Pitt Street

Flood proofing to all openings with sealed doors and toughen glass

RL 16.760

Platform lift

RL 16.730

1.2m HIGH MOVEABLE SCREENS AS PER RECOMMENDATIONS FROM WIND TEC REPORT REFER TO EXAMPLE

A r c a d e

Retail 1
115.37 m²
RL 17.320

Retail 2
RL 16.700
112.70 m²

Retail 3
RL 16.700
143.17 m²

Retail 4
RL 16.700
190.59 m²

4x4 splay

CSF SHAFT

Existing Substation Location

Letter Box Location

Raise podium (flood way)

Service corridor

Disable

Air Lock

Goods

Serv.

SPS SHAFT

2,000

2,700

Resident Lobby

RL 16.300

Male Amenities

Female Amenities

Commerical Lobby

1:6.5 (15.4%)

toughen glass

Service Room

Potential Gas Regulator

Fire CTL Room

RL 16.255

RL 16.590

RL 16.790

4,000

4,000

2,000

1:12 (8.3%)

1:20 (5%)

1:20 (5%)

RL 17.250

Escalators Shall Comply With AS 1735.12.

RL 16.370

Booster Hydrant

Retail 7
RL 16.200
112.08 m²

Retail 6
RL 16.200
146.82 m²

Retail 5
RL 16.300
161.52 m²

Terminal Place

Evacuation Plan - Ground Floor Plan
scale 1:100

0 1 2 3 4 5

LEGEND

- DIRECTION OF EGRESS
- EXIT
- ASSEMBLY POINT

GFA - Ground
Area: 1,102.97 m2

Net Leasable Area Ground
982.25m2

NORTH

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

Copyright: The concepts & information contained in these drawings are the copyright of Idraft Group Pty Ltd. Use or duplication in part or in full without written permission of Idraft Group Pty Ltd constitutes an infringement of copyright. 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 plans 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. 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 turret 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA / Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferred Letter dated 23 May 2018	19/7/2018
B	Lodgment Deferred Letter dated 20/12/2017 & CCC	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6347
Nominated registered(1) architect - Adrian Winton
p. 02 9648 5848 w. www.idraft.com.au
ac PO Box 427, Merrylands NSW 2160

jpsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Evacuation Plans

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

Job #: 28239
Dwg #: 0013

242 - 252 Pitt Street, Merrylands

Pitt Street

Awning

Awning

Commercial 1
101.20 m²

Commercial 2
85.12 m²

Commercial 3
84.35 m²

Commercial 4
106.42 m²

Commercial 12
99.98 m²

Commercial 11
99.90 m²

Commercial 10
98.60 m²

Commercial 9
134.42 m²

Commercial 5
102.78 m²

Commercial 6
102.33 m²

Commercial 7
100.92 m²

Commercial 8
98.55 m²

Void
Above
Substation

Serv.

FFL 21.200

Void

Void

Escalators Shall Comply
With AS 1735.12.

Male
Amenities

Disability

Goods

Resident lobby

Female
Amenities

STR.

Awning

Awning

Terminal Place

Evacuation Plan -Level 01 Floor Plan
scale 1:100

LEGEND

DIRECTION OF EGRESS

EXIT

ASSEMBLY POINT

Terminal Place

GFA - L1
Area: 1,313.02 m2

Net Leasable Area L1
1214.57m2

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA / Volume:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.5 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral Letter dated 23 May 2018 Updated Drawings to Address Council's C.C.C	10/12/2017 20/12/2017

IDRAFT ARCHITECTS

NSW Architects Registration Board No: 5347
Nominated registered architect - Adriaan Wiskor
m: 0 2 9454 5645 e: www.idraft.com.au
m: PO Box 427, Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Evacuation Plan level 01

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 0014

242 - 252 Pitt Street, Merrylands

Pitt Street

68 Resident Spaces (10 Disable Spaces)
68 Total Spaces

FFL 00.860

RL: 00.860

RL: 01.110

5,800 Aisle Width

20 Bicycle Spaces - BL5

1.2m Space (Vertical Rack) - 6 Spaces

600 600 600 600 600 600

SPS SHAFT

2.5m Head Clearance above accessible and shared spaces

Bollard

2,400

820

1.2m Space (Vertical Rack) - 7 Spaces

600 600 600 600 600 600 600

SPS SHAFT

MC 1500x2500

1,840

Resident lobby

CSF SHAFT

Existing Substation Location

71 Storage Cages
20 Bicycle Parking
1 Motor Cycle

Resident 2400x5500

Str.

Terminal Place

Basement L5
scale 1:100

0 1 2 3 4 5

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BASIX Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral letter dated 9 May 2018	09/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 8347
Nominated registered architect - Ashwin Winton
p: 02 9684 8007 m: www.idraft.com.au
PO Box 572 Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Basement L5

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239 | dwg #: 1001

242 - 252 Pitt Street, Merrylands

Pitt Street

Resident 2400x5500 | Str.

5,800 Aisle Width

70 Resident Spaces (10 Disable Spaces)
70 Total Spaces

FFL 03.860

Bollard

20 Bicycle Spaces - BL4

1.2m Space (Vertical Rack) - 6 Spaces

600 600 600 600 600 600 2000

1.2m Space (Vertical Rack) - 7 Spaces

600 600 600 600 600 600 600

2.5m Head Clearance above accessible and shared spaces

SPS SHAFT

820

2,400

1,840

MC 1500x2500

Resident lobby

CSF SHAFT

Existing Substation Location

RL: 03.610

RL: 03.860

46 Storage Cages
20 Bicycle Parking
1 Motor Cycle

Terminal Place

Basement L4
scale 1:100

0 1 2 3 4 5

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA / Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 3 Star

ISSUE	DESCRIPTION	DATE
A	Deferral letter dated 9 May 2018	10/7/2018
B	Lodged Development Application to C.C.C.	28/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 8347
Nominated registered architect - Ashwin Winton
p: 02 9684 8007 m: www.idraft.com.au
Suite 704, 617 Harris Street, NSW 2000

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Basement L4

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239 | dwg #: 1002

242 - 252 Pitt Street, Merrylands

Pitt Street

39 Resident Spaces (10 Disable Spaces)
29 Visitor Spaces
68 Total Spaces

FFL 06.860

5,800 Aisle Width

5,800 Aisle Width

5,800 Aisle Width

6,695 Aisle Width

5,800 Aisle Width

Existing Substation Location

CSF SHAFT

SPS SHAFT

MC 1500x2500

Resident lobby

Potential Hydrant+ Sprinkler Pump Room

20 Bicycle Spaces - BL3
1.2m Space (Vertical Rack) - 6 Spaces

1.2m Space (Vertical Rack) - 7 Spaces

2.5m Head Clearance above accessible and shared spaces

Bollard

RL: 06.610

RL: 06.860

44 Storage Cages
20 Bicycle Parking
1 Motor Cycle

Terminal Place

Basement L3
scale 1:100

0 1 2 3 4 5

Terminal Place

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA / Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 3 Star

ISSUE	DESCRIPTION	DATE
A	Deferral letter dated 9 May 2018	10/7/2018
B	Lodged Development Application to C.C.C.	28/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 8347
Nominated registered architect - Ashwin Winton
p: 02 9684 8007 m: www.idraft.com.au
Suite 704, 572 Victoria Avenue, NSW 2150

alsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Basement L3

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 1003

242 - 252 Pitt Street, Merrylands

Pitt Street

Retail 2400x5500 (x14)

Commercial 2400x5500 (x7)

5,800 Aisle Width

Commercial 2400x5500 (x7)

Str.

Str.

CSF SHAFT

Existing Substation Location

Commercial 2400x5500 (x4)

Commercial 2400x5500 (x3)

Potential Fire Tank

Commercial 2400x5500 (x4)

Commercial 2400x5500 (x4)

Potential NBN Room

14 Retail Spaces
49 Commercial Spaces (4 Disable Spaces)
04 Visitor Spaces
67 Total Spaces

FFL 09.860

Aisle Width 6,600

20 Bicycle Spaces - BL2

1.2m Space (Vertical Rack) - 6 Spaces

600 600 600 600 600 600

SPR SHAFT

820

RL: 09.610

RL: 09.860

Commercial 2400x5500 (x7)

1.2m Space (Vertical Rack) - 7 Spaces

600 600 600 600 600 600 600

SPR SHAFT

MC 1500x2500

820

Amenities

Services.

820

820

Commercial 2400x5500 (x2)

Bollard

1.2m Space (Vertical Rack) - 7 Spaces

600 600 600 600 600 600 600

Commercial 2400x5500 (x2)

6,000 Aisle Width

5 Storage Cages (Commercial)
20 Bicycle Parking
1 Motor Cycle

6,600 Aisle Width

300

1,838

Roller Door Access Through Intercom / Remote

6,300

Intercom

3,250

500

3,050

Bollard

Visitor 2400x5500 (x3)

Visitor 2700x5500

Car wash bay

Str.

Str.

Str.

