195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra

BASIX Assessment Report

Prepared for: TSA Riley

Project No: SYD3616
Date: 1 December 2025
Revision: 02



Project:	195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra
Location:	195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra, NSW 2035
Prepared by:	ADP Consulting Pty Ltd Level 6, 33 Erskine Street Sydney NSW 2000
Project No:	SYD3616
Revision:	02
Date:	1 December 2025

Rev	Date	Comment	Author	Technical Review	Authorisation
01	17/11/2025	Draft BASIX Strategy Report	SR	JD	HH
			Shiva Rajan	Jacob Delailoa	Haris Husic
02	01/12/2025	Final BASIX Strategy Report	SR	MC	HH
			Shiva Rajan	Matej Culanic	Haris Husic

Project Team	
Architect	Hayball Architecture
Client	TSA Riley
ESD Consultant	ADP Consulting Pty Ltd

Contents

Executive Summary **3**

1. Introduction **4**

1.1 Project Context 4

1.2 Assessment Assumptions and References 5

1.3 BASIX Assessment 5

2. BASIX Compliance **6**

2.1 Water Strategies 6

2.2 Energy Strategies 8

3. Thermal Performance & Material Index **11**

3.2 Materials Used for Thermal Modelling & BASIX Material Index 12

3.3 NatHERS Compliance Results 14

Appendices

Appendix A NatHERS Certificate 15

Appendix B Stamped Drawings 16

Appendix C BASIX Certificate 17

Figures

Figure 1: Site Context - 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra 4

Tables

Table 1: BASIX Target Scores 3

Table 2: Water Commitments 6

Table 3: Energy Commitments 8

Table 4: Thermal Comfort Targets 11

Table 5: Fabrics Construction Details 12

Executive Summary

This BASIX Report has been prepared by ADP Consulting for Modification of State Significant Development Application (SSD-71454960) for the redevelopment of existing social housing (the Project) at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra (the Site). The Project involves the replacement of the 33 social housing units across eight 2 storey apartment buildings and a single storey dwelling, with 144 units across four 3 storey buildings and two part 3/part 4 storey buildings.

The proposed development comprises of the following:

> Residential buildings – 1A, 1B, 1C, 1D, 2A, 2B, 2C and 2D (Class 2) comprising 144 apartments.

> One basement Carpark of residential parking – attached to Building 1A, 1B, 1C & 1D.

> Ground level including communal facilities to Building 2A-2B & 2C-2D

The purpose of this report is to support the Development Application as a legislative requirement in accordance with the State Environmental Planning Policy (Sustainable Buildings) (SEPP) 2022 and BASIX (2023).

Based on project specific inputs and the minimum legislative provisions outlined in this report, the proposed development meets the minimum BASIX requirements for **energy**, **water**, and **thermal performance** respectively.

In line with BASIX **Material reporting** provisions, construction material specifications and estimated volumes have been provided for reporting purposes only. No performance targets are associated with this section, and compliance is not required.

Table 1: BASIX Target Scores

BASIX	Target	Score Achieved	Compliance
Water	40%	**40**	**Pass**
Energy	67%	**69**	**Pass**
Thermal Performance	Pass	**Pass**	**Pass**
Materials	NA	**-100**	**NA**

1. Introduction

ADP Consulting has been engaged by TSA Riley to undertake the following BASIX assessment and certification for the proposed residential development located at 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra.

The purpose of this report is to provide a summary of the Environmentally Sustainable Design (ESD) initiatives adopted as part of the proposed building design. Key areas of improvement within the BASIX water, energy and thermal comfort have been identified and meet the minimum compliance measures outlined by the state of NSW.

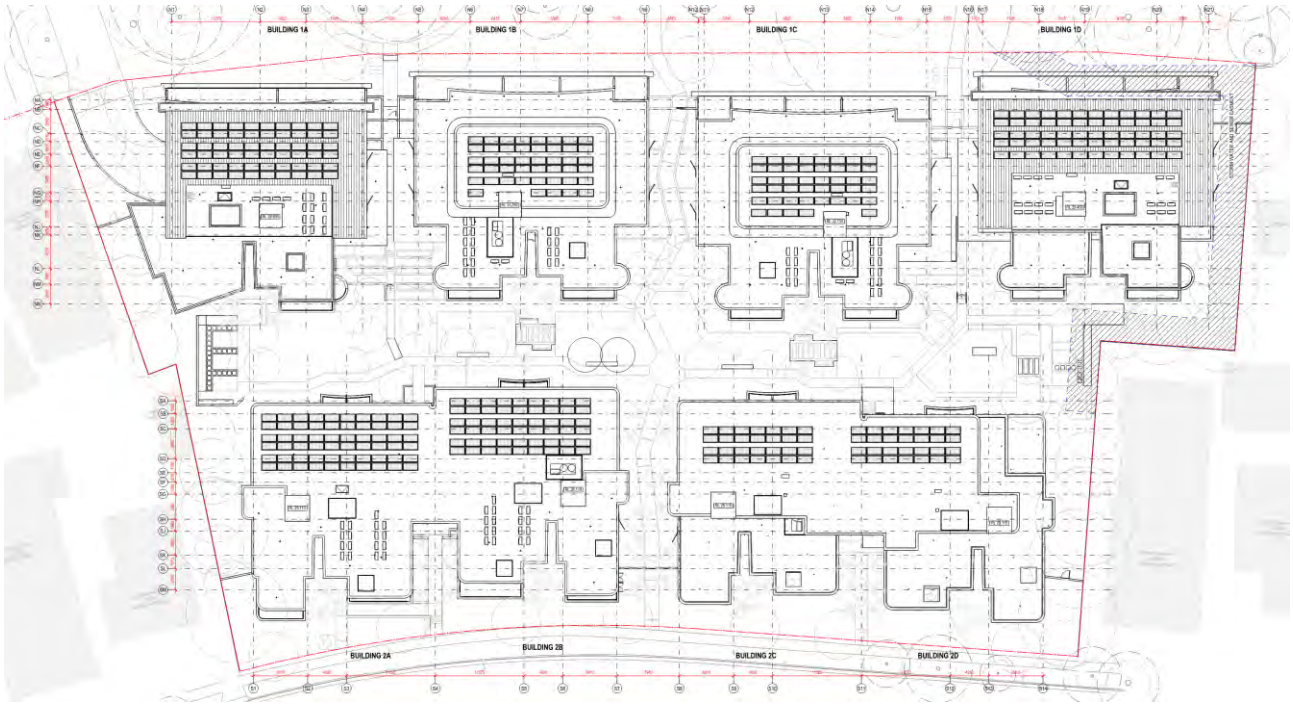
This report has been prepared as a contribution to the State Significant Development Application (SSDA) modification submission of the above noted project.

1.1 Project Context

The site is located within the Randwick City Council local government area (LGA) and is zoned R3 Medium Density Residential under the Randwick Local Environmental Plan (LEP) 2012.

The site has a total area of approximately 9,596 square metres (sqm) with frontages to Fitzgerald Avenue to the north and Yorktown Parade to the south. Refer to Figure 1.

Figure 1: Site Context - 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra



The proposed development comprises the construction of four 3 storey and two part 3/part 4 storey residential flat buildings to accommodate 144 social and affordable housing apartments, a communal room and a single level basement car park.

1.2 Assessment Assumptions and References

This BASIX assessment has been based on the following Coordination architectural drawings and updates provided periodically by Hayball Architects:

> For Coordination Architectural drawings by Hayball Architects dated;

Date	Issue
21.11.2025	50% DD Issue

> BASIX RFI regarding landscape design from Mclean Design.

1.3 BASIX Assessment

The Building Sustainably Index (BASIX) for the state of NSW forms the minimum compliance control for any new residential (Class 1, 2 & SDA) developments as defined by the Department of Planning Industry and Environment.

The BASIX assessment outlines a minimum target of improvement for the proposed development's water, energy, and thermal comfort performance. The minimum benchmark of improvement for each index is based on the location, size, height, and dwelling density of project development.

For this type of development, the following minimum BASIX targets must be achieved as defined by the State of NSW under the SEPP 2022:

> 40% improvement in Water consumption

> 67% Improvement in Energy consumption

> All units to 'pass' the minimum thermal performance requirements for heating and cooling (as defined by the development's climate zone)

> Only the construction material specifications and volumes are required to be reported under BASIX Material reporting—there is no compliance target that needs to be achieved.

The minimum targets required for water and energy (40% and 67% respectively) represent a percentage saving and improvement for the development when compared to that of an average benchmark development for NSW.

The thermal comfort targets are assessed on an individual dwelling basis and are defined by the developments proposed location in NSW. Each dwelling must not exceed the maximum annual predicted heating and cooling load capacities outlined by BASIX; this is assessed using the NatHERS thermal comfort software HERO V4.1.

For the proposed development, the following individual dwelling targets must be achieved:

> Individual dwelling heating load: 32.90 MJ/m^2. yr

> Individual dwelling cooling load: 20.4 MJ/m^2. yr

> Individual dwelling total load: 38 MJ/m^2. yr

> Average heating load: 29.7 MJ/m^2. yr

> Average cooling load: 21.2 MJ/m^2. yr

2. BASIX Compliance

The following section provides a summary of the water, energy and thermal comfort initiatives proposed for development to meet compliance with the minimum BASIX requirements.

2.1 Water Strategies

The following table outlines the water strategy proposed for the development. The project is currently achieving a **40% water efficiency improvement** on the BASIX average benchmark. The target is based on a minimum 40% compliance score.

This will be achieved providing the following water commitments are implemented:

Table 2: Water Commitments

BASIX Base Case	Water Conservation Strategies
Common Areas	Fixtures and fittings to be included: > 4-star showerheads (>6 but ≤ 7.5L/min) > 4-star flush toilets > 6-star kitchen and bathroom taps > No common laundry facility
Common Landscape Areas	> Area of lawn: 233 m^2 > Area of vegetated garden excluding lawn: 2784.25 m^2 > Area of indigenous or low water use species: 2472.43 m^2
Individual Landscape Areas	> Nil
Individual Dwellings	Fixtures and fittings to be included: > 4-star showerheads (>6 but ≤ 7.5L/min) > 4-star flush toilets > 6-star kitchen and bathroom taps
Appliances (For Individual Dwellings)	> Appliances[1] not specified in BASIX
Alternative Water Source	> 15kL Rainwater tank with water reused for irrigation purposes > Roof area for collection: 4580 m^2
Car washing bays	> No Car Washing Bay

[1] More information on water efficient appliances can be found at www.waterrating.gov.au

BASIX Base Case	Water Conservation Strategies
Swimming Pool and Spa	> No Pool or Spa
BASIX Water Target	**40%**
Water Score	**40%**

2.2 Energy Strategies

The following table outlines the energy strategy proposed for the development. The project is currently achieving a **69% improvement** on the BASIX average benchmark. The target is based on a minimum 67% compliance score.

This will be achieved providing the following energy commitments are implemented:

Table 3: Energy Commitments

BASIX Base Case	Energy Conservation Strategies
Building Management System	> BMS is not included in the current strategy
Individual Dwellings	> Dedicated LED light fittings located throughout each dwelling[2] (All downlights to be sealed) > All kitchen, bathroom, and laundry exhausts to have individual fans ducted to the facade or roof with the following efficiency measures: – Kitchen: Interlocked to light – Laundry: Interlocked to light – Bathroom: Interlocked to light with timer off > **Heating and Cooling systems for Kitchen/Living Spaces only:** – Individual Heating system: 1-phase air conditioning – non ducted / EER 3.0- 3.5 – Individual Cooling system: 1-phase air conditioning – non ducted / EER 3.0 - 3.5 > **Ceiling Fans** – 1200mm ceiling fans added to all Kitchen/ Living and all Bedrooms
Appliances (For Individual Dwellings)	**Efficient appliances[3] for each apartment as follows:** > Electric Cooktop & Electric Oven
Common areas	**Ventilation systems and efficiency measures as follows:** > Car park - Ventilation exhaust; with car monoxide monitor + VSD fans > All Garbage/Waste rooms - Ventilation exhaust only > Comms room- Ventilation (Supply + Exhaust), none i.e., continuous > Switch room- Ventilation supply only, none i.e., continuous > Pump Rooms – Ventilation exhaust only, none i.e., continuous

[2] Dedicated LED must be the predominate (i.e. 80% of fittings) light fitting in each room
[3] More information on energy efficient appliances can be found at www.energyrating.gov.au

BASIX Base Case	Energy Conservation Strategies

- Fire Pump Room – No mechanical ventilation
- Residential Lobby – No mechanical ventilation

  Ground floor : Buildings 1A, 1B, 1C, 1D, 2A-2B
  Lower Ground : Building 2C-2D
- Corridor – Ventilation supply only, time clock or BMS controlled

  All levels except Ground floor : Buildings 1A, 1B, 1C, 1D, 2A-2B
  All levels except Lower Ground : Building 2C-2D
- Bike Parking- Ventilation supply, none i.e., continuous
- Bike Store- Ventilation supply, none i.e., continuous
- All Communal Space- No mechanical ventilation
- Rainwater Tank- No mechanical ventilation
- Mail rooms- No mechanical ventilation
- Package room - No mechanical ventilation
- Storage rooms- No mechanical ventilation
- Stairs- No mechanical ventilation

Lighting systems and efficiency measures as follows:

Common area lighting is connected to a Lighting Control System

- Car park - LED's, time clock and motion sensors
- Garbage rooms – LED's, manual on / manual off
- Comms room and Switch room- LED's, manual on / manual off
- Pump room – LED's, manual on / manual off
- Fire Pump room – LED's, manual on / manual off
- Residential Lobby – LED's, time clock and motion sensors
- Corridor (1A,1B,1C,1D) – LED's, time clock and motion sensors
- Corridor (2A,2B,2C,2D) – LED's, time clock and motion sensors
- Bike Parking- LED's, motion sensors
- Bike Store- LED's, motion sensors
- Communal Space- LED's, manual on / manual off
- Rainwater Tank- LED's, manual on / manual off
- Mail room- LED's, motion sensors
- Package room - LED's, motion sensors
- Storage rooms- LED's, manual on / manual off

BASIX Base Case	Energy Conservation Strategies
	> Stairs- LED's, motion sensors
Central Systems	> **Central hot water system** For Building 1 (1A-1B and 1C-1D): – 2 x Electric heat pump (air sourced) with R0.6 (≈ 25mm) internal piping insulation and R0.6 (≈ 25mm) external piping insulation, – 3.5 < COP <= 4.0 For Building 2: (2A-2B and 2C-2D) – 2 x Electric heat pump (air sourced) with R0.6 (≈ 25mm) internal piping insulation and R0.6 (≈ 25mm) external piping insulation > 3.5 < COP <= 4.0 > **Vertical Transport** > Energy efficient Gearless traction with VVVF motor and regenerative drive with a lift load capacity of >=1001kg but <=1500kg – Low energy LED lighting. – Shutdown of non-essential lighting, screens, etc. when on standby;
Photovoltaic system	> Minimum 52 kW peak array
Other	> Provision for indoor/sheltered clothes drying line in the balconies
BASIX Energy Target	> **67%**
Energy Score	> **69%**

3. Thermal Performance & Material Index

This section outlines the thermal performance modelling and associated material selections used in the BASIX assessment. The thermal performance has been assessed using NatHERS accredited software, considering project-specific building fabric, glazing, ventilation, and operational conditions to meet BASIX energy and comfort requirements.

3.1.1 National House Energy Rating Scheme (NatHERS) Assessment

Thermal Comfort for each dwelling has been assessed out in accordance with the BASIX Thermal Comfort Protocol as defined by the Department of Planning Industry and Environment.

Thermal comfort levels for all proposed dwellings (Class 2) have been assessed using the HERO V4.1 (Thermal modelling software). This approach has been approved by the National House Energy Rating Scheme (NatHERS) and aims to predict annual heating and cooling loads of each dwelling.

To satisfy the BASIX thermal comfort requirements, the following objectives must be achieved:

> The individual dwelling to achieve a minimum NatHERS energy rating of not less than 6 stars, with heating and cooling loads not exceeding the limits specified under the BASIX thermal comfort requirements.

> The development as a whole to achieve an average energy rating of not less than 7 stars, ensuring that the combined heating and cooling loads across all dwellings remain within the average limits outlined by the BASIX scheme.

These requirements have been provided below:

Table 4: Thermal Comfort Targets

Targets	Max Heating Load ($MJ/m^2.yr$)	Max Cooling Load ($MJ/m^2.yr$)
Individual Dwelling Loads (Class 2)	32.9	20.4
Total Average Dwelling Loads (Class 2)	29.7	21.2

3.1.2 Material Index

In response to the updated NSW Sustainable Buildings SEPP (effective October 2023), BASIX has introduced a new Material Index to quantify the embodied greenhouse gas (GHG) emissions of construction materials at the Development Application (DA) stage. This assessment focuses on Cradle-to-Gate emissions (Stages A1–A3), which include the extraction, processing, and manufacturing of materials, but exclude transport, construction activities, and site-specific emissions.

The Material Index simplifies reporting by using generic material types and standard construction forms for four major building components:

> Floors

> Walls

- Roof/Ceiling
- Windows

These elements typically account for more than 75% of a building's total embodied emissions.

It is important to note that no compliance target currently applies to the Material Index. The data collected will support future policy development and may inform future targets as part of the broader BASIX framework.

3.2 Materials Used for Thermal Modelling & BASIX Material Index

Thermal comfort modelling has been carried out in accordance with the requirements outlined in *section 3.1.1* to demonstrate compliance with BASIX thermal performance criteria. This assessment incorporates project-specific building envelope specifications, with the resulting average heating and cooling loads for the proposed development summarised in **Appendix A**.

The construction materials assumed in the modelling for key building elements such as floors, walls, roofs and ceilings, and windows have been documented and reported in the BASIX Material Index, supporting both thermal performance and embodied emissions reporting.

Table 5: Fabrics Construction Details

Building Element	Material & Detail
Construction & shading	> As indicated on the architectural drawings. Balconies have been included in the assessment.
Floor	> 500mm concrete slab + R2.5 insulation (insulation only value) where carpark below > 250mm Concrete Slab + min R2.0 insulation (insulation only value) where exposed below > 250mm concrete slab, no insulation where neighbour below
Floor Coverings	> Timber flooring in Kitchen/Living, Bedrooms and WIR. (All spaces except Laundry & Toilets) > Tiles for Laundry/Toilets.
Ceiling and Roof	For Building 1A and 1D: > Metal Roof– min R3.0 Ceiling insulation (insulation only value)- Steel Framing, where exposed above For all other Buildings: > 250mm Suspended Concrete Slab – R3.0 Ceiling insulation (insulation only value)- Steel Framing, where exposed above > 250mm concrete slab, no insulation where neighbour above
External Walls	> **Masonry Wall Type – M15:** 110mm Brick cladding + 48mm Airgap + R2.5 Glass wool insulation (insulation only value) with 92mm steel stud frame and R0.2 thermal break + 13mm plasterboard.

Building Element	Material & Detail
	> **Masonry Wall Type – M23:** 110mm Brick cladding + 48mm Airgap + 140mm Concrete Block wall + 20mm Airgap + R2.5 Glass wool insulation (insulation only value) with 92mm steel stud frame and R0.2 thermal break + 13mm plasterboard. > **Masonry Wall Type – M16 and M19:** These walls follow the same construction approach as the above wall types, incorporating a minimum R2.5 glass wool insulation (insulation only value) and an R0.2 thermal break. > **Lightweight Wall Type – LW1:** 9mm Fiber Cement panel + 35mm Airgap with Metal Batten framing + 15mm Top Hat + R2.5 Glass wool insulation (insulation only value) with 92mm steel stud frame and R0.2 thermal break + 13mm plasterboard. > **Lightweight Wall Type – LW4:** 9mm Fiber Cement panel + 35mm Airgap with Metal Batten framing + 15mm Top Hat + 200mm Reinforced concrete column + 20mm Airgap + R2.5 Glass wool insulation (insulation only value) with 92mm steel stud frame and R0.2 thermal break + 13mm plasterboard.
Internal Walls	> **Internal Wall - within dwellings:** Plasterboard on studs, no insulation. > **Between adjacent dwellings:** 16mm plasterboard + 64mm steel stud frame + 44mm Airgap 16mm + 64mm steel stud frame + 16mm plasterboard finish, with minimum R1.5 insulation (insulation only value). > **Internal Wall - Between dwellings and corridors:** 16mm Plasterboard + 92mm steel studs, with min R1.5 insulation + 35mm steel stud + 9mm Fiber cement panel. > **Internal Wall – Between dwellings and Staircase/Lift core:** 250mm Concrete wall + 20mm Airgap + 92mm Steel stud with min R1.5 bulk insulation (insulation only value) + 13mm plasterboard.
Glazing	> Awning windows : U-Value ≤4.3 W/m²k, SHGC 0.47 (±10%) > Fixed window & Sliding doors : U-Value ≤4.3 W/m²k, SHGC 0.53 (±10%)
Skylights	> U-value ≤ 2.58 W/m²k, SHGC 0.24 (±10%)

Please note: glazing values quoted above are based on AFRC figures and are values for the total glazing system including frame.

For all apartments, the following assumptions have been made:

> All windows and doors are weather stripped

> Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

3.3 NatHERS Compliance Results

The building satisfies the BASIX thermal comfort requirements; the following objectives are achieved:

- Each individual dwelling achieves a minimum BASIX thermal load target, with heating and cooling loads not exceeding the limits specified in *Table 4: Thermal Comfort Targets*.
- The development as a whole achieves an average minimum BASIX thermal load target, ensuring that the heating and cooling loads across all dwellings remain within the average limits outlined in *Table 4: Thermal Comfort Targets*.

Appendix A
NatHERS Certificate

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. #HR-EAAVN4-01

Generated on 28 Nov 2025 using Hero 4.1

Property

Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
Lot/DP	
NatHERS climate zone	56 - Mascot AMO

Accredited assessor

Name	Khyati Saxena
Business name	ADP Consulting
Email	k.saxena@adpconsulting.com.au
Phone	+61 405886583
Accreditation No.	10191
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-EAAVN4-01. When using either link, ensure you are visiting http://www.hero-software.com.au

National Construction Code (NCC) requirements

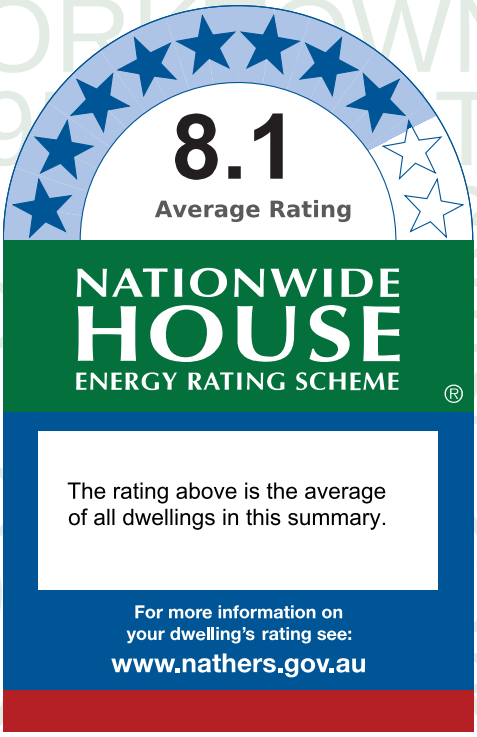
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	10.8	9.1
Maximum load	29.1	20.1
Average limit	29.7	21.2
Maximum limit	32.9	20.4

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-YH1SQM-01	1A-1.01	5.0 (33)	5.9 (20)	10.9	9.2	n/a
HR-PZBC5S-01	1A-1.02	1.1 (33)	6.8 (20)	7.9	9.7	n/a
HR-WYPRMA-01	1A-1.03	2.3 (33)	7.8 (20)	10.2	9.3	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-3PM948-01	1A-1.04	6.0 (33)	2.7 (20)	8.7	9.5	n/a
HR-JI6R2B-01	1A-1.05	15.0 (33)	4.3 (20)	19.3	8.2	n/a
HR-WGYFEG-01	1A-1.06	7.6 (33)	4.0 (20)	11.6	9.1	n/a
HR-YEZOLN-01	1A-2.01	5.9 (33)	11.2 (20)	17.1	8.4	n/a
HR-GV7O3E-01	1A-2.02	5.0 (33)	11.3 (20)	16.3	8.4	n/a
HR-4ULENR-01	1A-2.03	7.0 (33)	12.2 (20)	19.2	8.2	n/a
HR-EIM0R6-01	1A-2.04	14.2 (33)	4.7 (20)	18.9	8.2	n/a
HR-6WFH59-01	1A-2.05	19.5 (33)	12.0 (20)	31.5	6.8	n/a
HR-WXGEQD-01	1A-2.06	15.3 (33)	6.6 (20)	21.9	7.9	n/a
HR-K6BLNR-01	1A-G.01	8.5 (33)	11.0 (20)	19.5	8.2	n/a
HR-9V4TJR-01	1A-G.02	6.4 (33)	13.1 (20)	19.5	8.2	n/a
HR-EF07P7-01	1A-G.03	28.8 (33)	2.6 (20)	31.4	6.8	n/a
HR-BWIXPH-01	1A-G.04	20.7 (33)	2.9 (20)	23.6	7.7	n/a
HR-K4UD43-01	1B-1.01	8.0 (33)	4.9 (20)	12.9	8.9	n/a
HR-9W1VHX-01	1B-1.03	0.5 (33)	6.6 (20)	7.1	9.8	n/a
HR-L1FJXR-01	1B-1.04	1.4 (33)	6.9 (20)	8.3	9.6	n/a
HR-PUN404-01	1B-1.05	8.8 (33)	3.9 (20)	12.7	8.9	n/a
HR-KERAD5-01	1B-1.06	17.9 (33)	3.8 (20)	21.7	7.9	n/a
HR-PDUPFK-01	1B-1.07	13.1 (33)	10.5 (20)	23.5	7.7	n/a
HR-HAWXJJ-01	1B-2.01	12.3 (33)	7.2 (20)	19.5	8.2	n/a
HR-9WBH7G-01	1B-2.02	2.2 (33)	9.6 (20)	11.9	9.0	n/a
HR-8GQABM-01	1B-2.03	1.2 (33)	8.4 (20)	9.6	9.4	n/a
HR-J0V2PT-01	1B-2.04	2.1 (33)	9.0 (20)	11.1	9.1	n/a
HR-CU036U-01	1B-2.05	14.6 (33)	7.0 (20)	21.5	7.9	n/a
HR-Z51G5E-01	1B-2.06	21.7 (33)	11.2 (20)	32.9	6.6	n/a
HR-9A8UMB-01	1B-2.07	26.2 (33)	5.9 (20)	32.0	6.7	n/a
HR-6AQYUN-01	1B-3.01	7.4 (33)	15.2 (20)	22.6	7.8	n/a
HR-MZFXIM-01	1B-3.02	5.7 (33)	12.7 (20)	18.4	8.3	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-2M0KMH-01	1B-G.01	6.0 (33)	5.8 (20)	11.7	9.0	n/a
HR-4MM37N-01	1B-G.02	2.5 (33)	6.7 (20)	9.3	9.4	n/a
HR-2MAKAF-01	1B-G.03	4.2 (33)	6.8 (20)	11.0	9.2	n/a
HR-1OGTRQ-01	1B-G.04	16.1 (33)	2.8 (20)	18.9	8.2	n/a
HR-SCLTPM-01	1B-G.05	25.9 (33)	5.5 (20)	31.4	6.8	n/a
HR-RW6NUD-01	1B-G.06	26.7 (33)	5.0 (20)	31.7	6.8	n/a
HR-PV4QVG-01	1B.1.02	0.7 (33)	8.0 (20)	8.7	9.6	n/a
HR-W3NMI5-01	1C-1.01	10.7 (33)	4.0 (20)	14.6	8.7	n/a
HR-I3RSNW-01	1C-1.03	0.5 (33)	5.3 (20)	5.9	10.0	n/a
HR-7L21S5-01	1C-1.04	1.6 (33)	6.6 (20)	8.2	9.6	n/a
HR-WIB3GD-01	1C-1.05	7.5 (33)	4.6 (20)	12.1	8.9	n/a
HR-XJWLJN-01	1C-1.06	16.7 (33)	3.6 (20)	20.3	8.1	n/a
HR-NYZ5SB-01	1C-1.07	17.2 (33)	3.0 (20)	20.2	8.1	n/a
HR-1GSQ08-01	1C-2.01	12.8 (33)	6.7 (20)	19.5	8.1	n/a
HR-X8WSRQ-01	1C-2.02	2.0 (33)	7.9 (20)	9.9	9.3	n/a
HR-OBBZM0-01	1C-2.03	1.6 (33)	6.8 (20)	8.4	9.6	n/a
HR-9FGZ31-01	1C-2.04	4.8 (33)	9.3 (20)	14.1	8.7	n/a
HR-AD3TJX-01	1C-2.05	16.0 (33)	6.8 (20)	22.7	7.8	n/a
HR-LQKUOC-01	1C-2.06	23.4 (33)	11.5 (20)	34.9	6.4	n/a
HR-X30IL0-01	1C-2.07	29.1 (33)	4.9 (20)	34.1	6.4	n/a
HR-NR3CSS-01	1C-3.01	13.9 (33)	7.0 (20)	20.9	8.0	n/a
HR-G6A8NY-01	1C-3.02	5.9 (33)	10.0 (20)	15.9	8.5	n/a
HR-2QQ331-01	1C-G.01	5.1 (33)	2.7 (20)	7.8	9.7	n/a
HR-NQMO8I-01	1C-G.02	1.6 (33)	3.1 (20)	4.7	10.0	n/a
HR-AY6W2E-01	1C-G.03	3.8 (33)	4.3 (20)	8.1	9.6	n/a
HR-FAFRMT-01	1C-G.04	12.3 (33)	2.2 (20)	14.5	8.7	n/a
HR-70I6ZM-01	1C-G.05	18.4 (33)	1.9 (20)	20.3	8.1	n/a
HR-HYS5M9-01	1C-G.06	18.7 (33)	2.1 (20)	20.8	8.0	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-5ACBSJ-01	1C.1.02	1.8 (33)	6.9 (20)	8.8	9.5	n/a
HR-0R6KYN-01	1D-1.01	8.5 (33)	4.8 (20)	13.3	8.8	n/a
HR-E8MQB2-01	1D-1.02	2.3 (33)	6.6 (20)	8.9	9.5	n/a
HR-V05V18-01	1D-1.03	0.6 (33)	6.0 (20)	6.5	9.9	n/a
HR-97LC70-01	1D-1.04	1.7 (33)	6.8 (20)	8.4	9.6	n/a
HR-G0R1R7-01	1D-1.05	7.9 (33)	5.0 (20)	12.9	8.9	n/a
HR-809SKT-01	1D-1.06	17.5 (33)	3.7 (20)	21.2	7.9	n/a
HR-9JEWSV-01	1D-1.07	23.5 (33)	6.6 (20)	30.1	6.9	n/a
HR-NL3Z9E-01	1D-2.01	25.9 (33)	9.1 (20)	35.0	6.4	n/a
HR-DCLAGZ-01	1D-2.02	8.3 (33)	11.9 (20)	20.2	8.1	n/a
HR-PRED2O-01	1D-2.03	7.9 (33)	12.4 (20)	20.3	8.1	n/a
HR-4RVP2U-01	1D-2.04	8.2 (33)	14.4 (20)	22.6	7.8	n/a
HR-EOJRO0-01	1D-2.05	19.8 (33)	6.9 (20)	26.7	7.3	n/a
HR-9F47NJ-01	1D-2.06	21.8 (33)	17.3 (20)	39.1	5.9	n/a
HR-L8TPH6-01	1D-G.01	4.5 (33)	3.9 (20)	8.4	9.6	n/a
HR-HTND40-01	1D-G.02	1.5 (33)	3.8 (20)	5.3	10.0	n/a
HR-MBL8I6-01	1D-G.03	3.6 (33)	4.9 (20)	8.5	9.6	n/a
HR-GGACMK-01	1D-G.04	12.2 (33)	2.1 (20)	14.3	8.7	n/a
HR-I34WFP-01	1D-G.05	19.2 (33)	1.8 (20)	21.0	8.0	n/a
HR-SQZ3PH-01	1D-G.06	19.6 (33)	2.4 (20)	22.0	7.9	n/a
HR-1RYVZ8-01	2A-1.01	2.6 (33)	8.8 (20)	11.4	9.1	n/a
HR-LWL9X9-01	2A-1.02	5.9 (33)	15.5 (20)	21.5	7.9	n/a
HR-NO6MJX-01	2A-1.03	6.0 (33)	15.0 (20)	21.0	8.0	n/a
HR-GWK331-01	2A-1.04	3.9 (33)	16.2 (20)	20.1	8.1	n/a
HR-BM5FQX-01	2A-1.06	12.9 (33)	8.3 (20)	21.2	7.9	n/a
HR-SF7K2G-01	2A-2.01	11.4 (33)	13.4 (20)	24.8	7.5	n/a
HR-WGIKSI-01	2A-2.02	13.9 (33)	15.2 (20)	29.1	7.1	n/a
HR-AUHSOO-01	2A-2.03	13.5 (33)	17.3 (20)	30.8	6.9	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-7ZMW2E-01	2A-2.04	13.8 (33)	17.2 (20)	31.0	6.9	n/a
HR-6PX3TK-01	2A-2.05	26.6 (33)	15.8 (20)	42.3	5.6	n/a
HR-K87ZIW-01	2A-2.06	26.0 (33)	11.0 (20)	37.0	6.1	n/a
HR-ZNADRJ-01	2A-G.01	2.9 (33)	4.5 (20)	7.4	9.8	n/a
HR-IDRFGQ-01	2A-G.02	5.6 (33)	9.2 (20)	14.9	8.6	n/a
HR-1DFCFC-01	2A-G.03	8.9 (33)	9.4 (20)	18.3	8.3	n/a
HR-W0F8BB-01	2A-G.04	15.7 (33)	5.7 (20)	21.4	7.9	n/a
HR-I31J78-01	2A-G.05	14.9 (33)	4.8 (20)	19.7	8.1	n/a
HR-YTECE8-01	2A.1.05	16.6 (33)	10.5 (20)	27.2	7.3	n/a
HR-QAH82Y-01	2B-1.01	3.2 (33)	12.0 (20)	15.2	8.6	n/a
HR-F1U3LY-01	2B-1.02	6.3 (33)	13.3 (20)	19.6	8.1	n/a
HR-XSO2IG-01	2B-1.03	5.4 (33)	12.5 (20)	17.9	8.3	n/a
HR-WCNBHO-01	2B-1.04	3.7 (33)	5.6 (20)	9.4	9.4	n/a
HR-RTY3W5-01	2B-1.05	16.9 (33)	5.1 (20)	22.0	7.9	n/a
HR-V9F9TC-01	2B-1.06	15.0 (33)	8.8 (20)	23.8	7.7	n/a
HR-C1FD96-01	2B-2.01	13.8 (33)	11.5 (20)	25.3	7.4	n/a
HR-SB7VSC-01	2B-2.02	13.7 (33)	17.6 (20)	31.2	6.8	n/a
HR-KKQRQV-01	2B-2.03	13.3 (33)	16.8 (20)	30.1	6.9	n/a
HR-S7ZZW3-01	2B-2.04	12.8 (33)	10.6 (20)	23.4	7.7	n/a
HR-TXGNX0-01	2B-2.05	23.5 (33)	20.1 (20)	43.5	5.5	n/a
HR-Q5KJ54-01	2B-2.06	25.1 (33)	18.2 (20)	43.4	5.6	n/a
HR-D8G374-01	2B-G.01	7.5 (33)	9.2 (20)	16.7	8.4	n/a
HR-MWU1OG-01	2B-G.02	6.2 (33)	9.1 (20)	15.4	8.6	n/a
HR-K3MIK5-01	2B-G.03	4.3 (33)	2.6 (20)	6.9	9.8	n/a
HR-9F5UF2-01	2B-G.04	18.1 (33)	3.3 (20)	21.4	7.9	n/a
HR-0FQ3MM-01	2B-G.05	15.0 (33)	6.4 (20)	21.4	7.9	n/a
HR-A1HONK-01	2C-1.01	4.6 (33)	7.0 (20)	11.6	9.1	n/a
HR-2IIK2Q-01	2C-1.02	5.0 (33)	15.1 (20)	20.1	8.1	n/a
HR-IC1NFX-01	2C-1.03	5.3 (33)	15.3 (20)	20.6	8.0	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-180XXE-01	2C-1.04	13.8 (33)	9.2 (20)	23.0	7.7	n/a
HR-2RT5W1-01	2C-1.05	21.5 (33)	16.5 (20)	38.1	5.9	n/a
HR-2PJS44-01	2C-1.06	22.8 (33)	10.8 (20)	33.6	6.5	n/a
HR-G8WYVL-01	2C-2.01	11.9 (33)	13.6 (20)	25.4	7.4	n/a
HR-D8RPFT-01	2C-2.02	11.1 (33)	18.5 (20)	29.6	7.0	n/a
HR-TCEXS5-01	2C-2.03	10.9 (33)	18.5 (20)	29.4	7.1	n/a
HR-JE4GH0-01	2C-2.04	15.7 (33)	11.9 (20)	27.6	7.2	n/a
HR-OPKBC9-01	2C-G.01	2.2 (33)	5.3 (20)	7.5	9.7	n/a
HR-RIIFUB-01	2C-G.02	4.9 (33)	15.3 (20)	20.2	8.1	n/a
HR-I4J4VF-01	2C-G.03	5.7 (33)	13.7 (20)	19.4	8.2	n/a
HR-ZKLJPL-01	2C-G.04	13.1 (33)	10.0 (20)	23.1	7.7	n/a
HR-QMF92H-01	2C-G.05	10.8 (33)	8.4 (20)	19.2	8.2	n/a
HR-47BV5M-01	2C-LG.01	8.8 (33)	5.7 (20)	14.5	8.7	n/a
HR-S7J2RH-01	2C-LG.02	6.3 (33)	6.0 (20)	12.2	8.9	n/a
HR-65S971-01	2D-1.01	9.6 (33)	16.4 (20)	26.0	7.4	n/a
HR-A9936Y-01	2D-1.02	5.1 (33)	19.5 (20)	24.6	7.5	n/a
HR-R7P475-01	2D-1.03	12.7 (33)	18.9 (20)	31.6	6.8	n/a
HR-Z2S9Q2-01	2D-1.04	11.8 (33)	14.9 (20)	26.7	7.3	n/a
HR-7ND1KF-01	2D-1.05	20.3 (33)	19.9 (20)	40.2	5.8	n/a
HR-AT3NIQ-01	2D-2.01	15.5 (33)	19.7 (20)	35.3	6.3	n/a
HR-PMBUJ0-01	2D-2.02	7.7 (33)	16.7 (20)	24.4	7.6	n/a
HR-QAKP4I-01	2D-G.01	3.7 (33)	17.7 (20)	21.3	7.9	n/a
HR-9YBQBM-01	2D-G.02	3.5 (33)	14.6 (20)	18.1	8.3	n/a
HR-ZI3DQA-01	2D-G.03	9.4 (33)	9.2 (20)	18.6	8.2	n/a
HR-XH80U2-01	2D-G.04	15.2 (33)	7.2 (20)	22.4	7.8	n/a
HR-QP0JXB-01	2D-G.05	11.7 (33)	10.7 (20)	22.4	7.8	n/a
HR-6MLV89-01	2D-LG.01	5.2 (33)	7.9 (20)	13.1	8.9	n/a
HR-PYWD5Z-01	2D-LG.02	10.5 (33)	5.2 (20)	15.7	8.5	n/a
Averages	144x (Total)	10.8	9.1	19.9	8.1	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
Maximum Loads and Minimum Ratings		29.1	20.1	43.5	5.5	n/a

Explanatory notes

About the ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the *'Summary of all dwellings'* section of this Certificate.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes societal cost.
For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

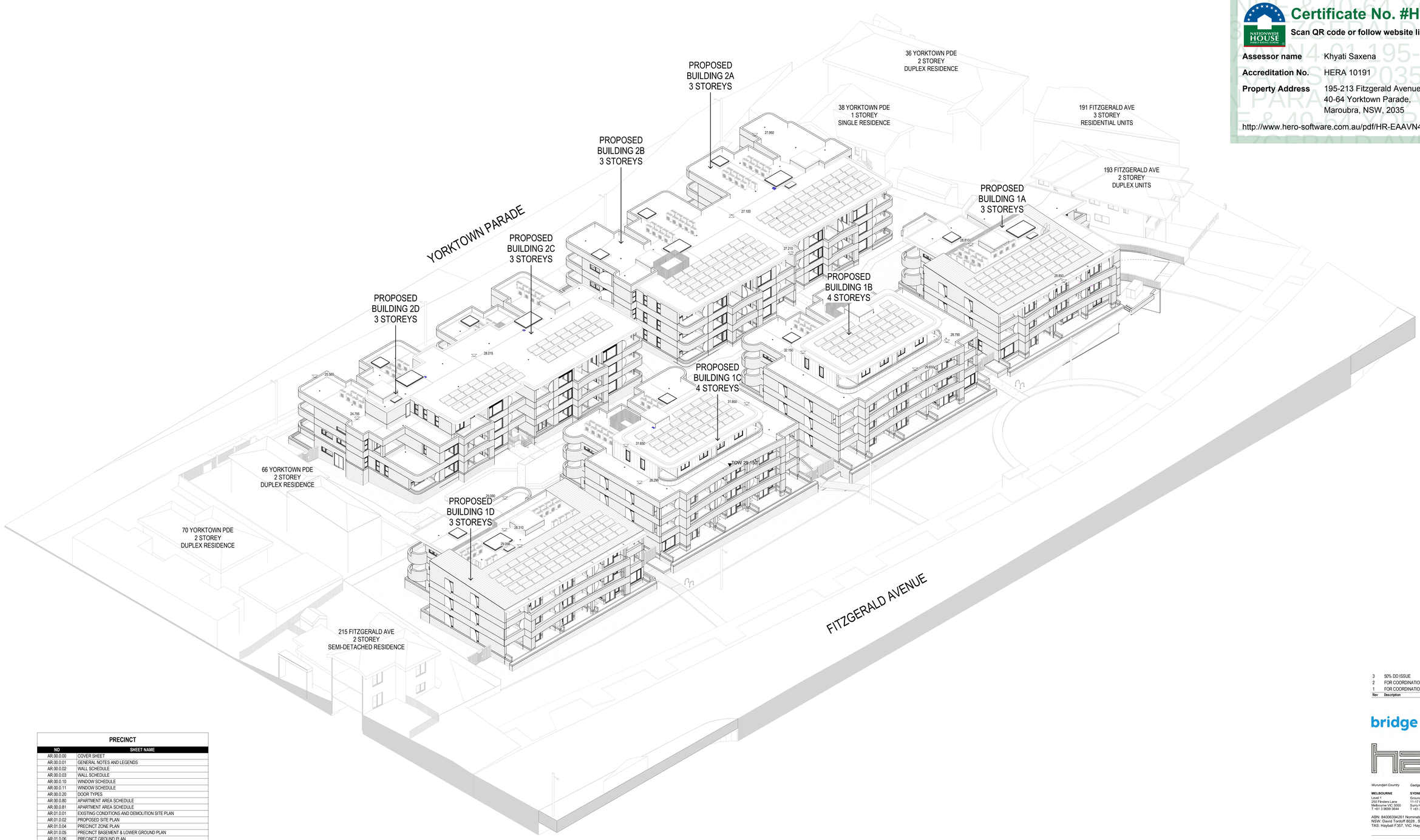
The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

ADP
An ayesa company

Appendix B
Stamped Drawings



PRECINCT

NO	SHEET NAME
AR.00.0.00	COVER SHEET
AR.00.0.01	GENERAL NOTES AND LEGENDS
AR.00.0.02	WALL SCHEDULE
AR.00.0.03	WALL SCHEDULE
AR.00.0.10	WINDOW SCHEDULE
AR.00.0.11	WINDOW SCHEDULE
AR.00.0.20	DOOR TYPES
AR.00.0.80	APARTMENT AREA SCHEDULE
AR.00.0.81	APARTMENT AREA SCHEDULE
AR.01.0.01	EXISTING CONDITIONS AND DEMOLITION SITE PLAN
AR.01.0.02	PROPOSED SITE PLAN
AR.01.0.04	PRECINCT ZONE PLAN
AR.01.0.05	PRECINCT BASEMENT & LOWER GROUND PLAN
AR.01.0.06	PRECINCT GROUND PLAN
AR.01.0.07	PRECINCT LEVEL 1 PLAN
AR.01.0.08	PRECINCT LEVEL 2 PLAN
AR.01.0.09	PRECINCT LEVEL 3 PLAN
AR.01.0.10	PRECINCT ROOF PLAN
AR.01.0.20	PRECINCT AREA PLANS - GFA
AR.01.4.00	PRECINCT BASEMENT RCP
AR.06.0.01	PRECINCT ELEVATIONS
AR.06.0.02	PRECINCT ELEVATIONS
AR.07.0.01	PRECINCT SECTIONS
AR.07.0.02	THROUGH SITE LINKS
AR.09.0.01	CONSTRUCTION SECTION DETAILS
AR.09.0.02	CONSTRUCTION SECTION DETAILS
AR.09.0.03	CONSTRUCTION SECTION DETAILS
AR.09.0.04	CONSTRUCTION SECTION DETAILS
AR.09.0.10	CONSTRUCTION PLAN DETAILS
AR.14.0.10	APARTMENT TYPES - 1 BED
AR.14.0.11	APARTMENT TYPES - 1 BED
AR.14.0.20	APARTMENT TYPES - 2 BED
AR.14.0.21	APARTMENT TYPES - 2 BED
AR.14.0.22	APARTMENT TYPES - 2 BED
AR.14.0.23	APARTMENT TYPES - 2 BED
AR.14.0.30	APARTMENT TYPES - 3 BED
AR.15.0.00	BATHROOM TYPES - TYPICAL
AR.15.0.10	BATHROOM TYPES - ACCESSIBLE
AR.15.0.20	POWDER ROOM TYPES
AR.15.0.30	LAUNDRY ROOM & JOINERY
AR.16.0.00	KITCHEN TYPES - TYPICAL
AR.16.0.01	KITCHEN TYPES - TYPICAL
AR.16.0.10	KITCHEN TYPES - ACCESSIBLE
AR.16.0.20	KITCHEN DETAILS
AR.17.0.00	ROBE TYPES
AR.17.0.10	STORAGE JOINERY

BUILDING 1A

NO	SHEET NAME
AR.02.1.00	GA PLAN & RCP - BUILDING 1A - GROUND AND LEVEL 1
AR.02.1.01	GA PLAN & RCP - BUILDING 1A - LEVEL 2 AND ROOF
AR.06.1.00	BUILDING ELEVATIONS - BUILDING 1A
AR.07.1.00	BUILDING SECTIONS - BUILDING 1A
AR.08.1.00	STAIR AND CORE DETAILS - BUILDING 1A
AR.10.1.00	COMMON AREA DETAILS - BUILDING 1A - LOBBY
AR.10.1.01	COMMON AREA DETAILS - BUILDING 1A - TYPICAL

BUILDING 1B

NO	SHEET NAME
AR.02.1.10	GA PLAN & RCP - BUILDING 1B - GROUND AND LEVEL 1
AR.02.1.11	GA PLAN & RCP - BUILDING 1B - LEVEL 2 AND LEVEL 3
AR.02.1.12	GA PLAN & RCP - BUILDING 1B - ROOF
AR.06.1.10	BUILDING ELEVATIONS - BUILDING 1B
AR.07.1.10	BUILDING SECTIONS - BUILDING 1B
AR.08.1.10	STAIR AND CORE DETAILS - BUILDING 1B
AR.10.1.10	COMMON AREA DETAILS - BUILDING 1B - LOBBY
AR.10.1.11	COMMON AREA DETAILS - BUILDING 1B - TYPICAL

NOTE:
BUILDING 1C IS AN EXACT MIRRORED VERSION OF BUILDING 1B. FOR THE PURPOSES OF THE 50% DESIGN DEVELOPMENT SUBMISSION, ONLY BUILDING 1B HAS BEEN DOCUMENTED TO AVOID DISCREPANCIES BETWEEN THE TWO BUILDINGS DURING THIS STAGE.

ALL DRAWINGS FOR BUILDING 1B SHOULD BE REFERENCED WHEN SCOPING BUILDING 1C. A FULL DRAWING SET FOR BUILDING 1C WILL BE PROVIDED AT THE 70% DESIGN DEVELOPMENT STAGE.

BUILDING 1D

NO	SHEET NAME
AR.02.2.10	GA PLAN & RCP - BUILDING 1D - GROUND FLOOR AND LEVEL 1
AR.02.2.11	GA PLAN & RCP - BUILDING 1D - LEVEL 2 AND ROOF
AR.06.2.10	BUILDING ELEVATIONS - BUILDING 1D
AR.07.2.10	BUILDING SECTIONS - BUILDING 1D
AR.08.2.10	STAIR AND CORE DETAILS - BUILDING 1D
AR.10.2.10	COMMON AREA DETAILS - BUILDING 1D - LOBBY
AR.10.2.11	COMMON AREA DETAILS - BUILDING 1D - TYPICAL

BUILDING 2A2B

NO	SHEET NAME
AR.02.3.00	GA PLAN & RCP - BUILDING 2A2B - LOWER GROUND
AR.02.3.01	GA PLAN & RCP - BUILDING 2A2B - GROUND
AR.02.3.02	GA PLAN & RCP - BUILDING 2A2B - LEVEL 1
AR.02.3.03	GA PLAN & RCP - BUILDING 2A2B - LEVEL 2
AR.02.3.04	GA PLAN & RCP - BUILDING 2A2B - ROOF
AR.06.3.00	BUILDING ELEVATIONS - BUILDING 2A2B
AR.07.3.00	BUILDING SECTIONS - BUILDING 2A2B
AR.08.3.00	STAIR AND CORE DETAILS - BUILDING 2A2B
AR.10.3.00	COMMON AREA DETAILS - BUILDING 2A2B - LOBBY
AR.10.3.01	COMMON AREA DETAILS - BUILDING 2A2B - TYPICAL

BUILDING 2C2D

NO	SHEET NAME
AR.02.4.00	GA PLAN & RCP - BUILDING 2C2D - LOWER GROUND
AR.02.4.01	GA PLAN & RCP - BUILDING 2C2D - GROUND
AR.02.4.02	GA PLAN & RCP - BUILDING 2C2D - LEVEL 1
AR.02.4.03	GA PLAN & RCP - BUILDING 2C2D - LEVEL 2
AR.02.4.04	GA PLAN & RCP - BUILDING 2C2D - ROOF
AR.06.4.00	BUILDING ELEVATIONS - BUILDING 2C2D
AR.07.4.00	BUILDING SECTIONS - BUILDING 2C2D
AR.08.4.00	STAIR AND CORE DETAILS - BUILDING 2C2D
AR.10.4.00	COMMON AREA DETAILS - BUILDING 2C2D - LG LOBBY
AR.10.4.01	COMMON AREA DETAILS - BUILDING 2C2D - GF LOBBY
AR.10.4.02	COMMON AREA DETAILS - BUILDING 2C2D - TYPICAL
AR.10.4.03	COMMON AREA DETAILS - BUILDING 2C2D - COMMUNAL

Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena

Accreditation No. HERA 10191

Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

SYDNEY Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

COVER SHEET

Status

PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:23:11 PM	@A0

Project No	Drawing No	Revision
2776	AR.00.0.00	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

PROJECT NOTES

GENERAL:
01.1. COMPLY WITH THE FOLLOWING:
- BUILDING CODE OF AUSTRALIA 2022;
- RELEVANT ACTS, REGULATIONS, AUSTRALIAN STANDARDS AND SUPPLEMENTARY REFERENCES;
- DEVELOPMENT CONSENT CONDITIONS:
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA
SSD-71454960
- OCCUPATIONAL HEALTH & SAFETY ACT 2004 INCLUDING AS IT RELATES TO THE DESIGN AND CERTIFICATION OF BUILDING FACADE ACCESS & FALL ARREST SYSTEMS AND PLANT ROOMS/AREAS FOR FUTURE MAINTENANCE OF BUILDING SERVICES AND FACADE ELEMENTS

01.2. TENDERERS ARE TO MAKE ALLOWANCE FOR ALL REQUIREMENTS OF;
- SSDA DOCUMENTATION & RELEVANT AGENCY COMMENTARY;
- HOMES NSW & BRIDGE BRIEFING DOCUMENTATION
- ARCHITECTURAL DRAWINGS, SCHEDULES AND SPECIFICATIONS PREPARED BY HAYBALL;
- STRUCTURAL DRAWINGS AND SPECIFICATIONS PREPARED BY XAVIER KNIGHT; AND
- CIVIL DRAWINGS AND SPECIFICATIONS PREPARED BY ROBERT BIRD; AND
- HYDRAULIC, MECHANICAL, ELECTRICAL, COMMUNICATIONS, SECURITY& FIRE SERVICES DRAWINGS & SPECIFICATIONS PREPARED BY ADP;
- LANDSCAPE ARCHITECTURE DRAWINGS AND SPECIFICATIONS PREPARED BY McCLEAN LANDSCAPE DESIGN; AND
- TRAFFIC ENGINEERING REPORTS AND SPECIFICATIONS PREPARED BY TTPP TRANSPORT PLANNING
- WIND REPORT PREPARED BY XAVIER KNIGHT;
- FACADE REPORTS / MARKUPS PREPARED BY XAVIER KNIGHT;
- REGULATORY COMPLIANCE REPORT BY MBC GROUP, AND
- ACCESSIBLE REPORT BY MBC GROUP

TENDERERS ARE TO ALERT THE ARCHITECT TO ANY DISCREPANCIES WITHIN THESE DRAWINGS & SPECIFICATIONS AND SEEK INSTRUCTION ON SPECIFIC PRICING REQUIREMENTS

01.3. REFER *ACOUSTIC REPORT* PREPARED BY ADP AT SSDA AND PWNA

THE REQUIREMENTS OF THE ACOUSTIC BRIEF/REPORT OVERRIDE THE DRAWINGS AND SPECIFICATIONS WHERE THERE IS A DISCREPANCY

01.4. REFER TO FIRE ENGINEERING REPORT PREPARED BY INNOVA SERVICES

THE REQUIREMENTS OF THIS REPORT OVERRIDE THE DRAWINGS AND SPECIFICATIONS WHERE THERE IS A DISCREPANCY

01.5. REFER TO BUILDING CERTIFIERS REPORT PREPARED BY MBC GROUP

THE REQUIREMENTS OF THIS REPORT OVERRIDE THE DRAWINGS AND SPECIFICATIONS WHERE THERE IS A DISCREPANCY

01.6. REFER LANDSCAPE ARCHITECTS DRAWINGS, ARBORIST REPORT AND ARCHITECTURAL SPECIFICATIONS FOR REQUIREMENTS AROUND THE REMOVAL/RETENTION OF EXISTING TREES ON SITE

01.7 *AIR TIGHTNESS REPORT*

THE REQUIREMENTS OF THE AIR TIGHTNESS REPORT OVERRIDE THE DRAWINGS AND SPECIFICATIONS WHERE THERE IS A DISCREPANCY

01.8. REFER SECTION J REPORT AND BASIX REPORT BY ADP & U-VALUE REPORT PREPARED BY ADP

THE REQUIREMENTS OF THE REPORTS OVERRIDE THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS WHERE THERE IS A DISCREPANCY

01.9. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED TO COMMON CORRIDORS IN ACCORDANCE WITH AS 2444 AND BE MOUNTED IN RECESSED CUPBOARDS

01.10. ALL APARTMENTS ARE TO MEET '**GOLD**' STANDARD, UNLESS NOTED OTHERWISE, UNDER *LIVING HOUSING AUSTRALIA LIVING HOUSING DESIGN GUIDELINES* INCLUDING AND THE PROVISION OF ADDITIONAL REINFORCEMENT OF PARTITION WALLS FOR FUTURE WALL MOUNTED GRAB RAILS AND THE LIKE

APARTMENT TYPES:
BUILDING 1A - SOCIAL
BUILDING 1B - AFFORDABLE
BUILDING 1C - AFFORDABLE
BUILDING 1D - AFFORDABLE
BUILDING 2A2B - SOCIAL
BUILDING 2C2D - AFFORDABLE

01.11. REFER TO THE SEPP SCHEDULE 4 FOR ACCESSIBILITY AND USABILITY STANDARDS FOR INDEPENDENT LIVING UNIT REQUIREMENTS. APARTMENTS NOTED AS SEPP SCH.4 ON THE APARTMENT TYPE PLANS ARE TO MEET THE REQUIREMENTS AS SPECIFIED IN THE DESIGN STANDARD.

