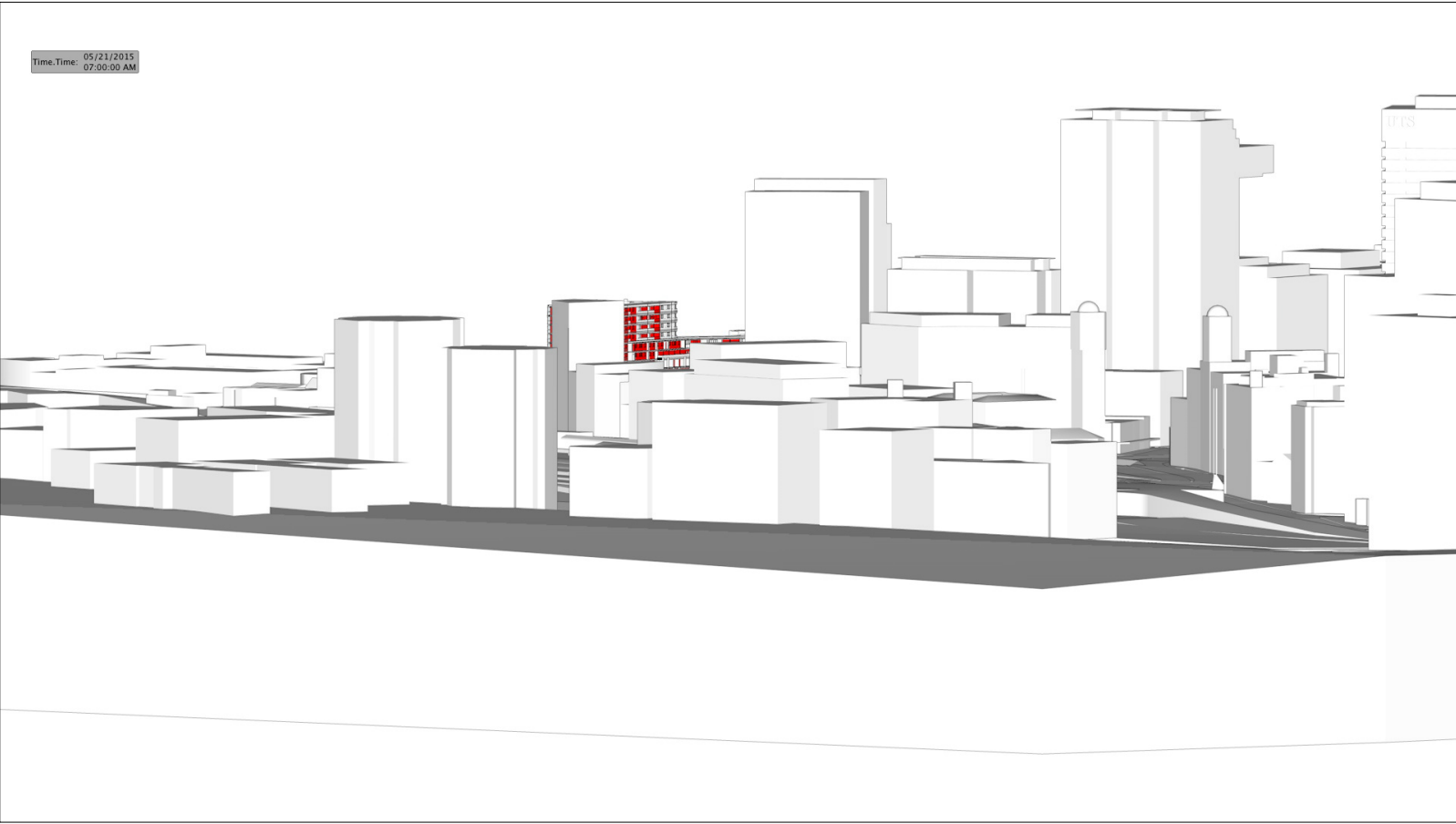
