CNR TASMAN PDE & HAMILTON RD, FAIRFIELD WEST

DA 00		DRAWING LIST
01		SITE PLAN
02	.1	GROUND FLOOR PLAN
	.2	MEZZANINE FLOOR PLAN
	.3	PODIUM FLOOR PLAN
	.4	FIRST FLOOR PLAN
	.5	SECOND FLOOR PLAN
	.6	THIRD FLOOR PLAN
	.7	FOURTH FLOOR PLAN
	.8	ROOF PLAN
03	.1	UNIT LAYOUT PLANS - 2 BEDROOM UNIT
	.2	UNIT LAYOUT PLANS - 2 BEDROOM UNIT
	.3	UNIT LAYOUT PLANS - 2 BEDROOM UNIT
	.4	UNIT LAYOUT PLANS - 1 BEDROOM, 2 BEDROOM PLUS STUDY AND 3 BEDROOM UNITS
04	.1	STREET ELEVATIONS
05		SECTION A - A, B - B & C - C
06		SHADOW DIAGRAM - MID JUNE 9AM, 12PM AND 3PM

AMENDED PLANS

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Drawing No. DA-00	Revision -
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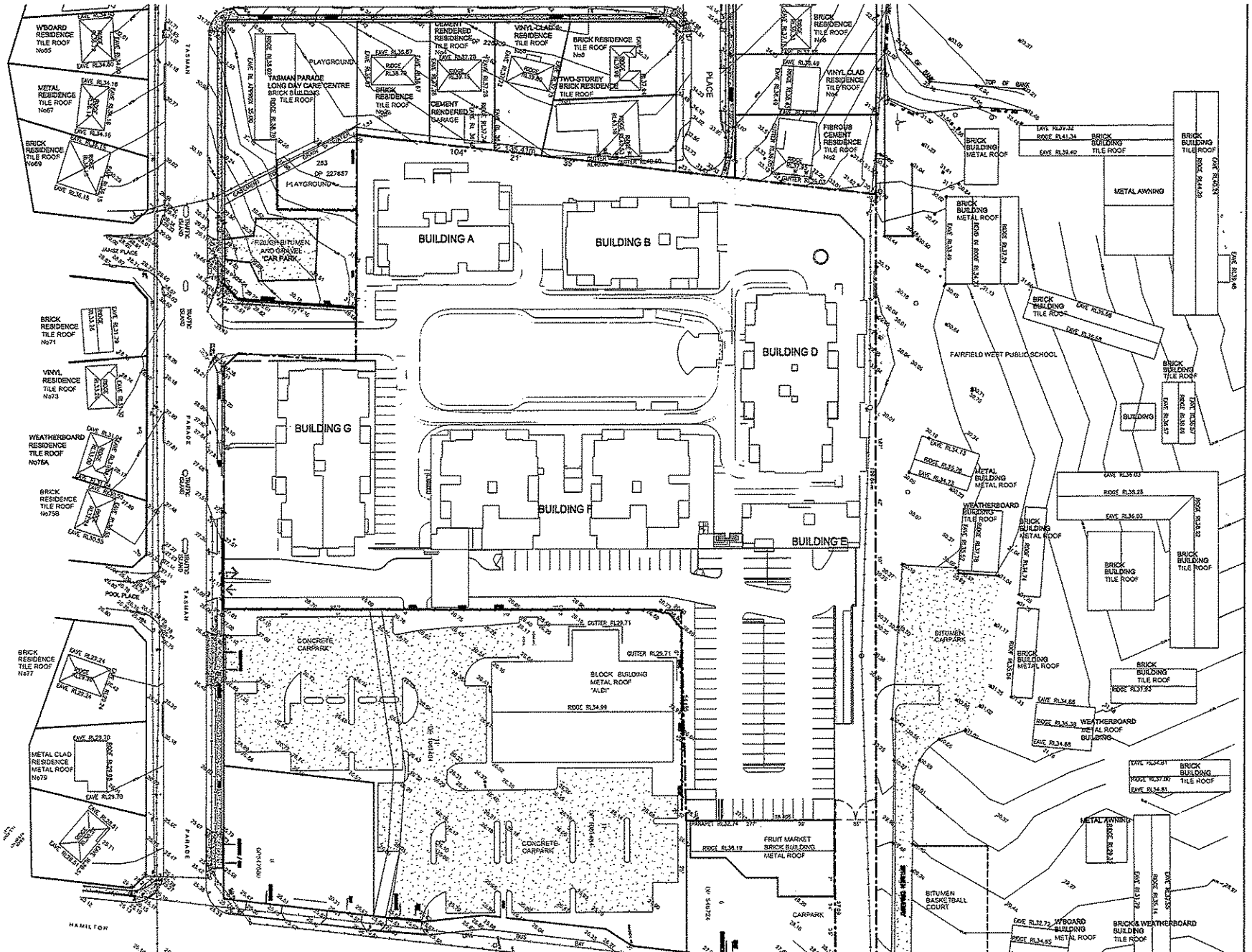

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REV	DESCRIPTION	DATE
E	- MEDICAL CARPARK OMITTED. - SKYLIGHT ADDED TO BUILDING 'A', 'D', 'G' & 'H'.	18/01/10
F	- BUILDING H DELETED - BUILDING ROOF TYPE AMENDE.	10/06/10

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SITE PLAN

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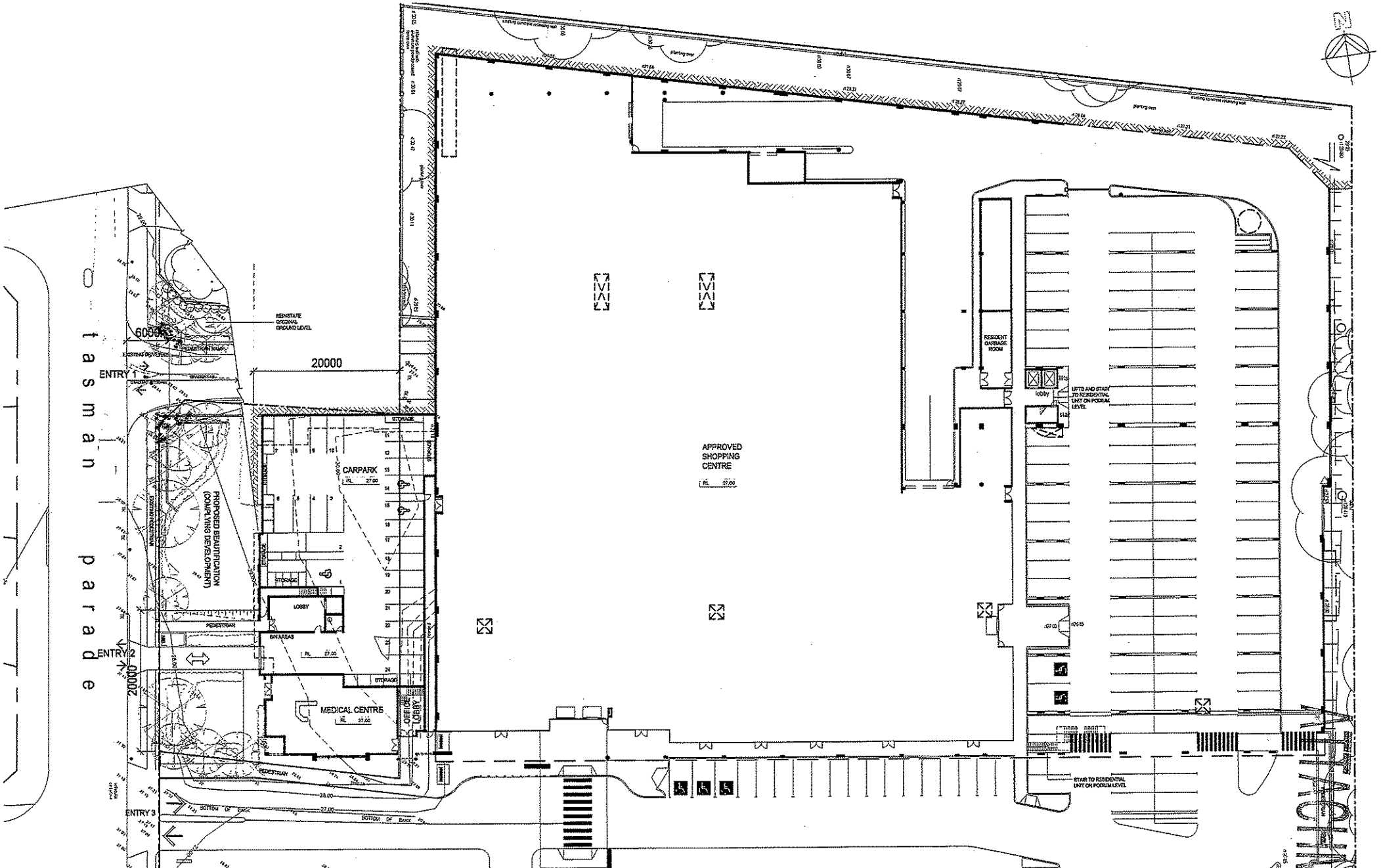

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REV	DESCRIPTION	DATE
C	- OFFICE LOBBY AND FIRE STAIR TO OFFICE ADDED.	24.11.09
D	- MEDICAL CARPARK OMITTED.	15.01.10
E	- AREAS OMITTED FROM MEDICAL CENTRE & OFFICE LOBBY.	22.01.10
F	- MAIN ENTRANCE DOOR (HINGE) TO STAIR AMENDED TO SWING OUTWARD.	27.01.10
G	- BIN STAND ADDED TO BUILDING G	10.05.10
H	- REVISED ENTRY AND LOBBY - SETBACK DIMENSION ADDED	25.05.10
I	- THE SPLAYS AT THE DRIVEWAY RAMP REVISED ACCORDING TO TRAFFIC ENGINEER'S COMMENT	30.08.10

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FAIRFIELD WEST

Drawing Title

GROUND FLOOR PLAN

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Scale 1:250 (A1) 1:500 (A3)	Date 30/08/2010
Drawing No. DA02_1	Revision I
Cad file path h:\07101-Fairfield West\DA\CAD Drawings	

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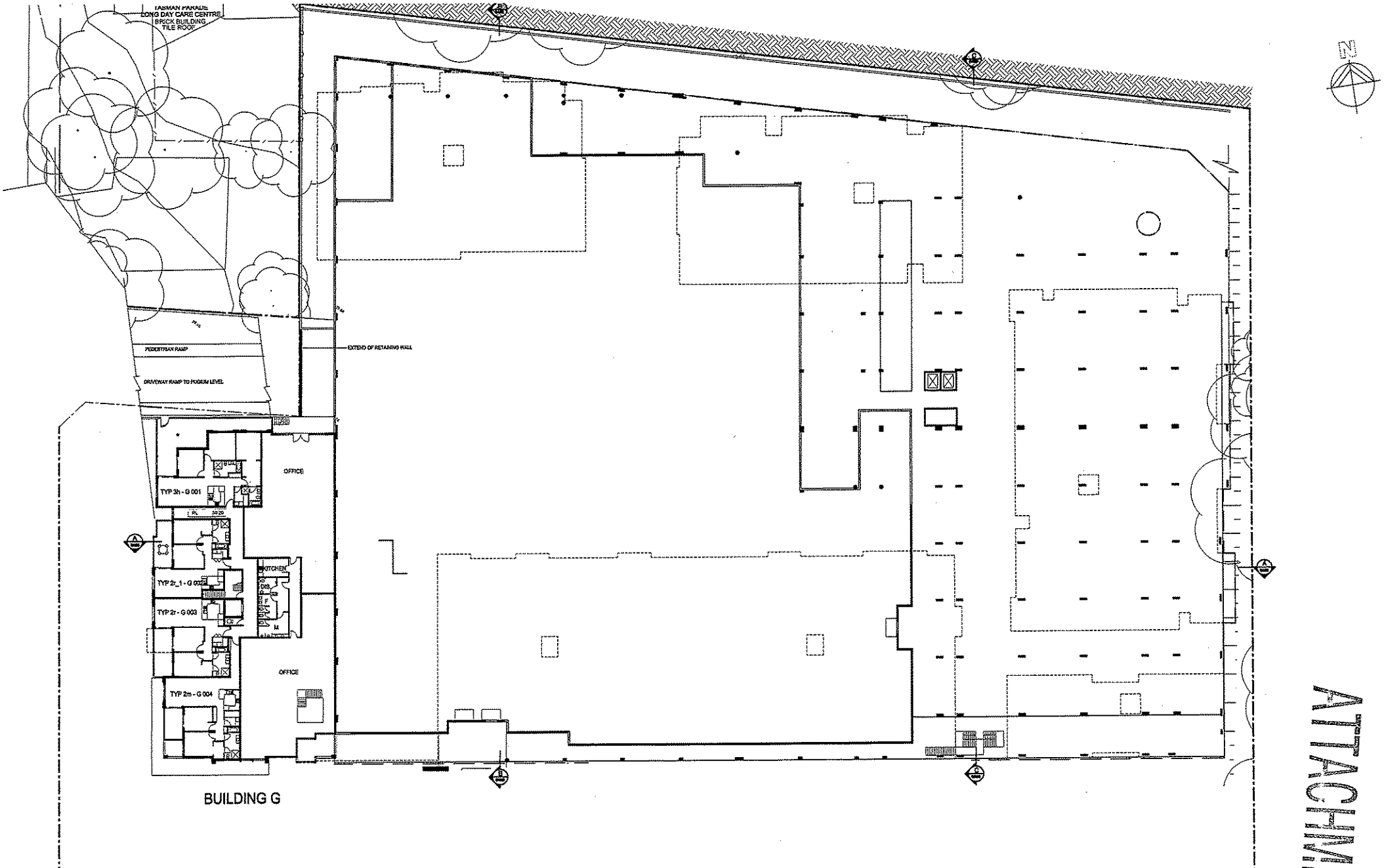

