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Draught seals to all external windows and doors

Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling

NOTE: WHERE INDICATED ON ORDINANCES OR SCHEDULES

AC Air Conditioning

FLA	Freshened Ground Level
FAR	Fire Alarm Panel
FAP	Fire Indicator Panel
FAS	Fire Alarm Panel
FEF 31 (A)	Fire Egress Passage No.1, 2, etc.
FI, FI(1,2)	Fire Sign No.1, 2, etc.
FL	Floor
FLW	Floor Waste
GC	Garage
GR	Garage Room
GHR	Garage Hoisting Room
GL	Ground Line
H	Hydraulic Services
HDR	Handrail
HHS	Heavy Road Vehicle
HWS	Hot Water Service
HWO	Hot Water Unit
I	Inset Level
K	Kitchen
KB	Kiosk
L	Level
L, L(1,2)	Lt No.1, 2, etc.
L	Light
LG	Lower ground
LI	Lower Level
LCA	Lottery Supply Air
LS	Lobby
LV	Laundry
M	Mechanical Services
MSP	Main Mail Sorting
MEX	Mail Box Assembly
MW	Micro-wave Oven
MY	Mechanical Vent
MSV	Medium Road Vehicle
MSB	Main Switch Board Service and Main Distribution Board & Frame
MTR	Motor
NGL	Natural Ground Level
NOM	Normal
OSD	On Site Observation Tour
OSR	On Site Restoration Tour
OY	Own
P	Plany
PO	Plural Door
PF	Plast Finish
PA	Paving
PS	Plaster
RD	Recessed Door
RE	Refrigerator
RES	Residential
RF	Refrigerator
REH	Refrigerator and Ice H&D
RWH	Rain Water H&D
RWD	Removable Cabinet
S	Store
SG	Storage
SCN	Screen
SD	Slide Door
SE	Sealer
SKL	Skylight
SAB	Structural Opening
SO	Set Out Point
SP	Self Pressurization
SPL	Spillage Drain Level
STT	Study
SWD	Stomacher Drain
SWP	Stomacher Pit
T	Tank
TSD	Through Surface Indicator
Th	Threshold
TR	Trunk
TYP	Typical
UNO	Unseen North Otherwise
UNL	Unseen
UVL	Unseen
VS	Visitor
WC	Water
WC-A	WC - Accessible
WC-F	WC - Female
WC-U	WC - Male
WC-V	WC - Urinals
WIR	Walk in Refrigerator
WM	Washing Machine

Drawing Title

Scale	Project No	Drawn by	North
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Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling

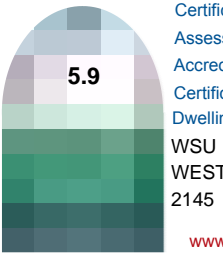
LEGEND

GENERAL ARRANGEMENT PLANS LEGEND

NOTE: WHERE NOMINATED ON DRAWINGS OR SCHEDULES
A NUMERICAL SUFFIX INDICATES MULTIPLE TYPES I.E.
BAL1=BALUSTRADE TYPE 1, ETC. REFER TO
ARCHITECTURAL SCHEDULES FOR FURTHER INFORMATION



ABSAR
Thermal Comfort Professional
BASIX
Building Assessment System for the International eXtensible



Certificate no.: 0001716160
Assessor Name: Trong Thien Huynh
Accreditation no.: 20887
Certificate date: 24 July 2017
Dwelling Address:
WSU
WESTMEAD, NSW
2145

www.nathers.gov.au

Rev.	Date	Approved by	Revision Notes
S	16.12.16	JM	Development Application
T	22.06.17	JM	Development Application Amendments
U	03.07.17	JM	Development Application Amendments


CLIENT

Deicorp
Level 3, 161 Redfern Street, Redfern
NSW 2016, Australia

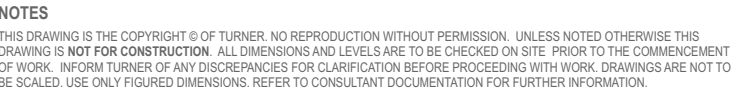
Project Title
WSU - Lot 4
158-164 Hawkesbury Road, 2a Darcy Road Westmead NSW 2145 Australia

