

Provide electronic strike, reed switch and proximity card reader where shown on electrical drawings.

IN-04 Proximity Card Reader - to be Sfera RFID badge reader module for door lock release 353200 with Sfera New RFID badge reader module front cover - Allmetal 353201 from Bticino. Refer to electrical engineers specifications.

LE-01 Exhaust Fan - Halliday & Baillie HB1010/250 Frameless extract grill connected to 150 DIA inline fan to mechanical engineer's details with all required ducting and accessories installed to manufacturer's requirements. Operation connected to light.

LT-05 LED soffit mounted batten - Densus (EL-DENL-2101-000) from Eagle Lighting. Warm white bulb temp 3000K.

LT-07 Internal surface mounted LED downlight - to be HV5842S-WHT - Nella White 12w Surface Mounted LED Downlight from Havt Lighting. Warm White bulb temp 3000K.

LT-08 Internal/External Wall mounted LED down light - to be Cape (code 1877) 10.9W 240V surface mounted wall light with remote driver in copper from Tovo Lighting. Warm White bulb temp 3000K.

LT-10 LED soffit mounted batten with emergency lighting functionality - to be Densus (EL-DENL-2101-800/-801) from Eagle Lighting.

LT-12 LED dimmable strip lighting - Interior wet areas - to be Eclipse G2 Glide IP67 Series code G125 with aluminium channel and opal diffuser from Unico. Warm white bulb temp 3000K.

SW-04 Data point to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm to CL AFFL in Apt. 5. Data points to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

SW-19 Retail 1 Distribution Board - to electrical engineers specifications.

SW-20 Retail 1 NBN Enclosure - to electrical engineers specifications.

SW-21 Basebuild Mechanical Essential Services Switchboard (MSSB-E) to support pump room fan operations - refer to electrical and mechanical engineers specifications.

SW-22 Basebuild Mechanical Essential Services Switchboard (MSSB-NE) - refer to electrical and mechanical engineers specifications.

SW-24 Main Switchboard - refer to electrical engineers specifications.

SW-25 Power Factor Correction Unit - refer to electrical engineers specifications.

SW-26 Security Panel - refer to electrical engineers specifications.

SW-27 BUDI Panel - refer to electrical engineers specifications.

SW-28 Fibre Distribution Terminal - Provided by NBN Co. Refer to electrical engineer specification.

LT-07 Surface mounted LED downlight - Internal

LT-08 Wall mounted LED downlight - Internal/External

LT-09 Wall mounted LED reading light - Internal

LT-10 Soffit mounted LED batten with emergency function - Internal & External

LT-11 Dimmable LED strip lighting - Internal

LT-12 Dimmable LED strip lighting - Internal Wet Areas

LT-13 Joinery LED strip lighting - Internal

LT-14 Spitfire Emergency luminaire - Internal & External

LT-15 Dimmable LED strip lighting - External

LT-16 Floor mounted LED uplight - External

LT-17 Landscape LED light - External

LE-01 - Ceiling Mounted Exhaust Fan

LE-02 - Custom Exhaust Fan

LE-03 - Wall Mounted Exhaust Fan

Legend - Lighting & Mechanical
1 : 100

SW-07 External GPO

SW-08 Gas point

SW-09 Aerial point

SW-10 Electrical switchboard

SW-11 Apartment Load Centre

SW-12 Apartment NBN Enclosure

SW-13 Digital satellite dish

SW-14 20Amp GPO outlet for entry gate

SW-15 Double GPO with USB port

SW-16 32Amp three phase double GPO outlet for future Electric Vehicle car charging station

SW-17 EV Distribution Board

SW-18 10Amp GPO Outlet for stormwater & rainwater tank pumps.

SW-19 Retail Distribution Board

SW-20 Retail NBN Enclosure

SW-21 Mechanical Essential Services Board MSSB-E

SW-22 Mechanical Essential Services Board MSSB-NE

SW-23 Metering Panel - Retail

SW-24 Main Switchboard

SW-25 Power Factor Correcting Unit

SW-26 Security Panel

SW-27 BUDI Panel

SW-28 Fibre Distribution Terminal

SW-29 Hand Dryer Isolator to AS 1428.1

SW-30 Distribution Board

SW-31 Metering Panel - Apartment

SW-32 SCP Panel

IN-01 Intercom Building Entrance Panel

IN-02 Intercom Apartment Entrance Panel

IN-03 Intercom Apartment Internal Panel

IN-04 Proximity Card Reader

UF-01 Electric Underfloor Heating

UF-02 Thermostat

DB-01 Duress Alarm Button

IV-01 Inverter

IV-02 PV Distribution Board

Legend - Electrical
1 : 100

spinkler pumps shown dashed












provide 1n 15Amp directly wired electrical connection unit with isolator to sprinkler pumps and 1n 10amp directly wired electrical connection unit with isolator to jacking pumps to electrical engineers specifications

Cold shell for future fit-out
Provide connections for all services
Provide sprinkler layout as shown on the fire services engineer's drawings






























RCP Retail 1
1 : 50

Checked by	RC	Scale	As indicated @ A1
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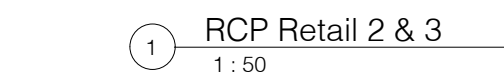
PH-01	Exit Light - Recessed blade style LED illuminated exit sign, equal to leGrand Dynamax LED, to comply with Australian Standards.
PH-02	Fire Hose Reel - Refer to Fire Engineers specifications.
FF-01	Fire Hydrant to Fire engineers specifications
FS-01	Fire Sprinkler - refer to Fire Engineer's details.
FS-02	Fire Sprinkler - concealed to Fire Engineer's details.
FX-01	Fire Extinguisher cabinet - Seton 4.5kg Fire Extinguisher cabinet, recessed in wall with ABE fire extinguisher (min size 2.5kg).
IN-01	Intercom Entrance Panel - Bicino Linea 3000 Series Digital Call Entrance Panel 308040 with Inox finish installed to basement entry door, driveway, ground floor entrance door and Level 1 entrance door. Install to manufacturer's instructions. Refer to electrical engineers specifications.
IN-02	Intercom Apartment Entrance Panel - Bicino Video Entrance Panel with door lock release and proximity reader 374005. Install adjacent to each apartment entry door to manufacturer's instructions. Refer electrical engineers specifications.
LB-01	Built-in Letterbox to be located adjacent to handstand. Provide Box Design Apartment letterbox with 3 Locks, 100mm x 100mm x 100mm, 3 retail and 1 body corporate) and one custom parcel delivery box. Provide Powercasted Finish Dulux Duratec Elements Natural Bronze PAF028341F, with white Mr Eaves (UL-Sar-OT) lettering with address '231 White Beach Road' with ASB as shown.
LE-01	Exhaust Fan - Hallway & Balille h/w 10102555 Flameless extract grill connected to 150 Dmm inline fan to meet manufacturer's details with all required guard and accessories installed to manufacturer's requirements. Operation controlled to light.
LF-01	Machine-room-less custom lift with stretcher facility installed to manufacturer's specifications. Refer to Vertical Transport Engineers brief and specifications. Lift to have 6 stops, automatic braille buttons with automatic sliding car and landing doors and automatic landing doors. Landing door 1800mm high and shall size to be confirmed. Provide selected premium lift or satin stainless steel lift walls and setdown for custom tiling to match adjacent lobbies on floor. Provide stainless steel reveal to match lift doors to finish flush with facerbrickwork. Lift to comply with AS1735. Refer to electrical engineers drawings for service requirements.
LT-02	LED Recessed Ratchet Down Light - 300mm x 300mm 4W (ed 4676) with integrated driver and copper finish. Warm white bulb type 3000K
LT-05	LED spot mounted batten - Densuss (LED-DENL-2101-000) from Eagle Lighting. Warm white batten type 3000K
LT-06	Internal/External Wall Mounted LED down light - to be Cape (ed 1877) 10.9W 240v surface mounted wall light with remote driver in copper to Fourto Lighting. Warm White bulb type 3000K
LT-07	LED spot mounted batten with emergency lighting functionality - to be Densuss (LED-DENL-2101-800-801) from Eagle Lighting.
LT-12	LED dimmable strip lighting - Interior wet areas - to be Eclipse G2 Glide IP67 Series type G125 with aluminium channel and opal diffuser from Unios. Warm white bulb type 3000K
LT-14	Recessed LED Platinum Spindle non-maintained emergency lighting with backup lithium battery from Stantlight to electrical engineer's details. Colour white.
LT-15	LED dimmable strip lighting - Exterior - to be Eclipse G2 Glide IP67 Series type G125 with black channel and opal diffuser from Unios. Warm white bulb type 3000K.
LT-17	LED External landscape lighting - EXS HW141317 - Tivoli Solid Copper LED Garden Spike Light - Hawk Lighting. To be coordinated with the landscape plan.
MD-01	Self contained motion detector to be installed to LeGrand Standalone Sensor EBDSPR - refer to electrical engineer's specifications.
OC-01	Off rail reinforced concrete structure with Class 2 finish to structural engineer's details. Align joints and plug spacer holes with matching material. No chamber at re-entrant angles or fillets at corners, provide square edges and corners. Finish with clear water repellent treatment to be confirmed to LeGrand Standalone Sensor EBDSPR.
SM-01	Smoke Detector/alarm installed to AS 3786, in white.
SN-01	Building Sign. Series K25 building identification wall sign to be SZK Identity systems AM Series K25 with 6mm Radius Sidelocks and New York Anodised finish. Provide black vinyl cut Helvetica Neue Pro 25 Ultra Upright Lettering.
SN-05	Apartment number sign. Provide SZK Identity systems aluminium laser cut Helvetica Neue Pro 25 Ultra Upright Lettering wall sign with New York Anodised finish. Provide black vinyl cut Helvetica Neue Pro 25 Ultra Upright Lettering.
SU-01	Electrical concealed fixings lugs and adhesive fix to wall.
SU-01	Kiosk type Electrical Substation - refer to Level 3 electrical engineers specifications and drawings. Comply with easement restrictions and Ausgrid requirements.
SW-01	Switch nominally 1000 AFL to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent lighting areas. Switch position to be confirmed to manufacturer's details.
SW-02	Double GPO's to be 250mm to CL AFL, Excl. 1 - 4 and between 600mm-1100mm CL AFL. In 1st, 4th, 5th GPO's to be min. 500mm from an internal corner or in 4th, GPO's to be Hager Silhouette series. Colour to be matt white.
SW-19	Retain 1 Distribution Board - to electrical engineers specifications.
SW-20	Retain 1 NBN Enclosure - to electrical engineers specifications.
SW-28	Fire Distribution Terminal - Provided by NBN Co. Refer to electrical engineer specifications.
SW-29	Hand dryer isolator and switch mounted in accordance with AS1428.1. Refer electrical engineer and accessibility consultant specifications.
WS-01	Occupant Warning Speaker - recessed - to electrical engineer's specifications, in white.

- | | |
|---|---|
|  | LT-01 LED wall mounted uplight - Internal |
| • | LT-02 Recessed path light - External |
|  | LT-03 Pendant light - Internal |
| | LT-04 Ceiling Fan - Internal |
| | LT-05 LED soffit mounted batten - Internal & External |
|  | LT-06 Track lighting system - Internal |
| o | LT-07 Surface mounted LED downlight - Internal |
|  | LT-08 Wall mounted LED downlight - Internal/External |
| ⌂ | LT-09 Wall mounted LED reading light - Internal |
|  | LT-10 Soffit mounted LED batten with emergency function - Internal & External |
| | LT-11 Dimmable LED strip lighting - Internal |
|  | LT-12 Dimmable LED strip lighting - Internal Wet Areas |
|  | LT-13 Joinery LED strip lighting - Internal |
| • | LT-14 Spitfire Emergency luminaire - Internal & External |
|  | LT-15 Dimmable LED strip lighting - External |
| • | LT-16 Floor mounted LED uplight - External |
| ⌂ | LT-17 Landscape LED light - External |
|  | LE-01 - Ceiling Mounted Exhaust Fan |
|  | LE-02 - Custom Exhaust Fan |
|  | LE-03 - Wall Mounted Exhaust Fan |

1 : 100

- | | |
|---|--|
|  | SW-01 Switch |
|  | SW-02 Double GPO |
|  | SW-03 Roof mounted digital television antennae |
|  | SW-04 Data point |
|  | SW-05 Cable television point |
|  | SW-06 Single GPO |
|  | SW-07 External GPO |
|  | SW-08 Gas point |
|  | SW-09 Aerial point |
|  | SW-10 Electrical switchboard |
|  | SW-11 Apartment Load Centre |
|  | SW-12 Apartment NBN Enclosure |
|  | SW-13 Digital satellite dish |
|  | SW-14 20Amp GPO outlet for entry gate |
|  | SW-15 Double GPO with USB port |
|  | SW-16 32Amp three phase double GPO outlet for future Electric Vehicle car charging station |
|  | SW-17 EV Distribution Board |
|  | SW-18 10Amp GPO Outlet for stormwater & rainwater tank pumps. |
|  | SW-19 Retail Distribution Board |
|  | SW-20 Retail NBN Enclosure |
|  | SW-21 Mechanical Essential Services Board MSSB |
|  | SW-22 Mechanical Essential Services Board MSSB |
|  | SW-23 Metering Panel - Retail |
|  | SW-24 Main Switchboard |
|  | SW-25 Power Factor Correcting Unit |
|  | SW-26 Security Panel |
|  | SW-27 BUDI Panel |
|  | SW-28 Fibre Distribution Terminal |
|  | SW-29 Hand Dryer Isolator to AS 1428.1 |

1 : 100



Sprinkler heads located above the ceiling, within ducts, or in the lift shafts are not shown for clarity.
Refer to Fire Services Engineer's drawings for additional details

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
by
Leslie Cassar

CC057

Project number	1609	CC057	
Date	APRIL 2024		
Drawn by	Author		
Checked by	RC		
		Scale	As indicated @ A1

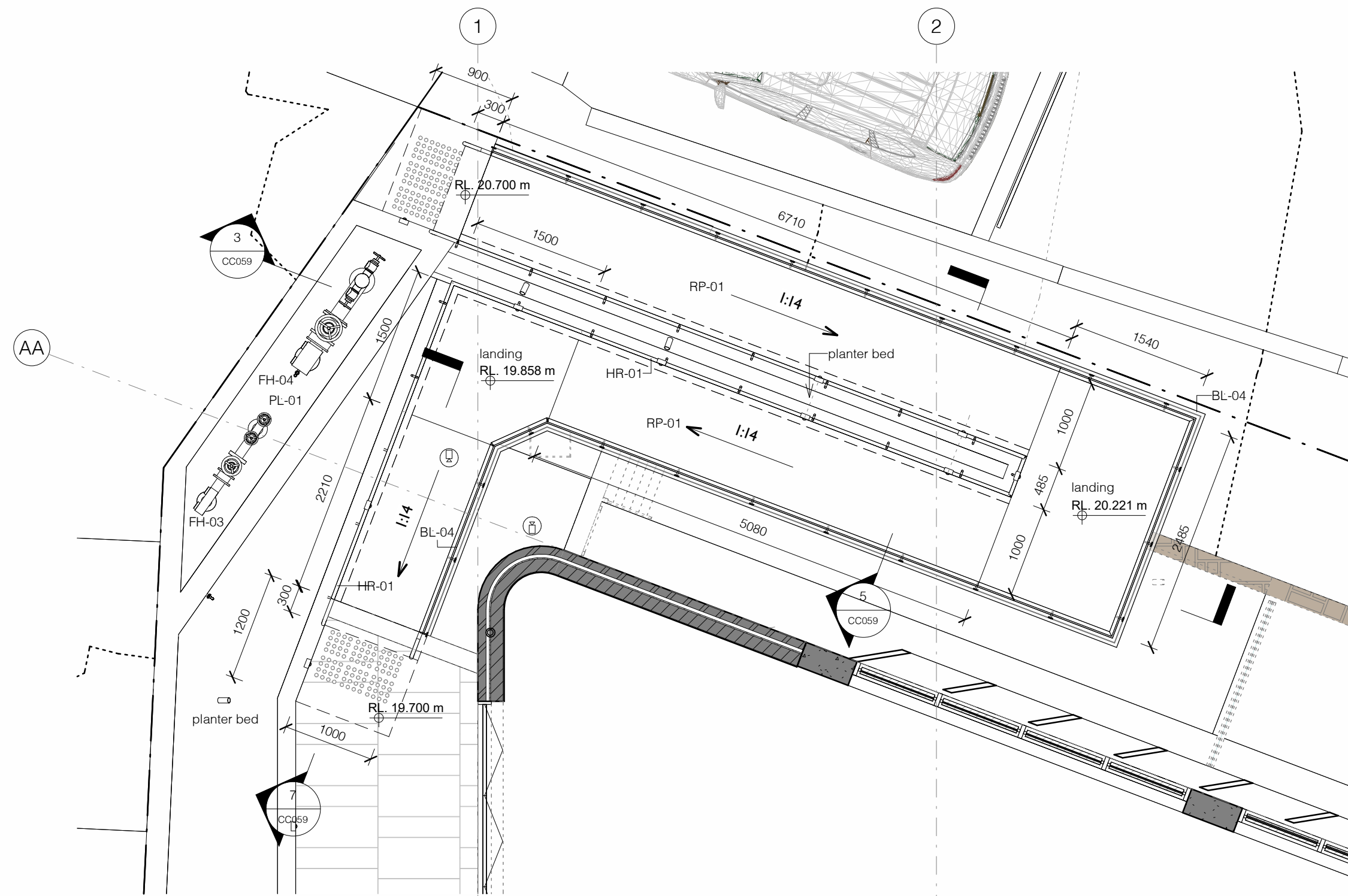
office: 5/57 AVALON PARADE, AVALON BEACH NSW 2107
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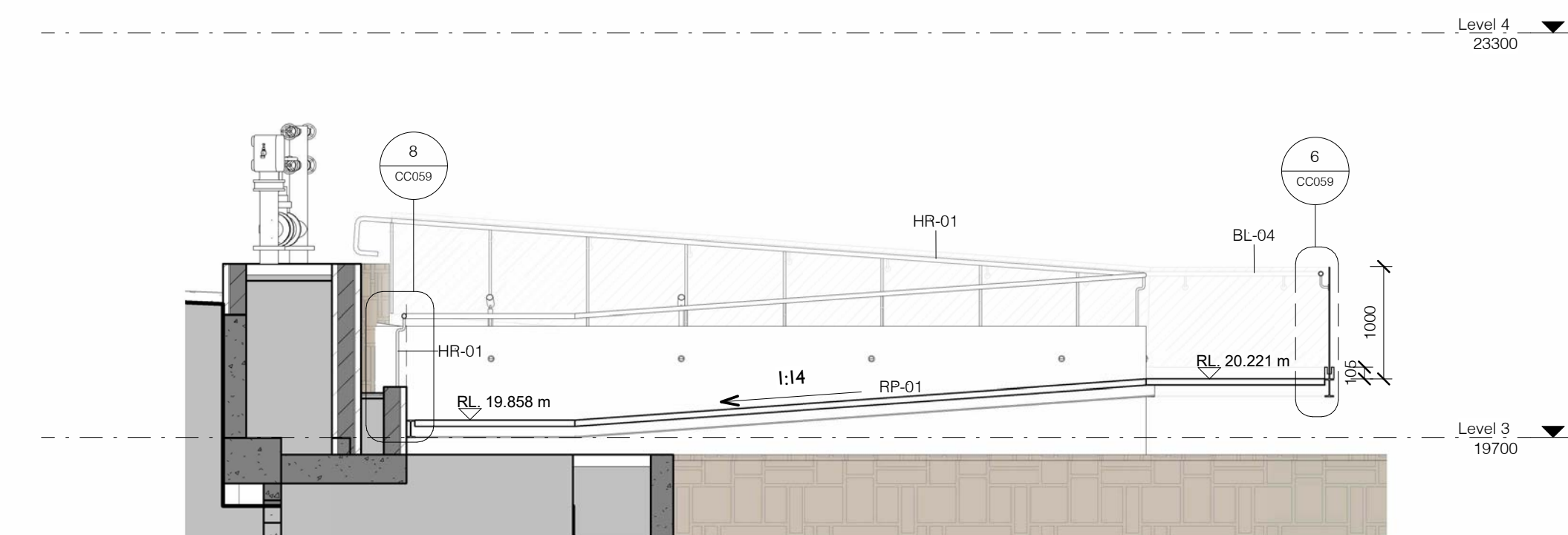
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



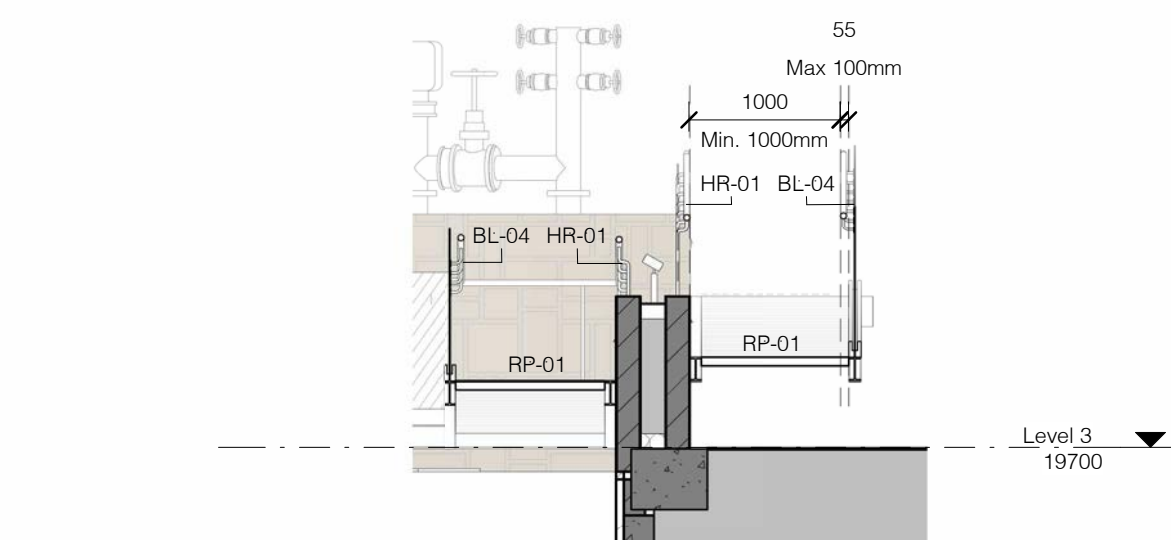
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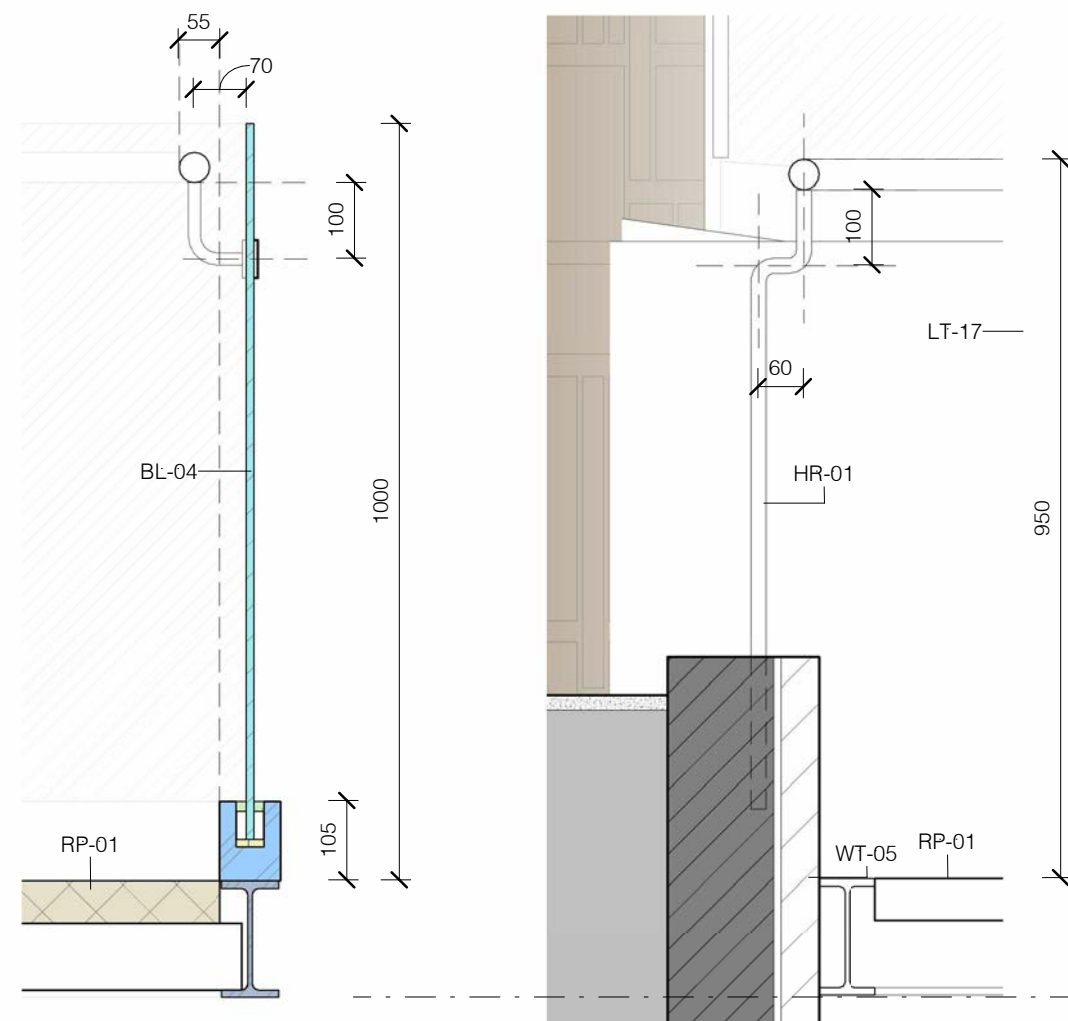
1 CC Level 3 Plan - Ramp
1:50



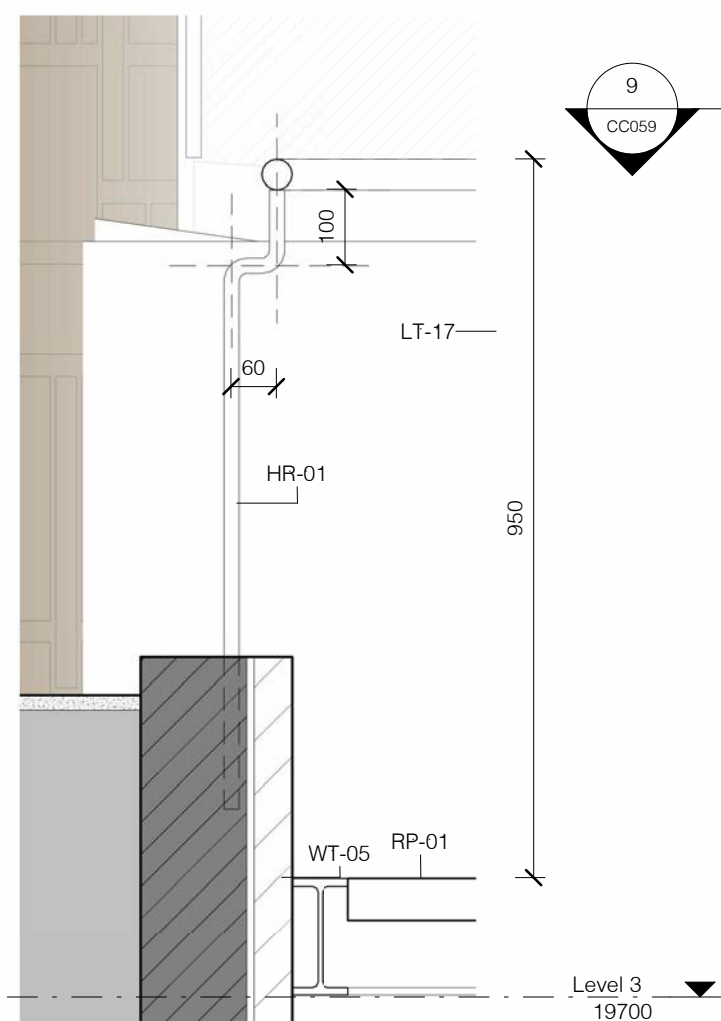
3 Ramp Long Section - Level 3
1:50



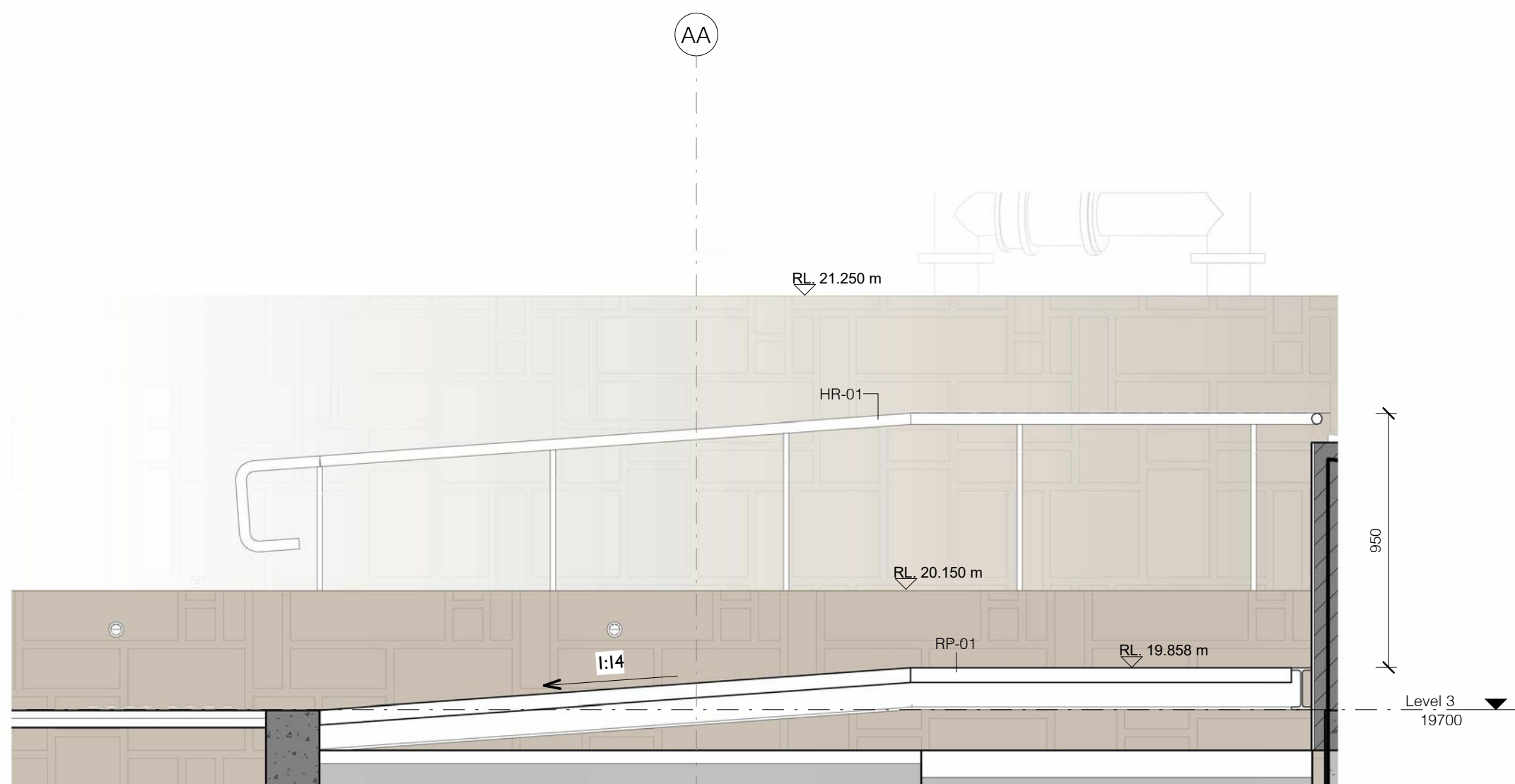
5 Ramp Cross Section - Level 3
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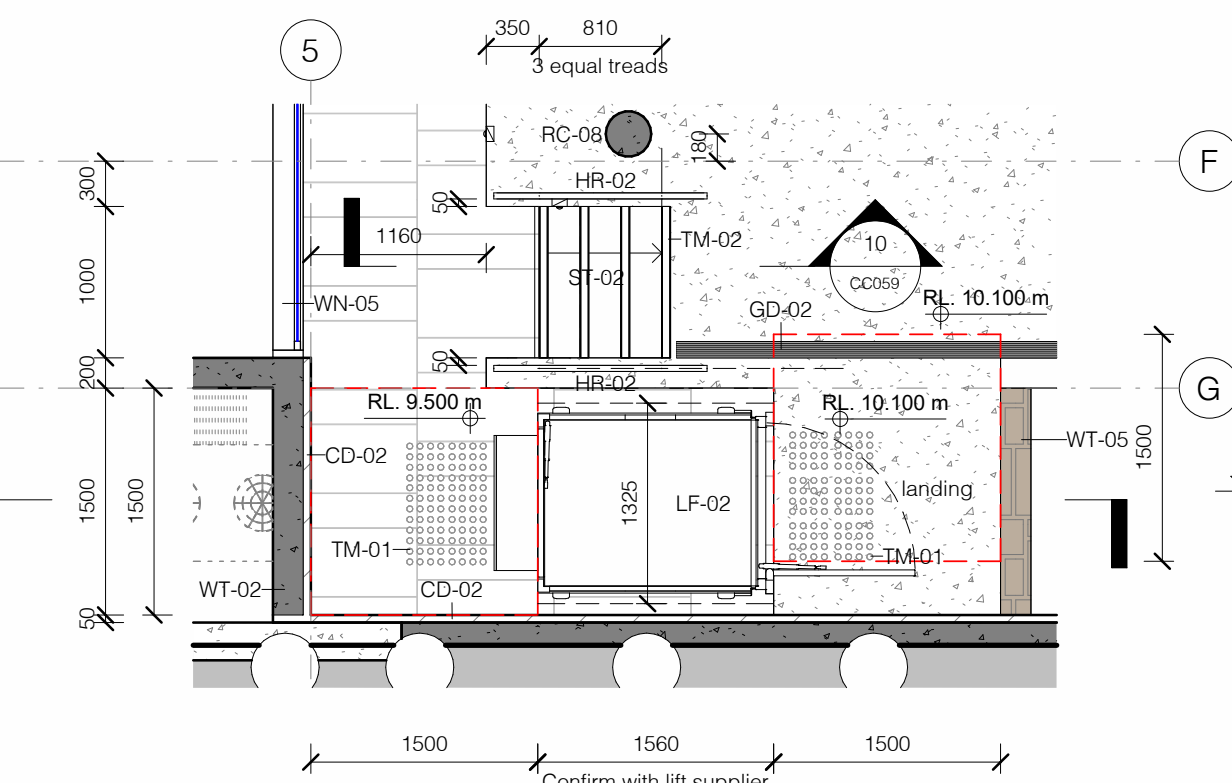
6 Ramp Long Section - Level 3 - Callout 1
1 : 10



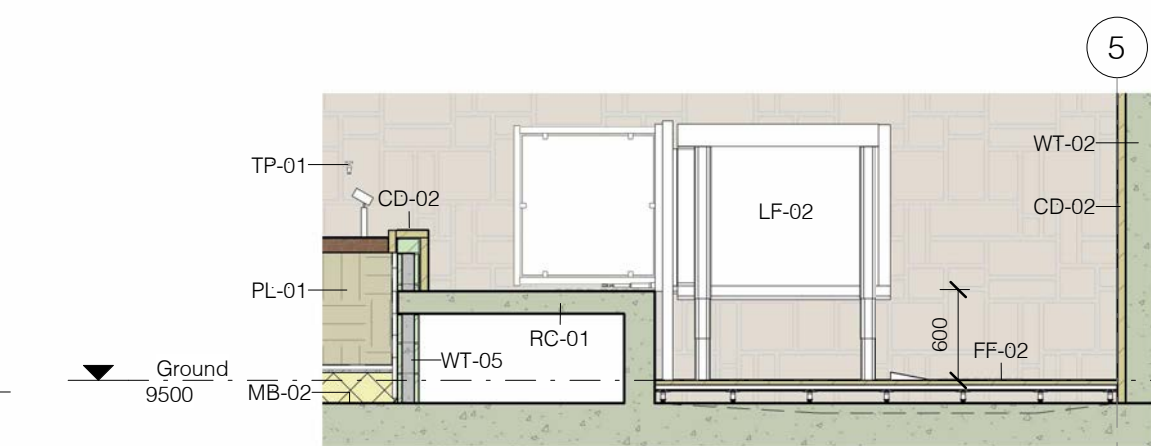
Ramp Long Section - Level 3 - Callout 2
1 : 10



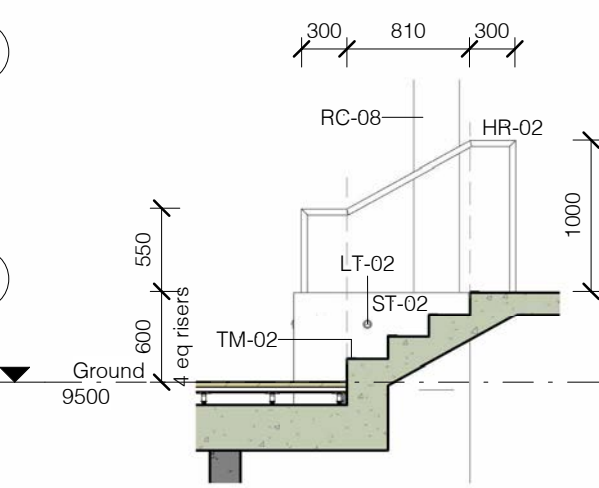
7 Ramp Section - Level 3
1:20



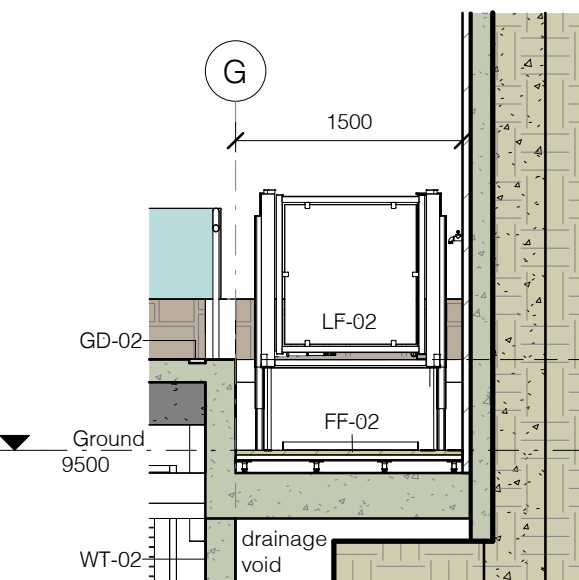
2 CC Ground Floor Plan - Platform Lift
1:50



9 Ground Floor Platform Lift - Long Section
1:50



Ground Floor Stair - Section 2
1 : 50



4 Ground Floor Platform Lift - Section
1 : 50

- Q-04 Frameless glass balustrade in Aluminium glazing channel equal to Clearglass Solutions CGS Smartline®B96 with full cover plate and aluminium finish to match windows and doors. Provide 40mm diameter round stainless steel handrails with stainless steel end caps. Provide wet-don-handrail brackets in 316 polished stainless steel at max 900mm ctrs equal to RFG B21200-38 SS. Extend handrail 300mm past last stand tread or ramp edge with termination as shown to comply with AS 1428.1. Balustrade construction to comply with AS 1291 and AS 1906.1. Provide stainless steel handrail supports with minimum 1.80 fall. Provide alternating 900x450 and 900x225mm Neo Grey Granite tiles from Surface Gallery laid in Flemish bond. Provide spigots, rebar, flashings and complete installation of waterproof membrane to manufacturer's instructions. Seal stone to manufacturer's recommendations and provide slip resistance to AS 4299 & AS HB 198.2014.
- CD-02 Non-slip sandstone cladding installed to suppliers instructions. Cladding to be Eco Outdoor Barmanh Stone Walling installed in accordance with Eco Outdoor Traditional Form Installation Guidelines. Adhesive to be substrate. Provide stainless steel mechanical joints to soffits and reveals. Provide 50mm matching cap and L shape stainless steel handrail to match stone finish with clear stone sealed equal to Westox TDS20 Tile Water Repellent.
- FF-02 Non 30mm thick flamed stone tiles, on Elmrich Versiframe or Keksels aluminium joist and pedestal system support over waterproof membrane AS4564 to match stone finish. Provide stainless steel with minimum 1.80 fall. Provide alternating 900x450 and 900x225mm Neo Grey Granite tiles from Surface Gallery laid in Flemish bond. Provide spigots, rebar, flashings and complete installation of waterproof membrane to manufacturer's instructions. Seal stone to manufacturer's recommendations and provide slip resistance to AS 4299 & AS HB 198.2014.
- FH-03 Fire hydrant booster assembly to fire engineer's details.
- FH-04 Fire sprinkler booster assembly to fire engineer's details.
- GD-02 100mm wide graded drain, to be Stormtech 100ADR4M/TL with electric brushed stainless steel grate.
- HR-01 40mm diameter round continuous handrail in 316 polished stainless steel with wet-don-handrail brackets in 316 polished stainless steel at max 900mm centres. Provide to both sides of stairs, or as shown on drawings, and extend 300mm past last stand tread or ramp edge with termination as shown to comply with AS 1428.1. Provide custom 20mm dia polished stainless steel handrail supports as detailed, epoxy dowelled into adjacent wall or floor.
- HR-02 40mm diameter round continuous handrail in 316 polished stainless steel. Provide to both sides of stairs, or as shown on drawings, and extend 300mm past last stand tread or ramp edge with termination as shown to comply with AS 1428.1. Epoxy dowelled into adjacent wall or floor or provide concealed fixing using 14C Round.
- LD-02 Platform lift equal to Simplex Elevators S08E 1400x1200mm with stainless steel construction and finishes, with automatic door and handrail finish to match surrounding adjacent floor level. Provide entry and exit clearance zones in accordance with AS 1428.1.
- LT-02 LED Recessed Pathlight - Two Lighting Shells 4W (code 4676) with integrated driver and copper finish. Warm white bulb type 3000K
- LT-17 LED External landscape lighting - HVS HV14117 - Tri Solid Copper LED Landscape Light - Light - Exights. To be coordinated with the landscape plan.
- MB-02 Waterproof Membrane for internal wet areas. Provide prescribed flats to slabs and finishes and complete liquid applied waterproof membrane system with all required accessories to wet areas to comply with AS 4299 and AS HB 198.2014.
- PL-01 Planter bed with free draining substrate, geotextile fabric, Atlantis dracuncul and waterproof membrane with fall to ramp connected to stormwater system to hydraulic engineers details. Refer to Landscape Architect's requirements for soil and much requirements. Provide drainage plan to comply with AS 1906.1.
- RC-01 Reinforced concrete slab to structural engineer's details. Ground and First Floor slabs to comply with Specification Z22.7.2.9 of the NCC B46 and provide an FRL of 120/120/120 for the ground floor and 90/90/90 for the first floor. Finish as shown on drawings. Provide concrete finish to garage slabs and concrete finish to wet areas with clear sealer equal to Westox TDS22 Cretesol installed to manufacturer's instructions.
- RC-08 Reinforced concrete column to structural engineers details.
- RP-01 Reinforced concrete aluminium framed ramp to structural engineer's details. Provide maximum 1:14 slope. Provide stainless steel handrails and indicators and all elements necessary to comply with AS 1428.1. Provide Replas Enduraplank decking colour Brown with contained stainless steel handrails with 5mm gaps. Install with countersunk stainless steel decking to comply with AS 1906.1. Provide paving edge detail. Support on aluminium framing at 600 centres.
- ST-02 Concrete Slab to structural engineer's details. Provide stair nosings and tactile indicators to comply with AS 1428.1. Seal and provide slip resistance to AS 4299 & AS HB 198.2014.
- TM-01 Tactile warning indicators. Provide Stanton T Series full metal stainless steel single sided tactile indicators with Seal to comply with AS 1428.1 and installed to manufacturer's instructions.
- TM-02 Contrasting stairs nosings. Provide Latham Astralloy F505 abrasive aluminium S nosces mounted slat stair tread insert (in black). Provide nosings to comply with AS 1428.1 and AS 1906.1.
- TP-01 External garden supply with 30mm connected to stormwater system. Fix to adjacent structure.
- WN-05 200 x 50mm aluminium framed sliding stacking doors with powdercoated finish. Aluminium frame equal to AWS 7400.
- WT-02 SlidEMASTER Series sliding doors with 200mm frame. Panels to be stainless steel, operable, with stainless steel glazing to AS 1298, to comply with Section J and with double glazing as required by acoustic report. Powdercoat finish to be Duxat Duracel Elements Natural Bronze Fat 9E28341F.
- WT-02 200mm ASPLY Logwall LW2000 permanent floor reinforced concrete structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dux Wash n Wear matt paint finish. Coat internal faces with Dux Wash n Wear, matt paint finish. Panels to be stainless steel, operable, with stainless steel glazing to AS 1298, to comply with Section J and with double glazing as required by acoustic report. Powdercoat finish to be Duxat Duracel Elements Natural Bronze Fat 9E28341F.
- WT-05 140mm concrete blockwork wall to structural engineers details. Core fill concrete as shown on drawings. Provide stainless steel handrails. Cladding or finish as shown on drawings, exposed walls are to be rendered and painted with Duxon Weathershield Matt, Colour 'Natural White' SW-F14. Where retaining provide reinforced concrete footing, provide waterproof membrane to structural engineer's details and with geotextile fabric connected to stormwater system.

No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Ramp and Platform Lift Details

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

CC059

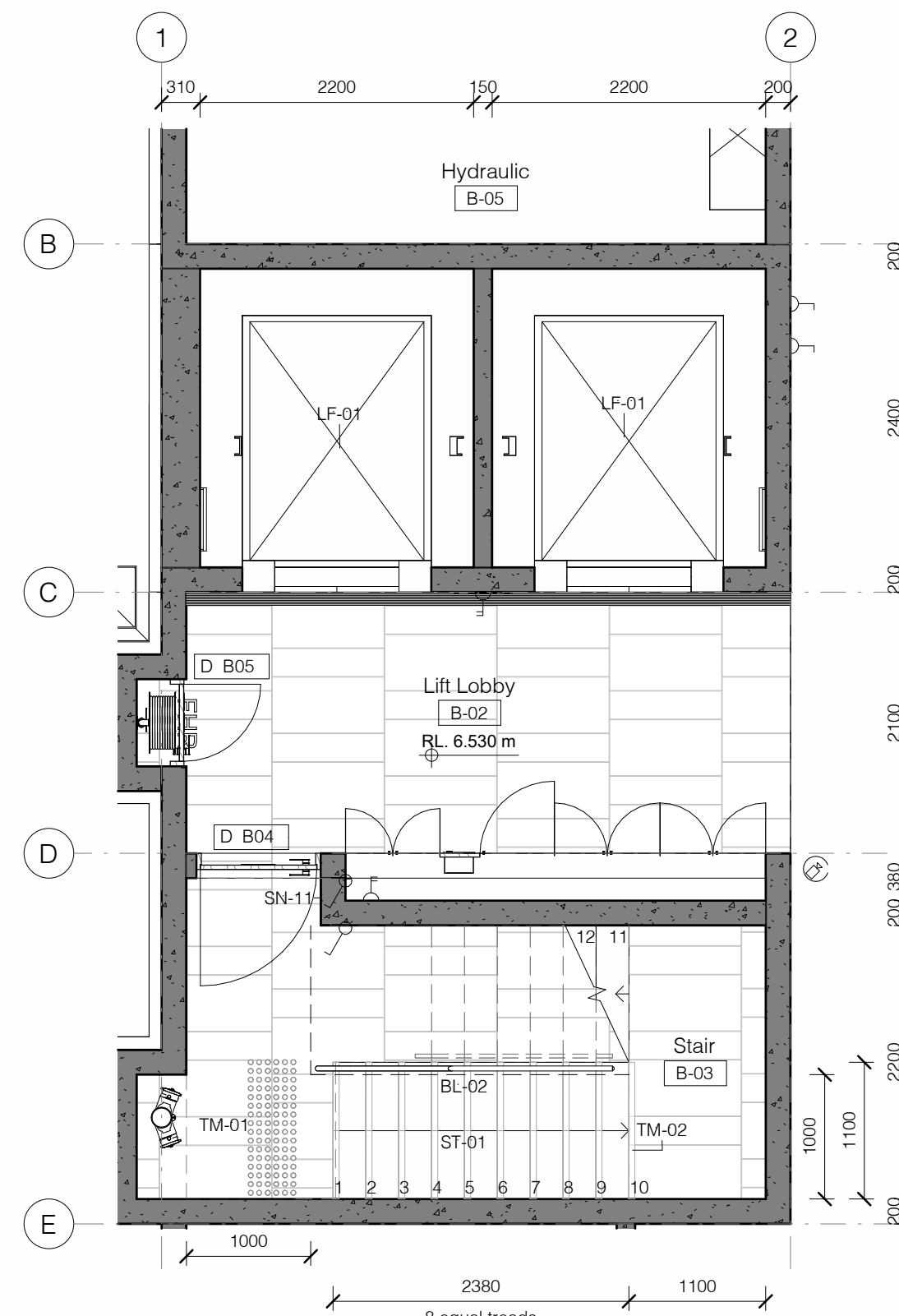
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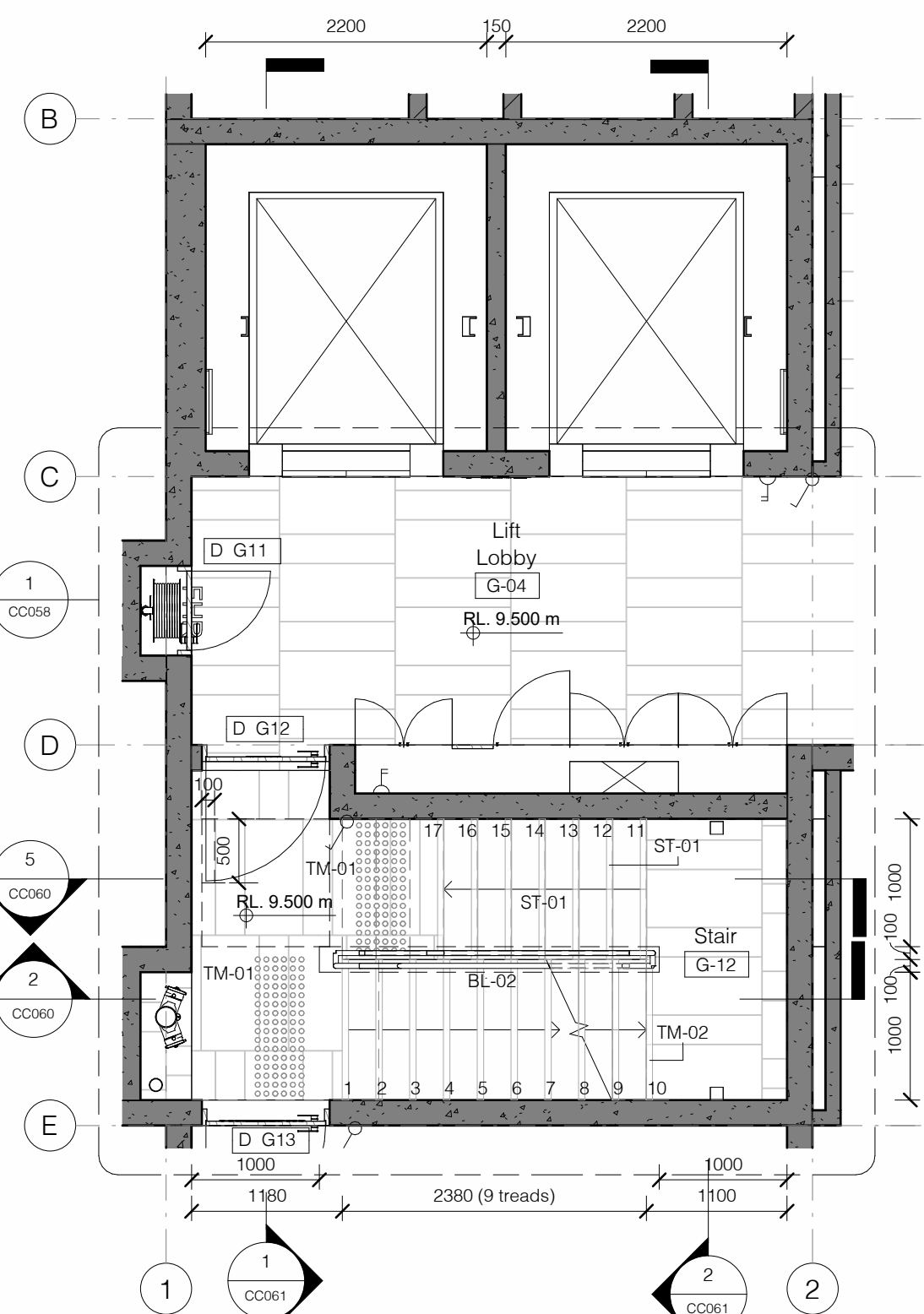
NOTE: A swinging door in a required exit or forming part of a required exit must not encroach—

- (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required stairway, ramp or passageway if it is likely to impede the path of travel of the people already using the exit; and
- (ii) (ii) when fully open, by more than 100 mm on the required width of the required exit;

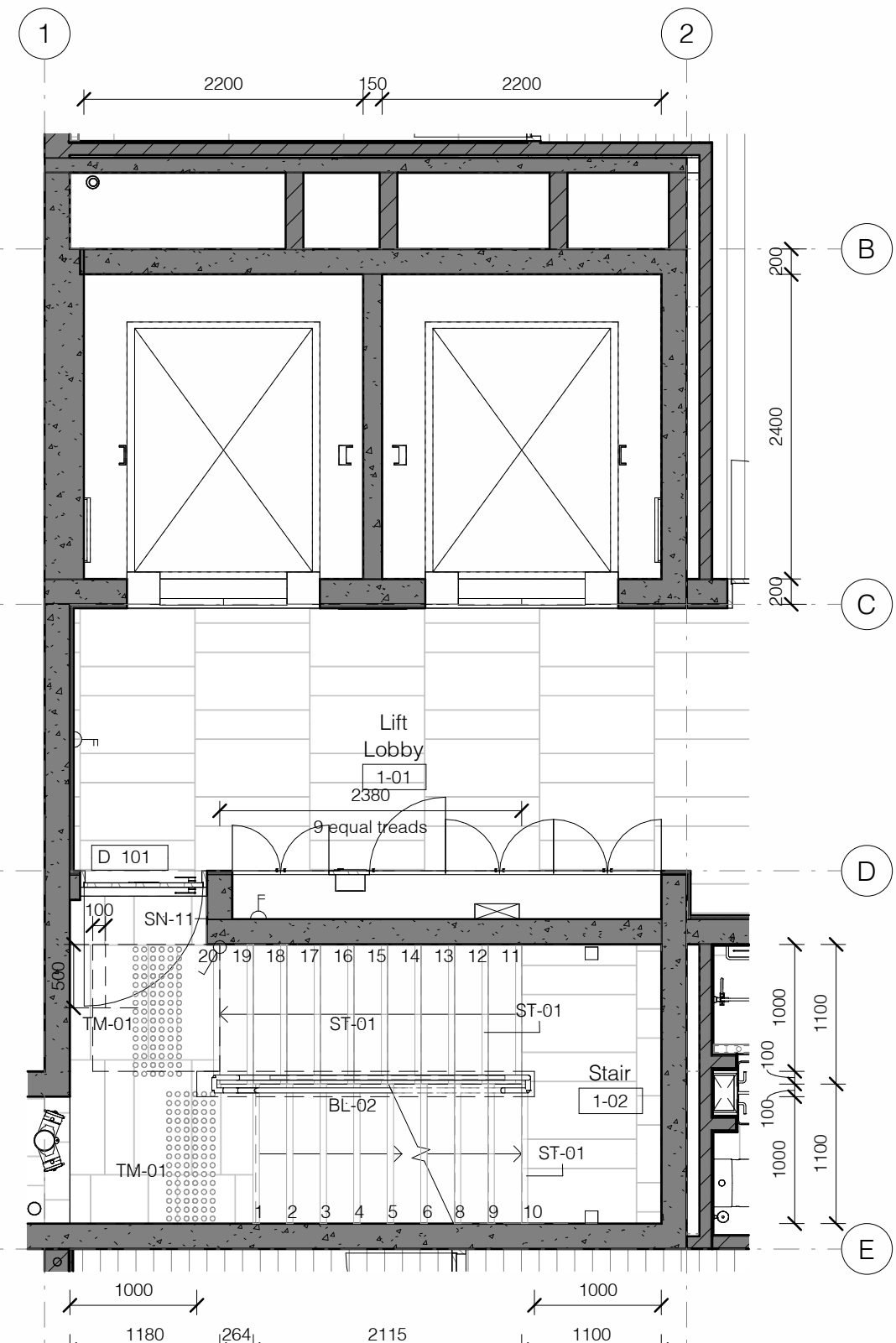
NOTE:
Risers and goings must comply with D3D15 of the NCC
Risers are to be between 115mm & 190mm
Goings are to be between 250mm & 355mm
(2R+G) = 550-700

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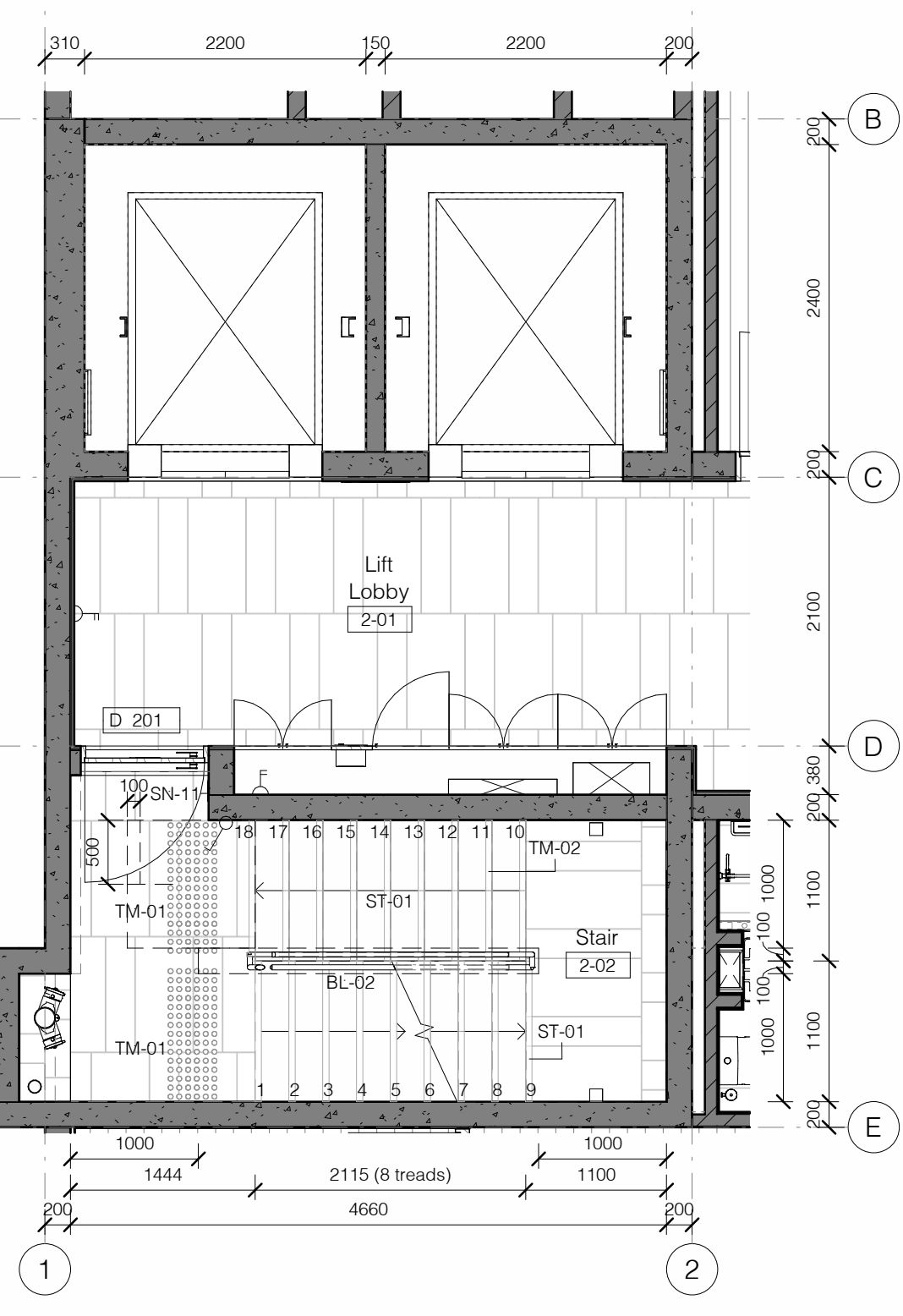
Stair A - Basement Plan



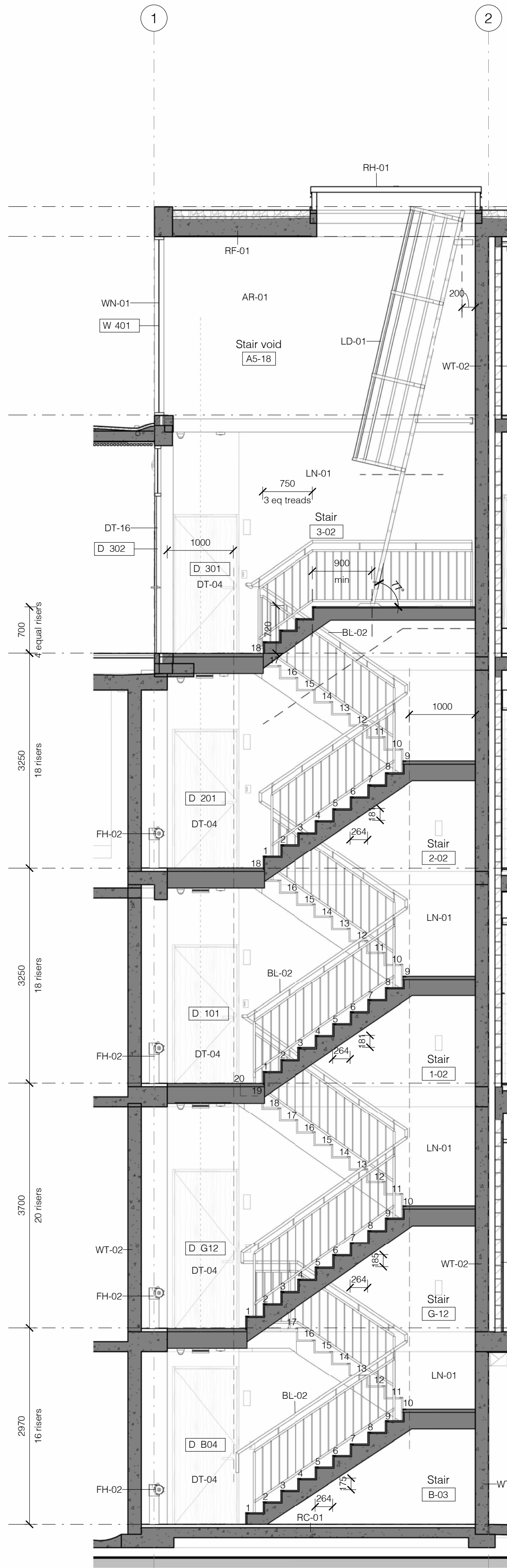
Stair A - Ground Floor Plan
1 : 50



Stair A - Level 1 Plan

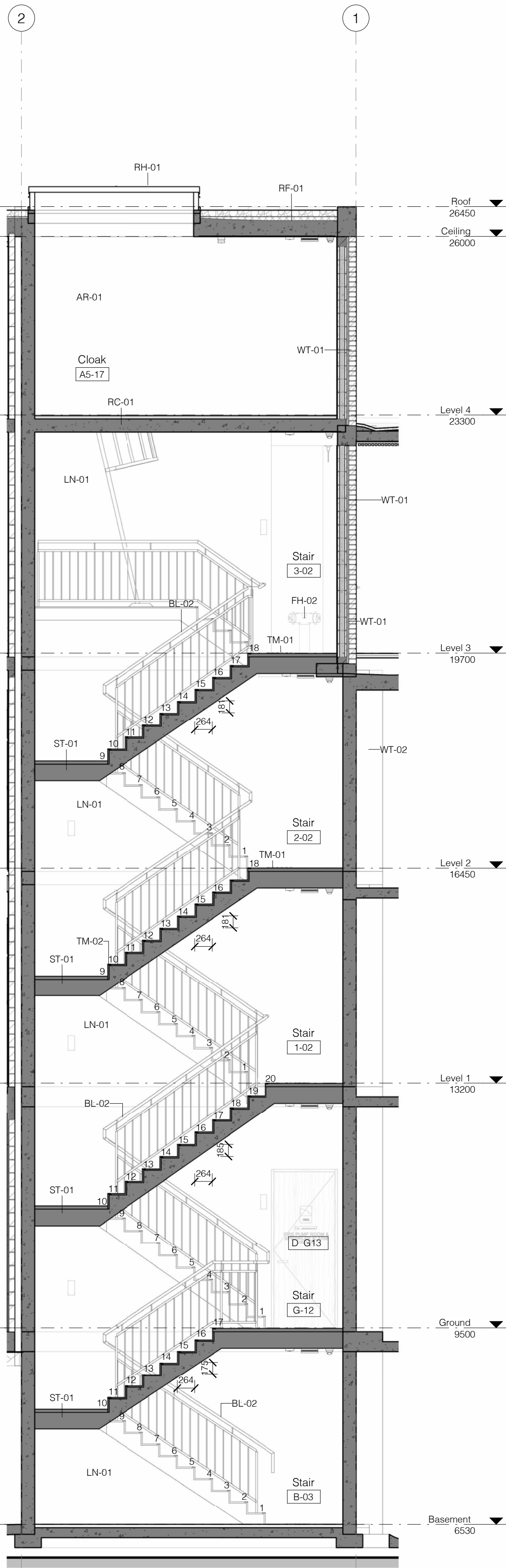


Stair A - Level 2 Plan
1 : 50



Stair A - Section A
1:50

(2R+G) = 614 - 634mm
complies with D3D14



Stair A - Section I
1 : 50

(2R+G) = 614 - 634mm
complies with D3D14

No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach

Stair/Lift Details

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

PRELIMINARY

CC060

1:50 @ A1

Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.:	DA2020/1695	Body Corporate Reg No.:		
Drawing Title:	Stair/lift Details	Drawing No.:	CC061	
Rev	Date	Description	DP Full Name	Reg No.

BL-02 304 Grade stainless steel balustrade with polished finish to comply with Part D2 and D3 of the NCC and applicable Australian Standards. Balustrade to comprise of 30mm dia. CHS stanchions centred on the top and bottom tread of each flight with 30mm dia top and bottom rails with 12mm dia vertical rods welded at max 125mm centres. Provide 40mm dia continuous handrail on 12mm dia rod supports at max 900mm centres. Provide continuous lift welded and ground joints. Core and epoxy grout stanchions into RC structure.

DT-04 48mm thick solid core flush panel internal fire rated doors to fire stairs. Doors to be self-closing with FRL of -60/30. Doors to be Pyropanel PFD060-48 Fire Board Fire Door to AS1530 part 4 standard and certified to AS1905 part 1 with ply facing and Tasmanian Oak crown cut random matched timber veneer and approved clear finish with visual appearance to match Osmo Polyx Oil. Provide Pyropanel 1 hr Fire Rated Timber Door Frames standard size nom. 140 x 55mm Tasmanian Oak timber frames and architraves to match wall width as shown with approved clear finish with visual appearance to match Osmo Polyx Oil. Provide signage, DKP-SS-300 kick plate, self-closing mechanism, stainless steel hinges, DDH-SS-020 door buffer, Pitella Maralina 6013 lever set and passage latch in Bronze finish. Provide Lorient Intumescent sealant and Kilargo fire seals per East Coast Door & Window hardware schedule.

DT-16 48mm thick solid core fire rated door in custom powdercoated 316 stainless steel filled frame to match wall width. Powdercoat colour to match adjacent aluminium doors to be Dulux Duratec Elements Natural Bronze Flat 9E28341F finish. Doors to be self-closing with FRL of -60/30. Provide signage, Dormakaba DKP-SS-300 kick plate, DDH-SS-020 door buffer, self-closing mechanism, stainless steel hinges, Dormakaba Coastal Series 4300-37 PSS lever set and related mortice lock in polished stainless steel. Doors to be Pyropanel PFD060-48 Fire Board Fire Door to AS1530 part 4 standard and certified to AS1905 part 1 with 48mm thick Fire Board door leaf with ply facing and Tasmanian Oak crown cut random matched timber veneer and approved clear finish with visual appearance to match Osmo Polyx Oil. Provide Lorient Intumescent sealant and Kilargo fire seals per East Coast Door & Window hardware schedule. Note: provide electronic strike, red switch and proximity card reader where shown on electrical engineers drawings.

FF-05 Nom 20mm thick honed stone tiles. Provide alternating 900x450 and 900x225mm Neo Grey Granite tiles from Surface Gallery laid in Flemish bond. Seal stone tiles to manufacturer's instructions, and provide slip resistance to AS 4299 & SH HB198:2014. Install on Regupol Sorus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Provide prescribed falls to slabs and finishes and waterproof membrane to wet areas to AS3740:2021 and other applicable standards.

FH-02 Fire Hydrant to Fire engineers specification.

LB-01 Built-in Letterbox to be located adjacent to hardstand. Provide Box Design Apartment letterbox with 9 Lockable boxes (5 apartment, 3 retail and 1 body corporate) and one custom parcel delivery box. Provide powdercoat finish Dulux Duratec Elements Natural Bronze Flat 9E28341F, with white Mr Eaves (XL-San-OT) lettering with address '231 Whale Beach Road' in white as shown.

LD-01 Provide roof access ladder to comply with AS1657:2018. Ladder to be equal to Katsafe Angled caged rung ladder RL424 with ladder cage gate RL425 fabricated from high grade structural aluminium with mill finish. Provide extendable stiles to 1000mm above the opening and required handgrips. Opening of the roof hatch and extension of the stiles shall be by the use of one hand.

LF-01 Machine-room-less custom lift with stretcher facility installed to manufacturer's specifications. Refer to Vertical Transport Engineer's brief and specifications. Lift to have 6 stops, automatic braille buttons with automatic sliding car and landing doors and external landing indicators. Pit depth, head room and shaft size to be confirmed. Provide selected premium finish or satin stainless steel lift walls and setdown for custom tiling to match adjacent lobbies on floor. Provide stainless steel reveal to match lift doors to finish flush with facebrickwork. Lift to comply with AS1735. Refer to electrical engineer's drawings for service requirements.

RF-01 Inverted roof membrane assembly comprising reinforced concrete slab to structural engineer's details screeded to fall, a fully welded 2mm PVC sheet waterproof membrane system, Woolin or alternative approved membrane with minimum 25 year warranty and to comply with AS4654:1&2, bond breaking slip sheet, Austech Foamula Metric FM250/75 extruded polystyrene insulation, Atlantis 30mm Flo-Cell drainage cell, and 100mm washed Neplean River pebbles (30-40mm) from Australian Native Landscapes as ballast. Provide reglets, flashings and complete installation of waterproof membrane system to manufacturer's instructions.

RF-02 Concrete roof with Xypex Admix C-1000NF additive for waterproofing, to structural engineers details. Seal with Westox TDS20 Water Repellent to manufacturer's instructions to manufacturer's instructions.

RF-03 Copper and timber framed roof to structural engineers details. Copper Roof by Copper & Zinc Roofing Co. Provide copper sheet metal standing seam roof to fall installed to manufacturers instructions with all required accessories for a complete, weathertight system. Provide 20mm air gap, 19mm waterproof CD plywood substrate, anti-abrasive building paper, perforated double sided reflective foil sarking and bulk insulation if required in accordance with BASIX Certificate. Flash and seal to structure. Fix with stainless steel clips and screws.

RH-01 Proprietary Roof Access Hatch - Provide Gorter Fire Rated 120/120/120 roof access Hatch RHTE1924 installed to manufacturer's instructions.

SN-11 Clear anodised aluminium wall sign with statutory OFFENCES RELATING TO FIRE STAIRS notice in accordance with BCA 2022 Volume 1 D3028. Adhesive fix in a conspicuous position adjacent to doors to fire-isolated stairs.

ST-01 Nom. 20 mm thick stone treads and risers, adhesive fixed to reinforced concrete stair to structural engineer's details. Provide nosings and tactile indicators to AS1428. Provide handrails as required by the NCC. Stone to be honed Neo Grey Granite from Surface Gallery to match FF-05. Seal stone to manufacturer's recommendations and provide slip resistance to AS 4299 & SA HB 198:2014.

ST-03 Steel and stone framed stairs to structural engineer's details. Provide stainless steel brackets cantilevered off side walls with nom. 20mm thick stone cladding to match flooring all round with mitred joints. Nom finished tread thickness 70mm. Seal with approved stone sealer to provide P3 slip rating.

TM-01 Tactile warning indicators. Provide Latham TI Series full metal stainless steel single stud tactiles with Spiral Top, located to comply with AS1428.4 and installed to manufacturer's instructions.

TM-02 Contrasting stair nosings. Provide Latham Asbraloy FA501S abrasive aluminium S recess mounted safety stair tread insert (in black), located to comply with AS1428.

WN-03 Fixed frameless single glazing to AS 1298. Provide nom. 25 x 25 aluminium glazing channel with powdercoat finish all round sealed to rebate in structure. Provide glazing as required by BASIX Certificate. Powdercoat finish to be Dulux Duratec Elements Natural Bronze Flat 9E28341F.

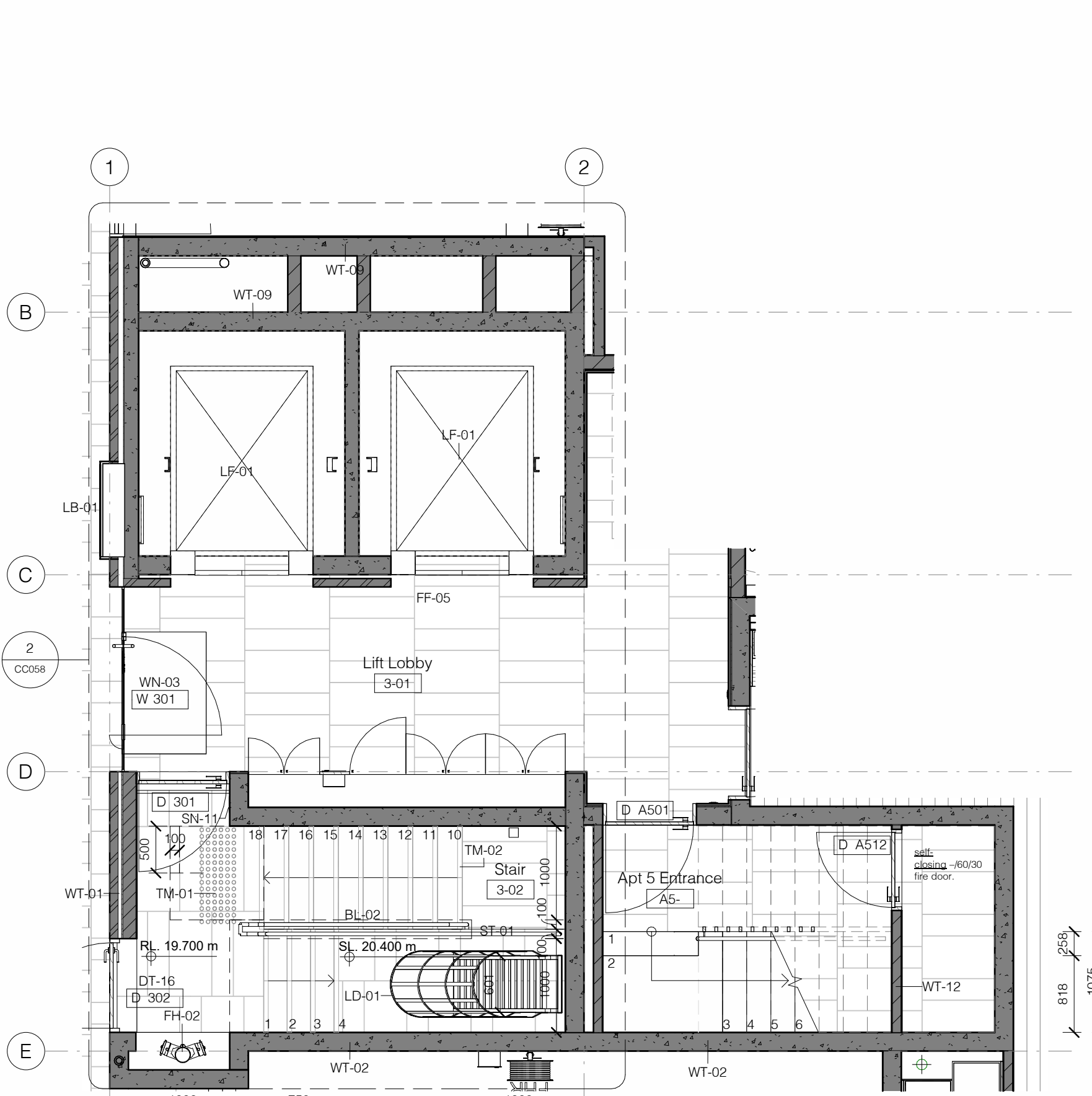
WT-01 250mm cavity brick and blockwork wall comprising 90mm thick face brickwork, 50mm cavity and 140mm core filled blockwork to internal skin. Face brickwork externally with brick type as shown on elevations. Provide acrylic render to internal faces with Dulux Wash n Wear matt paint finish. Walls to comply with Specification C1.1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings and Rw + Ctr not less than 50. Paint colour to be Dulux 'Natural White'. Seal face brickwork with Westox TDS20 Water Repellent. Provide construction and expansion joints, damp proof course and stainless steel brick ties as required by AS3700:2011, and reinforced concrete footing to structural engineer's requirements. Provide 12mm Firemax A10 Plus Cavity Board to cavity to manufacturers instructions, in accordance with the BASIX Certificate.

WT-02 200mm AFS Logiwall LW200D permanent formwork reinforced concrete wall system installed to manufacturer's instructions and structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dulux Wash n Wear matt paint finish, Colour 'Natural White' SW1F4. Where loadbearing, walls are to have a minimum FRL of 90/-, Party walls to comply with Specification C1.1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings and Rw + Ctr not less than 50. Provide construction and expansion joints to manufacturer's instructions.

WT-05 140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings, exposed walls are to be rendered and painted with Dulux Weathershield Matt, Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.

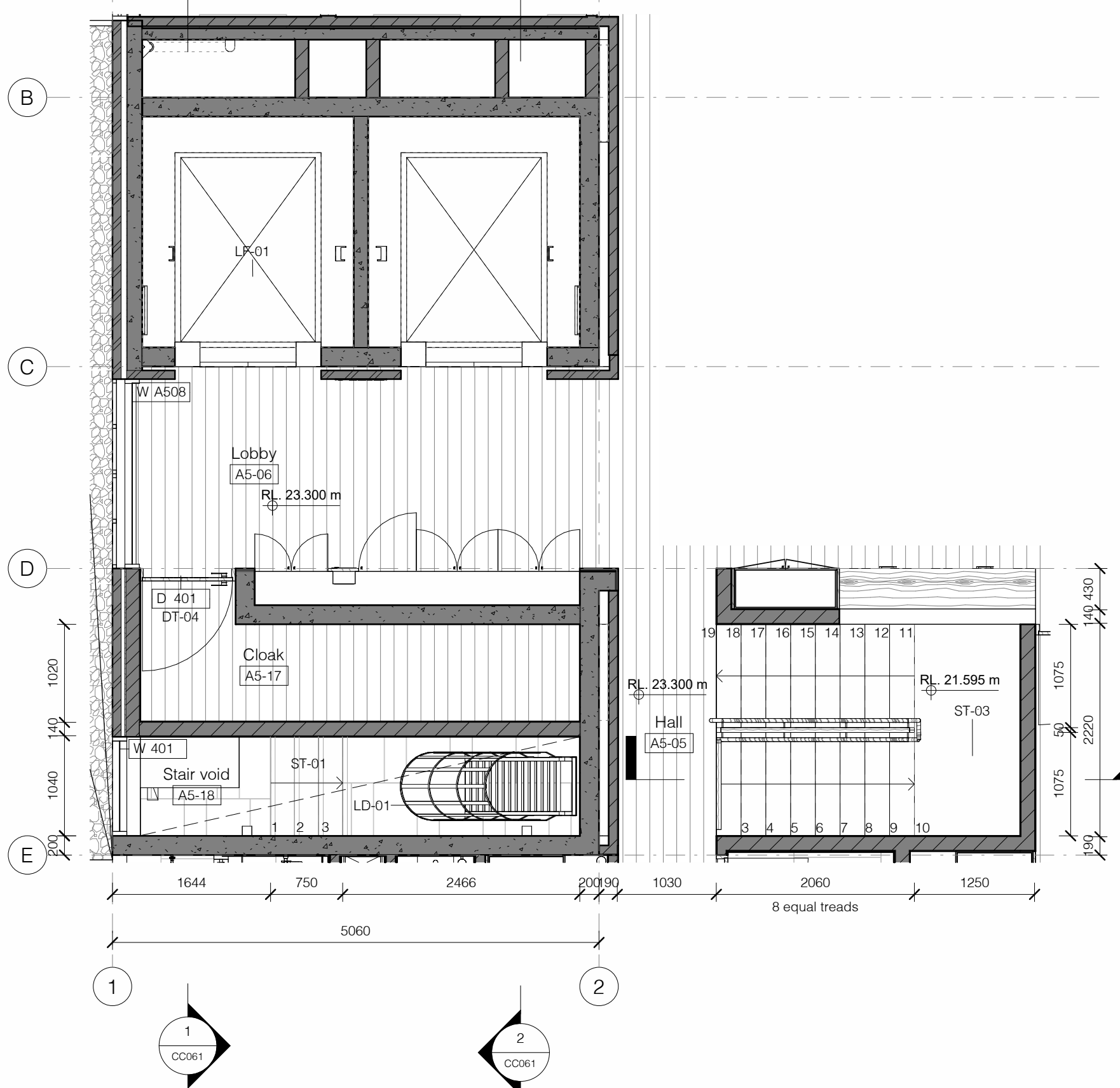
WT-09 150mm/200mm/230mm/310mm Off form concrete wall to structural engineers details. Walls to have an FRL as noted on drawings. Cladding or finish as shown on drawings. Where retaining provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.

WT-12 90mm concrete blockwork wall, finish as shown on drawings



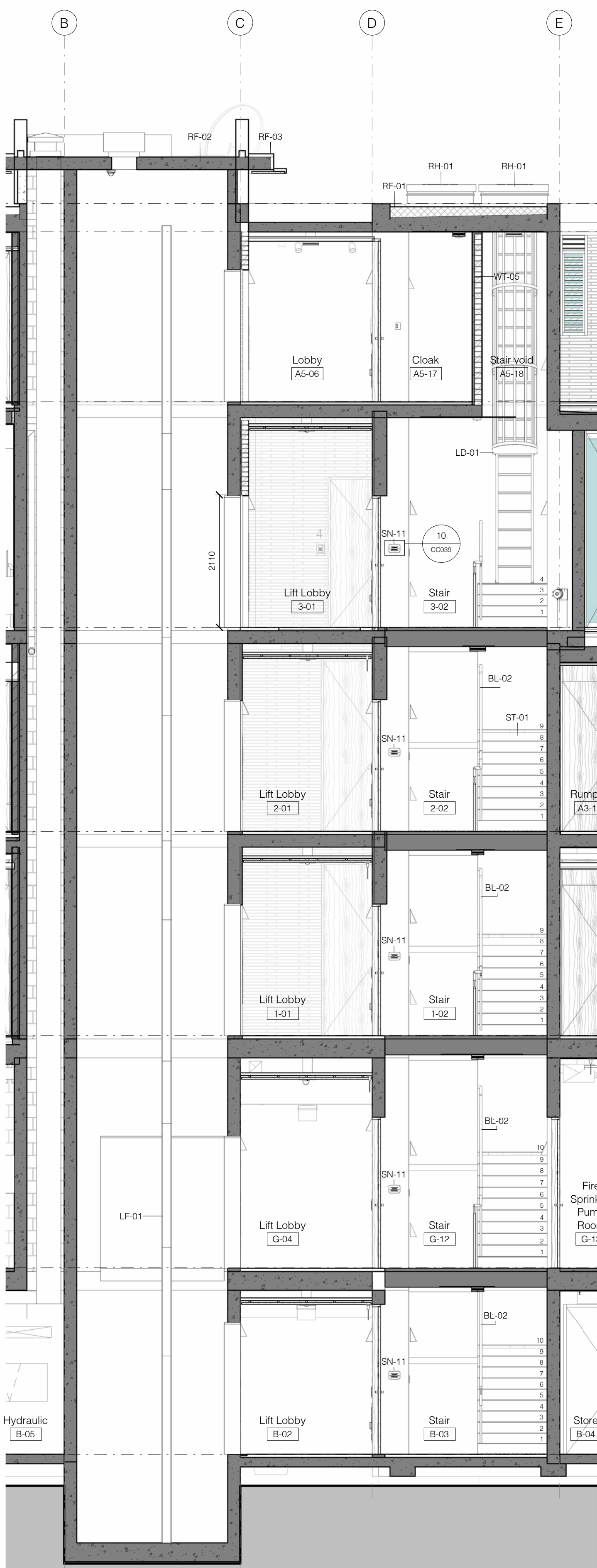
4 Stair A/B - Level 3 Plan

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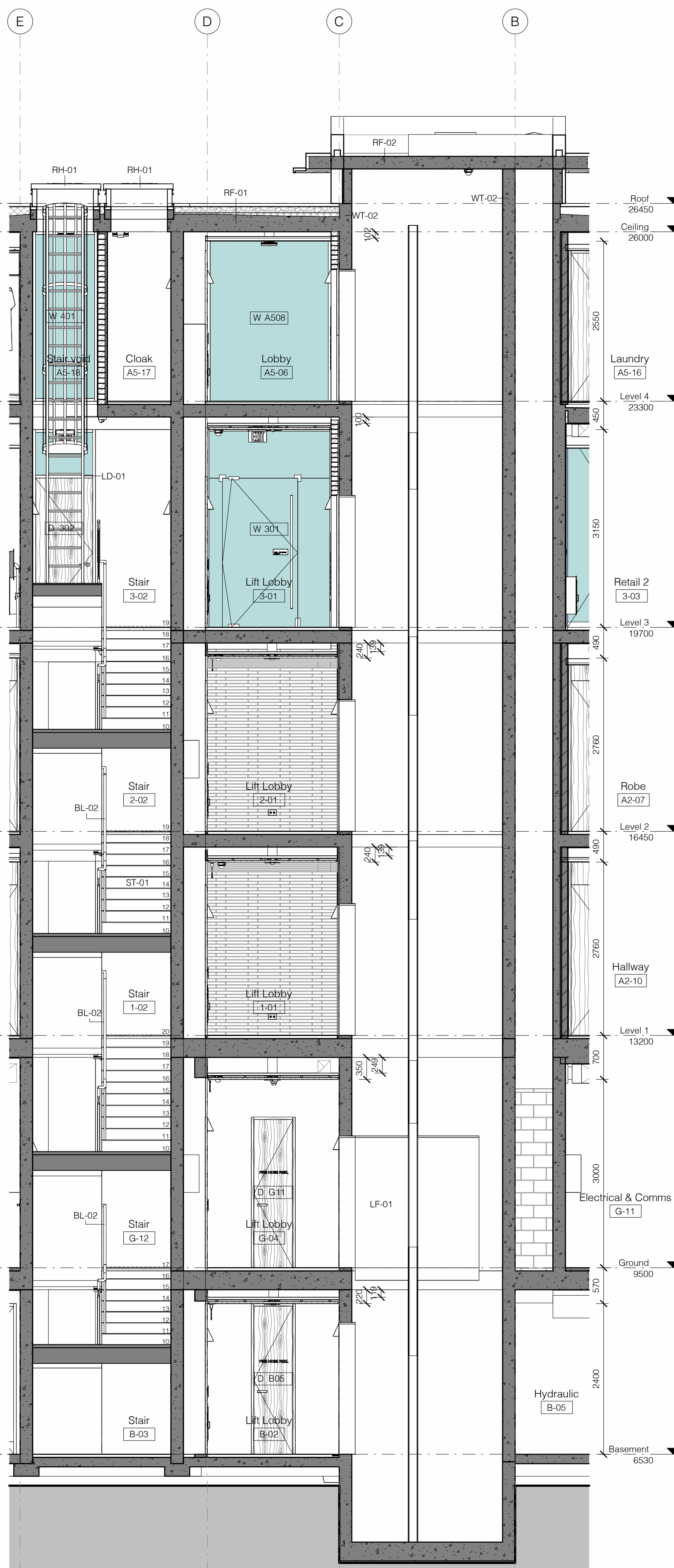
5 Stair A/B - Level 4 Plan

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1 Stair A - Section C

1:50



2 Stair A - Section D

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No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
Leslie Cassar

Stair/lift Details

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

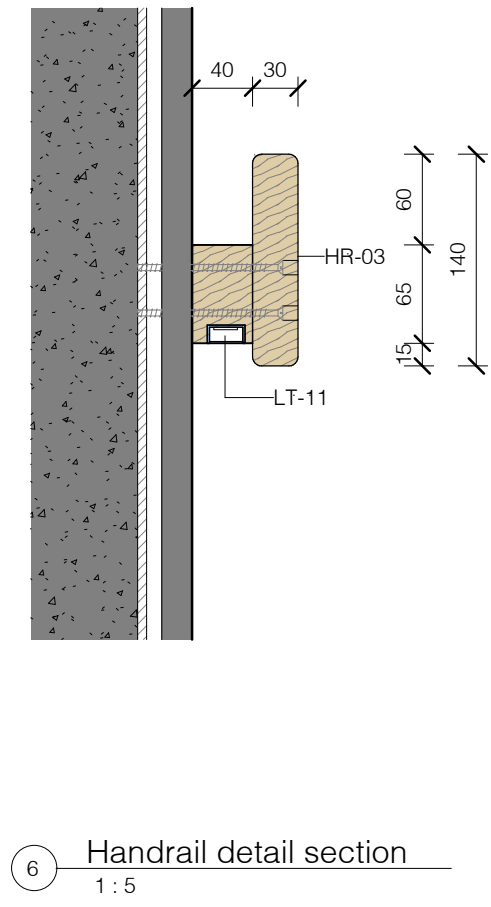
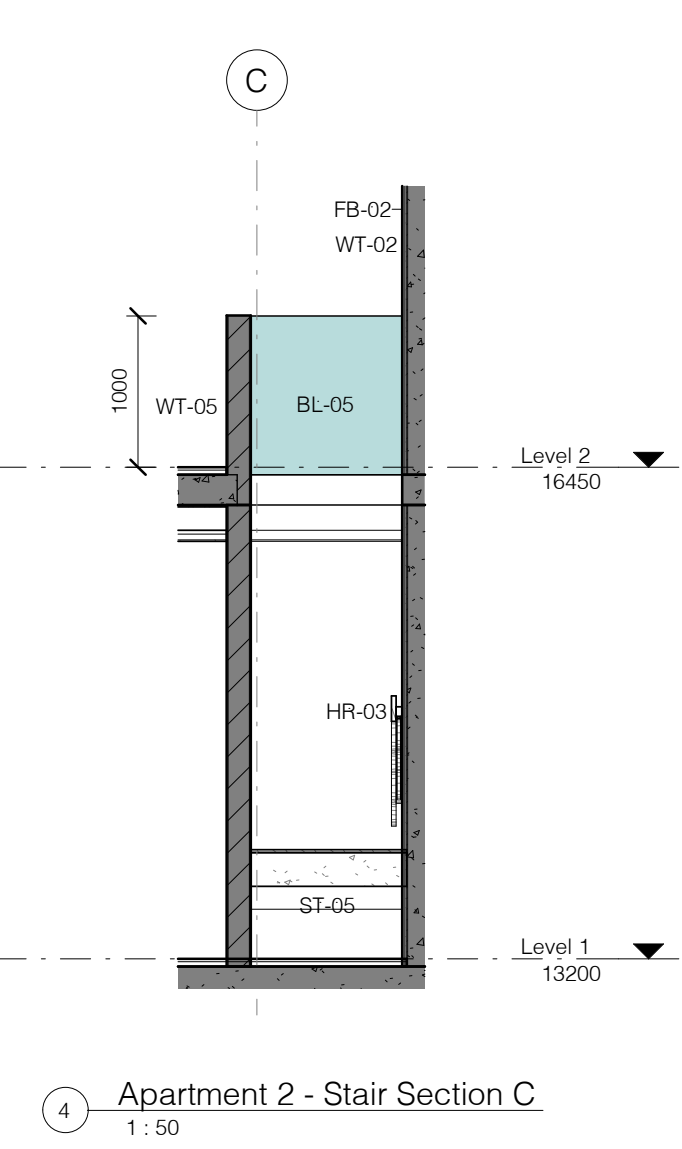
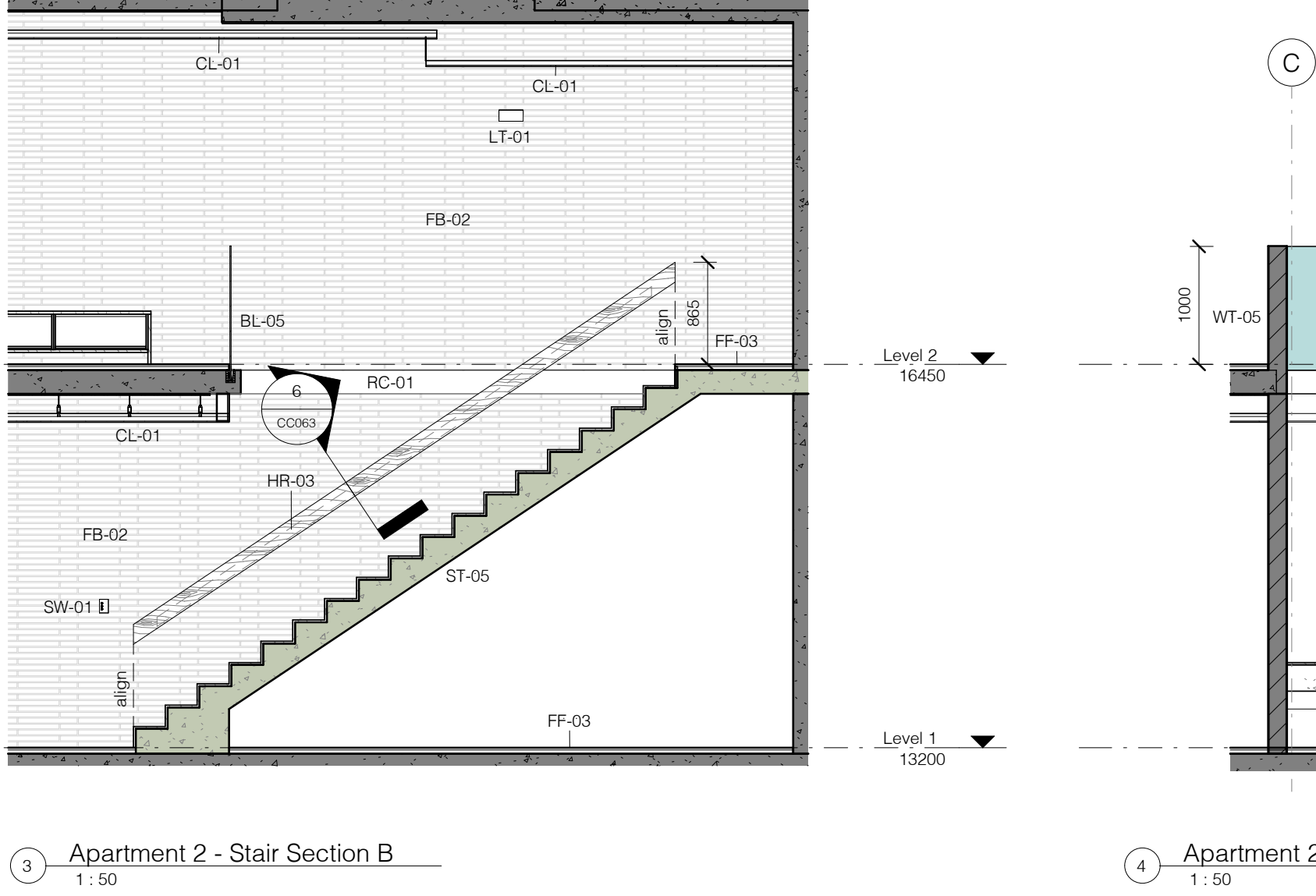
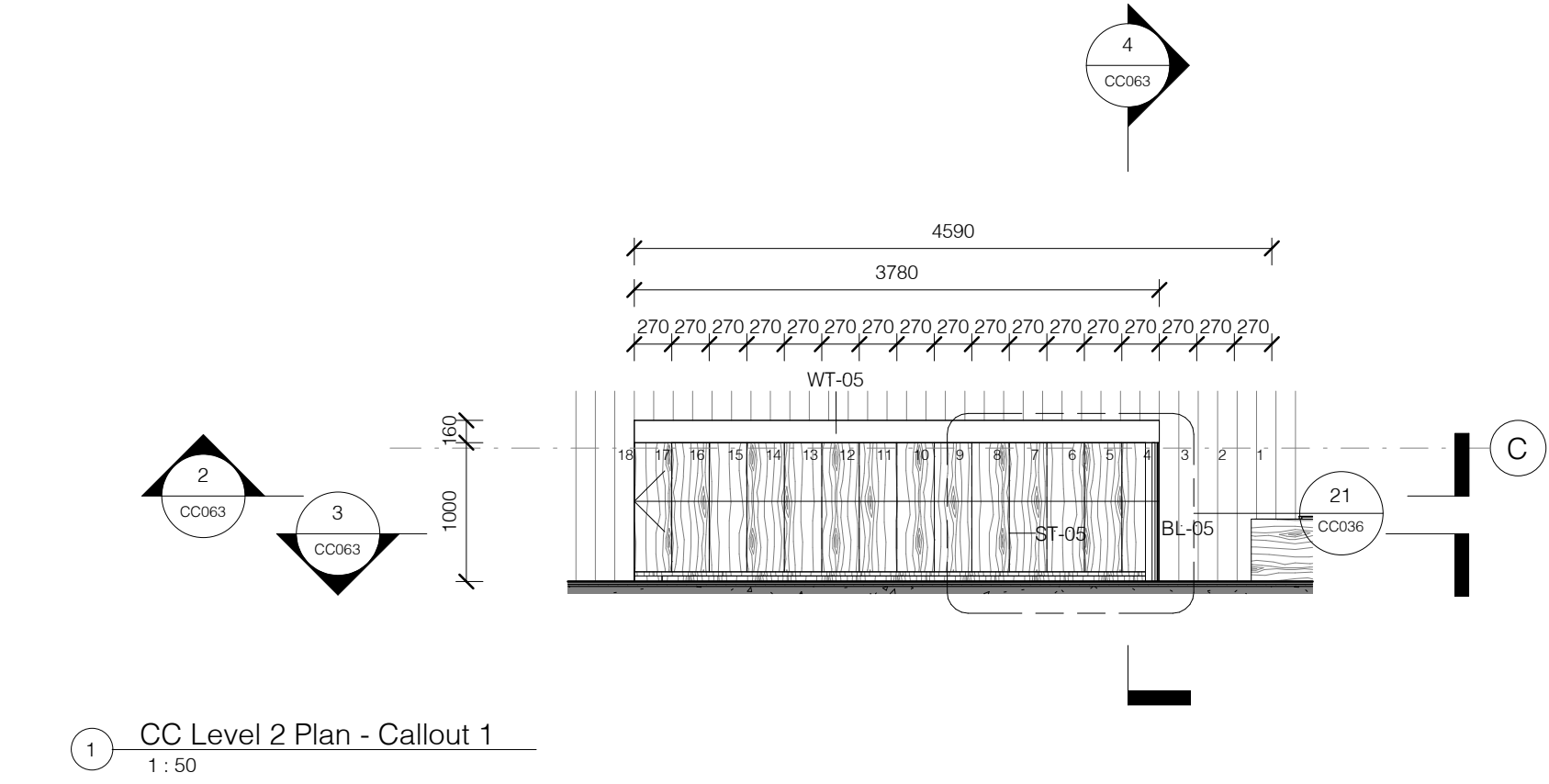
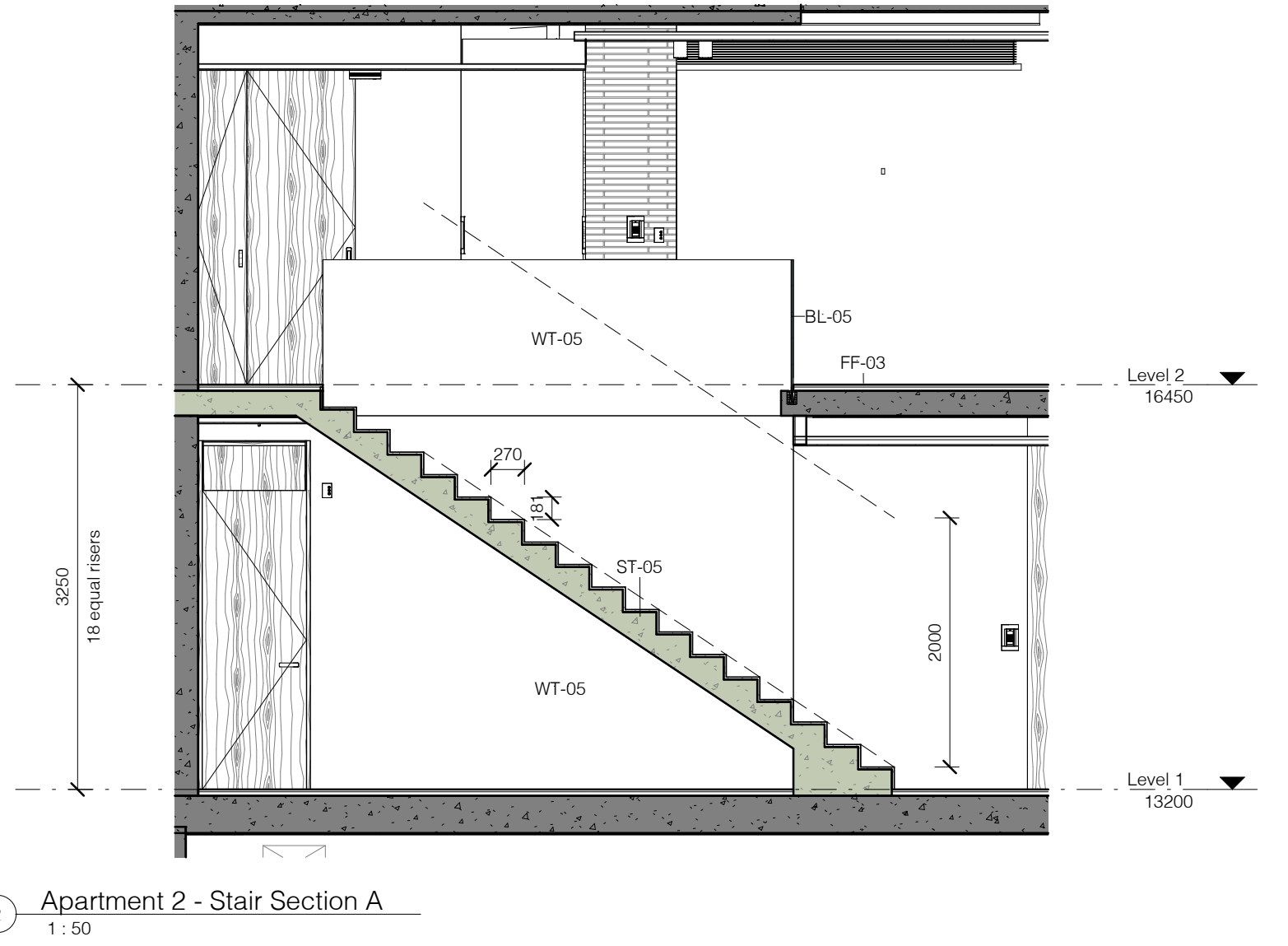
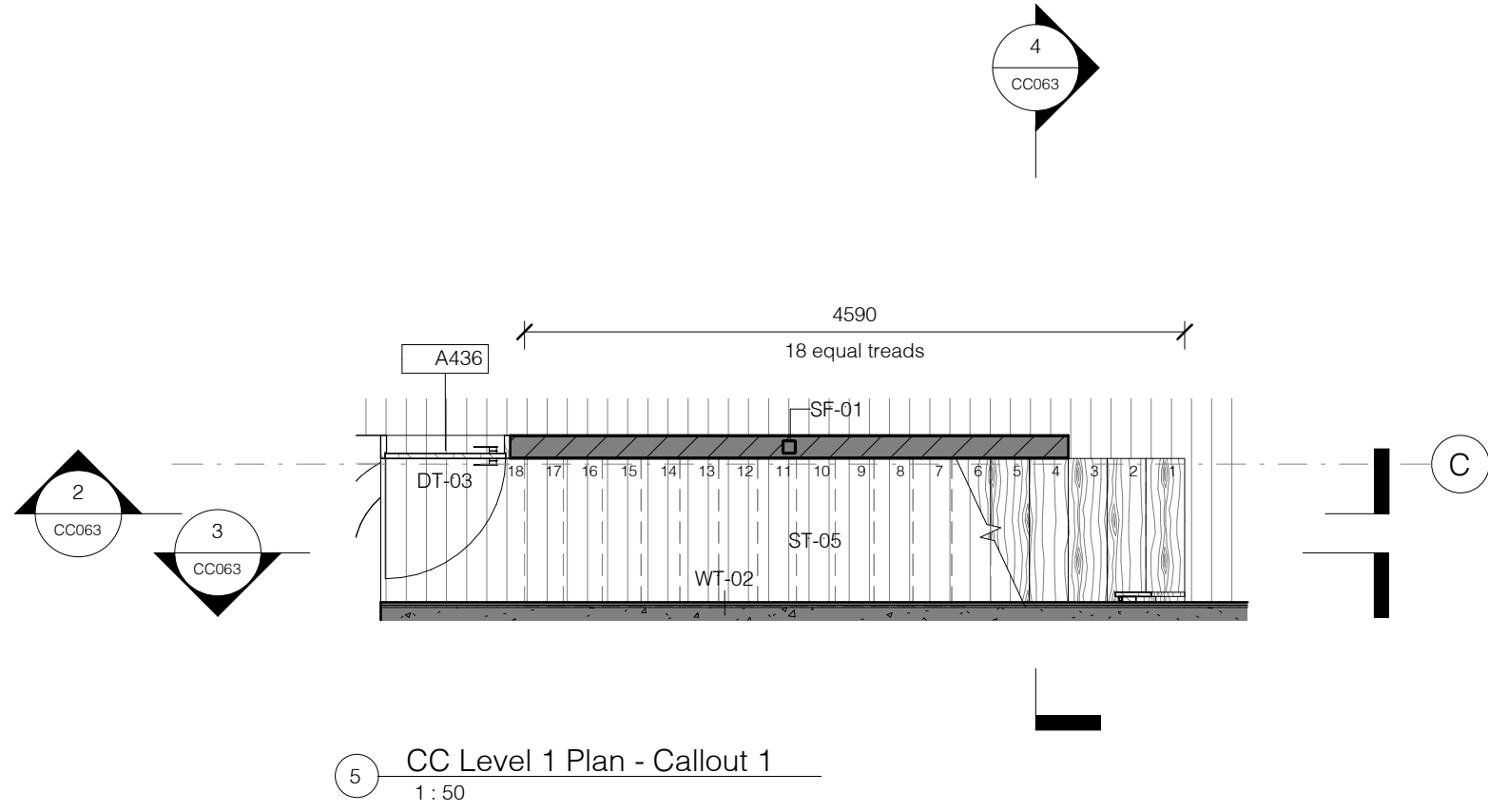
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CC061

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Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.:		
Drawing Title: Stair Details		Drawing No.: CC063		
Rev	Date	Description	DP Full Name	Reg No.