Commercial 2400x5500 (x3)

Commercial 2400x5500 (x2)

Commercial 2400x5500 (x2)

Commercial 2400x5500 (x2)

Commercial 2400x5500 (x2)

Commercial 2400x5500 (x2)

Commercial 2400x5500 (x2)

Commercial 2400x5500 (x2)

Commercial 2400x5500 (x3)

820

Terminal Place

A-A

C-C

Basement L2
scale 1:100

0 1 2 3 4 5

Terminal Place

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA1 Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.5 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 3 Star

ISSUE	DESCRIPTION	DATE
B	Deferral Letter dated 8 Mar 2018	16/7/2018
A	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 6347
Nominated registered architect - Adriaan Wolvin
t: 02 9645 8649 w: www.idraft.com.au
PO Box 621 Merrylands NSW 2160

olsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Basement L2

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239

dwg #: 1004

242 - 252 Pitt Street, Merrylands

Pitt Street

Terminal Place

Loading area

SRV (8.8m x 3.5m)

5,500 Bulky Storage 20m²

Retail 2400x5500 Retail 2400x5500 Retail 2400x5500

RL 13.195

RL 12.860

14,788

42 Retail Spaces (3 Disable Space)
42 Total Spaces

FFL 12.860

6,100 Aisle Width

5,800 Aisle Width

2.5m Head Clearance above accessible and shared spaces

Bollard

2,400

Retail 2400x5500 Retail 2400x5500 Retail 2400x5500 Retail 2400x5500 Retail 2400x5500

20 Bicycle Spaces - BL1

1.2m Space (Vertical Rack) - 6 Spaces

600 600 600 600 600 600

SPS SHAFT

820

RL: 12.610

RL: 12.860

2,400

Bollard

2.5m Head Clearance above accessible and shared spaces

Retail 2400x5500 Retail 2400x5500 Retail 2400x5500 Retail 2400x5500 Retail 2400x5500

6,100 Aisle Width

20 Bicycle Parking
1 Motor Cycle

Residental Waste Room

7 1100L - General Waste Bins

6 1100L - Recycle Waste Bins

Goods

Amenities

1.2m Space (Vertical Rack) - 7 Spaces

600 600 600 600 600 600 600

SPS SHAFT

MC 1500x2500

820

2,500

Commercial Waste Rooms

5,800 Aisle Width

6,695 Aisle Width

Retail 2400x5500 Retail 2400x5500 Retail 2400x5500 Retail 2400x5500

Pitt Street

Flood proofing to all openings with sealed doors and toughen glass

RL 16.760

Platform lift

RL 16.730

1.2m HIGH MOVEABLE SCREENS AS PER RECOMMENDATIONS FROM WIND TEC REPORT REFER TO EXAMPLE

Retail 1
115.37 m²
RL 17.320

A r c a d e

Retail 2
RL 16.700
112.70 m²

Retail 3
RL 16.700
143.17 m²

Retail 4
RL 16.700
190.59 m²

4x4 splay

CSF SHAFT

Existing Substation Location

Letter Box Location

Raise podium (flood way)

Service corridor

Serv.

SPS SHAFT

Disable

Air Lock

Goods

2,000

2,700

Resident Lobby

RL 16.300

Commerical Lobby

1:6.5 (15.4%)

toughen glass

Male Amenities

Female Amenities

Service Room

Potential Gas Regulator

Fire CTL Room

RL 16.255

RL 16.590

RL 16.790

4,000

4,000

2,000

1:12 (8.3%)

1:20 (5%)

1:20 (5%)

Escalators Shall Comply With AS 1735.12.

RL 17.250

RL 16.370

Booster Hydrant

Retail 7
RL 16.200
112.08 m²

Retail 6
RL 16.200
146.82 m²

Retail 5
RL 16.300
161.52 m²

Flood proofing to all openings with sealed doors and toughen glass

Terminal Place

Ground Floor Plan
scale 1:100

0 1 2 3 4 5

GFA - Ground
Area: 1,102.97 m2

Net Leasable Area Ground
982.25m2

NORTH

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

Copyright: The concepts & information contained in these drawings are the copyright of Idraft Group Pty Ltd. Use or duplication in part or in full without written permission of Idraft Group Pty Ltd constitutes an infringement of copyright. 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 plans are inside nob dimensions shower screens to be fitted on inside of nob, 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 turret 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA1 Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.5 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 3 Star

ISSUE	DATE	DESCRIPTION
A	20/12/2017	Deferred Letter dated 14 May 2018 Lodgment Document Issued to C.C.C.
B	10/7/2018	

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6347
Nominated registered architect - Adrian Winton
p. 02 9648 5848 w. www.idraft.com.au
ac PO Box 427, Merrylands NSW 2160

jisson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Ground Floor Plan

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

Job #: 28239
Dwg #: 1006

242 - 252 Pitt Street, Merrylands

Pitt Street

Awning

Awning

Commercial 1
101.20 m²

Commercial 2
85.12 m²

Commercial 3
84.35 m²

Commercial 4
106.42 m²

Commercial 12
99.98 m²

Commercial 11
99.90 m²

Commercial 10
98.60 m²

Commercial 9
134.42 m²

Commercial 5
102.78 m²

Commercial 6
102.33 m²

Commercial 7
100.92 m²

Commercial 8
98.55 m²

Void Above Substation

FFL 21.200

Serv.

Void

Void

Escalators Shall Comply With AS 1735.12.

Male Amenities

Disability

Goods

Resident lobby

Female Amenities

STR.

Awning

Awning

Terminal Place

Level 1
scale 1:100

0 1 2 3 4 5

GFA - L1
Area: 1,313.02 m2

Net Leasable Area L1
1214.57m2

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA / Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral Letter dated 23 May 2018 Updated Design Addressing Council's D.C.C.	10/12/2017 20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 5347
Nominated registered architect - Adriaan Wietor
m: 0 2 9454 5645 e: www.idraft.com.au
m: PO Box 427, Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 1

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 1007

242 - 252 Pitt Street, Merrylands

Pitt Street

Commercial 13
101.20 m²

Commercial 14
85.12 m²

HATCH SHOWING
OSD ABOVE
3.1m FLOOR TO CEILING

Serv.

Commercial 15
84.35 m²

Commercial 16
106.42 m²

Void

Void

A-A

C-C

Escalators Shall Comply
With AS 1735.12.

Commercial 24
99.98 m²

Commercial 23
99.90 m²

Commercial 22
98.60 m²

Commercial 21
167.25 m²

FFL 25.000

Male
Amenities

Disability

Goods

Resident lobby

Female
Amenities

STR.

Commercial 17
102.78 m²

Commercial 18
102.33 m²

Commercial 19
100.92 m²

Commercial 20
98.55 m²

Terminal Place

Level 2
scale 1:100

0 1 2 3 4 5

HATCH SHOWING
OSD ABOVE

Terminal Place

GFA - L2
Area: 1,346.16 m2

Net Leasable Area L2
1247.4m2

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA / Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.5 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
B	Deferral Letter dated 23 May 2018	16/7/2018
A	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 6367
Nominated registered architect - Ashwin Winson
p: 02 9684 4007 m: www.idraft.com.au
Suite 1, No 242 Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 2

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #:
28239

dwg #:
1008

242 - 252 Pitt Street, Merrylands

Pitt Street

Awning

Awning

2m HIGH HEDGE PLANTING AS PER RECOMMENDATIONS FROM WIND TEC REPORT

SELECTED SYNTHETIC LAWN -TO MANUF. DETAIL

3m HIGH TREE PLANTING AS PER RECOMMENDATIONS FROM WIND TEC REPORT

12,000 Setback

2m HIGH HEDGE PLANTING AS PER RECOMMENDATIONS FROM WIND TEC REPORT

3m HIGH TREE PLANTING AS PER RECOMMENDATIONS FROM WIND TEC REPORT

COMMUNAL AREA

3m HIGH TREE PLANTING AS PER RECOMMENDATIONS FROM WIND TEC REPORT

SELECTED SYNTHETIC LAWN -TO MANUF. DETAIL

2m HIGH HEDGE PLANTING AS PER RECOMMENDATIONS FROM WIND TEC REPORT

RL 28.410

2.4m WIDE AWNING ABOVE AS PER RECOMMENDATIONS FROM WIND TEC REPORT SHOWN DOTTED

GRADIENT 1:14

RL 29.050

5,300 Setback

5,690 Setback

6,480

FFL 29.050

3,000 Setback

1,500 Setback

600

600

600

600

Balcony Area: 59.77 m2

Balcony Area: 39.45 m2

Balcony Area: 99.75 m2

Balcony Area: 83.11 m2

Balcony Area: 91.26 m2

Balcony Area: 64.27 m2

Balcony Area: 20.41 m2

Balcony Area: 104.75 m2

Balcony Area: 159.88 m2

Balcony Area: 24.60 m2

Unit 009 2 Bed. Area: 76.51 m2

Unit 010 2 Bed. Area: 76.51 m2

Unit 011 2 Bed. Area: 76.14 m2

Unit 001 2 Bed. Area: 78.98 m2

Unit 002 2 Bed. Area: 77.61 m2

Unit 003 1 Bed. Area: 51.44 m2

Unit 004 1 Bed. Area: 52.29 m2

Unit 005 3 Bed. Area: 101.95 m2

Unit 006 2 Bed. Area: 77.47 m2

Unit 007 2 Bed. Area: 78.57 m2

Unit 008 2 Bed. Area: 76.93 m2

Bedroom 3000x3400 Area: 10.13 m2

Bedroom 3000x3000 Area: 10.77 m2

Bedroom 3000x3000 Area: 9.60 m2

Bedroom 3000x3000 Area: 9.00 m2

Bedroom 3050x3300 Area: 10.06 m2

Bedroom 3000x3100 Area: 11.60 m2

Bedroom 3000x3300 Area: 9.90 m2

Bedroom 3000x3000 Area: 10.72 m2

Bedroom 3000x3000 Area: 9.66 m2

Bedroom 3050x3300 Area: 10.07 m2

Bedroom 3000x3000 Area: 9.00 m2

Bedroom 3000x3000 Area: 10.26 m2

Bedroom 4130x3050 Area: 12.39 m2

Bedroom 3225x3000 Area: 10.32 m2

Bedroom 3000x3000 Area: 9.58 m2

Bedroom 4100x3580 Area: 14.25 m2

Bedroom 3000x3400 Area: 12.50 m2

Bedroom 4100x3530 Area: 12.65 m2

Bedroom 3000x3200 Area: 10.26 m2

Bedroom 3000x3000 Area: 10.77 m2

Living/Dining 4000x6000

Living/Dining 4000x6570

Living/Dining 4500x6000

Living/Dining 4000x5800

Living/Dining 5825x3800

Living/Dining 5070x3800

Living/Dining 4600x6000

Kitchen.

Bath.

Ens.

L'Dry.

SERV.

