Drawing Set	Sheet Number	Revision and Sheet Name		Scale	Page Size
SITE PLANS					
	DA-100-001	S3	SITE PLAN	1 : 500	A1
	DA-100-002	S2	SITE ANALYSIS	1 : 500	A1
GA PLANS					
	DA-110-001	S5	GROUND PLAN	1 : 250	A1
	DA-110-002	S5	LEVEL 1	1 : 250	A1
	DA-110-003	S5	LEVEL 2 - 3 PLAN	1 : 250	A1
	DA-110-004	S5	LEVEL 4 PODIUM PLAN	1 : 250	A1
	DA-110-005	S5	LEVEL 5 - 13 PLAN	1 : 250	A1
	DA-110-006	S3	PLANT ROOMS	1 : 250	A1
	DA-110-007	S3	ROOF PLAN	1 : 250	A1
ELEVATIONS					
	DA-250-001	S4	NORTH ELEVATION	1 : 250	A1
	DA-250-002	S3	EAST ELEVATION	1 : 250	A1
	DA-250-003	S3	SOUTH ELEVATION	1 : 250	A1
	DA-250-004	S3	WEST ELEVATION	1 : 250	A1
	DA-250-005	S3	EAST ELEVATION (N-S STREET)	1 : 250	A1
	DA-250-006	S3	NORTH ELEVATION (STREET)	1 : 250	A1
SECTIONS	DA-350-001	S2	CROSS SECTION	1 : 250	A1
DIAGRAMS	DA-710-001	S6	GFA DIAGRAMS	1 : 500	A1
	DA-720-001	S3	SHADOW DIAGRAMS	NTS	A1
	DA-720-002	S2	VIEW FROM SUN ANALYSIS SHEET 1	NTS	A1
	DA-720-003	S2	VIEW FROM SUN ANALYSIS SHEET 2	NTS	A1
	DA-720-004	S2	VIEW FROM SUN ANALYSIS SHEET 1	NTS	A1
	DA-720-005	S2	VIEW FROM SUN ANALYSIS SHEET 2	NTS	A1
	DA-720-006	S1	PODIUM SHADOW DIAGRAMS	NTS	A1
	DA-721-001	S2	ADG DIAGRAMS	1 : 500	A1
SUPPLEMENTARY DRAWINGS	DA-810-001	S2	ADAPTABLE APARTMENTS	1 : 100	A1
MATERIALS	DA-910-001	S2	MATERIALS AND FINISHES	NTS	A1
CGI	DA-920-001	S2	VIEW FROM NORTH WEST	NTS	A1
	DA-920-002	S2	VIEW FROM NORTH EAST	NTS	A1
PERSPECTIVES	DA-920-003	S2	PERSPECTIVE 1	NTS	A1
	DA-920-004	S2	PERSPECTIVE 2	NTS	A1
	DA-920-005	S2	PERSPECTIVE 3	NTS	A1
	DA-920-006	S2	PERSPECTIVE 4	NTS	A1
	DA-920-007	S1	PERSPECTIVE 5	NTS	A1

S6

S6

S6

RESIDENTIAL DEVELOPMENT

671 - 683 GARDENERS RD, MASCOT
for MERITON

9 NOVEMBER 2016

SITE DATA

SITE AREA :	7,177m²
FSR :	3.43 : 1
GFA PROPOSED :	24,648m²
RESIDENTIAL COMMUNAL OPEN SPACE :	1,832m²
DEEP SOIL :	873m²

APARTMENT YIELD

	BUILDING D			BUILDING E			BUILDING F		
	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED
GROUND	0	0	0	2	2	0	3	1	0
LEVEL 1	2	3	0	1	5	0	1	5	0
LEVEL 2	3	3	0	0	6	0	2	5	0
LEVEL 3	3	3	0	0	6	0	2	5	0
LEVEL 4	3	3	1	0	3	2	0	0	2
LEVEL 5	3	3	1	0	3	2	1	3	2
LEVEL 6	3	3	1	0	3	2	1	3	2
LEVEL 7	3	3	1	0	3	2	1	3	2
LEVEL 8	3	3	1	0	3	2	1	3	2
LEVEL 9	3	3	1	0	3	2	1	3	2
LEVEL 10	3	3	1	0	3	2	1	3	2
LEVEL 11	3	3	1	0	3	2	1	3	2
LEVEL 12	3	3	1	0	3	2	1	3	2
LEVEL 13	3	3	1	0	3	2	1	3	2
SUB TOTAL	38	39	10	3	49	20	17	43	20
TOTAL			87			72			80

TOTAL UNITS 239
20% ADAPTABLE APARTMENTS REQUIRED 48

APARTMENT MIX

	1 BED	2BED	3BED
UNITS	58	131	50
PERCENTAGE	24.3%	54.8%	20.9%

OTHER:
CHILDCARE CENTRE : 630 m2
RETAIL : 100 m2

PARKING REQUIREMENTS

	1 BED	2BED	3BED	VISITORS	CHILDCARE	RETAIL
RATE	1	1	2	7	DCP	1/25m2
AMOUNT	58	131	97	35	35	4

TOTAL PARKING **360** (105 OF WHICH LOCATED
ACCESSIBLE PARKING ^ **51** IN 1-5 KENT ROAD)

NOTE:
^ ACCESSIBLE PARKING RATE : 1 / ADAPTABLE UNIT + 1 VISITOR + 1 CHILDCARE + 1 RETAIL

PARKING PROPOSED

	GROUND	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL REQUIRED	TOTAL PROVIDED ON SITE
RESIDENTIAL TANDEMS	(18) 18	(23) 30	(23) 36	(23) 36	120	87
RESIDENTIAL REGULAR	(2) 2	(17)25	(33) 47	(33) 47	118	85
RESIDENTIAL ACCESS	(8) 12	(7) 12	(8) 12	(8) 12	48	31
RESIDENTIAL VISITORS	(19) 28	(6) 6	(0) 0	(0) 0	34	25
RESIDENTIAL VISITORS ACCESS	(1) 1	(0) 0	(0) 0	(0) 0	1	1
RETAIL	(0) 3	(0) 0	(0) 0	(0) 0	3	0
RETAIL ACCESS	(0) 1	(0) 0	(0) 0	(0) 0	1	0
CHILDCARE	(16) 21	(10) 13	(0) 0	(0) 0	34	26
CHILDCARE ACCESS	(0) 1	(0) 0	(0) 0	(0) 0	1	0
				TOTAL PARKING	**360**	**255** (105 OF WHICH LOCATED IN 1-5 KENT ROAD)

NOTE:
PROPOSED GARDENERS ROAD PARKING SPACES INCLUDED BUILDING C OF KENT ROAD SITE FROM GROUND TO LEVEL 3
105 OF WHICH LOCATED IN 1-5 KENT ROAD, ONCE THE SITES ARE COMBINED, THE SPACES WILL BE ALLOCATED FROM KENT ROAD TO GARDENERS ROAD TO MEET THE REQUIREMENTS

S7

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Meriton
528 Kent Street Sydney NSW 2000

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
SITE PLAN

Rev.	Date	Approved by	Revision Notes
S3	03.11.16	KD	Issued for Development Application
S2	12.09.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Development Application

Scale
1:500 @A1, 50%@A3

Project No.
16012

Drawn by
SC

North ↑

Status
For Information

Dwg No.
DA-100-001

Rev
S3

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Meriton
528 Kent Street Sydney NSW 2000

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
SITE ANALYSIS

Rev.	Date	Approved by	Revision Notes
S2	12.09.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Development Application

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	16012	SC	↑
Status	Dwg No.	Rev	
For Information	DA-100-002	S2	

