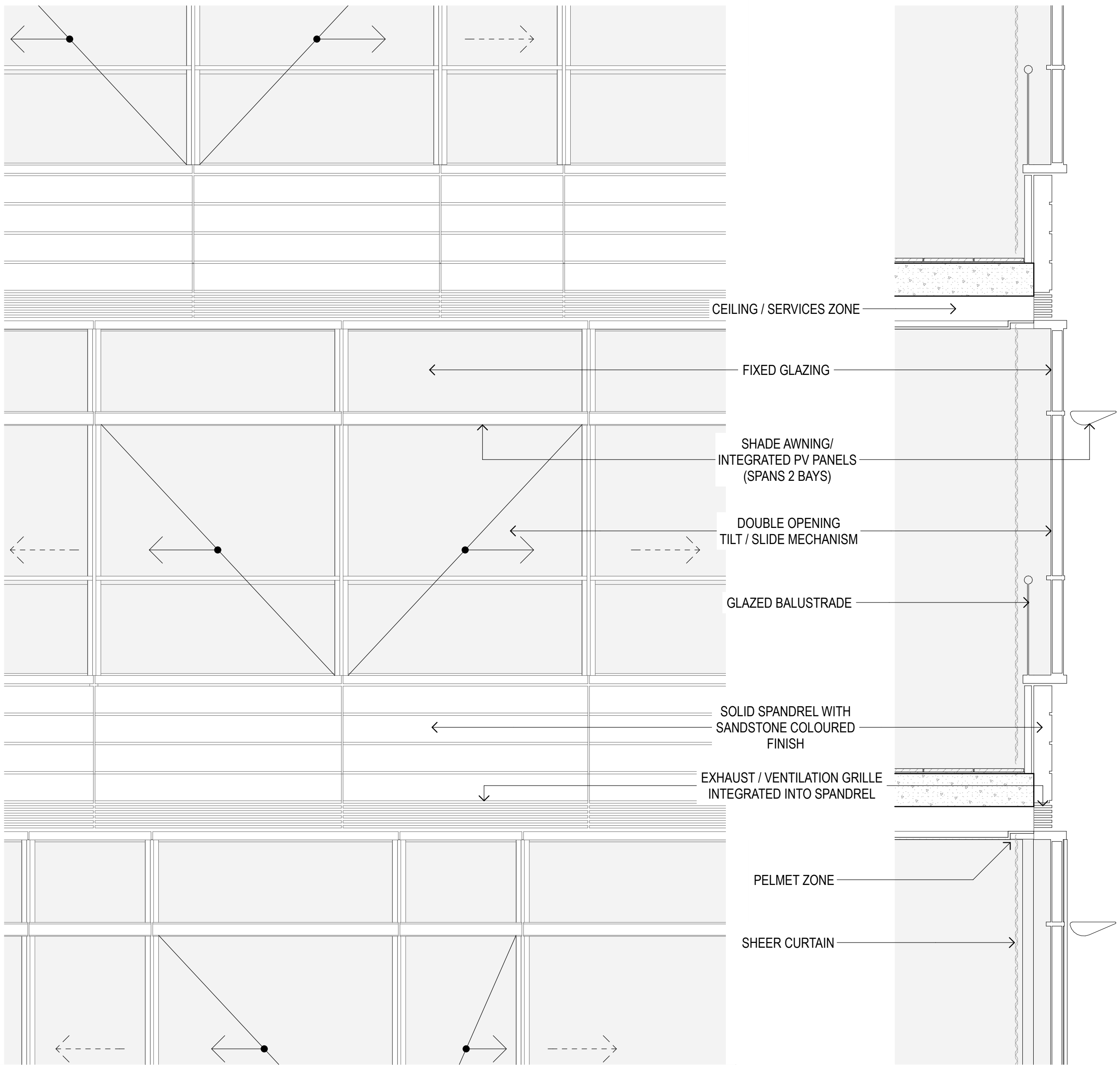




GENERAL NOTES

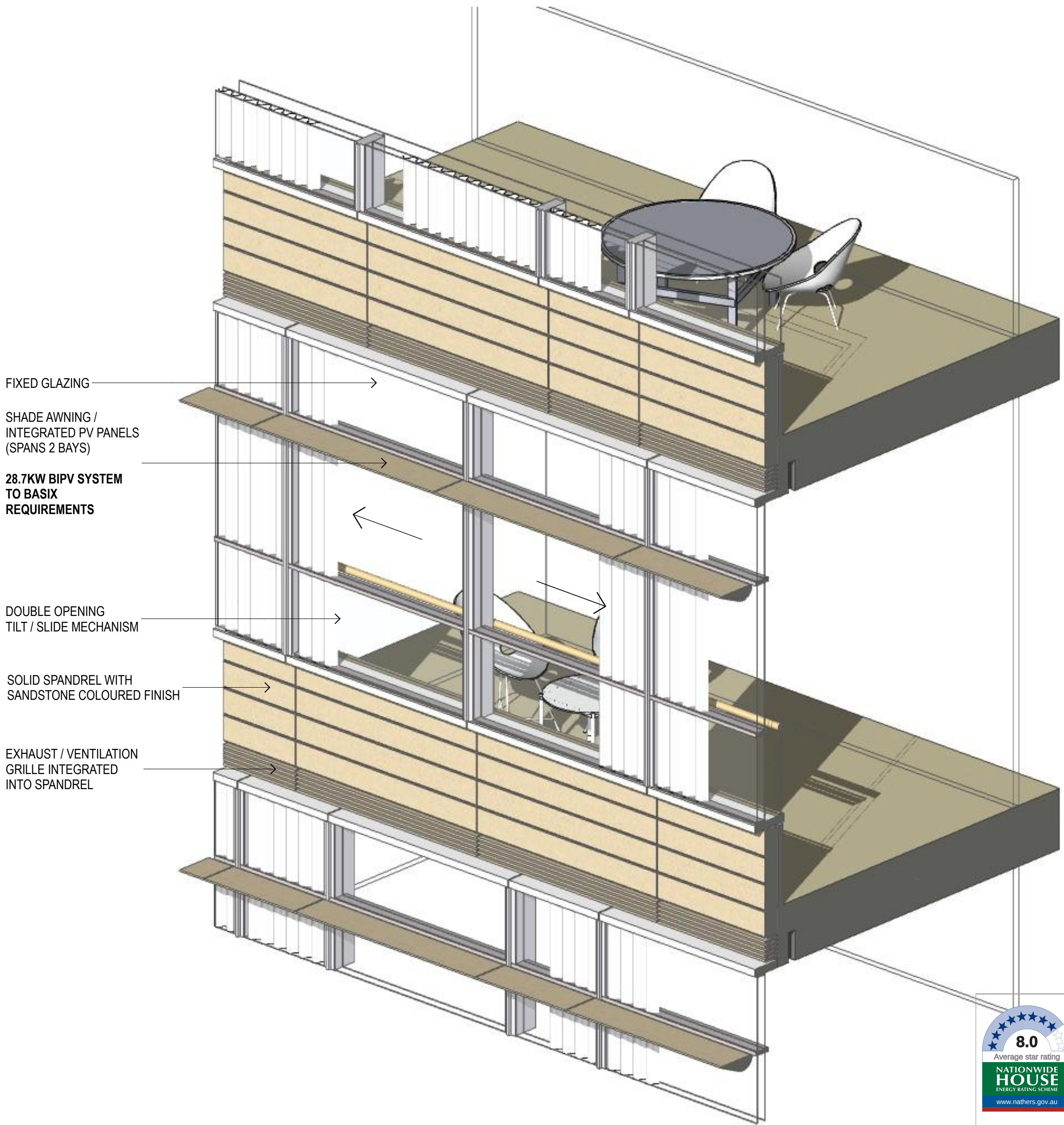
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

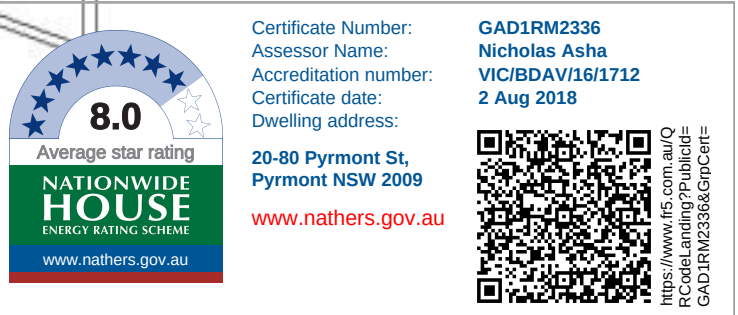


1 ELEVATION Typical Elevation
1:20

2 SECTION Typical section
1:20



3 3D VIEW Sectional Axonometric
1:20



DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Facade Details
Typical Wintergarden Facade Details

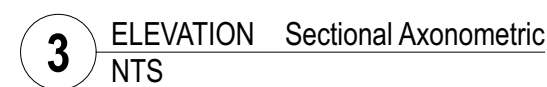
scale	1:20 @ A1	first issued	2/11/18
project code	sheet no.	revision	
SM13	AF8301	DA01	

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
CHECKED AND VERIFIED BY THE CONTRACTOR
BEFORE PROCEEDING WITH THE WORK

ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'

DO NOT SCALE DRAWINGS.
USE FIGURED DIMENSIONS ONLY

legend



DA01	2/11/18	Response to Submissions	JRS	
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
 Level 5, 70 King Street t +61 2 9261 7077 w fjmtstudio.com

project

Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title

Facade Details

Western Seam Planter Details

scale	1:25 @ A1	first issued	2/11/18
project code	sheet no.	revision	
SM13	AF8302	DA01	



APPENDIX B NATHERS THERMAL COMFORT SUMMARY BLOCK

Holland blinds have been modelled as required by the NatHERS protocol, but are not required to be installed as part of the development. Blinds can be installed by the occupants retrospectively as required.

CONSTRUCTIONS

Table 2.5 identifies the wall, floor, ceiling and roof construction properties used as part of the NatHERS models.

Table 2.5 Construction Properties

Element	Construction	Insulation provision	Detail
External walls	Aluminium composite cladding panels with plasterboard lining on studs	R2.0 bulk added insulation	
Party walls (walls between dwellings)	Precast concrete, plasterboard lining	No added insulation	
Internal walls (Walls between dwellings and common areas)	Precast concrete, plasterboard lining	No added insulation	
Internal walls (Walls within dwellings)	Lightweight plasterboard stud walls	No added insulation	
Walls to stairwells and lift core	Precast concrete, plasterboard lining	No added insulation	
Roof	Suspended slab roof for any exposed sections of apartment ceiling.	R3 added insulation	Apartments with other above have no roof but a neighbouring adjacency
Floors	Suspended concrete slab	No added insulation	
Suspended floors	Suspended concrete slab	R1 added insulation	
Ceilings	Plasterboard lined	No added insulation	Ceiling between levels have neighbouring adjacencies and are not insulated.

2.2.2 MODELLING RESULTS

This section describes the results from NatHERS modeling. In summary, the dwelling design identified in the stamped drawings can achieve the minimum thermal comfort requirements of BASIX without amendments.

Area adjusted average heating and cooling loads and star ratings for the development are identified in Table 2.6.

Table 2.6 Area adjusted heating and cooling average loads for the development

North Tower Residences	Heating Load (MJ/m ²)	Cooling Load (MJ/m ²)	Total Load (MJ/m ²)	Star Rating
AVERAGE	9.2	16.7	25.9	8.0

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: **GAD1RM2336**

Date of Certificate: **2 Aug 2018**

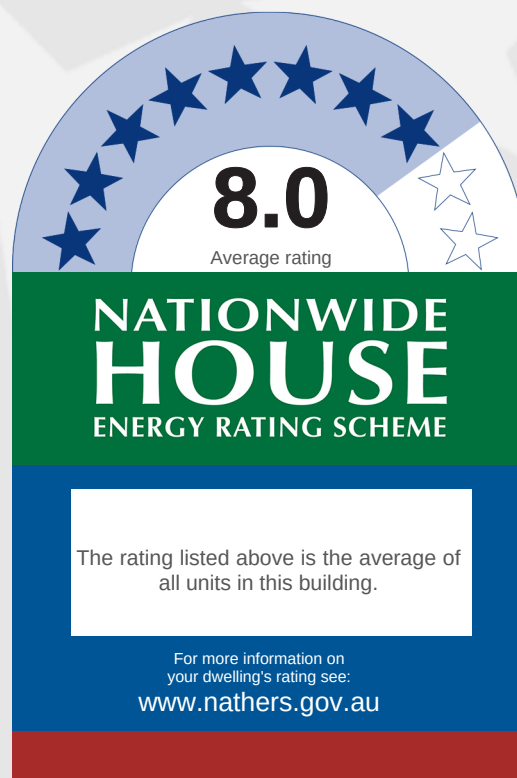
★ Average star rating: **8.0**

Assessor details

Accreditation number: **VIC/BDAV/16/1712**
Name: **Nicholas Asha**
Organisation: **WSP Australia**
Email: **nick.asha@wsp.com**
Phone: **+61418434221**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5 v5.2.8a**
AAO: **BDAV**

Dwelling details

Address: **20-80 Pyrmont St**
Suburb: **Pyrmont**
State: **NSW**
Postcode: **2009**



Summary of all dwellings

Certification details

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
KAK6V2M4GM	051	11.9	25	36.9	7.1
7QN7K1576M	052	9.2	27.9	37.1	7.1
WZYZI975C	053	6.8	28.7	35.5	7.3
UPRKX7FKRW	054	22	28.3	50.3	6.1
S5ZN7FUL1S	061	15.3	28.7	44	6.6
P3X16VLUYL	062	9.4	27.9	37.3	7.1
3O8E2S8CKN	063	6.8	27.7	34.5	7.3
WVQJ419K2C	064	4.2	27.5	31.7	7.5
ZXGNW110OC	081	13.1	16.4	29.5	7.7
VUVF2D6VVO	082	26.5	21.2	47.7	6.3
HRBN64NN6E	083	25.8	20.9	46.7	6.4
VB1VWFIVRB	084	3.9	17.7	21.6	8.4
0IYH1B9KR0	085	21	18.1	39.1	6.9
5OYN5HW2R2	091	15.1	17.3	32.4	7.4
NO3KRU39TX	092	7.4	21.4	28.8	7.8
5LEUX933V4	093	3.7	26.9	30.6	7.6

continued

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: **GAD1RM2336**

Date of Certificate: **2 Aug 2018**

★ Average star rating: **8.0**

Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
4C6GIGMO0O	094	3	14.6	17.6	8.7
TPDYXMON0H	095	16.8	14.3	31.1	7.6
I9144UKDZ6	096	17	16.4	33.4	7.4
O2GW7LSXBK	101	9.9	15.3	25.2	8.1
HPJEDPHP7L	102	8.2	20.6	28.8	7.8
UPDOW4LCLY	103	5.5	17.9	23.4	8.2
6JY4A0JR1L	104	14.7	19	33.7	7.4
41MQA30W0P	105	16.6	14.7	31.3	7.6
N5GOL8Z29C	106	18	19.3	37.3	7.1
AQLNN81PEN	111	13.6	16.3	29.9	7.7
GZXVR3DWO3	112	7.7	19.7	27.4	7.9
EYM6LBCJSB	113	4.7	22.5	27.2	7.9
ARRYLOP8CB	114	4.4	15.6	20	8.5
BLSMJXHU6R	115	17.2	15	32.2	7.4
4DOF8LDOCM	116	18.3	18.3	36.6	7.2
5R6CNZH9KD	121	13.6	15.2	28.8	7.8
NFTM13F9XX	122	10.9	21.3	32.2	7.4
3SNBG6CM09	123	4.9	22.2	27.1	7.9
KA60GUPP9T	124	4.5	16.8	21.3	8.4
FE1OSNE55Q	125	17.3	13.4	30.7	7.6
N0ADIVIT7R	126	17.2	23	40.2	6.9
QTUS7U8991	141	12.9	15	27.9	7.8
FU8ODV7YQX	142	8.3	18.7	27	7.9
XIUFAWF14O	143	4.7	23.8	28.5	7.8
WKSXL0FSQ7	144	4	14.6	18.6	8.6
QF3CWSOJZ3	145	17.8	13	30.8	7.6
QWK7EOD3C0	146	18	27.4	45.4	6.4
L62XYJVXQ6	151	12.2	25	37.2	7.1
OUH96OIC8U	152	7.1	17.8	24.9	8.1
VTQQ01Z30K	153	2.5	16.8	19.3	8.6
AHYEQ8HBP1	153	3.5	16.3	19.8	8.5

continued

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **GAD1RM2336**

Date of Certificate: **2 Aug 2018**

★ Average star rating: **8.0**



Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
5VE68M3CWG	155	17.3	13.1	30.4	7.6
6WPSAO5MA2	156	16.9	16.7	33.6	7.4
DFKAUBKZKG	161	12.2	17.2	29.4	7.7
QQC3XGV8TN	162	8.2	25.2	33.4	7.4
DFB3V13UDH	163	4.2	18.5	22.7	8.3
PLG7LIKJMD	164	3.7	23.2	26.9	7.9
NB5MECCCL6	165	17.7	13.9	31.6	7.5
RQL9LTF975	166	17.6	18.1	35.7	7.2
MK05O706AU	171	9.5	11.1	20.6	8.4
5CXJT6CND	172	12.5	26.1	38.6	7
ODTGMH8RZF	173	3.9	16.4	20.3	8.4
3IQRR2KD6C	174	3.2	15.7	18.9	8.6
8UX8S6IDSS	175	15.3	11.6	26.9	7.9
65UX81QI38	176	17.9	17.7	35.6	7.2
6GP548QVH3	181	10.2	10.8	21	8.4
6X6LVPLXC5	181	10.2	10.8	21	8.4
QAKUGYIHAQ	182	8	20.2	28.2	7.8
195B44HUF2	183	5.2	17.6	22.8	8.3
23Q7H9NYOZ	184	5	16.5	21.5	8.4
2K7TF7T834	185	16.5	10.9	27.4	7.9
PXK6HE1IZI	186	20.5	23.3	43.8	6.6
FLIVP82ITU	192	7.8	16.2	24	8.2
YFB5BJ5R81	193	4.7	17	21.7	8.4
FICWMWUQR1	194	5.2	17.3	22.5	8.3
CLK1EUYYJG	195	10.4	16.1	26.5	7.9
YP9G5373S6	196	19.9	22.1	42	6.8
86HLRQY297	201	8.8	12.9	21.7	8.4
654GRXMD6L	202	4.6	21.5	26.1	7.9
X4FM4ZGYMI	203	6.5	28.6	35.1	7.3
R350Q2IYYO	204	5.8	17.8	23.6	8.2

continued

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **GAD1RM2336**

Date of Certificate: **2 Aug 2018**

★ Average star rating: **8.0**



Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
FE3VAP0C1G	205	7.8	16.5	24.3	8.1
S4OHED04Q1	206	16.3	16	32.3	7.4
K9P0PC9EZZ	211	9.2	15.4	24.6	8.1
PXORFTAUMO	212	4.6	18.2	22.8	8.3
9D7G0WOYWM	213	5.8	14.3	20.1	8.4
BNH7EGYDF7	214	7.1	19	26.1	7.9
PVMB14P7BV	215	22.4	14.4	36.8	7.2
DGSC1GBJA3	216	17.6	7.9	25.5	8
DDL2U07Z8Y	221	9.2	15.3	24.5	8.1
ZFJ71CTFRO	222	5	27.9	32.9	7.4
3U48GPH4MZ	223	5.9	14.4	20.3	8.4
JIZ6RERJTT	224	6	17.8	23.8	8.2
Z6T42L2MXZ	225	22.4	14.5	36.9	7.1
Z523VTINVE	226	12.4	7	19.4	8.5
SDNIPRQMPW	227	22.7	22.1	44.8	6.5
UKW8Y7A9G4	231	10.2	16.5	26.7	7.9
W5HX9OP5L7	232	5.5	15.5	21	8.4
5EXOAWTKPL	233	5.4	13.3	18.7	8.6
5P6AEOI3EX	234	4.2	13.8	18	8.7
TJH0RX5ZJA	235	7.5	14	21.5	8.4
BUAS0QXI7C	236	7.4	6.9	14.3	8.9
NZT59H9GTU	237	18.2	22.2	40.4	6.9
FW1XOW776N	241	9.4	16.2	25.6	8
03BOJKOOJX	242	5.5	15.2	20.7	8.4
1A5CK3ZL0K	243	5.3	13.1	18.4	8.6
XZGY4P3NDE	244	4.5	13.7	18.2	8.6
SZLULTYFVY	245	7.3	12.7	20	8.5
2V652F0YNU	246	8.4	6	14.4	8.9
6VGVBXMT4	247	10.4	13.8	24.2	8.1
RBKFFBYL10	251	9.9	18.6	28.5	7.8