SEPP SCH.4 APARTMENTS TO BE DELIVERED AS STANDARD GOLD LHA APARTMENTS, BUT SHOULD BE CAPABLE OF EASY MODIFICATION TO COMPLY WITH SCH.4 (TO SUIT WHEEL CHAIR USERS)

01.13. ALL DOWNPIPES ON FACADE TO BE PAINTED TO MATCH ADJOINING WALL FINISH

DOORS
MASTER KEY SYSTEMS REQUIREMENT, KEYING PLATFORM, HIERARCHY AND CONFIGURATION TO BE CONFIRMED WITH BRIDGE HOUSING BEFORE PROCURING

SECURITY FOB / SWIPE CARD SHALL BE PROVIDED. EXTENT OF ACCESS RESTRICTION TO BE CONFIRMED WITH BRIDGE HOUSING BEFORE PROCURING

GENERAL NOTES

GENERAL:
DRAWINGS TO BE READ IN COLOUR AND IN CONJUNCTION WITH ARCHITECTURAL SCHEDULES AND SPECIFICATIONS, AND CONSULTANT REPORTS, DRAWINGS, AND SPECIFICATIONS AS NOTED UNDER PROJECT NOTES

ALL INTERNAL PARTITION SETOUTS ARE DIMENSIONED TO THE FACE OF THE STRUCTURE. ie. STUD, BLOCK, CONCRETE, ALUMINIUM FRAME

WET AREAS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS3740 AND WATERPROOFING TO COMPLY WITH AS3740

MATERIAL FIRE HAZARD INDICES TO COMPLY WITH BCA C1.10

ACCESS AND EGRESS FROM PLANT ROOMS, LIFT MACHINE ROOMS AND LIFT PITS TO BE PROVIDED VIA LADDERS COMPLYING WITH AS1657 AND AS1735.2

ALL EXPOSED CONCRETE FLOORS TO BE EPOXY SEALED WITH SEALANT APPROPRIATE FOR DESIGNATED PURPOSE PER FLOOR PLANS

FLOOR OR GROUND SURFACES ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL ARE TO COMPLY WITH PART 7 OF AS1428.1 INCLUSIVE BUT NOT LIMITED TO JUNCTIONS BETWEEN DIFFERENT FLOOR OR GROUND SURFACE FINISHES

ALL EXPOSED STRUCTURAL STEEL TO BE GALVANISED AND FINISHED WITH APPROVED PAINT SYSTEM TO STRUCTURAL SPEC

ALL APARTMENTS SHELL WALLS, INTERNAL WALLS, CEILINGS, WINDOWS, DOOR JUNCTIONS & SERVICES PENOS TO BE CONSTRUCTED AIR TIGHT TO MIN. NCC 2022 REGULATIONS & TO ESD REQUIREMENTS

ALL APARTMENT INTERNAL, PARTY & CORRIDOR WALLS ARE TO EXTEND UP TO UNDERSIDE OF THE FLOOR SLAB

GENERAL CONTRACTOR TO ALLOW FOR EXTRA NOGGINGS TO WALL MOUNTED APPLIANCES/JOINERY

ACCESS WAY TO BE EVEN AND FIRM SURFACE & A CROSSFALL OF NO MORE THAN 1:40

FIRE/ SMOKE/ ACOUSTIC ISOLATION:
STEEL FRAMING OR SERVICES PENETRATING A PARTITION REQUIRED TO ACHIEVE SMOKE, ACOUSTIC OR FIRE ISOLATION IS TO BE APPROPRIATELY SEALED BY A BCA/AUTHORITY APPROVED METHOD/MATERIAL THAT MAINTAINS THE REQUISITE FIRE RESISTANCE LEVEL, SMOKE AND ACOUSTIC ISOLATION (AS APPLICABLE TO THE BUILDING CERTIFIERS REQUIREMENTS). ALL SMOKE SEALS ARE TO BE REGARDED AS PART OF AN ESSENTIAL SERVICE

ANY SERVICES PENETRATING A FLOOR SLAB THAT DO NOT FORM PART OF THE SMOKE MANAGEMENT SYSTEM ARE TO BE SEALED WITH NON-COMBUSTIBLE MATERIALS WHICH ARE MECHANICALLY FIXED IN PLACE TO MAINTAIN THE REQUISITE SMOKE & ACOUSTIC ISOLATION BETWEEN FLOORS. ANY SERVICES PENETRATING A FLOOR SLAB AND INTO A PLANT AREA SHALL MAINTAIN A MIN. FRL -/90/90 BY A BCA/AUTHORITY APPROVED METHOD/MATERIAL

ALL ELECTRICAL SWITCHES/CONNECTIONS POINTS PENETRATING INTO A FIRE RATED WALL ARE TO BE INSTALLED WITH A FIREBOX EXCEPT AT LOW LEVEL AS DIRECTED BY THE BUILDING CERTIFIER

STRUCTURAL:
STRUCTURAL FLOOR SLABS TO BALCONIES & TERRACES ARE TO FALL AT 1:80 TO NOMINATED FLOOR WASTES. MINIMUM SLAB AND BEAM THICKNESSES ARE NOMINATED ON THE STRUCTURAL DRAWINGS

SETDOWN TO ALL WET AREAS INCLUDING LAUNDRY CUPBOARDS

BALCONY FLOOR WASTES ARE TO BE CAST STRAIGHT THROUGH TO DOWNPIPES U.N.O.

SERVICES:
EXPOSED HORIZONTAL DOWNPIPE TRANSFERS OR BENDS ARE NOT ACCEPTABLE. ALL PIPE RUNS TO BE STRAIGHT OR CONCEALED WITHIN A EXTERNAL/INTERNAL BULKHEAD

ALL FANS ARE TO INCORPORATE SELF-CLOSING LOUVRES OR DAMPERS THAT SEAL SHUT WHEN THE FAN IS NOT IN USE IN ACCORDANCE WITH PART J3 OF THE NATIONAL CONSTRUCTION CODE. REFER MECHANICAL SERVICES DRAWINGS

GENERAL LEGEND

ROOM TAG
101 → APARTMENT NUMBER
2B2B-1B → APARTMENT TYPE

DOOR TAG
D.A.101.1
- DOOR REFERENCE
- APARTMENT NUMBER
- BUILDING
- DOOR

WINDOW TAG
WT-01 / B.101.01
- WINDOW
- WINDOW TYPE
- APARTMENT NUMBER
- WINDOW REFERENCE
- BUILDING

RCP TAG
3000-ASFL / C1
- HEIGHT ABOVE STRUCTURAL FLOOR LEVEL
- CEILING TYPE, REFER TO GENERAL NOTES

WALL TAG
P02 → WALL TYPE

MATERIAL FINISH TAG
PTOX → FINISHES CODE
REFER TO FINISHES LEGEND AND SCHEDULE FOR SPECIFICATION

JOINERY TAG
KT01 → KITCHEN TYPE
LN01 → LINEN TYPE
LD01 → LAUNDRY TYPE
WR01 → WARDROBE TYPE
SD01 → STUDY DESK
JN01 → CUSTOMISED JOINERY

SCREEN TAG
SC01
- SCREEN NUMBER
- SCREEN

HANDRAIL TAG
HR01
- HANDRAIL TYPE
- HANDRAIL

BALUSTER TAG
BL01
- BALUSTRADE TYPE
- HANDRAIL

FITTINGS AND FIXTURES TAG
CT01 — FITTINGS AND FIXTURES TYPE
℄ — CENTRE LINE
SETOUT POINT
SH — SHEDDING
RL — REDUCED LEVEL
FFL — FINISHED FLOOR LEVEL ABOVE DATUM A.H.D
SFL — STRUCTURAL FLOOR LEVEL ABOVE DATUM A.H.D
SSL — STRUCTURAL SOFFIT LEVEL ABOVE DATUM A.H.D
AFFL — ABOVE FINISHED FLOOR LEVEL ABOVE DATUM A.H.D
ASFL — ABOVE STRUCTURAL FLOOR LEVEL ABOVE DATUM A.H.D

GENERAL ABBREVIATIONS

ABBREVIATION
AC EXTERNAL AIR CONDITIONING CONDENSER
BIN WASTE BIN
CL CLOTHESLINE
COL STRUCTURAL COLUMN
GA GENERAL ARRANGEMENT
TI TACTILE INDICATORS
U.N.O UNLESS NOTED OTHERWISE

WINDOWS
ALV ACOUSTIC LOUVRE
AW AWNING SASH
FG FIXED GLAZING
GLV LOUVRE WINDOW - GLAZED
HG HINGED DOOR OR WINDOW
LV MECHANICAL LOUVRES
SB SHADOW BOX
SL SLIDING DOOR OR WINDOW
SP SPANDREL PANEL

HYDRAULICS/FIRE
DG DRAINAGE GRATE
DO DRAINAGE OUTLET
DP DOWNPIPE
FH FIRE HYDRANT
FIP FIRE INDICATOR PANEL
FS FIRE SERVICE RISER
FW FLOOR WASTE
HW HOT WATER FLOW & RETURN RISERS
HP HIGH POINT
HYD HYDRAULICS
OV OVERFLOW
PD PLUMBING DUCT
PIT STORMWATER PIT
SS SEWER STACK
WMC WATER METER CUPBOARD

SERVICES
COMMS COMMUNICATIONS CUPBOARD
ELEC ELECTRICAL CUPBOARD
GAS GAS RISER
SLP STAIR/LOBBY PRESSURISATION DUCT

CONCRETE
CONC REINFORCED CONCRETE
DJ DUMMY JOINT
MJ MITRED JOINT
PJ PANEL JOINT

FITOUT
ADJ ADJUSTABLE SHELF
FP FIXED PANEL
FS FIXED SHELF
OP OPENABLE PANEL

WET AREA
BS VANITY/HANDBASIN
BSP BATH SPOUT
BT BOTTLE TRAP/WASTE TRAP
BTH BATH
GR GRAB RAIL
HD HAND DRYER
MX MIXER
PD PAPER TOWEL DISPENSER
PU POPUP WASTE PLUG
SB SHOWER BASE
SC SHOWER SCREEN/CURTAIN
SH SHOWER HEAD/SHOWER RAIL
SNK SINK
SR SOAP HOLDER
SSE SHOWER SEAT
SSH SHOWER SHELF
TAP TAP HOSE OUTLET
TP TOILET PARTITION
TR TOWEL RAIL
TRH TOILET ROLL HOLDER
UR URINAL
WC TOILET SUITE

WET AREA ACCESSIBLE
BCR BACK REST (ACCESSIBLE)

KITCHEN
BN BIN
BWU BOILING WATER UNIT
CT COOKTOP
CTR CUTLTERY TRAY
DW DISHWASHER
FR FRIDGE
HW HOT WATER UNIT
MW MICROWAVE
OV OVEN
RH RANGEHOOD

SPECIAL AREAS
BK BIKE RACKS
BL BLINDS
CF CEILING FAN
CX CEILING EXHAUST
DH DOOR HANDLE
DS DOOR STOP
DL DOWNLIGHT
EM ENTRY MAT
GPO GPO/USBPORT/DOUBLE
GT GAS TURRETS
HK CLOTHER HOOK
HR HANGING RAIL
JH JOINERY HANDLE
LC LOCK
LKR LOCKER
LT LIGHTS/PENDANTS/STRIP LIGHTS
MB MAILBOX
MIR PROPRIETARY MIRROR
SES SECURITY SHUTTER
SP SPEAKER
TV TV

WINDOW & GLAZING NOTES

READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS

THESE DRAWINGS SHOW ARCHITECTURAL INTENT ONLY. SHOP DRAWINGS TO BE SUBMITTED FOR FINAL APPROVAL

DO NOT SCALE FROM THE DRAWINGS, ALL WRITTEN DIMENSIONS SHALL BE FOLLOWED

DIMENSIONS SHOWN ARE NOMINAL AND ARE TO STRUCTURAL OPENINGS, ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO MANUFACTURE/INSTALLATION

ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT, AND WRITTEN APPROVAL OBTAINED PRIOR TO MANUFACTURING.

REFER TO PLANS FOR DIRECTION OF DOOR SWINGS & SLIDING DIRECTION

REFER TO FINISHES SCHEDULE FOR FINISHES & COLOURS .

ALL WINDOWS VIEWED FROM EXTERIOR OR OUTSIDE OF ROOM APPLICABLE UNLESS OTHERWISE NOTED

PROVIDE AND FIT RECESSED POWDERCOATED ALUMINIUM COVER PLATES AND SILL INFILLS TO MATCH ADJOINING ALUMINIUM FRAME AS REQUIRED. COVERPLATES TO HAVE CONCEALED FIXINGS.

ALL EXTERNAL OPERABLE WINDOWS TO BE LOCKABLE, KEYED ALIKE PER APARTMENT

ALL GLAZING TO BE IN ACCORDANCE WITH AS1288:2006

WEATHER STRIPS ARE REQUIRED FOR ALL EXTERNAL WINDOWS AND GLAZED DOORS

CEILING NOTES

READ IN CONJUNCTION WITH SERIES AR.01, AR.02 & AR.14

READ IN CONJUNCTION WITH STRUCTURAL AND SERVICES DWGs

CEILINGS TO BE CONSTRUCTED IN FULL ACCORDANCE WITH REQUIREMENTS SET OUT IN THE ACOUSTIC REPORT PREPARED BY PWNA

ALL DIMENSIONS RELATING TO CEILINGS, LIGHTING & OTHER ELECTRICAL FIXTURES TO CEILINGS, ARE TAKEN FROM FINISHED FACE OF ADJACENT WALL

REFER TO FINISHES, FIXTURES AND FITTINGS SCHEDULE FOR ADDITIONAL FINISHES TO CEILING TYPES

ALL CEILING RECESSES ARE TO BE FINISHED WITH 13MM PLASTERBOARD LINING IN SELECTED PAINT FINISH

PLASTERBOARD CEILING FACING WET AREAS SHALL BE MOISTURE RESISTANT

CEILING MATERIAL AND FINISHES TYPICALLY RETURNS TO BULKHEAD UPSTAND U.N.O.

SQUARE SET CORNICES TYPICAL TO ALL PLASTERBOARD CEILING U.N.O.

PROVIDE ACOUSTIC LAGGING AND ANTI-VIBRATION SUPPORTS FOR PIPES IN CEILING SPACE AND SHAFTS, ALSO REFER TO ACOUSTIC REPORT AND SERVICES DOCUMENTS FOR DETAILS

ALL ACCESS PANELS ARE TO BE FRAMELESS TYPE TO SUIT RELEVANT CEILING, WITH FINISH TO MATCH ADJACENT CEILING FINISH

ALL SEWER & STORMWATER PIPE TRANSITIONS ARE TO FULLY CONCEALED EITHER IN DROP DOWN CEILING (INTERNALLY) OR CAST IN TO SLAB (EXTERNALLY)

ALL EXPOSED OFF-FORM CONCRETE SOFFITS TO BE BEST QUALITY CLASS 2. ANY OBVIOUS VISIBLE INCONSISTENCIES TO BE PATCHED AND COLOUR-STAINED TO MATCH ADJACENT CONCRETE

EXPOSED SPRINKLER PIPES AND HEADS TO APARTMENT BALCONIES AND TERRACES TO BE POWDERCOATED TO MATCH ADJACENT WINDOW FRAMES

C1 — **CORRIDOR** AS PER FINISHES SCHEDULE
C4 — **LOWER GROUND AND GROUND LOBBY** AS PER FINISHES SCHEDULE
C2 — 2710 ASFL **LIVING ROOM** & **BEDROOM** UNLESS SPECIFIED - 13MM PLASTERBOARD
C3 — 2410 ASFL **BATHROOM AND LAUNDRY** UNLESS SPECIFIED - 13MM MOISTURE RESISTANCE PLASTERBOARD
INS — R4 SOFFIT INSULATION REQUIRED TO UNCONDITIONED SPACES. SPECIFICATIONS TBC
C5 — UNDERSIDE **BALCONY** FIBER CEMENT SOFFIT PANEL WITH R4 SOFFIT INSULATION REQUIRED TO UNCONDITIONED SPACES. SPECIFICATIONS TBC

ELECTRICAL NOTES

300 — DOUBLE GPO (TEXT INDICATES HEIGHT ASFL)
300 — SINGLE GPO (TEXT INDICATES HEIGHT ASFL)
FR — SINGLE GPO FOR REFRIGERATOR @ 1900 ASFL
MW — SINGLE GPO FOR MICROWAVE @ 600 ASFL
DW — SINGLE GPO FOR DISH DRAWER UNDER BENCH
CT — SINGLE GPO FOR COOKTOP UNDER BENCH
RH — SINGLE GPO FOR RANGEHOOD @ 2150 ASFL
VIC 1500 A/C — INTERCOM AND INTEGRATED A/C CONTROL @1500mm ASFL
VIC EXT — EXTERNAL INTERCOM
1500 — DOUBLE DATA OUTLET
1500 — SINGLE DATA OUTLET
TV 1500 — PAY TV & FREE-TO-AIR TV OUTLETS ON ONE PLATE REFER DWG FOR MOUNTING HEIGHT
RBT — ELECTRICAL SWITCHBOARD IN 76mm MIN. STUD WALL. TOP OF UNIT MOUNTED AT 1500mm @ ASFL (U.N.O.)
NBN — NBN PANEL INSTALLED IN ACCORDANCE WITH NBN CO. REQUIREMENTS.
1 WAY LIGHT SWITCH MOUNTED 1050 ASFL (U.N.O.)
2 WAY LIGHT SWITCH MOUNTED 1050 ASFL (U.N.O.)
1 WAY LIGHT SWITCH WITH DIMMER CONTROL @1200 AFFL (U.N.O.)
DL1 — CEILING MOUNTED LIGHT FITTING
WALL MOUNTED LIGHT FITTING
SL — LED STRIP LIGHT
CEILING MOUNTED SMOKE DETECTOR
CEILING MOUNTED SPEAKER
BATHROOM EXHAUST
EMERGENCY LIGHT
T — THERMAL DETECTOR
FIRE ALARM
EXIT — EXIT SIGN
MD — MOTION DETECTOR
SPRINKLER
CEILING FAN
SECURITY CAMERA
FRESH AIR GRILLE
ACON — WALL MOUNTED AIR CONDITIONING UNIT. REFER SERVICES ENGINEER FOR SPECIFICATIONS
FLOOR MOUNTED AIR CONDITIONING CONDENSER UNIT. REFER SERVICES ENGINEER FOR SPECIFICATIONS
450x450mm MDF ACCESS PANEL FLUSH WITH CEILING, REFER TO SERVICES ENGINEER'S DRAWINGS FOR DIMENSIONS. SPECIFICATIONS AND EXACT LOCATION.

FACADE NOTES

BRICK VENEER WALL
COURSING AND JOINTING SUBJECT TO DESIGN DEVELOPMENT. REFER TO STRUCTURAL DESIGN DOCUMENTS FOR ENGINEERING REQUIREMENTS

VAPOUR PERMEABLE WEATHERPROOF MEMBRANE
TO BE CONFIRMED BY FACADE CONSULTANT.

THERMAL INSULATION
NON-COMBUSTIBLE, AS SPECIFIED BY ESD CONSULTANT.

AIR TIGHTNESS LAYER
ASSUMED TO BE PLASTERBOARD. TO BE CONFIRMED BY SPECIALIST CONSULTANT.

WATERPROOFING SYSTEM
INSTALLED PER MANUFACTURER'S REQUIREMENTS AND MUST BE CONFIRMED BY SPECIALIST WATERPROOFING CONSULTANT.

EXTERNAL WALLS
ANTI-GRAFFITI MATT COATING TO ALL EXTERNAL WALLS IN PUBLICLY ACCESSIBLE EXTERNAL AREAS, UP TO 4.2M HEIGHT.

READ IN CONJUNCTION WITH **ARCHITECTURAL WALL TYPE SCHEDULE** AND **PARTITION TYPE CODES IN THE ARCHITECTURAL GA SERIES AR.02 DRAWINGS (UNDER DESIGN DEVELOPMENT)**.

READ IN CONJUNCTION WITH ARCHITECTURAL FINISHES SCHEDULE AND SPECIFICATIONS.

FITOUT NOTES

GENERAL

"FL" DENOTES FLOOR LEVEL. "CL" DENOTES CEILING LEVEL.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS, AND ALL RELEVANT SPECIFICATIONS.

REFER TO MANUFACTURERS' RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS FOR ALL FINISHES, FIXTURES AND FITTINGS.

ALL WORKS SHALL COMPLY WITH RELEVANT CODES AND STANDARDS.

WALL TILE GROUT LINES TO ALIGN WITH FLOOR TILE GROUT LINES WHERE PRACTICAL AND SUBJECT TO TILE SIZE AND SETOUT.

PROVIDE ALUMINIUM TRANSITION ANGLE BETWEEN FLOOR TILING AND CARPET.

REFER TO THE RELEVANT DRAWINGS FOR ALL KITCHEN AND BATHROOM DETAILS, INCLUDING DATA POINTS, GPO LOCATIONS AND SERVICES COORDINATION.

ALL GPOS AND SWITCHES TO BE CLIPSAL "CLASSIC SERIES 2000" WHITE OR BLACK U.N.O., DEPENDING ON WALL FINISH COLOUR — REFER TO FF&E / FINISHES SCHEDULES.

AS4299 ADAPTABLE AND SDA APARTMENTS TO BE FITTED WITH AS1428.1–2009 COMPLIANT GPOS AND SWITCHES.

GPOS AND TELEPHONE POINTS TO BE LOCATED WITHIN A 100–400MM ZONE FROM SIDE WALLS, WINDOW FRAMES, ROBES OR DOOR JAMBS UNLESS NOTED OTHERWISE.

ALL WALL-MOUNTED LIGHT FITTINGS TO BE INSTALLED BETWEEN 1600–1900MM ABOVE FINISHED FLOOR LEVEL U.N.O. THIS MUST BE COORDINATED AND APPROVED BY THE ARCHITECT.

ALL FLOOR TILE GROUT JOINTS TO BE 3MM U.N.O.

PROVIDE ADDITIONAL FRAMING IN PARTITION WALLS AS REQUIRED TO SUPPORT WALL-MOUNTED FIXTURES (TOWEL RAILS, SHELVES, BASINS, ETC.). REFER TO DRAWINGS FOR ANY SPECIAL REQUIREMENTS OR SPECIFIC LOCATIONS.

ALL JOINERY FIXINGS TO BE CONCEALED. PLUG CAPS NOT ACCEPTABLE U.N.O.

COORDINATION & INSTALLATION

ALL WET AREAS TO COMPLY WITH AS3740 (WATERPROOFING).

TILE SETOUT FOR BATHROOMS AND KITCHENS TO BE REVIEWED BY INTERIOR DESIGN PRIOR TO INSTALLATION WHERE POSSIBLE.

ENSURE COORDINATION BETWEEN TILED SPLASHBACKS, BENCHTOP HEIGHTS AND JOINERY CLEARANCES.

ALL FIXTURES, FITTINGS AND APPLIANCES TO BE VERIFIED AGAINST SHOP DRAWINGS PRIOR TO MANUFACTURE.

ENSURE ADEQUATE CLEARANCE FOR LIGHTING, GPOS AND SWITCHES WHERE JOINERY OR SPLASHBACKS INTERFACE WITH SERVICES.

JOINERY NOTES

GENERAL

REFER TO FF&E SCHEDULE FOR ALL DETAILS.

ALL FIXINGS TO BE CONCEALED.

ALL DIMENSIONS ARE TAKEN FROM FINISHED FLOOR LEVEL (FFL).

ENSURE NO GLUE MARKS OR TAPE ARE VISIBLE BEHIND GLASS WHERE COLOURBACK GLASS IS ADHESIVELY FIXED TO STRUCTURAL BACKING.

ALL EXPOSED EDGES TO BE FINISHED WITH 2MM ABS EDGE TO MATCH LAMINATE U.N.O.

KITCHEN SPLASHBACKS ARE TILED. ENSURE ALL JOINERY AND BENCHTOP JUNCTIONS ARE COORDINATED WITH TILE SETOUT.

CONFIRM ALL APPLIANCE MODELS AND CLEARANCES PRIOR TO FABRICATION.

ENSURE ALL JOINERY IS INSTALLED PLUMB, LEVEL AND STRAIGHT WITHIN INDUSTRY TOLERANCES, AND REFER TO MANUFACTURER'S INSTALLATION GUIDELINES.

JOINERY CARCASS

ALL KITCHEN JOINERY ABOVE BENCH HEIGHT TO BE SEALED ON ALL FACES.

CAULK ALL JUNCTIONS WHERE OVERHEAD CUPBOARDS OR RANGEHOOD HOUSINGS ABUT SURROUNDING SURFACES.

ALL INTERNAL CARCASSES TO BE CONSTRUCTED FROM 18MM PRE-FINISHED MELAMINE AS SPECIFIED.

USE MOISTURE-RESISTANT BOARD IN WET AREAS SUCH AS KITCHEN SINK BASE CABINETS AND BATHROOM VANITY CARCASSES.

ALL EXPOSED EDGES TO RECEIVE MATCHING 2MM ABS EDGE.

ADJUSTABLE SHELVES TO BE SUPPORTED ON QUALITY SOCKETS AND FERRULES TO PRE-SET DRILLED CENTRES.

POWER & DATA

POWER AND DATA LOCATIONS SHOWN ARE FOR SETOUT ONLY.

REFER TO SERVICES CONSULTANT DRAWINGS & CLIENT REQUIREMENTS FOR ACTUAL QUANTITY, TYPE AND SPECIFICATION.

ENSURE ALL POWER POINTS LOCATED WITHIN JOINERY HAVE ADEQUATE CLEARANCE FOR PLUGS AND CABLES.

DRAWERS

DRAWERS TO BE CONSTRUCTED FROM 18MM PRE-FINISHED BOARD TO SIDES, BACK AND BASE, WITH LAMINATE FINISH AS SPECIFIED.

DRAWER RUNNERS TO BE HEAVY-DUTY, FULL-EXTENSION, SIDE-MOUNTED, BLACK U.N.O., OR APPROVED EQUIVALENT.

ALL DRAWERS TO BE SOFT-CLOSE U.N.O.

HINGES

TOUCH-AND-RELEASE HINGES TO BE AS SPECIFIED (REFER FF&E SCHEDULE). 110° / 170° OPENING — ALL-METAL, AUTO-SPRUNG, FULLY CONCEALED HINGES AS SPECIFIED OR APPROVED EQUIVALENT.

CONCEALED HINGES — HAFELE 'SOSS' CAT. NO. 341.07.572 BRASS OR APPROVED EQUIVALENT (REFER FF&E SCHEDULE).

CONFIRM CLEARANCE AND OPENING ANGLES FOR DOORS ADJACENT TO WALLS AND APPLIANCES.

BENCHTOPS

BENCHTOPS AS SPECIFIED IN THE FF&E SCHEDULE.

BEVELLED EDGES TO EXPOSED STONE FACES TO BE POLISHED AND SEALED IN ACCORDANCE WITH SUPPLIER REQUIREMENTS.

CLEAR SILICONE TO BE APPLIED AT ALL SPLASHBACK AND BENCHTOP JUNCTIONS.

AS THE SPLASHBACK IS TILED, ENSURE THE BENCHTOP IS INSTALLED PRIOR TO TILING TO ALLOW ACCURATE TILE SETOUT.

CHECK ALL PENETRATIONS (TAPS, GPOS, FIXINGS, CUT-OUTS) BEFORE THE BENCHTOP IS FABRICATED.

JOINERY LOCKS

ALL LOCKABLE JOINERY CUPBOARDS TO BE KEYED ALIKE PER APARTMENT IF REQUIRED.

WEATHERPROOFING NOTES

WEATHERPROOFING, WATERPROOFING & DRAINAGE COMPLIANCE & COORDINATION NOTES:

WATERPROOFING SYSTEMS EXTENT AND TERMINATIONS, DOOR THRESHOLDS, RAINWATER OUTLETS, AND OVERFLOWS TO COMPLY WITH **AS 4654**, SUBJECT TO FURTHER ARCHITECTURAL DESIGN RESOLUTION AND COORDINATION WITH FACADE AND WATERPROOFING CONSULTANTS.

STRUCTURAL SLAB FALLS FOR BALCONIES, TERRACES, AND EXTERNAL AREAS TO BE **1:80 MINIMUM**.

SETDOWNS IN EXTERNAL WET AREAS TO BE CONFIRMED BY FACADE CONSULTANT SUBJECT TO DESIGN DEVELOPMENT

GUTTER SIZES AND ARRANGEMENTS TO BE CONFIRMED BY HYDRAULIC ENGINEER.

FACADE WEATHERPROOFING – SUBJECT TO PERFORMANCE REPORT BY FACADE ENGINEER FOR **BCA FP1.4** COMPLIANCE.

READ IN CONJUNCTION WITH SPECIALIST CONSULTANT REPORTS:

FAÇADE ENGINEER REPORT AND DETAILS
STRUCTURAL ENGINEERING DESIGN DOCUMENTS
BCA SECTION J AND BASIX REPORT (ESD CONSULTANT)
ACOUSTIC ENGINEERING REPORT
FIRE ENGINEERING REPORT
BCA COMPLIANCE REPORT
ACCESS CONSULTANT REPORT

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country — **MELBOURNE** Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644
Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329
Yuggera + Turrbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9621
Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 6660 9329
ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GENERAL NOTES AND LEGENDS

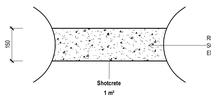
Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:23:26 PM	1 : 500@A0

Project No	Drawing No	Revision
2776	AR.00.0.01	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

CONCRETE WALLS



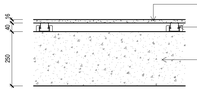
REINFORCED CONCRETE SHOT-CRETE WALL & SOLDIER PILES. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.

SC1 SHOTCRETE WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: N/A



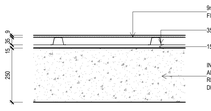
INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.

IC1 IN-SITU CONCRETE WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



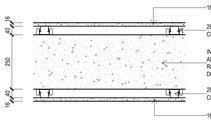
16mm FYRCHEK PLASTERBOARD
28mm METAL BATTEN FRAMING ON FIXING CLIPS @ MAX 600mm CTRS.
INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.

IC2 IN-SITU CONCRETE WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



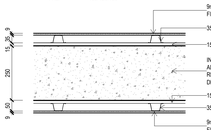
9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL
35mm METAL BATTEN FRAMING
15mm TOP HAT FRAMING
INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.

IC2a IN-SITU CONCRETE WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



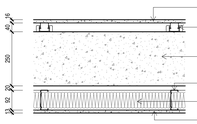
16mm FYRCHEK PLASTERBOARD
28mm METAL BATTEN FRAMING ON FIXING CLIPS @ MAX 600mm CTRS.
INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
28mm METAL BATTEN FRAMING ON FIXING CLIPS @ MAX 600mm CTRS.
16mm FYRCHEK PLASTERBOARD

IC3 IN-SITU CONCRETE WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



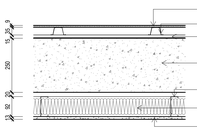
9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL
35mm METAL BATTEN FRAMING
15mm TOP HAT FRAMING
INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
15mm TOP HAT FRAMING
35mm METAL BATTEN FRAMING
9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL

IC3a IN-SITU CONCRETE WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



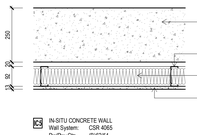
16mm FYRCHEK PLASTERBOARD
28mm METAL BATTEN FRAMING ON FIXING CLIPS @ MAX 600mm CTRS.
INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
92mm METAL STUDS @ MAX 600mm CTRS.
75mm ACOUSTIGARD 11KG/M3 INSULATION
13mm STANDARD PLASTERBOARD

IC4 IN-SITU CONCRETE WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



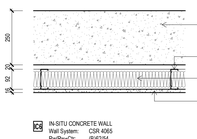
9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL
35mm METAL BATTEN FRAMING
15mm TOP HAT FRAMING
INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
92mm METAL STUDS @ MAX 600mm CTRS.
75mm ACOUSTIGARD 11KG/M3 INSULATION
13mm STANDARD PLASTERBOARD

IC4a IN-SITU CONCRETE WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
92mm METAL STUDS @ MAX 600mm CTRS.
75mm ACOUSTIGARD 11KG/M3 INSULATION
13mm STANDARD PLASTERBOARD

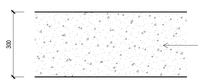
IC5 IN-SITU CONCRETE WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.
92mm METAL STUDS @ MAX 600mm CTRS.
75mm ACOUSTIGARD 11KG/M3 INSULATION
16mm FYRCHEK PLASTERBOARD

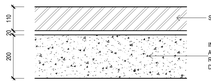
IC6 IN-SITU CONCRETE WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120

CONCRETE WALLS (Continued...)



INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.

IC7 IN-SITU CONCRETE WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



SINGLE SKIN BRICK VENEER
INSITU CONCRETE WALL. REFER TO ARCHITECTURAL ELEVATIONS FOR FINISH. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS.

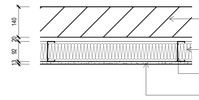
IC8 IN-SITU CONCRETE WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120

MASONRY WALLS



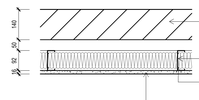
140mm CORE FILLED CONCRETE BLOCK WALL

M01 MASONRY WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



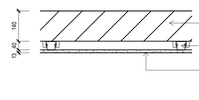
140mm CORE FILLED CONCRETE BLOCK WALL
75mm ACOUSTIGARD 11KG/M3 INSULATION
92mm METAL STUDS @ MAX 600mm CTRS.
13mm STANDARD PLASTERBOARD

M02 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



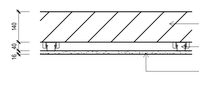
140mm CORE FILLED CONCRETE BLOCK WALL
75mm ACOUSTIGARD 11KG/M3 INSULATION
92mm METAL STUDS @ MAX 600mm CTRS.
16mm FYRCHEK PLASTERBOARD

M03 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



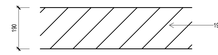
140mm CORE FILLED CONCRETE BLOCK WALL
28mm METAL BATTEN FRAMING ON FIXING CLIPS @ MAX 600mm CTRS.
13mm STANDARD PLASTERBOARD

M04 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



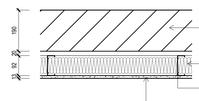
140mm CORE FILLED CONCRETE BLOCK WALL
28mm METAL BATTEN FRAMING ON FIXING CLIPS @ MAX 600mm CTRS.
16mm FYRCHEK PLASTERBOARD

M05 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



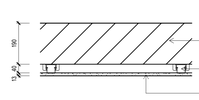
190mm CORE FILLED CONCRETE BLOCK WALL

M06 MASONRY WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



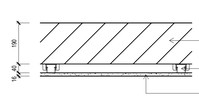
190mm CORE FILLED CONCRETE BLOCK WALL
75mm ACOUSTIGARD 11KG/M3 INSULATION
92mm METAL STUDS @ MAX 600mm CTRS.
13mm STANDARD PLASTERBOARD

M07 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



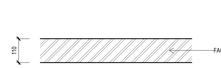
190mm CORE FILLED CONCRETE BLOCK WALL
28mm METAL BATTEN FRAMING ON FIXING CLIPS @ MAX 600mm CTRS.
13mm STANDARD PLASTERBOARD

M08 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



190mm CORE FILLED CONCRETE BLOCK WALL
28mm METAL BATTEN FRAMING ON FIXING CLIPS @ MAX 600mm CTRS.
16mm FYRCHEK PLASTERBOARD

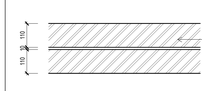
M09 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



FACE BRICK WITH WALL TIES AND WEEP HOLES

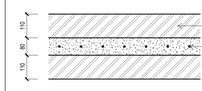
M10 MASONRY WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: N/A

MASONRY WALLS (Continued...)



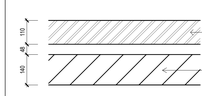
DOUBLE SKIN BRICK WALL

M11 MASONRY WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: N/A



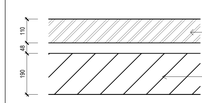
DOUBLE SKIN BRICK WALL
REINFORCED CORE FILLED CAVITY TO STRUCTURAL ENGINEER'S DRAWINGS

M12 MASONRY WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: N/A



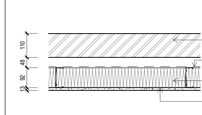
SINGLE SKIN BRICK VENEER
140mm CORE FILLED CONCRETE BLOCK WALL

M13 MASONRY WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



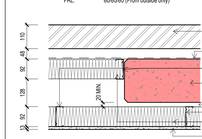
SINGLE SKIN BRICK VENEER
190mm CORE FILLED CONCRETE BLOCK WALL

M14 MASONRY WALL
Wall System: N/A
Rw/Rw+Ctr: N/A
FRL: 120/120/120



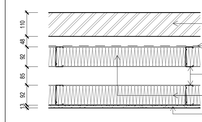
FACE BRICK WITH WALL TIES AND WEEP HOLES
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
90mm GOLD BATTS 2.5 INSULATION
13mm STANDARD PLASTERBOARD

M15 MASONRY WALL
Wall System: CSR 5405 (CUSTOM)
Rw/Rw+Ctr: (C)60/52
FRL: 60/60/60 (From outside only)



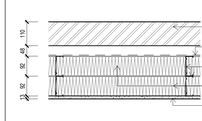
FACE BRICK WITH WALL TIES AND WEEP HOLES
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
92mm METAL STUDS @ MAX 600mm CTRS.
REINFORCED CONCRETE COLUMN TO STRUCTURAL ENGINEER'S DRAWINGS
DISCONTINUOUS AIR GAP
92mm METAL STUDS @ MAX 600mm CTRS.
90mm GOLD BATTS 2.5 INSULATION
13mm STANDARD PLASTERBOARD

M16 MASONRY WALL
Wall System: CSR 5405 (CUSTOM)
Rw/Rw+Ctr: (C)60/52
FRL: 60/60/60 (From outside only)



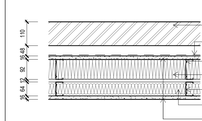
FACE BRICK WITH WALL TIES AND WEEP HOLES
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
92mm METAL STUDS @ MAX 600mm CTRS.
90mm GOLD BATTS 2.5 INSULATION
13mm STANDARD PLASTERBOARD

M17 MASONRY WALL
Wall System: CSR 5405 (CUSTOM)
Rw/Rw+Ctr: (C)60/52
FRL: 60/60/60 (From outside only)



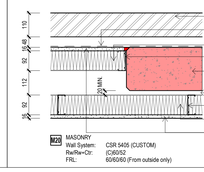
FACE BRICK WITH WALL TIES AND WEEP HOLES
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
92mm METAL STUDS @ MAX 600mm CTRS.
90mm GOLD BATTS 2.5 INSULATION
13mm STANDARD PLASTERBOARD

M18 MASONRY WALL
Wall System: CSR 5405 (CUSTOM)
Rw/Rw+Ctr: (C)60/52
FRL: 60/60/60 (From outside only)



FACE BRICK WITH WALL TIES AND WEEP HOLES
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
92mm METAL STUDS @ MAX 600mm CTRS.
90mm GOLD BATTS 2.5 INSULATION
64mm METAL STUDS @ MAX 600mm CTRS.
50mm ACOUSTIGARD 14KG/M3 INSULATION
16mm FYRCHEK PLASTERBOARD (MOISTURE RESISTANT TO EXTERNAL FACING SIDE ONLY)

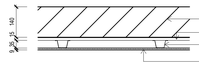
M19 MASONRY
Wall System: CSR 5405 (CUSTOM)
Rw/Rw+Ctr: (C)60/52
FRL: 60/60/60 (From outside only)



FACE BRICK WITH WALL TIES AND WEEP HOLES
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
90mm GOLD BATTS 2.5 INSULATION
92mm METAL STUDS @ MAX 600mm CTRS.
REINFORCED CONCRETE COLUMN TO STRUCTURAL ENGINEER'S DRAWINGS
DISCONTINUOUS AIR GAP
92mm METAL STUDS @ MAX 600mm CTRS.
90mm GOLD BATTS 2.5 INSULATION
16mm FYRCHEK PLASTERBOARD (MOISTURE RESISTANT TO EXTERNAL FACING SIDE ONLY)

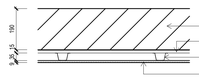
M20 MASONRY
Wall System: CSR 5405 (CUSTOM)
Rw/Rw+Ctr: (C)60/52
FRL: 60/60/60 (From outside only)

MASONRY WALLS (Continued...)



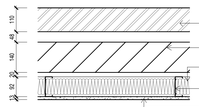
140mm CORE FILLED CONCRETE BLOCK WALL
15mm TOP HAT FRAMING
35mm METAL BATTEN FRAMING
9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL

M22 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



190mm CORE FILLED CONCRETE BLOCK WALL
15mm TOP HAT FRAMING
35mm METAL BATTEN FRAMING
9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL

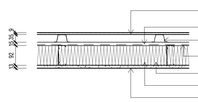
M23 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120



SINGLE SKIN BRICK VENEER
140mm CORE FILLED CONCRETE BLOCK WALL
75mm ACOUSTIGARD 11KG/M3 INSULATION
92mm METAL STUDS @ MAX 600mm CTRS.
13mm STANDARD PLASTERBOARD

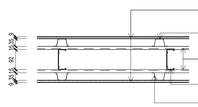
M24 MASONRY WALL
Wall System: CSR 4065
Rw/Rw+Ctr: (B)62/54
FRL: 120/120/120

EXTERNAL LIGHTWEIGHT WALLS



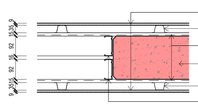
9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL
15mm TOP HAT FRAMING
35mm METAL BATTEN FRAMING
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
92mm METAL STUDS @ MAX 600mm CTRS.
90mm GOLD BATTS 2.5 INSULATION
13mm STANDARD PLASTERBOARD

LW1 LIGHTWEIGHT EXTERNAL SYSTEM
Wall System: CSR 5327
Rw/Rw+Ctr: (C)50/41
FRL: -/-/-



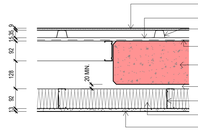
9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL
35mm METAL BATTEN FRAMING
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
92mm METAL STUDS @ MAX 600mm CTRS.
35mm METAL BATTEN FRAMING

LW2 LIGHTWEIGHT EXTERNAL SYSTEM
Wall System: CSR 5327
Rw/Rw+Ctr: (C)50/41
FRL: -/-/-



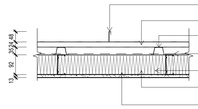
9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL
35mm METAL BATTEN FRAMING
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
REINFORCED CONCRETE COLUMN TO STRUCTURAL ENGINEER'S DRAWINGS
35mm METAL BATTEN FRAMING
92mm METAL STUDS @ MAX 600mm CTRS.

LW2 LIGHTWEIGHT EXTERNAL SYSTEM
Wall System: CSR 5327
Rw/Rw+Ctr: (C)50/41
FRL: -/-/-



9mm EQUITONE PREFINISHED HIGH DENSITY FIBRE CEMENT PANEL
15mm TOP HAT FRAMING
35mm METAL BATTEN FRAMING
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
REINFORCED CONCRETE COLUMN TO STRUCTURAL ENGINEER'S DRAWINGS
DISCONTINUOUS AIR GAP
92mm METAL STUDS @ MAX 600mm CTRS.
90mm GOLD BATTS 2.5 INSULATION
13mm STANDARD PLASTERBOARD

LW4 LIGHTWEIGHT EXTERNAL SYSTEM
Wall System: CSR 5327
Rw/Rw+Ctr: (C)50/41
FRL: -/-/-



48mm NOM. HIGH STANDING SEAM WALL CLADDING SYSTEM
SPANDEK CLADDING SYSTEM
35mm METAL BATTEN FRAMING
NON-COMBUSTIBLE CLASS 4 VAPOUR PERMEABLE WEATHERPROOFING MEMBRANE
92mm METAL STUDS @ MAX 600mm CTRS.
90mm GOLD BATTS 2.5 INSULATION
13mm STANDARD PLASTERBOARD

LW5 LIGHTWEIGHT EXTERNAL SYSTEM
Wall System: CSR 5327 (CUSTOM)
Rw/Rw+Ctr: (R)49/40 (C)50/41 (D)49/40
FRL: -/-/-

WALL SCHEDULE NOTES:

1. ALL INTERNAL, PARTY & CORRIDOR WALLS ARE TO EXTEND UP TO EITHER (AS APPLICABLE):
   - UNDERSIDE OF FLOOR/ROOF SLAB ABOVE.
   - UNDERSIDE OF STRUCTURAL STEEL BEAMS TO SHAFTS PROVIDING AT LEAST ONE SIDE OF LINING TO EXTEND UP TO THE SLAB ABOVE.

2. ALL PLASTERBOARD WALL & CEILING LINING INSTALLED IN ALL WET AREAS (INCLUDING LAUNDRIES) TO BE MOISTURE RESISTANT.

3. PROVIDE SECONDARY IN-WALL FRAMEWORK (PREFERABLY TIMBER) TO ALL WALL AFREAS REQUIRING THE FIXING OF WALL MOUNTED FIXTURES - INCLUDING, BUT NOT LIMITED TO OVERHEAD JOINERY, WALL MOUNTED BASINS & CABINETS, TOILET SUITES, SHOWER SCREENS, TOWEL RAILS, SHOWER SHELVES AND HAND/GRAB RAILS, ETC.

4. PARTY WALLS THAT ARE BOTH BRIDGED AND SUPPORTING JOINERY REQUIRE THE INSTALLATION OF RESILIENT CLIPS TO STUD/WORK/WALL STRUCTURE JUNCTIONS.

5. RADIAL AND TRANSITION BRICKS TO BE PROVIDED ON CURVED STRETCHER COURSES WHERE REQUIRED.

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE Level 1, 150 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644
SYDNEY Ground Floor, 117 Bridge Street, Surry Hills NSW 2010, T +61 2 9660 9329
BRISBANE Level 5, 193 Queen Street, Brisbane Qld 4000, T +61 7 3211 9921
CANBERRA Level 3, 11 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
WALL SCHEDULE

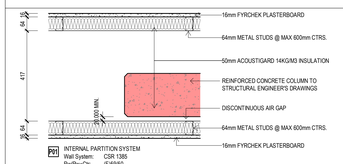
Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:23:41 PM	1 : 10@A0

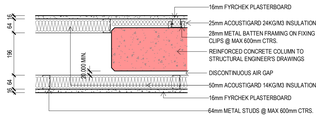
Project No	Drawing No	Revision
2776	AR.00.0.02	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

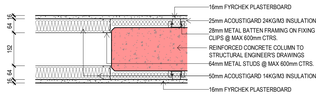
INTERNAL METAL STUD WALLS



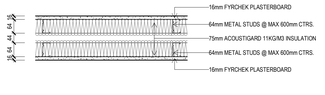
P01 INTERNAL PARTITION SYSTEM
Wall System: CSR 1385
Rw/Rw+Ctr: (F)59/50
FRL: -/90/90 OR 60/60/60 (From both sides)



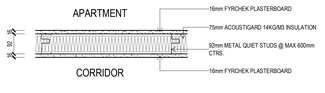
P02 INTERNAL PARTITION SYSTEM
Wall System: CSR 1385
Rw/Rw+Ctr: (F)59/50
FRL: -/90/90 OR 60/60/60 (From both sides)



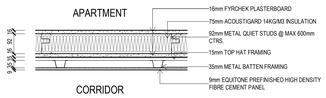
P03 INTERNAL PARTITION SYSTEM
Wall System: CSR 1385
Rw/Rw+Ctr: (F)59/50
FRL: -/90/90 OR 60/60/60 (From both sides)



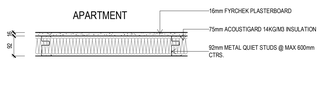
P04 INTERNAL PARTITION SYSTEM
Wall System: CSR 1385
Rw/Rw+Ctr: (C)59/50
FRL: -/90/90 OR 60/60/60 (From both sides)



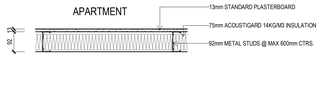
P05 INTERNAL PARTITION SYSTEM
Wall System: CSR 1133
Rw/Rw+Ctr: (C)50/42
FRL: -/90/90 OR 60/60/60 (From both sides)



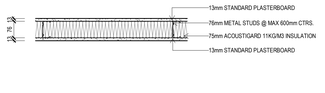
P06 INTERNAL PARTITION SYSTEM
Wall System: CSR 1133
Rw/Rw+Ctr: (C)50/42
FRL: -/90/90 OR 60/60/60 (From both sides)



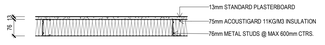
P08 INTERNAL PARTITION SYSTEM
Wall System: CSR 1133
Rw/Rw+Ctr: (C)50/42
FRL: -/90/90 OR 60/60/60 (From both sides)



P07 INTERNAL PARTITION SYSTEM
Wall System: CSR 1030
Rw/Rw+Ctr: (C)44/35
FRL: N/A

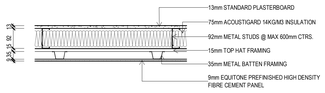


P09 INTERNAL PARTITION SYSTEM
Wall System: CSR 1030
Rw/Rw+Ctr: (C)43/34
FRL: N/A

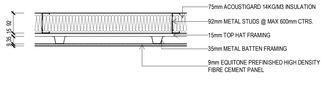


P09 INTERNAL PARTITION SYSTEM
Wall System: CSR 7220
Rw/Rw+Ctr: (C)43/34
FRL: N/A

INTERNAL METAL STUD WALLS (Continued...)



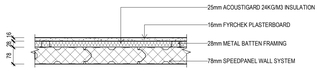
P10 INTERNAL PARTITION SYSTEM
Wall System: CSR 1030
Rw/Rw+Ctr: (C)44/35
FRL: N/A



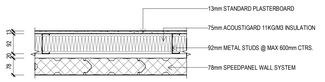
P11 INTERNAL PARTITION SYSTEM
Wall System: CSR 1030
Rw/Rw+Ctr: (C)44/35
FRL: N/A



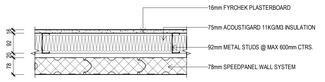
SP1 SPEEDPANEL SYSTEM
Wall System: SP78160
Rw/Rw+Ctr: N/A
FRL: -/120/120



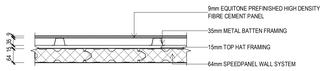
SP2 SPEEDPANEL SYSTEM
Wall System: SP78160
Rw/Rw+Ctr: 52/42
FRL: -/120/120



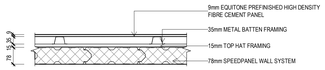
SP7 SPEEDPANEL SYSTEM
Wall System: SP78166
Rw/Rw+Ctr: 58/51
FRL: -/120/120



SP7 SPEEDPANEL SYSTEM
Wall System: SP78166
Rw/Rw+Ctr: 58/51
FRL: -/120/120



SP7 SPEEDPANEL SYSTEM
Wall System: SP78166
Rw/Rw+Ctr: 58/51
FRL: -/120/120



SP8 SPEEDPANEL SYSTEM
Wall System: SP78166
Rw/Rw+Ctr: 58/51
FRL: -/120/120

INTERNAL METAL STUD WALLS

INTERNAL METAL STUD WALLS

INTERNAL METAL STUD WALLS

INTERNAL METAL STUD WALLS

WALL SCHEDULE NOTES:

1. ALL INTERNAL, PARTLY & CORRIDOR WALLS ARE TO EXTEND UP TO EITHER (AS APPLICABLE):
   - UNDERSIDE OF FLOOR/ROOF SLAB ABOVE.
   - UNDERSIDE OF STRUCTURAL STEEL BEAMS TO SHAFTS PROVIDING AT LEAST ONE SIDE OF LINING TO EXTEND UP TO THE SLAB ABOVE.

2. ALL PLASTERBOARD WALL & CEILING LINING INSTALLED IN ALL WET AREAS (INCLUDING LAUNDRIES) TO BE MOISTURE RESISTANT.

3. PROVIDE SECONDARY IN-WALL FRAMEWORK (PREFERABLY TIMBER) TO ALL WALL AFREAS REQUIRING THE FIXING OF WALL MOUNTED FIXTURES - INCLUDING, BUT NOT LIMITED TO OVERHEAD JOINERY, WALL MOUNTED BASINS & CABINETS, TOILET SUITES, SHOWER SCREENS, TOWEL RAILS, SHOWER SHELVES AND HANDGRAB RAILS, ETC.

4. PARTY WALLS THAT ARE BOTH BRIDGED AND SUPPORTING JOINERY REQUIRE THE INSTALLATION OF RESILIENT CLIPS TO STUDWORK/WALL STRUCTURE JUNCTIONS.

5. RADIAL AND TRANSITION BRICKS TO BE PROVIDED ON CURVED STRETCHER COURSES WHERE REQUIRED.

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
1	50% DD ISSUE	21/11/2025	EMC	EC

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644
SYDNEY Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329
BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821
CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3250, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

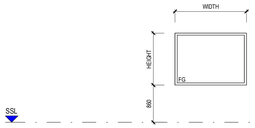
Drawing Title
WALL SCHEDULE

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:23:51 PM	1 : 10@A0

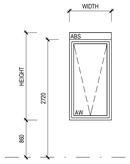
Project No	Drawing No	Revision
2776	AR.00.0.03	1

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



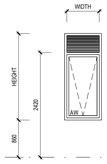
WINDOW TYPE (WT) - 00

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
1650	1372	GL2	AL1	



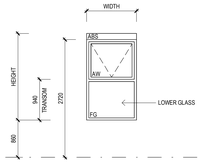
WINDOW TYPE (WT) - 01

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
610	2000	GL1	AL1	
610	2190	GL1	AL1	
730	2000	GL1	AL1	
730	2010	GL1	AL1	
730	2020	GL1	AL1	
730	2060	GL1	AL1	
730	2090	GL1	AL1	
850	2000	GL1	AL1	
850	2020	GL1	AL1	
850	2050	GL1	AL1	
850	2090	GL1	AL1	
850	2190	GL1	AL1	
900	2190	GL1	AL1	
970	2020	GL1	AL1	
970	2080	GL1	AL1	
970	2090	GL1	AL1	
1090	2000	GL1	AL1	
1090	2190	GL1	AL1	



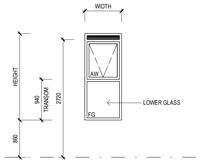
WINDOW TYPE (WT) - 02

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
490	2020	GL1	AL1	
490	2090	GL1	AL1	
850	2000	GL1	AL1	
850	2090	GL1	AL1	



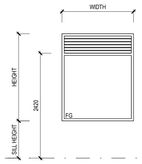
WINDOW TYPE (WT) - 03

Window Dimensions		Finish			
Width	Height	Glass Finish	Lower Glass Finish	Frame Finish	Comments
850	2000	GL1	GL2	AL1	
850	2190	GL1	GL2	AL1	
850	2200	GL1	GL2	AL1	
1090	2000	GL1	GL2	AL1	
1090	2010	GL1	GL2	AL1	
1090	2190	GL1	GL2	AL1	



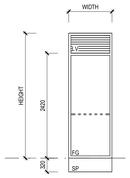
WINDOW TYPE (WT) - 04

Window Dimensions		Finish			
Width	Height	Glass Finish	Lower Glass Finish	Frame Finish	Comments
850	2000	GL1	GL2	AL1	



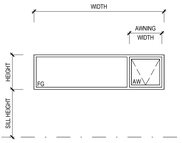
WINDOW TYPE (WT) - 05

Window Dimensions			Finish		
Width	Height	Sill Height	Glass Finish	Frame Finish	Comments
1000	1880	1000	GL1	AL1	
1000	2730	150	GL1	AL1	PROVIDE DECALS AT 1000mm A.F.F.L
1000	2880	0	GL1	AL1	PROVIDE DECALS AT 1000mm A.F.F.L
1650	2010	860	GL2	AL1	
1650	2090	860	GL2	AL1	



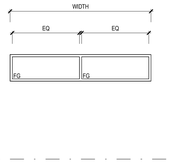
WINDOW TYPE (WT) - 06

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
1000	2880	GL1	AL1	
1000	2910	GL1	AL1	
1000	2950	GL1	AL1	
1000	3060	GL1	AL1	



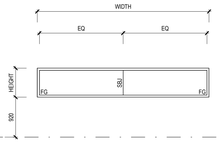
WINDOW TYPE (WT) - 07

Window Dimensions				Finish		
Width	Height	Sill Height	Awning Width	Glass Finish	Frame Finish	Comments
1930	600	1800	900	GL1	AL1	
2050	857	1800	750	GL1	AL1	
2050	857	1800	900	GL1	AL1	
2290	600	1800	900	GL1	AL1	
2410	857	1800	750	GL1	AL1	
3010	600	1800	900	GL1	AL1	



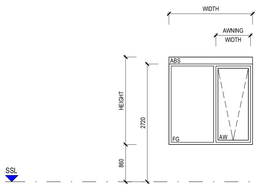
WINDOW TYPE (WT) - 08

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
3250	600	GL1	AL1	



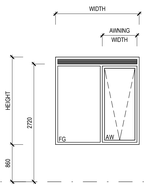
WINDOW TYPE (WT) - 09

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
1220	2860		PC2	
2410	670	GL1	AL1	ONE SHEET OF GLASS (NO SBJ)
3965	670	GL2	AL1	
5040	670	GL2	AL1	



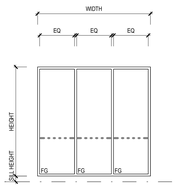
WINDOW TYPE (WT) - 10

Window Dimensions				Finish		
Width	Height	Sill Height	Awning Width	Glass Finish	Frame Finish	Comments
1450	2020	860	650	GL1	AL1	
1450	2080	860	650	GL1	AL1	
1450	2090	860	650	GL1	AL1	
1800	2190	860	825	GL1	AL1	
1930	2020	860	800	GL1	AL1	
2170	2020	860	800	GL1	AL1	
2875	2020	860	800	GL1	AL1	
3000	2000	860	800	GL1	AL1	
3000	2200	860	800	GL1	AL1	



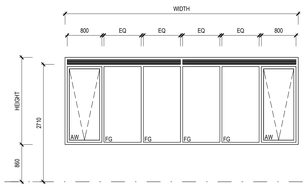
WINDOW TYPE (WT) - 11

Window Dimensions				Finish		
Width	Height	Sill Height	Awning Width	Glass Finish	Frame Finish	Comments
1570	2020	860	750	GL1	AL1	
1570	2020	860	800	GL1	AL1	
1570	2190	860	800	GL1	AL1	
1570	2200	860	750	GL1	AL1	
1570	2200	860	800	GL1	AL1	
1930	2020	860	750	GL1	AL1	
1930	2020	860	800	GL1	AL1	
1930	2080	860	800	GL1	AL1	
1930	2090	860	800	GL1	AL1	
1930	2190	860	800	GL1	AL1	
1930	2200	860	800	GL1	AL1	
2170	2020	860	800	GL1	AL1	
2170	2200	860	800	GL1	AL1	
3000	2020	860	800	GL1	AL1	
3000	2200	860	800	GL1	AL1	



WINDOW TYPE (WT) - 12

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
2290	2290	GL1	AL1	
2600	1650	GL1	AL1	
2605	2520	GL1	AL1	
3300	1600	GL1	AL1	



WINDOW TYPE (WT) - 13

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
5380	2010	GL1	AL1	

WINDOW & GLAZING NOTES:

DOOR/WINDOW SCHEDULE TO BE READ IN CONJUCTION WITH PLANS FOR LOCATIONS, DOOR SWINGS, SLIDER DIRECTION AND SCREEN TYPES.
SCHEDULE ALSO TO BE READ IN CONJUNCTION WITH FACADE SECTIONS (07 & 09 SERIES), EXTERNAL FINISHES SCHEDULE AND ESD CONSULTANT SPECIFICATION.

