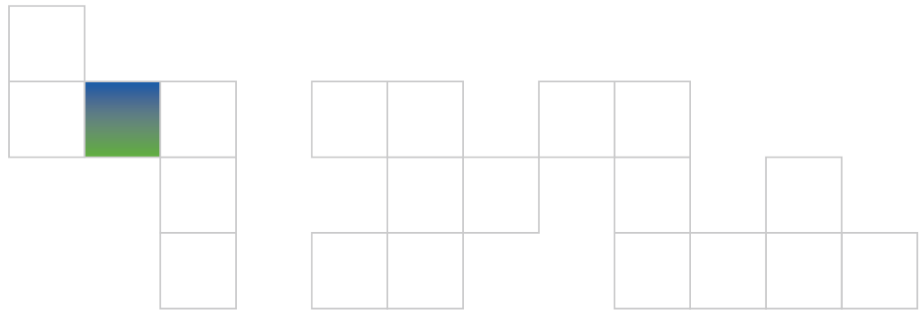


28 June 2018

CITIFY & BFC Pty Ltd
PO Box 576
Welland SA 5007



ATTENTION: MR J WILKINSON

REF: LCE13523-007

Dear Joel

**RESIDENTIAL DEVELOPMENT- 117 PROSPECT ROAD, PROSPECT.
NATHERS ASSESSMENT FOR BUILDING RULES CONSENT - REVISION A**

We provide the following Nationwide House Energy Rating Scheme (NatHERS) assessment for the proposed residential development at 117 Prospect Road, Prospect 5082.

Energy ratings for the apartments have been calculated using FirstRate5 computer software - version V5.2.8a (3.13) - formally approved as a House Energy Rating Software under the *Nationwide House Energy Rating Scheme (NatHERS) - Software Accreditation Protocol, June 2012*.

The following drawings have been used for the assessment:

- Documentation from Ferrone Architects – dated 22 June 2018 and 26 June 2018.

The key input data used in the model are given in the following table:

BUILDING ELEMENT	CONSTRUCTION DETAILS
General	
Exhaust Fans/ Rangehood	Sealed to outside air with self-closing damper in the following room types:- <ul style="list-style-type: none">KitchenBathroom/EnsuiteLaundry cupboard/room Ceiling penetrations with loss of insulation due to exhaust ductwork:- 300 x 300mm penetration maximum
Downlights	Insulation to ceiling/roof slabs to be installed above the downlights. Downlights to be IC-Rated (Insulation Contact). No loss of insulation due to downlights.
Gas Heater Flue	Ceiling penetrations with loss of insulation due to flue and clearance to insulation:- 300 x 300mm penetration maximum
External Shading	As per architectural drawings
Assumptions	All common area (foyers, stairwells) are non-conditioned spaces

Door Construction	
Apartment Entrance Doors	Weather stripped (as per part J3.4)
Glazing	
Windows and Glazed Doors	<p>Weather-Stripped (as per part J3.4)</p> <p>Window configuration as per Door and Window Schedule – WD.601</p>
Typical	<p><i>Aluminium frame – double-glazed – Clear</i></p> <p><i>Awning windows and Hinged Glazed doors (Group A)</i> <i>Total window system properties:</i></p> <ul style="list-style-type: none"> ▪ $U = 4.8 \text{ W/(m}^2\text{.K)}$ ▪ $\text{SHGC} = 0.51$ <p><i>Sliding doors and fixed windows (Group B)</i> <i>Total window system properties:</i></p> <ul style="list-style-type: none"> ▪ $U = 4.8 \text{ W/(m}^2\text{.K)}$ ▪ $\text{SHGC} = 0.59$
Skylights	<p><i>Aluminium Frame - Single glazed - clear</i> <i>Total System Properties</i></p> <ul style="list-style-type: none"> ▪ $U = 7.3 \text{ W/(m}^2\text{.K)}$ ▪ $\text{SHGC} = 0.79$
Floor	<i>Refer to Lucid insulation markup dated 27.06.18 - Appendix A</i>
Exposed below (ie. over carpark, balconies, unconditioned areas)	200mm Suspended concrete slab with R2.0 rigid board soffit insulation fixed hard to underside of ceiling slab (Kingspan K10 40mm or equivalent)
Intermediate Levels (ie. apartments above and below)	200mm Suspended concrete slab, no insulation requirement
Floor Coverings	<p>As per floorplans</p> <ul style="list-style-type: none"> ▪ Floating timber to living areas, kitchens and corridors ▪ Tiles to bathrooms and ensuites ▪ Carpet to bedrooms

Roof	<i>Refer to Lucid insulation markup dated 27.06.18 - Appendix A</i>
Level 4 (Top Floor)	Framed roof construction with double sided foil sarking (highly reflective on inner face and anti-glare on outer face) installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.
Framed Roof Above Intermediate Floors	Framed roof construction above 200mm Concrete Slab with R2.0 rigid board soffit insulation fixed hard to underside of ceiling slab (Kingspan K10 40mm or equivalent)
Balcony Above	200mm Concrete Slab with R2.0 rigid board soffit insulation fixed hard to underside of ceiling slab (Kingspan K10 40mm or equivalent)
Wall	<i>Refer to Lucid insulation markup dated 27.06.18 - Appendix A</i>
External walls (including apartment walls shared with common corridors, stairwells, ventilation risers, unconditioned rooms etc)	External Wall - 200mm Concrete 200mm Concrete with; 20mm Air Gap and 90mm high-density R2.5 Insulation Batts installed within 92mm Stud Frame cavity 10mm Plasterboard Lining
	External Wall - 150mm Concrete 150mm Concrete with; Insulation and finishing as per External Wall – 200mm Concrete .
	External Wall - Concrete with Clay Brick Veneer As per External Wall - 200mm Concrete with additional layer of 90mm clay brick
	External Wall - Metal Sheet Cladding (Surrounding Sliding door Levels 2-4) 2mm Steel Cladding 90mm high-density R2.5 Insulation Batts to be fitted within 92mm stud frame cavity 10mm Plasterboard
	External Wall - Double Stud Metal Sheet Cladding 1mm Steel Cladding 92mm Air Gap and 90mm high-density R2.5 Insulation Batts to be fitted within 92mm stud frame cavity 10mm Plasterboard
	Corridor Wall - 150mm Concrete 10mm Plasterboard 28mm Air Gap (Furring Channel) 150mm Concrete 70mm R2.0 Insulation Batts to be fitted within 70mm stud frame cavity 10mm Plasterboard
	Lift/Stairwell Wall – 200mm Concrete 200mm Concrete 70mm R2.0 Insulation Batts to be fitted within 70mm stud frame cavity 10mm Plasterboard

Party Walls	Concrete Party Wall 10mm Plasterboard 20mm Air Gap and 50mm Glass Wool R1.5 Insulation Batt fixed within 70mm stud frame cavity 200mm Concrete 20mm Air Gap and 50mm Glass Wool R1.5 Insulation Batt fixed within 70mm stud frame cavity 10mm Plasterboard
Internal partitions within apartments	Insulation in accordance with acoustic requirements. No thermal requirements.