continued

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **GAD1RM2336**

Date of Certificate: **2 Aug 2018**

★ Average star rating: **8.0**



Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
FU0BSC2L6Z	252	4.7	21.4	26.1	7.9
ZE9TI6T04J	253	3.5	24.2	27.7	7.9
6LV1H0K1Z0	254	4.1	13.2	17.3	8.7
RP7XOL5ECW	255	7.7	12.6	20.3	8.4
JLQ4EMC07I	256	13.2	7.7	20.9	8.4
S7QR349842	257	7	14.6	21.6	8.4
1AVFHJHME6	261	10.5	17.1	27.6	7.9
BPXI4V50W4	262	6	15.9	21.9	8.3
YU4RIT8P3U	263	4.8	15.5	20.3	8.4
L6JK5IZKX4	264	4.5	14.7	19.2	8.6
FZVAHDJIRI	265	9.5	19.2	28.7	7.8
8JMAEHGE7Y	266	16.5	11.9	28.4	7.8
L2TUVEFNN1	267	6.8	12.7	19.5	8.5
5UD1Z884JE	271	10.3	17.7	28	7.8
J07VVCUJFX	272	6	16.1	22.1	8.3
CVN9TMGBOC	273	4.7	15.2	19.9	8.5
8550NOGUKF	274	4.7	12.9	17.6	8.7
JM42OV588T	275	8.4	14.9	23.3	8.2
T5IZYJHDIM	276	12.5	7.8	20.3	8.4
26PHGN4GHH	277	6.4	12.7	19.1	8.6
5A89O00UU8	281	10	19.4	29.4	7.7
RHC5SCXFBD	282	6.2	15.9	22.1	8.3
GCM8NM6XVA	283	5.1	14.8	19.9	8.5
0Y00XT6IL8	284	4.9	13.7	18.6	8.6
SWTJ5U3TYE	285	7.6	14.4	22	8.3
0ZEEA3YAWB	286	10.3	8.4	18.7	8.6
3D9UH2RMI9	287	5.9	11.2	17.1	8.7
FP4DUUTCC2	291	10.8	16.9	27.7	7.9
SN8RKBUVZ4	292	9.2	21.7	30.9	7.6
56VJEOX9BC	293	15.1	22.8	37.9	7.1

continued

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **GAD1RM2336**

Date of Certificate: **2 Aug 2018**

★ Average star rating: **8.0**



Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
DRLZ8L4BTQ	294	4.6	12.7	17.3	8.7
KV74TQFSJG	295	8.1	14.4	22.5	8.3
I5WNDJ3U8F	296	11.7	7.9	19.6	8.5
7UAAZABIS9	297	9.3	16.6	25.9	8
GSBJUJ81ZY	301	10.1	18.9	29	7.7
JEZ54H57WY	302	5.8	17	22.8	8.3
RKDOTZV7FS	303	4.6	16.5	21.1	8.4
O79KAZ3N34	304	4.3	15.1	19.4	8.6
KB4J624FFR	305	7.2	17	24.2	8.1
FEW3R6PXZ4	306	13	8.6	21.6	8.4
YBWHKLFO4E	307	7.7	16.4	24.1	8.2
NSD1OQP3R0	311	10.3	20.3	30.6	7.6
4P1XNKKF2E	312	5.4	15.9	21.3	8.4
KGX9FJXPX9V	313	4.7	16.4	21.1	8.4
XPKBWEWA4PB	314	4.3	14.6	18.9	8.6
QWVG89IJ839	315	7.1	16.9	24	8.2
A9W04H4EWE	316	13.1	8.6	21.7	8.4
A136DOF0T0	317	7.7	16.2	23.9	8.2
JQZ1XYAY96	321	10.2	19.5	29.7	7.7
9R49UX3UG6	322	5.4	15.9	21.3	8.4
16IKAY2J4U	323	4.7	16.4	21.1	8.4
DSPC0UJ4CF	324	4.3	14.8	19.1	8.6
HGEZFT74MQ	325	7.1	16.8	23.9	8.2
VUTW8NIP08	326	13.1	8.5	21.6	8.4
603O3QB1J9	327	7.7	16	23.7	8.2
N9SBZV1SFR	331	10.2	19.9	30.1	7.7
187O9T82DN	332	5.8	17.1	22.9	8.3
L4EDJRNZ6Y	333	4.7	16.8	21.5	8.4
RFUMDWCS6N	334	4.7	16.5	21.2	8.4
VZJJH72PPK	335	7.2	16.7	23.9	8.2

continued

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **GAD1RM2336**

Date of Certificate: **2 Aug 2018**

★ Average star rating: **8.0**



Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
RJX6YS4O1I	336	13.1	8.6	21.7	8.4
IBWR9VNVLN	337	7.8	15.6	23.4	8.2
QQ601WV56L	341	10.2	19.3	29.5	7.7
1X1XEUD2JV	342	5.8	16.9	22.7	8.3
79SPUK1AK1	343	4.6	16.8	21.4	8.4
DY70W2YIVH	344	4.7	16	20.7	8.4
S2VK1R3I3E	345	7.6	18.4	26	7.9
5VTWW1FLD4	346	12.1	9.1	21.2	8.4
3DRRR5JNPA	347	8	15.8	23.8	8.2
WHN2UV99QU	351	10.3	19	29.3	7.7
710LYF11IG	352	5.9	16.9	22.8	8.3
ILTUQZPYP1	353	4.7	16.6	21.3	8.4
QGLD52PQZ2	354	4.7	16.2	20.9	8.4
Q2L2E2OIWU	355	7.7	18.5	26.2	7.9
354VVKX2L4	356	12.2	9.1	21.3	8.4
FKUYE0QWP6	357	8.4	17	25.4	8
0KBQZQA1PY	361	10.3	19.1	29.4	7.7
KHB47UMZSU	362	5.9	16.8	22.7	8.3
EXE5WGIWXO	363	4.7	16.6	21.3	8.4
L1204T4O5E	364	4.8	15.7	20.5	8.4
K5MXU8IZ1T	365	7.8	18.2	26	8
O0E41CFG3T	366	12.2	9.1	21.3	8.4
IOBMTOL9O	367	8.1	16.6	24.7	8.1
074NKJKRKX	371	10.3	19.2	29.5	7.7
7S5EAVW792	372	5.9	16.6	22.5	8.3
OXUM661LKA	373	4.8	16.3	21.1	8.4
U7ZM2Q61US	374	4.8	15.6	20.4	8.4
2X5GWZT9B1	375	7.8	18.1	25.9	8
6QMHAACMRQO	376	12.2	9	21.2	8.4
R9HKD92SLT	377	8.1	17.1	25.2	8.1

continued

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: **GAD1RM2336**

Date of Certificate: **2 Aug 2018**

★ Average star rating: **8.0**

Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
Z5NQA02O0G	381	10.3	18.3	28.6	7.8
M2KTEDVRMZ	382	3.8	16.6	20.4	8.4
DOKFA2QVCW	383	2.5	14.1	16.6	8.8
6AXSBAD5HJ	384	3.5	11.8	15.3	8.9
K81JBYZYF9	385	6.5	14.9	21.4	8.4
NKFVPLVHPH	386	10.9	7.8	18.7	8.6
KGLDKLE1RD	387	5.7	15	20.7	8.4

This building achieves an average star rating of: **8.0**

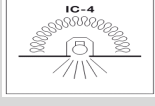


APPENDIX C BASIX SPECIFICATION BLOCK



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

legend

BASIX Commitments	
Element	Material / Parameter
Construction and Insulation Details	
Floors	Concrete suspended slab
Exposed floors	Slab floors above open and/or non-conditioned space. R1.0 added insulation to soffit or within cavity
External walls	Aluminium composite panel cladding MEDIUM wall colour R2.0 added insulation
Party walls	Cast concrete, plasterboard lined
Internal partition walls	Lightweight cavity stud, plasterboard lining
Ceilings/Roof	Any exposed roof sections: MEDIUM roof colour R3.0 added insulation
Floor coverings	-Kitchen - tile floors -Entry/Living/Dining - carpet -Bedrooms, Study, Hall - carpet -Wet areas - tiles
Window coverings	Holland blinds (by occupant)
Shading	All shade louvers, eaves, balconies, balustrades, wall extensions/wing walls and window reveals as shown on plans and elevations.
Exhaust Fans	Provision for exhaust fans - 1 per kitchen, laundry, bathroom and ensuite. 150x150 opening, sealed. No downlights.
Downlights	Downlights if fitted are to be sealed, with approved non-ventilated downlight covers, allowing for continuous installation of insulation over the fitting without resultant penetrations in the insulation or air transfer to ceiling cavity. An IC-r fitting rating should be sought in accordance with AS/NZS 60598.2.2.
Glazing Details	Double glazed w/Argon, aluminium frame windows, low-e performance glass Whole of window system performance parameters. *Fixed external façade glazing: U=2.0, SHGC=0.31 *Operable external façade glazing: U=2.5, SHGC=0.25
All Dwellings, all façade glazing	
Note on colours and solar absorbance (SA) - LIGHT: SA < 0.48, MEDIUM SA 0.48 - 0.6, DARK: SA > 0.7 Any substitution of building construction materials needs to ensure required total R-value of the construction meets or exceeds that of the constructions and added insulation described above. Insulation must be installed in accordance with the thermal construction requirements of part J1.2 of the NCC. Downlights have not been modelled	
	
BASIX Commitments	
Element	Parameter
Dwellings - Water	
Landscaping	No individual landscaping
Swimming pool / spa	No individual swimming pool / spa
Alternative water source	No alternative water source for any individual dwelling
Fixtures	All Showerheads 3 Star (>7.5 but <=8L/min)
	All toilet flushing systems 4 star
	All kitchen taps 5 star
	All bathroom taps 6 star
Appliances	No HW recirculation or diversion
	All clothes washers 3 star
Dwellings - Energy	
Hot Water	Central Hot Water system
Bathroom ventilation system	Each Bathroom - motorised damper into central duct + VSD Operational control - interlocked to light
Kitchen ventilation system	Each Kitchen - motorised damper into central duct + VSD Operational Control - manual switch on/off
Laundry ventilation system	Each Laundry - motorised damper into central duct + VSD Operational control - manual on / timer off
Cooling	Living areas and bedroom areas - central cooling system
Heating	Living areas and bedroom areas - central heating system
Common Area and Central Systems/Facilities - Water	
Fixtures and Appliances	All Showerheads 3 Star (>6 but <=7.5L/min)
	All toilet flushing systems 5 star
	All taps 6 star
	No common laundry facility
Central Systems	Central Rainwater Tank
	- size: 1000L
	- collect from run off from at least 600sqm of roof area of buildings in the development
	- connection to irrigation of 90sqm of common landscaped area
Common Area and Central Systems/Facilities - Energy	Pool
	- Volume 441kLs
	Fire sprinkler system
	- configuration so that test water is contained within the fire sprinkler system for re-use, rather than disposed
Common area ventilation system	Gym
	- System type: air conditioning
	- Efficiency measure: time clock or BMS controlled
	Car stacker cabins and valet corridor
Common area lighting system	- System type: ventilation (supply + exhaust)
	- Efficiency measure: carbon monoxide monitor + VSD
	Storage cages B3 B4
	- System type: no mechanical ventilation
Central energy systems	Residence corridor, residential lift lobby, hallways
	- System type: air conditioning
	- Efficiency measure: time clock or BMS controlled
	Gym
Common area lighting system	- Lighting system type: fluorescent
	- Lighting efficiency measure: time clocks
	- Lighting control system: no
	Car stacker cabins and valet corridor
Common area lighting system	- Lighting system type: light-emitting diode
	- Lighting efficiency measure: motion sensors
	- Lighting control system: no
	Lift car
Common area lighting system	- Lighting system type: light-emitting diode
	- Lighting efficiency measure: connect to lift call button
	- Lighting control system: no
	Storage cages B3 B4, residence corridor, residential lift lobby, hallways
Central energy systems	- Lighting system type: light-emitting diode
	- Lighting efficiency measure: motion sensors
	- Lighting control system: no
	Central hot water system: gas fired boiler with piping internal to building with R0.45 (~20mm) insulation
Central energy systems	Central cooling system: chilled water fan coil units, electric driven compressor, cooling towers, COP > 4.5
	Central heating system: fan coil + heated water, gas boiler
	Lift: gearless traction with VVVF motor
	Pool: gas heating source
Central energy systems	Alternative energy supply: 165kW peak photovoltaic system
	Other: Building management system to be installed, active power factor correction to be installed

DA Drawing List				DA Drawing List			
	Drawing Number	Drawing Name	Drawing Scales		Drawing Number	Drawing Name	Drawing Scales
AF0000 General	AF0000	Cover Sheet	1:1.0311	AF8000 ADG Compliance Diagrams	AF7000	External Finishes Board	
AF1000 General Arrangement Plans	AF100	B4 Car Stacker Floor Plan	1:300	AF8001	Bicycle Storage Diagram & Schedule		
	AF101	B3 Floor Plan	1:300	AF8002	Communal Open Space Area	1:150	
	AF102	B2 Hotel Entry Ground Floor Plan	1:300				
	AF1000	Level 00 Residential Entry Ground Floor Plan	1:300	AF8101	June 21st 9am		
	AF1001	Level 01 + 02 Floor Plan	1:300	AF8102	June 21st 10am		
	AF1003	Level 03 Floor Plan	1:300	AF8103	June 21st 11am		
	AF1004	Level 04 + 04 Mezz Floor Plan	1:300	AF8104	June 21st 12pm		
	AF1005	Level 05 Sky Terrace	1:300	AF8105	June 21st 1pm		
	AF1006	Level 06 + 07 Pool Terrace Floor Plan	1:300	AF8106	June 21st 2pm		
	AF1008	Level 08 Pool Terrace Roof Plan	1:300	AF8107	June 21st 3pm		
AF2000 General Arrangement Plans	AF201	B5 Floor Plan	1:150	AF8108	March 21st 9am (Equinox)		
	AF202	B4 Floor Plan	1:150	AF8109	March 21st 10am (Equinox)		
	AF203	B3 Floor Plan	1:150	AF8110	March 21st 11am (Equinox)		
	AF204	B2 Floor Plan	1:150	AF8111	March 21st 12pm (Equinox)		
	AF2000	Level 00 Residential Entry Ground Floor Plan	1:150	AF8112	March 21st 1pm (Equinox)		
	AF2001	Level 01 Floor Plan	1:150	AF8113	March 21st 2pm (Equinox)		
	AF2002	Level 02 Floor Plan	1:150	AF8114	March 21st 3pm (Equinox)		
	AF2003	Level 03 Floor Plan	1:150	AF8115	December 21st 9am		
	AF2004	Level 04 Floor Plan	1:150	AF8116	December 21st 10am		
	AF2004	Level 04 Mezz Floor Plan	1:150	AF8117	December 21st 11am		
AF3000 Fit Out Plans	AF2005	Level 05 Sky Terrace	1:150	AF8118	December 21st 12pm		
	AF2006	Level 06 Floor Plan	1:150	AF8119	December 21st 1pm		
	AF2007	Level 07 Floor Plan	1:150	AF8120	December 21st 2pm		
	AF2008	Level 08 Floor Plan	1:150	AF8121	December 21st 3pm		
	AF2009	Level 09 Floor Plan	1:150				
	AF2010	Level 10 Floor Plan	1:150	AF8150	June 21st 9am		
	AF2011	Level 11 Floor Plan	1:150	AF8151	June 21st 10am		
	AF2012	Level 12 Floor Plan	1:150	AF8152	June 21st 11am		
	AF2014	Level 14 Floor Plan	1:150	AF8153	June 21st 12pm		
	AF2015	Level 15 Floor Plan	1:150	AF8154	June 21st 1pm		
AF4000 Overall Elevations	AF2016	Level 16 Floor Plan	1:150	AF8155	June 21st 2pm		
	AF2017	Level 17 Floor Plan	1:150	AF8156	June 21st 3pm		
	AF2018	Level 18 Floor Plan	1:150	AF8157	March 21st 9am (Equinox)		
	AF2019	Level 19 Floor Plan	1:150	AF8158	March 21st 10am (Equinox)		
	AF2020	Level 20 Floor Plan	1:150	AF8159	March 21st 11am (Equinox)		
	AF2021	Level 21 Floor Plan	1:150	AF8160	March 21st 12pm (Equinox)		
	AF2022	Level 22 Floor Plan	1:150	AF8161	March 21st 1pm (Equinox)		
	AF2023	Level 23 Floor Plan	1:150	AF8162	March 21st 2pm (Equinox)		
	AF2024	Level 24 Floor Plan	1:150	AF8163	March 21st 3pm (Equinox)		
	AF2025	Level 25 Floor Plan	1:150				
AF5000 Overall Sections	AF2026	Level 26 Floor Plan	1:150	AF8200	Ventilation Diagrams	1:150	
	AF2027	Level 27 Floor Plan	1:150	AF8201	Ventilation Diagrams	1:150	
	AF2028	Level 28 Floor Plan	1:150	AF8202	Ventilation Diagrams	1:150	
	AF2029	Level 29 Floor Plan	1:150	AF8203	Ventilation Diagrams	1:150	
	AF2030	Level 30 - 38 Floor Plan	1:150	AF8204	Ventilation Diagrams	1:150	
	AF2039	Level 39 Hotel Sky Lobby Floor Plan	1:150	AF8205	Ventilation Diagrams	1:150	
	AF2040	Level 40 Hotel Sky Lobby Mezzanine Floor Plan	1:150				
	AF2041	Level 41 Mid Level Plant Floor Plan	1:150	AF8300	Typical Tower Facade Details	1:20	
	AF2042	Level 42 Hotel BOH Floor Plan	1:150	AF8301	Typical Wintergarden Facade Details	1:20	
	AF2043	Level 43 - 45 Typical Hotel Floor Plan	1:150	AF8302	Western Seam Planter Details	1:50, 1:25	
AF6000 GFA Plans	AF2044	Level 46 - 57 Typical Hotel Floor Plan	1:150				
	AF2058	Level 58 Typical Hotel Floor Plan	1:150				
	AF2059	Level 59 Club Lounge + Terrace Floor Plan	1:150				
	AF2060	Level 60 Sky Villa Floor Plan	1:150				
	AF2061	Level 61 Sky Villa Floor Plan	1:150				
	AF2062	Level 62 Roof Plant Floor Plan	1:150				
	AF2063	Level 63 Roof Plant Floor Plan	1:150				
	AF2064	Level 64 Roof Plant Floor Plan	1:150				
	AF2065	Level 65 Roof Plan	1:150				
	AF2501	Adaptable Apartments Typical 1 Bed	1:50				
AF7000 Material Schedules	AF2502	Adaptable Apartments Typical 2 Bed	1:50				
	AF2503	Adaptable Apartments Typical 3 Bed	1:50				
	AF3000	B2 FFE Floor Plan	1:100				
	AF3001	Level 00 FFE Ground Floor Plan	1:100				
	AF3002	Level 03 FFE Expansion Sovereign Room Link	1:100				
	AF3003	Level 05 FFE Sky Terrace	1:100				
	AF3004	Level 05 FFE Sky Terrace	1:100				
	AF3005	Level 07 FFE Pool Deck	1:100				
	AF3006	Level 07 FFE Pool Deck	1:100				
	AF3100	Level 00 Social Enterprise Cafe	1:100				
AF4100 Detail Elevations	AF3101	Level 01 Pirrama Reading Room	1:100				
	AF3102	Level 02 Darling Collaborative Hub	1:100				
	AF3103	Level 03 Pymont Forum	1:100				
	AF3104	Level 04 Pymont Forum Terrace	1:100				
	AF4001	Pirrama Road Elevation	1:500				
	AF4002	Northern Elevation	1:500				
	AF4003	Jones Bay Road Elevation	1:500				
	AF4004	Southern Elevation	1:500				
	AF4101	Pirrama Road Street Elevation	1:300				
	AF4102	Jones Bay Road Street Elevation	1:300				
AF4200 Signage Elevations	AF4103	North & East Residential Elevations	1:200				
	AF4104	South & West Residential Elevations	1:200				
	AF4201	Signage Eastern Elevation	1:500				
	AF4202	Signage Western Elevation	1:500				
	AF4203	Signage Detail Elevation - Tower East	1:50				
	AF4204	Signage Detail Elevation - Tower West	1:50				
	AF4205	Signage Detail Elevation - Podium East	1:50				
	AF4206	Signage Detail Elevation - Pirrama Road	1:50, 1:20				
	AF4207	Signage Detail Elevation - Jones Bay Road	1:50				
	AF4208	Signage Detail Elevation - Pirrama Rd Tenancies	1:50				
AF5100 Detail Sections	AF5001	Section 01, Section 02	1:500				
	AF5101	Section D01	1:300				
	AF5102	Section D02	1:300				
	AF6100	Podium GFA Plans	1:500				
	AF6101	Podium GFA Plans	1:500				
	AF6102	Podium GFA Plans	1:500				
	AF6200	Tower Residential GFA Plans	1:500				
	AF6300	Tower Hotel GFA Plans	1:500				
	AF7000	Material Schedules					



8.0
Average star rating

NATIONWIDE HOUSE
(nationally accredited)

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAVI161712
2 Aug 2018
20-80 Pymont St,
Pymont NSW 2009
www.nathers.gov.au

