# 101 PHILIP STREET HAWTHORNE
# DEVELOPMENT APPLICATION SEPTEMBER 2025

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APPLICATION REF
A006939523



FRONT STREET VIEW

NOTE ARTIST IMPRESSION ONLY

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SANDGATE
QLD, 4017, AUSTRALIA
www.SheltaCo.com.au

| No. | DTE | DES |
|---|---|---|
| A | 22/09/2025 | FOR REVIEW |
| B | 09/10/2025 | DA SUBMISSION |

PROJECT NUMBER
250403
101 PHILIP ST HAWTHORNE

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DRAWING NUMBER
AA_XX_00
NAME
COVER PAGE

SCALE(A1)

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SIDE NORTH VIEW

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AA_XX_01
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REAR VIEW

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SIDE NORTH VIEW (PRIVATE OPEN SPACE)

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SIDE SOUTH VIEW (ACCESS DRIVEWAY)

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NAME
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SCALE(A1)

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## GENERAL NOTES

ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA / NATIONAL CONSTRUCTION CODE, BUILDING ACT QLD AND ALL CURRENT AUSTRALIAN STANDARDS

ALL PRODUCTS AND SYSTEMS TO BE INSTALLED TO THE CORRECT MANUFACTURERS DETAILS AND STANDARDS.

ALL LIGHT GAUGE ALUMINUM / STEEL FLASHING, FASCIAS AND LININGS TO BE CORRECTLY SUPPORTED ON SUBSTRATES TO AVOID OIL CANNING.

ALL INTERNAL WET AREAS TO BE WATER PROOFED AND SEALED IN ACCORDANCE WITH AUSTRALIAN STANDARDS

ALL HANDRAILS AND BALUSTRADES TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS

ALL OPERABLE GLAZED WINDOWS ABOVE FIRST STORY TO HAVE RESTRICTED OPERATION TO ASSIST IN FALL PREVENTION.

ALL GLAZING TO HAVE OPAQUE PANELS INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS TO ACHIEVE PRIVACY CONTROL.

INSTALL TERMITE BARRIER IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND MANUFACTURERS GUIDELINES. TERMITE TREATMENT TO BE VISUAL BARRIER TO THE PERIMETER OF THE DWELLING WITH COLLARS TO ALL SLAB PENETRATIONS AS PER AS 3660.1

## GENERAL NOTES STRUCTURE

REFER TO STRUCTURAL ENGINEERS DRAWINGS PRIOR TO DEMOLITION TO CONFIRM SEQUENCE OF REMOVAL AND REINSTATEMENT CRITICAL ELEMENTS.

PROVIDE ADEQUATE QUALIFIED SUPERVISION DURING REMOVAL AND INSTALLATION OF ALL STRUCTURAL ELEMENTS.

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL BEAMS, COLUMNS, WALLS, BRACING, TIES, RETAINING, RETENTION SYSTEMS, FOOTINGS, SLABS AND CRITICAL ELEMENTS.

CHECK ON SITE ALL EFFECTED AREAS PRIOR TO INSTALLATION AFTER REMOVAL OF EXISTING SHEETING.

SITE
- GROUND SURFACE TO BE SLOPED 1:20 MIN AWAY FROM THE BUILDING FOR 900mm MIN AND TO A POINT WHERE PONDING WILL NOT OCCUR NEAR THE BUILDING.

BLOCKWORK
- ALL BLOCKWORK CORES TO BE CORE FILLED AND REINFORCED TO ENGINEERS DETAILS.
- DAMP PROOF COURSE AT 150mm ABOVE GROUND
- BLOCKWORK TO CONFIRM TO AS3700

BRICKWORK
- APPROVED TIES AT MINIMUM CRS TO AUSTRALIAN STANDARDS
- STANDARD REINFORCEMENT TO EVERY 7TH COURSE.
- DAMP PROOF COURSE AT 150mm ABOVE GROUND
- BRICK VENEER WALLS TO HAVE CONTINUOUS CAVITY KEPT CLEAR OF MORTAR DROPPINGS
- BRICK FOUNDATION WALLS BELOW FFL TO HAVE VENTS TO AUSTRALIAN STANDARDS
- BRICKWORK TO CONFORM WITH AS4455

STEELWORK
- FABRICATE AND ERECT IN ACCORDANCE WITH AS1250.

EXTERNAL SLABS
- ALL EXTERNAL SLABS TO FALL AWAY FROM HOUSE AT 1:100 MIN

NOTE TO BUILDING CONTRACTOR !!!!
ALL EXISTING BEARERS JOINTS STUDS RAFTERS AND STRUCTURAL ELEMENTS TO BE INSPECTED MADE GOOD, REAPPEARED AS REQUIRED DURNING CONSTRUCTION.
IF ANY STRUCTURE IS DAMAGED TO BE REPLACED ENSURE STRUCTURE ENGINEERS REQUIREMENTS

HOUSE RAISING CONTRACTOR NOTE !!!
UPON HOUSE RAISE CONTRACTOR TO ENSURE STRUCTURAL STABILITY TO ALL EXISTING ALL EXISTING JOISTS AND BEARERS
CONTRACTOR TO LEVEL EXISTING FLOOR JOISTS TO BE LEVEL WITH IN STRUCTURAL TORRANCE REQUIREMENTS

## SERVICES LEGEND

ALL AFFECTED EXISTING SERVICES ARE TO BE RELOCATED TO ACCOMMODATE LAYOUT CHANGES INCLUDING -LIGHTING, MECHANICAL, ELECTRICAL AND HYDRAULIC SERVICES.

MECHANICAL SYSTEM TO BE UPGRADED IN ACCORDANCE WITH MECHANICAL SERVICES ENGINEERING DRAWINGS AND SPECIFICATIONS.

ENERGY EFFICIENT LIGHTING FITTINGS TO BE PROVIDED

SMOKE ALARMS FITTED IN ACCORDANCE WITH RELEVANT STANDARDS TO KITCHENS AND HALLWAYS OUTSIDE OF BEDROOMS

ALL SERVICES TO BE INSTALLED BY LICENSED CONTRACTOR.

ALL WET AREAS TO BE CORRECTLY WATERPROOFED BY QUALIFIED CONTRACTOR PRIOR TO TILING. WATERPROOFING TO BE INSTALLED OVER APPROPRIATE SUBSTRATE SUCH AS FIBRE CEMENT SHEETING, WORKS TO BE VISUALLY SIGHTED AND APPROVED BY BUILDING CERTIFIER PRIOR TO TILING WORKS.

PLUMBER TO PROVIDE APPROVAL & CERTIFICATION OF WORKS UNDERTAKEN.

## FINISHES LEGEND

WALL FINISHES.

CONTRACTOR TO ALLOW PAINT TO ALL INTERNAL WALLS , PERIMETER WALLS AND CEILINGS.

FLOOR FINISHES:

PROVIDE FOR THE SUPPLY AND INSTALLATION OF NEW CARPET, FLOOR TILES AND VINYL IF AND WHERE LOCATED IN THE DRAWINGS.

SUITABLY PREPARE EXISTING SUBSTRATES TO RECEIVE THE NEW FLOOR FINISHES AS NOMINATED AS PER MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS.

PROVIDE FLUSH MOUNTED CLEAR ANODISED ALUMINIUM ANGLE AT THE JUNCTION BETWEEN DIFFERING FLOOR FINISHES.

## JOINERY LEGEND

ALL CABINET WORK TO BE COMMERCIAL QUALITY OF FABRICATION AND SUPPLIED AND INSTALLED COMPLETE WITH ALL NECESSARY BRACKETS, CONNECTIONS AND SUPPORTS TO MAINTAIN A STABLE AND DURABLE PRODUCT FOR THE PURPOSE OF ITS INTENDED USE

CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING OF ANY FABRICATION. CONSTRUCTION GENERALLY TO BE FROM 18mm PREFINISHED MELAMINE BOARD UNLESS NOTED OTHERWISE.

ALL SHELVES SPANNING MORE THAN 600mm TO BE FROM 18mm THICK PREFINISHED PARTICLEBOARD.

ALL SHELVING TO BE ADJUSTABLE UNLESS NOTED OTHERWISE WITH INCREMENTS OF 32mm.

ALL INTERNAL SURFACES OF CUPBOARDS AND DRAWS TO BE WHITE PREFINISHED MELAMINE BOARD UNLESS NOTED OTHERWISE.

ALL HINGES TO BE METAL FULLY CONCEALED, SELF CATCHING 110 DEGREE FULL OVERLAY HINGES.

ALL DRAWERS TO HAVE STANDARD EXTENSION RUNNERS

ALL DRAWERS AND DOORS TO BE SOFT CLOSE

ALL SHELF SUPPORTS PLASTIC WITH METAL PINS.

