

LARGE LOT APARTMENTS 03

Revision A

Technical drawings



Renders and materials

LEGEND

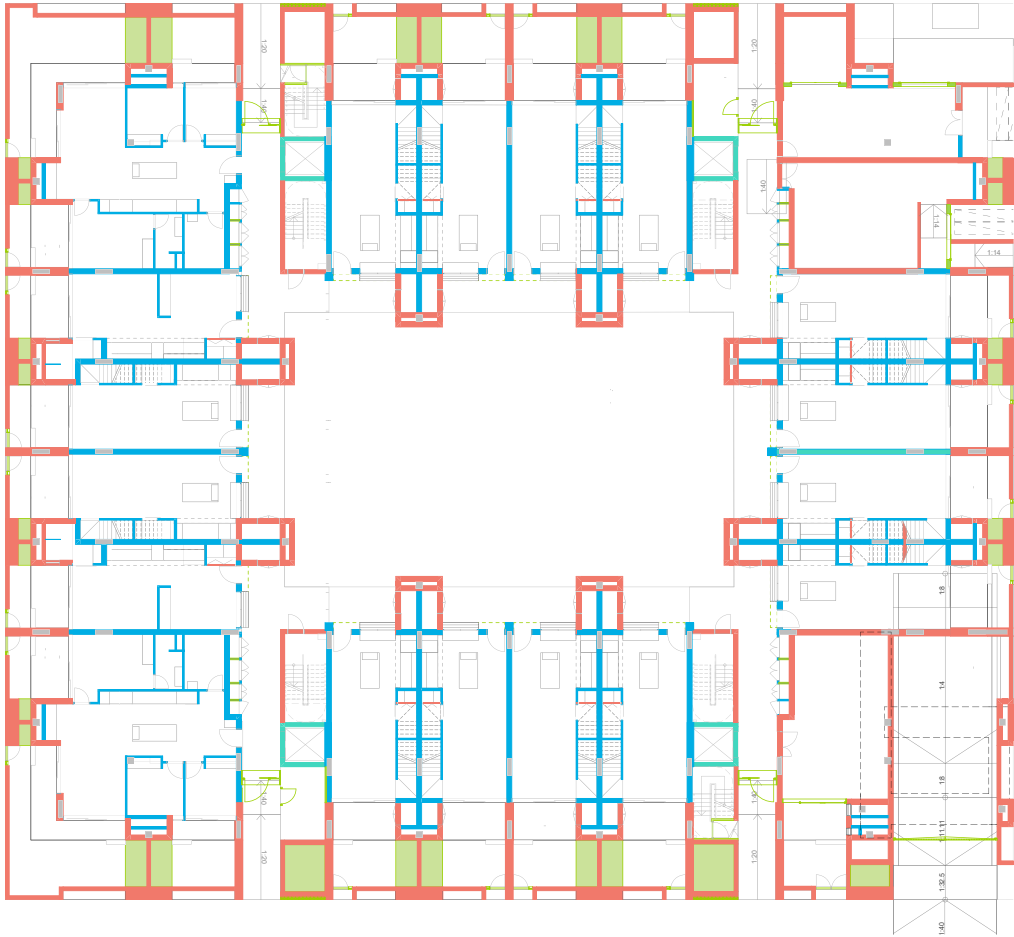
WF1 - MASONRY

WF2 - LIGHTWEIGHT

EF1 - CONCRETE

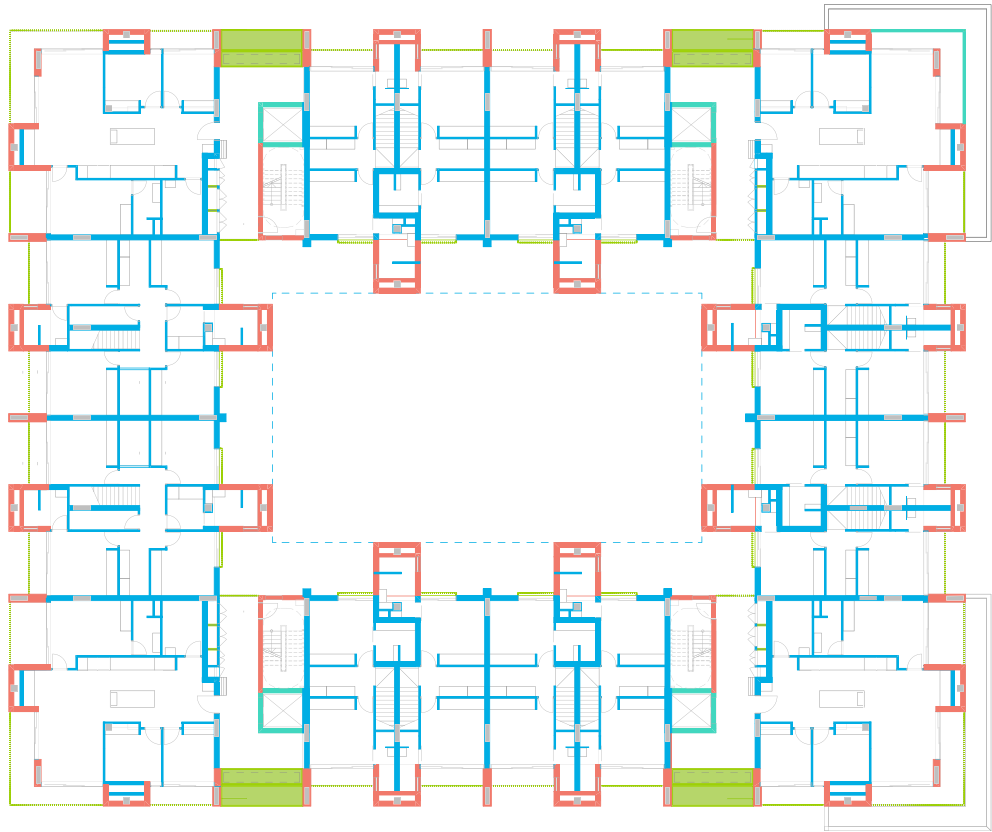
BL, DT, WT- METAL

JOINERY



1

TYPICAL LOWER GROUND MATERIAL DIAGRAM
@ A3



2

TYPICAL UPPER GROUND MATERIAL DIAGRAM
@ A3

Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Awning Colour to be Neutral or to Match EF2

Proprietary retractable sunshade fixed to concrete slab soffit. Designed to full wind load, non-combustible to AS1530.1, and suitable for external use with an adequate design life and resistance to wind.

* Proprietary Fabric Awnings to be considered a performance solution except where installed on ground floor.



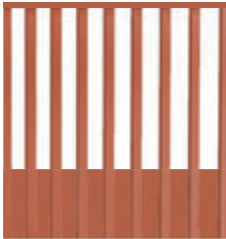
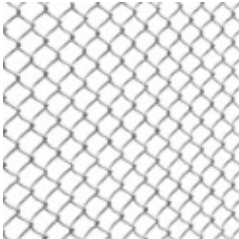
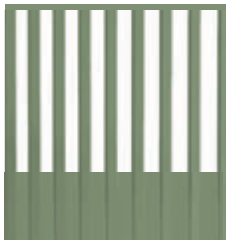
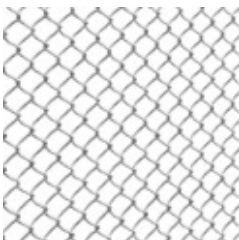
