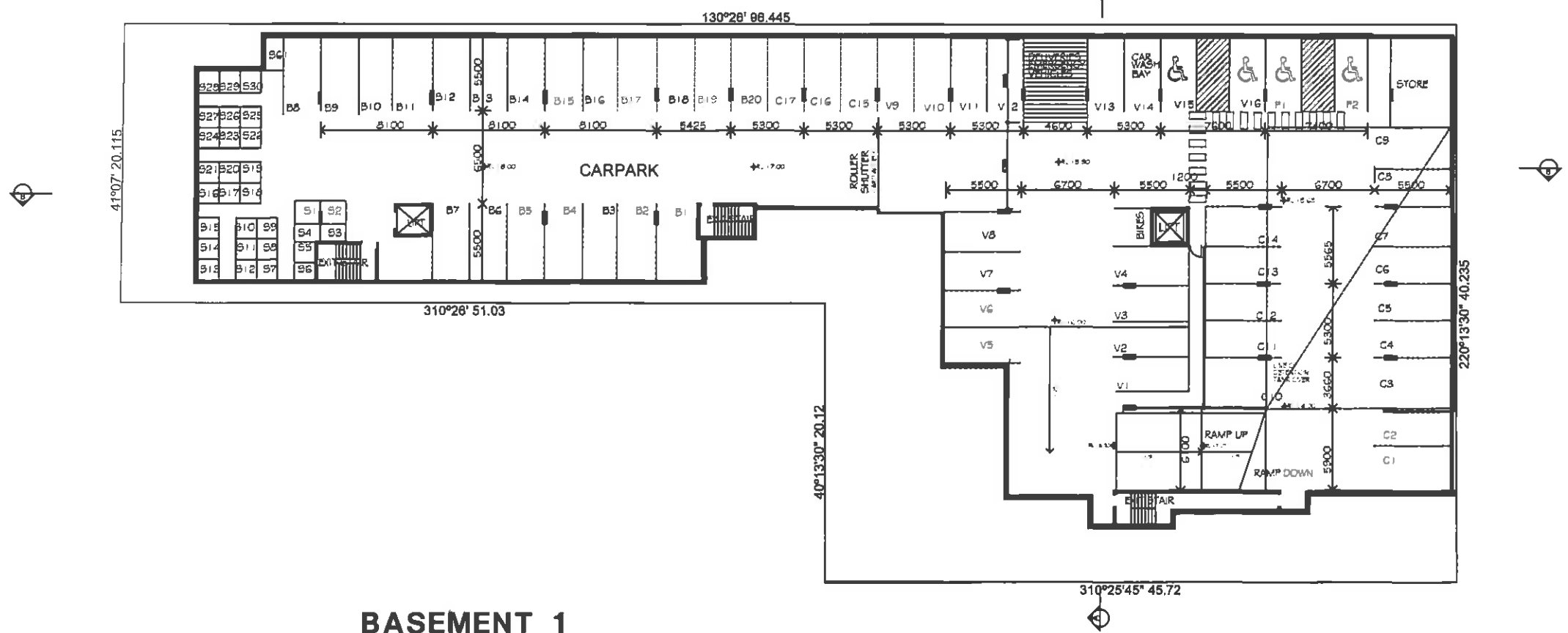
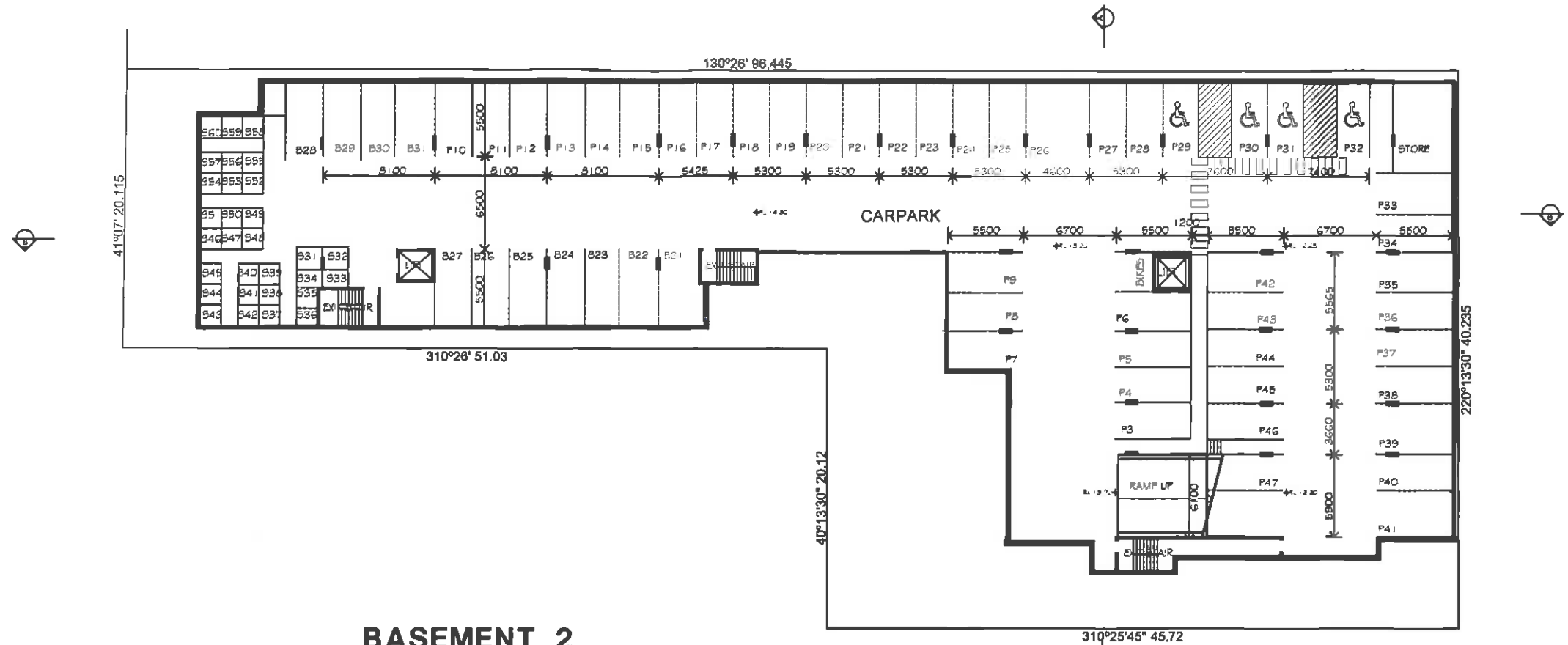




GENERAL SPECIFICATIONS

ALL VERTICAL ELEVATOR AND FOYER AREAS TO COMPLY WITH AS1735.12
 FLUORESCENT LIGHT TO ALL CARPARKS WITH TIME CLOCKS
 COMPACT FLUORESCENT LIGHTS TO ALL OTHER COMMON AREAS - MANUAL SWITCHING TO PLANT/GARBAGE AND SWITCH ROOMS
 TIME CLOCKS TO ALL OTHER COMMON AREAS
 LIFT TO BE GEARLESS TRACTION WITH VVVF MOTOR
 CAR PARK EXHAUST TO BE EXHAUST ONLY WITH CO2 MONITOR & VSD FAN
 GARBAGE ROOMS TO BE EXHAUST ONLY
 NO MECHANICAL VENTILATION TO COMMON AREAS



