ROTHESAY AVENUE DEVELOPMENTS P/L

SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

GA Plans
Ground

1:200 @A1, NTS@A3
14005
A-DA-110-100
M

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Legend

AC	Air Conditioning
B	Bathroom
BR_1	Bedroom 1, Bedroom 2, etc
BAL	Balcony
BKP	Bicycle Parking
BY	Balcony
CLNR	Cleaner Store
COMS	Communications Services
CPE	Car Park Exhaust
CY	Courtyard
CWS	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FMP	Fire Mimic Panel
FEP_01,02...	Fire Egress Passage No 1, 2 etc
FS_01,02...	Fire Stair No 1, 2, etc
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HWU	Hot Water Unit
K	Kitchen
L_01,02	Lift No 1, 2, etc
L	Living
LB	Loading Bay
LY	Laundry
LG	Lower Ground
LV	Louvre
M	Mechanical Services
MSH	Mail Box Assembly
MCR	Metal Deck Roofing
MSB	Main Switch Board Services
MTR	Meter
NGL	Natural Ground Level
P	Pavers
R	Rolex
RES	Residential
RF	Refrigerator
RL	Relative Level to AHD
RWT	Rain Water Tank
S	Store
SC	Storage Cage
SCR	Screen
SW	Stroller
SK1,2	Skylight 1
ST_01	Stair No.1, 2, etc
TCE	Terrace
UNO	Unless Noted Otherwise
UG	Underground
US	Underside
UT	Utility Space
V	Void
VS	Visible
VS	Ventilation Shaft
WC	WC
WIP	Walk in Pantry
WM	Washing Machine
	Entry Point
	Egress Point
	Residential Area
	Lift 2,1, 1,2 etc
RL 0.000	Relative Level to AHD
	Adaptable Unit

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ROTHESAY AVENUE DEVELOPMENTS P/L

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 01

Project No 14005
Drawing No A-DA-110-110
Date AC_JY_DB
Rev H

turner

ROTHESAY AVENUE DEVELOPMENTS P/L

SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

GA Plans
Level 02

1:100 @A1, 50%@A2

14005

A-DA-110-120

H

turner

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

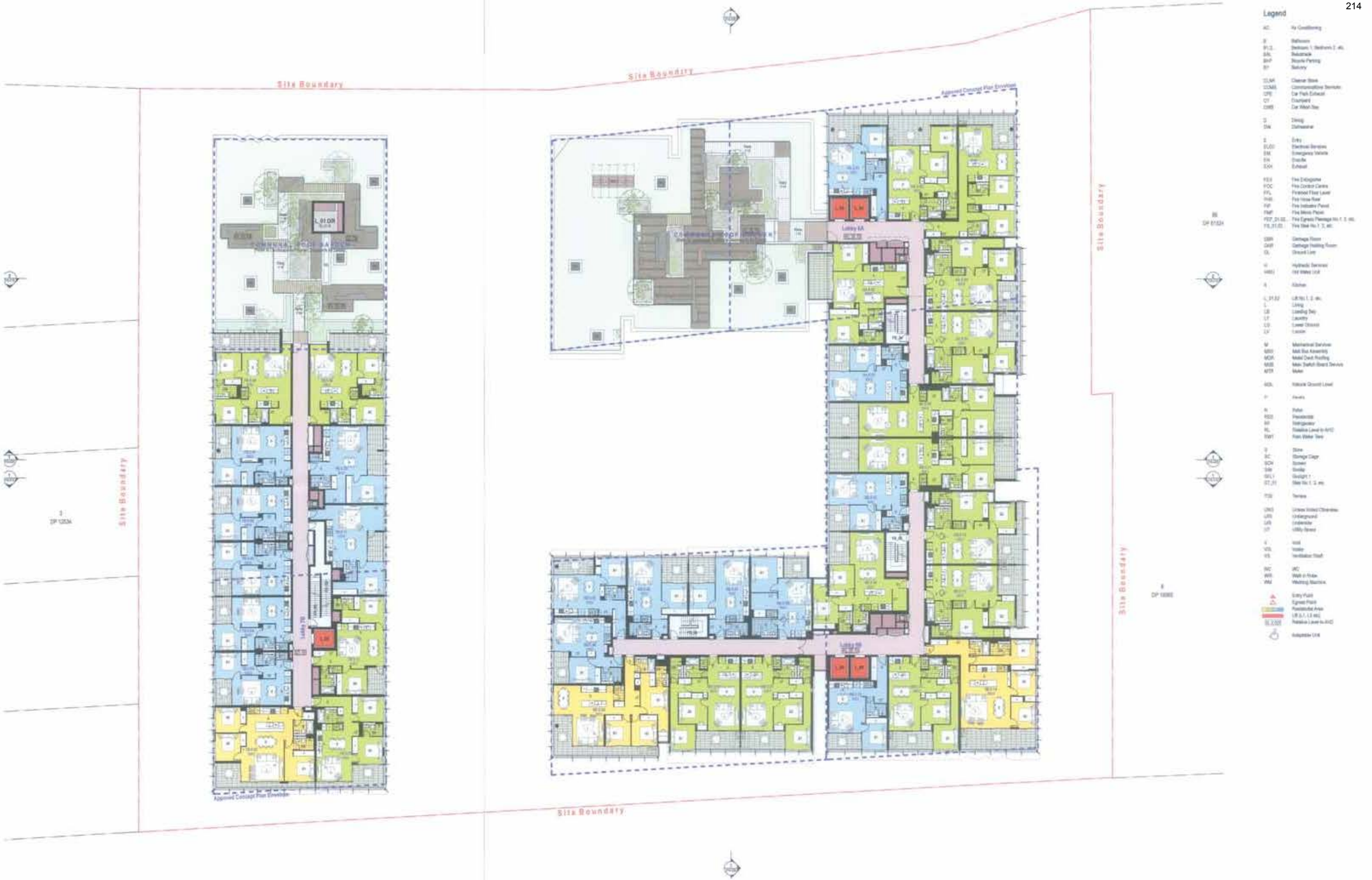
Project Title
SHEPHERDS BAY - STAGE 6 & 7
Narrawarra Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 03

Scale: 1:200 @A1, 50%@A3
Project No: 14005
Drawn by: AZ, JF, CK
Drg No: A-DA-110-130
Rev: H

turner

Site Boundary
Site Boundary
Site Boundary
Site Boundary
Site Boundary
Approved Concept Plan Envelope
Approved Concept Plan Envelope
Lobby 5A
Lobby 6A
Lobby 7A
Lobby 7B
Lobby 8B
DP 1253A
DP 1253A
DP 1253A



ROTHESAY AVENUE DEVELOPMENTS PIL

SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

GA Plans
Level 03

1:200 @A1, 50%@A3

14005

A-DA-110-150

1

turner

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 06

Project No. 14005
Drawing No. A-DA-110-160
Rev. J

turner

ROTHESAY AVENUE DEVELOPMENTS P/L

SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

GA Plans
Level 07

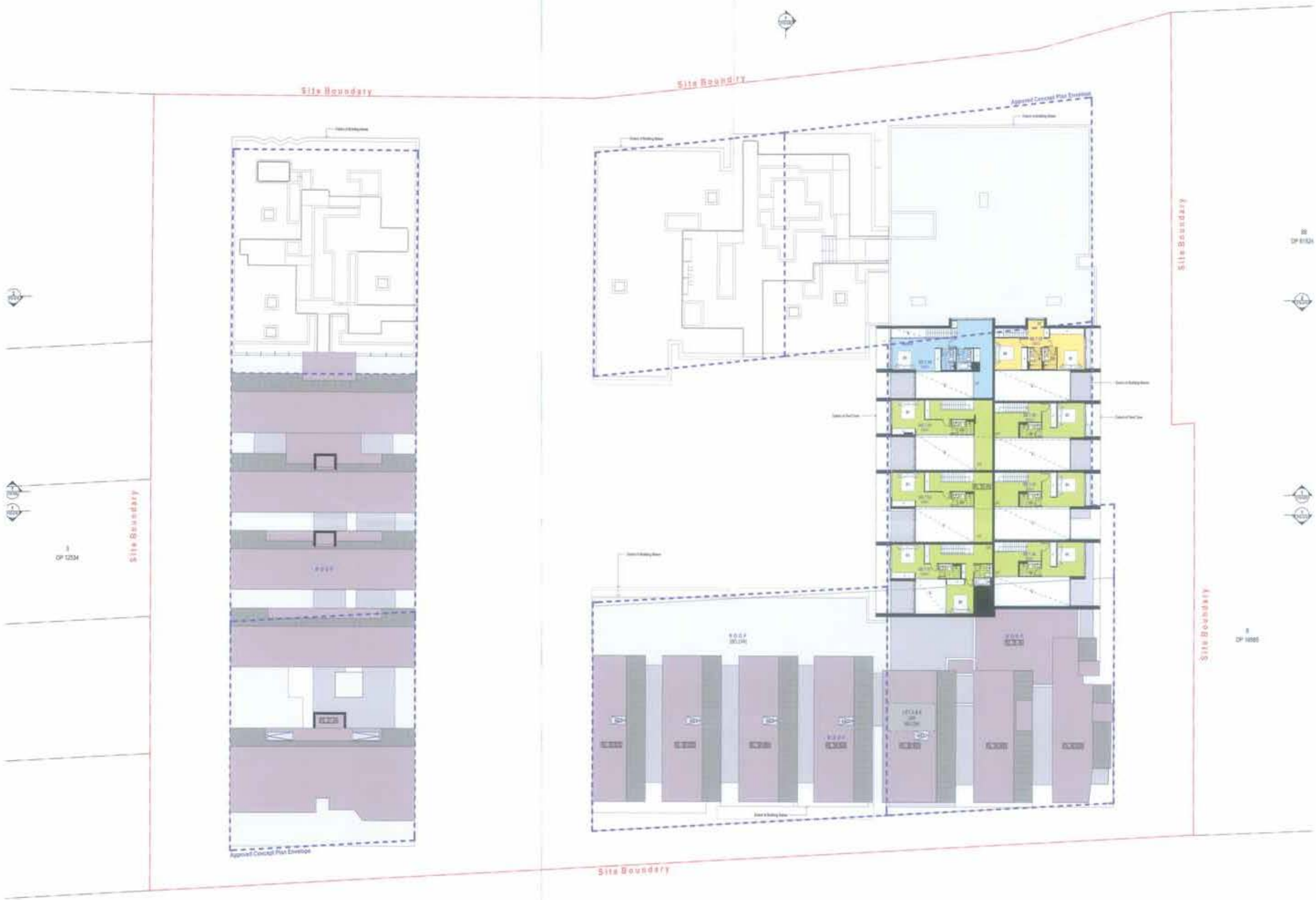
1:200 @A1, 30%@A1

14005

A-DA-110-170

J

turner



NOTES

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ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN NOTES AND NOTICE

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Narcarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 08 (Mezzanine)

Scale	Drawn by	Checked by	Project No.	Drawing No.	Issue
1:200 @A1, 50%@A3	AC, JK, DK		14005	A-DA-110-180	J

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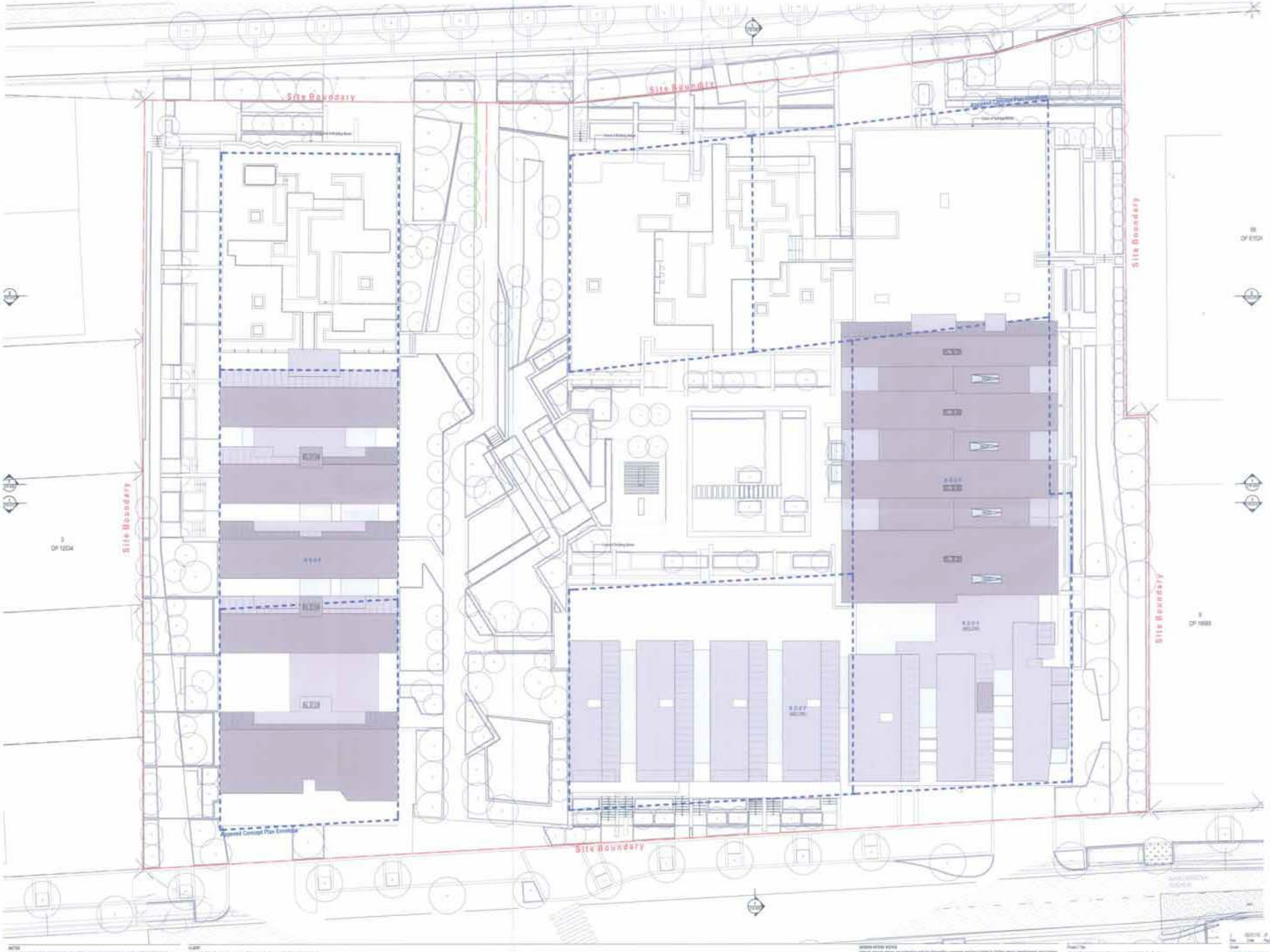

Legend

AC	Air Conditioning
B	Bathroom
B1,2	Bedroom 1, Bedroom 2, etc.
BAL	Balustrade
BICY	Bicycle Parking
BY	Balcony
CLWR	Cleaner Store
COMS	Communications Services
CPE	Car Park Exhaust
CY	Courtyard
CWR	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FE,E	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FMP	Fire Mimic Panel
FEP, E1,E2	Fire Egress Passage No 1, 2, etc
FS, S1,S2...	Fire Stair No 1, 2, etc
GBR	Garbage Room
GSR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HWU	Hot Water Unit
K	Kitchen
L, L1,L2	Lift No 1, 2, etc
L	Living
LB	Loading Bay
LT	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MEX	Mail Box Assembly
MDR	Metal Deck Roofing
MSB	Main Switch Board Service
MTR	Meter
NGL	Natural Ground Level
P	Pantry
R	Robe
RES	Residential
RF	Refrigerator
RL	Relative Level to AHD
RWT	Rain Water Tank
S	Store
SC	Storage Cage
SCR	Screen
SW	Socket
SKL1	Skylight 1
ST_1>	Stair No 1, 2, etc
TCE	Terrace
UNO	Unless Noted Otherwise
UG	Underground
US	Underside
UT	Utility Space
V	Void
VG	Vestibule
VS	Ventilation Shaft
WC	WC
WIP	Walk in Pantry
WM	Washing Machine
	Entry Point
	Egress Point
	Residential Area
	LP (L1, L2 etc)
RL 00.00	Relative Level to AHD
	Adaptable Unit

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ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENT NOTES
Vertical secure shaded and indicative only for information purposes and is subject to further design development and change.
Window locations, if shown, are indicative only.
Lower levels 1-4 shown, are indicative only.
All dimensions and levels shown are approximate.
Any finishes unavailable are indicative only and subject to change.
Miscellaneous shown on the layouts are indicative only and are subject to further design development and change.
Vehicle dimensions and levels are not necessarily shown on the drawings and are subject to change.

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 09 (Roof)

Rev	Date	Amendment	GA Consent Revision Notes
J	2021.10.15	P	

Scale: 1:200 @A1, 1:400 @A3
Project No: 14005
Drawing No: A-DA-110-199
Rev: J
Drawn by: AC, JC, CK
Plot Date: 2021.10.15 14:17:00

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Level 1, 8-12 Chapel Street
Locked Bag 2110
Australia
T +61 2 8268 7400
F +61 2 8268 7999
www.turner.com.au

1 North East Elevation (Constitution Road)
1:200

Key Plan

External Materials & Finishes Schedule

SAL1	Sunscreen Type 1	CLD2	Cladding Type 2
SAL2	Sunscreen Type 2	CLD3	Cladding Type 3
SAL3	Sunscreen Type 3	CLD4	Cladding Type 4
BWT	Brick work Type 1	CLD6	Cladding Type 6
CLD1	Cladding Type 1	FIN1	Fin Type 1

GC1	Glass Clear Type 1	SP1	Spandrel Type 1
GC2	Glass Tinted Type 2	SPL2	Spandrel Type 2
GC3	Glass Tinted Transparent Type 3	SW1	Screen Type 1
GC4	Glass Tinted Opaque Type 4	SC2	Screen Type 2
GC5	Glass Louver w/ GC1	SC3	Screen Type 3
SF1	Glass & Frame Type 1	TL1	Tile Type 1
LV1	Louvre Type 1	MCR	Lightweight Longline Metal Roofing
		EXL	Canopy Soffit to BASIX assessment for performance requirements

NOTES

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ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN REPORT NOTES

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Elevation
North East Elevation (Constitution Road)

Scale	Project No.	Drawn by	Checked by
1:200 @A1, 50%@A3	14005	AC, JI, CB	
Status	Drawing No.	Rev.	
	A-DA-210-010	F	

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1 Southeast Elevation
1:200

Key Plan

External Materials & Finishes Schedule

BAL1	Balustrade Type 1	CLD2	Cladding Type 2	GC1	Glass Clad Type 1	GF1	Gate & Fence Type 1	SPL2	Sun-shelf Type 1
BAL2	Balustrade Type 2	CLD3	Cladding Type 3	GC2	Glass Tinted Type 2	LV1	Louvre Type 1	SWF1	Stone wall finish Type 1
BAL3	Balustrade Type 3	CLD4	Cladding Type 4	GC3	Glass Tinted Translucent Type 3	SC1	Screen Type 1	TL1	Tile Type 1
BWK1	Brick work Type 1	CLD5	Cladding Type 5	GC4	Glass Tinted Opaque Type 4	SC2	Screen Type 2	MOR	Longspan Longline Metal Roofing
CLD1	Cladding Type 1	FIN1	Fin Type 1	GC5	Glass Louvre Line GC1	SPL1	Sun-shelf Type 1	SKL	Skylight

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ROTHESAY AVENUE DEVELOPMENTS P/L

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Elevation
South East Elevation (Secondery Site Link)

Project No. 14005
Drawing No. A-DA-210-020
Rev. F

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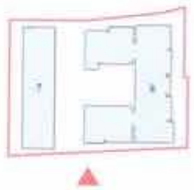
SHEPHERDS BAY STAGES 6 & 7

EXG BRICK WAREHOUSE | SECONDARY SITE LINK | STAGE 7 | PRIMARY SITE LINK | STAGE 6 | SECONDARY SITE LINK | EXG BRICK WAREHOUSE

1 South West Elevation (Nancarrow Avenue)
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade Type 1
BAL2	Balustrade Type 2
BAL3	Balustrade Type 3
BWK1	Brick work Type 1
CLD1	Cladding Type 1
CLD2	Cladding Type 2
CLD3	Cladding Type 3
CLD4	Cladding Type 4
CLD5	Cladding Type 5
FIN1	Fin Type 1
GC1	Glass Door Type 1
GC2	Glass Tinted Type 2
GC3	Glass Tinted/Transparent Type 3
GC4	Glass Tinted Opaque Type 4
GC5	Edges Levels on GC1
GF1	Gate & Fence Type 1
GRT	Louvre Type 1
SC1	Screen Type 1
SC2	Screen Type 2
SPL1	Spandrel Type 1
SPL2	Spandrel Type 1
SWP1	Twin wall Stone Type 1
TL1	Tile Type 1
WGR	Weight Engine Metal Roofing
SKL	Skylight

NOTES

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DESIGN INTENT NOTES
Interior layouts shown are indicative only for information purposes and are subject to further design development and change.
Furniture, fixtures, plant equipment are indicative only.
Curtain panels, if shown, are indicative only.
All dimensions and levels shown are approximate.
Any finishes nominated are indicative only and subject to change.
Indicative areas on the layouts are indicative only and are subject to further design development and design considerations and areas are not necessarily shown on the drawings and are subject to change.

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Elevation
South West Elevation (Nancarrow Avenue)

Rev	Date	Description
F	22/07/21	DA Amendments
E	12/07/21	Issued for Approval

Scale: 1:200 @A1, 50%@A3
Project No: 14005
Drawing No: A-DA-210-030
Rev: F

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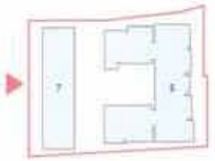
Level 1, 20 Hickson Road
Sydney NSW 2000 Australia
T +61 2 9240 8400
E sydney@turner.com.au
www.turner.com.au

SHEPHERDS BAY STAGES 6 & 7

EXISTING RESIDENTIAL | CONSTITUTION ROAD | STAGE 7 | NANCARROW AVE | FUTURE STAGE 8 & 9

1 Northwest Elevation
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade Type 1
BAL2	Balustrade Type 2
BAL3	Balustrade Type 3
BWK1	Brick work Type 1
CLD1	Cladding Type 1
CLD2	Cladding Type 2
CLD3	Cladding Type 3
CLD4	Cladding Type 4
CLD5	Cladding Type 5
FIN1	Fin Type 1
GC1	Glass Door Type 1
GC2	Glass Pivot Type 2
GC3	Glass Vertical Pentagonal Type 3
GC4	Glass Vertical Quadrant Type 4
GC5	Door Leaves as GC1
GF1	Gate & Fence Type 1
LV1	Louvre Type 1
SC1	Screen Type 1
SC2	Screen Type 2
SPL1	Spandrel Type 1
SPL2	Spandrel Type 2
SRF1	Stone wall finish Type 1
TL1	Tile Type 1
MDR	Lightly corrugated Metal Roofing
SKL	Skylight

NOTES

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ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENT NOTES

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Elevation
North West Elevation (Secondary Site Link)

Scale	Project No	Drawn by	Checked
1:200 @A1, 50%@A3	14005	AC, JF, CB	
Status	Dwg No	Rev	
	A-DA-210-040	F	

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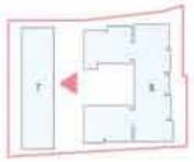
1 Southwest Elevation Building 7
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balcony Type 1
BAL2	Balcony Type 2
BAL3	Balcony Type 3
BWK1	Brick work Type 1
CLD1	Cladding Type 1
CLD2	Cladding Type 2
CLD3	Cladding Type 3
CLD4	Cladding Type 4
CLD5	Cladding Type 5
FIN1	Fin Type 1
GC1	Glass Clear Type 1
GC2	Glass Tinted Type 2
GC3	Glass Tinted Transparent Type 3
GC4	Glass Tinted Opaque Type 4
GC5	Edge panels on GC1
GP1	Gate & Fence Type 1
LVT	Louvre Type 1
SC1	Screen Type 1
SC2	Screen Type 2
SPL1	Specialist Type 1
SPL2	Specialist Type 1
SWT	Shear wall finish Type 1
TL1	Tile Type 1
MOR	Lowlight Longline Metal Roofing
DEL	Design Refer to DESIGN assessment for performance requirements

NOTES
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ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN REVIEW NOTES
Minimum layout areas are indicative only for information purposes and are subject to further design development and change
Window colours, if shown, are indicative only
Lamina details, if shown, are indicative only
All dimensions and levels are approximate
Any finishes nominated are indicative only and subject to change
Indicative levels on the layout are indicative only and are subject to more design development and change
Garage dimensions and slope are not necessarily shown on the drawings and are subject to change

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Elevation
South West Elevation Building 7 (Site Link)

Date	Drawn by	Scale
1:200 @A1, 50%@A3	AC, JE, CM	
Project No.	Drawing No.	Rev.
14005	A-DA-210-050	F

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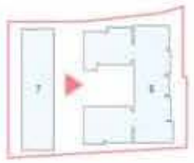
Key Plan



External Materials & Finishes Schedule

BAL1	CLD2	GC1	GF1	SPL2
BAL2	CLD3	GC2	LV1	SWF1
BAL3	CLD4	GC3	SC1	TL1
BWY1	CLD5	GC4	SC2	WDR
CLD1	FM1	GC5	SPL1	WL

NOTES

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ROTHESAY AVENUE DEVELOPMENTS P/L

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Elevation
North West Elevation Building L (Site Link)

Scale: 1:200 @A1, NTS@A3
Project No: 14005
Drawing No: A-DA-210-060
Rev: F

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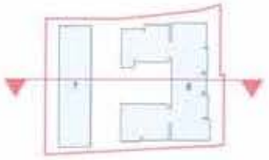
1 Section AA
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade Type 1	CL02	Cladding Type 2
BAL2	Balustrade Type 2	CL03	Cladding Type 3
BAL3	Balustrade Type 3	CL04	Cladding Type 4
BWR1	Brickwork Type 1	CL06	Cladding Type 6
CL01	Cladding Type 1	FR01	Fin Type 1

GC1	Glass Glass Type 1	SF1	Gate & Frame Type 1
GC2	Glass Tinted Type 2	LV1	Louvre Type 1
GC3	Glass Tinted Translucent Type 3	SC1	Screen Type 1
GC4	Glass Tinted Opaque Type 4	SC2	Screen Type 2
GC5	Glass [illegible]	SPL1	Spandrel Type 1

SPL2	Spandrel Type 1
SWF1	Stone wall finish Type 1
TL1	Tile Type 1
WD1	Weatherboard Type 1
WL	Wallight

NOTES

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ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN REVISE NOTES

Project No
SHEPHERDS BAY - STAGE 6 & 7
Narrawrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Sections
Section AA

Scale	Project No	Drawn by	Date
1:200 @A1, 50%@A3	14005	AG, JF, CW	
Status	Dwg No	Rev	
	A-DA-310-010	D	

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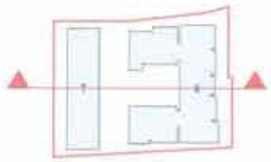
1 Section BB
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade Type 1	CLD2	Cladding Type 2	GC1	Glass Clear Type 1	GC2	Glass Tinted Type 2	GC3	Glass Tinted Translucent Type 3	GC4	Glass Tinted Opaque Type 4
BAL2	Balustrade Type 2	CLD3	Cladding Type 3	GC5	Glass Tinted Translucent Type 5	GF1	Gate & Fence Type 1	LV1	Louvre Type 1	SC1	Screen Type 1
BAL3	Balustrade Type 3	CLD4	Cladding Type 4	SC2	Screen Type 2	SPL1	Spandrel Type 1	SPL2	Spandrel Type 2	SWF1	Stone and Timber Type 1
BWT1	Brick work Type 1	CLD5	Cladding Type 5	TL1	Tile Type 1	WDR	Timber Louvre Feature Cladding				
CLD1	Cladding Type 1	FIN1	Fin Type 1								

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ROTHESAY AVENUE DEVELOPMENTS P/L

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Sections
Section BB

Scale 1:200 @A1, 50%@A3
Project No. 14005
Drawing No. A-DA-310-020
Rev D

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1 Section CC
1:200

Key Plan

External Materials & Finishes Schedule

BAL1	Balustrade Type 1 Semi - Frameless clear glass balustrade fixed to piers or specialist framing system, aluminium powder coat finish. Colour to match (EC)	CLD2	Cladding Type 2 Metal cladding system or equal. Pre-finished cladding system. Colour to match Apollo "Charcoal"	GC1	Glass Door Type 1 Glass door, framing system, aluminium powder coat finish. Framing colour to match Nelson "Charcoal". Refer to BASIX assessment for performance requirements.	GP1	Glass & Fence Type 1 Metal fence with post structure, integrated with fins and solid aluminium laminate panels. Colour to match Dulux "Monument"	SPL2	Sparkle Type 1 Zig-Zag edge Precast specialist, depth varies. Paint finish. Colour to match Dulux white
BAL2	Balustrade Type 2 Semi - Frameless glass balustrade integrated into Glazing system (EC)	CLD3	Cladding Type 3 Metal cladding system or equal. Pre-finished cladding system. Colour to match Apollo "Meadow Grass"	GC2	Glass Tinted Type 2 Frame to match Interpon "Meadow Grass". Refer to BASIX assessment for performance requirements.	LV1	Louvre Type 1 Horizontal louvre system. 100mm profile. Colour finish to match Meadow Grass	SWF1	Stone wall finish Type 1 Equal to natural sandstone rubble wall, dry joint finish. Stonework, random rockface pattern
BAL3	Balustrade Type 3 Metal Balustrade fixed to face of slab. Colour to match Dulux "Monument"	CLD4	Cladding Type 4 Fire Brushed cladding system. Colour to match Dulux "Natural Stone"	GC3	Glass Tinted Transparent Type 3 Frame to match Interpon "Meadow Grass". Refer to BASIX assessment for performance requirements.	SC1	Screen Type 1 Fixed Vertical Metal Screen to equal. Colour to match Dulux "Monument"	TL1	Tile Type 1 Decorative tile to equal
BWS 1	Blue wave Type 1 Equal to photo/vivid wave Colour Austral Bricks/equal. Colour to match "Sweeping Blue"	CLD5	Cladding Type 5 Graffiti to match Beaucraft Yellow Lining	GC4	Glass Tinted Opaque Type 4 Frame to match Interpon "Meadow Grass". Refer to BASIX assessment for performance requirements.	SC2	Screen Type 2 Decorative Screen. Colour to match Interpon "Meadow Grass"	MDR	Linear Linear Metal Roofing Equal to Clickbond ultra "Midday"
CLD1	Cladding Type 1 Painted vertically grooved cladding system. Equal to Dynoc face. Cladding. Paint to match Dulux "Sandy"	FIN1	Fin Type 1 Aluminium vertical Fin to equal fixed to window sills. Colour to match CLD.	GC5	Clear Lowest as GC1 Frame to match Interpon "Meadow Grass"	SPL1	Sparkle Type 1 Straight edge Precast specialist, depth varies. Paint finish. Colour to match Dulux white	EIG	Eaglight. Refer to BASIX assessment for performance requirements.

NOTES

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ROTHESAY AVENUE DEVELOPMENTS P/L

ISSUED AS PART OF SET

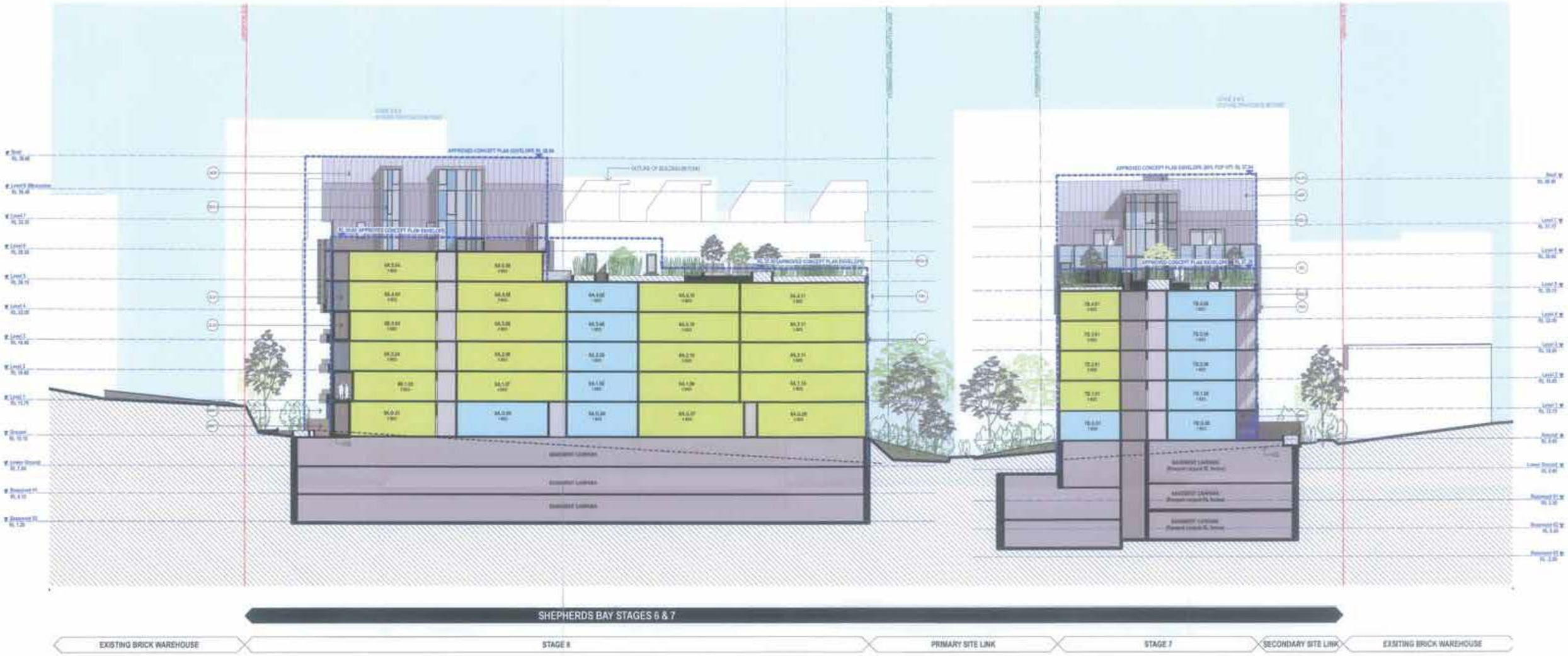
Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Sections
Section CC

Rev	Date	Description	Drawn by	Checked by
C	30/07/19	JP		

Scale: 1:200 @A1, 1:400@A3
Project No.: 14005
Drawn by: AC, JP, OB
Drawing No.: A-DA-310-030
Rev.: D

turner



1 Section DD
1:200

Key Plan

External Materials & Finishes Schedule

BAL1	Balustrade Type 1	CLD2	Cladding Type 2	GC1	Glass Clear Type 1	GT1	Gate & Fence Type 1	PPL2	Specialist Type 1
BAL2	Balustrade Type 2	CLD3	Cladding Type 3	GC2	Glass Tinted Type 2	LV1	Louvre Type 1	SWF	Stone and Wood Type 1
BAL3	Balustrade Type 3	CLD4	Cladding Type 4	GC3	Glass Tinted Translucent Type 3	SC1	Screen Type 1	T1.1	Tile Type 1
BWK1	Brick work Type 1	CLD5	Cladding Type 5	GC4	Glass Tinted Opaque Type 4	SC2	Screen Type 2	MDR	Length Louvre Metal Roofing
CLD1	Cladding Type 1	FIN1	Fin Type 1	GC5	Edge Levels as GC1	SPL1	Specialist Type 1	EXL	Daylight

NOTES

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CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN REVIEW NOTES
Internal layouts, finishes and indicative only for information purposes and are subject to further design development and change.
Window mullions & frames are indicative only.
Layout plans, 3D views are indicative only.
All dimensions and areas shown are approximate.
Any furniture, furnishings and fittings are indicative only and subject to change.
Landscape shown on this layout are indicative only and are subject to further design development and change.
Storage allocations and areas are not necessarily shown on the drawings and are subject to change.

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Narcarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Sections
Section DD

Scale	Drawn by	Checked by
1:200 @A1, 50%@A3		AC, JF, CW

Project No. 14005
Drawing No. A-DA-310-040
Rev. D

turner

Level 1, 60 Leichhardt Street
Sydney NSW 2010 Australia
T +61 2 9360 5000
F +61 2 9360 5001
www.turner.com.au

1 June 21st 9am
1:1000

2 June 21st 12pm
1:1000

3 June 21st 3pm
1:1000

Shadow

REDUCTION in shadow from approved existing envelope

Outline of shadow cast by Stage 5-7

Outline of shadow cast by approved building envelope

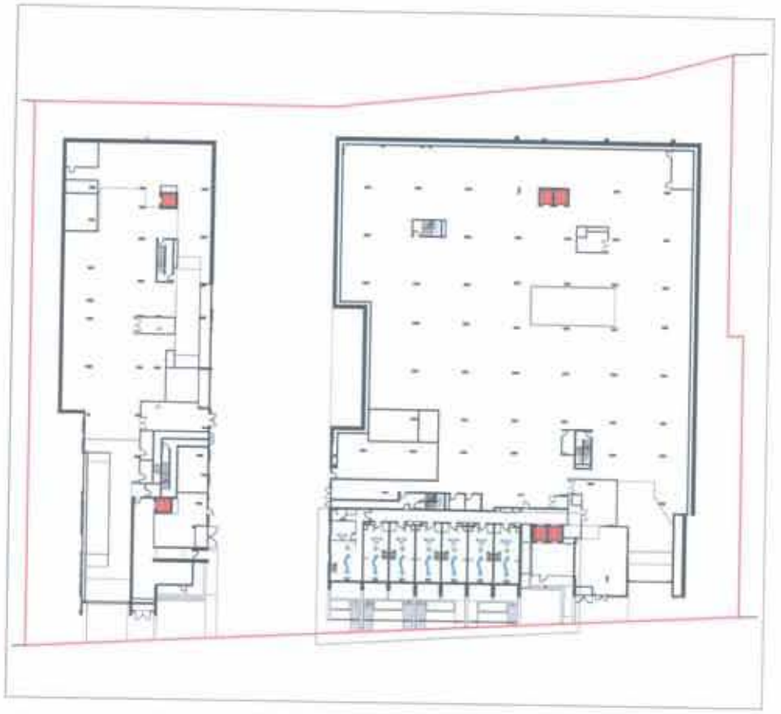
CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Shadow Diagrams
Winter Shadow Diagrams

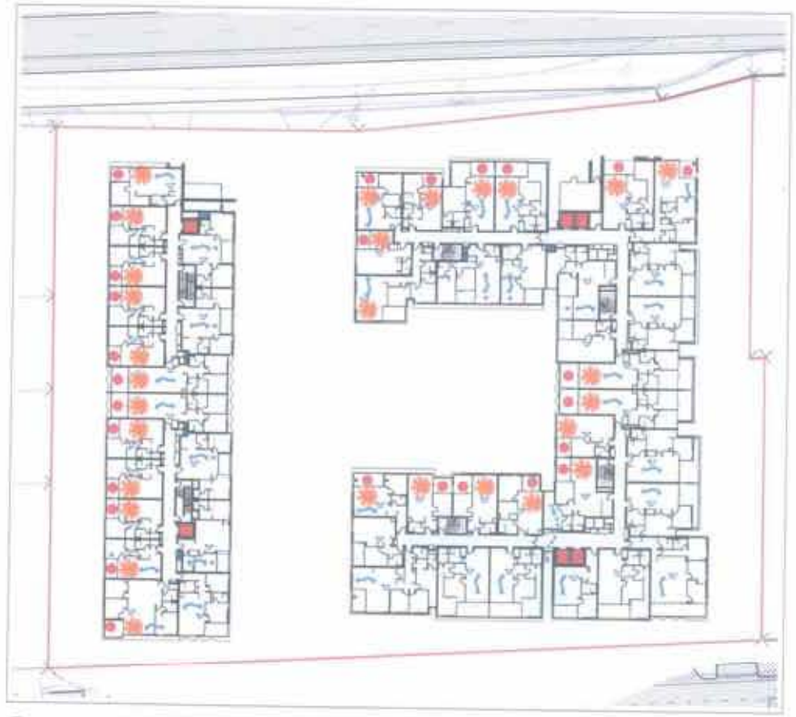
Project No. 14005
Drawing No. A-DA-720-010
Rev. C

turner

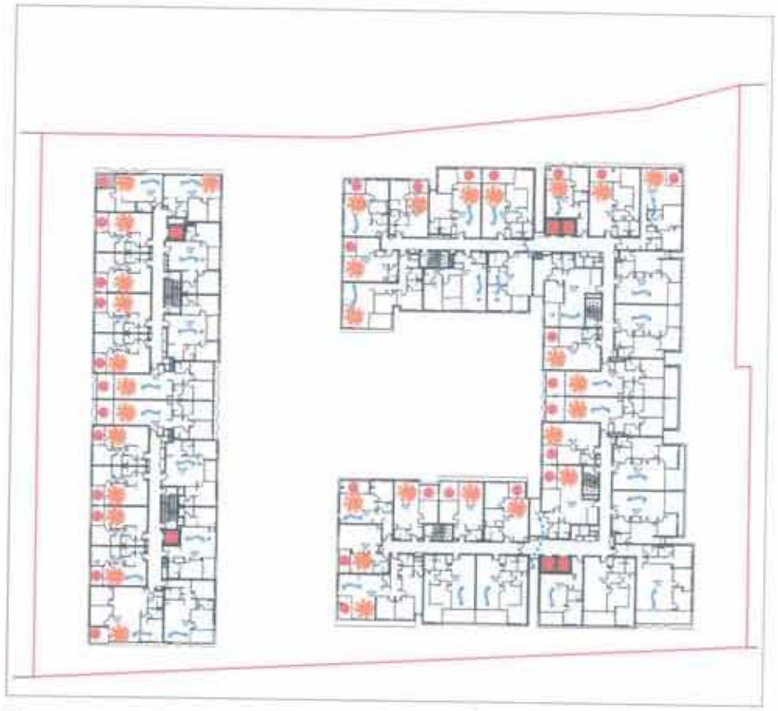


1 Lower Ground

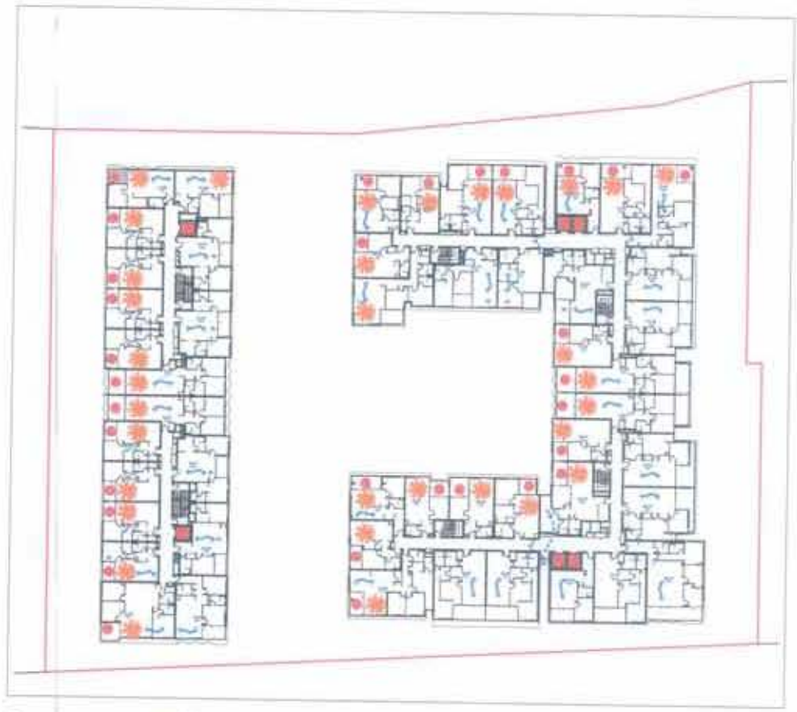
2 Ground



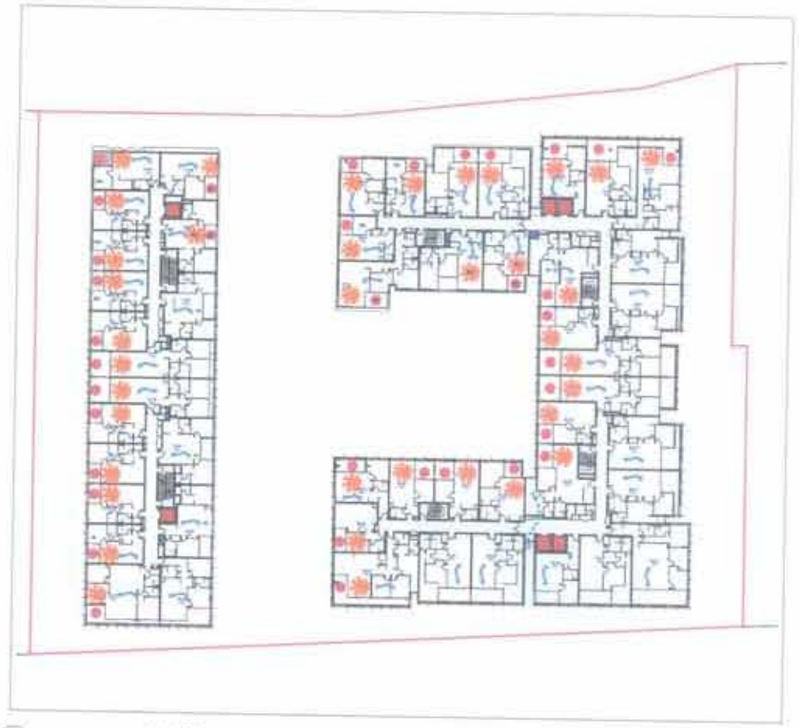
3 Level 01



4 Level 02



5 Level 03



6 Level 04

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

LEGEND - APARTMENT AMENITY

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Narcarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Amenity Diagrams
Apartment Amenity 01