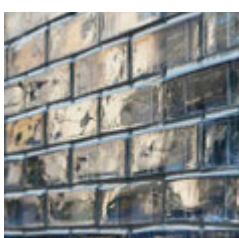
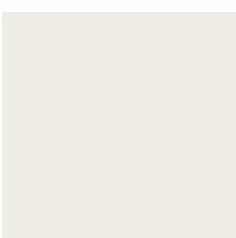
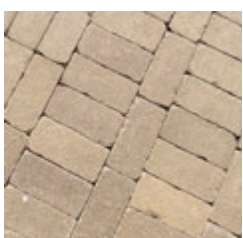
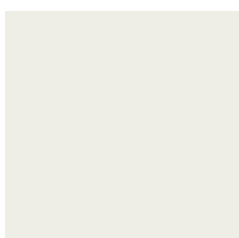
Awning Colour to be Neutral or to Match EF2

Proprietary retractable sunshade fixed to concrete slab soffit. Designed to full wind load, non-combustible to AS1530.1, and suitable for external use with an adequate design life and resistance to wind.

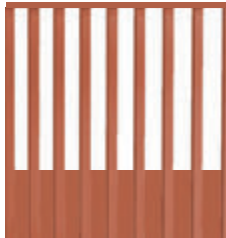
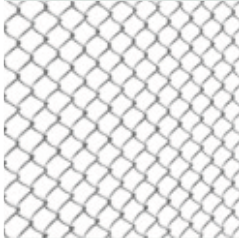
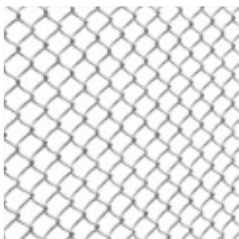
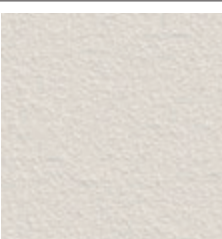
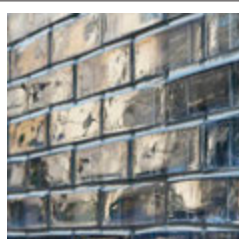
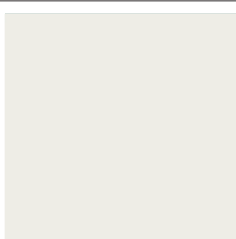
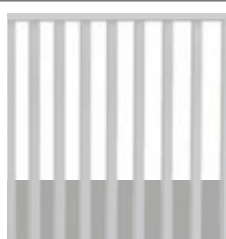
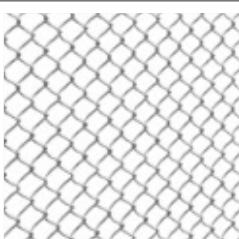
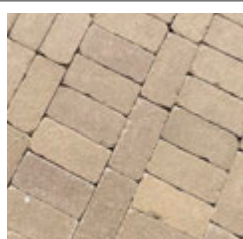
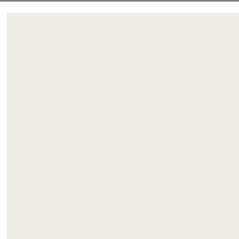
*Proprietary Metal Awnings are a deemed to satisfy solution. Proprietary fabric awnings to be installed on ground floor.

