









	The Plan Centre	of Nowcastle	DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
0 10 50mm ON ORIGINAL A1	The Flan Centre	oi ivewcastie	20.01.22	NF	DA	01	PRELIMINARY ISSUED INCORPORATING COUNCIL FEEDBACK
USE ORIGINAL DRAWINGS ONLY, FIGURED DIMENSIONS TAKE	(02) 4952 7500		01.02.22	NF	DA	02	ISSUED FOR CONSULTANT COORDINATION
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		mail@plancentre.com.au	17.03.22	NF / OM	DA	04	ISSUED FOR CONSULTANT COORDINATION
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PROJECT:	CLIENT:		JC	B No:				
Multi-Dwelling Development	Alkira	Developments	1	2246				
LOCATION:	DRAWING:		•					
61 Banks Street	Site Plan							
East Maitland NSW 2323	DWG No:	SCALE: @ A1	STAGE:	ISSUE:				
Lot: 201 - DP: 1241484	A02	1:200	DA	05				





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153 Lambton Road BroadmeadowNSW 2292

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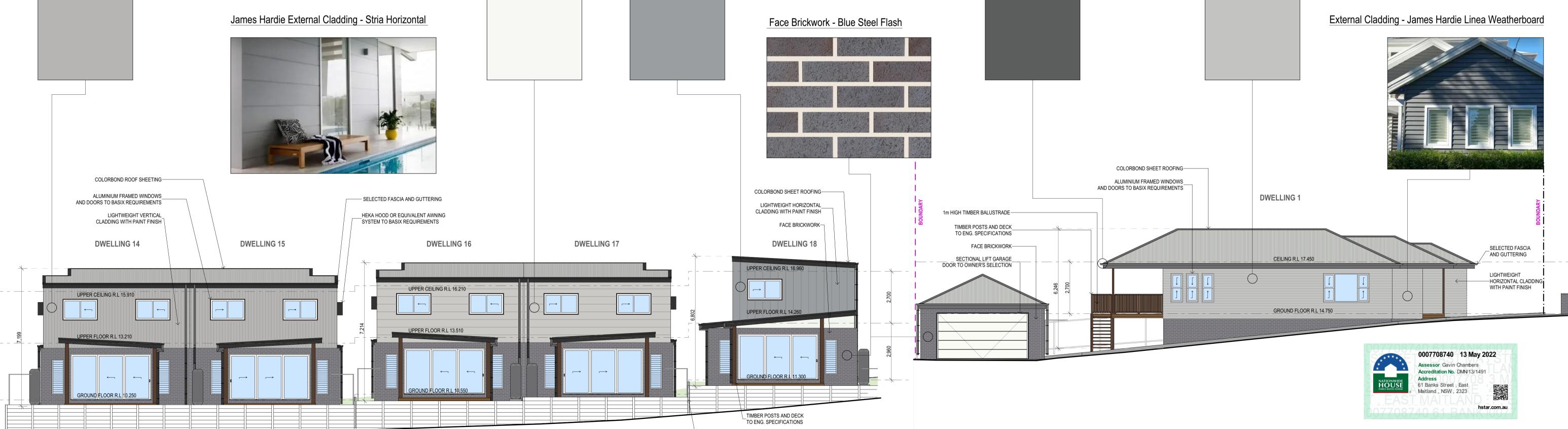
DATE DRAWN STAGE ISSUE ISSUE NOTES

The Plan Centre of Newcastle 20.01.22 NF DA 01 PRELIMINARY ISSUED INCORPORATING COUNCIL FEEDBACK 01.02.22 NF DA 02 ISSUED FOR CONSULTANT COORDINATION www.plancentre.com.au mail@plancentre.com.au moil@plancentre.com.au BUILDING DESIGNERS

12246 Multi-Dwelling Development Alkira Developments 61 Banks Street **Boundary Elevations** East Maitland NSW 2323 DWG No: SCALE: @ A1 STAGE: ISSUE: DA 05 Lot: 201 - DP: 1241484 A06 1:100







Southwest Elevation
1:100

RETAINING WALLMAX. HEIGHT 600mm

Southwest Elevation Dwelling 1
1:100

Southwest Elevation Dwelling 1
1:100

		The Plan Centre	of Newcastle	DATE	DRAWN	STAGE	ISSUE	ISSUE NOTES
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Multi-Dwelling Development

