

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	S6	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	S7	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	S7	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



RESIDENTIAL DEVELOPMENT

671 - 683 GARDENERS RD, MASCOT for MERITON

20 DECEMBER 2016

SITE DATA

SITE AREA :	7,177m ²
FSR :	3.43 : 1
GFA PROPOSED :	24,648m ²
RESIDENTIAL COMMUNAL OPEN SPACE :	1,832m ²
DEEP SOIL :	873m ²

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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	0	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	2	1	3	2	
LEVEL 6	3	3	1	0	3	2	2	1	3	2	
LEVEL 7	3	3	1	0	3	2	2	1	3	2	
LEVEL 8	3	3	1	0	3	2	2	1	3	2	
LEVEL 9	3	3	1	0	3	2	2	1	3	2	
LEVEL 10	3	3	1	0	3	2	2	1	3	2	
LEVEL 11	3	3	1	0	3	2	2	1	3	2	
LEVEL 12	3	3	1	0	3	2	2	1	3	2	
LEVEL 13	3	3	1	0	3	2	2	1	3	2	
SUB TOTAL	38	39	10	3	49	20	17	43	20		
TOTAL				87			72				
										TOTAL UNITS	239
										20% ADAPTABLE APARTMENTS REQUIRED	48

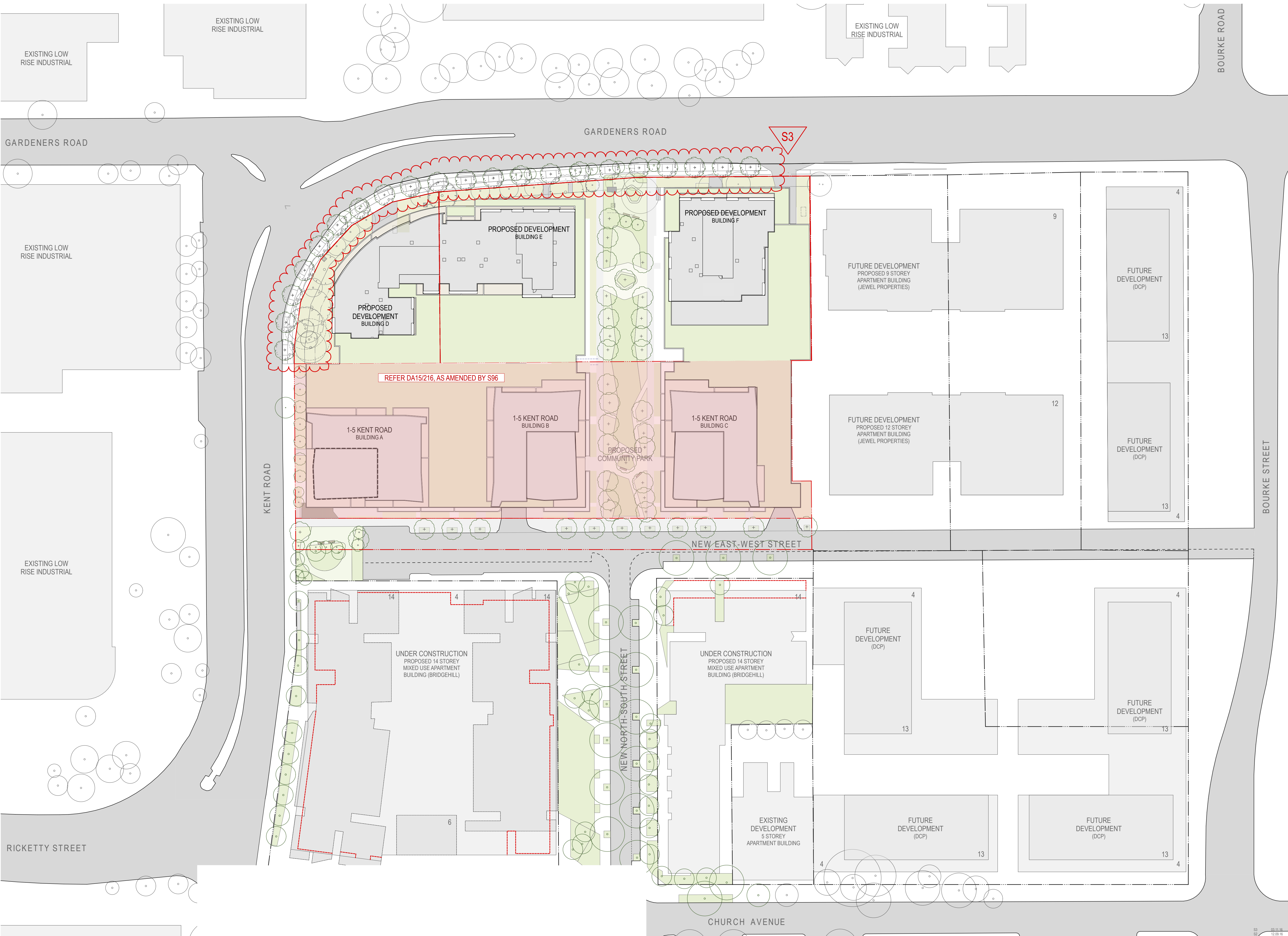
APARTMENT MIX			
	1 BED	2BED	3BED
UNITS	58	131	50
PERCENTAGE	24.3%	54.8%	20.9%