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REV	DESCRIPTION	DATE
C	• UNIT G 001 CHANGED TO 3 BEDROOM UNIT • PLANT ROOM, SWIMMING POOL, GYM AND COMMUNITY ROOM REPLACED WITH OFFICE.	24.11.09
D	• PLANT, STORE & RAIN WATER RETENTION TANK ADDED.	18.01.10
E	• AREAS OMITTED FROM OFFICE.	22.01.10
F	• LEVEL REVISED ACCORDING TO BUILDER'S REQUEST.	17.02.10
G	• BUILDING F OUTLINE AMENDED • BUILDING H DELETED.	10.06.10
H	• BUILDING G STAIR, OFFICE, G001 COURTYARD AND G002 KITCHEN AMENDED.	30.08.10

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FAIRFIELD WEST

Drawing Title

MEZZANINE FLOOR PLAN

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Scale 1:250 (A3) 1:500 (A3)	Date 30/08/2010
Drawing No. DA02_2	Revision H
Cad file path H:\0701–Fairfield West\DA\CAD Drawings	

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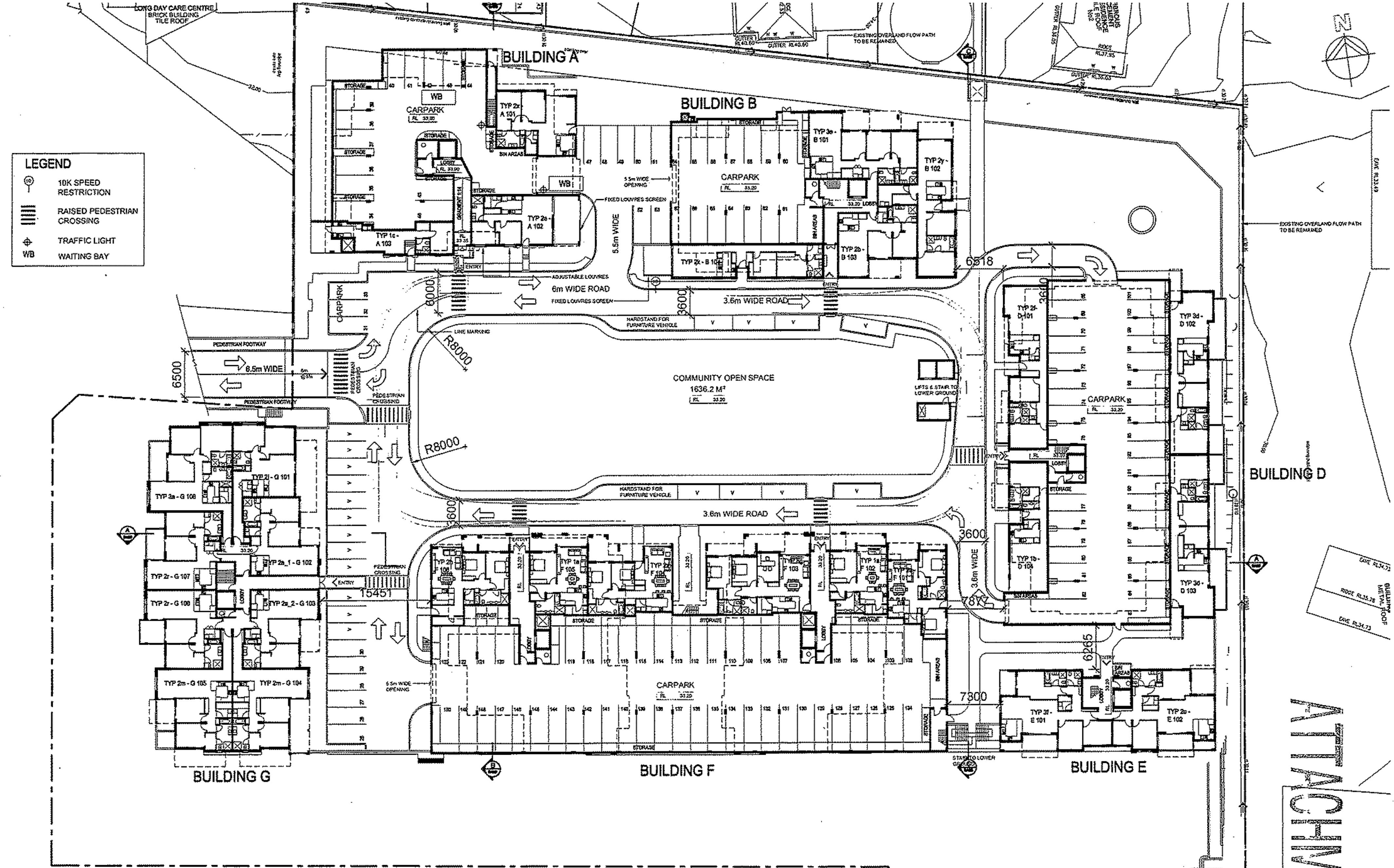

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REV	DESCRIPTION	DATE
L	[illegible]	27.01.10
M	[illegible]	04.02.10
N	LEVEL REVISED ACCORDING TO BUILDER'S REQUEST	17.02.10
O	BUILDING 'H' DELETED; COMMUNITY OPEN SPACE AMENDED	18.05.10
P	LEGEND AND OPENSPACE AREA ADDED; BUILDING 'B' CARPARK REVISED	06.07.10
Q	HARDSTAND SPACES ADDED; ROAD WIDTH AND DIMENSIONS ADDED; BUILDING 'A' WAITING BAY ADDED	23.08.10
R	HARDSTAND SPACE ON THE SOUTH RELOCATED; TURNING RADIUS ON THE EAST REVISED TO ACCOMMODATE LRV AS CONSULTED BY TRAFFIC ENGINEER	30.08.10

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PODIUM FLOOR PLAN

Drawn by: FELIX	Check by: SB
Scale: 1:250 (A1) 1:500 (A3)	Date: 30/08/2010
Drawing No.: DA-02_3	Revision: R
Cad file path: X:\07101-Fairfield West\DA\CAD Drawings	

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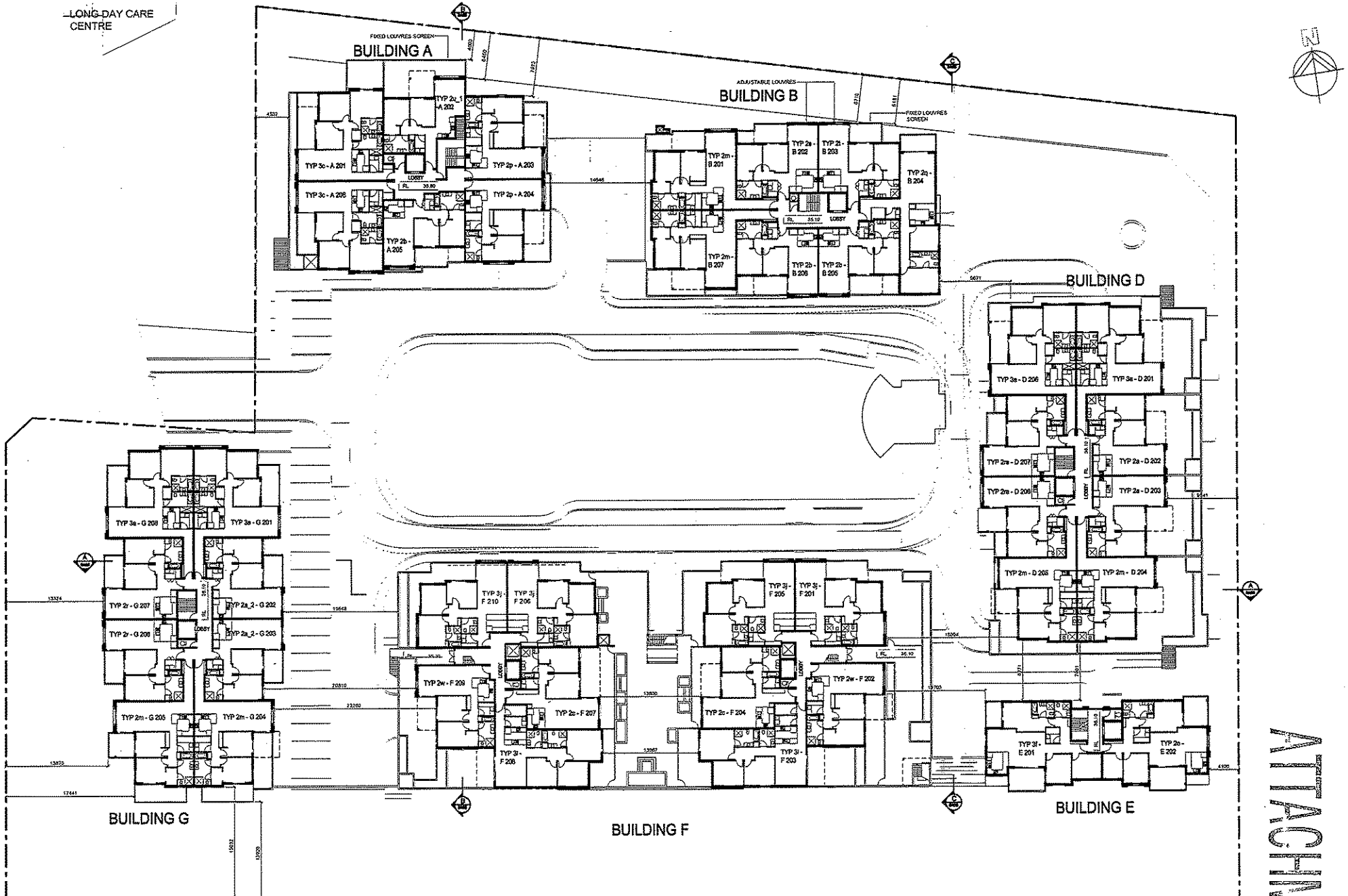

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REV	DESCRIPTION	DATE
G	- PRIVACY LOUVRES SCREEN INDICATED - PERGOLA & CANOPY ADDED TO THE ENTRY OF UNIT D102 & D103	18.01.10
H	- LEVEL REVISED ACCORDING TO BUILDER'S REQUEST	17.02.10
I	- BUILDING 'H' DELETED	18.06.10