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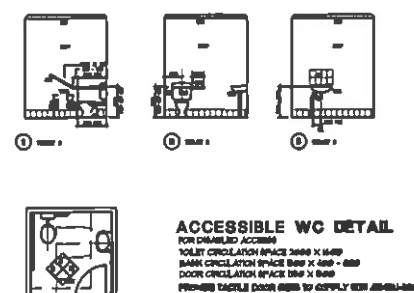
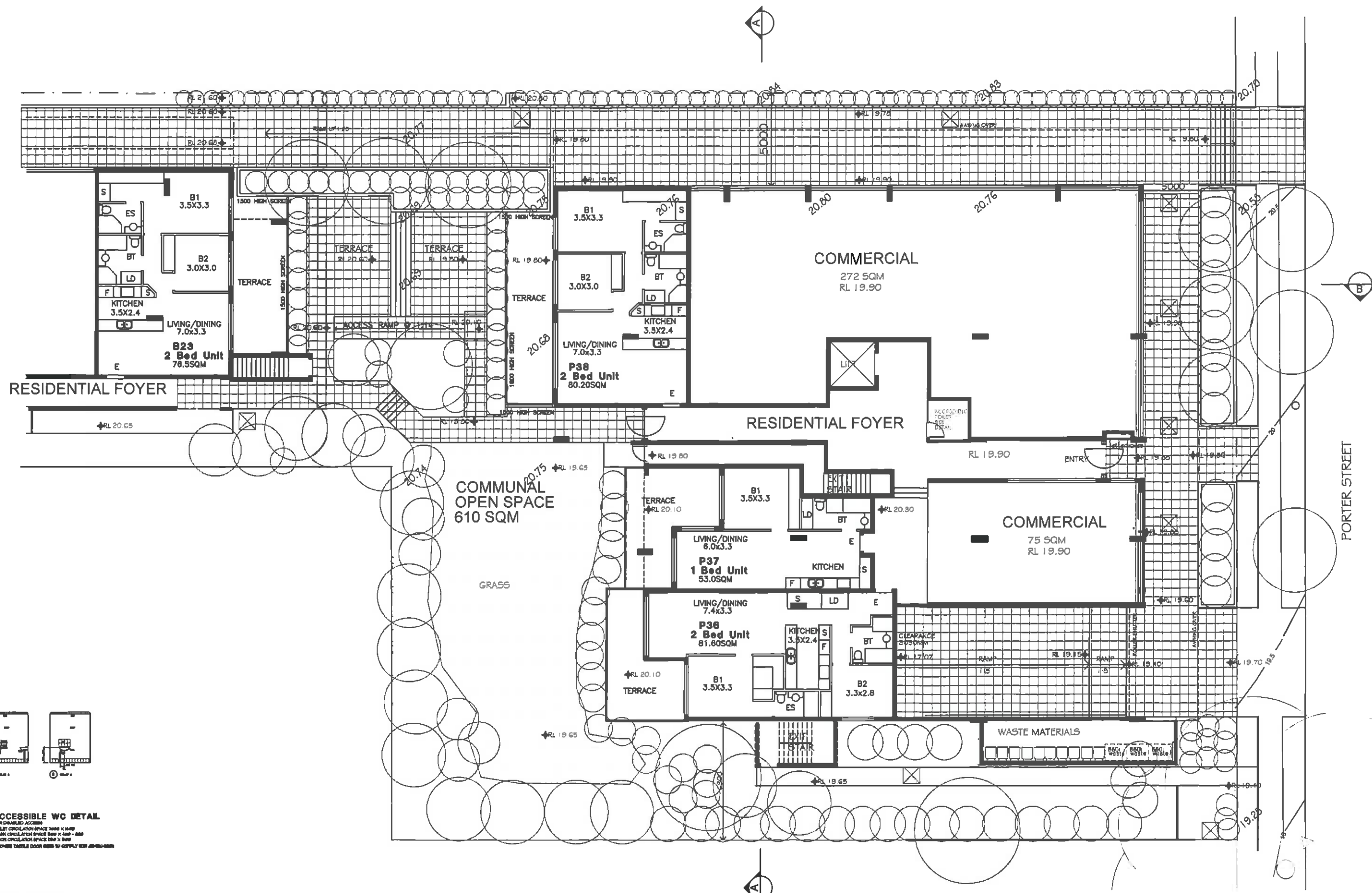
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PROJECT
**MIXED USE RESIDENTIAL
 COMMERCIAL DEVELOPMENT**
 2-4 PORTER ST/80 BELMORE ST
 RYDE

BROOKS PROJECTS
 architects

TITLE
BASEMENT PLANS

Sk2g



GENERAL SPECIFICATIONS

GROUND FLOOR TENANCIES & RESIDENTIAL ENTRY FOYERS TO COMPLY WITH AS1428.1-2009 & AS1428.2-1992
 ALL EXTERNAL PAVEMENT AND INTERNAL FLOOR MATERIALS TO BE SLIP RESISTANT
 ALL DOORS TO HAVE MINIMUM 850MM CLEAR DOOR OPENINGS
 ALL DOORWAY CIRCULATION AREAS TO COMPLY WITH AS1428.1-2009(CLAUSE 13.3)
 ALL DOOR HANDLES TO BE LOCATED 900MM ABOVE FINISHED FLOOR LEVELS
 ALL LIGHT SWITCHES TO BE LOCATED 900MM-1100MM ABOVE FINISHED FLOOR LEVEL
 ALL GPO'S TO BE LOCATED 900MM-1100MM ABOVE FINISHED FLOOR LEVEL
 ALL HANDRAILS TO BE LOCATED 865MM-1000MM ABOVE FINISHED LEVELS AROUND PLANTERS AND RETAINING WALLS
 LANDSCAPING - 750SQM OF LOW WATER USE SPECIES + 50SQM LAWN
 RAINWATER REUSE - CENTRAL 5000L STORAGE FOR USE IN LANDSCAPING, 2 CARWASH BAYS & BUILDING B TOILETS

20.75 EXISTING GROUND LEVEL



H	22.09.10	REVISED FOR DA
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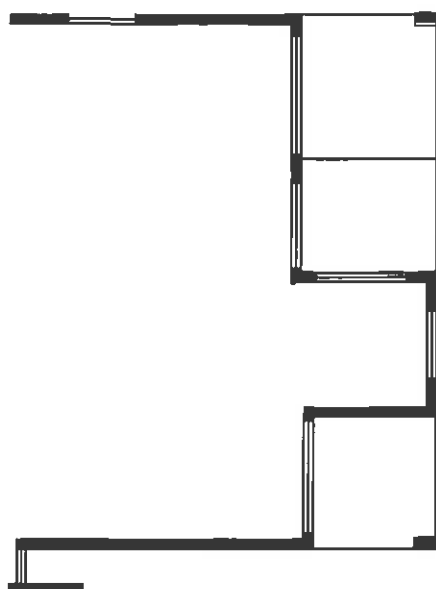
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BROOKS PROJECTS
 architects

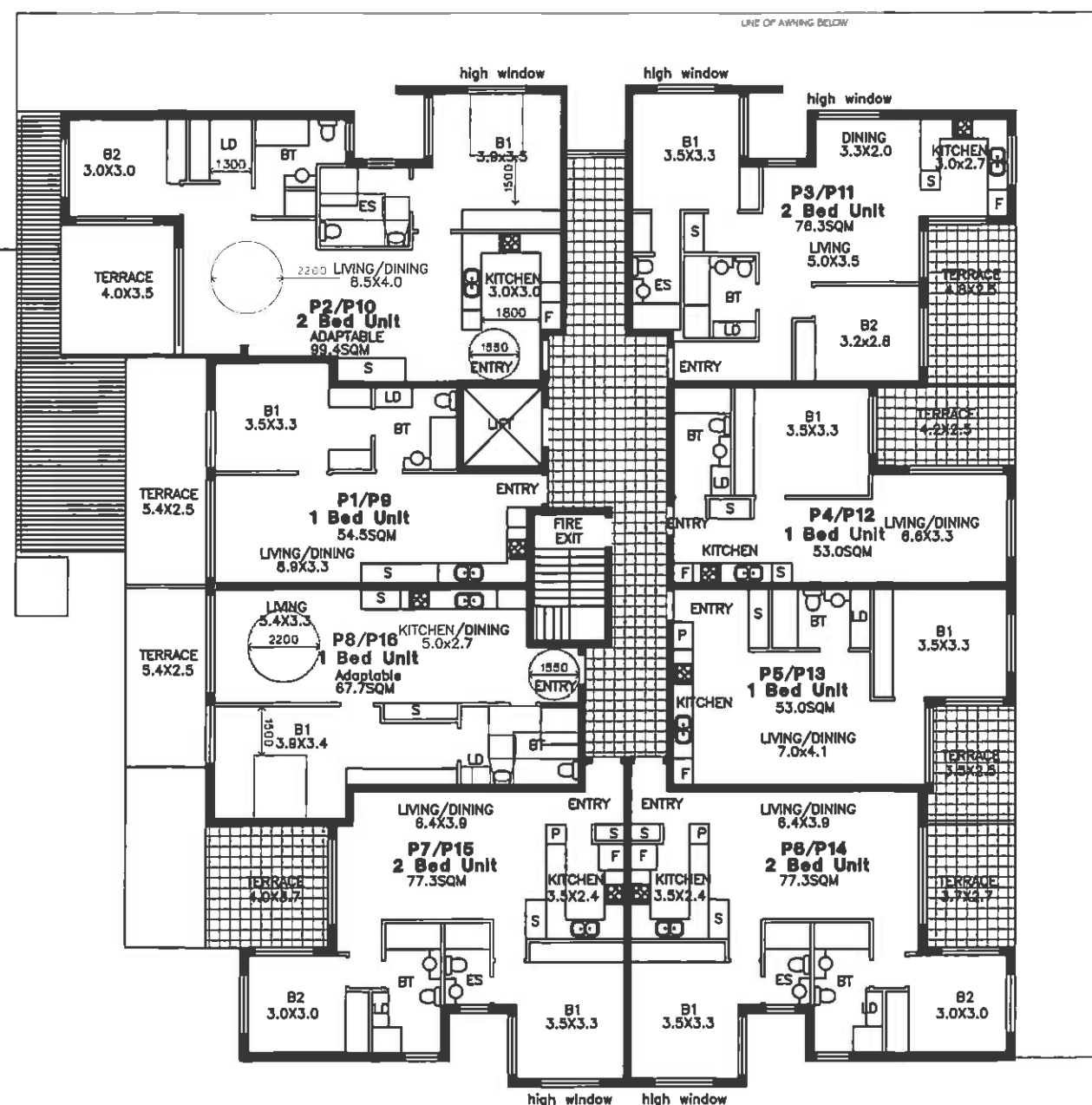
PROJECT
**MIXED USE RESIDENTIAL
 COMMERCIAL DEVELOPMENT
 2-4 PORTER ST/80 BELMORE ST
 RYDE**