OTHER:
CHILDCARE CENTRE : 630 m2
RETAIL : 100 m2

PARKING REQUIREMENTS (MINIMUM / RMS)								
	1 BED	2BED	3BED	VISITORS	RETAIL(sq.m)	CHILDCARE STAFF (staff)	CHILDCARE STAFF (kids)	CHILDCARE PICK UP
PROPOSED MIX	58	131	50	239	100	18	97	97
RMS RATE	0.6/UNIT	0.9/UNIT	1.4/UNIT	1 PER 7	1 PER 25sq.m (DCP RATE)	1 PER 2	1 PER 5	1 PER 20 (DCP RATE)
MINIMUM REQUIRED	34.8	117.9	70.0	34.1	4.0	9.0	19.4	4.9
TOTAL PARKING							295	

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

PARKING PROPOSED								
	GROUND	LEVEL 1	LEVEL 2	LEVEL 3	MINIMUM / RMS	TOTAL PROVIDED ON SITE	TOTAL ON KENT	GRAND TOTAL
RESIDENTIAL TANDEMS	18	30	36	36	-	87	33	120
RESIDENTIAL REGULAR	2	25	47	47	-	85	33	118
RESIDENTIAL ACCESS	12	12	12	12	-	31	17	48
RESIDENTIAL VISITORS	28	6	0	0	-	25	9	34
RESIDENTIAL VISITORS ACCESS	1	0	0	0	-	1	0	1
RETAIL	3	0	0	0	-	0	3	3
RETAIL ACCESS	1	0	0	0	-	0	1	1
CHILDCARE	21	13	0	0	-	26	8	34
CHILDCARE ACCESS	1	0	0	0	-	0	1	1
TOTAL PARKING					295	255	105	360



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CLIENT
Meriton
528 Kent Street Sydney NSW 2000

