272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

Development Application - Mixed Use Development

Unit Breakdown Table

Unit Number	Unit Type	Measured Area (m2)	POS Area (m2)	
Unit Schedule - Ground				
Commercial	Tenancy 1	388		
Commercial	Tenancy 2	196		
Commercial	Tenancy 3	163		
Commercial	Tenancy 4	467		
Commercial	Tenancy 5	412		
Commercial	Tenancy 6	163		
Commercial - Ground	Tenancy 7	170		
Unit Schedule - Level 1				
Commercial - Level 1	Tenancy 8	250		
Unit Schedule - Level 1				
Unit 01	2 Bed	103	74	
Unit 02	1 Bed	57	121	
Unit 03	2 Bed	88	103	
Unit 04	2 Bed	104	31	
Unit 05	2 Bed	85	21	
Unit 06	2 Bed	91	26	
Unit 07	2 Bed	116	29	
Unit 12	2 Bed	107	45	(Adaptable)
Unit 13	2 Bed	100	40	(Adaptable)
Unit 18	2 Bed	129	116	
Unit 19	2 Bed	89	42	
Unit 20	1 Bed	59	24	(Adaptable)
Unit 21	2 Bed	77	26	
Unit 22	2 Bed	84	141	
Unit 23	2 Bed	88	40	
Unit Schedule - Level 1 & Level 2				
Unit 08	2 Bed, 2 Storey	99	55	
Unit 09	2 Bed, 2 Storey	95	33	
Unit 10	2 Bed, 2 Storey	94	33	
Unit 11	2 Bed, 2 Storey	114	72	
Unit 14	2 Bed, 2 Storey	112	32	
Unit 15	2 Bed, 2 Storey	94	33	
Unit 16	2 Bed, 2 Storey	95	33	
Unit 17	2 Bed, 2 Storey	99	31	
Unit Schedule - Level 2				
Unit 24	3 Bed	103	30	
Unit 25	1 Bed	57	12	
Unit 26	2 Bed	88	18	
Unit 27	2 Bed	104	21	
Unit 28	2 Bed	85	21	
Unit 29	2 Bed	91	26	
Unit 30	3 Bed	116	25	
Unit 31	2 Bed	107	33	(Adaptable)
Unit 32	2 Bed	101	18	(Adaptable)
Unit 33	3 Bed	131	32	
Unit 34	2 Bed	89	42	
Unit 35	1 Bed	59	24	(Adaptable)
Unit 36	2 Bed	77	26	
Unit 37	2 Bed	84	12	
Unit 38	2 Bed	88	22	
Unit Schedule - Level 3				
Unit 39	2 Bed	105	37	
Unit 40	1 Bed	57	12	
Unit 41	2 Bed	90	117	
Unit 42	2 Bed	72	28	(Adaptable)
Unit 43	2 Bed	71	44	
Unit 44	2 Bed	89	98	
Unit 45	2 Bed	75	54	
Unit 46	2 Bed	72	52	
Unit 47	2 Bed	100	18	(Adaptable)
Unit 48	2 Bed	100	18	(Adaptable)
Unit 49	2 Bed	72	53	
Unit 50	2 Bed	75	56	
Unit 51	2 Bed	81	59	
Unit 52	2 Bed	84	60	
Unit 53	1 Bed	59	24	(Adaptable)
Unit 54	2 Bed	77	14	
Unit 55	2 Bed	84	12	
Unit 56	2 Bed	90	21	
Unit Schedule - Level 4				
Unit 57	3 Bed	105	37	
Unit 58	1 Bed	57	12	
Unit 59	2 Bed	99	11	
Unit 60	2 Bed	72	10	(Adaptable)
Unit 61	2 Bed	71	10	
Unit 62	2 Bed	89	11	
Unit 63	2 Bed	75	10	
Unit 64	2 Bed	72	11	
Unit 65	2 Bed	105	18	(Adaptable)
Unit 66	2 Bed	105	18	(Adaptable)
Unit 67	2 Bed	72	11	
Unit Schedule - Level 4 (Cont'd)				
Unit 68	2 Bed	75	10	
Unit 69	2 Bed	81	11	
Unit 70	2 Bed	84	33	
Unit 71	1 Bed	59	24	(Adaptable)
Unit 72	2 Bed	77	14	
Unit 73	2 Bed	84	12	
Unit 74	2 Bed	90	21	
Unit Schedule - Level 5				
Unit 75	3 Bed	105	37	
Unit 76	1 Bed	57	12	
Unit 77	2 Bed	99	11	
Unit 78	2 Bed	72	10	(Adaptable)
Unit 79	2 Bed	71	10	
Unit 80	2 Bed	89	11	
Unit 81	2 Bed	75	10	
Unit 82	2 Bed	72	11	
Unit 83	2 Bed	105	18	(Adaptable)
Unit 84	2 Bed	105	18	(Adaptable)
Unit 85	2 Bed	72	11	
Unit 86	2 Bed	75	10	
Unit 87	2 Bed	81	11	
Unit 88	2 Bed	84	33	
Unit 89	1 Bed	59	24	(Adaptable)
Unit 90	2 Bed	77	14	
Unit 91	2 Bed	84	12	
Unit 92	2 Bed	90	21	
Unit Schedule - Level 6				
Unit 93	3 Bed	105	37	
Unit 94	1 Bed	57	12	
Unit 95	2 Bed	99	11	
Unit 96	2 Bed	72	10	(Adaptable)
Unit 97	2 Bed	71	10	
Unit 98	2 Bed	89	11	
Unit 99	2 Bed	75	10	
Unit 100	2 Bed	72	11	
Unit 101	2 Bed	105	18	(Adaptable)
Unit 102	2 Bed	105	18	(Adaptable)
Unit 103	2 Bed	72	11	
Unit 104	2 Bed	75	10	
Unit 105	2 Bed	81	11	
Unit 106	2 Bed	84	33	
Unit 107	1 Bed	59	24	(Adaptable)
Unit 108	2 Bed	77	14	
Unit 109	2 Bed	84	12	
Unit 110	2 Bed	90	21	
Unit Schedule - Level 7				
Unit 111	3 Bed	100	27	
Unit 112	1 Bed	57	12	
Unit 113	2 Bed	99	11	
Unit 114	2 Bed	72	10	(Adaptable)
Unit 115	2 Bed	71	10	
Unit 116	2 Bed	89	11	
Unit 117	2 Bed	75	10	
Unit 118	2 Bed	72	11	
Unit 119	2 Bed	100	18	(Adaptable)
Unit 120	2 Bed	100	18	(Adaptable)
Unit 121	2 Bed	72	11	
Unit 122	2 Bed	75	10	
Unit 123	2 Bed	81	11	
Unit 124	2 Bed	84	33	
Unit 125	1 Bed	59	24	(Adaptable)
Unit 126	2 Bed	77	14	
Unit 127	2 Bed	84	12	
Unit 128	2 Bed	90	21	
Unit Schedule - Level 8				
Unit 129	3 Bed	100	27	
Unit 130	1 Bed	57	12	
Unit 131	2 Bed	99	11	
Unit 132	2 Bed	72	10	(Adaptable)
Unit 133	2 Bed	71	10	
Unit 134	2 Bed	89	11	
Unit 135	2 Bed	75	10	
Unit 136	2 Bed	72	11	
Unit 137	2 Bed	100	18	(Adaptable)
Unit 138	2 Bed	100	18	(Adaptable)
Unit 139	2 Bed	72	11	
Unit 140	2 Bed	75	10	
Unit 141	2 Bed	81	11	
Unit 142	2 Bed	84	33	
Unit 143	1 Bed	59	24	(Adaptable)
Unit 144	2 Bed	77	14	
Unit 145	2 Bed	84	12	
Unit 146	2 Bed	90	21	

Contents

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Aerial View (Proposed Site Shown Shaded)
nts

Calculations

Site Details

Lot & DP — Lot 8 Sec.1 DP 752; Lots 1A, 2A, 3A DP 315369; Lots 41 & 42 DP 1005784

Site Area 5480m²

Floor Space Ratio
FSR 4:1
Max Area 21,920m²

Proposed Area
Retail / Comm 2,513m²
Residential 12,604m²
Total 15,117m²

Total FSR 2.8:1

Leasable GFA
Retail / Commercial 2,229m²

Housing Breakdown
Level 1-2
2 x 1 Bedroom (2)
10 x 2 Bedroom (2)
8 x 2 Bedroom (2 Storey)
3 x 3 Bedroom (2)
Level 3-8
2 x 1 Bedroom (6)
15 x 2 Bedroom (6)
1 x 3 Bedroom (6)
146 Units Total

Residential Floor Area
Maximum FSR 2.3:1 = 12,604m²
Level 1 1,824m² x (1)
Level 2 1,824m² x (1)
Level 3-8 1,488m² x (6)
Roof 28m² x (1)
Total 12,604m² *(including party walls)*

Parking Breakdown
12.8 = 16 x 0.8 (1 Bedroom)
118 = 118 x 1 (2 Bedroom)
12 = 12 x 1 (3 Bedroom)
29.2 = 146 x 0.2 (Visitors)

44.6 = 2,229m² @ 50m² (Commercial)
(includes retail/business/office use)
* 20% Comm. Visitor
* 80% Comm. Staff **217 Spaces Req**

246 TOTAL Provided
* 146 Residential + 25 tandem
* 29 Residential Visitor / Carwash
* 36 Commercial Staff + 9 Visitor

+ 10 Motorcycle Spaces
+ 54 Bicycle Parking
+ 3 Loading Bays

Bicyle Parking
GF - Commercial Employees 7.5
GF - Commercial Visitor 0.9
FF - Commercial Employees 1.3
FF - Commercial Visitor 0.3
Visitor 14.6
Residential (146 units) 29.2
Total Required 53.8

Adaptable Units
20% 'Adaptable Housing Class A' (15 units)
'Adaptable Housing Class B' (15 units)

Communal Open Space
Rooftop Area 1,525m²

Landscape Area
Ground Floor 460m²
Communal Rooftop 520m²
Deep Soil 240m²

Basix Commitments

(I) COMMITMENTS FOR RESIDENTIAL FLAT BUILDING (Certificate Number [illegible])
(I) DWELLINGS
WATER
[illegible]

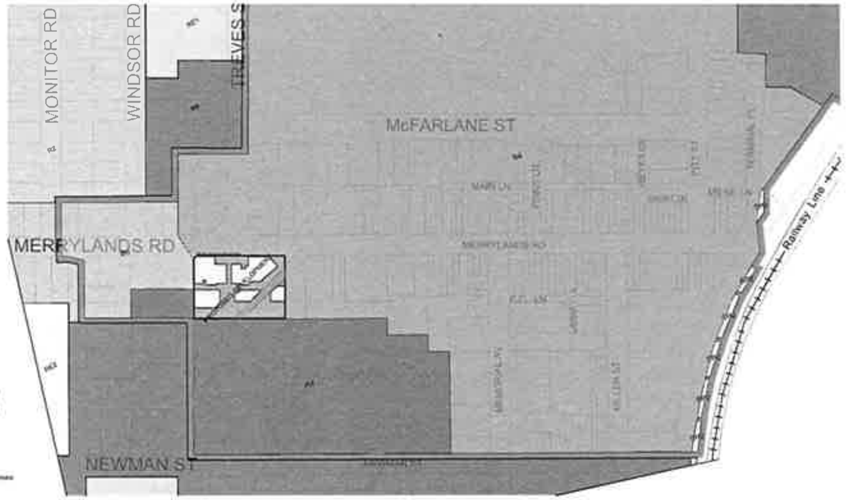
ENERGY
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure such room or area is fitted with a window and/or skylight.

THERMAL COMFORT
(g) Where there is an in-slab heating or cooling system, the applicant must:
• Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, or
• On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

(II) COMMON AREAS AND CENTRAL SYSTEM/FACILITIES
WATER
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central Systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.
(c) a swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.
ENERGY
(c) The applicant must install the systems and fixtures specified in the "Central Systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed in the table.

(4) COMMITMENTS FOR COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES FOR THE DEVELOPMENT (non building specific)
WATER
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central Systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.
(c) a swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.
ENERGY
(c) The applicant must install the systems and fixtures specified in the "Central Systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed in the table.

Site Context
scale 1:2500



Land Zoning Map
(R4) High Density Residential

Assessor Certificate

[illegible]

Energy Rating

Noise Control Recommendations

as per the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013)

- Windows and doors in the facade of residential units facing or with line of sight of Merrylands Road will need to be closed to meet internal noise levels. Therefore alternative ventilation methods which meet the ventilation requirements of the BCA and Australian Standard AS 1668.2 2002 will be required and design input should be sought from an appropriately qualified mechanical services consultant.
- Based on the predicted internal noise levels, residential units facing or with line of sight of Merrylands Road should have the following minimum Rw rating as indicated in Table 6-1 below.

Table 6-1 [illegible]

Location	Glazing Type	Minimum Glazing Rw Rating	Indicative Glazing System
Living Rooms	Sliding Door	[illegible]	[illegible]
Bedrooms	Sliding Door	[illegible]	10.38 mm laminated glass in acoustically sealed frame*
	Sliding Window	[illegible]	[illegible]

[illegible]

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orientation

BOAV & Basix notes
[illegible]
- All clothes dryers minimum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Calculations & Unit Beakdown

designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date 21/10/2013	scale 1:2500
job # 27795	dwg # 01-20

Note
All work to be carried out in accordance with BCA, SAA & Council conditions.

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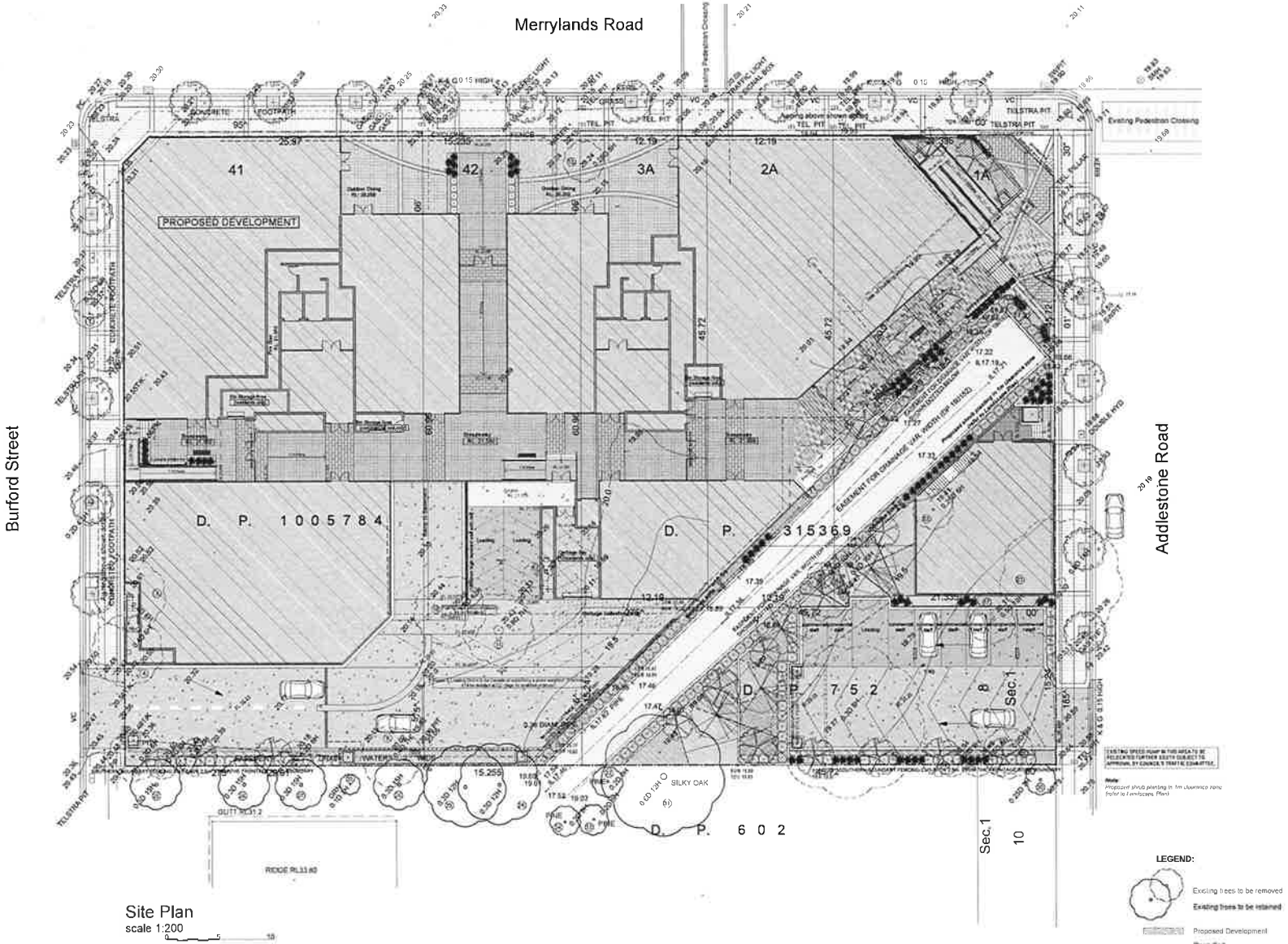
Energy Smart Design: AAA rated water conservation devices include rainwater tanks, shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands



Site Plan
scale 1:200

Energy Rating

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

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orientation

BCAV & Basix notes
Overshadow to read off plans in conjunction with BCAV & Basix Report
- Single clear glass to all other windows & doors
- Double tinted glass to U54 (Q: 10, 08, 11)
(Living West: 29-00 AFW only)
- Double tinted glass to U57 (Q: 67, 105, 123)
(Living East: 20-10 AFW only)
- Double tinted glass to U239 & 141
- Double clear glass to U240
- R1.0 to brick veneer walls, medium colour
- R1.5 + R0.9 to FC Sheeting to Level 8 walls, medium colour
- R1.0 to conc block walls to stairs and lift walls
- R1.0 to conc ceiling to common lobby & units below
- R2.0 to plasterboard ceiling of level 8 units
- R1.0 to conc & metal roofs medium colour
- Weather seals to all windows and doors
- All skylights/vents minimum 3-star rating
- Toilet flushing systems, kitchen & bathroom taps minimum 4 star rating
- Gas water heaters (3 star) but water system
- 1 phase airconditioning 6.1 star rating (cooling & heating)
- All clothes dryers maximum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Site Plan

designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date	scale
21/10/2013	1:200
job #	drg #
27795	04-20

Note
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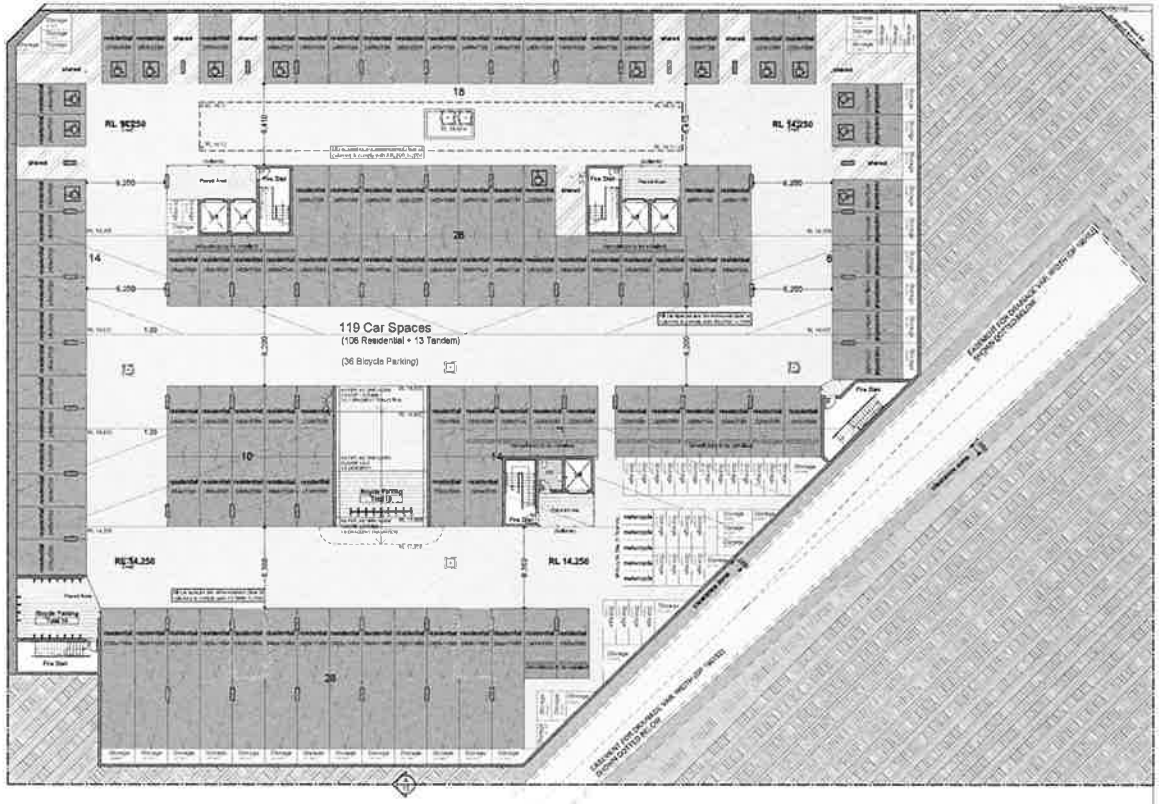
Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances. PC items & shower sizes shown on plan are inside hob dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. If marked ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or settling position of electrical meter to be determined on site in accordance to the latest position front garden top on meter.

Energy Smart Design. AAA rated water conservation devices include rainwater tanks, shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.