Recycle

Semi Opaque Glazing

Terminal Place

GFA - Typical Residential
Area: 926.28 m2

Level 3
scale 1:100

0 1 2 3 4 5

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA/ Ncc Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 3 Star

ISSUE	DESCRIPTION	DATE
A	Deferred Lodgement Application to C.C.C.	20/12/2017
B	Deferred Lodgement Application to C.C.C.	16/7/2018

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 6347
Nominated registered architect - Adriaan Wolvin
T: 02 9045 8645 e: www.idraft.com.au
PO Box 621, Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 3

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239 dwg #: 1009

242 - 252 Pitt Street, Merrylands

Pitt Street

Terminal Place

5,300 Setback

3,000 Setback

1,500 Setback

12,000 Setback

5,690 Setback

2,400 Glass Awning

6,480

6,480

FFL 32.100

Concrete Awning

Concrete Awning

IMPERMABLE AWNING AS PER RECOMMENDATIONS FROM WIND TEC REPORT

IMPERMABLE AWNING AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Semi Opaque Glazing

Semi Opaque Glazing

Semi Opaque Glazing

Semi Opaque Glazing

SERV.

Balcony Area: 12.68 m2

Balcony Area: 16.00 m2

Balcony Area: 13.31 m2

Balcony Area: 14.73 m2

Balcony Area: 32.95 m2

Balcony Area: 11.18 m2

Balcony Area: 12.49 m2

Balcony Area: 12.70 m2

Balcony Area: 16.02 m2

Balcony Area: 13.34 m2

Balcony Area: 36.07 m2

Bedroom 3000x3400 Area: 10.18 m2

Living/Dining 4000x6000

Unit 020 2 Bed. Area: 75.86 m2

Kitchen.

Bedroom 3000x3000 Area: 10.26 m2

Ens.

Bath.

L'Dry

Bedroom 3000x3000 Area: 10.77 m2

Living/Dining 4000x6570

Unit 021 2 Bed. Area: 76.51 m2

Bedroom 3000x3000 Area: 9.60 m2

Kitchen.

Bath.

L'Dry.

Living/Dining 4500x6000

Unit 022 2 Bed. Area: 76.14 m2

Kitchen.

Bath.

Bedroom 3000x3000 Area: 9.00 m2

Bedroom 3050x3300 Area: 10.06 m2

Ens.

Recycle

Bedroom 3000x3100 Area: 11.60 m2

Ens.

L'Dry/Str.

Bath.

Kitchen.

Unit 019 2 Bed. Area: 76.93 m2

Living/Dining 4000x6000

Bedroom 3000x3300 Area: 9.90 m2

Bedroom 3000x3000 Area: 10.72 m2

Ens.

Bath.

Unit 018 2 Bed. Area: 78.57 m2

Living/Dining 4000x6570

Kitchen.

Bedroom 3000x3000 Area: 9.66 m2

L'Dry.

Unit 017 2 Bed. Area: 77.47 m2

Living/Dining 4500x6000

Kitchen.

Bath.

Bedroom 3000x3000 Area: 9.00 m2

Bedroom 3050x3300 Area: 10.07 m2

Ens.

Bedroom 3000x3000 Area: 9.00 m2

Unit 012 2 Bed. Area: 78.98 m2

Living/Dining 4000x6000

Kitchen.

Bath.

L'Dry.

Bedroom 4130x3050 Area: 12.39 m2

Ens.

Unit 013 2 Bed. Area: 77.61 m2

Living/Dining 4000x5800

Kitchen.

Bath.

L'Dry.

Bedroom 3225x3000 Area: 10.32 m2

Ens.

Bedroom 3000x3000 Area: 9.58 m2

Bath.

Bedroom 4100x3580 Area: 14.25 m2

Unit 014 1 Bed. Area: 51.44 m2

Living/Dining 5825x3800

Kitchen.

L'Dry.

Bedroom 3000x3400 Area: 12.50 m2

Ens.

Bath.

L'Dry.

Unit 015 1 Bed. Area: 52.29 m2

Living/Dining 5070x3800

Kitchen.

Bath.

L'Dry.

Bedroom 4100x3530 Area: 12.65 m2

Bedroom 3000x3200 Area: 10.26 m2

Unit 016 3 Bed. Area: 101.95 m2

Living/Dining 4600x6000

Kitchen.

Bedroom 3000x3000 Area: 10.77 m2

Level 4
scale 1:100

0 1 2 3 4 5

GFA - Typical Residential
Area: 926.28 m2

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BDAV Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral letter dated 3 May 2018	16/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6367
Nominated registered architect - Ashwin Winton
m: 0418 668 607 e: ashwin@idraft.biz
m: 0418 764 672 e: merrylands@idraft.biz

alsson & associates architects

NORTHLAND

project: 18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council: CUMBERLAND COUNCIL

drawing title: **Level 4**

designed + drawn: A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage: B - Deferral

paper/scale: A1/1:100

date: 28/08/2018

job #: 28239

dwg #: 1010

242 - 252 Pitt Street, Merrylands

Pitt Street

Terminal Place

5,300 Setback

12,000 Setback

3,000 Setback

1,500 Setback

5,690 Setback

6,480

6,480

FFL 34.930

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Bedroom 3000x3400 Area: 10.18 m2
Unit 031 2 Bed. Area: 75.86 m2
Living/Dining 4000x6000
Kitchen.
Bedroom 3000x3000 Area: 10.26 m2
Ens.
Bath.
L'Dry
Balcony Area: 12.88 m2
Bedroom 3000x3000 Area: 10.77 m2
Unit 032 2 Bed. Area: 76.51 m2
Living/Dining 4000x6570
Bedroom 3000x3000 Area: 9.60 m2
Balcony Area: 16.00 m2
Unit 033 2 Bed. Area: 76.14 m2
Living/Dining 4500x6000
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3050x3300 Area: 10.06 m2
Balcony Area: 13.91 m2
Bedroom 3100x3100 Area: 11.60 m2
Unit 030 2 Bed. Area: 76.93 m2
Bedroom 3000x3300 Area: 9.90 m2
Unit 029 2 Bed. Area: 78.57 m2
Bedroom 3000x3000 Area: 10.72 m2
Bedroom 3000x3000 Area: 9.66 m2
Unit 028 2 Bed. Area: 77.47 m2
Bedroom 3050x3300 Area: 10.07 m2
Balcony Area: 12.70 m2
Balcony Area: 16.02 m2
Balcony Area: 13.34 m2
Balcony Area: 14.73 m2
Unit 023 2 Bed. Area: 78.98 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 4130x3050 Area: 12.39 m2
Unit 024 2 Bed. Area: 77.61 m2
Living/Dining 4000x5800
Balcony Area: 32.95 m2
Unit 025 1 Bed. Area: 51.44 m2
Living/Dining 5825x3800
Bedroom 4100x3580 Area: 14.25 m2
Bedroom 3225x3000 Area: 10.32 m2
Bedroom 3000x3000 Area: 9.58 m2
Balcony Area: 11.18 m2
Unit 026 1 Bed. Area: 52.29 m2
Living/Dining 5070x3800
Bedroom 4100x3530 Area: 12.65 m2
Balcony Area: 12.49 m2
Unit 027 3 Bed. Area: 101.95 m2
Living/Dining 4600x6000
Bedroom 3000x3200 Area: 10.26 m2
Bedroom 3000x3000 Area: 10.77 m2
Balcony Area: 36.07 m2
SERV.
Semi Opaque Glazing AAW 800 X 1,700
1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Level 5
scale 1:100

0 1 2 3 4 5

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA/ Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral Letter dated 3 May 2018	03/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6367
Nominated registered architect - Ashwin Winton
m: 0418 664 607 e: ewin-idr@bigpond.com
m: 0418 672 447 e: merrylands@idraft.com.au

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 5

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

Issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 1011

242 - 252 Pitt Street, Merrylands

Pitt Street

5,300 Setback

12,000 Setback

3,000 Setback

1,500 Setback

5,690 Setback

6,480

6,480

FFL 37.980

Terminal Place

Terminal Place

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Semi Opaque Glazing AAW 800 X 1,700

Balcony Area: 12.68 m2

Balcony Area: 16.00 m2

Balcony Area: 12.70 m2

Balcony Area: 16.02 m2

Balcony Area: 13.34 m2

Balcony Area: 14.73 m2

Balcony Area: 32.95 m2

Balcony Area: 11.18 m2

Balcony Area: 12.49 m2

Balcony Area: 36.07 m2

Unit 042 2 Bed. Area: 75.86 m2

Unit 043 2 Bed. Area: 76.51 m2

Unit 044 2 Bed. Area: 76.14 m2

Unit 041 2 Bed. Area: 76.93 m2

Unit 040 2 Bed. Area: 78.57 m2

Unit 039 2 Bed. Area: 77.47 m2

Unit 034 2 Bed. Area: 78.98 m2

Unit 035 2 Bed. Area: 77.61 m2

Unit 036 1 Bed. Area: 51.44 m2

Unit 037 1 Bed. Area: 52.29 m2

Unit 038 3 Bed. Area: 101.95 m2

Bedroom 3000x3400 Area: 10.18 m2

Bedroom 3000x3000 Area: 10.77 m2

Bedroom 3000x3000 Area: 9.60 m2

Bedroom 3000x3000 Area: 9.00 m2

Bedroom 3050x3300 Area: 10.06 m2

Bedroom 3000x3000 Area: 10.26 m2

Bedroom 3000x3100 Area: 11.60 m2

Bedroom 3000x3000 Area: 10.72 m2

Bedroom 3000x3000 Area: 9.66 m2

Bedroom 3050x3300 Area: 10.07 m2

Bedroom 3000x3000 Area: 9.90 m2

Bedroom 3000x3400 Area: 12.50 m2

Bedroom 3000x3200 Area: 10.26 m2

Bedroom 3000x3000 Area: 10.77 m2

Bedroom 4130x3050 Area: 12.39 m2

Bedroom 3225x3000 Area: 10.32 m2

Bedroom 3000x3000 Area: 9.58 m2

Bedroom 4100x3580 Area: 14.25 m2

Bedroom 4100x3530 Area: 12.65 m2

Living/Dining 4000x6000

Living/Dining 4000x6570

Living/Dining 4500x6000

Living/Dining 4000x5800

Living/Dining 5825x3800

Living/Dining 5070x3800

Living/Dining 4600x6000

Kitchen.