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner MBE, APN 95 394 394 911

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

Drawing Title
**DEVELOPMENT APPLICATION
SITE PLAN**

Scale
1:500 @A1, 50%@A3

For Information

Project No. **16012**
Dwg No. **DA-100-001**

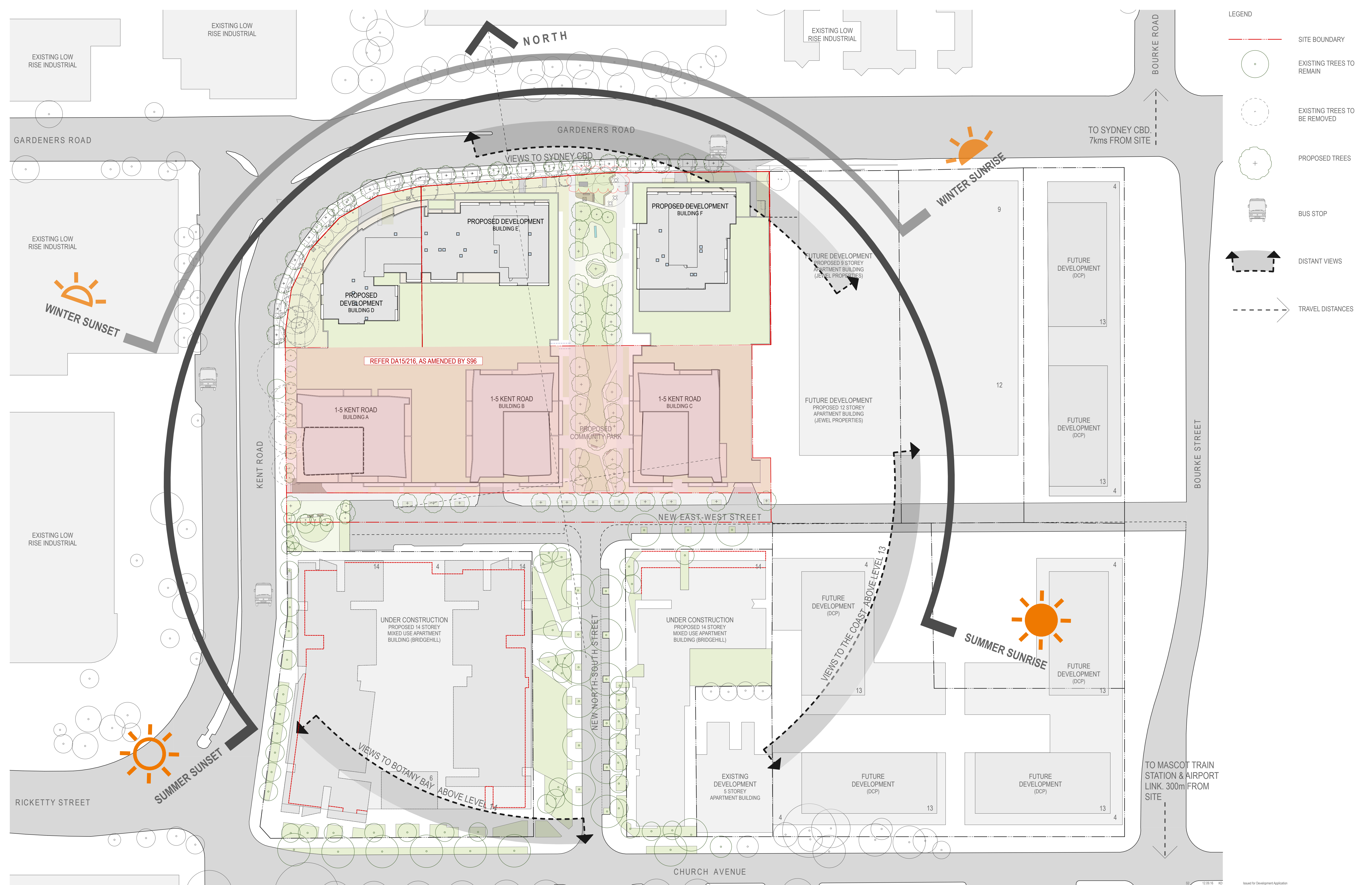
Drawn by **SC**
Rev **S3**

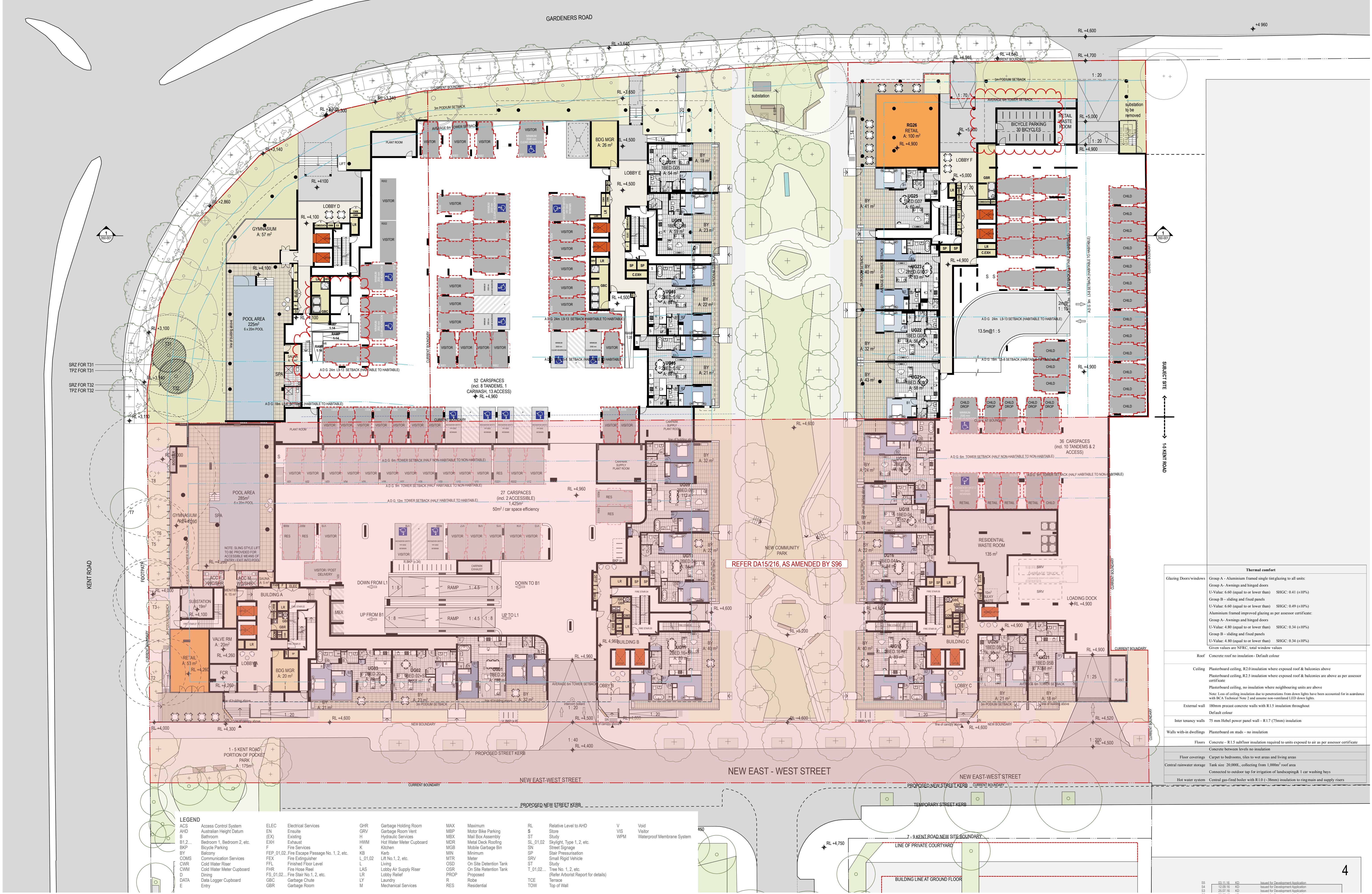
North

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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	MOR	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	FLL	Finished Floor Level	L	Living	OSD	On Site Retention 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...	Trade No. 1, 2, etc.		
D	Dining	FS_01.02	Fire Stair No. 1, 2, etc.	LY	Lobby Relief	PROP	Proposed	T	Trade No. 1, 2, etc.		
DATA	Data Logger Cupboard	GBC	Garbage Chute	M	Laundry	R	Robe	TCE	Top of Wall		
E	Entry	GBR	Garbage Room		Mechanical Services	RES	Residential	TOW	Top of Wall		

Thermal comfort	
Glazing Doors/windows	Group A - Aluminium framed single tilt 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 NRC, 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 accordance 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

S5	01.11.16	KD	Issued for Development Application
S4	12.05.16	KD	Issued for Development Application
S3	22.07.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	22.07.16	KD	Issued for Development Application
Rev.	Date	Approved by	Revision Notes

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
Drawn by
SC
Rev
S6

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to Nicholas Turner 1800 694 394 971

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... Living
LAS Lobby Air Supply Riser
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... Tower No. 1, 2, etc.
(Refer Arborist Report for details)
TCE Terrace
TOW Top of Wall

V Void
VIS Visitor
WPM Waterproof Membrane System

CLIENT

Meriton
528 Kent Street Sydney NSW 2000

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
SC
Rev
S5

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REFER DA15/216, AS AMENDED BY S96

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6055, APR 98 504 094 871

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.
FEF 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... Lir 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... Trow No. 1, 2, etc.
(Refer Arborist Report for details)
TCE Terrace
TOW Top of Wall

V Void
VIS Visitor
WPM Waterproof Membrane System

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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
For Information

Project No.
16012
Dwg No.
DA-110-004

Drawn by
SC