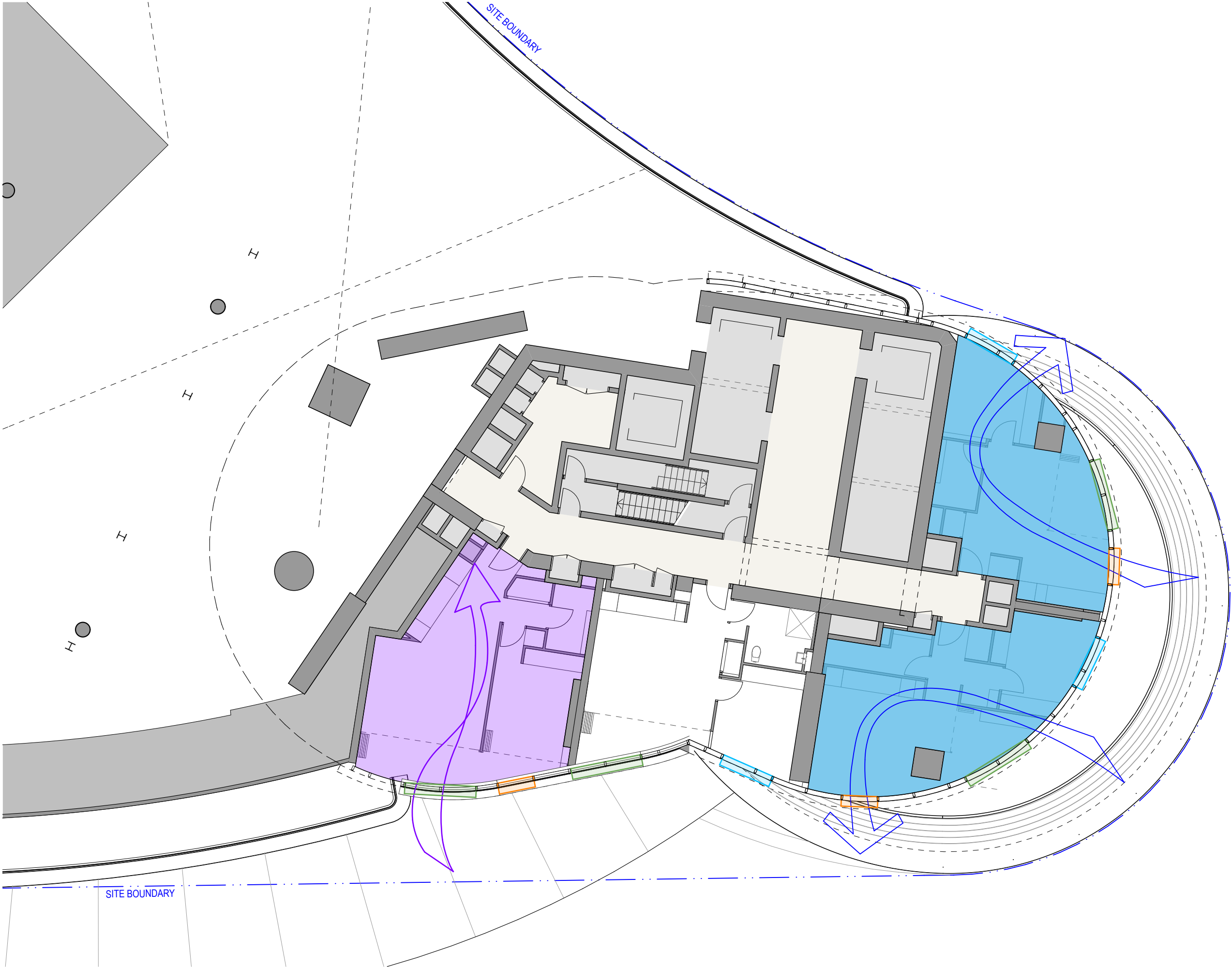


https://www.ncc.gov.au/qcr/GAD1RM2336/GAD1RM2336.pdf

DA02	2/11/18	Response to Submissions	JRS	SMP
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk



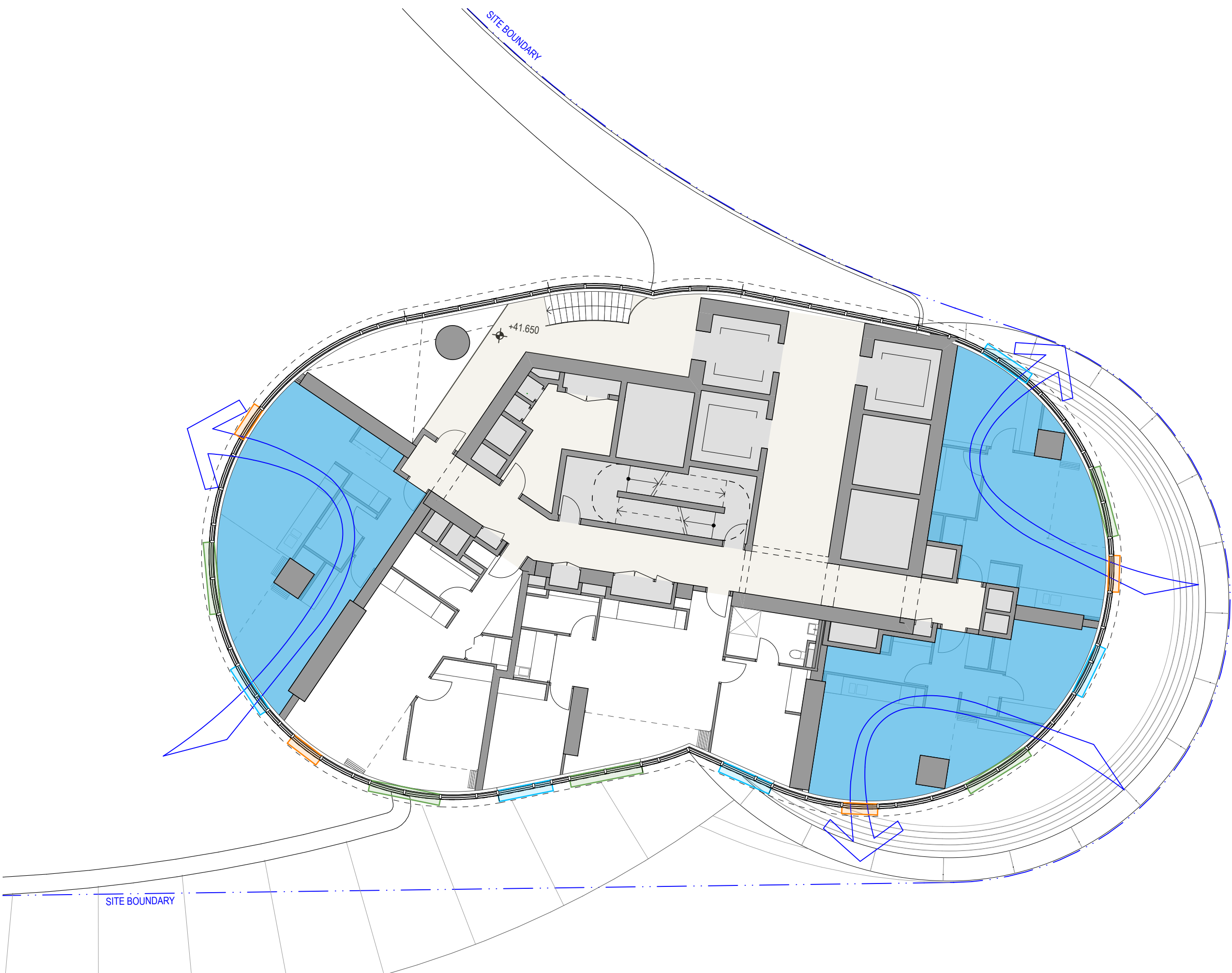
APPENDIX D ARCHITECTURAL GLAZING PLAN, SHOWING OPERABLE AND FIXED GLAZING



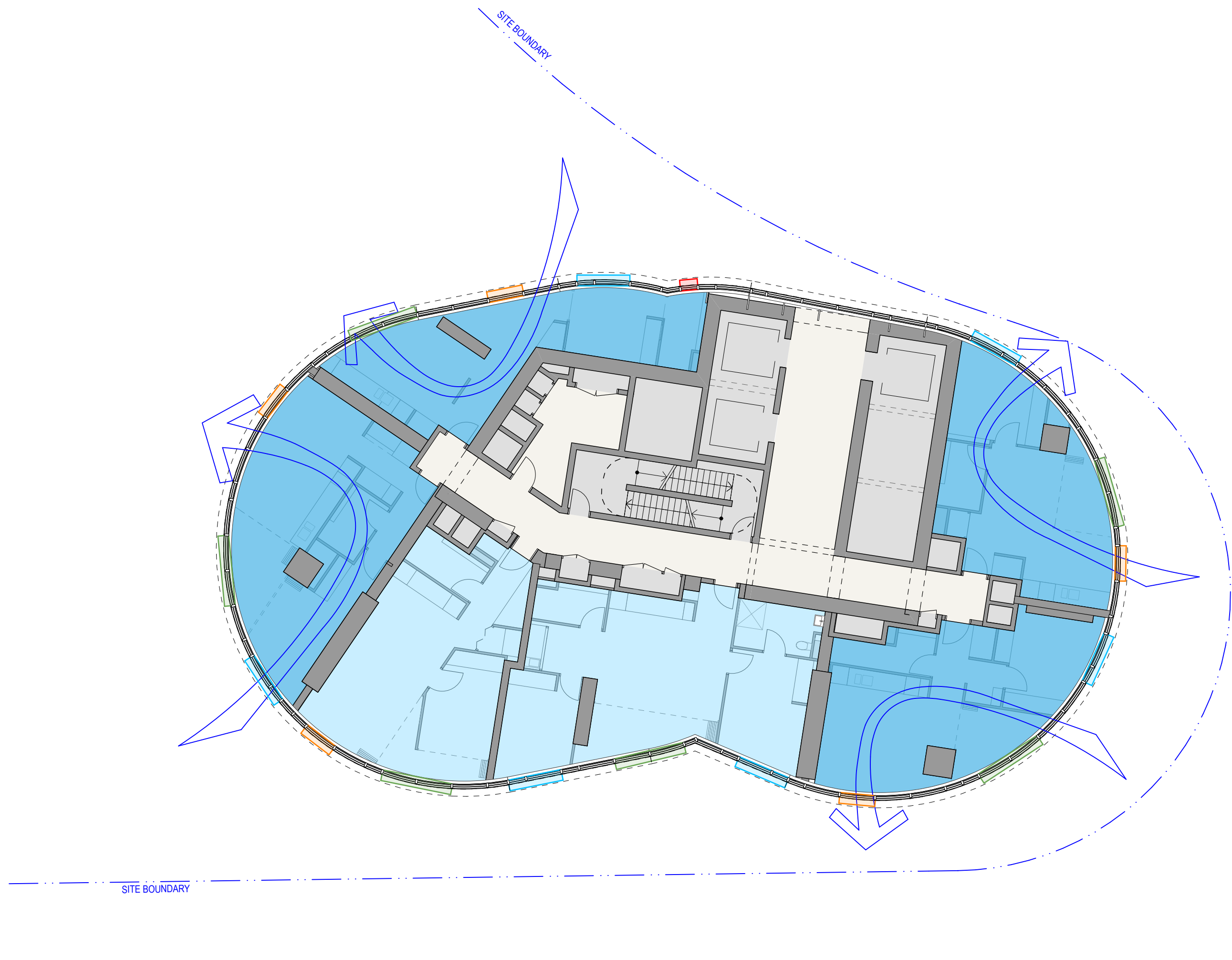
CROSS VENTILATION - 75% (69% Total for Level 09 and below)



CROSS VENTILATION - 75% (69% Total for Level 09 and below)



CROSS VENTILATION - 60% (69% Total for Level 09 and below)



GOOD VENTILATION - 100% (Above Level 09)

GENERAL NOTES
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BEFORE PROCEEDING WITH THE WORK
ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

Legend

Cross Ventilation

Good Ventilation

Assisted Cross Ventilation

Wintergarden Operable Facade

1.5 Modules - 1400x1000 + 700x1000mm

2 Modules - 1400x1000 + 1400x1000mm

Awning Windows

0.5 Modules - 700x400mm

1 Module - 1400x400mm

1.5 Modules - 1400x400 + 700x400mm

2 Modules - 1400x400 + 1400x400mm

8.0
Average star rating
NATIONWIDE
HOUSE
READY TO GO
www.nathers.gov.au

Certificate Number: GAD1RM2336
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV161712
Certificate date: 2 Aug 2018
Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009
www.nathers.gov.au

QR Code

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

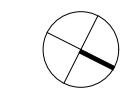
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 www.fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Ventilation Diagrams
Ventilation Diagrams

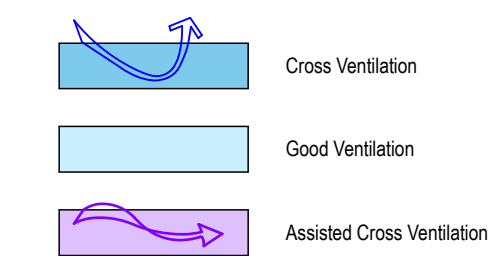
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project code	SM13	sheet no.	AF8200
		revision	DA01

For Information

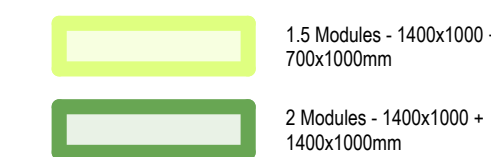


- GENERAL NOTES**
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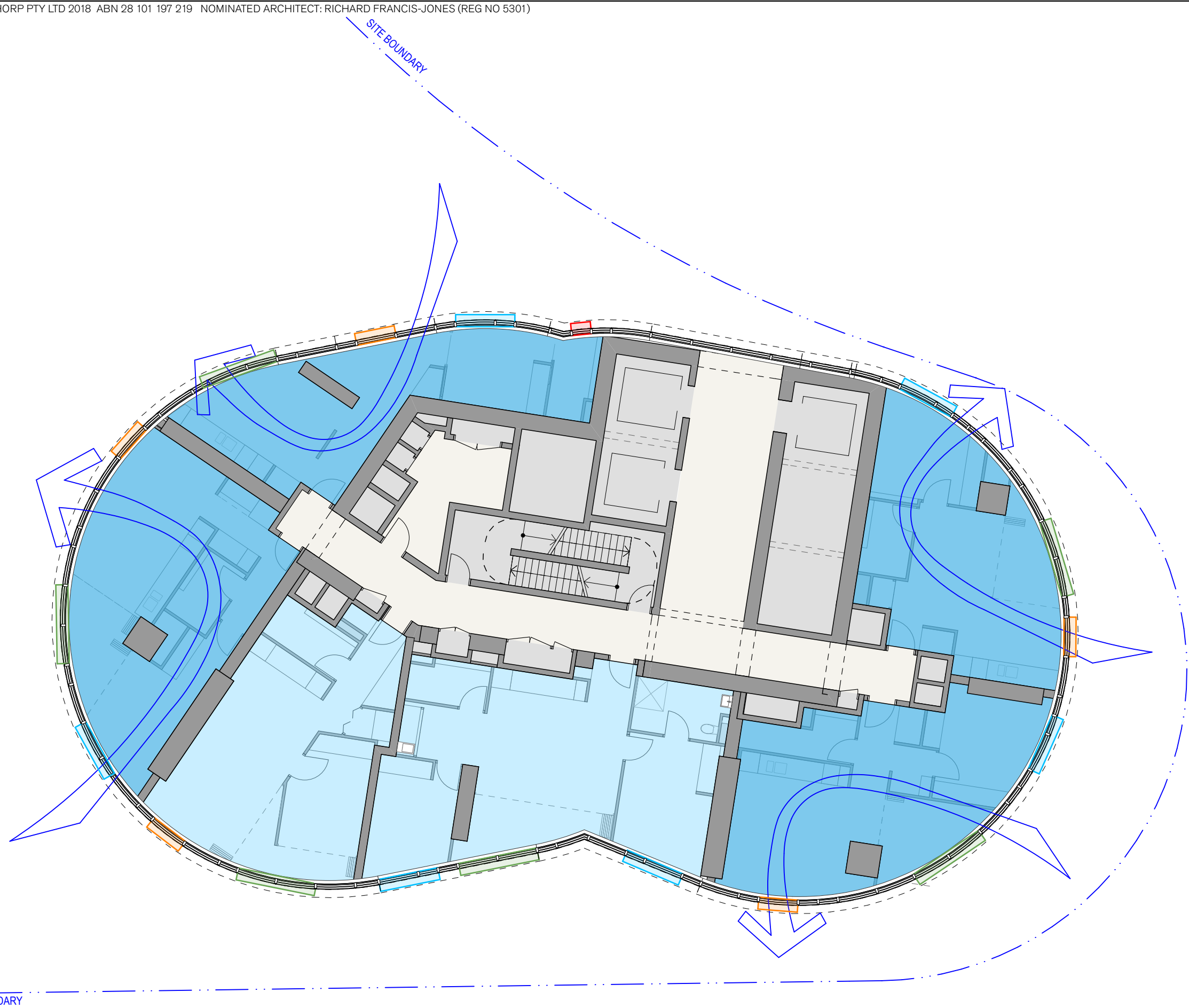
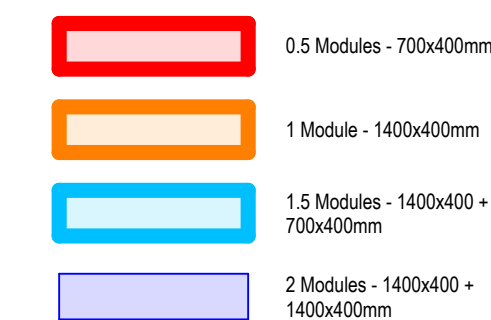
Legend



