

O	19/03/11	Final set for DA to Council
N	19/03/11	Final set for DA issue to consultants
N	20/02/11	Internal review and amendments
M	16/02/11	Review of set, Amendments of drawings plan set, issued to consultant
L	11/02/11	Amendments of drawings set to Site Specific DCP Setbacks issued to all
K	28/11/10	Elevations and Section to new Levels, apartment numbers issued to BASIX
J	18/11/10	Levels amended - Plans Sections issued to consultants
I	11/11/10	Option to move North Tower, Childcare added to 1st level (option)
H	28/10/10	Commercial amended - Plans
G	28/10/10	preliminary DA set
F	26/10/10	amendments to typical residential, blades deleted to east, Firestairs on podium
E	01/10/10	notes on elevations, ISSUE - for consultant & client review
D	28/08/10	revise upper penthouse to v2
C	01/08/10	revise elevations, ISSUE - for consultant & client review
B	18/08/10	DRAFT ISSUE - for consultant review
A	23/07/10	DRAFT ISSUE - for consultant review
rev	date	revision details

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prepared for

THE CHASE CENTRE MANAGEMENT

project

ALTERATIONS AND ADDITIONS TO
49-61 SPENCER STREET
LOT 1 / DP 730010
49-61 SPENCER STREET
FAIRFIELD NSW 2165

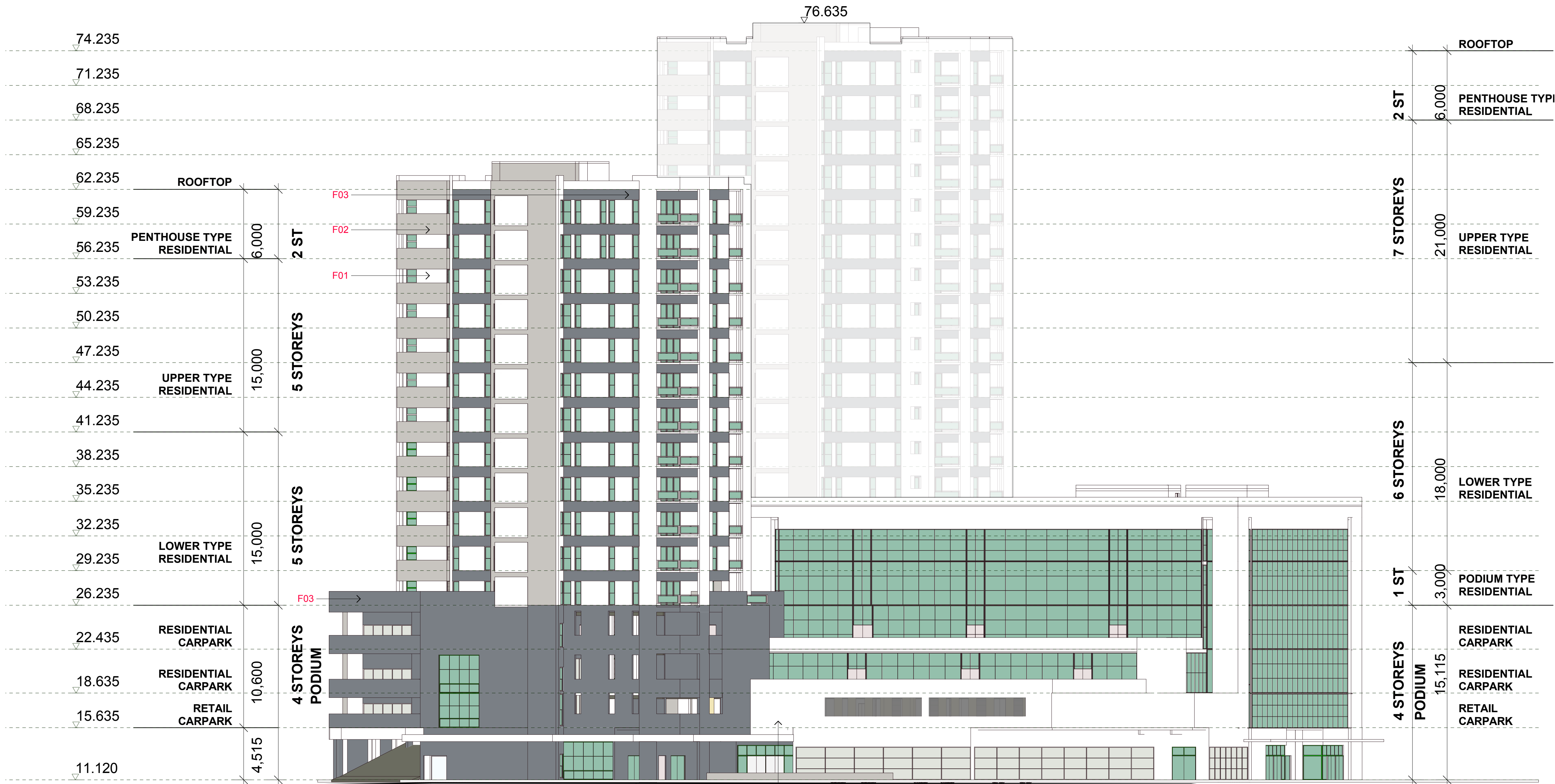
drawing title

NORTH ELEVATION - SPENCER STREET

project n°	drawing n°	revision	date
SD1044	DA 301	P	20/07/2011
director / ad	drawn	checked	scale
RD	CM		1:200, 1:2.72, 1:2 on A1

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Urbis Pty Ltd ABN 50 105 256 228
Reg Arch N° 7061 Land Arch N°: 089

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TYPE AND COMMENTS	COLOUR AND FINISH
F01 External Walls: Precast concrete panels or similar	Base Colour - "Wheatfield"
F02 External Walls: Precast concrete panels or similar	Feature Colour 1 - "Flotsam"
F03 External Walls: Precast concrete panels or similar	Feature Colour 2 - "Eighth Tuna"
M01 Awnings: Planes: Signage	Colorbond "Shale Grey"
M02 Metalwork	Colorbond "Windspray"

O	19/03/11	Final set for DA to Council
N	21/03/11	Final set for DA issue to consultants
N	22/02/11	Internal review and amendments
M	15/02/11	Review of set, Amendments of drawings plan set, issued to consultant
L	11/02/11	Amendments of drawings set to Site Specific DCP Setbacks issued to all
K	08/11/10	Elevations and Section to new Levels, apartment numbers issued to BASIX
J	16/11/10	Levels amended - Plans Sections issued to consultants
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G	26/10/10	preliminary DA set
F	26/10/10	amendments to typical residential, blades deleted to east, Firestairs on podium
E	01/10/10	notes on elevations, ISSUE - for consultant & client review
D	26/08/10	revise upper penthouse to v2
C	01/08/10	revise elevations, ISSUE - for consultant & client review
B	16/06/10	DRAFT ISSUE - for consultant review
A	23/07/10	DRAFT ISSUE - for consultant review
rev	date	revision details

