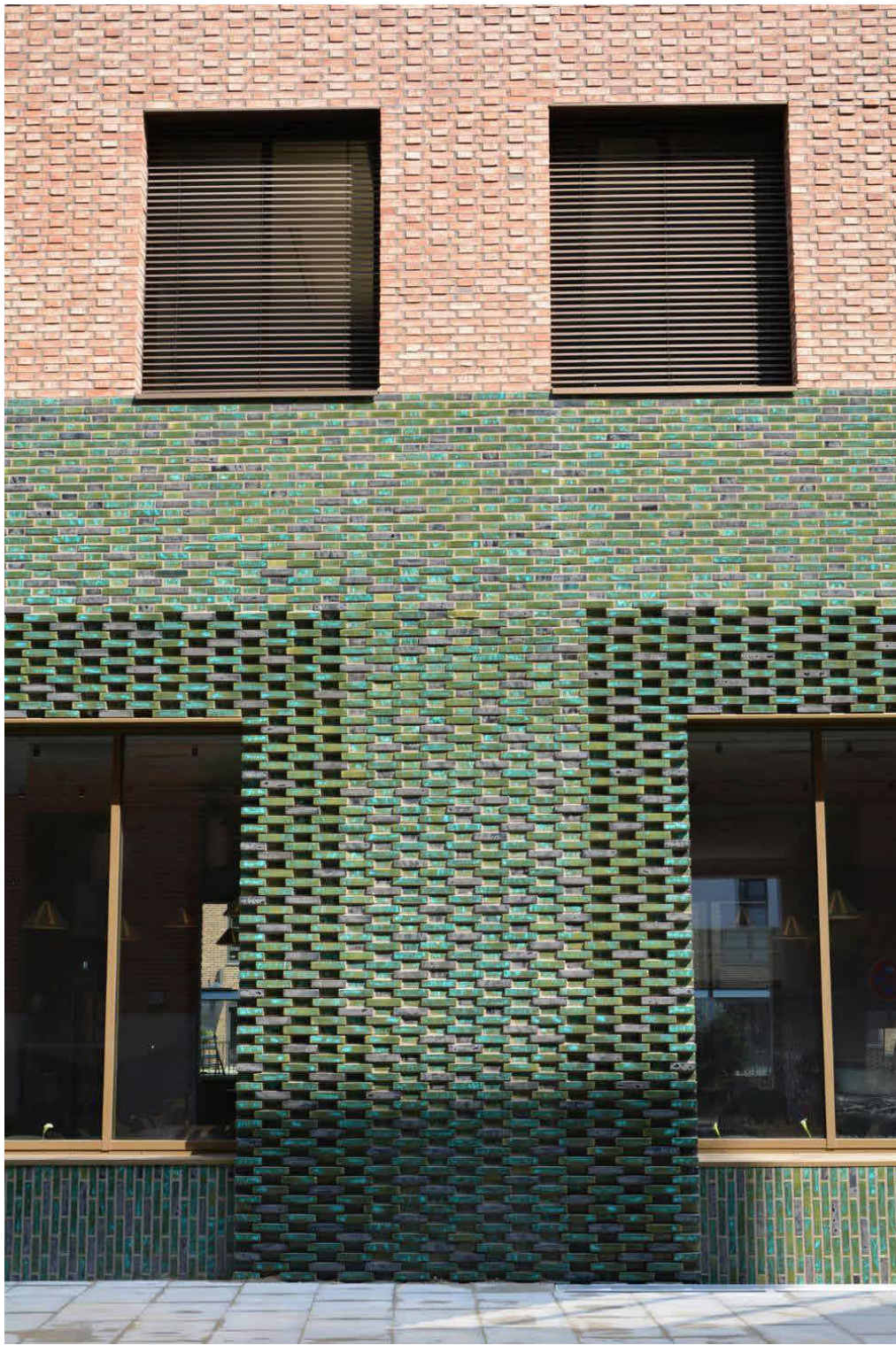
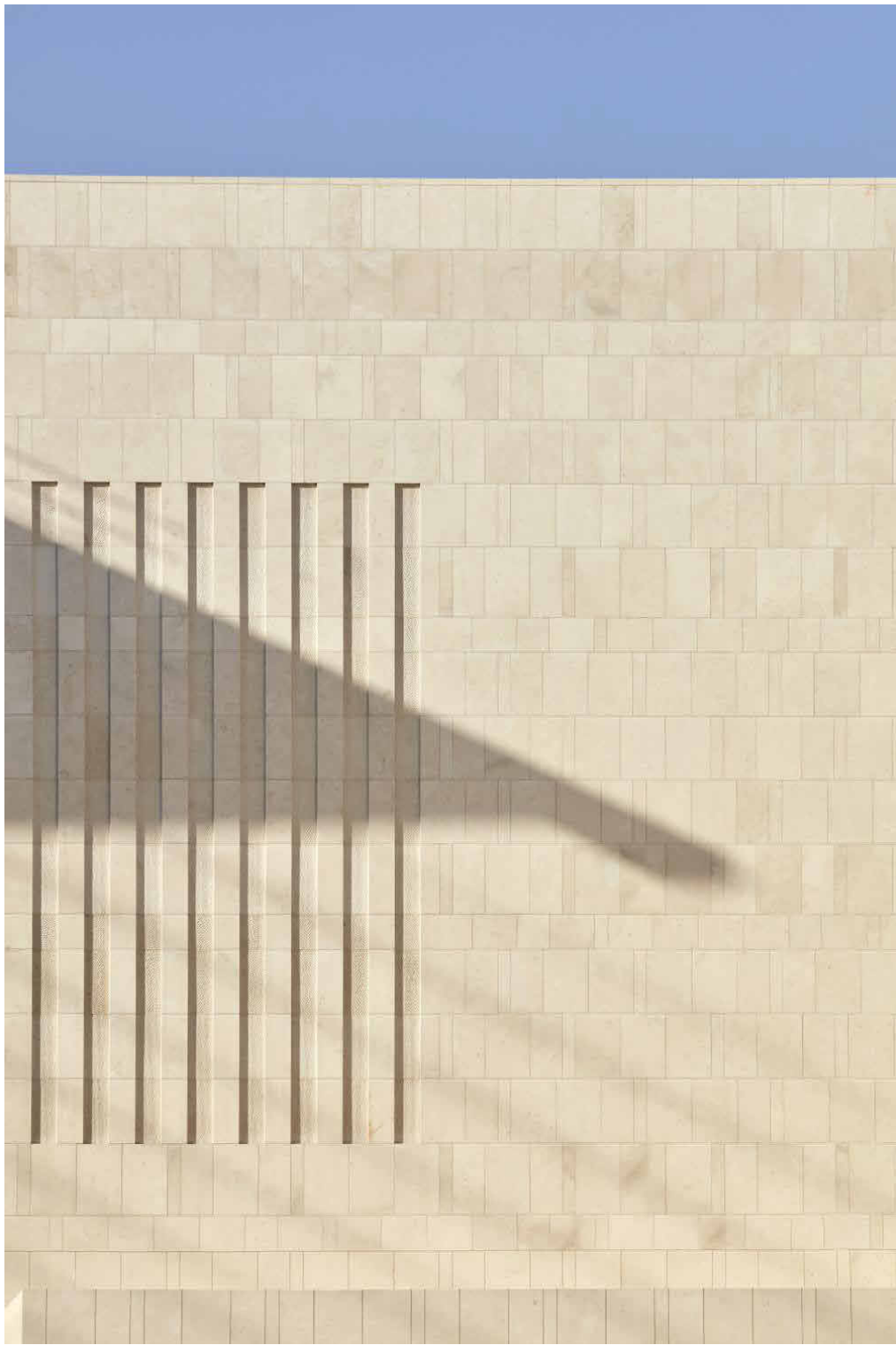
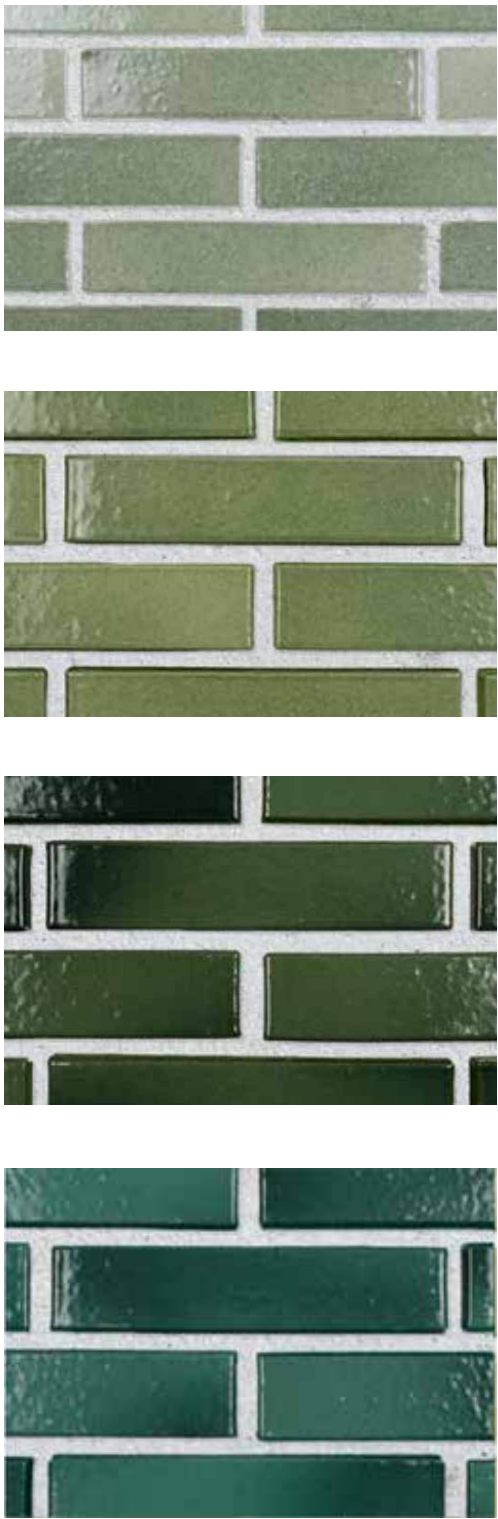
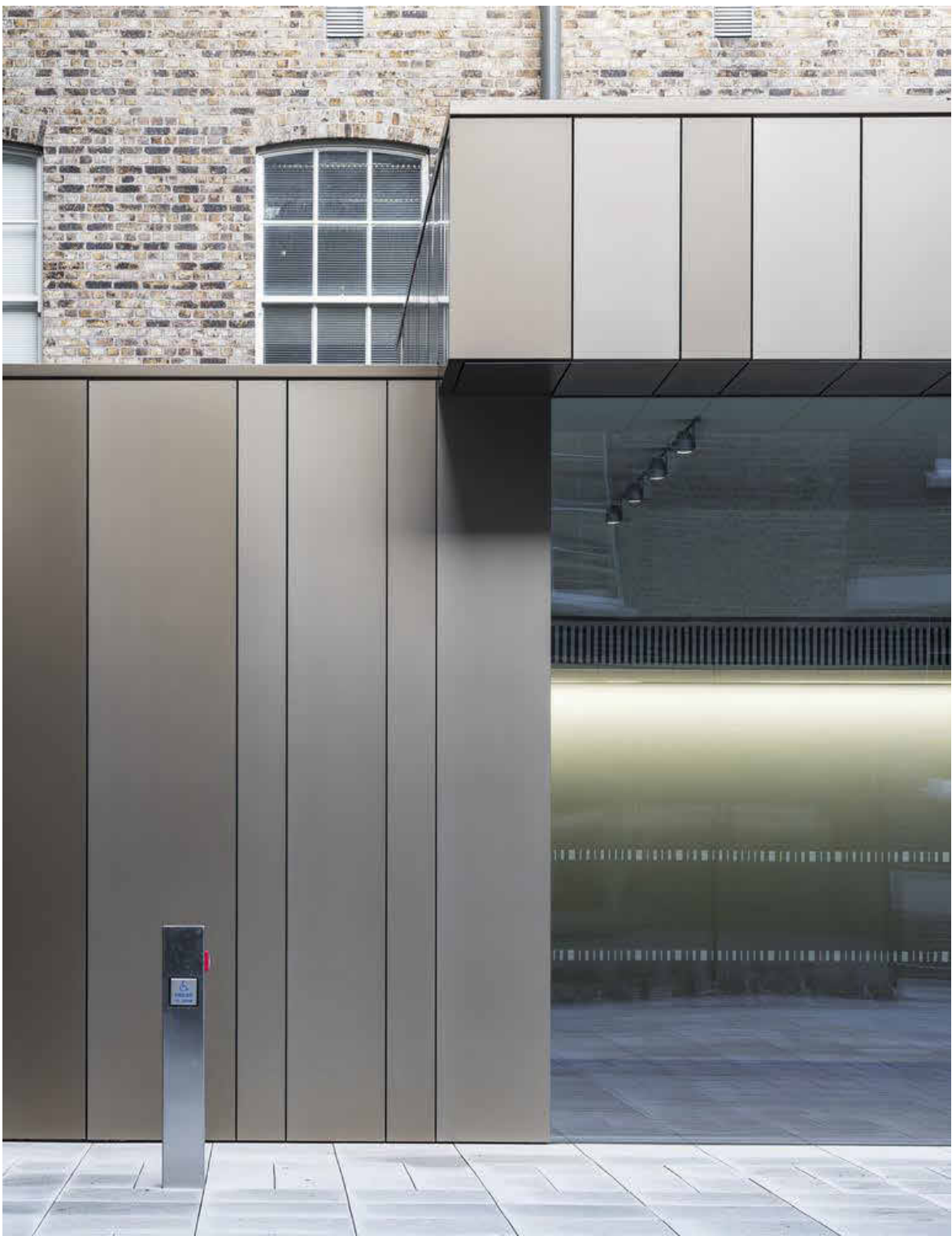




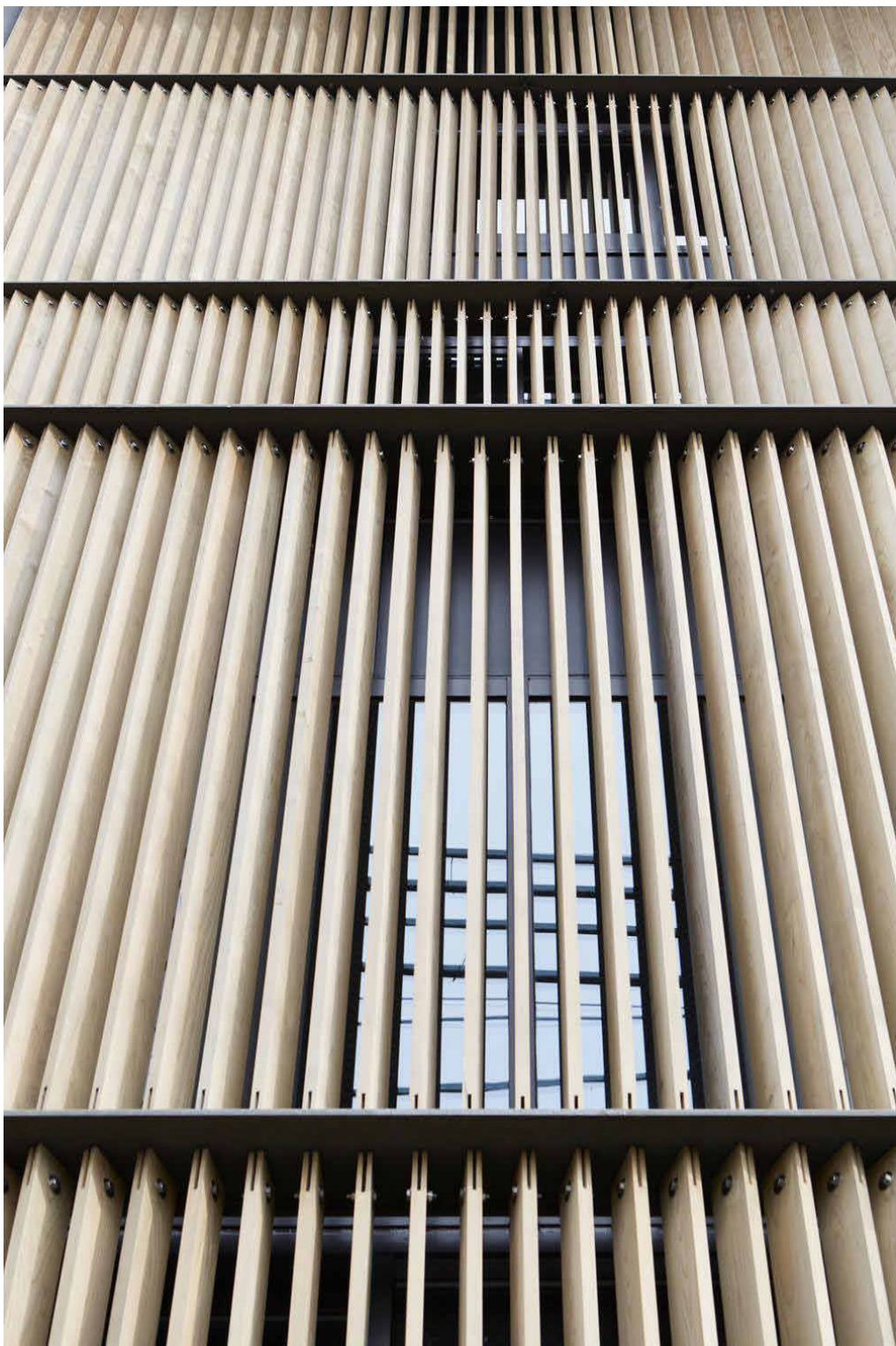
1. MIXED FACE BRICK



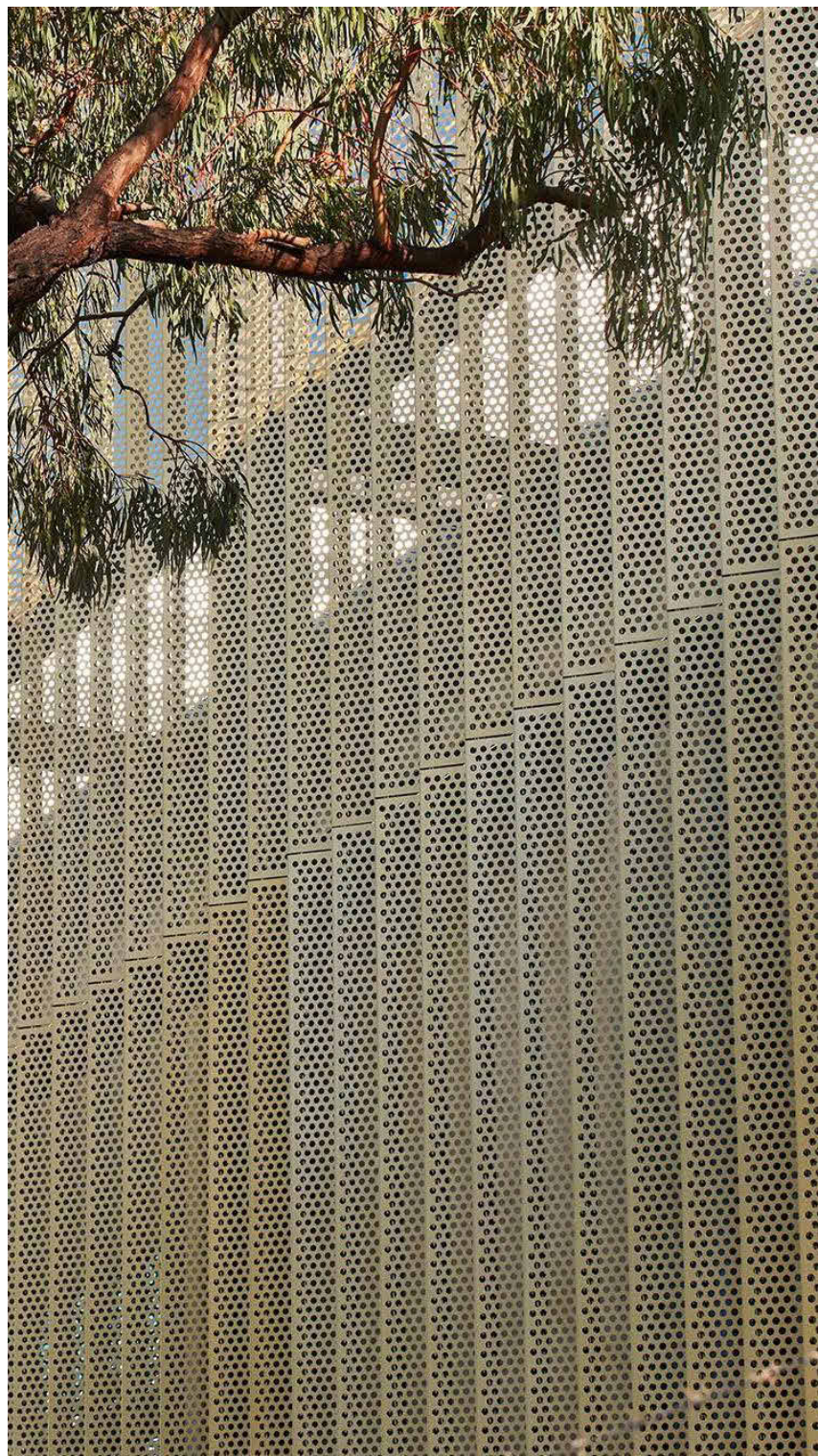
3. GLAZED BALUSTRADE



4. METAL CLADDING



5. METAL PRIVACY SCREENS

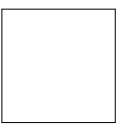


MATERIAL LEGEND:

ALUMINIUM FRAMED GLAZING

 Powdercoat Aluminium Frame
Dark Grey

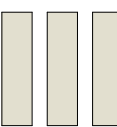
GLAZING

 Clear
Light Tint

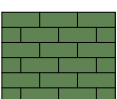
ROOF

 Light Grey

ALUMINIUM LOUVRE

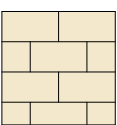
 Powdercoat Aluminium Frame
Beige

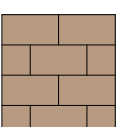
BRICK FINISHES

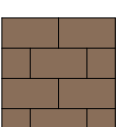
 Opulent Base Mixed Brick
Light & Medium Tone

 Opulent Base Mixed Brick
Medium & Dark Tone

TILE FINISHES

 Light Tone

 Medium Tone

 Dark Tone

METAL CLADDING

 Beige

IMPORTANT NOTES
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REV	DATE	DESCRIPTION	BY
A	21.11.2025	SSDA DRAFT	PG / GM / MH
B	18.12.2025	SSDA SUBMISSION	PG / GM / MH
C	20.02.2026	REVISED SSDA SUBMISSION	PG / GM

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GROUP USA TaylorBrammer scape DESIGN

CLIENT
UNIVERSITY OF WOLLONGONG AUSTRALIA / INNOVATION CAMPUS
PROJECT
University of Wollongong - Innovation Campus - Health & Wellbeing Precinct
239 Squires Way, North Wollongong, NSW - 2500

DRAWING TITLE
RCF - EXTERNAL FINISHES AND COLOUR SCHEDULE

SCALE 1 : 1	DATE 20.02.2026	DRAWN GM	CHECKED PG
JOB A241862	DRAWING DA6.00	REVISION C	



VIEW FROM GREEN HEART



OUTDOOR CAFE SEATING



VIEW SOUTH FROM LEVEL 1 GARDEN



PORTE COCHERE ENTRY

DATE STAMP: 2/03/2026 12:02:42 PM

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REV	DATE	DESCRIPTION	BY
A	21.11.2025	SSDA DRAFT	PG / GM / MH
B	18.12.2025	SSDA SUBMISSION	PG / GM / MH
C	20.02.2026	REVISED SSDA SUBMISSION	PG / GM

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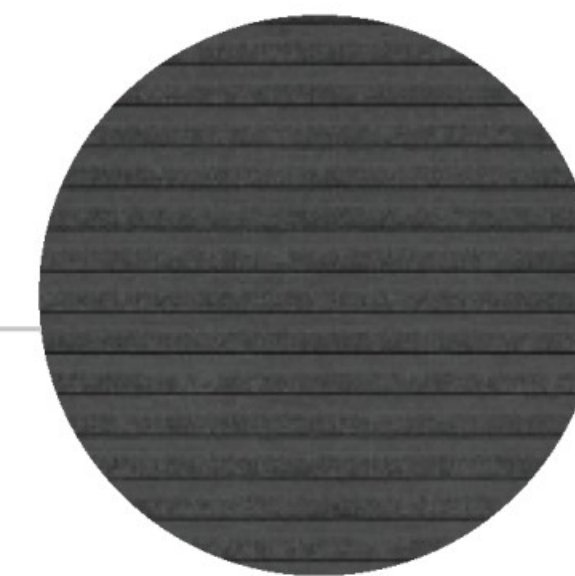
GROUP USA TaylorBrammer scape DESIGN

CLIENT

UNIVERSITY OF WOLLONGONG AUSTRALIA / INNOVATION CAMPUS Keyton

PROJECT
University of Wollongong - Innovation Campus - Health & Wellbeing Precinct
239 Squires Way, North Wollongong, NSW - 2500

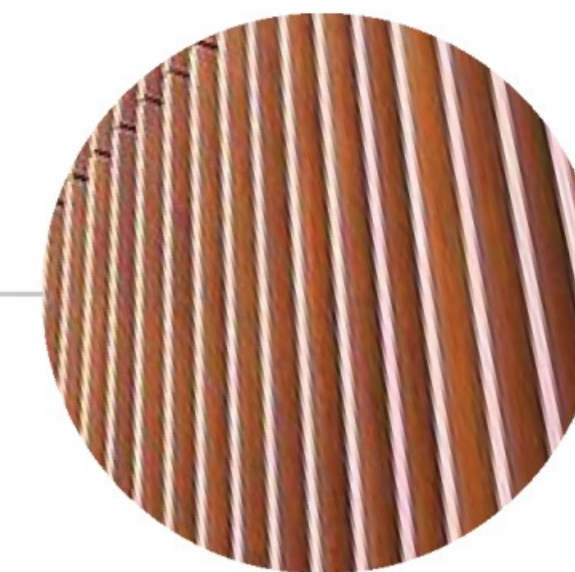
DRAWING TITLE			
RCF - PHOTOMONTAGE			
SCALE	DATE	DRAWN	CHECKED
	20.02.2026	GM	PG
JOB	DRAWING		REVISION
A241862	DA6.01		C



Prefinished Cladding



Masonry or Concrete



Aluminium Fixed
Louvers Powdercoat
Finish



Glazing

IMPORTANT NOTES
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HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE MATERIAL BOARD - MOUNTAIN ASPECT			
SCALE NTS	DATE 20/05/26	DRAWN SM	CHECKED AK
JOB 25063	DRAWING DA6.02A	REVISION C	



Prefinished Cladding



Powder Coated Metal
Balustrade



Fixed Aluminium
Louvres Powdercoat

IMPORTANT NOTES
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NORTH WOLLONGONG NSW 2500

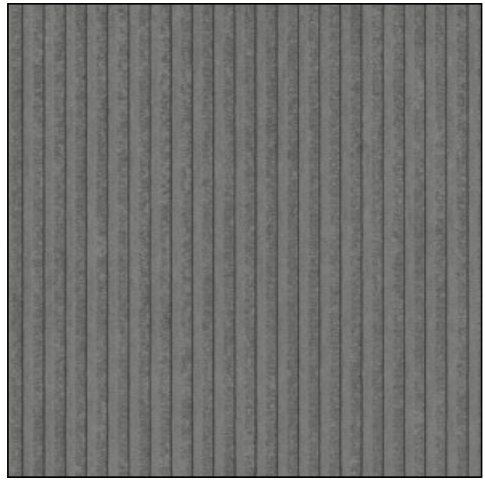
DRAWING TITLE MATERIAL BOARD - SEA ASPECT			
SCALE NTS	DATE 20/05/26	DRAWN SM	CHECKED AK
JOB 25063	DRAWING DA6.02B	REVISION C	

CL.01

CLADDING
TYPE 1

PREFINISHED CLADDING

COLOUR: GREY OR SIMILAR

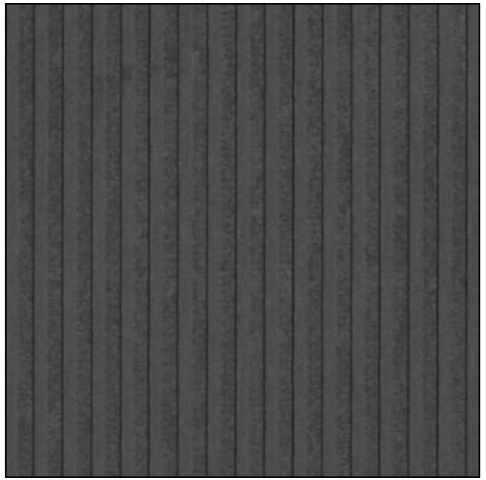


CL.02

CLADDING
TYPE 2

PREFINISHED CLADDING

COLOUR: DARK GREY OR SIMILAR

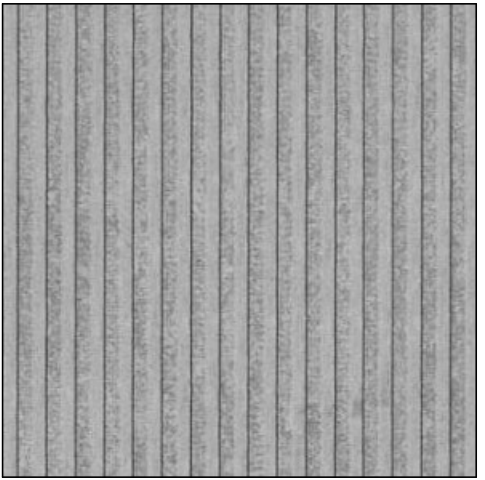


PF.01

CLADDING
TYPE 3

PREFINISHED CLADDING

COLOUR: LIGHT GREY OR SIMILAR



PF.01

PAINT 01

PAINT FINISHING ON CONCRETE SLAB

COLOUR: DARK GREY



CO.01

CONCRETE
TYPE 1

MASONRY OR CONCRETE WITH TEXTURED FINISH.