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LEGEND

ACS	Access Control System	ELEC	Electrical Services	GHR	Garbage Holding Room	MAX	Maximum	RL	Relative Level to AHD	V	Void
AHD	Australian Height Datum	EN	Ensuite	GRV	Garbage Room Vent	MBP	Motor Bike Parking	S	Store	VIS	Visitor
B	Bathroom	(EX)	Existing	H	Hydraulic Services	MBX	Mail Box Assembly	ST	Study	WPM	Waterproof Membrane System
B1,2...	Bedroom 1, Bedroom 2, etc.	EXH	Exhaust	HWM	Hot Water Meter Cupboard	MDR	Metal Deck Roofing	SL_01,02	Skylight, Type 1, 2, etc.		
BKP	Bicycle Parking	F	Fire Services	K	Kitchen	MGB	Mobile Garbage Bin	SN	Street Signage		
BY	Balcony	FEP_01,02..	Fire Escape Passage No. 1, 2, etc.	KB	Kerb	MIN	Minimum	SP	Stair Pressurisation		
COMS	Communication Services	FEX	Fire Extinguisher	L_01,02	Lift No.1, 2, etc.	MTR	Meter	SRV	Small Rigid Vehicle		
CWR	Cold Water Riser	FFL	Finished Floor Level	L	Living	OSD	On Site Detention Tank	ST	Study		
CWM	Cold Water Meter Cupboard	FHR	Fire Hose Reel	LAS	Lobby Air Supply Riser	OSR	On Site Retention Tank	T_01,02...	Tree No. 1, 2, etc. (Refer Arborist Report for details)		
D	Dining	FS_01,02...	Fire Stair No.1, 2, etc.	LR	Lobby Relief	PROP	Proposed				
DATA	Data Logger Cupboard	GBC	Garbage Chute	LY	Laundry	R	Robe	TCE	Terrace		
E	Entry	GBR	Garbage Room	M	Mechanical Services	RES	Residential	TOW	Top of Wall		

	Thermal comfort
Glazing Doors/windows	Group A - Aluminium framed single tint glazing to all units: Group A- Awnings and hinged doors U-Value: 6.60 (equal to or lower than) SHGC: 0.41 (±10%) Group B – sliding and fixed panels U-Value: 6.60 (equal to or lower than) SHGC: 0.49 (±10%) Aluminium framed improved glazing as per assessor certificate: Group A- Awnings and hinged doors U-Value: 4.80 (equal to or lower than) SHGC: 0.34 (±10%) Group B – sliding and fixed panels U-Value: 4.80 (equal to or lower than) SHGC: 0.34 (±10%) Given values are NFRC, total window values
Roof	Concrete roof no insulation- Default colour
Ceiling	Plasterboard ceiling, R2.0 insulation where exposed roof & balconies above Plasterboard ceiling,R2.5 insulation where exposed roof & balconies are above as per assessor certificate Plasterboard ceiling, no insulation where neighbouring units are above Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in acordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
External wall	180mm precast concrete walls with R1.5 insulation throughout Default colour
Inter tenancy walls	75 mm Hebel power panel wall– R1.7 (75mm) insulation
Walls with-in dwellings	Plasterboard on studs– no insulation
Floors	Concrete– R1.5 subfloor insulation required to units exposed to air as per assessor certificate Concrete between levels no insulation
Floor coverings	Carpet to bedrooms, tiles to wet areas and living areas
Central rainwater storage	Tank size 20,000L, collecting from 1,000m² roof area Connected to outdoor tap for irrigation of landscaping& 1 car washing bays
Hot water system	Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers

Rev.	Date	Approved by	Revision Notes
S5	03.11.16	KD	Issued for Development Application
S4	12.09.16	KD	Issued for Development Application
S3	25.07.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Development Application

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
GROUND PLAN

Scale
1:250 @A1, 50%@A3
Status
For Information

Project No.
16012
Dwg No.
DA-110-001

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LEGEND

ACS	Access Control System	ELEC	Electrical Services	GHR	Garbage Holding Room	MAX	Maximum	RL	Relative Level to AHD	V	Void
AHD	Australian Height Datum	EN	Ensuite	GRV	Garbage Room Vent	MBP	Motor Bike Parking	**S**	Store	VIS	Visitor
B	Bathroom	(EX)	Existing	H	Hydraulic Services	MBX	Mail Box Assembly	ST	Study	WPM	Waterproof Membrane System
B1,2…	Bedroom 1, Bedroom 2, etc.	EXH	Exhaust	HWM	Hot Water Meter Cupboard	MDR	Metal Deck Roofing	SL_01,02	Skylight, Type 1, 2, etc.		
BKP	Bicycle Parking	F	Fire Services	K	Kitchen	MGB	Mobile Garbage Bin	SN	Street Signage		
BY	Balcony	FEP_01,02..	Fire Escape Passage No. 1, 2, etc.	KB	Kerb	MIN	Minimum	SP	Stair Pressurisation		
COMS	Communication Services	FEX	Fire Extinguisher	L_01,02	Lift No.1, 2, etc.	MTR	Meter	SRV	Small Rigid Vehicle		
CWR	Cold Water Riser	FFL	Finished Floor Level	L	Living	OSD	On Site Detention Tank	ST	Study		
CWM	Cold Water Meter Cupboard	FHR	Fire Hose Reel	LAS	Lobby Air Supply Riser	OSR	On Site Retention Tank	T_01,02…	Tree No. 1, 2, etc.		
D	Dining	FS_01,02…	Fire Stair No.1, 2, etc.	LR	Lobby Relief	PROP	Proposed		(Refer Arborist Report for details)		
DATA	Data Logger Cupboard	GBC	Garbage Chute	LY	Laundry	R	Robe	TCE	Terrace		
E	Entry	GBR	Garbage Room	M	Mechanical Services	RES	Residential	TOW	Top of Wall		

Rev.	Date	Approved by	Revision Notes
S5	26.10.16	KD	Issued for Development Application
S4	12.09.16	KD	Issued for Development Application
S3	25.07.16	KD	Issued for Development Application
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
LEVEL 1

Scale
1:250 @A1, 50%@A3
Status
For Information

Project No.
16012
Dwg No.
DA-110-002

Drawn by
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LEGEND

ACS	Access Control System
AHD	Australian Height Datum
B	Bathroom
B1,2…	Bedroom 1, Bedroom 2, etc.
BKP	Bicycle Parking
BY	Balcony
COMS	Communication Services
CWR	Cold Water Riser
CWM	Cold Water Meter Cupboard
D	Dining
DATA	Data Logger Cupboard
E	Entry
ELEC	Electrical Services
EN	Ensuite
(EX)	Existing
EXH	Exhaust
F	Fire Services
FEP_01,02..	Fire Escape Passage No. 1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FHR	Fire Hose Reel
FS_01,02…	Fire Stair No.1, 2, etc.
GBC	Garbage Chute
GBR	Garbage Room
GHR	Garbage Holding Room
GRV	Garbage Room Vent
H	Hydraulic Services
HWM	Hot Water Meter Cupboard
K	Kitchen
KB	Kerb
L_01,02	Lift No.1, 2, etc.
L	Living
LAS	Lobby Air Supply Riser
LR	Lobby Relief
LY	Laundry
M	Mechanical Services
MAX	Maximum
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MDR	Metal Deck Roofing
MGB	Mobile Garbage Bin
MIN	Minimum
MTR	Meter
OSD	On Site Detention Tank
OSR	On Site Retention Tank
PROP	Proposed
R	Robe
RES	Residential
RL	Relative Level to AHD
S	Store
ST	Study
SL_01,02	Skylight, Type 1, 2, etc.
SN	Street Signage
SP	Stair Pressurisation
SRV	Small Rigid Vehicle
ST	Study
T_01,02…	Tree No. 1, 2, etc. (Refer Arborist Report for details)
TCE	Terrace
TOW	Top of Wall
V	Void
VIS	Visitor
WPM	Waterproof Membrane System

