27 February 2019

CITIFY & BFC Pty Ltd
PO Box 576
Welland SA 5007

ATTENTION: MR J WILKINSON

Ref: LCE14462 – 010b

Dear Joel

RESIDENTIAL DEVELOPMENT- 248 UNLEY ROAD, HYDE PARK.
NATHERS REPORT FOR BUILDING RULES CONSENT - RevB

We provide the following Nationwide House Energy Rating Scheme (NatHERS) assessment for the proposed residential development at 248 Unley Road, Hyde Park 5061.

The assessment has been undertaken utilising FirstRate5 computer software - version V5.2.10a (3.13) - formally approved as a House Energy Rating Software.

The following drawings have been used for the assessment:

- Documentation from Gemma Lea Design Studio – Floor Plans, Elevations and Sections dated 20 February 2019.

The table below summarises the key input data used in the model.

Building Element	Construction Details
General	
Exhaust Fans/ Rangehood	Sealed to outside air with self-closing damper in the following room types:- ▪ Kitchen ▪ Bathroom/Ensuite ▪ Laundry cupboard/room Exhaust ductwork to discharge via the facades on intermediate levels. No penetrations through insulation due to ductwork unless roof directly above. Ceiling penetrations on Level 06 (top Floor) with loss of ceiling insulation due to exhaust ductwork:- 300 x 300 penetration maximum
Downlights	Insulation to ceiling/roof slabs to be installed above the downlights. Downlights to be IC-Rated (Insulation Contact) where required. No loss of insulation due to downlights.

Common Areas	Assumed all class 2 common area (foyers, stairwells) are non-conditioned spaces
External Shading	As per architectural drawings
Door Construction	
Apartment Entrance Doors	Weather stripped (as per part J3.4)
Glazing	
Windows and Glazed Doors	Weather-Stripped (as per part J3.4)
Typical	*Aluminium frame – single-glazed – Low E* *Awning Windows & Hinged Doors (Group A)* *Total window system properties:-* ▪ *U = 4.8 W/(m2.K)* ▪ *SHGC = 0.51* *Sliding doors, fixed & sliding windows (Group B)* *Total window system properties:* ▪ *U = 4.8 W/(m2.K)* ▪ *SHGC = 0.59*
Floor	***Refer to Lucid insulation markup dated 14.02.2019***
Exposed below (ie. over carpark, balconies, unconditioned areas)	200mm Suspended concrete slab with R2.0 rigid board soffit insulation fixed hard to underside of ceiling slab R2.0 Insulation to be applied to the sides and undersides of all the beams including beams in carpark.
Intermediate Levels (ie. apartments above and below)	200mm Suspended concrete slab, no insulation requirement
Floor Coverings	as per architectural drawings ▪ Floating Timber to kitchens, living rooms and corridors ▪ Tiles to bathrooms, ensuites and Laundries ▪ Carpet to bedrooms

Roof	***Refer to Lucid insulation markup dated 14.02.2019***
Level 6 (top Floor)	Framed metal deck roofing with R1.3 anticon roof blanket installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.
Intermediate Levels, where exposed above (i.e. below balconies, unconditioned areas, carpark, lift shaft etc)	200mm Suspended concrete slab with R2.0 rigid board soffit insulation fixed hard to underside of ceiling slab.
Wall	***Refer to Lucid insulation markup dated 14.02.2019***
External walls (including apartment walls shared with common corridors, stairwells, ventilation risers, unconditioned rooms etc)	▪ Note: Insulation is not to be compressed to fit within a cavity/space. Concrete External Wall (WT1-WT6/WT1-WT5) 10mm Plasterboard Lining 90mm R2.5 Insulation Batts fixed within 70mm stud frame, overhanging into 20mm Cavity. 150mm Concrete Wall Hebel Wall (WT4) 10mm Plasterboard Lining R2.5 Insulation Batts fixed within 92mm stud frame 50mm Top Hat 75mm Hebel AAC Panel Fibre Cement Wall (WT9) 6mm Fibre Cement Sheet 35mm Top Hat 2x16mm Fyrcheck 90mm R2.5 Insulation Batts fixed within 92mm stud frame 2x16mm Fyrcheck

Party Walls	▪ Note: Insulation is not to be compressed to fit within a cavity/space. Double Stud Partition Wall (WT10) 2 x 13mm Fyrcheck Lining 75mm R1.7 Acoustic Insulation fixed within 64mm Stud Frame, overhanging into 20mm cavity. 75mm R2.0 Insulation fixed within 64mm Stud Frame, overhanging into 20mm cavity. 2 x 13mm Fyrcheck Lining Concrete Partition Wall (WT5-WT1-WT5) 10mm Plasterboard Lining 90mm R2.5 Insulation Batts fixed within 70mm stud frame, overhanging into 20mm Cavity. 150mm Concrete Wall 90mm R2.5 Insulation Batts fixed within 70mm stud frame, overhanging into 20mm Cavity. 10mm Plasterboard Lining Concrete Partition Wall to Bathrooms (WT7-WT1-WT5) 10mm Plasterboard Lining 75mm R2.0 Insulation Batts fixed within 70mm stud frame, overhanging into 20mm Cavity. 150mm Concrete Wall 90mm R2.5 Insulation Batts fixed within 70mm stud frame, overhanging into 20mm Cavity. 10mm Plasterboard Lining Stair / Lift Wall (WT2-WT6) 10mm Plasterboard Lining 90mm R2.5 Insulation Batts fixed within 70mm stud frame, overhanging into 20mm Cavity. 200mm Concrete Wall
Internal partitions within apartments	Insulation in accordance with acoustic requirements. No thermal requirements.

The star ratings achieved by the apartments are provided in the following table.

Level	Apt No.	Net Conditioned Floor Area	Heating Load (MJ/m2)	Cooling Load (MJ/m2)	Total Energy (MJ/m2)	Star Rating
Level 1	**1.01**	30.3	50.7	51.5	102.2	**5.8**
	1.02	32.4	28.2	37.5	65.7	**7.2**
	1.03	32.9	33.3	40	73.3	**6.9**
	1.04	40.2	37.4	42.6	80	**6.6**
	1.05	40.2	34.3	39.1	73.4	**6.9**
	1.06	53.9	17	23.4	40.4	**8.2**
	1.07	40.3	34.7	40	74.7	**6.8**