Based on the architectural documentation and input data indicated above, the star ratings have been calculated and are presented in the following table:-

LEVEL	APT NO.	NET CONDITIONED FLOOR AREA	HEATING LOAD (MJ/m2)	COOLING LOAD (MJ/m2)	TOTAL ENERGY (MJ/m2)	STAR RATING
Ground	G01	85.3	47.2	25.9	73.1	6.9
Level 1	101	60.3	19	20.4	39.4	8.3
	102	72.5	34.7	14.4	49.1	7.9
	103	77.3	35.3	31.5	66.8	7.1
	104	78.6	48.3	29	77.3	6.7
	105	66.1	59.1	14.2	73.3	6.9
	106	69.2	57.3	13.8	71.1	6.9
	107	73.8	28	13.7	41.7	8.2
	108	61	30.2	38	68.2	7.1
	109	59.2	27.4	59.5	86.9	6.3
	110	63.7	16.5	20	36.5	8.4
Level 2	201	60.2	15.9	20.9	36.8	8.4
	202	72.8	16.7	15.7	32.4	8.5
	203	52.2	21.4	53.4	74.8	6.8
	204	53.3	21.9	51.8	73.7	6.9
	205	66	31.7	15.9	47.6	7.9
	206	69.2	30.6	15.5	46.1	7.9
	207	73.7	27.9	13.8	41.7	8.2
	208	61.2	31.1	42.3	73.4	6.9
	209	59.2	32.2	66.1	98.3	5.9
	210	63.6	15.9	20.2	36.1	8.4
Level 3	301	60.6	17.8	20.5	38.3	8.3
	302	98.6	23.1	29.5	52.6	7.7
	303	93.9	29.3	28.5	57.8	7.5
	304	69.1	33	15.8	48.8	7.9
	305	73.8	32.5	14.4	46.9	7.9
	306	46.1	39.7	61.6	101.3	5.8
	307	45.7	30.7	73	103.7	5.7
	308	63.6	19.9	20.5	40.4	8.2

level 4	401	131.8	34.1	49.6	83.7	6.4
	402	143	41.4	51.7	93.1	6.1
	403	101.1	45.7	50.9	96.6	5.9
	404	94.2	32.3	50.2	82.5	6.5

The 2016 National Construction Code requires that the apartments individually achieve a rating of not less than 5.0 stars and collectively achieve an average rating of not less than 6.0 stars.

Based on the architectural drawings and the input data listed above, the assessment demonstrates that:

- Each apartment achieves a rating of not less than 5.0 stars.
- The building achieves an average rating of 7.2 stars, which exceeds the minimum requirement of 6.0 stars.

Therefore, the proposed residential building complies with NCC 2016 Volume One J0.2 (a) Deemed-to-satisfy provisions.

Regards,

LUCID CONSULTING AUSTRALIA



MATT CUPPLEDITCH
Sustainability Engineer

ATTACHMENTS: Appendix A – 13523 NatHERS Insulation Markup 27.06.2018

APPENDIX A – INSULATION MARKUP

THIS DRAWING IS TO BE READ IN
CONJUNCTION WITH ALL OTHER DRAWINGS,
DOCUMENTATION, SCHEDULES AND
SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL
PLAN AND SITE SET OUT DIMENSIONS
PRIOR TO COMMENCEMENT OF
CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN
PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR
LEVELS INDICATED ARE APPROXIMATE
ONLY AND ARE TO BE CONFIRMED ON SITE

ALL FLASHING, MEMBRANES AND TIES
WHERE REQUIRED SHALL BE IN
ACCORDANCE WITH THE NCC

STAIRS TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE NCC AT MAXIMUM 18 RISERS TO EACH FLIGHT. STAIRS TO HAVE A NON-SLIP FINISH OR SUITABLE NON-SKID STRIP

BALUSTRADE TO COMPLY WITH NCC PART 3.9.2 WITH HEIGHT NO LESS THAN 900mm ABOVE STAIR TREAD NOSING AND NO LESS THAN 1050mm ABOVE FINISHED FLOOR OR BALCONY

ALL OPEN-ABLE UPPER LEVEL WINDOWS
LESS THAN 1.7m FROM UPPER FFL MUST BE
RESTRICT TO NOT ALLOW OPENING
GREATER THAN 125mm

PROVIDE OBSCURE GLAZING TO WET AREA
WINDOWS - BATHROOM, ENSUITE, WC, ETC.
(WHERE SHOWN DOTTED)

SMOKE ALARM SYSTEM TO COMPLY WITH
AS3786 ALL TO BE INTERCONNECTED AND
POWERED FROM THE CONSUMER MAINS
SOURCE WITH 9V BATTERY BACKUP

SMOKE DETECTION SYSTEM TO COMPLY WITH AS1670 AND THE NCC REQUIREMENTS

ALL EXHAUST FANS TO BE VENTED TO
OUTSIDE

LATCH DEVICE AND OPERATION OF ALL
REQUIRED EXIT DOORS, OR IN THE PATH
OF TRAVEL TO A REQUIRED EXIT, TO BE
SELECTED & INSTALLED IN ACCORDANCE
WITH NCC-D2.21

WC TOILET TO ALLOW FOR OUTWARD
OPENING OF DOOR OR PROVIDE
REMOVABLE HINGES TO WC TOILET DOOR

ALL WATERPROOFING TO WET AREAS BE IN
ACCORDANCE WITH AS3740-2004

EARLY FIRE HAZARD INDICES OF WALL, FLOOR, CEILING LININGS AND AIR-CONDITIONING DUCTWORK TO COMPLY WITH CLAUSE C1.10 OF THE NCC

REFER TO ENGINEERS DESIGN,
DOCUMENTATION, CALCULATION AND
SPECIFICATION FOR STRUCTURAL,
ELECTRICAL, HYDRAULIC AND CIVIL
DETAILS (IF APPLICABLE)

ANY DISCREPANCIES IN DOCUMENTS
AND/OR ON SITE TO BE REPORTED TO THE
ARCHITECT BEFORE ANY WORK IS
COMMENCED

ALL EXHAUST FANS TO BE VENTED TO THE OUTSIDE









SITWORKS, DRAINAGE AND LEVELS TO BE AS PER ENGINEERS DESIGN AND DETAIL

BUILDER TO CHECK AND CONFIRM ALL
DIMENSIONS PRIOR TO COMMENCEMENT
OF CONSTRUCTION

FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
DP	DOWNPIPE
FFL	FINISHED FLOOR LEVEL
CL	CEILING LEVEL

REFER TO FINISHES SCHEDULE
(IF APPLICABLE)