Bath.

Ens.

L'Dry.

L'Dry/Str.

Recycle

SERV.

Door-418 2,700 X 2,700

Door-419 3,600 X 2,700

Door-420 3,900 X 2,700

Door-421 3,900 X 2,700

Door-423 2,700 X 2,700

Door-425 3,600 X 2,700

Door-428 3,600 X 2,700

Door-430 3,600 X 2,700

Door-431 3,600 X 2,700

Level 6
scale 1:100

0 1 2 3 4 5

NORTH

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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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BDAV Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral letter dated 2 May 2018	10/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6367
Nominated registered architect - Ashwin Winton
m: 0418 691 407 e: ashwin@idraft.com.au
m: 0418 672 447 e: merrylyn@idraft.com.au

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 6

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239

dwg #: 1012

242 - 252 Pitt Street, Merrylands

Pitt Street

5,300 Setback

12,000 Setback

3,000 Setback

1,500 Setback

6,480

6,480

FFL 41.030

5,690 Setback

Terminal Place

Terminal Place

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Bedroom 3000x3400 Area: 10.18 m2
Unit 053 2 Bed. Area: 75.86 m2
Living/Dining 4000x6000
Balcony Area: 12.88 m2 3,900 X 2,700
Bedroom 3000x3000 Area: 10.26 m2
Bedroom 3000x3100 Area: 11.60 m2
Unit 052 2 Bed. Area: 76.93 m2
Balcony Area: 12.70 m2
Bedroom 3000x3300 Area: 9.90 m2
Bedroom 3000x3000 Area: 10.77 m2
Unit 054 2 Bed. Area: 76.51 m2
Balcony Area: 16.00 m2
Unit 051 2 Bed. Area: 78.57 m2
Bedroom 3000x3000 Area: 10.72 m2
Balcony Area: 16.02 m2
Bedroom 3000x3000 Area: 9.60 m2
Bedroom 3000x3000 Area: 9.66 m2
Unit 055 2 Bed. Area: 76.14 m2
Unit 050 2 Bed. Area: 77.47 m2
Balcony Area: 13.91 m2
Balcony Area: 13.34 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3050x3300 Area: 10.06 m2
Bedroom 3050x3300 Area: 10.07 m2
Bedroom 4130x3050 Area: 12.39 m2
Bedroom 3000x3200 Area: 10.26 m2
Bedroom 3000x3000 Area: 10.77 m2
Balcony Area: 14.73 m2
Unit 045 2 Bed. Area: 78.98 m2
Balcony Area: 32.95 m2
Unit 046 2 Bed. Area: 77.61 m2
Unit 047 1 Bed. Area: 51.44 m2
Bedroom 3225x3000 Area: 10.32 m2
Bedroom 3000x3000 Area: 9.58 m2
Bedroom 4100x3580 Area: 14.25 m2
Unit 048 1 Bed. Area: 52.29 m2
Balcony Area: 12.49 m2
Bedroom 4100x3100 Area: 12.65 m2
Unit 049 3 Bed. Area: 101.95 m2
Balcony Area: 36.07 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3000x3000 Area: 9.00 m2
Unit 046 2 Bed. Area: 77.61 m2
Unit 047 1 Bed. Area: 51.44 m2
Unit 048 1 Bed. Area: 52.29 m2
Unit 049 3 Bed. Area: 101.95 m2
Balcony Area: 12.49 m2
Balcony Area: 36.07 m2

Level 7
scale 1:100

0 1 2 3 4 5

GFA - Typical Residential
Area: 926.28 m2

NORTH

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NOTES:

BCA/ Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
B	Deferral letter dated 9 May 2018	10/7/2018
A	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 8367
Nominated registered architect - Ashwin Winston
m: 0418 668 897 e: ash@idraft.com.au
m: 0414 572 447 e: merry.anna.hunt@idraft.com.au

alsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 7

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 1013

242 - 252 Pitt Street, Merrylands

Pitt Street

5,300 Setback

12,000 Setback

6,480

FFL 44.080

3,000 Setback

1,500 Setback

5,690 Setback

Terminal Place

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Bedroom 3000x3400 Area: 10.18 m2
Living/Dining 4000x6000
Unit 064 2 Bed. Area: 75.86 m2
Balcony Area: 12.88 m2
Kitchen.
Bedroom 3000x3000 Area: 10.26 m2
Ens.
Bath.
L'Dry
Bedroom 3000x3000 Area: 10.77 m2
Unit 065 2 Bed. Area: 76.51 m2
Living/Dining 4000x6570
Bedroom 3000x3000 Area: 9.60 m2
Balcony Area: 16.00 m2
L'Dry.
Unit 066 2 Bed. Area: 76.14 m2
Living/Dining 4500x6000
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3050x3300 Area: 10.06 m2
Balcony Area: 13.91 m2
Semi Opaque Glazing
Bedroom 3000x3000 Area: 9.00 m2
Living/Dining 4000x6000
Unit 056 2 Bed. Area: 78.98 m2
Balcony Area: 14.73 m2
Bedroom 4130x3050 Area: 12.39 m2
Unit 057 2 Bed. Area: 77.61 m2
Living/Dining 4000x5800
Balcony Area: 32.95 m2
Bedroom 3225x3000 Area: 10.32 m2
Bedroom 3000x3000 Area: 9.58 m2
Bedroom 4100x3580 Area: 14.25 m2
Unit 058 1 Bed. Area: 51.44 m2
Living/Dining 5825x3800
Balcony Area: 11.18 m2
Unit 059 1 Bed. Area: 52.29 m2
Living/Dining 5070x3800
Balcony Area: 12.49 m2
Bedroom 4100x3100 Area: 12.65 m2
Unit 060 3 Bed. Area: 101.95 m2
Living/Dining 4600x6000
Bedroom 3000x3200 Area: 10.26 m2
Bedroom 3000x3000 Area: 10.77 m2
Balcony Area: 36.07 m2
Bedroom 3000x3100 Area: 11.60 m2
Unit 063 2 Bed. Area: 76.93 m2
Living/Dining 4000x6000
Balcony Area: 12.70 m2
Bedroom 3000x3300 Area: 9.90 m2
Unit 062 2 Bed. Area: 78.57 m2
Living/Dining 4000x6570
Bedroom 3000x3000 Area: 10.72 m2
Bedroom 3000x3000 Area: 9.66 m2
Balcony Area: 16.02 m2
Unit 061 2 Bed. Area: 77.47 m2
Living/Dining 4500x6000
Bedroom 3000x3000 Area: 9.00 m2
Balcony Area: 13.34 m2
SERV.
Recycle

Level 8
scale 1:100

0 1 2 3 4 5

Terminal Place

NORTH

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NOTES:

BDAV Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral after debrief 9 May 2018	16/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6367
Nominated registered architect - Adrian Winton
m: 0418 624 607 e: email@idraft.biz
m: 0418 624 607 e: email@idraft.biz
m: 0418 624 607 Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 8

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239

dwg #: 1014

242 - 252 Pitt Street, Merrylands

Pitt Street

Terminal Place

5,300 Setback

3,000 Setback

12,000 Setback

1,500 Setback

5,690 Setback

6,480

6,480

FFL 47.130

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Bedroom 3000x3400 Area: 10.18 m2
Unit 075 2 Bed. Area: 75.86 m2
Living/Dining 4000x6000
Kitchen.
Bedroom 3000x3000 Area: 10.26 m2
Balcony Area: 12.88 m2
Bedroom 3000x3000 Area: 10.77 m2
Balcony Area: 16.00 m2
Unit 076 2 Bed. Area: 76.51 m2
Living/Dining 4000x6570
Bedroom 3000x3000 Area: 9.60 m2
Kitchen.
Unit 077 2 Bed. Area: 76.14 m2
Living/Dining 4500x6000
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3050x3300 Area: 10.06 m2
Balcony Area: 13.91 m2
Bedroom 3000x3100 Area: 11.60 m2
Unit 074 2 Bed. Area: 76.93 m2
Bedroom 3000x3300 Area: 9.90 m2
Balcony Area: 12.70 m2
Bedroom 3000x3000 Area: 10.72 m2
Unit 073 2 Bed. Area: 78.57 m2
Balcony Area: 16.02 m2
Bedroom 3000x3000 Area: 9.66 m2
Unit 072 2 Bed. Area: 77.47 m2
Bedroom 3050x3300 Area: 10.07 m2
Balcony Area: 13.34 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3000x3000 Area: 9.00 m2
Unit 067 2 Bed. Area: 78.98 m2
Balcony Area: 14.73 m2
Bedroom 4130x3050 Area: 12.39 m2
Unit 068 2 Bed. Area: 77.61 m2
Balcony Area: 32.95 m2
Bedroom 3225x3000 Area: 10.32 m2
Bedroom 3000x3000 Area: 9.58 m2
Unit 069 1 Bed. Area: 51.44 m2
Bedroom 4100x3580 Area: 14.25 m2
Balcony Area: 11.18 m2
Unit 070 1 Bed. Area: 52.29 m2
Bedroom 4100x3100 Area: 12.65 m2
Balcony Area: 12.49 m2
Bedroom 3000x3400 Area: 12.50 m2
Unit 071 3 Bed. Area: 101.95 m2
Bedroom 3000x3200 Area: 10.26 m2
Bedroom 3000x3000 Area: 10.77 m2
Balcony Area: 36.07 m2
Living/Dining 4600x6000
Living/Dining 5070x3800
Living/Dining 5825x3800
SERV.
Recycle
Semi Opaque Glazing AAW 800 X 1,700