	1.08	73.4	37.8	34.6	72.4	**6.9**
	1.09	53.9	41.3	27.1	68.4	**7.1**
	1.10	40.1	39.5	31.3	70.8	**6.9**
	1.11	40.1	44	36	80	**6.6**
	1.12	35.2	47	41.2	88.2	**6.3**
	1.13	35.2	41.7	37.1	78.8	**6.7**
	1.14	33.7	44.3	42.7	87	**6.3**
	1.15	33.7	47.2	44.8	92	**6.2**
Level 2	**2.01**	66.6	21.5	25.6	47.1	**7.9**
	2.02	59	29.6	15.4	45	**8**
	2.03	75.2	29.5	18.3	47.8	**7.9**
	2.04	55.4	23.2	26.9	50.1	**7.8**
	2.05	82.2	25.9	31.9	57.8	**7.5**
	2.06	51.2	36.9	32.6	69.5	**7**
	2.07	82	24.7	36	60.7	**7.4**
	2.08	55.4	25.9	29.8	55.7	**7.6**
	2.09	75.2	31.2	20.3	51.5	**7.8**
	2.10	59	24.7	16.8	41.5	**8.2**
Level 3	**3.01**	42.8	52.7	36.8	89.5	**6.3**
	3.02	66.6	24.5	24.2	48.7	**7.9**
	3.03	59	27	14.9	41.9	**8.2**
	3.04	75.2	33.4	17.4	50.8	**7.8**
	3.05	55.4	26.5	25.5	52	**7.8**
	3.06	82.2	29.1	28	57.1	**7.5**
	3.07	51.2	42	31.1	73.1	**6.9**
	3.08	82.2	28.1	30.6	58.7	**7.4**
	3.09	55.4	29.6	28.5	58.1	**7.4**
	3.10	75.2	34.1	18.7	52.8	**7.7**
	3.11	59	28	15.6	43.6	**8.1**
	3.12	66.6	23.5	30.5	54	**7.7**
Level 4	**4.01**	42.8	53.9	39.9	93.8	**6.1**
	4.02	66.6	22.5	24.7	47.2	**7.9**
	4.03	59	27.5	14.8	42.3	**8.1**
	4.04	75.2	33	17.3	50.3	**7.8**
	4.05	55.4	26.5	25.5	52	**7.8**
	4.06	82.2	29.1	28.1	57.2	**7.5**
	4.07	51.2	42.1	31.1	73.2	**6.9**
	4.08	82.2	28.1	30.7	58.8	**7.4**
	4.09	55.4	29.6	28.6	58.2	**7.4**
	4.10	75.2	33.7	18.1	51.8	**7.8**
	4.11	59	28	15.5	43.5	**8.1**
	4.12	66.6	21.8	30.8	52.6	**7.7**

Level 5	**5.01**	42.8	31.1	49.1	80.2	**6.6**
	5.02	66.6	23.3	29.4	52.7	**7.7**
	5.03	59	29.8	16	45.8	**8**
	5.04	75.2	35.1	18.9	54	**7.7**
	5.05	55.4	30.8	26	56.8	**7.6**
	5.06	82.2	35.7	31.9	67.6	**7.1**
	5.07	66.6	47.5	35.5	83	**6.4**
	5.08	51.2	38	37.3	75.3	**6.8**
	5.09	82.2	37.6	29.9	67.5	**7.1**
	5.10	55.4	39	21.5	60.5	**7.4**
	5.11	75.2	33.6	18.4	52	**7.7**
	5.12	59	21.8	38.4	60.2	**7.4**
Level 6	**6.01**	132.4	41.4	39.3	80.7	**6.6**
	6.02	133.4	47.2	42.5	89.7	**6.2**
	6.03	138.9	58	42.4	100.4	**5.8**
	6.04	143.6	44.3	53.3	97.6	**5.9**

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

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

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

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

Yours faithfully

LUCID CONSULTING ENGINEERS

MATT CUPPLEDITCH
Sustainability Engineer

APPENDIX – INSULATION MARKUP

14462 - 248 UNLEY ROAD LUCID
Insulation Markup
27.2.2019

KEY	
KEY	DESCRIPTION
AC	AIR CONDITIONING CONDENSER. WHERE ON BALCONY CONCEAL IN FULL HEIGHT VENTILATION CUPBOARD WITH LOUVRE DOORS.
BIR	BUILT IN ROBE
BL	BOLLARD
BR	BROOM/TALL CUPBOARD
COL	STRUCTURAL CONCRETE COLUMN TO ENG'S DTLS
CT	COOKTOP (GAS)
DM	DOORMAT
DR	MACHINE DRYER SPACE
DW	DISHWASHER
ECR	ELECTRICAL & COMMUNICATIONS RISER CUPBOARD
FC	FEATURE ARCHITECTURAL COLUMN
FH	FIRE HYDRANT RISER
FT	FLOOR TRAP
GA	IN-GROUND GREASE ARRESTOR
L	LINEN CUPBOARD
LD	LINEAR DRAIN
MSB	MAIN SWITCH BOARD
NBN	NBN/DATA CABINET
OBS	OVER BONNET STORAGE UNIT - 1000mm CLEAR - 1100h x 2400w x 810d (TOTAL HEIGHT 2320)
P	PANTRY CUPBOARD
PL	PLANTER BOX (REQUIRES DRAINAGE AND TANKING
R	REFRIGERATOR SPACE
RH	RANGEHOOD WITH DUCTING TO OUTSIDE
SHS	SHS COLUMN TO ENG'S DTLS
ST	FEATURE STEEL COLUMNS TO ENG'S DTLS
UBO	UNDER BENCH OVEN
WIR	WALK IN ROBE
WM	WASHING MACHINE SPACE WITH FLOOR TRAP UNDER AND TAPS
WO	WALL OVEN

Conditioned Area Above:
Floor insulation fixed to underside of ceiling slab.

Conditioned Area Above:
Floor insulation fixed to underside of slab.

Legend

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

Roof/ Ceiling insulation :
R1.3 anticon roof blanket installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.

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

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

Light Weight Partition Wall Insulation:
75mm R1.7 Acoustic Insulation to one side, 75mm R2.0 Insulation to other side.

Corridor / Lift / Stair Insulation:
90mm high-density R2.5 insulation fixed within 92mm stud frame and plasterboard lining

Concrete Partition Wall
90mm R2.5 insulation fixed within 70mm stud, overhanging into 20mm cavity. Installed on each side of partition.

Bathroom Insulation
75mm R2.0 Insulation fixed within 92mm stud frame.