- BL-05 Frameless glass balustrade in recessed Aluminium glazing channel equal to Clearglass Solutions CGS SmartrailBR68 with full cover plate and aluminium finish to match widows and doors or nom. 100x50mm rebate to concrete to structural engineers details with non shrink grout infill. Balustrade construction to comply with AS 1288:2021. Finished height to be minimum 1000mm above adjacent floor level. Provide maximum length laminated toughened glass panels to structural engineer's specifications with nom 20mm gaps. If more than 4m above adjacent ground level provide matching angled profile to any horizontal element between 150mm and 700mm to satisfy NCC Volume 1 D3D20(1) so that it does not facilitate climbing.
- CL-01 10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1F4.
- DT-03 35mm thick solid core doors, with Tasmanian Oak crown cut random matched timber veneer finish. Provide 40mm thick Tasmanian Oak timber frames to match wall width and fixed panel over as shown. Provide Pililla Maralina 6013-S lever set to all doors, privacy set to bathrooms and matching door buffer. All door hardware to be bronze finish. No architraves - wall lining butt jointed into door jambs and window frames. Finish door and frames with Osmo Polyx Oil. All bathroom and sanitary compartment doors are to comply with the NCC 2022 Volume One: F4D8 'Construction of Sanitary Compartments' requirements, and are to have doors with hinges able to be removed from the outside if required.
- FB-02 Face Brickwork ties to be Architectural Handmade Bricks & Pavers 028 Lightly Blended Max Smooth (600x20x40) with off white mortar & flush joints in an irregular bond. Seal with Westox TDS20 Water Repellent to manufacturer's instructions.
- FF-03 "Huan Trail" prefinished Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Flooring to be prefinished with Bona Naturale UV.
- HR-03 Nom. 150 x 30mm thick DAR KD Tasmanian Oak handrail fixed to wall on continuous 60 x 40 DAR KD Tasmanian Oak fixing rail as detailed. Fix to wall with countersunk and plugged stainless steel screws at max 600mm centres. Finish fixing rail 100mm from end of handrail. Cut rails plumb at ends and provide nom 6mm arris all round. Finish with Intergrain Ultraclear Interior. Provide concealed LED ribbon lighting as shown on drawings.
- LT-01 LED wall mounted uplight - Tovo Lighting Wedge 100 W (large uplighter) 240V with integrated driver and white powdercoat finish. Warm white bulb temp 3000K.
- LT-11 LED dimmable strip lighting - Interior - L2 Eclipse G2 Cloud Series from Unicos. Warm white bulb temp 3000K.
- RC-01 Reinforced concrete slab to structural engineer's details. Ground and First Floor slabs to comply with Specification C2.7-2.9 of the NCC/BCA and provide an FRL of 120/120/120 for the ground floor and 90/90/90 for the first floor. Finish as shown on drawings. Provide steel trowel finish to garage slab, with falls to drains, and finish with clear sealer equal to Westox TDS22. Crete seal installed to manufacturer's instructions.
- SF-01 HDG structural steel frame to structural engineer's details. All welds to be continuous fillet welds ground smooth. Where exposed, finish steel with Dulux Weathermax high build recoatable polyurethane system to manufacturer's instructions in Dulux 'Natural White' SW1F4. Confirm system requirements with a Dulux Protective Coatings Consultant to comply with DUSPEC AUS11396 New Steel in Beachfront and Coastal Locations.
- ST-05 "Huan Trail" prefinished Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, installed to suppliers instructions over RC stair to structural engineers details. Flooring to be prefinished with Bona Naturale UV. Provide slip resistance to AS 4299 & SA HB 198:2014. Risers to finish flush with tread at nosings.
- SW-01 Switch nominally 1000 AFPL to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.
- WT-02 200mm AFS Logicwall LW200D permanent formwork reinforced concrete wall system installed to manufacturer's instructions and structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dulux Wash n Wear matt paint finish, Colour 'Natural White' SW1F4. Where loadbearing, walls are to have a minimum FRL of 90/-/- Party walls to comply with Specification C1.1:2.2 of the NCC/BCA and provide an FRL as shown on the drawings and R_w + C_r not less than 50. Provide construction and expansion joints to manufacturer's instructions.
- WT-05 140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings. Exposed walls are to be rendered and painted with Dulux Weathershield Matt, Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.



No.	Revision Description	Date
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
OQ	Draft Construction Certificate Issue	17/07/2024

Q02 Atlantis drainage coil covered with geotextile fabric connected to stormwater system. Unless noted provide 30mm thick atlantis Flo-Wall Range installed to manufacturer's instructions. Refer to hydraulic engineers details.

AI-01 Regupol Sonus Multi 4.5 acoustic underlayment installed to manufacturer's specifications. Installed to first floor baseboard finish.

AR-01 Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Swirl N wear matte, colour Dulux 'Natural White' SW1/4.

AI-02 Aluminium sliding screen comprising 1.6mm perforated aluminium sheet equal to Arrow Metal Pattern P233 fixed to exterior of room. 100 x 40mm aluminium sheet with 40mm aluminium Mullions at 600mm centres. Each Mullion to be 1625 Series GIB Exide 120 top hung swinging door track installed to manufacturer's details with all required accessories. Provide powdercoated finish Dulux Duratec Elements Natural Bronze Flat 9E283A/31.

BD-01 Roller Blinds - Motorised roller blinds to be Versalim Aluminium Heavy Duty Multi-Link Roller blind with 60mm roller tube, round base rail in room and 240V AC Motorised operation. Provide 100% blackout fabric to be selected to match the interior finish.

BL-05 Frameless glass balustrade in recessed aluminium glazing channel equal to Clearglass Systems CGS Stainless Steel full cover panel and aluminium frame. Provide structural engineers details with 10mm doors or rods at 1000mm centres to concrete to structural engineers details with no shrink grout INFILL. Provide balustrade construction to comply with AS 1288-2021. Finished height to be minimum 1000mm above adjacent floor level. Provide maximum length laminated tempered glass panels to structural engineer's specifications with maximum height of 1000mm. If required, provide slip resistance to AS 4299 & SH 198-2014 angled profile to any horizontal element between 1500mm and 760mm to satisfy NCC Volume 1 D32020 (1) so that it does not facilitate climbing.

CL-01 10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key Lock suspended ceiling system as required. Provide Rondo F50 standard acoustic shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1/4.

CT-01 Wall tiles to be Tessellated Tile Company Mini Collection Pure White Matt 10mm. 150 x 50mm ceramic tile installed vertically with matching grout.

CU-01 10mm Motorised Roller Blinds - Motorised roller blinds to be Versalim Aluminium Heavy Duty Multi-Link Roller blind with 60mm roller tube, round base rail in room and 240V AC Motorised operation. Provide 100% blackout fabric to be selected to match the interior finish. S-fold inner curtain Colour 0100 and Down 2 Pleat Living Dimpled outer curtain Colour 20mm inner Glydes Motorised Ultra Double Track Mains Powered curtain tracks. Recess curtain track in RC slab, window reveal or bulkhead as detailed.

FF-01 20mm thick stone tile slabs. Provide alternating 90x450 & 90x225mm Savannah Artistic Marble tiles from Surface Gallery laid in Flemish bond. Provide spitters, colourings and sealings and waterproof membrane to wet areas to AS 4299 & SH 198-2014. Install on Regupol Sonus Multi 4.5 acoustic underlayment installed to manufacturer's specifications to floor slabs above sole occupancy units. Provide prescribed falls to slabs and finishes and waterproof membrane to wet areas to AS3740-2021 and other relevant standards.

FF-02 30mm thick flamed stone tiles, on Elmich Versaflex or Keskia aluminium joint and pedestal system over waterproof membrane to AS4654 on RC slab to structural engineers details with minimum 1.80 fall. Provide alternating 90x450 & 90x225mm Neo Grey Granite tiles from Surface Gallery laid in Flemish bond. Provide spitters, colourings and sealings and waterproof membrane to wet areas to AS 4299 & SH 198-2014. Seal stone to manufacturer's recommendations and provide slip resistance to AS 4299 & SA 198-2014.

FF-03 'Hoon Trail' prefinished Tasmanian Oak 165 x 145 engineered flooring from 'Woomtrant', orientation as shown on plans, installed to suppliers instructions over RC membrane and waterproof membrane to wet areas to AS 4299 & SH 198-2014. Floor to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlayment installed to manufacturer's specifications to floor slabs above sole occupancy units. Flooring to be prefinished with Bona Naturale UV.

FF-06 Selected Cavalier Bremworth 100% wool carpet or approved underlayment on RC slab to structural engineers details with minimum 1.80 fall. Provide 'Dolomite' loop pile 100% felted New Zealand wool carpet. Provide levelling compound if required - carpet to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlayment installed to manufacturer's specifications to floor slabs above sole occupancy units.

FG-01 Toughened laminated glass trafficable floor to AS 1288. Provide clear anodised aluminium framing, glazing channel, glazing clips, glazing perimeter. Provide single Vinyl DecoFloor Clear-slip Tapered Laminated glass panel 10mm. Raising with 6mm Open Circle non-slip therapeutic panel in Frost with R11 R Rating.

FL-01 Folded Aluminium flashing. Colour to match window frames.

FL-02 Folded Aluminium flashing.

LT-11 LED dimmable strip lighting - Interior, 2x Eclipse G2 Cloud Series from Union. Warm white.

MB-02 Waterproof Membrane for internal wet areas. Provide prescribed falls to slabs and finishes and complete liquid waterproof waterproof membrane system with all required accessories to wet areas to AS3740-2021 and other applicable standards.

OC-01 Off form reinforced concrete structure with Class 2 finish to structural engineer's details. Align joints and plug spacer holes with matching material. No chamfer at re-entrant angles or fillets at corners. Provide square edges and 12mm finish. Finish with clear water based sealer equal to Westox TDS20 Water Repellent.

RB-02 Non combustible rigid board insulation R3.6 (min), and 12.5mm Firemax A10 plus.

RB-03 Rigid board insulation equal to Firemax A10 FMX RW Cavity Board 20mm.

RC-01 Reinforced concrete slab to structural engineer's details. Ground and First Floor slabs to comply with Specification C2-7.2-9 of the NCC/BCA and provide an FRP of 0.0015 for the ground floor and provide square edges and 12mm finish as shown on drawings. Provide steel towel finish to garage slab, with falls to drains, with clear sealer equal to Westox TDS22 Cretesale installed to manufacturer's instructions.

RF-01 Inverted roof membrane assembly comprising reinforced concrete slab to structural engineer's details completed with a fully bonded 2mm PVC sheet waterproofing.

SH-01 Shadowline system, by Hager Silhouette, to be installed to manufacturer's details. 25 year warranty and to comply with AS4654-182, bond breaking slip test, Austech Foamula Metric M1005/57 extruded polystyrene insulation, Atlantis 30mm Flo-Cell drainage coil, and 100mm wash Nepean River pebbles (30-40mm) from Australian Nature Products as ballast, provide level regions, gullies and complete installation of waterproof membrane system to wet areas to AS 4299 & SH 198-2014.

RF-04 Toughened laminated low-glass roof to AS 1288. Provide powdercoated aluminium glazing channel to match windows and flashed to concrete structure as required for waterproof skylight. Provide 1 degree fall and single glass panel.

RF-05 Continuous proprietary cast in reglet with overflashing installed to manufacturer's specifications.

SC-01 Structural 316 grade stainless steel frame to structural engineer's details. All welds to be continuous fillet welds ground smooth. Provide polished finish.

SH-01 Shadowline stopping angle in stainless steel

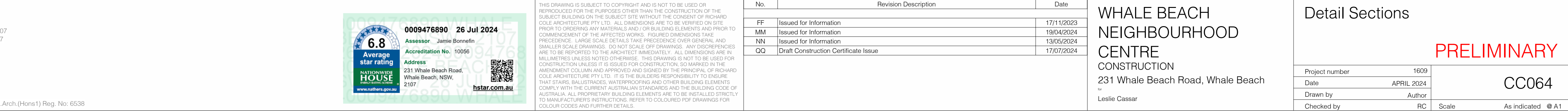
SL-01 Slip joint to structural engineer's details

SL-02 10mm. 125 x 75mm x 2mm thick rectangular copper overflow with splayed edge sealed to concrete structure and waterproof membrane as shown on drawings.

SU-01 Kook type Electric Underfloor Heating System, by Hager Silhouette, to be installed to manufacturer's specifications and drawings. Comply with easement restrictions and Ausgrid requirements.

SW-02 Dulux GPO's to be 250mm to CL AFFL, in Apt. 1 - 4 and between 600mm-1100mm CL AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

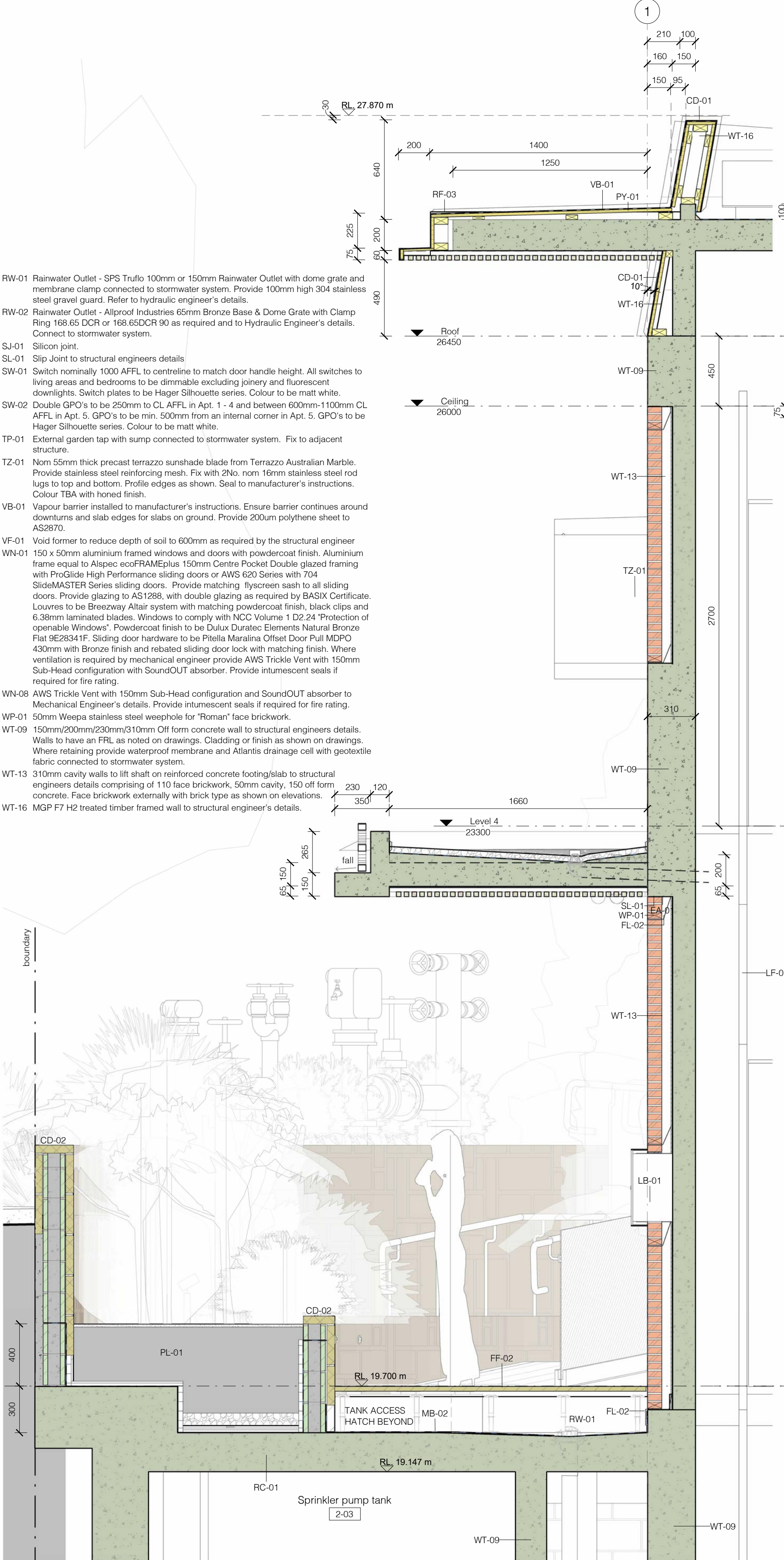
TZ-01 20mm 50mm thick process terrazzo sunshade blade from Terrazzo Australian Marble. Provide 10mm stainless steel support frame, 10mm 19mm stainless steel rod lugs to top and bottom. Profile edges as shown. Seal to manufacturer's instructions. Colour TBA with honed finish.



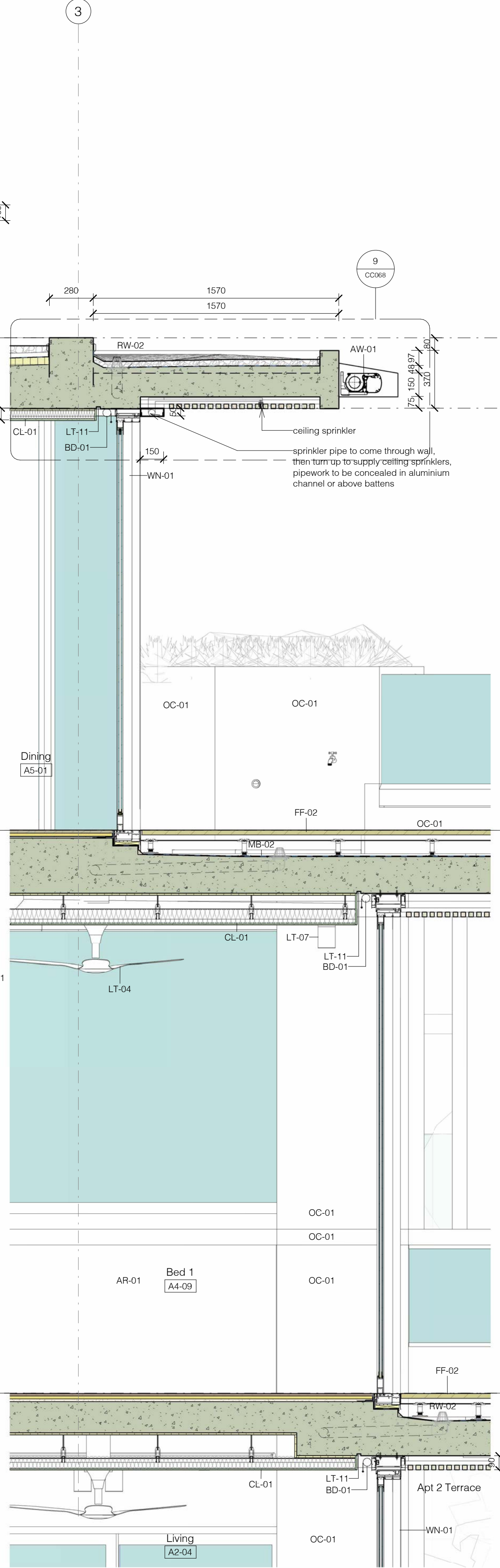
<p>WHALE BEACH NEIGHBOURHOOD CENTRE</p> <p>CONSTRUCTION</p> <p>231 Whale Beach Road, Whale Beach</p> <p>Leslie Cassar</p>	Detail Sections		PRELIMINARY	
	Project number	1609	CC064	
	Date	APRIL 2024		
	Drawn by	Author		
	Checked by	RC		
			Scale	As indicated @ A1

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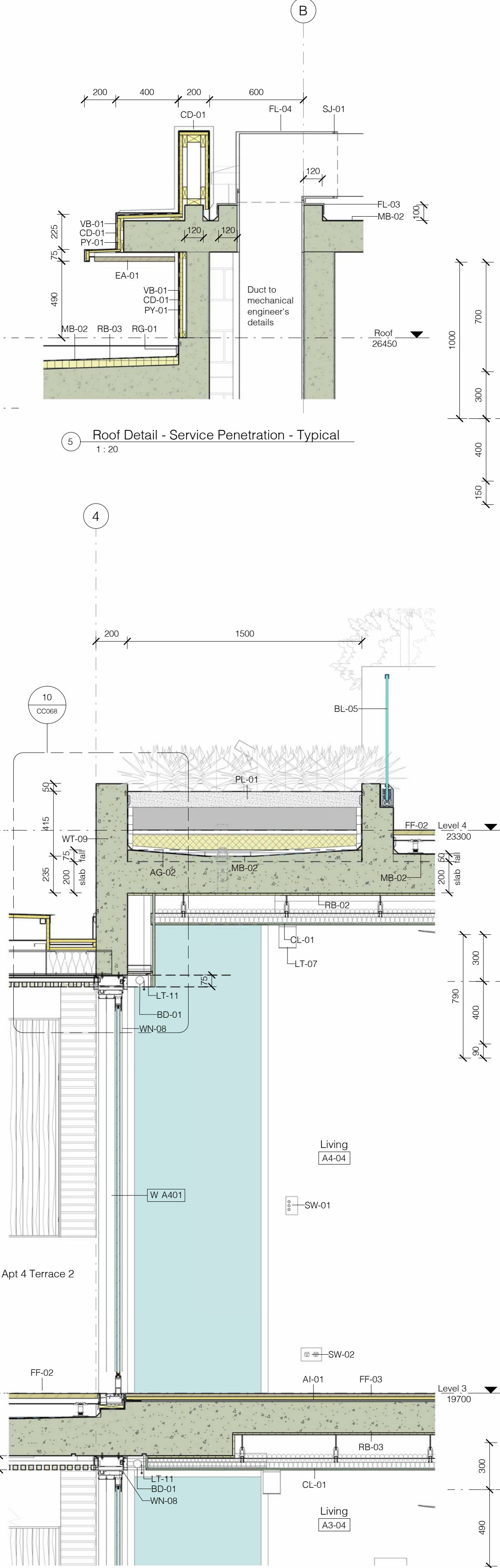
	Atlantis drainage cell covered with geotextile fabric connected to stormwater system. Unless noted otherwise provide 30mm thick atlantis Flo-Wall Range installed to manufacturer's instructions. Refer to hydraulic engineers details.
AI-01	AI-01 Sursum Multi-Channel Drainage: Provide 15mm thick atlantis Flo-Wall Range installed to manufacturer's specifications. Install to first floor below level finishes.
AR-01	Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Warm N wear matte, colour Dulux 'Natural White' SW1/F4.
AW-01	Retractable Awning: Provide Markilux MK-X 2 compact 4750mm wide x 3650 deep retractable awning manufactured by Markilux. Awning to be made of 100% aluminium frame, hard wired motor with 1 wall control buttons, Vibraflex sensor, LED Line lighting to front profile and Survas 31486 fabric. Confirm colours and finishes prior to ordering.
BD-01	Roller Blinds - Motorised roller blinds to be Versalio Ambiance Heavy Duty Multi-Link Roller Blinds with 60mm Wall Mounting bracket and aluminium finish. Provide 2400mm wide. Provide remote control for each room. Fabric to be 762 Sira GBC Blockout colour White 1000. Confirm colour selection prior to ordering. Recess blinds in window reveal or bulkhead as detailed.
BL-01	Smooth concrete baseboards in recessed Atlantis grating channels equal to Clearglass Solid Surface C385 Clearglass 10mm thick full cover panel and aluminium finlet to match windows and doors or none. 100x50mm to concrete to structural engineers with and with no shrink grout joint. Bulkhead construction to comply with AS 1288-2021. Finished height to be minimum 1000mm above adjacent floor level. Provide maximum length of 3000mm. Reinforced glass concrete to structural engineers. Provide 2400mm wide with 20mm gaps. If more than 4m above adjacent ground level provide matching angled profile to any horizontal element between 1500mm and 1760mm to satisfy NCC Volume 1 D30(2)(1) so that it does not facilitate climbing.
CD-01	CD-01 Ceiling to be Copper & Zinc Roofing copper sheet metal standing seam horizontal cladding installed to manufacturers instructions with all required accessories for a complete, weathertight system. Provide 20mm air gap, 19mm waterproof CD plywood substrate and aluminium building panel, perforated double reflective foil sarking and bulk insulation if required in accordance with BASIX Certificate. Finish and seal to structure. Fix with stainless steel clips and screws. Recessed horizontal joints at no. 350mm centres, and flat vertical joints to be staggered. Install with all required accessories.
CD-02	No. 50mm sandstone cladding installed to suppliers instructions. Cladding to be Eco Quattro Sandstone P50 stainless steel suspended ceiling. Provide Eco Quattro Traditional Form Installation Guidelines. Adhesive fix to substrate. Provide stainless steel mechanical fixings to soffits and reveals. Provide 50mm matching cladding & L shape corner plasterboard to external corners. Finish with clear stone sealer equal to Westox TDS20 Water based.
CL-01	10mm plasterboard lining with all joints taped and set on studwork, battens, running channels or Rondo Kycal suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R15 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1/F4.
EA-01	Battered timber eaves lining. Provide Mortlock Term Proplank linear external click-on battens system installed to manufacturer's instructions. Provide 30 x 30mm Blackbutt timber battens at 50mm centres (20mm spacing between battens) on black mounting track. Finish to be Integriplan Ultra Clear Exterior. Provide Festood 20mm end joints. Provide 20mm system warner battens to support battens. To eavings and interiors install no. 4.5mm thick but jointed FC lining equal to James Hardie HardieFlex above mounting track painted matt black. Paint exposed surface doors and conduits black. Need an alternative colour is required by code.
FF-02	FF-02 Floor to be Dulux 'Natural White' SW1/F4. Provide a verandah or Kookia aluminium joist and pedestal system system over waterproof membrane to AS4654 on RC slab to structural engineers details with minimum 1.80 fall. Provide alternating 900x450 and 900x225mm Neo Grey Granite tiles from Surface Gallery laid in Flemish bond. Provide spitters, grout, sealings and sealers to manufacturer's specifications. To eavings and interiors install no. 4.5mm thick but jointed FC lining equal to James Hardie HardieFlex above mounting track painted matt black. Paint exposed surface doors and conduits black. Need an alternative colour is required by code.
FF-03	FF-03 "Huo" Trawl prefinished Tasmanian Oak 165 x 114 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC concrete. Provide 20mm underlayment to structural engineers. Provide 20mm underlayment to finish flush with adjacent floor surfaces. Install on Reggipso Sumo Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor above sole occupancy units. Flooring to be prefinished with Bona Naturalure.
FL-02	FL-02 Floor Finish: Fitted
FL-03	FL-03 Faded Colobond Ultra Ultra colour to be "Windspary".
FL-04	FL-04 Faded Colobond Ultra colour to coat fully finished and sealed to provide waterproof penetration. Colour to be "Windspary".
LB-01	LB-01 Built-in letterbox to be located adjacent to garage. Provide Box Design Apartment letterbox with 9 Lockable boxes (5 Apartment, 3x Land and 1 body corporate) and one delivery slot. Delivery slot to be located adjacent to the garage. Provide 100mm thick Bronze Flat 9228341 with white MR Saveres (UL-SAN-OT) lettering with address "23 White Beach Road" in white as shown.
LF-01	LF-01 Machine-room-less custom lift with stretcher facility installed to manufacturer's specifications. Refer to Vertical Transport Engineer's brief and specifications. Lift to be stainless steel, automatic, with stainless steel handrails, stainless steel doors and external landing indicators. Pit depth, head room and shaft size to be confirmed. Provide selected premium finish or satin stainless steel lift walls and setdown for custom lifting to match adjacent lobbies on floor. Provide stainless steel reveal to match pit doors to finish flush with adjacent floor. Lift to conform with AS1735. Refer to electrical engineer's drawings for service requirements.
LT-02	LT-02 Recessed Pathlight - Two Lighting Shelly 4W (code 4676) with integrated driver and copper finish. Warm Fane white bulb 3000K
LT-03	LT-03 Ceiling Fan - Big Ass Fane Haku Gen 4 52inch fan with white aeroflows and universal remote control. White finish. Fan to be mounted to ceiling. Fan to be mounted to ceiling. Internal surface mounted LED downlight - to be HVS8425-WHT - Nalla White 12w Surface Mounted LED Downlight from Havit Lighting. Warm White bulb 3000K.
LT-11	LT-11 LED dimmable strip lighting - Interior - L2 Eclipse G2 Cloud system with Unios. Warm white bulb 3000K.
MB-02	MB-02 Waterproof Membrane for internal wet areas. Provide prescribed falls to suit drains and complete with 100mm deep waterproof membrane system with all required accessories to wet areas to AS3740:2021 and other applicable standards.
OC-01	OC-01 Off form reinforced concrete structure with Class 2 finish to structural engineer's details. Align joints and plug spacer holes with matching material. No chamfer at re-entrant angles or fillets at corners, provide square edges and corners. Finish with clear water based sealer equal to Westox TDS22 Clearwater Repellent.
PL-01	PL-01 Planter bed with free draining substrate, geotextile fabric, Atlantis drainwall and waterproof membrane with fall to pump connected to stormwater system to hydraulic engineers details. Refer to Landscape Architect's requirements for soil and mulch.
PY-01	PY-01 HMR Polyurea or Yellow lowmo substrate, laid over leveling compound as required.
RB-03	RB-03 Non combustible rigid board insulation R3.6 (min), equal to 12.5mm Firemax A10 plus. Rigid board insulation equal to Firemax A10 FJM RV Cavity Board 20mm.
RC-01	RC-01 Reinforced concrete slab to structural engineer's details. Ground and First Floor slabs to comply with Specification C2-7.2.9 of the NCC/BCA and provide an FRL of 120/120/130 for the ground floor and 50/50/100 for the first floor. Finish as shown with concrete. Provide steel treads over ground floor slabs, with falls to drains, and finish with clear sealer equal to Westox TDS22 Clearwater installed to manufacturer's instructions.
RF-03	RF-03 Copper and timber framed roof to structural engineers details. Copper roof by Copper & Zinc Roofing Co. Provide copper sheet metal standing seam roof to fall installed to structural engineers instructions. Provide 20mm air gap, 19mm waterproof CD plywood substrate and aluminium building panel, perforated double reflective foil sarking and bulk insulation if required in accordance with BASIX Certificate. Finish and seal to structure. Fix with stainless steel clips and screws. Recessed horizontal joints at no. 350mm centres, and flat vertical joints to be staggered. Install with all required accessories.
RG-01	RG-01 Continuous proprietary cast in relet with overflashing installed to manufacturer's instructions.



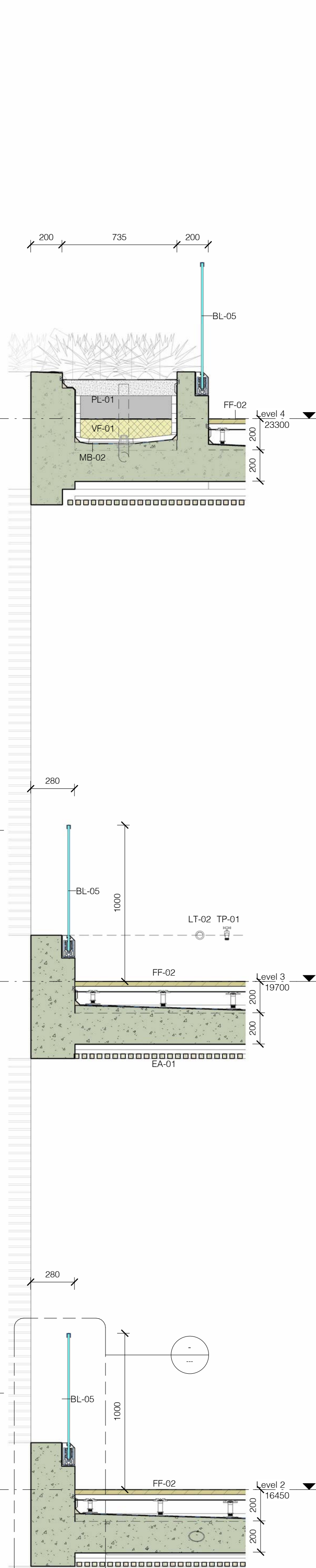
1 CC Long Section B - Detail Section A L3-4
1:20



2 CC Long Section B - Detail Section B L3-4
1:20



3 CC Long Section C - Detail Section A L3-4
1 : 20



C Long Section D - Detail Section A L3-4

No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Detail Sections

Project number	1609	CC065
Date	APRIL 2024	
Drawn by	Author	
Checked by	RC	
Scale		1 : 20 @ A1

PRELIMINARY

CC065

1:20 @ A1

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Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.: CC066		
Drawing Title: Detail Sections				
Rev	Date	Description	DP Full Name	Reg No.

- AC-05 Weatherproof external air supply/exhaust grilles. Provide Louvrecil Kensington series weatherproof louvers with 50% free open area performance tested to AS/NZ 4740:2000 with stainless steel insect mesh. Provide 1.6mm perforated aluminium sheet equal to Arrow Metal Pattern P233 fixed to exterior. Provide powdercoat finish Dulux Duratec Elements Natural Bronze Flat 9E28341F. Refer to mechanical engineering specifications.
- AG-01 Agricultural drain with geotextile fabric connected to stormwater system.
- AG-02 Atlantis drainage cell covered with geotextile fabric connected to stormwater system. Unless noted otherwise provide 30mm thick atlantis Flo-Wall Range installed to manufacturer's instructions. Refer to hydraulic engineers details.
- AI-01 Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications. Install to first floor below tiled floor finishes.
- AP-02 Nom. 600x600mm flush access panel to cavity.
- AR-01 Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Wash n' Wear matte, colour Dulux 'Natural White' SW1F4.
- BL-05 Frameless glass balustrade in recessed Aluminium glazing channel equal to Clearglass Solutions CGS SmartrailBR66 with full cover plate and aluminium finish to match windows and doors or nom. 100x50mm rebate to concrete to structural engineers details with non shrink grout infill. Balustrade construction to comply with AS 1288:2021. Finished height to be minimum 1000mm above adjacent floor level. Provide maximum length laminated toughened glass panels to structural engineer's specifications with nom 20mm gaps. If more than 4m above adjacent ground level provide matching angled profile to any horizontal element between 150mm and 760mm to satisfy NCC Volume 1 D3D20(1) so that it does not facilitate climbing.
- CD-02 Nom. 50mm sandstone cladding installed to suppliers instructions. Cladding to be Eco Outdoor Barrimah Stone Walling installed in accordance with Eco Outdoor Traditional Format Installation Guidelines. Adhesive fix to substrate. Provide stainless steel mechanical fixings to soffits and reveals. Provide 50mm matching capping and L shape corner pieces to external corners. Finish with clear stone sealer equal to Westox TDS20 Water Repellent.

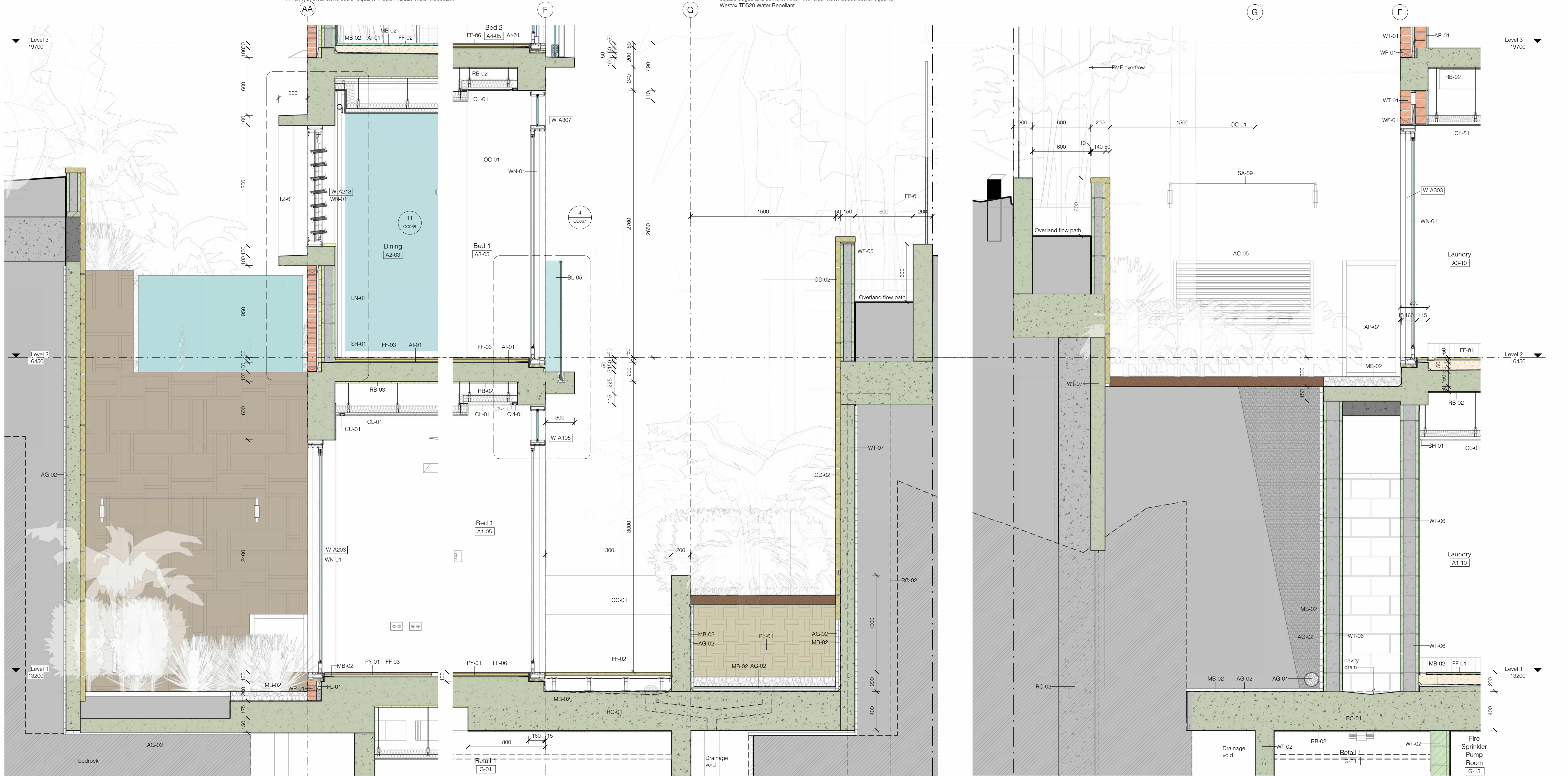
- CL-01 10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1F4.
- CU-01 Curtains - Motorised S-Fold Curtain system. Provide Veraset Air 4 Opulent Living Sheer S-fold inner curtain Colour 0100 and Dawn 2 Opulent Living Dimout outer curtain Colour Dawn 2 on Glydea Motorised Ultra Double Track Mains powered curtain tracks. Recess curtain track in RC slab, window reveal or bulkhead as detailed.
- FE-01 Lap & cap HW timber paling fence. Maximum 1000mm high within 10m of front boundary, 1800mm high elsewhere.
- FF-01 Nom 20mm thick stone tiles. Provide alternating 900x450 and 900x225mm Savannah Antique Marble tiles from Surface Gallery laid in Flemish bond. Seal stone tiles to manufacturer's instructions, and provide slip resistance to AS 4299 & SH-HB198:2014. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Provide prescribed falls to slabs and finishes and waterproof membrane to wet areas to AS3740:2021 and other applicable standards.
- FF-02 Nom 30mm thick flamed stone tiles, on Elmich Versiframe or Keksia aluminium joist and pedestal system system over waterproof membrane to AS4654 on RC slab to structural engineers details with minimum 1:80 fall. Provide alternating 900x450 and 900x225mm Neo Grey Granite tiles from Surface Gallery laid in Flemish bond. Provide spacers, reglets, flashings and complete installation of waterproof membrane system to manufacturer's instructions. Seal stone to manufacturer's recommendations and provide slip resistance to AS 4299 & SA HB 198:2014.

- FF-03 "Huoan Trail" prefinished Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Flooring to be prefinished with Bona Naturale UV.
- FF-06 Selected Cavalier Bremworth 100% wool carpet over approved underlay on RC slab to structural engineers details. Provide Bremworth "Galet - Dolomite" loop pile 100% felted New Zealand wool carpet. Provide levelling compound if required - carpet to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units.
- FL-01 Folded Aluminium flashing. Colour to match window frames.
- LN-01 13mm thick high impact resistant plasterboard lining, equal to Gyprock Impacttek, with all joints taped and set. Paint finish with Dulux 'Wash n' wear' matt acrylic, colour to be Dulux 'Natural White' SW1F4. Wet Areas to be 6mm thick CSR Fibre Cement Wallboard with all joints taped and set and selected wall tiles over approved waterproof membrane where required. Untiled internal linings to be painted with Dulux 'Wash n' wear' matt acrylic, colour to be Dulux 'Natural White' SW1F4.
- LT-11 LED dimmable strip lighting - Interior - L2 Eclipse G2 Cloud Series from Unios. Warm white bulb temp 3000K.
- MB-02 Waterproof Membrane for internal wet areas. Provide prescribed falls to slabs and finishes and complete liquid applied waterproof membrane system with all required accessories to wet areas to AS3740:2021 and other applicable standards.
- OC-01 Off form reinforced concrete structure with Class 2 finish to structural engineer's details. Align joints and plug spacer holes with matching material. No chamfer at re-entrant angles or fillets at corners, provide square edges and corners. Finish with clear water based sealer equal to Westox TDS20 Water Repellent.

- PL-01 Planter bed with free draining substrate, geotextile fabric, Atlantis draincell and waterproof membrane with fall to pump connected to stormwater system to hydraulic engineers details. Refer to Landscape Architect's requirements for soil and mulch requirements, and irrigation plans by Green Star Water Solutions.
- PY-01 HMR Plywood or Yellow tongue substrate, laid over levelling compound as required.
- RB-02 Non combustible rigid board insulation R3.6 (min), equal to 12.5mm Firemax A10 plus.
- RB-03 Rigid board insulation equal to Firemax A10 FMX RW Cavity Board 20mm.
- RC-01 Reinforced concrete slab to structural engineer's details. Ground and First Floor slabs to comply with Specification C2.7.2.9 of the NCC/BCA and provide an FRL of 120/120/120 for the ground floor and 90/90/90 for the first floor. Finish as shown on drawings. Provide steel trowel finish to garage slab, with falls to drains, and finish with clear sealer equal to Westox TDS22 CreteSeal installed to manufacturer's instructions.
- RC-02 Reinforced concrete piers to structural engineer's details.
- SA-39 Wall mounted fold down clothesline - Australian Made Clotheslines Eco 180-280 10 line 316 grade stainless steel finish clothesline to match wall length.
- SH-01 Shadowline stopping angle in stainless steel
- SR-01 Timber skirting - 100mm timber installed flush with wall finish, provide P50 shadowline to top edge. Paint to match wall.
- TZ-01 Nom 55mm thick precast terrazzo sunshade blade from Terrazzo Australian Marble. Provide stainless steel reinforcing mesh. Fix with 2No. nom 16mm stainless steel rod lugs to top and bottom. Profile edges as shown. Seal to manufacturer's instructions. Colour TBA with honed finish.

- WN-01 150 x 50mm aluminium framed windows and doors with powdercoat finish. Aluminium frame equal to Alspec ecoFRAMEplus 150mm Centre Pocket Double glazed framing with ProGlide High Performance sliding doors or AWS 620 Series with 704 SlideMASTER Series sliding doors. Provide matching flyscreen sash to all sliding doors. Provide glazing to AS1288, with double glazing as required by BASIX Certificate. Louvers to be Breezway Altair system with matching powdercoat finish, black clips and 6.38mm laminated blades. Windows to comply with NCC Volume 1 D2.24 "Protection of openable Windows". Powdercoat finish to be Dulux Duratec Elements Natural Bronze Flat 9E28341F. Sliding door hardware to be Pilella Maraluna Offset Door Pul MOPO 430mm with Bronze finish and rebated sliding door lock with matching finish. Where ventilation is required by mechanical engineer provide AWS Trickle Vent with 150mm Sub-Head configuration with SoundOUT absorber. Provide intumescent seals if required for fire rating.
- WP-01 50mm Weeps stainless steel weephole for "Roman" face brickwork.
- WT-01 200mm cavity brick and blockwork wall comprising 90mm thick face brickwork, 50mm cavity and 140mm core filled blockwork to internal skin. Face brickwork externally with brick type as shown on elevations. Provide acrylic render to internal faces with Dulux Wash n' Wear matt paint finish. Walls to comply with Specification C1.1.2.2 of the NCC/BCA and provide an FRL as shown on the drawings and R_w + C_{ir} not less than 50. Paint colour to be Dulux 'Natural White'. Seal face brickwork with Westox TDS20 Water Repellent. Provide construction and expansion joints, damp proof course and stainless steel brick ties as required by AS3700:2011, and reinforced concrete footing to structural engineer's requirements. Provide 12.5mm Firemax A10 Plus Cavity Board to cavity to manufacturers instructions, in accordance with the BASIX Certificate.

- WT-02 200mm AFS Logicwall LW200D permanent formwork reinforced concrete wall system installed to manufacturer's instructions and structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dulux Wash n' Wear matt paint finish, Colour 'Natural White' SW1F4. Where loadbearing, walls are to have a minimum FRL of 90/-/. Party walls to comply with Specification C1.1.2.2 of the NCC/BCA and provide an FRL as shown on the drawings and R_w + C_{ir} not less than 50. Provide construction and expansion joints to manufacturer's instructions.
- WT-05 140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings, exposed walls in the basement are to be painted with Dulux Weathershield Matt. Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.
- WT-06 190mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings, exposed walls in the basement are to be painted with Dulux Weathershield Matt. Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.
- WT-07 Shotcrete shoring wall to structural engineers details. Stone Cladding as shown on drawings.



1 CC Cross Section A - Detail A L1-3 Perpendicular
1:20

2 CC Cross Section A - Detail B L1-3
1:20

3 CC Cross Section B - Detail Section A L1-3
1:20

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No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
Leslie Cassar

Detail Sections

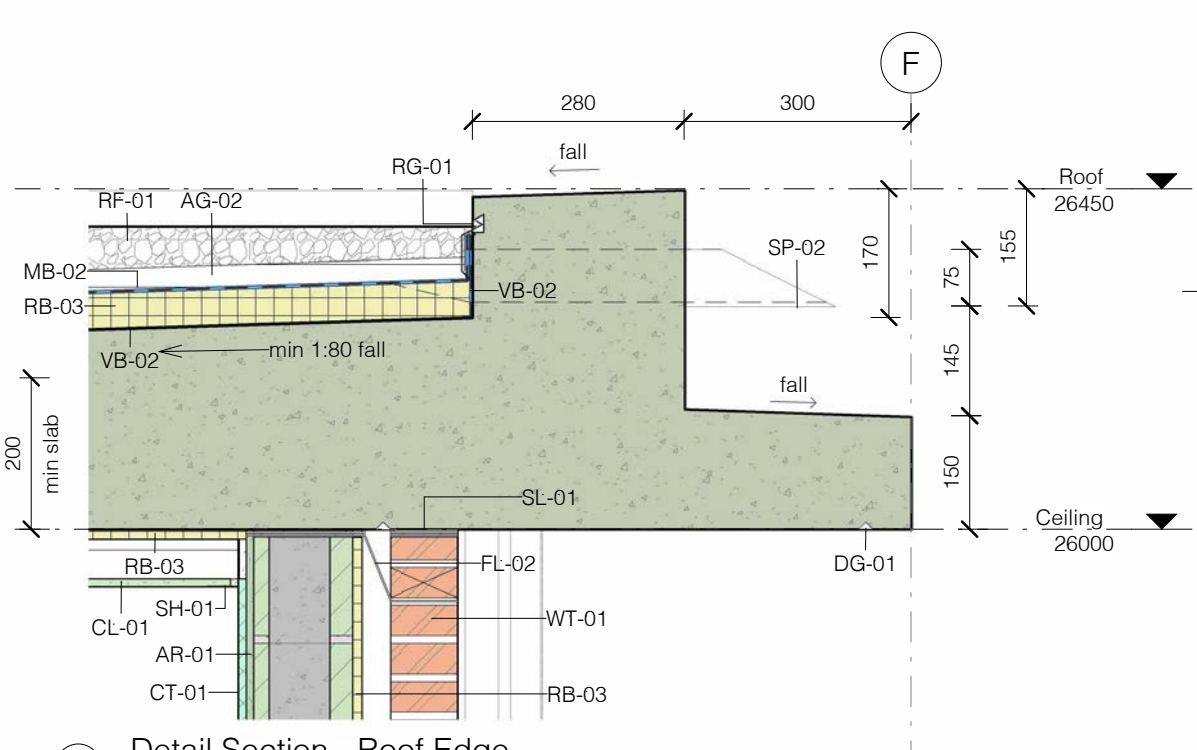
Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC
Scale	1:20 @ A1

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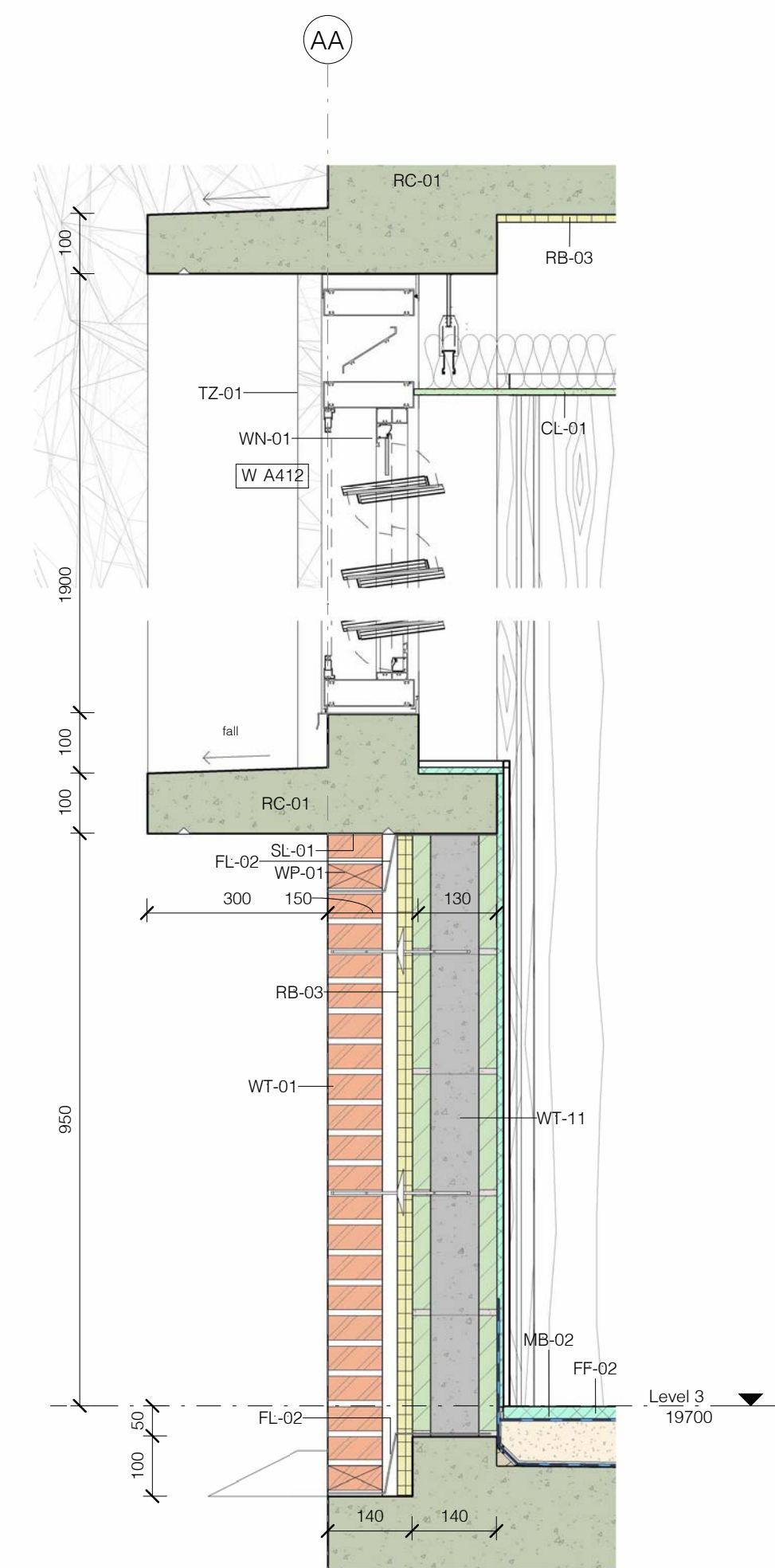
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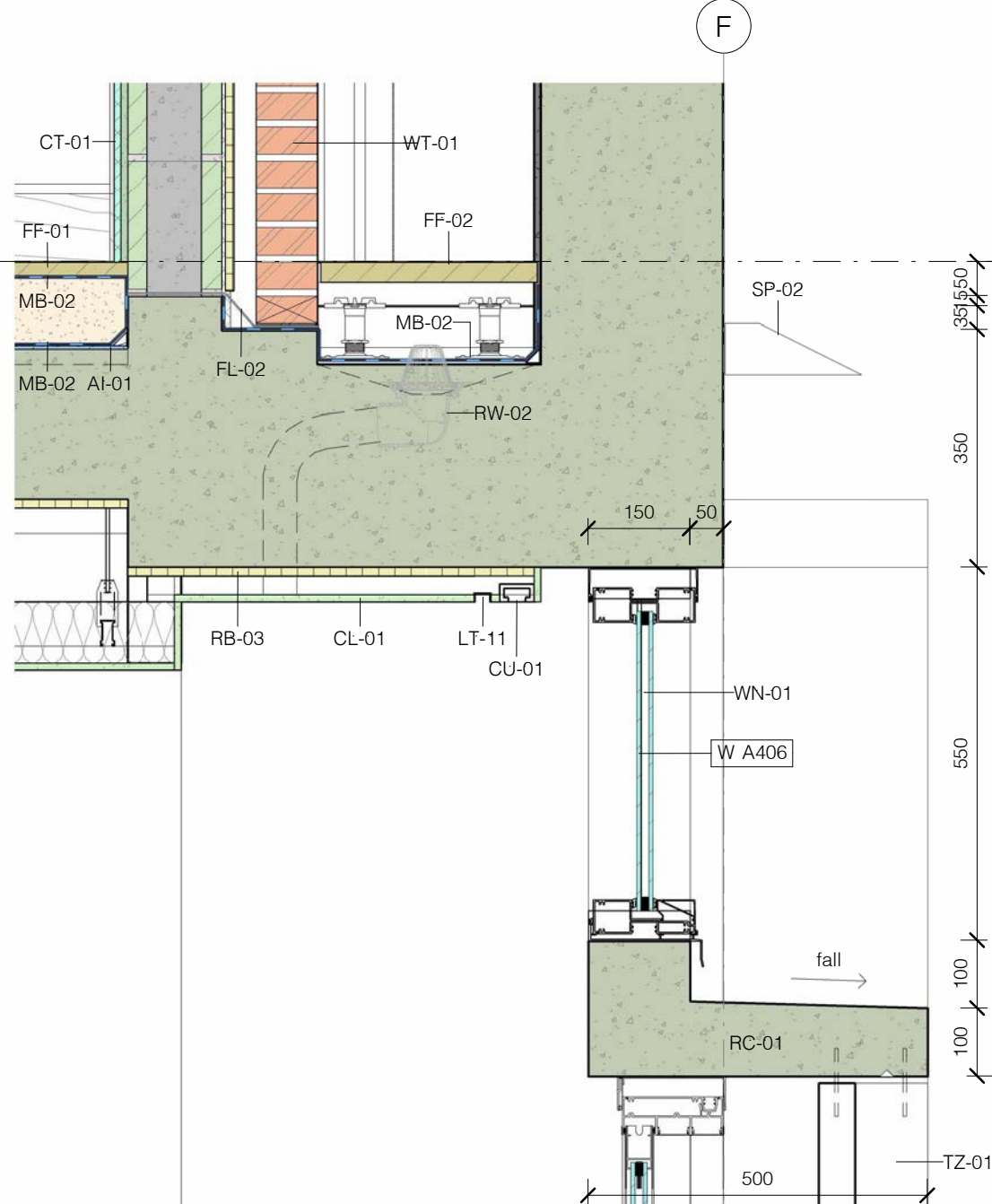
	Atlantis drainage coil covered with geotextile fabric connected to stormwater system. Unless noted otherwise provide 30mm thick atlantis Flo-Wall Range installed to manufacturer's instructions. Refer to hydraulic engineers details.
A-I-01	Regulop Sonus Multi 4.5 acoustic underlayment installed to manufacturer's specifications. Install to first floor below ground level.
AR-01	Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Wash n Wear matte, colour Dulux "Natural White" SW14.
AS-01	Aluminium sliding screen comprising 1.6mm perforated aluminium sheet equal to Arrow Metal Pattern P253 kick to exterior of room. 100 x 40mm aluminium frame with 40mm square section multicoloured aluminium extrusion. Provide 1200mm wide x 1200 long hanging door track installed to manufacturer's instructions with all required accessories. Provide powdercoated finish Dulux Duratec Elements Natural Raluz Paint 9E283A17.
AW-01	Retractable Awning - Provide Marquise MKX-1 Compact 4750mm width x 3650 deep install to manufacturer's specifications. Provide compact brown finish with stainless steel metallic aluminium front, hard wired motor with 2 wall controllers, Vibrator sensor, LED Line lighting to front profile and Sunvas 31486 grille. Conform colours and finishes prior to ordering.
B-D-01	Roller Blinds - Motorised roller blinds to be Versali Ambiance Heavy Duty Multi-Link install to manufacturer's specifications. Provide compact white and 240V AC Motorised operation. Provide remote controller for each room. Fabric to be 762 Sana GB Blackout colour White 1000. Conform colour selection prior to ordering. Recess blinds in window reveal or framework as detailed.
BL-05	Frameless glass balustrade in recessed aluminium extruded channel equal to Clearglass Select Series 100mm wide x 100mm deep clear plate glass and minimum finish to match windows and doors or iron. 100x50mm constrction to comply with AS structural engineers. Finished height to be minimum 1000mm above adjacent floor level. Provide maximum depth of minimum 100mm cantilevered top rail. Maximum depth of bottom rail to be min 20mm gaps. If more than 4m above adjacent ground level provide matching angled profile to any horizontal element between 150mm and 760mm to satisfy NCC Volume 1 D302(1) so that it does not facilitate climbing.
CL-01	10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels and 25mm roller tube, round batten in white and 240V AC Motorised operation. Provide remote controller for each room. Fabric to be 762 Sana GB Blackout colour White 1000. Conform colour selection prior to ordering. Recess blinds in window reveal or framework as detailed.
CL-01	10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels and 25mm roller tube, round batten in white and 240V AC Motorised operation. Provide remote controller for each room. Fabric to be 762 Sana GB Blackout colour White 1000. Conform colour selection prior to ordering. Recess blinds in window reveal or framework as detailed.
CT-01	Multiscreen Tessellations - Provide Multiscreen Mini Collection Pure White Matt. 150 x 50mm ceramic tile installed vertically with matching grout.
CUI-01	Curtains - Motorised S-Fold Curtain system. Provide Versalis AR4 Opulent Living Sheer S-Fold Inner curtain Colour 0110 and Double 2 Opulent Living Dimout outer curtain Colour 222 Inner can Glydon Motorised Ultra Double Track Mains powered curtain tracks. Recess curtain track in RC slab, window reveal or bulkhead as detailed.
D-01	Driveway
EAO-1	Battered timber eaves lining. Provide Mortlock Timber Plank external click-on batten system installed to manufacturer's instructions. Provide 30 x 30mm Blackbutt battered timbers at 50mm centres (20mm spacing against the cladding board mounting track. Finish to be Integratun UltraClear Exterior Polyurethane Hardwax Oil and joints. Provide warm weather resistant treatment to protect from UV damage. To be hand sanded install non. 4.5mm thick but jointed FC lining equal to James Hardie Tandemflex above mounting track painted matt black. Paint exposed surface coats and convails black, unless an alternative colour is required by code.
FF-01	Floor - 150mm thick stone tiles, provide Versalis 900x450 and 900x225mm Conicals Antique Marble tiles from Surface Gallery laid in Flemish bond. Seal stone tiles to manufacturer's instructions, and provide slip resistance to AS 4299 & SH1B98.2014. Install on Regulop Sonus Multi 4.5 acoustic underlayment installed to manufacturer's specifications. Seal stone tiles above sole occupancy units. Provide sealant to slabs and finishes and waterproof membrane to wet areas to AS3740:2021 and other applicable standards.
FF-02	Non 30mm thick flamed stone tiles, on Elmite Versiframe or Keskia aluminium joist and pedestal system system over waterproof membrane to ASA654 on RC slab to structural engineer details with all joints sealed with Versalis 900x450 and 900x225mm Conicals Grey Granite tiles from Surface Gallery laid in Flemish bond. Provide spacers, reglets, flashings and complete installation of waterproof membrane system to manufacturer's instructions. Seal stone to manufacturer's recommendations and provide sealant to slabs and finishes and waterproof membrane to wet areas to AS3740:2021 and other applicable standards.
FF-03	"Hoon Trail" prefinished Tasmanian Oak 165 x 15 engineered flooring from Woodsmart, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regulop Sonus Multi 4.5 acoustic underlayment installed to manufacturer's specifications. Seal stone tiles above sole occupancy units. Flooring to be prefinished with Bona Naturale UV.
FF-06	Selected Cavalier Brenworth 100% wool carpet approved underlay on RC slab to structural engineers details. Provide levelling compound if required - carpet to finish flush New Zealand wool carpet. Provide brewhorming (dimpled - dome) pattern to finish felted underlay. Recess carpet into Regula in First Floor and Second Floor. Carpet to be installed to manufacturer's specifications for floor slabs above sole occupancy units.
FG-01	Toughened laminated glass trafficable floor to AS1288. Provide clear anodised aluminium glazing channel sealed and flashed as per detail to perimeter. Provide single vision DecoFloor Clear Toughened Laminated glass panel non. 33mm thick with 3mm safety film. Provide no less than 100kg/m² Regula in First Floor and Second Floor Rating.
FL-01	Aluminimum flashing. Colour to match window frames.
FL-02	Folded Alcor flashing
LN-01	13mm thick high impact resistant plasterboard lining, equal to Gyprock Impactech, with all joints taped and set. Paint finish with Dulux "Wash n wear" matt acrylic, colour to be Dulux "Natural White" SW14. Wet Areas to be 6mm thick CSPR Fibre Cement Board with all joints primed and sealed with Versalis 900x450 and 900x225mm Conicals Grey Granite tiles from Surface Gallery laid in Flemish bond. Provide spacers, reglets, flashings and complete installation of waterproof membrane system to manufacturer's instructions. Seal stone to manufacturer's recommendations and provide sealant to slabs and finishes and waterproof membrane to wet areas to AS3740:2021 and other applicable standards.
LP-01	Planter bed with free draining substrate, geotextile fabric, Atlantis draincell and waterproof membrane with fall to pump connected to stormwater system to hydraulic engineers details. Refer to Landscape Architect's requirements for soil and drainage requirements, and irrigation plans by Green Star Water Solutions.
PY-01	NMR Plywood or Yellow tongue substrate, laid over levelling compound as required. Non-slip finish to be applied to all floors except where noted otherwise.
R-B-01	Rigid board insulation equal to Firemax A10 FPMX RWI Ceiling Board 20mm.
RC-03	Reinforced concrete slab to structural engineer's details. Ground and First Floor to comply with Specification C2-7.2-9 of the NCC/BAS and provide an FRL of 120/120/120 for the ground floor and 90/90/90 for the first floor. Finish as shown on drawings. Provide steel reinforcement to grange slab, with walls to drains, and finish with 10mm concrete screed to 120mm depth. Provide 12mm diameter rebar at 120mm centres.
RF-01	Inverted roof membrane assembly comprising reinforced concrete ground slab to structural engineer's details screened to full, a fully welded 2mm PVC sheet waterproof membrane system, Woffen or alternative approved membrane with minimum 25 year warranty and to comply with Australian Standard AS/NZS 4576:2006. Provide Metric M12x55x75 extruded polystyrene insulation, 40mm 30mm Flo-Cell drainage celloid, and 100mm washed Nepean River pebbles (30-40mm) from Australian Nature Landscapes as ballast. Provide reglets, flashings and complete installation of waterproof membrane system to manufacturer's instructions.
RG-01	Concrete proprietary cast in reglet with overflashing installed to manufacturer's instructions.
RV-02	Timber reveal non 25mm thick to finish flush with face of wall. Paint finish to match the



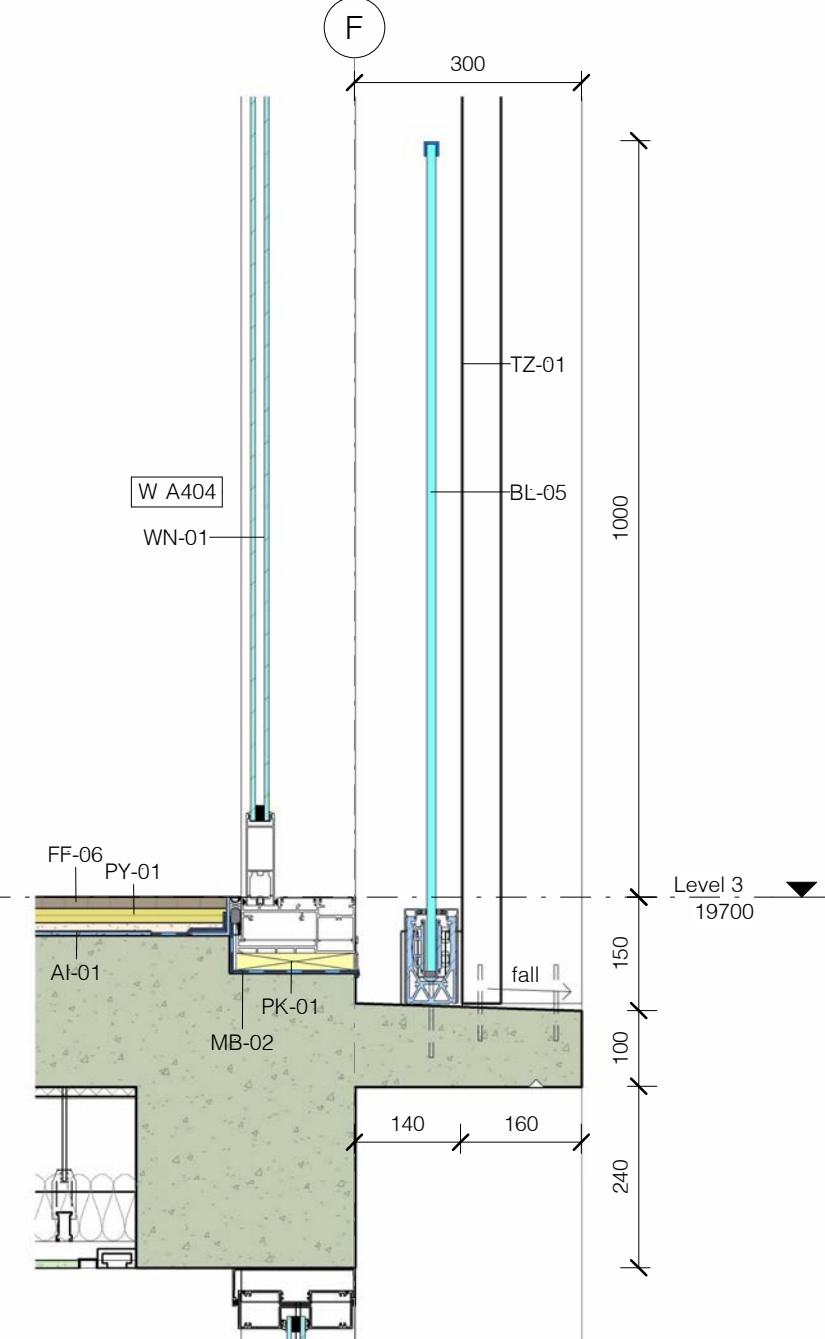
1 Detail Section - Roof Edge
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2 CC Cross Section A - Detail A L3-4 Perpendicular - Callout 1
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3 CC Cross Section A - Detail B L3-4 - Callout 1
1:10



4 CC Cross Section A - Detail B L3-4 - Callout 2
1 : 10

M-02	Rainwater Outlet - Allproof Industries 65mm Bronze Base & Dome Gromet with Clamp Ring 168.65 DCR or B68.D5CER 90 as required and to Hydraulic Engineer's details. Connect to stormwater system.
SF-05	Structural 316 grade stainless steel mesh plate to structural engineer's details. All welds to be continuous fillet welded girth smooth. Provide polished finish.
SJ-01	Shadowline stopping angle in stainless steel
SJ-01	Silicon joint.
SJ-01	Sip Joint to structural engineers details
SL-01	Nom. 125 x 75mm x 2mm thick rectangular copper overflow with splayed edge sealed to concrete structure and waterproof membrane as shown on drawings.
SR-01	Timber skirting - 100mm timber installed flush with wall finish, provide P50 shadowline to top edge. Paint to match wall.
TZ-01	Non-slip floor finish - 10mm stone aggregate baseboard sandshade board from Tennant Australian Marble. Provide stainless steel reinforcing mesh. Fix with ZNc. Nom 16mm stainless steel rod lugs to top and bottom. Profile edges as shown. Seal to manufacturer's instructions. Colour TBA with honed finish.
VB-02	Vapour Control Layer, equal to Tetrapar
VF-01	Void former to reduce depth of seal to 600mm as required by the structural engineer
WA-01	Waterproofing - Apply two coats of priming flashings with top of finished floor, sized to suit slab sidewalk, drain and sealed to substrate. Terminate the floor membrane with a waterproof seal to the wastepipe and the perimeter flashing.
WN-01	150 x 50mm aluminium framed windows and doors with powdercoat finish. Aluminium frame equal to Alspec ecoFRAMEplus 150mm centre Pocket Double glazed framing for New South Wales High Performance glazing sliding doors and AWS 620 Series with 704 SlideMASTER Series sliding doors. Provide matching flyscreen sash to all sliding doors. Provide glazing to AS1288, with double glazing as required by BASIX Certificate. Louvers to be Brezealay Altair series with matching powdercoat finish, black clips and 6.8mm laminated blades. Windows to comply with NCC Volume 1 Part 3.6. Protection of glass surfaces to be provided under contract to the Dulux Decor-Elements Natural Door Panel FIC 923841R: Sliding door hardware to be Petella Maralita Offshore Door Pull MDDP 430mm with Bronze finish and related sliding door lock with matching finish. Where ventilation is required by mechanical engineer provide AWS 620 Series with 150mm louvre slats. Acoustic insulation with SoundOut absorber. Provide intumescent seals if required for fire rating.

WN-Q4 Fixed frameless single glazing to AS 1288. Provide nom. 28x10 aluminium plate frame with 30x5mm welded glazing fin. nom. 25x25 aluminium glazing channel with powdercoat finish all round. Provide nom. 100x5mm continuous fillet welded and sealed flashing in/around exterior as detailed. Provide glazing as required by BASIX Council. Powdercoat finish to be Dulux Duraguard Elements Natural Bronze FSF 9E23CA17.

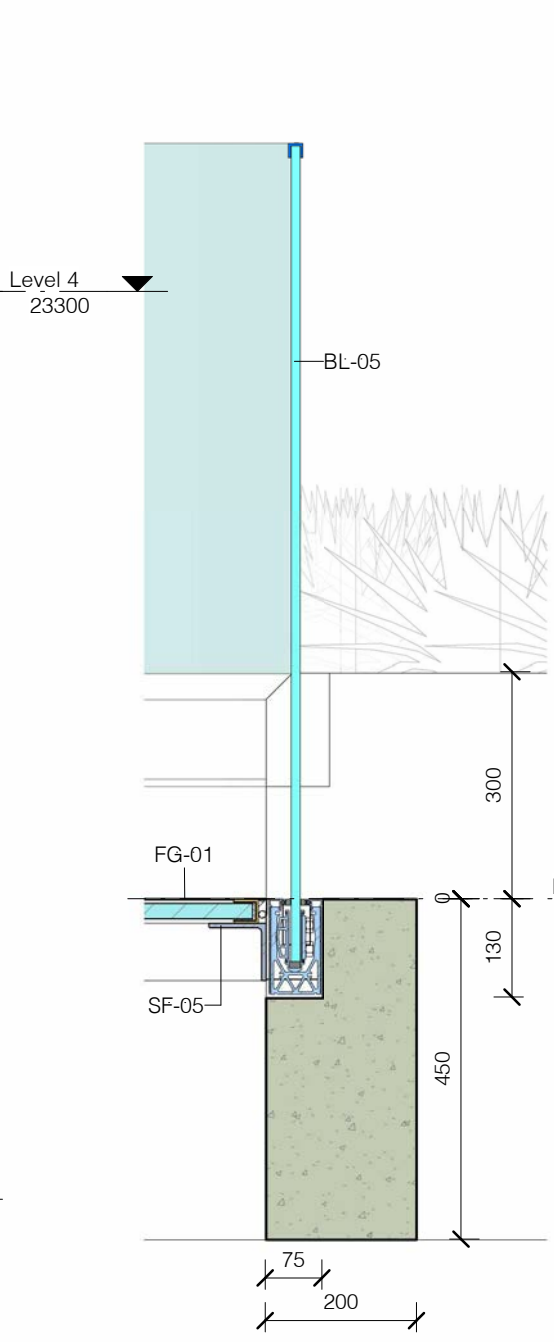
WN-08 AWS Trickle Vent with 150mm Sub-Heel Configuration and SoundOut Absorbent to Mechanical Engineer's details. Provide intumescent seals if required for fire rating.

WP-01 50mm Weeps stainless steel weephole for 'Roma' face brickwork.

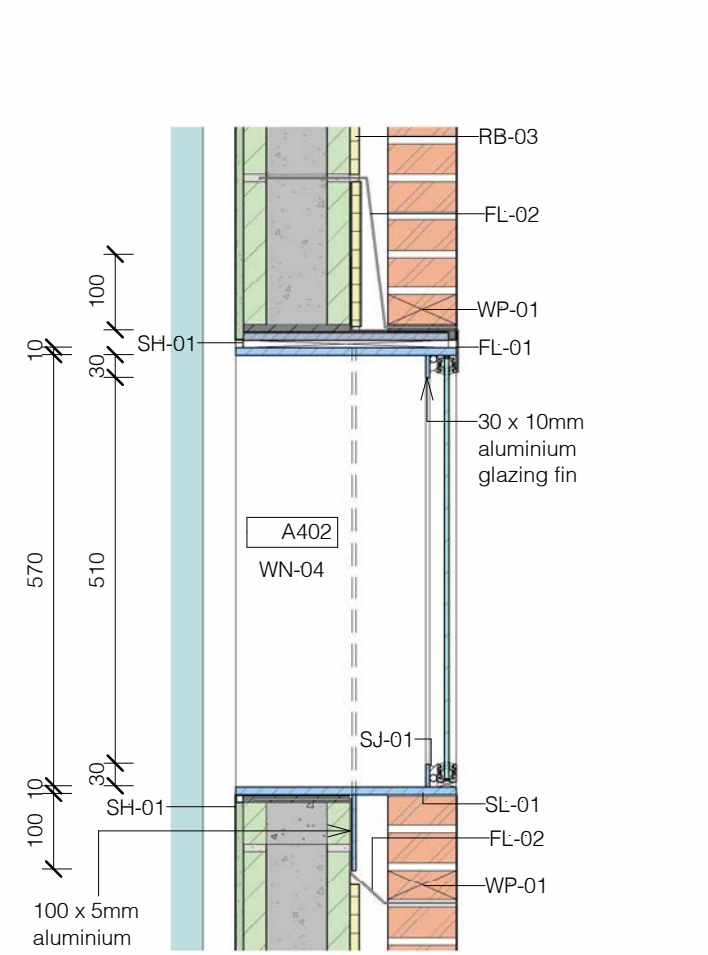
WT-01 200mm cavity brick and blockwork wall comprising 90mm thick face brickwork, 50mm cavity and 140mm core filled blockwork to internal skin. Face brickwork externally by brick type as shown on elevations. Provide acrylic render to internal faces with Dulux N+Bea matt paint finish. Walls to comply with Specification C11-2.2.2 of the NCC BCA and provide an FRL as shown on the drawings and R+ Ctr not less than 50. Paint colour to be Dulux Natural Warm White. Provide waterproofing with Westcoat TD300 Water Repellent. Provide construction and expansion joints, damp proof course and stainless steel brick ties as required by AS3700:2011, and reinforced concrete footing to structural engineer's requirements. Provide 12.5mm Firemax A10 Plus Cavity Board to cavity to manufacturers instructions. In accordance with the BASIX Certificate.

WT-09 200mm AWS Trickle Vent with 150mm Sub-Heel Configuration and SoundOut Absorbent to Mechanical Engineer's details. Provide intumescent seals if required for fire rating. Walls to have an FRL as noted on drawings. Cladding or finish as shown on drawings. Where retaining provide waterproof membrane and Atlantis drainage coil with geotextile fabric attached to stormwater system.

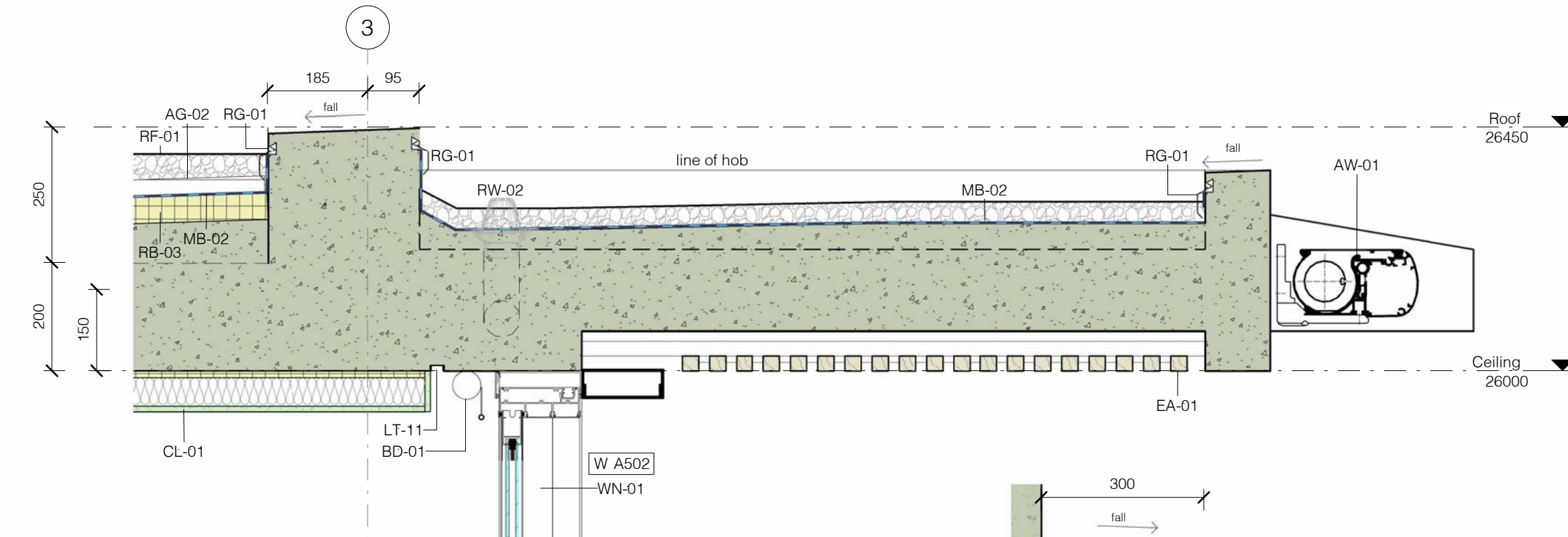
WT-11 200mm AWS Logicial LW2000 party wall to wet area installed to manufacturer's instructions. Provide 20mm cavity, 65mm steel-sill and 10mm plasterboard. Tape and seal joints and provide skim coat to internal faces with Dulux Warm N+Bea matt paint finish. Walls to comply with Specification C11-2.2.2 of the NCC BCA and provide an FRL as shown on the drawings and R+ Ctr not less than 50. Paint colour to be Dulux Natural Warm White. Provide waterproofing and expansion joints and reinforced concrete footing to structural engineer's requirements.