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FAIRFIELD WEST

Drawing Title

FIRST FLOOR PLAN

Drawn by	Check by
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Scale 1:250 (A1) 1:500 (A3)	Date 10/06/08
Drawing No. DA-02_4	Revision I
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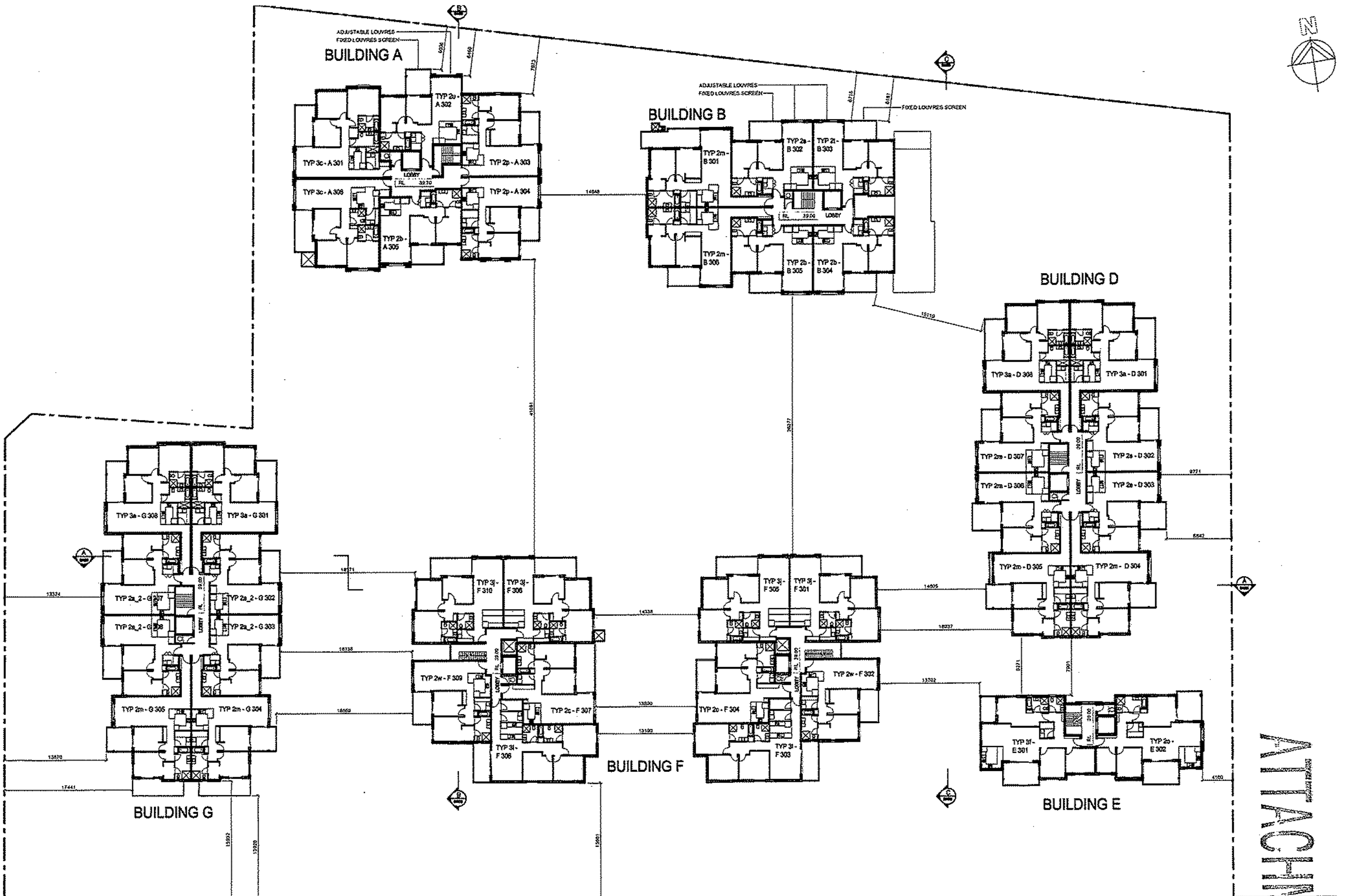

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REV	DESCRIPTION	DATE
E	• AMENDMENT ACCORDING TO GMU'S FEEDBACK 1. SETBACK DIMENSION INDICATED 2. LIFT LOBBY WIDTH TO BUILDING 'E', 'F' AND 'G' INCREASED TO 2M. 3. BALCONY TO UNITS A302, D303 TO D306, E301, E302, F302, F303, F308, G304 TO G306, H302 AND H303 REVISED. • EXHAUST LOCATION IN BUILDING 'F' UPDATED ACCORDING TO STRUCTURAL DRAWING.	10.11.09
F	• PRIVACY LOUVRES SCREEN INDICATED	18.01.10
G	• LEVEL REVISED ACCORDING TO BUILDER'S REQUEST	17.02.10
H	• BUILDING F AMENDED • BUILDING H DELETED	15.06.10

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Drawing Title

SECOND FLOOR PLAN

Drawn by	Check by
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Scale 1:250 (A1) 1:500 (A3)	Date 10/08/08
Drawing No. DA-02_5	Revision H
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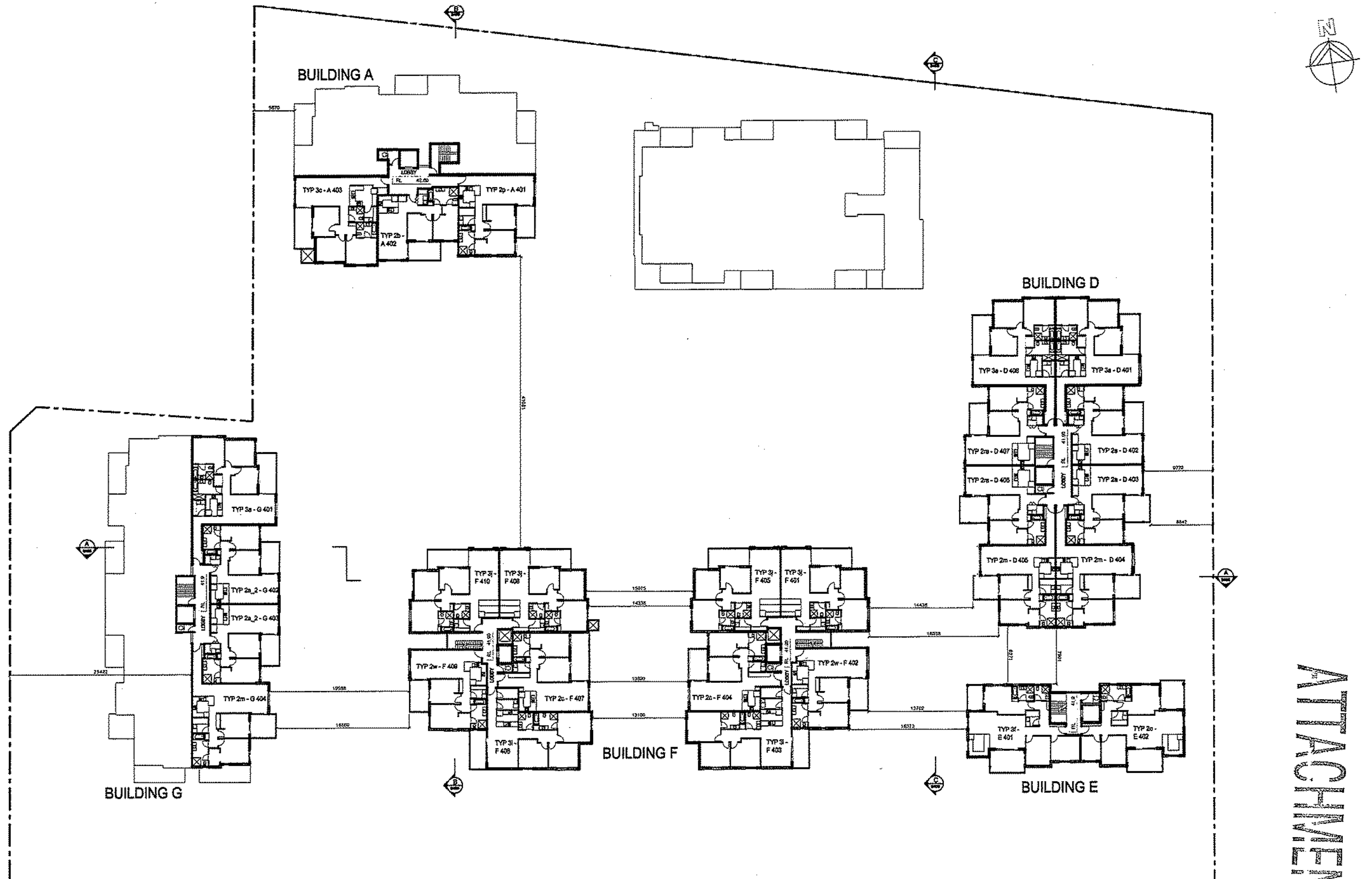

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REV	DESCRIPTION	DATE
F	- SKYLIGHT ADDED TO LIFT LOBBY ON TOPMOST FLOOR FOR ALL BUILDINGS. - PRIVACY LOUVRES SCREEN INDICATED	18.01.10
G	- SKYLIGHT ADDED TO LIFT LOBBY ON TOPMOST FLOOR FOR ALL BUILDINGS.	04.02.10
H	- LEVEL REVISED ACCORDING TO BUILDER'S REQUEST.	17.02.10
I	- REVISED BUILDING A, G & F - BUILDING B ROOF AMENDED - FLOOR ADDED ON BUILDING E - BUILDING H DELETED	10.06.10

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FAIRFIELD WEST

Drawing Title

THIRD FLOOR PLAN

Drawn by FELIX	Check by SB
Scale 1:250 (A1) 1:500 (A3)	Date 10/06/08
Drawing No. DA-02_6	Revision I
Cad file path f:\07101-Fairfield West\DA\CAD Drawings	

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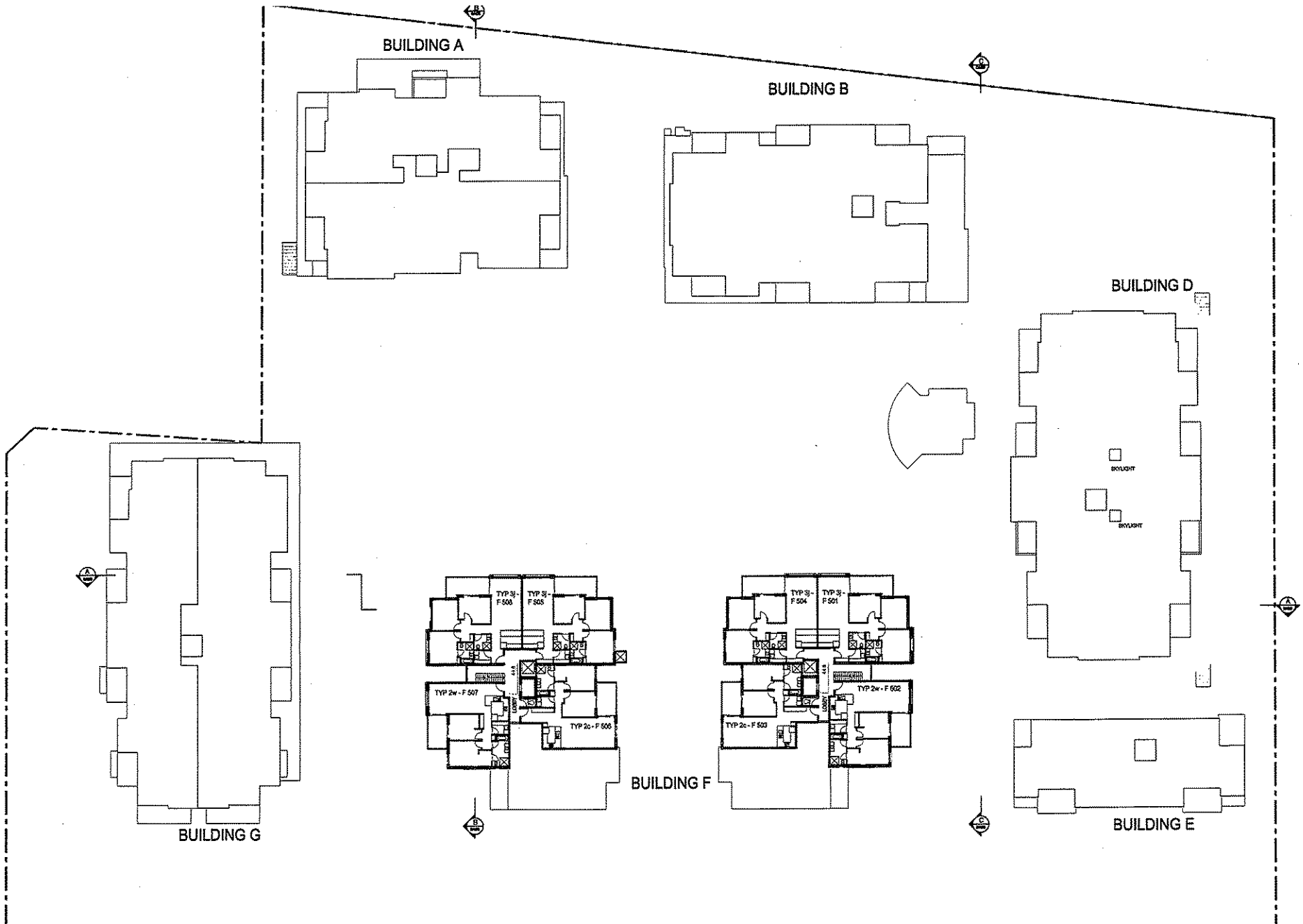

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						Scale 1:250 (A1) 1:500 (A3)	Date 10/06/10
						Drawing No. DA-02_7	Revision -
						Cad file path H:\07101-Fairfield West\DA\CAD Drawings	