TITLE
**BUILDING A
 PORTER STREET
 LEVEL 1 PLAN**

Sk3h



20000



GENERAL SPECIFICATIONS

ALL VERTICAL ELEVATOR AND FOYER AREAS TO COMPLY WITH AS1735.12
ALL SHOWER HEADS TO HAVE 3 STAR RATING
ALL TOILETS TO HAVE 4 STAR RATING
ALL TAPS TO HAVE 5 STAR RATING
ALL METAL DECK ROOFS TO BE PROVIDED WITH R1.5 INSULATION TO UNDERSIDE OF ROOF SHEET
ALL CEILINGS BELOW METAL DECK ROOFS TO BE PROVIDED WITH R3.0 INSULATION
ALL CEILINGS BELOW CONCRETE ROOFS TO BE PROVIDED WITH R2.5 INSULATION
ALL WINDOWS/DOORS TO BE ALUMINIUM FRAMED WITH SINGLE GLAZED CLEAR GLASS (NFRC:Uw=7.32, SHGC=0.77)
'MEDIUM' COLOURED EXTERNAL WALLS; 'MEDIUM' COLOURED WALLS
WEATHER STRIPPING TO PERIMETER OF EXTERNAL ENTRY DOORS
UNITS B5, B10, B15, B20, & B22 TO HAVE R1.0 INSULATION TO EXTERNAL CAVITY WALLS
EXHAUST FANS TO INTERNAL BATHROOMS, LAUNDRIES AND KITCHENS TO BE DUCTED AND INTERLOCKED TO LIGHTS
HEATING & COOLING BY SINGLE PHASE 3 STAR AIR CONDITIONERS
WATER HEATERS - INDIVIDUAL GAS INSTANTANEOUS 3.0 STAR
GAS COOK TOPS, ELECTRIC OVENS
REFRIGERATOR SPACE TO BE WELL VENTILATED

ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - BATHROOMS TO COMPLY WITH CLAUSE 4.4 OF AS4299 & AS1428.1-2009
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - KITCHENS TO COMPLY WITH CLAUSE 4.5 OF AS4299
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - MAIN BEDROOM TO COMPLY WITH CLAUSE 4.6 OF AS4299
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - LIVING ROOMS TO COMPLY WITH CLAUSE 4.7 OF AS4299
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - LAUNDRIES TO COMPLY WITH CLAUSE 4.8 OF AS4299
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - ALL CORRIDORS TO BE MINIMUM 1200MM WIDTH
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE KEYED ALIKE INTERNAL AND EXTERNAL DOORS
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO BE PROVIDED WITH SLIP RESISTANT FLOOR MATERIALS
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE NO STEP BETWEEN LIVING ROOM AND BEDROOMS TO EXTERNAL TERRACES
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO BE PROVIDED WITH 850MM CLEAR OPENING WIDTHS TO ALL DOORWAYS
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE DOORWAY CIRCULATION AREAS IN COMPLIANCE WITH CLAUSE 13.3 OF AS1428.1 2009
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE DOORS WITH 30% COLOUR CONTRAST TO DOOR JAMBS OR JAMBS TO TO HAVE 30% CONTRAST TO WALL & DOOR
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE DOOR CONTROLS TO COMPLY WITH AS1429.1-2009
ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - EACH TO BE PROVIDED WITH A SINGLE ACCESSIBLE CAR PARKING SPACE (A1, A2, A26, A27, A28, A29)



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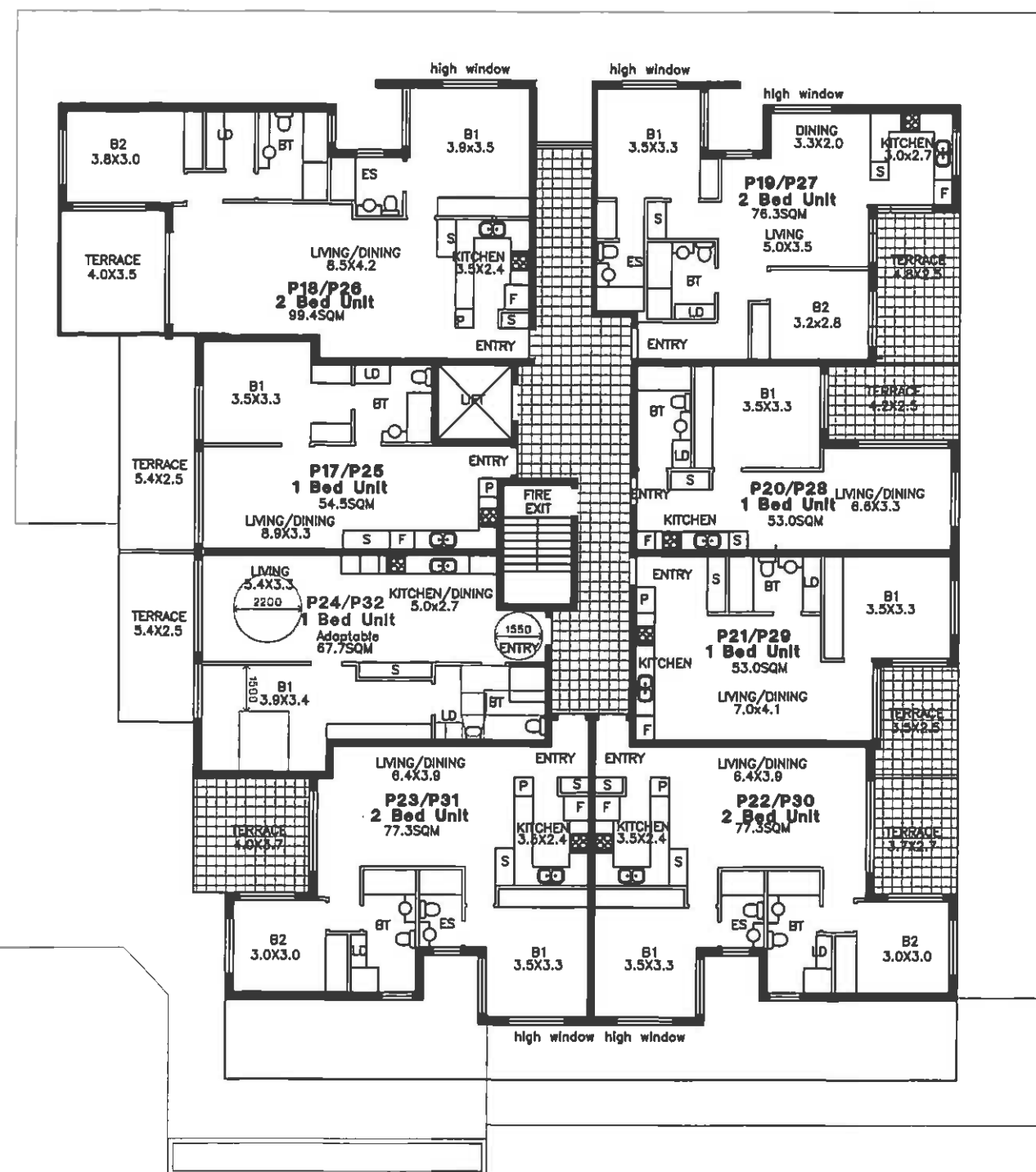
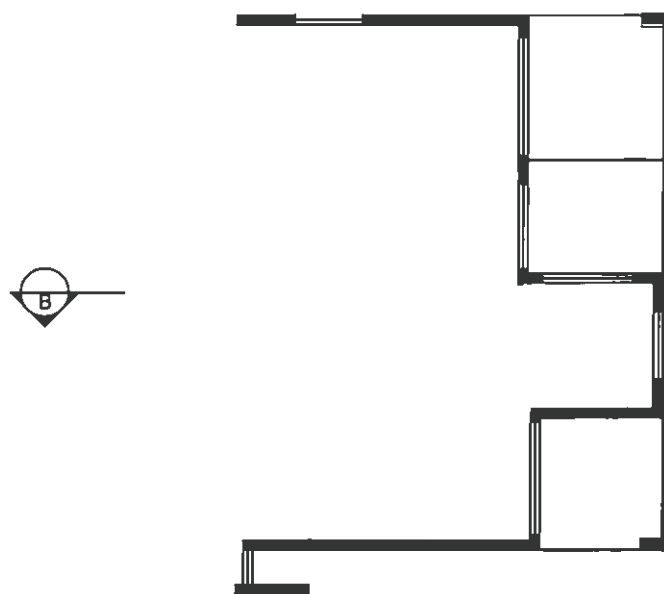
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BROOKS PROJECTS
architects