ALL WINDOW AND DOOR SYSTEMS TO COMPLY WITH ALL RELEVANT CODES AND STANDARDS. REFER ARCHITECTURAL SPECIFICATION. CERTIFICATION TO BE PROVIDED OR APPROVAL BY STRUCTURAL / FACADE ENGINEER THAT ALL GLAZED ASSEMBLIES ARE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS1288 – 2021

WINDOW SCHEDULE SHOWS ARCHITECTURAL INTENT ONLY. IT EXCLUDES DEFLECTION HEAD & SUB SILL MEMBERS

DO NOT SCALE FROM DRAWINGS, ALL WRITTEN DIMENSIONS SHALL BE FOLLOWED

DIMENSIONS SHOWN ARE NOMINAL AND ARE TO STRUCTURAL OPENINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO SHOP DRAWINGS, MANUFACTURE AND INSTALLATION

ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT AND WRITTEN APPROVAL OBTAINED PRIOR TO MANUFACTURING

SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW BY ARCHITECT PRIOR TO MANUFACTURE

ALL WINDOWS ARE VIEWED FROM EXTERIOR OR OUTSIDE OF ROOM UNLESS NOTED OTHERWISE

REFER TO PLANS FOR DIRECTION OF DOOR SWINGS, SLIDING DIRECTION AND MIRRORED TYPES

ALL AWNING SASHES TO HAVE A WINDER OPENING NO MORE THAN 120mm AS PER NCC

ALL EXTERNAL OPERABLE WINDOWS TO BE LOCKABLE AND KEYED ALIKE PER APARTMENT

ALL WINDOWS, INCLUDING SLIDING DOOR SUITES TO BE 100mm NOM. DEEP SUITES (U.N.O)

HINGED DOORS TO CONTAIN MULTI-POINT LATCHING

GLAZING TO COMPLY WITH AS1288. WHERE GLAZING CAN BE MISTAKEN FOR A DOORWAY OR OPENING PROVIDE DECALS TO COMPLY WITH AS1428.1

PROVIDE & FIT RECESSED POWDERCOATED ALUMINIUM COVER PLATES WHERE REQUIRED TO MATCH ADJOINING ALUMINIUM FRAME. COVERPLATES TO HAVE CONCEALED FIXINGS

ALUMINIUM LOUVRE GRILLES WITHIN WINDOW SUITES TO MATCH ADJOINING ALUMINIUM WINDOW FRAME POWDER-COAT FINISH. PROVIDE BIRD-PROOF & VERMI PROOF MESH BEHIND LOUVRES AT AC DUCT CONNECTION. PROVIDE SOLID BACK PAN SHADOW BOX AND INSULATION WHERE NO AC DUCT CONNECTION

HIGHLIGHT PANELS ARE TO BE OPAQUE COLOURBACK FIXED DOUBLE GLASS. COLOUR TO MATCH ADJOINING ALUMINIUM WINDOW FRAME. PROVIDE SOLID BACK PAN SHADOW BOX INFILL FOR INSULATION

SPANDREL PANELS ARE TO BE 4mm THICK FOLDED ALUMINIUM COMPLETE WITH CONCEALED FIXING IN A POWDERCOAT FINISH TO MATCH ADJOINING ALUMINIUM WINDOW FRAME

ALL SLIDING DOORS TO BE LOCKABLE & PROVIDED WITH ENTRY DOOR PULL HANDLE THAT IS DDA COMPLIANT

REFER TO DOOR SCHEDULE FOR FURTHER DOOR HARDWARE DETAILS FOR WINDOW SUITES THAT CONTAIN SWING DOORS

PROVIDE FLYSCREENS TO ALL OPENINGS IN WINDOW SUITES & ALUMINIUM FRAMED SECURITY SCREENS TO ANY OPENINGS TO SLIDING DOOR SUITES AT GROUND LEVELS

WINDOW LEGEND:

ABS	ALUMINIUM BOX SECTION
AW	AWNING
FG	FIXED GLAZING
HG	HINGED DOOR
LV	LOUVRE
SBJ	SILICON BUTT JOIN
SL	SLIDING DOOR
SP	SPANDREL PANEL
- - - -	DECALS AT 1000mm AFFL AS PER AS1428.1 & AS1288

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
1	50% DD ISSUE	21/11/2025	EMC	EC

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 8029

BRISBANE
Level 6
239 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9921

CANBERRA
Level 3
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 8029

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
WINDOW SCHEDULE

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025 7:24:45 PM

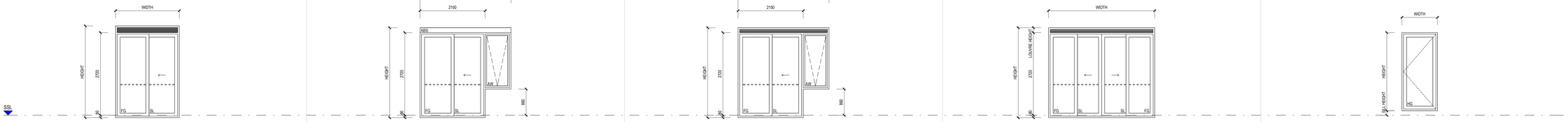
Scale
1 : 50@A0

Project No 2776

Drawing No AR.00.0.10

Revision 1

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



WINDOW TYPE (WT) - 14

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
2100	2960	GL1	AL1	
2100	3020	GL1	AL1	
2100	3030	GL1	AL1	
2100	3070	GL1	AL1	
2100	3140	GL1	AL1	
2400	2960	GL1	AL1	
2400	3030	GL1	AL1	
2400	3130	GL1	AL1	
2400	3140	GL1	AL1	
2705	3140	GL1	AL1	

WINDOW TYPE (WT) - 15

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
3000	2960	GL1	AL1	
5720	350	<By Category>	PC2	

WINDOW TYPE (WT) - 16

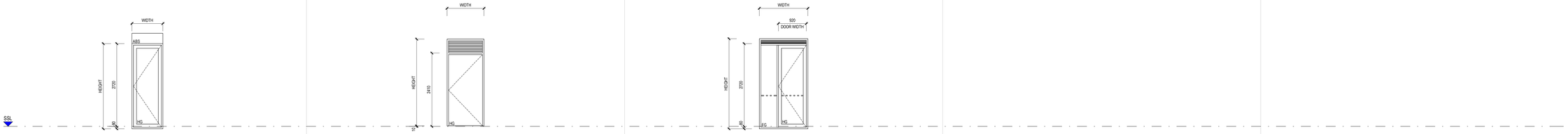
Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
3000	2960	GL1	AL1	
3000	3020	GL1	AL1	
3000	3030	GL1	AL1	
3000	3140	GL1	AL1	

WINDOW TYPE (WT) - 17

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
3500	2960	GL1	AL1	
3655	2960	GL1	AL1	

WINDOW TYPE (WT) - 18

Window Dimensions			Finish		
Width	Height	Sill Height	Glass Finish	Frame Finish	Comments
1020	2290	130	GL1	AL1	
1020	2420	0	GL1	AL1	



WINDOW TYPE (WT) - 19

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
1020	2960	GL1	AL1	
1020	3140	GL1	AL1	

WINDOW TYPE (WT) - 20

Window Dimensions			Finish		
Width	Height	Sill Height	Glass Finish	Frame Finish	Comments
1220	2860	10		PC2	

WINDOW TYPE (WT) - 21

Window Dimensions		Finish		
Width	Height	Glass Finish	Frame Finish	Comments
1600	2960	GL1	AL1	
1600	3140	GL1	AL1	

WINDOW & GLAZING NOTES:

DOOR/WINDOW SCHEDULE TO BE READ IN CONJUCTION WITH PLANS FOR LOCATIONS, DOOR SWINGS, SLIDER DIRECTION AND SCREEN TYPES.
SCHEDULE ALSO TO BE READ IN CONJUNCTION WITH FACADE SECTIONS (07 & 09 SERIES), EXTERNAL FINISHES SCHEDULE AND ESD CONSULTANT SPECIFICATION.

ALL WINDOW AND DOOR SYSTEMS TO COMPLY WITH ALL RELEVANT CODES AND STANDARDS. REFER ARCHITECTURAL SPECIFICATION. CERTIFICATION TO BE PROVIDED OR APPROVAL BY STRUCTURAL / FACADE ENGINEER THAT ALL GLAZED ASSEMBLIES ARE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS1288 – 2021

WINDOW SCHEDULE SHOWS ARCHITECTURAL INTENT ONLY. IT EXCLUDES DEFLECTION HEAD & SUB SILL MEMBERS

DO NOT SCALE FROM DRAWINGS, ALL WRITTEN DIMENSIONS SHALL BE FOLLOWED

DIMENSIONS SHOWN ARE NOMINAL AND ARE TO STRUCTURAL OPENINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO SHOP DRAWINGS, MANUFACTURE AND INSTALLATION

ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT AND WRITTEN APPROVAL OBTAINED PRIOR TO MANUFACTURING

SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW BY ARCHITECT PRIOR TO MANUFACTURE

ALL WINDOWS ARE VIEWED FROM EXTERIOR OR OUTSIDE OF ROOM UNLESS NOTED OTHERWISE

REFER TO PLANS FOR DIRECTION OF DOOR SWINGS, SLIDING DIRECTION AND MIRRORED TYPES

ALL AWNING SASHES TO HAVE A WINDER OPENING NO MORE THAN 120mm AS PER NCC

ALL EXTERNAL OPERABLE WINDOWS TO BE LOCKABLE AND KEYED ALIKE PER APARTMENT

ALL WINDOWS, INCLUDING SLIDING DOOR SUITES TO BE 100mm NOM. DEEP SUITES (U.N.O)

HINGED DOORS TO CONTAIN MULTI-POINT LATCHING

GLAZING TO COMPLY WITH AS1288. WHERE GLAZING CAN BE MISTAKEN FOR A DOORWAY OR OPENING PROVIDE DECALS TO COMPLY WITH AS1428.1

PROVIDE & FIT RECESSED POWDERCOATED ALUMINIUM COVER PLATES WHERE REQUIRED TO MATCH ADJOINING ALUMINIUM FRAME. COVERPLATES TO HAVE CONCEALED FIXINGS

ALUMINIUM LOUVRE GRILLES WITHIN WINDOW SUITES TO MATCH ADJOINING ALUMINIUM WINDOW FRAME POWDER-COAT FINISH. PROVIDE BIRD-PROOF & VERMI-PROOF MESH BEHIND LOUVRES AT AC DUCT CONNECTION. PROVIDE SOLID BACK PAN SHADOW BOX AND INSULATION WHERE NO AC DUCT CONNECTION

HIGHLIGHT PANELS ARE TO BE OPAQUE COLOURBACK FIXED DOUBLE GLASS, COLOUR TO MATCH ADJOINING ALUMINIUM WINDOW FRAME. PROVIDE SOLID BACK PAN SHADOW BOX INFILL FOR INSULATION

SPANDREL PANELS ARE TO BE 4mm THICK FOLDED ALUMINIUM COMPLETE WITH CONCEALED FIXING IN A POWDERCOAT FINISH TO MATCH ADJOINING ALUMINIUM WINDOW FRAME

ALL SLIDING DOORS TO BE LOCKABLE & PROVIDED WITH ENTRY DOOR PULL HANDLE THAT IS DDA COMPLIANT

REFER TO DOOR SCHEDULE FOR FURTHER DOOR HARDWARE DETAILS FOR WINDOW SUITES THAT CONTAIN SWING DOORS

PROVIDE FLYSCREENS TO ALL OPENINGS IN WINDOW SUITES & ALUMINIUM FRAMED SECURITY SCREENS TO ANY OPENINGS TO SLIDING DOOR SUITES AT GROUND LEVELS

WINDOW LEGEND:

ABS	ALUMINIUM BOX SECTION
AW	AWNING
FG	FIXED GLAZING
HG	HINGED DOOR
LV	LOUVRE
SBJ	SILICON BUTT JOIN
SL	SLIDING DOOR
SP	SPANDREL PANEL
- - - -	DECALS AT 1000mm AFFL AS PER AS1428.1 & AS1288

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
1	50% DD ISSUE	21/11/2025	EMC	EC

Wurundjeri Country
MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

Gadigal Country
SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Yuggera + Turbal Country
BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9621

Ngunnawal Country
CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734,
NSW: David Tordoff 8028 , SA: Hayball: 3250,
TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
WINDOW SCHEDULE

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
7:25:18 PM

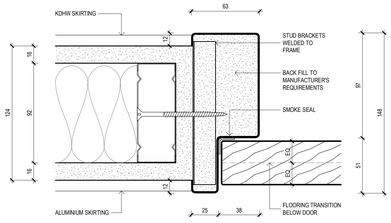
Scale
1 : 50@A0

Project No
2776

Drawing No
AR.00.0.11

Revision
1

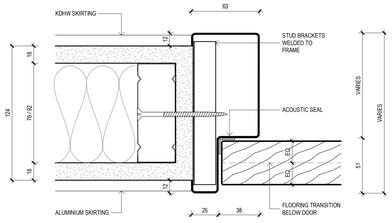
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



PMF01

FIRE RATED PRESSED METAL DOOR FRAME TO SUIT METAL STUD FRAMED WALLS
SINGLE REBATE TO SUIT 38 - 48mm THICK DOOR
FRL -/60/30
1.6mm GAUGE

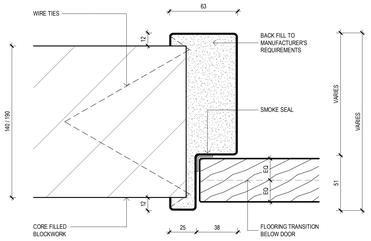
DOOR FRAMES TO APARTMENT ENTRY DOORS & SERVICE CUPBOARDS



PMF02

NON-FIRE RATED PRESSED METAL DOOR FRAME TO SUIT METAL STUD FRAMED WALLS
SINGLE REBATE TO SUIT 38 - 48mm THICK DOOR
FRL -/-/-
1.6mm GAUGE

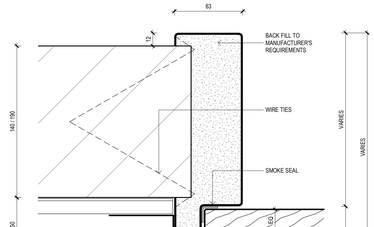
DOOR FRAMES TO SERVICE CUPBOARDS



PMF03

FIRE RATED PRESSED METAL DOOR FRAME TO SUIT BLOCKWORK WALLS
SINGLE REBATE TO SUIT 38 - 48mm THICK DOOR
FRL -/60/30
1.6mm GAUGE

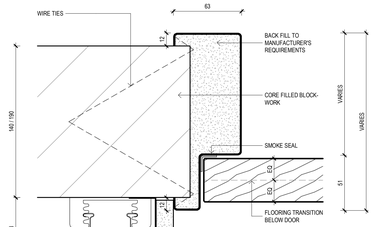
DOOR FRAMES TO SERVICE & STORE ROOMS



PMF04

FIRE RATED PRESSED METAL DOOR FRAME TO SUIT BLOCKWORK & EQUITONE LINED WALLS
SINGLE REBATE TO SUIT 38 - 48mm THICK DOOR
FRL -/60/30
1.6mm GAUGE

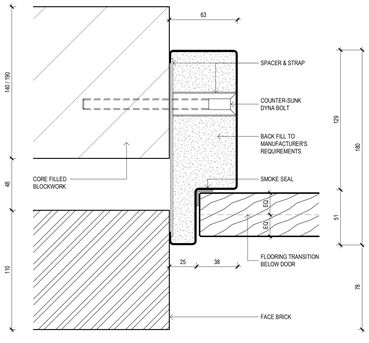
DOOR FRAMES TO SERVICE & STORE ROOMS OFF LOBBIES



PMF05

FIRE RATED PRESSED METAL DOOR FRAME TO SUIT BLOCKWORK & PLASTERBOARD LINED WALLS
SINGLE REBATE TO SUIT 38 - 48mm THICK DOOR
FRL -/60/30
1.6mm GAUGE

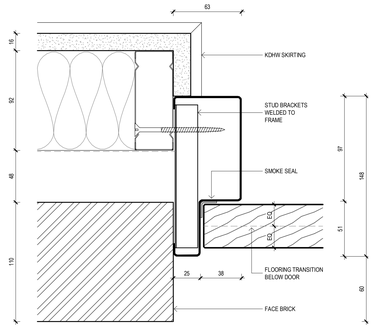
DOOR FRAMES TO SERVICE & STORE ROOMS OFF LOBBIES



PMF06

FIRE RATED PRESSED METAL DOOR FRAME TO SUIT BLOCKWORK & BRICK WALLS
SINGLE REBATE TO SUIT 38 - 48mm THICK DOOR
FRL -/60/30
1.6mm GAUGE

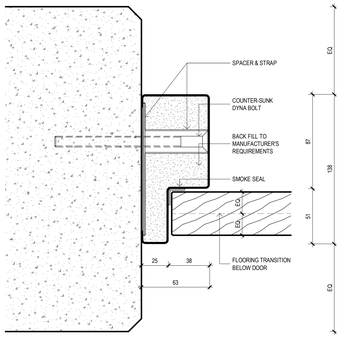
DOOR FRAMES TO FIRE PUMP ROOM



PMF07

NON-FIRE RATED PRESSED METAL DOOR FRAME TO SUIT BLOCKWORK & BRICK WALLS
SINGLE REBATE TO SUIT 38 - 48mm THICK DOOR
FRL -/-/-
1.6mm GAUGE

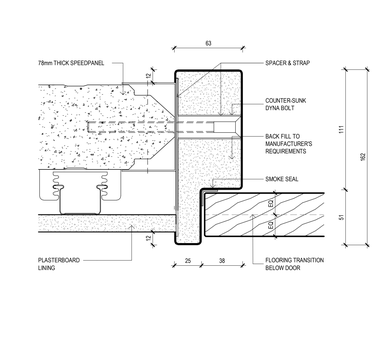
DOOR FRAMES TO FIRE PUMP ROOM



PMF08

FIRE RATED PRESSED METAL DOOR FRAME TO REINFORCED CONCRETE WALLS
SINGLE REBATE TO SUIT 38 - 48mm THICK DOOR
FRL -/60/30
1.6mm GAUGE

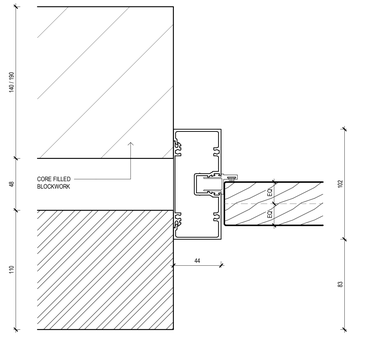
DOOR FRAMES TO FIRE STAIR BASEMENT



PMF09

FIRE RATED PRESSED METAL DOOR FRAME TO SPEEDPANEL WALLS
SINGLE REBATE TO SUIT 38 - 48mm THICK DOOR
FRL -/60/30
1.6mm GAUGE

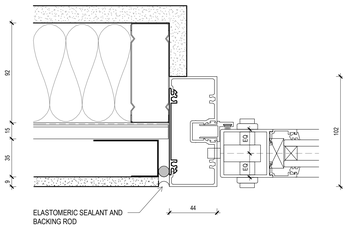
DOOR FRAMES TO FIRE STAIR - GROUND LEVEL (BUILDING 1A, 1B, 1C, 1D)



ALF01

CAPRAL 200 NARROWLINE ALUMINIUM DOOR SUITE COMPLETE WITH SOLID-CORE TIMBER DOOR
DOORS STOPS AND WEATHER SEALS REQUIRED
FRL -/-/-

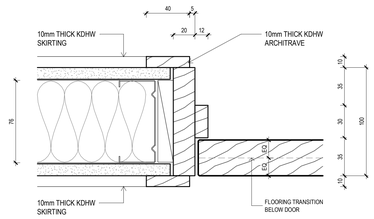
DOOR FRAMES TO WASTE ROOM (BUILDING 1A-1D ONLY)



ALF02

CAPRAL 200 NARROWLINE ALUMINIUM DOOR SUITE COMPLETE WITH SOLID-CORE TIMBER DOOR
DOORS STOPS AND WEATHER SEALS REQUIRED
FRL -/-/-

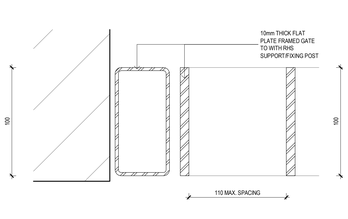
DOOR FRAMES TO ROOF SLAB (BUILDING 1B-1C ONLY)



TDF01

20mm THICK KDHW DOOR FRAME WITH 12mm PLANT ON KDHW DOOR STOP.
DOUBLE REBATE TO SUIT 35mm THICK DOOR
FRL -/-/-

DOOR FRAMES TO APARTMENT INTERNAL ROOMS



STF01

RHS STEEL DOOR FRAME & WITH VERTICAL BLADES GATES
FRL -/-/-

DOOR FRAMES TO ENTRY LOBBIES

DOOR TYPE SCHEDULE

Door Panel Type	Door Description	Door Panel Finish	Door Frame Type	Door Frame Finish	Door Fire rating	Door Closer	Door Seals	Door Stop	Door Furniture	Hinges	Latch	Lock	Master Keying	Special
DT01	40mm THICK SOLID CORE PLY FACED	PT	PMF01	PT	-/60/30	Y	MEDIUM TEMPERATURE SMOKE/INTUMESCENT FIRE	Y	LEVER HANDLE	BUTT	Y	Y	Y	MIN.30% LUMINANCE CONTRAST BETWEEN DOOR FRAME & WALL. REFER TO FER FOR FIRE ENGINEERING REQUIREMENTS
DT01a	40mm THICK SOLID CORE PLY FACED	PT	PMF01	PT	-/60/30	Y	MEDIUM TEMPERATURE SMOKE/INTUMESCENT FIRE	Y	LEVER HANDLE	BUTT	Y	Y	Y	MIN.30% LUMINANCE CONTRAST BETWEEN DOOR FRAME & WALL. REFER TO FER FOR FIRE ENGINEERING REQUIREMENTS
DT02	35mm THICK HOLLOW CORE MDF FACED	PT	TDF01	PT	N/A		N/A	Y	LEVER HANDLE	BUTT	Y	N	N/A	
DT03	35mm THICK HOLLOW CORE HMR MDF FACED	PT	TDF01	PT	N/A		N/A	Y	LEVER HANDLE	LIFT OFF	Y	PRIVACY	N/A	
DT06a	48mm THICK PYROPANEL FIRE DOOR PLY FACED WITH 600mm X 100mm VIEWING PANEL	PT	PMF08	PT	-/60/30	Y	MEDIUM TEMPERATURE SMOKE	Y	LEVER HANDLE	BUTT	Y	ELECTRONIC LOCK WITH RESIDENT PROXIMITY SWIPE CARD ACCESS & EMERGENCY BREAK GLASS	Y	MIN.30% LUMINANCE CONTRAST BETWEEN DOOR FRAME & WALL
DT06b	48mm THICK PYROPANEL FIRE DOOR PLY FACED WITH 600mm X 100mm VIEWING PANEL	PT	PMF09	PT	-/60/30	Y	MEDIUM TEMPERATURE SMOKE	Y	LEVER HANDLE	BUTT	Y	ELECTRONIC LOCK WITH RESIDENT PROXIMITY SWIPE CARD ACCESS & EMERGENCY BREAK GLASS	Y	MIN.30% LUMINANCE CONTRAST BETWEEN DOOR FRAME & WALL
DT06c	48mm THICK PYROPANEL FIRE DOOR PLY FACED WITH 600mm X 100mm VIEWING PANEL	PT	PMF05	PT	-/60/30	Y	MEDIUM TEMPERATURE SMOKE	Y	LEVER HANDLE	BUTT	Y	ELECTRONIC LOCK WITH RESIDENT PROXIMITY SWIPE CARD ACCESS & EMERGENCY BREAK GLASS	Y	MIN.30% LUMINANCE CONTRAST BETWEEN DOOR FRAME & WALL
DT07a	40mm THICK SOLID CORE PLY FACED	PT	PMF01	PT	-/60/30		MEDIUM TEMPERATURE SMOKE	N	D PULLS	BUTT	N/A	Y	Y	BOLT (INACTIVE LEAF)
DT07b	40mm THICK SOLID CORE PLY FACED	PT	PMF02	PT	N/A		MEDIUM TEMPERATURE SMOKE	N	D PULLS	BUTT	N/A	Y	Y	BOLT (INACTIVE LEAF)
DT07c	40mm THICK SOLID CORE PLY FACED	PT	PMF06	PT	N/A		MEDIUM TEMPERATURE SMOKE	N	D PULLS	BUTT	N/A	Y	Y	BOLT (INACTIVE LEAF)
DT08a	40mm THICK SOLID CORE PLY FACED	PT	PMF02	PT	N/A	Y	MEDIUM TEMPERATURE SMOKE	Y	D PULLS	BUTT	N/A	Y	Y	
DT08b	45mm THICK SOLID CORE PLY FACED	PT	PMF02	PT	N/A	Y	ACOUSTIC SEALS AS PER REPORT	Y	D PULLS	BUTT	N/A	Y	Y	
DT08c	45mm THICK SOLID CORE PLY FACED	PT	PMF04	PT	-/120/30	Y	MEDIUM TEMPERATURE SMOKE	Y	LEVER HANDLE	BUTT	Y	Y	Y	
DT08d	45mm THICK SOLID CORE PLY FACED	PT	PMF05	PT	-/120/30	Y	MEDIUM TEMPERATURE SMOKE	Y	LEVER HANDLE	BUTT	Y	Y	Y	
DT08e	40mm THICK SOLID CORE PLY FACED	PT	ALF01	PC	N/A	Y	WEATHER SEALS	Y	LEVER HANDLE	BUTT	Y	Y	Y	
DT08f	45mm THICK SOLID CORE PLY FACED	PT	PMF08	PT	-/120/30		MEDIUM TEMPERATURE SMOKE	N	LEVER HANDLE	BUTT	Y	Y	Y	
DT08g	45mm THICK SOLID CORE PLY FACED	PT	PMF08	PT	N/A	Y	ACOUSTIC SEALS AS PER REPORT	Y	LEVER HANDLE	BUTT	Y	Y	Y	
DT08h	40mm THICK SOLID CORE PLY FACED	PT	PMF02	PT	N/A	Y	N/A	Y	D PULLS	BUTT	N/A	Y	Y	
DT09a	45mm THICK SOLID CORE PLY FACED	PT	PMF06	PT	-/120/30		MEDIUM TEMPERATURE SMOKE	N	D PULLS	BUTT	N/A	Y	Y	BOLT (INACTIVE LEAF)
DT10a	ALUMINIUM FRAMED GLAZED DOOR	PC	ALF02	PC	N/A	Y	WEATHER SEALS	Y	LEVER HANDLE	BUTT	Y	Y	Y	
DT10b	ALUMINIUM FRAMED GLAZED DOOR	PC	ALF02	PC	N/A	Y	WEATHER SEALS	Y	LEVER HANDLE	BUTT	Y	Y	Y	
DT10c	40mm THICK SOLID CORE PLY FACED	PT	PMF07	PT	N/A	Y	WEATHER SEALS	Y	LEVER HANDLE	BUTT	Y	Y	Y	
DT20	48mm THICK PYROPANEL FIRE DOOR PLY FACED WITH 600mm X 100mm VIEWING PANEL	PT	PMF01	PT	-/60/30	Y	MEDIUM TEMPERATURE SMOKE	Y	LEVER HANDLE	BUTT	Y	ELECTRONIC LOCK WITH RESIDENT PROXIMITY SWIPE CARD ACCESS & EMERGENCY BREAK GLASS	Y	MIN.30% LUMINANCE CONTRAST BETWEEN DOOR FRAME & WALL
DT30	100 x 10mmTHICK MS PLATE FRAMED GATE TO DETAIL	GALV/PT	STF01	GALV/PT	N/A	Y	N/A	N	D PULL	GATE	N/A	ELECTRONIC LOCK WITH PROXIMITY SWIPE CARD ACCESS	Y	BOLT (INACTIVE LEAF)

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
1	50% DD ISSUE	21/11/2025	EMC	EC

Wurundjeri Country
MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

Gadigal Country
SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Yuggera + Turbal Country
BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

Ngunnawal Country
CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
DOOR TYPES

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025 7:25:33 PM

Scale
1 : 2@A0

Project No 2776

Drawing No AR.00.0.20

Revision 1

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

Area Schedule (NLA) _ BUILDING 1A

Level	Name	Apt No.	Apt Type	Hayball - Area	SSDA - ADG Table	SSDA - Stamp Plan Area	SSDA - Apt Type Area	Comments
GROUND FLOOR	BAL	1A.G.01	1B1B_1E	40.3 m²	31.00 m²	31.0 m²	31.0 m²	
GROUND FLOOR	2B1B	1A.G.01	2B1B_2J	75.2 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	3B2B	1A.G.02	3B2B_3A	98.7 m²	96.00 m²	100.0 m²	100.0 m²	
GROUND FLOOR	BAL	1A.G.02	3B2B_3A	35.4 m²	28.00 m²	28.0 m²	28.0 m²	
GROUND FLOOR	2B1B	1A.G.03	2B1B_2A	71.3 m²	71.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1A.G.03	2B1B_2A	3.7 m²	1.70 m²	4.0 m²	4.0 m²	
GROUND FLOOR	BAL	1A.G.03	2B1B_2A	13.7 m²	14.00 m²	14.0 m²	10.0 m²	
GROUND FLOOR	3B2B	1A.G.04	3B2B_3B	103.4 m²	105.00 m²	110.0 m²	110.0 m²	
GROUND FLOOR	BAL	1A.G.04	3B2B_3B	3.1 m²	3.10 m²	3.0 m²	3.0 m²	
GROUND FLOOR	BAL	1A.G.04	3B2B_3B	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
GROUND FLOOR	BAL	1A.G.04	3B2B_3B	4.4 m²	4.20 m²	4.0 m²	4.0 m²	
LEVEL 1	1B1B	1A.1.01	1B1B_1D.2	58.5 m²	53.00 m²	60.0 m²	50.0 m²	
LEVEL 1	1B1B	1A.1.02	1B1B_1D	55.6 m²	53.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1A.1.02	1B1B_1D	9.6 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	1B1B	1A.1.03	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1A.1.03	1B1B_1A	10.9 m²	11.30 m²	11.0 m²	11.0 m²	
LEVEL 1	2B1B	1A.1.04	2B1B_2B	71.1 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1A.1.04	2B1B_2B	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	BAL	1A.1.04	2B1B_2B	3.2 m²	0.00 m²	3.0 m²	3.0 m²	
LEVEL 1	2B1B	1A.1.05	2B1B_2A.1	71.3 m²	71.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1A.1.05	2B1B_2A.1	3.7 m²	5.70 m²	4.0 m²	4.0 m²	
LEVEL 1	BAL	1A.1.05	2B1B_2A.1	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	3B2B	1A.1.06	3B2B_3B	103.4 m²	105.00 m²	110.0 m²	110.0 m²	
LEVEL 1	BAL	1A.1.06	3B2B_3B	3.1 m²	3.10 m²	3.0 m²	3.0 m²	
LEVEL 1	BAL	1A.1.06	3B2B_3B	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	BAL	1A.1.06	3B2B_3B	4.4 m²	4.20 m²	4.0 m²	4.0 m²	
LEVEL 2	1B1B	1A.2.01	1B1B_1D.2	57.0 m²	70.00 m²	60.0 m²	50.0 m²	ADG compliance - error - apt and bal
LEVEL 2	BAL	1A.2.01	1B1B_1D.2	10.3 m²	58.00 m²	11.0 m²	10.0 m²	Typical Apt is wrong - It is Type D.2 not Type A
LEVEL 2	1B1B	1A.2.02	1B1B_1D	55.6 m²	70.00 m²	50.0 m²	50.0 m²	ADG compliance - error - apt and bal
LEVEL 2	BAL	1A.2.02	1B1B_1D	9.6 m²	58.00 m²	10.0 m²	10.0 m²	
LEVEL 2	1B1B	1A.2.03	1B1B_1A	50.6 m²	70.00 m²	50.0 m²	50.0 m²	ADG compliance - error - apt and bal
LEVEL 2	BAL	1A.2.03	1B1B_1A	10.9 m²	58.00 m²	11.0 m²	11.0 m²	
LEVEL 2	2B1B	1A.2.04	2B1B_2B	71.1 m²	70.00 m²	70.0 m²	70.0 m²	ADG compliance - error - Bal wrong
LEVEL 2	BAL	1A.2.04	2B1B_2B	9.9 m²	58.00 m²	9.0 m²	10.0 m²	
LEVEL 2	BAL	1A.2.04	2B1B_2B	3.0 m²	0.00 m²	3.0 m²	3.0 m²	
LEVEL 2	2B1B	1A.2.05	2B1B_2A.1	71.3 m²	70.00 m²	70.0 m²	10.0 m²	ADG compliance - error - Bal wrong
LEVEL 2	BAL	1A.2.05	2B1B_2A.1	3.7 m²	0.00 m²	5.0 m²	4.0 m²	
LEVEL 2	BAL	1A.2.05	2B1B_2A.1	10.0 m²	58.00 m²	10.0 m²	10.0 m²	
LEVEL 2	3B2B	1A.2.06	3B2B_3B	103.4 m²	105.00 m²	110.0 m²	110.0 m²	
LEVEL 2	BAL	1A.2.06	3B2B_3B	3.1 m²	3.10 m²	0.0 m²	3.0 m²	
LEVEL 2	BAL	1A.2.06	3B2B_3B	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	BAL	1A.2.06	3B2B_3B	4.4 m²	4.20 m²	4.0 m²	4.0 m²	

Grand total: 42 — 1419.1 m²

Area Schedule (NLA) _ BUILDING 1C

Level	Name	Apt No	Apt Type	Hayball - Area	SSDA - ADG Table	SSDA - Stamp Plan Area	SSDA - Apt Type Area	Comments
GROUND FLOOR	3B2B	1C.G.01	3B2B_3A	98.7 m²	96.00 m²	100.0 m²	100.0 m²	
GROUND FLOOR	BAL	1C.G.01	3B2B_3A	39.3 m²	28.00 m²	28.0 m²	28.0 m²	
GROUND FLOOR	1B1B	1C.G.02	1B1B_1D	54.9 m²	53.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	1C.G.02	1B1B_1D	25.5 m²	25.00 m²	25.0 m²	10.0 m²	
GROUND FLOOR	1B1B	1C.G.03	1B1B_1A	50.5 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	1C.G.03	1B1B_1A	24.7 m²	25.00 m²	25.0 m²	11.0 m²	
GROUND FLOOR	2B1B	1C.G.04	2B1B_2B	71.2 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1C.G.04	2B1B_2B	23.0 m²	12.00 m²	23.0 m²	10.0 m²	
GROUND FLOOR	BAL	1C.G.04	2B1B_2B	3.2 m²	3.00 m²	3.0 m²	3.0 m²	
GROUND FLOOR	2B1B	1C.G.05	2B1B_2A.2	70.5 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1C.G.05	2B1B_2A.2	3.7 m²	4.00 m²	4.0 m²	4.0 m²	
GROUND FLOOR	BAL	1C.G.05	2B1B_2A.2	13.4 m²	14.00 m²	14.0 m²	10.0 m²	
GROUND FLOOR	2B1B	1C.G.06	2B1B_2A.1	71.4 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1C.G.06	2B1B_2A.1	3.6 m²	4.00 m²	5.0 m²	4.0 m²	
GROUND FLOOR	BAL	1C.G.06	2B1B_2A.1	13.4 m²	10.00 m²	14.0 m²	10.0 m²	
LEVEL 1	2B1B	1C.1.01	2B1B_2B	71.2 m²	50.00 m²	70.0 m²	70.0 m²	ADJ comp. number wrong
LEVEL 1	BAL	1C.1.01	2B1B_2B	3.2 m²		3.0 m²	3.0 m²	
LEVEL 1	BAL	1C.1.01	2B1B_2B	9.9 m²	13.00 m²	10.0 m²	10.0 m²	
LEVEL 1	1B1B	1C.1.02	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1C.1.02	1B1B_1A	11.1 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	1B1B	1C.1.03	1B1B_1D	55.2 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1C.1.03	1B1B_1D	9.6 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	1B1B	1C.1.04	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1C.1.04	1B1B_1A	11.1 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	2B1B	1C.1.05	2B1B_2B	71.2 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1C.1.05	2B1B_2B	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	BAL	1C.1.05	2B1B_2B	3.2 m²	3.00 m²	3.0 m²	3.0 m²	
LEVEL 1	2B1B	1C.1.06	2B1B_2A.2	70.5 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1C.1.06	2B1B_2A.2	3.7 m²	5.00 m²	5.0 m²	4.0 m²	
LEVEL 1	BAL	1C.1.06	2B1B_2A.2	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	2B1B	1C.1.07	2B1B_2A.1	71.3 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1C.1.07	2B1B_2A.1	3.7 m²	5.00 m²	4.0 m²	4.0 m²	
LEVEL 1	BAL	1C.1.07	2B1B_2A.1	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	2B1B	1C.2.01	2B1B_2B	71.2 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1C.2.01	2B1B_2B	3.2 m²	5.00 m²	3.0 m²	3.0 m²	
LEVEL 2	BAL	1C.2.01	2B1B_2B	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	1B1B	1C.2.02	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	1C.2.02	1B1B_1A	11.3 m²	13.00 m²	11.0 m²	11.0 m²	
LEVEL 2	1B1B	1C.2.03	1B1B_1D	55.1 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	1C.2.03	1B1B_1D	10.0 m²	11.00 m²	10.0 m²	10.0 m²	
LEVEL 2	1B1B	1C.2.04	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	1C.2.04	1B1B_1A	11.1 m²	10.00 m²	11.0 m²	11.0 m²	
LEVEL 2	2B1B	1C.2.05	2B1B_2B	71.2 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1C.2.05	2B1B_2B	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	BAL	1C.2.05	2B1B_2B	3.2 m²	3.00 m²	3.0 m²	3.0 m²	
LEVEL 2	2B1B	1C.2.06	2B1B_2A.2	70.5 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1C.2.06	2B1B_2A.2	3.7 m²	5.00 m²	5.0 m²	4.0 m²	
LEVEL 2	BAL	1C.2.06	2B1B_2A.2	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	2B1B	1C.2.07	2B1B_2A.1	71.3 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1C.2.07	2B1B_2A.1	3.7 m²	15.00 m²	5.0 m²	4.0 m²	
LEVEL 2	BAL	1C.2.07	2B1B_2A.1	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 3	2B1B	1C.3.01	2B1B_2H.1	75.7 m²	71.00 m²	70.0 m²	70.0 m²	
LEVEL 3	BAL	1C.3.01	2B1B_2H.1	20.0 m²	21.00 m²			Bal Area not mentioned in both docs
LEVEL 3	2B1B	1C.3.02	2B1B_2H.2	72.0 m²	71.00 m²	70.0 m²	70.0 m²	
LEVEL 3	BAL	1C.3.02	2B1B_2H.2	22.0 m²	21.00 m²			Bal Area not mentioned in both docs

Grand total: 55 — 1809.9 m²

NOTE:
BUILDING 1C IS AN EXACT MIRRORED VERSION OF BUILDING 1B. FOR THE PURPOSES OF THE 50% DESIGN DEVELOPMENT SUBMISSION, ONLY BUILDING 1B HAS BEEN DOCUMENTED TO AVOID DISCREPANCIES BETWEEN THE TWO BUILDINGS DURING THIS STAGE.

ALL DRAWINGS FOR BUILDING 1B SHOULD BE REFERENCED WHEN SCOPING BUILDING 1C.

Area Schedule (NLA) _ BUILDING 1B

Level	Name	Apt No	Apt Type	Hayball - Area	SSDA - ADG Table	SSDA - Stamp Plan Area	SSDA - Apt Type Area	Comments
GROUND FLOOR	3B2B	1B.G.01	3B2B_3A	98.7 m²	96.00 m²	100.0 m²	100.0 m²	
GROUND FLOOR	BAL	1B.G.01	3B2B_3A	39.3 m²	28.00 m²	28.0 m²	28.0 m²	
GROUND FLOOR	1B1B	1B.G.02	1B1B_1D	54.9 m²	53.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	1B.G.02	1B1B_1D	25.5 m²	25.00 m²	25.0 m²	10.0 m²	
GROUND FLOOR	1B1B	1B.G.03	1B1B_1A	50.5 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	1B.G.03	1B1B_1A	24.7 m²	25.00 m²	25.0 m²	11.0 m²	
GROUND FLOOR	2B1B	1B.G.04	2B1B_2B	71.2 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1B.G.04	2B1B_2B	23.0 m²	12.00 m²	23.0 m²	10.0 m²	
GROUND FLOOR	BAL	1B.G.04	2B1B_2B	3.2 m²	3.00 m²	3.0 m²	3.0 m²	
GROUND FLOOR	2B1B	1B.G.05	2B1B_2A.2	70.5 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1B.G.05	2B1B_2A.2	3.7 m²	4.00 m²	4.0 m²	4.0 m²	
GROUND FLOOR	BAL	1B.G.05	2B1B_2A.2	13.4 m²	14.00 m²	14.0 m²	10.0 m²	
GROUND FLOOR	2B1B	1B.G.06	2B1B_2A.1	71.4 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1B.G.06	2B1B_2A.1	3.6 m²	4.00 m²	5.0 m²	4.0 m²	
GROUND FLOOR	BAL	1B.G.06	2B1B_2A.1	13.4 m²	10.00 m²	14.0 m²	10.0 m²	
LEVEL 1	2B1B	1B.1.01	2B1B_2B	71.2 m²	50.00 m²	70.0 m²	70.0 m²	ADJ comp. number wrong
LEVEL 1	BAL	1B.1.01	2B1B_2B	3.2 m²		3.0 m²	3.0 m²	
LEVEL 1	BAL	1B.1.01	2B1B_2B	9.9 m²	13.00 m²	10.0 m²	10.0 m²	
LEVEL 1	1B1B	1B.1.02	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1B.1.02	1B1B_1A	11.1 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	1B1B	1B.1.03	1B1B_1D	55.2 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1B.1.03	1B1B_1D	9.6 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	1B1B	1B.1.04	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1B.1.04	1B1B_1A	11.1 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	2B1B	1B.1.05	2B1B_2B	71.2 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1B.1.05	2B1B_2B	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	BAL	1B.1.05	2B1B_2B	3.2 m²	3.00 m²	3.0 m²	3.0 m²	
LEVEL 1	2B1B	1B.1.06	2B1B_2A.2	70.5 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1B.1.06	2B1B_2A.2	3.7 m²	5.00 m²	5.0 m²	4.0 m²	
LEVEL 1	BAL	1B.1.06	2B1B_2A.2	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	2B1B	1B.1.07	2B1B_2A.1	71.3 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1B.1.07	2B1B_2A.1	3.7 m²	5.00 m²	4.0 m²	4.0 m²	
LEVEL 1	BAL	1B.1.07	2B1B_2A.1	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	2B1B	1B.2.01	2B1B_2B	71.2 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1B.2.01	2B1B_2B	3.2 m²	5.00 m²	3.0 m²	3.0 m²	
LEVEL 2	BAL	1B.2.01	2B1B_2B	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	1B1B	1B.2.02	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	1B.2.02	1B1B_1A	11.3 m²	13.00 m²	11.0 m²	11.0 m²	
LEVEL 2	1B1B	1B.2.03	1B1B_1D	55.1 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	1B.2.03	1B1B_1D	10.0 m²	11.00 m²	10.0 m²	10.0 m²	
LEVEL 2	1B1B	1B.2.04	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	1B.2.04	1B1B_1A	11.1 m²	10.00 m²	11.0 m²	11.0 m²	
LEVEL 2	2B1B	1B.2.05	2B1B_2B	71.2 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1B.2.05	2B1B_2B	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	BAL	1B.2.05	2B1B_2B	3.2 m²	3.00 m²	3.0 m²	3.0 m²	
LEVEL 2	2B1B	1B.2.06	2B1B_2A.2	70.5 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1B.2.06	2B1B_2A.2	3.7 m²	5.00 m²	5.0 m²	4.0 m²	
LEVEL 2	BAL	1B.2.06	2B1B_2A.2	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	2B1B	1B.2.07	2B1B_2A.1	71.3 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1B.2.07	2B1B_2A.1	3.7 m²	15.00 m²	5.0 m²	4.0 m²	
LEVEL 2	BAL	1B.2.07	2B1B_2A.1	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 3	2B1B	1B.3.01	2B1B_2H.1	75.7 m²	71.00 m²	70.0 m²	70.0 m²	
LEVEL 3	BAL	1B.3.01	2B1B_2H.1	20.0 m²	21.00 m²			Bal Area not mentioned in both docs
LEVEL 3	2B1B	1B.3.02	2B1B_2H.2	72.0 m²	71.00 m²	70.0 m²	70.0 m²	
LEVEL 3	BAL	1B.3.02	2B1B_2H.2	22.0 m²	21.00 m²			Bal Area not mentioned in both docs

Grand total: 55 — 1809.9 m²

Area Schedule (NLA) _ BUILDING 1D

Level	Name	Apt No	Apt Type	Hayball - Area	SSDA - ADG Table	SSDA - Stamp Plan Area	SSDA - Apt Type Area	Comments
GROUND FLOOR	3B2B	1D.G.01	3B2B_3A	98.7 m²	96.00 m²	100.0 m²	100.0 m²	
GROUND FLOOR	BAL	1D.G.01	3B2B_3A	25.3 m²	28.00 m²	28.0 m²	28.0 m²	
GROUND FLOOR	1B1B	1D.G.02	1B1B_1D	55.1 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	1D.G.02	1B1B_1D	16.5 m²	26.00 m²	26.0 m²	10.0 m²	
GROUND FLOOR	1B1B	1D.G.03	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	1D.G.03	1B1B_1A	16.0 m²	26.00 m²	26.0 m²	11.0 m²	
GROUND FLOOR	2B1B	1D.G.04	2B1B_2B	71.1 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1D.G.04	2B1B_2B	17.7 m²	20.00 m²	23.0 m²	10.0 m²	
GROUND FLOOR	BAL	1D.G.04	2B1B_2B	3.2 m²	3.00 m²	3.0 m²	3.0 m²	
GROUND FLOOR	2B1B	1D.G.05	2B1B_2A.2	70.5 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1D.G.05	2B1B_2A.2	13.5 m²	10.00 m²	14.0 m²	10.0 m²	
GROUND FLOOR	BAL	1D.G.05	2B1B_2A.2	3.7 m²	4.00 m²	4.0 m²	4.0 m²	
GROUND FLOOR	2B1B	1D.G.06	2B1B_2A.1	70.5 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	1D.G.06	2B1B_2A.1	3.7 m²	4.00 m²	5.0 m²	4.0 m²	
GROUND FLOOR	BAL	1D.G.06	2B1B_2A.1	13.5 m²	10.00 m²	14.0 m²	10.0 m²	
LEVEL 1	2B1B	1D.1.01	2B1B_2B	71.9 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1D.1.01	2B1B_2B	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	BAL	1D.1.01	2B1B_2B	3.0 m²	3.00 m²	3.0 m²	3.0 m²	
LEVEL 1	1B1B	1D.1.02	1B1B_1A	50.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1D.1.02	1B1B_1A	11.1 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	1B1B	1D.1.03	1B1B_1D	54.9 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1D.1.03	1B1B_1D	9.6 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	1B1B	1D.1.04	1B1B_1A	50.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	1D.1.04	1B1B_1A	11.1 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	2B1B	1D.1.05	2B1B_2B	71.7 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1D.1.05	2B1B_2B	9.9 m²	10.00 m²	11.0 m²	10.0 m²	
LEVEL 1	BAL	1D.1.05	2B1B_2B	3.2 m²	3.00 m²	4.0 m²	3.0 m²	
LEVEL 1	2B1B	1D.1.06	2B1B_2A.2	70.4 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	1D.1.06	2B1B_2A.2	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	BAL	1D.1.06	2B1B_2A.2	3.7 m²	5.00 m²	5.0 m²	4.0 m²	
LEVEL 1	BAL	1D.1.07	2B1B_2A.1	3.7 m²	5.00 m²	5.0 m²	4.0 m²	
LEVEL 1	BAL	1D.1.07	2B1B_2A.1	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 1	2B1B	1D.1.07	2B1B_2A.3	70.7 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	2B1B	1D.2.01	2B1B_2B.2	82.9 m²	70.00 m²	80.0 m²	70.0 m²	Its not typical in level 02
LEVEL 2	BAL	1D.2.01	2B1B_2B.2	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	BAL	1D.2.01	2B1B_2B.2	3.4 m²	3.00 m²	4.0 m²	3.0 m²	
LEVEL 2	1B1B	1D.2.02	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	1D.2.02	1B1B_1A	11.2 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 2	1B1B	1D.2.03	1B1B_1D	55.1 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	1D.2.03	1B1B_1D	9.6 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	1B1B	1D.2.04	1B1B_1A	50.6 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	1D.2.04	1B1B_1A	11.2 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 2	2B1B	1D.2.05	2B1B_2B	71.1 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1D.2.05	2B1B_2B	9.9 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	BAL	1D.2.05	2B1B_2B	3.2 m²	3.00 m²	4.0 m²	3.0 m²	
LEVEL 2	2B1B	1D.2.06	2B1B_2A.2	70.5 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	1D.2.06	2B1B_2A.2	10.0 m²	10.00 m²	10.0 m²	10.0 m²	
LEVEL 2	BAL	1D.2.06	2B1B_2A.2	3.7 m²	5.00 m²	5.0 m²	4.0 m²	

Grand total: 48 — 1508.5 m²

NOTES:

"BAL" INDICATES THIS AREA IS FROM THE BALCONY

"HAYBALL - AREA" OUTLINES PROPOSED AREAS FOR 50% DD SUBMISSION DATED 24/11/2025

SSDA AREAS NOTES THE DESCREPANCIES FOUND IN THE VARIOUS SSDA DOCUMENTATION FOR BRIDGE REVIEW:
- "SSDA - ADG TABLE" DATED 22/10/2024
- "SSDA - STAMP PLAN AREA" DATED 14/06/2025
- "SSSA - APT TPYE AREA" DATED 14/06/2025

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country — MELBOURNE: Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9909 3644
Gadigal Country — SYDNEY: Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329
Yuggera + Turrbal Country — BRISBANE: Level 5, 293 Queen Street, Brisbane QLD 4000, T +61 7 3211 9601
Ngunnawal Country — CANBERRA: Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
APARTMENT AREA SCHEDULE

Status
PRELIMINARY ISSUE

Date Printed: 21/11/2025 7:25:54 PM
Scale: 1 : 200@A0

Project No: 2776
Drawing No: AR.00.0.80
Revision: 3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

Area Schedule (NLA) _ BUILDING 2A

Level	Name	Apt No	Apt Type	Hayball - Area	SSDA - ADG Table	SSDA - Stamp Plan Area	SSDA - Apt Type Area	Comments
GROUND FLOOR	2B1B	2A.G.01	2B1B_2C	74.5 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	2A.G.01	2B1B_2C	10.1 m²	11.00 m²	11.0 m²	11.0 m²	
GROUND FLOOR	1B1B	2A.G.02	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	2A.G.02	1B1B_1B	8.6 m²	9.00 m²	8.0 m²	9.0 m²	
GROUND FLOOR	1B1B	2A.G.03	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	2A.G.03	1B1B_1B	8.6 m²	9.00 m²	8.0 m²	9.0 m²	
GROUND FLOOR	BAL	2A.G.04	2B1B_2E	3.6 m²	4.00 m²	4.0 m²	4.0 m²	
GROUND FLOOR	BAL	2A.G.04	2B1B_2E	13.0 m²	13.00 m²	13.0 m²	9.0 m²	
GROUND FLOOR	2B1B	2A.G.04	2B1B_2E-2	75.3 m²	75.00 m²	80.0 m²	80.0 m²	
GROUND FLOOR	1B1B	2A.G.05	1B1B_1C.1	50.9 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	2A.G.05	1B1B_1C.1	13.8 m²	28.00 m²	14.0 m²	9.5 m²	Bal Area not clear
LEVEL 1	2B1B	2A.1.01	2B1B_2C	74.5 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	2A.1.01	2B1B_2C	10.1 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	1B1B	2A.1.02	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2A.1.02	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
LEVEL 1	1B1B	2A.1.03	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2A.1.03	1B1B_1B	8.6 m²	9.00 m²	8.0 m²	9.0 m²	
LEVEL 1	2B1B	2A.1.04	2B1B_2D	71.3 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	2A.1.04	2B1B_2D	9.4 m²	10.00 m²	10.0 m²	11.0 m²	
LEVEL 1	BAL	2A.1.05	2B1B_2E	8.8 m²	9.00 m²	9.0 m²	9.0 m²	
LEVEL 1	BAL	2A.1.05	2B1B_2E	3.6 m²	5.00 m²	4.0 m²	4.0 m²	
LEVEL 1	2B1B	2A.1.05	2B1B_2E-2	75.4 m²	70.00 m²	80.0 m²	80.0 m²	
LEVEL 1	1B1B	2A.1.06	1B1B_1C.1	50.9 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2A.1.06	1B1B_1C.1	7.6 m²	11.00 m²	8.0 m²	10.5 m²	Bal Area not clear
LEVEL 2	2B1B	2A.2.01	2B1B_2C	74.5 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	2A.2.01	2B1B_2C	10.1 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 2	1B1B	2A.2.02	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	2A.2.02	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
LEVEL 2	1B1B	2A.2.03	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	2A.2.03	1B1B_1B	8.6 m²	9.00 m²	8.0 m²	9.0 m²	
LEVEL 2	2B1B	2A.2.04	2B1B_2D	71.1 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	2A.2.04	2B1B_2D	9.4 m²	10.00 m²	10.0 m²	11.0 m²	
LEVEL 2	BAL	2A.2.05	2B1B_2E	8.8 m²	9.00 m²	9.0 m²	9.0 m²	
LEVEL 2	BAL	2A.2.05	2B1B_2E	3.6 m²	5.00 m²	4.0 m²	4.0 m²	
LEVEL 2	2B1B	2A.2.05	2B1B_2E-2	75.4 m²	75.00 m²	80.0 m²	80.0 m²	
LEVEL 2	1B1B	2A.2.06	1B1B_1C.1	50.9 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	2A.2.06	1B1B_1C.1	7.6 m²	11.00 m²	8.0 m²	9.5 m²	Bal Area not clear
Grand total: 37				1231.3 m²				