Level 9
scale 1:100
0 1 2 3 4 5

NORTH

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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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA/ Volume:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral Letter dated 23 May 2018	06/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6367
Nominated registered architect - Ashwin Winton
m: 0418 664 607 e: ewin-idr@bigpond.com
m: 0418 672 447 e: merrylands@idraft.com.au

alsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 9

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 1015

242 - 252 Pitt Street, Merrylands

Pitt Street

Terminal Place

5,300 Setback

3,000 Setback

12,000 Setback

1,500 Setback

5,690 Setback

6,480

6,480

FFL 50.180

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Bedroom 3000x3400 Area: 10.18 m2
Living/Dining 4000x6000
Unit 086 2 Bed. Area: 75.86 m2
Kitchen.
Bedroom 3000x3000 Area: 10.26 m2
Ens.
Bath.
Balcony Area: 12.88 m2
Bedroom 3000x3000 Area: 10.77 m2
Living/Dining 4000x6570
Unit 087 2 Bed. Area: 76.51 m2
Bedroom 3000x3000 Area: 9.60 m2
L'Dry.
Balcony Area: 16.00 m2
Living/Dining 4500x6000
Unit 088 2 Bed. Area: 76.14 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3050x3300 Area: 10.06 m2
Balcony Area: 13.91 m2
Bedroom 3000x3100 Area: 11.60 m2
Unit 085 2 Bed. Area: 76.93 m2
Bedroom 3000x3300 Area: 9.90 m2
Bedroom 3000x3000 Area: 10.72 m2
Unit 084 2 Bed. Area: 78.57 m2
Bedroom 3000x3000 Area: 9.66 m2
Unit 083 2 Bed. Area: 77.47 m2
Bedroom 3050x3300 Area: 10.07 m2
Balcony Area: 16.02 m2
Balcony Area: 13.34 m2
Recycle
Balcony Area: 12.70 m2
Balcony Area: 14.73 m2
Bedroom 3000x3000 Area: 9.00 m2
Unit 078 2 Bed. Area: 78.98 m2
Living/Dining 4000x6000
Bedroom 4130x3050 Area: 12.39 m2
Balcony Area: 32.95 m2
Unit 079 2 Bed. Area: 77.61 m2
Living/Dining 4000x5800
Bedroom 3225x3000 Area: 10.32 m2
Bedroom 3000x3000 Area: 9.58 m2
Unit 080 1 Bed. Area: 51.44 m2
Bedroom 4100x3580 Area: 14.25 m2
Living/Dining 5825x3800
Balcony Area: 11.18 m2
Unit 081 1 Bed. Area: 52.29 m2
Living/Dining 5070x3800
Balcony Area: 12.49 m2
Bedroom 3000x3400 Area: 12.50 m2
Bedroom 4100x3100 Area: 12.65 m2
Unit 082 3 Bed. Area: 103.51 m2
Living/Dining 4600x6000
Bedroom 3000x3200 Area: 10.26 m2
Bedroom 3000x3000 Area: 10.77 m2
Balcony Area: 36.07 m2
SERV.
Semi Opaque Glazing
Kitchen.
Bath.
Ens.
L'Dry.
L'Dry/Str.
Unit Entry
Str. 2.700
Str. 3.000
Str. 3.300
Str. 2.400
Str. 2.100
Str. 1.440
Str. 1.040
Str. 3.915
Str. 3.315
Str. 2.115
Str. 2.415
Str. 1.215
Str. 1.515
Str. 1.140
Str. 1.240
Str. 1.340
Str. 1.740
Str. 1.840
Str. 1.940
Str. 2.040
Str. 2.140
Str. 2.240
Str. 2.340
Str. 2.440
Str. 2.540
Str. 2.640
Str. 2.740
Str. 2.840
Str. 2.940
Str. 3.040
Str. 3.140
Str. 3.240
Str. 3.340
Str. 3.440
Str. 3.540
Str. 3.640
Str.

Pitt Street

Terminal Place

5,300 Setback

12,000 Setback

3,000 Setback

1,500 Setback

5,690 Setback

6,480

6,480

FFL 53.230

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Bedroom 3000x3400 Area: 10.18 m2
Unit 097 2 Bed. Area: 75.86 m2
Living/Dining 4000x6000
Kitchen.
Bedroom 3000x3000 Area: 10.26 m2
Balcony Area: 12.88 m2
Bedroom 3000x3000 Area: 10.77 m2
Unit 098 2 Bed. Area: 76.51 m2
Living/Dining 4000x6570
Kitchen.
Bedroom 3000x3000 Area: 9.60 m2
Balcony Area: 16.00 m2
Unit 099 2 Bed. Area: 76.14 m2
Living/Dining 4500x6000
Kitchen.
Bedroom 3050x3300 Area: 10.06 m2
Bedroom 3000x3000 Area: 9.00 m2
Balcony Area: 13.91 m2
Bedroom 3000x3100 Area: 11.60 m2
Unit 096 2 Bed. Area: 76.93 m2
Kitchen.
Bedroom 3000x3300 Area: 9.90 m2
Balcony Area: 12.70 m2
Bedroom 3000x3000 Area: 10.72 m2
Unit 095 2 Bed. Area: 78.57 m2
Living/Dining 4000x6570
Kitchen.
Bedroom 3000x3000 Area: 9.66 m2
Balcony Area: 16.02 m2
Unit 094 2 Bed. Area: 77.47 m2
Living/Dining 4500x6000
Kitchen.
Bedroom 3000x3000 Area: 9.00 m2
Balcony Area: 13.34 m2
Bedroom 3000x3000 Area: 9.00 m2
Unit 089 2 Bed. Area: 78.98 m2
Living/Dining 4000x6000
Kitchen.
Bedroom 4130x3050 Area: 12.39 m2
Balcony Area: 14.73 m2
Unit 090 2 Bed. Area: 77.61 m2
Living/Dining 4000x5800
Kitchen.
Bedroom 3225x3000 Area: 10.32 m2
Bedroom 3000x3000 Area: 9.58 m2
Balcony Area: 32.95 m2
Unit 091 1 Bed. Area: 51.44 m2
Living/Dining 5825x3800
Kitchen.
Bedroom 4100x3580 Area: 14.25 m2
Balcony Area: 11.18 m2
Unit 092 1 Bed. Area: 52.29 m2
Living/Dining 5070x3800
Kitchen.
Bedroom 4100x3100 Area: 12.65 m2
Balcony Area: 12.49 m2
Unit 093 3 Bed. Area: 101.95 m2
Living/Dining 4600x6000
Kitchen.
Bedroom 3000x3200 Area: 10.26 m2
Bedroom 3000x3000 Area: 10.77 m2
Bedroom 3000x3400 Area: 12.50 m2
Balcony Area: 36.07 m2

SERV.

Semi Opaque Glazing AAW 800 X 1,700

Level 11
scale 1:100

0 1 2 3 4 5

NORTH

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NOTES:

BCA/ Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral after debrief 23 May 2018	16/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6367
Nominated registered architect - Ashwin Winton
m: 0418 664 697 e: ewin@idraft.biz
m: 0418 672 447 e: merry.trinh@idraft.biz

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 11

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239

dwg #: 1017

242 - 252 Pitt Street, Merrylands

Pitt Street

5,300 Setback

12,000 Setback

2,400

1,500 Setback

3,000 Setback

5,690 Setback

Balcony Area: 35.73 m2 ASD 4,975 X 2,700

Balcony Area: 17.19 m2 ASD 6,970 X 2,700

Balcony Area: 17.19 m2 ASD 6,970 X 2,700

Balcony Area: 10.70 m2 ASD 4,375 X 2,700

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Unit 109 2 Storey - 3 Bed. Area: 47.76 m2

Unit 110 2 Storey - 3 Bed. Area: 49.49 m2

Unit 111 2 Storey - 2 Bed. Area: 49.10 m2

Unit 112 2 Storey - 2 Bed. Area: 43.11 m2

Living/Dining 4700x6000

Living/Dining 6970x4150

Living/Dining 6970x4000

Living/Dining 4100x6000

Kitchen.

L'Dry.

L'Dry/Str.

2,600 x 2,050 Wind-400 Semi Opaque Glazing

Semi Opaque Glazing AAW 800 X 1,700

FFL 56.500

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Balcony Area: 14.73 m2 ASD 3,600 X 2,700

Balcony Area: 32.95 m2 ASD 3,600 X 2,700

ASD 2,700 X 2,700

Unit 100 2 Bed. Area: 78.98 m2

Unit 101 2 Bed. Area: 77.61 m2

Bedroom 3000x3000 Area: 9.00 m2

Bedroom 4130x3050 Area: 12.39 m2

Bedroom 3225x3000 Area: 10.32 m2

Bedroom 3000x3000 Area: 9.58 m2

Bedroom 4100x3580 Area: 14.25 m2

Unit 102 1 Bed. Area: 51.44 m2

Living/Dining 5825x3800

Balcony ASD Area: 11.18 m2

Ens.

Bath.

Kitchen.

Str. 2,100

Str. 3,915

Str. 1,440

Str. 2,100

Recycle Bin

SERV.

Unit 103 1 Bed. Area: 52.29 m2

Living/Dining 5070x3800

Balcony ASD Area: 12.49 m2

Bedroom 3000x3400 Area: 12.50 m2

Bedroom 4100x3100 Area: 12.65 m2

Unit 104 3 Bed. Area: 101.95 m2

Living/Dining 4600x6000

Bedroom 3000x3200 Area: 10.26 m2

Bedroom 3000x3000 Area: 10.77 m2

Unit 105 2 Storey - 2 Bed. Area: 42.94 m2

Unit 106 2 Storey - 2 Bed. Area: 50.46 m2

Unit 107 2 Storey - 3 Bed. Area: 51.12 m2

Unit 108 2 Storey - 3 Bed. Area: 48.71 m2

Living/Dining 4700x6000

Living/Dining 6970x4150

Living/Dining 6970x4000

Living/Dining 4100x6000

Kitchen.