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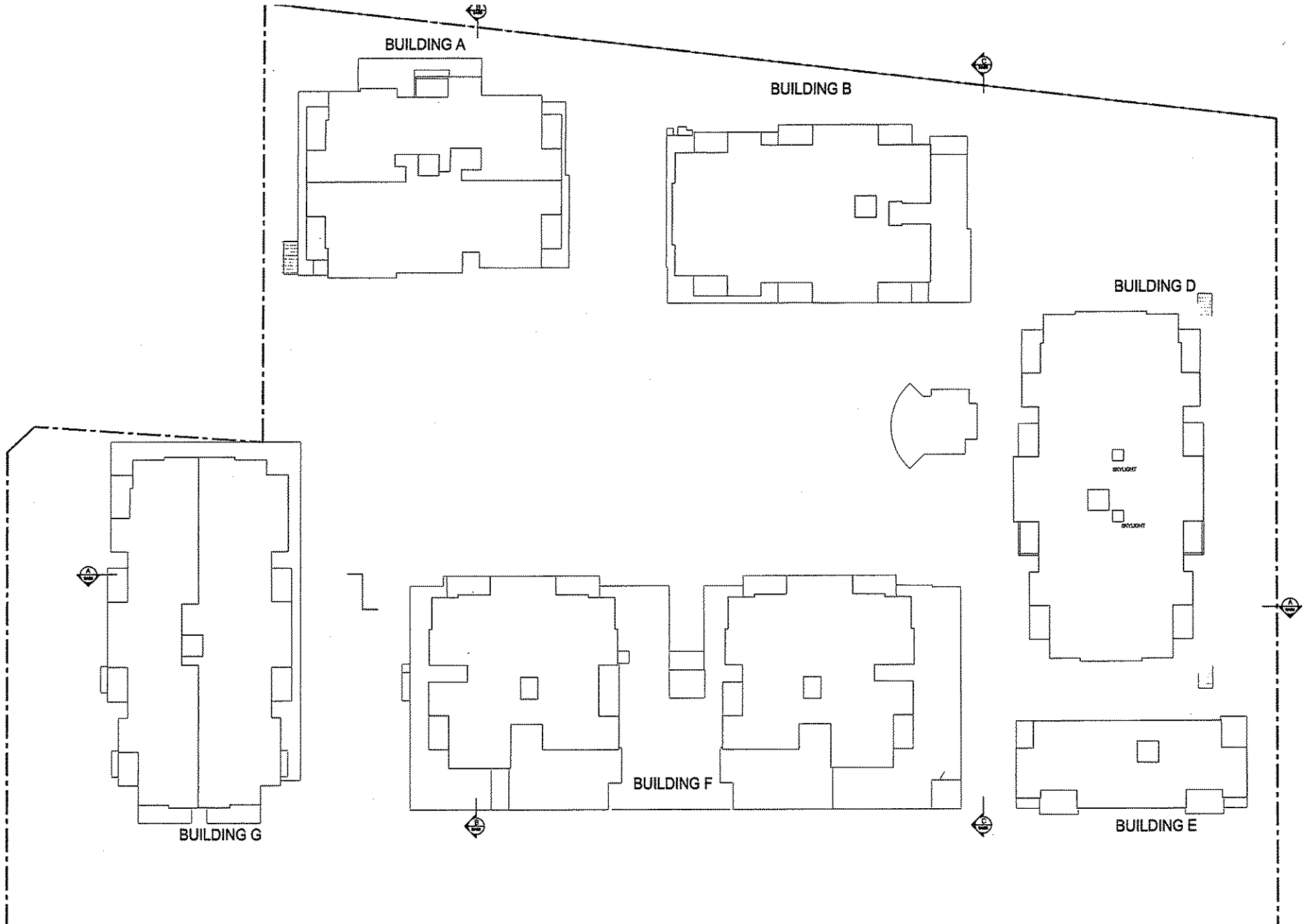

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REV	DESCRIPTION	DATE
D	* AMENDMENT ACCORDING TO CMVS FEEDBACK. 1. BALCONY TO UNITS A302, D303 TO D306, E301, E302, F302, F303, F305, G304 TO G306, H302 AND H303 REVISED. * EXHAUST LOCATION IN BUILDING 'F' UPDATED ACCORDING TO STRUCTURAL DRAWING	10.11.09
E	* SKYLIGHT ADDED TO LIFT LOBBY ON TOP MOST FLOOR FOR ALL BUILDING 'A', 'D', 'E' & 'H' * PERGOLA & CANOPY ADDED TO BUILDING 'D'.	18.05.10
F	* BUILDING H DELETED * AMENDED ALL BUILDING ROOF TO CONCRETE ROOF	10.08.10

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FAIRFIELD WEST

Drawing Title

ROOF PLAN

Drawn by	Check by
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Scale 1:250 (A1) 1:500 (A3)	Date 10/06/08
Drawing No. DA-02_8	Revision F
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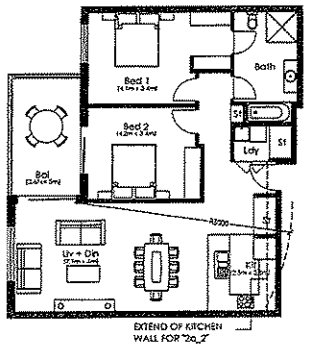
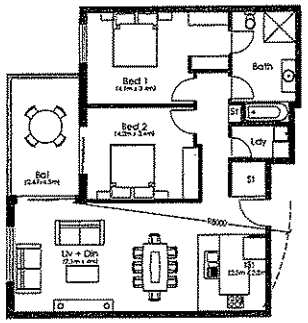
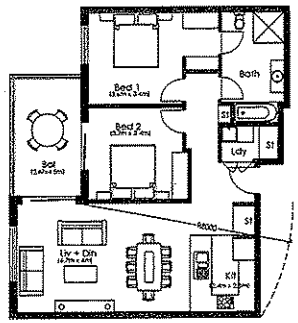


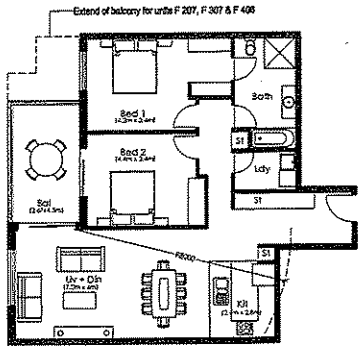
01 - 2 Bedroom - "2a"
Total: 101sqm (89+12)
(including 5m³ storage)



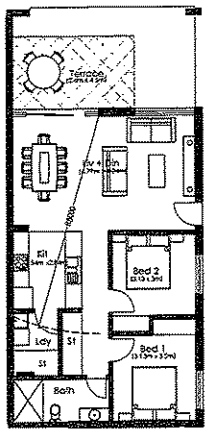
02 - 2 Bedroom - "2a_1"
Total: 99sqm (87+12)
(including 5m³ storage)



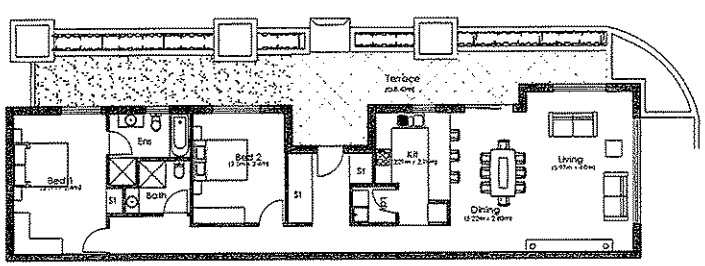
03 - 2 Bedroom - "2b"
Total: 93sqm (82+11)
(including 5m³ storage)



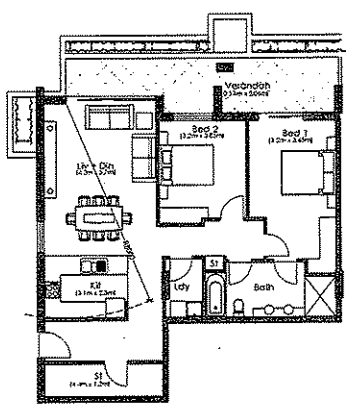
04 - 2 Bedroom - "2c"
Total: 96sqm (95+11)
(including 6m³ storage)



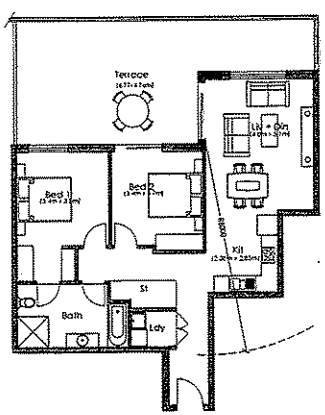
05 - 2 Bedroom - "2e"
Total: 85sqm (74+11)
(including 8m³ storage)



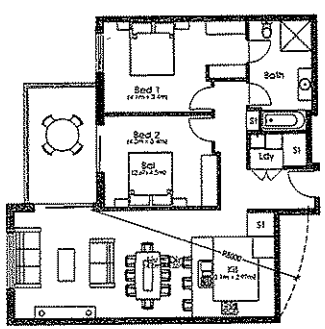
06 - 2 Bedroom - "2f"
Total: 138sqm (115+23)
(including 10m³ storage)



07 - 2 Bedroom - "2h"
Total: 109sqm (92+17)
(including 15m³ storage)



08 - 2 Bedroom - "2u-1"
Total: 120sqm (80+40)
(including 6m³ storage)



09 - 2 Bedroom - "2ra"
Total: 101sqm (90+11)
(including 6m³ storage)

ATTACHMENT 1

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	B	-UNITS FOR BUILDING C REMOVED. -2 NUMBER OF 2 BEDROOM UNITS ADDED TO BUILDING A @ GROUND FLOOR LEVEL. -UNIT TYPE 2u FOR BUILDING 'A' ON FIRST FLOOR REVISED TO TYPE 2u_1	28.08.09			Drawing No. DA-03_1	Revision D
	C	-STORAGE INDICATED. -UNIT TYPE 2d REVISED FROM 2 BEDROOM UNIT TO 3 BEDROOM UNIT.	10.11.09			Cad file path H:\07101-Fairfield West\DA\CAD Drawings	
	D	-UNIT TYPE "2G" DELETED	10.08.10				

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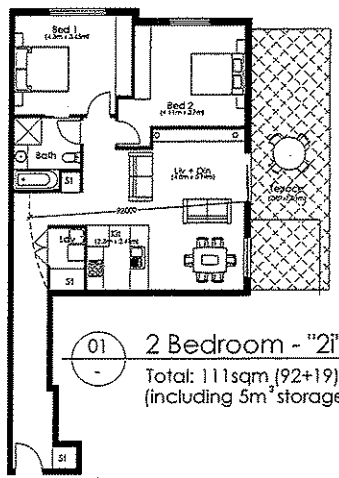
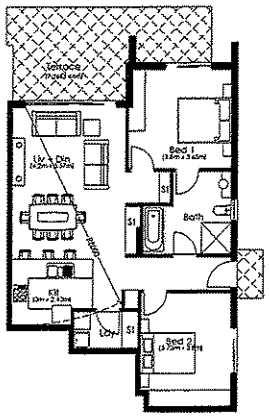
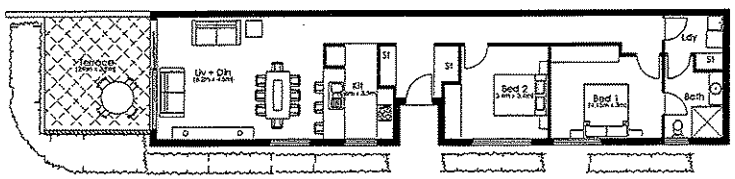


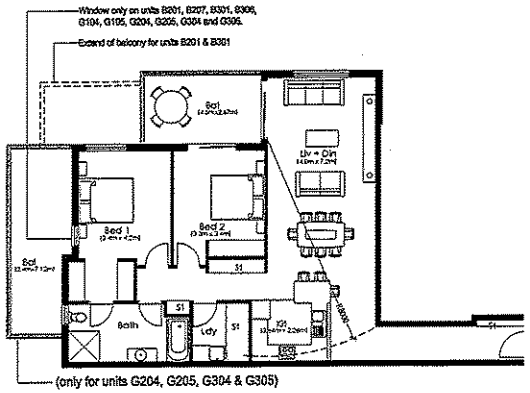
01 - 2 Bedroom - "2i"
Total: 111sqm (92+19)
(including 5m³ storage)



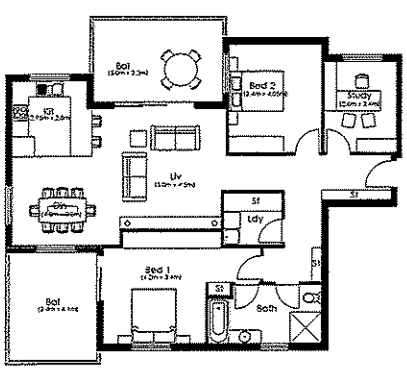
02 - 2 Bedroom - "2J"
Total: 100sqm (80+20)
(including 5m³ storage)



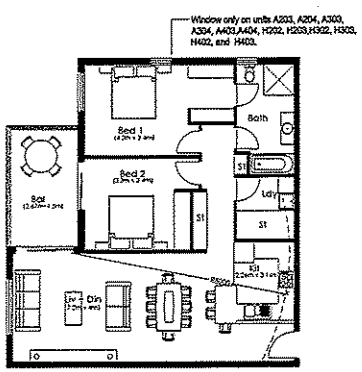
03 - 2 Bedroom - "2k"
Total: 104sqm (90+14)
(including 7m³ storage)