COLOUR: GREY OR SIMILAR.



BL.01

METAL
BALUSTRADE

POWDER COATED METAL BALAUSTRade

COLOUR: WHITE

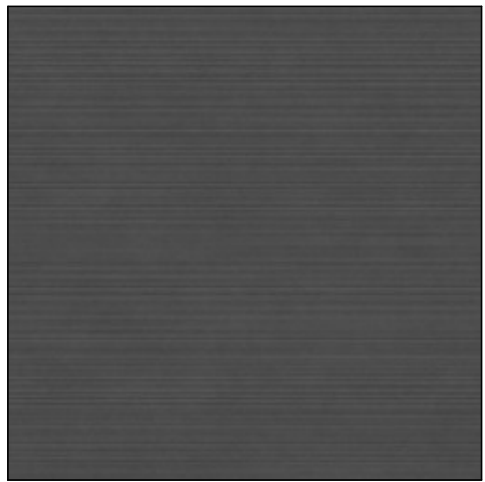


AL.01

ALUMINIUM 01

ALUMINIUM

COLOUR: DARK GREY OR SIMILAR



LO.01

LOUVERS
TYPE 1

FIXED ALUMINIUM LOUVERS

POWDERCOAT

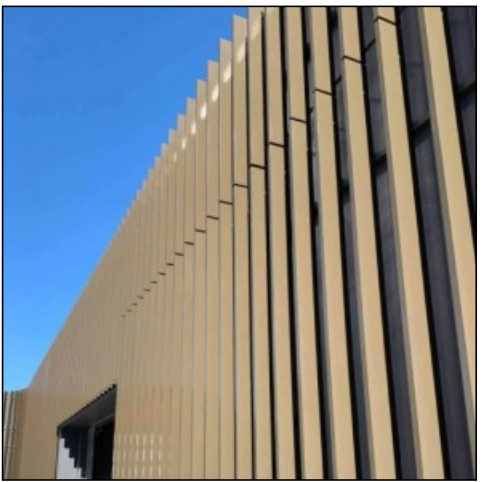


LO.02

LOUVERS
TYPE 2

FIXED ALUMINIUM LOUVERS

POWDERCOAT



GL.01

GLAZING

GLAZING



DATE STAMP: 20/05/2026 4:17:57 PM

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PROJECT

UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS
HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
EXTERIOR FINISHES			
INDEPENDENT LIVING UNITS (SENIORS HOUSING)			
SCALE	DATE	DRAWN	CHECKED
NTS	20/05/26	Author	AK
JOB	DRAWING	REVISION	
25063	DA6.03	C	



DATE STAMP: 20/05/2026 4:17:59 PM

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HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE CGI - SHEET 1			
SCALE	DATE 20/05/26	DRAWN Author	CHECKED AK
JOB 25063	DRAWING DA6.10	REVISION C	



DATE STAMP: 20/05/2026 4:18:00 PM

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NORTH WOLLONGONG NSW 2500

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Keyton

DRAWING TITLE

CGI - SHEET 2

SCALE

JOB

25063

DATE

20/05/26

DRAWING

DA6.11

DRAWN

Author

CHECKED

AK

REVISION

C



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CLIENT		UNIVERSITY OF WOLLONGONG AUSTRALIA		/INNOVATION CAMPUS		Keyton	
PROJECT		UNIVERSITY OF WOLLONGONG INNOVATION CAMPUS		HEALTH & WELLBEING PRECINCT		3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE	
						NORTH WOLLONGONG NSW 2500	

DRAWING TITLE			
CGI - SHEET 3			
SCALE		DATE	DRAWN
		20/05/26	Author
JOB		DRAWING	CHECKED
25063		DA6.12	AK
			REVISION
			C



DATE STAMP: 20/05/2026 4:18:03 PM

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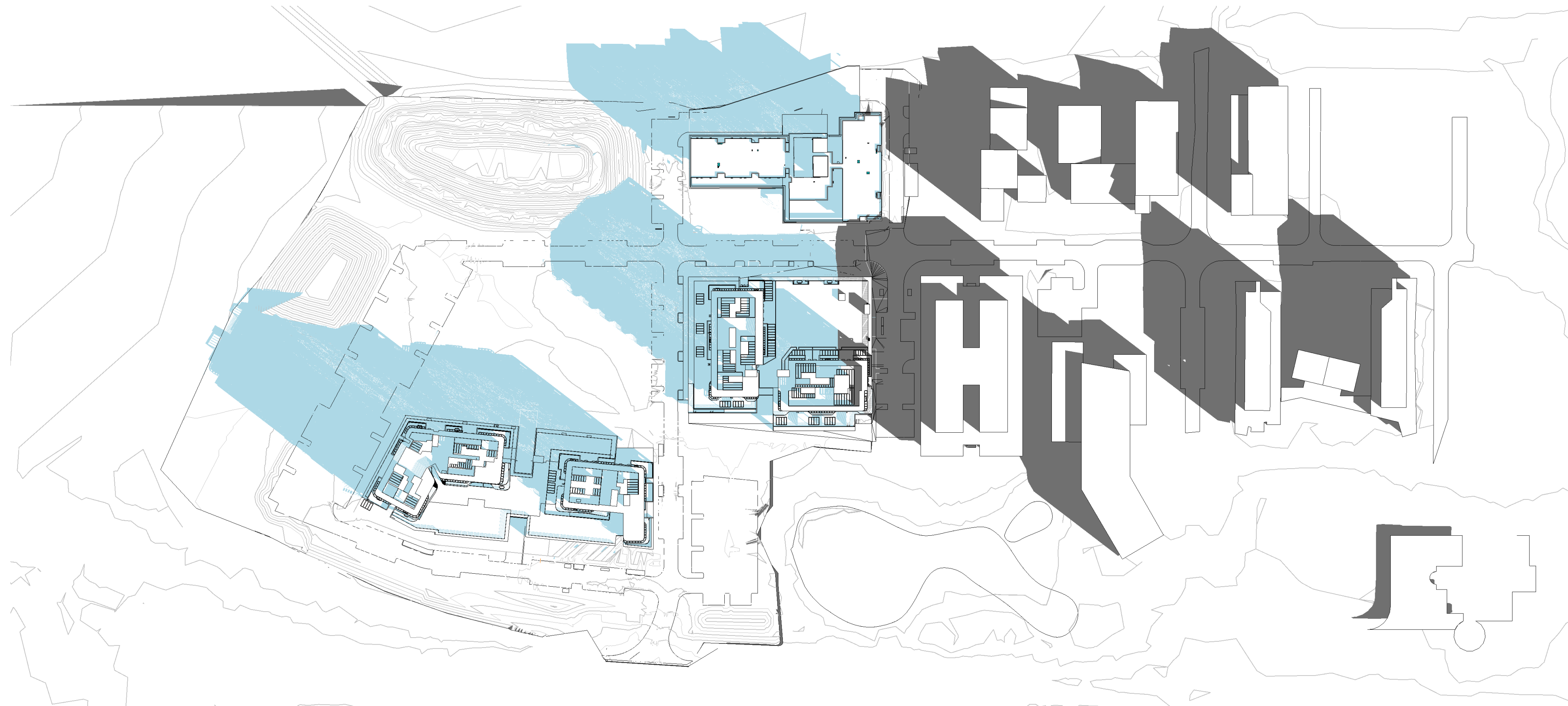
INNOVATION CAMPUS

Keyton

PROJECT

UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS
HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
CGI - SHEET 4			
SCALE	DATE 20/05/26	DRAWN Author	CHECKED AK
JOB 25063	DRAWING DA6.13	REVISION C	



SHADOW ANALYSIS 21st JUNE - 9.00 AM



SHADOW ANALYSIS 21st JUNE - 10.00 AM

Legend

 Proposed Shadows

 Existing Shadows

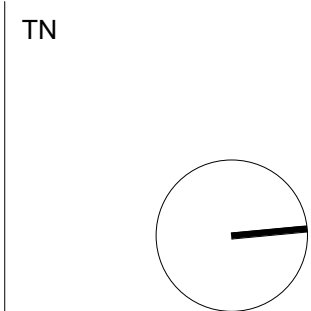
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IMPORTANT NOTES
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HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
SHADOW ANALYSIS - SHEET 01			
SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
JOB 25063	DRAWING DA7.01	REVISION C	



SHADOW ANALYSIS 21st JUNE - 11.00 PM



SHADOW ANALYSIS 21st JUNE - 12.00 PM

Legend

Proposed Shadows

Existing Shadows

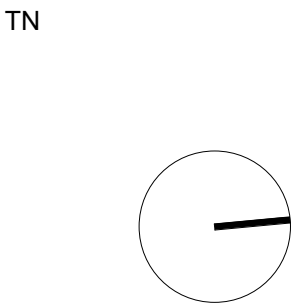
IMPORTANT NOTES

Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of all companies listed.

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HEALTH & WELLBEING PRECINCT
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NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
SHADOW ANALYSIS - SHEET 02			
SCALE	DATE	DRAWN	CHECKED
NTS	20/05/26	JM	AK
JOB	DRAWING	REVISION	
25063	DA7.02	C	



SHADOW ANALYSIS 21st JUNE - 1.00 PM



SHADOW ANALYSIS 21st JUNE - 2.00 PM

Legend

Proposed Shadows

Existing Shadows

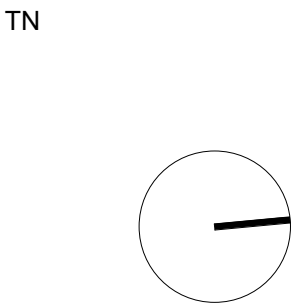
IMPORTANT NOTES

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3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
SHADOW ANALYSIS - SHEET 03			
SCALE	DATE	DRAWN	CHECKED
NTS	20/05/26	JM	AK
JOB	DRAWING	REVISION	
25063	DA7.03	C	



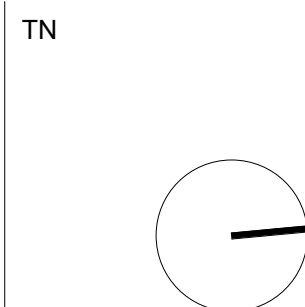
SHADOW ANALYSIS 21st JUNE - 3.00 PM

Legend	
	Proposed Shadows
	Existing Shadows

IMPORTANT NOTES
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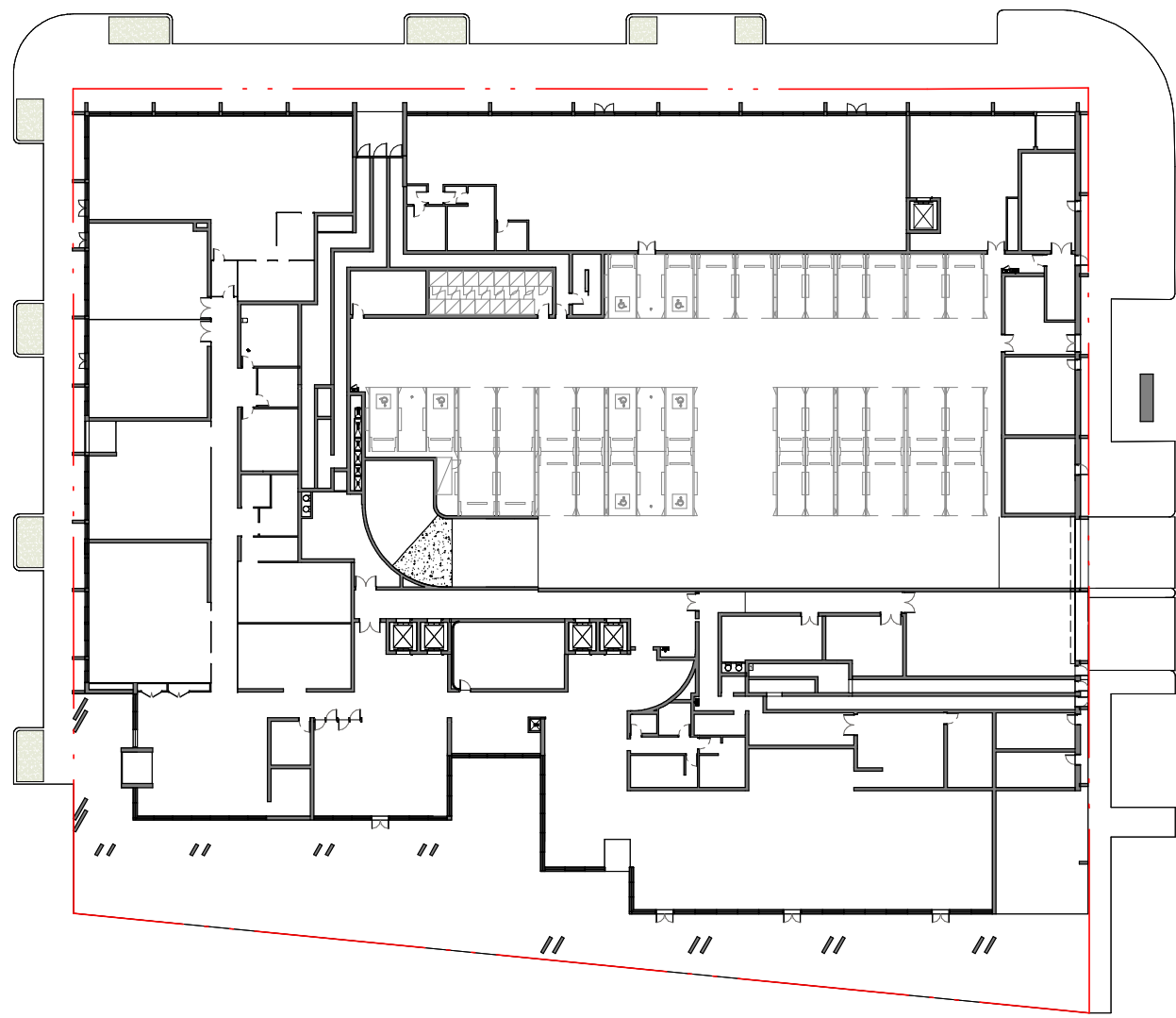


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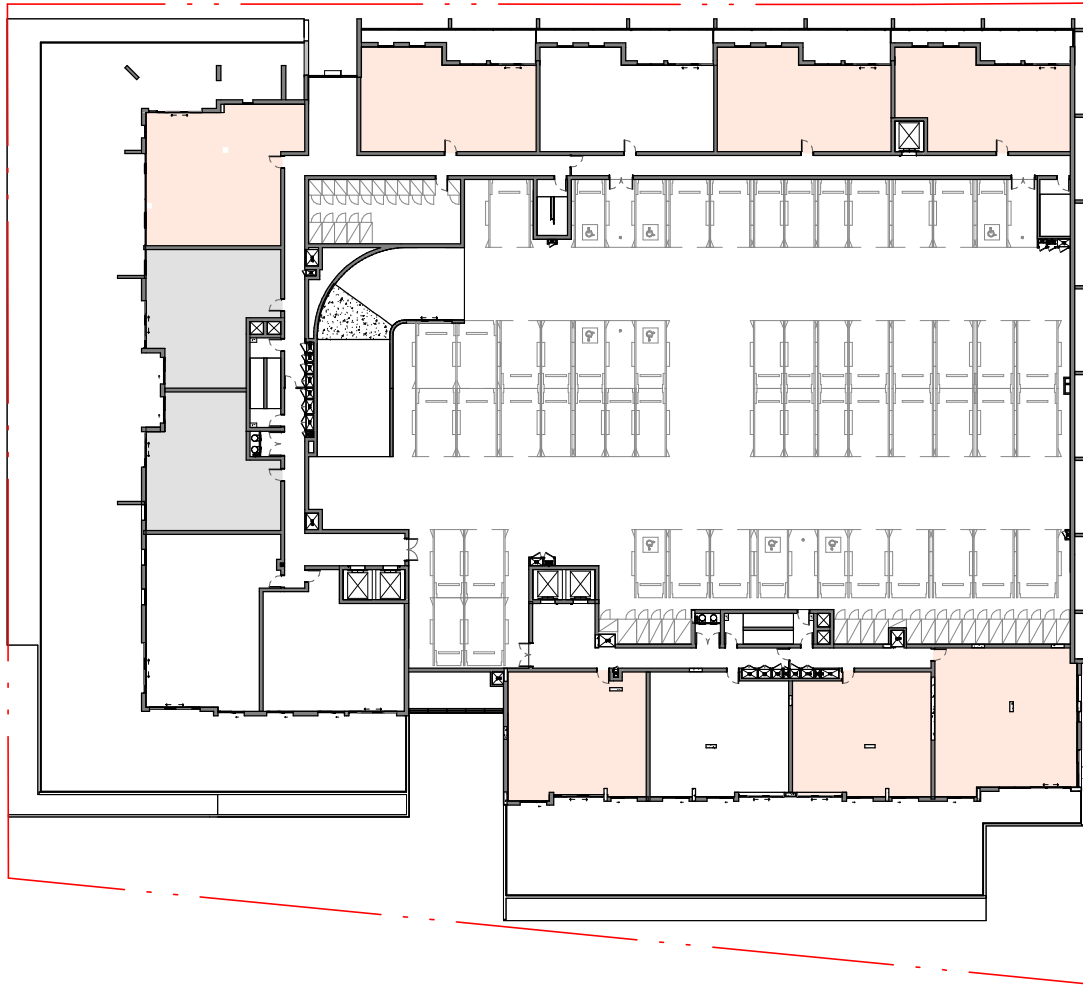
CLIENT
UNIVERSITY OF WOLLONGONG AUSTRALIA | INNOVATION CAMPUS

PROJECT
UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

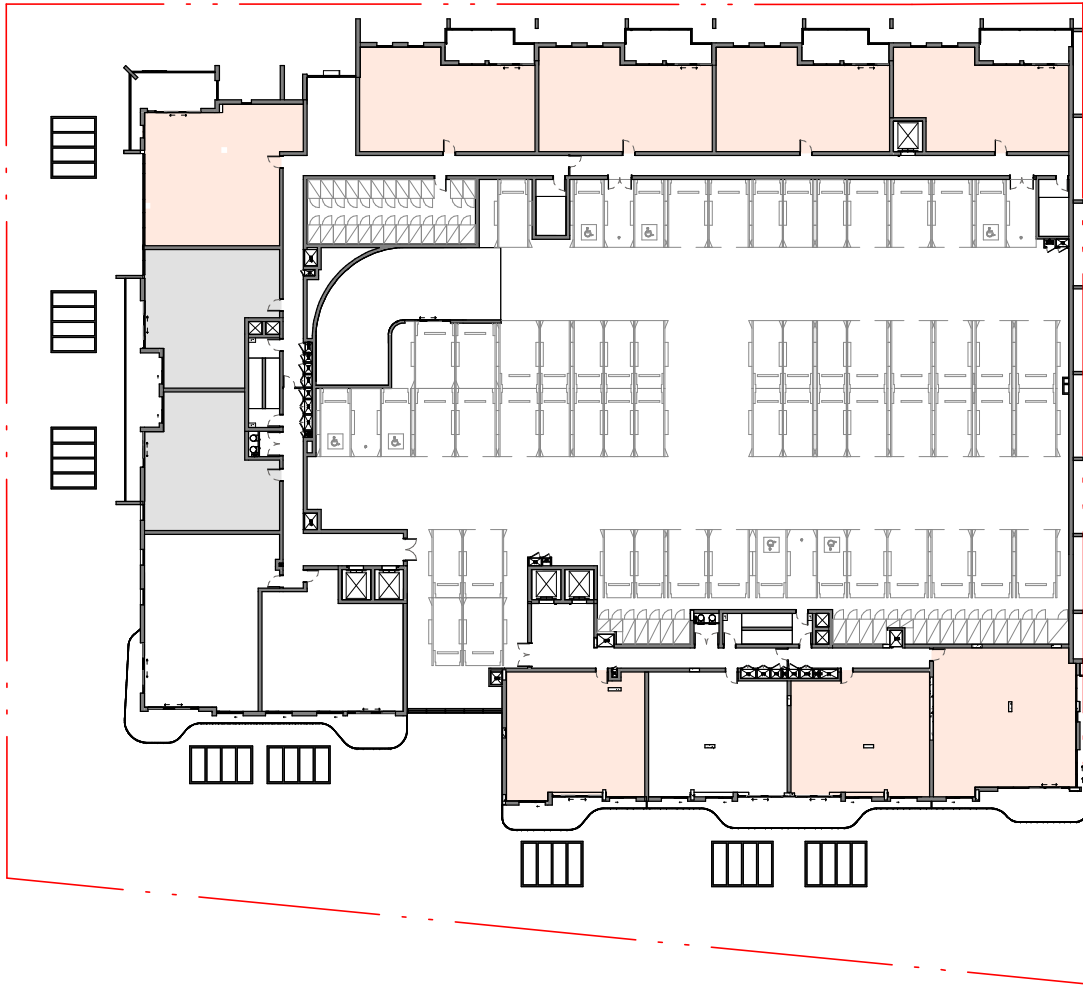
DRAWING TITLE SHADOW ANALYSIS - SHEET 04			
SCALE NTS	DATE 20/05/26	DRAWN JM	CHECKED AK
JOB 25063	DRAWING DA7.04	REVISION C	