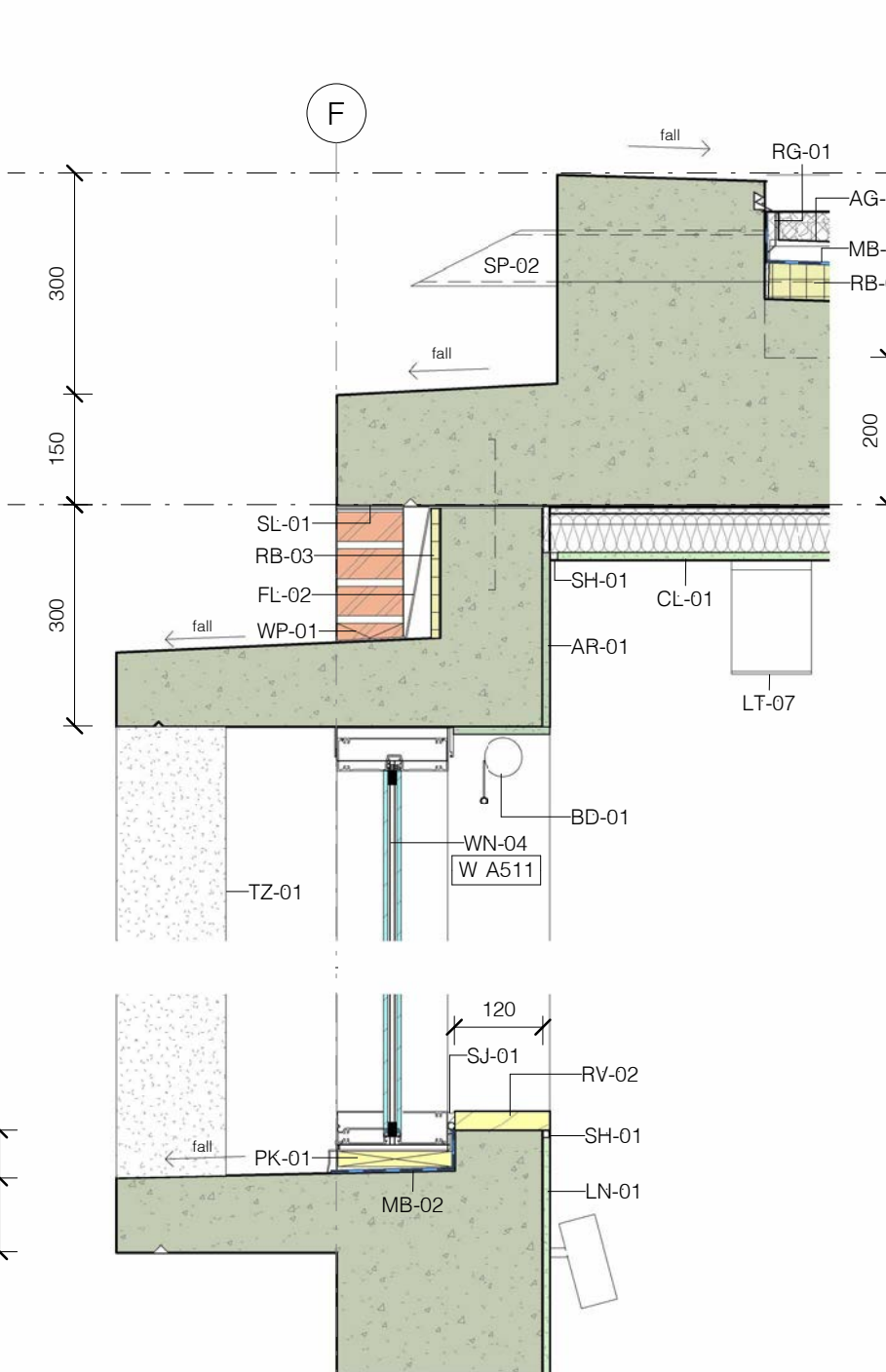
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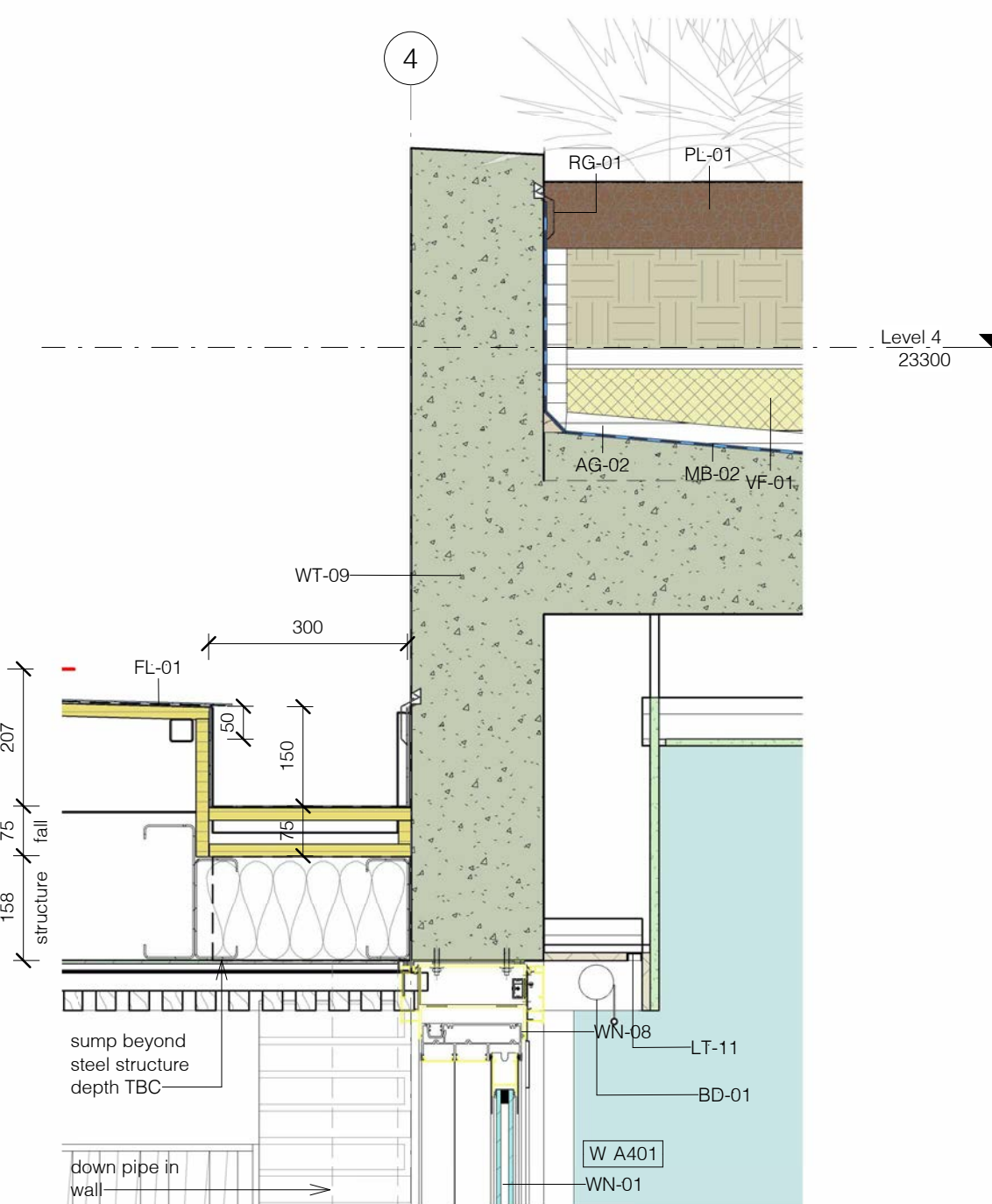
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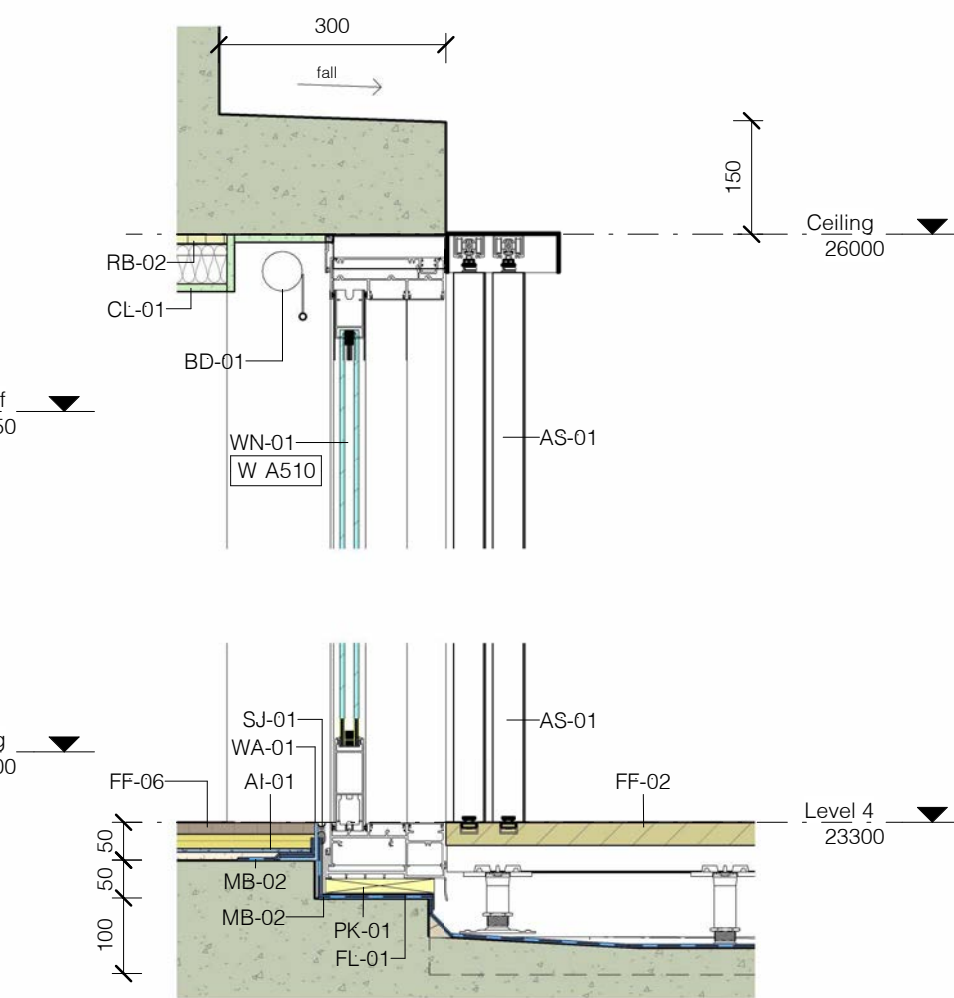
9 CC Long Section B - Detail Section B L3-4 - Callout 1
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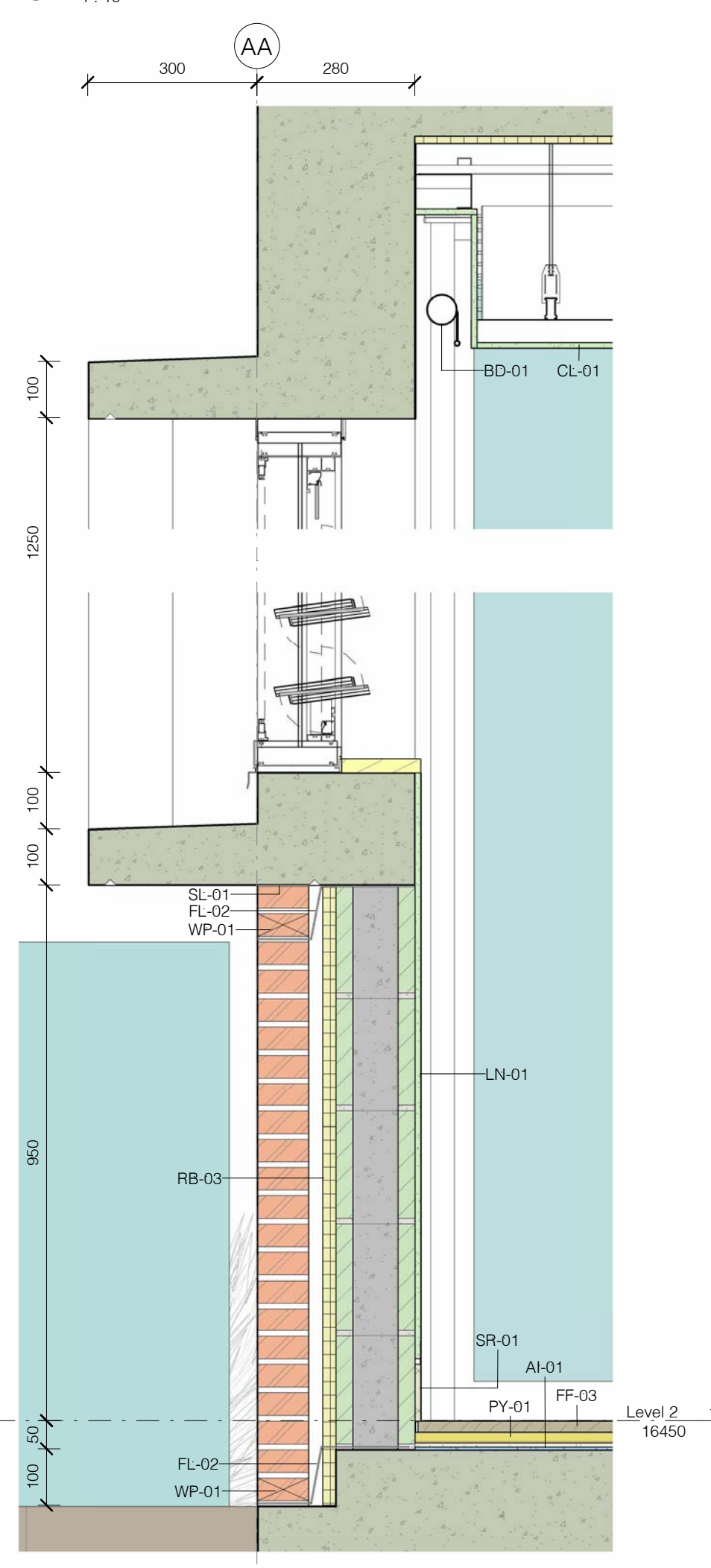
7 CC Cross Section B - Detail Section A L3-4 - Callout
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10 CC Long Section C - Detail Section A L3-4 - Callout 1
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8 CC Long Section C - Detail Section B L3-4 - Callout 1
1:10



11 CC Cross Section A - Detail A L1-3 Perpendicular - Callout 1
1:10

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No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
by
Leslie Cassar

Details

Project number		1609	PRELIMINARY
Date		APRIL 2024	
Drawn by		Author	
Checked by		RC	
		Scale	1 : 10 @ A

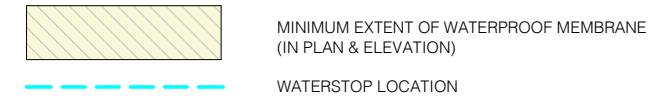
PRELIMINARY

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Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.: CC070		
Drawing Title: Wet Areas -Apartment 1		Drawing No.: CC070		
Rev	Date	Description	DP Full Name	Reg No.

REFER CC069 WATERPROOFING REQUIREMENTS FOR FURTHER DETAIL



NOTES:
Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging.

Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNDO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

AR-01 Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Wash n Wear matte, colour Dulux 'Natural White' SW1F4.

BT-04 Laundry Bench Apt 1-4 - 19mm Corian Benchtop with integrated basin. Basin to be Corian Integrated Sink 8216 to include standard overflow and Corian Waste Cover. Colour to be 'Architect White'. Fabricate and install to manufacturer's instructions. Provide HMR substrate and support framing as required.

CL-01 10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1F4.

CT-01 Wall tiles to be Tessellated Tile Company Mini Collection Pure White Matt nom. 150 x 90mm ceramic tile installed vertically with matching grout.

DT-03 35mm thick solid core doors, with Tasmanian Oak crown cut random matched timber veneer finish. Provide 40mm thick Tasmanian Oak timber frames to match wall width and fixed panel over as shown. Provide Pitella Maraluna 6013-S lever set to all doors, privacy set to bedrooms and matching door buffer. All door hardware to be bronze finish. No architraves - wall lining butt jointed into door jambs and window frames. Finish door and frames with Osmo Polyx Oil. All bathroom and sanitary compartment doors are to comply with the NCC 2022 Volume One: F4D8 'Construction of Sanitary Compartments' requirements, and are to have doors with hinges able to be removed from the outside if required.

FF-01 Nom 20mm thick stone tiles. Provide alternating 900x450 and 300x225mm Savannah Antique Marble tiles from Surface Gallery laid in Flemish bond. Seal stone tiles to manufacturer's instructions, and provide slip resistance to AS 4299 & SH HB198 2014. Install on Regupol Sonus Multi 4.5 acoustic underlayment installed to manufacturer's specifications to floor slabs above sole occupancy units. Provide prescribed falls to slabs and finishes and waterproof membrane to wet areas to AS3740:2021 and other applicable standards.

JH-01 Joinery Pull Handle 170mm - to be Maraluna Furniture Pull R1166 in Bronze from Pitella.

JH-02 Joinery Pull Handle 300mm - to be Maraluna La Letta Pull R2549 in Bronze from Pitella.

JH-03 Brass hanging rail - Hafele 'Ova' 30mm high x 15mm thick. Hanging rail to be electroplated to match door & joinery hardware.

JM-01 16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.

JM-03 16mm particleboard with adhesive fixed mirror to glazing code with polished edges. Provide HMR particleboard to wet areas.

JP-01 16mm HMR particleboard with matt polyurethane finish, Dulux colour to be 'Natural White' SW1F4. Provide HMR particleboard to wet areas.

JP-02 25mm HMR particleboard with matt polyurethane finish, Dulux colour to be 'Natural White' SW1F4. Provide HMR particleboard to wet areas.

JT-01 16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas.

JT-02 25mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide HMR particleboard to wet areas.

LE-02 Exhaust Fan - Tovo Skyline Horizon extruded curved reflector LED light and extraction grill connected to 150 DIA inline fan to mechanical engineer's details with all required ducting and accessories installed to manufacturer's requirements, operation connected to light. Provide concealed LED strip lighting. Powdercoat finish to match ceiling colour.

LT-07 Internal surface mounted LED downlight - to be HV5842S-WHT - Nella White 12w Surface Mounted LED Downlight from Havt Lighting. Warm White bulb temp 3000K.

LT-12 LED dimmable strip lighting - Interior wet areas - to be Eclipse G2 Glide IP67 Series code G125 with aluminium channel and optical diffuser from Unicos. Warm white bulb temp 3000K.

LT-13 LED strip lighting - Interior - L2 Kove LED Mini from Intralux Australia. Where located in cupboards connect lights to reed switch to turn on when cupboard door is opened.

SA-01 Wall mounted basin - to be Studio Bagno Shard X Mini Wall Basin with no taphole in Matte White code SHAXMIN-0-MW. Provide Flat Top Ceramic Plug And Waste in Matte White code SBW006/MW. Available from Winnings.

SA-02 Close Coupled Toilet Suite - to be Studio Bagno Milady Rimless Toilet Suite - Matte White ML001/MW from Winnings.

SA-05 Toilet paper holder - Nanobar Toilet Roll Holder code 1.9261.00.0.09 in Weathered Brass Organic finish from Brodware.

SA-06 Linear floor drain - 100Ti40MTL Tile Insert Drain in brass finish from Stormtech. Tile insert to match floor.

SA-11 Bottle trap - Code 1.7034.02.0.09 in Weathered Brass Organic finish from Brodware.

SA-12 Wall Mounted shower with hand shower - City Plus Shower code 1.9723.04.0.09 with 300mm rose and Weathered Brass Organic finish from Brodware.

SA-13 Nom. 20mm Savannah Antique marble vanity benchtop or shower shelf from Surface Gallery with square edge profile and polished edges where exposed. Mitre joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required.

SA-15 Wall mounted tap set - Nanobar Wall taps code 1.9249.00.3.09 in Weathered Brass Organic finish from Brodware.

SA-17 Wall mounted shower shelf - Nanobar Shower shelf code 1.9259.02.0.09 in Weathered Brass Organic finish from Brodware.

SA-18 Wall mounted basin spout and tap set - Nanobar Wall set code 1.9206.00.3.09 in Weathered Brass Organic finish from Brodware.

SA-19 Washing Machine Tap Set

SA-20 Wall mounted toilet brush and holder - City Stik Toilet Brush Holder code 1.9864.00.0.09 in Weathered Brass Organic finish from Brodware.

SA-21 Min 10mm frameless toughened glass shower screen to AS 1288. For fixed panel install concealed brushed brass edge channel to wall and floor. Top of channel to finish flush with floor or wall surface.

SA-23 Wall mounted hook - City Stik Robot Hook code 1.9963.00.0.09 in Weathered Brass Organic finish from Brodware.

SA-24 Single towel rail - Nanobar single towel rail 600mm code 1.9255.60.0.09 in Weathered Brass Organic finish from Brodware.

SA-25 Laundry undermount sink Apt 1-4 - to be fully integrated Corian sink 8216 with Corian Waste Cover in Architect White.

SA-26 Hob mounted laundry spout & mixer - Nanobar Kitchen Set code 1.9207.09.3.09 in Weathered Brass Organic finish from Brodware.

SA-27 Underbench Frontload Washer - to be Samsung 8.5kg Addwash Front Load Smart Washing Machine WW85T754DBT from Winnings.

SA-28 Underbench heat pump dryer - Samsung 9kg heat pump dryer code D1907H40BT from Winnings.

SA-36 Underbench pull out laundry hamper system - to be Halo Laundry Carrier 60 from Hafele code Cat. No. 502.72.724.

SA-40 Divertor - to be City Plus Divertor code 1.9741.00.7.09 in Weathered Brass Organic finish from Brodware.

SA-47 Waste Cover - to be Corian branded waste cover to match sink and benchtop.

SB-03 Laundry Apt 1-4 - Splashback - Nom 12mm Corian splashback to match benchtop. Provide HMR substrate and support framing as required.

SG-01 Skirting tile to wet areas to match wall tiles, laid vertically with grout to match tile. Finish flush with adjacent wall lining.

SW-01 Switch nominally 1000 AFPL to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.

SW-02 Double GPO's to be 250mm to CL AFPL in Apt. 1 - 4 and between 600mm - 1000mm CL AFPL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

UF-01 Electric underfloor in screed heating from Hydronic Heating Services (www.hydronicheating-services.com.au) or equal with UWG4 / AWG4 WiFi Thermostat with Class A GFCI or equal installed strictly to manufacturer's instructions.

UF-02 Underfloor electric heating thermostat to be UWG4 / AWG4 WiFi Thermostat with Class A GFCI or equal installed strictly to manufacturer's instructions.

WA-01 Aluminium watertop angle with vertical leg finishing flush with top of finished floor, sized to suit slab setback, fixed and sealed to substrate. Terminate the floor membrane with a waterproof seal to the watertop and the perimeter flashing.

WT-02 200mm AFS Logiwall LW200D permanent formwork reinforced concrete wall system installed to manufacturer's instructions and structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dulux Wash n Wear matt paint finish, Colour 'Natural White' SW1F4. Where loadbearing, walls are to have a minimum FRL of 90/1. Party walls to comply with Specification C1.1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings and Rv + Ctr not less than 50. Provide construction and expansion joints to manufacturer's instructions.

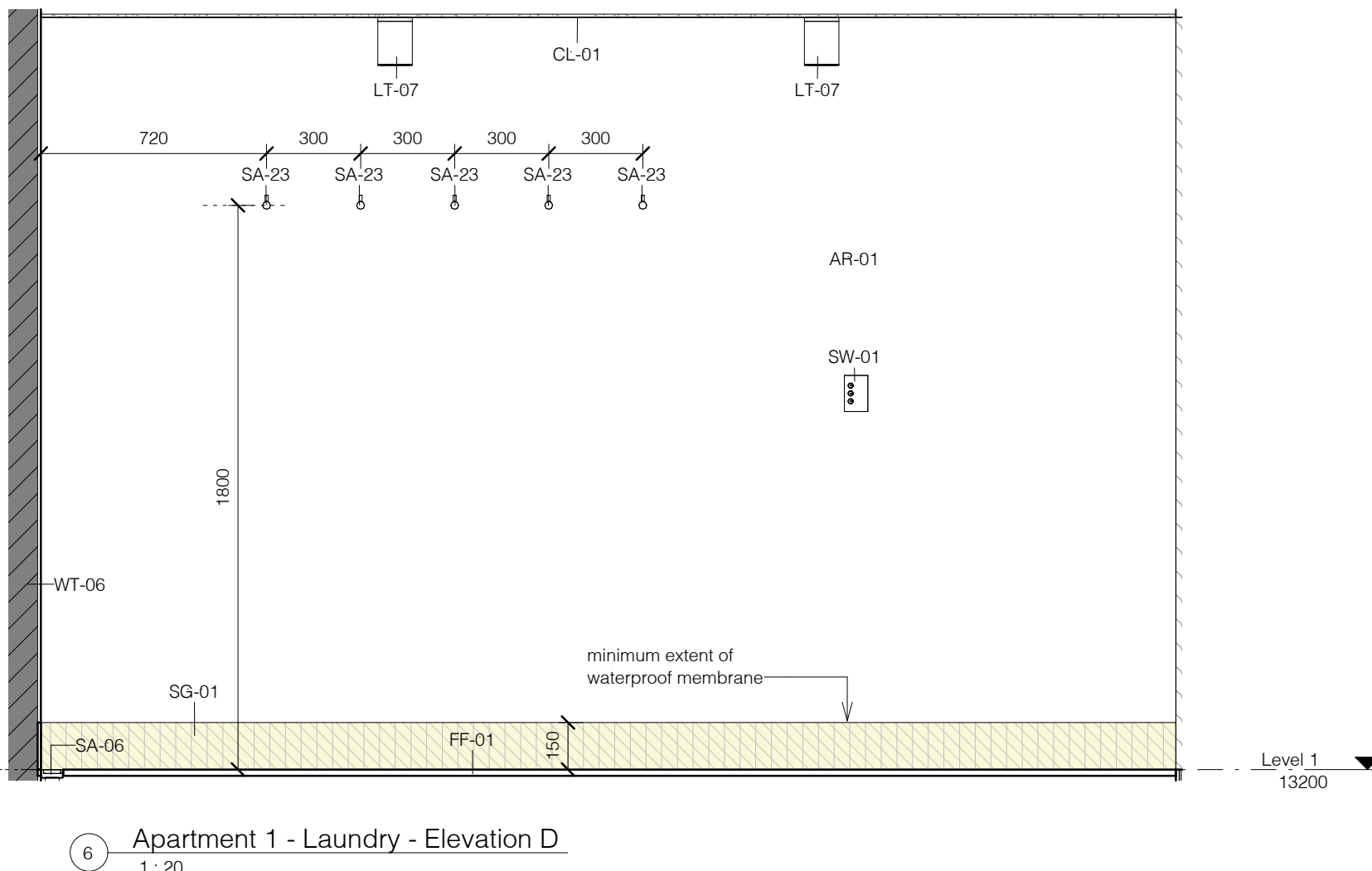
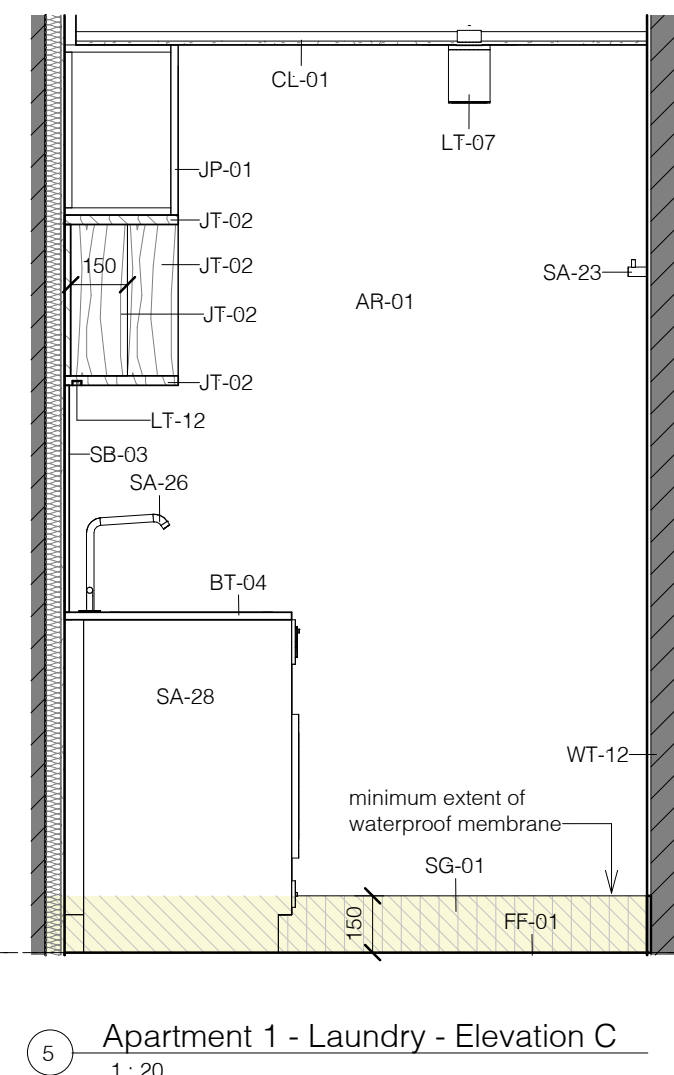
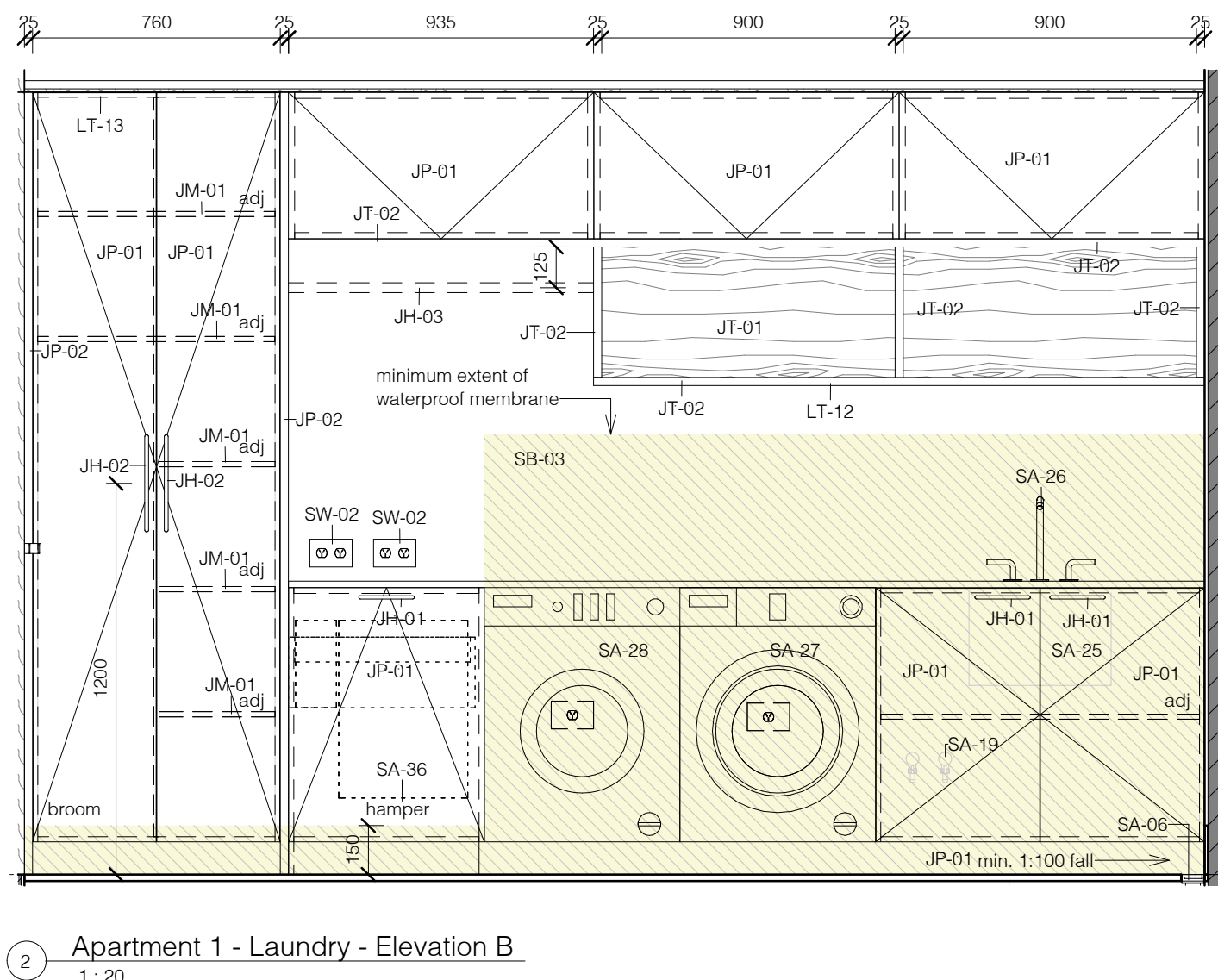
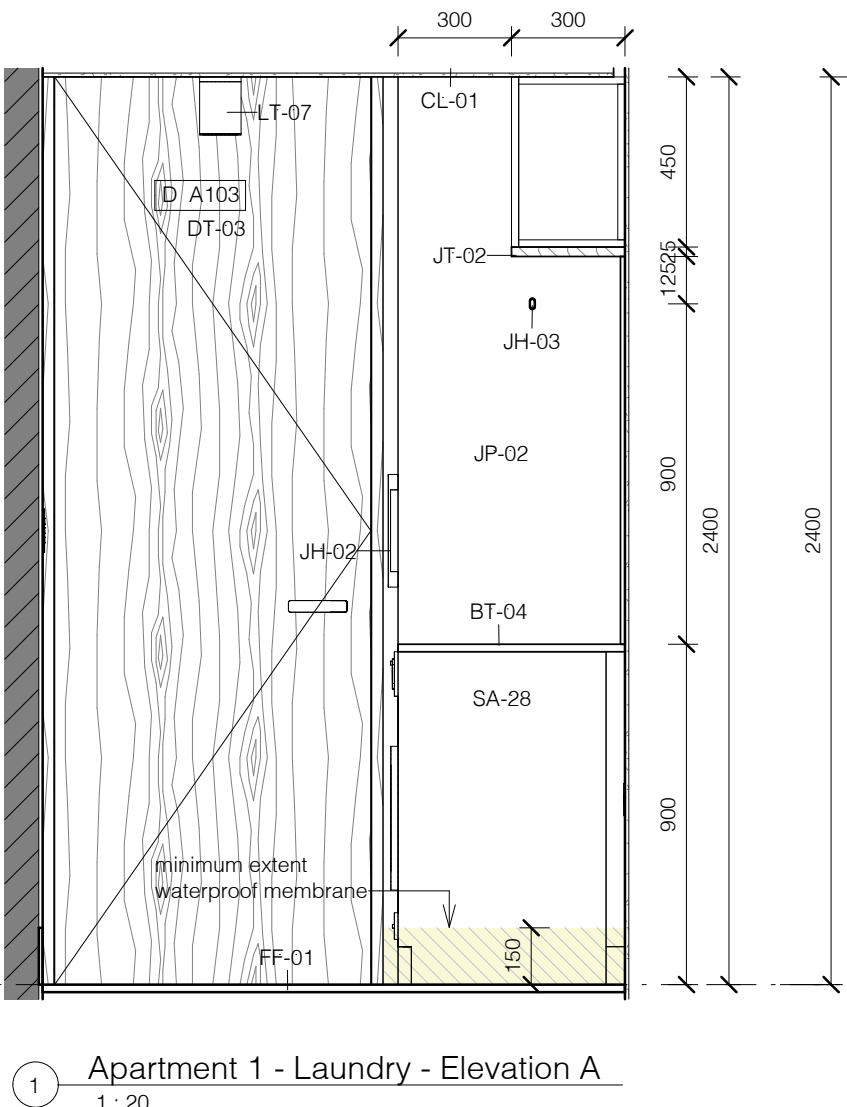
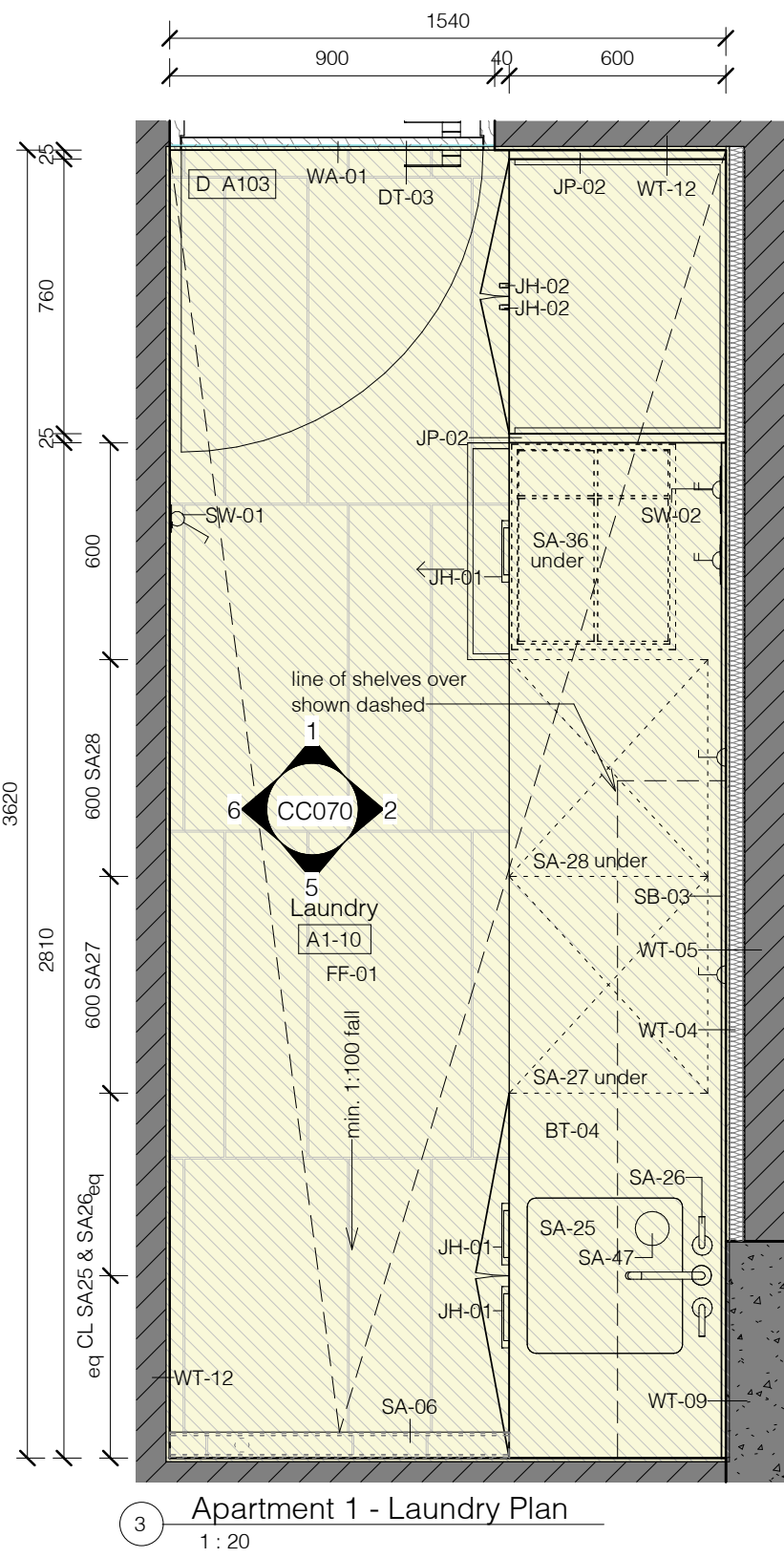
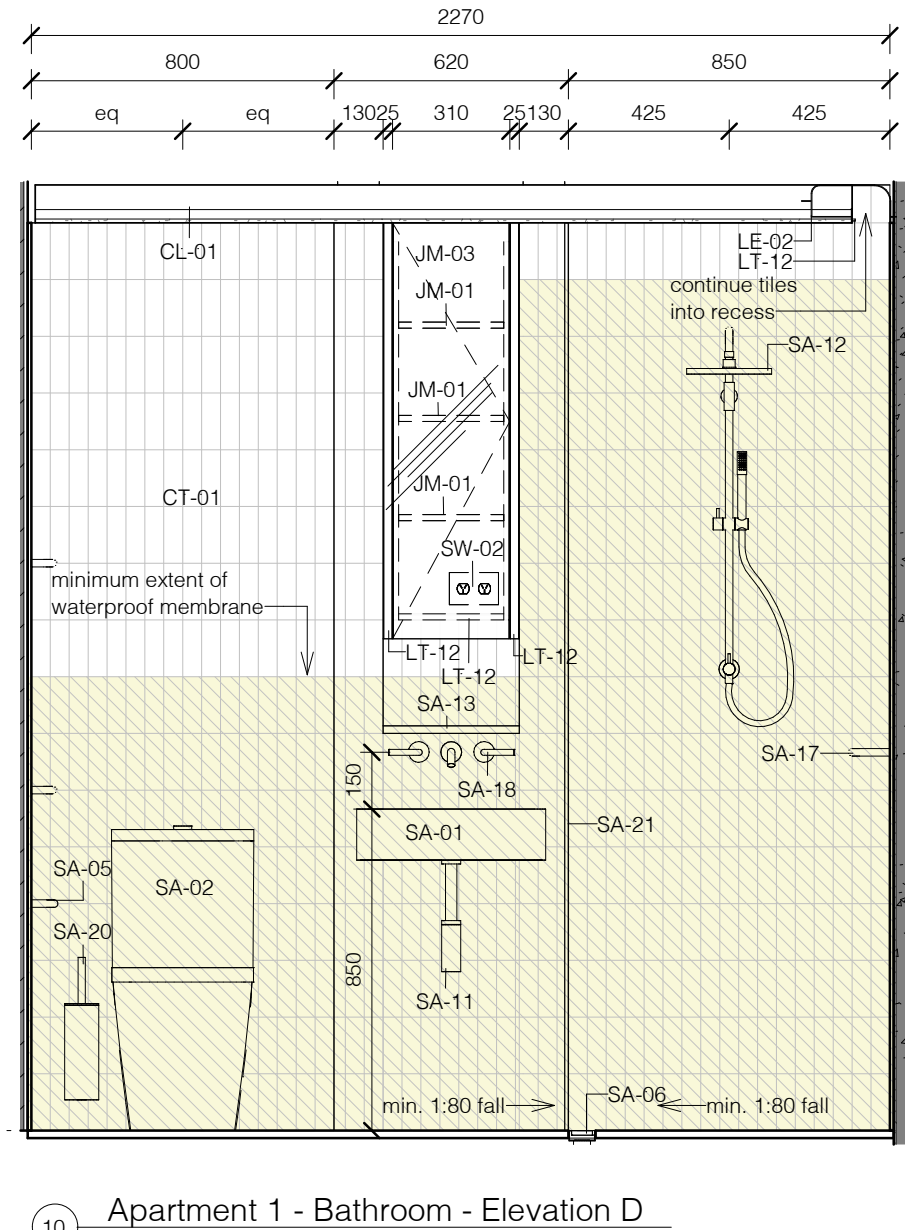
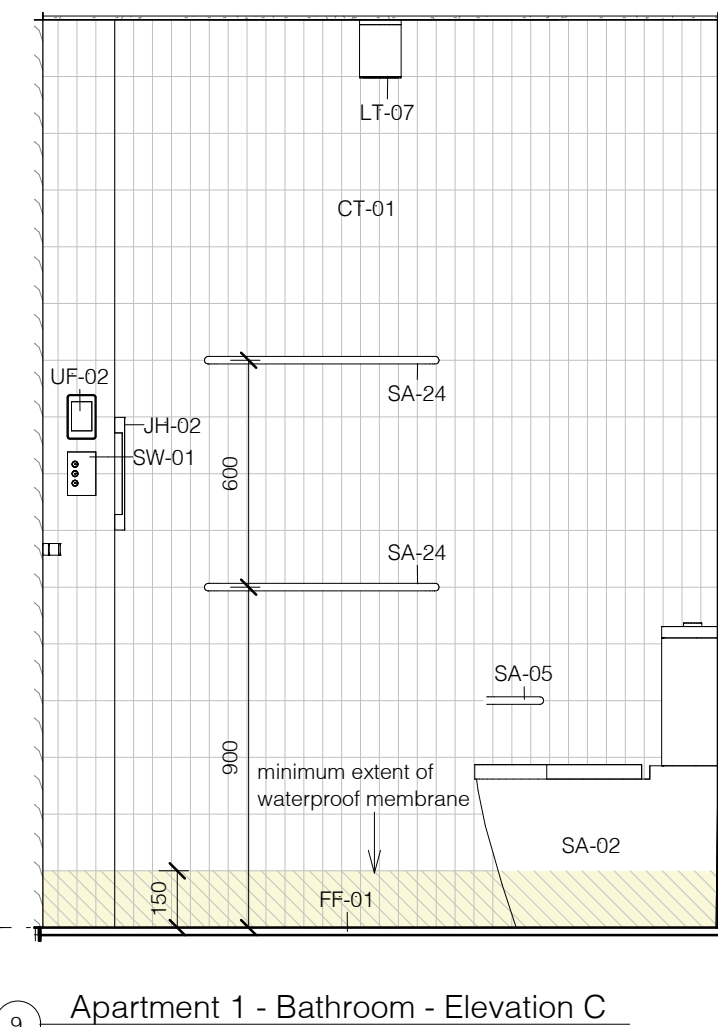
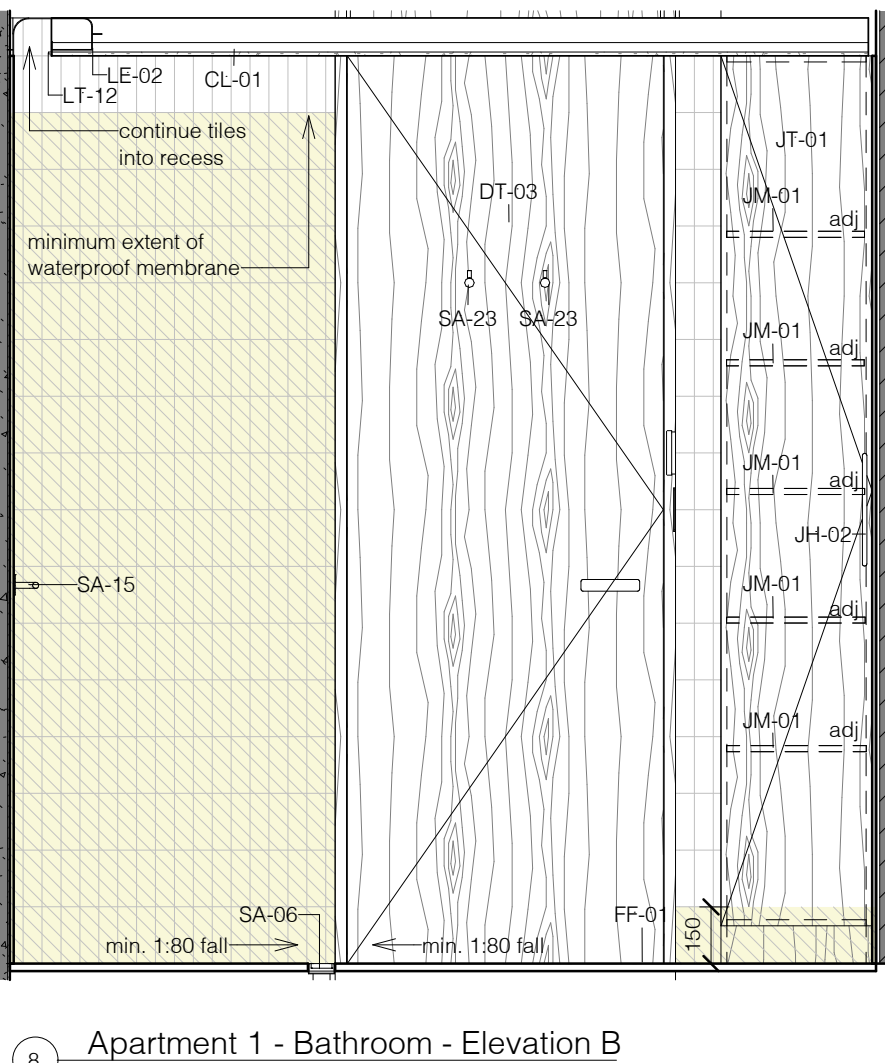
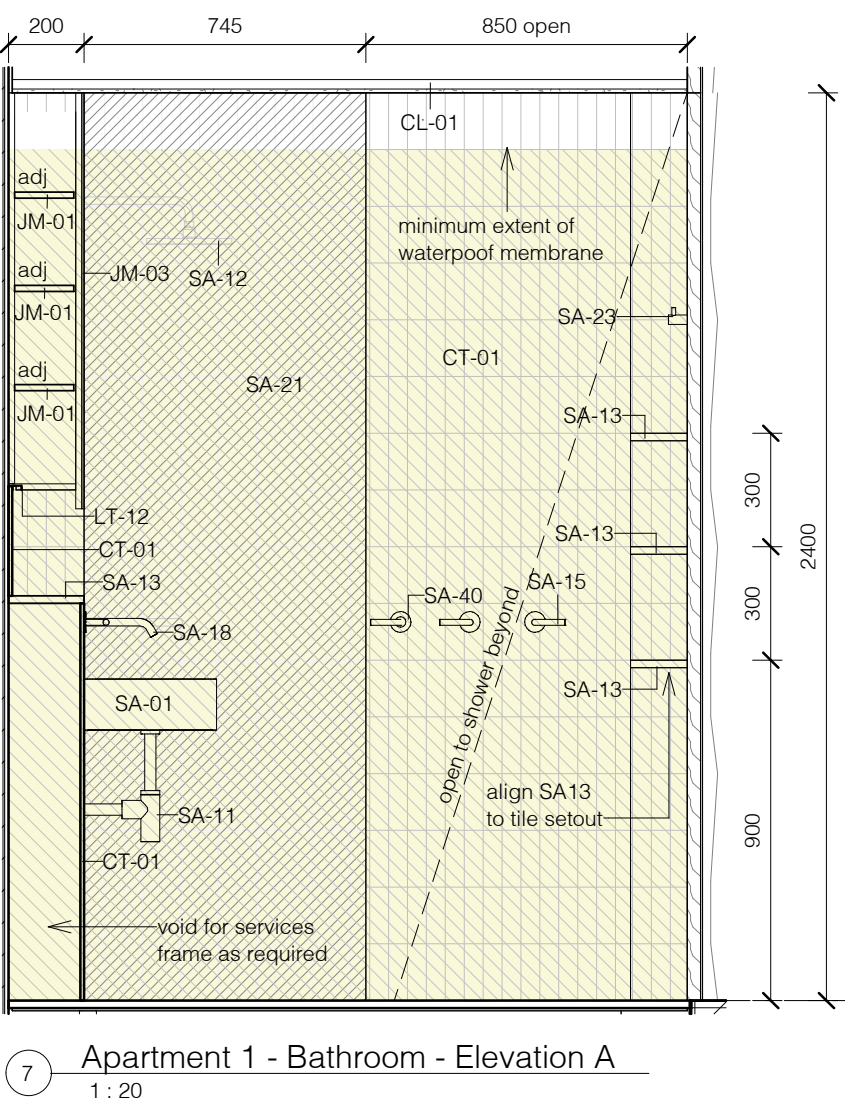
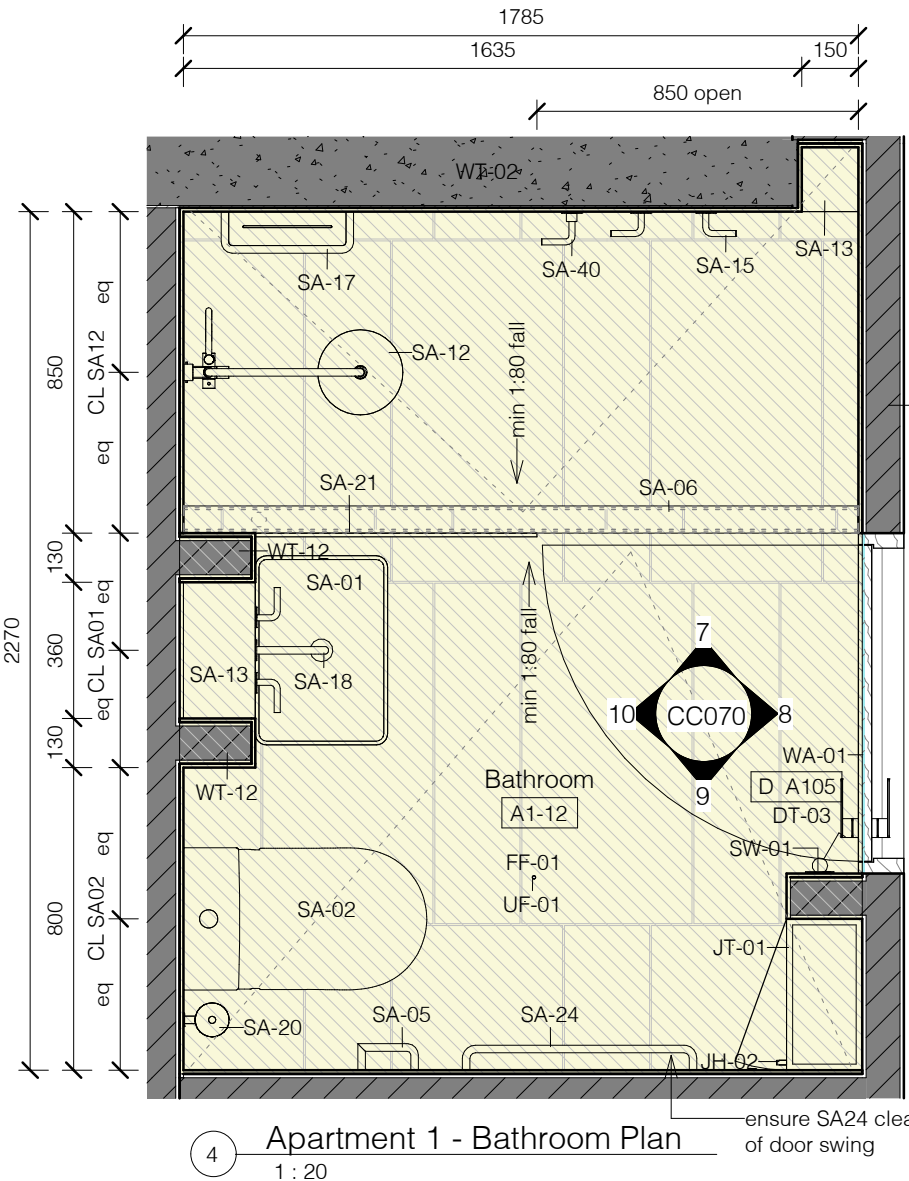
WT-04 64-92mm Rondo galvanised steel stud and track drywall framing system or equal internal studwork wall. Provide deflection heads to underside of concrete slabs and box studs at door and window openings. Provide acoustic insulation to internal stud walls. Cladding or lining as shown on drawings. Paint finish to be Dulux Wash n Wear matt, colour to be Dulux 'Natural White' SW1F4.

WT-05 140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings, exposed walls are to be rendered and painted with Dulux Weathershield Matt, Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.

WT-06 190mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings, exposed walls in the basement are to be painted with Dulux Weathershield Matt, Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.

WT-09 150mm/200mm/230mm/310mm Off form concrete wall to structural engineers details. Walls to have an FRL as noted on drawings. Cladding or finish as shown on drawings. Where retaining provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.

WT-12 90mm concrete blockwork wall, finish as shown on drawings



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PRELIMINARY

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No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
Leslie Cassar

Wet Areas - Apartment 1

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC Scale

CC070

1:20 @ A1

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

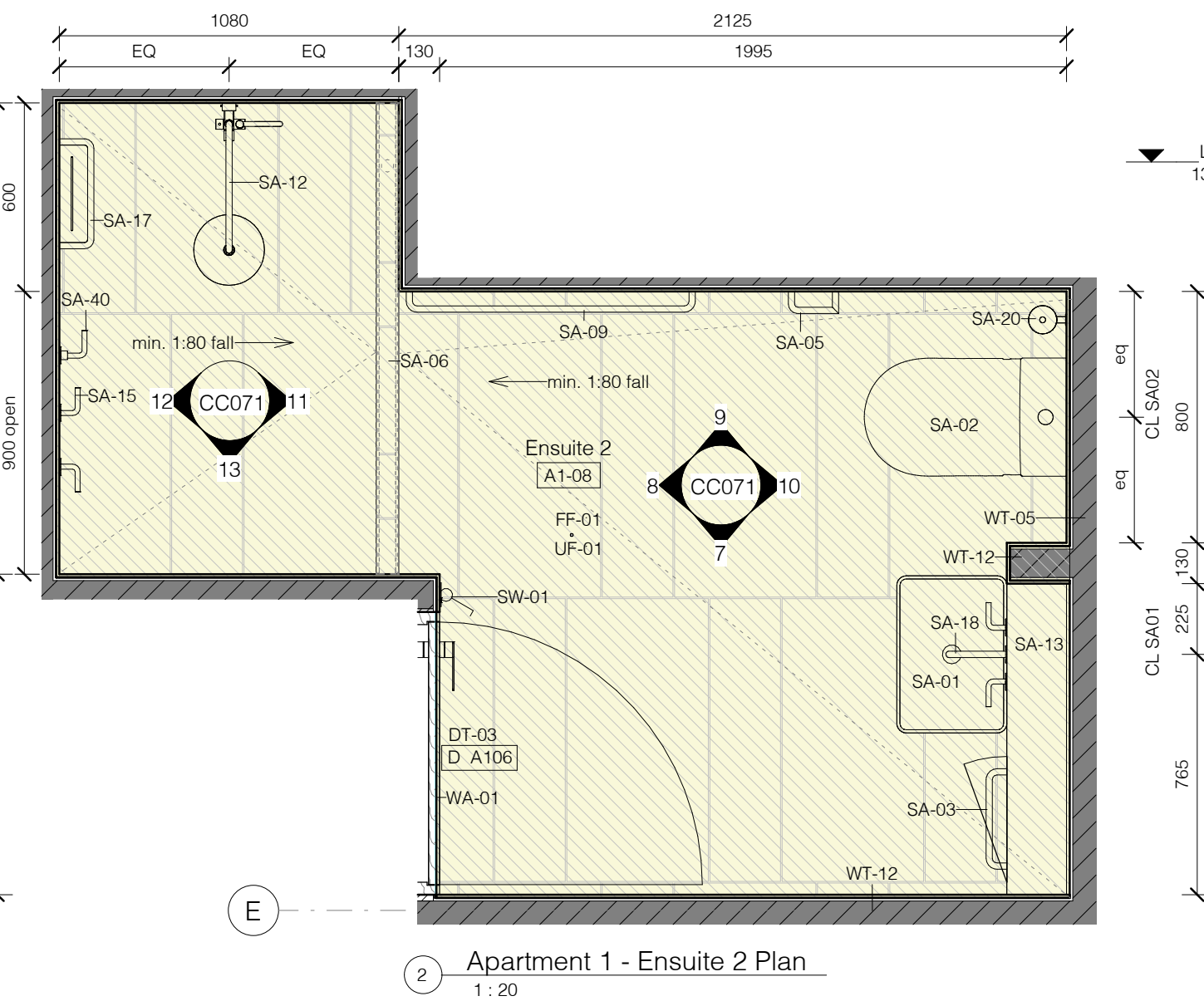
All Hinges are to be Blum Cliptop with Blumotion.

Provide HMR particulateboard or A-Bond plywood to wet areas.

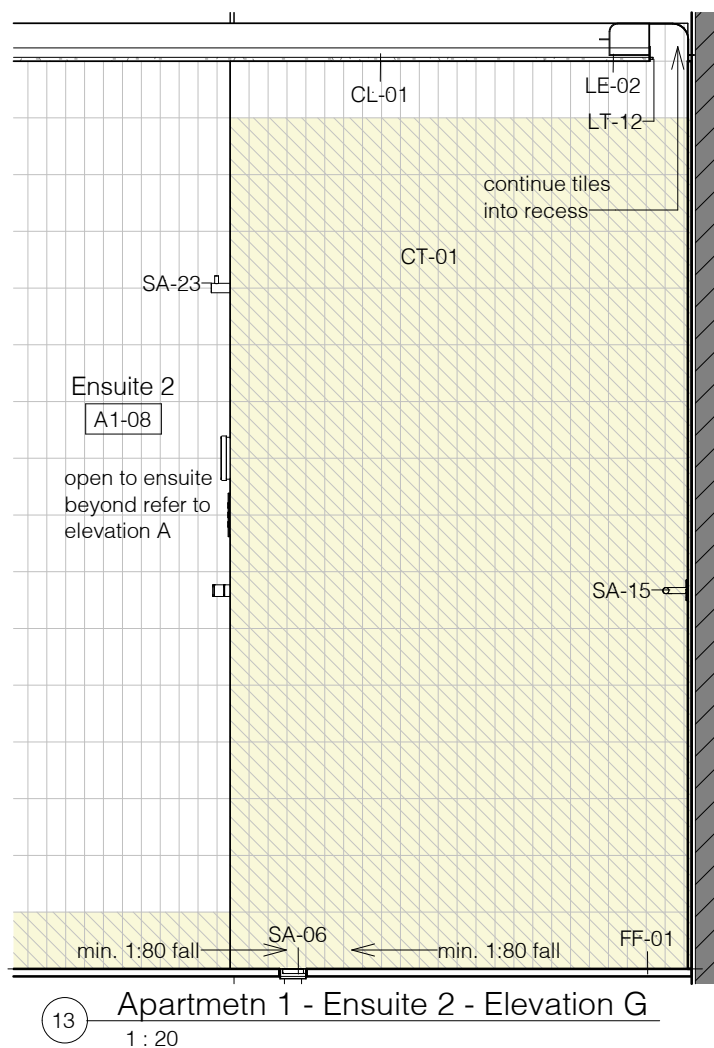
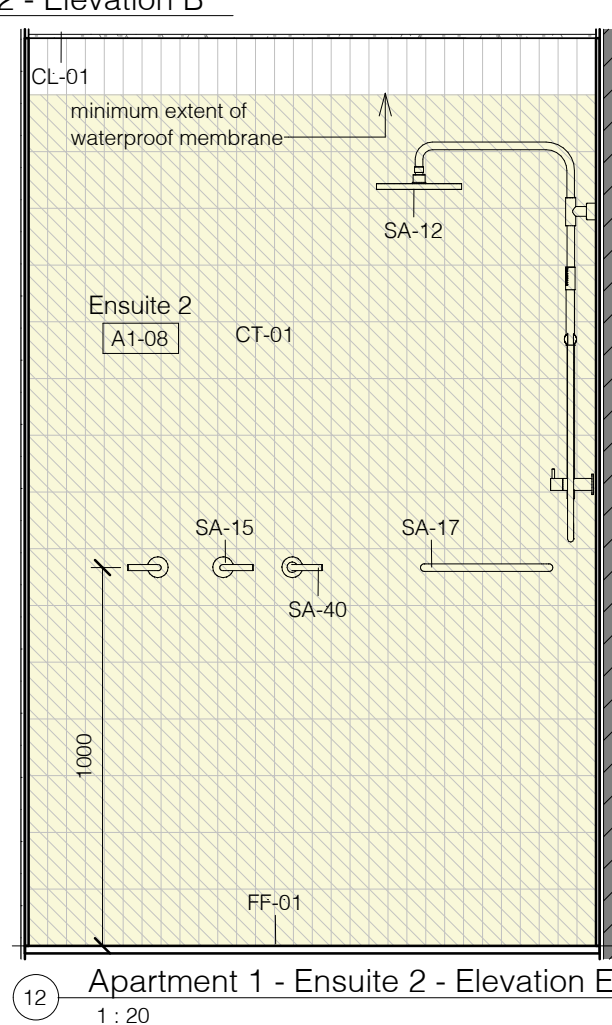
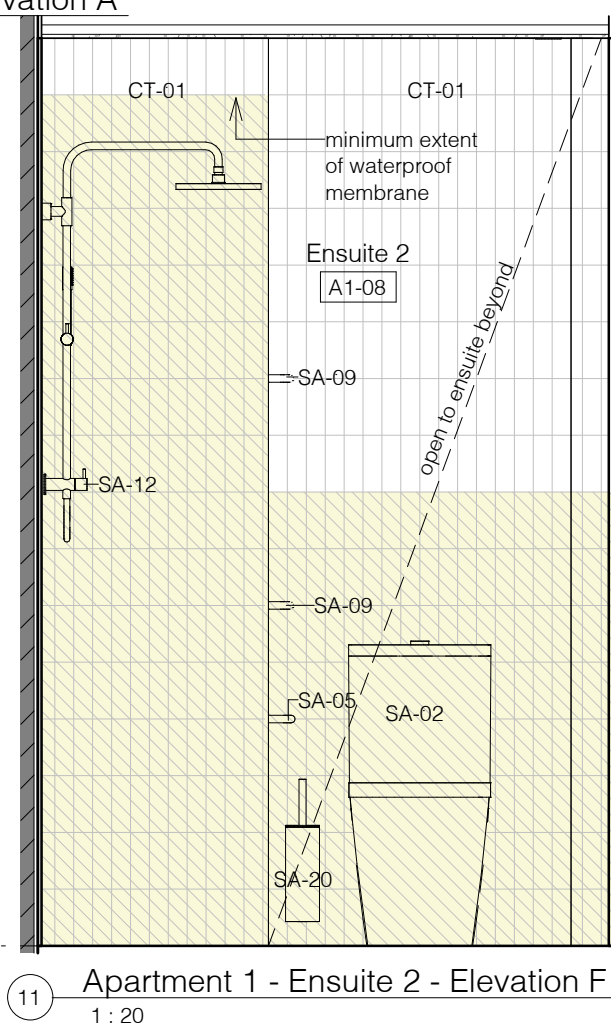
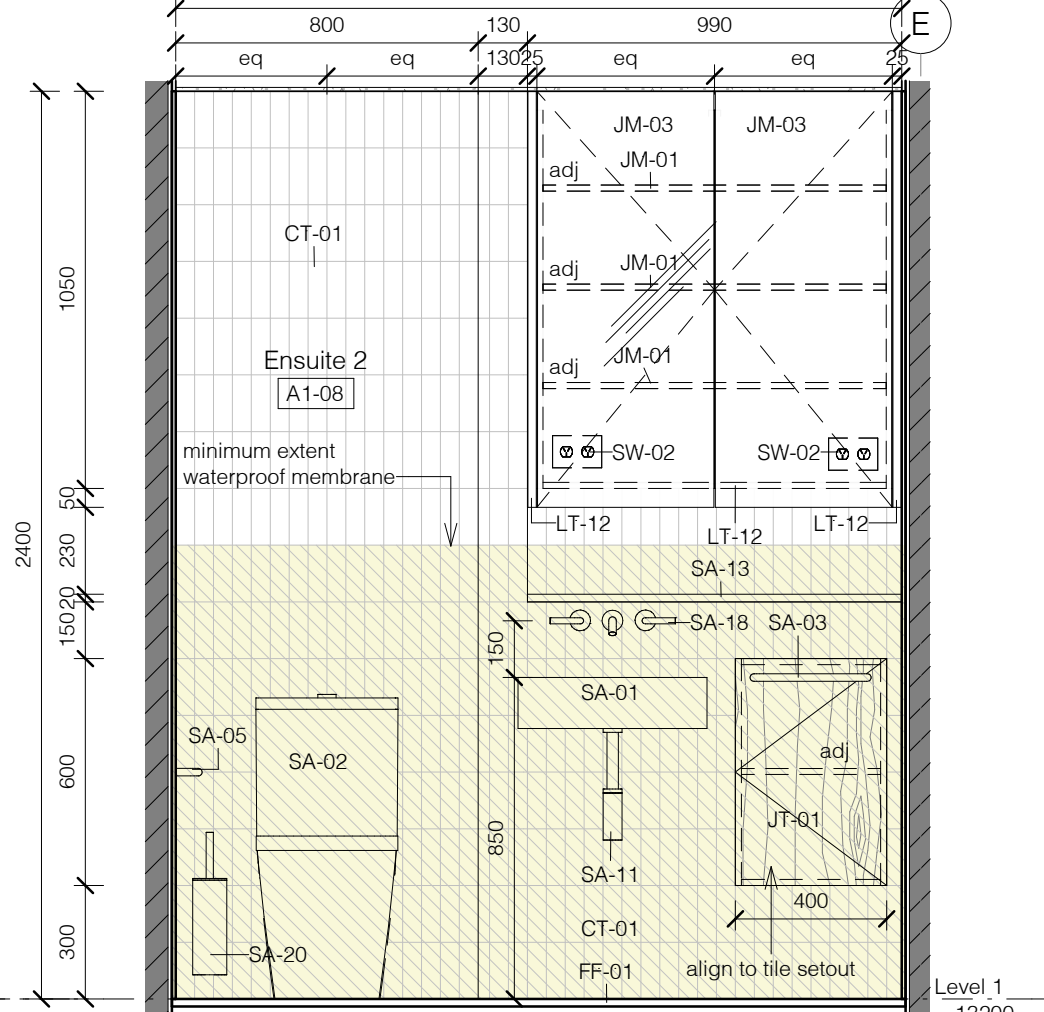
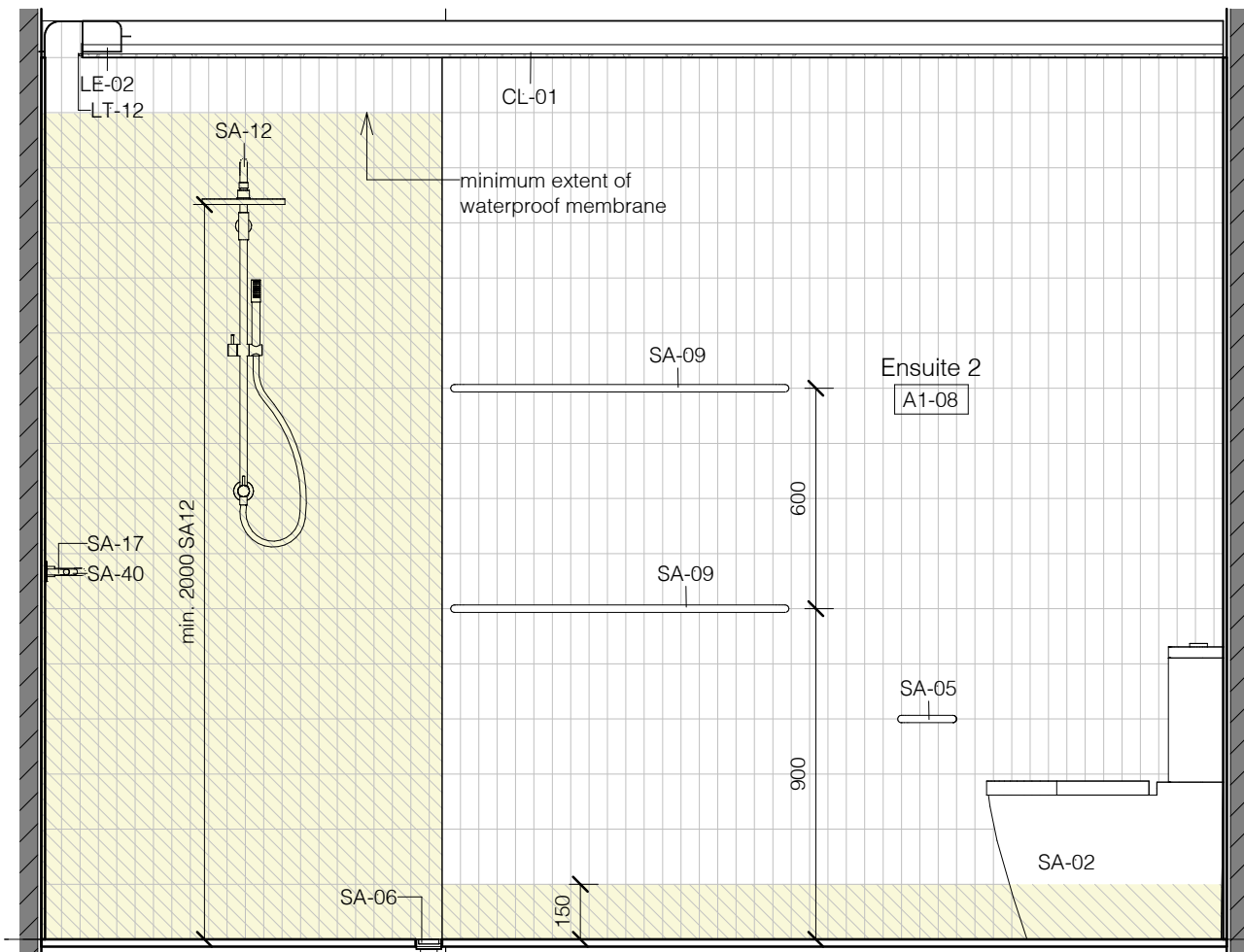
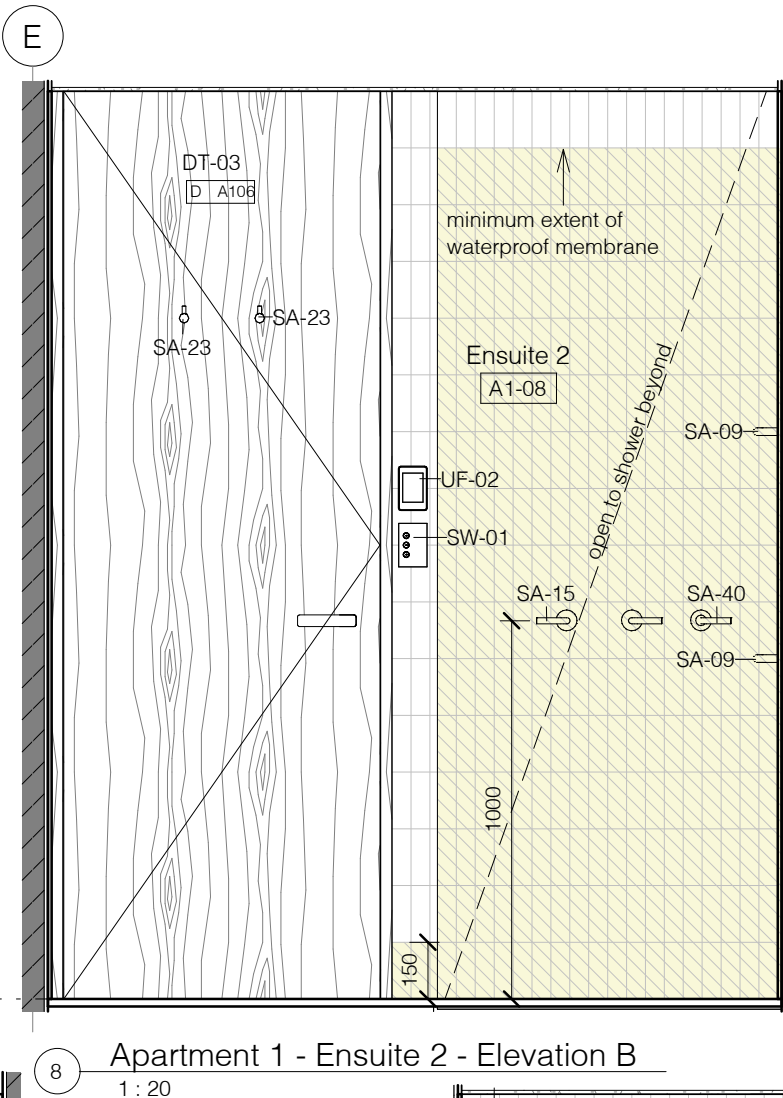
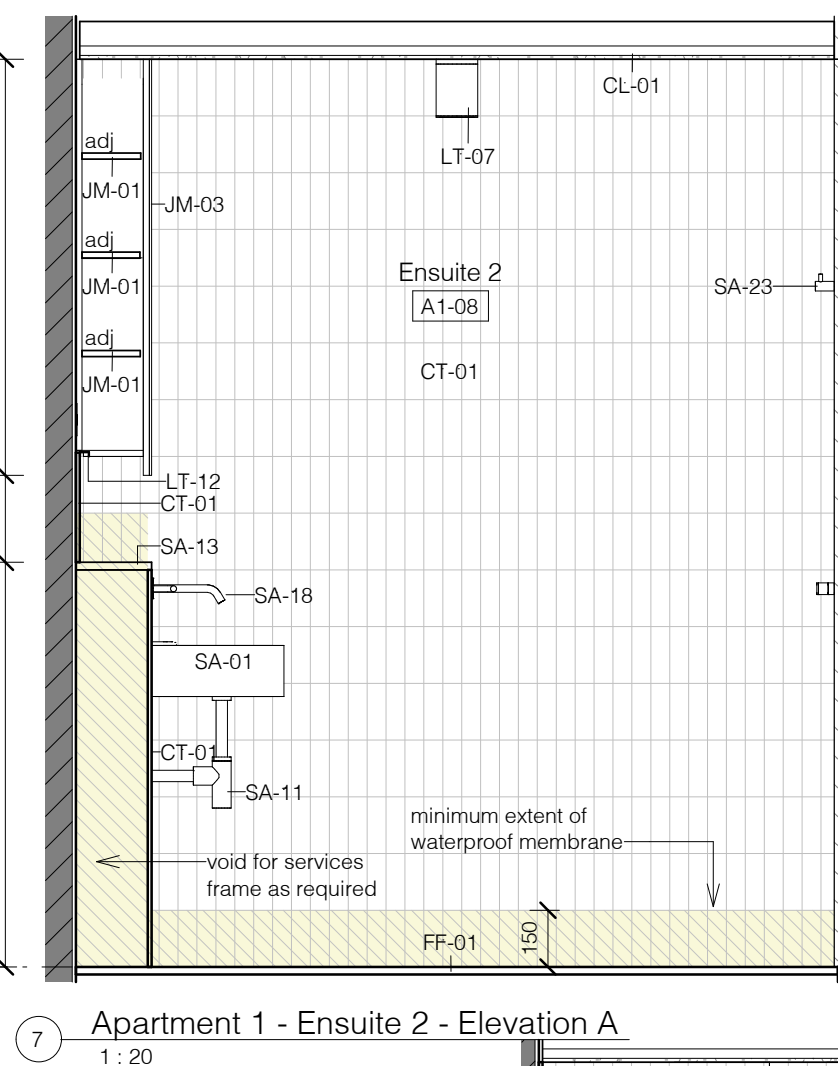
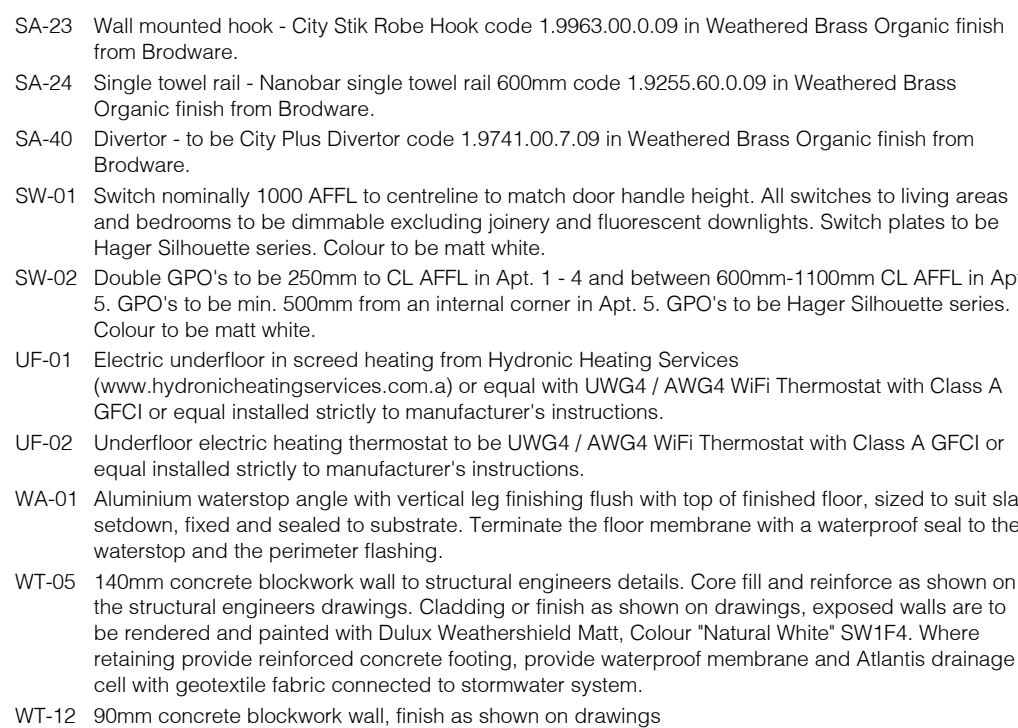
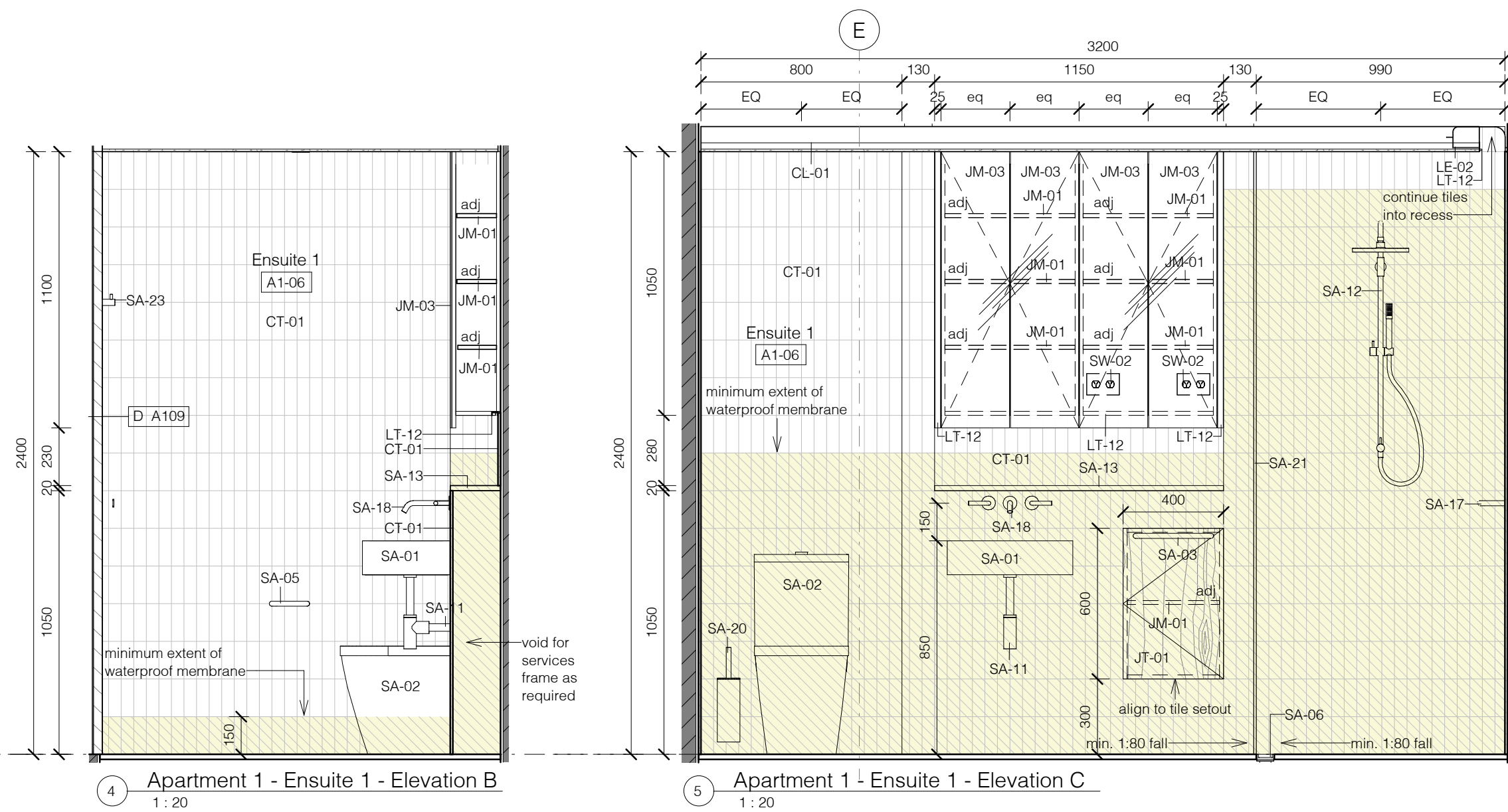
Supply and installation of cabinets, benchtops, handles and associated items to be provided by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging.

Final Joinery selection to be confirmed prior to fabrication, all timber grain to run vertically U/D. Provide random matched veneer.



- | | | | |
|-------|---|-------|--|
| CL-01 | 10mm plasterboard jointed with all joints taped and set on studwork, battens, firing channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Celling White, colour to be Dulux 'Natural White SW14'. | JM-03 | 16mm particleboard with adhesive fixed mirror to glazing code with polished edges. Provide HMR particleboard to wet areas. |
| CT-01 | Wall tiles to be Tessellated Tile Company Mini Collection Pure White Matt non. 150 x 50mm ceramic tile installed vertically with matching grout. | JT-01 | 16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge joints. Provide Osmo Poly Oil finish, or matt polyurethane to wet areas. Provide HMR Particleboard to wet areas. |
| DT-03 | 35mm thick solid core doors, with Tasmanian Oak crown cut random matched timber veneer finish. Provide Tasmanian Oak timber frames to match wall and fixed panel over as shown. Provide Pittella Malinca 6013-S lever set to all doors, privacy set for bathrooms and matching door buffer. All door hardware to be bronze finish. No architraves - wall lining bolt jointed into door jambs and window frames. Finish door and frames with Osmo Poly Oil. All bathroom and sanitary ware to comply with the NPS-CED Volume One - to be Studio Bagno brand. Studio of Sanitary Compartments' requirements, and are to have doors with hinges able to be removed from the outside if required. | LE-02 | Exhaust Fan - Two Sylene Horizon extruded curved reflector LED light and extraction grill connected to 150 DIA inline fan to mechanical engineer's details with all required ducting and accessories installed to manufacturer's requirements, operation connected to light. Provide Uncoated LED Light fitting. Provide HMR Particleboard to wet areas. |
| FF-01 | Non 20mm thick stone tiles. Provide alternating 900x450 and 900x225mm Savannah Antique Marble tiles from Surfaced Gallery used in Flemish bond. Seal stone tiles with stone sealer, instructions, and provide slip resistance to AS 4299 & SH 1891.2014. Install on Regulus Sonus Multi 4.5 acoustic underlayment installed to manufacturer's specifications to floor above sole occupancy units. Provide prescribed falls to slabs and finishes and waterproof membrane over to AS1747:2014 for all other applicable standards. | LE-02 | Internal surface mounted LED downlight - to be HVS42543-WHT - Connecta White 12w Surface Mounted LED Downlight from Light Living. Warm White bulb temp 3000K. |
| | | SA-01 | LED dimmable spotlight lighting - Interior wet areas - to be Eclipse 32 GIGI IP67 Series code G125 with aluminium channel and anti-diffuser from Onnos. Warm white bulb temp 3000K. |
| | | SA-01 | Wall mounted toilet to be Studio Bagno Strand X Mini Wall Mount with no tap hole in Matte White code SHAXMIN-0-MW. Provide Flat Top Ceramic Plug and Waste in Matte White code SBW006-MW. Available from Winnings. |
| | | | Coupe Coupled Toilet Suite - to be Studio Bagno Malinca Rimless Toilet Suite - Matte White ML001-MW from Winnings. |
| | | SA-03 | Hand towel rack - Nanobar Single Towel Rail 300mm code 1.9255.30.0.09 in Weathered Brass Organic finish from Brodware. |
| JM-01 | 16mm particleboard with white melamine laminate to both sides and matching edge joints. Provide HMR particleboard to wet areas. | SA-05 | Toilet paper holder - Nanobar Toilet Roll Holder code 1.9261.00.0.09 in Weathered Brass Organic finish from Brodware. |



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WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION

231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Wet Areas - Apartment 1

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

CC071

Regulated Design Record

Project Address: 231 Whale Beach Road, Whale Beach

Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE

Consent No.: DA2020/1695

Body Corporate Reg No.: CC072

Drawing Title: Wet Areas -Apartment 2

Drawing No.: CC072

Rev	Date	Description	DP Full Name	Reg No.

REFER CC069 WATERPROOFING REQUIRMENTS FOR FURTHER DETAIL

MINIMUM EXTENT OF WATERPROOF MEMBRANE (IN PLAN & ELEVATION)

WATERSTOP LOCATION

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet.Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging.

Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

Apartment 2 - Laundry Plan

1: 20

Apartment 2 - Ensuite 2 Plan

1: 20

Apartment 2 - Laundry - Elevation A

1: 20

Apartment 2 - Laundry - Elevation B

1: 20

Apartment 2 - Laundry - Elevation C

1: 20

Apartment 2 - Laundry - Elevation D

1: 20

Apartment 2 - Ensuite 2 - Elevation A

1: 20

Apartment 2 - Ensuite 2 - Elevation B

1: 20

Apartment 2 - Ensuite 2 - Elevation C

1: 20

Apartment 2 - Ensuite 2 - Elevation D

1: 20

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nominated architect : Richard Cole B.Sc(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

0009476890 26 Jul 2024

Assessor: Jamie Bornheim

Accreditation No. 10056

Address 231 Whale Beach Road, Whale Beach, NSW, 2107

6.8 Average star rating

NATHER HOUSE

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WHALE BEACH NEIGHBOURHOOD CENTRE CONSTRUCTION

231 Whale Beach Road, Whale Beach

Leslie Cassar

Wet Areas - Apartment 2

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

CC072

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1:20 @ A1

Regulated Design Record

Project Address:231 Whale Beach Road, Whale Beach

Project Title:WHALE BEACH NEIGHBOURHOOD CENTRE

Consent No.:DA2020/1695

Body Corporate Reg No.:CC075

Drawing Title:Wet Areas -Apartment 3

Drawing No.:CC075

Rev

Date

Description

DP Full Name

Reg No.

REFER CC069 WATERPROOFING REQUIREMENTS FOR FURTHER DETAIL

MINIMUM EXTENT OF WATERPROOF MEMBRANE (IN PLAN & ELEVATION)

WATERSTOP LOCATION

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet.Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging. Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

AR-01Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Wash n Wear matte, colour Dulux 'Natural White' SW1F4.

BT-04Laundry Bench Apt 1-4 : 19mm Corian Benchtop with integrated basin. Basin to be Corian Integrated Sink 8216 to include standard overflow and Corian Waste Cover. Colour to be 'Architect White' Fabricate and install to manufacturer's instructions. Provide HMR substrate and support framing as required.

CL-0110mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1F4.

CT-01Wall tiles to be Tessellated Tile Company Mini Collection Pure White Matt nom. 150 x 50mm ceramic tile installed vertically with matching grout.

DT-0335mm thick solid core doors, with Tasmanian Oak crown cut random matched timber veneer finish. Provide 40mm thick Tasmanian Oak timber frames to match wall width and fixed panel over as shown. Provide Ptiella Maralina 6013-S lever set to all doors, privacy set to bathrooms and matching door buffer. All door hardware to be bronze finish. No architraves - wall lining butt jointed into door jambs and window frames. Finish door and frames with Osmo Polyx Oil. All bathroom and sanitary compartment doors are to comply with the NCC 2022 Volume One: F4D6 'Construction of Sanitary Compartments' requirements, and are to have doors with hinges able to be removed from the outside if required.

FF-01Nom 20mm thick stone tiles. Provide alternating 900x450 and 900x225mm Savannah Antique Marble tiles from Surface Gallery laid in Flemish bond. Seal stone tiles to manufacturer's instructions, and provide slip resistance to AS 4299 & SH HB198:2014. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Provide prescribed falls to slabs and finishes and waterproof membrane to wet areas to AS5340:2021 and other applicable standards.

JH-01Joinery Pull Handle 170mm - to be Maralina Furniture Pull R1166 in Bronze from Ptiella.

JH-02Joinery Pull Handle 300mm - to be Maralina La Letta Pull R2549 in Bronze from Ptiella.

JH-03Brass hanging rail - Hafele 'Ova' 30mm high x 15mm thick. Hanging rail to be electroplated to match door & joinery hardware.

JM-0116mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.

JM-0316mm particleboard with adhesive fixed mirror to glazing cover with polished edges. Provide HMR particleboard to wet areas.

JP-0116mm HMR particleboard with matt polyurethane finish, Dulux colour to be 'Natural White' SW1F4. Provide HMR particleboard to wet areas.

JP-0225mm HMR particleboard with matt polyurethane finish, Dulux colour to be 'Natural White' SW1F4. Provide HMR particleboard to wet areas.

JT-0116mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-0225mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

LE-01Exhaust Fan - Haliday & Baillie HB1010/250 Frameless extract grill connected to 150 DIA inline fan to mechanical engineer's details with all required ducting and accessories installed to manufacturer's requirements. Operation connected to light switch.

LE-02Exhaust Fan - Tovo Skyline Horizon extruded curved reflector LED light and extraction grill connected to 150 DIA inline fan to mechanical engineer's details with all required ducting and accessories installed to manufacturer's requirements, operation connected to light. Provide concealed LED strip lighting. Powdercoat finish to match ceiling colour.

LT-07Internal surface mounted LED downlight - to be HV5842S-WHT - Nella White 12w Surface Mounted LED Downlight from Havit Lighting. Warm White bulb temp 3000K.

LT-12LED dimmable strip lighting - Interior wet areas - to be Eclipse G2 Glide IP67 Series code G125 with aluminium channel and opal diffuser from Unios. Warm white bulb temp 3000K.

SA-01Wall mounted basin - to be Studio Bagno Shard X Mini Wall Basin with no taphole in Matte White code SHAXMIN-0-MW. Provide Flat Top Ceramic Plug And Waste in Matte White code SBW006/MW. Available from Winnings.

SA-02Close Coupled Toilet Suite - to be Studio Bagno Milady Rimless Toilet Suite - Matte White MIL001/MW from Winnings.

SA-05Toilet paper holder - Nanobar Toilet Roll Holder code 1.9261.00.0.09 in Weathered Brass Organic finish from Brodware.

SA-06Linear floor drain - 100T140MTL The Insert Drain in brass finish from Stormtech. Tile insert to match floor.

SA-11Bottle trap - Code 1.7034.02.0.09 in Weathered Brass Organic finish from Brodware.

SA-12Wall mounted shower with hand shower - City Plus Shower code 1.9723.04.0.09 with 300mm rose and Weathered Brass Organic finish from Brodware.

SA-13Nom. 20mm Savannah Antique marble vanity benchtop or shower shelf from Surface Gallery with square edge profile and polished edges where exposed. Mitre joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required.

SA-15Wall mounted tap set - Nanobar Wall taps code 1.9249.00.3.09 in Weathered Brass Organic finish from Brodware.

SA-17Wall mounted shower shelf - Nanobar Shower shelf code 1.9259.02.0.09 in Weathered Brass Organic finish from Brodware.

SA-18Wall mounted basin spout and tap set - Nanobar Wall set code 1.9206.00.3.09 in Weathered Brass Organic finish from Brodware.

SA-19Washing Machine Tap Set

SA-20Wall mounted toilet brush and holder - City Stik Toilet Brush Holder code 1.9964.00.0.09 in Weathered Brass Organic finish from Brodware.

SA-21Min 10mm frameless toughened glass shower screen to AS 1288. For fixed panel install concealed brushed brass edge channel to wall and floor. Top of channel to finish flush with floor or wall surface.

SA-23Wall mounted hook - City Stik Robe Hook code 1.9963.00.0.09 in Weathered Brass Organic finish from Brodware.

SA-24Single towel rail - Nanobar single towel rail 600mm code 1.9255.60.0.09 in Weathered Brass Organic finish from Brodware.

SA-25Laundry undermount sink Apt 1-4 - to be fully integrated Corian sink 8216 with Corian Waste Cover in Architect White.

SA-26Hob mounted laundry spout & mixer - Nanobar Kitchen Set code 1.9207.09.3.09 in Weathered Brass Organic finish from Brodware.

SA-27Underbench Frontload Washer - to be Samsung 8.5Kg Addwash Front Load Smart Washing Machine WW85T754DBT from Winnings.

SA-28Underbench heat pump dryer - Samsung 9kg heat pump dryer code DV90T7440BT from Winnings.

SA-36Underbench pull out laundry hamper system - to be Halo Laundry Carrier 60 from Hafele code Cat. No: 502.72.724.

SA-40Diverter - to be City Plus Diverter code 1.9741.00.7.09 in Weathered Brass Organic finish from Brodware.

SA-47Waste Cover - to be Corian branded waste cover to match sink and benchtop.

SB-03Laundry Apt 1-4 - Splashback - Nom 12mm Corian splashback to match benchtop. Provide HMR substrate and support framing as required.

SG-01Skirting tile to wet areas to match wall tiles, laid vertically with grout to match tile. Finish flush with adjacent wall lining.

SW-01Switch nominally 1000 AFLL to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.

SW-02Double GPO's to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm CL AFLL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

SW-06Single GPO's to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm to CL AFLL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

UF-01Electric underfloor in screed heating from Hydronic Heating Services (www.hydronicheating-services.com.au) or equal with UWG4 / AWG4 WiFi Thermostat with Class A GFCI or equal installed strictly to manufacturer's instructions.

UF-02Underfloor electric heating thermostat to be UWG4 / AWG4 WiFi Thermostat with Class A GFCI or equal installed strictly to manufacturer's instructions.

WA-01Aluminium waterstop angle with vertical leg finishing flush with top of finished floor, sized to suit slab setback, fixed and sealed to substrate. Terminate the floor membrane with a waterproof seal to the waterstop and the perimeter flashing.

WN-01150 x 50mm aluminium framed windows and doors with powdercoat finish. Aluminium frame equal to Alspec ecoFRAMEplus 150mm Centre Pocket Double glazed framing with ProSlide High Performance sliding doors Dr AWS 620 Series with T04 SlideMASTER Series sliding doors. Provide matching flyscreen sash to all sliding doors. Provide glazing to AS1288, with double glazing as required by BASIX Certificate. Louvres to be Breezway Alter system with matching powdercoat finish, black clips and 6.38mm laminated blades. Windows to comply with NCC Volume 1 D2.24 'Protection of openable Windows'. Powdercoat finish to be Dulux Duratec Elements Natural Bronze Flat 9E28341F. Sliding door hardware to be Ptiella Maralina Offset Door Pull MDPO 430mm with Bronze finish and rebated sliding door lock with matching finish. Where ventilation is required by mechanical engineer provide AWS Trickle Vent with 150mm Sub-Head configuration with SoundOUT absorber. Provide intumescent seals if required for fire rating.

WT-02200mm AFS Logiwall LW200D permanent formwork reinforced concrete wall system installed to manufacturer's instructions and structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dulux Wash n Wear matt paint finish, Colour 'Natural White' SW1F4. Where loadbearing, walls are to have a minimum FRL of 90/-J. Party walls to comply with Specification C1.1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings and Rw + Ctr not less than 50. Provide construction and expansion joints to manufacturer's instructions.

WT-0464-92mm Rondo galvanised steel stud and track drywall framing system or equal internal studwork wall. Provide deflection heads to underside of concrete slabs and box studs at door and window openings. Provide acoustic insulation to internal stud walls. Cladding or lining as shown on drawings. Paint finish to be Dulux Wash n Wear matt, colour to be Dulux 'Natural White' SW1F4.

WT-05140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings, exposed walls are to be rendered and painted with Dulux Weathershield Matt. Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.

WT-09150mm/200mm/230mm/310mm Off form concrete wall to structural engineers details. Walls to have an FRL as noted on drawings. Cladding or finish as shown on drawings. Where retaining provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.

WT-1290mm concrete blockwork wall, finish as shown on drawings

1

Apartment 3 - Bathroom Plan

1 : 20

3

Apartment 3 - Bathroom - Elevation A

1 : 20

4

Apartment 3 - Bathroom - Elevation B

1 : 20

6

Apartment 3 - Bathroom - Elevation C

1 : 20

5

Apartment 3 - Bathroom - Elevation D

1 : 20

2

Apartment 3 - Laundry Plan

1 : 20

7

Apartment 3 - Laundry - Elevation A

1 : 20

8

Apartment 3 - Laundry - Elevation B

1 : 20

9

Apartment 3 - Laundry - Elevation C

1 : 20

10

Apartment 3 - Laundry - Elevation D

1 : 20

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231 Whale Beach Road, Whale Beach, NSW, 2107

nominated architect : Richard Cole B.Sc.(Arch) (Hons) 1) B.Arch.(Hons1) Reg. No: 6538

0009476890

26 July 2024

Assessor: Jamie Bonnett

Accreditation No. 10056

Address: 231 Whale Beach Road, Whale Beach, NSW, 2107

www.rather.gov.au

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6.8

Average star rating

NATIONWIDE HOUSE

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PRELIMINARY

No.