WALL TYPE WALL LINING TYPE WALL FINISH

- ①  200mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ②  150mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ③  200mm PRE CAST CONCRETE PANEL WITH
70mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS WITH
12mm CAVITY (CSR 779 SYSTEM)
- LINING AS PER LEGEND
- 75mm GW PARTITION INSULATION BATTS
(11kg) MINIMUM
- ④  150mm PRE CAST CONCRETE PANEL WITH
90mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS WITH
12mm CAVITY
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ⑤  90mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS
(SPACING TO SUIT LINING MATERIAL & RADIUS
OF CURVATURE)
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ⑥  70mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ⑦  RECLAIMED RED CLAY BRICK WORK
- ⑧  VERTICAL ALUMINIUM SLATTED SCREEN

- NO LINING
- A 13mm FLUSH PLASTERBOARD
- B 10mm FLUSH PLASTERBOARD
- C 10mm FLUSH PLASTERBOARD ON 28mm RONDO FURRING CHANNELS AT 600mm CTS
- D 10mm 'AQUACHEK' FLUSH JOINTED
- E COLORBOND VERTICAL CLADDING INSTALLED STRICTLY TO MANUFACTURER'S RECOMMENDATION

P	PAIN T COLOUR REFERENCE NUMBER, COLOUR AS SPECIFIED
T	WALL TILES REFERENCE NUMBER. PAINT OTHER SURFACES AS PER SCHEDULE.
PF	PRE FINISHED
R	HIGH-BUILD ACRYLIC TEXTURE-COATING, DULUX 'ACRA-TEX', TRÖVEL FINISHED - MINIMUM 2mm THICKNESS

NOTE: REFER TO ENERGY ASSESSMENT REPORT
FOR INSULATION SIZE REQUIREMENTS

2	31.05.18	FOR PRELIMINARY REVIEW	DF
REV	DATE	COMMENT	DRN



C I T I F Y

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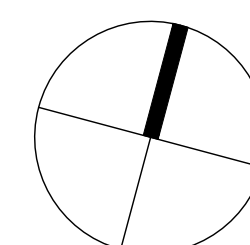
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CLIENT:
CITIFY & BFC PTY LTD
ADDRESS:
117 PROSPECT ROAD
PROSPECT SA 5082
PROJECT:
THE WILLCOX APARTMENTS

SHEET TITLE:
BASEMENT FLOOR PLAN

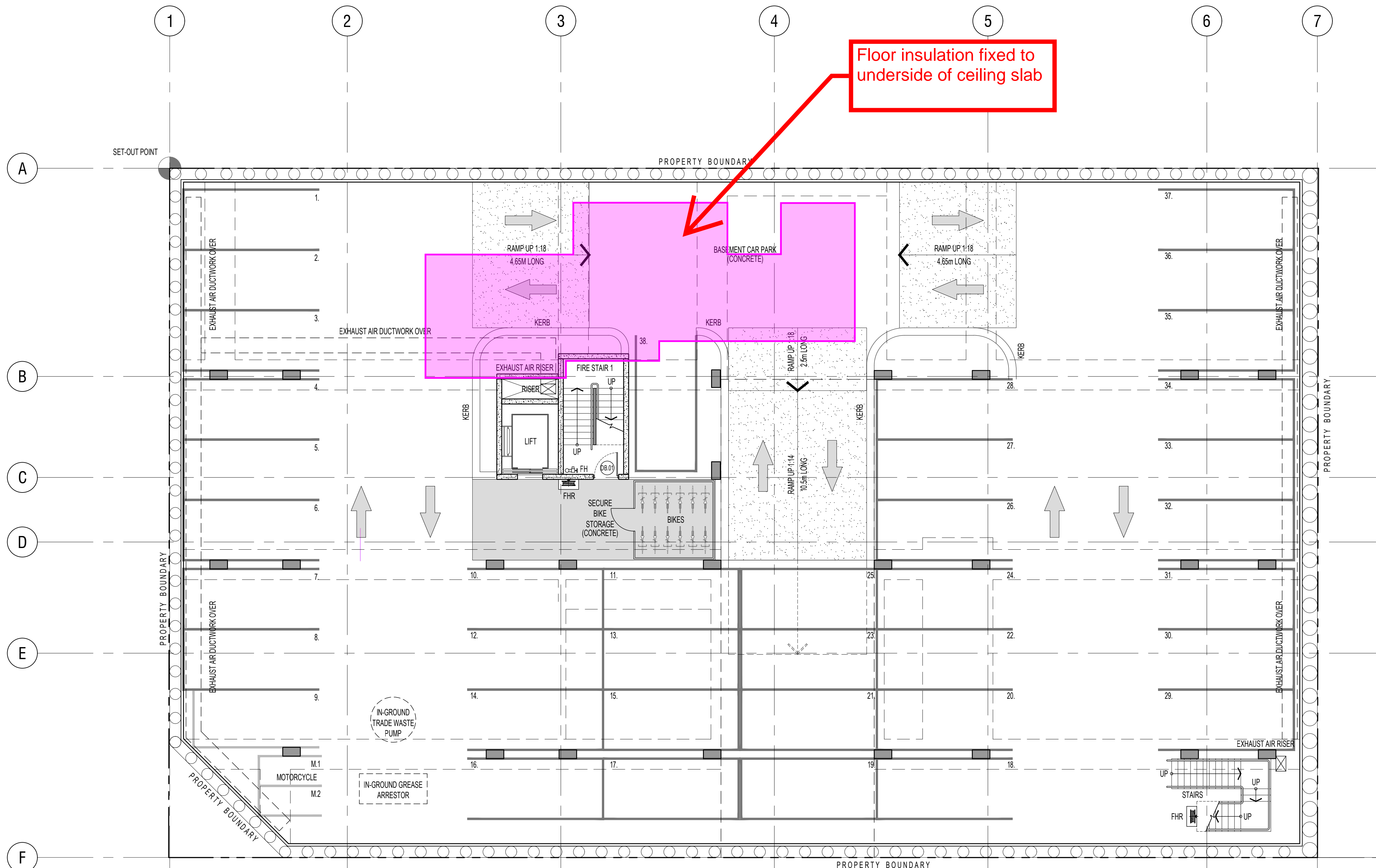
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DRAWN: DF	CHECKED:
SCALE: 1:100	PAPER: A1
DRAWING NO. WD 101	REVISION: 3



ORIGINAL DRAWING - A1 SIZE SHEET
SCALE 1:100

METRES

0 1 2 3 4 5 10



Floor Insulation:
40mm R2.0 rigid soffit board insulation fixed to underside of slab.

Roof/ Ceiling insulation :
Double sided reflective foil sarking (highly reflective on inner face and anti-glare on outer face)
installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.

Roof/ Ceiling for intermediate floors :
40mm R2.0 rigid soffit board insulation fixed to underside of ceiling slab.

External Wall insulation:
90mm R2.5 glass-wool insulation fixed within 92mm stud frame and plasterboard lining

Partition Wall Insulation:
Insulation as per acoustic requirement, R1.5 each side of partition.