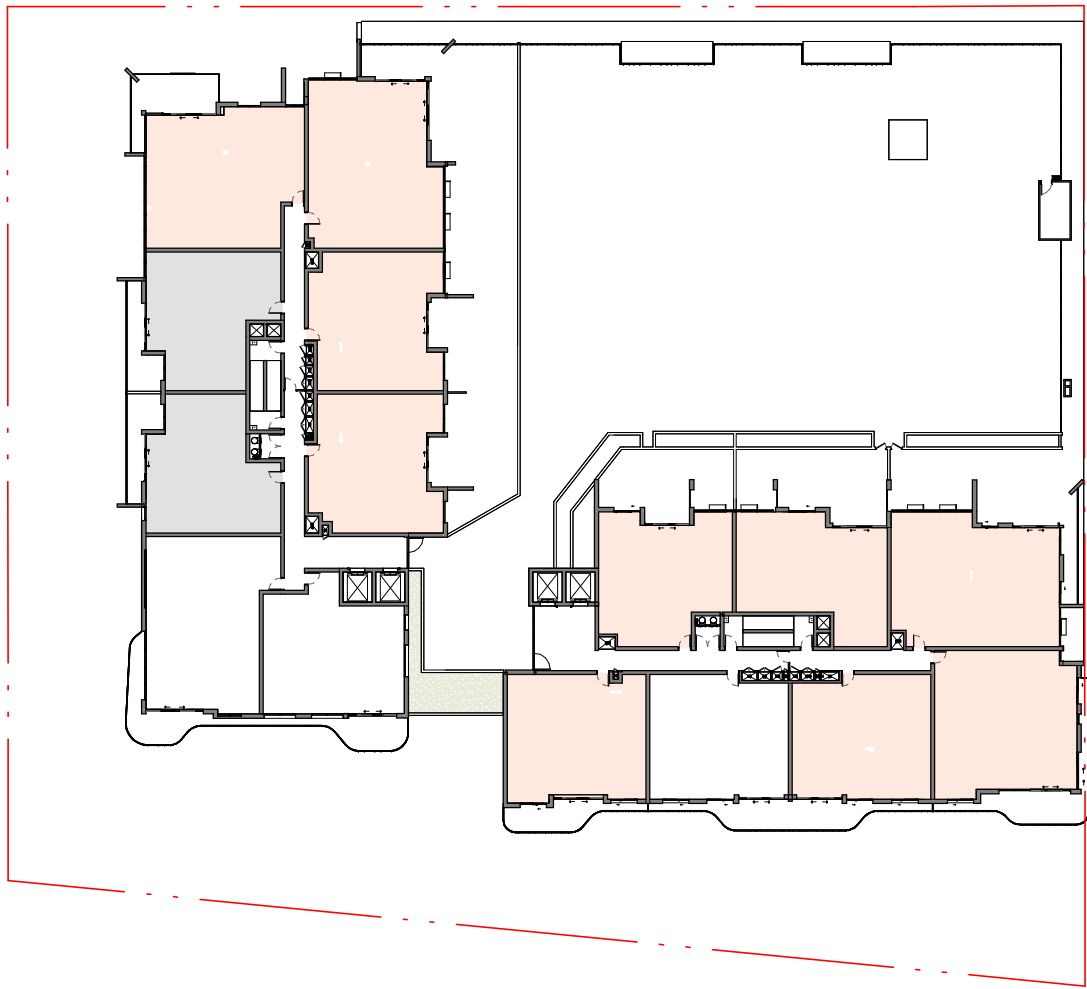
SA-ILU 1 GROUND



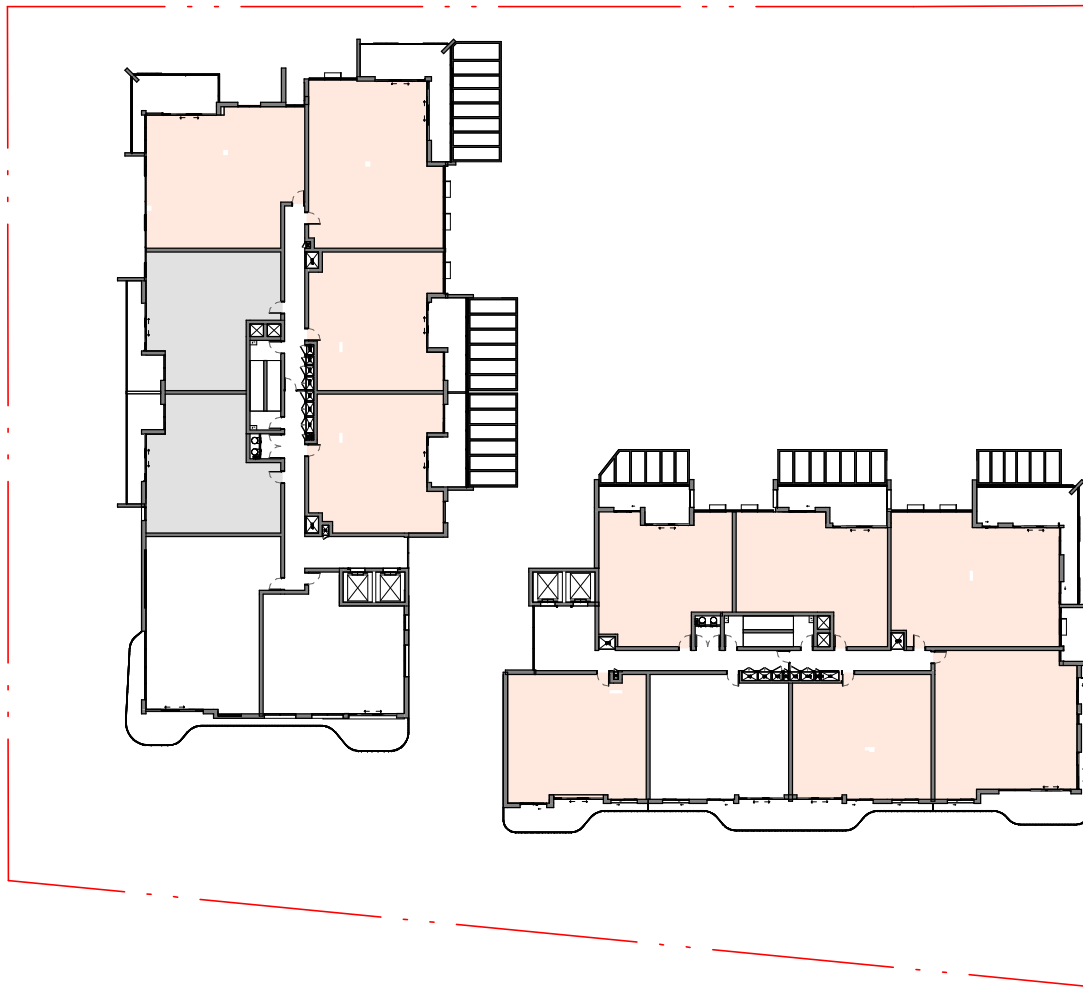
SA-ILU 1 LEVEL 1



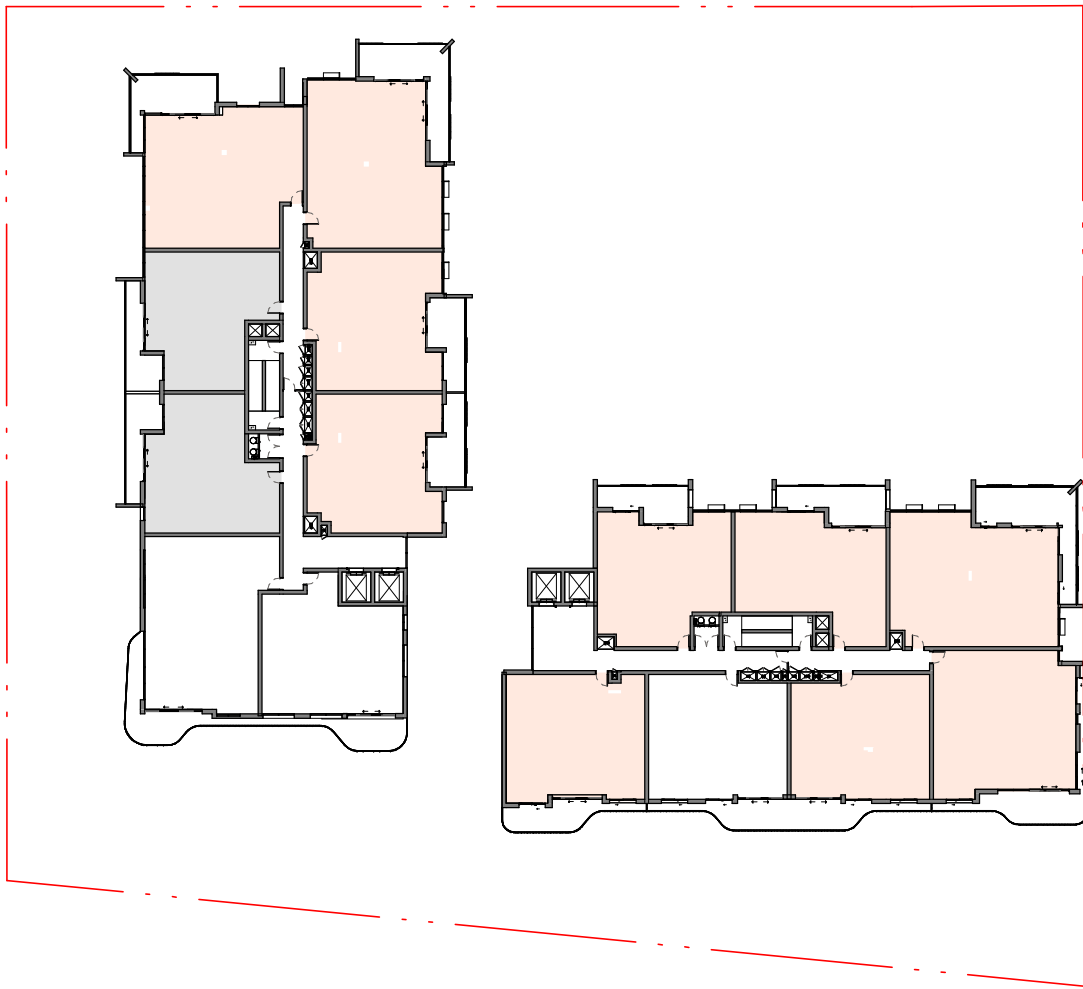
SA-ILU 1 LEVEL 2



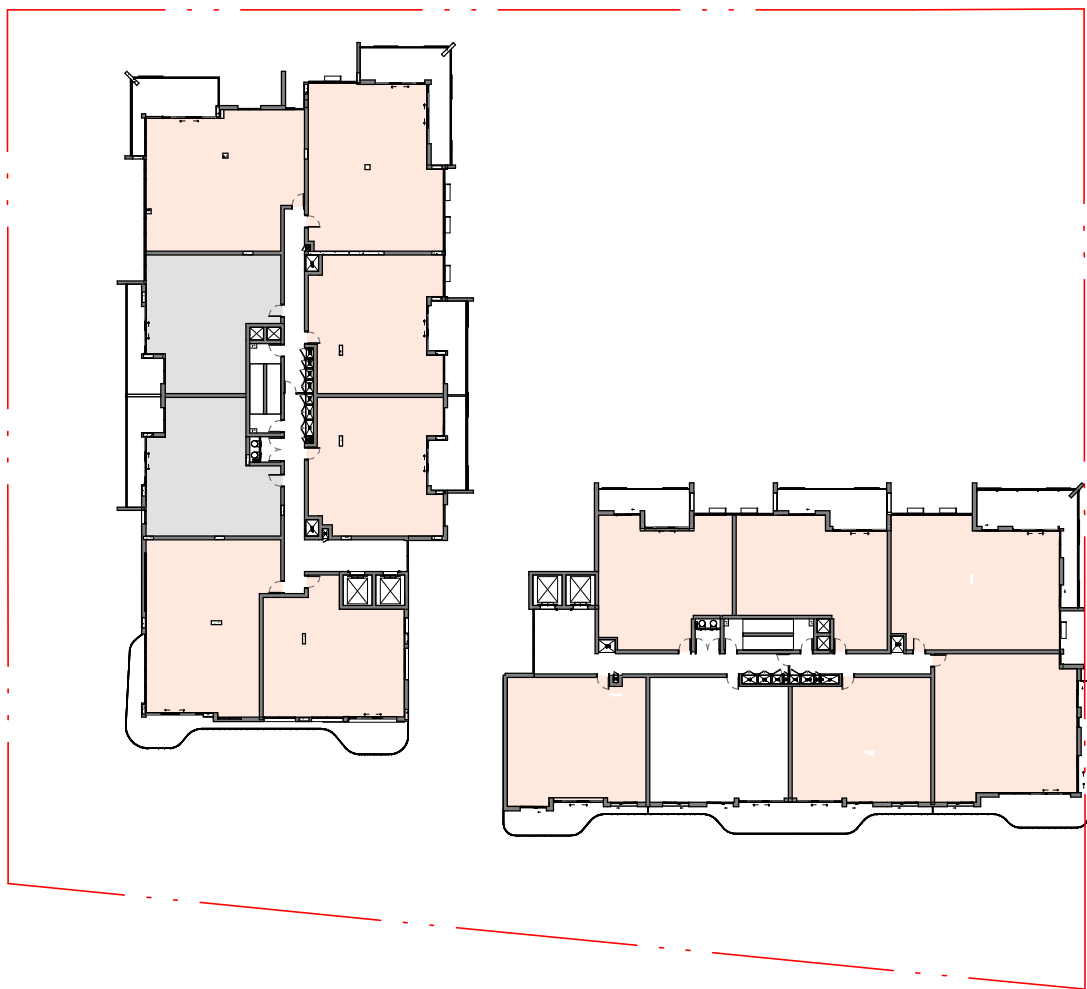
SA-ILU 1 LEVEL 3



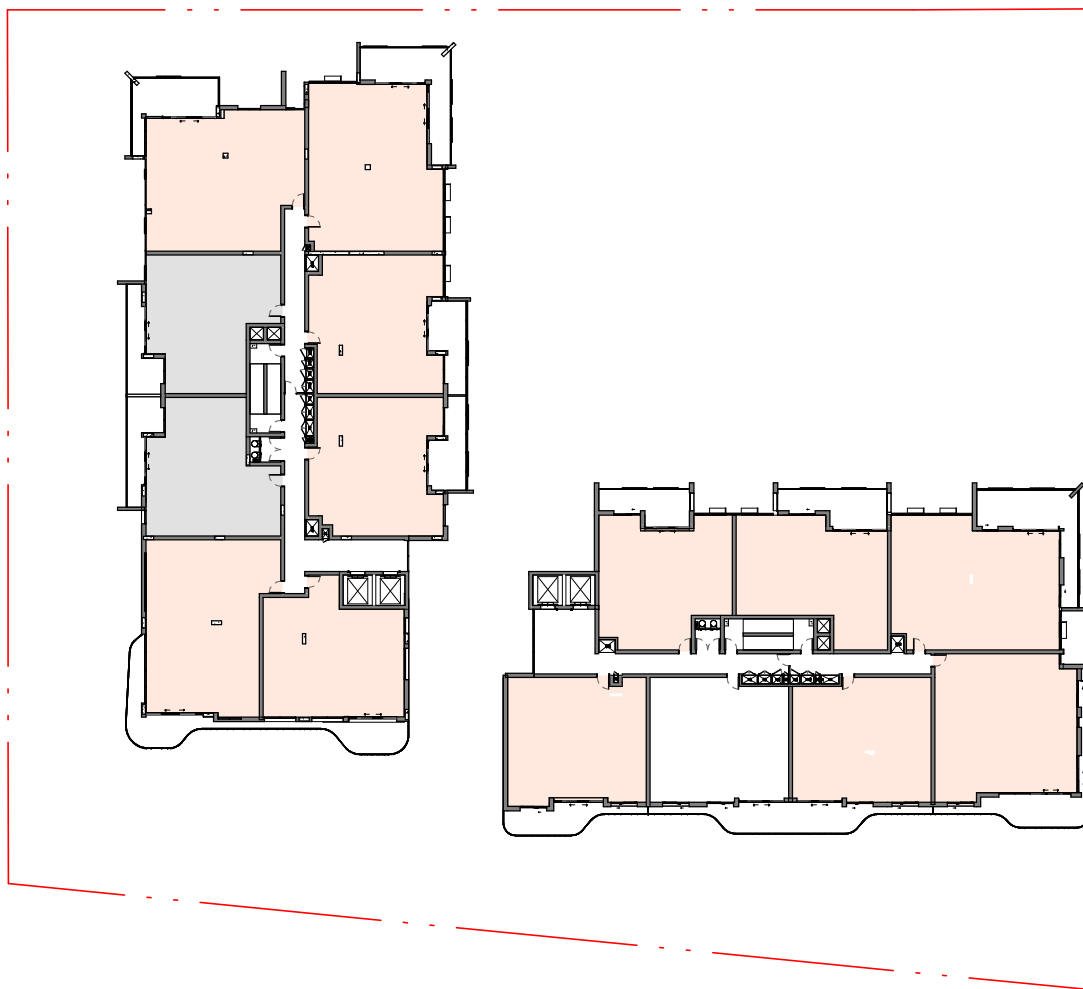
SA-ILU 1 LEVEL 4



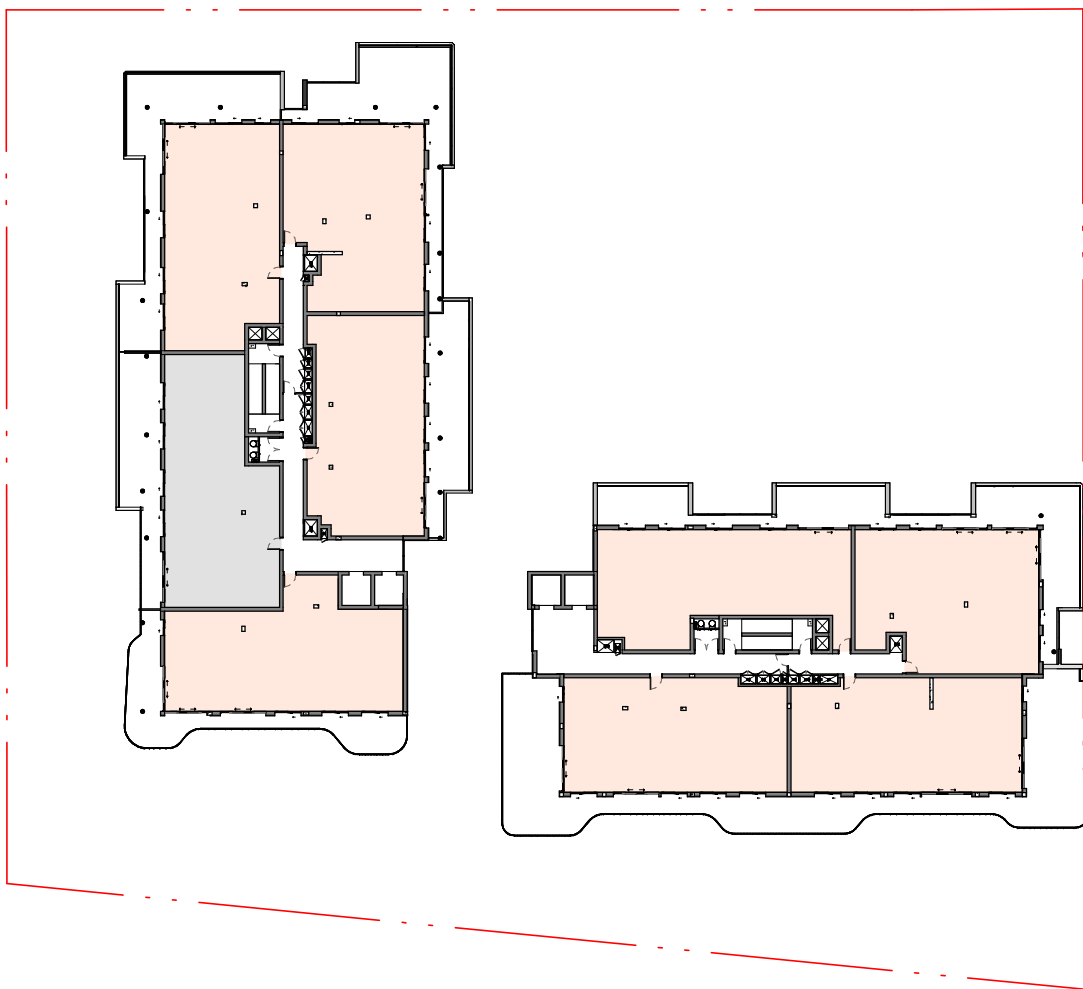
SA-ILU 1 LEVEL 5



SA-ILU 1 LEVEL 6



SA-ILU 1 LEVEL 7



SA-ILU 1 LEVEL 8

1 : 600

ILU STAGE 1_SOLAR ACCESS SUMMARY			
TOTAL APTS	UNITS WITH SOLAR	REQ. %	PROVIDED %
110	77	70%	70%

ILU STAGE 1_NO SOLAR HOURS SOLAR ACCESS %			
TOTAL APTS	NO SOLAR ACCESS UNITS	MAX. ALLOWED %	PROVIDED %
110	15	15	14%

Legend

Receives 2 hours or more of direct sunlight between 9 am and 3 pm on June 21st

Receives 0 hours of direct sunlight between 9 am and 3 pm on June 21st

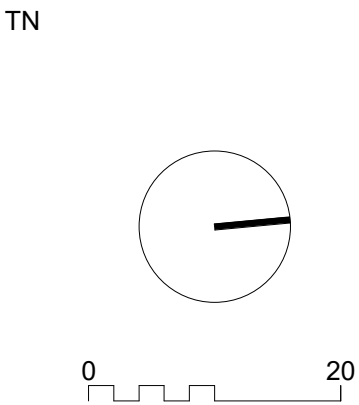
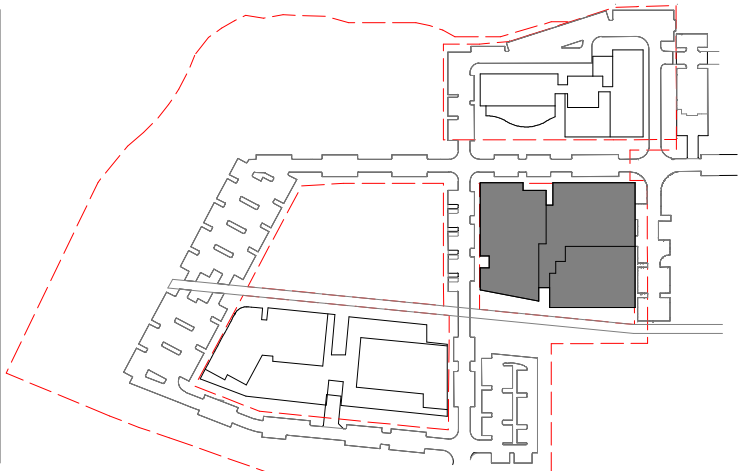
IMPORTANT NOTES

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HEALTH & WELLBEING PRECINCT

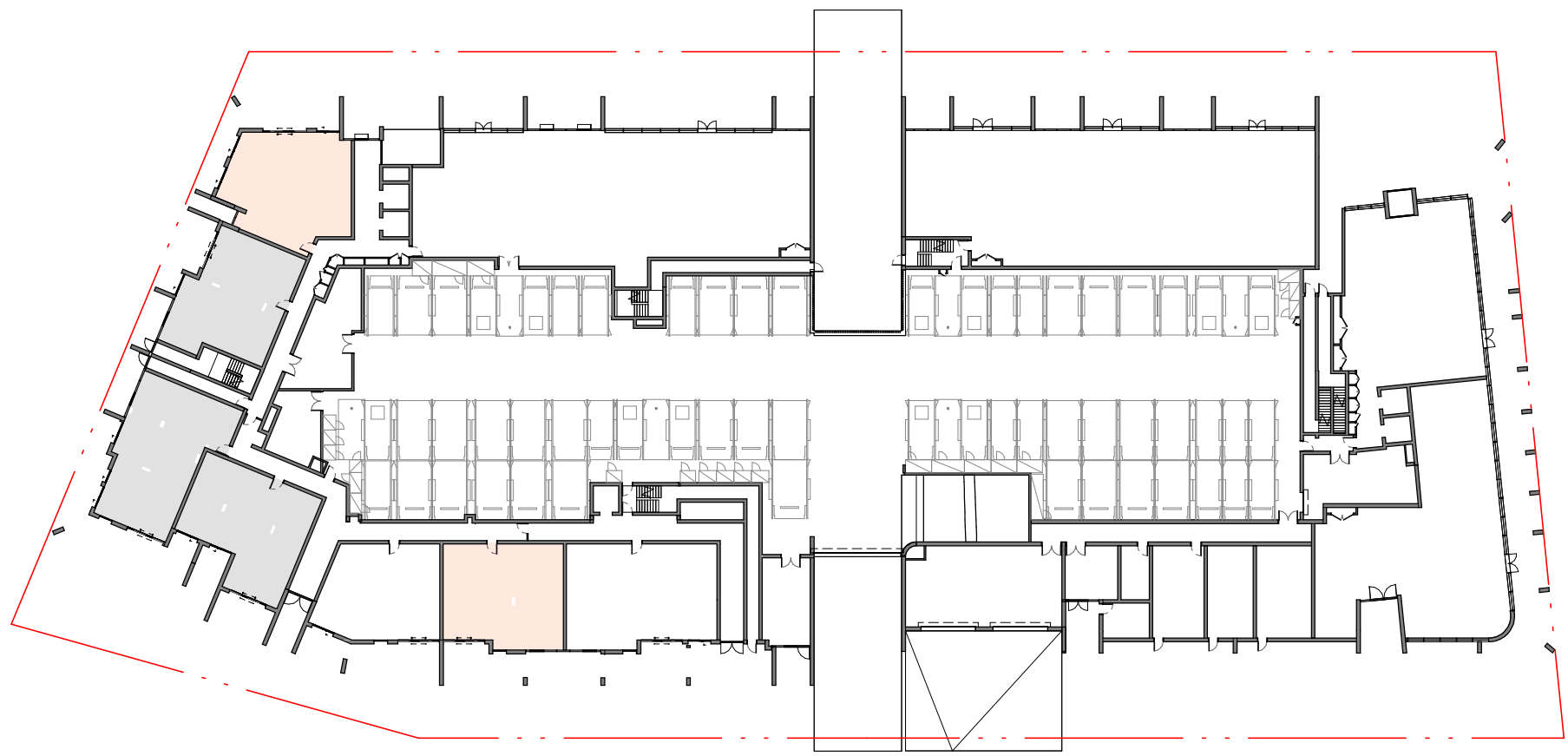
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE

NORTH WOLLONGONG NSW 2500

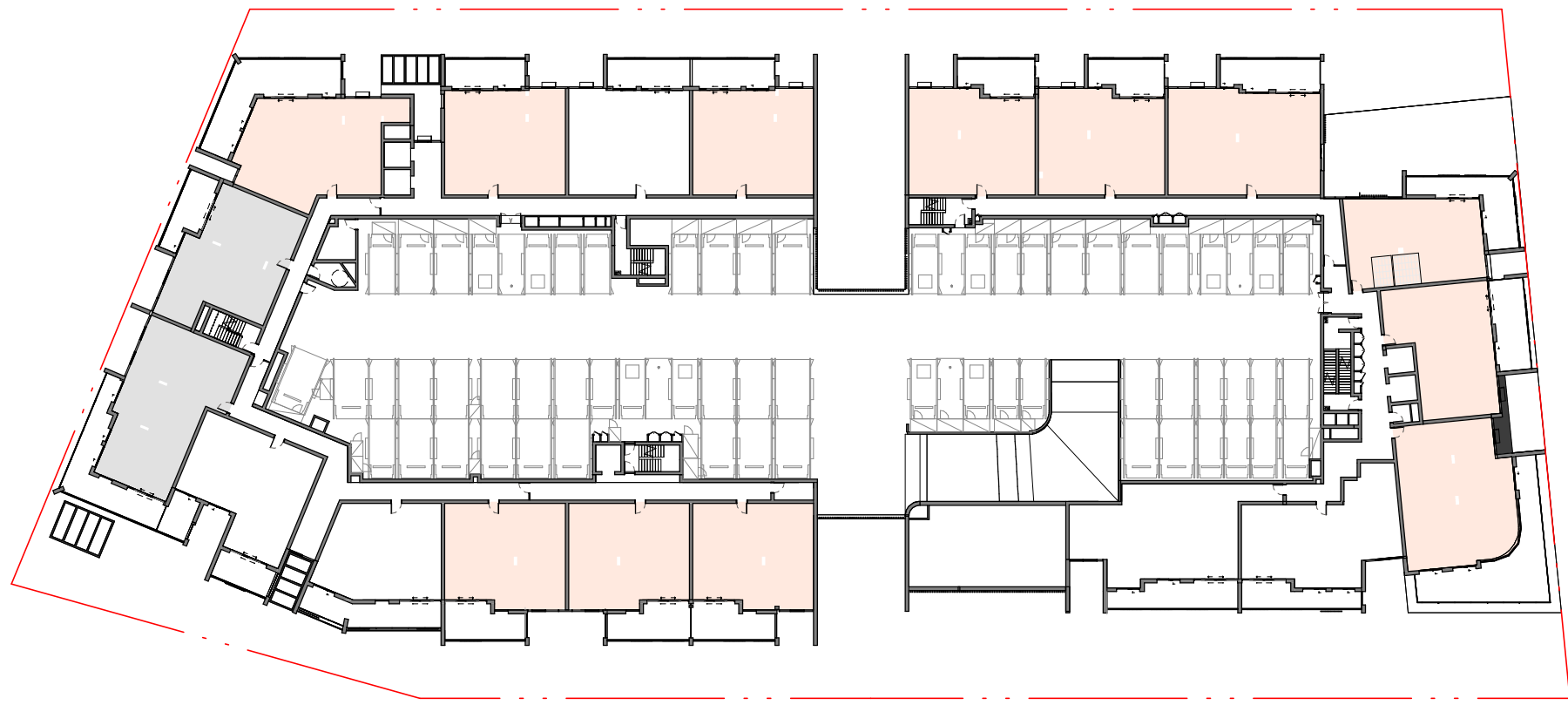
DRAWING TITLE

ILU 1 SOLAR ACCESS

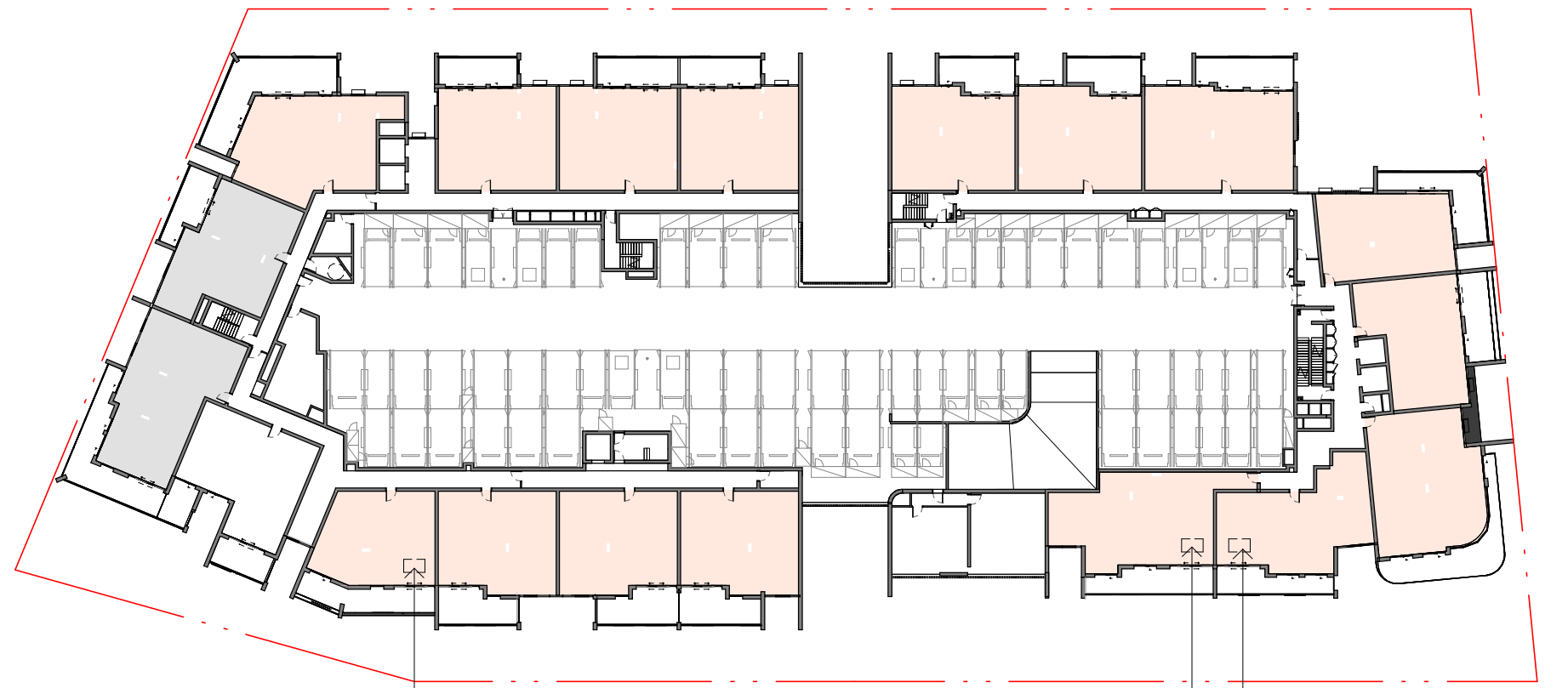
SCALE	DATE	DRAWN	CHECKED
1:600 @A1	20/05/26	JM	AK
1:1200 @A3			
JOB	DRAWING		REVISION
25063	DA7.30		C