PROJECT
MIXED USE RESIDENTIAL
COMMERCIAL DEVELOPMENT
2-4 PORTER ST/80 BELMORE ST
RYDE

TITLE
BUILDING A
PORTER STREET
LEVELS 2+3 PLAN

Sk4f



GENERAL SPECIFICATIONS

ALL VERTICAL ELEVATOR AND FOYER AREAS TO COMPLY WITH AS1735.12
 ALL SHOWER HEADS TO HAVE 3 STAR RATING
 ALL TOILETS TO HAVE 4 STAR RATING
 ALL TAPS TO HAVE 5 STAR RATING
 ALL METAL DECK ROOFS TO BE PROVIDED WITH R1.5 INSULATION TO UNDERSIDE OF ROOF SHEET
 ALL CEILINGS BELOW METAL DECK ROOFS TO BE PROVIDED WITH R3.0 INSULATION
 ALL CEILINGS BELOW CONCRETE ROOFS TO BE PROVIDED WITH R2.5 INSULATION
 ALL WINDOWS/DOORS TO BE ALUMINIUM FRAMED WITH SINGLE GLAZED CLEAR GLASS (NFRC:Uw=7.32, SHGC=0.77)
 'MEDIUM' COLOURED EXTERNAL WALLS: 'MEDIUM' COLOURED WALLS
 WEATHER STRIPPING TO PERIMETER OF EXTERNAL ENTRY DOORS
 UNITS B5, B10, B15, B20, & B22 TO HAVE R1.0 INSULATION TO EXTERNAL CAVITY WALLS
 EXHAUST FANS TO INTERNAL BATHROOMS, LAUNDRIES AND KITCHENS TO BE DUCTED AND INTERLOCKED TO LIGHTS
 HEATING & COOLING BY SINGLE PHASE 3 STAR AIR CONDITIONERS
 WATER HEATERS - INDIVIDUAL GAS INSTANTANEOUS 3.0 STAR
 GAS COOK TOPS, ELECTRIC OVENS
 REFRIGERATOR SPACE TO BE WELL VENTILATED

ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - BATHROOMS TO COMPLY WITH CLAUSE 4.4 OF AS4299 & AS1428.1-2009
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 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - MAIN BEDROOM TO COMPLY WITH CLAUSE 4.6 OF AS4299
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - LIVING ROOMS TO COMPLY WITH CLAUSE 4.7 OF AS4299
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - LAUNDRIES TO COMPLY WITH CLAUSE 4.8 OF AS4299
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - ALL CORRIDORS TO BE MINIMUM 1200MM WIDTH
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE KEYED ALIKE INTERNAL AND EXTERNAL DOORS
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO BE PROVIDED WITH SLIP RESISTANT FLOOR MATERIALS
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE NO STEP BETWEEN LIVING ROOM AND BEDROOMS TO EXTERNAL TERRACES
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO BE PROVIDED WITH 850MM CLEAR OPENING WIDTHS TO ALL DOORWAYS
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE DOORWAY CIRCULATION AREAS IN COMPLIANCE WITH CLAUSE 13.3 OF AS1428.1 2009
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE DOORS WITH 30% COLOUR CONTRAST TO DOOR JAMBS OR JAMBS TO TO HAVE 30% CONTRAST TO WALL & DOOR
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - TO HAVE DOOR CONTROLS TO COMPLY WITH AS1429.1-2009
 ACCESSIBLE UNITS P2,P8,P10,P16,P24,P32 - EACH TO BE PROVIDED WITH A SINGLE ACCESSIBLE CAR PARKING SPACE (A1, A2, A26, A27, A28, A29)



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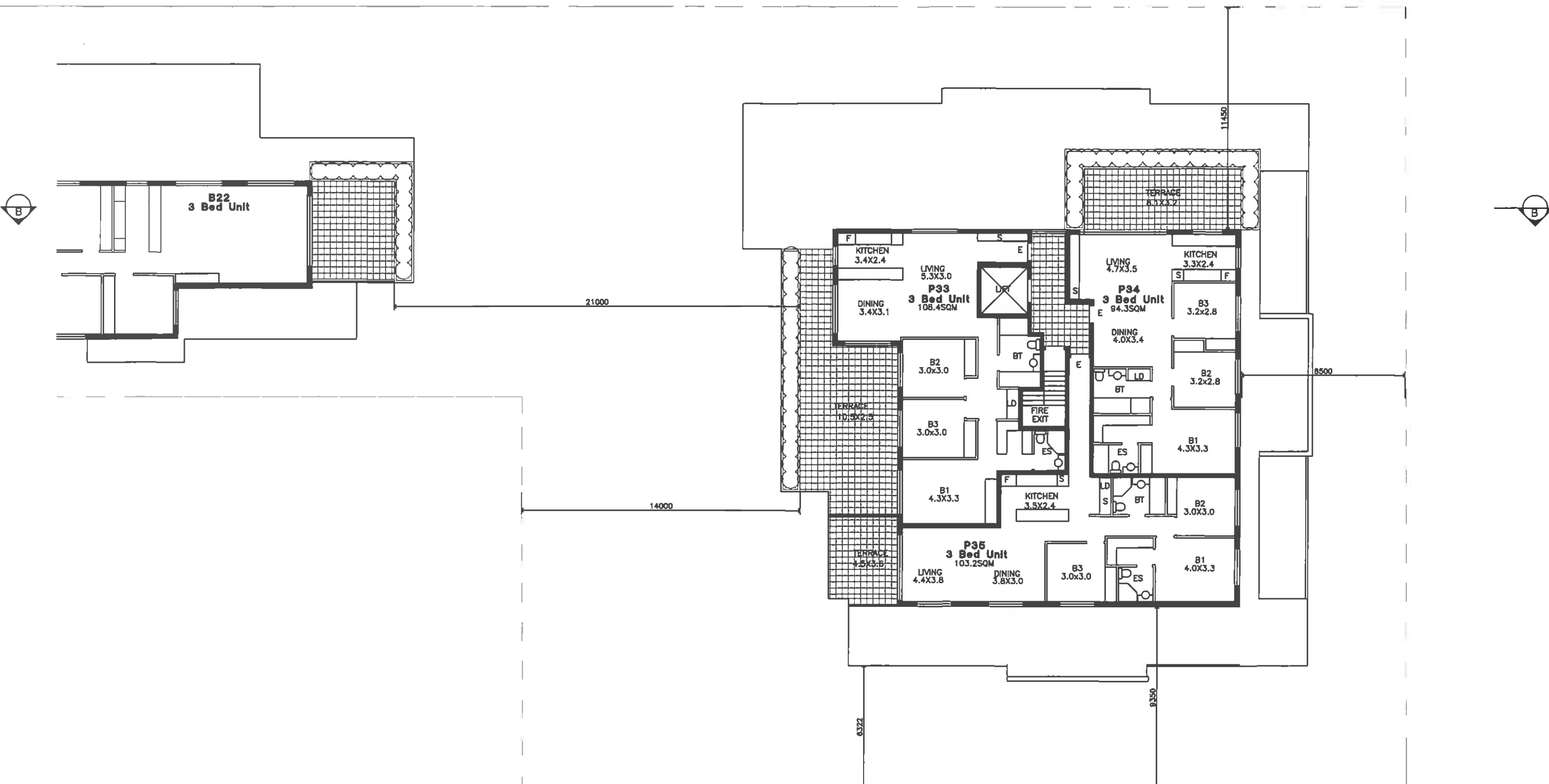
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BROOKS PROJECTS
 architects