Wintergarden Operable Facade

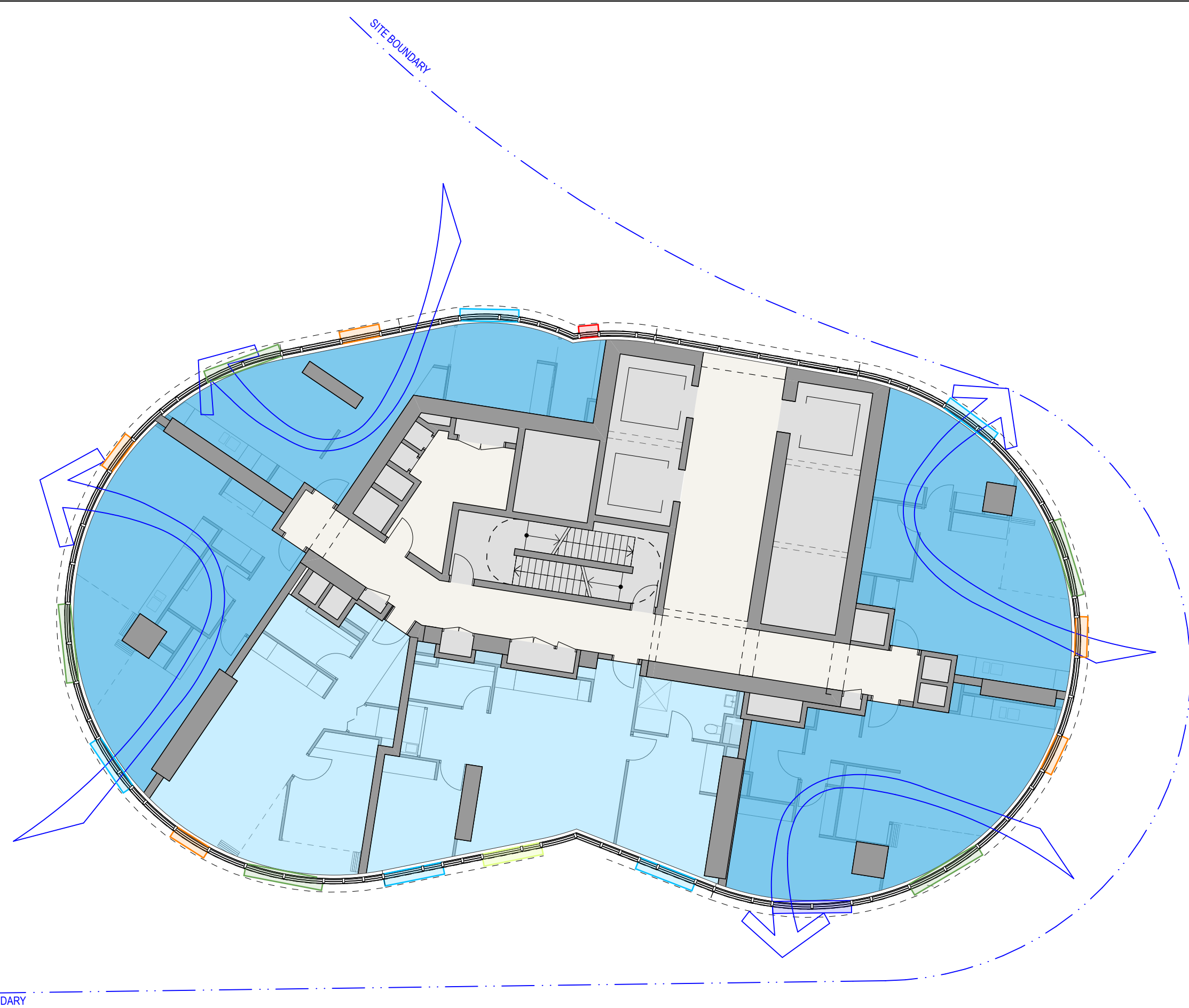


Awning Windows



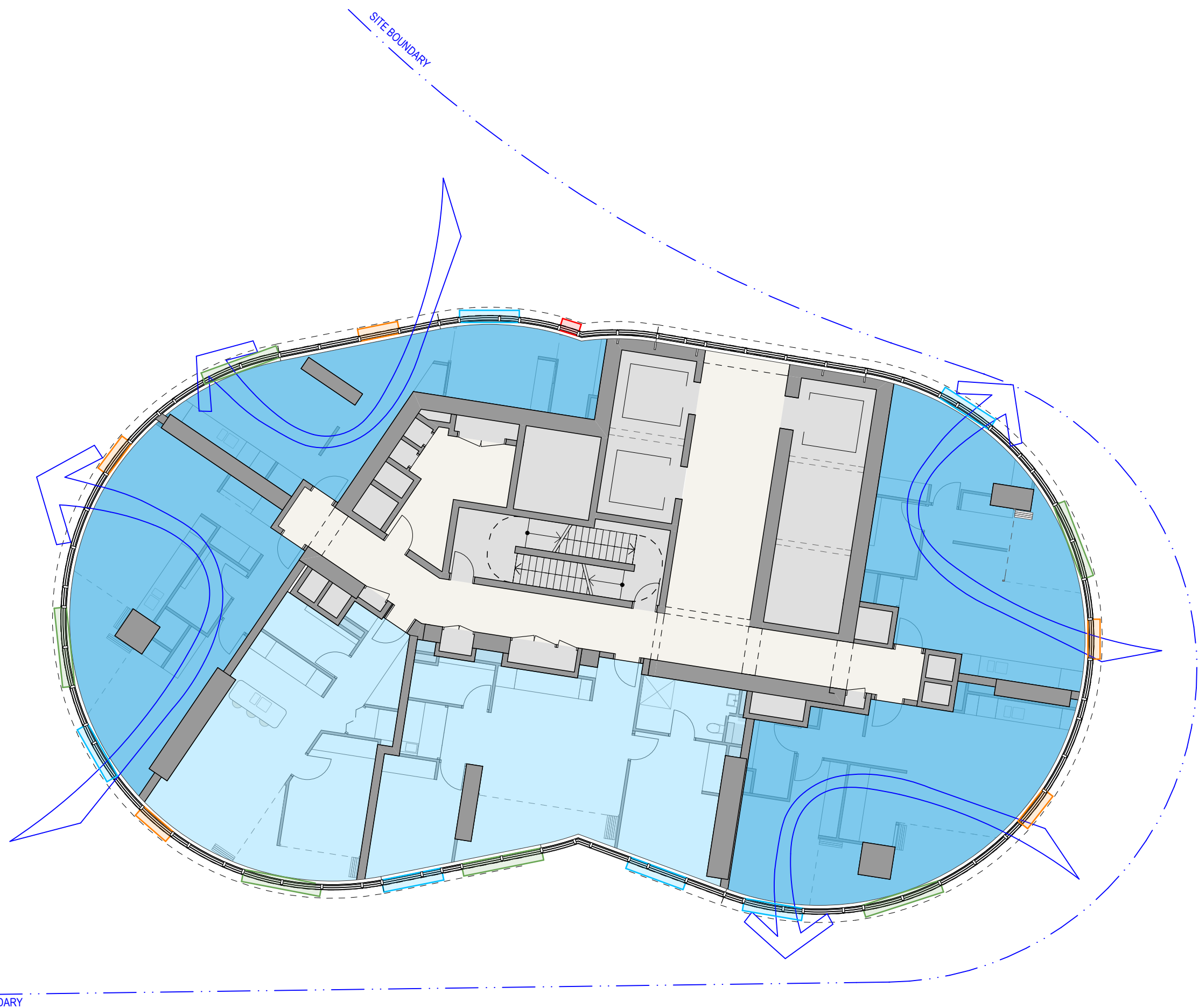
1 PLAN LEVEL 10 A3
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GOOD VENTILATION - 100% (Above Level 09)



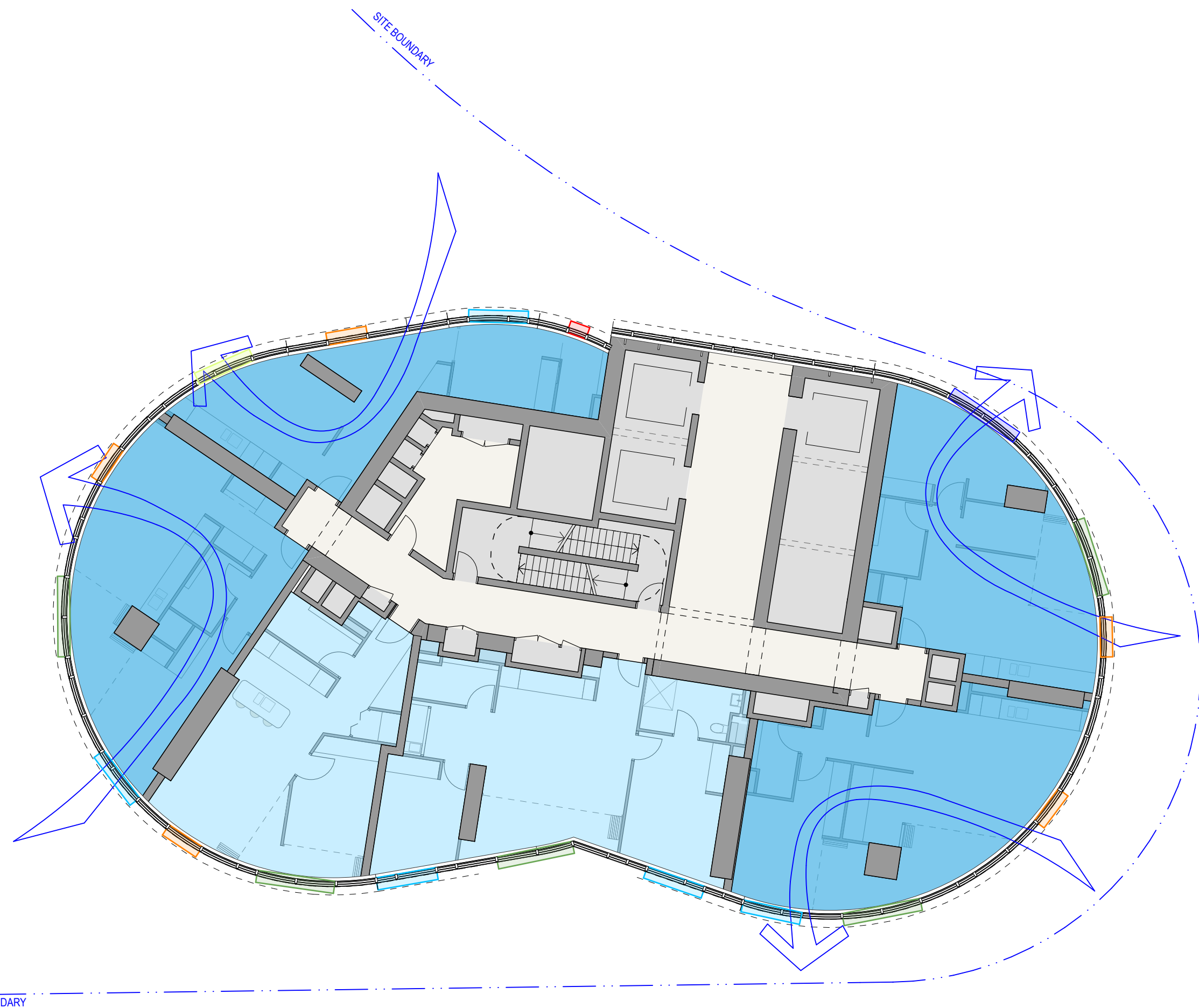
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GOOD VENTILATION - 100% (Above Level 09)



3 PLAN LEVEL 12 A5
1:150

GOOD VENTILATION - 100% (Above Level 09)



4 PLAN LEVEL 14 A6
1:150

GOOD VENTILATION - 100% (Above Level 09)



DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

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sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 www.fjmtstudio.com

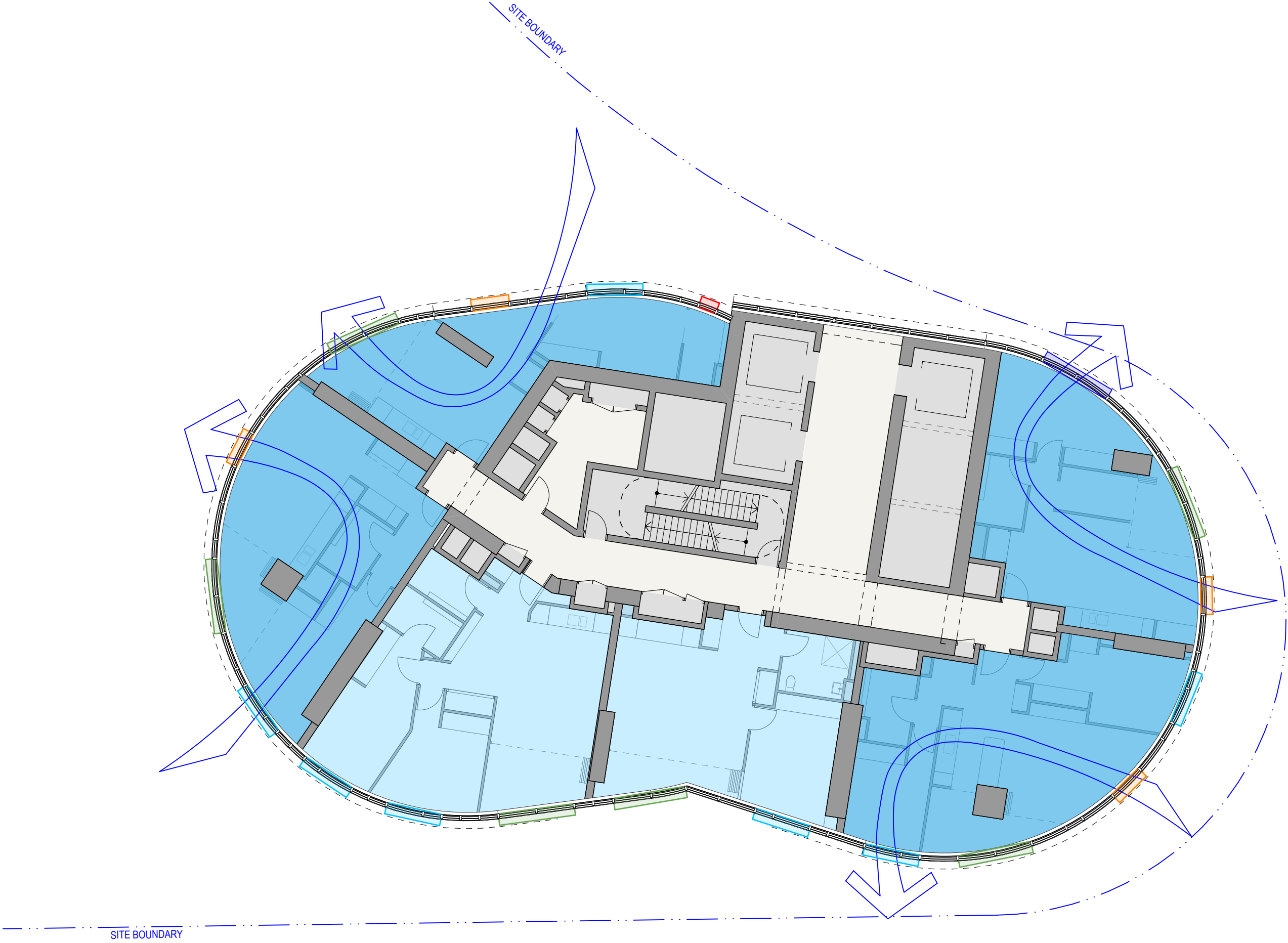


project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Ventilation Diagrams
Ventilation Diagrams

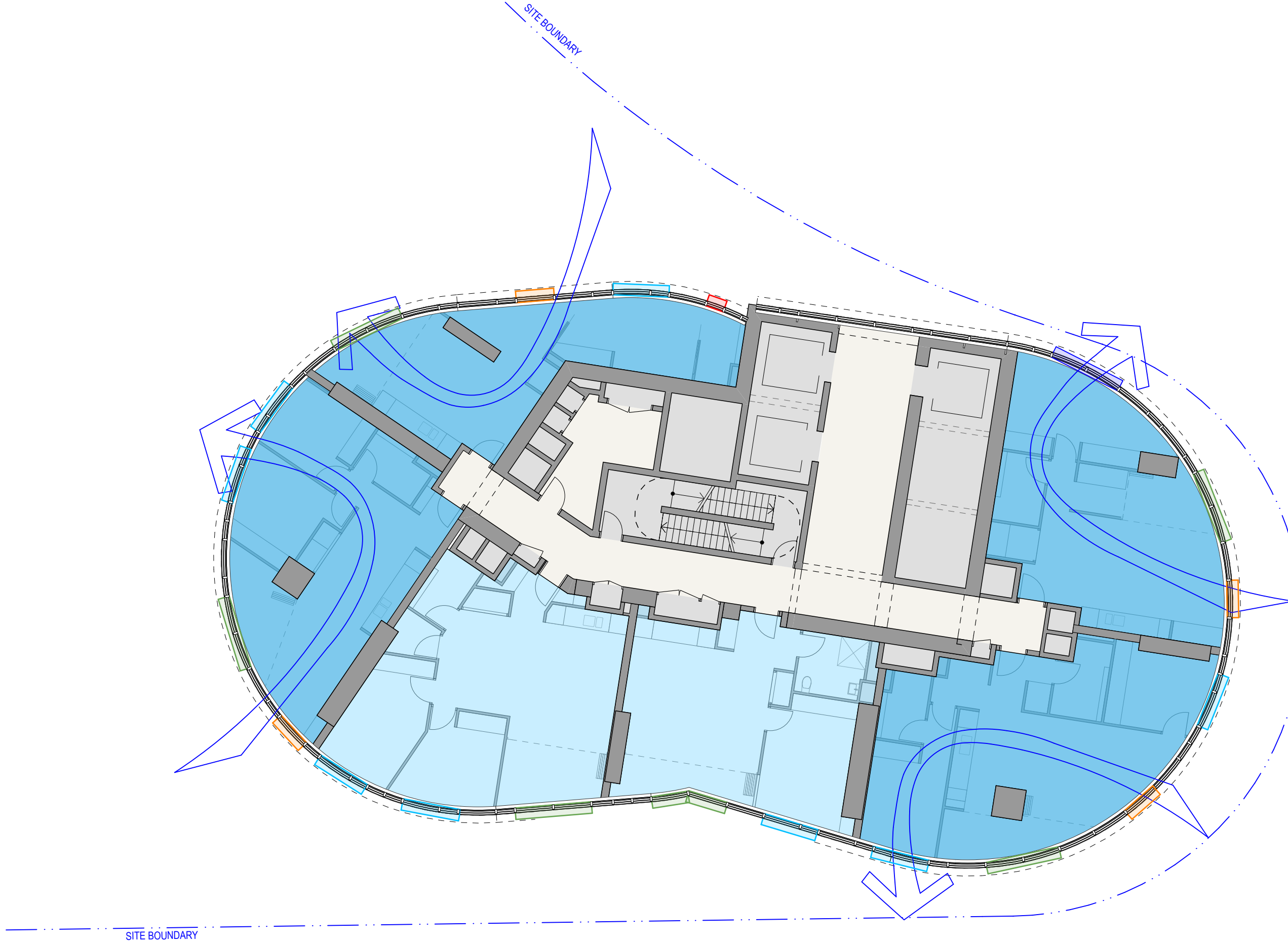
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SM13	AF8201	DA01	

For Information



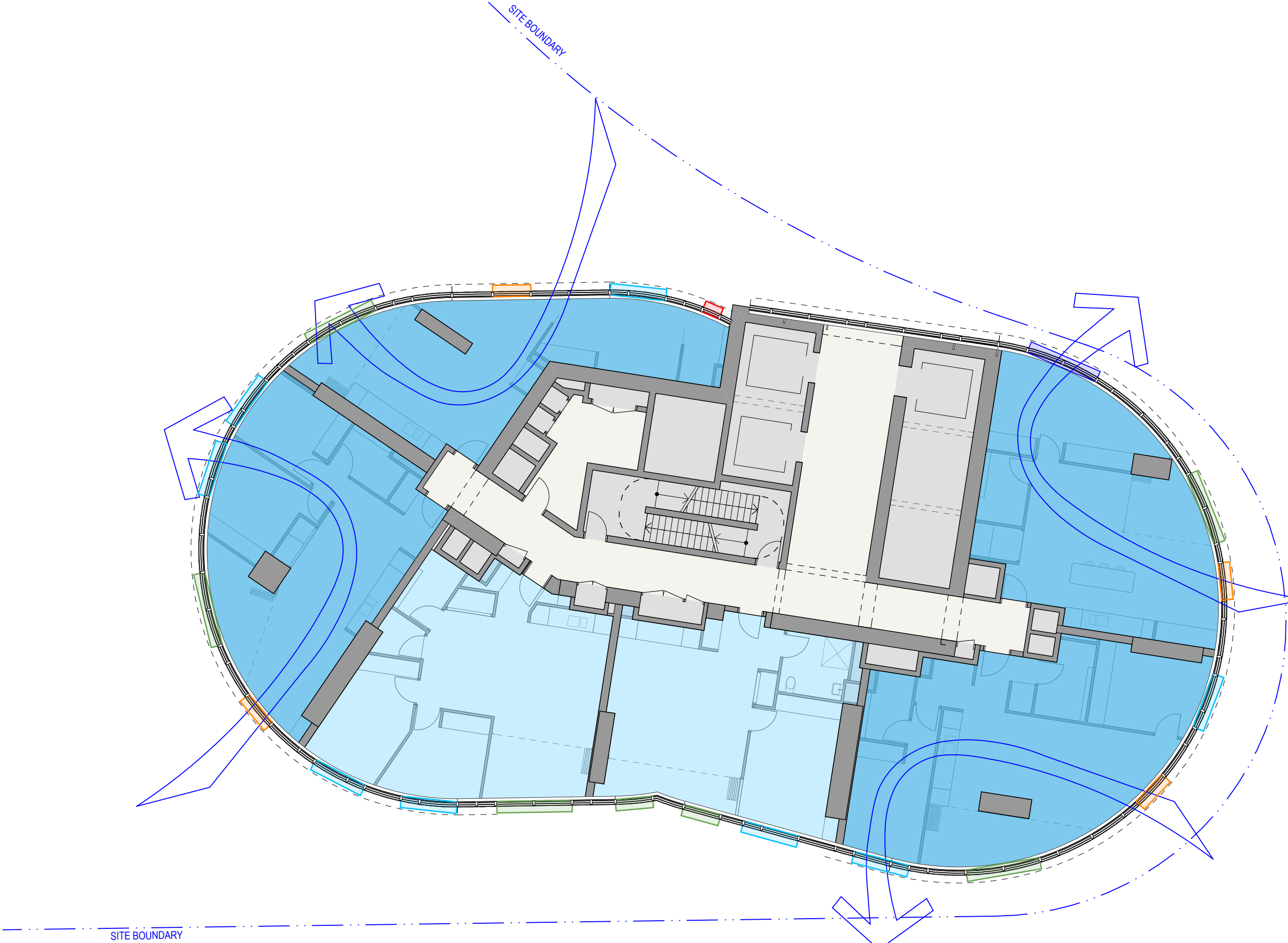
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GOOD VENTILATION - 100% (Above Level 09)