Area Schedule (NLA) _ BUILDING 2B

Level	Name	Apt No	Apt Type	Hayball - Area	SSDA - ADG Table	SSDA - Stamp Plan Areas	SSDA - Apt Type Area	Comments
GROUND FLOOR	2B1B	2B.G.01	1B1B_1B	52.8 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	2B.G.01	1B1B_1B	8.9 m²	8.00 m²	8.0 m²	9.0 m²	
GROUND FLOOR	1B1B	2B.G.02	1B1B_1B	52.8 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	2B.G.02	1B1B_1B	8.9 m²	8.00 m²	8.0 m²	9.0 m²	
GROUND FLOOR	2B1B	2B.G.03	2B1B_2C	74.9 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	2B.G.03	2B1B_2C	10.6 m²	11.00 m²	11.0 m²	11.0 m²	
GROUND FLOOR	1B1B	2B.G.04	1B1B_1C.1	50.9 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	2B.G.04	1B1B_1C.1	13.9 m²	15.00 m²	15.0 m²	9.5 m²	Bal Area not clear
GROUND FLOOR	BAL	2B.G.05	2B1B_2E	3.6 m²		4.0 m²	4.0 m²	ADG- One Bal missing
GROUND FLOOR	BAL	2B.G.05	2B1B_2E	23.0 m²	23.00 m²	23.0 m²	9.0 m²	
GROUND FLOOR	2B1B	2B.G.05	2B1B_2E-2	75.3 m²	75.00 m²	80.0 m²	80.0 m²	
GROUND FLOOR	WASTE	2B.G.07		17.7 m²				
GROUND FLOOR	WASTE	2B.G.09		16.6 m²				
LEVEL 1	2B1B	2B.1.01	2B1B_2D	71.1 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	2B.1.01	2B1B_2D	9.8 m²	11.00 m²	10.0 m²	11.0 m²	
LEVEL 1	BAL	2B.1.01	2B1B_2D	5.0 m²	4.00 m²	4.0 m²		2nd bal not mentioned
LEVEL 1	1B1B	2B.1.02	1B1B_1B	52.8 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2B.1.02	1B1B_1B	8.9 m²	8.00 m²	8.0 m²	9.0 m²	
LEVEL 1	1B1B	2B.1.03	1B1B_1B	52.8 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2B.1.03	1B1B_1B	8.9 m²	9.00 m²	8.0 m²	9.0 m²	
LEVEL 1	2B1B	2B.1.04	2B1B_2C	74.9 m²	75.00 m²	80.0 m²	70.0 m²	
LEVEL 1	BAL	2B.1.04	2B1B_2C	10.6 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	1B1B	2B.1.05	1B1B_1C.1	50.9 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2B.1.05	1B1B_1C.1	9.8 m²	11.00 m²	11.0 m²	9.5 m²	Bal Area not clear
LEVEL 1	BAL	2B.1.06	2B1B_2E	3.6 m²	5.00 m²	4.0 m²	4.0 m²	
LEVEL 1	BAL	2B.1.06	2B1B_2E	8.8 m²	9.00 m²	9.0 m²	9.0 m²	
LEVEL 1	2B1B	2B.1.06	2B1B_2E-2	75.4 m²	75.00 m²	80.0 m²	80.0 m²	
LEVEL 2	2B1B	2B.2.01	2B1B_2D	71.1 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	2B.2.01	2B1B_2D	9.8 m²	11.00 m²	10.0 m²	11.0 m²	
LEVEL 2	BAL	2B.2.01	2B1B_2D	4.8 m²	4.00 m²	4.0 m²		2nd bal not mentioned
LEVEL 2	1B1B	2B.2.02	1B1B_1B	52.8 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	2B.2.02	1B1B_1B	8.9 m²	8.00 m²	8.0 m²	9.0 m²	
LEVEL 2	1B1B	2B.2.03	1B1B_1B	52.8 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	2B.2.03	1B1B_1B	8.9 m²	9.00 m²	8.0 m²	9.0 m²	
LEVEL 2	2B1B	2B.2.04	2B1B_2C	74.9 m²	75.00 m²	80.0 m²	70.0 m²	
LEVEL 2	BAL	2B.2.04	2B1B_2C	10.6 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 2	1B1B	2B.2.05	1B1B_1C.1	50.9 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	2B.2.05	1B1B_1C.1	9.8 m²	11.00 m²	11.0 m²	9.5 m²	Bal Area not clear
LEVEL 2	BAL	2B.2.06	2B1B_2E	3.6 m²	5.00 m²	4.0 m²	4.0 m²	
LEVEL 2	BAL	2B.2.06	2B1B_2E	8.8 m²	9.00 m²	9.0 m²	9.0 m²	
LEVEL 2	2B1B	2B.2.06	2B1B_2E-2	75.3 m²	75.00 m²	80.0 m²	80.0 m²	
Grand total: 41				1296.4 m²				

NOTES:

"BAL" INDICATES THIS AREA IS FROM THE BALCONY

"HAYBALL - AREA" OUTLINES PROPOSED AREAS FOR 50% DD SUBMISSION DATED 24/11/2025

SSDA AREAS NOTES THE DESCREPANCIES FOUND IN THE VARIOUS SSDA DOCUMENTATION FOR BRIDGE REVIEW:
- "SSDA - ADG TABLE" DATED 22/10/2024
- "SSDA - STAMP PLAN AREA" DATED 14/06/2025
- "SSSA - APT TPYE AREA" DATED 14/06/2025

Area Schedule (NLA) _ BUILDING 2C

Level	Name	Apt No	Apt Type	Hayball - Area	SSDA - ADG Table	SSDA - Stamp Plan Areas	SSDA - Apt Type Area	Comments
LOWER GROUND	1B1B	2C.LG.01	1B1B_1C.3	50.6 m²	50.00 m²	50.0 m²	0.0 m²	Apt no mentioned in SJB Typ.
LOWER GROUND	BAL	2C.LG.01	1B1B_1C.3	12.5 m²	14.00 m²	6.0 m²	0.0 m²	Type C.3 not avail in Typ.
LOWER GROUND	2B1B	2C.LG.02	2B1B_2E	74.6 m²	75.00 m²	80.0 m²	80.0 m²	Apt no mentioned in SJB Typ.
LOWER GROUND	BAL	2C.LG.02	2B1B_2E	31.1 m²	31.00 m²	10.0 m²	9.0 m²	
LOWER GROUND	BAL	2C.LG.02	2B1B_2E	3.7 m²		4.0 m²	4.0 m²	
GROUND FLOOR	2B1B	2C.G.01	2B1B_2C	74.9 m²	70.00 m²	70.0 m²	70.0 m²	
GROUND FLOOR	BAL	2C.G.01	2B1B_2C	10.5 m²	11.00 m²	11.0 m²	11.0 m²	
GROUND FLOOR	1B1B	2C.G.02	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	2C.G.02	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
GROUND FLOOR	1B1B	2C.G.03	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	2C.G.03	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
GROUND FLOOR	2B1B	2C.G.04	2B1B_2E	75.3 m²	75.00 m²	80.0 m²	80.0 m²	
GROUND FLOOR	BAL	2C.G.04	2B1B_2E	8.8 m²	9.00 m²	9.0 m²	9.0 m²	
GROUND FLOOR	BAL	2C.G.04	2B1B_2E	3.6 m²	5.00 m²	5.0 m²	4.0 m²	
GROUND FLOOR	1B1B	2C.G.05	1B1B_1C.3	50.7 m²	50.00 m²	50.0 m²	0.0 m²	Type C.3 not avail in Typ.
GROUND FLOOR	BAL	2C.G.05	1B1B_1C.3	7.8 m²	9.00 m²	9.0 m²	0.0 m²	
LEVEL 1	2B1B	2C.1.01	2B1B_2C	74.6 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	2C.1.01	2B1B_2C	10.5 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	1B1B	2C.1.02	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2C.1.02	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
LEVEL 1	1B1B	2C.1.03	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2C.1.03	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
LEVEL 1	2B1B	2C.1.04	2B1B_2D	71.1 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	2C.1.04	2B1B_2D	9.6 m²	12.00 m²	12.0 m²	11.0 m²	
LEVEL 1	BAL	2C.1.04	2B1B_2D	4.8 m²		5.0 m²		2nd Bal not mentioned
LEVEL 1	2B1B	2C.1.05	2B1B_2E	75.3 m²	75.00 m²	80.0 m²	80.0 m²	
LEVEL 1	BAL	2C.1.05	2B1B_2E	3.6 m²	5.00 m²	4.0 m²	4.0 m²	
LEVEL 1	BAL	2C.1.05	2B1B_2E	8.8 m²	9.00 m²	9.0 m²	9.0 m²	
LEVEL 1	1B1B	2C.1.06	1B1B_1C.3	50.7 m²	50.00 m²	50.0 m²	0.0 m²	Type C.3 not avail in Typ.
LEVEL 1	BAL	2C.1.06	1B1B_1C.3	7.8 m²	9.00 m²	9.0 m²	0.0 m²	
LEVEL 2	1B1B	2C.2.01	1B1B_1C.2	64.1 m²	60.00 m²	60.0 m²	60.0 m²	
LEVEL 2	BAL	2C.2.01	1B1B_1C.2	10.5 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 2	1B1B	2C.2.02	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	2C.2.02	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
LEVEL 2	1B1B	2C.2.03	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 2	BAL	2C.2.03	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
LEVEL 2	2B1B	2C.2.04	2B1B_2D	71.3 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	2C.2.04	2B1B_2D	9.6 m²	15.00 m²	11.0 m²	11.0 m²	
LEVEL 2	BAL	2C.2.04	2B1B_2D	5.0 m²				2nd Bal not mentioned
Grand total: 39				1248.2 m²				

Area Schedule (NLA) _ BUILDING 2D

Level	Name	Apt No	Apt Type	Hayball - Area	SSDA - ADG Table	SSDA - Stamp Plan Areas	SSDA - Apt Type Area	Comments
LOWER GROUND	2B1B	2D.LG.01	2B1B_2E	74.6 m²	75.00 m²	80.0 m²	80.0 m²	
LOWER GROUND	BAL	2D.LG.01	2B1B_2E	23.1 m²	25.00 m²	10.0 m²	9.0 m²	
LOWER GROUND	BAL	2D.LG.01	2B1B_2E	3.6 m²	3.00 m²		4.0 m²	2nd Bal not mentioned
LOWER GROUND	1B1B	2D.LG.02	1B1B_1C.1	50.8 m²	50.00 m²	50.0 m²	50.0 m²	
LOWER GROUND	BAL	2D.LG.02	1B1B_1C.1	17.7 m²	25.00 m²		11.0 m²	Bal not mentioned
GROUND FLOOR	1B1B	2D.G.01	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
GROUND FLOOR	BAL	2D.G.01	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
GROUND FLOOR	1B1B	2D.G.02	1B1B_1B	52.5 m²	70.00 m²	50.0 m²	50.0 m²	ADG Area Wrong
GROUND FLOOR	BAL	2D.G.02	1B1B_1B	8.6 m²	8.00 m²	8.0 m²	9.0 m²	
GROUND FLOOR	2B1B	2D.G.03	2B1B_2C	74.7 m²	50.00 m²	70.0 m²	70.0 m²	ADG Area Wrong
GROUND FLOOR	BAL	2D.G.03	2B1B_2C	10.3 m²	11.00 m²	11.0 m²	11.0 m²	
GROUND FLOOR	1B1B	2D.G.04	1B1B_1C.1	51.0 m²	75.00 m²	50.0 m²	50.0 m²	ADG Area Wrong
GROUND FLOOR	BAL	2D.G.04	1B1B_1C.1	9.8 m²	11.00 m²	11.0 m²	11.0 m²	
GROUND FLOOR	2B1B	2D.G.05	2B1B_2E	75.5 m²	75.00 m²	80.0 m²	80.0 m²	
GROUND FLOOR	BAL	2D.G.05	2B1B_2E	3.6 m²	5.00 m²	5.0 m²	4.0 m²	
GROUND FLOOR	BAL	2D.G.05	2B1B_2E	8.8 m²	9.00 m²	9.0 m²	9.0 m²	
LEVEL 1	2B1B	2D.1.01	2B1B_2D	71.1 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 1	BAL	2D.1.01	2B1B_2D	9.6 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	1B1B	2D.1.02	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2D.1.02	1B1B_1B	8.6 m²	9.00 m²	8.0 m²	9.0 m²	
LEVEL 1	1B1B	2D.1.03	1B1B_1B	52.5 m²	50.00 m²	50.0 m²	50.0 m²	
LEVEL 1	BAL	2D.1.03	1B1B_1B	8.6 m²	9.00 m²	8.0 m²	9.0 m²	
LEVEL 1	2B1B	2D.1.04	2B1B_2F	83.0 m²	80.00 m²	80.0 m²	80.0 m²	
LEVEL 1	BAL	2D.1.04	2B1B_2F	12.2 m²	13.00 m²	13.0 m²	13.0 m²	
LEVEL 1	BAL	2D.1.04	2B1B_2F	9.8 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 1	2B1B	2D.1.05	2B1B_2E	75.0 m²	75.00 m²	80.0 m²	80.0 m²	
LEVEL 1	BAL	2D.1.05	2B1B_2E	3.6 m²	9.00 m²	9.0 m²	9.0 m²	
LEVEL 1	BAL	2D.1.05	2B1B_2E	8.8 m²	5.00 m²	4.0 m²	4.0 m²	
LEVEL 2	2B1B	2D.2.01	2B1B_2D	71.1 m²	70.00 m²	70.0 m²	70.0 m²	
LEVEL 2	BAL	2D.2.01	2B1B_2D	9.6 m²	11.00 m²	11.0 m²	11.0 m²	
LEVEL 2	2B1B	2D.2.02	2B1B_2G	80.7 m²	80.00 m²	80.0 m²	80.0 m²	
LEVEL 2	BAL	2D.2.02	2B1B_2G	14.8 m²	14.00 m²	14.0 m²		Bal not mentioned
Grand total: 32				1097.1 m²				

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

bridge | NSW GOVERNMENT | Homes NSW

hayball

Wurundjeri Country | Gadigal Country | Yuggera + Turbal Country | Ngunnawal Country

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

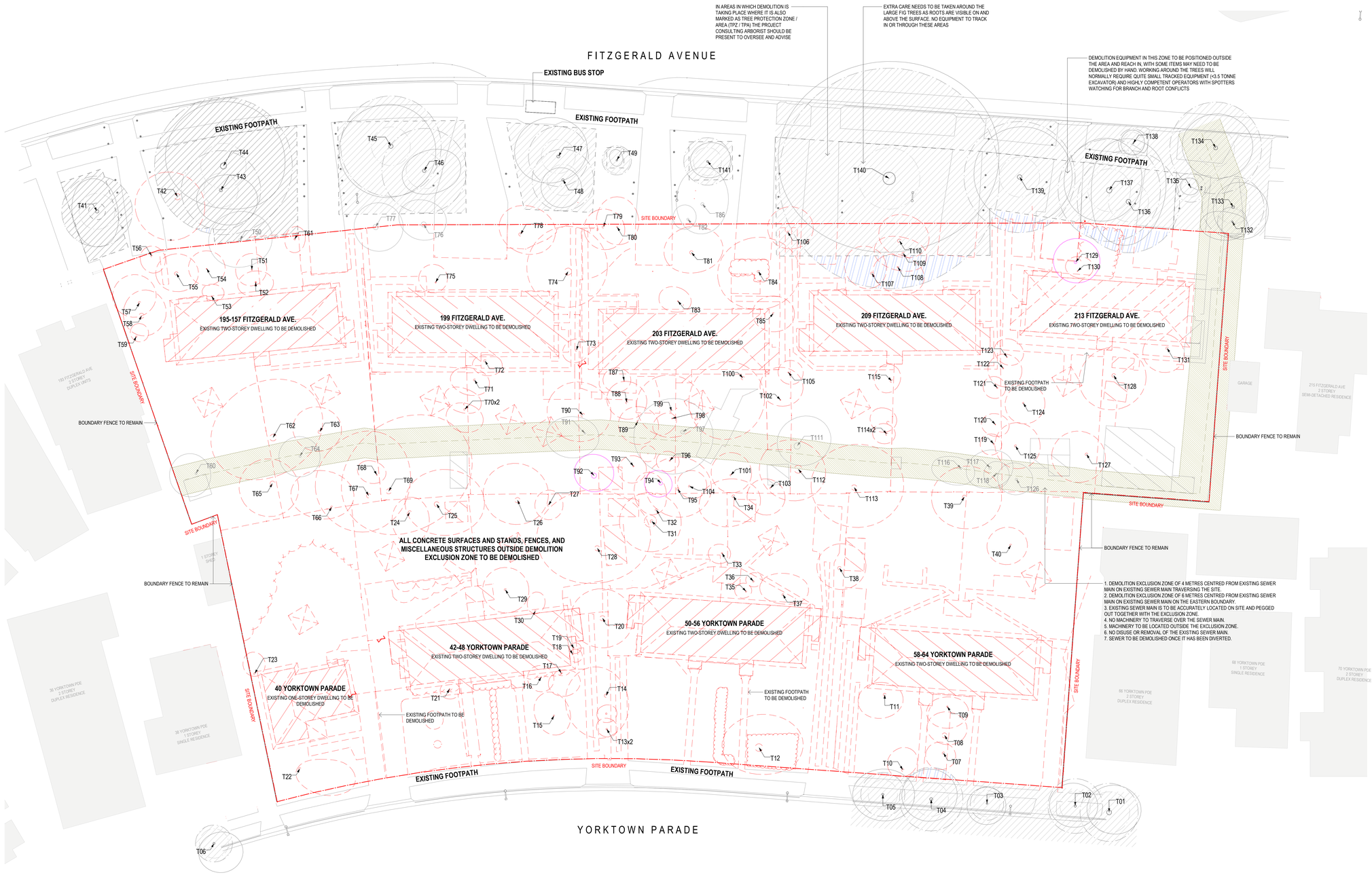
Drawing Title
APARTMENT AREA SCHEDULE

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:26:15 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.00.0.81	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



STAGE 1 DEMOLITION WORKS

KEY:

- STAGE 1 DEMOLITION WORKS
- TREES RETAINED FOR RELOCATION
- UNDERGROUND SEWER LINE
- DEMOLITION EXCLUSION ZONE
- TREE PROTECTION FENCE
- TREE PROTECTION AREA (TPA)
- TREE PROTECTION ZONE (TPZ)
- TREE STRUCTURAL ROOT (SRZ)
- IMPACT OF EXISTING ROOTS - CAREFUL EXCAVATION REQUIRED

NOTES:

THIS DRAWING IS FOR STAGE 1 DEMOLITION ONLY.
REFER TO SSDA MOD DEMO DRAWING FOR BOTH STAGES.

- THE EXCLUSION ZONE SHOWN CORRESPONDS TO THE SURVEYED LOCATION OF THE EXISTING MAIN SEWER LINE. THE EXACT LOCATION OF THE SEWER AND ASSOCIATED EXCLUSION ZONE MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORKS
- THE EXISTING TREES SHOWN AS RETAINED OR PROPOSED FOR REMOVAL ARE BASED ON ARBORIST DRAWINGS AND REPORT – DRAWING NO. ARBPLAN-HOMES NSW- HAFF. 1. SITE02MAROUBRA_250729. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS, REFER TO THE CERTIFIED ARBORIST REPORT AND CONSULT THE PROJECT ARBORIST PRIOR TO COMMENCING ANY WORKS
- EXISTING SERVICES BELOW GROUND NOT SHOWN ON PLAN. PLEASE REFER TO NORTON SURVEY PARTNERS JOB NO. 31470 FOR DEPTH AND LOCATION OF EXISTING SERVICES
- REFER TO ANNOTATED DRAWING OF 31470 SHOWING EXTENT OF DEMOLITION OF EXISTING SERVICES DURING THIS PHASE
- CONTRACTOR TO VERIFY ALL SERVICE LOCATIONS ON SITE PRIOR TO COMMENCEMENT OF DEMOLITION WORKS
- ALL DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT CODES, STANDARDS, AND AUTHORITY REQUIREMENTS
- CONTRACTOR TO ENSURE PROTECTION OF ALL RETAINED ELEMENTS DURING DEMOLITION
- ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND DRAWINGS TO BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING
- CONTRACTOR TO COORDINATE WITH RELEVANT SPECIALIST ENGINEERS FOR STRUCTURAL, CIVIL, ELECTRICAL AND HYDRAULIC DEMOLITION

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
6	FOR COORDINATION	10/10/2025		
5	FOR COORDINATION	30/09/2024		
4	FOR COORDINATION	24/09/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country — MELBOURNE: Level 1, 200 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

Gadigal Country — SYDNEY: Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

Yuggera + Turrbal Country — BRISBANE: Level 5, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9921

Ngunnawal Country — CANBERRA: Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

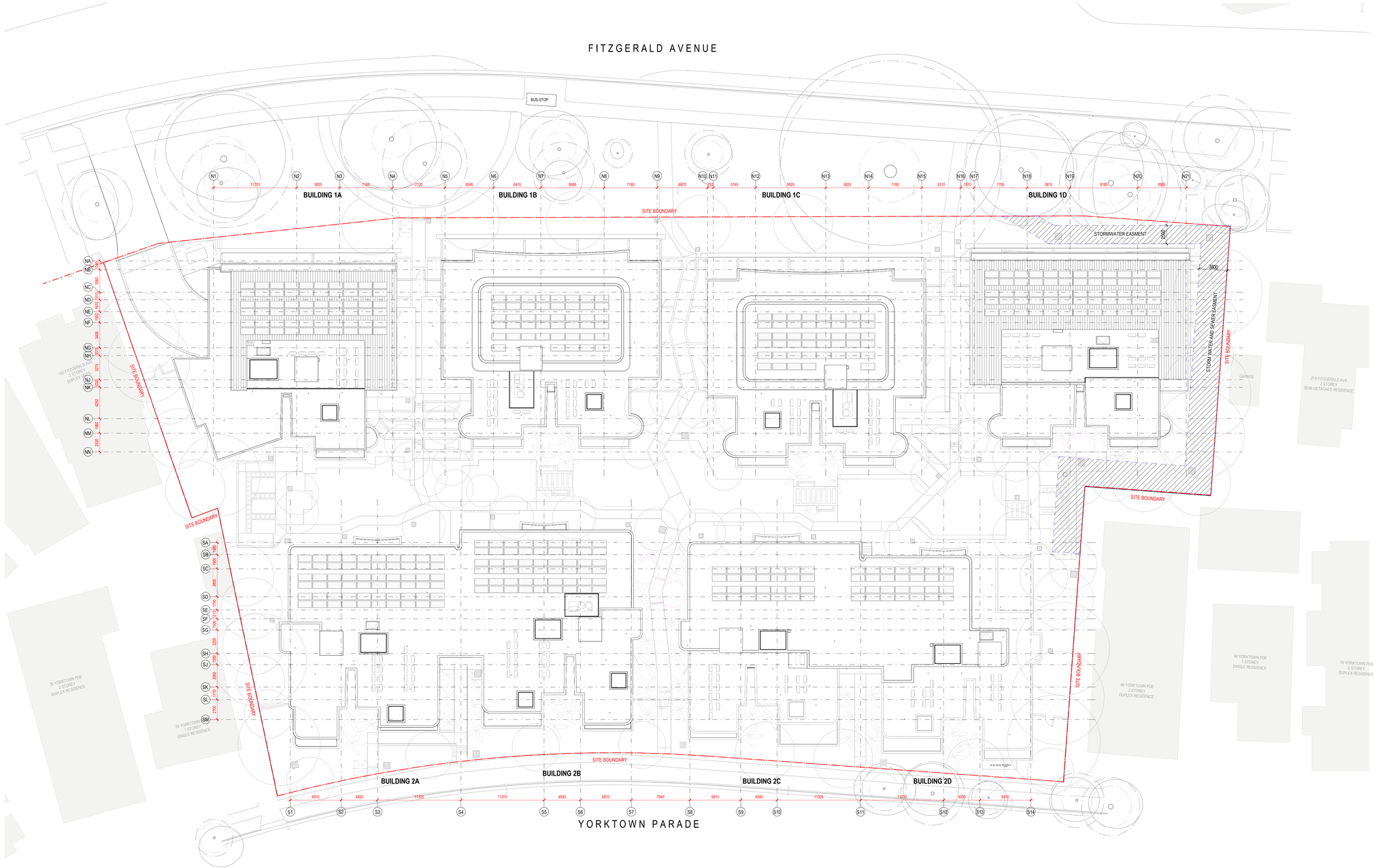
Drawing Title
EXISTING CONDITIONS AND DEMOLITION SITE PLAN

Status
FOR CONSTRUCTION

Date Printed	Scale
21/11/2025 7:26:25 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.01.0.01	8

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



KEY:

TREE PROTECTION ZONE (TPZ)

TREE STRUCTURAL ROOT (SRZ)

Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name: Khyati Saxena

Accreditation No.: HERA 10191

Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

bridge | NSW GOVERNMENT | Homes NSW

haybail

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3250, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

PROPOSED SITE PLAN

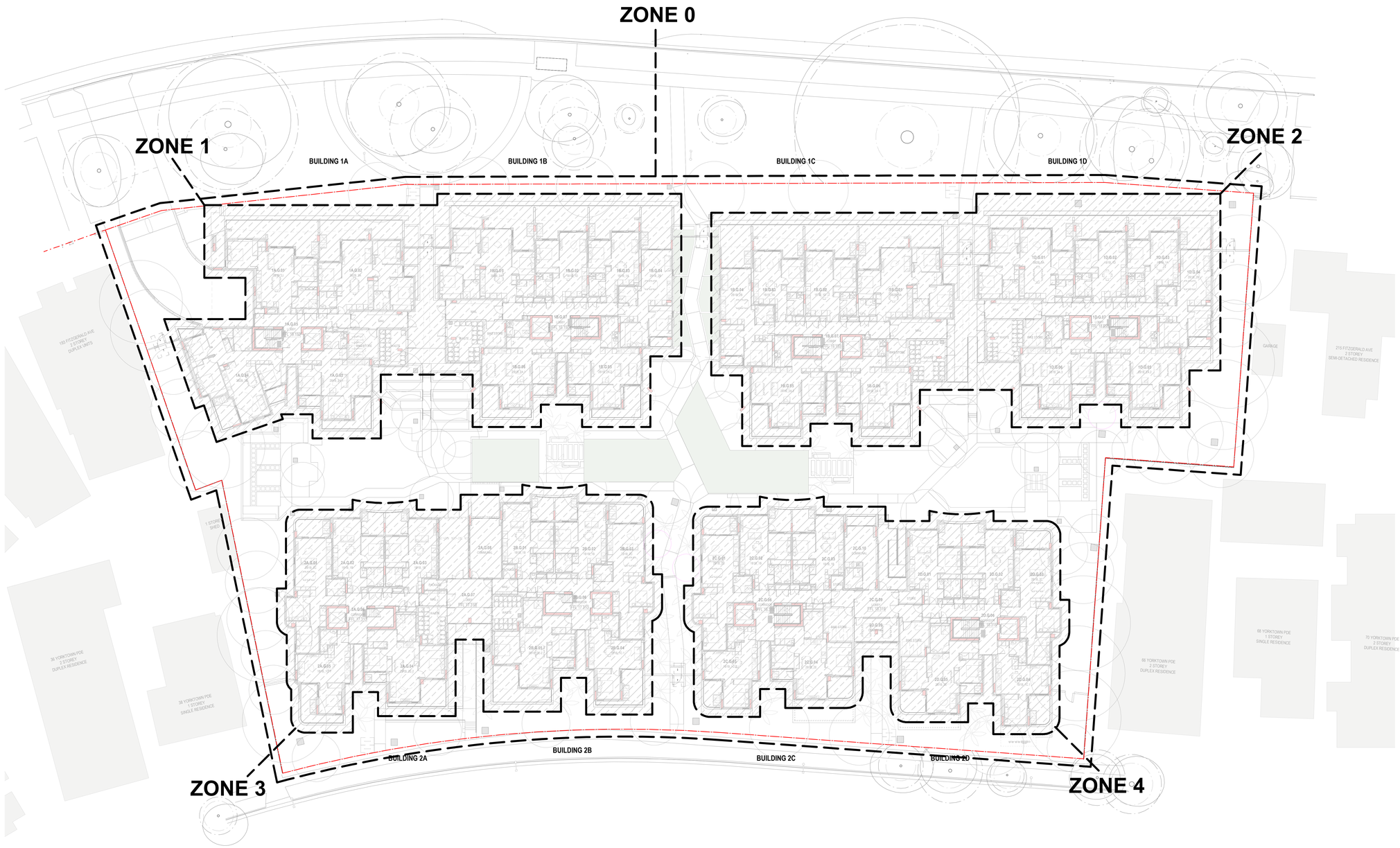
Status

PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:27:08 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.01.0.02	5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1
200 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 5529

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 8621

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 6660 5529

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball: 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

PRECINCT ZONE PLAN

Status

PRELIMINARY ISSUE

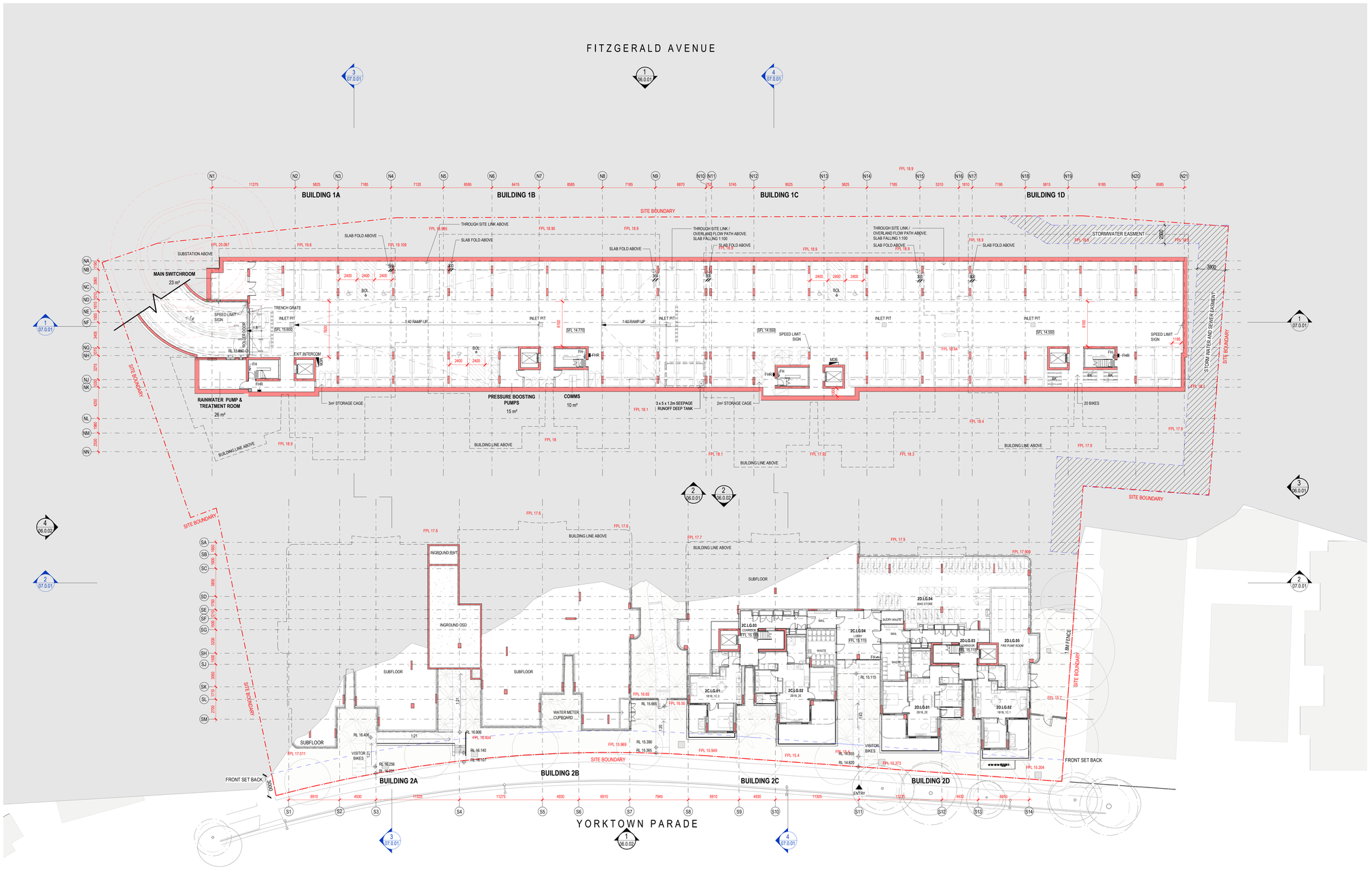
Date Printed	**Scale**
21/11/2025 7:28:00 PM	1 : 200@A0

Project No	**Drawing No**	**Revision**
2776	**AR.01.0.04**	**5**

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

NOTES:

PROVIDE TRENCH GRATES AT ALL EXTERNAL ENTRIES AND ALLOW PROVISION FOR WATER TO DRAIN AWAY FROM LOBBIES



Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country — *Gadigal Country* — *Yuggera + Turbal Country* — *Ngunnawal Country*

MELBOURNE
Level 1
200 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9699 9029

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9621

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9699 9029

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

PRECINCT BASEMENT & LOWER GROUND PLAN

Status

PRELIMINARY ISSUE

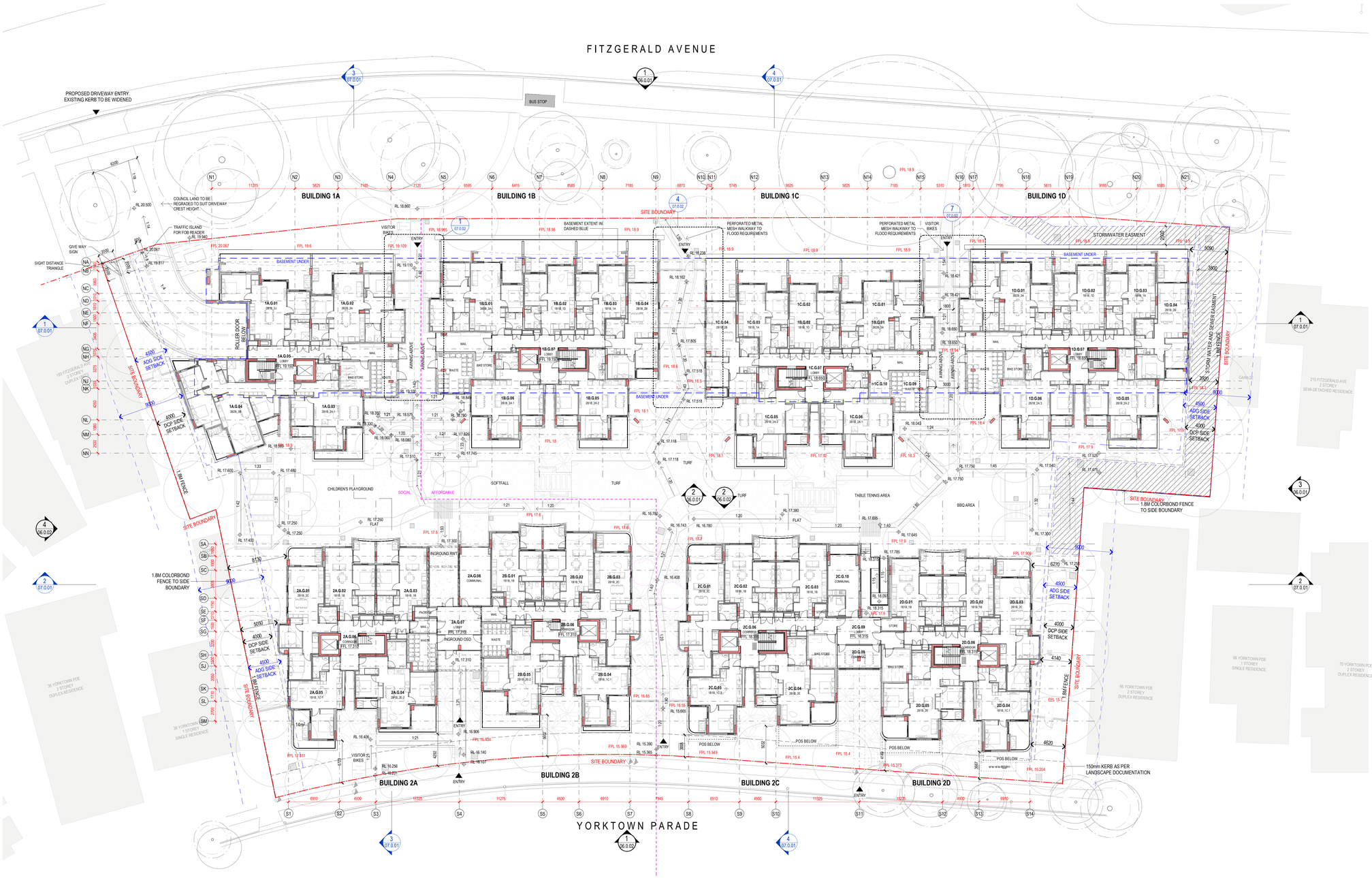
Date Printed	Scale
21/11/2025 7:28:25 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.01.0.05	5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

NOTES:

PROVIDE TRENCH GRATES AT ALL EXTERNAL ENTRIES AND ALLOW PROVISION FOR WATER TO DRAIN AWAY FROM LOBBIES



Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turbal Country | Ngunnawal Country

MELBOURNE
Level 1
200 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
200 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9921

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

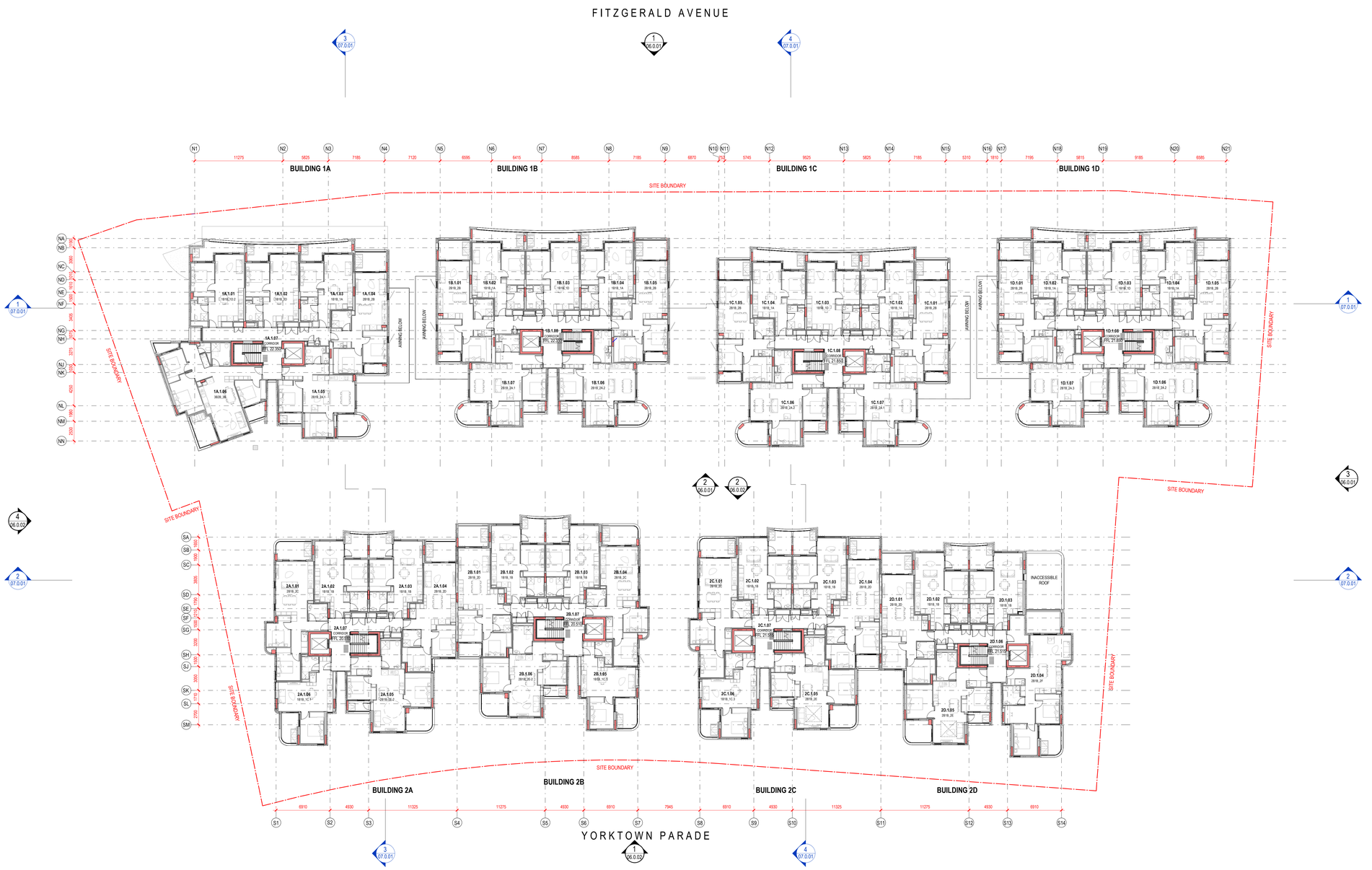
Drawing Title
PRECINCT GROUND PLAN

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:29:12 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.01.0.06	5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
117 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 8029

BRISBANE
Level 6
319 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9921

CANBERRA
Level 3
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 8029

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
PRECINCT LEVEL 1 PLAN

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
7:29:43 PM

Scale
1 : 200@A0

Project No 2776

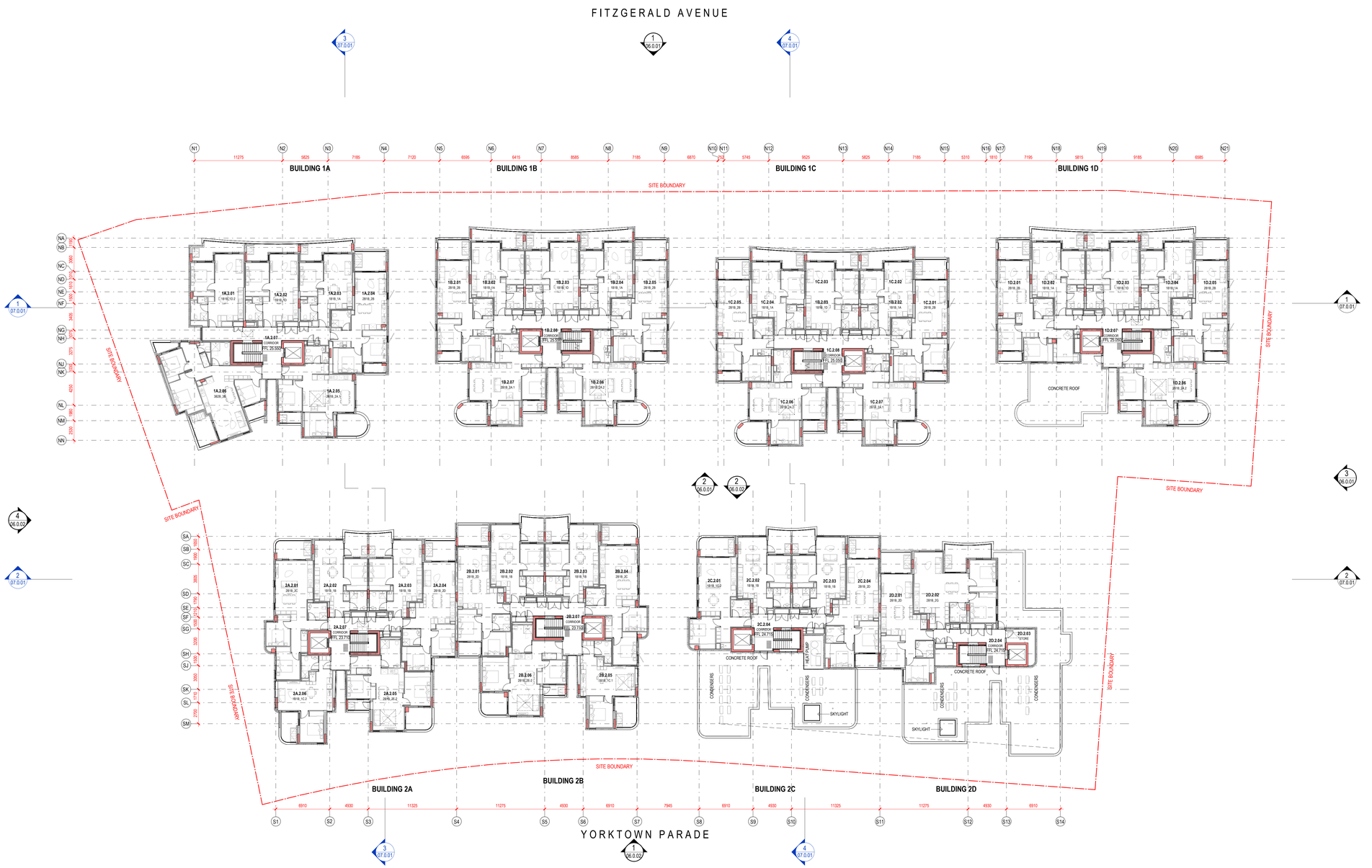
Drawing No AR.01.0.07

Revision 5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

NOTES:

ALL ROOFS TO HAVE ACTIVE FALL PROTECTION DUE TO LOWER ROOF PARAPETS. FALL RESTRAINT SYSTEM TO BE REVIEWED BY WORKING AT HEIGHT SPECIALIST DURING THE 70% PHASE



Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
117 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 8029

BRISBANE
Level 8
349 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9921

CANBERRA
Level 3
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
PRECINCT LEVEL 2 PLAN

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
7:30:11 PM

Scale
1 : 200@A0

Project No 2776

Drawing No AR.01.0.08

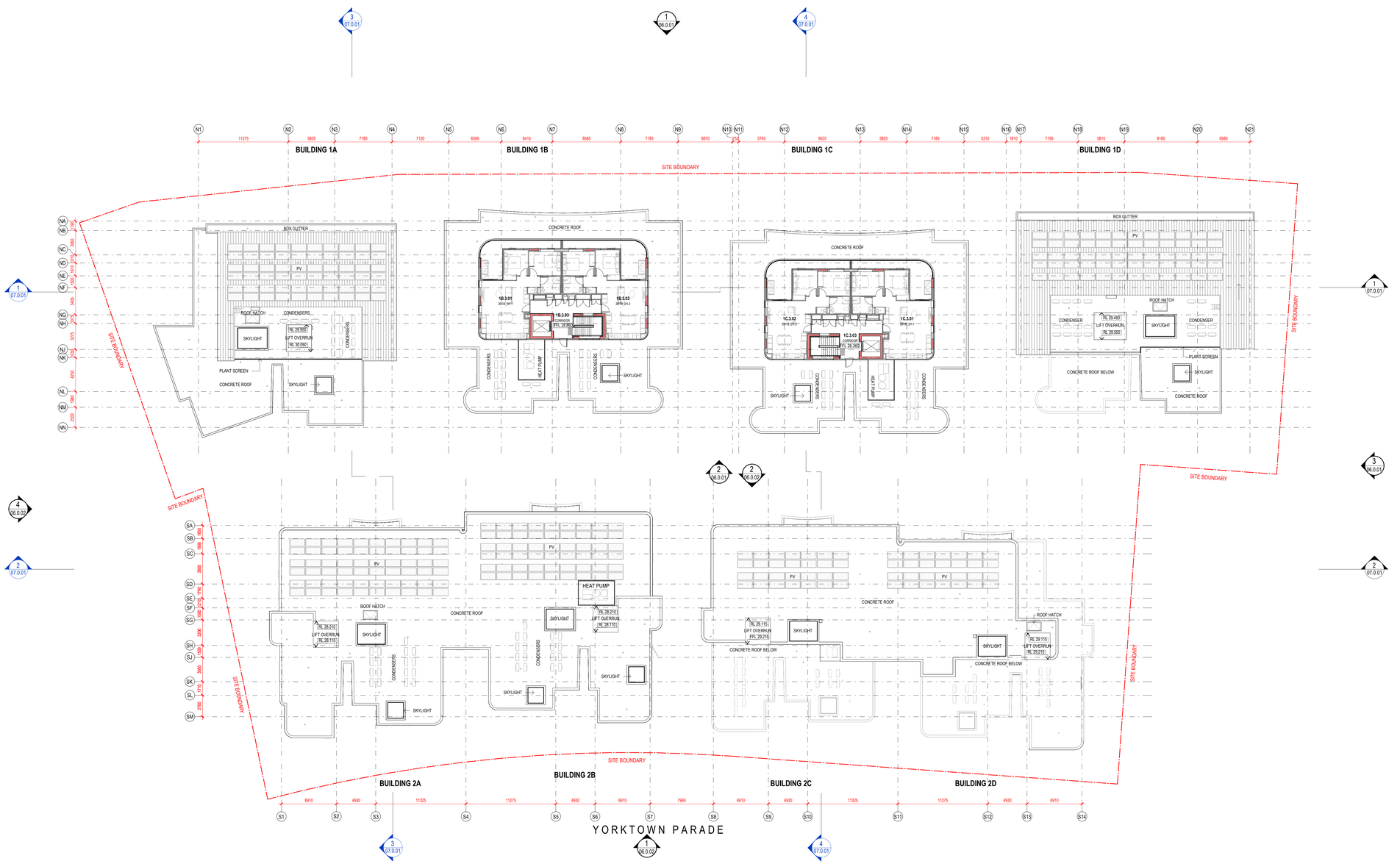
Revision 5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

NOTES:

ALL ROOFS TO HAVE ACTIVE FALL PROTECTION DUE TO LOWER ROOF PARAPETS. FALL RESTRAINT SYSTEM TO BE REVIEWED BY WORKING AT HEIGHT SPECIALIST DURING THE 70% PHASE

FITZGERALD AVENUE



Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
117 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 8029

BRISBANE
Level 6
314 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9621

CANBERRA
Level 3
121 Longbottom Circuit,
Canberra ACT 2601
T +61 2 9660 8029

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
PRECINCT LEVEL 3 PLAN

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
7:30:38 PM

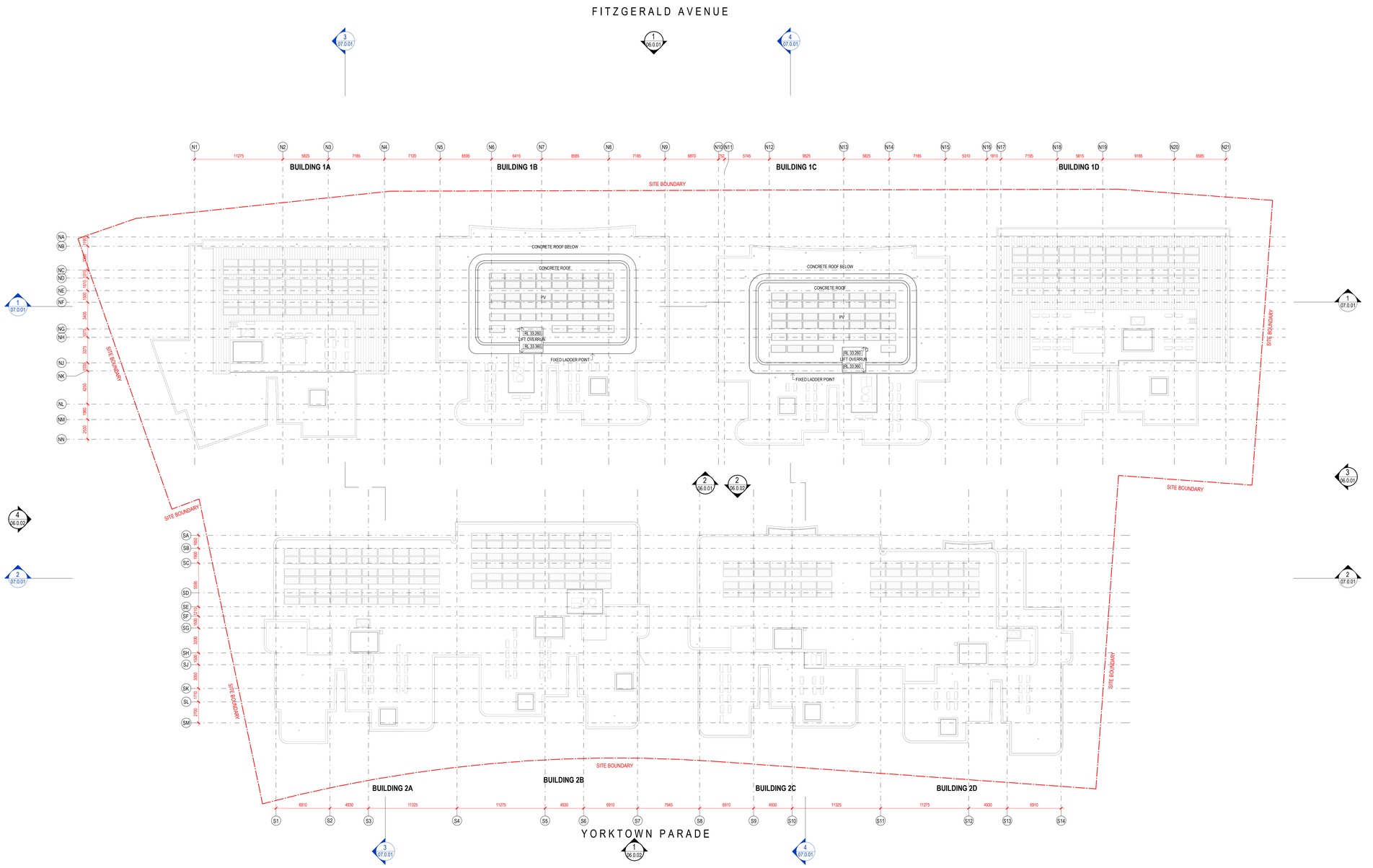
Scale
1 : 200@A0

Project No 2776
Drawing No AR.01.0.09
Revision 5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

NOTES:

ALL ROOFS TO HAVE ACTIVE FALL PROTECTION DUE TO LOWER ROOF PARAPETS. FALL RESTRAINT SYSTEM TO BE REVIEWED BY WORKING AT HEIGHT SPECIALIST DURING THE 70% PHASE



Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
4	50% DD ISSUE	21/11/2025	EMC	EC
3	FOR COORDINATION	10/10/2025		
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country — **MELBOURNE** Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor Unit 7 117 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 8029

Yuggera + Turrbal Country — **BRISBANE** Level 6 364 Queen Street, Brisbane Qld 4000 T +61 7 3211 9621

Ngunnawal Country — **CANBERRA** Level 3 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
PRECINCT ROOF PLAN

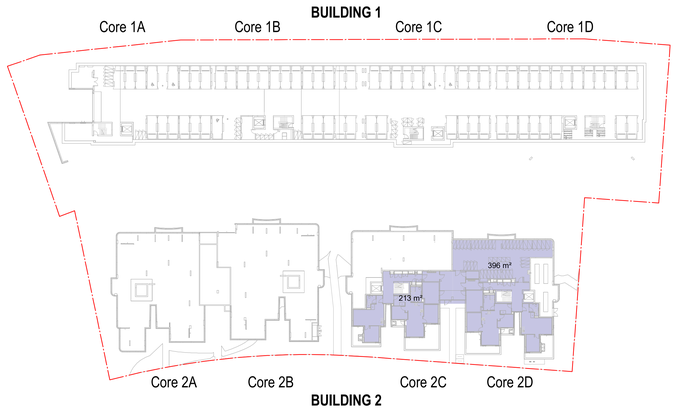
Status
PRELIMINARY ISSUE

Date Printed
21/11/2025 7:31:06 PM

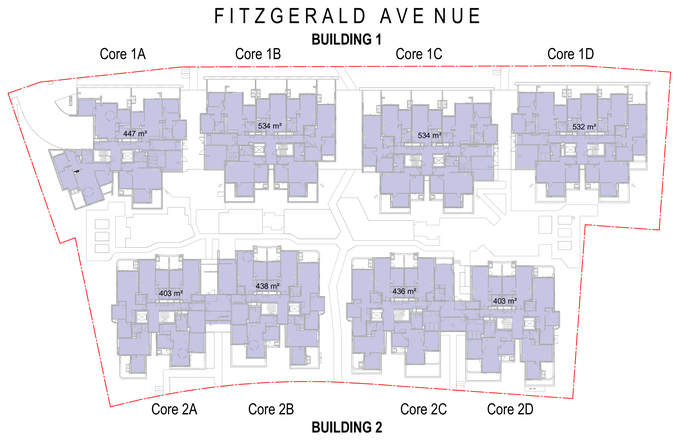
Scale
1 : 200@A0

Project No 2776
Drawing No AR.01.0.10
Revision 4

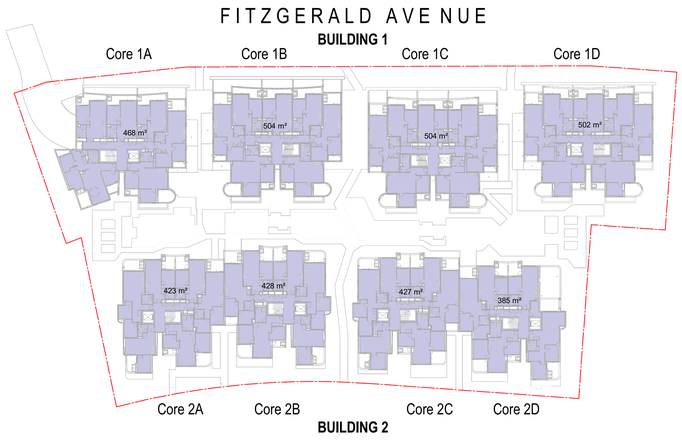
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



