENTS**

- Total R3.0 to Roof/Ceiling
- Total R2.0 to So/H
- Total R2.5 to External Walls

Internal Walls As Per Acoustic Requirements

**CEILING FAN REQUIREMENTS**

- 2 x 1400mm ceiling fan
- 1 x 1400mm ceiling fan
- 1 x 1300mm ceiling fan

**NOTES**

- All requested lights and ceiling penetrations are to be sealed per AS/NZS 3542.2:2018 for fire and smoke resistance and must have ERS certification.
- Refer to the ERS certification report for further details.
- Refer to the ERS certification report for further details.
- Refer to the ERS certification report for further details.
- Refer to the ERS certification report for further details.

**RICHARDS & SPENCE**

UPSTAIRS SHOP ANN LANE, 46 JAMES ST  
 FORTITUDE VALLEY  
 TEL: +61 7 257 0077  
 EMAIL: INFO@RICHARDSANDSPENCE.COM

**PROJECT:** 903 BOURKE ST, WATERLOO  
**CLIENT:** DAHUA  
**STATUS:** PRELIMINARY

**TITLE:** TYPICAL PLAN - LVL 3  
**SCALE:** 1:100@A1  
**PROJECT NUMBER:** 1900015  
**DRAWING NUMBER:** DTA.YSN.04.103  
**REVISION:** 3

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
1	FOR I.D. REFERRAL COUNCIL	MG	25.06.22	1	FOR I.D. REFERRAL COUNCIL	MG	25.06.22
2	FOR I.D. REFERRAL COUNCIL	MP	17.11.22	2	FOR I.D. REFERRAL COUNCIL	MP	17.11.22
3	ISSUE FOR I.D. - RR UPDATE	MP	17.11.22	3	ISSUE FOR I.D. - RR UPDATE	MP	17.11.22

**KEY PLAN**

**BY DATE**

**REV DESCRIPTION**

**REFER RATES SMART DOCUMENTATION FOR ALL TOWER DRAWINGS - INDICATIVE ONLY**



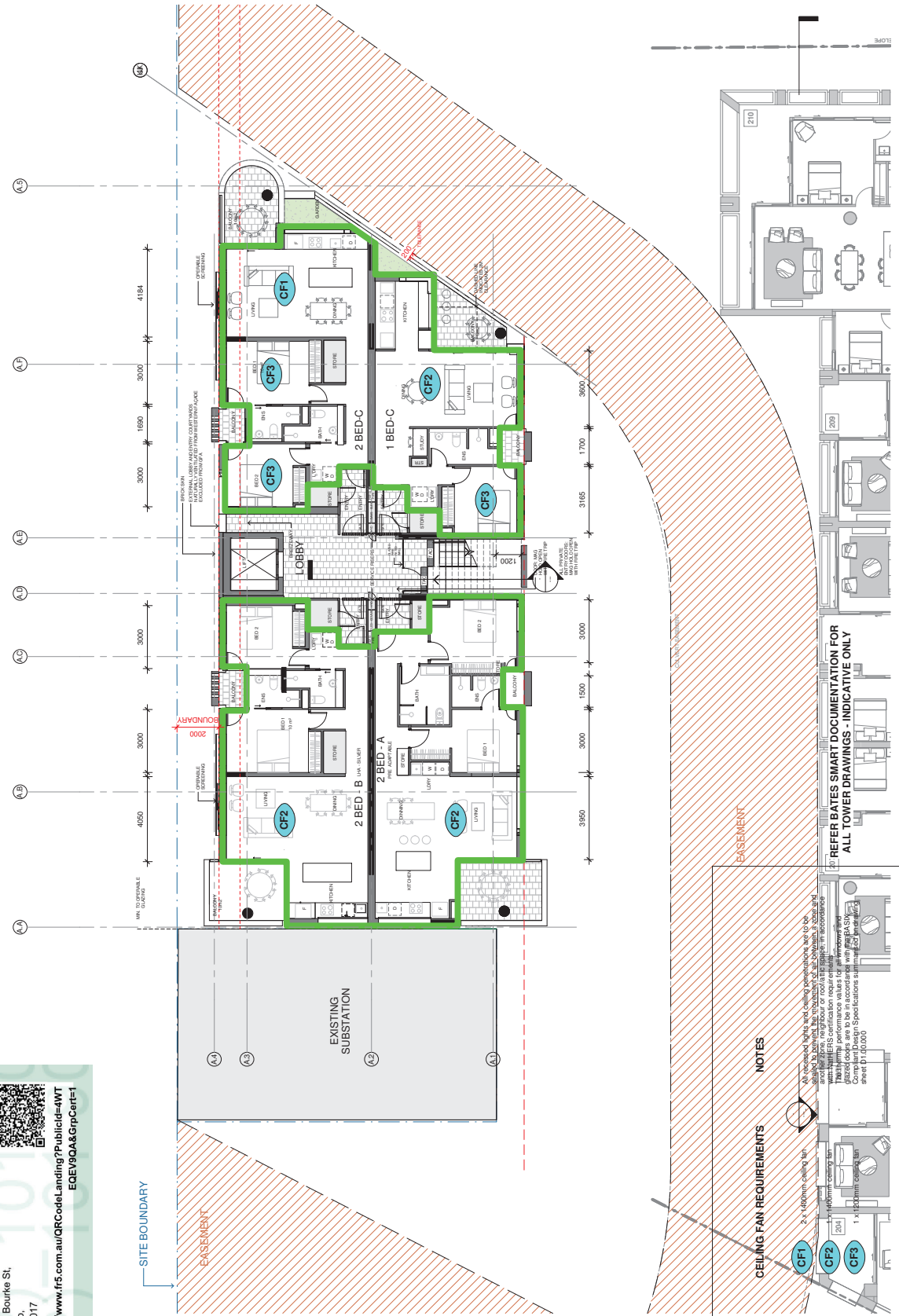


**Class 2 summary**  
**4WTEQE9QA 24/01/2023**

Assessor  
**Juhi Banerji**  
 Accreditation No. **DMN21/2042**  
 Address  
 903-921 Bourke St,  
 Waterloo,  
 NSW, 2017  
<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&GpCert=1>



**NATIONWIDE**  
 ENERGY RATING SCHEME  
 www.nathers.gov.au



**LEGEND - BASIS PLANS**

**INSULATION REQUIREMENTS**

- Total R5.0 to Roof/Ceiling
- Total R2.0 to SoH
- Total R2.5 to External Walls

Internal Walls As Per Acoustic Requirements

**CEILING FAN REQUIREMENTS**

- 2 x 1400mm ceiling fan
- 1 x 1400mm ceiling fan
- 1 x 1500mm ceiling fan

**NOTES**

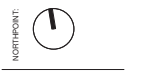
- All requested lights and ceiling penetrations are to be sealed with fire rated sealant, or fire rated acoustic sealant, or fire rated acoustic sealant with fire rated ERS certification, require enhanced fire rated ceiling penetrations to be used in accordance with the relevant fire rated ceiling penetrations. See the relevant fire rated ceiling penetrations for more information.
- Refer to the relevant fire rated ceiling penetrations for more information.
- Refer to the relevant fire rated ceiling penetrations for more information.
- Refer to the relevant fire rated ceiling penetrations for more information.

**RICHARDS & SPENCE**

UPSTAIRS SHOP ANN LANE, 46 JAMES ST  
 FORTITUDE VALLEY  
 QLD 4008  
 TEL: +61 7 257 0077  
 WWW.RICHARDSANDSPENCE.COM  
 ADR@RICHARDSANDSPENCE.COM

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
1	FOR LIAISON	MG	25/06/22	1	FOR LIAISON	MG	25/06/22
2	FOR LIAISON	MP	17/11/22	2	FOR LIAISON	MP	17/11/22
3	FOR LIAISON	MP	17/11/22	3	FOR LIAISON	MP	17/11/22
4	FOR LIAISON	MP	10/01/23	4	FOR LIAISON	MP	10/01/23

**PROJECT:** 903 BOURKE ST, WATERLOO  
**CLIENT:** DAHUA  
**STATUS:** PRELIMINARY



**TITLE:** TYPICAL PLAN - LVL 4  
**PROJECT DIRECTION:** Approver  
**SCALE:** 1 : 100@A1  
**PROJECT NUMBER:** 1900015  
**DRAWING NUMBER:** DTA.YSN.04.104  
**REVISION:** 4



**Class 2 summary**  
**4WTEQE9QA 24/01/2023**

**Assessor**  
**Accreditation No.** DMN/21/2042  
**Address**  
 903-921 Bourke St,  
 Waterloo,  
 NSW, 2017  
<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT EQE9QA&GpCert=1>

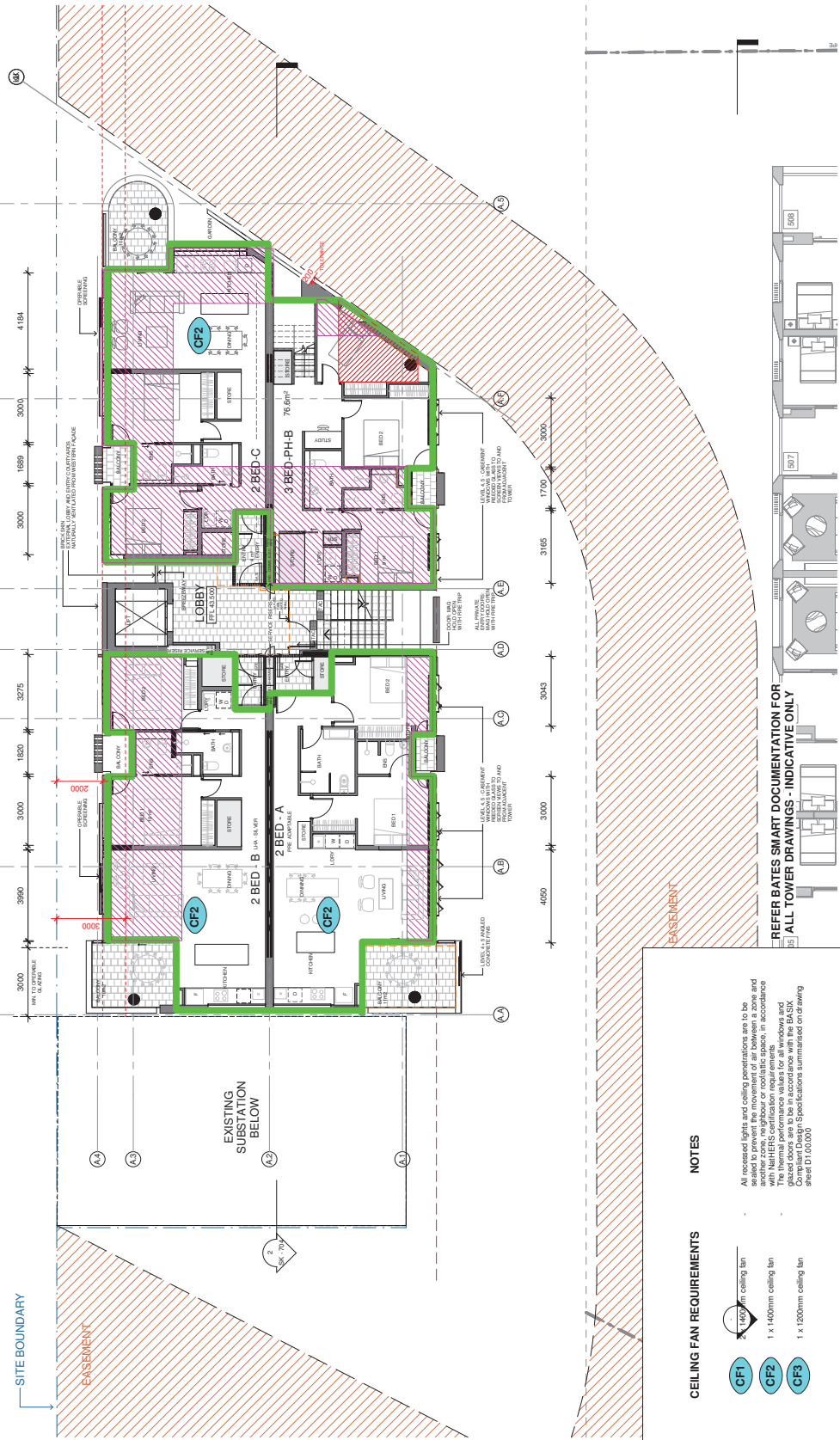


**Juhi Banerji**  
 Assessor

**Assessor Accreditation No.** DMN/21/2042

**Address**  
 903-921 Bourke St,  
 Waterloo,  
 NSW, 2017

<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT EQE9QA&GpCert=1>



### LEGEND - BASIX PLANS

**INSULATION REQUIREMENTS**

- Total R5.0 to Roof/Ceiling
- Total R2.0 to SoFl
- Total R2.5 to External Walls
- Internal Walls As Per Acoustic Requirements

**CEILING FAN REQUIREMENTS**

- CF1 1 x 100mm ceiling fan
- CF2 1 x 140mm ceiling fan
- CF3 1 x 120mm ceiling fan

**NOTES**

All recessed lights and ceiling penetrations are to be sealed to prevent air leakage between zones and adjacent rooms. All doors and windows are to be sealed with NatHERS certification requirements. The total floor area is to be assessed with the BASIX Compliant Design Specifications summarised on drawing sheet D1/10/000.

**REFER BATES SMART DOCUMENTATION FOR ALL TOWER DRAWINGS - INDICATIVE ONLY**

<b>REV</b>	<b>DESCRIPTION</b>	<b>BY</b>	<b>DATE</b>	<b>REV</b>	<b>DESCRIPTION</b>	<b>BY</b>	<b>DATE</b>	<b>KEY PLAN</b>	<b>PROJECT:</b> 903 BOURKE ST, WATERLOO
1	FORDIA, RICHARDS & SPENCE	MG	25/02/22						<b>TITLE:</b> LEVEL 5 PLAN
2	ISSUE FOR D.A.	MG	11/01/23						<b>PROJECT DIRECTION:</b> Approver
3	ISSUE FOR D.A.	MP	10/01/23						<b>APPROVER:</b> DTA.YSN.04.105
4	ISSUE FOR D.A.	MP	11/01/23						<b>DRAWING NUMBER:</b> 1900015
									<b>REVISION:</b> 4

**RICHARDS & SPENCE**  
 UPSTAIRS SHOP AND LANE, 46 JAMES ST  
 FORTITUDE VALLEY  
 QUEENSLAND 4007  
 TEL: +61 7 2571 0777  
 WWW.RICHARDSANDSPENCE.COM  
 ADR@RICHARDSANDSPENCE.COM

**Class 2 summary**  
**4WTEQE9QA 24/01/2023**

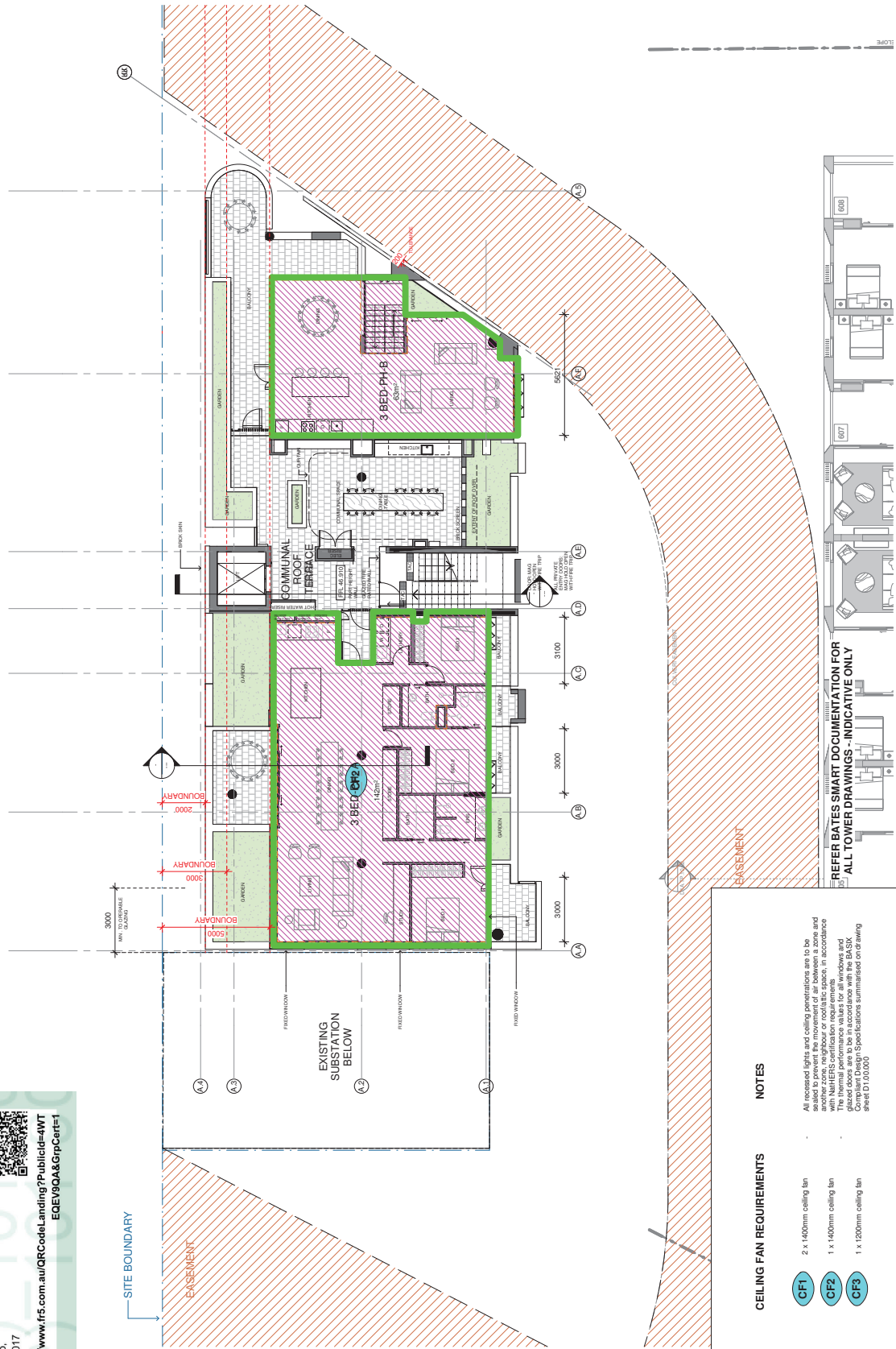
Assessor  
**Juhi Banerji**  
 Accreditation No. **DMN21/2042**