Alkira Developments

DRAWING:
Boundary Elevations

East Maitland NSW 2323
Lot: 201 - DP: 1241484

CLIENT:
Alkira Developments

DRAWING:
Boundary Elevations

DWG No: SCALE: @ A1 STAGE: ISSUE:
A07 1:100

DA 05





Multi-Dwelling Development

Alkira Developments

DRAWING:

61 Banks Street

East Maitland NSW 2323

Lot: 201 - DP: 1241484

CLIENT:

Alkira Developments

12246

DRAWING:

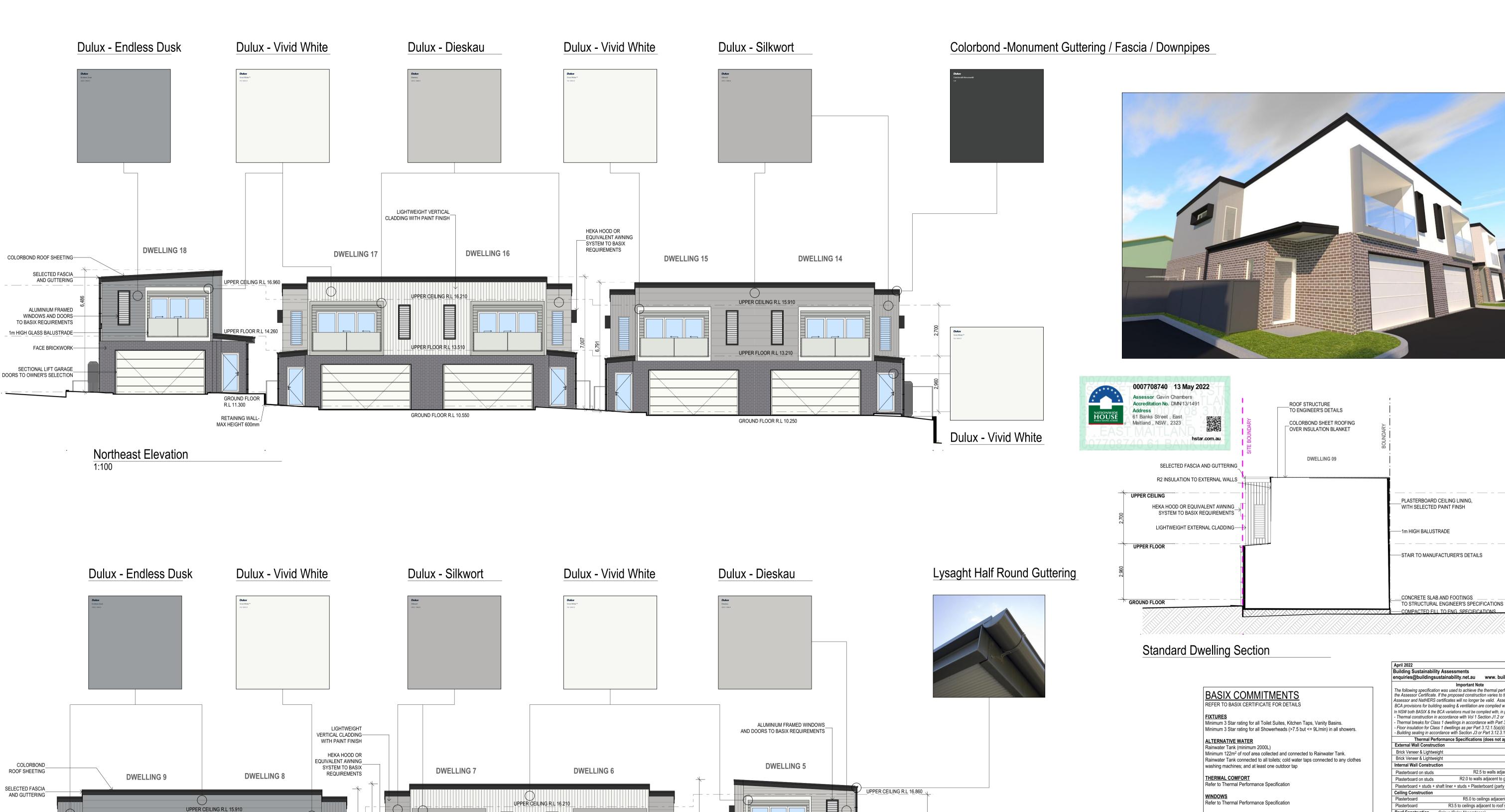
Internal Site Elevations

DWG No: SCALE: @ A1 STAGE: ISSUE:

A08 1:100

DA 05





**SKYLIGHTS** Refer to Thermal Performance Specification Hot Water - Gas Instantaneous : 6 Star - Gas Cooktop and Electric Oven Kitchen - External Clothesline **COOLING SYSTEM** 1-phase air conditioning with minimum 4 star Energy Rating and Day / Night zoning between bedrooms and living areas. 1-phase air conditioning with minimum 4 star Energy rating and Day / Night zoning between bedrooms and living areas. <u>VENTILATION</u> Kitchen - individual fan ducted to facade/roof : manual on/off switch Bathroom - individual fan ducted to facade/roof: manual on/off switch Laundry - individual fan ducted to facade/roof: manual on/off switch ARTIFICIAL LIGHTING

Important Note
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. In NSW both BASIX & the BCA variations must be complied with, in particular the following: - Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1 - Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d) Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e) - Floor insulation for class 1 dwellings as per rait 3.12.1. ([a]<sub>1</sub>)<sub>1</sub>, ([ii]) at [e] or (e), (e), Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage) External Wall Construction Brick Veneer & Lightweight R2.5 to U2, 5 & 18 Brick Veneer & Lightweight R2.0 to all other units UNO Internal Wall Construction R2.5 to walls adjacent to garage to U2, 5 & 18 Plasterboard on studs R2.0 to walls adjacent to garage to all other units UNC Plasterboard on studs Plasterboard + studs + shaft liner + studs + Plasterboard (party walls) R2.0 + R2.0 R3.5 to ceilings adjacent to roof space to all other units UNC Added Insulation Dark (0.73) Foil + R1.0 blanke Floor Construction Covering (if not noted default values used) Added Insulation Concrete (175mm waffle pod) None (all other units) R2.5 to floors adjacent to garage to U2, 5 & 18 R2.0 to floors adjacent to garage to all other units UNO Windows Glass and frame type U value SHGC Range 4.80 0.46 - 0.56 4.80 0.53 - 0.65 to U2 & U18 Performance glazing Type A to U2 & U18 Performance glazing Type B ALM-001-01 A Aluminium A SG Clear 6.70 0.51 - 0.63 ALM-002-01 A Aluminium B SG Clear 6.70 0.63 - 0.77 Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres Skylights Glass and frame type U SHGC Area sq m U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified Shade elements (eaves, verandahs, awnings etc All shade elements modelled as draw Ceiling Penetrations (downlights, exhaust fans, flues etc) Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA

Ph: (02) 4962 3439

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Southwest Elevation

GROUND FLOOR R.L 10.250

**BUILDING DESIGNERS** 

LIGHTWEIGHT

1m HIGH GLASS

SECTIONAL LIFT

GARAGE DOORS TO

OWNER'S SELECTION

BALUSTRADE

VERTICAL CLADDING WITH PAINT FINISH

> DATE DRAWN STAGE ISSUE ISSUE NOTES DA 01 PRELIMINARY ISSUED INCORPORATING COUNCIL FEEDBACK 01.02.22 NF DA 02 ISSUED FOR CONSULTANT COORDINATION www.plancentre.com.au | 14.03.22 | NF / OM | DA | 03 | ISSUED FOR CONSULTANT COORDINATION mail@plancentre.com.au
>
> 17.03.22 NF / OM DA 04 ISSUED FOR CONSULTANT COORDINATION DA 05 ISSUED FOR APPROVAL

UPPER FLOOR R.L 13.51

GROUND FLOOR R.L 10.550

Multi-Dwelling Development 61 Banks Street East Maitland NSW 2323

Lot: 201 - DP: 1241484

Face Brickwork - Blue Steel Flash

UPPER FLOOR R.L 14.160

12246 Alkira Developments

Internal Site Elevations

All lighting to be dedicated fluorescent or LED fittings.

**NATURAL LIGHTING** 

Not applicable

DWG No: SCALE: @ A1 STAGE: ISSUE: A09 1:100 DA 05

the plan centre

Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled

Additional Notes