

A large graphic element on the right side of the page. It features a dark blue diagonal band containing white text. Behind this band and extending to the right edge is a grayscale image of a city skyline with several tall buildings. Overlaid on this background are numerous white-outlined 3D rectangular blocks of varying sizes, arranged in a staggered, isometric pattern.

Clause 4.6

Variation Request




Height of Buildings
(Clause 4.3) Liverpool LEP
2008

4-6 Bigge Street, Liverpool

Submitted to Liverpool City Council
On Behalf of Land and Housing Corporation

JULY 2019

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01 Draft for issue to LAHC	17/05/19	Revision tracking notes	
		Prepared by Lotti Wilkinson <i>Senior Project Planner</i>	Verified by  Stephen Kerr <i>Executive Director</i>
02 Updated for issue to LAHC	16/07/19	Revision tracking notes	
		Prepared by Lotti Wilkinson <i>Associate</i>	Verified by  Stephen Kerr <i>Executive Director</i>
02 Updated for issue to LAHC	08/08/19	Revision tracking notes	
		Prepared by Lotti Wilkinson <i>Associate</i>	Verified by  Stephen Kerr <i>Executive Director</i>

Disclaimer

This report has been prepared by City Plan Strategy & Development P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Strategy & Development P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

Copyright © City Plan Strategy & Development P/L
ABN 58 133 501 774

All Rights Reserved. No material may be reproduced without prior permission.

TABLE OF CONTENTS

1. Introduction	3
1.1. What is the Environmental Planning Instrument (EPI) that applies to the land and what is the development standard being varied?	4
2. Extent of variation	5
3. Compliance with the development standard is unreasonable or unnecessary in the circumstances of this case. [cl.4.6 (3)(a)]	7
3.1. Achieves the objectives of the standard	7
4. There are sufficient environmental planning grounds to justify contravening the standard. [cl. 4.6(3)(b)]	8
5. The Proposal will be in the public interest because it is consistent with the objectives of the standard and the objectives of the zone. [cl.4.6(4)(a)(ii)]	9
6. Contravention of the development standard does not raise any matter of significance for State or regional environmental planning. [cl. 4.6(5)(a)]	10
7. There is no public benefit of maintaining the standard. [cl. 4.6(5)(b)]	10
8. Conclusion	10

FIGURES

Figure 1: Height of Buildings Map extract, subject site outlined in black (Source: LLEP 2008)	4
Figure 2: East Elevation (Source: Turner Architects)	5
Figure 3: South Elevation (Source: Turner Architects)	5
Figure 4: West Elevation (Source: Turner Architects)	6
Figure 5: North Elevation (Source: Turner Architects)	6
Figure 6: East Elevation (Source: Turner Architects)	6
Figure 7: South Elevation (Source: Turner Architects)	6

TABLES

Table 1: Achievement of Development Standard Objectives	7
Table 2: Consistency with Zone Objectives.	9

1. INTRODUCTION

This is a formal written request that has been prepared in accordance with Clause 4.6 of the *Liverpool Local Environmental Plan 2008* (LEP 2008) to support a development application submitted to Liverpool City Council for the construction of a nine-storey residential flat building containing 52 affordable housing units at 4-6 Bigge Street, Liverpool (“the site”).

The objectives of Clause 4.6 are to provide an appropriate degree of flexibility in applying development standards to achieve better outcomes for, and from, development.

As the following request demonstrates, a better planning outcome would be achieved by exercising the flexibility afforded by Clause 4.6 in the particular circumstances of this application.

The development standard that this request seeks approval to vary is the Height of Buildings control in Clause 4.3 of the LEP 2008.

The numeric value of the Height of Buildings development standard is 35 metres.

The development standard is not specifically excluded from the operation of Clause 4.6 of LEP 2008.

This request has been prepared having regard to the Department of Planning and Environment’s *Guidelines to Varying Development Standards* (August 2011) and relevant decisions in the New South Wales Land and Environment Court and New South Wales Court of Appeal¹.

In *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 (“Initial Action”), Chief Justice Preston provided further clarification on the application of Clause 4.6 and the preconditions which must be satisfied for consent to be granted pursuant to Clause 4.6(4). That is, the consent authority must form two positive opinions of satisfaction under Clause 4.6(4)(a), as summarised below:

- the **written request** has adequately demonstrated that the matters under Clause 4.6(3) are satisfied, being that compliance with the standard is unreasonable or unnecessary, and there are sufficient environmental planning grounds to justify contravening the development standard. It is not the consent authority’s role to directly form an opinion as to whether these matters are satisfied, rather indirectly by the satisfaction that the written request has addressed these matters.
- be **directly satisfied** that the proposed development satisfies Clause 4.6(4)(a)(ii), being the proposed development will be in the public interest because it is consistent with the objectives of the zone and the objectives of the development standard. The consent authority must form this opinion directly, rather than indirectly satisfied that the written request has adequately addressed these matters.

The consent authority does not have to directly form the opinion of satisfaction regarding the matters in Clause 4.6(3), but only indirectly form the opinion of satisfaction that the applicant’s written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3) (*Initial Action* [25]).

In Sections 3 and 4 of this request, we have explained how flexibility is justified in this case in terms of the matters explicitly required by Clause 4.6 to be addressed in a written request from the applicant. In Sections 4, 5, 6 and 7 we address additional matters that the consent authority is required to be satisfied of when exercising either the discretion afforded by Clause 4.6 or the assumed concurrence of the Secretary.

The following request demonstrates that by exercising the flexibility afforded by Clause 4.6, in the particular circumstances of this application, not only would the variation be in the public interest because it satisfies the relevant objectives of both the R4 High Density Residential zone and the Height of Buildings development standard, but it would also result in a better planning outcome for, and from, the development.

¹ Relevant decisions include: *Winten Property Group Limited v North Sydney Council* [2001] NSWLEC 46; *Wehbe v Pittwater Council* [2007] NSWLEC 827; *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009; *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90; *Four2Five Pty Ltd v Ashfield Council* [2015] NSWCA 248; *Moskovich v Waverley Council* [2016] NSWLEC 1015; *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7 and *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118.

1.1. What is the Environmental Planning Instrument (EPI) that applies to the land and what is the development standard being varied?

The relevant EPI that applies to the land is the Liverpool Local Environmental Plan 2008 (LLEP).

The development standard that this request seeks approval to vary is the Height of Buildings standard in Clause 4.3 of the LLEP.

The numeric value of the Height of Buildings development standard for the site is shown in the Height of Buildings extract at **Figure 1** below. The relevant maximum building height for the site is 35 metres.

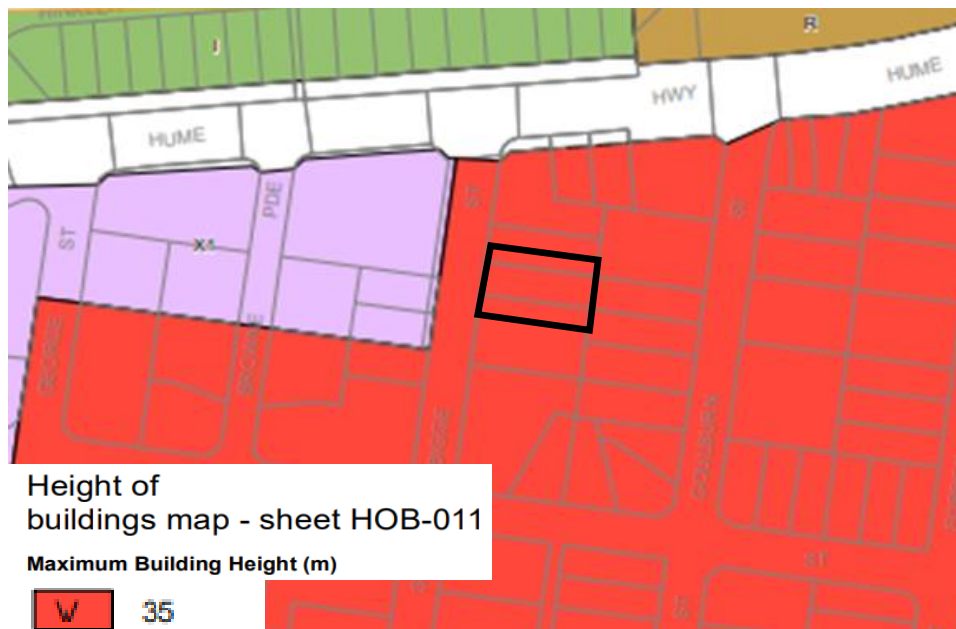


Figure 1: Height of Buildings Map extract, subject site outlined in black (Source: LLEP 2008)

2. EXTENT OF VARIATION

As demonstrated on the plans prepared by Turner Architects, the proposed development has a maximum height at RL55.750, which represents a maximum building height of 36.5 metres measured from existing ground level. Subsequently the proposed development breaches the 35 metre maximum building height development standard prescribed for the site by 1.5 metres.

However, it is important to note that the extent of the variation is related to the roof parapet and rooftop structures including the lift overrun and mechanical plant, with the remainder of the building compliant with the 35 metre development standard for the site.

For further detail, refer to the architectural plans provided at **Appendix 1**.

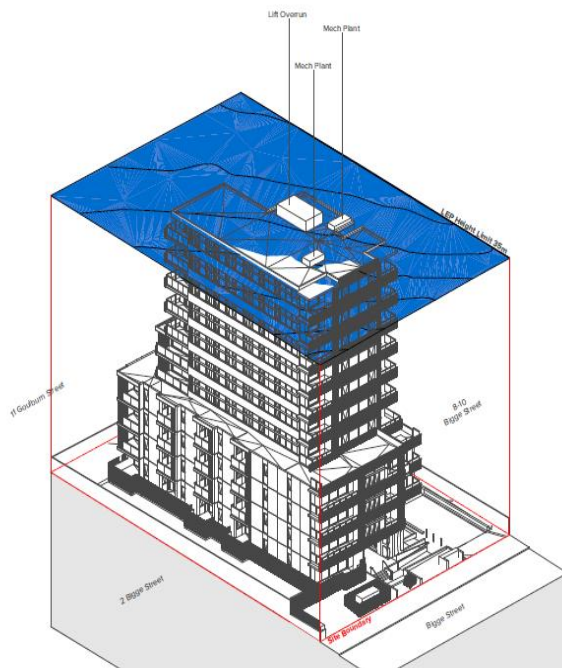


Figure 2: East Elevation (Source: Turner Architects)

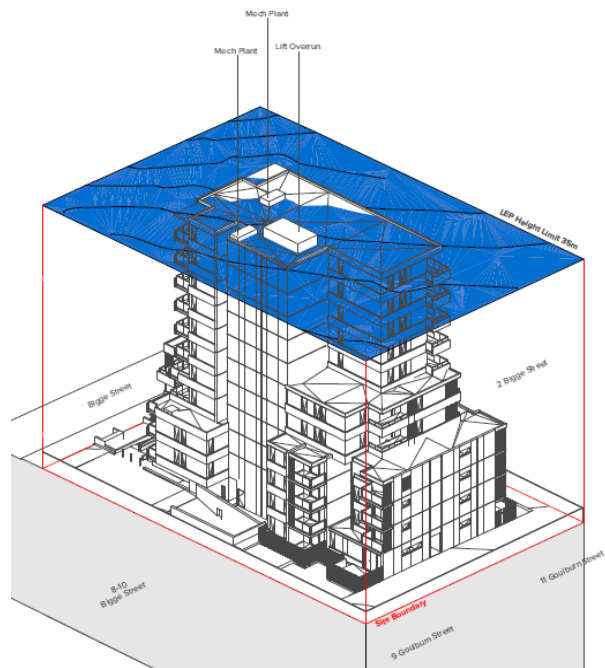


Figure 3: South Elevation (Source: Turner Architects)

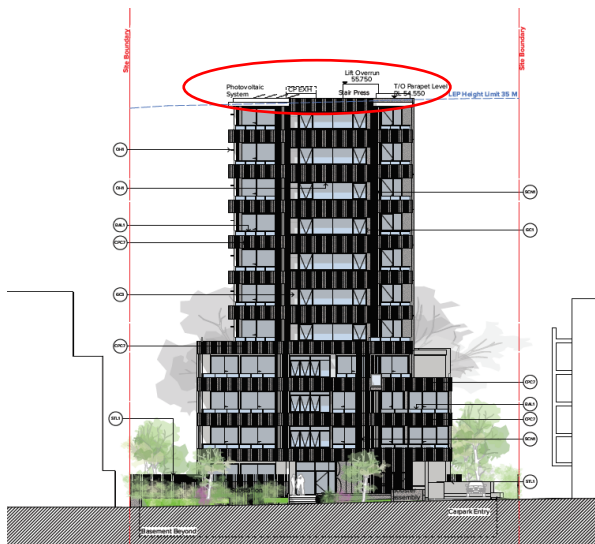


Figure 4: West Elevation (Source: Turner Architects)



Figure 5: North Elevation (Source: Turner Architects)

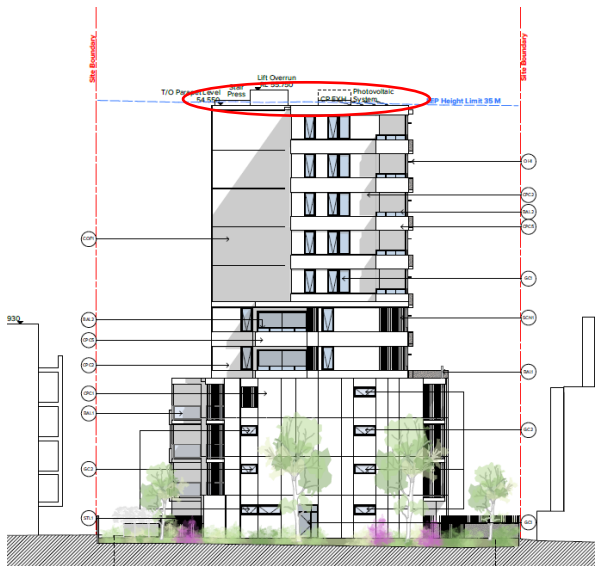


Figure 6: East Elevation (Source: Turner Architects)

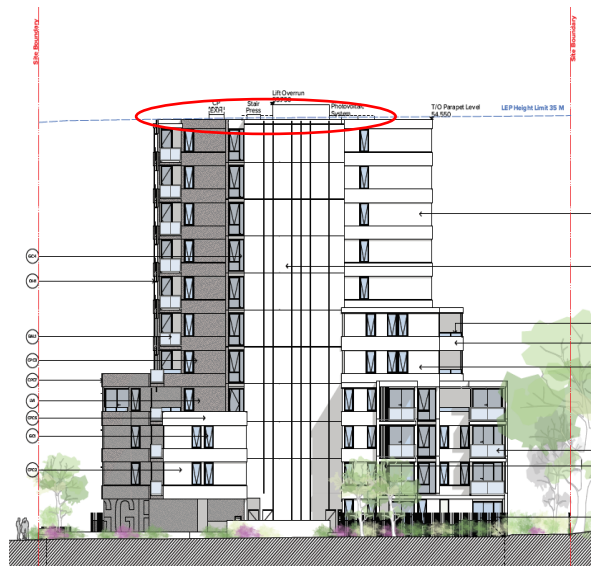


Figure 7: South Elevation (Source: Turner Architects)

3. COMPLIANCE WITH THE DEVELOPMENT STANDARD IS UNREASONABLE OR UNNECESSARY IN THE CIRCUMSTANCES OF THIS CASE. [CL.4.6 (3)(A)]

3.1. Achieves the objectives of the standard

Compliance with the Height of Buildings development standard is unreasonable or unnecessary in the circumstances of this case because, as explained in **Table 1** (below), the objectives of the development standard are achieved, notwithstanding non-compliance with the standard.²

Table 1: Achievement of Development Standard Objectives.

Objective	Discussion
<i>(a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved</i>	<p>The breach of the standard does not result in an inconsistency with this objective. The proposed development achieves the maximum building height for its habitable storeys. There is no blanket height breach and the elements that are higher than the permissible height include non-habitable floorspace at roof level which include the roof parapet and rooftop structures such as the lift overrun and mechanical plant.</p> <p>The anticipated built form is consistent with the floorspace controls. The proposed development has a floor space ratio of 2.22:1, which is lower than the permissible floor space ratio of 2.5:1 for the site, in accordance with State Environmental Planning Policy (Affordable Rental Housing) 2009.</p> <p>The proposal is consistent with the existing and desired future character of the immediate area and is not incongruous with the locality, with a number of multi-storey residential flat buildings adjacent to the site.</p>
<i>(b) to permit building heights that encourage high quality urban form</i>	<p>The breach of the standard does not result in an inconsistency with this objective. The overall built form (including the height) of the proposal has been carefully designed, along with its bulk and scale to improve residential amenity and provide an attractive and carefully articulated building. The articulation and quality of materials proposed in the built form will result in a modern and desirable development. The rooftop structures which marginally exceed the permissible height limit have been setback to ensure these elements are undiscernible from the intervening streetscape and adjoining dwellings below.</p> <p>Despite the minor variation, the proposed built form is appropriate to the site and is contextually in keeping with the scale of the future character of the area.</p>
<i>(c) to ensure buildings and public areas continue to</i>	<p>The breach of the standard does not result in an inconsistency with this objective. The building is centrally located on the site and the building is predominantly consistent with the required DCP setbacks for the site. An area of communal open</p>

² In *Wehbe v Pittwater Council* [2007] NSWLEC 827 Preston CJ identified 5 ways in which an applicant might establish that compliance with a development standard is unreasonable or unnecessary and that it is sufficient for only one of these ways to be established. Although the decision concerned SEPP 1, it remains relevant to requests under clause 4.6 as confirmed by Pain J in *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, notwithstanding that if the first and most commonly applied way is used, it must also be considered in 4.6(4)(a)(ii). The 5 ways in *Wehbe* are: 1. The objectives of the development standard are achieved notwithstanding non-compliance with the standard; 2. The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary; 3. The objective would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable; 4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence the standard is unreasonable and unnecessary; or 5. The zoning of the land is unreasonable or inappropriate. The five ways are not exhaustive, and it may be sufficient to establish only one.

Objective	Discussion
<i>receive satisfactory exposure to the sky and sunlight</i>	<p>space for residents is integrated around the perimeter of the building to provide a buffer between the building and the boundary line. This allows for good building separation between adjoining properties and the communal open space, which in turn results in good amenity and solar access. In accordance with the ADG, 37 apartments (71% of apartments) will receive a minimum of 2 hours of direct sunlight between 9am and 3pm at midwinter to living rooms and 41 apartments (79%) will receive 2 hours of direct sunlight between 9am and 3pm at midwinter to their balconies.</p> <p>The area of non-compliance will cause minimal overshadowing to adjoining properties, as confirmed in the shadow diagrams provided at Appendix 1. Additional overshadowing as a result of the breach is limited to a very small extent of the road reserve along Bigge Street and the roof of 8-10 Bigge Street. The additional overshadowing caused by the breach is considered to be negligible.</p>
<i>(d) to nominate heights that will provide an appropriate transition in built form and land use intensity.</i>	<p>The breach of the standard does not result in an inconsistency with this objective. The rooftop structures which exceed the height standard are setback from the roof and will remain largely indiscernible from the intervening streetscape below and from adjoining dwellings.</p> <p>When viewed from the streetscape below and adjoining roads, the proposed building will read as a well defined and appropriately scaled residential building, which is compatible with its locality and adjoining development. The building incorporates setbacks at levels four, five and seven which reduce the perceived size and bulk of the building.</p> <p>The locality of Warwick Farm and the nearby Liverpool City Centre includes a range of tall developments, with a 15-storey development located to the west of the site at 1 Bigge Street. As such, there is very little opportunity for the additional height to protrude above the established height or dominate the built form in the locality.</p>

Compliance with the maximum height development standard is unreasonable or unnecessary in the circumstances of this case because the objective of the standard is achieved notwithstanding the non-compliance (Test 1 under Wehbe).

4. THERE ARE SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS TO JUSTIFY CONTRAVENING THE STANDARD. [CL. 4.6(3)(B)]

In *Initial Action Pty Ltd v Woollahra Council* [2018] NSWLEC 2018, Preston CJ observed that in order for there to be 'sufficient' environmental planning grounds to justify a written request under clause 4.6 to contravene a development standard, the focus must be on the aspect or element of the development that contravenes the development standard and the environmental planning grounds advanced in the written request must justify contravening the development standard, not simply promote the benefits of carrying out the development as a whole.

The elements that contravene the maximum building height standard relate to the roof parapet and rooftop structures including the lift overrun and mechanical plant. Due to their location within the central areas of the roof, these structures do not cause unreasonable overshadowing and do not contribute unreasonably to the perceived bulk and scale of the building. When expressed in storeys, the proposal is consistent with the building height stipulated in the LLEP.

5. THE PROPOSAL WILL BE IN THE PUBLIC INTEREST BECAUSE IT IS CONSISTENT WITH THE OBJECTIVES OF THE STANDARD AND THE OBJECTIVES OF THE ZONE. [CL.4.6(4)(A)(II)]

In Section 3 (above), it was demonstrated that the proposal is consistent³ with the objectives of the development standard. The proposal is also consistent with the objectives of the zone as explained in **Table 2** (below).

Table 2: Consistency with Zone Objectives.

Objective	Discussion
<i>To provide for the housing needs of the community within a high density residential environment</i>	<p>The breach of the standard does not result in an inconsistency with this objective. The building height enhances housing needs of the community within a high-density residential environment, providing 29 x one-bedroom and 23 x two-bedroom dwellings.</p> <p>The proposed development assists in providing additional housing within the Liverpool City Centre, nearby to a range of local services, facilities and amenities.</p>
<i>To provide a variety of housing types within a high density residential environment.</i>	<p>The breach does not result in an inconsistency with this objective as it provides a mix of one-bedroom and two-bedroom dwellings within a high density residential development in a location that benefits from good access to transport, employment and local services and facilities.</p>
<i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	<p>The breach of the standard does not result in an inconsistency with this objective. The proposed development for a residential flat building does not include any non-residential uses. The site is, however, located within the Liverpool City Centre and will support the viability of the uses within the town centre.</p>
<i>To provide for a high concentration of housing with good access to transport, services and facilities.</i>	<p>The breach of the standard does not result in an inconsistency with this objective. The proposed building seeks to provide a high concentration of housing in a location nearby to transport, employment and local services and facilities. The site is located 1km metres north of Liverpool Train Station and 700 metres west of Warwick Farm Train Station.</p> <p>There are currently two bus routes which traverse along Bigge Street, in the immediate vicinity of the site frontage, plus a further five bus routes which operate along Campbell Street which are located within 400m walking distance of the site. These bus services include the high-frequency intra-regional Metrobus M90 which operates between Liverpool and Burwood via Moorebank, UWS Milperra, Bankstown, Greenacre, Chullora and Strathfield. The Metrobus services operate seven days per week with weekday services every 15 minutes (every 10 minutes during the morning and afternoon peak) and weekend services every 20 minutes.</p> <p>Liverpool Shopping Centre is also located approximately 650m walking distance south-west of the site which includes a large range of essential shops and services including a Coles supermarket, pharmacy, Anytime Fitness, dry cleaners, bank, post office, pharmacy, café and other small shops.</p>

³ In *Dem Gillespies v Warringah Council* [2002] LGERA 147 and *Addenbrooke Pty Ltd v Woollahra Municipal Council* [2008] NSWLEC the term 'consistent' was interpreted to mean 'compatible' or 'capable of existing together in harmony'

	The additional height proposed reinforces the objective to provide a high concentration of housing in close proximity to transport, services and facilities.
<i>To minimise the fragmentation of land that would prevent the achievement of high density residential development.</i>	<p>The breach of the standard does not result in an inconsistency with this objective. The development amalgamates two existing lots, identified as Lot 22 and 23 DP35110. Consolidation of the site provides a unique opportunity to enable a high density residential development on the site.</p> <p>On their own, the two lots would be unable to accommodate an appropriate built form, massing and density outcomes needed to satisfy the desired future character of the Liverpool City Centre while also satisfying SEPP 65 requirements including building separation. The consolidated lot is able to support an appropriate high density residential development, commensurate with the floor space ratio prescribed under the Affordable Housing SEPP, while marginally exceeding the maximum permissible height control for the site.</p>

As can be seen from **Table 1** and **Table 2**, the proposal is consistent with the objectives of the standard and the objectives of the zone and is therefore considered to be in the public interest.

6. CONTRAVENTION OF THE DEVELOPMENT STANDARD DOES NOT RAISE ANY MATTER OF SIGNIFICANCE FOR STATE OR REGIONAL ENVIRONMENTAL PLANNING. [CL. 4.6(5)(A)]

There is no identified outcome which would be prejudicial to planning matters of state or regional significance that would result as a consequence of varying the development standard as proposed by this application.

7. THERE IS NO PUBLIC BENEFIT OF MAINTAINING THE STANDARD. [CL. 4.6(5)(B)]

Accordingly, there is no public benefit⁴ in maintaining strict compliance with the development standard given that there are no unreasonable impacts that will result from the variation to the Height of Buildings standard. Rather, there are better outcomes for and from the development as a result of the variation sought.

The development complies with the stated objectives of the zone and the development standard seeking to be varied. The development will comprise a residential flat building containing 52 dwellings which are to be used as affordable housing. There are no unreasonable environmental impacts as a result of the variation.

The breach of the height standard is attributed to the roof top structures including the lift overrun, the stair press, photovoltaic system and exhaust. The encroachment, however, is not a means of achieving additional development yield or floor space on the site.

We therefore conclude that the benefits of the proposal outweigh any disadvantage and as such the proposal will have an overall public benefit.

8. CONCLUSION

This Clause 4.6 variation request demonstrates, as required by Clause 4.6 of the Liverpool Local Environmental Plan 2008, that:

- Compliance with the development standard would be unreasonable and unnecessary in the circumstances of this development;

⁴ *Ex Gratia P/L v Dungog Council* (NSWLEC 148) established that the question that needs to be answered to establish whether there is a public benefit is "whether the public advantages of the proposed development outweigh the public disadvantages of the proposed development"

- There are sufficient environmental planning grounds to justify the variation with the height standard;
- The development achieves the objectives of the development standard and is consistent with the objectives of the R4 High Density Residential Zone;
- The proposed development, notwithstanding the variation, is in the public interest and there is no public benefit in maintaining the standard; and
- The variation does not raise any matter of State or Regional Significance.

On this basis, therefore, it is considered appropriate to exercise the flexibility provided by Clause 4.6 in the circumstances of this application.

APPENDIX 1

Architectural Plans



4 - 6 Bigge St, Warwick Farm NSW 2170

Development Application_Architectural Package
Revision B_08.07.19

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6055, APR 99 504 034 911

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
**General
Cover Sheet**

Scale	Project No.	Drawn by	North
NTS	18013	YX	
Status	Draw No.	Rev	
For Development Application	DA-000-000	B	

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turner@tdo.com.au

Drawing List

	Drawing No.	Drawing Name	Scale	Size	Rev.
General	DA-000-000	Cover Sheet	NTS	A1	B
	DA-001-001	Drawing List	NTS	A1	B
Context Plans					
	DA-100-101	Location Plan	1:500	A1	B
	DA-100-102	Site Analysis Plan	1:200	A1	B
	DA-100-200	Demolition Plan	1:100	A1	B
GA Plans					
	DA-110-007	Basement Plan	1:100	A1	B
	DA-110-008	Ground Level Plan	1:100	A1	B
	DA-110-010	Level 01 Plan	1:100	A1	B
	DA-110-020	Level 02 Plan	1:100	A1	B
	DA-110-030	Level 03 Plan	1:100	A1	B
	DA-110-040	Level 04 Plan	1:100	A1	B
	DA-110-050	Level 05 Plan	1:100	A1	B
	DA-110-060	Level 06 Plan	1:100	A1	B
	DA-110-070	Level 07 Plan	1:100	A1	B
	DA-110-080	Level 08 Plan	1:100	A1	B
	DA-110-090	Level 09 Plan	1:100	A1	B
	DA-110-110	Level 10 Plan	1:100	A1	B
	DA-110-120	Roof Plan	1:100	A1	B
GA Elevations					
	DA-250-010	West Elevation	1:200	A1	B
	DA-250-020	North Elevation	1:200	A1	B
	DA-250-030	East Elevation	1:200	A1	B
	DA-250-040	South Elevation	1:200	A1	B
GA Sections					
	DA-350-010	Section AA	1:200	A1	B
	DA-350-020	Section BB	1:200	A1	B

	Drawing No.	Drawing Name	Scale	Size	Rev.
Shadow Diagrams	DA-710-001	Shadow Diagrams	1:800	A1	B
	DA-710-002	Shadow Diagrams	1:800	A1	B
	DA-710-010	View From Sun Diagrams - 9am to 12:30pm	1:500	A1	B
	DA-710-020	View From Sun Diagrams - 1pm to 3pm	1:500	A1	B
GFA Diagrams					
	DA-720-001	GFA Diagrams/ GF-L5	1:200	A1	B
	DA-720-002	GFA Diagrams/ L6-L9	1:200	A1	B
Apartment Amenity					
	DA-730-010	Solar Access & Cross Ventilation	1:200	A1	B
	DA-730-020	Solar Access & Cross Ventilation	1:200	A1	B
Height Plane Massing Study					
	DA-810-010	Height Plane Massing Study	NTS	A1	B
Materials & Finishes					
	DA-830-010	Materials & Finishes Selection	1:100	A1	B
Deep soil & Communal open space					
	DA-850-001	Deep soil & Communal open space	1:200	A1	B
	DA-850-003	Communal Open Space Solar Diagram	1:200	A1	B
Adaptable Apartments					
	DA-880-010	Adaptable Apartments	1:100	A1	B
3D VIEWS					
	DA-900-009	Artist's Impression	NTS	A1	B
	DA-900-010	Artist's Impression	NTS	A1	B

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Scale	Project No.	18013	Drawn by	DF	North
NTS					
Status	Dwg No.	Rev			
For Development Application	DA-001-001	B			

Drawing Title
General
Drawing List

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turner@tdo.com.au



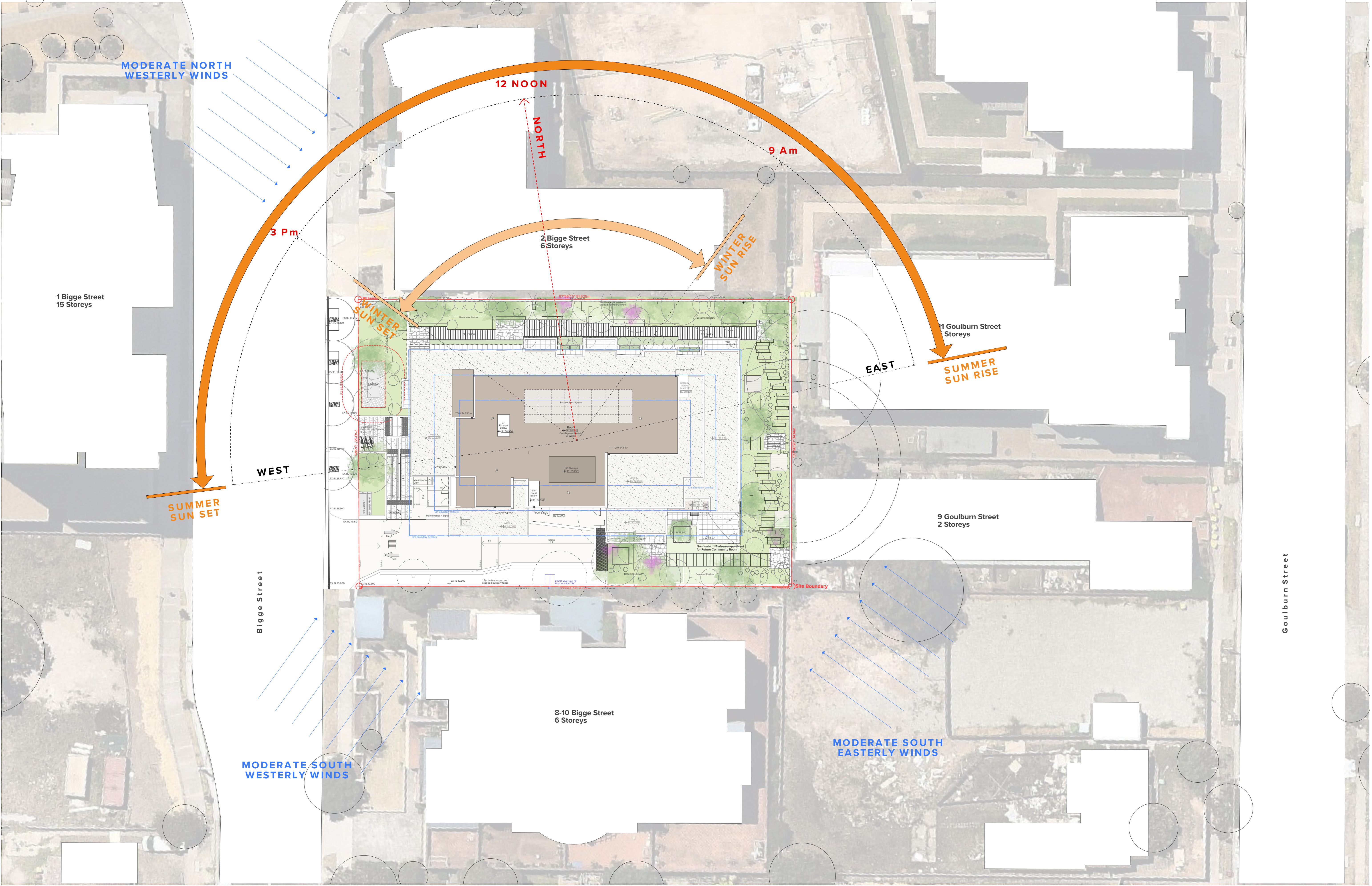
NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. NOTIFY TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev	Date	Approved by	Issue Name	Application
A	15.05.19	VS	Development Application	
B	08.07.19	VS	Development Application	

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Scale
1:500 @A1, 50%@A3
Project No. **18013**
Dwg No. **MM.YX**
Status **For Development Application**
Rev **B**



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. REPORT TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6895, APR 99 594 594 811

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
Context Plans
Site Analysis Plan