Merrylands Road

Burford Street

Addlestone Road



Lower Basement
scale 1:200
0 5 10

Energy Rating

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orientation

BCAV & Basix notes
Owner/builder to read all plans in conjunction with BCAV & Basix Report
- Single clear glass to all other windows & doors
- Double toned glass to U/61 62 80 98 116 (Living Week 29-50 AFW only)
- Double toned glass to U/51 66 97 105 123 (Living Fast 29-50 AFW only)
- Double low-e toned glass to U/14 & 141
- Double clear glass to U/46
- R1.0 to brick veneer walls - medium colour
- RFL + R2.0 to FC Sheeting in Level 8 roofs medium colour
- R1.0 to conc block walls to stairs and lift walls
- R1.0 to conc & metal roofs - medium colour
- Weather seals to all windows and doors
- All showerheads minimum 3 star rating
- Toilet flushing systems, kitchen & bathroom tape minimum 4 star rating
- Gas instantaneous (3 star) hot water system
- 1 phase airconditioning & 1 star rating (cooling & heating)
- All clothes dryers minimum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 28 October 2013).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Lower Basement Plan

designed + drawn
M.Trinh

stage	status
DA	E
date	scale
21/10/2013	1:200
job #	dwg #
27795	05-20

Note
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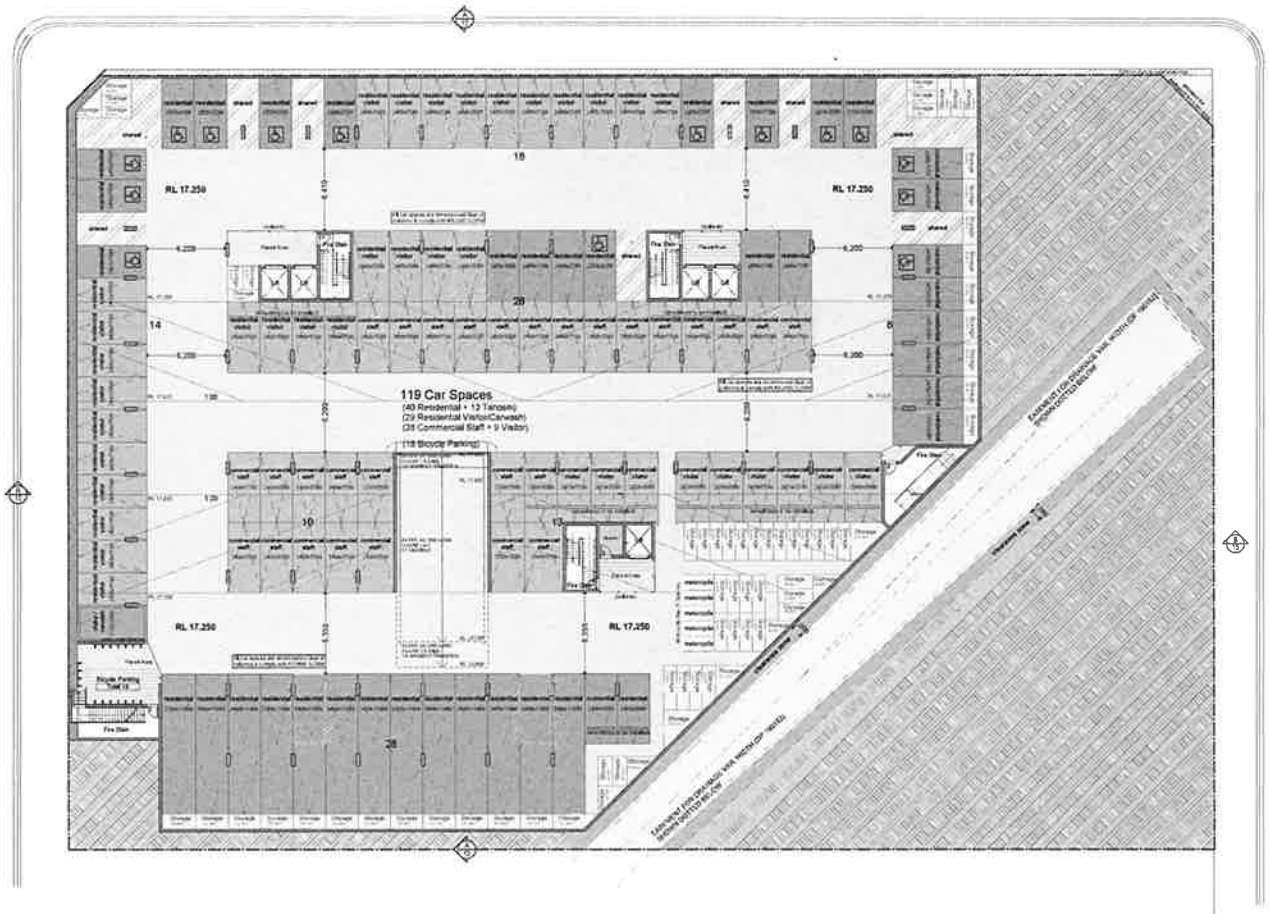
Energy Smart Design. AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

Merrylands Road

Burford Street

Addlestone Road



Upper Basement
scale 1:200

Energy Rating

single dwelling rating

multi-unit development

Assessor's Name: Assessor Signature:

Date:

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

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orientation

SDAV & Basix notes

Owner/Builder to read all plans in conjunction with SDAV & Basix Report

- Single glass glass to all other windows & doors
- Double tonne glass to U4A, U2, U3, U8, 110 (Living West, 29.50 AFW units)
- Double tonne glass to U51, U1, U7, 105, 123 (Living East, 29.50 NFW units)
- Double tonne tinted glass to U101 & 101
- Double clear glass to U102
- R1.0 to brick veneer walls, medium colour
- R1.5 + R2.0 to F/C Sheeting to Level 8 units, medium colour
- R1.0 to sand block walls to atrium and lift walls
- R1.3 to some of atrium air, lobby & stairs below
- R2.5 to plasterboard ceilings of Level 8 units
- R1.0 to tanks & metal roofs, medium colour
- Weather seals to all windows and doors
- All showerheads minimum 3 star rating
- Toilet flushing systems, kitchen & bathroom taps minimum 4 star rating
- Gas instantaneous (3 star) hot water system
- 3 phase airconditioning & 3 star rating (building & heating)
- All clothes dryers minimum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2012).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 5 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Upper Basement Plan

designed + drawn
M.Trinh

stage: DA	issue: E
date: 21/10/2013	scale: 1:200
job #: 27795	dwg #: 06-20

Note
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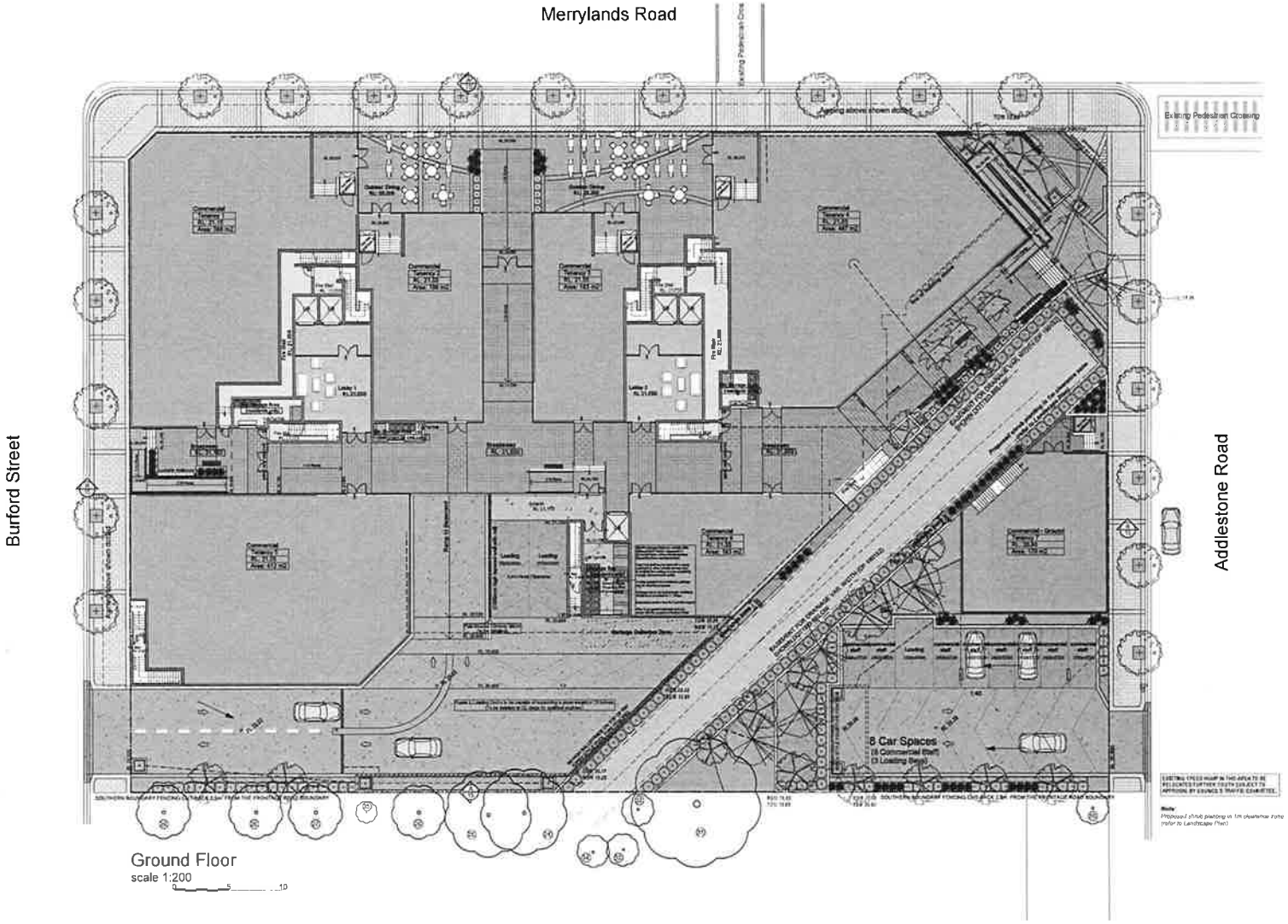
Energy Smart Design AAA rated water conservation devices includes rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems, with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible



Energy Rating

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orientation

BCAV & Basix notes
Owner/Builder to read all plans in conjunction with BCAV & Basix Report
- Single clear glass to all other windows & doors
- Double tinted glass to U/A4, 62, 80, 98, 116 (Living West 28/30 AFW units)
- Double tinted glass to U51, 69, 87, 105, 123 (Living East 20/20 AFW units)
- Double low e tinted glass to U134 & 141
- Double clear glass to U146
- R1.0 to brick veneer walls, medium colour
- WFL + R2.0 to FC Sheeting to Level 8 units, medium colour
- R1.0 to conc block walls to stairs and lift walls
- R1.5 to conc of open air lobby & slabs below
- R2.5 to plasterboard ceilings of Level 8 units
- R1.0 to conc & metal roofs, medium colour
- Weather seals to all windows and doors
- All showerheads minimum 3 star rating
- Toilet flushing systems, kitchen & bathroom taps minimum 4 star rating
- Gas instantaneous (3 star) hot water system
- 1 phase airconditioning & 1 star rating (cooling & heating)
- All clothes dryers minimum 1.2 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Ground Floor Plan

designed + drawn
M.Trinh

stage	issue
DA	E
date	scale
21/10/2013	1:200
job #	dwg #
27795	07-20

Note
All work to be carried out in accordance with BCA, SAA & Council conditions

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Energy Smart Design AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

Merrylands Road

Burford Street

Addlestone Road

Level 1
scale 1:200

Energy Rating

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north origin

BCAV & Basix notes
Overriding this to read all plans in conjunction with BCAV & Basix Report
- Single clear glass to all other windows & doors
- Double tinted glass to U=4 (U2 B2 S2 T3)
Living West (29-50 AFW units)
- Double tinted glass to U=3.1 (U1 B1 S1 T2)
Living East (29-50 AFW units)
- Double tinted glass to U=3.1 & T=1
- Double clear glass to U=5.6
- R1.0 to brick veneer walls, medium colour
- R1 & + R2.0 to FC Sheeting to Level 8 walls medium colour
- R1.0 to conc block walls to stairs and lift walls
- R1.5 to conc of open air lobby & stairs below
- R2.5 to plasterboard ceilings of level 8 units
- R1.0 to conc & metal roofs, medium colour
- Weather seals to all windows and doors
- All showerheads minimum 3 star rating
- Toilet flushing systems, kitchen & laundry taps minimum 4 star rating
- Gas instantaneous (3 star) hot water system
- 3 phase airconditioning & 3 star rating cooling & heating
- All clothes dryers minimum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 5 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Level 1

designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date	scale
21/10/2013	1:200
job #	dwg #
27795	08-20

Note:
All work to be carried out in accordance with BCA, SAA & Council conditions.

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Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances. PC items & shower sizes shown on plan are media hub dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions. All calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the latest positioning from garden tap on meter.

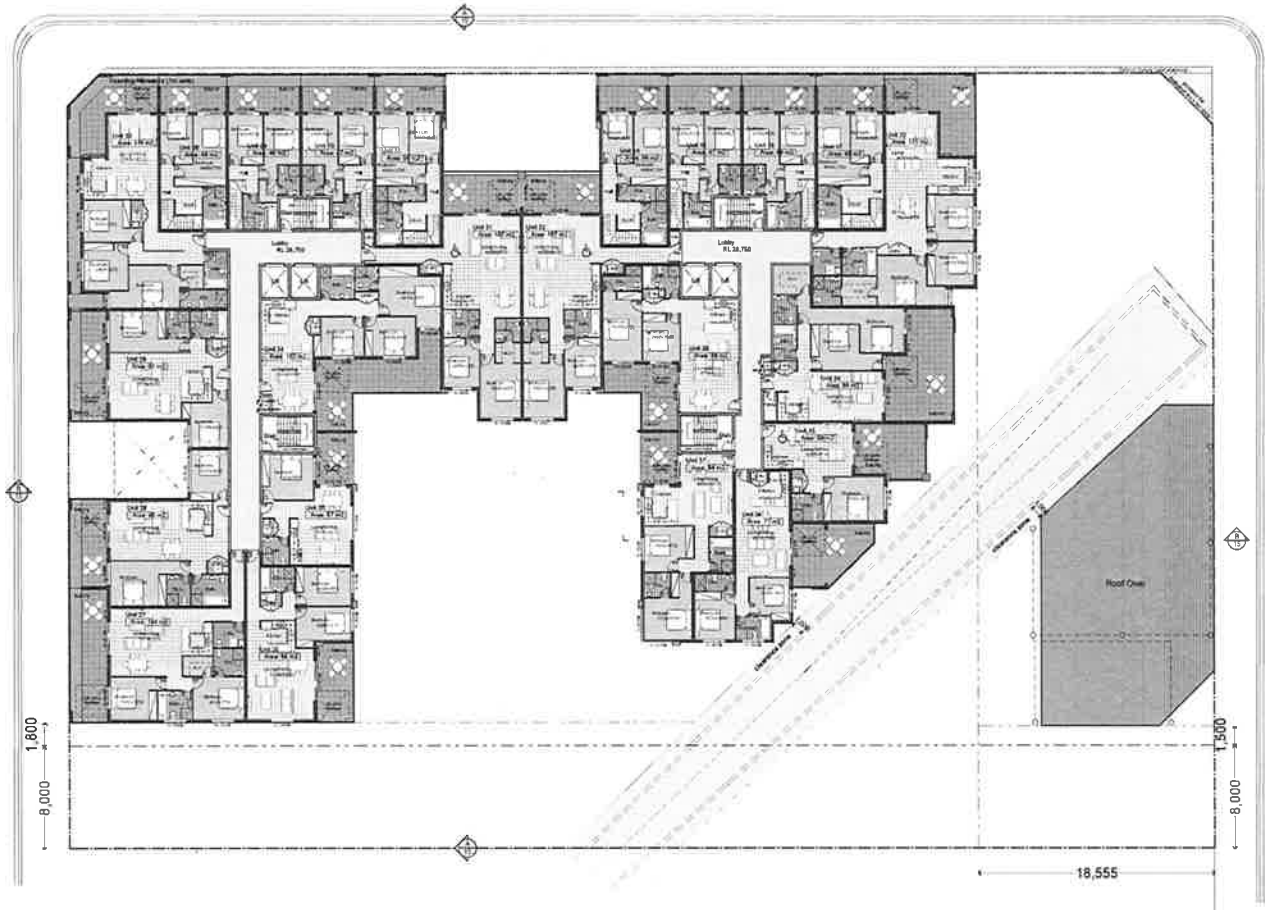
Energy Smart Design AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

Merrylands Road

Burford Street

Addlestone Road



Level 2
scale 1:200

Energy Rating

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orientation

N

BCA/ & Basix notes

Owner/Builder to read all plans in conjunction with Notes & Specs Report

- Single clear glass to all other windows & doors
- Double tinted glass to UNIT 42, 89, 98, 116 (Living Wing, 29-00 AFW only)
- Double clear glass to UNIT 58, 67, 105, 123 (Living D'ay, 29-00 AFW only)
- Double tinted glass to U134 & 141
- Double clear glass to U146
- R1.0 to brick veneer walls, medium colour
- R1.5 + R2.0 to R2 Sheeting to Level 8 roofs, medium colour
- R1.0 to conc block walls to courts and lift walls
- R1.0 to conc of open air lobby & stairs below
- R2.0 to plasterboard ceilings of Level 8 units
- R1.0 to conc & metal roofs, medium colour
- Weather seals to all windows and doors
- All showerheads minimum 3 star rating
- Toilet flushing systems, kitchen & bathroom taps minimum 4 star rating
- Gas water heaters (3.5Mj hot water system)
- 3 phase airconditioning & 3 star rating (cooling & heating)
- All clothes dryers minimum 1.5 star rating
- Gas cooktops & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2012).

project

Proposed consolidation of lots and demolition of existing **structures including the** removal **of all existing trees**, and the construction of a **nine** (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client

NR Complex Pty Ltd

council

Holroyd City Council

drawing title

Level 2

designed + drawn

S.Atalah / M.Trinh

stage	colour
DA	D
date	scale
21/10/2013	1:200
job #	drg #
27795	09-20

note

All work to be carried out in accordance with BCA, SAA & Council conditions.

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Do not scale off architectural drawings. These notes must be read in conjunction with colourb selection for additional details on appliances. PC items & shower sizes shown on plan are made fast dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electricall meter to be determined on site in accordance to the street position front garden tap on meter

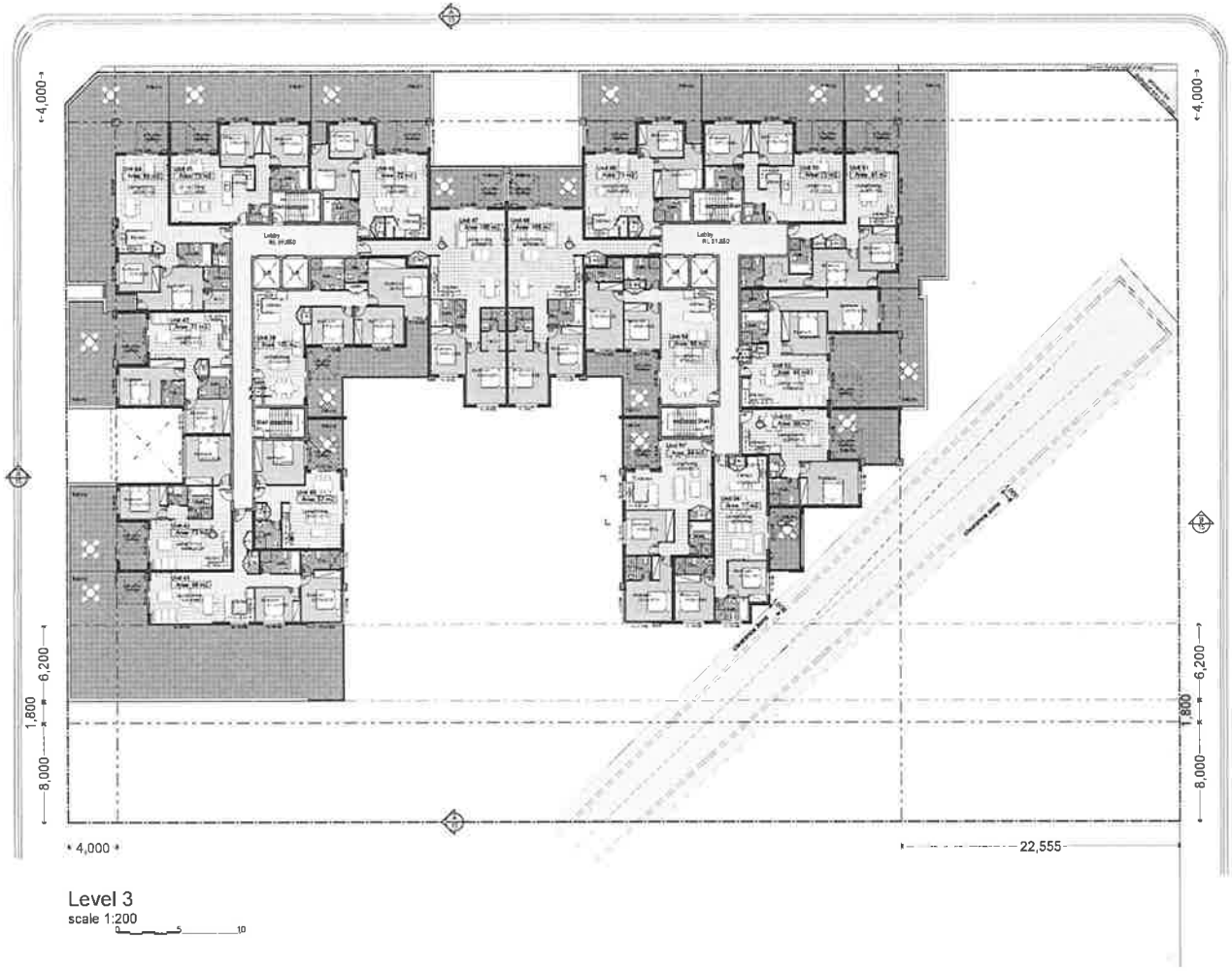
Energy Smart Design AAA rated water conservation devices include rainwater tanks shower heads, water tap flowregulators, dual flush toilets & volume & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

Merrylands Road

Burford Street

Addlestone Road



Level 3
scale 1:200

Energy Rating

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project/design

BCAV & Basix notes
Owner/builder to read all plans in conjunction with BCAV & Basix Report
- Single clear glass to all other windows & doors
- Double lower glass to U4A, 5D, 9D, 9E, 11E (Living West 29/50 AFW only)
- Double lower glass to U5D, 5E, 5F, 9DE, 9J (Living East 29/50 AFW only)
- Double lower tinted glass to U12A & 14A
- Double clear glass to U14C
- R1.0 to brick veneer walls, medium colour
- R1.3 + R2.0 to FC Sheeting to Level 5 north, medium colour
- R1.3 to cont. block walls to stairs and lift walls
- R1.3 to cons. of steel or timber & stairs below
- R2.5 to plasterboard ceilings of Level 6 units
- R1.0 to cons. & metal roofs, medium colour
- Weather seals to all windows and doors
- All showerheads minimum 3 star rating
- Gas instantaneous 25 litres hot water system
- 1 phase airconditioning & 3 star rating (cooling & heating)
- All clothes dryers minimum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics dated 29 October 2013.

project
Proposed consolidation of **lots** and demolition of existing **structures including the removal of all existing trees**, and the construction of a nine **(9)** storey mixed use **development** containing 146 **residential units incorporating 5 commercial tenancies to** ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Level 3

designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date	scale
21/10/2013	1:200
job #	dwg #
27795	10-20

Note
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Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances. PC items & shower sizes shown on plan are inside hob dimensions (shower screens to be fitted on inside of hob). Balustrade may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or settling. Position of electrical meter to be determined on site in accordance to the latest position front garden tap on meter.