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CHARACTER SCHEME 1 SUMMARY: BRICKWORK & PAINTED FIBRE CEMENT BOARD

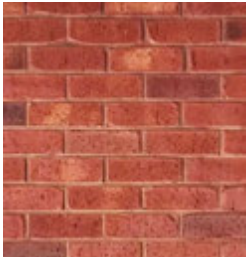
TERRACOTTA										
SAGE										
NEUTRAL										

CHARACTER SCHEME 2 SUMMARY: RENDER AND PAINTED FIBRE CEMENT BOARD

TERRACOTTA										
SAGE										
NEUTRAL										

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CHARACTER SCHEME 01: BRICKWORK
TERRACOTTA

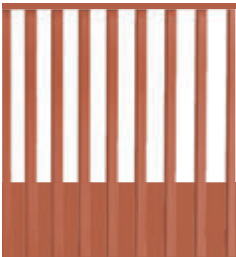


WF1

SPEC: RED WATER STRUCK BRICKS LAID IN STRETCHER BOND WITH PALE PINK MORTAR, FLUSH JOINTS. WALLS SETOUT TO FULL BRICK LENGTHS

LOCATION: EXT STRUCTURAL WALLS, INFRASTRUCTURE CORE, AND FENCELINE

FINISH: PATINATED RED CLAY WITH VARIED COLOUR IN SHADES OF ORANGE, BROWN, PINK & GREY,



BL

SPEC: ALUMINIUM BALUSTRADE

PROPRIETARY 50X10MM ALUMINIUM RAILS WITH PLATE METAL FASCIA. CONCEALED ANGLE FIXING TO CONCRETE SLAB

LOCATION: EXTERIOR BALCONY, FIRE STAIR AND ROOF TERRACING

FINISH: TERRACOTTA POWDERCOAT

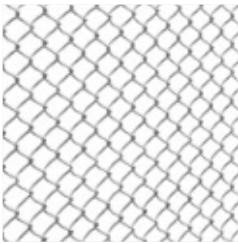


WF2

SPEC: FIBRE CEMENT SHEET WITH VERTICAL SHIPLAP JOINT

LOCATION: LIGHTWEIGHT APARTMENT CLADDING EXTERIOR

FINISH: FC SHEET PAINTED TERRACOTTA



SC1

SPEC: CYCLONE WIRE MESH SCREEN

40MM APERTURE DIAMONDS

LOCATION: EXTERIOR ENTRY FACADE

FINISH: GALVANISED STEEL



WF3

SPEC: GLASS BRICK

CRYSTAL / CLEAR

LOCATION: FIRE STAIR

FINISH: GLOSS



FF1

SPEC: TERRACOTTA PORCELAIN TILE ON POLY PADS

PATINATED RED CLAY WITH VARIED COLOUR IN SHADES OF ORANGE, BROWN, PINK & GREY

LOCATION: EXTERNAL BALCONIES AND COMMUNAL OUTDOOR AREA

FINISH: MATT, SLIP RESISTANT



EF1

SPEC: EXPOSED OFF FORM CONCRETE

LOCATION: EXTERNAL CAR PARK AND SUBSTATION AWNING PLANTER, LIFT SHAFT

FINISH: CLASS 1



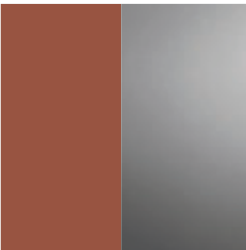
FF2

SPEC:BRICK TILES ON PAVING SLAB

PATINATED RED CLAY WITH VARIED COLOUR IN SHADES OF ORANGE, BROWN, PINK & GREY

LOCATION: EXTERNAL COMMON AREAS

FINISH: MATT AND SANDED JOINT



EF2

SPEC: COLOURED OR NATURAL ANODISED ALUMINIUM RIGID PANEL (WITH FIRE-RATED CORE)

TERRACOTTA OR NATURAL ANODISED (PARAPET)

LOCATION: EXTERNAL METAL WORK, EG POST BOXES,

FINISH: POWDERCOATED OR NATURAL ANODISED (PARAPET)



DT / WT

SPEC: COLOURED ALUMINIUM FRAME

TERRACOTTA

LOCATION: EXTERNAL SLIDING WINDOWS, DOOR FRAMES

FINISH: POWDERCOATED

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CHARACTER SCHEME 01: BRICKWORK
SAGE

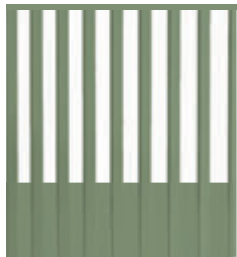


WF1

SPEC: PALE WATER STRUCK BRICK LAID IN STRETCHER BOND WITH GREY WHITE MORTAR, FLUSH JOINTS. WALLS SETOUT TO FULL BRICK LENGTHS

LOCATION: EXT STRUCTURAL WALLS, INFRASTRUCTURE CORE, AND FENCELINE.