Revision Description

Date

Z

Interiors Issue for Client Review

29/08/2023

FF

Issued for Information

17/11/2023

MM

Issued for Information

19/04/2024

NN

Issued for Information

13/06/2024

QQ

Draft Construction Certificate Issue

17/07/2024

WHALE BEACH NEIGHBOURHOOD CENTRE CONSTRUCTION

231 Whale Beach Road, Whale Beach

Leslie Cassar

Wet Areas - Apartment 3

Project number1609

DateAPRIL 2024

Drawn byAuthor

Checked byRC

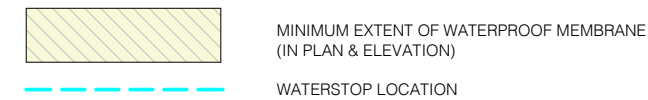
Scale

CC075

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Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.:		
Drawing Title: Wet Areas -Apartment 4		Drawing No.: CC077		
Rev	Date	Description	DP Full Name	Reg No.

REFER CC069 WATERPROOFING REQUIREMENTS FOR FURTHER DETAIL



NOTES:
Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet.Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging.

Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

BT-04 Laundry Bench Apt 1-4 - 19mm Corian Benchtop with integrated basin. Basin to be Corian Integrated Sink 8216 to include standard overflow and Corian Waste Cover. Colour to be 'Architect White'. Fabricate and install to manufacturer's instructions. Provide HMR substrate and support framing as required.

CL-01 10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo F50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1 5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1F4.

CT-01 Wall tiles to be Tesselated Tile Company Mini Collection Pure White Matt nom. 150 x 50mm ceramic tile installed vertically with matching grout.

DT-03 35mm thick solid core doors, with Tasmanian Oak crown cut random matched timber veneer finish. Provide 40mm thick Tasmanian Oak timber frames to match wall width and fixed panel over as shown. Provide Ptiella Maralina 6013-S lever set to all doors, privacy set to bathrooms and matching door buffer. All door hardware to be bronze finish. No architraves - wall lining butt jointed into door jambs and window frames. Finish door and frames with Osmo Polyx Oil. All bathroom and sanitary compartment doors are to comply with the NCC 2022 Volume One: F4D9 'Construction of Sanitary Compartments' requirements, and are to have doors with hinges able to be removed from the outside if required.

DT-05 40mm thick solid core flush panel top hung internal bifold doors with Tasmanian Oak crown cut random matched timber veneer and Osmo Polyx Oil finish. Provide Brio Pivothold 75 track system installed to manufacturer's instructions and Ptiella Maralina Flush Pull 598 to leading door with mid-door side pull to match. All door hardware to be bronze finish.

FF-01 Nom 20mm thick stone tiles. Provide alternating 900x450 and 900x225mm Savannah Antique Marble tiles from Surface Gallery laid in Flemish bond. Seal stone tiles to manufacturer's instructions, and provide slip resistance to AS 4299 & SH HB198:2014. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Provide prescribed falls to slabs and finishes and waterproof membrane to wet areas to AS3740:2021 and other applicable standards.

FF-03 "Huron Trail" prefinished Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Flooring to be prefinished with Bona Naturale UV.

Joinery Pull Handle 170mm - to be Maralini Furniture Pull R1166 in Bronze from Ptiella.

JM-01 16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.

JM-03 16mm particleboard with adhesive fixed mirror to glazing code with polished edges. Provide HMR particleboard to wet areas.

JP-01 16mm HMR particleboard with matt polyurethane finish, Dulux colour to be "Natural White" SW1F4. Provide HMR particleboard to wet areas.

JT-01 16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-02 25mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

LE-02 Exhaust Fan - Tovo Skyline Horizon extruded curved reflector LED light and extraction grill connected to 150 DIA inline fan to mechanical engineer's details with all required ducting and accessories installed to manufacturer's requirements, operation connected to light. Provide concealed LED strip lighting. Powdercoat finish to match ceiling colour.

LT-07 Internal surface mounted LED downlight - to be HV5842S-WHT - Nella White 12w Surface Mounted LED Downlight from Havlit Lighting. Warm White bulb temp 3000K.

LT-12 LED dimmable strip lighting - Interior wet areas - to be Eclipse G2 Glide IP67 Series code G125 with aluminium channel and opal diffuser from Unics. Warm white bulb temp 3000K.

SA-01 Wall mounted basin - to be Studio Bagno Shard X Mini Wall Basin with no taphole in Matte White code SHAXMINO-MW. Provide Flat Top Ceramic Plug And Waste in Matte White code SBW006/MW. Available from Winnings.

SA-02 Close Coupled Toilet Toilet Suite - to be Studio Bagno Milyadi Rimless Toilet Suite - Matte White MIL001/MW from Winnings.

SA-03 Hand towel holder - Nanobar Single Towel Rail 300mm code 1.9255.30.0.09 in Weathered Brass Organic finish from Brodware.

SA-05 Toilet paper holder - Nanobar Toilet Roll Holder code 1.9261.00.0.09 in Weathered Brass Organic finish from Brodware.

SA-06 Linear floor drain - 100Ti40MTL Tile Insert Drain in brass finish from Stormtech. Tile insert to match floor.

SA-11 Bottle trap - Code 1.7034.02.0.09 in Weathered Brass Organic finish from Brodware.

SA-12 Wall Mounted shower with hand shower - City Plus Shower code 1.9723.04.0.09 with 300mm rose and Weathered Brass Organic finish from Brodware.

SA-13 Nom. 20mm Savannah Antique marble vanity benchtop or shower shelf from Surface Gallery with square edge profile and polished edges where exposed. Mitre joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required.

SA-15 Wall mounted tap set - Nanobar Wall taps code 1.9249.00.3.09 in Weathered Brass Organic finish from Brodware.

SA-17 Wall mounted shower shelf - Nanobar Shower shelf code 1.9259.02.0.09 in Weathered Brass Organic finish from Brodware.

SA-18 Wall mounted basin spout and tap set - Nanobar Wall set code 1.9206.00.3.09 in Weathered Brass Organic finish from Brodware.

SA-19 Washing Machine Tap Set

SA-20 Wall mounted toilet brush and holder - City Stik Toilet Brush Holder code 1.9964.00.0.09 in Weathered Brass Organic finish from Brodware.

SA-21 Min 10mm frameless toughened glass shower screen to AS 1288. For fixed panel install concealed brushed brass edge channel to wall and floor. Top of channel to finish flush with floor or wall surface.

SA-22 Square tile insert floor waste - SQP100T33DN80 Square Floor Waste from Stormtech in brass finish. Tile insert to match floor.

SA-23 Wall mounted hook - City Stik Robe Hook code 1.9963.00.0.09 in Weathered Brass Organic finish from Brodware.

SA-24 Single towel rail - Nanobar single towel rail 600mm code 1.9255.60.0.09 in Weathered Brass Organic finish from Brodware.

SA-25 Laundry undermount sink Apt 1-4 - to be fully integrated Corian sink 8216 with Corian Waste Cover in Architect White.

SA-26 Hob mounted laundry spout & mixer - Nanobar Kitchen Set code 1.9207.09.3.09 in Weathered Brass Organic finish from Brodware.

SA-27 Underbench Frontload Washer - to be Samsung 8.5Kg Addwash Front Load Smart Washing Machine WW65T754DBT from Winnings.

SA-28 Underbench heat pump dryer - Samsung 9kg heat pump dryer code DV90T7440BT from Winnings.

SA-40 Divertor - to be City Plus Divertor code 1.9741.00.7.09 in Weathered Brass Organic finish from Brodware.

SA-47 Waste Cover - to be Corian branded waste cover to match sink and benchtop.

SB-03 Laundry Apt 1-4 - Splashback - Nom 12mm Corian splashback to match benchtop. Provide HMR substrate and support framing as required.

SG-01 Skirting tile to wet areas to match wall tiles, laid vertically with grout to match tile. Finish flush with adjacent wall lining.

SW-01 Switch nominally 1000 AFFL to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.

SW-02 Double GPO's to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm CL AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

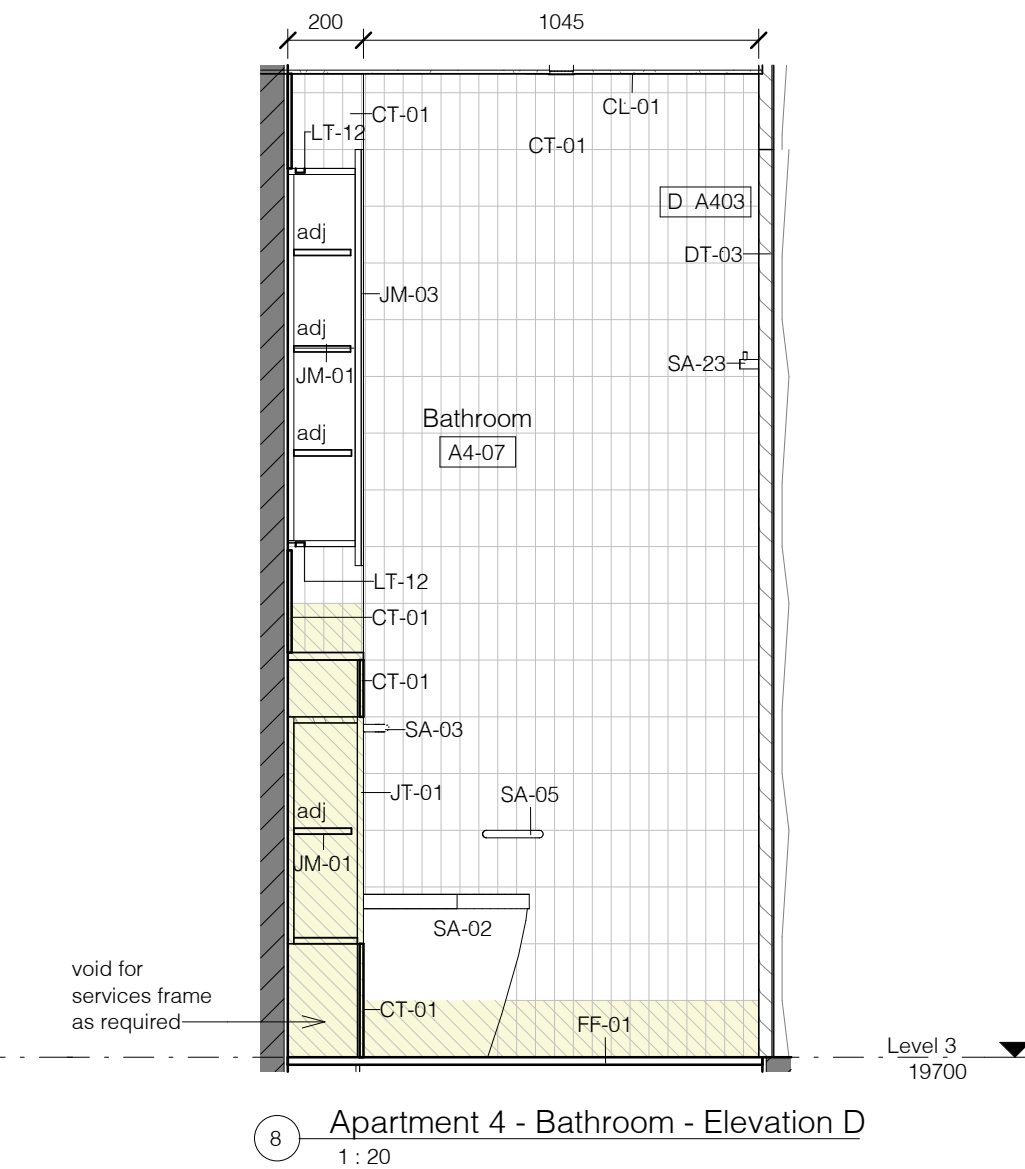
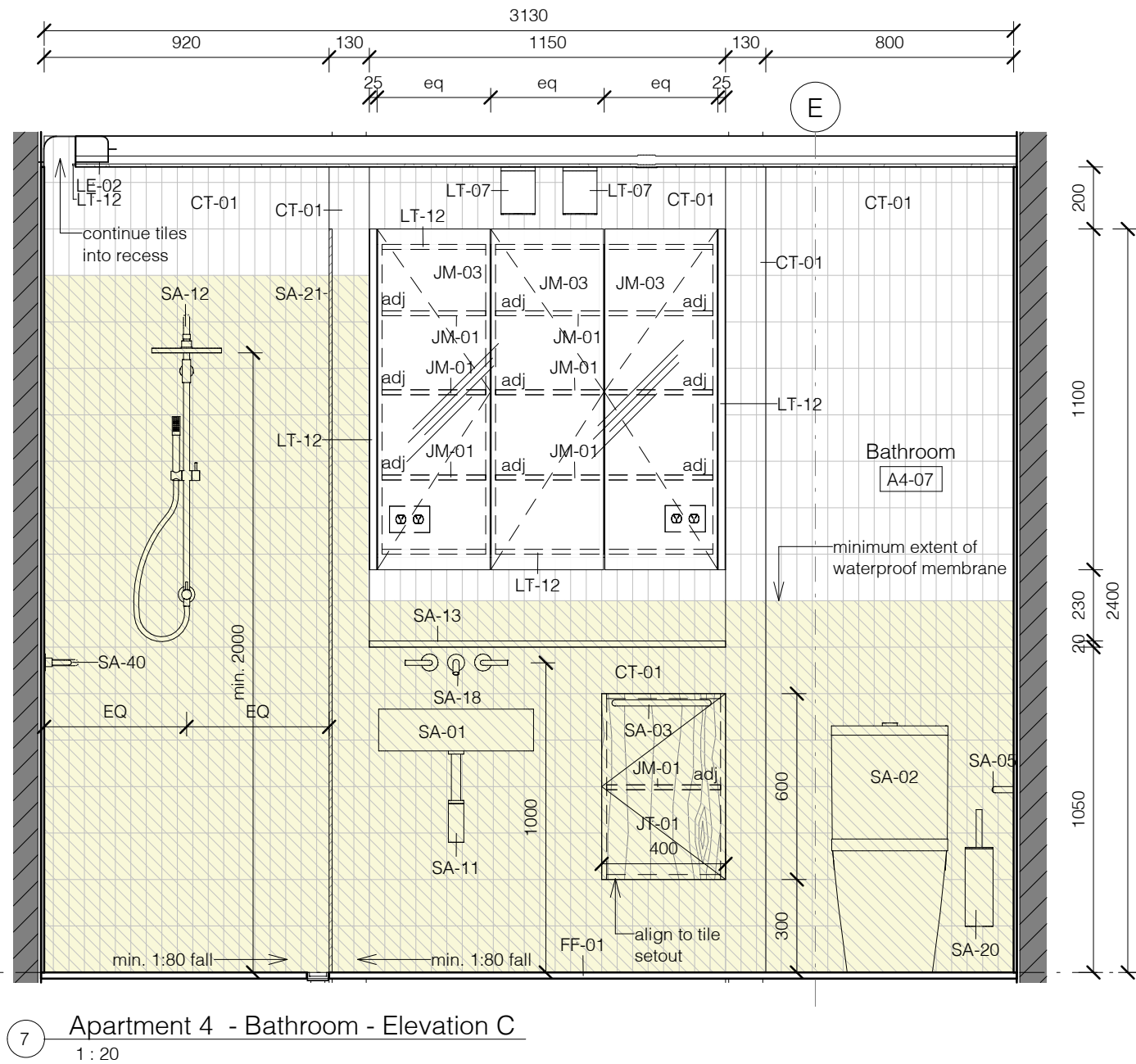
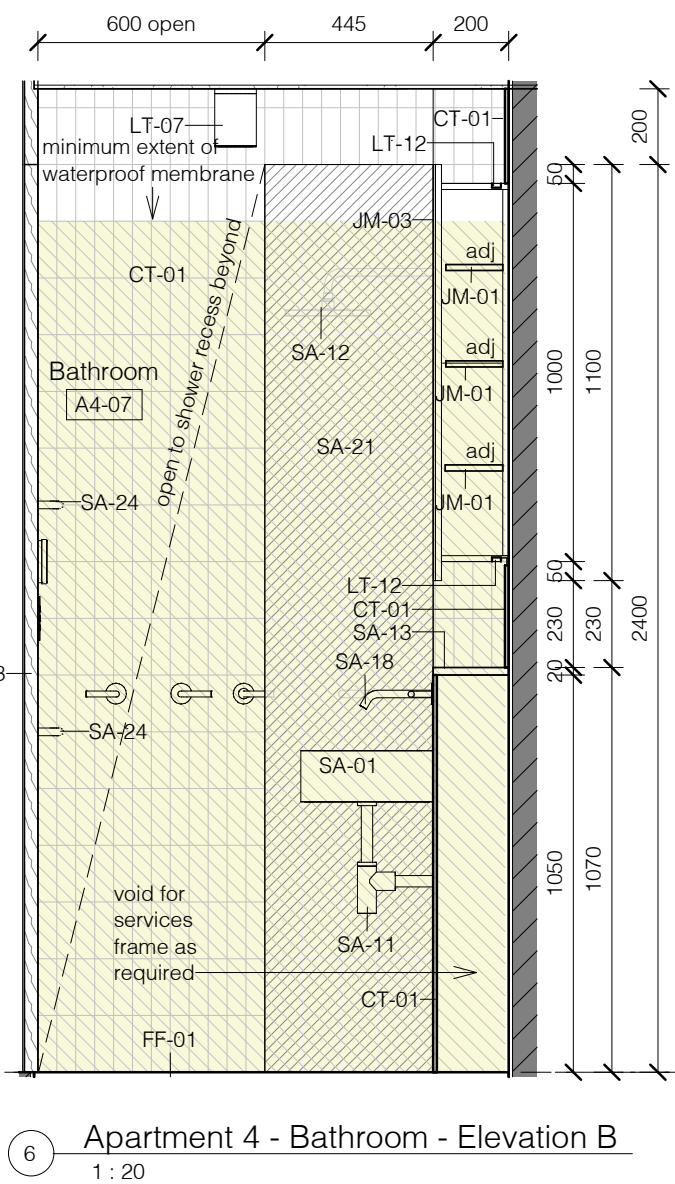
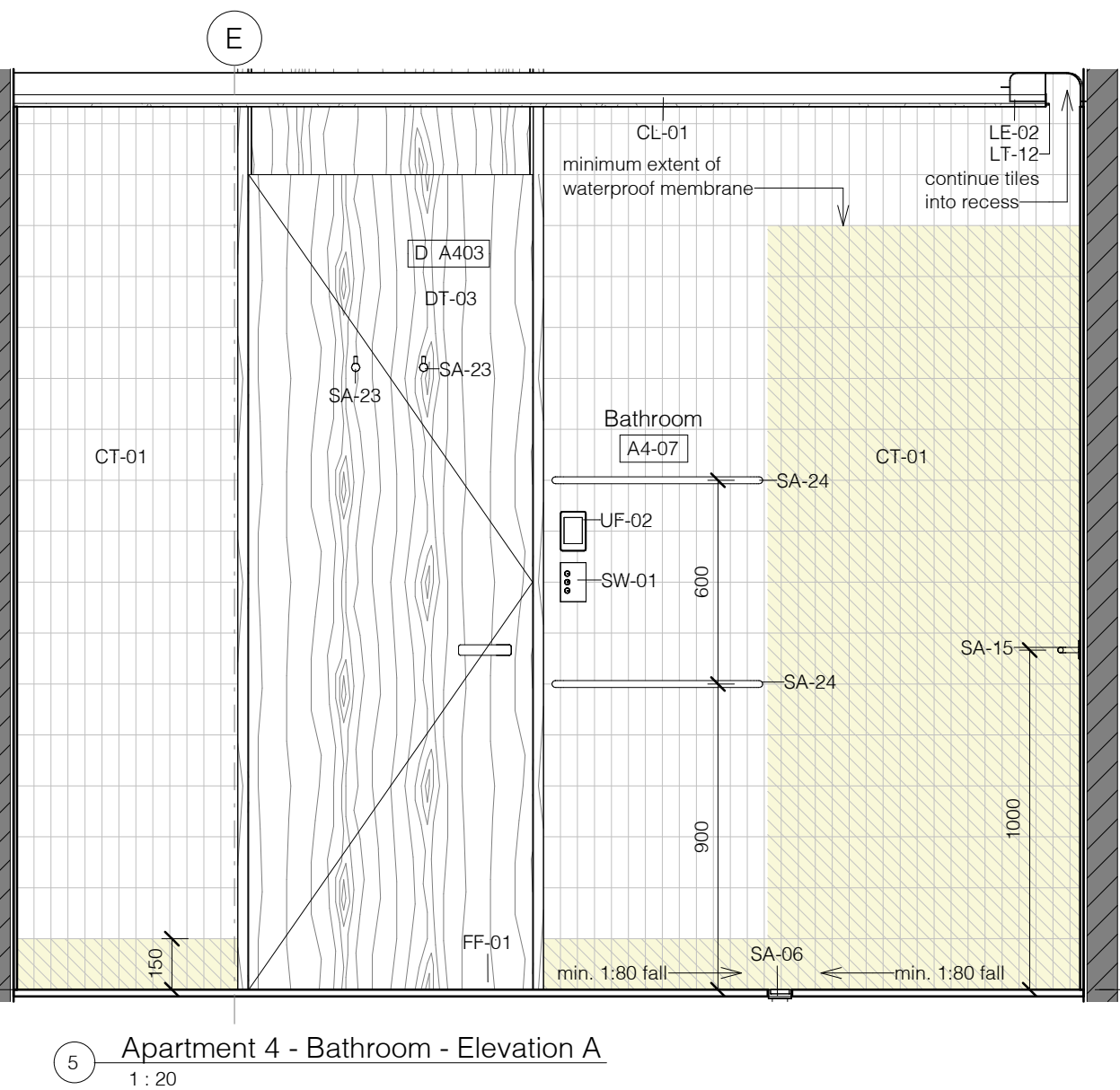
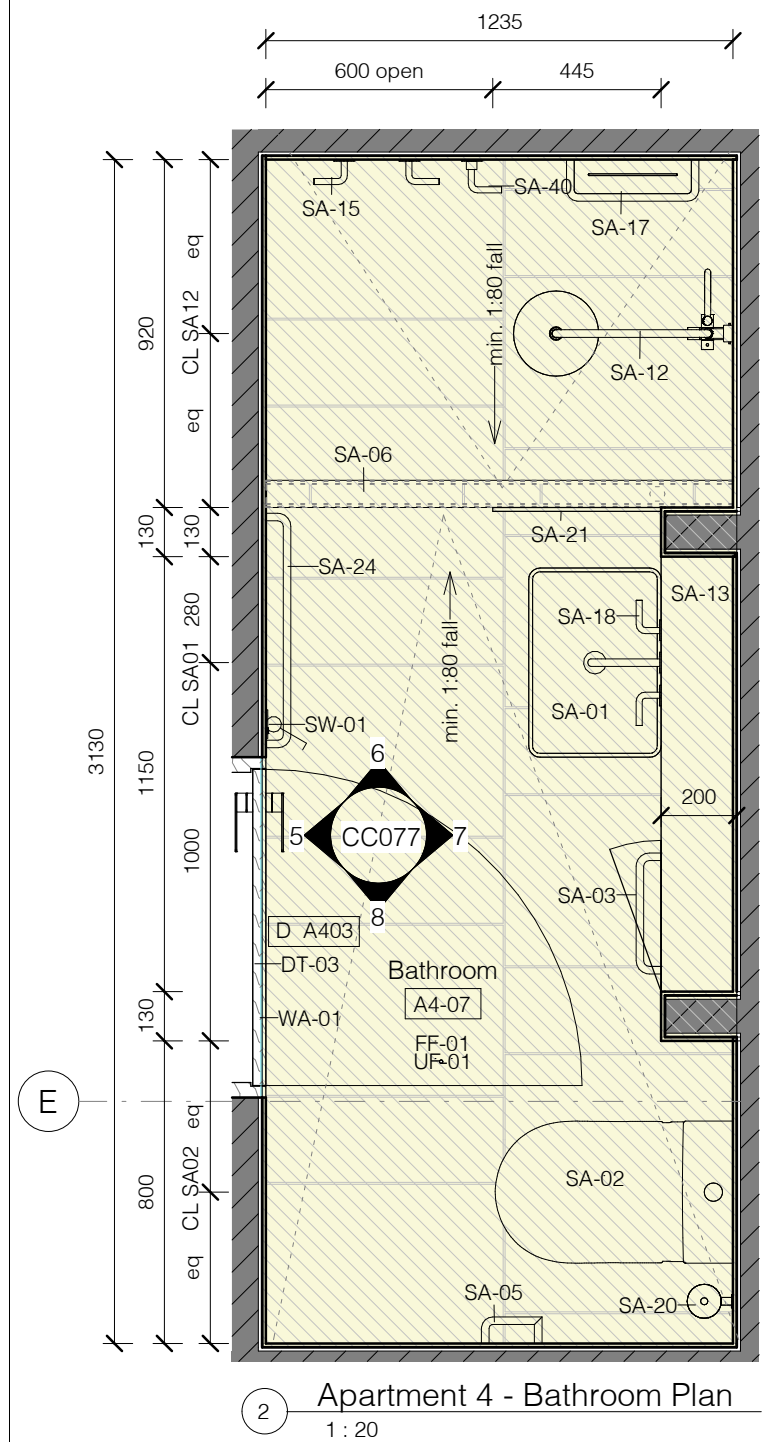
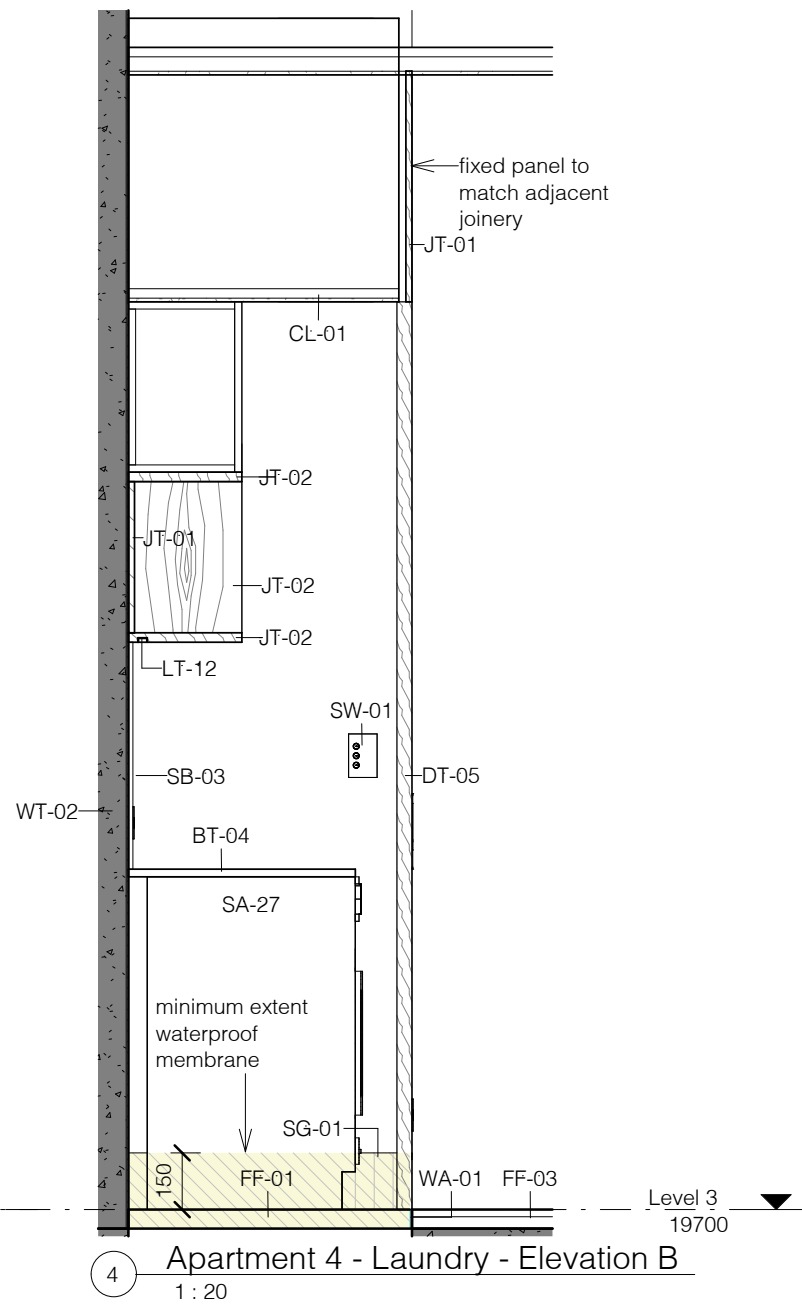
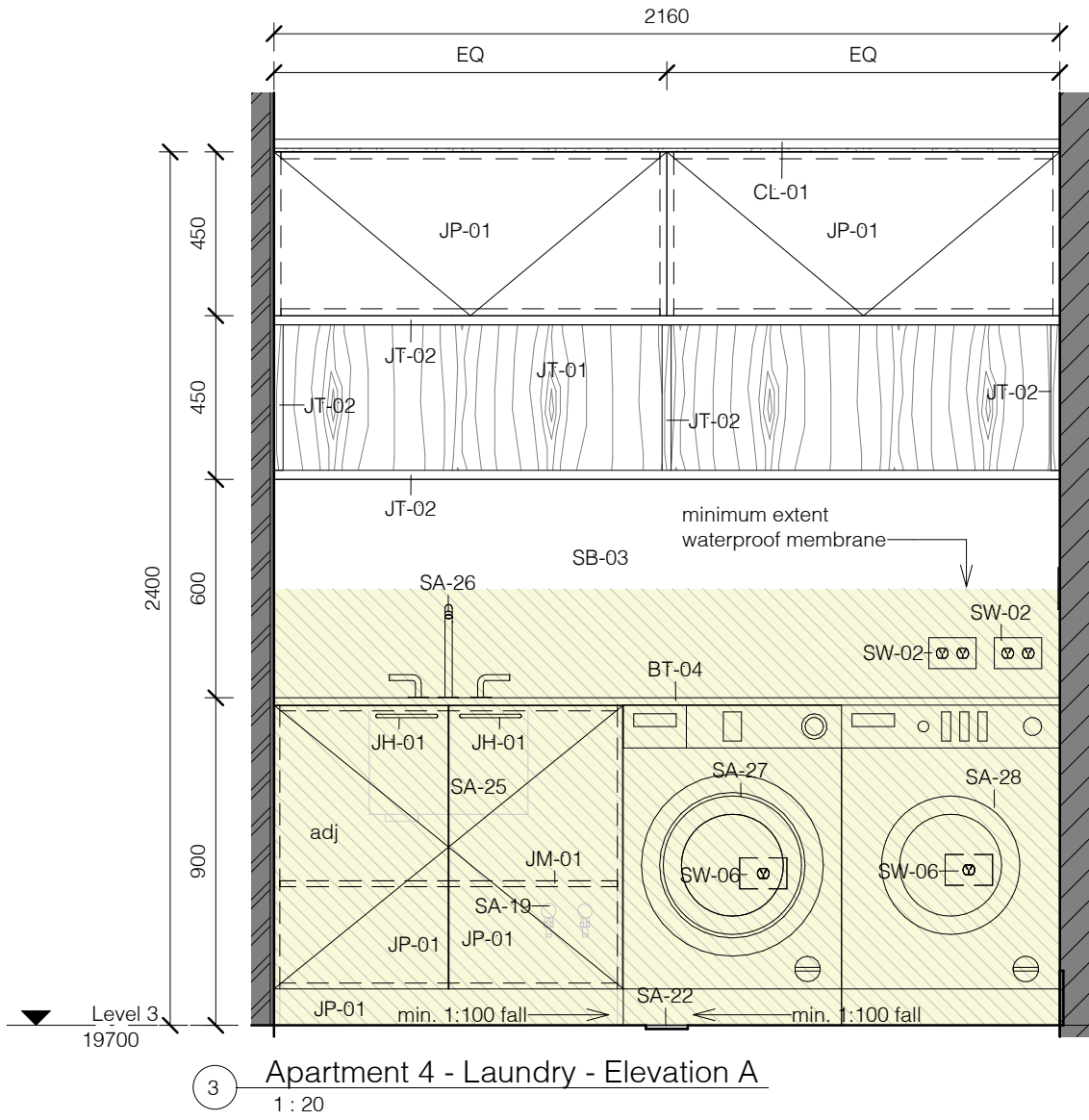
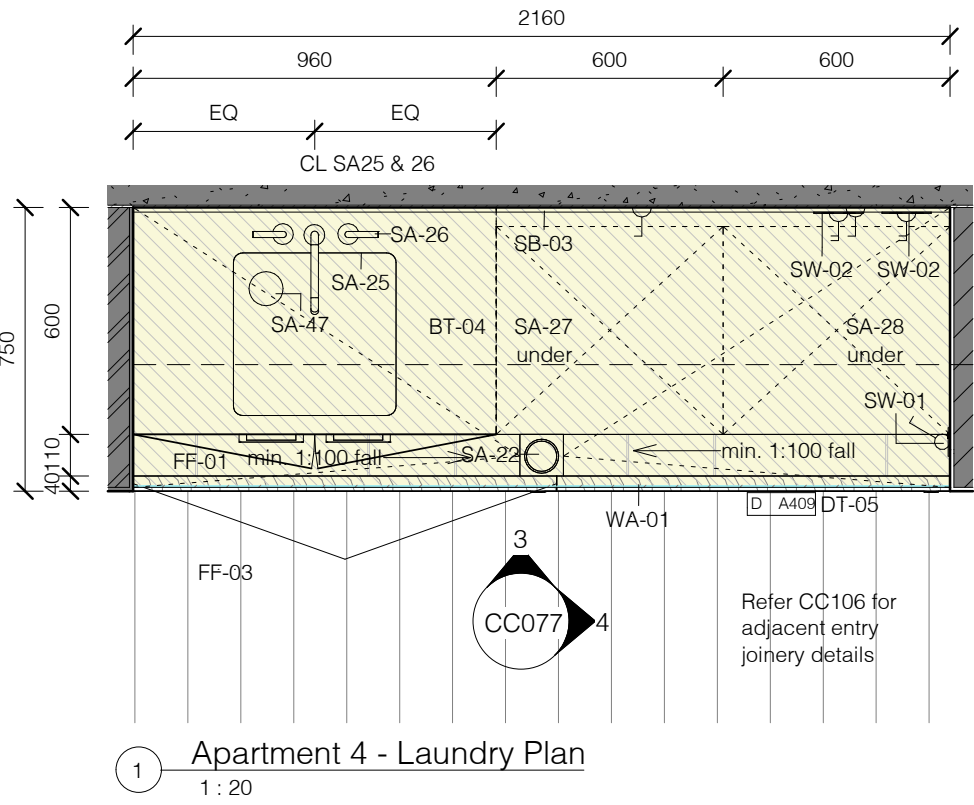
SW-06 Single GPO's to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm to CL AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

UF-01 Electric underfloor in screed heating from Hydronic Heating Services (www.hydronicheatingservices.com.au) or equal with UWG4 / AWG4 WiFi Thermostat with Class A GFCI or equal installed strictly to manufacturer's instructions.

UF-02 Underfloor electric heating thermostat to be UWG4 / AWG4 WiFi Thermostat with Class A GFCI or equal installed strictly to manufacturer's instructions.

WA-01 Aluminium waterstop angle with vertical leg finishing flush with top of finished floor, sized to suit slab setback, fixed and sealed to substrate. Terminate the floor membrane with a waterproof seal to the waterstop and the perimeter flashing.

WT-02 200mm AFS Logiwall LW2000 permanent formwork reinforced concrete wall system installed to manufacturer's instructions and structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dulux Wash n Wear matt paint finish, Colour 'Natural White' SW1F4. Where loadbearing, walls are to have a minimum FRL of 90/-/. Party walls to comply with Specification C1.1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings and Rw + Ctr not less than 50. Provide construction and expansion joints to manufacturer's instructions.



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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



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No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
Leslie Cassar

Wet Areas - Apartment 4

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC Scale

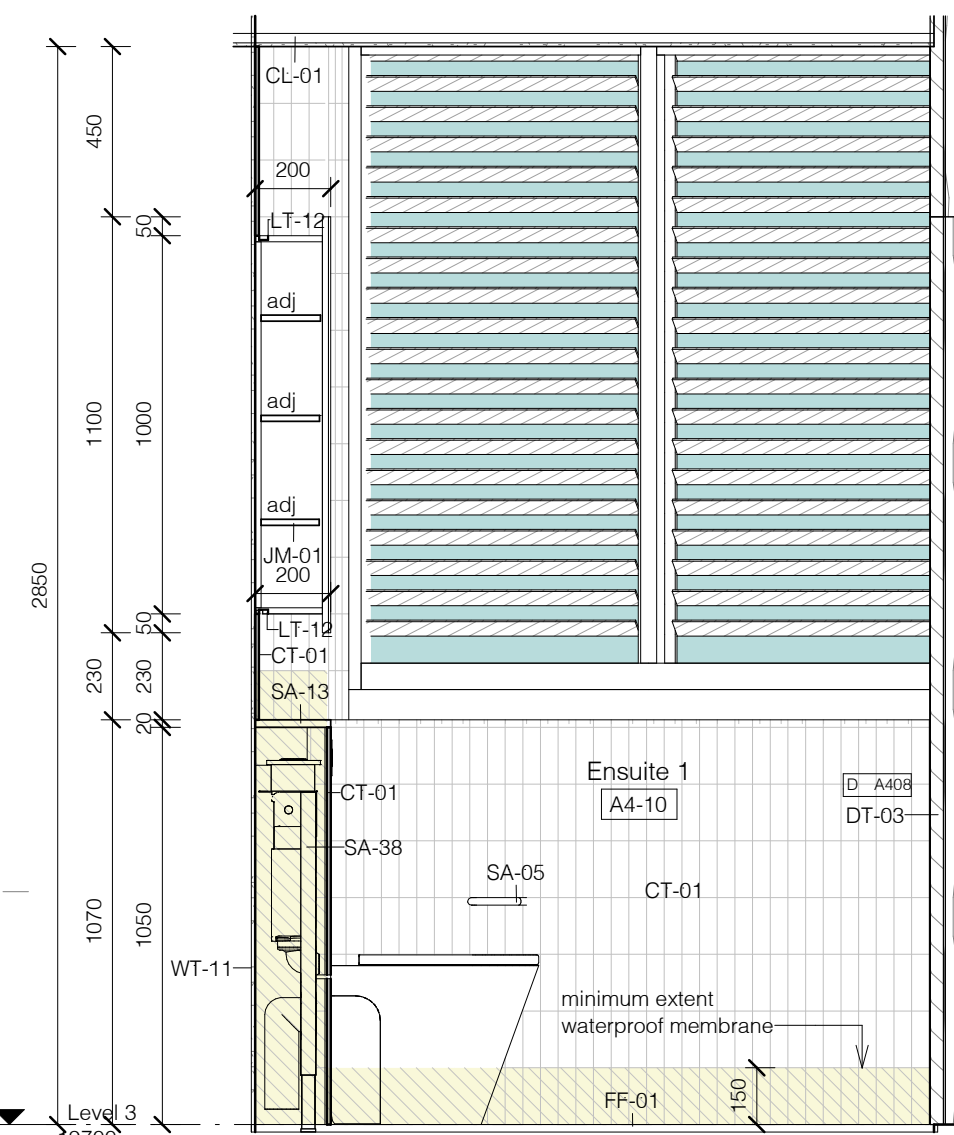
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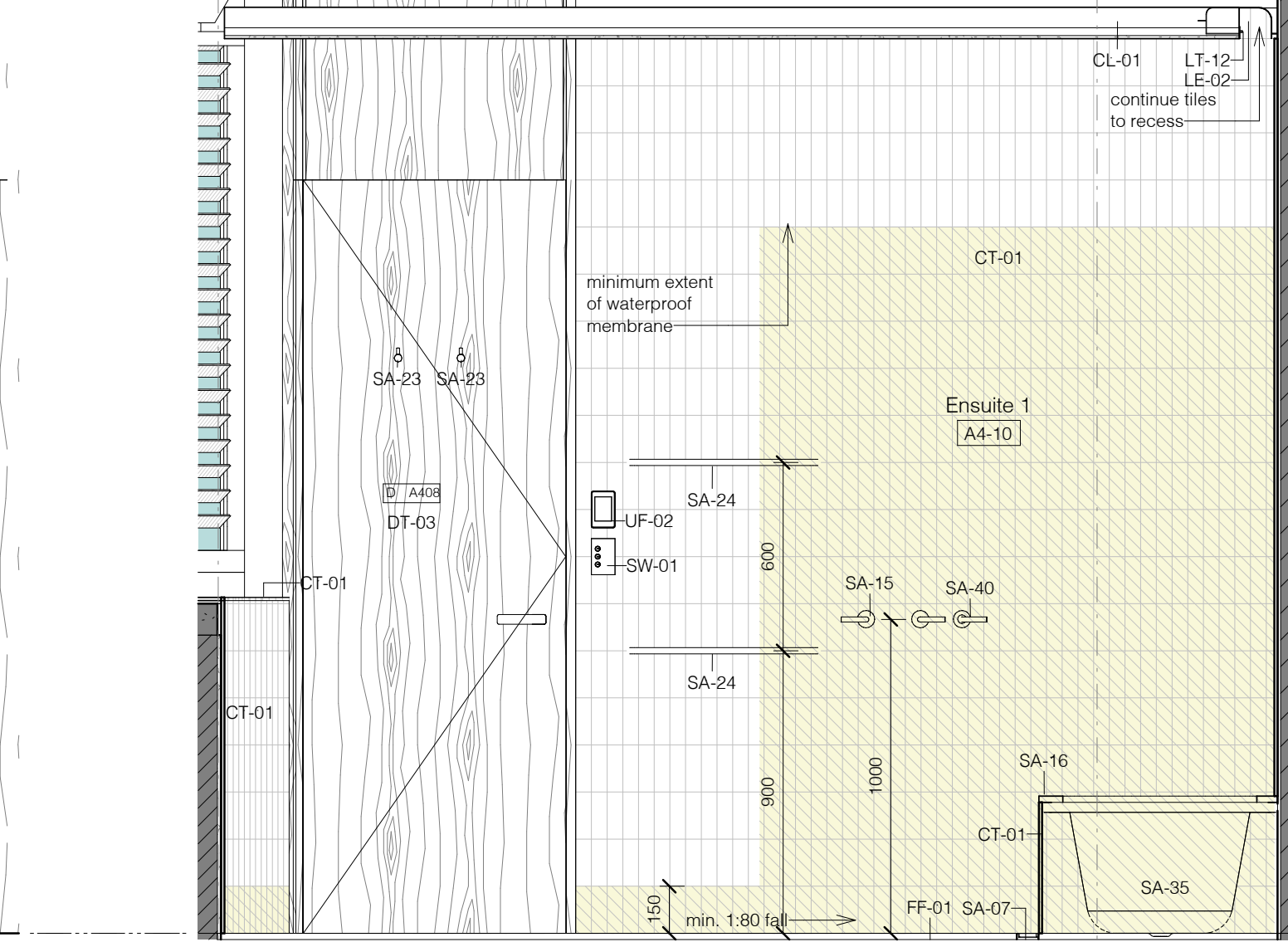
REFER CC069 WATERPROOFING REQUIREMENTS FOR FURTHER DETAIL

MINIMUM EXTENT OF WATERPROOF MEMBRANE
(IN PLAN & ELEVATION)

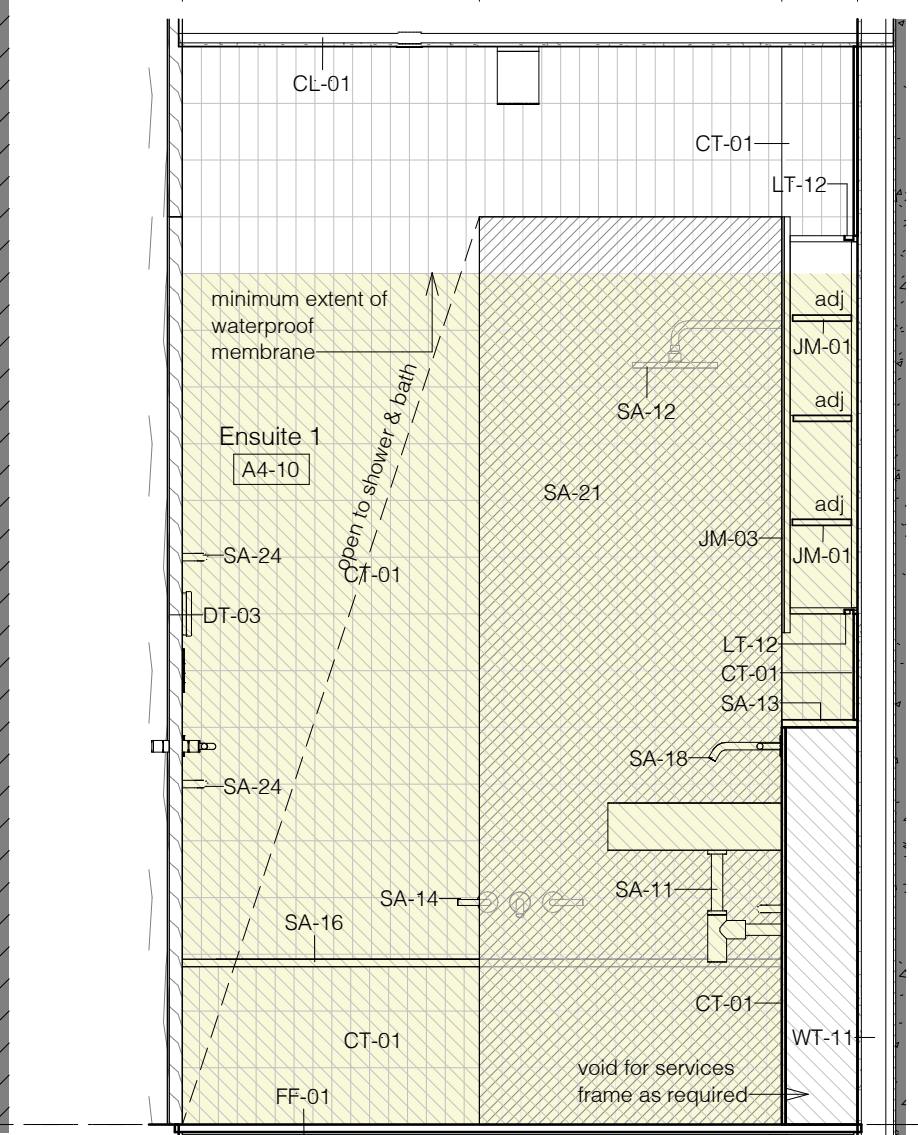
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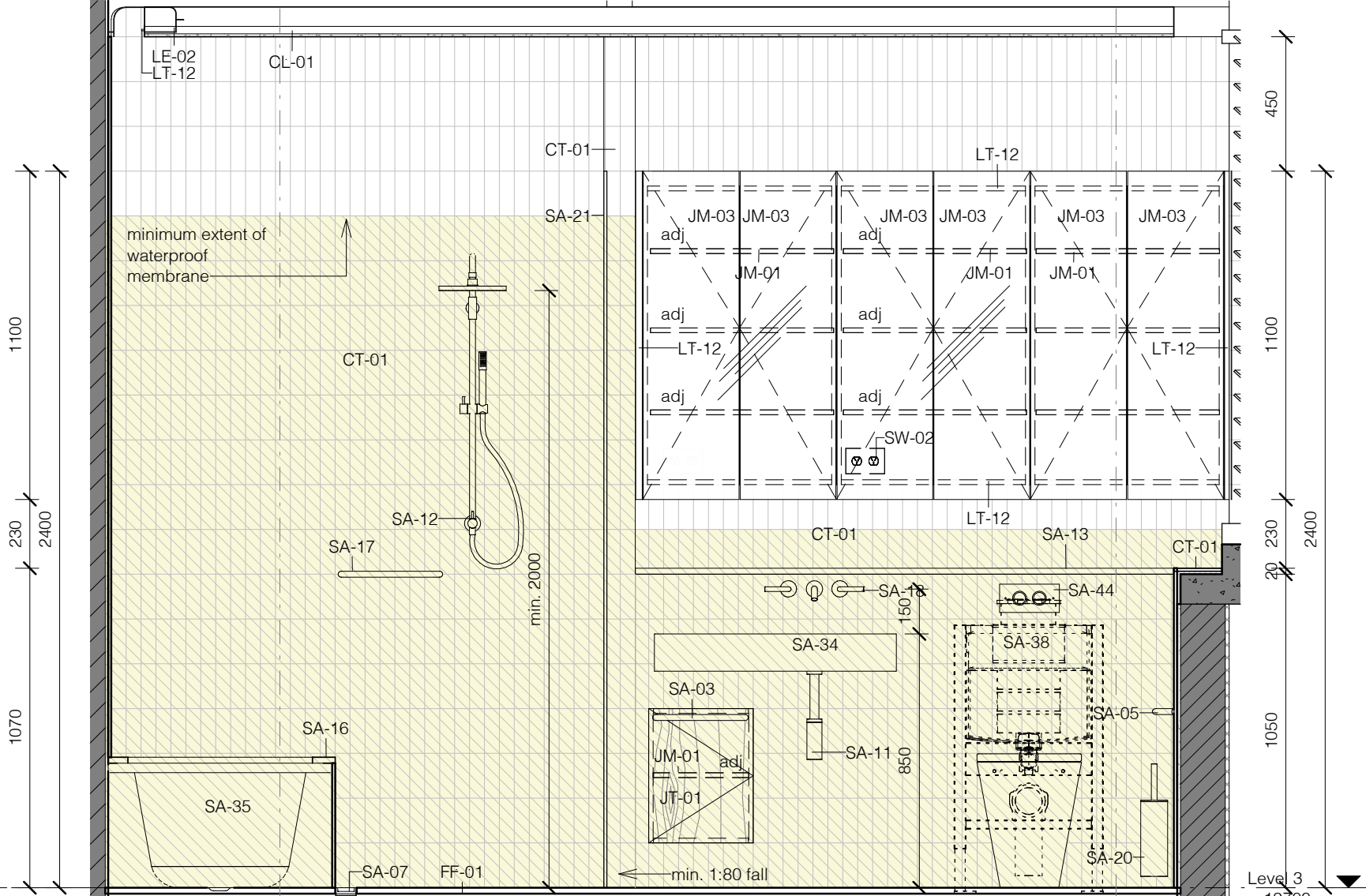
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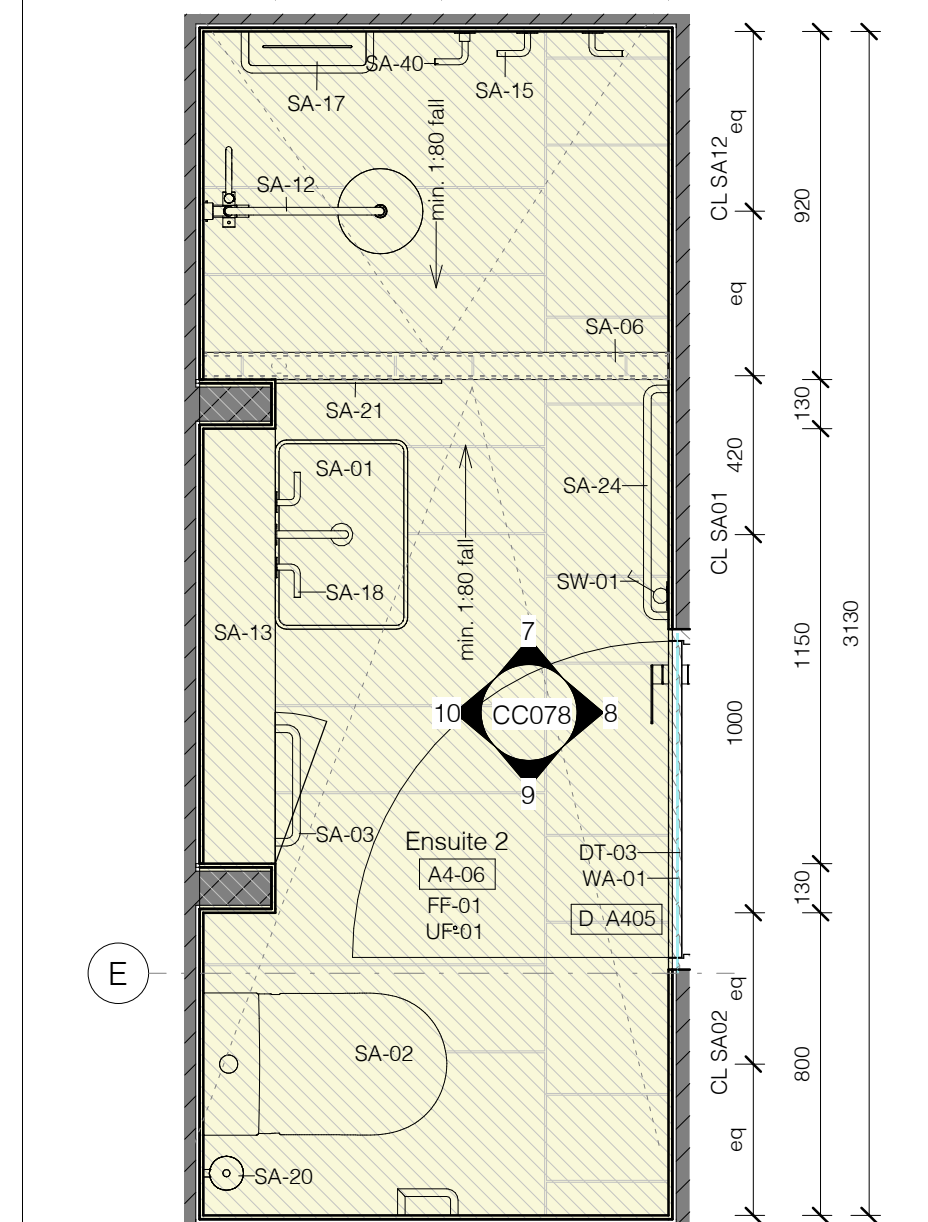
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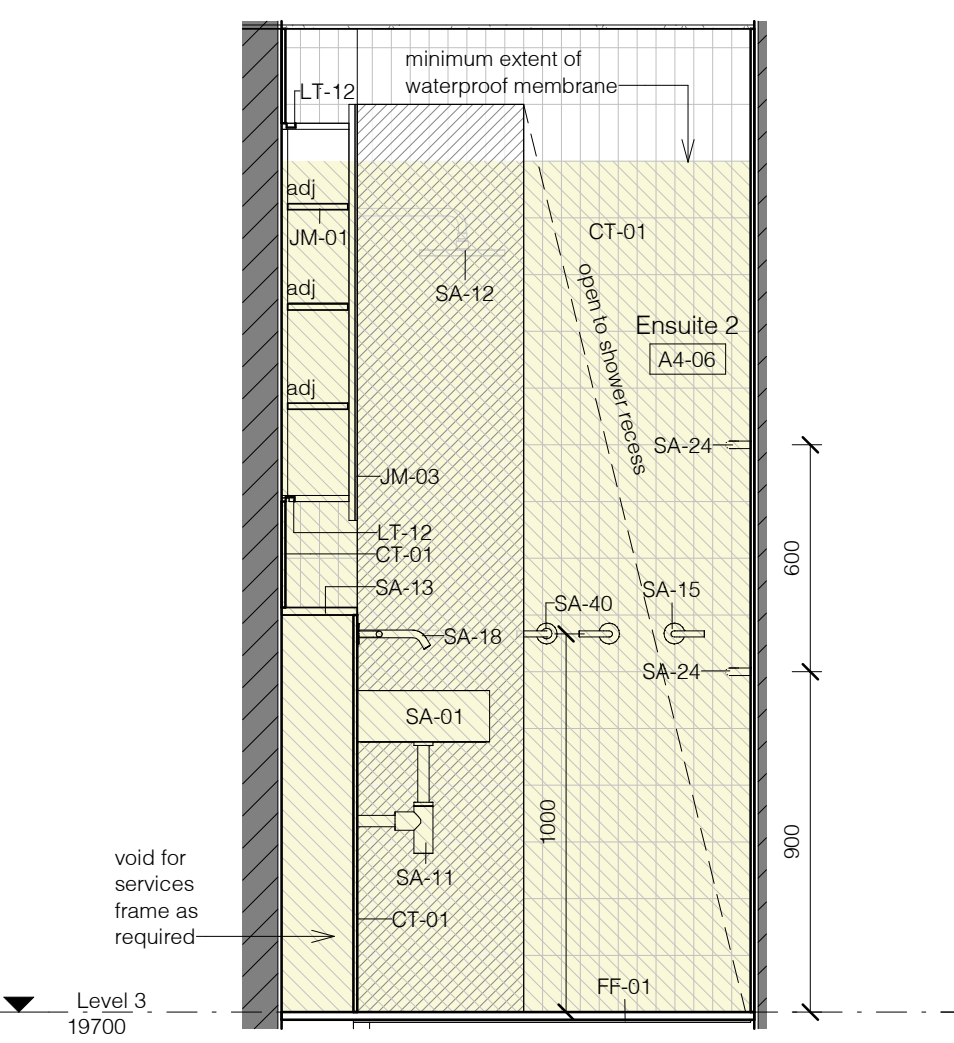
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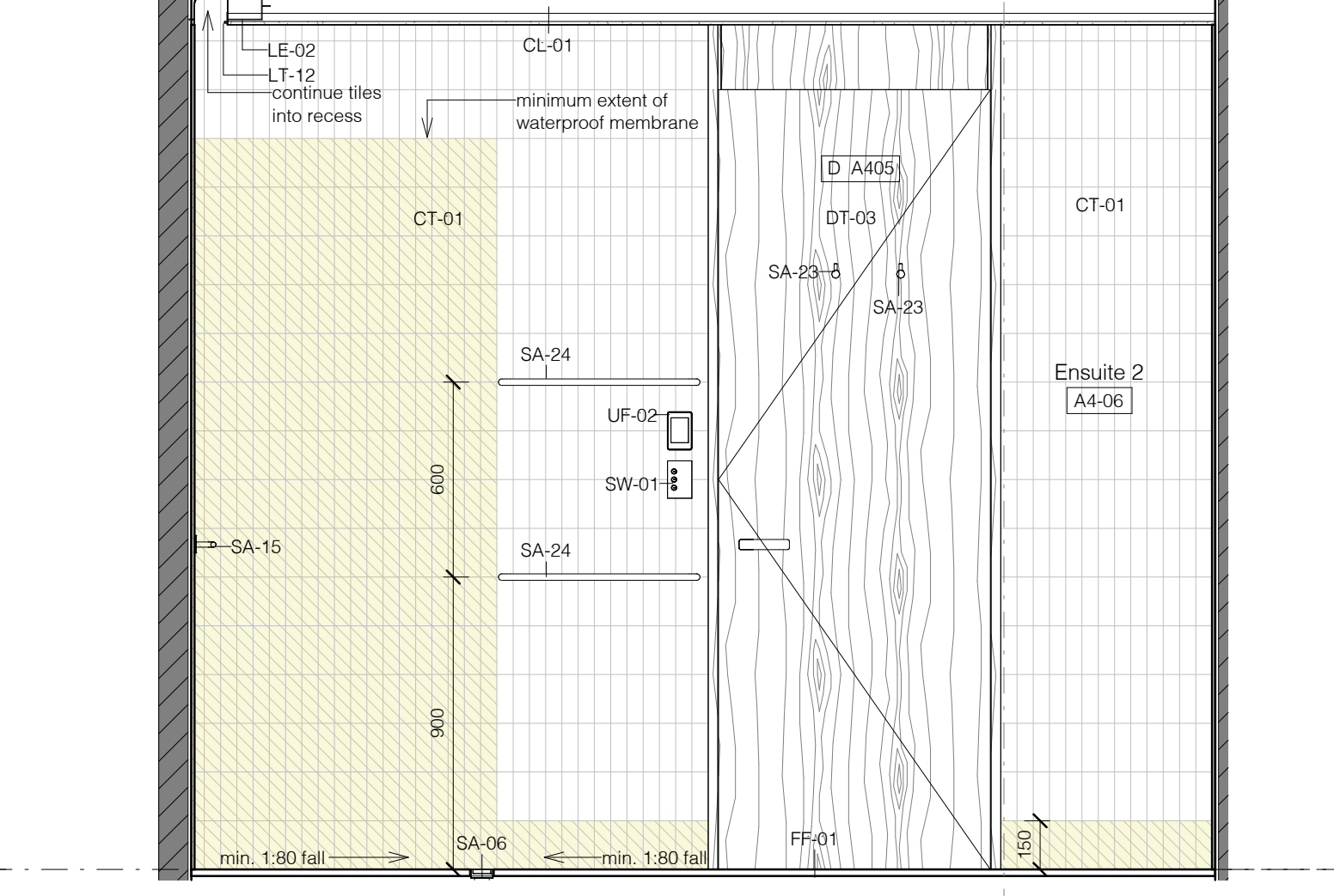
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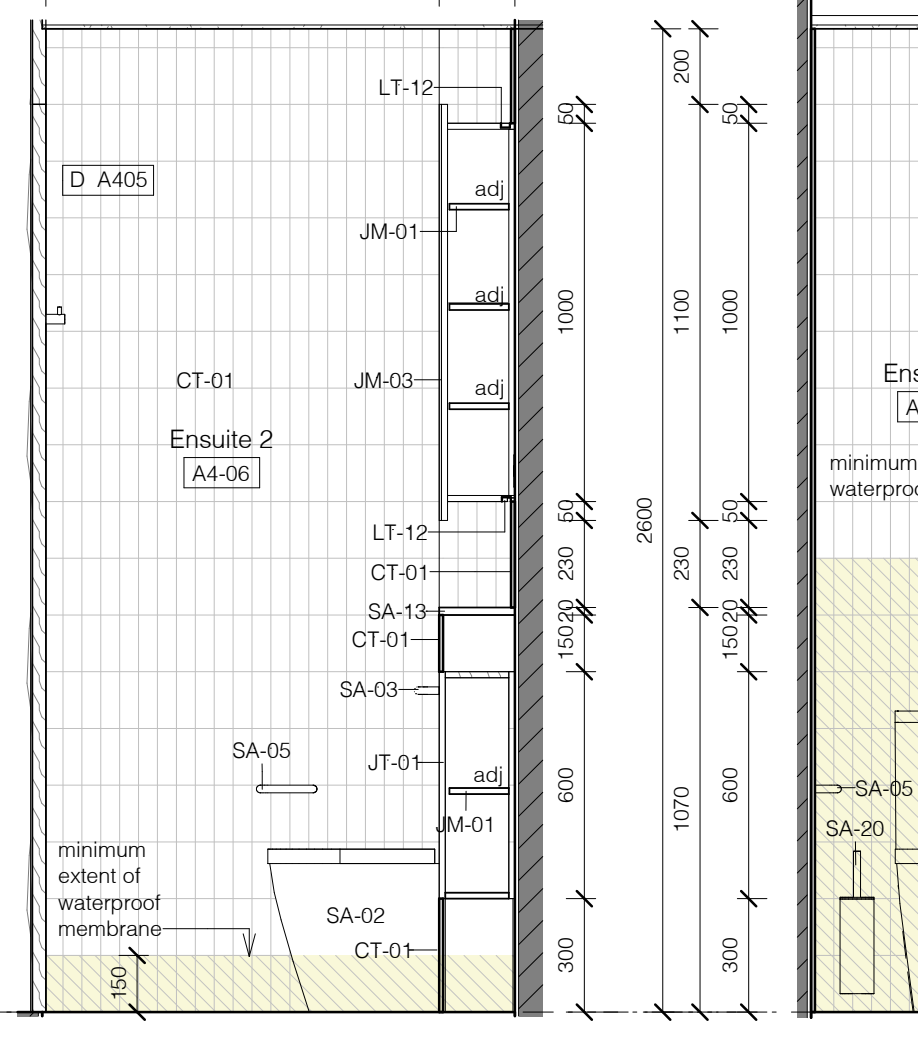
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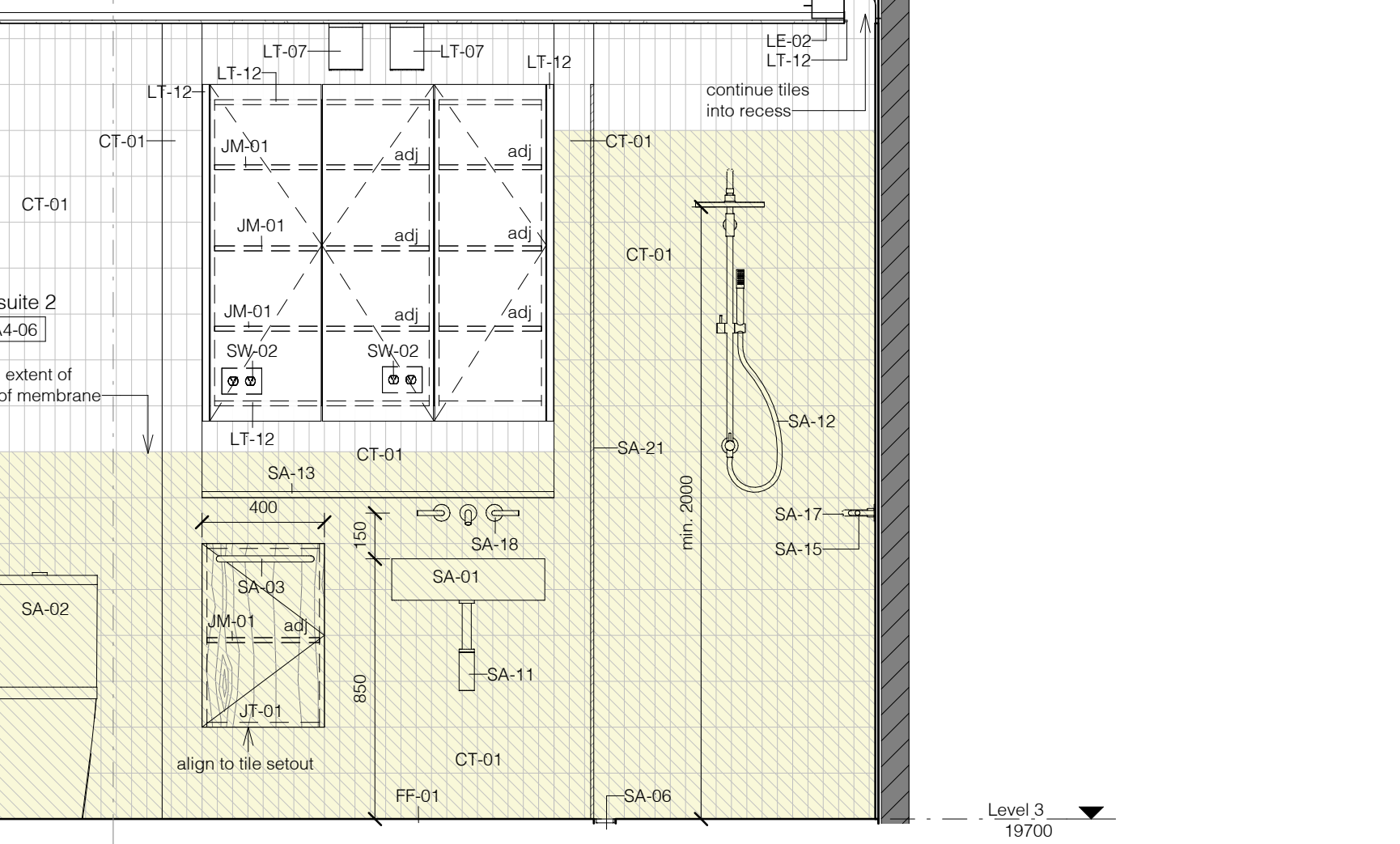
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8 Apartment 4 - Ensuite 2 - Elevation B
1:20



9 Apartment 4 - Ensuite 2 - Elevation C 10
1:20



Apartment 4 - Ensuite 2 - Elevation D



0009476890 **26 Jul 2024**

Assessor Jamie Bonnellin

Accreditation No. 10056

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Whale Beach, NSW,
2107



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FF	Issued for Information	17/11/2023
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QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH NEIGHBOURHOOD CENTRE CONSTRUCTION 231 Whale Beach Road, Whale Beach Leslie Cassar	Wet Areas - Apartment 4		
	Project number	1609	CC078
	Date	APRIL 2024	
	Drawn by	Author	
	Checked by	RC	
	Scale	1 : 20	© A

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

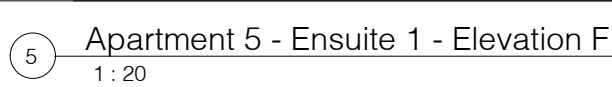
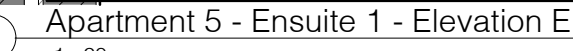
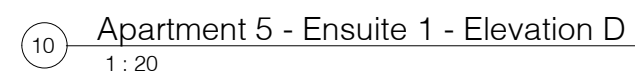
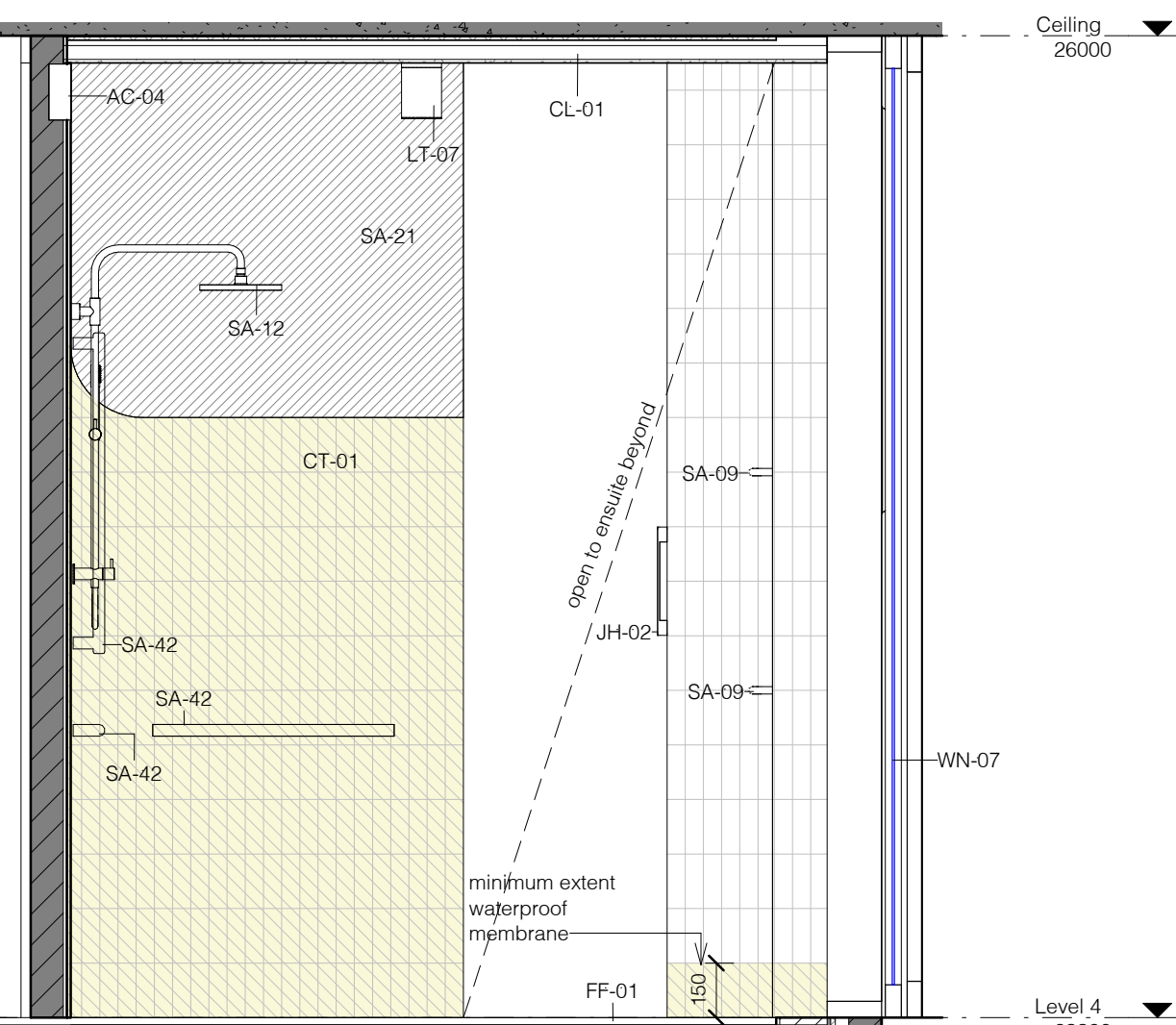
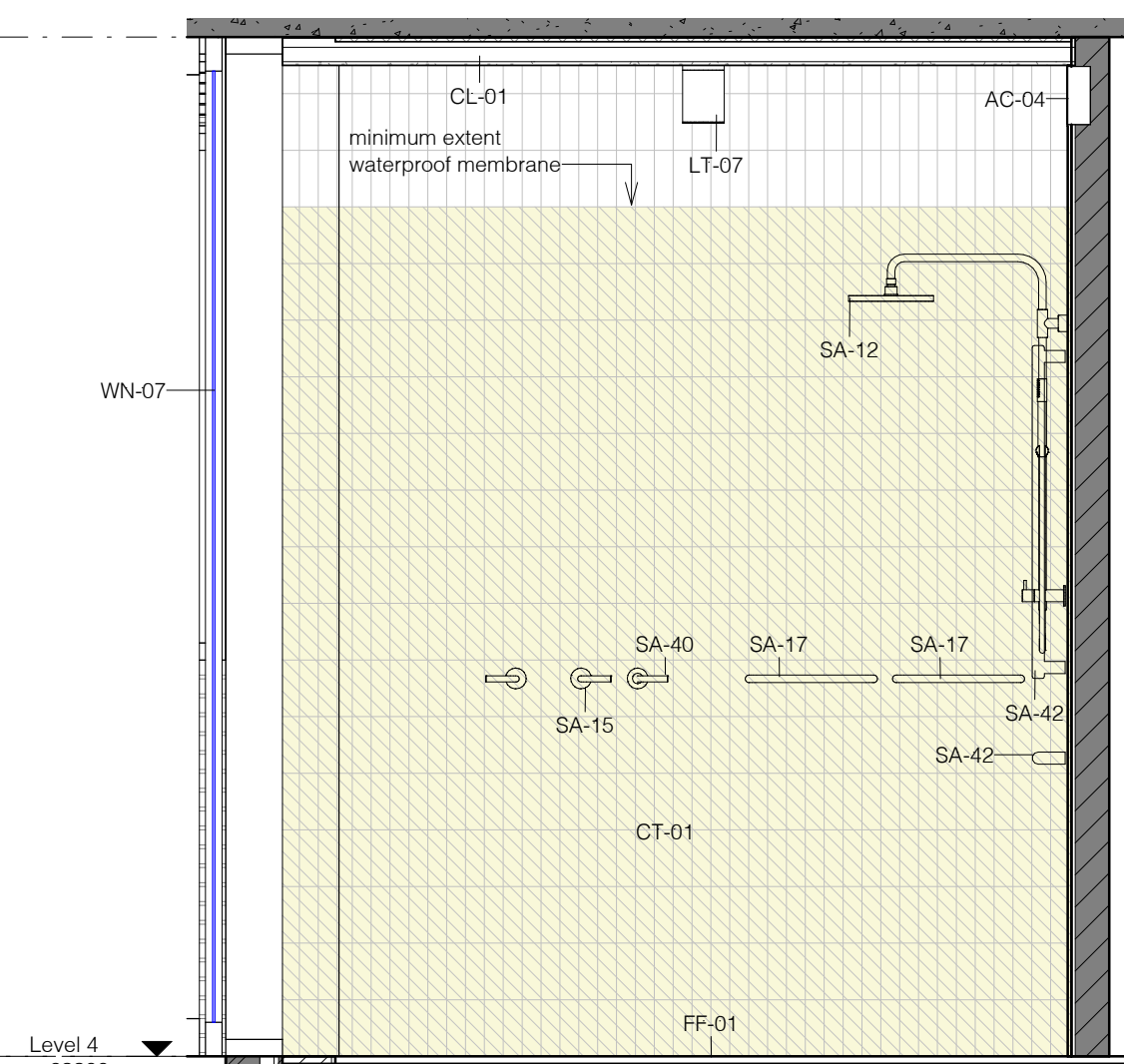
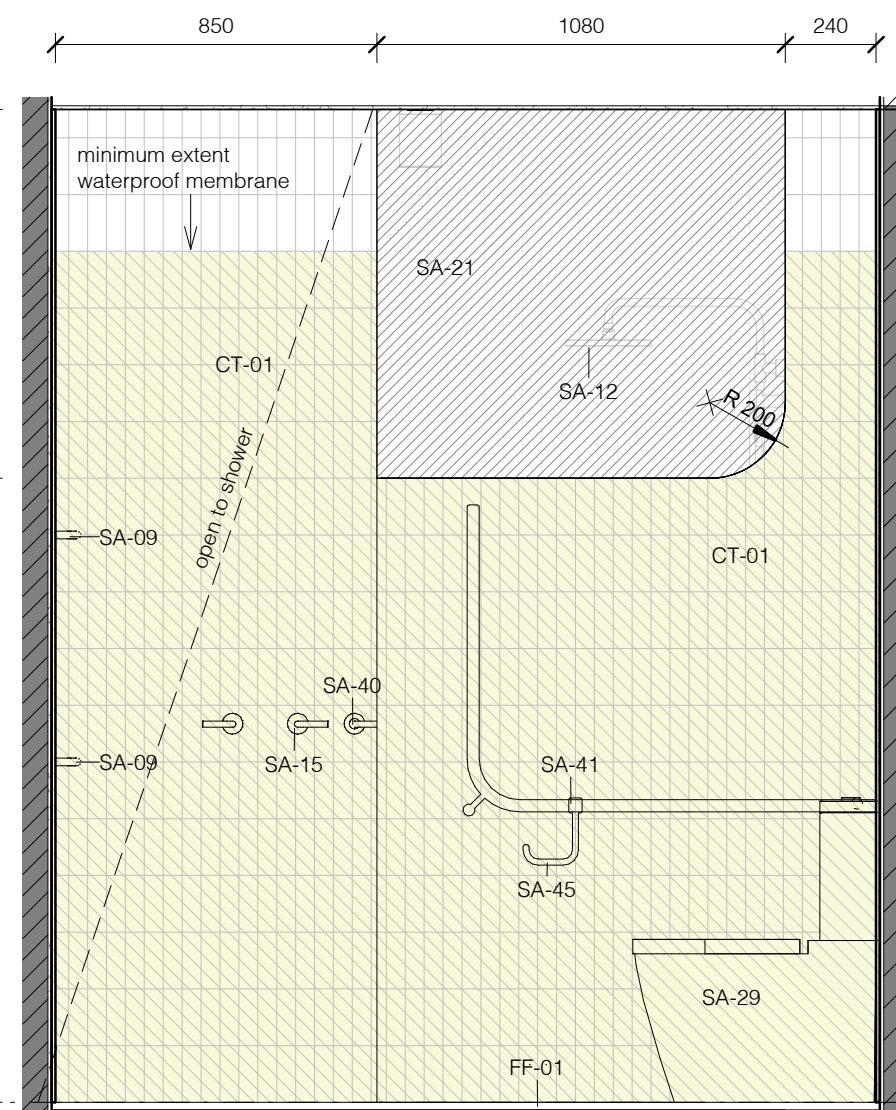
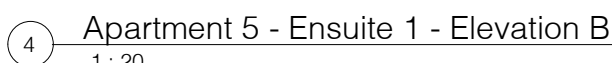
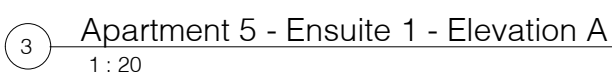
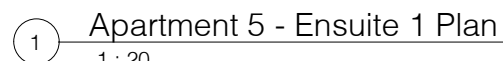
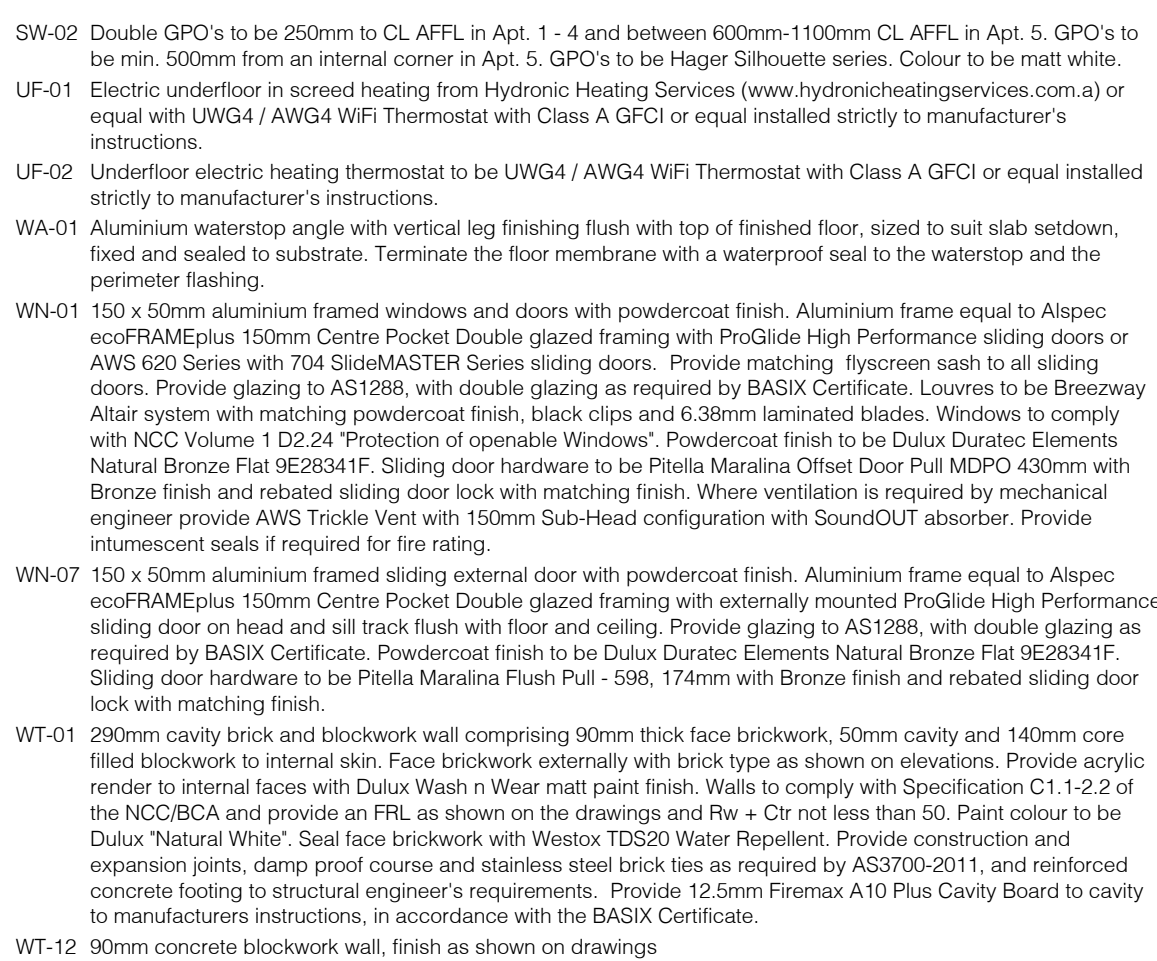
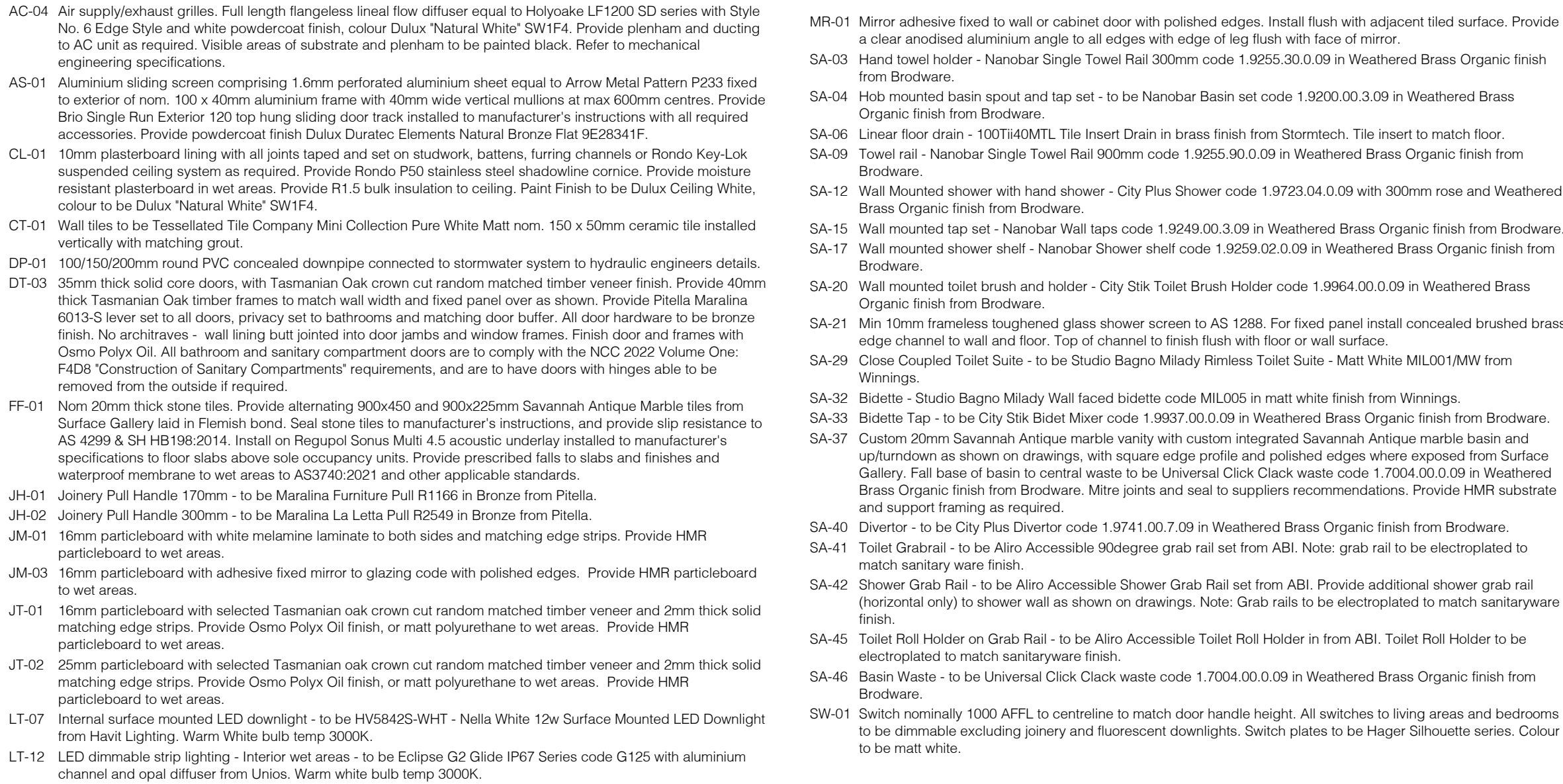
Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, lighting fittings, GPO's and Telephone outlets and conceal all wiring as required.



No.	Revision Description	Date
FF	Issued for Information	17/11/2023
KK	Revisions to Apt 5 for Review	25/01/2024
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION

231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Wet Areas - Apartment 5

Project number	1609	CC079
Date	APRIL 2024	
Drawn by	Author	
Checked by	RC	
		Scale 1 : 20 @ A1

CC079

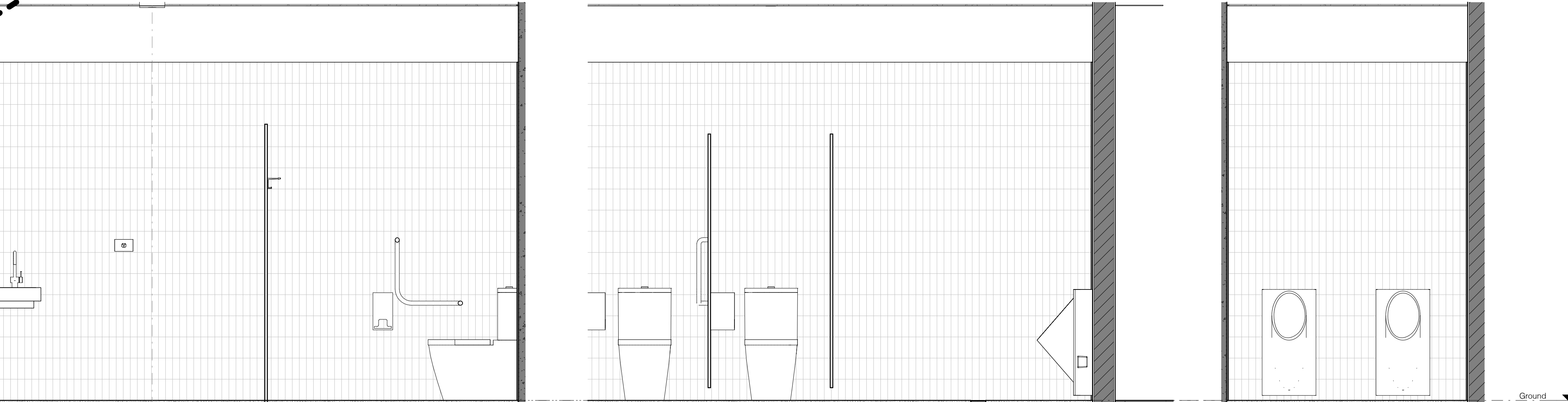
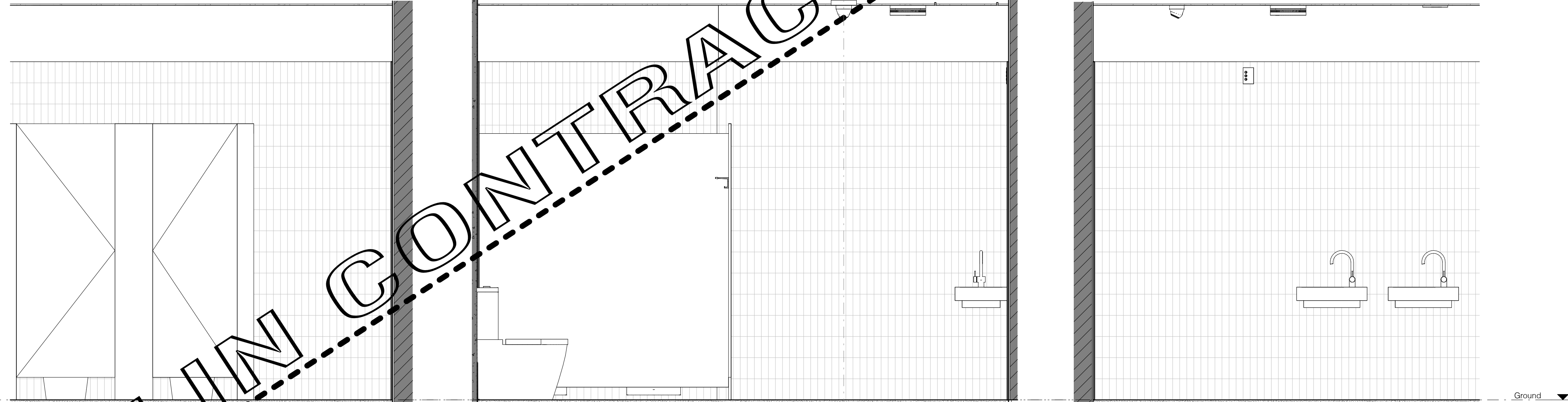
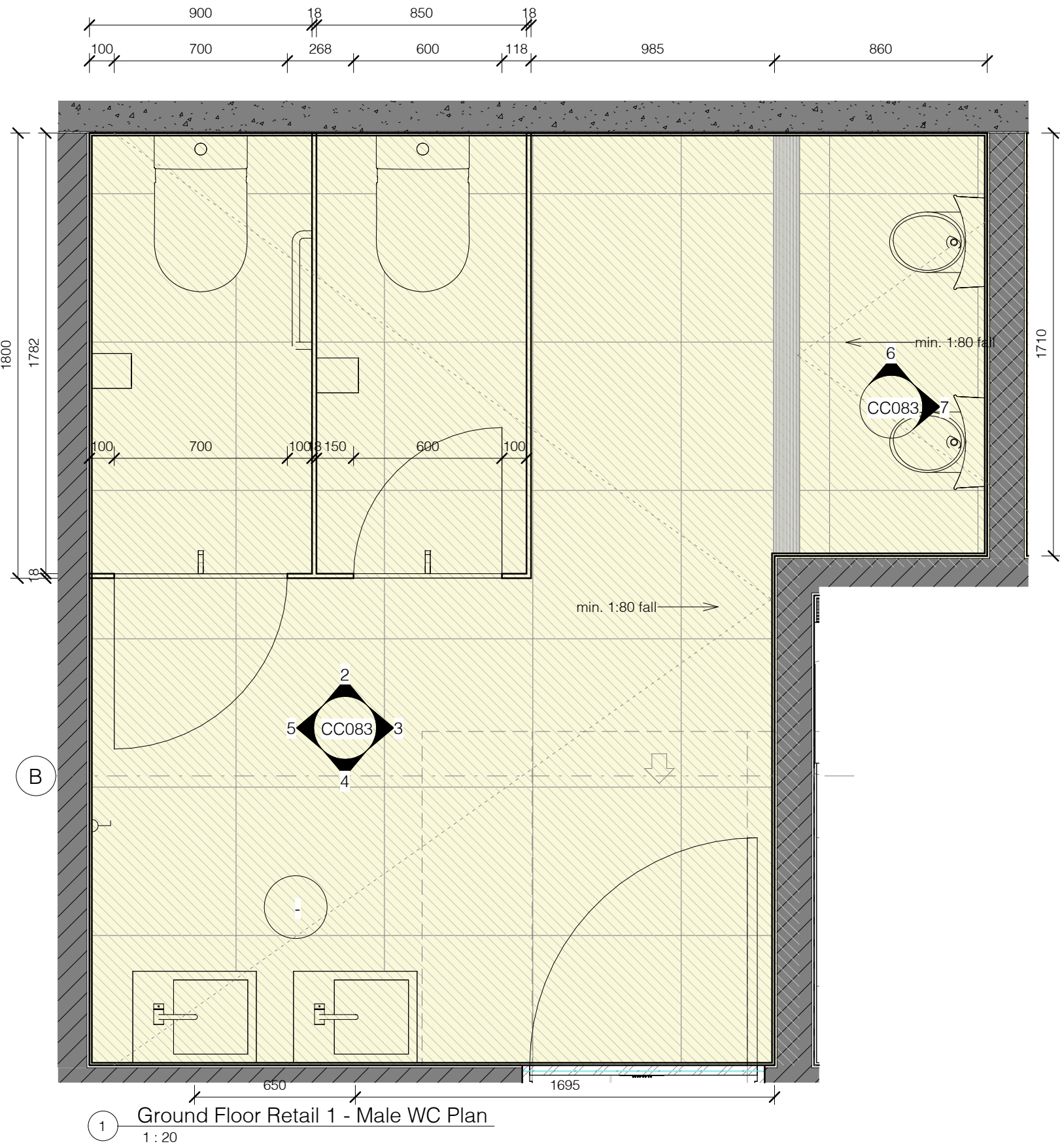
Regulated Design Record				
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Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.:		
Drawing Title: Wet Areas - Ground Floor Retail		Drawing No.:		CC083
Rev	Date	Description	DP Full Name	Reg No.

REFER CC069 WATERPROOFING REQUIREMENTS FOR FURTHER DETAIL

MINIMUM EXTENT OF WATERPROOF MEMBRANE (IN PLAN & ELEVATION)

WATERSTOP LOCATION

ALLOW FOR CONNECTION OF FUTURE SERVICES



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PRELIMINARY

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No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
Leslie Cassar

Wet Areas - Ground Floor Retail

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

Scale 1 : 20 @ A1

CC083

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet.

Provide Ambia Line dividers sets for cutlery and appliances. Conform all drawer depths with architect prior to fabrication.


Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Conform all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptoq with Blumotion.