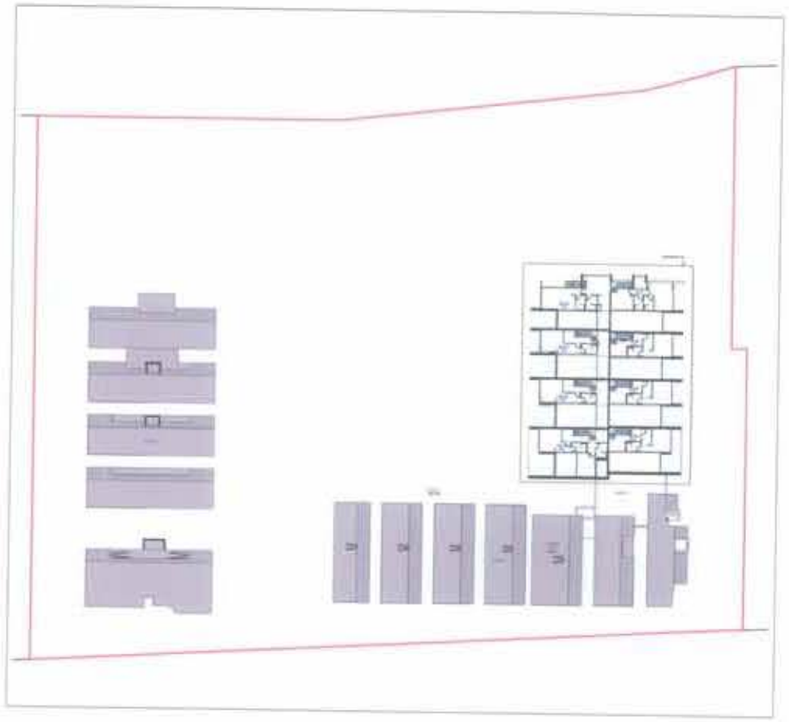
Date 1:500 @A1, 1:1000 @A3
Project No 14005
Drawing No A-DA-730-010
Rev H

turner

1 Level 05

2 Level 06

3 Level 07



4 Level 08 (Mezzanine)

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

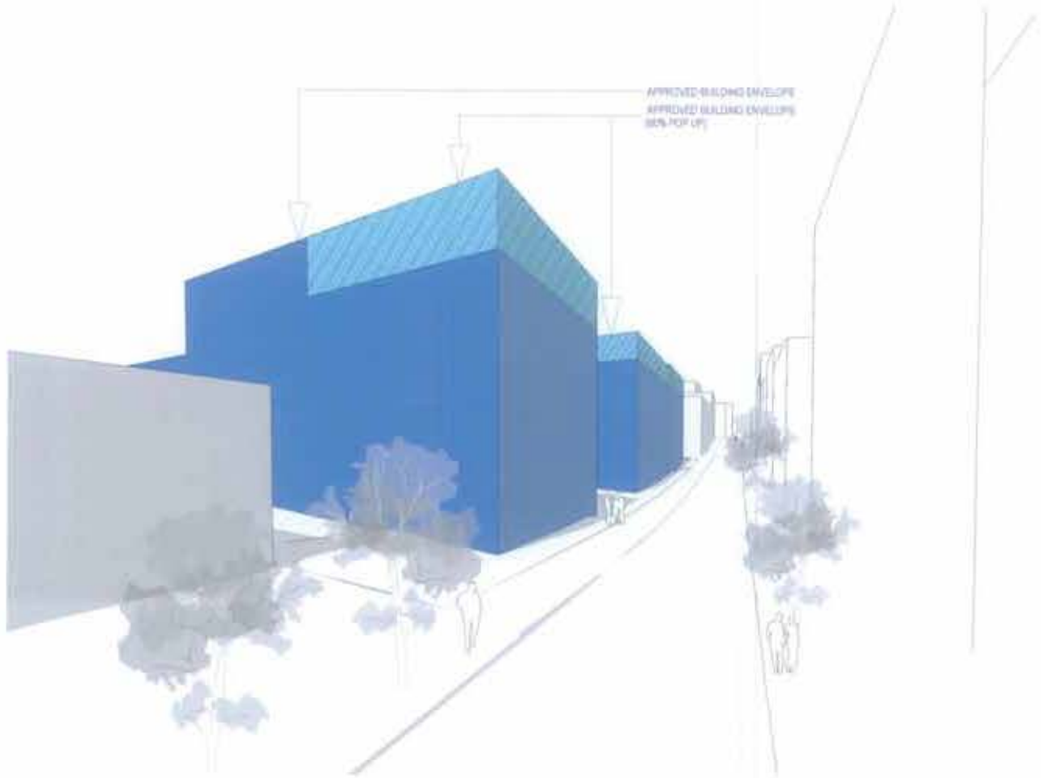
LEGEND - APARTMENT AMENITY

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

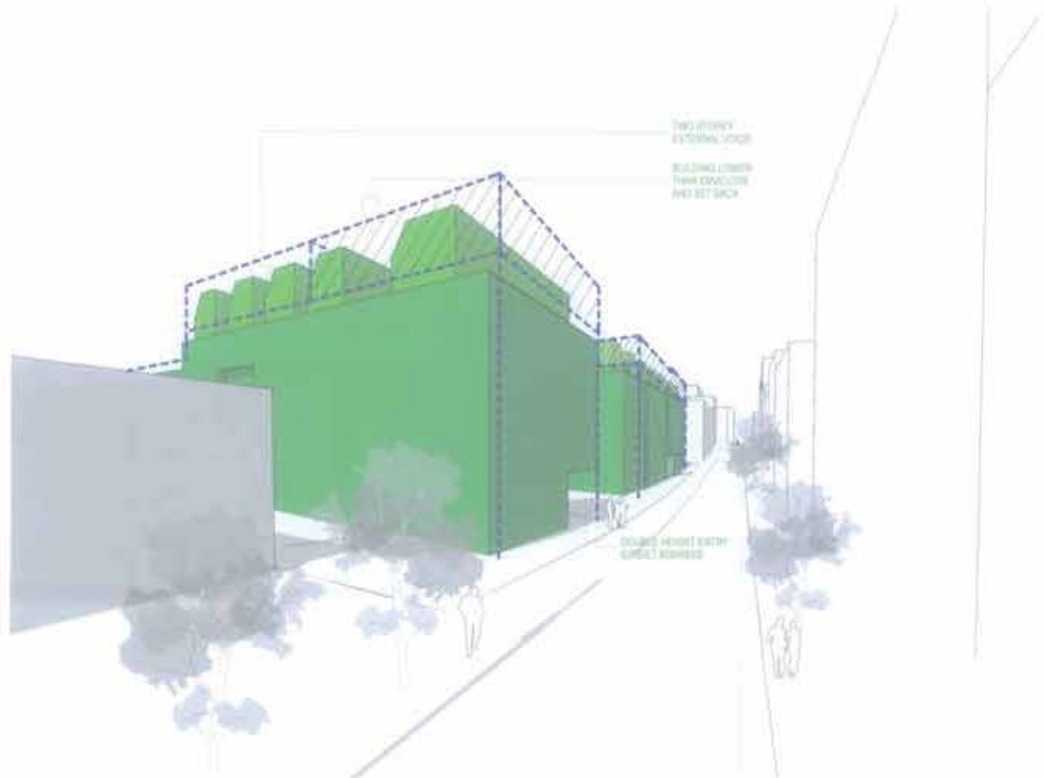
Drawing Title
Amenity Diagrams
Apartment Amenity 02

Scale: 1:500 @A1, 1:1000@A3
Project No: 14005
Drawing No: A-DA-730-020
Rev: H

turner



1 Approved Concept Plan Envelope- Nancarrow Avenue



2 Proposed Envelope- Nancarrow Avenue

LEGEND:

- Extent of Approved Building Envelope
- Extent of Approved Building Envelope Popups (80% of Footprint)
- Extent of Proposed Building Envelope
- Extent of Proposed Building Envelope Popups (80% of Footprint)
- Approved Building Envelope

** Proposed Building Envelope excludes facade articulation & roof overhangs

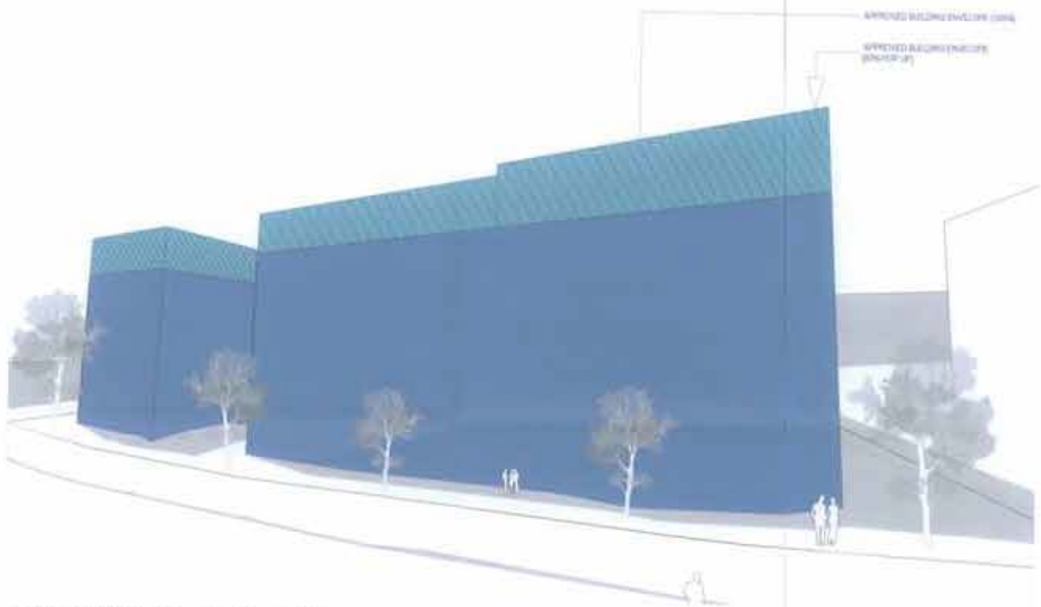
CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

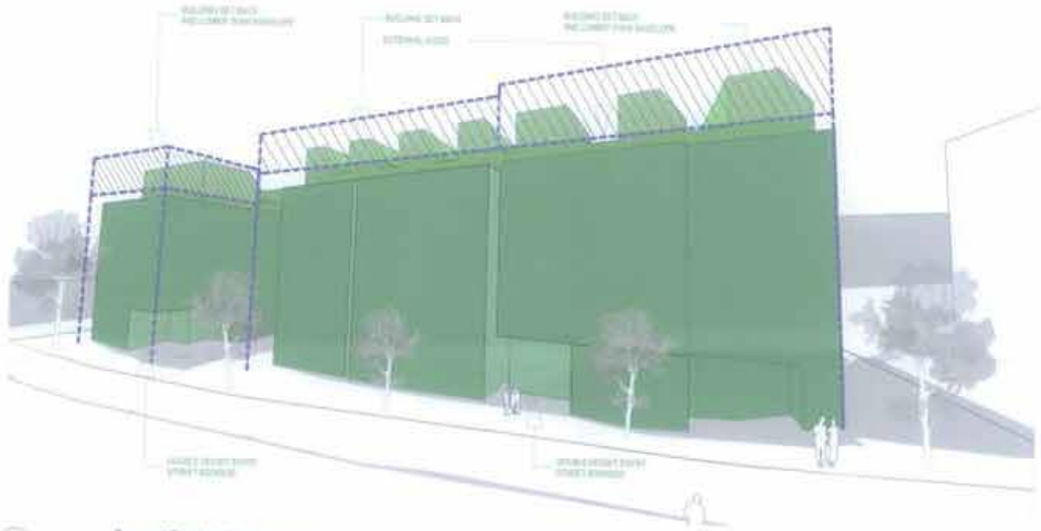
Drawing Title
Envelope Comparison Diagrams
Stage 7 Pop Up Zone

Project No. 14005
Drawing No. A-DA-740-010
Rev. E

turner



1 Approved Concept Plan Envelope- Nancarrow Avenue



2 Proposed Envelope- Nancarrow Avenue

LEGEND:

- Extent of Approved Building Envelope
- Extent of Approved Building Envelope Popups (60% of Footprint)
- Extent of Proposed Building Envelope
- Extent of Proposed Building Envelope Popups (60% of Footprint)
- Approved Building Envelope

** Proposed Building Envelope includes Facade articulation & roof overhangs

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Envelope Comparison Diagrams
Stage 5 Pop Up Zone

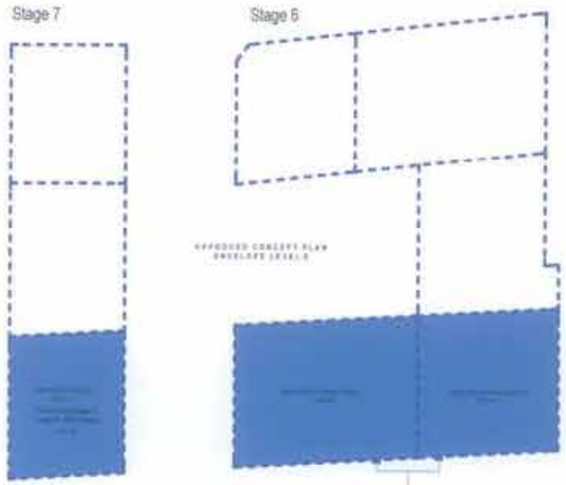
1:500 @A1, 50%@A3

14005

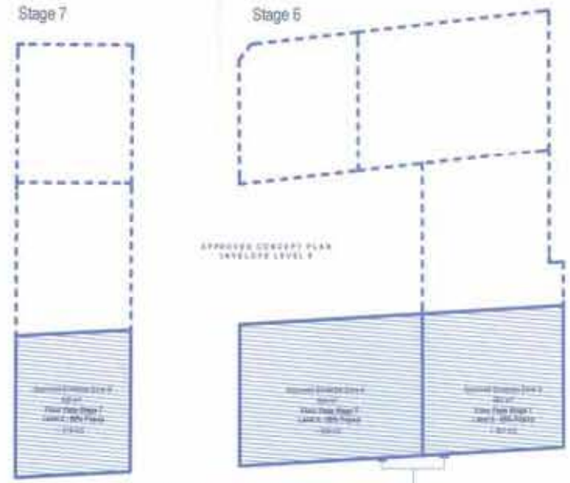
A-DA-740-030

E

turner



Approved Concept Plan Envelope Level 5



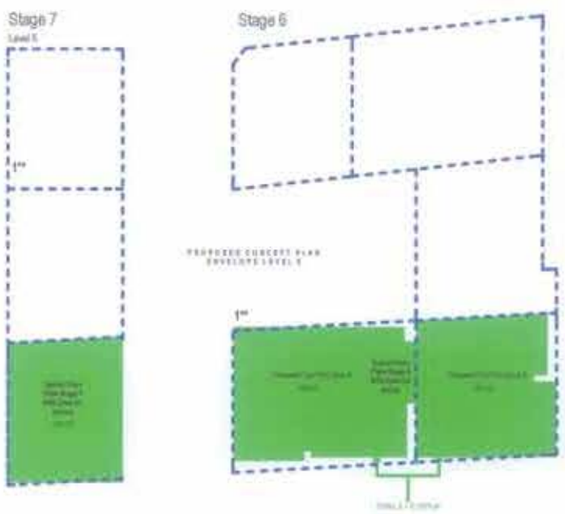
Approved Concept Plan Popup Envelope Level 6 & 7

*1. Typical Floor plate below Popup Levels 6 & 7 for 60 % Footprint Calculation

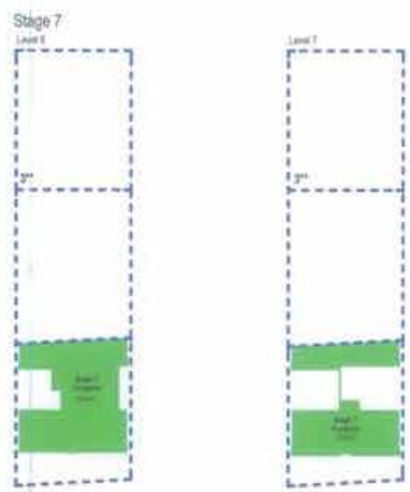
** 2. Stage 6 & 7 - Proposed Footprints combined to achieve 60% of floor plate below.

LEGEND

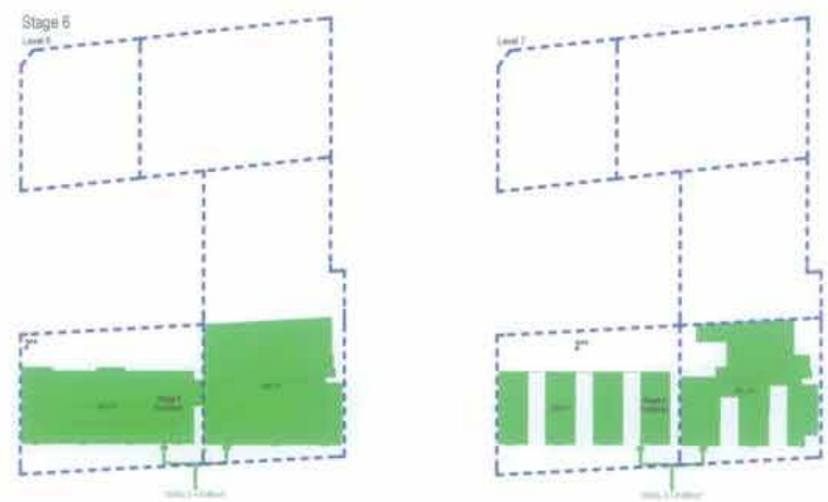
- Approved Building Envelope
- Proposed Building Footprint Zone
- Proposed Building Footprint Zone
- Approved Building Footprint Zone
- Approved Building Footprint Zone



Proposed Concept Plan Footprint Level 5



Stage 7 Proposed Popup Footprint for Levels 6 & 7



Stage 6 Proposed Popup Footprint for Levels 6 & 7

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ROTHESAY AVENUE DEVELOPMENTS P/L

SHEPHERDS BAY - STAGE 6 & 7
Narcarrie Ave, Meadowbank NSW 2114 Australia

Envelope Comparison Diagrams
Pop Up Analysis

14005
A-DA-740-050
E

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Perspective View 4 Nancarrow Ave Main Site Link

Perspective View 2 Nancarrow Ave Stage 6 Entry

Perspective View 3 Nancarrow Ave Stage 6 Entry

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ROTHESAY AVENUE DEVELOPMENTS P/L

Project Title
SHEPHERDS BAY - STAGE 5 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Perspectives
Perspective 01

Project No. 14005
Drawing No. A-DA-810-010
Rev. C

turner

Perspective View 1 Nancarrow Ave

Perspective View 3 Constitution Road Entry Building 7

Perspective View 3 Constitution Road Main Site Link

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Perspectives
Perspective 02

Project No. 14005
Drawing No. A-DA-810-020
No. C

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ROTHESAY AVENUE DEVELOPMENTS P/L

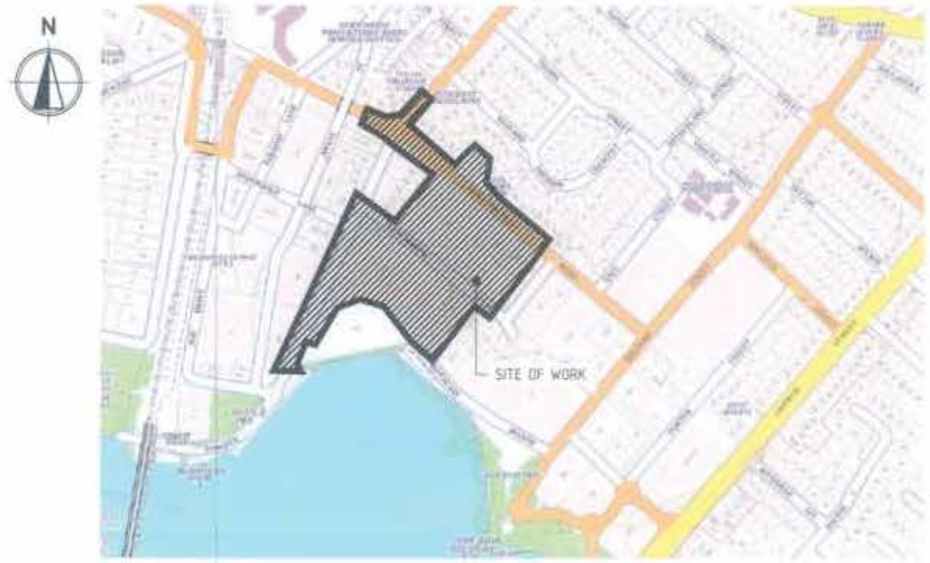
SHEPHERDS BAY - STAGE 6 & 7
Narcarpa Ave, Meadowbank NSW 2114 Australia

Perspectives
Perspective 03

14005
A-DA-810-030
C

turner

SHEPHERDS BAY, MEADOWBANK
CIVIL WORKS



LOCALITY PLAN

DRAWING INDEX

DRG No.	DESCRIPTION
C-0200	COVER SHEET
C-0201	NOTES SHEET
C-0202	KEY PLAN
C-0210	SITEWORKS PLAN - SHEET 1
C-0211	SITEWORKS PLAN - SHEET 2
C-0212	SITEWORKS PLAN - SHEET 3
C-0213	SITEWORKS PLAN - SHEET 4
C-0214	SITEWORKS PLAN - SHEET 5
C-0215	SITEWORKS PLAN - SHEET 6
C-0230	TYPICAL ROAD SECTIONS
C-0240	CONSTITUTION ROAD LONGITUDINAL SECTIONS
C-0245	CONSTITUTION ROAD CROSS SECTIONS - SHEET 1
C-0246	CONSTITUTION ROAD CROSS SECTIONS - SHEET 2
C-0247	CONSTITUTION ROAD CROSS SECTIONS - SHEET 3
C-0250	INTERSECTION PLAN CONSTITUTION ROAD/BOWDEN STREET
C-0260	STORMWATER LONGITUDINAL SECTIONS - SHEET 1
C-0261	STORMWATER LONGITUDINAL SECTIONS - SHEET 2
C-0262	STORMWATER LONGITUDINAL SECTIONS - SHEET 3
C-0263	STORMWATER LONGITUDINAL SECTIONS - SHEET 4
C-0264	STORMWATER PIT SCHEDULE
C-0265	CATCHMENT PLAN
C-0270	SIGNAGE AND LINEMARKING PLAN - SHEET 1
C-0271	SIGNAGE AND LINEMARKING PLAN - SHEET 2
C-0272	SIGNAGE AND LINEMARKING PLAN - SHEET 3
C-0273	SIGNAGE AND LINEMARKING PLAN - SHEET 4
C-0280	DETAILS SHEET 1
C-0281	DETAILS SHEET 2
C-0282	DETAILS SHEET 3
C-0290	TURNING PATH PLAN - SHEET 1
C-0291	TURNING PATH PLAN - SHEET 2

REVISIONS

HOLDMARK

Sydney Office—

BG&E

SHEPHERDS BAY
MEADOWBANK

PRELIMINARY ONLY
NOT TO BE USED FOR CONSTRUCTION

TB | MR | A00 | 675

COVER SHEET AND DRAWING INDEX

S10076 | C-0200 | A

GENERAL NOTES

1. TECHNICAL SPECIFICATIONS OR SPECIFIC INSTRUCTIONS ON DRAWINGS TAKE PRECEDENCE OVER THESE NOTES.
2. DO NOT DEPART FROM THE DESIGN UNLESS AUTHORISED IN WRITING BY THE DESIGN ENGINEER.
3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION FROM THESE DRAWINGS, AND THEIR ASSOCIATED CONSULTANTS' DRAWINGS IS NOT TO COMMENCE UNTIL APPROVED BY THE RELEVANT AUTHORITIES.
4. REFER TO ALL NOTES ON THESE DRAWINGS AND PREVIOUSLY MENTIONED DOCUMENTATION BEFORE BEGINNING CIVIL WORKS.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SPECIFIED STANDARDS AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT APPROVAL AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION AND/OR DRAWINGS.
6. THE RELEVANT AUTHORITIES OCCUPATIONAL HEALTH AND SAFETY PRACTICES MUST BE COMPLIED WITH.
7. ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. CIVIL DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND SETOUT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN METRES (m) AND ALL LEVELS ARE IN METRES (m) TO AUSTRALIAN HEIGHT DATUM (AHD).
9. GRADES TO PAVEMENTS TO BE AS IMPLIED BY RL'S ON CIVIL GRADING PLAN DRAWINGS. GRADE EVENLY BETWEEN NOMINATED RL'S. AREAS EXHIBITING PONDING GREATER THAN 5mm DEPTH WILL NOT BE ACCEPTED UNLESS IN A DESIGNATED SAG POINT.
10. IF THERE IS DOUBT REGARDING THE CIVIL DESIGN, CONTACT THE ENGINEER FOR CLARIFICATION.
11. ALL ABBREVIATIONS ARE AS FOLLOWS:

EGL	EXISTING GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
E	EASTING COORDINATE
N	NORTHING COORDINATE
AHD	AUSTRALIAN HEIGHT DATUM
U.N.O.	UNLESS NOTED OTHERWISE
uPVC	UNPLASTICISED POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
FRC	FIBRE REINFORCED COMPOSITE
FG & G	FINISHED SURFACE LEVEL
K&G	KERB AND GUTTER
KO	KERB ONLY
NPK	NOMINAL FACE OF KERB
FK	FLUSH KERB
TOK	TOP OF KERB
BOK	BACK OF KERB
DD	DISH DRAIN
MK	MOUNTABLE KERB
MIK	MOUNTABLE INTEGRAL KERB
IK	INTEGRAL KERB
S	INVERT LEVEL
IS	INVERT LEVEL
GD	GRATED DRAIN
TWL	TOP WATER LEVEL
GALV	GALVANISED
TC	THICKENED EDGE
FP	FLUSHING POINT
DP	DOWN PIPE
RWW	RETAINING WALL
IJ	ISOLATION JOINT
DEJ	DOWELLED EXPANSION JOINT
SJ	SAWN JOINT
KJ	KEYED JOINT
WPJ	TROWELLED WEAKENED PLANE JOINT
EJ	EXPANSION JOINT
TW	TOP OF WALL LEVEL
BW	BOTTOM OF WALL LEVEL
MGA	MAP GRID OF AUSTRALIA

BULK EARTHWORKS NOTES

4.1. REFER TO GEOTECHNICAL INVESTIGATION REPORT FOR INFORMATION RELATING TO EXISTING GROUND CONDITIONS, GROUND WATER LEVELS, SITE TREATMENT AND SUPERVISION.

* 4.2. REFER TO 'EXISTING SERVICES AND FEATURES' NOTES BEFORE COMMENCING BULK EARTHWORKS.

4.3. TECHNICAL SPECIFICATIONS OR SPECIFIC INSTRUCTIONS CONTAINED IN THE GEOTECHNICAL REPORT TAKE PRECEDENCE OVER THESE NOTES.

4.4. ALL TOP SOIL, ORGANIC MATTER AND FILL MATERIAL SHALL BE REMOVED FROM ALL AREAS UNDER PROPOSED WORK LOCATIONS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. AREAS TO BE FULLY STRIPPED OF EXISTING FILL AND DARK BROWN BLACK UPPER ORGANIC ALLUVIUM.

4.5. CONTRACTOR SHALL PLACE SAFETY BARRIERS AROUND EXCAVATIONS IN ACCORDANCE WITH RELEVANT AUTHORITY SAFETY REGULATIONS.

4.6. BULK EARTHWORKS DRAWINGS ARE NOT TO BE USED FOR DETAIL EXCAVATION.

SURVEY NOTES

1. THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN DERIVED FROM SURVEY INFORMATION SUPPLIED FROM: H RAMSAY & COMPANY PTY LIMITED.
2. THE FOLLOWING SURVEY INFORMATION HAS BEEN TAKEN DIRECTLY FROM ORIGINAL SURVEY DOCUMENTS:

ORIGIN OF LEVELS:	SSM 3164
DATUM:	RL 235 (AHD)

3. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. BG&E PTY LTD DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
4. SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT BG&E PTY LTD.
5. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
6. BENCH MARK, SURVEY PEGS, LEVEL PEGS OR SUPPLEMENTARY REFERENCE MARKS SHALL NOT BE ADJUSTED OR MOVED WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT. THE CONTRACTOR SHALL TRANSFER ANY PEGS AFFECTED BY THE PROPOSED WORKS TO SIDE POSITIONS CLEAR OF OPERATIONS AND SHALL NOTE THE EXTENT OF THE MOVEMENT IN DISTANCE AND LEVEL.

EXISTING SERVICES AND FEATURES NOTES

1. THE CONTRACTOR MUST CONFIRM THE EXACT LOCATION AND EXTENT OF EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY TO THE ENGINEER/SUPERINTENDENT.
2. EXISTING SERVICES UNLESS SHOWN ON SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE A 'DIAL BEFORE YOU DIG' SEARCH AND TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER/SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.
4. THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR SERVICES. DO NOT ASSUME DEPTHS OR ALIGNMENTS OF CABLES OR PLANT AS THESE MAY VARY SIGNIFICANTLY. THE CONTRACTOR MUST ACCEPT ALL RESPONSIBILITY TO DAMAGES TO EXISTING SERVICES AS SERVICE AUTHORITIES MAY SEEK COMPENSATION FOR DAMAGES CAUSED TO THEIR PROPERTY AND SUBSEQUENT LOSSES CAUSED.
5. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL OR RELOCATION OF REQUIRED TO RELEVANT AUTHORITIES GUIDELINES OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA OR AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE ENGINEER/SUPERINTENDENT.
6. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO SURROUNDING ALLOTMENTS. CONTRACTOR TO GAIN APPROVAL FROM THE RELEVANT AUTHORITIES FOR TIME OF INTERRUPTION.
7. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF ANY RELEVANT AUTHORITIES. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT AUTHORITY/SUPERINTENDENT.
8. EXISTING SERVICES, BUILDINGS, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE EXISTING FEATURES PRIOR TO ANY DEMOLITION WORKS.
9. ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS, BRICK PAVING AND CONSTRUCTION TRAFFIC MANEUVERING AREAS SHALL BE PROTECTED TO RELEVANT AUTHORITIES GUIDELINES.
10. ALL EXISTING SERVICE UTILITIES COVERS AND GRATES ARE TO BE ADJUSTED (TO RELEVANT AUTHORITY GUIDELINES) TO SUIT NEW FINISHED SURFACE LEVELS WHERE APPLICABLE.
11. IF EXISTING SERVICE UTILITY COVERS AND GRATES OR SURROUNDING SURFACE LEVELS ARE TO BE LOWERED THE CONTRACTOR IS TO MAKE CERTAIN THAT MINIMUM COVERS (TO RELEVANT SERVICE AUTHORITY GUIDELINES) TO SERVICES ARE MAINTAINED. IF MINIMUM COVERS AREN'T MAINTAINED THE CONTRACTOR IS TO LOWER OR PROTECT SERVICES TO THE SATISFACTION OF THE RELEVANT SERVICE AUTHORITY/SUPERINTENDENT.

SUBSOIL DRAINAGE NOTES

1. PROVIDE SUBSOIL DRAINS TO INTERCEPT GROUNDWATER SEEPAGE AND PREVENT WATER BUILD-UP BEHIND WALLS AND UNDER FLOORS AND PAVEMENTS. CONNECT SUBSOIL TO SURFACE DRAINS OR TO THE STORMWATER DRAINAGE SYSTEM AS APPLICABLE.
2. ALL SUBSOIL PIPES SHALL BE 100mm SLOTTED CORRUGATED uPVC IN A FILTER SOCK (U.N.O.).
3. FILTER SOCKS ARE TO BE POLYESTER PERMEABLE SOCKS CAPABLE OF RETAINING PARTICLES GREATER THAN 0.25mm IN SIZE. SECURELY FIT OR JOIN THE SOCK AT EACH JOINT.
4. WHERE SUBSOIL DRAINS PASS UNDER EXTERNAL SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE IS TO BE USED.
5. SUBSOIL DRAINAGE TRENCHES ARE TO BE WRAPPED WITH PERMEABLE TEXTILE FABRIC 'RIDIM 402' OR EQUIVALENT.
6. TO REDUCE GROUND WATER TRACKING WITHIN STORMWATER TRENCHES INSTALL A 3m LENGTH OF SUBSOIL PIPE IN PIPE TRENCHES DRAINING IN DIRECTION OF FALL OF PIPE AND CONNECT TO DOWNSTREAM STORMWATER DRAINAGE PIT.
7. SUBSOIL MINIMUM CLEARANCE DEPTHS, MEASURED TO THE CROWN OF THE PIPE, WHERE THE PIPE PASSES BELOW THE FOLLOWING ELEMENTS:
   - 100mm BELOW FORMATION LEVEL OF THE PAVEMENT, KERB OR CHANNEL.
   - AT THE AVERAGE GRADIENT OF THE BOTTOM OF FOOTINGS.
8. AT JUNCTIONS OF SUBSOIL PIPES PROVIDE TEES, COUPLINGS OR ADAPTORS IN ACCORDANCE WITH AS2439.1.
9. SUBSOIL DRAINAGE TRENCHES SHALL BE A MINIMUM 300mm WIDE.
10. GRADE THE TRENCH FLOOR EVENLY TO THE GRADIENT OF THE PIPELINE. IF THE TRENCH FLOOR IS ROCK, CORRECT ANY IRREGULARITIES WITH COMPACTED BEDDING MATERIAL. BED PIPING ON A CONTINUOUS UNDERLAY OF BEDDING MATERIAL, AT LEAST 75mm THICK AFTER COMPACTION. LAY THE PIPE WITH ONE LINE OF PERFORATIONS AT THE BOTTOM.
11. PLACE THE MATERIAL IN THE PIPE SURROUND IN LAYERS SMALLER THAN OR EQUAL TO 200mm LOOSE THICKNESS, AND COMPACT WITHOUT DAMAGING OR DISPLACING PIPING.

SUBGRADE COMPACTION NOTES

1. THE EXPOSED SUBGRADE (I.E. THE LOWER COURSE OF PAVEMENT BELOW THE SUB-BASE) AFTER STRIPPING AND/OR EXCAVATION SHALL BE PROOF ROLLED USING NOT POWER THAN 8 PASSES WITH A 10 TONNE DEAD WEIGHT STEEL SMOOTH-DRUM ROLLER UNDER THE SUPERVISION OF AN EXPERIENCED GEOTECHNICAL ENGINEER. ANY AREAS EXHIBITING EXCESSIVE DEFLECTION/MOVEMENT UNDER ROLLER SHALL BE REMOVED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO A MINIMUM DEPTH OF 500mm AND THEN BACKFILLED WITH APPROVED ENGINEERED FILL TO MEET THE DESIGN SUBGRADE LEVEL.
2. ENGINEERED FILL TO BE PLACED IN LAYERS NOT EXCEEDING 250mm LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY (SMDD) AND TO WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC) IN ACCORDANCE WITH AS 1289.5.1.1. APPROVED BACKFILL MATERIAL MAY BE CRUSHED ROCK OR SANDY LOAM WITH A PLASTICITY INDEX LESS THAN 15%.
3. TESTING OF THE SUBGRADE SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. REGISTERED LABORATORY.
4. ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING:
   - FREE FROM ORGANIC AND PERISHABLE MATTER.
   - MAXIMUM PARTICLE SIZE = 75mm.
   - MAXIMUM PLASTICITY INDEX = 15%.

SUB-BASE COURSE COMPACTION NOTES

1. PAVEMENT "SUB-BASE" (I.E. THE INTERMEDIATE OR LOWER COURSE OF THE PAVEMENT BELOW THE BASE) SHALL BE CONSTRUCTED FROM MATERIAL AS SPECIFIED ON DRAWINGS, AND COMPACTED TO 98% OF THE STANDARD MAXIMUM DRY DENSITY (SMDD) AND WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC) IN ACCORDANCE WITH AS 1289.5.1.1.
2. ALL SUB-BASE MATERIAL SHALL BE HARD, DURABLE AND THE MATERIALS SHALL BE FREE OF CLAY LUMPS, ORGANIC MATTER AND OBJECTIONABLE QUANTITIES OF DELETERIOUS SUBSTANCES.
3. ALL MATERIAL REQUIREMENTS APPLY BOTH PRIOR TO AND AFTER PLACEMENT OF THE PAVEMENT.

BASE COURSE COMPACTION NOTES

1. PAVEMENT "BASE" (I.E. THE HIGHEST COURSE OF THE PAVEMENT BELOW THE SURFACING) SHALL BE CONSTRUCTED FROM MATERIAL AS SPECIFIED ON DRAWINGS AND COMPACTED TO 98% OF THE STANDARD MAXIMUM DRY DENSITY (SMDD) AND WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC) IN ACCORDANCE WITH AS 1289.5.1.1 (EXCEPT CONCRETE PAVEMENT, WHERE THE CONCRETE IS THE BASE).
2. ALL BASE MATERIAL SHALL BE HARD, DURABLE AND THE MATERIALS SHALL BE FREE OF CLAY LUMPS, ORGANIC MATTER AND OBJECTIONABLE QUANTITIES OF DELETERIOUS SUBSTANCES.
3. ALL MATERIAL REQUIREMENTS APPLY BOTH PRIOR TO AND AFTER PLACEMENT OF THE PAVEMENT.

GENERAL PAVEMENT NOTES

1. TECHNICAL SPECIFICATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT TAKE PRECEDENCE OVER THESE NOTES.
2. PRIOR TO DELIVERY OF ANY MATERIAL TO THE SITE, THE SOURCE OF ALL MATERIALS AND ANY RELEVANT CERTIFICATES STATING THAT THE MATERIAL SATISFIES THE SPECIFIED REQUIREMENTS SHALL BE PROVIDED TO THE SUPERINTENDENT FOR APPROVAL.
3. TESTING OF PAVEMENT MATERIALS WILL NORMALLY BE PERFORMED ON SAMPLES TAKEN AT THE SOURCE SITE PRIOR TO DELIVERY TO THE SITE AND IN THEIR FINAL CONDITIONS AFTER PLACEMENT AND COMPACTION. HOWEVER, THE PROPERTIES SPECIFIED AND FINAL ACCEPTANCE ARE APPLICABLE TO THE MATERIALS IN THEIR FINAL CONDITION IN THE PAVEMENT.
4. FINAL ACCEPTANCE WILL BE CONDITIONAL ON NO SIGNIFICANT CHANGE IN PROPERTIES DUE TO SEGREGATION OR CONTAMINATION DURING SUBSEQUENT PAVEMENT WORKS.

STORMWATER DRAINAGE NOTES

1. THE STORMWATER DESIGN SHOWN ON THESE DRAWINGS HAS BEEN CARRIED OUT IN ACCORDANCE WITH: CITY OF RYDE COUNCIL'S REQUIREMENTS, AUSTRALIAN RAINFALL AND RUNOFF (ARR&R) GUIDELINES AND RELEVANT AUTHORITIES GUIDELINES.
2. FINISHED SURFACE LEVELS SHOWN ON CIVIL GRADING PLAN DRAWINGS TAKE PRECEDENCE OVER DRAINAGE CONSTRUCTION SURFACE LEVELS.
3. ALL STORMWATER WORK IS TO COMPLY WITH AS3500 PART 3.
4. PROTECTION OF PIPES EXPOSED TO LOADS EXCEEDING THE HT WHEEL LOAD OF 100kN SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. NO CONSTRUCTION LOADS SHALL BE APPLIED TO uPVC PIPES.
6. EXISTING STORMWATER PIPE LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. FOR ALL STORMWATER DRAINAGE PITS REFER TO TYPICAL PIT CHAMBER DETAILS ON THESE DRAWINGS. IF PIT LID SIZE IS SMALLER THAN THE PIT CHAMBER SIZE THEN THE PIT LID IS TO BE CONSTRUCTED ON THE CORNER OF THE PIT CHAMBER WITH THE STEP IRONS DIRECTLY BELOW. ALTERNATIVELY THE PIT LID TO BE SIZED IS TO BE THE SAME SIZE AS THE PIT CHAMBER.
8. GALVANIZED STEP IRONS SHALL BE PROVIDED AT 300 CTRS FOR PITS HAVING A DEPTH EXCEEDING 1200mm.
9. PIPES 900 DIA. AND LARGER TO BE REINFORCED CONCRETE PIPES (RCP) (GLASS 'A' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS UNLS).
10. PIPES UP TO 300 DIA. SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
11. EQUIVALENT STRENGTH VCP OR FRC PIPES MAY BE USED IF RELEVANT APPROVAL AUTHORITY AND SUPERINTENDENT PERMITS.
12. BEDDING TYPE SHALL BE TYPE HS2 FOR RCP CONFORMING TO AS3725. WHERE NECESSARY THE OVERLAY ZONE SHALL BE REDUCED TO ACCOMMODATE PAVEMENT REQUIREMENTS.
13. PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES BACKFILL TRENCH WITH SAND TO 300mm ABOVE THE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289.5.2.1 OR A DENSITY INDEX OF NOT LESS THAN 70.
14. WHERE TRENCHES ARE IN ROCK THE PIPE SHALL BE BEDDED ON A MINIMUM OF 50mm CONCRETE BED (OR 75mm BED OF 10mm BLUE METAL) UNDER THE BARREL OF THE PIPE.
15. ENLARGEMENTS, CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
16. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
17. GRATES AND COVERS SHALL CONFORM TO AS3996 AND AS3996.1 AT ALL TIMES DURING CONSTRUCTION OF THE STORMWATER PITS.
18. ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT AND ENGINEER FOR FURTHER DIRECTIONS.

KERBING NOTES

INCLUDES ALL KERBS, GUTTERS, DISH DRAINS, CROSSINGS AND EDGES.