Scale
1:200 @A1, 50% @A3

Project No. **18013**

Dwg No. **DA-100-102**

Drawn by **MM, YX**

Rev **B**

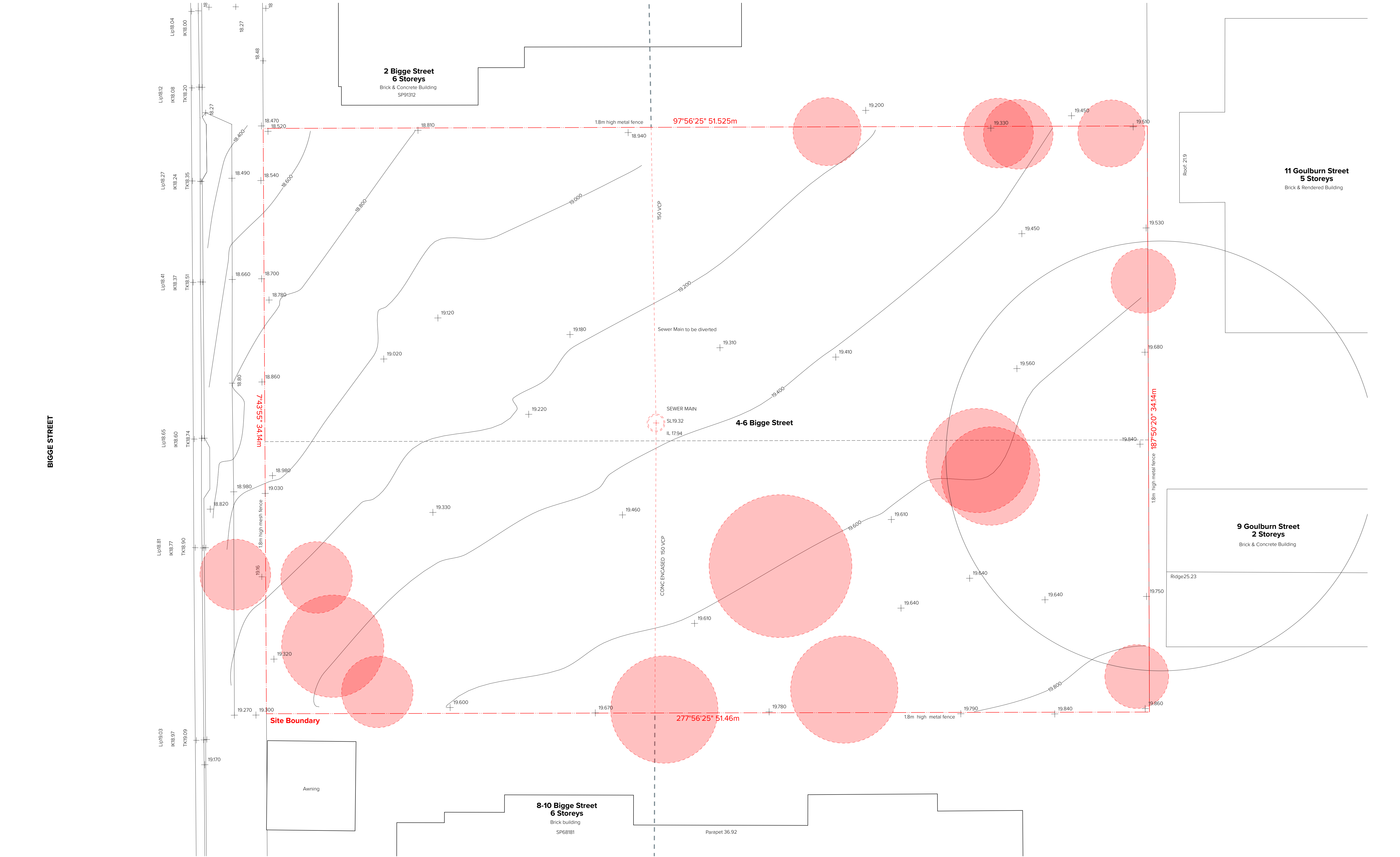
Status
For Development Application

North

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turner@turner.com.au



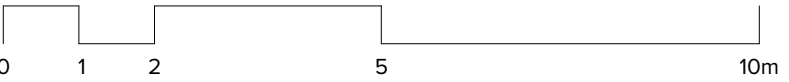
NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

 To be Demolished

Rev	Date	Approved by	Issue Name	Application
A	15.05.19	VS	Development	
B	08.07.19	VS	Development Application	

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia




Scale
1:100 @A1, 50% @A3
Status
For Development Application

Project No.
18013

Drawn by
MM,YX

Rev
B

North


Drawing Title
Context Plans
Demolition Plan

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

T +61 2 8668 0200
F +61 2 8668 0268
turnerbuild.com.au

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6055, APR 99 904 994 971

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

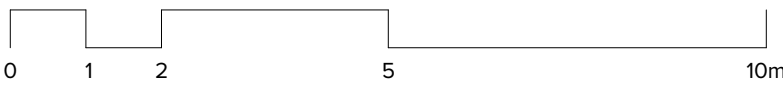
LEGEND

CPE	Car Park Exhaust	FFL	Finished Floor Level	LR	Lobby Relief	B	Bedroom	LDY	Laundry
CW	Cold Water	FIP	Fire Indicator Panel	OH	Horizontal Shading Device	BY	Balcony	TCE	Terrace
C	Comms	EWIS	Emergency Warning and Intercom System	SP	Stair Press	BT	Bathroom Type	S	Storage
EL	Electrical	FS	Fire Stair			D	Dining		
EX RL	Existing Relative Level	HI	Hydraulic Riser			E	Entry		
FEX	Fire Extinguisher	L	Lift			KT	Kitchen Type		

Rev	Date	Approved by	Issue Name	Application
A	20.05.19	VS	Development	Application
B	08.07.19	VS	Development	Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Plans
Basement Plan



Scale
1:100 @A1, 50% @A3
Status
For Development Application

Project No.
18013
Drawn by
DF,MM,YX
Rev
B

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turner@turner.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. REPORT TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476
Turner and Black Nicholas Turner 6055, APR 98 984 984 971

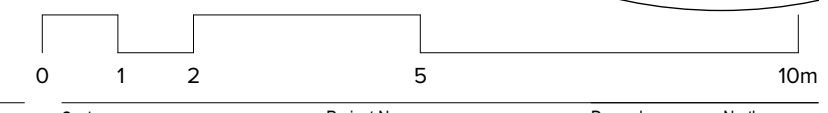
CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND	
CPE	Car Park Exhaust
CW	Cold Water
C	Comms
EL	Electrical
EX RL	Existing Relative Level
FEX	Fire Extinguisher
FFL	Finished Floor Level
FIP EWIS	Fire Indicator Panel Emergency Warning and Intercom System
FS	Fire Stair
H	Hydraulic Riser
L	Lift
LR	Lobby Relief
OH	Horizontal Shading Device
SP	Stair Press
B	Bedroom
BY	Balcony
BT	Bathroom Type
D	Dining
E	Entry
KT	Kitchen Type
LDY	Laundry
TCE	Terrace Storage

Rev	Date	Approved by	Issue Name	Application
A	15.05.19	VS	Development Application	
B	08.07.19	VS	Development Application	

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Plans
Ground Level Plan



Scale
1:100 @A1, 50% @A3

Project No. **18013**

Drawn by **DFMM, YX**

Status **For Development Application**

Dwg No. **DA-110-008**

Rev **B**

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0068
turner@turner.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to Nicholas Turner 6885, APR 98 984 394 871

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE Car Park Exhaust
CW Cold Water
C Comms
EL Electrical
EX RL Existing Relative Level
FEX Fire Extinguisher

FFL Finished Floor Level
FIP EWIS Fire Indicator Panel Emergency Warning and Intercom System
FS Fire Stair
H Hydraulic Riser
L Lift

LR Lobby Relief
OH Horizontal Shading Device
SP Stair Press

B Bedroom
BY Balcony
BT Bathroom Type
D Dining
E Entry
KT Kitchen Type

LDY Laundry
TCE Terrace
S Storage

Rev A
Date 15.05.19
Approved by VS
Issue Name Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Plans
Level 01 Plan

Scale
1:100 @A1, 50% @A3
Status For Development Application
Project No. 18013
Dwg No. DA-110-010
Drawn by DFMM, YX
Rev B
North

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turner@turner.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to Nicholas Turner 6885, APR 88 904 394 871

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE Car Park Exhaust
CW Cold Water
C Comms
EL Electrical
EX RL Existing Relative Level
FEX Fire Extinguisher

FFL Finished Floor Level
FIP EWIS Fire Indicator Panel Emergency Warning and Intercom System
FS Fire Stair
L Hydraulic Riser Lift

LR Lobby Relief
OH Horizontal Shading Device
SP Stair Press

B Bedroom
BY Balcony
BT Bathroom Type
D Dining
E Entry
KT Kitchen Type

LDY Laundry
TCE Terrace Storage

Rev A
Date 16.05.19
Approved by VS
Issue Name Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Plans
Level 02 Plan

Scale
1:100 @A1, 50% @A3
Status For Development Application
Project No. 18013
Dwg No. DA-110-020
Drawn by DFMM, YX
Rev B
North

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turner@turner.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE, THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476
Notwithstanding to Nicholas Turner 6895, ABN 96 594 394 871

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE Car Park Exhaust
CW Cold Water
C Comms
EL Electrical
EX RL Existing Relative Level
FEX Fire Extinguisher

FFL Finished Floor Level
FIP EWIS Fire Indicator Panel Emergency Warning and Intercom System
FS Fire Stair
H Hydraulic Riser
L Lift

LR Lobby Relief
OH Horizontal Shading Device
SP Stair Press

B Bedroom
BY Balcony
BT Bathroom Type
D Dining
E Entry
KT Kitchen Type

LDY Laundry
TCE Terrace
S Storage

Rev A 15.05.19 Approved by VS Issue Name Development Application
B 08.07.19 VS Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

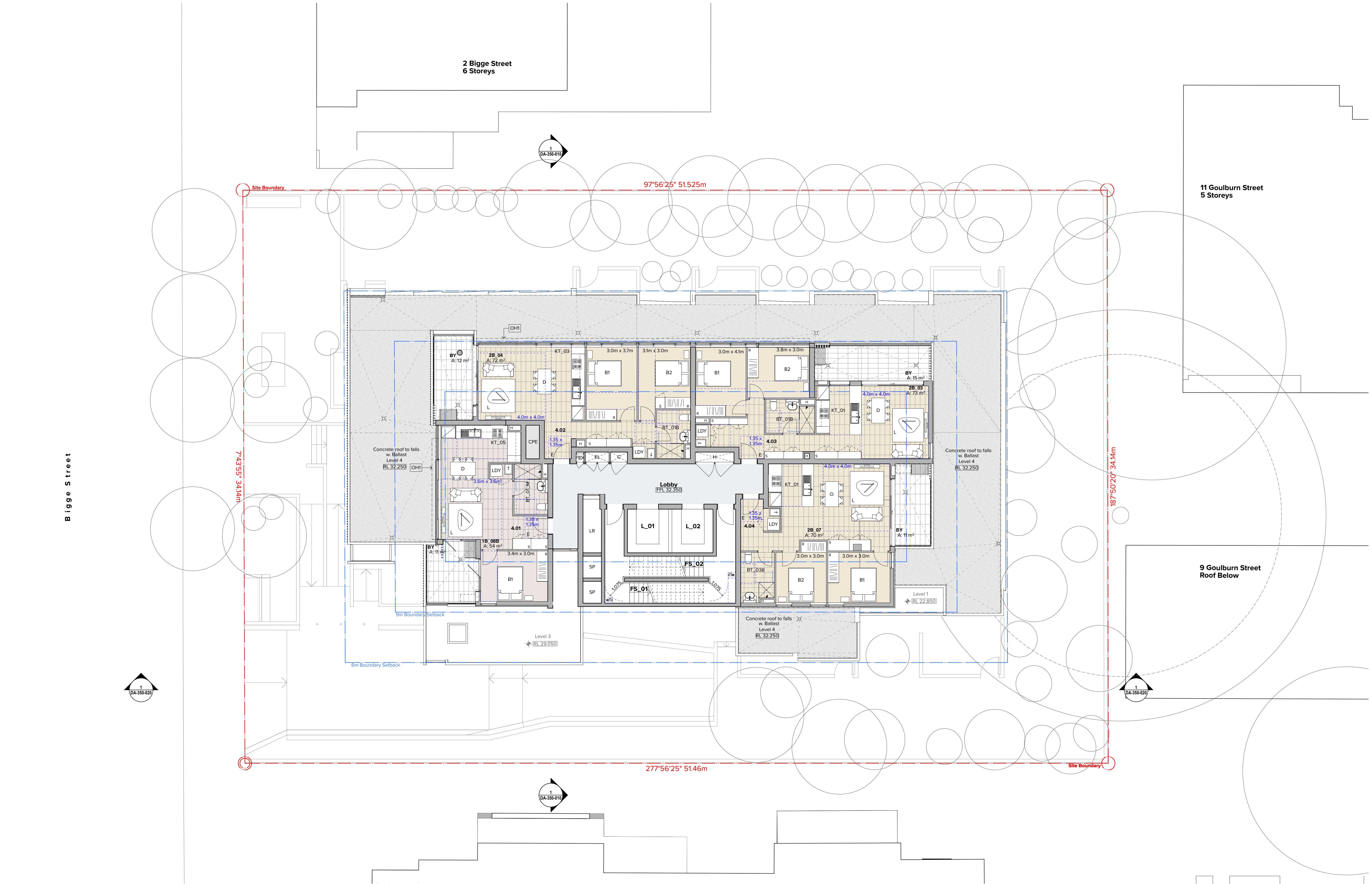
Drawing Title
GA Plans
Level 03 Plan

Scale
1:100 @A1, 50% @A3
Status
For Development Application
Project No.
18013
Dwg No.
DA-110-030
Drawn by
DFMM, YX
Rev
B
North
0 1 2 5 10m

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turner@turner.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 20476
Notwithstanding Andrew Nicholas Turner 6895, APR 99 994 994 971

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE Car Park Exhaust
CW Cold Water
C Comms
EL Electrical
EX RL Existing Relative Level
FEX Fire Extinguisher

FFL Finished Floor Level
FIP EWIS Fire Indicator Panel Emergency Warning and Intercom System
FS Fire Stair
H Hydraulic Riser
L Lift

LR Lobby Relief
OH Horizontal Shading Device
SP Stair Press

B Bedroom
BY Balcony
BT Bathroom Type
D Dining
E Entry
KT Kitchen Type

LDY Laundry
TCE Terrace
S Storage

Rev A
Date 15.05.19
Approved by VS
Issue Name Development Application
Application Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

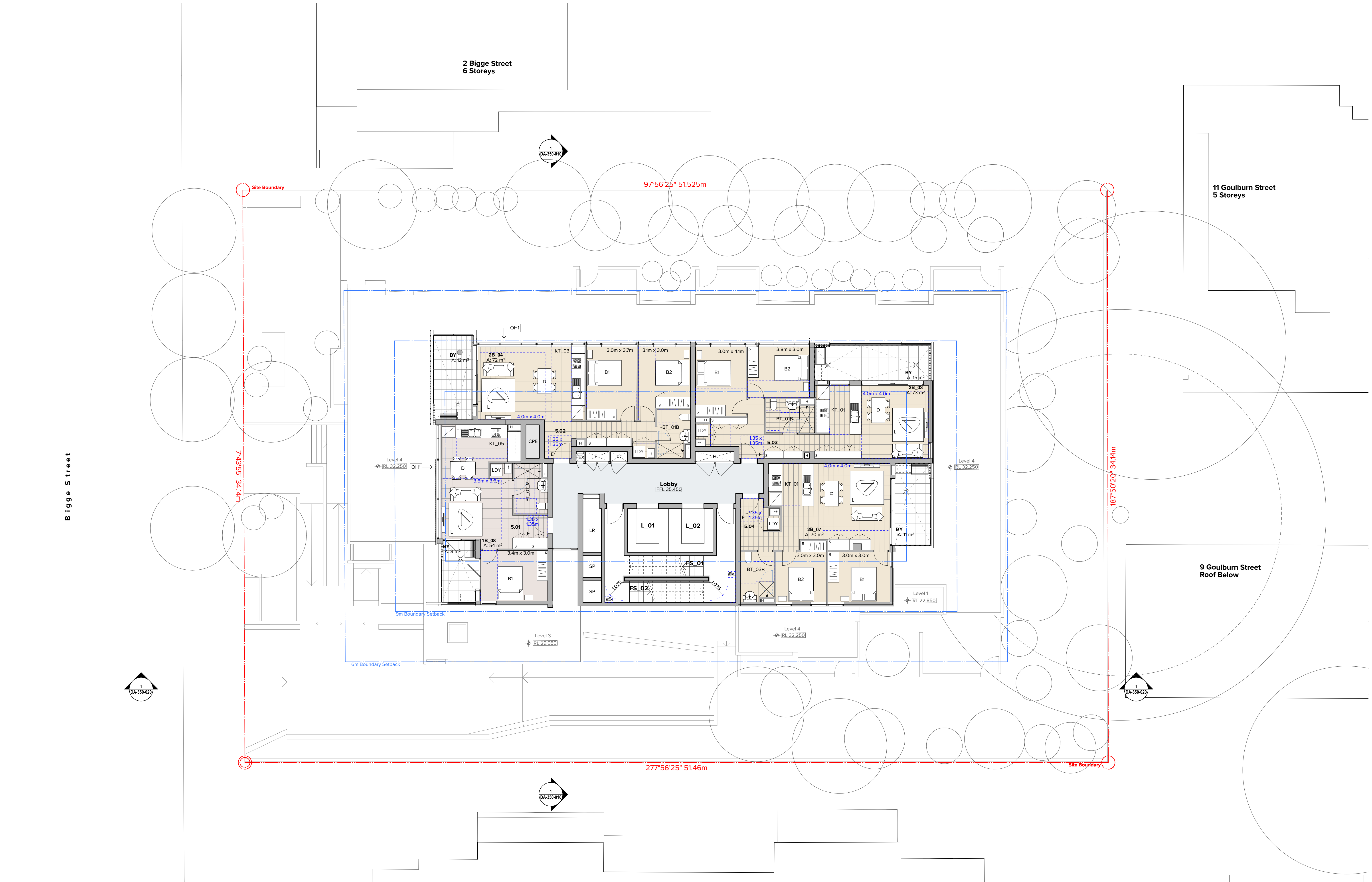
Drawing Title
GA Plans
Level 04 Plan

Scale
1:100 @A1, 50% @A3
Status For Development Application
Project No. 18013
Dwg No. DA-110-040
Drawn by DFMM, YX
Rev B

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0068
turner@turner.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 20476
Notwithstanding Andrew Nicholas Turner 6895, APR 99 994 994 971

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE Car Park Exhaust
CW Cold Water
C Comms
EL Electrical
EX RL Existing Relative Level
FEX Fire Extinguisher

FFL Finished Floor Level
FIP EWIS Fire Indicator Panel Emergency Warning and Intercom System
FS Fire Stair
H Hydraulic Riser
L Lift

LR Lobby Relief
OH Horizontal Shading Device
SP Stair Press

B Bedroom
BY Balcony
BT Bathroom Type
D Dining
E Entry
KT Kitchen Type

LDY Laundry
TCE Terrace
S Storage

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Plans
Level 05 Plan

Scale
1:100 @A1, 50% @A3
Status
For Development Application

Project No.
18013
Drawn by
DFMM, YX
Rev
B

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerbuild.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to Nicholas Turner 6895, APR 99 994 994 971

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE Car Park Exhaust
CW Cold Water
C Comms
EL Electrical
EX RL Existing Relative Level
FEX Fire Extinguisher

FFL Finished Floor Level
FIP EWIS Fire Indicator Panel Emergency Warning and Intercom System
FS Fire Stair
H Hydraulic Riser
L Lift

LR Lobby Relief
OH Horizontal Shading Device
SP Stair Press

B Bedroom
BY Balcony
BT Bathroom Type
D Dining
E Entry
KT Kitchen Type

LDY Laundry
TCE Terrace
S Storage

Rev A
Date 15.05.19
Approved by VS
Issue Name Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

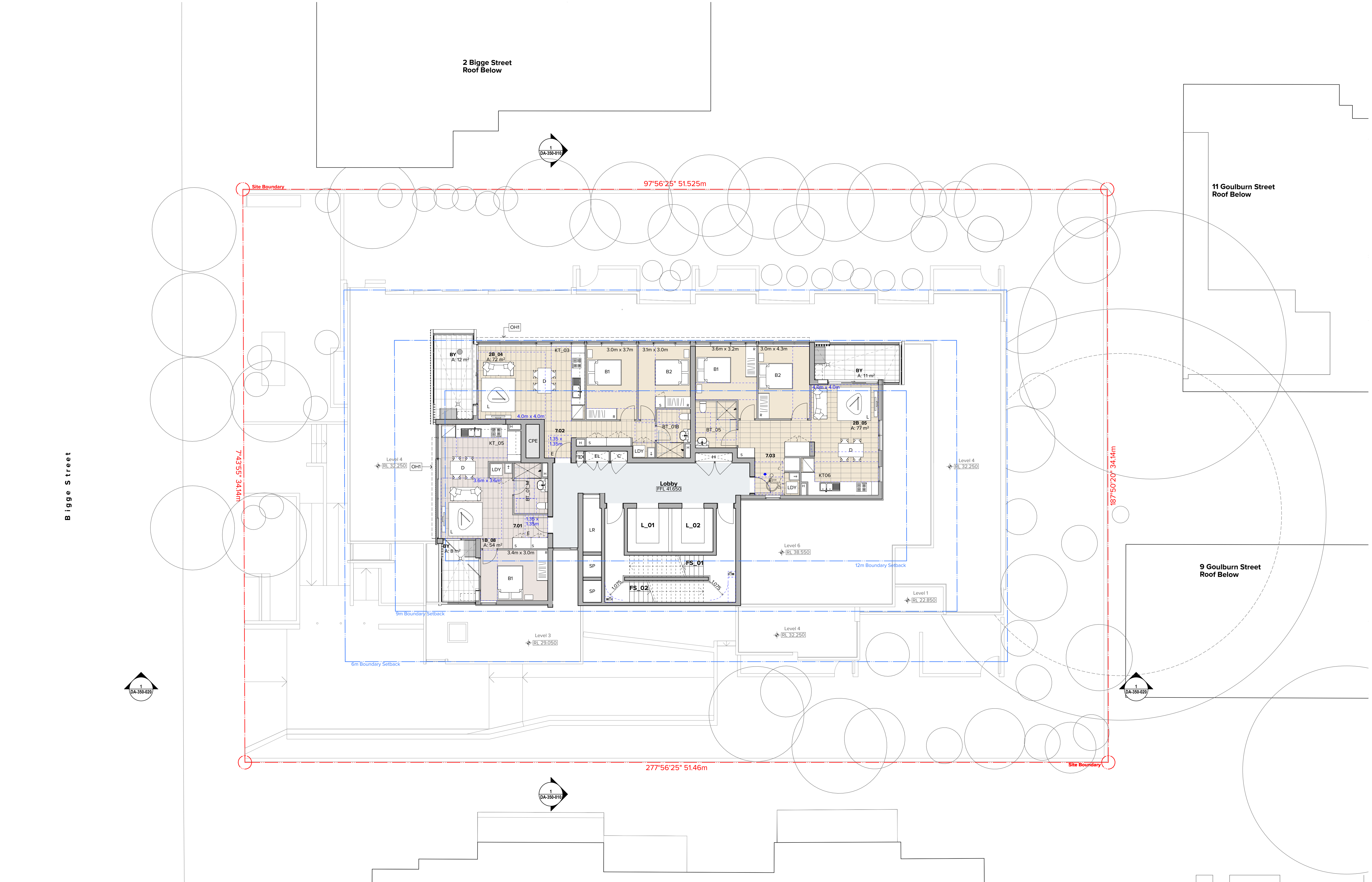
Drawing Title
GA Plans
Level 06 Plan

Scale
1:100 @A1, 50% @A3
Status
For Development Application

Project No. 18013
Drawn by DFMM, YX
Rev B
Dwg No. DA-110-060

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerstudio.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476
Notwithstanding to Nicholas Turner 6895, APR 99 994 994 971

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE Car Park Exhaust
CW Cold Water
C Comms
EL Electrical
EX RL Existing Relative Level
FEX Fire Extinguisher

FFL Finished Floor Level
FIP EWIS Fire Indicator Panel Emergency Warning and Intercom System
FS Fire Stair
H Hydraulic Riser
L Lift

LR Lobby Relief
OH Horizontal Shading Device
SP Stair Press

B Bedroom
BY Balcony
BT Bathroom Type
D Dining
E Entry
KT Kitchen Type

LDY Laundry
TCE Terrace
S Storage

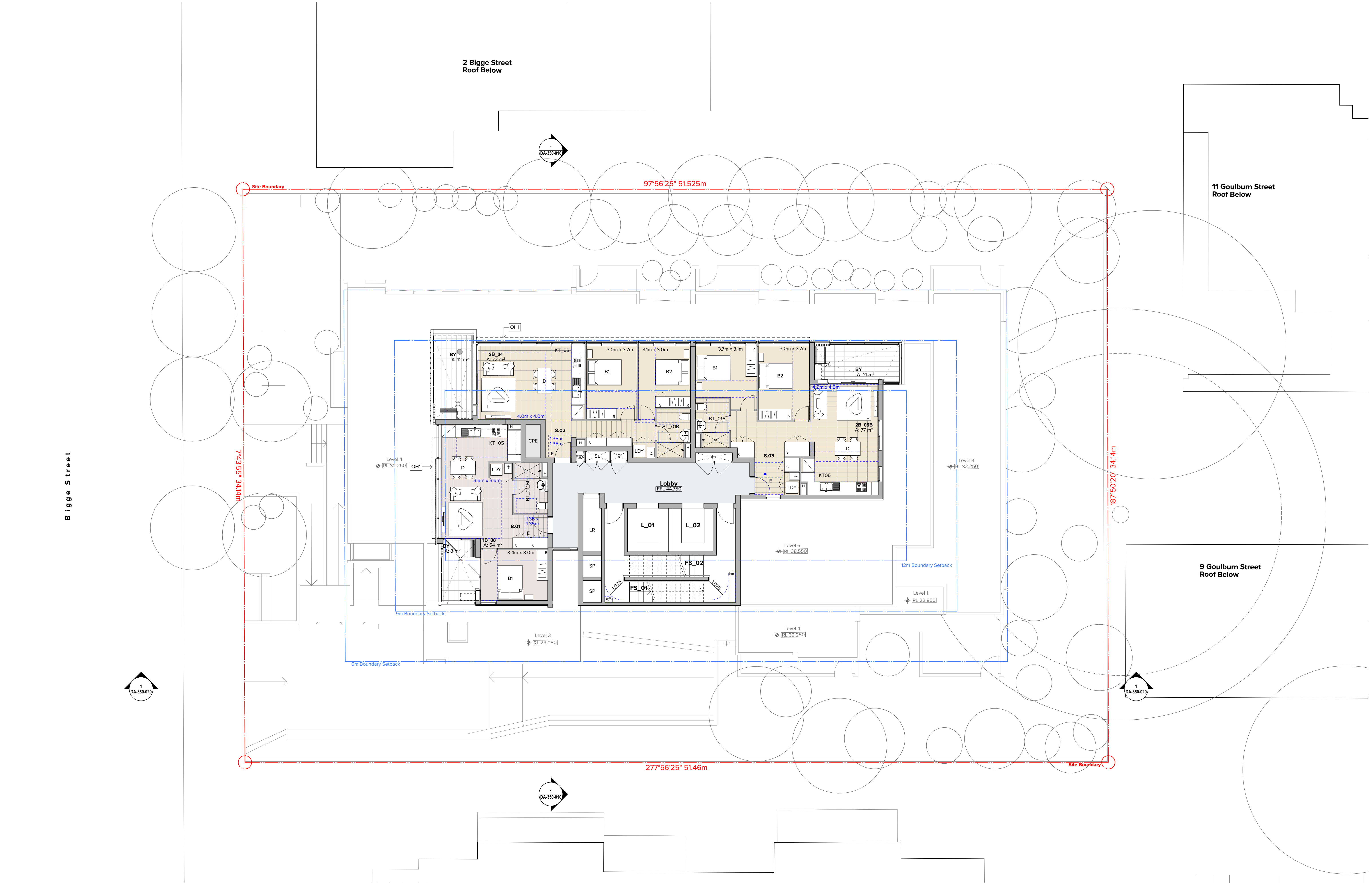
Rev A
Date 15.05.19
Approved by VS
Issue Name Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia
Drawing Title
GA Plans
Level 07 Plan

Scale
1:100 @A1, 50% @A3
Status
For Development Application
Project No.
18013
Drawn by
DFMM, YX
Rev
B
North
0 1 2 5 10m

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerbuild.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476
Notwithstanding to which Nicholas Turner 6895, APR 99 994 994 971

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE	Car Park Exhaust	FFL	Finished Floor Level	LR	Lobby Relief	B	Bedroom	LDY	Laundry
CW	Cold Water	FIP	Fire Indicator Panel	OH	Horizontal Shading Device	BY	Balcony	TCE	Terrace
C	Comms	EWIS	Emergency Warning and Intercom System	SP	Stair Press	BT	Bathroom Type	S	Storage
EL	Electrical	FS	Fire Stair			D	Dining		
EX RL	Existing Relative Level	H	Hydraulic Riser			E	Entry		
FEX	Fire Extinguisher	L	Lift			KT	Kitchen Type		

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

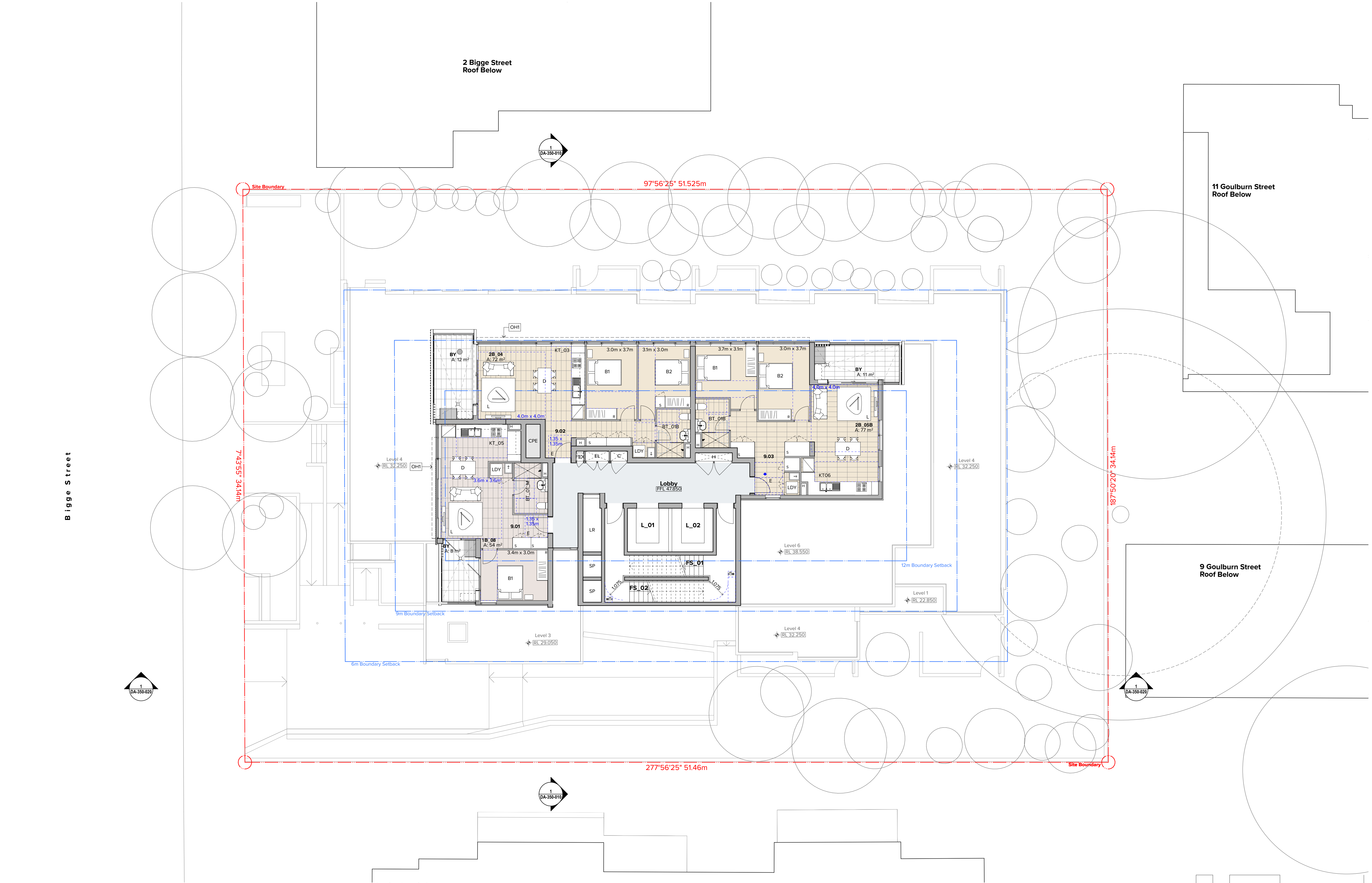
Drawing Title
GA Plans
Level 08 Plan



Scale
1:100 @A1, 50% @A3
Status
For Development Application
Project No.
18013
Drawn by
DFMM, YX
Rev
B

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerbuild.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 23476
Notwithstanding And/Or Nicholas Turner 6895, APR 99 994 994 971

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE Car Park Exhaust
CW Cold Water
C Comms
EL Electrical
EX RL Existing Relative Level
FEX Fire Extinguisher

FFL Finished Floor Level
FIP EWIS Fire Indicator Panel Emergency Warning and Intercom System
FS Fire Stair
L Hydraulic Riser Lift

LR Lobby Relief
OH Horizontal Shading Device
SP Stair Press

B Bedroom
BY Balcony
BT Bathroom Type
D Dining
E Entry
KT Kitchen Type

LDY Laundry
TCE Terrace
S Storage

Rev A
Date 15.05.19
Approved by VS
Issue Name Development Application

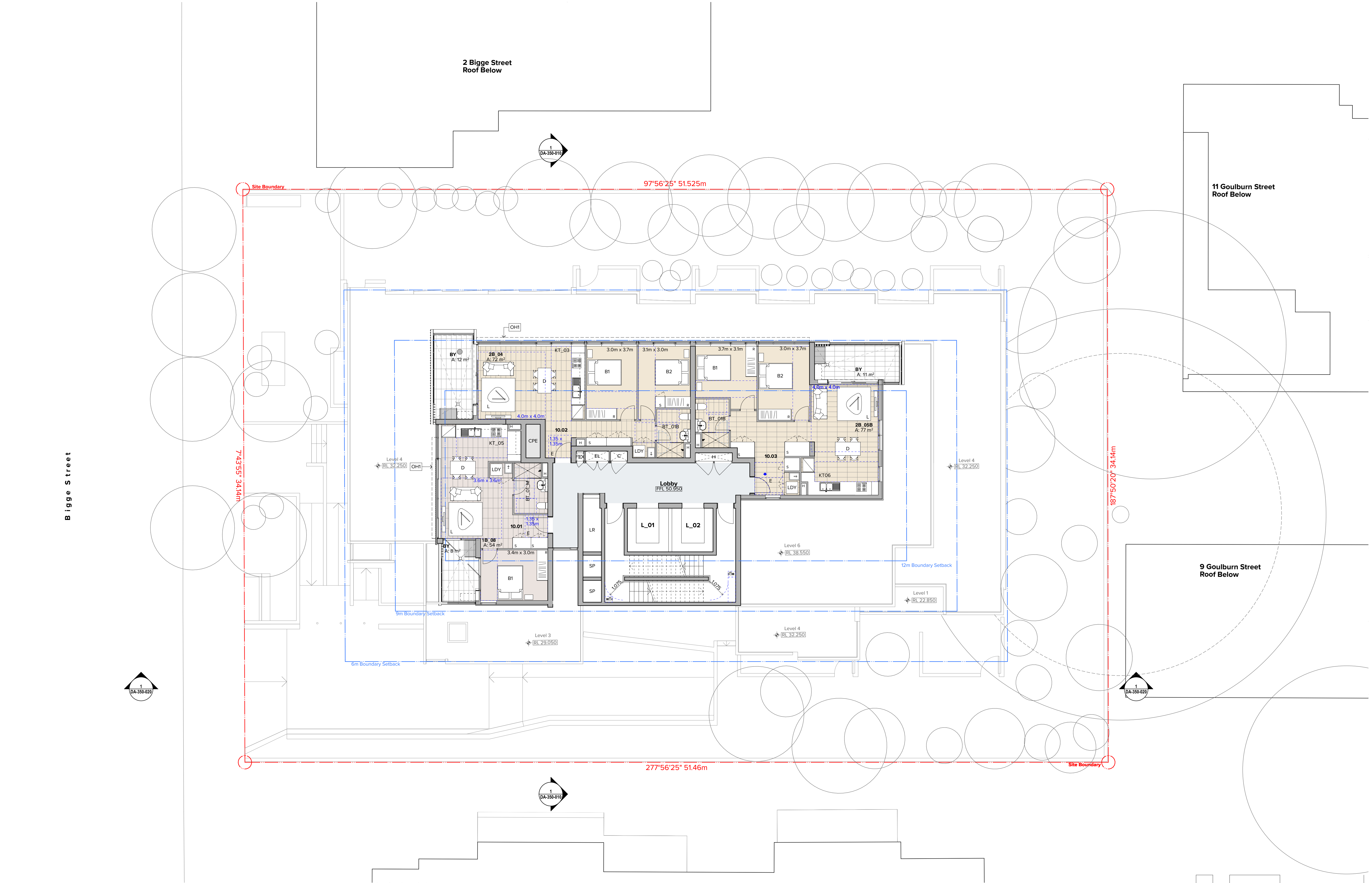
Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Plans
Level 09 Plan