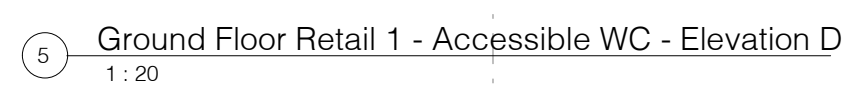
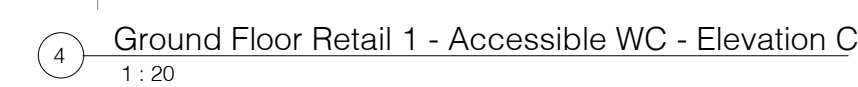
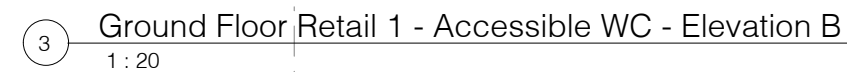
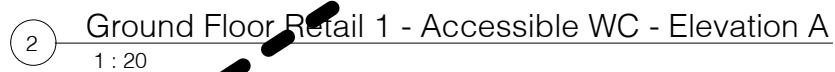
Provide Blum Tip-On Mechanical opening system to overhead cupboards and overhead evening cupboards with 'push to open' and 'soft close' mechanism (no handle) in silk white.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benches, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

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ALLOW FOR CONNECTION OF FUTURE SERVICES



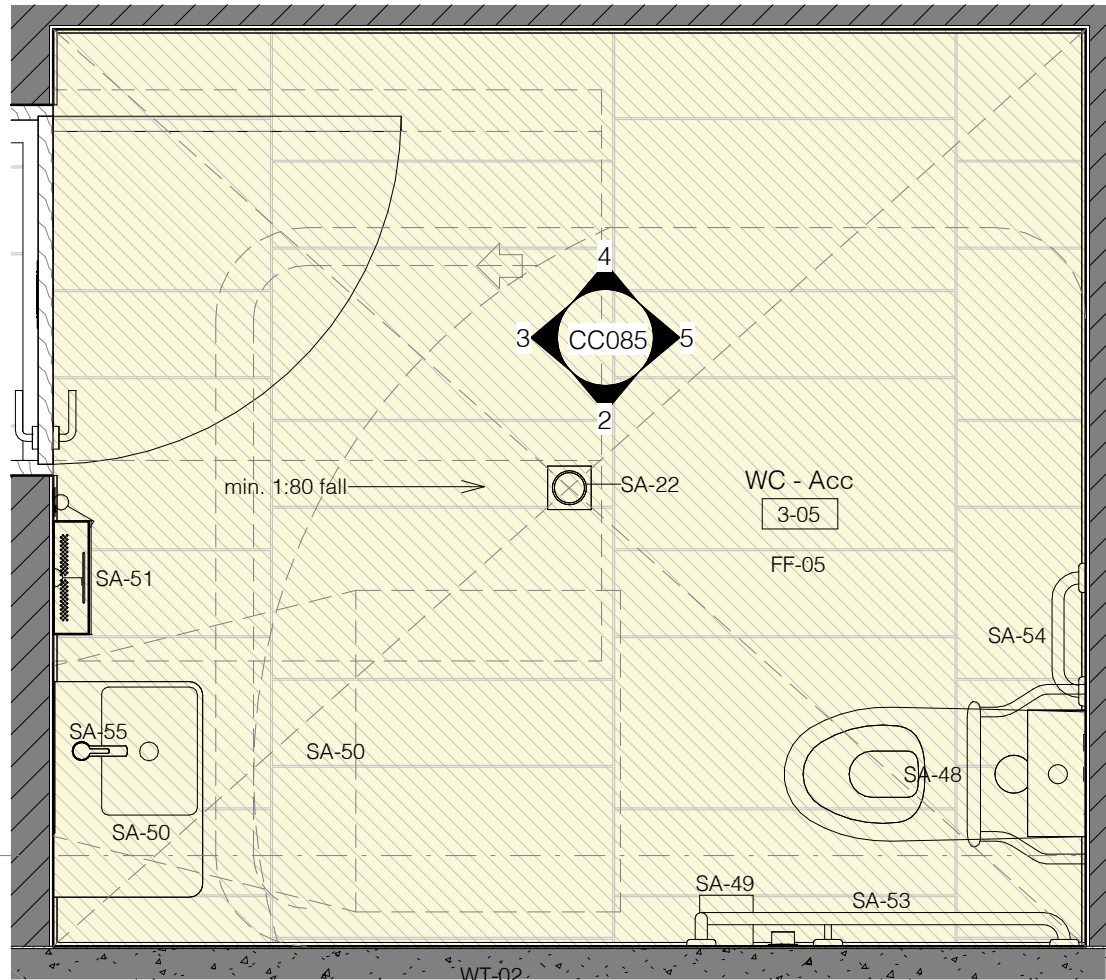
Project number	1609	CC084
Date	APRIL 2024	
Drawn by	Author	
Checked by	RC	
		Scale 1 : 20 @ A1

Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.:		
Drawing Title: Wet Areas -Level 3		Drawing No.: CC085		
Rev	Date	Description	DP Full Name	Reg No.

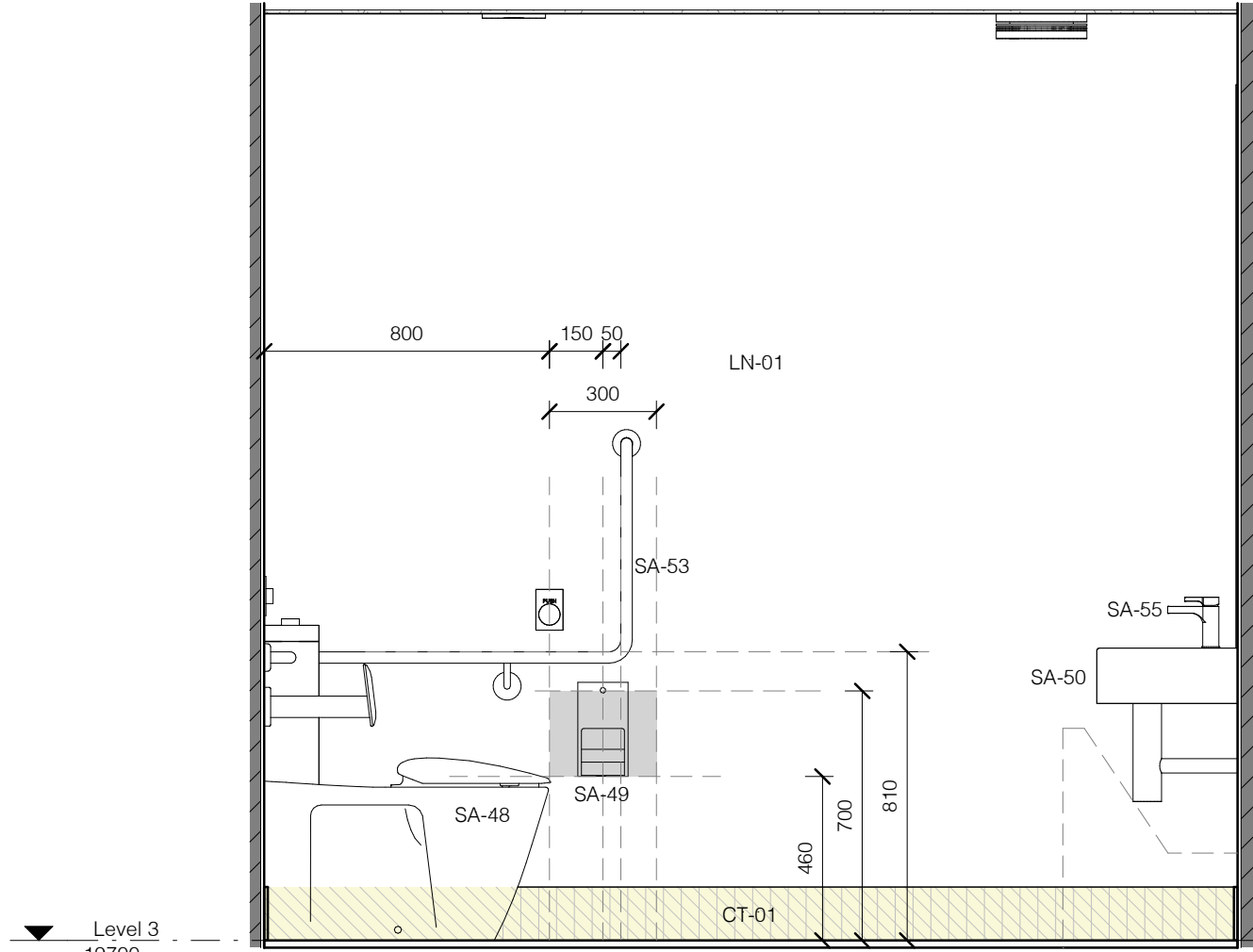
REFER CC069 WATERPROOFING REQUIREMENTS FOR FURTHER DETAIL

MINIMUM EXTENT OF WATERPROOF MEMBRANE (IN PLAN & ELEVATION)

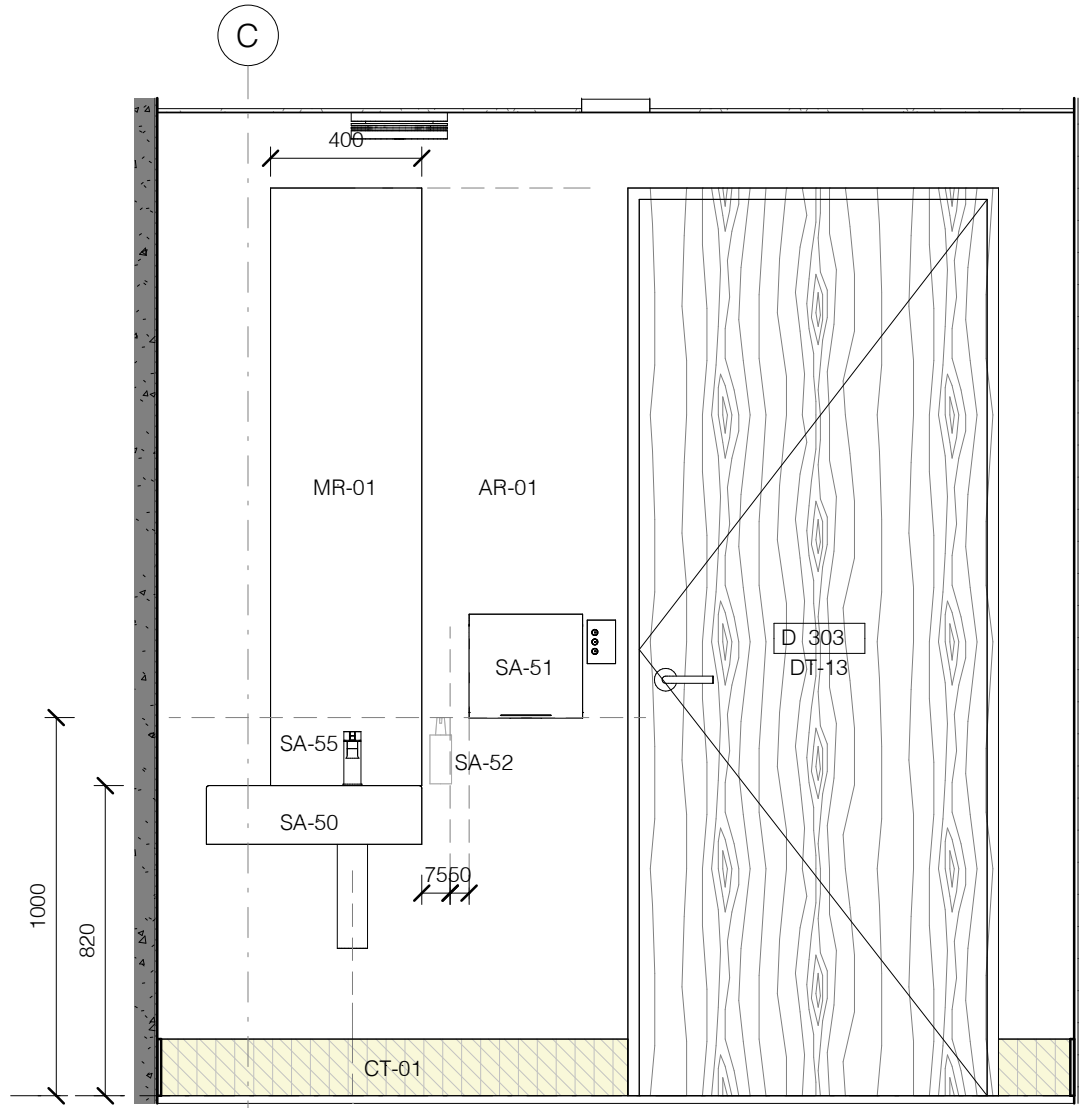
WATERSTOP LOCATION



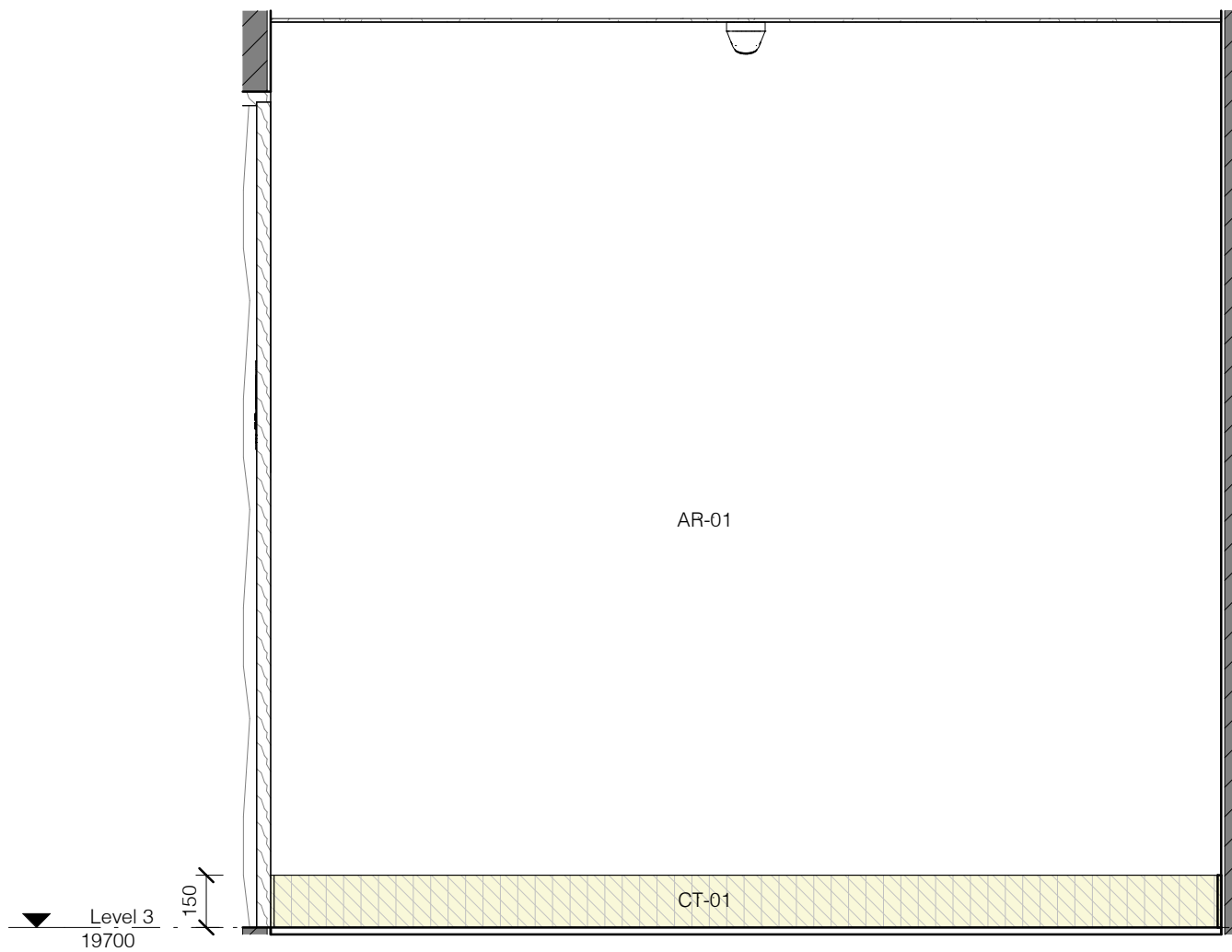
1 Level 3 - Retail 3 - Accessible WC Plan
1 : 20



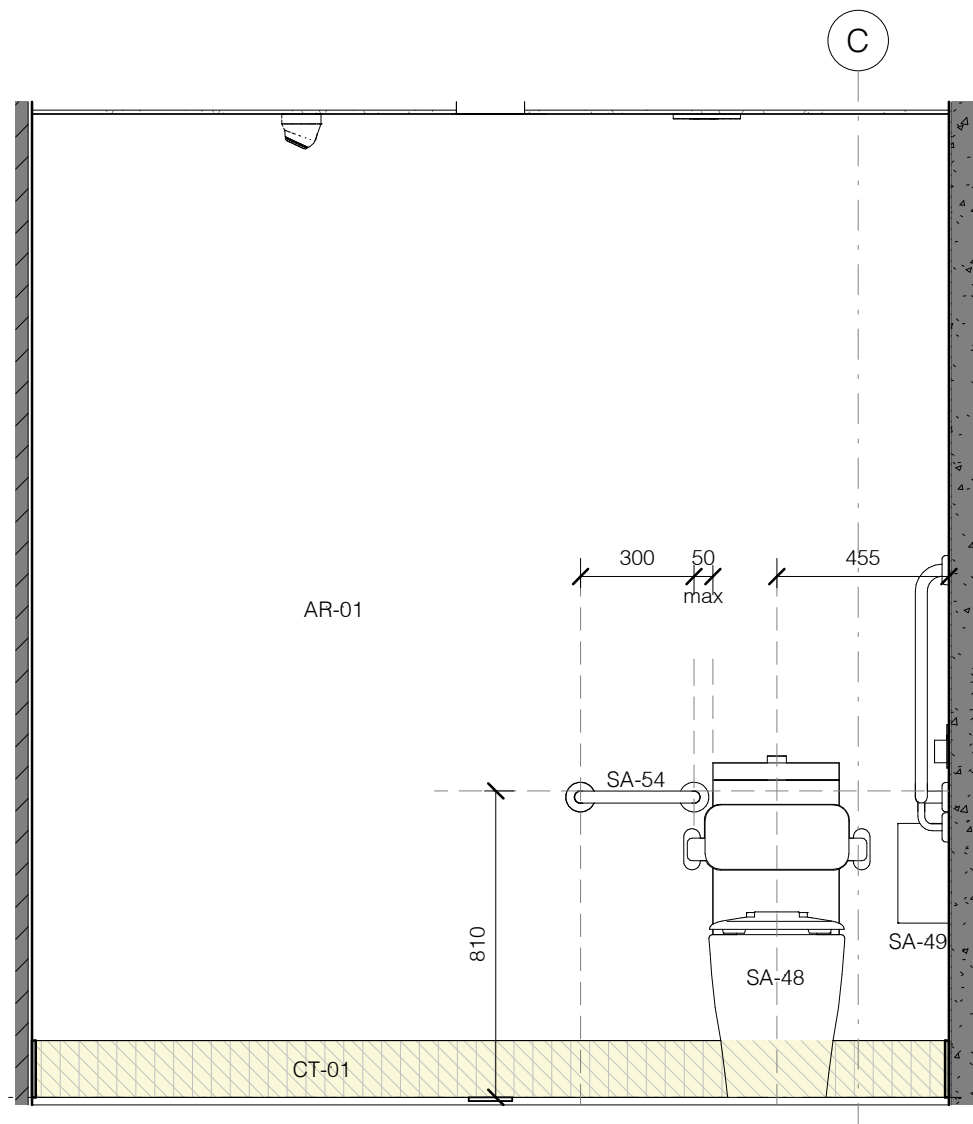
2 Level 3 - Retail 3 - Accessible WC - Elevation A
1 : 20



3 Level 3 - Retail 3 - Accessible WC - Elevation B
1 : 20



4 Level 3 - Retail 3 - Accessible WC - Elevation C
1 : 20




5 Level 3 - Retail 3 - Accessible WC - Elevation D
1 : 20

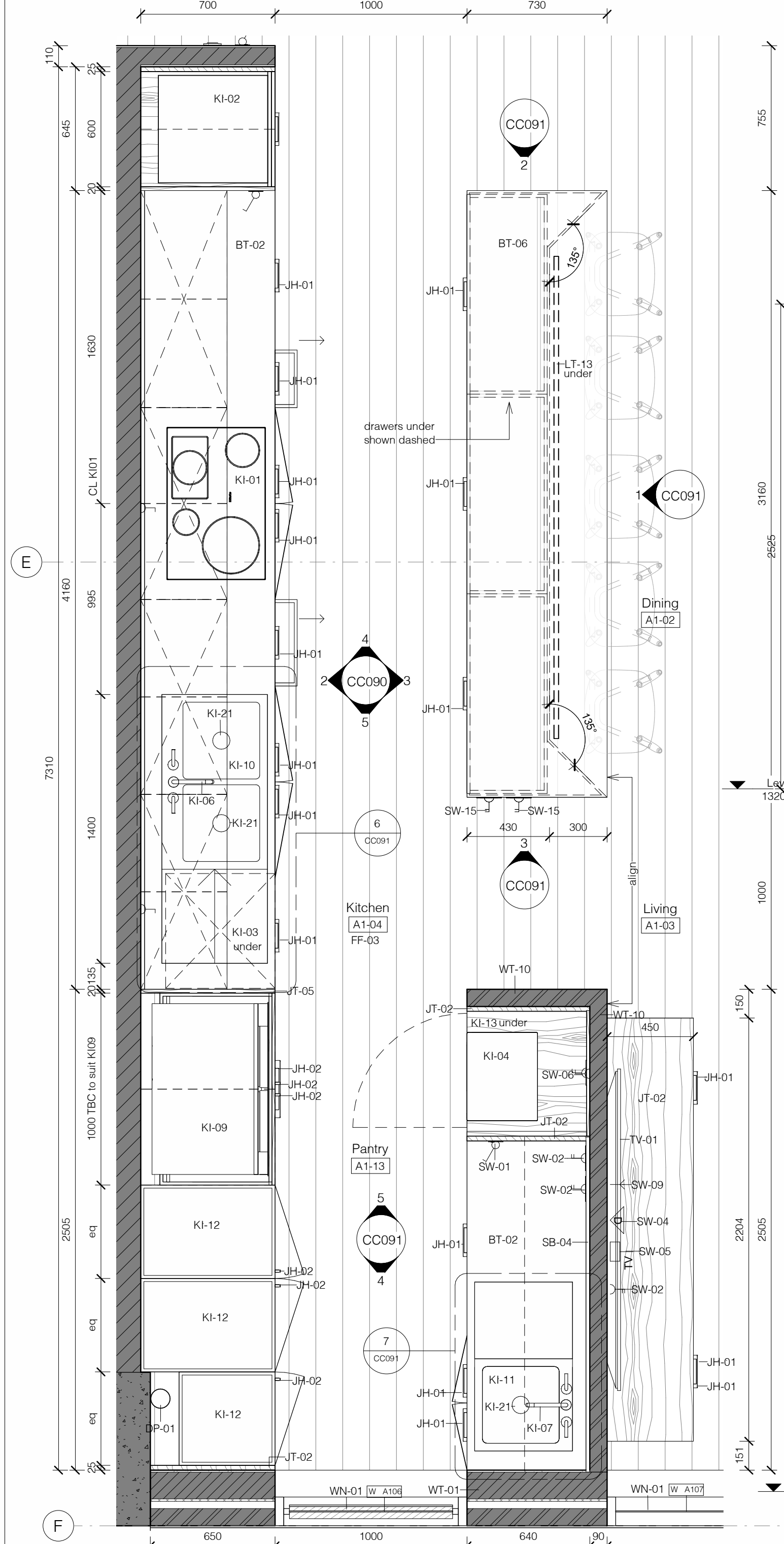
- AR-01 Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Wash n Wear matte, colour Dulux 'Natural White' SW1F4.
- CT-01 Wall tiles to be Tessellated Tile Company Mini Collection Pure White Matt nom. 150 x 50mm ceramic tile installed vertically with matching grout.
- DT-13 Accessible bathroom door. Provide 35mm thick solid core flush panel internal door with painted stainless steel frame to comply with AS1428.1. Provide signage, kick plate, self-closing mechanism, stainless steel hinges, Dormakaba Coastal Series 4300-37 PSS lever set and passage latch in polished stainless steel. Paint finish to ground floor doors to be Dulux Wash n Wear Matt, colour 'Natural White'. Level 3 door have nom 110 x 40 Tasmanian oak timber frames with Tasmanian Oak crown cut random matched timber veneer to door leaf and Osmo Polyx Oil finish.
- FF-05 Nom 20mm thick honed stone tiles. Provide alternating 900x450 and 900x225mm Neo Grey Granite tiles from Surface Gallery laid in Flemish bond. Seal stone tiles to manufacturer's instructions, and provide slip resistance to AS 4299 & SH HB198:2014. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Provide prescribed falls to slabs and finishes and waterproof membrane to wet areas to AS3740:2021 and other applicable standards.
- LN-01 13mm thick high impact resistant plasterboard lining, equal to Gyprock Impactchek, with all joints taped and set. Paint finish with Dulux 'Wash n wear' matt acrylic, colour to be Dulux 'Natural White' SW1F4. Wet Areas to be 6mm thick CSR Fibre Cement Wallboard with all joints taped and set and selected wall tiles over approved waterproof membrane where required. Untiled internal linings to be painted with Dulux 'Wash n wear' matt acrylic, colour to be Dulux 'Natural White' SW1F4.
- MR-01 Mirror adhesive fixed to wall or cabinet door with polished edges. Install flush with adjacent tiled surface. Provide a clear anodised aluminium angle to all edges with edge of leg flush with face of mirror.
- SA-22 Square tile insert floor waste - SQP100T133DN80 Square Floor Waste from Stormtech in brass finish. Tile insert to match floor.
- SA-48 Caroma Care 800 Cleanflush wall faced toilet suite with double flap seat code 9010440W, colour white, with Caroma backrest 687400WH colour white with stainless steel arms to comply with AS1428.1.
- SA-49 Toilet Roll Holder, Bradley Model 5402 surface mounted double toilet roll folder with satin stainless steel finish installed to comply with AS1428.1.
- SA-50 Wall mounted washbasin, Caroma Cube Extension with Left Hand Shelf Code 864215 with Vandal Resistant Flush Fitting Waste 687141 and 40mm Eco bottle trap code 687295C to comply with AS1428.1.
- SA-51 Hand Dryer, Bradley Model 220-301 Automatic hand dryer with stainless steel finish installed to comply with AS1428.1. Provide electrical connection to electrical engineer's details.
- SA-52 Soap Dispenser, Bradley Model 6330 wall mounted soap dispenser with satin stainless steel finish installed to comply with AS1428.1.
- SA-53 Grab Rail, Caroma Care Support Grab Rail 90 Degree Angled Left Hand 960x600 with stainless steel finish Model 687462SS installed to comply with AS1428.1.
- SA-54 Grab Rail, Caroma Care Support Grab Rail 300mm straight with stainless steel finish Model 687471SS installed to comply with AS1428.1.
- SA-55 Basin Mixer, Brodware City Stik Basin Mixer with extender lever to comply with AS1428.1 with brushed chrome finish.
- WT-02 200mm AFS Logicwall LW200D permanent formwork reinforced concrete wall system installed to manufacturer's instructions and structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dulux Wash n Wear matt paint finish, Colour 'Natural White' SW1F4. Where loadbearing, walls are to have a minimum FRL of 90/-, Party walls to comply with Specification C1.1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings and Rly + Crt not less than 50. Provide construction and expansion joints to manufacturer's instructions.

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[illegible]

REFER CC069 WATERPROOFING REQUIREMENTS FOR FURTHER DETAIL





1 Apartment 1 - Kitchen Plan
1 : 20

NOTES:
Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging. Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface of joinery.

AC-02	<p>Air conditioning Fan Coil Unit installed to manufacturer's instructions. Provide flush trimless access panel, electrical and drainage services as required. Refer to mechanical engineering drawings.</p>
AC-04	<p>Air supply/exhaust hatches. Full length flangeless lineal flow diffuser equal to Hoyaoka LUCASD series with Style 6 Edge Style and white powdercoat finish, colour Dulux "Natural White" SW1F4. Provide planform and ducting to AC unit as required. Visible areas of substrate and plenum to be painted black. Refer to mechanical engineering specifications.</p>
AC-05	<p>Weatherproof external air supply/exhaust grilles. Provide Lowvoltage Kensington 2000 weatherproof louvers Style 6 Edge Style and white powdercoat finish, colour Dulux "Natural White" SW1F4. Provide 1.6mm perforated aluminium sheet equal to Alro Metal Pattern P233 fixed to exterior. Provide powdercoat finish Dulux Duratec Elements Natural Bronze Flat DE28341.F. Refer to mechanical engineering specifications.</p>
AC-06	<p>Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Wash and Wear "Natural White" SW1F5.</p>
BT-02	<p>Kitchen Bench Appt 1-4 - 10mm, 19mm Corian benchtop with integrated sinks as shown on drawings. Provide/updown as shown on drawings, square edge profile, mitred joints and polished edges. Provide routed setdown to flat adjacent to sinks as detailed. Fabricate and install to manufacturer's instructions. Provide HMR substrate and support framing as required.</p>
BT-06	<p>Kitchen Island Bench Appt 1-4 - 10mm, 19mm Corian benchtop, provide/updown as shown on drawings, square edge profile, mitred joints and polished edges where exposed. Provide HMR substrate and support framing as required.</p>
CL-01	<p>10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 10mm steel stud channels, 10mm battens and furring channels in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux "Natural White" SW1F4.</p>
DP-01	<p>100/150/200mm round PVC concealed downpipe connected to stormwater system to hydraulic engineers details.</p>
FB-01	<p>Face Brickwork to be Architectural Handmade Bricks & Pavers (288 Lightly Blended Mix smooth 300x90x40) with off white mortar and flush joints in an irregular bond. Seal with Westox TDS20 Water Resistant to manufacturer's instructions.</p>
FF-03	<p>"Huo" Trawl prefinished Tasmanian Oak 165 x 14.5 engineered floor from Woodsmit, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surface. Provide 100mm thick Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Flooring to be prefinished with Bona Natural UV.</p>

Free Sprinkler - concealed to fire engineer's details.

J01-01 Joinery Pull Handle 170mm - to be Maraluna Furniture Pull R1166 in Bronze from Pittella.

J01-02 Joinery Pull Handle 300mm - to be Maraluna La Letta Pull R2549 in Bronze from Pittella.

JM-01 16mm particleboard with white melamine laminate to both sides and matching edge strips.
HMR particleboard to wet areas. Provide HMR particleboard to wet areas.

JT-01 16mm particleboard with selected Tasmanian oak crown cut random polished timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-02 25mm particleboard with selected Tasmanian oak crown cut random timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-03 18mm particleboard with selected Tasmanian oak veneer and 2mm thick solid matching edge strips. Provide matt lacquer finish or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

KI-01 Induction Cooktop - to be AEG 800cm SensePro Induction Cooktop Code IA684881Fb from Winnings. To be confirmed by client.

KI-02 Integrated oven - to be AEG 60cm SenseCook Prolytic Oven in Matte Black Code BPK47288Fb from Winnings. To be confirmed by client.

KI-03 Fully Integrated Dishwasher - to be AEG 60cm fully integrated dishwasher code DF1766UAU from Winnings. To be confirmed by client.

Microwave - to be FreeStanding Panasonic 32L Genius 1100W Microwave NN-S7665B available from Winnings. To be confirmed by client.

Integrated rangehood - to be 90cm Qasar Limestone Externally under cupboard rangehood code LBS90UL27 from Winnings. To be confirmed by client, to be externally ducted, to mechanical engineer's details. To be confirmed by client.

Kitchen mixer - to be SPECIAL31 City Pump 1 1907.00 240 Pullout Spray Spout with complete Nichebar Basin Taps and Basin Body Pack in brushed brass organic finish. Note Tee and Flex hoses not included, please order separately.

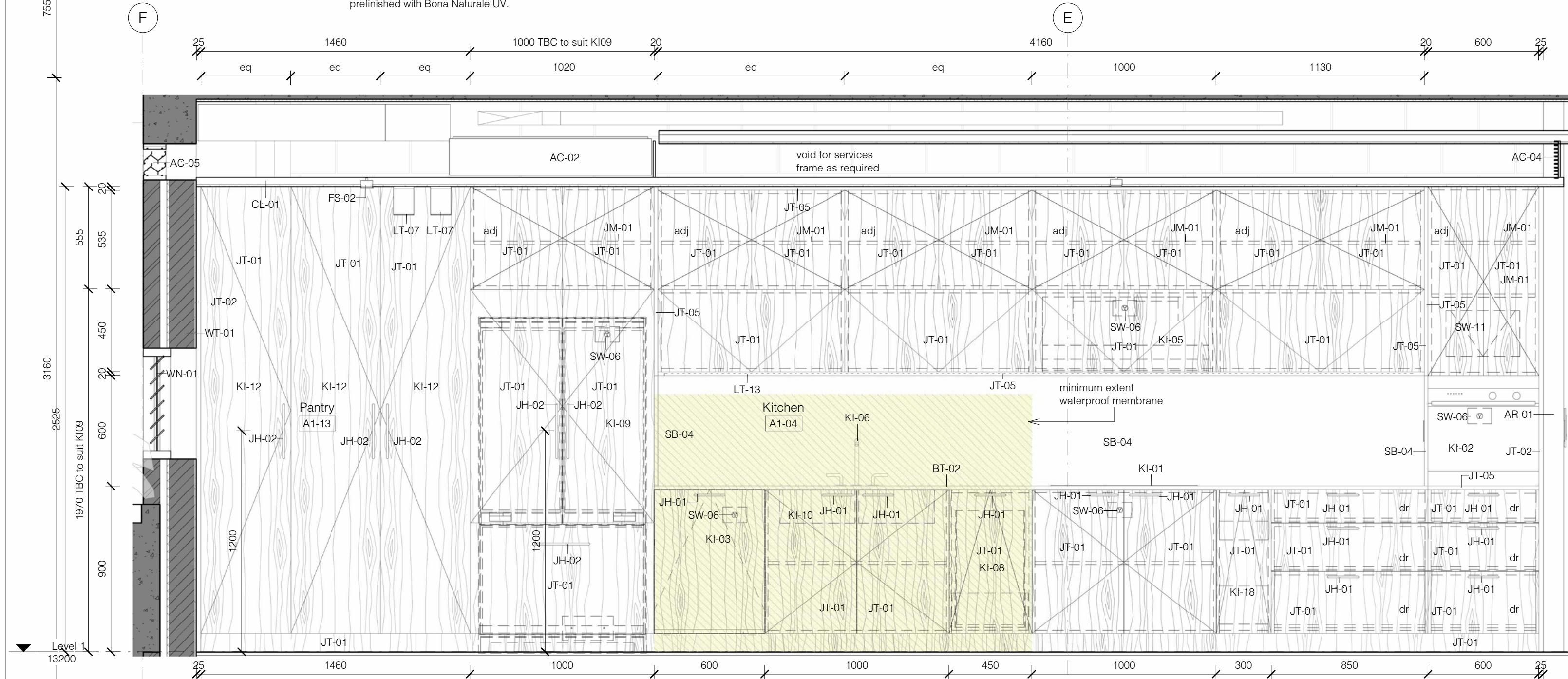
Kitchen Mixer - to be SPECIAL31 City Pump 1 1907.00 240 Pullout Spray Spout with complete Nichebar Basin Taps and Basin Body Pack in brushed brass organic finish. Note Tee and Flex hoses not included, please order separately.

Slide out waste bin system - to be Haidway Waste Bin Compact-SoftClose 2x40 Ltr (Door Pull) from Haidels.

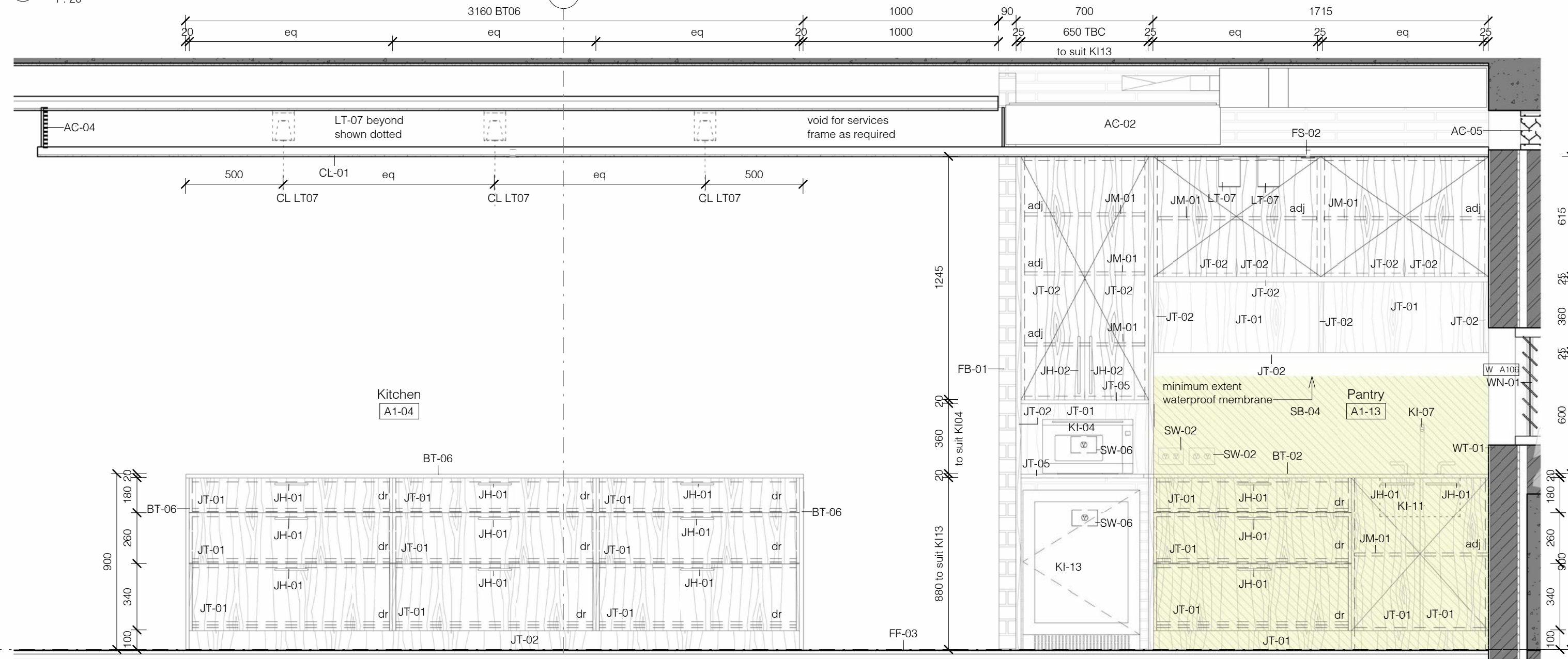
Fully integrated fridge/freezer - to be Fisher & Paykel 476L Integrated French Door Fridge Code RS90A1 from Winnings. To be confirmed by client.

KI-10	Kitchen undermount sink Apt 1.4 - to be fully integrated Corian sink 9410 with Corian Waste Cover in Archetect White. Provide routed setdown to flat adjacent to sinks as detailed.
KI-11	Kitchen undermount pantry sink Apt 1.4 - to be fully integrated Corian sink 965 with Corian Waste Cover in Archetect White. Provide routed setdown to flat adjacent to sinks as detailed.
KI-12	Pantry System - to be Blum Space Tower with Lexgrobax plus & free inner pullouts in stainless steel finish and glass fronts. Provide 2000 protrusion hinge with integrated pullouts to door. Corian waste cover to be 1200mm x 400mm with client colour.
KI-13	Bar Bridge - to be freestanding Vintec 100 Beer Bottle Beverage Centre V85050SBB in black available from Winnings. To be confirmed by client.
KI-14	Pull out underbench pantry store to be Hafele Dispensa Junior III with YouBox in white light finish configuration. To be 1200mm x 400mm with client colour.
KI-21	Waste Cover - to be branded Corian Waste Cover to match benchtop and sinks.
LT-07	Internal surface mounted LED downlight - to be HVS4252-WHT - Nella White 12w Surface Mounted LED Downlight from Haver Lightings. Warm white bulb 3000K.
LT-13	LED strip lighting - Interior - L2 Kove LED Mini from Intralux Australia. Where located in cupboard connect lights to red switch to turn on when cupboard door is opened.
SB-04	SW-01,4 - Splashback - to be 1200mm x 600mm splashback and surround to match cupboard. Provide HMR substrate and support framing as required.
SW-01	Switch nominally 1000 AFLF, to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.
SW-02	SW-01,4 - SW-02 to be 250mm x 100mm in internal corner in Apt. 1.4 and between 600mm-1000mm CL AFLF in Apt. 5, GPO's to be min. 500mm from an internal corner in Apt. 1.4. GPO's to be Hager Silhouette series. Colour to be matt white.
SW-04	Data point to be 250mm to CL AFLF in Apt. 1.4 - 4 and between 600mm-1000mm to CL AFLF in Apt. 5. Data points to be min. 500mm from an internal corner in Apt. 5. Data points to be Hager Silhouette series. Colour to be matt white.
SW-05	Cable television point to be 250mm to CL AFLF in Apt. 1.4 - 4 and between 600mm-1000mm to CL AFLF in Apt. 5. Cable television points to be min. 500mm from an internal corner in Apt. 5. Cable television points to be Hager Silhouette series. Colour to be matt white.
SW-06	GPO's to be 250mm to CL AFLF in Apt. 1.4 - 4 and between 600mm-1000mm to CL AFLF in Apt. 5, GPO's to be min. 500mm from an internal corner in Apt. 1.4. GPO's to be Hager Silhouette series. Colour to be matt white.

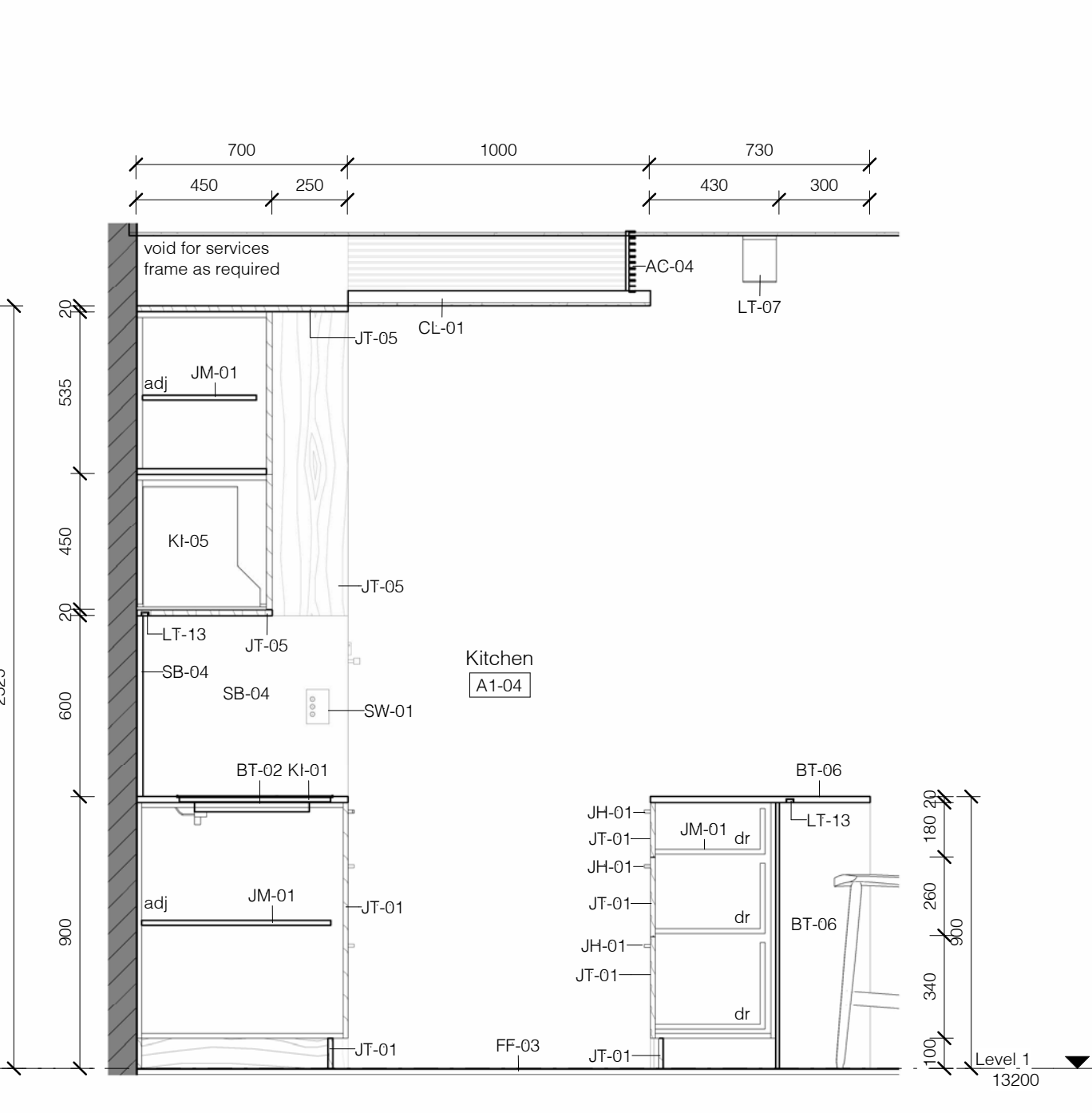
SW-09	Aerial point to be 250mm to CK AFFL in Apt. 1 - 4 and between 600mm-1100mm to CK AFFL in Apt. 5. Aerial points to be min. 500mm from an internal corner in Apt. 5. Aerial Points to be Hager Silhouette series. Colour to be matt white.
SW-11	Apartment Distribution
SW-15	Double GPO with USB port to be 250mm to CK AFFL in Apt. 1 - 4 and between 600mm-1100mm AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.
TV-01	Wall Mounted TV. Provide drawing for power, Fxstl, data and aerial connection as required to cabinet to confirm all requirements with apartment owner. TV to be selected. Install to manufacturer's instructions.
WN-01	150 x 50mm aluminium frame windows and doors with powdercoat finish. Aluminium frame equal to Aspicco: ecomFRAMEplus 150mm Centre Pivot Double glazed framing with ProGrade High Performance sliding doors or AWS G20 Series with 704 Slide-MASTERY Series sliding doors. Provide 100mm aluminium frame for sliding doors. Provide 120mm aluminium frame for double glazed as required by BASIX Certificate. Frames to be BrevZER Alloy system with matching powdercoat finish, black clips and 6.38mm laminated blades. Windows to comply with NCC Volume 1 - D2.24 "Protection of openable windows". Provide 120mm aluminium frame for sliding doors. Provide 120mm aluminium frame for sliding door hardware to be Pirella Maralini Offset Door Pull MDP0 430mm with Bronze finish and related sliding door lock with matching finish. Where ventilation is required by mechanical engineer provide AWS Trickle Vent with 100mm Sub-Neg configuration with Soundout 400mm aluminium frame. Provide 120mm aluminium frame for sliding door. Provide 200mm cavity brick and brickwork wall complying 90mm thick face brickwork, 50mm cavity and 140mm core filled blockwork to internal skin. Face brickwork externally with brick type as shown on elevations. Provide acrylic render to internal faces with Dulux Washable Matt paint finish. Seal face brickwork with Westox T2520 Water Repellent. Provide construction and expansion joints, damp proof course and stainless steel track ties as required by AS3700. Seal face brickwork with Westox T2520 Water Repellent to meet the project's requirements. Provide 12.5mm Firemax A10 Plus Cavity Board to cavity to manufactures instructions, in accordance with the BASIX Certificate.
WT-10	90mm face brickwork wall to be Architectural Handmade Bricks & Pavers 028 Lightly Stended Light Smooth (500x100x75) with off white and light brown spots in an irregular bond. Seal face brickwork with Westox T2520 Water Repellent to meet the project's requirements. Where loadbearing, walls are to have a minimum RFL of 90/-. Provide 120mm aluminium frame for sliding door.



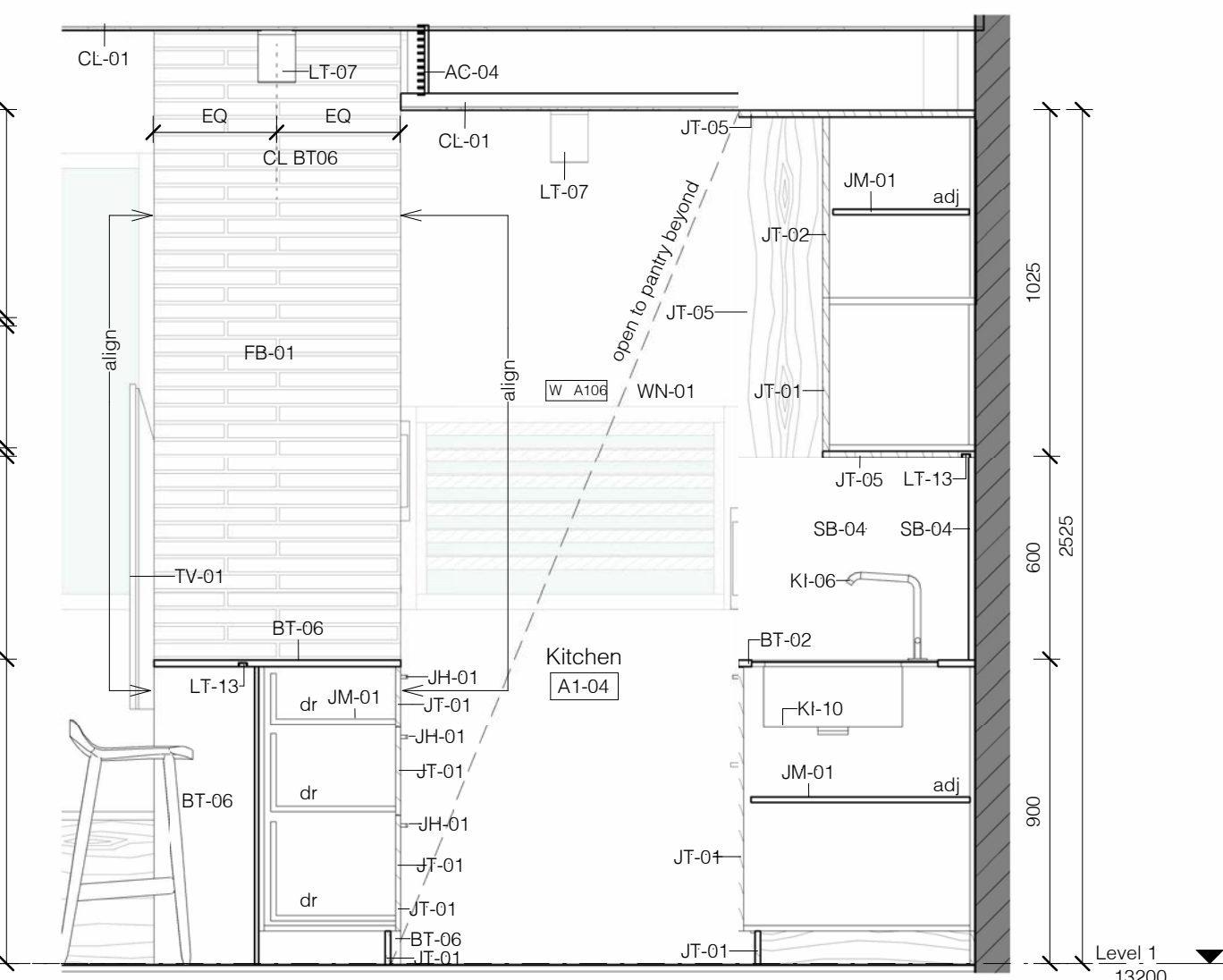
2 Apartment 1 - Kitchen Elevation A



3 Apartment 1 - Kitchen Elevation B



4 Apartment 1 - Kitchen Elevation C
1 : 20



5 Apartment 1 - Kitchen Elevation D
1:20

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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



PRELIMINARY

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WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION

231 Whale Beach Road, Whale Beach
for
Leslie Cassar


Leslie Cassa

Kitchen Details - Apartment 1

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

CC090

1:20 @ A1



Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

AR-01	Acrylic render to manufacturer's directions with paint finish. Paint finish to be Duks Wash n Wear matel, colour Duks' Natural White' SW1F4.
BT-02	Kitchen Bench Art 1-4 - 19mm. 19mm Crown benchtop with integrated sinks. Shown on drawings as square edge, square edge edge, square edge edge, pitred joints and polished edges. Provide routed stencil to fall adjacent to sinks as detailed. Fabricate and install to manufacturer's instructions. Provide HMR substrate and support framing as required.
BT-06	Kitchen Island Bench Art 1-4 - 19mm. 19mm Crown benchtop, provide up/turndown as shown on drawings, square edge edge, pitred joints and polished edges where shown. Provide HMR substrate and support framing as required.
CL-01	16mm particleboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lock suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline colour. Provide moisture resistant particleboard in wet areas. Provide R1.5 bulk insulation to ceiling. Finish to be Duks Ceiling White, colour to be Duks' Natural White' SW1F4.
FB-01	Face Brickwork to be Architectural Handmade Bricks & Pavers 028 Lightly Blended Mix Smooth (500x90x40) with off white mortar and flush joints in an irregular bond. Seal with Westox T5200 Water Repellent to manufacturer's instructions.
JH-01	Joinery Panel Handle 170mm - to be Maraluna Furniture Palt R1166 in Bronze from Petella.
JH-02	Joinery Panel Handle 300mm - to be Maraluna La Letta Palt R2549 in Bronze from Petella.
JM-01	16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.
JT-01	16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Bona Poly. Oil finish, white polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-02	25mm particulate barrier with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide 60mm Poly Oil Finish, or matt polyurethane to wet areas. Provide HMR particulate barrier to wet areas.
JT-05	18mm particulate barrier with selected Tasmanian Oak veneer and 2mm thick solid matching edge strips. Provide matt lacquer finish or matt polyurethane to wet areas. Provide HMR particulate barrier to wet areas.
KI-01	Induction Cooktop: to be AEG 80cm SenseCook Induction Cooktop AEG4881FB from Winnings. To be confirmed by client.
KI-02	Integrated oven: to be AEG 80cm SenseCook Pyrolytic Oven in Matte Black Cooktop BPK74238PT from Winnings. To be confirmed by client.
KI-03	Fully Integrated Dishwasher: to be ASKO fully integrated dishwasher code PTN65U40 from Winnings. To be confirmed by client.
KI-04	Microwave: to be Freezing Panasonic: 30L, Genius 1100W Microwave NN-ST66B available from Winnings. To be confirmed by client.
KI-05	Integrated rangehood: to be 90cm Qasim Lissmore Executive under cupboard rangehood code LHS90LZT from Winnings. Rangehood to be externally ducted, to mechanical engineer's details. To be confirmed by client.
KI-06	Kitchen mixer - to be SPECIAL City Plus 1 9707 040.2 Pullout Spray Sprout with complete Nanobar Basin Taps and Basin Body Paint in brushed brass organic finish. Note Tea and Flexi Hoses not included, please order separately.
KI-07	Slide out waste bin system: to be Hideaway Waste Bin Compact Soft-Close 240L (Door Pull) from Hafele.
KI-09	Fully integrated fridge/freezer: to be Fisher & Paykel 474L Integrated French Door fridge FRS404 from Winnings. To be confirmed by client.
KI-10	Refrigerator: to be 180cm wide Corian sink and 180cm Corian sink 9410 with Corian Waste Guard in Architect White. Provide ratchet setdown to flat adjacent to sinks as detailed.

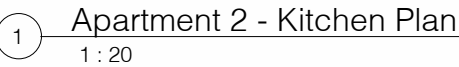
KI-12	Pantry System - to be Blum Space Tower with Legrabox plus & free inner pulls in stainless steel finish and glass fronts. Provide zero protrusion hinge with integrated Blumclon to door. Conform puller seal and dimensions with client orders.
KI-18	Pull out underbench pantry store to be Hafele Dispensa Junior III with YouTube in white finish. Configuration of tray and box set to be confirmed with client.
KI-21	Waste Cover - to be branded Corian Waste Cover with nappia and sand.
LT-07	Interior surface mounted LED downlight - to be the HVS4245-WHT - Nella White 12w Surface Mounted LED Downlight from Havit Lighting. Warm White bulb type 3000K.
LT-13	LED strip lighting - Interior - L2 Kovo LED Mini from Intralux Australia. Where located in cupboard connects lights to mini switch to turn on when cupboard door is opened.
SB-04	Kitchen Appliance - 14" - Splashback - Nemo. 19mm Corian splashback and surround to match cabinet. Provide HMR substrate and support framing as required.
SW-01	Switch - Provide 1000 lux sensor to match door handle weight. Light switches to living areas and bedrooms to be dimmable excluding primary and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.
SW-02	Double GPO's to be 250mm to CL AFFL in Apt. 1 - 4 - and between 600mm to 1100mm CL AFFL in Apt. 5. GPO's to be max. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.
SW-06	Single GPO's to be 250mm to CL AFFL in Apt. 1 - 4 - and between 600mm to 1100mm to CL AFFL in Apt. 5. GPO's to be max. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.
SW-11	Particular Distribution Board - to electrical engineer's specifications.

SW-15 Double GPO with USB port to be 250mm to CL AFFL. in Apt. 1 - 4 and between 600mm-1900mm AFFL in Apt. 5. GPO's to be min. 5mm from internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

WN-01 150 x 50mm aluminium framed windows and doors with powdercoat finish. Aluminium frame equal to Alspec ecFRAMPELUS 150mm Centre Pocket Double glazed framing with ProGlide High Performance sliding doors or AWS 620 Series for 174 SideMaster® Series sliding doors. Provide matching thyrseless steel or stainless steel sliding door hardware, with double glazing as required by BASIX Certificate. Louvres to be Brecovia Alstar system with matching powdercoat finish, black clips and 6.38mm laminated blades. Windows to comply with NCC Volume 1 D 2-24 "Protection of Accessible Windows". Provide double glazed doors with Datasafe Elements Natural Bronze Flat 9E14AFF. Sliding door hardware to be Pibla Marina Offsot Door Pull MDD0 430mm with Bronze finish and rebated sliding door lock with matching finish. Where ventilation is required by mechanical engineer provide AWS Trickle Vent with 150mm Sub-Head configuration with a 100L/24hr absorber. Provide double glazed doors with double framing 140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings, exposed walls to be SW154 and repaired with Dulux Weathershed Matt. Colour "Natural White" SW154. Where retaining walls are reinforced concrete, provide 150mm reinforced concrete members and Alstairianic cladding wall with geotextile fabric connected to stormwater system.

WT-10 90mm face brickwork wall to be Architectural Handmade Bricks & Pavers 028 Lightly Bledged Mix Smooth (500x90x40) with off white mortar & flush joints in an irregular bond. Seal with Westcoat TDS20 Water Repellent to manufacturer's instructions. Where loadbearing, walls are to have a minimum FL of 90/-.

WT-12 90mm concrete blockwork wall, finish as shown on drawings



No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Kitchen Details - Apartment 2

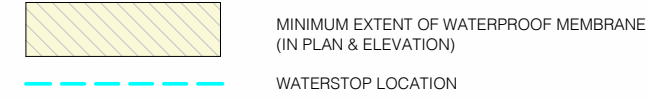
Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

CC092

As indicated @ A1

Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.:		
Drawing Title: Kitchen Details - Apartment 2		Drawing No.: CC093		
Rev	Date	Description	DP Full Name	Reg No.

REFER CC069 WATERPROOFING REQUIREMENTS FOR FURTHER DETAIL



NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging.

Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

AC-04 Air supply/exhaust grilles. Full length flangeless lineal flow diffuser equal to Holyoake LF1200 SD series with Style No. 6 Edge Style and white powdercoat finish, colour Dulux 'Natural White' SW1F4. Provide plenum and ducting to AC unit as required. Visible areas of substrate and plenum to be painted black. Refer to mechanical engineering specifications.

BT-06 Kitchen Island Bench Apt 1-4 - Nom. 19mm Corian benchtop, provide up/turndown as shown on drawings, square edge profile, mitred joints and polished edges where exposed. Provide HMR substrate and support framing as required.

CL-01 10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1F4.

FB-01 Face Brickwork to be Architectural Handmade Bricks & Pavers D28 Lightly Blended Mix Smooth (500x90x40) with off white mortar and flush joints in an irregular bond. Seal with Westox TDS20 Water Repellent to manufacturer's instructions.

JH-01 Joinery Pull Handle 170mm - to be Maralina Furniture Pull R1166 in Bronze from Piteila.

JH-02 Joinery Pull Handle 300mm - to be Maralina La Letta Pull R2549 in Bronze from Piteila.

JM-01 16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.

JT-01 16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-02 25mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-05 18mm particleboard with selected Tasmanian Oak veneer and 2mm thick solid matching edge strips. Provide matt lacquer finish or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

KI-02 Integrated oven - to be AEG 60cm SenseCook Pyrolytic Oven in Matte Black Code BPK74238PT from Winnings. To be confirmed by client.

KI-04 Microwave - to be Freestanding Panasonic 32L Genius 1100W Microwave NN-ST665B available from Winnings. To be confirmed by client.

KI-09 Fully integrated fridge/freezer - to be Fisher & Paykel 476L Integrated French Door fridge Code RS90A1 from Winnings. To be confirmed by client.

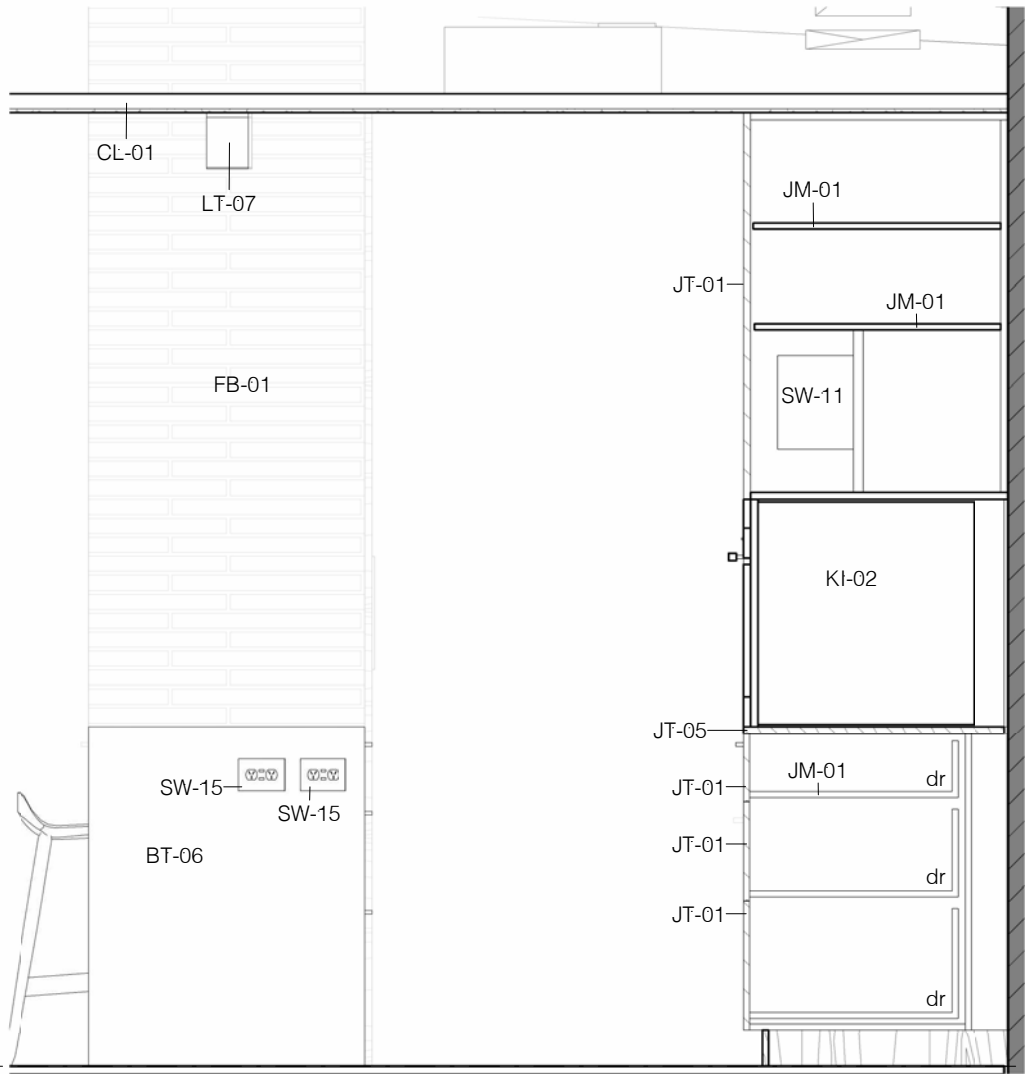
LT-07 Internal surface mounted LED downlight - to be HV5842S-WHT - Nella White 12w Surface Mounted LED Downlight from Havt Lighting. Warm White bulb temp 3000K.

LT-13 LED strip lighting - Interior - L2 Kove LED Mini from Intralux Australia. Where located in cupboards connect lights to reed switch to turn on when cupboard door is opened.

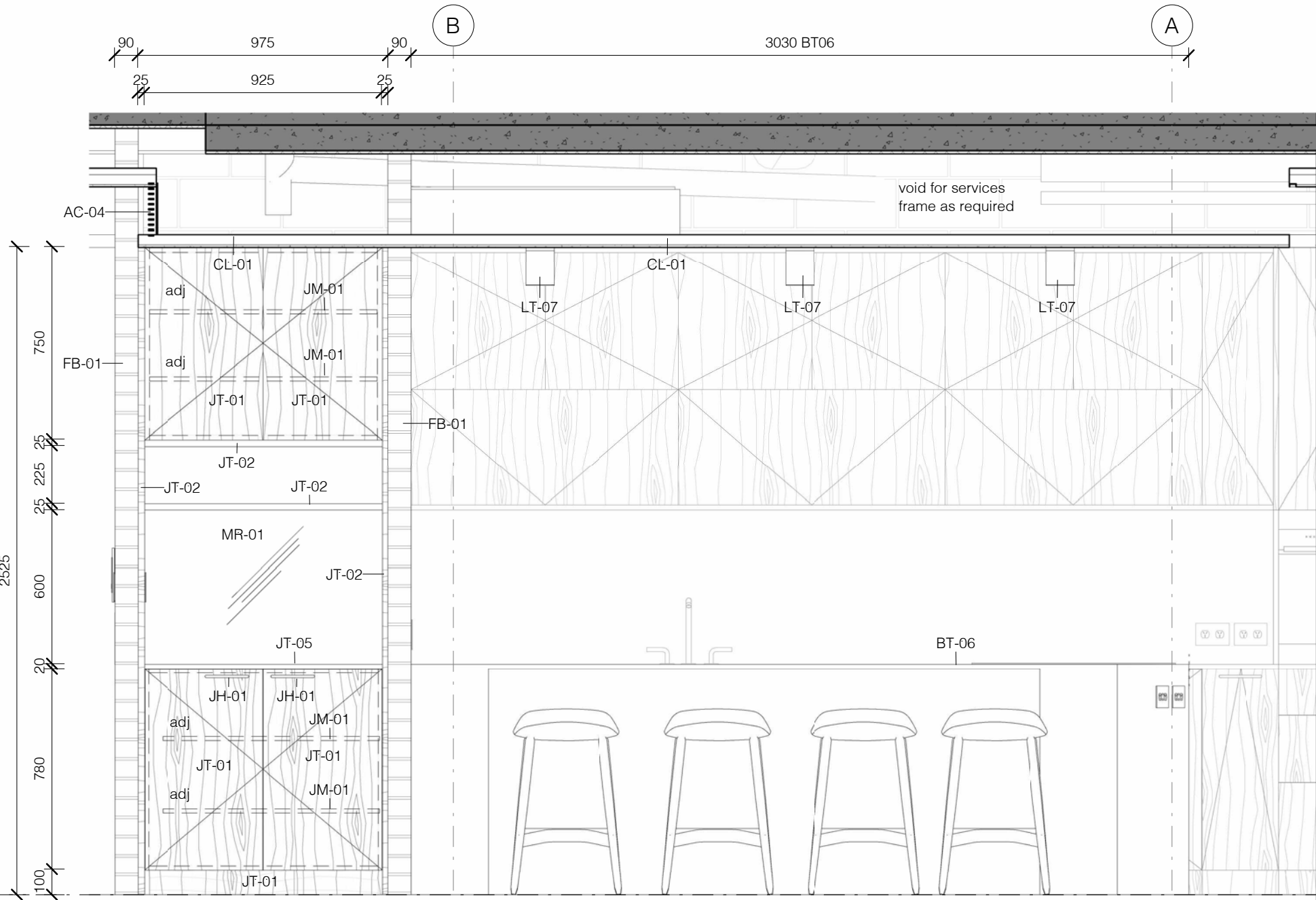
MR-01 Mirror adhesive fixed to wall or cabinet door with polished edges. Install flush with adjacent tiled surface. Provide a clear anodised aluminium angle to all edges with edge of leg flush with face of mirror.

SW-11 Apartment Distribution Board - to electrical engineer's specifications.

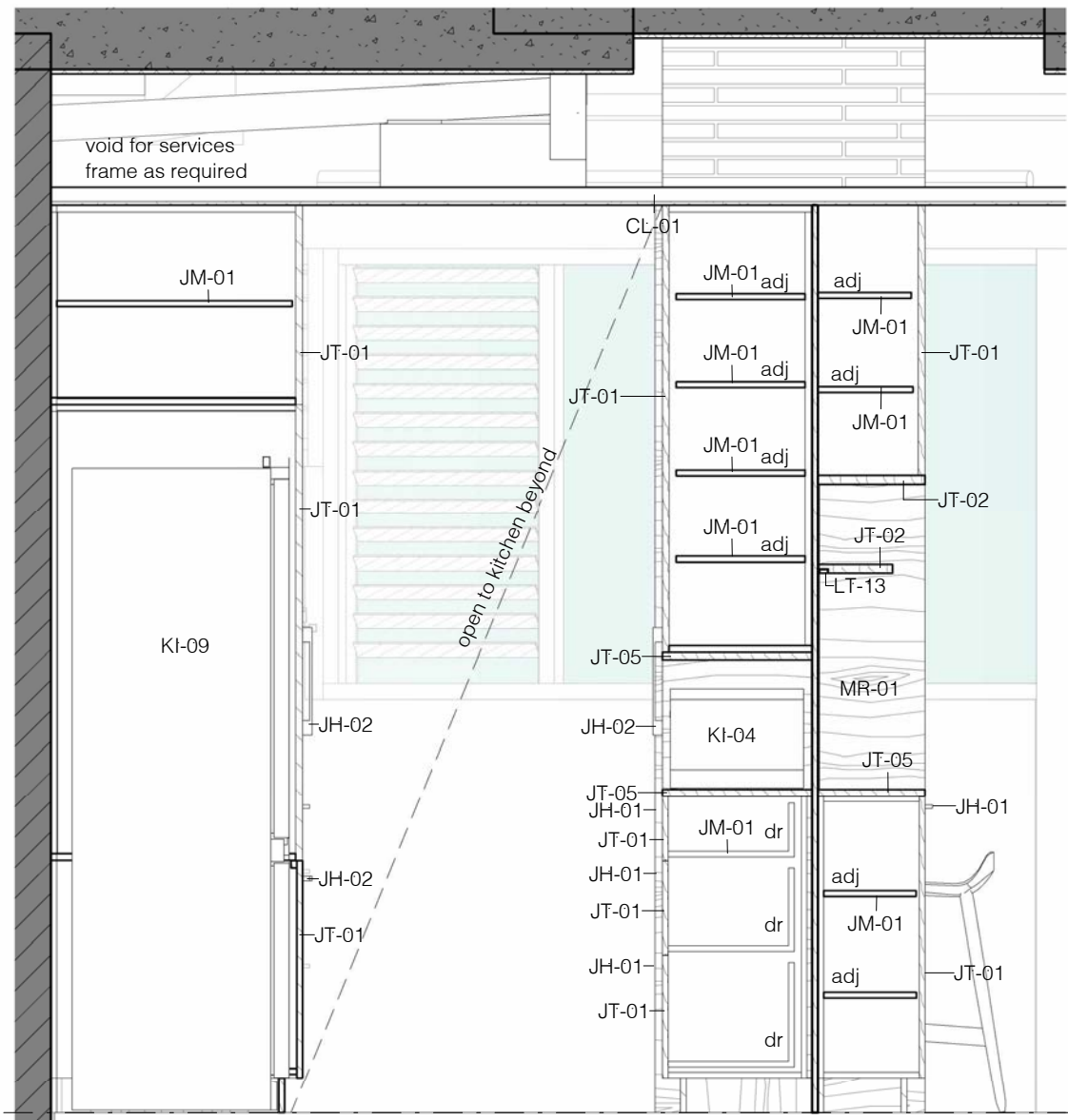
SW-15 Double GPO with USB port to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Heger Silhouette series. Colour to be matt white.



1 Apartment 2 - Kitchen - Elevation E
1 : 20



2 Apartment 2 - Kitchen - Elevation F
1 : 20



3 Apartment 2 - Pantry - Elevation G
1 : 20



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No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
Leslie Cassar

Kitchen Details - Apartment 2

Project number	1609	CC093
Date	APRIL 2024	
Drawn by	Author	
Checked by	RC	
Scale		1 : 20 @ A1

Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.: CC095		
Drawing Title: Kitchen Details - Apartment 3		Drawing No.: CC095		
Rev	Date	Description	DP Full Name	Reg No.

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging. Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

AC-02 Air conditioning Fan Coil Unit installed to manufacturer's instructions. Provide flush trimless access panel, electrical and drainage services as required. Refer to mechanical engineering drawings.

AC-04 Air supply/exhaust grilles. Full length flangeless lineal flow diffuser equal to Holyoake LF1200 SD series with Style No. 6 Edge Style and white powdercoat finish, colour Dulux 'Natural White' SW1F4. Provide plenum and ducting to AC unit as required. Visible areas of substrate and plenum to be painted black. Refer to mechanical engineering specifications.

AR-01 Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Wash n Wear matte, colour Dulux 'Natural White' SW1F4.

BD-01 Roller Blinds - Motorised roller blinds to be Verasol Ambiance Heavy Duty Multi-Link Roller Blind with 60mm roller tube, round base rail in white and 240V AC Motorised operation. Provide remote controller for each room. Fabric to be 762 Series G8 Blockout colour White 1000. Confirm colour selection prior to ordering. Recess blinds in window reveal or bulkhead as detailed.

BT-02 Kitchen Bench Apt 1-4 - Nom. 19mm Corian benchtop with integrated sinks as shown on drawings. Provide up/rounddown as shown on drawings, square edge profile, mitred joints and polished edges. Provide routed setdown to fall adjacent to sinks as detailed. Fabricate and install to manufacturer's instructions. Provide HMR substrate and support framing as required.

BT-06 Kitchen Island Bench Apt 1-4 - Nom. 19mm Corian benchtop, provide up/rounddown as shown on drawings, square edge profile, mitred joints and polished edges where exposed. Provide HMR substrate and support framing as required.

CL-01 10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1F4.

DP-01 100/150/200mm round PVC concealed downpipe connected to stormwater system to hydraulic engineers details.

FB-01 Face Brickwork to be Architectural Handmade Bricks & Pavers 028 Lightly Blended Mix Smooth (500x90x40) with off white mortar and flush joints in an irregular bond. Seal with Westox TDS20 Water Repellent to manufacturer's instructions.

FF-03 "Huron Trail" prefinished Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Flooring to be prefinished with Bona Naturale UV.

JB-02 Nom. 20mmx40mm DAR KD select Tasmanian Oak timber batten screen to electronic storage joinery. Provide concealed support substrate and opening mechanism. Finish to match adjacent joinery.

JH-01 Joinery Pull Handle 170mm - to be Maralina Furniture Pull R1166 in Bronze from Pitella.

JH-02 Joinery Pull Handle 300mm - to be Maralina La Letta Pull R2549 in Bronze from Pitella.

JM-01 16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.

JT-01 16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-02 25mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-05 18mm particleboard with selected Tasmanian Oak veneer and 2mm thick solid matching edge strips. Provide matt lacquer finish or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

KI-02 Integrated oven - to be AEG 60cm SenseCook Pyrolytic Oven in Matte Black Code BPK74238PT from Winnings. To be confirmed by client.

KI-03 Fully integrated Dishwasher - to be ASKO fully integrated dishwasher code DFI766JAU from Winnings. To be confirmed by client.

KI-06 Kitchen mixer - to be SPECIAL City Plus 1.9707.04.0.24 Pullout Spray Spout with complete Nanobar Basin Taps and Basin Body Pack in brushed brass organic finish. Note Tee and Flexi Hoses not included, please order separately.

KI-07 Pantry Mixer - to be to be SPECIAL City Plus 1.9707.04.0.24 Pullout Spray Spout with complete Nanobar Basin Taps and Basin Body Pack in brushed brass organic finish. Note Tee and Flexi Hoses not included, please order separately.

KI-10 Kitchen undermount sink Apt 1-4 - to be fully integrated Corian sink 9410 with Corian Waste Cover in Architect White. Provide routed setdown to fall adjacent to sinks as detailed.

KI-11 Kitchen undermount pantry sink Apt 1-4 - to be fully integrated Corian sink 965 with Corian Waste Cover in Architect White. Provide routed setdown to fall adjacent to sinks as detailed.

KI-12 Pantry System - to be Blum Space Tower with Legrabox pure & free inner pullouts in stainless steel finish and glass fronts. Provide zero protrusion hinge with integrated Blumotion to door. Confirm pullout drawer setout and dimensions with client onsite.

KI-21 Waste Cover - to be branded Corian Waste Cover to match benchtop and sinks.

LT-07 Internal surface mounted LED downlight - to be HY58425-WHT - Nella White 12w Surface Mounted LED Downlight from Havlt Lighting. Warm White bulb temp 3000K.

LT-13 LED strip lighting - Interior - L2 Kove LED Mini from Intralux Australia. Where located in cupboards connect lights to reed switch to turn on when cupboard door is opened.

SB-04 Kitchen Apt 1-4 - Splashback - Nom. 19mm Corian splashback and surround to match benchtop. Provide HMR substrate and support framing as required.

SW-01 Switch nominally 1000 AFLL to control line to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.

SW-02 Double GPO's to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm CL AFLL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

SW-04 Data point to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm to CL AFLL in Apt. 5. Data points to be min. 500mm from an internal corner in Apt. 5. Data points to be Hager Silhouette series. Colour to be matt white.

SW-05 Cable television point to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm to CL AFLL in Apt. 5. Cable television points to be min. 500mm from an internal corner in Apt. 5. Cable television points to be Hager Silhouette series. Colour to be matt white.

SW-09 Aerial point to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm to CL AFLL in Apt. 5. Aerial points to be min. 500mm from an internal corner in Apt. 5. Aerial Points to be Hager Silhouette series. Colour to be matt white.

SW-11 Apartment Distribution Board - to electrical engineer's specifications.

SW-15 Double GPO with USB port to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm AFLL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

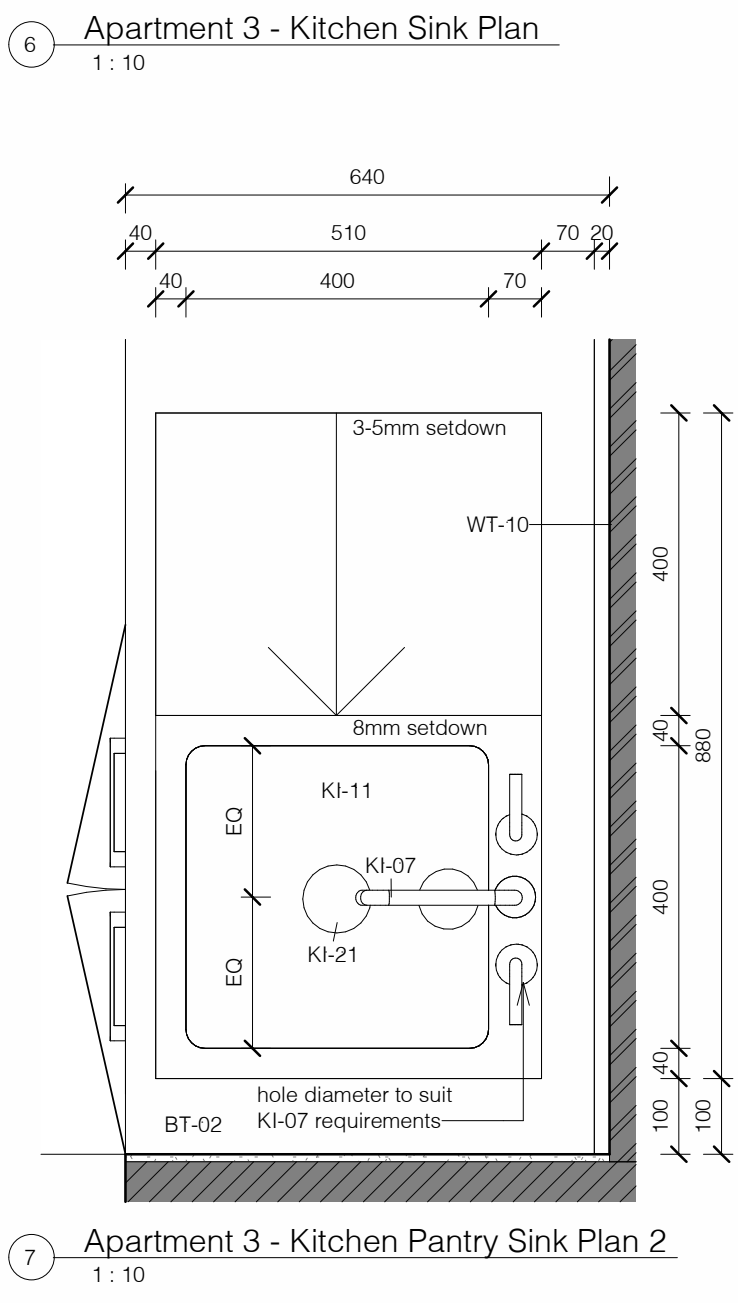
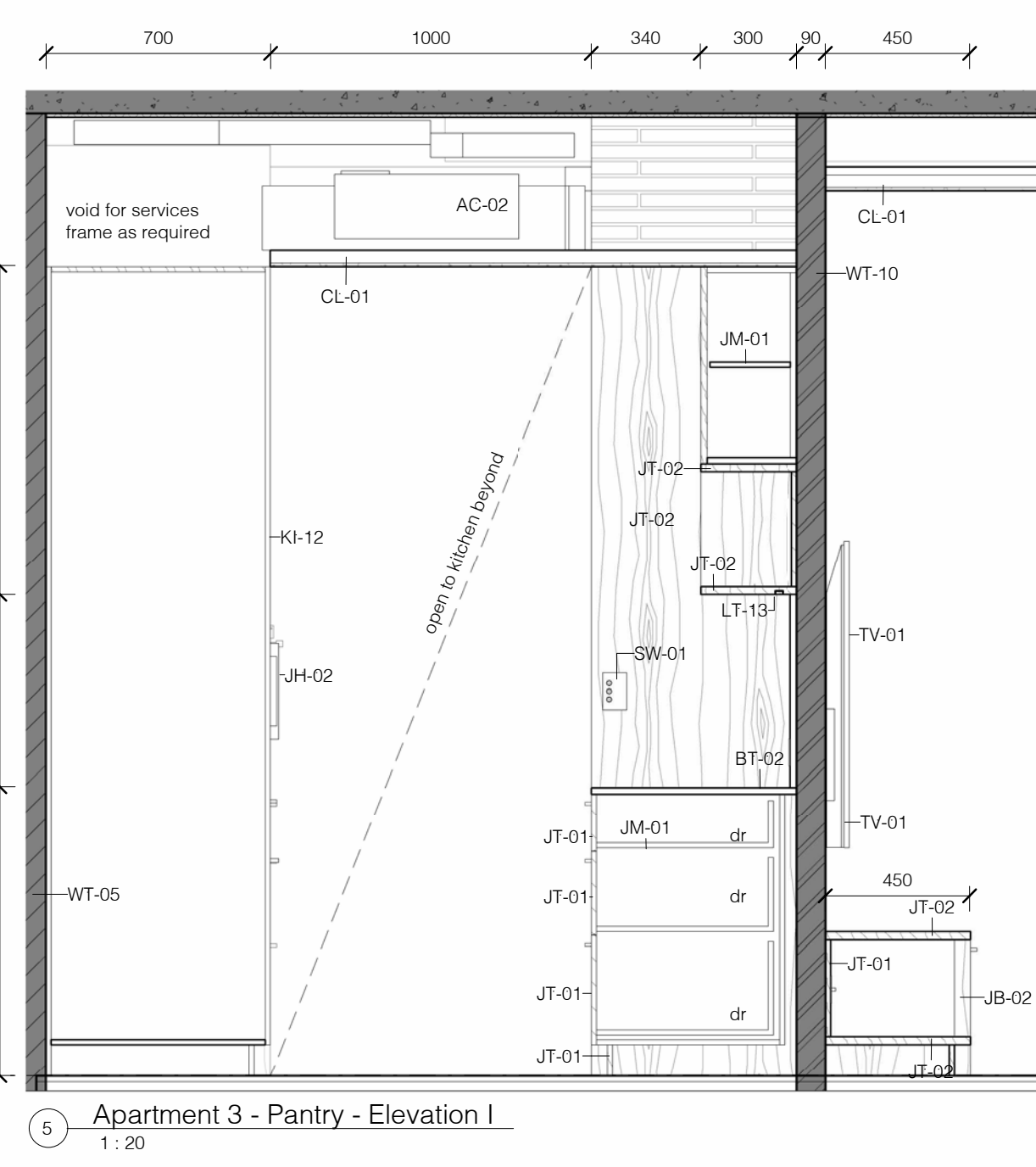
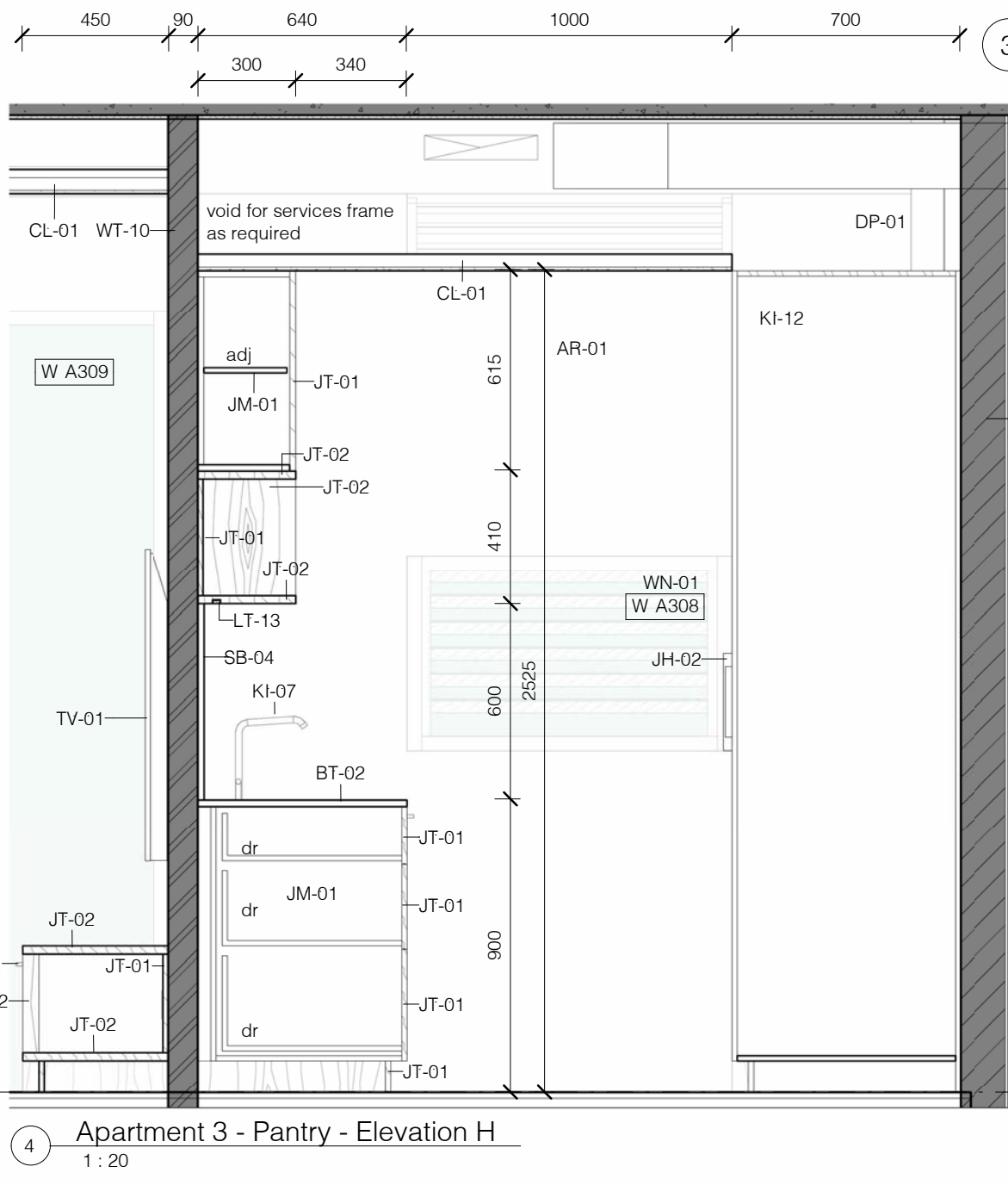
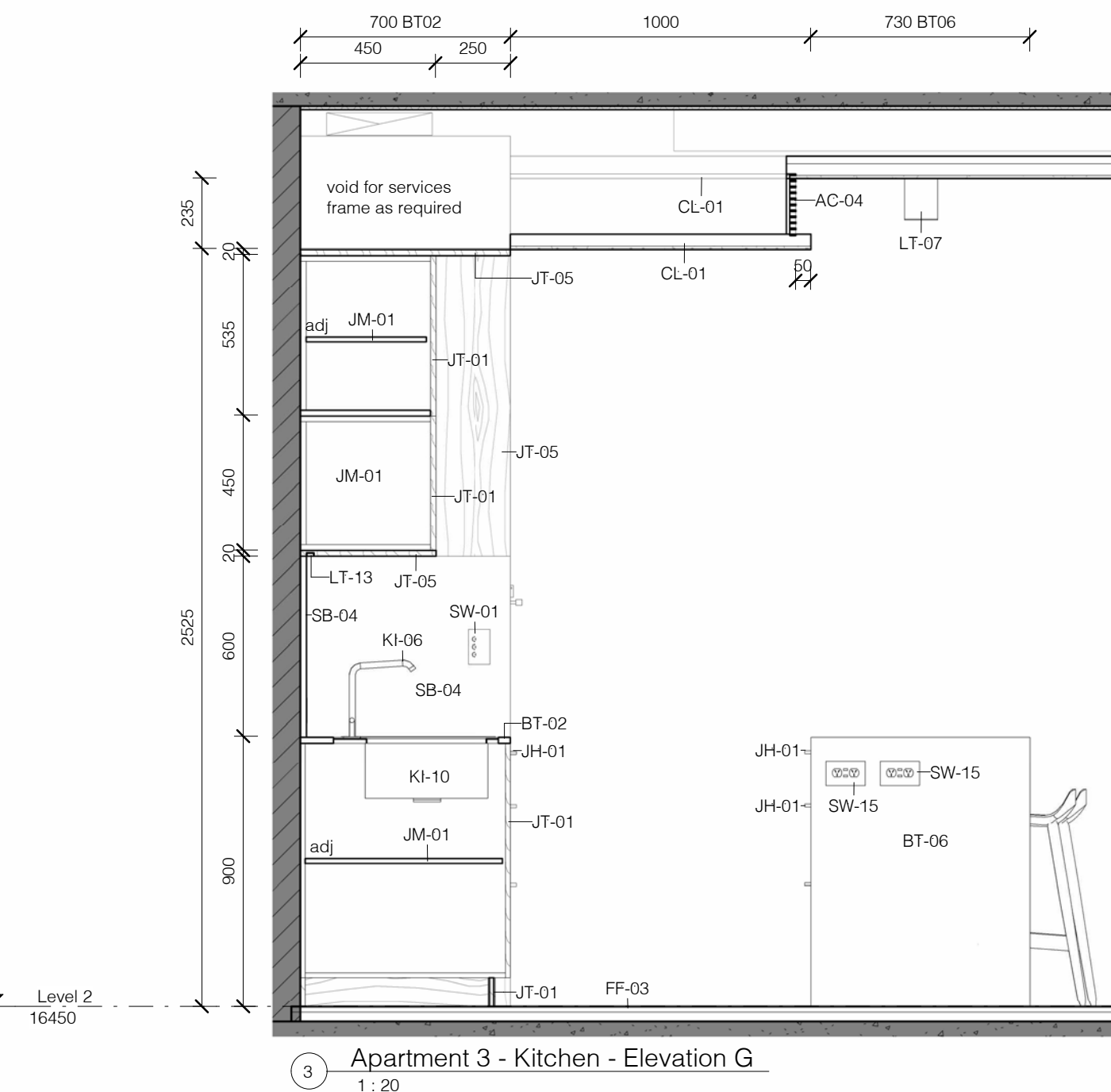
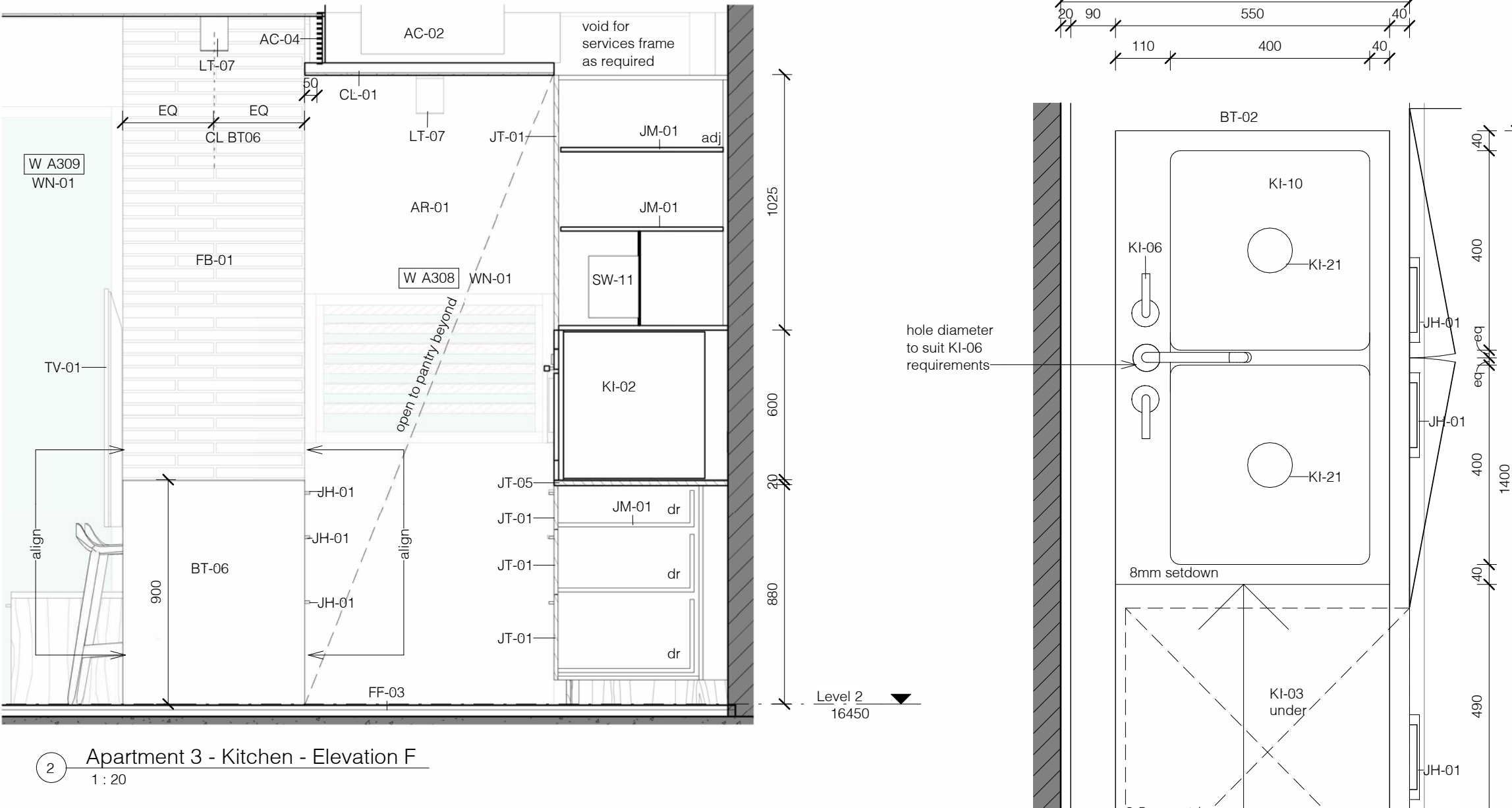
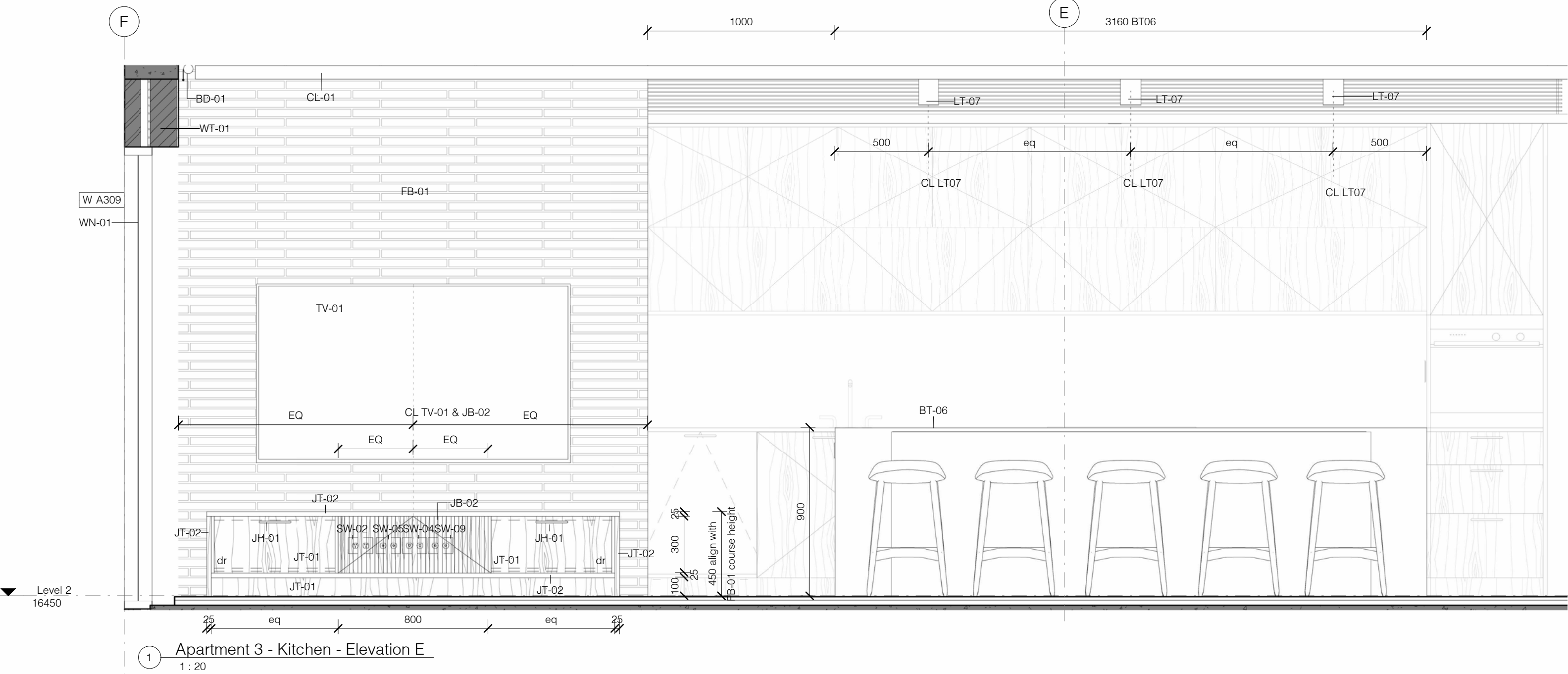
TV-01 Wall Mounted TV. Provide ducting for power, Foxtel, data and aerial connection as required to cabinet below. Confirm requirements with apartment owner. TV to be selected. Install to manufacturer's instructions.