PROJECT
 MIXED USE RESIDENTIAL
 COMMERCIAL DEVELOPMENT
 2-4 PORTER ST/80 BELMORE ST
 RYDE

TITLE
 BUILDING A
 PORTER STREET
 LEVELS 4+5 PLAN

Sk5f



GENERAL SPECIFICATIONS

ALL VERTICAL ELEVATOR AND FOYER AREAS TO COMPLY WITH AS1735.12
 ALL SHOWER HEADS TO HAVE 3 STAR RATING
 ALL TOILETS TO HAVE 4 STAR RATING
 ALL TAPS TO HAVE 5 STAR RATING
 ALL METAL DECK ROOFS TO BE PROVIDED WITH R1.5 INSULATION TO UNDERSIDE OF ROOF SHEET
 ALL CEILINGS BELOW METAL DECK ROOFS TO BE PROVIDED WITH R3.0 INSULATION
 ALL CEILINGS BELOW CONCRETE ROOFS TO BE PROVIDED WITH R2.5 INSULATION
 ALL WINDOWS/DOORS TO BE ALUMINIUM FRAMED WITH SINGLE GLAZED CLEAR GLASS (NFRC:Uw=7.32, SHGC=0.77)
 'MEDIUM' COLOURED EXTERNAL WALLS: 'MEDIUM' COLOURED WALLS
 WEATHER STRIPPING TO PERIMETER OF EXTERNAL ENTRY DOORS
 UNITS B5, B10, B15, B20, & B22 TO HAVE R1.0 INSULATION TO EXTERNAL CAVITY WALLS
 EXHAUST FANS TO INTERNAL BATHROOMS, LAUNDRIES AND KITCHENS TO BE DUCTED AND INTERLOCKED TO LIGHTS
 HEATING & COOLING BY SINGLE PHASE 3 STAR AIR CONDITIONERS
 WATER HEATERS - INDIVIDUAL GAS INSTANTANEOUS 3.0 STAR
 GAS COOK TOPS, ELECTRIC OVENS
 REFRIGERATOR SPACE TO BE WELL VENTILATED



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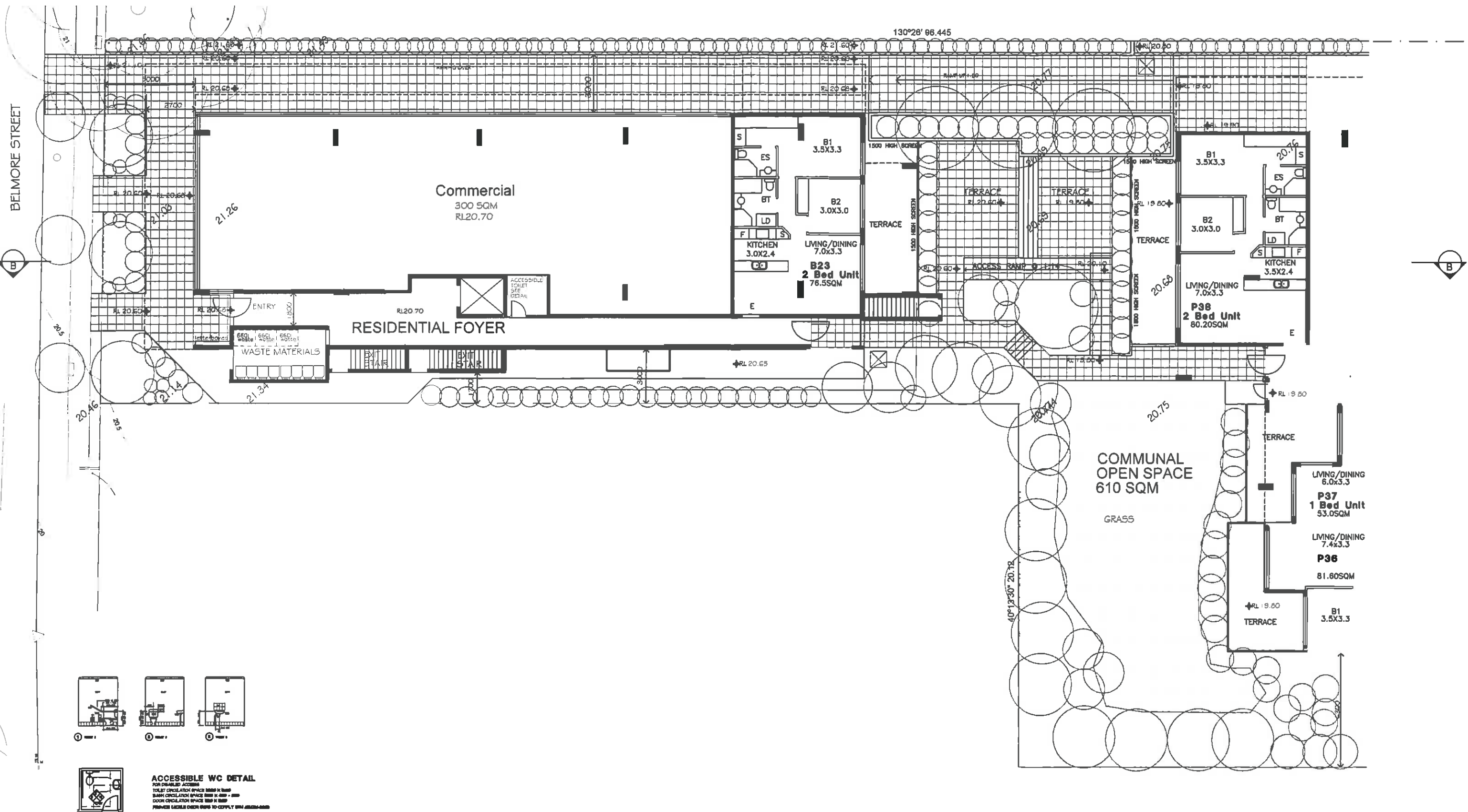
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PROJECT
**MIXED USE RESIDENTIAL
 COMMERCIAL DEVELOPMENT
 2-4 PORTER ST/80 BELMORE ST
 RYDE**

BROOKS PROJECTS
 architects

TITLE
**BUILDING A
 PORTER STREET
 LEVEL 6 PLAN**

Sk6g



GENERAL SPECIFICATIONS

GROUND FLOOR TENANCIES & RESIDENTIAL ENTRY FOYERS TO COMPLY WITH AS1428.1-2009 & AS1428.2-1992
ALL EXTERNAL PAVEMENT AND INTERNAL FLOOR MATERIALS TO BE SLIP RESISTANT
ALL DOORS TO HAVE MINIMUM 850MM CLEAR DOOR OPENINGS
ALL DOORWAY CIRCULATION AREAS TO COMPLY WITH AS1428.1-2009(CLAUSE 13.3)
ALL DOOR HANDLES TO BE LOCATED 900MM ABOVE FINISHED FLOOR LEVELS
ALL LIGHT SWITCHES TO BE LOCATED 900MM-1100MM ABOVE FINISHED FLOOR LEVEL
ALL GPO'S TO BE LOCATED 900MM-1100MM ABOVE FINISHED FLOOR LEVEL
ALL HANDRAILS TO BE LOCATED 865MM-1000MM ABOVE FINISHED LEVELS AROUND PLANTERS AND RETAINING WALLS
LANDSCAPING - 750SQM OF LOW WATER USE SPECIES + 50SQM LAWN
RAINWATER REUSE - CENTRAL 5000L STORAGE FOR USE IN LANDSCAPING, 2 CARWASH BAYS & BUILDING B TOILETS

