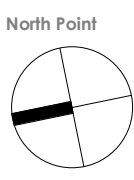


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Issue	Date	Amendment
CHK		
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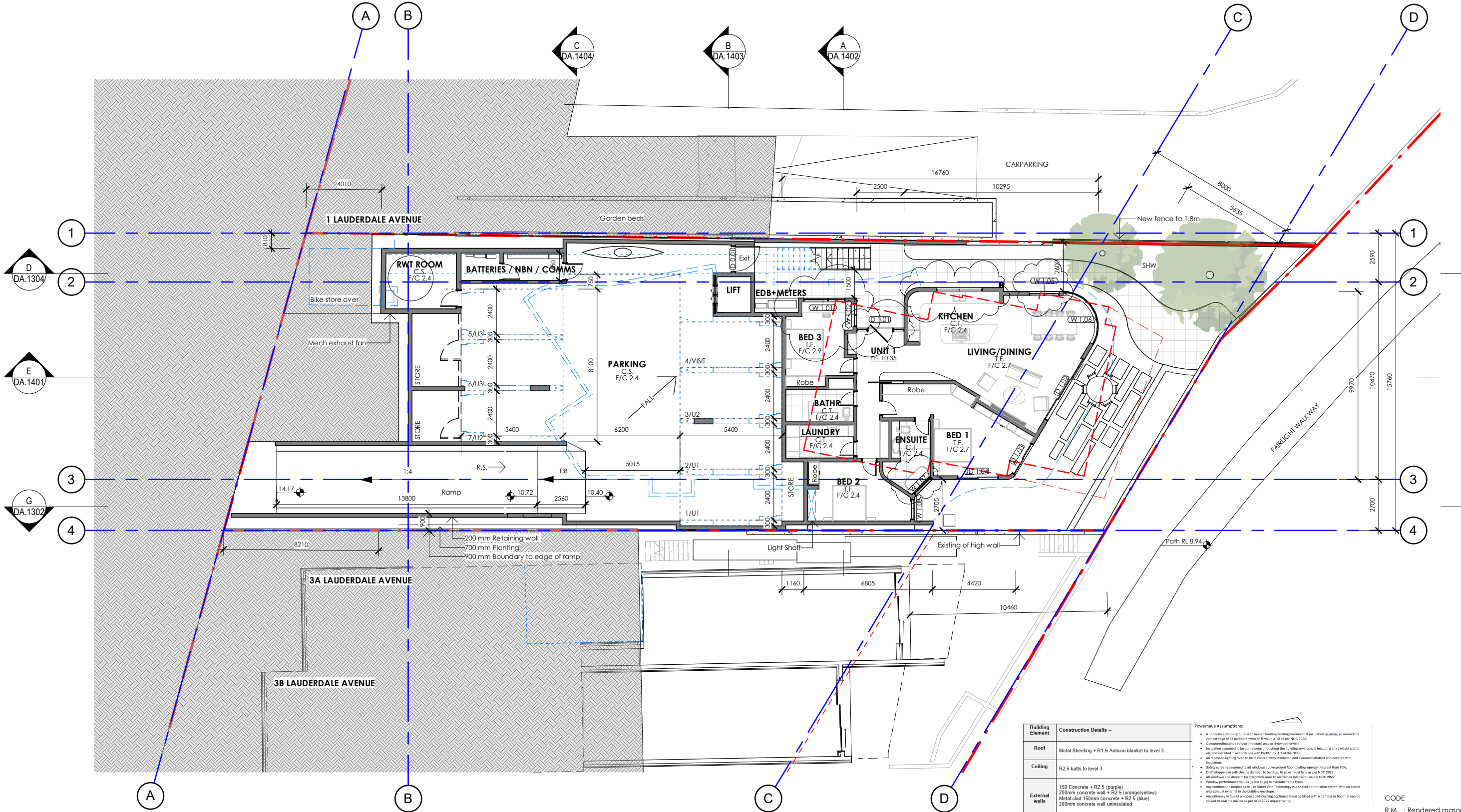
Project HITCHMAN UNITS
Client HITCHMAN
Address 3 LAUDERDALE AVENUE

Design Stage Development Application
Title SITE ANALYSIS

Job No 443-01
Drawn TT
Checked MFB
Scale 1 : 325

Drawing no. DA.0101
Issue 1

24/03/2025 11:56:15 AM



L1 CARPARK - UNIT 1

Building Element	Construction Details -
Roof	Metal Sheet piling + R1.5 Anicon blanket to level 3
Ceiling	R2.5 batts to level 3
External walls	150 Concrete + R2.5 (purple) 200mm concrete wall + R2.5 (orange/yellow) Metal clad 150mm concrete + R2.5 (blue) 200mm concrete wall uninsulated walls modeled as per coloured marked up plan
Internal walls	Internal plasterboard + timber stud + R2.5
Floors	Concrete slab on ground + R1.0 to underside Suspended concrete slab + R1.0

- Powerhouse Assumptions:
- A concrete slab on ground with in-slab heating/cooling requires that insulation be installed around the vertical edge of the perimeter with an R-value of 1.0 as per NCC 2022.
 - Colour/reflectance values (medium) unless otherwise specified.
 - Insulation assumed to be continuous throughout the building envelope, including any skylight shafts etc and installed in accordance with Part 3.12.1.1 of the NCC.
 - All recessed lighting rated to be in contact with insulation and assumed abutted and covered with insulation.
 - Safety screens assumed to all windows above ground floor to allow operability greater than 10%.
 - Drainage is assumed to be installed to all relevant levels as per NCC 2022.
 - All windows and doors to be fitted with seals to restrict air infiltration as per NCC 2022.
 - Window performance values (U and g) to be provided for all windows.
 - Any combustion appliances to use Direct Vent Technology is a sealed combustion system with air intake and exhaust external to the building envelope.
 - Any chimney or flue of an open solid burning appliance must be fitted with a damper or flap that can be closed to seal the device as per NCC 2022 requirements.



CODE

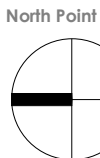
- R.M. : Rendered masonry
C.T. : Ceramic Tiles
G.B. : Glass balustrade
F.C. : Fibre cement cladding
T.F. : Timber flooring
P.S. : Privacy screen louvers 200mm
F.g. : Frosted glass
S.S. : Standing seam steel roofing