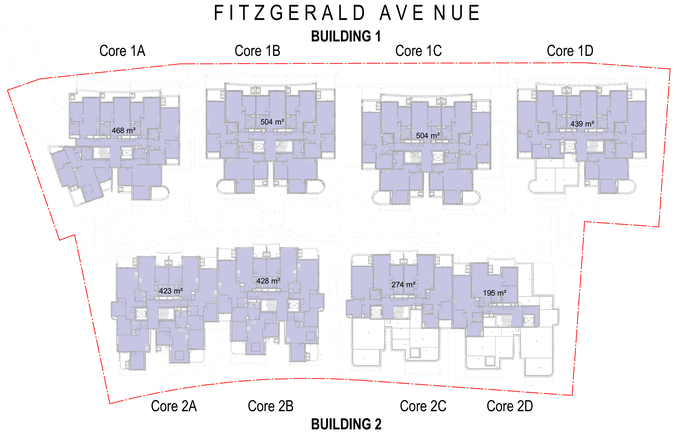
1 LOWER GROUND - GFA PLANS
1 : 500



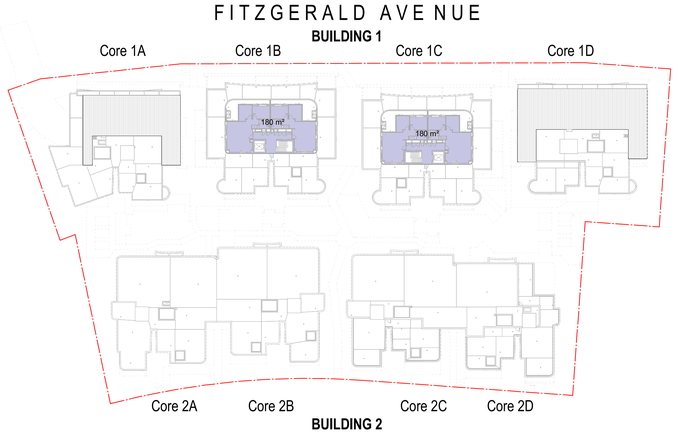
2 GROUND LEVEL - GFA PLANS
1 : 500



3 LEVEL 1 - GFA PLANS
1 : 500



4 LEVEL 2 - GFA PLANS
1 : 500



5 LEVEL 3 - GFA PLANS
1 : 500

Area Schedule (GFA) - BUILDING 1A

Name	Level	Hayball Area	SSDA Area
BUILDING 1A	GROUND	447 m²	446
BUILDING 1A	LEVEL 1	468 m²	469
BUILDING 1A	LEVEL 2	468 m²	469
GFA		1383m²	1385m²

Area Schedule (GFA) - BUILDING 1B

Name	Level	Hayball Area	SSDA Area
BUILDING 1B	GROUND	534 m²	540
BUILDING 1B	LEVEL 1	504 m²	501
BUILDING 1B	LEVEL 2	504 m²	501
BUILDING 1B	LEVEL 3	180 m²	173
GFA		1722m²	1714m²

Area Schedule (GFA) - BUILDING 1C

Name	Level	Hayball Area	SSDA Area
BUILDING 1C	GROUND	534 m²	540
BUILDING 1C	LEVEL 1	504 m²	501
BUILDING 1C	LEVEL 2	504 m²	501
BUILDING 1C	LEVEL 3	180 m²	173
GFA		1722m²	1714m²

Area Schedule (GFA) - BUILDING 1D

Name	Level	Hayball Area	SSDA Area
BUILDING 1D	GROUND	532 m²	521
BUILDING 1D	LEVEL 1	502 m²	500
BUILDING 1D	LEVEL 2	439 m²	435
GFA		1473m²	1456m²

Area Schedule (GFA) - BUILDING 2A

Name	Level	Hayball Area	SSDA Area
BUILDING 2A	GROUND	403 m²	409
BUILDING 2A	LEVEL 1	423 m²	426
BUILDING 2A	LEVEL 2	423 m²	426
GFA		1250m²	1261m²

Area Schedule (GFA) - BUILDING 2B

Name	Level	Hayball Area	SSDA Area
BUILDING 2B	GROUND	438 m²	442
BUILDING 2B	LEVEL 1	428 m²	428
BUILDING 2B	LEVEL 2	428 m²	428
GFA		1293m²	1297m²

Area Schedule (GFA) - BUILDING 2C

Name	Level	Hayball Area	SSDA Area
BUILDING 2C	LOWER GROUND	213 m²	354
BUILDING 2C	GROUND	436 m²	440
BUILDING 2C	LEVEL 1	427 m²	427
BUILDING 2C	LEVEL 2	274 m²	273
GFA		1351m²	1494m²

Area Schedule (GFA) - BUILDING 2D

Name	Level	Hayball Area	SSDA Area
BUILDING 2D	LOWER GROUND	396 m²	388
BUILDING 2D	GROUND	403 m²	409
BUILDING 2D	LEVEL 1	385 m²	385
BUILDING 2D	LEVEL 2	195 m²	196
GFA		1378m²	1378m²

NOTES:
- "HAYBALL AREA" OUTLINES PROPOSED AREAS FOR 50% DD SUBMISSION DATED 24/11/2025
- "SSDA AREA" IS FROM THE STAMPED GFA PLANS DATED 14/06/2025

Summary Area Schedule (GFA)

Name	Area
BUILDING 1A	1383 m²
BUILDING 1B	1722 m²
BUILDING 1C	1722 m²
BUILDING 1D	1473 m²
BUILDING 2A	1250 m²
BUILDING 2B	1293 m²
BUILDING 2C	1351 m²
BUILDING 2D	1378 m²
	11572 m²

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734,
NSW: David Tordoff 8028 , SA: Hayball 3259,
TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
PRECINCT AREA PLANS - GFA

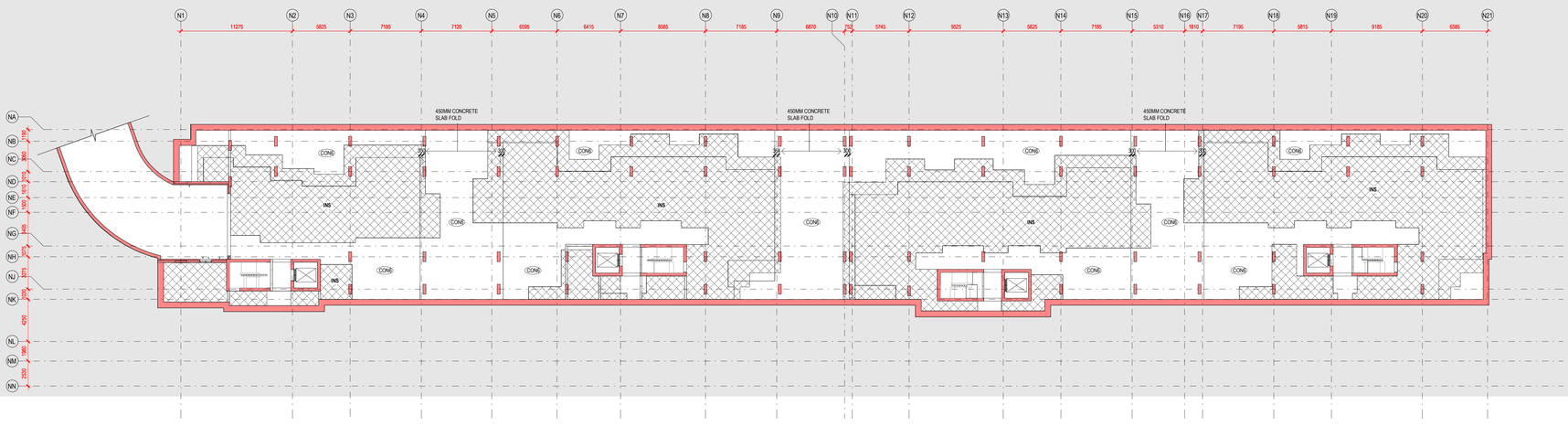
Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
7:32:28 PM

Scale
As indicated@A0

Project No 2776
Drawing No AR.01.0.20
Revision 3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena

Accreditation No. HERA 10191

Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
2	50% DD ISSUE	21/11/2025	EMC	EC
1	FOR COORDINATION	19/09/2025		

Wurundjeri Country *Gadigal Country* *Yuggera + Turbal Country* *Ngunnawal Country*

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3250, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

PRECINCT BASEMENT RCP

Status

PRELIMINARY ISSUE

Date Printed

21/11/2025
7:32:45 PM

Scale

1 : 200@A0

Project No

2776

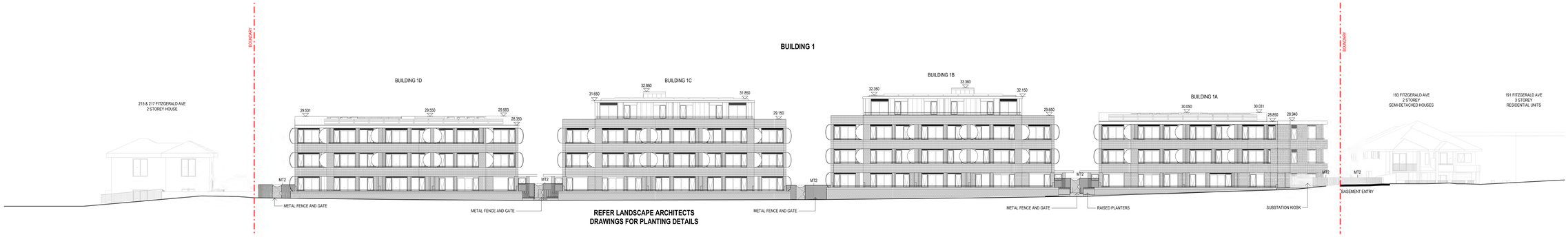
Drawing No

AR.01.4.00

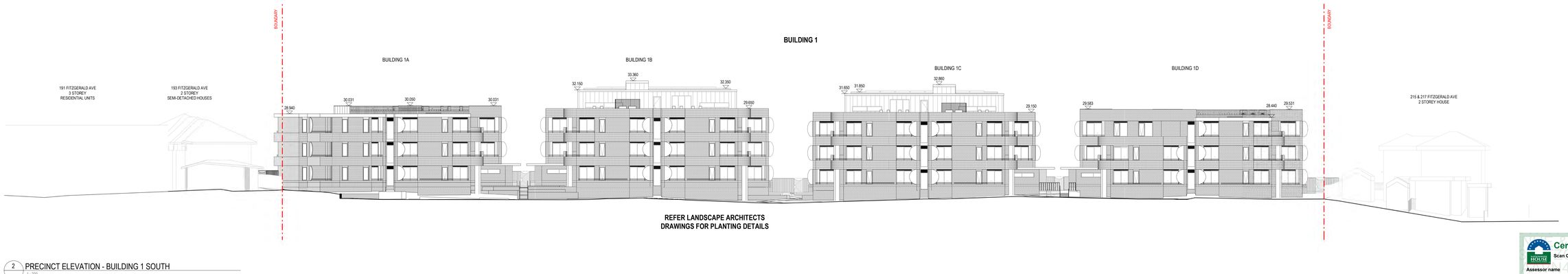
Revision

2

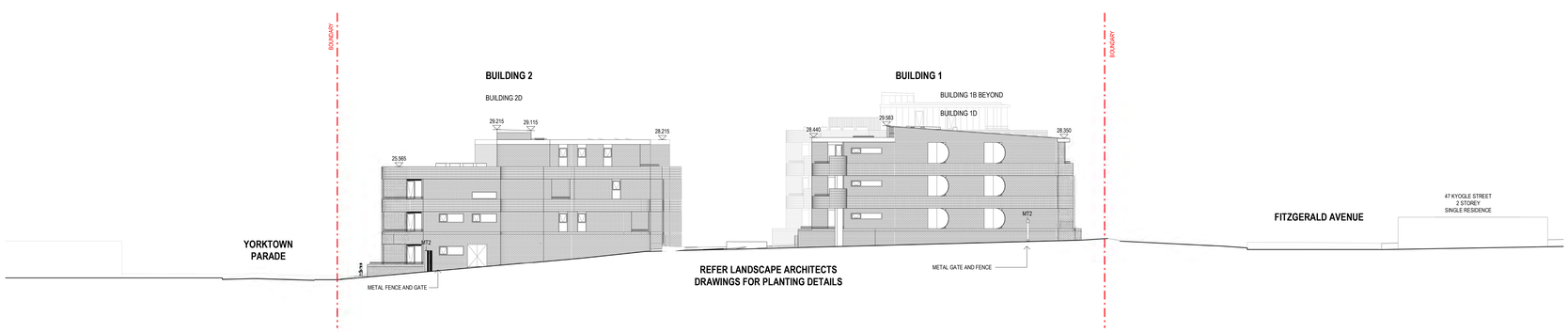
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 PRECINCT ELEVATION_BUILDING 1 NORTH (FITZGERALD AVENUE)
1 : 200



2 PRECINCT ELEVATION - BUILDING 1 SOUTH
1 : 200



3 PRECINCT ELEVATION - EAST
1 : 200

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country *Gadigal Country* *Yuggera + Turrbal Country* *Ngunnawal Country*

MELBOURNE
Level 1
200 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9699 8029

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9621

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9699 8029

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

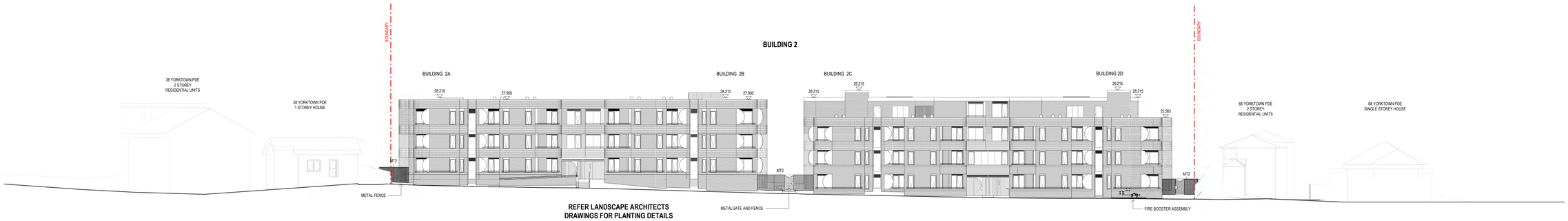
Drawing Title
PRECINCT ELEVATIONS

Status
PRELIMINARY ISSUE

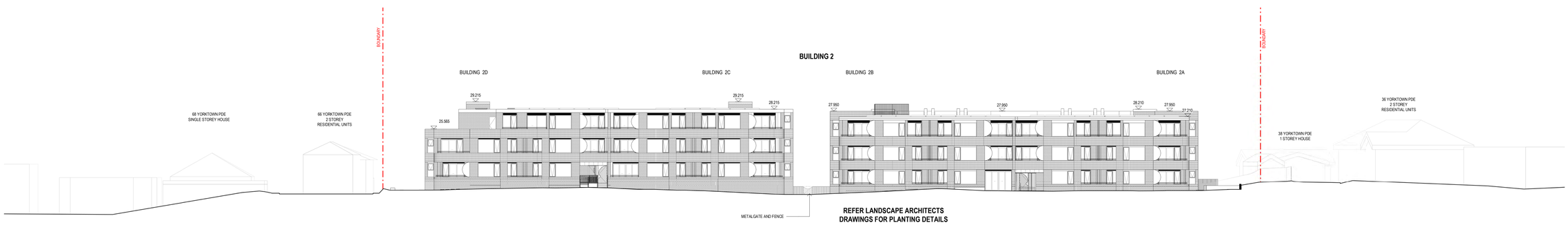
Date Printed	Scale
21/11/2025 7:33:35 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.06.0.01	5

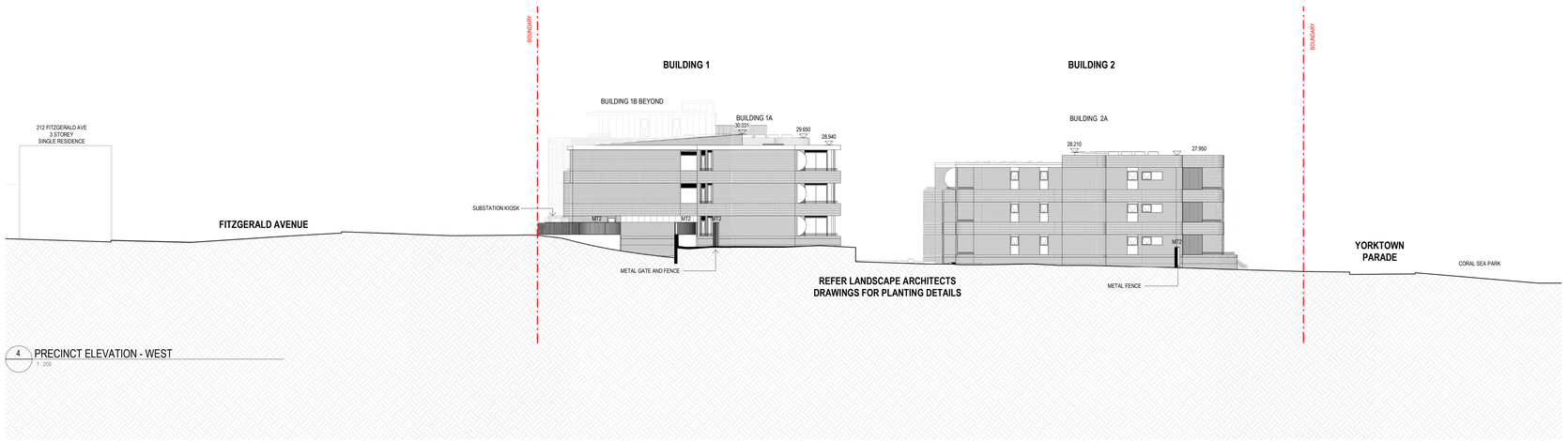
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 PRECINCT ELEVATION - BUILDING 2 SOUTH (YORKTOWN PARADE)
1 : 200



2 PRECINCT ELEVATION - BUILDING 2 NORTH
1 : 200



4 PRECINCT ELEVATION - WEST
1 : 200

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
200 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

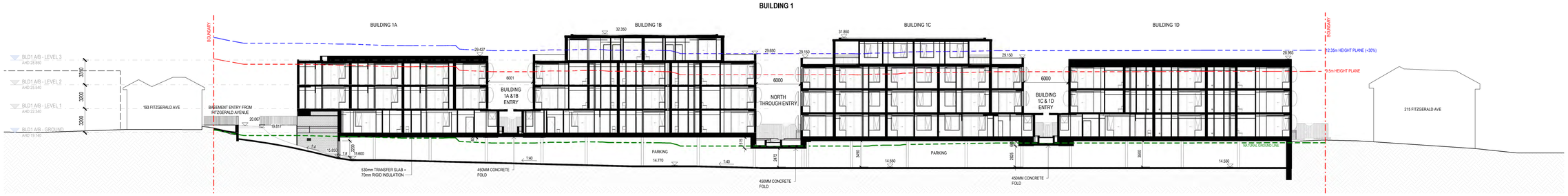
Drawing Title
PRECINCT ELEVATIONS

Status
PRELIMINARY ISSUE

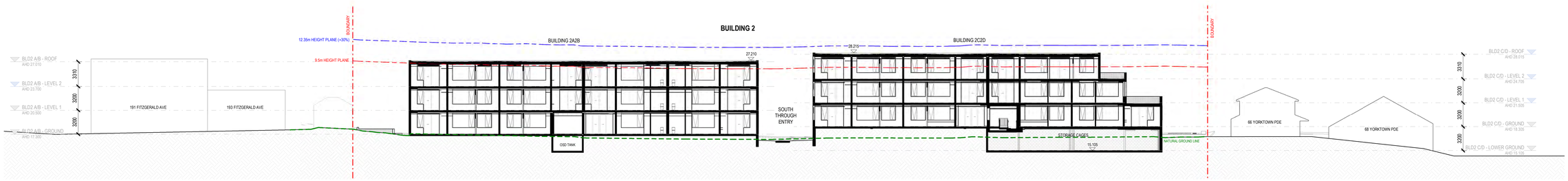
Date Printed	Scale
21/11/2025 7:34:29 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.06.0.02	5

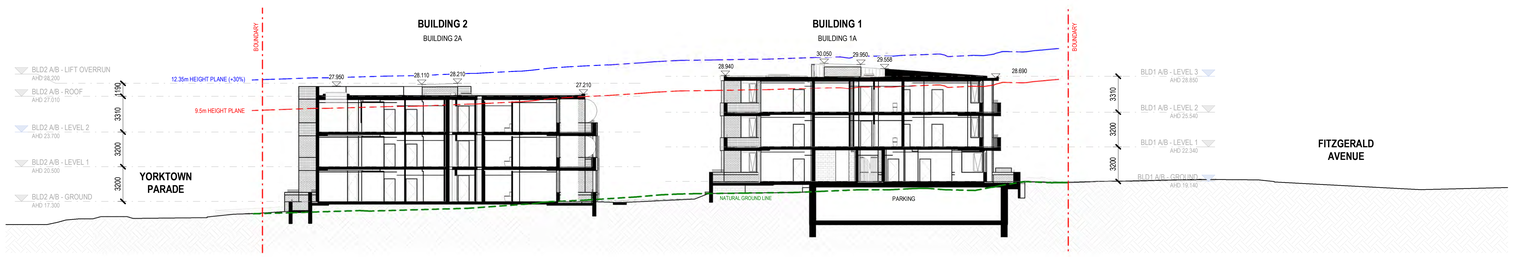
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



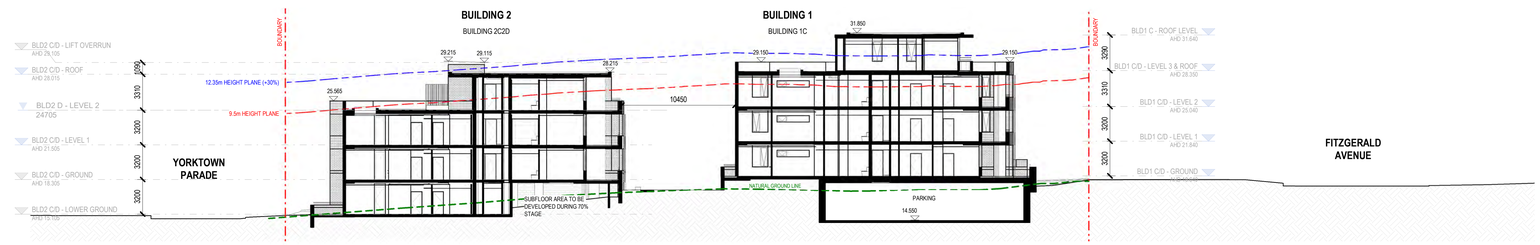
1 PRECINCT SECTION 1 - BUILDING 1
1 : 200



2 PRECINCT SECTION 2 - BUILDING 2
1 : 200



3 PRECINCT SECTION 3
1 : 200



4 PRECINCT SECTION 4
1 : 200

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country — *Gadigal Country* — *Yuggera + Turbal Country* — *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

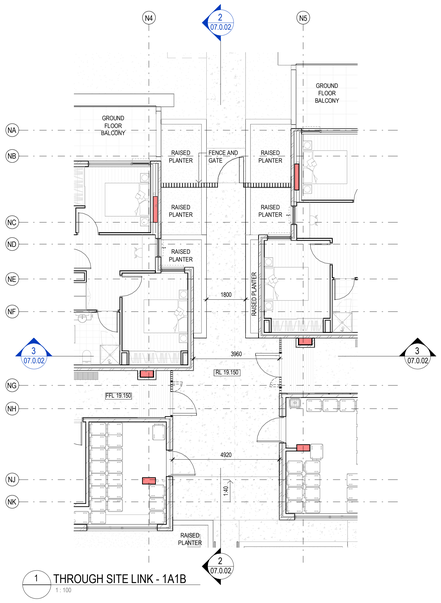
Drawing Title
PRECINCT SECTIONS

Status
PRELIMINARY ISSUE

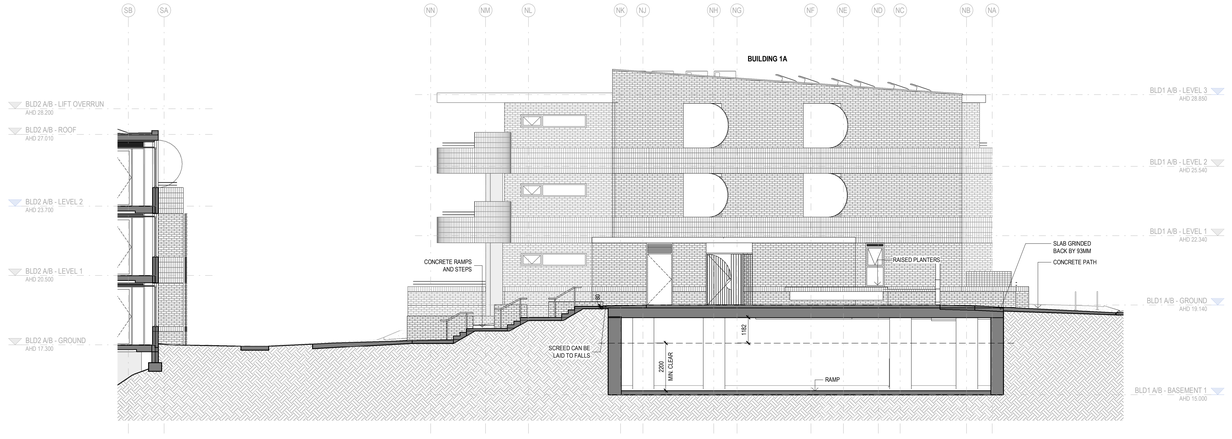
Date Printed	Scale
21/11/2025 7:35:07 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.07.0.01	5

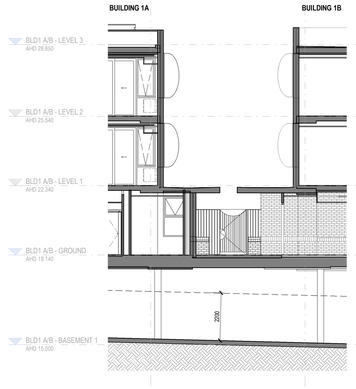
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



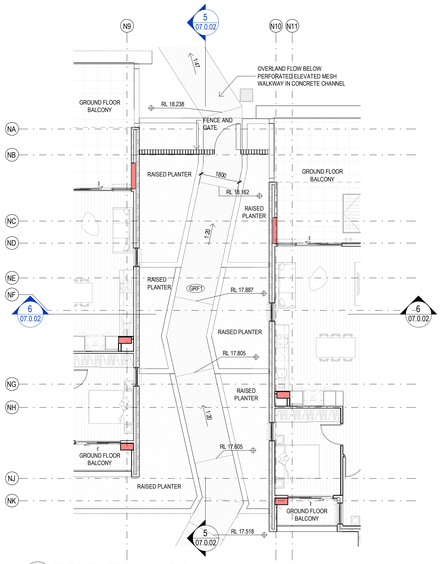
1 THROUGH SITE LINK - 1A1B
1 : 100



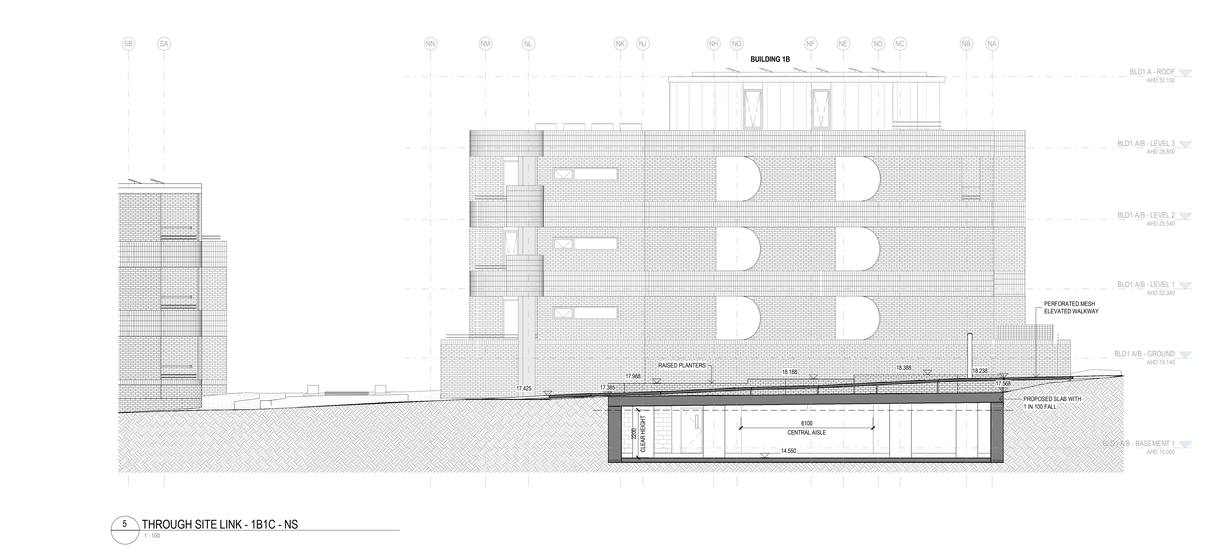
2 THROUGH SITE LINK - 1A1B - NS
1 : 100



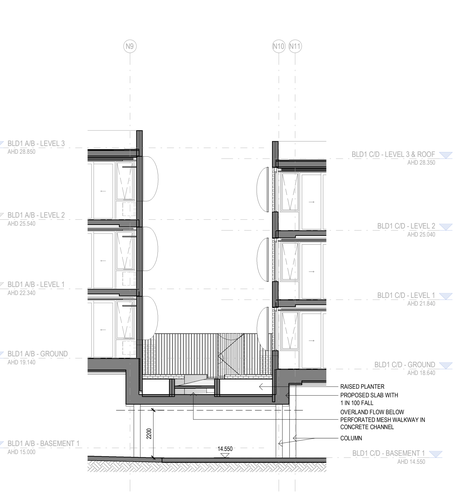
3 THROUGH SITE LINK - 1A1B - EW
1 : 100



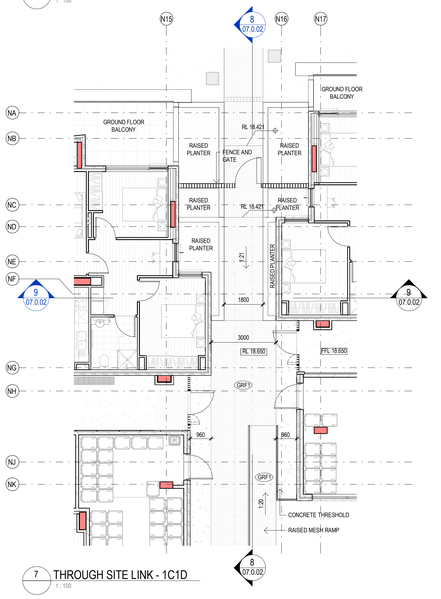
4 THROUGH SITE LINK - 1B1C
1 : 100



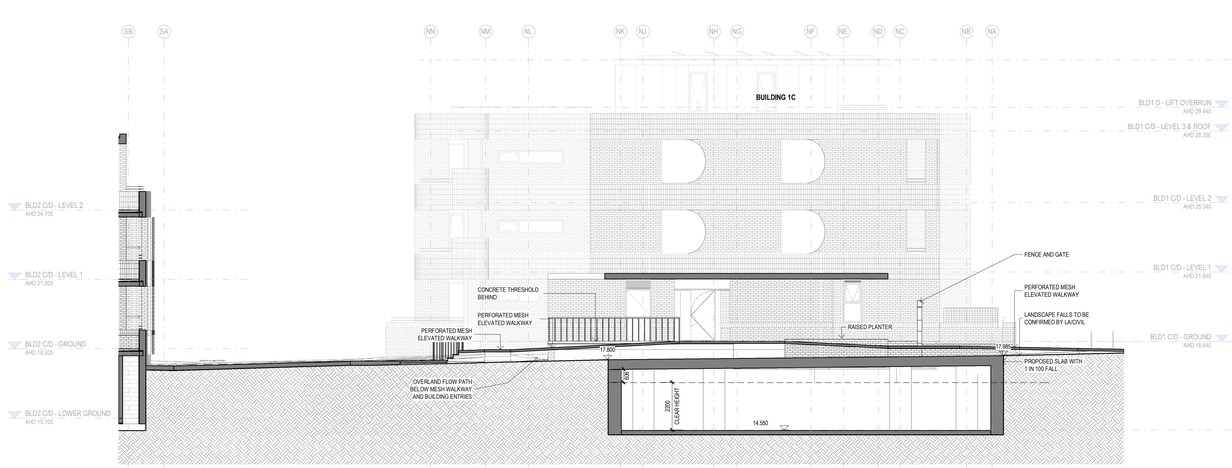
5 THROUGH SITE LINK - 1B1C - NS
1 : 100



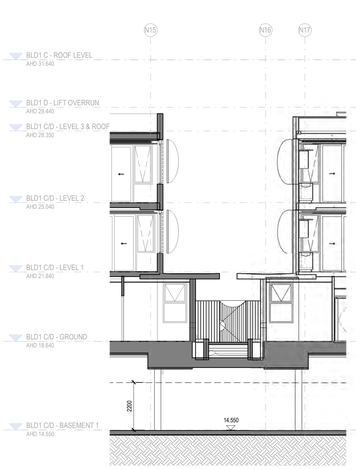
6 THROUGH SITE LINK - 1B1C - EW
1 : 100



7 THROUGH SITE LINK - 1C1D
1 : 100



8 THROUGH SITE LINK - 1C1D - NS
1 : 100



9 THROUGH SITE LINK - 1C1D - EW
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
1	50% DD ISSUE	21/11/2025	EMC	EC

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE Level 1 200 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

SYDNEY Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

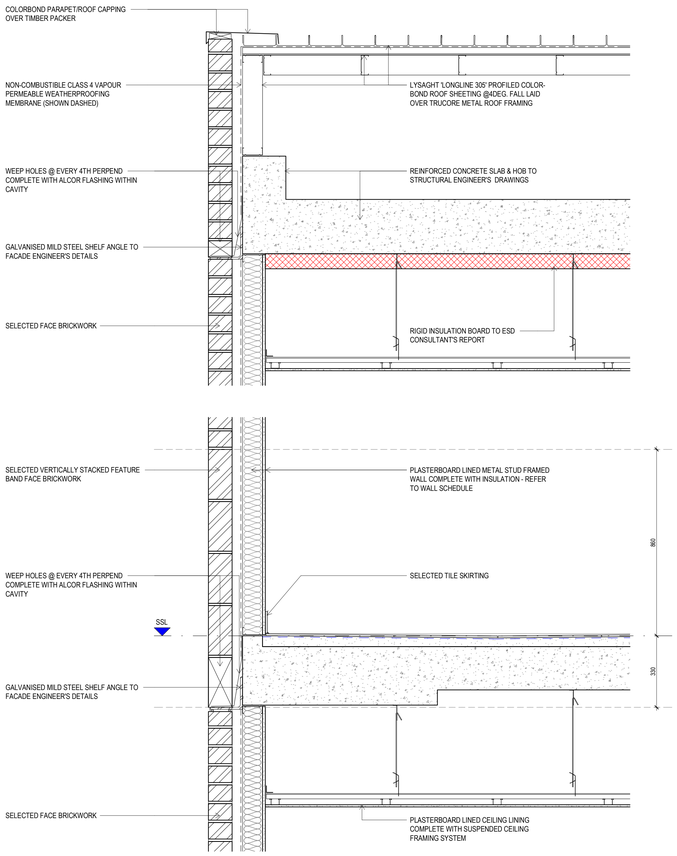
Drawing Title
THROUGH SITE LINKS

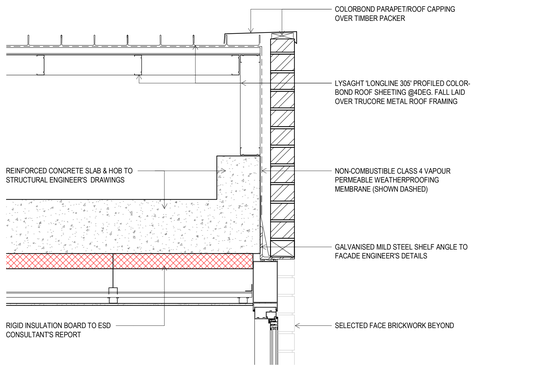
Status
PRELIMINARY ISSUE

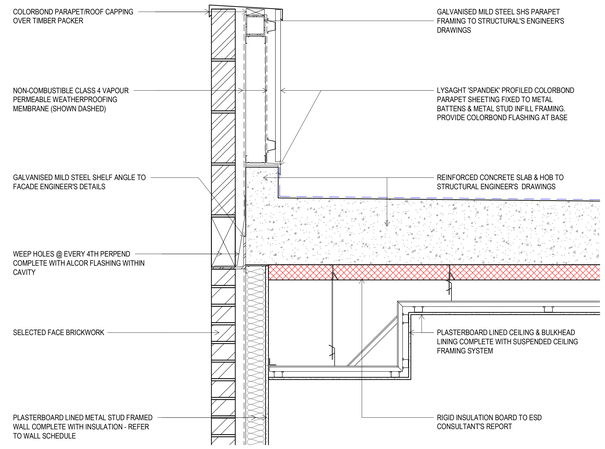
Date Printed	Scale
21/11/2025 7:35:52 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.07.0.02	1

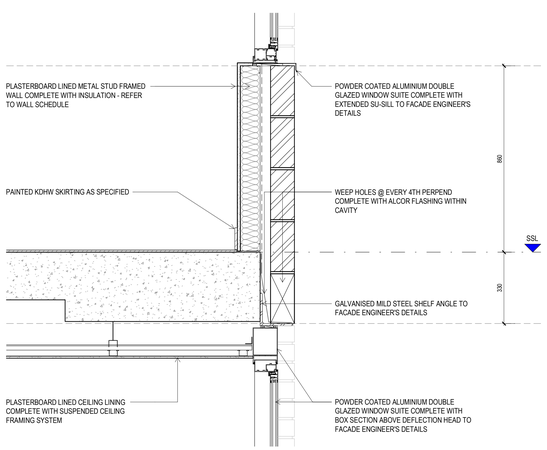
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

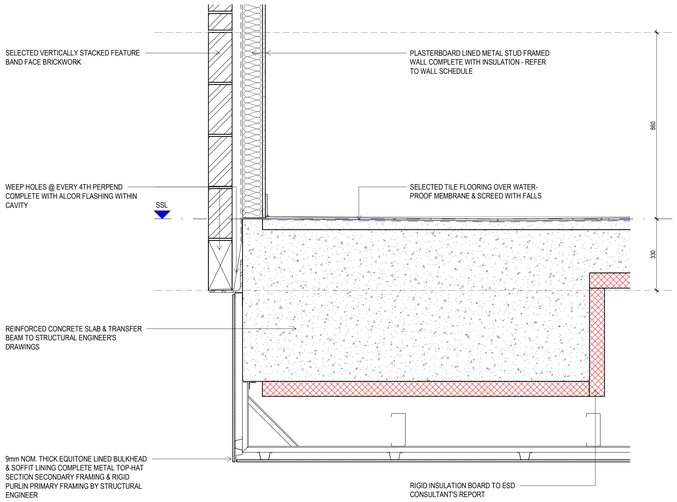




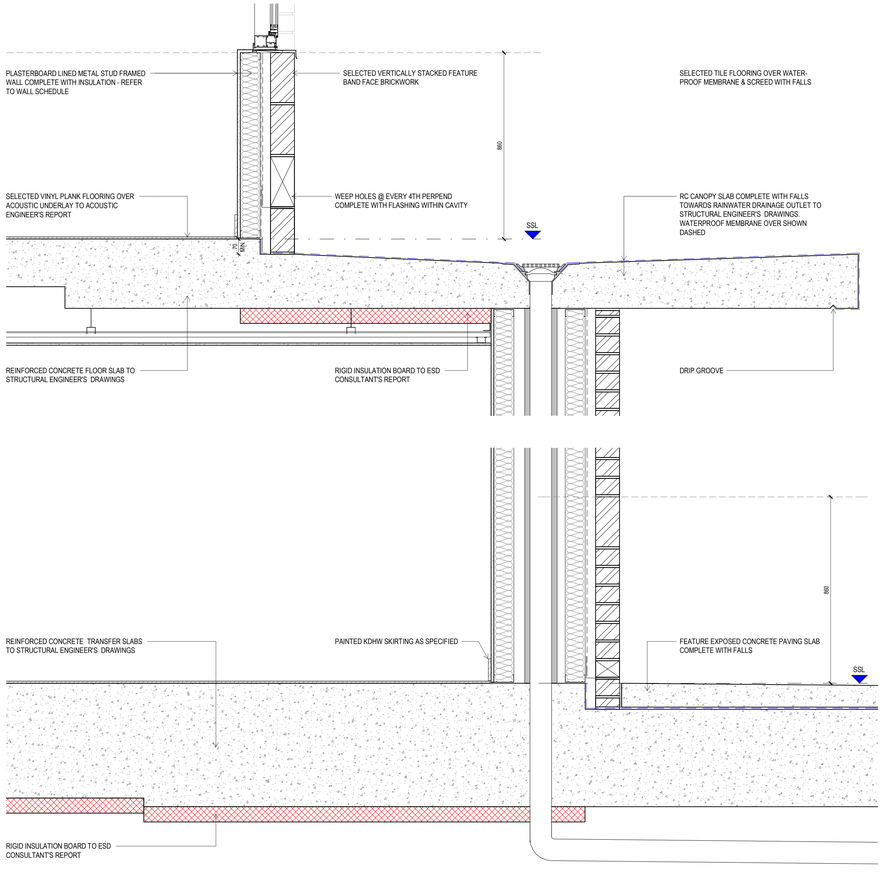


3 TYPICAL PARAPET DETAIL
1 : 10





1 WEST FACADE WALL DETAIL
1 : 10



2 TYPICAL AWNING/WALL DETAIL
1 : 10

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
2	50% DD ISSUE	21/11/2025	EMC	EC
1	FOR COORDINATION	19/09/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9695 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9921

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

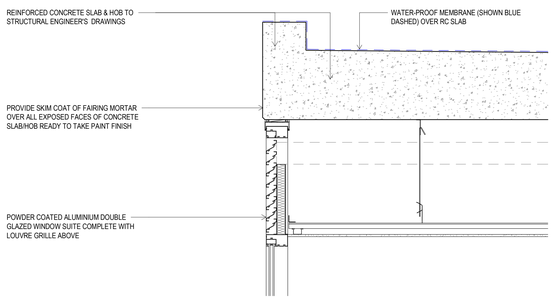
Drawing Title
CONSTRUCTION SECTION DETAILS

Status
PRELIMINARY ISSUE

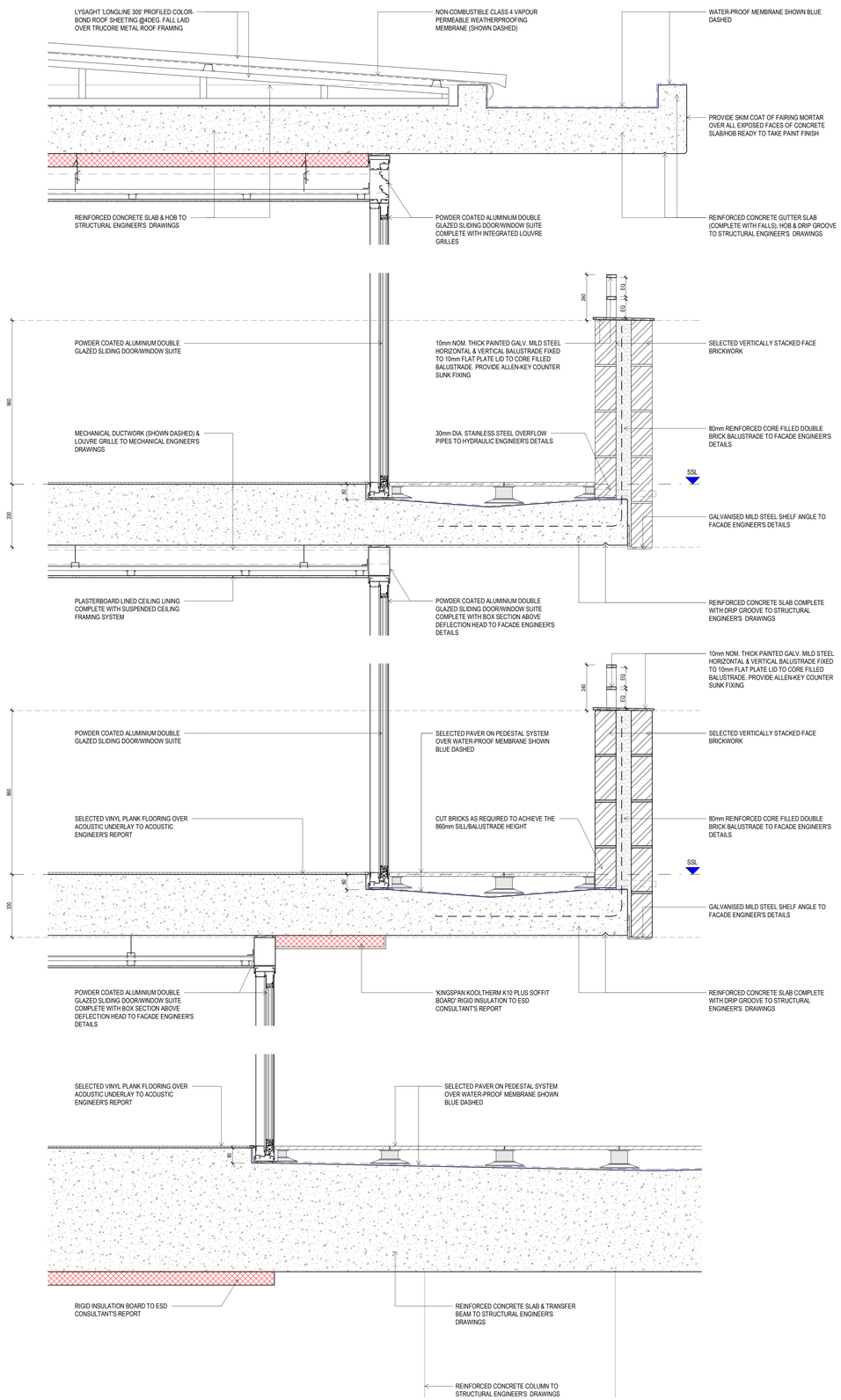
Date Printed	Scale
21/11/2025 7:36:14 PM	1 : 10@A0

Project No	Drawing No	Revision
2776	AR.09.0.01	2

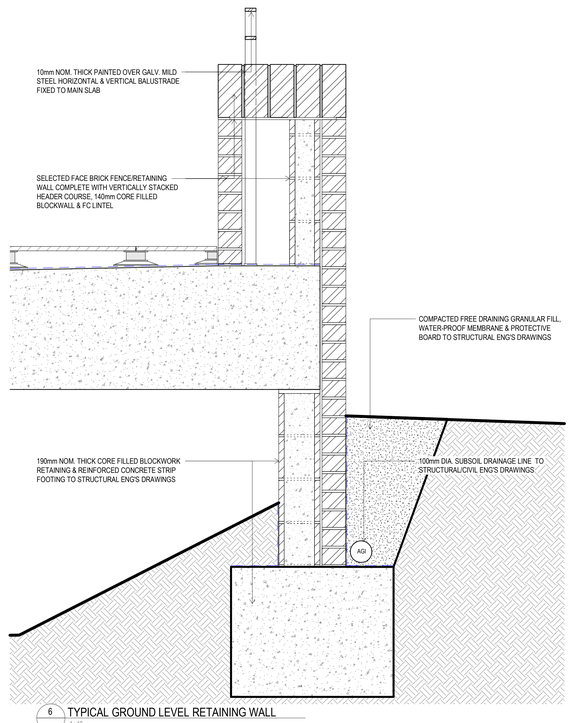
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



4 SOUTH FACADE WALL DETAIL - BUILDING 1A & 1D
1 : 10



5 NORTH FACADE WALL DETAIL - BUILDING 1A & 1D
1 : 10



6 TYPICAL GROUND LEVEL RETAINING WALL
1 : 10

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
2	50% DD ISSUE	21/11/2025	EMC	EC
1	FOR COORDINATION	19/09/2025		

Wurundjeri Country
MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

Gadigal Country
SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 6329

Yuggera + Turrbal Country
BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

Ngunnawal Country
CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 6329

ABN: 84009394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
CONSTRUCTION SECTION DETAILS

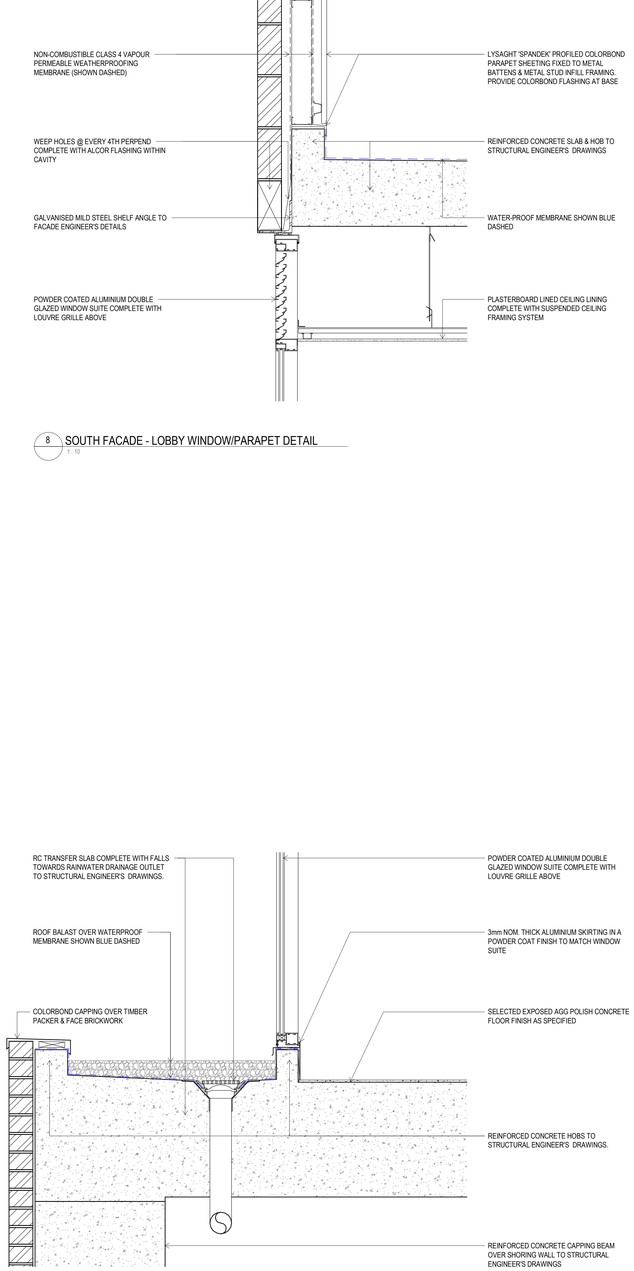
Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:36:26 PM	1 : 10@A0

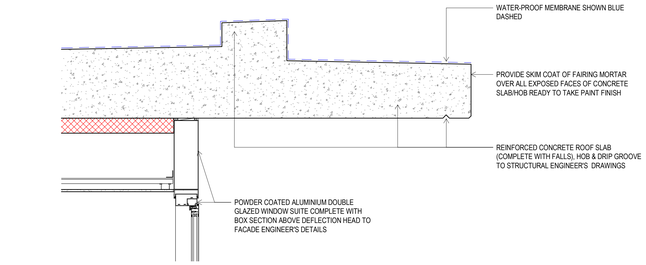
Project No	Drawing No	Revision
2776	AR.09.0.02	2

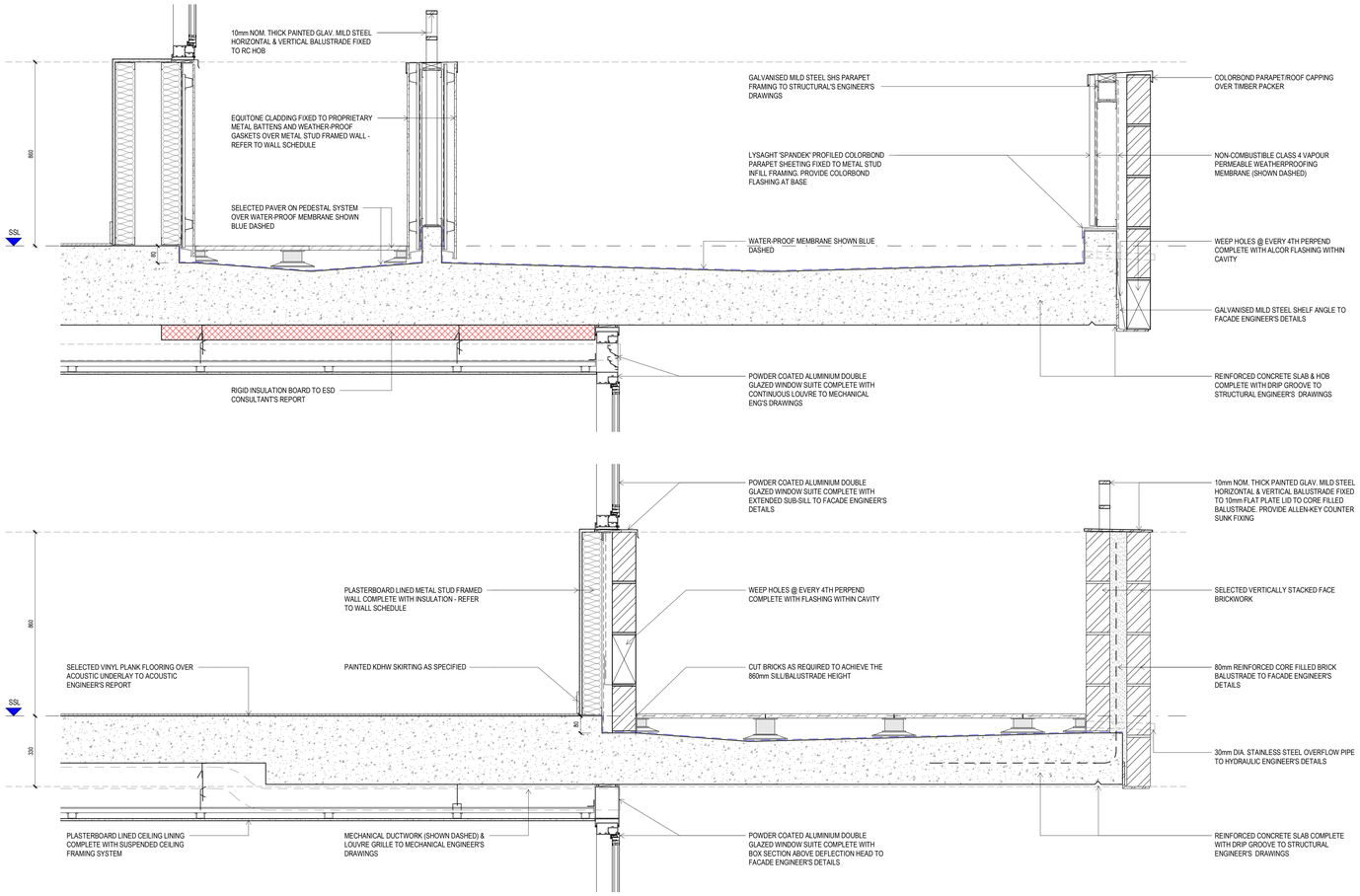
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

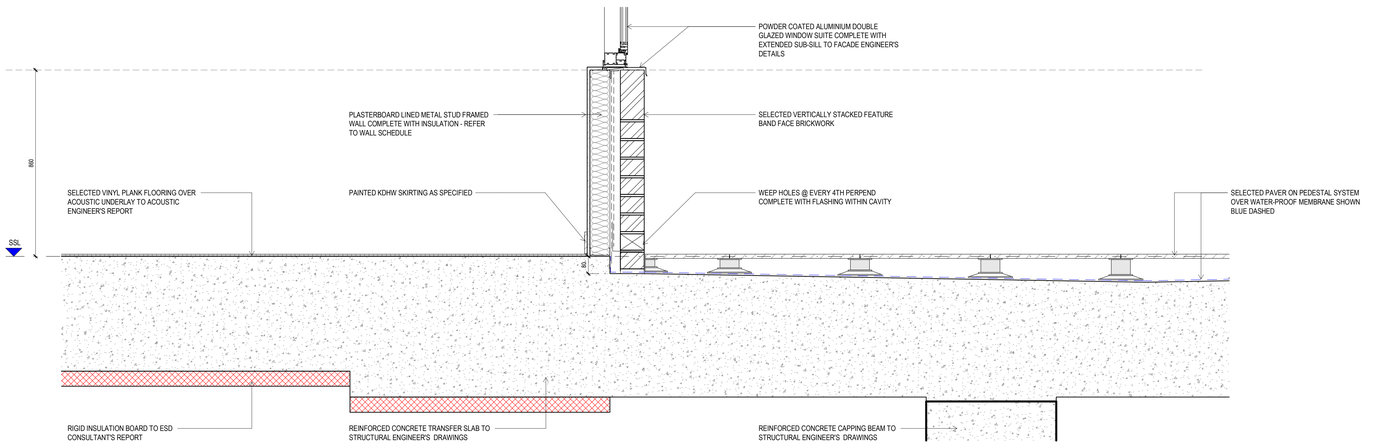
8 SOUTH FACADE - LOBBY WINDOW/PARAPET DETAIL
1 : 10



7 SOUTH FACADE - GRD LOBBY WINDOW DETAIL
1 : 10







9 NORTH FACADE WALL DETAIL - BUILDING 1B & 1C
1 : 10

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
2	50% DD ISSUE	21/11/2025	EMC	EC
1	FOR COORDINATION	19/09/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 6329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 6329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