## CEILING LEGEND

GENERAL NOTES:

ALL REFLECTED CEILING PLANS & DETAIL DRAWINGS TO BE READ IN CONJUNCTION WITH FOLLOWING DRAWINGS & DOCUMENTS:

REFER ELECTRICAL ENGINEERS / CONTRACTORS DOCUMENTS FOR ALL LIGHTING, POWER, COMMUNICATIONS AND SECURITY FIXTURE DETAILS AND SPECIFICATIONS

REFER MECHANICAL ENGINEER'S / CONTRACTORS DOCUMENTS FOR ALL AIR SUPPLY AND EXHAUST FIXTURE DETAILS AND SPECIFICATIONS

CEILINGS 2700 TYPICAL
BULKHEADS TO 2400

2400H BULKHEAD TO ALL ROBES

- DOUBLE GPO
- DOUBLE GPO WITH USB
- DATA POINT / NBN POINT
- FLURESCENT BATTEN LIGHT
- FLURESCENT DOWN LIGHT
- SMOKE DETECTOR
- WALL LIGHT
- INTEGRATED HEAT/ LIGHT & EXHAUST FAN (IP RATED IN SHOWER
- FEATURE PENDANT
- SPLIT SYSTEM A/C DIFFUSER
- SIDE A/C DIFFUSER
- AC RETURN AIR
- CEILING FAN AND LIGHT (1400d)
- SWITCH @ 1000mm AFFL DIMMER / FAN WHERE SHOWN
- LED STRIP LIGHTS

LIGHTING REQUIREMENTS.
FLUORESCENT LIGHTS OR COMPACT FLUORESCENT LIGHTS TYPICALLY

INSTALL SMOKE ALARM TO AUSTRALIAN STANDARDS BUILDING FABRIC INSULATION AND THERMAL SEAL IN ACCORDANCE WITH ENERGY ASSESSMENT

SMOKE ALARMS IN THE DWELLING MUST:
i) BE PHOTOELECTRIC (AS 3786-2014)
ii) NOT ALSO CONTAIN AN IONISATION SENSOR
iii) BE HARDWIRED TO THE MAINS POWER SUPPLY WITH A SECONDARY POWER SOURCE (I.E. BATTERY)
iv) BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM IN THE DWELLING SO ALL ACTIVATE TOGETHER.

- UNLESS OTHERWISE SPECIFIED ALL GPO'S ARE AT STANDARD HEIGHT AND DISTANCE FROM FLOOR, WALLS, WINDOWS AND WATER OUTLETS AS DETERMINED BY ELECTRICAL CODES AND STRUCTURAL ELEMENTS OF THE BUILDING

## PARTITION / LININGS CODE LEGEND

**NOTES:**
**ALL DRAWINGS TO BE READ IN COLOR**
ALL WALL DIMENSIONS SETOUT TO FACE OF STRUCTURE TYPICALLY.
CRITICAL CLEAR DIMENSIONS SHOWN IN RED
ALL EXTERNAL WALLS TO ACHIEVE MIN R3.2 THERMAL PERFORMANCE OR MINIMUM PERFORMACE AS ESTABLISHED IN THE ESD REPORT.

GENERALLY, SET OUT ALL NEW PARTITIONS AS INDICATED BY DIMENSION ON THE PLANS.

VERIFY PARTITION SETOUT WITH PRIOR TO THE ERECTION OF STUD FRAMING.

CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS.
SETOUT BY CRITICAL DIMENSIONS IDENTIFIED FIRST.

ALL WALLS FULL HEIGHT TO UNDERSIDE EXISTING CEILING TRUSS UNLESS NOTED OTHERWISE

UNLESS NOTED OTHERWISE PROVIDE A MINIMUM CLEARANCE OF 110mm BEHIND DOORS TO ALLOW FOR DOORSTOP AND DOOR HARDWARE.

ALL PLASTERBOARD JOINTS AND EXPOSED EDGES TO BE TAPED AND SET FLUSH.

### WINDOWS

ALL MEASUREMENTS GIVEN ON PLAN TO ALLOW SELECTION SYSTEM FLEXIBILITY. WINDOWS ROUNDS TO 150mm INCRIMENTS TYPICALLY

FRAMES TO BE ALUMINIUM POWDERCOATED (COLOR TO BE APPROVED BY CLIENT)

ALL WINDOWS TO WET AREAS TO HAVE OPAQUE GLAZING.

WINDOWS TO HAVE OPERATION RESTRICTION TYPICALLY TO RESIST FALL FROM HEIGHT.

WINDOWS TO WET AREAS TO HAVE OPAQUE GLASS TYPICALLY

### STAIRS

ALL STAIRS IN ACCORDANCE WITH NCC CLASSIFICATIONS AND AS1428.1

ALL BALUSTRADES IN ACCORDANCE WITH NCC CLASSIFICATIONS ADN AS1428.1

### ENERGY EFFICIENCY

ASSESSMENT TO BE UNDERTAKEN BY THIRD PARTY ENTITY TO DETERMINE MINIMUM DEEMED TO SATISFY OUTCOMES. IT IS ANTICIPATED A 5 STAR MINIMUM REQUIRED TO BE CONFIRMED BY ENERGY REPORT.

5 STAR REQUIREMENTS
- REFLECTIVE FOIL WARP TO ALL EXTERNAL WALLS
- R1.5 INSULATION TO UPPER STORY WALLS
- R2.5 INSULATION TO ALL CEILINGS
- WEATHER STRIPS TO FRONT ENTRY DOORS
- CEILING FANS TO ALL LIVING AREAS AND BEDROOMS

## GENERAL FINISHES

- ROOF SHEETING COLORBOND FINISH
- GUTTERS FASCIAS AND FLASHING COLORBOND FINISH
- DOWNPIPES COLORBOND FINISH
- ROLLER DOORS COLORBOND FINISH
- ALL WINDOW MULLIONSM FRAMES AND TRANSOMS, POWDERCOATED
- SHOWER SCREENS FRAMELESS
- WET AREAS WALLS TO BE TILED FULL TYPICALLY TO ALL WALLS
- SKIRTINGS TO BE 50mm SQUARE EDGE
- TRIMS AND ARCHITRAVES TO BE 50mm SQUARE EDGE
- STAIRS TO BE HARDWOOD TREADS, STRINGERS AND HANDRAILS
- BALUSTRADES TO STAIRS TO BE GLASS BALUSTRADES WITH TIMBER RAIL
- ALL FIXTURES AND FITTINGS TBC BY CLIENT
- ALL APPLIANCES TBC BY CLIENT
- SPLASHBACKS TO LAUNDRY TO BE TILED TO 1500AFFL

## DEMOLITION LEGEND

ALL DEMOLITION AND MAKING GOOD IS TO BE CARRIED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING OWNER

CONFIRM AND CHECK ON SITE FOR PRESENCE OF ANY ASBESTOS. EMPLOY CERTIFIED CONTRACTOR TO REMOVE EXTENT PRIOR TO CONSTRUCTION.

WHEN REINSTATEMENT IS REQUIRED, MAKE GOOD ANY DAMAGED ITEMS TO EXACTLY MATCH EXISTING. WHERE SERVICES ARE TO BE DEMOLISHED CUT AND SEAL OR DISCONNECT AND MAKE SAFE.

ALL DEMOTION MATERIALS ARE TO BE REMOVED FROM SITE AS THEY ACCUMULATE TO MAKE SITE CLEAR.

TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE HEALTH OF ALL PERSONS ON OR WITHIN THE VICINITY OF THE SITE OR ADJACENT AREAS FROM CONDITIONS WHICH ARE OR MAY BE DANGEROUS TO HEALTH, INCLUDING THE NOXIOUS EFFECTS OF DUST, FUMES, LIQUIDS, INFECTION, FIRE, EXPLOSION, RADIATION OR OTHER HAZARDS.

WHEN TEMPORARY PROTECTIONS NECESSARY FOR DEMOLITION WORK TO BE CARRIED OUT ADJACENT TO ITEMS TO REMAIN, TAKE ALL NECESSARY PRECAUTIONS AND PROTECT FROM DAMAGE ALL ADJACENT MATERIALS AND SURFACES TO BE RATINED ON THE SITE AS WELL AS ALL OTHER PROPRIETOR'S ITEMS.