Drawing Title

**GA Plans
Level 12-16**

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	16001	turner	
Status	Dwg No.	Rev	
For Information	DA-110-120	U	

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Thermal Control Specification		
Building Element	Material	Insulation
External Wall	Cavity Brick, Brick-Veneer, Concrete, Hedges	None, R1.0, R1.5*
Internal Wall	Plasterboard on Stud	None
Roof	Concrete	None
Ceiling	Concrete above Plasterboard	None, R2.5*
Floor	Concrete Slab	None, 0.5, 1.0*
Floor Coverings	Carpet to Living and Bedrooms	
	Tiles to Bathrooms and Kitchens	N/A
Windows	Group A Glazed Systems:	N/A
	U-value = 6.7 B SHGC = 0.57, U-value = 5.4 B SHGC = 0.49*	
	Group B Glazed Systems:	
	U-value = 6.7 B SHGC = 0.70, U-value = 5.4 B SHGC = 0.58*	

Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling

LEGEND

GENERAL ARRANGEMENT PLANS LEGEND

NOTE: WHERE NOMINATED ON DRAWINGS OR SCHEDULES A NUMERICAL SUFFIX INDICATES MULTIPLE TYPES I.E. BAL1=BALLUSTRADE TYPE 1, ETC. REFER TO ARCHITECTURAL SCHEDULES FOR FURTHER INFORMATION

[illegible]


Rev.	Date	Approved by	Revision Notes
S	16.12.16	JM	Development Application
T	22.06.17	JM	Development Application Amendments
J	03.07.17	JM	Development Application Amendments

CLIENT
Deicorp
Level 3, 161 Redfern Street, Redfern
NSW 2016, Australia

Project Title
WSU - Lot 4
158-164 Hawkesbury Road, 2a Darcy Road Westmead NSW 2145 Australia

Drawing Title

GA Plans
Level 17-18

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	16001	turner	
Status	Dwg No.	Rev	
For Information	DA-110-170	U	

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[illegible]

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 0995, ABN 86 064 064 911

Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling

LEGEND

GENERAL ARRANGEMENT PLANS LEGEND

NOTE: WHERE NOMINATED ON DRAWINGS OR SCHEDULES
A NUMERICAL SUFFIX INDICATES MULTIPLE TYPES I.E.
BAL1=BALLUSTRADE TYPE 1, ETC. REFER TO
ARCHITECTURAL SCHEDULES FOR FURTHER INFORMATION

[illegible]

Rev.	Date	Approved by	Revision Notes
S	16.12.16	JM	Development Application
T	22.06.17	JM	Development Application Amendments
U	03.07.17	JM	Development Application Amendments

CLIENT
Deicorp
Level 3, 161 Redfern Street, Redfern
NSW 2016, Australia

Project Title
WSU - Lot 4
158-164 Hawkesbury Road, 2a Darcy Road Westmead NSW 2145 Australia

Drawing Title

**GA Plans
Level 19**

Scale 1:200 @A1, 50%@A3 Project No. 16001 Drawn by North
 Status turner Rev U

For Information DA-110-190

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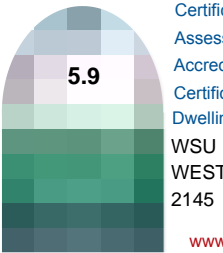
Draught seals to all external windows and doors

Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling

NOTE: WHERE NOMINATED ON DRAWINGS OR SCHEDULES

AC Air Conditioning

FH	Fire Hydrant
FGL	Finished Ground Level
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FMP	Fire Mimic Panel
FEP_01,02	Fire Egress Passage No.1, 2, etc.