20.75 EXISTING GROUND LEVEL



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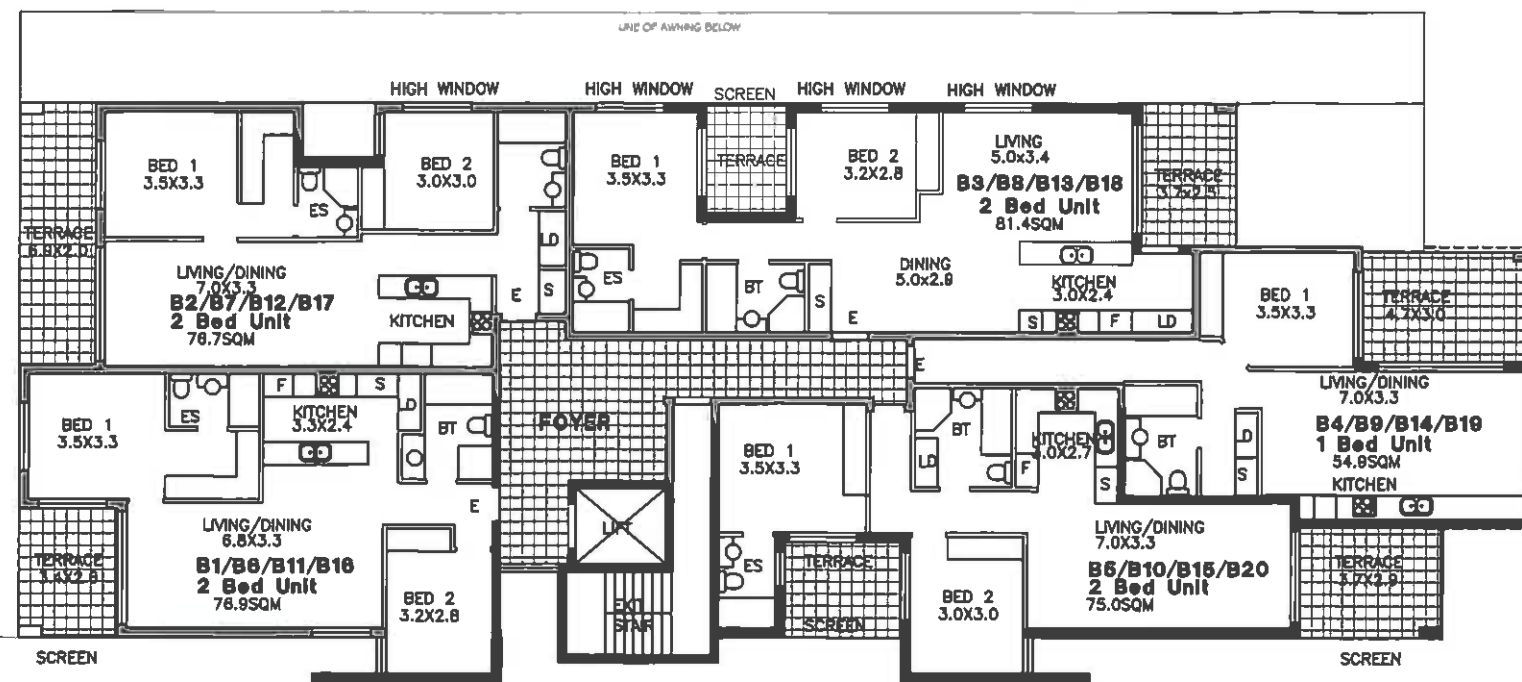
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PROJECT
**MIXED USE RESIDENTIAL
COMMERCIAL DEVELOPMENT**
2-4 PORTER ST/80 BELMORE ST
RYDE

BROOKS PROJECTS
architects

TITLE
**BUILDING B
BELMORE STREET
LEVEL 1 PLAN**

Sk7g



18992



GENERAL SPECIFICATIONS

ALL VERTICAL ELEVATOR AND FOYER AREAS TO COMPLY WITH AS1735.12
ALL SHOWER HEADS TO HAVE 3 STAR RATING
ALL TOILETS TO HAVE 4 STAR RATING
ALL TAPS TO HAVE 5 STAR RATING
ALL METAL DECK ROOFS TO BE PROVIDED WITH R1.5 INSULATION TO UNDERSIDE OF ROOF SHEET
ALL CEILINGS BELOW METAL DECK ROOFS TO BE PROVIDED WITH R3.0 INSULATION
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ALL WINDOWS/DOORS TO BE ALUMINIUM FRAMED WITH SINGLE GLAZED CLEAR GLASS (NFRC:Uw=7.32, SHGC=0.77)
'MEDIUM' COLOURED EXTERNAL WALLS: 'MEDIUM' COLOURED WALLS
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EXHAUST FANS TO INTERNAL BATHROOMS, LAUNDRIES AND KITCHENS TO BE DUCTED AND INTERLOCKED TO LIGHTS
HEATING & COOLING BY SINGLE PHASE 3 STAR AIR CONDITIONERS
WATER HEATERS - INDIVIDUAL GAS INSTANTANEOUS 3.0 STAR
GAS COOK TOPS, ELECTRIC OVENS
REFRIGERATOR SPACE TO BE WELL VENTILATED