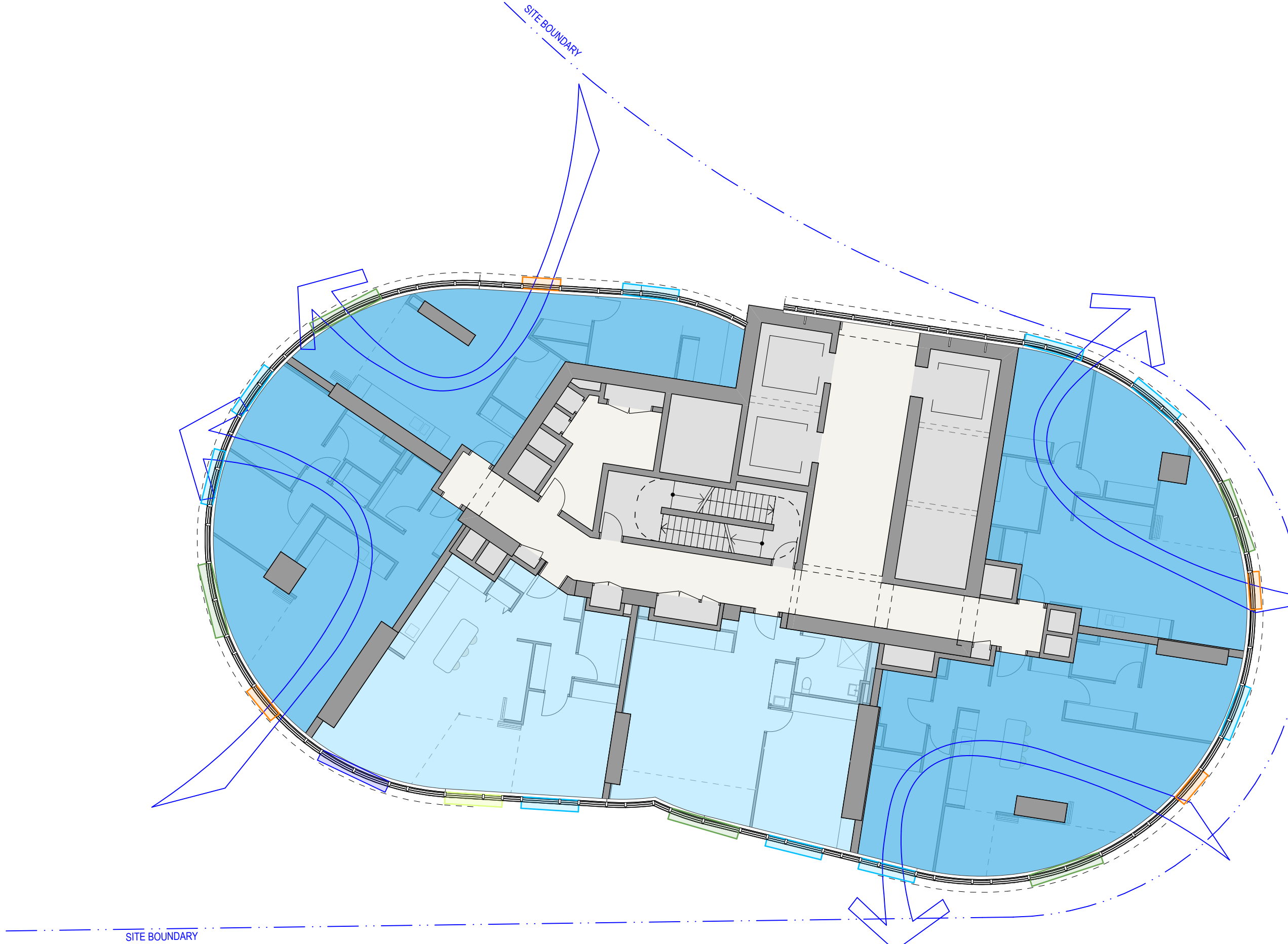
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GOOD VENTILATION - 100% (Above Level 09)



3 PLAN LEVEL 17 A9
1:150

GOOD VENTILATION - 100% (Above Level 09)



4 PLAN LEVEL 18 A10
1:150

GOOD VENTILATION - 100% (Above Level 09)

- GENERAL NOTES
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
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 - USE FIGURED DIMENSIONS ONLY

Legend

- Cross Ventilation
- Good Ventilation
- Assisted Cross Ventilation

Wintergarden Operable Facade

- 1.5 Modules - 1400x1000 + 700x1000mm
- 2 Modules - 1400x1000 + 1400x1000mm

Awning Windows

- 0.5 Modules - 700x400mm
- 1 Module - 1400x400mm
- 1.5 Modules - 1400x400 + 700x400mm
- 2 Modules - 1400x400 + 1400x400mm

8.0
Average star rating
NATIONWIDE
HOUSE
RATING SCHEME
www.nathers.gov.au

Certificate Number: GAD1RM2336
Assessor Name: Nicholas Asha
Accreditation number: VIC/BD/AV16/1712
Certificate date: 2 Aug 2018
Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009
www.nathers.gov.au

QR Code

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

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sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 www.fjmtstudio.com

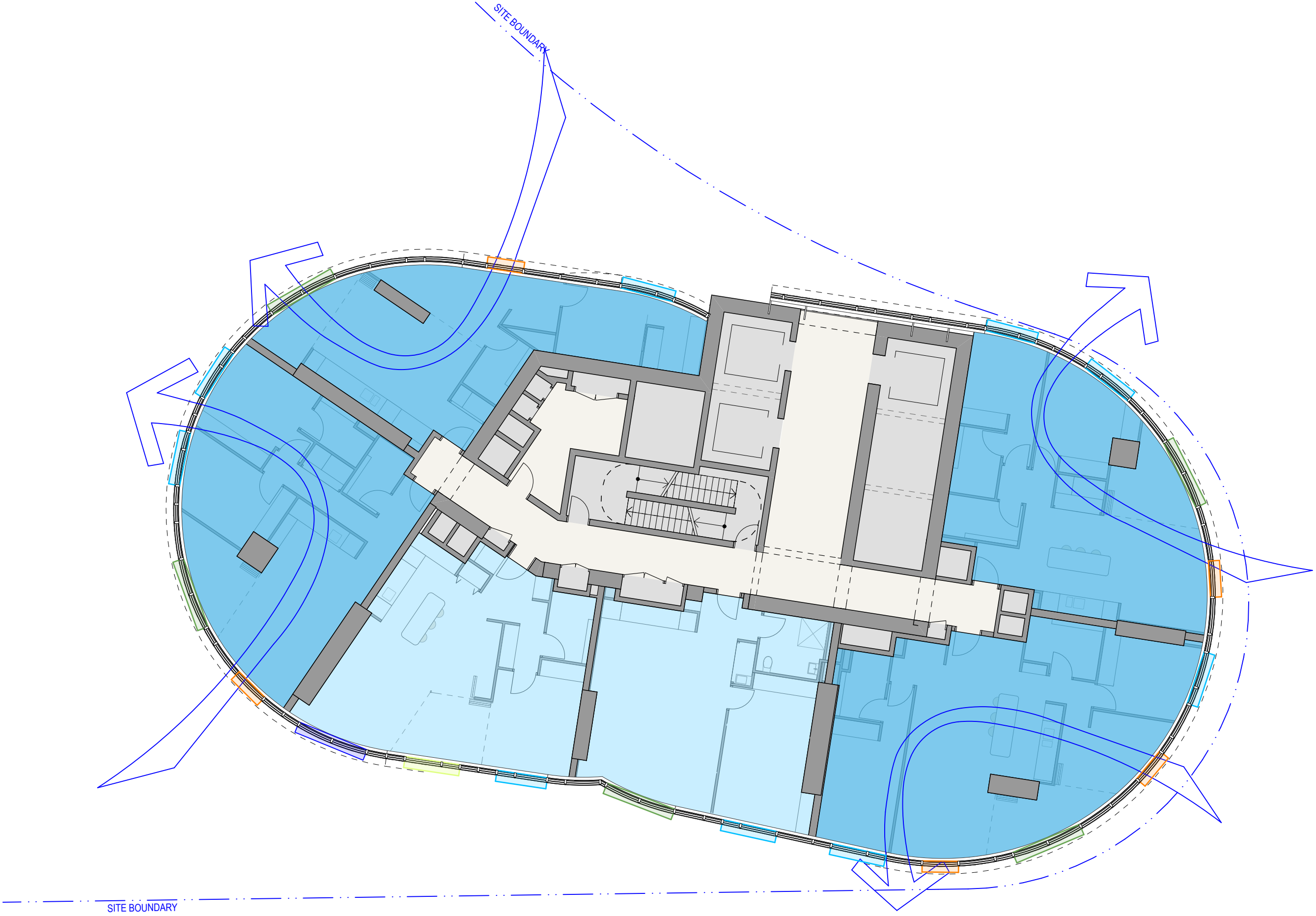
project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Ventilation Diagrams
Ventilation Diagrams

scale Not to Scale first issued 2/11/18

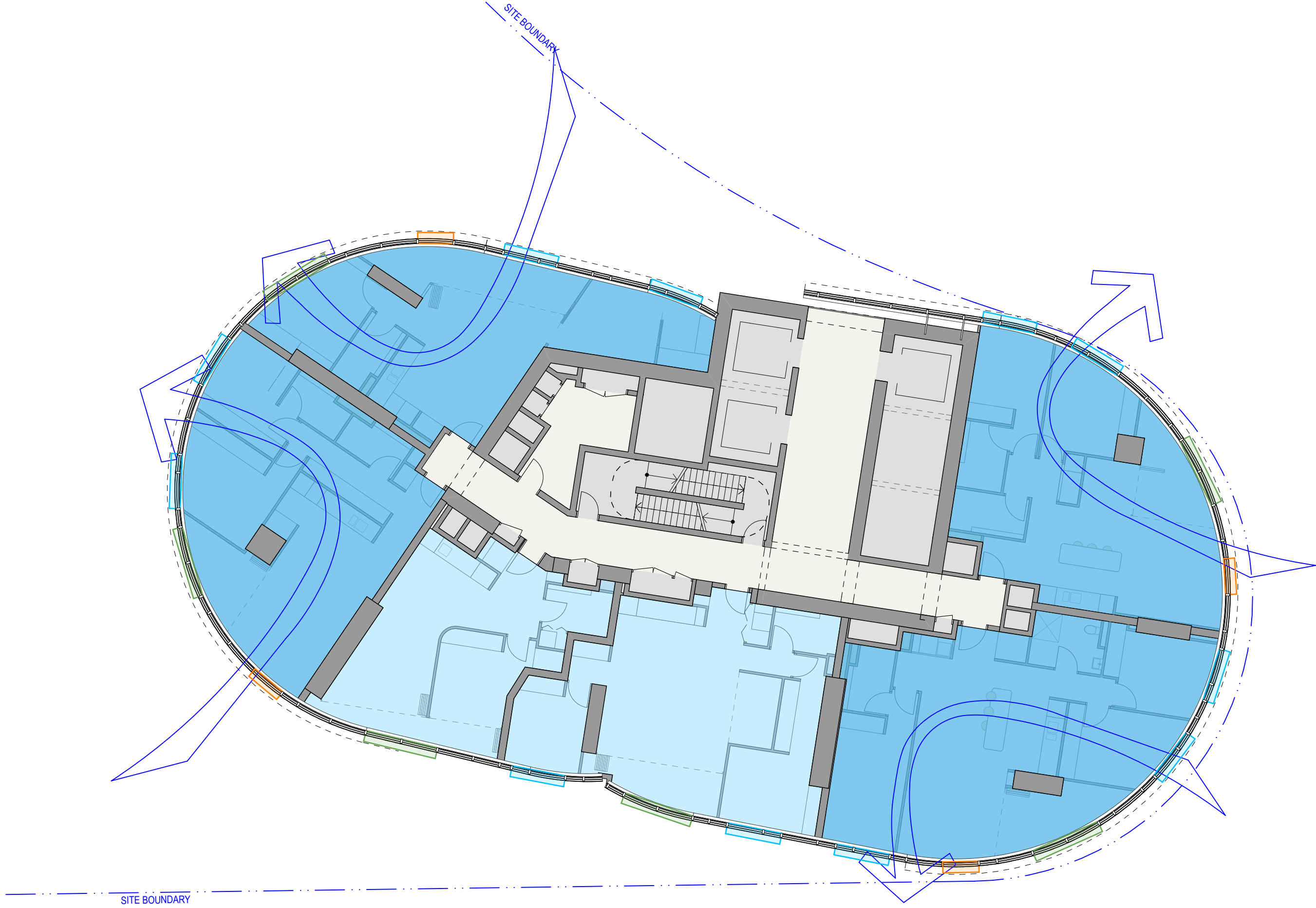
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For Information



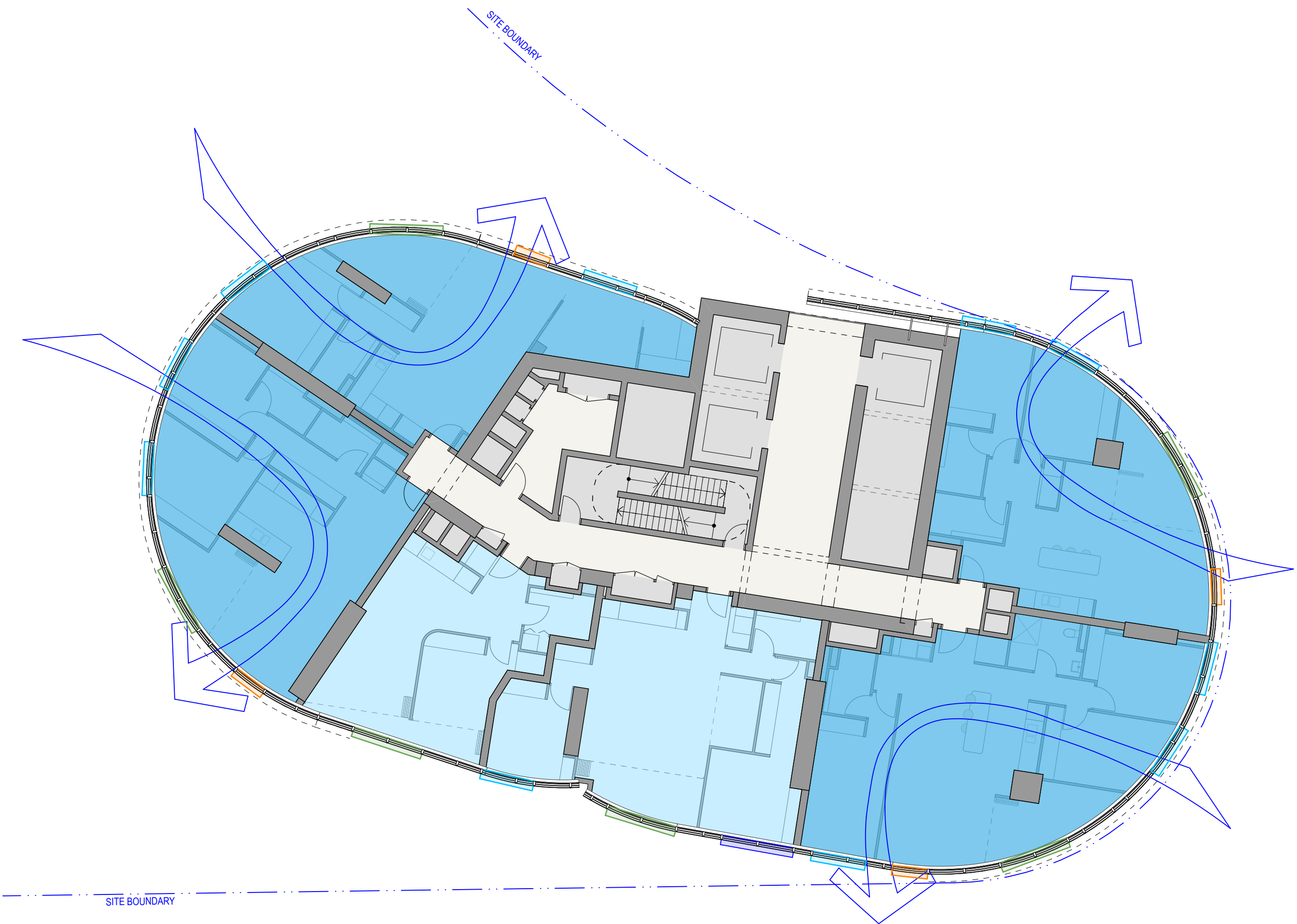
1 PLAN LEVEL 19 A11
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GOOD VENTILATION - 100% (Above Level 09)



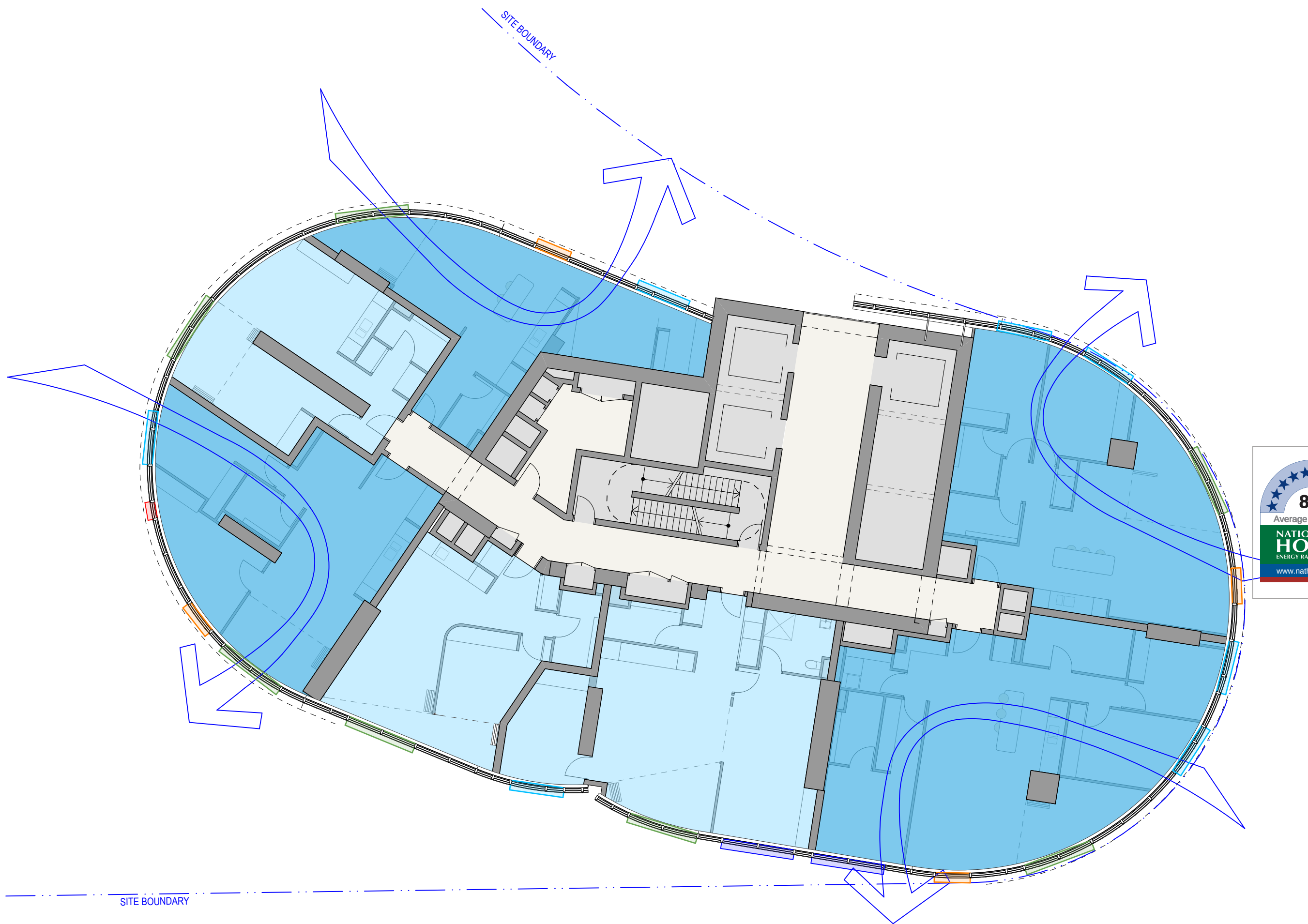
2 PLAN LEVEL 20 A12
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GOOD VENTILATION - 100% (Above Level 09)



3 PLAN LEVEL 21 A13
1:150

GOOD VENTILATION - 100% (Above Level 09)



4 PLAN LEVEL 22 A14
1:150

GOOD VENTILATION - 100% (Above Level 09)

- GENERAL NOTES
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 - USE FIGURED DIMENSIONS ONLY

- Legend
- Cross Ventilation
 - Good Ventilation
 - Assisted Cross Ventilation
- Wintergarden Operable Facade
- 1.5 Modules - 1400x1000 + 700x1000mm
 - 2 Modules - 1400x1000 + 1400x1000mm
- Awning Windows
- 0.5 Modules - 700x400mm
 - 1 Module - 1400x400mm
 - 1.5 Modules - 1400x400 + 700x400mm
 - 2 Modules - 1400x400 + 1400x400mm

8.0
Average star rating
NATIONWIDE
HOUSE
RATING SCHEME
www.nathers.gov.au

Certificate Number: GAD1RM2336
Assessor Name: Nicholas Asha
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QR Code