FINISH: PALE CLAY IN WHITE, CREAM AND GREY COLOUR TONES



BL

SPEC: ALUMINIUM BALUSTRADE

PROPRIETARY 50X10MM ALUMINIUM RAILS WITH PLATE METAL FASCIA. CONCEALED ANGLE FIXING TO CONCRETE SLAB

LOCATION: EXTERIOR BALCONY, FIRE STAIR AND ROOF TERRACING

FINISH: SAGE POWDERCOAT



WF2

SPEC: FIBRE CEMENT SHEET WITH VERTICAL SHI LAP JOINT

LOCATION: LIGHTWEIGHT APARTMENT CLADDING EXTERIOR

FINISH: FC SHEET PAINTED SAGE



SC1

SPEC: CYCLONE WIRE MESH SCREEN

40MM APERTURE DIAMONDS

LOCATION: EXTERIOR ENTRY FACADE

FINISH: GALVANISED STEEL



WF3

SPEC: GLASS BRICK CRYSTAL / CLEAR

LOCATION: FIRE STAIR

FINISH: GLOSS



FF1

SPEC: GREY PORCELAIN TILE ON POLY PADS

PATINATED WHITE PALE CLAY IN CREAM AND GREY COLOUR TONES

LOCATION: EXTERNAL BALCONIES AND COMMUNAL OUTDOOR AREA

FINISH: MATT, SLIP RESISTANT



EF1

SPEC: EXPOSED OFF FORM CONCRETE

LOCATION: EXTERNAL CAR PARK SUBSTATION AWNING PLANTER, LIFT SHAFT

FINISH: CLASS 1



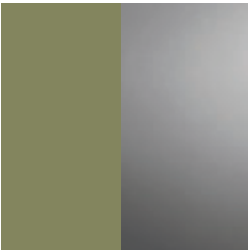
FF1

SPEC:TUMBLLED GREY BRICK ON PAVING SLAB

PALE CLAY IN WHITE. CREAM AND GREY COLOUR TONES

LOCATION: GROUND FLOOR COMMON AREAS

FINISH: MATT AND SANDED JOINT



EF2

SPEC: COLOURED OR NATURAL ANODISED ALUMINIUM RIGID PANEL (WITH FIRE-RATED CORE)

SAGE OR NATURAL ANODISED (PARAPET)

LOCATION: EXTERNAL METAL WORK, EG POST BOXES,

FINISH: POWDERCOATED OR NATURAL ANODISED (PARAPET)



DT / WT

SPEC: COLOURED ALUMINIUM FRAME

SAGE

LOCATION: EXTERNAL SLIDING WINDOWS, DOOR FRAMES

FINISH: POWDERCOATED

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CHARACTER SCHEME 01: BRICKWORK
NEUTRAL

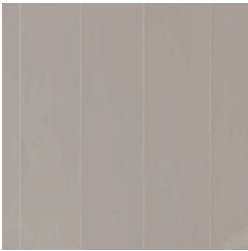


WF1

SPEC: BRICK COMMONS PAINTED, FLUSH MORTAR JOINTS. LIGHT BAGGED FINISH

LOCATION: EXT STRUCTURAL WALLS, INFRASTRUCTURE CORE, AND FENCELINE

FINISH: CREAM COLOUR, ACRYLIC, UV RESISTANT



WF2

SPEC: FIBRE CEMENT SHEET WITH VERTICAL SHIPLAP JOINT

LOCATION: LIGHTWEIGHT APARTMENT CLADDING EXTERIOR

FINISH: FC SHEET PAINTED CREAM



WF3

SPEC: GLASS BRICK CRYSTAL / CLEAR

LOCATION: FIRE STAIR

FINISH: GLOSS

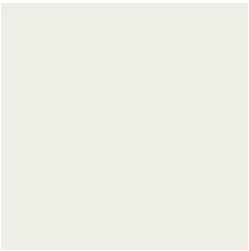


EF1

SPEC: EXPOSED OFF FORM CONCRETE BOARD FORMED

LOCATION: EXTERNAL CAR PARK AND SUBSTATION AWNING PLANTER, LIFT SHAFT

FINISH: CLASS 1



EF2

SPEC: COLOURED ALUMINIUM RIGID PANEL (WITH FIRE-RATED CORE)