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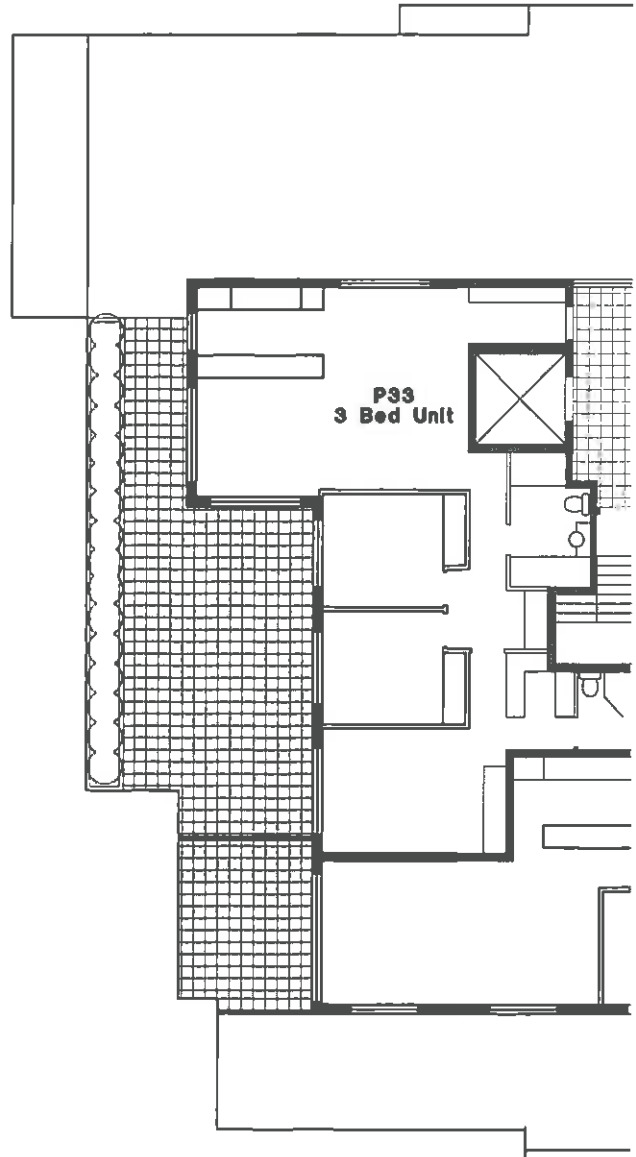
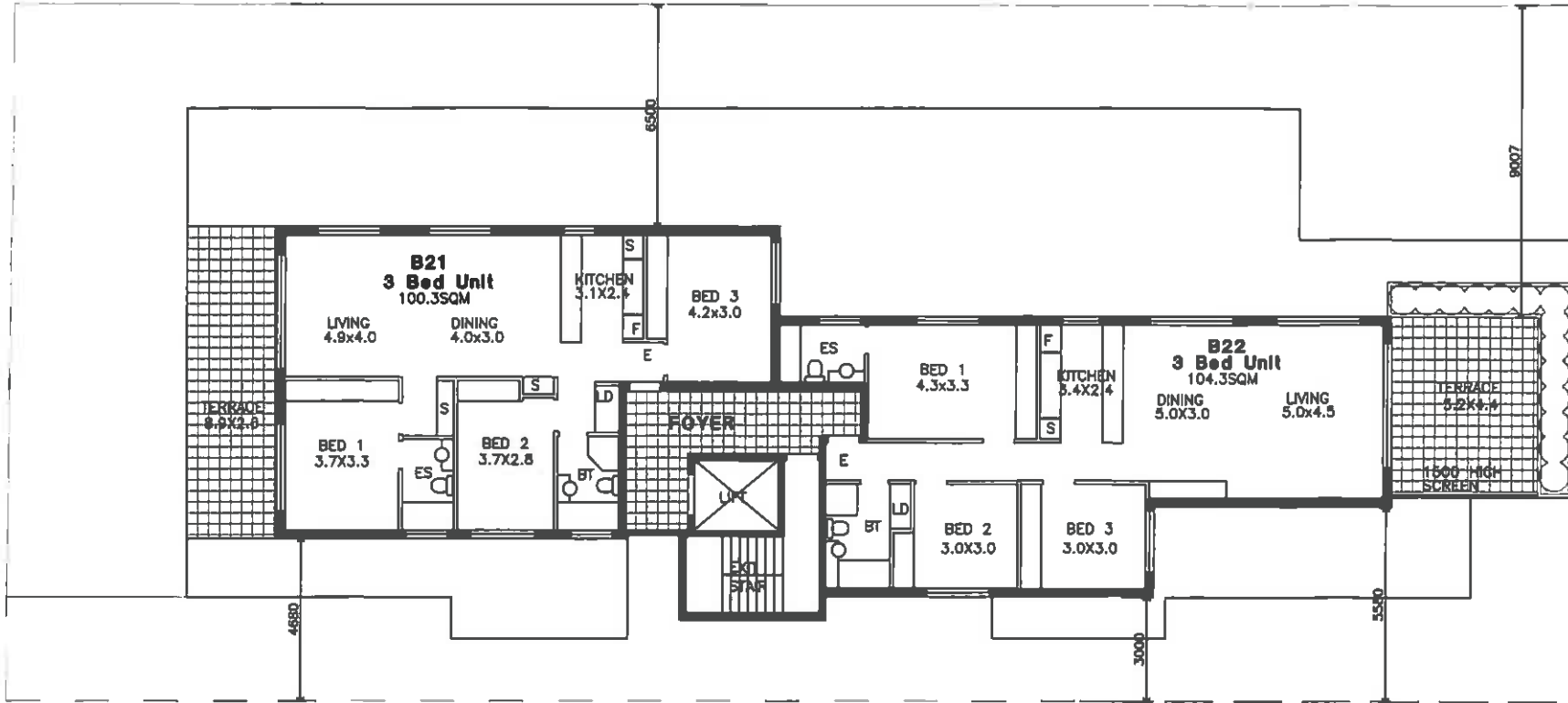
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BROOKS PROJECTS
architects

PROJECT
MIXED USE RESIDENTIAL
COMMERCIAL DEVELOPMENT
2-4 PORTER ST/80 BELMORE ST
RYDE

TITLE
BUILDING B
BELMORE STREET
LEVELS 2-5 PLAN

Sk8f

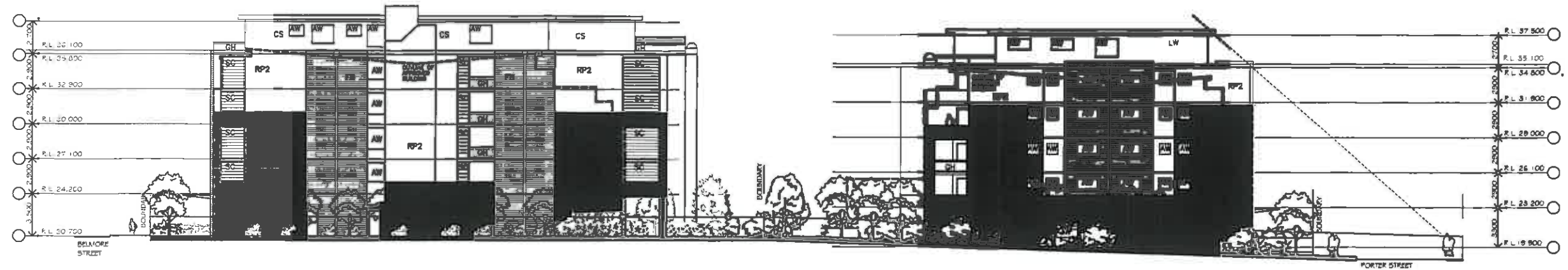


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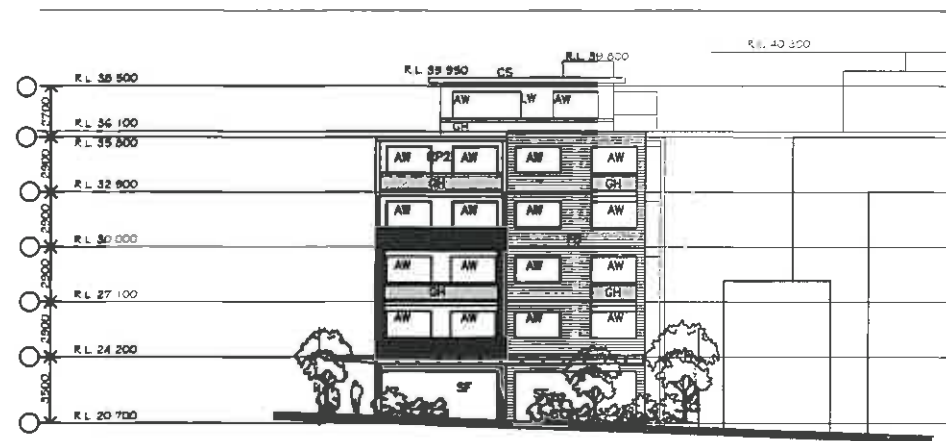
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GAS COOK TOPS, ELECTRIC OVENS
REFRIGERATOR SPACE TO BE WELL VENTILATED



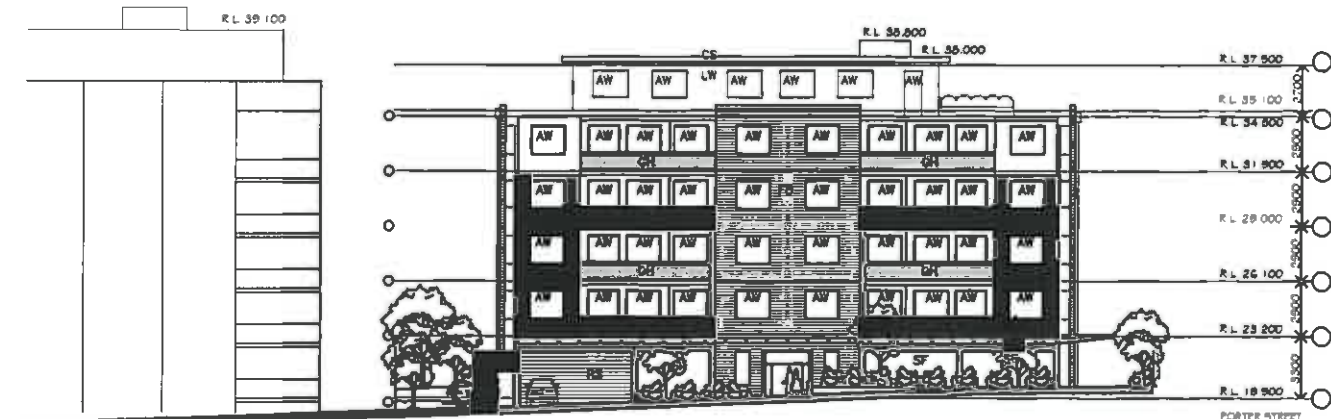
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MIXED USE RESIDENTIAL COMMERCIAL DEVELOPMENT 2-4 PORTER ST/80 BELMORE ST RYDE	BUILDING B BELMORE STREET LEVEL 6																	



