STARRYLAND

14 September 2020

BY EMAIL: SSen@cityofparramatta.nsw.gov.au

Sohini Sen
Senior Development Assessment Officer
City of Parramatta
126 Church Street,
Parramatta NSW 2150

Dear Sohini,

Re: DA/655/2019 – Air Conditioning Systems Response

In response to comments received from the Design Excellence Jury and in relation to our air conditioning strategy for the development application for 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street Granville NSW 2142 ("Gran Central"), please find below a discussion on the air conditioning systems available for the development and why an air cooled system with condensers on balconies is the best outcome for residents, owners and building management. We understand that maintaining amenity to balconies and apartments is of primary concern for the Design Excellence Jury. This letter is direct from the developer of Gran Central to convey how we arrived at this decision and our rationale for the mechanical solution we will be using.

We have committed to an air conditioning strategy that maintains the requirements of the ADG intent for amenity and Australian Standards' requirements. It has become apparent from Council's most recent correspondence that our assumptions need to be substantiated in further detail.

Starryland with the assistance of our engaged mechanical services consultant, Northrop Consulting Engineers ("Northrop"), and project architects, PBD Architects ("PBD") have reviewed all available mechanical solutions to provide air conditioning to residential apartments of the Design Excellence winning scheme.

Air Conditioning Systems

All options to provide air conditioning to the apartments were on the table with consideration of:

1. Minimising maintenance requirements and ease for building management,
2. Minimising capital and operating costs and hence reducing strata levies,
3. Maintaining aesthetic appeal of the architectural intent both from the Public Domain and to the residents,
4. DCP and LEP constraints,
5. Requirements of Australian Standards and the ADG,
6. Requirements of the Design Excellence Competition.

Northrop's memorandum, see attachment 1, explores the three air conditioning systems available to the development including:

1. Air Cooled split system with condensers on balconies.
2. Air Cooled split system with centralised condensers in a plantroom.
3. Water cooled VRF system with centralised plant and additional rooftop plant.

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25 Bligh St, Sydney
NSW Australia 2000

Northrop applied all town planning and engineering constraints to each system to test each system's functionality and feasibility with the considerations identified above. Northrop identified air cooled split systems with condensers on balconies as the best air conditioning system for our development and noted it is the only feasible system from an engineering perspective. With this in mind, we progressed with air cooled split systems with condensers on balconies.

Aesthetics and Amenity

Due to concerns raised by the Design Excellence Jury regarding aesthetics of condensers on balconies, PBD undertook view studies, see Attachment 2, from the Public Domain to identify any visible to the public. Starryland will screen those visible as identified within PBD's studies.

The Design Excellence Jury also raised concerns regarding the amenity of the balconies. PBD and Northrop have investigated these claims and concur there is no loss of amenity to residents with the proposed systems, see Attachment 3. That is, PBD and Northrop support the system proposed and proposed application of screening. Screens have been reviewed for compliance with manufacturer warranties and are considered suitable for use. Condenser and screen locations have been located to ensure they do not pose a climb risk.

Starryland believe we have undertaken all possible due diligence to ensure the best outcome for the development, to the future residents and to the public to ensure we are delivering the best outcome for our proposed development at 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street Granville NSW 2142. We further believe there are no feasible alternatives available to us to consider. We hope this resolves any further queries regarding mechanical systems for our development.
We trust this is satisfactory, however if you have any queries please do not hesitate to contact Hao Liu on 0478 068 058.

Yours Faithfully
Starryland Australia Pty Ltd

Hao Liu
Managing Director
Starryland Australia Pty Ltd

CC: Kevin Miksch / Tomek Paszkiewicz / Sean Gilchrist / Vivien Lin — PDS Group
Schandel Fortu — Think Planners

Enclosed:

- Attachment 1 – Northrop Memorandum dated 1 September 2020
- Attachment 2 – PBD view studies dated 27 July 2020
- Attachment 3 – PBD RFI response drawings dated 10 September 2020

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Attachment 1 – Northrop Memorandum dated 1 September 2020

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sydney@northrop.com.au
ABN 81 094 433 100

Memorandum

Date: 01.09.2020

Project: Gran Central Granville

Document Reference: SY191237-MME01-1

Client Reference: PDS Group
Level 1, 63 York Street
Sydney NSW 2000

Air Conditioning System

Northrop have investigated the feasibility of a different condenser plant strategies with different air conditioning systems for this building. The cases are detailed below.

Case 0: Condensers on Balcony (Air-cooled split)

- No strata involvement in the servicing of equipment, as the maintenance of the air conditioning system is the responsibility of the tenant.
- There are no common services, therefore, no cost applied to strata levies.
- There will be no services access required around common property.
- Air conditioning system operates independent to each other.
- Minor aesthetic alterations to wall type with wall mounted condenser units.
- Screens can be provided to balcony condenser units to integrate with the architecture and hide visibility of units from the street.
- Amenity of balconies is maintained as no loss of use of the area allowed for balconies.

Case 1: Condensers in Centralised Plantroom (Air-cooled split)

- The cumulative sound power levels of multiple condensers grouped in one plant room is louder than distributed condensers along screened balconies.
- Maintenance and repairs are conducted in apartments and on common property.
- Higher strata levies to cover maintenance and operation of the condenser plantrooms that are located on each level.
- Increased refrigerant piping length from locating condenser units in a centralised plantroom reduces unit efficiency.
- A common louvre façade for condenser intake and discharge on each level or even every second level causes hot air to accumulate on the building façade. The ambient temperature of air outside the plantrooms will increase as hot air travels up the façade of the building. The air conditioning systems will be at risk of failure or operating inefficiently.

- Air conditioning system operates independent to each other.
- Air-cooled split systems cannot be fully accommodated central condenser plants on the western podium (non-trafficable roof) or rooftop due to maximum allowable pipe lengths.

Case 2: Centralised AC Plant (Water-cooled VRF)

- Cooling towers must be regularly cleaned, and a documented management plan is required. Poorly maintained cooling towers are not only inefficient but can be a legionella risk.
- Cooling towers on the rooftop of each tower exceed DCP height constraints.
- Cooling tower (approx. 75m²) and boiler plant (approx. 45m²) floor space utilised for the system exceeds that available to the development.
- The maintenance of a condenser water plant (cooling towers on the roof, pumps, boilers, pipe reticulation system and compressors) is a significant cost to strata.
- Individual central plantrooms on each level of each tower will be required for the water-cooled VRF condenser units (approx. 4m²).
- Higher strata levies to cover maintenance and operation of plant. While proportional billing can be implemented for the use of the air conditioning, the maintenance of the system would be applied to all owner's levies.
- If a cooling tower, boiler, pump or condenser unit is in fault or needs replacing, potentially the entire connected system is shut down.