CREAM

LOCATION: EXTERNAL METAL WORK, EG POST BOXES,

FINISH: POWDERCOATED



BL

SPEC: ALUMINIUM BALUSTRADE

PROPRIETARY 50X10MM ALUMINIUM RAILS WITH PLATE METAL FASCIA. CONCEALED ANGLE FIXING TO CONCRETE SLAB

LOCATION: EXTERIOR BALCONY, FIRE STAIR AND ROOF TERRACING

FINISH: LIGHT GREY POWDERCOAT



SC1

SPEC: CYCLONE WIRE MESH SCREEN 40MM APERTURE DIAMONDS

LOCATION: EXTERIOR ENTRY FACADE

FINISH: GALVANISED STEEL



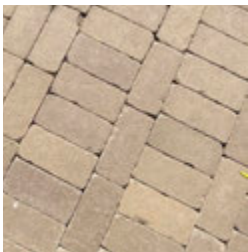
FF1

SPEC: TERRACOTTA PORCELAIN TILES ON POLY PADS

PALE CLAY IN CREAM IN PINK AND GREY TONES

LOCATION: EXTERNAL BALCONIES AND COMMUNAL OUTDOOR AREA

FINISH: MATT, SLIP RESISTANT



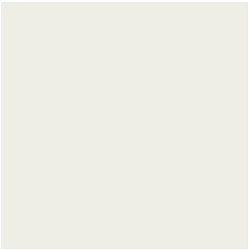
FF1

SPEC:TUMBLLED GREY BRICK PAVERS ON PAVING SLAB

PALE CLAY IN CREAM AND PINK TONES

LOCATION: COMMON GROUND FLOOR AREAS

FINISH: MATT AND SANDED JOINT



DT / WT

SPEC: COLOURED ALUMINIUM FRAME

CREAM

LOCATION: EXTERNAL SLIDING WINDOWS, DOOR FRAMES

FINISH: POWDERCOATED

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CHARACTER SCHEME 02: RENDERED MASONRY
TERRACOTTA

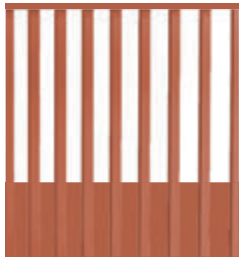


WF1

SPEC: RENDERED BLOCK WALL
TERRACOTTA

LOCATION: EXTERNAL MASONRY WALLS
AND FENCE LINE

FINISH: ACRYLIC RENDER IN TEXTURED
SPLATTER DASH FINISH PAINTED
TERRACOTTA



BL

SPEC: ALUMINIUM BALUSTRADE
PROPRIETARY 50X10MM ALUMINIUM
RAILS WITH PLATE METAL FASCIA.
CONCEALED ANGLE FIXING TO
CONCRETE SLAB

LOCATION: EXTERIOR BALCONY, FIRE
STAIR
AND ROOF TERRACING

FINISH: TERRACOTTA POWDERCOAT

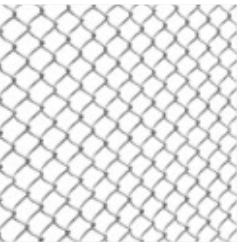


WF2

SPEC: FIBRE CEMENT SHEET WITH
VERTICAL SHIPLAP JOINT

LOCATION: LIGHTWEIGHT APARTMENT
CLADDING EXTERIOR

FINISH: FC SHEET PAINTED TERRACOTTA



SC1

SPEC: CYCLONE WIRE MESH
SCREEN

40MM APERTURE DIAMONDS FIXED
FROM FLOOR TO CEILING

LOCATION: EXTERIOR ENTRY FACADE

FINISH: GALVANISED STEEL



WF3

SPEC: GLASS BRICK
CRYSTAL / CLEAR

LOCATION: FIRE STAIR

FINISH: GLOSS



FF1

SPEC:TERRACOTTA PORCELAIN TILES
ON POLY PADS

PATINATED RED CLAY WITH VARIED
COLOUR IN SHADES OF ORANGE,
BROWN, PINK & GREY

LOCATION: EXTERNAL BALCONIES AND
COMMUNAL OUTDOOR AREA

FINISH: MATT, SLIP RESISTANT



EF1

SPEC: EXPOSED OFF FORM
CONCRETE

LOCATION: EXTERNAL CAR PARK AND
SUBSTATION AWNING PLANTER AND
LIFT SHAFT

FINISH: CLASS 1



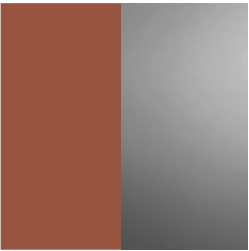
FF2

SPEC:BRICK TILES
ON PAVING SLAB

PATINATED RED CLAY WITH VARIED
COLOUR IN SHADES OF ORANGE,
BROWN, PINK & GREY

LOCATION: EXTERNAL COMMON AREAS

FINISH: MATT AND SANDED JOINT



EF2

SPEC: COLOURED OR NATURAL
ANODISED ALUMINIUM RIGID PANEL
(WITH FIRE-RATED CORE)

TERRACOTTA OR
NATURAL ANODISED (PARAPET)

LOCATION: EXTERNAL METAL WORK, EG
POST BOXES,

FINISH: POWDERCOATED OR NATURAL
ANODISED (PARAPET)



DT / WT

SPEC: COLOURED ALUMINIUM FRAME

TERRACOTTA

LOCATION: EXTERNAL SLIDING
WINDOWS, DOOR FRAMES

FINISH: POWDERCOATED

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CHARACTER SCHEME 02: RENDERED MASONRY
SAGE