WALL SCHEDULE				
TAG	CONSTRUCTION	FRL	INSULATION	ACOUSTIC
WT1	150mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	90/90/90	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	Rw 50 AND MIN Rw + Ctr 50 IF DISCONT. CONSTRUCTION - MIN AIR GAP 20mm - OR IF NO LINING
WT2	200mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	120/120/120	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTUBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	Rw 50 AND MIN Rw + Ctr 50 IF DISCONT. CONSTRUCTION - MIN AIR GAP 20mm - OR IF NO LINING
WT3	100mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	60/60/60	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	NA
WT4	HEBEL WALL (NON-LOADBEARING) - STEEL FRAMED, 75mm HEBEL, 50mm TOP HAT, 92mm STEEL STUD, 2 LAYERS 16mm FYRCHECK PLASTERBOARD FINISH INTERNALLY, FLUSHED & PAINTED, HEBEL RENDERED AND PAINTED TO 3 COAT SYSTEM	--/120/120 - OUTSIDE ONLY	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION WITHIN 92mm STEEL STUD, FOIL BACKED SISILATION FIXED TO STEEL STUDS.	Rw 50 & Rw + Ctr 50
WT5	64mm STEEL STUDS AT 600mm MAX CTS, TO WT1 PARTYWALLS AND EXTERNAL WALLS. 25mm CAVITY (DISCONTINUOUS CONSTRUCTION)	--/--/--	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS	WHEN COMBINING WT1 WITH WT5 AND 25mm CAVITY, Rw 50 AND Rw + Ctr 50 ACHIEVED
WT6	92mm STEEL STUDS AT MAX 600mm CTS.	--/--/--	R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS TO EXTERNAL WALLS AND R2.0 INSULATION BATTS TO INTERNAL WALLS WITHIN APARTMENTS	NA
WT7	92mm STEEL STUD USED FOR BATHROOM & LAUNDRY PODS.	--/--/--	R2.0 GW INSULATION BATTS (11kg/m³)	NA
WT8	LIGHTWEIGHT PARTYWALL, CSR1355, TWO ROWS OF 64mm STEEL STUDS WITH 20mm CAVITY, TWO LAYERS OF 13mm FYRCHECK TO BOTH SIDES OF WALL	90/90/90	75mm R1.7 GW ACOUSTIGARD NON-COMBUSTIBLE TO ONE SIDE & 75mm R2.0 NON-COMBUSTIBLE INSULATION BATT TO OTHER SIDE (11kg/m³)	Rw 61 & Rw + Ctr 52
WT8a	LIGHTWEIGHT PARTYWALL, CSR1355, TWO ROWS OF 64mm STEEL STUDS WITH 80mm CAVITY, TWO LAYERS OF 13mm FYRCHECK TO BOTH SIDES OF WALL	90/90/90	75mm R1.7 GW ACOUSTIGARD NON-COMBUSTIBLE TO ONE SIDE & 75mm R2.0 NON-COMBUSTIBLE INSULATION BATT TO OTHER SIDE (11kg/m³)	Rw 61 & Rw + Ctr 52
WT9	LIGHTWEIGHT EXTERNAL WALL, CSR5174, 6mm FIBRE CEMENT SHEET (RENDERED AND PAINTED) ON 35mm TOP HATS, 2 x LAYERS 16mm FYRCHECK MR TO EXTERNAL SIDE OF 92mm STEEL STUDS AND 2 x LAYERS OF 16mm FYRCHECK TO INTERNAL FACE, FLUSHED AND PAINTED TO SELECTION	90/90/90	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS	Rw 53 & Rw + Ctr 44
WT10	2100h COLORBOND FENCING OR SIMILAR	--/--/--	NA	NA
WT11	600mm PILES WITH 150mm SHOTCRETE INTERNALLY	180/180/180	NA	NA
WT14	STOREFRONT GLASS WALL WITH ALUMINIUM FRAMES AND ENTRY DOORS PER ELEVATIONS. STILES AT 1050mm CTS.	--/--/--	NA	NA

1 WD.A.200 GROUND FLOOR PLAN
1 : 100

REVISIONS

ISSUE #	DATE	DESCRIPTION
P1	23/10/2018	PRELIMINARY
P2	30/10/2018	PRELIMINARY
P3	27/11/2018	PRELIMINARY
P4	23/01/2018	PRELIMINARY
P5	12/02/2019	PRELIMINARY
P6	20/02/2019	PRELIMINARY

PROJECT ADDRESS
248 UNLEY ROAD HYDE PARK

HYDE PARK PLACE

CLIENT
HYDE PARK PLACE PTY LTD

CITIFY bfc

SHEET
GROUND FLOOR PLAN

WD.A.102

AUTHOR
GB

ISSUE
PRELIM ISSUE 6

A1 1:100; A3 1:200

PRELIMINARY - NOT FOR CONSTRUCTION

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14462 - 248 UNLEY ROAD LUCID
Insulation Markup
27.2.2019

KEY	
KEY	DESCRIPTION
AC	AIR CONDITIONING CONDENSER. WHERE ON BALCONY CONCEAL IN FULL HEIGHT VENTILATION CUPBOARD WITH LOUVRE DOORS.
BIR	BUILT IN ROBE
BL	BOLLARD
BR	BROOM/TALL CUPBOARD
COL.	STRUCTURAL CONCRETE COLUMN TO ENG'S DTLS
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FH	FIRE HYDRANT RISER
FT	FLOOR TRAP
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L	LINEN CUPBOARD
LD	LINEAR DRAIN
MSB	MAIN SWITCH BOARD
NBN	NBN/DATA CABINET
OBS	OVER BONNET STORAGE UNIT - 1000mm CLEAR - 1100h x 2400w x 810d (TOTAL HEIGHT 2320)
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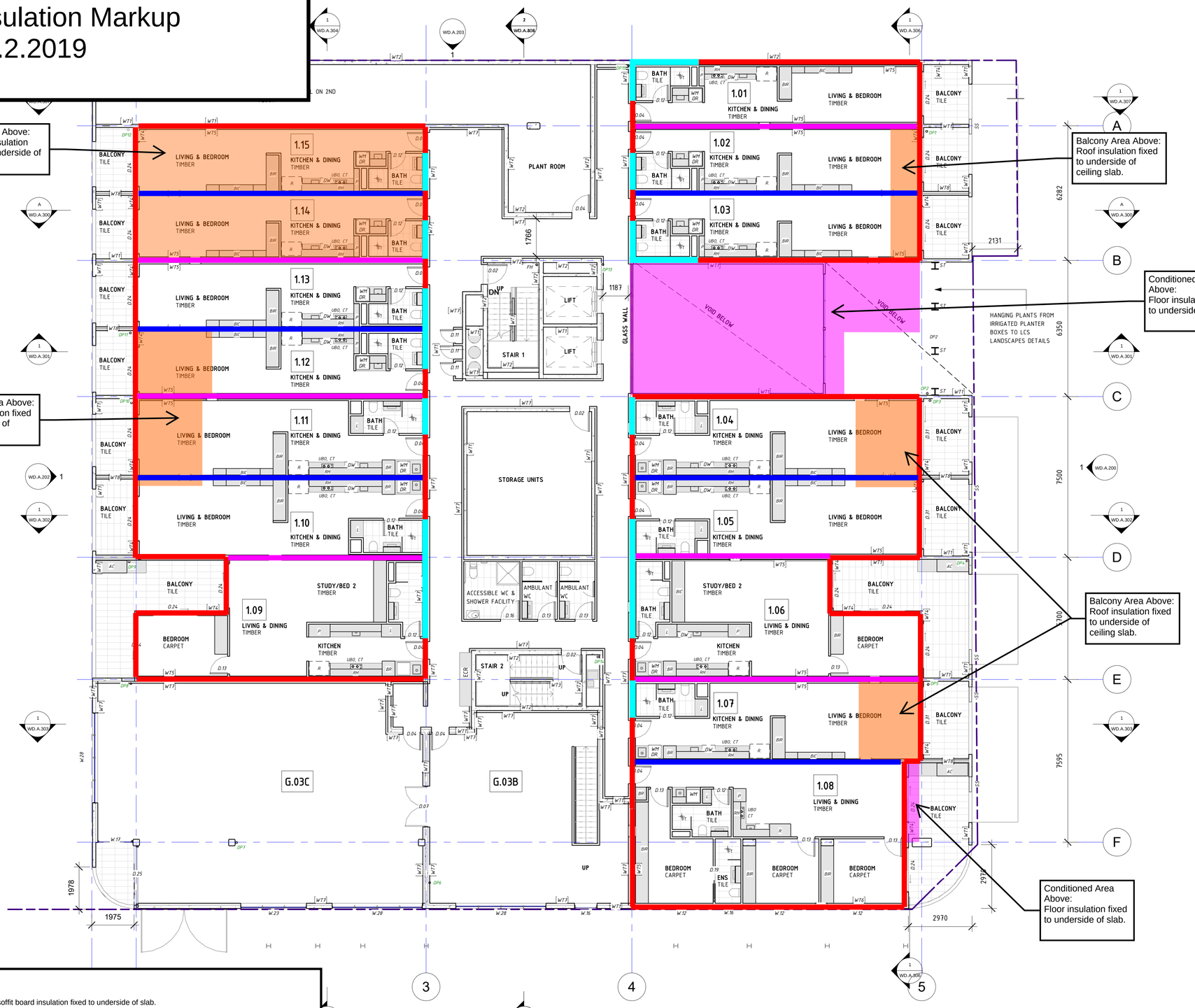
PL	PLANTER BOX (REQUIRES DRAINAGE AND TANKING
R.	REFRIGERATOR SPACE
RH	RANGEHOOD WITH DUCTING TO OUTSIDE
SHS	SHS COLUMN TO ENG'S DTLS
ST	FEATURE STEEL COLUMNS TO ENG'S DTLS
UBO	UNDER BENCH OVEN
WIR	WALK IN ROBE
WM	WASHING MACHINE SPACE WITH FLOOR TRAP UNDER AND TAPS
WO	WALL OVEN



Legend

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

Roof/ Ceiling insulation :
R1.3 anticon roof blanket installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.