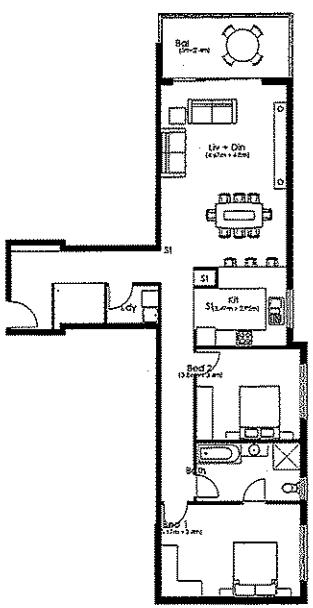
04 - 2 Bedroom - "2m"
Total: 114sqm (103+11)
(including 10m³ storage)



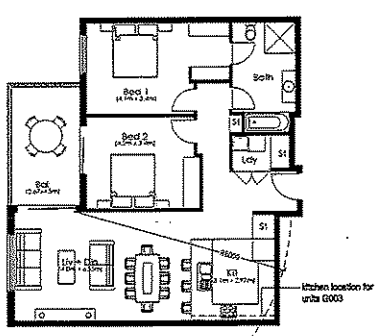
05 - 2 Bedroom - "2O"
Total: 138sqm (110+15+13)
(including 8m³ storage)



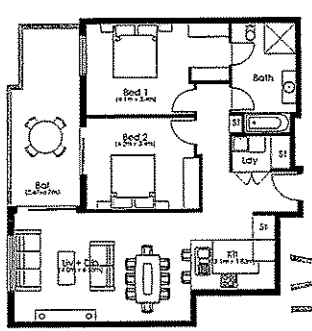
06 - 2 Bedroom - "2p"
Total: 105sqm (94+11)
(including 10m³ storage)



07 - 2 Bedroom - "2q"
Total: 118sqm (107+11)
(including 10m³ storage)



08 - 2 Bedroom - "2r"
Total: 101sqm (90+11)
(including 5m³ storage)



09 - 2 Bedroom - "2r_1"
Total: 103sqm (87+16)
(including 5m³ storage)

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REV	DESCRIPTION	DATE
A	-UNIT 2n REVISED	10.10.08
B	-BALCONY ADDED TO UNITS G204, G205, G304 & G305; LAYOUT OF UNIT TYPE '2O' REVISED	24.12.08
C	-STORAGE INDICATED.	10.11.09
D	-UNIT TYPE '2N' DELETED	10.06.10

Address
PROPOSED RESIDENTIAL / RETAIL DEVELOPMENT AT
CNR TASMAN PDE & HAMILTON RD
FAIRFIELD WEST

Drawing Title
UNIT LAYOUT PLANS
- 2 BEDROOM UNIT

Drawn by	Check by
ANNIE	SB
Scale 1:100 (A1) 1:200 (A3)	Date 10/06/08
Drawing No. DA-03_2	Revision D
Cad file path H:\07101-Fairfield West\DA\CAD Drawings	

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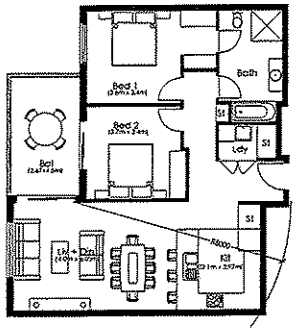
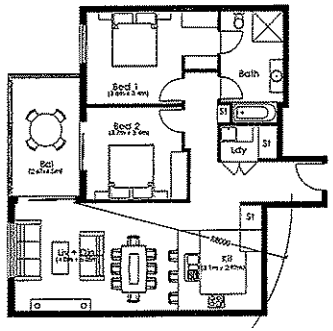
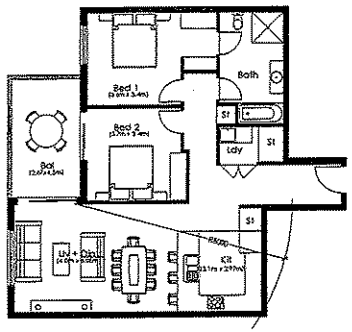


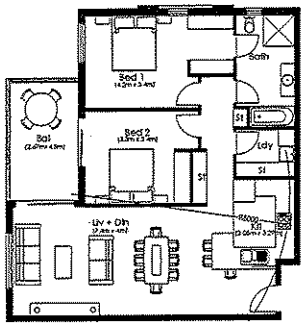
01 - 2 Bedroom - "2s"
Total: 96sqm (85+11)
(including 5m³ storage)



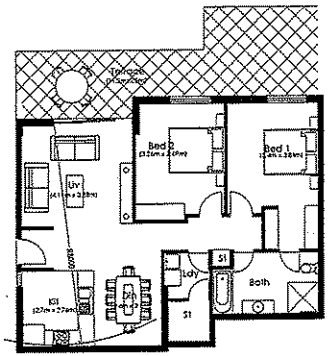
02 - 2 Bedroom - "2t"
Total: 98sqm (87+11)
(including 5m³ storage)



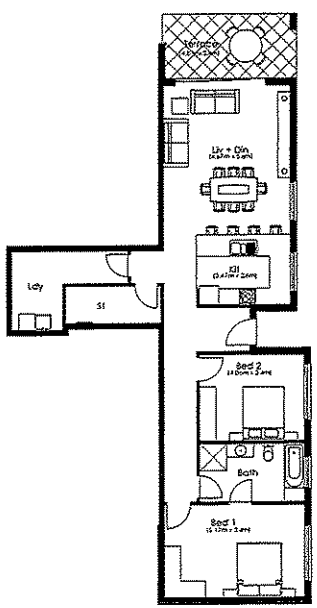
03 - 2 Bedroom - "2u"
Total: 99sqm (88+11)
(including 6m³ storage)



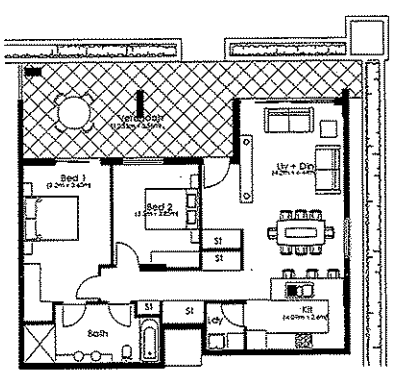
04 - 2 Bedroom - "2w"
Total: 104sqm (93+11)
(including 6m³ storage)



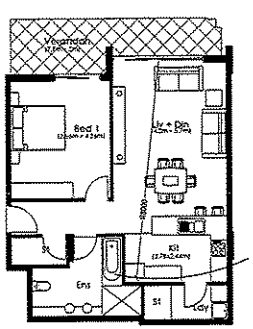
05 - 2 Bedroom - "2x"
Total: 116sqm (88+28)
(including 7m³ storage)



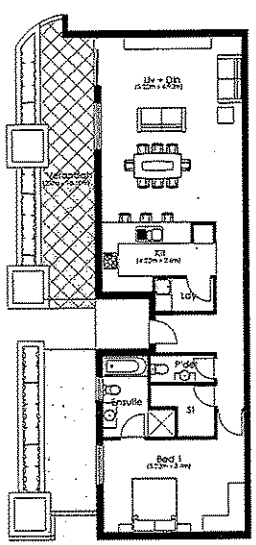
06 - 2 Bedroom - "2y"
Total: 115sqm (104+11)
(including 13m³ storage)



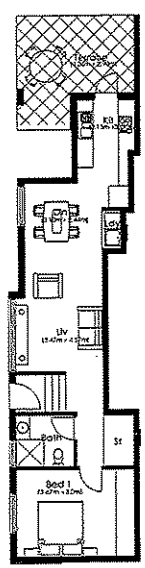
07 - 2 Bedroom - "2z"
Total: 121sqm (88+33)
(including 10m³ storage)



08 - 1 Bedroom - "1a"
Total: 81sqm (69+12)
(including 8m³ storage)



09 - 1 Bedroom - "1b"
Total: 107sqm (89+18)
(including 9m³ storage)



10 - 1 Bedroom - "1c"
Total: 69qm (55+14)
(including 5m³ storage)

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REV	DESCRIPTION	DATE
A	- BALCONY ADDED TO UNIT TYPE '2V'	24.12.08
B	- STORAGE INDICATED. - TYPE 1C REVISED.	19.11.09
C	- UNIT TYPE '2V' DELETED	10.09.10

Address
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FAIRFIELD WEST

Drawing Title
UNIT LAYOUT PLANS
- 2 BEDROOM UNIT

Drawn by	Check by
ANNIE	SB
Scale: 1:100 (A1), 1:200 (A3)	Date: 10/06/08
Drawing No.: DA-03_3	Revision: C
Cad file path: H:\07101-Fairfield West\DA\CAD Drawings	

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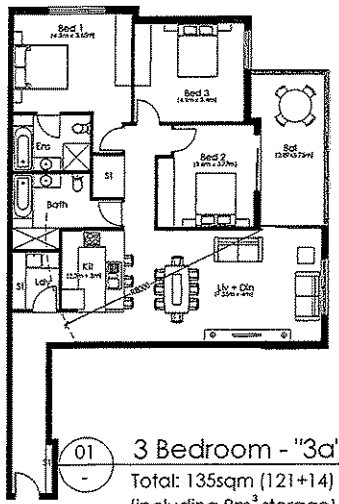
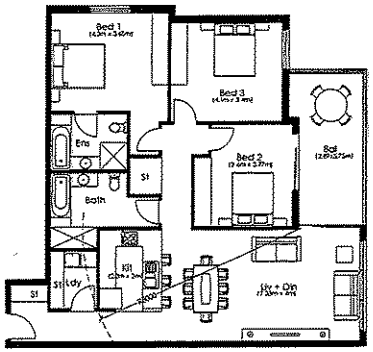
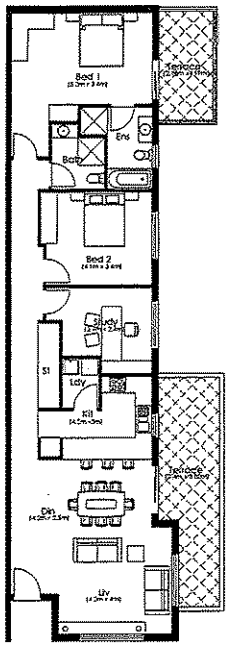


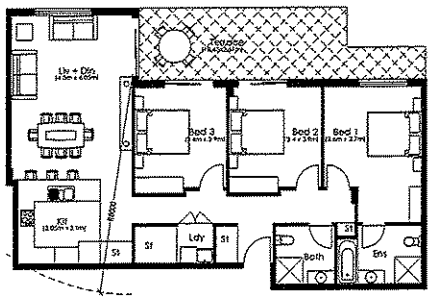
01 - 3 Bedroom - "3a"
Total: 135sqm (121+14)
(including 8m³ storage)



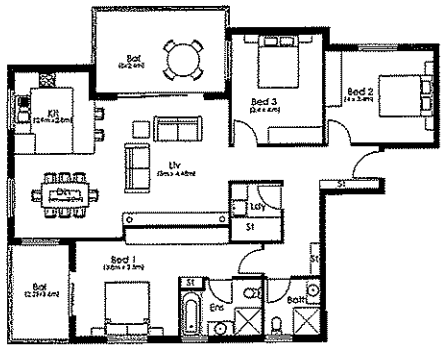
02 - 3 Bedroom - "3c"
Total: 130sqm (116+14)
(including 9m³ storage)



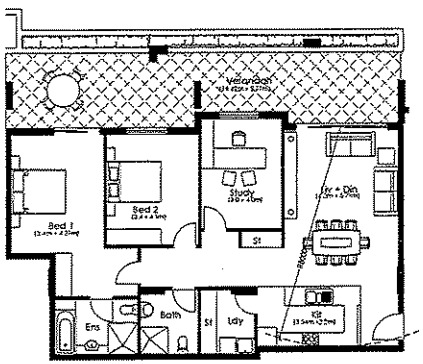
03 - 1 Study + 2 Bedroom - "3d"
Total: 144sqm (118+18+8)
(including 6m³ storage)



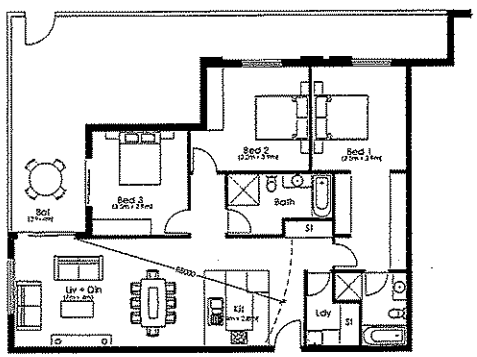
04 - 3 Bedroom - "3e"
Total: 135sqm (112+23)
(including 12m² storage)



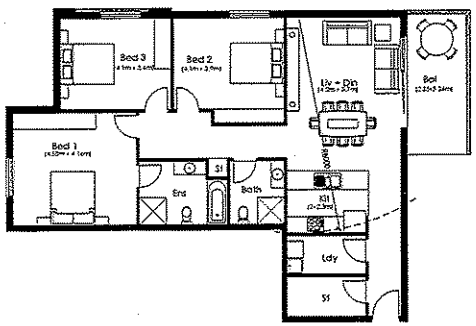
06 - 3 Bedroom - "3f"
Total: 138sqm (117+14+7)
(including 8m³ storage)