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THE CHASE CENTRE MANAGEMENT

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ALTERATIONS AND ADDITIONS TO
49-61 SPENCER STREET
LOT 1 / DP 730010
49-61 SPENCER STREET
FAIRFIELD NSW 2165

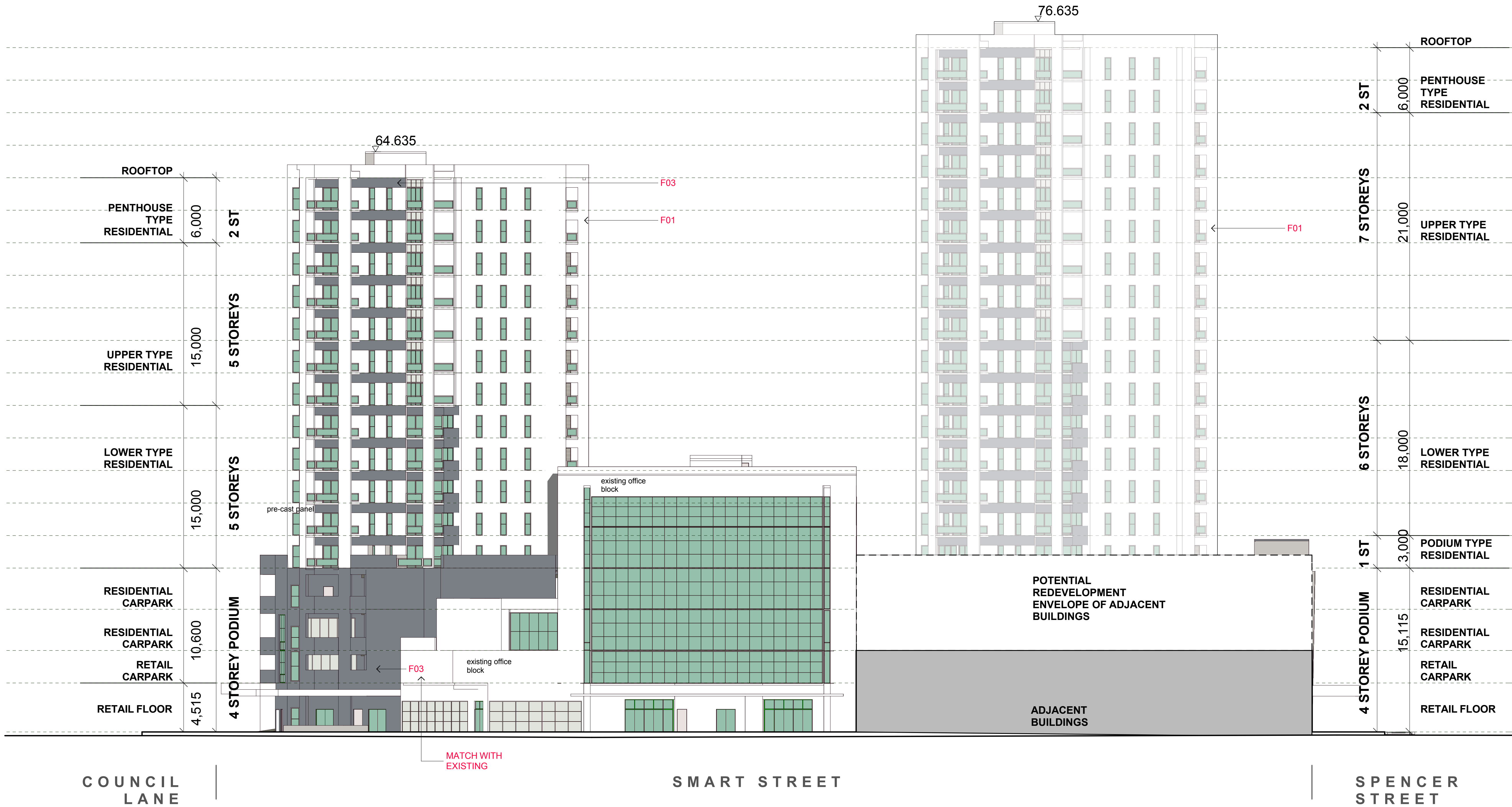
drawing title

SOUTH ELEVATION - COUNCIL LANE

project n°	drawing n°	revision	date
SD1044	DA 302	P	20/06/2011
director / ad	drawn	checked	scale
RD	CM		1:200, 1:2 on A1

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Reg Arch N° 7061 Land Arch N° 089





TYPE AND COMMENTS	COLOUR AND FINISH
F01 External Walls: Precast concrete panels or similar	Base Colour - "Wheatfield"
F02 External Walls: Precast concrete panels or similar	Feature Colour 1 - "Flotsam"
F03 External Walls: Precast concrete panels or similar	Feature Colour 2 - "Eighth Tuna"
M01 Awnings: Planes: Signage	Colorbond "Shale Grey"
M02 Metalwork	Colorbond "Windspray"

O	19/03/11	Final set for DA to Council	19/03/11
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M	16/02/11	Review of set, Amendments of drawings plan set, issued to consultants	
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G	26/10/10	preliminary DA set	
F	26/10/10	amendments to typical residential, blades deleted to east, Firestairs on podium	
E	01/10/10	notes on elevations, ISSUE - for consultant & client review	
D	26/09/10	revise upper penthouse to v2	
C	01/09/10	revise elevations, ISSUE - for consultant & client review	
B	16/08/10	DRAFT ISSUE - for consultant review	
A	23/07/10	DRAFT ISSUE - for consultant review	
rev	date	revision details	dw

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ALTERATIONS AND ADDITIONS TO
49-61 SPENCER STREET
LOT 1 / DP 730010
49-61 SPENCER STREET
FAIRFIELD NSW 2165

drawing title

EAST ELEVATION - SMART STREET

project n°	drawing n°	revision	date
SD1044	DA 303	P	20/07/2011
director / ad	drawn	checked	scale
RD	CM		1:200, 1:2 on A1

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Reg Arch N° 7061 Land Arch N°: 089





TYPE AND COMMENTS	COLOUR AND FINISH
F01 External Walls, Precast concrete panels or similar	Base Colour - "Wheatfield"
F02 External Walls, Precast concrete panels or similar	Feature Colour 1 - "Flotsam"
F03 External Walls, Precast concrete panels or similar	Feature Colour 2 - "Eighth Tuna"
M01 Awnings, Planes, Signage	Colorbond "Shale Grey"
M02 Metalwork	Colorbond "Windspray"