Address  
**903-921 Bourke St,  
 Waterloo,  
 NSW, 2017**

<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&GpCert=1>

**6.3**  
**Average star rating**

**NATIONWIDE ENERGY RATING SCHEME**  
[www.nathers.gov.au](http://www.nathers.gov.au)

### LEGEND - BASIX PLANS

INSULATION REQUIREMENTS	CEILING FAN REQUIREMENTS	NOTES
Total R5.0 to Roof/Ceiling	2 x 1400mm ceiling fan	All recessed lights and ceiling penetrations are to be sealed to prevent air leakage between zones and shall be protected with a fire rated membrane in accordance with NatHERS certification requirements. The ceiling fans are to be installed in accordance with the BASIX Compliant Design Specifications summarised on drawing sheet D11010000
Total R2.0 to SoFH	1 x 1400mm ceiling fan	
Total R2.5 to External Walls Internal Walls As Per Acoustic Requirements	1 x 1200mm ceiling fan	

**REFER BATES SMART DOCUMENTATION FOR ALL TOWER DRAWINGS - INDICATIVE ONLY**

<b>REV</b>	<b>DESCRIPTION</b>	<b>BY</b>	<b>DATE</b>	<b>REV</b>	<b>DESCRIPTION</b>	<b>BY</b>	<b>DATE</b>	<b>REV</b>	<b>DESCRIPTION</b>	<b>BY</b>	<b>DATE</b>
1	FORDIA, RICHARDS & SPENCE	MP	25/02/22	1	FORDIA, RICHARDS & SPENCE	MP	25/02/22	1	FORDIA, RICHARDS & SPENCE	MP	25/02/22
2	FORDIA, RICHARDS & SPENCE	MP	10/12/23	2	FORDIA, RICHARDS & SPENCE	MP	10/12/23	2	FORDIA, RICHARDS & SPENCE	MP	10/12/23
3	FORDIA, RICHARDS & SPENCE	MP	10/12/23	3	FORDIA, RICHARDS & SPENCE	MP	10/12/23	3	FORDIA, RICHARDS & SPENCE	MP	10/12/23
4	FORDIA, RICHARDS & SPENCE	MP	11/01/23	4	FORDIA, RICHARDS & SPENCE	MP	11/01/23	4	FORDIA, RICHARDS & SPENCE	MP	11/01/23

<b>TITLE:</b>	LEVEL 6 PLAN	<b>PROJECT:</b>	903 BOURKE ST, WATERLOO
<b>SCALE:</b>	1 : 100@A1	<b>CLIENT:</b>	DAHUA
<b>PROJECT NUMBER:</b>	1900015	<b>STATUS:</b>	PRELIMINARY
<b>DRAWING NUMBER:</b>	DTA.YSN.04.106	<b>KEY PLAN:</b>	

**REVISIONS:**

NO. | DATE | BY | DESCRIPTION

1 | 25/02/22 | MP | FORDIA, RICHARDS & SPENCE

2 | 10/12/23 | MP | FORDIA, RICHARDS & SPENCE

3 | 10/12/23 | MP | FORDIA, RICHARDS & SPENCE

4 | 11/01/23 | MP | FORDIA, RICHARDS & SPENCE

**NOTES:**

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET-OUT

ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY LTD IS STRICTLY PROHIBITED

© COPYRIGHT RICHARDS AND SPENCE PTY LTD

**RICHARDS & SPENCE**

UPSTAIRS SHOP ANN LANE, 46 JAMES ST  
 FORTITUDE VALLEY  
 QUEENSLAND 4007  
 TEL: +61 7 2577 0077  
 WWW.RICHARDSANDSPENCE.COM  
 ADR@RICHARDSANDSPENCE.COM



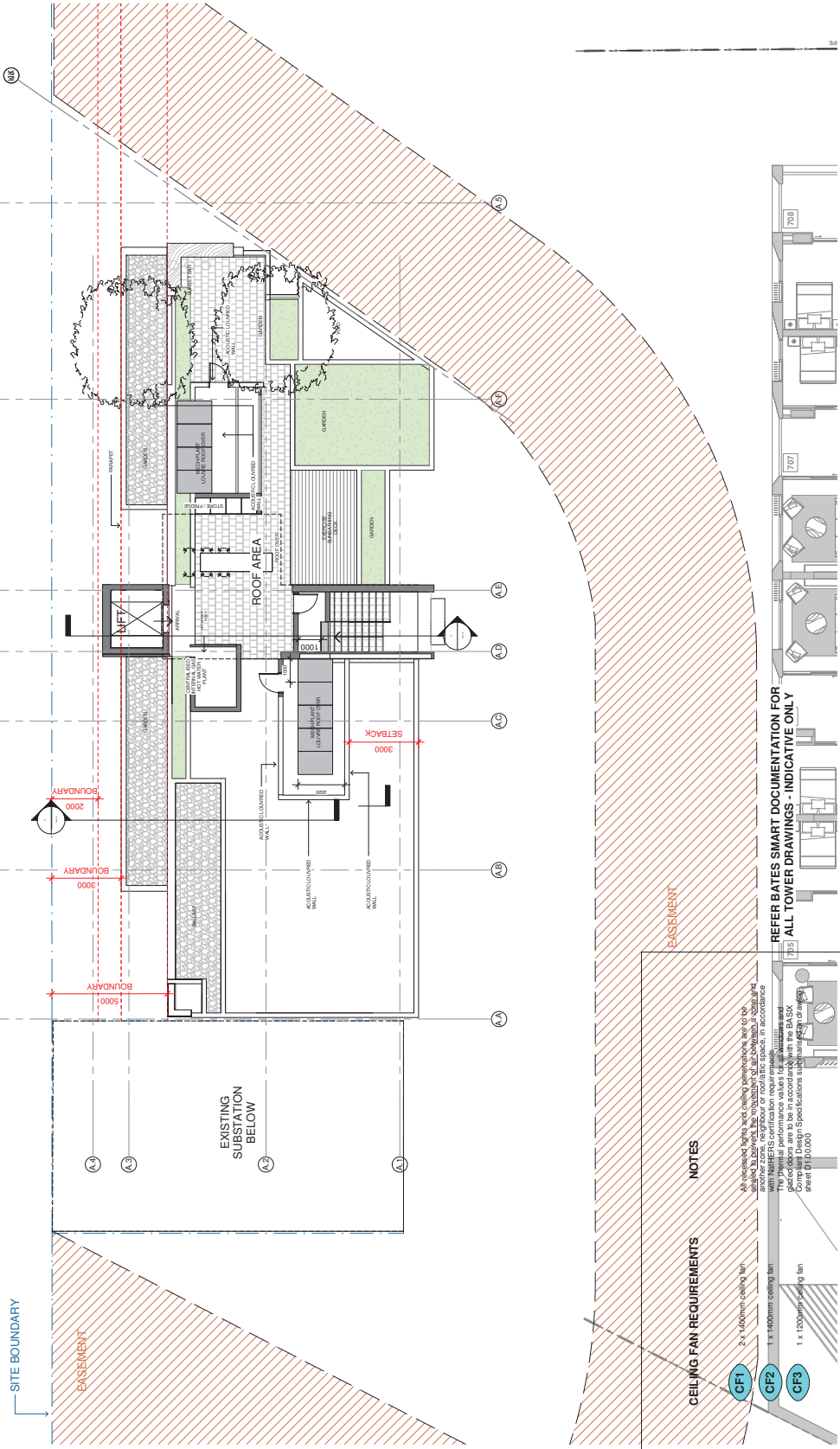


Class 2 summary  
4WTEQEV9QA 24/01/2023

Assessor  
Accreditation No.   
Address  
Juhi Banerji  
DMN21/2042  
903-921 Bourke St,  
Waterloo,  
NSW, 2017



https://www.fr5.com.au/QRCodeLanding?PublicId=4WT  
EDEV9QA&GrpCert=1



### LEGEND - BASIX PLANS

	Total R5.0 to Roof/Ceiling
	Total R2.0 to SoH
	Total R2.5 to External Walls

Internal Walls As Per Acoustic Requirements

#### INSULATION REQUIREMENTS

#### CEILING FAN REQUIREMENTS

- CF1 2 x 1400mm ceiling fan
- CF2 1 x 1400mm ceiling fan
- CF3 1 x 1200mm ceiling fan

#### NOTES

- All recessed lights and ceiling penetrations are to be sealed per AS/NZS 2917.1 or AS/NZS 2917.2.
- With NABERS certification, require separate documents for BASIX requirements per the various standards in the BASIX Compliant Design Specifications submission (in or with sheet D1010000).

#### REV DESCRIPTION

REV	DESCRIPTION	BY	DATE	REV DESCRIPTION	BY	DATE
1	FOR L&C REFERRAL COUNCIL	MG	25/08/22			
2	ISSUE FOR DA - RIR	MP	13/01/23			
3						

#### BY DATE

REV	DESCRIPTION	BY	DATE

#### KEY PLAN

#### REFER BATES SMART DOCUMENTATION FOR ALL TOWER DRAWINGS - INDICATIVE ONLY

**6.3**  
Average star rating

**NATIONWIDE HOUSE ENERGY RATING SCHEME**  
www.nahrs.gov.au

**Class 2 summary**  
4WTEQE9QA 24/01/2023

Assessor  
Accreditation No. DMN21/2042  
Address  
903-921 Bourke St,  
Waterloo,  
NSW, 2017

Juhi Banerji

<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&GppCert=1>

YOUNG STREET

FOOTPATH

SITE BOUNDARY

ENTRY COURT

COMMUNITY LANE

FOOTPATH

WELLNESS  
1130ft<sup>2</sup>

LOBBY  
150ft<sup>2</sup>

GYM  
118ft<sup>2</sup>

GREASE TRAP  
5,000 L CAPACITY

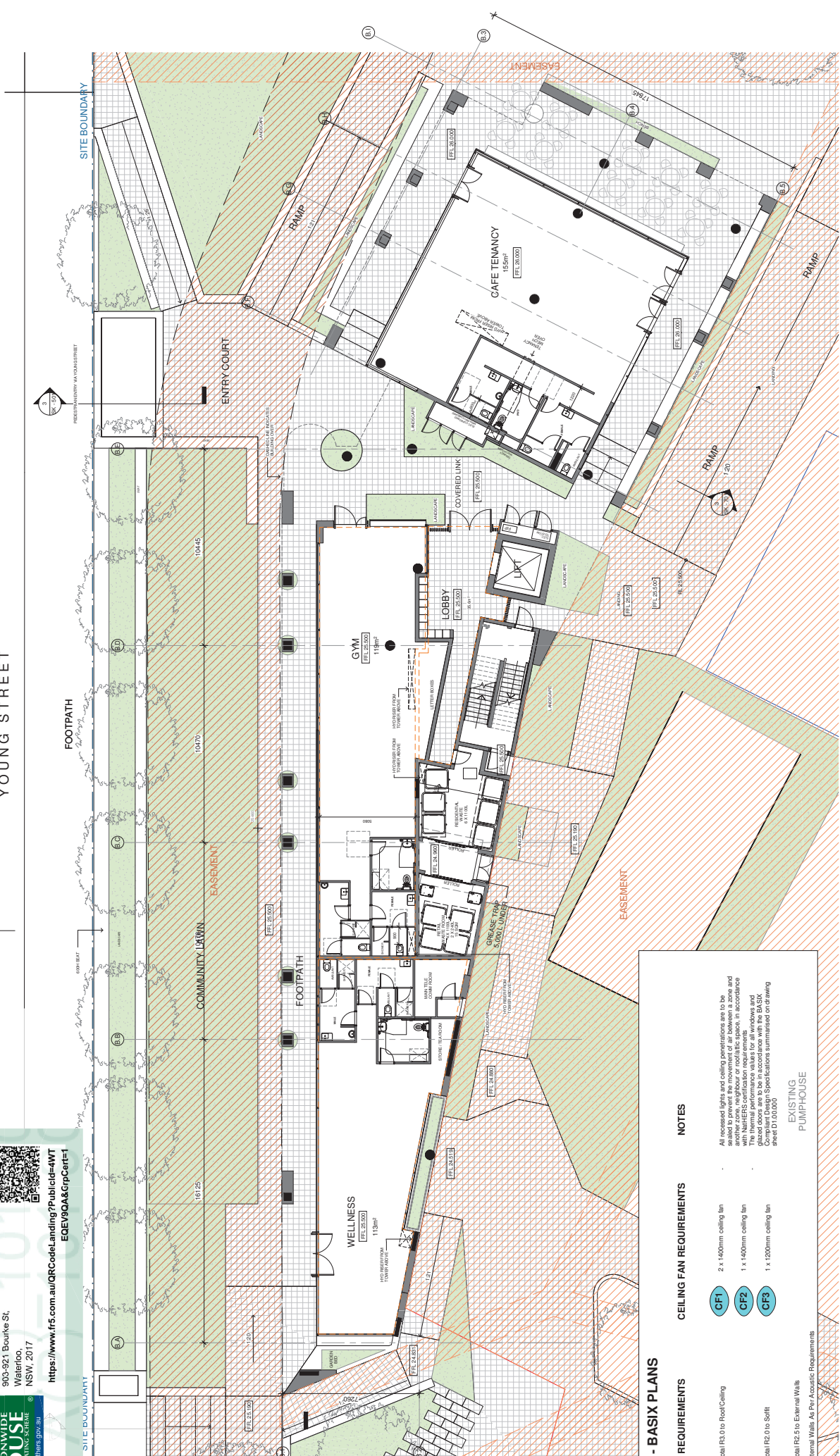
CAFE TENANCY  
150ft<sup>2</sup>

EASEMENT

EASEMENT

**LEGEND - BASIX PLANS**

- INSULATION REQUIREMENTS**
- Total R3.0 to Roof/Ceiling
  - Total R2.0 to SoH
  - Total R2.5 to External Walls
  - Internal Walls As Per Acoustic Requirements
- CEILING FAN REQUIREMENTS**
- CF1 2 x 1400mm ceiling fan
  - CF2 1 x 1400mm ceiling fan
  - CF3 1 x 1200mm ceiling fan
- NOTES**
- All recessed lights and ceiling penetrations are to be sealed to prevent rain or moisture ingress and comply with NatHERS certification requirements. The ceiling penetrations are to be sealed with the BASIX Compliant Design Specifications summarised on drawing sheet D100000
- EXISTING PUMPHOUSE**



TITLE:	GROUND FLOOR PLAN
PROJECT DIRECTOR:	Approver
SCALE:	1:100@A1
PROJECT NUMBER:	1900015
DRAWING NUMBER:	DTA_YSS.04.100
CLIENT:	DAHUA
STATUS:	PRELIMINARY
PROJECT:	903 BOURKE ST, WATERLOO
NORTHPOINT:	
KEY PLAN:	
BY DATE:	
REV DESCRIPTION:	
BY DATE:	
REV DESCRIPTION:	
1	FORDA, RICHARD COUNCIL
2	15/01/23
3	ISSUE FOR DA - RR
4	15/01/23
5	15/01/23

**RICHARDS & SPENCE**

UPSTAIRS SHOP AND LAKE, 46 JAMES ST  
PORTLAND VALLEY  
VIC 3207  
TEL: +61 7 5257 0077  
WWW.RICHARDSANDSPENCE.COM  
ARJAN@RICHARDSANDSPENCE.COM

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SETOUT  
ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
LTD IS STRICTLY PROHIBITED  
© COPYRIGHT RICHARDS AND SPENCE PTY LTD

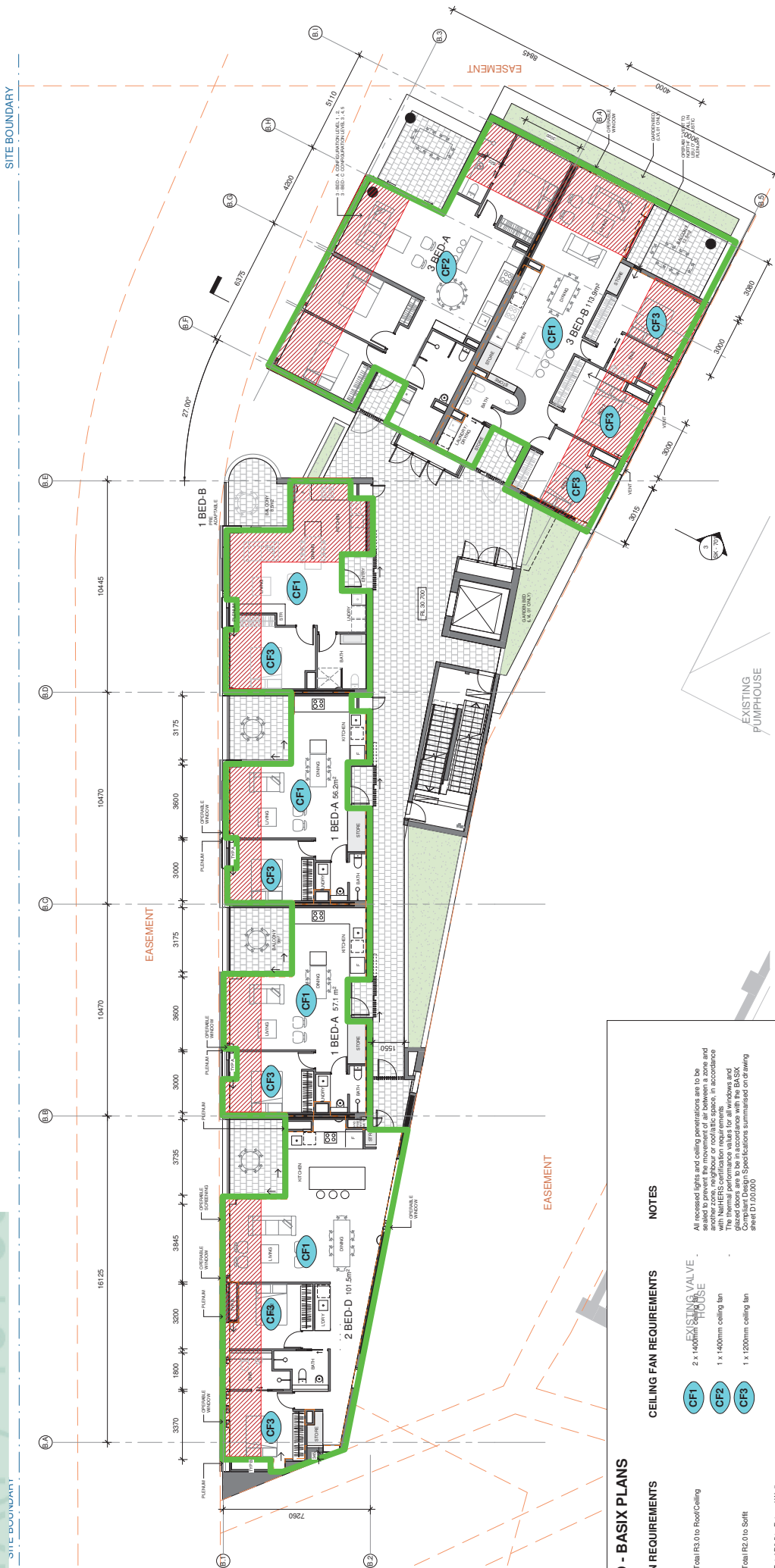
**6.3**  
Average star rating

**NATIONWIDE ENERGY RATING SCHEME**  
www.nathers.gov.au

**Class 2 summary**  
4WTEQE9QA 24/01/2023

Assessor  
Accreditation No. DMN21/2042  
Address  
903-921 Bourke St,  
Waterloo,  
NSW, 2017