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

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

Light Weight Partition Wall Insulation:
75mm R1.7 Acoustic Insulation to one side, 75mm R2.0 Insulation to other side.

Corridor / Lift / Stair Insulation:
90mm high-density R2.5 insulation fixed within 92mm stud frame and plasterboard lining

Concrete Partition Wall
90mm R2.5 insulation fixed within 70mm stud, overhanging into 20mm cavity. Installed on each side of partition.

Bathroom Insulation
75mm R2.0 Insulation fixed within 92mm stud frame.

WALL SCHEDULE				
TAG	CONSTRUCTION	FRL	INSULATION	ACOUSTIC
WT1	150mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	90/90/90	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	Rw 50 AND MIN Rw + Ctr 50 IF DISCONT. CONSTRUCTION - MIN AIR GAP 20mm - OR IF NO LINING
WT2	200mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	120/120/120	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	Rw 50 AND MIN Rw + Ctr 50 IF DISCONT. CONSTRUCTION - MIN AIR GAP 20mm - OR IF NO LINING
WT3	100mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	60/60/60	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	NA
WT4	HEBEL WALL (NON-LOADBEARING) - STEEL FRAMED. 75mm HEBEL, 50mm TOP HAT, 92mm STEEL STUD, 2 LAYERS 16mm FYRCHECK PLASTERBOARD FINISH INTERNALLY, FLUSHED & PAINTED. HEBEL RENDERED AND PAINTED TO 3 COAT SYSTEM	--/120/120 - OUTSIDE ONLY	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION WITHIN 92mm STEEL STUD. FOIL BACKED SISLATION FIXED TO STEEL STUDS.	Rw 50 & Rw + Ctr 50
WT5	64mm STEEL STUDS AT 600mm MAX CTS. TO WT1 PARTYWALLS AND EXTERNAL WALLS. 25mm CAVITY (DISCONTINUOUS CONSTRUCTION)	--/--/--	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS	WHEN COMBINING WT1 WITH WT5 AND 25mm CAVITY, Rw 50 AND Rw + Ctr 50 ACHIEVED
WT6	92mm STEEL STUDS AT MAX 600mm CTS.	--/--/--	R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS TO EXTERNAL WALLS AND R2.0 INSULATION BATTS TO INTERNAL WALLS WITHIN APARTMENTS	NA
WT7	92mm STEEL STUD USED FOR BATHROOM & LAUNDRY PODS.	--/--/--	R2.0 GW INSULATION BATTS (11kg/m³)	NA
WT8	LIGHTWEIGHT PARTYWALL. CSR1355. TWO ROWS OF 64mm STEEL STUDS WITH 20mm CAVITY. TWO LAYERS OF 13mm FYRCHECK TO BOTH SIDES OF WALL	90/90/90	75mm R1.7 GW ACOUSTIGARD NON-COMBUSTIBLE TO ONE SIDE & 75mm R2.0 NON-COMBUSTIBLE INSULATION BATT TO OTHER SIDE (11kg/m³)	Rw 61 & Rw + Ctr 52
WT8a	LIGHTWEIGHT PARTYWALL. CSR1355. TWO ROWS OF 64mm STEEL STUDS WITH 80mm CAVITY. TWO LAYERS OF 13mm FYRCHECK TO BOTH SIDES OF WALL	90/90/90	75mm R1.7 GW ACOUSTIGARD NON-COMBUSTIBLE TO ONE SIDE & 75mm R2.0 NON-COMBUSTIBLE INSULATION BATT TO OTHER SIDE (11kg/m³)	Rw 61 & Rw + Ctr 52
WT9	LIGHTWEIGHT EXTERNAL WALL. CSR5174. 6mm FIBRE CEMENT SHEET (RENDERED AND PAINTED) ON 35mm TOP HATS. 2 x LAYERS 16mm FYRCHECK MR TO EXTERNAL SIDE OF 92mm STEEL STUDS AND 2 x LAYERS OF 16mm FYRCHECK TO INTERNAL FACE, FLUSHED AND PAINTED TO SELECTION	90/90/90	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS	Rw 53 & Rw + Ctr 44
WT10	210th COLORBOND FENCING OR SIMILAR	--/--/--	NA	NA
WT11	600mm PILES WITH 150mm SHOTCRETE INTERNALLY	180/180/180	NA	NA
WT14	STOREFRONT GLASS WALL WITH ALUMINIUM FRAMES AND ENTRY DOORS PER ELEVATIONS. STILES AT 1050mm CTS.	--/--/--	NA	NA

REVISIONS

ISSUE #	DATE	DESCRI
P1	23/10/2018	PRELI
P2	30/10/2018	PRELI
P3	27/11/2018	PRELI
P4	23/01/2018	PRELI
P5	12/02/2019	PRELI
P6	20/02/2019	PRELI