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	MSP	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	MOR	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	FEK	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...	Town 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		

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

Drawing Title
DEVELOPMENT APPLICATION
LEVEL 5 to 13 TOWER PLAN

S7	20.10.16	KD	Balances Updated
S5	20.11.16	KL	Handed in Development Application
S4	12.09.16	KD	Issued for Development Application
S3	20.07.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	18.07.16	KD	Issued for Development Application
Rev.	Date	Approved by	Revision Notes

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

Project No.
16012
Dwg No.
DA-110-005

Drawn by
SC
Rev
S7

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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	Existing	GRV	Garbage Room Vent	MBP	Motor Bike Parking	S	Store	VIS	Visitor
B1.2..	Bedroom 1, Bedroom 2, etc.	EXH	Exhaust	H	Hydraulic Services	MBX	Mail Box Assembly	ST	Study	WPM	Waterproof Membrane System
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BY	Balcony	FEP_01.02	Fire Escape Passage No. 1, 2, etc.	KB	Kerb	MGB	Mobile Garbage Bin	SN	Street Signage		
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D	Dining	FS_01.02...	Fire Stair No. 1, 2, etc.	LY	Laundry	OSR	On Site Retention Tank	TCE	Terrace		
DATA	Data Logger Cupboard	GBC	Garbage Chute	M	Mechanical Services	PROP	Proposed	TOW	Top of Wall		
E	Entry	GBR	Garbage Room			R	Robe				
						RES	Residential				

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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
PLANT ROOMS**

S3	03.11.16	KD	Issued for Development Application	Project No.	16012	Drawn by	SC	North
S2	12.09.16	KD	Issued for Development Application	Status		Rev	S3	
S1	08.07.16	KD	Issued for Development Application	Dwg No.	DA-110-006			
Rev.	Date	Approved by	Revision Notes					



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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
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COMS	Communication Services	FEX	Fire Extinguisher	L_01.02	Lift No. 1, 2, etc.	MTR	Meter	ST	Study		
CWR	Cold Water Riser	FFL	Finished Floor Level	L	Living	OSD	On Site Detention Tank	T_01.02...	Town No. 1, 2, etc.		
CWM	Cold Water Meter Cupboard	FHR	Fire Hose Reel	LAS	Lobby Air Supply Riser	OSR	On Site Retention Tank		(Refer Arborist Report for details)		
D	Dining	FS_01.02...	Fire Stair No. 1, 2, etc.	LR	Lobby Relief	PROP	Proposed	TCE	Terrace		
DATA	Data Logger Cupboard	GBC	Garbage Chute	LY	Laundry	R	Robe	TOW	Top of Wall		
E	Entry	GBR	Garbage Room	M	Mechanical Services	RES	Residential				