Juhi Banerji  
https://www.fr5.com.au/QRCodeLanding?PublicId=4WT  
EDEV9QA&GpCert=1



313

### LEGEND - BASIX PLANS

INSULATION REQUIREMENTS	CEILING FAN REQUIREMENTS	NOTES
Total R5.0 to Roof/Ceiling	EXISTING VALVE HOUSE	All recessed lights and ceiling penetrations are to be sealed to prevent moisture ingress between zones and between roof lights or roof lights between zones and with NatHERS certification requirements. The total ceiling area to be sealed must be noted on the BASIX Compliant Design Specifications summarised on drawing sheet D100000.
Total R5.0 to SoFH	1 x 1400mm ceiling fan	
Total R2.5 to External Walls Internal Walls As Per Acoustic Requirements	1 x 1200mm ceiling fan	

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
1	FORDIA, RICHARDS & SPENCE	MP	25.06.22	1	903 BOURKE ST, WATERLOO	DAHUA	25.06.22	1	TYPICAL PLAN - LVL 1	DAHUA	25.06.22
2	ISSUE FOR DA - RR	MP	11.01.23	2	CLIENT:	DAHUA	11.01.23	2	PROJECT DIRECTOR	DAHUA	11.01.23
3	ISSUE FOR DA - RR	MP	11.01.23	3	STATUS:	PRELIMINARY	11.01.23	3	APPROVER	DAHUA	11.01.23

PROJECT: 903 BOURKE ST, WATERLOO  
CLIENT: DAHUA  
STATUS: PRELIMINARY

TITLE: TYPICAL PLAN - LVL 1  
SCALE: 1:100@A1  
PROJECT NUMBER: 1900015  
DRAWING NUMBER: DTA\_YSS.04.101  
APPROVER: DAHUA

REVISION: 3

**RICHARDS & SPENCE**

UPSTAIRS SHOP AND LANE, 46 JAMES ST  
FORTITUDE VALLEY  
QLD 4006  
TEL: 61 7 2577 0077  
WWW.RICHARDSANDSPENCE.COM  
ADMIN@RICHARDSANDSPENCE.COM

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SETOUT  
ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
© COPYRIGHT RICHARDS AND SPENCE PTY LTD



**6.3**  
Average star rating

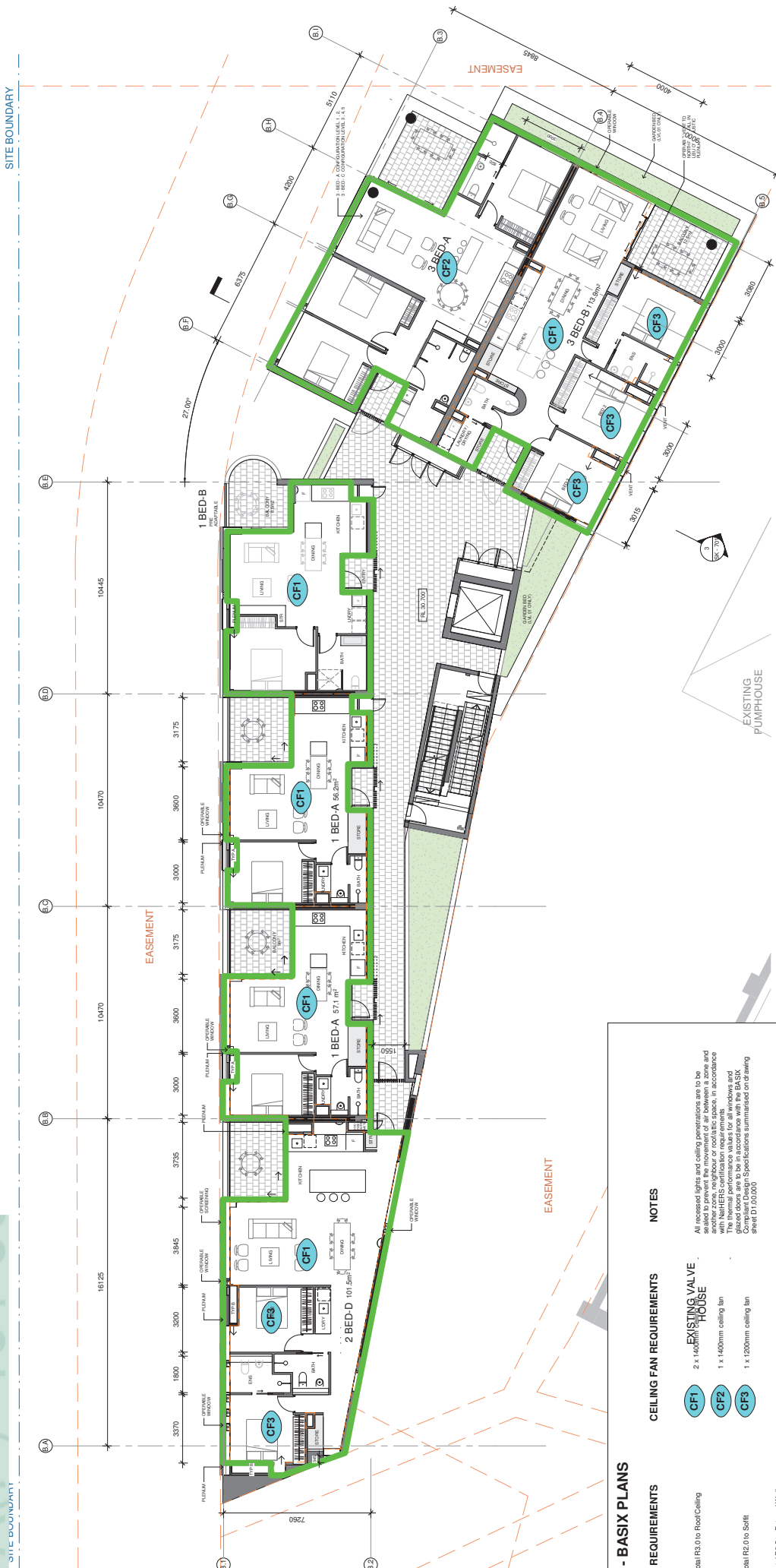
**NATIONWIDE ENERGY RATING SCHEME**  
www.nathers.gov.au

**Class 2 summary**  
4WTEQE9QA 24/01/2023

Assessor  
Accreditation No. DMN21/2042  
Address  
903-921 Bourke St,  
Waterloo,  
NSW, 2017

Juhi Banerji

<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&GrpCert=1>



314

### LEGEND - BASIX PLANS

INSULATION REQUIREMENTS	CEILING FAN REQUIREMENTS	NOTES
Total R5.0 to Roof/Ceiling	2 x 1400mm ceiling fan	All recessed lights and ceiling penetrations are to be sealed to prevent moisture or condensation from entering the building envelope. The sealant shall be applied in accordance with NatHERS certification requirements. The sealant shall be applied to all recessed lights and ceiling penetrations. Compliant Design Specifications summarised on drawing sheet D100000.
Total R2.0 to SoFH	1 x 1400mm ceiling fan	
Total R2.5 to External Walls Internal Walls As Per Acoustic Requirements	1 x 1200mm ceiling fan	

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE	KEY PLAN	PROJECT	TITLE
1	FORDIA, RICHARDS & SPENCE	MP	25.06.22	PROJECT DIRECTION	903 BOURKE ST, WATERLOO	DAHUA	1:100@A1	APPROVER	DTA.YSS.04.102	TYPICAL PLAN - LVL 2
2	ISSUE FOR DA	MP	11.01.23	CLIENT	DAHUA	STATUS	1900015	DRAWING NUMBER	1900015	PRELIMINARY
3	ISSUE FOR DA	MP	11.01.23	CLIENT	DAHUA	STATUS	1900015	DRAWING NUMBER	1900015	PRELIMINARY

**RICHARDS & SPENCE**

UPSTAIRS SHOP AND LANE, 46 JAMES ST  
FORTITUDE VALLEY  
TEL: 07 7257 0077  
WWW.RICHARDSANDSPENCE.COM  
ARCH@RICHARDSANDSPENCE.COM

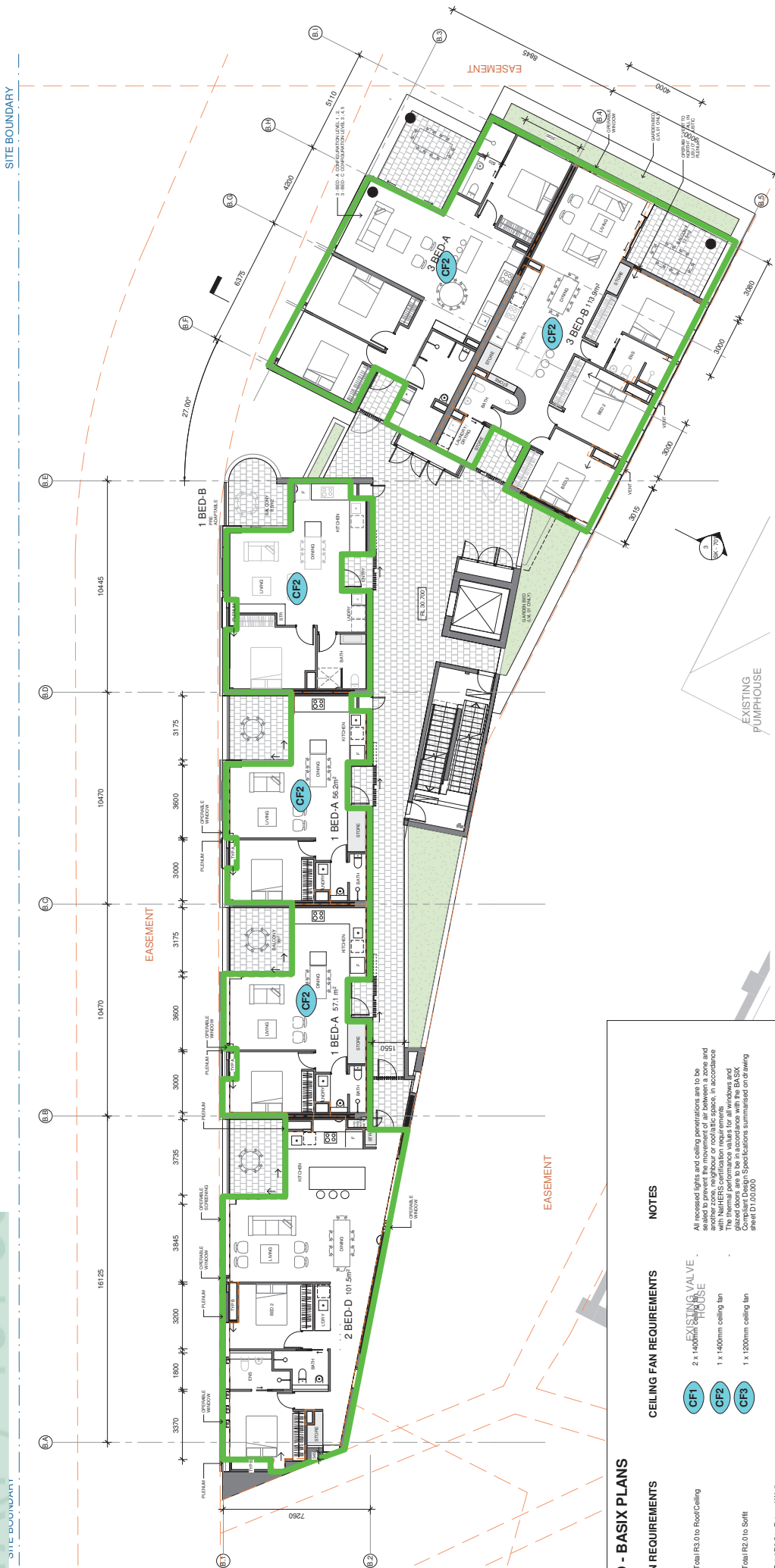
**6.3**  
Average star rating

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nahrs.gov.au

**Class 2 summary**  
4WTEQE9QA 24/01/2023

Assessor  
Accreditation No. DMN21/2042  
Address  
903-921 Bourke St,  
Waterloo,  
NSW, 2017

Juhi Banerji  
https://www.fr5.com.au/QRCodeLanding?PublicId=4WT  
EDEV9QA&GpCert=1



315

### LEGEND - BASIX PLANS

INSULATION REQUIREMENTS	CEILING FAN REQUIREMENTS	NOTES
Total R5.0 to Roof/Ceiling	EXISTING VALVE	All recessed lights and ceiling penetrations are to be sealed to prevent moisture ingress between zones and between ceiling lights or roof lights. In accordance with NatHERS certification requirements, the total gross floor area of the building must be less than or equal to the BASIX Compliant Design Specifications summarised on drawing sheet D100000.
Total R2.0 to SoFH	2 x 1400mm ceiling fan	
Total R2.5 to External Walls Internal Walls As Per Acoustic Requirements	1 x 1200mm ceiling fan	

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE	KEY PLAN	PROJECT	TITLE
1	FORDIA, RICHARDS & SPENCE	MP	25.06.22	PROJECT DIRECTION	903 BOURKE ST, WATERLOO	MP	25.06.22	PROJECT DIRECTION	903 BOURKE ST, WATERLOO	TYPICAL PLAN - LVL 3
2	FORDIA, RICHARDS & SPENCE	MP	11.01.23	CLIENT	DAHUA	MP	11.01.23	CLIENT	DAHUA	Approver
3	ISSUE FOR DA - RR	MP	11.01.23	DRAWING NUMBER	DTA_YSS.04.103	MP	11.01.23	DRAWING NUMBER	DTA_YSS.04.103	1:100@A1
				STATUS	PRELIMINARY			STATUS	PRELIMINARY	PROJECT NUMBER: 1900015
				REVISION				REVISION		3

**RICHARDS & SPENCE**

UPSTAIRS SHOP AND LAKE, 46 JAMES ST  
PORTLAND VALLEY  
VIC 3207  
TEL: 03 7257 0077  
WWW.RICHARDSANDSPENCE.COM  
ADMIN@RICHARDSANDSPENCE.COM

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET OUT  
ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
© COPYRIGHT RICHARDS AND SPENCE PTY LTD

**6.3**  
Average star rating

**NATIONWIDE ENERGY RATING SCHEME**  
www.nathers.gov.au

**Class 2 summary**  
4WTEQE9QA 24/01/2023

Assessor  
Accreditation No. DMN21/2042  
Address  
903-921 Bourke St,  
Waterloo,  
NSW, 2017

Juhi Banerji  
https://www.fr5.com.au/QRCodeLanding?PublicId=4WT  
EDEV9QA&GpCert=1



316

### LEGEND - BASIX PLANS

INSULATION REQUIREMENTS	CEILING FAN REQUIREMENTS	NOTES
Total R5.0 to Roof/Ceiling	<b>CF1</b> 2 x 1400mm ceiling fan	All recessed lights and ceiling penetrations are to be sealed to prevent moisture ingress between zones and between exterior lights or roof lights and interior spaces with NatHERS certification requirements. The total gross floor area is 100.5m <sup>2</sup> . Compliant Design Specifications summarised on drawing sheet D100000.
Total R2.0 to SoFH	<b>CF2</b> 1 x 1400mm ceiling fan	
Total R2.5 to External Walls Internal Walls As Per Acoustic Requirements	<b>CF3</b> 1 x 1200mm ceiling fan	

EXISTING VALVE HOUSE

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE	KEY PLAN	PROJECT	TITLE
1	FORDA, RICHARDS & SPENCE	MP	25.06.22	PROJECT DIRECTION	903 BOURKE ST, WATERLOO	DAHUA	1:100@A1	 NORTH POINT	903 BOURKE ST, WATERLOO	TYPICAL PLAN - LVL 4
2	FORDA, RICHARDS & SPENCE	MP	11.01.23	CLIENT	DAHUA	1:100@A1	APPROVER		PROJECT NUMBER:	1900015
3	ISSUE FOR DA - RR	MP	11.01.23	DRAWING NUMBER:	DTA_YSS.04.104	1900015	STATUS:		PRELIMINARY	

**RICHARDS & SPENCE**

UPSTAIRS SHOP AND LAKE, 46 JAMES ST  
FORTITUDE VALLEY  
TEL: 61 7 257 0077  
WWW.RICHARDSANDSPENCE.COM  
ARJAN@RICHARDSANDSPENCE.COM



**Class 2 summary**  
**4WTEQE9QA 24/01/2023**

Assessor: **Juhi Banerji**  
 Accreditation No.: **DMN21/2042**

Address: **903-921 Bourke St,  
 Waterloo,  
 NSW, 2017**

<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&GpCert=1>

**6.3** Average star rating  
**NATIONWIDE HOUSE**  
 ENERGY RATING SCHEME  
[www.nathers.gov.au](http://www.nathers.gov.au)



317

### LEGEND - BASIX PLANS

INSULATION REQUIREMENTS	CEILING FAN REQUIREMENTS	NOTES
Total R5.0 to Roof/Ceiling	EXISTING VALVE HOUSE	<p>All recessed lights and ceiling penetrations are to be sealed to prevent moisture ingress between zones and between the ceiling and the floor slab. In accordance with NatHERS certification requirements, the ceiling and floor slab shall be sealed with the BASIX Compliant Design Specifications summarised on drawing sheet D1010000</p>
Total R2.0 to Soffit	2 x 1400mm ceiling fan	
Total R2.5 to External Walls Internal Walls As Per Acoustic Requirements	1 x 1200mm ceiling fan	