O	19/03/11	Final set for DA to Council	19/03/11
N	20/02/11	Final set for DA issue to consultants	20/02/11
M	20/02/11	Internal review and amendments	20/02/11
L	19/02/11	Review of set, Amendments of drawings plan set, issued to consultants	19/02/11
K	18/02/11	Amendments of drawings set to Site Specific DCP Setbacks issued to all	18/02/11
J	18/02/11	Elevations and Section to new Levels, apartment numbers issued to BASIX	18/02/11
I	18/02/11	Levels amended - Plans Sections issued to consultants	18/02/11
H	18/02/11	Option to move North Tower, Childcare added to 1st level (option)	18/02/11
G	18/02/11	Commercial amended - Plans	18/02/11
F	18/02/11	preliminary DA set	18/02/11
E	18/02/11	amendments to typical residential, blades deleted to east, Firestairs on podium	18/02/11
D	18/02/11	notes on elevations, ISSUE - for consultant & client review	18/02/11
C	18/02/11	revise upper penthouse to v2	18/02/11
B	18/02/11	revise elevations, ISSUE - for consultant & client review	18/02/11
A	18/02/11	DRAFT ISSUE - for consultant review	18/02/11
rev	date	revision details	dw

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project

ALTERATIONS AND ADDITIONS TO
49-61 SPENCER STREET
LOT 1 / DP 730010
49-61 SPENCER STREET
FAIRFIELD NSW 2165

drawing title

WEST ELEVATION COUNCIL LANE

project n°	drawing n°	revision	date
SD1044	DA 304	P	20/07/2011
director / ad	drawn	checked	scale
RD	CM		1:200, 1:2, 1:2.72 on A1

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Apartment Number
N102
(North Tower only)

Apartment Number
N101
(North Tower only)

Apartment Number
N103
(North Tower only)

Apartment Number
N104
(North Tower only)

- EXISTING COLUMN TO BE DEMOLISHED
EXISTING COLUMN TO BE RETAINED
NEW COLUMN
EXISTING WALL
NEW CONCRETE BLOCK WALL
BREAK-THROUGH WALL
PLANTER WALL FOR 600mm PLANTER
PLANTER WALL FOR 450mm PLANTER WITH SEAT DETAIL

- CONSTRUCTION ABBREVIATIONS
AFCL ABOVE FINISHED FLOOR LEVEL
ARCH ARCHITECT
C/S CONFIRM ON SITE
ENG ENGINEER
EQJ EQUAL ANGLE
EX EXISTING
EXCL EXCLUDED
DET DETAIL
F FIXED
FCL FINISHED CEILING LEVEL
FFL FINISHED FLOOR LEVEL
HYD HYDRAULIC

- GENERAL ABBREVIATIONS
AC AIR CONDITIONING
M MIRROR
AF APRON FLASHING
AL ALUMINUM
AP ACCESS PANEL
AS ADJUSTABLE SHELF
AR ARCHITRAVE
ASPH ASPHALT
B BAGGED MASONRY
BAL BALUSTRADE
BC BARKING CAPPING
BG BOX GUTTER
BH BULK HEAD
BN BASIN
BV BRICK VENEER
BWK BRICKWORK
C CONCRETE
CFC COMPRESSED FIBRE CEMENT
CFG CLEAR FLOAT GLASS
CD CLOTHES DRESSER
CH CHANNEL
CHS CIRCULAR HOLLOW SECTION
CJ CONSTRUCTION JOINT
CN CORNICE
COL COLUMN
CR CEMENT RENDER
CS COUNTERTOP
CT CERAMIC TILE
CP COPPER
CPT CARPET
CPD CUPBOARD
CW CAVITY WALL
D DOOR
DH DOUBLE HUNG
DP DOWN PIPE
DPC DAMP PROOF COURSE
DR DRAWER
DW DISHWASHER
EA EQUAL ANGLE
FL FLASHING
FB FACE BRICK
FBD FASCIA BOARD
FC FIBRE CEMENT SHEET
FG FRAMELESS GLASS
FHR FIRE HOSE REEL
FS FIXED SHELF
FW FLOOR WASTE
FV FLOOR VENT
G GLASS
GB GLASS BALUSTRADE
GALV GALVANISED
H HANDLE
HT HOSE TAP
HR HANDRAIL
HW HOT WATER
KCHW KILN DRIED HARD WOOD
L LIGHT
LDY LINEN CUPBOARD
LN LINOLEUM
LNO LAMINATE

- CONSTRUCTION ABBREVIATIONS
OH OVERHEAD
NGL NATURAL GROUND LEVEL
SEL SELECTED
SCHED SCHEDULE
SSL STRUCTURAL SLAB LEVEL
SPEC SPECIFICATION
TBA TO BE ADVISED
RL RELATIVE LEVEL
UIS UNDERSIDE

- REVISIONS
O 14/03/11 Final set for DA to Council
N 14/03/11 Final set for DA to Council
N 20/02/11 Internal review and amendments
M 10/02/11 Review of set, Amendments of drawings plan set, issued to consultants
L 14/02/11 Amendments of drawings set to Site Specific DCP setbacks issued to all
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J 14/11/10 Levels amended - Plans Sections issued to consultants
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E 01/10/10 notes on elevations, ISSUE - for consultant & client review
D 20/08/10 revise upper penthouse to v2
C 01/08/10 revise elevations, ISSUE - for consultant & client review
B 14/08/10 DRAFT ISSUE - for consultant review
A 20/07/10 DRAFT ISSUE - for consultant review
rev date revision details dw

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ALTERATIONS AND ADDITIONS TO