Rev.	Date	Approved by	Revision Notes
S5	26.10.16	KD	Issued for Development Application
S4	12.09.16	KD	Issued for Development Application
S3	25.07.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Development Application

NOTES

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Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
LEVEL 2 to 3 PLAN

Scale
1:250 @A1, 50%@A3
Status
For Information
Project No.
16012
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DA-110-003
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LEGEND

ACS	Access Control System
AHD	Australian Height Datum
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B1,2…	Bedroom 1, Bedroom 2, etc.
BKP	Bicycle Parking
BY	Balcony
COMS	Communication Services
CWR	Cold Water Riser
CWM	Cold Water Meter Cupboard
D	Dining
DATA	Data Logger Cupboard
E	Entry
ELEC	Electrical Services
EN	Ensuite
(EX)	Existing
EXH	Exhaust
F	Fire Services
FEP_01,02..	Fire Escape Passage No. 1, 2, etc.
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PROP	Proposed
R	Robe
RES	Residential
RL	Relative Level to AHD
S	Store
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SL_01,02	Skylight, Type 1, 2, etc.
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TCE	Terrace
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Rev.	Date	Approved by	Revision Notes
S5	03.11.16	KD	Issued for Development Application
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S3	25.07.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Development Application

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
LEVEL 4 PODIUM PLAN

Scale
1:250 @A1, 50%@A3
Project No.
16012
Drawn by
SC
North
Status
For Information
Dwg No.
DA-110-004
Rev
S5

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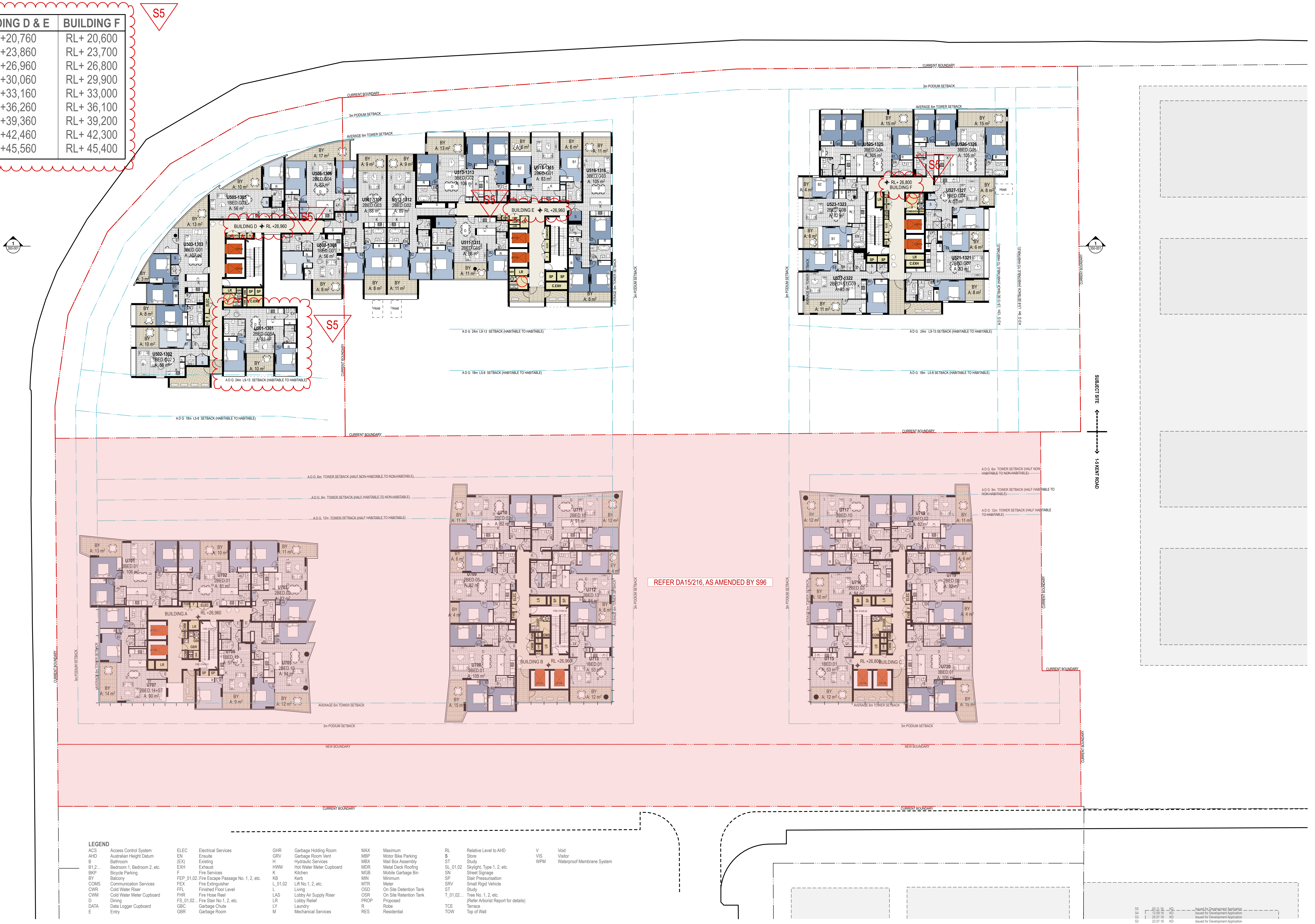
	BUILDING D & E	BUILDING F
LEVEL 05	RL +20,760	RL+ 20,600
LEVEL 06	RL +23,860	RL+ 23,700
LEVEL 07	RL +26,960	RL+ 26,800
LEVEL 08	RL +30,060	RL+ 29,900
LEVEL 09	RL +33,160	RL+ 33,000
LEVEL 10	RL +36,260	RL+ 36,100
LEVEL 11	RL +39,360	RL+ 39,200
LEVEL 12	RL +42,460	RL+ 42,300
LEVEL 13	RL +45,560	RL+ 45,400



LEGEND

ACS	Access Control System	ELEC	Electrical Services	GHR	Garbage Holding Room	MAX	Maximum	RL	Relative Level to AHD	V	Void
AHD	Australian Height Datum	EN	Ensuite	GRV	Garbage Room Vent	MBP	Motor Bike Parking	**S**	Store	VIS	Visitor
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S5	03.11.16	KD	Issued for Development Application
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S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Development Application

NOTES

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Meriton
528 Kent Street Sydney NSW 2000

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
LEVEL 5 to 13 TOWER PLAN

Scale
1:250 @A1, 50%@A3
Status
For Information
Project No. **16012**
Dwg No. **DA-110-005**
Drawn by **SC**
Rev **S6**
North