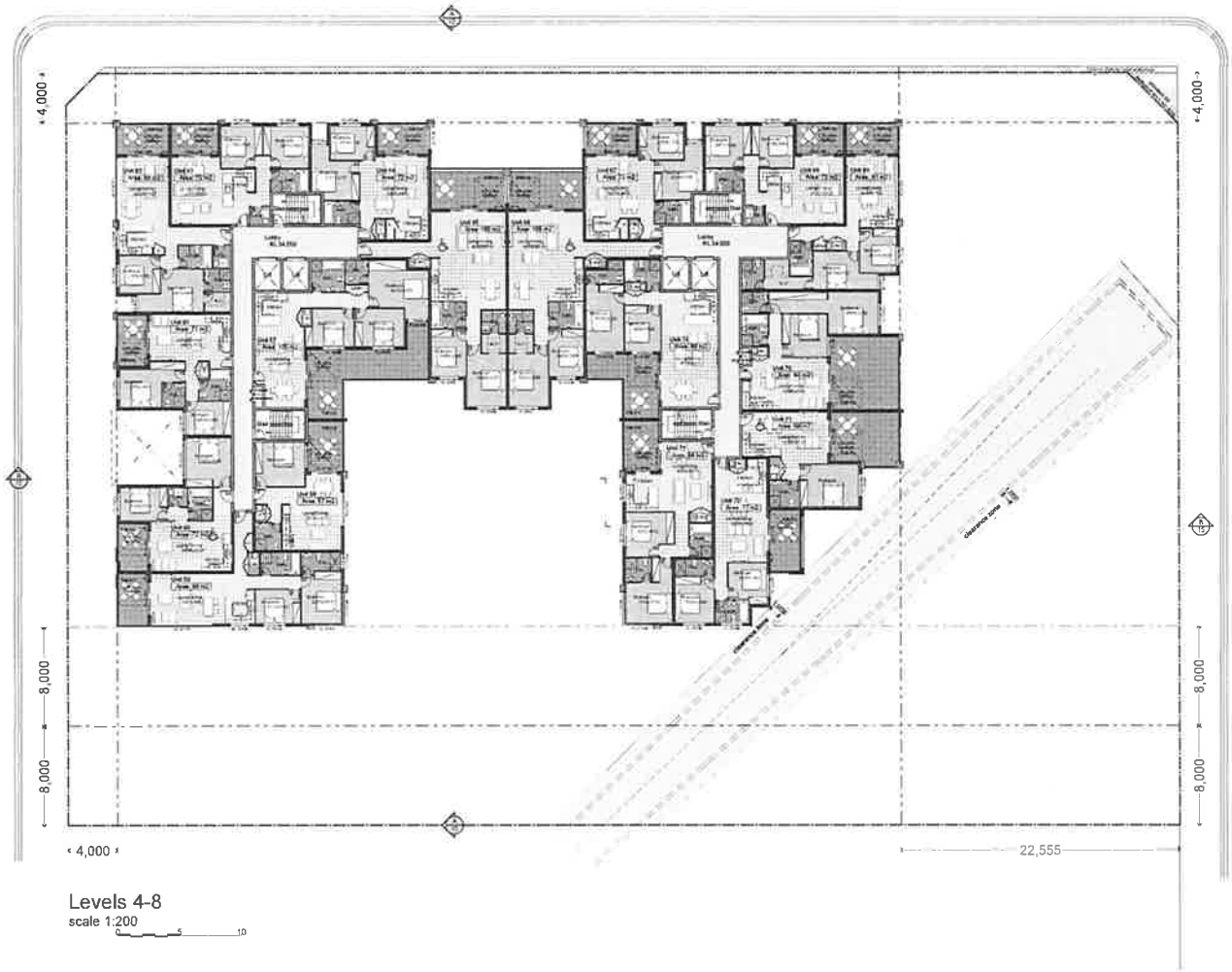
Energy Smart Design. AAA rated water conservation devices include rainwater tanks, shower heads, water tap flow regulators, dual flush toilets & calorie & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

Merrylands Road

Burford Street

Addlestone Road



Levels 4-8
scale 1:200

Energy Rating

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project/room

N

IDAV & Basix notes.
Demolition to read all plans in conjunction with SDAP & Site Plans.
- Single clear glass to all other windows & doors
- Double toned glass to U4A 12, 85, 98, 119, (Living West: 29/30 AFW units)
- Double toned glass to U51, 64, 87, 108, 123 (Living East: 29/30 AFW units)
- Double blue toned glass to U124 & 141
- Double clear glass to U146
- R1.0 to brick veneer walls: medium colour
- R1.5 + R2.5 to FC Sheeting to Level 8 walls: medium colour
- R1.0 to core block walls to stairs and lift walls
- R1.3 to soffit of open air foyers & stairs below
- R2.5 to plasterboard ceilings of Level 8 units
- R1.0 to roofs & metal roofs: medium colour
- Weather seals to all windows and doors
- All showerheads minimum 3 star rating
- Toilet flushing systems: kitchen & bathroom taps minimum 4 star rating
- Gas instantaneous 5 stars hot water system
- 1 phase airconditioning 6.1 star rating (cooling & heating)
- All kitchen dishwashers minimum 1.5 star rating
- Gas cooktops & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2012).

project
Proposed consolidation of lots and demolition of existing **structures including** the **removal of all existing** trees, **and the construction of a nine** (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Levels 4-8

designed - drawn
S.Atalah / M.Trinh

status: DA	issue: D
date: 21/10/2013	scale: 1:200
job #: 27795	dwg #: 11-20

Note
All work to be carried out in accordance with BCA, SAA & Council conditions.

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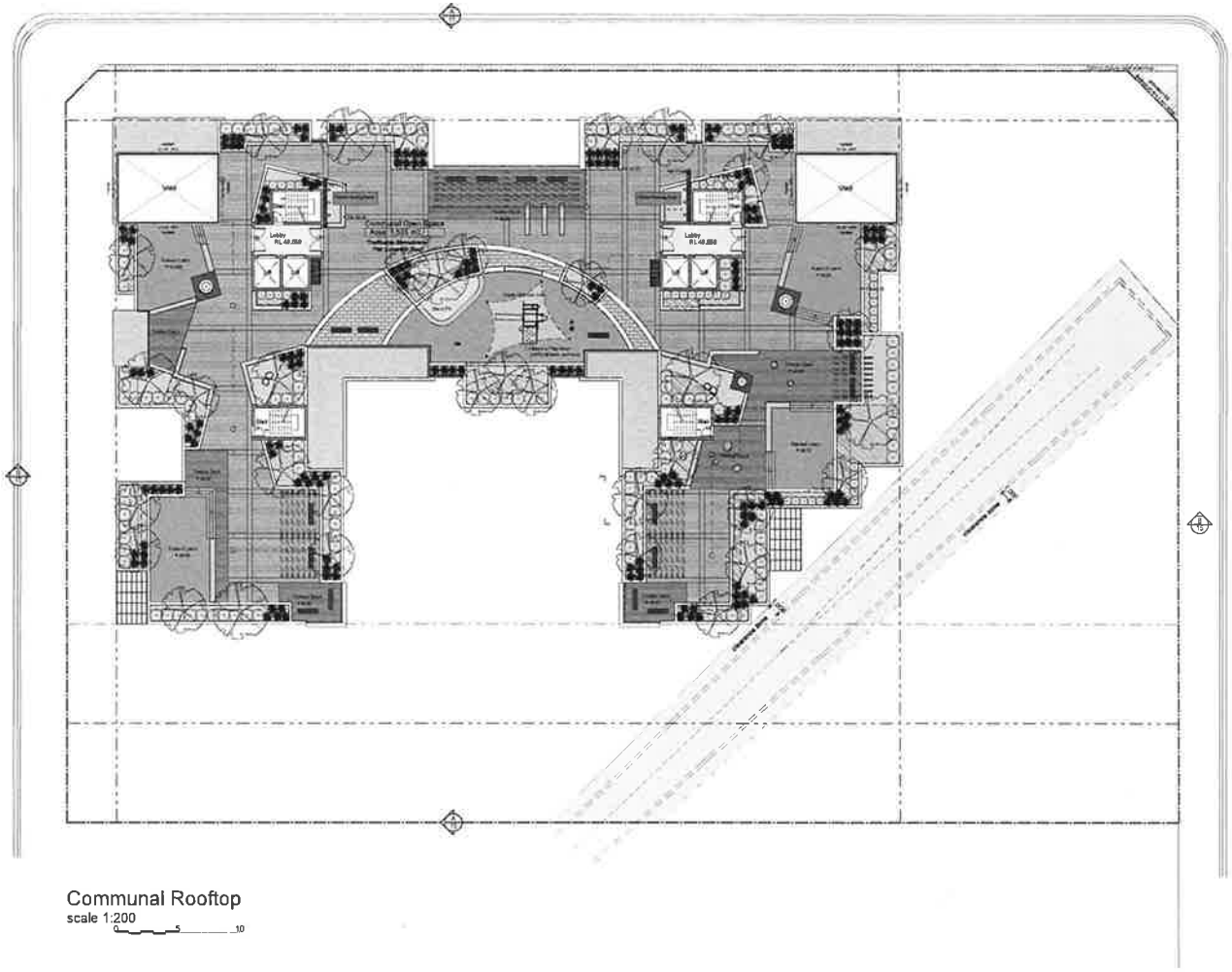
Do not scale off architectural drawings. These notes must be read in conjunction with subfloors selection for additional details on appliances. PC items & shower sizes shown on plan are waste hob dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or nulling position of electrical meter to be determined on site in accordance to the latest position front garden tap on meter.

Energy Smart Design. AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

Merrylands Road

Burford Street



Addlestone Road

Communal Rooftop
scale 1:200

Energy Rating

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orientation

N

SEPP & Basix notes.
Contractor to read all plans in conjunction with SEPP & Basix Report

- Single clear glass to all other windows & doors
- Double tuned glass to U/A1, 62, 80, 98, 116 (Living West) 29-32 N/W units
- Double tuned glass to U/51, 67, 87, 105, 123 (Living East) 29-32 N/W units
- Double Low tinted glass to U/134 & 141
- Double clear glass to U/145
- R1.0 to brick veneer walls, medium colour
- R1 + R2.5 to F.C. Sheeting to Level 8 walls, medium colour
- R1.0 to conc block walls to stairs and lift walls
- R1.5 to conc of open air, lobby & stairs below
- R2.5 to plasterboard ceilings of Level 8 units
- R1.0 to conc & metal roofs, medium colour
- Weather seals to all windows and doors
- All kitchen heads, minimum 5 star rating
- Toilet flushing systems, kitchen & bathroom taps, minimum 4 star rating
- Lots instantaneous (3 star) hot water system
- 1 shower aerator/rating & 1 star rating bubbler & heating
- All clothes dryers minimum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Communal Rooftop

designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date	scale
21/10/2013	1:200
job #	dwg #
27795	12-20

Note
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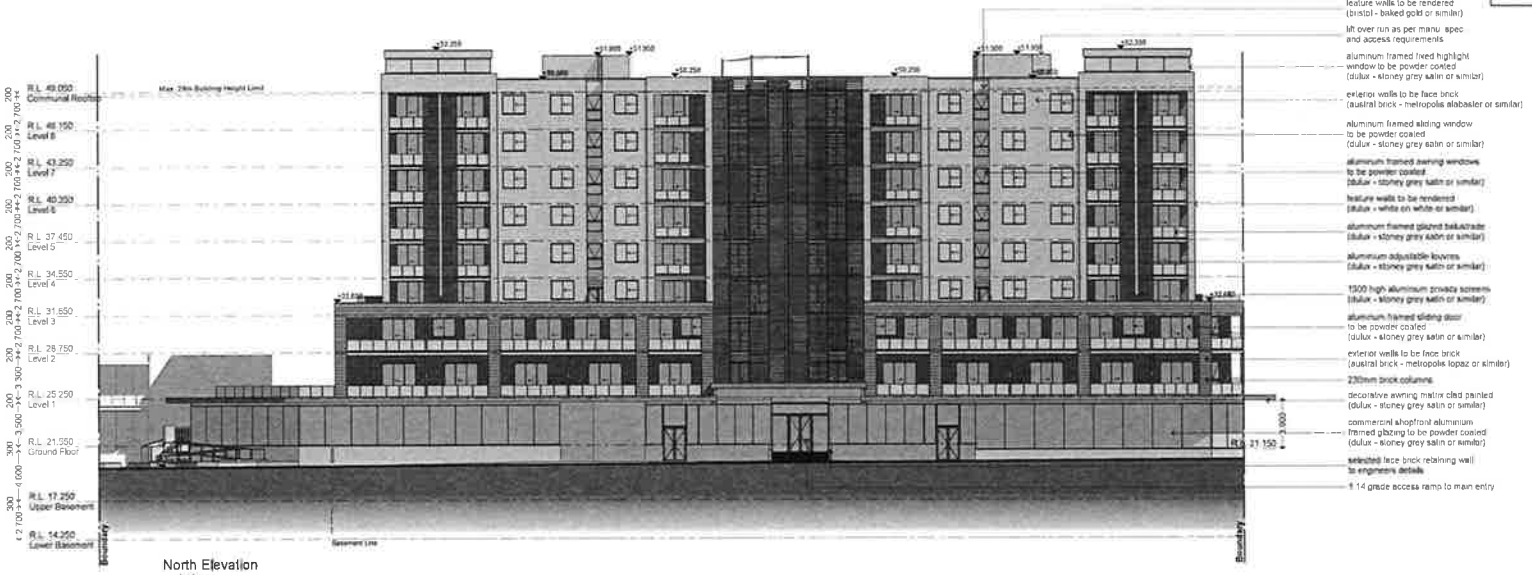
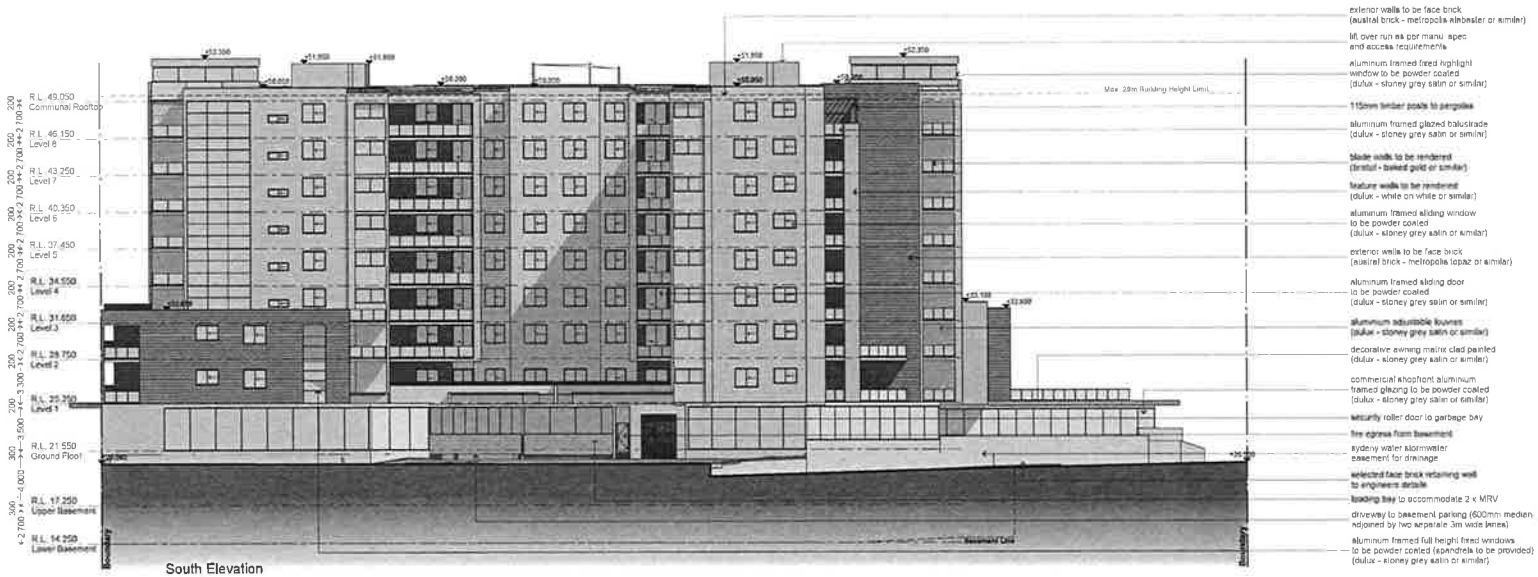
Energy Smart Design. AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cistern & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands



North Elevation
scale 1:200



South Elevation
scale 1:200

Energy Rating

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

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orientation

N

BCA/ & Basix notes:
Owner/builder to read all plans in conjunction with BCA/ & Basix Report
- Single clear glass to all other windows & doors
- Double toned glass to U44, 42, 80, 98, 119 (Living West: 28-52 AFW only)
- Double toned glass to U61, 69, 67, 125, 123 (Living East: 29-50 AFW only)
- Double low-e toned glass to U134 & 141
- Double clear glass to U140
- R1.0 to brick veneer walls, medium colour
- RFL + R2.0 to FC Sheeting to Level 8 voids medium colour
- R1.0 to conc block walls to stairs and lift walls
- R1.5 to conc of open air lobby & stairs below
- R2.5 to plasterboard ceilings of Level 6 voids
- R1.0 to conc & metal roofs, medium colour
- Weather seals to all windows and doors
- All showerheads minimum 3 star rating
- Toilet flushing systems, kitchen & bathroom taps minimum 4 star rating
- Gas instantaneous (3 star) hot water system
- 1 phase airconditioning & 1 star rating cooling & heating
- All kitchen dishwashers minimum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
North & South Elevations

designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date	scale
21/10/2013	1:200
job #	dwg #
27795	13-20

Note
All work to be carried out in accordance with BCA, SAA & Council conditions

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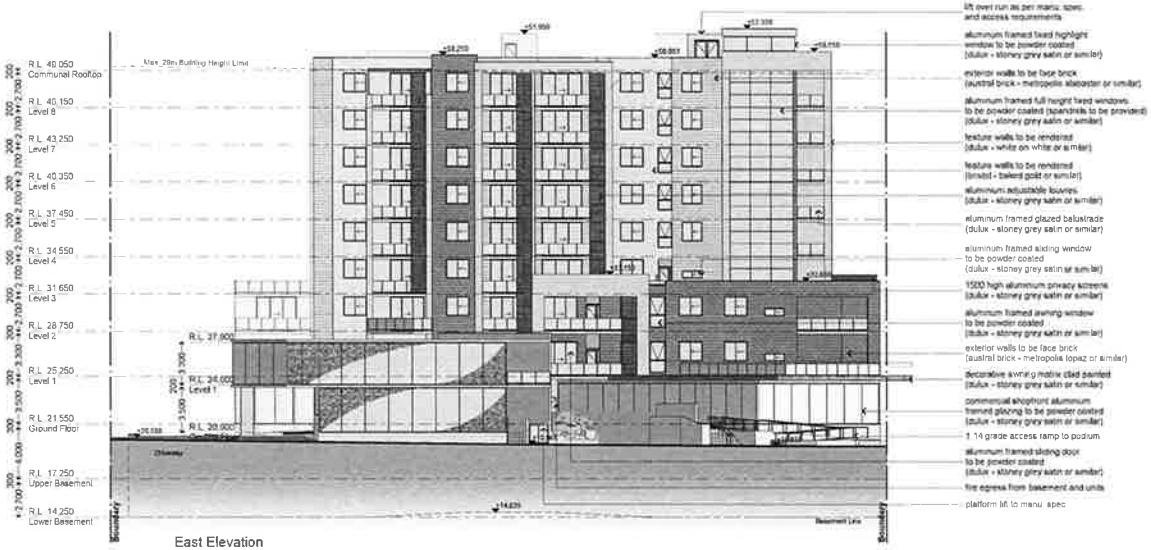
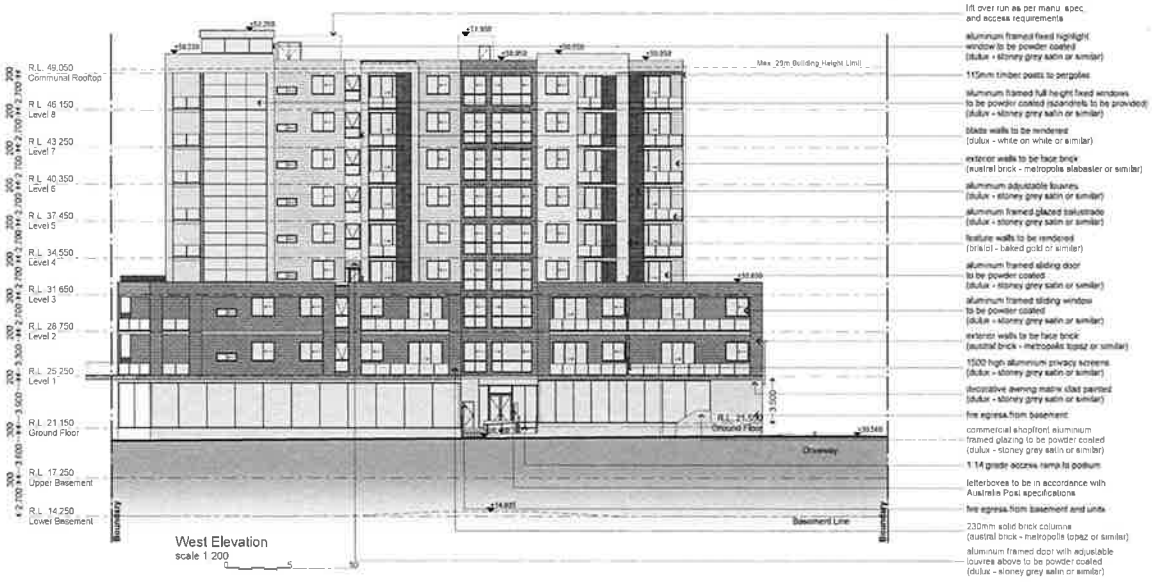
Do not scale off architectural drawings. These notes must be read in conjunction with details, selection for additional details on appliances, PC items & shower sizes shown on plan are made NB dimensions shower screens to be fixed on-line of nib bulkheads may be required to accommodate drainage lines & steel beams, position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or rolling position of electrical meter to be determined on site in accordance to the street position front garden tap on meter

Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house scale of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.