- Demolish building
--- Demolish deck
--- Building line above

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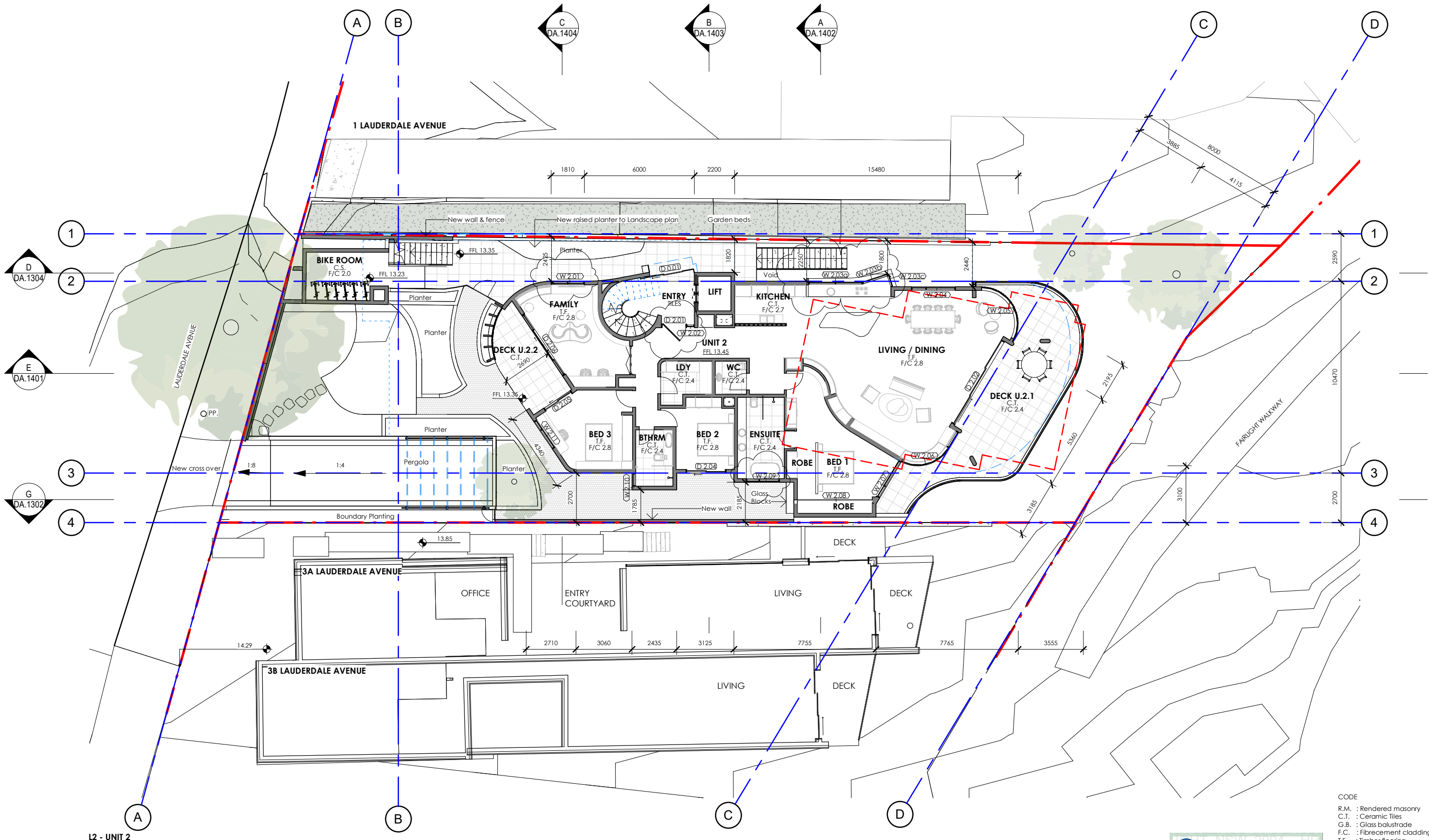
Project HITCHMAN UNITS
Client HITCHMAN
Address 3 LAUDERDALE AVENUE

Design Stage
Title

Development Application
LVL 1 PLAN

Job No 443-01
Drawn TT
Checked MFB
Scale 1 : 200

Drawing no. DA.1211
Issue 2



- CODE
- R.M. : Rendered masonry
 - C.T. : Ceramic Tiles
 - G.B. : Glass balustrade
 - F.C. : Fibrecement cladding
 - T.F. : Timber flooring
 - P.S. : Privacy screen louvers 200mm
 - F.g. : Frosted glass
 - S.S. : Standing seam steel roofing
- - - Demolish building
 - - - Demolish deck
 - - - Building line above

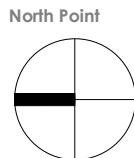


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Issue	Date	Amendment
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Client HITCHMAN
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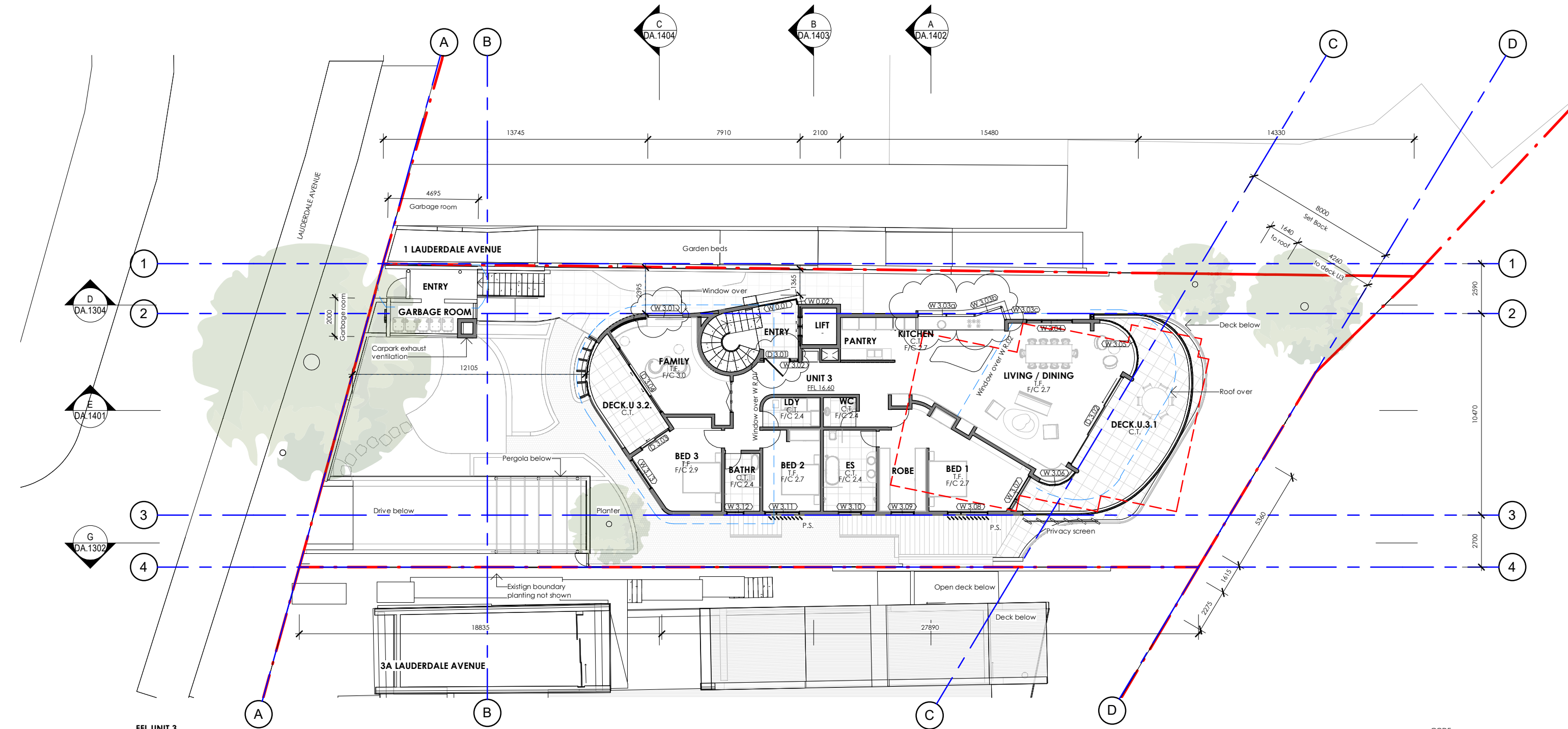
Design Stage
Title LVL 2 PLAN

Development Application

Job No 443-01
Drawn TT
Checked MFB
Scale 1 : 200

Drawing no. DA.1212
Issue 2

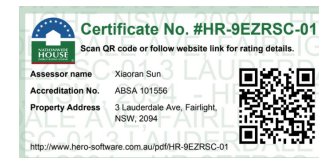
24/03/2025 11:57:01 AM



CODE

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C.T. : Ceramic Tiles
G.B. : Glass balustrade
F.C. : Fibrecement cladding
T.F. : Timber flooring
P.S. : Privacy screen louvers 200mm
F.g. : Frosted glass
S.S. : Standing seam steel roofing