Date	Rev	Issue	Author	Verifier
02.09.2020	1	For Information	A. Liu	D. Cianci

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Attachment 2 – PBD view studies dated 27 July 2020

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VIEW 3

VIEW 2

VIEW 1

PARRAMATTA ROAD

OUTLINE OF TRAFFIC ISLAND

GOOD STREET

COWPER STREET

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

CONCRETE

BITUMEN SURFACE

EASEMENT FOR FUTURE ROAD WIDENING

BOUNDARY

TOP OF CANOPY 16.94

No.152 "CALTEX SERVICE STATION"

No.65–69 /8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 /2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

ACCESSIBLE CAR SPACE - 11
CAR SPACE - 68
STORAGE 92

MOTORCYCLE MOTORCYCLE MOTORCYCLE

INDICATES LOCATION OF CAR PARK EXHAUST FROM LEVEL BELOW

REFRIGERANT SMART RISER

VOID OVER ENTRY BELOW

VOID OVER LOBBY BELOW

VOID OVER LIVING / DINING BELOW

KITCHEN EXHAUST RISER

ELEC METERING CUPBOARD

HYDRANT BOOSTER PUMP ROOM

SIGN

BIN

GENERAL NOTES:

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- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

LEGEND

A/C — A/C WITH ENCLOSURE SCREEN

ISSUE	DATE	DESCRIPTION

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 1 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA-SK001	P1
PROJECT NO: 1838		

VIEW 3

VIEW 2

VIEW 1

PARRAMATTA ROAD

OUTLINE OF CANOPY ABOVE

TRAFFIC ISLAND

EASEMENT FOR FUTURE ROAD WIDENING

TOP OF CANOPY 15.94

No.152 "CALTEX SERVICE STATION"

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

ACCESSIBLE CAR SPACE - 14
CAR SPACE - 72
STORAGE - 71

COMMUNAL AREA 102.6 m²

GOOD STREET

BITUMEN SURFACE

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

COWPER STREET

VIEW 6

VIEW 5

VIEW 4

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

LEGEND

A/C — A/C WITH ENCLOSURE SCREEN

ISSUE	DATE	DESCRIPTION

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MAY 2019

DRAWING TITLE:
LEVEL 2 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA-SK002	P1
PROJECT NO: 1838		

VIEW 3

VIEW 2

VIEW 1

PARRAMATTA ROAD

OUTLINE OF TRAFFIC ISLAND

EASEMENT FOR FUTURE ROAD WIDENING

BOUNDARY

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

CONCRETE

BITUMEN SURFACE

TOP OF CANOPY 16.94

No.152 "CALTEX SERVICE STATION"

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

GOOD STREET

COWPER STREET

ACCESSIBLE CAR SPACE - 4
CAR SPACE - 75
STORAGE - 83

COMMUNAL AREA 16.7 m²

VOID OVER COMMUNAL AREA BELOW

VIEW 6

VIEW 5

VIEW 4

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

LEGEND

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MAY 2019

DRAWING TITLE:
LEVEL 3 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA-SK003	P1
PROJECT NO: 1838		

VIEW 3

VIEW 2

VIEW 1

PARRAMATTA ROAD

OUTLINE OF CANOPY ABOVE

TRAFFIC ISLAND

EASEMENT FOR FUTURE ROAD WIDENING

PERFORATED METAL SCREEN DESIGN TO BE CONFIRMED WITH PUBLIC ART AND WIND CONSULTANT

COMMUNAL OPEN SPACE 985.5 m²

(REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

TOWER A

TOWER B

COMMUNAL ROOM 68 m²

LIBRARY

NON-TRAFFICABLE ROOF

MECHANICAL CONDENSER UNITS

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

BITUMEN SURFACE

CONCRETE

No.152 "CALTEX SERVICE STATION"

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

GOOD STREET

COWPER STREET

VIEW 6

VIEW 5

VIEW 4

GENERAL NOTES:

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LEGEND:

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HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
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PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

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MAY 2019

DRAWING TITLE:
LEVEL 4 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA-SK004	P1
PROJECT NO: 1838		

VIEW 3

VIEW 2

VIEW 1

PARRAMATTA ROAD

OUTLINE OF CANOPY ABOVE

TOP OF CANOPY 16.94

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

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No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

EASEMENT FOR FUTURE ROAD WIDENING

BOUNDARY

CONCRETE

TOWER A

TOWER B

GOOD STREET

COWPER STREET

VIEW 6

VIEW 5

VIEW 4

GENERAL NOTES:

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ISSUE	DATE	DESCRIPTION

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STRUCTURAL / CIVIL:
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BUILDING SERVICES:
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ARCHITECT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 5 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA-SK005	P1

PROJECT NO: 1838

VIEW 3

VIEW 2

VIEW 1

PARRAMATTA ROAD

OUTLINE OF CANOPY ABOVE

TOP OF CANOPY 16.94

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

BOUNDARY

EASEMENT FOR FUTURE ROAD WIDENING

No.152 "CALTEX SERVICE STATION"

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

TOWER B

TOWER A

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

GOOD STREET

COWPER STREET

CONCRETE

BITUMEN SURFACE

VIEW 6

VIEW 5

VIEW 4

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

LEGEND

A/C — A/C WITH ENCLOSURE SCREEN

ISSUE	DATE	DESCRIPTION

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GRAN CENTRAL, GRANVILLE
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MAY 2019

DRAWING TITLE:
LEVEL 6-8

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA-SK006	P1
PROJECT NO: 1838		

VIEW 3

VIEW 2

VIEW 1

PARRAMATTA ROAD

OUTLINE OF CANOPY ABOVE

TRAFFIC ISLAND

A B C D E F G H I J K L

7500 7500 7500 7500 7500 7500 7500 7500 7500 7500 7500 5360 6500

2800 EASEMENT

EASEMENT FOR FUTURE ROAD WIDENING 6000

1 2 3 4 5 6 7 8

7050 7500 7500 7500 1450 1400 1500

TOP OF CANOPY 16.94

CONCRETE SURFACE

No.152 "CALTEX SERVICE STATION"

LOOSE GRAVEL UNFORMED ROAD

BOUNDARY

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

TOWER B

TOWER A

BALCONY 13 m² | BALCONY 9 m² | BALCONY 33 m² | BALCONY 14 m² | BALCONY 37 m² | BALCONY 12 m² | BALCONY 10 m² | BALCONY 6 m² | BALCONY 25 m² | BALCONY 52 m² | BALCONY 60 m² | BALCONY 17 m² | BALCONY 32 m² | BALCONY 73 m² | BALCONY 12 m²

BED 1 3.1m x 3.3m | BED 2 3.0m x 3.0m | BED 3 3.0m x 3.3m | BED 3 3.0m x 3.4m | BED 1 3.0m x 3.4m | BED 2 3.0m x 3.0m | BED 1 3.0m x 3.8m | BED 2 3.0m x 3.1m | BED 1 3.0m x 3.4m | BED 2 3.0m x 3.0m | BED 1 3.0m x 3.1m | BED 2 3.0m x 2.8m | BED 1 3.0m x 3.1m | BED 2 3.0m x 3.0

VIEW 3

VIEW 2

VIEW 1

PARRAMATTA ROAD

OUTLINE OF TRAFFIC ISLAND

A B C D E F G H I J K L

7500 7500 7500 7500 7500 7500 7500 7500 7500 7500 7500 5360 6500

2800 EASEMENT

1 2 3 4 5 6 7 8

6000 7050 7500 7500 1400 1400 1500

EASEMENT FOR FUTURE ROAD WIDENING

BOUNDARY

CONCRETE SURFACE

TOP OF CANOPY 16.94

No.152 "CALTEX SERVICE STATION"