Scale
1:100 @A1, 50% @A3
Status For Development Application
Project No. 18013
Dwg No. DA-110-090
Drawn by DFMM, YX
Rev B
North

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE, THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to Nicholas Turner 6895, APR 99 994 994 971

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

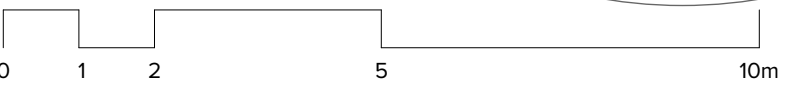
LEGEND

CPE	Car Park Exhaust	FFL	Finished Floor Level	LR	Lobby Relief	B	Bedroom	LDY	Laundry
CW	Cold Water	FIP	Fire Indicator Panel	OH	Horizontal Shading Device	BY	Balcony	TCE	Terrace
C	Comms	EWIS	Emergency Warning and Intercom System	SP	Stair Press	BT	Bathroom Type	S	Storage
EL	Electrical	FS	Fire Stair			D	Dining		
EX RL	Existing Relative Level	H	Hydraulic Riser			E	Entry		
FEX	Fire Extinguisher	L	Lift			KT	Kitchen Type		

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

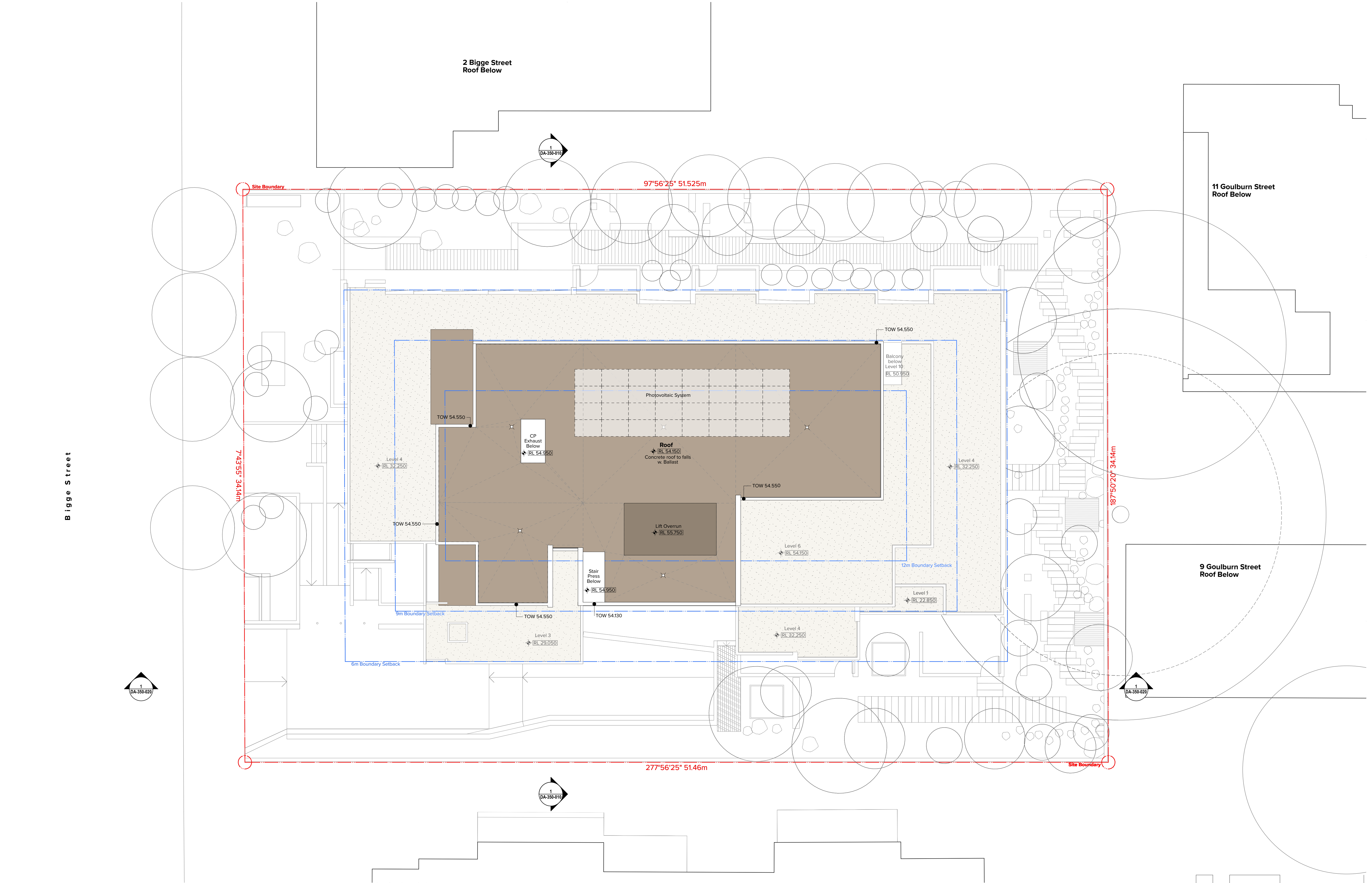
Drawing Title
GA Plans
Level 10 Plan



Scale
1:100 @A1, 50% @A3
Status
For Development Application
Project No.
18013
Drawn by
DFMM, YX
Rev
B

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerstudio.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 23476
Notwithstanding to Nicholas Turner 6055, APR 99 904 094 811

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

LEGEND

CPE	Car Park Exhaust	FFL	Finished Floor Level	LR	Lobby Relief	B	Bedroom	LDY	Laundry
CW	Cold Water	FIP EWIS	Fire Indicator Panel Emergency Warning and Intercom System	OH	Horizontal Shading Device	BY	Balcony	TCE	Terrace
C	Comms	FS	Fire Stair	SP	Stair Press	BT	Bathroom Type	S	Storage
EL	Electrical	H	Hydraulic Riser			D	Dining		
EX RL	Existing Relative Level	L	Lift			E	Entry		
FEX	Fire Extinguisher					KT	Kitchen Type		

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Plans
Roof Plan



Scale
1:100 @A1, 50% @A3
Status
For Development Application

Project No.
18013

Drawn by
DFMM, YX

Rev
B

Dwg No.
DA-110-120

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerbuilds.com.au



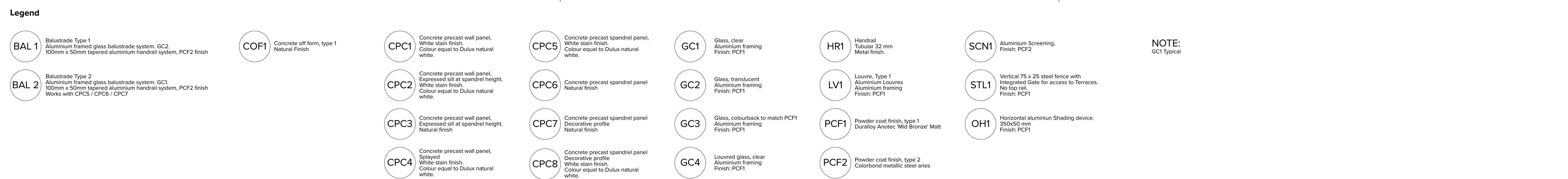
Legend

<div>BAL 1</div> <div>Balustrade Type 1 Aluminium framed glass balustrade system. GC2. 100mm x 50mm tapered aluminium handrail system, PCF2 finish</div>	<div>COF1</div> <div>Concrete off form, type 1 Natural Finish</div>	<div>CPC1</div> <div>Concrete precast wall panel, White stain finish. Colour equal to Dulux natural white.</div>	<div>CPC5</div> <div>Concrete precast spandrel panel, White stain finish. Colour equal to Dulux natural white.</div>	<div>GC1</div> <div>Glass, clear Aluminium framing Finish: PCF1</div>	<div>HR1</div> <div>Handrail Tubular 32 mm Metal finish.</div>	<div>SCN1</div> <div>Aluminium Screening, Finish: PCF2</div>	<div>NOTE: GC1 Typical</div>
<div>BAL 2</div> <div>Balustrade Type 2 Aluminium framed glass balustrade system. GC1. 100mm x 50mm tapered aluminium handrail system, PCF2 finish Works with CPC5 / CPC6 / CPC7</div>	<div>CPC2</div> <div>Concrete precast wall panel, Expressed sill at spandrel height. White stain finish. Colour equal to Dulux natural white.</div>	<div>CPC6</div> <div>Concrete precast spandrel panel Natural finish</div>	<div>GC2</div> <div>Glass, translucent Aluminium framing Finish: PCF1</div>	<div>LV1</div> <div>Louvre, Type 1 Aluminium Louvres Aluminium framing Finish: PCF1</div>	<div>STL1</div> <div>Vertical 75 x 25 steel fence with Integrated Gate for access to Terraces. No top rail. Finish: PCF1</div>		
	<div>CPC3</div> <div>Concrete precast wall panel, Expressed sill at spandrel height. Natural finish</div>	<div>CPC7</div> <div>Concrete precast spandrel panel Decorative profile Natural finish</div>	<div>GC3</div> <div>Glass, colourback to match PCF1 Aluminium framing Finish: PCF1</div>	<div>PCF1</div> <div>Powder coat finish, type 1 Duralloy Anotec 'Mid Bronze' Matt</div>	<div>OH1</div> <div>Horizontal aluminium Shading device. 350x50 mm Finish: PCF1</div>		
	<div>CPC4</div> <div>Concrete precast wall panel, Splayed White stain finish. Colour equal to Dulux natural white.</div>	<div>CPC8</div> <div>Concrete precast spandrel panel Decorative profile White stain finish. Colour equal to Dulux natural white.</div>	<div>GC4</div> <div>Louved glass, clear Aluminium framing Finish: PCF1</div>	<div>PCF2</div> <div>Powder coat finish, type 2 Colorbond metallic steel aries</div>			

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING
IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
NOTIFY TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED.
USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to whomsoever, 4005, 4006, 4007, 4008, 4009, 4010, 4011, 4012, 4013, 4014, 4015, 4016, 4017, 4018, 4019, 4020, 4021, 4022, 4023, 4024, 4025, 4026, 4027, 4028, 4029, 4030, 4031, 4032, 4033, 4034, 4035, 4036, 4037, 4038, 4039, 4040, 4041, 4042, 4043, 4044, 4045, 4046, 4047, 4048, 4049, 4050, 4051, 4052, 4053, 4054, 4055, 4056, 4057, 4058, 4059, 4060, 4061, 4062, 4063, 4064, 4065, 4066, 4067, 4068, 4069, 4070, 4071, 4072, 4073, 4074, 4075, 4076, 4077, 4078, 4079, 4080, 4081, 4082, 4083, 4084, 4085, 4086, 4087, 4088, 4089, 4090, 4091, 4092, 4093, 4094, 4095, 4096, 4097, 4098, 4099, 4100, 4101, 4102, 4103, 4104, 4105, 4106, 4107, 4108, 4109, 4110, 4111, 4112, 4113, 4114, 4115, 4116, 4117, 4118, 4119, 4120, 4121, 4122, 4123, 4124, 4125, 4126, 4127, 4128, 4129, 4130, 4131, 4132, 4133, 4134, 4135, 4136, 4137, 4138, 4139, 4140, 4141, 4142, 4143, 4144, 4145, 4146, 4147, 4148, 4149, 4150, 4151, 4152, 4153, 4154, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4164, 4165, 4166, 4167, 4168, 4169, 4170, 4171, 4172, 4173, 4174, 4175, 4176, 4177, 4178, 4179, 4180, 4181, 4182, 4183, 4184, 4185, 4186, 4187, 4188, 4189, 4190, 4191, 4192, 4193, 4194, 4195, 4196, 4197, 4198, 4199, 4200, 4201, 4202, 4203, 4204, 4205, 4206, 4207, 4208, 4209, 4210, 4211, 4212, 4213, 4214, 4215, 4216, 4217, 4218, 4219, 4220, 4221, 4222, 4223, 4224, 4225, 4226, 4227, 4228, 4229, 4230, 4231, 4232, 4233, 4234, 4235, 4236, 4237, 4238, 4239, 4240, 4241, 4242, 4243, 4244, 4245, 4246, 4247, 4248, 4249, 4250, 4251, 4252, 4253, 4254, 4255, 4256, 4257, 4258, 4259, 4260, 4261, 4262, 4263, 4264, 4265, 4266, 4267, 4268, 4269, 4270, 4271, 4272, 4273, 4274, 4275, 4276, 4277, 4278, 4279, 4280, 4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290, 4291, 4292, 4293, 4294, 4295, 4296, 4297, 4298, 4299, 4300, 4301, 4302, 4303, 4304, 4305, 4306, 4307, 4308, 4309, 4310, 4311, 4312, 4313, 4314, 4315, 4316, 4317, 4318, 4319, 4320, 4321, 4322, 4323, 4324, 4325, 4326, 4327, 4328, 4329, 4330, 4331, 4332, 4333, 4334, 4335, 4336, 4337, 4338, 4339, 4340, 4341, 4342, 4343, 4344, 4345, 4346, 4347, 4348, 4349, 4350, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4358, 4359, 4360, 4361, 4362, 4363, 4364, 4365, 4366, 4367, 4368, 4369, 4370, 4371, 4372, 4373, 4374, 4375, 4376, 4377, 4378, 4379, 4380, 4381, 4382, 4383, 4384, 4385, 4386, 4387, 4388, 4389, 4390, 4391, 4392, 4393, 4394, 4395, 4396, 4397, 4398, 4399, 4400, 4401, 4402, 4403, 4404, 4405, 4406, 4407, 4408, 4409, 4410, 4411, 4412, 4413, 4414, 4415, 4416, 4417, 4418, 4419, 4420, 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4684, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000, 5001, 5002, 5003, 5004, 5005, 5006, 5007, 5008, 5009, 5010, 5011, 5012, 5013, 5014, 5015, 5016, 5017, 5018, 5019, 5020, 5021, 5022, 5023, 5024, 5025, 5026, 5027, 5028, 5029, 5030, 5031, 5032, 5033, 5034, 5035, 5036, 5037, 5038, 5039, 5040, 5041, 5042, 5043, 5044, 5045, 5046, 5047, 5048, 5049, 5050, 5051, 5052, 5053, 5054, 5055, 5056, 5057, 5058, 5059, 5060, 5061, 5062, 5063, 5064, 5065, 5066, 5067, 5068, 5069, 5070, 5071, 5072, 5073, 5074, 5075, 5076, 5077, 5078, 5079, 5080, 5081, 5082, 5083, 5084, 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5094, 5095, 5096, 5097, 5098, 5099, 5100, 5101, 5102, 5103, 5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5129, 5130, 5131, 5132, 5133, 5134, 5135, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5155, 5156, 5157, 5158, 5159, 5160, 5161, 5162, 5163, 5164, 5165, 5166, 5167, 5168, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5179, 5180, 5181, 5182, 5183, 5184, 5185, 5186, 5187, 5188, 5189, 5190, 5191, 5192, 5193, 5194, 5195, 5196, 5197, 5198, 5199, 5200, 5201, 5202, 5203, 5204, 5205, 5206, 5207, 5208, 5209, 5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222, 5223, 5224, 5225, 5226, 5227, 5228, 5229, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255, 5256, 5257, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271, 5272, 5273, 5274, 5275, 5276, 5277, 5278, 5279, 5280, 5281, 5282, 5283, 5284, 5285, 5286, 5287, 5288, 5289, 5290, 5291, 5292, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5318, 5319, 5320, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5329, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5344, 5345, 5346, 5347, 5348, 5349, 5350, 5351, 5352, 5353, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371, 5372, 5373, 5374, 5375, 5376, 5377, 5378, 5379, 5380, 5381, 5382, 5383, 5384, 5385, 5386, 5387, 5388, 5389, 5390, 5391, 5392, 5393, 5394, 5395, 5396, 5397, 5398, 5399, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5408, 5409, 5410, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5420, 5421, 5422, 5423, 5424, 5425, 5426, 5427, 5428, 5429, 5430, 5431, 5432, 5433, 5434, 5435, 5436, 5437, 5438, 5439, 5440, 5441, 5442, 5443, 5444, 5445, 5446, 5447, 5448, 5449, 5450, 5451, 5452, 5453, 5454, 5455, 5456, 5457, 5458, 5459, 5460, 5461, 5462, 5463, 5464, 5465, 5466, 5467, 5468, 5469, 5470, 5471, 5472, 5473, 5474, 5475, 5476, 5477, 5478, 5479, 5480, 5481, 5482, 5483, 5484, 5485, 5486, 5487, 5488, 5489, 5490, 5491, 5492, 5493, 5494, 5495, 5496, 5497, 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5530, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 5599, 5600, 5601, 5602, 5603, 5604, 5605, 5606, 5607, 5608, 5609, 5610, 5611, 5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5632, 5633, 5634, 5635, 5636, 5637, 5638, 5639, 5640, 5641, 5642, 5643, 5644, 5645, 5646, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715, 5716, 5717, 5718, 5719, 5720, 5721, 5722, 5723, 5724, 5725, 5726, 5727, 5728, 5729, 5730, 5731, 5732, 5733, 5734, 5735, 5736, 5737, 5738, 5739, 5740, 5741, 5742, 5743, 5744, 5745, 5746, 5747, 5748, 5749, 5750, 5751, 5752, 5753, 5754, 5755, 5756, 5757, 5758, 5759, 5760, 5761, 5762, 5763, 5764, 5765, 5766, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5779, 5780, 5781, 5782, 5783, 5784, 5785, 5786, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795, 5796, 5797, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5805, 5806, 5807,



Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA



Legend

- BAL 1** Balustrade Type 1
Aluminium framed glass balustrade system. GC2
100mm x 50mm tapered aluminium handrail system, PCF2 finish

BAL 2 Balustrade Type 2
Aluminium framed glass balustrade system. GC1
100mm x 50mm tapered aluminium handrail system, PCF2 finish
Works with CPC5 / CPC6 / CPC7
- COF1** Concrete off form, type 1
Natural Finish
- CPC1** Concrete precast wall panel,
White stain finish.
Colour equal to Dulux natural white.

CPC2 Concrete precast wall panel,
Expressed sill at spandrel height.
White stain finish.
Colour equal to Dulux natural white.

CPC3 Concrete precast wall panel,
Expressed sill at spandrel height.
Natural finish

CPC4 Concrete precast wall panel,
Splayed
White stain finish.
Colour equal to Dulux natural white.
- CPC5** Concrete precast spandrel panel,
White stain finish.
Colour equal to Dulux natural white.

CPC6 Concrete precast spandrel panel
Natural finish

CPC7 Concrete precast spandrel panel
Decorative profile
Natural finish

CPC8 Concrete precast spandrel panel
Decorative profile
White stain finish.
Colour equal to Dulux natural white.
- GC1** Glass, clear
Aluminium framing
Finish: PCF1

GC2 Glass, translucent
Aluminium framing
Finish: PCF1

GC3 Glass, colourback to match PCF1
Aluminium framing
Finish: PCF1

GC4 Louvred glass, clear
Aluminium framing
Finish: PCF1
- HR1** Handrail
Tubular 32 mm
Metal finish.

LV1 Louvre, Type 1
Aluminium Louvres
Aluminium framing
Finish: PCF1

PCF1 Powder coat finish, type 1
Duralloy Anotec 'Mid Bronze' Matt

PCF2 Powder coat finish, type 2
Colorbond metallic steel aries
- SCN1** Aluminium Screening.
Finish: PCF2

STL1 Vertical 75 x 25 steel fence with
Integrated Gate for access to Terraces.
No top rail.
Finish: PCF1

OH1 Horizontal aluminium Shading device.
350x50 mm
Finish: PCF1

NOTE:
GC1 Typical

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Turnerwater Architect Nicholas Turner 0855 4894 984/984 971

Rev	Date	Approved by	Issue Name
A	28.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Elevations
East Elevation

Scale 1:200 @A1, 50% @A3	Project No. 18013	Drawn by DF
Status For Development Application	Dwg No. DA-250-030	Rev B

North ↑

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turner@tda.com.au



Legend

BAL 1 Balustrade Type 1 Aluminium framed glass balustrade system. GC2 100mm x 50mm tapered aluminium handrail system, PCF2 finish	COF1 Concrete off form, type 1 Natural Finish	CPC1 Concrete precast wall panel, White stain finish. Colour equal to Dulux natural white.	CPC5 Concrete precast spandrel panel, White stain finish. Colour equal to Dulux natural white.	GC1 Glass, clear Aluminium framing Finish: PCF1	HR1 Handrail Tubular 32 mm Metal finish.	SCN1 Aluminium Screening. Finish: PCF2	NOTE: GC1 Typical
BAL 2 Balustrade Type 2 Aluminium framed glass balustrade system. GC1. 100mm x 50mm tapered aluminium handrail system, PCF2 finish Works with CPC5 / CPC6 / CPC7		CPC2 Concrete precast wall panel, Expressed sill at spandrel height. White stain finish. Colour equal to Dulux natural white.	CPC6 Concrete precast spandrel panel Natural finish	GC2 Glass, translucent Aluminium framing Finish: PCF1	LV1 Louvre, Type 1 Aluminium Louvres Aluminium framing Finish: PCF1	STL1 Vertical 75 x 25 steel fence with Integrated Gate for access to Terraces. No top rail. Finish: PCF1	
		CPC3 Concrete precast wall panel, Expressed sill at spandrel height. Natural finish	CPC7 Concrete precast spandrel panel Decorative profile Natural finish	GC3 Glass, colourback to match PCF1 Aluminium framing Finish: PCF1	PCF1 Powder coat finish, type 1 Duralloy Anotec 'Mid Bronze' Matt	OH1 Horizontal aluminium Shading device. 350x50 mm Finish: PCF1	
		CPC4 Concrete precast wall panel, Splayed White stain finish. Colour equal to Dulux natural white.	CPC8 Concrete precast spandrel panel Decorative profile White stain finish. Colour equal to Dulux natural white.	GC4 Louvred glass, clear Aluminium framing Finish: PCF1	PCF2 Powder coat finish, type 2 Colorbond metallic steel aries		

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FOURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to whomsoever, the liability of the Engineer shall not be limited by any limitation of the liability of the Engineer.

Rev	Date	Approved by	Issue Name	Application
A	28.05.19	VS	Development Application	
B	08.07.19	VS	Development Application	

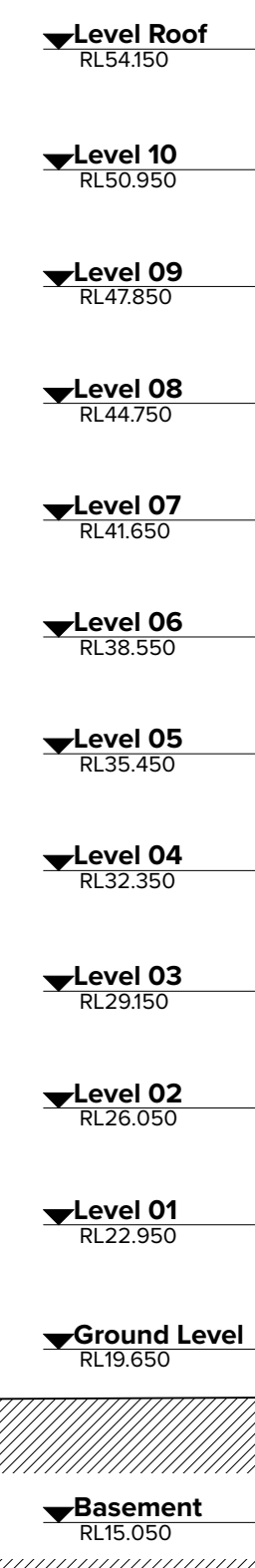
Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Elevations
South Elevation

Scale 1:200 @A1, 50% @A3	Project No. 18013	Drawn by DF	North ↑
Status For Development Application	Dwg No. DA-250-040	Rev B	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0200
F +61 2 8668 0268
turner@turner.com.au



CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018


Rev	Date	Approved by	Issue Name
A	28.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title

GA Sections
Section AA



Scale 1:200 @A1, 50% @A3 Project No. 18013 Drawn by DF North 
Status _____ Dwg No. _____ Rev _____
For Development Application **DA-350-010** **B**

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 20476
Notwithstanding to: Nicholas Turner 6955, APR 99 594 094 971

Rev	Date	Approved by	Issue Name	Application
A	28.05.19	VS	Development Application	
B	08.07.19	VS	Development Application	

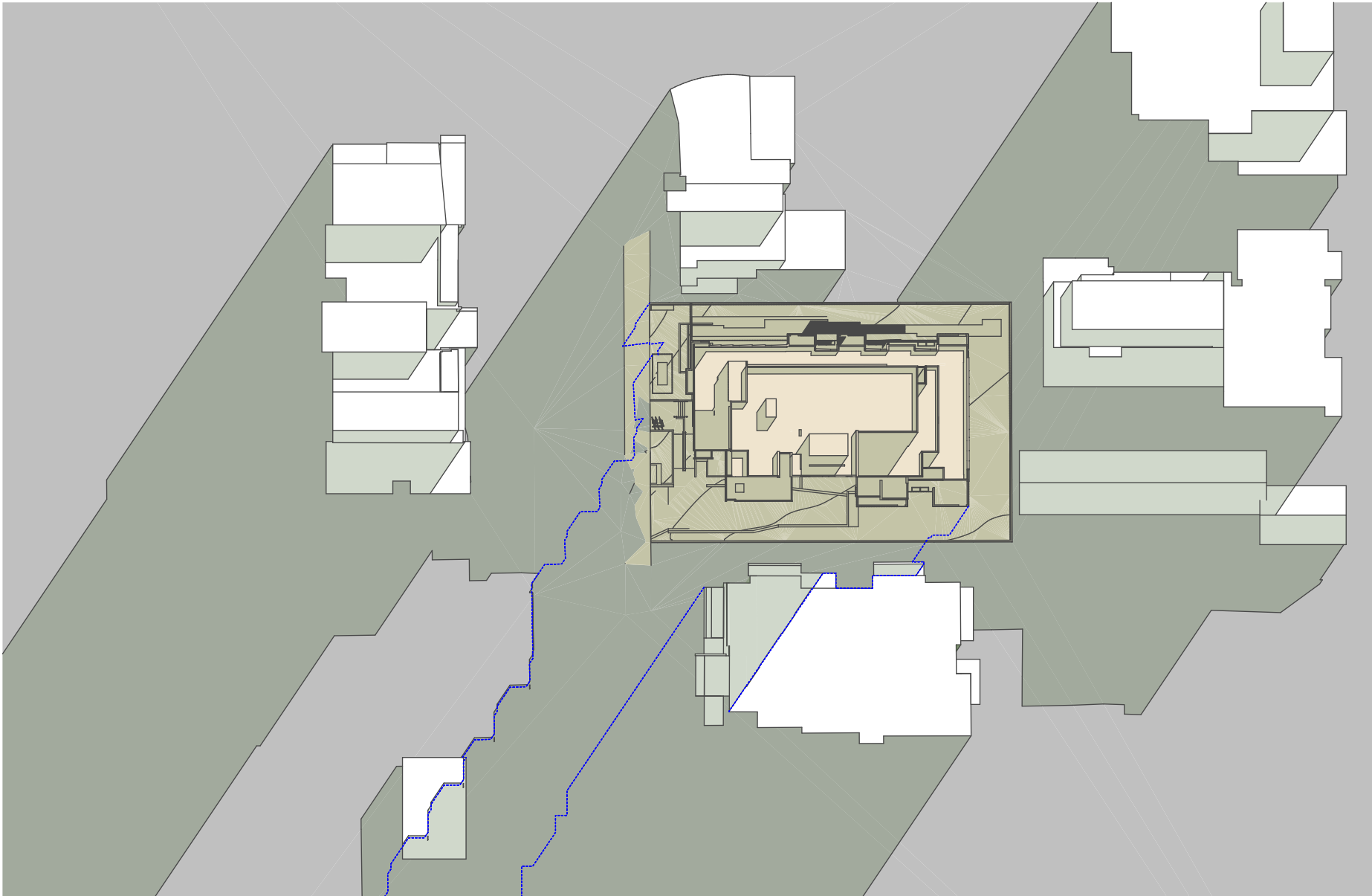
Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
GA Sections
Section BB

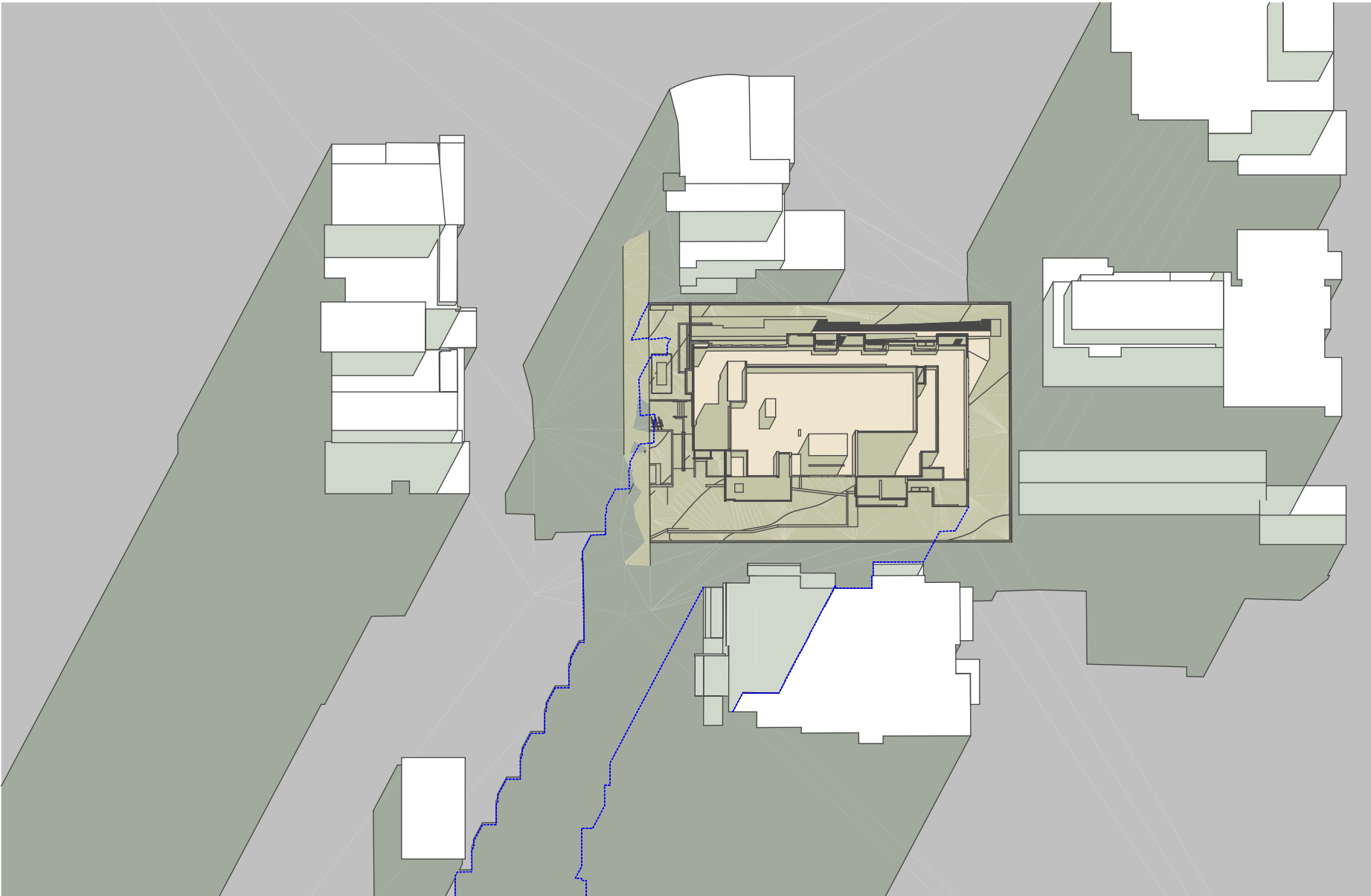
Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	18013	DF	↑
Status	Dwg No.	Rev	
For Development Application	DA-350-020	B	

TURNER

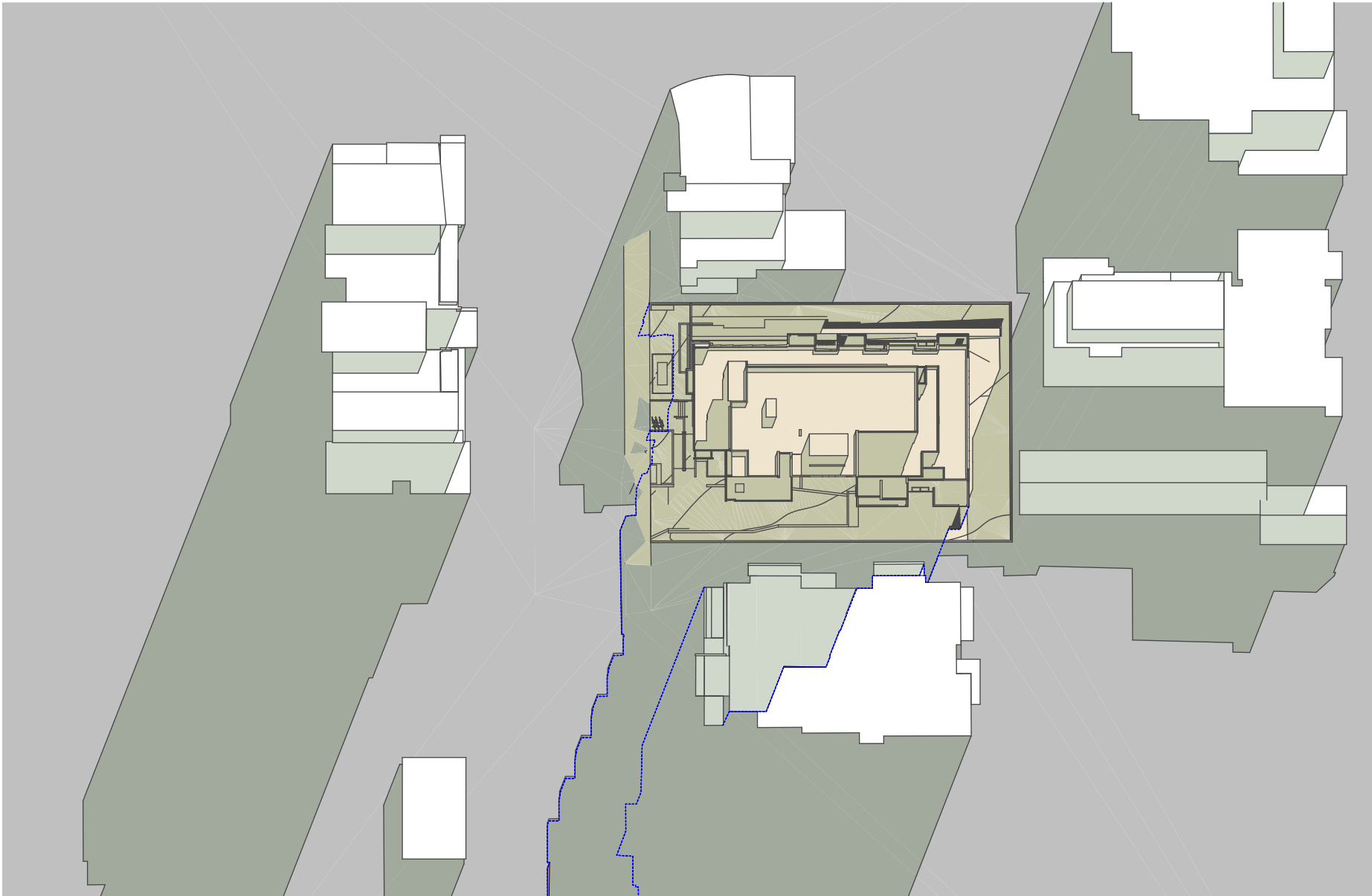
Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turner@tdc.com.au