East Elevation
scale 1:200



West Elevation
scale 1:200

Energy Rating

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

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orientation

NOAW & Basix notes
Owner/builder to read all plans in conjunction with BASIX & Basix Report
- Single clear glass to all other windows & doors
- Double tinted glass to U44 G2 R2 U6 T57 (Living West 29.00 A/W units)
- Double tinted glass to U31 U8 G7 T65 123 (Living East 29.00 A/W units)
- Double tinted glass to U34 & 141
- Double clear glass to U142
- R3.0 to brick veneer walls, medium colour
- R1.5 + R2.0 to FC Sheeting to Level 6 walls, medium colour
- R1.0 to conc block walls to stairs and lift walls
- R1.0 to conc of open air, balcony & stairs below
- R2.0 to plasterboard ceilings of level 6 units
- R1.0 to conc & metal roofs, medium colour
- Window seals to all windows and doors
- All showerheads minimum 3 star rating
- Toilet flushing systems, kitchen & bathroom taps minimum 4 star rating
- Gas instantaneous (3 star) hot water system
- 1 phase airconditioning & 1 star rating (heating & cooling)
- All clothes dryers minimum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

project
Proposed consolidation of lots and demolition of existing **structures including the** removal **of all existing trees**; and the construction of a **nine (9)** storey mixed use **development** containing 146 **residential units incorporating 6 commercial tenancies to** ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
East & West Elevations

designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date	scale
21/10/2013	1:200
job #	drwg #
27795	14-20

Note
All work to be carried out in accordance with BCA, AAA & Council conditions.

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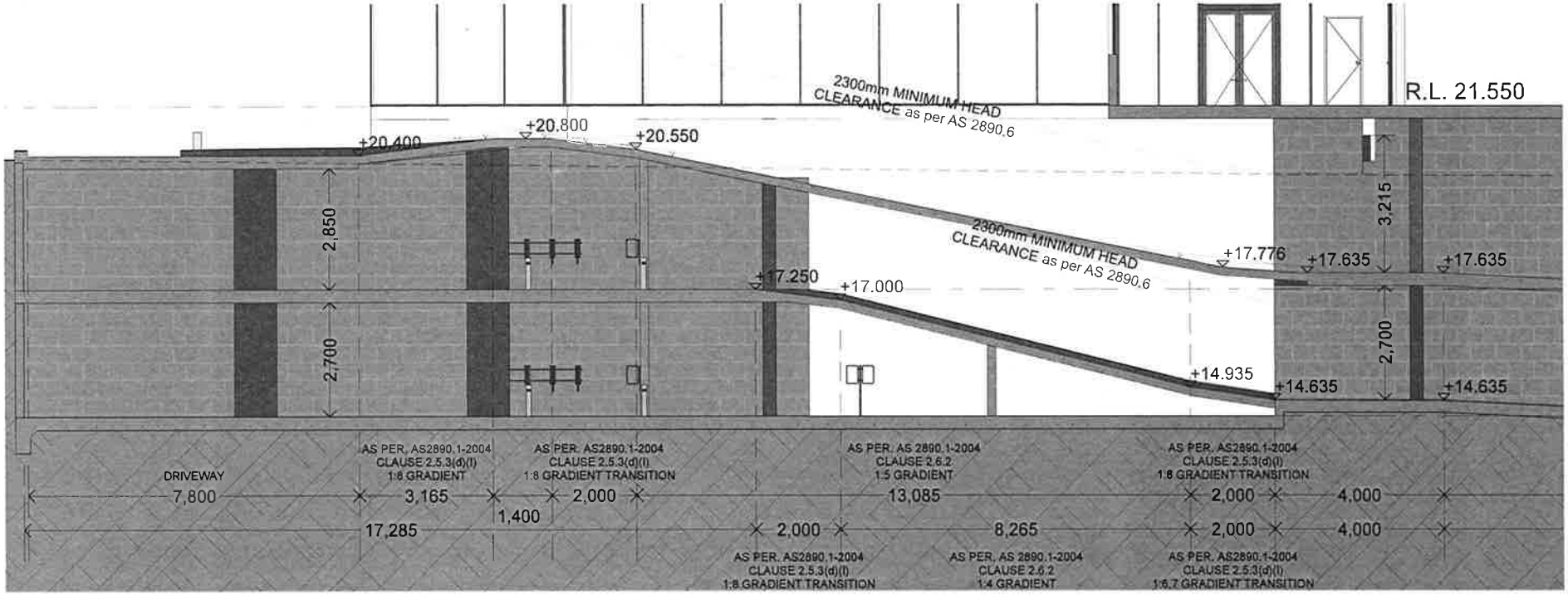
Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances. PC items & shower sizes shown on plan are made hob dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the latest position front garden tap on meter.

Energy Smart Design AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.



Section A-A (Driveway Profile)

scale 1:50 0 5 10

Section B-B (Longitudinal Section)
scale 1:200 0 5 10

Energy Rating

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

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PO Box 412, Merrylands NSW 2160
planner@idraft.com.au
www.idraft.com.au

orientation: N

BCAV & Basix notes
Owner/builder to read all plans in conjunction with BCAV & Basix Report
- Single clear glass to all other windows & doors
- Double tinted glass to U/16, 12, 80, 98, 116 (Living West: 28-50 A/W only)
- Double tinted glass to U/51, 68, 87, 105, 123 (Living East: 29-50 A/W only)
- Double blue tinted glass to U/34 & 141
- Double clear glass to U/46
- R1.0 to brick veneer walls, medium colour
- R0.5 + R2.0 to FC Sheeting to Level 8 walls, medium colour
- R1.0 to conc block walls to stairs and lift walls
- R1.5 to conc of open air foyer & stairs below
- R2.5 to plaster board ceilings of Level 8 units
- R1.0 to conc & metal roofs, medium colour
- Weather seals to all windows and doors
- All showerheads minimum 3 star rating
- Toilet flushing systems, kitchen & bathroom taps minimum 4 star rating
- Gas instantaneous (3 star) hot water system
- 1 phase airconditioning 6.1 star rating (cooling & heating)
- All clothes dryers minimum 1.5 star rating
- Gas cooktop & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Section A-A & B-B

designed + drawn
M.Trinh

stage	issue
DA	E
date	scale
21/10/2013	1:50, 1:200,
job #	dwg #
27795	15-20

Note
All work to be carried out in accordance with BCA, AAA & Council conditions.

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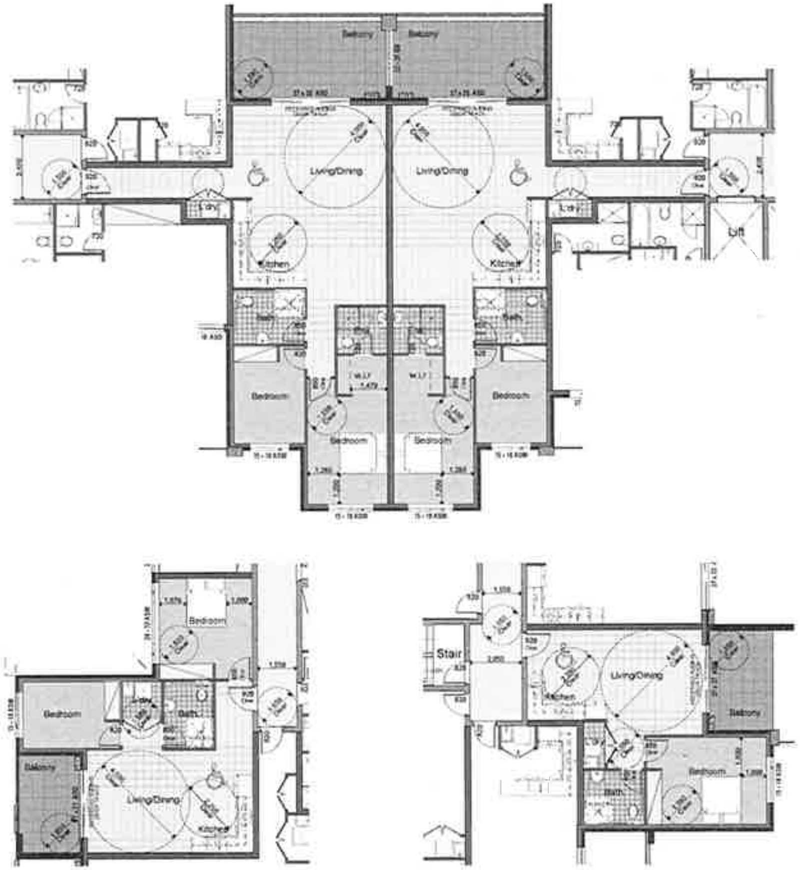
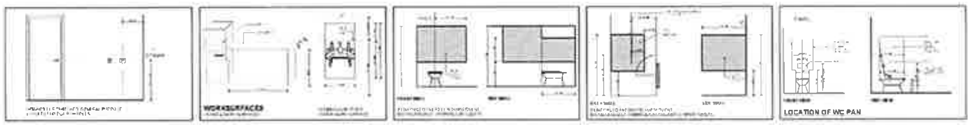
Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances, PC items & shower sizes shown on plan are inside tile dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the latest position front garden tap on meter.

Energy Smart Design: AAA rated water conservation devices include rainwater tanks, shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum plumb house score of 3 Stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with limit loading where possible.



Class A & B - Typical Adaptable Unit Plan (per floor)
(Units 12, 12, 20, 31, 32, 35, 42, 47, 48, 53, 60, 65, 66, 71, 78, 83, 84, 89, 95, 101, 102, 107, 114, 119, 120, 125, 132, 137, 138 & 143)
After Adaptation
scale 1:100



SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

CLASSIFICATION LEVELS
20% Required Total of 30 Units
ADAPTABLE HOUSE CLASS A - All essential and all desirable features incorporated
ADAPTABLE HOUSE CLASS B - All essential and 50% desirable features incorporated, including all those notated 'first priority'.

[illegible]

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www.idraft.com.au

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

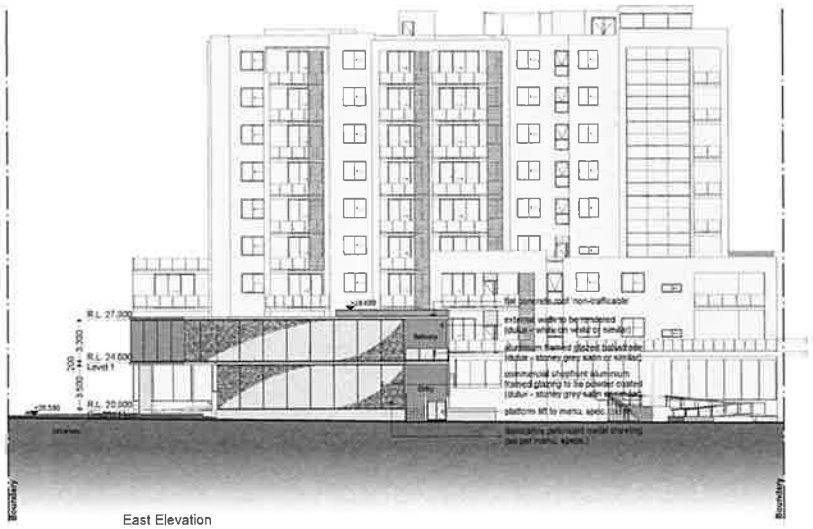
project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd
council
Holroyd City Council
drawing title
Adaptable Details

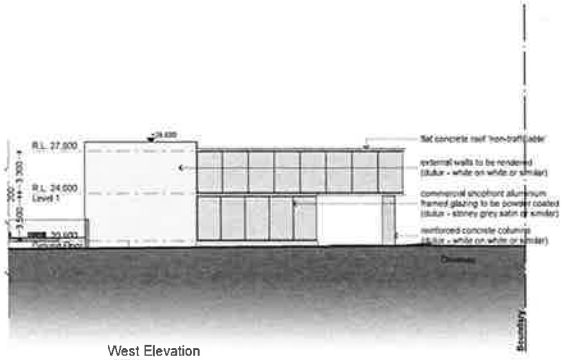
designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date	scale
21/10/2013	1:100
job #	dwg #
27795	16-20

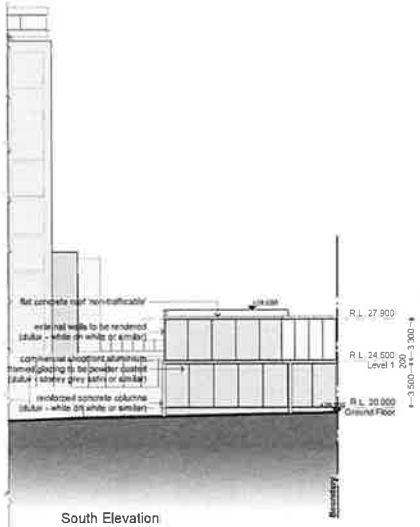
272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands



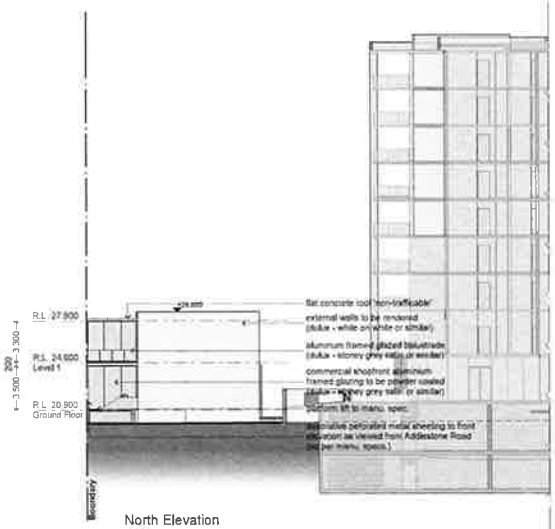
East Elevation
scale 1:200



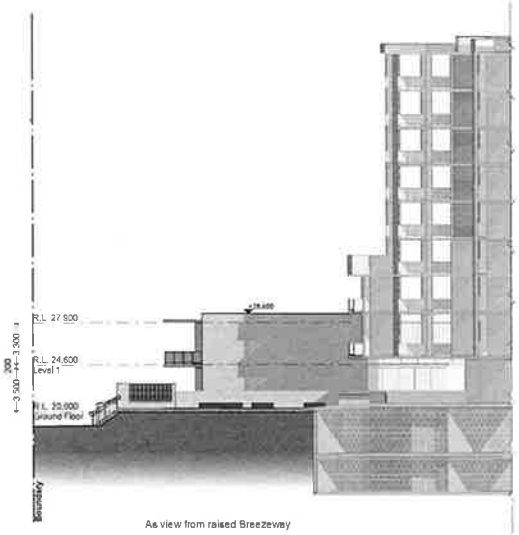
West Elevation
scale 1:200



South Elevation
scale 1:200



North Elevation
scale 1:200



As view from raised Breezeway

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, Merrylands

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orientation

N

BCAV & Dulux notes
Owner/Builder to read all plans in conjunction with BCA & Dulux Report
- Single clear glass to all other windows & doors
- Double toned glass to LR1 (2, 80, 98, 110 (Living West) 28.00 AFW only)
- Double toned glass to LR1 59, 67, 105, 123 (Living East 29.00 AFW only)
- Double frosted insert glass to U134 & 1.01
- Double clear glass to U146
- R1.0 to brick veneer walls - medium colour
- R0.5 + R2.0 to FC Sheeting to Level 8 walls medium colour
- R1.0 to sole blade walls to stairs and lift walls
- R1.5 to sound of open air - lobby & stairs ceiling
- R2.5 to plasterboard ceilings of Level 8 units
- R1.5 to sole & metal roofs - medium colour
- Weather seals to all windows and doors
- All downlights minimum 1 star rating
- Toilet flushing systems - 3 litres & half/half taps minimum 4 star rating
- Gas instantaneous (5 star) hot water system
- 3 phase airconditioning & 1 star rating cooling & heating
- All clothes dryers minimum 1.5 star rating
- Gas cooktop & electric oven
- Dominion wave toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2012).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Elevations - Stand Alone Building

designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date	scale
21/10/2013	1:200
job #	dwg #
27795	21-20

Note
All work to be carried out in accordance with BCA, SAA & Council conditions.

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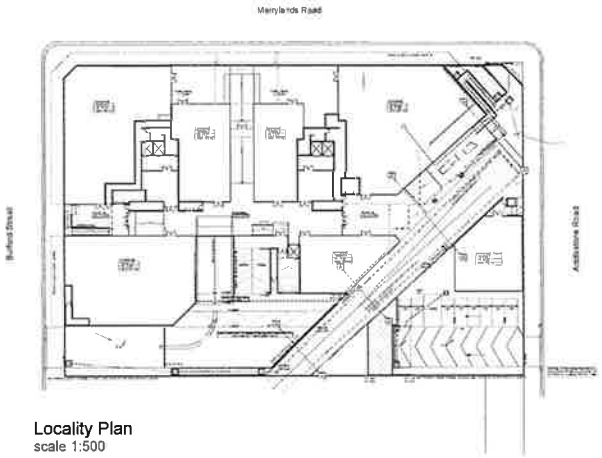
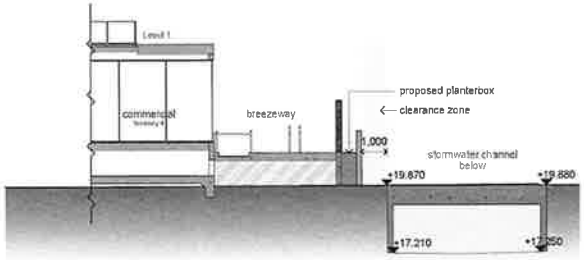
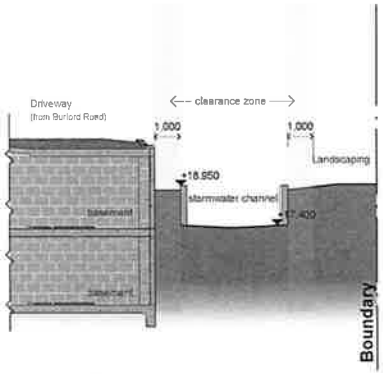
Energy Smart Design: AAA rated water conservation devices include rain water tanks, shower heads, water tap flow regulators, dual flush toilets & cisterns & consistent hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.



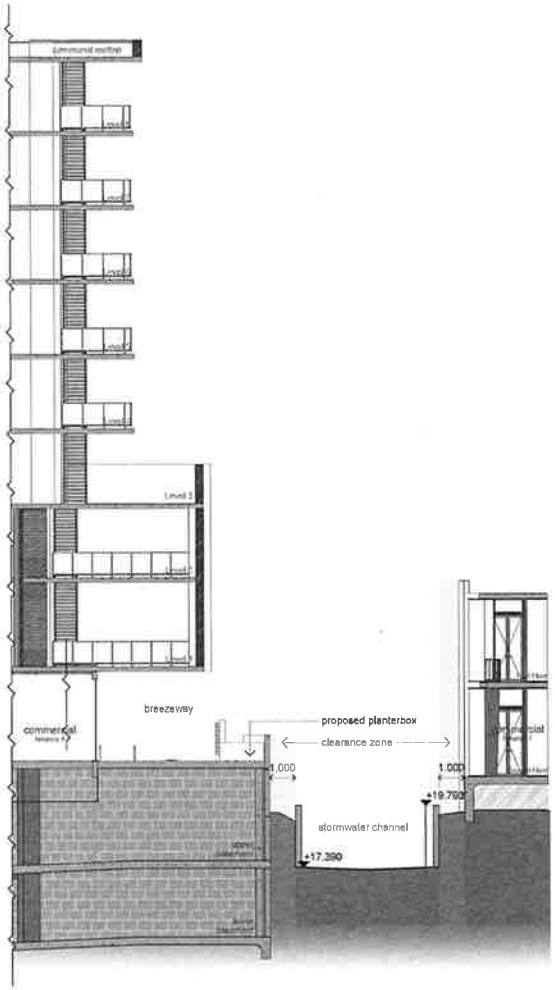
Locality Plan
scale 1:500



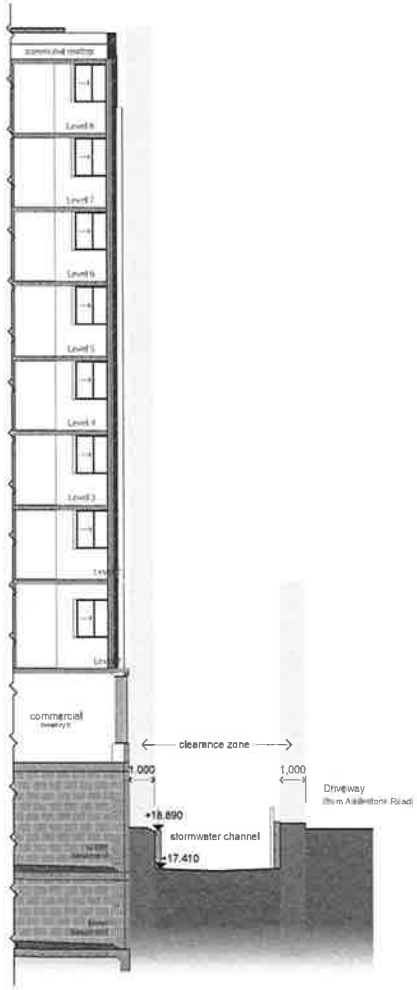
Cross Section C (Covered Section of stormwater channel)
scale 1:100 0 5 10



Cross Section F (southern boundary of property)
scale 1:100 0 5 10



Cross Section D (Open stormwater channel)
scale 1:100 0 5 10



Cross Section E (Open stormwater channel)
scale 1:100 0 5 10

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orientation

NCC & State notes
Overhang/louvers to match all plans in conjunction with Sun & Shade Report
- Single clear glass to all other windows & doors
- Double tonned glass to U4.4, SC .63, SE .116 (Energy Value: 24/20 AFW units)
- Double tonned glass to U5.1, SE .47, VLT .105 - .125 (Energy Value: 29/30 AFW units)
- Double low e toned glass to U3.14 & VLT .141
- Double clear glass to U3.92
- 51.0 to brick veneer walls, medium colour
- WR1 + WC2.5 to FC Sheeting to Level 8 walls, medium colour
- N1.0 to conc block walls to stairs and lift walls
- N1.5 to conc of stairs on lobby & stairs below
- WC2.5 to plasterboard ceilings of Level 8 units
- N1.0 to conc & metal balls, medium colour
- WA sealant seals to all windows and doors
- All hardwoods minimum 1 star rating
- Toilet flushing systems, kitchen & bathroom taps, minimum 4 star rating
- Gas instantaneous (3 star) hot water systems
- 1 phase airconditioning & 1 star rating (cooling & heating)
- All clothes dryers minimum 1.5 star rating
- Gas cooktops & electric oven
- Common area toilets & taps 4 star rating