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

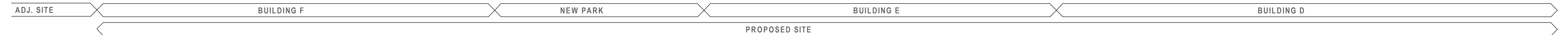
Drawing Title
**DEVELOPMENT APPLICATION
ROOF PLAN**

S3	03.11.16	KD	Issued for Development Application	Project No.	16012	Drawn by	SC
S2	09.07.16	KD	Issued for Development Application	Dwg No.	DA-110-007	Rev	S3
S1	09.07.16	KD	Issued for Development Application				
Rev.	Date	Approved by	Revision Notes				

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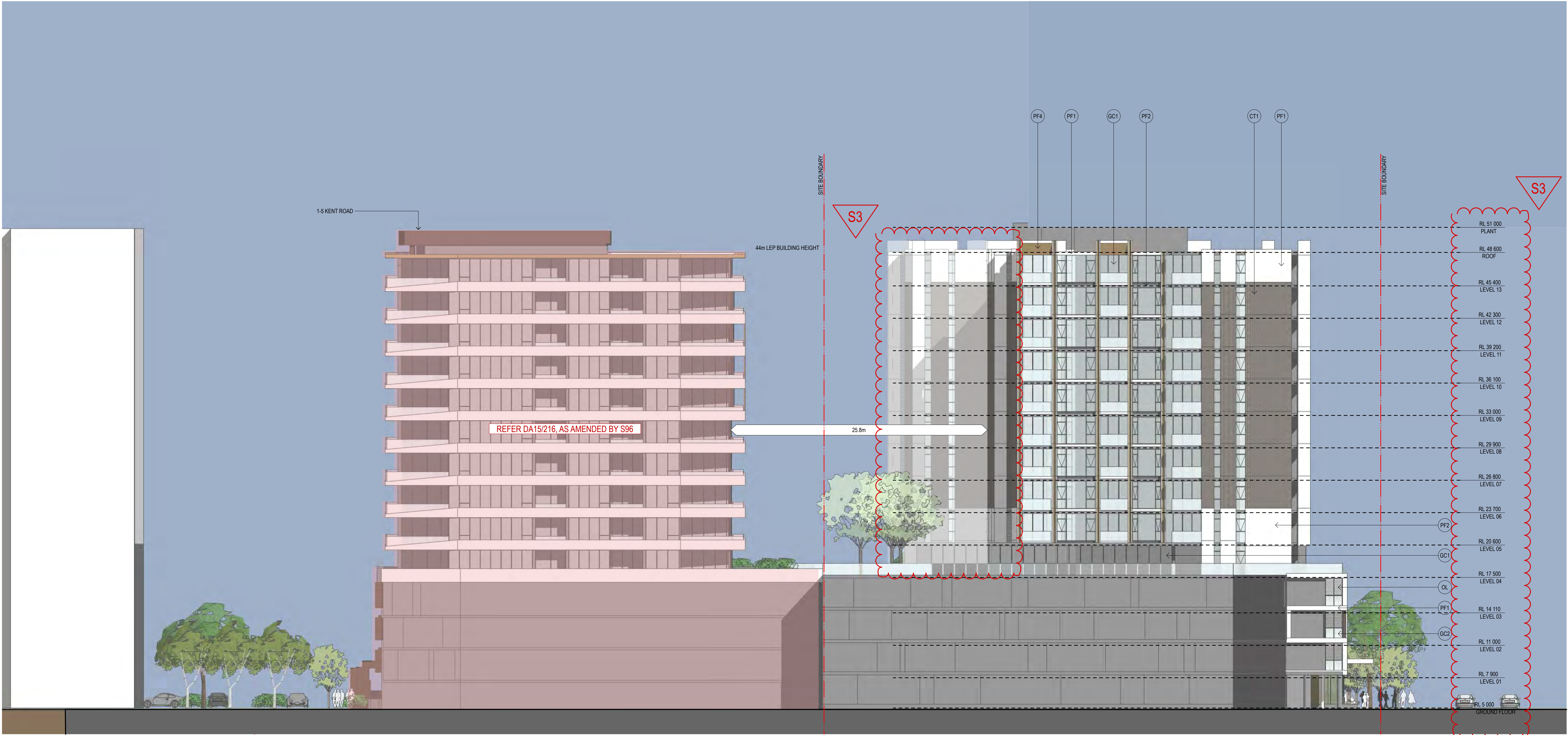
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BAL1	Balustrade Type 1: Semi-frameless clear glazed balustrade. Powdercoat finish, colour 'Dulux Duratec Eternity Bronze Pearl Satin'.	CT1	Concrete Type 1: Precast concrete feature wall. Colour mid grey.	PF1	Paint Finish Type 1: Paint finish. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PS	Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
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%.	CT2	Concrete Type 2: Precast concrete frame. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PF2	Paint Finish Type 2: Paint finish. Colour mid grey, equal to Dulux 'Bygone'.	TG	Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar
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%.	OL	Operable Glass Louvres: Clear glass operable louvres. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'.	PF3	Paint Finish Type 3: Paint finish. Colour bronze equal to Dulux Duratec 'Eternity Bronze Pearl Satin'.		
LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat 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.	PF4	Paint Finish Type 4: Paint finish. Colour gold, equal to Dulux Precious 'Gold Pearl Satin'.		