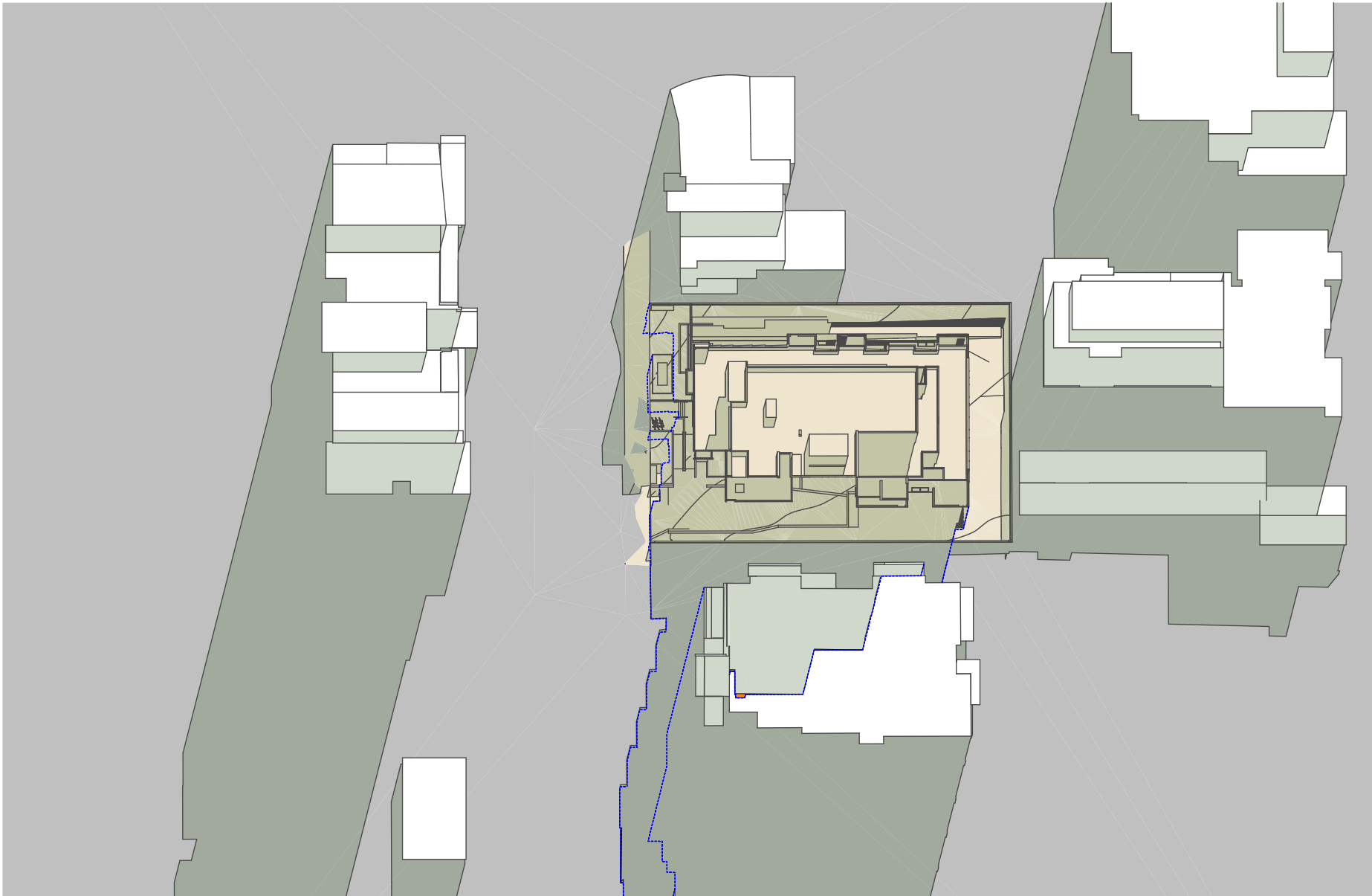
9am



9:30am



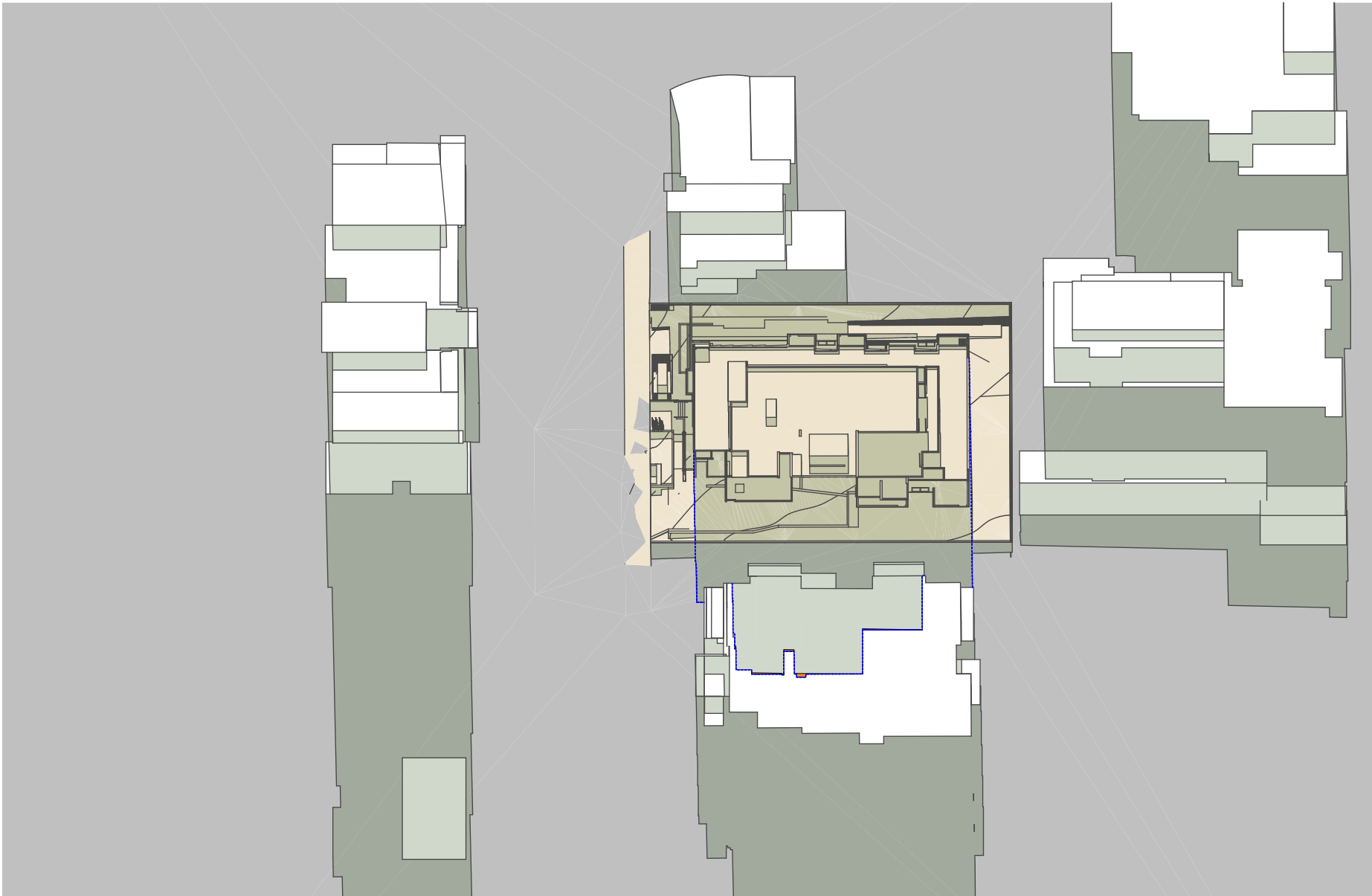
10am



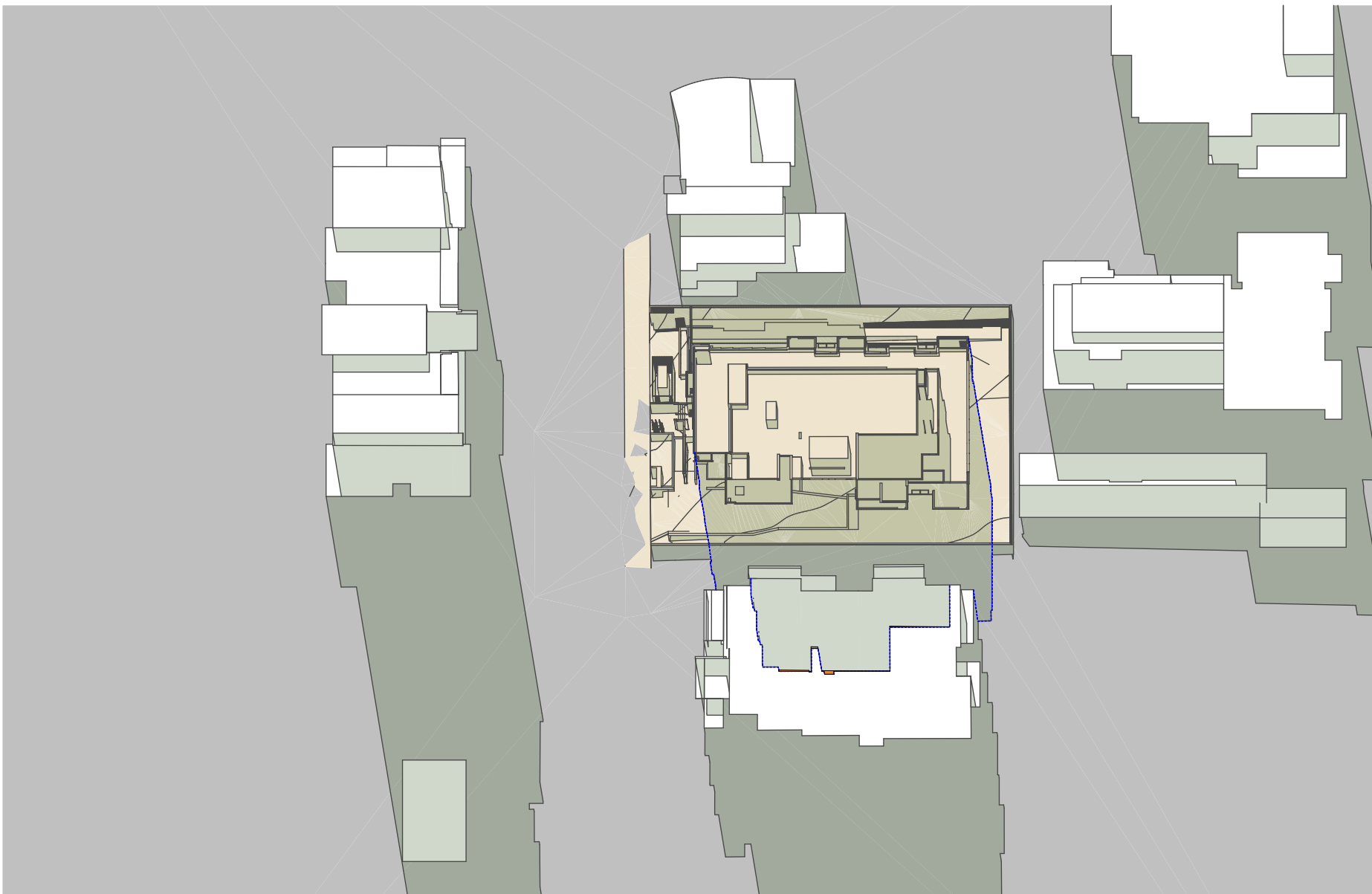
10:30am



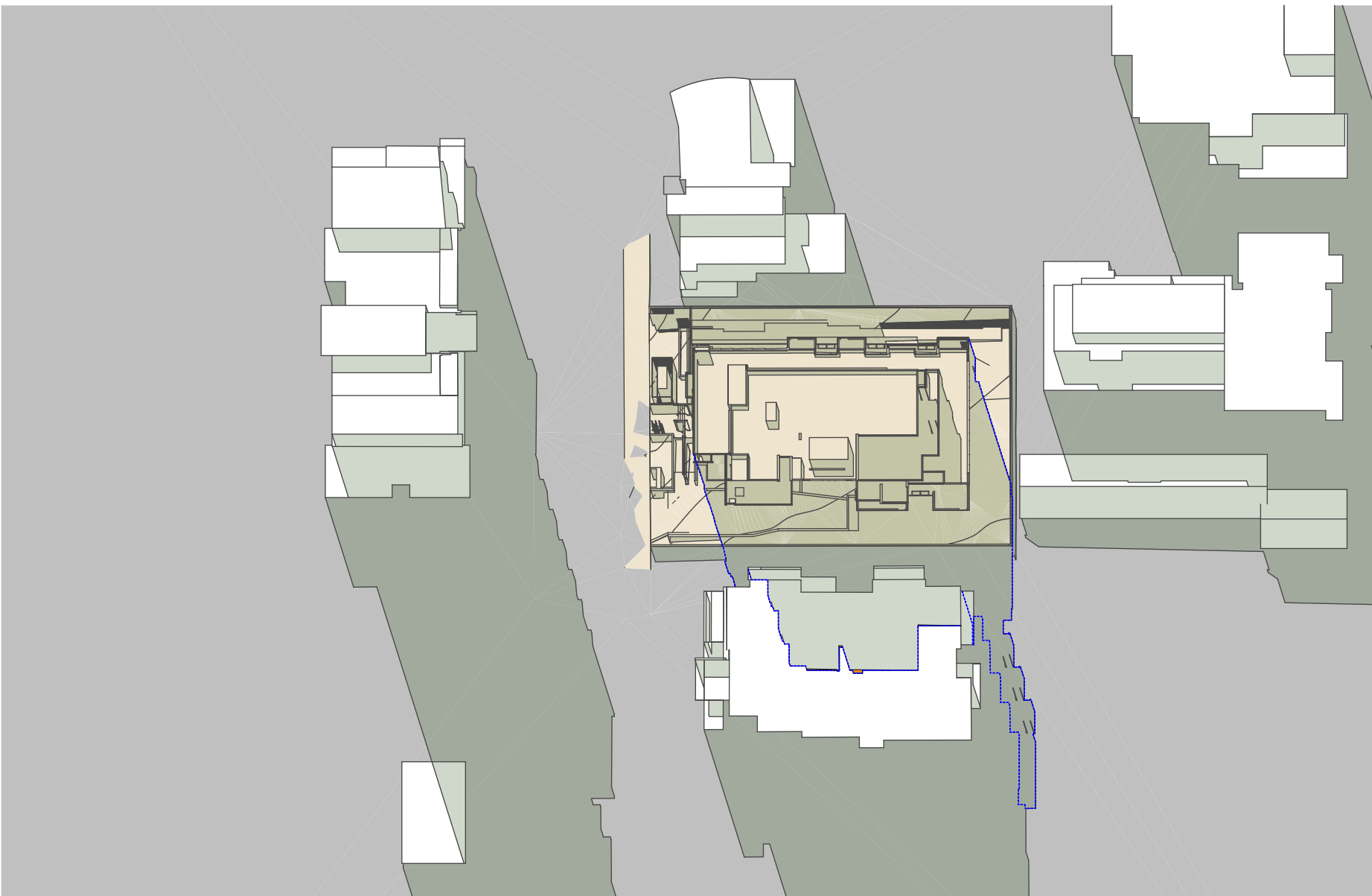
11am



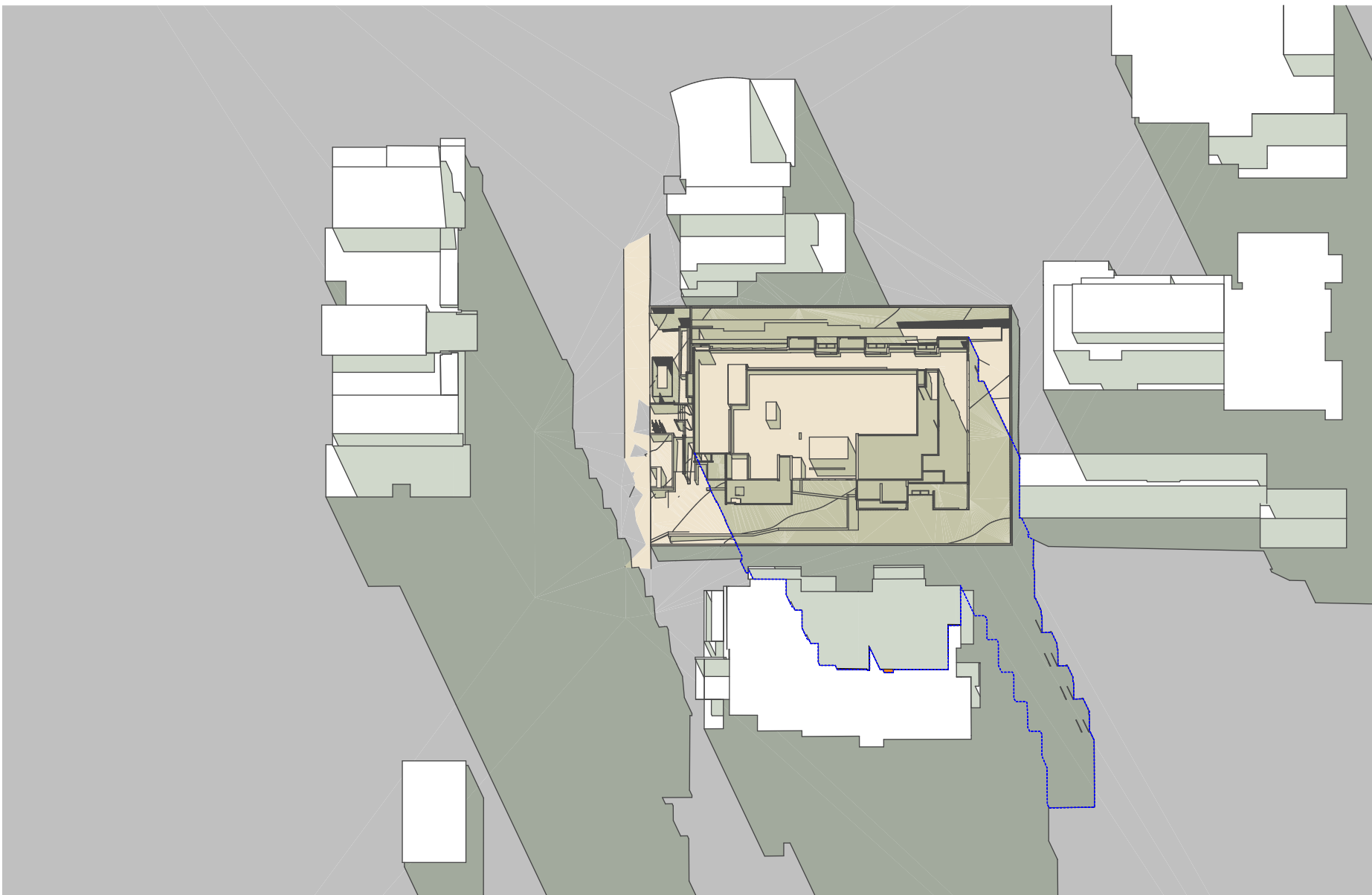
11:30am



12pm



12:30pm



1pm

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476
Notified Architect Nicholas Turner 6955, APR 99 594 394 911

Rev	Date	Approved by	Issue Name	Application
A	23.05.19	VS	Development Application	
B	08.07.19	VS	Development Application	

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
Shadow Diagrams
Shadow Diagrams

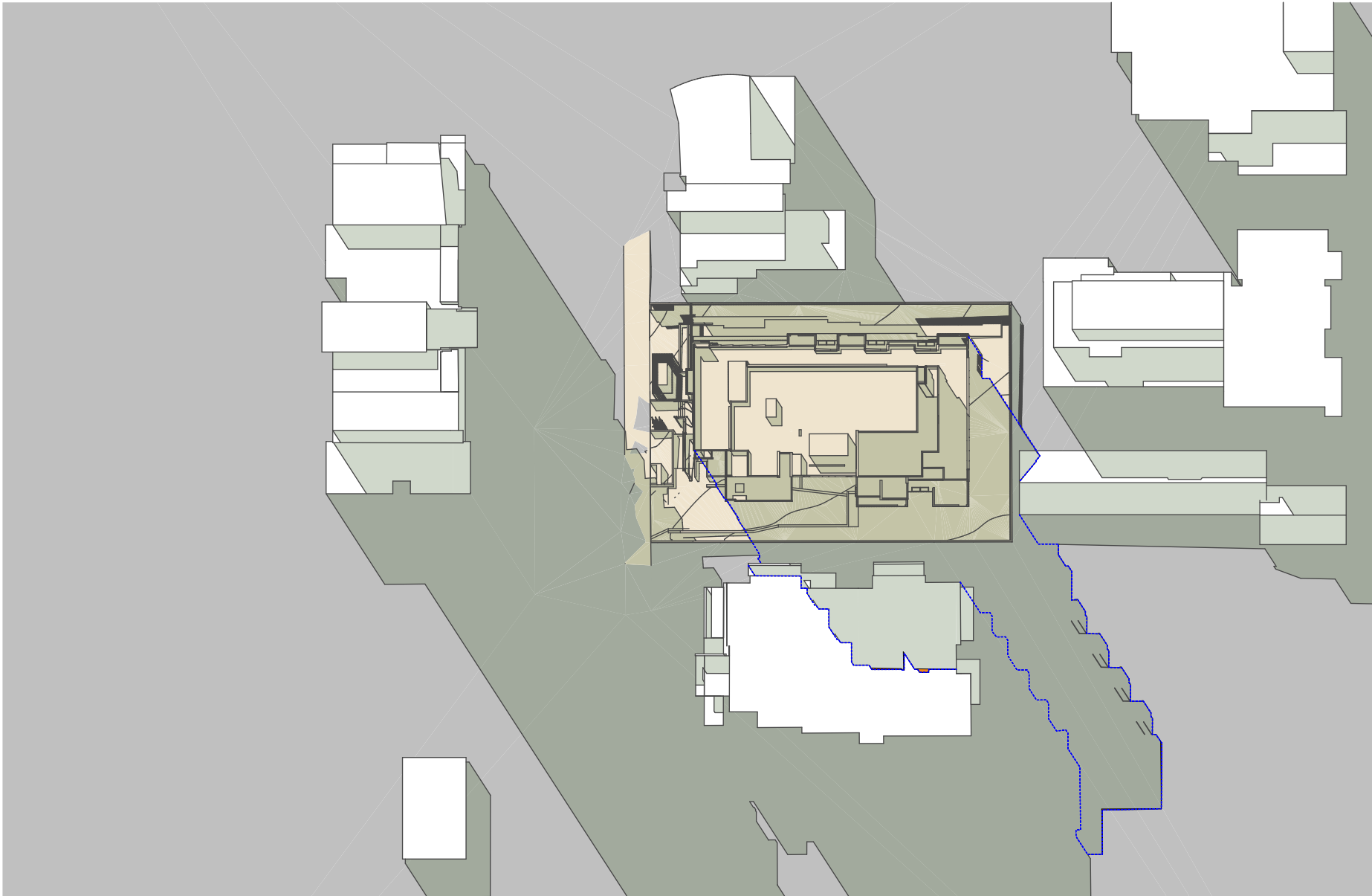
Scale
1:800 @A1, 50% @A3

Project No.	18013	Drawn by	YX, MM
Status	For Development Application	Rev	B

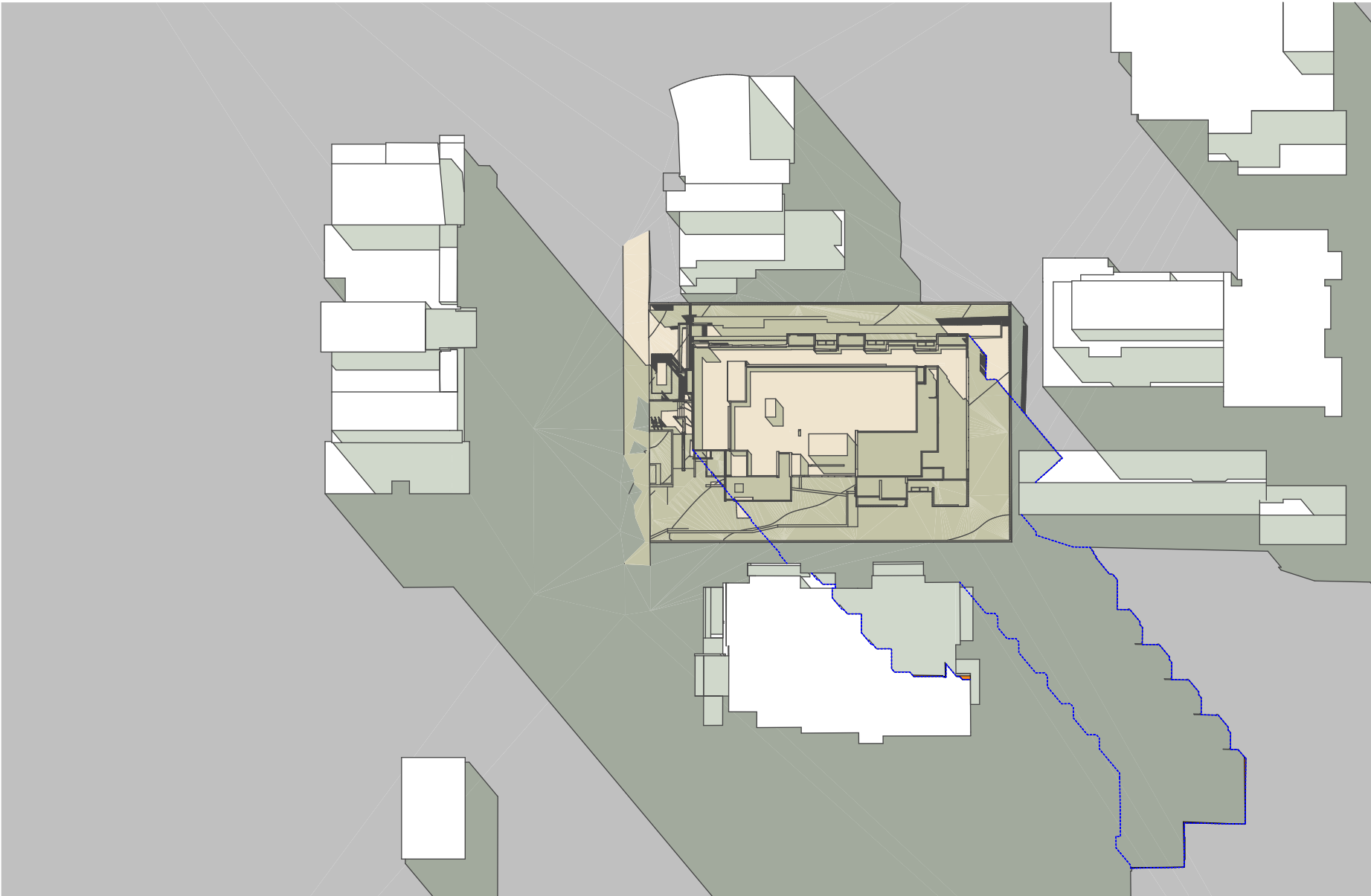
TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

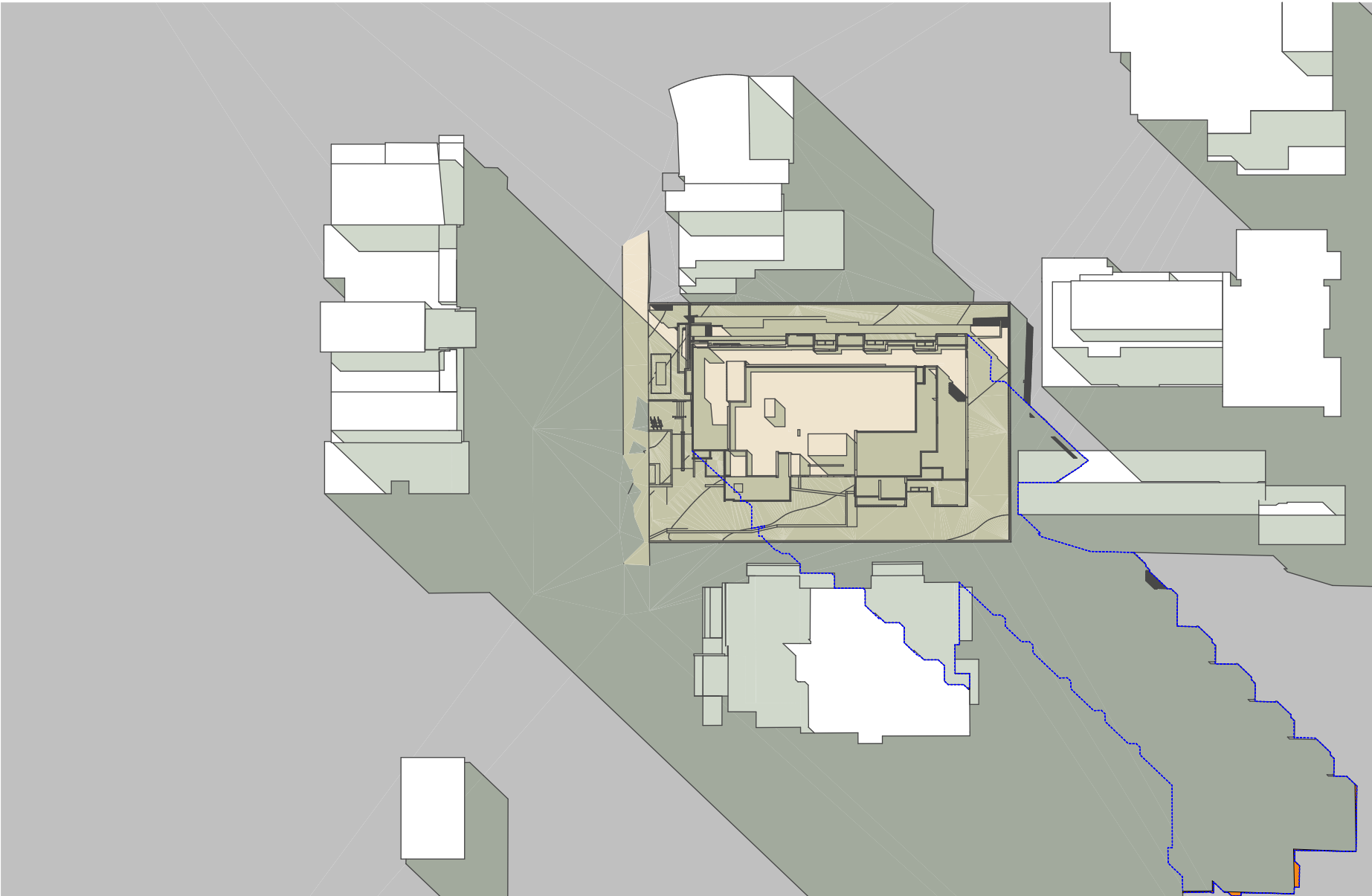
T +61 2 8668 0000
F +61 2 8668 0068
turnerbuild.com.au



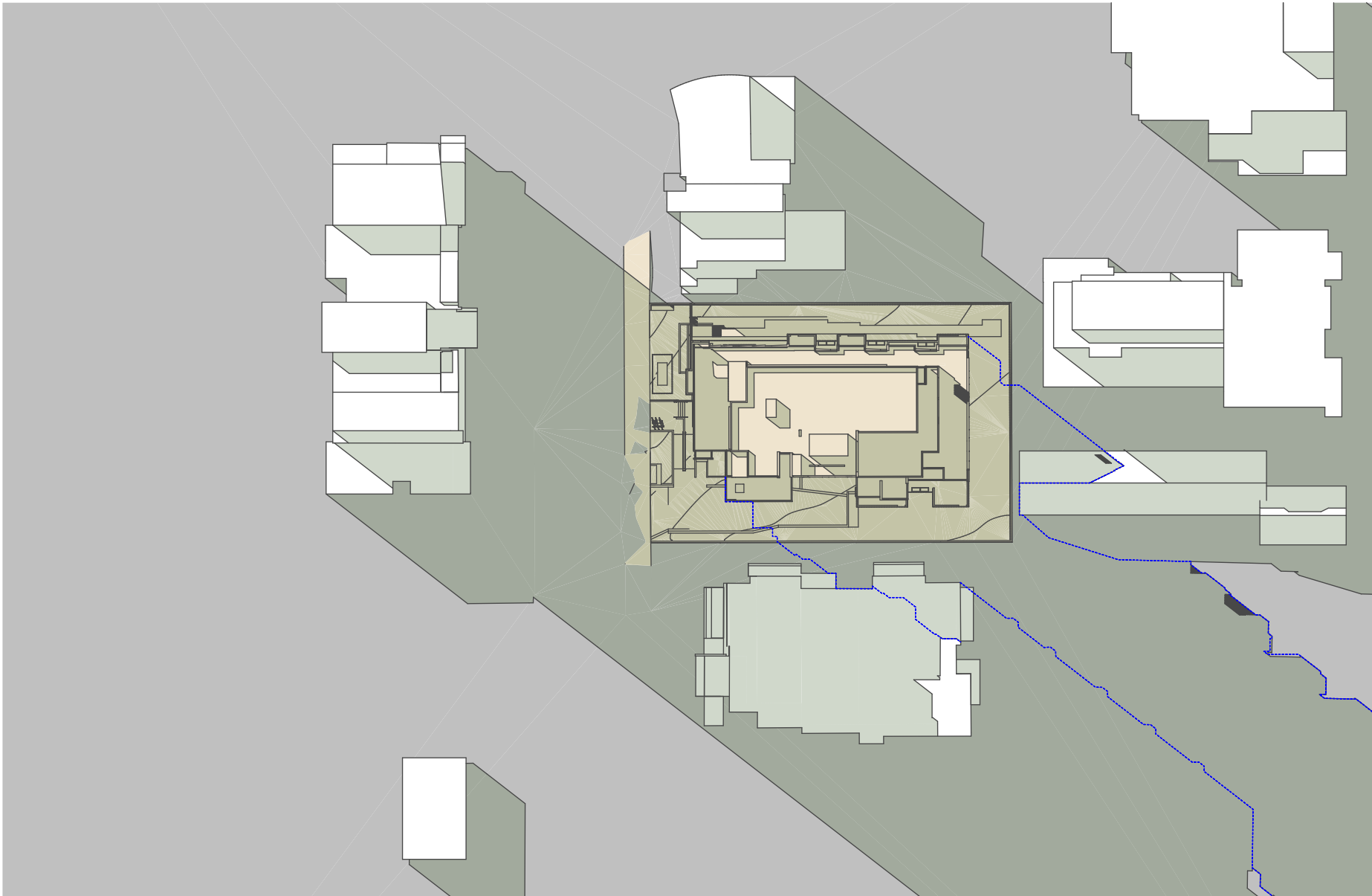
1:30pm



2pm



2:30pm



3pm

Legend

- Shadow casted by all buildings
- Shadow casted by proposed building
- Shadow casted by proposed building over the height limit

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 23476
Notified Architect Nicholas Turner 6895, APR 99 594 394 871

Rev	Date	Approved by	Issue Name	Application
A	23.05.19	VS	Development Application	
B	08.07.19	VS	Development Application	

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
Shadow Diagrams
Shadow Diagrams