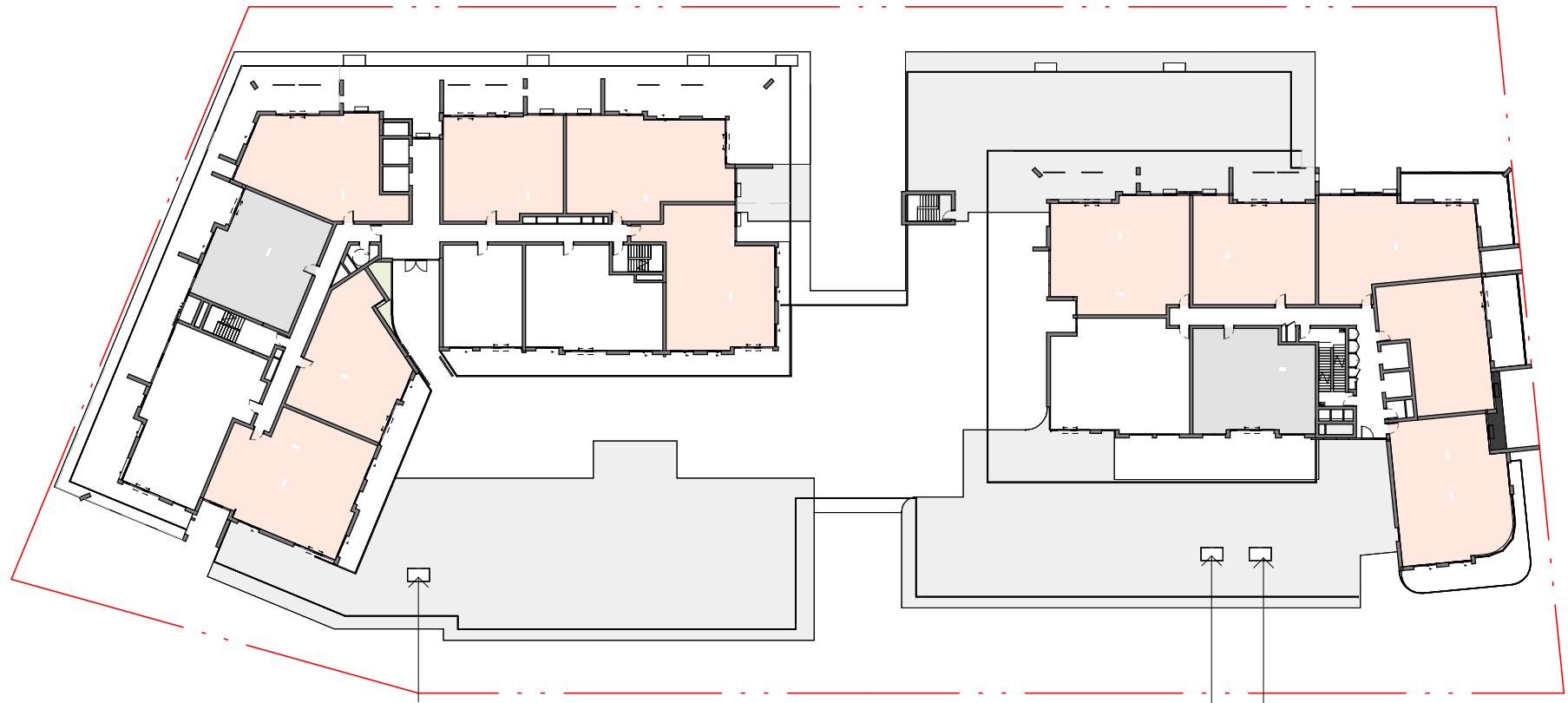
SA-ILU 2 GROUND



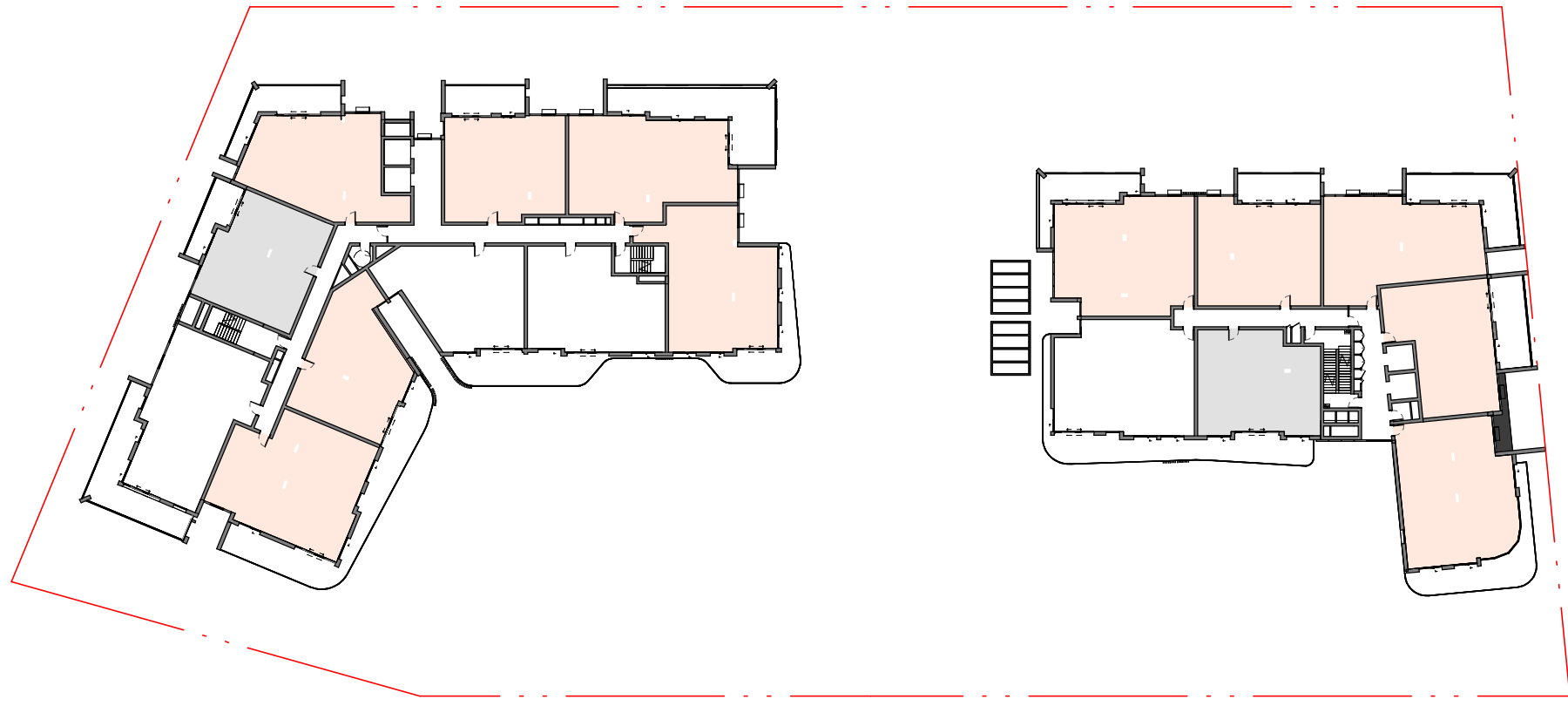
SA-ILU 2 LEVEL 1



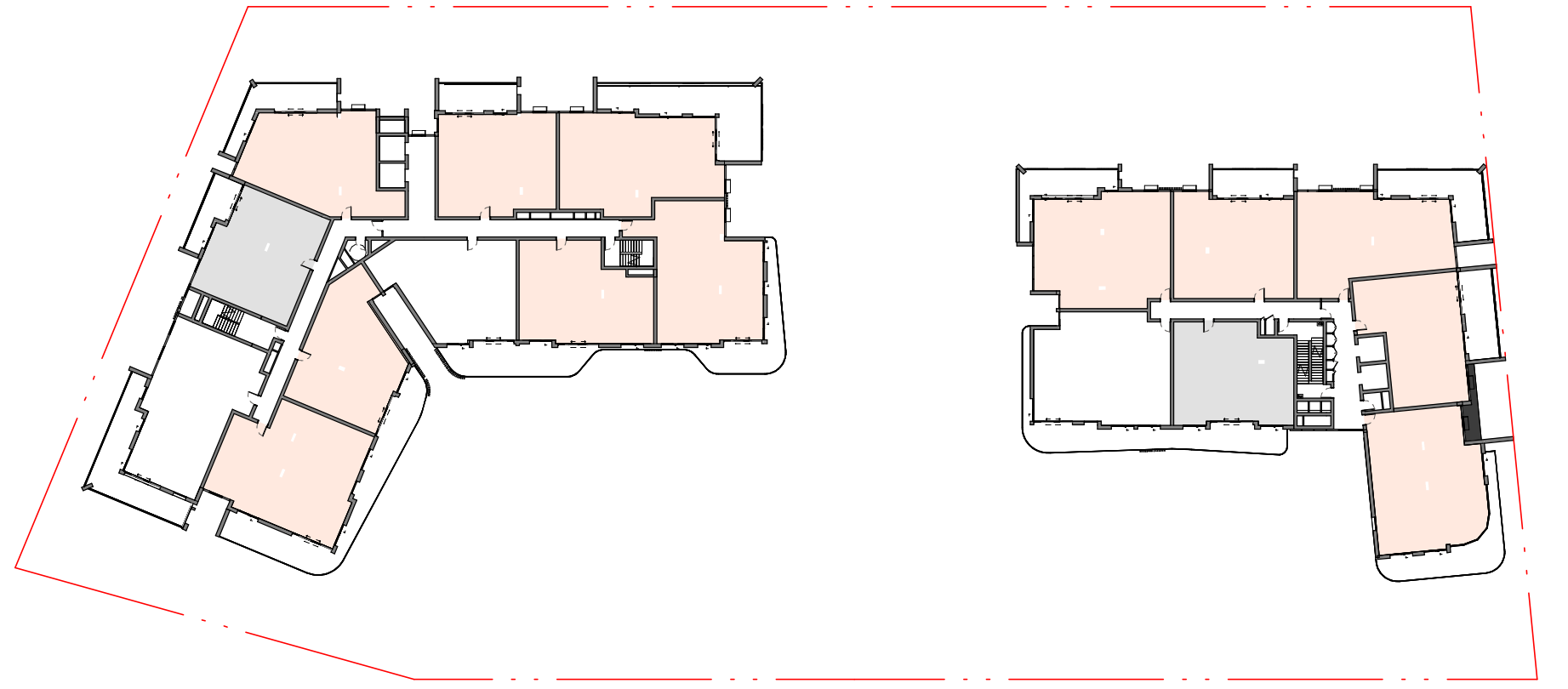
SA-ILU 2 LEVEL 2



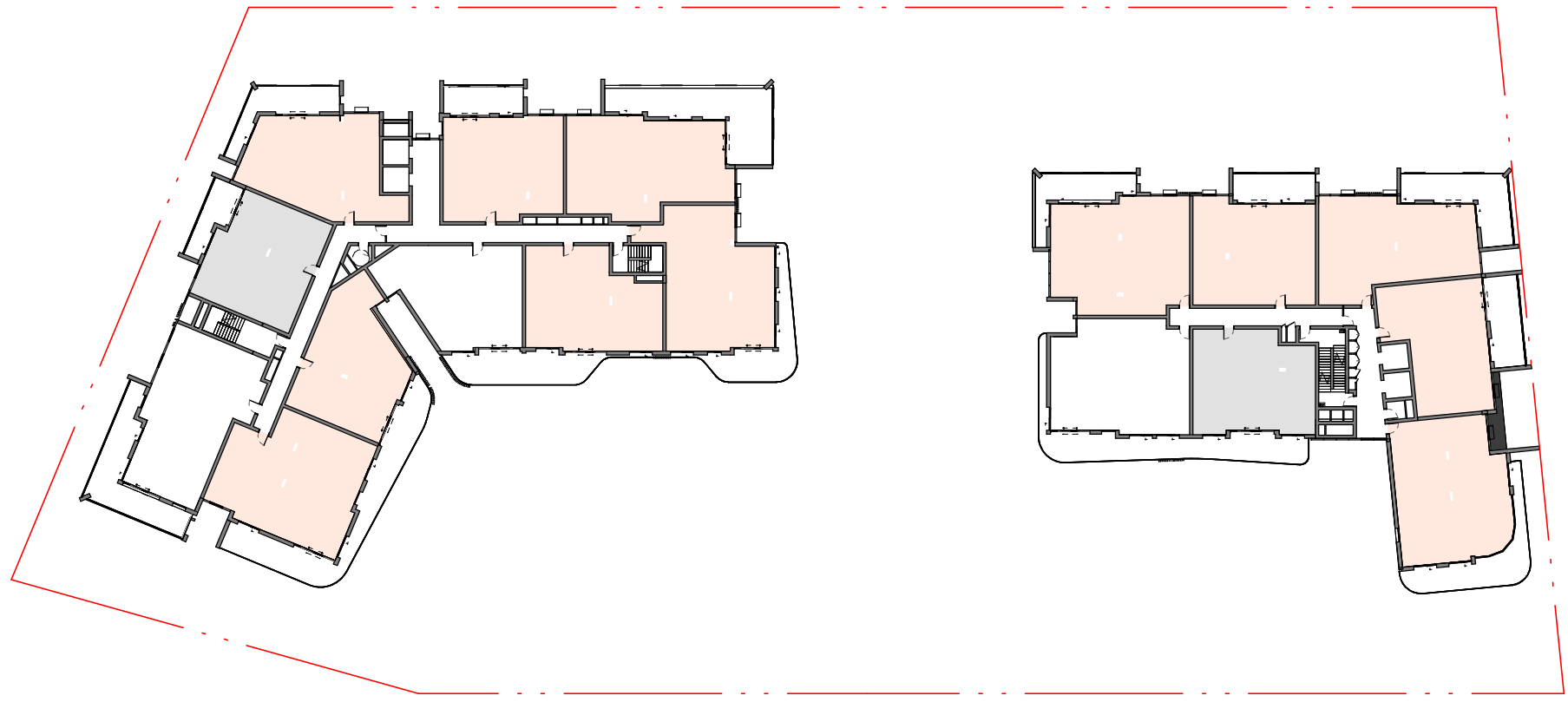
SA-ILU 2 LEVEL 3



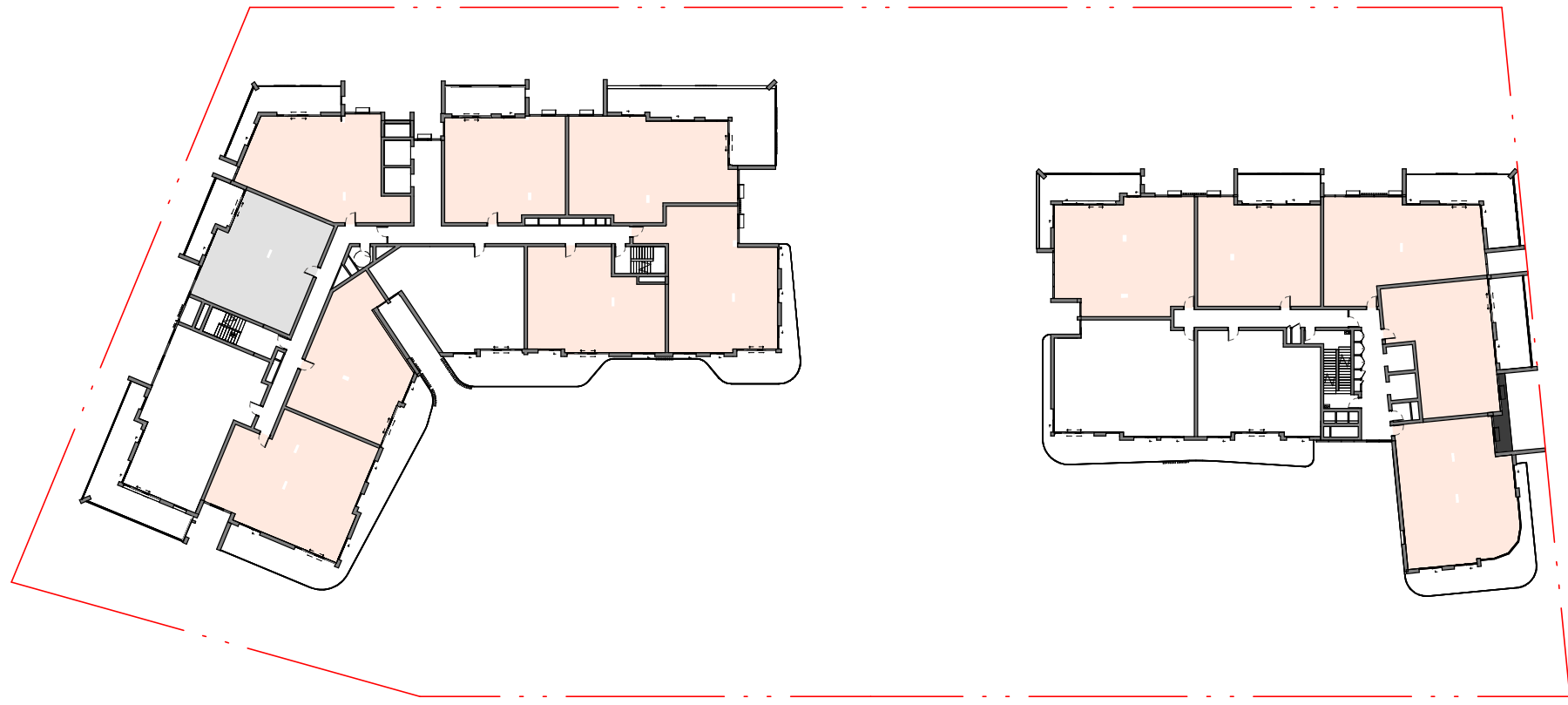
SA-ILU 2 LEVEL 4



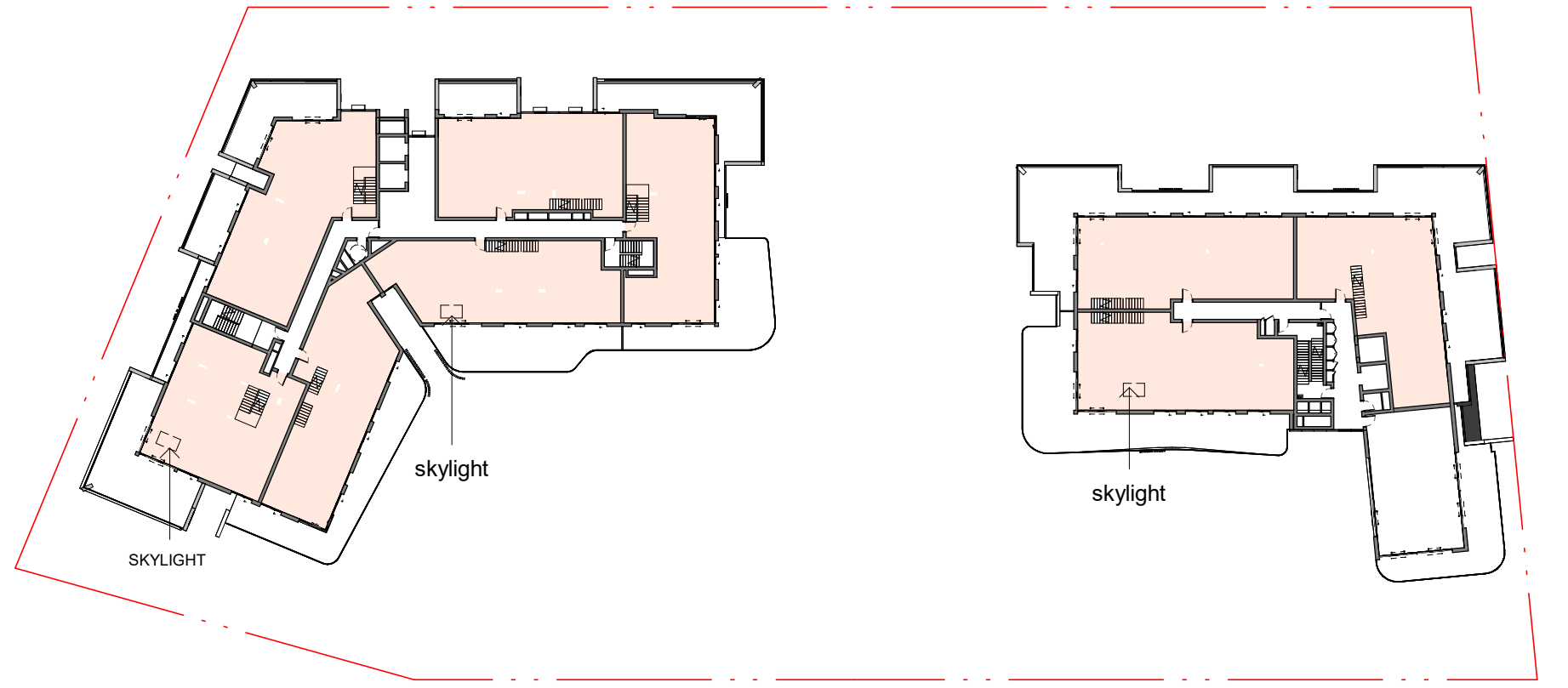
SA-ILU 2 LEVEL 5



SA-ILU 2 LEVEL 6



SA-ILU 2 LEVEL 7



SA-ILU 2 LEVEL 8

ILU STAGE 2 SOLAR ACCESS SUMMARY			
TOTAL APTS	UNITS WITH SOLAR	REQ. %	PROVIDED %
139	97	70%	70%

ILU STAGE 2 NO SOLAR HOURS SOLAR ACCESS %			
TOTAL APTS	NO SOLAR ACCESS UNITS	MAX. ALLOWED %	PROVIDED %
139	16	15	12%

Legend

Receives 2 hours or more of direct sunlight between 9 am and 3 pm on June 21st

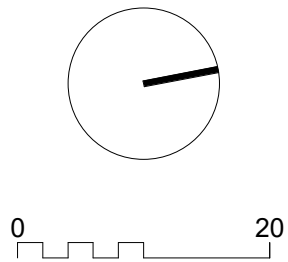
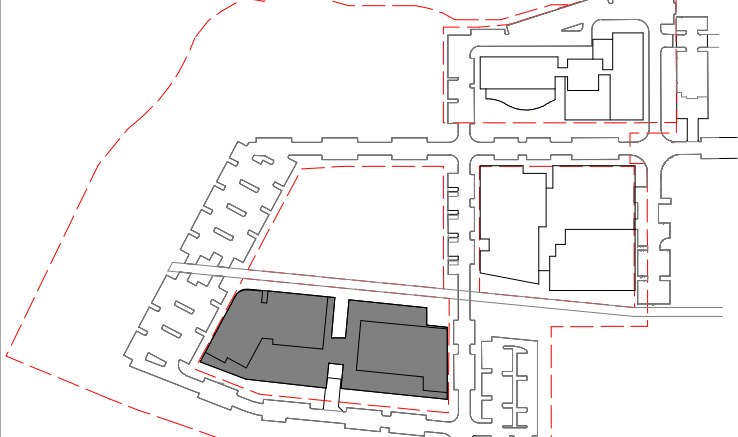
Receives 0 hours of direct sunlight between 9 am and 3 pm on June 21st

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HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE
ILU 2 SOLAR ACCESS