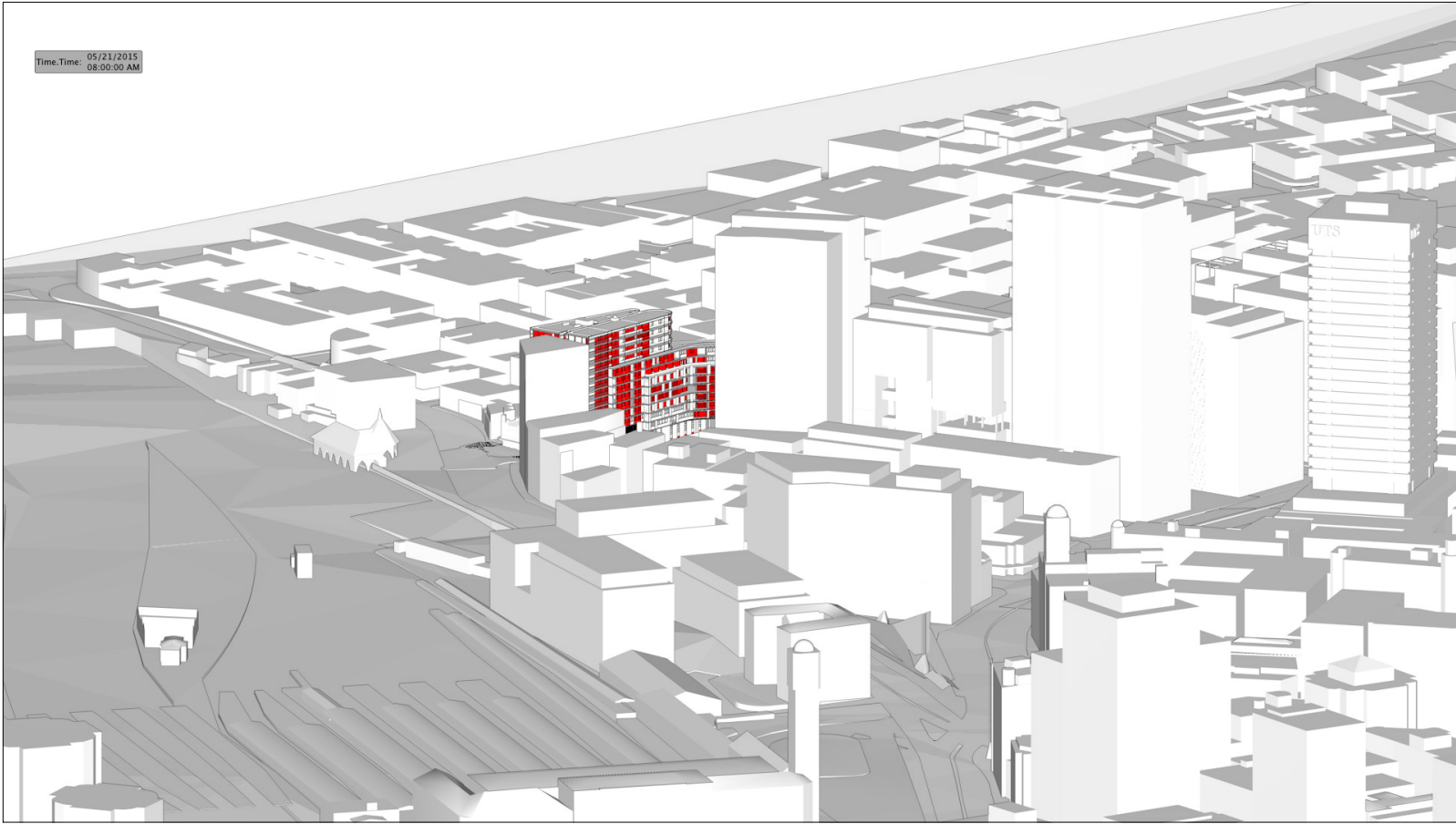