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1 - 5 KENT ROAD, ADJOINING SITE PROPOSED DEVELOPMENT	BUILDING F	GARDENERS ROAD
	PROPOSED SITE	

SCHEDULE OF EXTERNAL MATERIALS & FINISHES

BAL1 Balustrade Type 1: Semi-frameless clear glazed balustrade. Powdercoat finish, colour 'Dulux Duratec Eternity Bronze Pearl Satin'.	CT1 Concrete Type 1: Precast concrete feature wall. Colour mid grey.	PF1 Paint Finish Type 1: Paint finish. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PS Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
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%.	CT2 Concrete Type 2: Precast concrete frame. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PF2 Paint Finish Type 2: Paint finish. Colour mid grey, equal to Dulux 'Bygone'.	TG Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar
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%.	OL Operable Glass Louvres: Clear glass operable louvres. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'.	PF3 Paint Finish Type 3: Paint finish. Colour bronze equal to Dulux Duratec 'Eternity Bronze Pearl Satin'.	
LV1 Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat 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.	PF4 Paint Finish Type 4: Paint finish. Colour gold, equal to Dulux Precious 'Gold Pearl Satin'.	

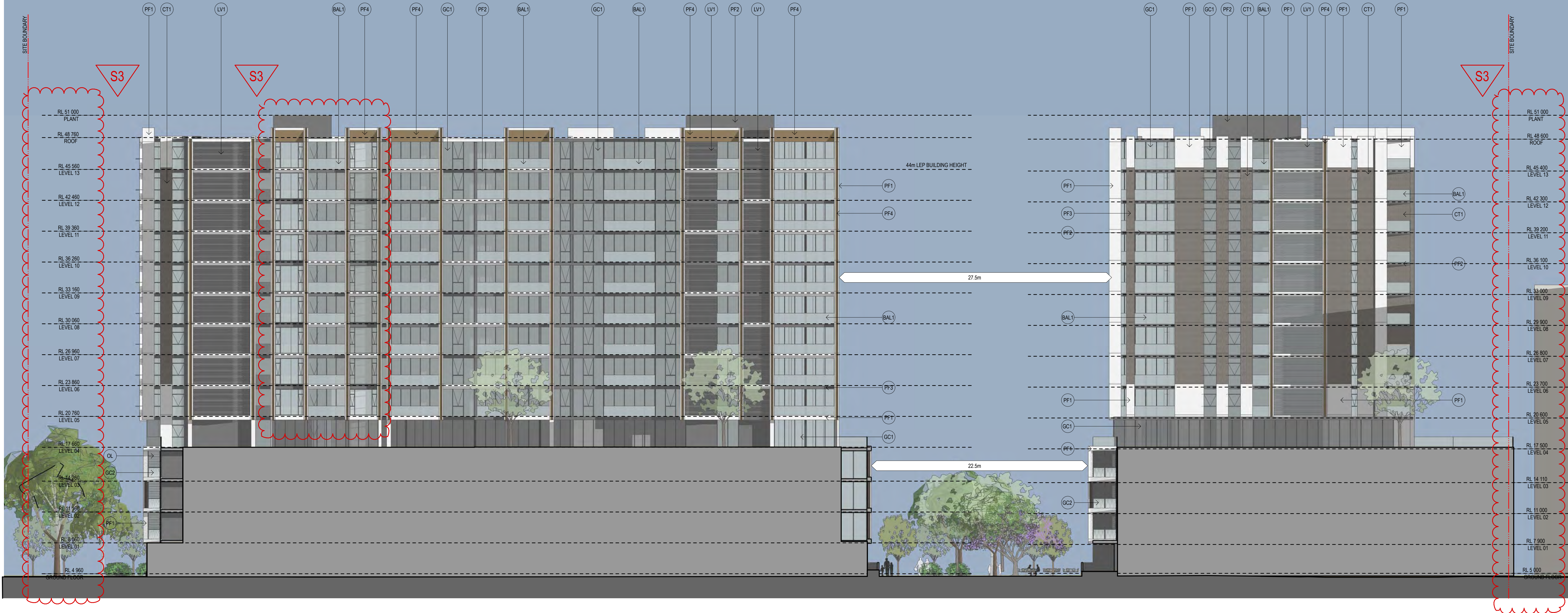
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Meriton
528 Kent Street Sydney NSW 2000

Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020
Drawing Title
DEVELOPMENT APPLICATION
EAST ELEVATION

S3	01.11.16	KD	Issued for Development Application	Project No.	16012	Drawn by	SC	North
S2	22.07.16	KD	Issued for Development Application	Dwg No.	DA-250-002	Rev	S3	
S1	08.07.16	KD	Issued for Information					
Rev.	Date	Approved by	Revision Notes					
Scale	1:200 @A1, 50% @A3							
Status	For Information							