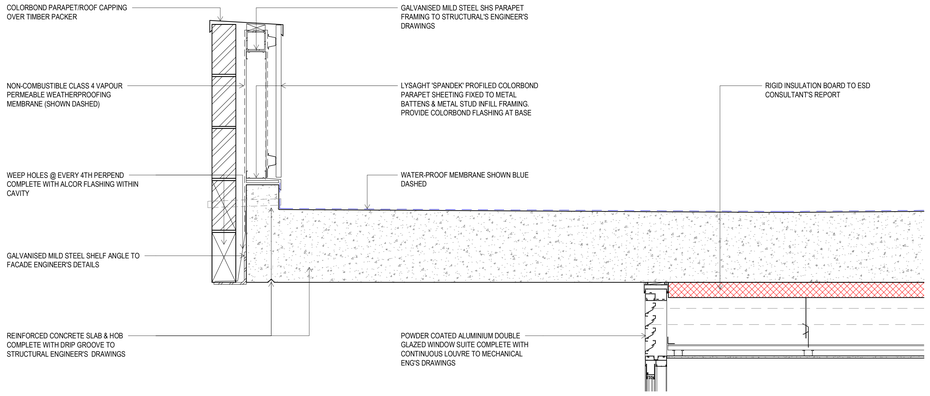
Drawing Title
CONSTRUCTION SECTION DETAILS

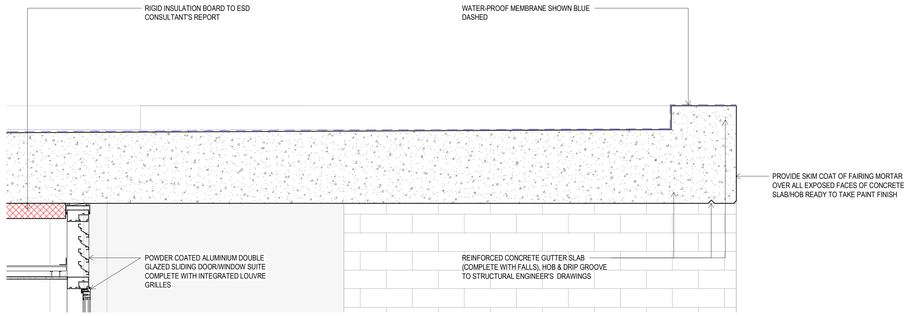
Status
PRELIMINARY ISSUE

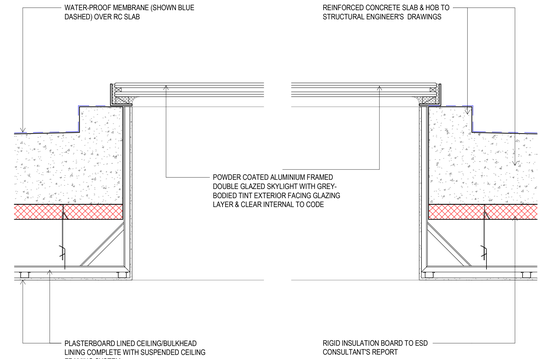
Date Printed	Scale
21/11/2025 7:36:38 PM	1 : 10@A0

Project No	Drawing No	Revision
2776	AR.09.0.03	2

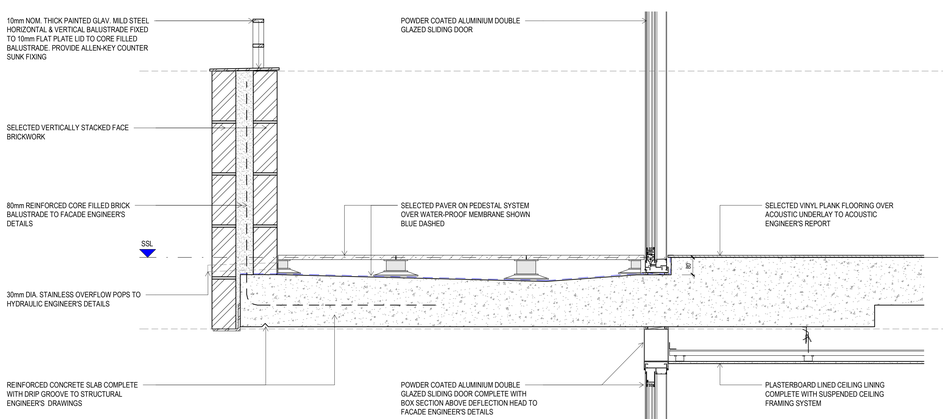
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

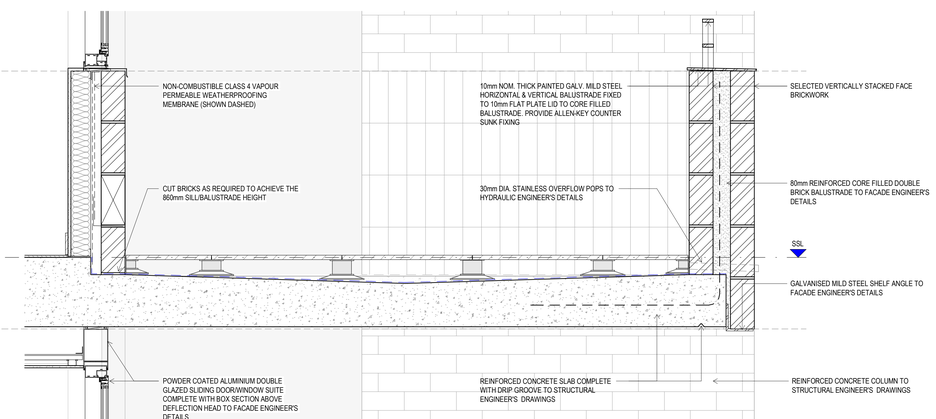


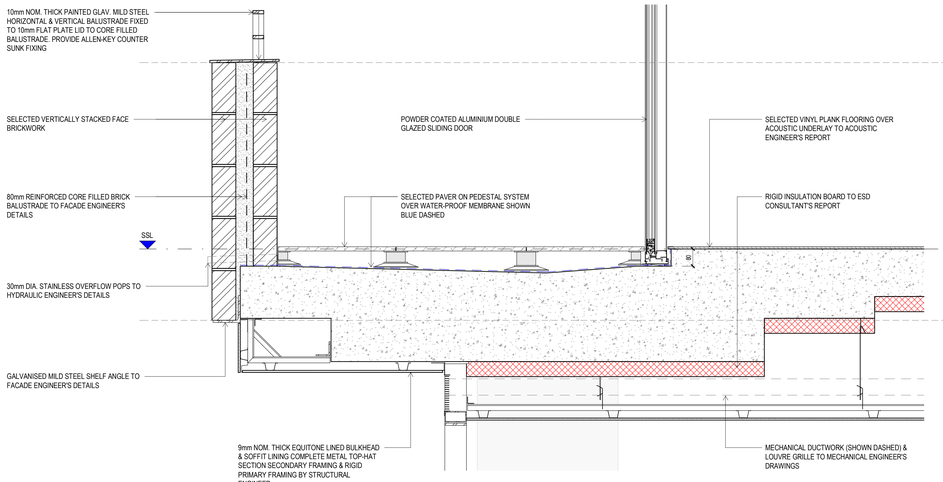


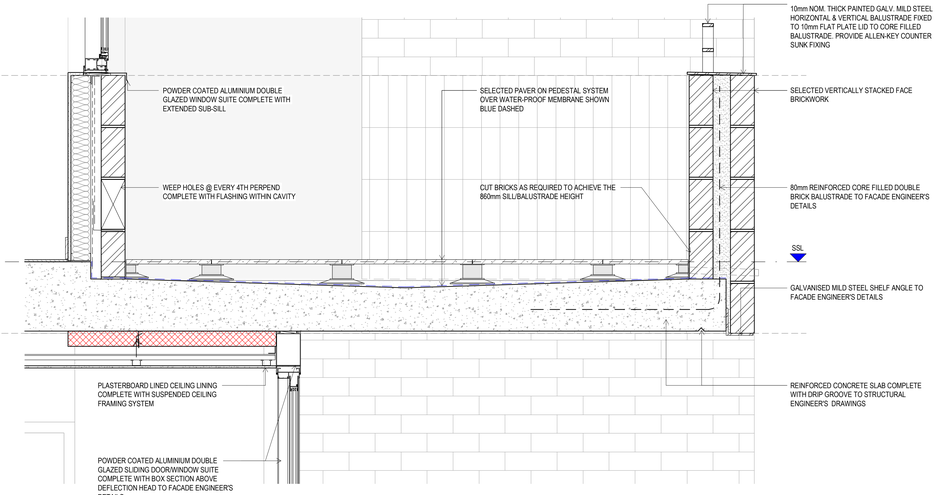


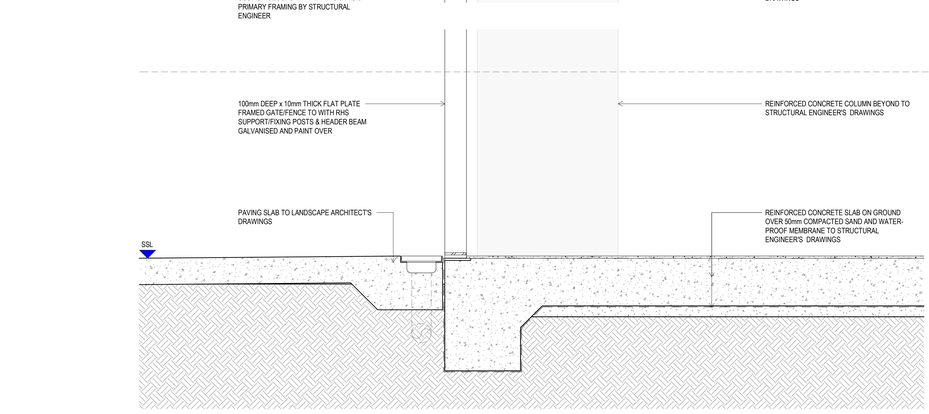
12 TYPICAL ROOF SKYLIGHT DETAIL
1 : 10



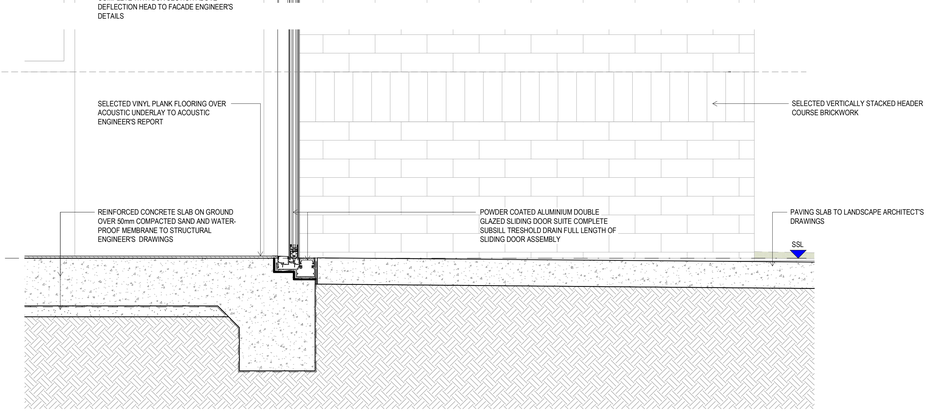








10 BUILDING 2A2B - SOUTH FACADE
1 : 10



11 BUILDING 2A2B - NORTH FACADE
1 : 10

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
2	50% DD ISSUE	21/11/2025	EMC	EC
1	FOR COORDINATION	19/09/2025		

bridge · NSW GOVERNMENT · Homes NSW

hayball

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
17-27 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 6
344 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9621

CANBERRA
Level 3
121 Lonsdale Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

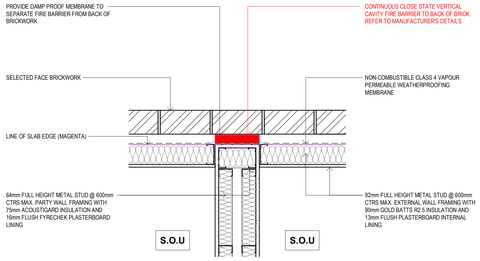
Drawing Title
CONSTRUCTION SECTION DETAILS

Status
PRELIMINARY ISSUE

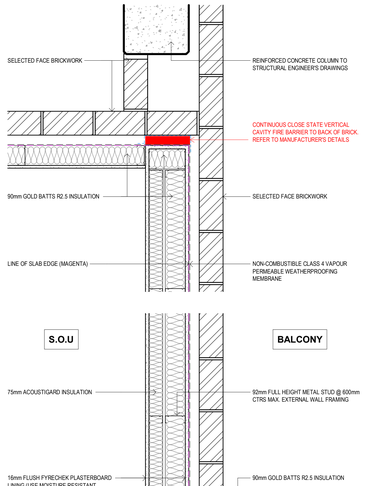
Date Printed	Scale
21/11/2025 7:36:53 PM	1 : 10@A0

Project No	Drawing No	Revision
2776	AR.09.0.04	2

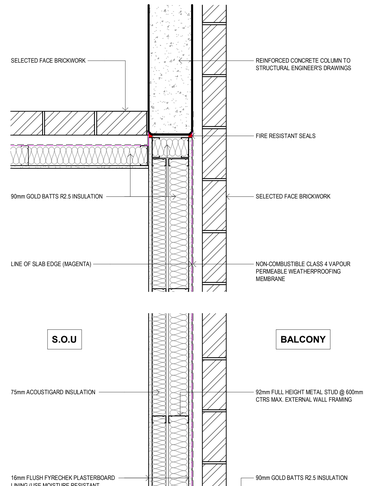
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 PLAN DETAIL - TYPICAL PARTY WALL & EXTERNAL WALL JUNCTION
1 : 10



2 PLAN DETAIL - TYPICAL EXTERNAL WALL TO BALCONY
1 : 10



3 PLAN DETAIL - TYPICAL EXTERNAL WALL TO BALCONY
1 : 10

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
1	50% DD ISSUE	21/11/2025	EMC	EC

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
CONSTRUCTION PLAN DETAILS

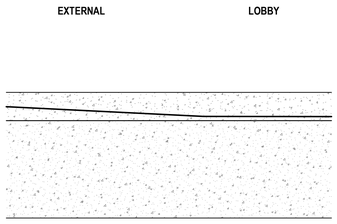
Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
7:41:43 PM

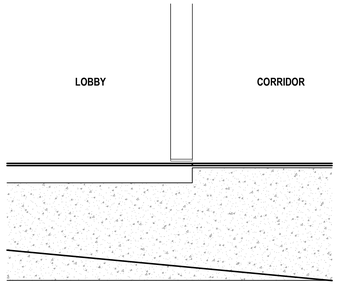
Scale
1 : 10@A0

Project No 2776
Drawing No AR.09.0.10
Revision 1

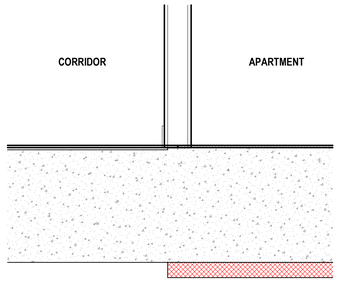
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



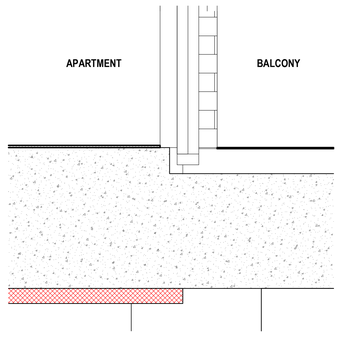
1 TYPICAL LOBBY TO EXTERNAL THRESHOLD DETAIL
1 : 10



2 TYPICAL LOBBY TO CORRIDOR THRESHOLD DETAIL
1 : 10



3 TYPICAL APARTMENT TO CORRIDOR THRESHOLD DETAIL
1 : 10



4 TYPICAL APARTMENT TO BALCONY THRESHOLD DETAIL
1 : 10

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
1	50% DD ISSUE	21/11/2025	EMC	EC

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
PRECINCT DETAILS - TYPICAL

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
7:37:07 PM

Scale
1 : 10@A0

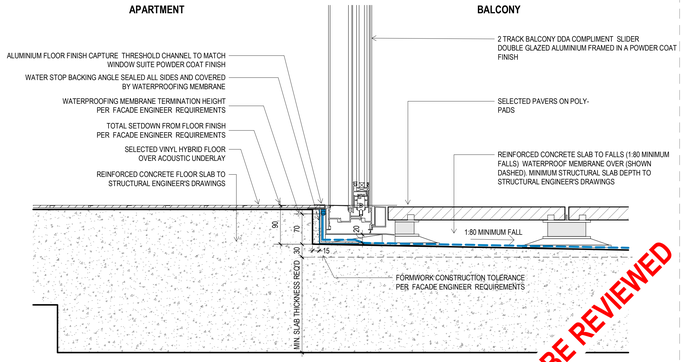
Project No
2776

Drawing No
AR.09.0.20

Revision
1

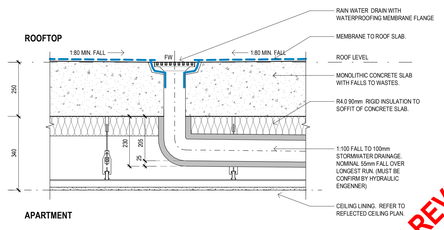
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

TYPICAL THRESHOLD DETAILS



1 TYPICAL SLIDING DOOR TO BALCONY FLUSH THRESHOLD
1 : 2

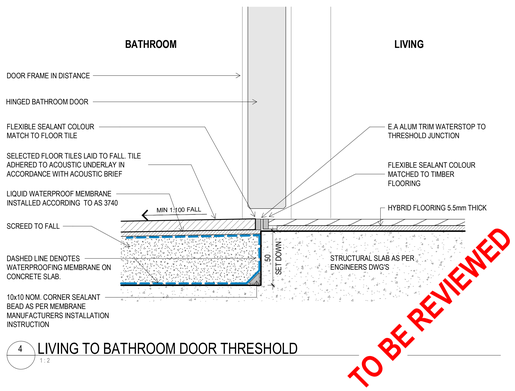
TO BE REVIEWED



2 TYPICAL - ROOF STORMWATER DRAINAGE
1 : 10

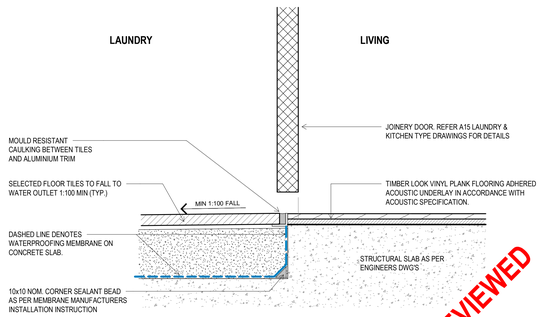
TO BE REVIEWED

TYPICAL WET AREA DETAILS



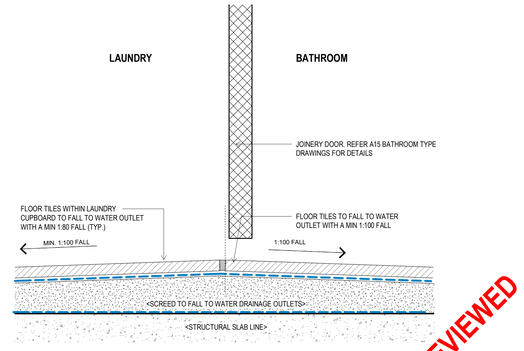
4 LIVING TO BATHROOM DOOR THRESHOLD
1 : 2

TO BE REVIEWED



5 LAUNDRY ALCOVE (LIVING) THRESHOLD
1 : 2

TO BE REVIEWED

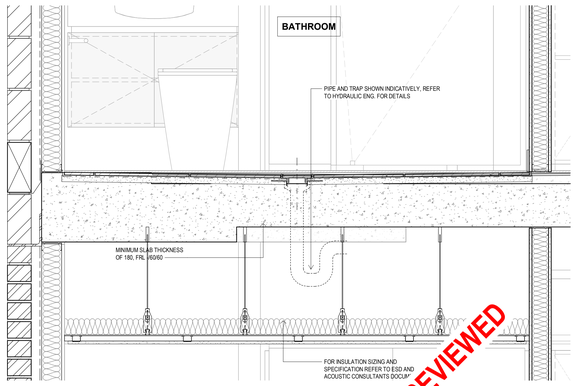


6 LAUNDRY ALCOVE (BATHROOM) THRESHOLD1
1 : 2

TO BE REVIEWED

NOTES:

- **INDICATIVE DETAILS ONLY - LOCATION AND EXTENT OF SLAB SET DOWN TO BE COORDINATED WITH CONSULTANTS**
- **FLOORING FINISHES TO BE CONFIRMED**



3 TYPICAL BATHROOM FLOOR DETAIL
SK09.0.02 1 : 10

TO BE REVIEWED

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01.

Rev	Description	Date	Checked by	Issued by
1	50% DD ISSUE	21/11/2025	EMC	EC

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE Level 1 200 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

SYDNEY Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9621

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 6660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3258, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

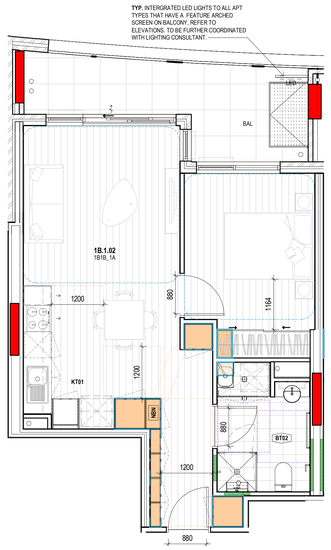
Drawing Title
PRECINCT DETAILS - TYPICAL

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:37:16 PM	As indicated@A0

Project No	Drawing No	Revision
2776	AR.09.0.21	1

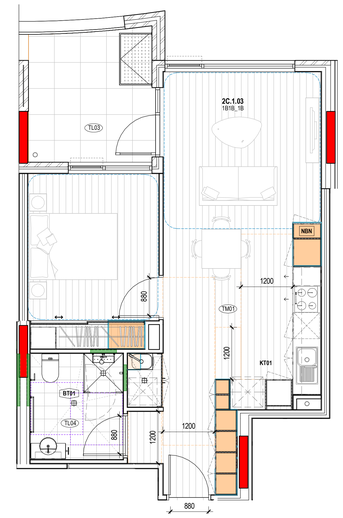
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 1B1B_1A PLAN
1 : 50

1B1B_1A - SEPP65 STORAGE

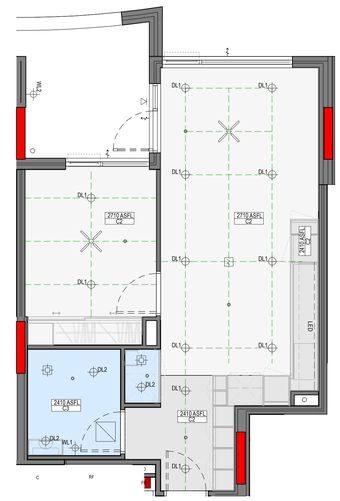
REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	6m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	17 Unit(s)
LHA STANDARD	GOLD



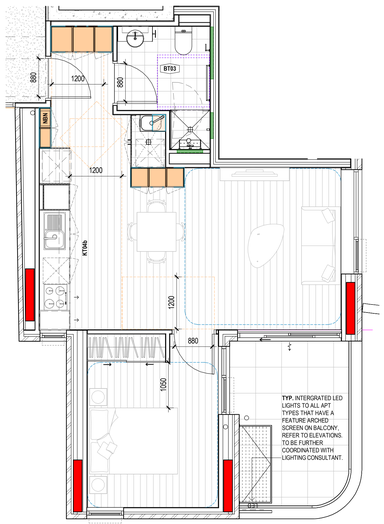
2 1B1B_1B PLAN
1 : 50

1B1B_1B - SEPP65 STORAGE

REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	6.1m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	22 Unit(s)
LHA STANDARD	GOLD



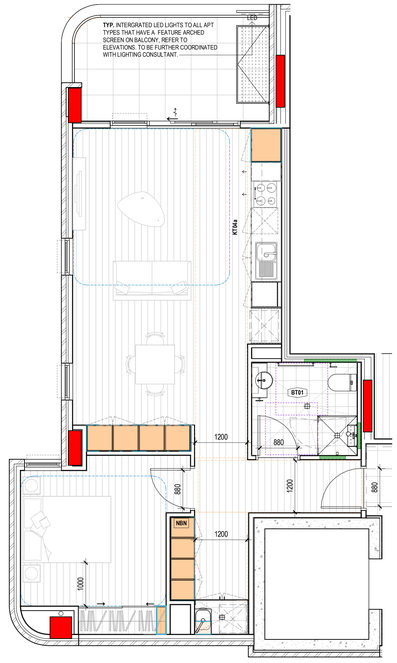
5 1B1B_1B RCP
1 : 50



3 1B1B_1C-1 PLAN
1 : 50

1B1B_1C-1 - SEPP65 STORAGE

REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	4.2m³
EXTERNAL STORAGE PROVIDED	2m³
APT. TYPE COUNT	8 Unit(s)
LHA STANDARD	GOLD



4 1B1B_1C-2 PLAN
1 : 50

1B1B_1C-2 - SEPP65 STORAGE

REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	8.5m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	1 Unit(s)
LHA STANDARD	GOLD

NOTES:

- PROVIDE FULL SETDOWNS TO ALL BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS & LAUNDRIES.
- ENSURE COMPLIANT FALLS TO FLOOR WASTES THROUGHOUT THE ENTIRE ROOM

APARTMENTS MUST COMPLY WITH THE FOLLOWING MINIMUM POWER AND COMMUNICATION PROVISIONS:

LIVING ROOM:
- 3 x double GPO Living, 1 to 2 x double GPO Dining (depending on the size of the space), 1 double GPO per hall
- 1 TV outlet with associated double GPO
- Telecommunication to have twin Socket Adjacent to TV Socket
- Wall Mounted handset intercom (location in living/kitchen/hallway TBC)

STUDY NOOK:
- 1 double GPO

BEDROOM:
- 3x Double GPO : 1 on the wall where the TV is likely to be (opposite the bed head) and 2 on the wall where the bedhead is likely to be
- 1 TV socket associated with power point (main bedroom only)
- Telecommunication - Single Socket adjacent to TV socket (main bedroom only)

KITCHEN:
- 2 x double GPO for bench top appliances ,1 x GPO for each range hood, cooktop, microwave, oven and fridge freezer
- Dishwasher: 600mm wide space provision within a removable cupboard, GPO, drainage and water supply

BATHROOM & LAUNDRY:
- Bathroom -- 1 x DGPO
- Laundry separate 1 x DGPO

COMMON AREA:
- Min 2 GPO per foyer and corridor - master key cover
- Telecommunication - Intercom to entry and underground parking and data connectivity

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
4	50% DD ISSUE	21/11/2025	EMC	EC
3	FOR COORDINATION	10/10/2025		
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

SYDNEY Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3255, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

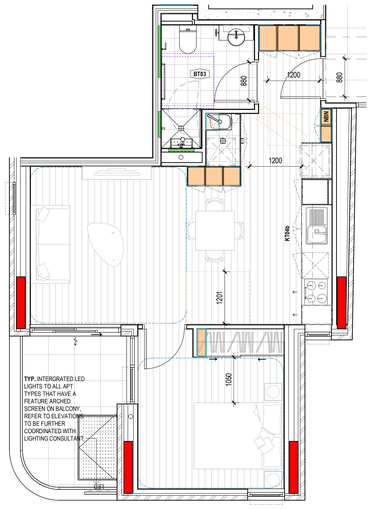
Drawing Title
APARTMENT TYPES - 1 BED

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:37:33 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.14.0.10	4

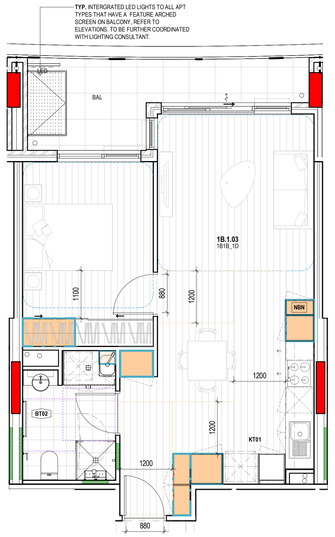
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 1B1B_1C-3 PLAN
1 : 50

1B1B_1C-3 - SEPP65 STORAGE

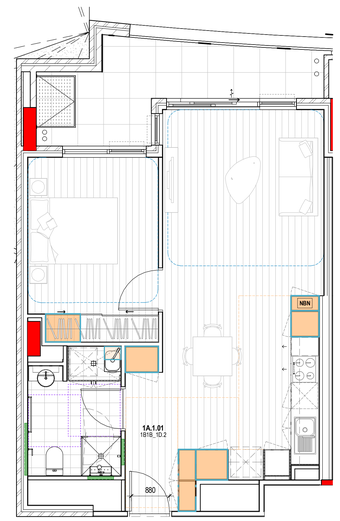
REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	4.5m³
EXTERNAL STORAGE PROVIDED	2m³
APT. TYPE COUNT	3 Unit(s)
LHA STANDARD	GOLD



2 1B1B_1D PLAN
1 : 50

1B1B_1D - SEPP65 STORAGE

REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	7.5m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	11 Unit(s)
LHA STANDARD	GOLD



3 1B1B_1D-2 PLAN
1 : 50

1B1B_1D-2 - SEPP65 STORAGE

REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	6.8m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	2 Unit(s)
LHA STANDARD	GOLD

NOTES:

• PROVIDE FULL SETDOWNS TO ALL BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS & LAUNDRIES.

• ENSURE COMPLIANT FALLS TO FLOOR WASTES THROUGHOUT THE ENTIRE ROOM

APARTMENTS MUST COMPLY WITH THE FOLLOWING MINIMUM POWER AND COMMUNICATION PROVISIONS:

LIVING ROOM:
• 3 x double GPO Living, 1 to 2 x double GPO Dining (depending on the size of the space), 1 double GPO per hall
• 1 TV outlet with associated double GPO
• Telecommunication to have twin Socket Adjacent to TV Socket
• Wall Mounted handset intercom (location in living/kitchen/hallway TBC)

STUDY NOOK:
• 1 double GPO

BEDROOM:
• 3x Double GPO : 1 on the wall where the TV is likely to be (opposite the bed head) and 2 on the wall where the bedhead is likely to be
• 1 TV socket associated with power point (main bedroom only)
• Telecommunication - Single Socket adjacent to TV socket (main bedroom only)

KITCHEN:
• 2 x double GPO for bench top appliances ,1 x GPO for each range hood, cooktop, microwave, oven and fridge freezer
• Dishwasher: 600mm wide space provision within a removable cupboard, GPO, drainage and water supply

BATHROOM & LAUNDRY:
• Bathroom -- 1 x DGPO
• Laundry separate 1 x DGPO

COMMON AREA:
• Min 2 GPO per foyer and corridor - master key cover
• Telecommunication - Intercom to entry and underground parking and data connectivity

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
4	50% DD ISSUE	21/11/2025	EMC	EC
3	FOR COORDINATION	10/10/2025		
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country — *Gadigal Country* — *Yuggera + Turbal Country* — *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

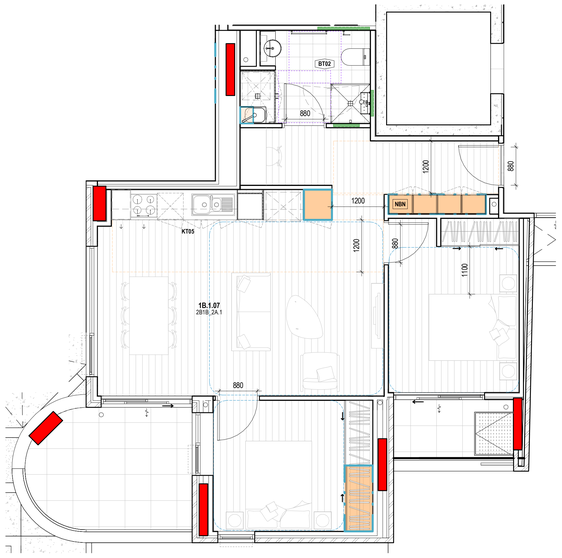
Drawing Title
APARTMENT TYPES - 1 BED

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:37:45 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.14.0.11	4

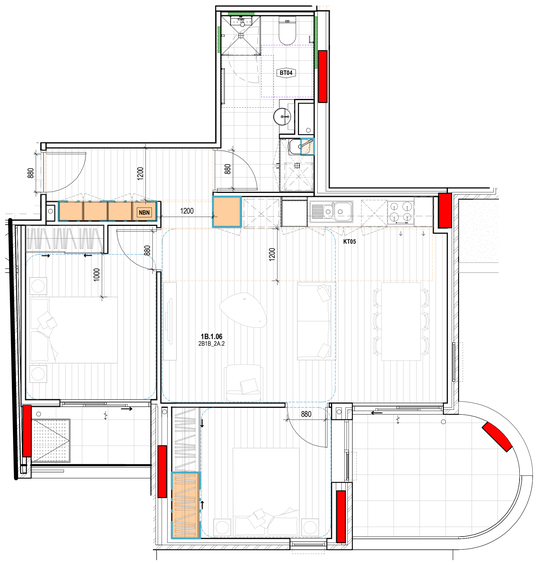
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 2B1B_2A-1 PLAN
1 : 50

2B1B_2A-1 - SEPP65 STORAGE

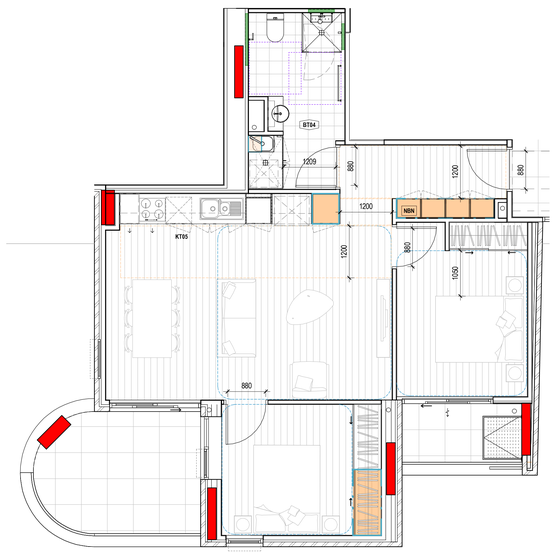
REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	6.3m³
EXTERNAL STORAGE PROVIDED	2m³
APT. TYPE COUNT	9 Unit(s)
LHA STANDARD	GOLD



2 2B1B_2A-2 PLAN
1 : 50

2B1B_2A-2 - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	6.3m³
EXTERNAL STORAGE PROVIDED	2m³
APT. TYPE COUNT	9 Unit(s)
LHA STANDARD	GOLD



3 2B1B_2A-3 PLAN
1 : 50

2B1B_2A-3 - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	6.3m³
EXTERNAL STORAGE PROVIDED	2m³
APT. TYPE COUNT	2 Unit(s)
LHA STANDARD	GOLD

NOTES:

• PROVIDE FULL SETDOWNS TO ALL BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS & LAUNDRIES.

• ENSURE COMPLIANT FALLS TO FLOOR WASTES THROUGHOUT THE ENTIRE ROOM

APARTMENTS MUST COMPLY WITH THE FOLLOWING MINIMUM POWER AND COMMUNICATION PROVISIONS:

LIVING ROOM:
• 3 x double GPO Living, 1 to 2 x double GPO Dining (depending on the size of the space), 1 double GPO per hall
• 1 TV outlet with associated double GPO
• Telecommunication to have twin Socket Adjacent to TV Socket
• Wall Mounted handset intercom (location in living/kitchen/hallway TBC)

STUDY NOOK:
• 1 double GPO

BEDROOM:
• 3x Double GPO : 1 on the wall where the TV is likely to be (opposite the bed head) and 2 on the wall where the bedhead is likely to be
• 1 TV socket associated with power point (main bedroom only)
• Telecommunication - Single Socket adjacent to TV socket (main bedroom only)

KITCHEN:
• 2 x double GPO for bench top appliances ,1 x GPO for each range hood, cooktop, microwave, oven and fridge freezer
• Dishwasher: 600mm wide space provision within a removable cupboard, GPO, drainage and water supply

BATHROOM & LAUNDRY:
• Bathroom -- 1 x DGPO
• Laundry separate 1 x DGPO

COMMON AREA:
• Min 2 GPO per foyer and corridor - master key cover
• Telecommunication - Intercom to entry and underground parking and data connectivity

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
4	50% DD ISSUE	21/11/2025	EMC	EC
3	FOR COORDINATION	10/10/2025		
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

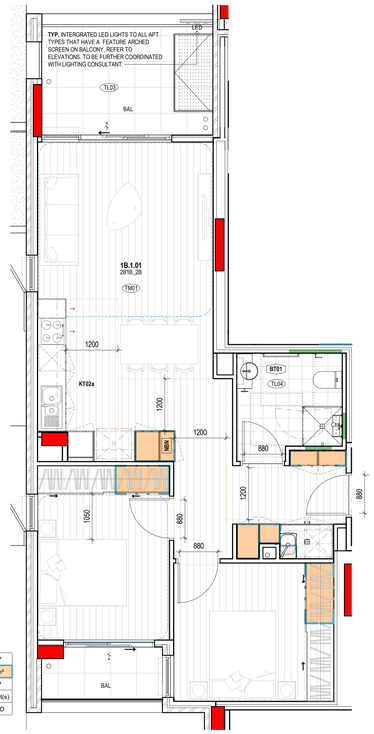
Drawing Title
APARTMENT TYPES - 2 BED

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:37:58 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.14.0.20	4

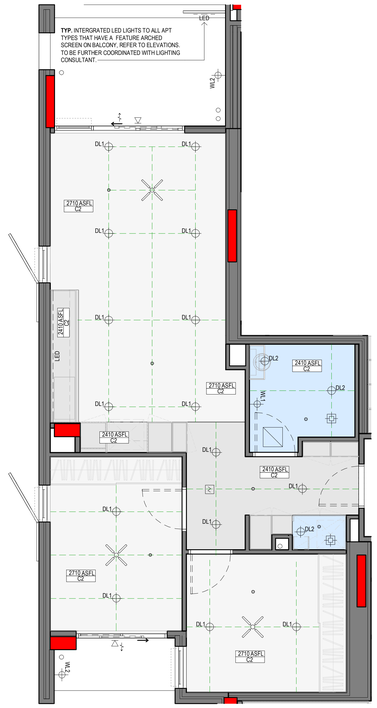
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 2B1B_2B PLAN
1 : 50

2B1B_2B - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	8.6m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	16 Unit(s)
LHA STANDARD	GOLD



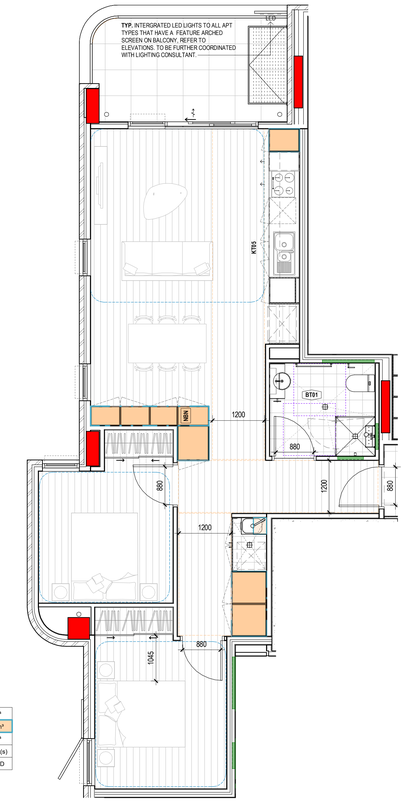
6 2B1B_2B RCP
1 : 50



2 2B1B_2B-2 PLAN
1 : 50

2B1B_2B-2 - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	9.8m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	1 Unit(s)
LHA STANDARD	GOLD



3 2B1B_2C PLAN
1 : 50

2B1B_2C - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	8.7m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	9 Unit(s)
LHA STANDARD	GOLD



4 2B1B_2D PLAN
1 : 50

2B1B_2D - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	8.2m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	8 Unit(s)
LHA STANDARD	GOLD

NOTES:

- PROVIDE FULL SETDOWNS TO ALL BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS & LAUNDRIES.
- ENSURE COMPLIANT FALLS TO FLOOR WASTES THROUGHOUT THE ENTIRE ROOM

APARTMENTS MUST COMPLY WITH THE FOLLOWING MINIMUM POWER AND COMMUNICATION PROVISIONS:

LIVING ROOM:
- 3 x double GPO Living, 1 to 2 x double GPO Dining (depending on the size of the space), 1 double GPO per hall
- 1 TV outlet with associated double GPO
- Telecommunication to have twin Socket Adjacent to TV Socket
- Wall Mounted handset intercom (location in living/kitchen/hallway TBC)

STUDY NOOK:
- 1 double GPO

BEDROOM:
- 3x Double GPO : 1 on the wall where the TV is likely to be (opposite the bed head) and 2 on the wall where the bedhead is likely to be
- 1 TV socket associated with power point (main bedroom only)
- Telecommunication - Single Socket adjacent to TV socket (main bedroom only)

KITCHEN:
- 2 x double GPO for bench top appliances ,1 x GPO for each range hood, cooktop, microwave, oven and fridge freezer
- Dishwasher: 600mm wide space provision within a removable cupboard, GPO, drainage and water supply

BATHROOM & LAUNDRY:
- Bathroom -- 1 x DGPO
- Laundry separate 1 x DGPO

COMMON AREA:
- Min 2 GPO per foyer and corridor - master key cover
- Telecommunication - Intercom to entry and underground parking and data connectivity

Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
4	50% DD ISSUE	21/11/2025	EMC	EC
3	FOR COORDINATION	10/10/2025		
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

bridge · NSW GOVERNMENT · Homes NSW

hayball

Wurundjeri Country — **MELBOURNE** Level 1, 250 Flinders Lane, Melbourne VIC 3000 T +61 3 9606 3544

Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

Yuggera + Turbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane QLD 4000 T +61 7 3211 9601

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

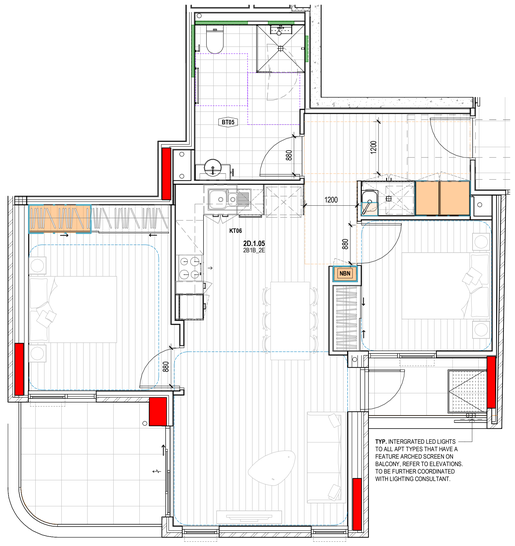
Drawing Title
APARTMENT TYPES - 2 BED

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:38:14 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.14.0.21	4

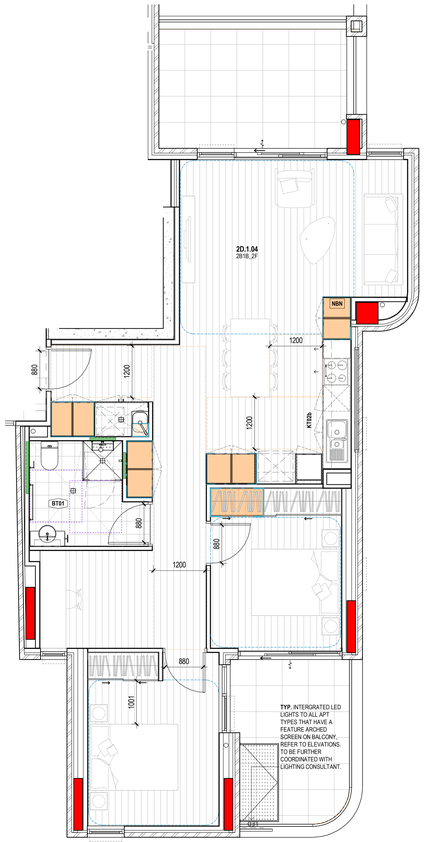
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 2B1B_2E PLAN
1 : 50

2B1B_2E-1 - SEPP65 STORAGE

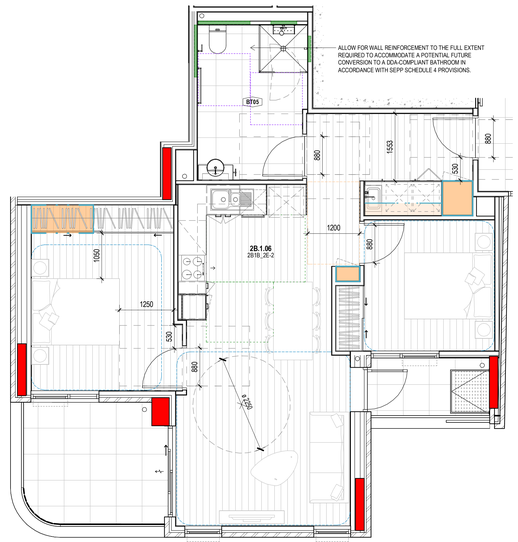
REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	5.5m³
EXTERNAL STORAGE PROVIDED	3m³
APT. TYPE COUNT	6 Unit(s)
LHA STANDARD	GOLD



2 2B1B_2F PLAN
1 : 50

2B1B_2F - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	9.5m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	1 Unit(s)
LHA STANDARD	GOLD



4 2B1B_2E-2 PLAN (FUTURE SEPP SCH. 4)
1 : 50

2B1B_2E-2 - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	4.8m³
EXTERNAL STORAGE PROVIDED	4m³
APT. TYPE COUNT	6 Unit(s)
LHA STANDARD	GOLD



3 2B1B_2G PLAN
1 : 50

2B1B_2G - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	9.7m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	1 Unit(s)
LHA STANDARD	GOLD

NOTES:

• PROVIDE FULL SETDOWNS TO ALL BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS & LAUNDRIES.

• ENSURE COMPLIANT FALLS TO FLOOR WASTES THROUGHOUT THE ENTIRE ROOM

APARTMENTS MUST COMPLY WITH THE FOLLOWING MINIMUM POWER AND COMMUNICATION PROVISIONS:

LIVING ROOM:
• 3 x double GPO Living, 1 to 2 x double GPO Dining (depending on the size of the space), 1 double GPO per hall
• 1 TV outlet with associated double GPO
• Telecommunication to have twin Socket Adjacent to TV Socket
• Wall Mounted handset intercom (location in living/kitchen/hallway TBC)

STUDY NOOK:
• 1 double GPO

BEDROOM:
• 3x Double GPO : 1 on the wall where the TV is likely to be (opposite the bed head) and 2 on the wall where the bedhead is likely to be
• 1 TV socket associated with power point (main bedroom only)
• Telecommunication - Single Socket adjacent to TV socket (main bedroom only)

KITCHEN:
• 2 x double GPO for bench top appliances ,1 x GPO for each range hood, cooktop, microwave, oven and fridge freezer
• Dishwasher: 600mm wide space provision within a removable cupboard, GPO, drainage and water supply

BATHROOM & LAUNDRY:
• Bathroom -- 1 x DGPO
• Laundry separate 1 x DGPO

COMMON AREA:
• Min 2 GPO per foyer and corridor - master key cover
• Telecommunication - Intercom to entry and underground parking and data connectivity

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
4	50% DD ISSUE	21/11/2025	EMC	EC
3	FOR COORDINATION	10/10/2025		
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country
MELBOURNE Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644
SYDNEY Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 8660 8029
BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9621
CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 8660 8029
ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
APARTMENT TYPES - 2 BED

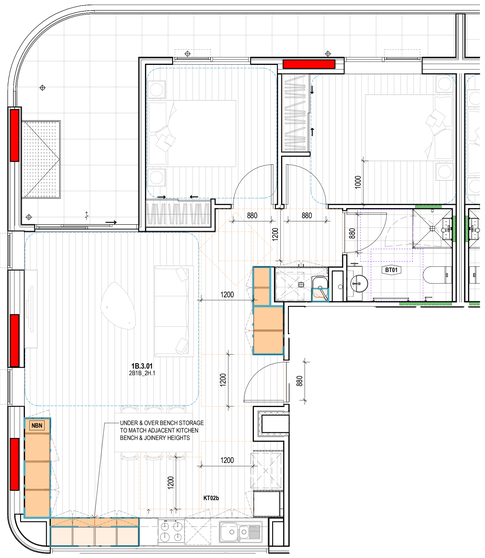
Status
PRELIMINARY ISSUE

Date Printed
21/11/2025 7:38:29 PM

Scale
1 : 50@A0

Project No 2776
Drawing No AR.14.0.22
Revision 4

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 2B1B_2H-1 PLAN
1 : 50

2B1B_2H-1 - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	8.1m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	2 Unit(s)
LHA STANDARD	GOLD



2 2B1B_2H-2 PLAN
1 : 50

2B1B_2H-2 - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	7.7m³
EXTERNAL STORAGE PROVIDED	2m³
APT. TYPE COUNT	2 Unit(s)
LHA STANDARD	GOLD



3 2B1B_2J PLAN (FUTURE SEPP SCH. 4)
1 : 50

2B1B_2J - SEPP65 STORAGE

REQUIRED STORAGE	8m³
STORAGE PROVIDED WITHIN APT.	7.3m³
EXTERNAL STORAGE PROVIDED	2m³
APT. TYPE COUNT	1 Unit(s)
LHA STANDARD	GOLD

NOTES:

• PROVIDE FULL SETDOWNS TO ALL BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS & LAUNDRIES.

• ENSURE COMPLIANT FALLS TO FLOOR WASTES THROUGHOUT THE ENTIRE ROOM

APARTMENTS MUST COMPLY WITH THE FOLLOWING MINIMUM POWER AND COMMUNICATION PROVISIONS:

LIVING ROOM:
• 3 x double GPO Living, 1 to 2 x double GPO Dining (depending on the size of the space), 1 double GPO per hall
• 1 TV outlet with associated double GPO
• Telecommunication to have twin Socket Adjacent to TV Socket
• Wall Mounted handset intercom (location in living/kitchen/hallway TBC)

STUDY NOOK:
• 1 double GPO

BEDROOM:
• 3x Double GPO : 1 on the wall where the TV is likely to be (opposite the bed head) and 2 on the wall where the bedhead is likely to be
• 1 TV socket associated with power point (main bedroom only)
• Telecommunication - Single Socket adjacent to TV socket (main bedroom only)

KITCHEN:
• 2 x double GPO for bench top appliances ,1 x GPO for each range hood, cooktop, microwave, oven and fridge freezer
• Dishwasher: 600mm wide space provision within a removable cupboard, GPO, drainage and water supply

BATHROOM & LAUNDRY:
• Bathroom -- 1 x DGPO
• Laundry separate 1 x DGPO

COMMON AREA:
• Min 2 GPO per foyer and corridor - master key cover
• Telecommunication - Intercom to entry and underground parking and data connectivity

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
4	50% DD ISSUE	21/11/2025	EMC	EC
3	FOR COORDINATION	10/10/2025		
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country — *Gadigal Country* — *Yuggera + Turbal Country* — *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
APARTMENT TYPES - 2 BED

Status
PRELIMINARY ISSUE

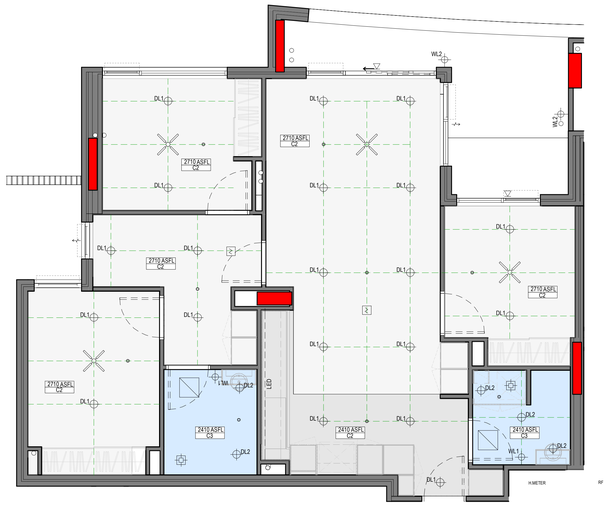
Date Printed	Scale
21/11/2025 7:38:42 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.14.0.23	4

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



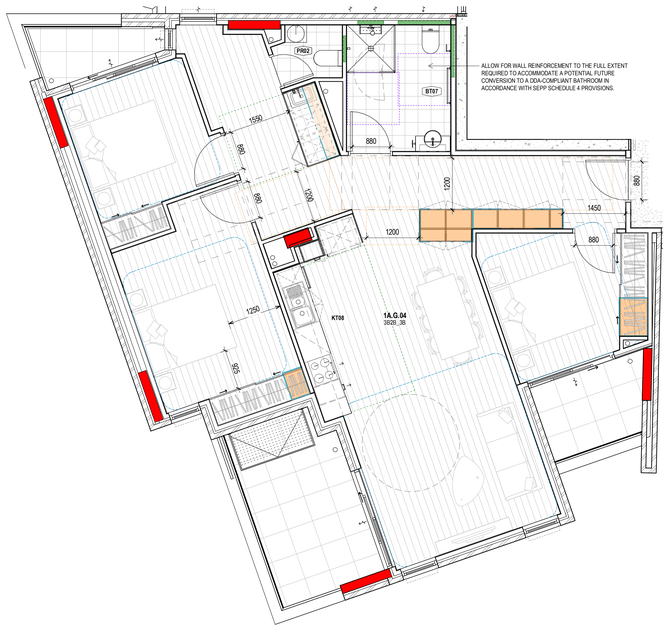
1 3B2B_3A PLAN
1 : 50



2 3B2B_3A RCP
1 : 50

3B2B_3A - SEPP65 STORAGE

REQUIRED STORAGE	10m³
STORAGE PROVIDED WITHIN APT.	10.4m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	4 Unit(s)
LHA STANDARD	GOLD



3 3B2B_3B PLAN (FUTURE SEPP SCH. 4)
1 : 50

3B2B_3B - SEPP65 STORAGE

REQUIRED STORAGE	10m³
STORAGE PROVIDED WITHIN APT.	7.3m³
EXTERNAL STORAGE PROVIDED	3m³
APT. TYPE COUNT	3 Unit(s)
LHA STANDARD	GOLD

NOTES:

• PROVIDE FULL SETDOWNS TO ALL BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS & LAUNDRIES.