WF1

SPEC: RENDERED BLOCK WALL

CREAM

LOCATION: EXTERNAL MASONRY WALLS AND FENCE LINE

FINISH: **ACRYLIC RENDER IN TEXTURED SPLATTER DASH FINISH PAINTED CREAM**



BL

SPEC: ALUMINIUM BALUSTRADE

PROPRIETARY 50X10MM ALUMINIUM RAILS WITH PLATE METAL FASCIA. CONCEALED ANGLE FIXING TO CONCRETE SLAB

LOCATION: EXTERIOR BALCONY, FIRE STAIR AND ROOF TERRACING

FINISH: SAGE POWDERCOAT



WF2

SPEC: FIBRE CEMENT SHEET WITH VERTICAL SHIPLAP JOINT

LOCATION: LIGHTWEIGHT APARTMENT CLADDING EXTERIOR

FINISH: FC SHEET PAINTED SAGE



SC1

SPEC: CYCLONE WIRE MESH SCREEN

40MM APERTURE DIAMONDS

LOCATION: EXTERIOR ENTRY FACADE

FINISH: GALVANISED STEEL



WF3

SPEC: GLASS BRICK

CRYSTAL / CLEAR

LOCATION: FIRE STAIR

FINISH: GLOSS



FF1

SPEC:GREY PORCELAIN TILES ON POLYPADS

PALE CLAY IN WHITE. CREAM AND GREY COLOUR TONES

LOCATION: EXTERNAL BALCONIES COMMUNAL OUTDOOR AREA

FINISH: MATT, SLIP RESISTANT



EF1

SPEC: EXPOSED OFF FORM CONCRETE

LOCATION: EXTERNAL CAR PARK AND SUBSTATION AWNING PLANTER AND LIFT SHAFT

FINISH: CLASS 1



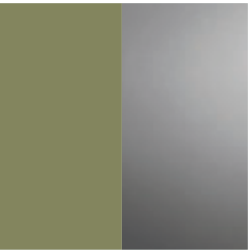
FF1

SPEC:TUMBLLED GREY BRICK ON PAVING SLAB

PALE CLAY IN WHITE. CREAM AND GREY COLOUR TONES

LOCATION: GROUND FLOOR COMMON AREAS

FINISH: MATT AND SANDED JOINT



EF2

SPEC: COLOURED OR NATURAL ANODISED ALUMINIUM RIGID PANEL (WITH FIRE-RATED CORE)

SAGE OR NATURAL ANODISED (PARAPET)

LOCATION: EXTERNAL METAL WORK, EG POST BOXES,

FINISH: POWDERCOATED OR NATURAL ANODISED (PARAPET)



DT / WT

SPEC: COLOURED ALUMINIUM FRAME

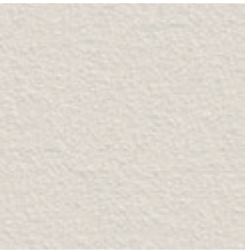
SAGE

LOCATION: EXTERNAL SLIDING WINDOWS, DOOR FRAMES

FINISH: POWDERCOATED

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CHARACTER SCHEME 02
NEUTRAL



WF1

SPEC: RENDERED BLOCK WALL

CREAM

LOCATION: EXTERNAL MASONRY WALLS AND FENCE LINE

FINISH: ACRYLIC RENDER IN TEXTURED SPLATTER DASH FINISH PAINTED CREAM



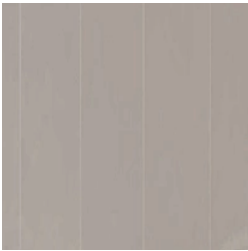
BL

SPEC: ALUMINIUM BALUSTRADE

PROPRIETARY 50X10MM ALUMINIUM RAILS WITH PLATE METAL FASCIA. CONCEALED ANGLE FIXING TO CONCRETE SLAB

LOCATION: EXTERIOR BALCONY, FIRE STAIR AND ROOF TERRACING

FINISH: LIGHT GREY POWDERCOAT



WF2

SPEC: FIBRE CEMENT SHEET WITH VERTICAL SHIPLAP JOINT

LOCATION: LIGHTWEIGHT APARTMENT CLADDING EXTERIOR

FINISH:FC SHEET PAINTED CREAM



SC1

SPEC: CYCLONE WIRE MESH SCREEN

40MM ARPETURE DIAMONDS

LOCATION: EXTERIOR ENTRY FACADE

FINISH: GALVANISED STEEL



WF3

SPEC: GLASS BRICK

CRYSTAL / CLEAR

LOCATION: FIRE STAIR

FINISH: GLOSS



FF1

SPEC:GREY PORCELAIN TILES ON POLYPADS

PALE CLAY IN CREAM AND GREY TONES

LOCATION: EXTERNAL BALCONIES AND COMMUNAL OUTDOOR AREA

FINISH: MATT, SLIP RESISTANT



EF1

SPEC: EXPOSED OFF FORM CONCRETE

BOARD FORMED

LOCATION: EXTERNAL CAR PARK AND SUBSTATION AWNING PLANTER AND LIFT SHAFT

FINISH: CLASS 1



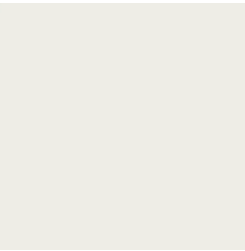
FF1

SPEC:TUMBLLED GREY BRICK PAVERS ON PAVING SLAB

PALE CLAY IN CREAM AND GREY TONES

LOCATION: COMMON GROUND FLOOR AREAS

FINISH: MATT AND SANDED JOINT



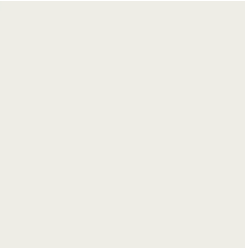
EF2

SPEC: COLOURED ALUMINIUM RIGID PANEL (WITH FIRE-RATED CORE)