41074

PROJECT ADDRESS
248 UNLEY ROAD HYDE PARK

HYDE PARK PLACE

CLIENT
HYDE PARK PLACE PTY LTD

CITIFY bfc

SHEET
1ST FLOOR PLAN

WD.A.103

AUTHOR
GB

ISSUE
PRELIM ISSUE 6

A1 1:100; A3 1:200

PRELIMINARY - NOT FOR CONSTRUCTION

GEMMA | LEA DESIGN STUDIO
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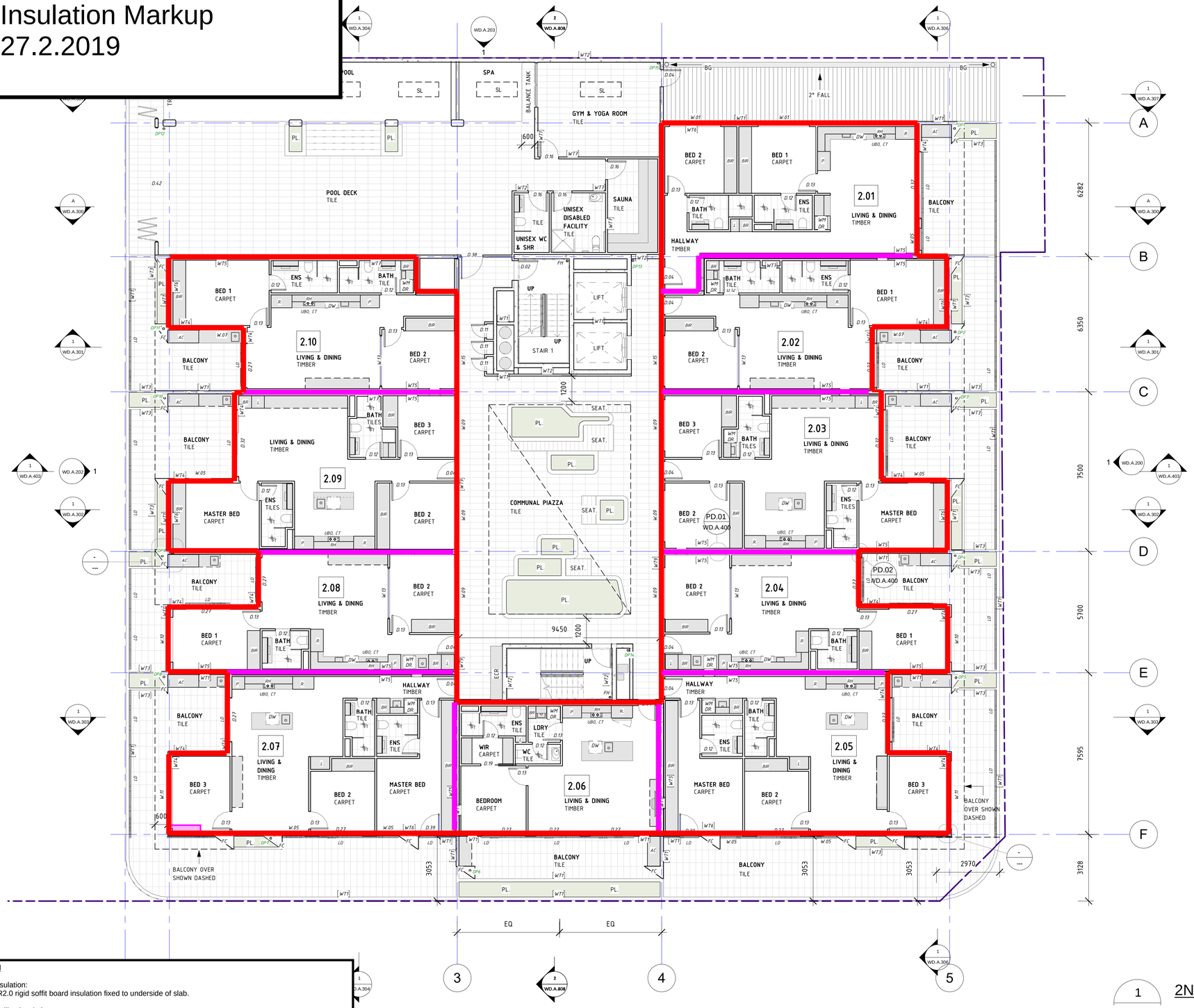
ABN: 39 882 991 838

1 WD.A.200 1ST FLOOR PLAN

1 : 100

14462 - 248 UNLEY ROAD LUCID
Insulation Markup
27.2.2019

KEY	
KEY	DESCRIPTION
AC	AIR CONDITIONING CONDENSER. WHERE ON BALCONY CONCEAL IN FULL HEIGHT VENTILATION CUPBOARD WITH LOUVRE DOORS.
BIR	BUILT IN ROBE
BL.	BOLLARD
BR	BROOM/TALL CUPBOARD
COL.	STRUCTURAL CONCRETE COLUMN TO ENG'S DTLS
CT	COOKTOP (GAS)
DM	DOORMAT
DR	MACHINE DRYER SPACE
DW	DISHWASHER
ECR	ELECTRICAL & COMMUNICATIONS RISER CUPBOARD
FC	FEATURE ARCHITECTURAL COLUMN
FH	FIRE HYDRANT RISER
FT	FLOOR TRAP
GA	IN-GROUND GREASE ARRESTOR
L	LINEN CUPBOARD
LD	LINEAR DRAIN
MSB	MAIN SWITCH BOARD
NBN	NBN/DATA CABINET
OBS	OVER BONNET STORAGE UNIT - 1000mm CLEAR - 1100h x 2400w x 810d (TOTAL HEIGHT 2320)
P	PANTRY CUPBOARD
PL	PLANTER BOX (REQUIRES DRAINAGE AND TANKING
R.	REFRIGERATOR SPACE
RH	RANGEHOOD WITH DUCTING TO OUTSIDE
SHS	SHS COLUMN TO ENG'S DTLS
ST	FEATURE STEEL COLUMNS TO ENG'S DTLS
UBO	UNDER BENCH OVEN
WIR	WALK IN ROBE
WM	WASHING MACHINE SPACE WITH FLOOR TRAP UNDER AND TAPS
WO	WALL OVEN



WALL SCHEDULE				
TAG	CONSTRUCTION	FRL	INSULATION	ACOUSTIC
WT1	150mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	90/90/90	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	Rw 50 AND MIN Rw + Ctr 50 IF DISCONT. CONSTRUCTION - MIN AIR GAP 20mm - OR IF NO LINING
WT2	200mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	120/120/120	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	Rw 50 AND MIN Rw + Ctr 50 IF DISCONT. CONSTRUCTION - MIN AIR GAP 20mm - OR IF NO LINING
WT3	100mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	60/60/60	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	NA
WT4	HEBEL WALL (NON-LOADBEARING) - STEEL FRAMED. 75mm HEBEL, 50mm TOP HAT, 92mm STEEL STUD. 2 LAYERS 16mm FYRCHECK PLASTERBOARD FINISH INTERNALLY, FLUSHED & PAINTED. HEBEL RENDERED AND PAINTED TO 3 COAT SYSTEM	--/120/120 - OUTSIDE ONLY	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION WITHIN 92mm STEEL STUD. FOIL BACKED SISLATION FIXED TO STEEL STUDS.	Rw 50 & Rw + Ctr 50
WT5	64mm STEEL STUDS AT 600mm MAX CTS. TO WT1 PARTYWALLS AND EXTERNAL WALLS. 25mm CAVITY (DISCONTINUOUS CONSTRUCTION)	--/--/--	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS	WHEN COMBINING WT1 WITH WT5 AND 25mm CAVITY, Rw 50 AND Rw + Ctr 50 ACHIEVED
WT6	92mm STEEL STUDS AT MAX 600mm CTS.	--/--/--	R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS TO EXTERNAL WALLS AND R2.0 INSULATION BATTS TO INTERNAL WALLS WITHIN APARTMENTS	NA
WT7	92mm STEEL STUD USED FOR BATHROOM & LAUNDRY PODS.	--/--/--	R2.0 GW INSULATION BATTS (11kg/m³)	NA
WT8	LIGHTWEIGHT PARTYWALL. CSR1355. TWO ROWS OF 64mm STEEL STUDS WITH 20mm CAVITY. TWO LAYERS OF 13mm FYRCHECK TO BOTH SIDES OF WALL	90/90/90	75mm R1.7 GW ACOUSTIGARD NON-COMBUSTIBLE TO ONE SIDE & 75mm R2.0 NON-COMBUSTIBLE INSULATION BATT TO OTHER SIDE (11kg/m³)	Rw 61 & Rw + Ctr 52
WT8a	LIGHTWEIGHT PARTYWALL. CSR1355. TWO ROWS OF 64mm STEEL STUDS WITH 80mm CAVITY. TWO LAYERS OF 13mm FYRCHECK TO BOTH SIDES OF WALL	90/90/90	75mm R1.7 GW ACOUSTIGARD NON-COMBUSTIBLE TO ONE SIDE & 75mm R2.0 NON-COMBUSTIBLE INSULATION BATT TO OTHER SIDE (11kg/m³)	Rw 61 & Rw + Ctr 52
WT9	LIGHTWEIGHT EXTERNAL WALL. CSR5174. 6mm FIBRE CEMENT SHEET (RENDERED AND PAINTED) ON 35mm TOP HATS. 2 x LAYERS 16mm FYRCHECK MR TO EXTERNAL SIDE OF 92mm STEEL STUDS AND 2 x LAYERS OF 16mm FYRCHECK TO INTERNAL FACE. FLUSHED AND PAINTED TO SELECTION	90/90/90	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS	Rw 53 & Rw + Ctr 44
WT10	2100h COLORBOND FENCING OR SIMILAR	--/--/--	NA	NA
WT11	600mm PILES WITH 150mm SHOTCRETE INTERNALLY	180/180/180	NA	NA
WT14	STOREFRONT GLASS WALL WITH ALUMINIUM FRAMES AND ENTRY DOORS PER ELEVATIONS. STILES AT 1050mm CTS.	--/--/--	NA	NA