Drawing Title
GA Plans

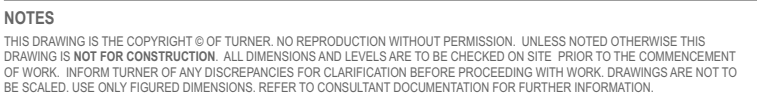
Scale	Project No.	Drawn by	North
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Australia

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Thermal Comfort Specification		
Building Element	Material	Insulation
External Wall	Cavity Brick, Brick-Veneer, Concrete, Hebel	None, R1.0, R1.5*
Internal Wall	Plasterboard on Stud	None
Roof	Concrete	None
Floor	Concrete above Plasterboard	None, R2.5*
Ceiling	Concrete Slab	None, R2.5, 1.0*
Floor Coverings	Carpet to Living and Bedrooms Tiles to Bathrooms and Kitchens	N/A
Windows	Group A Glazed Systems: U-value = 6.7 & SHGC = 0.57, U-value = 5.4 & SHGC = 0.49*	N/A
	Group B Glazed Systems: U-value = 6.7 & SHGC = 0.70, U-value = 5.4 & SHGC = 0.58*	

Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling

LEGEND

GENERAL ARRANGEMENT PLANS LEGEND

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BAL1=BALUSTRADE TYPE 1, ETC. REFER TO
ARCHITECTURAL SCHEDULES FOR FURTHER INFORMATION

A	Air Conditioning				STUDIO
ACC	Accessories				
ADP	Adaptable				
AUD	Audiovisual Data				
B	Bedroom				1 BEDROOM UNIT
B1,2	Bedrooms 1, Bedrooms 2, etc.				
BAL	Balustrade				2 BEDROOM UNIT
BK	Bicycle Parking				
BKR	Bicycle Rack				3 BEDROOM UNIT
BKS	Bicycle Storage				
BL	Ballot				
BT	Battery				LOBBY AREA
C	Cable Line				
CLUR	Clearance Stairs				
COL	Column				
COMS	Communications Services				LOBBY ENTRY
COS	Check on Site				
CPE	Car Park Entrance				
CP	Carparking Space				CARPARK ENTRY
CPT	Circuit				
CRB	Crash Barrier				EXISTING TREE TO BE REMOVED
CW	Cover				
D	Data Entry Supply				EXISTING TREE
DB	Distribution Board				
DRI	Drain				PROPOSED TREE
DW	Downspout				
E	Entrance				SILVER LEVEL LIVABLE UNIT
ELEC	Electrical Services				
ESU	Emergency Stop Unit				ADAPTABLE UNIT
EVH	Electricity				
F	Fire				
FCC	Fire Control Room				RELATIVE LEVEL - TO AHD
FEX	Fire Exit				
FGL	Finished Ground Level				
FHR	Fire Hose Reel				
FID	Fire Indicator Panel				
FMP	Fire Mains Panel				
FEP 01.02	Fire Extinguishers Panel No.1 & 2, etc.				
FS 01.01	Fire Stop No.1, etc.				
FW	Fire Wards				
GBC	Garage Bay				
GDR	Garage Drive				
GR	Gravel				
GLR	Grounding Line				
H	Hydraulic Services				
HV	Heavy Road Vehicle				
HVV	Hot Water Service				
HRU	Hot Water Unit				
I	Inlet Level				
K	Kitchen				
KB	Kiosk				
L2102	Lot No.1, 2, etc.				
L	Level				
LG	Lower ground				
LR	Lobby Riser or Lift				
LSA	Lobby Supply Air				
LT	Landing				
LY	Laundry				
LZ	Louvre				
M	Mechanical Services				
MFP	Master Metal Finishing				
MEK	Mail Box Assembly				
MOV	Movement Caisson				
MV	Mechanical Vent				
MRY	Main Medium Rigged Vehicle				
MSB	Main Switch Board Service Ind. Frame				
MTB	Motor Transport Board & Trolley				
NCL	Natural Ground Level				
NOM	Normal				
OC	On Call Operator Station				
OOR	On Site Restoration Task				
OV	Overhead				
P	Pipe				
PF	Paint Finish				
PV	Paving				
R	Rail				
RS	Raised				
RA	Riser Air				
RES	Residential				
RF	Refrigerator				
RL	Roofed Level Up to AHD				
RWH	Road Works Heavy Duty				
RWD	Removable Cabinet				
S	Store				
S	Storage				
SCN	Screen				
SD	Sliding Door				
SGL	Signal				
SAN	Sanitary				
SK	Skyline Opening				
SCP	Structural Part				
SP	Site Preparation				
SS	Shut Down Level				
STT	Stitch				
T	Telephone				
TD	Traffic Detector				
TS	Toilet				
TP	Total Surface Indicator				
TYP	Type				
UNO	Unmanned Overseas Unit				
US	Useful Space				
V	Vault				
V	Visitor				
WC	Water Closet				
WC-A	WC - Accessible				
WC-F	WC - Female				
WC-M	WC - Male				
WC-U	WC - Urinals				
WR	Work in Place				
WM	Working Machine				