1. ALL KERBS, GUTTERS, DISH DRAINS AND CROSSINGS TO BE CONSTRUCTED ON MINIMUM 75mm GRANULAR BASE COURSE MATERIAL COMPACTED TO A MINIMUM 98% MODIFIED MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289.5.2.1.
2. EXPANSION JOINTS (EJ) TO BE FORMED FROM 10MM COMPRESSIBLE CORK FILLER BOARD FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EXPANSION JOINTS TO BE LOCATED AT DRAINAGE PITS, ON TANGENT POINTS OF CURVES AND ELSEWHERE AT 12m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE EXPANSION JOINTS ARE TO MATCH THE JOINT LOCATIONS IN SLABS.
3. WEAKENED PLANE JOINTS (WPJ) ARE TO BE LOCATED AT A MAX 1:1 x WIDTH OF THE PAVEMENT. WEAKENED PLANE JOINTS (WPJ) ARE TO BE A MINIMUM 6mm WIDE WITH A JOINT DEPTH TO BE A MINIMUM OF 1/4 THE TOTAL DEPTH OF THE SECTION.
4. ALL KERBING OR DISH DRAINS TO BE STEEL FLOAT FINISHED.
5. WHEN CONSTRUCTING NEW KERB TO EXISTING AND IN THE REPLACEMENT OF KERBS, EXISTING ROAD PAVEMENT IS TO BE SAWCUT 900mm FROM LIP OF GUTTER. UPON COMPLETION OF NEW KERBS, NEW BASE COURSE AND SURFACE IS TO BE LAID 900mm WIDE TO MATCH EXISTING MATERIALS AND THICKNESS.
6. EXISTING ALLOTMENT DRAINAGE PIPES ARE TO BE BUILT INTO THE NEW KERB WITH A 125 x 75 GALVANISED BOX.
7. EXISTING KERBS ARE TO BE COMPLETELY REMOVED WHERE NEW KERBS ARE SHOWN.

A	17.10.19	ISSUED FOR INFORMATION	
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REVISIONS

HOLDMARK

Sydney Office
L2 9 Windmill St Sydney NSW 2000
P/+61 2 9999 2000
E/info@bgeng.com
bgeng.com

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AHD			A1 size

NOTES SHEET

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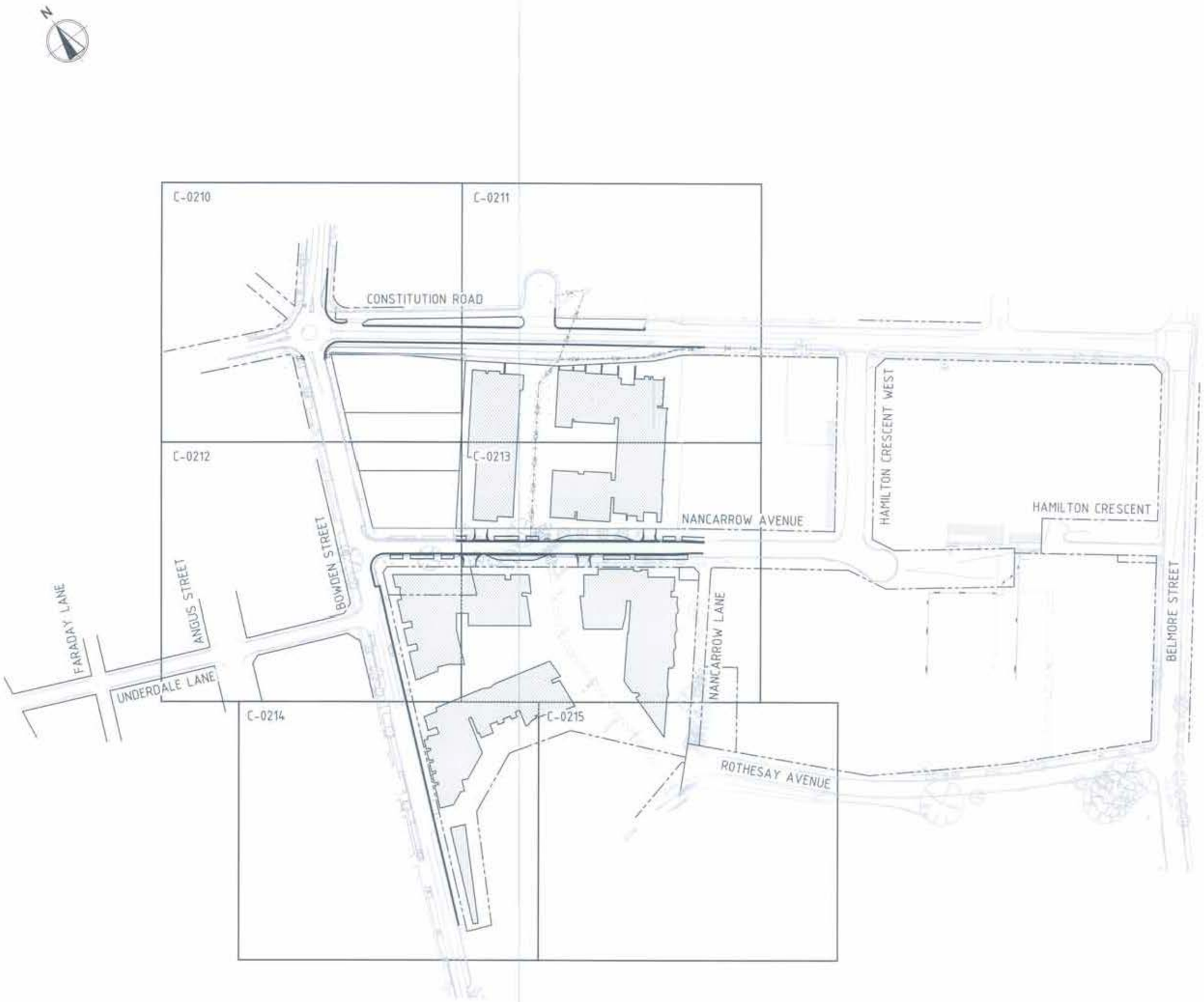

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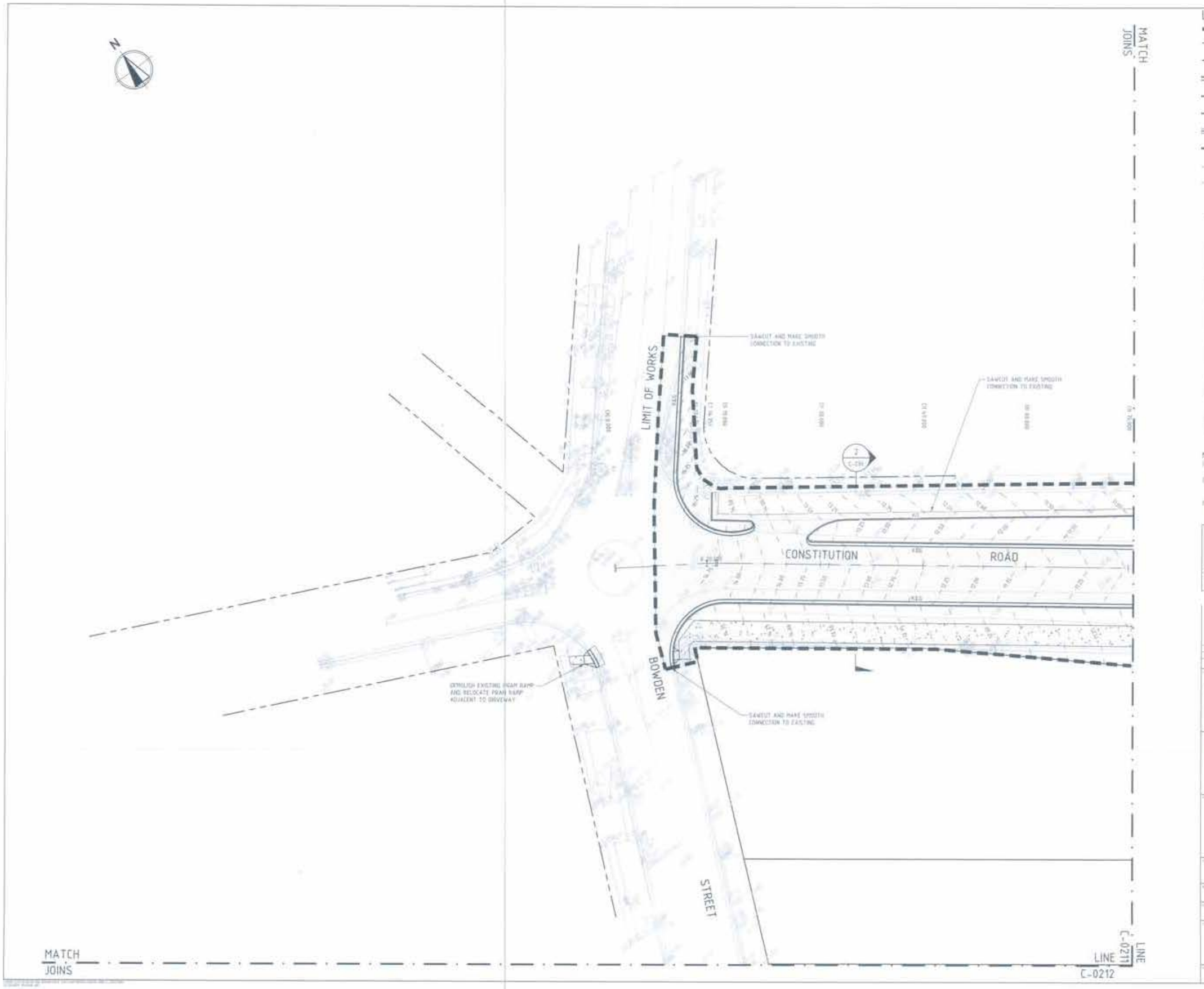
N
MATCH JOINS
LIMIT OF WORKS
SAWCUT AND MAKE SMOOTH CONNECTION TO EXISTING
SAWCUT AND MAKE SMOOTH CONNECTION TO EXISTING
CONSTITUTION
ROAD
BOWDEN
STREET
DEMOLISH EXISTING PRAM RAMP AND RELOCATE PRAM RAMP ADJACENT TO DRIVEWAY
SAWCUT AND MAKE SMOOTH CONNECTION TO EXISTING
MATCH JOINS
LINE C-0211
LINE C-0212
LEGEND
NOTE:
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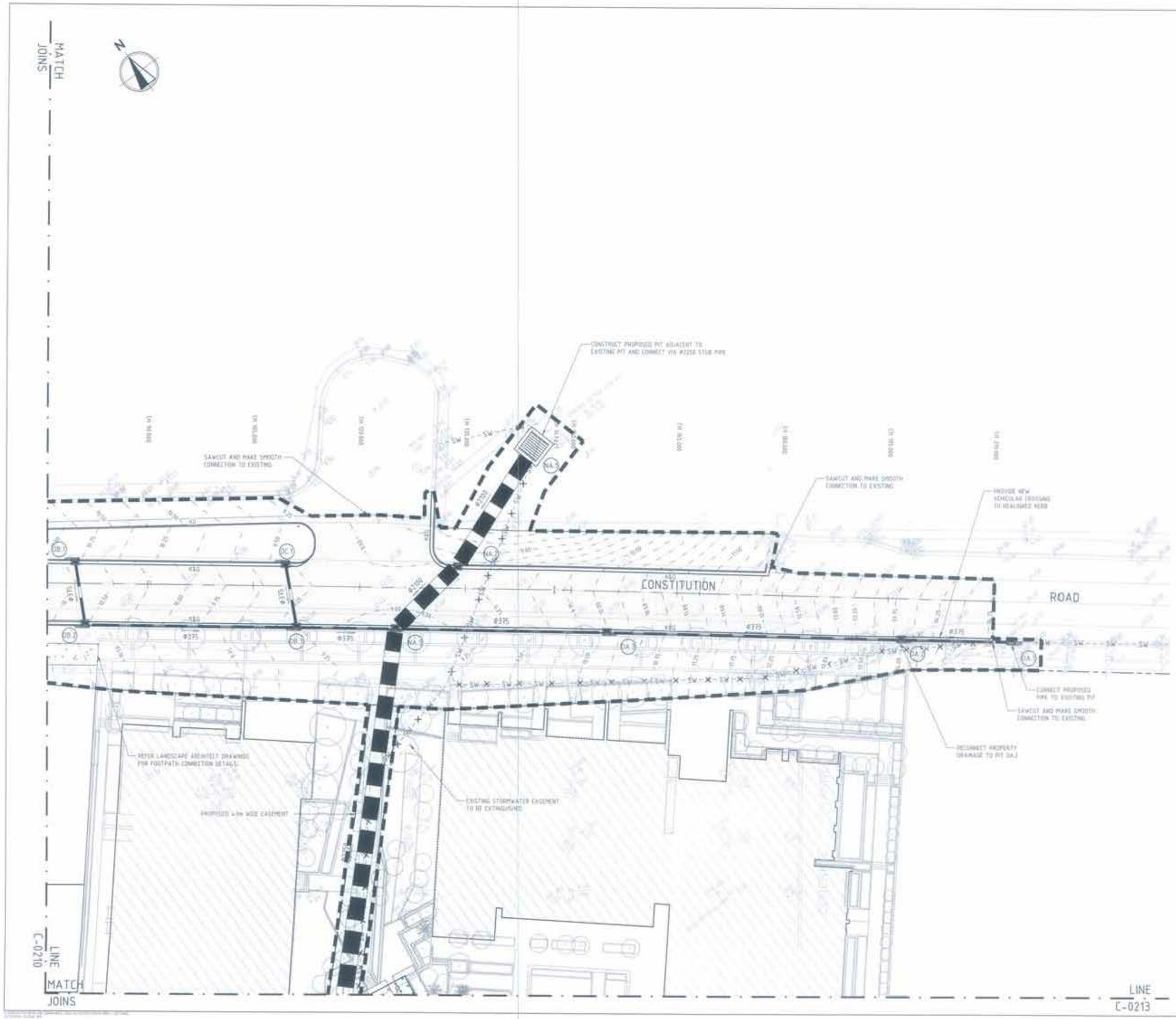

LEGEND

- LIMIT OF WORKS
- EXISTING ROAD BOUNDARY
- PROPOSED ROAD BOUNDARY
- K&G — PROPOSED KERB AND GUTTER
- MK — PROPOSED MOUNTABLE KERB
- KO — PROPOSED KERB ONLY
- OD — PROPOSED OGH DRAIN
- PROPOSED STORMWATER PIT AND LINE
- SW — EXISTING STORMWATER LINE
- SW — X — SW — EXISTING STORMWATER TO BE REMOVED
- OVERLAND FLOW PATH
- SUBSOIL DRAIN WITH FLUSHING POINT
- NEW ROAD PAVEMENT CONSTRUCTION TO GEOTECH ENGINEERS SPECIFICATION
- CONCRETE ISLAND INFILL
- FOOTPATH TO LANDSCAPE ARCHITECTS SPECIFICATION
- MILL AND RESHEET 50mm AC10
- BIO-RETENTION AREA
- NEW ROAD PAVEMENT CONSTRUCTION TO GEOTECH ENGINEERS SPECIFICATION WITH SURFACE FINISH TO LANDSCAPE ARCHITECTS SPECIFICATION

NOTE:

1. FOR SURFACE LEVELS AND FINISHES REFER TO LANDSCAPE ARCHITECTS PLANS.
2. THE ORIGINAL OF THIS DRAWING WAS PRODUCED USING COLOUR SEPARATION FOR GREATER CLARITY. WORKING WITH BLACK AND WHITE COPY MAY CAUSE ERRORS
3. WSUD ELEMENTS AS PER CARDNO WSUD MASTER PLAN DRAWING WSUD01-SK001

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SEARCH OF UNDERGROUND SERVICES
The location of underground cables and pipelines, dirty and their exact protection should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulations 5.21

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REVISIONS

HOLDMARK

Sydney Office
L2 8 Windmill St Sydney NSW 2000
P/+61 2 9776 5300
F/info@bgeng.com
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TB	NW		
SCALE	SIZE	DATE	
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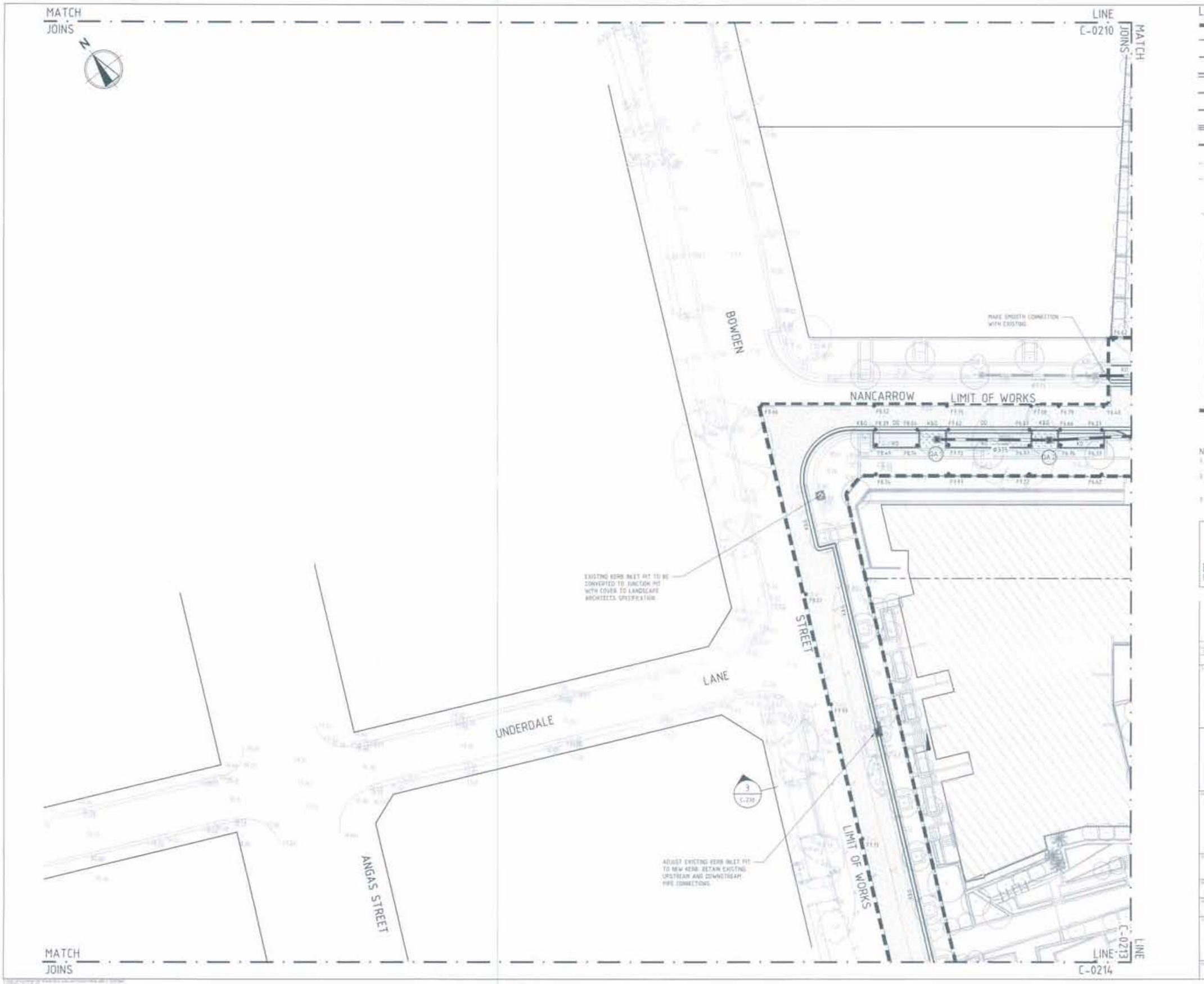
SITEWORKS PLAN
SHEET 2

PROJECT No.	DRAWING No.	REV.
S10076	C-0211	A



LEGEND

- LIMIT OF WORKS
- EXISTING ROAD BOUNDARY
- PROPOSED ROAD BOUNDARY
- PROPOSED KERB AND GUTTER
- PROPOSED MOUNTABLE KERB
- PROPOSED KERB ONLY
- PROPOSED SOAK DRAIN
- PROPOSED STORMWATER PIT AND LINE
- EXISTING STORMWATER LINE
- EXISTING STORMWATER TO BE REMOVED
- OVERLAND FLOW PATH
- SUBSOIL DRAIN WITH FLUSHING POINT
- NEW ROAD PAVEMENT CONSTRUCTION TO GEOTECH ENGINEERS SPECIFICATION
- CONCRETE ISLAND INFILL
- FOOTPATH TO LANDSCAPE ARCHITECTS SPECIFICATION
- FILL AND REINSTATE 50mm ACO
- BIO-RETENTION AREA
- LIMIT OF WORKS

NOTE:

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3. WEGIE ELEMENTS AS PER CARDNO WSUD MASTER PLAN DRAWING.

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SITEWORKS PLAN
SHEET 3

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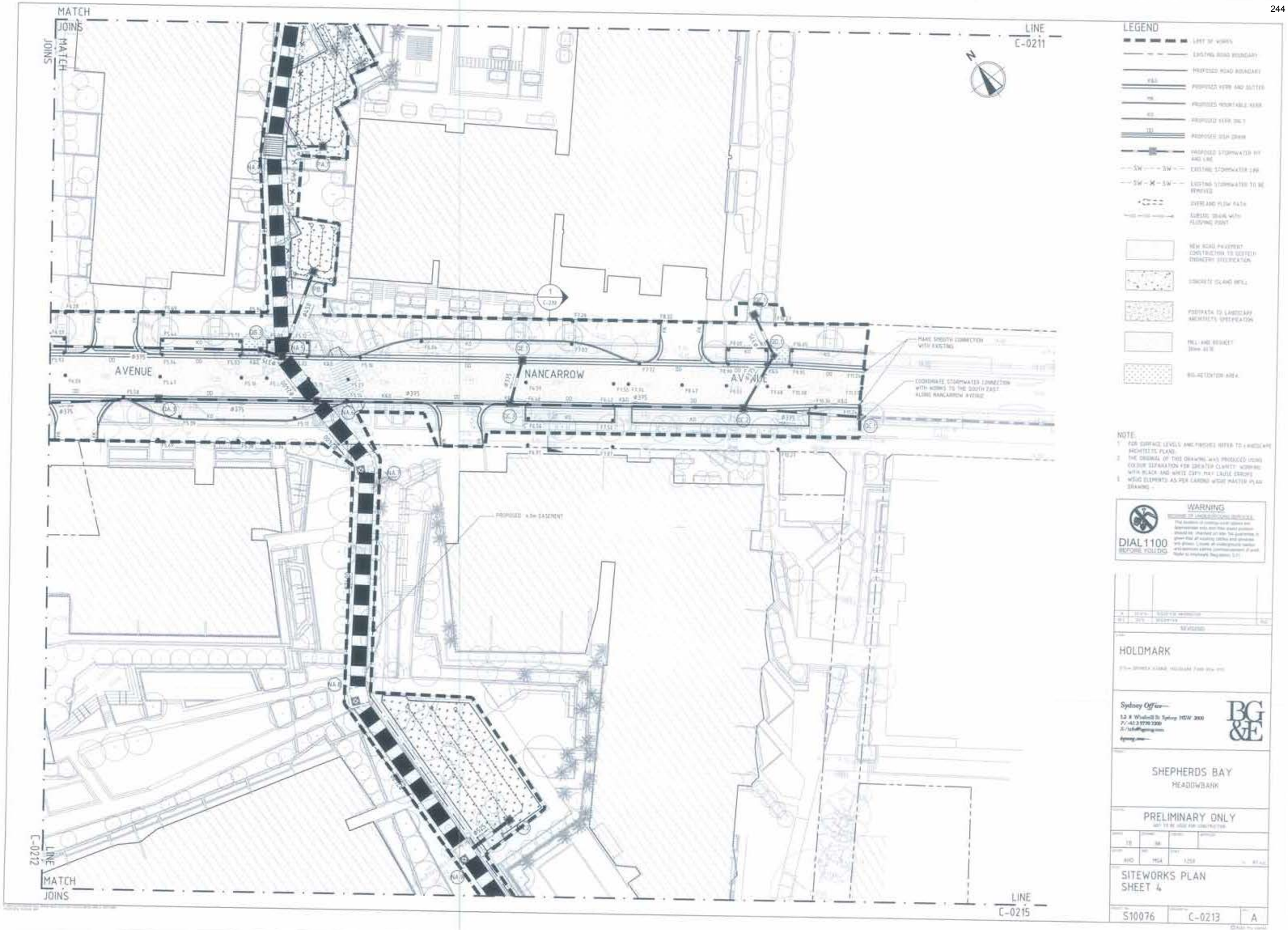
MATCH JOINS
MATCH JOINS
LINE C-0211
N
AVENUE
NANCARROW
AVENUE
MAKE SMOOTH CONNECTION WITH EXISTING
COORDINATE STORMWATER CONNECTION WITH WORKS TO THE SOUTH EAST ALONG NANCARROW AVENUE
PROPOSED 4.5m EASEMENT
LINE C-0212
MATCH JOINS
LINE C-0215
LEGEND
LIMIT OF WORKS
EXISTING ROAD BOUNDARY
PROPOSED ROAD BOUNDARY
PROPOSED KERB AND GUTTER
PROPOSED MOUNTABLE KERB
PROPOSED KERB INLET
PROPOSED DISH DRAIN
PROPOSED STORMWATER PIT AND LINE
EXISTING STORMWATER LINE
EXISTING STORMWATER TO BE REMOVED
OVERLAND FLOW PATH
SUBSOIL DRAIN WITH FLUSHING POINT
NEW ROAD PAVEMENT CONSTRUCTION TO GOTELLI ENGINEERS SPECIFICATION
CONCRETE ISLAND INFILL
FOOTPATH TO LANDSCAPE ARCHITECTS SPECIFICATION
FILL AND REGRADE
BIO-RETENTION AREA
NOTE:
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LEGEND

- LIMIT OF WORKS
- EXISTING ROAD BOUNDARY
- PROPOSED ROAD BOUNDARY
- K&G — PROPOSED KERB AND GUTTER
- MK — PROPOSED MOUNTABLE KERB
- KO — PROPOSED KERB ONLY
- DD — PROPOSED DISH DRAIN
- PROPOSED STORMWATER PIT AND LINE
- SW — SW — EXISTING STORMWATER LINE
- SW — X — SW — EXISTING STORMWATER TO BE REMOVED
- OVERLAND FLOW PATH
- SUBSOIL DRAIN WITH FLUSHING POINT
- NEW ROAD PAVEMENT CONSTRUCTION TO GEOTECH ENGINEERS SPECIFICATION
- CONCRETE ISLAND INFILL
- FOOTPATH TO LANDSCAPE ARCHITECTS SPECIFICATION
- INFILL AND RESHEET 50mm ACW
- BIO-RETENTION AREA

NOTE:

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3. WSUD ELEMENTS AS PER CARDNO WSUD MASTER PLAN DRAWING.

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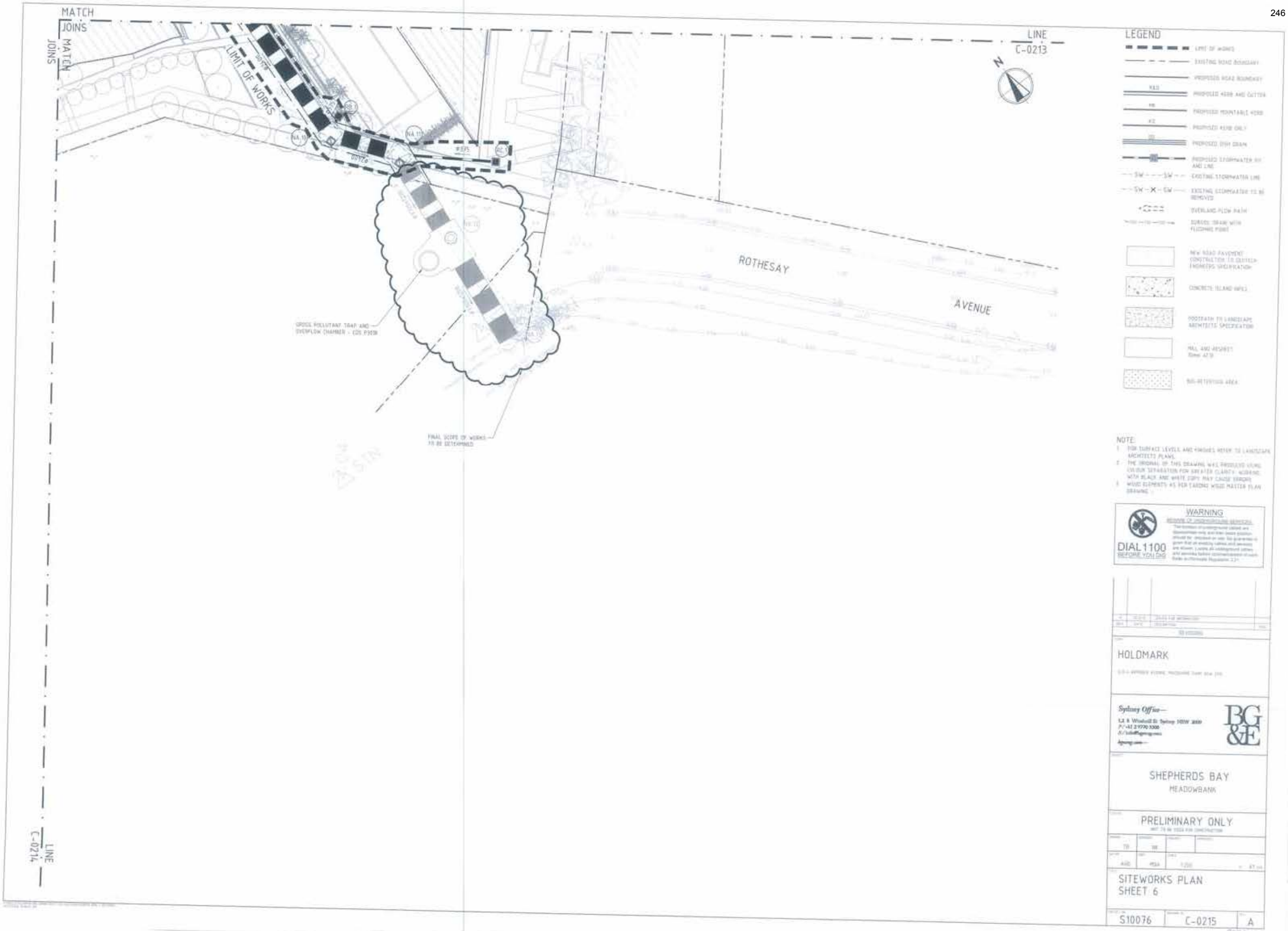
MATCH JOINS
MATCH JOINS
LIMIT OF WORKS
LINE C-0213
N
ROTHESAY
AVENUE
GROSS POLLUTANT TRAP AND OVERFLOW CHAMBER - CDS P30DB
FINAL SCOPE OF WORKS TO BE DETERMINED
LINE C-0214
LEGEND
LIMIT OF WORKS
EXISTING ROAD BOUNDARY
PROPOSED ROAD BOUNDARY
PROPOSED KERB AND GUTTER
PROPOSED MOUNTABLE KERB
PROPOSED KERB ONLY
PROPOSED DISH DRAIN
PROPOSED STORMWATER PIT AND LINE
EXISTING STORMWATER LINE
EXISTING STORMWATER TO BE REMOVED
OVERLAND FLOW PATH
GROSS DRAIN WITH FLOWPATH POINT
NEW ROAD PAVEMENT CONSTRUCTION TO QUITTEN ENGINEERS SPECIFICATION
CONCRETE ISLAND KERBS
FOOTPATH TO LANDSCAPE ARCHITECTS SPECIFICATION
MAL AND ASCHBIT
NON-RETENTION AREA
NOTE:
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3. WORK ELEMENTS AS PER TARONG WORK MASTER PLAN DRAWING.
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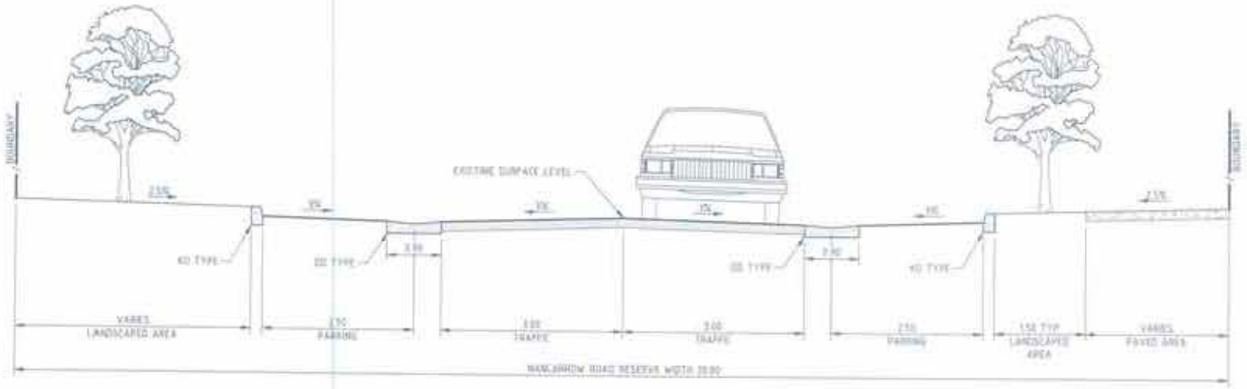

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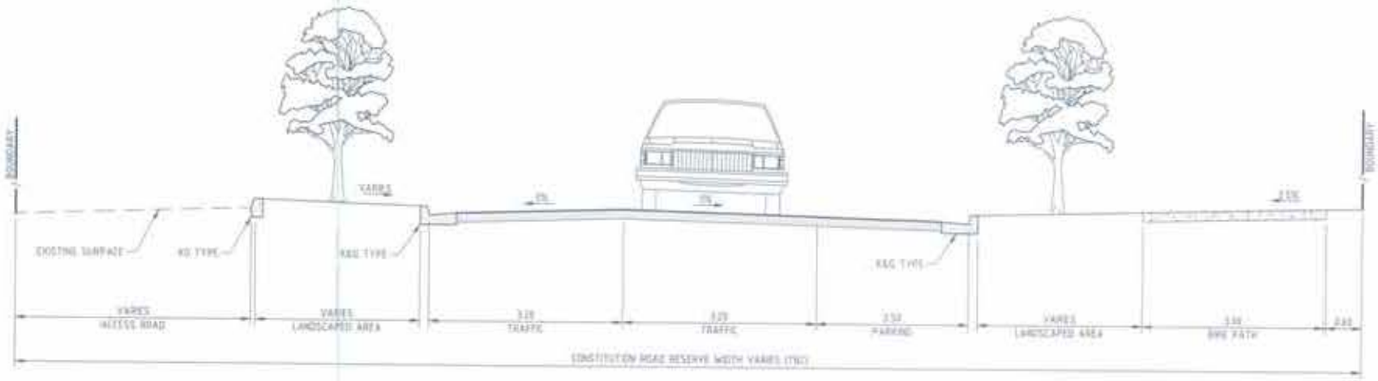

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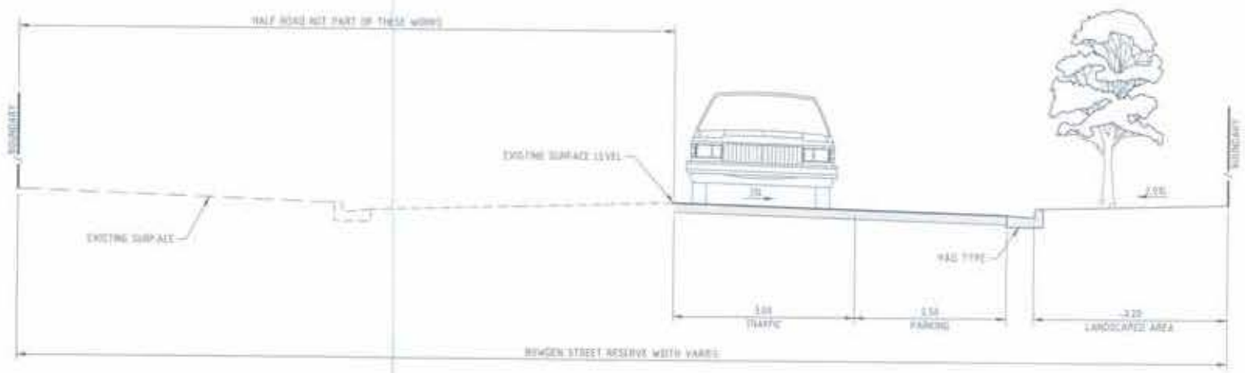

SECTION 3
SCALE 1:50

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Sydney Office—
32 A Windsor St Sydney NSW 2000
P/+61 2 9710 1000
E/info@bgeng.com
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TYPICAL ROAD SECTIONS

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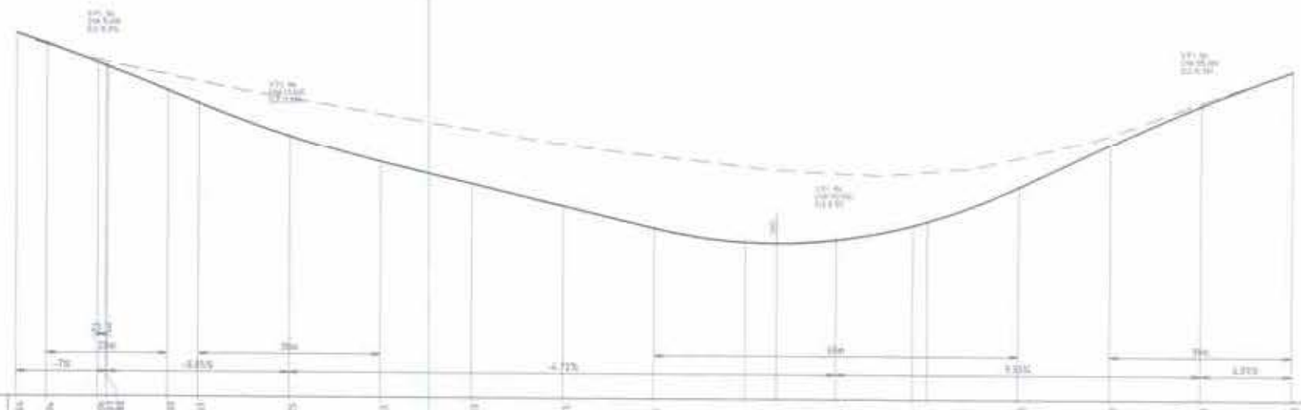

HORIZONTAL GEOMETRY (RADIUS)																						
VERTICAL CURVE (m)			24m			36m							60m					70m				
GRADES (%)		-7%			-4.85%				-4.72%						9.55%					4.95%		
DATUM 4.200																						
DESIGN SURFACE	15.816	15.516	15.317 15.314 15.312	14.308	13.363	12.125	11.493	10.883	10.275	9.547	9.123	9.077	9.234	9.842 9.854	10.945	12.200	13.058	14.792
EXISTING SURFACE	15.816	15.518	15.317 15.314 15.312	14.323	14.271	13.375	12.274	11.797	12.375	13.930	13.533	13.186	13.171	11.355 11.325	11.006	11.471	11.770	14.191
CHAINAGE	0.00	5.00	17.00 17.04 17.07	25.00	30.00	43.00	50.00	60.00	70.00	80.00	90.00	95.78	100.00	110.47 110.50	115.00	130.00	140.00	150.00

PROFILE - CONSTITUTION ROAD (MC10)
SCALE 1500H : 1500V

REV	DATE	DESCRIPTION	BY
A	[illegible]	ISSUED FOR INFORMATION	

REVISIONS

HOLDMARK

[illegible]

Sydney Office—
[illegible]
P/+61 2 9700 [illegible]
E/info@bgeng.com
bgeng.com—

BG&E

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MEADOWBANK

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DRAWN	DESIGNED	CHECKED	APPROVED
TB	NK		
DATUM	REF	SCALE	
AHD		1250H : 1500V	A1

CONSTITUTION ROAD
LONGITUDINAL SECTIONS

PROJECT No	DRAWING No	REV
S14053	C-0240	A

DATUM 13.000

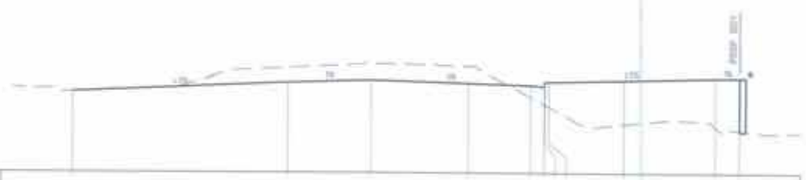
PROPOSED	13.229	13.481 13.471 13.531	13.435 13.435 13.485 13.525	13.491	13.511	13.450 13.418 13.368 13.358	13.427		13.491	13.715
EXISTING	13.229	13.485 13.436 13.537	13.332 13.303 13.303 13.303	13.311	13.278	13.272 13.268 13.264 13.264	13.278		13.276	13.311
OFFSET	-4.975	-4.343 -4.423 -4.278	-2.318 -2.275 -2.318 -2.318	0.000	3.200	3.250 3.300 3.350 3.392	8.350		11.350	13.199

CHAINAGE 30

DATUM 8.000

PROPOSED	10.809	11.004 11.014 11.014	11.011 11.007 10.997 10.997	10.983	10.981	10.835 10.836 10.836 10.836	10.988		11.011	11.142
EXISTING	10.809	11.001 11.001 11.041	10.981 10.983 10.983 10.983	10.987	10.995	10.876 10.872 10.872 10.872	10.931		10.974	10.923
OFFSET	-11.968	-3.148 -3.180 -3.140	-2.350 -2.375 -2.350 -2.350	0.000	3.250	5.250 5.300 5.350 5.850	8.350		11.350	16.850

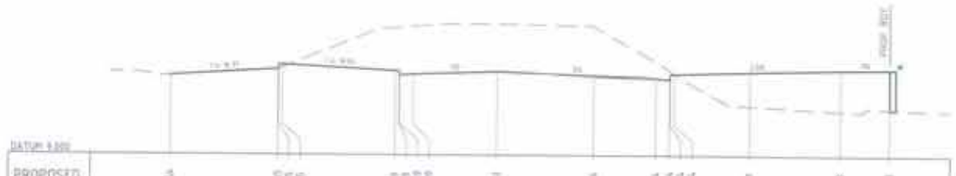
CHAINAGE 75



DATUM 13.000

PROPOSED	13.521	13.427	13.309	13.919	13.852 13.842 13.842 13.842	13.874		13.899	13.917
EXISTING	13.421	13.391	13.321	13.431	13.348 13.326 13.326 13.326	13.378		13.313	13.399
OFFSET	-9.859	-2.750	0.000	3.200	5.250 5.300 5.350 5.850	8.250		11.750	13.54

CHAINAGE 25



DATUM 8.000

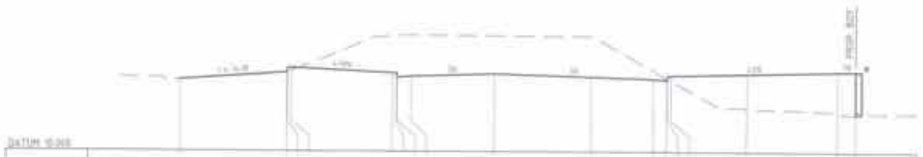
PROPOSED	11.554	11.343 11.315 11.315	11.119 11.110 11.063 11.030	11.031	11.036	11.034 11.045 11.044 11.044	11.033		11.182	11.198
EXISTING	11.554	11.303 11.275 11.275	11.013 11.047 11.047 11.080	11.074	11.067	10.869 11.043 11.043 11.043	10.978		10.858	10.975
OFFSET	-18.960	2.211 2.192 2.163	-3.350 -3.350 -3.350 -3.350	0.000	3.250	5.250 5.300 5.350 5.850	8.350		11.350	12.819

CHAINAGE 60

DATUM 12.000

PROPOSED	6.698	6.642	6.541 6.501 6.451 6.451	6.711	6.798 6.797
EXISTING	6.877	6.719	6.411 13.833 13.833 13.777	13.248	13.152 13.124
OFFSET	0.000	1.200	3.250 3.300 3.350 3.850	8.350	11.350 11.550

CHAINAGE 16.19



DATUM 10.000

PROPOSED	12.318	12.362 12.312 12.312	12.322 12.322 12.422 12.442	12.325	12.429	12.317 12.313 12.313 12.313	12.343		12.415 12.317
EXISTING	12.318	12.312 12.312 12.319	12.364 12.372 12.372 12.378	12.375	12.352	12.338 12.380 12.376 12.376	11.415		11.373 11.263
OFFSET	-16.951	-2.844 -2.844 -2.844	-3.350 -3.350 -3.350 -3.350	0.000	3.250	5.250 5.300 5.350 5.850	8.350		11.350 16.843