LOOSE GRAVEL UNFORMED ROAD

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

TOWER A

TOWER B

NON TRAFFICABLE ROOF AREA ON LEVEL 22

STREET

GOOD

BITUMEN SURFACE

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

SINGLE 2 STOREY WITH

CONCRETE

COWPER STREET

VIEW 6

VIEW 5

VIEW 4

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
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PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
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RP	RIVER PEBBLES
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LEGEND

A/C — A/C WITH ENCLOSURE SCREEN

ISSUE	DATE	DESCRIPTION

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GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 22-23 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA-SK008	P1
PROJECT NO: 1838		

VIEW 3

VIEW 2

VIEW 1

PARRAMATTA ROAD

OUTLINE OF CANOPY ABOVE

TRAFFIC ISLAND

A B C D E F G H I J K L

7500 7500 7500 7500 7500 7500 7500 7500 7500 7500 7500 5360 6500

2800 EASEMENT

GPIT SL10.14 IL8.82

GPIT SL10.28 IL8.95

MPIT SL10.63

GPIT SL10.36 IL9.15

MPIT SL10.68

GPIT SL10.44 IL9.31

GPIT SL10.56 IL9.54

GPIT SL10.50 IL9.70

GPIT SL10.49 IL9.76

MPIT SL10.70

MPIT SL10.51

MPIT SL10.75

MPIT SL10.67

EB05 10.68

EASEMENT FOR FUTURE ROAD WIDENING

BOUNDARY

TOP OF CANOPY 16.94

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

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No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

GOOD STREET

COWPER STREET

BALCONY 27 m²

BED 2 3.1m x 3.2m

LIVING / DINING 4.5m x 3.3m

2406 (Livable & Adaptable) 69 m²

BED 1 3.6m x 3.5m

BED 1 3.4m x 3.6m

BATH 2.4m x 1.8m

ENS 2.7m x 1.5m

ENS 2.7m x 2.2m

LAUN 1.5m x 1.5m

BED 3 3.1m x 3.0m

BALCONY 14 m²

LIVING / DINING 4.2m x 3.5m

2407 94 m²

BATH 2.5m x 2.2m

BED 2 3.1m x 3.2m

BED 3 3.1m x 3.0m

ENS 3.5m x 1.8m

BED 1 3.5m x 3.1m

LIVING / DINING 6.2m x 3.5m

2405 (Livable & Adaptable) 83 m²

BALCONY 17 m²

BED 2 3.0m x 3.1m

BATH 2.2m x 1.8m

ENS 2.7m x 1.5m

BED 1 3.4m x 3.0m

BED 2 3.0m x 3.0m

STAIR RELIEF SHAFT

STAIR PRESS SHAFTS

2404 76 m²

BALCONY 12 m²

LIVING / DINING 4.0m x 5.4m

BED 3.2m x 3.1m

BATH 2.4m x 2.1m

2403 (Livable) 82 m²

LIVING / DINING 4.7m x 4.2m

BALCONY 12.6m²

2402 75 m²

LIVING / DINING 5.9m x 4.8m

BALCONY 13 m²

BED 3.3m x 3.1m

ENS 2.7m x 1.5m

BED 3.6m x 2.8m

BALCONY 66 m²

LIFT OVERRUN RL 91.10

ROOF PLANT AREA RL 89.45

ALUMINIUM ACOUSTIC BATTEN SCREEN

NON TRAFFICABLE ROOF AREA

ROOF ACCESS HATCH TO SUPPLIERS DETAILS

COMMS

ELEC

PATHING POWER

NON TRAFFICABLE ROOF AREA

NON TRAFFICABLE ROOF AREA

BITUMEN SURFACE

SIGN

BIN

CPIT

PAR20.39 PAR20.85 PAR20.42 PAR21.00 PAR20.66 PAR20.63 PAR20.70 PAR20.14

PAR17.61 PAR17.39 PAR17.08 PAR18.73 PAR18.15 PAR17.36

PAR22.18

RR16.72 SINGLE

RR19.88 2 STOREY WITH

No.24 2 STOREY RENDERED BUILDING

TGUT24.05

RR23.57

VIEW 6

VIEW 5

VIEW 4

GENERAL NOTES:

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LEGEND

A/C — A/C WITH ENCLOSURE SCREEN

ISSUE	DATE	DESCRIPTION

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PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