L'Dry.

Balcony Area: 35.90 m2

Balcony Area: 17.39 m2

Balcony Area: 17.39 m2

Balcony Area: 10.80 m2

Balcony Area: 36.07 m2

2,600 x 2,050 AFG Semi Opaque Glazing

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Terminal Place

Level 12
scale 1:100

0 1 2 3 4 5

GFA
Area: 848.39 m2

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA1 Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 3 Star

ISSUE	DESCRIPTION	DATE
B	Deferral letter dated 2 May 2018	10/7/2018
A	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6347
Nominated registered architect - Ashwin Winton
m: 0418 600 167 e: ashwin@idraft.biz
m: 0414 764 672 e: henry@idraft.biz

olsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 12

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239 | dwg #: 1018

242 - 252 Pitt Street, Merrylands

Pitt Street

12,000 Setback

7,735 Setback

7,750 Setback

3,000 Setback

1,500 Setback

FFL 59.550

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Unit 109 — 2 Storey - 3 Bed. — Area: 52.63 m2
Unit 110 — 2 Storey - 3 Bed. — Area: 52.01 m2
Unit 111 — 2 Storey - 2 Bed. — Area: 40.67 m2
Unit 112 — 2 Storey - 2 Bed. — Area: 36.86 m2
Unit 113 — 2 Bed. — Area: 78.98 m2
Unit 114 — 2 Bed. — Area: 77.61 m2
Unit 115 — 1 Bed. — Area: 51.44 m2
Unit 116 — 1 Bed. — Area: 52.29 m2
Unit 117 — 3 Bed. — Area: 101.95 m2
Unit 105 — 2 Storey - 2 Bed. — Area: 36.73 m2
Unit 106 — 2 Storey - 2 Bed. — Area: 40.12 m2
Unit 107 — 2 Storey - 3 Bed. — Area: 45.74 m2
Unit 108 — 2 Storey - 3 Bed. — Area: 60.86 m2

Balcony Area: 14.73 m2
Balcony Area: 32.95 m2
Balcony Area: 11.18 m2
Balcony Area: 12.49 m2
Balcony Area: 36.07 m2

SERV.

GFA
Area: 820.24 m2

Terminal Place

Level 13
scale 1:100

0 1 2 3 4 5

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA / Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
B	Deferral Letter dated 9 May 2018	09/7/2018
A	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 6347
Nominated registered architect - Ashwin Winton
t: 02 9648 6648 w: www.idraft.com.au
36 PO Box 527 Merrylands NSW 2160

olsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 13

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

Issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239 | dwg #: 1019

242 - 252 Pitt Street, Merrylands

Pitt Street

Terminal Place

Level 14
scale 1:100

0 1 2 3 4 5

FFL 62.380

5,300 Setback

3,000 Setback

1,500 Setback

5,690 Setback

12,000 Setback

6,480

6,480

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Balcony Area: 12.68 m2
Balcony Area: 16.00 m2
Balcony Area: 13.91 m2
Balcony Area: 14.73 m2
Balcony Area: 32.95 m2
Balcony Area: 11.18 m2
Balcony Area: 12.70 m2
Balcony Area: 16.02 m2
Balcony Area: 13.34 m2
Balcony Area: 36.07 m2

Unit 126 2 Bed. Area: 75.86 m2
Unit 127 2 Bed. Area: 76.51 m2
Unit 128 2 Bed. Area: 76.14 m2
Unit 118 2 Bed. Area: 78.98 m2
Unit 119 2 Bed. Area: 77.61 m2
Unit 120 1 Bed. Area: 51.44 m2
Unit 121 1 Bed. Area: 52.29 m2
Unit 122 3 Bed. Area: 101.95 m2
Unit 123 2 Bed. Area: 77.47 m2
Unit 124 2 Bed. Area: 78.57 m2
Unit 125 2 Bed. Area: 76.93 m2

Bedroom 3000x3400 Area: 10.18 m2
Bedroom 3000x3000 Area: 10.77 m2
Bedroom 3000x3000 Area: 9.60 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3050x3300 Area: 10.06 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3000x3000 Area: 10.26 m2
Bedroom 3000x3100 Area: 11.60 m2
Bedroom 3000x3300 Area: 9.90 m2
Bedroom 3000x3000 Area: 10.72 m2
Bedroom 3000x3000 Area: 9.66 m2
Bedroom 3050x3300 Area: 10.07 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 4130x3050 Area: 12.39 m2
Bedroom 3225x3000 Area: 10.32 m2
Bedroom 3000x3000 Area: 9.58 m2
Bedroom 4100x3580 Area: 14.25 m2
Bedroom 3000x3400 Area: 12.50 m2
Bedroom 3000x3200 Area: 10.26 m2
Bedroom 3000x3000 Area: 10.77 m2
Bedroom 4100x3100 Area: 12.65 m2

Living/Dining 4000x6000
Living/Dining 4000x6570
Living/Dining 4500x6000
Living/Dining 4000x6000
Living/Dining 4000x5800
Living/Dining 5825x3800
Living/Dining 5070x3800
Living/Dining 4600x6000

Kitchen.
Bath.
Ens.
L'Dry.
L'Dry/Str.
Recycle
SERV.

AAW 800 X 2,700
ASD 3,600 X 2,700
ASD 2,700 X 2,700
AAW 800 X 1,400
AAW 800 X 1,700
Semi Opaque Glazing

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 8367
Nominated registered architect - Ashwin Winton
m: 0418 664 607 w: www.idraft.com.au
m: 0418 672 672 Merrylands NSW 2160

alsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 14

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 1020

242 - 252 Pitt Street, Merrylands

ISSUE	DESCRIPTION	DATE
B	Deferral letter dated 29 May 2018. Updated Development Application to C.C.C.	20/12/2017
A		16/12/2017

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BDAV Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

Pitt Street

Terminal Place

Level 15
scale 1:100

0 1 2 3 4 5

FFL 65.430

12,000 Setback

5,300 Setback

5,690 Setback

3,000 Setback

1,500 Setback

6,480

6,480

Balcony Area: 12.68 m2
Balcony Area: 16.00 m2
Balcony Area: 13.91 m2
Balcony Area: 14.73 m2
Balcony Area: 32.95 m2
Balcony Area: 11.18 m2
Balcony Area: 12.70 m2
Balcony Area: 16.02 m2
Balcony Area: 13.34 m2
Balcony Area: 36.07 m2

Unit 137 2 Bed. Area: 75.86 m2
Unit 138 2 Bed. Area: 76.51 m2
Unit 139 2 Bed. Area: 76.14 m2
Unit 129 2 Bed. Area: 78.98 m2
Unit 130 2 Bed. Area: 77.61 m2
Unit 131 1 Bed. Area: 51.44 m2
Unit 132 1 Bed. Area: 52.29 m2
Unit 133 3 Bed. Area: 101.95 m2
Unit 134 2 Bed. Area: 77.47 m2
Unit 135 2 Bed. Area: 78.57 m2
Unit 136 2 Bed. Area: 76.93 m2

Bedroom 3000x3400 Area: 10.18 m2
Bedroom 3000x3000 Area: 10.77 m2
Bedroom 3000x3000 Area: 9.60 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 4130x3050 Area: 12.39 m2
Bedroom 3225x3000 Area: 10.32 m2
Bedroom 3000x3000 Area: 9.58 m2
Bedroom 4100x3580 Area: 14.25 m2
Bedroom 3050x3300 Area: 10.06 m2
Bedroom 3000x3100 Area: 11.60 m2
Bedroom 3000x3300 Area: 9.90 m2
Bedroom 3000x3000 Area: 10.72 m2
Bedroom 3000x3000 Area: 9.66 m2
Bedroom 3000x3300 Area: 9.00 m2
Bedroom 3050x3300 Area: 10.07 m2
Bedroom 3000x3400 Area: 12.50 m2
Bedroom 3000x3200 Area: 10.26 m2
Bedroom 3000x3000 Area: 10.77 m2
Bedroom 4100x3100 Area: 12.65 m2

Living/Dining 4000x6000
Living/Dining 4000x6570
Living/Dining 4500x6000
Living/Dining 4000x5800
Living/Dining 5825x3800
Living/Dining 5070x3800
Living/Dining 4600x6000

Kitchen.
Bath.
Ens.
L'Dry.
L'Dry/Str.
Recycle
SERV.

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Semi Opaque Glazing

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BDAV Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral letter dated 9 May 2018	10/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6367
Nominated registered architect - Ashwin Winton
m: 0418 664 607 e: ewin-idr@bigpond.com
m: 0418 672 477 e: merrylands@idraft.com.au

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 15

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 1021

242 - 252 Pitt Street, Merrylands

Pitt Street

5,300 Setback

3,000 Setback

12,000 Setback

6,480

6,480

1,500 Setback

5,690 Setback

FFL 68.480

IMPERMABLE SCREEN AS PER RECOMMENDATIONS FROM WIND TEC REPORT

1.2m HIGH IMPERMABLE BALUSTRADE AS PER RECOMMENDATIONS FROM WIND TEC REPORT

Balcony Area: 12.68 m2
Balcony Area: 16.00 m2
Balcony Area: 13.91 m2
Balcony Area: 14.73 m2
Balcony Area: 32.95 m2
Balcony Area: 11.18 m2
Balcony Area: 12.70 m2
Balcony Area: 16.02 m2
Balcony Area: 13.34 m2
Balcony Area: 36.07 m2

Unit 148 2 Bed. Area: 75.86 m2
Unit 149 2 Bed. Area: 76.51 m2
Unit 150 2 Bed. Area: 76.14 m2
Unit 140 2 Bed. Area: 78.98 m2
Unit 141 2 Bed. Area: 77.61 m2
Unit 142 1 Bed. Area: 51.44 m2
Unit 143 1 Bed. Area: 52.29 m2
Unit 144 3 Bed. Area: 101.95 m2
Unit 145 2 Bed. Area: 77.47 m2
Unit 146 2 Bed. Area: 78.57 m2
Unit 147 2 Bed. Area: 76.93 m2