CHAINAGE 45

NOTE
* - RETAINING WALL BY OTHERS

A	12.12.14	ISSUED FOR INFORMATION	
18.11	18.11	ISSUED FOR	

REVISIONS

HOLDMARK

Sydney Office—
13 A Wunderlich St Sydney NSW 2000
P/+61 2 9799 2300
E/info@bgeng.com
bgeng.com

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TB	GK		
AHD		1:100	A1

CONSTITUTION ROAD
CROSS SECTIONS
SHEET 1

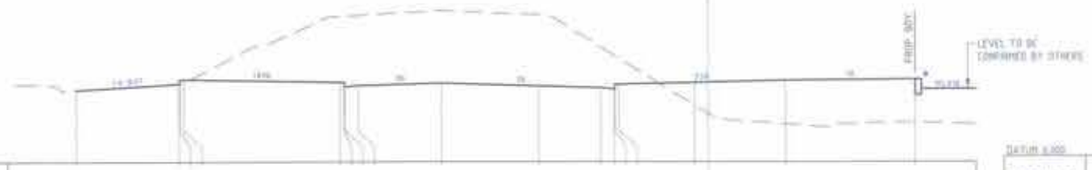
S14053	C-0245	A

PROPOSED										
EXISTING										
OFFSET										

CHAINAGE 120

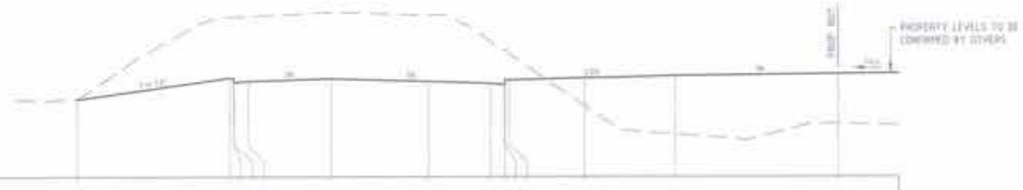
PROPOSED										
EXISTING										
OFFSET										

CHAINAGE 150



PROPOSED										
EXISTING										
OFFSET										

CHAINAGE 105



PROPOSED										
EXISTING										
OFFSET										

CHAINAGE 135

NOTE
* - RETAINING WALL BY OTHERS

PROPOSED										
EXISTING										
OFFSET										

CHAINAGE 90

PROPOSED										
EXISTING										
OFFSET										

CHAINAGE 125.158

REVISIONS

HOLDMARK

Sydney Office
L2 6 Windmill St Sydney NSW 2000
P/ +61 2 9970 5300
E/ sydney@bgeng.com
bgeng.com

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TS	RR		
AHD		1:50	A1

CONSTITUTION ROAD
CROSS SECTIONS
SHEET 2

S14053	C-0246	A

DATUM 13.000

PROPOSED	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EXISTING	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
OFFSET	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CHAINAGE 210

DATUM 12.000

PROPOSED	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EXISTING	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
OFFSET	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CHAINAGE 195

DATUM 10.000

PROPOSED	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EXISTING	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
OFFSET	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CHAINAGE 180

DATUM 8.000

PROPOSED	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
EXISTING	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
OFFSET	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CHAINAGE 165

REVISIONS

HOLDMARK

Sydney Office—
L2 8 Windmill St Sydney NSW 2000
P/ +61 2 9370 8300
E/ bde@bgeng.com.au
bgeng.com.au

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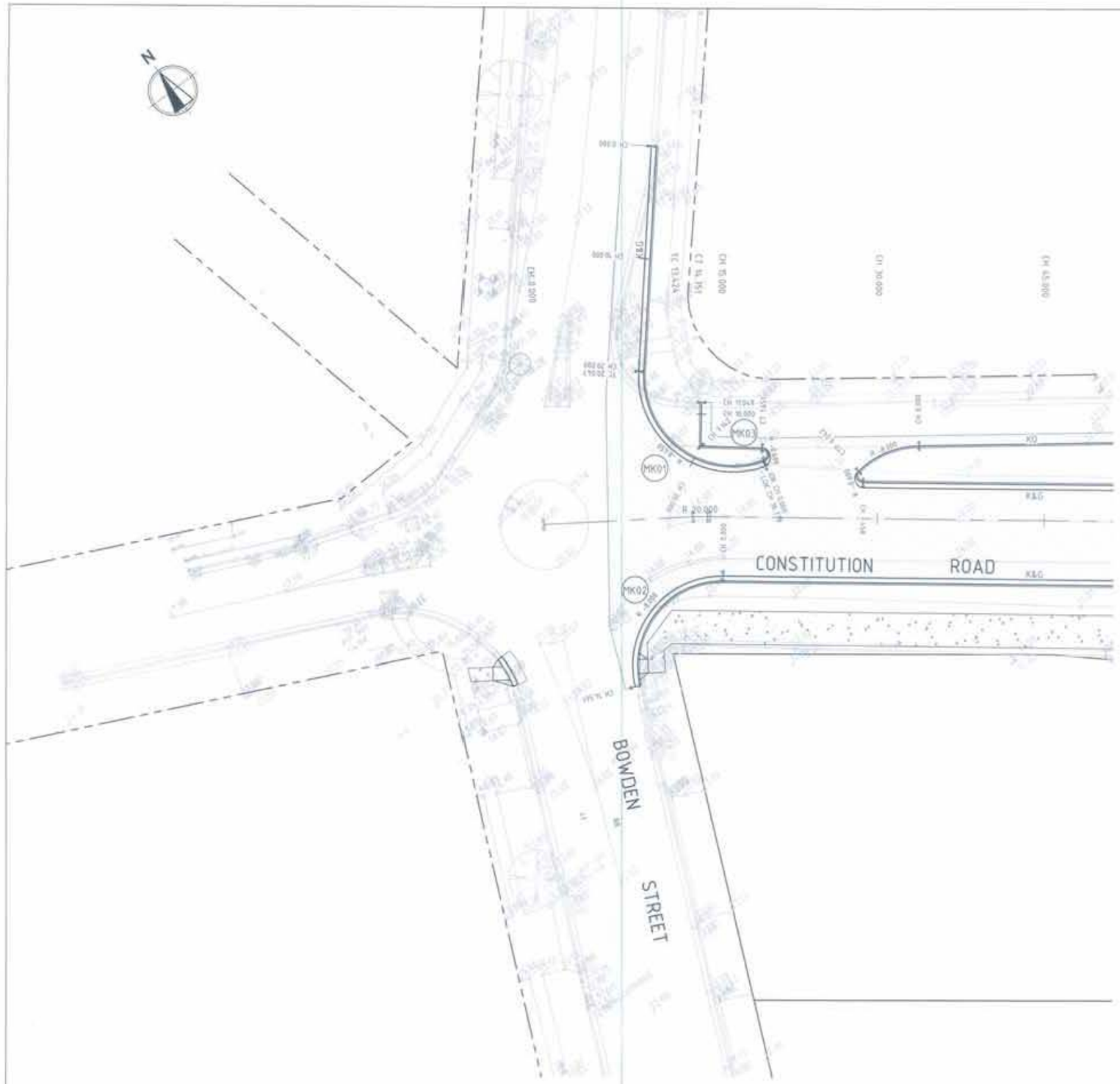
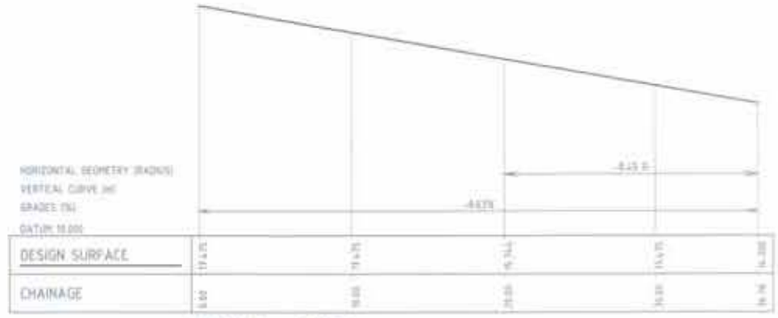
CONSTITUTION ROAD
CROSS SECTIONS
SHEET 3

S14053 | C-0247 | A





PROFILE - MK01
SCALE 1:200H 1:50V

PROFILE - MK02
SCALE 1:200H 1:50V

PROFILE - MK03
SCALE 1:200H 1:50V

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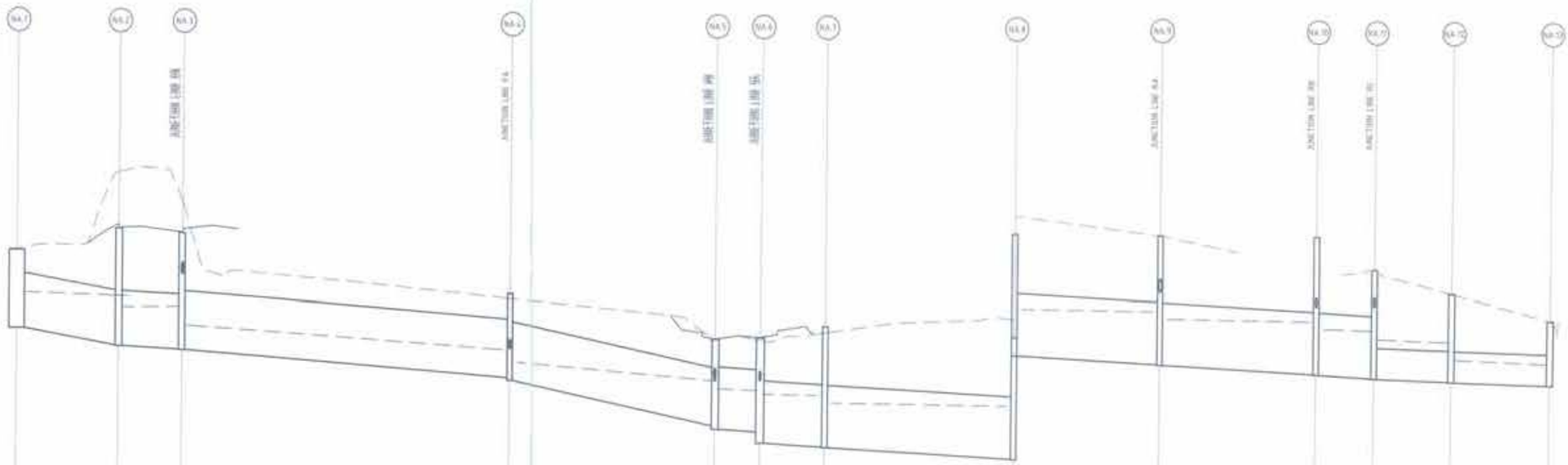
TB | MR

JHD | MGA | 1:500

INTERSECTION PLAN
CONSTITUTION ROAD/
BOWDEN STREET

S14053 | C-0250 | A



PIPE DIAMETER (mm)	#2700		#2700		#2250				#2250		#2400		#2400		#2400		#2400		#2400		#2400		#3000x1000	#3000x1000
PIPE CLASS	REP CLASS 2		REP CLASS 2		REP CLASS 2				REP CLASS 2		REP CLASS 2	REP CLASS 2	REP CLASS 2		REP CLASS 2		REP CLASS 2		REP CLASS 2		REP CLASS 2		Box Culvert	Box Culverts
PIPE GRADE (%)	0.25%		1%		1.70%				1.70%		1%	1%	1%		1%		1%		1%		1%		0.5%	0.5%
PIPE LENGTH (m)	70.88m		12.63m		44.00m				44.00m		8.8m	12.66m	38.39m		28.36m		10.57m		11.64m		9.7m		9.7m
PIPE MIN COVER (m)	1.67m		1.62m		2.4m				1.3m		1.9m	1.3m	2.28m		2.3m		2.0m		1.66m		1.17m		1.29m
PIPE FLOW (L/s)	754.25 L/s		1037 L/s		1640 L/s				1070.25 L/s		1215 L/s	1215 L/s	1215 L/s		1215 L/s		1215 L/s		1215 L/s		1215 L/s		1215 L/s	1215 L/s
PIPE CAPACITY (L/s)																								
VELOCITY (m/s)	4.82m/s		4.26m/s		3.44m/s				3.03m/s		3.59m/s	3.23m/s	3.33m/s		3.41m/s		3.47m/s		3.55m/s		3.26m/s		3.13m/s
DATUM R.L. (m)	1.00													11.00										
DEPTH TO INVERT	1.88	3.06	3.52	4.48	4.95			3.72	3.38		3.09	3.49	3.97	4.60	4.25	4.55		4.75	4.45		3.99	4.09		3.25	3.24	2.82	2.22		2.73	3.04		2.45	2.55
H.G.L. 1 in 10 YR ARI	3.56	6.57	6.42	6.09	6.56	5.93		4.48	4.04		2.88	3.69	3.19	3.80	3.67	3.58		2.97	2.52		2.93	2.50	1.93		1.89	1.95	1.54	1.22		1.18	1.42	0.94		0.72	0.72	0.51
DESIGN INVERT	1.00		4.53	4.53	4.48	4.38		3.38	3.32		1.62	1.92	1.26	0.90	0.85	0.84		0.19	0.52		0.19	0.07		-0.76	-0.76	-0.28	-0.38		-0.86	-0.66		-0.50	-0.50
DESIGN SURFACE	2.00		9.07		8.97			6.60			4.72		5.47		5.50			5.70			5.70			5.56		4.93			3.96			3.94	
EXISTING SURFACE	4.45		12.23		10.97			6.50			4.99		4.77		5.42			3.63			5.29			5.56		3.93			3.96			3.99	
ROAD CHAINAGE																																	
PIPE CHAINAGE	2.00		75.88		92.51			96.42			116.61		165.03		167.82			176.57			222.06			253.03		265.70			289.20			299.50	

LINE NA

HOLDMARK

Sydney Office—
12 A Windmill St Sydney NSW 2000
P/+61 2 9720 3300
F/info@bgeng.com
bgeng.com—

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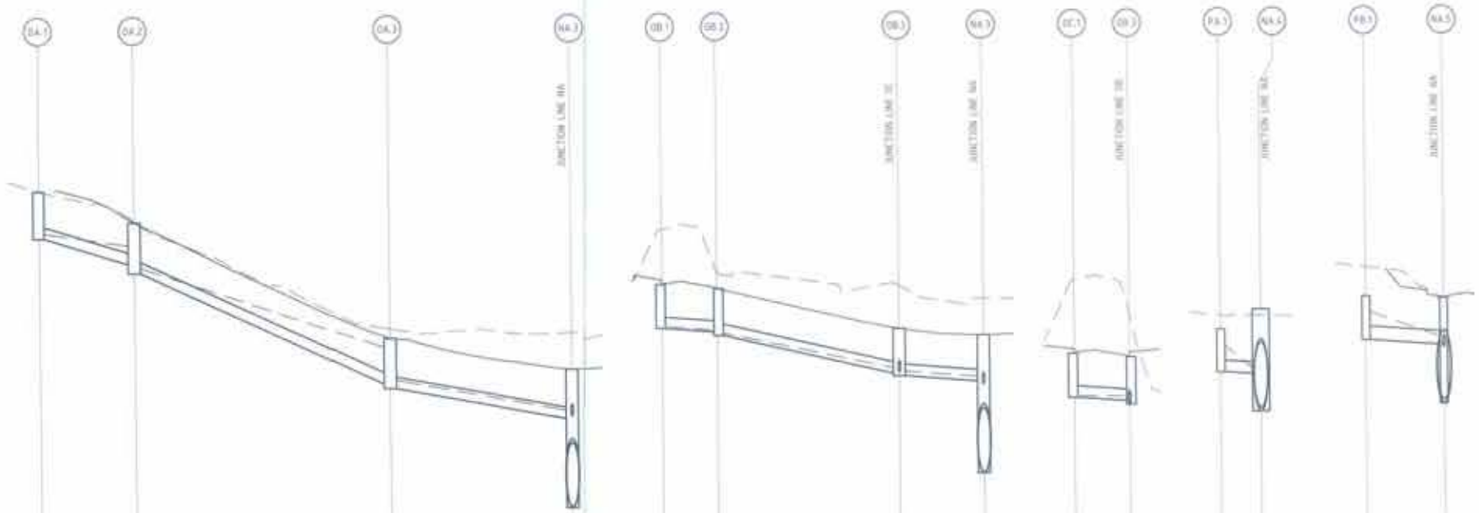
DRAWN	DESIGN	CHECKED	APPROVED
TD	MT		

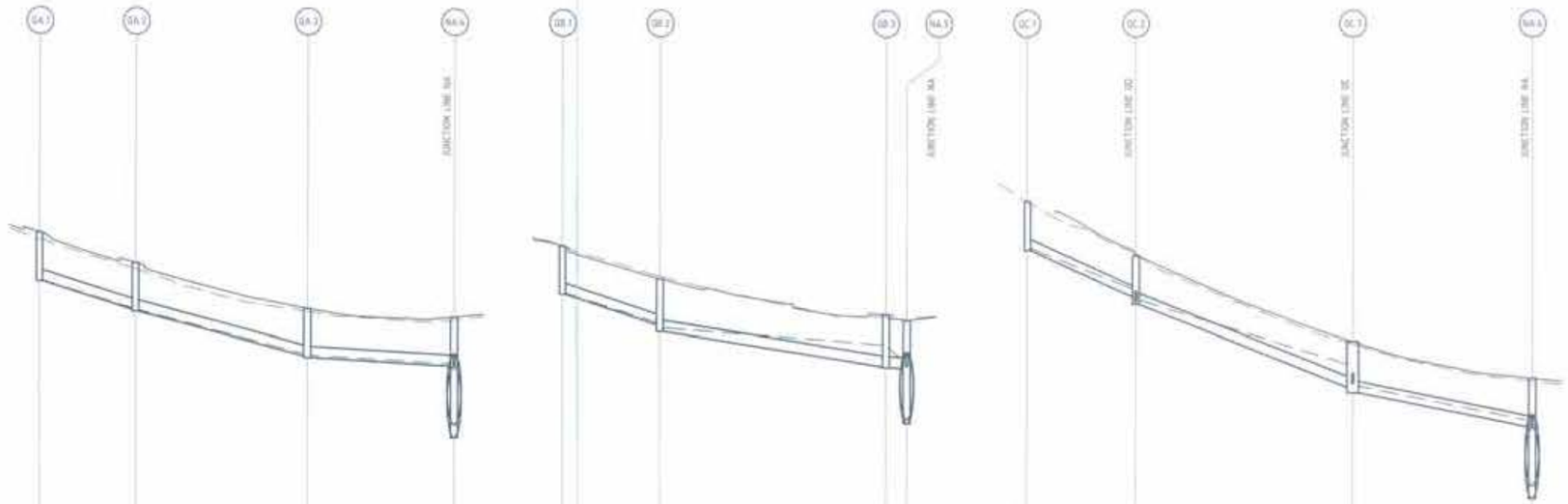
SCALE	DATE	
AHD	MGA	1:500, 1:250 — A1 size

STORMWATER LONGITUDINAL SECTIONS
SHEET 1

SHEET No.	DRAWING No.	REV.
S10076	C-0260	A



| | LINE OA | | |



PIPE DIAMETER (mm)	#375	#375	#375
PIPE CLASS	RCP CLASS 2	RCP CLASS 2	RCP CLASS 2
PIPE GRADE (%)	3.93%	5.12%	1.16%
PIPE LENGTH (m)	9.12m	25.3m	25m
PIPE MIN COVER (m)	1.5m	1.5m	1.5m
PIPE FLOW (L/s)	51/s	76L/s	25L/s
PIPE CAPACITY (L/s)			
VELOCITY (m/s)	1.73m/s	2.08m/s	1.76m/s
DATUM RL (m)	4.00		
DEPTH TO INVERT	1.645 1.598 1.610	1.640 1.643	1.544 1.255
H.G.L. 1 in 10 YR ARI	4.130 4.292 3.328 3.335 3.277	3.896 3.910 3.904	3.896 3.925 2.898
DESIGN INVERT	3.264 3.292 3.311	3.275 3.483	3.487 3.987
DESIGN SURFACE	3.905 4.800	3.934	3.947
EXISTING SURFACE	3.860 4.832	3.237	4.933
ROAD CHAINAGE			
PIPE CHAINAGE	0.000 9.438	33.777	58.777

LINE QA

PIPE DIAMETER (mm)	#375	#375	#375
PIPE CLASS	RCP CLASS 2	RCP CLASS 2	RCP CLASS 2
PIPE GRADE (%)	2.35%	2.06%	1%
PIPE LENGTH (m)	9.14m	38.5m	3.55m
PIPE MIN COVER (m)	1.5m	1.5m	1.5m
PIPE FLOW (L/s)	76L/s	77L/s	77L/s
PIPE CAPACITY (L/s)			
VELOCITY (m/s)	2.15m/s	2.44m/s	2.32m/s
DATUM RL (m)	4.00		
DEPTH TO INVERT	1.627 1.511 1.793	1.796 1.788	1.516 1.448
H.G.L. 1 in 10 YR ARI	3.964 3.897 3.896 3.884 3.776	3.292 3.453	3.292 3.453 3.899
DESIGN INVERT	3.365 3.493 3.586	3.437 3.881	3.251 3.510
DESIGN SURFACE	4.432 4.516	4.131	4.411
EXISTING SURFACE	3.455 4.472	3.930	4.399
ROAD CHAINAGE			
PIPE CHAINAGE	0.000 9.443	33.777	58.984

LINE QB

PIPE DIAMETER (mm)	#375	#375	#375
PIPE CLASS	RCP CLASS 2	RCP CLASS 2	RCP CLASS 2
PIPE GRADE (%)	8.15%	7.14%	3.78%
PIPE LENGTH (m)	9.14m	38.98m	38.63m
PIPE MIN COVER (m)	1.5m	1.5m	1.5m
PIPE FLOW (L/s)	70L/s	71L/s	79L/s
PIPE CAPACITY (L/s)			
VELOCITY (m/s)	2.19m/s	3.12m/s	4.29m/s
DATUM RL (m)	4.00		
DEPTH TO INVERT	1.648 1.298 1.571	1.518 1.530	1.644 1.250
H.G.L. 1 in 10 YR ARI	3.564 3.432 3.022 3.070 3.474	3.309 3.370 4.119	3.921 3.921 3.898
DESIGN INVERT	3.950 3.176 3.523	3.736 4.504	3.917 3.901
DESIGN SURFACE	4.998 4.116	4.276	4.843
EXISTING SURFACE	3.998 4.273	3.971	4.971
ROAD CHAINAGE			
PIPE CHAINAGE	0.000 9.543	51.529	90.164

LINE QC

C	22.9.14	ISSUED FOR INFORMATION	
B	12.9.14	DESCRIPTION	REV

REVISIONS

HOLDMARK

Sydney Office—
L2 3 Windmill St Sydney NSW 2000
P/ +612 9799 3000
E/ hdd@bgeng.com
bgeng.com—

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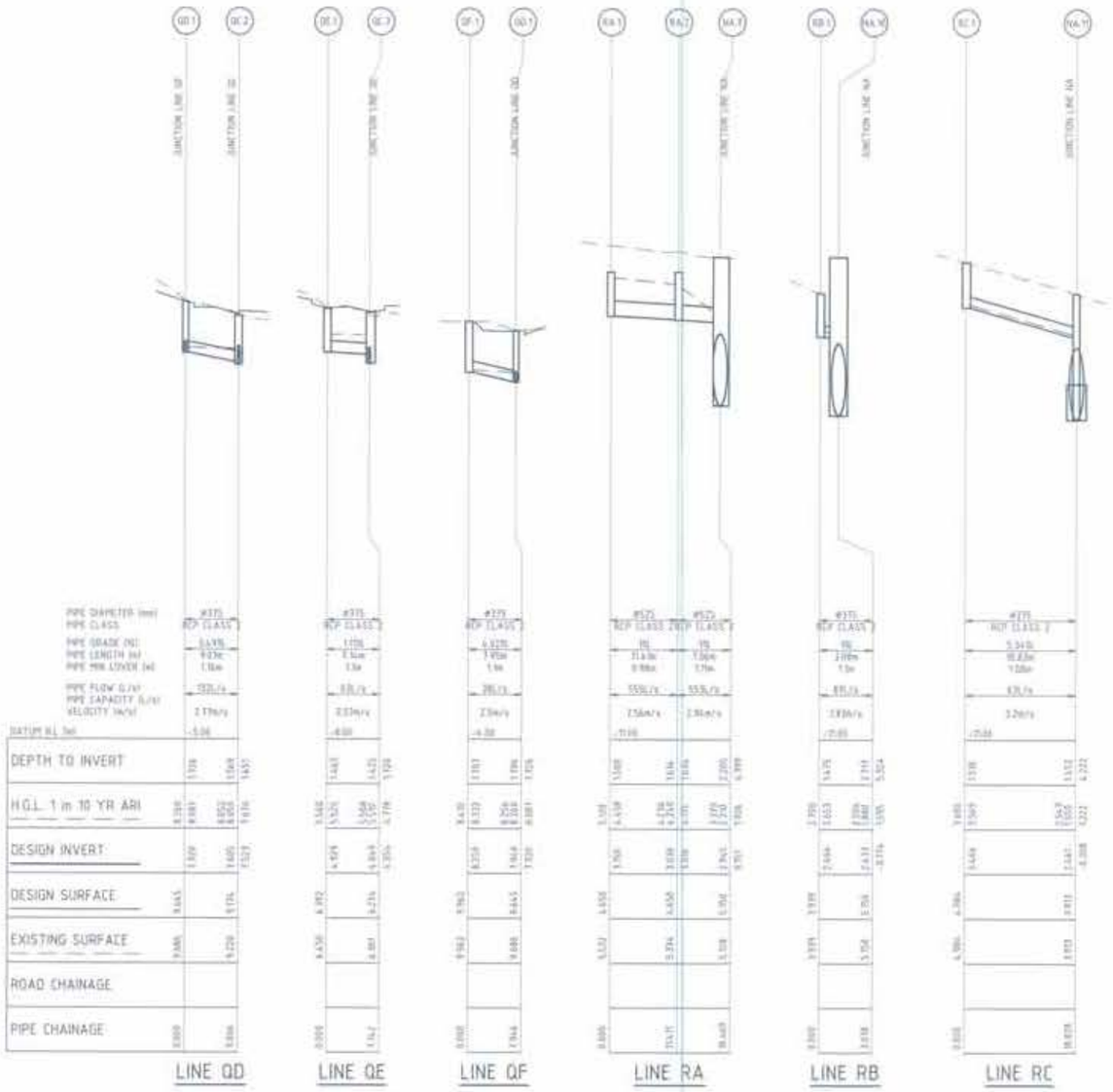
TS	SW		
AHD	PSM	1:250H, 1:20V	A1

STORMWATER LONGITUDINAL SECTIONS
SHEET 3

S:0076	C-0262	A



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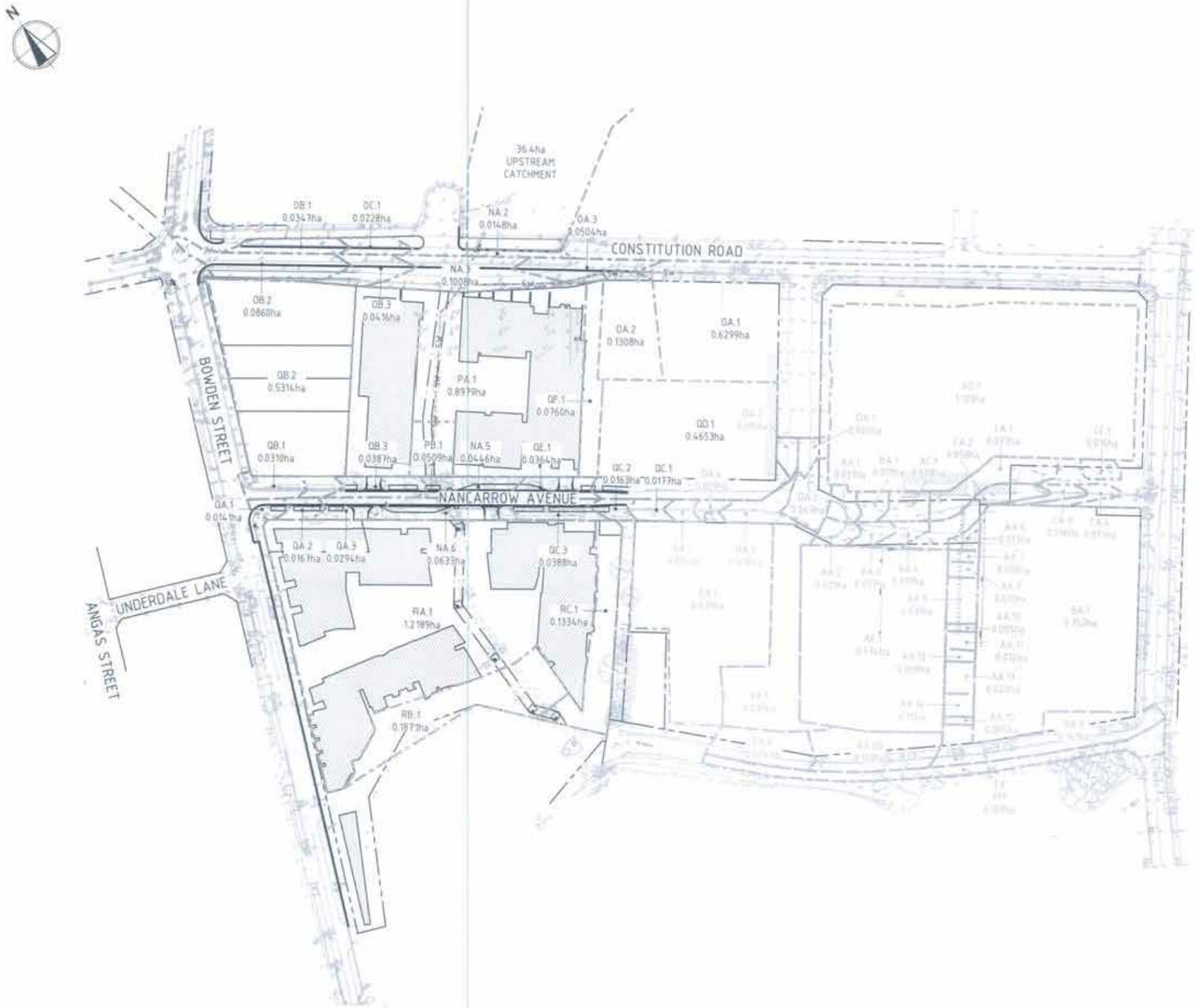
STORMWATER LONGITUDINAL SECTIONS
SHEET 4

S10076 | C-0263 | A



REVISIONS

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PRELIMINARY ONLY

CATCHMENT PLAN

S10076	C-0265	A

PIT / NODE DETAILS				Version 8			
Name	Max HGL	Max Pond	Max Surface	Max Pond	Min	Overflow	Constraint
		HGL	Flow Arriving	Volume	Freeboard	(cu.m/s)	
			(cu.m/s)	(cu.m)	(m)		
NA.1	7.7900	9.0300	11.4550	0.6000	0.4100	0.0000	Inlet Capacity
NA.2	6.8600		0.0090		2.2000	0.0000	None
NA.3	6.2700	9.0400	0.0920	5.3000	2.6200	0.0000	Inlet Capacity
NA.4	4.7800		0.0000		1.8700	0.0000	None
NA.5	4.2800	5.0700	0.2400	1.7000	0.6900	0.1420	Inlet Capacity
NA.6	3.9100	5.1800	0.1710	2.1000	1.1300	0.0000	Inlet Capacity
NA.7	3.6800		0.0000		1.8200	0.0000	None
NA.8	3.2500		0.0000		1.9000	0.0000	None
NA.9	2.8500		0.0000		2.3000	0.0000	None
NA.10	2.4200		0.0000		1.1800	0.0000	None
NA.11	2.0100		0.0000		1.9000	0.0000	None
NA.12	1.3700		0.0000		1.6200		None
NA.13	0.4700		0.0000				
OA.1	13.8700		0.3680		0.9700	0.1800	Inlet Capacity
OA.2	12.8100		0.2560		1.0000	0.0960	Inlet Capacity
OA.3	8.9200		0.1230		1.0300	0.0400	Inlet Capacity
OB.1	9.3100		0.0200		1.3300	0.0000	None
OB.2	9.1400		0.0500		1.8500	0.0100	Inlet Capacity
OB.3	7.7900		0.0330		1.3300	0.0000	None
OC.1	7.9100		0.0130		1.3500	0.0000	None
QA.1	6.3300	7.9300	0.0080	0.1000	1.5800	0.0000	Inlet Capacity
QA.2	5.3400	6.9000	0.0100	0.1000	1.5500	0.0000	Inlet Capacity
QA.3	3.9400		0.0170		1.4000	0.0040	Inlet Capacity
QB.1	5.9500	7.5000	0.0180	0.2000	1.5200	0.0000	Inlet Capacity
QB.2	4.8800	6.4800	0.3080	0.9000	1.4900	0.2130	Inlet Capacity
QB.3	4.7000	5.2700	0.2350	0.9000	0.4800	0.1370	Inlet Capacity
QE.1	5.8000		0.1630		0.5900	0.0830	Inlet Capacity
QC.3	5.7200		0.0260		0.5500	0.0000	None
RA.1	4.8000	5.1800	0.6780	21.5000	0.1000	0.0000	Inlet Capacity
RB.1	2.7800	4.0200	0.1030	0.4000	1.1600	0.0000	Inlet Capacity
RC.1	3.8000		0.0740		1.1800	0.0000	None
QF.1	8.4400		0.0440		1.5000	0.0000	None
QD.1	8.4100	9.8500	0.2370	0.9000	1.3500	0.1420	Inlet Capacity
QC.2	8.1400		0.0190		1.0400	0.0040	Inlet Capacity

SUB-CATCHMENT DETAILS							
Name	Max	Paved	Grassed	Paved	Grassed	Supp.	Due to Storm
	Flow Q	Max Q	Max Q	Tc	Tc	Tc	
	(cu.m/s)	(cu.m/s)	(cu.m/s)	(min)	(min)	(min)	
C NA.2	0.0090	0.0080	0.0010	5.0000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C NA.3	0.0580	0.0540	0.0040	5.2400	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C NA.5	0.0250	0.0230	0.0020	5.2900	10.0000	0.0000	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
C NA.6	0.0360	0.0340	0.0030	5.2300	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C OA.1	0.3680	0.3430	0.0260	5.0000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C OA.2	0.0760	0.0710	0.0050	5.0900	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C OA.3	0.0290	0.0270	0.0020	5.2100	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C OB.1	0.0200	0.0190	0.0010	5.0000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C OB.2	0.0500	0.0470	0.0030	5.0000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C OB.3	0.0240	0.0220	0.0020	5.2100	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C OC.1	0.0130	0.0120	0.0010	5.2100	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C QA.1	0.0080	0.0080	0.0010	5.0000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C QA.2	0.0100	0.0090	0.0010	5.1000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C QA.3	0.0170	0.0160	0.0010	5.1900	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C QB.1	0.0180	0.0170	0.0010	5.0000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C QB.2	0.3080	0.2860	0.0220	5.1000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C QB.3	0.0220	0.0200	0.0020	5.3300	10.0000	0.0000	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
C QE.1	0.0210	0.0190	0.0010	5.2000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C QC.3	0.0220	0.0210	0.0020	5.2000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C RA.1	0.6780	0.5420	0.1360	5.0000	10.0000	0.0000	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
C RB.1	0.1030	0.0820	0.0210	5.3500	10.0000	0.0000	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
C RC.1	0.0740	0.0590	0.0150	5.0000	10.0000	0.0000	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
C QF.1	0.0440	0.0410	0.0030	5.0000	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C QD.1	0.2370	0.2160	0.0210	10.0000	10.0000	0.0000	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
C QC.2	0.0090	0.0090	0.0010	5.0900	10.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
C PA.1	0.4480	0.3480	0.1000	10.0000	10.0000	0.0000	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
C PB.1	0.0290	0.0080	0.0210	5.0000	5.0000	0.0000	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1

PIPE DETAILS					
Name	Max Q	Max V	Max U/S	Max D/S	Due to Storm
	(cu.m/s)	(m/s)	HGL (m)	HGL (m)	
P NA.1	13.9080	4.4700	6.9690	6.8600	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.2	13.9140	4.2800	6.5950	6.2740	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.3	14.2580	7.6900	5.4530	4.7760	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.4	14.3430	7.1900	4.3890	4.2830	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.5	14.8650	3.2900	3.9530	3.9060	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.6	15.1660	3.3500	3.7340	3.6790	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.7	15.1780	3.3600	3.5730	3.2530	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.8	15.1740	3.3500	3.1800	2.8450	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.9	15.5160	3.4300	2.7930	2.4200	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.10	15.5800	3.5500	2.0590	2.0100	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.11	15.6020	4.0600	1.5040	1.3740	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P NA.12	15.5920	5.0400	0.6070	0.4670	AR&R 100 year, 2 hours storm, average 53.0 mm/h, Zone 1
P OA.1	0.2050	3.9500	13.5450	12.8120	AR&R 100 year, 15 minutes storm, average 154 mm/h, Zone 1
P OA.2	0.3320	6.1100	12.3430	8.9180	AR&R 100 year, 15 minutes storm, average 154 mm/h, Zone 1
P OA.3	0.4030	4.3000	8.7820	7.6180	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
P OB.1	0.0200	1.4300	9.2630	9.1440	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
P OB.2	0.0610	2.9400	9.0360	7.7950	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
P OB.3	0.1040	2.2800	7.7350	7.5400	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1

PIPE DETAILS					
Name	Max Q	Max V	Max U/S	Max D/S	Due to Storm
	(cu.m/s)	(m/s)	HGL (m)	HGL (m)	
P OC.1	0.0130	1.2300	7.8700	7.7950	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
P QA.1	0.0080	1.8100	6.2960	5.3360	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
P QA.2	0.0180	2.1800	5.2810	3.9370	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
P QA.3	0.0310	0.3900	3.9350	3.9060	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
P QB.1	0.0180	2.3500	5.8910	4.8850	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
P QB.2	0.1130	3.4500	4.7160	4.6960	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
P QB.3	0.2080	1.8800	4.4080	4.2830	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
P QE.1	0.0780	0.7000	5.7480	5.7230	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
P QC.3	0.3320	4.4000	4.7970	3.9060	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
P RA.1	0.6570	3.0900	4.2850	3.5640	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
P RB.1	0.1020	2.0100	2.6530	2.6090	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
P RC.1	0.1600	7.3200	3.5610	2.0100	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
P QF.1	0.0440	0.6900	8.4070	8.4050	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
P QD.1	0.1390	3.9400	8.2140	8.1360	AR&R 100 year, 1.5 hours storm, average 62.0 mm/h, Zone 1
P QC.2	0.2330	5.2500	7.6810	5.7230	AR&R 100 year, 15 minutes storm, average 154 mm/h, Zone 1
P PA.1	0.1300	1.6300	5.4890	4.7760	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1
P PB.1	0.3390	2.1300	5.1080	4.2830	AR&R 100 year, 25 minutes storm, average 122 mm/h, Zone 1

REVISIONS

HOLDMARK

Sydney Office—
12 A Windmill St Sydney NSW 2000
P/ +61 2 9709 5300
E/ sydney@bgeng.com.au
bgeng.com.au

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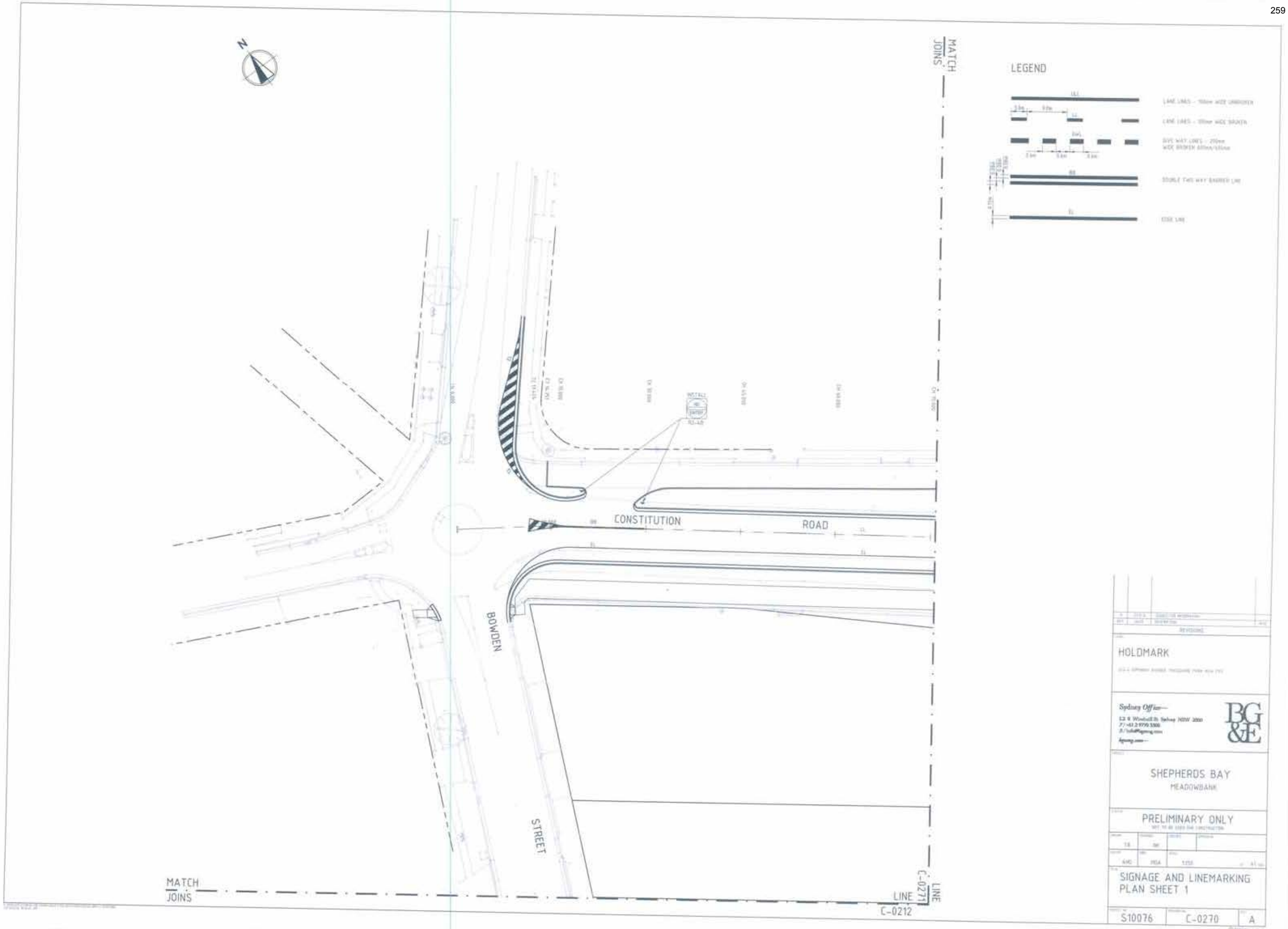
AYD | MGA