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

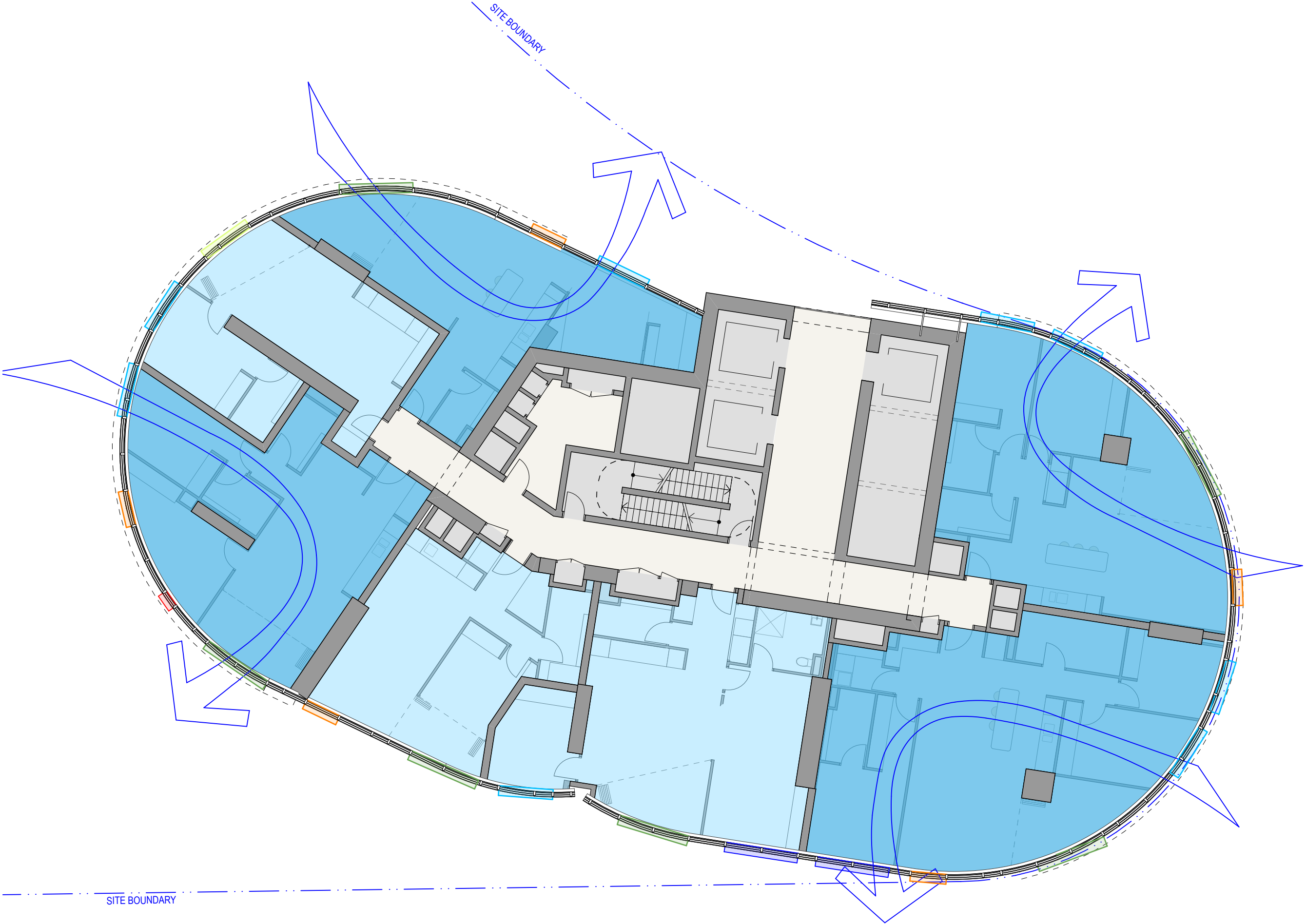
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 www.fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Ventilation Diagrams
Ventilation Diagrams

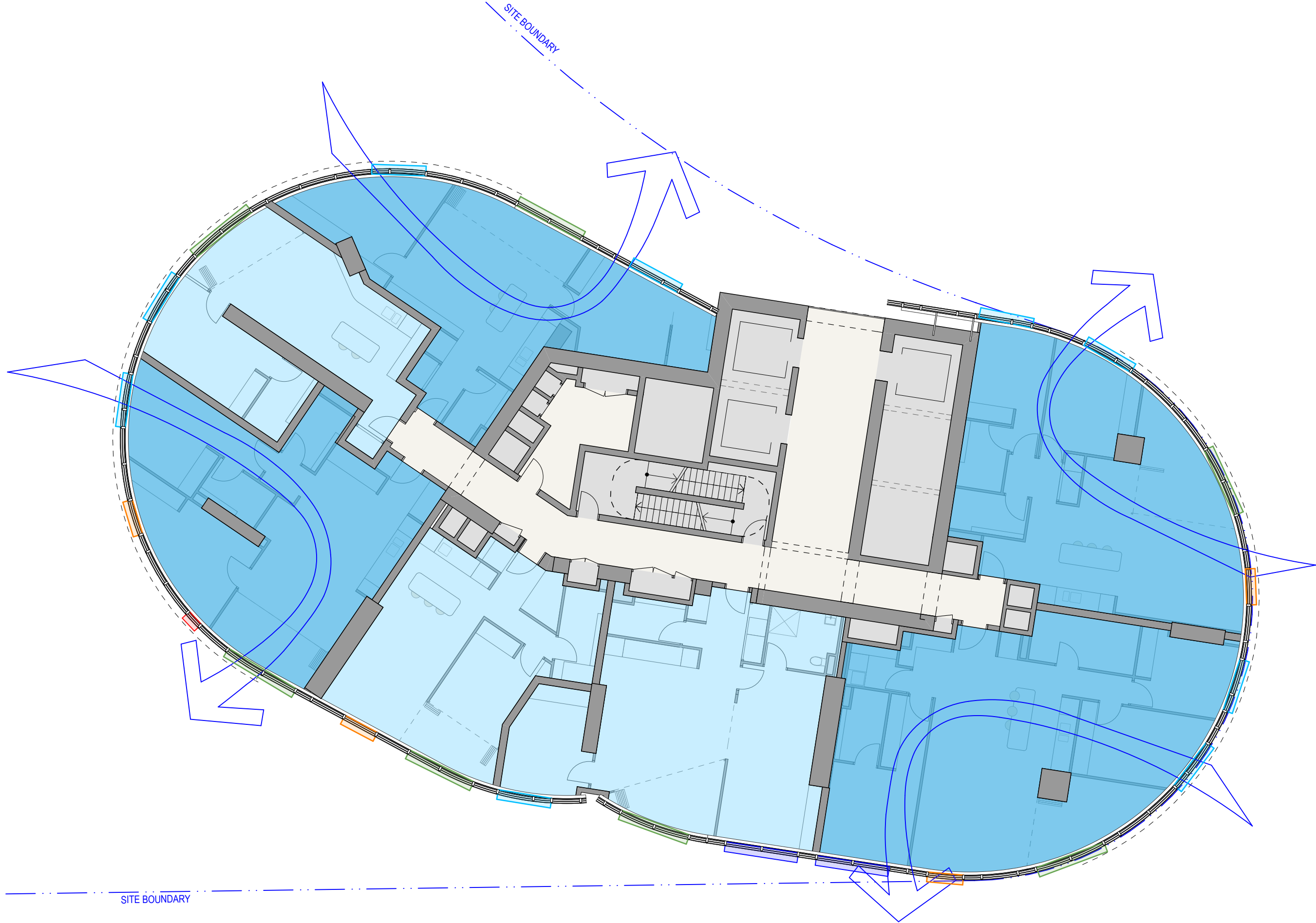
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project code	sheet no.	revision	
SM13	AF8203	DA01	

For Information



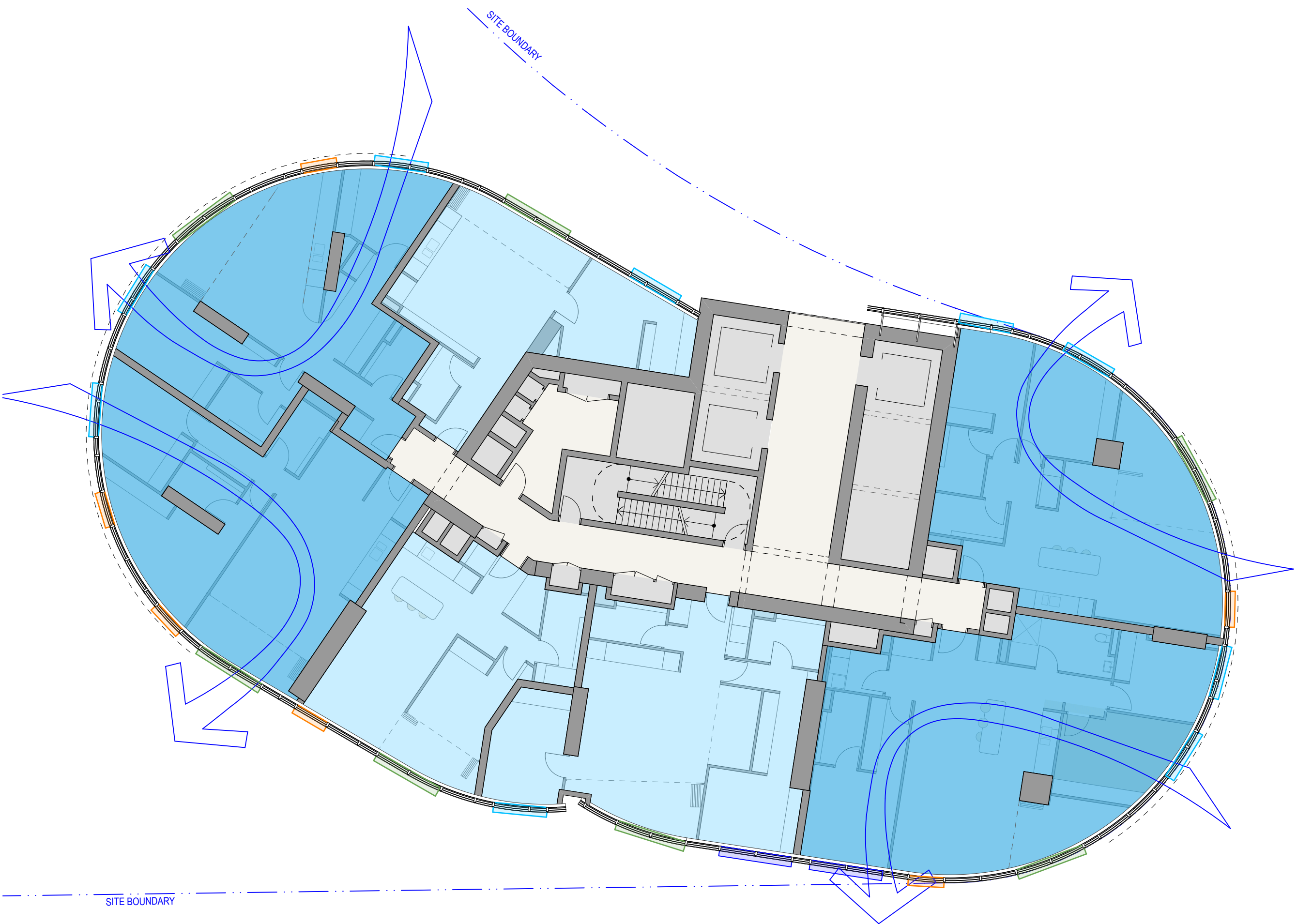
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GOOD VENTILATION - 100% (Above Level 09)



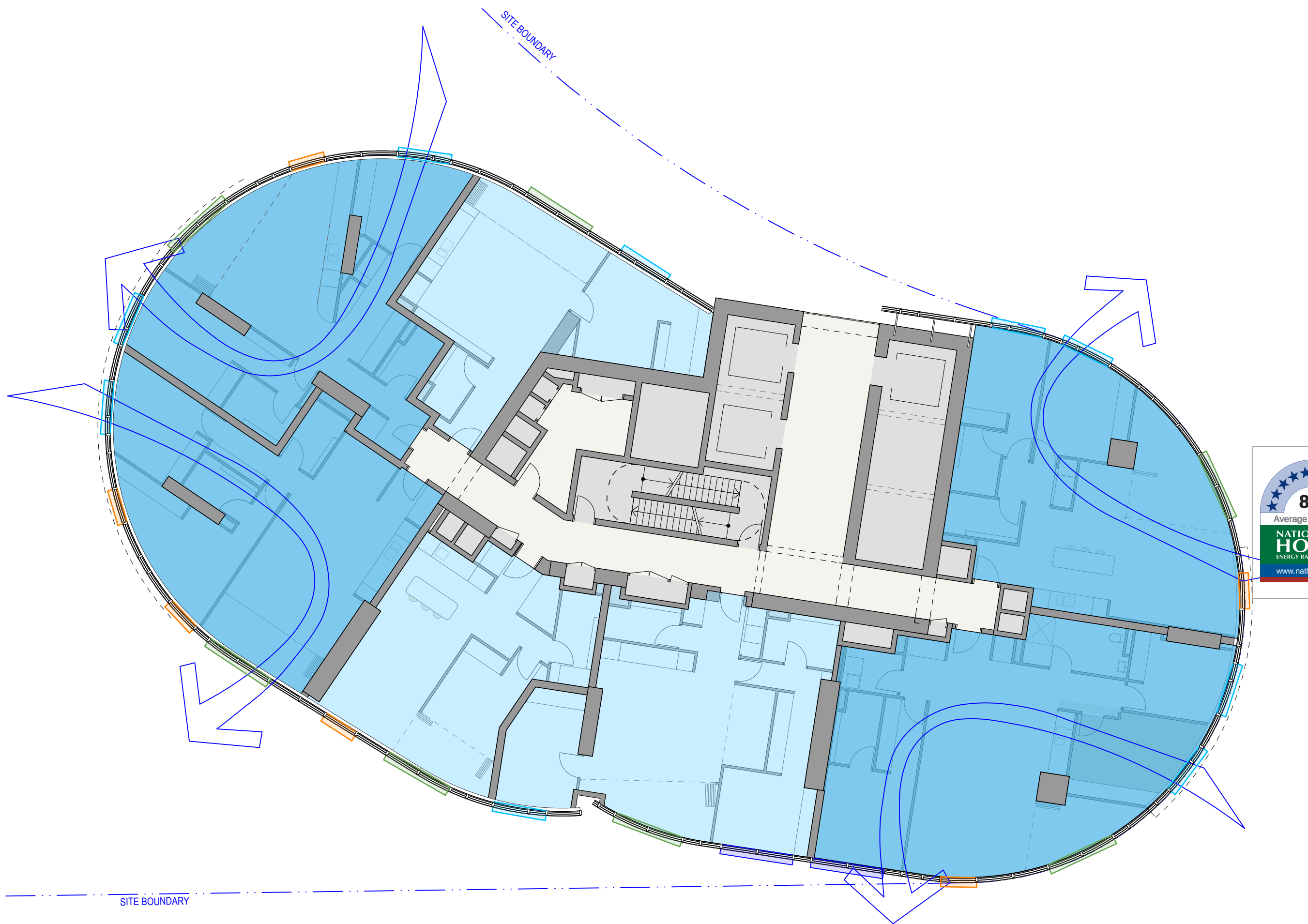
2 PLAN LEVEL 24 A16
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GOOD VENTILATION - 100% (Above Level 09)



3 PLAN LEVEL 25 A17
1:150

GOOD VENTILATION - 100% (Above Level 09)



4 PLAN LEVEL 26 A18
1:150

GOOD VENTILATION - 100% (Above Level 09)

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

Legend

- Cross Ventilation
- Good Ventilation
- Assisted Cross Ventilation

Wintergarden Operable Facade

- 1.5 Modules - 1400x1000 + 700x1000mm
- 2 Modules - 1400x1000 + 1400x1000mm

Awning Windows

- 0.5 Modules - 700x400mm
- 1 Module - 1400x400mm
- 1.5 Modules - 1400x400 + 700x400mm
- 2 Modules - 1400x400 + 1400x400mm

8.0
Average star rating
NATIONWIDE
HOUSE
RATING SCHEME
www.nathers.gov.au

Certificate Number: GAD1RM2336
Assessor Name: Nicholas Asha
Accreditation number: VIC/BD/AV16/1712
Certificate date: 2 Aug 2018
Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009
www.nathers.gov.au

QR Code

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

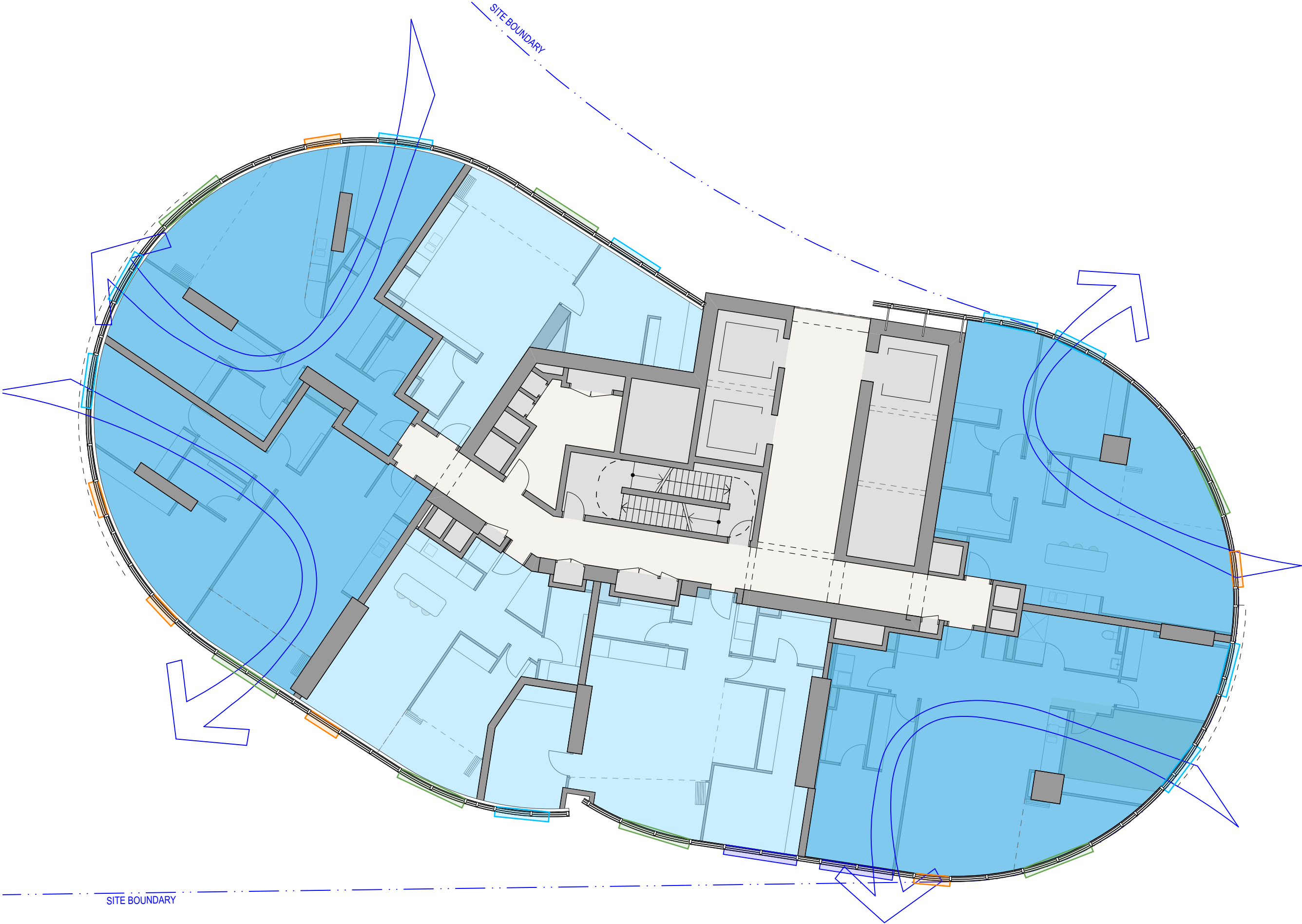
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 www.fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Ventilation Diagrams
Ventilation Diagrams