--- Demolish building
--- Demolish deck
--- Building line above

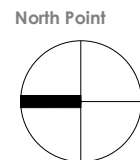


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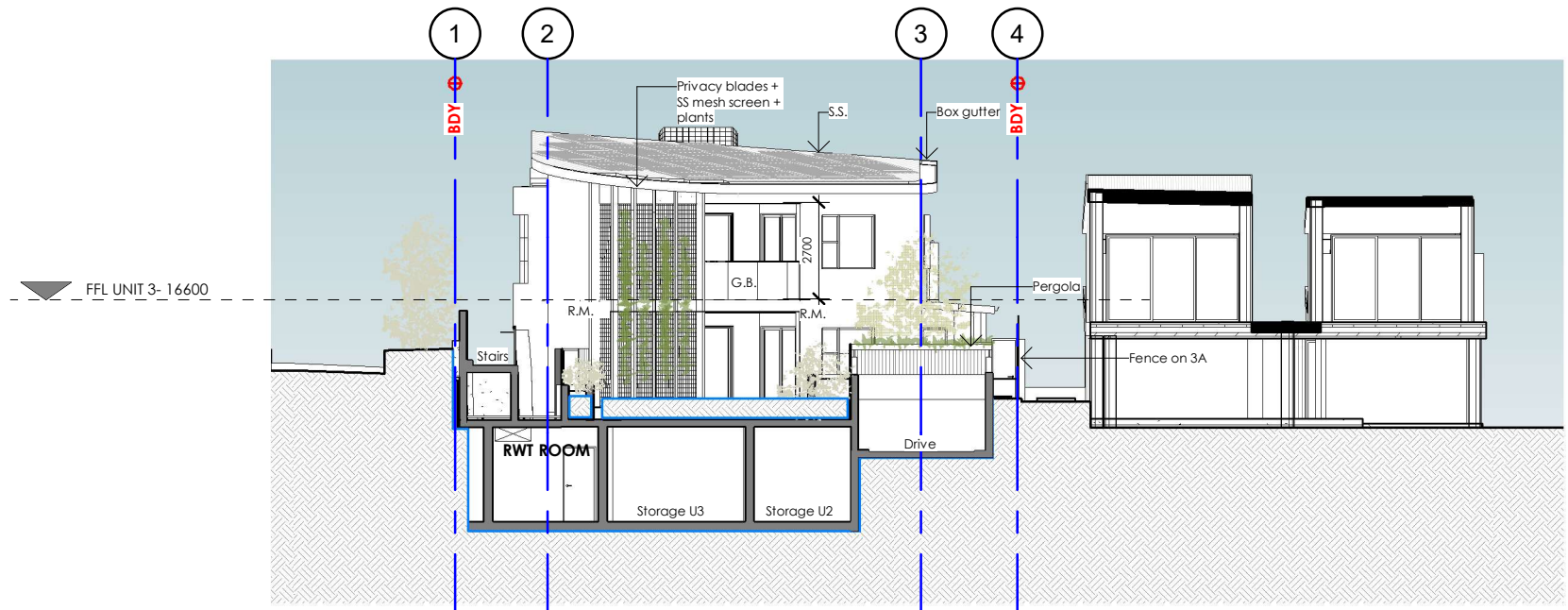
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Client HITCHMAN
Address 3 LAUDERDALE AVENUE

Design Stage Development Application
Title LVL 3 PLAN PENTHOUSE

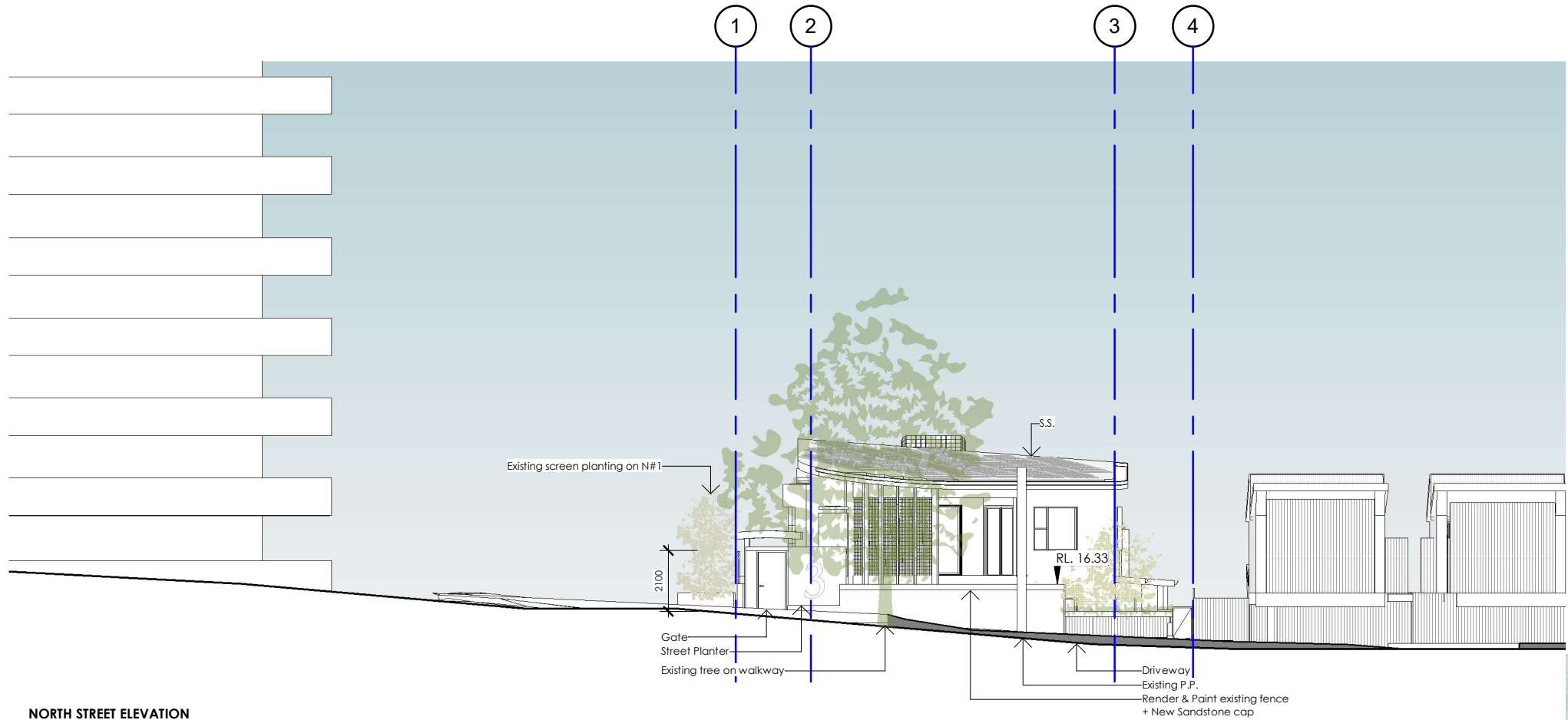
Job No 443-01
Drawn TT
Checked MFB
Scale 1 : 200