Rev.	Date	Approved by	Revision Notes
S	16.12.16	JM	Development Application
T	22.06.17	JM	Development Application Amendments
U	03.07.17	JM	Development Application Amendments

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Level 3, 161 Redfern Street, Redfern
NSW 2016, Australia

Project Title

WSU - Lot 4

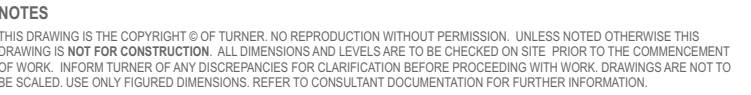
158-164 Hawkesbury Road, 2a Darcy Road Westmead NSW 2145 Australia

Drawing Title

GA Plans
Level 21 Roof

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	16001	turner	
Status	Dwg No.	Rev	
For Information	DA-110-210	U	

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Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling

LEGEND

GENERAL ARRANGEMENT PLANS LEGEND

NOTE: WHERE NOMINATED ON DRAWINGS OR SCHEDULES A NUMERICAL SUFFIX INDICATES MULTIPLE TYPES (E.G. BAL-1=BALLUSTRADE TYPE 1, ETC. REFER TO ARCHITECTURAL SCHEDULES FOR FURTHER INFORMATION)

Rev.	Date	Approved by	Revision Notes
S	16.12.16	JM	Development Application
T	22.06.17	JM	Development Application Amendments
J	03.07.17	JM	Development Application Amendments


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NSW 2016, Australia

Project Title
WSU - Lot 4
158-164 Hawkesbury Road, 2a Darcy Road Westmead NSW 2145 Australia

Drawing Title

GA Plans





Level 22 Overall Roof Plan

Scale 1:200 @A1, 50%@A3 Project No. 16001 Drawn by turner North 
Status _____ Dwg No. DA-110-220 Rev U
For Information

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Rev.	Description	Date
A	DEVELOPMENT APPLICATION	20.12.2016
B	FOR INFORMATION	24.07.2017
C	DEVELOPMENT APPLICATION	30.08.2017

LEGEND:

-  Site Boundary
 Basement Extents
 Existing tree to be retained and protected
 Proposed trees
 + RL 32.50 Proposed nominal design levels: refer to engineers drawings

General Notes:

Plans to be read in conjunction with the following reports/ Documentation

- Arboricultural Impact Assessment report by Hayden Coulter - The Ents Tree Consultancy July 2016
- **Parramatta DCP, Westmead Special Precinct DCP and Parramatta & Westmead Public Domain Guidelines.**

Survey - Whelan Insites [RPS Group] Feb-March 2015

For Site levels and architectural information refer to Civil and Architects drawings respectively.

For courtyard and overflow drainage refer to Hydraulic engineers drawings

All trees to be retained and are subject to tree protection & management in accordance with

External Lighting and electrical : refer to engineers details.

Contractor to protect all landscape works during construction including but not exclusive to existing verge.

Levels general : contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.

ALL PUBLIC DOMAIN WORKS IN
ACCORDANCE WITH *Parramatta City Council DCP*
/ *Westmead Special Precinct DCP* & Westmead
Town Centre Public Domain Guidelines /
Parramatta City Council Public Domain
Guidelines

- Proposed Magnolia grandiflora avenue planting to strengthen pedestrian and vehicular connection.
- Proposed trees to match existing streetscape planting.