Scale
1:800 @A1, 50% @A3
Status
For Development Application

Project No.
18013
Dwg No.
DA-710-002

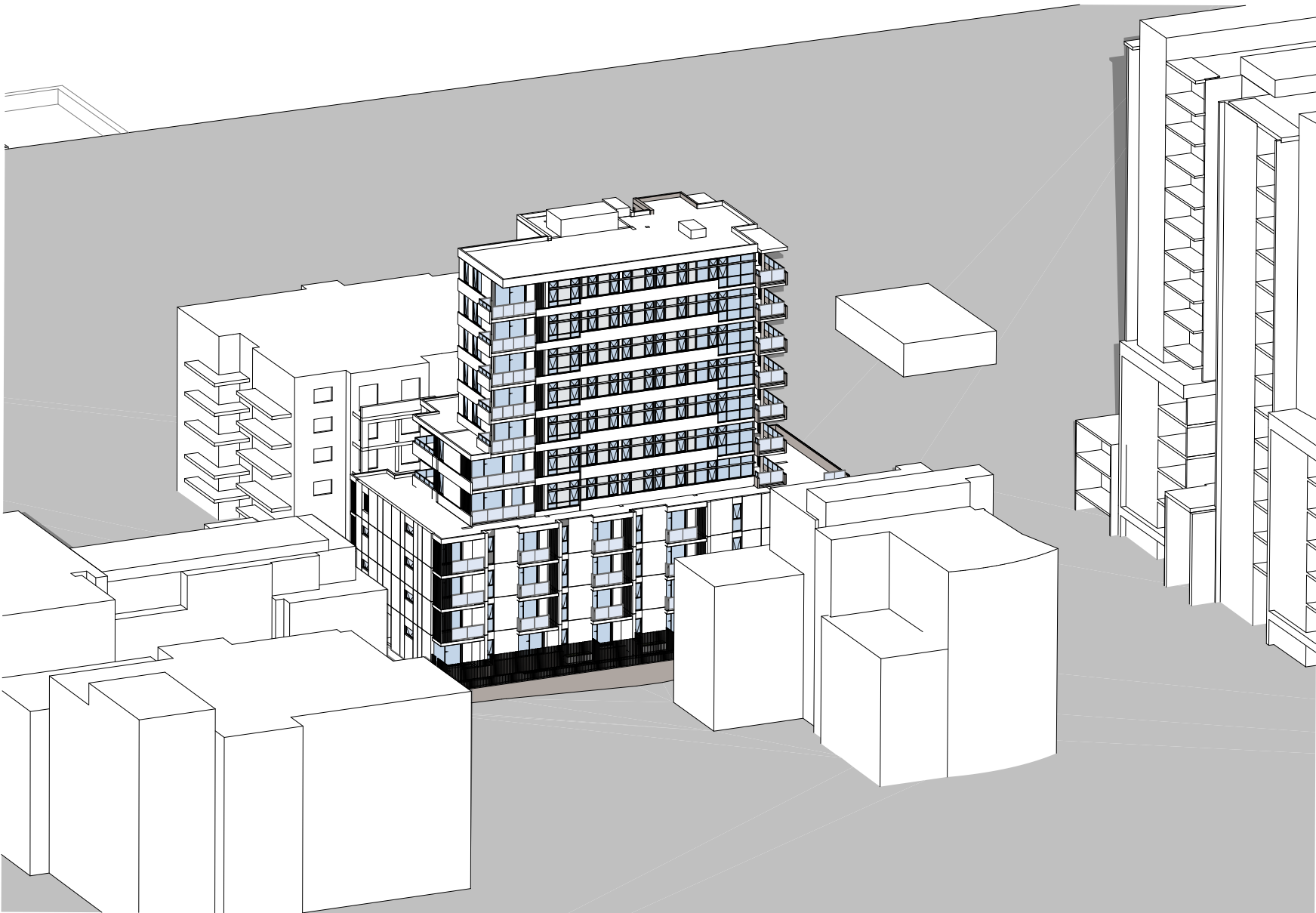
Drawn by
YX, MM
Rev
B



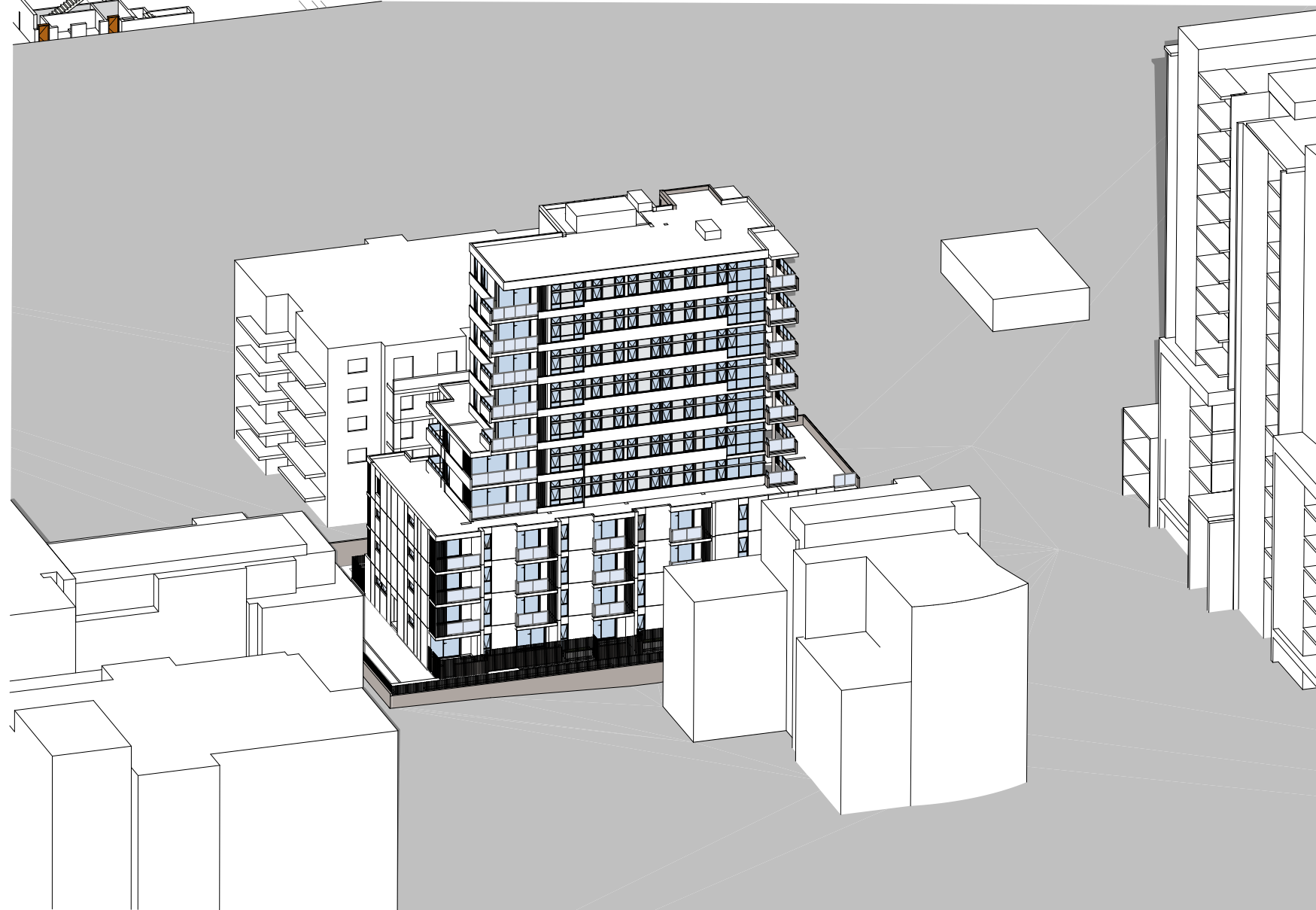
TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

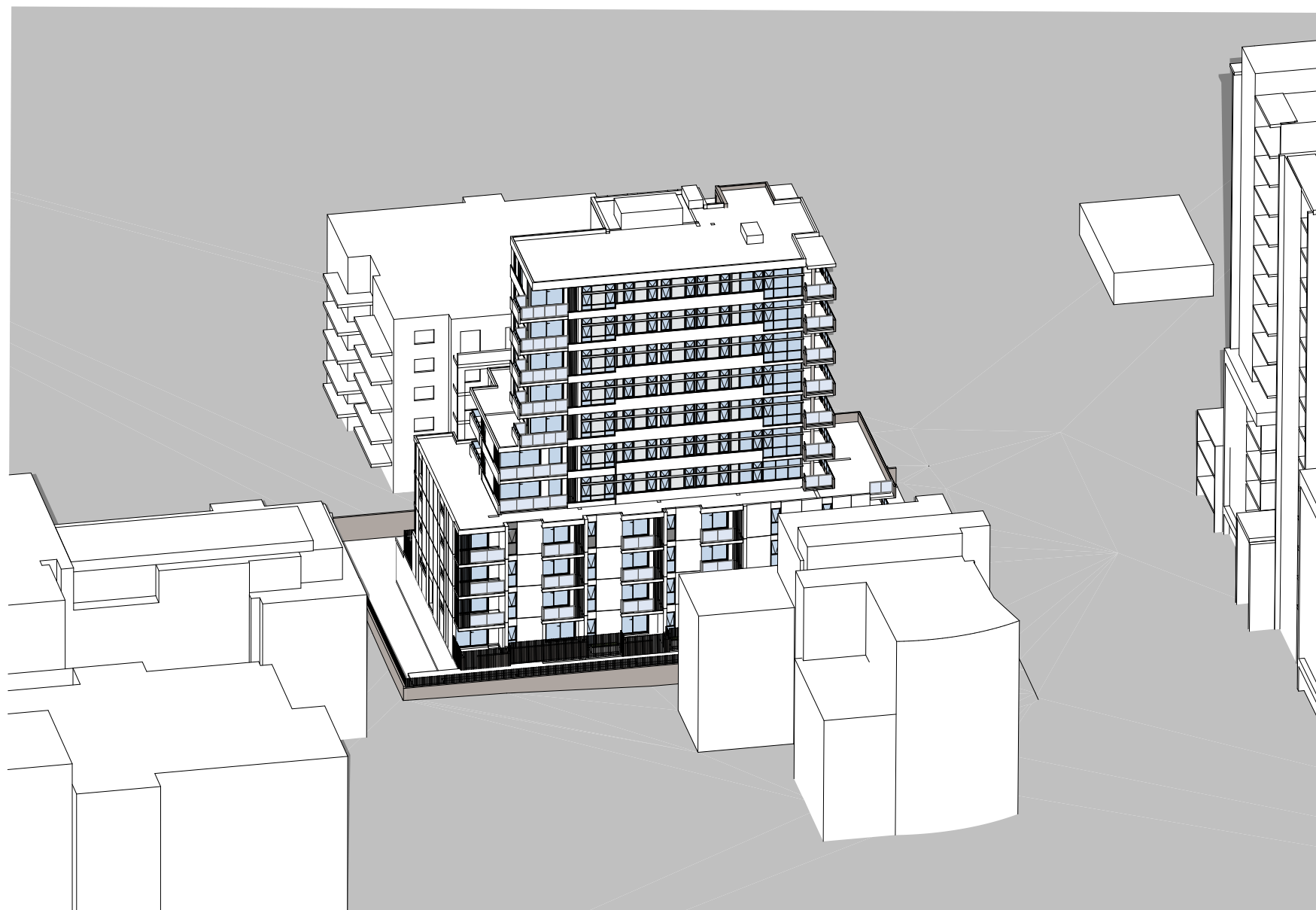
T +61 2 8668 0000
F +61 2 8668 0068
turnerstudio.com.au



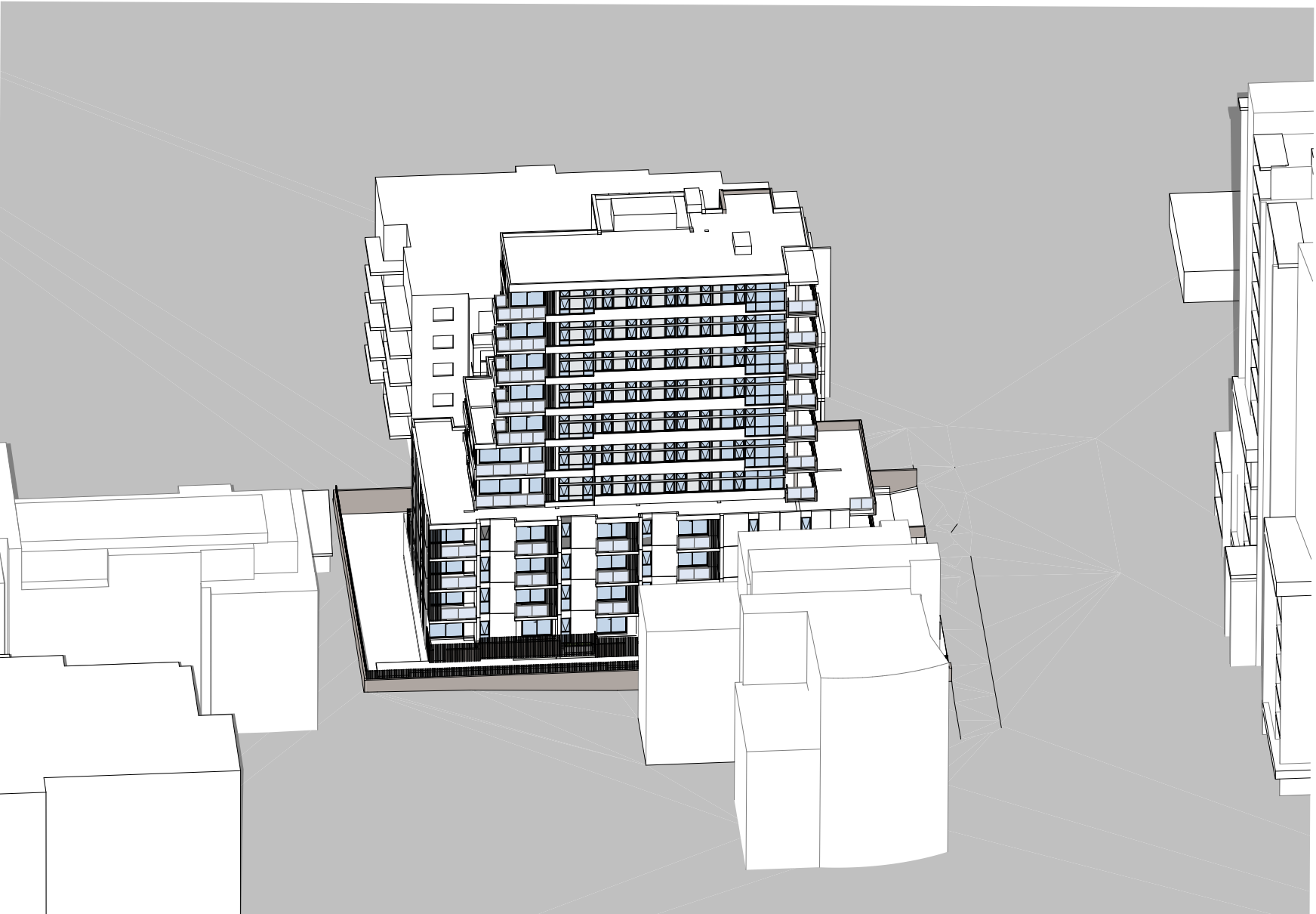
1 View from Sun - 9am, 21 June



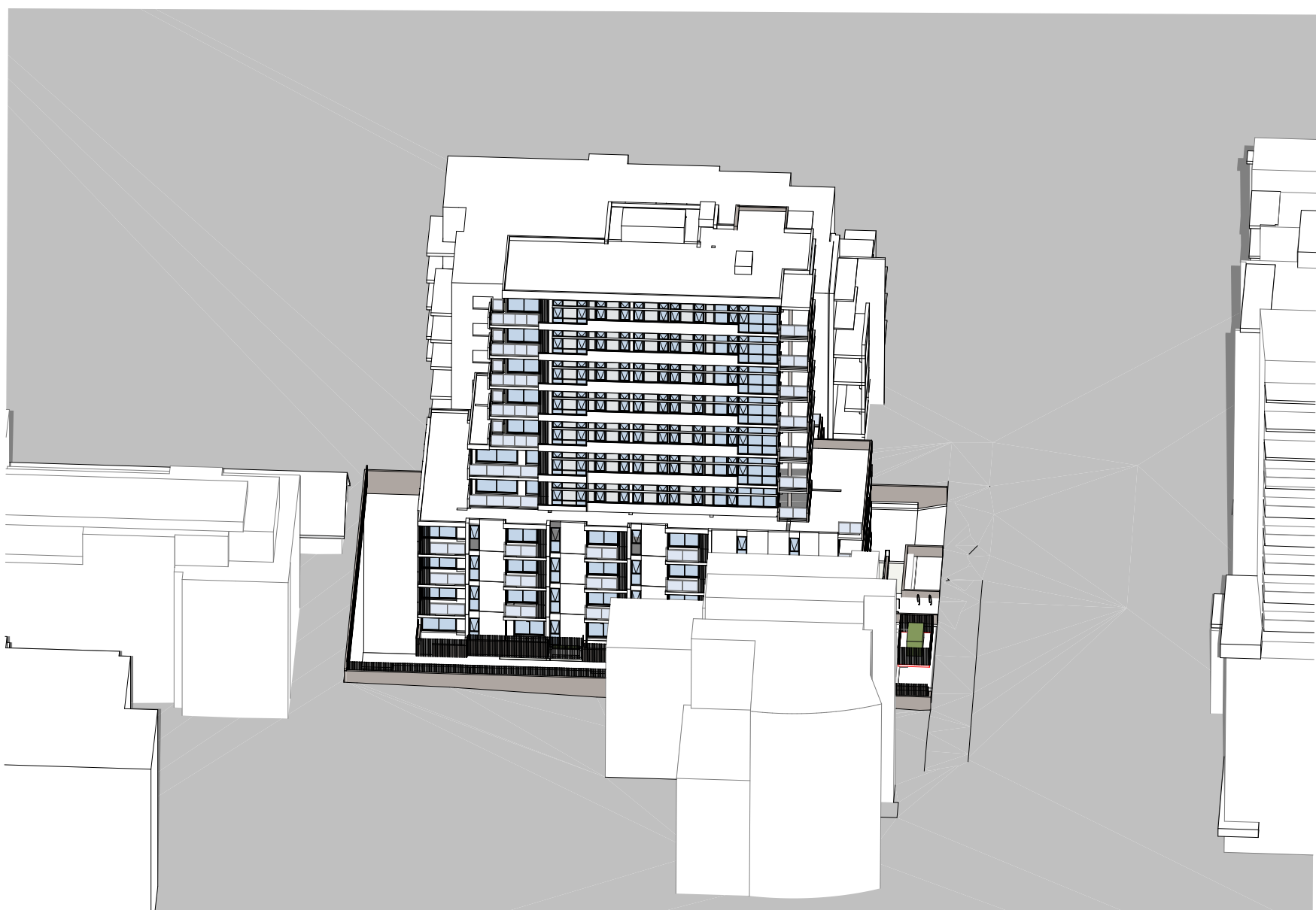
2 View from Sun - 9.30am, 21 June



3 View from Sun - 10am, 21 June



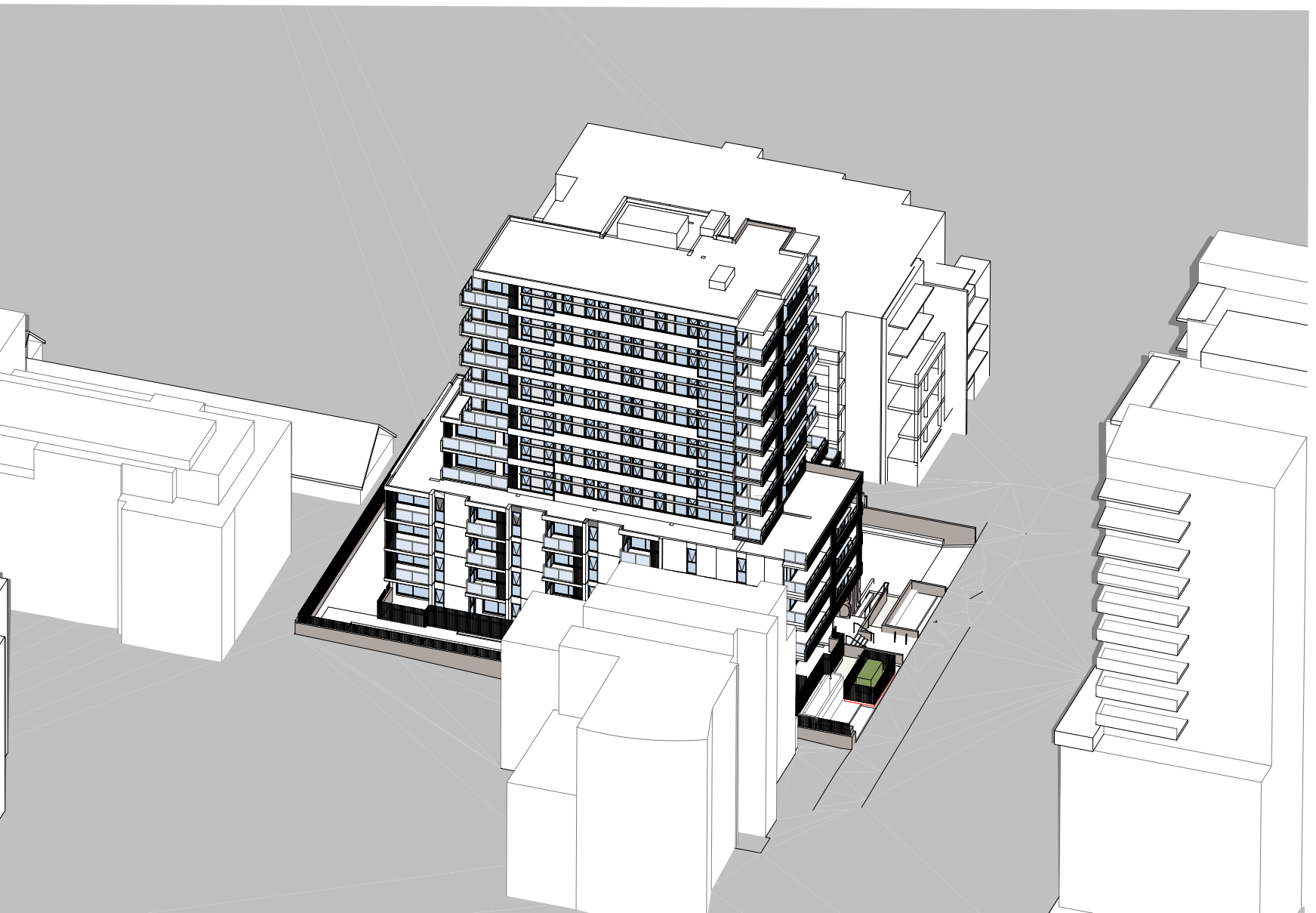
4 View from Sun - 10.30am, 21 June



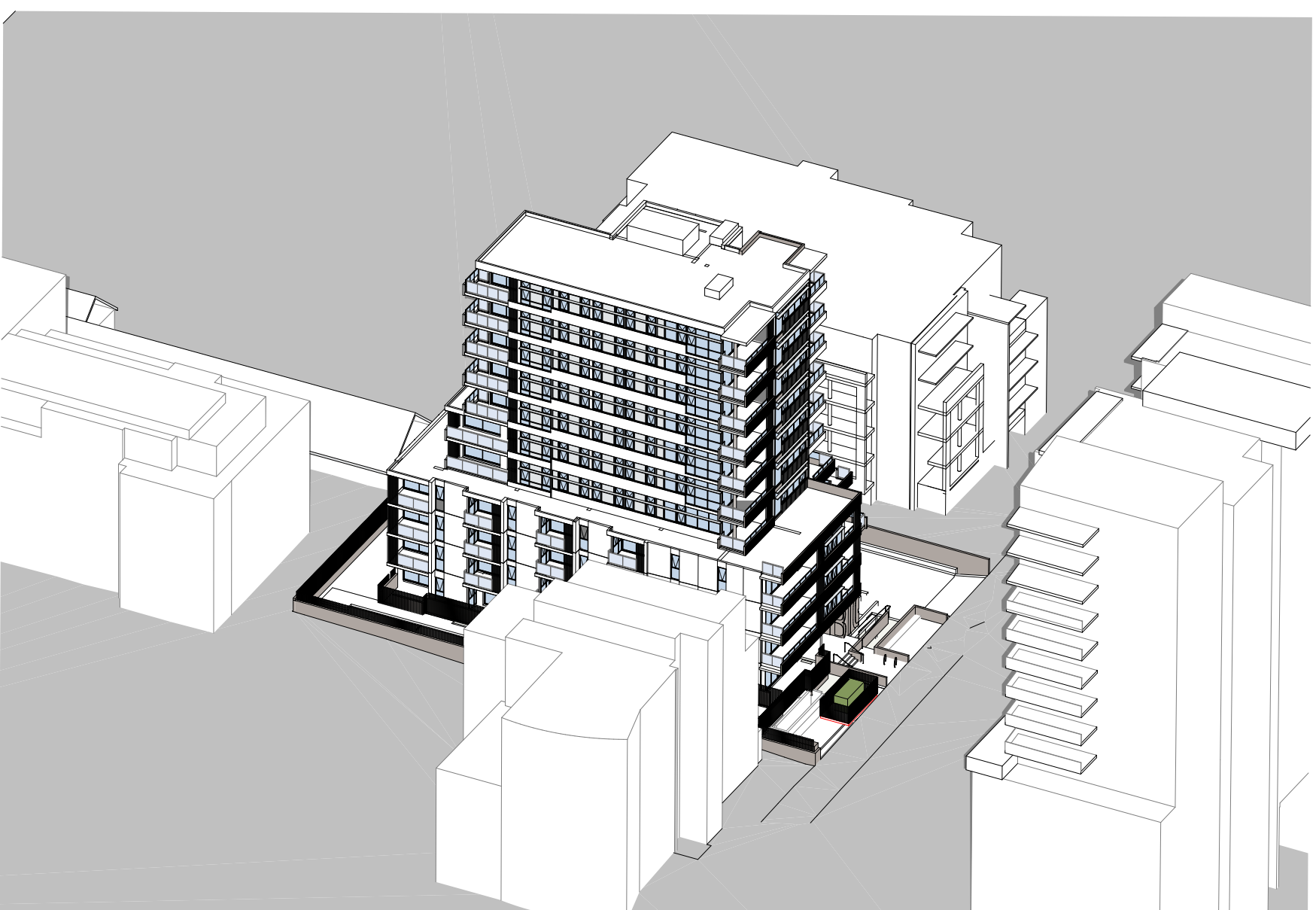
5 View from Sun - 11am, 21 June



6 View from Sun - 11.30am, 21 June



7 View from Sun - 12pm, 21 June



8 View from Sun - 12.30pm, 21 June

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. NOTIFY TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev	Date	Approved by	Issue Name	Application
A	15.05.19	VS	Development Application	
B	08.07.19	VS	Development Application	

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
Shadow Diagrams
View From Sun Diagrams - 9am to 12:30pm

Scale
1:500 @A1, 50%@A3
Status
For Development Application

Project No.
18013
Dwg No.
DA-710-010

Drawn by
YX
Rev
B



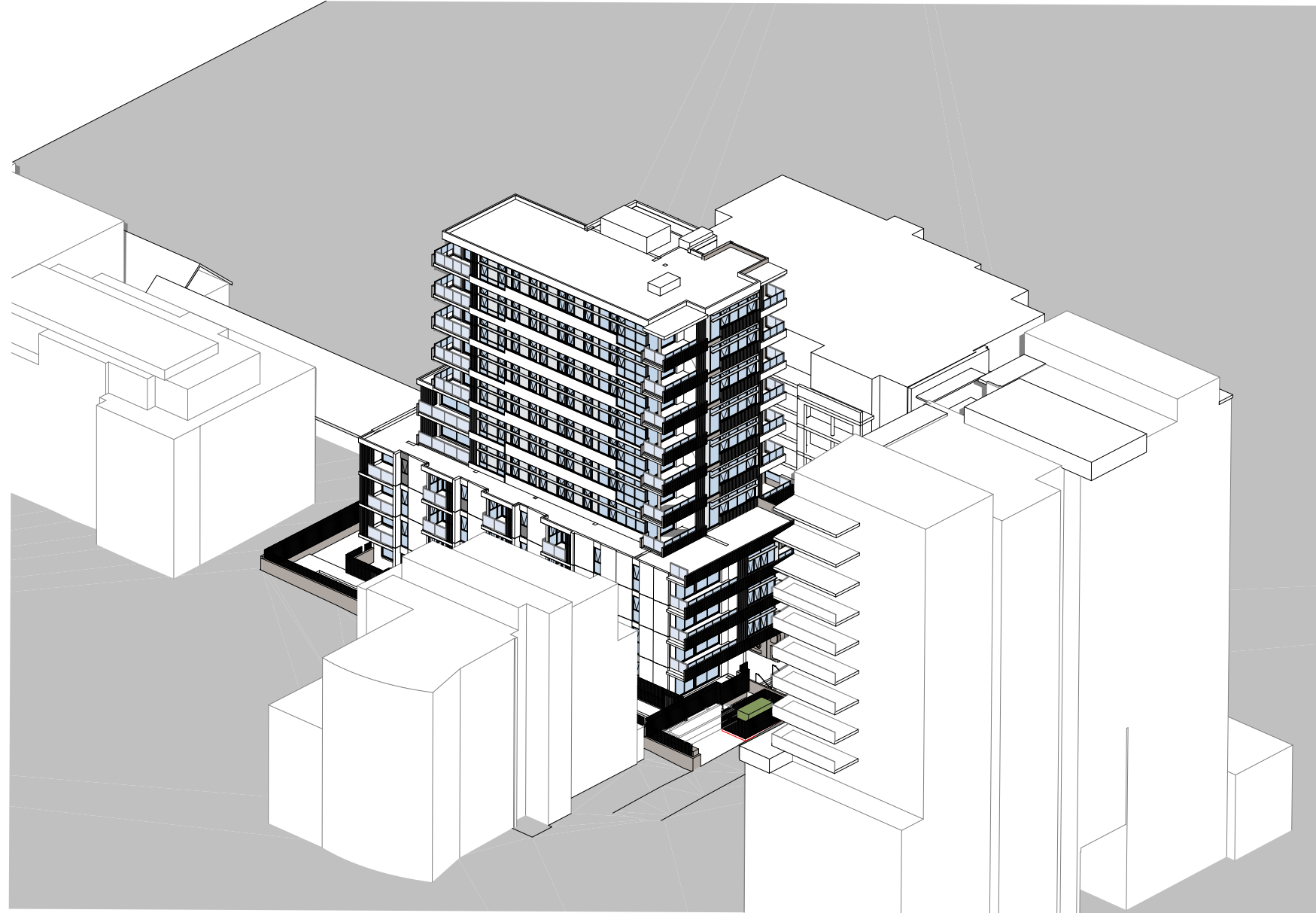
TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

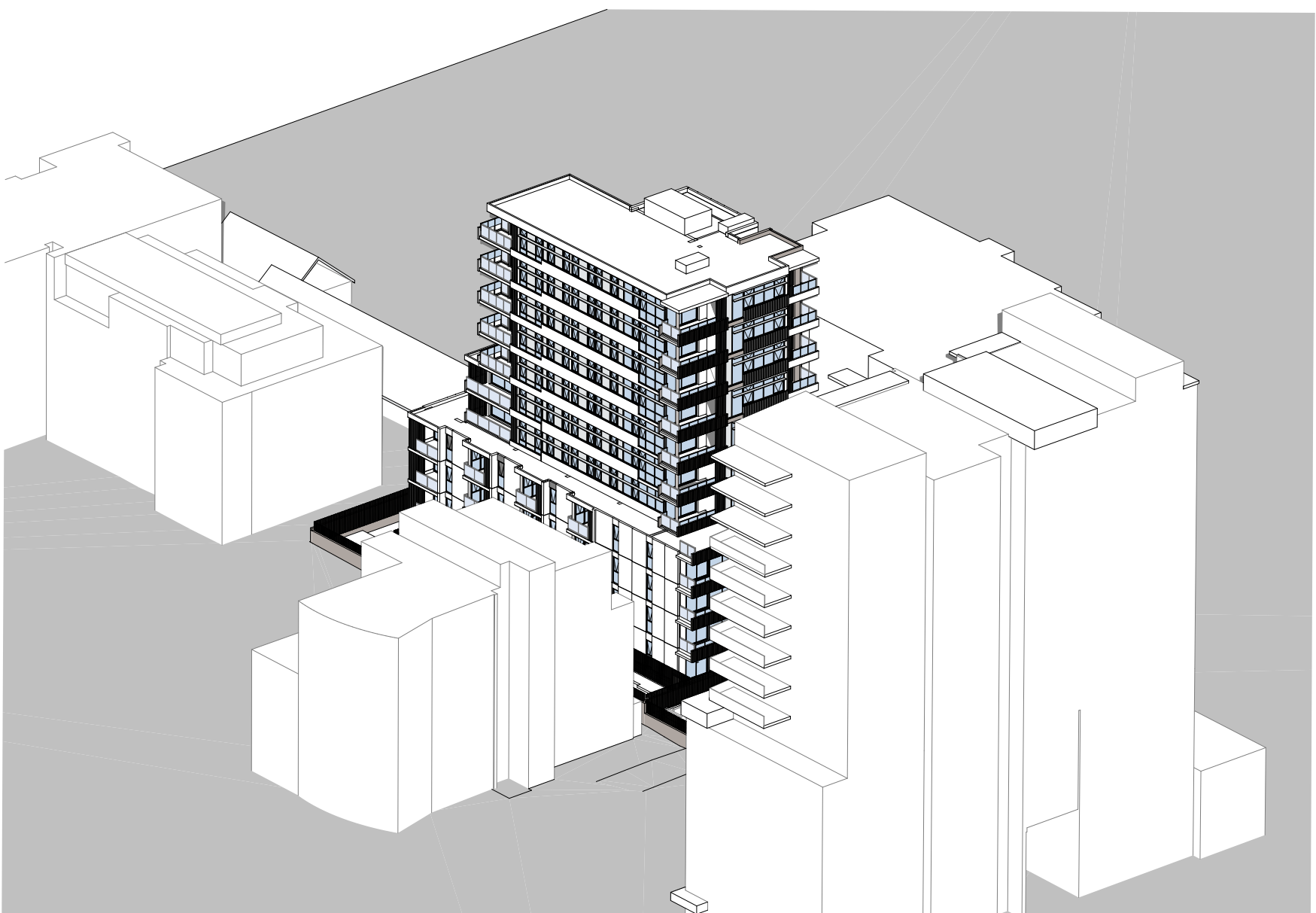
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