01 3D VIEW May 0700



02 3D VIEW May 0800



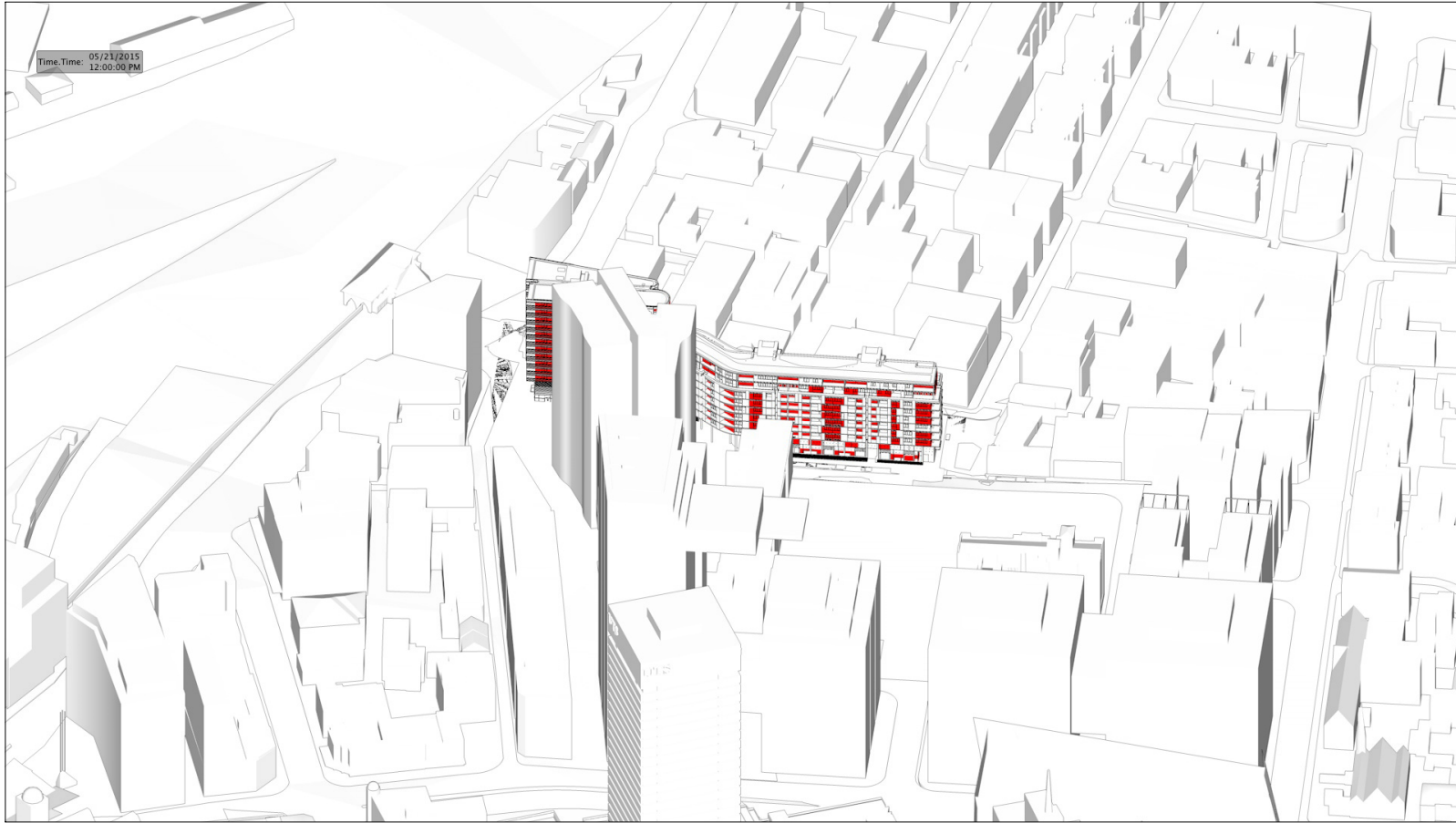
03 3D VIEW May 0900



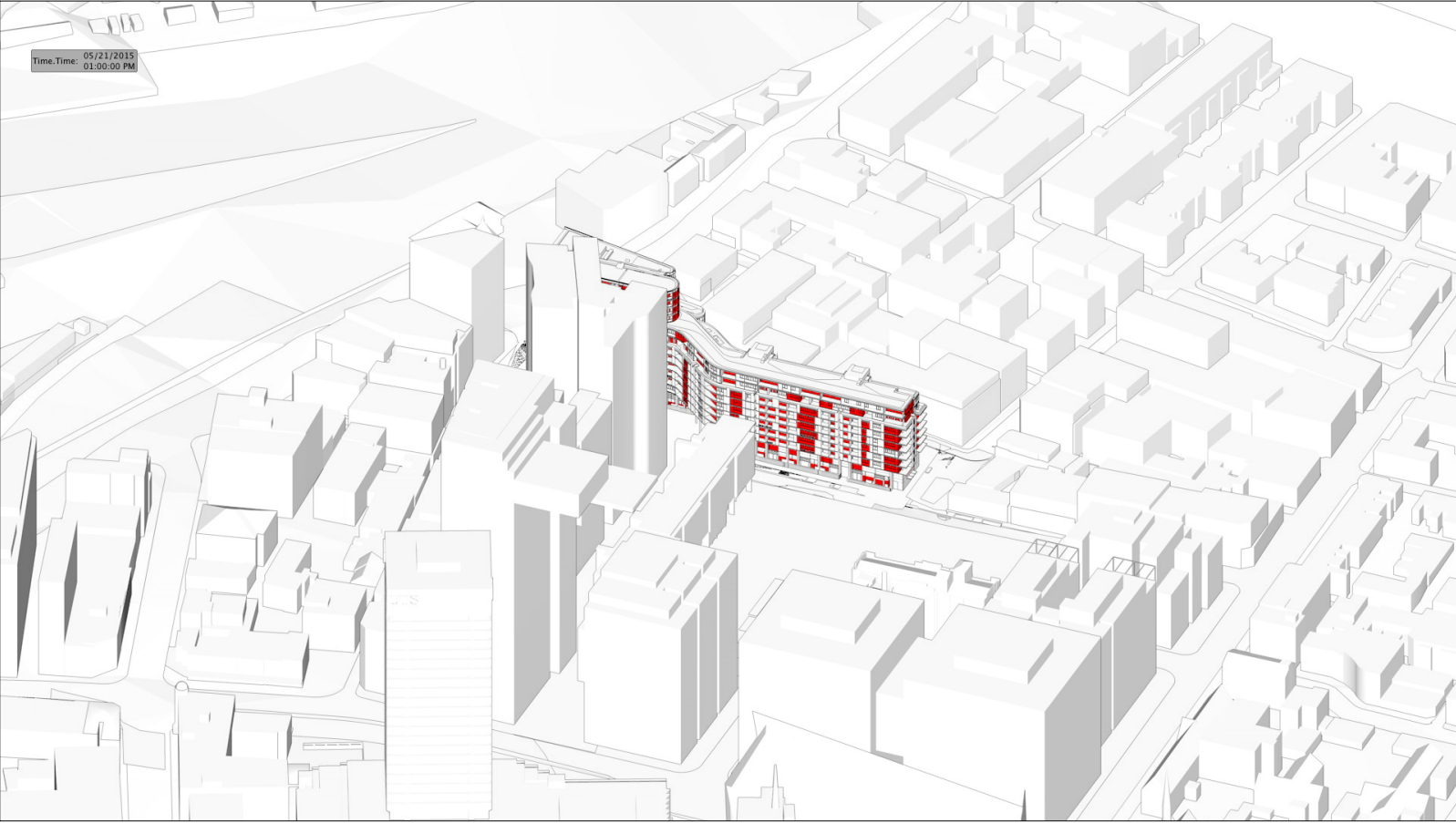
04 3D VIEW May 1000



05 3D VIEW May 1100



06 3D VIEW May 1200



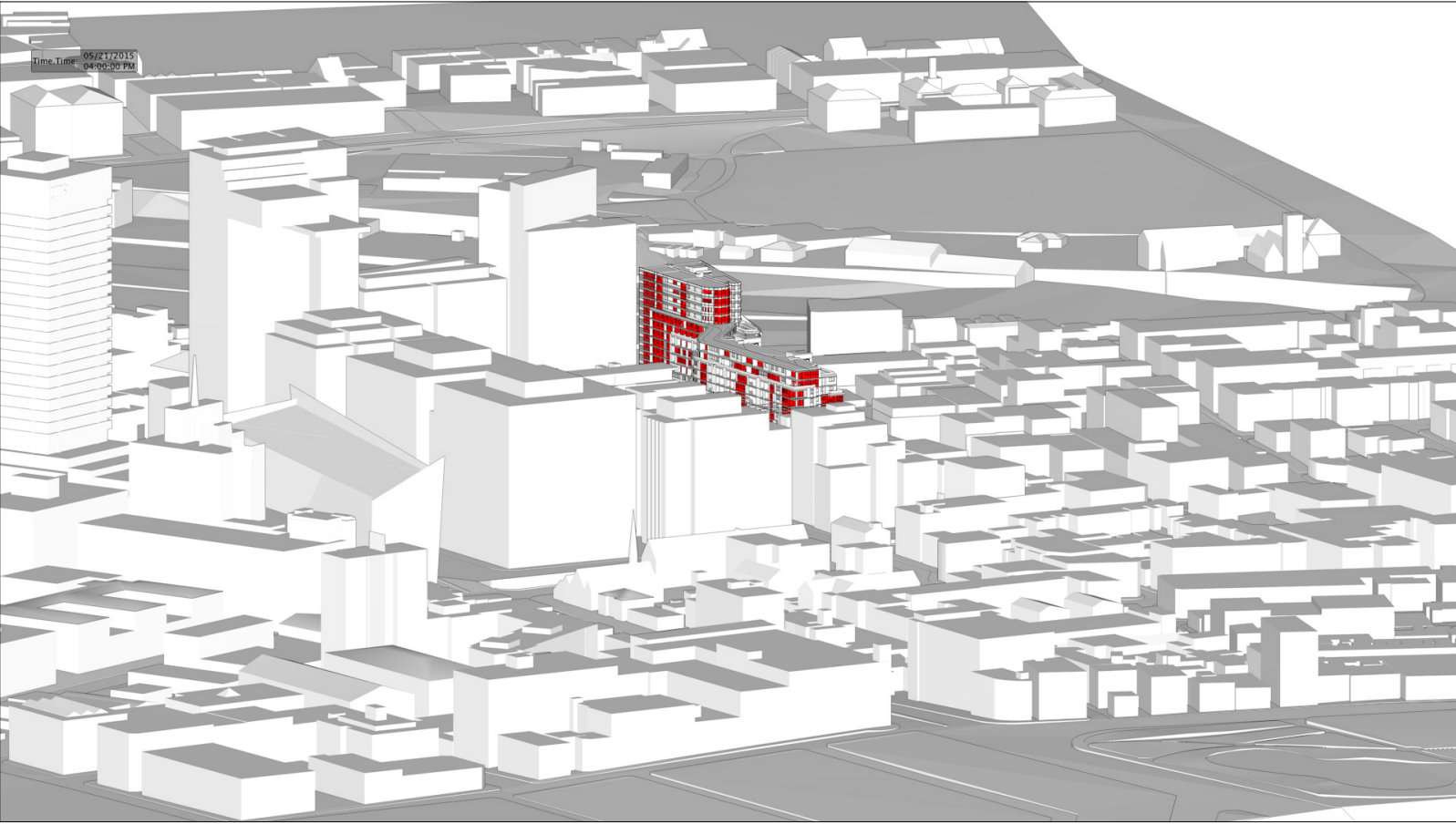
07 3D VIEW May 1300



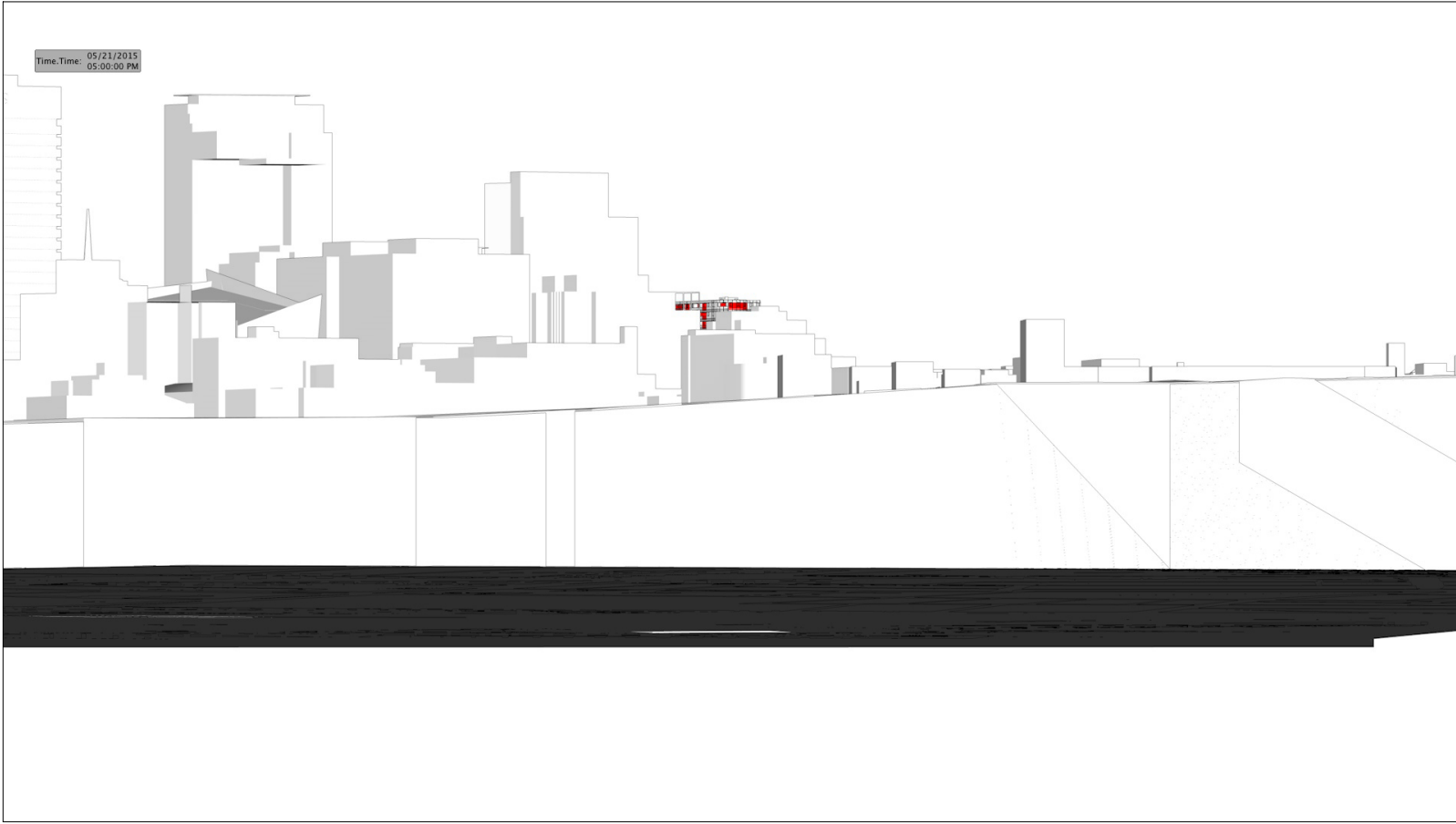
08 3D VIEW May 1400



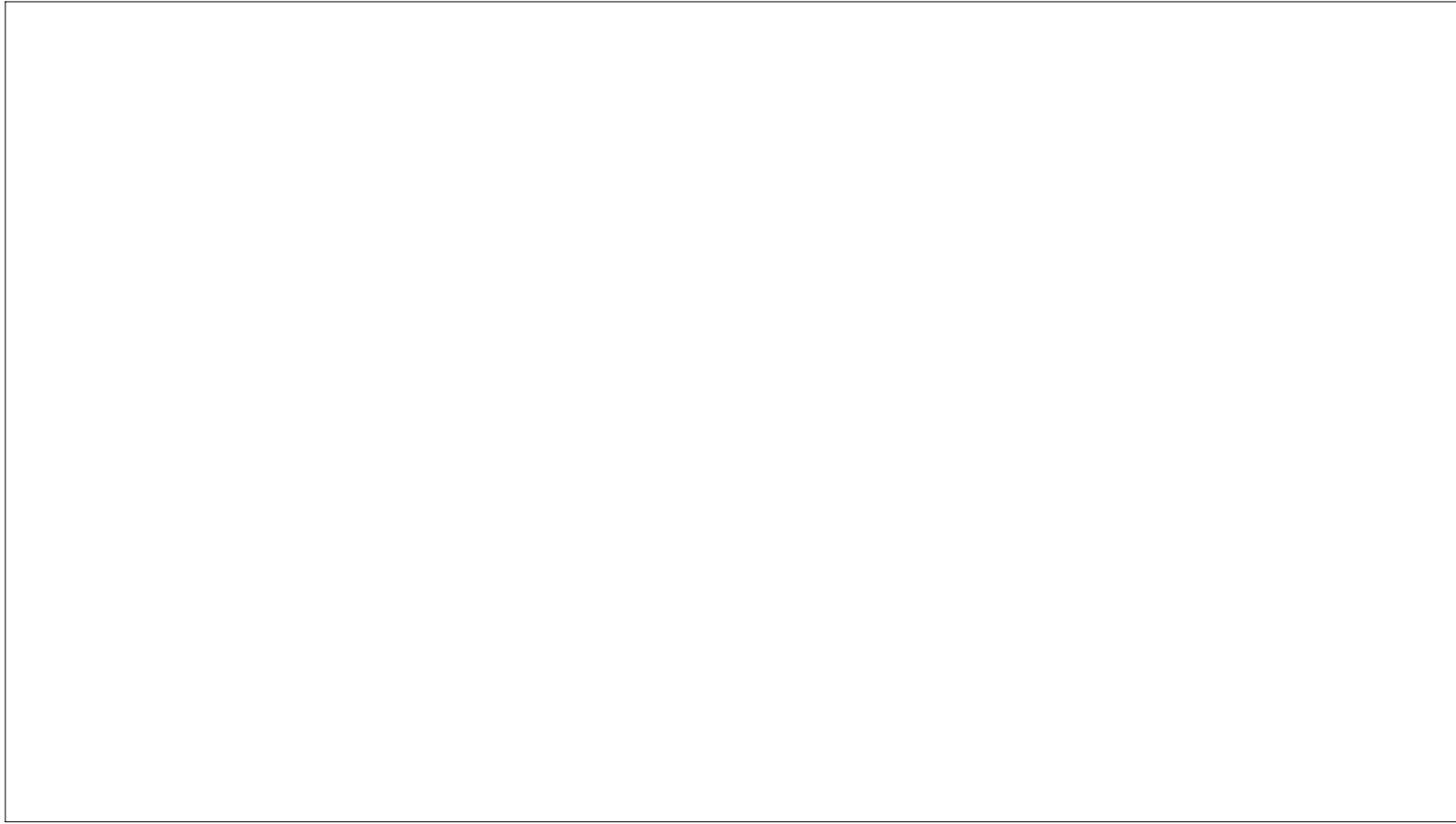
09 3D VIEW May 1500



10 3D VIEW May 1600



11 3D VIEW May 1700



12 3D VIEW May 1800

- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 - DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND	
S	STUDIO
1B	1 BED
1BM	1 BED + MEDIA NOOK
1BS	1 BED + STUDY
2B	2 BED
2BM	2 BED + MEDIA NOOK
2BS	2 BED + STUDY
2BK	2 BED DUAL KEY
2BT	2 BED 2 STOREY TERRACE