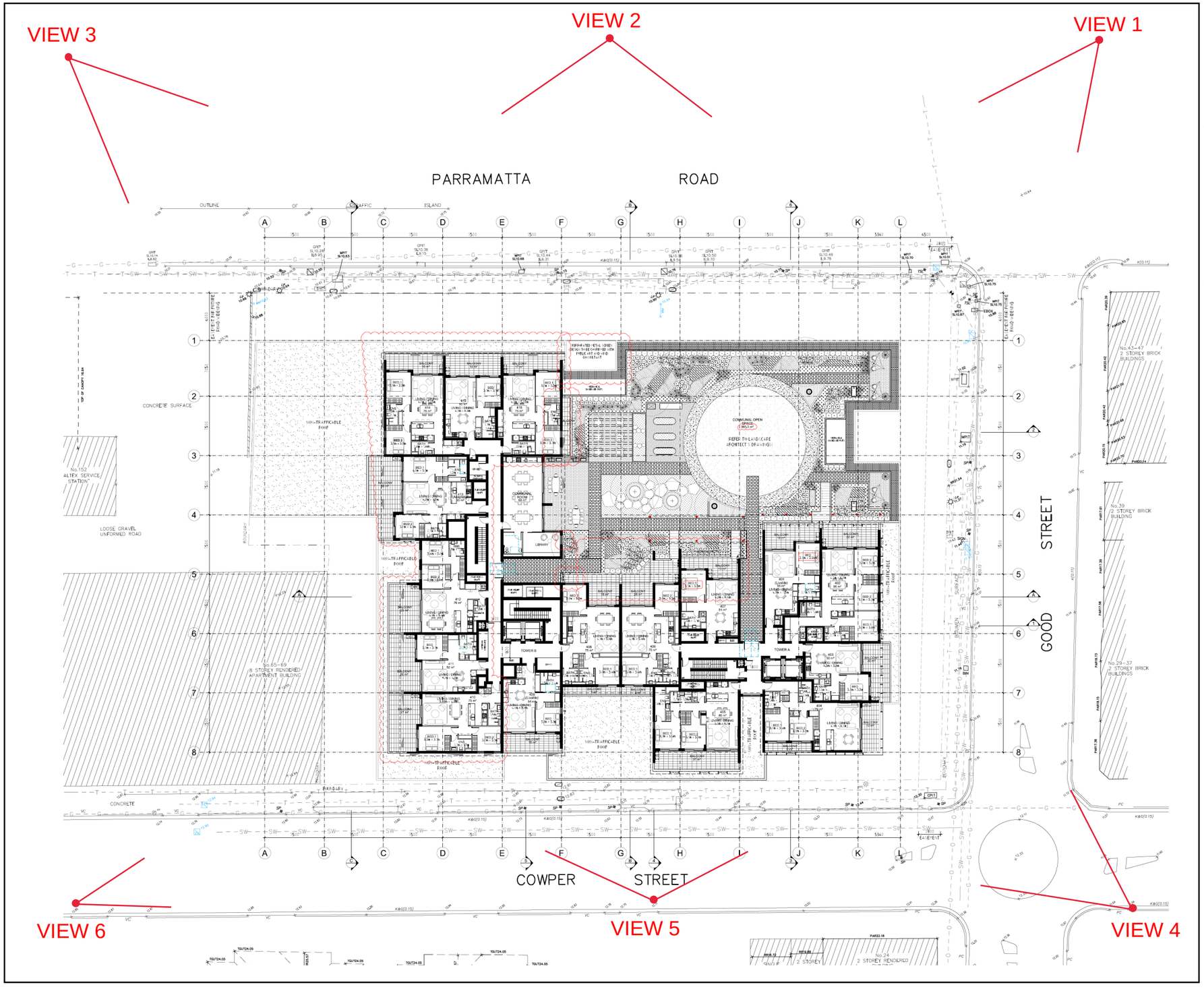
MAY 2019

DRAWING TITLE:
LEVEL 24 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA-SK009	P1
PROJECT NO: 1838		

AC UNIT STUDY

134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE





VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

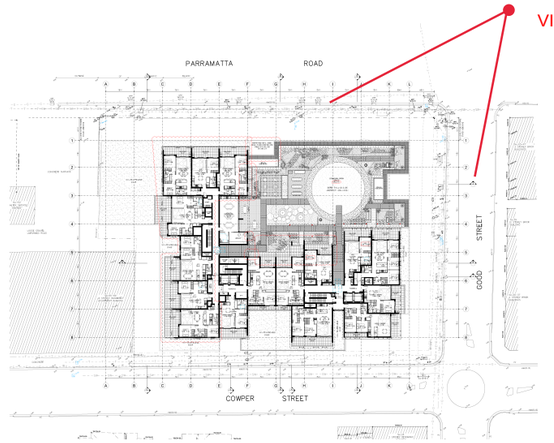


VIEW 6

VIEW AT EYE LEVEL

AC UNIT STUDY VIEW 1

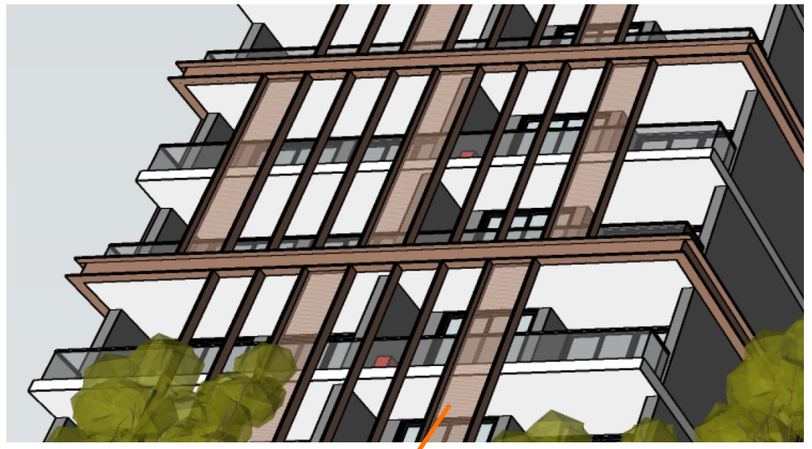
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