WN-01 150 x 50mm aluminium framed windows and doors with powdercoat finish. Aluminium frame equal to Alspec ecoFRAMEplus 150mm Centre Pocket Double glazed framing with ProGlide High Performance sliding doors or AWS 620 Series with 704 SlideMASTER Series sliding doors. Provide matching flyscreen sash to all sliding doors. Provide glazing to AS1288, with double glazing as required by BASIX Certificate. Louvers to be Breezway Altair system with matching powdercoat finish, black clips and 6.38mm laminated blades. Windows to comply with NCC Volume 1 D2.24 'Protection of openable Windows'. Powdercoat finish to be Dulux Duratec Elements Natural Bronze Flat 9E2634-1F. Sliding door hardware to be Pitella Maralina Offset Door Pull MDPO 430mm with Bronze finish and rebated sliding door lock with matching finish. Where ventilation is required by mechanical engineer provide AWS Trickle Vent with 150mm Sub-Head configuration with SoundOut absorber. Provide intumescent seals if required for fire rating.

WT-01 200mm cavity brick and blockwork wall comprising 90mm thick face brickwork, 50mm cavity and 140mm core filled blockwork to internal skin. Face brickwork externally with brick type as shown on elevations. Provide acrylic render to internal faces with Dulux Wash n Wear matt paint finish. Walls to comply with Specification C1.1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings and R_w + Ctr not less than 50. Paint colour to be Dulux 'Natural White'. Seal face brickwork with Westox TDS20 Water Repellent. Provide construction and expansion joints, damp proof course and stainless steel brick ties as required by AS3700-2011, and reinforced concrete footing to structural engineer's requirements. Provide 12.5mm Firemax A10 Plus Cavity Board to cavity to manufacturers instructions, in accordance with the BASIX Certificate.


WT-05 140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings, exposed walls are to be rendered and painted with Dulux WeatherShield Matt, Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, provide waterproof membrane and Allantis drainage cell with geotextile fabric connected to stormwater system.

WT-10 90mm face brickwork wall to be Architectural Handmade Bricks & Pavers 028 Lightly Blended Mix Smooth (500x90x40) with off white mortar & flush joints in an irregular bond. Seal with Westox TDS20 Water Repellent to manufacturer's instructions. Where loadbearing, walls are to have a minimum FRL of 90/-.



No.	Revision Description	Date
Z	Interiors Issue for Client Review	29/08/2023
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/06/2024
QQ	Draft Construction Certificate Issue	17/07/2024

Project number	1609	CC095
Date	APRIL 2024	
Drawn by	Author	
Checked by	RC	
Scale	As indicated	© A1



Mirrors to be adhesive fixed with polished edges. Finish flush with

JH-01
JH-02
JM-01

JT-01

JT-02

JT-05

KI-01
KI-02
KI-03
KI-04
KI-05

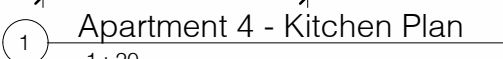
KI-06

KI-07

KI-08

K-09	Fullly integrated fridge/freezer - to be Fisher & Paykel 476L integrated French Door fridge CO RS90A1 from Winnings. To be confirmed by client.
K-10	Kitchen undermount sink Aspt 1-4 - to be fully integrated Corian sink 9410 with Corian Waste Cover in Architect White. Provide rounded down to fall adjacent to sinks as detailed.
K-11	Kitchen undermount pantry sink Aspt 1-4 - to be fully integrated Corian sink 965 with Corian Waste Cover in Architect White. Provide rounded down to fall adjacent to sinks as detailed.
K-12	Pantry System - to be Blum Space Tower with Legrabox pure & free inner pullouts in stainless steel finish and glass fronts. Provide zero protrusion hinge with integrated Blumotion to door. Cabinet pull drawers to be integrated into the handle on the inside.
K-13	Bar Fridge - to be freestanding Vitro 100 Beer Bottle Beverage Center VB5005SB in black available from Winnings. To be confirmed by client.
K-18	Pull out underbench pantry store to be Hafele Dispensa Junior III with YouBox in white finish Configuration of tray and box set to be confirmed with client.
K-21	Waste Cover - to be branded Corian Waste Cover to match benchtop and sinks.
LT-07	Internal surface mounted LED downlight - to be WS6264 4Watt - Nela White 12w Square. Integrated LED downlight in front of wall hanging unit. Warm white temp 3000K.
LT-13	LED strip lighting - L2 - Kove LED Mini from Intralux Australia. Where located in cupboards connect lights to switch to turn on when cupboard door is opened.
SB-04	Kitchen Aspt 1-4 - Splashback - Norm. 19mm Corian splashback and surround to match benchtop. Provide HMR substrate and support framing as required.
SW-01	Externality 100% - 100% of the area to be covered by the hand made light. All switches to live in areas and bedrooms to be dimmable excluding pantry and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be match white.
SW-02	Double GPO's to be 250mm to CL AFFL in Aspt. 1 - 4 and between 600mm-1100mm CL AFFL Aspt. 5. GPO's to be min. 500mm from an internal corner in Aspt. 5. GPO's to be Hager Silhouette series. Colour to be match white.
SW-04	Data point to be 250mm to CL AFFL in Aspt. 1 - 4 and between 600mm-1100mm to CL AFFL in Aspt. 5. Data points to be min. 500mm from an internal corner in Aspt. 5. Data points to be Hager Silhouette series. Colour to be match white.
SW-06	Cable television point to be 250mm to CL AFFL in Aspt. 1 - 4 and between 600mm-1100mm to CL AFFL in Aspt. 5. Cable television point to be min. 500mm from an internal corner in Aspt. 5. Cable television points to be Hager Silhouette series. Colour to be match white.

SW-06	Single GPO's to be 250mm to C/L AFFL in Apt. 1 - 4 and between 600mm-1100mm to C/L AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.
SW-09	Single GPO's to be 250mm to C/L AFFL in Apt. 1 - 4 and between 600mm-1100mm to C/L AFFL in Apt. 5. Aerial points to be min. 500mm from an internal corner in Apt. 5. Aerial points to be Hager Silhouette series. Colour to be matt white.
SW-11	Apartment Distribution Board - to electrical engineer's specifications.
SW-15	Double GPO with USB port to be 250mm to C/L AFFL in Apt. 1 - 4 and between 600mm-1100mm AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.
TV-01	Wall Mounted TV. Provide ducting for power, Foptel, data and aerial connection as required to cabinet below. Confirm requirements with apartment owner. TV to be selected. Install a manufacturer's instructions.
WN-01	150 x 50mm aluminium framed windows and doors with powdercoated finish. Aluminium frame colour to Alspec or RAL 9005. Windows to be Pockets Double glazed frame with ProGlaze. Performance sliding doors or AVO5 6200 Series with 704 SlideMASTER Series sliding doors. Provide matching flyscreen sash to all sliding doors. Provide glazing to AS1288, with double glazing as required by BASIX Certificate. Louvers to be Breezway Altar system with matching powdercoated finish, black clips and 6.38mm laminated blades. Windows to comply with NCC Volume 1 10.2.24 Protection from the sun. Powdercoated finish to be Dulux Duracore Elements Natural Bronze FFL 92823417. Sliding door hardware to be Pieltola Maraluna Offset Door Pull MPO4 430mm with Bronze finish and related sliding door lock with matching finish. Where ventilation is required by mechanical engineer provide AWS Trickle Vent with 150mm Sub-Head Configuration with 50mm mesh screen. Windows to be 150mm mesh screen required for fire rating. 200mm cavity brick and blockwork wall comprising 90mm thick face brickwork, 50mm cavity and 140mm core filled blockwork to internal skin. Face brickwork externally with brick type as shown on elevations. Provide acrylic render to internal faces with Dulux Wash n Wear matt paint finish. Walls to comply with Specification C/L1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings. Seal face brickwork with Dulux Natural White. Seal face brickwork with Westcoat TDS20 Water Repellent. Provide construction and expansion joints, damp proof course and stainless steel brick ties as required by AS3700-2011, and reinforced concrete footing to structural engineer's requirements. Provide 12.5mm Firemax A10 Plus Cavity Board to cavity to manufacturers instructions, in accordance with the BASIX Certificate.
WT-01	90mm concrete blockwork wall, finish as shown on drawings
WT-12	90mm concrete blockwork wall, finish as shown on drawings



1:20 @ A1

acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.: CC097		
Drawing Title: Kitchen Details - Apartment 4		Drawing No.: CC097		
Rev	Date	Description	DP Full Name	Reg No.

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

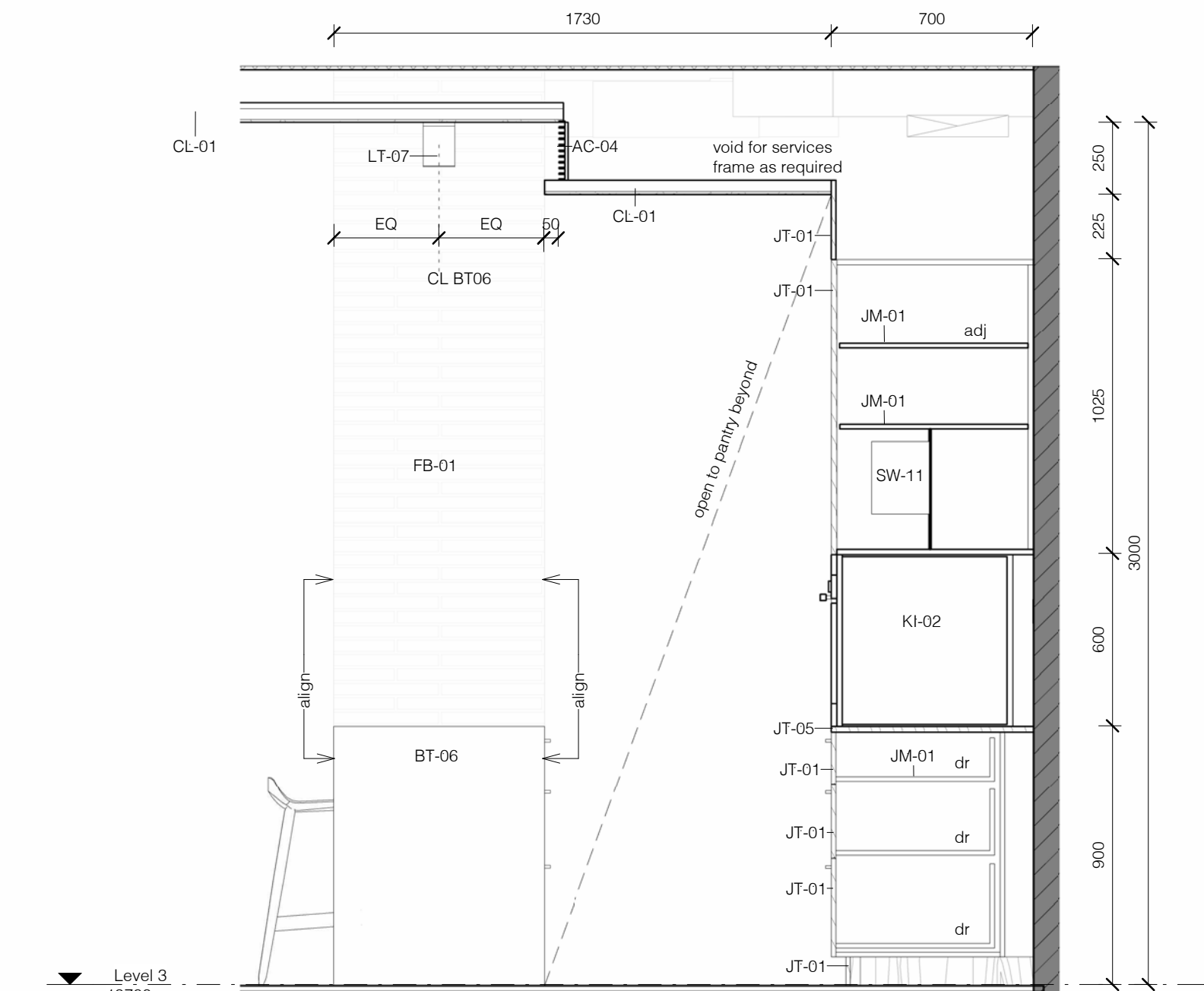
Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging.

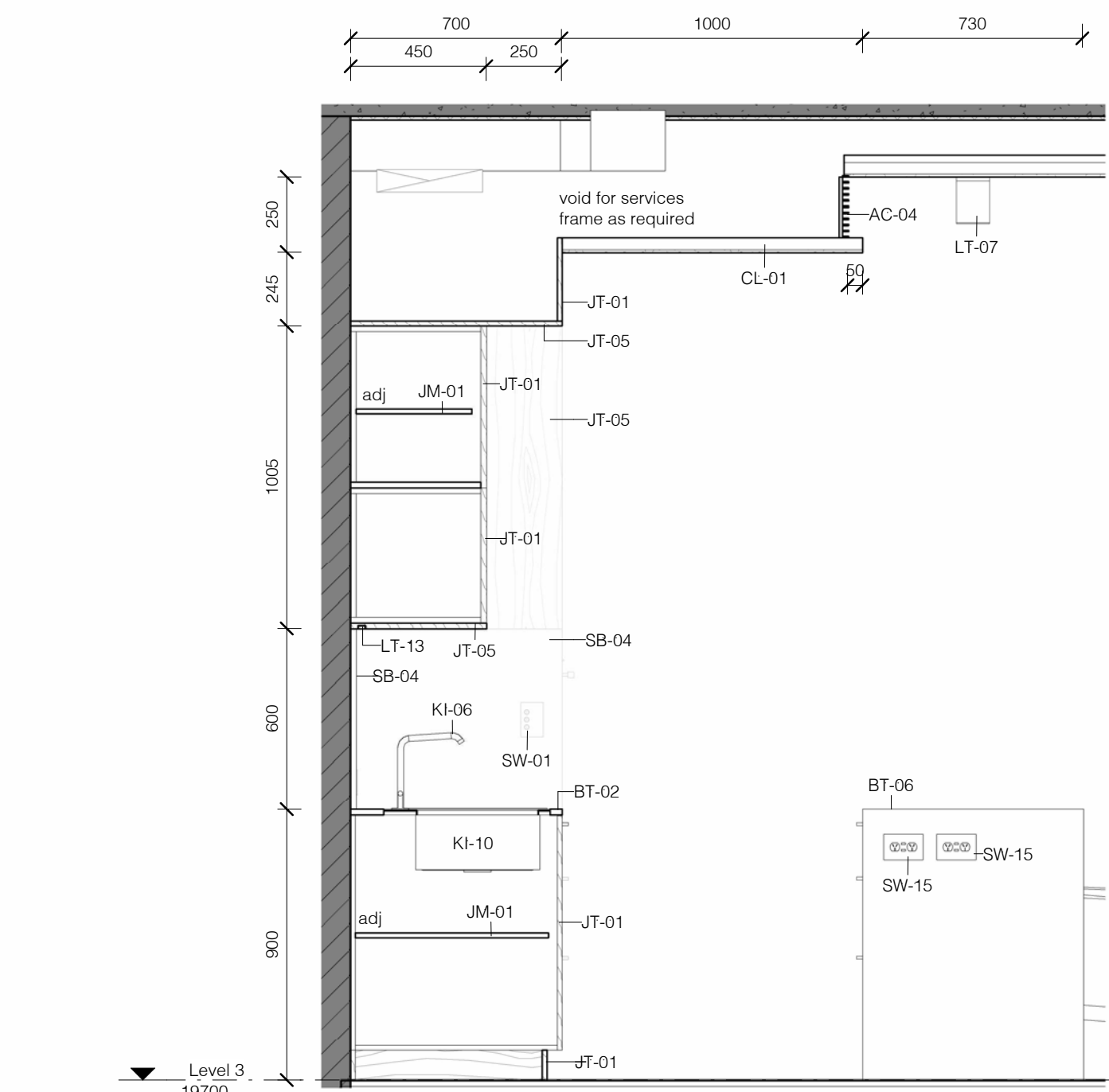
Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

REFER CC069 WATERPROOFING REQUIREMENTS FOR FURTHER DETAIL



1 Apartment 4 - Kitchen - Elevation E
1 : 20



3 Apartment 4 - Kitchen - Elevation G
1 : 20

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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



0009476890 26 Jul 2024
Assessor: Jamie Bonnetin
Accreditation No.: 10056
Address: 231 Whale Beach Road, Whale Beach, NSW, 2107
hstar.com.au

PRELIMINARY

4 Apartment 4 - Kitchen - Elevation H
1 : 20



5 Apartment 4 - Kitchen - Elevation I
1 : 20



2 Apartment 4 - Kitchen - Elevation F
1 : 20



JB-02 Nom. 20mmx40mm DAR KD select Tasmanian Oak timber batten screen to electronic storage joinery. Provide concealed support substrate and opening mechanism. Finish to match adjacent joinery.

JM-01 16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.

JT-01 16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-02 25mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-05 18mm particleboard with selected Tasmanian Oak veneer and 2mm thick solid matching edge strips. Provide matt lacquer finish or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

KI-02 Integrated oven - to be AEG 60cm SenseCook Pyrolytic Oven in Matte Black Code BPK74238PT from Winnings. To be confirmed by client.

KI-03 Fully integrated Dishwasher - to be ASKO fully integrated dishwasher code DF176BUAU from Winnings. To be confirmed by client.

KI-04 Microwave - to be Freestanding Panasonic 32L Genius 1100W Microwave NN-ST665B available from Winnings. To be confirmed by client.

KI-06 Kitchen mixer - to be SPECIAL City Plus 1.9707.04.0.24 Pullout Spray Spout with complete Nanobar Basin Taps and Basin Body Pack in brushed brass organic finish. Note Tee and Flexi Hoses not included, please order separately.

KI-07 Pantry Mixer - to be to be SPECIAL City Plus 1.9707.04.0.24 Pullout Spray Spout with complete Nanobar Basin Taps and Basin Body Pack in brushed brass organic finish. Note Tee and Flexi Hoses not included, please order separately.

KI-09 Fully integrated fridge/freezer - to be Fisher & Paykel 476L Integrated French Door fridge Code RS0A1 from Winnings. To be confirmed by client.

KI-10 Kitchen undermount sink Apt 1-4 - to be fully integrated Corian sink 9410 with Corian Waste Cover in Architect White. Provide routed setdown to fall adjacent to sinks as detailed.

KI-11 Kitchen undermount pantry sink Apt 1-4 - to be fully integrated Corian sink 965 with Corian Waste Cover in Architect White. Provide routed setdown to fall adjacent to sinks as detailed.

KI-12 Pantry System - to be Blum Space Tower with Legrabox pure & free inner pullouts in stainless steel finish and glass fronts. Provide zero protrusion hinge with integrated Blumotion to door. Confirm pullout drawer setout and dimensions with client onsite.

KI-13 Bar Fridge - to be freestanding Vintec 100 Beer Bottle Beverage Centre VBS050SBB in black available from Winnings. To be confirmed by client.

KI-21 Waste Cover - to be branded Corian Waste Cover to match benchtop and sinks.

LT-07 Internal surface mounted LED downlight - to be HV5842S-WHT - Nella White 12w Surface Mounted LED Downlight from Havlt Lighting. Warm White bulb temp 3000K.

LT-13 LED strip lighting - Interior - L2 Cove LED Mini from Intralux Australia. Where located in cupboards connect lights to new switch to turn on when cupboard door is opened.

SB-04 Kitchen Apt 1-4 - Splashback - Nom. 19mm Corian splashback and surround to match benchtop. Provide HMR substrate and support framing as required.

SW-01 Switch nominally 1000 AFLL to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.

SW-02 Double GPO's to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm CL AFLL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

SW-04 Data point to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm to CL AFLL in Apt. 5. Data points to be min. 500mm from an internal corner in Apt. 5. Data points to be Hager Silhouette series. Colour to be matt white.

SW-05 Cable television point to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm to CL AFLL in Apt. 5. Cable television points to be min. 500mm from an internal corner in Apt. 5. Cable television points to be Hager Silhouette series. Colour to be matt white.

SW-09 Aerial point to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm to CL AFLL in Apt. 5. Aerial points to be min. 500mm from an internal corner in Apt. 5. Aerial Points to be Hager Silhouette series. Colour to be matt white.

SW-11 Apartment Distribution Board - to electrical engineer's specifications.

SW-15 Double GPO with USB port to be 250mm to CL AFLL in Apt. 1 - 4 and between 600mm-1100mm AFLL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.

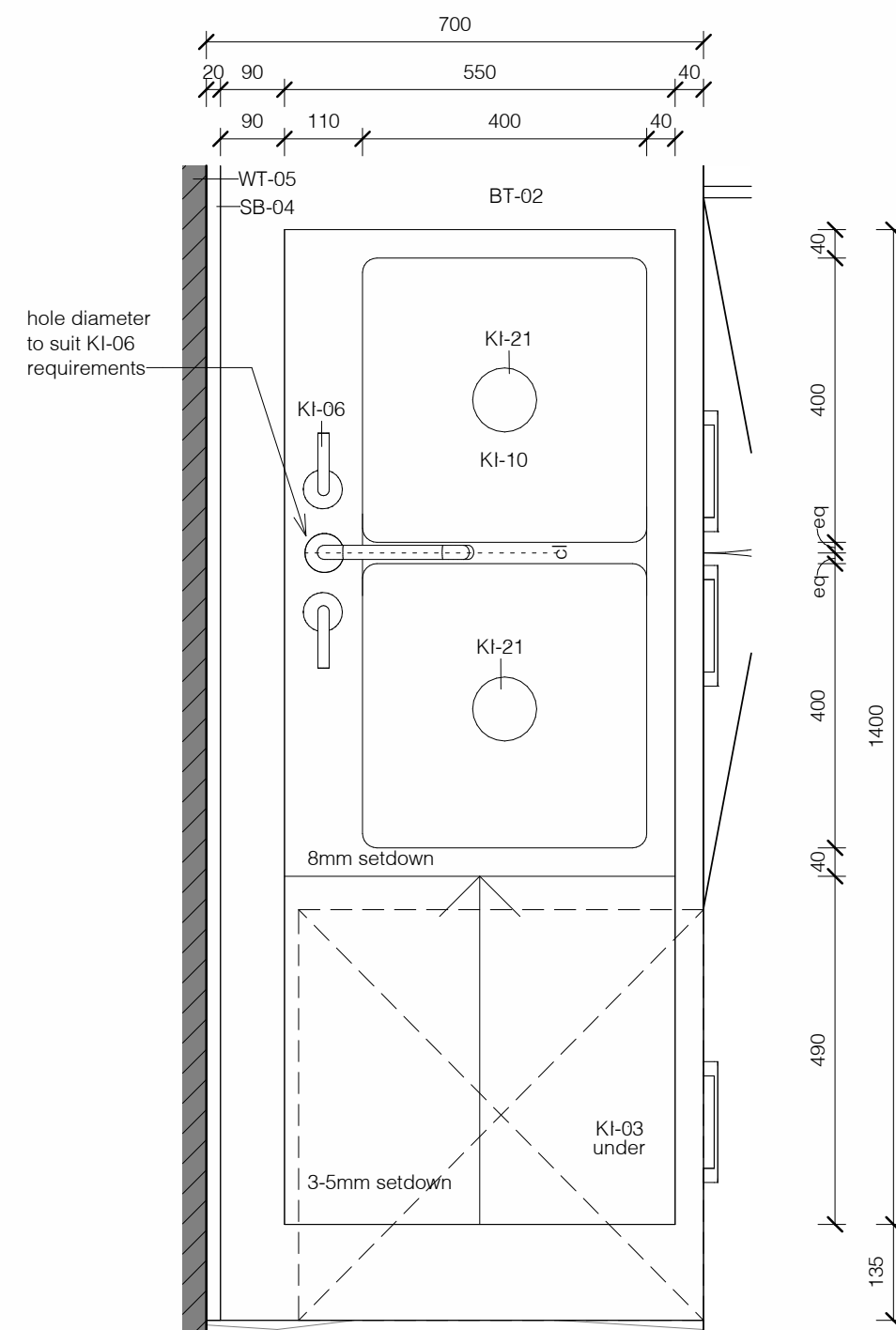
TV-01 Wall Mounted TV. Provide ducting for power, Foxtel, data and aerial connection as required to cabinet below. Confirm requirements with apartment owner. TV to be selected. Install to manufacturer's instructions.

WN-01 150 x 50mm aluminium framed windows and doors with powdercoat finish. Aluminium frame equal to Alspec ecoFRAMEplus 150mm Centre Pocket Double glazed framing with ProGlide High Performance sliding doors or AWS 620 Series with 704 SlideMASTER Series sliding doors. Provide matching flyscreen sash to all sliding doors. Provide glazing to AS1288, with double glazing as required by BASIX Certificate. Louvres to be Broseway Altair system with matching powdercoat finish, black clips and 6.38mm laminated blades. Windows to comply with NCC Volume 1 D2.24 'Protection of operable Windows'. Powdercoat finish to be Dulux Duratec Elements Natural Bronze Flat 9E28341F. Sliding door hardware to be Pitella Maralino Offset Door Pull MDPFO 430mm with Bronze finish and rebated sliding door lock with matching finish. Where ventilation is required by mechanical engineer provide AWS Trickle Vent with 150mm Sub-Head configuration with SoundOUT absorber. Provide intumescent seals if required for fire rating.

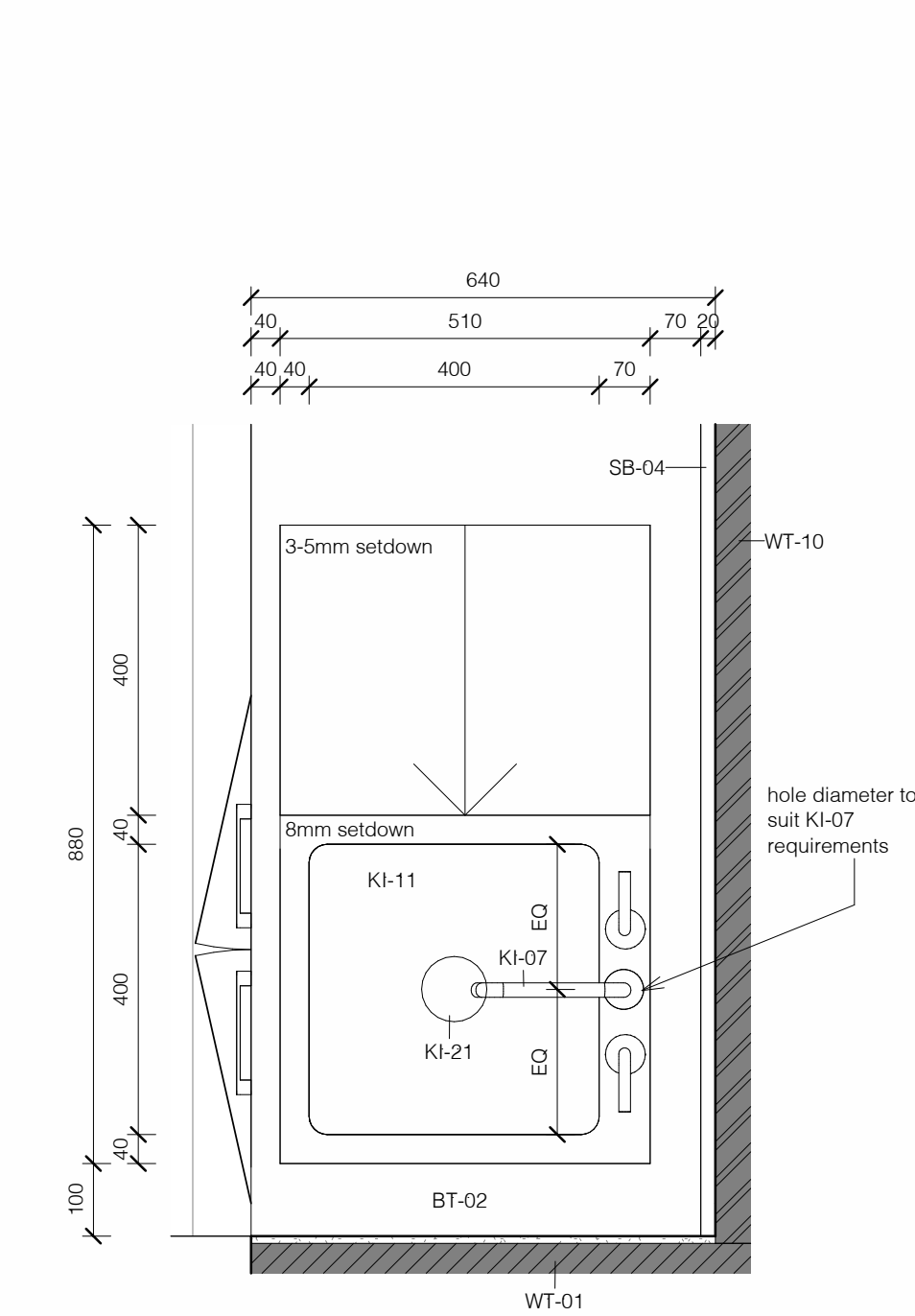
WT-01 290mm cavity brick and blockwork wall comprising 90mm thick face brickwork, 50mm cavity and 140mm core filled blockwork to internal skin. Face brickwork externally with brick type as shown on elevations. Provide acrylic render to internal faces with Dulux Wash n Wear matt paint finish. Walls to comply with Specification C1.1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings and Rtr not less than 50. Paint colour to be Dulux 'Natural White'. Seal face brickwork with Westox TDS20 Water Repellent. Provide construction and expansion joints, damp proof course and stainless steel brick ties as required by AS3700-2011, and reinforced concrete footing to structural engineer's requirements. Provide 12.5mm Firemax A10 Plus Cavity Board to cavity to manufacturers instructions, in accordance with the BASIX Certificate.

WT-05 140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings. exposed walls are to be rendered and painted with Dulux Weathershield Matt, Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.

WT-10 90mm face brickwork wall to be Architectural Handmade Bricks & Pavers 028 Lightly Blended Mix Smooth (500x90x40) with off white mortar & flush joints in an irregular bond. Seal with Westox TDS20 Water Repellent to manufacturer's instructions. Where loadbearing, walls are to have a minimum FRL of 90/-.



6 Apartment 4 - Kitchen Plan - Kitchen Sink
1 : 10



7 Apartment 4 - Kitchen Plan - Pantry Sink
1 : 10

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION

231 Whale Beach Road, Whale Beach

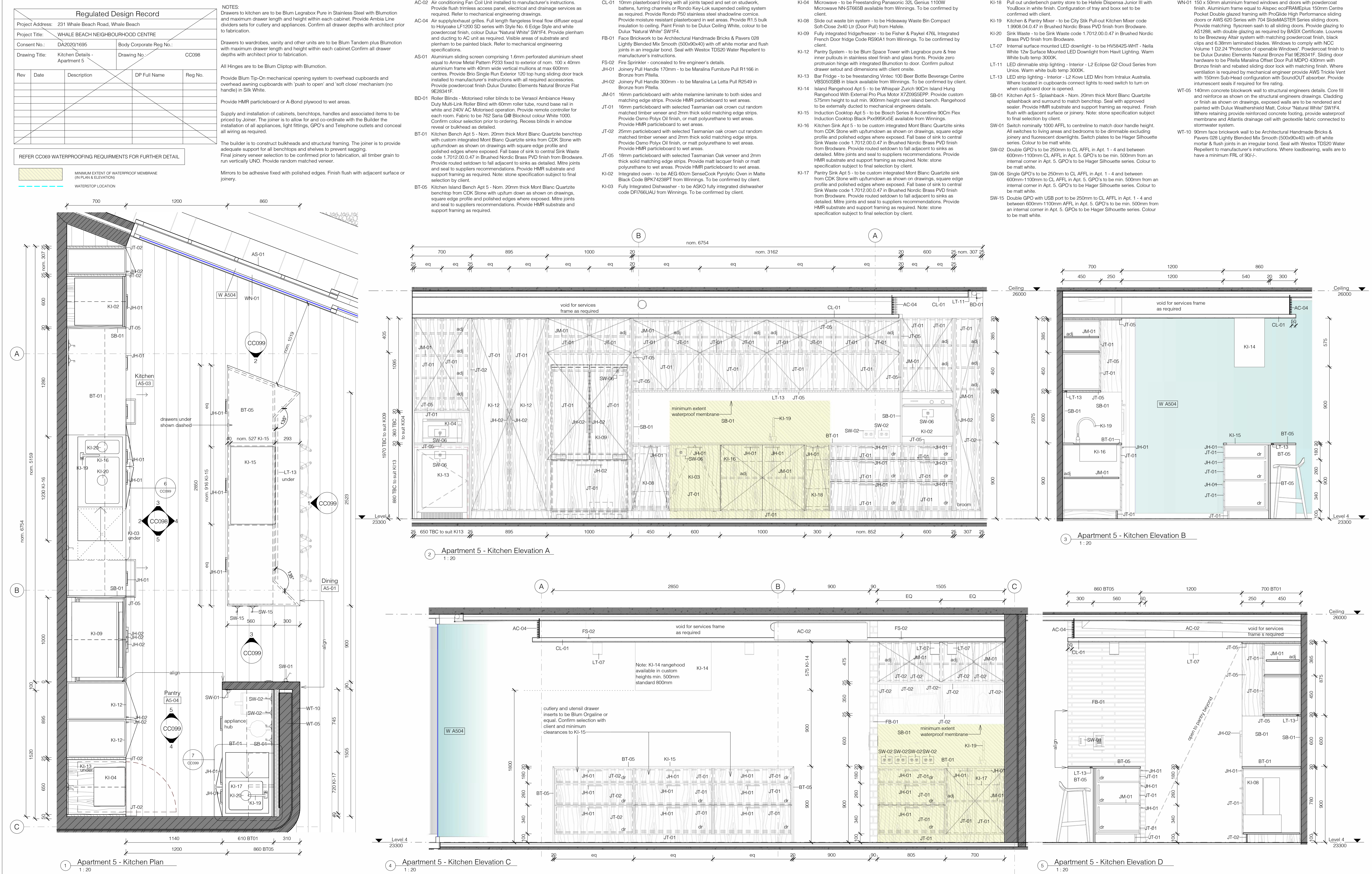
Leslie Cassar

Kitchen Details - Apartment 4

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

Scale As indicated © A1

CC097

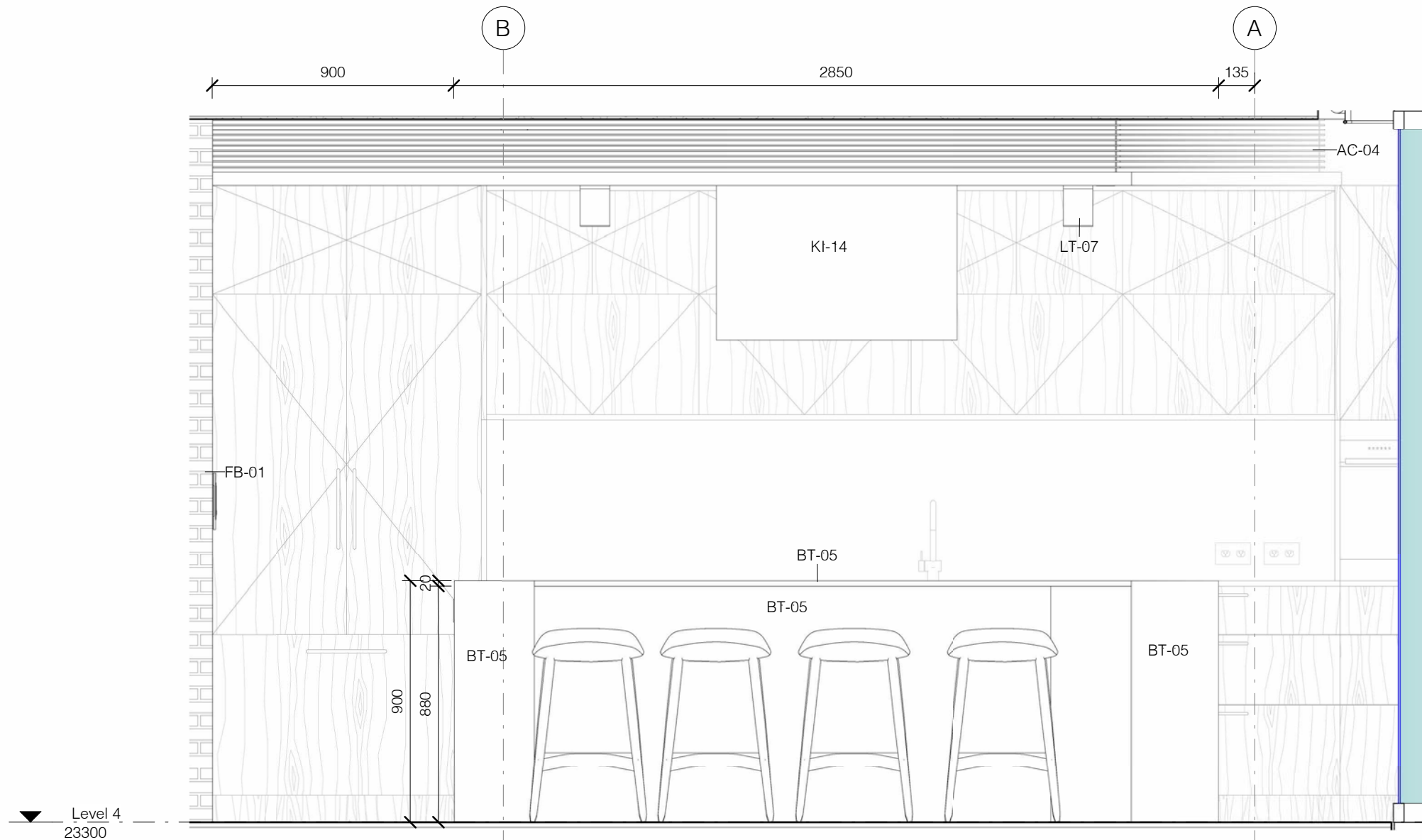


 MINIMUM EXTENT OF WATERPROOF MEMBRANE
(IN PLAN & ELEVATION)

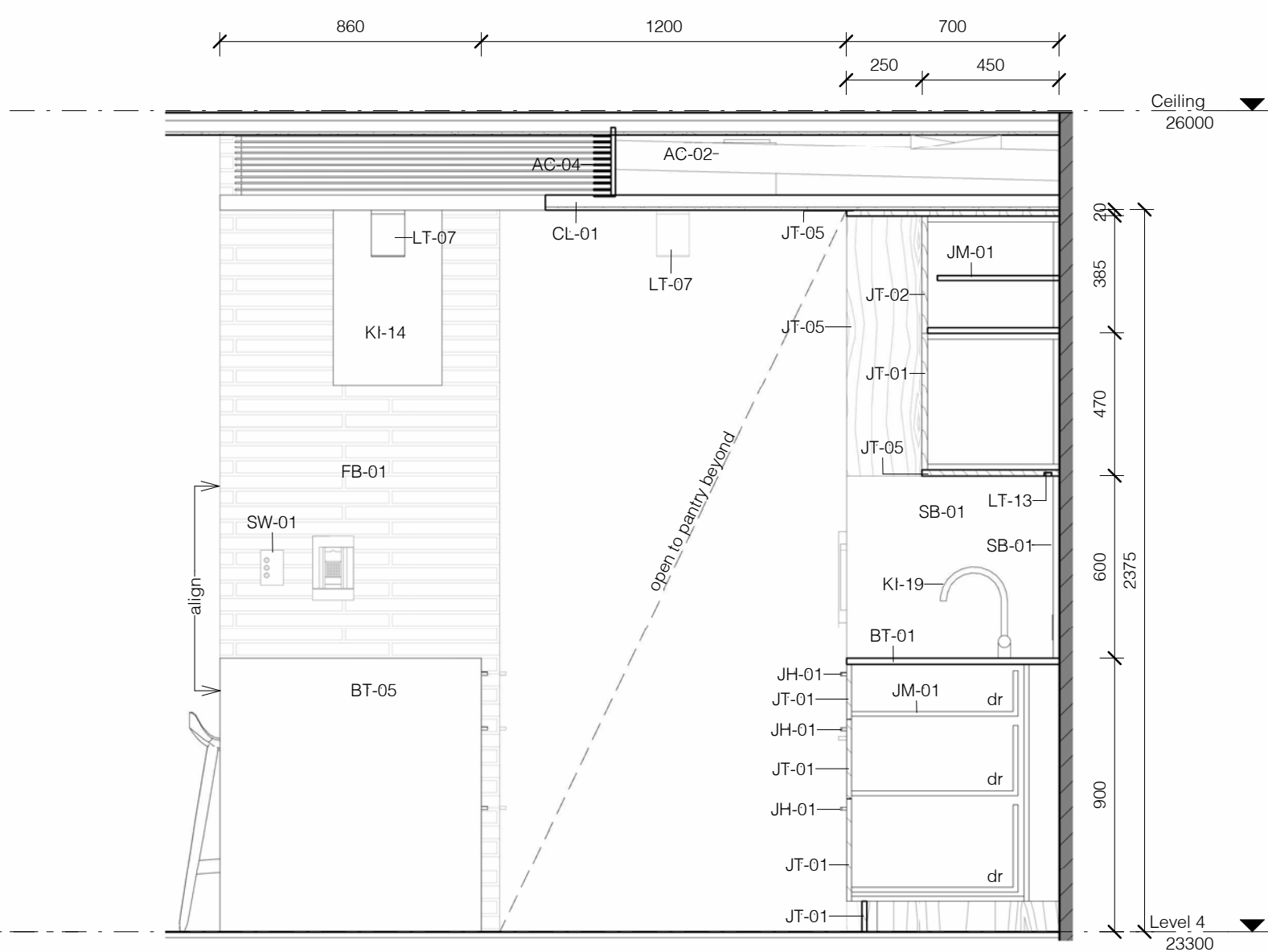
 WATERSTOP LOCATION

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

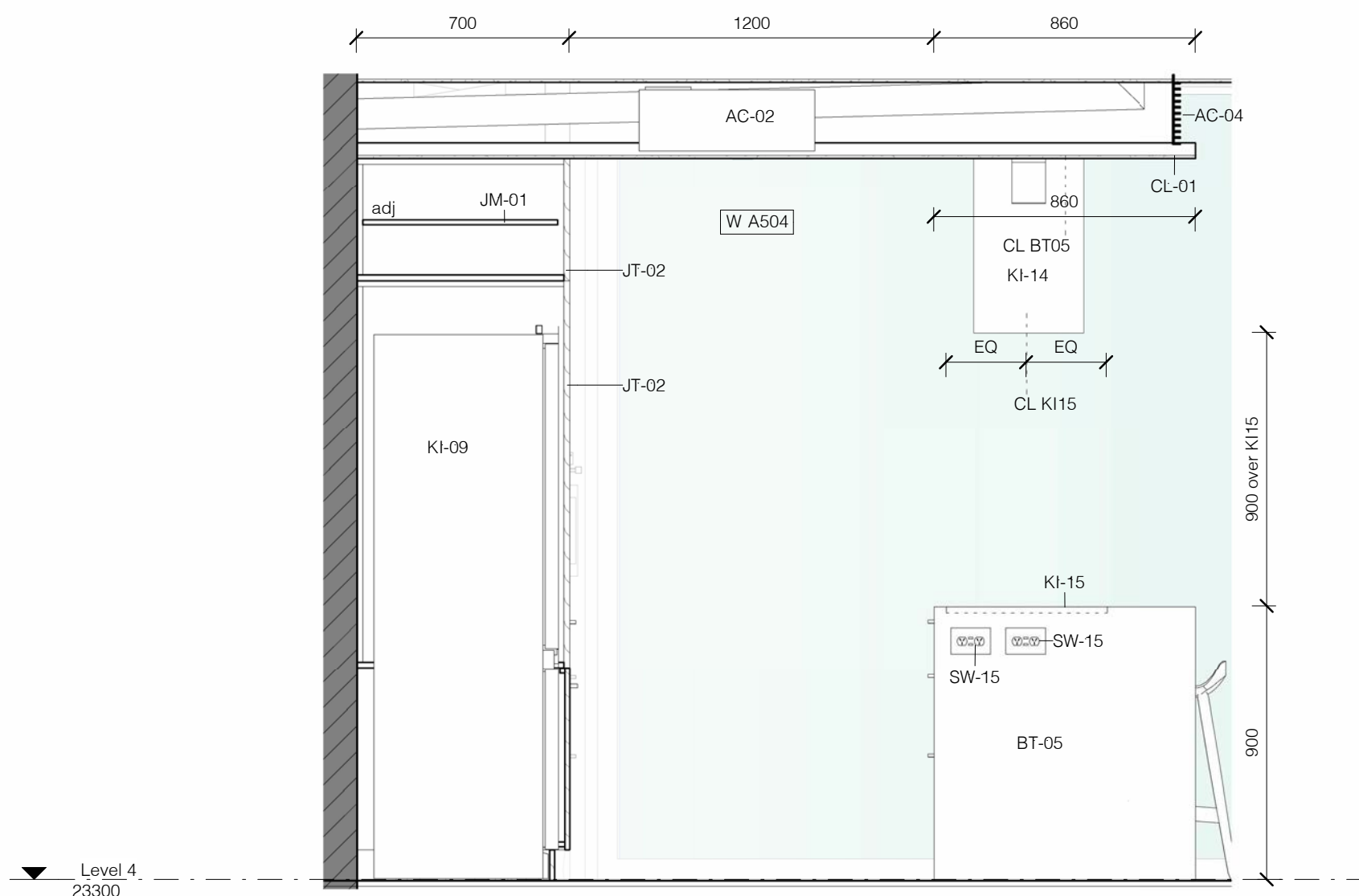
KI-16	Kitchen Sink SINK 5 - to be custom integrated Mont Blanc Quartzite slabs from CDK. Stone with up/downward as shown on drawings, square edge profile and polished edges where exposed. Full base of sink to central Sink Waste code 1.7012.00.0.47 in Brushed Nordic Brass PVD finish from Broadview. Provide routed sdown to full adjacent to sinks as detailed. Mitr joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required. Note: stone specification subject to final selection by client.
KI-17	Pantry Sink SINK 5 - to be custom integrated Mont Blanc Quartzite sink from CDK. Stone with up/downward as shown on drawings, square edge profile and polished edges where exposed. Full base of sink to central Sink Waste code 1.7012.00.0.47 in Brushed Nordic Brass PVD finish from Broadview. Provide routed sdown to full adjacent to sinks as detailed. Mitr joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required. Note: stone specification subject to final selection by client.
KI-19	Kitchen & Pantry Mixer - to be City SIK Pull-out Kitchen Mixer code 1.9908.04.0.47 in Brushed Nordic Brass PVD finish from Broadview.
KI-20	Sink Waste - to be Sink Waste code 1.7012.00.0.47 in Brushed Nordic Brass PVD finish from Broadview.
LT-07	Internal surface mounted LED downlight - to be HV58425 WHIT - Nella White 12w
LT-13	Surface Mounted LED Downlight from Havit Lighting. Warm White bulb temp 3000K.
LT-13	LED strip lighting - Interior - L2 Kove LED Mini from Intralux Australia. Where located in cupboards connect lights to LED switch to turn on when cupboard doors is opened.
SB-01	Kitchen Appt 5 - Splashback - Nom. 20mm thick Mont Blanc Quartzite splashback and sdown to match benchtop. Provide HMR substrate and support framing as required. Finish flush with adjacent surface or joinery. Note: stone specification subject to final selection by client.
SW-01	Switch nominally 1000 AFEL to centrinale to match door handle height. All switches to living areas and bedrooms to be dimmable excluding jury and fluorescent
SW-15	Switches. Switch plates to be Silver/Grey Colour to match door handle. Colour to be White.
SW-15	Double GPO with USB port to be 250mm to CL AFF to 1. 4 - and between 600mm-1100mm AFF to 1. 5. GPO's to be min. 500mm from an internal corner in 1. 5. GPO's to be Hager Silhouette series. Colour to be matt white.



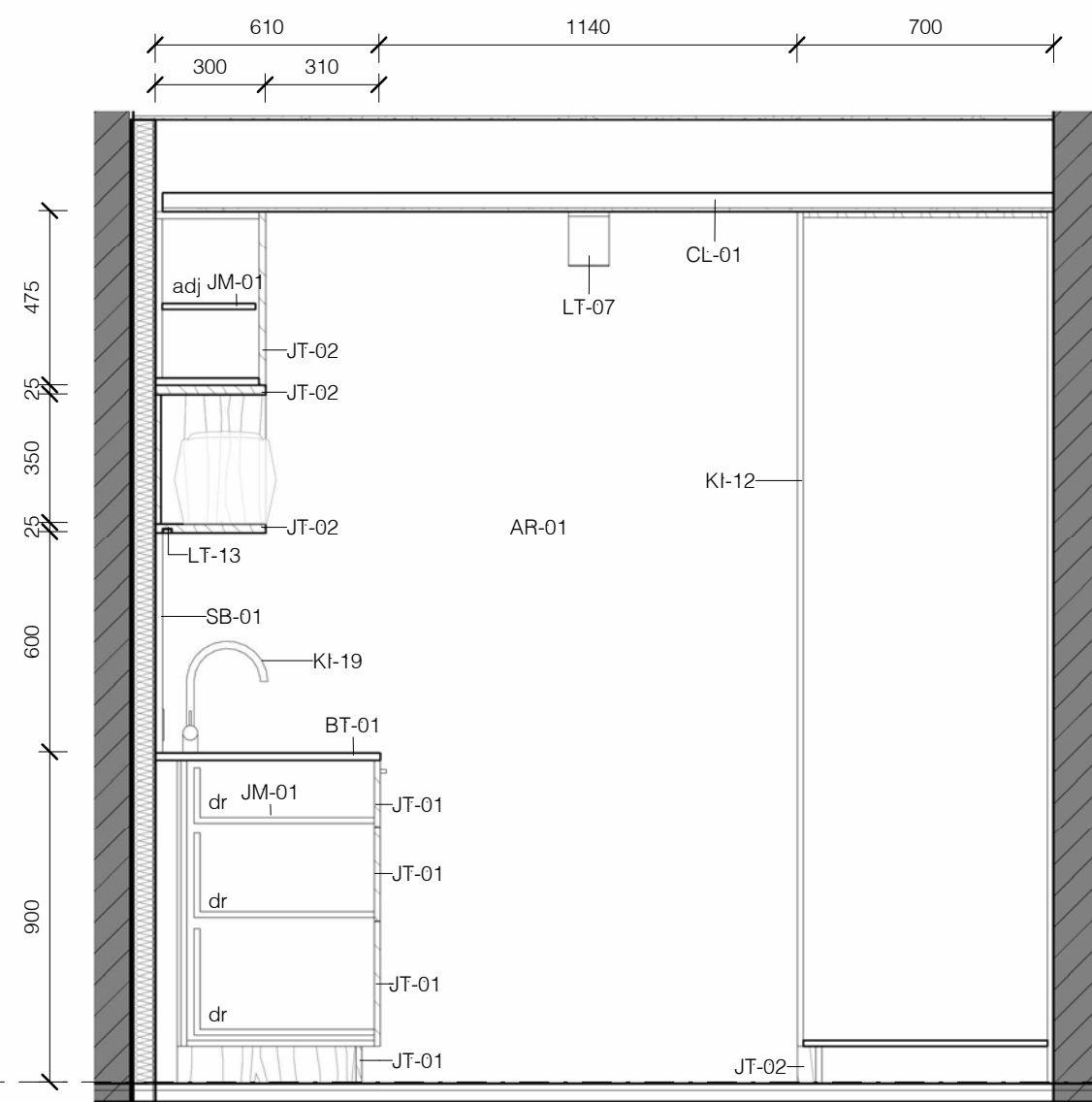
1 Apartment 5 - Kitchen Elevation E
1 : 20



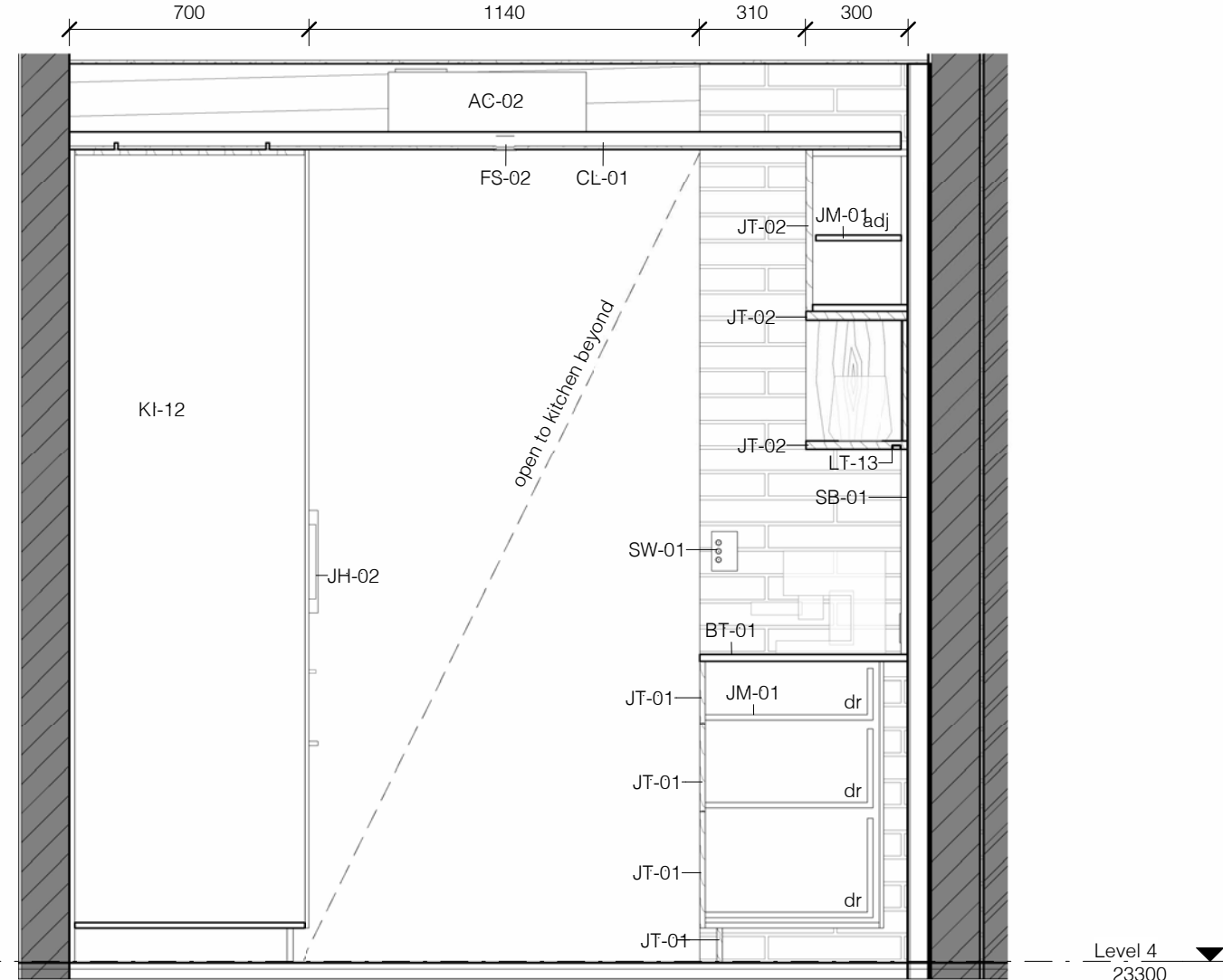
2 Apartment 5 - Kitchen Elevation F
1 : 20



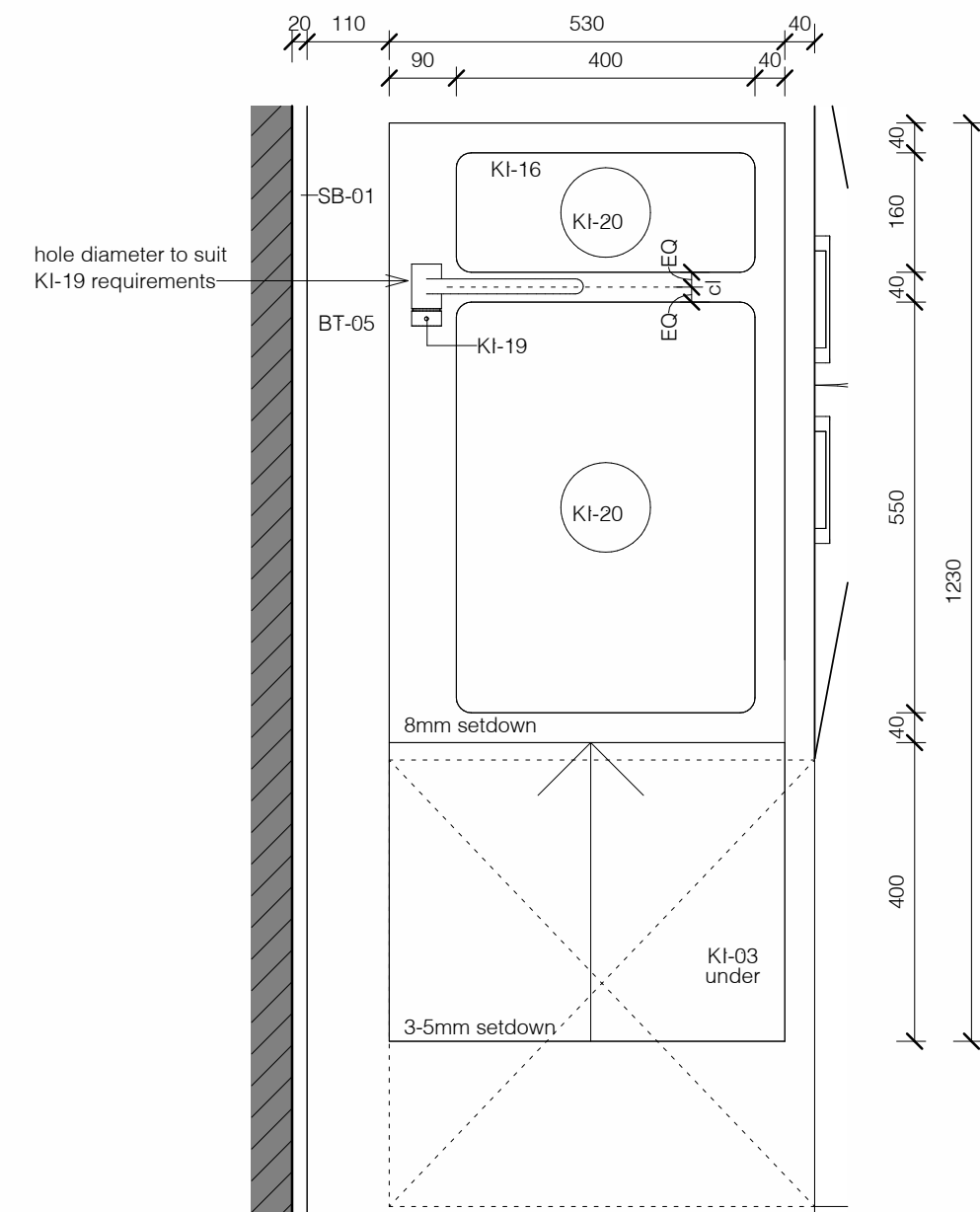
3 Apartment 5 - Kitchen Elevation G
1 : 20



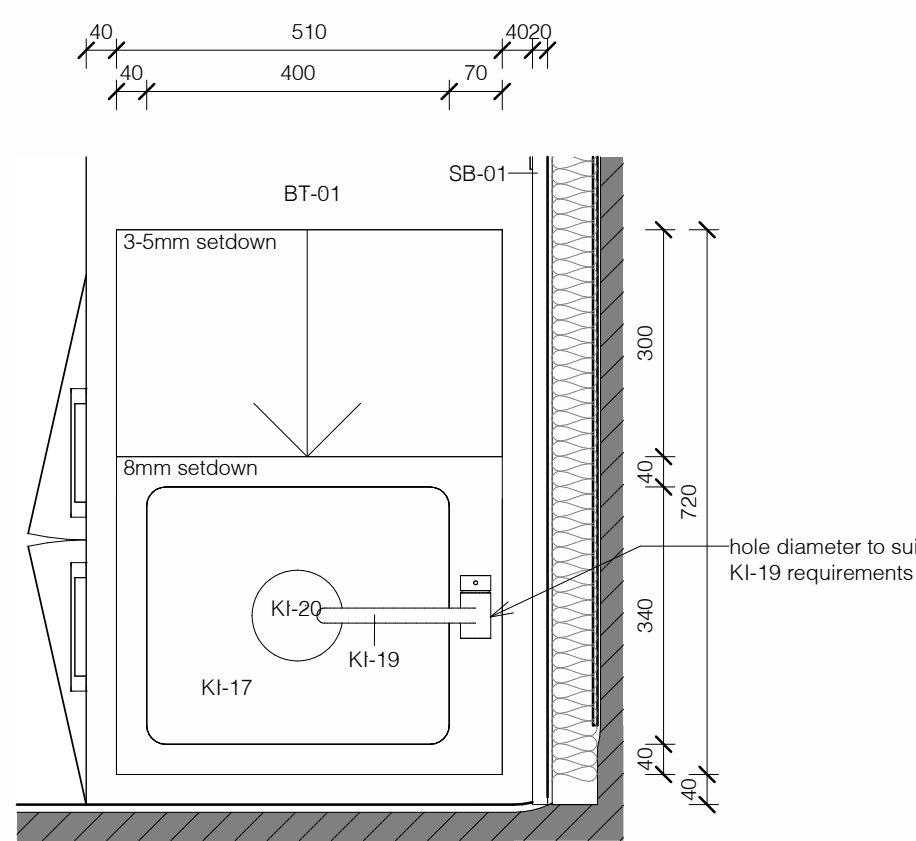
4 Apartment 5 - Pantry Elevation H
1 : 20



5 Apartment 5 - Pantry - Elevation I
1 : 20



6 Apartment 5 - Kitchen Plan - Kitchen Sink
1 : 10



7 Apartment 5 - Kitchen Plan - Pantry Sink
1 : 10



acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



PRELIMINARY

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No.	Revision Description	Date
FF	Issued for Information	17/11/2023
KK	Revisions to Apt 5 for Review	25/01/2024
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION

231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Leslie Cassan

Kitchen Details - Apartment 5

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

CC099

As indicated @ A1

Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.: CC101		
Drawing Title: Joinery Details - Apartment 1		Drawing No.: CC101		
Rev	Date	Description	DP Full Name	Reg No.

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging.

Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

AC-02 Air conditioning Fan Coil Unit installed to manufacturer's instructions. Provide flush trimless access panel, electrical and drainage services as required. Refer to mechanical engineering drawings.

AC-04 Air supply/exhaust grilles. Full length flangeless lineal flow diffuser equal to Holyoke LF1200 3D series with Style No. 6 Edge Style and white powdercoat finish, colour Dulux 'Natural White' SW1F4. Provide plenum and ducting to AC unit as required. Visible areas of substrate and plenum to be painted black. Refer to mechanical engineering specifications.

DP-01 100/150/200mm round PVC concealed downpipe connected to stormwater system to hydraulic engineers details.

FF-03 "Huron Trail" prefinished Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Flooring to be prefinished with Bona Naturale UV.

JH-01 Joinery Pull Handle 170mm - to be Maralina Furniture Pull R1166 in Bronze from Piella

JH-02 Joinery Pull Handle 300mm - to be Maralina La Letta Pull R2549 in Bronze from Piella.

JH-03 Brass hanging rail - Hafele 'Ova' 30mm high x 15mm thick. Hanging rail to be electroplated to match door & joinery hardware.

JM-01 16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.

JP-01 16mm HMR particleboard with matt polyurethane finish, Dulux colour to be 'Natural White' SW1F4. Provide HMR particleboard to wet areas.

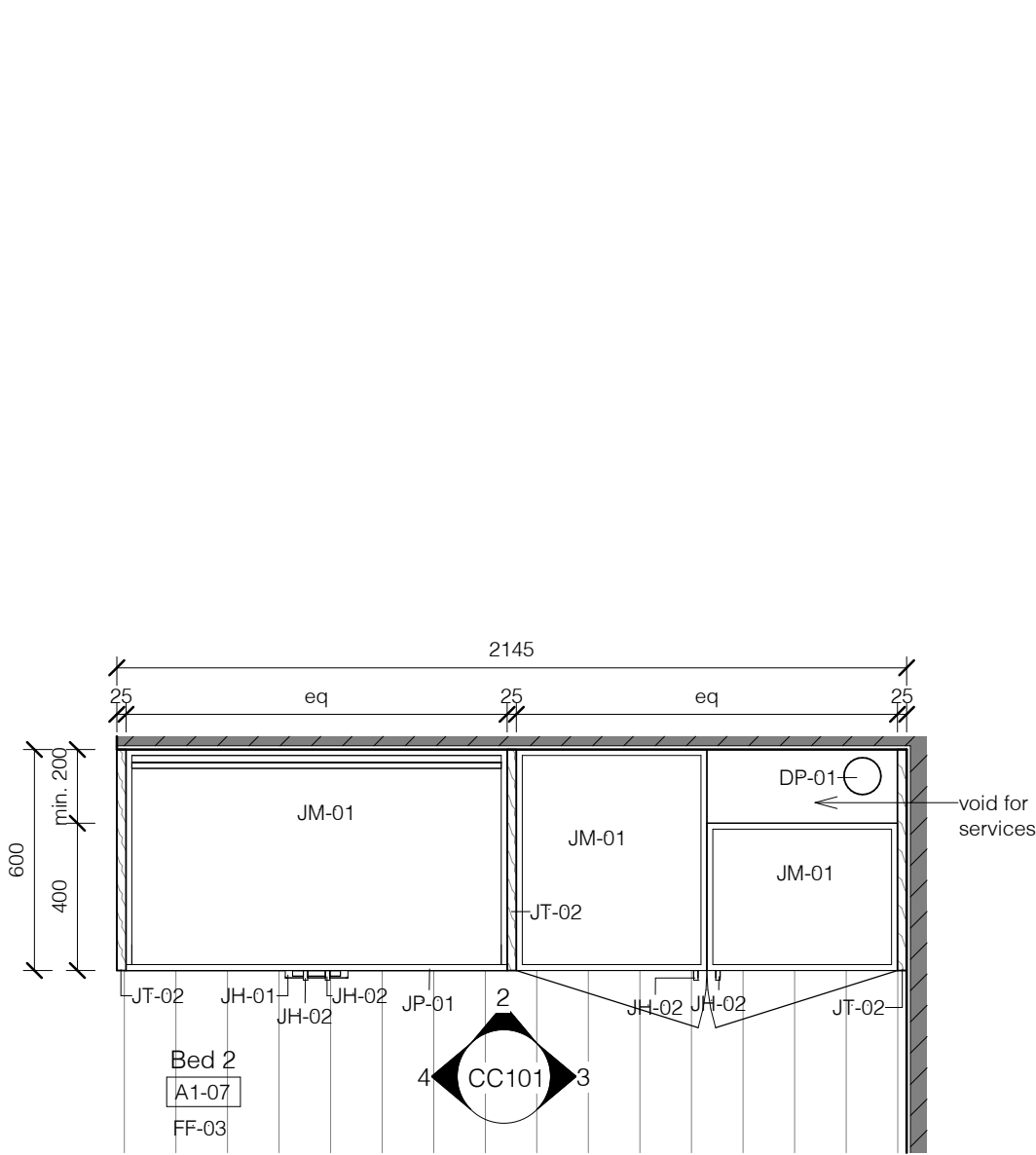
JT-01 16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-02 25mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

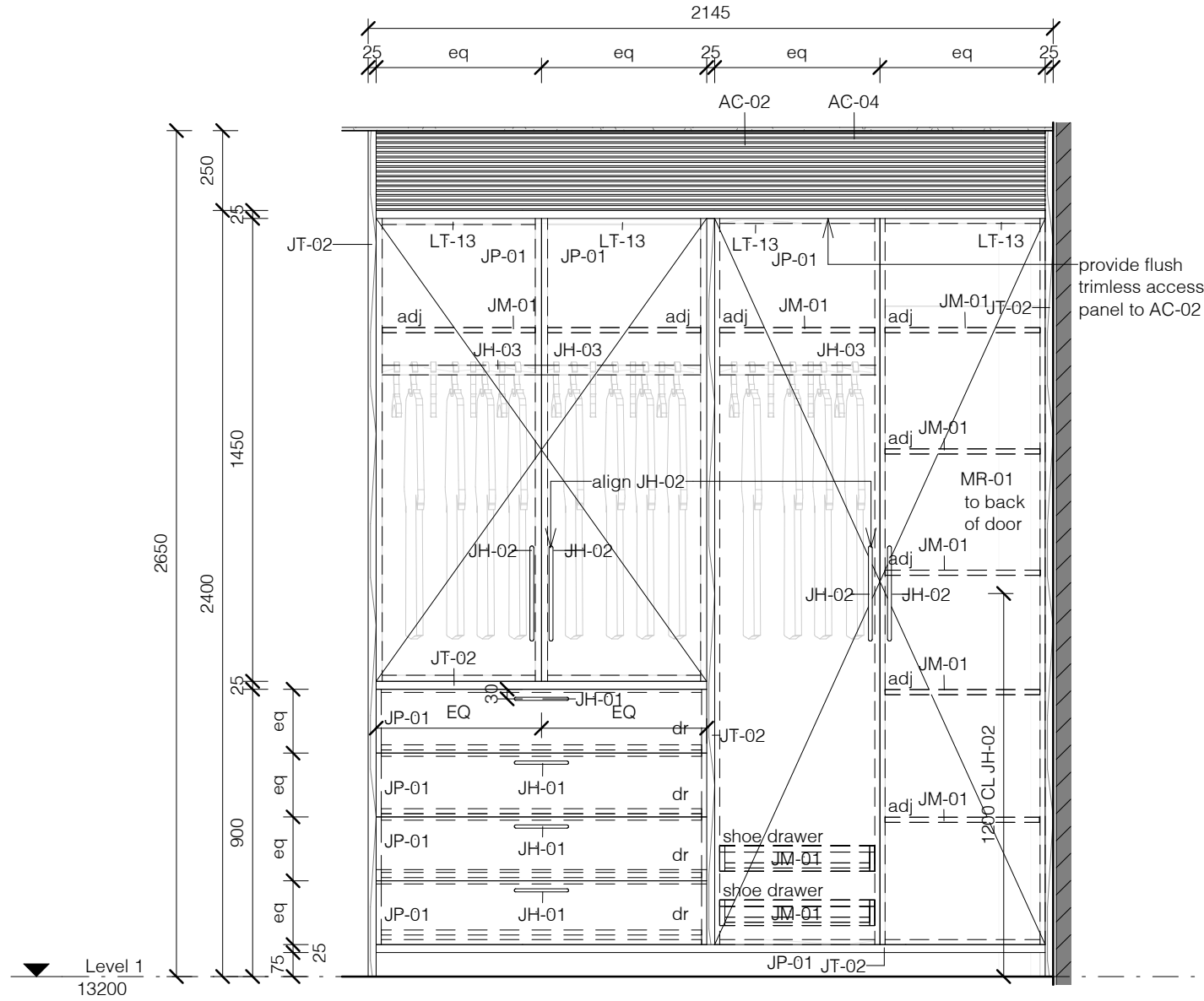
LT-13 LED strip lighting - Interior - L2 Kove LED Mini from Intralux Australia. Where located in cupboards connect lights to reed switch to turn on when cupboard door is opened.

MR-01 Mirror adhesive fixed to wall or cabinet door with polished edges. Install flush with adjacent tiled surface. Provide a clear anodised aluminium angle to all edges with edge of leg flush with face of mirror.

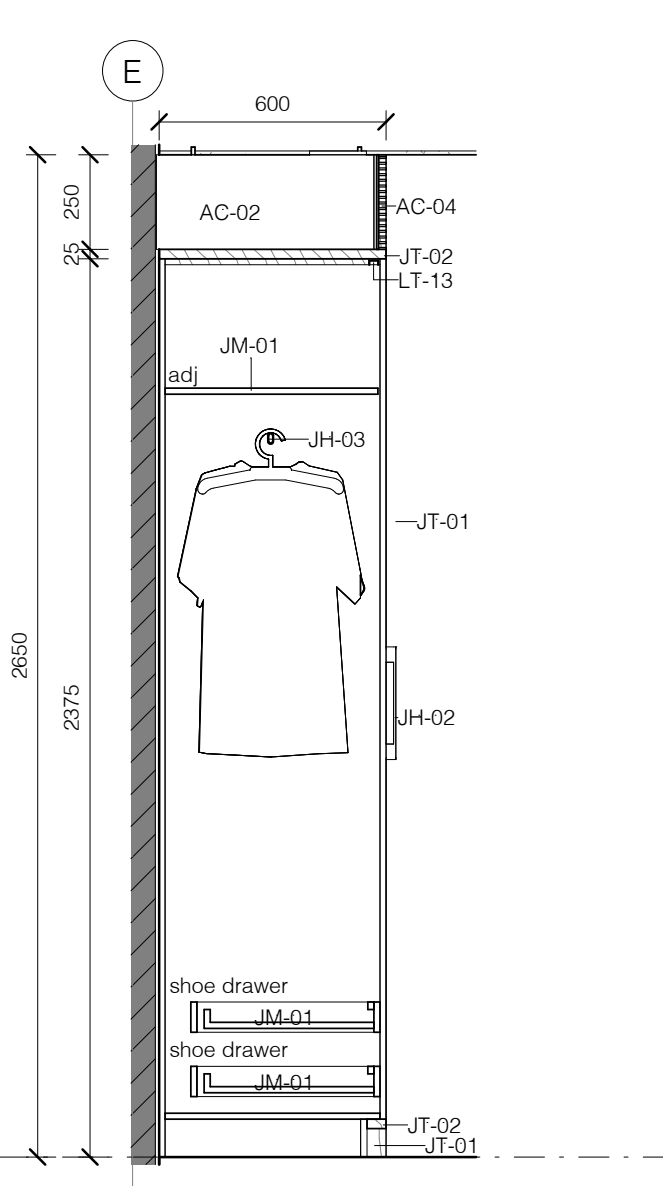
SW-01 Switch nominally 1000 AFLL to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.



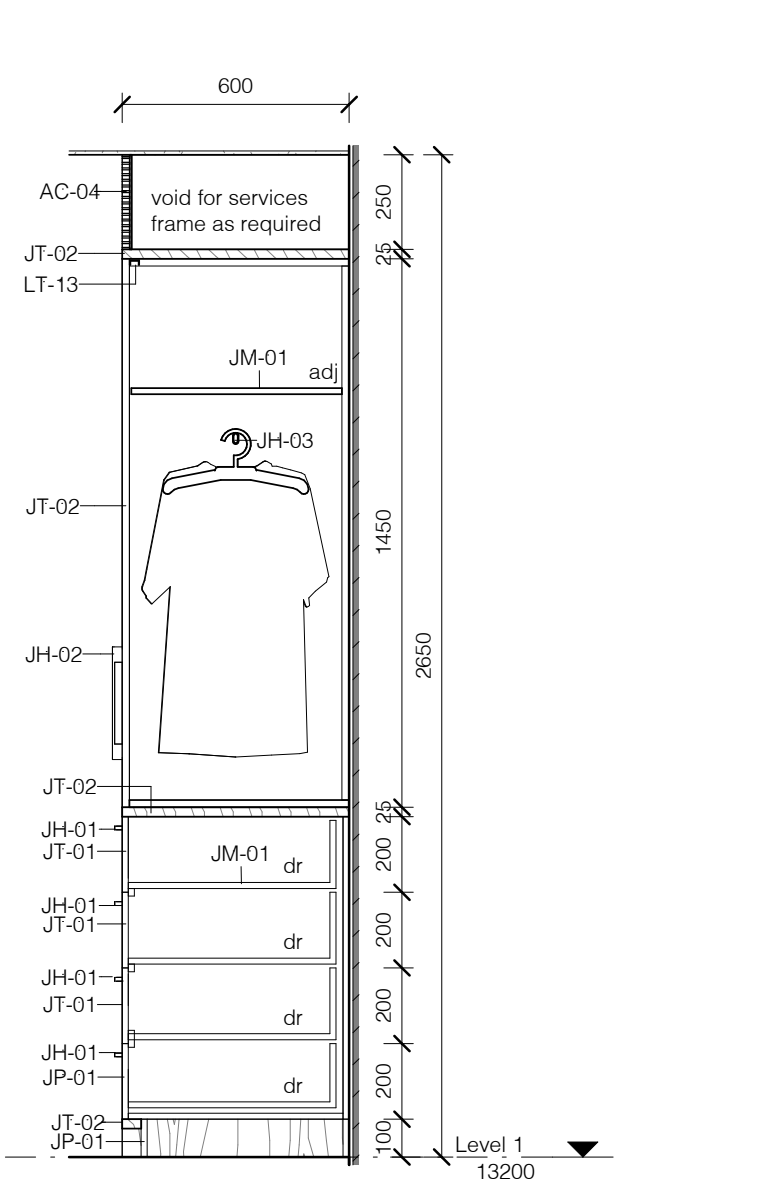
1 Apartment 1 - Bed 2 Joinery Plan
1 : 20



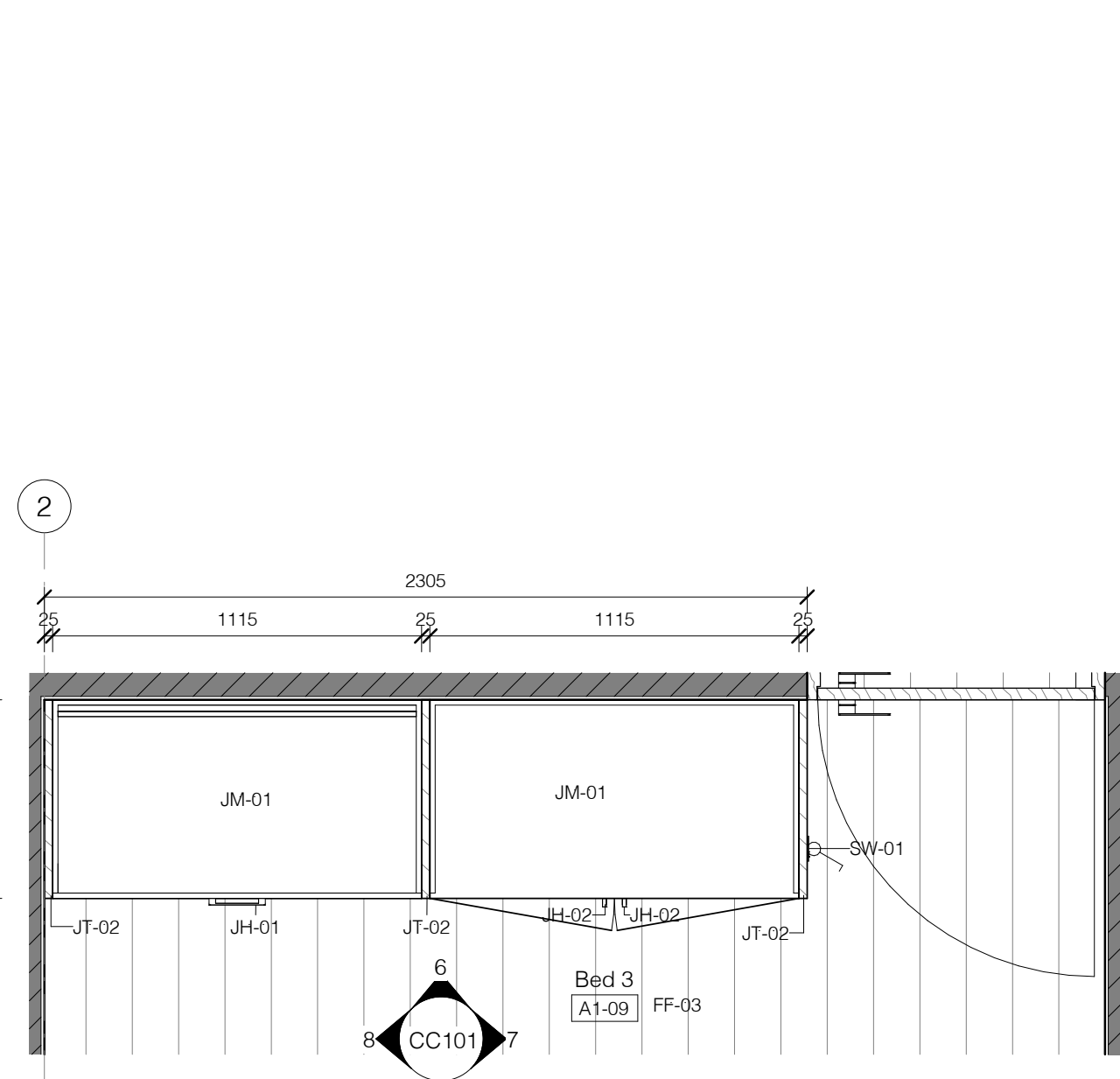
2 Apartment 1 - Bed 2 Joinery - Elevation A
1 : 20



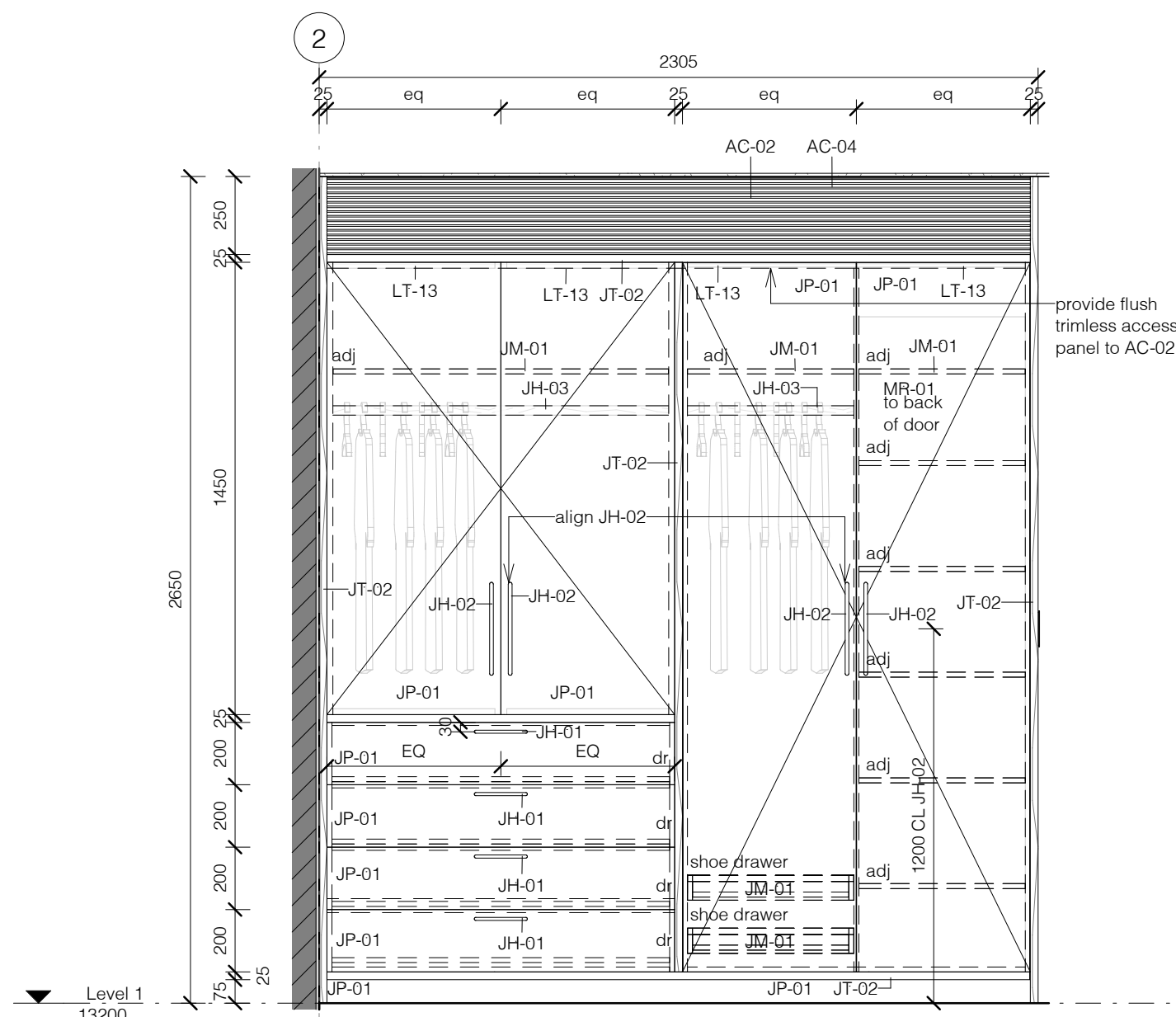
3 Apartment 1 - Bed 2 Joinery - Elevation B
1 : 20



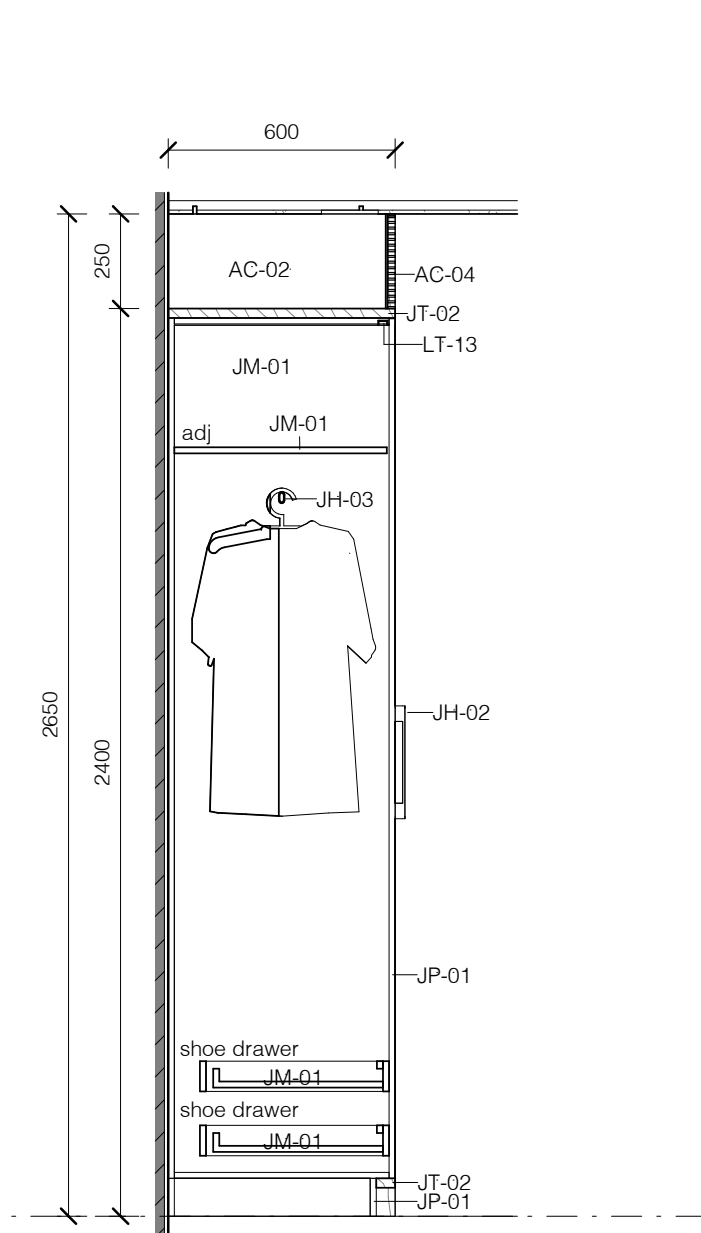
4 Apartment 1 - Bed 2 Joinery - Elevation C
1 : 20



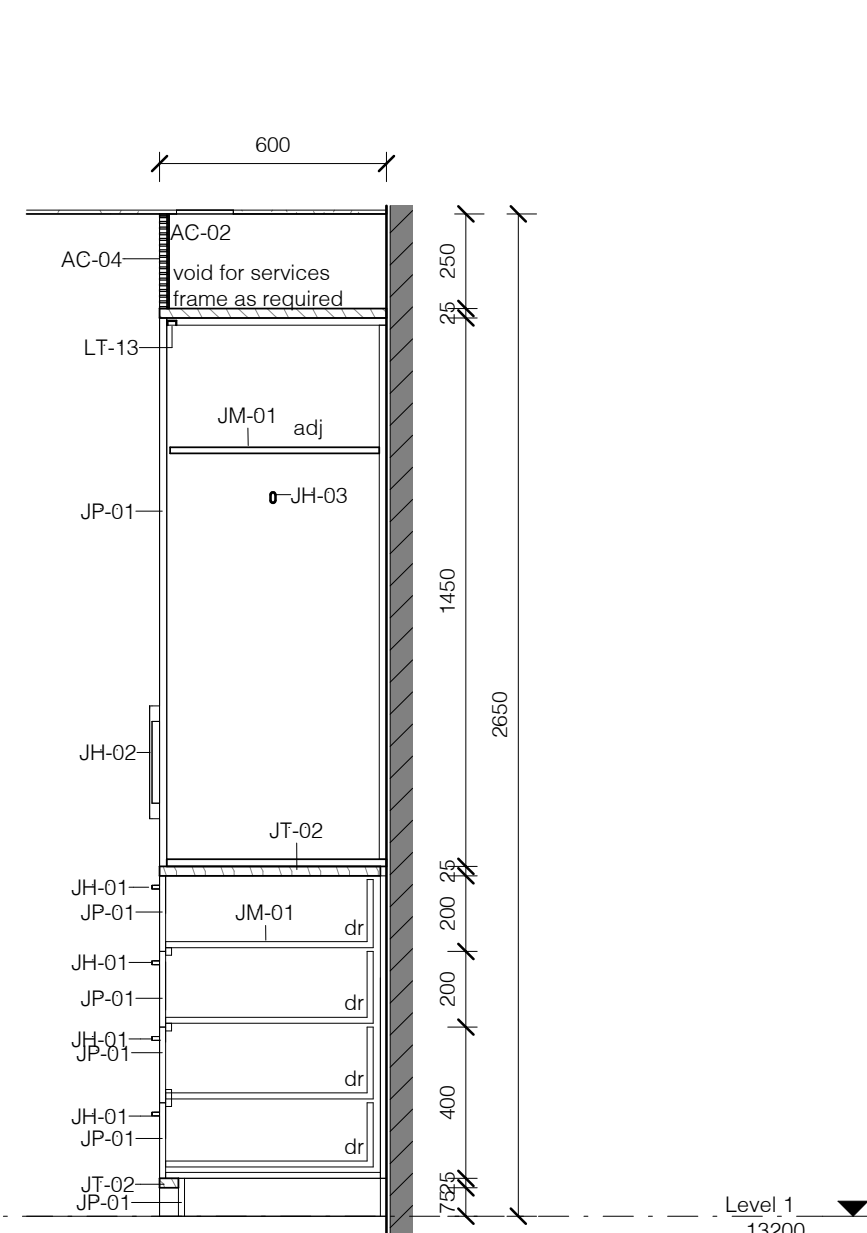
5 Apartment 1 - Bed 3 Joinery Plan
1 : 20



6 Apartment 1 - Bed 3 Joinery - Elevation A
1 : 20



7 Apartment 1 - Bed 3 Joinery - Elevation B
1 : 20



8 Apartment 1 - Bed 3 Joinery - Elevation C
1 : 20



PRELIMINARY

THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR THE PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF RICHARD COLE ARCHITECTURE PTY LTD. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND/OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. FIGURED DIMENSIONS TAKE PRECEDENCE. LARGE SCALE DETAILS TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. DO NOT SCALE OFF DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION, SO MARKED IN THE APPROVED COLUMN AND APPROVED AND SIGNED BY THE PRINCIPAL OF RICHARD COLE ARCHITECTURE PTY LTD. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT STAIRS, BALUSTRADES, WATERPROOFING AND OTHER BUILDING ELEMENTS COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA. ALL PROPRIETARY BUILDING ELEMENTS ARE TO BE INSTALLED STRICTLY TO MANUFACTURERS INSTRUCTIONS. REFER TO COLOURED PDF DRAWINGS FOR COLOUR CODES AND FURTHER DETAILS.