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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'.	CT1	Concrete Type 1: Precast concrete feature wall. Colour mid grey.	PF1	Paint Finish Type 1: Paint finish. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PS	Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
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%.	CT2	Concrete Type 2: Precast concrete frame. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PF2	Paint Finish Type 2: Paint finish. Colour mid grey, equal to Dulux 'Bygone'.	TG	Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar
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%.	OL	Operable Glass Louvres: Clear glass operable louvres. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'.	PF3	Paint Finish Type 3: Paint finish. Colour bronze equal to Dulux Duratec 'Eternity Bronze Pearl Satin'.		
LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat 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.	PF4	Paint Finish Type 4: Paint finish. Colour gold, equal to Dulux Precious 'Gold Pearl Satin'.		

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6886, APN 95 304 094 871

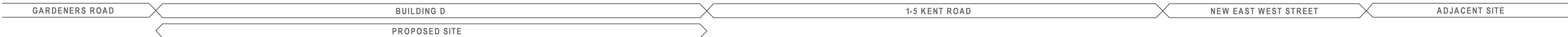
Project Title
Residential Development
671-683 Gardeners Road Mascot NSW 2020

Drawing Title
**DEVELOPMENT APPLICATION
SOUTH ELEVATION**

S3	01.11.16	KD	Issued for Development Application	Project No.	16012	Drawn by	North
S2	22.07.16	KD	Issued for Development Application	Status	SC		
S1	18.07.16	KD	Issued for Information	Dwg No.	DA-250-003	Rev	S3
Rev.	Date	Approved by	Revision Notes				

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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'.	CT1	Concrete Type 1: Precast concrete feature wall. Colour mid grey.	PF1	Paint Finish Type 1: Paint finish. Colour white, equal to Dulux 'Hog Bristle Quarter'.
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%.	CT2	Concrete Type 2: Precast concrete frame. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PF2	Paint Finish Type 2: Paint finish. Colour mid grey, equal to Dulux 'Bygone'.
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%.	OL	Operable Glass Louvres: Clear glass operable louvres. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'.	PF3	Paint Finish Type 3: Paint finish. Colour bronze equal to Dulux Duratec 'Eternity Bronze Pearl Satin'.
LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat 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.	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

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

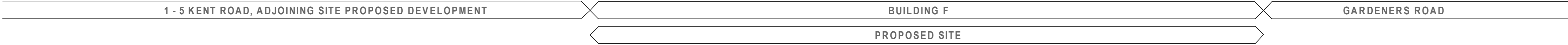
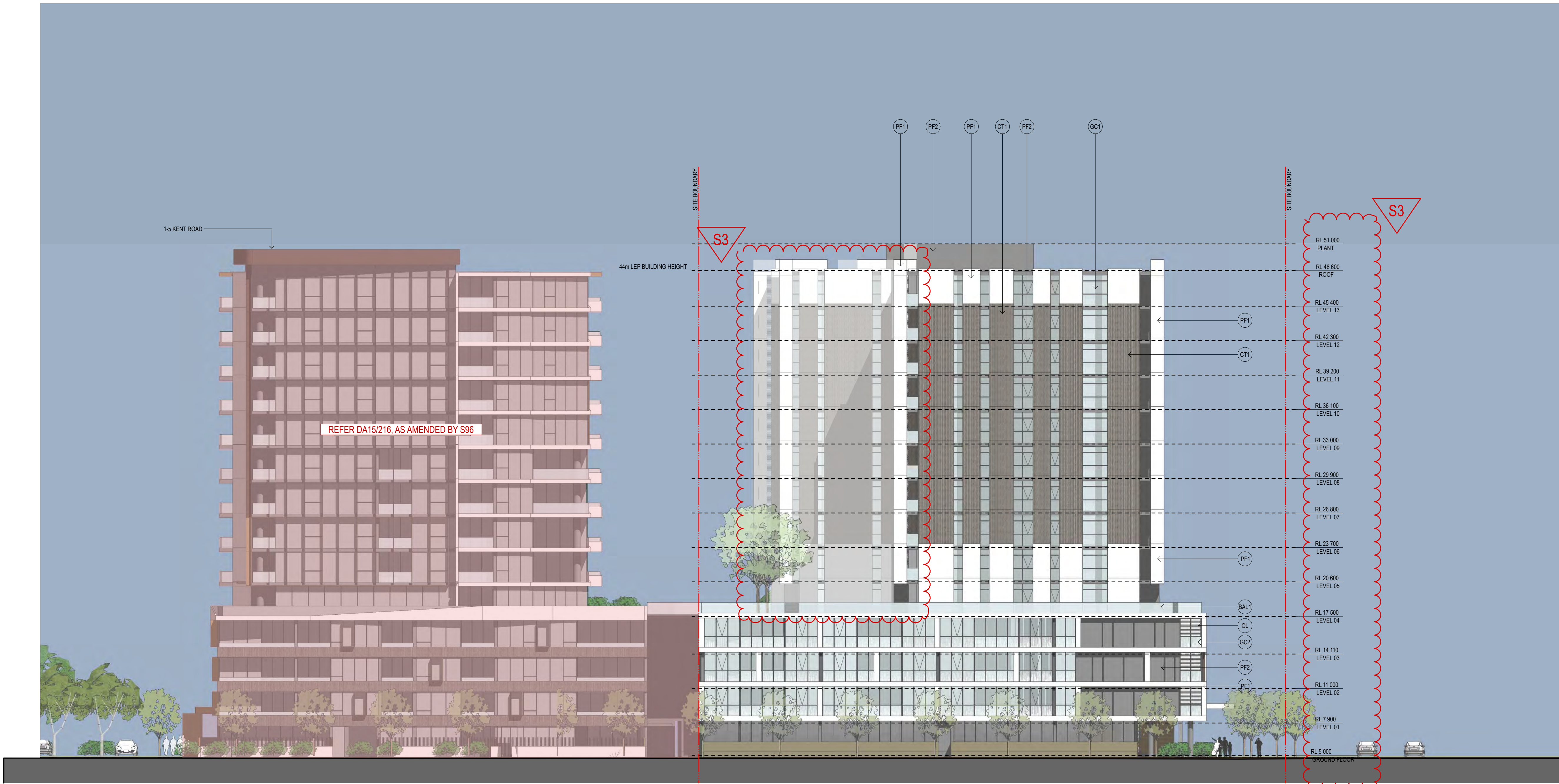
Drawing Title
DEVELOPMENT APPLICATION
WEST ELEVATION