Legend

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

Roof/ Ceiling insulation :
R1.3 anticon roof blanket installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.

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

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

Light Weight Partition Wall Insulation:
75mm R1.7 Acoustic Insulation to one side, 75mm R2.0 Insulation to other side.

Corridor / Lift / Stair Insulation:
90mm high-density R2.5 insulation fixed within 92mm stud frame and plasterboard lining

Concrete Partition Wall
90mm R2.5 insulation fixed within 70mm stud, overhanging into 20mm cavity. Installed on each side of partition.

Bathroom Insulation
75mm R2.0 Insulation fixed within 92mm stud frame.

1 WD.A.200 — 2ND FLOOR PLAN
1 : 100

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P6	20/02/2019	PRELIM

PROJECT ADDRESS
248 UNLEY ROAD HYDE PARK

HYDE PARK PLACE

CLIENT
HYDE PARK PLACE PTY LTD

CITIFY bfc

SHEET
2ND FLOOR PLAN

WD.A.104

AUTHOR
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WO	WALL OVEN

Pool Area Below:
Floor insulation fixed to underside of floor slab.

Legend

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Roof/ Ceiling insulation :
R1.3 anticon roof blanket installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.

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1 WD.A.200 — 3RD FLOOR PLAN
1 : 100

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PROJECT ADDRESS
248 UNLEY ROAD HYDE PARK

HYDE PARK PLACE

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HYDE PARK PLACE PTY LTD

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SHEET
3RD FLOOR PLAN

WD.A.105

AUTHOR
GB

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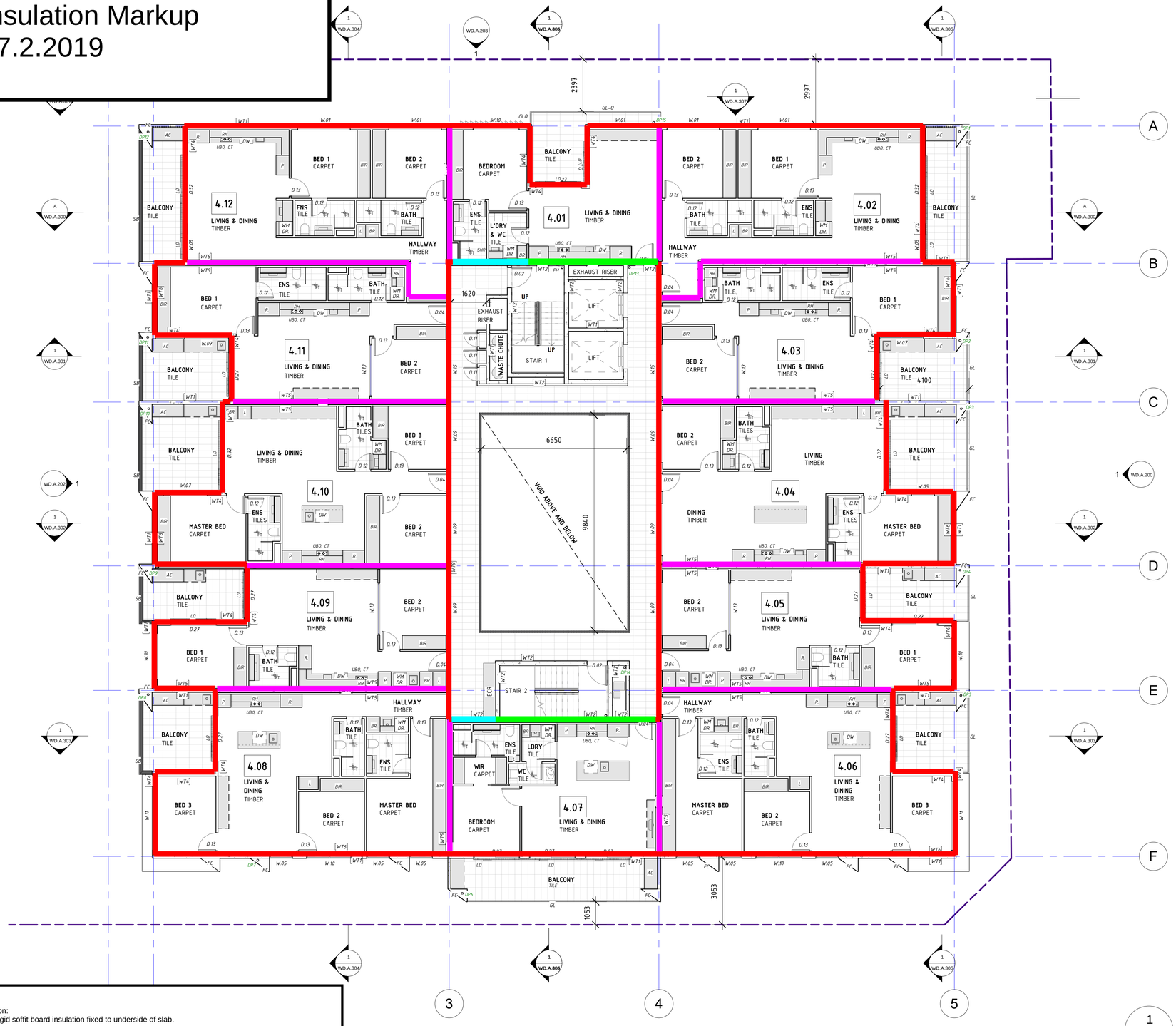

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1 : 100

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HYDE PARK PLACE

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HYDE PARK PLACE PTY LTD

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SHEET
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WD.A.106