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LEGEND

ACS	Access Control System
AHD	Australian Height Datum
B	Bathroom
B1,2…	Bedroom 1, Bedroom 2, etc.
BKP	Bicycle Parking
BY	Balcony
COMS	Communication Services
CWR	Cold Water Riser
CWM	Cold Water Meter Cupboard
D	Dining
DATA	Data Logger Cupboard
E	Entry
ELEC	Electrical Services
EN	Ensuite
(EX)	Existing
EXH	Exhaust
F	Fire Services
FEP_01,02..	Fire Escape Passage No. 1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FHR	Fire Hose Reel
FS_01,02…	Fire Stair No.1, 2, etc.
GBC	Garbage Chute
GBR	Garbage Room
GHR	Garbage Holding Room
GRV	Garbage Room Vent
H	Hydraulic Services
HWM	Hot Water Meter Cupboard
K	Kitchen
KB	Kerb
L_01,02	Lift No.1, 2, etc.
L	Living
LAS	Lobby Air Supply Riser
LR	Lobby Relief
LY	Laundry
M	Mechanical Services
MAX	Maximum
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MDR	Metal Deck Roofing
MGB	Mobile Garbage Bin
MIN	Minimum
MTR	Meter
OSD	On Site Detention Tank
OSR	On Site Retention Tank
PROP	Proposed
R	Robe
RES	Residential
RL	Relative Level to AHD
S	Store
ST	Study
SL_01,02	Skylight, Type 1, 2, etc.
SN	Street Signage
SP	Stair Pressurisation
SRV	Small Rigid Vehicle
ST	Study
T_01,02…	Tree No. 1, 2, etc. (Refer Arborist Report for details)
TCE	Terrace
TOW	Top of Wall
V	Void
VIS	Visitor
WPM	Waterproof Membrane System

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Meriton
528 Kent Street Sydney NSW 2000

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
PLANT ROOMS

Rev.	Date	Approved by	Revision Notes
S3	03.11.16	KD	Issued for Development Application
S2	12.09.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Development Application

Scale
1:250 @A1, 50%@A3
Status
For Information
Project No.
16012
Dwg No.
DA-110-006
Drawn by
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LEGEND

ACS	Access Control System	ELEC	Electrical Services	GHR	Garbage Holding Room	MAX	Maximum	RL	Relative Level to AHD	V	Void
AHD	Australian Height Datum	EN	Ensuite	GRV	Garbage Room Vent	MBP	Motor Bike Parking	**S**	Store	VIS	Visitor
B	Bathroom	(EX)	Existing	H	Hydraulic Services	MBX	Mail Box Assembly	ST	Study	WPM	Waterproof Membrane System
B1,2…	Bedroom 1, Bedroom 2, etc.	EXH	Exhaust	HWM	Hot Water Meter Cupboard	MDR	Metal Deck Roofing	SL_01,02	Skylight, Type 1, 2, etc.		
BKP	Bicycle Parking	F	Fire Services	K	Kitchen	MGB	Mobile Garbage Bin	SN	Street Signage		
BY	Balcony	FEP_01,02..	Fire Escape Passage No. 1, 2, etc.	KB	Kerb	MIN	Minimum	SP	Stair Pressurisation		
COMS	Communication Services	FEX	Fire Extinguisher	L_01,02	Lift No.1, 2, etc.	MTR	Meter	SRV	Small Rigid Vehicle		
CWR	Cold Water Riser	FFL	Finished Floor Level	L	Living	OSD	On Site Detention Tank	ST	Study		
CWM	Cold Water Meter Cupboard	FHR	Fire Hose Reel	LAS	Lobby Air Supply Riser	OSR	On Site Retention Tank	T_01,02…	Tree No. 1, 2, etc. (Refer Arborist Report for details)		
D	Dining	FS_01,02…	Fire Stair No.1, 2, etc.	LR	Lobby Relief	PROP	Proposed				
DATA	Data Logger Cupboard	GBC	Garbage Chute	LY	Laundry	R	Robe	TCE	Terrace		
E	Entry	GBR	Garbage Room	M	Mechanical Services	RES	Residential	TOW	Top of Wall		

Rev.	Date	Approved by	Revision Notes
S3	03.11.16	KD	Issued for Development Application
S2	09.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Development Application

NOTES

UNLESS NOTED OTHERWISE THIS DRAWING IS **NOT FOR CONSTRUCTION**. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
ROOF PLAN

Scale
1:250 @A1, 50%@A3
Status
For Information
Project No.
16012
Dwg No.
DA-110-007
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SCHEDULE OF EXTERNAL MATERIALS & FINISHES

S4

Code	Description
BAL1	Balustrade Type 1: Semi-frameless clear glazed balustrade. Powdercoat finish, colour 'Dulux Duratec Eternity Bronze Pearl Satin'.
GC1	Glazing Type 1: clear glazing, aluminium frame. Powdercoat finish, colour equal to 'Dulux Woodland Grey'. Final glazing type to meet BASIX performance requirements. Reflectivity to be less than 20%.
GC2	Glazing Type 2: Gradient Fritted glass glazing, aluminium frame. Powdercoat finish, colour equal to 'Dulux Woodland Grey'. Final glazing type to meet BASIX performance requirements. Reflectivity to be less than 20%.
LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
CT1	Concrete Type 1: Precast concrete feature wall. Colour mid grey.
CT2	Concrete Type 2: Precast concrete frame. Colour white, equal to Dulux 'Hog Bristle Quarter'.
OL	Operable Glass Louvres: Clear glass operable louvres. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'.
FL	Fixed Glass Louvres: Clear glass louvres fixed open. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'. One bank per balcony.
PF1	Paint Finish Type 1: Paint finish. Colour white, equal to Dulux 'Hog Bristle Quarter'.
PF2	Paint Finish Type 2: Paint finish. Colour mid grey, equal to Dulux 'Bygone'.
PF3	Paint Finish Type 3: Paint finish. Colour bronze equal to Dulux Duratec 'Eternity Bronze Pearl Satin'.
PF4	Paint Finish Type 4: Paint finish. Colour gold, equal to Dulux Precious 'Gold Pearl Satin'.
PS	Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
TG	Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
NORTH ELEVATION

Rev.	Date	Approved by	Revision Notes
S4	01.11.16	KD	Issued for Development Application
S3	12.09.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Information

Scale
1:200 @A1, 50%@A3
Project No.
16012
Drawn by
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Status
For Information
Dwg No.
DA-250-001
Rev
S4

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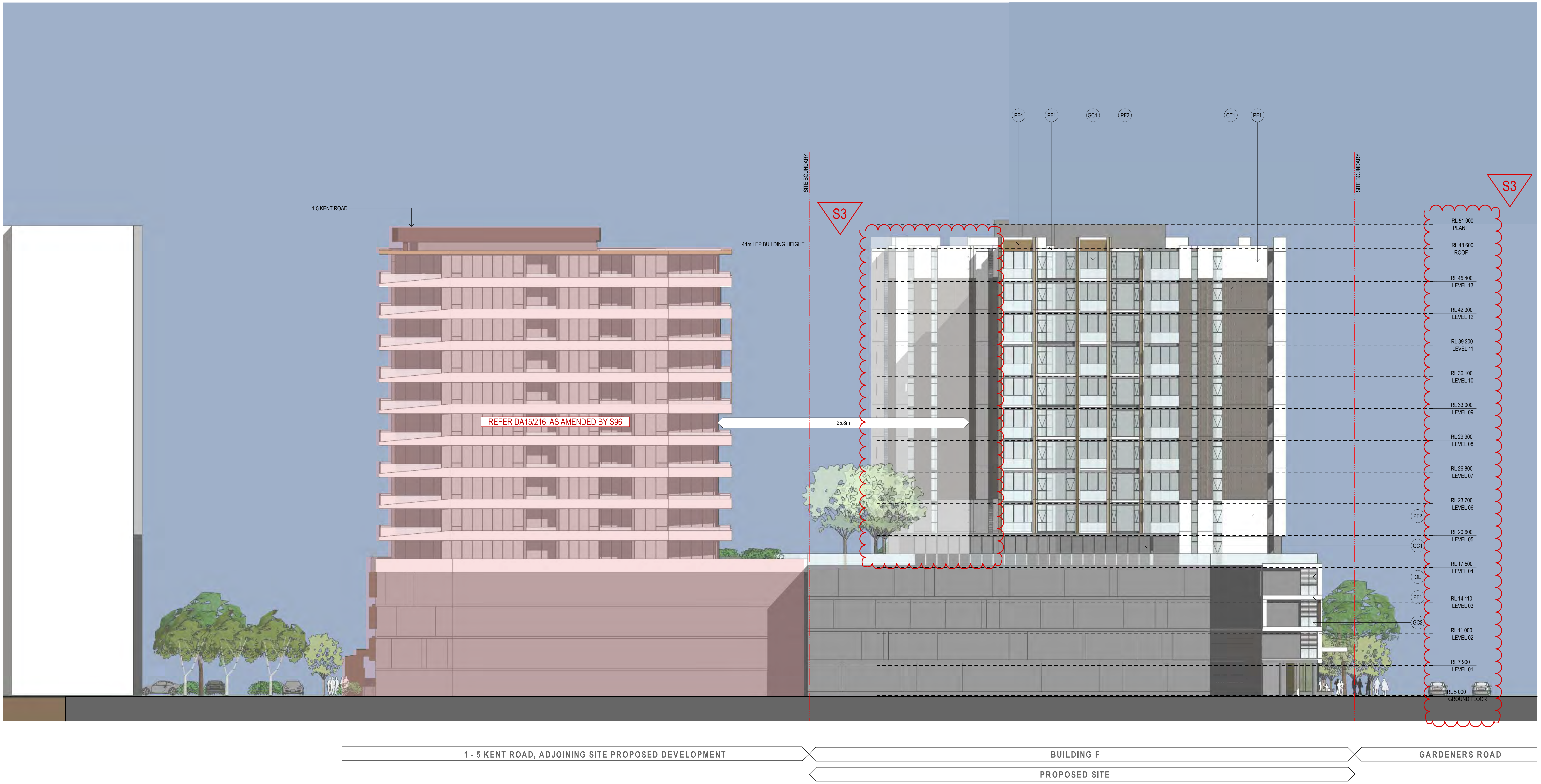