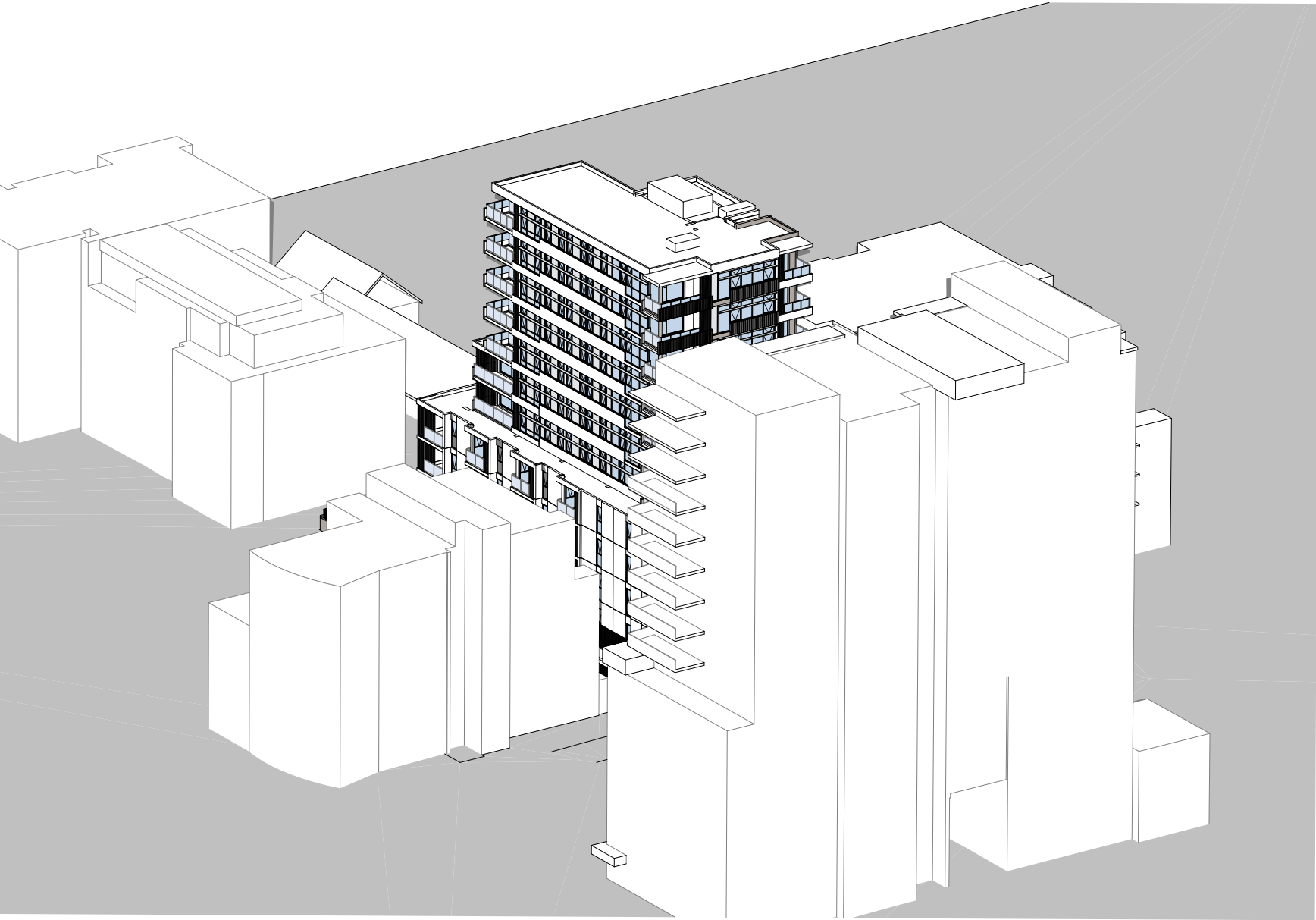
1
View from Sun - 1pm, 21 June



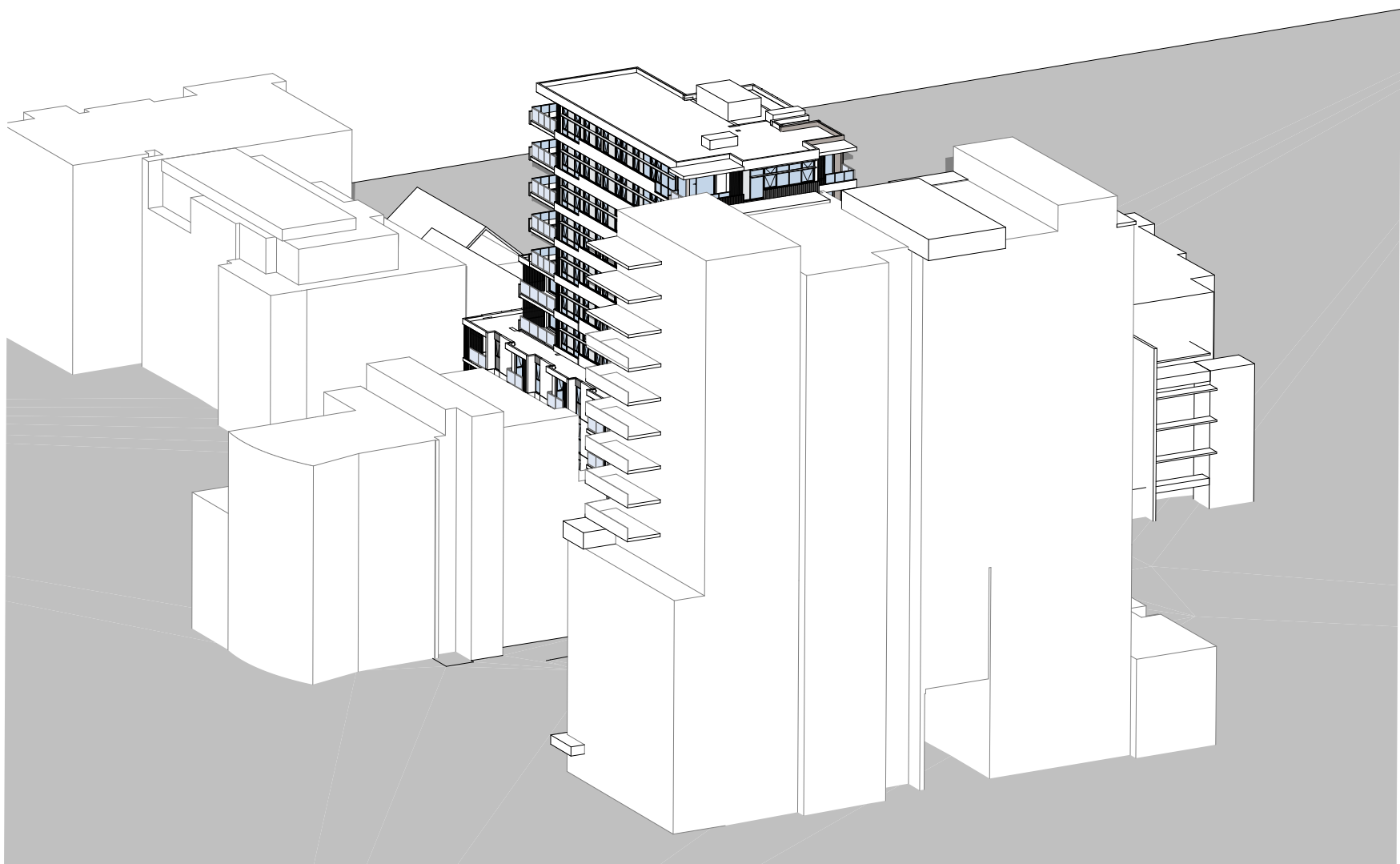
2
View from Sun - 1:30pm, 21 June



3
View from Sun - 2pm, 21 June



4
View from Sun - 2:30pm, 21 June



5
View from Sun - 3pm, 21 June

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6895, APR 99 594 094 971

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
Shadow Diagrams
View From Sun Diagrams - 1pm to 3pm

Scale
1:500 @A1, 50%@A3
Status
For Development Application

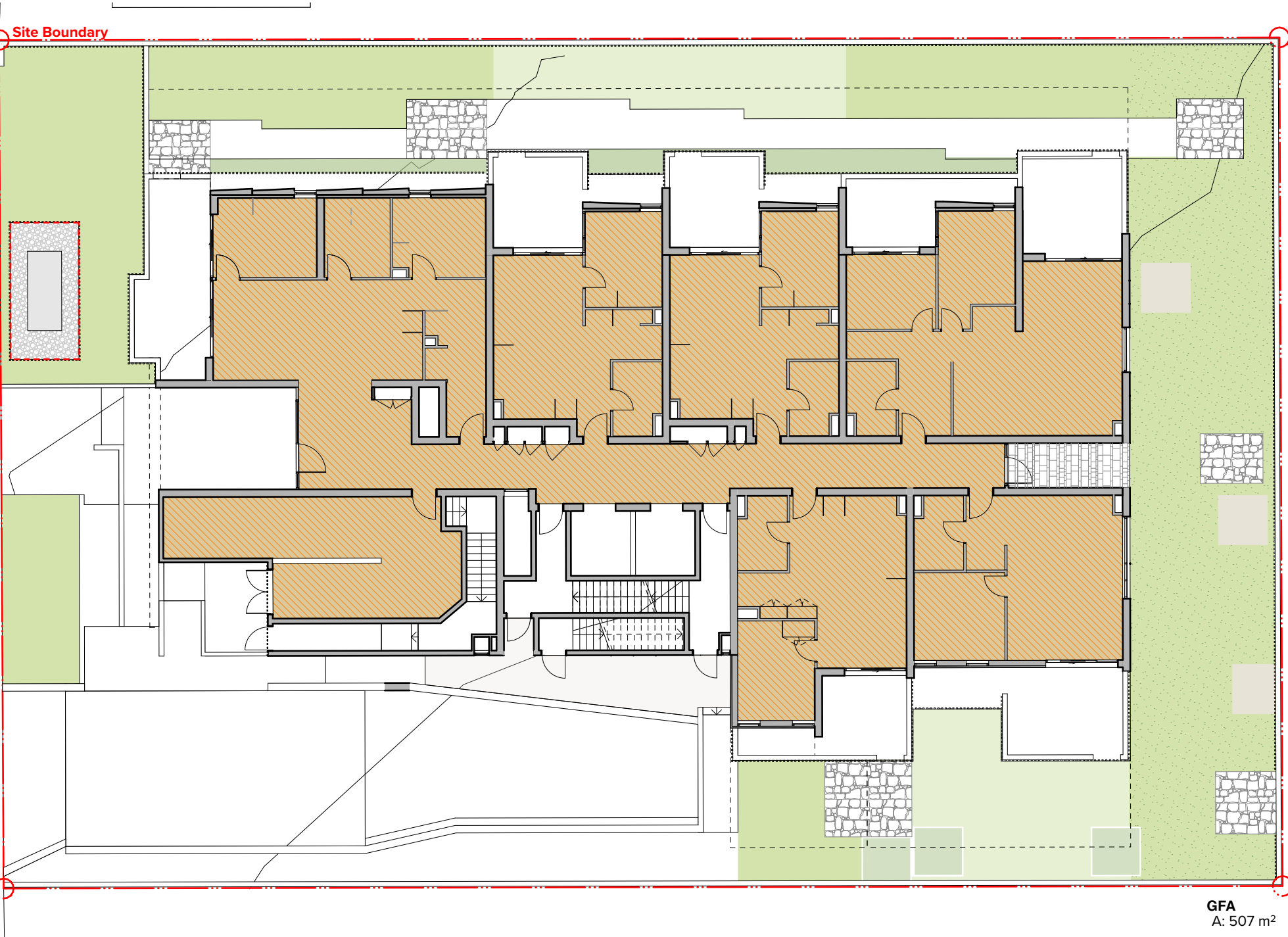
Project No.
18013
Drawn by
YX
Rev
B



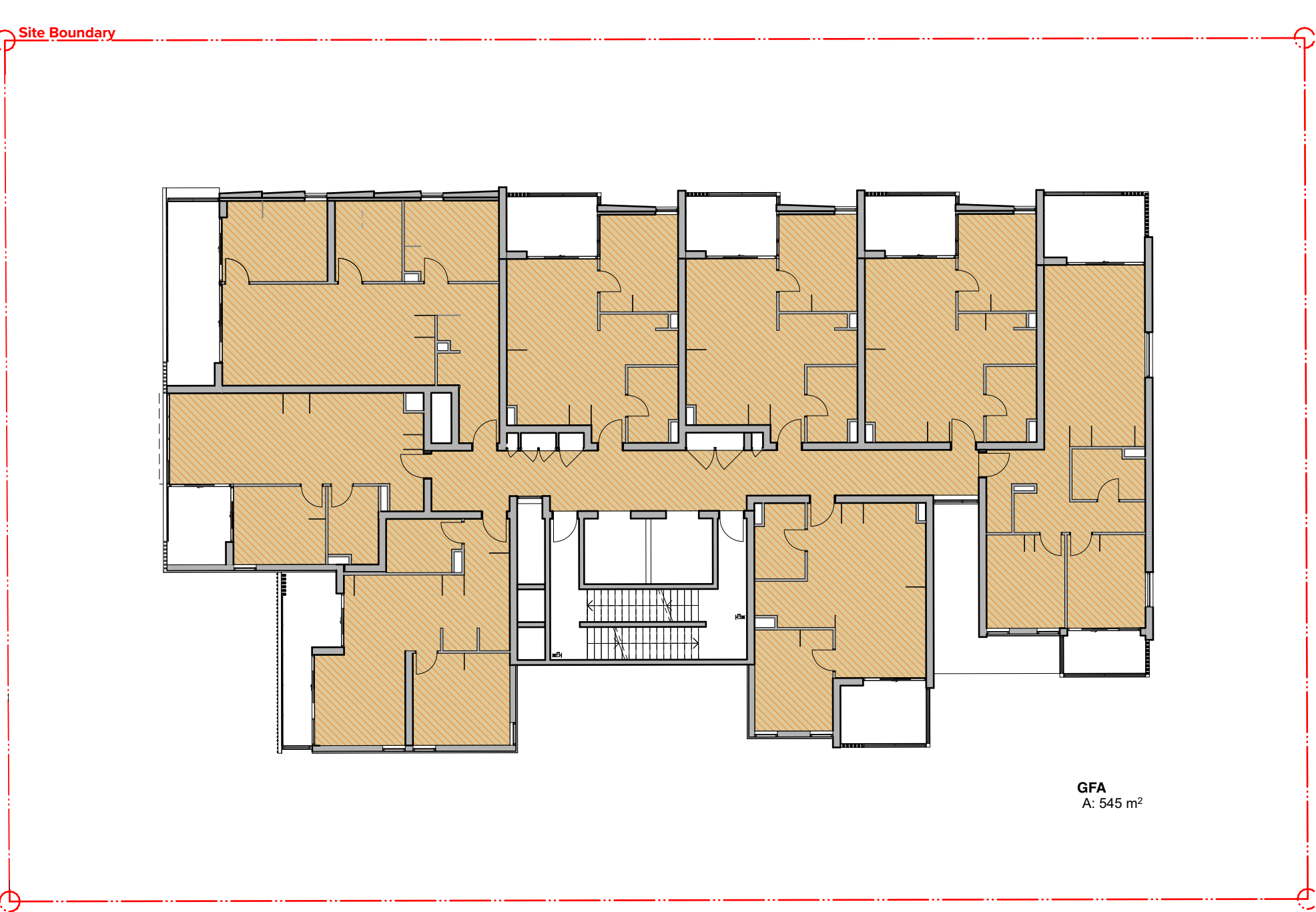
TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

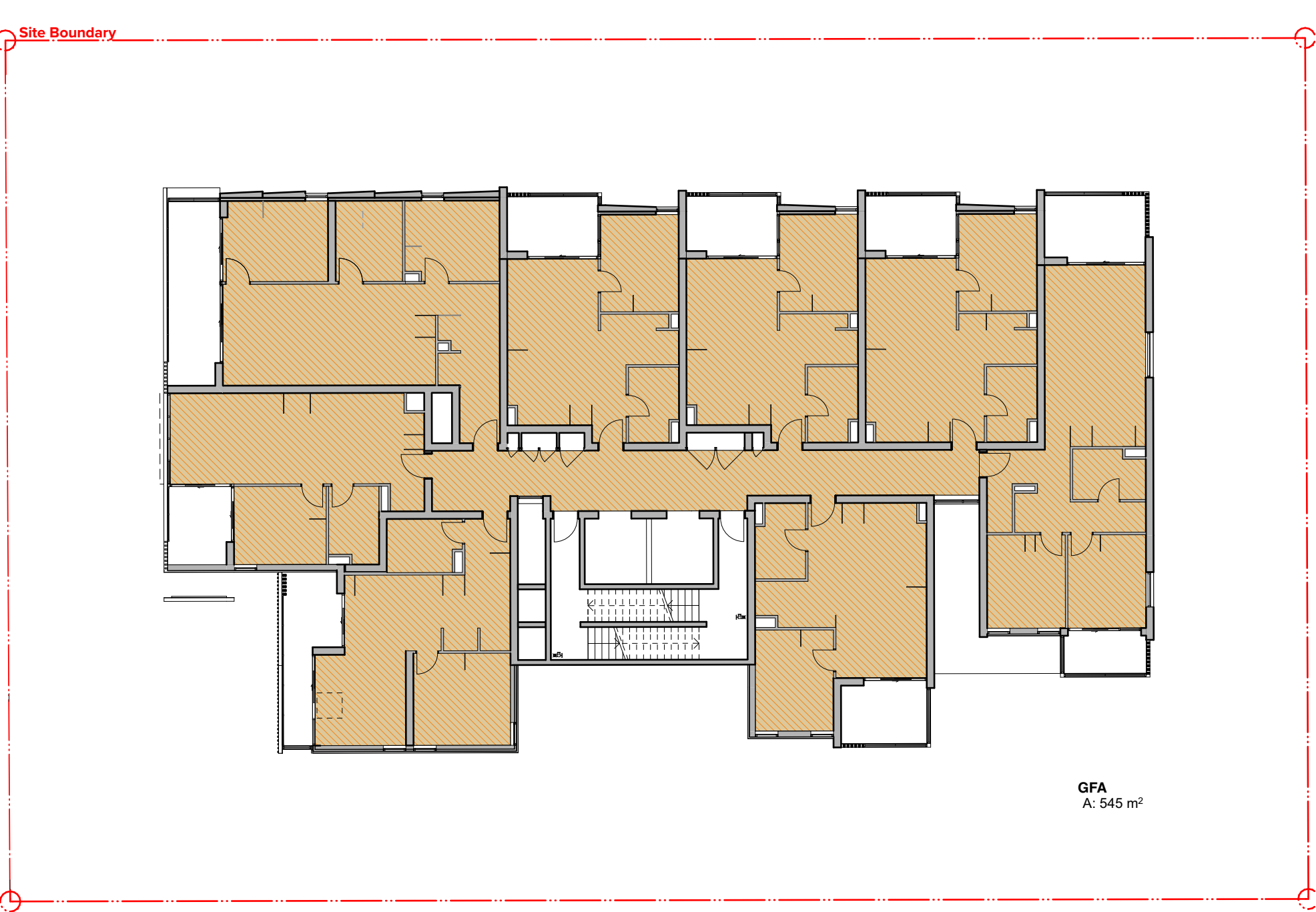
T +61 2 8668 0000
F +61 2 8668 0068
turnerstudio.com.au



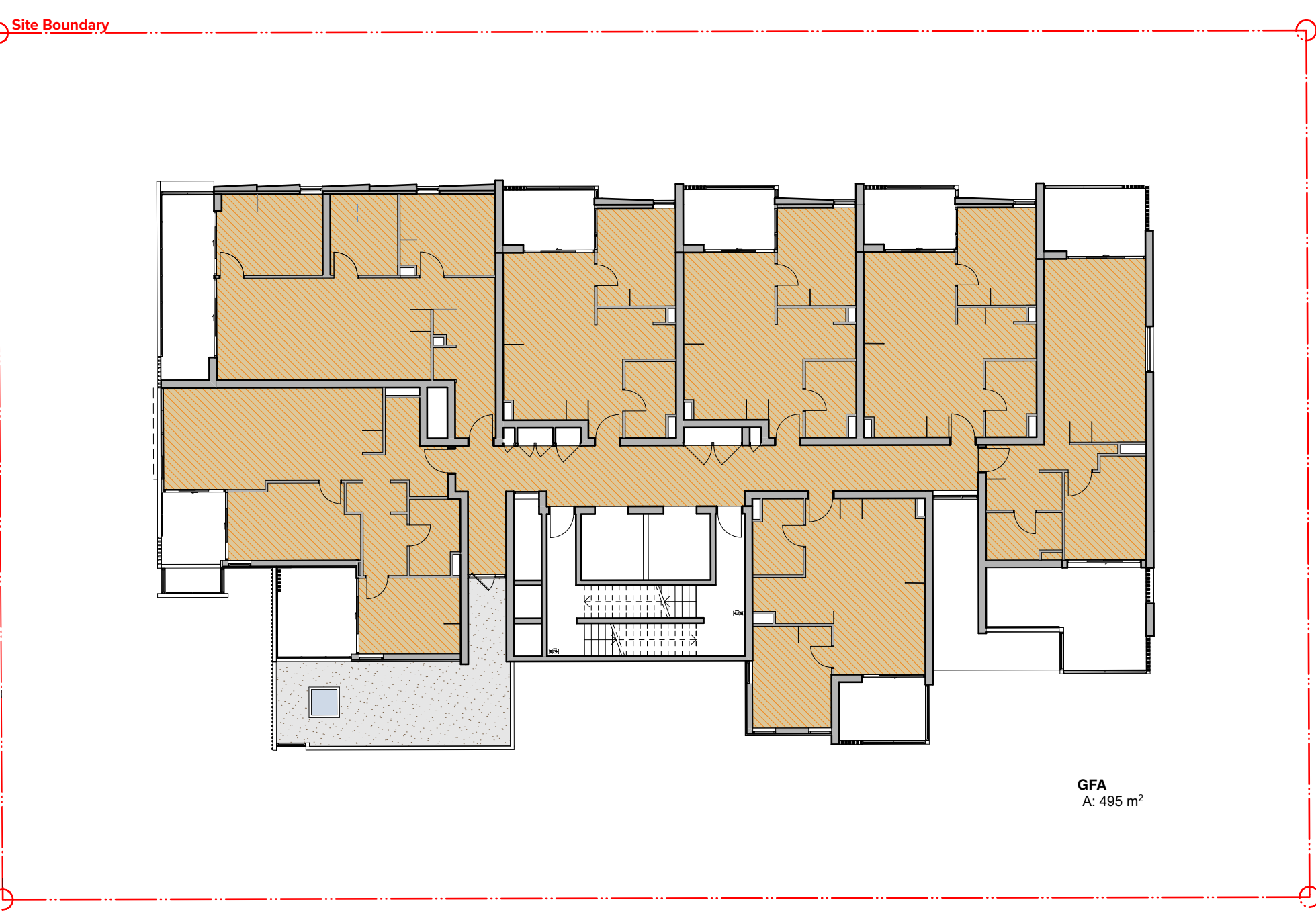
Ground Level
GFA Plan Diagram



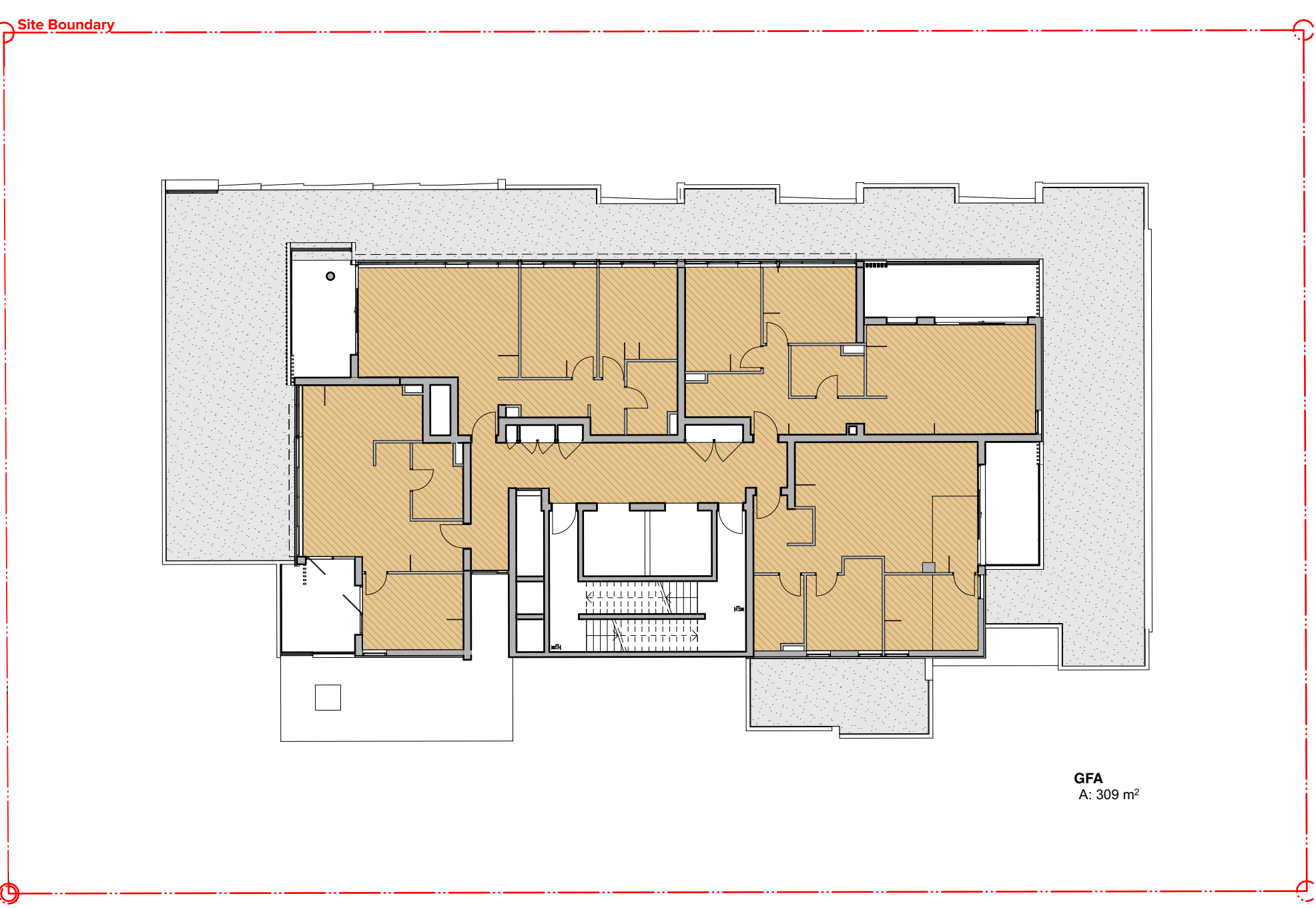
Level 1
GFA Plan Diagram



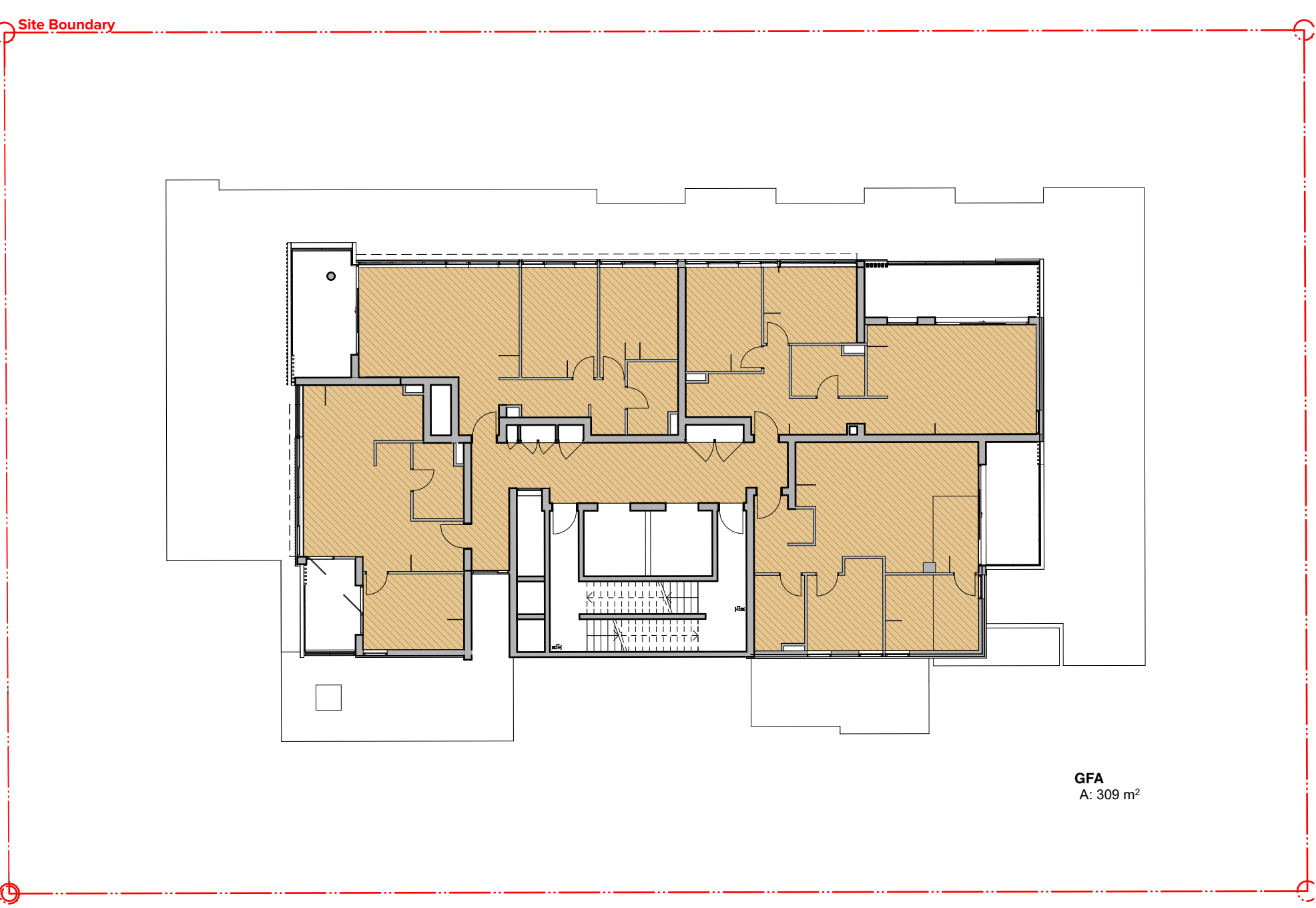
Level 2
GFA Plan Diagram



Level 3
GFA Plan Diagram



Level 4
GFA Plan Diagram



Level 5
GFA Plan Diagram

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. NOTIFY TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 23476
Notwithstanding to Nicholas Turner 6885, ABN 98 594 094 811

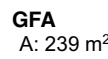
Rev	Date	Approved by	Issue Name	Application
A	15.05.19	VS	Development	Application
B	08.07.19	VS	Development	Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia
Drawing Title
GFA Diagrams
GFA Diagrams/ GF-L5

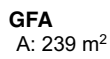
Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	18013	YX, MM	↑
Status	Dwg No.	Rev	
For Development Application	DA-720-001	B	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turner@tdo.com.au

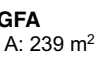


Level 6
GFA Plan Diagram



Level 7

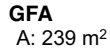
GFA Plan Diagram



Level 8
GFA Plan Diagram



Level 9
GFA Plan Diagram



Level 10
GFA Plan Diagram

GFA Schedule

Ground Floor	508 sqm
Level 1	545 sqm
Level 2	545 sqm
Level 3	497 sqm
Level 4	309 sqm
Level 5	309 sqm
Level 6	239 sqm
Level 7	239 sqm
Level 8	239 sqm
Level 9	239 sqm
Level 10	239 sqm
Total	3908 sqm

FSR

Site area	1757.8 sqm
GFA Total	3908 sqm
FSR	2.22:1

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE. THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018


DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 2047
Nominated Architect: Nicholas Turner 6665, AEN 86 064 034 911

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

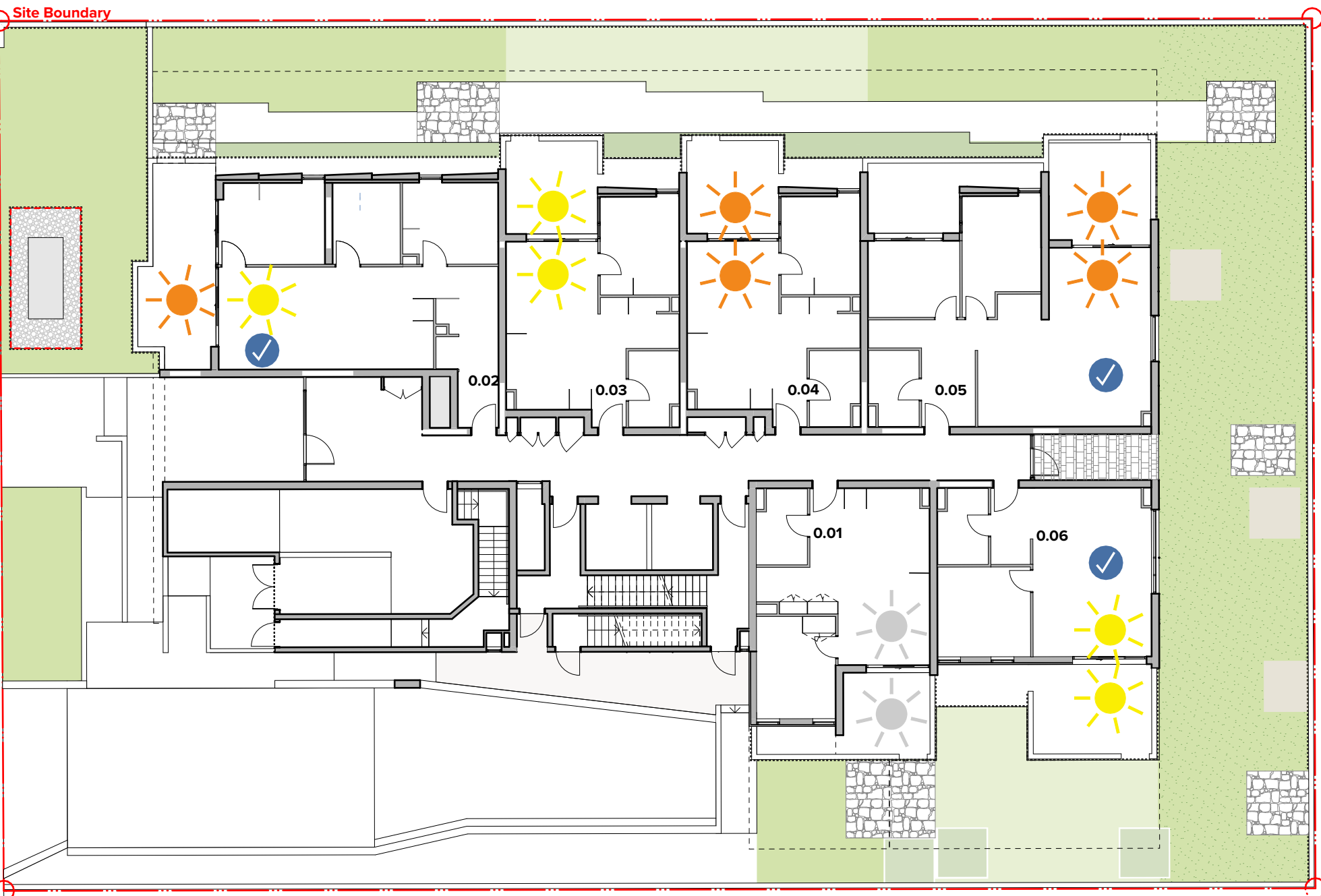
Drawing Title

GFA Diagrams
GFA Diagrams/ L6-L9

Scale 1:200 @A1, 50%@A3 Project No. 18013 Drawn by YX, MM North 
Status _____ Dwg No. _____ Rev _____
For Development Application **DA-720-002** **B**

TURNER

7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8568 0000
F +61 2 8568 0088
tunerstudio.com.au