AT ALL TIMES PREVENT THE ENCROACHMENT OF DEMOLISHED MATERIALS ONTO ADJOINING AREAS AND NEIGHBORS

ALL TO TERMINATE AND REMOVAL ALL REDUNDANT WIRING AND SERVICES OUTLETS TO WALLS, ELECTRICAL AND DATA POINTS IN DEMOLISHED WALLS TO BE MADE SAFE BY QAULIFIED CONTRACTOR


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ADMIN@SHELTACO.COM.AU
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DRAWING NUMBER
AB_XX_01
NAME
GENERAL NOTES

SCALE(A1)
As indicated

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## 1 A EXISTING SITE PLAN
1 : 100

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353
RP 13158

SITE AREA - 810m²
SITE COVER - 414m²
NUMBER OF BUILDINGS - 3 TOTAL

PRIVATE OPEN SPACE AREA - 219m² TOTAL AREA
DWELLING 1 - 143m²
DWELLING 2 - 19m²
DWELLING 3 - 57m²

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PROPOSED SITE PLAN

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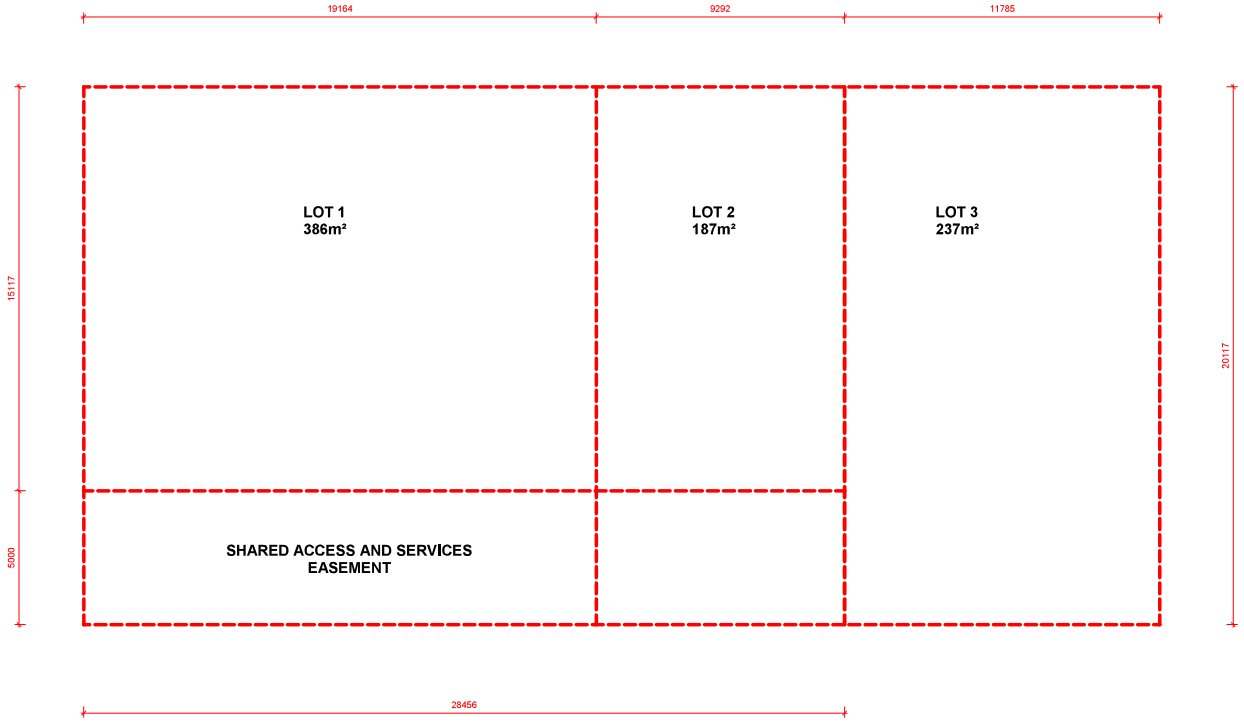


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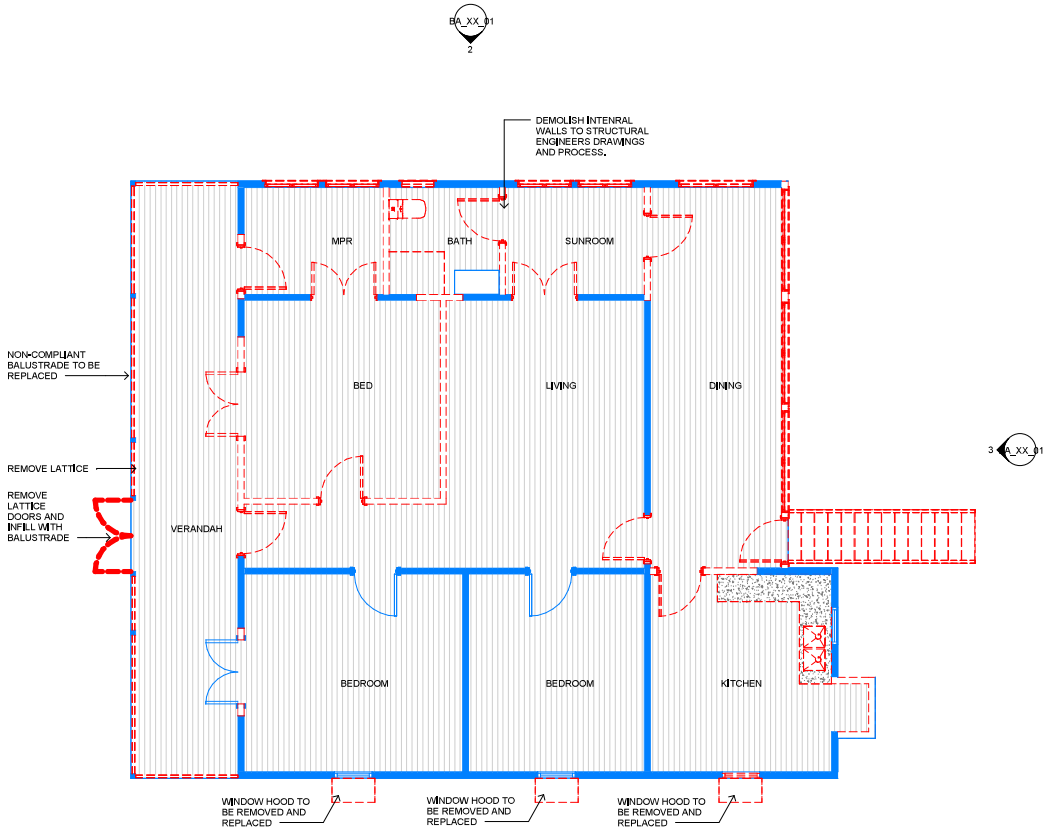
## 1 EXISTING PLAN
1 : 50




## 2 EXISTING DEMO PLAN
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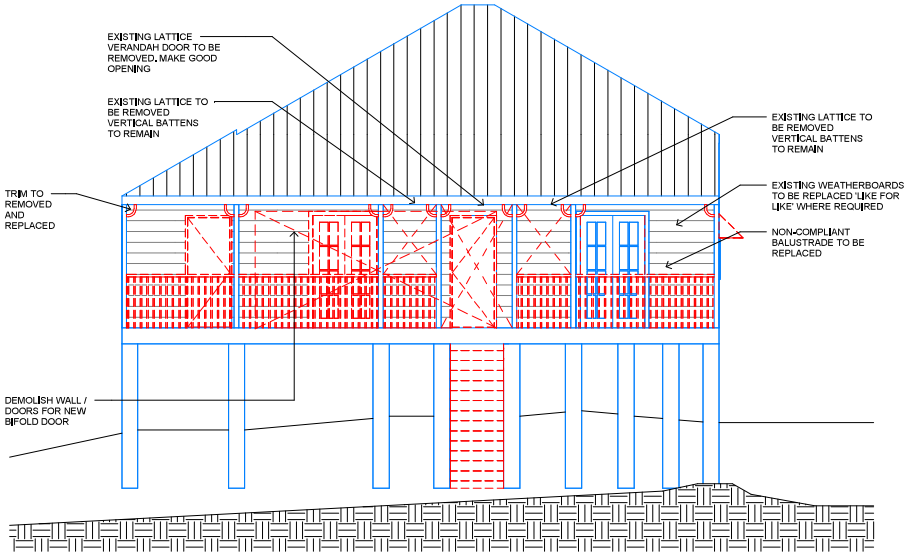
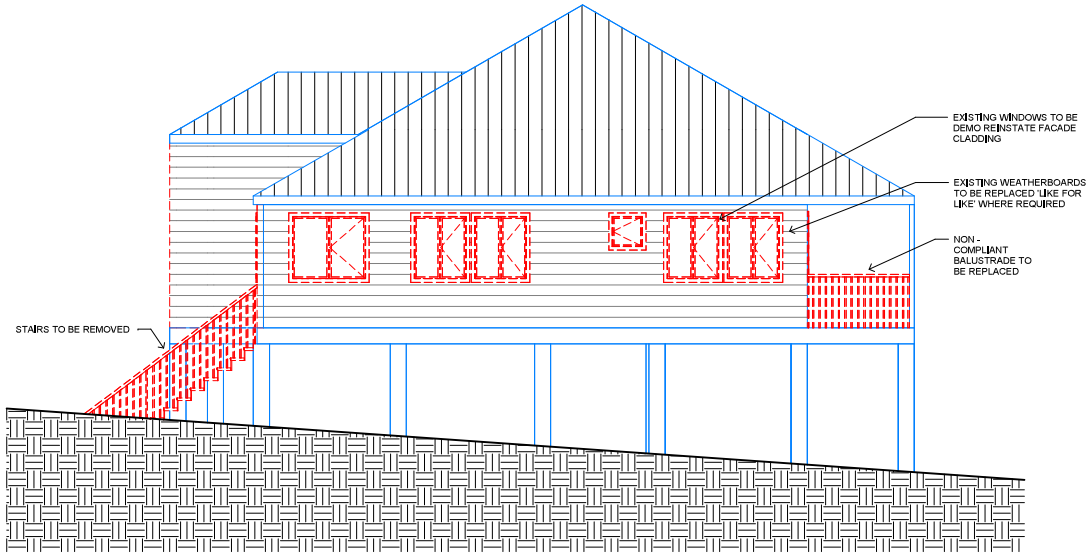