SCALE
1:600 @A1
1:1200 @A3
JOB
25063

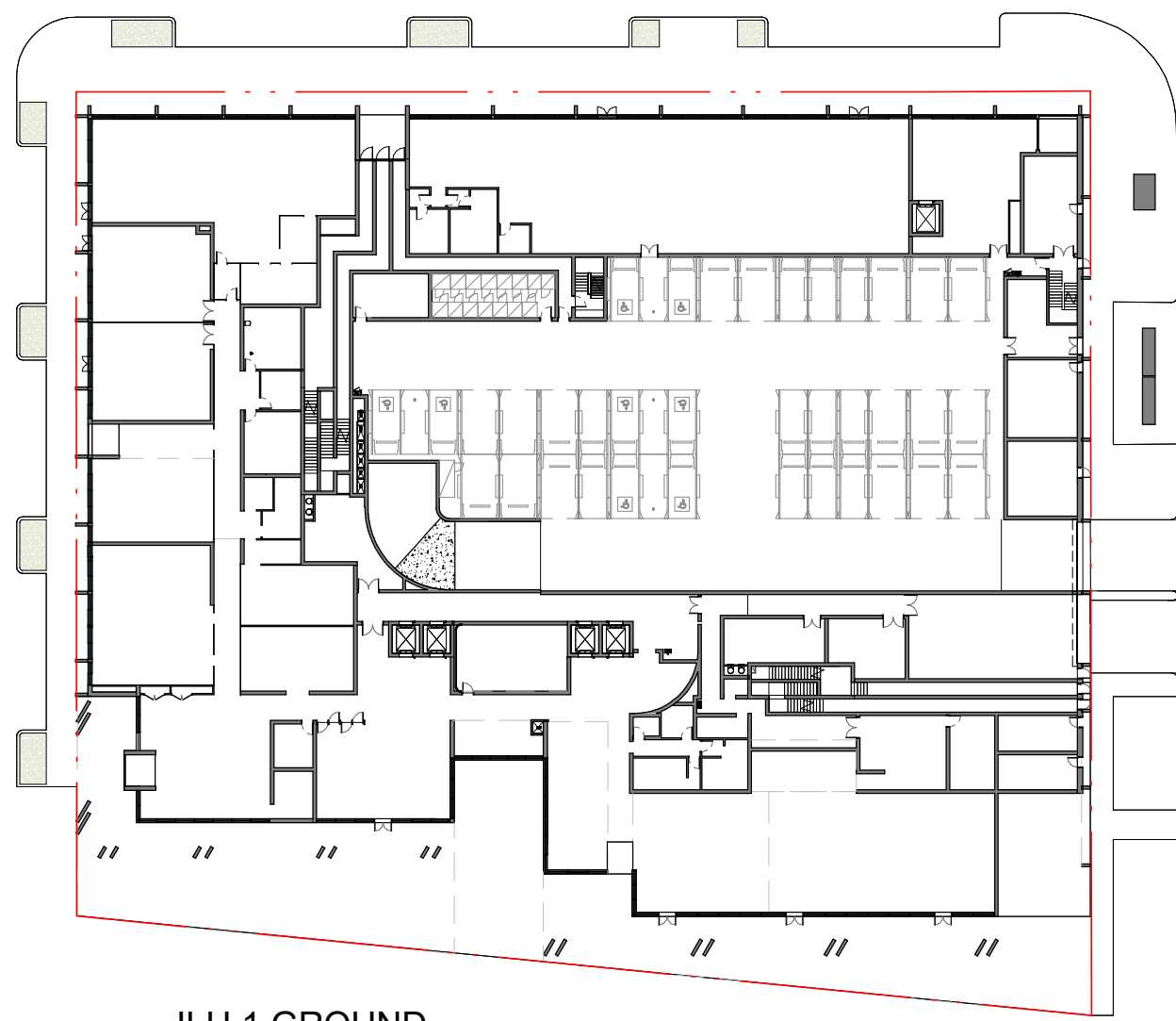
DATE
20/05/26

DRAWING
DA7.35

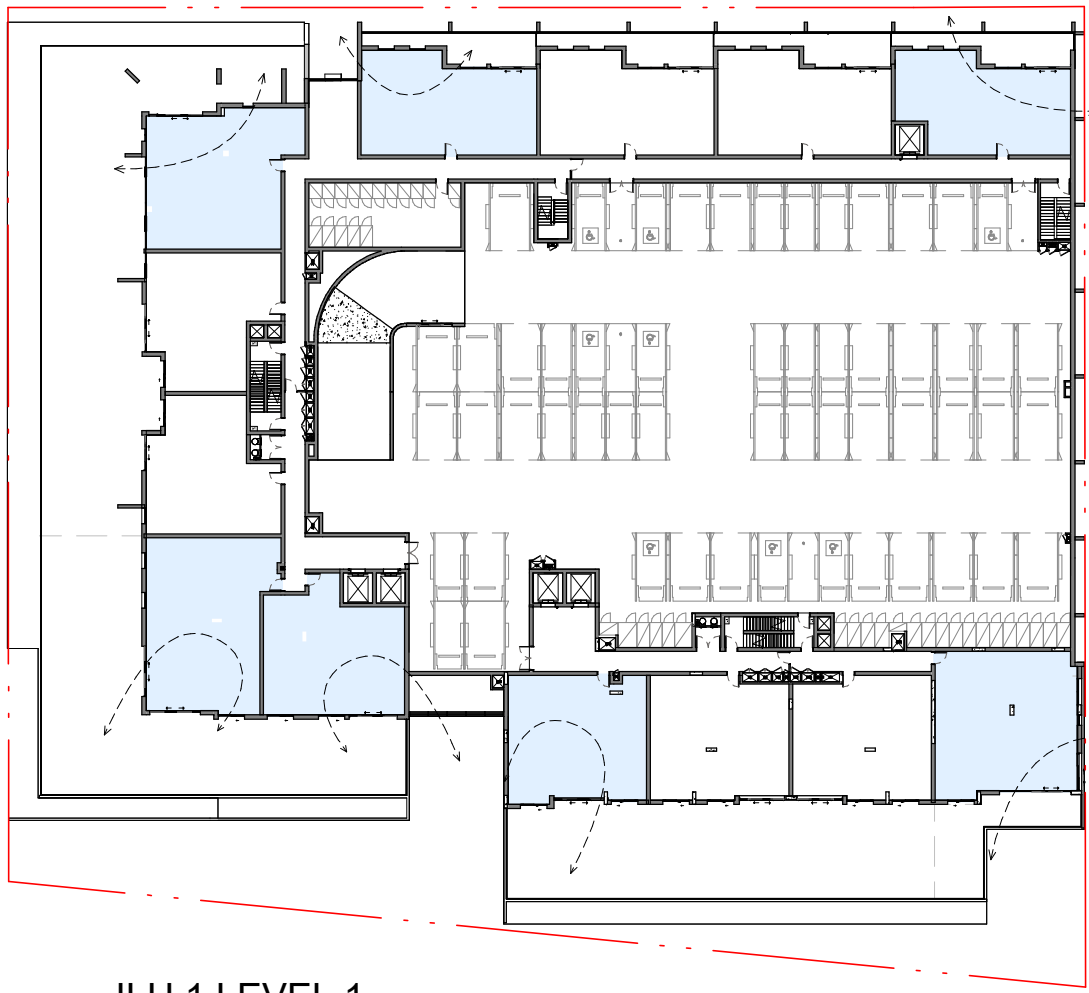
DRAWN
JM

CHECKED
AK

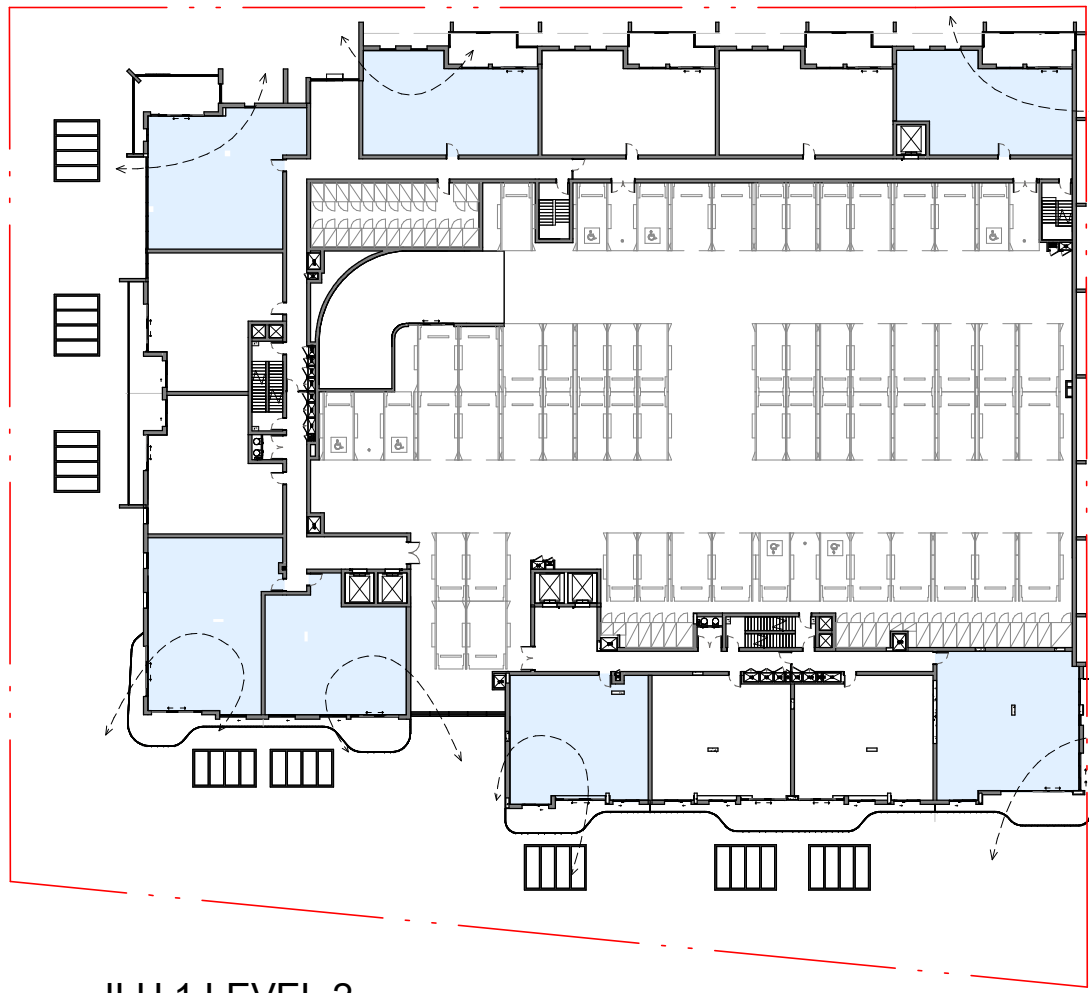
REVISION
C



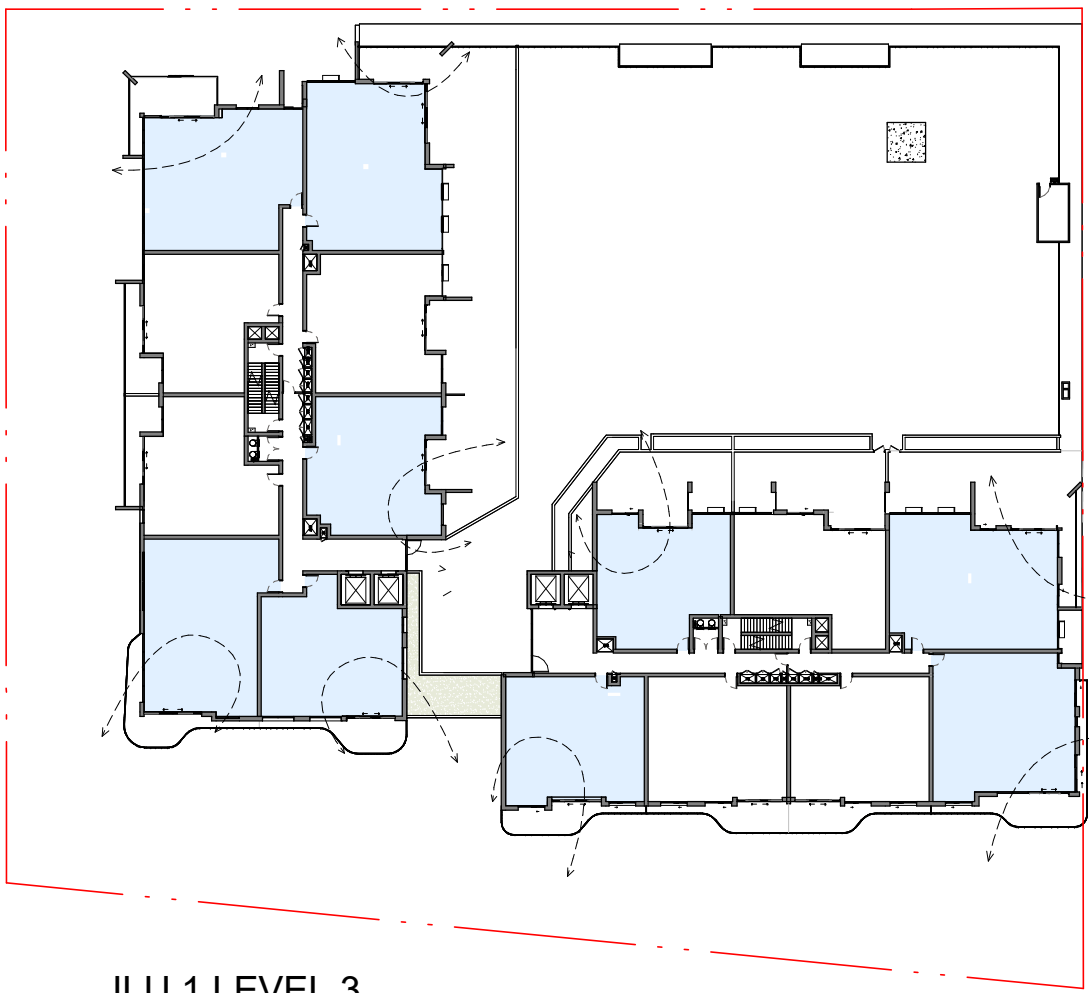
ILU 1 GROUND



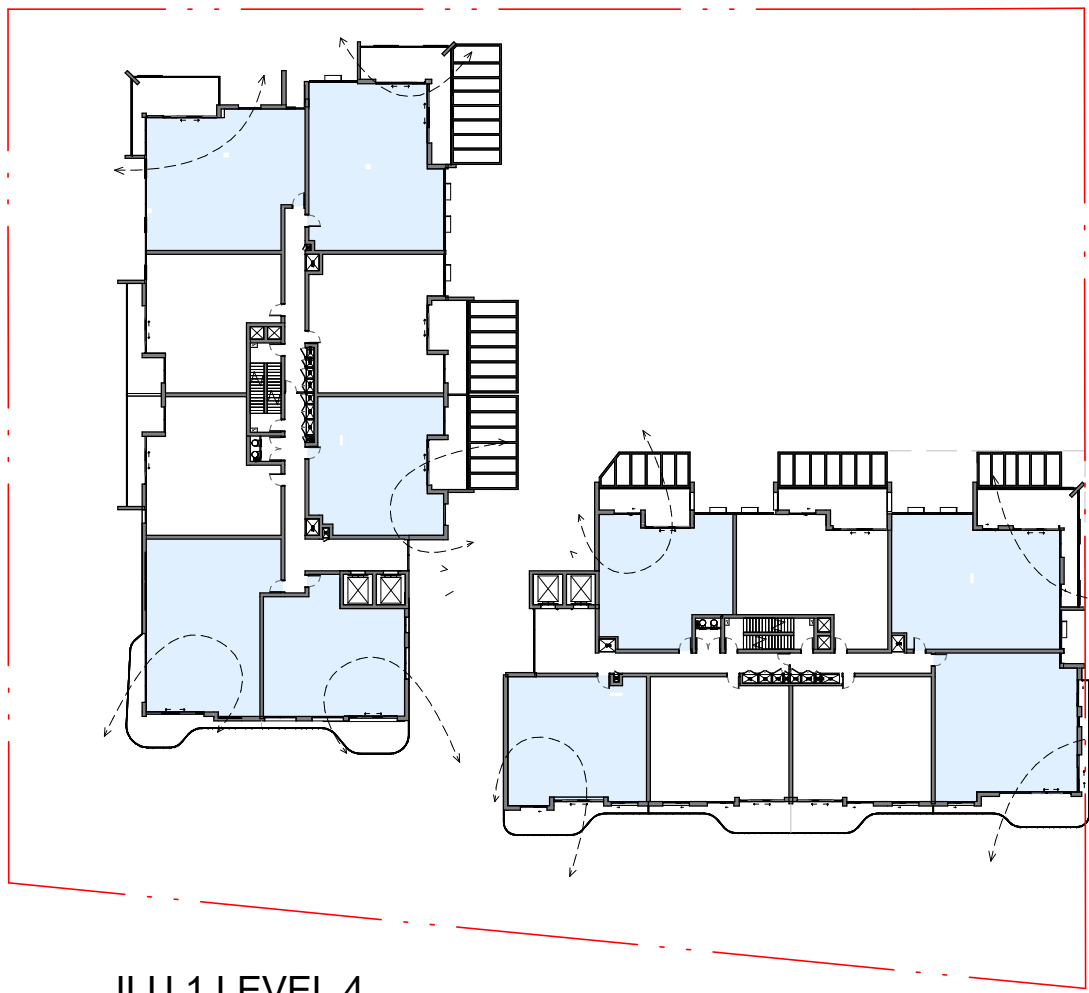
ILU 1 LEVEL 1



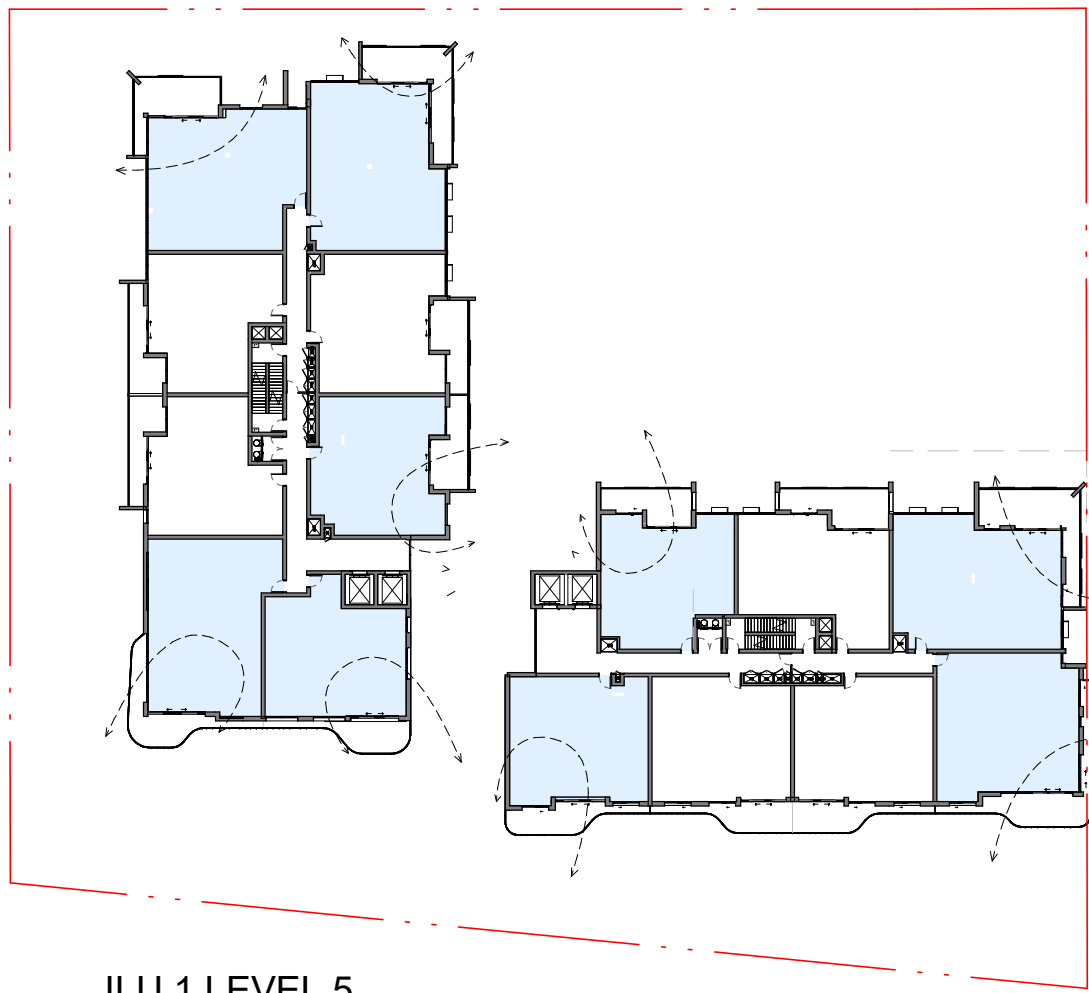
ILU 1 LEVEL 2



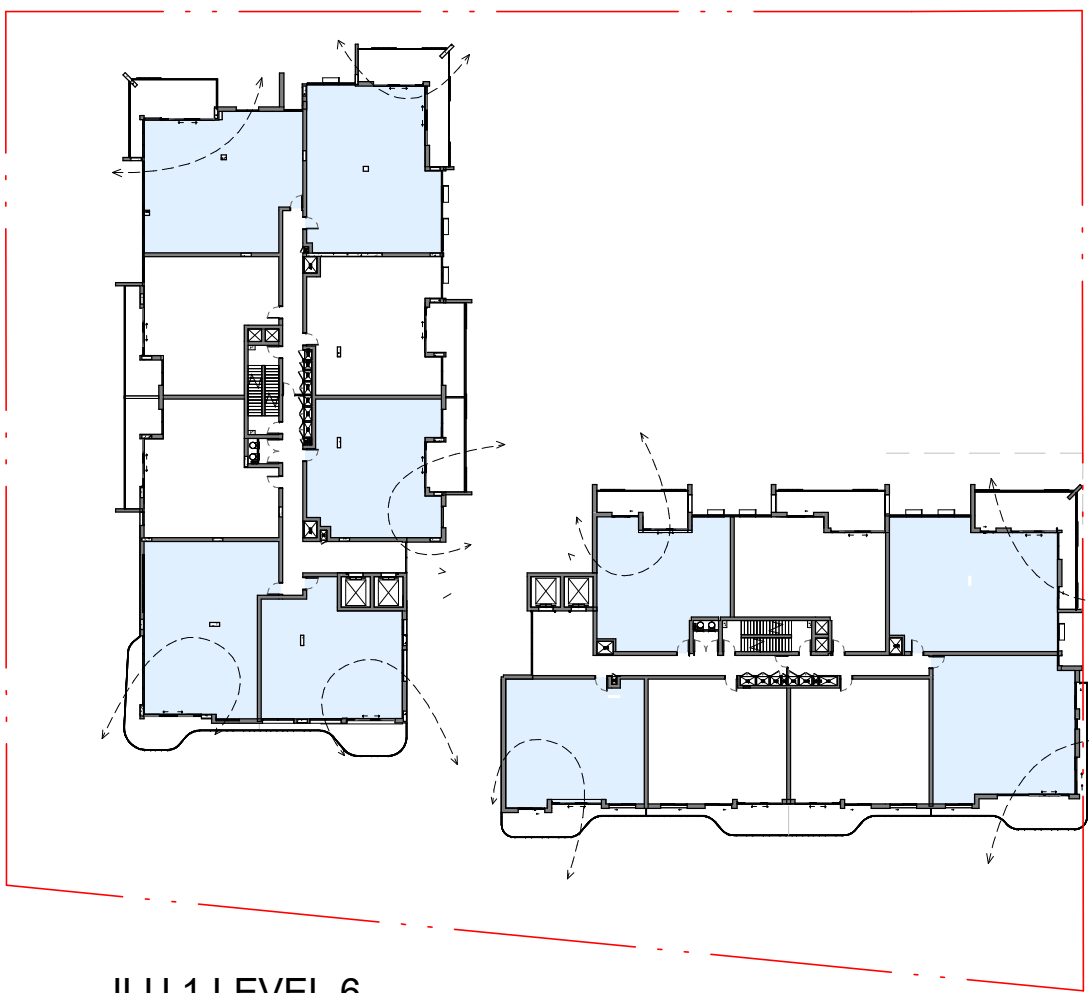
ILU 1 LEVEL 3



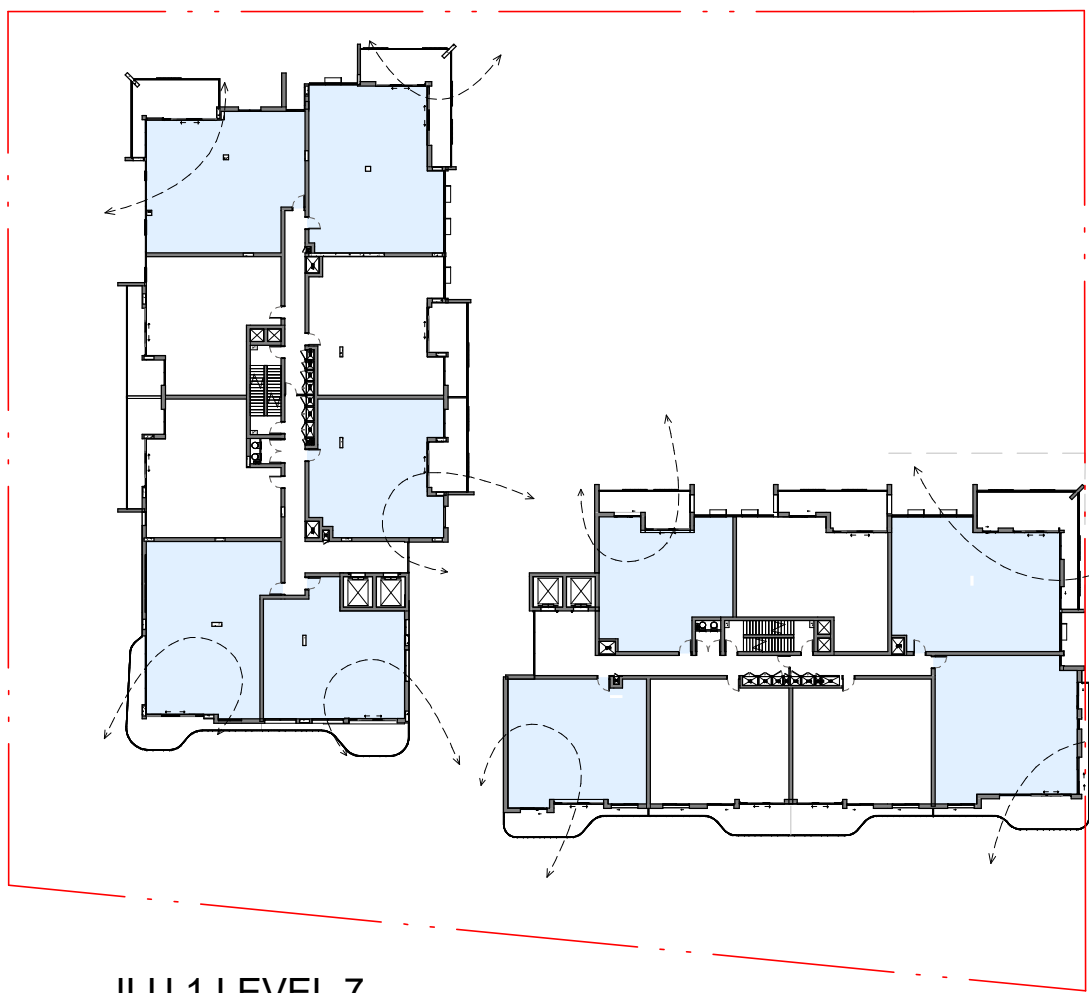
ILU 1 LEVEL 4



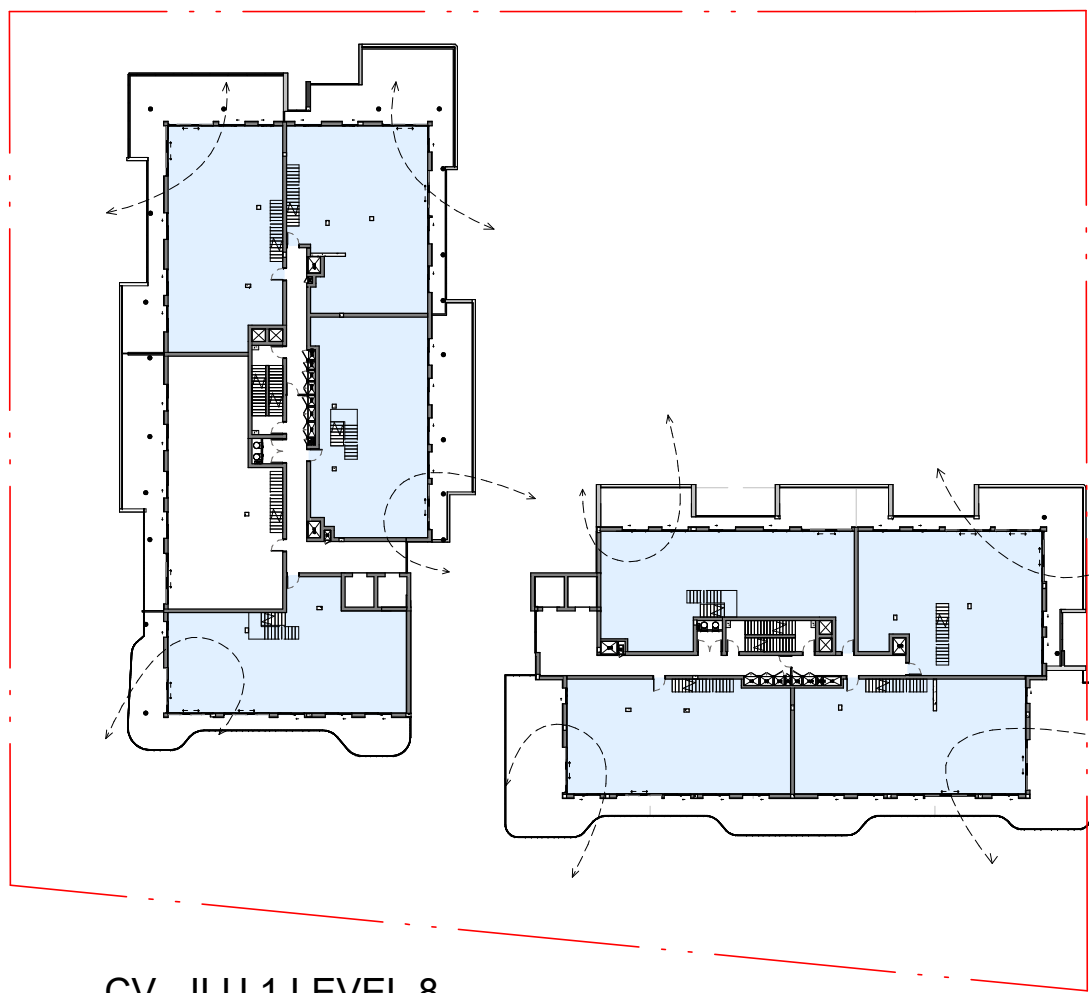
ILU 1 LEVEL 5



ILU 1 LEVEL 6



ILU 1 LEVEL 7



CV - ILU 1 LEVEL 8

ILU STAGE 1_CROSS VENT %			
TOTAL APTS	UNITS WITH CROSS VENT	REQ. %	PROVIDED %
110	67	60%	61%

Legend

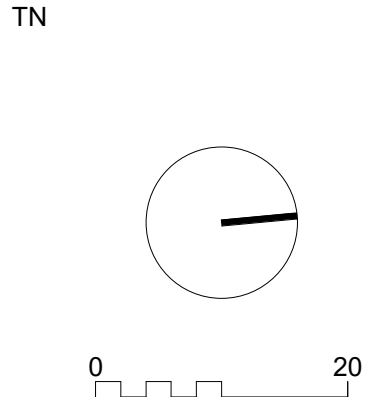
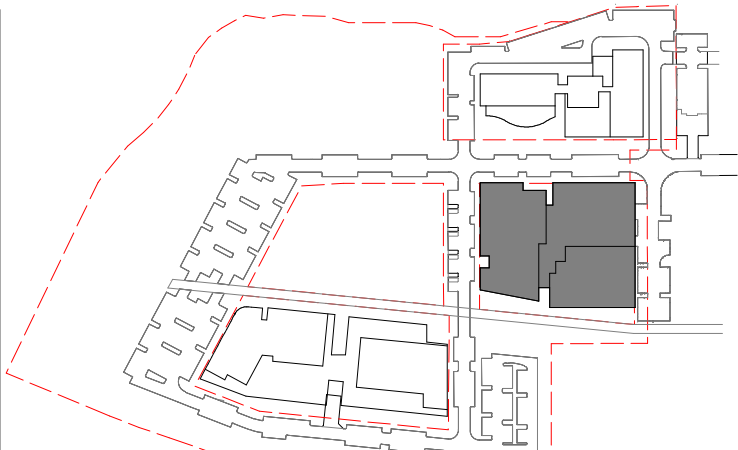
Cross Ventilated Unit

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HEALTH & WELLBEING PRECINCT

3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE

NORTH WOLLONGONG NSW 2500

DRAWING TITLE

ILU 1 CROSS VENTILATION

INDEPENDENT LIVING UNITS (SENIORS HOUSING)