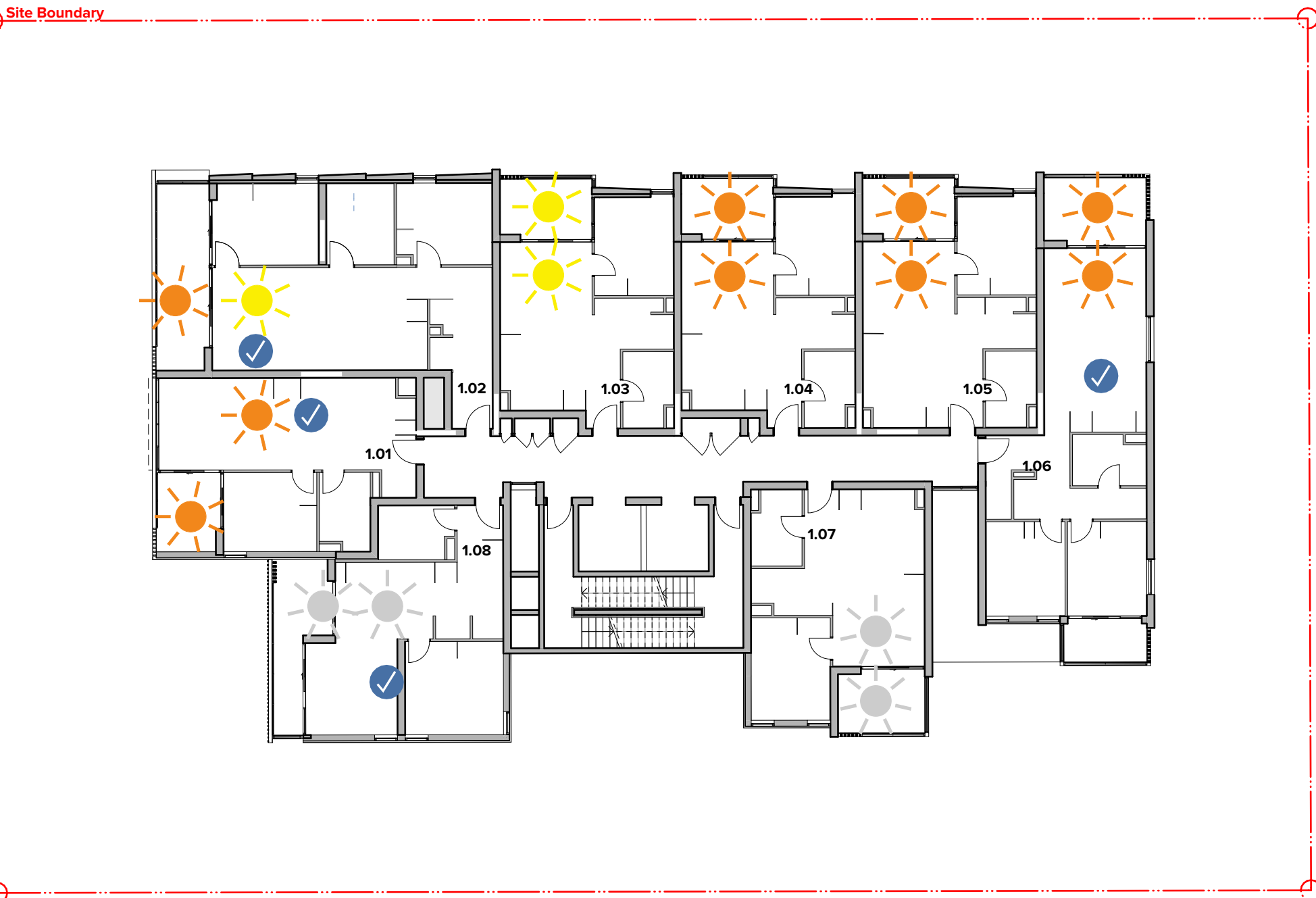
Level GF

Amenity:

Solar Access ≥ 2 hours :	
- Apartment:	2
- Balcony:	3
Solar Access < 2 hours:	
- Apartment:	3
- Balcony:	2
No Direct Sunlight : 1	
- Apartment:	1
- Balcony:	1
Cross Ventilation :	2

Apartment mix:

1 Bed:	4
2 Bed:	2
Total:	6



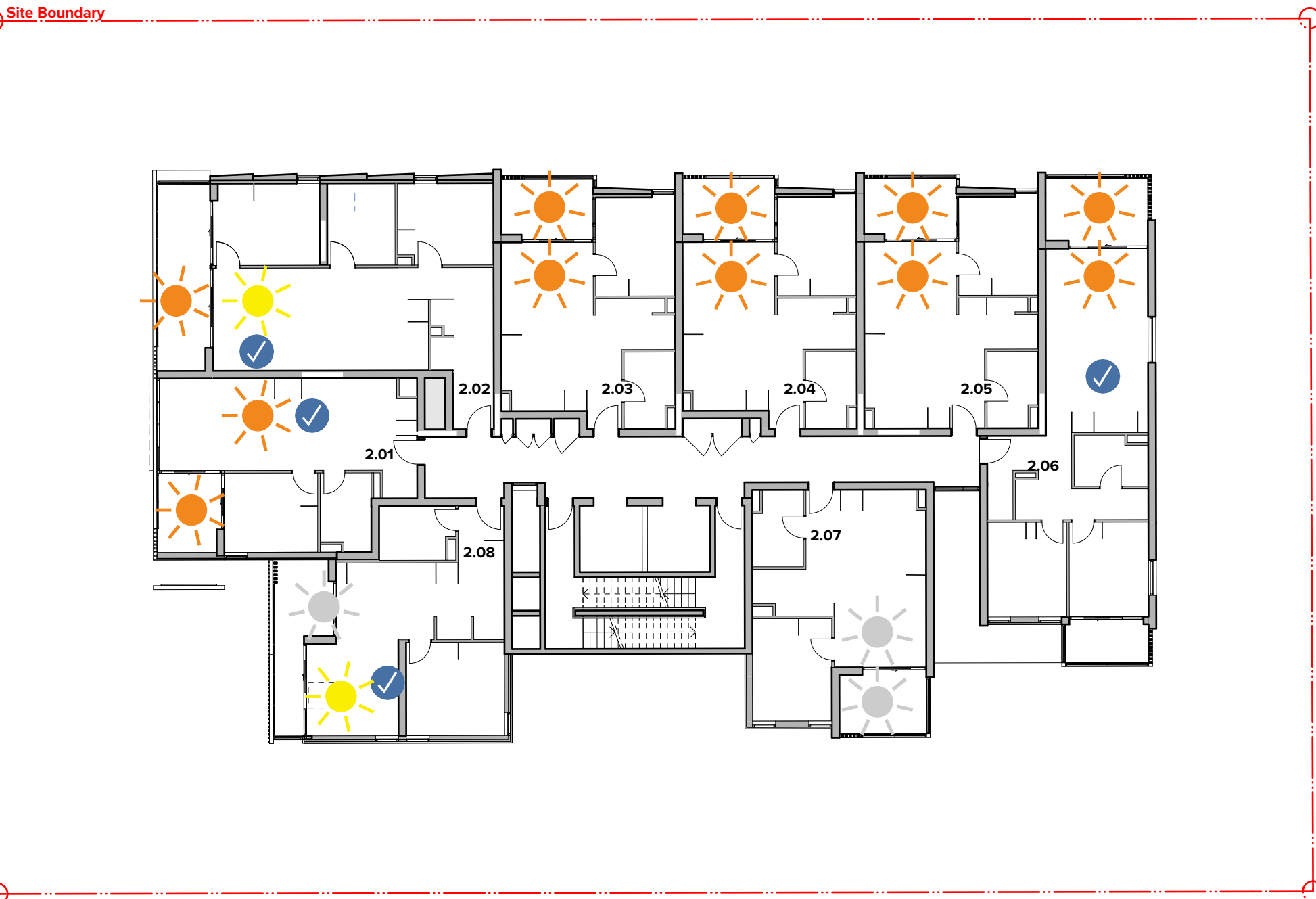
Level 01

Amenity:

Solar Access ≥ 2 hours :	
- Apartment:	4
- Balcony:	5
Solar Access < 2 hours:	
- Apartment:	2
- Balcony:	1
No Direct Sunlight : 1	
- Apartment:	2
- Balcony:	2
Cross Ventilation :	4

Apartment mix:

1 Bed:	6
2 Bed:	2
Total:	8



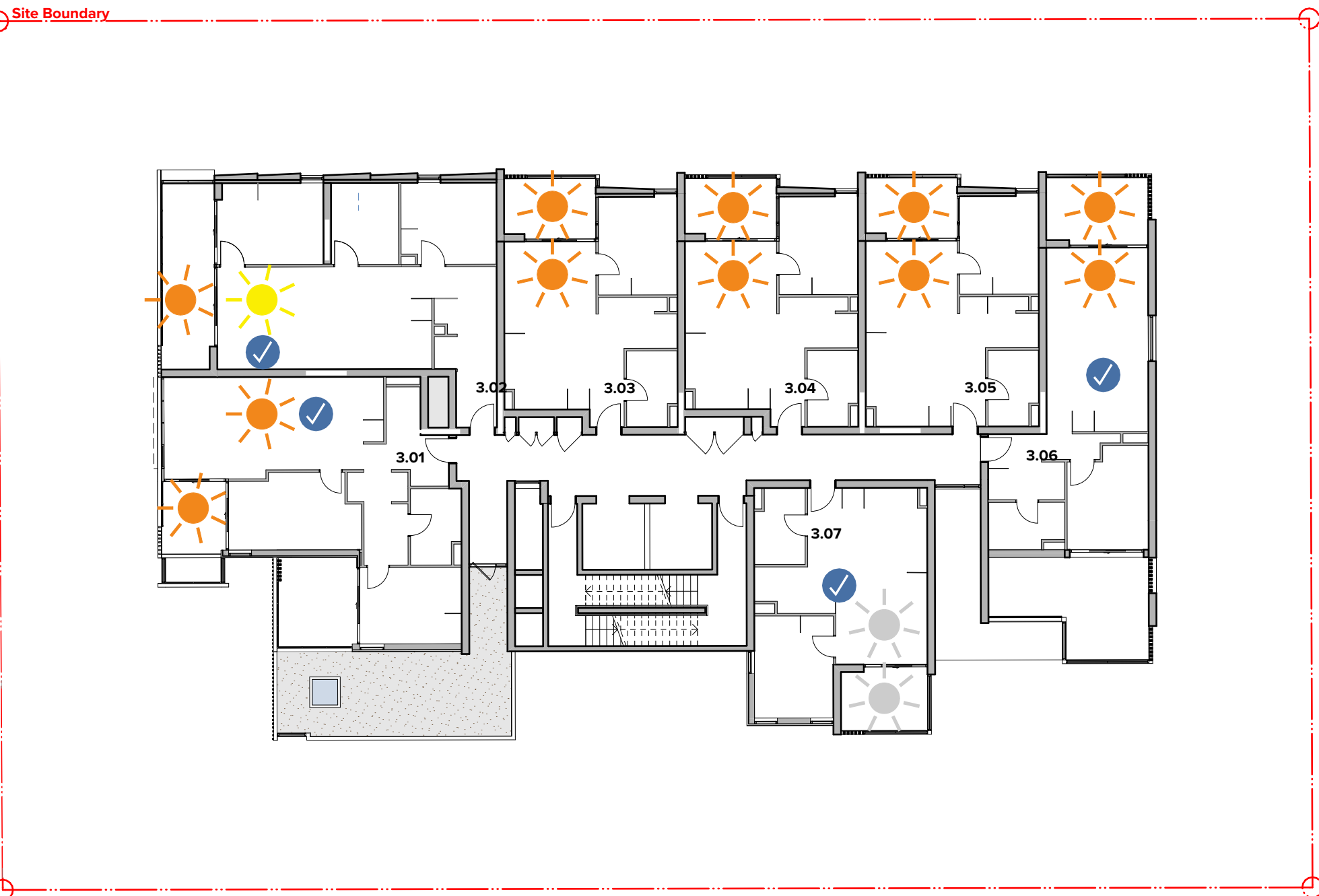
Level 02

Amenity:

Solar Access ≥ 2 hours :	
- Apartment:	5
- Balcony:	6
Solar Access < 2 hours:	
- Apartment:	2
- Balcony:	0
No Direct Sunlight : 1	
- Apartment:	1
- Balcony:	2
Cross Ventilation :	4

Apartment mix:

1 Bed:	6
2 Bed:	2
Total:	8



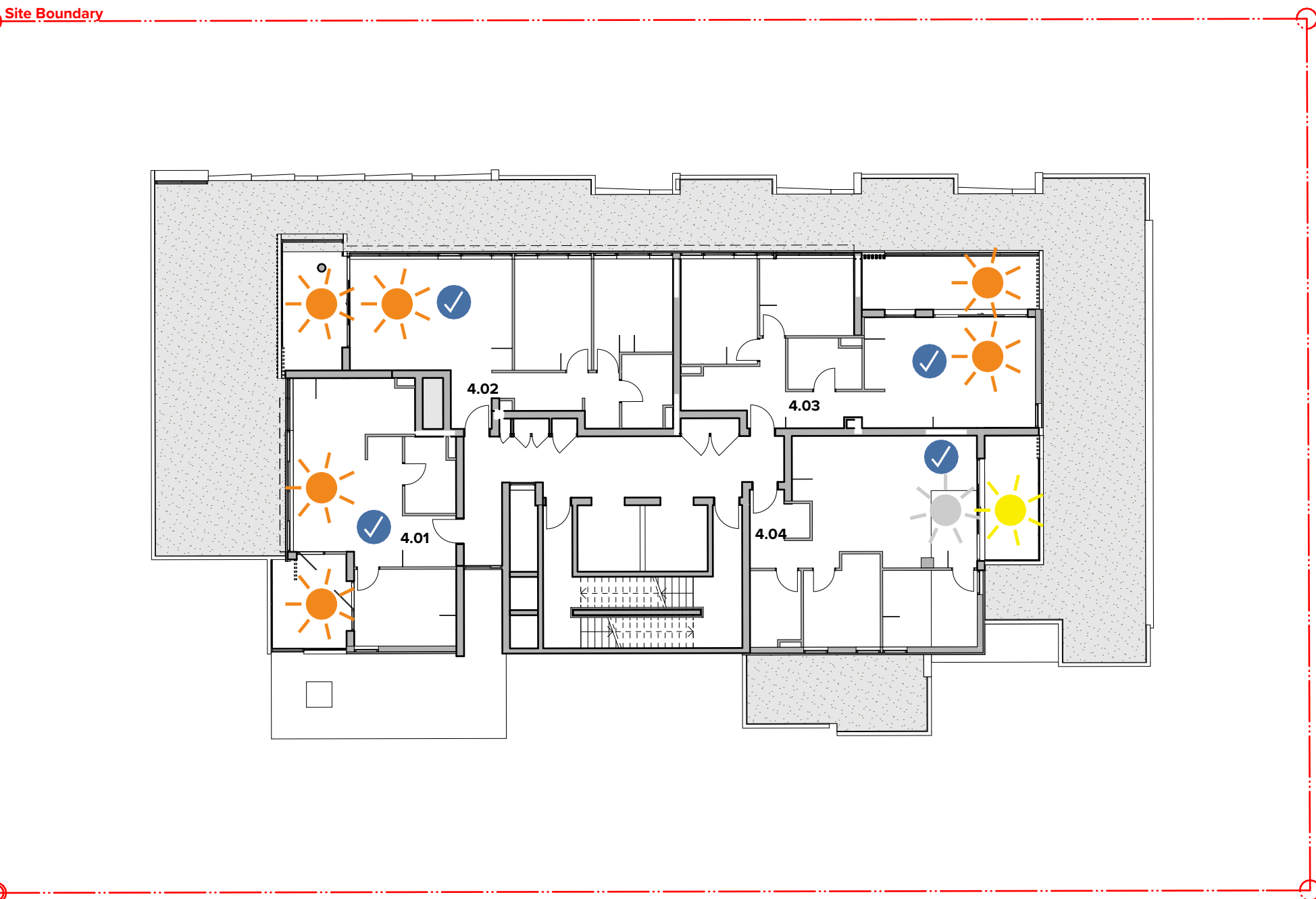
Level 03

Amenity:

Solar Access ≥ 2 hours :	
- Apartment:	5
- Balcony:	6
Solar Access < 2 hours:	
- Apartment:	1
- Balcony:	0
No Direct Sunlight : 1	
- Apartment:	1
- Balcony:	1
Cross Ventilation :	4

Apartment mix:

1 Bed:	5
2 Bed:	2
Total:	7



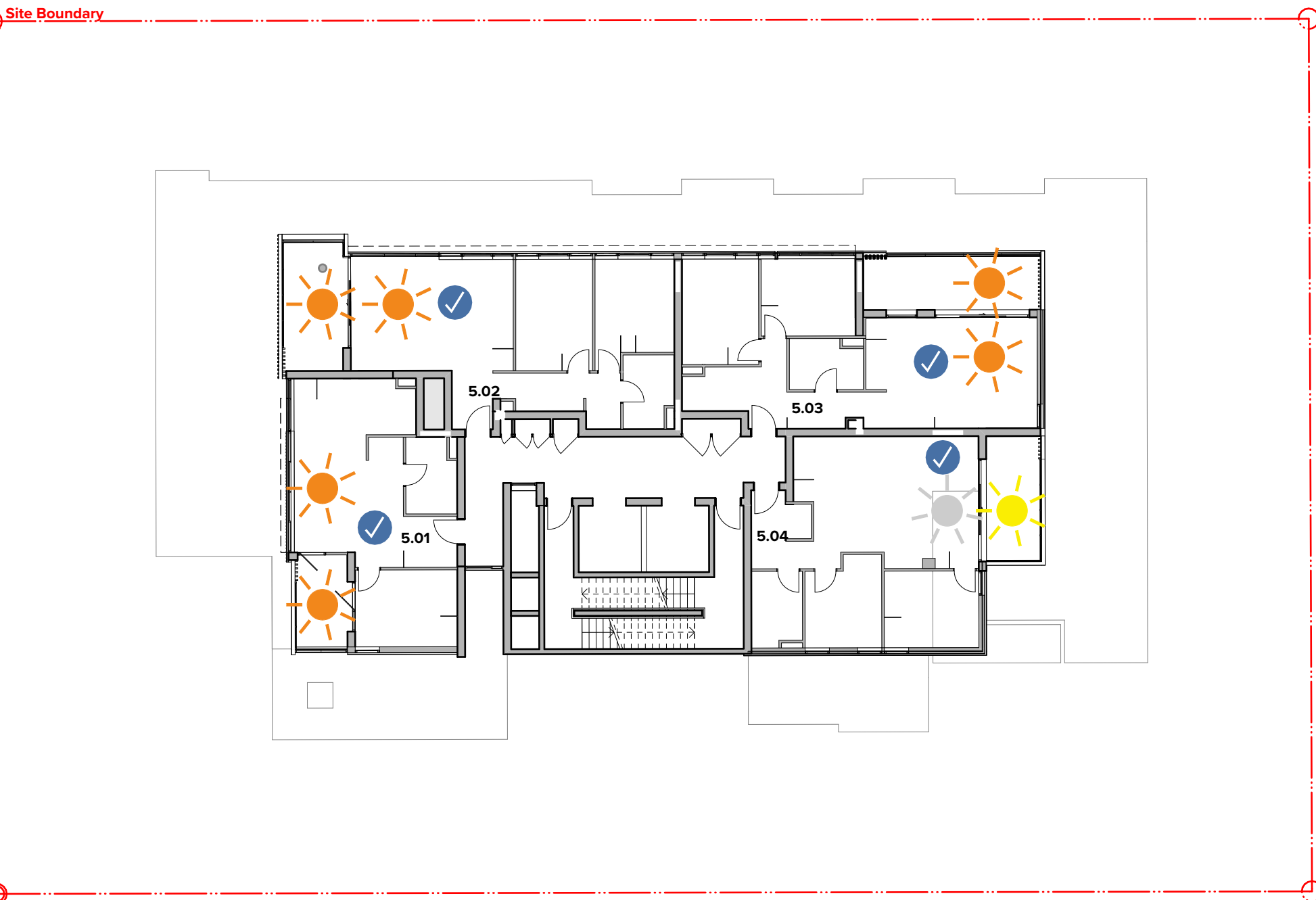
Level 04

Amenity:

Solar Access ≥ 2 hours :	
- Apartment:	3
- Balcony:	3
Solar Access < 2 hours:	
- Apartment:	0
- Balcony:	1
No Direct Sunlight : 1	
- Apartment:	1
- Balcony:	0
Cross Ventilation :	4

Apartment mix:

1 Bed:	1
2 Bed:	3
Total:	4



Level 05

Amenity:

Solar Access ≥ 2 hours :	
- Apartment:	3
- Balcony:	3
Solar Access < 2 hours:	
- Apartment:	0
- Balcony:	1
No Direct Sunlight : 1	
- Apartment:	1
- Balcony:	0
Cross Ventilation :	4

Apartment mix:

1 Bed:	1
2 Bed:	3
Total:	4

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev A Date 20.05.19 Approved by VS Issue Name Development Application Application Development Application

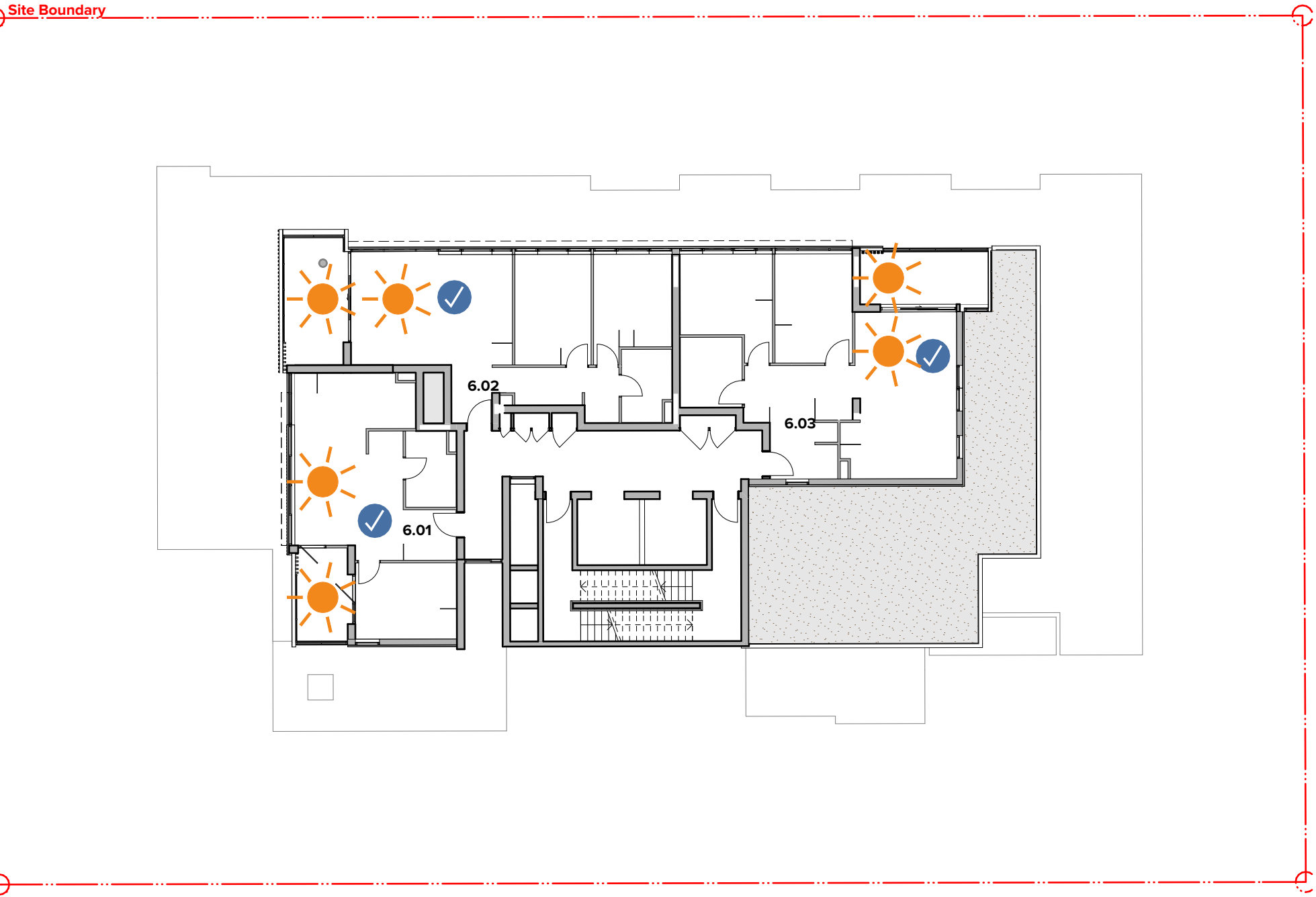
Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Scale 1:200 @A1, 50% @A3 Project No. 18013 Drawn by YX Status For Development Application Draw No. DA-730-010 Rev B

Drawing Title
Apartment Amenity
Solar Access & Cross Ventilation

TURNER

Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA T +61 2 8568 0000 F +61 2 8568 0066 turnerbuilds.com.au



Level 06

Amenity:

Solar Access \geq 2 hours :	
- Apartment:	3
- Balcony:	3
Solar Access < 2 hours:	
- Apartment:	0
- Balcony:	0
No Direct Sunlight : 1	
- Apartment:	0
- Balcony:	0
Cross Ventilation :	3

Apartment mix:

1 Bed:	1
2 Bed:	2
Total:	3

Level 07

Amenity:

Solar Access \geq 2 hours :	
- Apartment:	3
- Balcony:	3
Solar Access < 2 hours:	
- Apartment:	0
- Balcony:	0
No Direct Sunlight : 1	
- Apartment:	0
- Balcony:	0
Cross Ventilation :	3

Apartment mix:

1 Bed:	1
2 Bed:	2
Total:	3

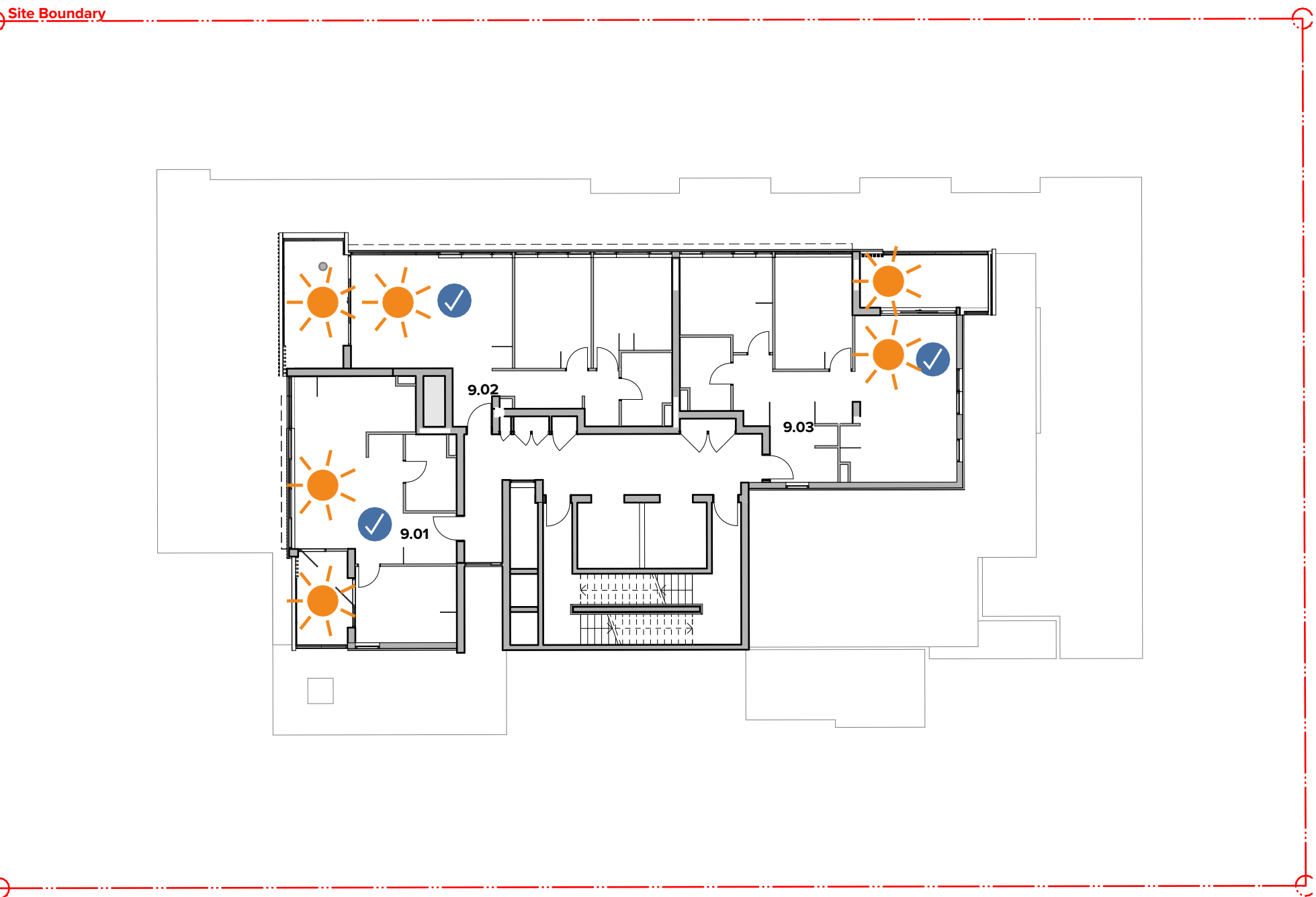
Level 08

Amenity:

Solar Access \geq 2 hours :	
- Apartment:	3
- Balcony:	3
Solar Access < 2 hours:	
- Apartment:	0
- Balcony:	0
No Direct Sunlight : 1	
- Apartment:	0
- Balcony:	0
Cross Ventilation :	3

Apartment mix:

1 Bed:	1
2 Bed:	2
Total:	3



Level 09

Amenity:

Solar Access \geq 2 hours :	
- Apartment:	3
- Balcony:	3
Solar Access < 2 hours:	
- Apartment:	0
- Balcony:	0
No Direct Sunlight : 1	
- Apartment:	0
- Balcony:	0

Apartment mix:

1 Bed:	1
2 Bed:	2
Total:	3

Level 10

Amenity:

Solar Access \geq 2 hours :	
- Apartment:	3
- Balcony:	3
Solar Access < 2 hours:	
- Apartment:	0
- Balcony:	0
No Direct Sunlight : 1	
- Apartment:	0
- Balcony:	0

Apartment mix:

1 Bed:	1
2 Bed:	2
Total:	3

Summary:

Amenity:

Solar Access \geq 2 hours :		
- Apartment:	37	71%
- Balcony:	41	79%
Solar Access < 2 hours:		
- Apartment:	8	15%
- Balcony:	5	10%
No Direct Sunlight : 1		
- Apartment:	7	13%
- Balcony:	6	11%
Cross Ventilation : (First 9 storeys)	31	67%

Apartment mix:

1 Bed:	28	56%
2 Bed:	24	44%
Total:	52	100%

Apartment Amenity (with reference to Apartment Design Guide)

Solar Access (Objective 4A-1, Design Criteria 1)

Minimum % of apartments achieving 2 hours solar access: \geq 70%
Actual % of apartments achieving 2 hours solar access: **37 apartments = 71%**

Natural Ventilation (Objective 4B-3, Design Criteria 1)

Minimum % of apartments to be naturally ventilated: \geq 60% for the first 9 storeys
Actual % of apartments that are naturally ventilated : **31 apartments = 67%**

No Direct Sunlight (Objective 4A-1, Design Criteria 3)

Maximum % of apartments receiving no direct sunlight: \leq 15%
Actual % of apartments receiving no direct sunlight: **7 apartments = 13%**

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev A Date 20.05.19 Approved by VS Issue Name Development Application Application Development Application

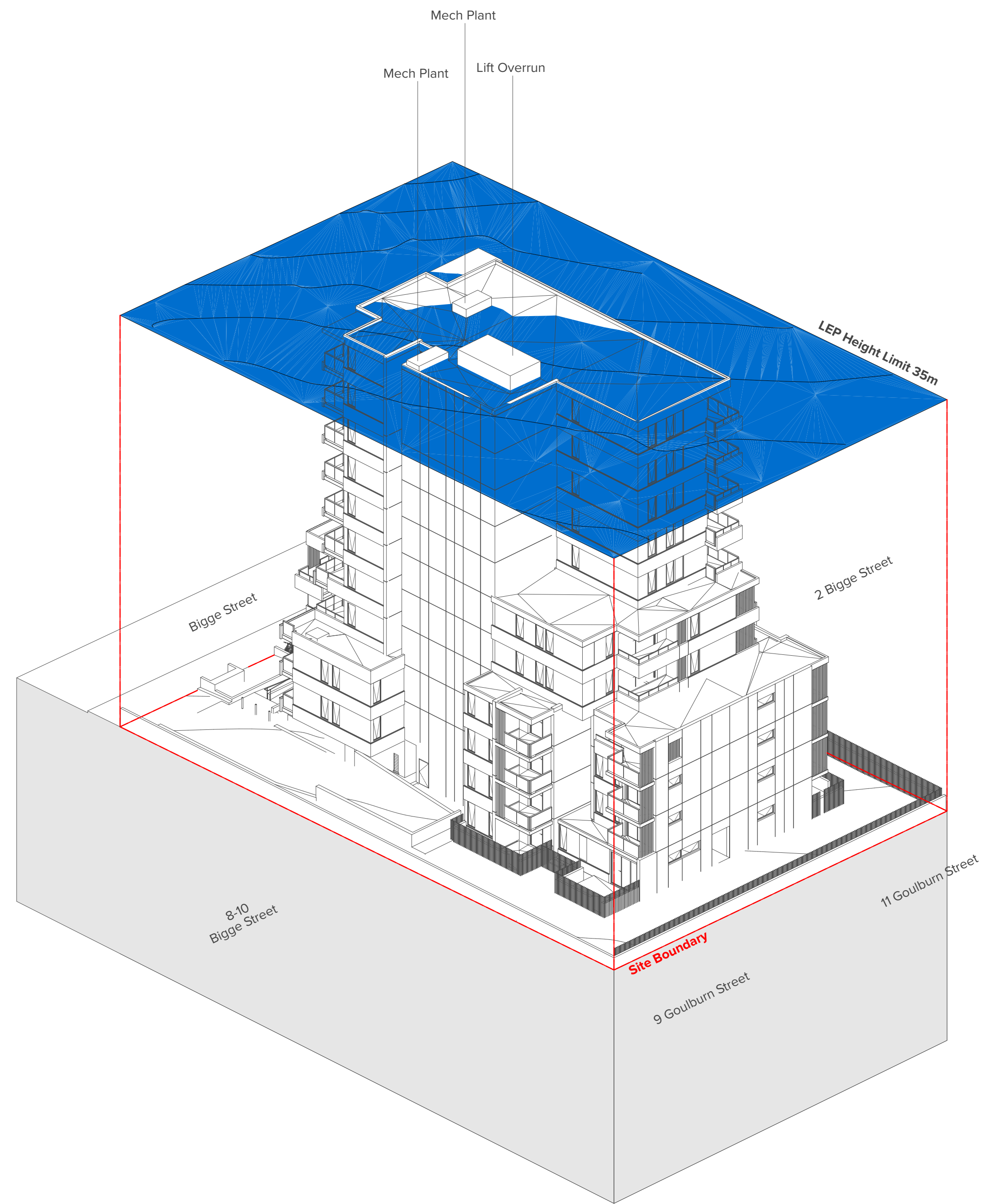
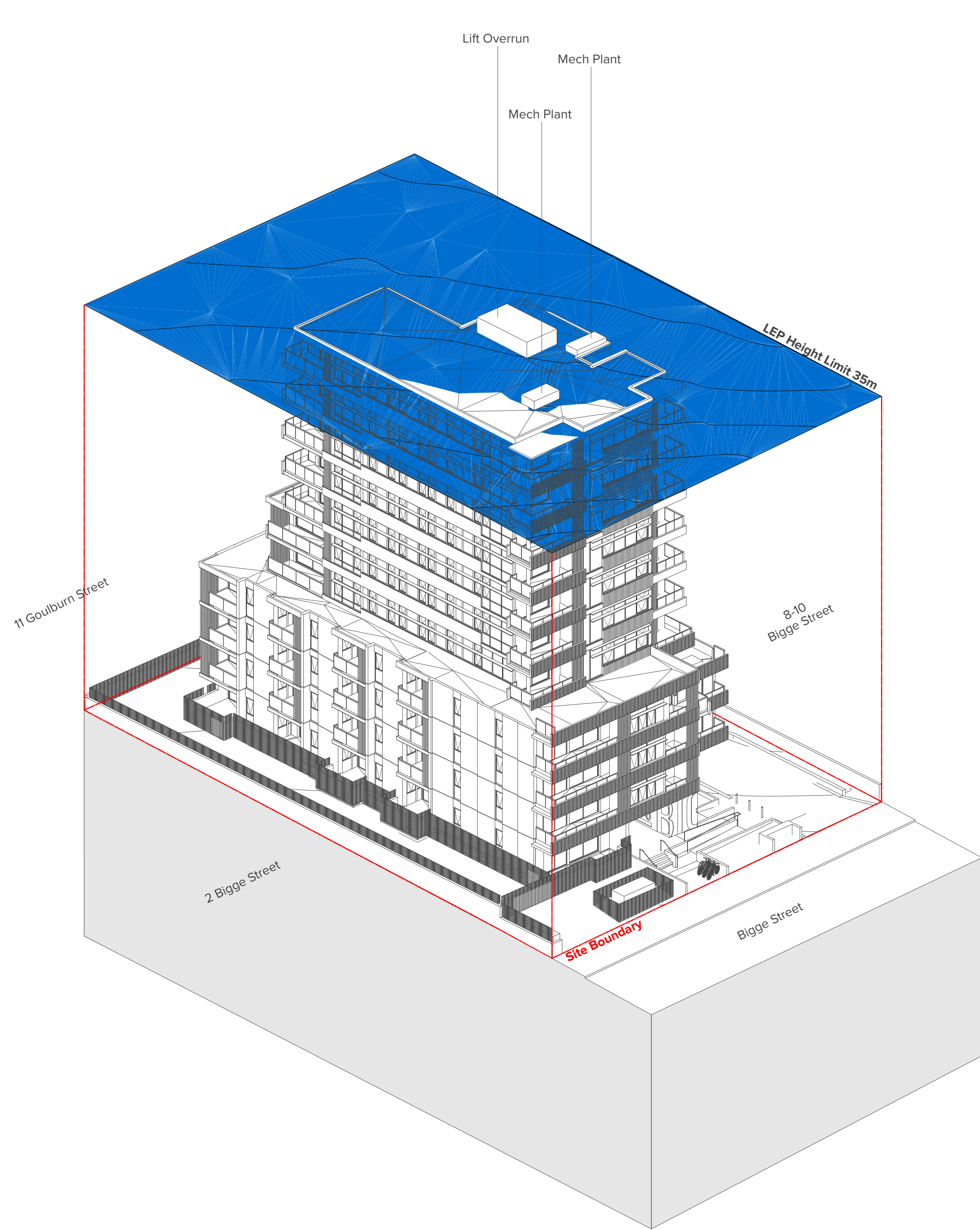
Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Scale 1:200 @A1, 50%@A3 Project No. 18013 Drawn by YX Status For Development Application Dwg No. DA-730-020 Rev B