## 1 EXISTING BUILDING WEST ELEVATION
1 : 50




## 2 EXISTING BUILDING NORTH ELEVATION
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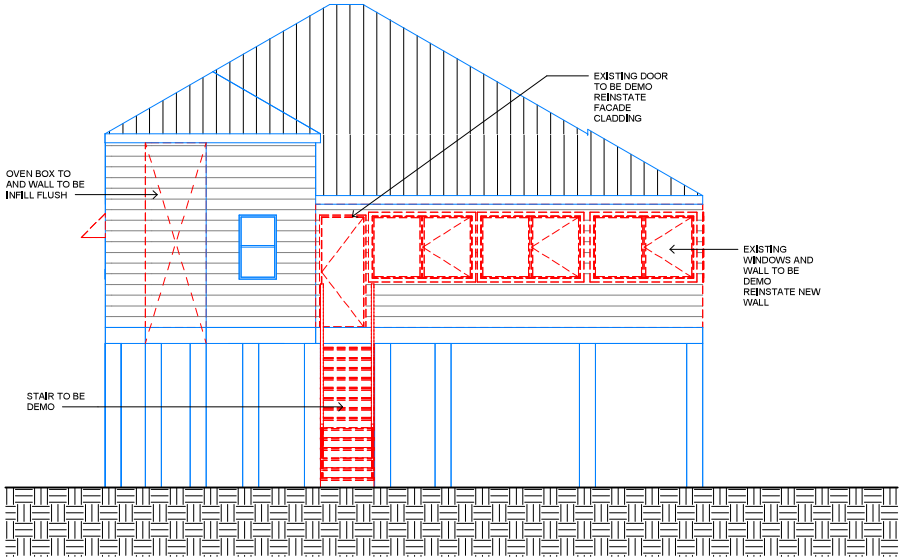
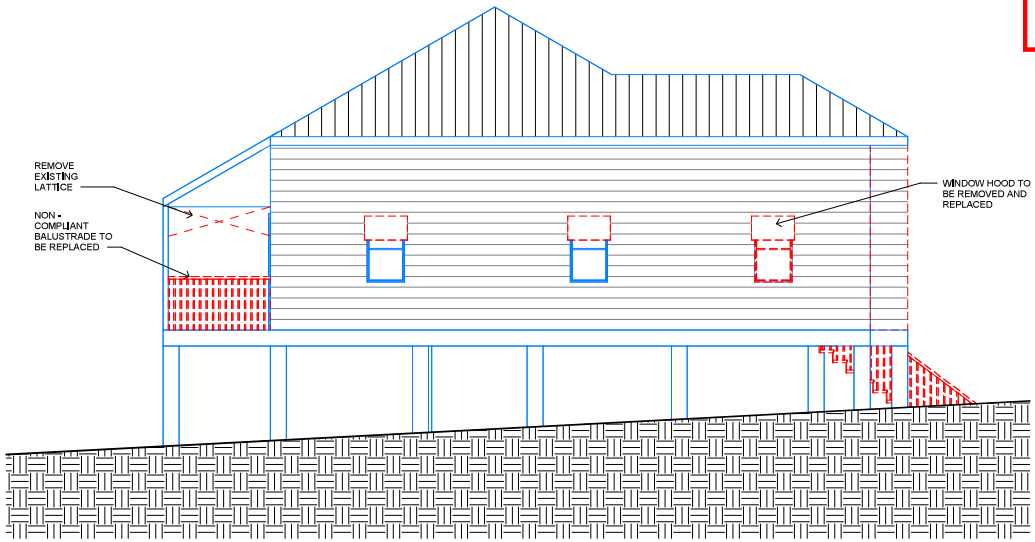



## 3 EXISTING BUILDING EAST ELEVATION
1 : 50




## 4 EXSISTING BUILDING SOUTH ELEVATION
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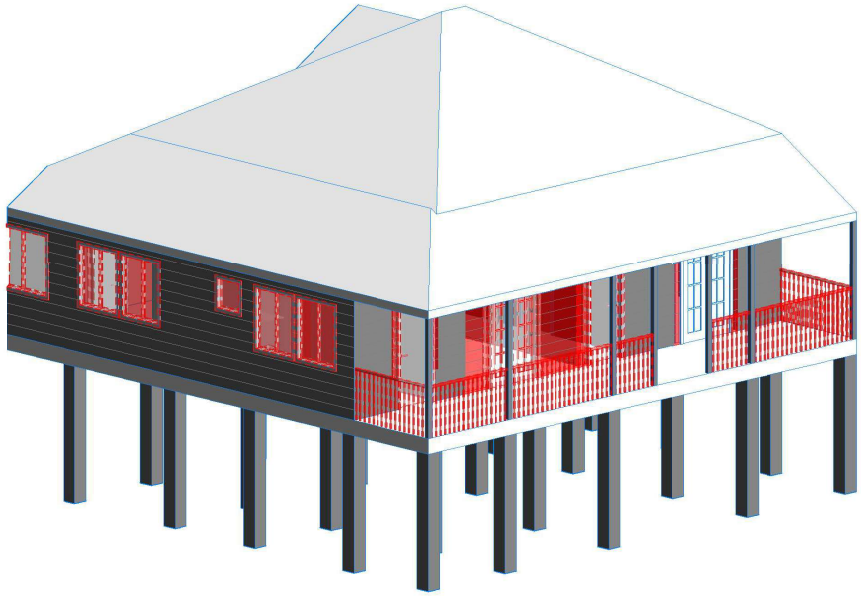
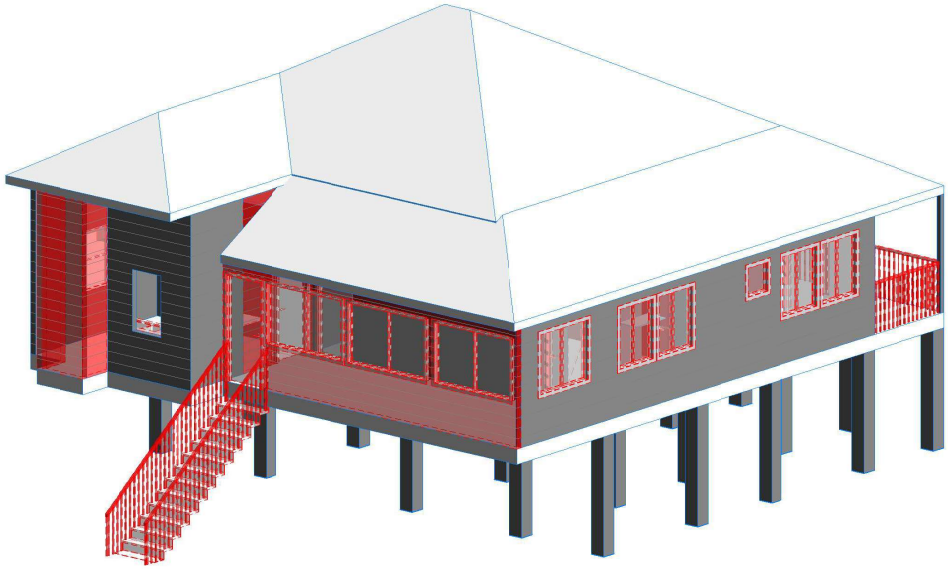