— Approximate location of public art to be confirmed with future coordination with council.

Existing Magnolia grandiflora
to internal road as per
02140033-WD-214 [REV 3] to
be retained

—Existing street light to be retained

- Native buffer planting of large trees to building facade to visually reduce the scale of the proposed development. Raking retaining wall to step down with level change at site boundary. Sculptural mounding to create visual interest from the public domain.

Existing streetscape to be retained. Paving to the proposed development to match existing public domain as per the Westmead Town Centre Public Domain Guidelines and to councils standards.

—Existing *Magnolia grandiflora*
to internal road as per
02140033-WD-301 [REV 3] to
be retained

Building forecourt - paving banding accentuates architectural features of the facade whilst creating a sense of arrival into the proposed development.

Outdoor seating areas with
insitu concrete walls and
sandstone flagging

Central open lawn area for small gatherings of family and friends

Outdoor kitchen and private gathering spaces nestled amongst informal groves of canopy trees

Native buffer planting of large trees and shrubs maximises the deep soil area whilst visually reducing the scale of the proposed development.

Existing ramp to be demolished and upgraded in conjunction with councils standards.

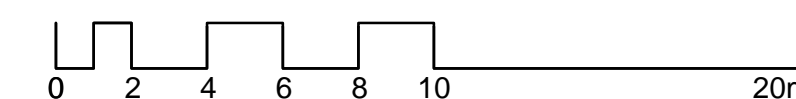
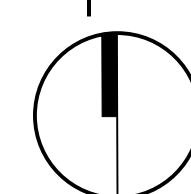
Scott Carver Pty Ltd
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Sydney NSW 2000 Australia

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hello@scottcarver.com.au
www.scottcarver.com.au

WSU - LOT 4 WESTMEAD

Project
Client
COMBINED PROJECTS (WESTMEAD) PTY LTD

1 : 200 @ A1



GENERAL ARRANGEMENT PLAN

Reference No.	Discipline	Drawing. No.	Rev.
20160070	LD	DA101	C

Rev.	Description	Date
A	DEVELOPMENT APPLICATION	20.12.2016
B	FOR INFORMATION	21.07.2017
C	DEVELOPMENT APPLICATION	30.08.2017

LEGEND:

RL

- Site Boundary
- Basement Extents
- Existing tree to be retained and protected (Significant Trees Numbered as per Arborists Report)
- Proposed nominal design levels: refer to engineers drawings
- Proposed trees
- Planter areas steel edge to unrestrained edges
- Raised planter area 450mm min with max 1:3 graded mounding to achieve depth.
- Turf - Soft Leaf Buffalo Turf. To council standards.
- P1 Paving type 1: Granite Paving to private street footpath. Size: 600 x 300 x 50mm Colour: Silver Black Finish: Natural split / exfoliated To Council Standards. Sub base to councils standards.
- P1A Paving type 1a: Granite Paving to private street footpath. Size: 600 x 300 x 50mm Colour: Sesame Grey Finish: Natural split / exfoliated To Council Standards. Sub base to councils standards.
- P2 Paving Type 2: Granite Setts to shared zone. Size: 90 x 90 x50mm Colour: 'Sesame Grey' Finish: Natural split / exfoliated To Council Standards. Sub base to councils standards.
- P3 Paving Type 3: Large format steppers. 2000 x 500 x 40mm precast concrete.
- P4 Paving Type 4: Sawn sandstone flagging- random dimension (minimum to be 200mm)
- P5 Paving Type 5: Nepean river gravel -10mm.
- P6 Paving Type 6: Decomposed granite paving - grey colour
- FK Flush Kerb: 30mm Wide flush concrete kerb to council standards.
- W1 Wall Type 1: Wall type 2: Insitu off white formed concrete walls, 500mm wide x 450mm high grade 2 finish
- W2 Wall type 2: Insitu off white formed concrete walls, 200mm wide grade 2 finish
- PER Pergola Structure - timber frame with stainless steel trellis for climbers.
- S1 Seat type 1: Proprietary item
- S2 Seat type 2: Timber seating element to be fixed to wall.
- LP Light Pole to engineers documentation and to council standards.
- UL Uplighting to engineers documentation and to council standards
- TD Timber deck
- TA Taciles
- Bollard with lighting
- Steps + handrails to AS 1428.1 compliance