SCALE

1:600 @A1

1:1200 @A3

JOB

25063

DATE

20/05/26

DRAWN

LA

CHECKED

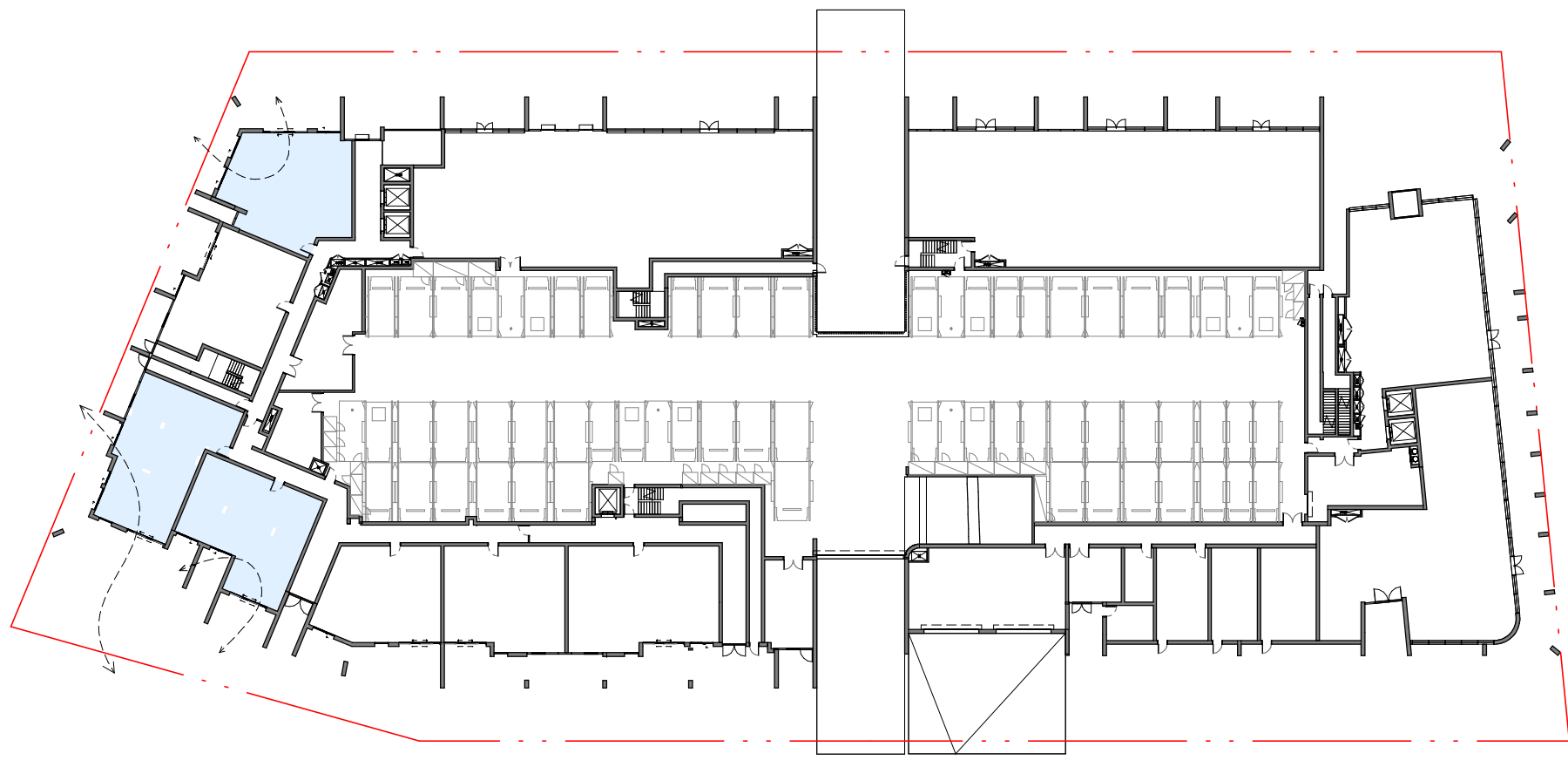
AK

REVISION

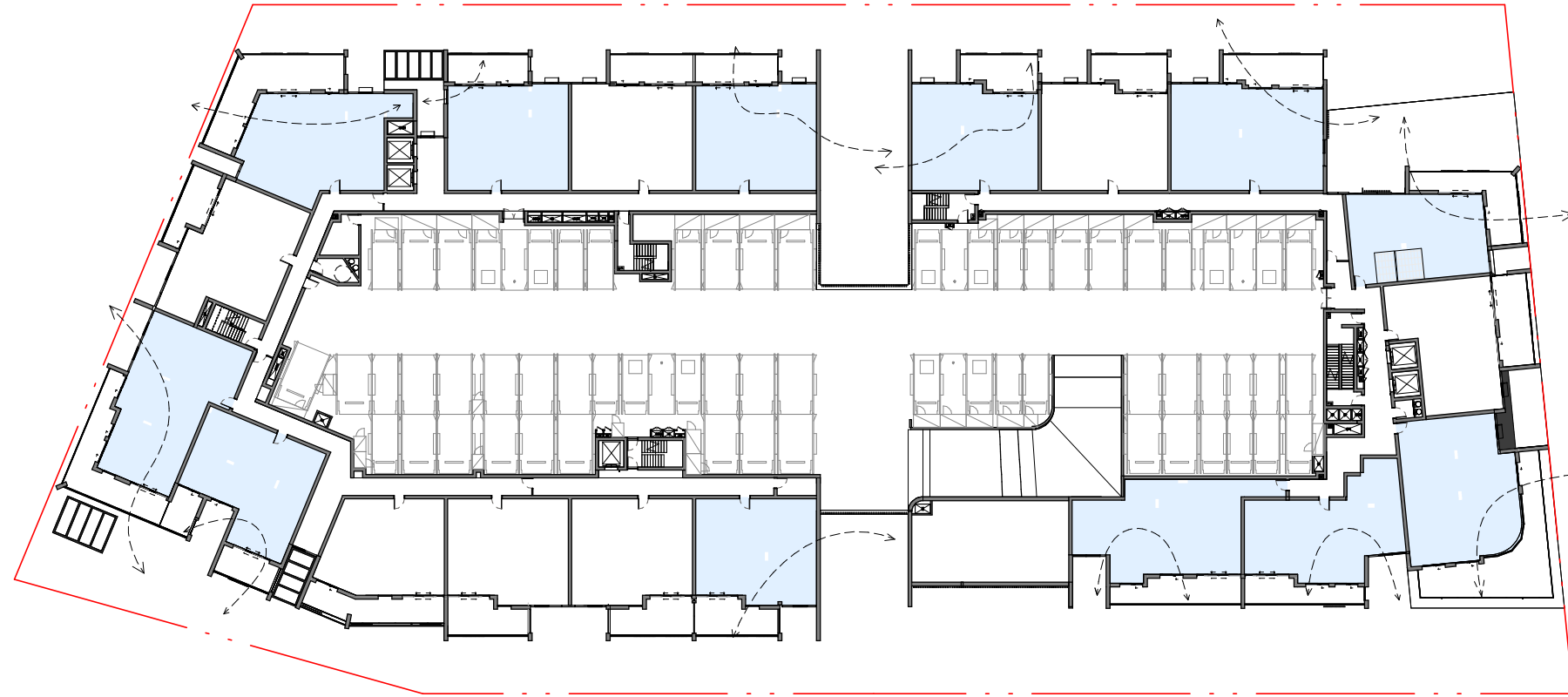
C

DRAWING

DA7.40



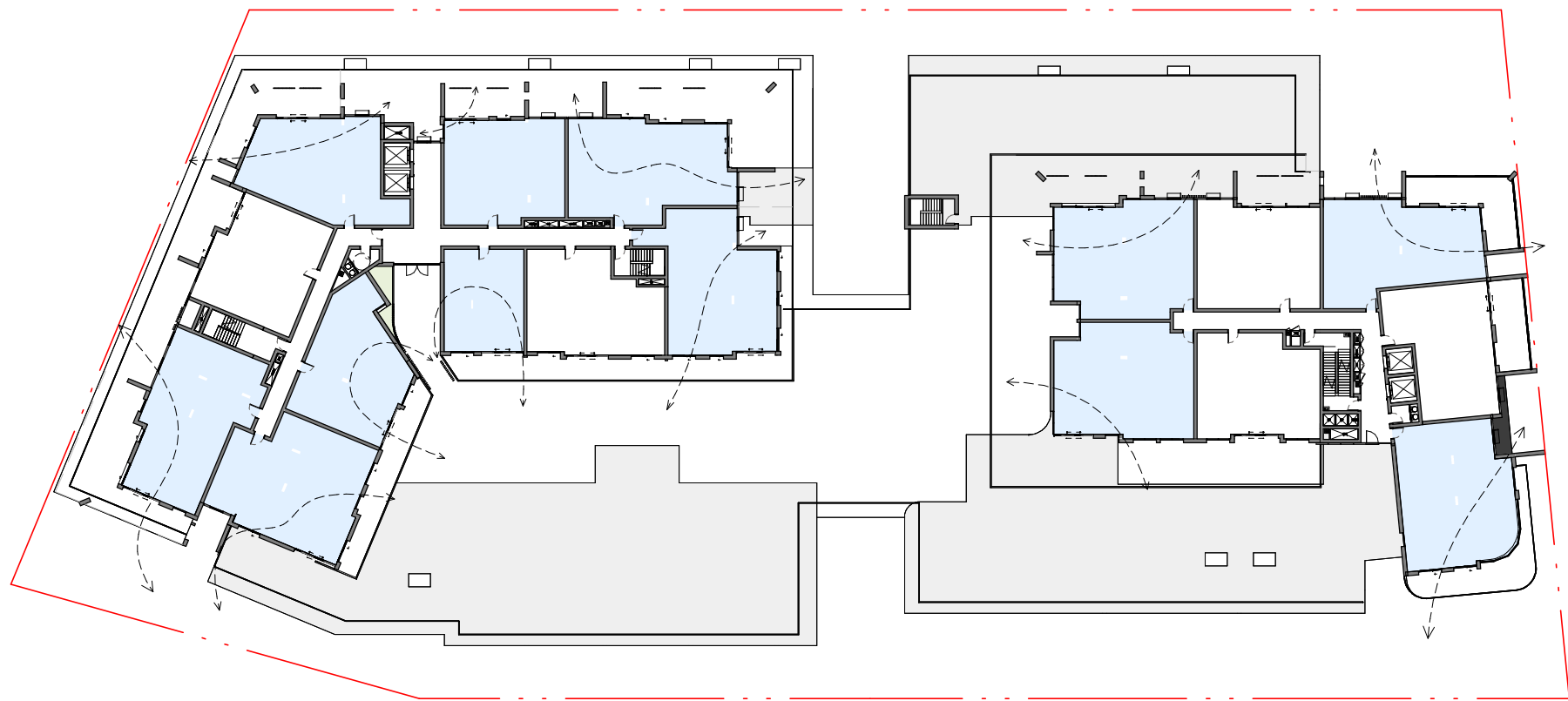
ILU 2 GROUND LEVEL



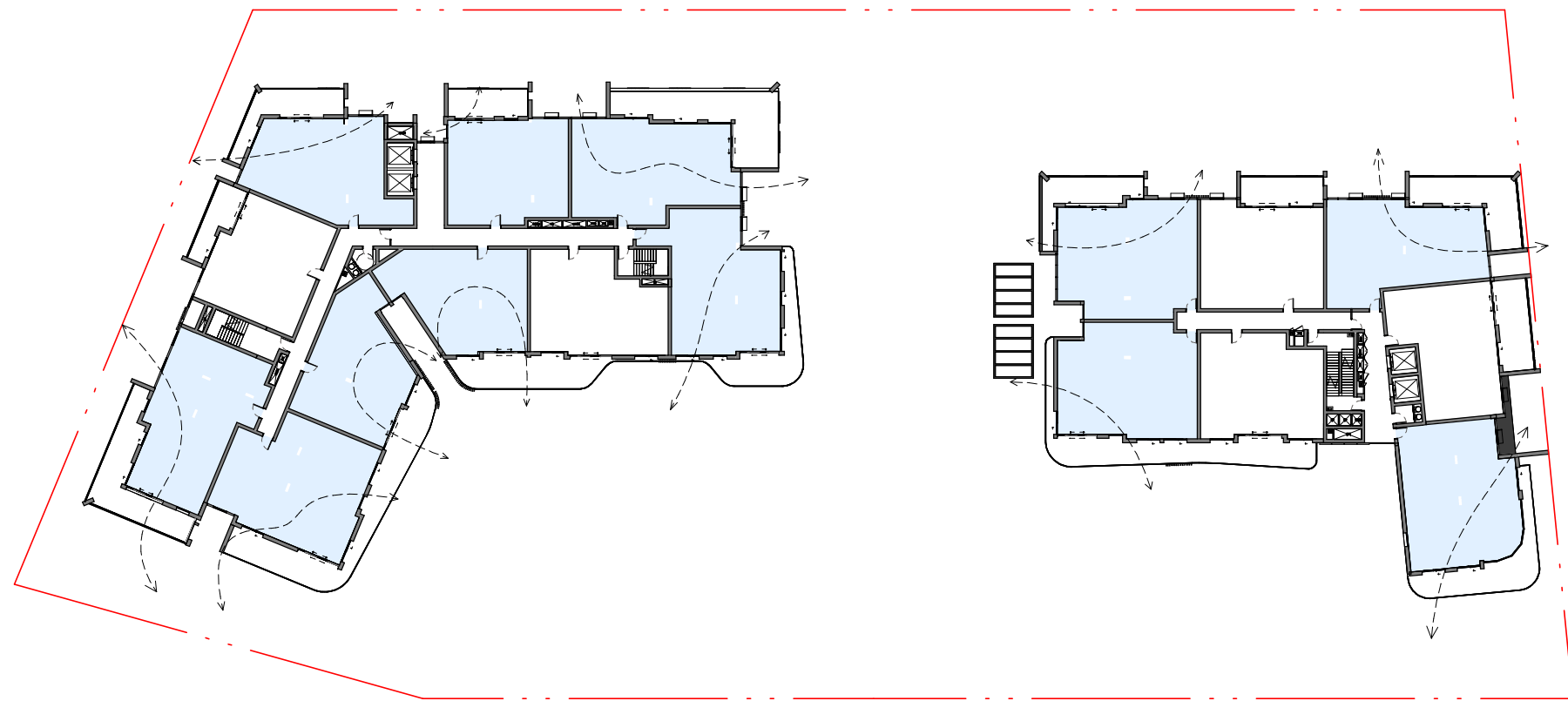
ILU 2 LEVEL 1



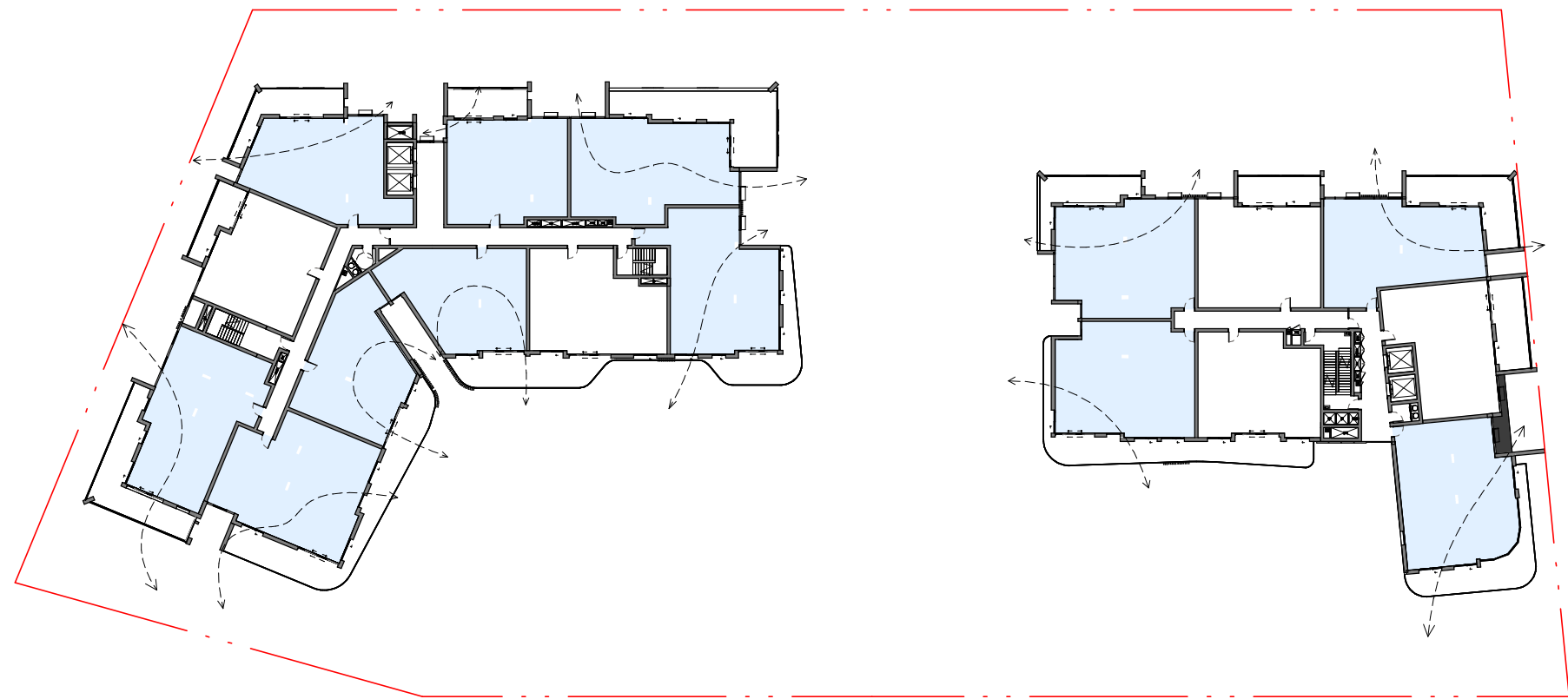
ILU 2 LEVEL 2



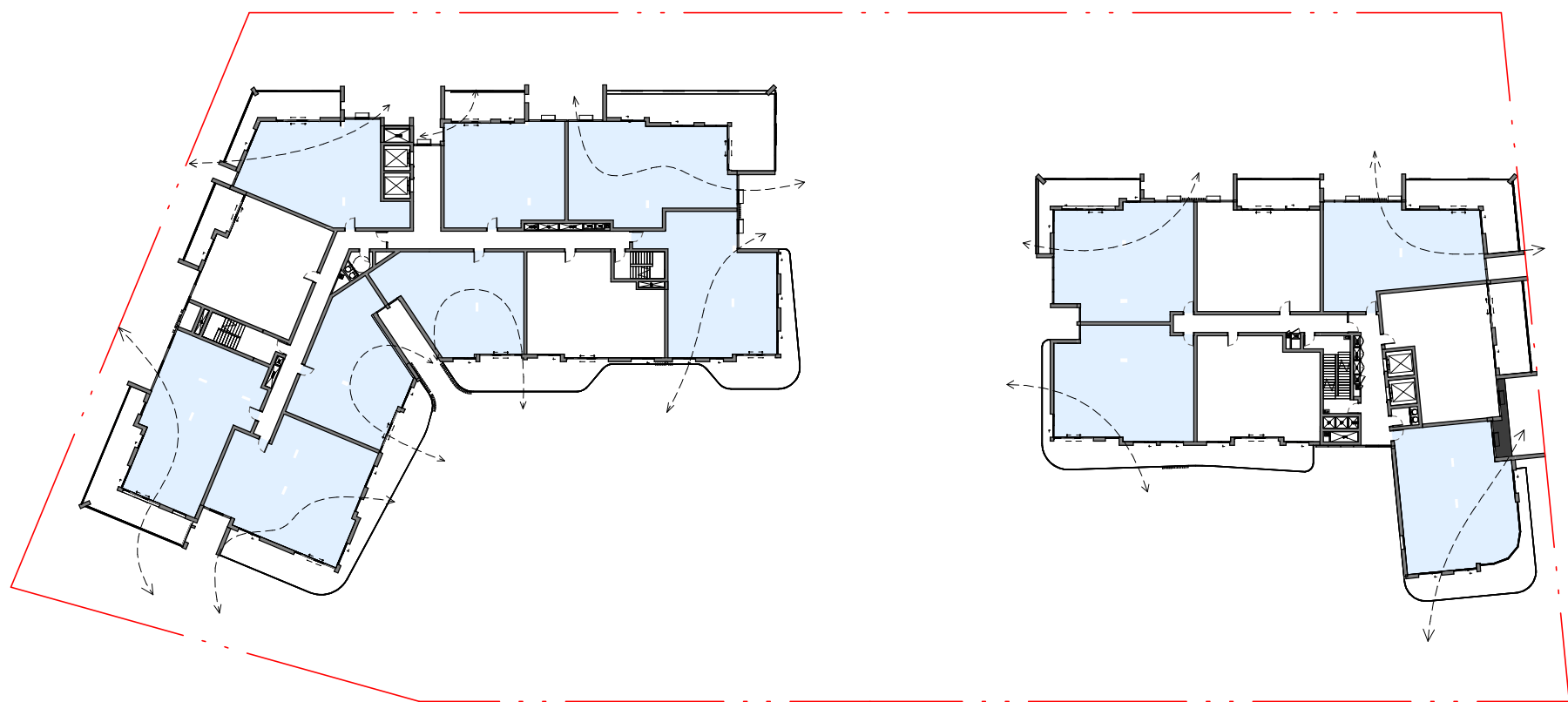
ILU 2 LEVEL 3



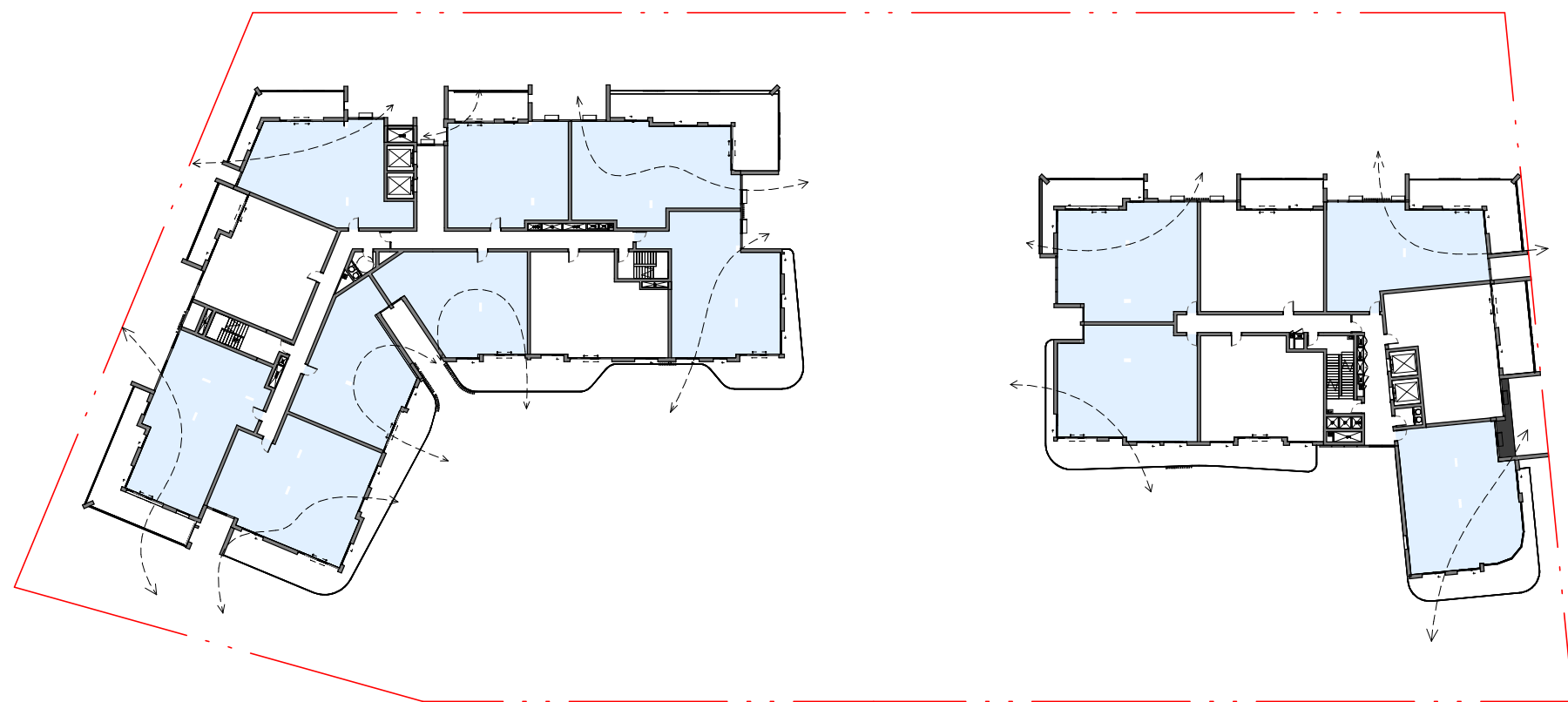
ILU 2 LEVEL 4



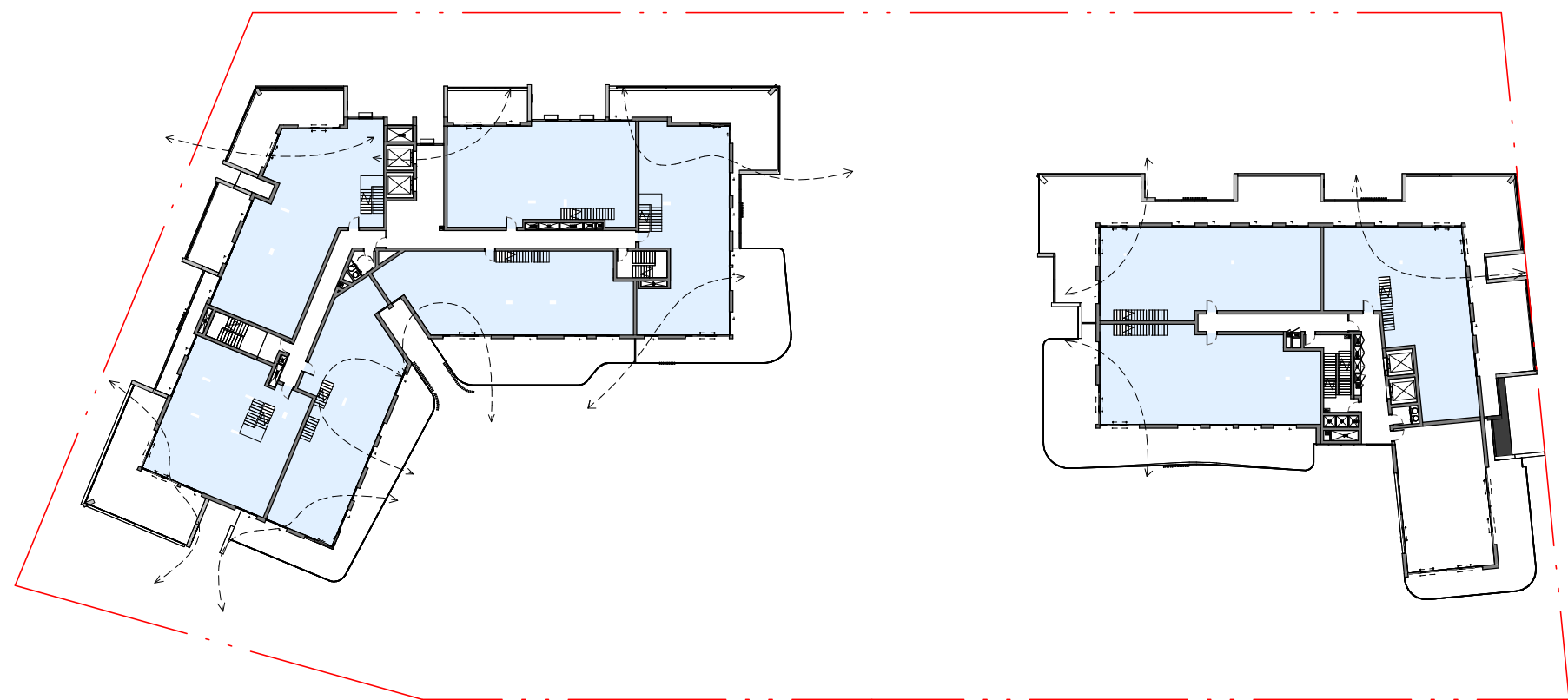
ILU 2 LEVEL 5



ILU 2 LEVEL 6



ILU 2 LEVEL 7



ILU 2 LEVEL 8

ILU STAGE 2_CROSS VENT %			
TOTAL APTS	UNITS WITH CROSS VENT	REQ. %	PROVIDED %
139	96	60%	69%

Legend

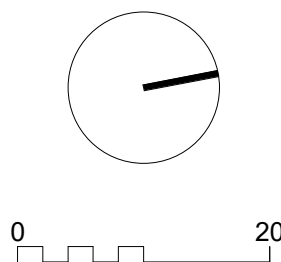
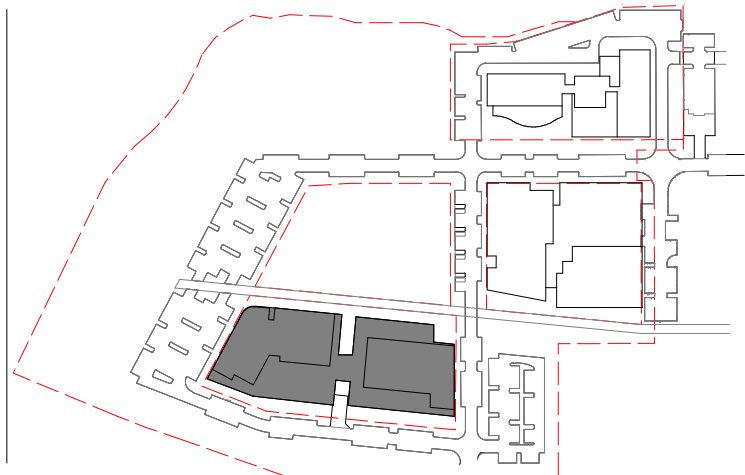
Cross Ventilated Unit

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HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE

ILU 2 CROSS VENTILATION

INDEPENDENT LIVING UNITS (SENIORS HOUSING)