1 EXISTING BUILDING AXO FRONT



2 EXISTING BUILDING AXO BACK

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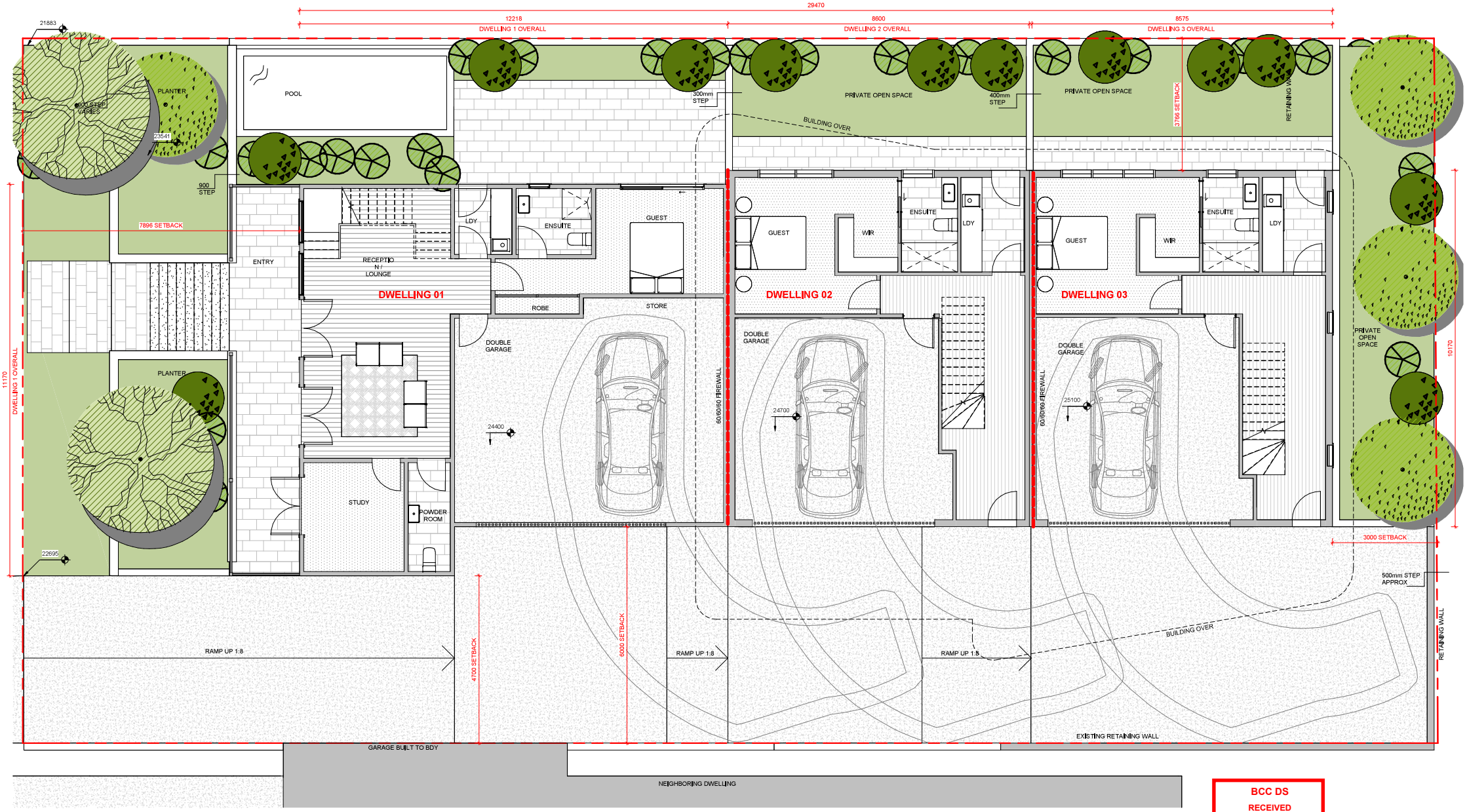


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ShelTaCo Pty Ltd
ADMIN@SHELTACO.COM.AU
07 3522 5725
SANDGATE
QLD, 4017, AUSTRALIA
www.SheltaCo.com.au

| No. | DTE | DES |
|---|---|---|
| A | 28/08/2025 | SCHEMATIC DESIGN REVIEW |
| B | 22/09/2025 | FOR REVIEW |
| C | 09/10/2025 | DA SUBMISSION |

PROJECT NUMBER
250403
101 PHILIP ST HAWTHORNE

FOR APPROVAL ONLY
FOR ADVICE AND INFORMATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
BB_00_01
NAME
PROPOSED FLOOR PLANS GROUND LEVEL

SCALE(A1)
1 : 50

APPROVED
GB

CHECKED
GB

ISSUE
C

N




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RECEIVED
14/01/2026
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DRAWING NUMBER
BB_01_01
NAME
PROPOSED FLOOR PLANS LEVEL 1