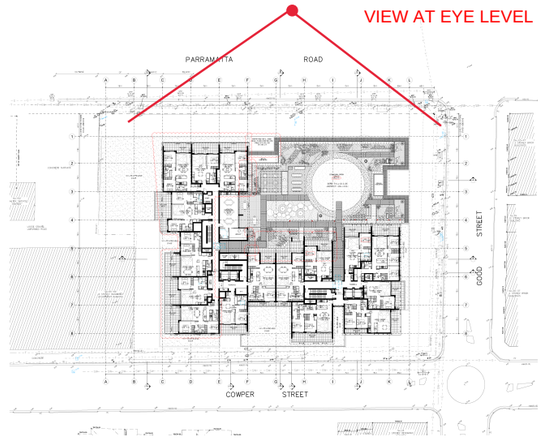


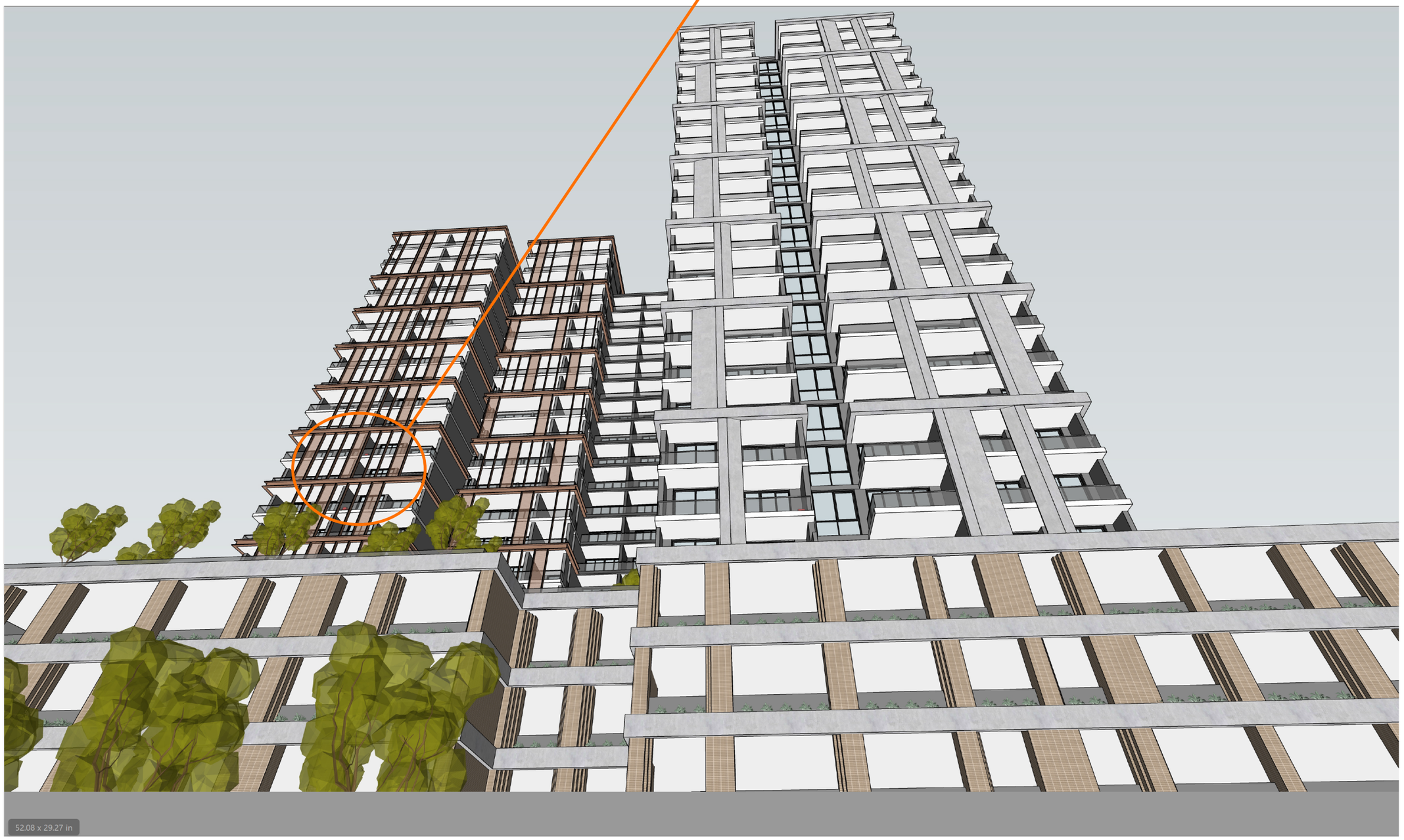


AC UNIT STUDY VIEW 2

134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

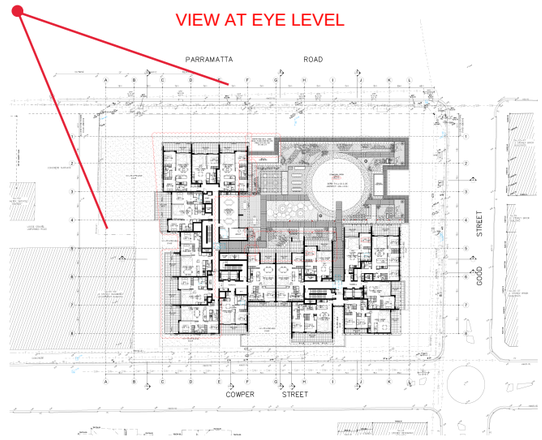






AC UNIT STUDY VIEW 3

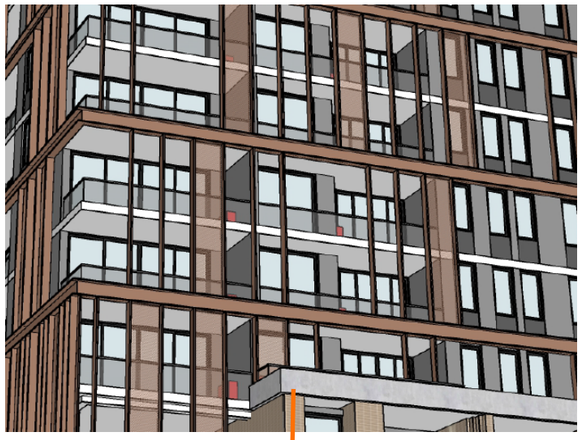
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

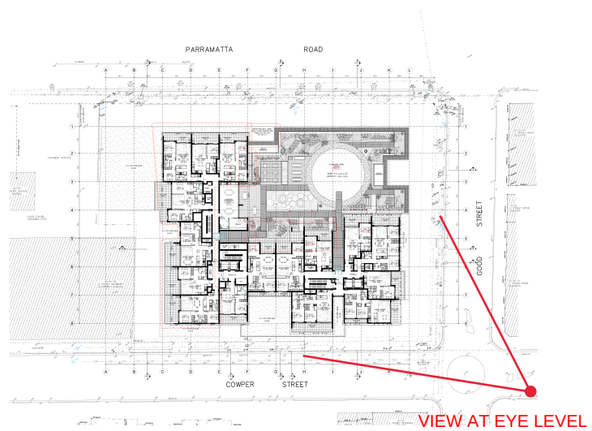




AC UNIT STUDY VIEW 4

134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

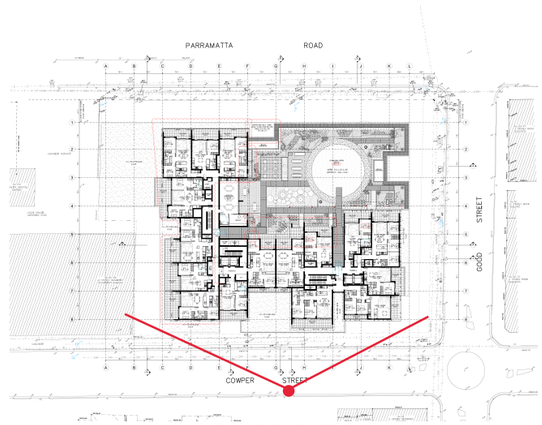






AC UNIT STUDY VIEW 5

134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

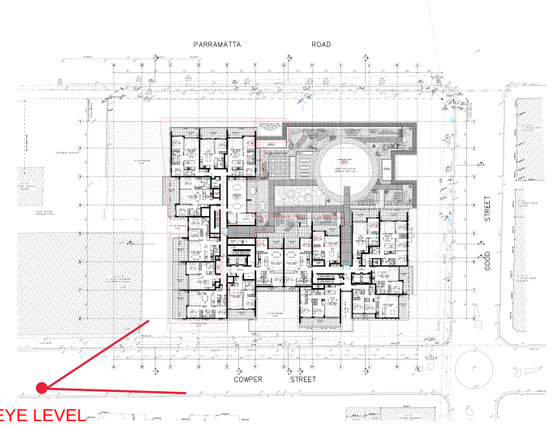


VIEW AT EYE LEVEL



AC UNIT STUDY VIEW 6

134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE



VIEW AT EYE LEVEL



STARRYLAND

Attachment 3 – PBD RFI response drawings dated 10 September 2020

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STARRYLAND SYDNEY
(ABN) 41 164 382 138

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Suite 26.04, Level 26
25 Bligh St, Sydney
NSW Australia 2000

PARRAMATTA ROAD

COWPER STREET

GOOD STREET

JOHN COLQUHOUN
BAG, SACK AND JUTE MERCHANT

(REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

RETAIL 1 (SHOPS) 234.5 m²

RETAIL 2 (SHOPS) 296 m²

RETAIL 3 (CAFE) 62 m²

RETAIL 4 (CAFE) 55 m²

RETAIL 5 (CAFE) 94 m²

RETAIL 6 (SHOP) 69 m²

RETAIL 7 (SHOP) 105 m²

BOOSTER VALVE

MALE TOILET

FEMALE TOILET

ACCESSIBLE TOILET

CAR SHARE SPACES

CAR SHARE SPACE - 5
RETAIL CAR SPACE - 3
(INCL 1 ACCESSIBLE RETAIL)
VISITOR CAR SPACE - 30 (INCL 1 ACCESSIBLE)

AUTOMATED ROLLER DOOR

ROLLER DOORS TO BE SHUT AFTER 10PM (TBC WITH OPERATIONS)

INTERCOM FOR VISITORS

VERTICAL BICYCLE RACKS
RETAIL & VISITORS
(x29 NOS)

SUPPLY AIR INTAKE FOR BASEMENT

RETAIL GARBAGE HOLDING AREA

RESIDENTIAL GARBAGE HOLDING AREA

VERTICAL BICYCLE RACKS
RESIDENTIAL &
RESIDENTIAL VISITORS
(x42 NOS.)