Corridor/Stairwell/Lift Wall Insulation
75mm R2.0 glass-wool insulation fixed within 70mm stud frame and plasterboard lining

BASEMENT FLOOR PLAN

SCALE 1:100

13523 Willcox
LUCID
Insulation Markup
27.06.2018

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL FLASHING, MEMBRANES AND TIES WHERE REQUIRED SHALL BE IN ACCORDANCE WITH THE NCC

STAIRS TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE NCC AT MAXIMUM 18 RISERS TO EACH FLIGHT. STAIRS TO HAVE A NON-SLIP FINISH OR SUITABLE NON-SKID STRIP

BALUSTRADE TO COMPLY WITH NCC PART 3.9.2 WITH HEIGHT NO LESS THAN 900mm ABOVE STAIR TREAD NOSING AND NO LESS THAN 1050mm ABOVE FINISHED FLOOR OR BALCONY

ALL OPEN-ABLE UPPER LEVEL WINDOWS LESS THAN 1.7m FROM UPPER FFL MUST BE RESTRICT TO NOT ALLOW OPENING GREATER THAN 125mm

PROVIDE OBSCURE GLAZING TO WET AREA WINDOWS - BATHROOM, ENSUITE, WC, ETC. (WHERE SHOWN DOTTED)

SMOKE ALARM SYSTEM TO COMPLY WITH AS3786 ALL TO BE INTERCONNECTED AND POWERED FROM THE CONSUMER MAINS SOURCE WITH 9V BATTERY BACKUP

SMOKE DETECTION SYSTEM TO COMPLY WITH AS1670 AND THE NCC REQUIREMENTS

ALL EXHAUST FANS TO BE VENTED TO OUTSIDE

LATCH DEVICE AND OPERATION OF ALL REQUIRED EXIT DOORS, OR IN THE PATH OF TRAVEL TO A REQUIRED EXIT, TO BE SELECTED & INSTALLED IN ACCORDANCE WITH NCC-D2.1

WC TOILET TO ALLOW FOR OUTWARD OPENING OF DOOR OR PROVIDE REMOVABLE HINGES TO WC TOILET DOOR

ALL WATERPROOFING TO WET AREAS BE IN ACCORDANCE WITH AS3740-2004

EARLY FIRE HAZARD INDICES OF WALL, FLOOR, CEILING LININGS AND AIR-CONDITIONING DUCTWORK TO COMPLY WITH CLAUSE C1.10 OF THE NCC

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS COMMENCED

ALL EXHAUST FANS TO BE VENTED TO THE OUTSIDE

SITEWORKS, DRAINAGE AND LEVELS TO BE AS PER ENGINEERS DESIGN AND DETAIL

BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

LEGEND

WC WATER CLOSET (TOILET)
SH SHOWER
HR HANDRAILS
B BENCHTOP
F FRIDGE
DW DISHWASHER
HP HOT PLATE
WO WALL OVEN
OHC OVERHEAD CUPBOARDS
RH RANGE HOOD
WM WASHING MACHINE
SD SLIDING DOOR
CSD CAVITY SLIDING DOOR
STD STACKER DOOR
A/C AIR CONDITIONER
FG FIXED GLASS
BAL BALUSTRADE
DP DOWNPIPE
FH FIRE HYDRANT
FHR FIRE HOSE REEL
BOL BOLLARD
FLL FINISHED FLOOR LEVEL
CL CEILING LEVEL

WALL LEGEND

REFER TO FINISHES SCHEDULE (IF APPLICABLE)

WALL TYPES

- 1 200mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 2 150mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 3 200mm PRE CAST CONCRETE PANEL WITH 70mm STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS WITH 12mm CAVITY (CSR T79 SYSTEM)
- LINING AS PER LEGEND
- 75mm GW PARTITION INSULATION BATTS (11kg) MINIMUM
- 4 150mm PRE CAST CONCRETE PANEL WITH 90mm STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS WITH 12mm CAVITY
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 5 90mm STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS (SPACING TO SUIT LINING MATERIAL & RADIUS OF CURVATURE)
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 6 70mm STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 7 RECLAIMED RED CLAY BRICK WORK
- 8 VERTICAL ALUMINIUM SLATED SCREEN

WALL LINING TYPES

- NO LINING
- A 13mm FLUSH PLASTERBOARD
- B 10mm FLUSH PLASTERBOARD
- C 10mm FLUSH PLASTERBOARD ON 28mm RONDO FURRING CHANNELS AT 600mm CTS
- D 10mm 'AQUACHEK', FLUSH JOINTED
- E COLORBOND VERTICAL CLADDING INSTALLED STRICTLY TO MANUFACTURER'S RECOMMENDATION

WALL COATING TYPES

- P PAINT COLOUR REFERENCE NUMBER, COLOUR AS SPECIFIED
- T WALL TILES REFERENCE NUMBER. PAINT OTHER SURFACES AS PER SCHEDULE.
- PF PRE FINISHED
- R HIGH-BUILD ACRYLIC TEXTURE-COATING, DULUX 'ACRA-TEX', TROWEL FINISHED - MINIMUM 2mm THICKNESS

NOTE: REFER TO ENERGY ASSESSMENT REPORT FOR INSULATION SIZE REQUIREMENTS

3	18.03.18	FOR PRELIMINARY REVIEW	OF
REV	DATE	COMMENT	OWN



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PRELIMINARY

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CITIFY & BFC PTY LTD
ADDRESS
117 PROSPECT ROAD
PROSPECT SA 5082
PROJECT
THE WILLCOX APARTMENTS

SHEET TITLE
LEVEL 2
FLOOR PLAN

JOB REF
18.CITI

DRAWN
DF

SCALE
1:100

DRAWING NO
WD.103

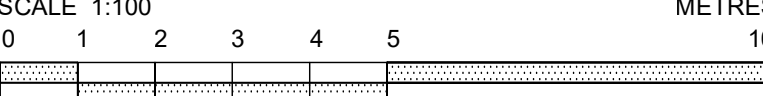
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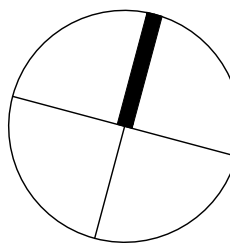
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REVISION
3

ORIGINAL DRAWING - A1 SIZE SHEET
SCALE: 1:100



METRES



Legend

Floor Insulation:
40mm R2.0 rigid soffit board insulation fixed to underside of slab.

Roof/ Ceiling insulation :
Double sided reflective foil sarking (highly reflective on inner face and anti-glare on outer face) installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.

Roof/ Ceiling for intermediate floors :
40mm R2.0 rigid soffit board insulation fixed to underside of ceiling slab.

External Wall insulation:
90mm R2.5 glass-wool insulation fixed within 92mm stud frame and plasterboard lining

Partition Wall Insulation:
Insulation as per acoustic requirement, R1.5 each side of partition.