SCHEDULE OF EXTERNAL MATERIALS & FINISHES

S3

BAL1	Balustrade Type 1: Semi-frameless clear glazed balustrade. Powdercoat finish, colour 'Dulux Duratec Eternity Bronze Pearl Satin'.
GC1	Glazing Type 1: clear glazing, aluminium frame. Powdercoat finish, colour equal to 'Dulux Woodland Grey'. Final glazing type to meet BASIX performance requirements. Reflectivity to be less than 20%.
GC2	Glazing Type 2: Gradient Fritted glass glazing, aluminium frame. Powdercoat finish, colour equal to 'Dulux Woodland Grey'. Final glazing type to meet BASIX performance requirements. Reflectivity to be less than 20%.
LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
CT1	Concrete Type 1: Precast concrete feature wall. Colour mid grey.
CT2	Concrete Type 2: Precast concrete frame. Colour white, equal to Dulux 'Hog Bristle Quarter'.
OL	Operable Glass Louvres: Clear glass operable louvres. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'.
FL	Fixed Glass Louvres: Clear glass louvres fixed open. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'. One bank per balcony.
PF1	Paint Finish Type 1: Paint finish. Colour white, equal to Dulux 'Hog Bristle Quarter'.
PF2	Paint Finish Type 2: Paint finish. Colour mid grey, equal to Dulux 'Bygone'.
PF3	Paint Finish Type 3: Paint finish. Colour bronze equal to Dulux Duratec 'Eternity Bronze Pearl Satin'.
PF4	Paint Finish Type 4: Paint finish. Colour gold, equal to Dulux Precious 'Gold Pearl Satin'.
PS	Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
TG	Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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528 Kent Street Sydney NSW 2000

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
EAST ELEVATION

Rev.	Date	Approved by	Revision Notes
S3	01.11.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Information

Scale
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Project No.
16012
Drawn by
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Status
For Information
Dwg No.
DA-250-002
Rev
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SCHEDULE OF EXTERNAL MATERIALS & FINISHES

BAL1	Balustrade Type 1: Semi-frameless clear glazed balustrade. Powdercoat finish, colour 'Dulux Duratec Eternity Bronze Pearl Satin'.
GC1	Glazing Type 1: clear glazing, aluminium frame. Powdercoat finish, colour equal to 'Dulux Woodland Grey'. Final glazing type to meet BASIX performance requirements. Reflectivity to be less than 20%.
GC2	Glazing Type 2: Gradient Fritted glass glazing, aluminium frame. Powdercoat finish, colour equal to 'Dulux Woodland Grey'. Final glazing type to meet BASIX performance requirements. Reflectivity to be less than 20%.
LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
CT1	Concrete Type 1: Precast concrete feature wall. Colour mid grey.
CT2	Concrete Type 2: Precast concrete frame. Colour white, equal to Dulux 'Hog Bristle Quarter'.
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PF4	Paint Finish Type 4: Paint finish. Colour gold, equal to Dulux Precious 'Gold Pearl Satin'.
PS	Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
TG	Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar

S3

Rev.	Date	Approved by	Revision Notes
S3	01.11.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Information

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
SOUTH ELEVATION

Scale: **1:200 @A1, 50%@A3**
Project No.: **16012**
Drawn by: **SC**
North
Status: **For Information**
Dwg No.: **DA-250-003**
Rev: **S3**

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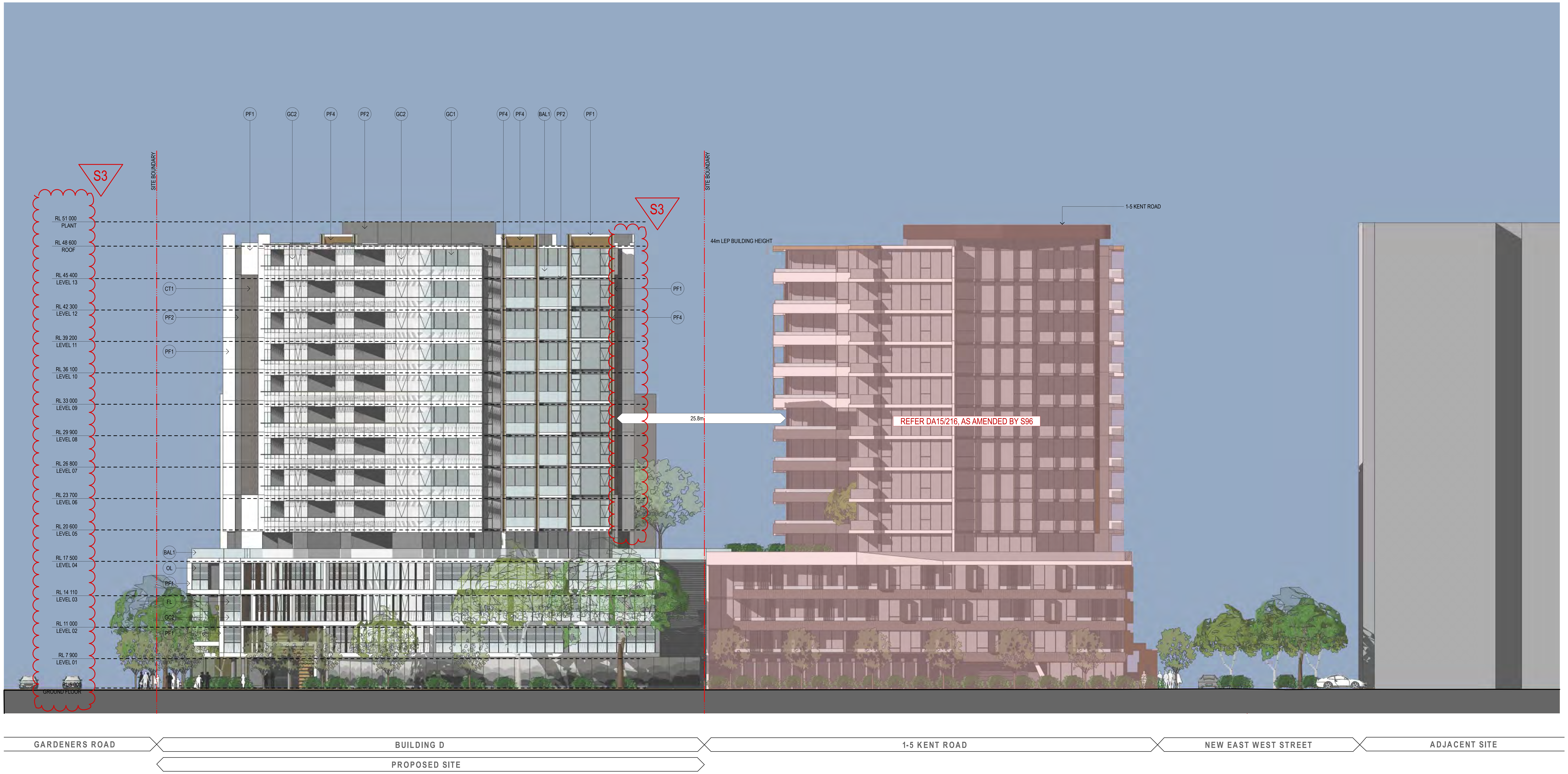