49-61 SPENCER STREET

LOT 1 / DP 730010

49-61 SPENCER STREET

FAIRFIELD NSW 2165

drawing title

PODIUM LEVEL RESIDENTIAL DETAIL

PLAN

project n°

SD1044

drawing n°

DA 401

revision

P

date

20/06/2011

director / ad

RD

drawn

CM

checked

scale

1:100, 1:1,

1:200 on A1

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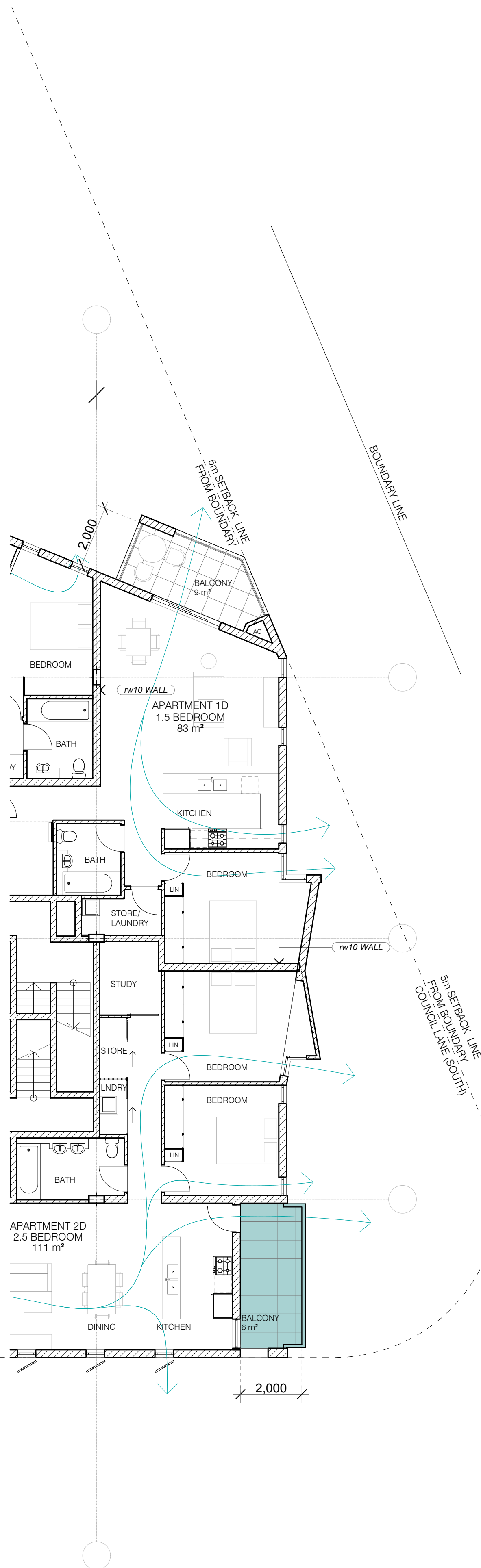
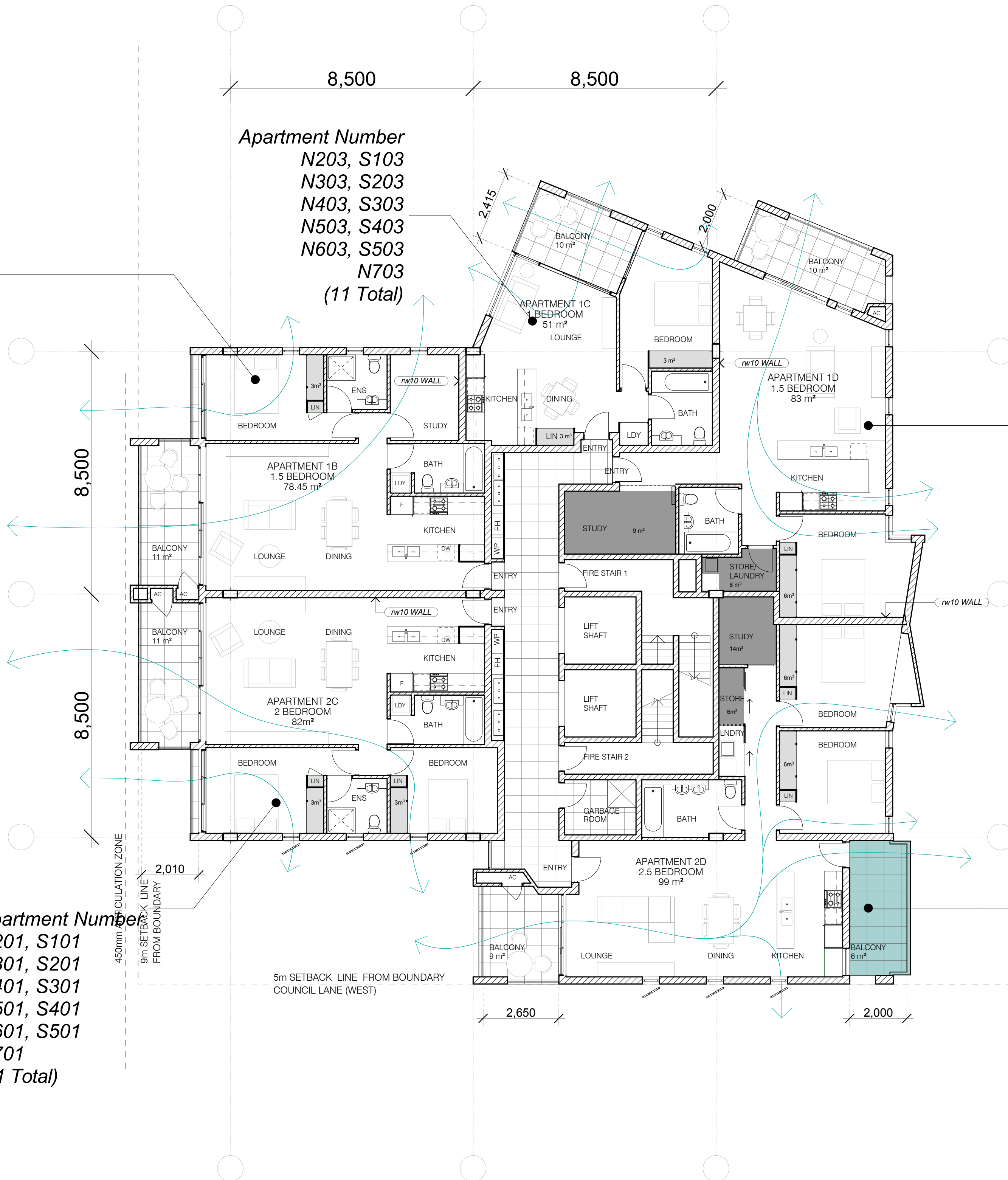
Apartment Number
N202, S102
N302, S202
N402, S302
N502, S402
N602, S502
N702
(11 Total)

Apartment Number
N203, S103
N303, S203
N403, S303
N503, S403
N603, S503
N703
(11 Total)

Apartment Number
N204, S104
N304, S204
N404, S304
N504, S404
N604, S504
N704
(11 Total)

Apartment Number
N205, S105
N305, S205
N405, S305
N505, S405
N605, S505
N705
(11 Total)

Apartment Number
N201, S101
N301, S201
N401, S301
N501, S401
N601, S501
N701
(11 Total)



CONSTRUCTION ABBREVIATIONS			
AFFL	ABOVE FINISHED FLOOR LEVEL	OH	OVERHEAD
ARCH	ARCHITECT	NGL	NATURAL GROUND LEVEL
COS	CONFIRM ON SITE	SEL	SELECTED
ENG	ENGINEER	SCHED	SCHEDULE
EQ	EQUAL	SSL	STRUCTURAL SLAB LEVEL
EX	EXISTING	SPEC	SPECIFICATION
EXCL	EXCLUDED	TBA	TO BE ADVISED
DET	DETAIL	RL	RELATIVE LEVEL
F	FIXED	UIS	UNDERSIDE
FCL	FINISHED CEILING LEVEL		
FFL	FINISHED FLOOR LEVEL		
HYD	HYDRAULIC		