3B	3 BED
3BM	3 BED + MEDIA NOOK
3BS	3 BED + STUDY
3BK	3 BED DUAL KEY
RETAIL + NON-RESIDENTIAL	
CHILDCARE	
EXTERNAL AREA	
COURTYARD/BALCONY/WINTER-GARDEN	
2 HOURS OF SUNLIGHT ACCESS	
NATURAL VENTILATION (NV)	
WIDE FRONTAGE NATURALLY VENTILATED	
ASSISTED VENTILATION	
SOUTH FACING APARTMENT	
ADAPTABLE APARTMENT	
LOBBY DUCTED VENTILATION	
APARTMENT ASSIST VENT BLADE	
ASSISTED VENTILATION	
GOOD VENTILATION	
NATURAL VENTILATION	
LOBBY CROSS VENTILATION	
FAC01	Anodised aluminium Curtain Wall System with integrated operable windows (allow for euro style multifunction hardware) clip-on custom profiled extrusions
FAC02	Anodised aluminium Window Wall System with integrated operable windows (allow for euro style multifunction hardware) and door systems (allow for 50/50 split between sliding and bi-fold functionality). Fenestration to facade system being anodised aluminium operable bi-fold perforated sunshade screens (allow for floor to floor coverage)
FAC03	Anodised aluminium Window Wall System with integrated operable window (allow for euro style multifunction hardware) and door systems (allow for 50/50 split between sliding and bi-fold functionality). Fenestration to facade system being anodised aluminium operable bi-fold perforated sunshade screens (allow for floor to floor coverage)
FAC04	Terracotta cladding (allow for minimum 1200 wide modules)
FAC05	Anodised aluminium sliding sunshade screen batten panels with battens at typically 100mm OC, 50mm SHS profile to framing and battens