SCHEDULE OF EXTERNAL MATERIALS & FINISHES

BAL1	Balustrade Type 1: Semi-frameless clear glazed balustrade. Powdercoat finish, colour 'Dulux Duratec Eternity Bronze Pearl Satin'.
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PF3	Paint Finish Type 3: Paint finish. Colour bronze equal to Dulux Duratec 'Eternity Bronze Pearl Satin'.
PF4	Paint Finish Type 4: Paint finish. Colour gold, equal to Dulux Precious 'Gold Pearl Satin'.
PS	Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
TG	Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar

S3

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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528 Kent Street Sydney NSW 2000

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
WEST ELEVATION

Rev.	Date	Approved by	Revision Notes
S3	01.11.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Information

Scale: **1:200 @A1, 50%@A3**
Project No. **16012**
Drawn by **SC**
North
Status: **For Information**
Dwg No. **DA-250-004**
Rev **S3**

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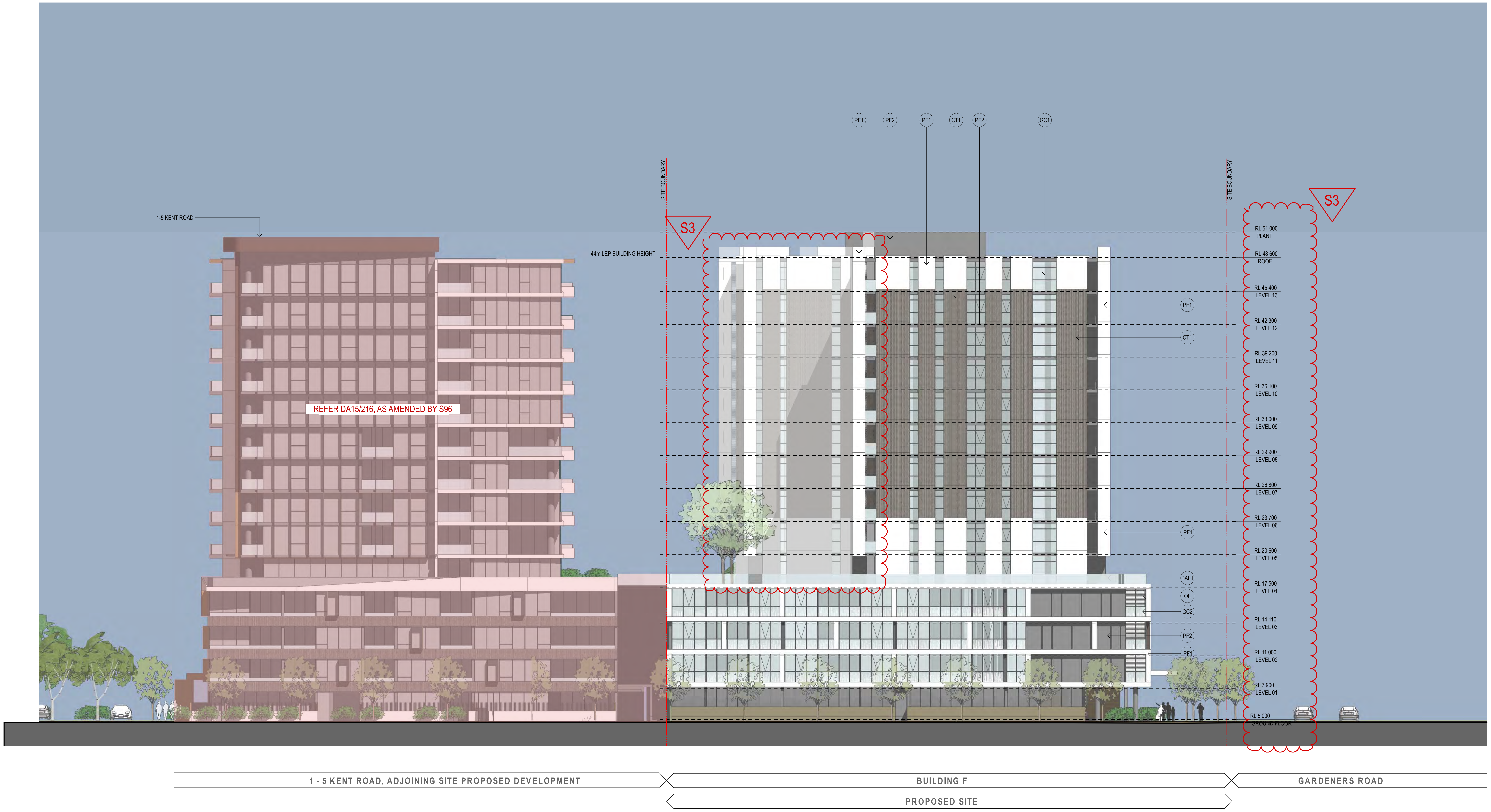

SCHEDULE OF EXTERNAL MATERIALS & FINISHES

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LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
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PS	Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
TG	Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar

S3

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Meriton
528 Kent Street Sydney NSW 2000

Rev.	Date	Approved by	Revision Notes
S3	01.11.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Information

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
EAST ELEVATION- NORTH-SOUTH STREET

Scale
1:200 @A1, 50%@A3
Status
For Information
Project No.
16012
Dwg No.
DA-250-005
Drawn by
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North