GENERAL ABBREVIATIONS			
AC	AIR CONDITIONING	LVL	LAMINATED VENEER LUMBER
AD	ADJUSTABLE	M	MIRROR
AF	APPROXIMATE	MX	MIXER
AL	ALUMINUM	MD	METAL DECK
AP	ACCESS PANEL	MDF	MEDIUM DENSITY FIBREBOARD
AS	ADJUSTABLE SHELF	MS	MILD STEEL
AR	ARCHITRAVE	MW	MICROWAVE
ASPH	ASPHALT	NP	NICKLE PLATED
B	BAGGED MASONRY	OF	OVER FLASHING
BAL	BALUSTRADE	OFC	OFF FORM CONCRETE
BC	BARKING CAPPING	P	PAINT FINISH
BG	BOX GUTTER	PB	PLASTER BOARD
BH	BULK HEAD	PC	PARAPET CAPPING
BN	BASIN	PCF	PARALLEL FLANGE CHANNEL
BV	BRICK VENEER	PS	PRIVATE SCREEN
BWK	BRICKWORK	QO	QUAD GUTTER
C	CONCRETE	RG	REFRIGERATOR
CFC	COMPRESSED FIBRE CEMENT	RC	RIDGE CAPPING
CFG	CLEAR FLOAT GLASS	RHS	RECTANGULAR HOLLOW SECTION
CD	CLOTHES DRESSER	ROBE	WARDROBE
CH	CHANNEL	RWH	RAIN WATER HEAD
CHS	CIRCULAR HOLLOW SECTION	RWO	RAIN WATER OUTLET
CJ	CONSTRUCTION JOINT	RS	ROLLER SHUTTER
CL	CORNICE	S	SKIVER
COL	COLUMN	SC	STEEL COLUMN
CR	CEMENT RENDER	SHS	SQUARE HOLLOW SECTION
CS	COUNTERSINK	SHR	SHOWER
CT	CERAMIC TILE	SK	SKIRTING BOARD
CP	COPPER	SKY	SKYLIGHT
CPT	CARPET	SL	SHADOW LINE
CPD	CUPBOARD	SNK	SINK
CW	CAVITY WALL	SPR	SPREADER
D	DOOR	SPT	SPITTER
DH	DOUBLE HUNG	SR	SHOWER ROSE
DP	DOWN PIPE	SS	STAINLESS STEEL
DPC	DAMP PROOF COURSE	ST	STORE
DR	DRAWER	SW	STORM WATER
DW	DISHWASHER	T	TIMBER
EA	EQUAL ANGLE	TC	TERRA COTTA
FL	FLASHING	TD	TIMBER DECKING
FB	FACE BRICK	TP	TIMBER WALL PANNELLING
FBD	FASCIA BOARD	TR	TOWEL RAIL
FC	FIBRE CEMENT SHEET	TR20	TERRAZZO
FG	FRAMELESS GLASS	TRH	TOILET ROLL HOLDER
FHR	FIRE HOSE REEL	TV	TIMBER VENEER
FS	FIXED SHELF	U	URINAL
FW	FLOOR WASTE	UB	UNIJOL ANGLE
FV	FLOOR VENT	UC	UNIVERSAL BEAM
G	GLASS	UC	UNIVERSAL COLUMN
GB	GLASS BALUSTRADE	V	WINDOW
GLV	GALVANISED	WB	WEATHERBOARD
H	HANDLE	WC	WATER CLOSET
HT	HOSE TAP	W/D	WASHER & DRYER COMBINATION
HR	HANDRAIL	WIR	WALK IN ROBE
HW	HOT WATER	WML	WALK IN ROBE
KCHW	KILN DRIED HARD WOOD	WPM	WATER PROOF MEMBRANE
L	LIGHT	WPPB	WATER PROOF PLASTERBOARD
LDY	LAUNDRY	V	VINYL
LN	LINEN CUPBOARD	VT	VENT
LNO	LAMINATE		

0	14/03/11	Final set for DA to Council
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rev	date	revision details
dw		dw

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THE CHASE CENTRE MANAGEMENT

project

ALTERATIONS AND ADDITIONS TO
49-61 SPENCER STREET
LOT 1 / DP 730010
49-61 SPENCER STREET
FAIRFIELD NSW 2165

drawing title

TYPICAL LOWER RESIDENTIAL DETAIL
PLAN

project n°	drawing n°	revision	date
SD1044	DA 402	P	20/06/2011
director / ad	drawn	checked	scale
RD	CM		1:100, 1:1, 1:200 on A1

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Reg Arch N° 7061 Land Arch N° 089

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CONSTRUCTION ABBREVIATIONS			
AFFL	ABOVE FINISHED FLOOR LEVEL	OH	OVERHEAD
ARCH	ARCHITECT	NGL	NATURAL GROUND LEVEL
COS	CONFIRM ON SITE	SEL	SELECTED
ENG	ENGINEER	SCHED	SCHEDULE
EO	EQUAL	SSL	STRUCTURAL SLAB LEVEL
EX	EXISTING	SPEC	SPECIFICATION
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DET	DETAIL	RL	RELATIVE LEVEL
F	FIXED	UIS	UNDERSIDE
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FFL	FINISHED FLOOR LEVEL		
HYD	HYDRAULIC		

GENERAL ABBREVIATIONS			
AC	AIR CONDITIONING	LVL	LAMINATED VENEER LUMBER
AD	ADDITIONAL	M	MIRROR
AF	APPROX	MX	MIXER
AL	ALUMINUM	MD	METAL DECK
AP	ACCESS PANEL	MDF	MEDIUM DENSITY FIBREBOARD
AS	ADJUSTABLE SHELF	MS	MILD STEEL
AR	ARCHITRAVE	MW	MICROWAVE
ASPH	ASPHALT	NP	NICKLE PLATED
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BAL	BALUSTRADE	OFC	OFF FORM CONCRETE
BC	BARKING CAPPING	P	PAINT FINISH
BG	BOX GUTTER	PB	PLASTER BOARD
BH	BULK HEAD	PC	PARAPET CAPPING
BN	BASIN	PCF	PARALLEL FLANGE CHANNEL
BV	BRICK VENEER	PS	PRIVACY SCREEN
BWK	BRICKWORK	QG	QUAD GUTTER
C	CONCRETE	RI	REFRIGERATOR
CFC	COMPRESSED FIBRE CEMENT	RC	RIDGE CAPPING
OFG	CLEAR FLOAT GLASS	RHS	RECTANGULAR HOLLOW SECTION
CD	CLOTHES DRESSER	ROBE	WARDROBE
CH	CHANNEL	RWH	RAIN WATER HEAD
CHS	CIRCULAR HOLLOW SECTION	RWO	RAIN WATER OUTLET
CJ	CONSTRUCTION JOINT	RS	ROLLER SHUTTER
ON	CORNICE	S	SOAKER
COL	COLUMN	SC	STEEL COLUMN
OR	CEMENT RENDER	SHS	SQUARE HOLLOW SECTION
CS	COUNTERSINK	SHR	SHOWER
CT	CERAMIC TILE	SK	SKIRTING BOARD
CP	COPPER	SKY	SKYLIGHT
CPT	CARPET	SL	SHADOW LINE
CPD	CUPBOARD	SNK	SINK
CW	CAVITY WALL	SPI	SPREADER
D	DOOR	SPT	SPITTER
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DP	DOWN PIPE	SS	STAINLESS STEEL
DPC	DAMP PROOF COURSE	ST	STORE
DR	DRAWER	SW	STORM WATER
DW	DISHWASHER	T	TIMBER
EA	EQUAL ANGLE	TC	TERRA COTTA
FL	FLASHING	TD	TIMBER DECKING
FB	FACE BRICK	TP	TIMBER WALL PANNELLING
FBD	FASCIA BOARD	TR	TOWEL RAIL
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FS	FIXED SHELF	U	URINAL
FW	FLOOR WASTE	UA	UNISOL ANGLE
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HW	HOT WATER	WLM	WHITE LAMINATED GLASS
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L	LIGHT	WPPB	WATER PROOF PLASTERBOARD
LDY	LAUNDRY	V	VINYL
LN	LINEN CUPBOARD	VT	VENT
LNO	LI		
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rev	date	revision details
status		