Bedroom 3000x3400 Area: 10.13 m2
Bedroom 3000x3000 Area: 10.77 m2
Bedroom 3000x3000 Area: 9.60 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3050x3300 Area: 10.06 m2
Bedroom 3000x3000 Area: 10.26 m2
Bedroom 3000x3100 Area: 11.60 m2
Bedroom 3000x3300 Area: 9.90 m2
Bedroom 3000x3000 Area: 10.72 m2
Bedroom 3000x3000 Area: 9.66 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 3050x3300 Area: 10.07 m2
Bedroom 3000x3000 Area: 9.00 m2
Bedroom 4130x3050 Area: 12.39 m2
Bedroom 3225x3000 Area: 10.32 m2
Bedroom 3000x3000 Area: 9.58 m2
Bedroom 4100x3580 Area: 14.25 m2
Bedroom 3000x3400 Area: 12.50 m2
Bedroom 3000x3200 Area: 10.26 m2
Bedroom 3000x3000 Area: 10.77 m2
Bedroom 4100x3100 Area: 12.65 m2

Living/Dining 4000x6000
Living/Dining 4000x6570
Living/Dining 4500x6000
Living/Dining 4000x6000
Living/Dining 4000x5800
Living/Dining 5825x3800
Living/Dining 5070x3800
Living/Dining 4600x6000

Kitchen.
Bath.
Ens.
L'Dry.
L'Dry/Str.
Recycle
SERV.

Semi Opaque Glazing AAW 800 X 1,700

Terminal Place

A-A

C-C

Level 16
scale 1:100

0 1 2 3 4 5

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA/ Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferral letter dated 9 May 2018	10/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6367
Nominated registered architect - Ashwin Winton
m: 0418 664 607 w: www.idraft.com.au
m: 0418 672 672 Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 16

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 1022

242 - 252 Pitt Street, Merrylands

Pitt Street

Terminal Place

Level 17
scale 1:100

0 1 2 3 4 5

GFA - Typical Residential
Area: 926.28 m2

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BDAV Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 3 Star

ISSUE	DESCRIPTION	DATE
A	Deferral letter dated 23 May 2018	16/7/2018
B	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No. 6367
Nominated registered architect - Ashwin Winton
m: 0418 668 497 e: ashwin@idraft.biz
m: 0414 572 447 e: merry.trinh@idraft.biz

olsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
Level 17

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:100

date:
28/08/2018

job #: 28239
dwg #: 1023

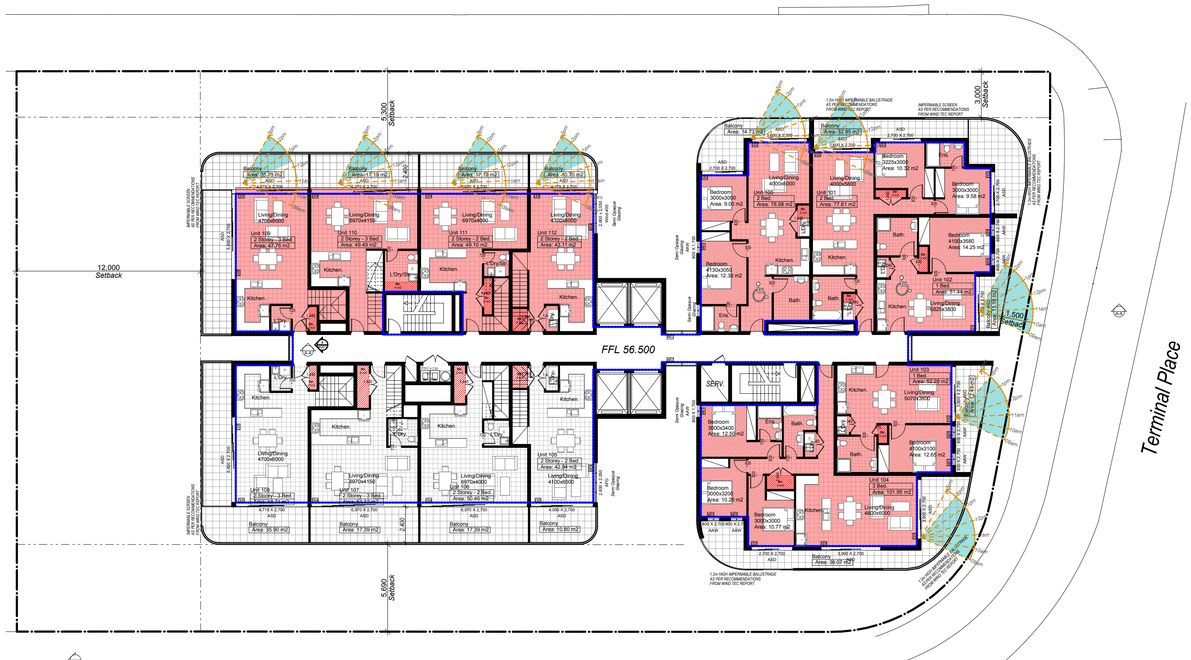
242 - 252 Pitt Street, Merrylands

Solar Access Required 70% - 112.7 Units
Solar Access Provided 78% - 126 Units

Pitt Street

Solar Access Typical Level (L3-12 & L14-17)
scale 1:200

Pitt Street



Solar Access First Floor (L12)
scale 1:200

Pitt Street

Solar Access Second Floor (L13)
scale 1:200

NORTH

All work to be carried out in accordance with BCA, AS & 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. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES:

BCA/ Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.0 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 3 Star

ISSUE	DESCRIPTION	DATE
A	Lodged Development Application to C.C.C.	20/12/2017
B	Deferred Letter dated 6 Mar 2018	16/7/2018

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 6347
Nominated registered architect - Adriaan Wilson
P: 02 9645 8645 e: www.idraft.com.au
PO Box 621, Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council
CUMBERLAND COUNCIL

Drawing title:
Solar Access

Designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

Issue/Stage:
B - Deferral

paper/scale:
A1/1:200

date:
28/08/2018

job #: **28239**
dwg #: **4002**

242 - 252 Pitt Street, Merrylands

Ventilation Required 60% - 96.6 Units
Ventilation Required 70% - 112 Units

Pitt Street

Ventilation Typical Level (L3-12 & L14-17)
scale 1:200

Pitt Street

Ventilation First Floor (L12)
scale 1:200

Pitt Street

Ventilation Second Floor (L13)
scale 1:200

NORTH

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NOTES:

BCA/ Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.5 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 3 Star

ISSUE	DESCRIPTION	DATE
B	Deferral Letter dated 8 Mar 2018	16/7/2018
A	Lodged Development Application to C.C.C.	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 6347
Nominated registered architect - Adriaan Wolvin
T: 02 9645 8645 e: www.idraft.com.au
PO Box 647, Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council
CUMBERLAND COUNCIL