<p><b>RICHARDS &amp; SPENCE</b>        UPSTAIRS SHOP AREA LANE, 46 JAMES ST        NORTH RIVER VALLEY        SYDNEY NSW 1589        TEL: +61 7 2577 0077        WWW.RICHARDSANDSPENCE.COM        ADR@RICHARDSANDSPENCE.COM</p>	<p><b>REV DESCRIPTION</b></p> <p>1 FORDA, PERRON COUNCIL            2 FORDA, PERRON COUNCIL            3 ISSUE FOR DA - RR</p> <p><b>BY DATE</b></p> <p>MG 25.06.22            MP 11.01.23</p> <p><b>REV DESCRIPTION</b></p> <p>1 FORDA, PERRON COUNCIL            2 FORDA, PERRON COUNCIL            3 ISSUE FOR DA - RR</p>	<p><b>KEY PLAN</b></p> <p><b>BY DATE</b></p>	<p><b>PROJECT:</b> 903 BOURKE ST, WATERLOO  <b>CLIENT:</b> DAHUA  <b>STATUS:</b> PRELIMINARY</p> <p><b>TITLE:</b> TYPICAL PLAN - LVL 5  <b>PROJECT DIRECTOR:</b> Approver  <b>SCALE:</b> 1:100@A1  <b>DRAWING NUMBER:</b> DTA_YSS.04.105  <b>PROJECT NUMBER:</b> 1900015  <b>REVISION:</b> 3</p>
--	---	--	--



**Class 2 summary**  
**4WTEQE9QA 24/01/2023**

**Assessor** Juhi Banerji  
**Accreditation No.** DMN21/2042  
**Address** 903-921 Bourke St,  
 Waterloo,  
 NSW, 2017  
<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&RpCert=1>



**NATIONWIDE ENERGY RATING SCHEME**  
 www.nathers.gov.au

SITE BOUNDARY



318

### LEGEND - BASIX PLANS

INSULATION REQUIREMENTS	CEILING FAN REQUIREMENTS	NOTES
Total R3.0 to Roof/Ceiling	2 x 1400mm ceiling fan	All recessed lights and ceiling penetrations are to be sealed to prevent moisture or condensation between zones and between zones and roof/ceiling. In accordance with NatHERS certification requirements. The design is to be in accordance with the BASIX Compliant Design Specifications summarised on drawing sheet D11010000
Total R2.0 to Soill	1 x 1400mm ceiling fan	
Total R2.5 to External Walls Internal Walls As Per Acoustic Requirements	1 x 1200mm ceiling fan	

TITLE:	LEVEL 6 PLAN
SCALE:	1 : 100@A1
PROJECT DIRECTION:	Approver
DRAWING NUMBER:	D.TA.YSS.04.106
PROJECT NUMBER:	1900015
REVISION:	3

PROJECT:	903 BOURKE ST, WATERLOO						
CLIENT:	DAHUA						
STATUS:	PRELIMINARY						
REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
1	FORDIA, REFERRAL COUNCIL	MP	25.06.22	1	FORDIA, REFERRAL COUNCIL	MP	25.06.22
2	ISSUE FOR DA	MP	11.01.23	2	ISSUE FOR DA	MP	11.01.23
3	ISSUE FOR DA - RR	MP		3	ISSUE FOR DA - RR	MP	

**RICHARDS & SPENCE**  
 UPSTAIRS SHOP AND LANE, 46 JAMES ST  
 FORTITUDE VALLEY  
 PERTH, WA 6005  
 TEL: +61 8 9257 0077  
 WWW.RICHARDSANDSPENCE.COM  
 ADR@RICHARDSANDSPENCE.COM

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET-OUT  
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
 WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
 LTD IS STRICTLY PROHIBITED  
 © COPYRIGHT RICHARDS AND SPENCE PTY LTD

**6.3**  
Average star rating

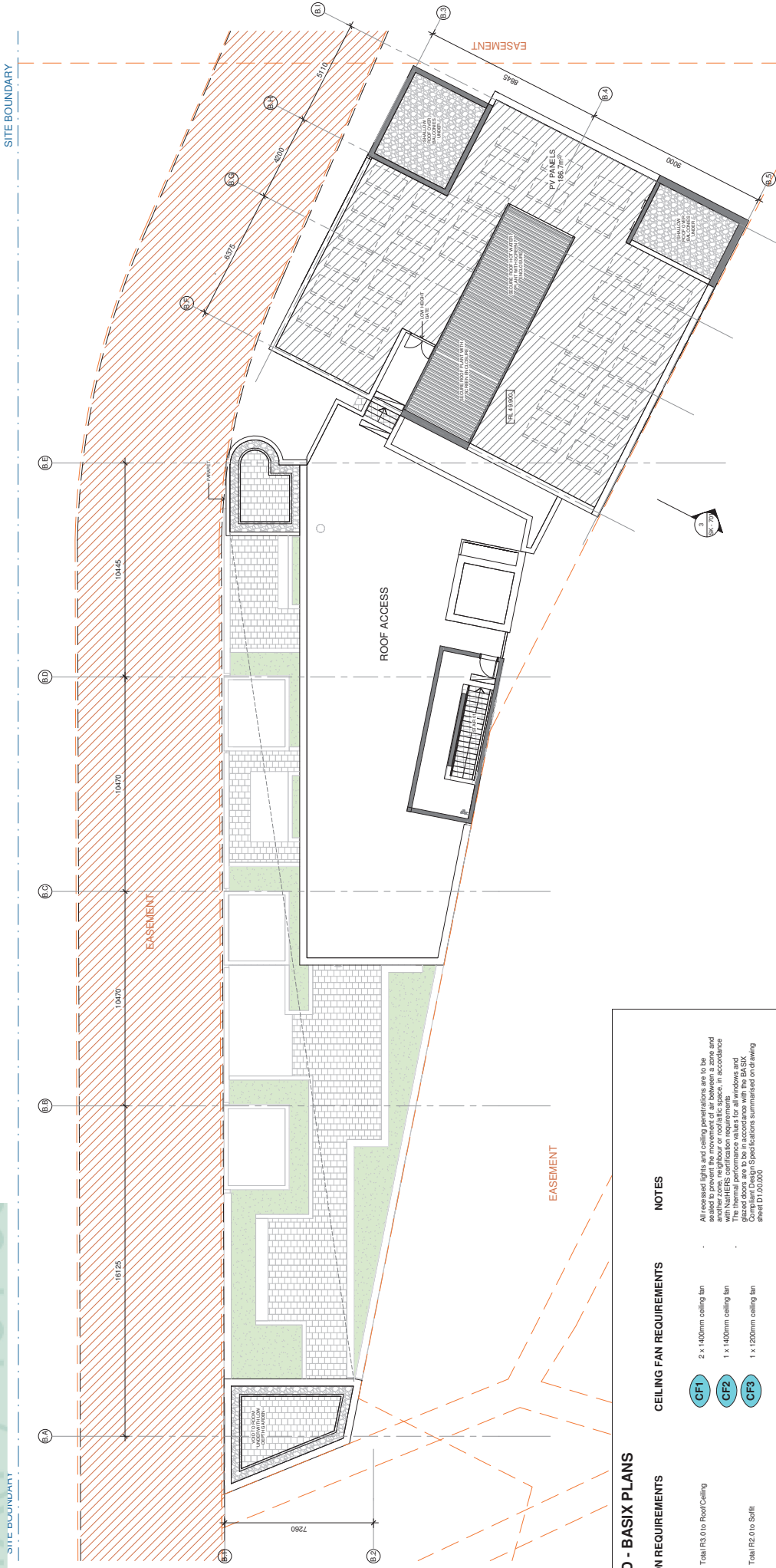
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

**Class 2 summary**  
4WTEQE9QA 24/01/2023

Assessor  
Accreditation No. DMN/21/2042  
Address  
903-921 Bourke St,  
Waterloo,  
NSW, 2017

Juhi Banerji  
DMN/21/2042

<https://www.fr5.com.au/QRCodeLanding?PublicId=4WT-EQE9QA&GrpCert=1>

319

### LEGEND - BASIX PLANS

INSULATION REQUIREMENTS	CEILING FAN REQUIREMENTS	NOTES
Total R5.0 to Roof/Ceiling	<b>CF1</b> 2 x 1400mm ceiling fan	All recessed lights and ceiling penetrations are to be sealed to provide airtightness between zones and between exterior lights or rooflights and interiors with NatHERS certification requirements. The total ceiling fan area is to be in accordance with the BASIX Compliant Design Specifications summarised on drawing sheet D11010000
Total R2.0 to SoFH	<b>CF2</b> 1 x 1400mm ceiling fan	
Total R2.5 to External Walls Internal Walls As Per Acoustic Requirements	<b>CF3</b> 1 x 1200mm ceiling fan	

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE	KEY PLAN	NORTHPOINT	TITLE	SCALE	PROJECT NUMBER	REVISION
1	FORULAC REFERRAL COUNCIL ISSUE FORDA-INT		25.06.22							LEVEL 7 - PLAN	1 : 100@A1	1900015	2
2			10.10.22							Project Director Approver			
										PROJECT: 903 BOURKE ST, WATERLOO			
										CLIENT: DAHUA			
										STATUS: PRELIMINARY			
										DRAWING NUMBER: DTA_YSS.04.107			

**RICHARDS & SPENCE**

UPSTAIRS SHOP AND LAKE, 46 JAMES ST  
PORTLAND VALLEY  
VIC 3207  
TEL: +61 7 257 0077  
WWW.RICHARDSANDSPENCE.COM  
ADRIAN@RICHARDSANDSPENCE.COM



Buildings		Window Type	U value: SHGC:	D1A_YSN	D1B_YSS
Apartments		SGU_Group 1			
102, 103, 104, 106, 202, 203, 204, 206, All Level 3, All Level 4, 502, 503, 504, 505, 506, 601, 602.	All except 601.	Awning / Casement	U value: 5.6 SHGC: 0.36		
		Fixed / Sliding	U value: 5.6 SHGC: 0.41		
		Awning / Casement	U value: 5.4 SHGC: 0.49		
Apartments		SGU_Group 2			
		Awning / Casement	U value: 5.4 SHGC: 0.49		
		Fixed / Sliding	U value: 5.4 SHGC: 0.58		

Single Glazed Units

Buildings		Window Type	U value: SHGC:	D1A_YSN	D1B_YSS
Apartments		DGU_Group 1			
601	N/A	Awning / Casement	U value: 4.3 SHGC: 0.47		
		Fixed / Sliding	U value: 4.3 SHGC: 0.53		
Apartments		DGU_Group 2			
		Awning / Casement	U value: 4.9 SHGC: 0.33		
		Fixed / Sliding	U value: 4.9 SHGC: 0.33		

Double Glazed Units

All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047.

Note: The thermal performance values for all windows detailed above are for glass and framing system combined.





**BK**

BRICK  
MANUFACTURER: AUSTRAL BRICKS  
COMPOSITION: STRETCHER BOND  
FINISH: MURRAY SUNSET - PINK / BROWN

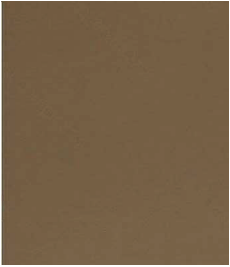


**AL**  
ALUMINIUM  
MANUFACTURER: NA  
FINISH: MICACEOUS PAINT FINISH - BRONZE



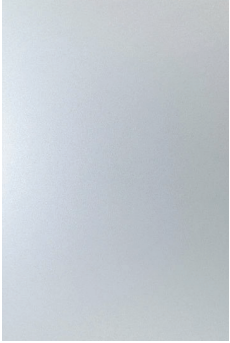
**CONC**

CONCRETE  
MANUFACTURER: NA  
COMPOSITION: NATURAL GREY  
FINISH: NATURAL



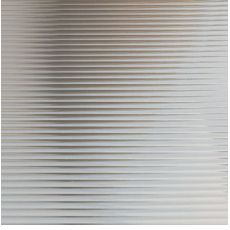
**GL1**

GLASS  
MANUFACTURER: G JAMES OR SIMILAR  
COLOUR: LIGHT TINT GREY/BRONZE  
FINISH: NA



**GL2**

GLASS  
MANUFACTURER: G JAMES OR SIMILAR  
COLOUR: CLEAR  
FINISH: NA



**GL3**

GLASS  
MANUFACTURER: G JAMES OR SIMILAR  
COLOUR: CLEAR  
FINISH: NARROW REEDED (OBSCURED)

REV DESCRIPTION  
1 ISSUE FOR (DA - RP)

BY DATE  
MS 13.10.22

REV DESCRIPTION

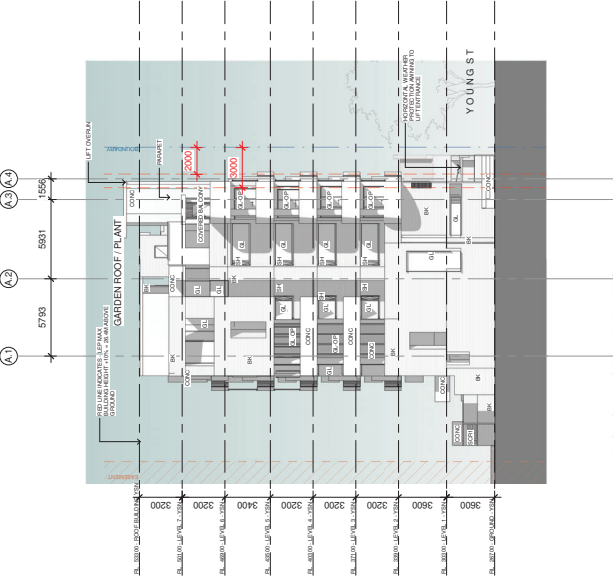
BY DATE

PROJECT: 903 BOURKE ST, WATERLOO  
CLIENT: DAHUA  
STATUS: PRELIMINARY

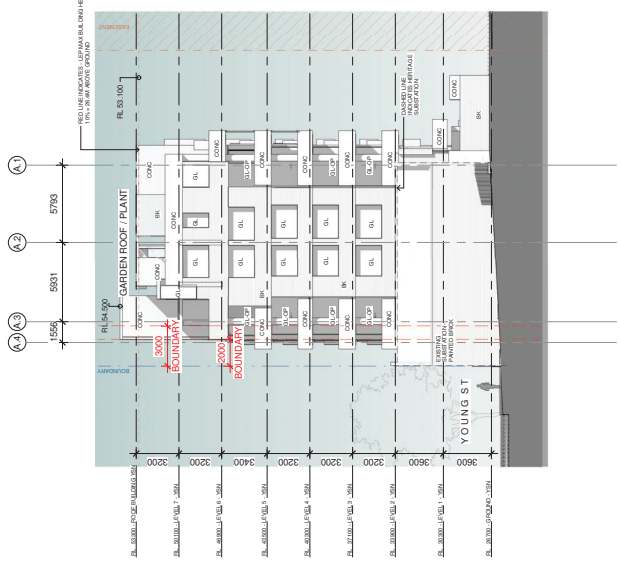
TITLE: EXTERNAL FINISHES  
PROJECT DIRECTOR  
Approver  
DRAWING NUMBER: D1.00.001  
SCALE: @A1  
PROJECT NUMBER: 1900015  
REVISION: 1

CODE	DESCRIPTION
AW1	ANNING TYPE 1 - OPERABLE ANNING WITH CERAMIC TILE FINISH FRAED TO FRAME
BAL1	BALUSTRADE TYPE 1 - CUSTOM STEEL ROD WITH MACACOUS PAINT FINISH - FULL HEIGHT TO DETAIL - BRONZE
BAL2	BALUSTRADE/HANDRAIL TO JUPSTAND WITH MACACOUS PAINT FINISH - PART HEIGHT TO DETAIL - BRONZE
BK	BRICK - LIGHT PINK BEIGE
CONC	CONCRETE - MID GREY
CONC-FW	CONCRETE PRECAST FORMWORK
GL1	GLAZING ASSEMBLY - PERFORMANCE TO RESIDENTIAL LIGHT TINT AND ANODISED ALUMINIUM PERMETER FRAME BUTT JOINT TO CORNER PAINTED STEEL PERMETER FRAME TO DETAIL - BRONZE
GL2	GLAZING ASSEMBLY - CLEAR TO ALUMINIUM PERMETER FRAME BUTT JOINT TO CORNER PAINTED STEEL STRUCTURAL PERMETER FRAME TO DETAIL - BRONZE
GL3	GLAZING ASSEMBLY - REEDED GLASS CASEMENT OPERATION - BRONZE
GATE1	GATE TYPE 1 - CUSTOM STEEL ROD AND FRAME WITH MACACOUS PAINT FINISH.
LVR1	LOUVRE TYPE 1 - VERTICAL EXTERNAL LOUVRES TO ACQUSTIC PLENUM - ANODISED ALUMINIUM TO MATCH GL
LVR2	LOUVRE TYPE 2 - HORIZONTAL EXTERNAL LOUVRES TO PLANT ROOM - ANODISED ALUMINIUM - BRONZE
SCR1	SCREEN TYPE 1 - BRICK OFFSET FAÇADE
SCR2	OPERABLE SLIDING ALUMINIUM FRAME 20MM DIA PROFILE ROOS FRAED TO FRAME -
SH	SHUTTER - ALUMINIUM FRAMED + ALUMINIUM FACED INSULATED PANEL TO MATCH GL1 - BRONZE
STN	STONE - NATURAL COORDINATE WITH LANDSCAPE POST SELECTION)

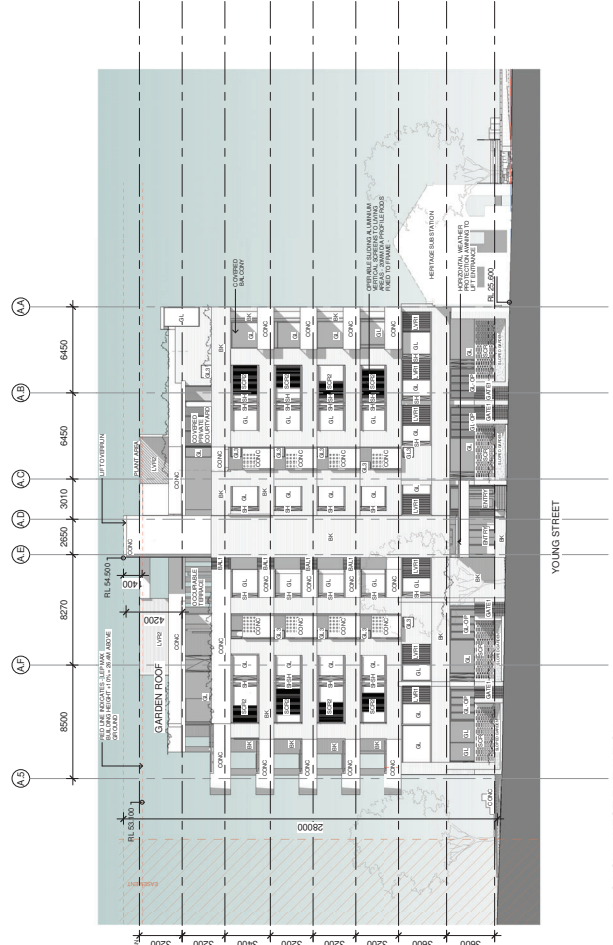
TITLE: YSN - ELEVATIONS  
 PROJECT DIRECTION: Approver  
 SCALE: As indicated @A1  
 PROJECT NUMBER: DTA\_YSN.07.100  
 DRAWING NUMBER: 1900015  
 REVISION: 3