All drawings should be read in conjunction with the Acoustic Report prepared by Rodney Stevens Acoustics (dated 29 October 2013).

project
Proposed consolidation of lots and demolition of existing structures including the removal of all existing trees, and the construction of a nine (9) storey mixed use development containing 146 residential units incorporating 6 commercial tenancies to ground floor over 2 levels of basement carparking and a stand-alone 2 storey commercial building, including strata subdivision.

client
NR Complex Pty Ltd

council
Holroyd City Council

drawing title
Stormwater Channel Sections

designed + drawn
S.Atalah / M.Trinh

stage	issue
DA	D
date	scale
21/10/2013	1:100, 1:500
job #	drwg #
27795	22-20

Note
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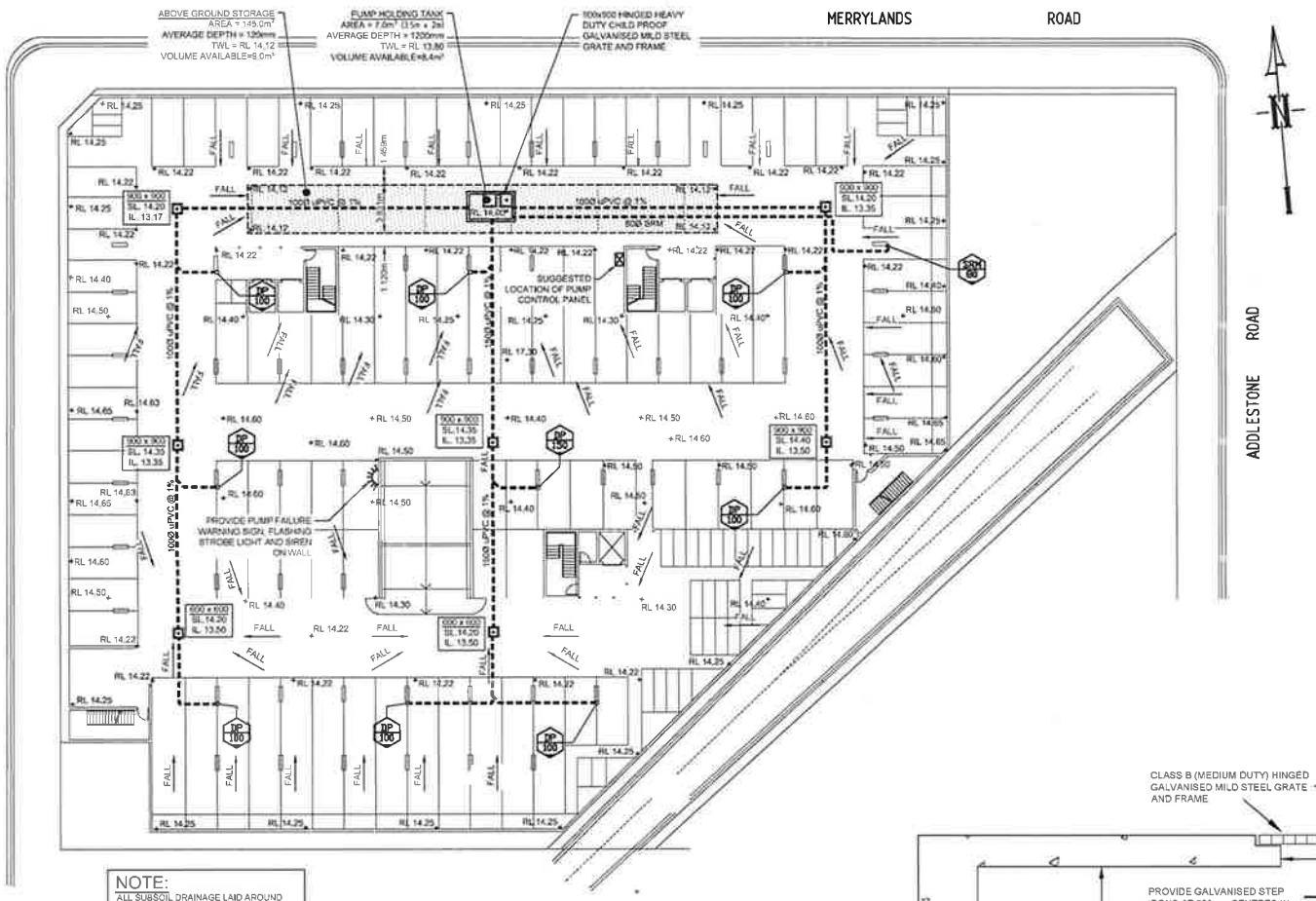
Energy Smart Design AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. Occupants are to be encouraged to use AAA rated dish washing machines with front loading where possible.



NOTE:

ALL STANDARD PUMP OUT DESIGN NOTES

The pump out system shall be designed to be operated in the following manner :-

i). The pumps shall be programmed to work alternately to allow both pumps to have an equal operation load and pump life.

ii). A float shall be provided to ensure that the minimum required water level is maintained within the sump area of the below ground tank. In this regard this float will function as an off switch for the pumps at the minimum water level. The same float shall be set to turn one of the pumps on upon the water level in the tank rising to approximately 300mm above the minimum water level. The pump shall operate until the tank is drained to the minimum water level.

iii). A second float shall be provided at a high level, which is approximately the roof level of the below ground tank. This float shall start the other pump that is not operating and activate the alarm.

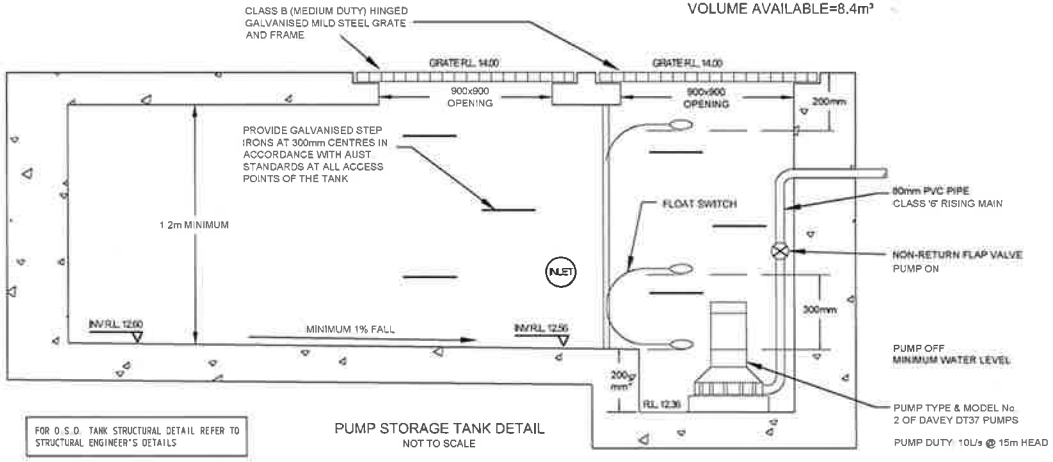
iv). An alarm system shall be provided with a flashing strobe light and a pump failure warning sign which are to be located at the driveway entrance to the basement level. The alarm system shall be provided with a battery back-up in case of power failure.

v). A confined space danger sign shall be provided at all access points to the pump out storage tank in accordance with the Upper Parramatta River Catchment Trust OSD handbook.

NOTE:

ALL SUBSOIL DRAINAGE LAID AROUND BASEMENT WALLS SHALL BE DRAINED TO BASEMENT PUMP OUT SYSTEM

PUMP HOLDING TANK
AREA = 7.0m² (3.5m x 2m)
AVERAGE DEPTH = 1200mm
TWL = RL 13.80
VOLUME AVAILABLE=8.4m³



FOR O.S.D. TANK STRUCTURAL DETAIL REFER TO STRUCTURAL ENGINEER'S DETAILS

PUMP STORAGE TANK DETAIL
NOT TO SCALE

Volume Calculations			
Pump Tank			
Length	Width	Depth	Volume (cu.m)
3.5	2	1.2	8.4
Above Ground			
RL	Area	Volume (cu.m)	
28.00	30.00		
14.12	145.00	8.90	
Total = 17.3(cu.m)			

Pump Selection		
Pumps		
2 Off Davey DT37		
Rising Main 80mm Diameter Class 6 PVC pipe		
PUMP Storage Summary		
Storage	Required (cu.m)	Provide (cu.m)
Pump Tank	6.70	8.40
Above Ground	8.90	9.00
Total	15.60	17.40

PUMP STORAGE VOLUME CALCULATION:

- Inlet [illegible] =55mm/hour=0.055m/hour
- Inlet [illegible]=16mm/hour=0.016m/hour
- AREA DISCHARGED TO PUMP STORAGE A=90m²
- Q=CIA, WHERE C=0.9 (REFER TO AS3500.3 5.4.6 (a))
- PUMP HOLDING TANK VOLUME
  Q=0.9x0.055x90=4.46m/hour
  VOLUME =4.46x[illegible]=6.7m³
- ABOVE GROUND STORAGE VOLUME
  Q=0.9x0.016x90=1.30m/hour
  VOLUME =1.30x12-6.7=15.6-6.7=8.9m³

NOT FOR CONSTRUCTION

Issue	Description	Date	Drawn	Design
B	COUNCIL COMMENTS	02/04/14	JB	JB
A	ISSUE FOR DEVELOPMENT APPLICATION	29/10/13	MDS	JB

Client: NR Complex Pty Ltd
Level 1 / 74 Macquarie Street
Parramatta NSW, 2150
PHONE 02 9803.7007

Scale: SCALE 1:200 @ A1

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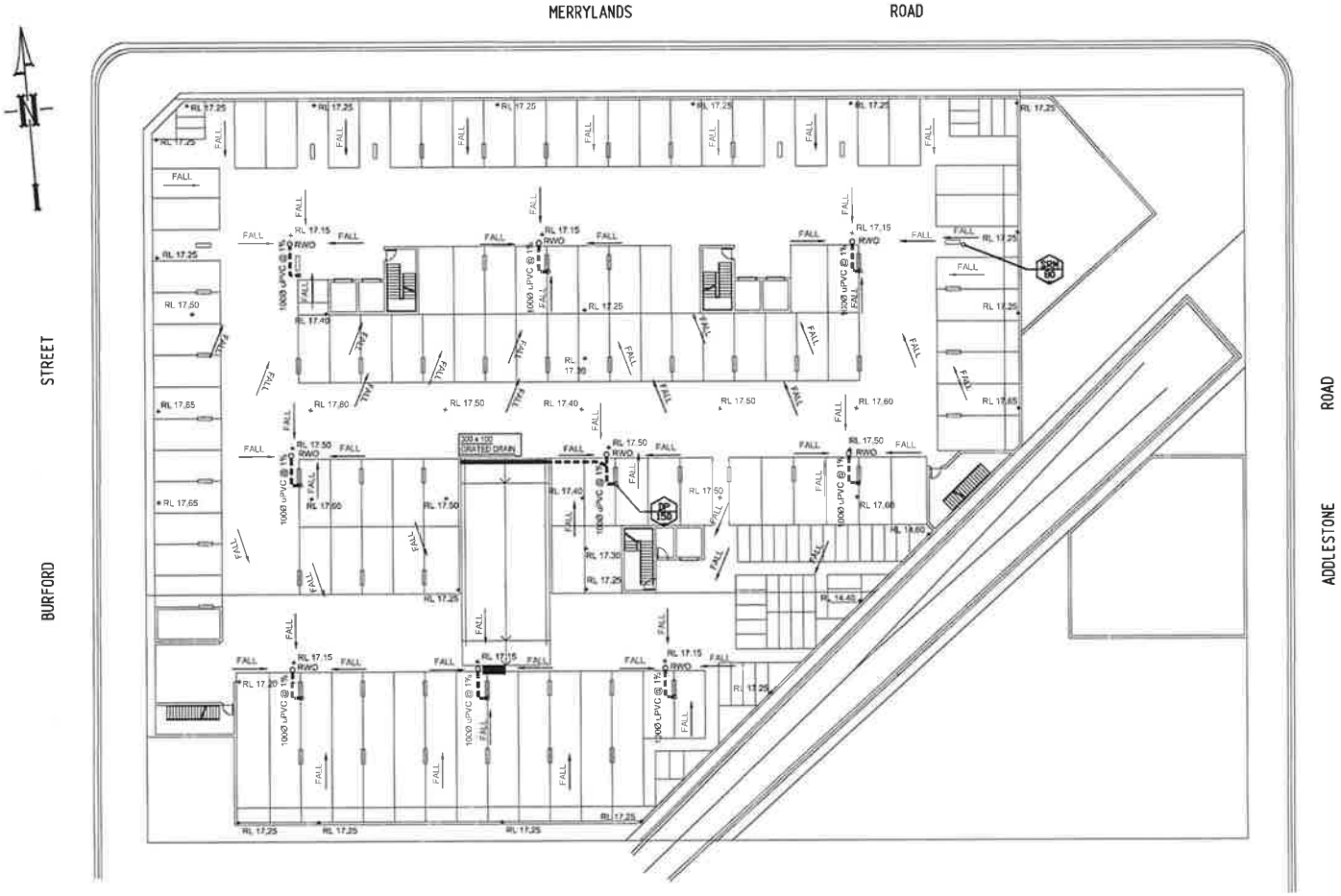
ENGINEERS | PROJECT MANAGERS | DEVELOPMENT CONSULTANTS
Sydney | Brisbane | Melbourne | Cairns
www.umbrellaconsulting.com.au
4 / 10 Columbia Way
Baulkham Hills, NSW 2153
PO Box 3579, Parramatta NSW 2124
Tel: +61 2 8607 5051

Project: 272 - 276 & 280 - 284 MERRYLANDS ROAD & 1 ADDLESTONE ROAD, MERRYLANDS
STORMWATER MANAGEMENT PLANS
DEVELOPMENT APPLICATION

Drawing Title: STORMWATER CONCEPT PLAN LOWER BASEMENT

Scale	A1	Project No	Dwg No	Issue
1:200		UMB13019 CIV DA	101	B



PUMP CALCULATIONS	
Project Address:	Cnr Merrylands and Addlestone Road Merrylands

HL=(3.35+10m+Q)/d^2.A1+Q)^1.852
HL(m/100m), Q(l/s), d(mm)

v=Q/A
Hv(m)=v^2/2g
Hv(m), v(m/s), g=9.8(m/s²)

H(total head)=Hf+h1+Elevation Head(static head)

d(mm)= 80

v(m/s)= 0.00
Bend Losses, Kb= 1.00
Valve Losses, Kv= 2.50
Entry/Exit Losses, Kx= 5.00
Com Losses, K= 10.19

Elevation Head(m)= 8.5
Pipe Length(m)= 45

Hazen - Williams C= 150

Hazen-Williams Constant
125-140 Commercial steel pipe
135-140 Bitumen Lined Cast Iron pipe
140-145 Copper Tube
145-150 PVC

Start Flow=	0
Increment=	1

Q(l/s)		0	1	2	3	4	5	6	7	8	9	10
HL(m/100m)		0.00	0.05	0.22	0.47	0.79	1.20	1.68	2.24	2.87	3.56	4.33
Hf(m)	HL x pipe length/100	0.00	0.03	0.10	0.21	0.36	0.54	0.76	1.01	1.29	1.60	1.95
v(m/s)	Q(l/s) / area of pipe crossing section	0.00	0.20	0.40	0.60	0.80	0.99	1.19	1.39	1.59	1.79	1.99
h1(m)	K(com) x v(m/s)^2/2xg	0.00	0.02	0.08	0.19	0.33	0.51	0.74	1.01	1.32	1.67	2.06
H(m)	=Hf+h1+Elevation Head	8.50	8.55	8.68	8.89	9.19	9.55	10.00	10.52	11.11	11.77	12.53

DANGER

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE

"www.1100.com.au"

WARNING

PUMP OUT SYSTEM
FAILURE IN BASEMENT
WHEN LIGHT IS FLASHING
AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN

SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

COLOURS
"WARNING" = RED
BORDER AND OTHER LETTERING = BLACK

DANGER

CONFINED SPACE
NO ENTRY WITHOUT
CONFINED SPACE
TRAINING

CONFINED SPACE DANGER SIGN

A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.

B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
-250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN

COLOURS
"DANGER" & BACKGROUND = WHITE
ELLIPTICAL AREA = RED
RECTANGLE CONTAINING ELLIPSE = BLACK
BORDER AND OTHER LETTERING = BLACK

NOT FOR CONSTRUCTION

Issue	Description	Date	Drawn	Design
B	COUNCIL COMMENTS	03/04/14	JB	JB
A	ISSUE FOR DEVELOPMENT APPLICATION	28/10/13	MOS	JB

Client
NR Complex Pty Ltd
Level 1 / 74 Macquarie Street
Parramatta NSW, 2150
PHONE 02 9893 7607

Scales
SCALE 1:200 @ A1

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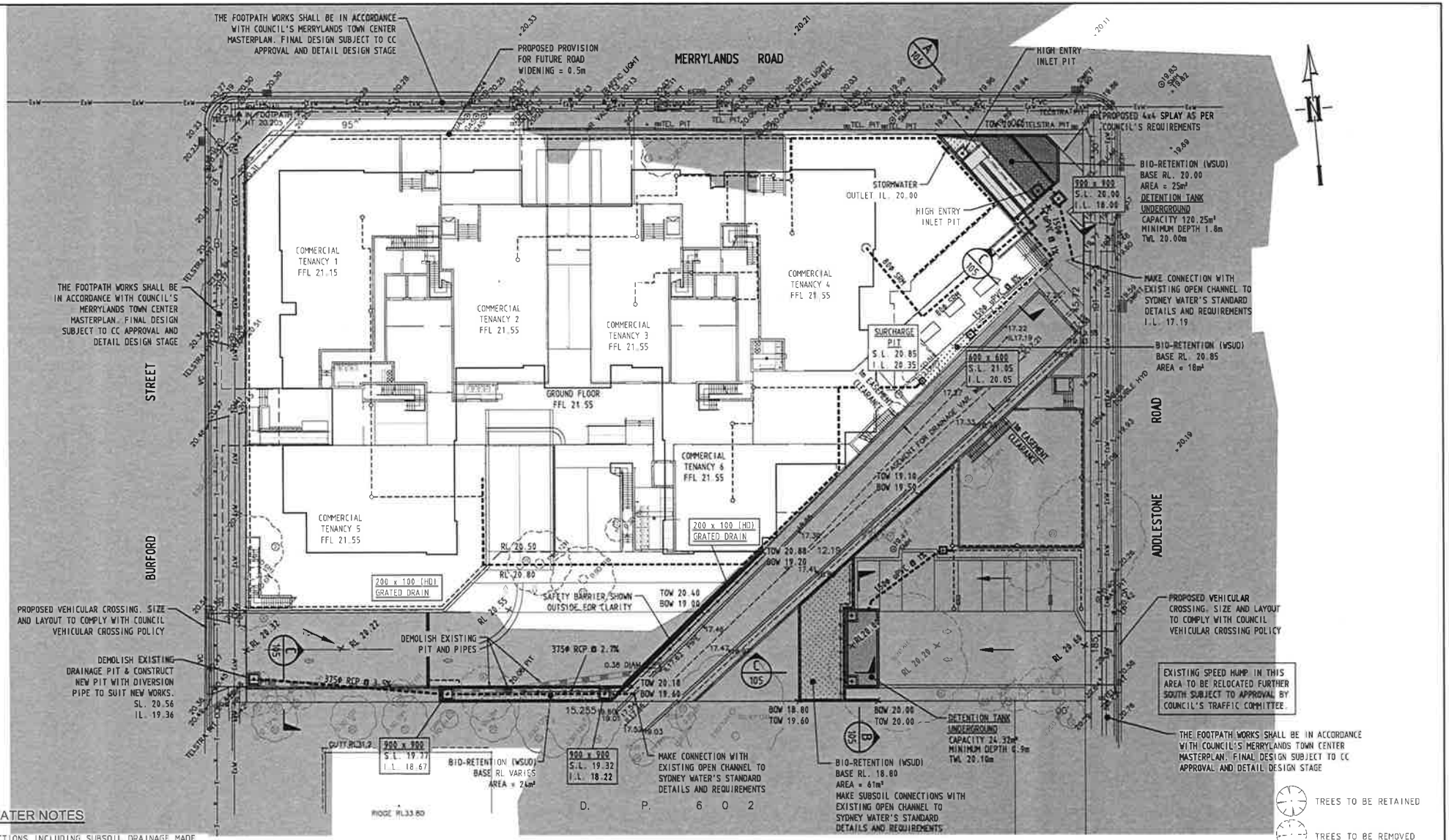
Project
272 - 276 & 280 - 284 MERRYLANDS ROAD
& 1 ADDLESTONE ROAD, MERRYLANDS
STORMWATER MANAGEMENT PLANS
DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN
LOWER BASEMENT

Scale	A1	Project No	Dwg No	Issue
1:200		UMB13019 CIV DA	102	B



SYDNEY WATER NOTES

1. ALL CONNECTIONS INCLUDING SUBSOIL DRAINAGE MADE WITH THE SYDNEY WATER OWNED OPEN CHANNEL SHALL BE IN ACCORDANCE WITH SYDNEY WATER'S STANDARD DETAILS.
2. ANY STORMWATER CONNECTION WHICH IS EQUAL OR GREATER THAN 300mm DIAMETER SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER AT CC/DETAIL DESIGN STAGE.
3. ANY PROPOSED WORKS INFLICTING DISTURBANCE ON A SYDNEY WATER ASSET WARRANTS AN APPLICATION TO BE LODGED THROUGH SYDNEY WATER'S WATER SERVICING COORDINATOR.

GENERAL NOTES

1. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
2. ALL EXISTING SERVICES LOCATIONS ARE APPROXIMATELY ONLY. CONTRACTOR TO DETERMINE EXACT LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL WALLS FORMING THE DETENTION TANKS SHALL BE CONSTRUCTED WHOLLY WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
4. ALL PROPOSED FENCING/BALUSTRADES WITHIN FLOOD ZONE SHALL BE OPEN STYLE POOL TYPE FENCING.
5. THE FOOTPATH WORKS SHALL BE IN ACCORDANCE WITH COUNCIL'S MERRYLANDS TOWN CENTER MASTERPLAN. FINAL DESIGN SUBJECT TO CC APPROVAL AND DETAIL DESIGN STAGE.

