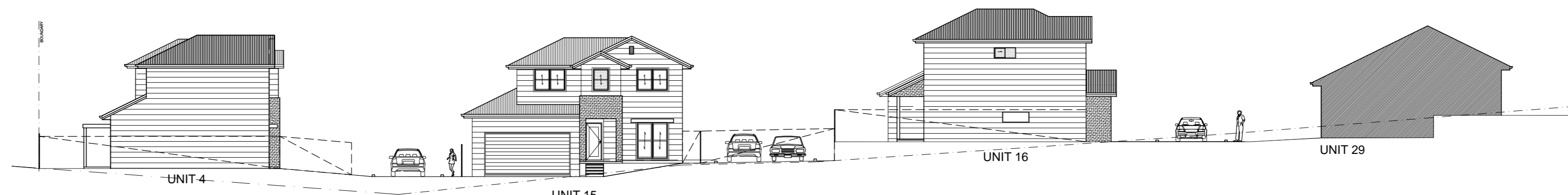




DRIVEWAY ELEVATION - WEST
UNITS 1-3
SCALE 1:200



DRIVEWAY ELEVATION - EAST
UNITS 4, 15, 16, 29
SCALE 1:200



DRIVEWAY ELEVATION - NORTH
UNITS 3, 4-6, 7-10
SCALE 1:200



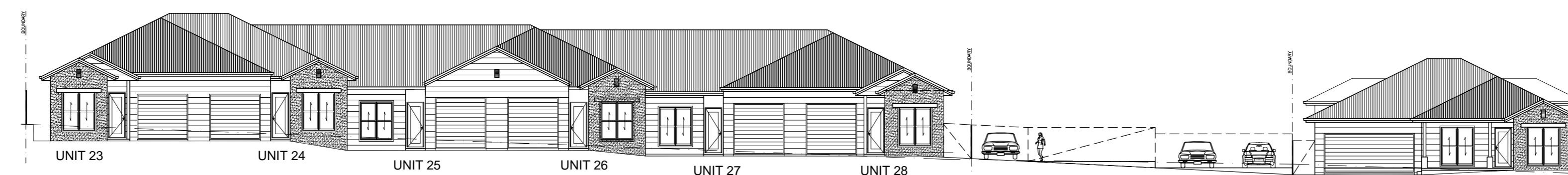
DRIVEWAY ELEVATION - SOUTH
UNITS 11, 12-15, 3
SCALE 1:200



DRIVEWAY ELEVATION - WEST
UNITS 10, 21-22, 23
SCALE 1:200



DRIVEWAY ELEVATION - NORTH
UNITS 16-17, 18-20, 22
SCALE 1:200



DRIVEWAY ELEVATION - SOUTH
UNITS 23-28, 29
SCALE 1:200

* WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE

NOTES

- NET AREA FLOORS
- CONTINUOUS FALL OF 1:80 MIN TO 1:50 MAX TO BE PROVIDED WHERE A FLOOR WASTE IS PROVIDED AS PER N.C.C. ABCB PART 10.2.12
- CEILING HEIGHT TO COMPLY WITH NCC ABCB HOUSING PROVISIONS PART 10.3
- STAIR HANDRAILS TO COMPLY WITH NCC ABCB HOUSING PROVISIONS PART 11.3.5
- NON-SLIP RATING TO INTERNAL STAIRS
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF FRAME WORK OR EXTERNAL CLADDING
- MECHANICAL VENTILATION DISCHARGE TO EXTERNAL WALL/ EAVE
- BRICK CONTROL JOINTS TO BE IN ACCORDANCE WITH N.C.C. & AS3700 & AS4773
- REFER TO BASIS TABLE FOR CONSTRUCTION REQUIREMENTS
- WINDOWS TO UPPER FLOORS TO HAVE RESTRICTORS OR SUITABLY COMPLIANT SCREENS TO COMPLY WITH NCC HOUSING PROVISIONS PART 11.3.7 PROTECTION OF OPENING WINDOWS
- FIRE RATED SEPARATING WALL IN ACCORDANCE WITH NCC REQUIREMENTS PART H3 FIRE SAFETY FRL 60/60/60 PART H4PP SOUND REQUIREMENTS
- SMOKE ALARMS TO COMPLY WITH AS 3786 & NCC HOUSING PROVISIONS 9.5.2
- WINDOWS OTHER THAN BEDROOM WINDOWS WITH A FFL+4m ABOVE NATURAL SURFACE TO HAVE A SILL OR BARRIER 860mm ABOVE THE FFL TO COMPLY WITH NCC HOUSING PROVISIONS PART 11.3.7

NOT FOR CONSTRUCTION

DATE	REV	DRAWN	DESCRIPTION
14.04.26	2	AP	SECTIONS ADDED
15.03.26	1	AP	DA ISSUE
23.02.26	1	AP	UPDATE 16,17,18 ADAPTABLE UNITS
04.09.25	A	AP	ORIGINAL ISSUE FOR DISCUSSION ONLY

AMENDMENTS

SITE ADDRESS

LOT 11 DP 1317126
LOT 280 DP 529334
LOT 2901 DP 1242435
ROBERT STREET
(SPARSHOLT STREET)
TENAMBIT NSW 2323

CLIENT

GARDENIA GLEN P/L

PROJECT

MULTI-UNIT DEVELOPMENT

DESIGNED BY



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ENERGY SMART DESIGN, DEVELOPMENT & ASSESSMENT

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DESIGN CUSTOM	JOB No. 25100
SCALES AS NOTED	
SHEET S29	REV 2