STORMWATER CALCULATIONS TABLE

S10076 | C-0266 | A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MATCH JOINS
LEGEND
CONSTITUTION
ROAD
BOWDEN
STREET
MATCH JOINS
LINE C-0212
LINE C-0271
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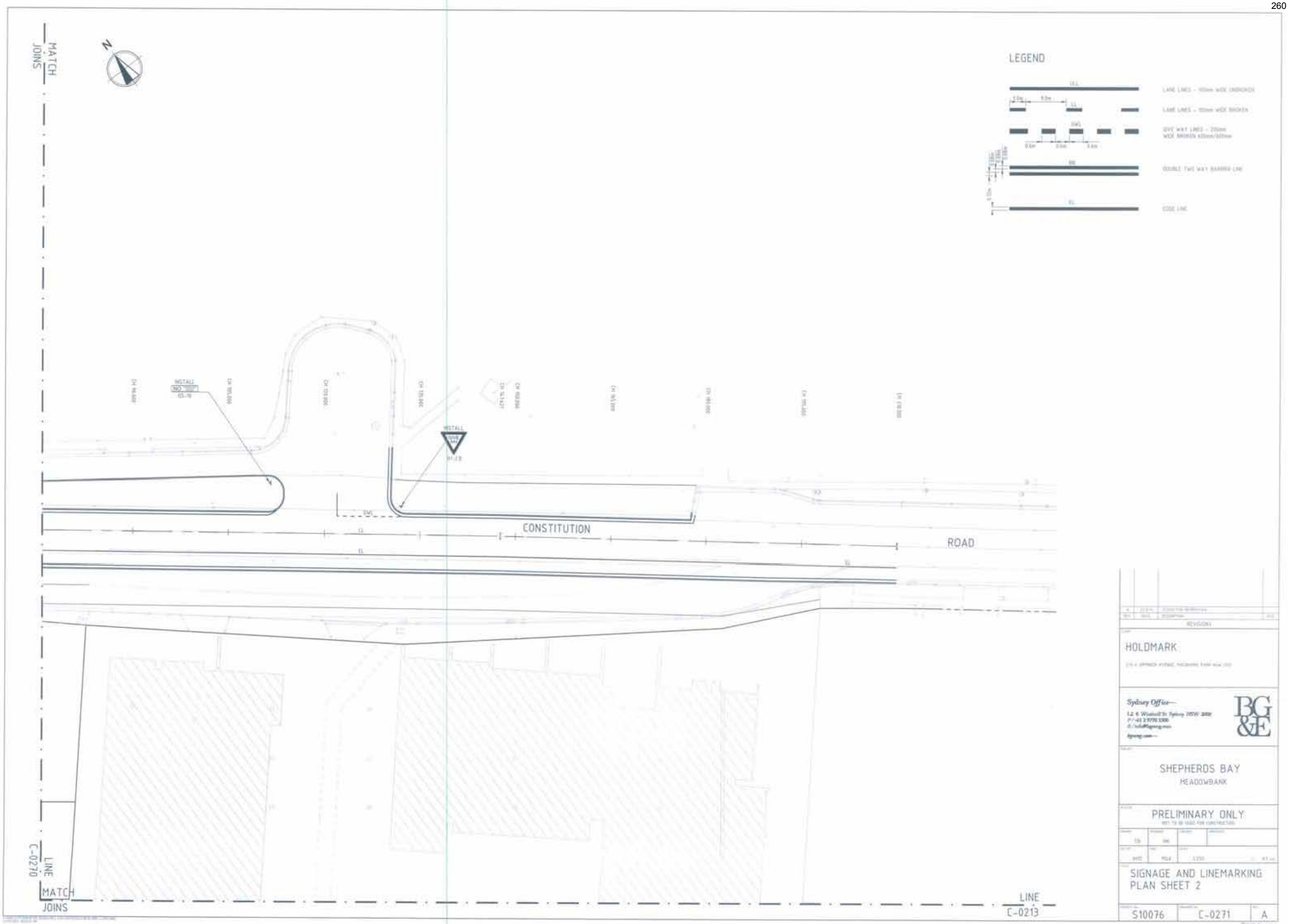
SIGNAGE AND LINEMARKING PLAN SHEET 1
S10076
C-0270
A


MATCH JOINS
N
LEGEND
LANE LINES - 100mm WIDE UNBROKEN
LANE LINES - 100mm WIDE BROKEN
GIVE WAY LINES - 200mm WIDE BROKEN 600mm/300mm
DOUBLE TWO WAY BARRIER LINE
EDGE LINE
INSTALL
INSTALL
CONSTITUTION
ROAD
LINE C-0210
MATCH JOINS
LINE C-0213
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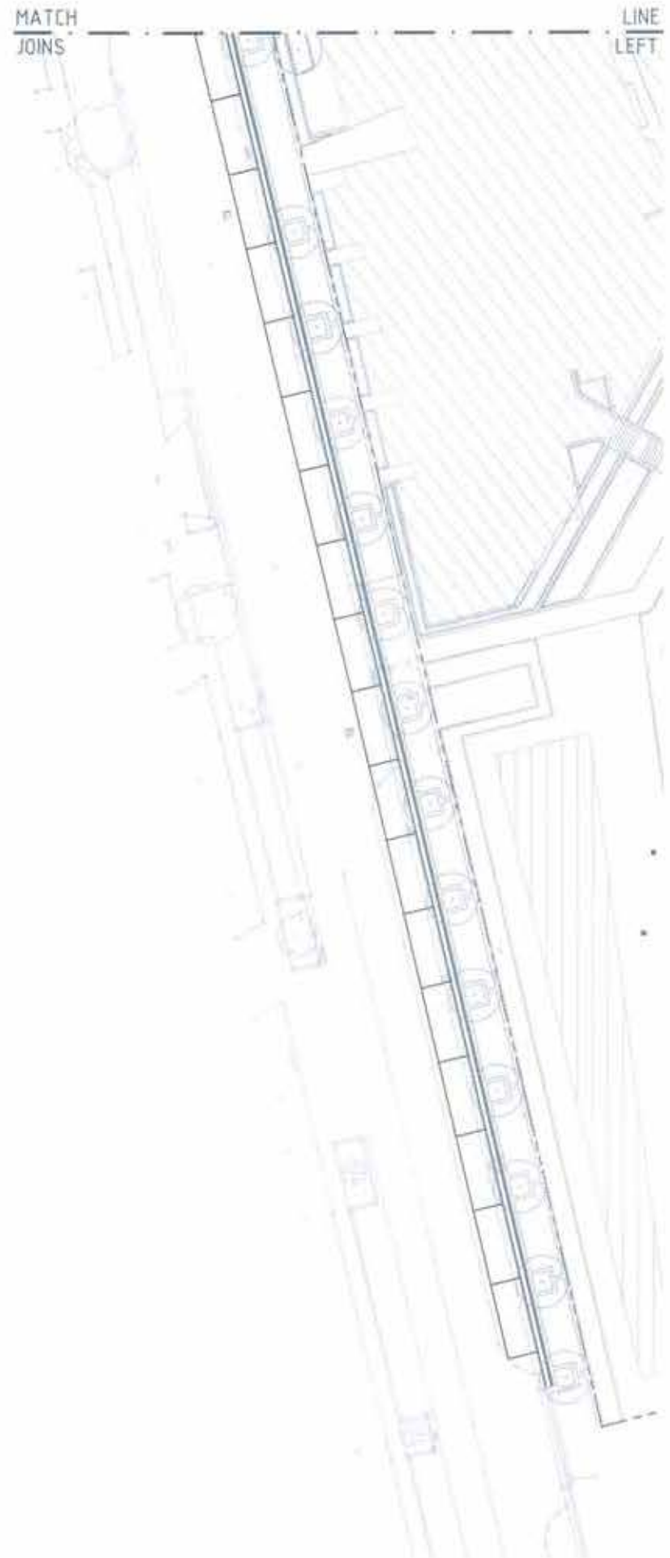
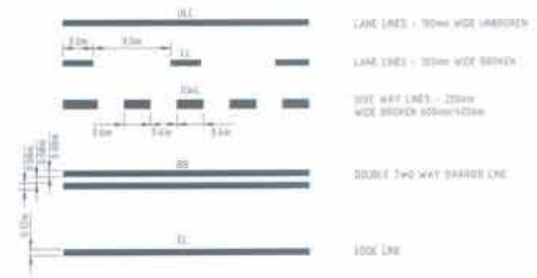
SIGNAGE AND LINEMARKING PLAN SHEET 2
S10076
C-0271
A



LEGEND



REV	DATE	DESCRIPTION	CHK
A	15.12.14	ISSUE FOR MODIFICATION	

REVISIONS

HOLDMARK

Sydney Office
L2 8 Windmill St Sydney NSW 2000
P/ +612 9700 5300
E/ info@bgeng.com
www.bgeng.com

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TB	NW		

DATE	DWG	SCALE	SIZE
AUG	MGA	1:250	A1

SIGNAGE AND LINEMARKING PLAN SHEET 3

PROJECT No	DRAWING No	REV
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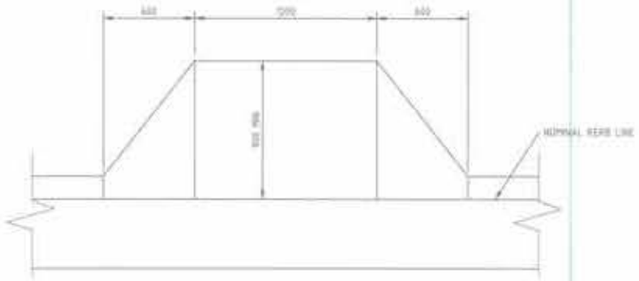
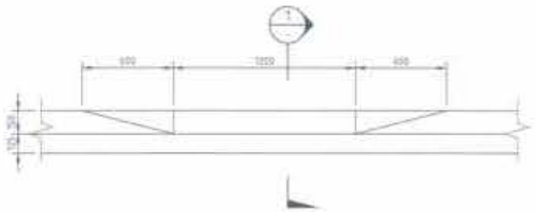
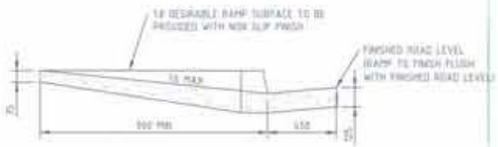


PLAN - KERB RAMP
SCALE 1:50



ELEVATION
SCALE 1:20



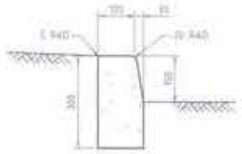
SECTION 1
SCALE 1:10

BLEND TO EXISTING PAVEMENT DETAIL
SCALE 1:20

DISH DRAIN (DD)
SCALE 1:10

KERB AND GUTTER (K&G)
SCALE 1:10

MOUNTABLE KERB (MK)
SCALE 1:10



KERB ONLY (KO)
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EDGE STRIP (ES)
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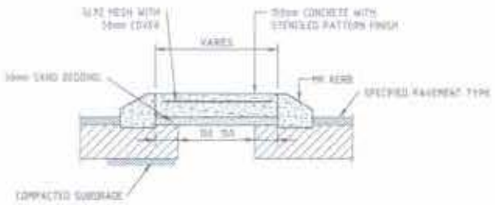

SECTION THROUGH MOUNTABLE ISLAND
SCALE 1:20

REVISIONS

HOLDMARK

Sydney Office—
12 A Windmill St Sydney NSW 2088
P/+61 2 9910 5300
E/info@bgeng.com
bgeng.com

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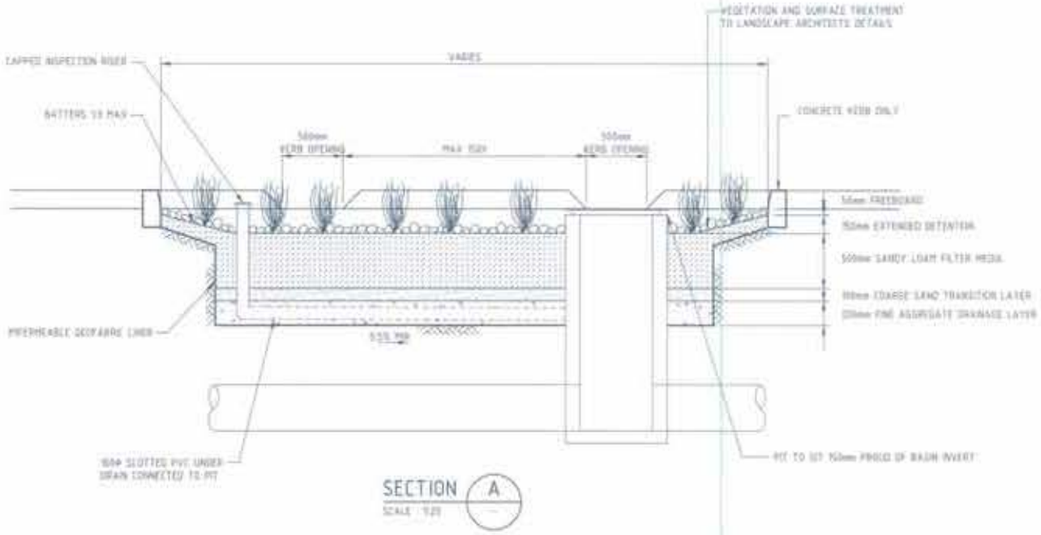
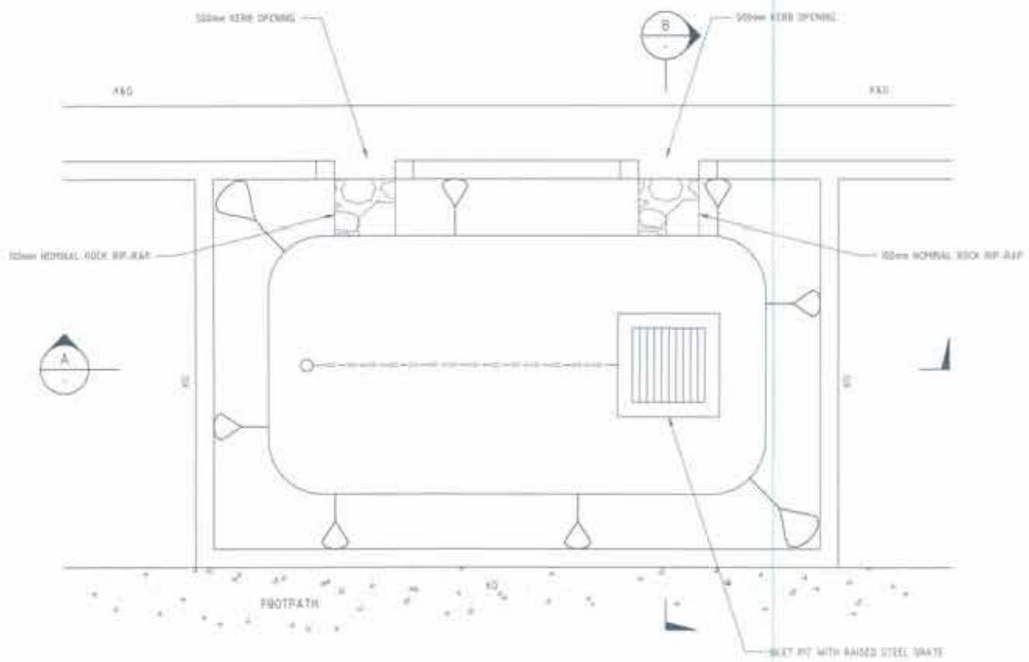
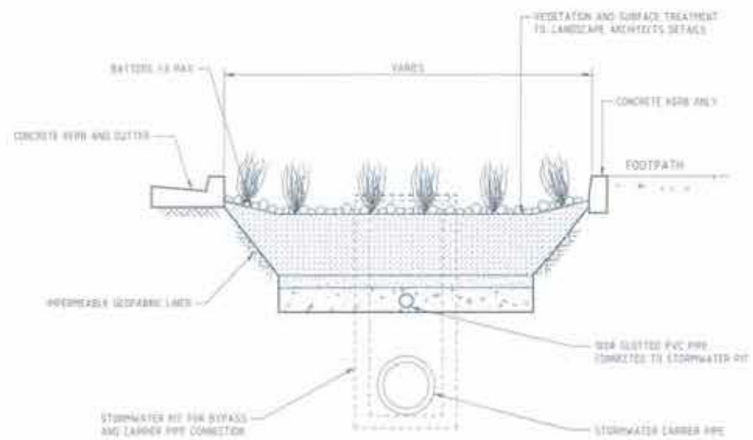
DETAILS SHEET 1

S10076	C-0280	A





ROAD SIDE BIO-RETENTION



SECTION B

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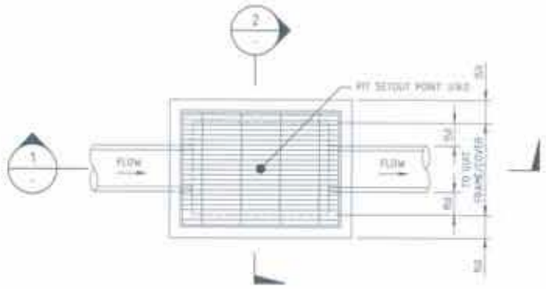
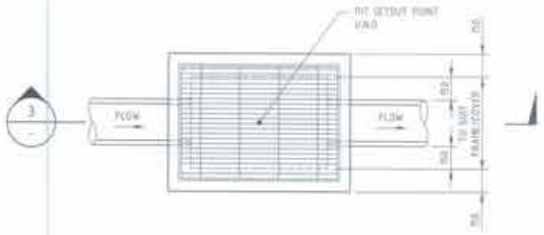
DETAILS SHEET 2

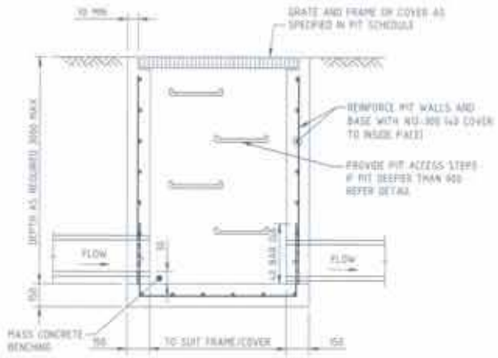
S10076 | C-0281 | A



PLAN



PLAN



SECTION 1
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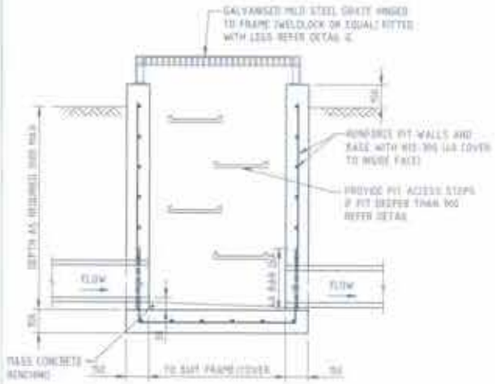
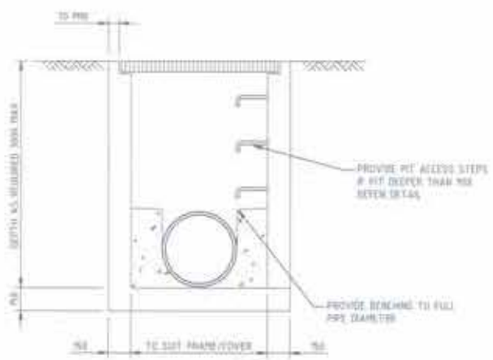


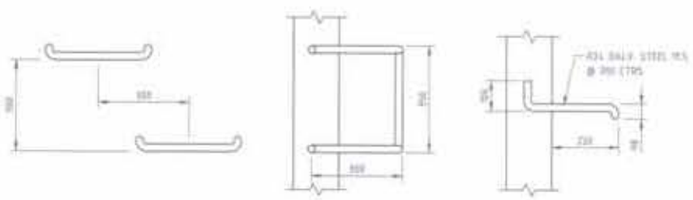
SECTION 3
SCALE 1:20

GRATED PIT WITH RAISED STEEL GRATE DETAIL
SCALE 1:20



SECTION 2
SCALE 1:20

GRATED INLET PIT
SCALE 1:20



ELEVATION PLAN SECTION

TYPICAL STEP IRON DETAILS
N.T.S.

1	10.12.12	ISSUED FOR INFORMATION	
0	12.11.12	ISSUED FOR INFORMATION	
REV	DATE	DESCRIPTION	

REVISIONS

HOLDMARK

Sydney Office
L2, 8 Windmill St, Sydney NSW 2000
P: (02) 9978 5000
E: info@bgeng.com
bgeng.com

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TS	BM		

SCALE	SIZE	DATE
A4C	ISO A	1:20 1:20

DETAILS SHEET 3

PROJECT No	DRAWING No	REV
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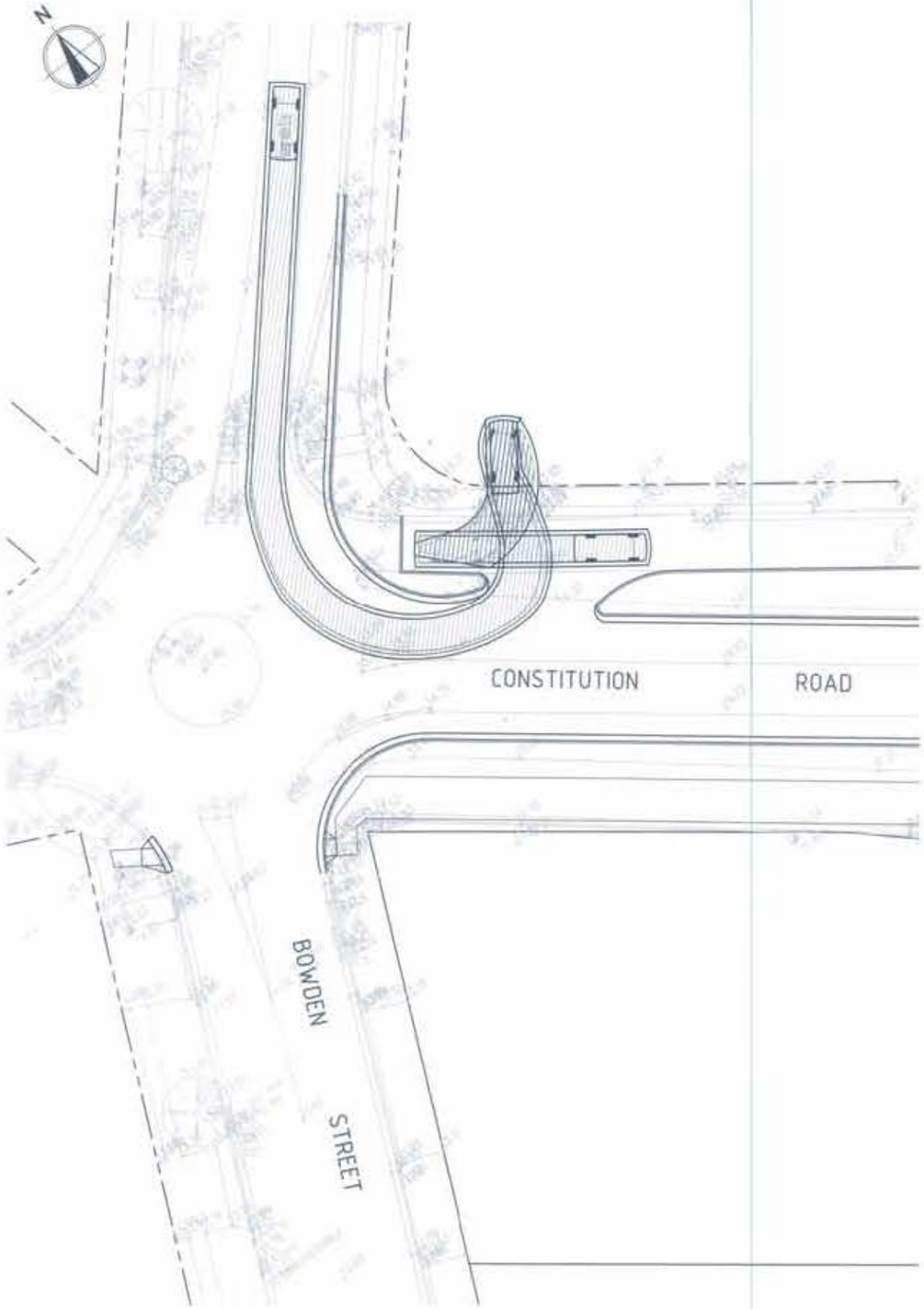
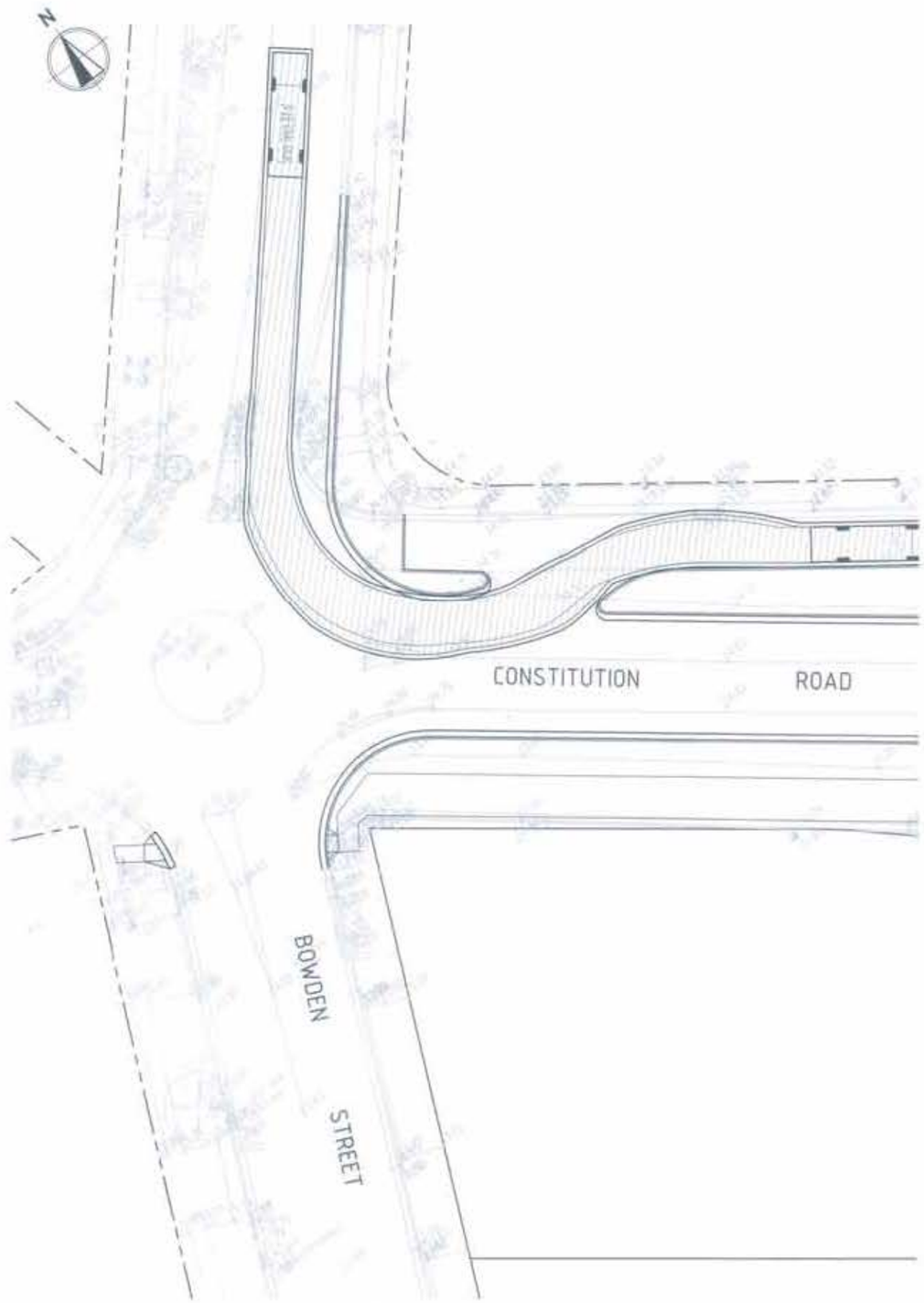
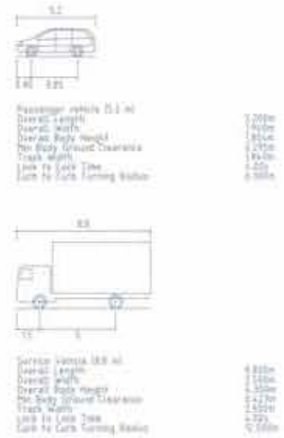


PLAN - PASSENGER VEHICLE (5.2m)



PLAN - SERVICE VEHICLE (8.8m)

LEGEND



HOLDMARK

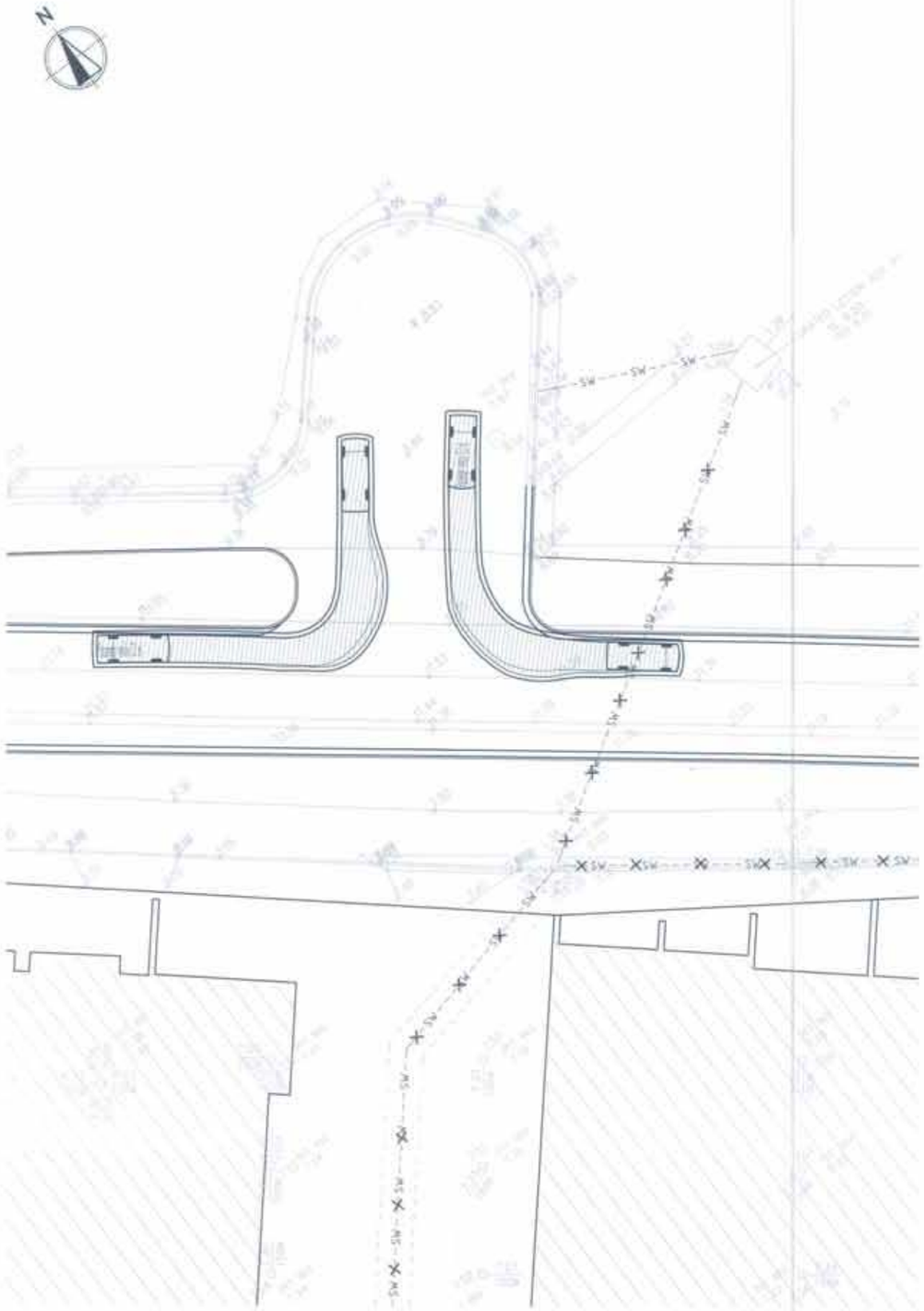
Sydney Office

SHEPHERDS BAY
MEADOWBANK

PRELIMINARY ONLY

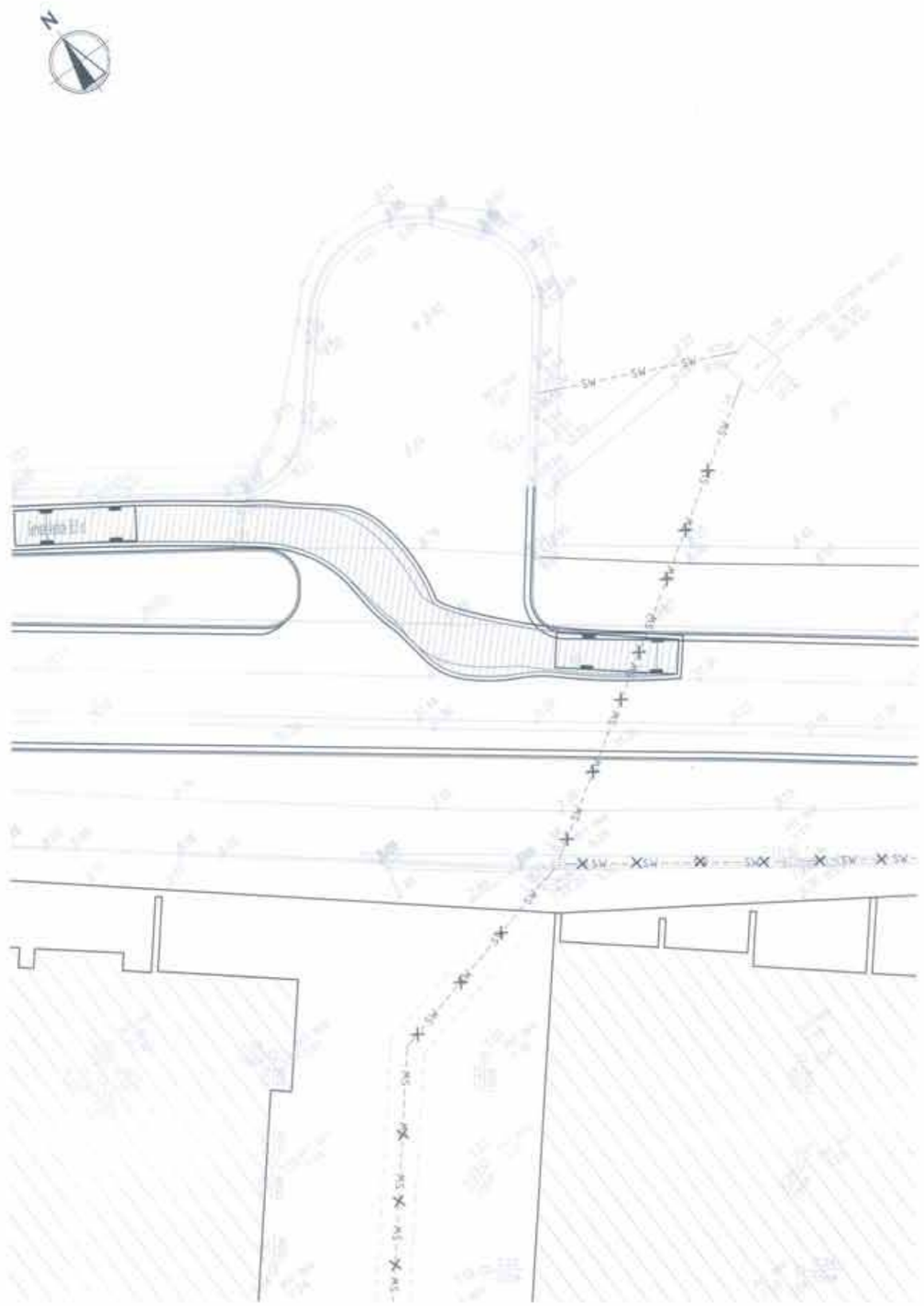
TURNING PATH PLAN
SHEET 1

S10076 | C-0290 | A



PLAN - PASSENGER VEHICLE (5.2m)

SCALE 1:200



PLAN - SERVICE VEHICLE (8.8m)

SCALE 1:200

LEGEND

Passenger vehicle (5.2 m)

Overall Length	5.200m
Overall Width	1.900m
Overall Body Height	1.800m
Min Body Ground Clearance	0.175m
Track Width	1.800m
Lock to Lock Time	4.0s
Curb to Curb Turning Radius	6.300m

Service Vehicle (8.8 m)

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.175m
Track Width	2.500m
Lock to Lock Time	6.0s
Curb to Curb Turning Radius	12.500m

REV	DATE	DESCRIPTION	DATE
A	12.12.14	ISSUED FOR INFORMATION	

REVISIONS

HOLDMARK

Sydney Office—

L2 8 Windmill St Sydney NSW 2000
P/+61 2 9378 1300
E/info@bgeng.com
bgeng.com—

BG&E

SHEPHERDS BAY
MEADOWBANK

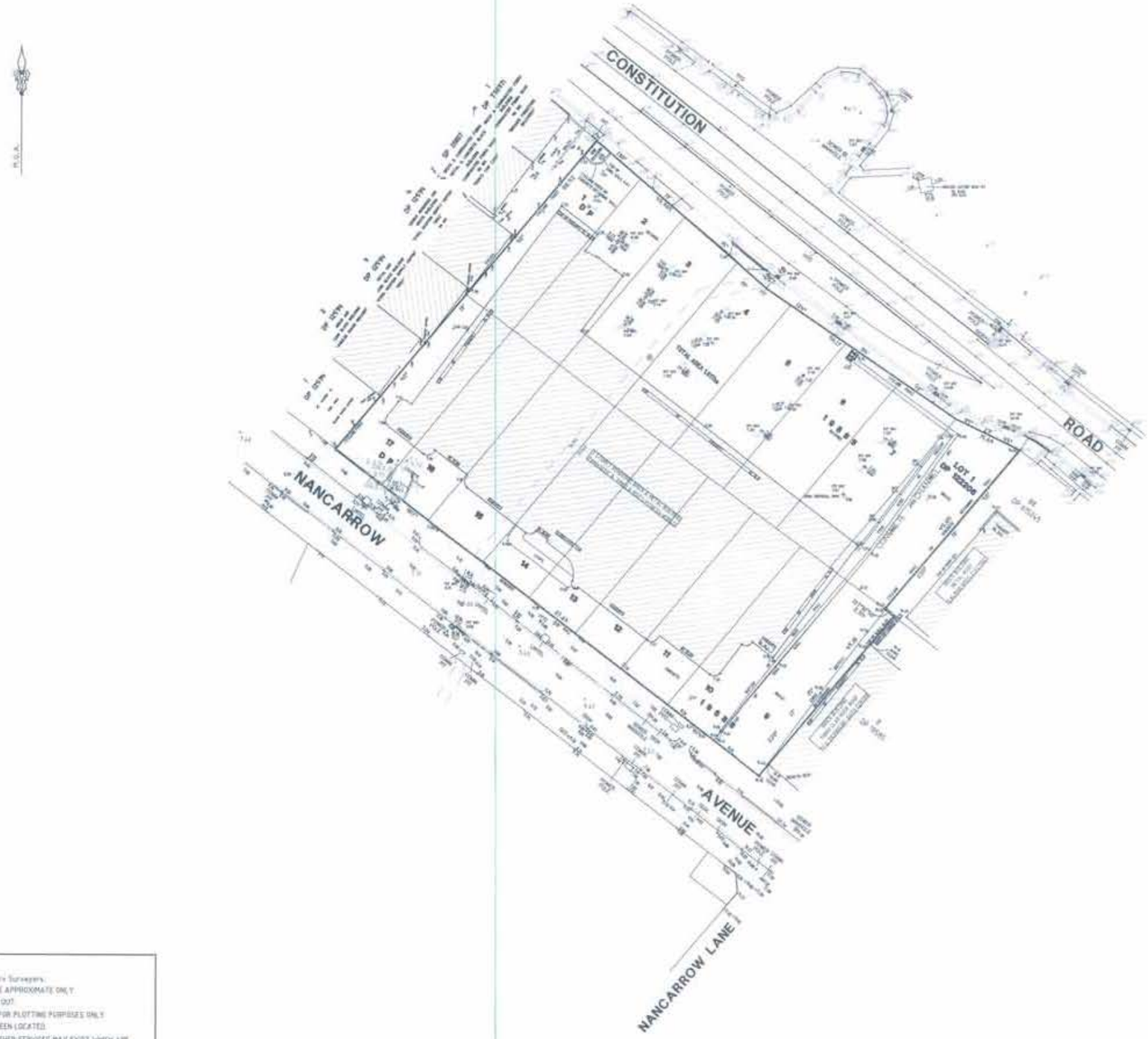
PRELIMINARY ONLY
NOT TO BE USED FOR CONSTRUCTION

DRAWN	DESIGNED	CHECKED	APPROVED
TB	NK		

SCALE	REF	SIZE
6HD	MGA	1:250 A1

TURNING PATH PLAN
SHEET 2

PROJECT No	DRAWING No	REV
S10076	C-0291	A



LEGEND

COMM. PIT COMMUNICATION PIT
HYD. HYDRANT
K.I. PIT KERB INLET PIT

(A) EASEMENT TO DRAIN WATER 2.44 WIDE VIDE DP 19585 AND D436684
(B) LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES VIDE K853170

ORIGIN OF M.G.A. CO-ORDINATES - SSM 122075 - E323976.375, N6253245.804 CLASS 2 ORDER 3
AND SSM 122864 - E323745.596, N6254197.778 CLASS 2 ORDER 4
5/03/2010

NOTES:

INTERNAL DETAIL AND LEVELS BY Strathfairn Surveyors.
DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY
NO BOUNDARY SURVEY HAS BEEN CARRIED OUT.
DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY
SERVICES ETC. UNLESS NOTED HAVE NOT BEEN LOCATED.
SERVICES SHOWN ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN. THEREFORE, FIELD CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
ANY POINT OR FEATURE CRITICAL TO THE PREPARATION OF PLANS AND/OR CONSTRUCTION SHOULD BE ACCURATELY LOCATED PRIOR TO COMPLETION OF THOSE PLANS AND/OR COMMENCEMENT OF CONSTRUCTION.
DIMENSIONS AND BEARINGS FROM DP 19585, DP 122205
ORIGIN OF LEVELS: SSM 1844 RL 2.55 (AHD) CLASS LC ORDER L3
USE STATED DIMENSIONS. DO NOT SCALE.