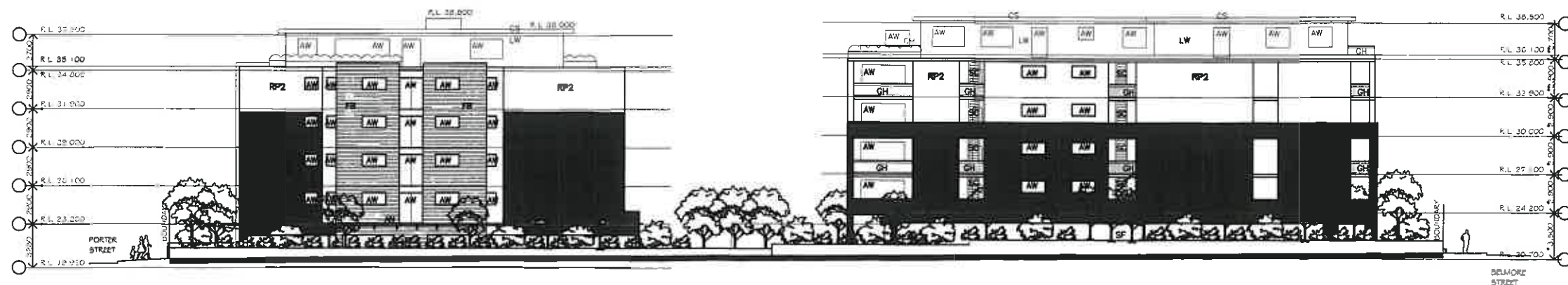
SOUTH WEST ELEVATION



**NORTH WEST ELEVATION
BELMORE STREET**



**SOUTH EAST ELEVATION
PORTER STREET**



NORTH EAST ELEVATION

SCHEDULE OF FINISHES

RP1	PAINTED RENDER DULUX "YARWOOD"
RP2	PAINTED RENDER DULUX "POMMIER"
FB	FACE BRICK AUSTRAL ELEMENTS RANGE "GRAPHITE"
CS	COLORBOND WALL SHEET "SURFMIST"
LW	FC WALL SHEET PAINT FINISH "SURFMIST"
GH	GLAZED HANDRAIL SS HANDRAIL & BALUSTERS
AW	ALUMINIUM FRAMED WINDOW CLEAR ANODISED FINISH
SC	ALUMINIUM SLAT SCREEN COLORBOND "SURFMIST"
AN	GLAZED AWNING
SF	COMMERCIAL SHOPFRONT "YARWOOD"
RS	COLORBOND ROLLER SHUTTER "IRONSTONE"

F	13.05.10	REVISED DA ISSUE
E	15.03.10	DA ISSUE
D	03.03.10	PRELIM DA
ISSUE	DATE	CLIENT
SCALE: 1:200		Hayes Holdings Pty Ltd
DATE: 01.10.09		
REF: BPA1002		

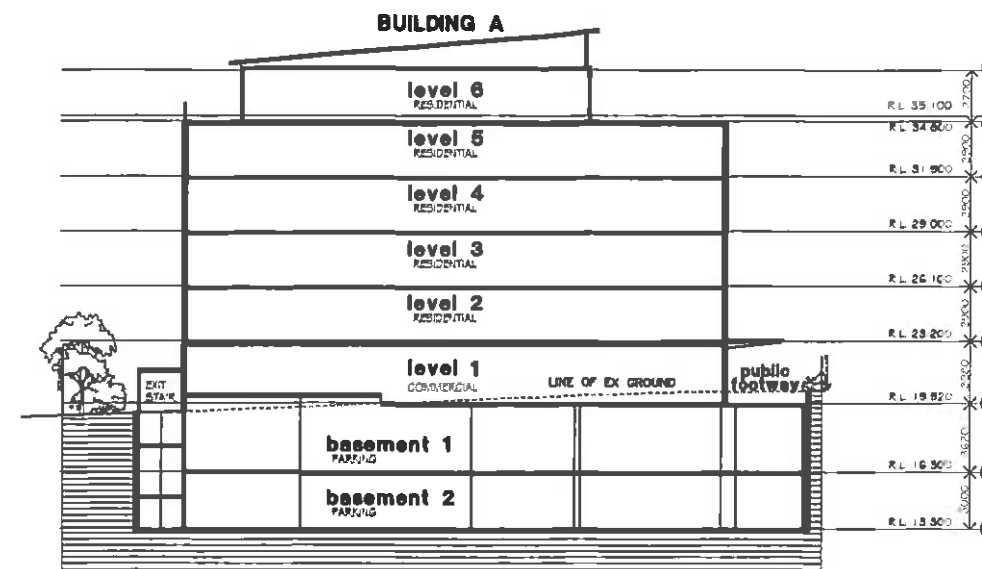
A.B.N. 82 306 483 112
8 KEITH CT CHERRYBROOK NSW 2126
Email: brooksprojects@bigpond.com
Phone : (02) 94847611 Fax : (02) 94847611

BROOKS PROJECTS
architects

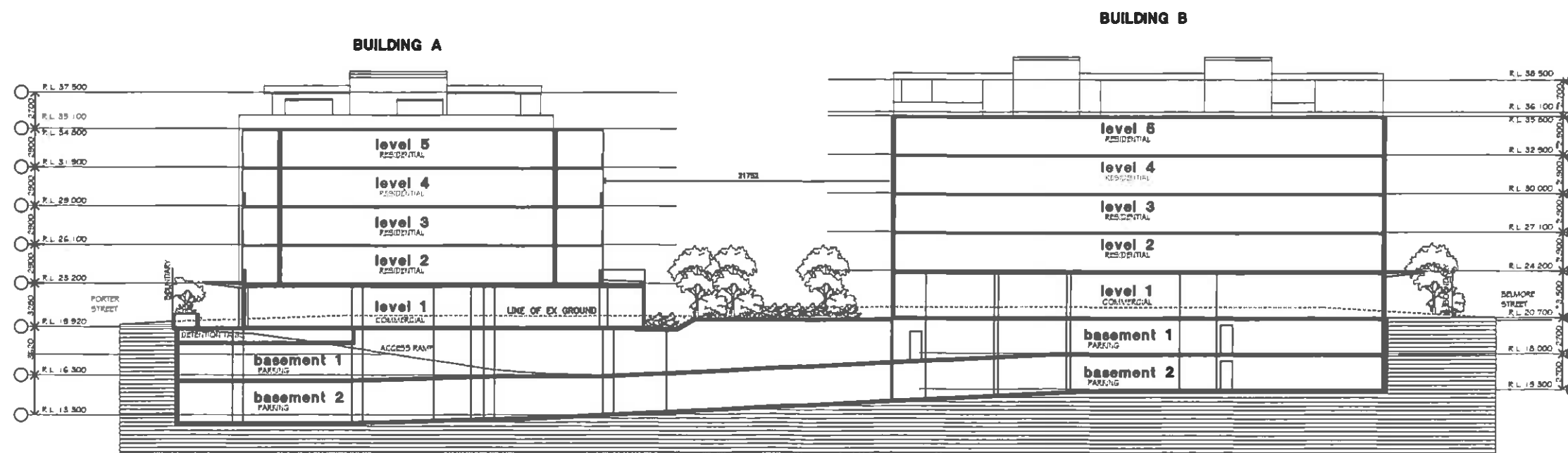
PROJECT
**MIXED USE RESIDENTIAL
COMMERCIAL DEVELOPMENT
2-4 PORTER ST/80 BELMORE ST
RYDE**

TITLE
ELEVATIONS

Sk10f



SECTION A-A



SECTION B-B

			A.B.N. 82 306 483 112	BROOKS PROJECTS architects
			8 KEITH CT CHERRYBROOK NSW 2126	
			Email: brooksprojects@bigpond.com	
			Phone : (02) 94847611 Fax : (02) 94847611	
F	15.03.10	DA ISSUE		
D	03.03.10	PRELIM DA		
ISSUE	DATE	CLIENT	PROJECT	TITLE
SCALE: 1:200		Hayes Holdings Pty Ltd	MIXED USE RESIDENTIAL	SECTIONS
DATE: 22.02.10			COMMERCIAL DEVELOPMENT	
REF: BPA1002			2-4 PORTER ST/80 BELMORE ST RYDE	
			Sk11f	

Sk11f