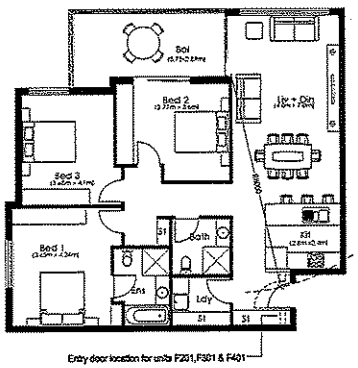
07 - 1 Study + 2 Bedroom - "3g"
Total: 145sqm (109+36)
(including 6m³ storage)



08 - 3 Bedroom - "3h"
Total: 176 sqm (120+56)
(including 5m³ storage)



09 - 3 Bedroom - "3i"
Total: 127sqm (116+11)
(including 12m³ storage)



10 - 3 Bedroom - "3j"
Total: 124sqm (110+14)
(including 7m³ storage)

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REV	DESCRIPTION	DATE
A	- UNIT TYPE '2m' ADDED	10.10.06
B	- LAYOUT OF UNIT TYPE '3f' REVISED	24.12.06
C	- ENTRY DOOR LOCATION FOR UNIT NO. H101 SHOWN ON UNIT TYPE 3b.	24.12.06
D	- STORAGE INDICATED.	10.11.09
E	- UNIT TYPE "3B" DELETED	10.06.10

Address
PROPOSED RESIDENTIAL / RETAIL DEVELOPMENT AT CNR TASMAN PDE & HAMILTON RD
FAIRFIELD WEST

Drawing Title
UNIT LAYOUT PLANS
1 BEDROOM, 2 BEDROOM + 1 STUDY AND 3 BEDROOM UNITS

Drawn by	Check by
ANNIE	SB
Scale 1:100 (A1) 1:200 (A3)	Date 10/06/08
Drawing No. DA-03_4	Revision E
Cad file path H:\07101-Fairfield West\DA\CAD Drawings	

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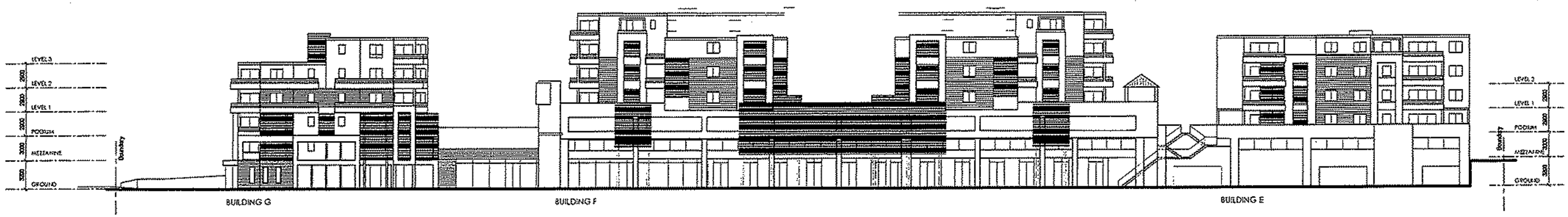
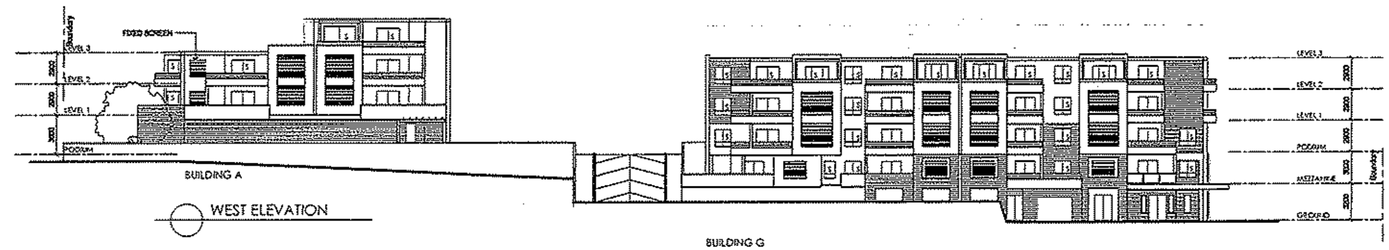
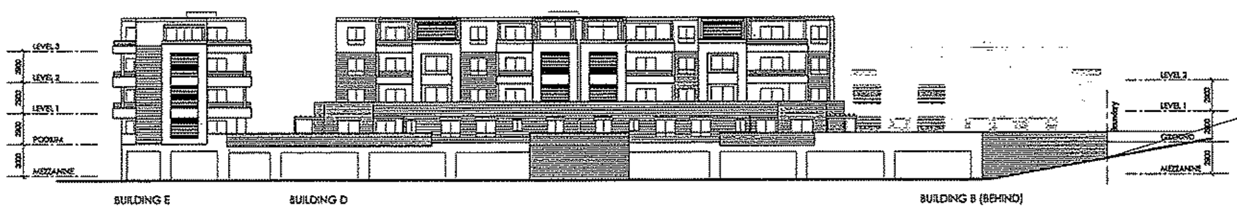


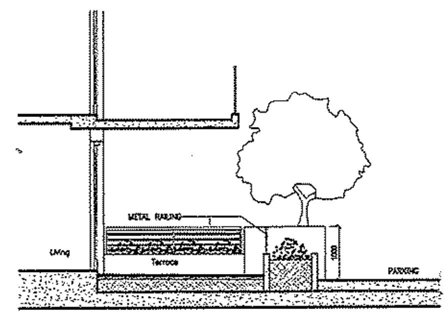
SOUTH ELEVATION



WEST ELEVATION

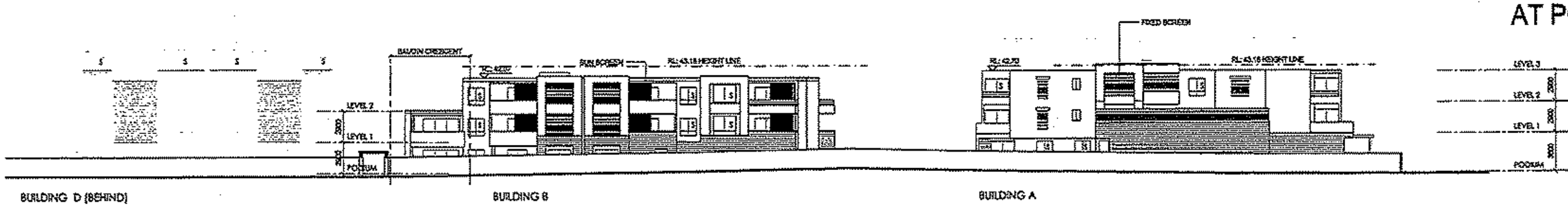


EAST ELEVATION



TYPICAL FENCE TREATMENT AT PODIUM LEVEL

SCALE 1:50 (A1)
SCALE 1:100 (A3)



NORTH ELEVATION

NOTE:
"S" - EXTERNAL SUN BLINDS

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REV	DESCRIPTION	DATE
F	PRIVACY SCREEN ADDED TO BUILDING 'A' & 'B'.	18.01.10
G	MEZZANINE AND GROUND FL LEVELS CHANGED BUILDING "A" PODIUM LEVEL AMENDED	17.02.10
H	BUILDING H DELETED BUILDING "A" PODIUM LEVEL AMENDED	10.06.10
I	SUN BLINDS INDICATED ON WEST AND NORTH ELEVATIONS BUILDING "C" ENTRY AMENDED	30.08.10

Address

PROPOSED RESIDENTIAL / RETAIL DEVELOPMENT AT
CNR TASMAN PDE & HAMILTON RD

FAIRFIELD WEST

Drawing Title

STREET ELEVATIONS

Drawn by AZ	Check by SB
Scale 1:250 (A1) 1:500 (A3)	Date 30/08/2010
Drawing No. DA-04_1	Revision I
Cad file path h:\07101-Fairfield West\DA\CAD Drawings	

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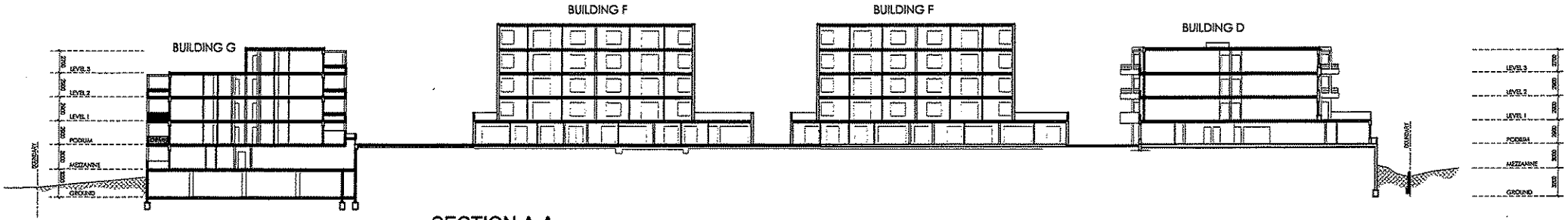
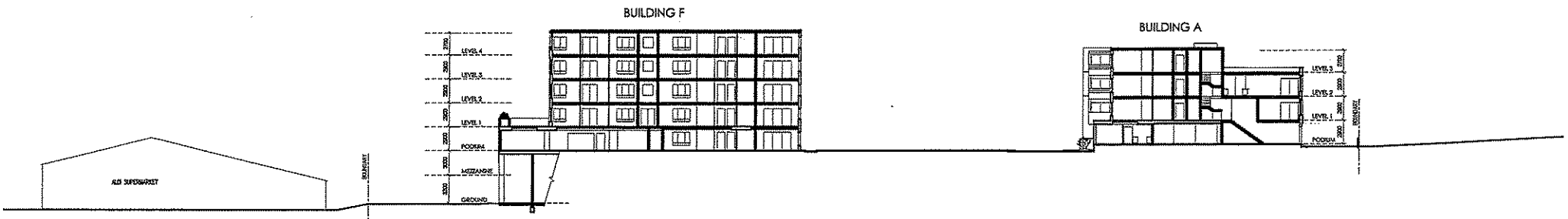
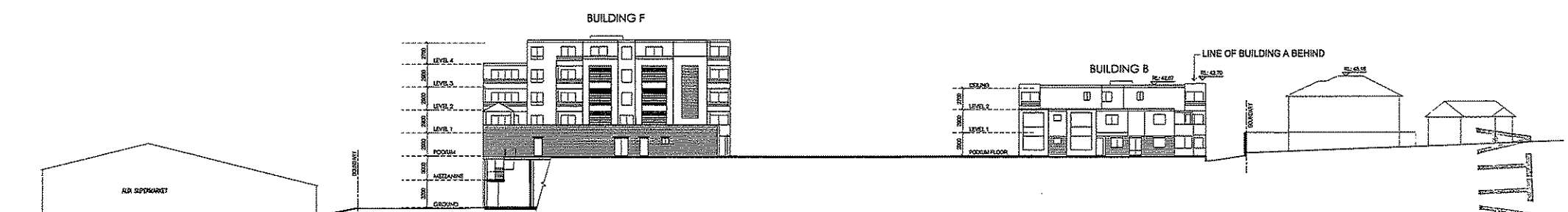


SECTION A-A



SECTION B-B



SECTION C-C

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REV	DESCRIPTION	DATE
D	* STRUCTURAL BEAM AND COLUMNS ADDED ACCORDING TO ENG'S DETAILS * BALCONIES REVISED ACCORDING TO GAR'S FEEDBACK	10.11.09
E	* DETAILS OF FENCE TREATMENT FOR PODIUM LEVEL ADDED.	19.01.10
F	* MEZZANINE & GROUND FL LEVEL CHANGED * BUILDING "A" PODIUM LEVEL AMENDED	17.02.10
G	* BUILDING H DELETED * FLAT ROOF TO ALL BUILDINGS	10.06.10
H	* ADJOIN BUILDING AND RIDGE RL ADDED	20.08.10

Address

PROPOSED RESIDENTIAL / RETAIL DEVELOPMENT AT
CNR TASMAN PDE & HAMILTON RD

FAIRFIELD WEST

Drawing Title

A-A, B-B & C-C

SECTIONS

Drawn by	Check by
AZ	SB
Scale: 1:250 (A1) 1:500 (A3)	Date: 20.08.10
Drawing No.: DA-05	Revision: H
Cad file path: H:\07101-Fairfield West\DA\CAD Drawings	