LEGEND

- PROPOSED STORMWATER
- SURFACE FLOW ARROWS
- PROPOSED SWALE DRAIN
- EXISTING STORMWATER DRAINAGE
- EXISTING TELECOMMUNICATIONS SERVICE
- EXISTING POWER SERVICE
- EXISTING WATER SERVICE
- PROPOSED RETAINING WALL
- PROPOSED SAFETY BARRIER (SHOWN OUTSIDE RETAINING WALL FOR CLARITY)
- 100yr ARI FLOODING
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- RL 47.00 FINISHED SURFACE LEVEL
- 65.55 EXISTING SURFACE LEVEL
- RWO RAINWATER OUTLET (SUBJECT TO BUILDING HYDRAULICS ENGINEER'S DESIGN AT CC STAGE)

NOT FOR CONSTRUCTION

Issue	Description	Date	Drawn	Design
B	COUNCIL COMMENTS	02/04/14	JB	JB
A	ISSUE FOR DEVELOPMENT APPLICATION	29/05/13	MOB	JB

Client: NR Complex Pty Ltd
Level 1 / 74 Macquarie Street
Parramatta NSW, 2150
PHONE 02 9893 7607

Scales: SCALE 1:200 @ A1

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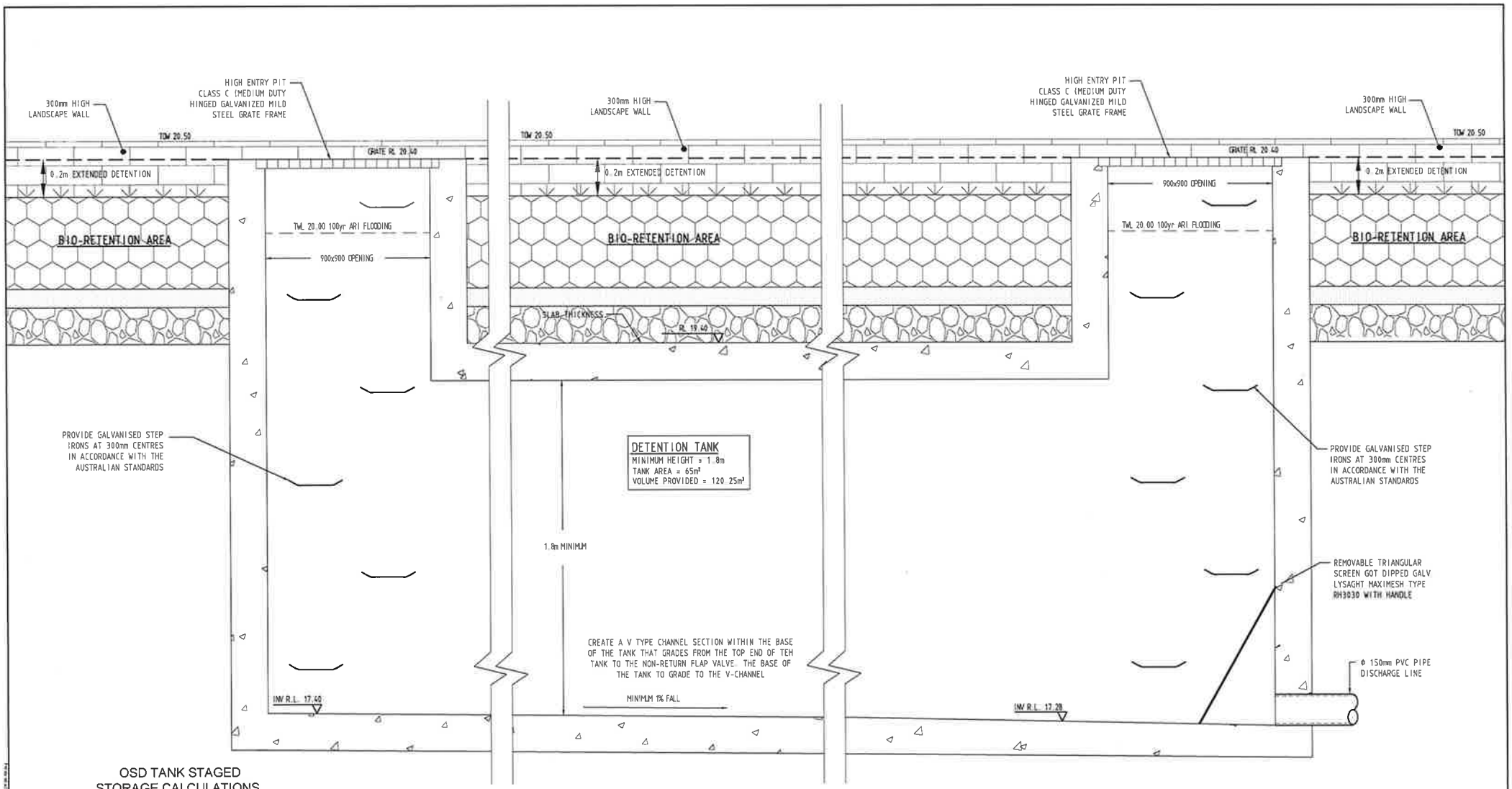
Tel: +61 2 8607 5051

Project: 272 - 276 & 280 - 284 MERRYLANDS ROAD & 1 ADDLESTONE ROAD, MERRYLANDS
STORMWATER MANAGEMENT PLANS
DEVELOPMENT APPLICATION

Drawing Title: STORMWATER CONCEPT PLAN

Scale	A1	Project No	Dwg. No	Issue
1:200		UMB13019.CIV.DA	103	B



OSD TANK STAGED STORAGE CALCULATIONS

DEPTH (mm)	AREA (m²)	CUMULATIVE VOLUME (m³)	DEPTH (mm)	AREA (m²)	CUMULATIVE VOLUME (m³)
0	65.000	3.25	1000	65.000	68.25
100	65.000	9.75	1100	65.000	74.75
200	65.000	16.25	1200	65.000	81.25
300	65.000	22.75	1300	65.000	87.75
400	65.000	29.25	1400	65.000	94.25
500	65.000	35.75	1500	65.000	100.75
600	65.000	42.25	1600	65.000	107.25
700	65.000	48.75	1700	65.000	113.75
800	65.000	55.25	1800	65.000	120.25
900	65.000	61.75			

COMPENSATORY FLOOD STORAGE REQUIREMENT

SSR = 300m³/ha
AREA = 0.3038ha

= 125% x SSR x AREA
= 1.25 x 300 x 0.3038

= 113.925m³

SECTION A
OSD 1- BELOW GROUND TANK DETAIL
1:10

FOR O.S.D. TANK STRUCTURAL DETAIL REFER TO STRUCTURAL ENGINEER'S DETAILS

NOT FOR CONSTRUCTION

Issue	Description	Date	Drawn	Design
B	COUNCIL COMMENTS	03/04/14	JB	JB
A	ISSUE FOR DEVELOPMENT APPLICATION	29/10/13	MDS	JB

Client: NR Complex Pty Ltd
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Parramatta NSW, 2150
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Scale: 0 200 400 600mm — SCALE 1:10 @ A1

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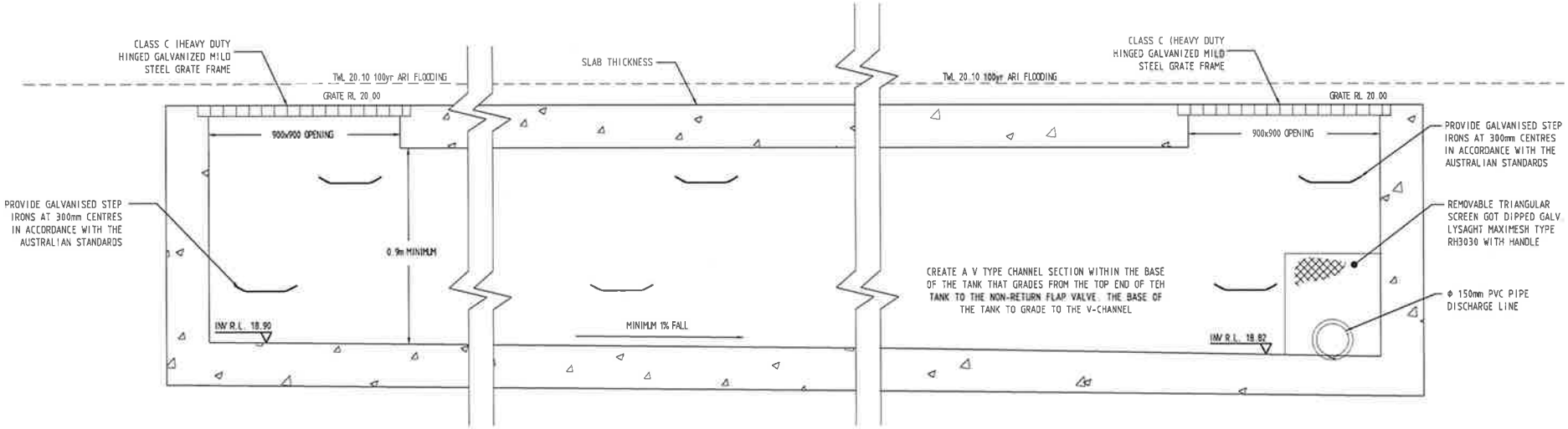
Project: 272 - 276 & 280 - 284 MERRYLANDS ROAD & 1 ADDLESTONE ROAD, MERRYLANDS STORMWATER MANAGEMENT PLANS DEVELOPMENT APPLICATION

Drawing Title: ON SITE DETENTION TANK 1 DETAIL PLAN

Scale	A1	Project No.	Drawing No.	Issue
1:10		UMB13019.CIV.DA	104	A

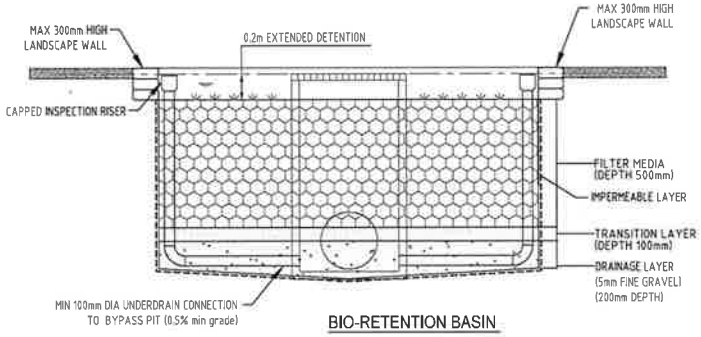
DETENTION TANK
MINIMUM HEIGHT = 0.9m
AVERAGE WIDTH = 3.2m
AVERAGE LENGTH = 8.0m
VOLUME PROVIDED = 24.32m³



FOR O.S.D. TANK STRUCTURAL DETAIL REFER TO STRUCTURAL ENGINEER'S DETAILS

SECTION B
OSD 2 - BELOW GROUND TANK DETAIL
1:10

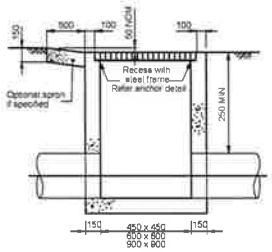
COMPENSATORY FLOOD STORAGE REQUIREMENT
SSR = 300m³/ha
AREA = 0.0534ha
= 125% x SSR x AREA
= 1.25 x 300 x 0.0534
= 20.025m³



BIO-RETENTION BASIN
SECTION C (DWG 103)
NTS

OSD TANK STAGED STORAGE CALCULATIONS

DEPTH (mm)	AREA (m²)	CUMULATIVE VOLUME (m³)
0	25.60	1.28
100	25.60	3.84
200	25.60	6.40
300	25.60	8.96
400	25.60	11.52
500	25.60	14.08
600	25.60	16.64
700	25.60	19.20
800	25.60	21.76
900	25.60	24.32



SURFACE INLET PIT
NTS

NOT FOR CONSTRUCTION

Issue	Description	Date	Drawn	Design
B	COUNCIL COMMENTS	03/04/14	JB	JB
A	ISSUE FOR DEVELOPMENT APPLICATION	29/10/13	MCS	JB

Client
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Scales
SCALE 1:10 @ A1

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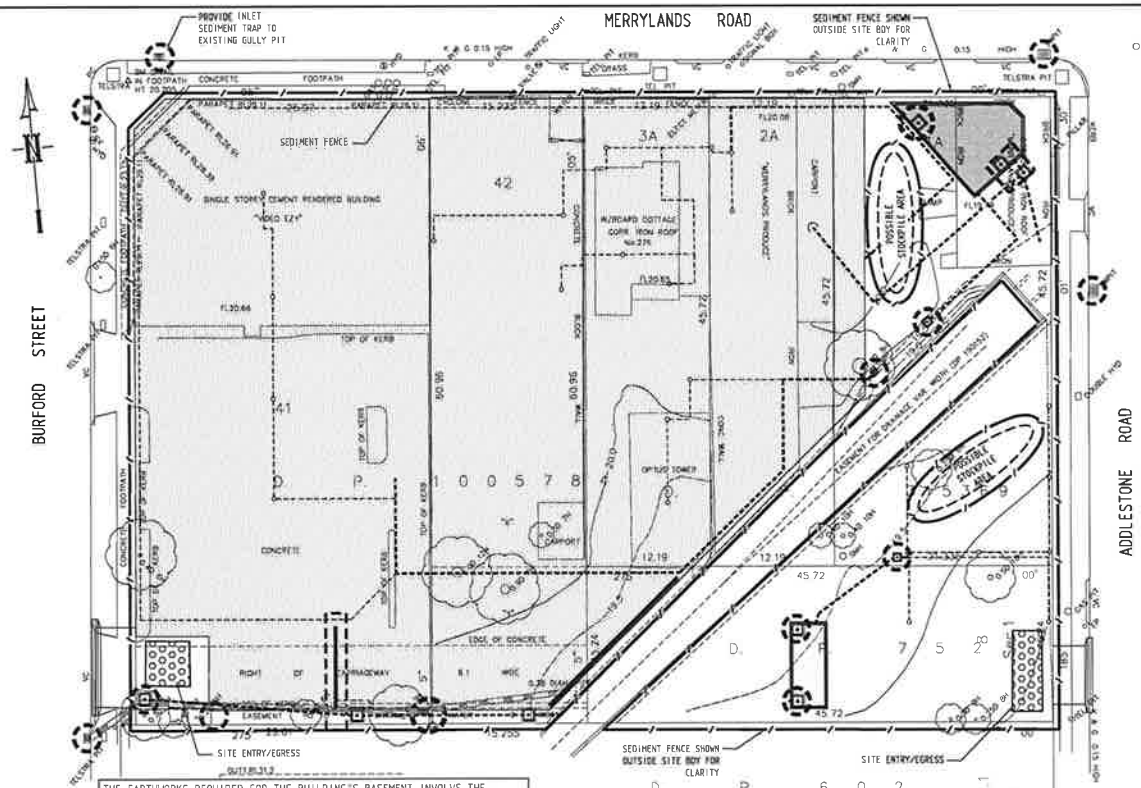
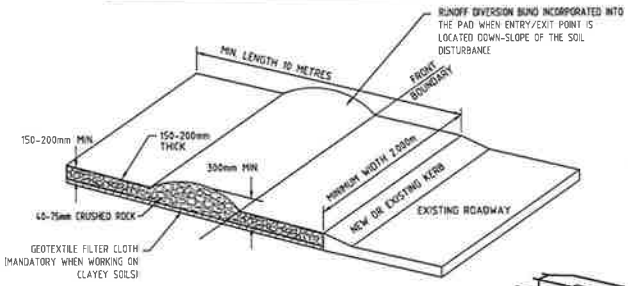
Project
272 - 276 & 280 - 284 MERRYLANDS ROAD & 1 ADDLESTONE ROAD, MERRYLANDS
STORMWATER MANAGEMENT PLANS
DEVELOPMENT APPLICATION

Drawing Title
ON SITE DETENTION TANK 2 DETAIL PLAN

Scale	A1	Project No.	Dwg. No.	Issue
1:10		UMB13019.CIV.DA	105	B

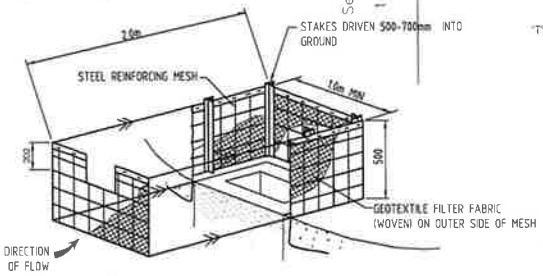


THE EARTHWORKS REQUIRED FOR THE BUILDING'S BASEMENT INVOLVE THE EXCAVATION AND REMOVAL OF THE MATERIAL FORMING AN EXCAVATED BASEMENT BOX. THE STORMWATER WILL BE CONTAINED WITHIN THE EXCAVATED BASEMENT WITH NIL RUNN-OFF IN THE EVENT OF ANY STORM. ANY CAPTURED STORMWATER WILL REQUIRE TREATMENT BEFORE BEING DISCHARGED FROM SITE. THE STAGED EXCAVATION WILL SERVE AS OUR PROPOSED SEDIMENT BASIN.



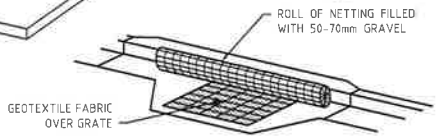
SHAKEDOWN DEVICE

N.T.S.



FIELD INLET SEDIMENT TRAP

N.T.S.



KERB INLET PROTECTION

GULLIES SAG

N.T.S.

CONSTRUCTION SEQUENCE

PRE CONSTRUCTION

1. IDENTIFY THE EXTREMITIES OF SITE OF WORKS AND AREAS TO BE DISTURBED BY THE WORKS.
2. INSTALL PERIMETER SEDIMENT FENCE, CUTOFF DRAINS AND MULCH BUNDS AS NECESSARY TO REDIRECT OVERLAND FLOW AROUND PERIMETER OF SITE WHERE POSSIBLE IN ACORDANCE WITH THE PRE-CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN.
3. CLEAR AREAS OF VEGETATION AS NECESSARY IN ORDER TO CARRY OUT WORKS.
4. AFTER CLEARING RE-ASSESS AREAS OF DISTURBANCE AND INSTALL FURTHER EROSION AND SEDIMENT CONTROL DEVICES AS NECESSARY TO SUIT SITE CONDITIONS.

DURING CONSTRUCTION

1. IDENTIFY CONSTRUCTION PHASING AND IMPLEMENT AND MAINTAIN SEDIMENT AND EROSION CONTROL DEVICES AS DETAILED ON THE SEDIMENT AND EROSION CONTROL PLAN FOR USE DURING CONSTRUCTION.
2. CARRY OUT INSPECTIONS TO ENSURE THE SEDIMENT AND EROSION CONTROL DEVICES ARE MAINTAINED IN WORKING ORDER. INSPECTIONS SHALL BE CARRIED OUT:
   - AT LEAST DAILY WHEN RAIN IS OCCURRING
   - AT LEAST WEEKLY EVEN IF WORK IS NOT BEING CARRIED OUT ON SITE
   - WITHIN 24 HOURS PRIOR TO EXPECTED RAINFALL
   - WITHIN 18 HOURS OF A RAINFALL EVENT
3. REPAIR, REINSTATE AND OR MODIFY INSTALLED EROSION AND SEDIMENT CONTROL DEVICES AS NECESSARY TO SUIT CHANGING SITE CONDITIONS.
4. UNDERTAKE PROGRESSIVE REVEGETATION OF THE SITE AS STAGES OF THE WORKS ARE COMPLETED.

POST CONSTRUCTION

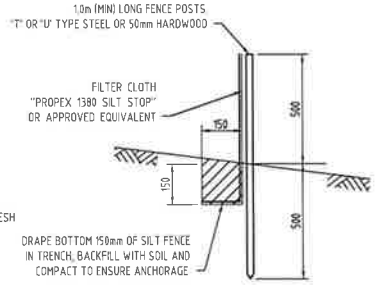
1. IMPLEMENT EROSION AND SEDIMENT CONTROL DEVICES AS DETAILED ON THE POST CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN.
2. MONITOR THE PERFORMANCE OF THE DEVICES DURING THE MAINTENANCE PERIOD AND REPAIR, REINSTATE AND OR MODIFY AS NECESSARY TO SUIT SITE CONDITIONS.
3. REMOVE EROSION AND SEDIMENT CONTROL DEVICES ONCE REVEGETAION OF THE SITE IS SUFFICIENT TO CONTROL EROSION AND SEDIMENT RUNOFF.

ENVIRONMENTAL NOTES

1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
15. PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTORS WORKS etc.

LEGEND

- PROPOSED STORMWATER DRAINAGE
- EXISTING STORMWATER DRAINAGE
- SILT FENCE
- INLET SEDIMENT TRAP
- EXISTING CONTOUR
- STABILISED SITE ACCESS
- BASEMENT EXCAVATION



SILT FENCE DETAIL

N.T.S.

NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES.
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

NOT FOR CONSTRUCTION

Issue	Description	Date	Drawn	Design
B	COUNCIL COMMENTS	03/04/14	JB	JB
A	ISSUE FOR DEVELOPMENT APPLICATION	29/10/13	MDS	JB

Client: NR Complex Pty Ltd
Level 1 / 74 Macquarie Street
Parramatta NSW, 2150
PHONE 02 9893 7607

Scales: 0 2 4 6 8 10 12m (SCALE 1:200 @ A1)

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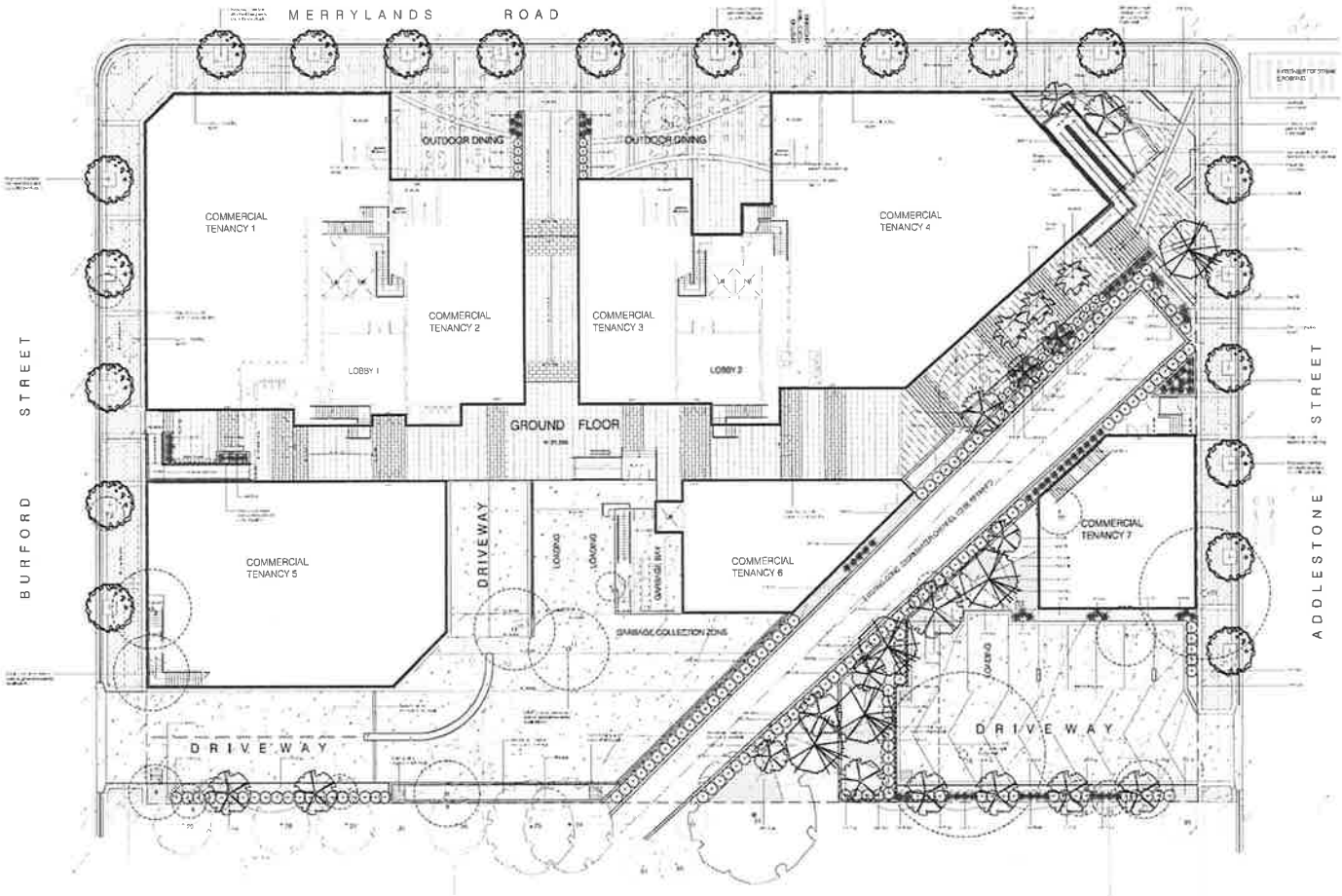
Project: 272 - 276 & 280 - 284 MERRYLANDS ROAD & 1 ADDLESTONE ROAD, MERRYLANDS STORMWATER MANAGEMENT PLANS DEVELOPMENT APPLICATION

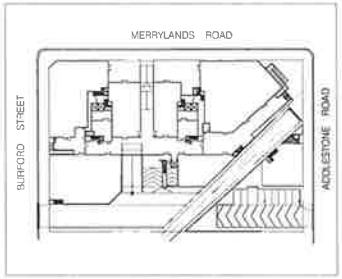
Drawing Title: SEDIMENT & EROSION CONTROL PLAN & DETAILS

Scale	A1	Project No	Dwg No	Issue
1:250		UMB13019.CIV.DA	106	B



LANDSCAPE GENERAL ARRANGEMENT PLAN: ground floor

KEY PLAN



LEGEND

- Existing street trees to be protected & retained
- Proposed street trees with tree grates to Council's specification
- Proposed large canopy tree planting (refer to proposed plant schedule)
- Proposed Palm tree planting (refer to proposed plant schedule)
- Proposed small tree planting (refer to proposed plant schedule)
- Existing trees to be removed (refer to current tree survey application)
- Proposed shrub planting (refer to proposed plant schedule)
- Proposed groundcover planting (refer to proposed plant schedule)
- Proposed accent planting (refer to proposed plant schedule)
- Proposed conc. unit paving-type 1 (refer to Ashfield public domain study Appendix 4 material palette)
- Proposed conc. unit paving-type 2
- Proposed timber seat
- Proposed cast-in-situ conc. bench
- Proposed timber deck
- Proposed feature sandstone boulders
- Proposed conc. paving (driveway)
- Proposed architectural planter
- Proposed artificial turf over play area
- Proposed timber / steel pergola
- Proposed water feature wall
- Proposed raised lawn area
- Proposed dish water feature
- Proposed ground levels to match adj. kerb circuit
- Proposed metal edging
- Proposed shade structure over play area
- Design levels
- Existing levels
- Site boundary

CANVAS landscape architecture

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, MERRYLANDS NSW

0 1 2 5 10 20 30 scale 1:150@A0 1:300@A1

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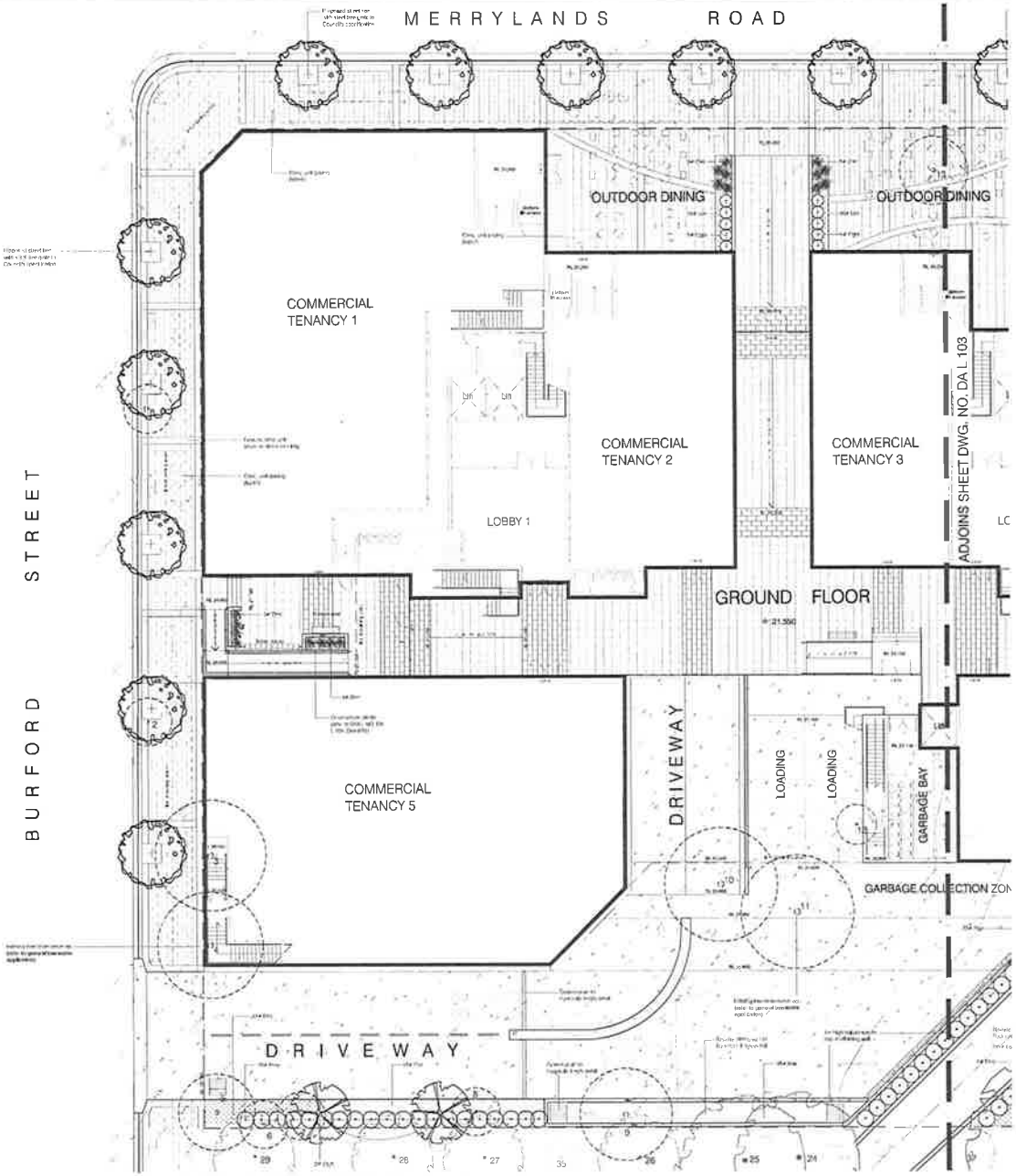
dwg title	scale: 1:150 @A0	revision		date
landscape general arrangement plan	dwg no.: DA L101	A	da submission	30/10/13
	Client: NR Complex Pty Ltd.	B	da amendment	31/03/14

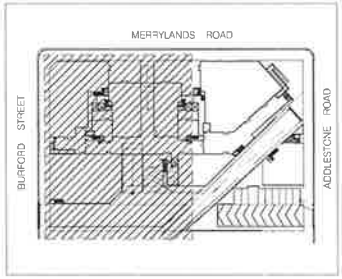


LANDSCAPE PLANTING PLAN 01: ground floor scale 1:100

PROPOSED PLANT SCHEDULE

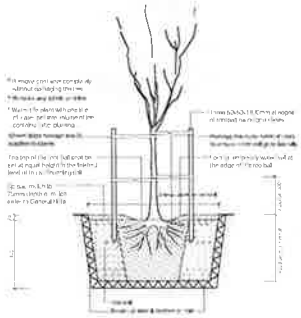
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT
	TREES & PALM			
CAV	Callistemon viminalis	Weeping Bottlebrush	45L	6m
COC	Corymbia citriodora	Lemon-scented Gum	45L	20m
COM	Corymbia maculata	Spotted Gum	45L	20m
CUA	Cupaniopsis anacardioides	Tuckeroo	45l	7m
ELO	Elaeocarpus obovatus	Hard Quandong	45L	8m
ESR	Eucalyptus 'Summer Red'	Rhaetamy Gum	45L	6m
LAI	Lagerstroemia indica	Crape Myrtle	45L	6m
MAG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	45L	5m
MEQ	Melaleuca quinquenervia	Broadleaf Paperbark	45L	15m
PLR	Pyrus ussuriensis	Frangipani	45L	6m
PYCC	Pyrus calleryana 'Chanticleer'	Callaryana Pear	45L	10m
TRL	Toona ciliata australis	Red Gum	45L	8m
ULP	Ulmus parvifolia	Chinese Elm	45L	7m
WAR	Washingtonia robusta	Mexican Fan Palm	100L	12m
	SHRUBS			
Cgbf	Callistemon 'Great Balls of Fire'	Great Balls of Fire Bottlebrush	200mm	1.5m
Cvcc	Callistemon viminalis 'Candle Clouds'	Dwarf Bottlebrush	200mm	1.5m
Dsg	Duranta Sheena's Gold	Golden Dew Drop (Helicid)	200mm	3m
Gaaf	Gardenia augusta 'Florida'	Gardenia 'Florida'	200mm	1.5m
Grg	Grevillea 'Robyn Gordon'	Robyn Gordon Grevillea	200mm	1.5m
Pgp	Pittosporum 'Green Pillar'	Green Pillar Pittosporum	3L	3.5m
Phgr	Photinia glabra 'Rubens'	Photinia	25L	2m
Pmy	Philotheca myoporoides	Wax Flower	200mm	1.5m
Saas	Syzygium australe 'Aussie Southern'	Syzygium 'Aussie Southern'	3L	2m
Wab	Westringia 'Aussie Box'	Westringia	200mm	0.4m
Wef	Westringia fruticosa	Coastal Rosemary	150mm	2m
	GROUND COVERS			
Caa	Carex appressa	Tall Sedge	200mm	0.7m
Dcll	Dianella caerulea 'Little Jess'	Flax Lily	150mm	0.4m
Dlr	Dianella revoluta	Black Anther Flax Lily	150mm	0.8m
Dmg	Duranta Mini Gold	Dwarf Golden Dew Drop	200mm	0.5m
Dss	Dianella 'Silver Streak'	Silver Streak Flax Lily	150mm	0.4m
Ish	Ipomoea cairica	Mildly Glabrous	200mm	0.5m
Lim	Liriope muscari	Lily Turf	150mm	0.3m
Lolk	Lomandra longifolia 'Katrinus'	Spiny-headed Mat-rush 'Katrinus'	150mm	0.7m
Pas	Pennisetum alopecuroides 'Jacques'	Black Lion	150mm	0.8m
Pol	Poa labillardieri	Tussock Grass	150mm	0.8m
Sca	Scaevola aemula	Fan Flower	300mm	0.3m
Thg	Trachelospermum jasminoides 'Tricolour'	Kangaroo Grass	200mm	0.8m
Tjt	Trachelospermum jasminoides 'Tricolour'	Variegated Jasmine	200mm	0.3m
	ACCENT PLANTS			
Aga	Agave attenuata	Cactus Plant	200mm	1.5m
Cac	Cordyline australis 'Cabernet'	Cordyline Cabernet	200mm	1.5m
Orm	Ophiopogon Magnolia	Dragon Tree	250mm	3m
Phbb	Phormium 'Bronze Baby'	Bronze Baby Flax	200mm	0.6m
Std	Strelitzia reginae 'dwarf'	Dwarf Bird of Paradise	200mm	0.6m
Yue	Yucca elephantipes	Yucca	200mm	2m
	TURF GRASS			
As noted	Stenotaphrum secundatum	St Walter Buffalo	N/A	

KEY PLAN



LEGEND

- Existing street trees to be protected & retained
- Proposed street trees with tree grates to Councils specification
- Proposed large canopy tree planting (refer to proposed plant schedule)
- Proposed Palm tree planting (refer to proposed plant schedule)
- Proposed small tree planting (refer to proposed plant schedule)
- Existing trees to be removed (refer to arborist tree survey report)
- Proposed shrub planting (refer to proposed plant schedule)
- Proposed groundcover planting (refer to proposed plant schedule)
- Proposed annual planting (refer to proposed plant schedule)
- Proposed conc. unit paving -type 1 (refer to hydraulic engineers study Appendix A material palette)
- Proposed conc. unit paving -type 2
- Proposed timber seat
- Proposed cast-in-situ conc. bench
- Proposed timber deck
- Proposed feature sandstone boulders
- Proposed conc. paving (blockwork)
- Proposed on-structure planter
- Proposed artificial turf over play area
- Proposed timber / steel pergola
- Proposed water feature wall
- Proposed raised lawn area
- Proposed dish water feature
- Proposed grated drains to Hydraulic eng's details
- Proposed metal edging
- Proposed shade structure over play area
- Design levels
- Existing levels
- Site boundary



TYPICAL DETAIL 01:
tree planting scale 1:25

CANVAS

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, MERRYLANDS NSW

0 1 2 5 10 20 scale 1:100(A0) 1:200(A1)

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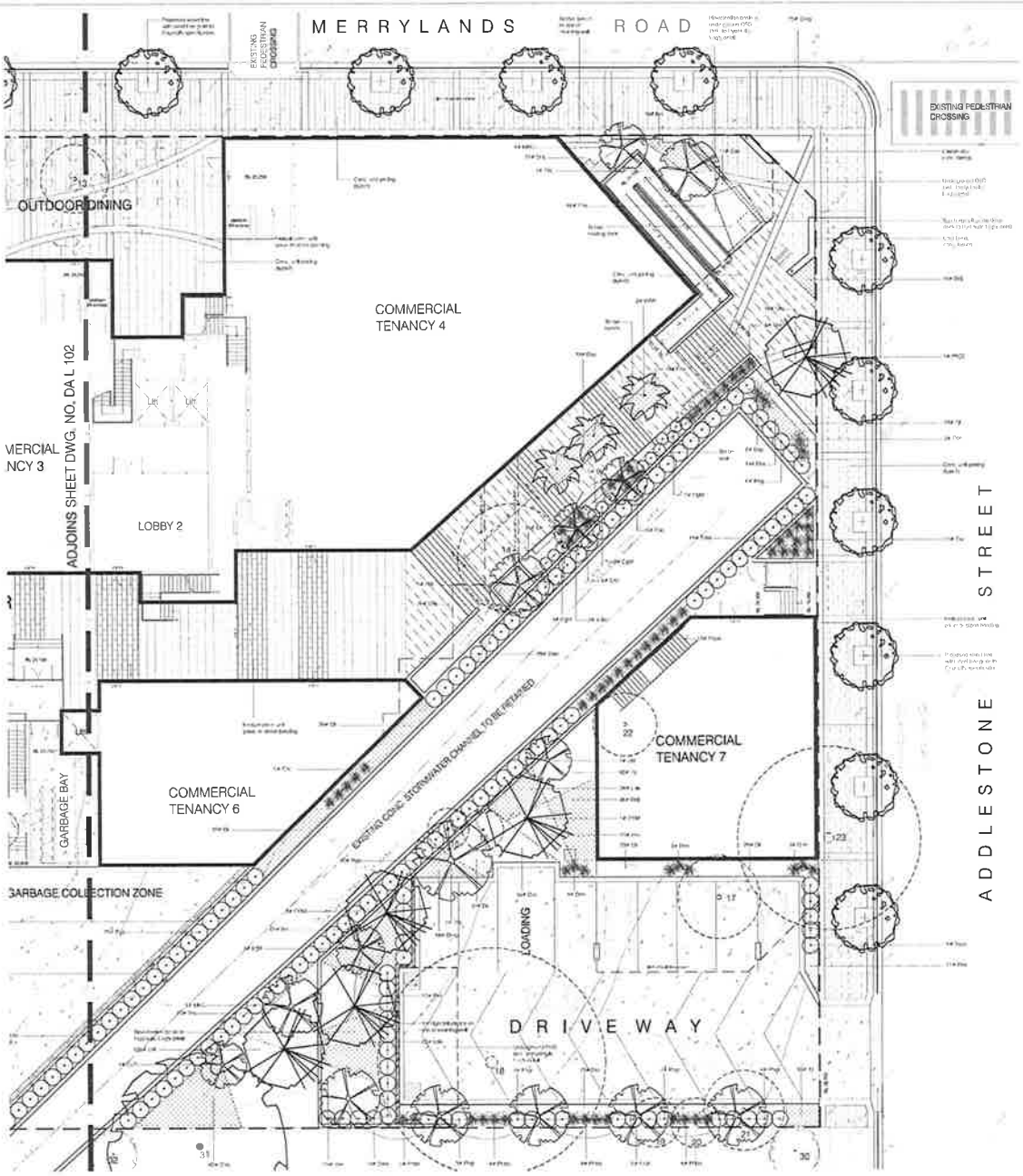
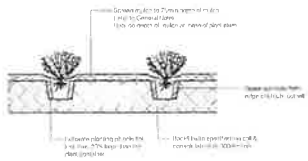
dwg title	scale: 1:100 as shown @a0	revision	date
landscape planting plan 01 (sheet 1 of 2)	dwg no.: DA L102 Client: NR Complex Pty Ltd.	A da submission B da amendment	30/10/13 31/03/14



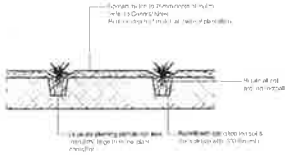
LANDSCAPE PLANTING PLAN 02: ground floor scale: 1:100

PROPOSED PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT
	TREES & PALM			
CAV	Callistemon viminalis	Weeping Bottlebrush	45L	6m
COC	Corymbia citriodora	Lemon-scented Gum	45L	20m
COM	Corymbia maculata	Spotted Gum	45L	20m
CUA	Cupaniopsis anacardioides	Tuckeroo	45l	7m
ELO	Elaeocarpus obovatus	Hard Quandong	45L	6m
EBR	Eucalyptus 'Summer Red'	Flowering Gum	45L	6m
LAI	Lagunaria patersonia	Cow Myrtle	45L	6m
MAG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	45L	5m
MEQ	Melaleuca quinquenervia	Broad-leaf Paperbark	45L	15m
PLR	Plumeria rubra	Frangipani	45L	6m
PYCC	Pyrus calleryana 'Chanticleer'	Callerpears Pear	45L	10m
TRL	Tristaniopsis laurina	Water Gum	45L	8m
ULP	Ulmus parvifolia	Chinese Elm	45L	7m
WAR	Washingtonia robusta	Mexican Fan Palm	100L	12m
	SHRUBS			
Cgbf	Callistemon 'Great Balls of Fire'	Great Balls of Fire Bottlebrush	200mm	1.5m
Cvcc	Callistemon viminalis 'Death Cloud'	Cloud Bottlebrush	200mm	1.5m
Dsg	Duranta 'Sheena's Gold'	Golden Dew Drop (Hedge)	300mm	2m
Gasf	Gardenia augusta 'Florida'	Gardenia 'Florida'	200mm	1.5m
Grg	Grevillea 'Robyn Gordon'	Robyn Gordon Grevillea	200mm	1.5m
Pgp	Pittosporum 'Green Pillar'	Green Pillar Pittosporum	5L	3.5m
Phgr	Phormium 'Rubrum'	Phormium	25L	2m
Pmy	Philadelphus mayosensis	Wet Flower	200mm	1.5m
Sass	Syzygium australe 'Aussie Southern'	Syzygium 'Aussie Southern'	5L	2m
Wab	Westringia 'Aussie Blue'	Westringia	200mm	0.4m
Wef	Westringia fruticosa	Coastal Rosemary	150mm	2m
	GROUND COVERS			
Caa	Calla aethiopica	Tall Sedge	200mm	0.7m
Dcfl	Dianella caerulea 'Little Jess'	Flax Lily	150mm	0.4m
Dlr	Dianella laevis	Black Anther Flax Lily	150mm	0.8m
Dmg	Duranta Mini Gold	Dwarf Golden Dew Drop	200mm	0.5m
Dss	Dianella Silver Streak	Silver Streak Flax Lily	150mm	0.4m
Ian	Isolepis nodosa	Nobby Clubrush	200mm	0.5m
Lim	Liriope muscari	Lily Turf	150mm	0.3m
Lclk	Lomandra longifolia 'Katrinus'	Spiny-headed Mat-rush 'Katrinus'	150mm	0.7m
Pea	Pennisetum alopecuroides 'Cultivar'	Black Lion	150mm	0.8m
Pal	Poa labillardiera	Tussock Grass	150mm	0.8m
Sca	Syzygium australe	Fan Flower	300mm	0.3m
Tha	Thryptomene saxicola	Karoo Myrtle	300mm	0.8m
Tjt	Trachelospermum jasminoides 'Tricolour'	Variegated Jasmine	200mm	0.3m
	ACCENT PLANTS			
Aga	Agave attenuata	Century Plant	300mm	1.5m
Cac	Cordyline australis 'Cabernet'	Cordyline Cabernet	200mm	1.5m
Drm	Dracaena Marginata	Dragon Tree	250mm	2m
Phbb	Phormium 'Bronze Baby'	Bronze Baby Flax	200mm	0.8m
Std	Strelitzia nicolai 'dwarf'	Dwarf Wild Banana	200mm	0.8m
Yue	Yucca rostrata	Yucca	200mm	2m
	TURF GRASS			
As noted	Stenotaphrum secundatum	St Walker Buffalo	N/A	