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prepared for

THE CHASE CENTRE MANAGEMENT

project

ALTERATIONS AND ADDITIONS TO
49-61 SPENCER STREET
LOT 1 / DP 730010
49-61 SPENCER STREET
FAIRFIELD NSW 2165

drawing title

TYPICAL UPPER RESIDENTIAL DETAIL
PLAN

project n°	drawing n°	revision	date
SD1044	DA 403	P	20/06/2011
director / ad	drawn	checked	scale
RD	CM		1:100, 1:1 on A1

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Urbis Pty Ltd ABN 50 105 256 228
Reg Arch N° 7061 Land Arch N° 089

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Apartment Number
N802, S602
N902, S702
N1002, S802
N1102, S902
N1202, S1002
N1302,
N1402
(12 Total)

Apartment Number
N801, S601
N901, S701
N1001, S801
N1101, S901
N1201, S1001
N1301,
N1401
(12 Total)

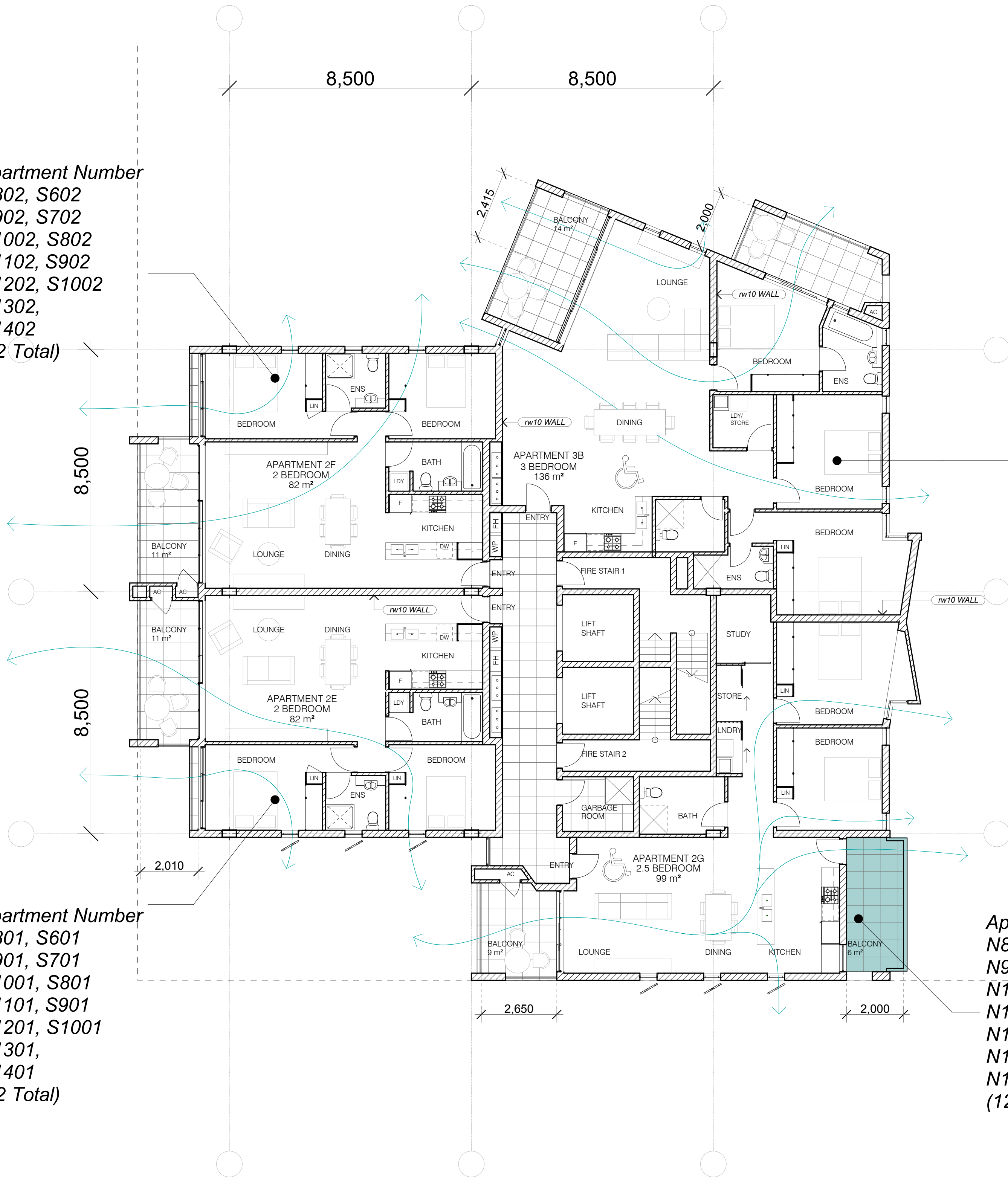
Apartment Number
N803, S603
N903, S703
N1003, S803
N1103, S903
N1203, S1003
N1303,
N1403
(12 Total)

Apartment Number
N804, S604
N904, S704
N1004, S804
N1104, S904
N1204, S1004
N1304,
N1404
(12 Total)