Corridor/Stairwell/Lift Wall Insulation
75mm R2.0 glass-wool insulation fixed within 70mm stud frame and plasterboard lining

LEVEL 2 - FLOOR PLAN
SCALE 1:100

13523 Willcox
LUCID
Insulation Markup
27.06.2018

THIS DRAWING IS TO BE READ IN
CONJUNCTION WITH ALL OTHER DRAWINGS,
DOCUMENTATION, SCHEDULES AND
SPECIFICATIONS

WRITTEN DIMENSION TO BE TAKEN IN
PREFERENCE TO SCALE

ALL FLASHING, MEMBRANES AND TIES
WHERE REQUIRED SHALL BE IN
ACCORDANCE WITH THE NCC

STAIRS TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE NCC AT MAXIMUM 18 RISERS TO EACH FLIGHT. STAIRS TO HAVE A NON-SLIP FINISH OR SUITABLE NON-SKID STRIP

BALUSTRADE TO COMPLY WITH NCC PART 3.9.2 WITH HEIGHT NO LESS THAN 900mm ABOVE STAIR TREAD NOSING AND NO LESS THAN 1050mm ABOVE FINISHED FLOOR OR BALCONY

ALL OPEN-ABLE UPPER LEVEL WINDOWS
LESS THAN 1.7m FROM UPPER FFL MUST BE
RESTRICT TO NOT ALLOW OPENING
GREATER THAN 125mm

PROVIDE OBSCURE GLAZING TO WET AREA
WINDOWS - BATHROOM, ENSUITE, WC, ETC.
(WHERE SHOWN DOTTED)

SMOKE ALARM SYSTEM TO COMPLY WITH
AS3786 ALL TO BE INTERCONNECTED AND
POWERED FROM THE CONSUMER MAINS
SOURCE WITH 9V BATTERY BACKUP

SMOKE DETECTION SYSTEM TO COMPLY WITH AS1670 AND THE NCC REQUIREMENTS

ALL EXHAUST FANS TO BE VENTED TO OUTSIDE

LATCH DEVICE AND OPERATION OF ALL
REQUIRED EXIT DOORS, OR IN THE PATH
OF TRAVEL TO A REQUIRED EXIT, TO BE
SELECTED & INSTALLED IN ACCORDANCE
WITH NCC-D2.21

WC TOILET TO ALLOW FOR OUTWARD
OPENING OF DOOR OR PROVIDE
REMOVABLE HINGES TO WC TOILET DOOR

ALL WATERPROOFING TO WET AREAS BE IN
ACCORDANCE WITH AS3740-2004

EARLY FIRE HAZARD INDICES OF WALL, FLOOR, CEILING LININGS AND AIR-CONDITIONING DUCTWORK TO COMPLY WITH CLAUSE C1.10 OF THE NCC

REFER TO ENGINEERS DESIGN,
DOCUMENTATION, CALCULATION AND
SPECIFICATION FOR STRUCTURAL,
ELECTRICAL, HYDRAULIC AND CIVIL
DETAILS (IF APPLICABLE)

ANY DISCREPANCIES IN DOCUMENTS
AND/OR ON SITE TO BE REPORTED TO THE
ARCHITECT BEFORE ANY WORK IS
COMMENCED

ALL EXHAUST FANS TO BE
VENTED TO THE OUTSIDE









SITWORKS, DRAINAGE AND LEVELS TO BE
AS PER ENGINEERS DESIGN AND DETAIL

BUILDER TO CHECK AND CONFIRM ALL
DIMENSIONS PRIOR TO COMMENCEMENT
OF CONSTRUCTION

WC	WATER CLOSET (TOILET)
SH	SHOWER
HR	HANDRAILS
B	BENCHTOP
F	FRIDGE
DW	DISHWASHER
HP	HOT PLATE
WO	WALL OVEN
OHC	OVERHEAD CUPBOARDS
RH	RANGE HOOD
WM	WASHING MACHINE
SD	SLIDING DOOR
CSD	CAVITY SLIDING DOOR
STD	STACKER DOOR
A/C	AIR CONDITIONER
FG	FIXED GLASS
BAL	BALUSTRADE
DP	DOWNPIPE
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
BOL	BOLLARD
FFL	FINISHED FLOOR LEVEL
CL	CEILING LEVEL

REFER TO FINISHES SCHEDULE
(IF APPLICABLE)

WALL TYPE WALL LINING TYPE WALL FINISH

- ①  200mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ②  150mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ③  200mm PRE CAST CONCRETE PANEL WITH
70mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS WITH
12mm CAVITY (CSR 179 SYSTEM)
- LINING AS PER LEGEND
- 75mm GW PARTITION INSULATION BATTS
(11kg) MINIMUM
- ④  150mm PRE CAST CONCRETE PANEL WITH
90mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS WITH
12mm CAVITY
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ⑤  90mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS
(SPACING TO SUIT LINING MATERIAL & RADIUS
OF CURVATURE)
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ⑥  70mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ⑦  RECLAIMED RED CLAY BRICK WORK
- ⑧  VERTICAL ALUMINIUM SLATTED SCREEN

- NO LINING
- A 13mm FLUSH PLASTERBOARD
- B 10mm FLUSH PLASTERBOARD
- C 10mm FLUSH PLASTERBOARD ON 28mm RONDO FURRING CHANNELS AT 600mm CTS
- D 10mm 'AQUACHEK', FLUSH JOINTED
- E COLORBOND VERTICAL CLADDING INSTALLED STRICTLY TO MANUFACTURER'S RECOMMENDATION

P PAINT COLOUR REFERENCE NUMBER, COLOUR AS SPECIFIED

T WALL TILES REFERENCE NUMBER, PAINT OTHER SURFACES AS PER SCHEDULE.