Drawing no. DA.1213
Issue 2

24/03/2025 11:57:08 AM



NORTH ELEVATION - GRID LINE B



NORTH STREET ELEVATION



CODE
R.M. : Rendered masonry
C.T. : Ceramic Tiles
G.B. : Glass balustrade
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T.F. : Timber flooring
P.S. : Privacy screen louvers 200mm
F.g. : Frosted glass
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Issue	Date	Amendment	CHK
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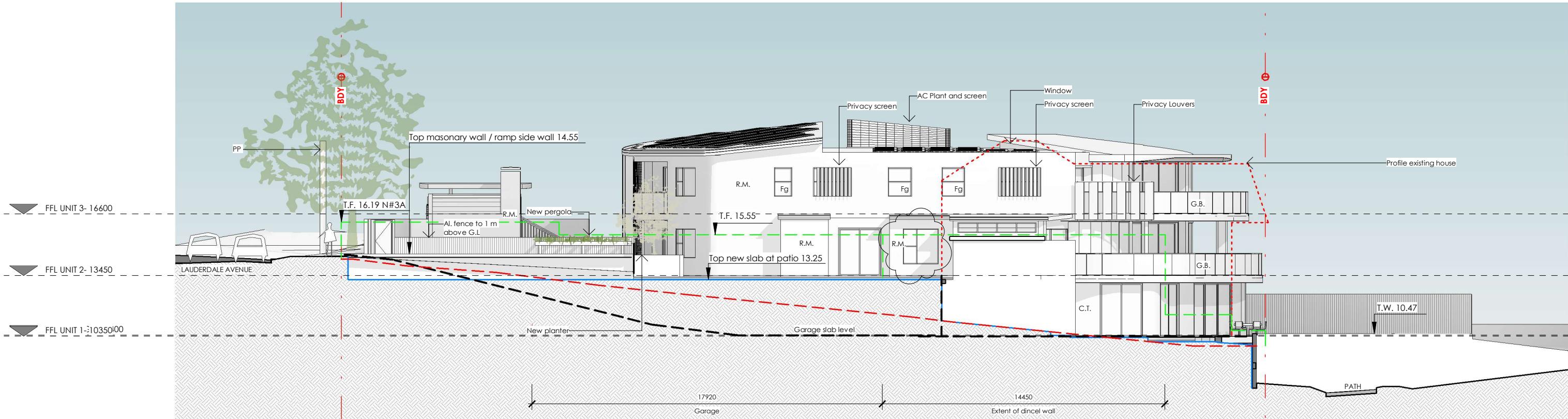
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Client HITCHMAN
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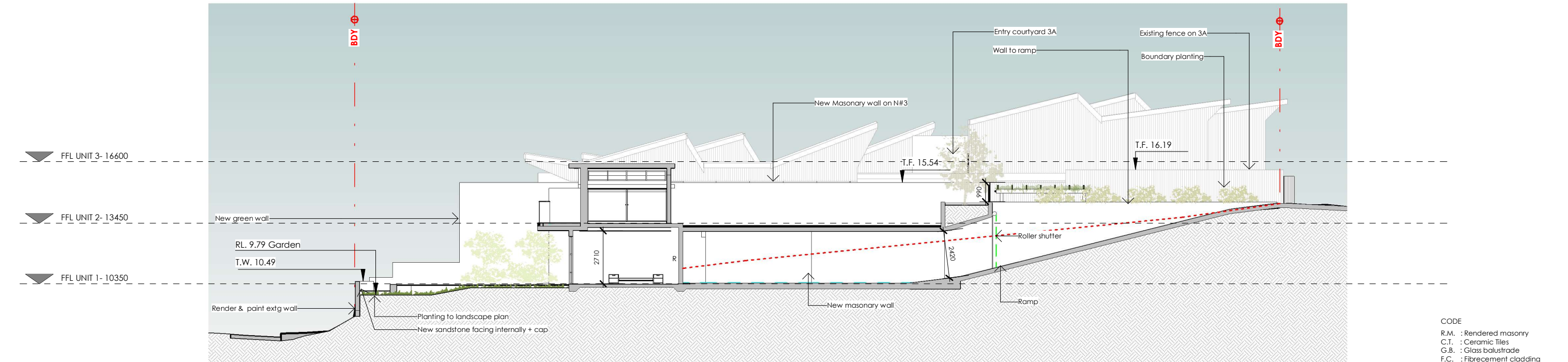
Design Stage
Title NORTH ELEVATION AND STREET ELEVATION

Job No 443-01
Drawn TT
Checked MFB
Scale 1 : 200

Drawing no. DA.1301
Issue 1



WEST ELEVATION - Through Boundary planting



WEST BOUNDARY ELEVATION FROM N#3 - SECTION G

- CODE
- R.M. : Rendered masonry
 - C.T. : Ceramic Tiles
 - G.B. : Glass balustrade
 - F.C. : Fibrecement cladding
 - T.F. : Timber flooring
 - P.S. : Privacy screen louvers 200mm
 - F.g. : Frosted glass
 - S.S. : Standing seam steel roofing

- Line of wall and fence on N#3
- Demolish ground line slabs and walls
- New boundary wall and fence
- New ramp to garage line



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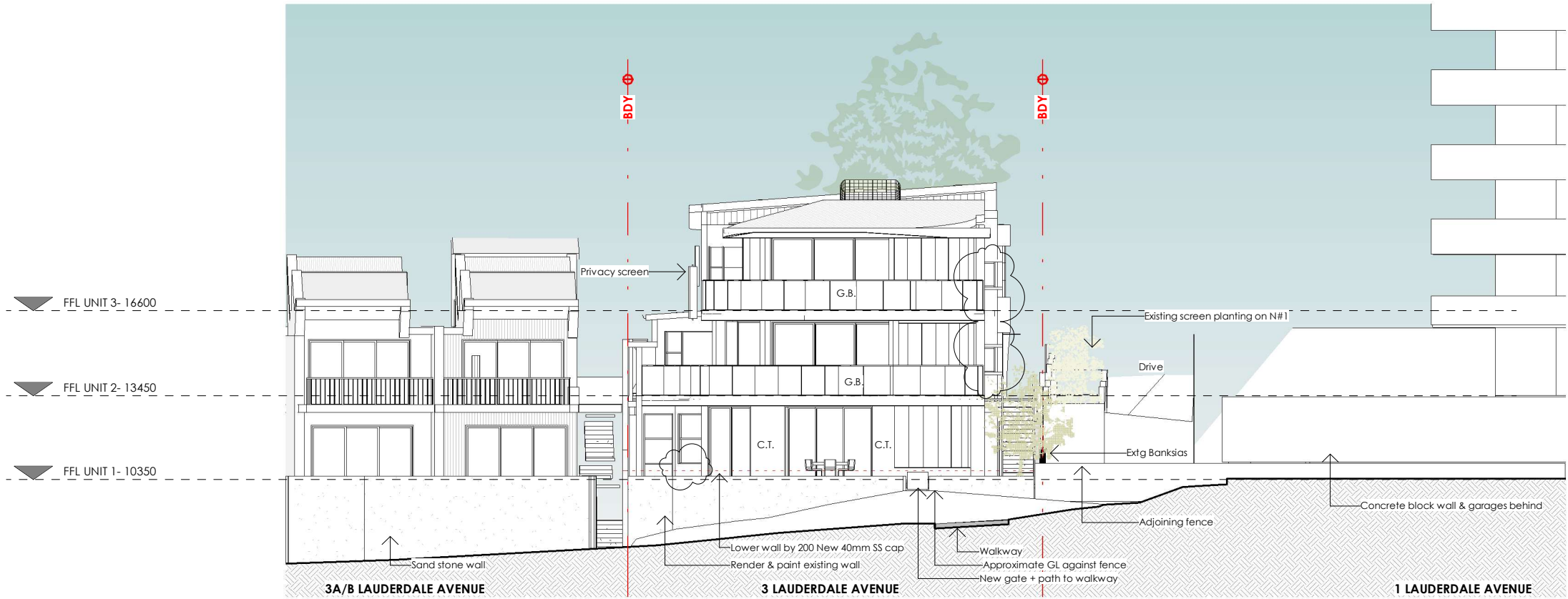
Project HITCHMAN UNITS
Client HITCHMAN
Address 3 LAUDERDALE AVENUE

Design Stage Development Application
Title WEST-ELEVATION AND BOUNDARY FROM N#3

Job No 443-01
Drawn TT
Checked MFB
Scale 1 : 200

Drawing no. DA.1302
Issue 2

24/03/2025 11:57:38 AM



SOUTH ELEVATION - Building

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Issue	Date	Amendment	CHK
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Project	HITCHMAN UNITS
Client	HITCHMAN
Address	3 LAUDERDALE AVENUE

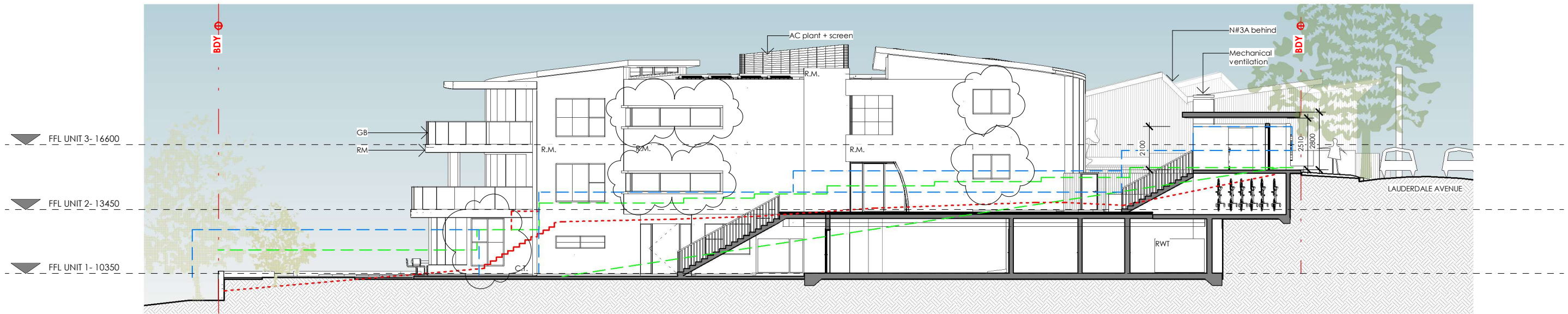
Design Stage	Development Application
Title	SOULTH ELEVATION AND ELEVATION FROM WALKWAY