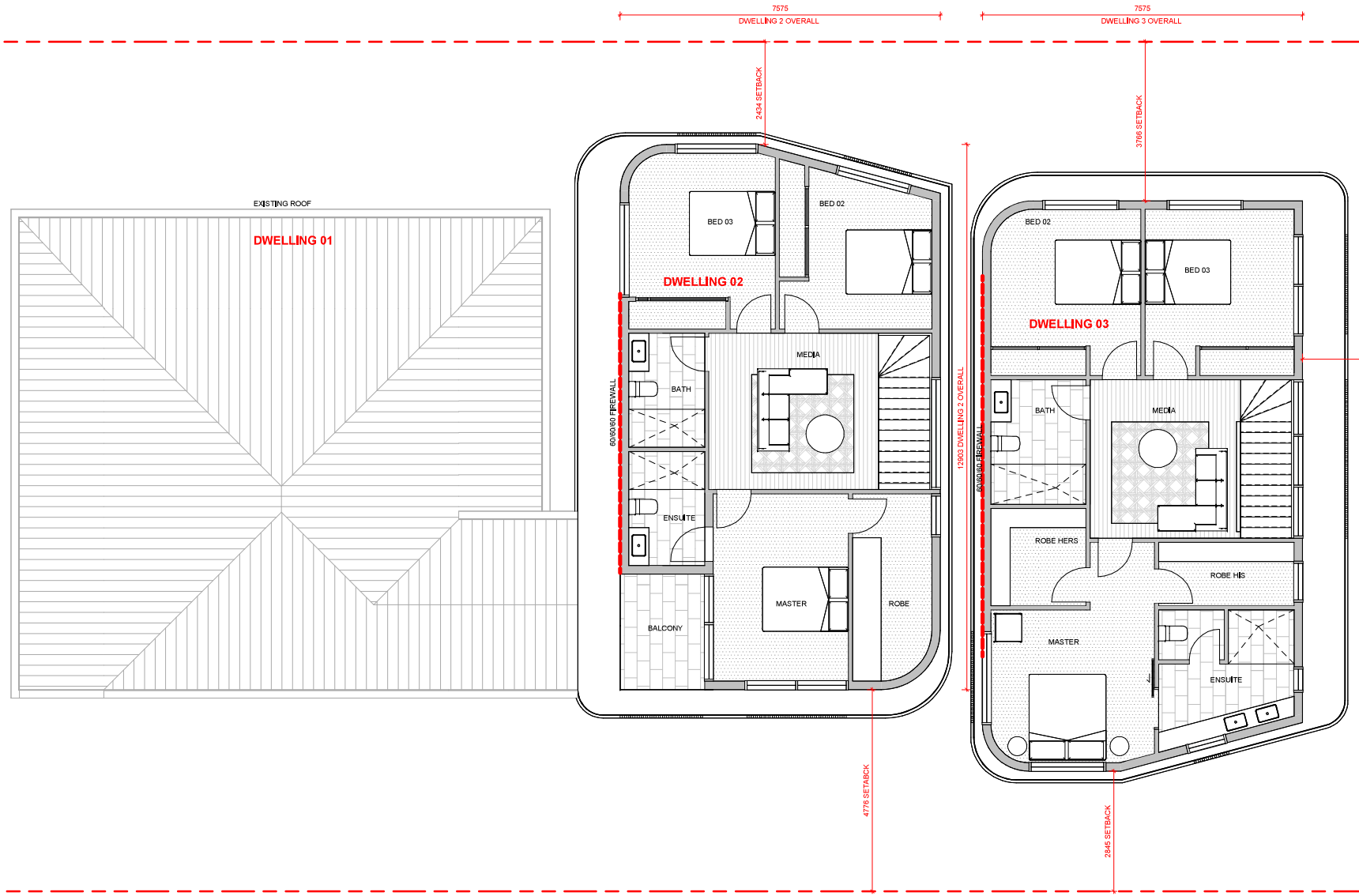
SCALE(A1)
1 : 50

APPROVED
GB

CHECKED
GB

ISSUE
C

N

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DRAWING NUMBER
BB_02_01
NAME
PROPOSED FLOOR PLANS LEVEL 2

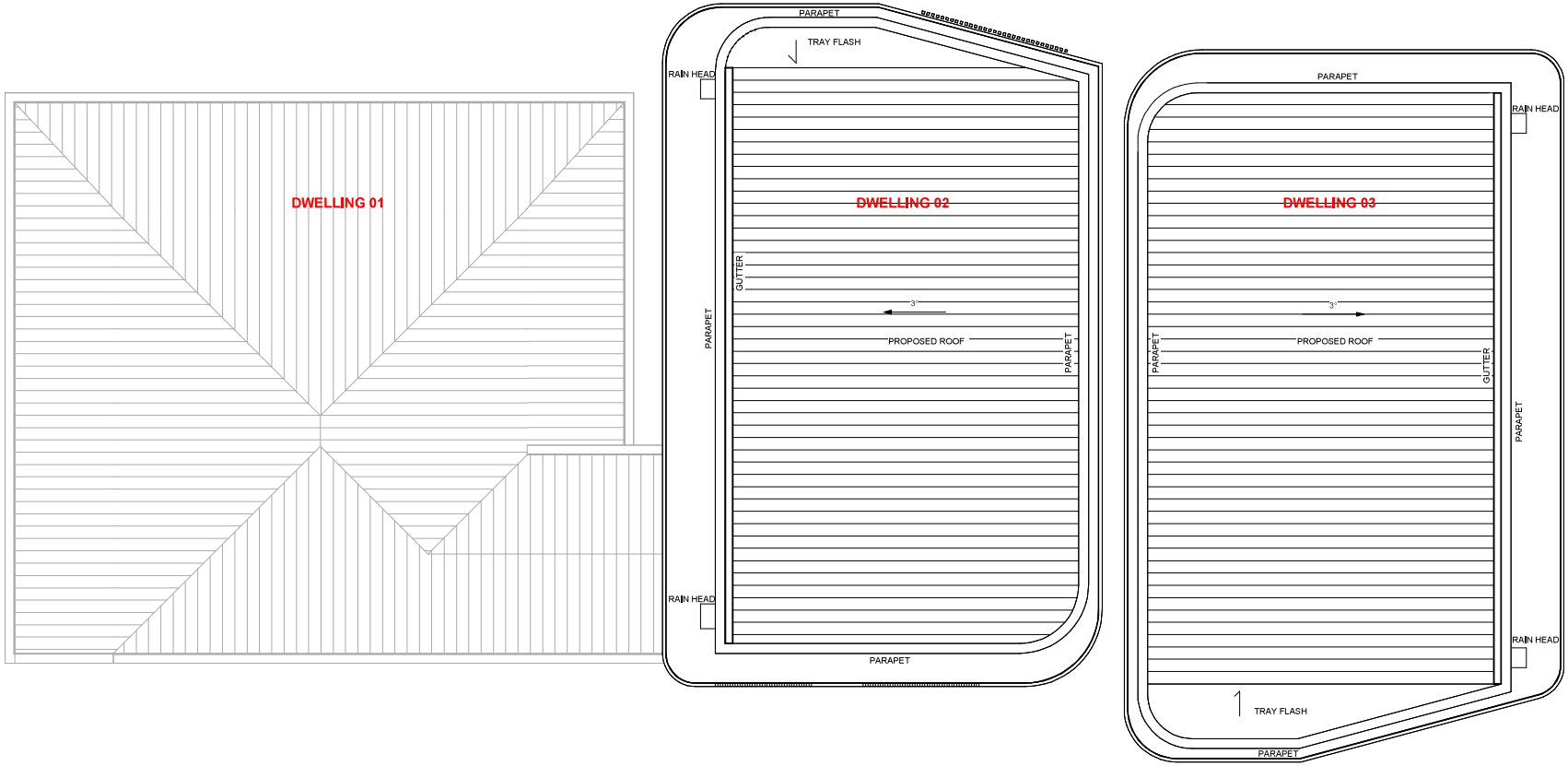
SCALE(A1)
1 : 50

APPROVED
GB

CHECKED
GB

ISSUE
C

N




## 1 PROPOSED ROOF PLAN

1 : 50

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DRAWING NUMBER
BB_04_01
NAME
ROOF PROPOSED

SCALE(A1)
1 : 50

APPROVED
GB

CHECKED
GB

ISSUE
B

N

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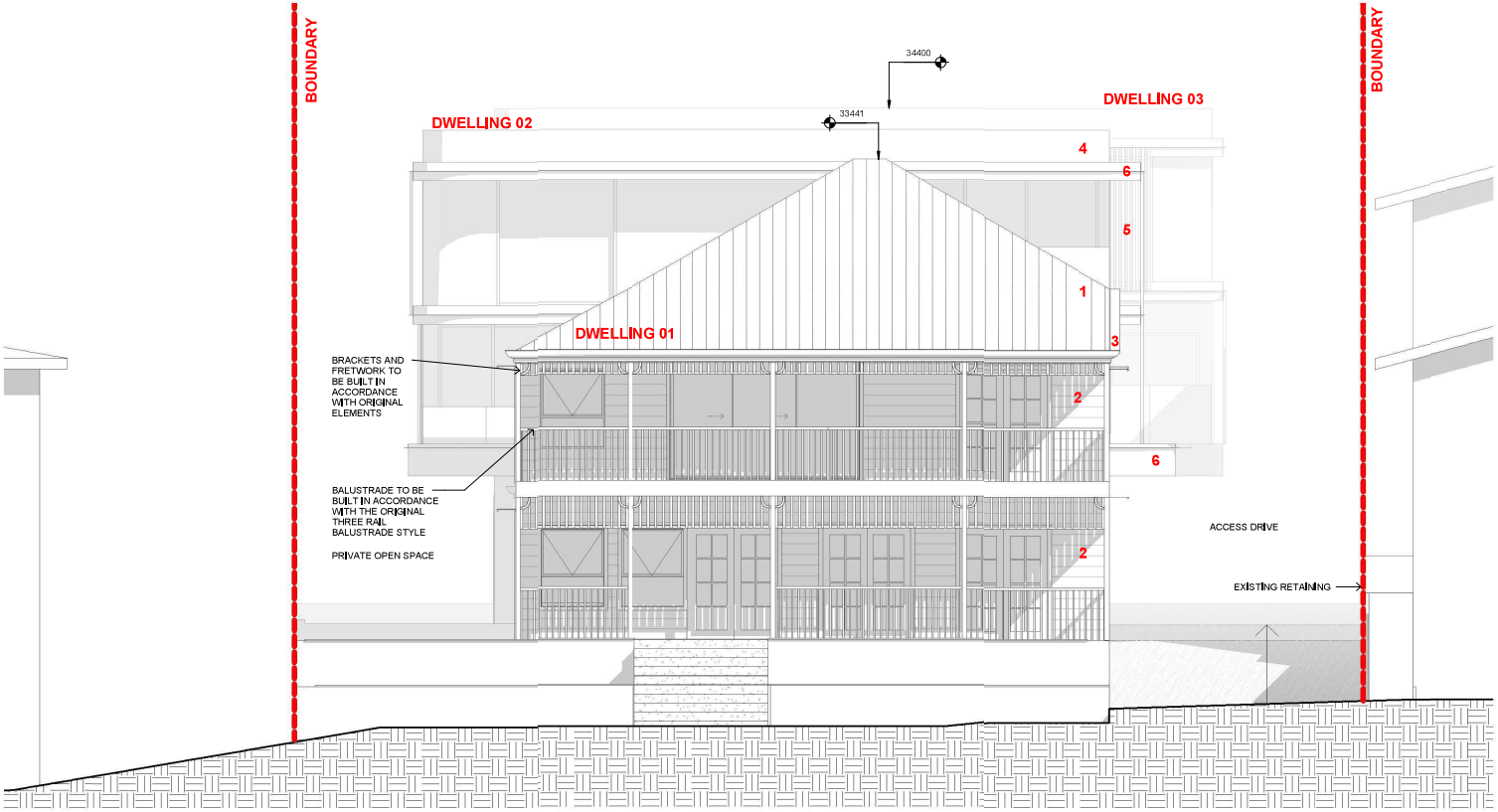
**APPLICATION REF**
A006939523

MATERIAL LEGEND

1. COLORBOND PROFILE ROOF SHEETING
2. WEATHERBOAD TRADITIONAL CLADDING
3. COLORBOND EAVES, FASCIA AND GUTTERS
4. FC CLAD RENDER AND PAINT
5. ALUMINUM SHADING BATTENS TIMBER LOOK
6. PROJECTED FLOOR EDGE WITH POWDER COATED ALUMINUM CLAD
7. ALUMINUM BATTEN CLADDING TIMBER LOOK
8. ALUMINUM WINDOW HOODS





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DRAWING NUMBER
BE-00_01
NAME
PROPOSED WEST ELEVATION (FRONT)