SCALE

1:600 @A1
1:1200 @A3
JOB
25063

DATE

20/05/26

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DRAWING

DA7.45



21st June 9am



21st June 10am



21st June 11pm



21st June 12pm

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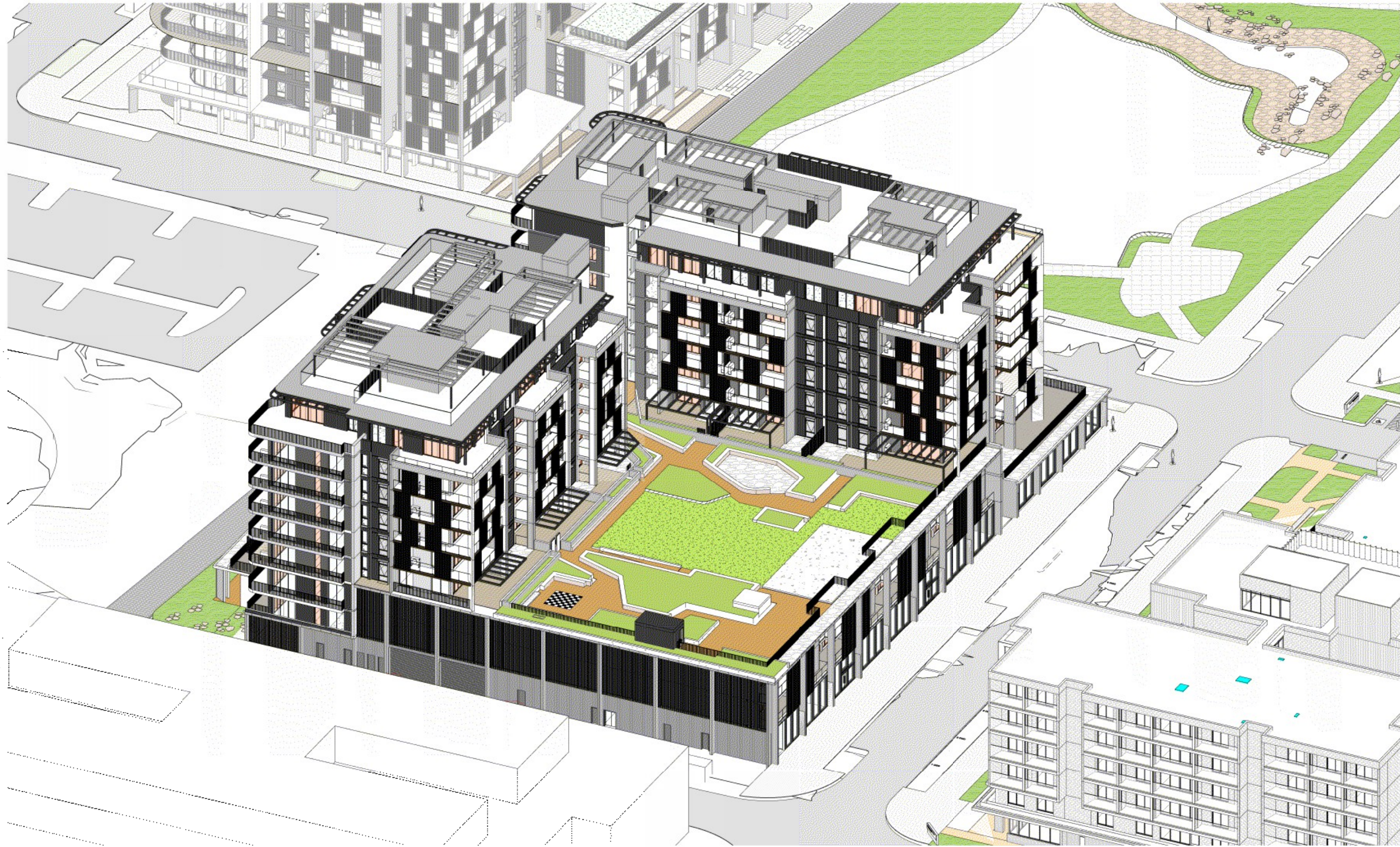
CLIENT
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PROJECT
UNIVERSITY OF WOLLONGONG | INNOVATION CAMPUS
HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE
ILU 1 SUN ACCESS VIEWS / VIEWS FROM THE SUN - SHEET 01
INDEPENDENT LIVING UNITS (SENIORS HOUSING)

SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3	20/05/26	LA	AK

JOB
25063

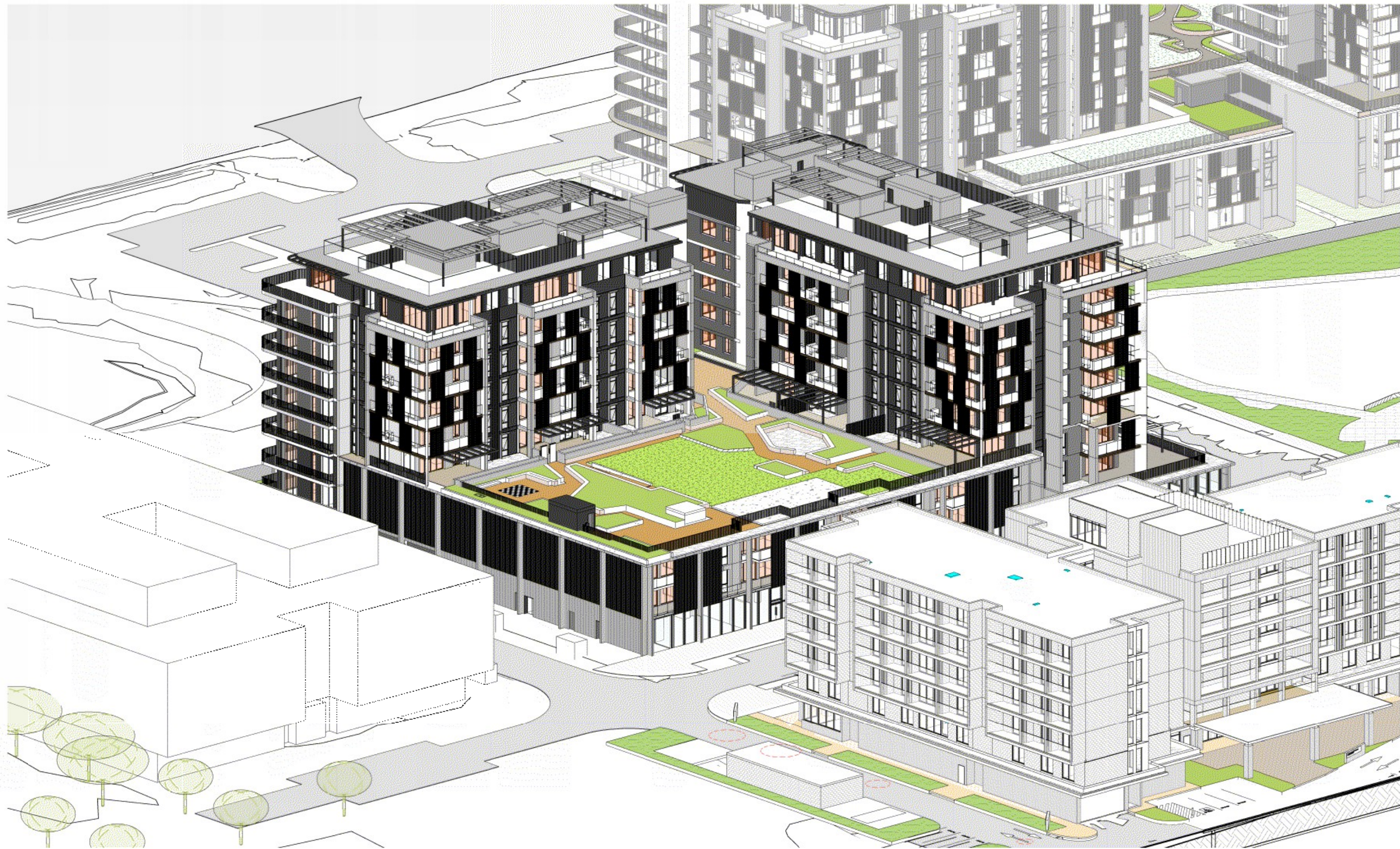
DRAWING	REVISION
DA7.50	C



21st June 1pm



21st June 2pm



21st June 3pm

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C	20/05/26	REVISED SSDA SUBMISSION	AK

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HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE
ILU 1 SUN ACCESS VIEWS / VIEWS FROM THE SUN - SHEET 02
INDEPENDENT LIVING UNITS (SENIORS HOUSING)

SCALE 1:400 @A1 1:800 @A3 JOB 25063	DATE 20/05/26 DRAWING DA7.51	DRAWN LA	CHECKED AK REVISION C
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21st June 9am



21st June 10am



21st June 11am



21st June 12pm

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REV	DATE	DESCRIPTION	BY
C	20/05/26	REVISED SSDA SUBMISSION	AK

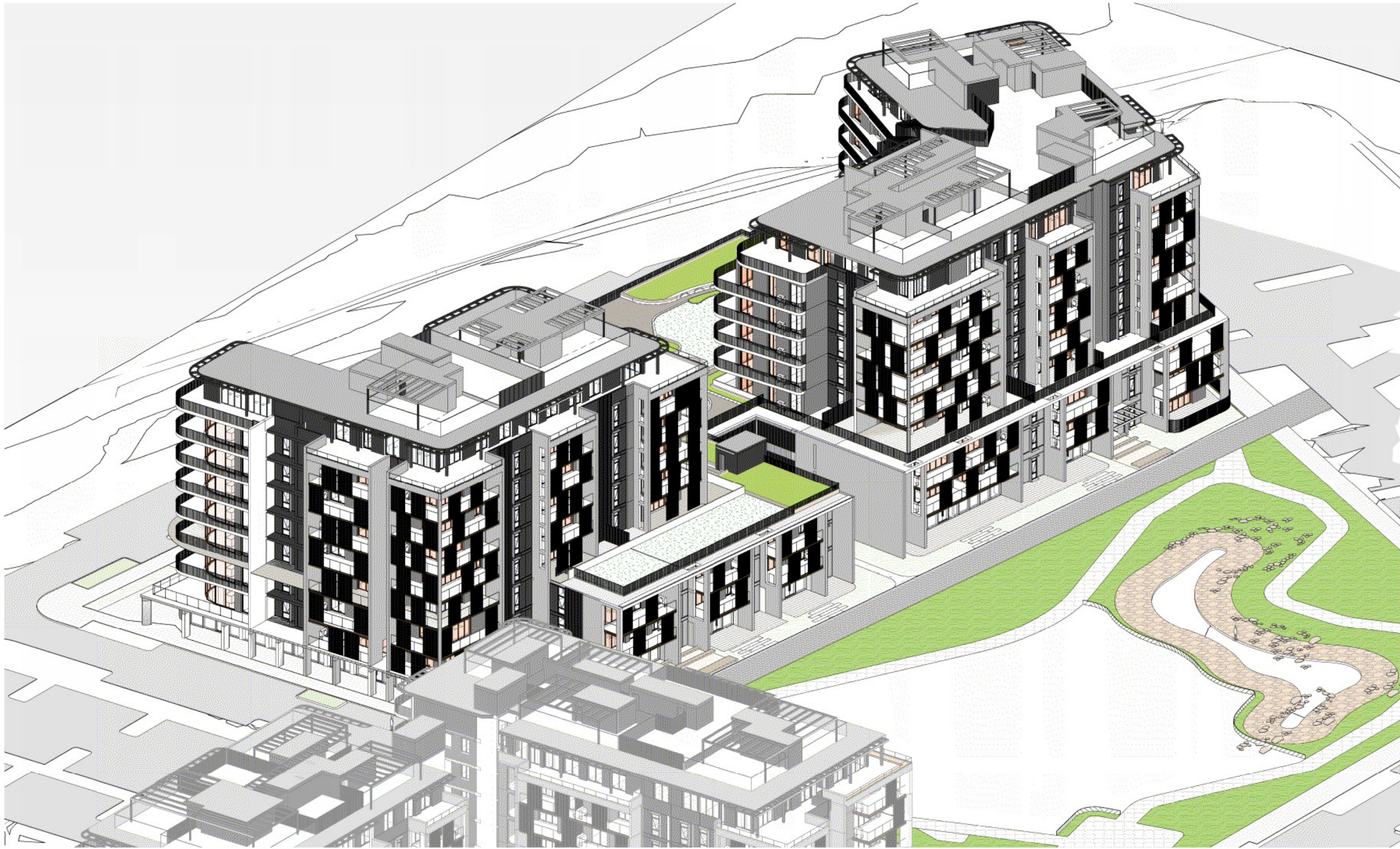
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HEALTH & WELLBEING PRECINCT
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NORTH WOLLONGONG NSW 2500

DRAWING TITLE
ILU 2 SUN ACCESS VIEWS / VIEWS FROM THE SUN - SHEET 01
INDEPENDENT LIVING UNITS (SENIORS HOUSING)
SCALE
1:400 @A1
1:800 @A3
JOB
25063
DATE
20/05/26
DRAWING
DA7.55
DRAWN
LA
CHECKED
AK
REVISION
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21st June 1pm



21st June 2pm



21st June 3pm

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HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
ILU 2 SUN ACCESS VIEWS / VIEWS FROM THE SUN - SHEET 02 INDEPENDENT LIVING UNITS (SENIORS HOUSING)			
SCALE	DATE	DRAWN	CHECKED
1:400 @A1 1:800 @A3 JOB	20/05/26	LA	AK
DRAWING	REVISION		
25063	DA7.56	C	



ILU 1 - 21st JUNE 9 AM



ILU 1 - 21st JUNE 10 AM



ILU 1 - 21st JUNE 11 AM



ILU 1 - 21st JUNE 12 AM

Legend

Area receiving sun light at specified time

Main usable part of Communal Open Spaces

DATE STAMP: 20/05/2026 4:20:54 PM

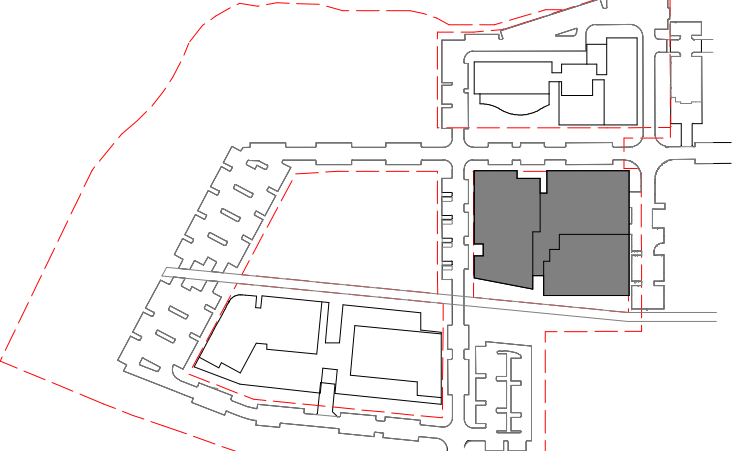
IMPORTANT NOTES

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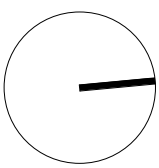
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HEALTH & WELLBEING PRECINCT
3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE
NORTH WOLLONGONG NSW 2500

DRAWING TITLE			
ILU 1 SOLAR TO C.O.S.			
INDEPENDENT LIVING UNITS (SENIORS HOUSING)			
SCALE	DATE	DRAWN	CHECKED
1:600 @A1	20/05/26	LA	AK
1:1200 @A3			
JOB	DRAWING		REVISION
25063	DA7.60		C



ILU 1 - 21st JUNE 1 PM



ILU 1 - 21st JUNE 2 PM



ILU 1 - 21st JUNE 3 PM

SUN EXPOSURE TO MAIN USABLE PART OF COS - ILU 1		
TIME	SUN AREA	%
9 AM	219.0 m ²	37%
10 AM	365.8 m ²	62%
11 AM	365.8 m ²	62%
12 AM	365.8 m ²	62%
1 PM	352.7 m ²	60%
2 PM	352.7 m ²	60%
3 PM	352.7 m ²	60%

ILU 1 compliant with more than 2h, achieving a minimum of 50% direct sunlight to the principal usable part of the COS

Legend

Area receiving sun light at specified time

Main usable part of Communal Open Spaces

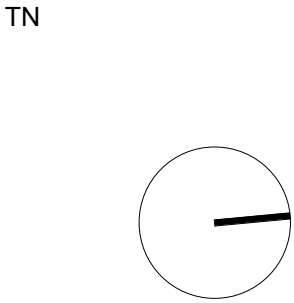
IMPORTANT NOTES

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HEALTH & WELLBEING PRECINCT

3-4 INNOVATION WAY, 1-5 SQUIRES WAY & 6 PUCKEY AVE

NORTH WOLLONGONG NSW 2500

DRAWING TITLE

ILU 1 SOLAR TO C.O.S.

INDEPENDENT LIVING UNITS (SENIORS HOUSING)