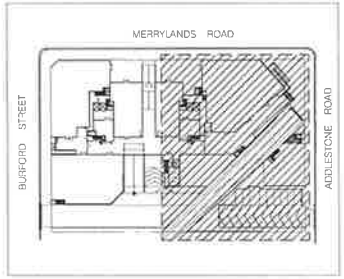


TYPICAL DETAIL 02:
shrub planting



TYPICAL DETAIL 03:
groundcover planting

KEY PLAN



LEGEND

- Existing street trees to be protected & retained
- Proposed street trees with tree grates to Council's specification
- Proposed large canopy tree planting (refer to proposed plant schedule)
- Proposed Palm tree planting (refer to proposed plant schedule)
- Proposed small tree planting (refer to proposed plant schedule)
- Existing trees to be removed (refer to garden tree work's application)
- Proposed shrub planting (refer to proposed plant schedule)
- Proposed groundcover planting (refer to proposed plant schedule)
- Proposed accent planting (refer to proposed plant schedule)
- Proposed conc. unit paving -type 1 (refer to Landscape plan domain study Appendix A material palette)
- Proposed conc. unit paving -type 2
- Proposed timber seat
- Proposed cast-in-situ conc. bench
- Proposed timber deck
- Proposed feature sandstone boulders
- Proposed conc. road kerb (driveway)
- Proposed on-structure planter
- Proposed artificial lawn over play area
- Proposed timber / steel pergola
- Proposed water feature wall
- Proposed raised lawn area
- Proposed rock water feature
- Proposed grated drains to hydraulic eng's details
- Proposed metal edging
- Proposed shade structure over play area
- Design levels
- Existing levels
- Site boundary

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, MERRYLANDS NSW

scale: 1:100 as shown@a0
dwg no.: DA L103
Client:
NR Complex Pty Ltd.

dwg title
landscape
planting plan 02
(sheet 2 of 2)

revision		date
A	da submission	30/10/13
B	da amendment	31/03/14

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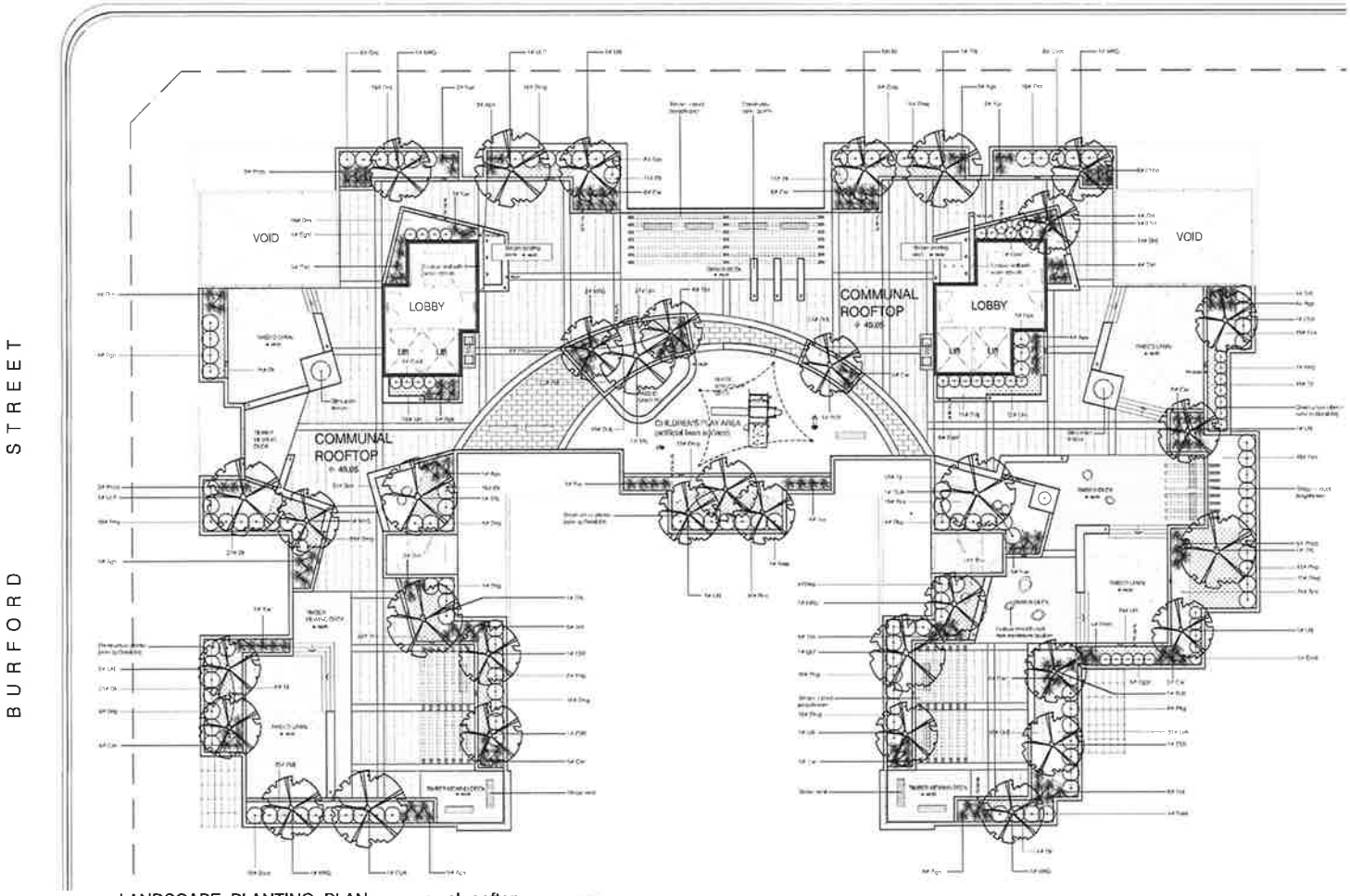
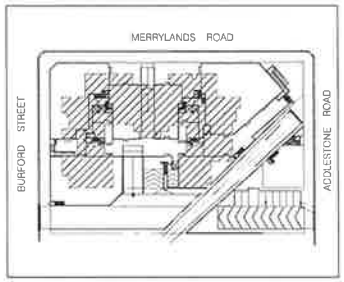


LANDSCAPE PLANTING PLAN: communal rooftop

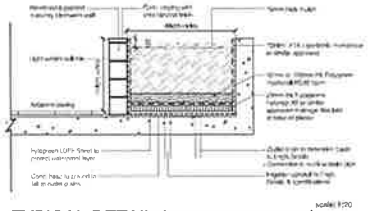
scale: 1:100

KEY PLAN



LEGEND

- Existing street trees to be protected & retained
- Proposed street trees with tree grates to Councils specification
- Proposed large canopy tree planting (refer to proposed plant schedule)
- Proposed Palm tree planting (refer to proposed plant schedule)
- Proposed small tree planting (refer to proposed plant schedule)
- Existing trees to be removed (refer to general arb. report supplied)
- Proposed shrub planting (refer to proposed plant schedule)
- Proposed groundcover planting (refer to proposed plant schedule)
- Proposed accent planting (refer to proposed plant schedule)
- Proposed conc. unit paving-type 1 (refer to hatched areas, dimension study/ Aquaform A material palette)
- Proposed conc. unit paving-type 2
- Proposed timber seat
- Proposed cast-in-situ conc. bench
- Proposed timber deck
- Proposed feature sandstone boulders
- Proposed overhanging paving (refer to)
- Proposed overhanging planter
- Proposed artificial lawn over play area
- Proposed timber + steel pergola
- Proposed warm feature wall
- Proposed raised lawn area
- Proposed pitch water feature
- Proposed raised planter to Hydraulic engr details
- Proposed metal edging
- Proposed shade structure over play area
- Design levels
- Existing levels
- Site fence overlay



scale: 1:20

TYPICAL DETAIL 04: on-structure planter

PROPOSED PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT
TREES & PALM				
CAV	Callistemon viminalis	Weeping Bottlebrush	45L	6m
COC	Corymbia citriodora	Lemon-scented Gum	45L	20m
COM	Corymbia maculata	Spotted Gum	45L	20m
CVA	Casuarina cunninghamiana	Rivertoms	45l	7m
ELO	Elaeocarpus reticulatus	Hard Quandong	45L	8m
ESR	Eucalyptus 'Summer Red'	Flowering Gum	45L	9m
LAI	Lagunaria patersonia	Origin Myrtle	45L	8m
MAG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	45L	5m
MEQ	Melaleuca quinquenervia	Broad-leaf Paperbark	45L	13m
PLR	Plectranthus ornatus	Plectranthus	45L	6m
PYCC	Pinus canariensis 'Cheshunt'	Cheshunt Pine	45L	10m
TRL	Tristaniopsis laurina	Water Gum	45L	8m
ULP	Ulmus parvifolia	Chinese Elm	45L	7m
WAR	Washingtonia robusta	Mexican Fan Palm	100L	12m
SHRUBS				
Cgbf	Callistemon 'Great Balls of Fire'	Great Balls of Fire Bottlebrush	200mm	1.5m
Circc	Callistemon viminalis 'Cityscape'	Dwarf Bottlebrush	200mm	1.5m
Dsg	Dianella 'Silverstripe Gold'	Golden Dove Drop (Hardgrass)	200mm	2m
Gasf	Grevillea aspleniifolia 'Firecracker'	Grevillea 'Firecracker'	200mm	1.5m
Grg	Grevillea 'Robyn Gordon'	Robyn Gordon Grevillea	200mm	1.5m
Pgp	Phoenicium 'Green Pillar'	Green Pillar Phoenicium	5L	2.5m
Phpr	Photinia x fraseri 'Robusta'	Photinia	25L	2m
Pmy	Philadelphus mexicanus	Wax Flower	200mm	1.5m
Sass	Syzygium australe 'Resort Southern'	Syzygium 'Resort Southern'	5L	2m
Wab	Westringia fruticosa 'Blue'	Westringia	200mm	0.8m
Wef	Westringia fruticosa	Coastal Rosemary	100mm	2m
GROUND COVERS				
Cae	Carex elegantissima	Tall Sedge	200mm	0.7m
Dcll	Dianella caerulea 'Little Jewel'	Flax Lily	150mm	0.4m
Dtr	Dianella tasmanica	Black Anther Flax Lily	150mm	0.8m
Dmg	Dianella revoluta 'Little Rev Drop'	Dwarf Golden Dew Drop	150mm	0.5m
Dss	Dianella 'Silver Streak'	Silver Streak Flax Lily	150mm	0.4m
Isn	Isolepis nodosa	Nobby Clubrush	200mm	0.5m
Lim	Liriope muscari	Lily Turf	150mm	0.3m
Lolk	Lomandra longifolia 'Katrinus'	Spaghetti Matrush 'Katrinus'	150mm	0.7m
Pea	Pennisetum alopecuroides 'Jubilee'	Black Tass	150mm	0.8m
Pol	Poa labillardieri	Tussock Grass	150mm	0.8m
Sca	Scaevola aemula	Fan Flower	200mm	0.3m
Tha	Themeda triandra	Kangaroo Grass	200mm	0.8m
Tri	Trachelospermum jasminoides 'Tricolor'	Variegated Jasmine	200mm	0.3m
ACCENT PLANTS				
Aga	Agave attenuata	Century Plant	200mm	1.5m
Cac	Cordyline australis 'Coconut'	Cordyline Cabonett	200mm	1.5m
Drm	Dracaena Marginata	Dragon Tree	250mm	2m
Phbb	Pennisum 'Brown Buffy'	Pennyle Ruby Fox	200mm	0.6m
Std	Strelitzia nicolai 'Giant'	Giant Bird-of-Paradise	200mm	0.6m
Yue	Yucca elephantipes	Yucca	200mm	2m
TURF GRASS				
As noted	Stenotaphrum secundatum	Sir Walter Buffalo	N/A	

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, MERRYLANDS NSW

0 1 2 5 10 30 scale: 1:100 on A3 1:200 on A1

dwg title	scale: 1:100 as shown @a0	revision	date
landscape planting plan: communal rooftop	dwg no.: DA L104	A da submission	30/10/13
	Client: NR Complex Pty Ltd.	B da amendments	31/03/14

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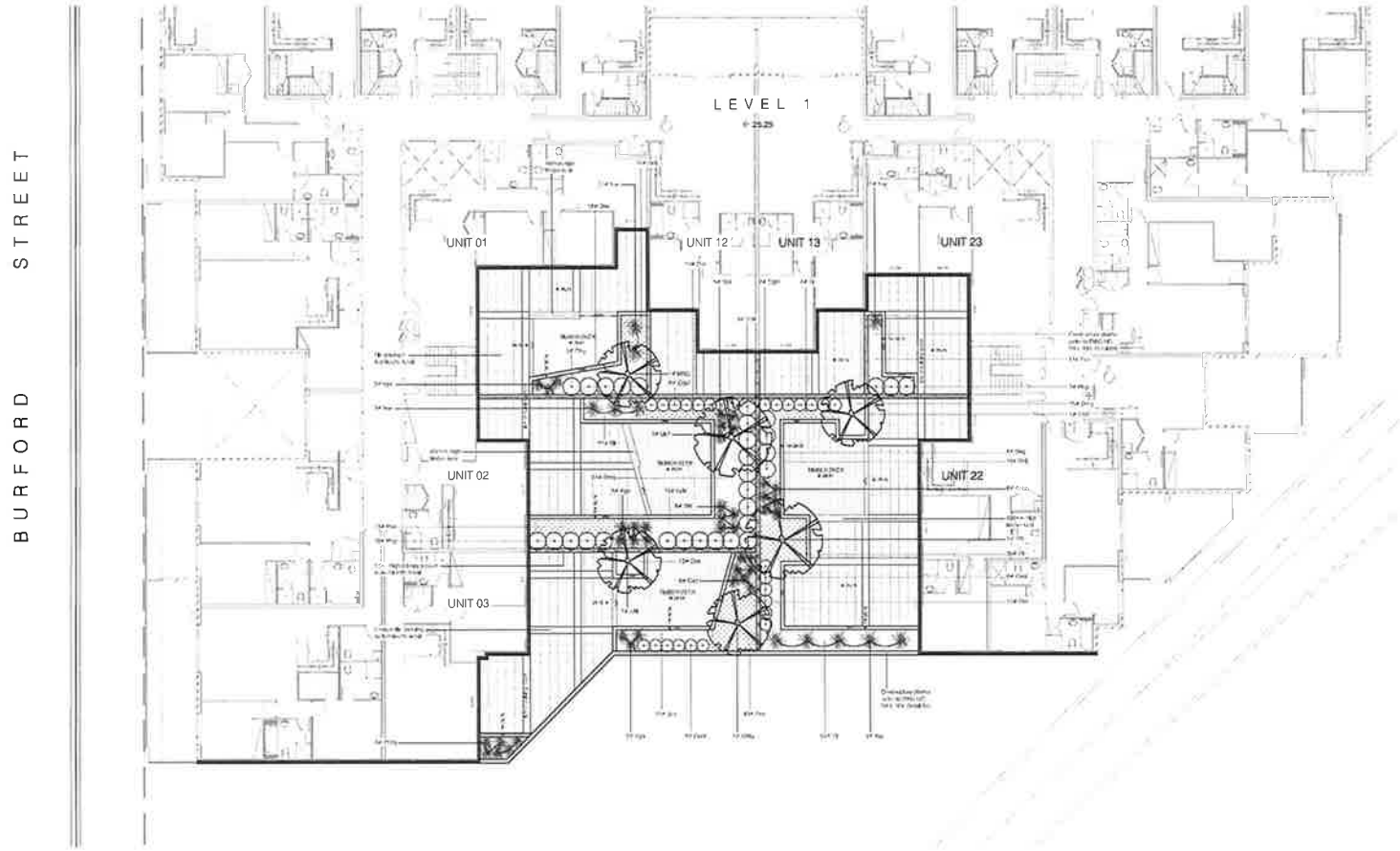
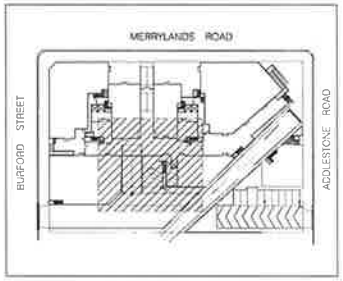


KEY PLAN



LEGEND

- Existing street trees to be protected & retained
- Proposed street trees with tree guides to Councils specification
- Proposed large canopy tree planting (refer to proposed plant schedule)
- Proposed Palm tree planting (refer to proposed plant schedule)
- Proposed small tree planting (refer to proposed plant schedule)
- Existing trees to be removed (refer to general arb. report assessment)
- Proposed shrub planting (refer to proposed plant schedule)
- Proposed groundcover planting (refer to proposed plant schedule)
- Proposed accent planting (refer to proposed plant schedule)
- Proposed conc. unit paving -type 1 (refer to layout plans, domain plans Appendix A material palette)
- Proposed conc. unit paving -type 2
- Proposed timber seat
- Proposed cast in-situ conc. bench
- Proposed timber deck
- Proposed feature sandstone boulders
- Proposed conc. paving (driveway)
- Proposed on structure planter
- Proposed artificial lawn over clay area
- Proposed timber / steel pergola
- Proposed water feature wall
- Proposed raised lawn area
- Proposed rain water tank
- Proposed garden mains to hydraulic engr's details
- Proposed metal edging
- Proposed shade structure over clay area
- Design levels
- Existing levels
- Site boundary

LANDSCAPE PLANTING PLAN: level 1

scale: 1:100

PROPOSED PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT
TREES & PALM				
CAV	Callistemon viminalis	Weeping Bottlebrush	45L	8m
COC	Corymbia citriodora	Lemon-scented Gum	45L	20m
COM	Corymbia maculata	Spotted Gum	45L	20m
CUA	Cupaniopsis anacardioides	Tuckeroo	45l	7m
ELO	Eucalyptus moorei	Red Gum Mallee	45L	8m
ESR	Eucalyptus 'Summer Red'	Flowering Gum	45L	8m
LAI	Lagerstroemia indica	Crape Myrtle	45L	8m
MAG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	45L	5m
MEQ	Melaleuca quinquenervia	Broad-leaf Paperbark	45L	15m
PLR	Plumeria rubra	Frangipani	45L	6m
PYCC	Pinus cultivarens 'Cherryblow'	Cherryblow Pine	45L	10m
TRL	Tristaniopsis laurina	Water Gum	45L	8m
ULP	Ulmus parvifolia	Chinese Elm	45L	7m
WAR	Waterhousea rotundifolia	Myrtle or Fan Palm	100L	10m
SHRUBS				
Cgbf	Callistemon 'Great Balls of Fire'	Great Balls of Fire Bottlebrush	200mm	1.5m
Cvcc	Callistemon viminalis 'Captain Cook'	Dwarf Bottlebrush	200mm	1.5m
Dag	Duranta 'Sheena's Gold'	Golden Dew Drop (Hedge)	300mm	2m
Geaf	Gardenia augusta 'Florida'	Gardenia 'Florida'	200mm	1.5m
Grg	Grevillea 'Robyn Gordon'	Robyn Gordon Grevillea	200mm	1.5m
Pgp	Polyscias 'Green Ripple'	Green Ripple Polyscias	3L	2.5m
Phgr	Photinia glabra 'Rubens'	Photinia	25L	2m
Pmy	Philadelphus mexicanus	Wild Flower	200mm	1.5m
Saas	Syzygium australe 'Aussie Southern'	Syzygium 'Aussie Southern'	3L	2m
Wab	Westringia 'Aussie Box'	Westringia	200mm	0.6m
Wef	Westringia fruticosa	Coastal Rosemary	150mm	2m
GROUND COVERS				
Cas	Carex albicans	Tufted Sedge	200mm	0.7m
Dcfj	Dianella caerulea 'Little Jess'	Flax Lily	150mm	0.4m
Dir	Dianella revoluta	Black Anther Flax Lily	150mm	0.8m
Dmg	Duranta 'Sheena's Gold'	Dwarf Golden Dew Drop	200mm	0.3m
Das	Dianella 'Silver Streak'	Silver Streak Flax Lily	150mm	0.4m
Ian	Isolepis nodosa	Nodding Clubrush	200mm	0.5m
Lim	Liriope muscari	Lily Turf	150mm	0.3m
Lofk	Lomandra longifolia 'Katrinus'	Spiny-headed Mat-rush 'Katrinus'	150mm	0.7m
Pea	Pellaea falcata (formerly Cheilanthes sieberiana)	Black Lace	150mm	0.6m
Pol	Poa labillardieri	Tussock Grass	150mm	0.8m
Sca	Scaevola aemula	Fan Flower	300mm	0.3m
Tha	Thymus australis	Kangaroo Grass	200mm	0.8m
Tjt	Trachelospermum jasminoides 'Tricolour'	Variegated Jasmine	200mm	0.3m
ACCENT PLANTS				
Aga	Agave attenuata	Century Plant	200mm	1.5m
Cac	Cordyline australis 'Coloured'	Cordyline Coloured	200mm	1.5m
Drm	Dracaena Marginata	Dragon Tree	200mm	2m
Phbb	Phormium 'Bronze Baby'	Bronze Baby Flax	200mm	0.6m
Std	Strelitzia reginae 'dwarf'	Dwarf Bird of Paradise	200mm	0.6m
Yue	Yucca elephantipes	Yucca	200mm	2m
TURF GRASS				
As noted	Stenotaphrum secundatum	Sir Walter Buffalo	N.A.	

CANVAS

272-276 & 280-284 Merrylands Rd & 1 Addlestone Rd, MERRYLANDS NSW

0 1 2 5 10 20 scale: 1:100@A0 1:200@A1

north

dwg title	scale: 1:100 as shown @A0	revision	date
landscape planting plan: level 1	dwg no.: DA L106	A da amendments	31/03/14
	Client: NR Complex Pty Ltd.		

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