CREAM

LOCATION: EXTERNAL METAL WORK, EG POST BOXES,

FINISH: POWDERCOATED



DT / WT

SPEC: COLOURED ALUMINIUM FRAME

CREAM

LOCATION: EXTERNAL SLIDING WINDOWS, DOOR FRAMES

FINISH: POWDERCOATED

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Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Rev	Date	Description
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Pattern Code	LLA03
Name	TERRACE +

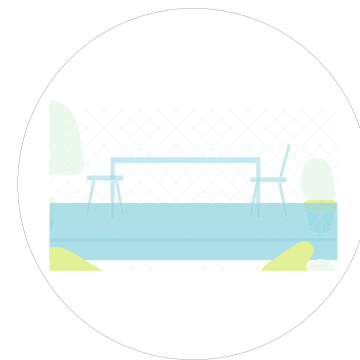
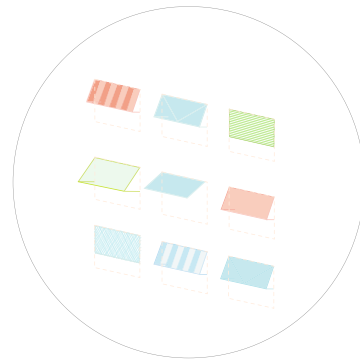
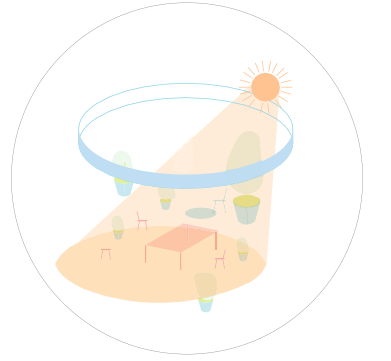
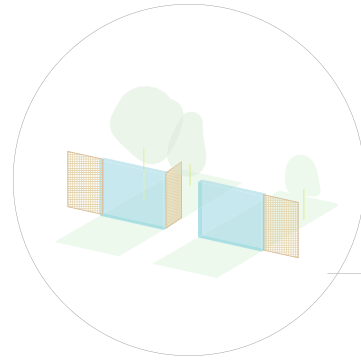
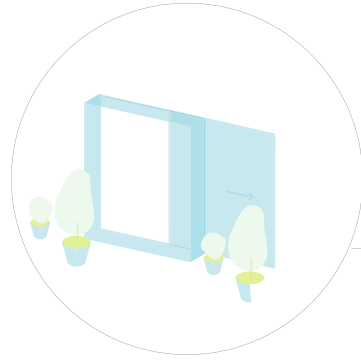
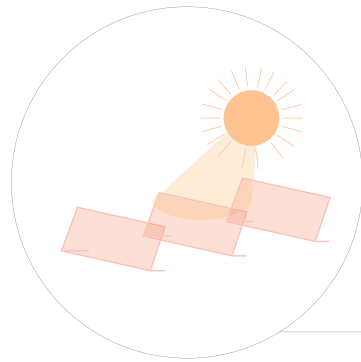
Drawing No.	A-392
Name	CHARACTER VIEW 02
Scale	NTS @ A3



Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Rev	Date	Description
Rev 1	Nov 2025	Pattern Book Issue



Rev	Date	Description
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1. Terrace Street Entry