Drawing Title
Apartment Amenity
Solar Access & Cross Ventilation

TURNER

Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA T +61 2 8668 0000 F +61 2 8668 0066 turnerstudio.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
Height Plane Massing Study
Height Plane Massing Study

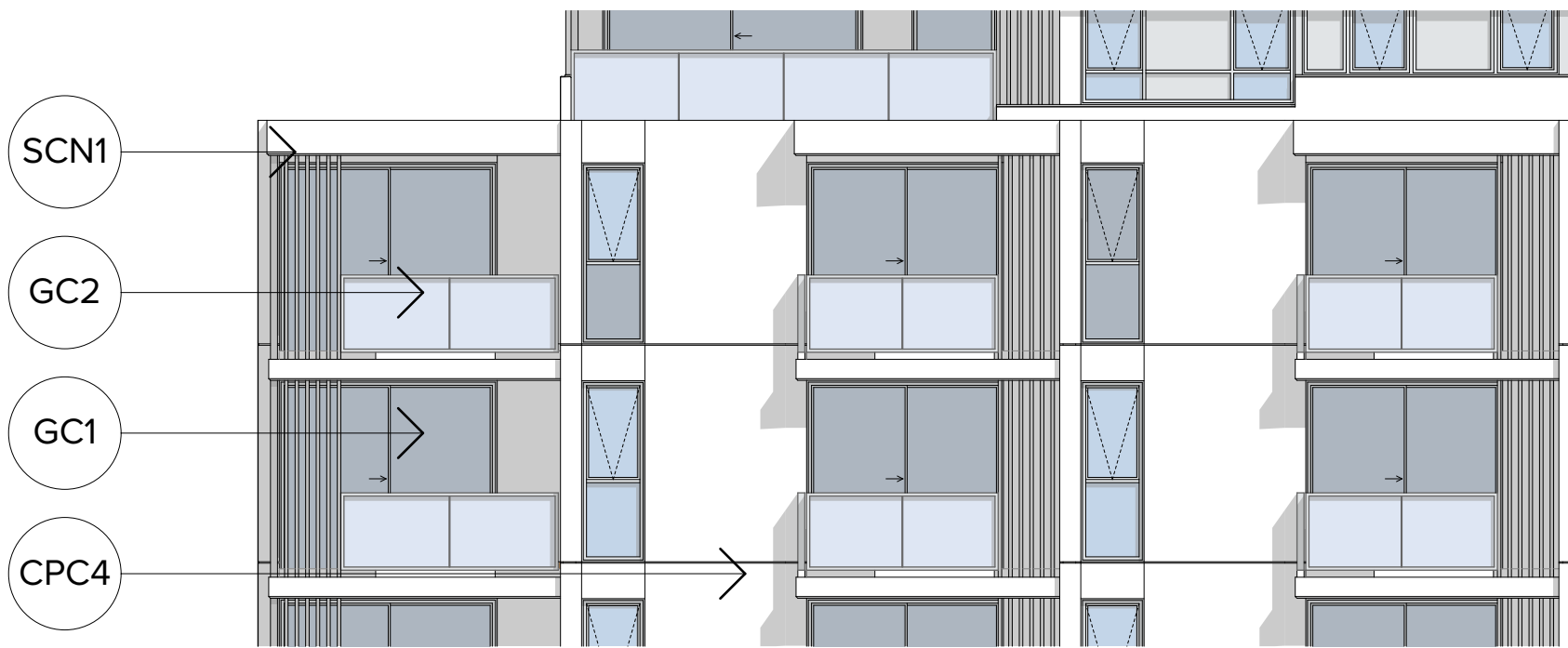
Scale	Project No.	Drawn by	North
NTS	18013	DF	↑
Status	Dwg No.	Rev	
For Development Application	DA-810-010	B	

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerbuild.com.au



West Facade



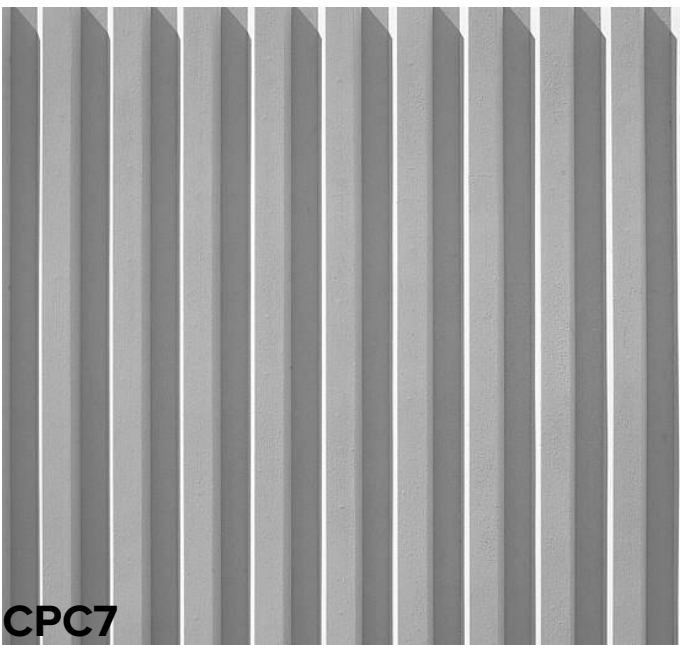
North Facade



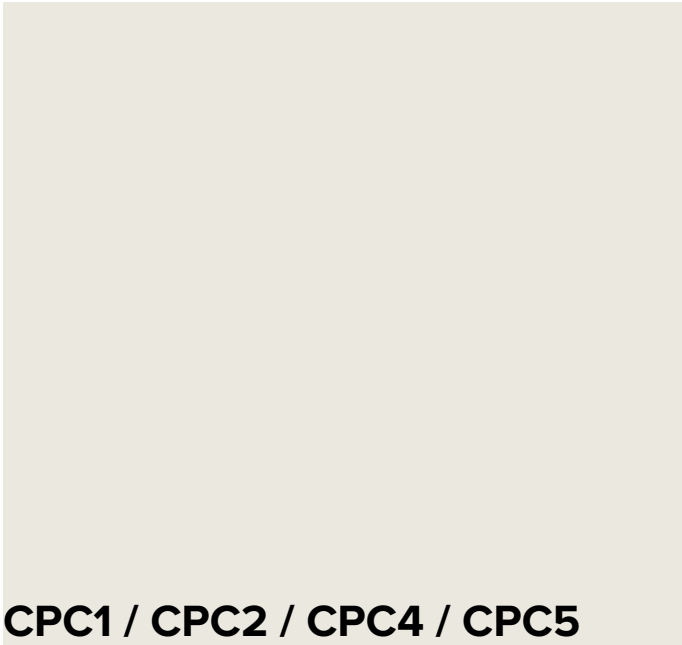
CPC8
Decorative Precast Profile



COF1
Precedent Image



CPC7
Decorative Precast Profile



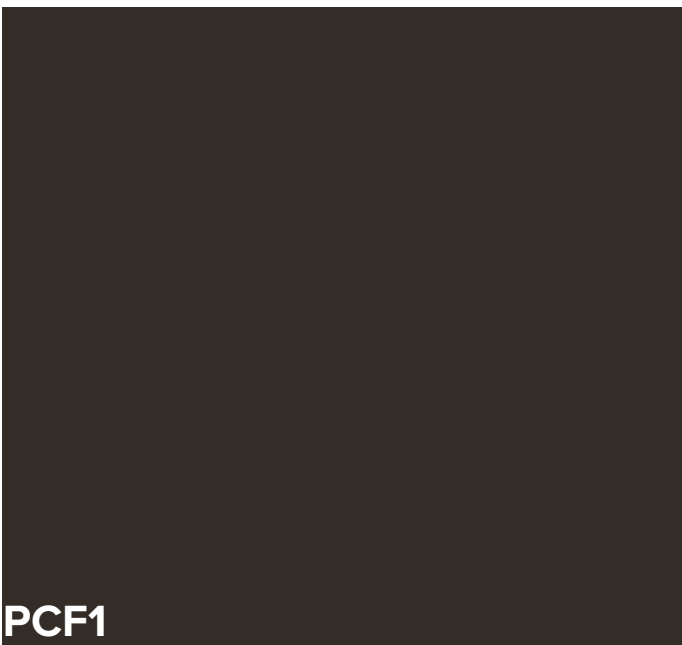
CPC1 / CPC2 / CPC4 / CPC5



GC1



GC2



GC3



GC4

Legend

- BAL 1** Balustrade Type 1
Aluminium framed glass balustrade system. GC2.
100mm x 50mm tapered aluminium handrail system, PCF2 finish
- BAL 2** Balustrade Type 2
Aluminium framed glass balustrade system. GC1.
100mm x 50mm tapered aluminium handrail system, PCF2 finish
Works with CPC5 / CPC6 / CPC7
- COF1** Concrete off form, type 1
Natural finish
- CPC1** Concrete precast wall panel,
White stain finish.
Colour equal to Dulux natural
white.
- CPC2** Concrete precast wall panel,
Expressed sill at spandrel height.
White stain finish.
Colour equal to Dulux natural
white.
- CPC3** Concrete precast wall panel,
Expressed sill at spandrel height.
Natural finish
- CPC4** Concrete precast wall panel,
Splayed
White stain finish.
Colour equal to Dulux natural
white.
- CPC5** Concrete precast spandrel panel,
White stain finish.
Colour equal to Dulux natural
white.
- CPC6** Concrete precast spandrel panel
Natural finish
- CPC7** Concrete precast spandrel panel
Decorative profile
Natural finish
- CPC8** Concrete precast spandrel panel
Decorative profile
White stain finish.
Colour equal to Dulux natural
white.
- GC1** Glass, clear
Aluminium framing
Finish: PCF1
- GC2** Glass, translucent
Aluminium framing
Finish: PCF1
- GC3** Glass, colourback to match PCF1
Aluminium framing
Finish: PCF1
- GC4** Louvred glass, clear
Aluminium framing
Finish: PCF1
- HR1** Handrail
Tubular 32 mm
Metal finish.
- LV1** Louvre, Type 1
Aluminium Louvres
Aluminium framing
Finish: PCF1
- PCF1** Powder coat finish, type 1
Duralloy Anotec 'Mid Bronze' Matt
- PCF2** Powder coat finish, type 2
Colorbond metallic steel aries
- SCN1** Aluminium Screening,
Finish: PCF2
- STL1** Vertical 75 x 25 steel fence with
Integrated Gate for access to Terraces.
No top rail.
Finish: PCF1
- OH1** Horizontal aluminium Shading device.
350x50 mm
Finish: PCF1

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING
IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
NOTHING TURNER IS ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED.
USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev A
Date 15.05.19
Approved by VS
Issue Name Development Application
Application Development Application

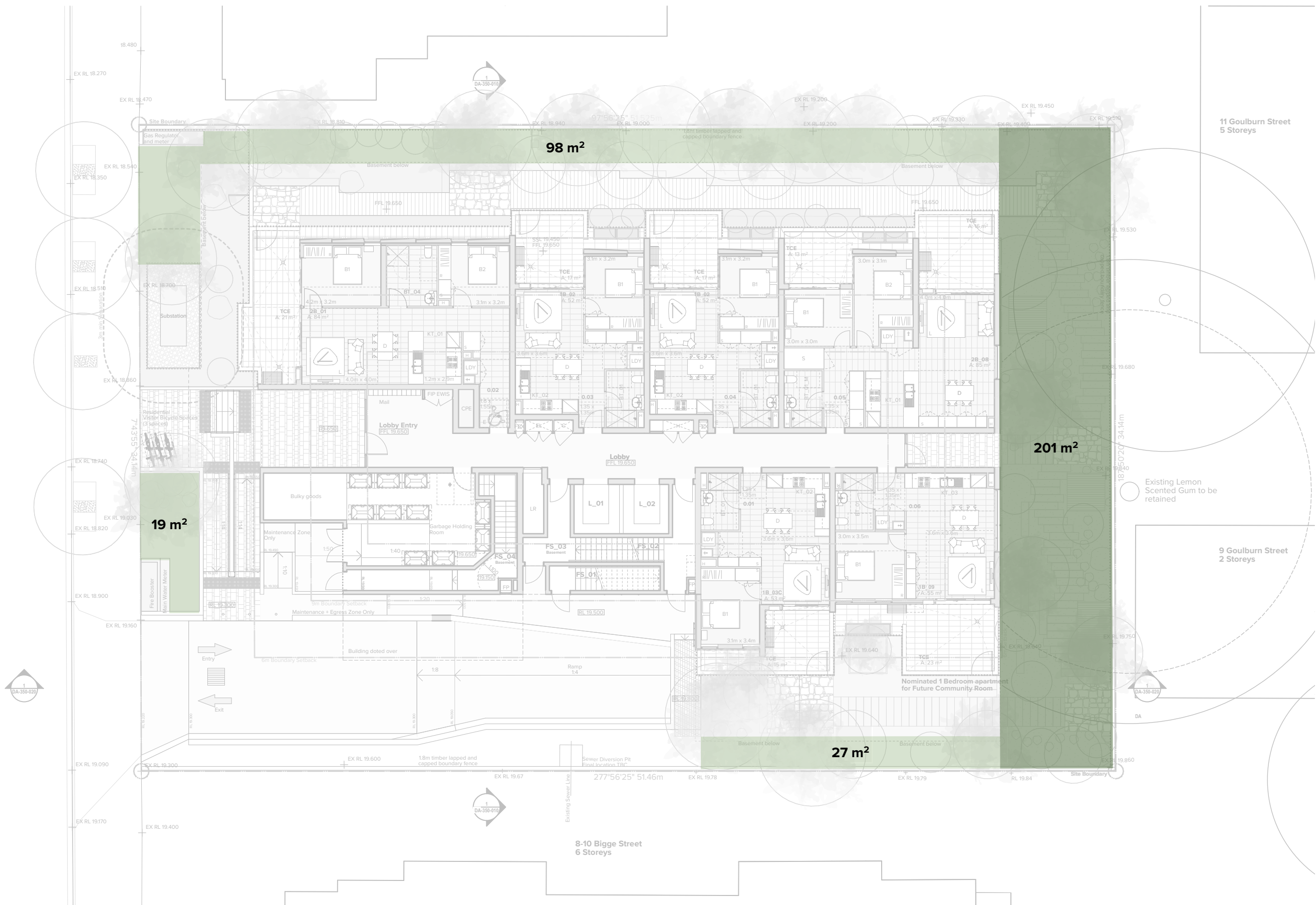
Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Scale
1:100 @A1, 50% @A3
Status
For Development Application
Project No.
18013
Drawn by
DF
Rev
B

Drawing Title
Materials & Finishes
Materials & Finishes Selection

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0200
F +61 2 8668 0268
turnerbuilds.com.au

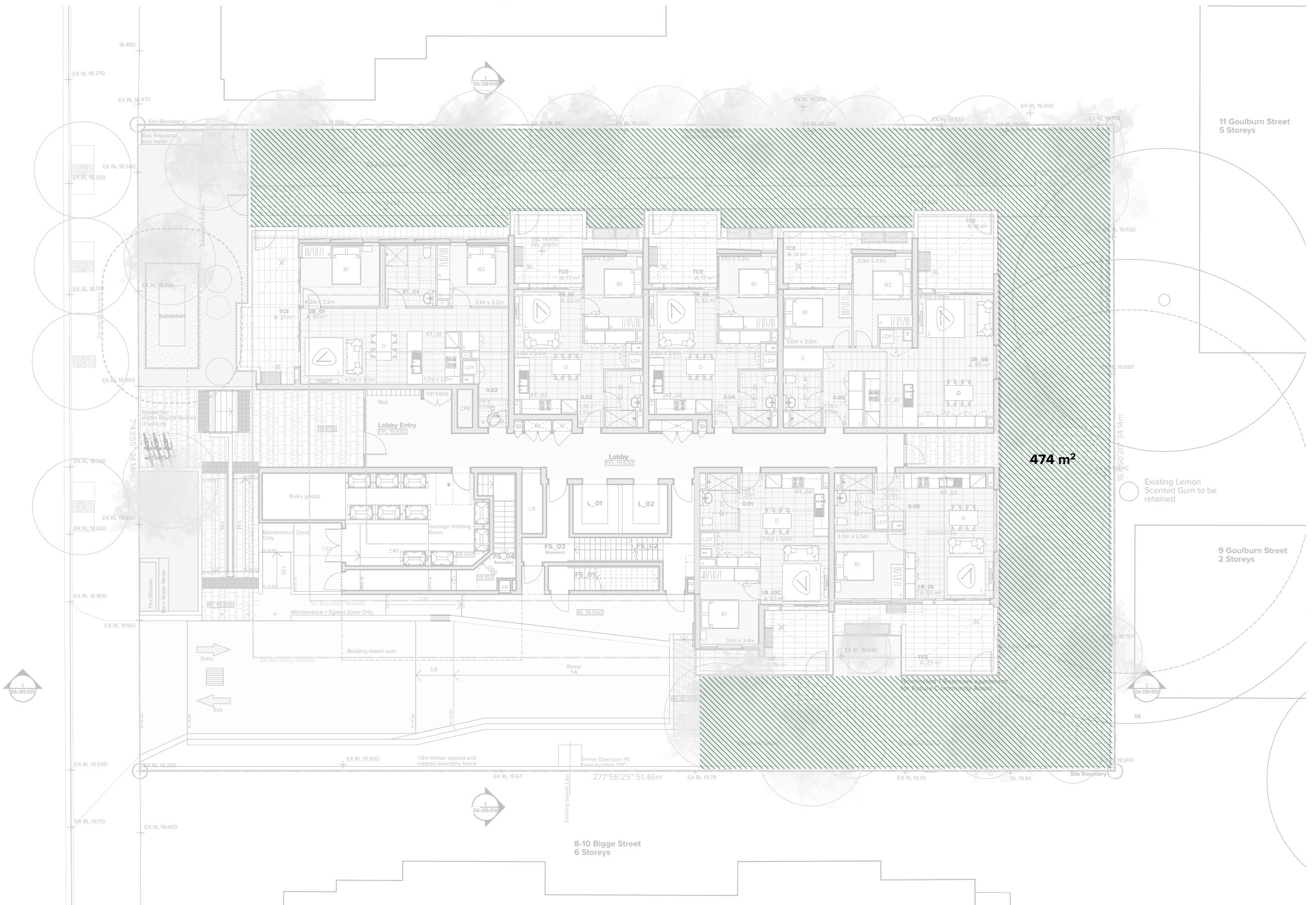


Deep Soil Zone:

ADG Requirement:
Deep Soil Zone minimum width: 6m
7% of Site Area (1757.8m2): 123m2

- Deep Soil Zone (6m wide): 201m2
- Deep Soil (Less than 6m width): 144m2

Proposed Deep Soil: 345m2



Communal Open Space:

ADG Requirement: 25% of Site Area (1757.8m2): 439.45m2

Proposed Communal Open Space Area: 474 m2

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev	Date	Approved by	Issue Name
A	15.05.19	VS	Development Application
B	08.07.19	VS	Development Application

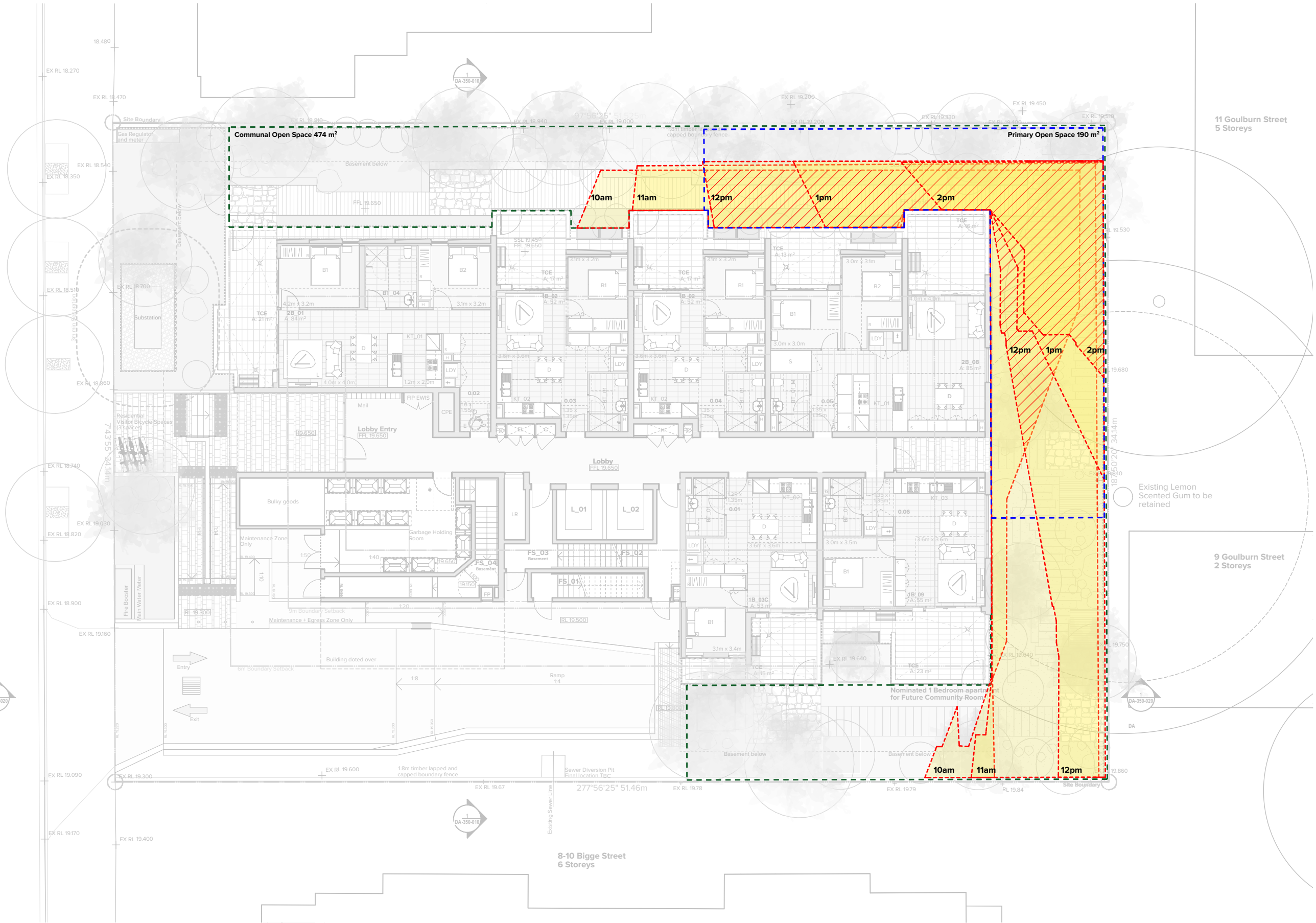
Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	18013	MM	↑
Status	Dwg No.	Rev	
For Development Application	DA-850-001	B	

Drawing Title
Deep soil & Communal open space
Deep soil & Communal open space

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerstudio.com.au



Legend



Communal Open Space



Primary Open Space



Zone of Primary Open Space that receives 2+ Hours of sun in mid winter / June 21st (9am-3pm) 102m² = 53%



Area of the Communal space that receives sun in mid winter / June 21st (9am-3pm) 257m² = 57%

ADG Requirement:
Development must achieve a minimum of 50% direct sunlight to the principle usable part of the communal open space for a minimum of 2 hours between 9am - 3pm on 21st June.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev	Date	Approved by	Issue Name
A	23.05.19	VS	Development Application
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	18013	MM	↑
Status	Dwg No.	Rev	
For Development Application	DA-850-003	B	

Drawing Title
Deep soil & Communal open space
Communal Open Space Solar Diagram

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerbldg.com.au

Adaptable Apartments

In all residential flat building developments containing 10 dwellings or more, a minimum of 10% of all apartments are to be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes pre-adaptable design details to ensure visitability is achieved.

Total number of apartments: 52
Total number of adaptable apartments: 6
Percentage of adaptable apartments: 12%

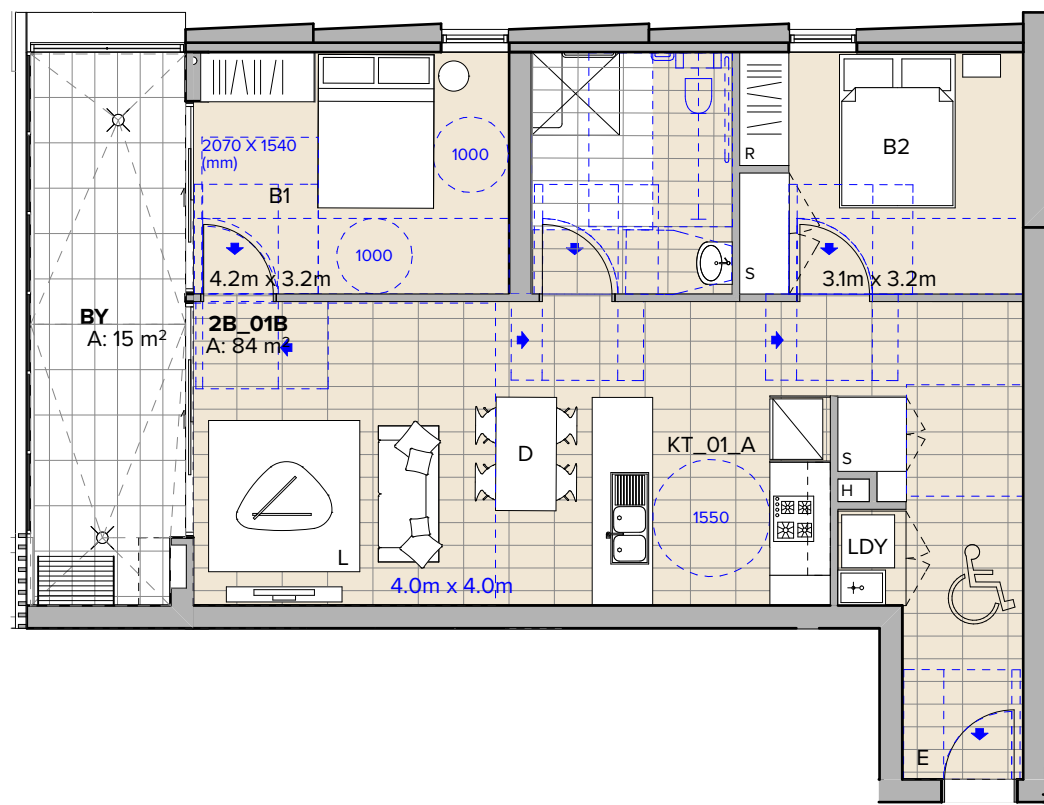


1 Pre-Adapted Layout - 2B_01B 1:100

1.02
2.02
3.02
Internal area: 84 sqm
External area: 15 sqm

Pre-Adapted Layout - 2B_01 (Ground floor with Terrace)

0.02
Internal area: 84 sqm
External area: 20 sqm

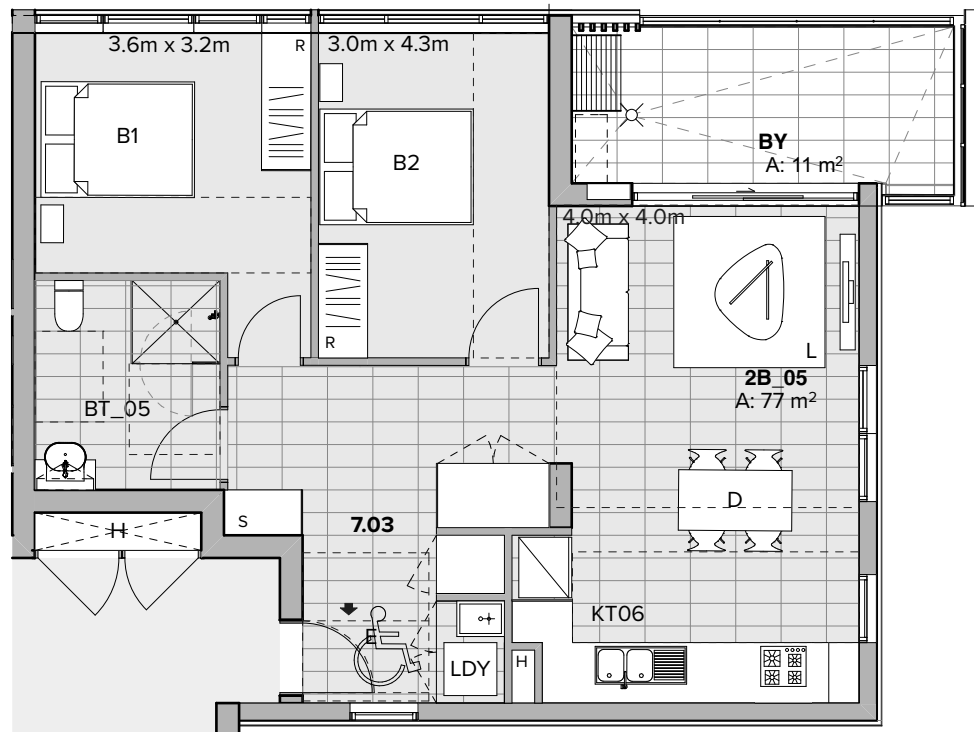


2 Pre-Adapted Layout - 2B_01B 1:100

1.02
2.02
3.02
Internal area: 84 sqm
External area: 15 sqm

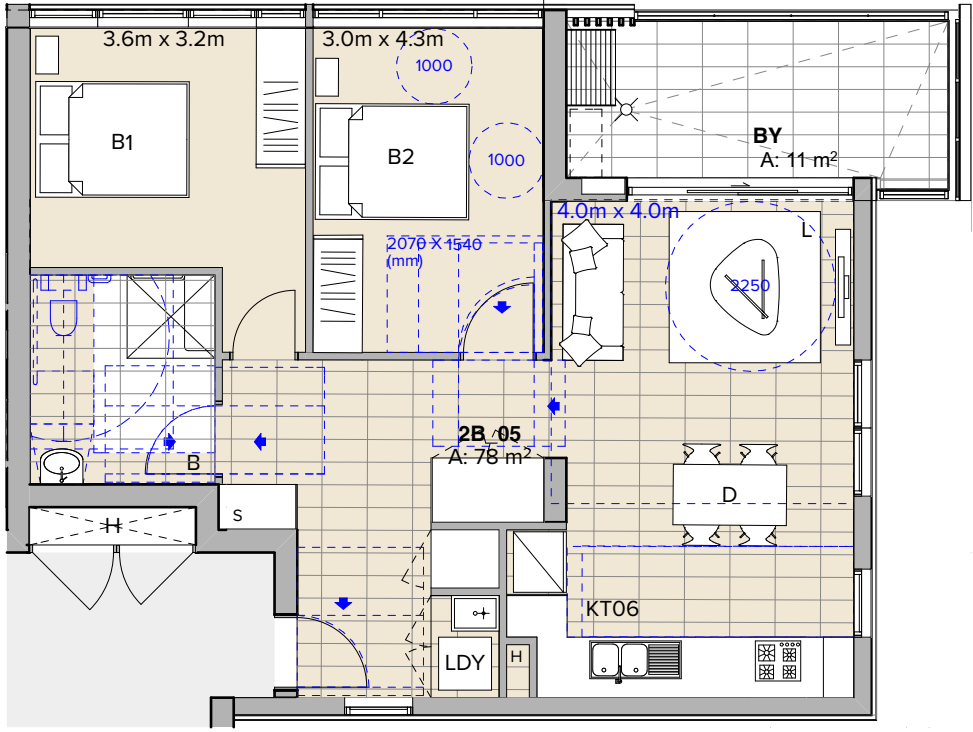
Pre-Adapted Layout - 2B_01 (Ground floor with Terrace)

0.02
Internal area: 84 sqm
External area: 20 sqm



3 Pre adapted Layout - 2B_05 1:100

6.03
7.03
Internal area: 77 sqm
External area: 11 sqm



4 POST-Adapted Layout - 2B_05 1:100

6.03
7.03
Internal area: 77 sqm
External area: 11 sqm

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

Rev	Date	Approved by	Issue Name	Application
A	15.05.19	VS	Development	Application
B	08.07.19	VS	Development	Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Scale	Project No.	Drawn by	North
1:100 @A1, 50% @A3	18013	YX	↑
Status	Dwg No.	Rev	
For Development Application	DA-880-010	B	

Drawing Title
Adaptable Apartments
Adaptable Apartments

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerbuild.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. REPORT TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Turner & Associates Architects Pty Ltd, ABN 96 504 094 811

Rev	Date	Approved by	Issue Name
B	08.07.19	VS	Development Application

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
3D VIEWS
Artist's Impression

Scale	Project No.	Drawn by	North
NTS	18013		↑
Status	Dwg No.	Rev	
For Development Application	DA-900-009	B	

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerbuild.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

CLIENT
Hutchinson Builders
23 Dunning Avenue, Rosebery NSW 2018

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 4985, APR 99 994 094 971

Rev	Date	Approved by	Issue Name	Application
A	15.05.19	VS	Development Application	
B	08.07.19	VS	Development Application	

Project Title
Bigge Street Warwick Farm
4-6 Bigge Street Warwick Farm NSW 2170 Australia

Drawing Title
3D VIEWS
Artist's Impression

Scale	Project No.	Drawn by	North
NTS	18013		↑
Status	Dwg No.	Rev	
For Development Application	DA-900-010	B	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerbldg.com.au