S3	01.11.16	KD	Issued for Development Application
S2	22.07.16	KD	Issued for Development Application
S1	18.07.16	KD	Issued for Information
Rev.	Date	Approved by	Revision Notes

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

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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'.	CT1	Concrete Type 1: Precast concrete feature wall. Colour mid grey.	PF1	Paint Finish Type 1: Paint finish. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PS	Perforated Metal Screen: Powdercoat finish, colour equal to 'Dulux Woodland Grey'.
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%.	CT2	Concrete Type 2: Precast concrete frame. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PF2	Paint Finish Type 2: Paint finish. Colour mid grey, equal to Dulux 'Bygone'.	TG	Translucent Glazing: Viridian ComfortPlus Translucent single glazed Low-E energy efficient glass product or similar
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%.	OL	Operable Glass Louvres: Clear glass operable louvres. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'.	PF3	Paint Finish Type 3: Paint finish. Colour bronze equal to Dulux Duratec 'Eternity Bronze Pearl Satin'.		
LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat 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.	PF4	Paint Finish Type 4: Paint finish. Colour gold, equal to Dulux Precious 'Gold Pearl Satin'.		

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Project Title

Residential Development

671-683 Gardeners Road Mascot NSW 2020

Drawing Title

DEVELOPMENT APPLICATION

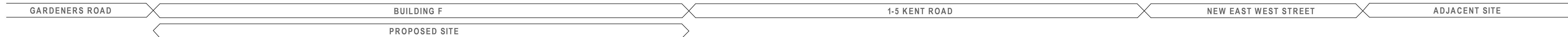
EAST ELEVATION- NORTH-SOUTH STREET

S3	01.11.16	KD	Issued for Development Application	Project No.	16012	Drawn by	North
S2	22.07.16	KD	Issued for Development Application	Status	SC		
S1	18.07.16	KD	Issued for Information	Dwg No.	DA-250-005	Rev	S3
Rev.	Date	Approved by	Revision Notes				
Scale	1:200 @A1, 50% @A3						
For Information							

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BAL1	Balustrade Type 1: Semi-frameless clear glazed balustrade. Powdercoat finish, colour 'Dulux Duratec Eternity Bronze Pearl Satin'.	CT1	Concrete Type 1: Precast concrete feature wall. Colour mid grey.	PF1	Paint Finish Type 1: Paint finish. Colour white, equal to Dulux 'Hog Bristle Quarter'.
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%.	CT2	Concrete Type 2: Precast concrete frame. Colour white, equal to Dulux 'Hog Bristle Quarter'.	PF2	Paint Finish Type 2: Paint finish. Colour mid grey, equal to Dulux 'Bygone'.
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%.	OL	Operable Glass Louvres: Clear glass operable louvres. Aluminium frame, powder coat finish, colour equal to 'Dulux Woodland Grey'.	PF3	Paint Finish Type 3: Paint finish. Colour bronze equal to Dulux Duratec 'Eternity Bronze Pearl Satin'
LV1	Louvres, Type 1: 50% open air horizontal 'Z' profile blade. Powdercoat 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.	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

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Notified Architect Nicholas Turner 6055, APR 95 504 094 971

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

Drawing Title
**DEVELOPMENT APPLICATION
CROSS SECTION**

S2	01.11.16	KD	Issued for Development Application
S1	03.05.16	KD	Issued for Development Application
Rev.	Date	Approved by	Revision Notes

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

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