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AMENDMENTS	
DATE	DESCRIPTION

L.G.A.	RYDE
LOCALITY:	RYDE
INSTRUCTED BY:	MR G YOUSSEF
RE:	HOLDMARK DEVELOPMENTS P/L

H RAMSAY & CO.
SURVEYORS EST. 1962
H Ramsay & Company Pty Limited ACN 089 957 617
"CARLINGFORD CENTRAL" SUITE 15, 241-245 PENNANT HILLS RD, CARLINGFORD NSW 2118
P.O. BOX 9082 HARRIS PARK NSW 2150 PH: (02) 9635 5840 FAX: (02) 9806 0027
EMAIL: surveyors@hramsay.com.au www.hramsay.com.au

PLAN SHOWING DETAIL AND LEVELS OVER LOTS 1–7 AND LOTS 9–17 DP 19585 AND LOT 1 DP 122205 CONSTITUTION ROAD AND NANCARROW AVENUE SHEPHERDS BAY

SCALE	1:500@A3
DATUM	AHD
SURVEY	GC NM
DRAWN	PVB
DATE	20/11/2014
OUR REF	8077/54
SHEET 1 OF 1 SHEETS	

6 + 7

Shepherds Bay > Stage 6 & 7
Development Application

UNIT	Additional insulation / glazing	UNIT	Additional insulation / glazing
1x106	R1 all outlfaces	1B0.005	R2 all outlfaces
1x201	R1 all outlfaces	1B0.006	R2.5 all outlfaces
1x203	R1 all outlfaces	1B0.007	R1 all outlfaces
1x202	R1 all outlfaces	1B0.010	R1 all outlfaces
1x301	R1 all outlfaces	1B0.008	R1 all outlfaces
1x304	R2.5 all outlfaces	1B0.005	R1 all outlfaces
1x305	R1 all outlfaces	1B0.009	R1 all outlfaces
1x306	R1 all outlfaces	1B0.007	R2.5 all outlfaces
1x307	R1 all outlfaces	1x206	R1 cantilever
1x408	R1 all outlfaces except beds	1x201	R1.5 all outlfaces
1x409	R1 all outlfaces except beds	1x202	R1.5 all outlfaces
1x410	R1 all outlfaces except beds	1x203	R1 all outlfaces except beds
1x411	R1 all outlfaces except beds	1x204	R1.5 all outlfaces
1x412	R1 all outlfaces except beds	1x205	R1.5 all outlfaces
1B118	R1 all outlfaces	1x206	R1.5 all outlfaces
1B401	Double glazed windows/skylight	1x207	R1.5 all outlfaces
1B402	Double glazed windows	1x208	R1 all outlfaces except beds
1B403	Double glazed windows	1B202	R1 cantilever
1B404	Double glazed skylight	1B208	Double glazed windows
1B412	Double glazed windows/skylight	1B209	Double glazed windows
1B413	Double glazed windows/skylight	1B210	Double glazed windows
1B414	Double glazed windows/skylight	1B203	R1 cantilever
1B405	R1 all outlfaces	1B202	R1 all outlfaces
1B502	R1 all outlfaces	1B206	R1 all outlfaces
1B503	R1 all outlfaces	1B208	R1 all outlfaces
1B506	R1 all outlfaces except beds	1B205	R1 all outlfaces
1B505	R1 all outlfaces	1B208	R1 all outlfaces except beds
1B506	R1 all outlfaces	1B207	R1.5 all outlfaces
1B507	R1 all outlfaces	1B208	R1.5 all outlfaces
1B508	R1 all outlfaces except beds		

Thermal Comfort Item	Details
Unit External Walls (as per plans)	230mm Concrete and plasterboard, with R2 added
	Hebel 75mm and plasterboard, R2 added
	Masonry 110mm and plasterboard, R2 added
	230mm concrete block (cast one 150x50) with 30mm soundscreen with R1.5 added
	PC external walls (with Mapei, Alucoroof or Alpolic cladding, etc) and R2.5 added
	Glazed walls (colour backed glazing) and R2.5 added
External Wall Colour	Light/Medium/Dark as per Drawings
Unit Walls next to car park (plans, etc)	230mm concrete block external walls (cast over 150x50 grit) R2 added
Unit Walls next to halls, lobbies	Hebel 75mm and plasterboard, with R1 added
Party walls (a)	Hebel 75mm and plasterboard (and Acoustic insulation)
Party walls (b)	Concrete and plasterboard (and Acoustic insulation)
Walls next to lifts	Concrete and R1 insulation
Walls next to stairs	Concrete and R1 insulation
Internal Walls	Plasterboard on Studs
External Floors	Concrete with ground, car park or air below (as per sections)
Internal Floors	Concrete and plasterboard, including soundproofing
Ground Floor insulation (a)	Insulation as required above car parks (see R4 below)
External Floor insulation (b)	R2 to elevated cantilever (i.e. where rooms are cantilevered above open air)
External Ceiling/Roofs (a)	Plasterboard fixed concrete, with R2 under slabs (i.e. no insulation above)
External Ceiling/Roofs (b) under terrace	Plasterboard fixed concrete, with R2 under terrace (i.e. no insulation above)
Roof Colour	Dark metal roof colour (and light for pebbles)
Internal Ceilings	Plasterboard below concrete
Floor Finishes	Tiles (wet areas) and carpet (other areas) on concrete slabs
Windows (sliding/fixed, unless double glazed)	Aluminium frames and low-E, clear glass
Windows - U value	6.8-20
Windows - SHGC (solar heat gain coeff)	0.05 ± 10%
Windows (double glazing for free ventilation)	Aluminium frames and clear double glazing
Windows - U value (double glazed)	3.1-7.6
Windows - SHGC (double glazed)	0.42 ± 10%
Skylights (unless double glazed, see R4)	Metal frames and clear single glazing
Skylights - U value	6.8-17
Skylights - SHGC	0.34 ± 10%
Window Shading	Louvres with adjustable blades and perforated screens
Exhaust Fans	All with dampers to stop infiltration
Weather Stripping	All external doors and windows
Tarmac	Suitable
Notes: Downlights need insulation	No downlights affecting ceiling insulation
Notes: windows for bathrooms	Windows are openable

BASIX SPECIFICATIONS	
BASIX Water Item	**Proposed for Development**
Rainwater Tank	30kL per stage - Water used for car wash bay and all irrigation
Sprinklers	Yes - carparks and buildings over 25m
Sprinkler test water	Yes - Fire sprinkler "test water" contained and re-used in a closed system
Showers	6.61/min (i.e. More efficient 3 star)
Toilets	4 star, or better
Kitchen Taps	5 star, or better
Bathroom Taps	5 star, or better
Dishwashers	3 star water (all dwellings)
Clothes washers	Not supplied
Black water Treatment and Reuse	None
Pools and Spas	None
BASIX Energy Item	**Proposed for Development**
Photovoltaic Solar Power	No
Building management system (BMS)	No
Active power factor correction (PFC)	No
Common washing/drying	No
Lifts	Gearless traction with VVVF motors
Car Park Ventilation	100% mechanical supply/exhaust, CO monitors with variable speed fans
Garbage room Ventilation	Mechanical Exhaust only (no supply)
Hall and Lobby Ventilation	Natural air only (unless no windows, when mechanical supply is used)
Car Park Lights	Fluorescent, 50% with timers + motion sensors (i.e. 50% safety lights)
CPI Lights	Compact Fluorescent, connected to call buttons
Garbage room Lights	Fluorescent, motion sensors
Plant room Lights	Fluorescent, manual on/off
Hall and Lobby Lights	100% (be of approximation is Compact Fluorescent) + motion sensors
Hot Water	Central gas fired storage (unpublished)
Hot Water Piping insulation	R1 or more, usually 40mm (originals and supply riser)
Kitchen Exhaust	2 air to façade/roof - manual switch
Bathroom Exhaust	2 air to façade/roof - interlocked to light
Laundry Exhaust	2 air to façade/roof - manual switch
Lighting for Living/Dining	100% or CFLs for 100% fittings (all dedicated)
Lighting for Kitchen	100% or CFLs for 100% fittings (all dedicated)
Lighting for Halls/Lobby	100% or CFLs for 100% fittings (all dedicated)
Lighting for Bathrooms/Toilets	100% or CFLs for 100% fittings (all dedicated)
Lighting for Laundry	100% or CFLs for 100% fittings (all dedicated)
Lighting for Living	100% or CFLs for 100% fittings (all dedicated)
Heating for Dwellings	Living and beds - zoned - 1 phase, 4 star or better
Cooling for Dwellings	Living and beds - zoned - 1 phase, 4 star or better
Clothes lines	NO indoor or sheltered lines (+10m, eg. on balcony, line over bath, etc)
Cooking	gas cooktop & electric oven
Fridges	Not supplied
Vented fridge spaces	No
Clothes washers	Not supplied
Dishwashers	3.5 star energy (all dwellings)
Clothes dryers	2 star energy (all dwellings)

GENERAL

	Cover Sheet & Drawing List	A-DA-**1**1	NTS

100 Context

	Context Plan	A-DA-1**-**1	NTS
	Site Analysis Plan	A-DA-1**-**2	1:**

101 Site Plan

	Demolition Plan	A-DA-1**-**1	1:**
	Site Plan / Roof Plan	A-DA-1**-**2	1:**

110 GA Plans

	Basement #3	A-DA-1**-**6	1:**
	Basement #2	A-DA-1**-**4	1:**
	Basement #1	A-DA-1**-**3	1:**
	Lower ground	A-DA-1**-**2	1:**
	Ground	A-DA-1**-**1	1:**
	Level #1	A-DA-1**-**1	1:**
	Level #2	A-DA-1**-**2	1:**
	Level #3	A-DA-1**-**3	1:**
	Level #4	A-DA-1**-**4	1:**
	Level #5	A-DA-1**-**5	1:**
	Level #6	A-DA-1**-**6	1:**
	Level #7	A-DA-1**-**7	1:**
	Level #8 (Mezzanine)	A-DA-1**-**8	1:**
	Level #9 (Roof)	A-DA-1**-**9	1:**

210 GA Elevation

	North East Elevation (Constitution Road)	A-DA-2**-**1	1:**
	South East Elevation	A-DA-2**-**2	1:**
	South West Elevation (Nancarrow Avenue)	A-DA-2**-**3	1:**
	North West Elevation	A-DA-2**-**4	1:**
	South West Elevation Building 1	A-DA-2**-**5	1:**
	North West Elevation Building 6	A-DA-2**-**6	1:**

310 GA Sections

	Section AA	A-DA-3**-**1	1:**
	Section BB	A-DA-3**-**2	1:**
	Section CC	A-DA-3**-**3	1:**
	Section DD	A-DA-3**-**4	1:**

720 Shadow Diagrams

	Shadow Diagrams	A-DA-72**-**1	1:1***

730 Amenity Diagrams

	Apartment Amenity #1	A-DA-73**-**1	1:**
	Apartment Amenity #2	A-DA-73**-**2	1:**

740 Envelope Comparison Diagrams

	Stage 1 Pop Up Zone	A-DA-74**-**1	1:**
	Stage 6 Pop Up Zone	A-DA-74**-**3	1:**
	Pop Up Analysis	A-DA-74**-**5	1:**

810 Perspectives

	Perspectives #1	A-DA-8**-**1	NTS
	Perspectives #2	A-DA-8**-**2	NTS

830 Photomontage

	Constitution Road Photomontage	A-DA-8**-**3	NTS

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project File
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GENERAL
Cover Sheet & Drawing List

Rev	Date	Amendments	Issue
D	[illegible]	[illegible]	DA-Council For-Bar Meet

Scale: NTS
Project No. 14005
Drawn By: JC/JF/CM
Drg No. A-DA-001-001
Rev. D

turner.

ABSA Class 2 Building Project Certification

5.4/10

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

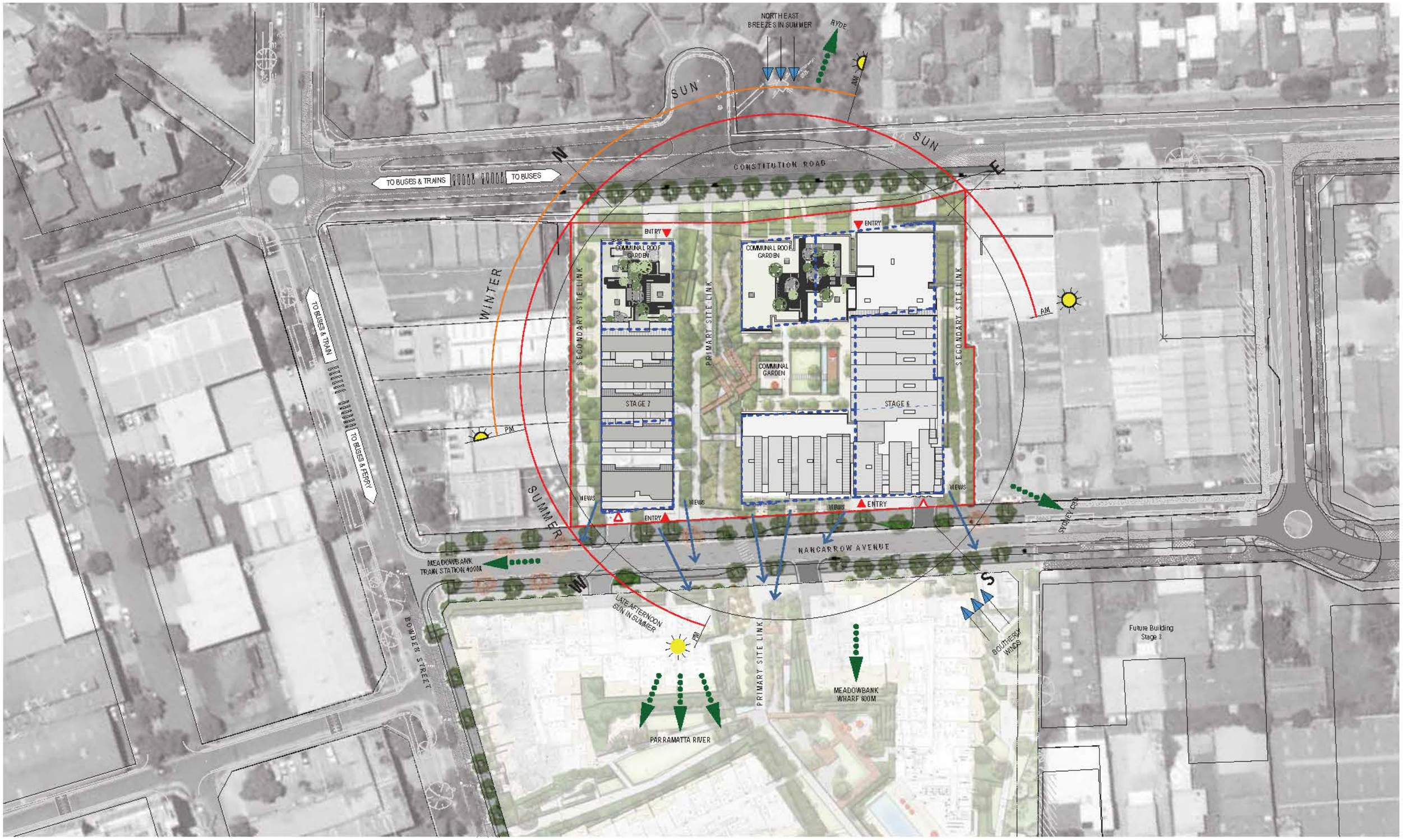
Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Context
Context Plan

Rev.	Date	Approved by	Revision Notes
C	30.11.15	JF	DA Council

Scale: NTS @A1, 50%@A3
Project No. 14005
Drawing No. A-DA-100-010
Drawn by JC, JF, CM
Rev. C

turner



NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

ABSA Class 2 Building Project Certification
5.4/10

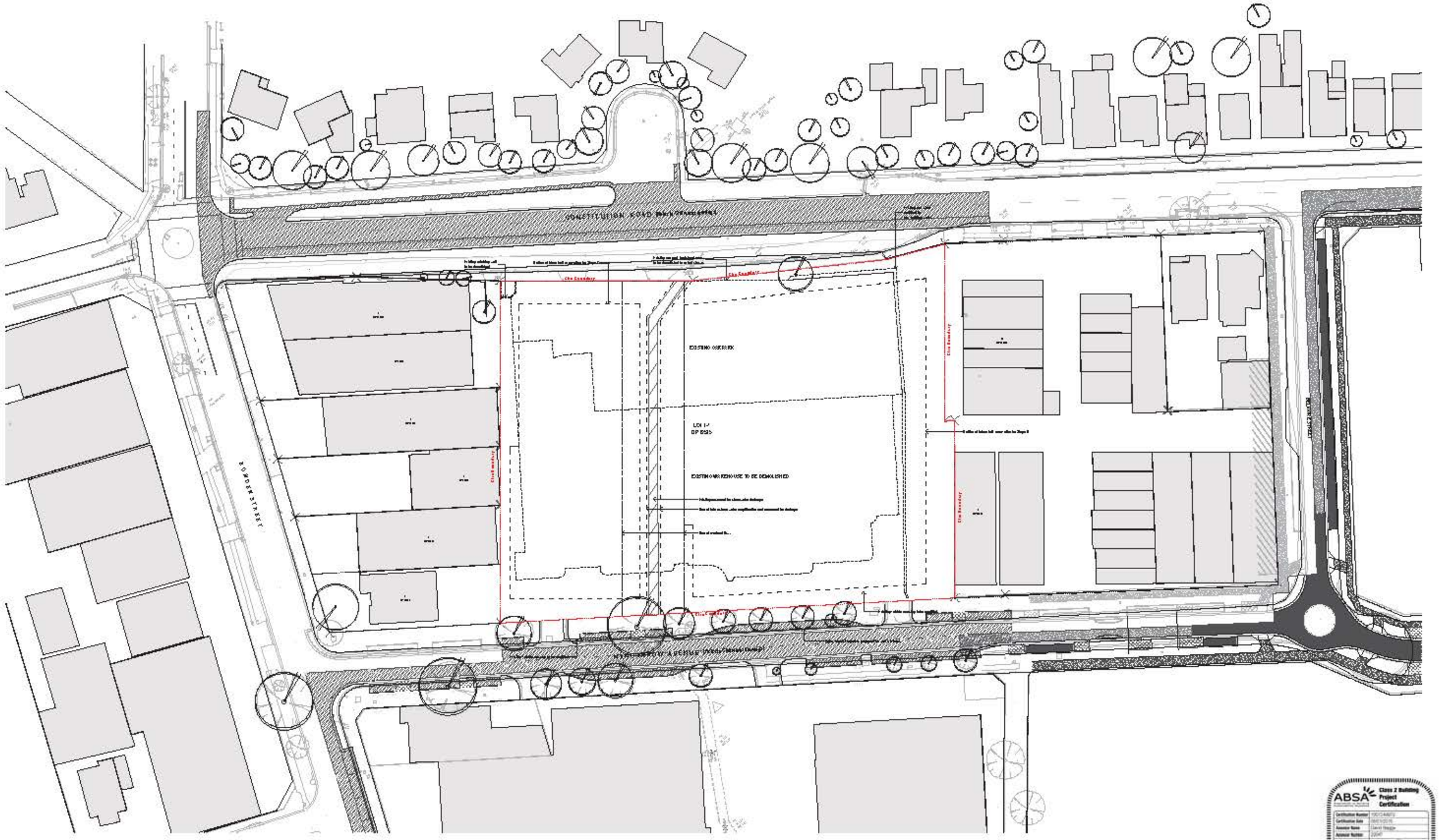
Rev.	Date	Approved by	DA Council Revision Notes
C	15.11.13	JF	

Project title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing title
Context
Site Analysis Plan

Scale: 1:500 @A1, 1:1000@A3
Project no.: 14005
Drawn by: AC, JE, CM
Dwg no.: A-DA-100-030
Rev.: C

turner



NOTES 1. Refer to survey information prepared by H Ramsay & Co surveyors
2. Refer to civil and stormwater information prepared by BG & E consultants
3. Refer to Statement of Environmental Effects prepared by City Plan Services as part of application for further details.

ABSA Class 2 Building Project Certification
5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project File
SHEPHERDS BAY - STAGE 6 &7
Nanscarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Demolition Plan

Rev	Date	Amendments	Drawn	Checked
E	09.11.15	KP	DA Council For Ref Issue	

Scale: 1:200 @ A1, 50% @ A3
Project No: 14005
Drawn by: JC JF, CM
Drawing No: A-DA-101-010
Rev: E
DA Submission

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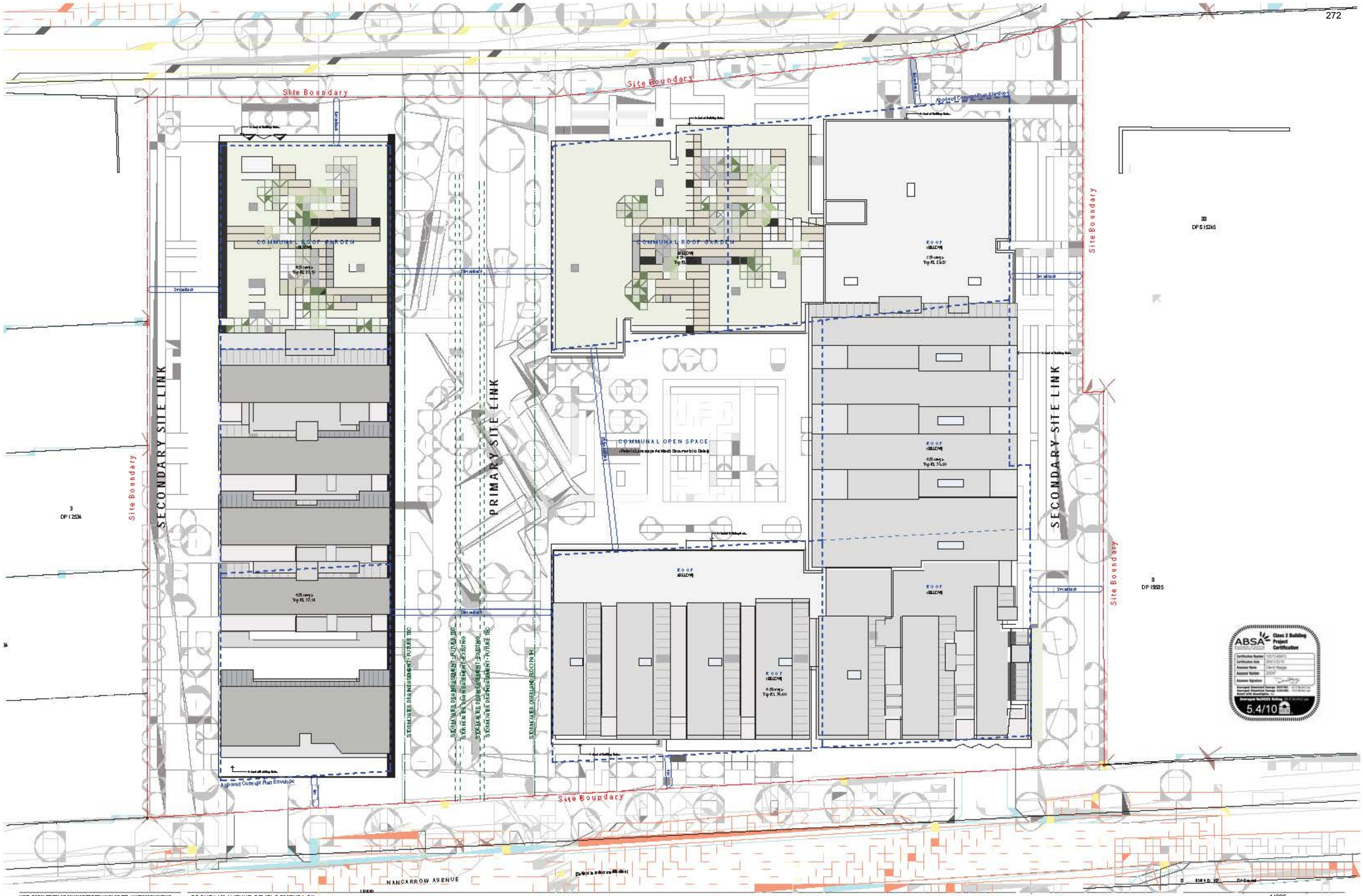


ROTHESAY AVENUE DEVELOPMENTS P/L

Project Site Boundary
Existing Adjoining Site Boundaries
Approved Building Envelope Stage 2
Proposed Roof Site Plan

SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

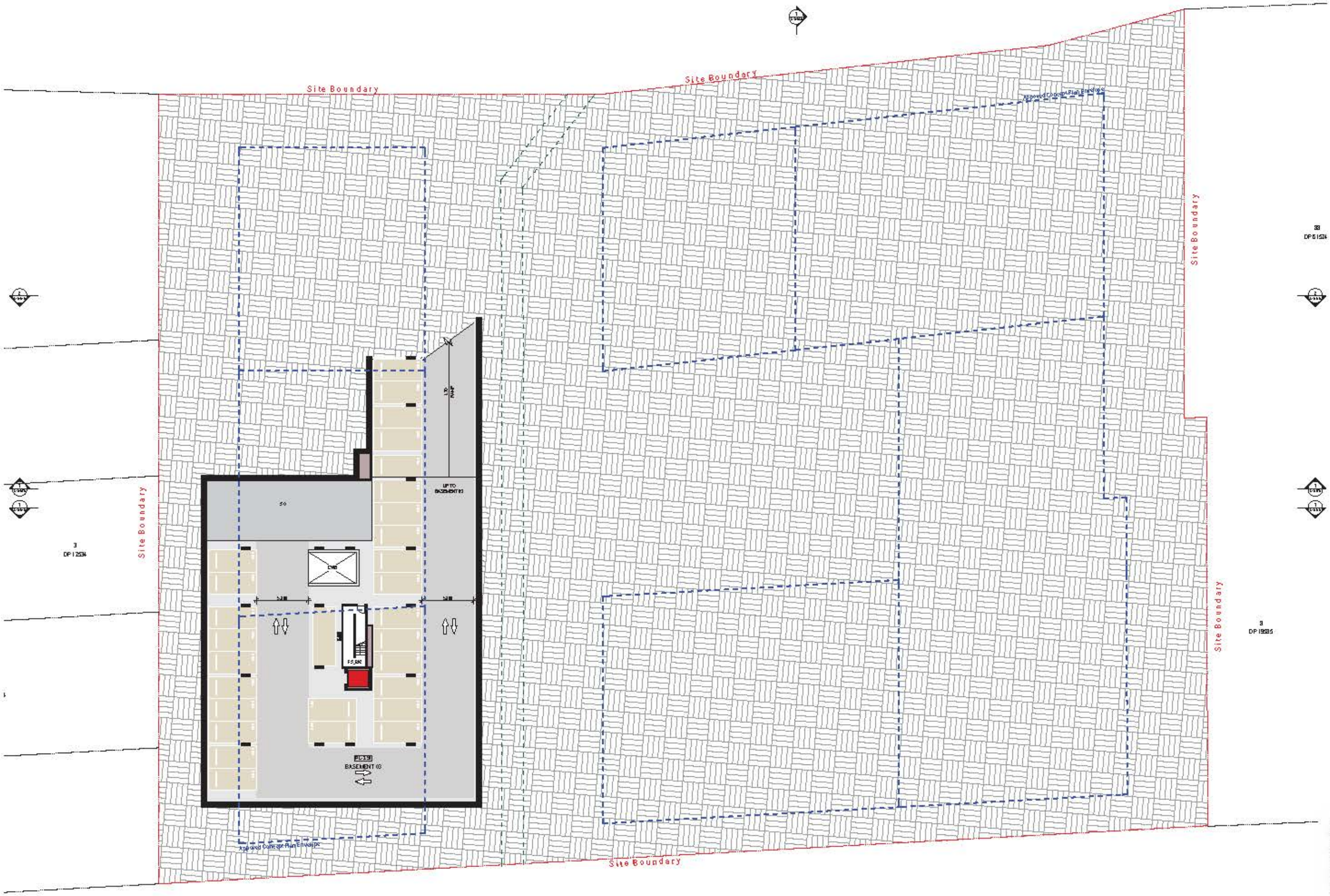
Drawing Title
Site Plan
Site Plan/Roof Plan

1:500 @A1, 50%@A3
Scale

14005
Drg No. A-DA-101-090

AG JF CM
Rev. D

turner.



Legend

AC	Air Conditioning
B	Bedroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BAL	Balcony
BKP	Bicycle Parking
BY	Bakery
CLN P	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Courtyard
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Reel
FP	Fire Hydrant Point
FHP	Fire Hose Point
FEP_B1,B2 .	Fire Egress Passage No 1, 2, etc.
FS_B1,B2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_B1,B2	Lift No 1, 2, etc.
L	Living
LB	Laundry Bin
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Roofing
MGS	Main Switch Gear Services
MIP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressure Unit
PF	Polycarbonate
PL	Pathline Level to AHD
PWT	Pier Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SN	Sensor
SKL1	Skylight 1
S1_B1	Stair No.1, 2, etc.
TCE	Terrace
UNO	Unless Noted Otherwise
UC	Undercover
US	Underside
U	Utility Space
V	Void
VS	Vertical
VS	Ventilation Shaft
WC	WC
WP	Water Pipe
WM	Washing Machine
	Entry Point
	Egress Point
	Pressure Valve
	Lift (L1, L2 etc)
PL 13	Pathline Level to AHD
	Accessible Unit

NOTES

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ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Rev	Date	Approved by	Description
J	[illegible]	JF	DA Council Re-Submission

Project No
SHEPHERDS BAY - STAGE 6 & 7
Nanamow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Basement 03

Scale: 1:200 @ A1, 50% @ A3
Project No: 14005
Drawn by: AG JF CM
Checked by:
Drawing No: A-DA-110-060
Rev: J

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Level 1 - 10 Murray Street
Sydney NSW 2000 Australia
T +61 2 8202 8000
F +61 2 8202 8022
www.turner.com.au

(OVER)

Legend

AC	Air Conditioning
B	Bathroom
B1,2...	Bathroom 1, Bathroom 2, etc.
BAL	Balustrade
BKP	Bicycle Parking
BY	Balcony
CLN.P	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Courtyard
CWB	Car Wash Bay
D	Doorway
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Point
FP	Fire Hydrant Point
FNP	Fire Hydrant Panel
FEP_B1,B2 .	Fire Egress Passage No.1, 2, etc.
FS_B1,B2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_B1,B2	Lift No.1, 2, etc.
L	Living
LB	Laundry Bay
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Roofing
MGS	Main Switch Board Services
MIP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressure Unit
PF	Pelargonium
PL	Pathline Level to AHD
PWT	Fire Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SIN	Sink
SKL1	Skylight 1
S1_B1	Stair No.1, 2, etc.
TCE	Terrace
UHO	Unless Noted Otherwise
UFC	Underground
US	Underside
US	Utility Space
V	Vent
VS	Vestibule
VS	Ventilation Shaft
WC	WC
WP	Water Pipe
WM	Washing Machine
	Entry Point
	Egress Point
	Pressure Valves
	Lift (L1, L2 etc)
PL 1.7	Pathline Level to AHD
	Accessible Unit

(OVER)

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project File
SHEPHERDS BAY - STAGE 6 &7
Nanamow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Basement 02

Rev.	Date	Approved by	DA Council Revision Name
J			

Scale: 1:200 @ A1, 50% @ A3
Project No. 14005
Drawn by AG JF CM
Drg No. A-DA-110-070
Rev. J

turner

Legend

AC	Air Conditioning
B	Bathroom
B1,2...	Bathroom 1, Bathroom 2, etc.
BAL	Balustrade
BKP	Bicycle Parking
BY	Balcony
CLNP	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Carpark
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Point
FIP	Fire Indicator Point
FNP	Fire Hydrant Point
FEP_B1,B2 .	Fire Egress Passage No 1, 2, etc.
FS_B1,B2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_B1,B2	Lift No 1, 2, etc.
L	Living
LB	Laundry Bay
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MEX	Metal Bore Assembly
MDP	Metal Deck Roofing
MSB	Main Switch Board Services
MTP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressure Unit
PF	Polycarbonate
PL	Pedestrian Level to AHD
PWT	Fire Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SN	Sensor
SKL1	Skylight 1
S1_B1	Stair No.1, 2, etc.
TCE	Terrace
UNO	Unless Noted Otherwise
UTC	Unoccupied
UTS	Unoccupied
UT	Utility Space
V	Void
VS	Vestibule
VS	Ventilation Shaft
WC	WC
WP	Water Point
WM	Washing Machine
	Entry Point
	Egress Point
	Pressure Valve
	Lift (L1, L2 etc)
	Pedestrian Level to AHD
	Accessible Unit

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

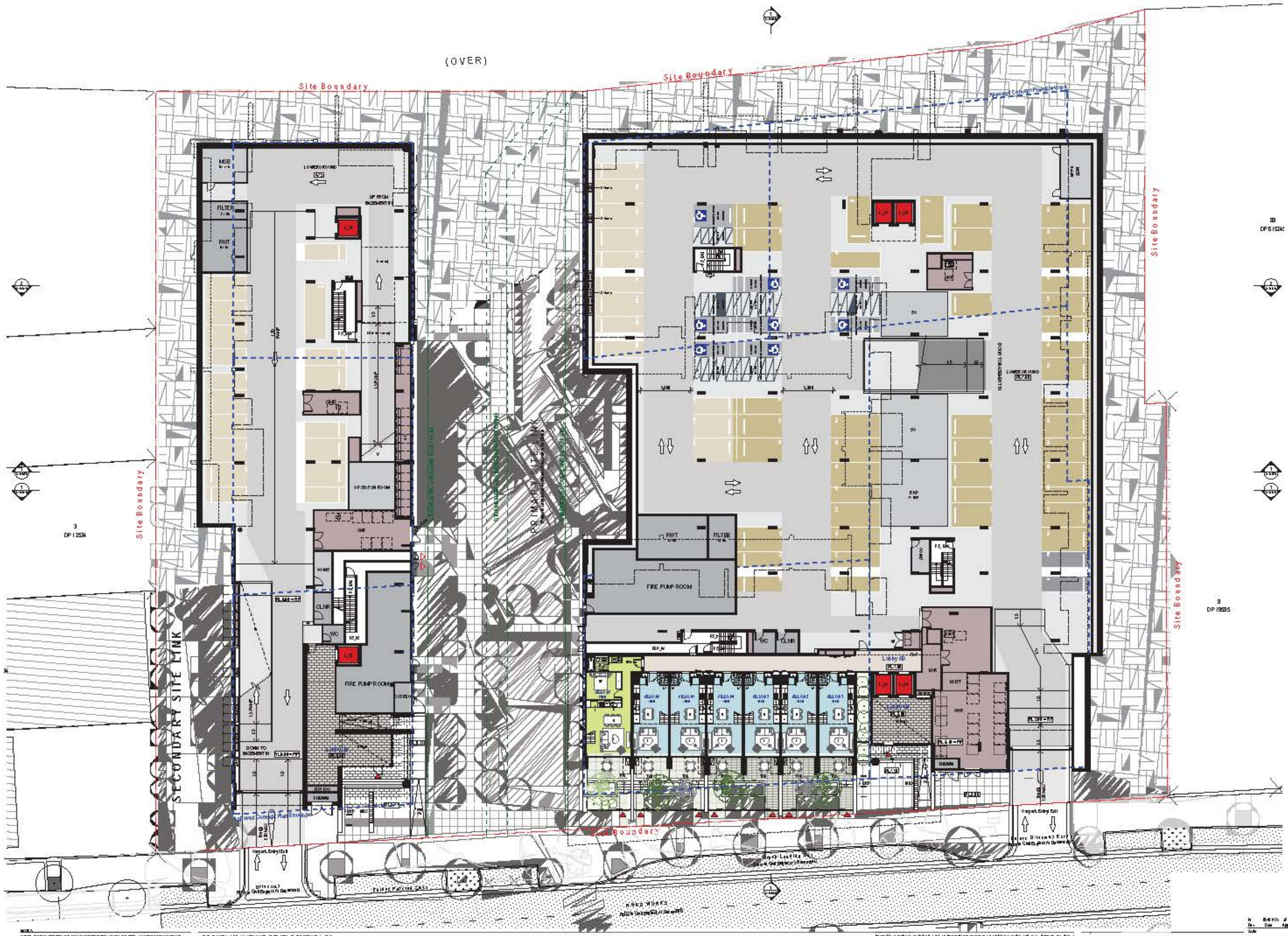
Project No
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Basement 01

Rev	Date	Amendment	Drn	Chkd
J		DA Council Re-Submission		

Scale: 1:200 @ A1, 50%@A3
Project No: 14005
Drawing No: A-DA-110-080
Drawn by: JG JF, CM
Rev: J

turner



Legend

AC	Air Conditioning
B	Bathroom
B1,2...	Bathroom 1, Bathroom 2, etc.
BAL	Balustrade
BKP	Bicycle Parking
BY	Balcony
CLNR	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Carpark
CWB	Car Wash Bay
D	Doing
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EV	Emergency Vehicle
EX	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Point
FP	Fire Hydrant Point
FNP	Fire Hydrant Point
FEP_E1,E2 .	Fire Egress Passage No 1, 2, etc.
FX_E1,E2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_L1,L2	Lift No 1, 2, etc.
L	Living
LB	Laundry Bay
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Roofing
MGS	Main Switch Gear Services
MIP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressure Int
PF	Polycarbonate
PL	Pathline Level to AHD
PWT	Fire Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SIN	Sink
SKL1	Skylight 1
ST_S1	Stair No.1, 2, etc.
TCL	Terrace
UHO	Unless Noted Otherwise
UFC	Underground
US	Underside
UT	Utility Space
V	Void
VS	Vanity
VS	Ventilation Shaft
WC	WC
WP	Water Pipe
WM	Washing Machine
	Entry Point
	Egress Point
	Pressure Valve
	Lift (L1, L2 etc)
	Pathline Level to AHD
	Accessible Unit

ABSA Class 2 Building Project Certification

5.4/10

ROTHESAY AVENUE DEVELOPMENTS P/L

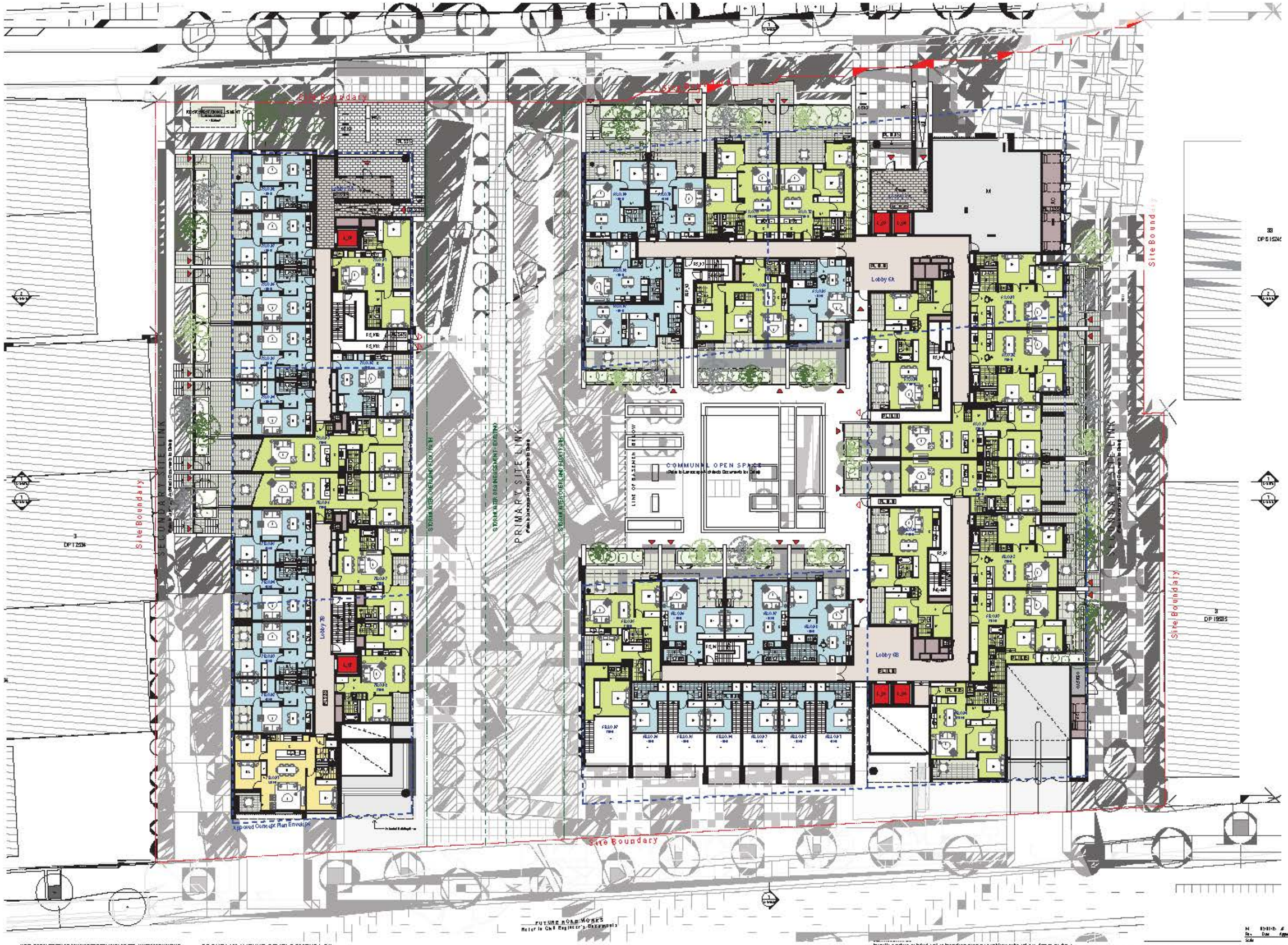
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Lower Ground

N	18.04.13	JF	DA Council Re-Submission
Rev.	Date	Approved by	

Scale 1:200 @ A1, 50% @ A3	Project No. 14005	Drawn by AG JF, CM	Rev. N
Status	Drg No. A-DA-110-090		

turner



Legend

AC	Air Conditioning
B	Balcony
BL	Balustrade
BRP	Bicycle Parking
BY	Bollards
CLKP	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Cistern
CWB	Car Wash Bay
D	Doors
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Reel
FP	Fire Hydrant Point
FMP	Fire Mimic Panel
FEP_01,02 .	Fire Egress Passage No.1, 2, etc.
FS_01,02 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNP	Garbage Parking Room
GL	Glazed Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_01,02	Lift No.1, 2, etc.
L	Living
LB	Loading Bay
LY	Laundry
LG	Lower Ground
LV	Levels
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Roofing
MGS	Main Switch Gear Services
MIP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressure Int
PF	Polycarbonate
PL	Pedestrian Level to AHD
PWT	Pier Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SN	Sensor
SKL1	Skylight 1
S1_01	Stair No.1, 2, etc.
TCE	Terrace
UNO	Unless Noted Otherwise
UC	Undercoat
US	Underside
US	Utility Space
V	Vent
VS	Vestibule
VS	Ventilation Shaft
WC	WC
WP	Water Pipe
WM	Washing Machine
	Entry Point
	Egress Point
	Pressure Int Area
	Lift (L1, L2 etc)
	Pedestrian Level to AHD
	Accessible Unit

ABSA Class 2 Building Project Certification
5.4/10

ROTHESAY AVENUE DEVELOPMENTS P/L

SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Ground

No	Revision	Date	Approved	DA Council Re-Issue Name

Scale: 1:200 @ A1, 50% @ A3
Project No: 14005
Drawn by: AG JF CM
Dwg No: A-DA-110-100
Rev: M

turner

Legend

AC	Air Conditioning
B	Bedroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BAL	Balcony
BKP	Bicycle Parking
BY	Bakery
CLNR	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Carpark
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Reel
FP	Fire Hydrant Point
FMP	Fire Hydrant Panel
FEP_E1,E2 .	Fire Egress Passage No.1, 2, etc.
FS_E1,E2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNR	Garbage Nursing Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_U1,U2	Lift No.1, 2, etc.
L	Living
LB	Laundry Bay
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Metal Box Assembly
MDP	Metal Deck Flooring
MGS	Main Switch Gear Services
MIP	Meter
MGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressurised
PF	Polycarbonate
PL	Pedestrian Level to AHD
PWT	Fire Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SEN	Sensor
SKL1	Skylight 1
S1_S1	Stair No.1, 2, etc.
TCE	Terrace
UHO	Unique Home Owners
UG	Underground
US	Underside
UT	Utility Space
V	Void
VS	Vestibule
VS	Ventilation Shaft
WC	WC
WP	Water Pipe
WM	Washing Machine
	Entry Point
	Egress Point
	Pressurised Area
	Lift (L1, L2 etc)
	Pedestrian Level to AHD
	Accessible Unit

ABSA Class 2 Building Project Certification

5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project File
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 01

Rev	Date	Amendments	
H	[illegible]	DA Council	
G	[illegible]	For Gov Meet	

Scale	Project No.	Drawn by	Rev
1:200 @ A1, 1:400 @ A3	14005	JC/JF/CM	H
Status	Drg No.		
Pre DA consultation - Stage 8	A-DA-110-110		

turner.

Legend

AC	Air Conditioning
B	Bathroom
B1,2...	Bathroom 1, Bathroom 2, etc.
BAL	Balcony
BRP	Bicycle Parking
BY	Bakery
CLNR	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Carpark
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Reel
FIP	Fire Hydrant Point
FMP	Fire Hydrant Point
FEP_E1,E2 .	Fire Egress Passage No.1, 2, etc.
FS_E1,E2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNR	Garbage Nursing Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_U1,U2	Lift No.1, 2, etc.
L	Living
LB	Loading Bay
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Roofing
MGS	Main Switch Gear Service
MIP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressurised
PF	Polycarbonate
PL	Pad Line Level to AHD
PWT	Pier Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SIN	Sink
SKL1	Skylight 1
S1_S1	Stair No.1, 2, etc.
TCE	Terrace
UFO	Unique Feature Of Interest
UG	Underground
US	Underside
UT	Utility Space
V	Void
VS	Vestibule
VS	Ventilation Shaft
WC	WC
WP	Walk in Pantry
WM	Washing Machine
	Entry Point
	Egress Point
	Pressurised Area
	Lift (L1, L2 etc)
	Pad line Level to AHD
	Accessible Unit

ABSA Class 2 Building Project Certification

5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 02

No.	Date	Amendment	Drawn by	Checked
1	19.11.15	DA Issued	JC	JF
2	12.02.16	For Review	JC	CM

Scale: 1:200 @ A1, 1:400 @ A3
Project No. 14005
Drawing No. A-DA-110-120
Issue H

turner.