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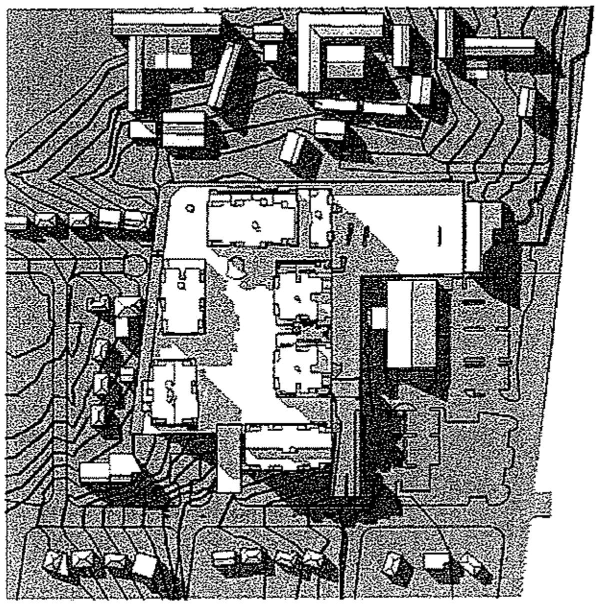
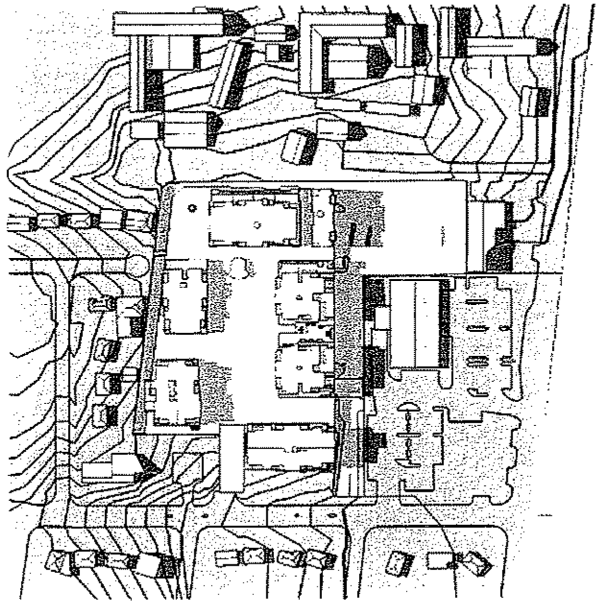
EMAIL sbasyd@tpg.com.au

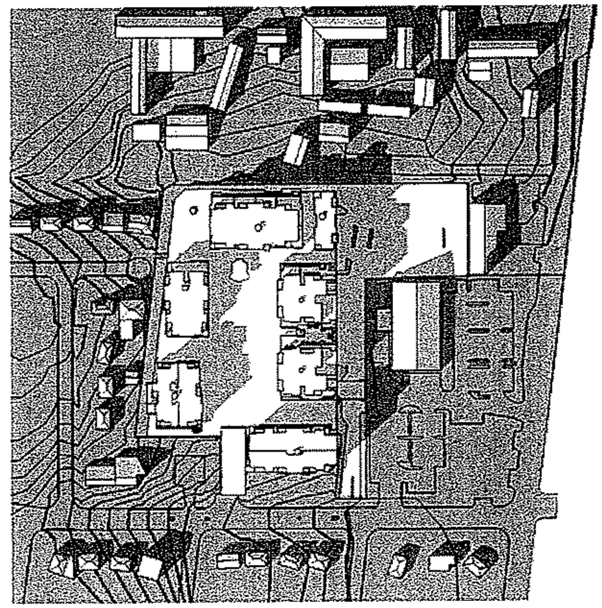
ATTACHMENT B



Mid June - 9 a.m.



Mid June - 12 p.m.



Mid June - 3 p.m.

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REV	DESCRIPTION	DATE
A	BUILDING BLOCK UPDATED	10.11.09
B	BUILDINGS REVISED.	11.06.10

Address
PROPOSED RESIDENTIAL / RETAIL DEVELOPMENT AT
CNR TASMAN PDE & HAMILTON RD
FAIRFIELD WEST

Drawing Title
SHADOW DIAGRAMS

Drawn by	Check by
Scale	Date
Drawing No. DA06	Revision B

Cad file path

Sd masterplan
ABN 64 087 958 423
SUITE 302/303, 75 KING STREET
SYDNEY 2000 NSW
TEL (612) 9262 4008 FAX (612) 9262 2004

NOTES:
1. X = SEAL RWO
2. ALL SUBSOIL DRAINAGE TO BE 100Ø
3. RAISE RWO
4. CREATE PIT IN PLACE / INSITU

BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
BUILDING F
BUILDING G
tasman parade

DEVELOPMENT APPLICATION ISSUE

No.	REVISION/ISSUE	DATE	BY	CHECKED
5	REVISED DEVELOPMENT APPLICATION	27.05.11	NL	NL
4	DEVELOPMENT APPLICATION	06.07.10	NL	NL

A1 SHEET

CLIENT: BRENEX PTY LTD

ARCHITECT: SD masterplan
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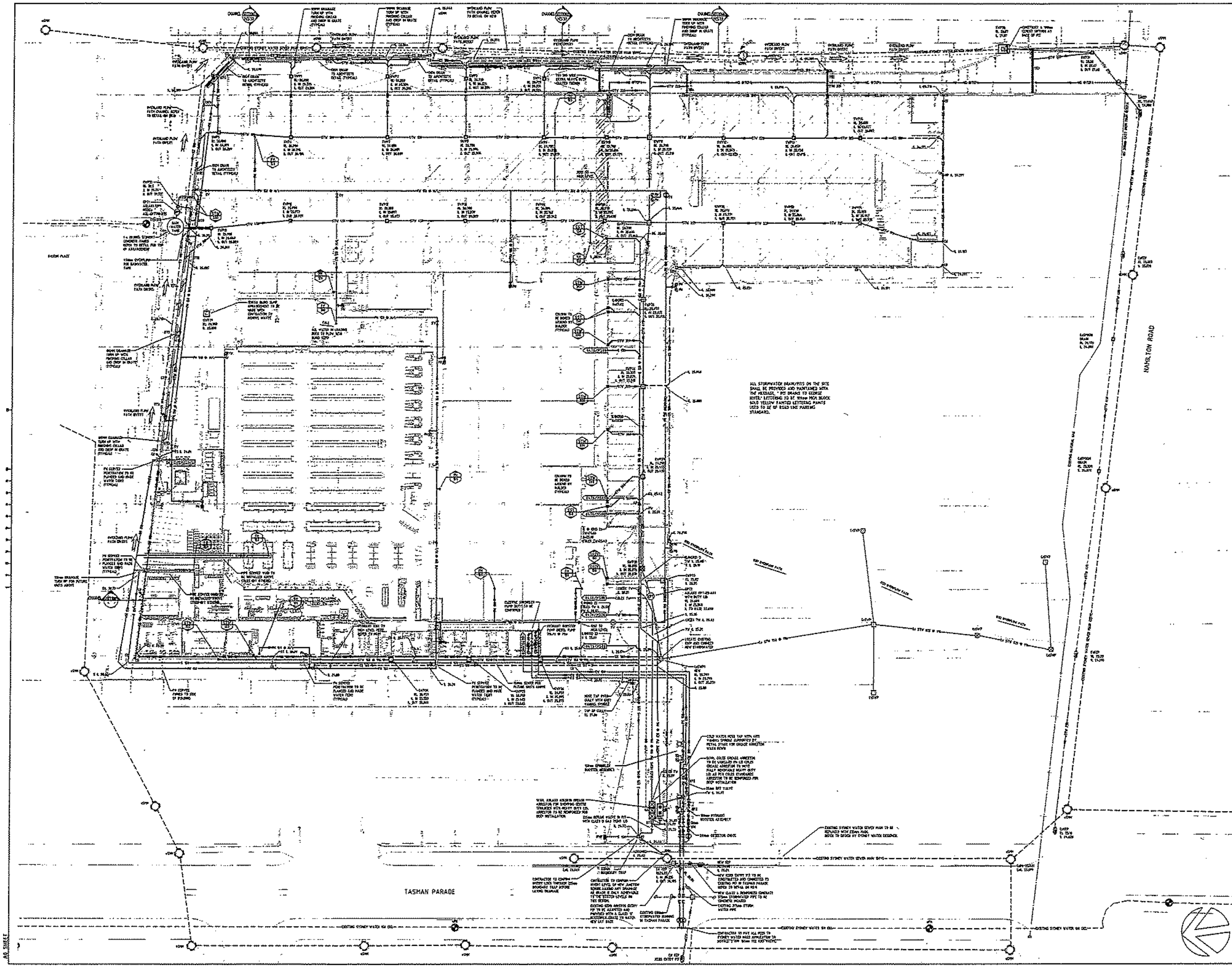
Neil Lowry & Associates Pty Ltd ABN 77 101 472 584

DRAWN	DESIGNED	CHECKED
KJ	NL	NL

PROJECT: PROPOSED RESIDENTIAL / RETAIL DEVELOPMENT AT CNR TASMAN PDE & HAMILTON RD FAIRFIELD WEST

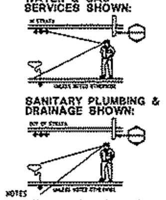
DRAWING: SITE / PODIUM PLAN
STORMWATER CONCEPT

PROJECT	DWG No.	REV	STATUS	DATE	SCALE
0575	SC02	B		JUN 11	1:50@A1



WATER & GAS SERVICES SHOWN:

SANITARY PLUMBING & DRAINAGE SHOWN:



NOTES

1. PROVIDE 25mm CAPPED OFF ISOLATION VALVE WITH 25mm CALEFFI PRESSURE REDUCTION VALVE @ HIGH LEVEL FOR FUTURE TENANCY.
2. PROVIDE CAPPED OFF DRAINAGE AND TRADE WASTE POINT FOR FUTURE TENANCY.
3. PROVIDE ANTI VANDAL SPINDLES AND KEYS FOR HOSE TAPS. TAP MOUNTED 600 AFFL. HOSE VACUUM BREAKER TO BE FITTED TO OUTLET.
4. PROVIDE REDUCED PRESSURE ZONE INSTALLED IN ACCORDANCE WITH AS3500 AND NSW CODE OF PRACTICE. THROUGH TO BE INSTALLED UNDER RPZ.
5. PROVIDE CAPPED OF GAS ISOLATION VALVE WITH TAG STATING (NATURAL GAS @7KPA) FOR FUTURE REFERENCE.
6. TRACE WIRE TO BE RUN BACK TO METER DATER LOGGER FOR INDIVIDUAL BILLING OF TENANCIES GAS & WATER (BY OTHERS).
7. ISOLATION AND DUAL CHECK VALVES POSITIONED IN CEILING ABOVE ACCESS PANEL WITH LABEL THAT STATES TYPE OF WATER SUPPLY AND AREA TO ISOLATE FOR MEAT PREP AREA EG. "HOT & COLD SUPPLY ISOLATION VALVES ABOVE."
8. ENWARE AQUABLEND 1500 TMV TO BE SET AT 43.5°C AND MOUNTED IN LOCKABLE STAINLESS STEEL BOX RECESSED IN WALL CENTRED AT 595 AFFL WITH LABEL THAT STATES "TMV INSIDE".
9. ENWARE AQUABLEND SENTRY SET AT 51°C AND MOUNTED BELOW HAND BASIN WITH HOT AND COLD HOSE ADAPTER AT 450MM AFFL REFER TO DETAIL.
10. BUILDER TO PROVIDE AND INSTALL A SIGN ADEQUATE TO SHOW USING SYMBOL AND RED WRITING ON WHITE BACK GROUND WHICH STATES," WARNING THIS FIXTURE MAY DELIVER HOT WATER WHICH WILL SCALD."
11. 15MM VANDAL PROOF HOSE TAP WITH 15MM HOSE CONNECTION MOUNTED AT 1000MM AFFL.
12. ISOLATION VALVES TO BE RECESSED IN WALL. BUILDER IS TO PROVIDE STAINLESS STEEL ACCESS PANEL TO VALVES WITH LABEL THAT STATES "HOT AND COLD WATER SUPPLY ISOLATION VALVES BEHIND PANEL." FIXTURES THAT ARE ISOLATED BY VALVES ARE TO BE LISTED ON FRONT OF ACCESS PANEL.
13. TWIN 5 MICRON FPZ FILTRATION SYSTEM INSTALLED IN PARALLEL WITH BY PASS REFER TO DETAIL.
14. INSTALL 100Ø PVC UNDER SLAB FOR WATER SERVICE CONDUIT.
15. WATER SERVICE TO GLAND CASES INSTALLED IN 100Ø CONDUIT.
16. FIXTURE AND TAP WARE TO COMPLY WITH COLES BRIEF 2192.
17. HAND BASIN WITH KNEE OPERATED AUTO TAP WITH 250mm LONG FIBRE GLASS LEVER MODEL ... [illegible] WITH HOSE ADAPTER TO BE INSTALLED BELOW BASIN AT 450mm FFL REFER TO DETAIL ON HS11