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AFEL	ABOVE FINISHED FLOOR LEVEL	OH	OVERHEAD
ARCH	ARCHITECT	NGL	NATURAL GROUND LEVEL
COS	CONFIRM ON SITE	SEL	SELECTED
ENG	ENGINEER	SCHED	SCHEDULE
EO	EQUAL	SSL	STRUCTURAL SLAB LEVEL
EX	EXISTING	SPEC	SPECIFICATION
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GENERAL ABBREVIATIONS			
AC	AIR CONDITIONING	LVL	LAMINATED VENEER LUMBER
AF	APPROX	M	MIRROR
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CJ	CONSTRUCTION JOINT	RWO	RAIN WATER OUTLET
ON	CORNICE	RS	ROLLER SHUTTER
COL	COLUMN	S	SOAKER
OR	CEMENT RENDER	SC	STEEL COLUMN
CS	COUNTERSINK	SHS	SQUARE HOLLOW SECTION
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THE CHASE CENTRE MANAGEMENT

project
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49-61 SPENCER STREET
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drawing title
TYPICAL POST ADAPTION RESIDENTIAL
DETAIL PLAN

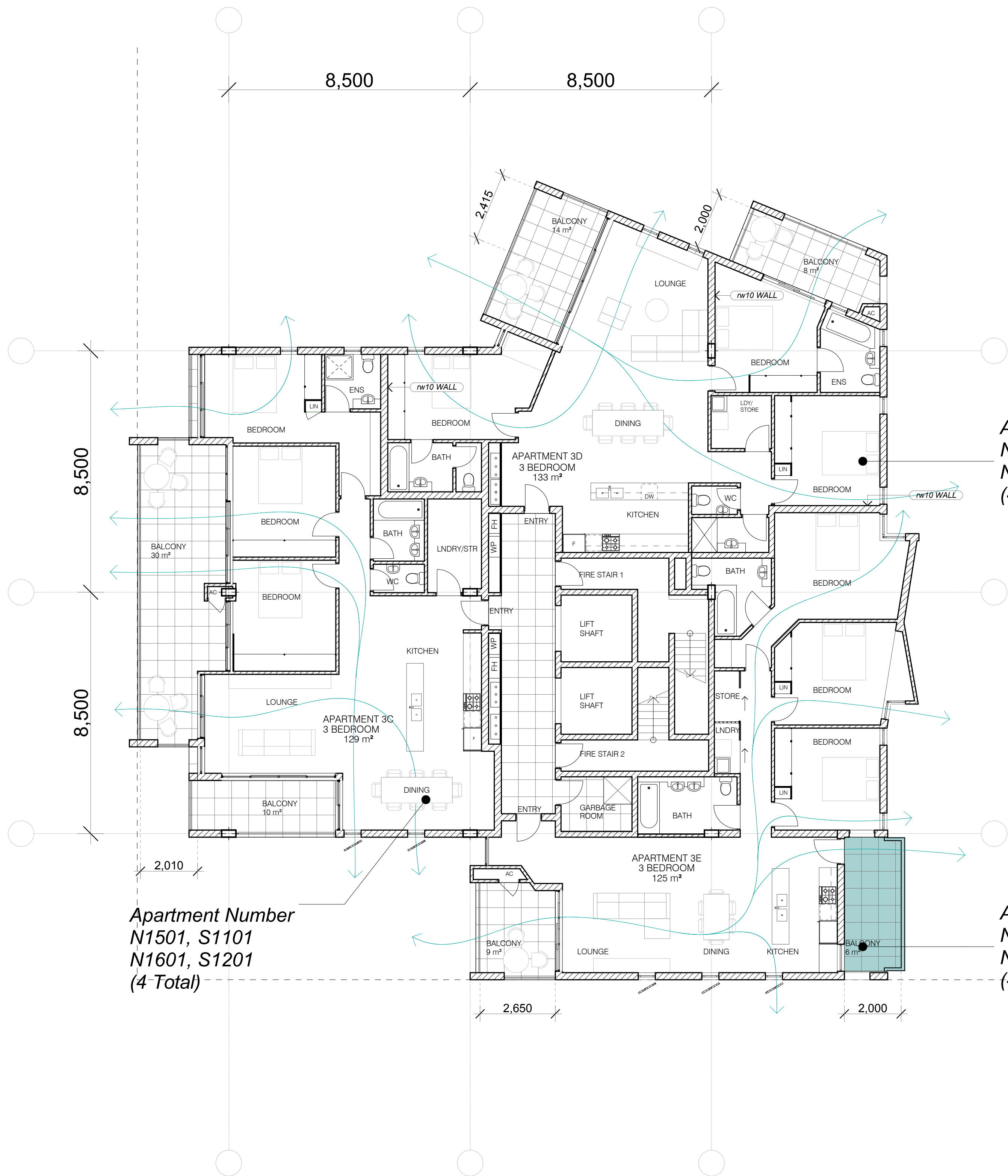
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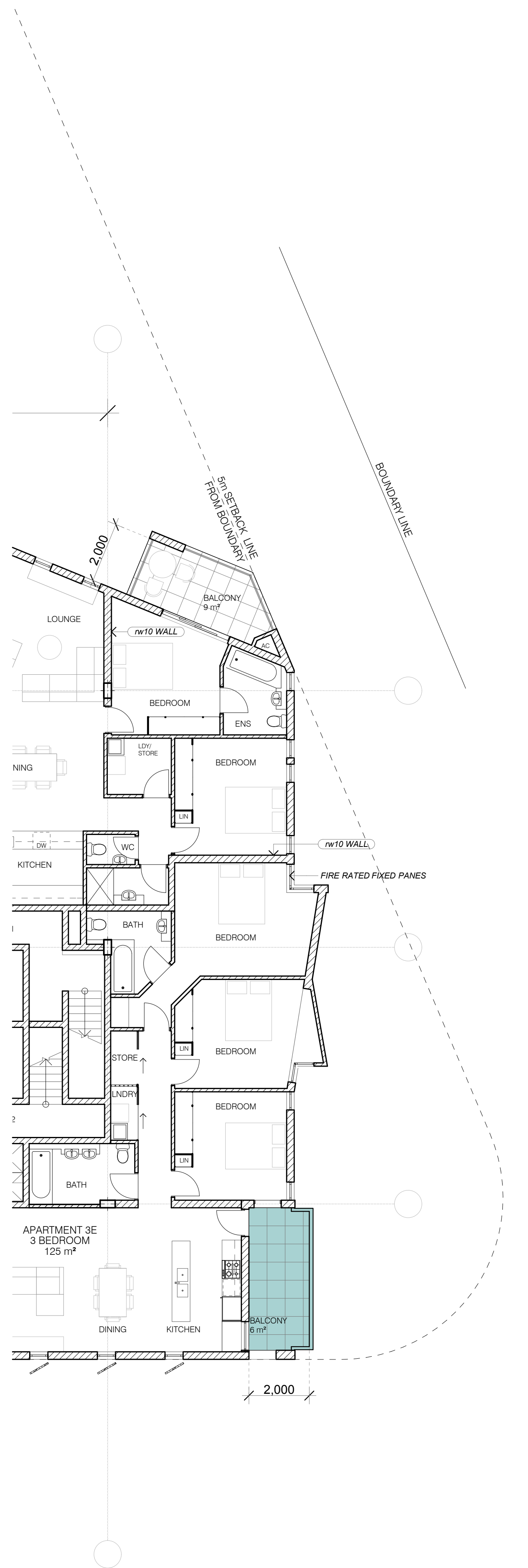
Urbis Pty Ltd ABN 50 105 256 228
Reg Arch N° 7061 Land Arch N° 089