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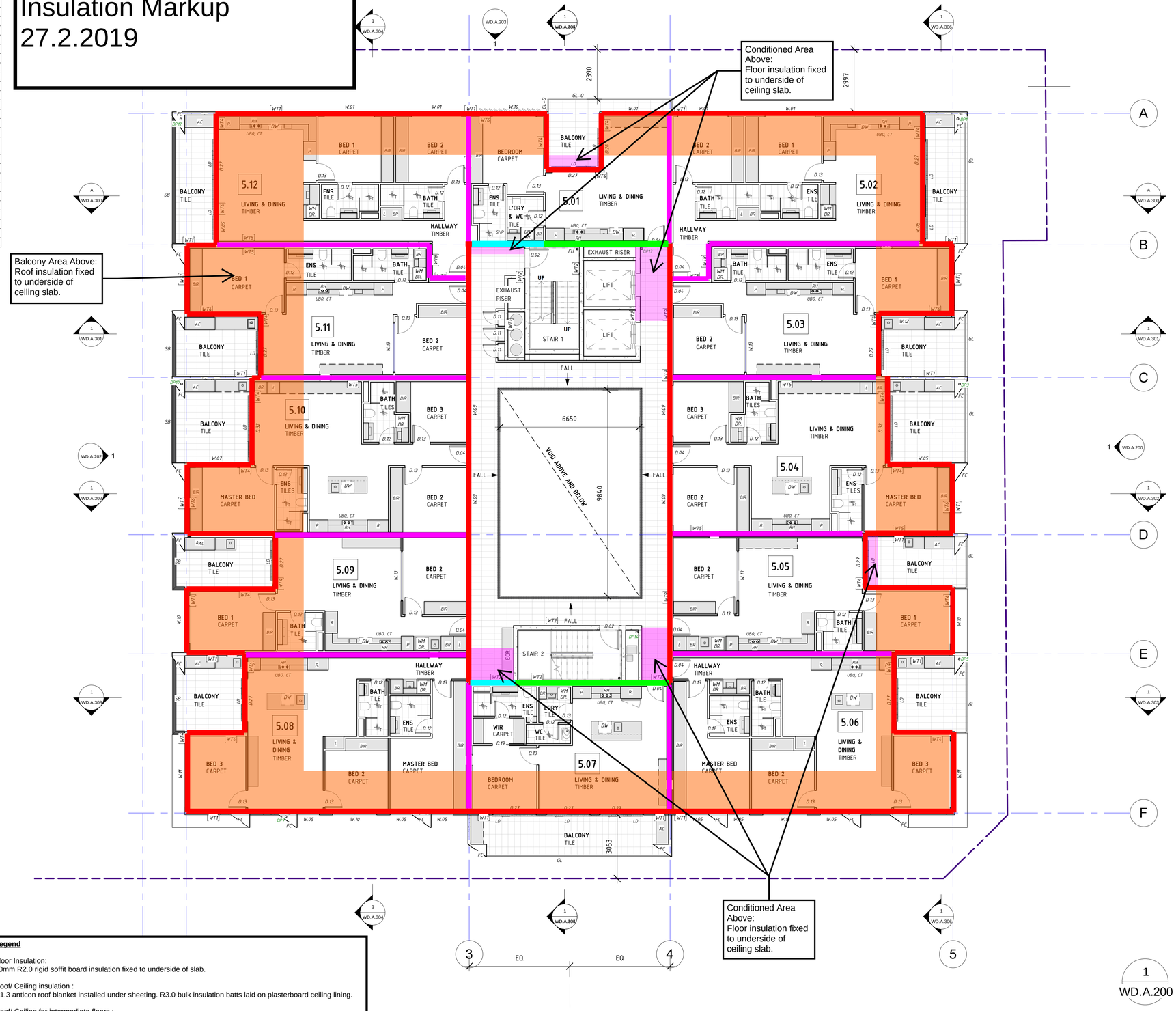

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WT2	200mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	120/120/120	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	Rw 50 AND MIN Rw + Ctr 50 IF DISCONT. CONSTRUCTION - MIN AIR GAP 20mm - OR IF NO LINING
WT3	100mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	60/60/60	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	NA
WT4	HEBEL WALL (NON-LOADBEARING) - STEEL FRAMED. 75mm HEBEL, 50mm TOP HAT, 92mm STEEL STUD. 2 LAYERS 16mm FYRCHECK PLASTERBOARD FINISH INTERNALLY, FLUSHED & PAINTED. HEBEL RENDERED AND PAINTED TO 3 COAT SYSTEM	--/120/120 - OUTSIDE ONLY	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION WITHIN 92mm STEEL STUD. FOIL BACKED SISLATION FIXED TO STEEL STUDS.	Rw 50 & Rw + Ctr 50
WT5	64mm STEEL STUDS AT 600mm MAX CTS. TO WT1 PARTYWALLS AND EXTERNAL WALLS. 25mm CAVITY (DISCONTINUOUS CONSTRUCTION)	--/--/--	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS	WHEN COMBINING WT1 WITH WT5 AND 25mm CAVITY, Rw 50 AND Rw + Ctr 50 ACHIEVED
WT6	92mm STEEL STUDS AT MAX 600mm CTS.	--/--/--	R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS TO EXTERNAL WALLS AND R2.0 INSULATION BATTS TO INTERNAL WALLS WITHIN APARTMENTS	NA
WT7	92mm STEEL STUD USED FOR BATHROOM & LAUNDRY PODS.	--/--/--	R2.0 GW INSULATION BATTS (11kg/m³)	NA
WT8	LIGHTWEIGHT PARTYWALL. CSR1355. TWO ROWS OF 64mm STEEL STUDS WITH 20mm CAVITY. TWO LAYERS OF 13mm FYRCHECK TO BOTH SIDES OF WALL	90/90/90	75mm R1.7 GW ACOUSTIGARD NON-COMBUSTIBLE TO ONE SIDE & 75mm R2.0 NON-COMBUSTIBLE INSULATION BATT TO OTHER SIDE (11kg/m³)	Rw 61 & Rw + Ctr 52
WT8a	LIGHTWEIGHT PARTYWALL. CSR1355. TWO ROWS OF 64mm STEEL STUDS WITH 80mm CAVITY. TWO LAYERS OF 13mm FYRCHECK TO BOTH SIDES OF WALL	90/90/90	75mm R1.7 GW ACOUSTIGARD NON-COMBUSTIBLE TO ONE SIDE & 75mm R2.0 NON-COMBUSTIBLE INSULATION BATT TO OTHER SIDE (11kg/m³)	Rw 61 & Rw + Ctr 52
WT9	LIGHTWEIGHT EXTERNAL WALL. CSR5174. 6mm FIBRE CEMENT SHEET (RENDERED AND PAINTED) ON 35mm TOP HATS. 2 x LAYERS 16mm FYRCHECK MR TO EXTERNAL SIDE OF 92mm STEEL STUDS AND 2 x LAYERS OF 16mm FYRCHECK TO INTERNAL FACE, FLUSHED AND PAINTED TO SELECTION	90/90/90	90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION BATTS	Rw 53 & Rw + Ctr 44
WT10	2100h COLORBOND FENCING OR SIMILAR	--/--/--	NA	NA
WT11	600mm PILES WITH 150mm SHOTCRETE INTERNALLY	180/180/180	NA	NA
WT14	STOREFRONT GLASS WALL WITH ALUMINIUM FRAMES AND ENTRY DOORS PER ELEVATIONS. STILES AT 1050mm CTS.	--/--/--	NA	NA

Legend

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

Roof/ Ceiling insulation :
R1.3 anticon roof blanket installed under sheeting. R3.0 bulk insulation batts laid on plasterboard ceiling lining.

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

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

Light Weight Partition Wall Insulation:
75mm R1.7 Acoustic Insulation to one side, 75mm R2.0 Insulation to other side.

Corridor / Lift / Stair Insulation:
90mm high-density R2.5 insulation fixed within 92mm stud frame and plasterboard lining

Concrete Partition Wall
90mm R2.5 insulation fixed within 70mm stud, overhanging into 20mm cavity. Installed on each side of partition.