FAC06	Anodised aluminium Window Wall System with integrated operable windows (allow for euro style multifunction hardware) and door systems (allow for 50/50 split between sliding and bi-fold functionality). Profiled timber battens using "clip-on" fixing as noted in elevation.
FAC07	Anodised aluminium Window Wall System with integrated operable windows (allow for panel lift type e.g. "Reclina") and door systems (allow for full height panel functionality). Fenestration to facade system being profiled timber battens using "clip-on" fixing as noted in elevation.
FAC08	Full height timber batten screens
FAC09	Brick Type 1 colour (earthly rust). Bowral pressed or similar. Final selection as per materials board.
FAC10	Rendered Masonry with integrated anodised aluminium window systems
FAC11	Bakustrade, Frameless glazing with powder coated firm plate aluminium portal framing. Glazing is not captured all round
FAC12	Profiled anodised aluminium vertical batten using "clip-on" fixing as noted in elevation.
B01	Stainless steel Bolt
BYR1	Stainless steel Bicycle Rail
DG1	Decomposed Granite Gravel
DG2	Decorative Gravel
HR2	Stainless steel Handrail
LP1	Lighting strip
P1	Paving Type 1 City of Sydney Precast Paving
P2	Paving Type 2 Precast Concrete Paving with Granite stone inlay
P3	Paving Type 3 Granite Setts (to parking bays)
P4	Paving Type 4 Exposed Aggregate Concrete path
P5	Paving Type 5 Precast paving for traffic areas
P6	Paving Type 6 Brick Paving
PIT	Proposed Service Pits
RW1	Brick base with a Timber capping Retaining wall
RW2	Brick base with a Precast concrete capping Retaining wall
RW3	In situ concrete Retaining wall
RW4	Heritage Interpretation wall
ST1	Corten Steel Edging
TD1	Timber Bench Seats
TD2	Timber Composite vertical batten screen
TD3	Timber Decking

NOTES:
WITHIN THE 3D RENDERED IMAGES THE RED SECTIONS IDENTIFY THE LOCATION OF LIVING SPACES

01	24/10/2014	ISSUED FOR SSDA APPROVAL	FJMT
REV.	DATE	DESCRIPTION	BY
CLIENT			



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Sydney
Fraser's Broadway

TITLE
ENVIRONMENTAL ANALYSIS
Apartment Solar Access Analysis - May 21

SCALE	DRAWN	FJMT	PROJECT CODE
DATE	24/10/2014	APPROVED	SB
SHEET NO.	SSDA-11-707	REVISION	02

Issued for Approval