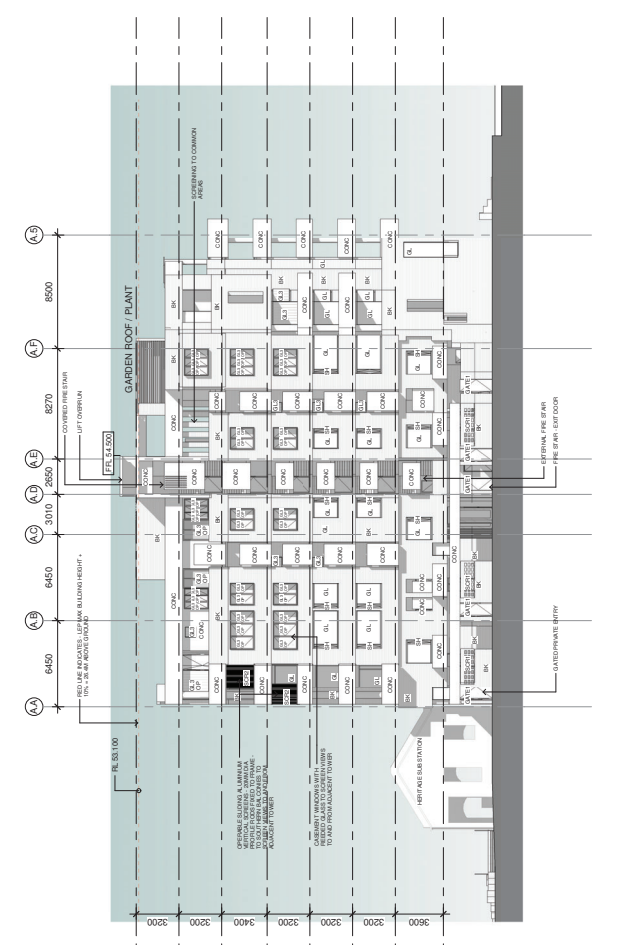
1 BLG YSN - WEST ELEVATION  
 1:200



2 BLG YSN - NORTH ELEVATION  
 1:200



3 BLG YSN - EAST ELEVATION  
 1:200



4 BLG YSN - SOUTH ELEVATION  
 1:200

PROJECT: 903 BOURKE ST, WATERLOO  
 CLIENT: DAHUA  
 STATUS: PRELIMINARY

REV	DESCRIPTION	BY	DATE
A	FOR INFORMATION	MG	31.08.21
B	FOR INFORMATION	CS	17.09.21
C	FOR REVIEW	MG	17.09.21
D	FOR REVIEW	MG	04.11.21
E	FOR REVIEW	MG	04.11.21
F	FOR REVIEW	MG	04.11.21
G	FOR REVIEW	MG	04.11.21
H	FOR REVIEW	MG	23.05.22
I	FOR REVIEW	MG	14.12.22
J	FOR REVIEW	MG	19.12.22

BY DATE  
 MG 31.08.21  
 CS 17.09.21  
 MG 17.09.21  
 MG 04.11.21  
 MG 04.11.21  
 MG 04.11.21  
 MG 04.11.21  
 MG 23.05.22  
 MG 14.12.22  
 MG 19.12.22

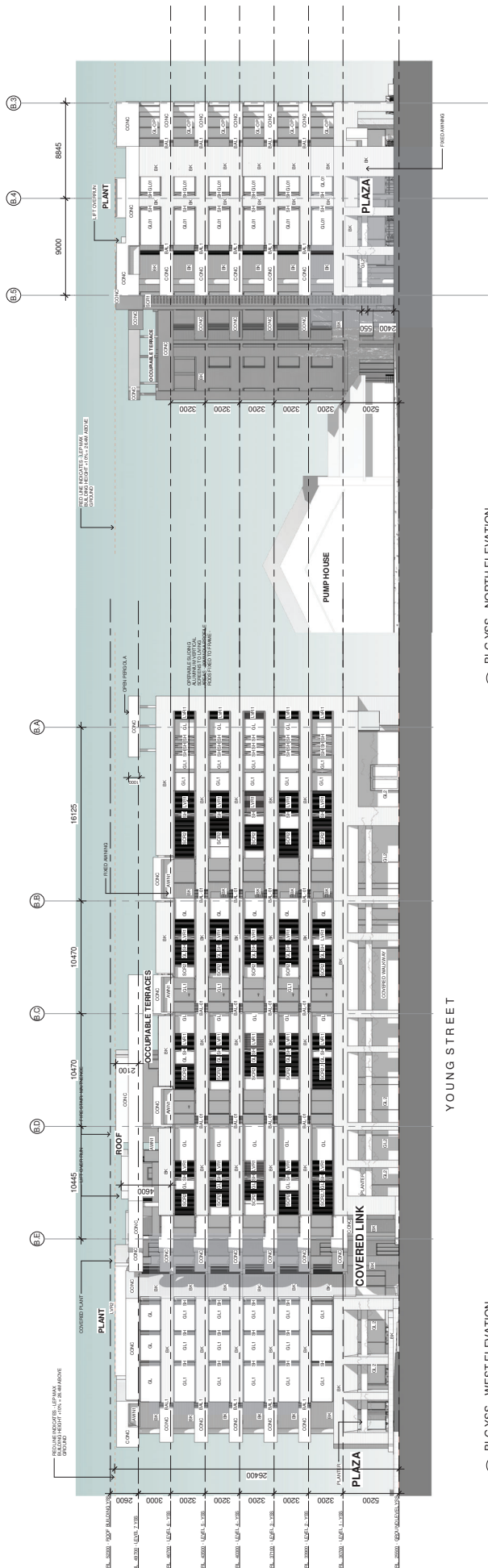
REV DESCRIPTION  
 A FOR INFORMATION  
 B FOR INFORMATION  
 C FOR REVIEW  
 D FOR REVIEW  
 E FOR REVIEW  
 F FOR REVIEW  
 G FOR REVIEW  
 H FOR REVIEW  
 I FOR REVIEW  
 J FOR REVIEW

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET OUT  
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
 WITHOUT THE WRITTEN PERMISSION OF RICHARDS & SPENCE PTY LTD  
 © COPYRIGHT RICHARDS & SPENCE PTY LTD

RICHARDS & SPENCE  
 UPSTAIRS SHOP AND LAKE, 46 JAMES ST  
 FORTITUDE VALLEY  
 BRISBANE, QLD 4000  
 TEL: +61 7 2577 0777  
 WWW.RICHARDSANDSPENCE.COM  
 ADR@RICHARDSANDSPENCE.COM

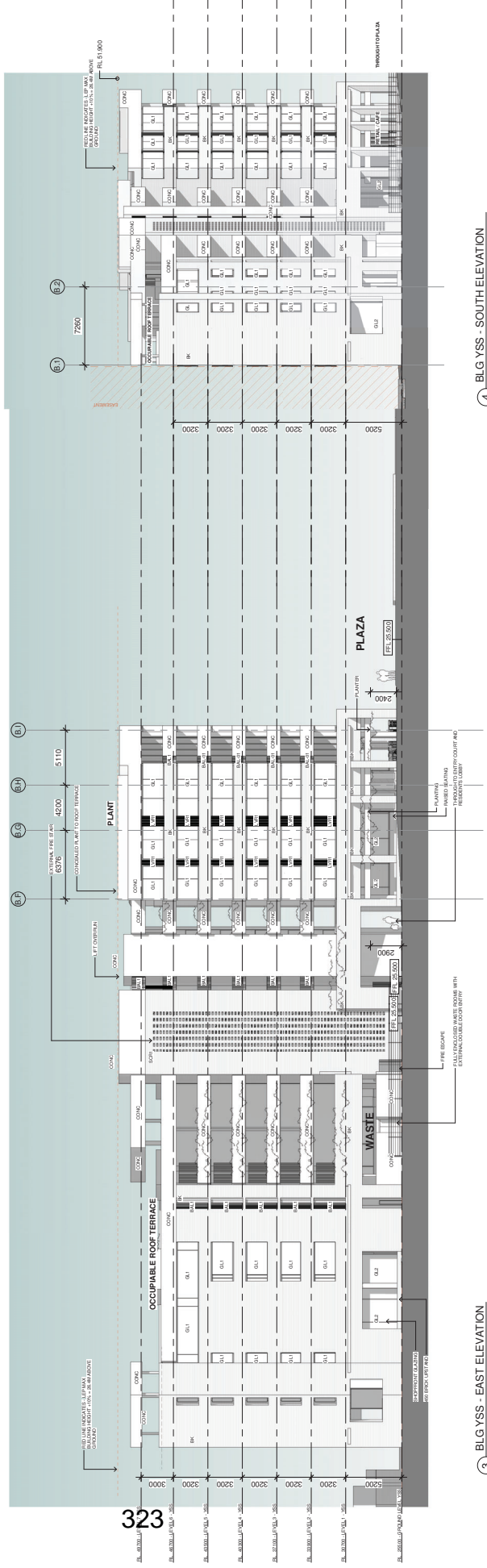


CODE	DESCRIPTION
AW1	ANNING TYPE 1 - OPERABLE ANNING WITH CERAMIC TILE FINISH FIXED TO FRAME
BAL1	BALUSTRADE TYPE 1 - CUSTOM STEEL ROD WITH MACAOUS PAINT FINISH - BRONZE
BAL2	BALUSTRADE HANDRAIL TO UPSTAIR WITH MACAOUS PAINT FINISH - PART HEIGHT TO DETAIL - BRONZE
BK	BRICK - LIGHT PINK BEIGE
CONC	CONCRETE - MID GREY
CONC-FW	CONCRETE FORMWORK
GL1	GLAZING ASSEMBLY - PERFORMANCE TO RESIDENTIAL LIGHT TINT ANDISED ALUMINIUM PERMETER FRAME BUTT JOINT TO CORNER PAINTED STEEL MEMBER FRAME TO DETAIL - BRONZE
GL2	GLAZING ASSEMBLY - CLEAR TO RETAIL - TYPICALLY ANDISED ALUMINIUM PERMETER FRAME BUTT JOINT TO CORNER PAINTED STEEL STRUCTURAL PERMETER FRAME TO DETAIL - BRONZE
GL3	GLAZING ASSEMBLY - REEDED GLASS CASEMENT OPERATION - BRONZE
GATE1	GATE TYPE 1 - CUSTOM STEEL ROD AND FRAME WITH MACAOUS PAINT FINISH
LVR1	LOUVRE TYPE 1 - VERTICAL EXTERNAL LOUVRES TO ACQUISITIC PLENUM - ANDISED ALUMINIUM TO MATCH GL
LVR2	LOUVRE TYPE 2 - HORIZONTAL EXTERNAL LOUVRES TO PLANT ROOM - ANDISED ALUMINIUM - BRONZE
SCR1	SCREEN TYPE 1 - BRICK OFFSET FAÇADE
SCR2	OPERABLE SLIDING ALUMINIUM FRAME WITH MACAOUS PAINT FINISH - 20MM DIA PROFILE RODS FIXED TO FRAME
SH	SHUTTER - ALUMINIUM FRAMED + ALUMINIUM FACED INSULATED PANEL TO MATCH GL1 - BRONZE
STN	STONE - NATURAL COORDINATE WITH LANDSCAPE POST SELECTION



1 BLG YSS - WEST ELEVATION  
1:200

2 BLG YSS - NORTH ELEVATION  
1:200



3 BLG YSS - EAST ELEVATION  
1:200

4 BLG YSS - SOUTH ELEVATION  
1:200

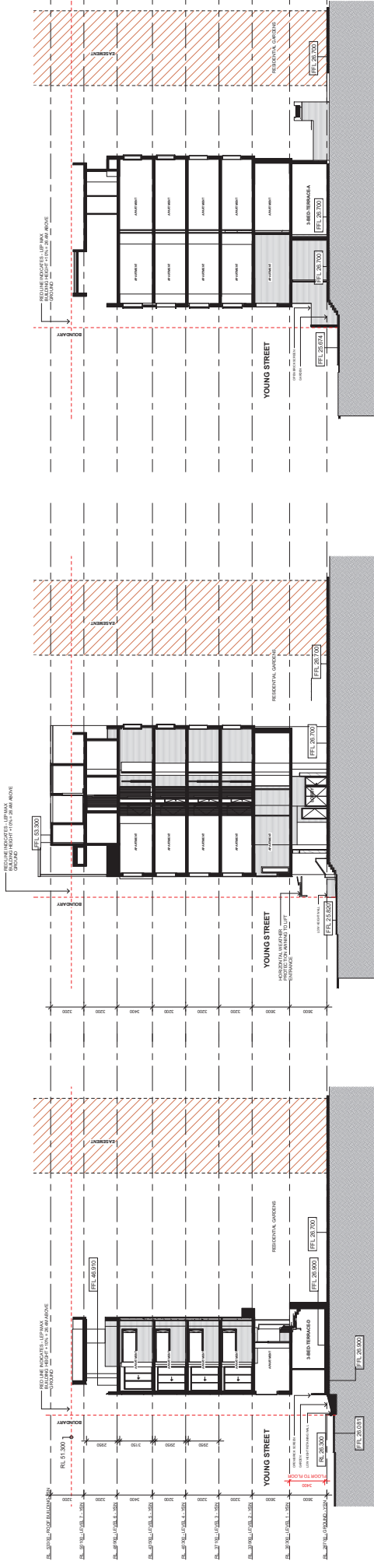
REV	DESCRIPTION	BY	DATE
A	FOR INFORMATION	MG	31.08.21
B	FOR INFORMATION	MG	22.10.21
C	DRAFT ICA ISSUE	MG	24.03.22
1	FOR ICA PER ICA COUNCIL	MG	24.03.22
2	FOR ICA PER ICA COUNCIL	MG	13.10.22
3	ISSUE FOR ICA PER ICA	MG	14.12.22
4	ISSUE FOR ICA PER ICA	MG	14.12.22

REV	DESCRIPTION	BY	DATE
A	FOR INFORMATION	MG	31.08.21
B	FOR INFORMATION	MG	22.10.21
C	DRAFT ICA ISSUE	MG	24.03.22
1	FOR ICA PER ICA COUNCIL	MG	24.03.22
2	FOR ICA PER ICA COUNCIL	MG	13.10.22
3	ISSUE FOR ICA PER ICA	MG	14.12.22
4	ISSUE FOR ICA PER ICA	MG	14.12.22

PROJECT: 903 BOURKE ST, WATERLOO  
CLIENT: DAHUA  
STATUS: PRELIMINARY

TITLE: YSS - ELEVATIONS  
PROJECT DIRECTOR: Approver  
DRAWING NUMBER: DTA.YSS.07.101  
REVISION: 1900015

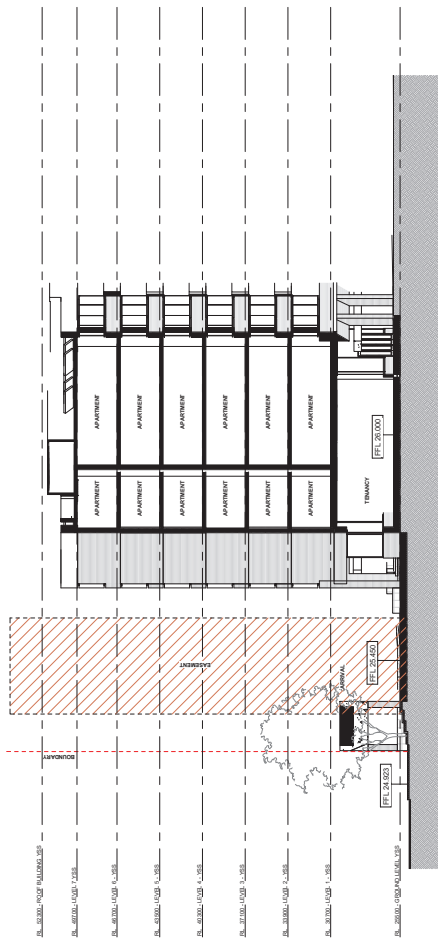
CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET OUT  
ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
LTD IS STRICTLY PROHIBITED.  
© COPYRIGHT RICHARDS AND SPENCE PTY LTD



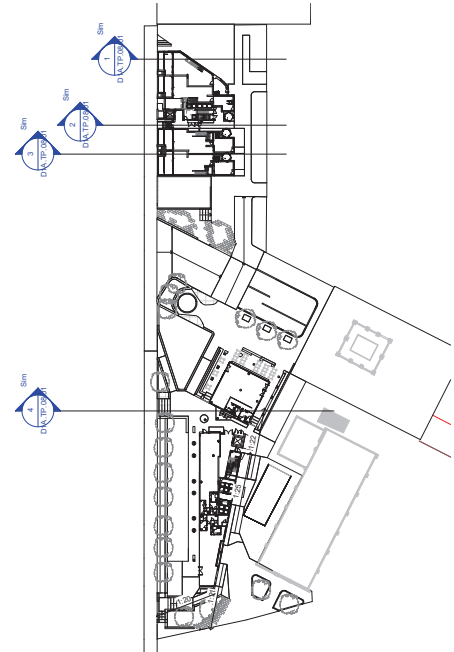
1 BASIX - 01  
1:200

2 BASIX - 02  
1:200

3 BASIX - 03  
1:200



4 BASIX - 04  
1:200



5 KEY PLAN - SITE  
1:750

REV	DESCRIPTION	BY	DATE
1	COORDINATION - SECTIONS	MG	15.10.22
2	ISSUE FOR C.A. SET	MG	15.10.22

KEY PLAN

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE

PROJECT:

CLIENT:

STATUS:

PROJECT: 903 BOURKE ST, WATERLOO

CLIENT: DAHUA

STATUS: PRELIMINARY

NORTHPOINT



TITLE: ADDITIONAL RFI SECTIONS

PROJECT DIRECTOR: Approver

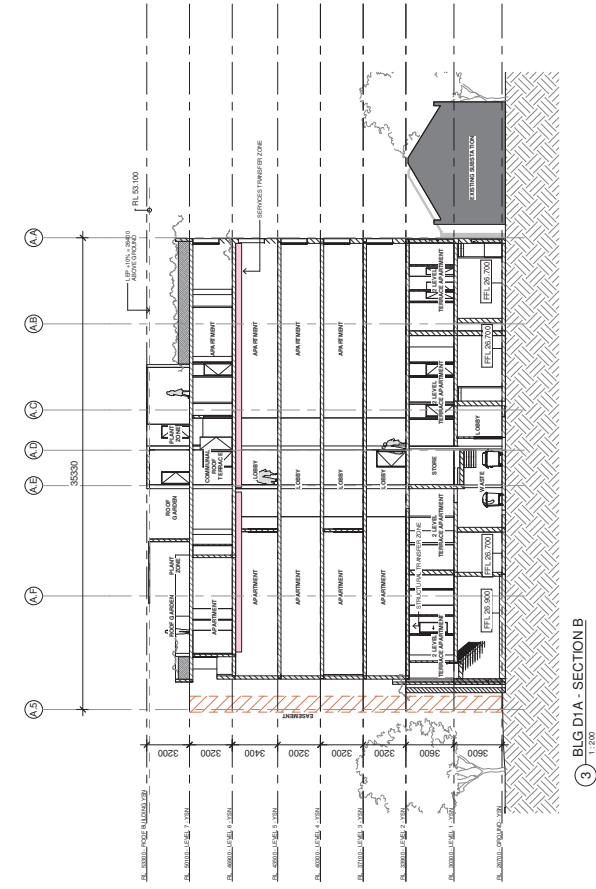
SCALE: As indicated @A1

DRAWING NUMBER: DTA-TP-08.01

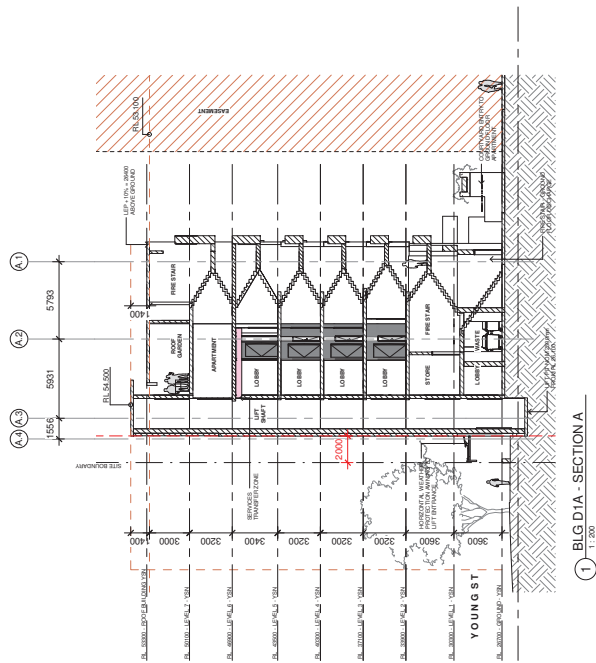
PROJECT NUMBER: 1900015

REVISION: 2

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SETOUT  
ANY FORM OF REPRODUCTION OF THIS DRAWING IN ALL FORMATS  
WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
© COPYRIGHT RICHARDS AND SPENCE PTY LTD



3 BIG DIA - SECTION B  
1:1200



1 BIG DIA - SECTION A  
1:1200

REV	DESCRIPTION	BY	DATE
A	FOR INFORMATION	MG	31.08.21
B	FOR INFORMATION	MG	22.09.21
C	DRAFT DIA ISSUE	MG	22.09.21
1	FOR INFORMATION	MG	23.09.21
2	FOR INFORMATION	MG	23.09.21
3	COORDINATION - SECTIONS	MG	12.10.22
4	FOR INFORMATION	MG	12.10.22
5	ISSUE FOR DIA - BR	MP	14.12.22

REV	DESCRIPTION	BY	DATE
3	BIG DIA - SECTION B	MG	12.10.22

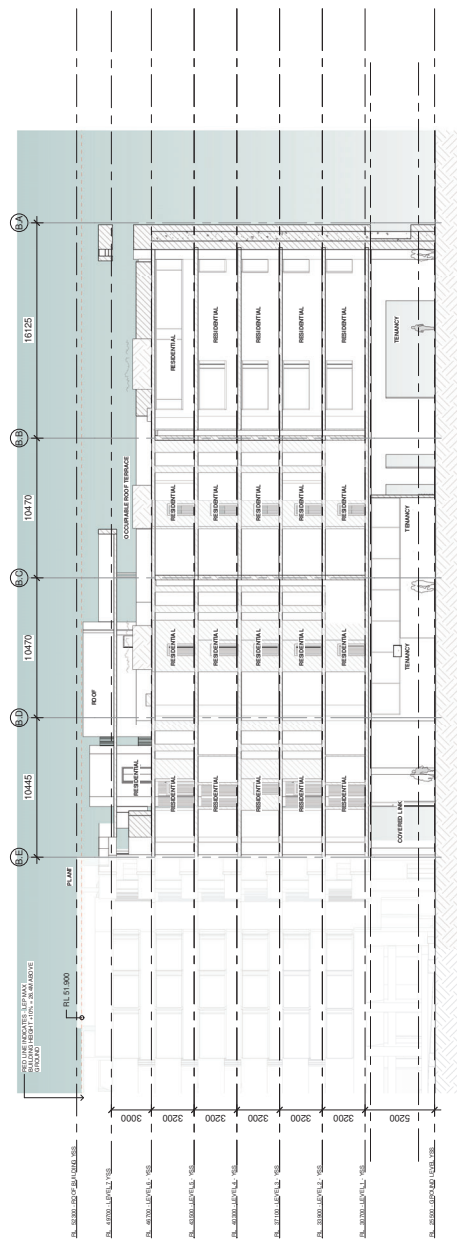
PROJECT: 903 BOURKE ST, WATERLOO  
CLIENT: DAHUA  
STATUS: PRELIMINARY

TITLE: YSN - SECTIONS  
PROJECT DIRECTION: Approver  
DRAWING NUMBER: DTA.YSN.08.101

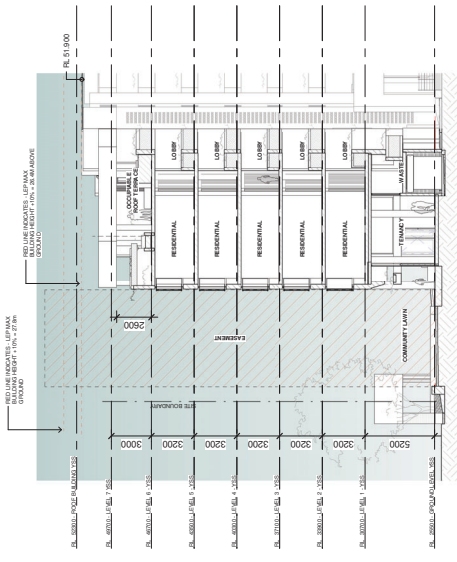
SCALE: 1:200@A1  
PROJECT NUMBER: 1900015  
REVISION: 5

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET-OUT  
ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
LIMITED IS PROHIBITED.  
© COPYRIGHT RICHARDS AND SPENCE PTY LTD

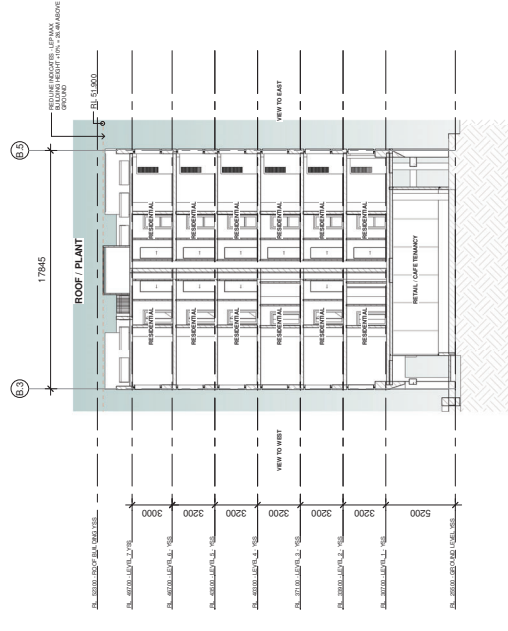




1 BLG D1B - SECTION B  
1:200



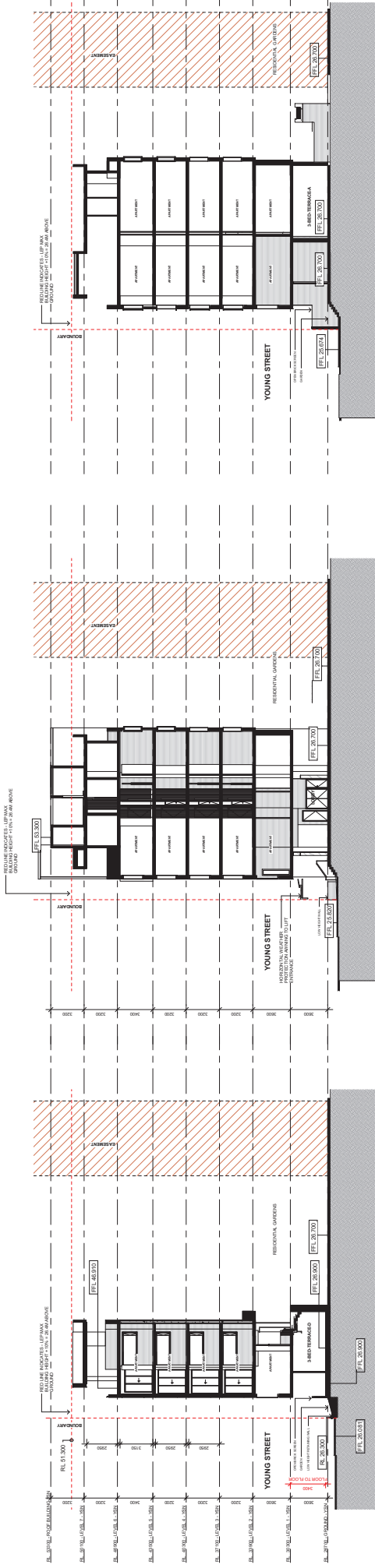
2 BLG D1B - SECTION A  
1:200



3 BLG D1B - SECTION C  
1:200

<b>RICHARDS &amp; SPENCE</b> UPSTAIRS SHOP AND ADE LAINE, 46 JAMES ST FORTITUDE VALLEY TEL: +61 7 2577 0077 WWW.RICHARDSANDSPENCE.COM ADR@RICHARDSANDSPENCE.COM		PROJECT: <b>903 BOURKE ST, WATERLOO</b> CLIENT: <b>DAHUA</b> STATUS: <b>PRELIMINARY</b>		TITLE: <b>YSS - SECTIONS</b> PROJECT DIRECTOR: <b>Approver</b> DRAWING NUMBER: <b>DTA.YSS.08.101</b>		SCALE: <b>1:200@A1</b> PROJECT NUMBER: <b>1900015</b> REVISION: <b>4</b>	
REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
A	FOR INFORMATION	MG	31.08.21	1	ISSUE FOR D1B	MG	31.08.21
B	FOR INFORMATION	MG	22.10.21	2	ISSUE FOR D1B	MG	22.10.21
C	DRAFT DA ISSUE	MG	22.10.21	3	ISSUE FOR D1B	MG	22.10.21
D	FOR INFORMATION	MG	24.03.22	4	ISSUE FOR D1B	MG	24.03.22
E	FOR INFORMATION	MG	13.10.22	5	ISSUE FOR D1B	MG	13.10.22
F	FOR INFORMATION	MG	14.12.22	6	ISSUE FOR D1B	MG	14.12.22

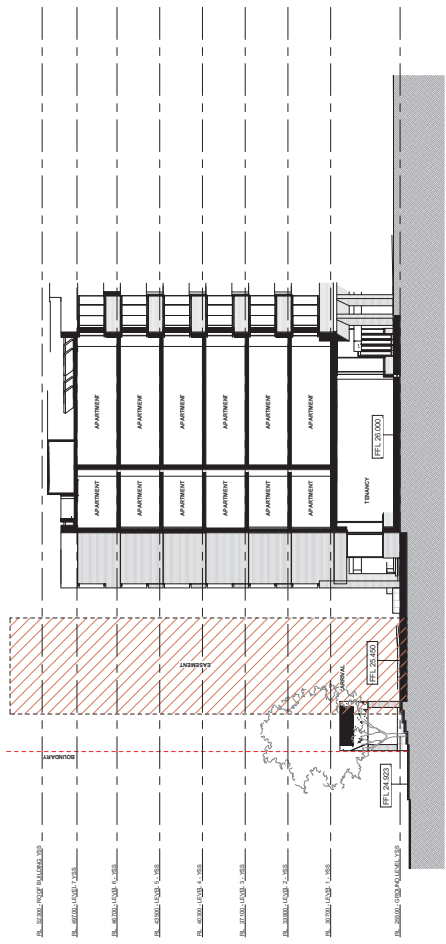
CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET OUT  
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
 WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
 LTD. IS STRICTLY PROHIBITED.  
 © COPYRIGHT RICHARDS AND SPENCE PTY LTD



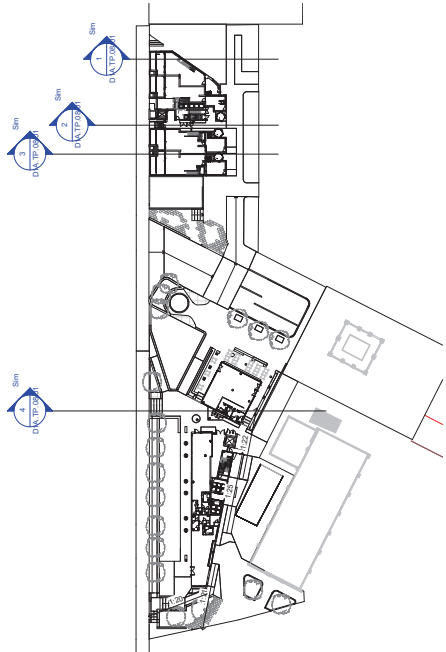
① BASIX - 01  
1:200

② BASIX - 02  
1:200

③ BASIX - 03  
1:200



④ BASIX - 04  
1:200

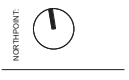


⑤ KEY PLAN - SITE  
1:750

REV	DESCRIPTION	BY	DATE
1	COORDINATION - SECTIONS	MG	15.10.22
2	ISSUE FOR C.A. SET	MG	16.10.22

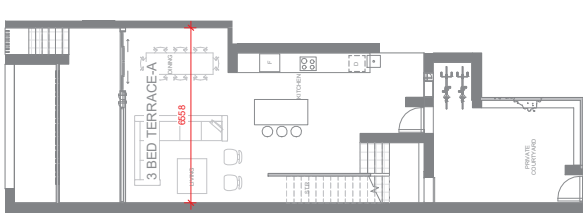
REV	DESCRIPTION	BY	DATE
1	KEY PLAN	MG	15.10.22

PROJECT:	903 BOURKE ST, WATERLOO
CLIENT:	DAHUA
STATUS:	PRELIMINARY

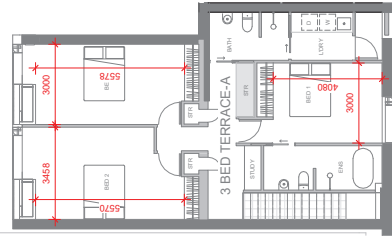


TITLE:	ADDITIONAL RFI SECTIONS
PROJECT DIRECTOR:	As indicated@A1
APPROVER:	As indicated@A1
DRAWING NUMBER:	1900015
PROJECT NUMBER:	1900015
REVISION:	2

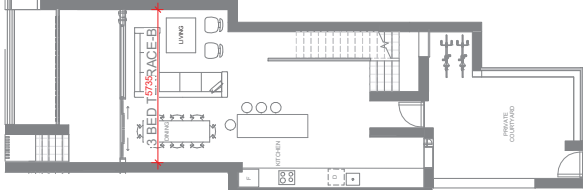
REFER DIA.TP.09.100. FOR APARTMENT SCHEDULE



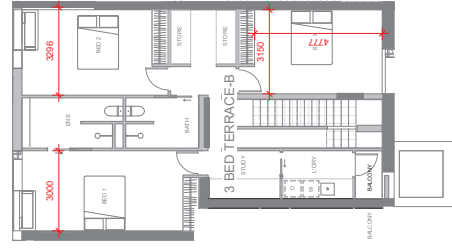
① YSN - GROUND LEVEL - 3B - A  
1:100



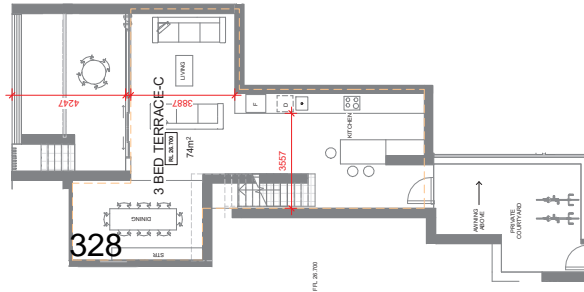
② YSN - LEVEL 01 - 3B - A  
1:100



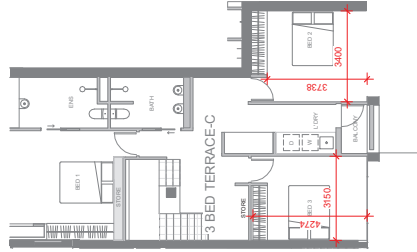
③ YSN - GROUND LEVEL - 3B - B  
1:100



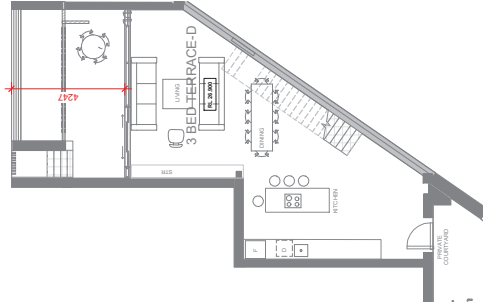
④ YSN - LEVEL 01 - 3B - B  
1:100



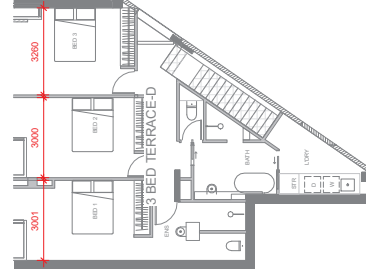
⑤ BLG DIA - GROUND LEVEL - 3B - C  
1:100