Legend

AC	Air Conditioning
B	Balcony
B1,2...	Balcony 1, Balcony 2, etc.
BAL	Balustrade
BKP	Bicycle Parking
BY	Bakery
CLNP	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Courtyard
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Point
FIP	Fire Indicator Panel
FMP	Fire Mimic Panel
FEP_E1,E2 .	Fire Egress Passage No.1, 2, etc.
FS_E1,E2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNP	Garbage Nominal Point
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_U1,U2	Lift No.1, 2, etc.
L	Living
LB	Laundry Bin
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Roofing
MGS	Main Switch Gear Service
MIP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressurised
PF	Polycarbonate
PL	Pedestrian Level to AHD
PWT	Pool Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SIN	Sink
SKL1	Skylight 1
S1_S1	Stair No.1, 2, etc.
TCE	Terrace
UHO	Unique Home Owners
UG	Underground
US	Underside
U1	Utility Space
V	Void
VS	Vestibule
VS	Ventilation Shaft
WC	WC
WP	Walk in Pantry
WM	Washing Machine
	Entry Point
	Egress Point
	Pressurised Area
	Lift (L1, L2 etc)
	Pedestrian Level to AHD
	Accessible Unit

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 03

Rev	Date	Approved by	Description
			DA Council
			For Client Review

Scale: 1:200 @ A1, 1:400 @ A3
Date:
Project No: 14005
Drawn by: JC/JF/CM
Dwg No: A-DA-110-130
Rev: H
Hash:

turner.

Legend

AC	Air Conditioning
B	Bathroom
B1,2...	Bathroom 1, Bathroom 2, etc.
BAL	Balcony
BKP	Bicycle Parking
BY	Bakery
CLNP	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Carpark
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Point
FIP	Fire Indicator Panel
FMP	Fire Mimic Panel
FEP_E1,E2 .	Fire Egress Passage No.1, 2, etc.
FS_E1,E2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNP	Garbage Nothing Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_U1,U2	Lift No.1, 2, etc.
L	Lounge
LB	Loading Bay
LY	Laundry
LG	Lower Ground
LV	Levels
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Roofing
MGS	Main Switch Gear Service
MIP	Meter
MGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressurised
PF	Polycarbonate
PL	Paving Level to AHD
PWT	Pool Water Tank
S	Stair
SC	Storage Cage
SCR	Screen
SIN	Sink
SKL1	Skylight 1
S1_S1	Stair No.1, 2, etc.
TCE	Terrace
UHO	Unless Noted Otherwise
UG	Underground
US	Underside
UT	Utility Space
V	Void
VS	Vestibule
VS	Ventilation Shaft
WC	WC
WP	Water Pipe
WM	Washing Machine
	Entry Point
	Egress Point
	Pressurised Area
	Paving Level to AHD
	Accessible Unit

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 04

Rev	Date	Approved by	Description
			DA Council
			For Client Review

Scale: 1:200 @ A1, 50% @ A3
Date:
Project No: 14005
Drawing No: A-DA-110-140
Drawn by: JC/JF/CM
Rev: H
Hash:

turner.

Legend

AC	Air Conditioning
B	Balcony
B1,2...	Balcony 1, Balcony 2, etc.
BAL	Balustrade
BRP	Bicycle Parking
BY	Bakery
CLNP	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Courtyard
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Point
FIP	Fire Hydrant Point
FMP	Fire Mimic Panel
FEP_E1,E2 .	Fire Egress Passage No 1, 2, etc.
FS_E1,E2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNR	Garbage Nursing Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_U1,U2	Lift No 1, 2, etc.
L	Living
LB	Loading Bay
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Roofing
MSS	Main Switch Room Services
MIP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressurised
PF	Polycarbonate
PL	Pedestrian Level to AHD
PWT	Pier Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SIN	Sink
SKL1	Skylight 1
S1_S1	Stair No.1, 2, etc.
TCE	Terrace
UFO	Unless Noted Otherwise
UFC	Undercoat
UFS	Undercoat
U1	Utility Space
V	Vent
VS	Vents
VS	Ventilation Shaft
WC	WC
WP	Water Pipe
WM	Washing Machine
	Entry Point
	Egress Point
	Pressurised Area
	Lift (U1, U2 etc)
	Pedestrian Level to AHD
	Accessible Unit

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project File
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 05

Rev	Date	Approved by	Description
I			DA Council

Scale: 1:200 @ A1, 1:400 @ A3
Project No: 14005
Drawn by: JC JF CM
Drawing No: A-DA-110-150
Rev: I

turner

Legend

AC	Air Conditioning
B	Bathroom
B1,2...	Bathroom 1, Bathroom 2, etc.
BAL	Balustrade
BKP	Bicycle Parking
BY	Balcony
CLNP	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Courtyard
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Reel
FIP	Fire Indicator Panel
FMP	Fire Mimic Panel
FEP_E1,E2 .	Fire Egress Passage No 1, 2, etc.
FS_E1,E2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNR	Garbage Nursing Room
GL	Glazed Line
H	Hydraulic Services
HWL	Hot Water Level
K	Kitchen
L_U1,U2	Lift No 1, 2, etc.
L	Living
LB	Laundry Bay
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Flooring
MGS	Main Switch Board Services
MIP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressure Vessel
PF	Pelegrator
PL	Pedestrian Level to AHD
PWT	Pool Water Tank
S	Store
SC	Storage Cage
SCN	Screen
SN	Sensor
SCL1	Skylight 1
S1_E1	Stair No.1, 2, etc.
TCE	Terrace
UHD	Underground Hydrant Drawer
UFC	Underground
UFS	Underground
UT	Utility Space
V	Vent
VCS	Vent Control
VS	Ventilation Shaft
WC	WC
WP	Wall or Pipe
WM	Washing Machine
	Entry Point
	Egress Point
	Pedestrian Area
	Lift (U, L1 etc)
	Pedestrian Level to AHD
	Accessible Unit

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project File
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 06

Rev	Date	Approved by	DA Issued For Rev Name
J			DA Issued

Scale: 1:200 @ A1, 50% @ A3
Project No: 14005
Drawn by: AG JF GM
Drg No: A-DA-110-160
Rev: J

turner

Legend

AC	Air Conditioning
B	Bathroom
B1,2...	Bathroom 1, Bathroom 2, etc.
BAL	Balcony
BKP	Bicycle Parking
BY	Bakery
CLNP	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Carpark
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Reel
FIP	Fire Hydrant Point
FMP	Fire Hydrant Panel
FEP_E1,E2 .	Fire Egress Passage No.1, 2, etc.
FS_E1,E2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNP	Garbage Parking Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Level
K	Kitchen
L_U1,U2	Lift No.1, 2, etc.
L	Living
LB	Loading Bay
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Flooring
MSB	Main Switch Board Services
MIP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressurised
PF	Polygonator
PL	Pedestrian Level to AHD
PWT	Pool Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SIN	Sink
SKL1	Skylight 1
S1_S1	Stair No.1, 2, etc.
TCE	Terrace
UNO	Unless Noted Otherwise
UFC	Underground
US	Underside
U	Utility Space
V	Vent
VS	Vestibule
VS	Ventilation Shaft
WC	WC
WP	Walkway Pedestal
WM	Washing Machine
	Entry Point
	Egress Point
	Pressurised Area
	Lift (U, L2 etc)
	Pedestrian Level to AHD
	Accessible Unit

ABSA Class 2 Building Project Certification

5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project Title
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 07

Rev	Date	Approved by	DA Council Re-Issue Name
J			

Scale: 1:200 @ A1, 50%@A3
Project No. 14005
Drawn by JG JF CM
Drg No. A-DA-110-170
Rev J

turner

Legend

AC	Air Conditioning
B	Bedroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BAL	Balcony
BKP	Bicycle Parking
BY	Bakery
CLNP	Cleaner Store
COMS	Communications Services
CPE	Car Park Entrance
CY	Courtyard
CWB	Car Wash Bay
D	Dining
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EM	Emergency Vehicle
EN	Ensuite
EXH	Exhaust
FEX	Fire Extinguisher
FCC	Fire Control Centre
FFL	Finished Floor Level
FHP	Fire Hose Point
FIP	Fire Hydrant Point
FMP	Fire Hydrant Point
FEP_E1,E2 .	Fire Egress Passage No 1, 2, etc.
FS_E1,E2 .	Fire Stair No. 1, 2, etc.
GBR	Garbage Room
GNR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HWL	Hot Water Unit
K	Kitchen
L_U1,L1	Lift No 1, 2, etc.
L	Living
LB	Laundry Bin
LY	Laundry
LG	Lower Ground
LV	Lounge
M	Mechanical Services
MBX	Mail Box Assembly
MDP	Metal Deck Roofing
MSB	Main Switch Board Services
MUP	Meter
NGL	Natural Ground Level
P	Pantry
P	Pipe
PES	Pressure Vessel
PF	Polycarbonate
PL	Pedestrian Level to AHD
PWT	Pool Water Tank
S	Stair
SC	Storage Cage
SCN	Screen
SM	Sensor
SKL1	Skylight 1
S1_E1	Stair No.1, 2, etc.
TCE	Terrace
UHO	Underground Hydrant Outlet
UFC	Underground Fire Control
US	Underground Services
U1	Utility Space
V	Void
VG	Vestibule
VS	Vestibule Shell
WC	WC
WP	Washer Pipe
WM	Washing Machine
	Entry Point
	Egress Point
	Pressure Valve
	Lift (U, L1 etc)
	Pedestrian Level to AHD
	Accessible Unit

ABSA Class 2 Building Project Certification

5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

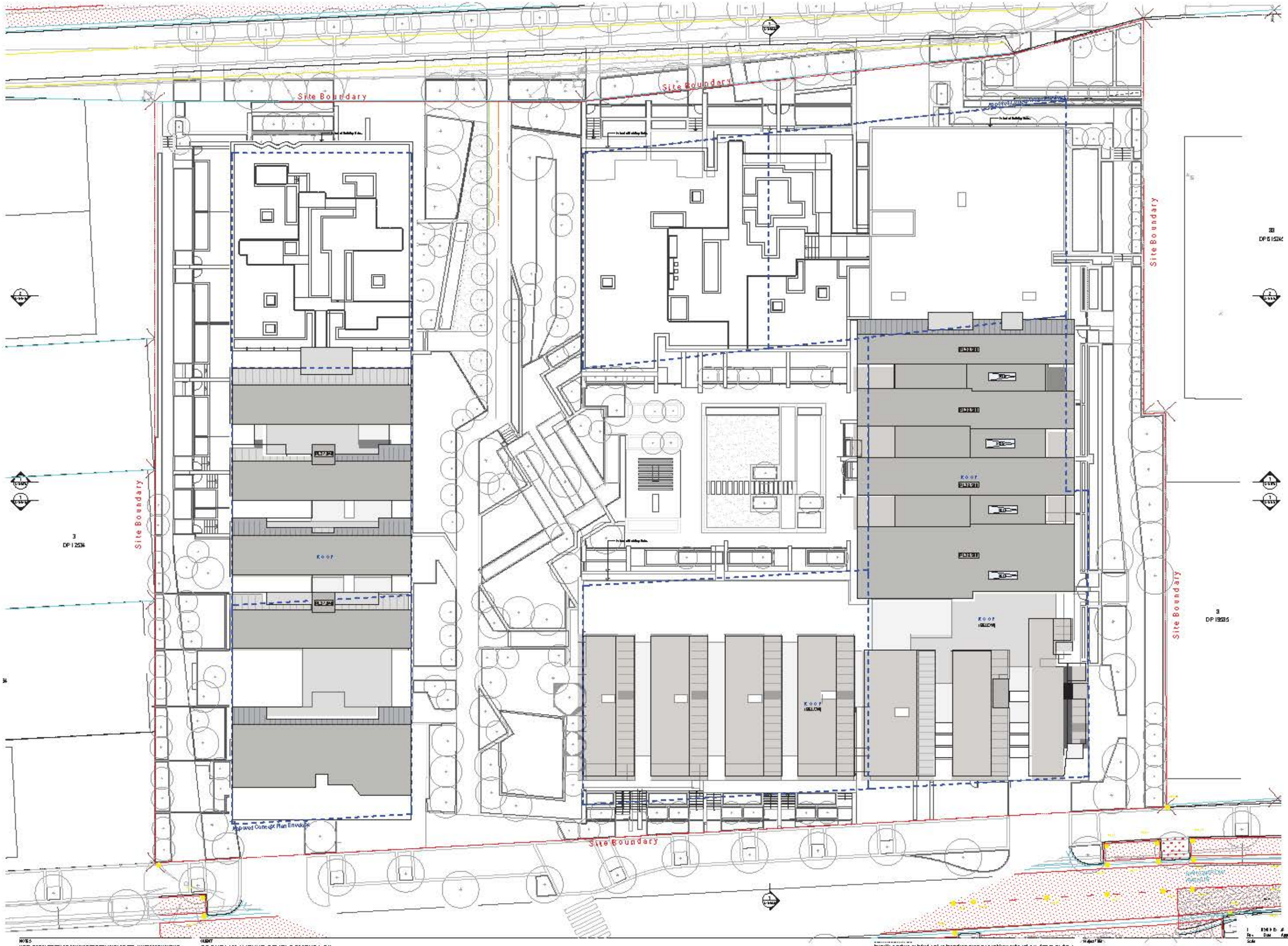
Rev | Date | Approved by | DA Issued / Re-Issue Name

Project File
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Plans
Level 06 (Mezzanine)

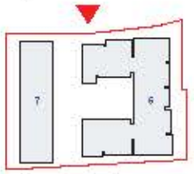
Scale: 1:200 @ A1, 1:096 @ A3
Project No. 14005
Drawn by JC/JF/CM
Drawing No. A-DA-110-180
Rev J

turner


Site Boundary
Site Boundary
Site Boundary
Site Boundary
Site Boundary
Roof
Roof
Roof

1 North East Elevation (Constitution Road)
1:200

Key Plan



External Materials & Finishes Schedule

BAL1 Balustrade type 1. Semi-Frameless clear glass balustrade to back of planter. Fixing system, aluminium powder coat finish. Colour to match CC1	CLD2 Cladding type 2. Metal cladding system. Pre-finished coating system Colour Algedi "Charcoal"	GC1 Glass Glass type 1. Glass glass. Fixing system, Aluminium powder coat finish. Fixing colour Interpon "Charcoal". Refer to BASIX assessment for performance requirements.	GF1 Glass & Fence type 1. Steel fence with glass infill panels. Integrated little box wire steel mesh to prevent climbing. Steel finish powder coated.	SPL2 Sprinkler type 1. Zip Big range Pendant sprinkler, with semi. Powder finish. Colour to match Dulux "Lime White"	
BAL2 Balustrade type 2. Semi-Frameless glass balustrade integrated with Cladding system CC1	CLD3 Cladding type 3. Metal cladding system. Pre-finished coating system Colour Algedi "Monument Slate"	GC2 Glass Infill type 2. Fixture Interpon "Monument Slate". Refer to BASIX assessment for performance requirements.	LU1 Louvre type 1. Powder coated louvre system. 150mm pitch. Colour finish to match Monument Slate	SLF1 Slow-melt fence type 1. Natural stone slow-dissolve wall, any pattern finish. Stone mix, to be confirmed pattern.	
BAL3 Balustrade type 3. Metal balustrade frame to balcony finish. Colour. Dulux "Monument"	CLD4 Cladding type 4. Pre-finished cladding system. Colour Dulux "Natural White"	GC3 Glass Infill Vertical type 3. Fixture Interpon "Monument Slate". Refer to BASIX assessment for performance requirements.	SC1 Screen type 1. Free Vertical Metal Screen. Colour. Monument	IL1 Infill type 1. Decorative Infill.	
BUK1 Brickwork type 1. Clinker brick work. Colour As detailed in drawings. Colour "Smoulder Blue"	CLD5 Cladding type 5. Solid Timber Bulkhead Lining	GC4 Glass Infill Opaque type 4. Fixture Interpon "Monument Slate". Refer to BASIX assessment for performance requirements.	SC2 Screen type 2. Decorative Screen. Colour. Monument Slate	MDR Longitudinal Metal Roofing. Colour to be "Matility"	
CLD1 Cladding type 1. Perforated metal, powder coated aluminium. Colour Powder Coating. Paint Dulux "Sandy"	FIN1 Fin type 1. Aluminium louvered fin frame to remove sun. Colour to match CC1.	GC5 Glass Infill type 5. Fixture to match Interpon "Monument Slate"	SPL1 Sprinkler type 1. Zip Big range Pendant sprinkler, with semi. Powder finish. Colour to match Dulux "Lime White"	SKL1 Skylight. Refer to BASIX assessment for performance requirements	

NOTES:

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS:

Project File
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Elevation
North East Elevation (Constitution Road)

Rev	Date	Approved by	DA Council Re-lodgement
E	08.04.15	JF	

Scale: 1:200 @ A1, 50% @ A3
Project No. 14005
Drawing No. A-DA-210-010
Drawn by JC
Checked JF
Rev E

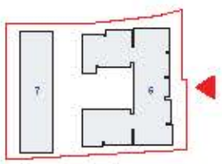
turner

SHEPHERDS BAY STAGES 6 & 7

FUTURE STAGE 8 & 9 | NANCARROW AVE | STAGE 6 | CONSTITUTION ROAD | EXISTING RESIDENTIAL

1 Southeast Elevation
1:200

Key Plan



External Materials & Finishes Schedule

BRL1	Balustrade type 1. Semi-frameless clear glass balustrade fixed to back of opening. Fixing system, aluminium powder coat finish. Colour to match CC1
BRL2	Balustrade type 2. Semi-frameless glass balustrade mounted to Cladding system CC1
BRL3	Balustrade type 3. Metal Balustrade fixed to floor slab. Colour. Dulux "Monument"
BUK1	Bollard type 1. Circular bollard. Colour Astral Balustrade. Colour "Smoke gray"
CLD1	Cladding type 1. Perforated aluminium cladding system. Sycon Aero Cladding. Paint finish "Gentle"
CLD2	Cladding type 2. Metal cladding system. Prefinished coating system. Colour Alpine "Dove white"
CLD3	Cladding type 3. Metal cladding system. Prefinished coating system. Colour Alpine "Monsoon Stone"
CLD4	Cladding type 4. Prefinished cladding system. Colour Dulux "Natural White"
CLD5	Cladding type 5. 3d Metal Mesh Screen Lining
FN1	Fin type 1. Aluminium Vertical Fin fixed to structure. Colour to match CL1
GC1	Glass Clad type 1. Glass clad. Fixing system, Aluminium powder coat finish. Fixing colour to be per "Glass Cl". Refer to BASIX assessment for performance measurements.
GC2	Glass Infill type 2. Frame, to be per "Monsoon Stone". Refer to BASIX assessment for performance measurements.
GC3	Glass Infill Translucent type 3. Frame, to be per "Monsoon Stone". Refer to BASIX assessment for performance measurements.
GC4	Glass Infill Opaque type 4. Frame, to be per "Monsoon Stone". Refer to BASIX assessment for performance measurements.
GC5	Upper Level glass CC1. Frame to match to be per "Monsoon Stone"
GF1	Gate & Fence type 1. Steel fence and gate to balcony. Integrated into fence is a steel custom signage panel. Size to be per Nelson report.
LV1	Louvre type 1. Horizontal louvre system. 50mm pitch. Colour finish to match Monsoon Stone
SC1	Screen type 1. Fixed Vertical Metal Screen. Colour. Monsoon
SC2	Screen type 2. Decorative Screen. Colour. Monsoon Stone
SFL1	Spandrel type 1. Single layer Precast panel, sandblasted. Paint finish. Colour to match Dulux "Monsoon".
SFL2	Spandrel type 2. Double layer Precast panel, sandblasted. Paint finish. Colour to match Dulux "Monsoon".
SUF1	Stone wall finish type 1. Natural stone colour clad wall, as per finish. Stone cut, "Random Ashlar" pattern.
TL1	Tile type 1. Decorative tile
MDR	Lysaght Longline Metal Roofing. Colour to be "Wallaby"
SKL	Skylight. Refer to BASIX assessment for performance measurements

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No. 14005
Drawing No. A-DA-210-020
Rev. E

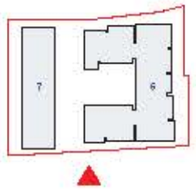
Project
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Elevation
South East Elevation (Secondary Site Link)

turner

1 South West Elevation (Nancarrow Avenue)
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade type 1. Semi-Frameless clear glass balustrade fixed to back of parapet. Fairway system, Aluminium powder coat finish. Colour to match CC1	CLD2	Cladding type 2. Metal cladding system. Prefinished cladding system Colour Alpolic "Charcoal"	CC1	Curtain Glass type 1. Curtain glass. Fairway system, Aluminium powder coat finish. Refer to BASIX assessment for performance requirements.	GF1	Glass & Steel type 1. Steel frame with glass structure. Integrated blinds for sun control and acoustic parapet panels. Steel finish: paint Monument.	SPL2	Sprayed type 1. Zip Grip or equivalent Pressed sprayed, matt finish. Paint finish. Colour to match Dulux or equivalent white
BAL2	Balustrade type 2. Semi-Frameless glass balustrade integrated into Glazing system CC1	CLD3	Cladding type 3. Metal cladding system. Prefinished cladding system Colour Alpolic "Nordore Slate"	CC2	Curtain Glass type 2. Fairway Integrated "Nordore Slate". Refer to BASIX assessment for performance requirements.	LU1	Louvre type 1. Horizontal louvre system. 150mm pitch. Colour finish to match Nordore Slate	SLIF1	Stone-rendered finish type 1. Natural stone stone clad wall, any pattern finish. Stone rock, random textured pattern.
BAL3	Balustrade type 3. Metal balustrade fixed to base of slab. Colour: Dulux "Monument"	CLD4	Cladding type 4. Prefinished cladding system. Colour Dulux "Natural White"	CC3	Curtain Glass type 3 (Structural type). Fairway Integrated "Nordore Slate". Refer to BASIX assessment for performance requirements.	SC1	Screen type 1. Fixed Vertical Metal Screen. Colour: Monument	SC3	Screen type 3. Decorative Screen. Colour: Nordore Slate
BUK1	Brickwork type 1. Clay face brickwork. Colour As detailed on drawings. Colour "Smoulder Blue"	CLD5	Cladding type 5. Metal Blade Ball Timber Lining	CC4	Curtain Glass Opaque type 4. Fairway Integrated "Nordore Slate". Refer to BASIX assessment for performance requirements.	SC2	Screen type 2. Decorative Screen. Colour: Nordore Slate	SPL1	Sprayed type 1. Zip Grip or equivalent Pressed sprayed, matt finish. Paint finish. Colour to match Dulux or equivalent white
CLD1	Cladding type 1. Panel or equivalent, pressure clamping system. 3 coat Paint Cladding. Paint Dulux "Gentle"	FIN1	Fin type 1. Aluminium Vertical fin fixed to structural slab. Colour to match CC1.	CC5	Curtain Glass type 5 CC1 Fairway to match Integrated "Nordore Slate"			SKL	Skylight. Refer to BASIX assessment for performance requirements

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Elevation
South West Elevation (Nancarrow Avenue)

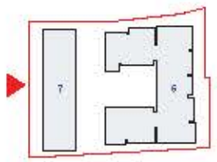
Rev	Date	Description	Drawn by	Chkd
E	19.04.19	DA Council Re-Submission	JF	

Scale: 1:200 @ A1, 50% @ A3
Project No: 14005
Drawn by: AG JF CM
Drg No: A-DA-210-030
Rev: E

turner

1 Northwest Elevation
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade type 1. Semi-Frameless clear glass balustrades fixed to back of opening. Fencing system, Aluminium powder coat finish. Colour to match CC1	CLD2	Cladding type 2. Metal cladding system. Pre-finished coating system Colour Algalic "Charcoal"	GC1	Glass Glass type 1. Glass clear. Fencing system, Aluminium powder coat finish. Fencing colour to be type "Charcoal". Refer to BASIX assessment for performance requirements.
BAL2	Balustrade type 2. Semi-Frameless glass balustrades integrated with Cladding system CC1	CLD3	Cladding type 3. Metal cladding system. Pre-finished coating system Colour Algalic "Monument Stale"	GC2	Glass tubes type 1. Frame. Finish type "Monument Stale". Refer to BASIX assessment for performance requirements.
BAL3	Balustrade type 3. Metal balustrades fixed to base of slab. Colour. Dulux "Monument"	CLD4	Cladding type 4. Pre-finished cladding system. Colour Dulux "Natural White"	GC3	Glass tubes translucent type 1. Frame. Finish type "Monument Stale". Refer to BASIX assessment for performance requirements.
BUK1	Bollard type 1. Clear bollard. Colour As detail Bollards. Colour "Smoking Blue"	CLD5	Cladding type 5. Solid timber battens Long	GC4	Glass tubes Opaque type 4. Frame. Finish type "Monument Stale". Refer to BASIX assessment for performance requirements.
CLD1	Cladding type 1. Panelux velocity, proven cladding system. Stone Ave Cladding. Panel Dulux "Gentle"	FIN1	Fin type 1. Aluminium vertical fin fixed to mesh screen. Colour to match CC1.	GC5	Angled wall to CC1. Frame to match finish type "Monument Stale"
GF1	Gate & Fence type 1. Steel fence and gate structure, integrated into fence steel mesh screen panel panels. Stainless steel finish.	SPL2	Sprinkler type 1. Sprinkler Pressed sprinkler, sight/recess. Paint finish. Colour to match Dulux ceiling white		
LU1	Louvre type 1. Horizontal louvre system. 150mm pitch. Colour finish to match Monument Stale	SCF1	Stone wall finish type 1. Natural sandstone clad wall, dry pin finish. Stone finish, random finished pattern.		
SC1	Screen type 1. Fixed Vertical Metal Screen. Colour. Monument	TL1	Tile type 1. Decorative tile.		
SC2	Screen type 2. Decorative Screen. Colour. Monument Stale	MDR	Luxaflex Longline Metal Roller, Colour Line "Velocity"		
SPL1	Sprinkler type 1. Sprinkler Pressed sprinkler, sight/recess. Paint finish. Colour to match Dulux ceiling white	SKL	Skylight. Refer to BASIX assessment for performance requirements		

ABSA Class 2 Building Project Certification
5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

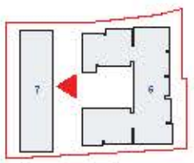
Drawing No
GA Elevation
North West Elevation (Secondary Site Link)

Scale 1:200 @ A1, 50% @ A3
Project No. 14005
Drawing No. A-DA-210-040
Rev E

turner

1 Southwest Elevation Building 7
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade type 1. Semi - Frameless clear glass balustrade to balcony perimeter. Fixing system, aluminium powder coat finish. Colour to match CC1
BAL2	Balustrade type 2. Semi - Frameless glass balustrade integrated into Glazing system CC1
BAL3	Balustrade type 3. Mild Steel balustrade to lower ramp. Colour: Dulux "Monument"
BUK1	Bollard type 1. Circular bollard. Colour: As detail Bollards. Colour: "Smoothy Blue"
CLD1	Cladding type 1. Perforated metal, powder coating system, Sycon Fence Cladding. Paint Dulux "Gentle"
CLD2	Cladding type 2. Metal cladding system, Pre-finished coating system Colour: Metallic "Charcoal"
CLD3	Cladding type 3. Metal cladding system, Pre-finished coating system Colour: Metallic "Nordic Slate"
CLD4	Cladding type 4. Pre-finished cladding system. Colour: Dulux "Natural White"
CLD5	Cladding type 5. 3d Mesh ball limitation fencing
FIN1	Fin type 1. Aluminium Vertical fin fixed to concrete slab. Colour to match CC1.
GC1	Glass Glass type 1. Glass Glass, Fixing system, Aluminium powder coat finish. Fixing colour: Metallic "Charcoal". Refer to BASIX assessment for performance requirements.
GC2	Glass tinted type 2. Fixing: Metallic "Nordic Slate". Refer to BASIX assessment for performance requirements.
GC3	Glass tinted translucent type 3. Fixing: Metallic "Nordic Slate". Refer to BASIX assessment for performance requirements.
GC4	Glass tinted Opaque type 4. Fixing: Metallic "Nordic Slate". Refer to BASIX assessment for performance requirements.
GC5	Aluminium Vertical fin fixed to CC1. Fixing to match Metallic "Nordic Slate"
GF1	Glass & Fence type 1. Steel fence with glass inclusion, integrated into fence steel structure, aluminium powder coated. Steel mesh panel. Monument.
LU1	Louvre type 1. Horizontal louvre system. 150mm pitch. Colour to match Nordic Slate
SC1	Screen type 1. Fixed Vertical Mild Screen. Colour: Monument
SC2	Screen type 2. Decorative Screen. Colour: Nordic Slate
SFL1	Sprinkel type 1. Straight edge Precast sprinkel, smooth finish. Paint finish. Colour to match Dulux "Lime White"
SFL2	Sprinkel type 2. Zig Zag edge Precast sprinkel, smooth finish. Paint finish. Colour to match Dulux "Lime White"
SLF1	Stone wall finish type 1. Natural stone dry stack wall, random pattern finish. Stone colour, random bonded pattern.
TL1	Tile type 1. Decorative tile.
WDR	Timber Look Laminate Wall Panelling. Colour/Tone: Lilac "Wisteria"
SKL	Skylight. Refer to BASIX assessment for performance requirements

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

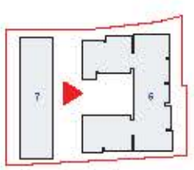
Drawing Title
GA Elevation
South West Elevation Building 10 (Site Link)

Rev	Date	Amendment	Drawn	Checked
E	19.11.19	DA Council Re-Issue Issue	JF	

Scale: 1:200 @ A1, 1:200 @ A3
Project No: 14005
Drawing No: A-DA-210-060
Rev: E

turner

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade type 1. Semi-Frameless clear glass balustrade (one to back of space). Fixing system, Aluminium powder coat finish. Colour to match CC1	CLD2	Cladding type 2. Metal cladding system, Pre-finished cladding system. Colour/finish "Charcoal"	GC1	Glass Class type 1. Glass class, Fixing system, Aluminium powder coat finish. Fixing colour/finish per "charcoal". Refer to BASIX assessment for performance measures.
BAL2	Balustrade type 2. Semi-Frameless glass balustrade integrated into Glazing system CC3	CLD3	Cladding type 3. Metal cladding system, Pre-finished cladding system. Colour/finish "Nordic Slate"	GC2	Glass Infill type 2. Frameless Fixing system "Nordic Slate". Refer to BASIX assessment for performance measures.
BAL3	Balustrade type 3. Metal Balustrade one to one of slab. Colour/finish "Natural"	CLD4	Cladding type 4. Pre-finished cladding system. Colour/finish "Natural White"	GC3	Glass Infill type 3. Frameless Fixing system "Nordic Slate". Refer to BASIX assessment for performance measures.
BUK1	Bollard type 1. Cylindrical mesh. Colour Anodised Aluminium. Colour "Smoking Blue"	CLD5	Cladding type 5. Solid Timber Wall Feature Lining	GC4	Glass Infill Opaque type 4. Frameless Fixing system "Nordic Slate". Refer to BASIX assessment for performance measures.
CLD1	Cladding type 1. Perforated vertically grooved cladding system, 3 year Aware Cladding. Paint finish "Gentle"	FIN1	Fin type 1. Aluminium Vertical Fin fixed to structure. Colour to match CL1	GC5	Aligned to match CC1 Fixing to match Infill type "Nordic Slate"

OF1	Cold Formed type 1. Steel frame and pole structure, Integrated into barrier steel mesh, Fixing points. Standard paint finish.	SPL2	Spandrel type 1. Ag Glass type Panel spandrel, matt finish. Paint finish. Colour to match Dulux "Lime White"		
LU1	Louvre type 1. Horizontal louvre system. 150mm pitch. Colour finish to match Nordic Slate	SCIF1	Stone wall finish type 1. Natural sandstone dressed, as per finish. Stonework, harvest to be of pattern.		
SC1	Screen type 1. Fixed Vertical Metal Screen. Colour: Aluminium	TL1	Tile type 1. Decorative tile		
SC2	Screen type 2. Decorative Screen. Colour: Nordic Slate	MDR	Length Complex Metal Paving. Colour/tone like "Wallaby"		
SPL1	Spandrel type 1. Single Hinge Panel spandrel, matt finish. Paint finish. Colour to match Dulux "Lime White"	SKL	Skylight. Refer to BASIX assessment for performance measures		

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

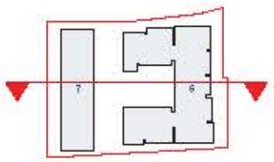
Drawing Title
GA Elevation
North West Elevation Building 8 (Site Link)

Scale 1:200 @ A1, 50% @ A3	Project No. 14005	Drawn by AG JF, CM	Rev. E
Status	Dwg No. A-DA-210-060		

turner

1 Section AA
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade type 1. Semi - Frameless clear glass balustrade to balcony panel. Fixing system, aluminium powder coat finish. Colour to match CC1	CLD2	Cladding type 2. Metal cladding system. Pre finished coating system Colour Alpolic "Chocolat"	GC1	Glass Clear type 1. Glass clear. Fixing system, Aluminium powder coat finish. Fixing colour to be per "chocolat". Refer to BASIX assessment for performance requirements.	GF1	Gate & Fence type 1. Steel tube or mesh structure, integrated into balcony steel mesh or pickets panels. Stainless steel fasteners.	SFL2	Soffit type 1. Zeroline range Prepainted sprayed, eight sheets. Paint finish. Colour to match Dulux "raw white"
BAL2	Balustrade type 2. Semi - Frameless glass balustrade integrated with Cladding system CC1	CLD3	Cladding type 3. Metal cladding system. Pre finished coating system Colour Alpolic "Nordore Slate"	GC2	Glass tinted type 2. Fixed. Finish per "Nordore Slate". Refer to BASIX assessment for performance requirements.	LU1	Louvre type 1. Horizontal louvre system. 150mm pitch. Colour finish to match Nordore Slate	SLF1	Stone wall finish type 1. Natural sandstone dry wall, as per plan. Stone rock, random local pattern.
BAL3	Balustrade type 3. Metal Balustrade fixed to face of slab. Colour. Dulux "Monument"	CLD4	Cladding type 4. Pre finished cladding system. Colour Dulux "Natural White"	GC3	Glass tinted semi-obscure type 3. Fixed. Finish per "Nordore Slate". Refer to BASIX assessment for performance requirements.	SC1	Screen type 1. Fixed vertical Metal Screen. Colour. Monument	TL1	Tile type 1. Decorative tile.
BUK1	Brickwork type 1. Clinker brickwork. Colour As detail Brickwork. Colour "Smoulder Blue"	CLD5	Cladding type 5. 300 Black ball timber battens	GC4	Glass tinted Opaque type 4. Fixed. Finish per "Nordore Slate". Refer to BASIX assessment for performance requirements.	SC2	Screen type 2. Decorative Screen. Colour. Nordore Slate	MDR	Long lift Longline Metal Roofing. Colorbond Ultra "Woodland"
CLD1	Cladding type 1. Perforated vertically grooved cladding system. Syncore Fence Cladding. Paint Dulux "Gravelly"	FIN1	Fin type 1. Aluminium vertical fin fixed to concrete slab. Colour to match CC1.	GC5	Angle Level glass CC1 Fixed to match finish per "Nordore Slate"	SFL1	Soffit type 1. Zeroline range Prepainted sprayed, eight sheets. Paint finish. Colour to match Dulux "raw white"	SKL	Skylight. Refer to BASIX assessment for performance requirements

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

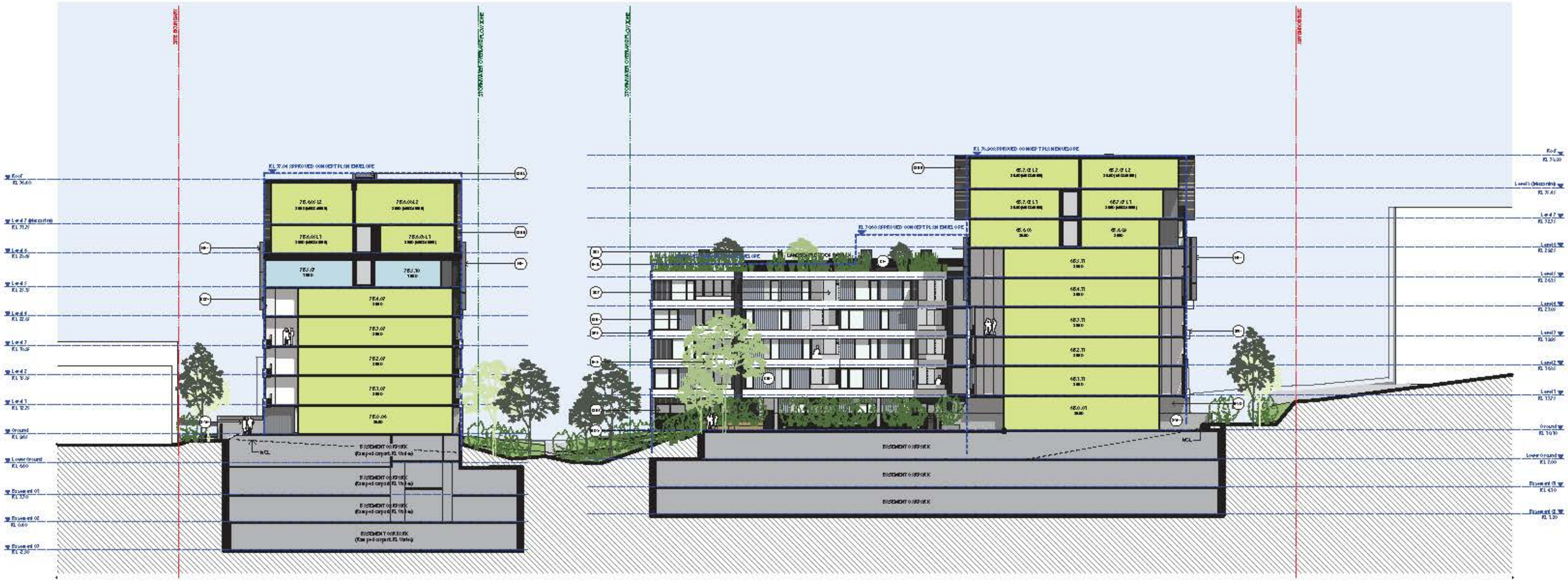
Project No
SHEPHERDS BAY - STAGE 6 & 7
Nanamow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Sections
Section AA

Rev	Date	Description
C		DA-Council Re-Submission

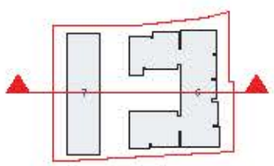
Scale 1:200 @A1, 50%@A3
Project No. 14005
Drawn by AG JF, CM
Drg No. A-DA-310-010
Rev C

turner



1 Section BB
1:200

Key Plan



External Materials & Finishes Schedule

BAL1	Balustrade type 1. Semi-Frameless glass balustrade to balcony to match CCI	CLD2	Cladding type 2. Metal cladding system. Pre-finished coating system Colour Algedi "Charcoal"	GC1	Glass Glass type 1. Glass glass. Framing system: Aluminium powder coat finish. Frameless glass to match CCI	GF1	Gate & Fence type 1. Steel fence and gate to suit as-designed Mirabel or as steel mesh or pergola panels. Stainless post Nominal.	SPL2	Spandrel type 1. Zip Clip wrap Precast spandrel, sandblast wash. Paint finish. Colour to match Dulux "raw white"
BAL2	Balustrade type 2. Semi-Frameless glass balustrade to balcony to match CCI	CLD3	Cladding type 3. Metal cladding system. Pre-finished coating system Colour Algedi "Nordic Slate"	GC2	Glass Glass type 2. Frameless Wrapper "Nordic Slate". Refer to BASIX assessment for performance requirements	LU1	Louvre type 1. Powder coated louvre system. 150mm pitch. Colour finish to match Nordic Slate	SCF1	Stone cladding type 1. Natural stone dry wall, dry pointed finish. Stone mix, to be confirmed prior to
BAL3	Balustrade type 3. Metal balustrade to balcony to match. Colour. Dulux "Monument"	CLD4	Cladding type 4. Pre-finished cladding system. Colour Dulux "Natural White"	GC3	Glass Glass Insulated type 3. Frameless Wrapper "Nordic Slate". Refer to BASIX assessment for performance requirements	SC1	Screen type 1. Fixed vertical Metal Screen. Colour. Monument	TL1	Tile type 1. Decorative tile.
BUK1	Bulkhead type 1. Glass bulkhead. Colour As detail Balcony. Colour "Smoking Blue"	CLD5	Cladding type 5. Solid Timber Cladding	GC4	Glass Glass Opaque type 4. Frameless Wrapper "Nordic Slate". Refer to BASIX assessment for performance requirements	SC2	Screen type 2. Decorative Screen. Colour. Nordic Slate	MDR	Lyngal Longline Metal Roofing. Colour see title "Velvety"
CLD1	Cladding type 1. Powder coated, grooved cladding system. Zyncoline Cladding. Paint Dulux "Smoke"	FIN1	Fin type 1. Aluminium Vertical fin fixed to window sills. Colour to match CCI.	GC5	Grille Lineal to CCI Frameless Wrapper "Nordic Slate"	SPL1	Spandrel type 1. Slap Wrap Precast spandrel, sandblast wash. Paint finish. Colour to match Dulux "raw white"	SKL	Skylight. Refer to BASIX assessment for performance requirements

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

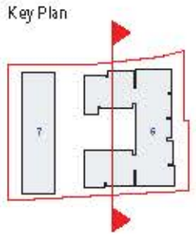
Drawing Title
GA Sections
Section BB

Scale	Project No.	Drawn by	Mark
1:200 @ A1, 50%@ A3	14005	JC / F. CM	
Date	Dwg No.	Rev	
	A-DA-310-020	C	

turner

1 Section CC
1:200

Key Plan



External Materials & Finishes Schedule

BAL1 Balustrade type 1. Semi - Frameless clear glass balustrade to back of planter. Fixing system, aluminium powder coat finish. Colour to match CC1	CLD1 Cladding type 1. Metal cladding system. Pre-finished coating system Colour Algedi "Charcoal"	CC1 Curtain Glass type 1. Curtain glass. Fixing system, Aluminium powder coat finish. Fixing colour to Manufacturer "Charcoal". Refer to BASIX assessment for performance requirements.	GF1 Glass & Fences type 1. Steel fence on glass structure. Integrated into fence are steel mesh supporting panels. Steel finish powder coated.	SFL2 Sprinkler type 1. Zip Big range Pressed sprinkler, with cover. Powder finish. Colour to match Dulux cover white.	
BAL2 Balustrade type 2. Semi - Frameless glass balustrade integrated with Cladding system CC1	CLD2 Cladding type 2. Metal cladding system. Pre-finished coating system Colour Algedi "Monument Slate"	CC2 Curtain Wall type 1. Fixing system, Manufacturer "Monument Slate". Refer to BASIX assessment for performance requirements.	LU1 Louvre type 1. Horizontal louvre system. 150mm pitch. Colour finish to match Monument Slate	SCF1 Stone wall finish type 1. Natural sandstone dry wall, dry pattern finish. Stone rock, random tooled pattern.	
BAL3 Balustrade type 3. Metal balustrade fixed to face of slab. Colour. Dulux "Monument"	CLD4 Cladding type 4. Pre-finished cladding system. Colour Dulux "Natural White"	CC3 Curtain Wall type 2. Fixing. Manufacturer "Monument Slate". Refer to BASIX assessment for performance requirements.	SC1 Screen type 1. Fixed Vertical Metal Screen. Colour. Monument	TL1 Tile type 1. Decorative tile.	
BUK1 Brickwork type 1. Clay face brickwork. Colour Austral Bricks Inc. Colour "Smoking Blue"	CLD4 Cladding type 3. Solid Timber Soffit Lining	CC4 Curtain Wall Operable type 4. Fixing. Manufacturer "Monument Slate". Refer to BASIX assessment for performance requirements.	SC2 Screen type 2. Decorative Screen. Colour. Monument Slate	MDR Lysaght Longline Metal Roofing. Colour Low Gloss "Wallaby"	
CLD1 Cladding type 1. Perforated solid fly process cladding system. 3) coat Aero Cladding. Powder finish "Gemini"	FIN1 Fin type 1. Aluminium Vertical fin fixed to structure slab. Colour to match CC1.	OC1 Curtain Wall Opening type 1. Fixing to match Manufacturer "Monument Slate"	SFL1 Sprinkler type 1. Zip Big range Pressed sprinkler, with cover. Powder finish. Colour to match Dulux cover white.	SKL Skylight. Refer to BASIX assessment for performance requirements	