General Notes:
Plans to be read in conjunction with the following reports/ Documentation
• Arboricultural Impact Assessment report by Hayden Coulter - The Ents Tree Consultancy October 2016

Survey - Whelan Insites (RPS Group) Feb-March 2015. For Site levels and architectural information refer to Civil and Architects drawings respectively. For courtyard and overflow drainage refer to Hydraulic engineers drawings

Trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.

External Lighting and electrical : refer to engineers details.

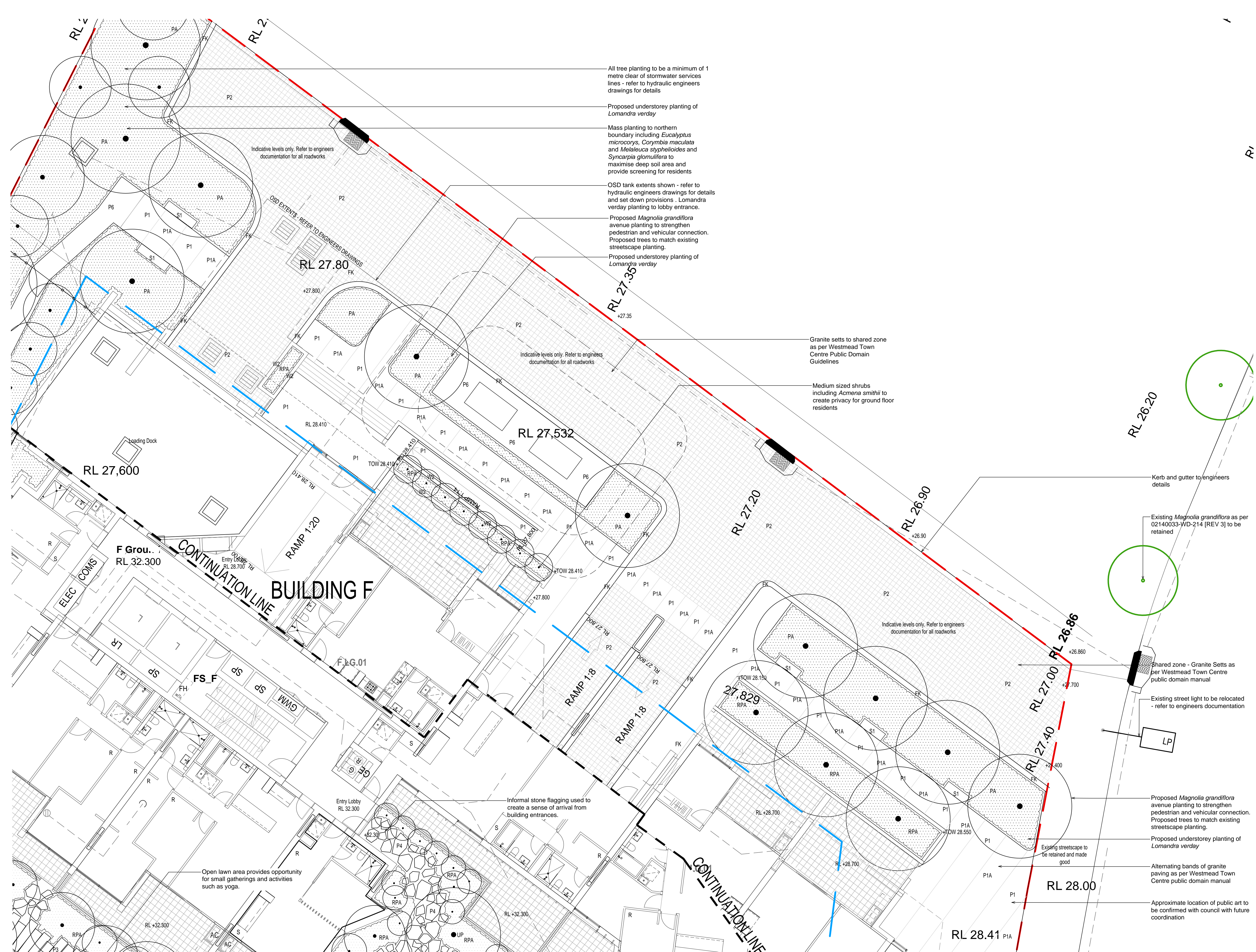
Contractor to protect all landscape works during construction including but not exclusive to existing verge.