Apartment Number
N1501, S1101
N1601, S1201
(4 Total)

Apartment Number
N1502, S1102
N1602, S1202
(4 Total)

Apartment Number
N1503, S1103
N1603, S1203
(4 Total)



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49-61 SPENCER STREET
FAIRFIELD NSW 2165

drawing title

TYPICAL PENTHOUSE RESIDENTIAL
DETAIL PLAN

project n°	drawing n°	revision	date
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Urbis Pty Ltd ABN 50 105 256 228
Reg Arch N° 7061 Land Arch N° 089

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Reference	Ref No/ Botanical Name	Common Name	Comment	Palette
Trees				
	T1 <i>Acmena smithii</i>	Lilly Pilly, Midjuburi	Podium edges Height: 10m Width: 6m	
	T2 <i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear	Podium edges Height: 11m Width: 6m	
Shrubs / Planter planting				
	S1 <i>Boronia floribunda</i>	Pale Pink Boronia	Around residential terraces	
	S2 <i>Boronia floribunda & Melaleuca thymifolia</i>	Pale Pink Boronia & Thyme Honey-myrtle	Lawn edges surrounding Primary courtyard areas	
	S3 <i>Thrypomene saxicola & Kennedia rubicunda</i>	Rock thryptomene (ground cover)& Dusky Coral Pea (hanging/spills over edge)	Podium edge planting, with spillover	
	S4 <i>Hebe 'Wiri Cloud'</i>	Wiri Hebe	Screening planting residential windows	
	S5 <i>Melaleuca thymifolia</i>	Thyme Honey-myrtle	Surrounding edges at existing office	
	S6 <i>Breynia oblongifolia</i>	Coffee bush	North residential tower surrounding primary courtyard area (south facing)	
	S7 <i>Correa alba</i>	White Correa	North and south residential tower surrounding private open space terraces (north facing)	
	S8 <i>Viburnum tinus</i>	Laurustinus	North residential tower surrounding private open space terraces (east facing)	
	S9 <i>Dodonaea viscosa</i>	Sticky hop bush	Screen planting at North and south residential tower bedroom windows (east and west)	
Ground Cover / Lawn				
	G1 <i>Pennisetum Clandestinum</i>	Kikuyu	Detension basin, lawn	
	G2 <i>Thryptomene saxicola</i>	Rock thryptomene	Southern residential unit south-west, fronting Council Lane	

Statement of Landscape Design Intent

1.1 OVERVIEW

This statement outlines the landscape design intent for Fairfield Chase and should be read in conjunction with the Landscape Concept Plan an architectural submission documentation prepared by Urbis and any related documents from the consultant team. This Design intent and accompanying Landscape Concepts are preliminary only and not for construction.

The design intent seeks to comply with all relevant council and statutory objectives and requirements for 'Fairfield City Council' including.

- Fairfield LEP
- Fairfield City Wide DCP 2006
- Fairfield Town Centre DCP 2006

1.2 LANDSCAPE CONCEPT DESIGN INTENT

The planting design has been developed to give a soft, green appearance to the common spaces. The plants have been selected to fulfil the following criteria;

- Suitability to climate
- Appearance
- Safety

Where possible, plants endemic to Fairfield have been selected with Australian plants used as a secondary option and exotic species where Australian plants are not suitable. The plants have been located depending on the microclimates created by the building and the angle of the sun.

Deciduous trees have been used in most locations to allow for sun penetration to the apartments and common areas during winter while providing shade for the residents during summer. In key locations Acmena smithii trees will provide year round greenery and shade.

The shrub species have been selected to provide the following;

- Soft edges
- Divisions/separation between areas
- Pleasant fragrance

Around some edges of the podium the shrubs will be allowed to 'spill over' the outside wall, softening the edge of the building. In shady courtyards and surrounding the BBQ area, aromatic plants will be mixed with others to give a pleasant scent, particularly during spring. All the plants selected have both attractive foliage and flowers and changes in colour and texture are used to give separation between spaces.

A communal garden has been allocated at the north-east portion of the podium, as well as future areas for common garden usepotential illustrated. These common garden areas will be maintained by the body corporate and residents and protected from vermin.

Where clear sight lines are required, species with a maximum height under 1m have been selected to improve visibility and increase the safety of residents.

AILA REGISTRATION NUMBER:

#001081

Landscape Precedents Palette

Communal Courtyards, Rooftop Gardens



Planter Walls



Low Planter



Communal Garden/Planting Area



Urban Art Statement

1.1 OVERVIEW

This statement outlines the Urban Art intent for Fairfield Chase and should be read in conjunction with the architectural documentation prepared by Urbis and any related documents from the consultant team. This Design intent and accompanying Precedent Images are preliminary indications only and not for construction.

The design intent seeks to comply with all relevant council and statutory objectives and requirements for 'Fairfield City Council' including.

- Fairfield LEP
- Fairfield City Wide DCP 2006
- Fairfield Town Centre DCP 2006

1.2 URBAN ART DESIGN INTENT

It is proposed that the Urban Art will incorporate functional and aesthetic public art installations in the public domain fronting the Spencer Street address (Art Wall) and the small plaza landscape fronting Council Lane South. Artwork will be selected from works prepared by local and Australian artists, students of art. Potentially, a design competition **may be run** to promote the Fairfield LGA in the wider area (subject for further investigation). As per the requirement of the FTCDGP, the Urban Art will be provided at the proponent's cost.

It is noted that the predominant public artwork located at the Spencer Street frontage (art wall) will be placed within a 450mm articulation zone beyond the boundary line and will partially return at Council Lane West, refer to North and South Elevations.

This proposal is a commitment only and not a part of the project to which this application formally applies). Details of this commitment are to be negotiated with Council at a later stage.



Illustrative proposal only showing Urban Art wall Fronting Spencer Street - Artwork by Imants Tillers, Utopia
Indicative proposal : Laser cut with penetrations, Alu. powder coated finish - subject to detail design

Urban Art Precedents Palette

53 Albert Street, Brisbane, Urban Art Projects



Artist: Jennifer Marchant Artwork: Landlines



Architect: Nettleton Tribe, Photographer: Scott Burrows



Other examples of Urban Art



Fisher Street Carpark Cabramatta