Job No	443-01
Drawn	TT
Checked	MFB
Scale	1 : 200

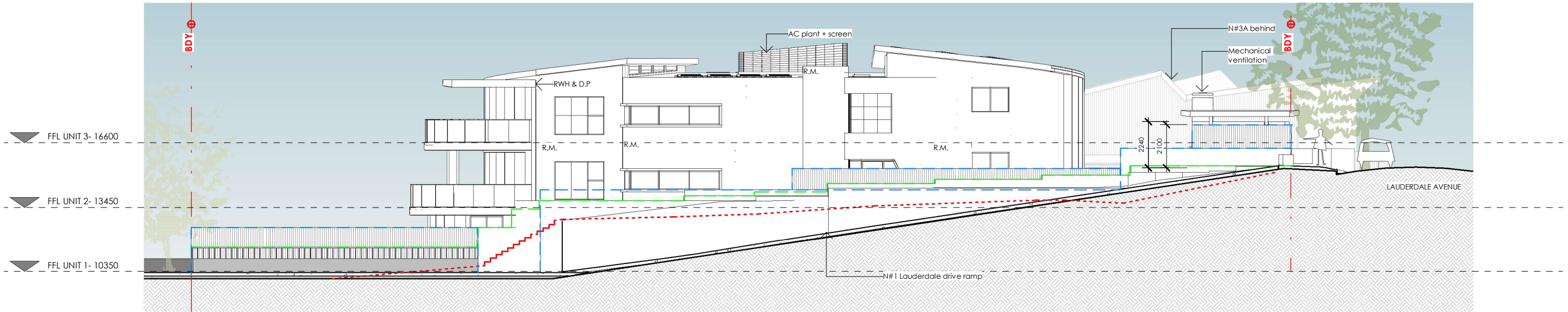
Drawing no.	DA.1303
Issue	2



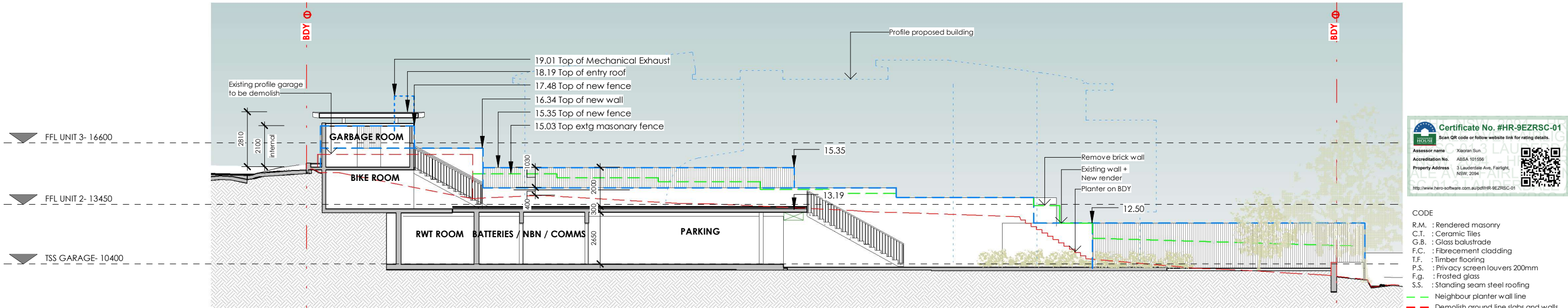
CODE
R.M. : Rendered masonry
C.T. : Ceramic Tiles
G.B. : Glass balustrade
F.C. : Fibrecement cladding
T.F. : Timber flooring
P.S. : Privacy screen louvers 200mm
F.g. : Frosted glass
S.S. : Standing seam steel roofing



EAST ELEVATION



EAST ELEVATION - FROM N#1



LONG SECTION D EAST BOUNDARY

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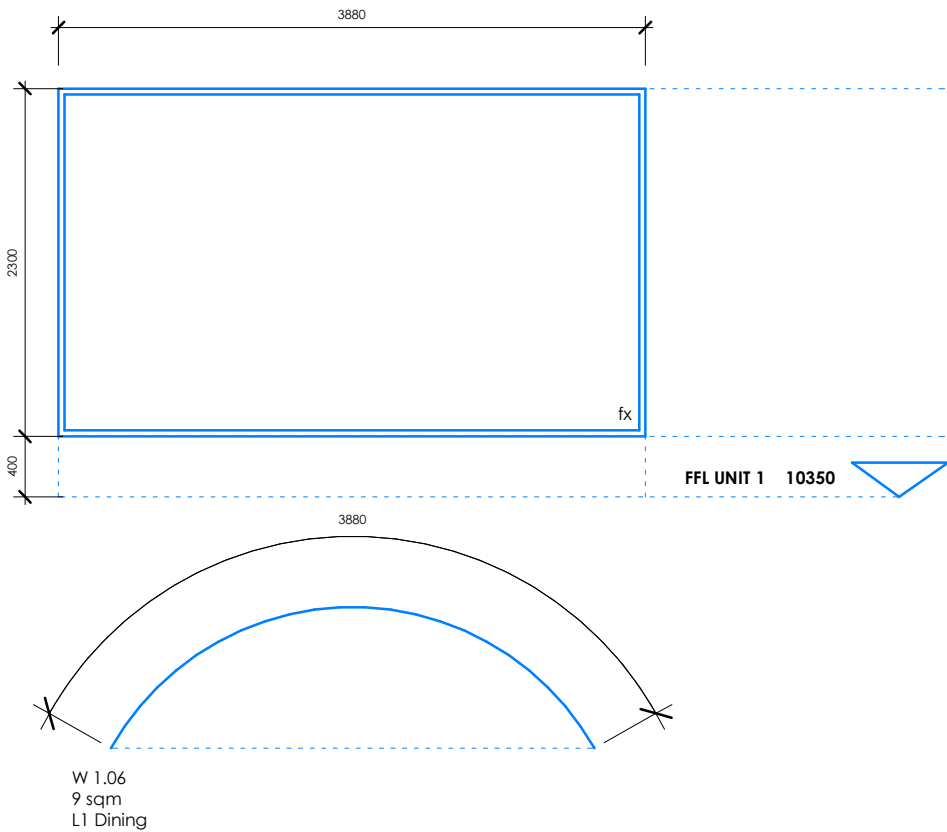
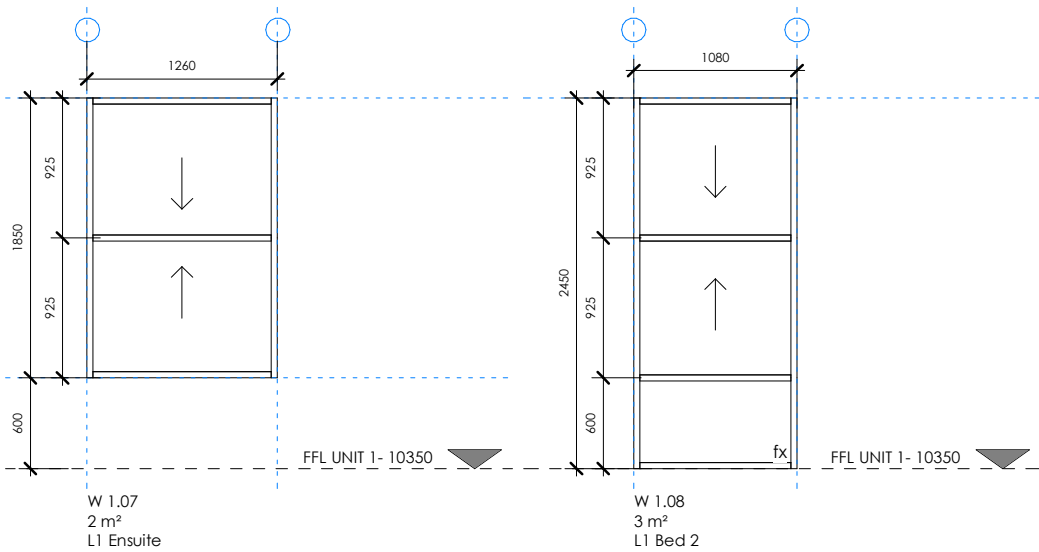
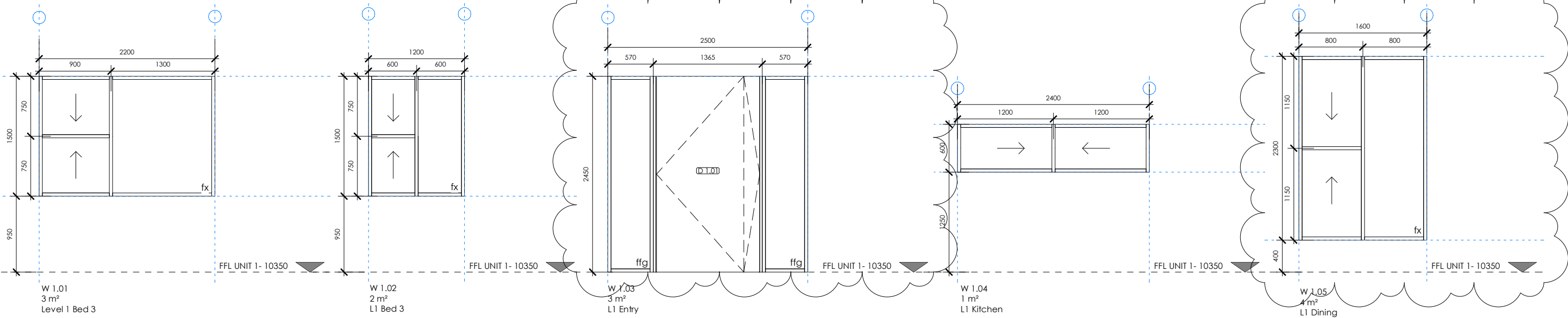
Project	HITCHMAN UNITS
Client	HITCHMAN
Address	3 LAUDERDALE AVENUE