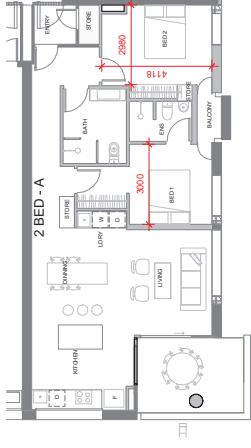
⑥ BLG DIA - LEVEL 01 - 3B - C  
1:100



⑦ YSN - GROUND LEVEL - 3B - D  
1:100

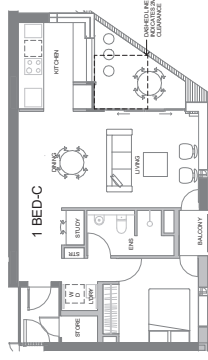


⑧ YSN - LEVEL 01 - 3B - D  
1:100

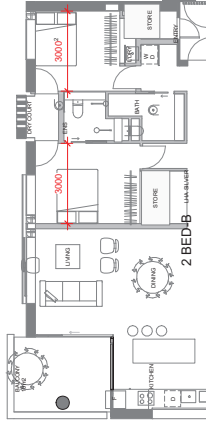


⑨ YSN - 2 BED - A  
1:100

LHA SILVER ACHIEVED

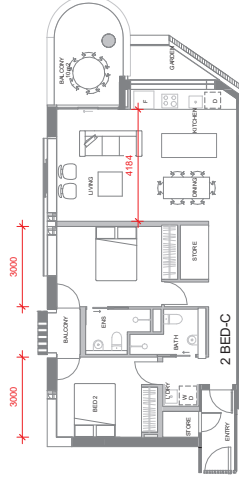


⑩ YSN - 1 BED - C  
1:100



⑪ YSN - 2 BED - B  
1:100

ADAPTABLE APARTMENT + LHA SILVER ACHIEVED



⑫ YSN - 2 BED - C  
1:100

RICHARDS & SPENCE

UPSTAIRS SHOP ANGELO LANE 46 JAMES ST  
PORTLAND VALLEY  
VIC 3207  
TEL: 081 7207 0077  
WWW.RICHARDSANDSPENCE.COM  
ADRAW@RICHARDSANDSPENCE.COM

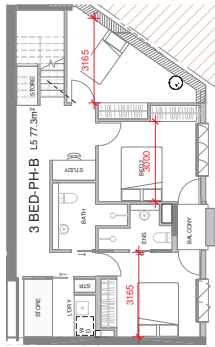
REV	DESCRIPTION	BY	DATE
1	DATE SET FROM COUNCIL	MS	04.11.21
2	ISSUE FOR DA - RFI	MS	13.10.22
3	ISSUE FOR DA - RFI	MS	13.10.22

REV	DESCRIPTION	BY	DATE
-----	-------------	----	------

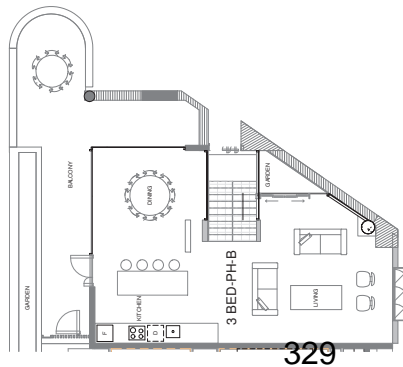
PROJECT: 903 BOURKE ST, WATERLOO  
CLIENT: DAHUA  
STATUS: PRELIMINARY

TITLE: YSN - APARTMENT TYPES  
PROJECT DIRECTOR: Approver  
DRAWING NUMBER: DIA.TP.09.101  
SCALE: 1:100@A1  
PROJECT NUMBER: 1900015  
REVISION: 3

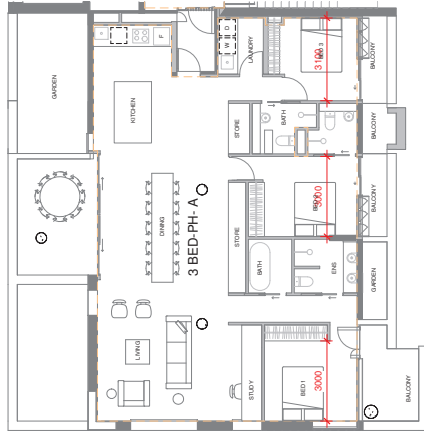
CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SETOUT  
ANY FORM OF REPRODUCTION OF THIS DRAWING IN ALL FORMATS  
WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
© COPYRIGHT RICHARDS AND SPENCE PTY LTD



1 YSN - 3BED PH-B - LEVEL 05  
1:100



2 YSN - 3BED PH-B - LEVEL 06  
1:100



3 YSN - 3BED PH-A - LEVEL 06  
1:100

**RICHARDS & SPENCE**

UPSTAIRS SHOP AND A/LA LANE, 46 JAMES ST  
FORTHBRIDGE VALLEY  
VIC 3021  
TEL: +61 7 8257 0077 RICHARDSANDSPENCE.COM  
ADRIAN@RICHARDSANDSPENCE.COM

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET-OUT  
ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART  
WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY  
LTD IS STRICTLY PROHIBITED  
© COPYRIGHT RICHARDS AND SPENCE PTY LTD

REV DESCRIPTION  
1 ISSUE FOR D.A. - BR  
2 ISSUE FOR D.A. - INT

BY DATE  
MG 13.10.22  
BP 11.01.23

REV DESCRIPTION

BY DATE

KEY PLAN

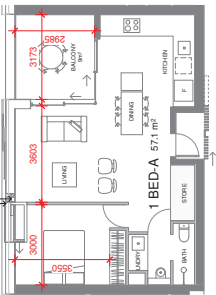
PROJECT: 903 BOURKE ST, WATERLOO  
CLIENT: DAHUA  
STATUS: PRELIMINARY



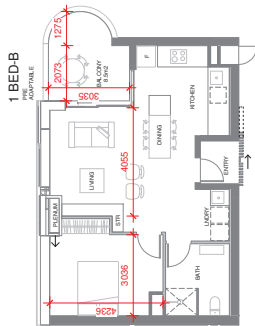
TITLE: YSN - APARTMENT TYPES  
PROJECT DIRECTOR: Approver  
DRAWING NUMBER: DTA-TP-09-101-b  
SCALE: 1:100@A1  
PROJECT NUMBER: 1900015  
REVISION: 2



REFER DTA TP 09.100 - FOR APARTMENT SCHEDULE



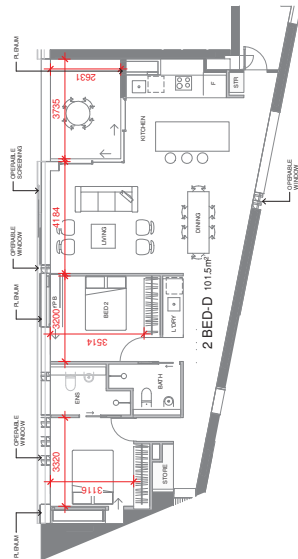
① YSS - 1 BED - A  
1:100



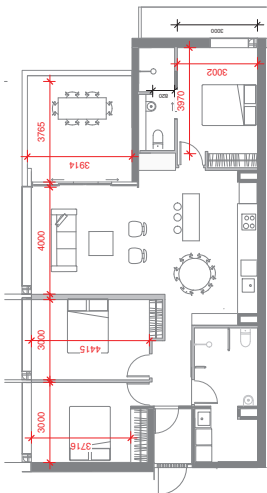
② YSS - 1 BED - B  
1:100

ADAPTABLE APARTMENT +  
LHA SILVER ACHIEVED

330

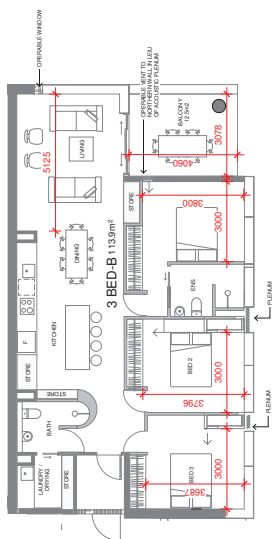


③ YSS - 2 BED - D  
1:100

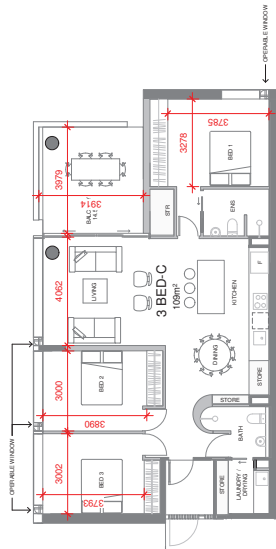


④ YSS - 3 BED - A  
1:100

LHA SILVER ACHIEVED



⑤ YSS - 3 BED - B  
1:100



⑥ YSS - 3 BED - C  
1:100

RICHARDS & SPENCE

UPSTAR'S SHOP ANN LANE, 46 JAMES ST  
FORTITUDE VALLEY  
MELBOURNE VIC 3049  
TEL: +61 7 2657 0077  
WWW.RICHARDSANDSPENCE.COM  
ARH@RICHARDSANDSPENCE.COM

REV	DESCRIPTION	DATE
1	DATE	04.11.21
2	ISSUE FOR PERMITS	13.10.22
3	ISSUE FOR DA	14.12.22
4	ISSUE FOR DA - RR	14.12.22

REV DESCRIPTION

BY DATE

KEY PLAN

PROJECT:  
903 BOURKE ST, WATERLOO

CLIENT:  
DAHUA

STATUS:  
PRELIMINARY

NORTHPOINT



TITLE:  
YSS - APARTMENT TYPES

PROJECT DIRECTOR:  
Approver

SCALE:  
1:100@A1

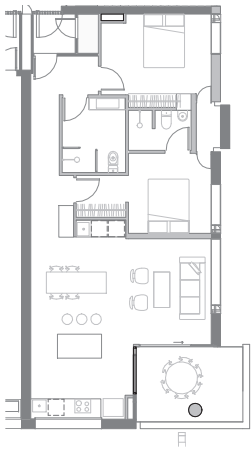
DRAWING NUMBER:  
DTA\_TP\_09.102

PROJECT NUMBER:  
1900015

REVISION:  
4

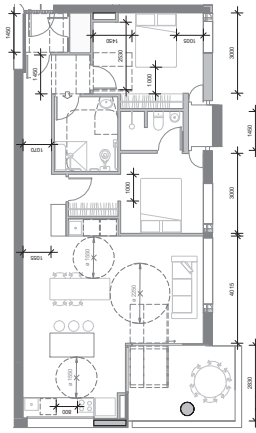
ADAPTABLE APARTMENTS:  
 600MM CLEAR TO ENTRY DOORS  
 600MM CLEAR TO REMAINING  
 DOORS

REFER DIA.TP.09.100. FOR  
 APARTMENT SCHEDULE



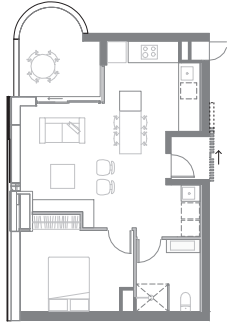
① YSN - 2 BED - B - PRE ADAPTABLE APARTMENT  
 1:100

LHA SILVER ACHIEVED



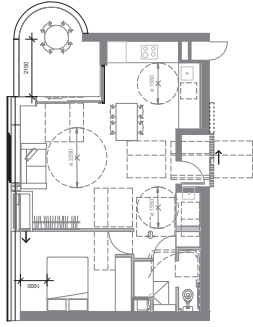
② YSN - 2 BED - B - POST ADAPTABLE APARTMENT  
 1:100

LHA SILVER ACHIEVED



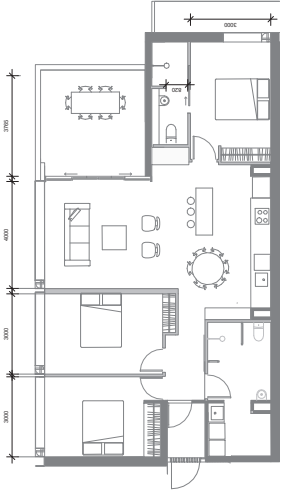
④ YSS - 1 BED - A - PRE ADAPTABLE APARTMENT  
 1:100

LHA SILVER ACHIEVED



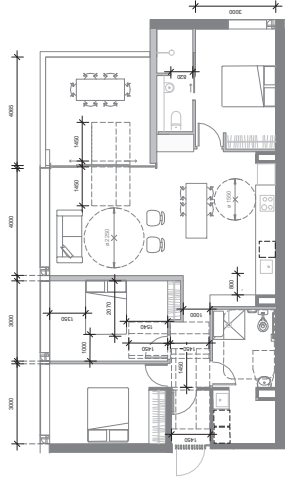
③ YSS - 1 BED - A - POST ADAPTABLE APARTMENT  
 1:100

LHA SILVER ACHIEVED



⑥ YSS - 3BED - A - PRE ADAPTABLE APARTMENT  
 1:100

LHA SILVER ACHIEVED



⑤ YSS - 3BED - A - POST ADAPTABLE APARTMENT  
 1:100

LHA SILVER ACHIEVED

RICHARDS & SPENCE

UPSTAIRS SHOP 486/490 LAANE 46 JAMES ST  
 FORTITUDE VALLEY  
 PERTH WA 6005  
 TEL: +61 8 9387 0077  
 FAX: +61 8 9387 0077  
 ADR@RICHARDSANDSPENCE.COM  
 © COPYRIGHT RICHARDS AND SPENCE PTY LTD

REV	DESCRIPTION
1	DA ISSUE FOR PERM FROM COUNCIL
2	DA ISSUE FOR PERM FROM COUNCIL
3	ISSUE FOR DA - RFI

BY	DATE
MS	04.11.21
MS	13.10.22
MS	13.10.22

REV DESCRIPTION

BY DATE

KEY PLAN

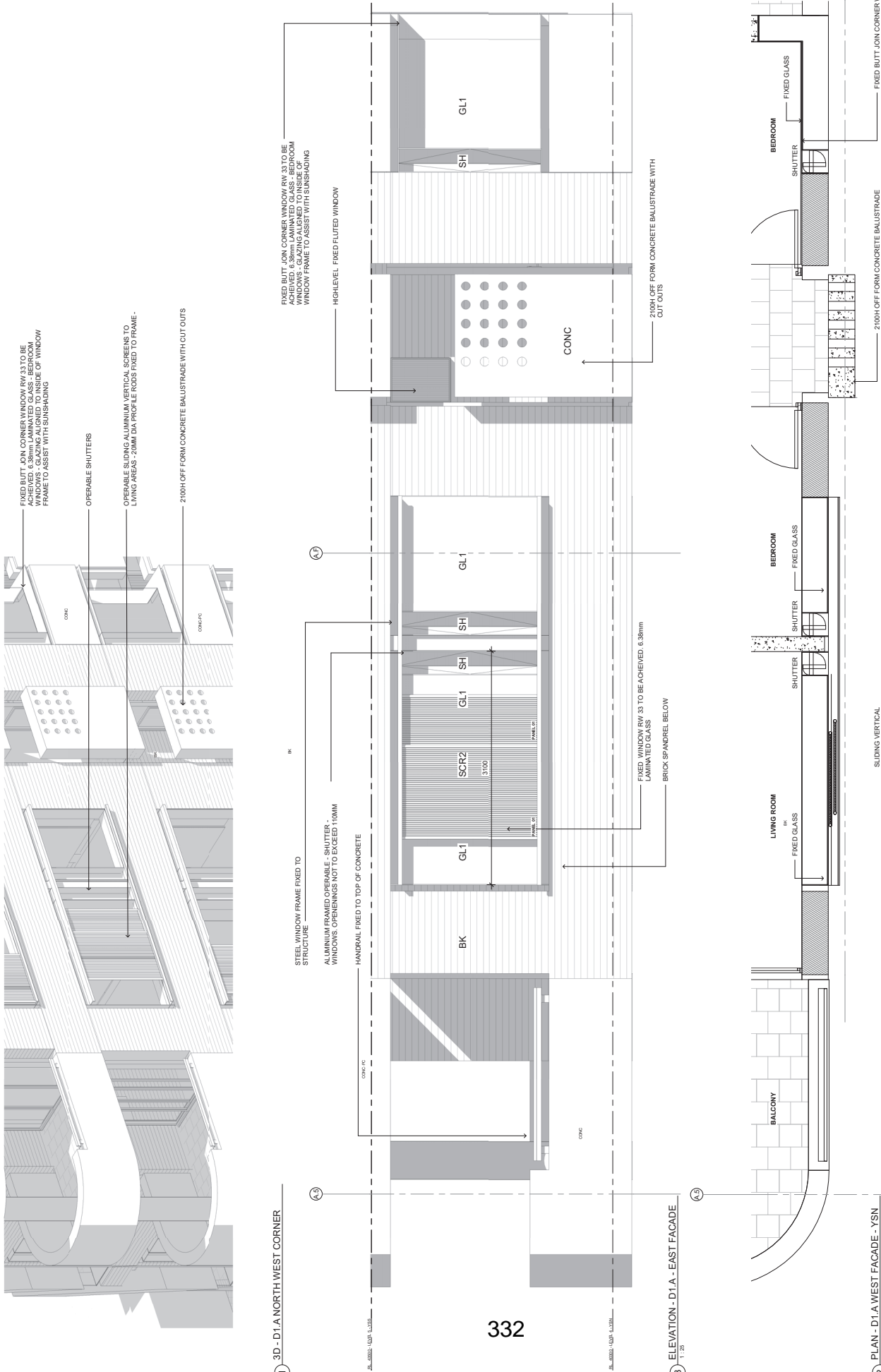
PROJECT:  
 903 BOURKE ST, WATERLOO  
 CLIENT:  
 DAHUA  
 STATUS:  
 PRELIMINARY



TITLE:  
 ADAPTABLE APARTMENTS  
 PROJECT DIRECTOR:  
 Approver  
 SCALE:  
 1:100@A1  
 DRAWING NUMBER:  
 DIA.TP.09.103  
 PROJECT NUMBER:  
 1900015  
 REVISION:  
 3