Bathroom Insulation
75mm R2.0 Insulation fixed within 92mm stud frame.

1 WD.A.200 — 5TH FLOOR PLAN
1 : 100

REVISIONS

ISSUE #	DATE	DESCRI
P1	23/10/2018	PRELIM
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P4	23/01/2018	PRELIM
P5	12/02/2019	PRELIM
P6	20/02/2019	PRELIM

PROJECT ADDRESS
248 UNLEY ROAD HYDE PARK

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SHEET
5TH FLOOR PLAN

WD.A.107

AUTHOR
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ISSUE
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A1 1:100; A3 1:200

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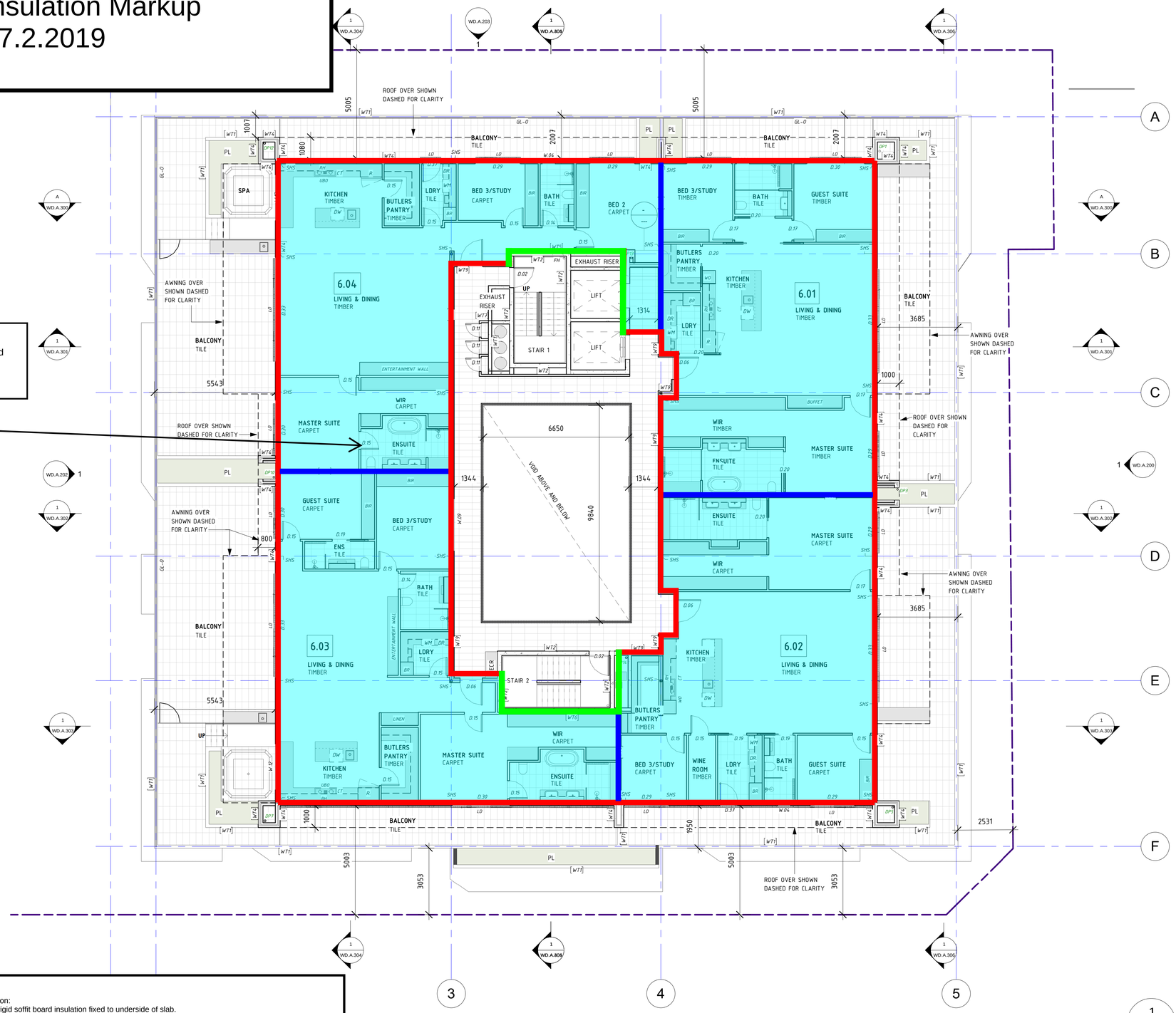
14462 - 248 UNLEY ROAD LUCID
Insulation Markup
27.2.2019

KEY	DESCRIPTION
AC	AIR CONDITIONING CONDENSER. WHERE ON BALCONY CONCEAL IN FULL HEIGHT VENTILATION CUPBOARD WITH LOUVRE DOORS.
BIR	BUILT IN ROBE
BL	BOLLARD
BR	BROOM/TALL CUPBOARD
COL	STRUCTURAL CONCRETE COLUMN TO ENG'S DTLS
CT	COOKTOP (GAS)
DM	DOORMAT
DR	MACHINE DRYER SPACE
DW	DISHWASHER
ECR	ELECTRICAL & COMMUNICATIONS RISER CUPBOARD
FC	FEATURE ARCHITECTURAL COLUMN
FH	FIRE HYDRANT RISER
FT	FLOOR TRAP
GA	IN-GROUND GREASE ARRESTOR
L	LINEN CUPBOARD
LD	LINEAR DRAIN
MSB	MAIN SWITCH BOARD
NBN	NBN/DATA CABINET
OBS	OVER BONNET STORAGE UNIT - 1000mm CLEAR - 1100h x 2400w x 810d (TOTAL HEIGHT 2320)
P	PANTRY CUPBOARD
PL	PLANTER BOX (REQUIRES DRAINAGE AND TANKING
R	REFRIGERATOR SPACE
RH	RANGEHOOD WITH DUCTING TO OUTSIDE
SHS	SHS COLUMN TO ENG'S DTLS
ST	FEATURE STEEL COLUMNS TO ENG'S DTLS
UBO	UNDER BENCH OVEN
WIR	WALK IN ROBE
WM	WASHING MACHINE SPACE WITH FLOOR TRAP UNDER AND TAPS
WO	WALL OVEN

Exposed roof:

Roof insulation laid above ceiling.



WALL SCHEDULE				
TAG	CONSTRUCTION	FRL	INSULATION	ACOUSTIC
WT1	150mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	90/90/90	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	Rw 50 AND MIN Rw + Ctr 50 IF DISCONT. CONSTRUCTION - MIN AIR GAP 20mm - OR IF NO LINING
WT2	200mm PRECAST CONCRETE PANEL - STANDARD GREY INTERNALLY, REFER ELEVATIONS FOR EXTERNAL CONCRETE COLOURS	120/120/120	WHEN LINED WITH WT5 OR WT6, 90mm R2.5 BRADFORD GW NON-COMBUSTIBLE INSULATION TO INSIDE OF EXTERNAL WALLS, BOTH SIDES OF PARTY WALLS, & SOU SIDE OF SOU TO LOBBY AREAS	Rw 50 AND MIN Rw + Ctr 50 IF DISCONT. CONSTRUCTION - MIN AIR GAP 20mm - OR IF NO LINING
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