Design Stage	Development Application
Title	EAST-ELEVATION AND BOUNDARY FROM N#1

Job No	443-01
Drawn	TT
Checked	MFB
Scale	1 : 200

Drawing no.	DA.1304
Issue	2

24/03/2025 11:57:47 AM



Note: Provide restricted opening to sashes to A.S.
fg: Frosted Glass
fx: Fixed Glass
ffg: Fixed Frosted Glass

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Issue	Date	Amendment	
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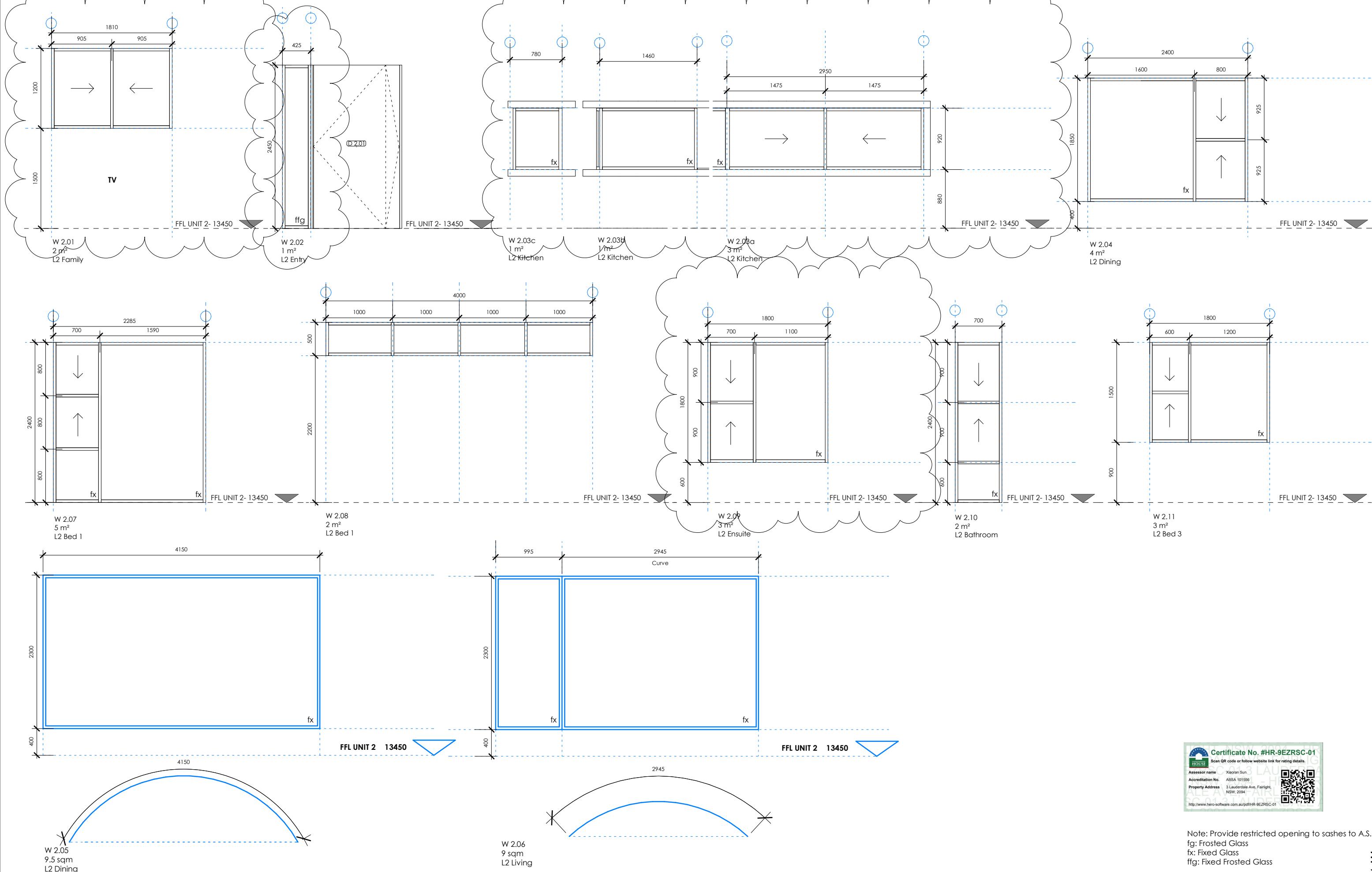
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Project	HITCHMAN UNITS
Client	HITCHMAN
Address	3 LAUDERDALE AVENUE

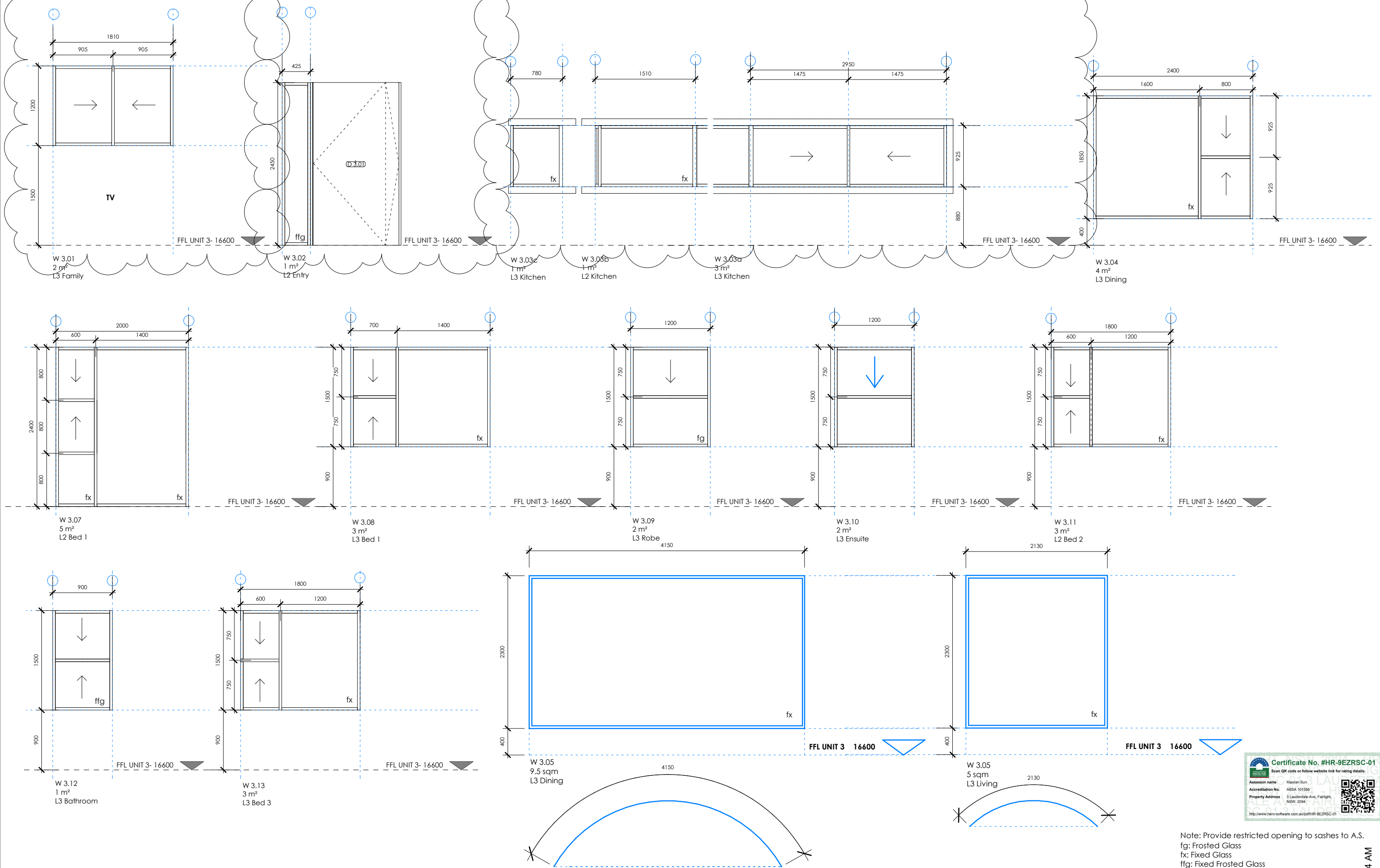
Design Stage	Development Application
Title	UNIT 1 WINDOW SCHEDULE