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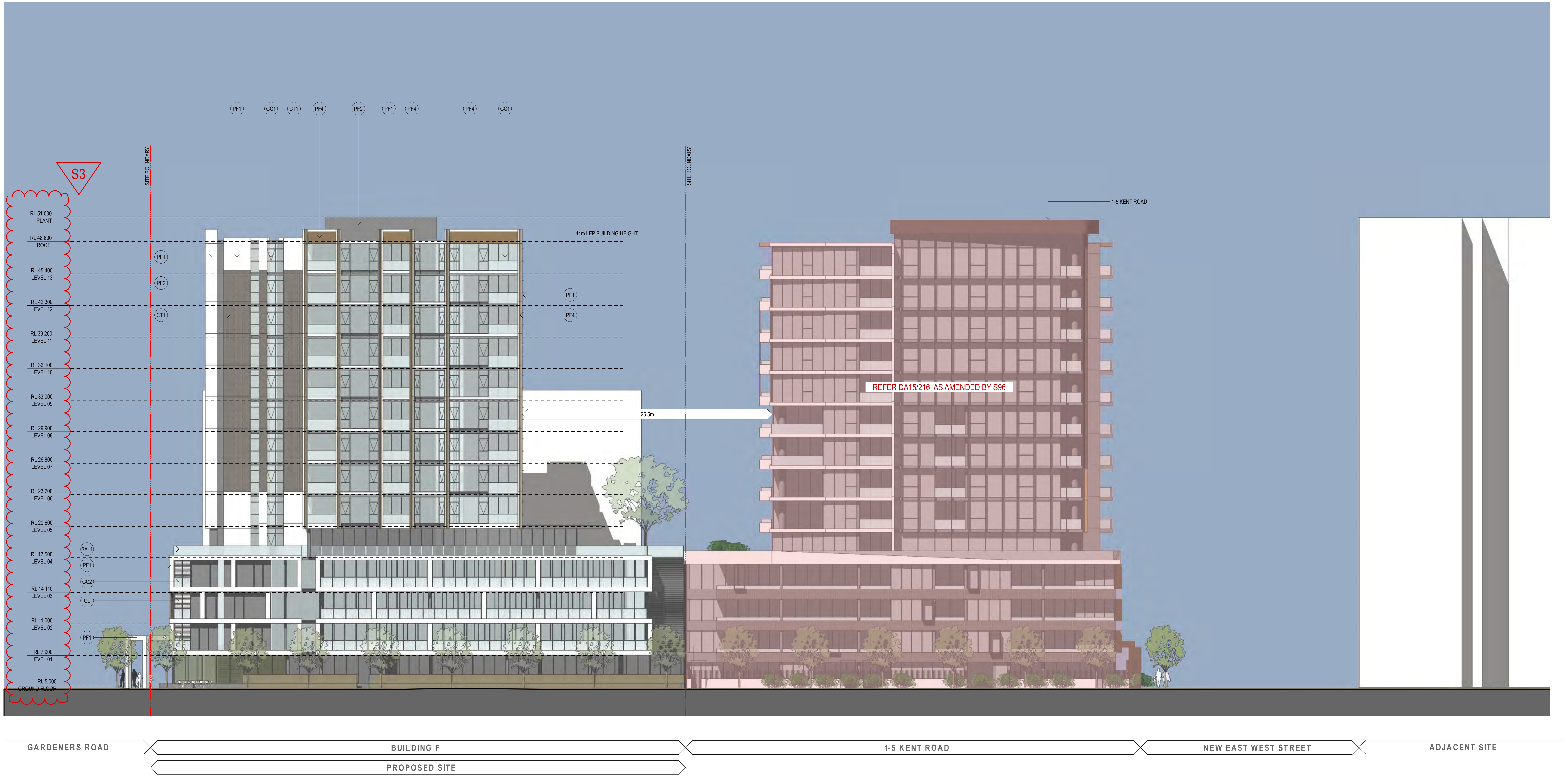

SCHEDULE OF EXTERNAL MATERIALS & FINISHES

S3

BAL1	Balustrade Type 1: Semi-frameless clear glazed balustrade. Powdercoat finish, colour 'Dulux Duratec Eternity Bronze Pearl Satin'.
GC1	Glazing Type 1: clear glazing, aluminium frame. Powdercoat finish, colour equal to 'Dulux Woodland Grey'. Final glazing type to meet BASIX performance requirements. Reflectivity to be less than 20%.
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LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
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PS	Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
TG	Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar

Rev.	Date	Approved by	Revision Notes
S3	01.11.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Information

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Meriton
528 Kent Street Sydney NSW 2000

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
WEST ELEVATION- STREET

Scale
1:200 @A1, 50%@A3
Project No.
16012
Drawn by
SC
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Status
For Information
Dwg No.
DA-250-006
Rev
S3

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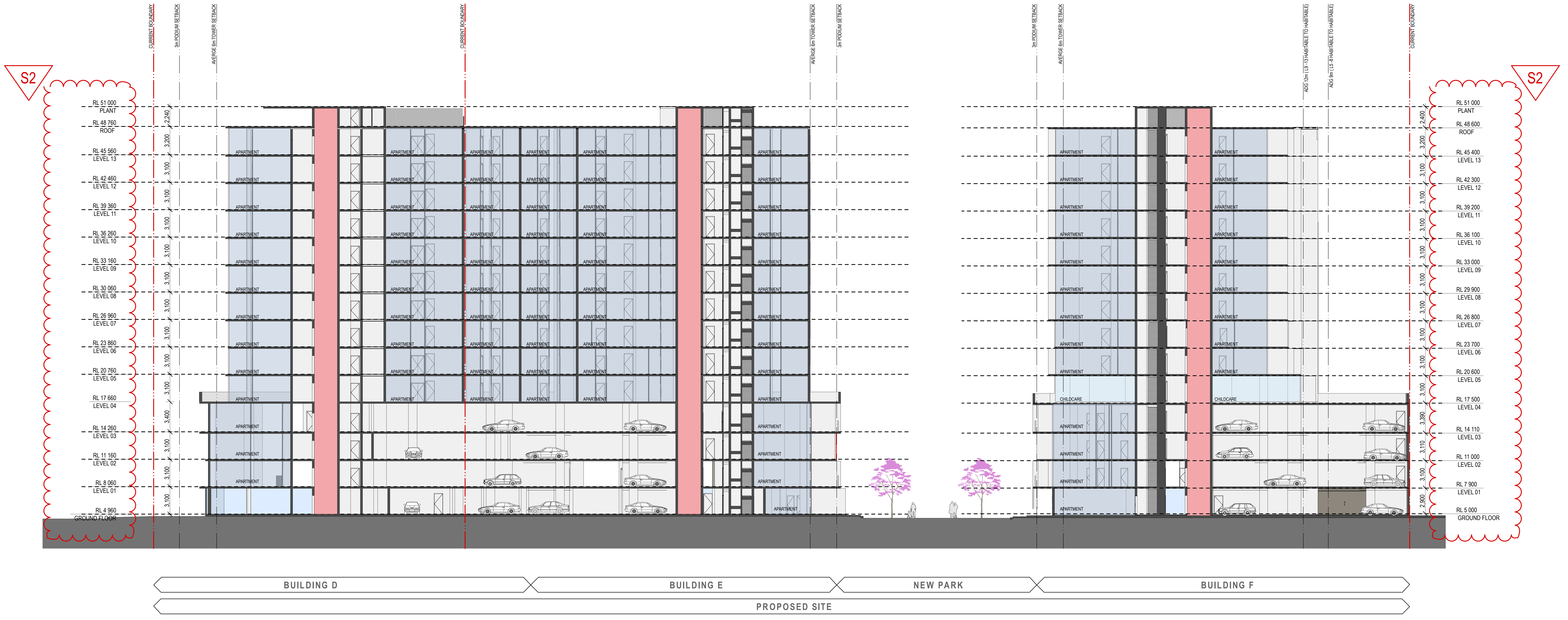

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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528 Kent Street Sydney NSW 2000

Project Title

Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title

DEVELOPMENT APPLICATION
CROSS SECTION

Rev.	Date	Approved by	Revision Notes
S2	01.11.16	KD	Issued for Development Application
S1	08.06.16	KD	Issued for Development Application

Scale: **1:200, 1:250 @A1, 50%@A3**
Project No. **16012**
Drawn by **SC**
North
Status: **For Information**
Dwg No. **DA-350-001**
Rev **S2**