Levels general : contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.

ALL PUBLIC DOMAIN WORKS IN ACCORDANCE WITH Parramatta City Council DCP / Westmead Special Precinct DCP & Westmead Town Centre Public Domain Guidelines / Parramatta City Council Public Domain Guidelines

GROUND FLOOR DETAIL PLAN 1

Reference No.	Discipline	Drawing No.	Title
20160070	LD	DA102	C



All tree planting to be a minimum of 1 metre clear of stormwater services lines - refer to hydraulic engineers drawings for details

Proposed understorey planting of *Lomandra verday*

Mass planting to northern boundary including *Eucalyptus microcorys*, *Corymbia maculata* and *Meisaleuca sypheoides* and *Syncarpia glomulifera* to maximise deep soil area and provide screening for residents

OSD tank extents shown - refer to hydraulic engineers drawings for details and set down provisions . *Lomandra verday* planting to lobby entrance.

Proposed *Magnolia grandiflora* avenue planting to strengthen pedestrian and vehicular connection. Proposed trees to match existing streetscape planting.

Proposed understorey planting of *Lomandra verday*

Granite setts to shared zone as per Westmead Town Centre Public Domain Guidelines

Medium sized shrubs including *Acmena smithii* to create privacy for ground floor residents

Kerb and gutter to engineers details

Existing *Magnolia grandiflora* as per 02140033-WD-214 [REV 3] to be retained

Shared zone - Granite Setts as per Westmead Town Centre public domain manual

Existing street light to be relocated - refer to engineers documentation

Proposed *Magnolia grandiflora* avenue planting to strengthen pedestrian and vehicular connection. Proposed trees to match existing streetscape planting.

Proposed understorey planting of *Lomandra verday*

Alternating bands of granite paving as per Westmead Town Centre public domain manual

Approximate location of public art to be confirmed with council with future coordination

Open lawn area provides opportunity for small gatherings and activities such as yoga.

Informal stone flagging used to create a sense of arrival from building entrances.

scott carver

Scott Carver Pty Ltd
Level One, One Chilley Square
Sydney NSW 2000 Australia

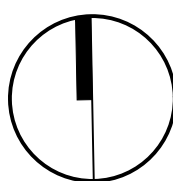
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WSU - LOT 4 WESTMEAD

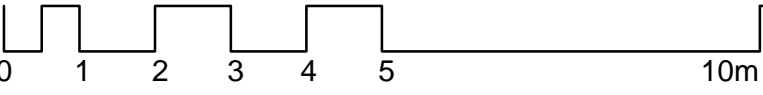
Project

Client

COMBINED PROJECTS (WESTMEAD) PTY LTD



1 : 100 @ A1



Rev.	Description	Date
A	FOR INFORMATION	21.07.2017
B	DEVELOPMENT APPLICATION	30.08.2017

Site Boundary
 Basement Extents
 Existing tree to be retained and protected
 Proposed trees
 + RL 32.50 Proposed nominal design levels: refer to engineers drawings

ALL PUBLIC DOMAIN WORKS IN
ACCORDANCE WITH *Parramatta City Council DCP*
/ *Westmead Special Precinct DCP* & Westmead
Town Centre Public Domain Guidelines /
Parramatta City Council Public Domain
Guidelines

—Existing Magnolia grandiflora
to internal road as per
02140033-WD-301 [REV 3] to
be retained

Existing ramp to be demolished and upgraded in conjunction with councils standards,

Discipline	Drawing. No.	Rev.
LD	DA110	B