Job No	443-01
Drawn	TT
Checked	MFB
Scale	1 : 50

Drawing no.	DA.1701
Issue	2



Note: Provide restricted opening to sashes to A.S.
fg: Frosted Glass
fx: Fixed Glass
ffg: Fixed Frosted Glass



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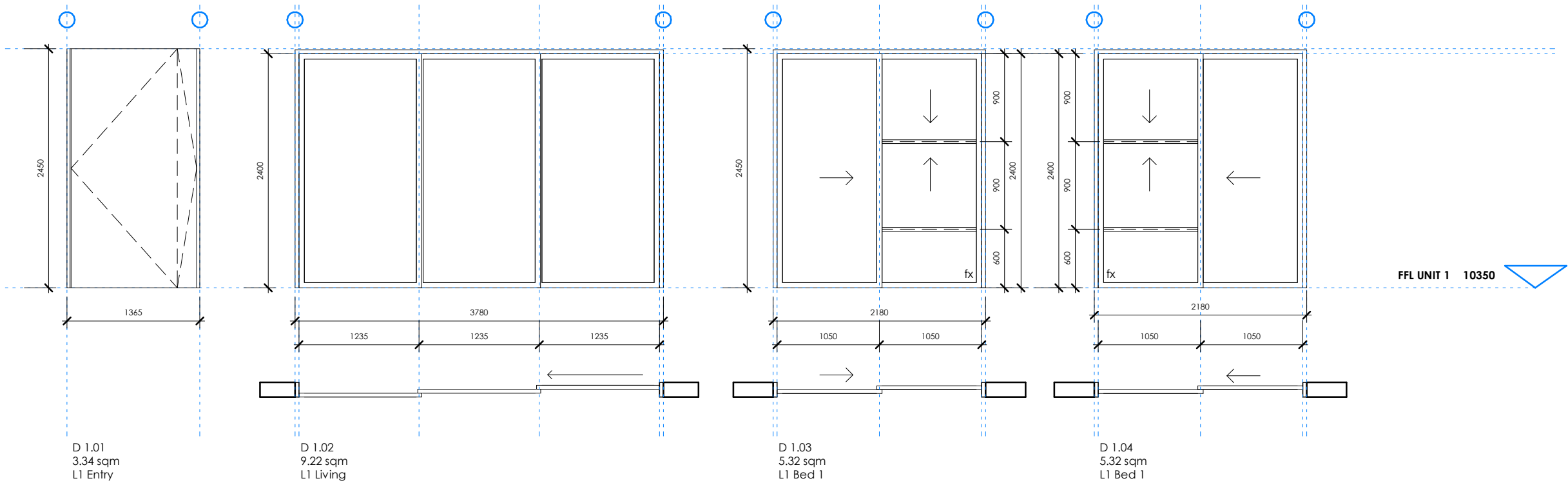
Project HITCHMAN UNITS
Client HITCHMAN
Address 3 LAUDERDALE AVENUE

Design Stage Development Application
Title UNIT 3 WINDOW SCHEDULE

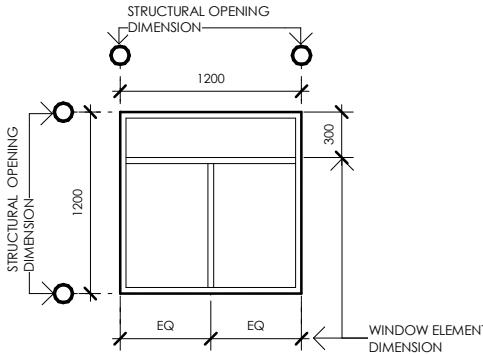
Job No 443-01
Drawn TT
Checked MFB
Scale 1 : 50

Drawing no. DA.1703
Issue 2

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DIMENSIONING LEGEND



NOTES

REFER FLOOR PLANS FOR ORIENTATION & DOOR SWINGS.

WINDOWS VIEWED FROM EXTERNAL SIDE.

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

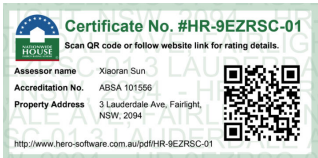
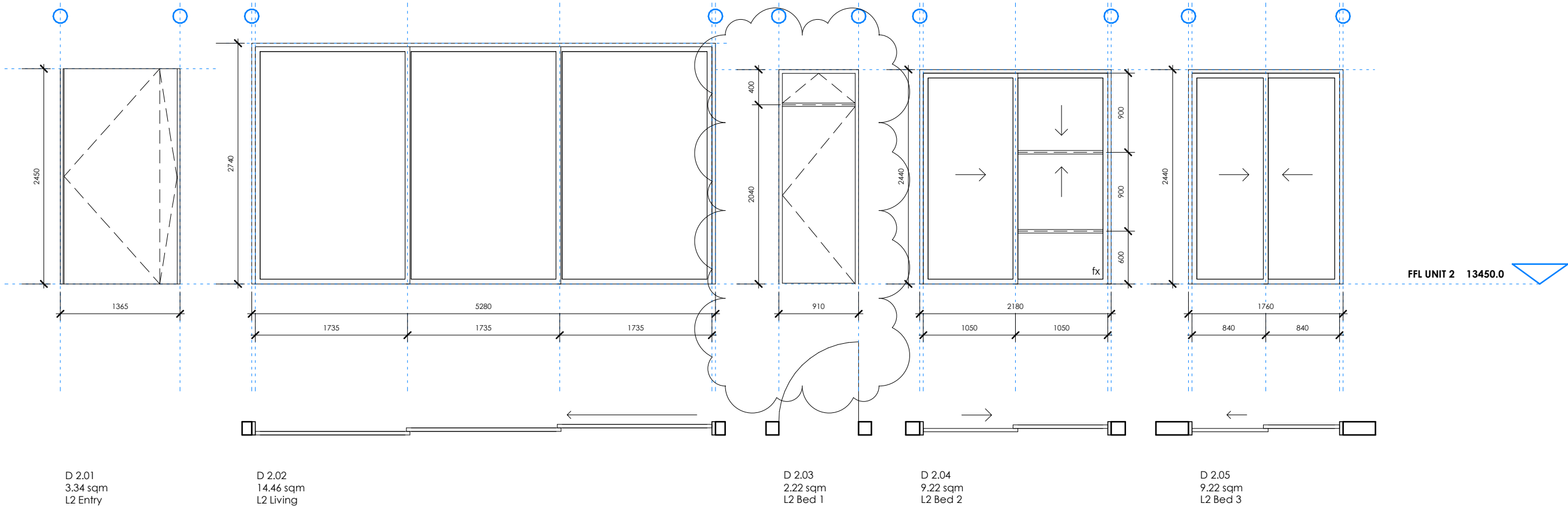
WINDOW & DOOR FRAMES TO BE COMMERCIAL GRADE 100x40mm FRAMES WITH SELF DRAINING EXTENDED SUB SILLS & SUB FRAMES.