• ENSURE COMPLIANT FALLS TO FLOOR WASTES THROUGHOUT THE ENTIRE ROOM

APARTMENTS MUST COMPLY WITH THE FOLLOWING MINIMUM POWER AND COMMUNICATION PROVISIONS:

LIVING ROOM:
• 3 x double GPO Living, 1 to 2 x double GPO Dining (depending on the size of the space), 1 double GPO per hall
• 1 TV outlet with associated double GPO
• Telecommunication to have twin Socket Adjacent to TV Socket
• Wall Mounted handset intercom (location in living/kitchen/hallway TBC)

STUDY NOOK:
• 1 double GPO

BEDROOM:
• 3x Double GPO : 1 on the wall where the TV is likely to be (opposite the bed head) and 2 on the wall where the bedhead is likely to be
• 1 TV socket associated with power point (main bedroom only)
• Telecommunication - Single Socket adjacent to TV socket (main bedroom only)

KITCHEN:
• 2 x double GPO for bench top appliances ,1 x GPO for each range hood, cooktop, microwave, oven and fridge freezer
• Dishwasher: 600mm wide space provision within a removable cupboard, GPO, drainage and water supply

BATHROOM & LAUNDRY:
• Bathroom -- 1 x DGPO
• Laundry separate 1 x DGPO

COMMON AREA:
• Min 2 GPO per foyer and corridor - master key cover
• Telecommunication - Intercom to entry and underground parking and data connectivity

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
4	50% DD ISSUE	21/11/2025	EMC	EC
3	FOR COORDINATION	10/10/2025		
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country — **MELBOURNE** Level 1, 250 Flinders Lane, Melbourne VIC 3000 T +61 3 9606 3644

Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

Yuggera + Turbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane QLD 4000 T +61 7 3211 9601

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

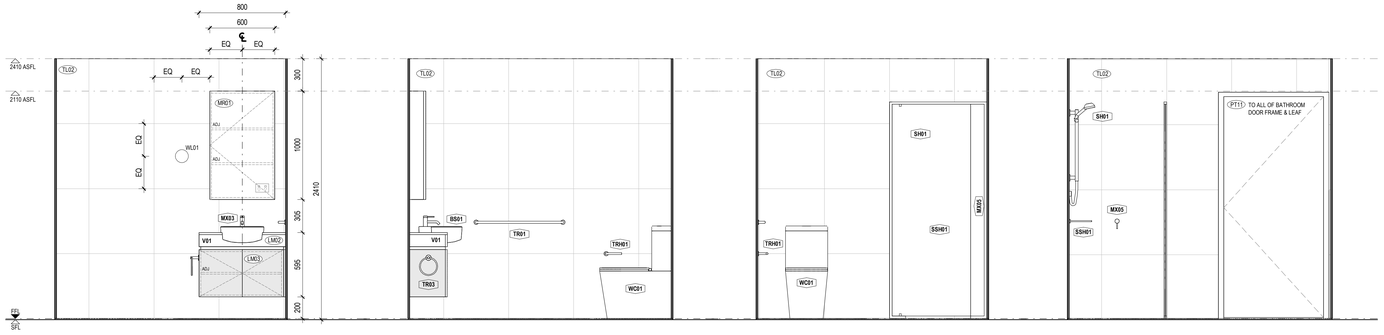
Drawing Title
APARTMENT TYPES - 3 BED

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:38:56 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.14.0.30	4

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

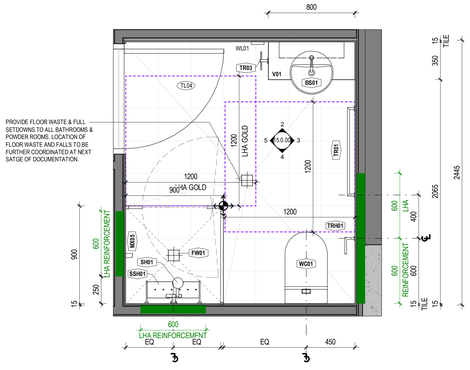


2 BT01_ELEVATION 01
1 : 20

3 BT01_ELEVATION 02
1 : 20

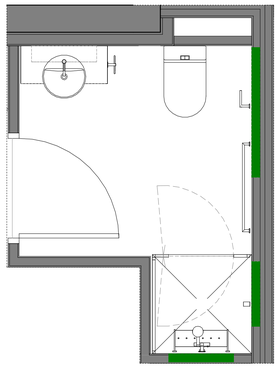
4 BT01_ELEVATION 03
1 : 20

5 BT01_ELEVATION 04
1 : 20



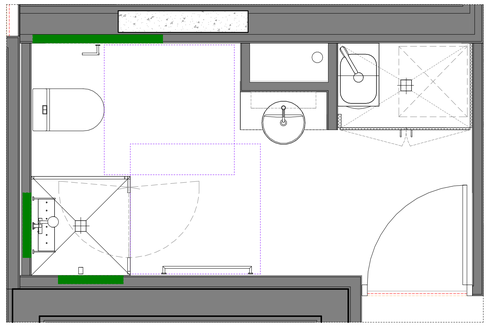
1 BT01_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



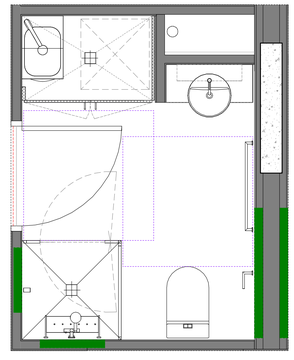
7 BT03_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



8 BT04_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



6 BT02_PLAN
1 : 20

METER

RF

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BATHROOM TYPES - TYPICAL

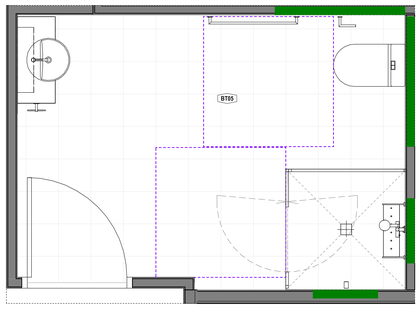
Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:39:13 PM	1 : 20@A0

Project No	Drawing No	Revision
2776	AR.15.0.00	3

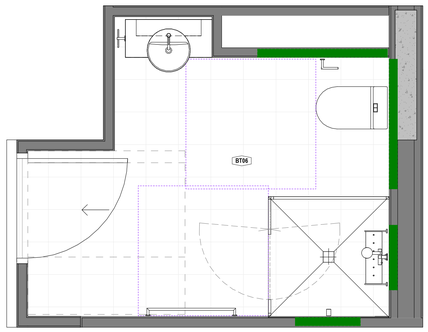
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



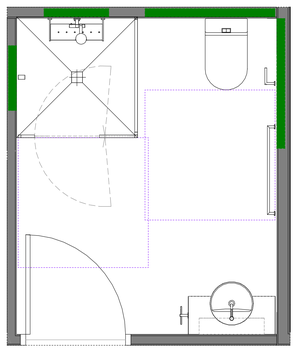
1 BT05_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



2 BT06_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



3 BT07_PLAN
1 : 20

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BATHROOM TYPES - ACCESSIBLE

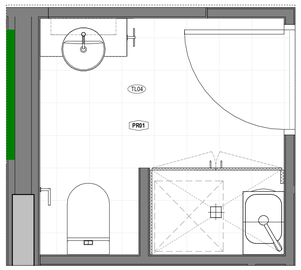
Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
7:39:24 PM

Scale
1 : 20@A0

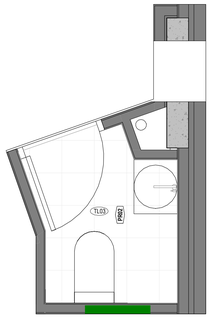
Project No 2776
Drawing No AR.15.0.10
Revision 3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 PR01_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



2 PR02_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

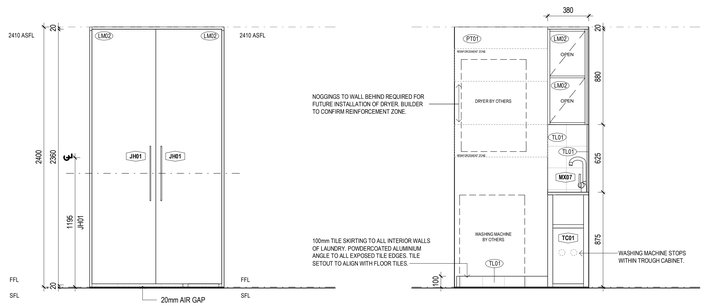
Drawing Title
POWDER ROOM TYPES

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:39:33 PM	1 : 20@A0

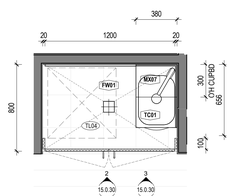
Project No	Drawing No	Revision
2776	AR.15.0.20	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



2 LD01_ELEVATION 01
1 : 20

3 LD01_ELEVATION 02
1 : 20



1 LD01_PLAN
1 : 20

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turbal Country | Ngunnawal Country

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

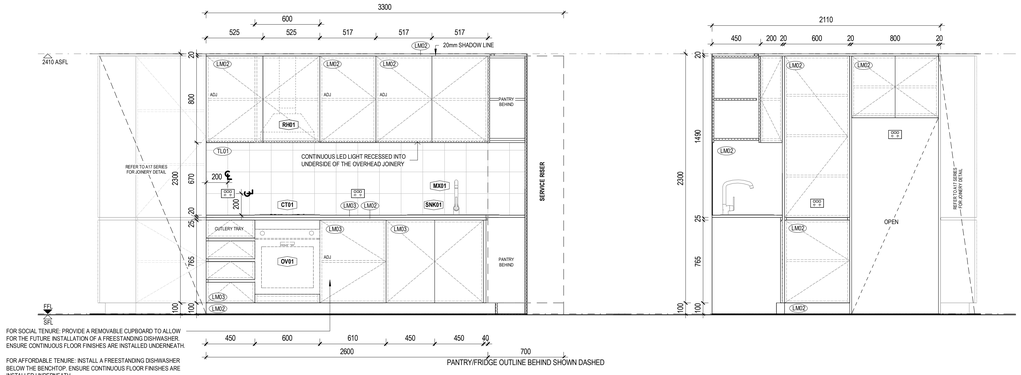
Drawing Title
LAUNDRY ROOM & JOINERY

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:39:42 PM	1 : 20@A0

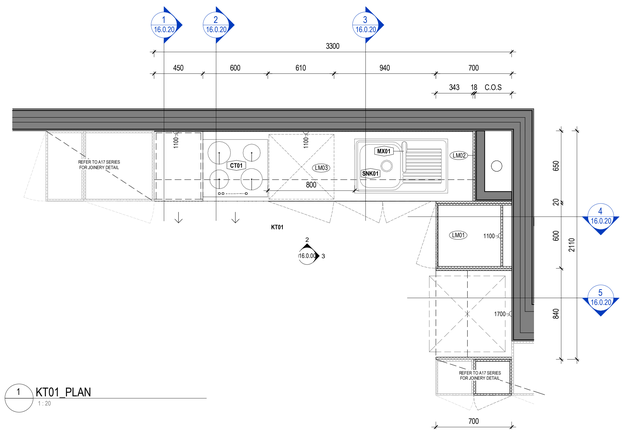
Project No	Drawing No	Revision
2776	AR.15.0.30	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



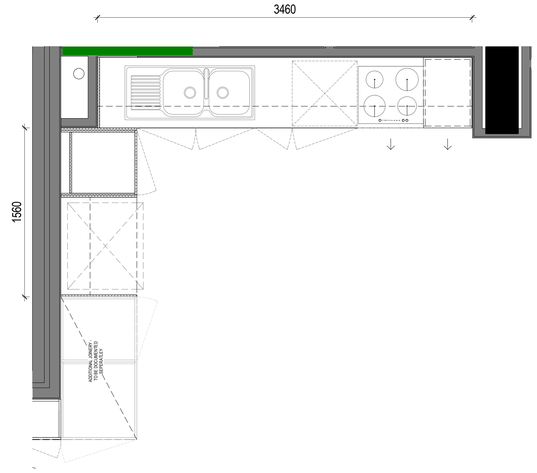
2 KT01 - ELEVATION 01
1 : 20

3 KT01 - ELEVATION 02
1 : 20



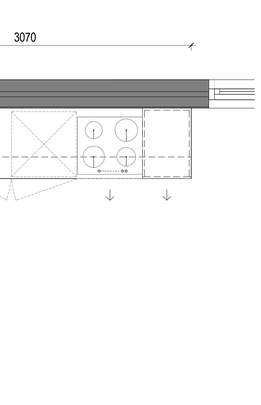
1 KT01_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE

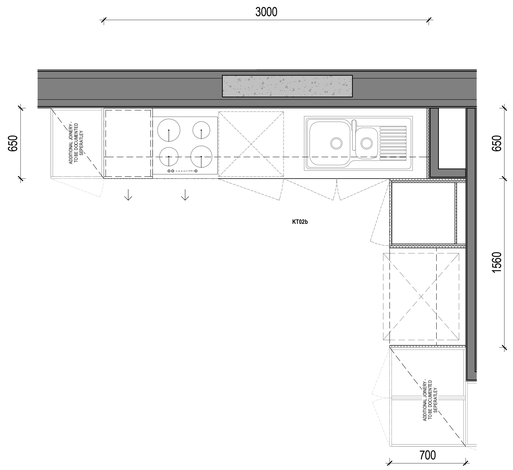


6 KT03_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



4 KT02A_PLAN
1 : 20



5 KT02B_PLAN
1 : 20

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9921

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

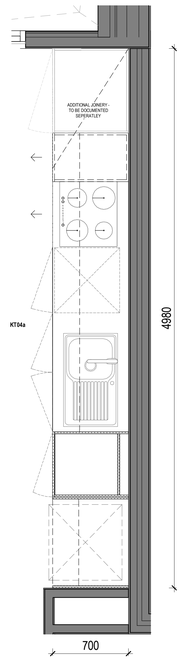
Drawing Title
KITCHEN TYPES - TYPICAL

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:39:57 PM	1 : 20@A0

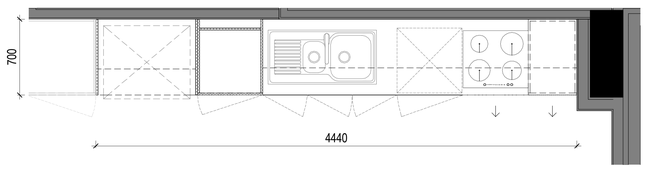
Project No	Drawing No	Revision
2776	AR.16.0.00	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



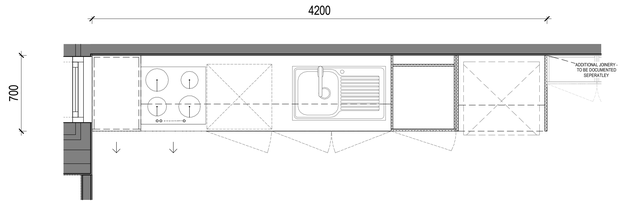
2 KT04A_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



1 KT05_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



3 KT04B_PLAN
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3044

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

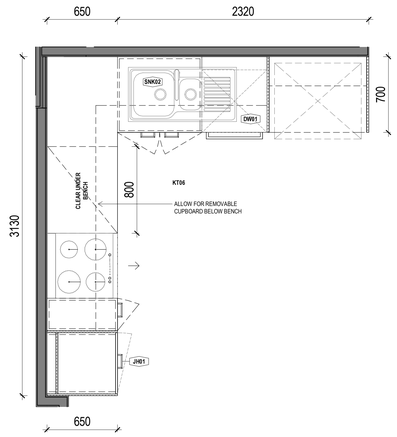
Drawing Title
KITCHEN TYPES - TYPICAL

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:40:08 PM	1 : 20@A0

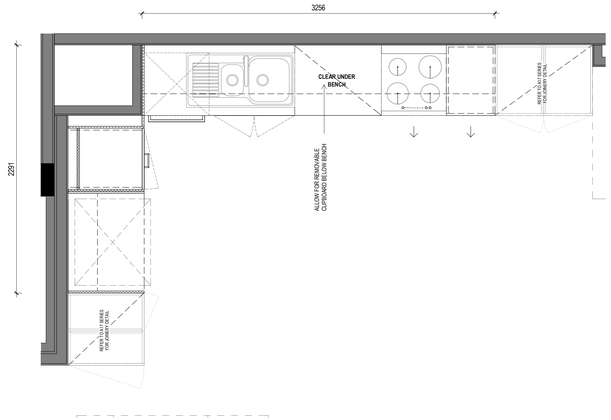
Project No	Drawing No	Revision
2776	AR.16.0.01	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



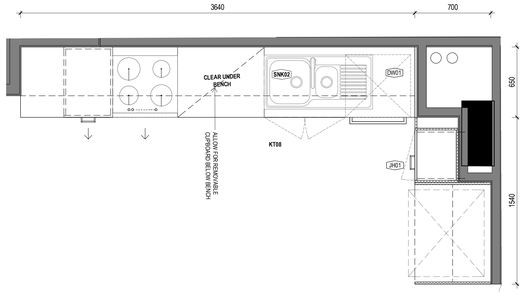
3 KT06_PLAN (FUTURE SEPP SCHED. 4)
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



1 KT07_PLAN (FUTURE SEPP SCHED. 4)
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE



2 KT08_PLAN (FUTURE SEPP SCHED. 4)
1 : 20

ELEVATIONS TO BE DOCUMENTED IN LATER STAGE

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

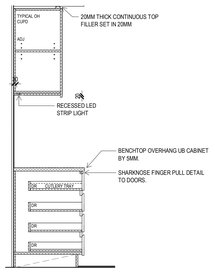
Drawing Title
KITCHEN TYPES - ACCESSIBLE

Status
PRELIMINARY ISSUE

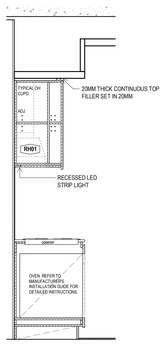
Date Printed	Scale
21/11/2025 7:40:18 PM	1 : 20@A0

Project No	Drawing No	Revision
2776	AR.16.0.10	3

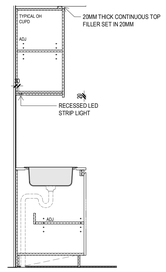
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



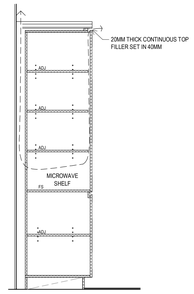
1 SECTION - TYPICAL DRAWER
1 : 20



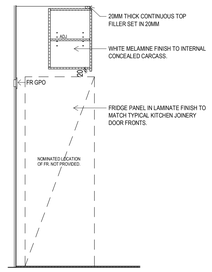
2 SECTION - TYPICAL OVEN
1 : 20



3 SECTION - TYPICAL SINK
1 : 20



4 SECTION - TYPICAL PANTRY
1 : 20



5 SECTION - TYPICAL FRIDGE
1 : 20

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
1	50% DD ISSUE	21/11/2025	EMC	EC

Wurundjeri Country *Gadigal Country* *Yuggera + Turbal Country* *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
KITCHEN DETAILS

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
7:40:32 PM

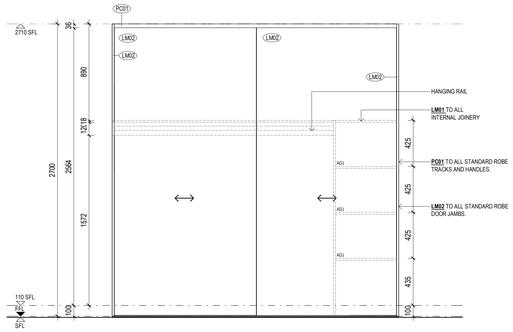
Scale
1 : 20@A0

Project No **2776**

Drawing No **AR.16.0.20**

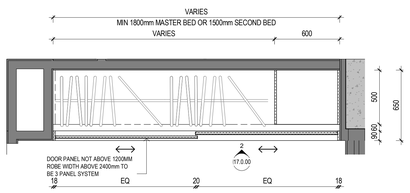
Revision **1**

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



2 RB01_ELEVATION

1 : 20



1 RB01_PLAN

1 : 20

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

ROBE TYPES

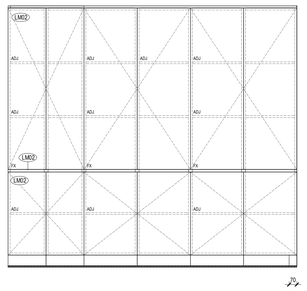
Status

PRELIMINARY ISSUE

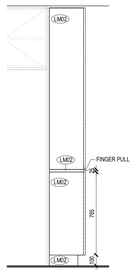
Date Printed	Scale
21/11/2025 7:40:42 PM	1 : 20@A0

Project No	Drawing No	Revision
2776	AR.17.0.00	3

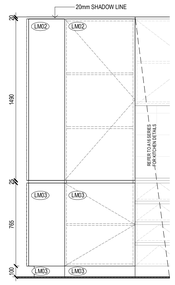
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



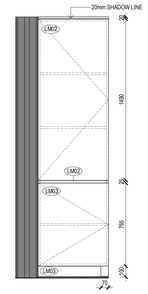
2 JN01_ELEVATION 01
1 : 20



4 JN01_ELEVATION 02
1 : 20



6 JN02_ELEVATION 01
1 : 20



5 JN02_ELEVATION 02
1 : 20

1 JN01_PLAN
1 : 20

3 JN02_PLAN
1 : 20

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked by	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	19/09/2025		
1	FOR COORDINATION	05/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
STORAGE JOINERY

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:40:53 PM	1 : 20@A0

Project No	Drawing No	Revision
2776	AR.17.0.10	3

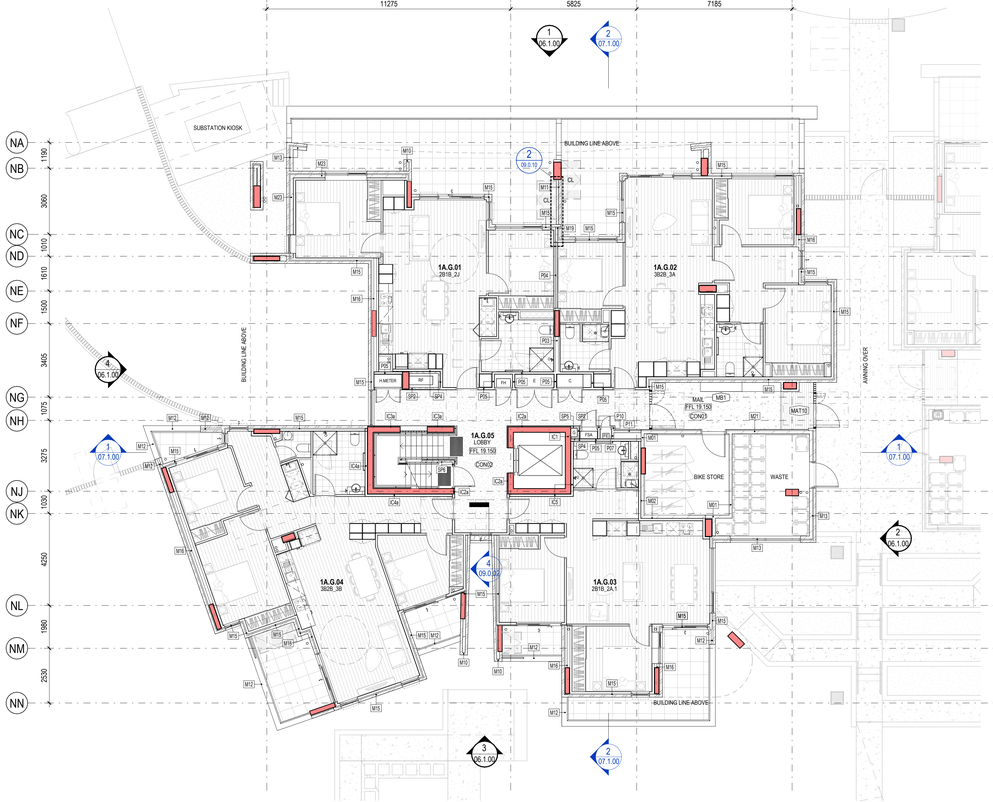
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



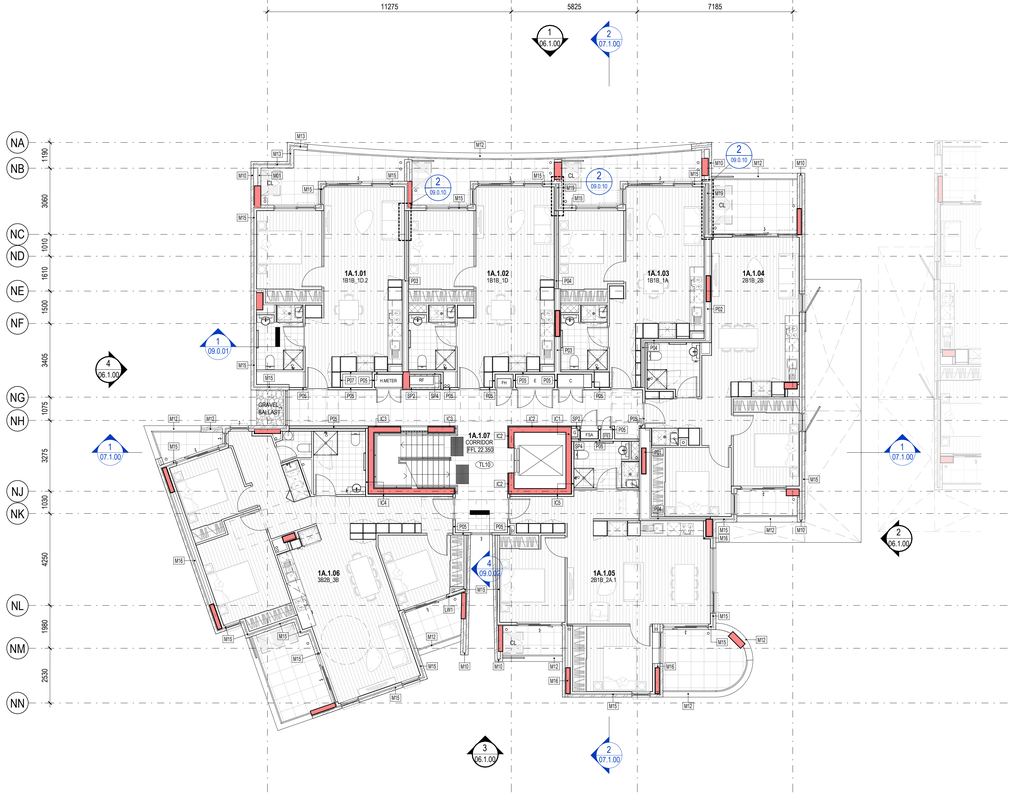
2 RCP - GROUND
1 : 100



4 RCP - LEVEL 1
1 : 100



1 GA PLA
1 : 100



3 GA PLAN - LEVEL 1
1 : 100

Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

bridge
NSW GOVERNMENT
Homes NSW

haybal

Wurundjeri Country
MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

Gadigal Country
SYDNEY
Ground Floor
L1-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Yuggera + Turrbal Country
BRISBANE
Level 6,
289 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9521

Ngunnawal Country
CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Haybal 3259, TAS: Haybal F307, VIC: Haybal 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 1A - GROUND AND LEVEL 1

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
6:14:47 PM

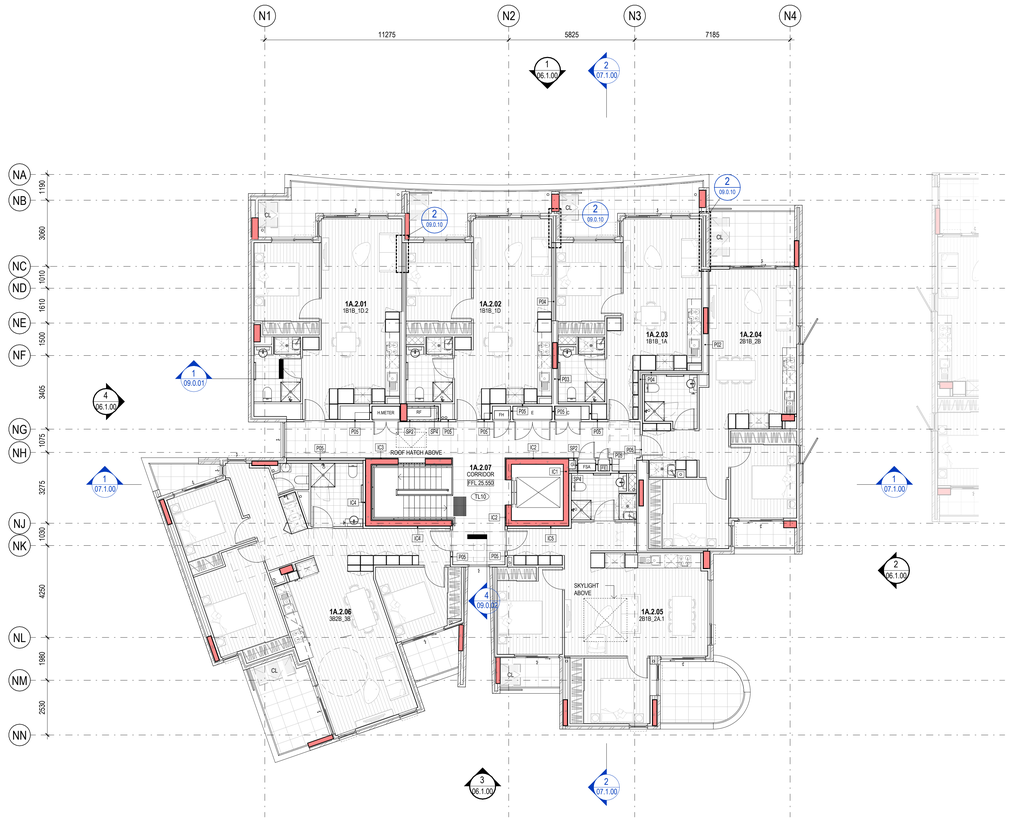
Scale
1 : 100@A0

Project No 2776
Drawing No AR.02.1.00
Revision 5

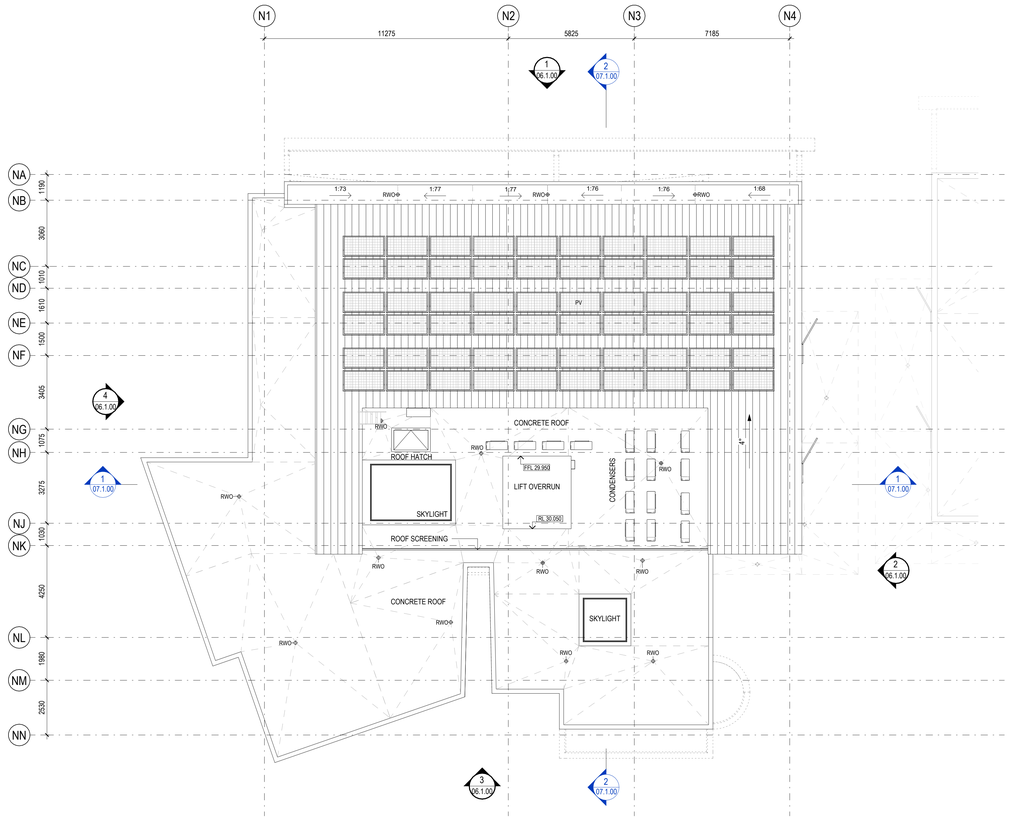
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



2 RCP - LEVEL 2
1 : 100



1 GA PLAN - LEVEL 2
1 : 100



3 GA PLAN - ROOF
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

bridge
NSW GOVERNMENT
Homes NSW

haybal

Wurundjeri Country — MELBOURNE
Level 1
293 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

Gadigal Country — SYDNEY
Ground Floor
U-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Yuggera + Turrbal Country — BRISBANE
Level 6,
289 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

Ngunnawal Country — CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F307, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

Drawing Title
GA PLAN & RCP - BUILDING 1A - LEVEL 2 AND ROOF

Status
PRELIMINARY ISSUE

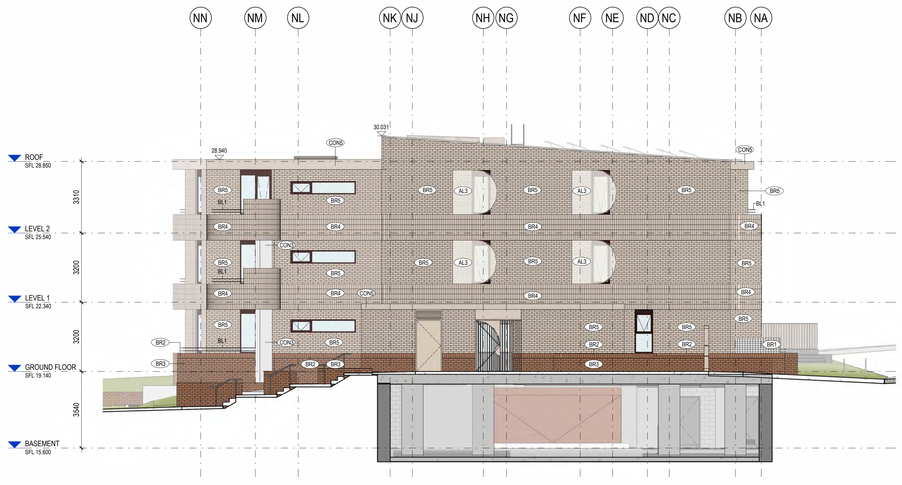
Date Printed	Scale
21/11/2025 6:15:02 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.1.01	5

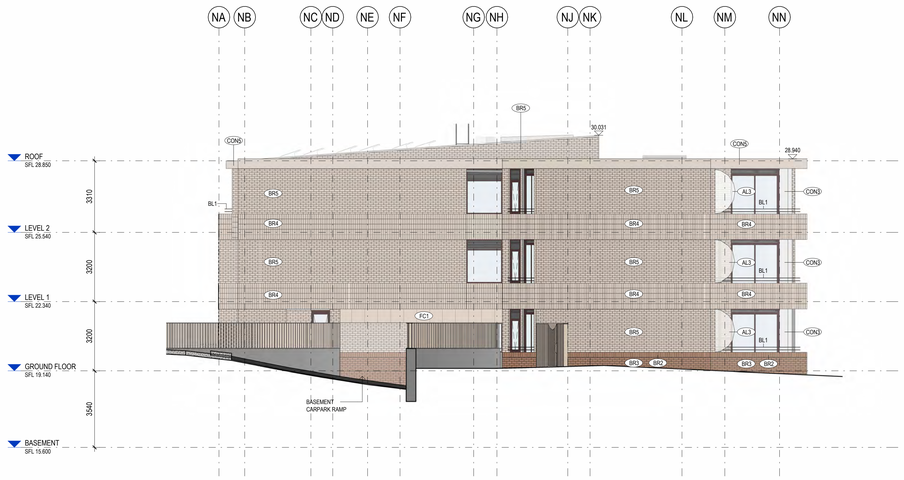
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country — Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644
Gadigal Country — Ground Floor, 1-17 Bucklngham Street, Surry Hills NSW 2010, T +61 2 9660 9329
Yuggera + Turrbal Country — Level 6, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9521
Ngunnawal Country — Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F307, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

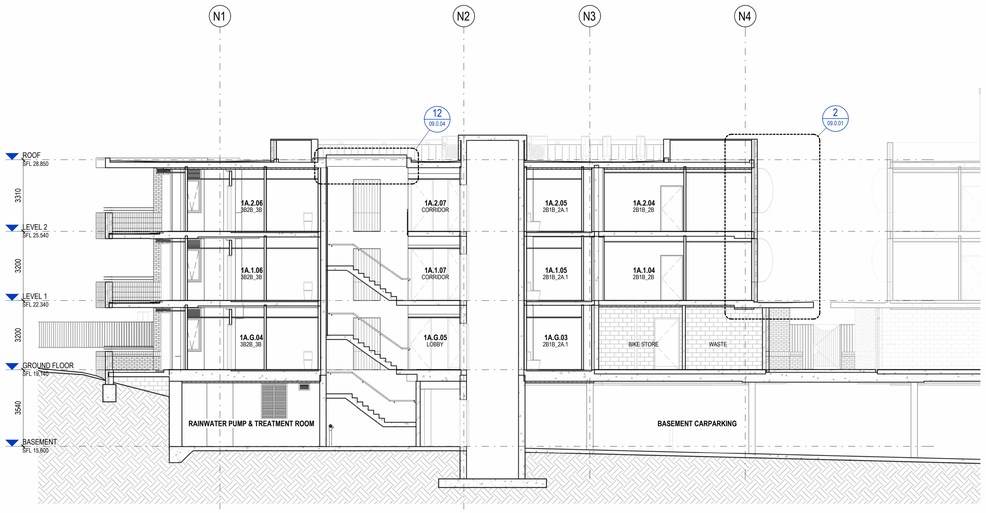
Drawing Title
BUILDING ELEVATIONS - BUILDING 1A

Status
PRELIMINARY ISSUE

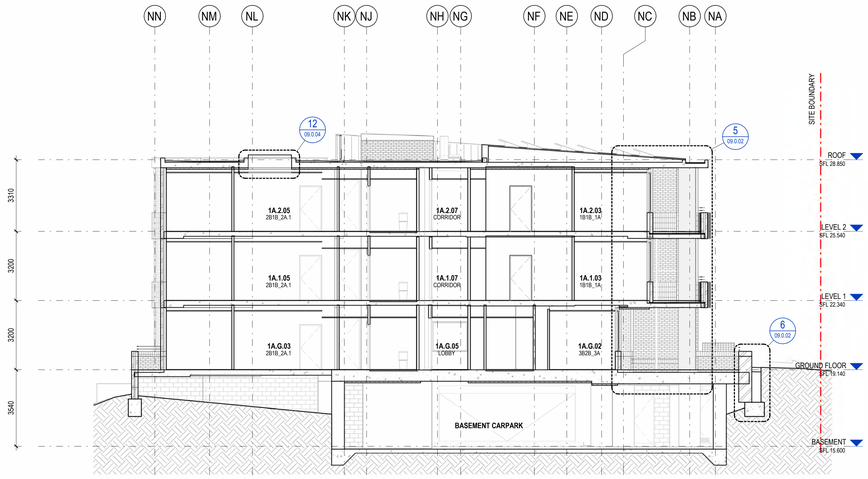
Date Printed	Scale
21/11/2025 6:16:11 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.06.1.00	5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 SECTION
1 : 100



2 SECTION
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMC	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
U-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 6,
283 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9621

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F307, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

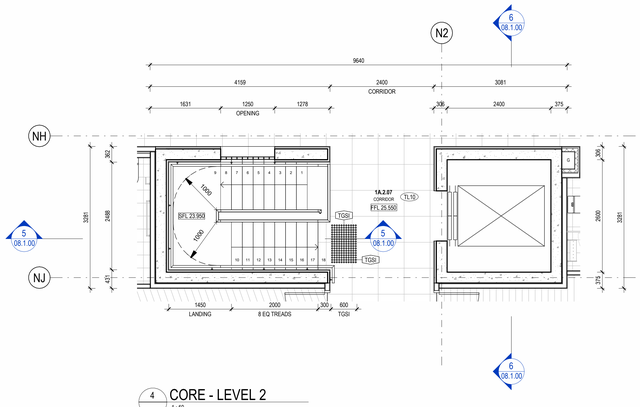
Drawing Title
BUILDING SECTIONS - BUILDING 1A

Status
PRELIMINARY ISSUE

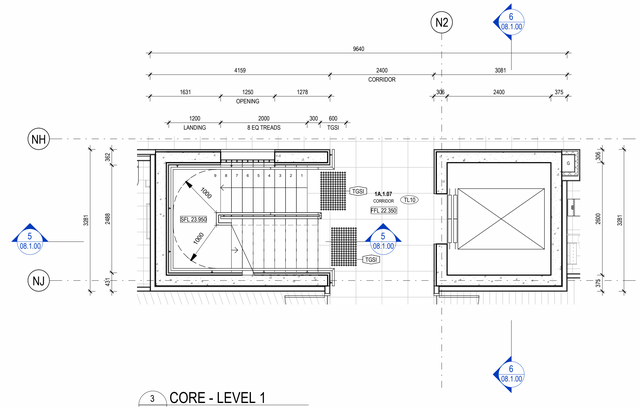
Date Printed	Scale
21/11/2025 6:17:05 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.07.1.00	5

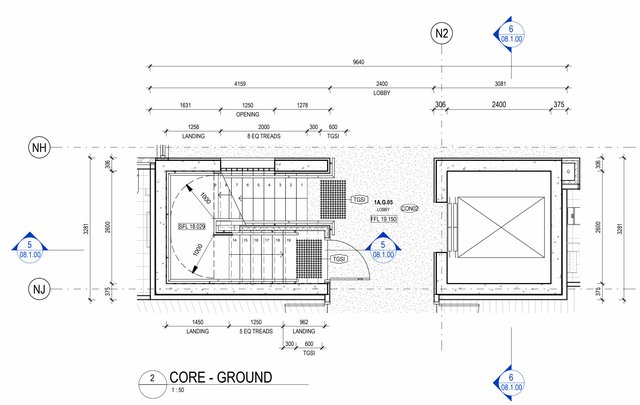
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



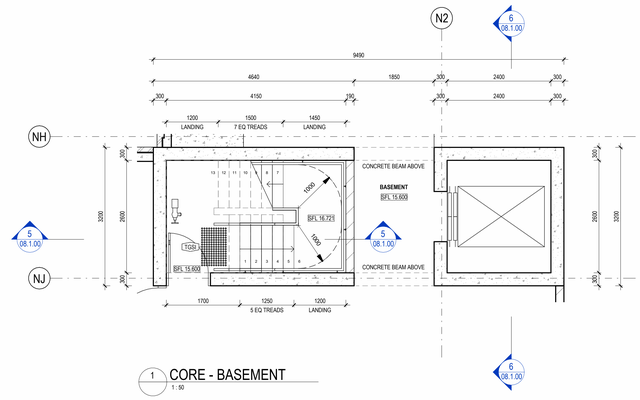
4 CORE - LEVEL 2
1 : 50



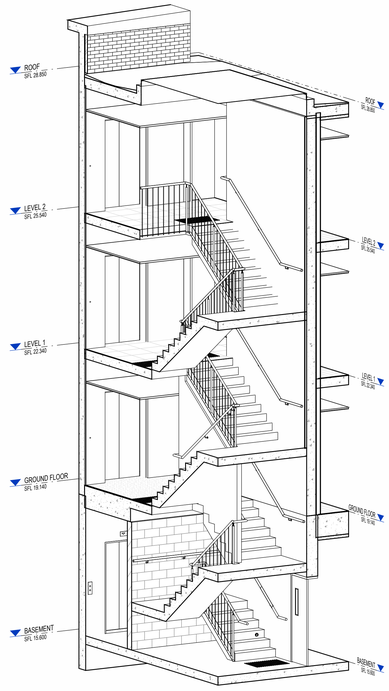
3 CORE - LEVEL 1
1 : 50



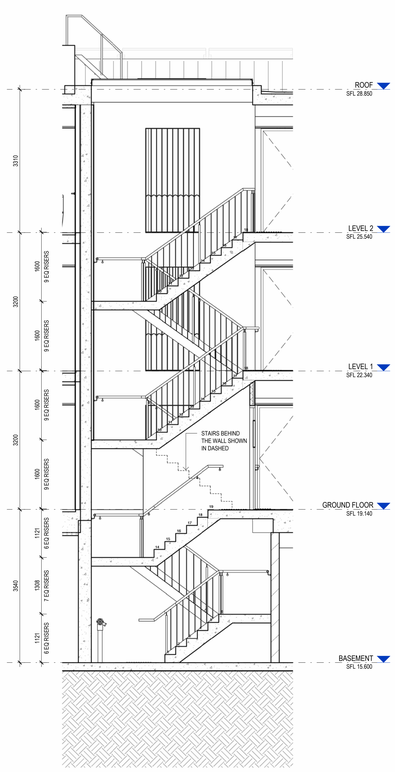
2 CORE - GROUND
1 : 50



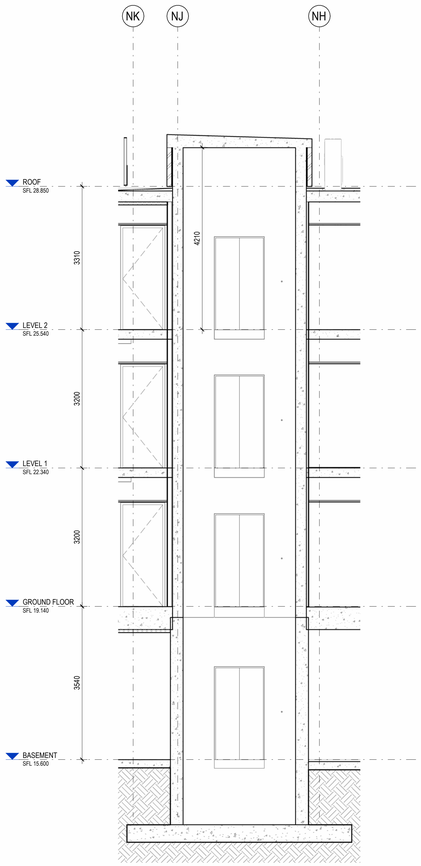
1 CORE - BASEMENT
1 : 50



7 CORE - 3D



5 STAIRS - SECTION
1 : 50



6 LIFT - SECTION
1 : 50

REFER BUILDING 1B DRAWING AR.08.1.10 FOR FURTHER DETAIL

Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	10/10/2025		
1	FOR COORDINATION	19/09/2025		

Wurundjeri Country — **MELBOURNE** Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

Yuggera + Turrbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9921

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84009394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

Drawing Title
STAIR AND CORE DETAILS - BUILDING 1A

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:18:02 PM	1 : 50@A0

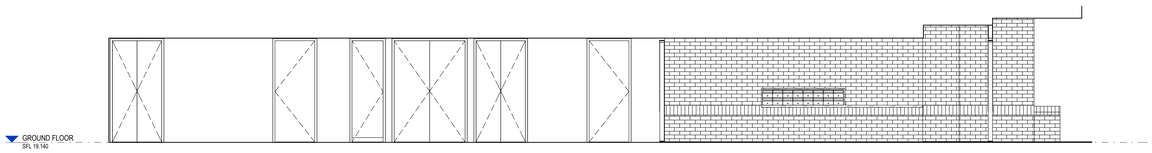
Project No	Drawing No	Revision
2776	AR.08.1.00	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

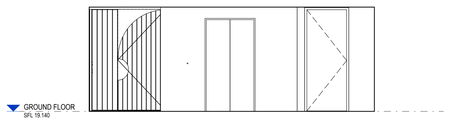
REFER TO BUILDING 1B, DRAWINGS AR.10.1.10 & AR.10.1.11 FOR FURTHER DETAIL.

APPLY SAME DETAIL TO SITE WIDE LOBBIES & CORRIDORS, ALLOW FOR:

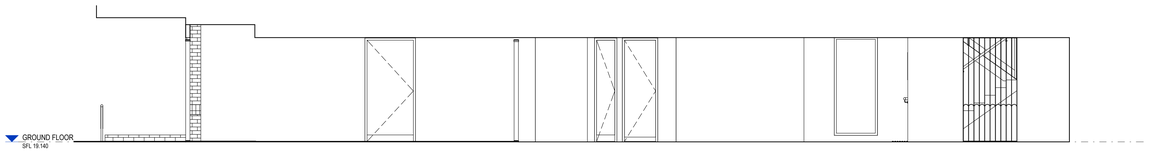
- DOOR SIGNAGE TO ALL APT ENTRIES
- WHERE APPLIED, PANEL BREAKS TO FC WALL FINISH
- WHERE APPLIED, PANEL BREAKS TO FC CEILING FINISH
- FEATURE LED LIGHTING ABOVE MAILBOX ZONES & TO UNDERSIDE OF MAILBOX BENCH
- LIGHTING SETOUT TO ALL LOBBY AND CORRIDOR AREAS
- ALLOW FOR 100mm SKIRTING TO ALL PB FINSIHED WALLS



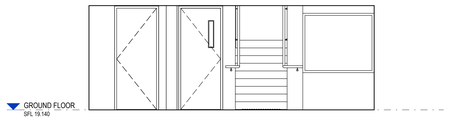
1 LOBBY - ELEVATION
1 : 50



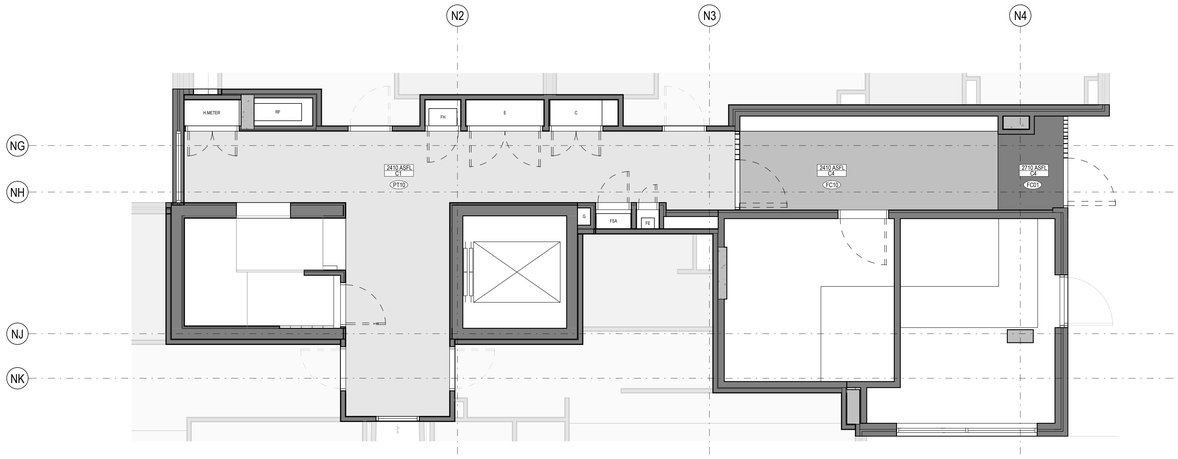
2 LOBBY - ELEVATION
1 : 50



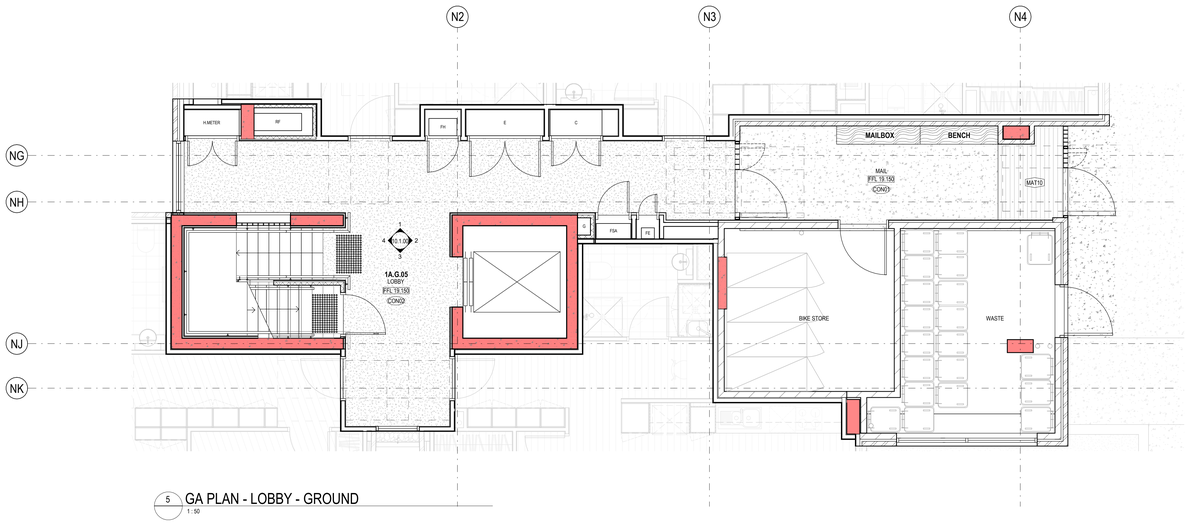
3 LOBBY - ELEVATION
1 : 50



4 LOBBY - ELEVATION
1 : 50



7 RCP - LOBBY - GROUND
1 : 50



5 GA PLAN - LOBBY - GROUND
1 : 50

Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena

Accreditation No. HERA 10191

Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	10/10/2025		
1	FOR COORDINATION	19/09/2025		

Wurundjeri Country — *Gadigal Country* — *Yuggera + Turrbal Country* — *Ngunnawal Country*

MELBOURNE
Level 1
160 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
2 Foster Stringbham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 4
145 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

CANBERRA
Level 5
19 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

Drawing Title

COMMON AREA DETAILS - BUILDING 1A - LOBBY

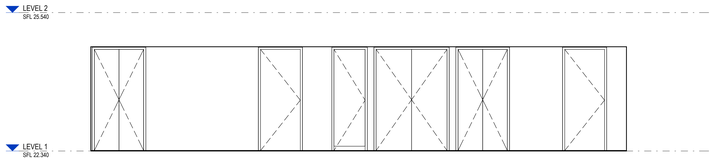
Status

PRELIMINARY ISSUE

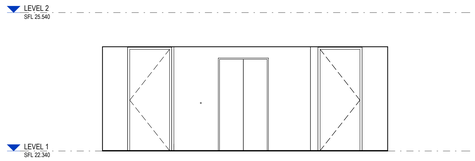
Date Printed	Scale
21/11/2025 6:18:14 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.10.1.00	3

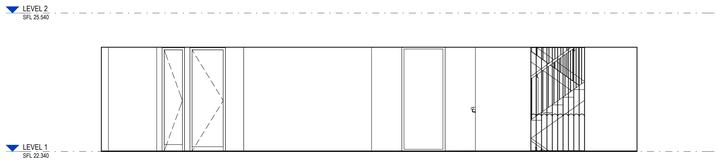
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



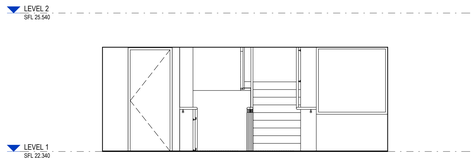
1 COMMON AREA - TYPICAL - ELEVATION
1 : 50



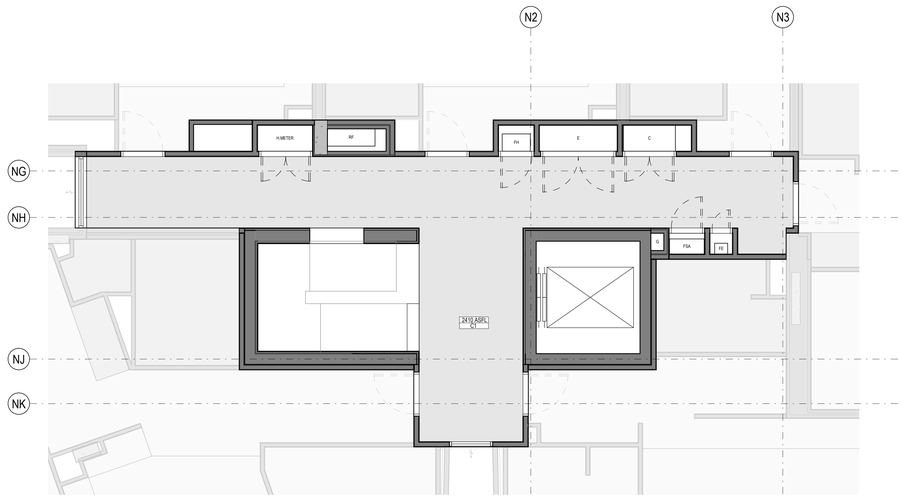
2 COMMON AREA - TYPICAL - ELEVATION
1 : 50



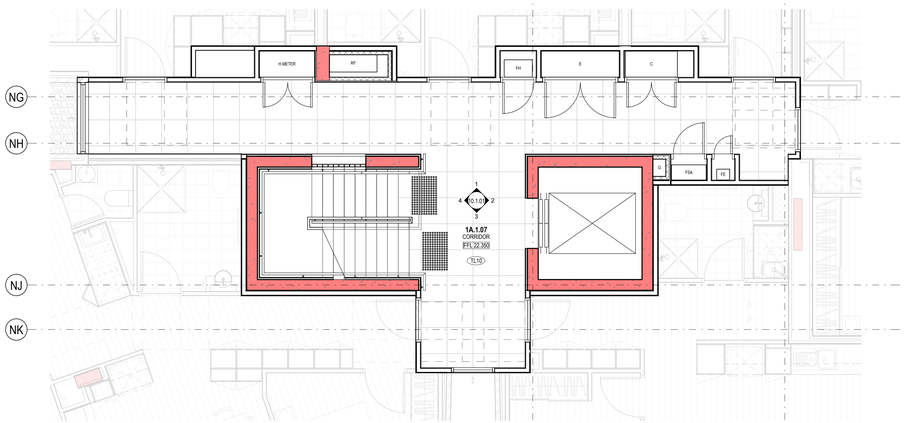
3 COMMON AREA - TYPICAL - ELEVATION
1 : 50



4 COMMON AREA - TYPICAL - ELEVATION 4
1 : 50



5 RCP - COMMON AREA - TYPICAL
1 : 50



7 GA PLAN - COMMON AREA - TYPICAL
1 : 50

REFER TO BUILDING 1B, DRAWINGS AR.10.1.10 & AR.10.1.11 FOR FURTHER DETAIL.