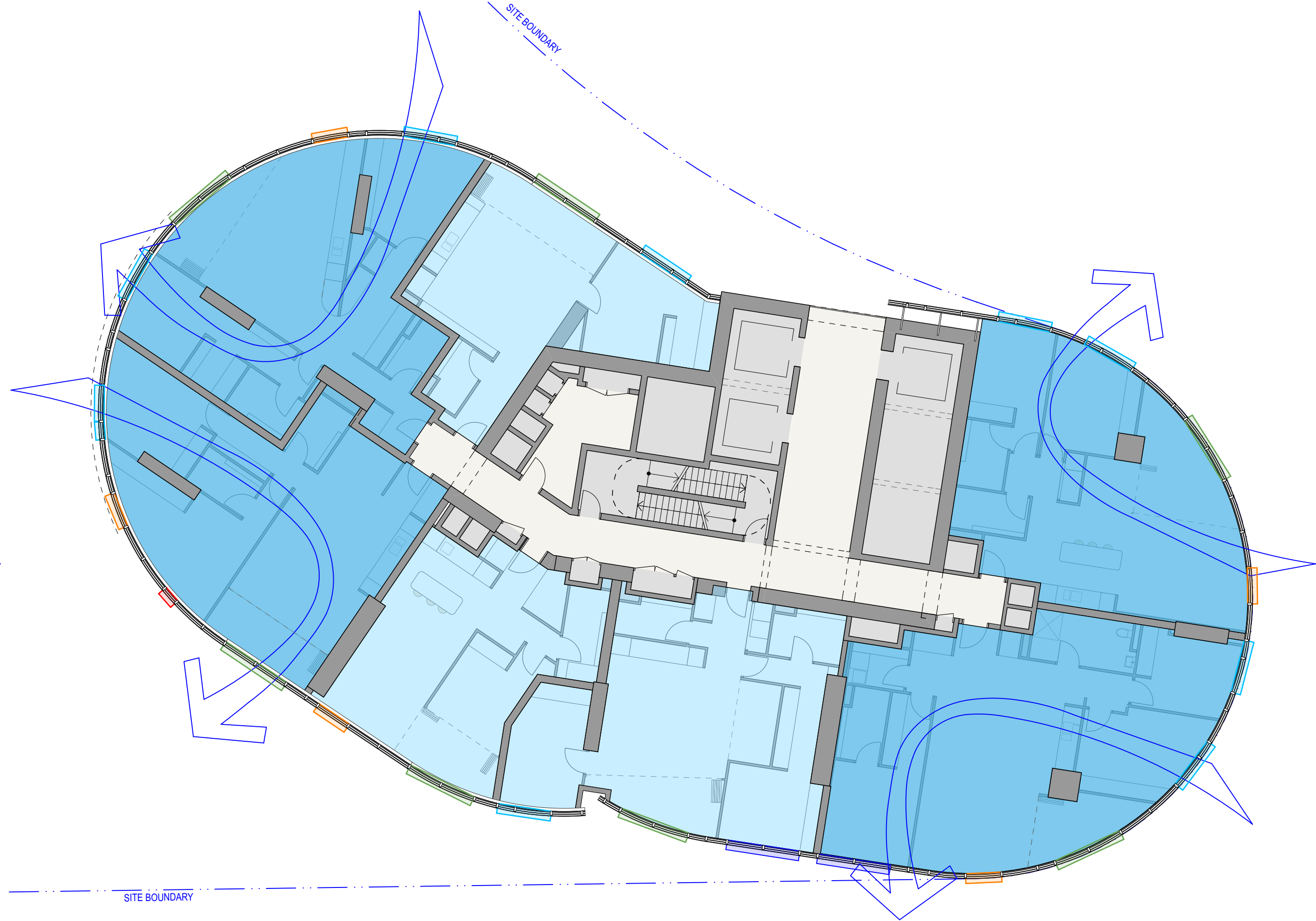
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For Information



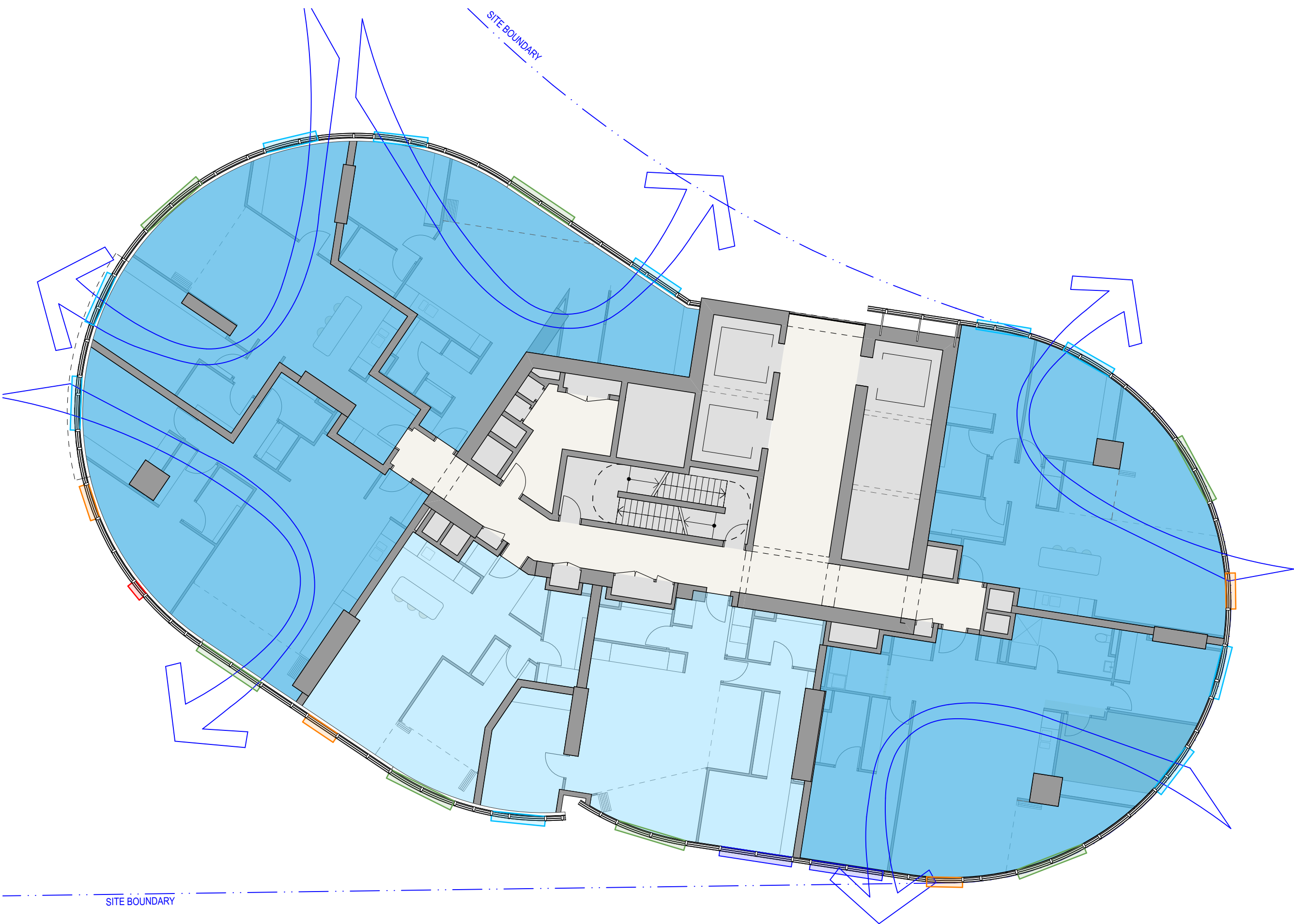
1 PLAN LEVEL 27 A19
1:150

GOOD VENTILATION - 100% (Above Level 09)



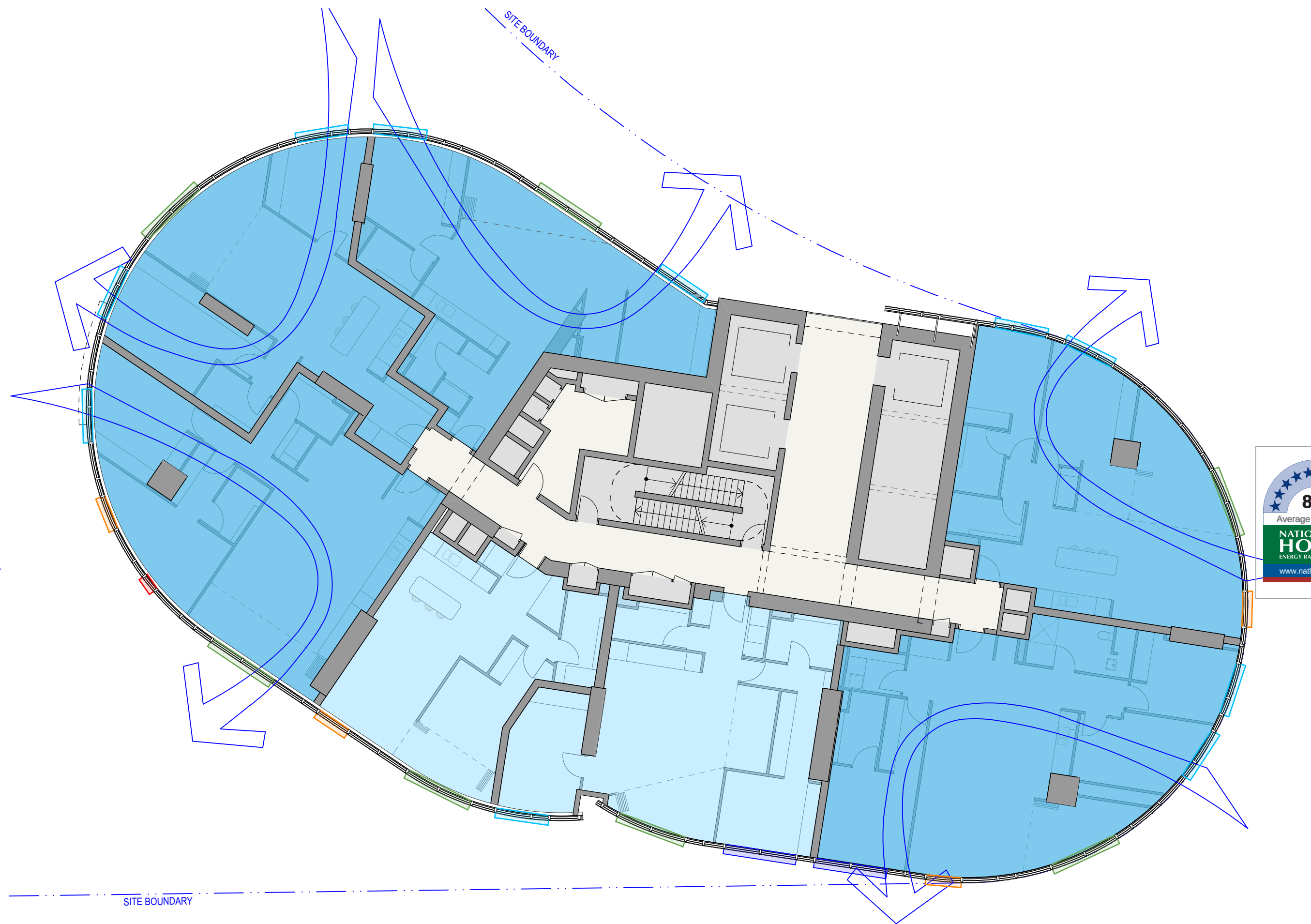
2 PLAN LEVEL 28 A20
1:150

GOOD VENTILATION - 100% (Above Level 09)



3 PLAN LEVEL 29 A21
1:150

GOOD VENTILATION - 100% (Above Level 09)



4 PLAN LEVEL 30 - 38 A22
1:150

GOOD VENTILATION - 100% (Above Level 09)

- GENERAL NOTES**
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 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
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 - USE FIGURED DIMENSIONS ONLY

Legend

- Cross Ventilation
- Good Ventilation
- Assisted Cross Ventilation

Wintergarden Operable Facade

- 1.5 Modules - 1400x1000 + 700x1000mm
- 2 Modules - 1400x1000 + 1400x1000mm

Awning Windows

- 0.5 Modules - 700x400mm
- 1 Module - 1400x400mm
- 1.5 Modules - 1400x400 + 700x400mm
- 2 Modules - 1400x400 + 1400x400mm

8.0
Average star rating
NATIONWIDE HOUSE
Ready to build homes

Certificate Number: GAD1RM2336
Assessor Name: Nicholas Asha
Accreditation number: VIC/BD/AV16/1712
Certificate date: 2 Aug 2018
Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009
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https://www.nathers.gov.au/qa/GAD1RM2336/qa/qa.htm

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by

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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Ventilation Diagrams
Ventilation Diagrams

scale	Not to Scale	first issued	2/11/18
project code	sheet no.	revision	
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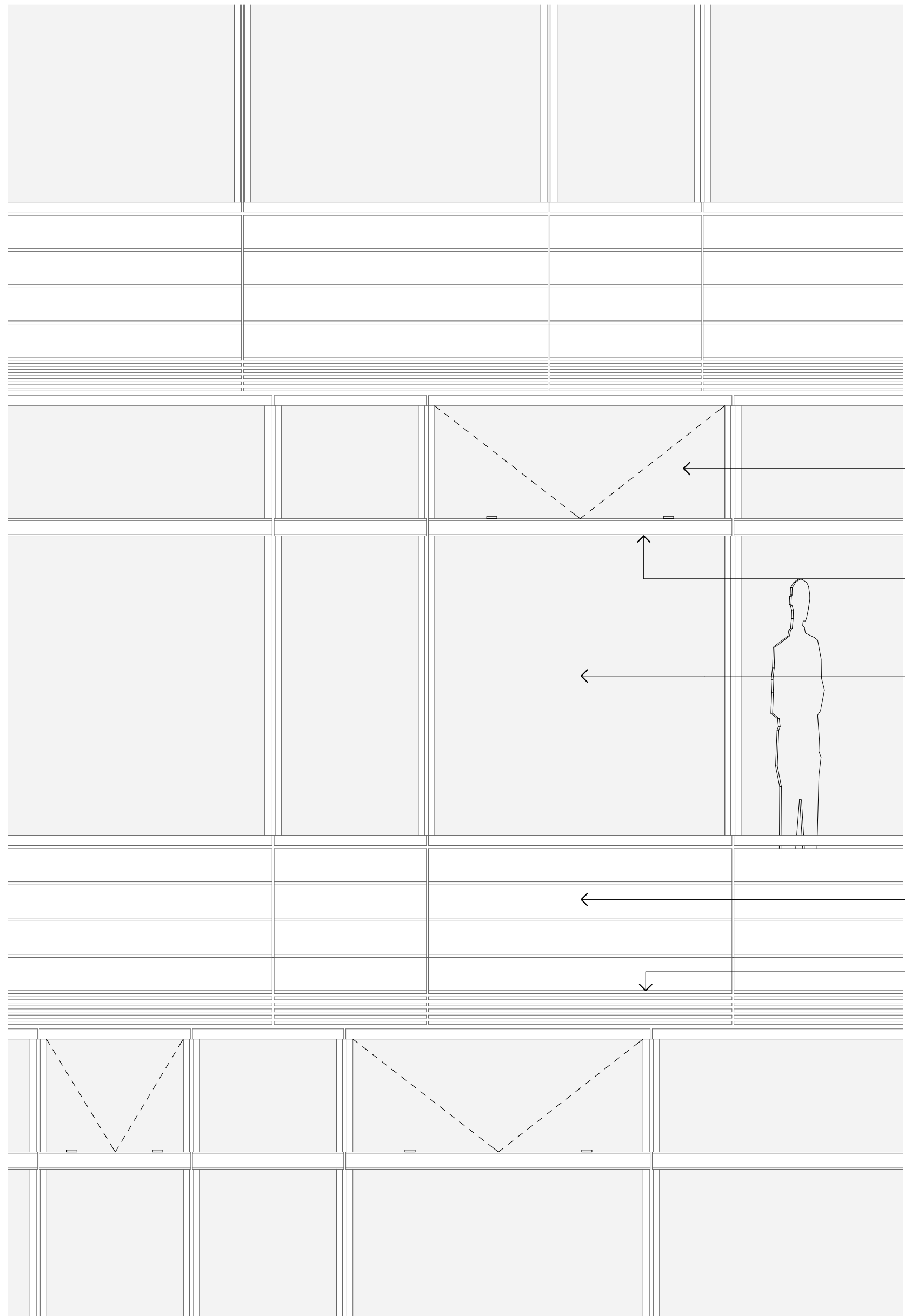
For Information

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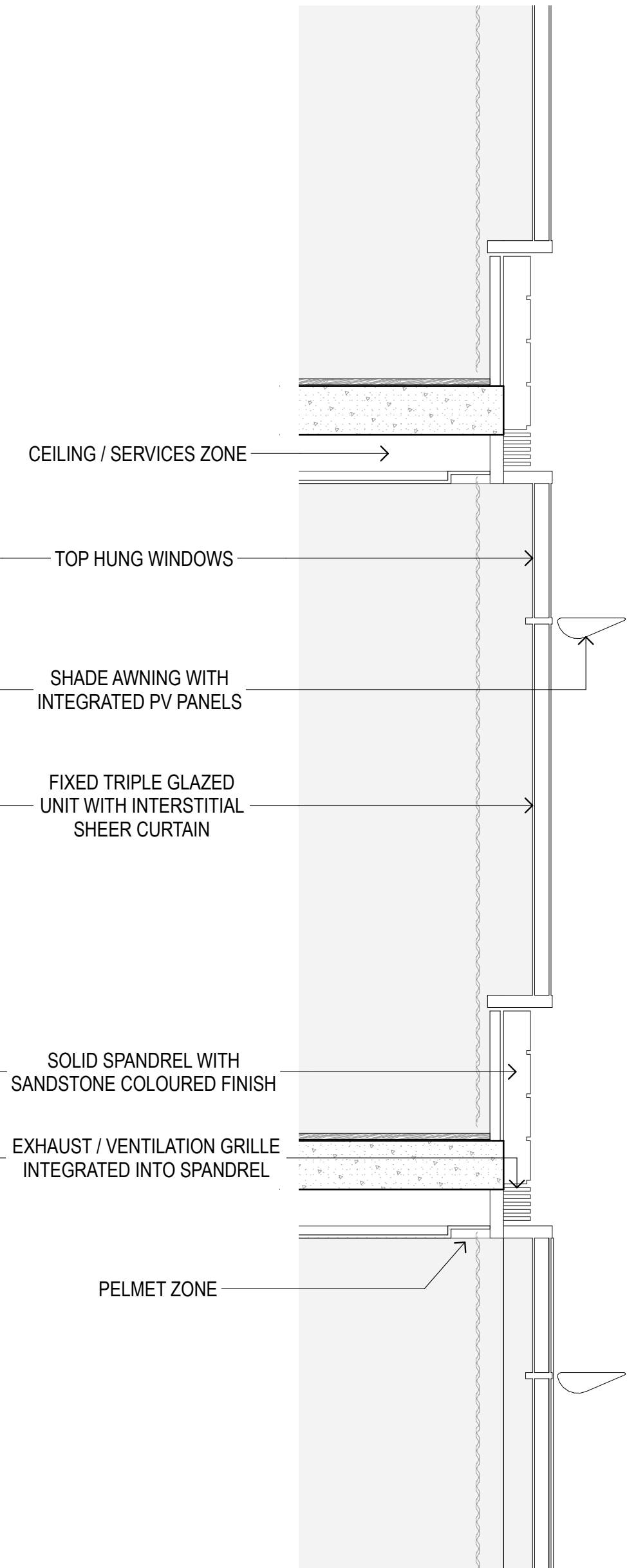
GENERAL NOTES

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

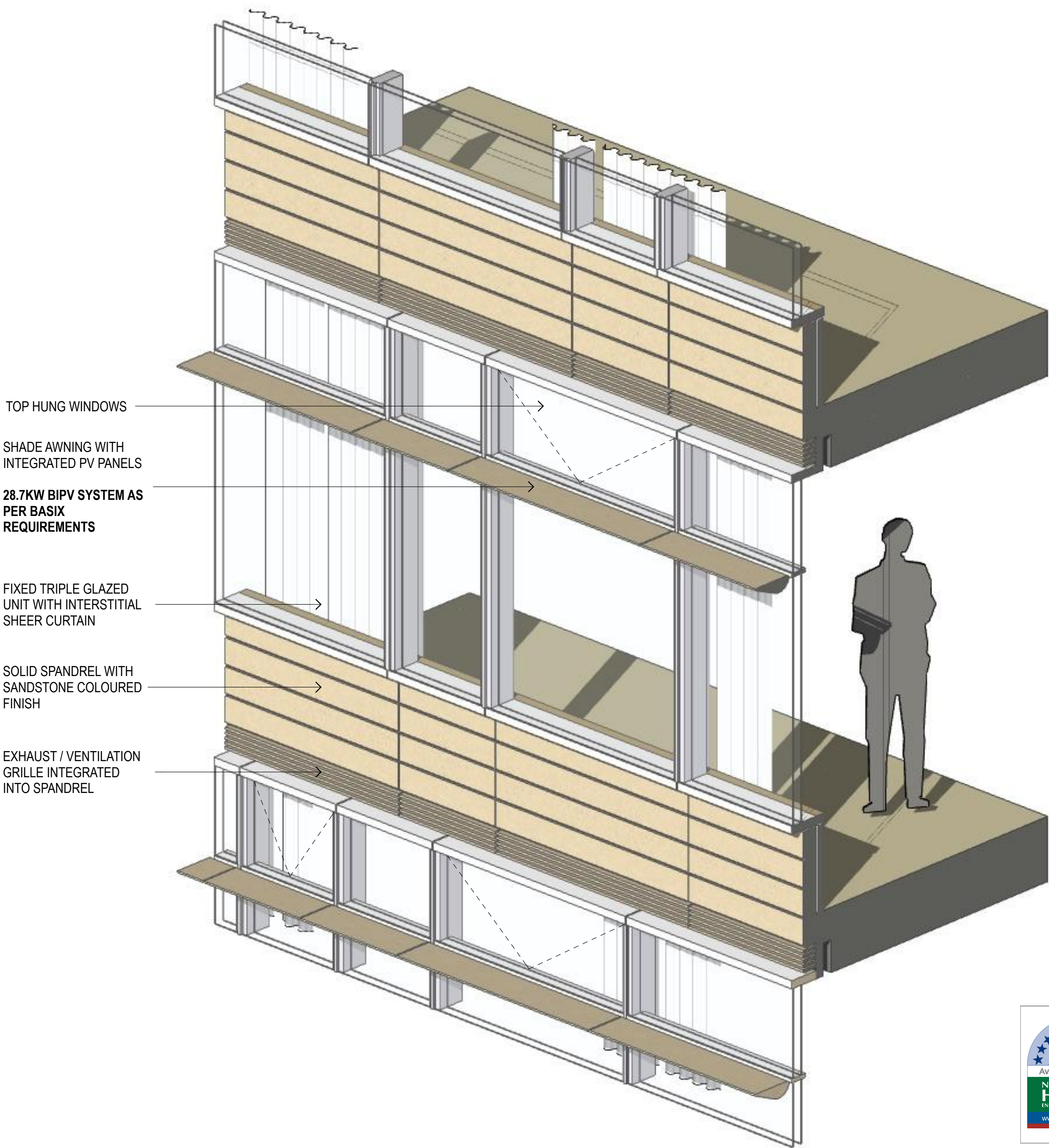
legend



1 ELEVATION Typical Elevation
1:20



2 SECTION Typical Section
1:20



3 3D VIEW Sectional Axonometric
1:20

8.0

Average star rating

NATIONWIDE
HOUSE
(Energy and Green Star)