DOOR CLOSERS TO COMPLY WITH AUSTRALIAN STANDARDS FOR DISABLED ACCESS.

- FALL PROTECTION OF OPENABLE WINDOWS TO BE PROVIDED IN ACCORDANCE WITH NCC 2019 Vol 2 AMENDMENT 1 PARTS 3.9.2.6 & 3.9.2.7

LEGEND

CA	-	CLEAR ANODISED
DC	-	DOOR CLOSER
KP	-	KICKPLATE
P	-	PAINT
SS	-	STAINLESS STEEL



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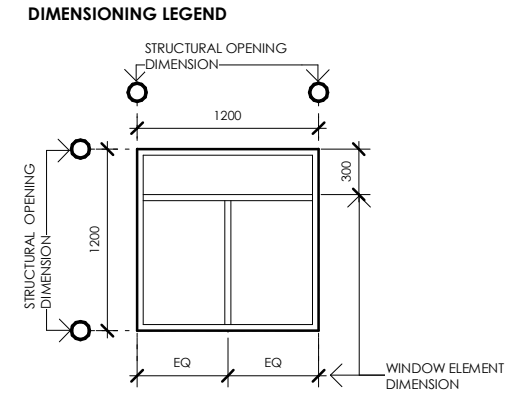
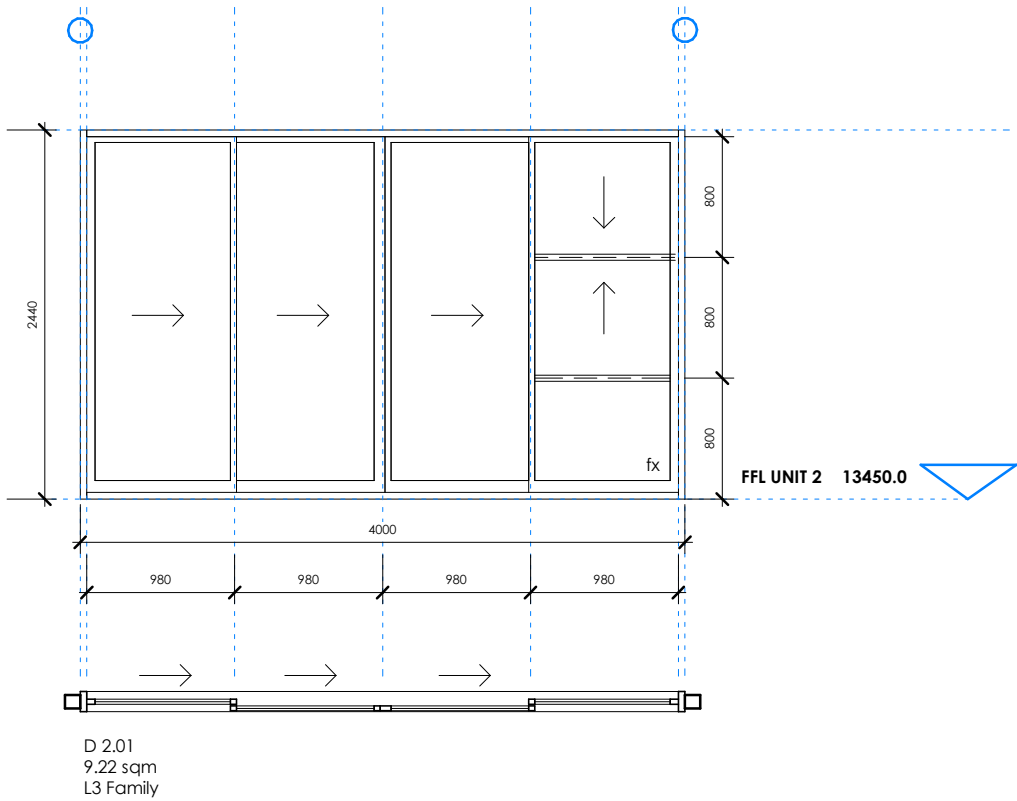
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Project	HITCHMAN UNITS
Client	HITCHMAN
Address	3 LAUDERDALE AVENUE

Design Stage	Development Application
Title	DOOR SCHEDULE

Job No	443-01
Drawn	Author
Checked	MFB
Scale	1 : 50

Drawing no.	DA.1704
Issue	2



NOTES

REFER FLOOR PLANS FOR ORIENTATION & DOOR SWINGS.

WINDOWS VIEWED FROM EXTERNAL SIDE.

ALL DIMENSIONS TO BE CONFIRMED ON SITE.

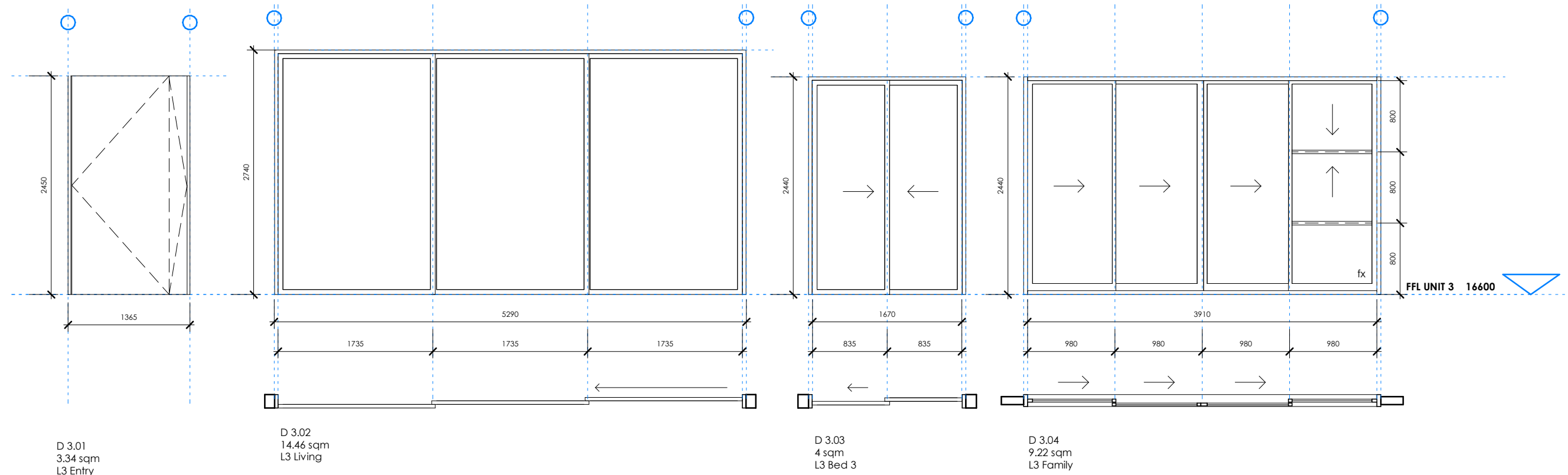
WINDOW & DOOR FRAMES TO BE COMMERCIAL GRADE 100x40mm FRAMES WITH SELF DRAINING EXTENDED SUB SILLS & SUB FRAMES.

DOOR CLOSERS TO COMPLY WITH AUSTRALIAN STANDARDS FOR DISABLED ACCESS.

- FALL PROTECTION OF OPENABLE WINDOWS TO BE PROVIDED IN ACCORDANCE WITH NCC 2019 Vol 2 AMENDMENT 1 PARTS 3.9.2.6 & 3.9.2.7

LEGEND

CA - CLEAR ANODISED
DC - DOOR CLOSER
KP - KICKPLATE
P - PAINT
SS - STAINLESS STEEL



General Notes:

*Any discrepancies to be brought to Architects attention

*Use figure dimensions in preference to scaling

*Only scale under direction from architect

*Builder to examine site and verify conditions and dimensions

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Issue	Date	DA SET Amendment	CHK
1	18/03/25	DA SET	
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Job No	443-01
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Drawing no.	DA.1705
Issue	1