PF PRE FINISHED

R HIGH-BUILD ACRYLIC TEXTURE-COATING, DULUX 'ACRA-TEX', TROWEL FINISHED
- MINIMUM 2mm THICKNESS

NOTE: REFER TO ENERGY ASSESSMENT REPORT
FOR INSULATION SIZE REQUIREMENTS

3	31.05.18	FOR PRELIMINARY REVIEW	DF
REV	DATE	COMMENT	DRN



C I T I F Y

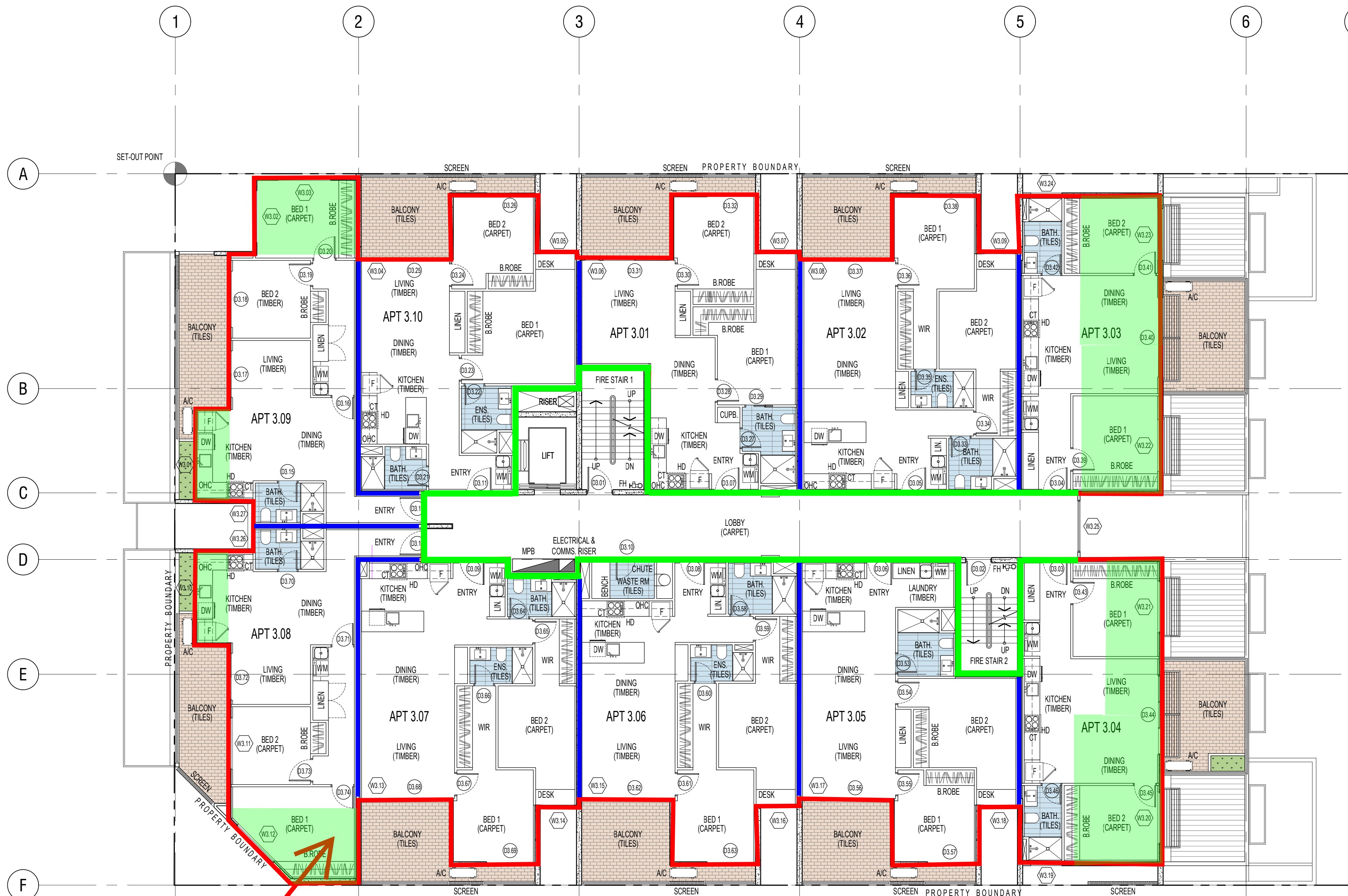
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CLIENT:
CITYFIB & BFC PTY LTD
ADDRESS:
117 PROSPECT ROAD
PROSPECT SA 5082
PROJECT:
THE WILLCOX APARTMENTS

SHEET TITLE:
**LEVEL 3
FLOOR PLAN**

JOB REF: 18.CITI	DATE: MARCH 2018
DRAWN: DF	CHECKED: DF
SCALE: 1:100	PAPER: A1
DRAWING NO. WD.104	REVISION: 3



Floor Insulation:
40mm R2.0 rigid soffit board insulation fixed to underside of slab.

Roof/ Ceiling insulation :
Double sided reflective foil sarking (highly reflective on inner face and anti-glare on outer face)
installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.

Roof/ Ceiling for intermediate floors :
40mm R2.0 rigid soffit board insulation fixed to underside of ceiling slab.

External Wall insulation:
90mm R2.5 glass-wool insulation fixed within 92mm stud frame and plasterboard lining

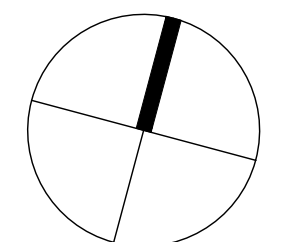
Partition Wall Insulation:
Insulation as per acoustic requirement, R1.5 each side of partition.

Corridor/Stairwell/Lift Wall Insulation
75mm R2.0 glass-wool insulation fixed within 70mm stud frame and plasterboard lining

Roof insulation fixed to underside of ceiling slab

LEVEL 3 - FLOOR PLAN

13523 Willcox
LUCID
Insulation Markup
27.06.2018



ORIGINAL DRAWING - A1 SIZE SHEET
SCALE 1:100

METRES
10

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL FLASHING, MEMBRANES AND TIES WHERE REQUIRED SHALL BE IN ACCORDANCE WITH THE NCC

STAIRS TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE NCC AT MAXIMUM 18 RISERS TO EACH FLIGHT. STAIRS TO HAVE A NON-SLIP FINISH OR SUITABLE NON-SKID STRIP

BALUSTRADE TO COMPLY WITH NCC PART 3.9.2 WITH HEIGHT NO LESS THAN 900mm ABOVE STAIR TREAD NOSING AND NO LESS THAN 1050mm ABOVE FINISHED FLOOR OR BALCONY

ALL OPEN-ABLE UPPER LEVEL WINDOWS LESS THAN 1.7m FROM UPPER FFL MUST BE RESTRICT TO NOT ALLOW OPENING GREATER THAN 125mm

PROVIDE OBSCURE GLAZING TO WET AREA WINDOWS - BATHROOM, ENSUITE, WC, ETC. (WHERE SHOWN DOTTED)

SMOKE ALARM SYSTEM TO COMPLY WITH AS3786 ALL TO BE INTERCONNECTED AND POWERED FROM THE CONSUMER MAINS SOURCE WITH 9V BATTERY BACKUP

SMOKE DETECTION SYSTEM TO COMPLY WITH AS1670 AND THE NCC REQUIREMENTS

ALL EXHAUST FANS TO BE VENTED TO OUTSIDE

LATCH DEVICE AND OPERATION OF ALL REQUIRED EXIT DOORS, OR IN THE PATH OF TRAVEL TO A REQUIRED EXIT, TO BE SELECTED & INSTALLED IN ACCORDANCE WITH NCC-D2.21

WC TOILET TO ALLOW FOR OUTWARD OPENING OF DOOR OR PROVIDE REMOVABLE HINGES TO WC TOILET DOOR

ALL WATERPROOFING TO WET AREAS BE IN ACCORDANCE WITH AS3740-2004

EARLY FIRE HAZARD INDICES OF WALL, FLOOR, CEILING LININGS AND AIR-CONDITIONING DUCTWORK TO COMPLY WITH CLAUSE C1.10 OF THE NCC