SCALE

1:600 @A1

1:1200 @A3

JOB

25063

DATE

20/05/26

DRAWING

DA7.61

DRAWN

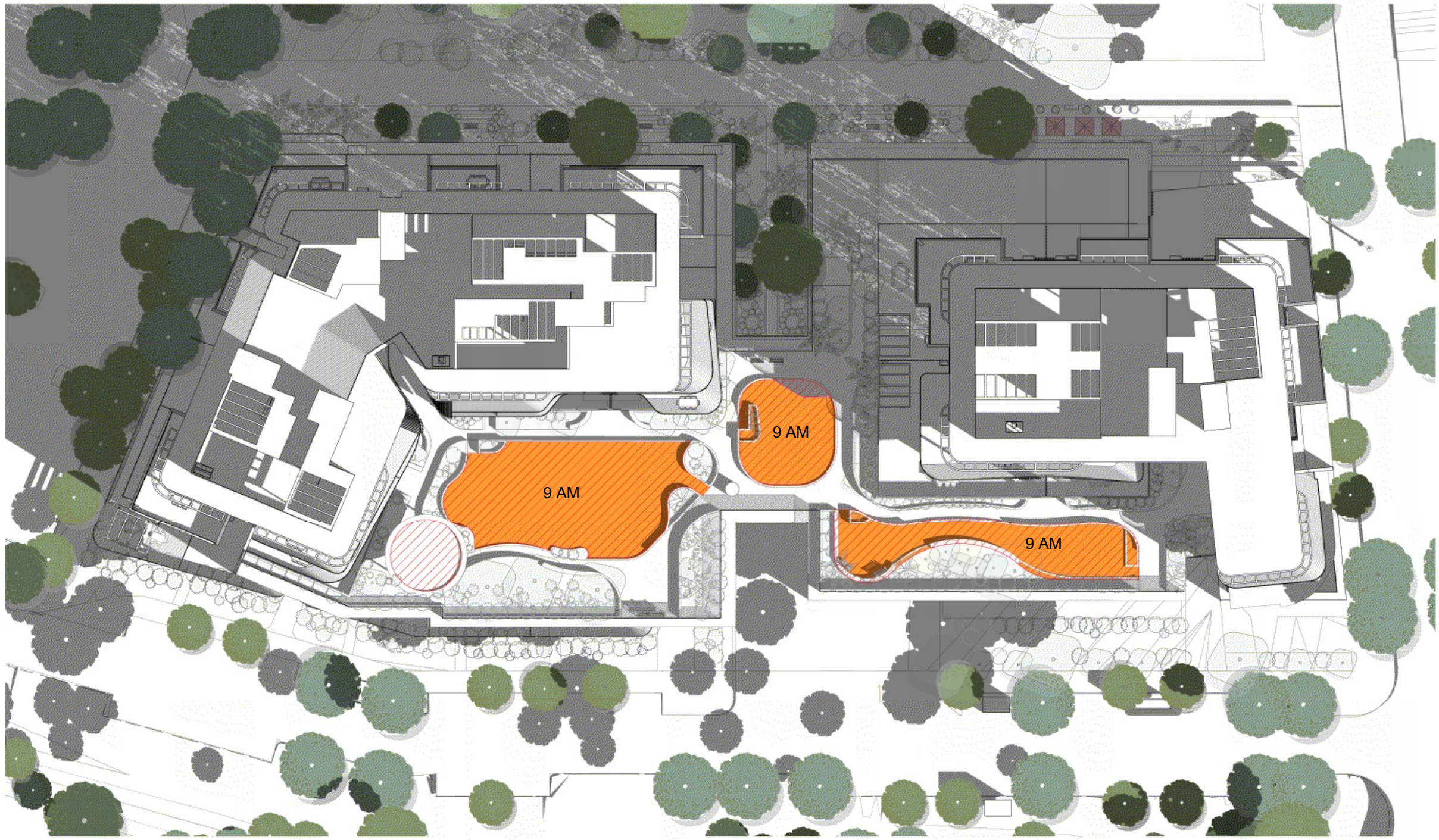
LA

CHECKED

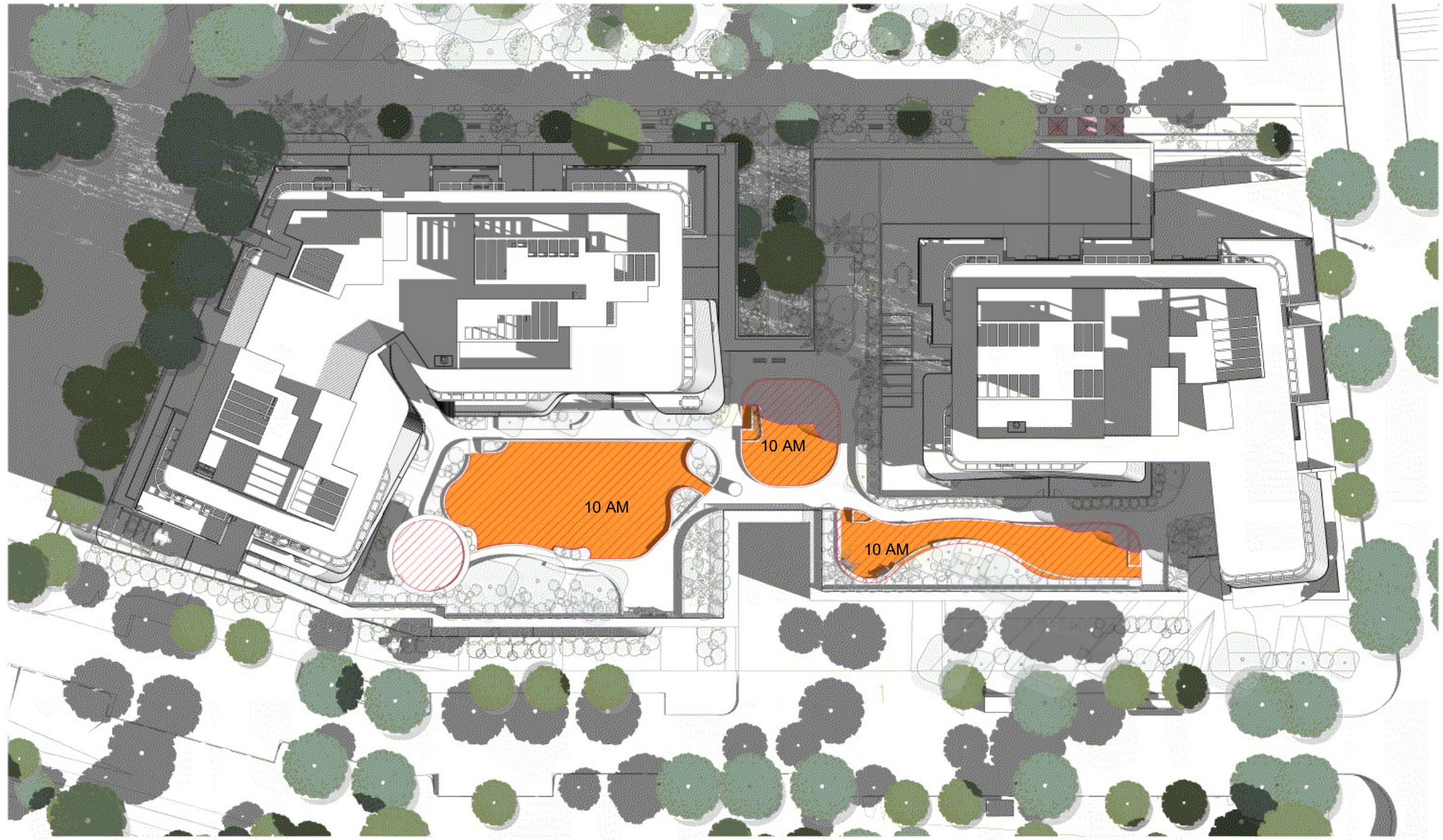
AK

REVISION

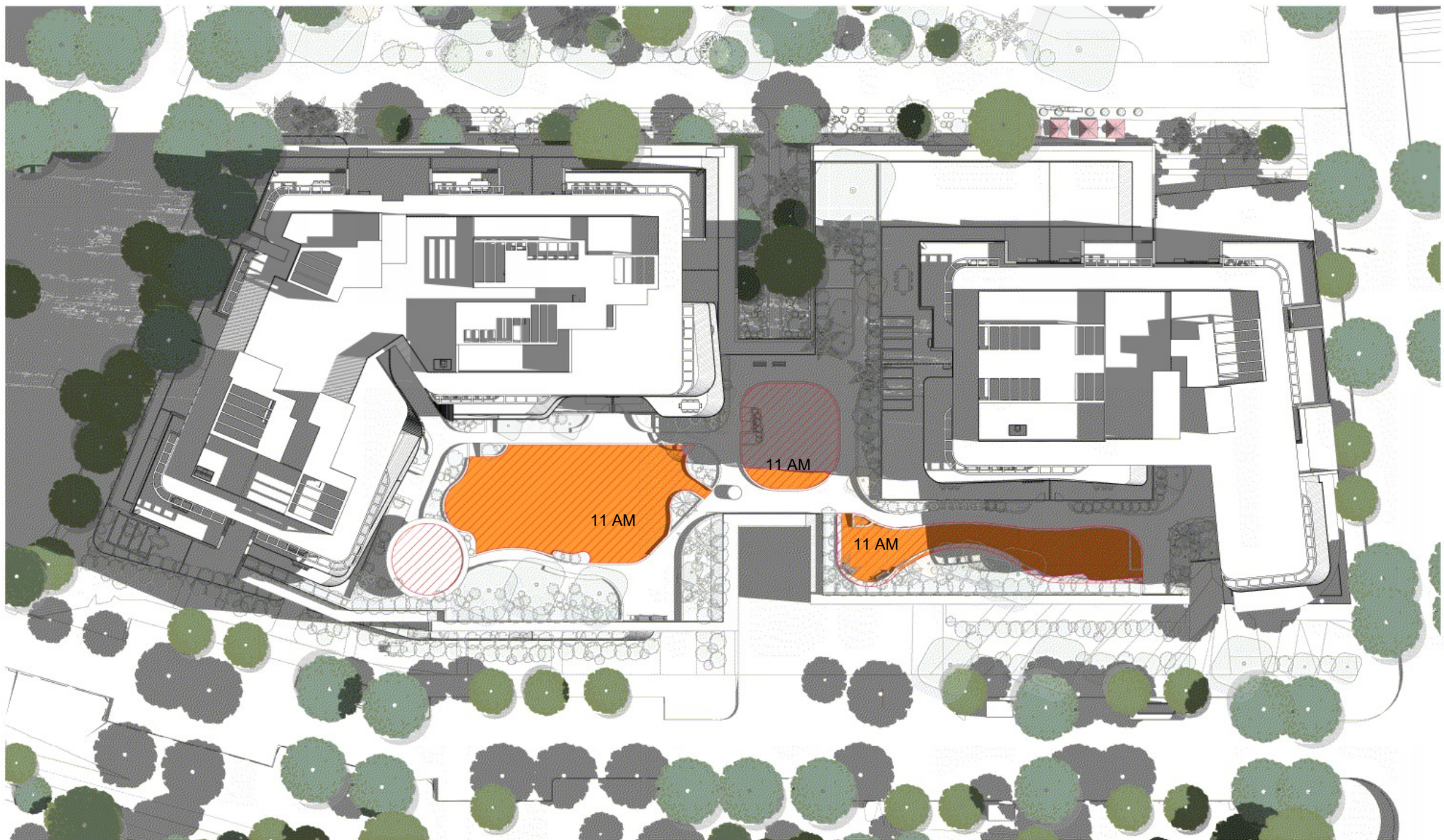
C



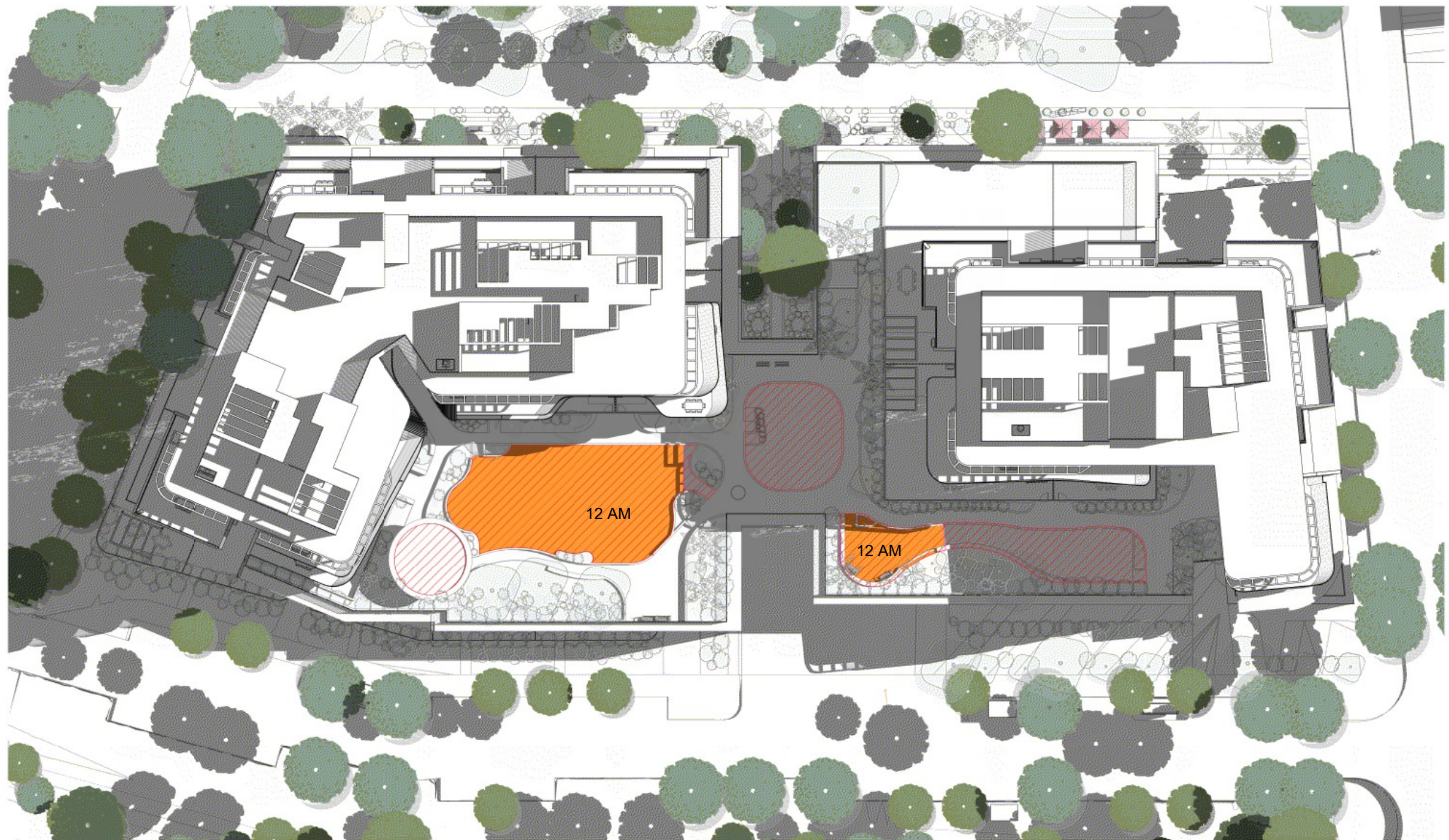
ILU 2 - 21st JUNE 9 AM



ILU 2 - 21st JUNE 10 AM



ILU 2 - 21st JUNE 11 AM



ILU 2 - 21st JUNE 12 AM

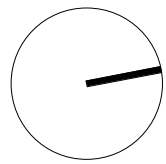
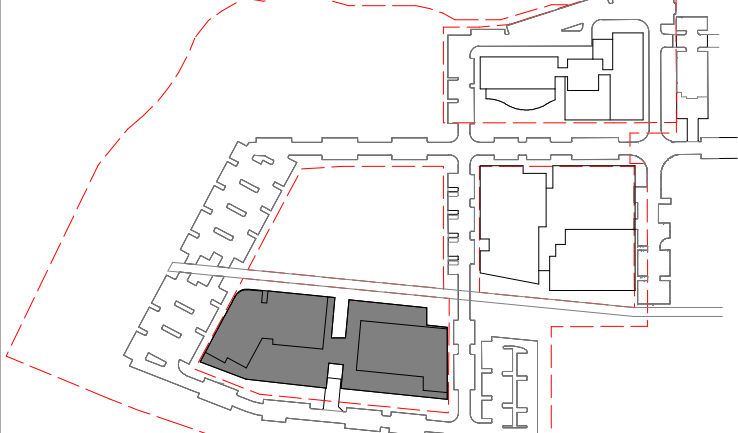
Legend

- Area receiving sun light at specified time
- Main usable part of Communal Open Spaces

IMPORTANT NOTES
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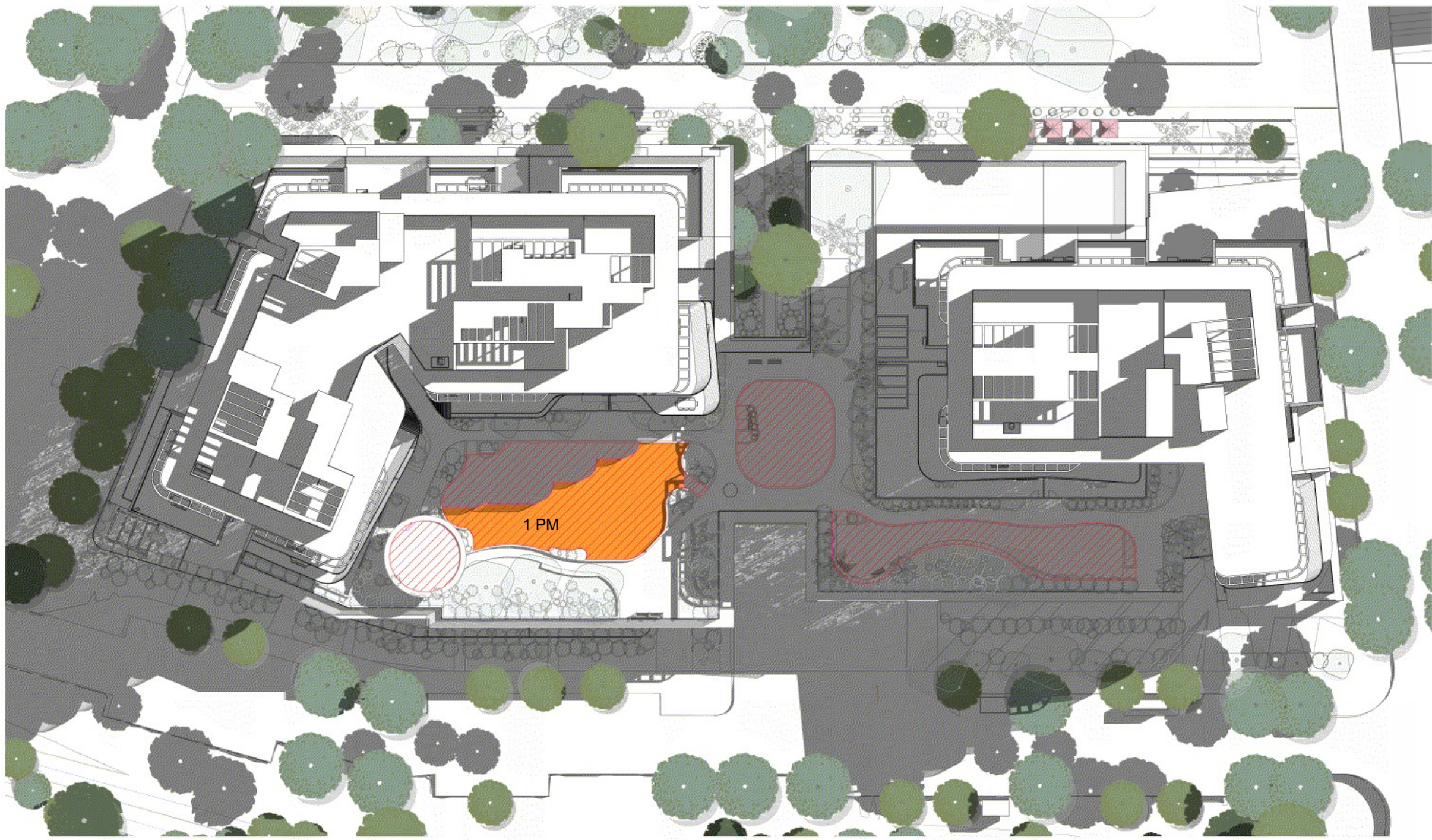
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/INNOVATION CAMPUS

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HEALTH & WELLBEING PRECINCT
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NORTH WOLLONGONG NSW 2500

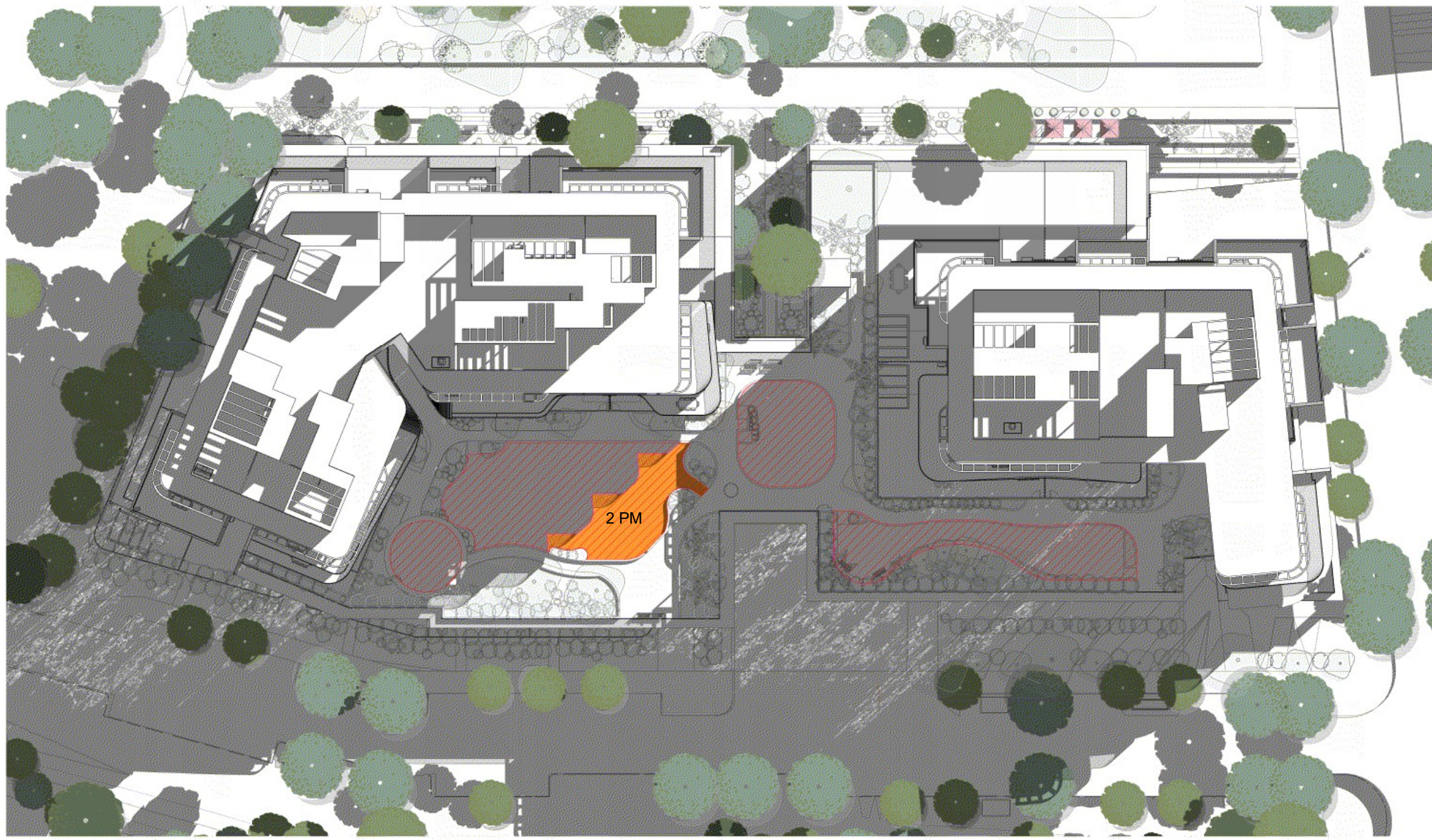
DRAWING TITLE
ILU 2 SOLAR TO C.O.S.

INDEPENDENT LIVING UNITS (SENIORS HOUSING)

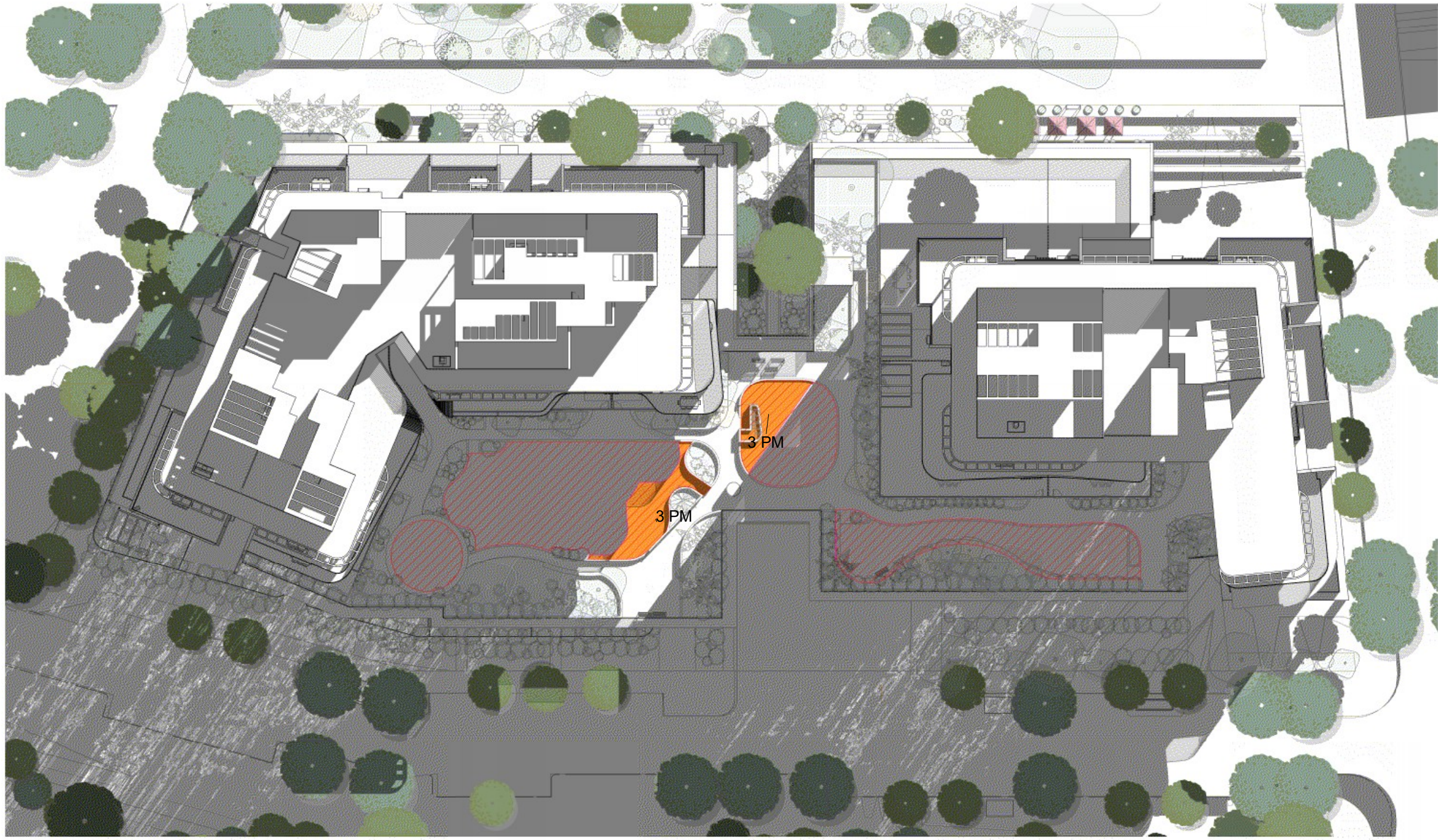
SCALE 1:600 @A1 1:1200 @A3 JOB 25063	DATE 20/05/26 DRAWING DA7.65	DRAWN LA	CHECKED AK REVISION C
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ILU 2 - 21st JUNE 1 PM



ILU 2 - 21st JUNE 2 PM



ILU 2 - 21st JUNE 3 PM

SUN EXPOSURE TO MAIN USABLE PART OF COS - ILU 2		
	SUN AREA	%
9 AM	562.2 m ²	91%
10 AM	510.1 m ²	83%
11 AM	464.7 m ²	75%
12 AM	342.3 m ²	55%
1 PM	187.5 m ²	30%
2 PM	94.6 m ²	15%
3 PM	90.6 m ²	15%

ILU 2 compliant with more than 2h, achieving a minimum of 50% direct sunlight to the principal usable part of the COS

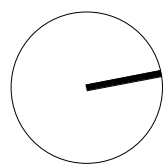
Legend	
	Area receiving sun light at specified time
	Main usable part of Communal Open Spaces

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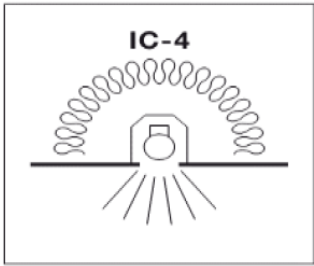


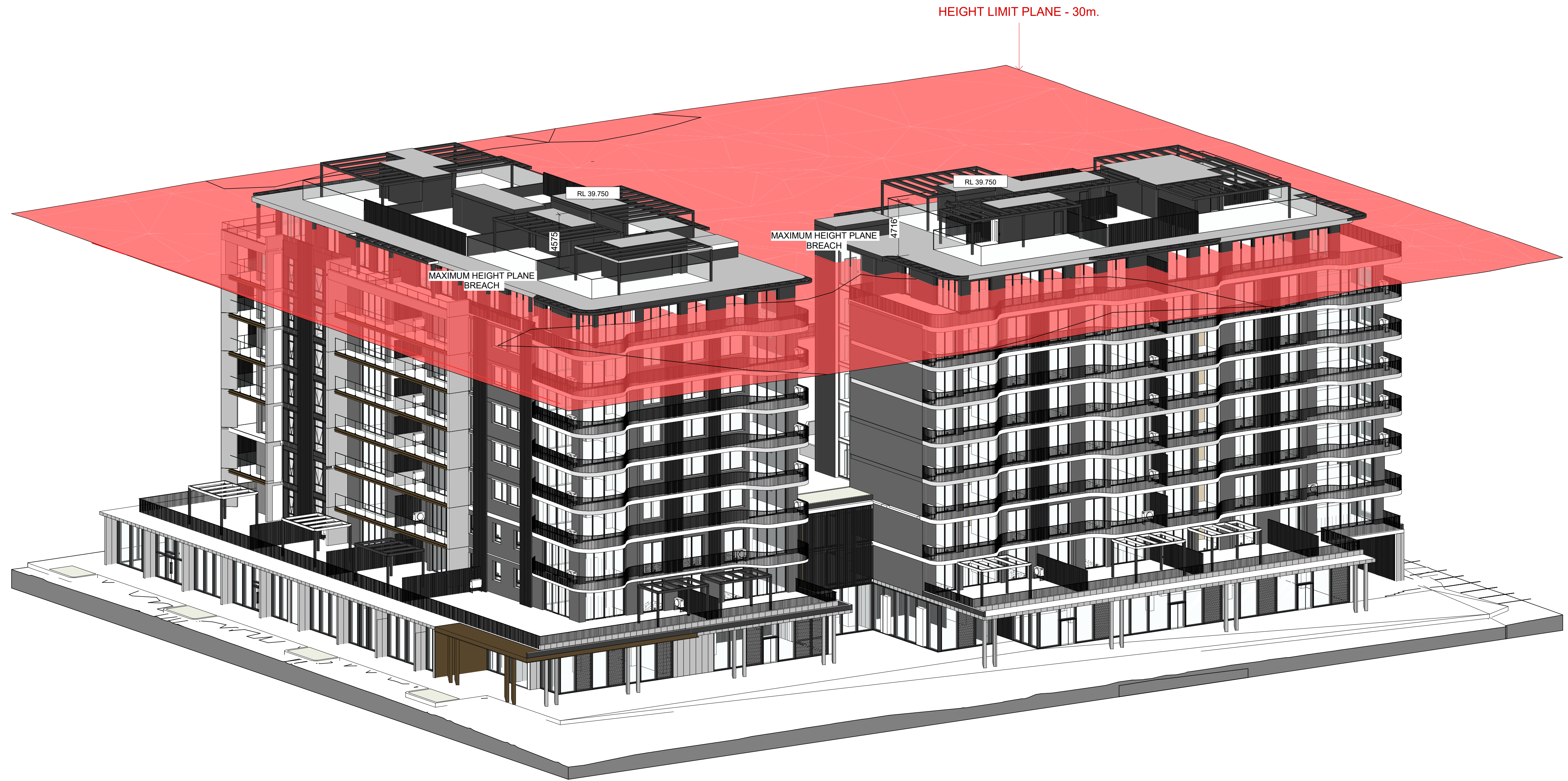
DRAWING TITLE
ILU 2 SOLAR TO C.O.S.

INDEPENDENT LIVING UNITS (SENIORS HOUSING)

SCALE 1:600 @A1 1:1200 @A3 JOB 25063	DATE 20/05/26 DRAWING DA7.66	DRAWN LA	CHECKED AK REVISION C
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BASIX Commitments	
Element	Material / Parameter
Construction and Insulation Details	
Ground floor	Concrete slab on ground
Upper floors	Nom. 200mm concrete suspended slab, plasterboard ceiling lining with cavity.
Exposed floors (Floors above open and/or non-conditioned space.)	<u>R2.0 added insulation</u> to soffit of exposed sections of floors
External walls	• Rainscreen wall systems - FC rainscreen cladding , concrete wall cores and steel frames with insulation added to stud cavities, with minimum R0.2 thermal breaks applied between concrete and framing, plasterboard internal lining. •Wall colours dark - solar absorptance 0.65-0.73 according to finish •External finish as indicated on elevations and exterior finishes schedule. •<u>Minimum R2.0 added insulation</u>
Party walls	AAC core with plasterboard lining to acoustic cavities either side.
Internal dwelling walls to corridors/common areas	AAC core, render finish to outside, internal stud frames with plasterboard lining.
Internal dwelling walls to stairwells/lift cores	Precast concrete with discontinuous stud frame and plasterboard lining.
Internal dwelling walls to risers	Thick plasterboard lining on steel stud frames or AAC panel
Internal partition walls	Lightweight cavity stud, plasterboard lining
Ceilings/Roof	•Roof colour dark - solar absorptance 0.65 (bare concrete) •<u>Minimum R3.5 added rigid insulation at roof slab soffit</u>
Floor coverings	•Entry, Kitchen/Living/Dining, Hall/Study - hybrid finish floors, medium colour •Bedrooms - carpet •Wet areas - tiles
Window coverings	Holland blinds or equivalent (by occupant)
Shading	All eaves, balconies, balustrades, wall extensions/wing walls, vertical shade louvres and window reveals as shown on plans and elevations. Vertical shade screens to be comprised of 25% opaque elements across their area.
Downlights	<u>No downlights modelled.</u> If downlights are to be fitted, they are to be sealed and rated compliant to allow for continuous installation of insulation over the fitting without resultant penetrations in the insulation or air transfer to the ceiling cavity. An IC-4 fitting rating must be sought in accordance with AS/NZS 60598.2.2 for this purpose.
Exhaust Fans	Provision for exhaust fans - 1 per kitchen, laundry, bathroom and ensuite. 250x250 opening with 50mm housing clearance from insulation, <u>sealed</u> .
Glazing Details	
All glazing across ILU1 and ILU2	Whole of window system parameters: •Sliding doors and windows, fixed windows: U=4.8, SHGC=0.59 •Awnings, stackers and other window type modules: U=4.8, SHGC=0.51 •Frame colour dark - solar absorptance 0.7 <i>Values typical for double glazed clear aluminium frame windows</i>
Skylights	No skylights identified
<i>Note on colours and solar absorptance (SA) - LIGHT: SA < 0.48, MEDIUM: SA ≥0.48 - <0.6, DARK: SA ≥ 0.6</i>	
<i>Any substitution of building construction materials needs to be of similar mass (lightweight/heavyweight) and ensure required total R-value of the construction meets or exceeds that of the constructions and added insulation described above.</i>	
<i>Any change in glazing areas or SHGC that exceed +/- 5% of those modelled will require re-certification of this BASIX assessment.</i>	
<i>Any substitution of glazing must ensure the system U-value is less than or equal to the glazing system values described above.</i>	
<i>Insulation must be installed in accordance with the thermal construction requirements of part J4D3 of the NCC</i>	





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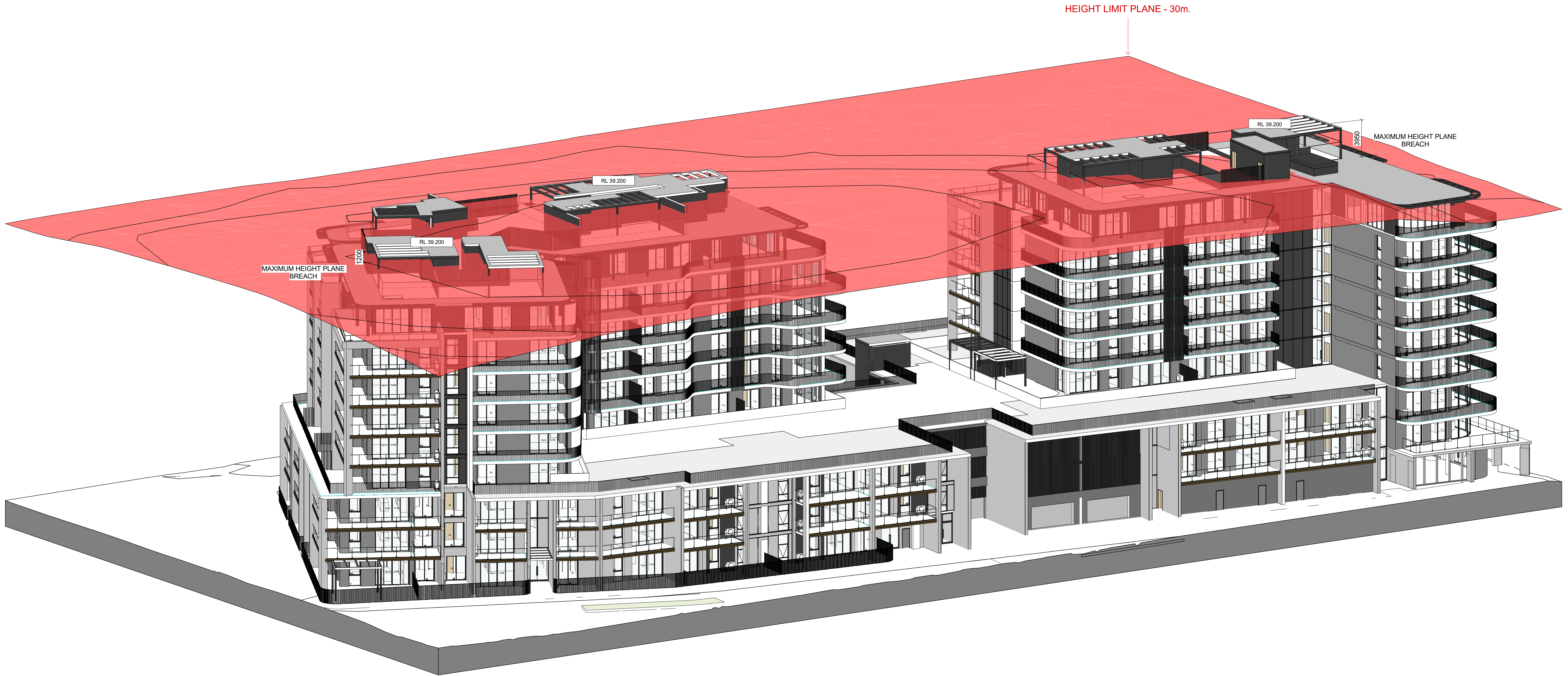
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DRAWING TITLE
ILU 1 HEIGHT LIMIT PLANE DIAGRAM
INDEPENDENT LIVING UNITS (SENIORS HOUSING)
SCALE
1:200 @A1
1:400 @A3
JOB
25063
DATE
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DRAWING TITLE

ILU 2 HEIGHT LIMIT PLANE DIAGRAM

INDEPENDENT LIVING UNITS (SENIORS HOUSING)

SCALE
1:200 @A1
1:400 @A3
JOB
25063

DATE
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