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:
20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au

GAD1RM2336
Nicholas Asha
VIC/BDV161712
2 Aug 2018

https://www.fjmt.com.au/q
GAD1RM2336/2018

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by
chk			

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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Facade Details
Typical Tower Facade Details

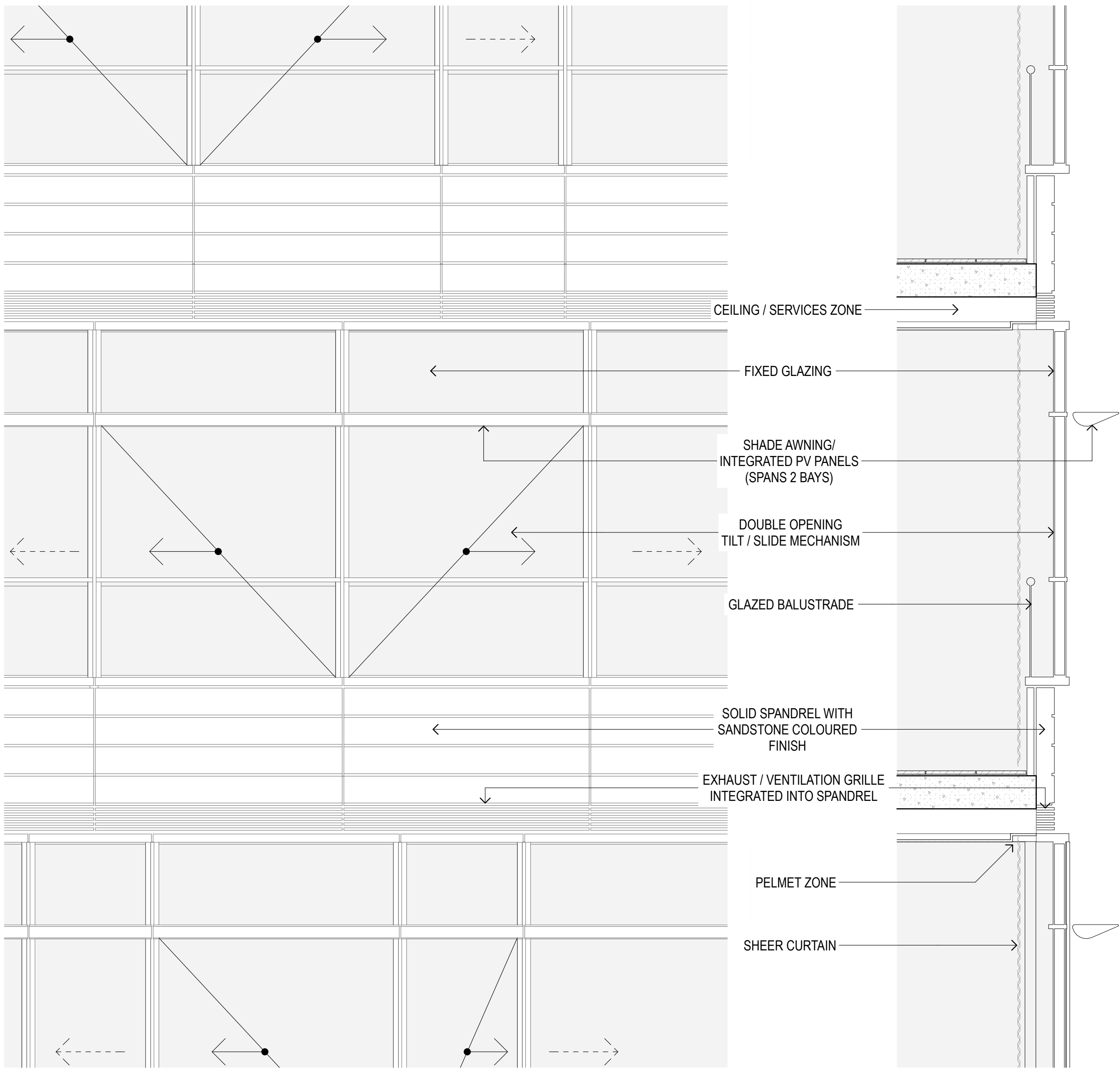
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project code	sheet no.	revision	
SM13	AF8300	DA01	



GENERAL NOTES

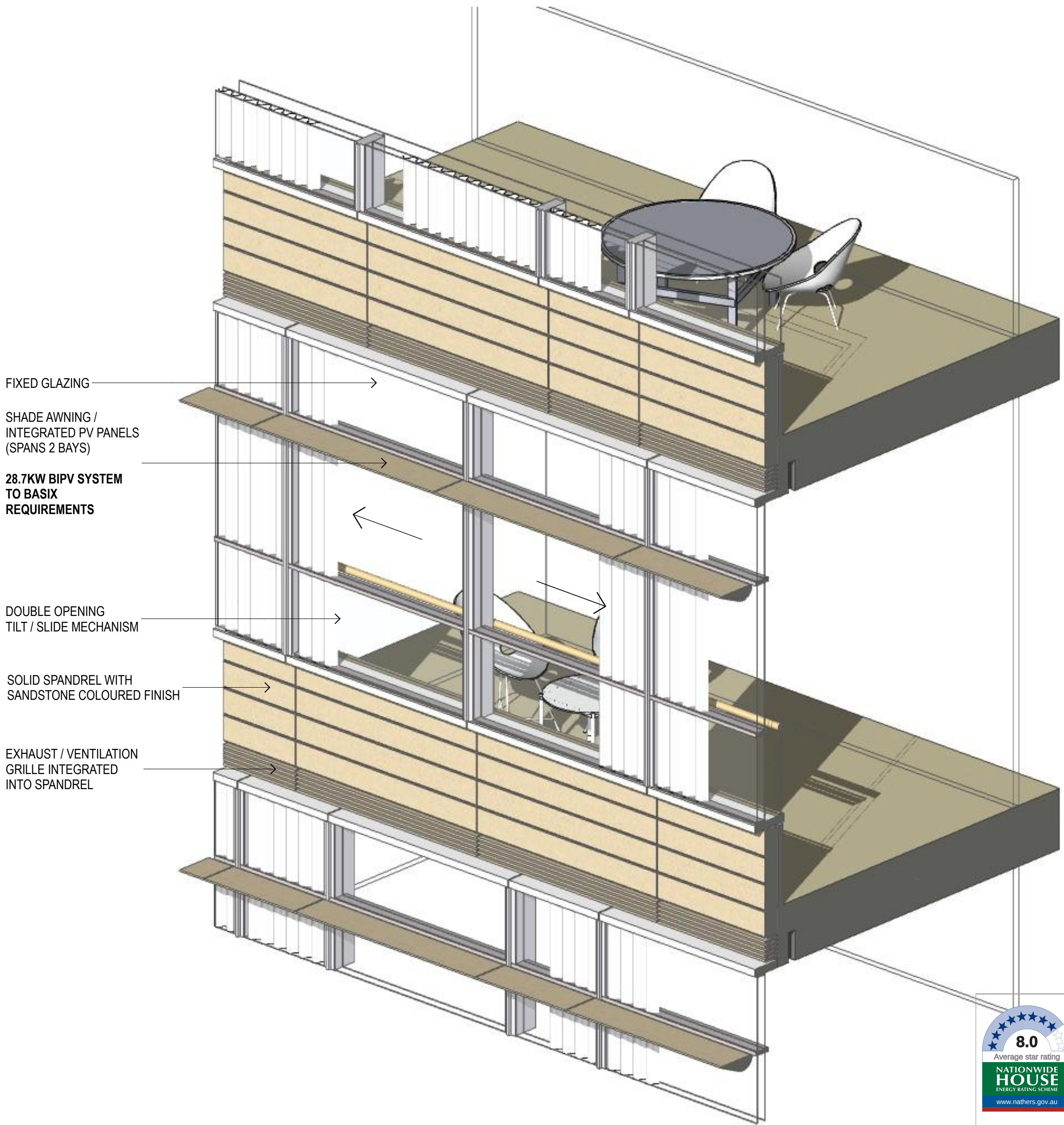
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend



1 ELEVATION Typical Elevation
1:20

2 SECTION Typical section
1:20



3 3D VIEW Sectional Axonometric
1:20



DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by
			chk

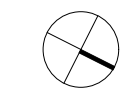
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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

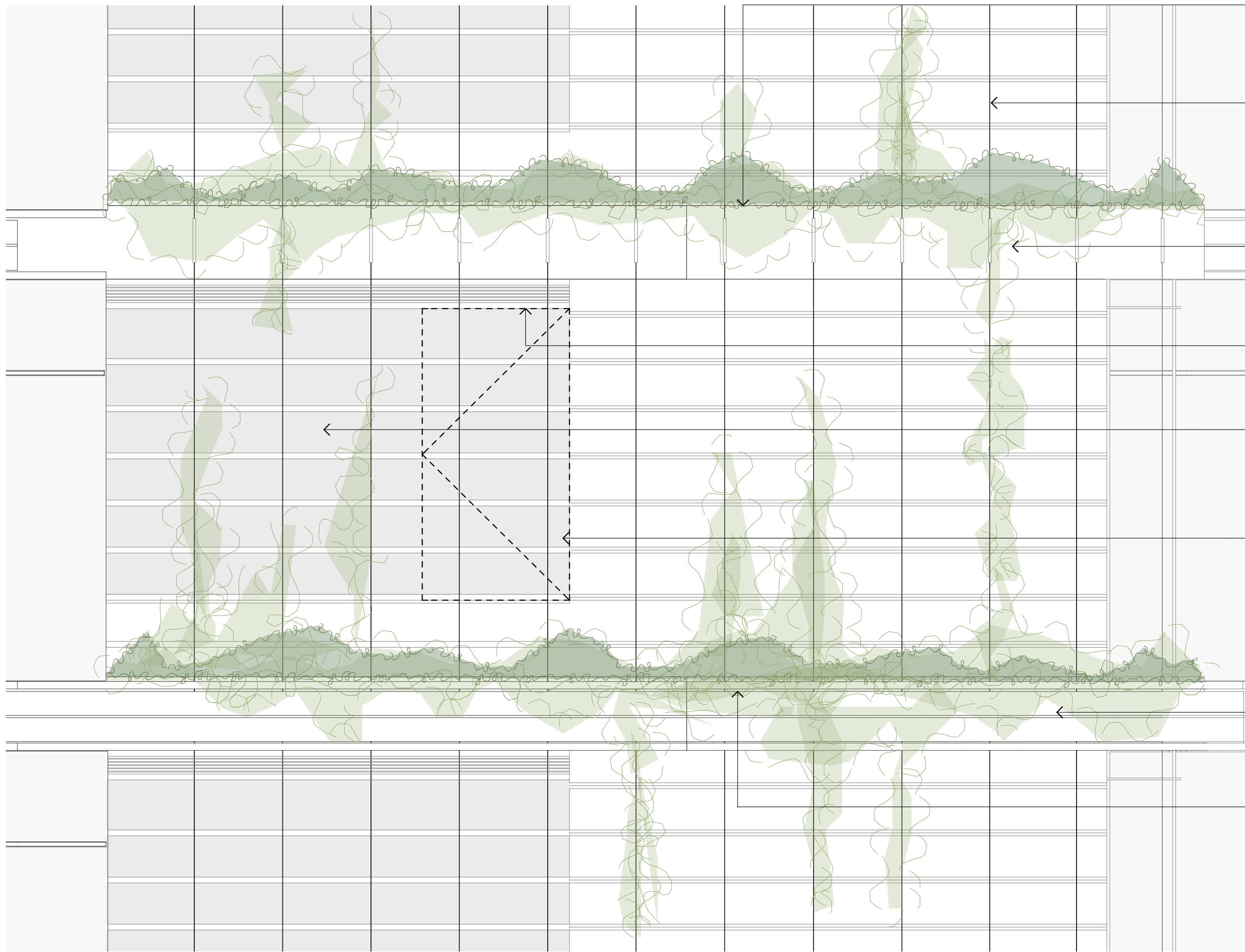
title
Facade Details
Typical Wintergarden Facade Details

scale	1:20 @ A1	first issued	2/11/18
project code	sheet no.	revision	
SM13	AF8301	DA01	

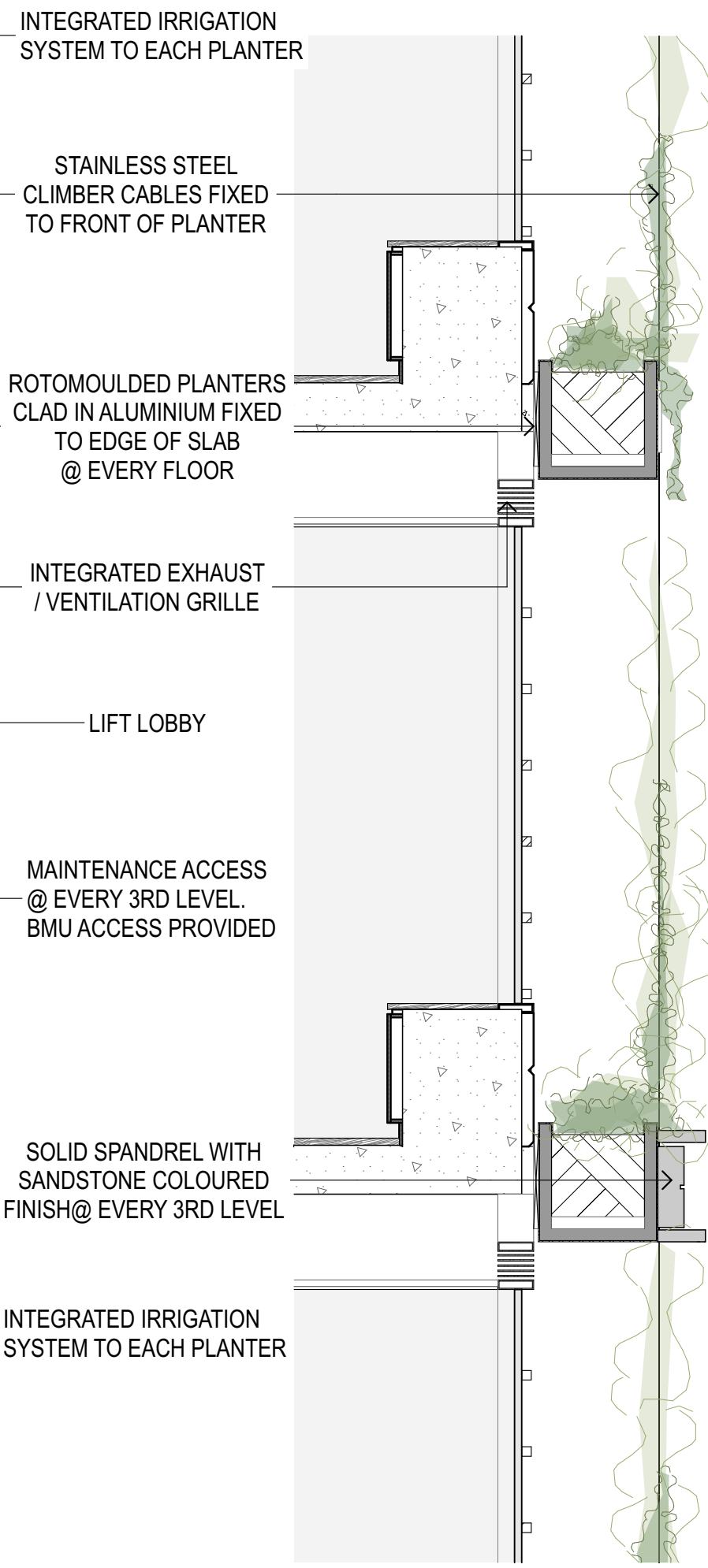


- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

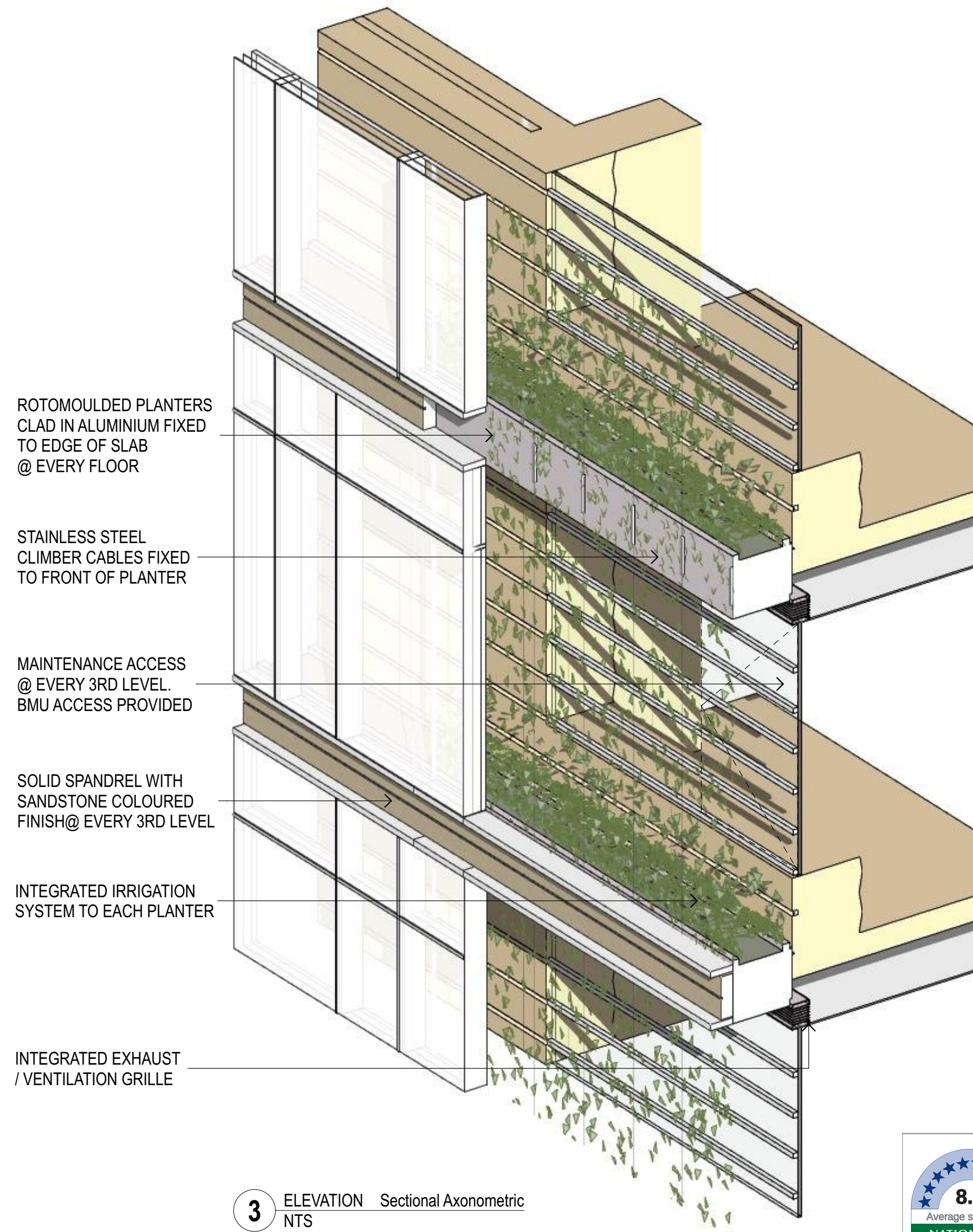
legend



1 ELEVATION Elevation
1:25



2 ELEVATION Section
1:25



3 ELEVATION Sectional Axonometric
NTS

8.0

Average star rating

NATIONWIDE

HOUSE

(nsw.vic.qld.south)

www.nathers.gov.au

Certificate Number: GAD1RM2336

Assessor Name: Nicholas Asha

Accreditation number: VIC/BDAVI161712

Certificate date: 2 Aug 2018

Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009

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https://www.nathers.gov.au/q

GAD1RM2336/GAD161712

DA01	2/11/18	Response to Submissions	JRS
rev	date	name	by
			chk

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Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

project
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title
Facade Details
Western Seam Planter Details

scale	1:25 @ A1	first issued	2/11/18
project code	sheet no.	revision	
SM13	AF8302	DA01	



APPENDIX E PHOTOVOLTAIC SYSTEM PLAN