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK IS COMMENCED

ALL EXHAUST FANS TO BE VENTED TO THE OUTSIDE

SITEWORKS, DRAINAGE AND LEVELS TO BE AS PER ENGINEERS DESIGN AND DETAIL

BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

LEGEND

WC WATER CLOSET (TOILET)
SH SHOWER
HR HANDRAILS
B BENCHTOP
F FRIDGE
DW DISHWASHER
HP HOT PLATE
WO WALL OVEN
OHC OVERHEAD CUPBOARDS
RH RANGE HOOD
WM WASHING MACHINE
SD SLIDING DOOR
CSD CAVITY SLIDING DOOR
STD STACKER DOOR
A/C AIR CONDITIONER
FG FIXED GLASS
BAL BALUSTRADE
DP DOWNPIPE
FH FIRE HYDRANT
FHR FIRE HOSE REEL
BOL BOLLARD
FFL FINISHED FLOOR LEVEL
CL CEILING LEVEL

WALL LEGEND

REFER TO FINISHES SCHEDULE (IF APPLICABLE)

WALL TYPES

- 1 200mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 2 150mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 3 200mm PRE CAST CONCRETE PANEL WITH 70mm STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS WITH 12mm CAVITY (CSR T79 SYSTEM)
- LINING AS PER LEGEND
- 75mm GW PARTITION INSULATION BATTS (11kg) MINIMUM
- 4 150mm PRE CAST CONCRETE PANEL WITH 90mm STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS WITH 12mm CAVITY
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 5 90mm STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS (SPACING TO SUIT LINING MATERIAL & RADIUS OF CURVATURE)
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 6 70mm STUD FRAMED WALLS, INSTALLED TO MANUFACTURER'S RECOMMENDATIONS
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- 7 RECLAIMED RED CLAY BRICK WORK
- 8 VERTICAL ALUMINIUM SLATTED SCREEN

WALL LINING TYPES

- NO LINING
- A 13mm FLUSH PLASTERBOARD
- B 10mm FLUSH PLASTERBOARD
- C 10mm FLUSH PLASTERBOARD ON 28mm RONDO FURRING CHANNELS AT 600mm CTS
- D 10mm 'AQUACHEK', FLUSH JOINTED
- E COLORBOND VERTICAL CLADDING INSTALLED STRICTLY TO MANUFACTURER'S RECOMMENDATION

WALL COATING TYPES

- P PAINT COLOUR REFERENCE NUMBER, COLOUR AS SPECIFIED
- T WALL TILES REFERENCE NUMBER. PAINT OTHER SURFACES AS PER SCHEDULE.
- PF PRE FINISHED
- R HIGH-BUILD ACRYLIC TEXTURE-COATING, DULUX 'ACRA-TEX', TROWEL FINISHED
- MINIMUM 2mm THICKNESS

NOTE: REFER TO ENERGY ASSESSMENT REPORT FOR INSULATION SIZE REQUIREMENTS

3	17.05.18	FOR PRELIMINARY REVIEW	OF
REV	DATE	COMMENTS	OWN



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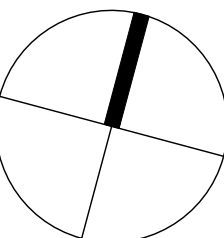
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PRELIMINARY

CLIENT
CITIFY & BFC PTY LTD
ADDRESS
117 PROSPECT ROAD
PROSPECT SA 5082
PROJECT
THE WILLCOX APARTMENTS

SHEET TITLE: LEVEL 4 - FLOOR PLAN	JOB REF: 18.CITI	DATE: MARCH 2018
DRAWN: DF	CHECKED: DF	
SCALE: 1:100	PAPER: A1	
DRAWING NO: WD.105	REVISION: 3	

ORIGINAL DRAWING - A1 SIZE SHEET SCALE: 1:100	METRES 0 1 2 3 4 5 10
--	--------------------------



Roof insulation fixed to underside of ceiling slab

Floor insulation fixed to underside of ceiling slab

LEVEL 4 - FLOOR PLAN
SCALE 1:100

13523 Willcox
LUCID
Insulation Markup
27.06.2018

Legend

- Floor Insulation:
40mm R2.0 rigid soffit board insulation fixed to underside of slab.
- Roof/ Ceiling insulation :
Double sided reflective foil sarking (highly reflective on inner face and anti-glare on outer face) installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.
- Roof/ Ceiling for intermediate floors :
40mm R2.0 rigid soffit board insulation fixed to underside of ceiling slab.
- External Wall insulation:
90mm R2.5 glass-wool insulation fixed within 92mm stud frame and plasterboard lining
- Partition Wall Insulation:
Insulation as per acoustic requirement, R1.5 each side of partition.
- Corridor/Stairwell/Lift Wall Insulation
75mm R2.0 glass-wool insulation fixed within 70mm stud frame and plasterboard lining

THIS DRAWING IS TO BE READ IN
CONJUNCTION WITH ALL OTHER DRAWINGS,
DOCUMENTATION, SCHEDULES AND
SPECIFICATIONS

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

ALL FLASHING, MEMBRANES AND TIES
WHERE REQUIRED SHALL BE IN
ACCORDANCE WITH THE NCC

BALUSTRADE TO COMPLY WITH NCC PART 3.9.2 WITH HEIGHT NO LESS THAN 900mm ABOVE STAIR TREAD NOSING AND NO LESS THAN 1050mm ABOVE FINISHED FLOOR OR BALCONY

PROVIDE OBSCURE GLAZING TO WET AREA
WINDOWS - BATHROOM, ENSUITE, WC, ETC
(WHERE SHOWN DOTTED)

SMOKE DETECTION SYSTEM TO COMPLY
WITH AS1670 AND THE NCC REQUIREMENT

LATCH DEVICE AND OPERATION OF ALL
REQUIRED EXIT DOORS, OR IN THE PATH
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WITH NCC-D2.21

ALL WATERPROOFING TO WET AREAS BE IN
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REFER TO ENGINEERS DESIGN,
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







SITEWORKS, DRAINAGE AND LEVELS TO BE
AS PER ENGINEERS DESIGN AND DETAIL

BUILDER TO CHECK AND CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WC	WATER CLOSET (TOILET)
SH	SHOWER
HR	HANDRAILS
B	BENCHTOP
F	FRIDGE
DW	DISHWASHER
HP	HOT PLATE
WO	WALL OVEN
OHC	OVERHEAD CUPBOARDS
RH	RANGE HOOD
WM	WASHING MACHINE
SD	SLIDING DOOR
CSD	CLUTY SLIDING DOOR
STD	STACKER DOOR
A/C	AIR CONDITIONER
FG	FIXED GLASS
BAL	BALUSTRADE
DP	DOWNPIPE
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
BOL	BOLLARD
FFL	FINISHED FLOOR LEVEL
CL	CEILING LEVEL

REFER TO FINISHES SCHEDULE
(IF APPLICABLE)

WALL TYPE WALL LINING TYPE WALL FINISH

- ①  200mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ②  150mm PRE CAST CONCRETE PANEL
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ③  200mm PRE CAST CONCRETE PANEL WITH
70mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS WITH
12mm CAVITY (CSR 779 SYSTEM)
- LINING AS PER LEGEND
- 75mm GW PARTITION INSULATION BATTS
(11kg) MINIMUM
- ④  150mm PRE CAST CONCRETE PANEL WITH
90mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS WITH
12mm CAVITY
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ⑤  90mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS
(SPACING TO SUIT LINING MATERIAL & RADIUS
OF CURVATURE)
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ⑥  70mm STUD FRAMED WALLS, INSTALLED TO
MANUFACTURER'S RECOMMENDATIONS
- LINING AS PER LEGEND
- INSULATION AS PER ENERGY REPORT
- ⑦  RECLINED RED CLAY BRICK WORK
- ⑧  VERTICAL ALUMINIUM SLATTED SCREEN