APPLY SAME DETAIL TO SITE WIDE LOBBIES & CORRIDORS, ALLOW FOR:

- DOOR SIGNAGE TO ALL APT ENTRIES
- WHERE APPLIED, PANEL BREAKS TO FC WALL FINISH
- WHERE APPLIED, PANEL BREAKS TO FC CEILING FINISH
- FEATURE LED LIGHTING ABOVE MAILBOX ZONES & TO UNDERSIDE OF MAILBOX BENCH
- LIGHTING SETOUT TO ALL LOBBY AND CORRIDOR AREAS
- ALLOW FOR 100mm SK01 SKIRTING TO ALL PB FINSIHED WALLS

Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
3	50% DD ISSUE	21/11/2025	EMC	EC
2	FOR COORDINATION	10/10/2025		
1	FOR COORDINATION	19/09/2025		

Wurundjeri Country — **MELBOURNE** Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

Yuggera + Turrbal Country — **BRISBANE** Level 6, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84009394261 Nominated Architects ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

Drawing Title

COMMON AREA DETAILS - BUILDING 1A - TYPICAL

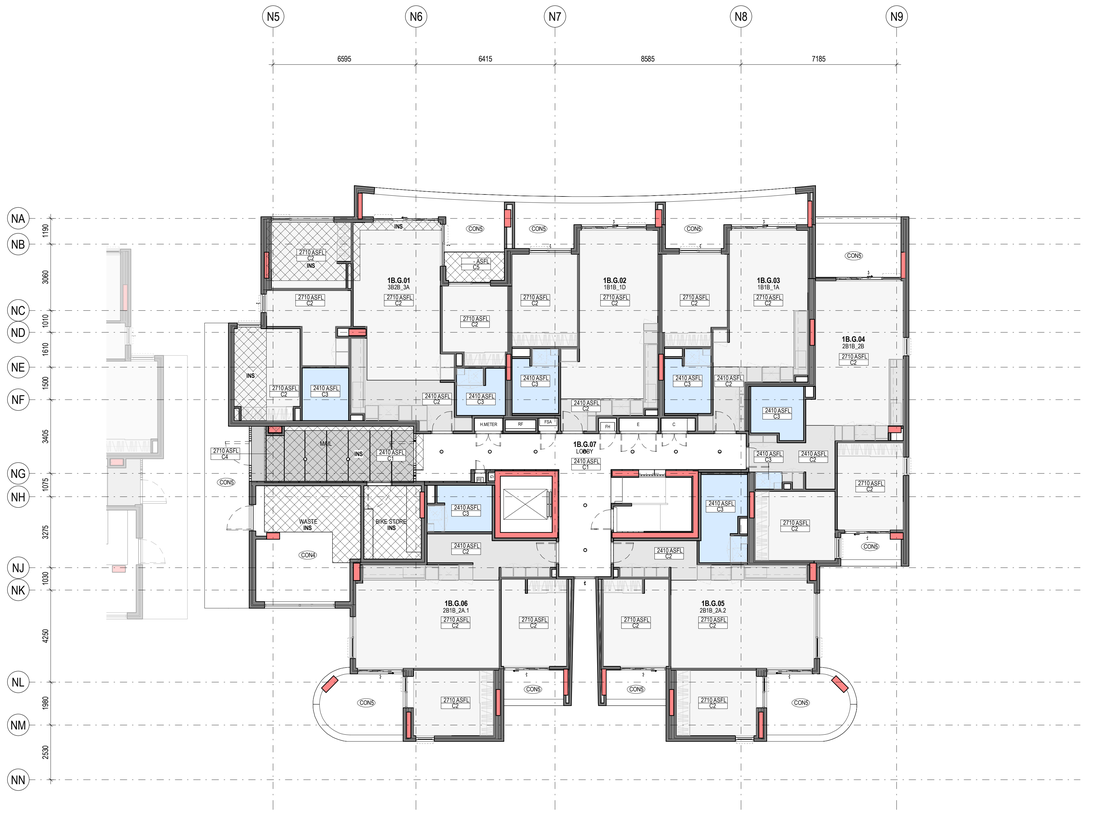
Status

PRELIMINARY ISSUE

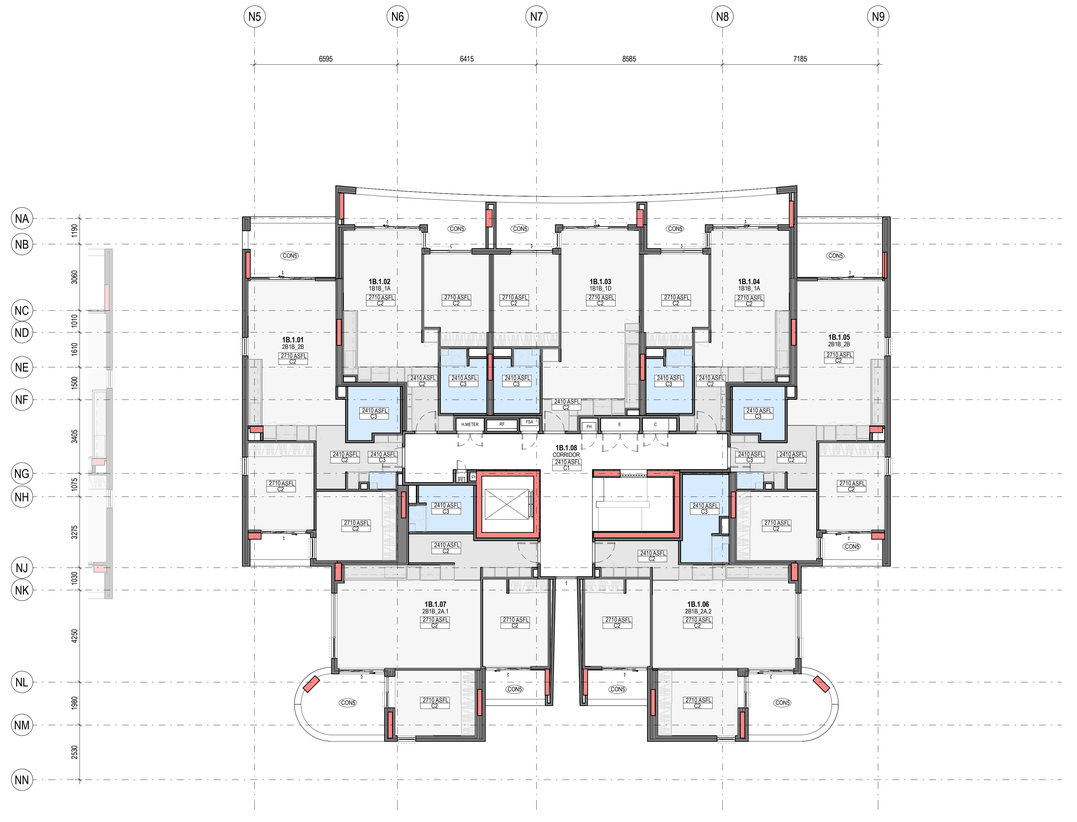
Date Printed	Scale
21/11/2025 6:18:25 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.10.1.01	3

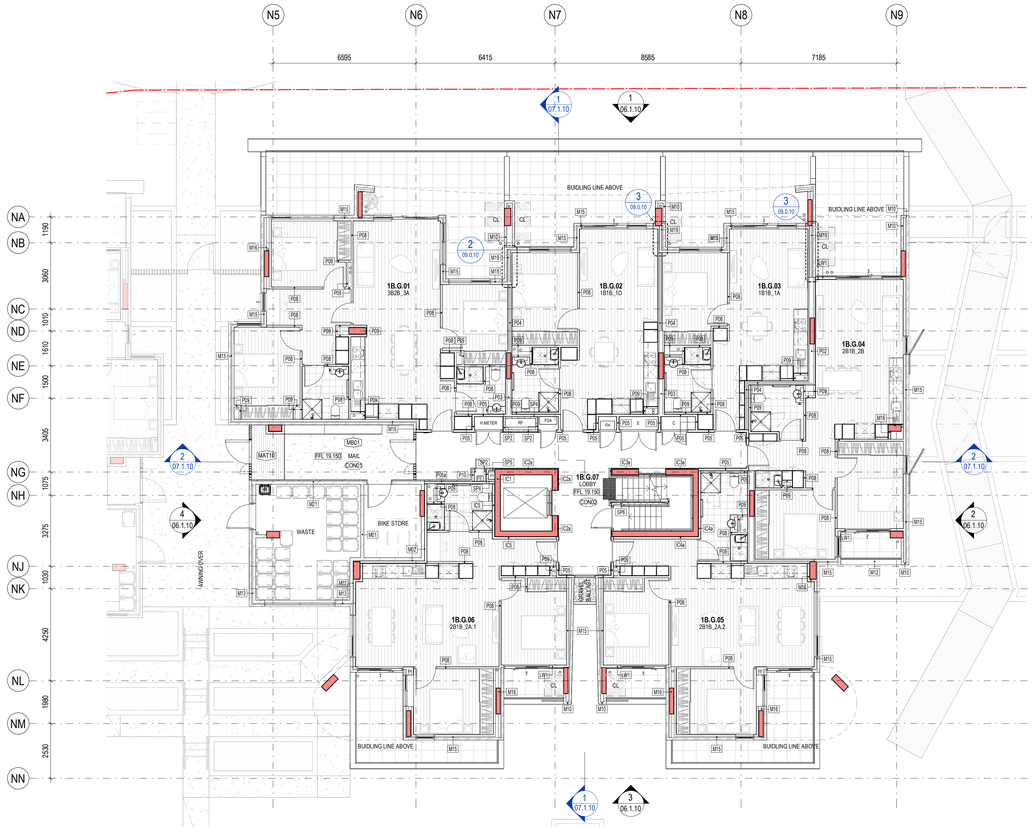
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



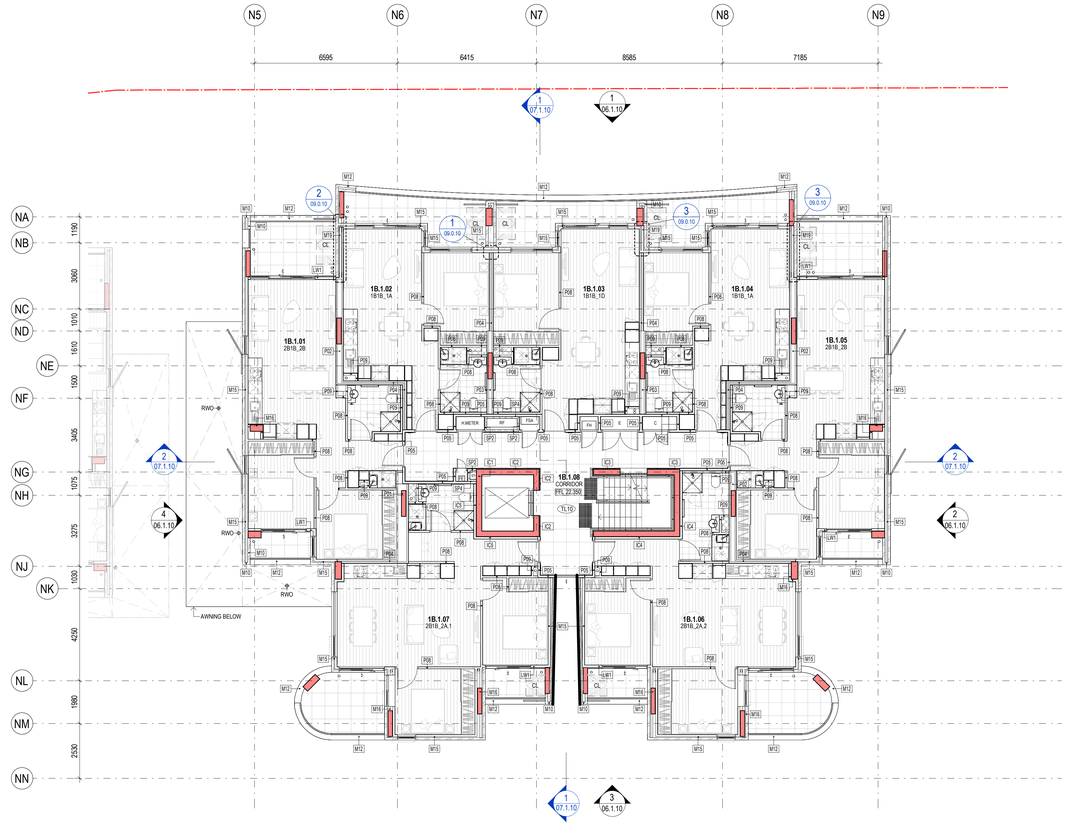
2 RCP - GROUND
1 : 100



4 RCP - LEVEL 1
1 : 100



1 GA PLAN - GROUND
1 : 100



3 GA PLAN - LEVEL 1
1 : 100

Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena

Accreditation No. HERA 10191

Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025	VC	EMc
3	FOR COORDINATION	19/09/2025	VC	EMc
2	FOR COORDINATION	05/09/2025	VC	EMc
1	FOR COORDINATION	22/08/2025	VC	EMc

bridge · NSW GOVERNMENT · Homes NSW

hayball

Wurundjeri Country · *Gadigal Country* · *Yuggera + Turrbal Country* · *Ngunnawal Country*

MELBOURNE Level 1, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

SYDNEY Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 6329

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 6329

ABN: 84009394261 Nominated Architects ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

BIDJIGAL

Drawing Title

GA PLAN & RCP - BUILDING 1B - GROUND AND LEVEL 1

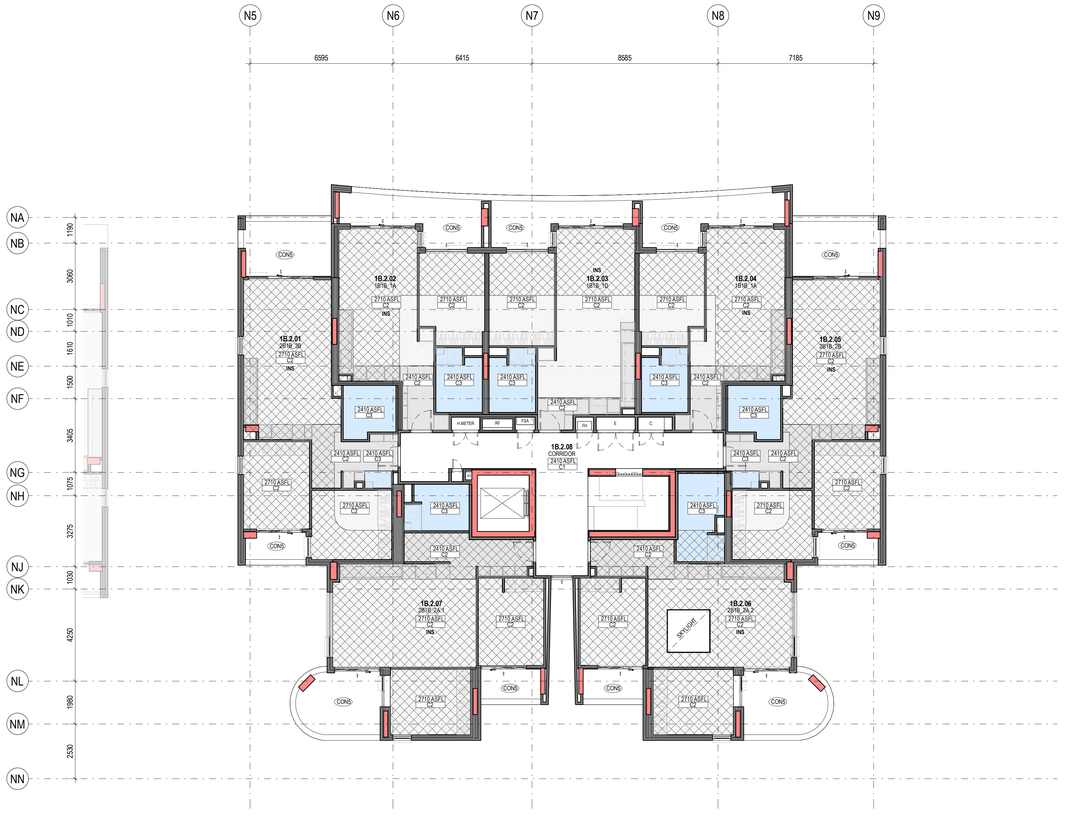
Status

PRELIMINARY ISSUE

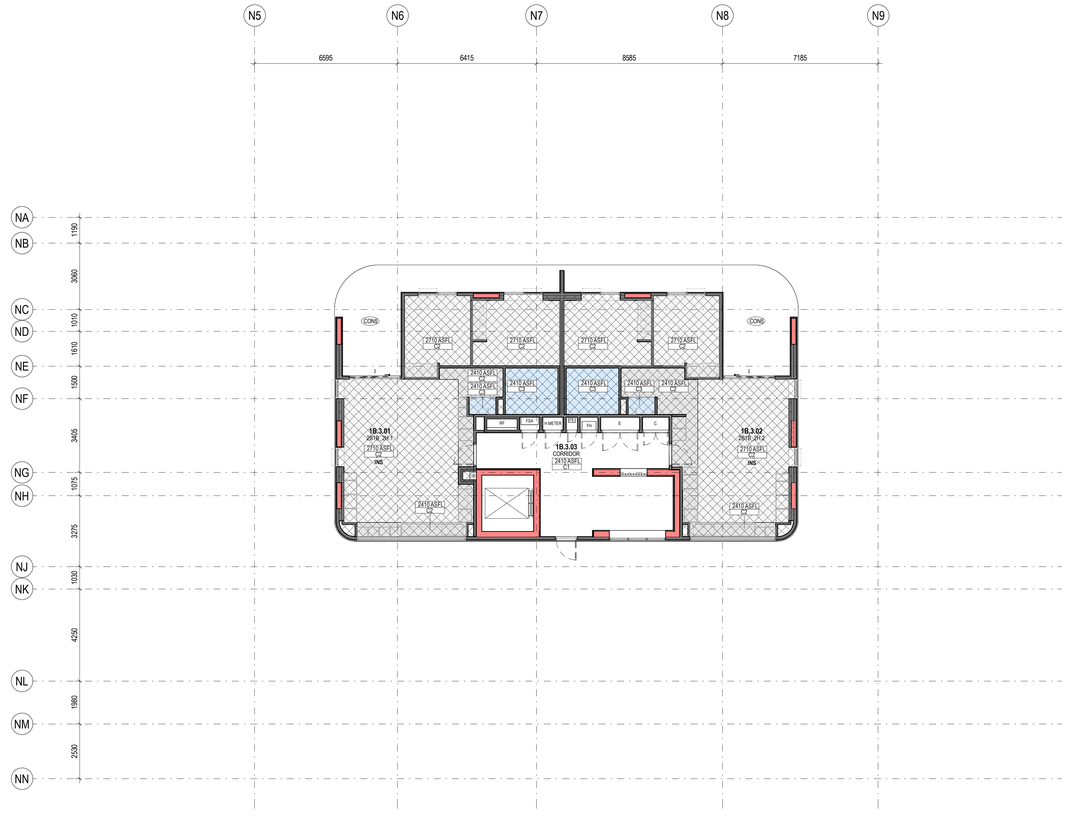
Date Printed	Scale
21/11/2025 6:40:25 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.1.10	5

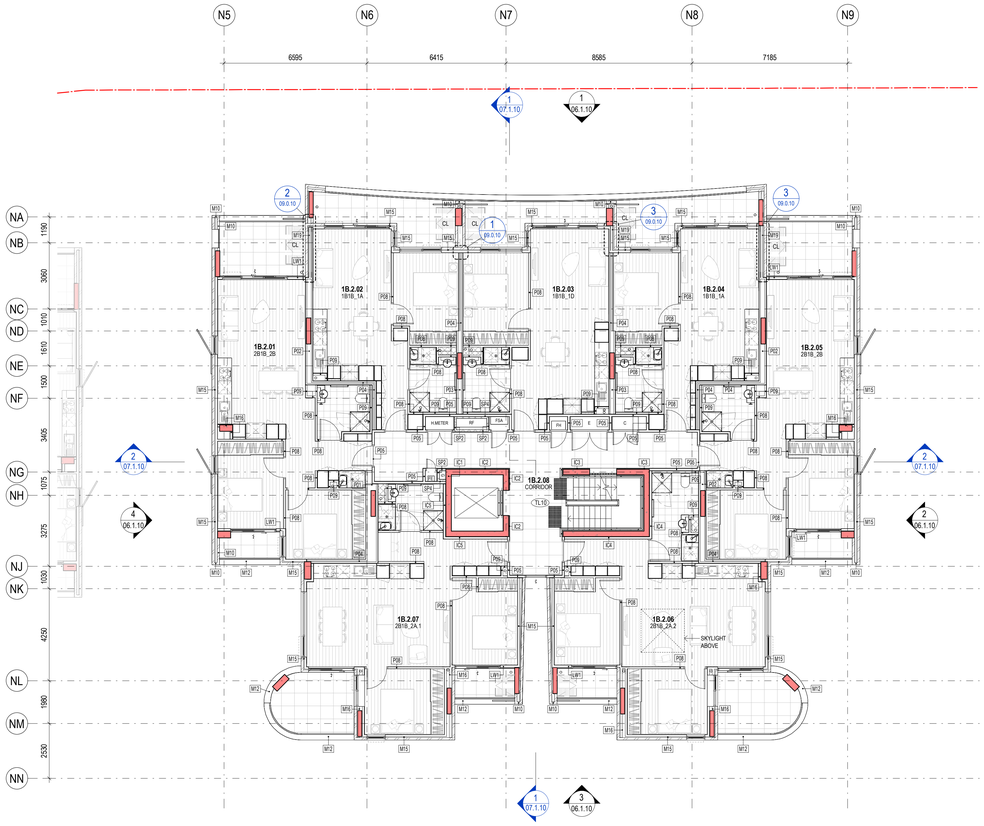
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



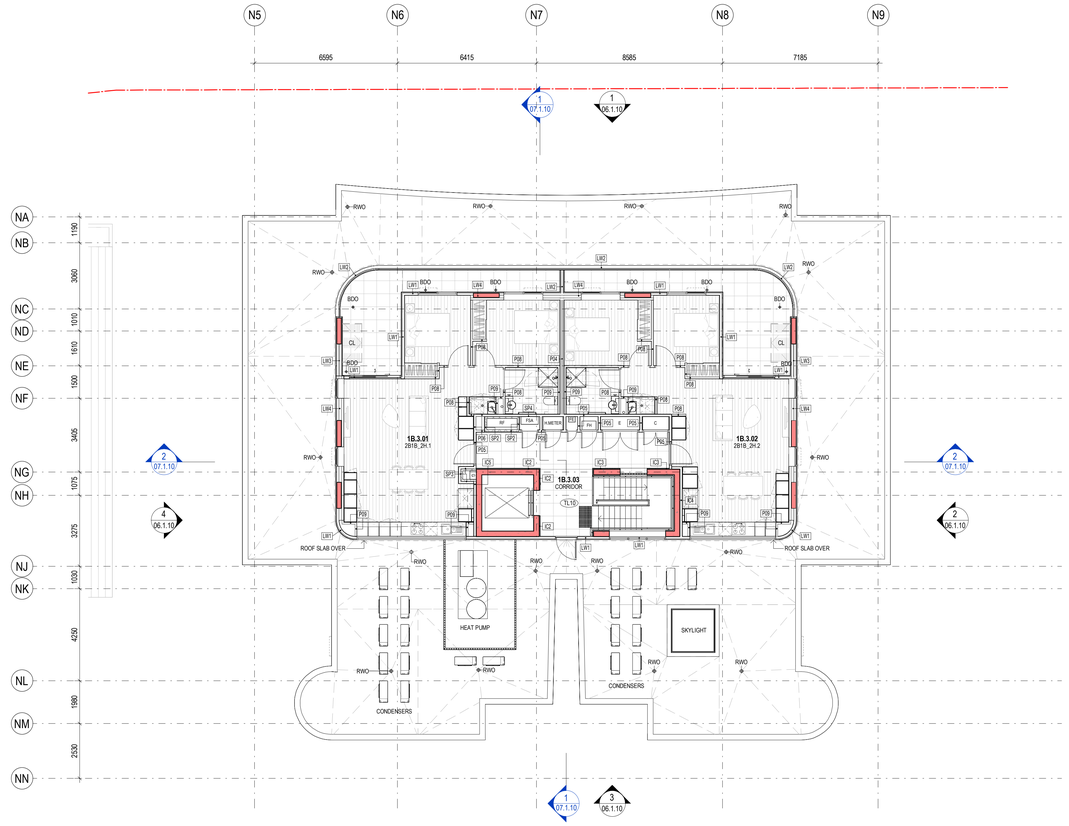
2 RCP - LEVEL 2
1 : 100



4 RCP - LEVEL 3
1 : 100



1 GA PLAN - LEVEL 2
1 : 100



3 GA PLAN - LEVEL 3
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025	VC	EMc
3	FOR COORDINATION	19/09/2025	VC	EMc
2	FOR COORDINATION	05/09/2025	VC	EMc
1	FOR COORDINATION	22/08/2025	VC	EMc

bridge · NSW GOVERNMENT · Homes NSW

haybail

Wurundjeri Country — **MELBOURNE** Level 1, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 6329

Yuggera + Turrbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 6329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

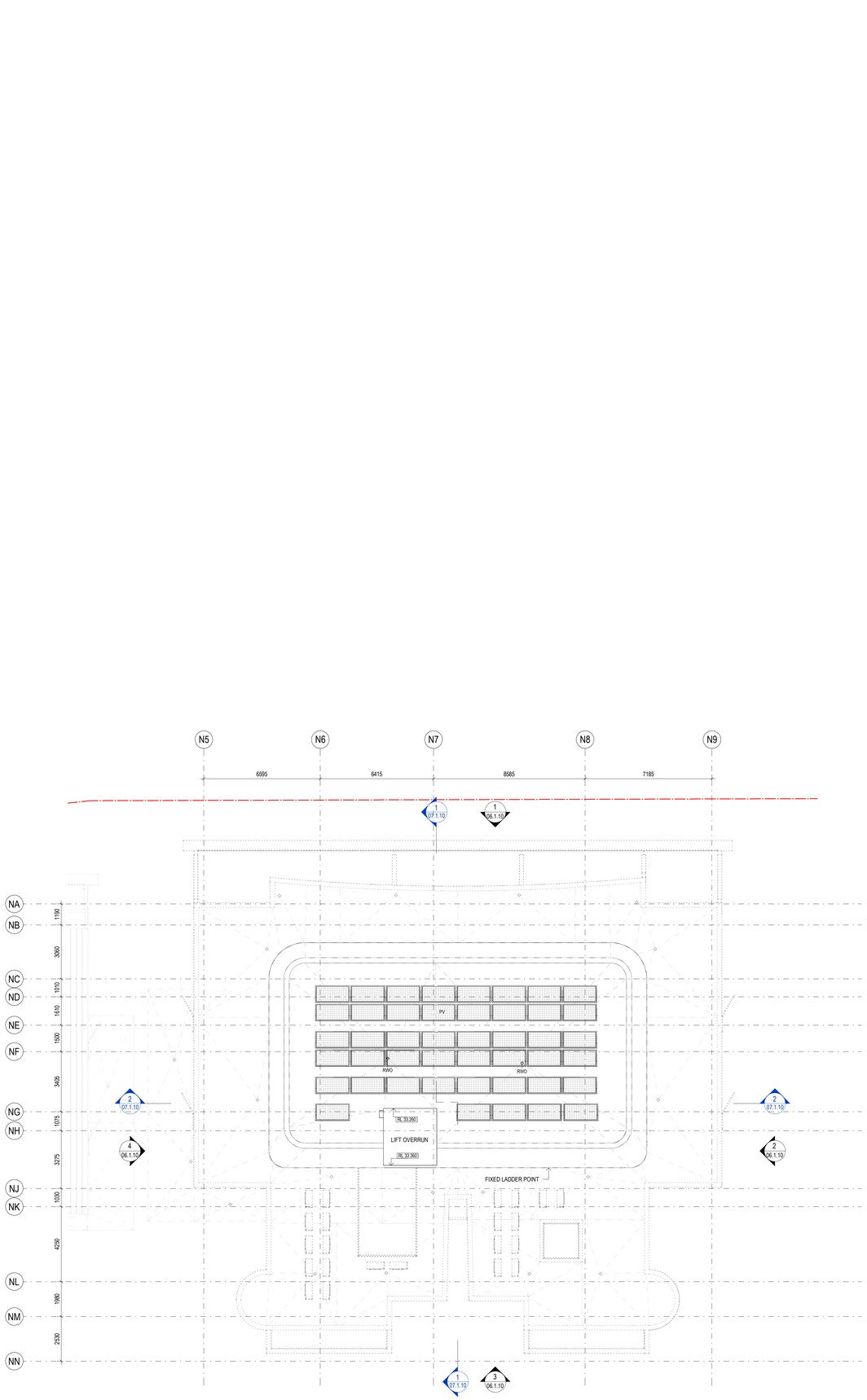
Drawing Title
GA PLAN & RCP - BUILDING 1B - LEVEL 2 AND LEVEL 3

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:40:47 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.1.11	5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 GA PLAN - ROOF
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025	VC	EMc
3	FOR COORDINATION	19/09/2025	VC	EMc
2	FOR COORDINATION	05/09/2025	VC	EMc
1	FOR COORDINATION	22/08/2025	VC	EMc

bridge
NSW GOVERNMENT
Homes NSW

hayball

Wurundjeri Country *Gadigal Country* *Yuggera + Turbal Country* *Ngunnawal Country*

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 6329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 6329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 1B - ROOF

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
6:40:59 PM

Scale
1 : 100@A0

Project No 2776

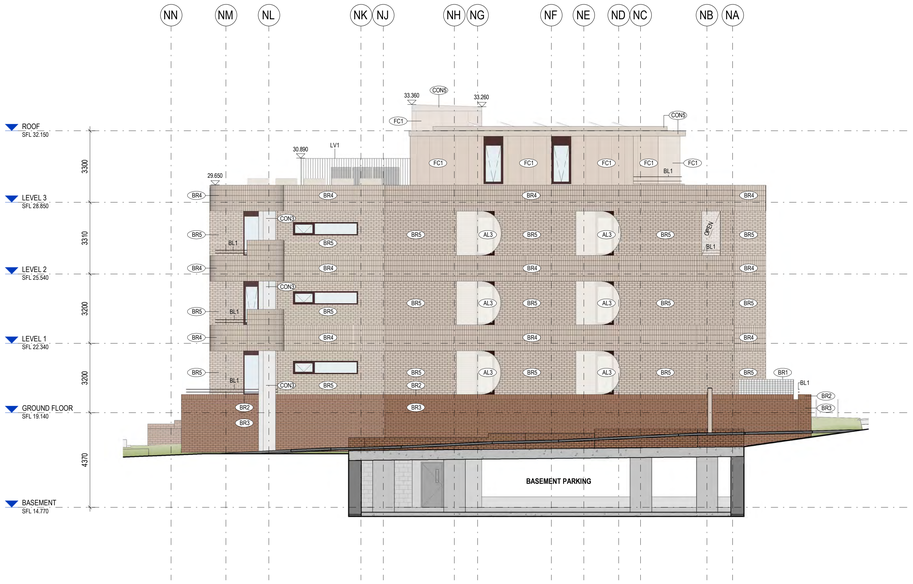
Drawing No AR.02.1.12

Revision 5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



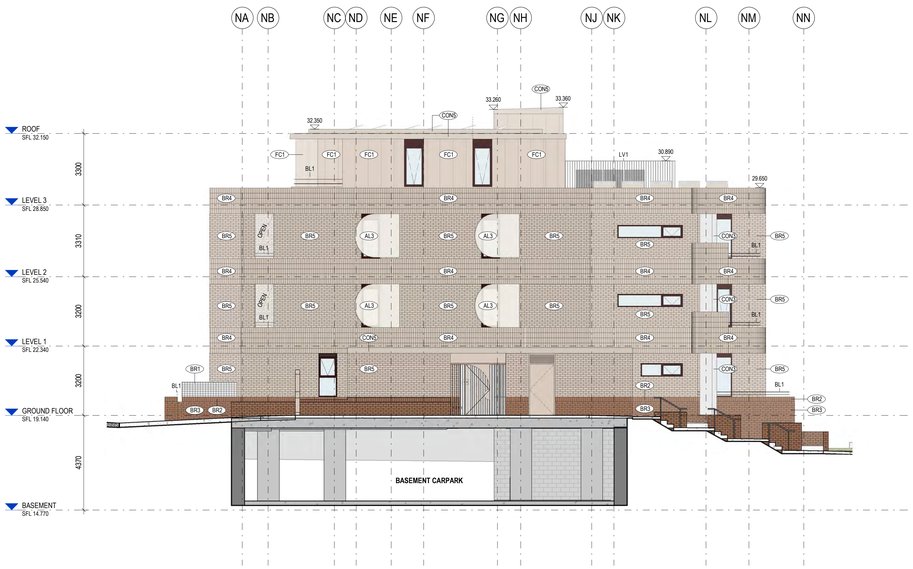
1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025	VC	EMc
3	FOR COORDINATION	19/09/2025	VC	EMc
2	FOR COORDINATION	05/09/2025	VC	EMc
1	FOR COORDINATION	22/08/2025	VC	EMc

bridge
NSW GOVERNMENT
Homes NSW

hayball

Wurundjeri Country *Gadigal Country* *Yuggera + Turbal Country* *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3544

SYNDEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

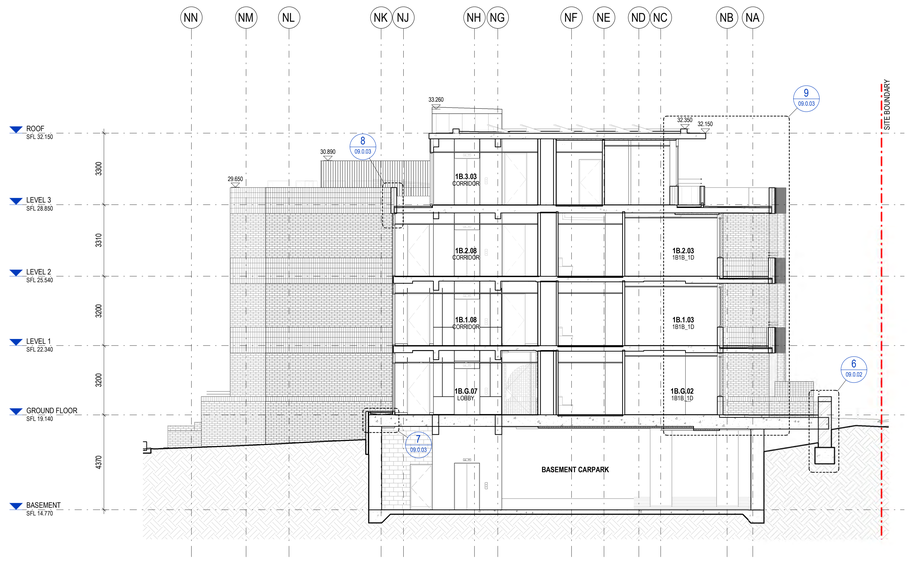
Drawing Title
BUILDING ELEVATIONS - BUILDING 1B

Status
PRELIMINARY ISSUE

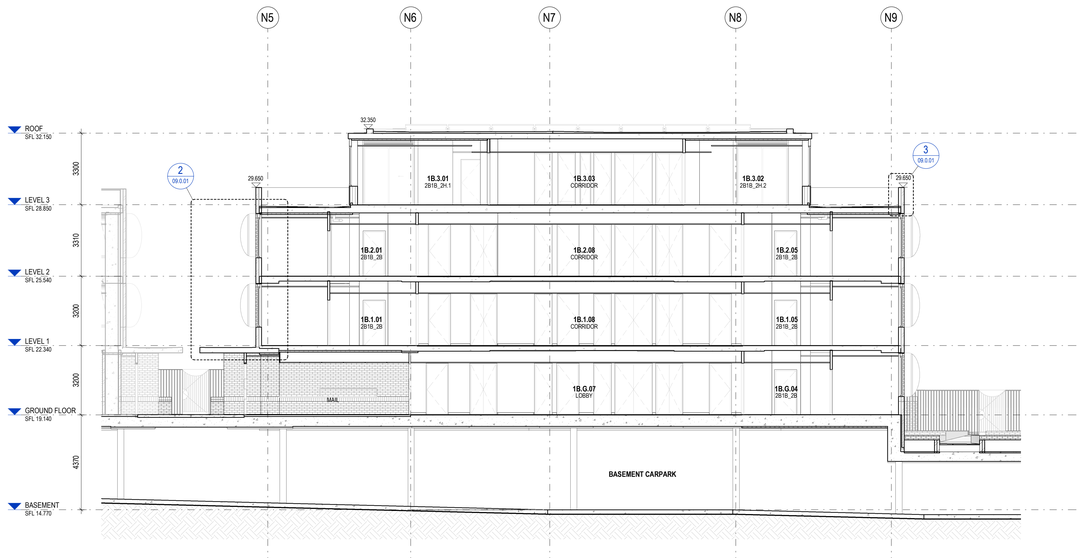
Date Printed	Scale
21/11/2025 6:41:31 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.06.1.10	5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 SECTION
1 : 100



2 SECTION
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025	VC	EMc
3	FOR COORDINATION	19/09/2025	VC	EMc
2	FOR COORDINATION	05/09/2025	VC	EMc
1	FOR COORDINATION	22/08/2025	VC	EMc

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1,
250 Flinders Lane,
Melbourne VIC 3000
T +61 3 9606 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane QLD 4000
T +61 7 3211 9601

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

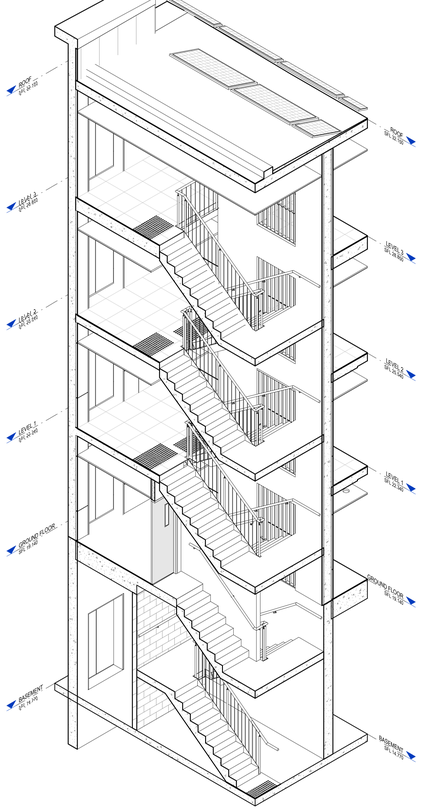
Drawing Title
BUILDING SECTIONS - BUILDING 1B

Status
PRELIMINARY ISSUE

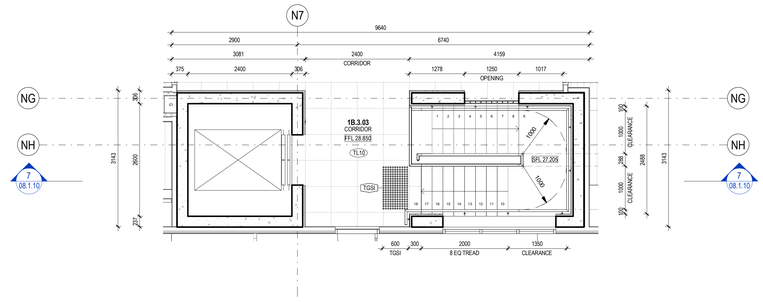
Date Printed	Scale
21/11/2025 6:42:04 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.07.1.10	5

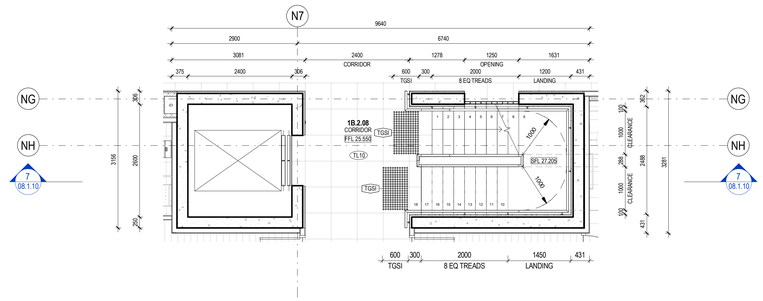
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



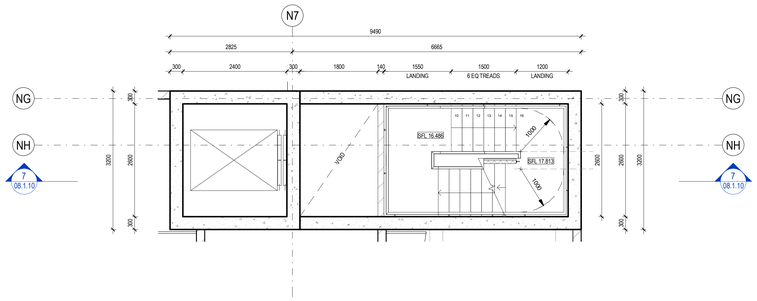
8 CORE - 3D
SCALE



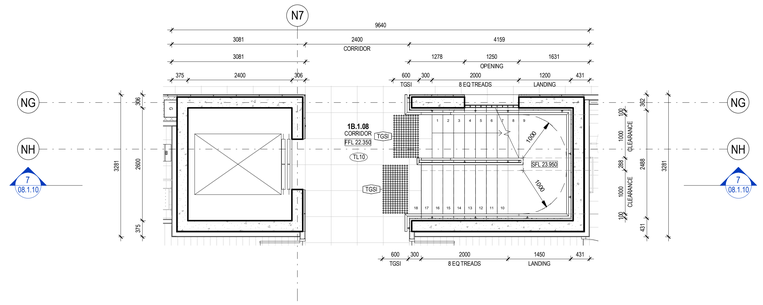
6 CORE - LEVEL 3
1 : 50



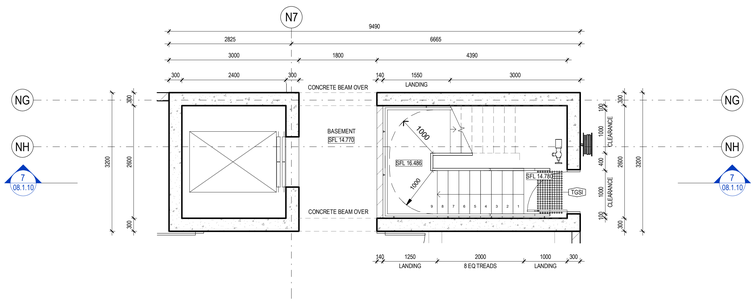
5 CORE - LEVEL 2
1 : 50



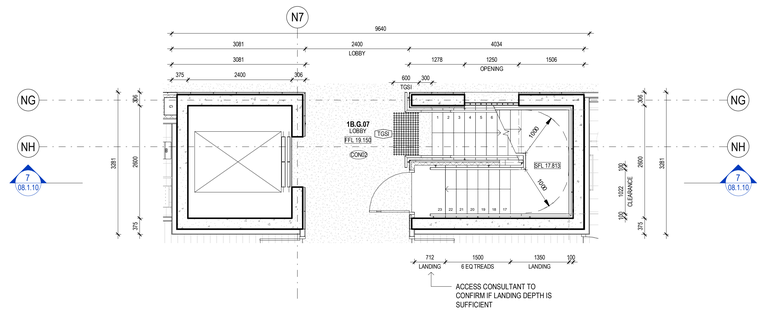
2 CORE - BASEMENT - UPPER LANDING CUT
1 : 50



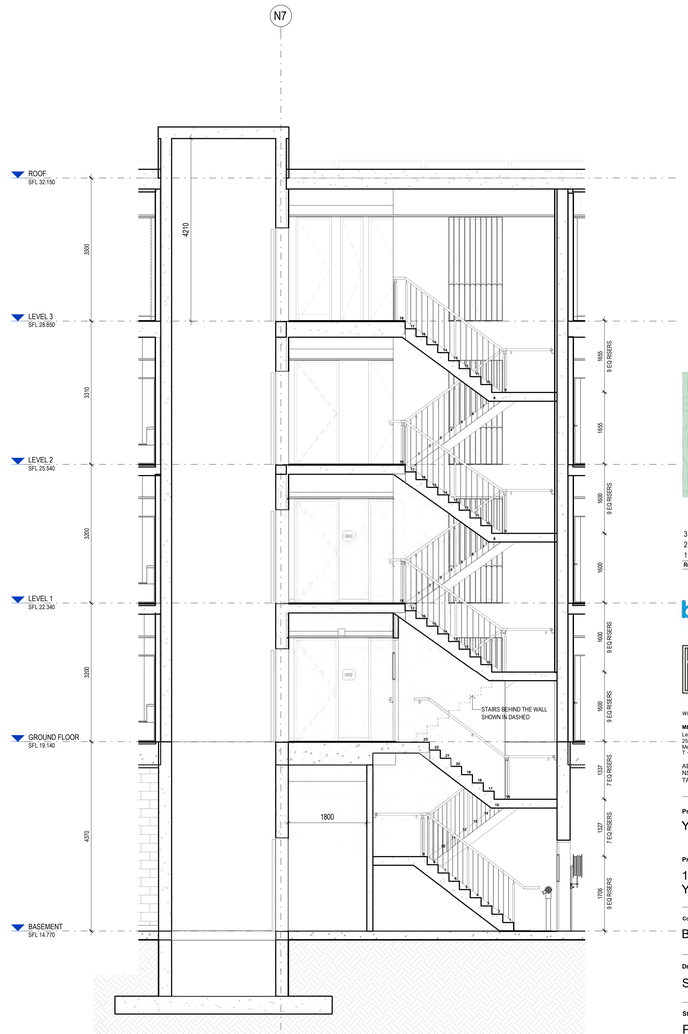
4 CORE - LEVEL 1
1 : 50



1 CORE - BASEMENT
1 : 50



3 CORE - GROUND
1 : 50



7 CORE - SECTION
1 : 50

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
3	50% DD ISSUE	21/11/2025	EMc	EC
2	FOR COORDINATION	10/10/2025	VC	EMc
1	FOR COORDINATION	19/09/2025	VC	EMc

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

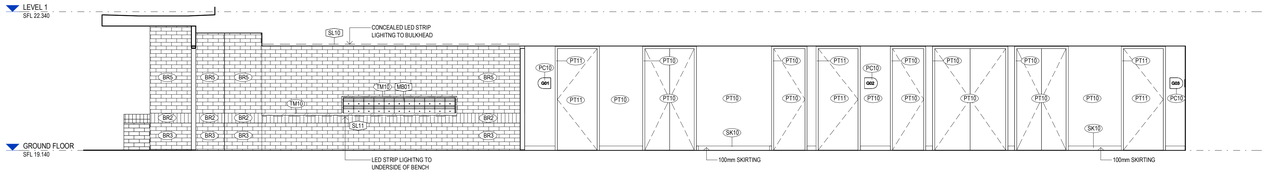
Drawing Title
STAIR AND CORE DETAILS - BUILDING 1B

Status
PRELIMINARY ISSUE

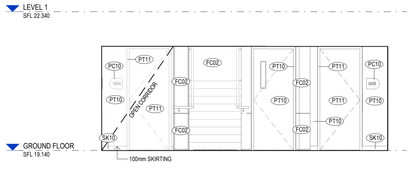
Date Printed	Scale
21/11/2025 6:42:42 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.08.1.10	3

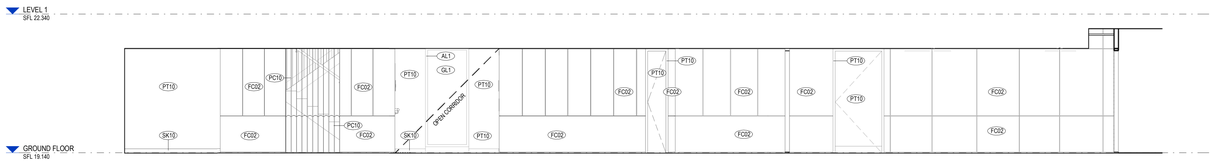
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 LOBBY - ELEVATION
1 : 50



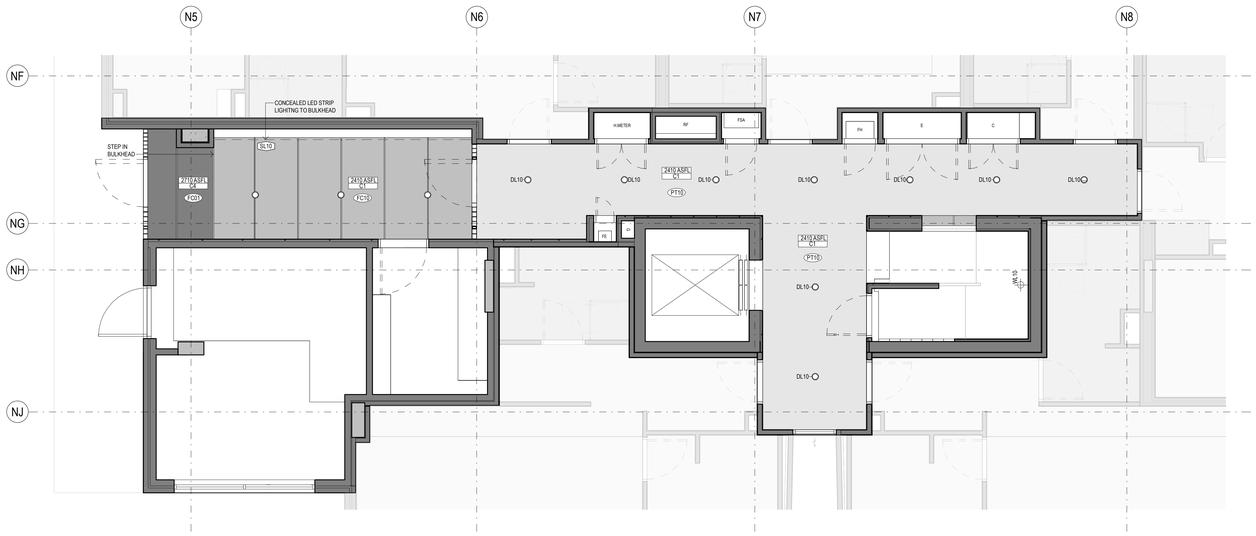
2 LOBBY - ELEVATION
1 : 50



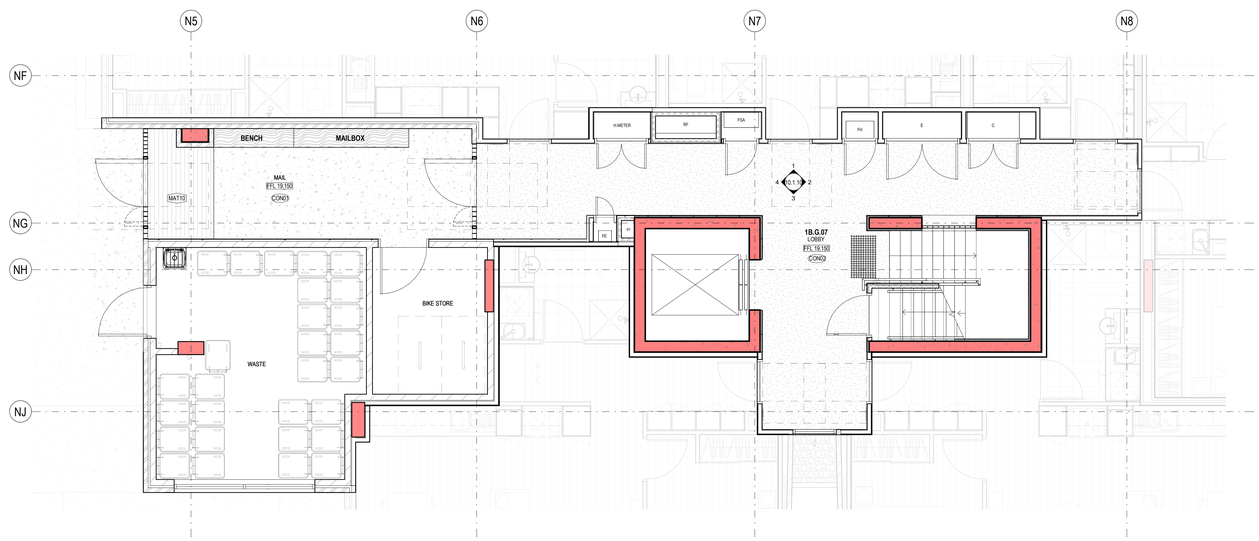
3 LOBBY - ELEVATION
1 : 50



4 LOBBY - ELEVATION
1 : 50



6 COMMON AREAS - GF LOBBY - RCP
1 : 50



7 COMMON AREAS - GF LOBBY
1 : 50

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
3	50% DD ISSUE	21/11/2025	EMc	EC
2	FOR COORDINATION	10/10/2025	VC	EMc
1	FOR COORDINATION	19/09/2025	VC	EMc

bridge
NSW GOVERNMENT
Homes NSW

haybail

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1
200 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9621

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 6660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Haybail: 3259, TAS: Haybail F357, VIC: Haybail 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

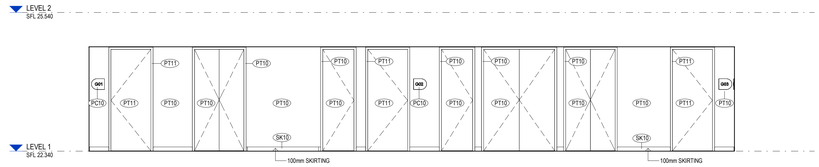
Drawing Title
COMMON AREA DETAILS - BUILDING 1B - LOBBY

Status
PRELIMINARY ISSUE

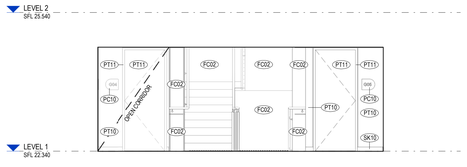
Date Printed	Scale
21/11/2025 6:43:12 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.10.1.10	3

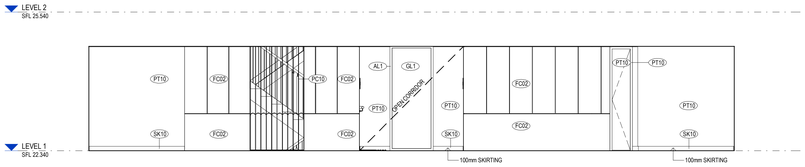
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



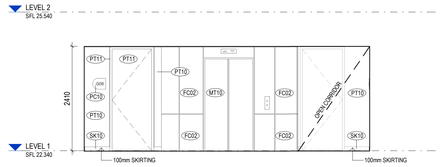
1 COMMON AREAS - TYPICAL - ELEVATION
1 : 50



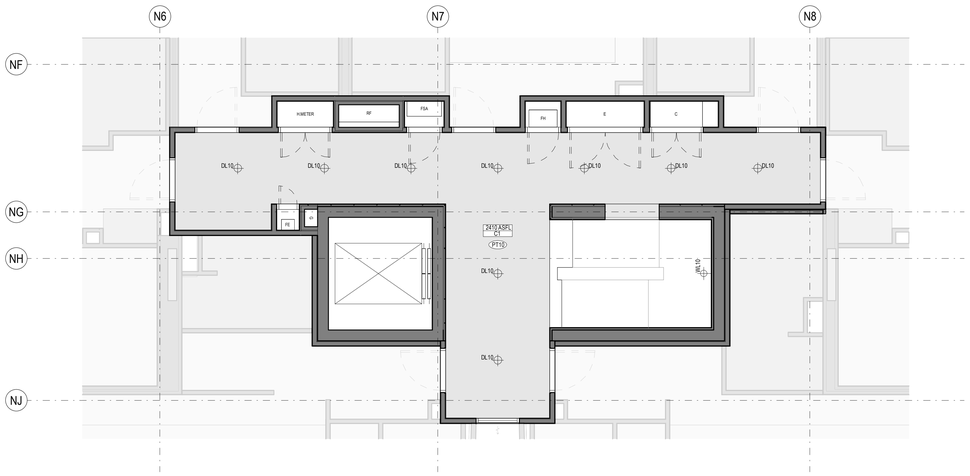
2 COMMON AREAS - TYPICAL - ELEVATION
1 : 50



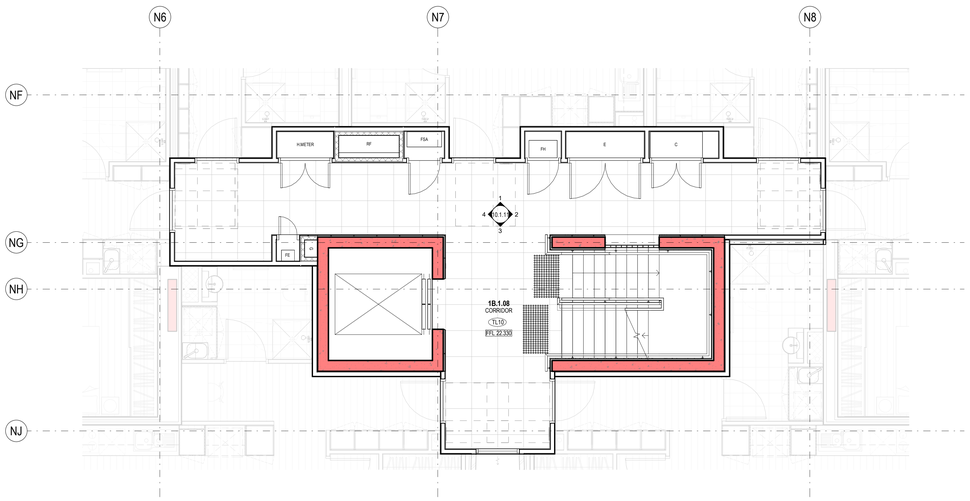
3 COMMON AREAS - TYPICAL - ELEVATION
1 : 50



4 COMMON AREAS - TYPICAL - ELEVATION
1 : 50



6 COMMON AREAS - TYPICAL CORRIDOR - RCP
1 : 50



5 COMMON AREAS - TYPICAL CORRIDOR
1 : 50

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
3	50% DD ISSUE	21/11/2025	EMc	EC
2	FOR COORDINATION	10/10/2025	VC	EMc
1	FOR COORDINATION	19/09/2025	VC	EMc

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9921

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
COMMON AREA DETAILS - BUILDING 1B - TYPICAL

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:43:38 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.10.1.11	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.