TENDER ISSUE

DEICORP

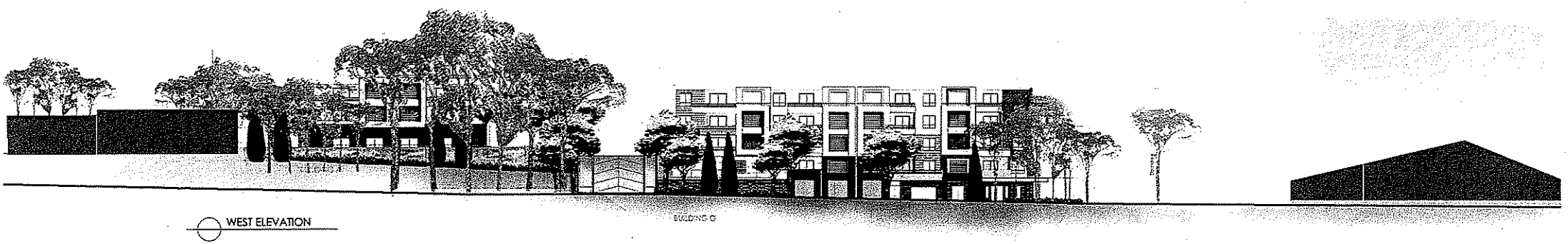
H HT MF A
Architects & Project Managers

Neil Lowry & Associates Pty Ltd
Hydraulic & fire services consultants

PROPOSED NEIGHBOURHOOD RETAIL DEVELOPMENT
Cnr of Hamilton Rd & Tasman Pde
Fairfield West

SITE PLAN
HYDRAULIC SERVICES

0476 | TENDER ISSUE



WEST ELEVATION

ATTACHMENT

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REV	DESCRIPTION	DATE

Address

PROPOSED RESIDENTIAL / RETAIL DEVELOPMENT AT
CNR TASMAN PDE & HAMILTON RD

FAIRFIELD WEST

Drawing Title

CONTEXT ELEVATION
WEST ELEVATION

Drawn by AZ	Check by SB
Scale 1:250 (A1) 1:500 (A3)	Date 23/08/2010
Drawing No. SK01	Revision
Cad file path	

SD masterplan
planning, urban design, landscape architecture, architecture, interior design
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SHAREWAY
Shareway for vehicular and pedestrian use. The shareway creates a ring-road to link the residents to the community centre.

COMMUNAL COURTYARD
Communal open space area with a feature tree as the central focus.

FEATURE TREES
Deciduous trees provide a focal point in the landscape with their seasonal flowers and foliage. The seasonal colour can be enjoyed from the community park area as well as from the upstairs balconies. During summer the trees provide additional shade while in winter they allow light to infiltrate the outdoor spaces.

INTERNAL TREES
Internal trees are planted in raised planter beds maximise their growing capacity on the podium structure. The use of canopy trees with clean trunks & low-level understorey planting will help to maintain sightlines and allow passive surveillance throughout the development. Trees help to humanise the scale of the buildings at a pedestrian level from within the development.

COMMUNAL PARK
Communal open space area on extended podium over carpark. The park features a fenced childrens playground, seats, areas of turf, a central void planted with bamboo (for ventilation), and perimeter planting of trees and hedges.

BOUNDARY PLANTING
Boundary trees shade the buildings and help to reduce ambient temperatures. Visually the trees assist in fragmenting the built form reducing the visual impact when viewed from neighbouring properties.

MULTIPURPOSE OPEN SPACE AREA
Proposed multipurpose open space located adjacent to the lineal potting shed. This area features a covered structure, seating and could be utilised by residents as an external meeting space for interest groups.

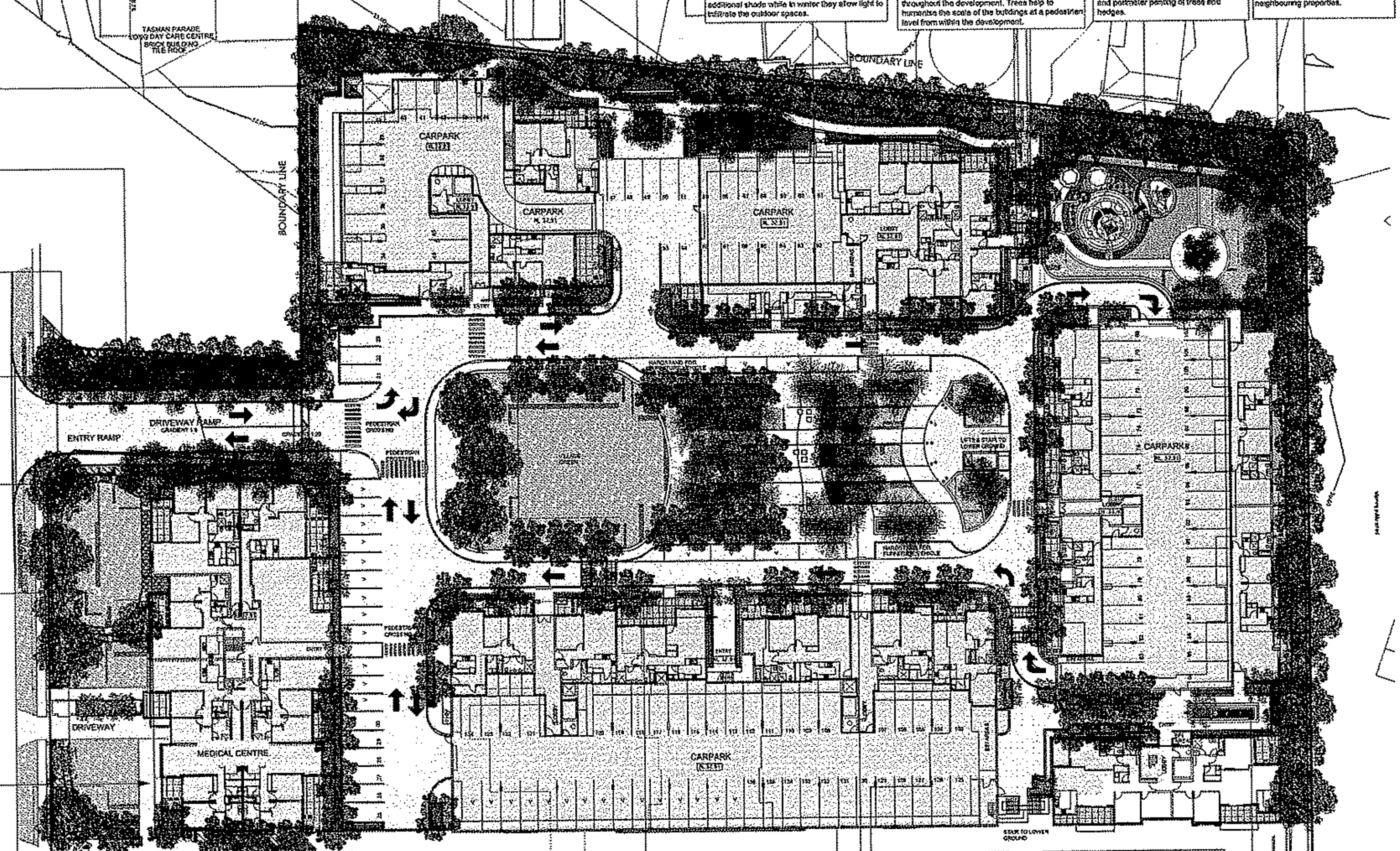
AVENUE TREE PLANTING
Avenue planting along the main driveway helps to define the pedestrian/vehicle shareway.

MASS PLANTING
Proposed mass planting of predominantly native plants including Lomandra longifolia, Doryanthes excelsa, Westringia fruticosa, Acmena 'Allyn Magic' and Dianella species are selected for their various forms, textures and colours, and low maintenance characteristics. Mass planting will help to suppress weed growth, maintain soil moisture and improve the infiltration properties of the soil.

ENTRY SIGNAGE
Entry signage is positioned at the main entrance of the site to frame the driveway. Proposed signage to be mounted on curved sections of wall and bordered by stone pillars to create a stately effect. Continuation of the walls along the front boundary help to define the boundary line and provide some privacy from the street. Low feature planting at the corner of the driveway visually highlights the signage.

OPEN SPACE
The circular turf area internalises the garden to provide a usable outdoor space. The surrounding wall and garden beds visually frame the turf and provide a buffer between the street and the proposed development.

MEDICAL CENTRE
A separate driveway, entry path and open space area helps to define the proposed medical centre as a separate entity from residential units.



HEDGING
The use of hedging plants in 600mm high raised garden beds visually softens areas of hardscape. The raised garden beds also help to define the extent of the shareway. The planting provides a green backdrop to internal courtyards helping to visually enclose the spaces and enhance privacy.

PAVING
Coloured paving helps to distinguish between communal outdoor spaces and private courtyards and acts as a visual indicator of these areas.

COMMUNITY AREA
The communal outdoor courtyard is centrally located within the development. It incorporates reflection ponds, raised turf areas, planter beds and tables and chairs. The reflection ponds provide a focal point in the courtyard that can also be enjoyed from adjoining buildings and balconies. The turf areas provides useable green space. The steps up to planters and turf areas double as informal seating. Two feature trees (Brachychiton rupestris) are planted either side of the lift area.

SHARED COURTYARDS
Shared courtyards provide additional open space for residents. Gardens with seating provide areas for residents and visitors to meet casually. The waterfeature provides a point of interest in the courtyards that can be viewed by units from above.

LEGEND

SOFTSCAPE

Acmena smithii (Small Leaved Lilly Pilly)
Syzygium luehmannii (Weeping Lilly Pilly)
Brachychiton rupestris (Old Bottle Tree)
Platanus hybrida (London Plane)
Bambusa textilis 'Gracilis' (Slender Weavers Bamboo)
Sapium sebiferum (Chinese Tallow Tree)
Ulmus parvifolia (Chinese Elm)
Lagerstroemia indica 'Indian Summer' (Crepe Myrtle)
Prunus Cultivars (Dwarf flowering prunus varieties)
Magnolia grandiflora 'Little Gem' (Little Gem Magnolia)
Corymbia maculata (Spotted Gum)
Eucalyptus tereticornis (Forest Red Gum)
Eucalyptus moluccana (Grey Box)
Waterhousia floribunda (Weeping Lilly Pilly)

Hedge planting:
Camellia sasanqua Cultivars (Camellias)
Murraya paniculata (Orange Jessamine)
Nandina 'Gulf Stream' (Dwarf Sacred Bamboo)
Syzygium Cultivars (Dwarf Lilly Pillies)
Westringia fruticosa (Coast Rosemary)

General Mass Planting:
Acmena 'Allyn Magic' (Dwarf Lilly Pilly)
Doryanthes excelsa (Gymea Lily)
Hymenocallis littoralis (Spider Lily)
Liriope 'Evergreen Giant' (Giant Liriope)
Lomandra confertifolia (Mat Rush)
Lomandra longifolia (Mat Rush)
Myoporum parvifolium (Creeping Boobialla)
Philodendron 'Xanadu' (Dwarf Philodendron)
Phormium Cultivars (NZ Flax)
Trachelospermum jasminoides (Star Jasmine)
Teucrium fruticans (Shrub Germander)

Turf Grass - Buffalo

Endemic understorey planting:
(Cumberland Plain species)
Acacia implexa (Hickory Wattle)
Aristida vagans (Speargrass)
Bursaria spinosa (Blackthorn)
Dianella longifolia (A lily tuft)
Dianella revoluta (A lily tuft)
Goodenia hederacea (Ivy Goodenia)
Lomandra filiformis (A mat rush)
Hardenbergia violacea (False sarsparilla)
Themeda australis (Kangaroo grass)

HARDSCAPE

Compacted Granite
Paving Type 1: Communal Open Space Paving
Paving Type 2: Pedestrian & Vehicle Shareway
Paving Type 3: Private Courtyard Paving
Sandstone boulders
Stabilised gravel area
1200H raised planter beds (Tree plantings)
600H raised planter beds (Hedge plantings)
Raised turf bed
Water feature elements
Outdoor furniture
Bench chair
Stone wall

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Iss.	Date	Appr	Revision Notes
A	30/06/08	DM	DRAFT DA
B	07/07/08	DM	DRAFT DA FOR REVIEW
C	09/07/08	DM	DRAFT DA FOR REVIEW
D	04/08/08	DM	DRAFT DA FOR REVIEW
E	06/08/08	DM	DRAFT - FOR COMMENT
F	02/10/09	DM	DRAFT - FOR COMMENT
G	28/10/09	DM	DA DOCUMENTATION
H	28/10/09	DM	DA DOCUMENTATION
I	03/12/09	DM	DA DOCUMENTATION
J	30/08/10	DM	DA DOCUMENTATION
K	09/09/10	DM	Amendments to Street Address

Client: Brenex

Project: Fairfield West Retail/Residential

Drawing Title: Landscape Concept Plan Ground & Podium Level

Project Manager: Brenex | Project ID: 0484
Drawn by: DM/FW | Scale: 1:300@A1
Reviewed by: DM
Date: 09/10/10
CAD File: 0484-LP01-I

Moir Landscape Architecture

0484-LP01 K

1 of 3