Drawing title:
Ventilation Plans

Designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

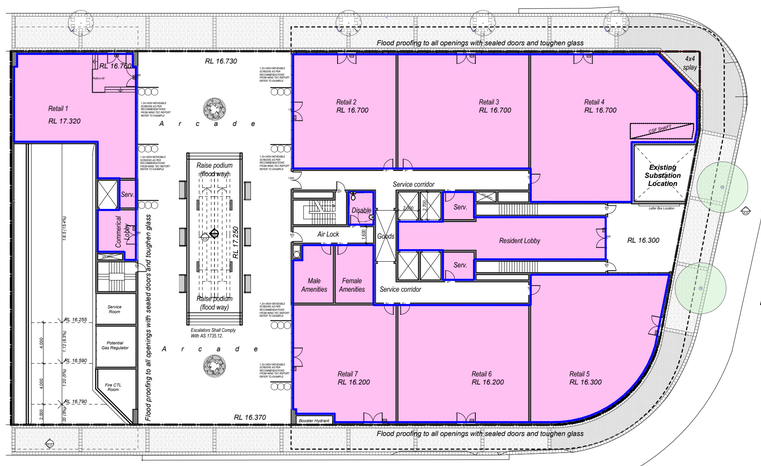
Issue/Stage:
B - Deferral

paper/scale:
A1/1:200

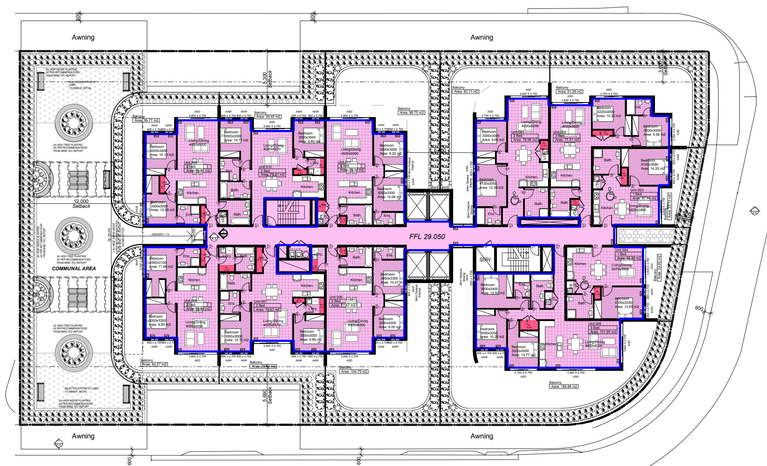
date:
28/08/2018

job #: **28239**
dwg #: **4003**

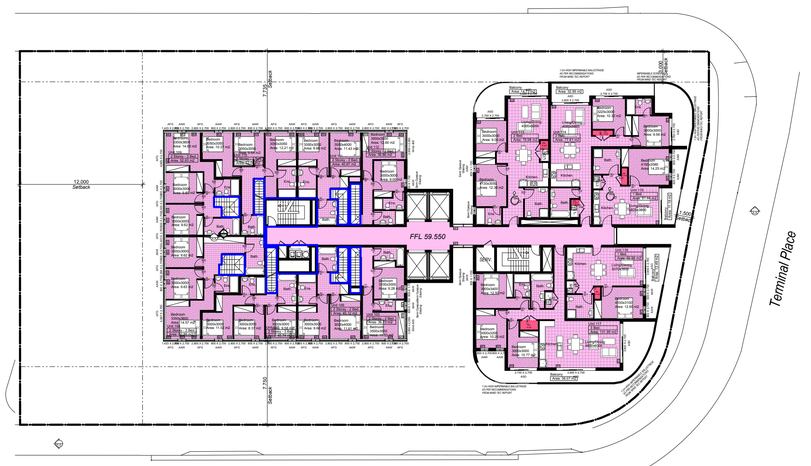
242 - 252 Pitt Street, Merrylands



Ground
scale 1:300



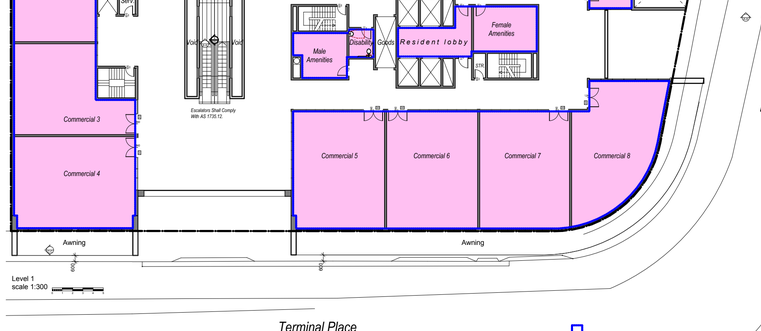
Level 3
scale 1:300



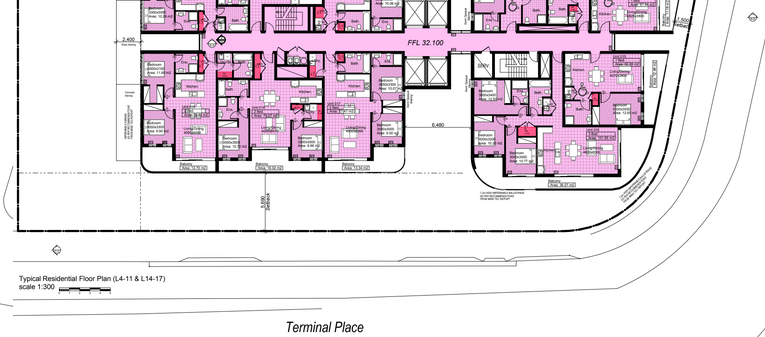
Two Level Residential Plan - Second Floor (L13)
scale 1:300

Terminal Place

Net Leasable Area Ground
982.25m2



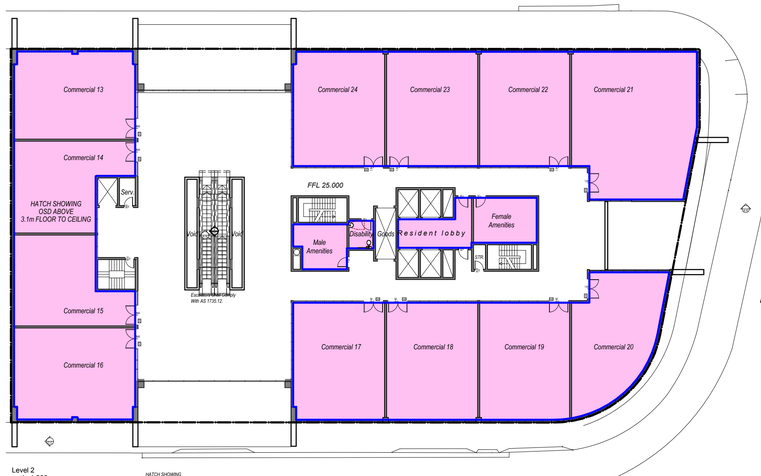
Level 1
scale 1:300



Typical Residential Floor Plan (L4-11 & L14-17)
scale 1:300

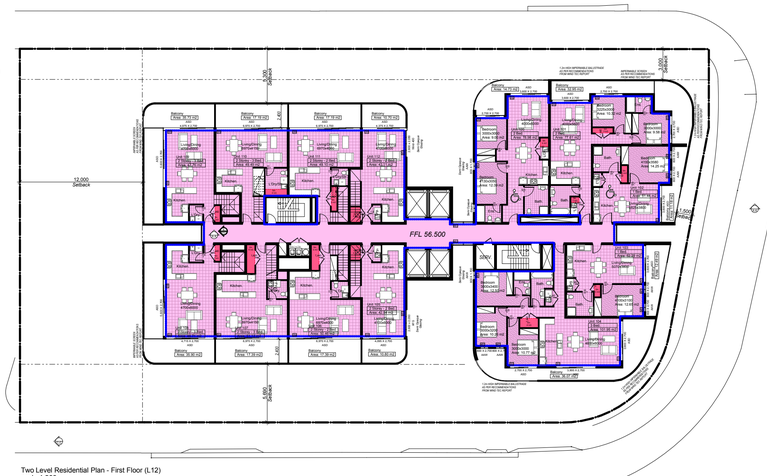
Terminal Place

Net Leasable Area L1
1214.57m2



Level 2
scale 1:300

HATCH SHOWING OSD ABOVE



Two Level Residential Plan - First Floor (L12)
scale 1:300

Terminal Place

Net Leasable Area L2
1247.4m2

NORTH

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NOTES:

BCA/ Notes:
Pre-Cast Concrete Insulation R2.0 Bulk
Pre-Cast Concrete Insulation R2.0 Bulk
AAC Veneer Insulation R1.5 Bulk
Concrete Floor Insulation R2.0 EPS
Concrete Roof Insulation R3.5 Bulk

Basix Notes:
All Bathroom Taps 4 Stars
All Kitchen Taps 4 Stars
All Toilet Systems 4 Stars
All Shower heads 3 Stars
Gas Instantaneous 5.5 Star HWU
Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
B	Deferral (dec. about 6) Mar 2018 Lodged Development Application to C.C.C.	16/7/2018 20/12/2017
A		

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 6347
Nominated registered architect - Adrian Wilson
t: 02 9645 8649 w: www.idraft.com.au
PO Box 921 Merrylands NSW 2160

Olsson & Associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council
CUMBERLAND COUNCIL

drawing title:
FSR Diagrams

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

Issue/Stage:
B - Deferral

paper/scale:
A1/1:300

date:
28/08/2018

job #: **28239** dwg #: **4004**

242 - 252 Pitt Street, Merrylands

Pitt Street

Commercial 13
101.20 m²

Commercial 14
85.12 m²

HATCH SHOWING
OSD ABOVE
3.1m FLOOR TO CEILING

Serv.

Commercial 15
84.35 m²

Commercial 16
106.42 m²

Commercial 24
99.98 m²

Commercial 23
99.90 m²

Commercial 22
98.60 m²

Commercial 21
167.25 m²

FFL 25.000

Void

Void

Escalators Shall Comply
With AS 1735.12.

Male
Amenities

Disability

Goods

Resident lobby

Female
Amenities

STR.

Commercial 17
102.78 m²

Commercial 18
102.33 m²

Commercial 19
100.92 m²

Commercial 20
98.55 m²

Terminal Place

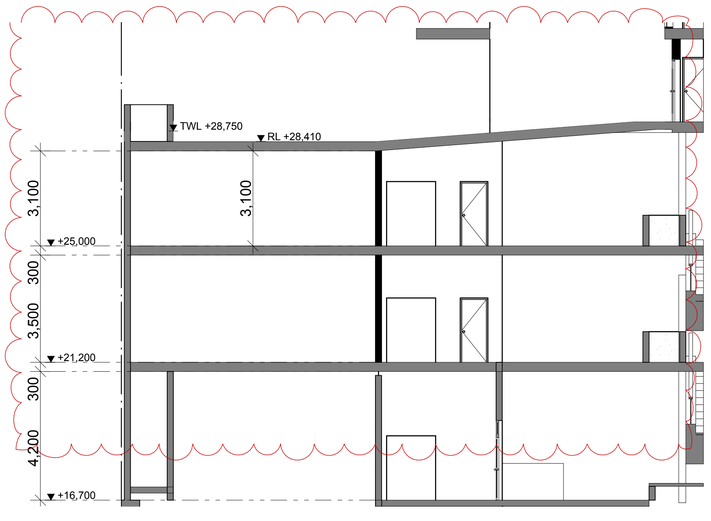
Level 2
scale 1:120

0 1 2 3 4 5

HATCH SHOWING
OSD ABOVE

GFA - L2
Area: 1,346.16 m2

Net Leasable Area L2
1247.4m2



NORTH

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NOTES:

BDAV Notes:
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Cooling 1 Phase System 2 Stars
Heating 1 Phase System 2.5 Stars
Gas Cooktop & Electric Oven
Clothes Dryer 2 Star

ISSUE	DESCRIPTION	DATE
A	Deferred Letter dated 23 Nov 2018	19/12/2018
B	Lodged Development Application to CCC	20/12/2017

IDRAFT ARCHITECTS
NSW Architects Registration Board No: 6347
Nominated registered architect - Adrian Winton
p: 02 9648 5848 w: www.idraft.com.au
ac: PO Box 427 Merrylands NSW 2160

olsson & associates architects

NORTHLAND

project:
18 STOREY MIXED USE DEVELOPMENT OVER BASEMENT PARKING

council:
CUMBERLAND COUNCIL

drawing title:
OSD DETAIL

designed + drawn:
A.Winton / M.Trinh / R. Olsson / J.Ellis

issue/Stage:
B - Deferral

paper/scale:
A1/1:120, 1:100

date:
28/08/2018

Job #: 28239 | Dwg #: 4007

242 - 252 Pitt Street, Merrylands