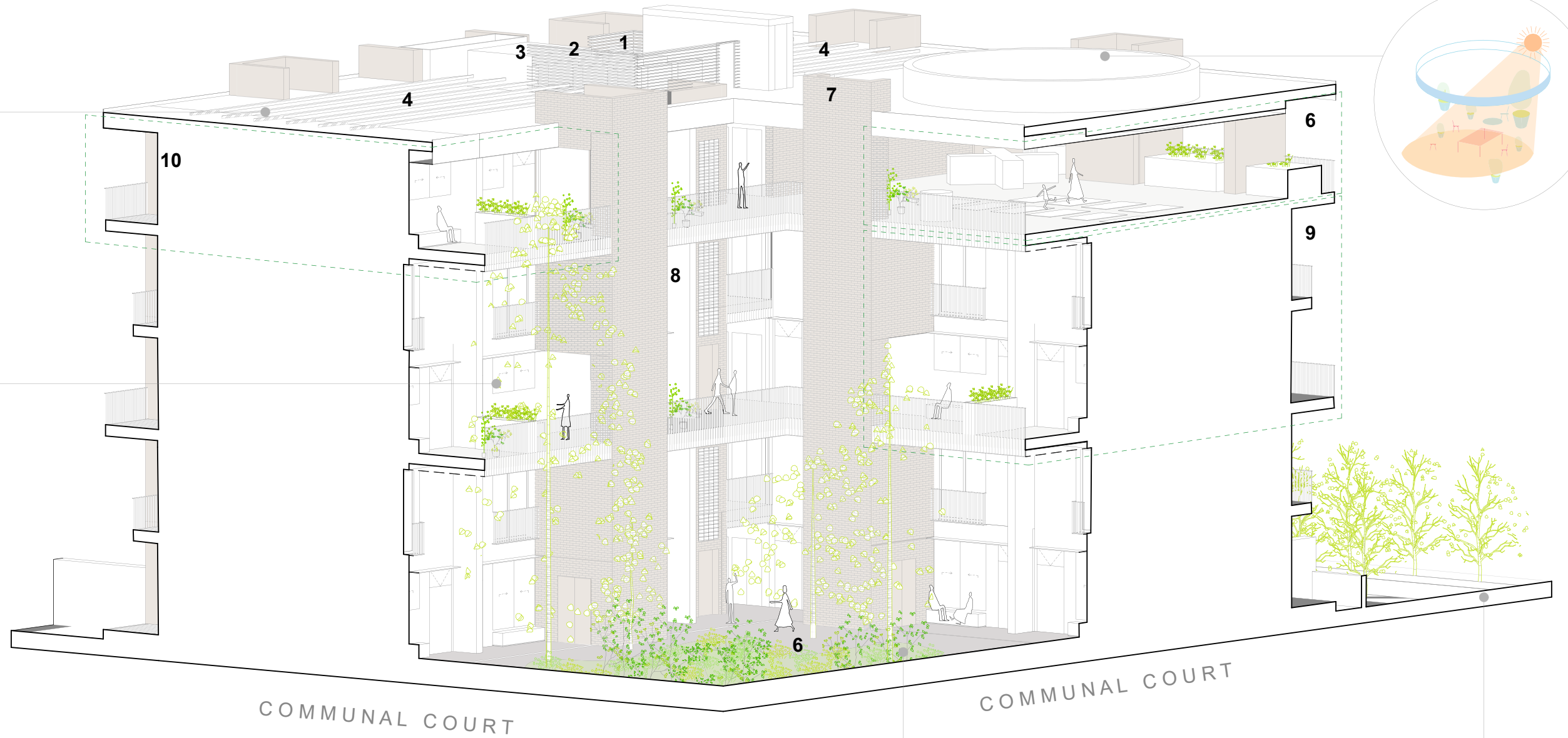
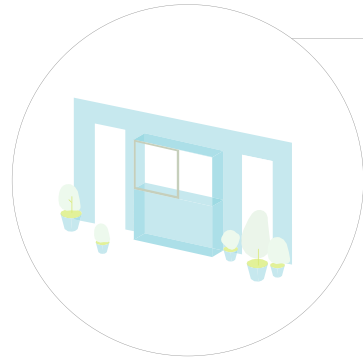
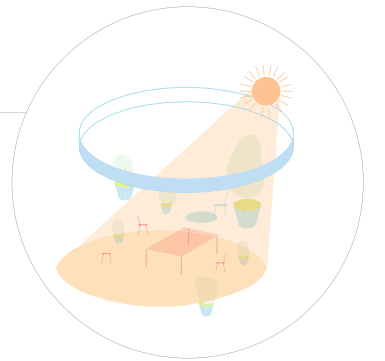
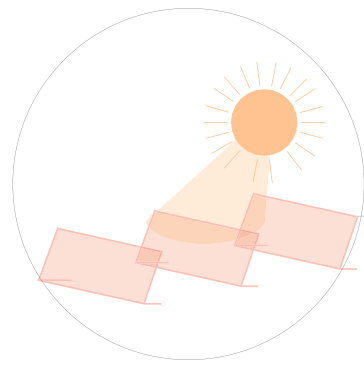


2. Building Entry



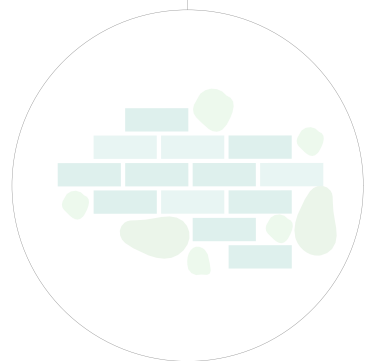
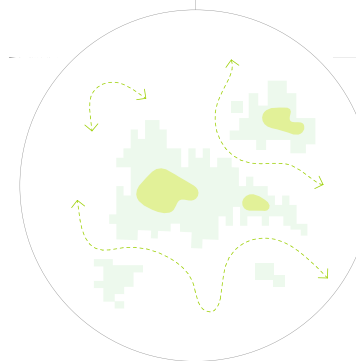
3. Common Stair

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Legend

1. Condensor Plant
2. Condensor Plant
3. Hot Water Plant
4. Solar Panels
5. Service Riser
6. Communal Open Space
7. Brick Service Riser
8. Fire Stair
9. Two Bed Terrace Apartment
10. One Bed Apartment



**NSW HOUSING
PATTERN BOOK**

**GOVERNMENT
ARCHITECT
NEW SOUTH WALES**



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Pattern Code **LLA03**
Name **TERRACE +**

Drawing No. **A-397**
Name **AXONOMETRIC VIEW**
Scale **NTS @ A3**