- NO LINING
- A 13mm FLUSH PLASTERBOARD
- B 10mm FLUSH PLASTERBOARD
- C 10mm FLUSH PLASTERBOARD ON 28mm RONDO FURRING CHANNELS AT 600mm CTS
- D 10mm 'AQUACHEK', FLUSH JOINTED

P	PAIN T COLOUR REFERENCE NUMBER, COLOUR AS SPECIFIED
T	WALL TILES REFERENCE NUMBER. PAINT OTHER SURFACES AS PER SCHEDULE.
PF	PRE FINISHED
R	HIGH-BUILD ACRYLIC TEXTURE-COATING, DULUX 'ACRA-TEX', TRÖVEL FINISHED - MINIMUM 2mm THICKNESS

NOTE: REFER TO ENERGY ASSESSMENT REPORT
FOR INSULATION SIZE REQUIREMENTS

4	31.05.18	DOUBLE STUD EXTERNAL WALLS	DF
REV	DATE	COMMENT	DRN



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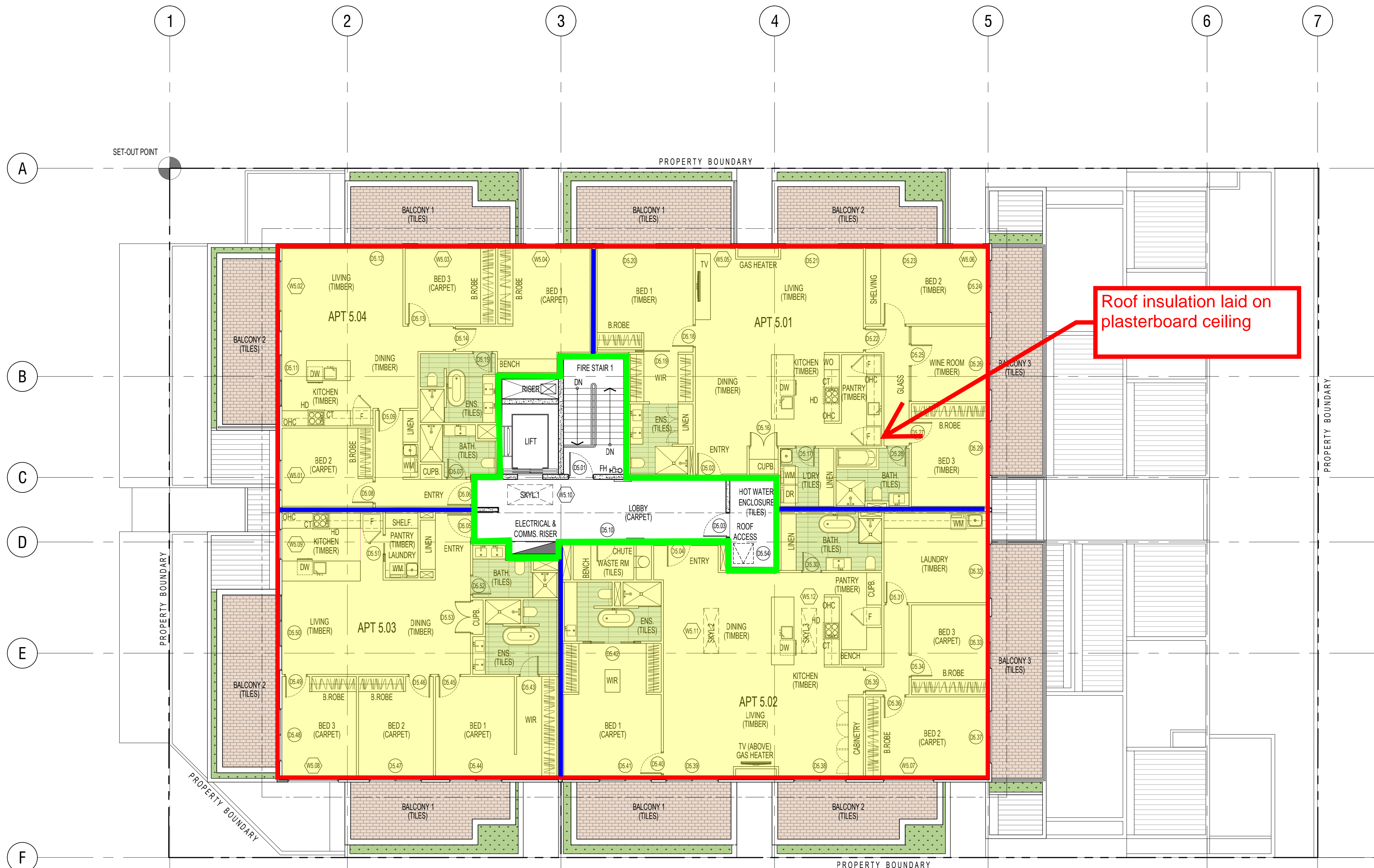
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ADDRESS:
117 PROSPECT ROAD
PROSPECT SA 5082
PROJECT:
THE WILLCOX APARTMENTS

SHEET TITLE:
LEVEL 5
PENTHOUSE FLOOR PLAN

JOB REF: 18.CITI	DATE: MARCH 2018
DRAWN: DF	CHECKED:
SCALE: 1:100	PAPER: A1
DRAWING NO. WD 106	REVISION: 4



Roof insulation laid on plasterboard ceiling

Floor Insulation:
40mm R2.0 rigid soffit board insulation fixed to underside of slab.

Roof/ Ceiling insulation :
Double sided reflective foil sarking (highly reflective on inner face and anti-glare on outer face)
installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.

Roof/ Ceiling for intermediate floors :
40mm R2.0 rigid soffit board insulation fixed to underside of ceiling slab.

External Wall insulation:
90mm R2.5 glass-wool insulation fixed within 92mm stud frame and plasterboard lining

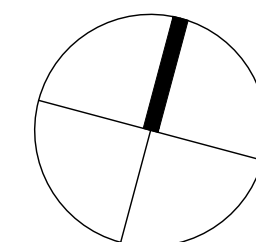
Partition Wall Insulation:
Insulation as per acoustic requirement, R1.5 each side of partition.

Corridor/Stairwell/Lift Wall Insulation
75mm R2.0 glass-wool insulation fixed within 70mm stud frame and plasterboard lining

LEVEL 5 - PENTHOUSE FLOOR PLAN

SCALE 1:100

13523 Willcox
LUCID
Insulation Markup
27.06.2018



ORIGINAL DRAWING - A1 SIZE SHEET
SCALE 1:100

METRE

0 1 2 3 4 5 1