FAÇADE STUDY 01 - D1.A - NORTH WEST CORNER

CODE	DESCRIPTION
AWT	WINDOW TYPE 1 - OPERABLE FINING WITH CERAMIC TILE FINISH FACED TO FRAME
BA1	BALUSTRADE TYPE 1 - CUSTOM STEEL ROD WITH MICACEOUS PAINT FINISH - FULL HEIGHT TO DETAIL - BRONZE
BA2	BALUSTRADE HANDRAIL TO UPSTAND WITH MICACEOUS PAINT FINISH - PART HEIGHT TO DETAIL - BRONZE
BK	BRICK - LIGHT PINK BEIGE
CONC	CONCRETE - M20 PRECAST CONC-FW - CONC FORMWORK
GL1	GLAZING ASSEMBLY - PERFORMANCE TO RESIDENTIAL LIGHT TINT - ANODISED ALUMINIUM PERIMETER FRAME BUTT JOINT TO CORNER PAINTED STEEL STRUCTURE PERIMETER FRAME TO DETAIL - BRONZE
GL2	GLAZING ASSEMBLY - PERFORMANCE TO RESIDENTIAL LIGHT TINT - ANODISED ALUMINIUM PERIMETER FRAME BUTT JOINT TO CORNER PAINTED STEEL STRUCTURE PERIMETER FRAME TO DETAIL - BRONZE
GL3	GLAZING ASSEMBLY - REEDED GLASS TO RESIDENTIAL TYPICAL GLAZING DESIGN OPERATION - BRONZE
GATE	GATE TYPE 1 - CUSTOM STEEL ROD AND FRAME WITH MICACEOUS PAINT FINISH
LVR1	LOUVRE TYPE 1 - VERTICAL EXTERNAL ANODISED ALUMINIUM TO MATCH GL
LVR2	LOUVRE TYPE 2 - HORIZONTAL EXTERNAL ANODISED ALUMINIUM TO MATCH GL
SCR1	SCREEN TYPE 1 - BRICK OFFSET FAÇADE
SCR2	OPERABLE SLIDING ALUMINIUM WINDOW SCREEN TO LIVING AREAS - ANODISED ALUMINIUM TO MATCH GL
SH	SHUTTER - ALUMINIUM FRAMED - ALUMINIUM FACED INSULATED PANEL TO MATCH GL - BRONZE
STN	STONE - NATURAL (COORDINATE WITH LANDSCAPE FOR SELECTION)



1 3D - D1.A NORTH WEST CORNER

3 ELEVATION - D1.A - EAST FAÇADE  
1:20

2 PLAN - D1.A WEST FAÇADE - YSN  
1:20

332

TITLE:	D1.A FAÇADE STUDY - YSN
PROJECT DIRECTOR:	As indicated @ A1
APPROVER:	DAHA
DRAWING NUMBER:	D1.A.YSN.10.01
PROJECT NUMBER:	1900015
REVISION:	1

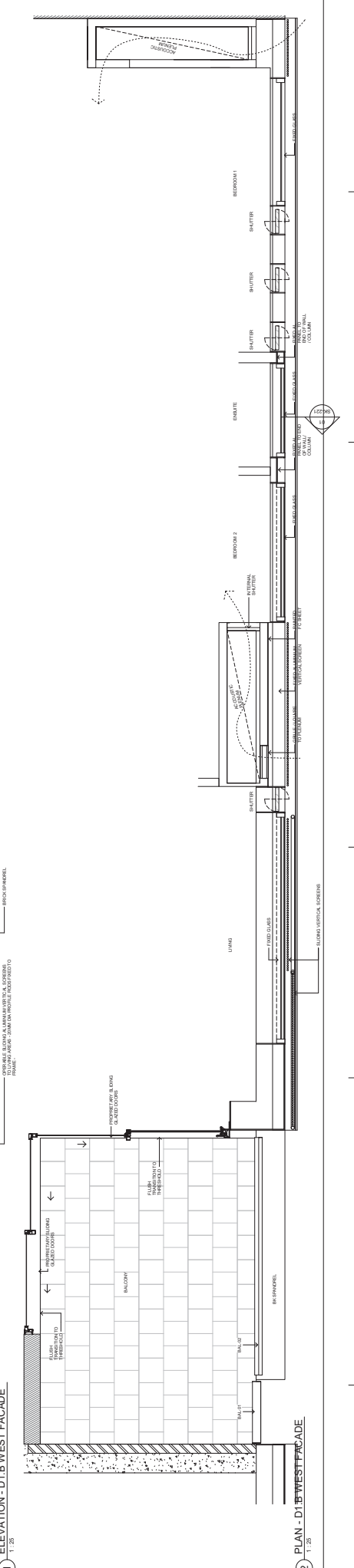
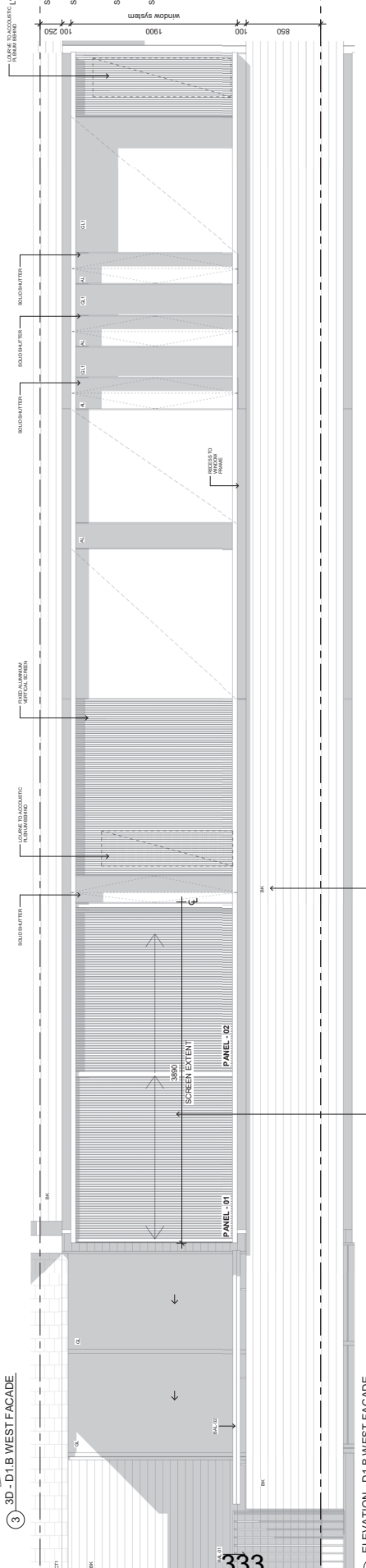
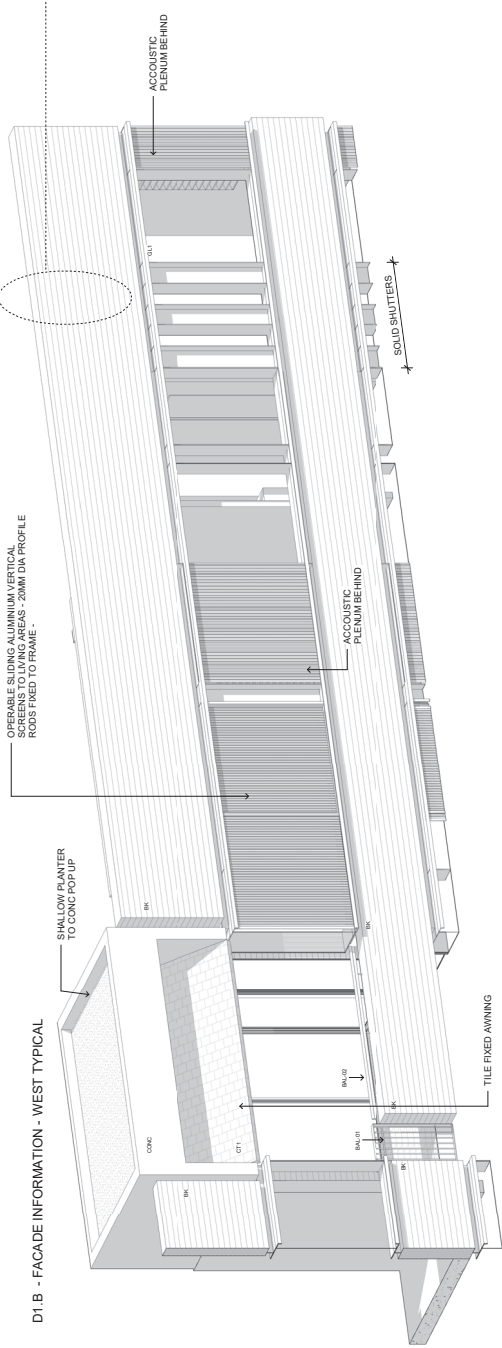
PROJECT:	903 BOURKE ST, WATERLOO
CLIENT:	DAHA
STATUS:	PRELIMINARY

REV	DESCRIPTION	BY	DATE
A	FOR REVIEW	GS	17.09.21
B	FOR REVIEW	MS	13.10.22
1	ISSUE FOR DA-RFI	MS	13.10.22

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SETOUT  
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN ALL OR PART  
 WITHOUT THE WRITTEN PERMISSION OF RICHARDS & SPENCE PTY  
 LTD IS STRICTLY PROHIBITED AND WILL BE PROSECUTED  
 © COPYRIGHT RICHARDS & SPENCE PTY LTD

- CODE DESCRIPTION**
- AW1 WITH CERAMIC TILE FINISH TO FRAME
  - BA1 BALUSTRADE TYPE 1 - CUSTOM STEEL ROD WITH MICACEOUS PAINT FINISH - FULL HEIGHT TO DETAIL - BRONZE
  - BA2 BALUSTRADE HANDRAIL TO UPSTAND WITH MICACEOUS PAINT FINISH - FULL HEIGHT TO DETAIL - BRONZE
  - BK BRICK - LIGHT PINK BEIGE
  - CCMC CONCRETE CURB AND RISE PRECAST CONC-FW - CONC FORMWORK
  - GL1 GLAZING ASSEMBLY - PERFORMANCE TO RESIDENTIAL LIGHT TINT AND ANOUSED GREENHOUSE GLASS TO MATCH GL JOINT TO CORNER PAINTED STEEL STRUCTURAL MEMBER FRAME TO DETAIL - BRONZE
  - GL2 GLAZING ASSEMBLY - GLASS TO ALUMINUM PERMETER FRAME BUTT JOINT TO CORNER PAINTED STEEL STRUCTURAL MEMBER FRAME TO DETAIL - BRONZE
  - GL3 GLAZING ASSEMBLY - REEDED GLASS TO RESIDENTIAL TYPICAL GREENHOUSE OPERATION - BRONZE
  - GATE1 GATE TYPE 1 - CUSTOM STEEL ROD AND FRAME WITH MICACEOUS PAINT FINISH
  - LVR1 LOUVRE TYPE 1 - VERTICAL EXTERNAL ANOUSED ALUMINUM TO MATCH GL
  - LVR2 LOUVRE TYPE 2 - HORIZONTAL EXTERNAL LOUVRES TO PLANT ROOM - ANOUSED ALUMINUM - BRONZE
  - SCR1 SCREEN TYPE 1 - BRICK OFFSET FAÇADE
  - SCR2 OPERABLE SLIDING ALUMINUM WINDOW SCREEN TO LIVING AREAS - WITH ALUMINUM RODS TIED TO FRAME - BRONZE
  - SH SHUTTER - ALUMINUM FRAMED - ALUMINUM FACED INSULATED PANEL TO MATCH GL - BRONZE
  - STN STONE - NATURAL COORDINATE WITH LANDSCAPE FOR SELECTION

TYPICAL DETAIL BK221 - VIEW 01



TITLE: D1.B FAÇADE STUDY - YSS

PROJECT: 903 BOURKE ST, WATERLOO

CLIENT: DAHUA

STATUS: PRELIMINARY

PROJECT DIRECTOR: Approver

DRAWING NUMBER: D1A.YSS.10.01

SCALE: As indicated @ A1

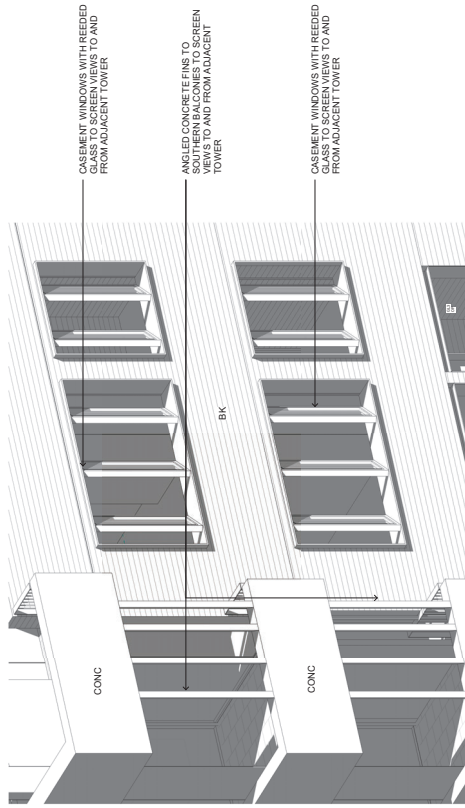
PROJECT NUMBER: 1900015

REVISION: 1

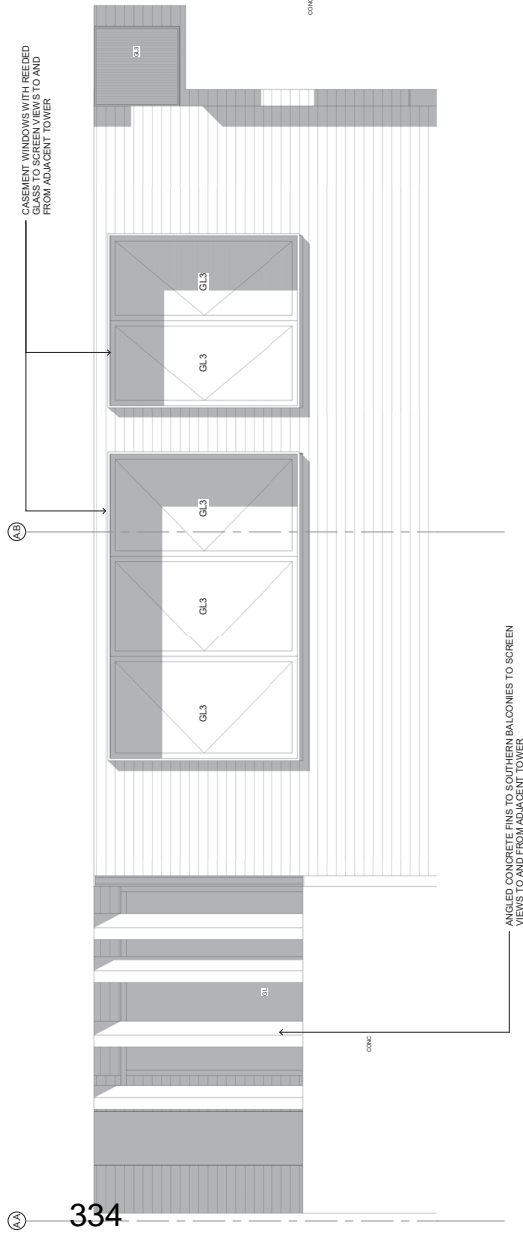
REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
1	FOR INFORMATION (ISSUE FOR DA-REV)	JW	24.09.21	1	FOR INFORMATION (ISSUE FOR DA-REV)	JW	24.09.21



FAÇADE STUDY 02 - D1.A - SOUTH EAST CORNER



1 3D - D1.A SOUTH EAST CORNER



2 BLG YSN - EAST ELEVATION Copy 1

CODE	DESCRIPTION
AWT	WINDOW WITH CERAMIC TILE FINISH FACED TO FRAME
BA1	BALUSTRADE TYPE 1 - CUSTOM STEEL ROD WITH MICACEOUS PAINT FINISH - FULL HEIGHT TO DETAIL - BRONZE
BA2	BALUSTRADE HANDRAIL TO UPSTAND WITH MICACEOUS PAINT FINISH - FULL HEIGHT TO DETAIL - BRONZE
BK	BRICK - LIGHT PINK BEIGE
CONC	CONCRETE - MASONRY PRECAST CONC-FW - CONC FORMWORK
GL1	GLAZING ASSEMBLY - PERFORMANCE TO RESIDENTIAL LIGHT TINT - ANODISED ALUMINIUM PERIMETER FRAME BUTT JOINT TO CORNER PAINTED STEEL STRUCTURAL PERIMETER FRAME TO DETAIL - BRONZE
GL2	GLAZING ASSEMBLY - GLASS TO ALUMINIUM PERIMETER FRAME BUTT JOINT TO CORNER PAINTED STEEL STRUCTURAL PERIMETER FRAME TO DETAIL - BRONZE
GL3	GLAZING ASSEMBLY - REEDED GLASS TO SCREEN VIEWS TO ADJACENT TOWER - BRONZE
GATE1	GATE TYPE 1 - CUSTOM STEEL ROD AND FRAME WITH MICACEOUS PAINT FINISH
LVR1	LOUVRE TYPE 1 - VERTICAL EXTERNAL ANODISED ALUMINIUM TO MATCH GL
LVR2	LOUVRE TYPE 2 - HORIZONTAL EXTERNAL ANODISED ALUMINIUM - BRONZE
SCR1	SCREEN TYPE 1 - BRICK OFFSET FAÇADE
SCR2	OPERABLE SLIDING ALUMINIUM WINDOW SCREENS TO LIVING AREAS - WITH MICROFILTRATION RODS TO FRAME -
SH	SHUTTER - ALUMINIUM FRAMED - ALUMINIUM FACED INSULATED PANEL TO MATCH GL - BRONZE
STN	STONE - NATURAL (COORDINATE WITH LANDSCAPE FOR SELECTION)

RICHARDS & SPENCE

UPSTAIRS SHOP 48/49 LAKE 46 JAMES ST  
 FORTITUDE VALLEY  
 TEL: +61 7 207 7077  
 WWW.RICHARDSANDSPENCE.COM  
 © COPYRIGHT RICHARDS AND SPENCE PTY LTD

PROJECT: 903 BOURKE ST, WATERLOO  
 CLIENT: DAHUA  
 STATUS: PRELIMINARY



TITLE: D1.A FAÇADE STUDY - YSN  
 PROJECT DIRECTOR: Approver  
 SCALE: As indicated @ A1  
 DRAWING NUMBER: D1A.YSN.10.02  
 PROJECT NUMBER: 1900015  
 REVISION: 1

KEY PLAN

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE

REV DESCRIPTION

BY DATE