SCALE(A1)
1 : 50

APPROVED
GB

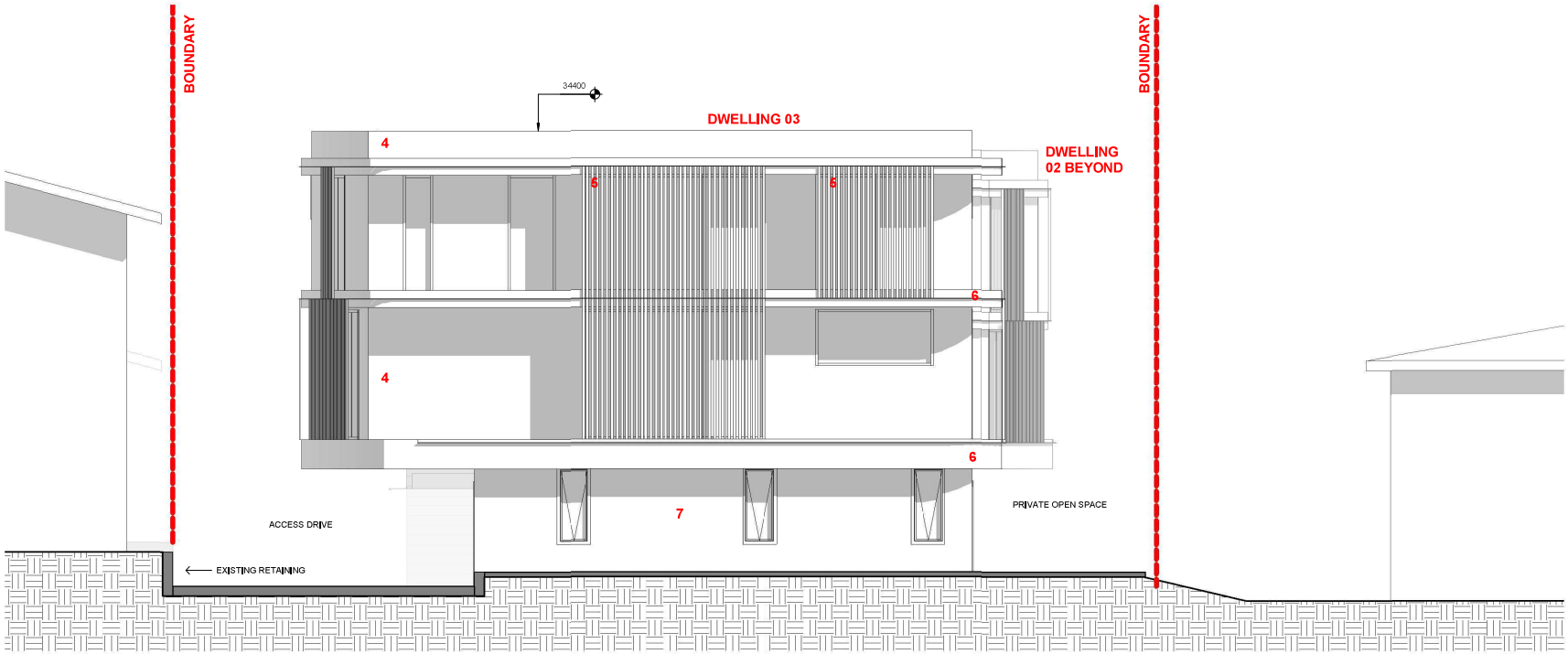
CHECKED
GB

ISSUE
B

BCC DS
RECEIVED
14/01/2026
APPLICATION REF
A006939523

MATERIAL LEGEND

1. COLORBOND PROFILE ROOF SHEETING
2. WEATHERBOAD TRADITIONAL CLADDING
3. COLORBOND EAVES, FASCIA AND GUTTERS
4. FC CLAD RENDER AND PAINT
5. ALUMINUM SHADING BATTENS TIMBER LOOK
6. PROJECTED FLOOR EDGE WITH POWDER COATED ALUMINUM CLAD
7. ALUMINUM BATTEN CLADDING TIMBER LOOK
8. ALUMINUM WINDOW HOODS

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101 PHILIP ST HAWTHORNE

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DRAWING NUMBER
BE-00_02
NAME
PROPOSED ELEVATION EAST (REAR)

SCALE(A1)
1 : 50

APPROVED
GB

CHECKED
GB

ISSUE
B

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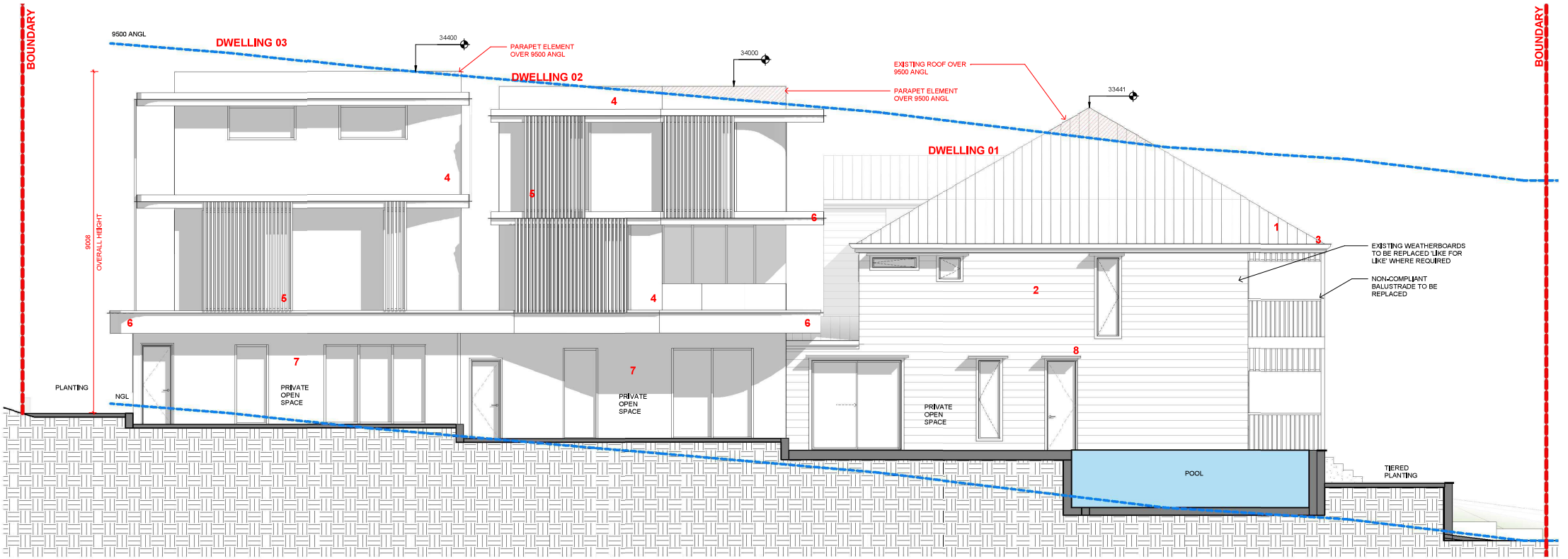
**RECEIVED**
14/01/2026
**APPLICATION REF**
A006939523

MATERIAL LEGEND

1. COLORBOND PROFILE ROOF SHEETING
2. WEATHERBOAD TRADITIONAL CLADDING
3. COLORBOND EAVES, FASCIA AND GUTTERS
4. FC CLAD RENDER AND PAINT
5. ALUMINUM SHADING BATTENS TIMBER LOOK
6. PROJECTED FLOOR EDGE WITH POWDER COATED ALUMINUM CLAD
7. ALUMINUM BATTEN CLADDING TIMBER LOOK
8. ALUMINUM WINDOW HOODS





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101 PHILIP ST HAWTHORNE

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DRAWING NUMBER
BE-00_03
NAME
PROPOSED NORTH ELEVATION (SIDE)

SCALE(A1)
1 : 50

APPROVED
GB

CHECKED
GB

ISSUE
B

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14/01/2026
APPLICATION REF
A006939523

MATERIAL LEGEND

1. COLORBOND PROFILE ROOF SHEETING
2. WEATHERBOAD TRADITIONAL CLADDING
3. COLORBOND EAVES, FASCIA AND GUTTERS
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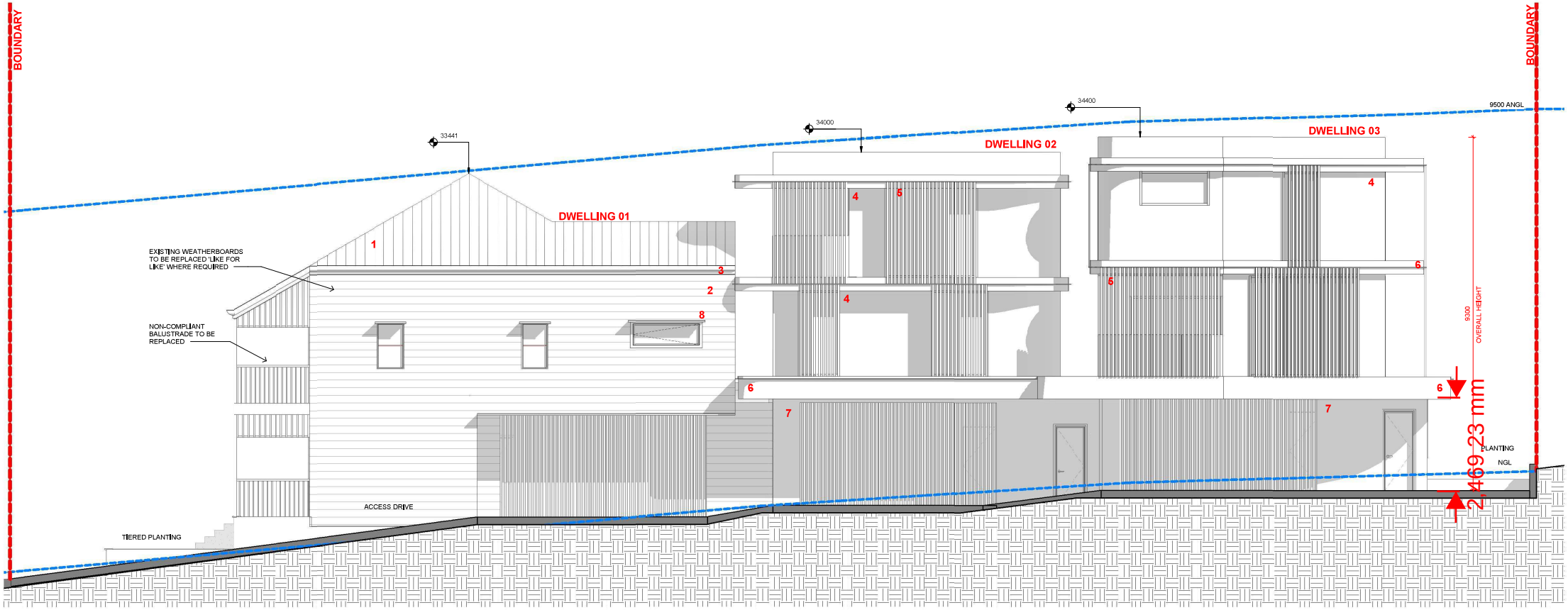