No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
Leslie Cassar

Joinery Details - Apartment 1

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

CC101

1 : 20 @ A1

NOTES

Drawers to kitchen are to be Blum Legrabox Tube in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity, and other units are to be Blum Tandem full drawer Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanism opening system to overhead cupboard doors and overhead racking cupboard doors with 'push to open' and 'soft close' mechanism (no handle) in Silk White finish.

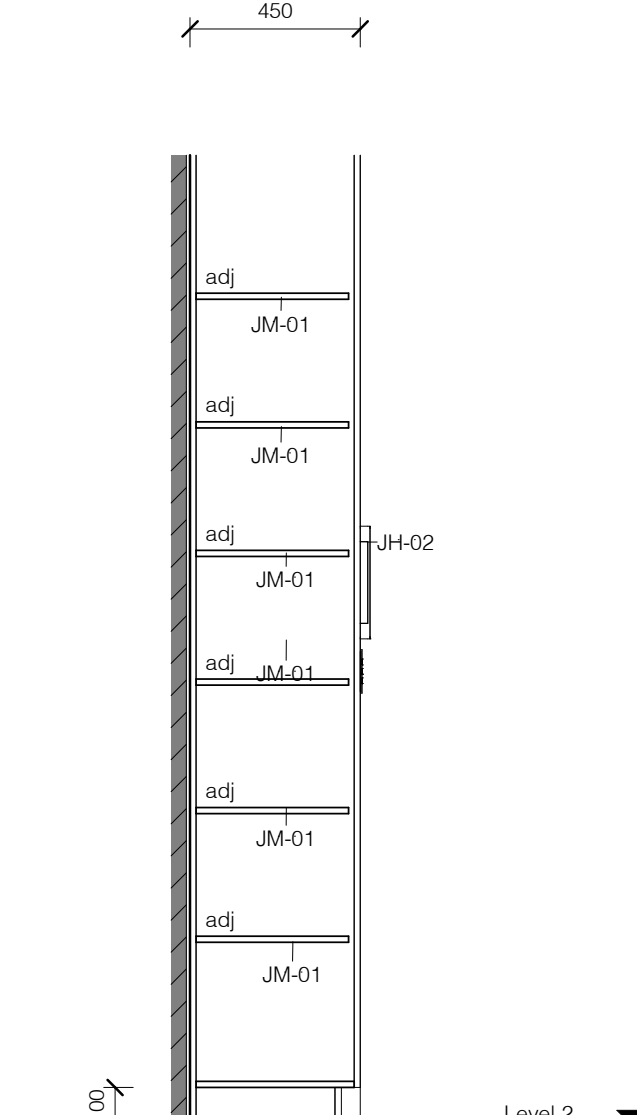
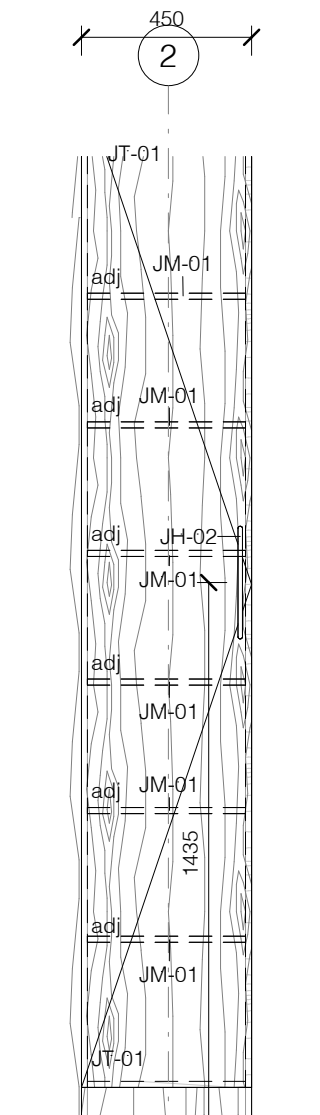
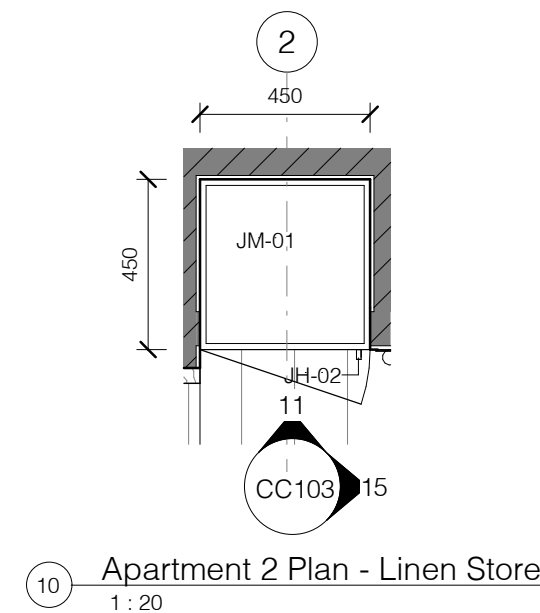
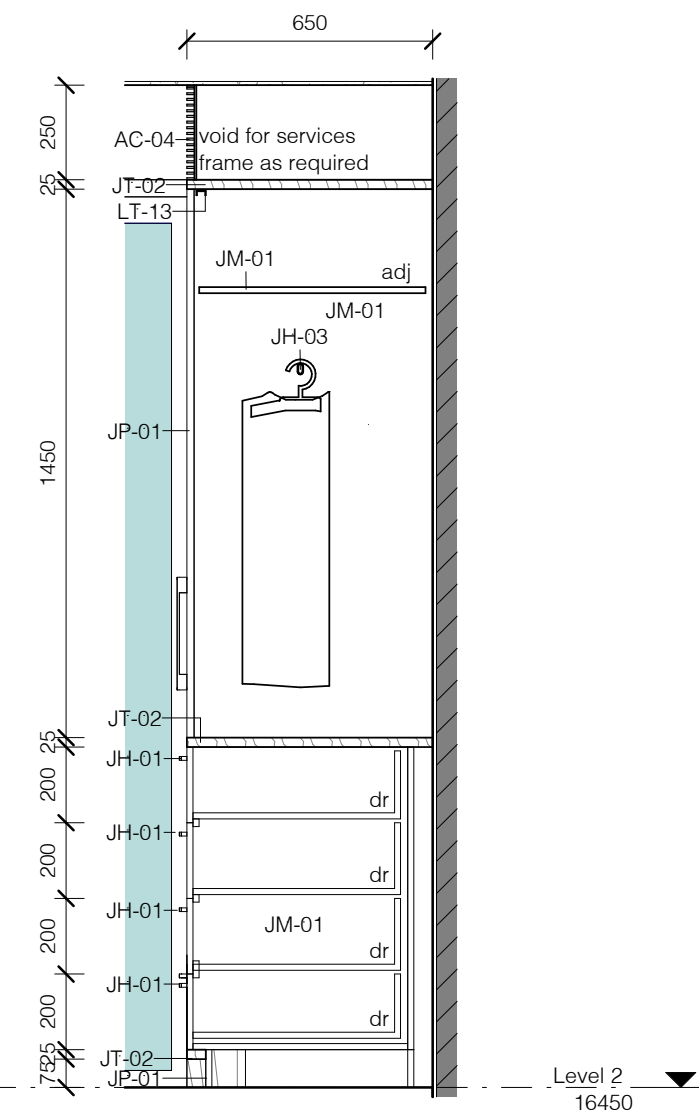
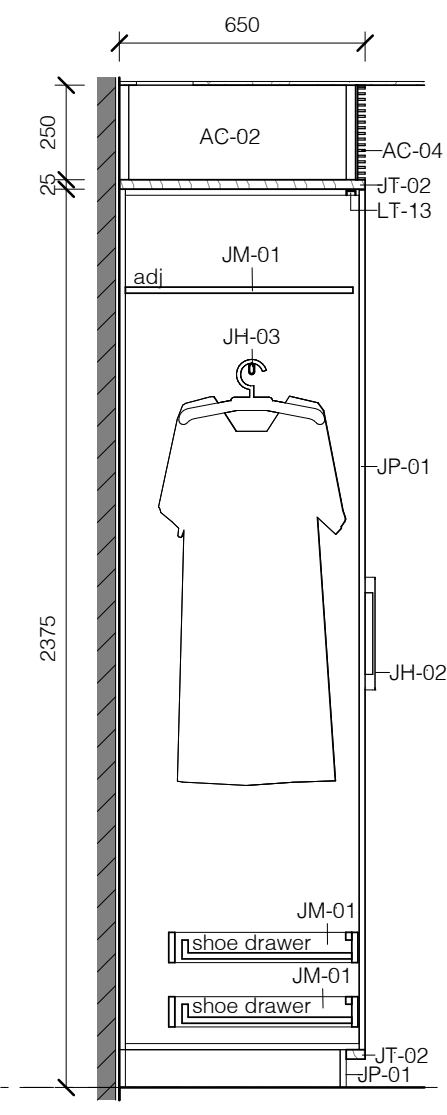
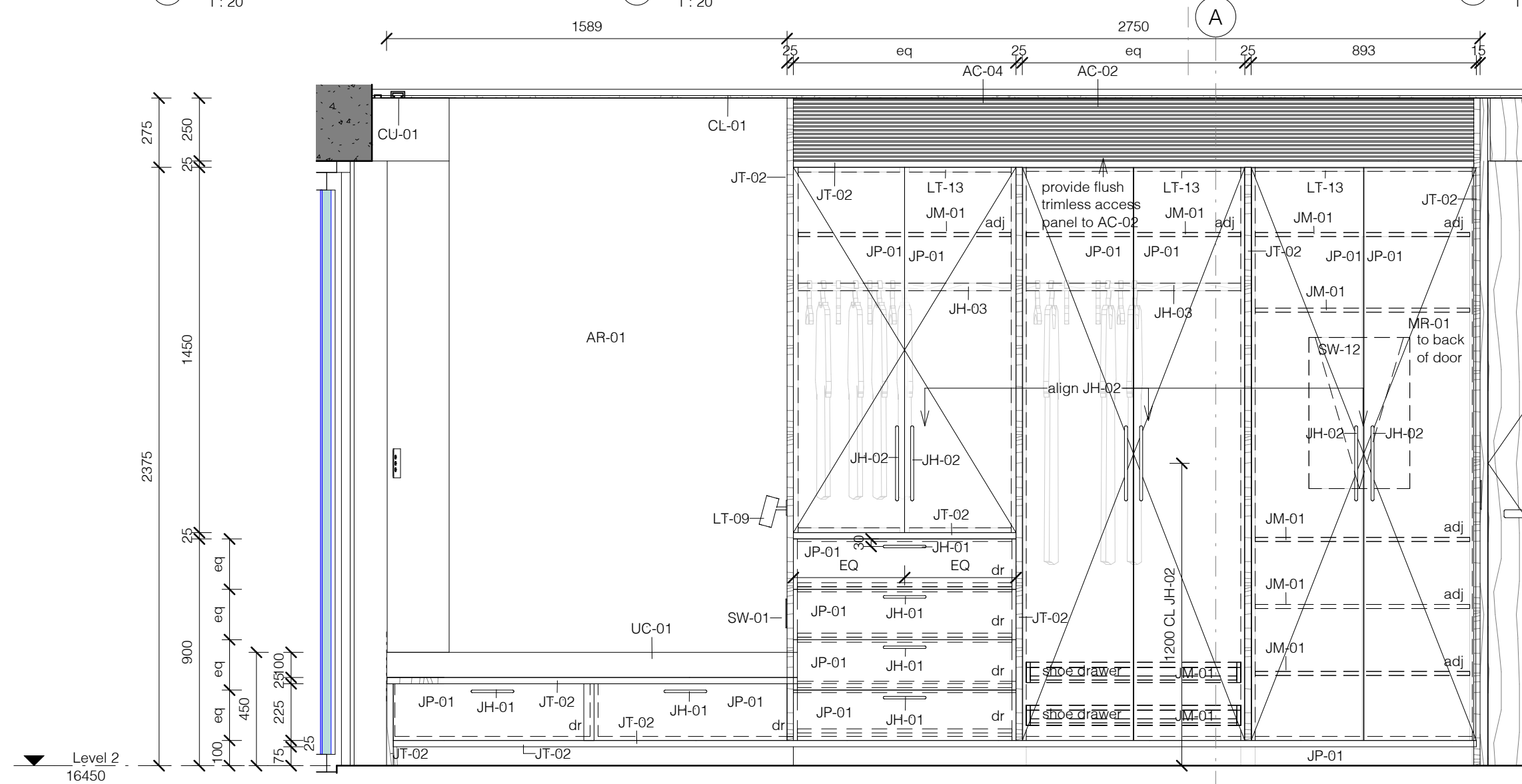
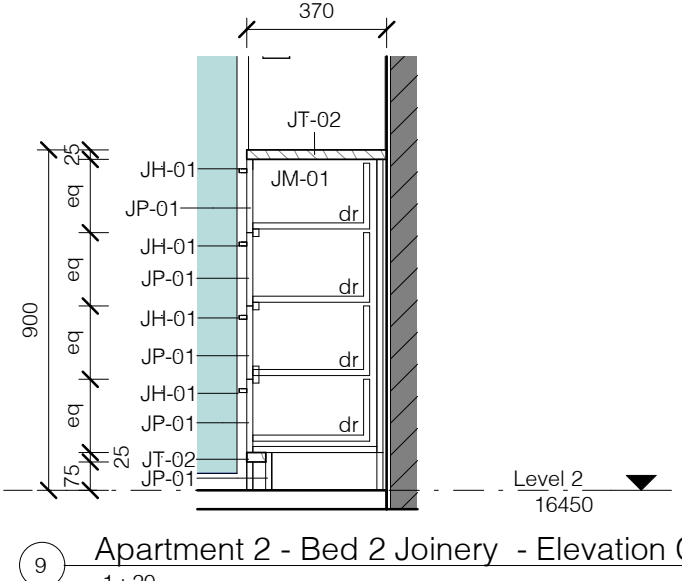
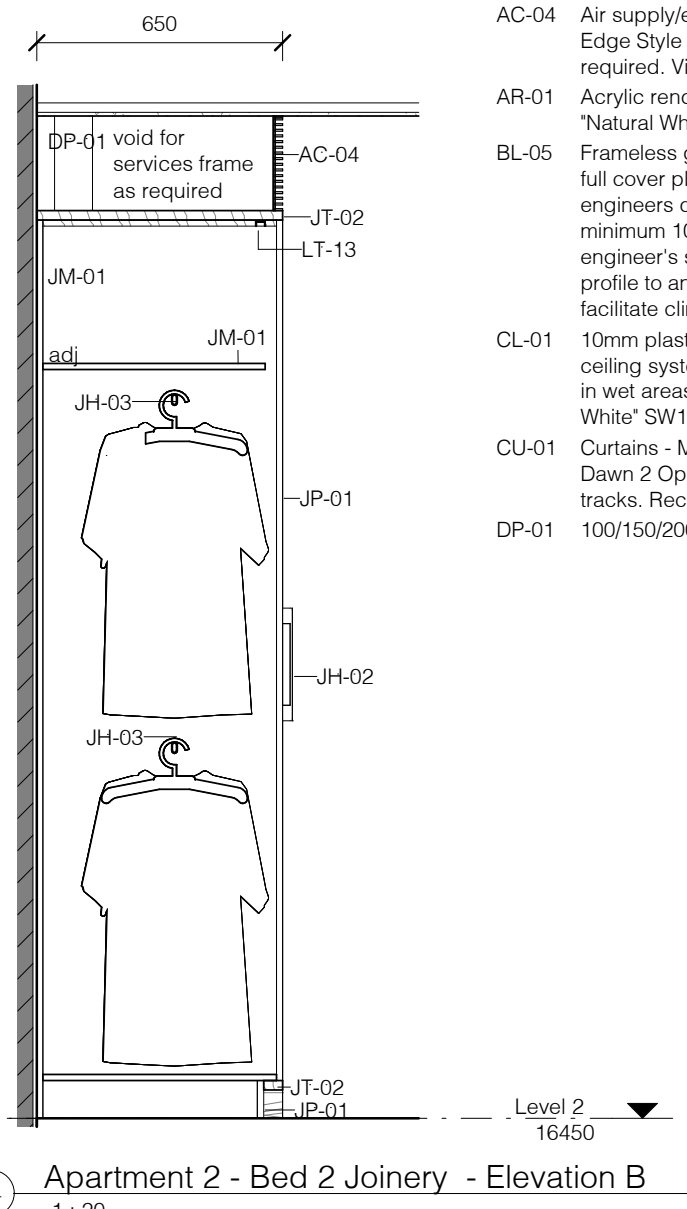
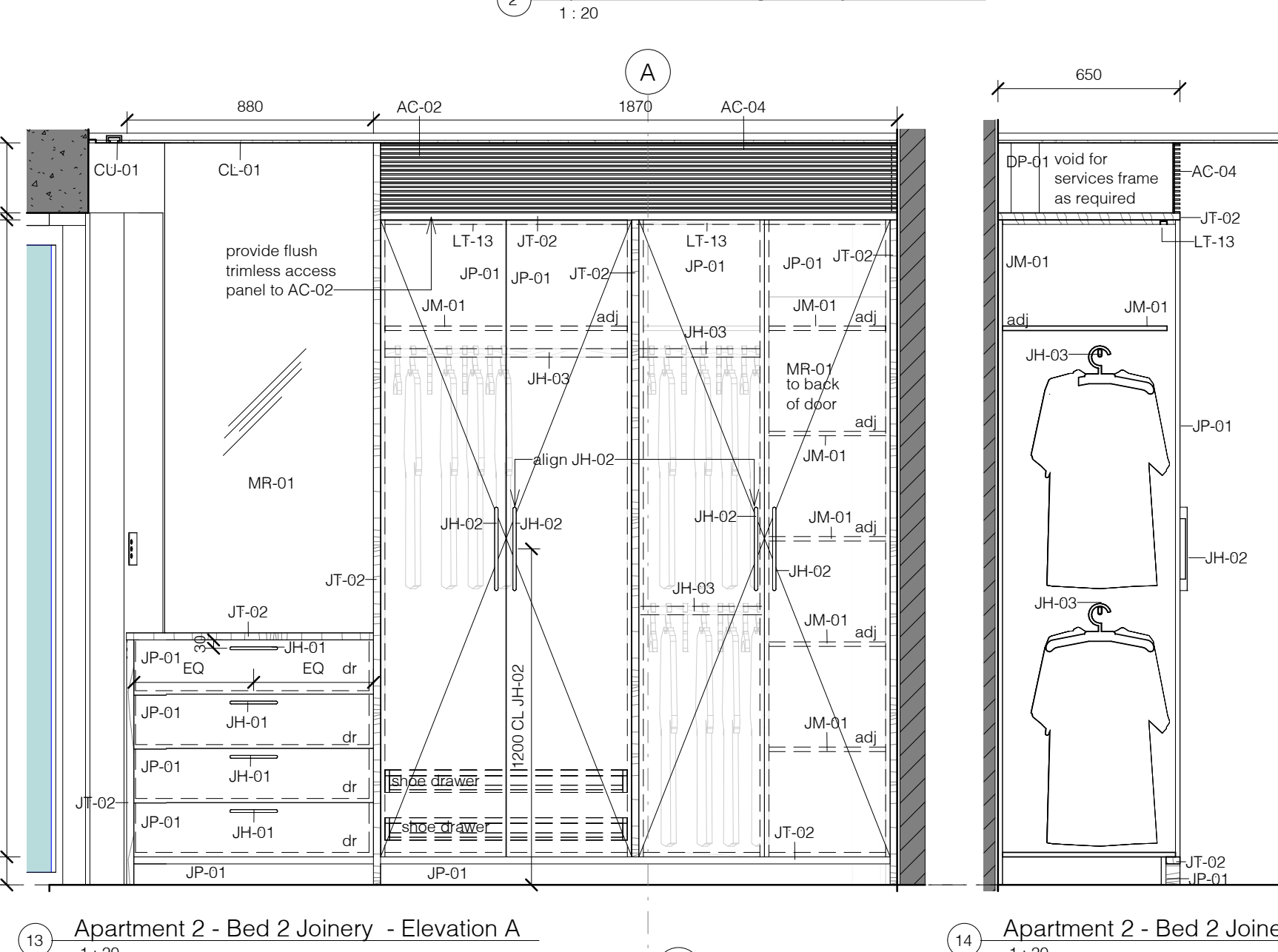
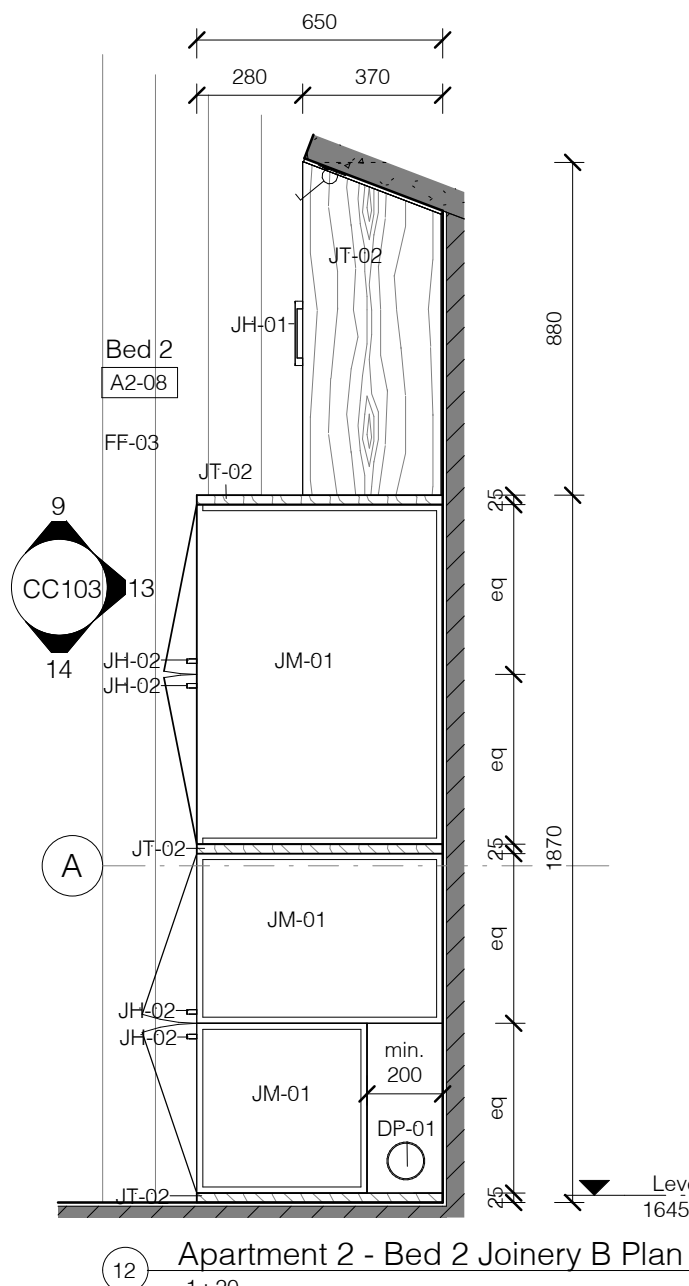
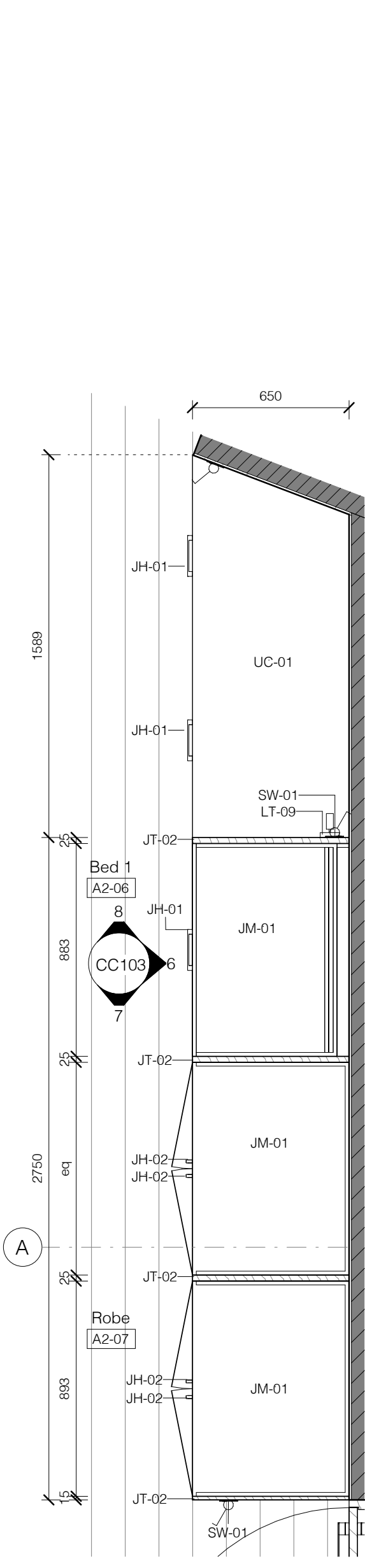
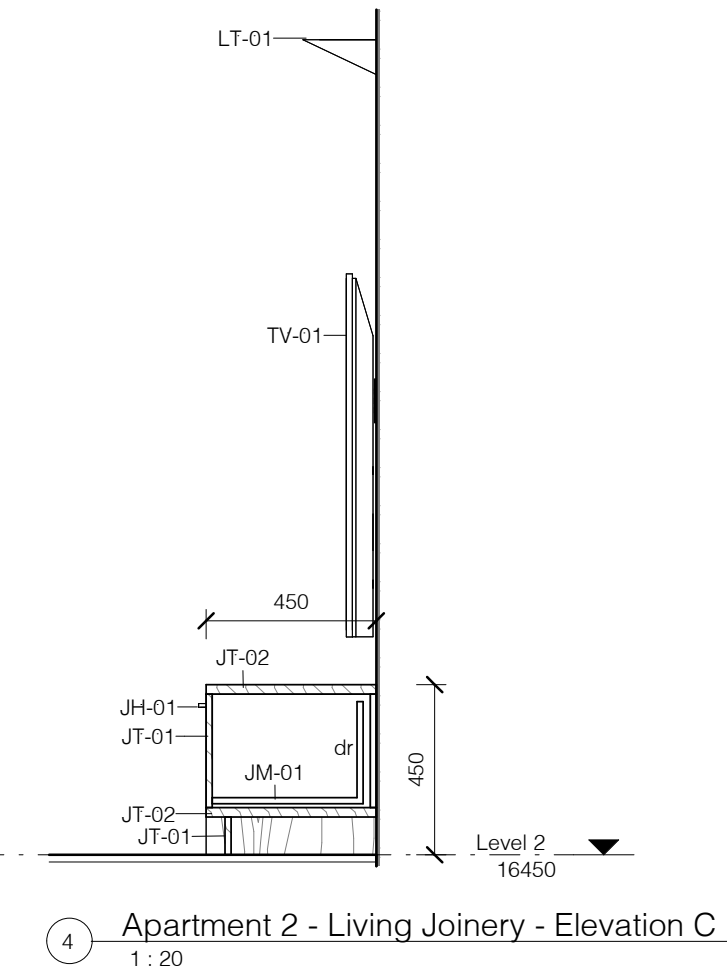
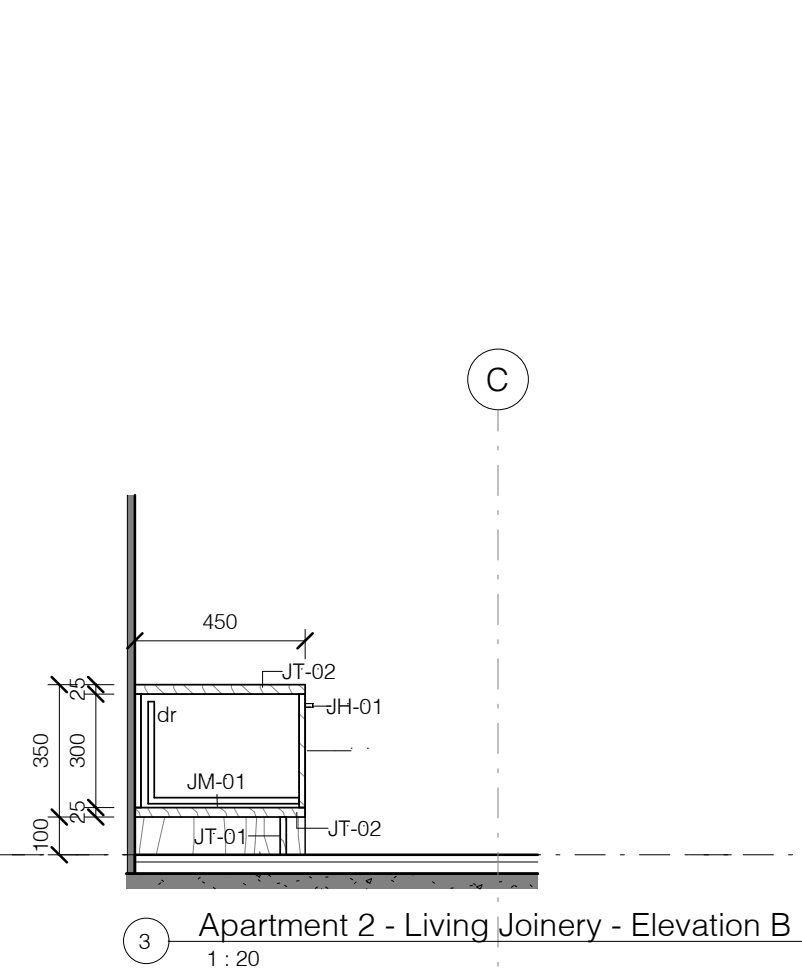
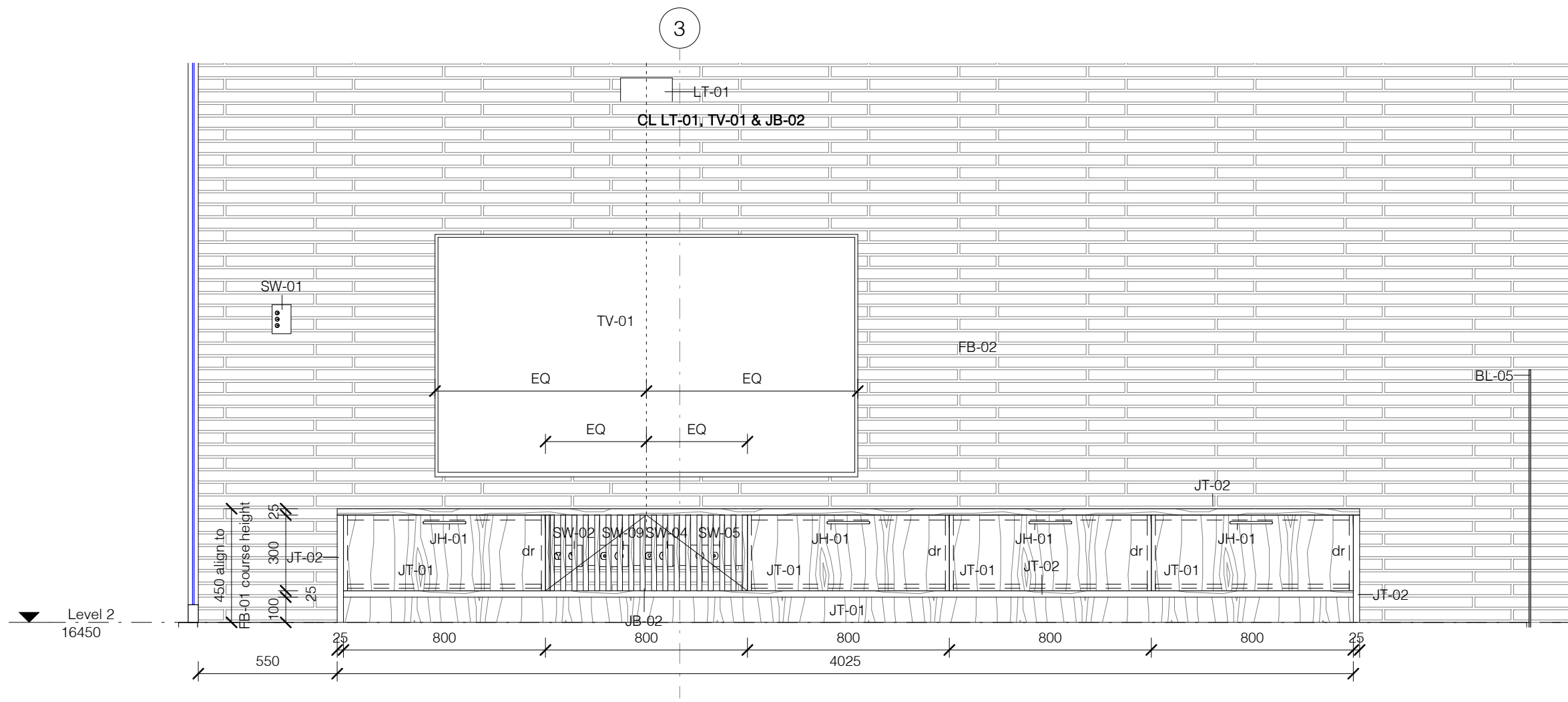
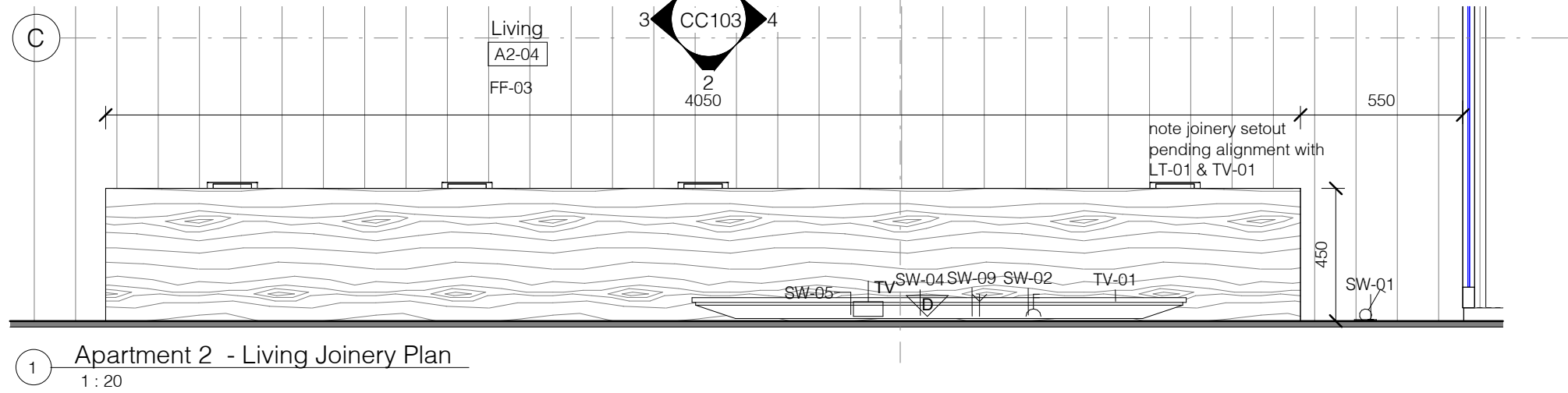
Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benches, handles and associated items to be priced by the Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benches and shelves to prevent sagging.

Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run

3



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WHALE BEACH NEIGHBOURHOOD CENTRE CONSTRUCTION

231 Whale Beach Road, Whale Beach
or
Leslie Cassar

Joinery Details - Apartment 2

Project number	1609	CC103
Date	APRIL 2024	
Drawn by	Author	
Checked by	RC	
	Scale	1 : 20

Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.:		
Drawing Title: Joinery Details - Apartment 3		Drawing No.: CC105		
Rev	Date	Description	DP Full Name	Reg No.

NOTES:
Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.
Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

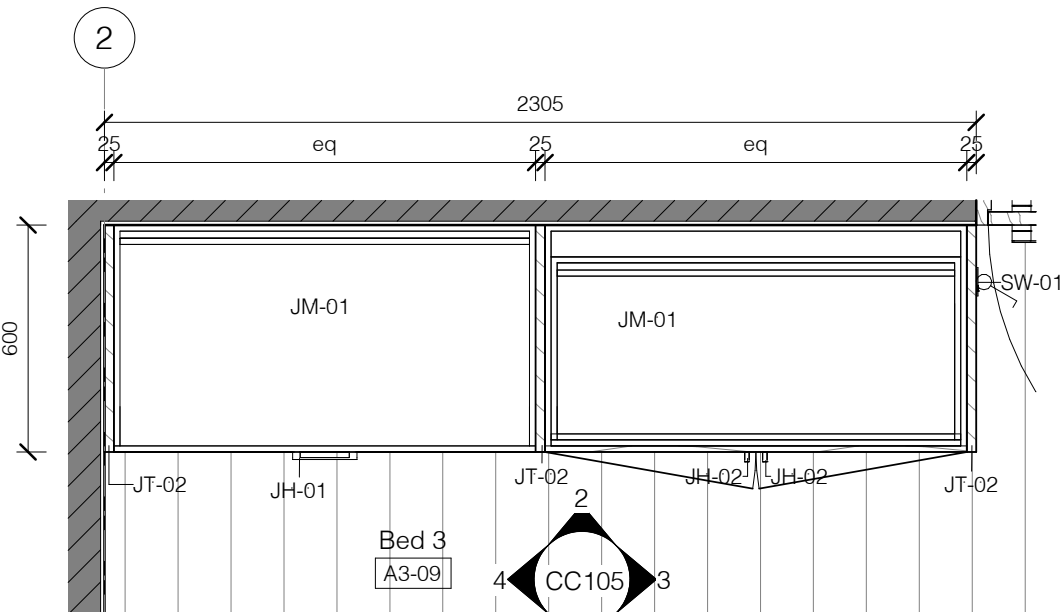
The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging. Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

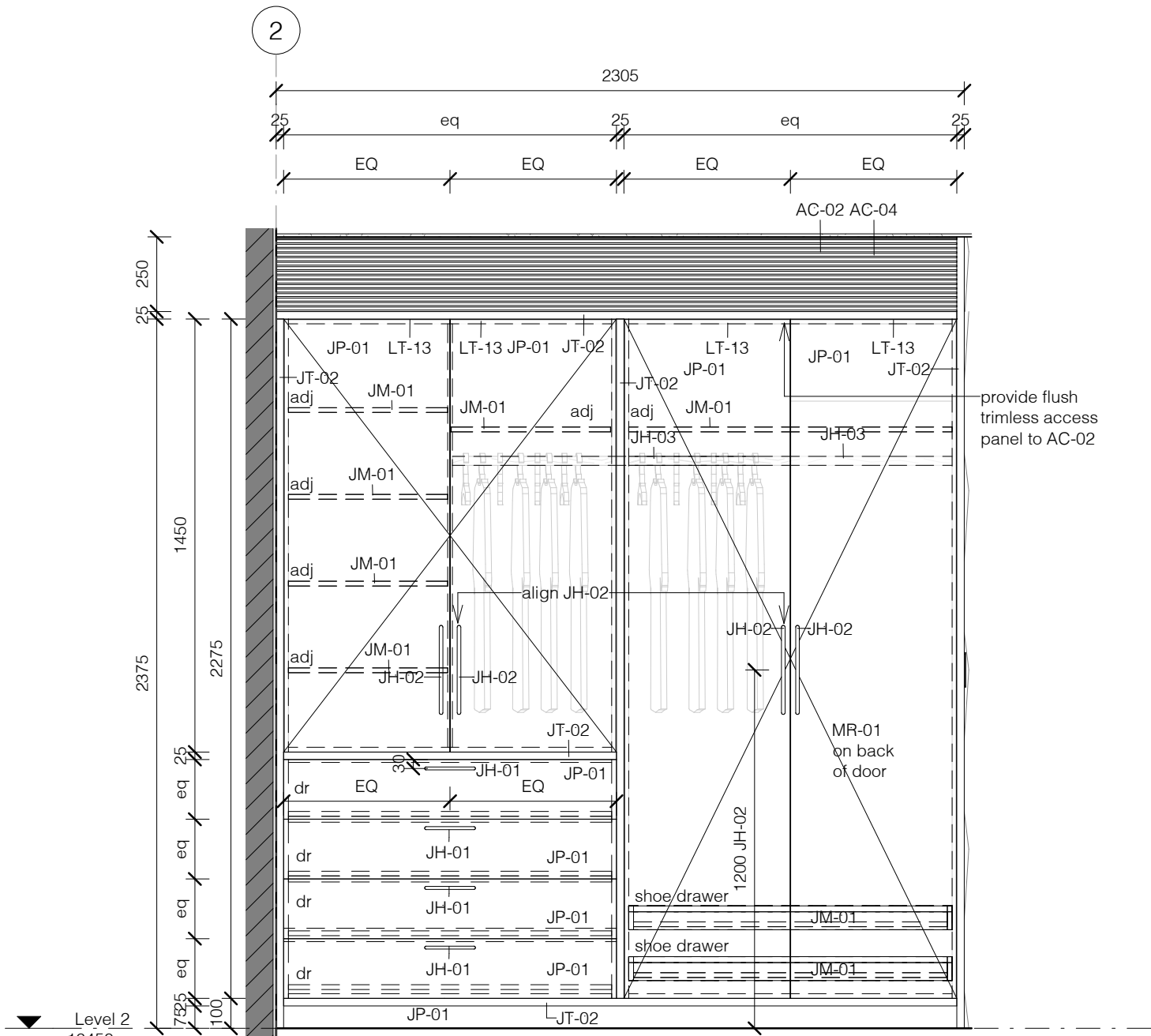
AC-02 Air conditioning Fan Coil Unit installed to manufacturer's instructions. Provide flush trimless access panel, electrical and drainage services as required. Refer to mechanical engineering drawings.
AC-04 Air supply/exhaust grilles. Full length flangeless lineal flow diffuser equal to Holyoke LF1200 SD series with Style No. 6 Edge Style and white powdercoat finish, colour Dulux 'Natural White' SW1F4. Provide plenum and ducting to AC unit as required. Visible areas of substrate and plenum to be painted black. Refer to mechanical engineering specifications.
FF-03 "Huan Trail" prefinished Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Flooring to be prefinished with Bona Naturelle UV.

JH-01 Joinery Pull Handle 170mm - to be Maralina Furniture Pull R1166 in Bronze from Pitella.
JT-02 Joinery Pull Handle 300mm - to be Maralina La Letta Pull R2549 in Bronze from Pitella.
JH-03 Brass hanging rail - Hafele "Ova" 30mm high x 15mm thick. Hanging rail to be electroplated to match door & joinery hardware.
JM-01 16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.
JP-01 16mm HMR particleboard with matt polyurethane finish, Dulux colour to be 'Natural White' SW1F4. Provide HMR particleboard to wet areas.
JT-01 16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide HMR particleboard to wet areas.

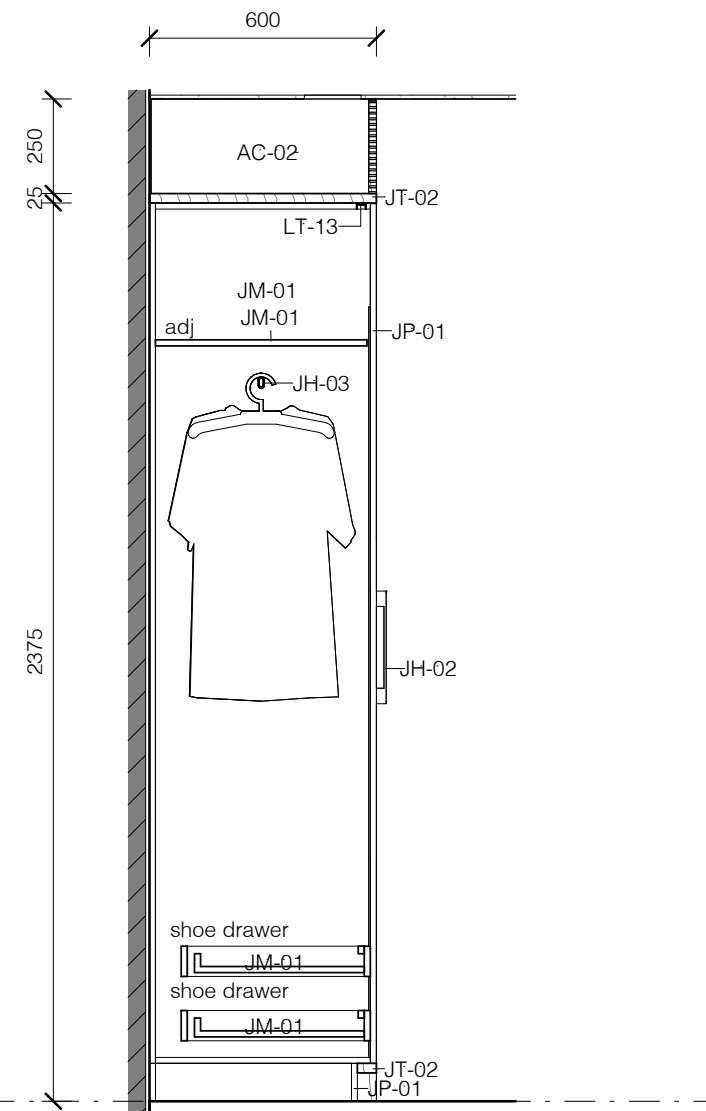
JT-02 25mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.
LT-13 LED strip lighting - Interior - L2 Kove LED Mini from Intralux Australia. Where located in cupboards connect lights to reed switch to turn on when cupboard door is opened.
MR-01 Mirror adhesive fixed to wall or cabinet door with polished edges. Install flush with adjacent tiled surface. Provide a clear anodised aluminium angle to all edges with edge of leg flush with face of mirror.
SW-01 Switch nominally 1000 AFFL to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.



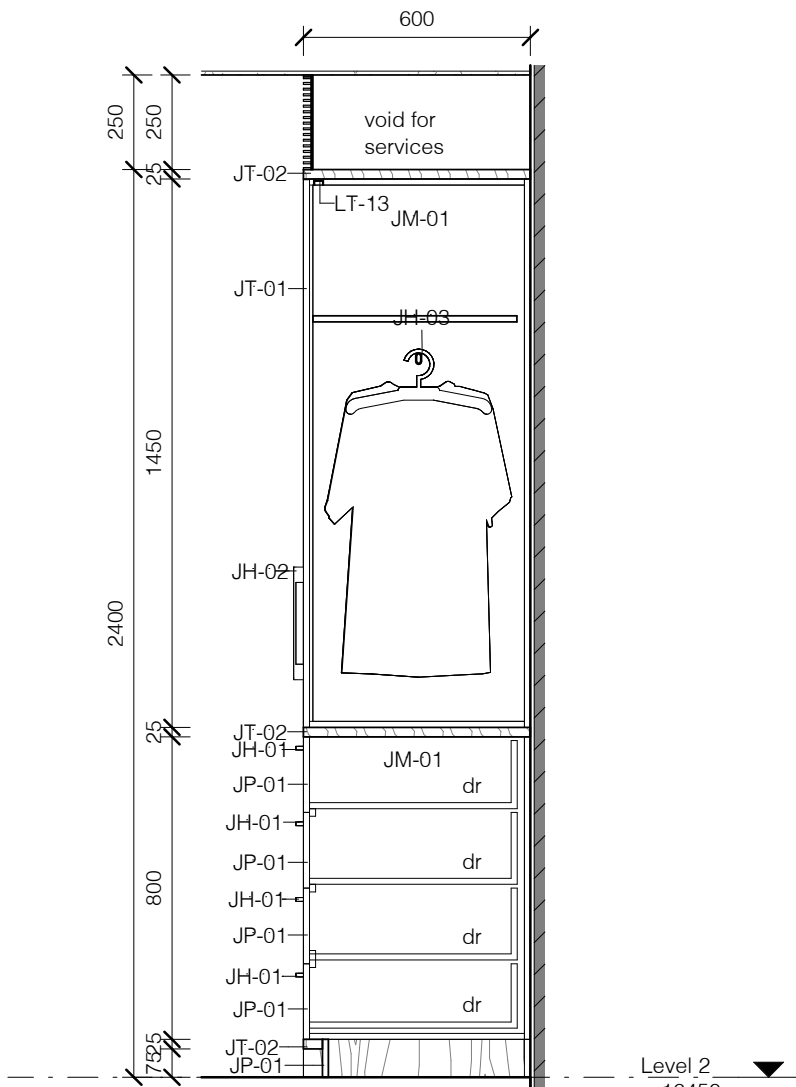
1 Apartment 3 - Bed 3 - Joinery Plan
1 : 20



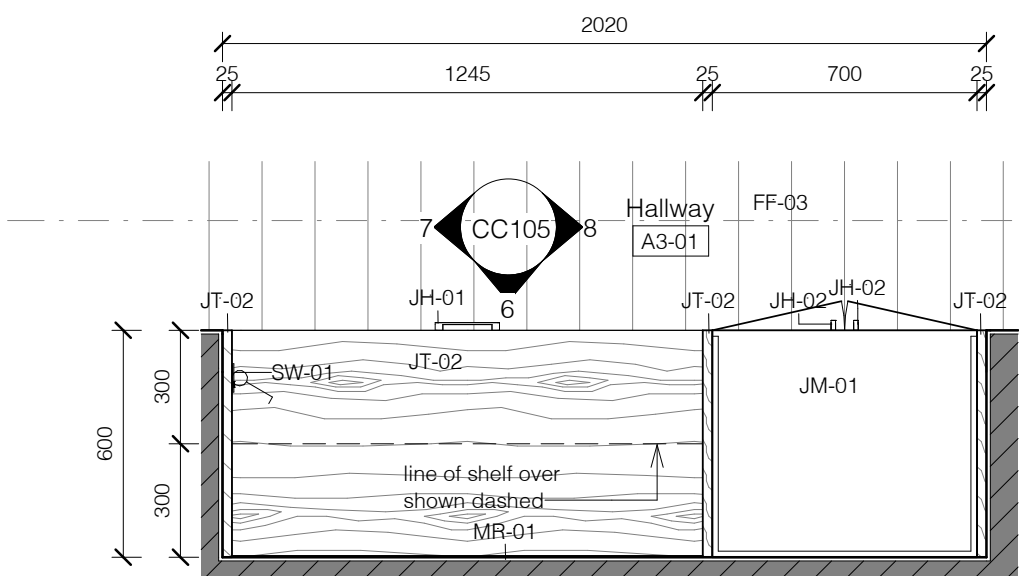
2 Apartment 3 - Bed 3 - Joinery Elevation A
1 : 20



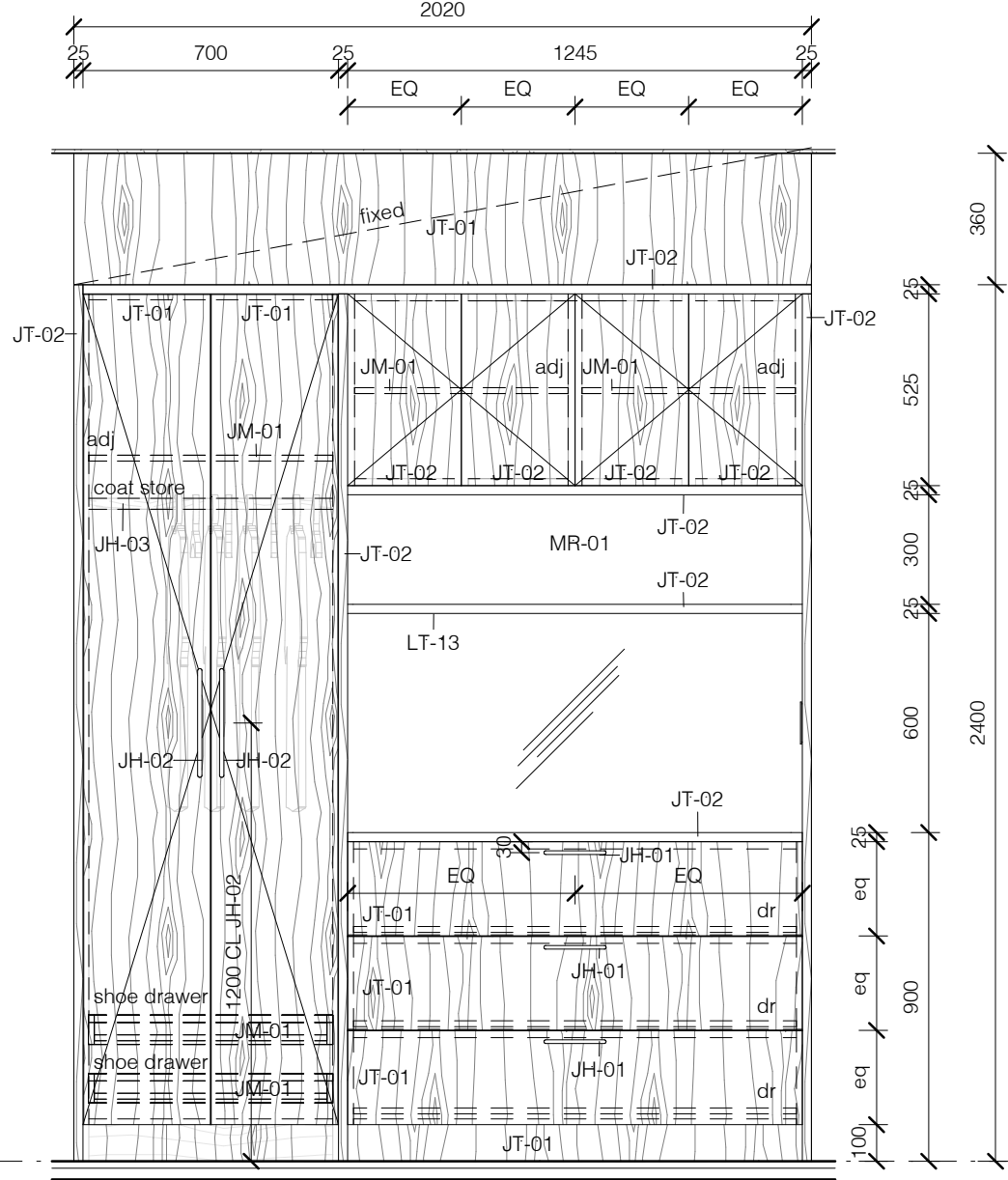
3 Apartment 3 - Bed 3 - Joinery Elevation B
1 : 20



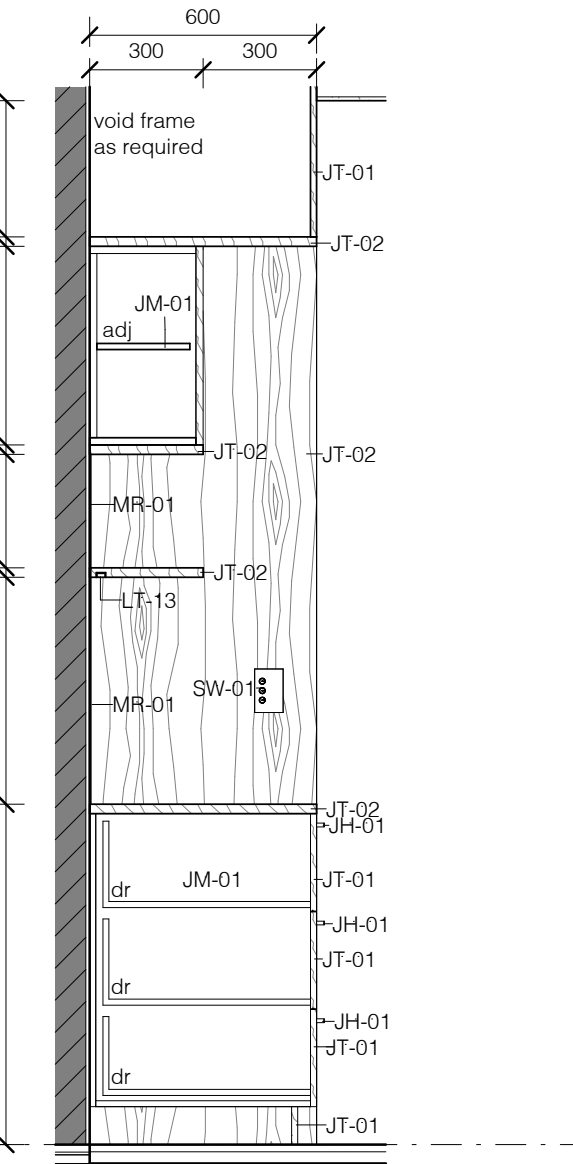
4 Apartment 3 - Bed 3 - Joinery Elevation C
1 : 20



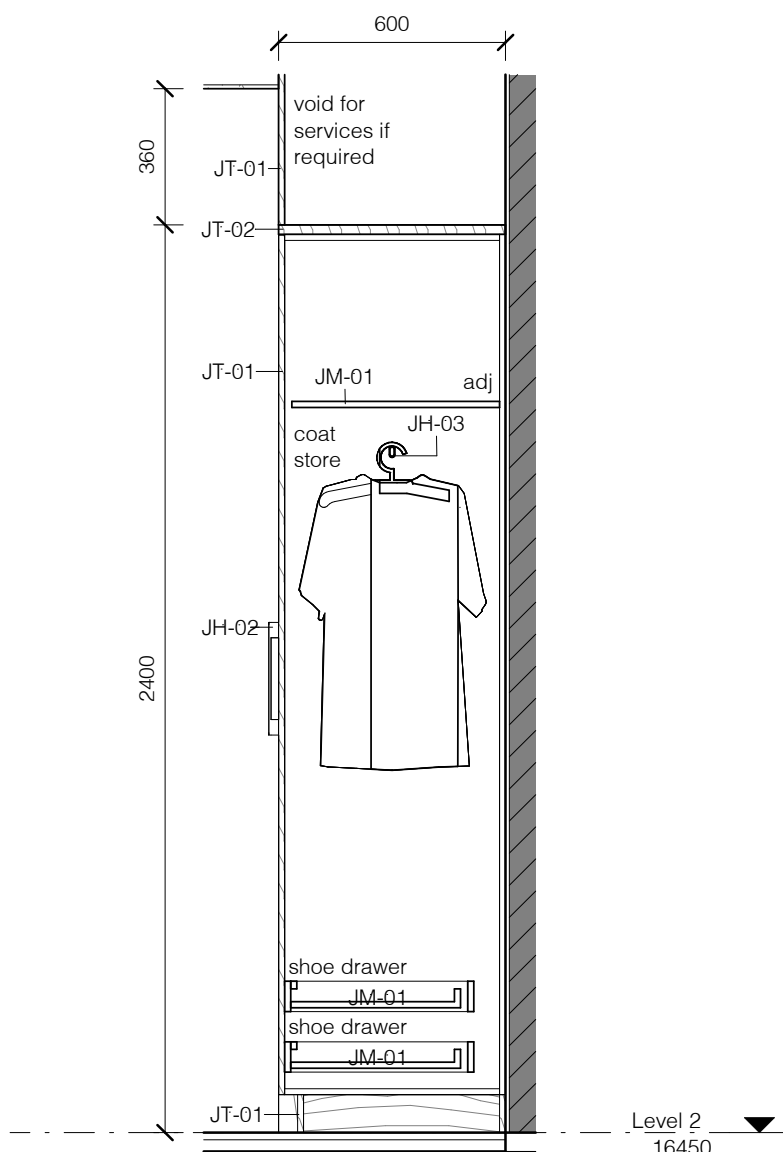
5 Apartment 3 - Hallway - Joinery Plan
1 : 20



6 Apartment 3 - Hallway - Joinery Elevation A
1 : 20



7 Apartment 3 - Hallway - Joinery Elevation B
1 : 20



8 Apartment 3 - Hallway - Joinery Elevation C
1 : 20



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nominated architect : Richard Cole B.Sc(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



0009476890 26 Jul 2024
Assessor: Jamie Bonnett
Accreditation No.: 10056
Address: 231 Whale Beach Road, Whale Beach, NSW, 2107
hstar.com.au

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No.	Revision Description	Date
Z	Interiors Issue for Client Review	29/08/2023
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/06/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
Leslie Cassar

Joinery Details - Apartment 3

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

CC105

1 : 20 @ A1

[illegible]

NOTES

NOTES:
Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging. Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.

CL-01 10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux "Natural White" SW15E4

DP-01 100/150/200mm round PVC concealed downpipe connected to stormwater system to hydraulic engineers details.

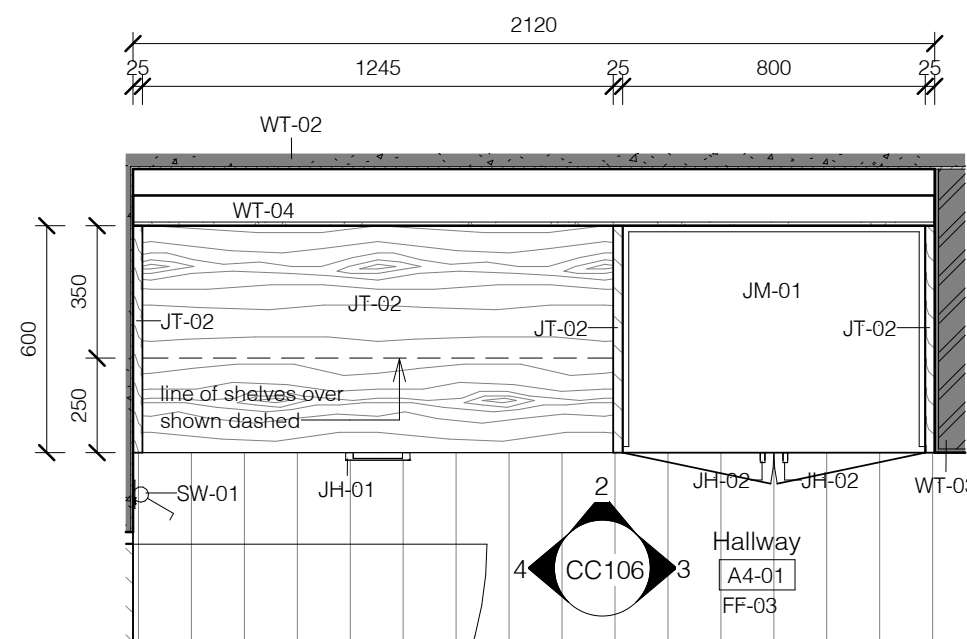
DT-03 35mm thick solid core doors, with Tasmanian Oak crown cut random matched timber veneer finish. Provide 40mm thick Tasmanian Oak timber frames to

match wall width and fixed panel over as shown. Provide Pitella Maralunga 6013-S lever set to all doors, privacy set to bathrooms and matching door buffer. All door hardware to be bronze finish. No architraves - wall lining bolted into door jambs and window frames. Finish door and frames with Osmo Polyx Oil. All bathroom and sanitary compartment doors are to comply with the NCC 2022 Volume One: F4D8 'Construction of Sanitary Compartments' requirements, and are to have doors with hinges able to be removed from the outside if required.

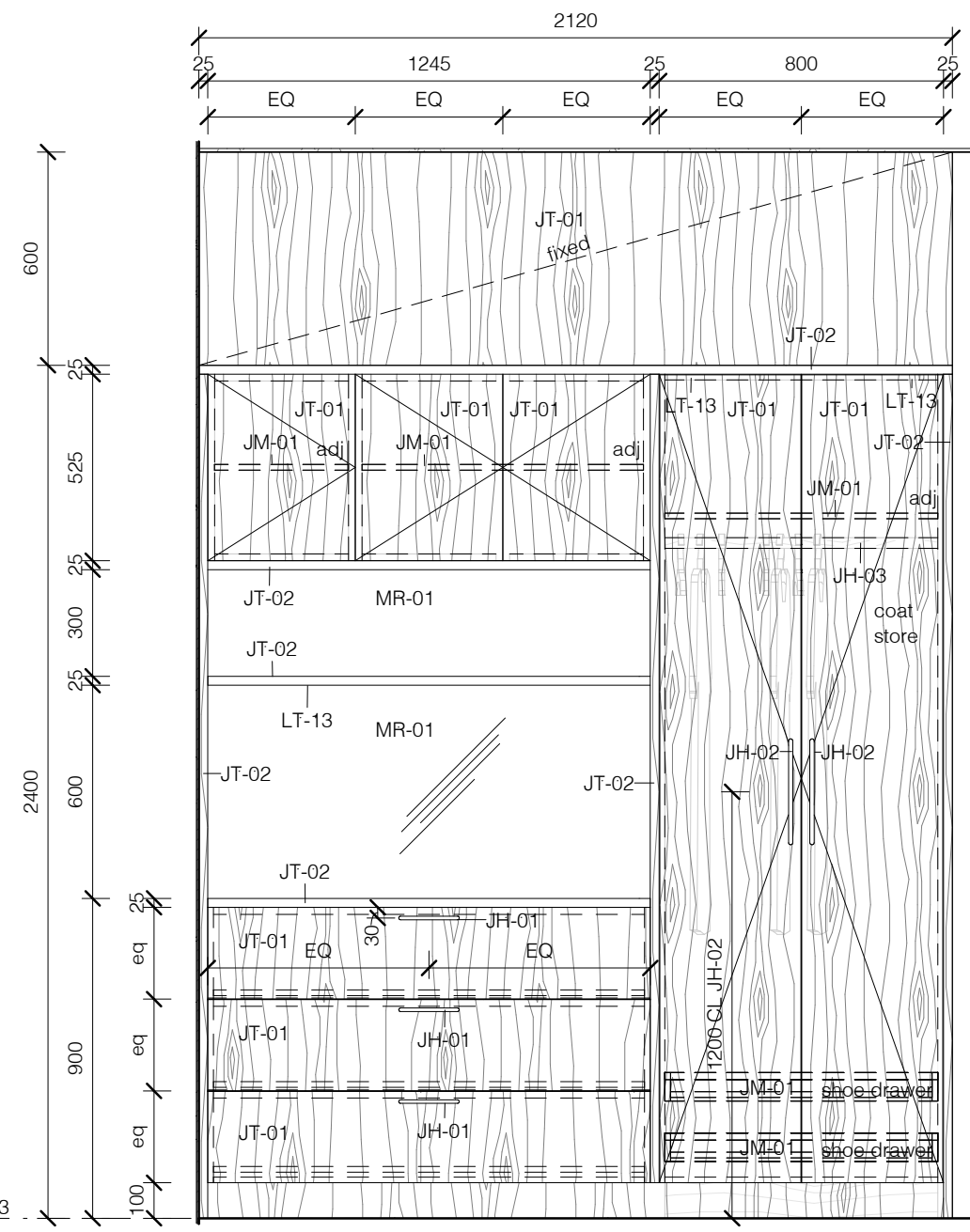
FF-03 "Huan Trail" prefinished Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regu-Sonit Multi 4.5 acoustic underlay installed to manufacturer's specifications floor slabs above sole occupancy units. Flooring to be prefinished with Bonz Natrale UV.

JH-01	Joinery Pull Handle 170mm - to be Maraluna Furniture Pull R1166 in Bronze from Pittala.
JH-02	Joinery Pull Handle 300mm - to be Maraluna Le Pull R2549 in Bronze from Pittala.
JH-03	30mm Hanging rail - Hange "Ova" 30mm high x 15mm thick. Hanging rail to be electroplated to match door & joinery hardware.
JM-01	16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.
JP-01	16mm HMR particleboard with matt polyurethane finish, Dulux colour to be "Natural White" SW714. Provide HMR particleboard to wet areas.
JT-01	16mm particleboard with selected Tasmanian oak crown cut random matching timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.
JT-02	25mm particleboard with selected Tasmanian oak crown cut random matching timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.
LT-13	LED strip lighting - Interior - L2 KOVE LED Mini from Intralux Australia. Where located in cupboards connect lights to recess switch to turn on when cupboard door is opened.
MR-01	Door adhesive vinyl to wall or cabinet door with polished edges. Install flush with adjacent tiled surface. Provide a clear anodised aluminium angle to all edges with edge of leg flush with face of mirror.

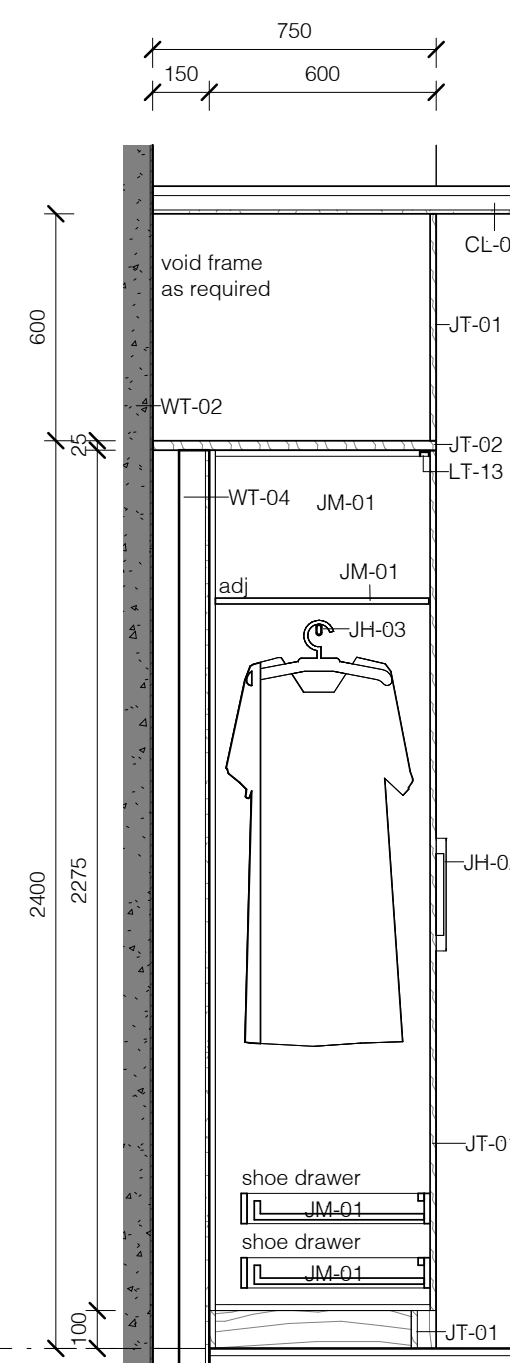
SW-01	Switch nominally 1000 AFCL to centrifuge to match door handle height. All switches to living areas and bedrooms to be dimmable excluding polynary and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be white.
SW-12	Apartment NBN Enclosure - to electrical engineer's specifications.
WT-02	200mm AFSL Logical W1200D permanent formwork reinforced concrete wall system installed to manufacturer's instructions and structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dulux Reser mat paint. Where door and window openings are to be in the wall, the door and window bearings, walls are to have a minimum RFL of 90/-1. Party walls with Duplication Specification C-1-2-2 of the NCC/BAS and provide an AFSL as shown on the drawings and R-CT not less than 50. Provide construction and expansion joints to match adjacent walls.
WT-03	150mm AFSL Logical W150 permanent formwork reinforced concrete wall system installed to manufacturer's instructions and structural engineer's details. Tape and seal joints and provide skim coat to internal faces with Dulux Reser mat paint. Where door and window openings are to be in the wall, the door and window bearings, walls are to have a minimum RFL of 90/-1.
WT-04	64-92mm Rondo galvanised steel stud and track drywall framing system or equal internal partition wall. Provide deflection heads to underside of concrete slabs and box studs at door and window openings. Provide acoustic insulation in the stud walls. Glazing to be in accordance with the NCC/BAS and provide a Dulux Reser mat paint. Where door and window bearings, walls are to have a minimum RFL of 90/-1.



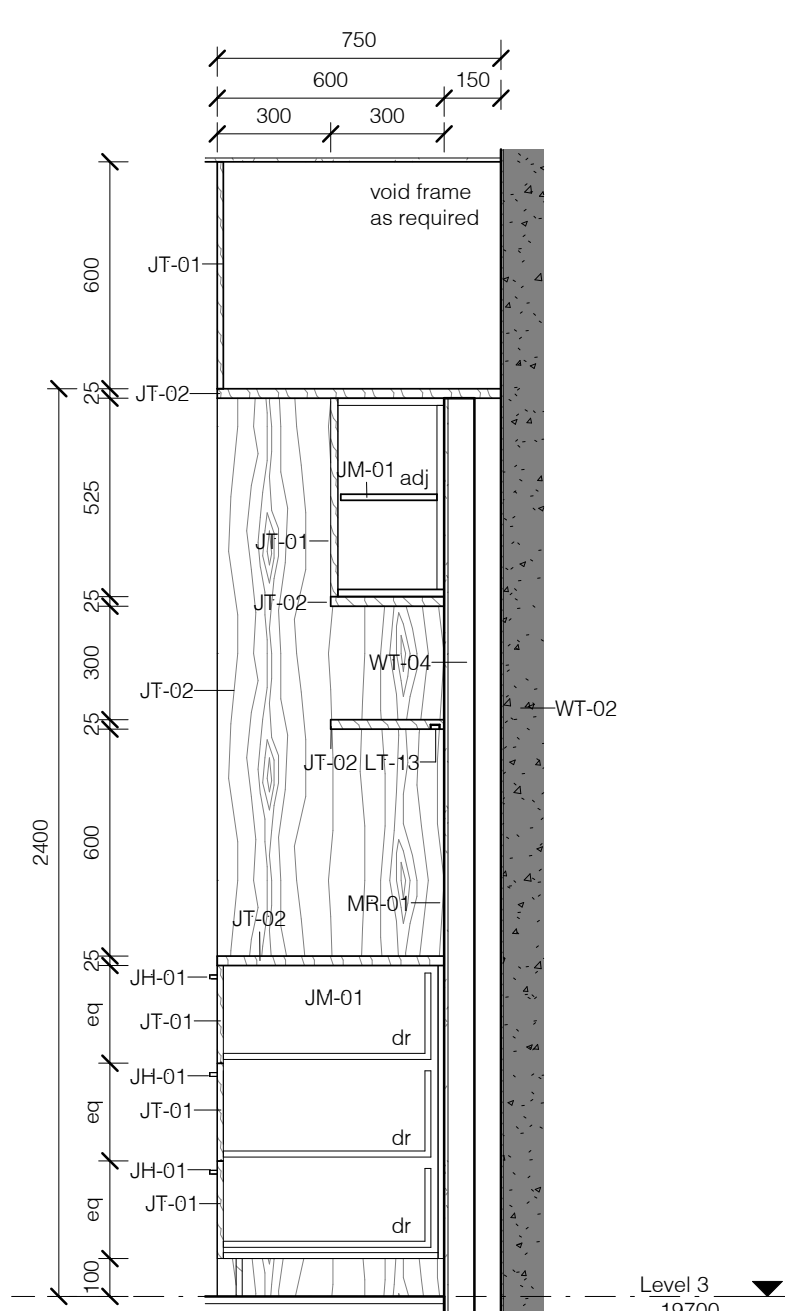
1 Apartment 4 - Hallway Joinery Plan
1 : 20



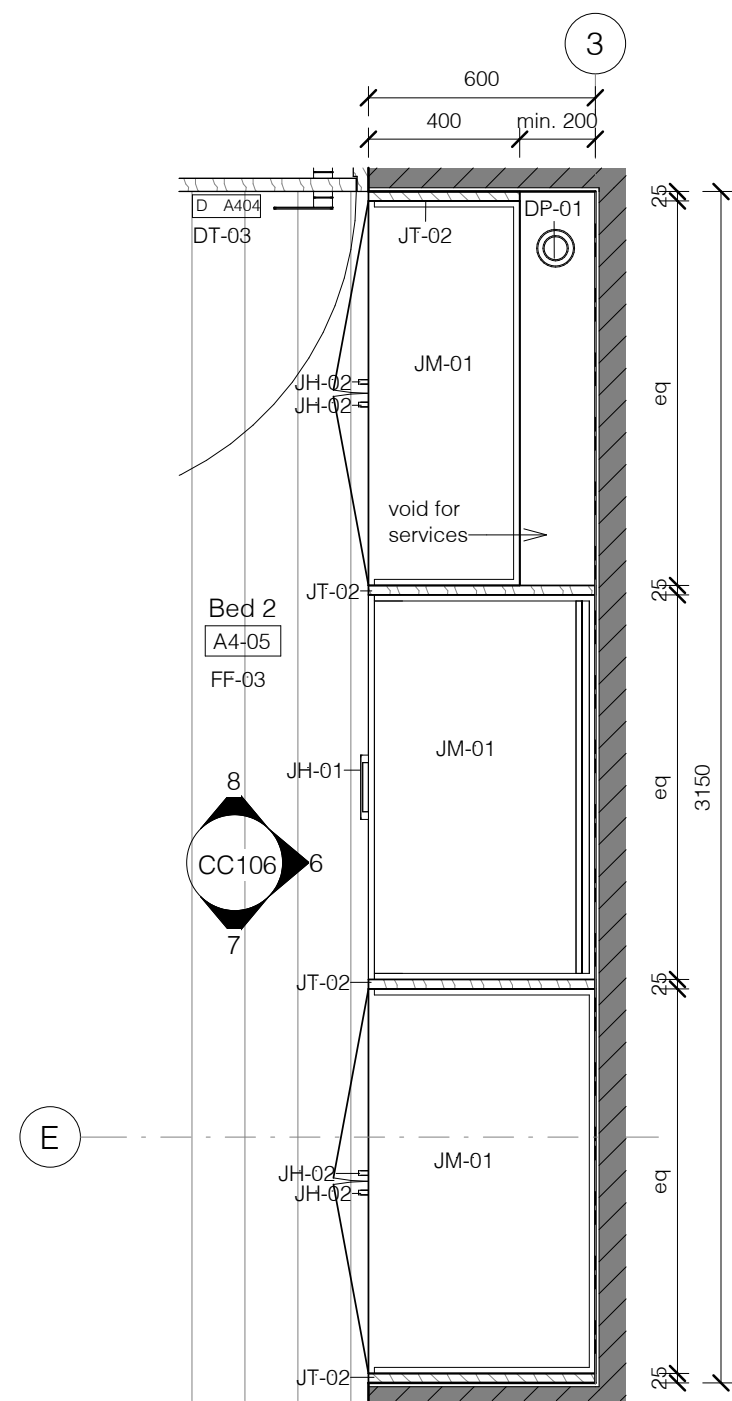
2 Apartment 4 - Hallway Joinery - Elevation A
1:20



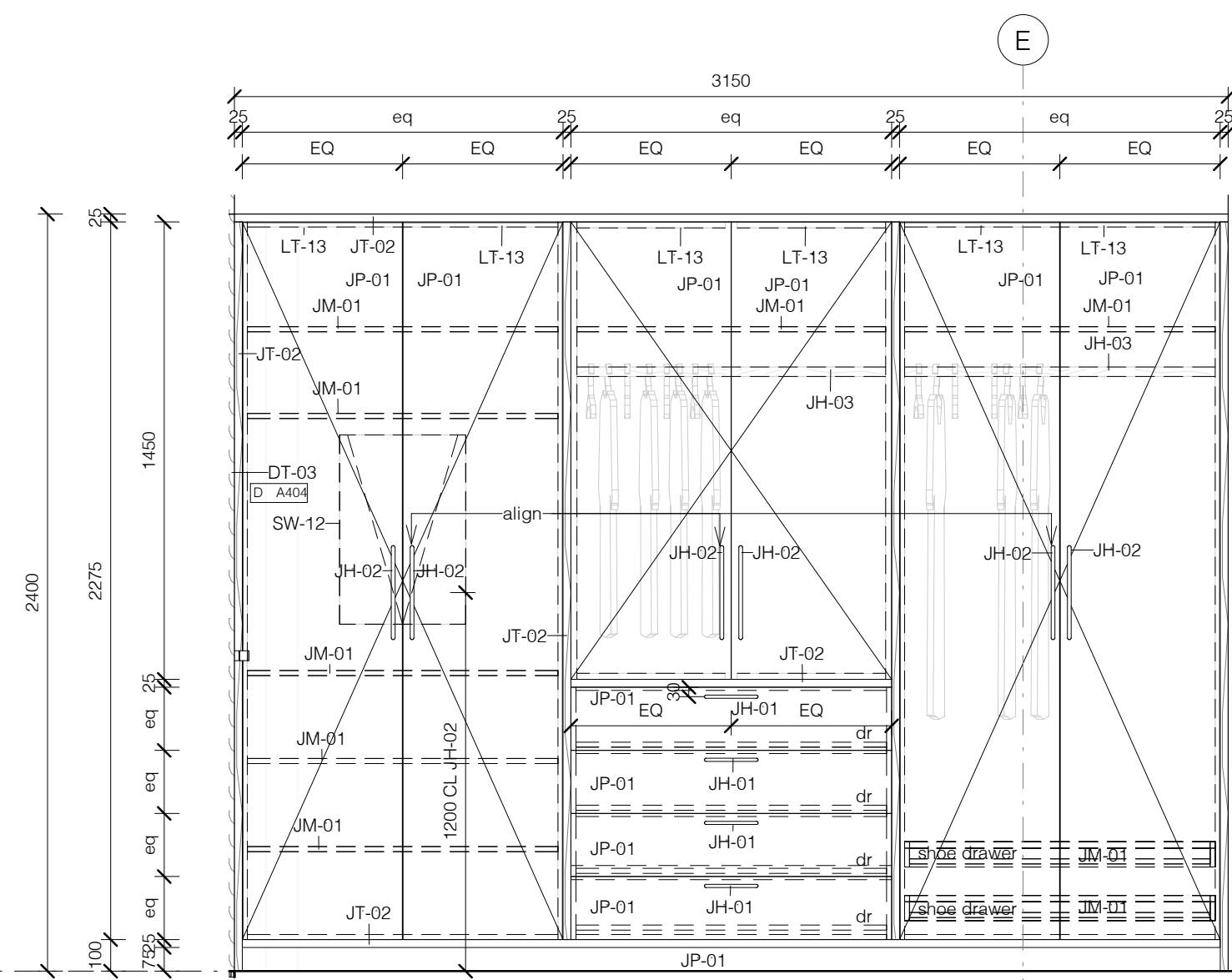
3 Apartment 4 - Hallway Joinery - Elevation B
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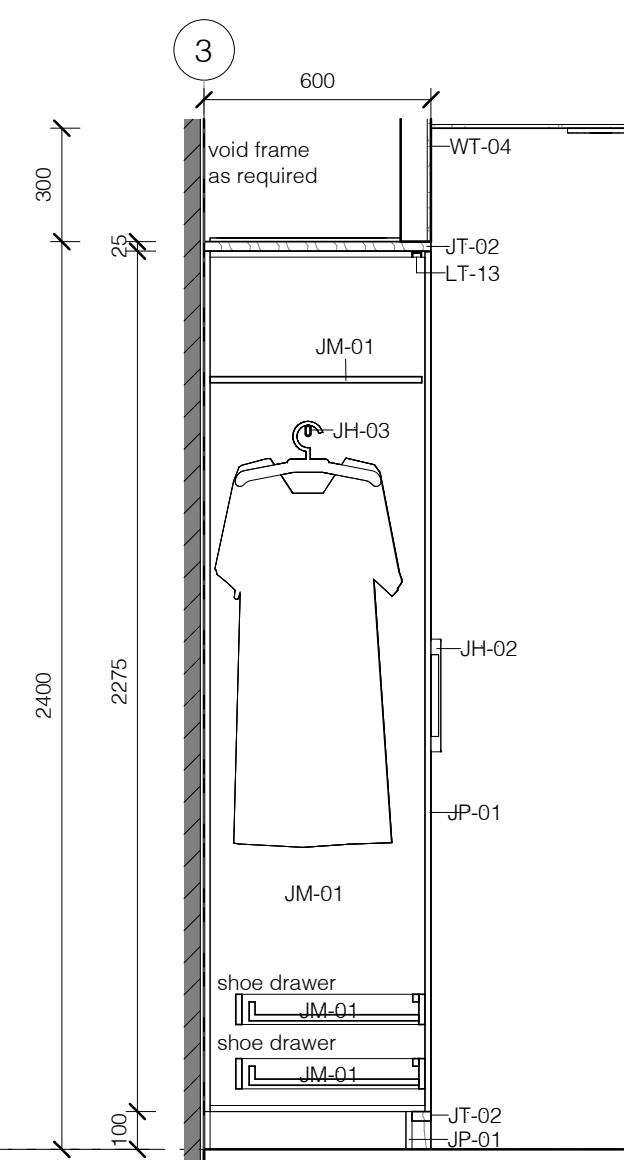
4 Apartment 4 - Hallway Joinery - Elevation C
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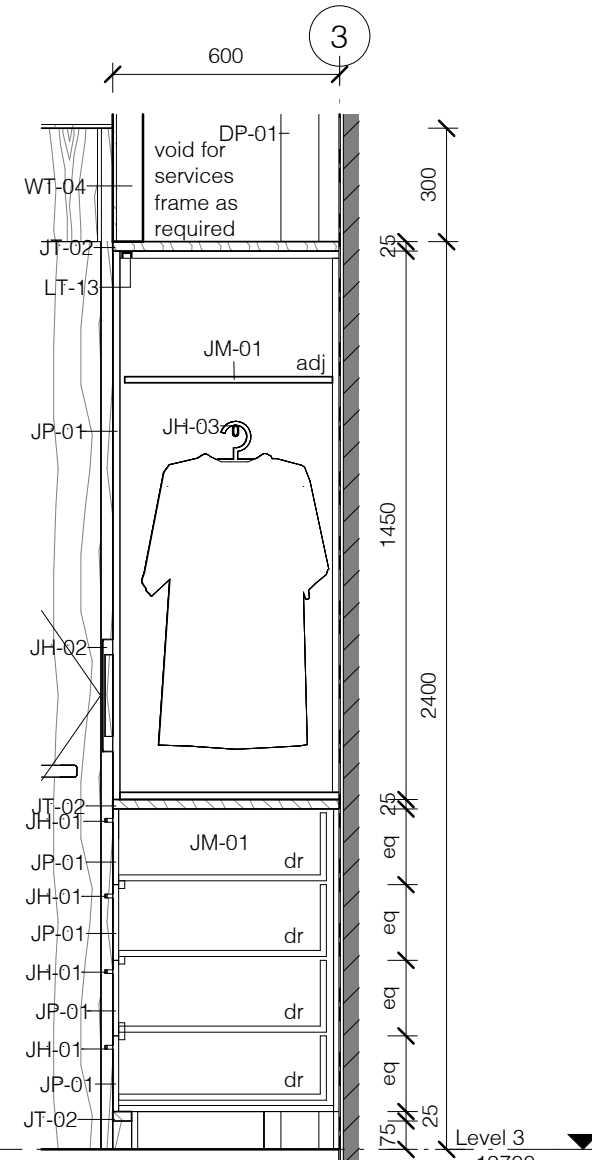
5 Apartment 4 - Bed 2 Joinery Plan
1 : 20



6 Apartment 4 - Bed 2 Joinery - Elevation A
1 : 20



7 Apartment 4 - Bed 2 Joinery - Elevation B
1 : 20



8 Apartment 4 - Bed 2 Joinery - Elevation C
1 : 20

No.	Revision Description	Date
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

Project number	1609	CC106
Date	APRIL 2024	
Drawn by	Author	
Checked by	RC	
Scale		1 : 20 @ A1

Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.: CC108		
Drawing Title: Joinery Details - Apartment 5		Drawing No.: CC108		
Rev	Date	Description	DP Full Name	Reg No.

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all benchtops and shelves to prevent sagging.

Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically UNO. Provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery

AC-04 Air supply/exhaust grilles. Full length flangeless lineal flow diffuser equal to Holyoke LF1200 SD series with Style No. 6 Edge Style and white powdercoat finish, colour Dulux 'Natural White' SW1F4. Provide plenum and ducting to AC unit as required. Visible areas of substrate and plenum to be painted black. Refer to mechanical engineering specifications.

AR-01 Acrylic render to manufacturer's directions with paint finish. Paint Finish to be Dulux Wash n Wear matte, colour Dulux 'Natural White' SW1F4.

CL-01 10mm plasterboard lining with all joints taped and set on studwork, battens, furring channels or Rondo Key-Lok suspended ceiling system as required. Provide Rondo P50 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint Finish to be Dulux Ceiling White, colour to be Dulux 'Natural White' SW1F4.

DP-01 100/150/200mm round PVC concealed downpipe connected to stormwater system to hydraulic engineers details.

DT-03 35mm thick solid core doors, with Tasmanian Oak crown cut random matched timber veneer finish. Provide 40mm thick Tasmanian Oak timber frames to match wall width and fixed panel over as shown. Provide Ptiella Maralina 6013-S lever set to all doors, privacy set to bathrooms and matching door buffer. All door hardware to be bronze finish. No architraves - wall lining but jointed into door jambs and window frames. Finish door and frames with Osmo Polyx Oil. All bathroom and sanitary compartment doors are to comply with the NCC 2022 Volume One: F4D8 'Construction of Sanitary Compartments' requirements, and are to have doors with hinges able to be removed from the outside if required.

FF-03 "Huan Trail" prefinished Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelling compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regupol Sonus Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above sole occupancy units. Flooring to be prefinished with Bona Naturale UV.

JH-01 Joinery Pull Handle 170mm - to be Maralina Furniture Pull R1166 in Bronze from Ptiella.

JH-02 Joinery Pull Handle 300mm - to be Maralina La Letta Pull R2549 in Bronze from Ptiella.

JH-03 Brass hanging rail - 'Hafele' 'Ova' 30mm high x 15mm thick. Hanging rail to be electroplated to match door & joinery hardware.

JM-01 16mm particleboard with white melamine laminate to both sides and matching edge strips. Provide HMR particleboard to wet areas.

JT-01 16mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

JT-02 25mm particleboard with selected Tasmanian oak crown cut random matched timber veneer and 2mm thick solid matching edge strips. Provide Osmo Polyx Oil finish, or matt polyurethane to wet areas. Provide HMR particleboard to wet areas.

LN-01 13mm thick high impact resistant plasterboard lining, equal to Gyprock Impactchek, with all joints taped and set. Paint finish with Dulux 'Wash n' wear' matt acrylic, colour to be Dulux 'Natural White' SW1F4. Wet Areas to be 6mm thick CSR Fibre Cement Wallboard with all joints taped and set and selected wall tiles over approved waterproof membrane where required. Untiled internal linings to be painted with Dulux 'Wash n' wear' matt acrylic, colour to be Dulux 'Natural White' SW1F4.

LT-07 Internal surface mounted LED downlight - to be HV5842S-WHT - Nella White 12w Surface Mounted LED Downlight from Havit Lighting. Warm White bulb temp 3000K.

LT-13 LED strip lighting - Interior - L2 Kove LED Mini from Intralux Australia. Where located in cupboards connect lights to reed switch to turn on when cupboard door is opened.

MR-01 Mirror adhesive fixed to wall or cabinet door with polished edges. Install flush with adjacent tiled surface. Provide a clear anodised aluminum angle to all edges with edge of leg flush with face of mirror.