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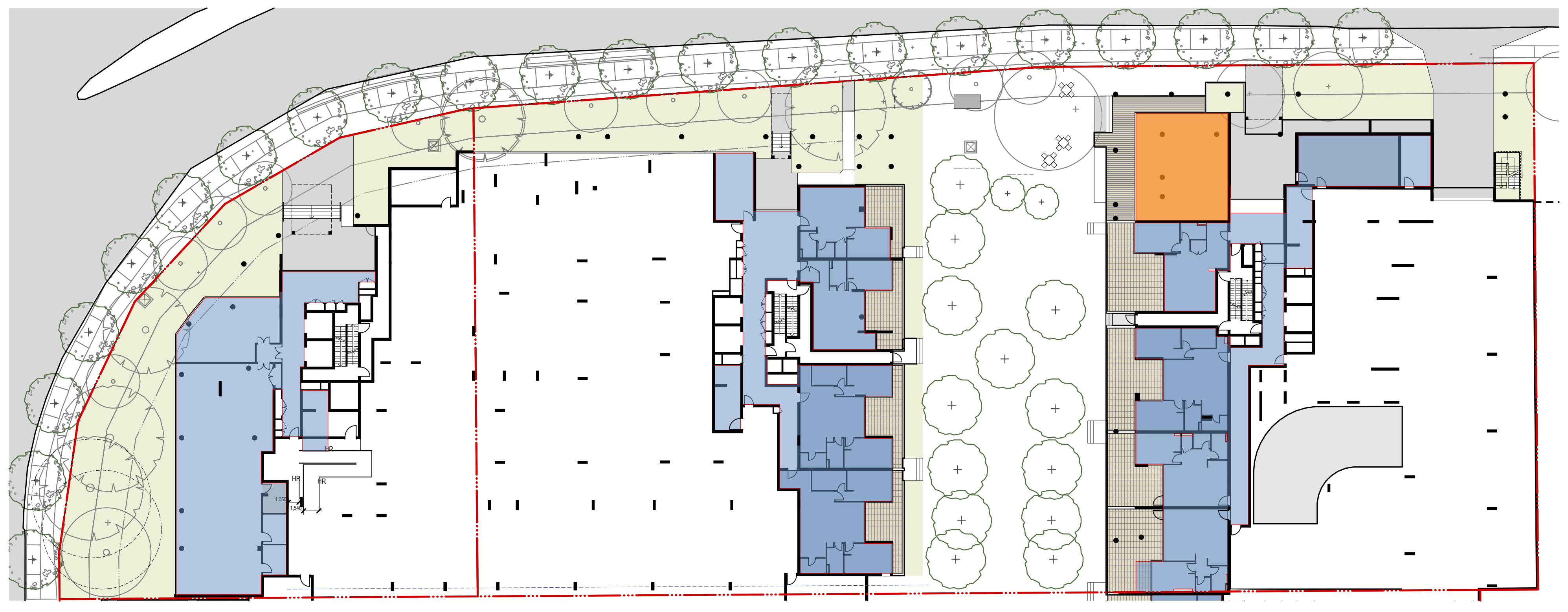


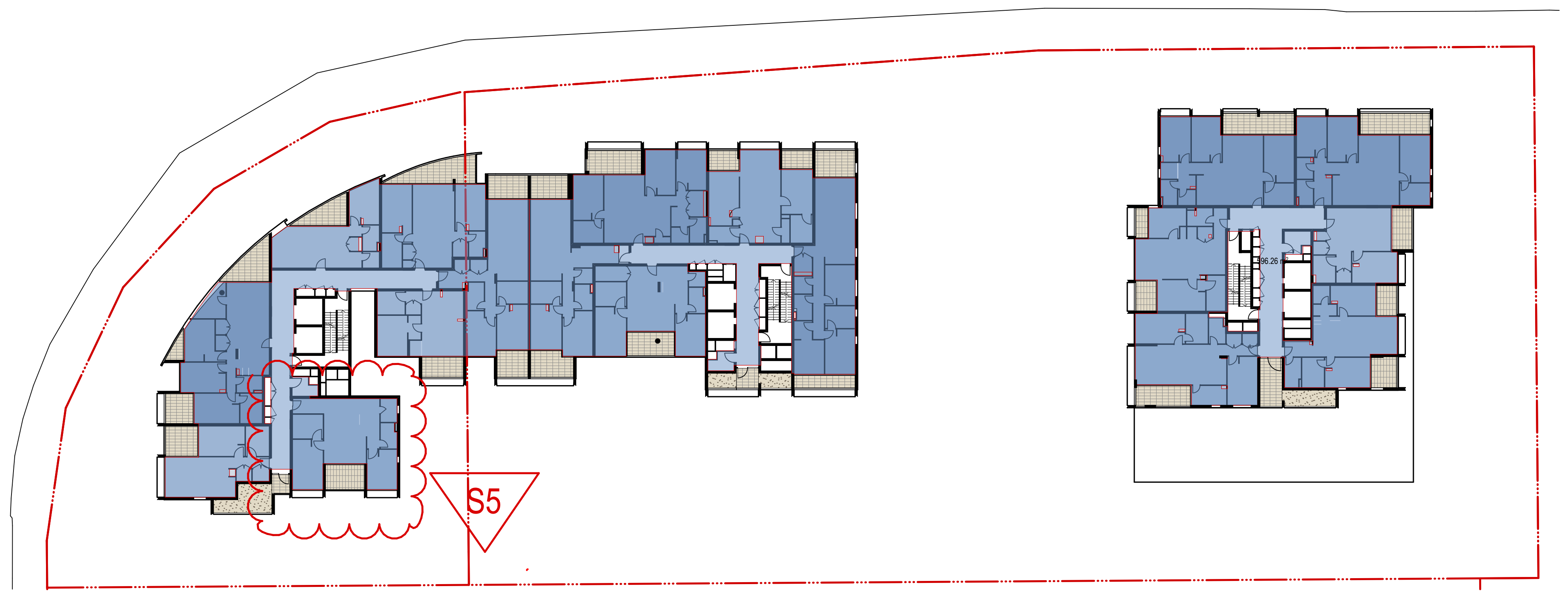
1 Ground

2 Level 01

3 Level 02

4 Level 03

5 Level 04



6 Level 05 - 13

SUMMARY

	BLG D	BLG E	BLG F
GF	369	423	540
L1	483	585	633
L2	526	617	651
L3	546	617	702
L4	624	546	910
L5	622	546	596
L6	622	546	596
L7	622	546	596
L8	622	546	596
L9	622	546	596
L10	622	546	596
L11	622	546	596
L12	622	546	596
L13	622	546	596
TOTAL GFA	**8,146m^2**	**7,702m^2**	**8,800m^2**
TOTAL	**24,648m^2**		

LEGEND

🟦	Proposed Residential GFA TOTAL - 23,918m^2
🟧	Proposed Retail Tenancy GFA TOTAL - 100m^2
🟩	Proposed Childcare Centre GFA TOTAL - 630m^2
🟨	Proposed Parking GFA TOTAL - 1,586m2 Proposed Parking Spaces- 360 (105 spaces located in 1-5 Kent Road + 255 spaces provided on site) Minimum Required Parking Spaces- 295 No Excess for GFA

S5

Rev.	Date	Approved by	Revision Notes
S6	09.11.16	KD	Issued for Development Application
S5	31.10.16	KD	Issued for Development Application
S4	25.07.16	KD	Issued for Development Application
S3	22.07.16	KD	Issued for Development Application
S2	13.07.16	KD	Issued for Development Application
S1	08.07.16	KD	Issued for Information

NOTES

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Meriton
528 Kent Street Sydney NSW 2000

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
DEVELOPMENT APPLICATION
GFA DIAGRAMS

Scale
1:500 @A1, 50%@A3

Status
For Information

Project No.
16012

Dwg No.
DA-710-001

Drawn by
SC

Rev
S6

North

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