MRV GARBAGE COLLECTION / LOADING BAY / SERVICE VEHICLE

BULKY WASTE STORE

INDOOR CHAMBER SUBSTATION

FIRE CONTROL ROOM

BUILDING MANAGER'S OFFICE

MAIL ROOM

LOBBY A

LOBBY B

GARAGES ROOM

COUVRED DOOR
WIND BLADES ARTWORK

KINETIC ART ARTWORK

RAINWATER TANK REFER TO STORMWATER FOR DETAILS

OSD TANK AND REFER TO STORMWATER FOR DETAILS

WIND BREAK WALL TO WIND CONSULTANT REPORT AND FUTURE DETAIL

EASEMENT FOR FUTURE ROAD WIDENING

2800 EASEMENT

EBOX

No.152
"CALTEX SERVICE STATION"

LOOSE GRAVEL
UNFORMED ROAD

No.65–69
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No.43–47
2 STOREY BRICK
BUILDINGS

No.39
2 STOREY BRICK
BUILDING

No.29–37
2 STOREY BRICK
BUILDINGS

No.24
2 STOREY RENDERED
BUILDING

CONCRETE SURFACE

CONCRETE

TOP OF CANOPY 16.94

BOUNDARY

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
E	06.08.2020	RESPONSE TO RFIs
D	22.07.2020	WIND WALL ADDED
C	13.07.2020	RESPONSE TO RFIs
B	24.04.2020	RESPONSE TO RFIs
A	28.10.2019	DA LODGEMENT

CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
GROUND FLOOR PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA102	E

PROJECT NO:
1838

PARRAMATTA ROAD

COWPER STREET

GOOD STREET

OUTLINE OF CANOPY ABOVE

TOP OF CANOPY 16.94

EASEMENT FOR FUTURE ROAD WIDENING

BOUNDARY

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

CONCRETE

BITUMEN SURFACE

No.152 "CALTEX SERVICE STATION"

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

ACCESSIBLE CAR SPACE - 11
CAR SPACE - 68
STORAGE 92

MOTORCYCLE MOTORCYCLE MOTORCYCLE

RAMP TO LOWER LEVEL CAR PARK EXHAUST FROM LEVEL BELOW

REFRIGERANT UNIT PAD

VOID OVER ENTRY BELOW

VOID OVER LOBBY BELOW

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
B	24.04.2020	RESPONSE TO RFIs
A	28.10.2019	DA LODGEMENT

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 1 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA103	B
PROJECT NO: 1838		

PARRAMATTA ROAD

COWPER STREET

GOOD STREET

OUTLINE OF TRAFFIC ISLAND

EASEMENT FOR FUTURE ROAD WIDENING

TOP OF CANOPY 16.94

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

CONCRETE

BITUMEN SURFACE

BOUNDARY

No.152 "CALTEX SERVICE STATION"

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

ACCESSIBLE CAR SPACE - 14
CAR SPACE - 72
STORAGE - 71

COMMUNAL AREA 102.6 m²

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
C	04.08.2020	RESPONSE TO RFIs_ REFLECTIVITY
B	24.04.2020	RESPONSE TO RFIs
A	28.10.2019	DA LODGEMENT

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 2 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA104	C
PROJECT NO: 1838		

PARRAMATTA ROAD

OUTLINE OF CANOPY ABOVE

TRAFFIC ISLAND

EASEMENT FOR FUTURE ROAD WIDENING

TOP OF CANOPY 16.94

CONCRETE SURFACE

No.152 "CALTEX SERVICE STATION"

LOOSE GRAVEL UNFORMED ROAD

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

BOUNDARY

TRINITY LANE

CONCRETE

COWPER STREET

GOOD STREET

BITUMEN SURFACE

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

ACCESSIBLE CAR SPACE - 4
CAR SPACE - 75
STORAGE - 83

MOTORCYCLE MOTORCYCLE MOTORCYCLE

REFRIGERANT SMART RISER

COMMUNAL AREA 16.7 m²

VOID OVER COMMUNAL AREA BELOW

301 61 m² LIVING / DINING 5.8m x 4.1m BED 3.8m x 3.9m BALCONY 8 m²

302 61 m² LIVING / DINING 5.8m x 4.1m BED 3.8m x 3.9m BALCONY 8 m²

303 55 m² LIVING / DINING 5.8m x 4.1m BED 3.8m x 3.0m BALCONY 8 m²

304 51 m² LIVING / DINING 5.8m x 4.1m BED 3.8m x 3.0m BALCONY 8 m²

305 55 m² LIVING / DINING 5.8m x 4.1m BED 3.8m x 3.0m BALCONY 8 m²

306 51 m² LIVING / DINING 5.4m x 3.6m BED 3.2m x 3.2m BALCONY 8 m²

307 51 m² LIVING / DINING 5.4m x 3.6m BED 3.2m x 3.2m BALCONY 8 m²

308 51 m² LIVING / DINING 5.4m x 3.6m BED 3.2m x 3.2m BALCONY 8 m²

309 50 m² LIVING / DINING 5.4m x 3.6m BED 3.2m x 3.2m BALCONY 10 m²

310 (VPA) 70 m² BALCONY 10 m²

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
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PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
C	04.08.2020	RESPONSE TO RFIs_ REFLECTIVITY
B	24.04.2020	RESPONSE TO RFIs
A	28.10.2019	DA LODGEMENT

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 3 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA105	C
PROJECT NO: 1838		

PARRAMATTA ROAD

OUTLINE OF TRAFFIC ISLAND

COWPER STREET

GOOD STREET

CONCRETE SURFACE

NON-TRAFFICABLE ROOF

EASEMENT FOR FUTURE ROAD WIDENING

PERFORATED METAL SCREEN DESIGN TO BE CONFIRMED WITH PUBLIC ART AND WIND CONSULTANT

COMMUNAL OPEN SPACE 985.0 m²

(REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

TOWER A

TOWER B

COMMERCIAL ROOM 65 m²

LIBRARY

No.152 "CALTEX SERVICE STATION"

LOOSE GRAVEL UNFORMED ROAD

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

SINGLE STOREY WITH

BITUMEN SURFACE

CONCRETE

TOP OF CANOPY 16.84

BOUNDARY

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
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OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
D	10.09.2020	RESPONSE TO RFIs_ REFLECTIVITY
C	04.08.2020	RESPONSE TO RFIs_ REFLECTIVITY
B	24.04.2020	RESPONSE TO RFIs
A	28.10.2019	DA LODGEMENT

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PROJECT:
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GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 4 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA106	D
PROJECT NO: 1838		



GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
C	04.08.2020	RESPONSE TO RFIs_ REFLECTIVITY
B	24.04.2020	RESPONSE TO RFIs
A	28.10.2019	DA LODGEMENT

CLIENT:
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 5 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA107	C
PROJECT NO: 1838		

PARRAMATTA ROAD

COWPER STREET

GOOD STREET

TOWER A

TOWER B

No.152 "CALTEX SERVICE STATION"

LOOSE GRAVEL UNFORMED ROAD

No.65–69 /8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

CONCRETE SURFACE

CONCRETE

BITUMEN SURFACE

EASEMENT FOR FUTURE ROAD WIDENING

TOP OF CANOPY 16.94

OUTLINE OF TRAFFIC ISLAND

GENERAL NOTES:

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LEGEND:

AW	AWNING
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GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
C	04.08.2020	RESPONSE TO RFIs_REFLECTIVITY
B	24.04.2020	RESPONSE TO RFIs
A	28.10.2019	DA LODGEMENT

CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 6-21 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA108	C
PROJECT NO: 1838		

PARRAMATTA ROAD

GOOD STREET

COWPER STREET

OUTLINE OF CANOPY ABOVE

TOP OF CANOPY 16.94

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

CONCRETE

BOUNDARY

EASEMENT FOR FUTURE ROAD WIDENING

No.152 "CALTEX SERVICE STATION"

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

TOWER A

TOWER B

NON TRAFFICABLE ROOF AREA ON LEVEL 22

BITUMEN SURFACE

EASEMENT

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 22-23 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA109	C
PROJECT NO: 1838		

PARRAMATTA ROAD

GOOD STREET

COWPER STREET

OUTLINE OF CANOPY ABOVE

TOP OF CANOPY 16.94

EASEMENT FOR FUTURE ROAD WIDENING

BOUNDARY

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

CONCRETE

BITUMEN SURFACE

No.152 "CALTEX SERVICE STATION"

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

SINGLE STOREY WITH

ALUMINIUM ACOUSTIC BATTEN SCREEN

NON TRAFFICABLE ROOF AREA

ROOF PLANT AREA RL 89.45

LIFT OVERRUN RL 91.10

ROOF ACCESS HATCH TO SUPPLIER'S DETAILS

NON TRAFFICABLE ROOF AREA

ABOVE TRAFFICABLE ROOF AREA

STAIR RELIEF SHAFT

STAIR PRESS SHAFT

LIFT OVERRUN

PLANTING ZONE

ELEC

COPING

EXISTING TREE

EASEMENT

SIGN

BIN

MPIT

EBOX

SP

FH

FHR

GPIT

CPIT

TGUT24.05

PAR20.39

PAR20.85

PAR20.42

PAR21.00

PAR20.66

PAR20.63

PAR20.70

PAR20.14

PAR17.61

PAR17.39

PAR17.08

PAR18.73

PAR18.15

PAR17.36

PAR22.18

RR25.57

RR16.72

RR19.88

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
C	04.08.2020	RESPONSE TO RFIs_REFLECTIVITY
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 24 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA110	C
PROJECT NO: 1838		

PARRAMATTA ROAD

COWPER STREET

GOOD STREET

OUTLINE OF CAPTEX TRAFFIC ISLAND

EASEMENT FOR FUTURE ROAD WIDENING

BOUNDARY

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

TOP OF CANOPY 16.94

No.152 "CALTEX SERVICE STATION"

No.65–69 8 STOREY RENDERED APPARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY RENDERED BUILDING

SINGLE STOREY WITH

BITUMEN SURFACE

CONCRETE

ALUMINIUM ACOUSTIC BATTEN SCREEN

NON TRAFFICABLE ROOF AREA

ROOF PLANT AREA RL 89.63

LIFT OVERRUN RL 91.10

ROOF ACCESS HATCH TO SUPPLIER'S DETAILS

ROOF LAYOUT REFER TO DRAWING DA111 ROOF PLAN

NON TRAFFICABLE ROOF AREA

BIN

SIGN

EBOX

FSE

FHC

SP

EASEMENT

2800

7500 7500 7500 7500 7500 7500 7500 7500 7500 7500 5360

A B C D E F G H I J K L

1 2 3 4 5 6 7 8

6000

7050

7500

1420

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
D	10.09.2020	RESPONSE TO RFIs_ REFLECTIVITY
C	04.08.2020	RESPONSE TO RFIs_ REFLECTIVITY
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
LEVEL 24 PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA110	D
PROJECT NO: 1838		

PARRAMATTA ROAD

OUTLINE OF TRAFFIC ISLAND

COWPER STREET

GOOD STREET

CONCRETE SURFACE

LOOSE GRAVEL UNFORMED ROAD

CONCRETE

BITUMEN SURFACE

NON TRAFFICABLE ROOF AREA ON LEVEL 22

NON TRAFFICABLE ROOF ON LEVEL 4

NON TRAFFICABLE ROOF AREA (LEVEL 24)

NON TRAFFICABLE ROOF AREA

NON TRAFFICABLE ROOF ON LEVEL 4

NON TRAFFICABLE ROOF AREA (LEVEL 24)

ROOF PLANT AREA RL 92.50

ROOF PLANT AREA RL 89.45

LIFT OVERRUN RL 94.05

LIFT OVERRUN RL 91.10

FIRE STAIRS RL 91.80

1.4m HIGH ALUMINIUM ACOUSTIC BATTEN SCREEN TO ENGINEER'S SPECIFICATION

INDICATIVE LOCATION OF ROOF TOP SOLAR PANELS

ROOF TOP SOLAR PANELS SHOWN INDICATIVE ONLY

SERVICES SHOWN INDICATIVE ONLY

ROOF ACCESS HATCH TO SUPPLIER'S DETAILS

COMMUNAL AREA ON LEVEL 4

No.152 "CALTEX SERVICE STATION"

No.65–69 8 STOREY RENDERED APARTMENT BUILDING

No.43–47 2 STOREY BRICK BUILDINGS

No.39 2 STOREY BRICK BUILDING

No.29–37 2 STOREY BRICK BUILDINGS

No.24 2 STOREY WITH SINGLE

No.24 2 STOREY RENDERED BUILDING

EASEMENT FOR FUTURE ROAD WIDENING

BOUNDARY

TOP OF CANOPY 16.94

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
C	10.09.2020	RESPONSE TO RFIs
B	24.04.2020	RESPONSE TO RFIs
A	28.10.2019	DA LODGEMENT

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
ROOF PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA111	C
PROJECT NO: 1838		



GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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MV	MECHANICAL RISER TO FUTURE DETAIL
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R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
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PROJECT:
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GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
EAST ELEVATION
GOOD STREET

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA202	D
PROJECT NO: 1838		



GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
GRAN CENTRAL, GRANVILLE
134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

MAY 2019

DRAWING TITLE:
SOUTH ELEVATION
COWPER STREET

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA203	D
PROJECT NO: 1838		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
OG	OPAQUE GLASS
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
C	10.09.2020	RESPONSE TO RFIs_REFLECTIVITY
B	24.04.2020	RESPONSE TO RFIs
A	28.10.2019	DA LODGEMENT