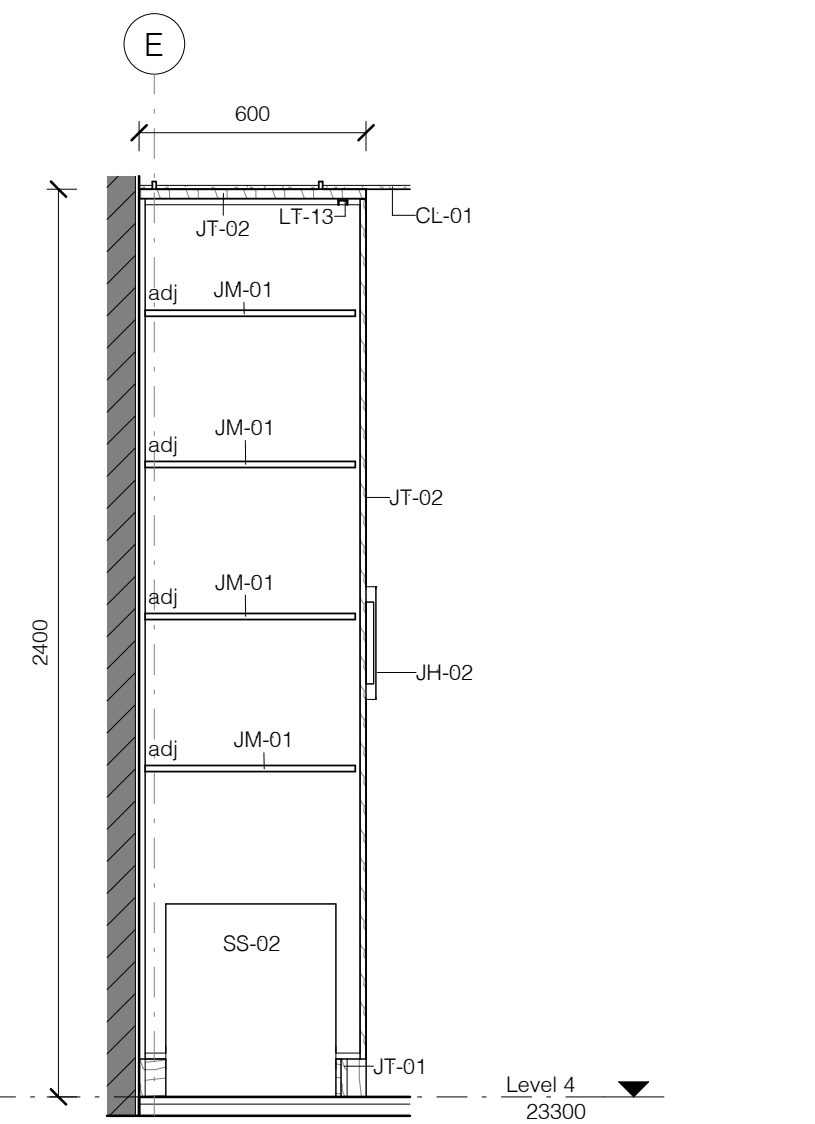
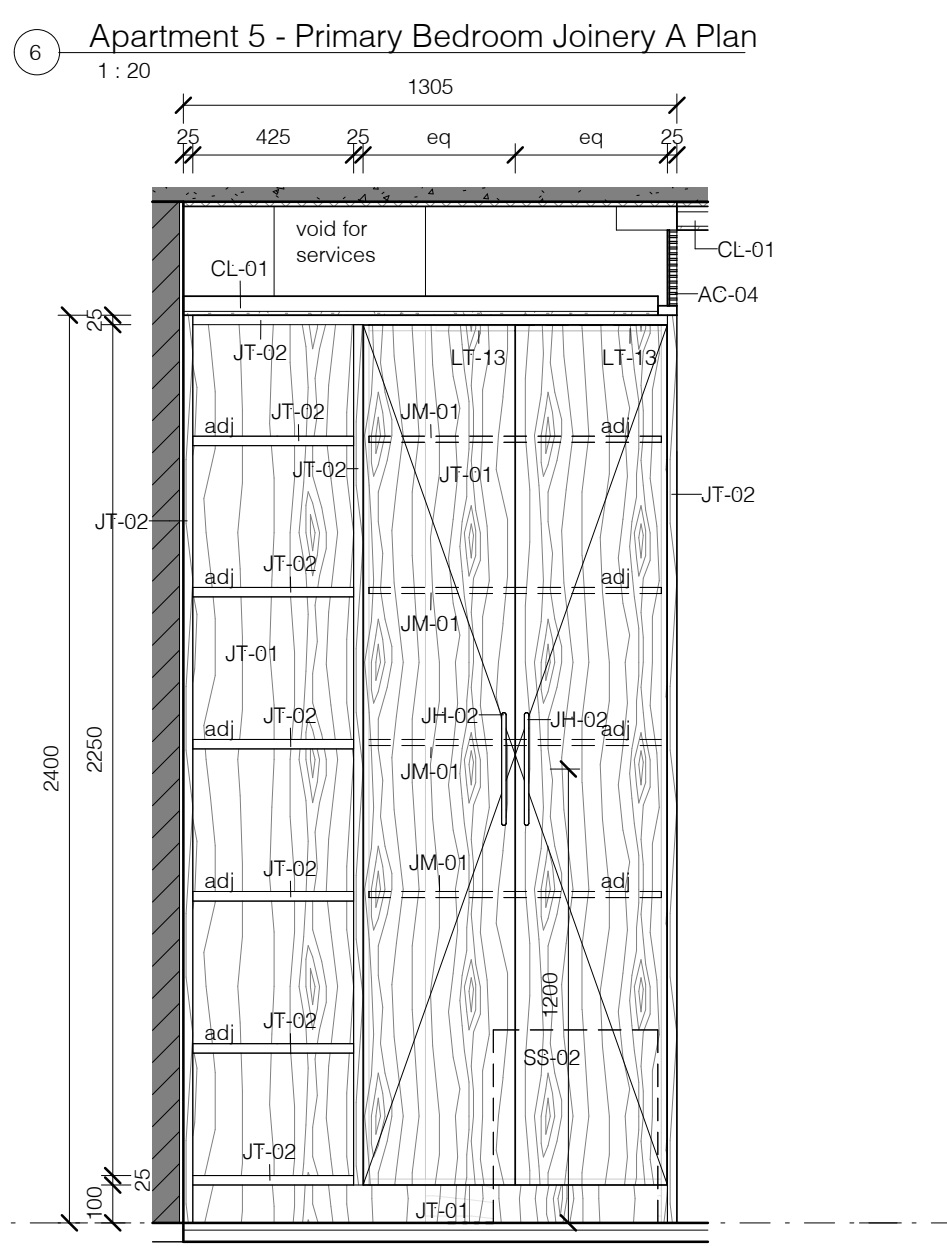
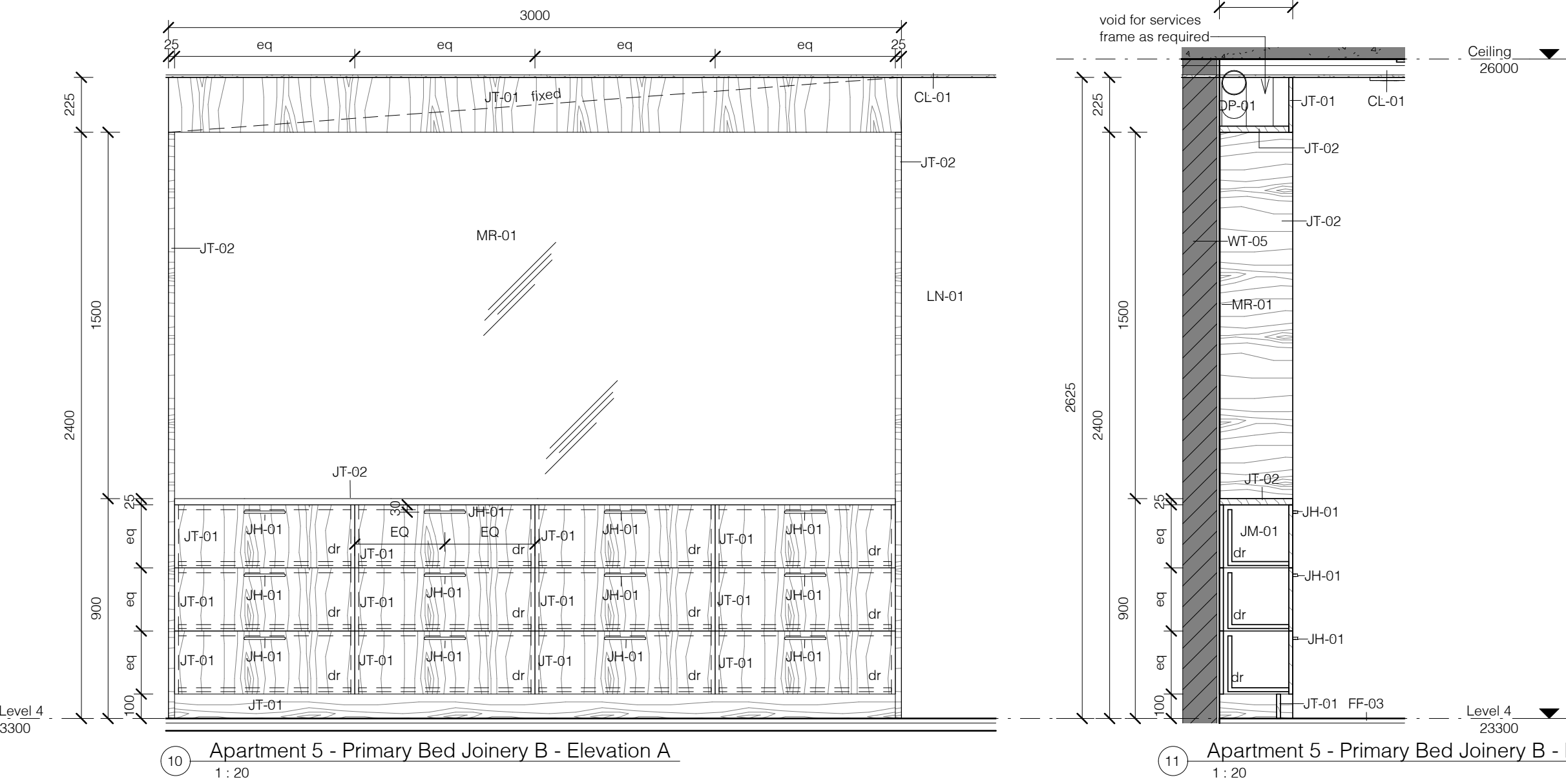
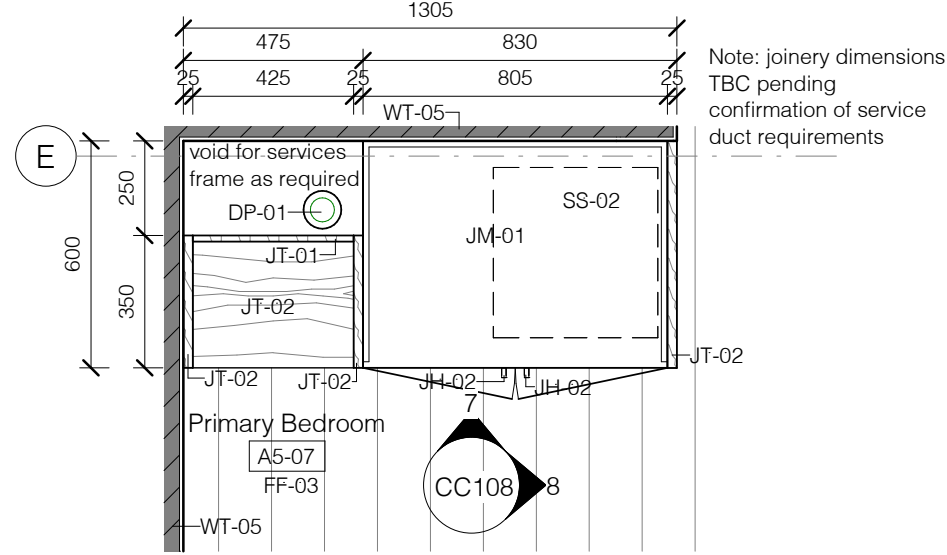
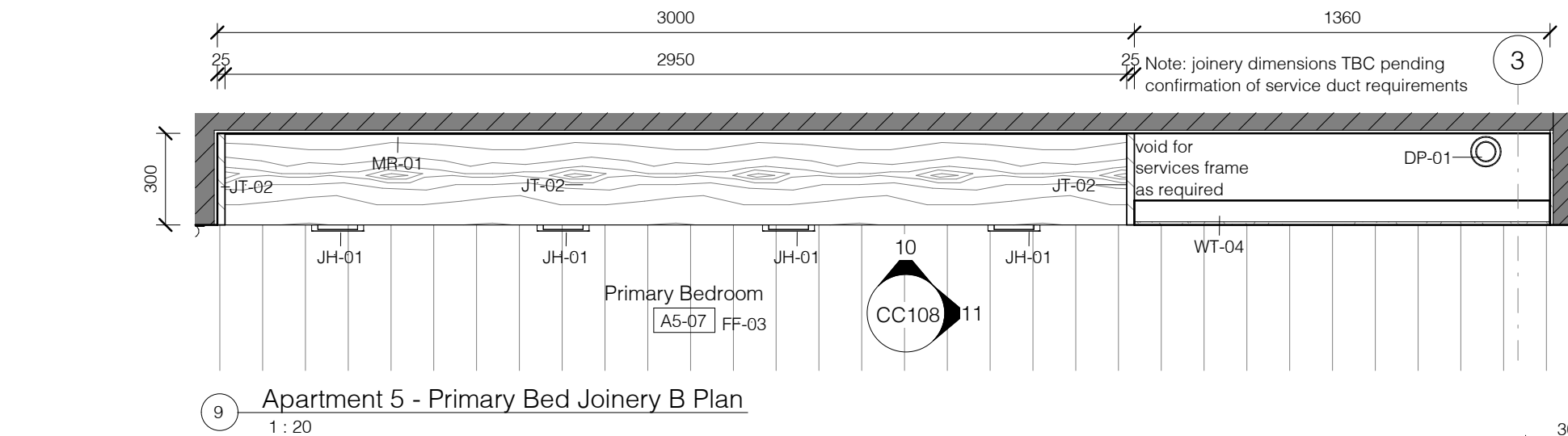
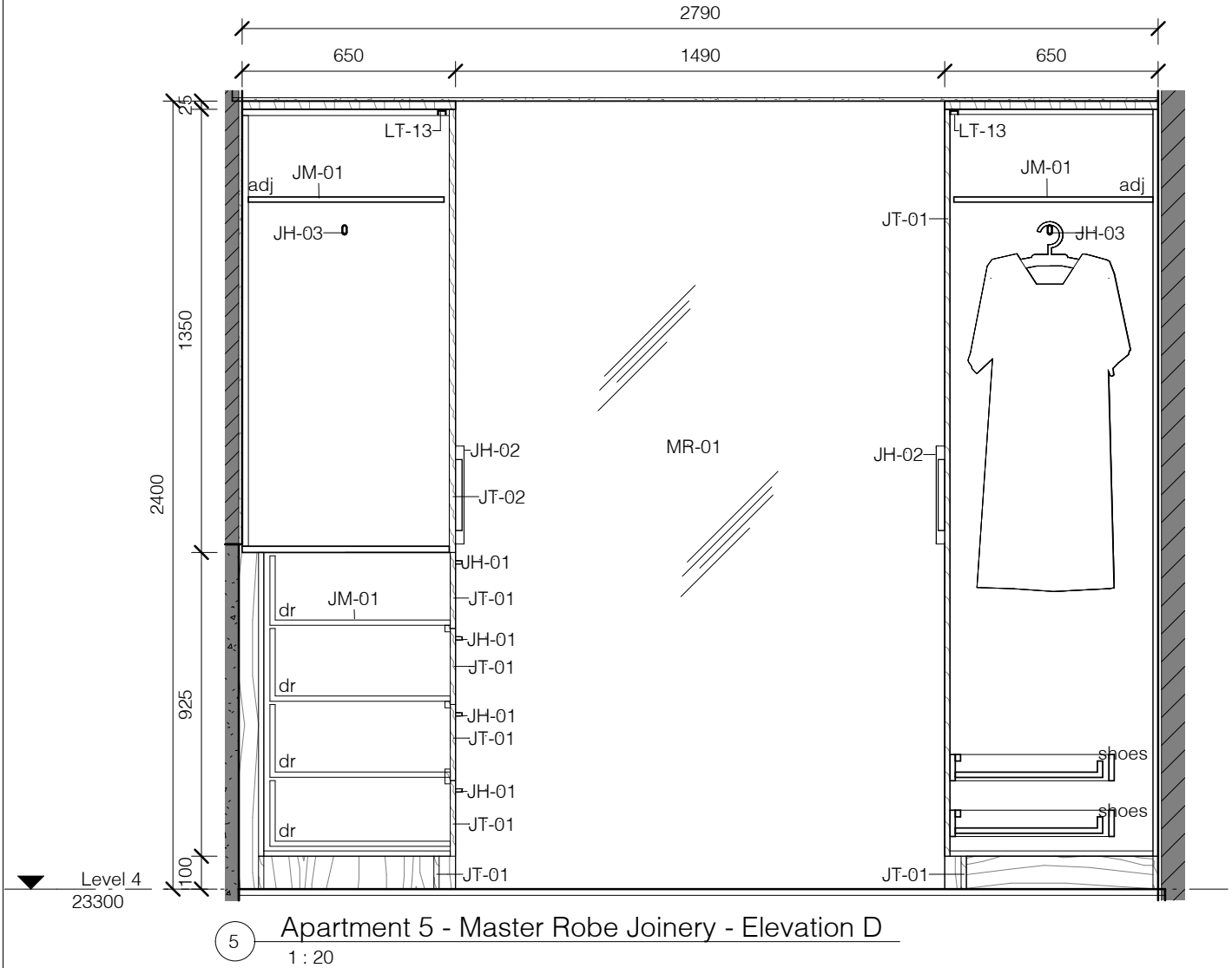
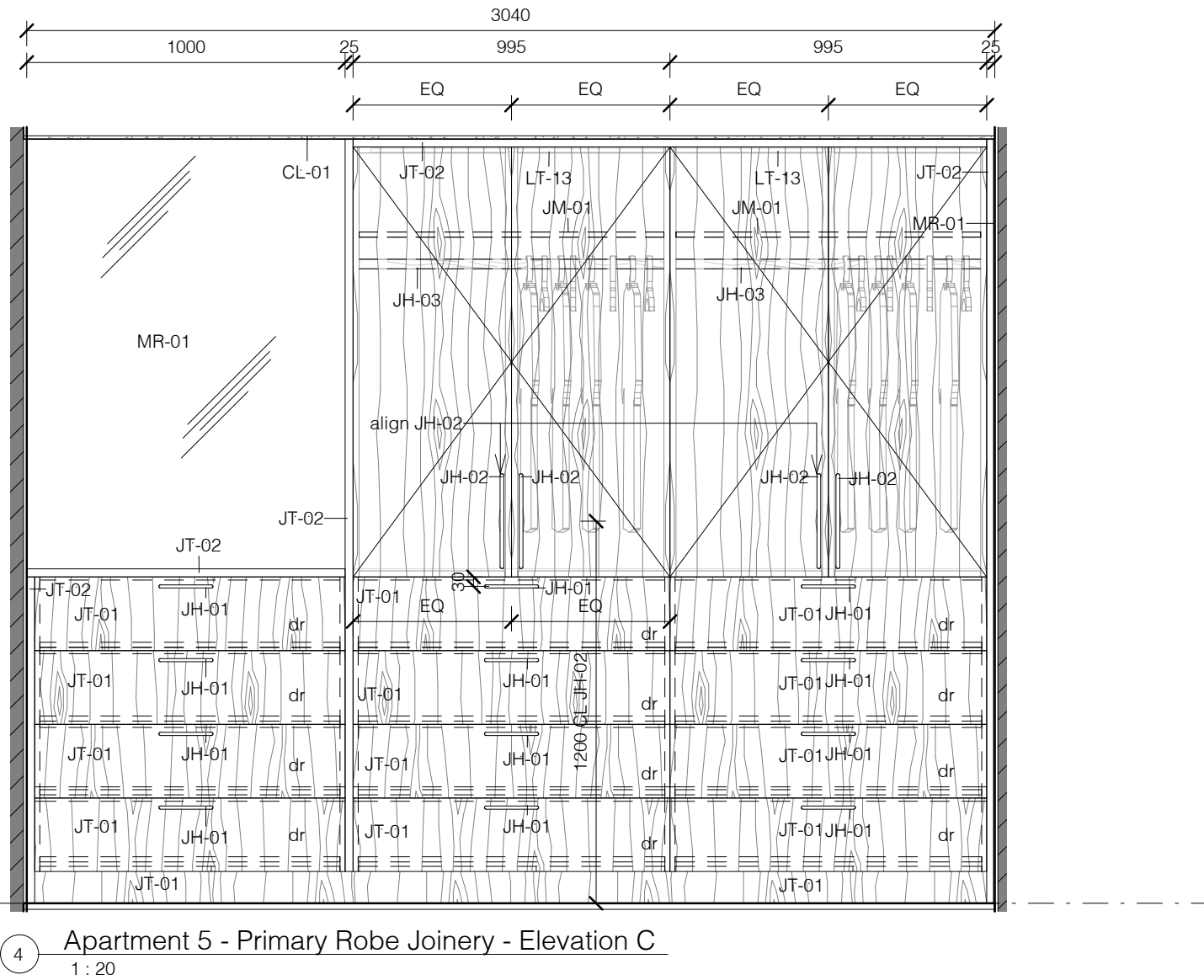
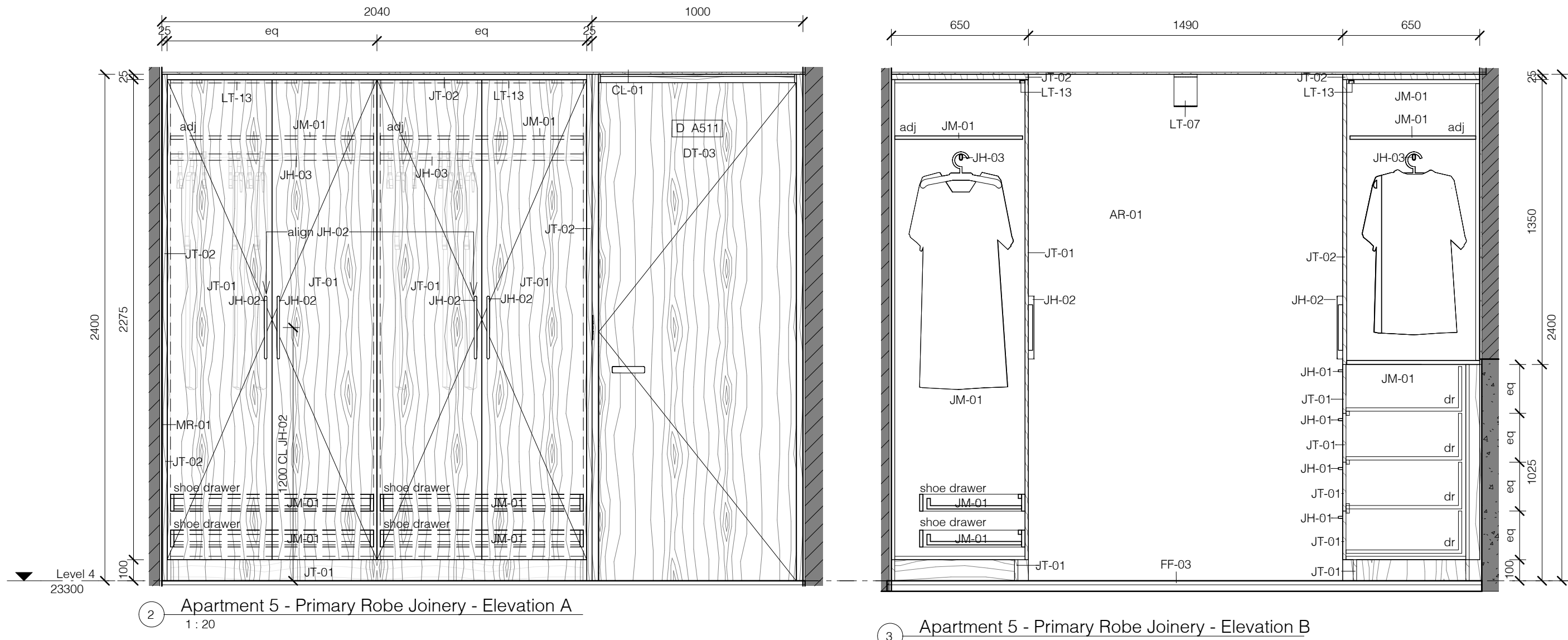
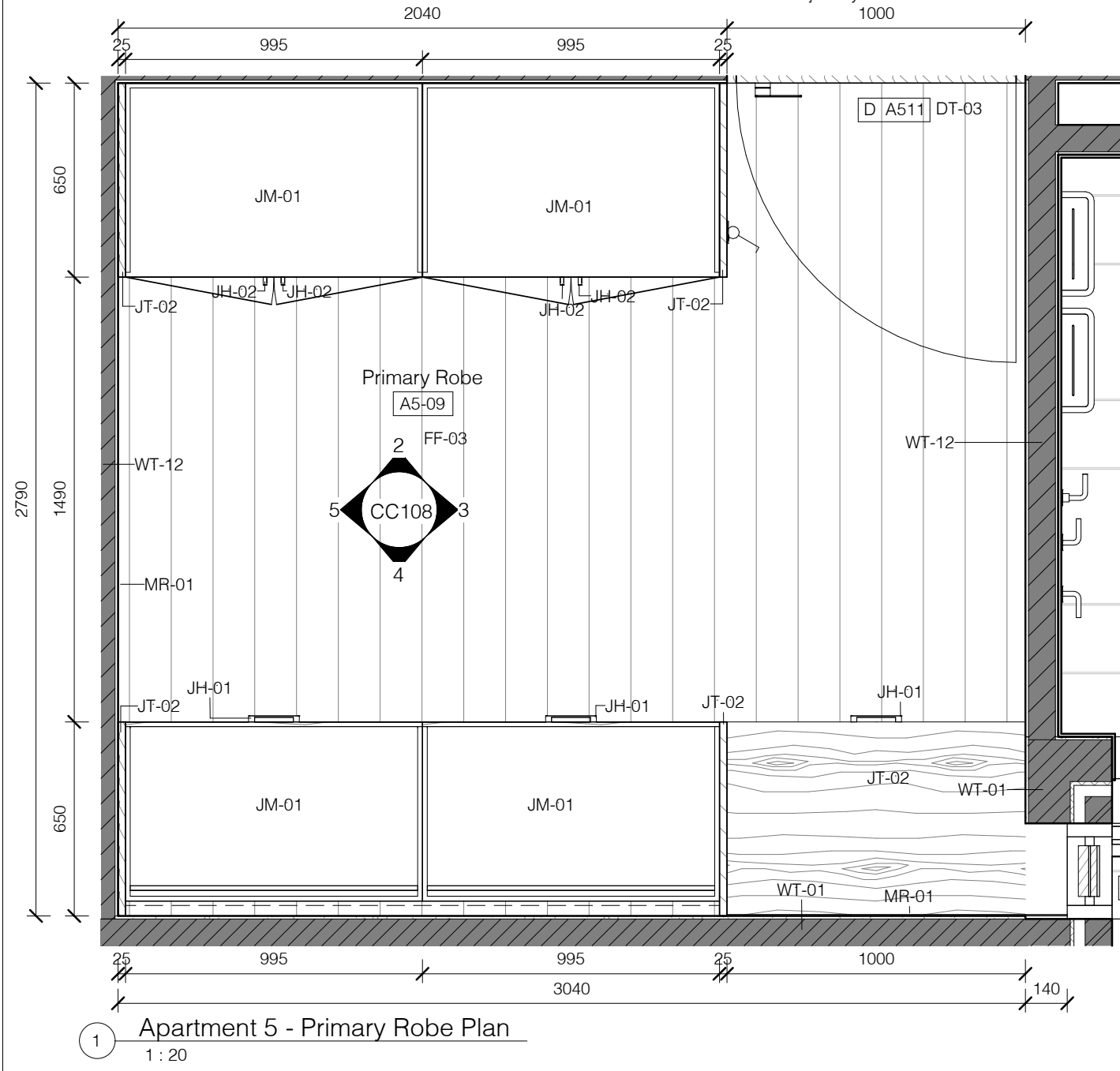
SS-02 Safe - to be Premier Safes PRA from Safes Australia. Confirm selection with client prior to purchase.

WT-01 290mm cavity brick and blockwork wall comprising 90mm thick face brickwork, 50mm cavity and 140mm core filled blockwork to internal skin. Face brickwork externally with brick type as shown on elevations. Provide acrylic render to internal faces with Dulux Wash n Wear matt paint finish. Walls to comply with Specification C1.1-2.2 of the NCC/BCA and provide an FRL as shown on the drawings and Rw + Ctr not less than 50. Paint colour to be Dulux 'Natural White'. Seal face brickwork with Westox TDS20 Water Repellent. Provide construction and expansion joints, damp proof course and stainless steel brick ties as required by AS3700-2011, and reinforced concrete footing to structural engineer's requirements. Provide 12.5mm Firemax A10 Plus Cavity Board to cavity to manufacturers instructions, in accordance with the BASIX Certificate.

WT-04 64-92mm Rondo galvanised steel stud and track drywall framing system or equal internal studwork wall. Provide deflection heads to underside of concrete slabs and box studs at door and window openings. Provide acoustic insulation to internal stud walls. Cladding or lining as shown on drawings. Paint finish to be Dulux Wash n Wear matt, colour to be Dulux 'Natural White' SW1F4.

WT-05 140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings, exposed walls are to be rendered and painted with Dulux Weathershield Matt, Colour 'Natural White' SW1F4. Where retaining provide reinforced concrete footing, provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.

WT-12 90mm concrete blockwork wall, finish as shown on drawings



No.	Revision Description	Date
FF	Issued for Information	17/11/2023
KK	Revisions to Apt 5 for Review	25/01/2024
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/06/2024
QQ	Draft Construction Certificate Issue	17/07/2024

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

[illegible]

NOTES:

Drawers to kitchen are to be Blum Legrabox Pure in Stainless Steel with Blumotion and maximum drawer length and height within each cabinet. Provide Ambia Line dividers sets for cutlery and appliances. Confirm all drawer depths with architect prior to fabrication.

Drawers to wardrobes, vanity and other units are to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. Confirm all drawer depths with architect prior to fabrication.

All Hinges are to be Blum Cliptop with Blumotion.

Provide Blum Tip-On mechanical opening system to overhead cupboards and overhead awning cupboards with 'push to open' and 'soft close' mechanism (no handle) in Silk White.

Provide HMR particleboard or A-Bond plywood to wet areas.

Supply and installation of cabinets, benchtops, handles and associated items to be priced by Joiner. The Joiner is to allow for and co-ordinate with the Builder the installation of all appliances, light fittings, GPO's and Telephone outlets and conceal all wiring as required.

The builder is to construct bulkheads and structural framing. The joiner is to provide adequate support for all bulkheads and shelves to prevent sagging.

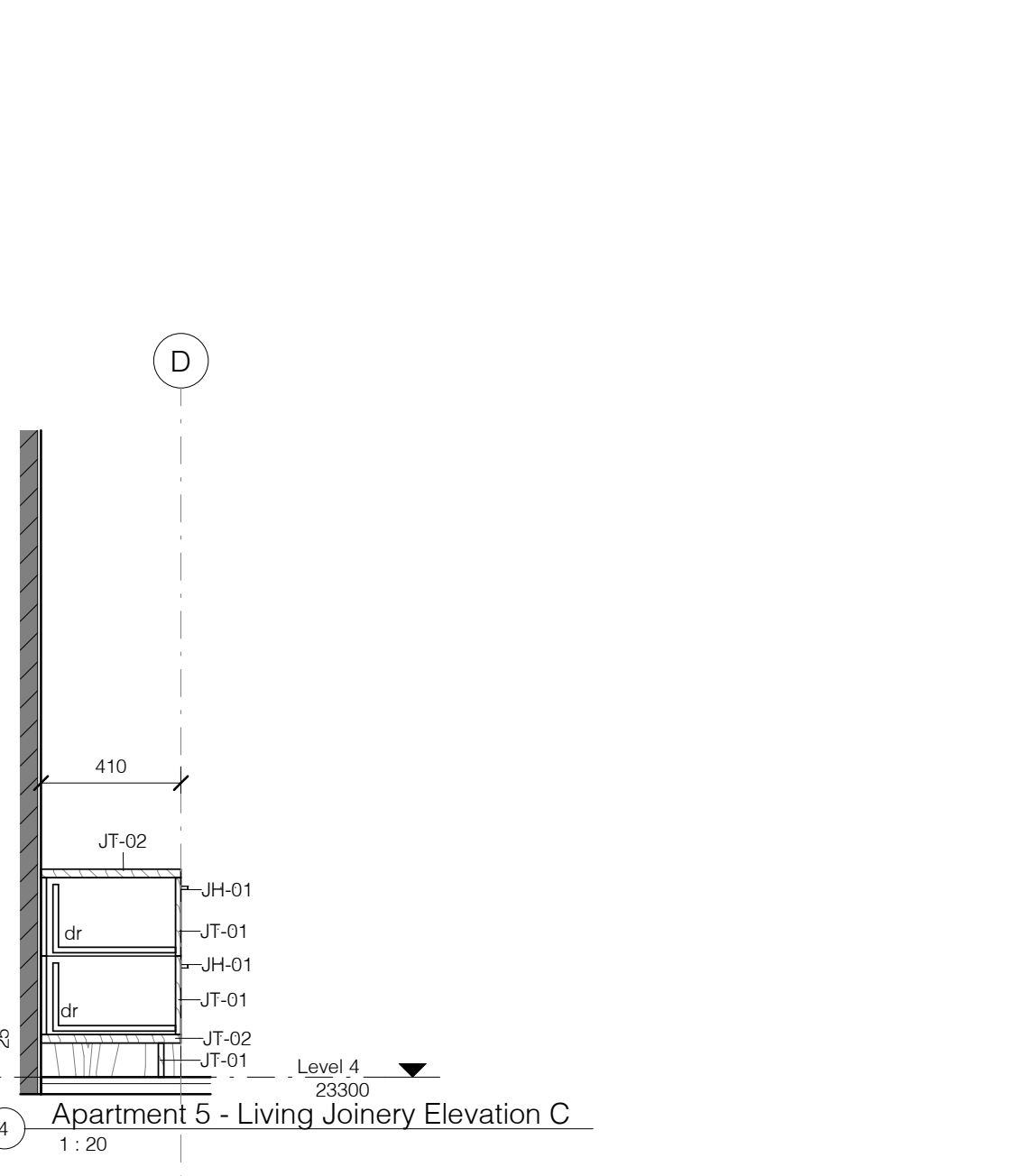
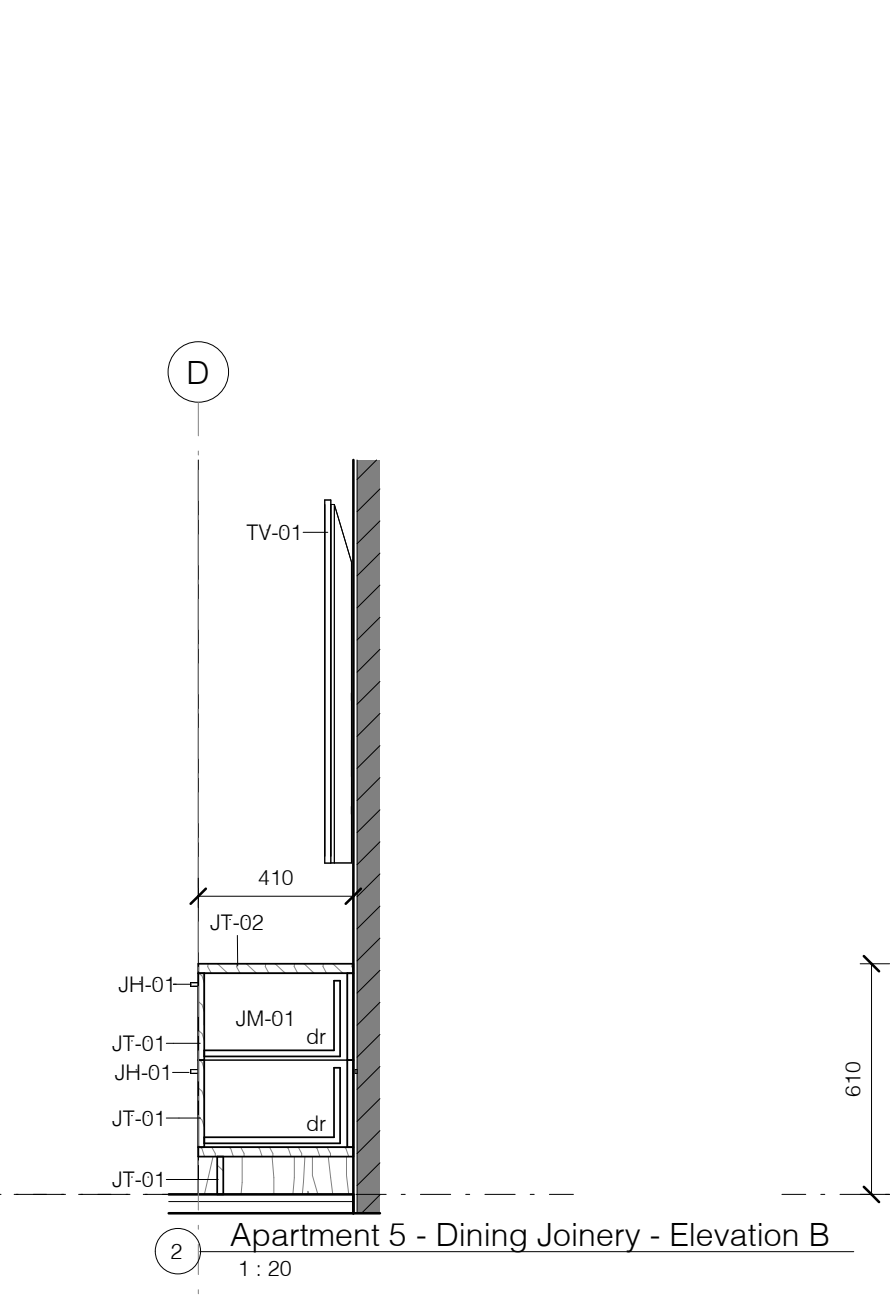
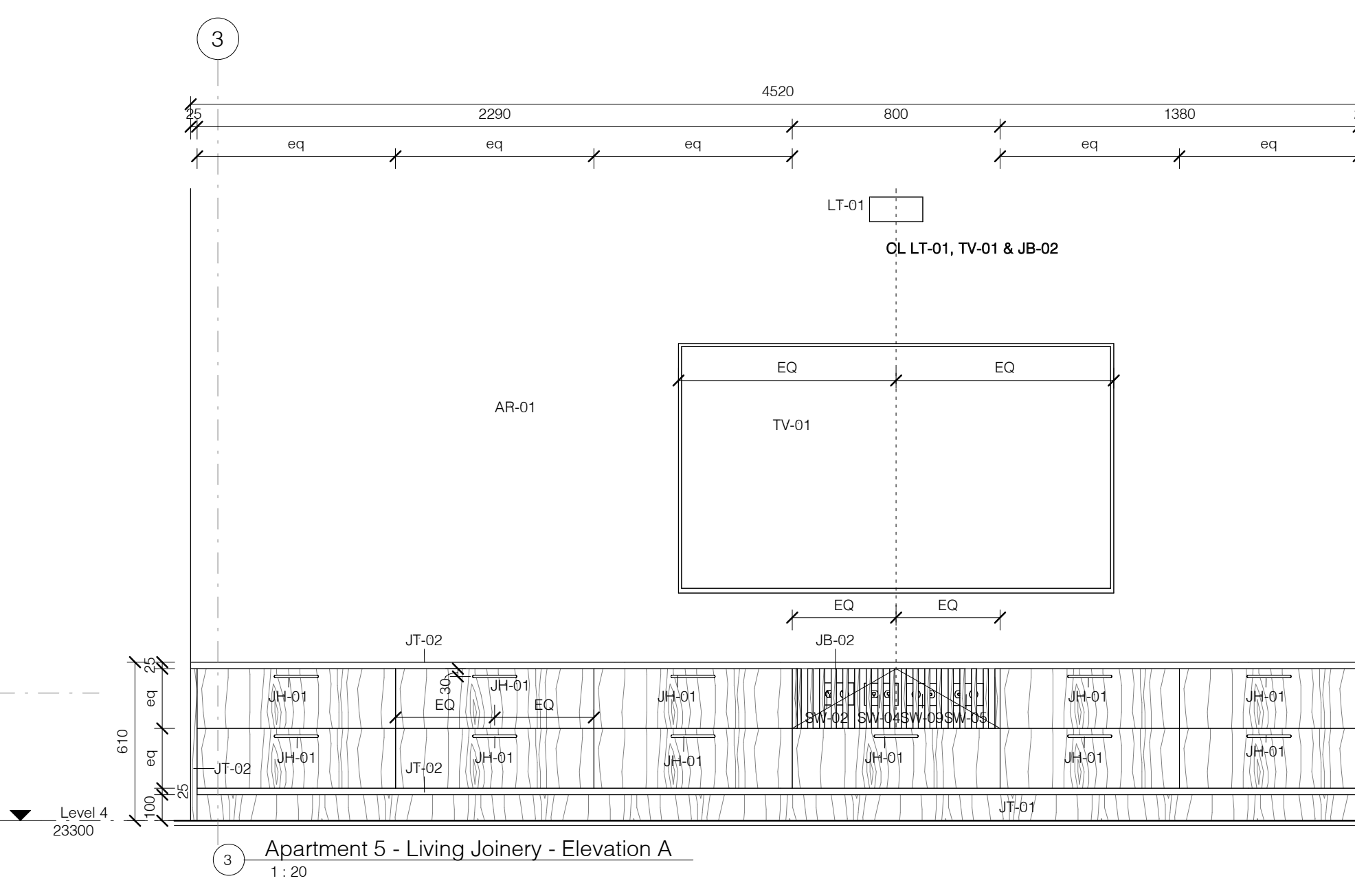
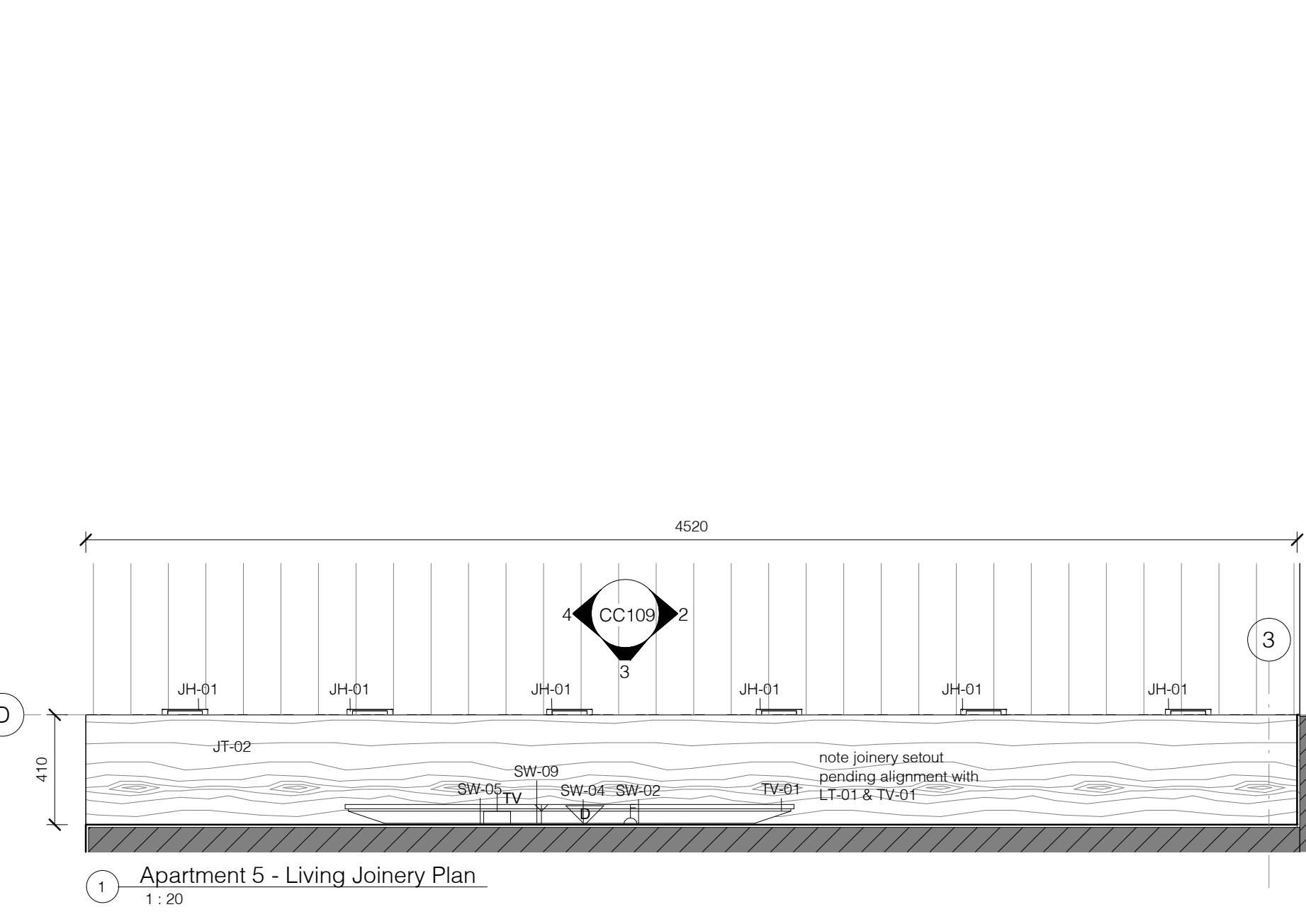
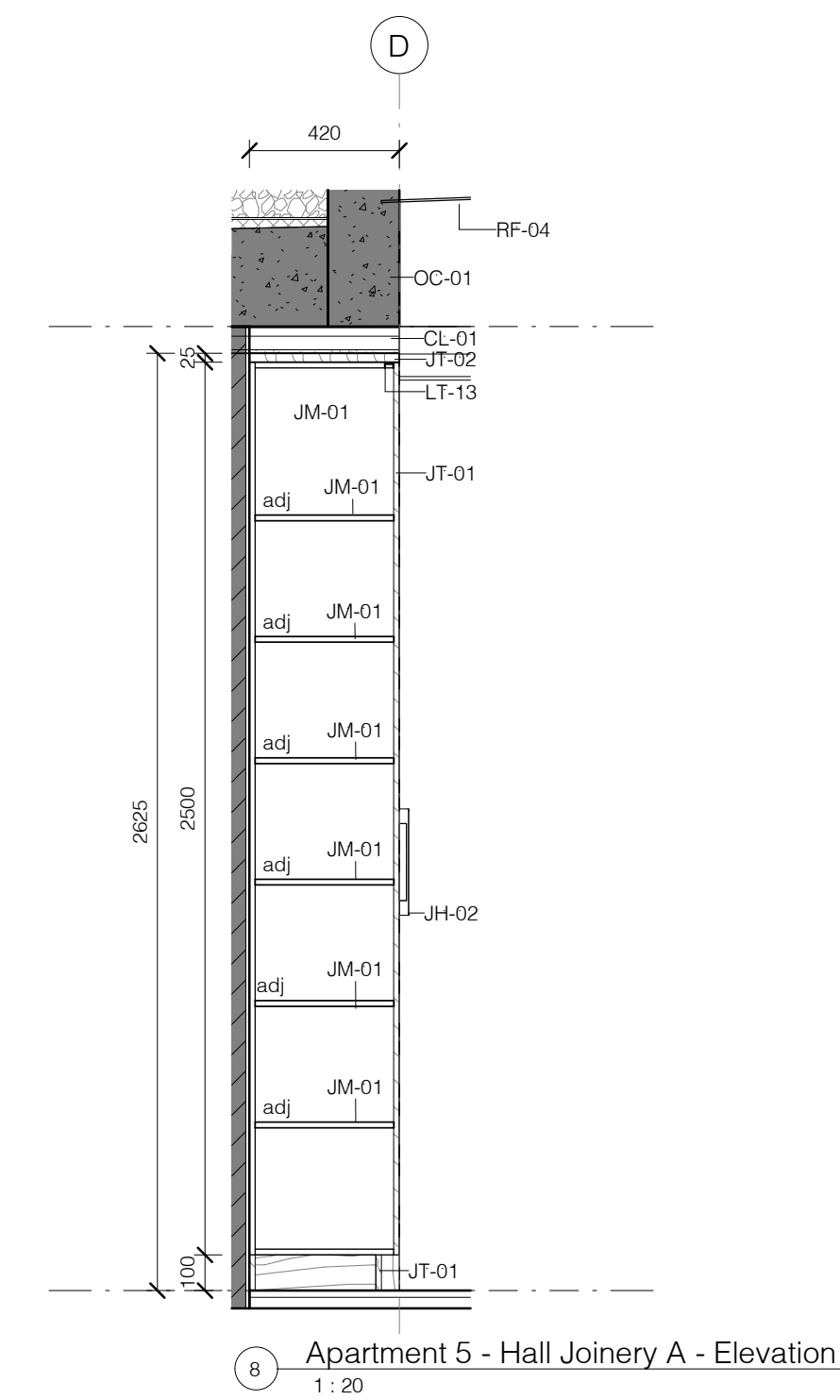
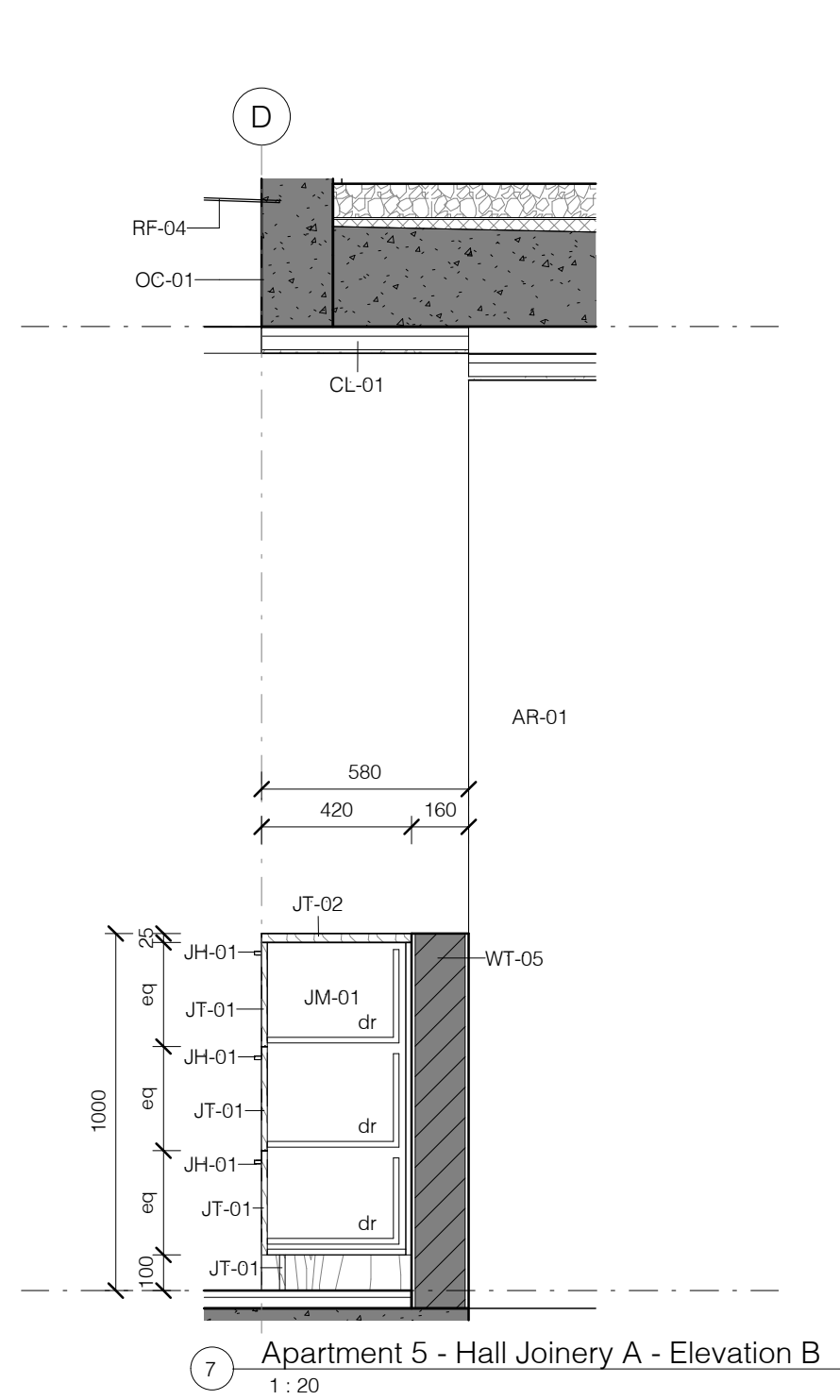
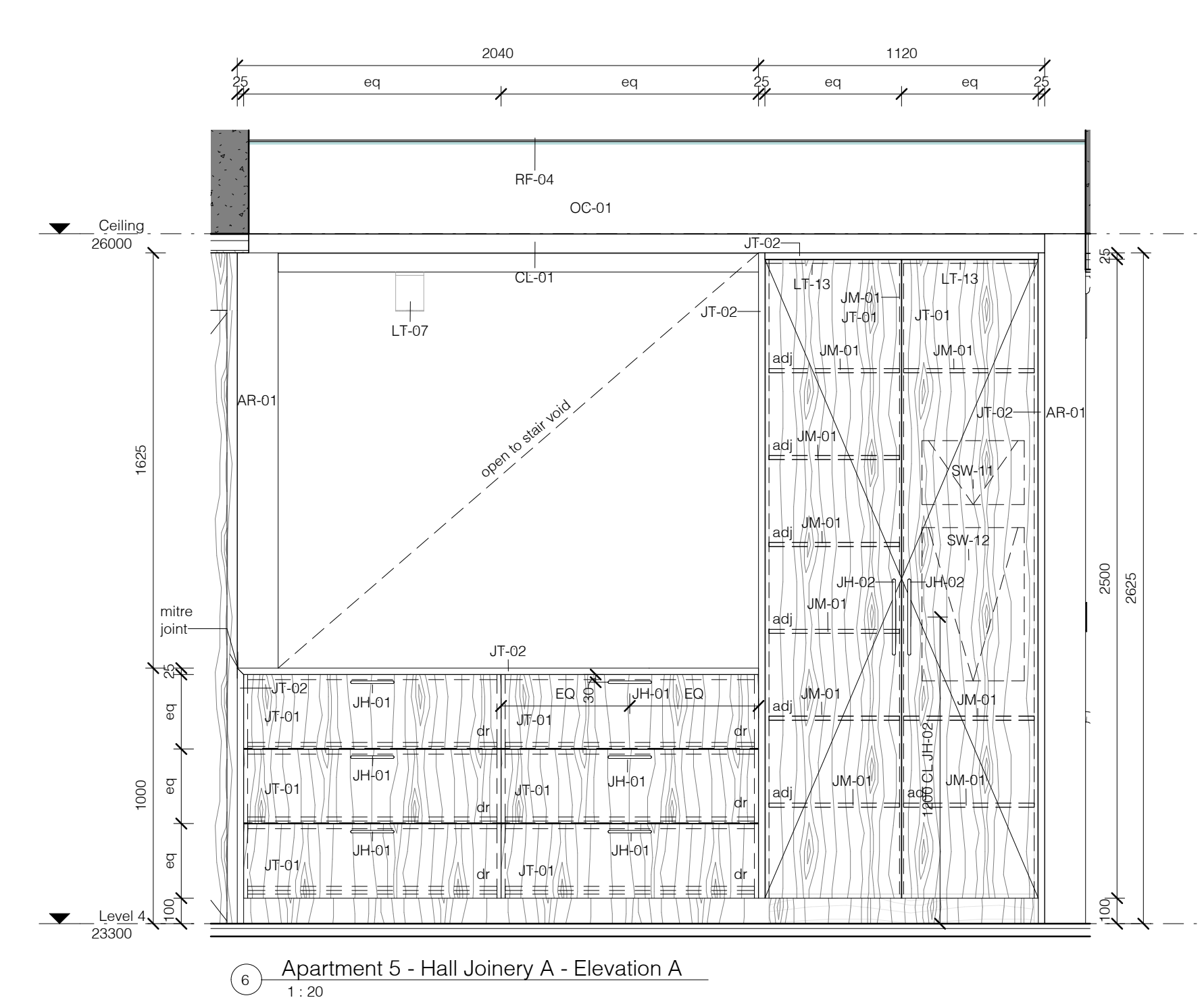
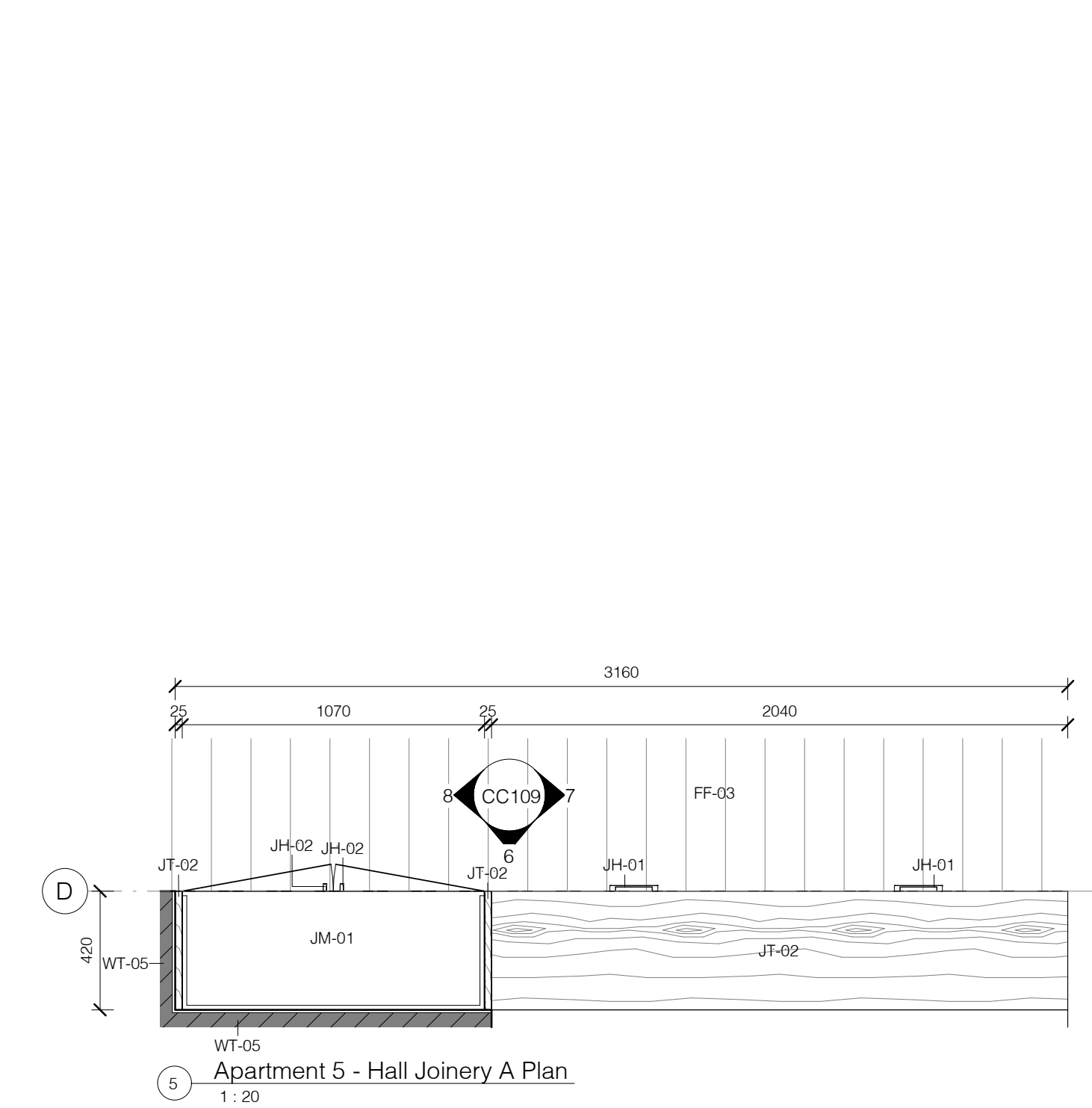
Final joinery veneer selection to be confirmed prior to fabrication, all timber grain to run vertically. Joiner provide random matched veneer.

Mirrors to be adhesive fixed with polished edges. Finish flush with adjacent surface or joinery.







AR-01	Acrylic render to manufacturer's directions with paint finish. Paint finish to be Dulux Colourbond White.
CL-01	10mm plasterboard lining with all joints taped and seal on studwork, battens, furring channels or Rondo Key-Loq suspended ceiling system as required. Provide Rondo PS5 stainless steel shadowline cornice. Provide moisture resistant plasterboard in wet areas. Provide R1.5 bulk insulation to ceiling. Paint finish to be Dulux Ceiling Colourbond White.
FF-03	"Hoon Trail" prefinished stainless steel OK 165 x 14.5 engineered flooring from Woodsmith, orientation as shown on plans, installed to suppliers instructions over RC slab to structural engineers details. Provide levelomble compound if required - flooring to finish flush with adjacent floor surfaces. Install on Regal Super Multi 4.5 acoustic underlay installed to manufacturer's specifications to floor slabs above safe occupancy units. Flooring to be prefinished with Bonas Natural Ure.
JB-02	Non: 20mmx40mm DAR KD select Stainless Steel timber battren screen to electronic signage system. Provide concealed support brackets and opening mechanism. Finish to match adjacent joinery.
JH-01	Joinery Pull Handle 170mm - to be Maraluna Furniture Pull R1166 in Bronze from Pittella.
JH-02	Joinery Pull Handle 300mm - to be Maraluna La Letta Pull RS249 in Bronze from Pittella.
JM-01	16mm particleboard with white melamine laminate installed to cuts and matching edge details. Provide HWR particleboard to wet areas.
JT-01	16mm particleboard with white melamine laminate installed to cuts and matching edge details. Provide 2mm thick self matching edge details. Provide Osmo Poly Oil finish, or matt polyurethane to wet areas. Provide HWR particleboard to wet areas.

JT-02	25mm particleboard with selected Tasmanian oak crown cut panel matched to the wall. Painted white with a matt finish. One Coat of Dulux Optima White paint, or matt polyurethane to wet areas. Provide HMR Handicapped mat to wet areas.
LT-01	LED wall mounted uplight - Two Lighting Wedge 100 W (large uplight) 240V with integrated driver and white powdercoat finish. Warm white bulb temp 3000K.
LT-02	Internal surface mounted LED downlight - to be HV54S24-WHT - Nalla White 12w Surface Mounted LED Downlight from Havt Lighting. Warm white bulb temp 3000K.
LT-13	LED strip lighting - Interior - L2 Kovec LED Mini from Intralux Australia. Where located in cupboard corners connect to switch to turn on when cupboard door is opened.
OC-01	Off form reinforced concrete slabs with Class 2 steel to structural engineer's details. Align joints and plug spacer holes with matching material. No cherner at re-entrant angles or fillets at corners. Provide square edges and corners. Finish with clear water based sealer equal to Westox TDS20 Water Repellent.
RF-04	Toughened laminated low-e glass roof to AS1288. Provide powdercoated aluminium glazing channel to match windows sealed and flashed to concrete structure as required for waterproofing solution. Provide 1 degree fall and 1% glass plane.
SW-02	Double GPO's to be 250mm x CL AFLFL in Apt. 1 - 4 and between 600mm x 100mm CL AFLFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hagor Silhouette series. Colour to be warm white.








SW-04	Point to be 250mm to CL AFPL in Aerial 1 - 4 and between 600mm-1100mm to CL AFPL in Aerial 5. Data points to be min. 500mm from an internal corner in Aerial 5. Data points to be Higher Silhouette series. Colour to be matt white.
SW-05	Cable television point to be 250mm to CL AFPL in Aerial 1 - 4 and between 600mm-1100mm to CL AFPL in Aerial 5. Cable television points to be min. 500mm from an internal corner in Aerial 5. Cable television points to be Higher Silhouette series. Colour to be matt white.
SW-09	Aerial point to be 250mm to CL AFPL in Aerial 1 - 4 and between 600mm-1100mm to CL AFPL in Aerial 5. Aerial points to be min. 500mm from an internal corner in Aerial 5. Aerial points to be Higher Silhouette series. Colour to be matt white.
SW-11	Apartment Distribution Board - to electrical engineer's specifications.
SW-12	Apartment NBN Enclosure - to electrical engineer's specifications.
TV-01	Wall Mounted TV. Provide confirming for power, Fxotel, data and aerial connection as required to cabinet below. Confirm requirements with apartment owner. TV to be selected. Install to manufacturer's instructions.
WT-05	140mm concrete blockwork wall to structural engineers details. Core fill and reinforce as shown on the structural engineers drawings. Cladding or finish as shown on drawings. Paintwork to be applied and painted with Dulux WeatherShield Matt, Colour 'Natural White' SW174. Where retaining provide reinforced concrete footing, provide waterproof membrane and Atlantis drainage cell with geotextile fabric connected to stormwater system.








Regulated Design Record				
Project Address: 231 Whale Beach Road, Whale Beach				
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE				
Consent No.: DA2020/1695		Body Corporate Reg No.:		
Drawing Title: Lighting & Electrical Schedule		Drawing No.: CC120		
Rev	Date	Description	DP Full Name	Reg No.

Lighting Schedule			
Keynote	Count	Image	Comments
LT-01	23		Available from Tovo Lighting
LT-02	68		<varies>
LT-03	5		Available from Pete Interiors
LT-04	23		Available from Big Ass Fans
LT-05	44		Available from Eagle Lighting
LT-06	4		Available from Gineico Lighting

Lighting Schedule			
Keynote	Count	Image	Comments
LT-07	198		Available from Havit Lighting
LT-08	59		Available from Tovo Lighting
LT-09	30		Available from Tovo Lighting
LT-10	27		Available from Eagle Lighting
LT-11	26		Available from Unios
LT-12	87		Available from Unios

Lighting Schedule			
Keynote	Count	Image	Comments
LT-13	42		Available from Unios
LT-14	8		<varies>
LT-15	78		Available from Unios
LT-16	1		Available from Tovo Lighting
LT-17	33		Available from Havit Lighting
LT-18	4		Available from Unios
LT-19	3		Available from Eagle Lighting

Lighting Schedule			
Keynote	Count	Image	Comments
LT-20	3		Available from Eagle Lighting
LT-21	6		<varies>

Electrical Schedule			
Keynote	Count	Image	Comments
SW-01	135		Available from Hager Australia
SW-02	122		<varies>
SW-04	24	IMAGE NOT AVAILABLE	Available from Hager Australia
SW-05	20	IMAGE NOT AVAILABLE	Available from Hager Australia
SW-06	44		Available from Hager Australia
SW-07	10		
SW-08	6		
SW-09	20		Available from Hager Australia
SW-11	5		
SW-12	5		
SW-13	1		
SW-14	1		
SW-15	39		Available from Hager Australia
SW-16	13		
SW-17	1		
SW-18	3		
SW-19	3		
SW-20	3		
SW-21	1		
SW-22	1		
SW-24	1		
SW-25	1		
SW-26	1		
SW-27	1		
SW-28	2		
SW-29	4		
SW-30	2		
SW-31	2		
SW-32	1		

- PLEASE NOTE:
1. FINISHES SHOWN IN IMAGES ARE ILLUSTRATIVE ONLY. REFER TO KEYNOTES FOR SELECTED FINISHES.
2. THE "COUNT" FOR ALL LED STRIP LIGHTS (LT-11, LT-12 & LT-13) REFERS TO THE NUMBER OF LIGHT FITTINGS NOTED IN THE PROJECT NOT THE TOTAL LENGTH OF THAT TYPE OF STRIP. TENDER PRICING TO BE CALCULATED ON LENGTH NOT NUMBER OF FITTINGS.
- SW-01 Switch nominally 1000 AFFL to centreline to match door handle height. All switches to living areas and bedrooms to be dimmable excluding joinery and fluorescent downlights. Switch plates to be Hager Silhouette series. Colour to be matt white.
- SW-02 Double GPO's to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm CL AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.
- SW-04 Data point to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm to CL AFFL in Apt. 5. Data points to be min. 500mm from an internal corner in Apt. 5. Data points to be Hager Silhouette series. Colour to be matt white.
- SW-05 Cable television point to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm to CL AFFL in Apt. 5. Cable television points to be min. 500mm from an internal corner in Apt. 5. Cable television points to be Hager Silhouette series. Colour to be matt white.
- SW-06 Single GPO's to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm to CL AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.
- SW-07 External double GPO.
- SW-08 Gas point. Provide bayonet fitting in living room and externally, as shown on drawings.
- SW-09 Aerial point to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm to CL AFFL in Apt. 5. Aerial points to be min. 500mm from an internal corner in Apt. 5. Aerial Points to be Hager Silhouette series. Colour to be matt white.
- SW-11 Apartment Distribution Board - to electrical engineer's specifications.
- SW-12 Apartment NBN Enclosure - to electrical engineer's specifications.
- SW-13 Digital satellite dish to be installed by professional contractor based on signal strength and direction. Provide stainless steel mounting bracket. Confirm final location prior to installation and wire to all television points and hub locations as shown on drawings.
- SW-14 20Amp GPO outlet for entry gate to electrical engineers specifications.
- SW-15 Double GPO with USB port to be 250mm to CL AFFL in Apt. 1 - 4 and between 600mm-1100mm AFFL in Apt. 5. GPO's to be min. 500mm from an internal corner in Apt. 5. GPO's to be Hager Silhouette series. Colour to be matt white.
- SW-16 32Amp three phase double GPO outlet for future Electric Vehicle car charging station to electrical engineers specifications.
- SW-17 EV Distribution Board - to electrical engineers specifications.
- SW-18 10 Amp GPO outlet for stormwater and rainwater tank pumps - to electrical engineers specification.
- SW-19 Retail 1 Distribution Board - to electrical engineers specifications.
- SW-20 Retail 1 NBN Enclosure - to electrical engineers specifications.
- SW-21 Basebuild Mechanical Essential Services Switchboard (MSSB-E) to support pump room fan operations - refer to electrical and mechanical engineers specifications.
- SW-22 Basebuild Mechanical Essential Services Switchboard (MSSB-NE) - refer to electrical and mechanical engineers specifications.
- SW-24 Main Switchboard - refer to electrical engineers specifications.
- SW-25 Power Factor Correction Unit - refer to electrical engineers specifications.
- SW-26 Security Panel - refer to electrical engineers specifications.
- SW-27 BUDI Panel - refer to electrical engineers specifications.
- SW-28 Fibre Distribution Terminal - Provided by NBN Co. Refer to electrical engineer specification.
- SW-29 Hand dryer isolator and switch mounted in accordance with AS1428.1. Refer electrical engineer and accessibility consultant specifications.
- SW-30 Distribution Board - to electrical engineers specifications.
- SW-31 Metering Panel - Apartment - Refer to electrical engineers specifications.
- SW-32 SCP panel to electrical engineers specifications.

- LT-01 LED wall mounted uplight - Tovo Lighting Wedge 100 W (large uplighter) 240V with integrated driver and white powdercoat finish. Warm white bulb temp 3000K.
- LT-02 LED Recessed Pathlight - Tovo Lighting Shelley 4W (code 4676) with integrated driver and copper finish. Warm white bulb temp 3000K
- LT-03 Pendant light - Custom linear LED pendant to future detail by Pete Interiors. Warm white bulb temp 3000K.
- LT-04 Ceiling Fan - Big Ass Fans Haiku Gen 4 52inch fan with white aeroflats and universal mount in white finish with extension tube. Provide wall mounted controller. No LED light.
- LT-05 LED soffit mounted batten - Densus (EL-DENL-2101-000) from Eagle Lighting. Warm white bulb temp 3000K.
- LT-06 Track lighting system - to be recessed trimless Mini Magnetic Track system with Z1 Nano 48V track luminaires in white from Gineico. Warm white bulb temp 3000K.
- LT-07 Internal surface mounted LED downlight - to be HV5842S-WHT - Nella White 12w Surface Mounted LED Downlight from Havit Lighting. Warm White bulb temp 3000K.
- LT-08 Internal/External Wall mounted LED down light - to be Cape (code 1877) 10.9W 240V surface mounted wall light with remote driver in copper from Tovo Lighting. Warm White bulb temp 3000K.
- LT-09 LED Internal Wall mounted reading light - to be Hamilton Mini Adjustable Spot Light (code 902) with remote driver in white from Tovo Lighting. Warm White bulb temp 3000K.
- LT-10 LED soffit mounted batten with emergency lighting functionality - to be Densus (EL-DENL-2101-800/801) from Eagle Lighting
- LT-11 LED dimmable strip lighting - Interior - L2 Eclipse G2 Cloud Series from Unios. Warm white bulb temp 3000K.
- LT-12 LED dimmable strip lighting - Interior wet areas - to be Eclipse G2 Glide IP67 Series code G125 with aluminium channel and opal diffuser from Unios. Warm white bulb temp 3000K.
- LT-13 LED strip lighting - Interior - L2 Kove LED Mini from Intralux Australia. Where located in cupboards connect lights to reed switch to turn on when cupboard door is opened.
- LT-14 Recessed LED Platinum Spitfire non-maintained emergency light with backup lithium battery from Stanlight to electrical engineer's details. Colour white.
- LT-15 LED dimmable strip lighting - Exterior - to be Eclipse G2 Glide IP67 Series code G125 with black channel and opal diffuser from Unios. Warm white bulb temp 3000K.
- LT-16 LED miniature uplighter - Exterior - Iris (code 4602) from Tovo Lighting. 2W in copper finish, provide remote driver. Warm white bulb temp 3000K.
- LT-17 LED External landscape lighting - EX5 HV1413T - Tivah Solid Copper LED Garden Spike Light - Havit Lighting. To be coordinated with the landscape plan.
- LT-18 LED strip lighting - Exterior - to be Eclipse G2 Glide IP67 Series code G150 with black channel and opal diffuser from Unios. Bulb temp 4000K.
- LT-19 LED soffit mounted angled batten - Tuscan 89 angled (D8935/7500NWXB) from Designplan Lighting. Bulb temp 4000K.
- LT-20 LED wall mounted light - Zelos Wall vandal resistant luminaire.(TL5W1900XWNW/CC04) from Designplan Lighting. Warm white Bulb temp 4000K.
- LT-21 Surface mounted LED emergency luminaire with backup lithium battery to electrical engineer's details. Colour white.



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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



0009476890 26 Jul 2024
Assessor: Jamie Bonnefin
Accreditation No. 10056

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hstar.com.au

PRELIMINARY

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No.	Revision Description	Date
DD	Finishes Schedules Issued for Information	02/11/2023
EE	Finishes Schedules & Images Updated	07/11/2023
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
OQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
Leslie Cassar


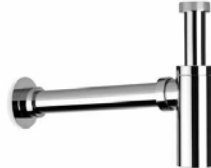







Lighting & Electrical Schedule			
Project number		1609	CC120
Date		APRIL 2024	
Drawn by		Author	
Checked by		RC	
Scale			© A1

[illegible]

SA-01	Wall mounted basin - to be Studio Bagno Share X Mini Wall Basin with no tapohle in Matte White code SHAXMIN-0-MW. Provide Flat Top Ceramic Plug And Waste in Matte White code SBW000-MW. Available from Winnings.
SA-02	Close Coupled Toilet Suite - to be Studio Bagno Midway Rimless Toilet Suite - Matte White MIL001/MW from Winnings.
SA-03	Hand towel holder - Nanobar Single Towel Rail 300mm code 1.9255.00.0.9 in Weathered Brass Organic finish from Brodware.
SA-04	Hob mounted basin spout and tap set - to be Nanobar Basin set code 1.9200.00.3.09 in Weathered Brass Organic finish from Brodware.
SA-05	Toilet paper holder - Nanobar Single Roll Holder code 1.9261.00.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-06	Linear floor drain - 100T104MTL Tie Insert Drain in brass finish from Stormtech. Tie insert to match floor.
SA-07	Floor waste within linear floor drain to be located within 1200mm of bath waste. Linear floor drain - 100T104MTL Tie Insert Drain in brass finish from Stormtech. Tie insert to match floor.
SA-08	Laundry Sink Apt 5 - to be Lab Sink Large from Caroma code 6714039 in white. Provide Plug & Waste code 1.7010.00.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-09	Towel rail - Nanobar Single Towel Rail 900mm code 1.9255.90.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-10	Concealed Cistern - to be Gerberti Kappa under-counter cistern with Sigma adapter 225.008.00.1 to suit Brodware City Flush Plate (adapter MUST be installed at rough-in stage). Available from Candiana.
SA-11	Bottle trap - Code 1.7034.02.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-12	Wall Mounted shower with hand shower - City Flush Shower code 1.9723.04.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-13	Nom. 20mm Savannah Antique marble vanity benchtop or shower shelf set from Surface Gallery with square edge profile and polished edges where exposed. Mitre joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required.
SA-14	Wall mounted bath spout and tap set - Nanobar Wall Set code 1.9206.00.3.0.9 in Weathered Brass Organic finish from Brodware.
SA-15	Wall mounted tap set - Nanobar Wall taps code 1.9249.00.3.0.9 in Weathered Brass Organic finish from Brodware.
SA-16	Nom. 20mm Savannah Antique marble bath surround from Surface Gallery with square edge profile and polished edges where exposed. Mitre joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required.
SA-17	Wall mounted shower shelf - Nanobar Shower shelf code 1.9259.02.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-18	Wall mounted basin spout and tap set - Nanobar Wall set code 1.9206.00.3.0.9 in Weathered Brass Organic finish from Brodware.
SA-19	Washing Machine Tap Set
SA-20	Wall mounted toilet brush and holder - City Stick Toilet Brush Holder code 1.9964.00.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-21	Min 10mm frameless toughened glass shower screen to AS 1288. For fixed panel install concealed brushed brass edge channel to wall and floor. Top of channel to finish with floor or wall surface.
SA-22	Square tile insert floor waste - SPO100T33DN80 Square Floor Waste from Stormtech in brass finish. Tie insert to match floor.
SA-23	Wall mounted hook - City Stick Rob Hook code 1.9963.00.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-24	Single towel rail - Nanobar single towel rail 600mm code 1.9255.60.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-25	Laundry undermount sink Apt 1-4 - to be fully integrated Corian sink 8216 with Corian Waste Cover in Architect White.
SA-26	Hob mounted laundry spout and tap set - Nanobar Kitchen Set code 1.9207.93.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-27	Underbench Frontload Washer - to be Samsung 8.5kg Addwash Front Load Smart Washing Machine WW85T754DBT from Winnings.
SA-28	Underbench heat pump dryer - Samsung 9kg heat pump dryer code DV90T7440BT from Winnings.
SA-29	Close Coupled Toilet Suite - to be Studio Bagno Midway Rimless Toilet Suite - Matt White MIL001/MW from Winnings.
SA-30	Wall faced toilet - Studio Bagno Midway Wall faced pan in matt white MIL002 from Winnings.
SA-31	Flush plate - to be City Flush Plate code 1.9775.94.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-32	Bidet - Studio Bagno Midway Wall faced bidette code MIL005 in matt white finish from Winnings.
SA-33	Bidet - to be City Stick Bidet Mixer code 1.9937.00.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-34	Wall Mounted Basin - to be Studio Bagno Share 81 X Plan Right Bowl wall basin with no tapohle and no overflow. Matte White finish code SH81RW-MW. Provide Flat Top Ceramic Plug And Waste in Matte White code SBW000-MW. Available from Winnings.
SA-35	Built in Bath - to be Kaldewei Centro Duo 1700 inset bath in Alpine White Matt.
SA-36	Up-Down Waster & Overflow - to be Alpine White Matt to match. Available from Winnings.
SA-37	Underbench plug and laundry hamper system - to be Halo Laundry Carrier 60 from Hafele code Cat. No. 502.72.72.4.
SA-38	Custom 20mm Savannah Antique marble vanity with custom integrated Savannah Antique marble basin and up/downdown as shown on drawings, with square edge profile and polished edges where exposed from Surface Gallery. Fall base of basin to central waste to be inlined. City Flush waste code 1.7004.00.0.0.9 in Weathered Brass Organic finish from Brodware. Mitre joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required.
SA-39	Concealed Cistern - to be Gerberti Kappa under-counter cistern with Sigma adapter 225.008.00.1 to suit Brodware City Flush Plate (adapter MUST be installed at rough-in stage). Available from Candiana.
SA-40	Wall mounted fold down clothesline - Australian Made Clotheslines Eco 180-280 10 line 316 grade stainless steel finish clothesline to match wall length.
SA-41	Diverter - to be City Plus Diverter code 1.9741.00.7.0.9 in Weathered Brass Organic finish from Brodware.
SA-42	Toilet Grabrail - to be Altro Accessible 90degree grab rail set from ABI. Note: grab rail to be electroplated to match sanitary ware finish.
SA-43	Shower Grab Rail - to be Altro Accessible Shower Grab Rail set from ABI. Provide additional shower grab rail (horizontal only) to shower wall as shown on drawings. Note: Grab rails to be electroplated to match sanitary ware finish.
SA-44	Wall faced toilet - Studio Bagno Midway Wall faced pan in matt white MIL002 from Winnings.
SA-45	Flush plate - to be City Flush Plate code 1.9775.94.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-46	Toilet Roll Holder on Grab Rail - to be Altro Accessible Toilet Roll Holder in from ABI. Toilet Roll Holder to be electroplated to match sanitary ware finish.
SA-47	Basin Waste - to be Universal Click Clock waste code 1.7004.00.0.0.9 in Weathered Brass Organic finish from Brodware.
SA-48	Waste Cover - to be Corian branded waste cover to match sink and benchtop. Caroma C80 Clearflush wall faced toilet suite with double flap seal code 901044DW, colour white, wall faced backrest 687400DW colour white with stainless steel arms to suit.
SA-49	Toilet Roll Holder - Bradley Model 5402 surface mounted double toilet roll holder with satin stainless steel finish installed to comply with AS1428.1.



Sanitary Schedule			
Keynote	Count	Image	Comments
SA-01	15		Available from Winnings
SA-02	19		Available from Winnings
SA-03	18		Available from Brodware
SA-04	2		Available from Brodware
SA-05	16		Available from Brodware
SA-06	22		Available from Stormtech
SA-07	1		Available from Stormtech
SA-08	1		Available from Caroma
SA-09	14		Available from Brodware

SA-50	Wall mounted washbasin, Caroma Cube Extension with Left Hand Shelf Code 864215 with Vandal Resistant Flush Flushing Valve 687141 and 40mm Eco bottle trap code 687295C to comply with AS1428.1.
SA-51	Hand dryer, Bradley Model 220-301 Automatic hand dryer with stainless steel finish installed to comply with AS1428.1. Provide electrical connection to electrical engineer's details.
SA-52	Soap Dispenser, Bradley Model 6330 wall mounted soap dispenser with satin stainless steel finish installed to comply with AS1428.1.
SA-53	Grab Rail, Caroma Care Support Grab Rail 90 Degree Angled Left Hand 960x600 with stainless steel finish Model 687462SS installed to comply with AS1428.1.
SA-54	Grab Rail, Caroma Care Support Grab Rail 300mm straight with stainless steel finish Model 687471SS installed to comply with AS1428.1.
SA-55	Basin Mixer, Brodware City Silk Basin mixer with extender lever to comply with AS1428.1 with brushed chrome finish.

Sanitary Schedule			
Keynote	Count	Image	Comments
SA-10	1		Available from Winnings
SA-11	16		Available from Brodware
SA-12	16		Available from Brodware
SA-13	23		Available from Surface Gallery
SA-14	1		Available from Brodware
SA-15	16		Available from Brodware
SA-16	4		Available from Surface Gallery
SA-17	17		Available from Brodware
SA-18	16		Available from Brodware

PLEASE NOTE FINISHES SHOWN IN IMAGES ARE ILLUSTRATIVE ONLY. REFER TO KEYNOTES FOR SELECTED FINISHES.

CONFIRM THE "COUNT" FOR EACH SANITARY ITEM PRIOR TO ORDER.

Sanitary Schedule			
Keynote	Count	Image	Comments
SA-19	12		Available from Brodware
SA-20	17		Available from Brodware
SA-21	13		
SA-22	5		Available from Stormtech
SA-23	53		Available from Brodware
SA-24	18		Available from Brodware
SA-25	5		Available from Corian
SA-26	6		Available from Brodware
SA-27	5		Available from Winnings
SA-28	5		Available from Winnings

Sanitary Schedule			
Keynote	Count	Image	Comments
SA-29	1		Available from Winnings
SA-30	1		Available from Winnings
SA-31	1		Available from Winnings
SA-32	2		Available from Winnings
SA-33	2		Available from Brodware
SA-34	1		Available from Winnings
SA-35	1		Available from Winnings
SA-36	3		Available from Hafele
SA-37	1		Available from Surface Gallery
SA-38	1		Available from Winnings



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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538



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No.	Revision Description	Date
Z	Interiors Issue for Client Review	29/08/2023
DD	Finishes Schedules Issued for Information	02/11/2023
EE	Finishes Schedules & Images Updated	07/11/2023
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION

231 Whale Beach Road, Whale Beach

Leslie Cassar

Sanitary Schedule

Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC

CC121

@ A1


SA-01	Wall mounted basin - to be Studio Bagno Sh&X Mini Wall Basin with no taphole in Matte White color to be SHAMXIN-NOV. Provide Flat Top Ceramic Plug And Waste in Matte White color to be SHBA6190/MNW. Available from Winnings.
SA-02	Clove Coupled Toilet Sule - to be Studio Bagno Milady Rimless Toilet Sule - Matte White M1LO01/MNW from Winnings.
SA-03	Hand towel holder - Nanobar Single Towel Rail 300mm code 1.9255.30.0.9 in Weathered Brass Organic finish from Browdere.
SA-04	Hob mounted basin spout and tap set - to be Nanobar Basin set code 1.9205.00.3.0.9 in Weathered Brass Organic finish from Browdere.
SA-05	Toilet paper holder - Nanobar Toilet Rail Holder code 1.9261.00.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-06	Linear floor drain - 100T41QMTL The Insert Drain in brass finish from Stormtech. Tie insert to match floor.
SA-07	Floor waste within linear floor drain to be located within 1200mm of bath waste. Linear floor drain - 100T41QMTL The Insert Drain in brass finish from Stormtech. Tie insert to match floor.
SA-08	Laundry Sink Apt 5 - to be Lab Sink Large from Caroma code 674103W in white. Provide Plug & Waste code 1.7010.00.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-09	Towel rail - Nanobar Single Towel Rail 900mm code 1.9255.90.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-10	Concealed Cistern - to be Gerberli Kappa under-counter cistern with Sigma adapter 225.008.00.1 to suit Browdere City Flush Plate (adapter MUST be installed at rough-in stage)
SA-11	Non 20mm Savannah Antique marble bath surround from Surface Gallery in Weathered Brass Organic finish from Browdere.
SA-12	Wall Mounted shower with hand shower - City Plus Shower code 1.9723.04.0.0.9 with 300mm rose and Weathered Brass Organic finish from Browdere.
SA-13	Non 20mm Savannah Antique marble vanity benchtop or shower shelf from Surface Gallery with square edge profile and polished edges where exposed. Mirror joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required.
SA-14	Wall mounted bath spout and tap set - Nanobar Wall Set code 1.9206.00.3.0.9 in Weathered Brass Organic finish from Browdere.
SA-15	Wall mounted tap set - Nanobar Wall taps code 1.9249.00.3.0.9 in Weathered Brass Organic finish from Browdere.
SA-16	Non 20mm Savannah Antique marble bath surround from Surface Gallery with square edge profile and polished edges where exposed. Mirror joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required.
SA-17	Wall mounted shower sink - Nanobar Shower shelf code 1.9259.02.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-18	Wall mounted basin spout and tap set - Nanobar Wall tap set code 1.9206.00.3.0.9 in Weathered Brass Organic finish from Browdere.
SA-19	Washing Machine Tap Set
SA-20	Wall mounted toilet brushed and glass - City Sink Toilet Brush Holder code 1.9664.00.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-21	Min 10mm frameless toughened glass shower screen to AS 1288. For fixed panel install concealed brushed brass edge channel to wall and floor. Top of channel to finish flush with wall or wall surface.
SA-22	Square tile insert floor waste - SOP100T33DN80 Square Floor from Stormtech in Brass finish. Tie insert to match floor.
SA-23	Waste Cover in floor - City Sink Rob Hook code 1.9963.00.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-24	Single towel rail - Nanobar single towel rail 600mm code 1.9255.60.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-25	Laundry undermount sink Apt 1-4 - to be fully integrated Corian sink 8216 with Corian Waste Cover in white.
SA-26	Hob mounted laundry spout & mixer - Nanobar Kitchen Set code 1.9207.09.3.0.9 in Weathered Brass Organic finish from Browdere.
SA-27	Underbench Frontload Washer - to be Samsung 8.5kg Adwash Front Load Smart Washing Machine WWS8T754DBT from Winnings.
SA-28	Underbench heat pump dryer - Samsung 9kg Heat pump dryer code DV90T7440T from Winnings.
SA-29	Clove Coupled Toilet Sule - to be Studio Bagno Milady Rimless Toilet Sule - Matte White M1LO01/MNW from Winnings.
SA-30	Wall faced toilet - Studio Bagno Milady Wall faced pan in matt white M1LO02 from Winnings.
SA-31	Flush plate - to be City Flush Plate code 1.9775.94.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-32	Bidetset - Studio Bagno Milady Wall faced bidetset code ML005 in matt white finish from Winnings.
SA-33	Bidetset Tap - to be City Sink Bidet Mixer code 1.9837.00.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-34	Wash Mount Basin - to be Studio Bagno Sh&X 1.1 Plain Right Bowl wall basin with no taphole and no overflow in Matte White finish color SHBA6190/MNW. Provide Flat Top Ceramic Plug And Waste in Matte White color to be SHB001/MNW. Available from Winnings.
SA-35	Built in Bath - to be Kaldewei Centro Duo 1700 inset bath in Alpine White Matt. Upgrade Waste & Overflow in Alpine White to match. Available from Winnings.
SA-36	Underbench pull out laundry hammer system - to be Halo Laundry Carrier 60 from Hafele code Cat. 502.72.72.24.
SA-37	Custom 20mm Savannah Antique marble vanity with custom integrated Savannah Antique marble basin and up/burndown as shown on drawings, with square edge profile and polished edges where exposed from Surface Gallery. Flat base of basin to central waste to be Universal Click waste code 1.7004.00.0.0.9 in Weathered Brass Organic finish from Browdere. Mirror joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required.
SA-38	Concealed Cistern - to be Gerberli Kappa under-counter cistern with Sigma adapter 225.008.00.1 to suit Browdere City Flush Plate (adapter MUST be installed at rough-in stage)
SA-39	Wall mounted fold down clothesline - Australian Made CLOTHESIES EC 180-280 10 line 316 grade stainless steel finish clothesline to match wall length.
SA-40	Diverter - to be City Plus Diverter code 1.9741.00.7.0.9 in Weathered Brass Organic finish from Browdere.
SA-41	Toilet Grabrail - to be Airo Accessible 90degree grab rail set from ABI. Note: grab rail to be electroplated to match sanitaryware finish.
SA-42	Shower Grab Rail - to be Airo Accessible Shower Grab Rail set from ABI. Provide additional shower grab rail (horizontal only) to shower wall as shown on drawings. Note: Grab rails to be electroplated to match sanitaryware finish.
SA-43	Wall faced toilet - Studio Bagno Milady Wall faced pan in matt white M1LO02 from Winnings.
SA-44	Flush plate - to be City Flush Plate code 1.9775.94.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-45	Toilet Rail Holder on Grab Rail - to be Airo Accessible Toilet Rail Holder in from ABI. Toilet Rail Holder to be electroplated to match sanitaryware finish.
SA-46	Basin Waste - to be Universal Click waste code 1.7004.00.0.0.9 in Weathered Brass Organic finish from Browdere.
SA-47	Waste Cover - to be Corian branded waste cover to match sink and benchtop.
SA-48	Caroma Care 800 Clearnuff wall faced toilet suite with double flap seat code 901044CW, colour white, with Caroma backrest 687400WH colour white with stainless steel arms to suit Caroma backrest 687400WH.
SA-49	Toilet Roll Holder. Bradley Model 5402 square mounted double toilet roll holder with stainless steel finish installed to comply with AS1428.1.

[illegible]

AND IS NOT TO BE USED OR THAN THE CONSTRUCTION OF WITHOUT THE CONSENT OF RICHARD OR THE ARCHITECT.	No.	Revision Description
	Z	Intentions Issue for Client Review
	DD	Finishes Schedules Issued for Information
	EE	Finishes Schedules & Images Updated
	FF	Issued for Information
	MM	Issued for Information
	NN	Issued for Information
	QQ	Draft Construction Certificate Issue

<p>WHALE BEACH NEIGHBOURHOOD CENTRE CONSTRUCTION</p> <p>231 Whale Beach Road, Whale Beach NSW 1563</p> <p>Leslie Cassar</p>	Sanitary Schedule - continued		
	Project number	1609	CC122
	Date	APRIL, 2024	
	Drawn by	Author	
	Checked by	RC	
	Scale	@ A1	

Regulated Design Record					
Project Address: 231 Whale Beach Road, Whale Beach					
Project Title: WHALE BEACH NEIGHBOURHOOD CENTRE					
Consent No.: DA2020/1695			Body Corporate Reg No.:		
Drawing Title: Kitchen, Appliance & Joinery Hardware Schedule			Drawing No.: CC123		
Rev	Date	Description	DP Full Name	Reg No.	

Joinery Hardware Schedule			
Keynote	Count	Image	Comments
JH-01	340		<varies>
JH-02	165		Available from Pitella
JH-03	53		Available from Hafele

JH-01 Joinery Pull Handle 170mm - to be Maralina Furniture Pull R1166 in Bronze from Pitella.
JH-02 Joinery Pull Handle 300mm - to be Maralina La Letta Pull R2549 in Bronze from Pitella.
JH-03 Brass hanging rail - Hafele "Ova" 30mm high x 15mm thick. Hanging rail to be electroplated to match door & joinery hardware.





KI-01 Induction Cooktop - to be AEG 80cm SensePro Induction Cooktop Code IAE84881FB from Winnings. To be confirmed by client.
KI-02 Integrated oven - to be AEG 60cm SenseCook Pyrolytic Oven in Matte Black Code BPK74238PT from Winnings. To be confirmed by client.
KI-03 Fully Integrated Dishwasher - to be ASKO fully integrated dishwasher code DF1766UUAU from Winnings. To be confirmed by client.
KI-04 Microwave - to be Freestanding Panasonic 32L Genius 1100W Microwave NN-ST665B available from Winnings. To be confirmed by client.
KI-05 Integrated rangehood - to be 90cm Qasair Lismore Executive under cupboard rangehood code LIS900L2T from Winnings. Rangehood to be externally ducted, to mechanical engineer's details. To be confirmed by client.
KI-06 Kitchen mixer - to be SPECIAL City Plus 1.9707.04.0.24 Pullout Spray Spout with complete Nanobar Basin Taps and Basin Body Pack in brushed brass organic finish. Note Tee and Flexi Hoses not included, please order separately.
KI-07 Pantry Mixer - to be to be SPECIAL City Plus 1.9707.04.0.24 Pullout Spray Spout with complete Nanobar Basin Taps and Basin Body Pack in brushed brass organic finish. Note Tee and Flexi Hoses not included, please order separately.
KI-08 Slide out waste bin system - to be Hideaway Waste Bin Compact Soft-Close 2x40 Ltr (Door Pull) from Hafele.
KI-09 Fully integrated fridge/freezer - to be Fisher & Paykel 476L Integrated French Door fridge Code RS90A1 from Winnings. To be confirmed by client.
KI-10 Kitchen undermount sink Apt 1-4 - to be fully integrated Corian sink 9410 with Corian Waste Cover in Architect White. Provide routed setdown to fall adjacent to sinks as detailed.
KI-11 Kitchen undermount pantry sink Apt 1-4 - to be fully integrated Corian sink 965 with Corian Waste Cover in Architect White. Provide routed setdown to fall adjacent to sinks as detailed.
KI-12 Pantry System - to be Blum Space Tower with Legrabox pull and free inner pullouts in stainless steel finish and glass fronts. Provide zero protrusion hinge with integrated Blumotion to door. Confirm pullout drawer setout and dimensions with client onsite.

Kitchen & Appliance Schedule			
Keynote	Count	Image	Comments
KI-01	4		Available from Winnings
KI-02	5		Available from Winnings
KI-03	5		Available from Winnings
KI-04	5		Available from Winnings
KI-05	4		Available from Winnings

KI-13 Bar Fridge - to be freestanding Vintec 100 Beer Bottle Beverage Centre VB50505BB in black available from Winnings. To be confirmed by client.
KI-14 Island Rangehood Apt 5 - to be Whispair Zurich 90Cm Island Hung Rangehood With External Pro Plus Motor X7Z09S5EPP. Provide custom 575mm height to suit min. 900mm height over island bench. Rangehood to be externally ducted to mechanical engineer's details.
KI-15 Induction Cooktop Apt 5 - to be Bosch Series 8 Accentline 90Cm Flex Induction Cooktop Black Px995Kx5E available from Winnings.
KI-16 Kitchen Sink Apt 5 - to be custom integrated Mont Blanc Quartzite sinks from CDK Stone with up/turndown as shown on drawings, square edge profile and polished edges where exposed. Fall base of sink to central Sink Waste code 1.7012.00.0.47 in Brushed Nordic Brass PVD finish from Brodware. Provide routed setdown to fall adjacent to sinks as detailed. Mitre joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required. Note: stone specification subject to final selection by client.
KI-17 Pantry Sink Apt 5 - to be custom integrated Mont Blanc Quartzite sink from CDK Stone with up/turndown as shown on drawings, square edge profile and polished edges where exposed. Fall base of sink to central Sink Waste code 1.7012.00.0.47 in Brushed Nordic Brass PVD finish from Brodware. Provide routed setdown to fall adjacent to sinks as detailed. Mitre joints and seal to suppliers recommendations. Provide HMR substrate and support framing as required. Note: stone specification subject to final selection by client.
KI-18 Pull out underbench pantry store to be Hafele Dispensa Junior III with YouBoxx in white finish. Configuration of tray and box set to be confirmed with client.
KI-19 Kitchen & Pantry Mixer - to be City Slik Pull-out Kitchen Mixer code 1.9908.04.0.47 in Brushed Nordic Brass PVD finish from Brodware.
KI-20 Sink Waste - to be Sink Waste code 1.7012.00.0.47 in Brushed Nordic Brass PVD finish from Brodware.
KI-21 Waste Cover - to be branded Corian Waste Cover to match benchtop and sinks.

Kitchen & Appliance Schedule			
Keynote	Count	Image	Comments
KI-06	4		Available from Brodware
KI-07	3		Available from Brodware
KI-08	5		Available from Hafele
KI-09	5		Available from Winnings
KI-10	4		Available from Corian
KI-11	3		Available from Corian
KI-12	12		Available from Blum

KI-12 Pantry System - to be Blum Space Tower with Legrabox pull and free inner pullouts in stainless steel finish and glass fronts. Provide zero protrusion hinge with integrated Blumotion to door. Confirm pullout drawer setout and dimensions with client onsite.

Kitchen & Appliance Schedule			
Keynote	Count	Image	Comments
KI-13	4		Available from Winnings
KI-14	1		Available from Winnings
KI-15	1		Available from Winnings
KI-16	1		Available from Winnings

Kitchen & Appliance Schedule			
Keynote	Count	Image	Comments
KI-17	1		Available from Winnings
KI-18	5		Available from Hafele
KI-19	2		Available from Brodware
KI-20	3		Available from Brodware
KI-21	11		Available from Corian

PLEASE NOTE FINISHES SHOWN IN IMAGES ARE ILLUSTRATIVE ONLY. REFER TO KEYNOTES FOR SELECTED FINISHES.

ALL SELECTIONS TO BE CONFIRMED BY CLIENTS PRIOR TO ORDER. CONFIRM THE "COUNT" OF EACH ITEM PRIOR TO ORDER.

No.	Revision Description	Date
DD	Finishes Schedules Issued for Information	02/11/2023
EE	Finishes Schedules & Images Updated	07/11/2023
FF	Issued for Information	17/11/2023
MM	Issued for Information	19/04/2024
NN	Issued for Information	13/05/2024
QQ	Draft Construction Certificate Issue	17/07/2024
















WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION

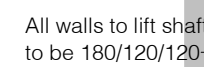
231 Whale Beach Road, Whale Beach
Leslie Cassar

Kitchen, Appliance & Joinery
Hardware Schedule

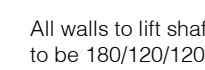
Project number	1609
Date	APRIL 2024
Drawn by	Author
Checked by	RC Scale

WALL FRLS

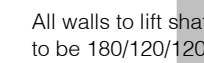
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	90/90/90
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	-60/-



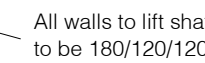
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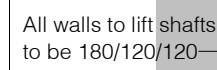
5 CC Compartment - Level 3 Plan
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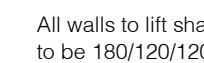
3 CC Compartment - Level 1 Plan
1 : 200



6 CC Compartment - Level 4 Plan
1 : 200



1 CC Compartment - Basement Plan
1 : 200



4 CC Compartment - Level 2 Plan
1 : 200

7 CC Compartment - Roof Plan
1 : 200

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[illegible]

No.	Revision Description	Date
QQ	Draft Construction Certificate Issue	17/07/2024

WHALE BEACH
NEIGHBOURHOOD
CENTRE
CONSTRUCTION
231 Whale Beach Road, Whale Beach
NSW 1555
Leslie Cassar

Fire Compartment Diagrams

Project number	1609	CC125	
Date	APRIL 2024		
Drawn by	Author		
Checked by	RC	Scale	As indicated @ A1