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DRAWING NUMBER
BE-00_04
NAME
PROPOSED SOUTH ELEVATION (SIDE)

SCALE(A1)
1 : 50

APPROVED
GB

CHECKED
GB

ISSUE
B

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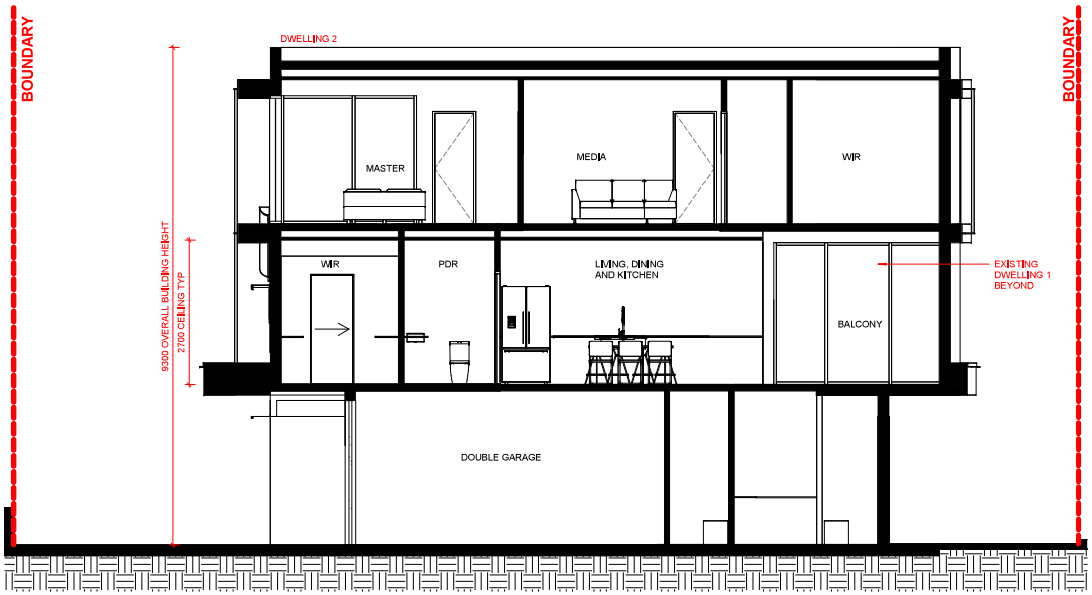
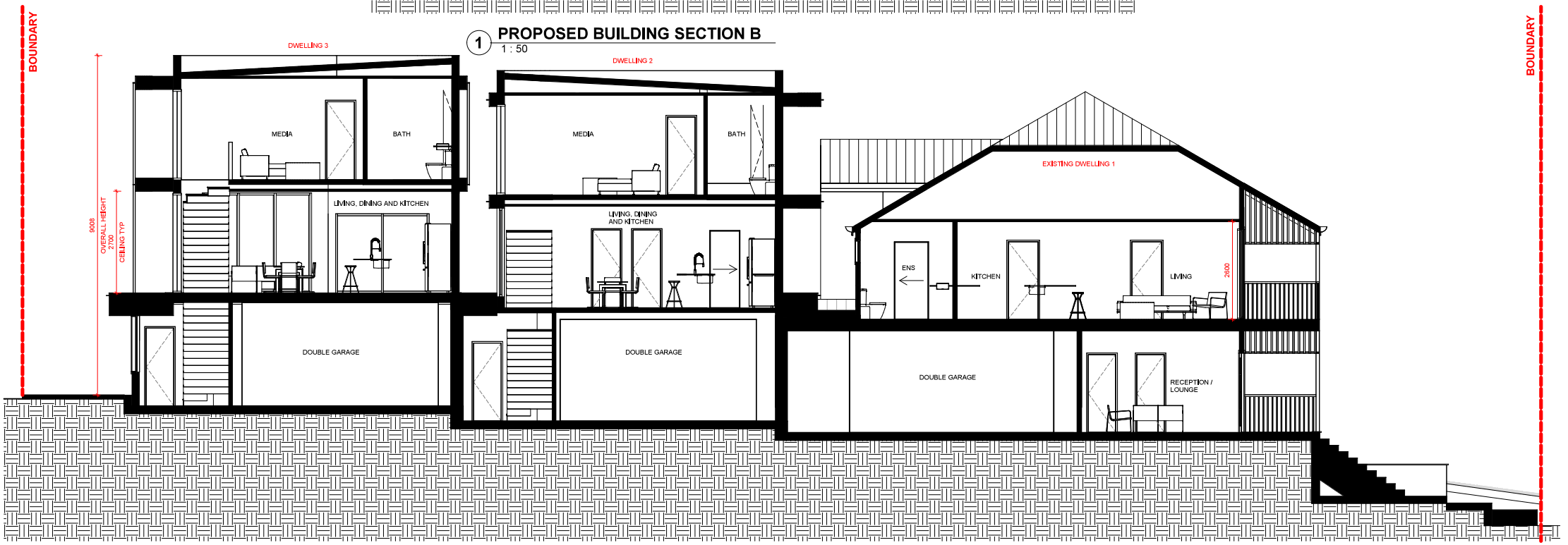



## 1 PROPOSED BUILDING SECTION B
1 : 50




## 2 PROPOSED BUILDING SECTION A
1 : 50

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DRAWING NUMBER
BS_00_02
NAME
BUILDING A SECTION

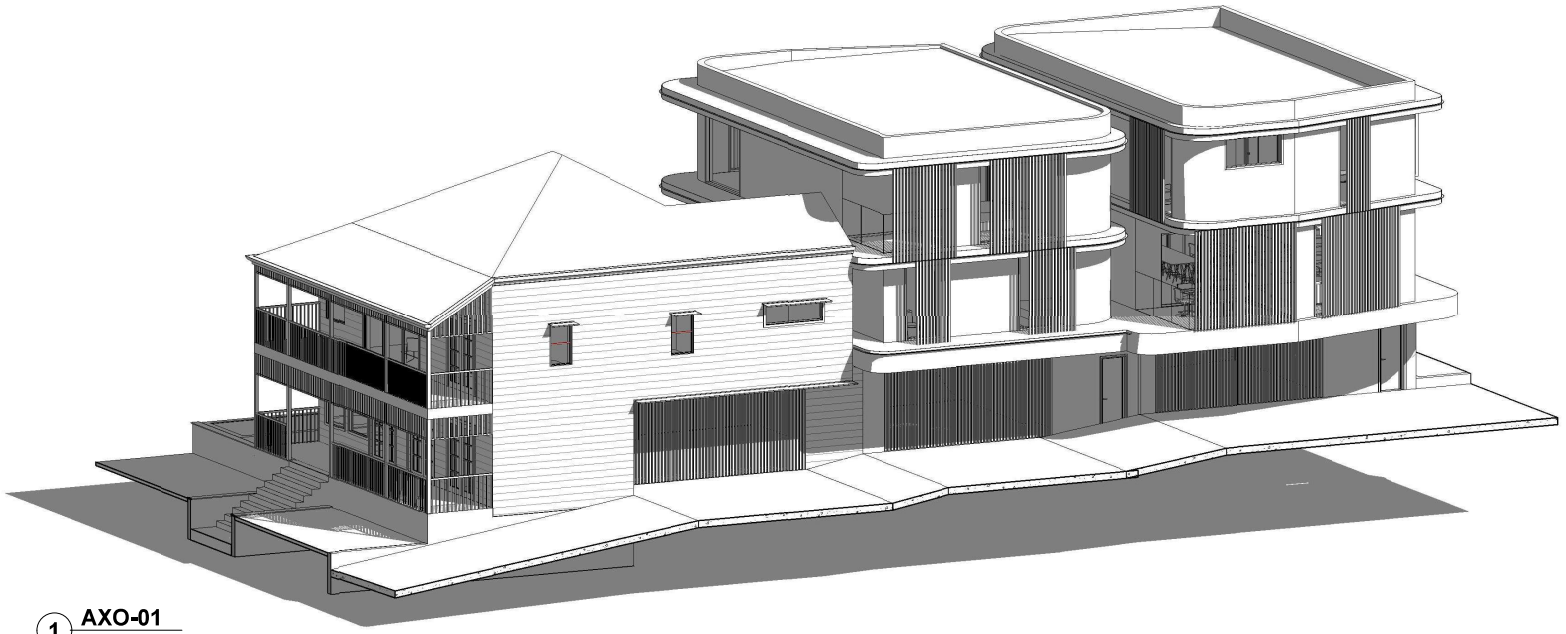
SCALE(A1)
1 : 50

APPROVED
GB

CHECKED
GB

ISSUE
B

BCC DS
RECEIVED
14/01/2026
APPLICATION REF
A006939523



1 AXO-01



2 AXO-02

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DRAWING NUMBER
BZ_00_01
NAME
PROPOSED AXO

SCALE(A1)

APPROVED
GB

CHECKED
GB

ISSUE
B