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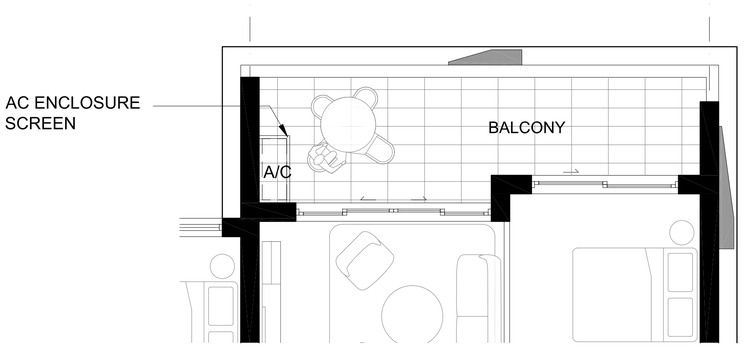
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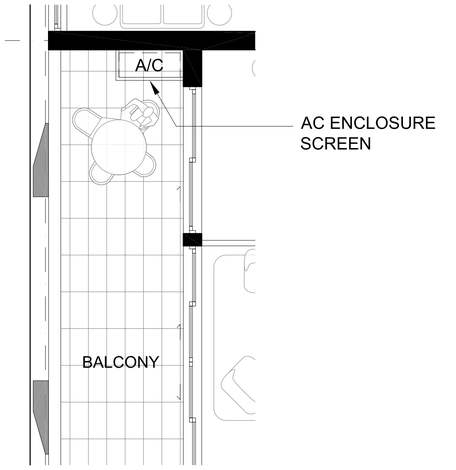
MAY 2019

DRAWING TITLE:
WEST ELEVATION

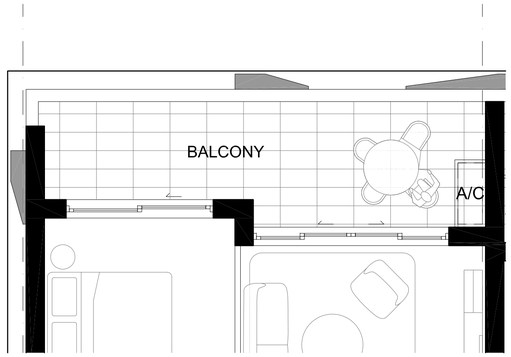
SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA204	C
PROJECT NO: 1838		



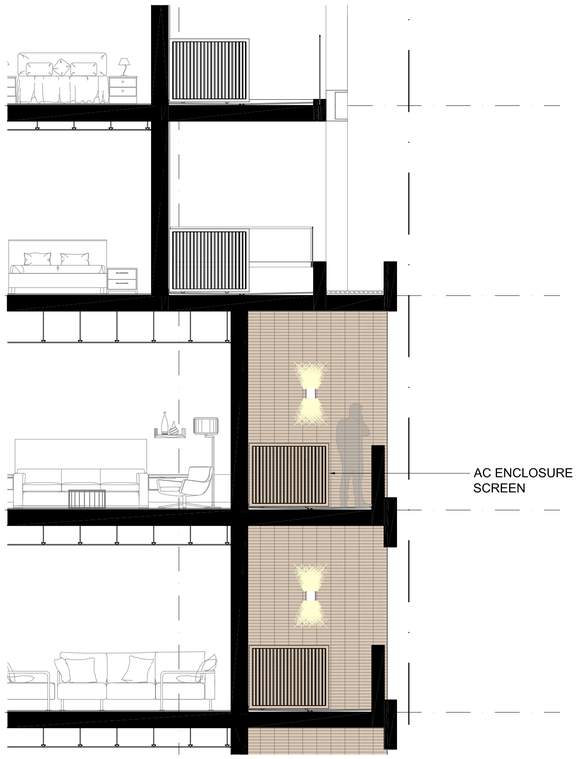
2 AC ENCLOSURE SCREEN - PLAN
150 @ A1



3 AC ENCLOSURE SCREEN - PLAN
150 @ A1



3 AC ENCLOSURE SCREEN - PLAN
150 @ A1



1 AC ENCLOSURE SCREEN - SECTION
150 @ A1

GENERAL NOTES:

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LEGEND:

AW	AWNING
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FHR	FIRE HOSE REEL
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GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
B	03.09.2020	RESPONSE TO RFIs
A	07.07.2020	RESPONSE TO RFIs

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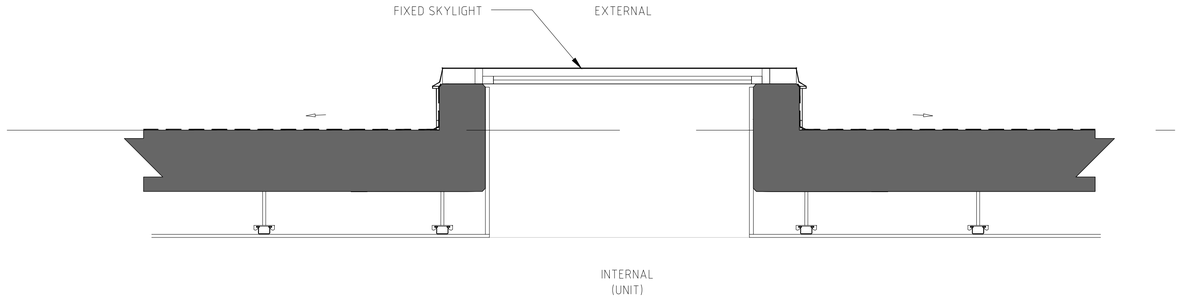
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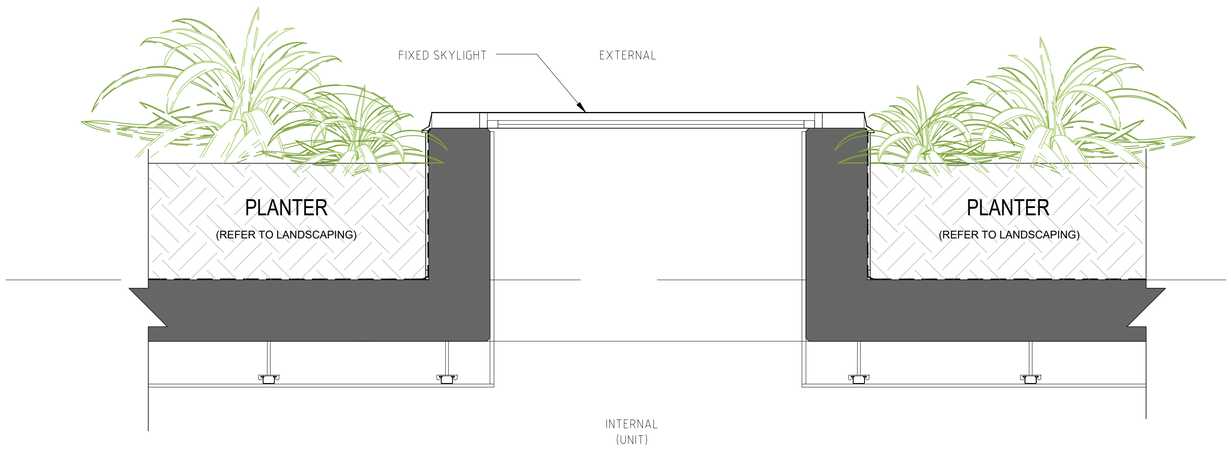
MAY 2019

DRAWING TITLE:
AC ENSLOSURE SCREEN

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA331	B
PROJECT NO: 1838		



TYPICAL APARTMENT SKYLIGHT DETAIL
NTS



TYPICAL APARTMENT SKYLIGHT WITH PLANTER DETAIL
NTS

GENERAL NOTES:

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ISSUE	DATE	DESCRIPTION
A	30.07.2020	RESPONSE TO RFIs

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MAY 2019

DRAWING TITLE:
SKYLIGHT DETAILS

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA350	A
PROJECT NO: 1838		