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

Project No
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
GA Sections
Section CC

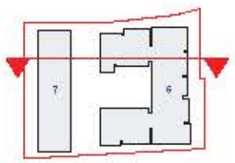
Rev	Date	Approved by	DA Council Re-Issue Notes
C			

Scale: 1:200 @ A1, 50%@A3
Project No: 14005
Drawn by: JC/JF/CM
Drg No: A-DA-310-030
Rev: C

turner

1 Section DD
1:200

Key Plan



External Materials & Finishes Schedule

EWL1	Balustrade type 1. Semi-Frameless clear glass balustrade-based on electrical power. Fixing system shown on power coat brack. Colour to match CC1	CLD2	Cladding type2. Metal cladding system. Perforated cooling system. Colour/finish "Charcoal"	GC1	Glass Door type 1. Glass door. Fixing system Aluminium power coat brack. Fixing colour/finish per "Charcoal". Refer to BASIX assessment for performance requirements.	GF1	Gate & Fence type1. Steel tension wire gate & fence. Integrated letterbox in steel mesh signage panels. Stainless steel Monument.	SF12	Sprinkl type1. Zip-Zap single Pinwheel sprinkl, sophisticated. Powder coat. Colour to match Dulux / matt white.
EWL2	Balustrade type 2. Semi-Frameless glass balustrade integrated into Cladding system CC1	CLD3	Cladding type3. Metal cladding system. Perforated cooling system. Colour/finish "Nordic Slate"	GC2	Glass Inlay type 2. Fixing finish per "Nordic Slate". Refer to BASIX assessment for performance requirements	LU1	Louvre type 1. Horizontal louvre system. 150mm pitch. Colour/finish to match Nordic Slate	SCF1	Stone wall finish type 1. Natural sandstone dry wall, no grout brick. Stone rich, "aeon" Bold Natural pattern.
EWL3	Balustrade type 3. Metal Balustrade-based on colour of slab. Colour. Dulux "Monument"	CLD4	Cladding type4. Perforated cladding system. Colour/Dulux "Natural White"	GC3	Glass Inlay horizontal type3. Fixing finish per "Nordic Slate". Refer to BASIX assessment for performance requirements	SC1	Screen type 1. Free Vertical Metal Screen. Colour. Monument	TL1	Tile type1. Decorative tile.
BUK1	Brickwork type1. Clean brick work. Colour/finish Bulkwana. Colour "Smoking Black"	CLD5	Cladding type5. Solid Black Bulk Timber Lining	GC4	Glass Inlay Opaque type4. Fixing finish per "Nordic Slate". Refer to BASIX assessment for performance requirements.	SC2	Screen type 2. Decorative Screen. Colour. Nordic Slate	MDR	Lysaght Longline Metal Roofing. Colour/colour Lilac "Melody"
CLD1	Cladding type1. Profiles vertically grooved cladding system. Type-Aero Cladding. Powder Coat "Gemini"	FIN1	Fin type 1. Aluminium Vertical Fins to screen slab. Colour to match CC1.	GC5	Upper Level(s) CC1 Fixing finish to match "Nordic Slate"	SFL1	Sprinkl type 1. Straight single Pinwheel sprinkl, sophisticated. Powder coat. Colour to match Dulux / matt white.	SKL	Skylight Refer to BASIX assessment for performance requirements

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

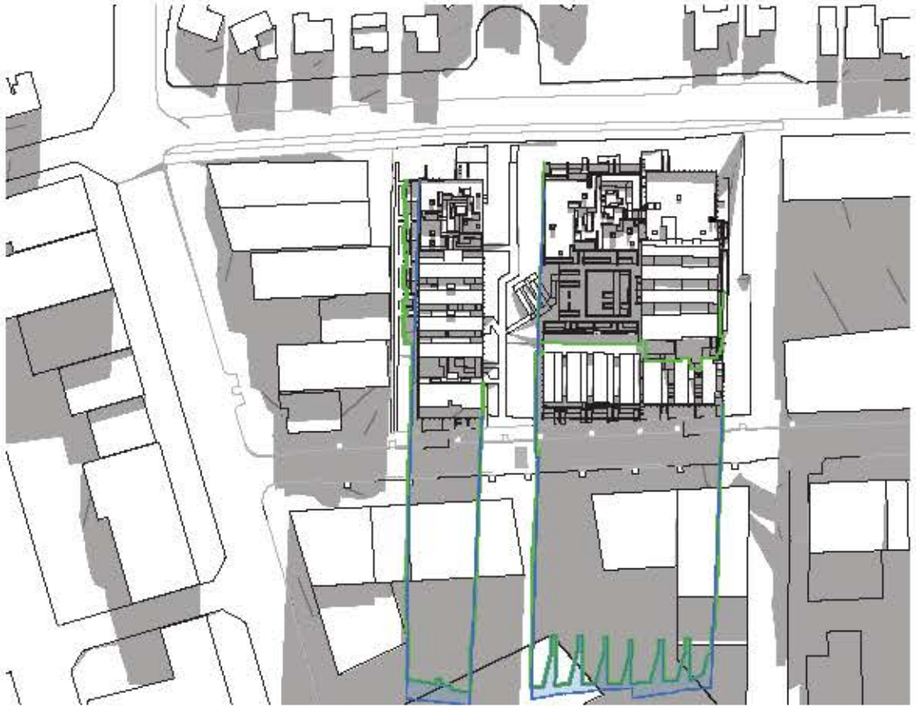
DESIGN INTENTIONS

Project No.
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing No.
GA Sections
Section DD

Scale	Project No.	Drawn by	Rev
1:200 @ A1, 50% @ A3	14005	JC/JF/CM	
Date	Drg No.	Rev	
	A-DA-310-040	C	

turner



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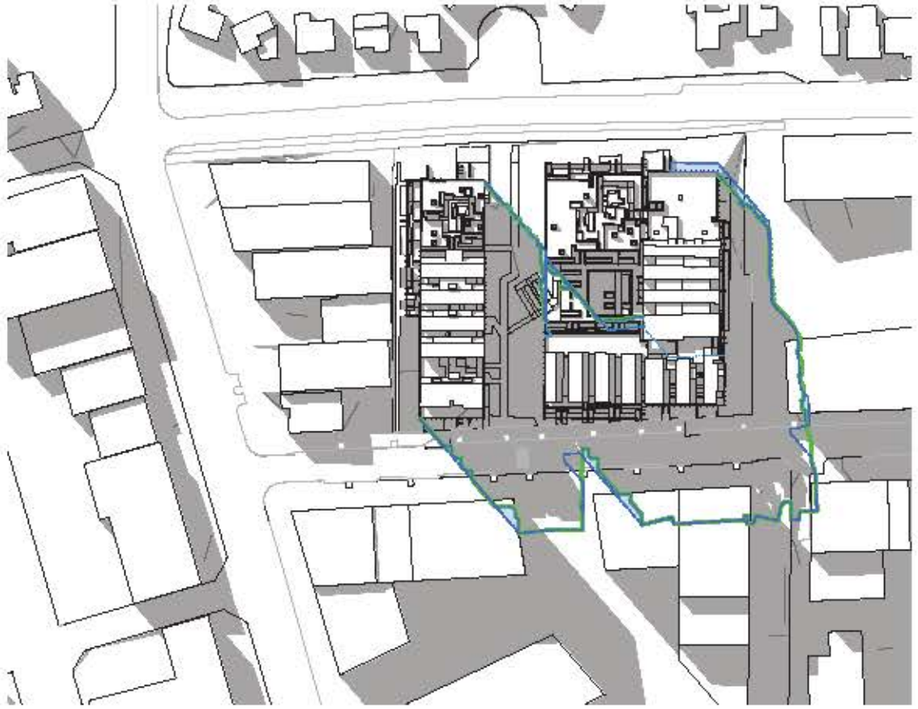

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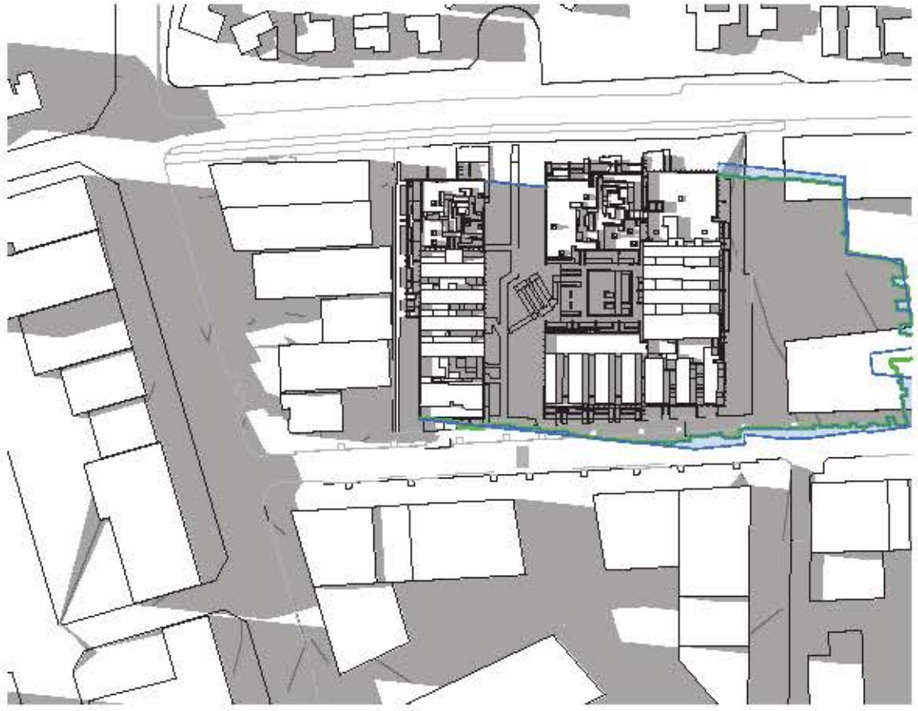

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NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

DESIGN INTENTIONS

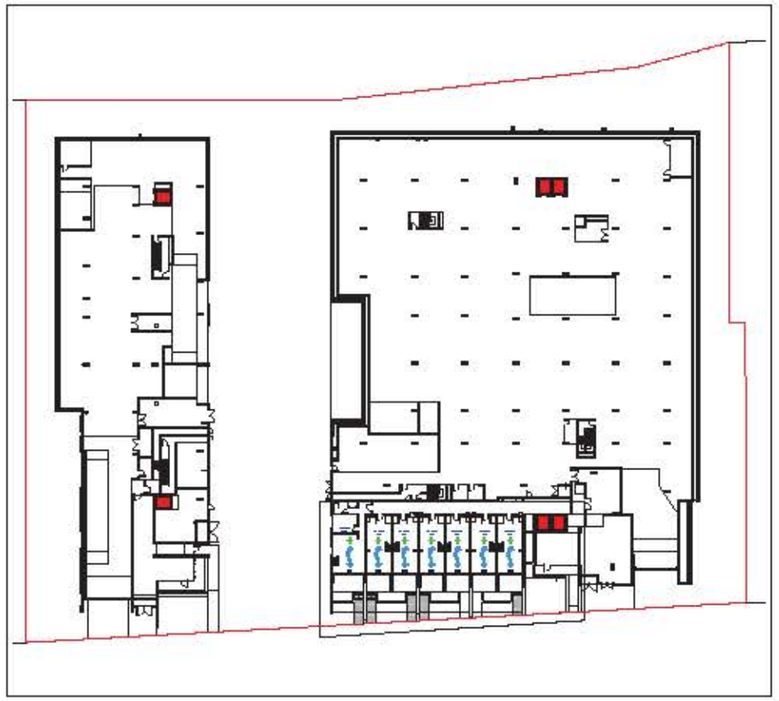
Project No
SHEPHERDS BAY - STAGE 6 &7
Ninamowo Ave, Meadowbank NSW 2114 Australia

Drawing Title
Shadow Diagrams
Sheet 1

C DRAFT DA-Council
Rev Date Approved By For-Rev Name

Scale 1:1000@A1, 1:2000@A3
Project No. 14005
Drawn By JC/JF/CM
Drg No. A-DA-720-010
Rev C

turner



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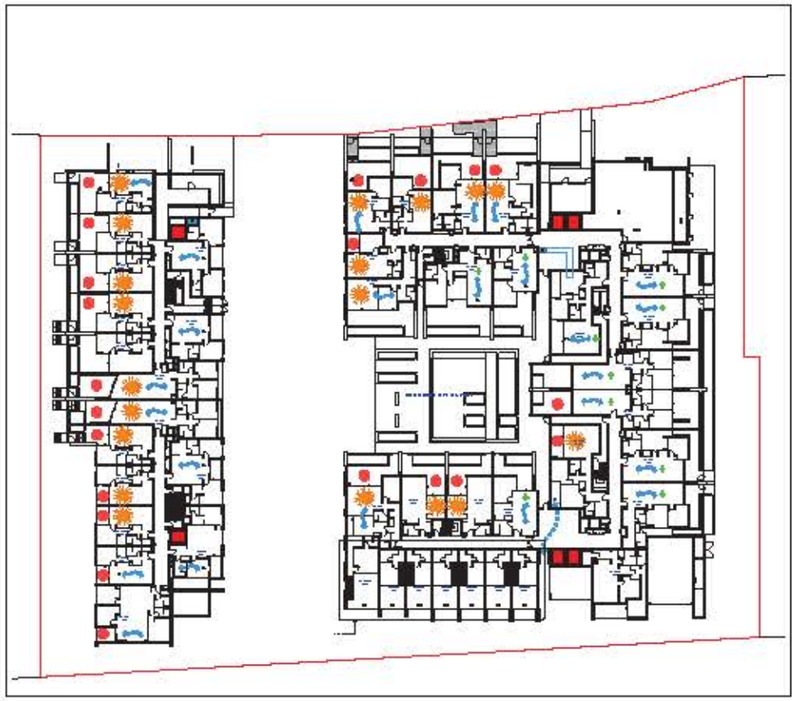

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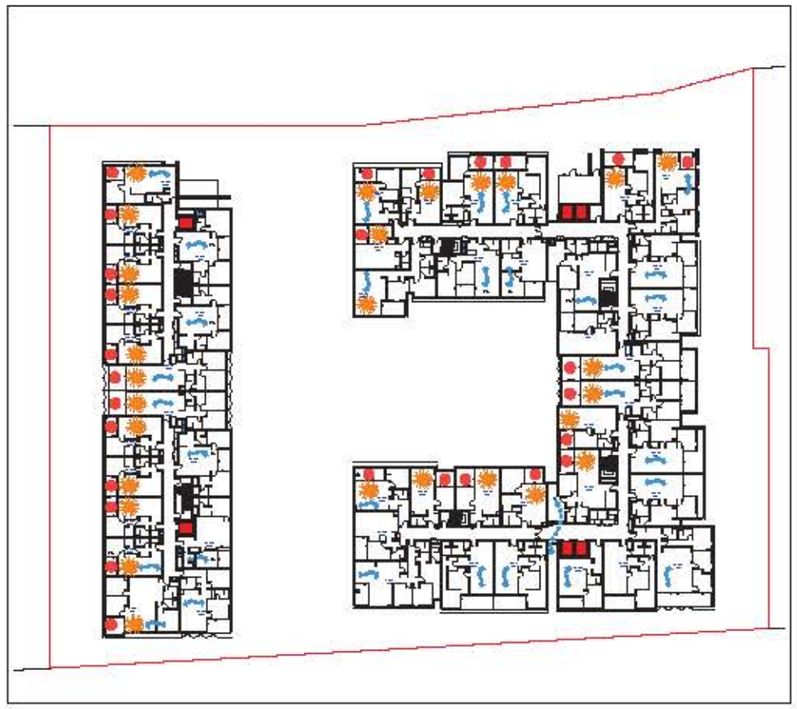
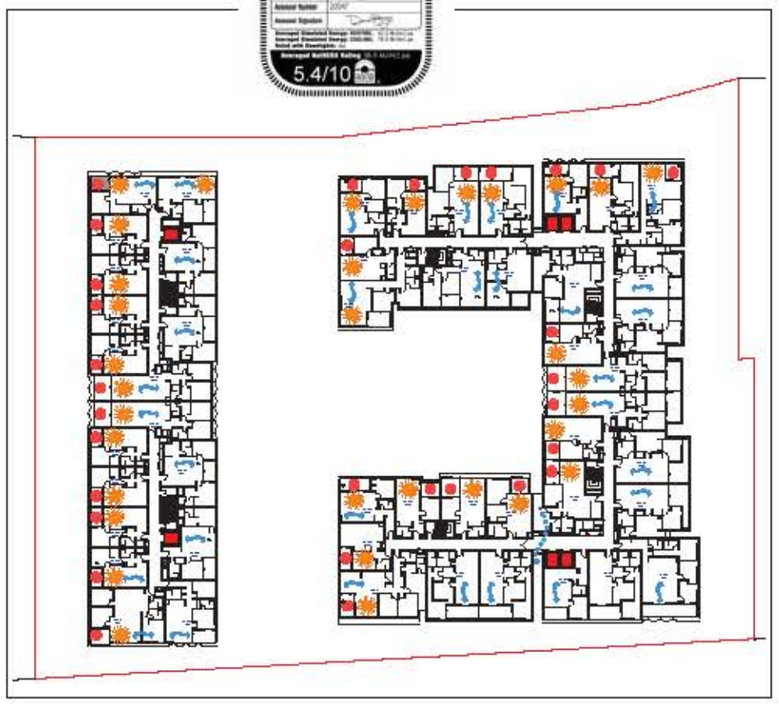


3 Level 01



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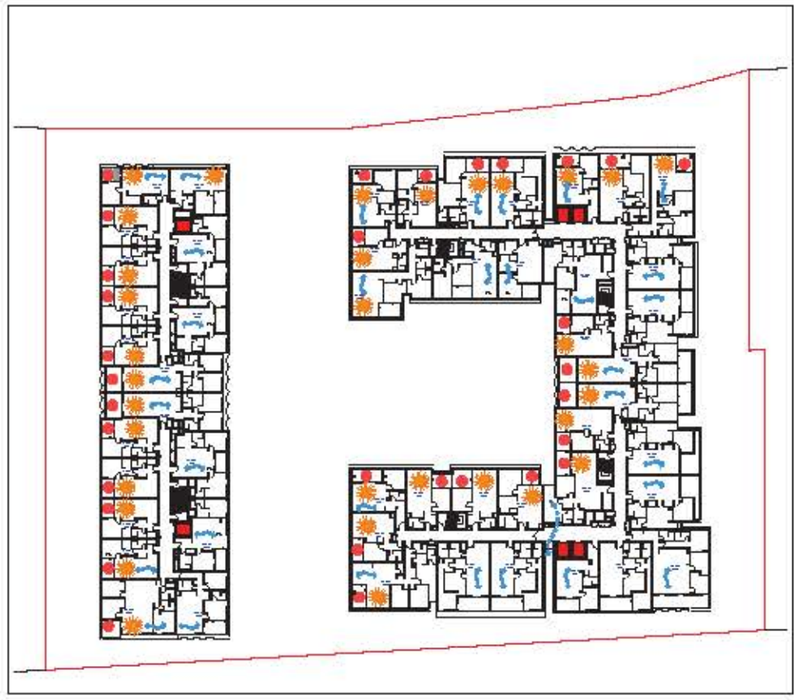
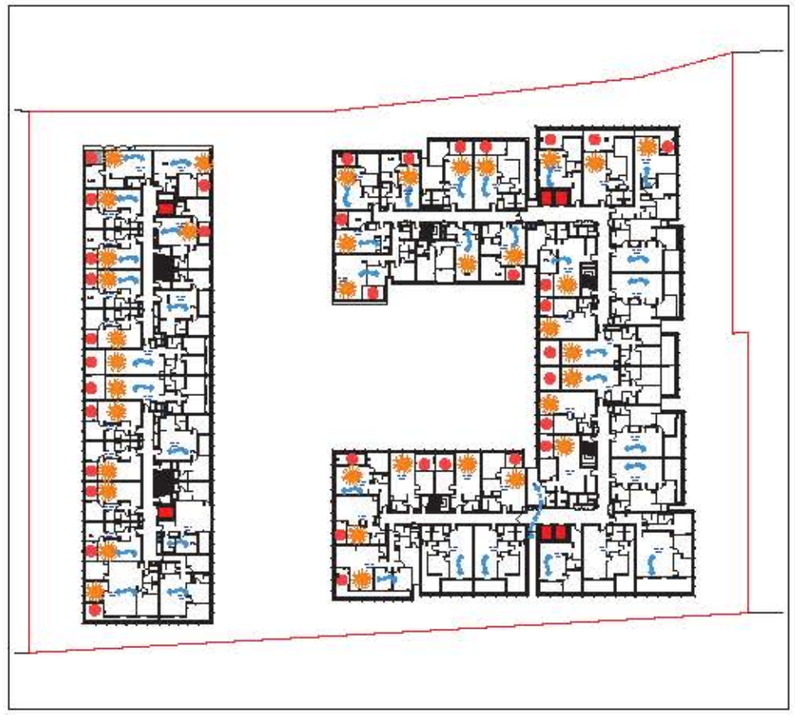


5 Level 03



6 Level 04

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

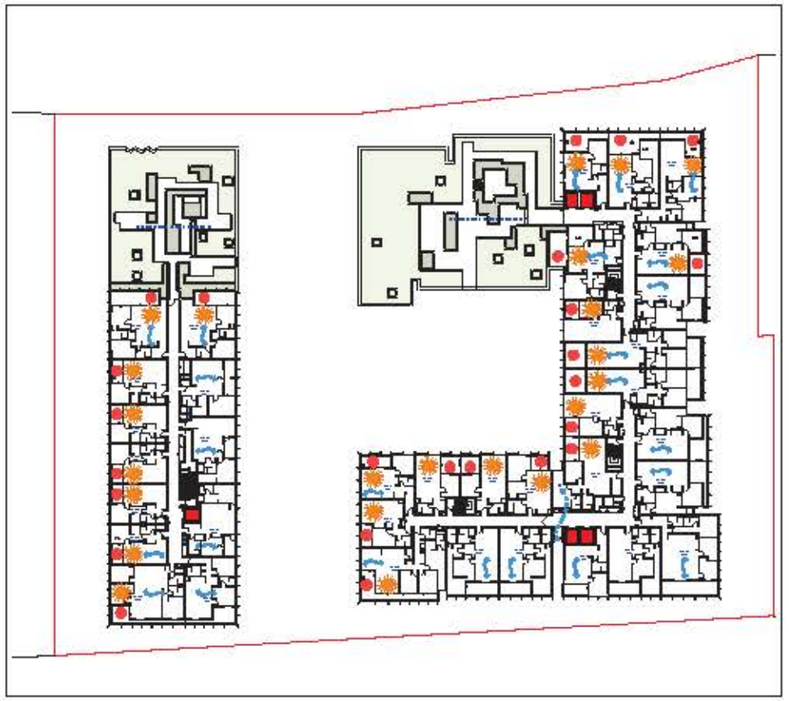
Project No
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Ammenity Diagrams
Apartment Ammenity 01

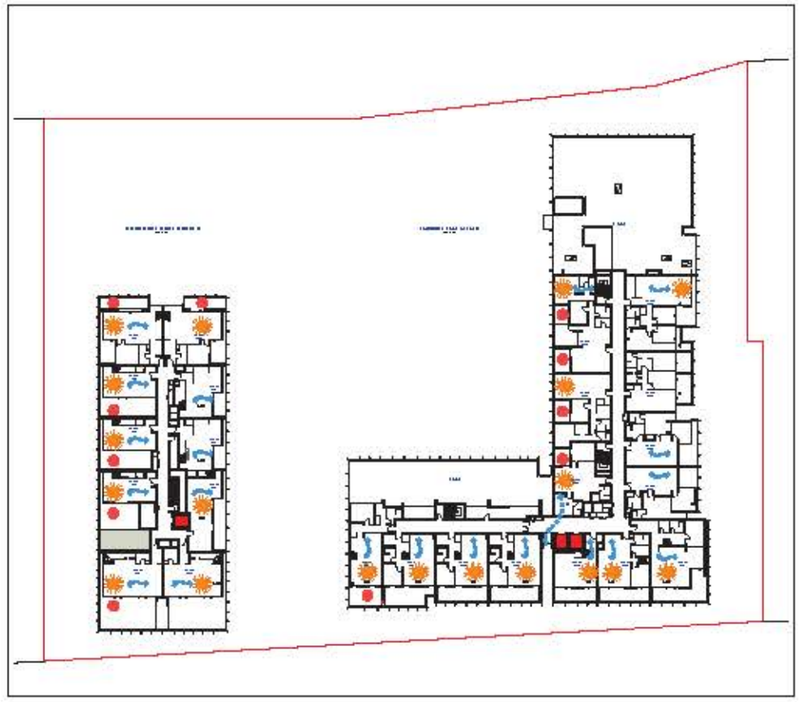
Rev	Date	Approved by	DA Issued For Rev Name
C	03.11.15	JF	DA Issued

Scale: 1:500 @ A1, 50% @ A3
Project No: 14005
Drawn by: AC/JF/GM
Dwg No: A-DA-730-010
Rev: G

turner

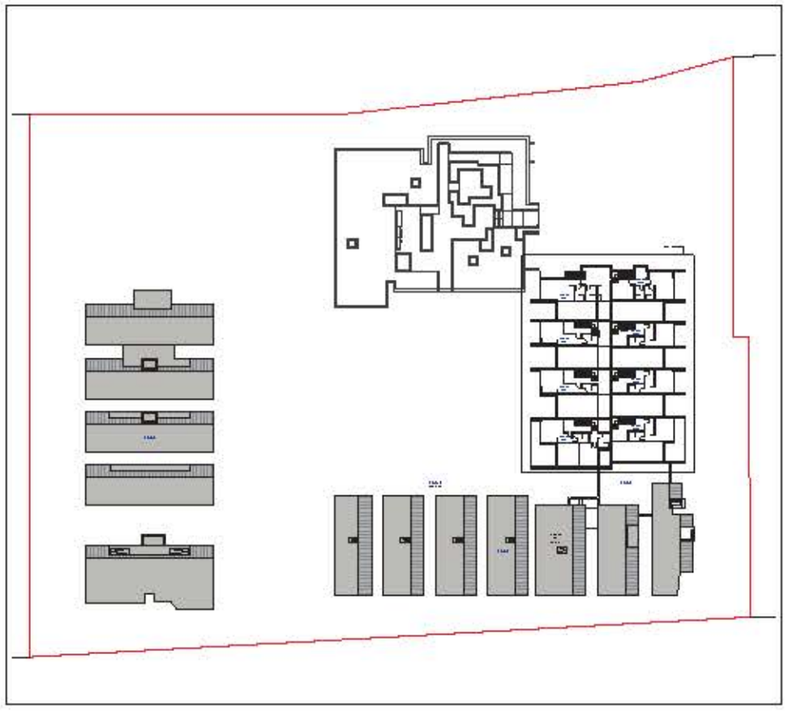


1 Level 05



2 Level 06

3 Level 07



4 Level 08 (Mezzanine)

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

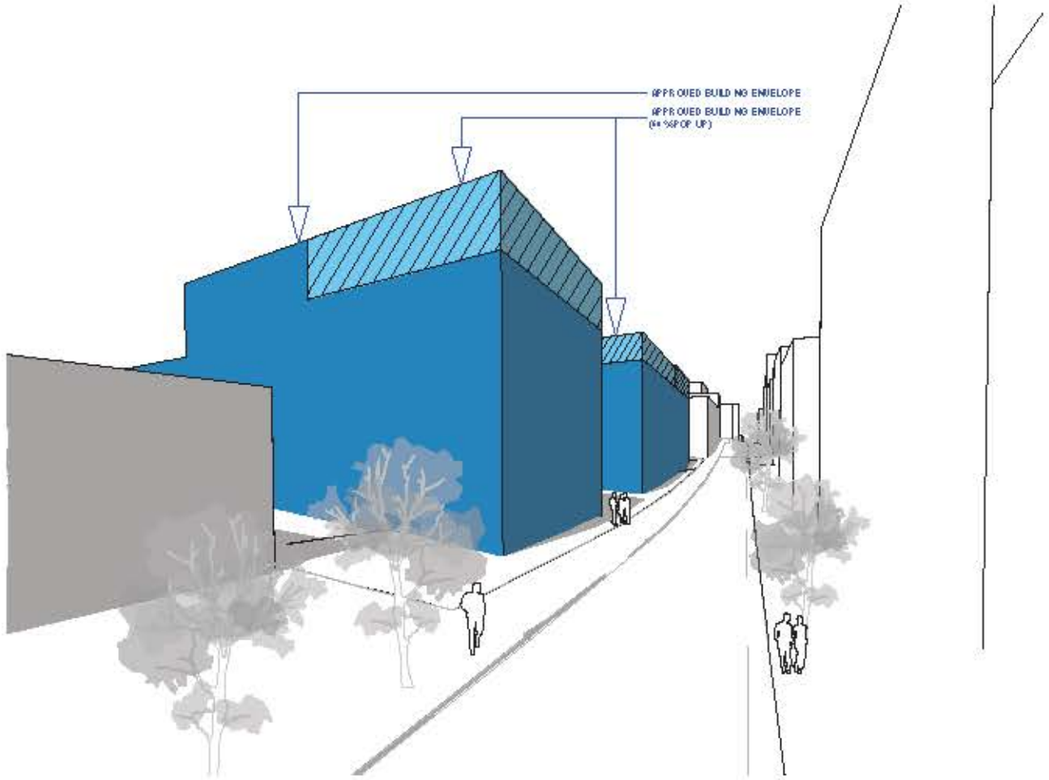
LEGEND

Project No
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

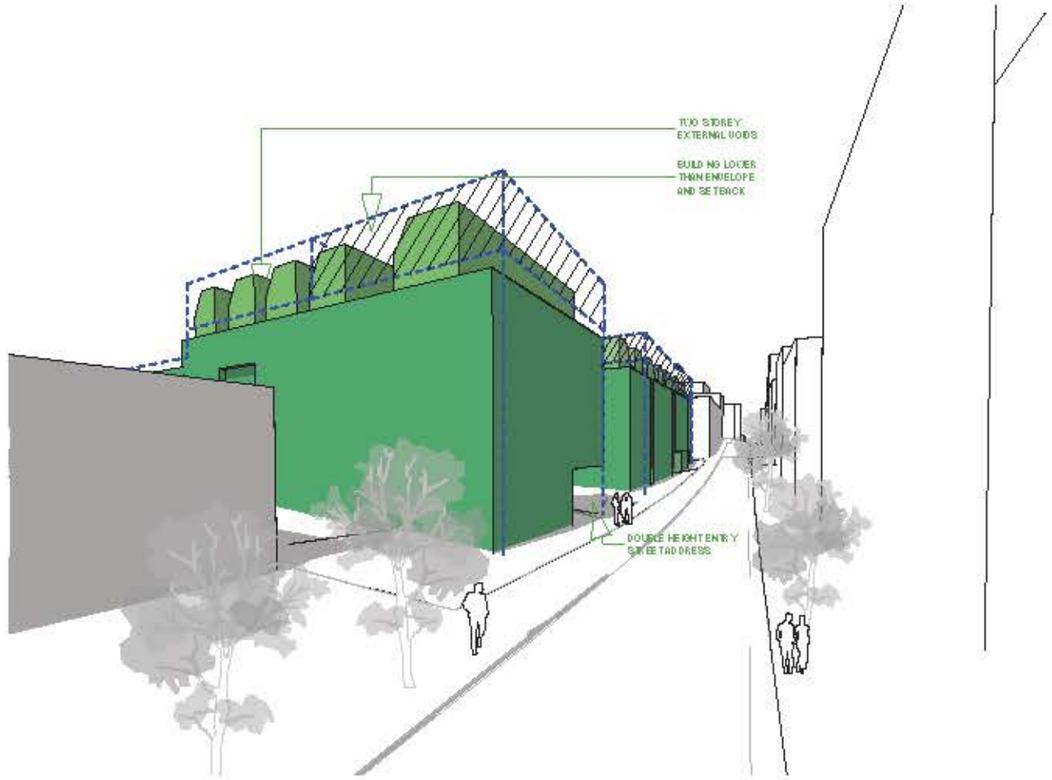
Drawing Title
Ammenity Diagrams
Apartment Ammenity 02

Scale	Project No.	Drawn by	Rev
1:500 @ A1, 50% @ A3	14005	JC/JF/CM	
Status	Dwg No.	Rev	
	A-DA-730-020	G	

tyrner



1 Approved Concept Plan Envelope- Nancarrow Avenue



2 Proposed Envelope- Nancarrow Avenue

LEGEND:

- Extent of Approved Building Envelope
- Extent of Approved Building Envelope Popups (60% of Footprint)
- Extent of Proposed Building Envelope
- Extent of Proposed Building Envelope Popups (60% of Footprint)
- Approved Building Envelope

*** Proposed Building Envelope excludes Fences, Landscape & Sand retaining walls

ABSA Class 2 Building Project Certification
5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project File
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Envelope Comparison Diagrams
Stage7 Pop Up Zone

Rev	Date	Approved by	Revision Name
D	23.12.14	JF	DA Council Re-Submission

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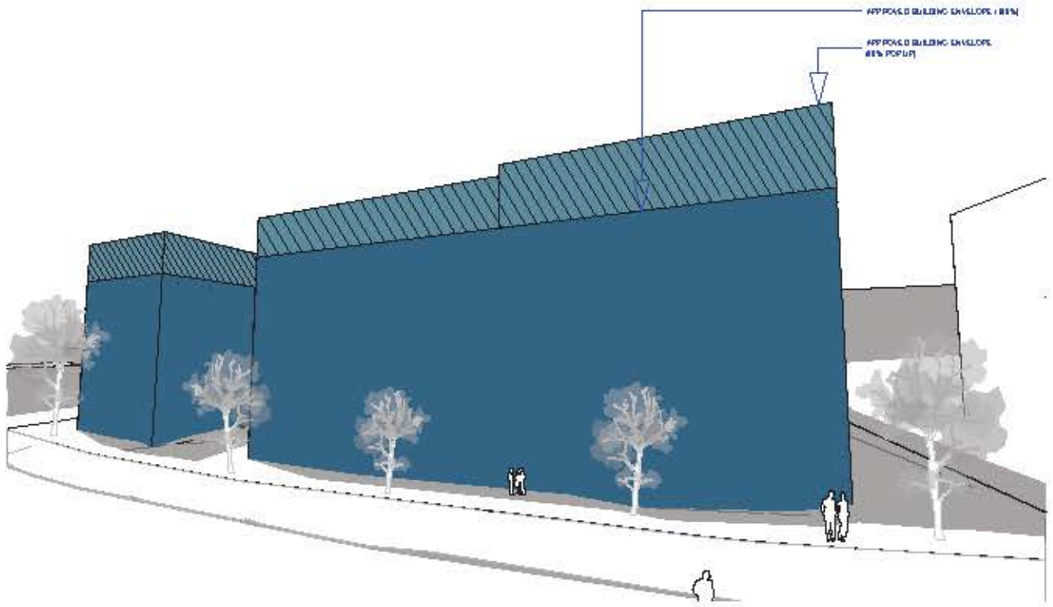
Project No. 14005
Drawn by JG JF CM
Drg No. A-DA-140-010
Rev E

turner



1 Approved Concept Plan Envelope- Namarrow Avenue

2 Proposed Envelope- Namarrow Avenue

LEGEND:

- Extent of Approved Building Envelope
- Extent of Approved Building Envelope Popups (60% of Footprint)
- Extent of Proposed Building Envelope
- Extent of Proposed Building Envelope Popups (60% of Footprint)
- Approved Building Envelope

** Proposed Building Envelope excludes Extent of Approved Building Envelopes

ABSA Class 2 Building Project Certification

5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

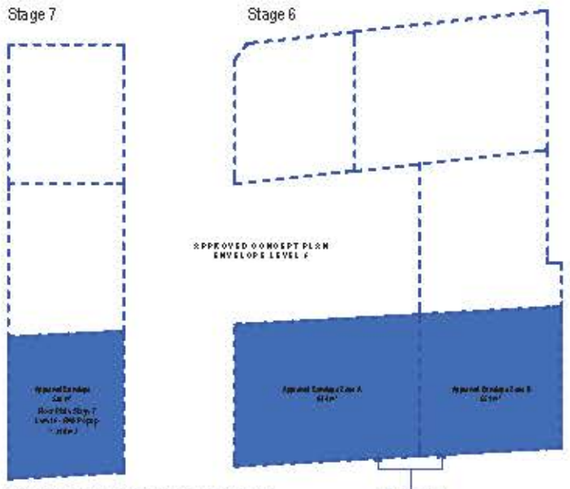
Project No
SHEPHERDS BAY - STAGE 6 & 7
Namarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Envelope Comparison Diagrams
Stage6 Pop Up Zone

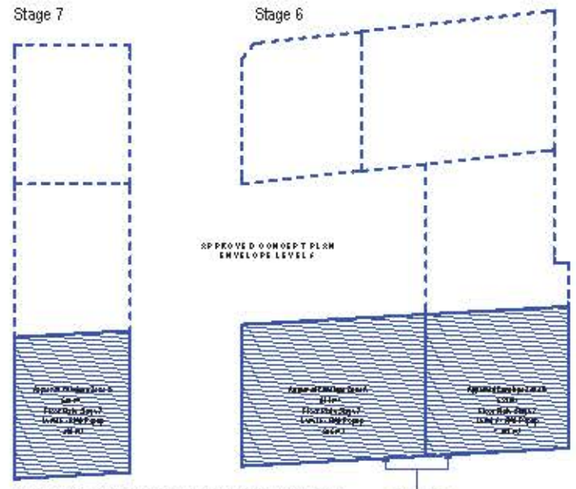
Rev	Date	Approved by	Description
E	18.04.15	JF	DA Consent

Scale: 1:500 @ A1, 50% @ A3
Project No: 14005
Drawn by: AG JF, CM
Drg No: A-DA-740-030
Rev: E

turner



Approved Concept Plan Envelope Level 5



Approved Concept Plan Popup Envelope Level 6 & 7

LEGEND

- Approved Building Envelope
- Proposed Building Footprint Zone
- Proposed Building Footprint Zone
- Approved Building Footprint Zone
- Approved Building Footprint Zone

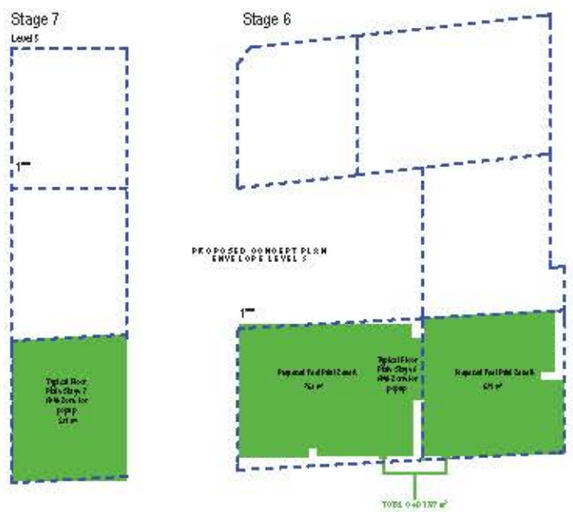
*1. Typical Floor plate below Popup Levels 6 & 7 for 60 % Footprint Calculation

Stage 6 Area (m²)	
Approved Building Envelope Level 5	1410m²
Proposed Building Footprint Level 5	1,177m²
Sub-total	467m²
Stage 7 Area (m²)	
Approved Building Envelope Level 5	1,200m²
Proposed Building Footprint Level 5	1,200m²
Sub-total	48m²
Total Stage 6 & 7	47m²

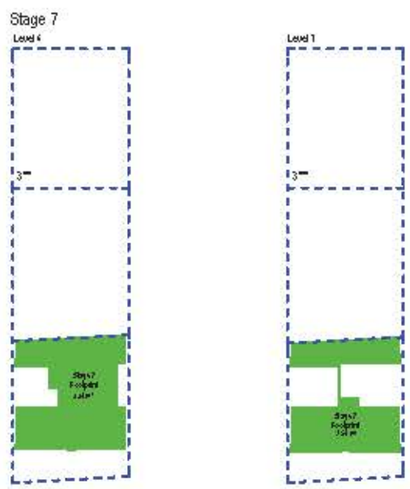
**2. Stage 6 & 7 - Proposed Footprints combined to achieve 60% of floor plate below.

Stage 6 Area (m²)	
1st Proposed Footprint	1410m²
2nd Proposed Footprint	1410m²
TOTAL	1410m²
60% of Approved Envelope Area (1410)	846
60% of Proposed Footprint Area (1177)	706
Stage 7 Area (m²)	
1st Proposed Footprint	1,200m²
2nd Proposed Footprint	1,200m²
TOTAL	2400m²
60% of Approved Envelope Area (1,200)	720
60% of Proposed Footprint Area (1,200)	720

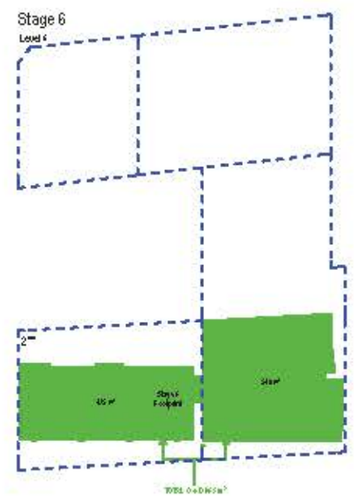
Notes and calculation:
Increase in GFA (NET)
Included: Commercial activity, public plaza areas, car-lockers, lift shafts, lowest level car park.
Excluded: Rear walkway, Commercial - ground floor shop, pre-lockers, car parking, vehicular ramp at the rear (only at the lower level), lower GFA for units over the front drive.



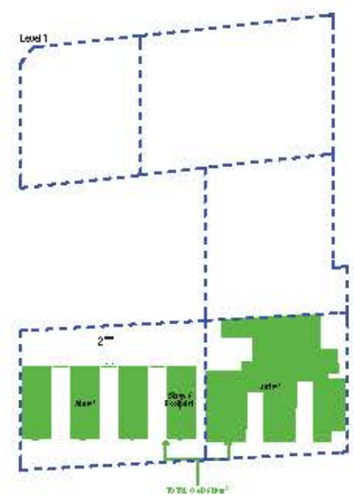
Proposed Concept Plan Envelope Level 5



Stage 7 Proposed Popup Envelope for Levels 6 & 7



Stage 6 Proposed Popup Envelope for Levels 6 & 7



NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project File
SHEPHERDS BAY - STAGE 6 &7
Nanamow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Envelope Comparison Diagrams
Pop Up Analysis

Rev	Date	Approved by	Description
D		JF	DA Council Re-Submission

Scale: 1:500 @ A1, 50% @ A3
Project No: 14005
Drawn by: JG JF, CM
Drg No: A-DA-740-060
Rev: D

turner

Perspective View 4 Nancarrow Ave Main Site Link

Perspective View 2 Nancarrow Ave Stage 6 Entry

Perspective View 3 Nancarrow Ave Stage 6 Entry

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project File
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Perspectives
Perspective01

Rev	Date	Approved by	Revision Name
C			DA-Council Re-Submission

Scale: NTS @A1, 50%@A3
Project No. 14005
Drawn by JC/JF/CM
Drawing No. A-DA-810-010
Rev C

turner

Perspective View 1 Nancarrow Ave

Perspective View 3 Constitution Road Entry Building 7

Perspective View 3 Constitution Road Main Site Link

ABSA Class 2 Building Project Certification

5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

Project No
SHEPHERDS BAY - STAGE 6 &7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Perspectives
Perspective02

Rev	Date	Approved by	Description
C			DA Council

Scale: NTS @A1, 50%@A3
Project No: 14005
Drawn by: JC/JF/CM
Drawing No: A-DA-810-020
Rev: C

turner

ABSA Class 2 Building Project Certification

5.4/10

NOTES

CLIENT
ROTHESAY AVENUE DEVELOPMENTS P/L

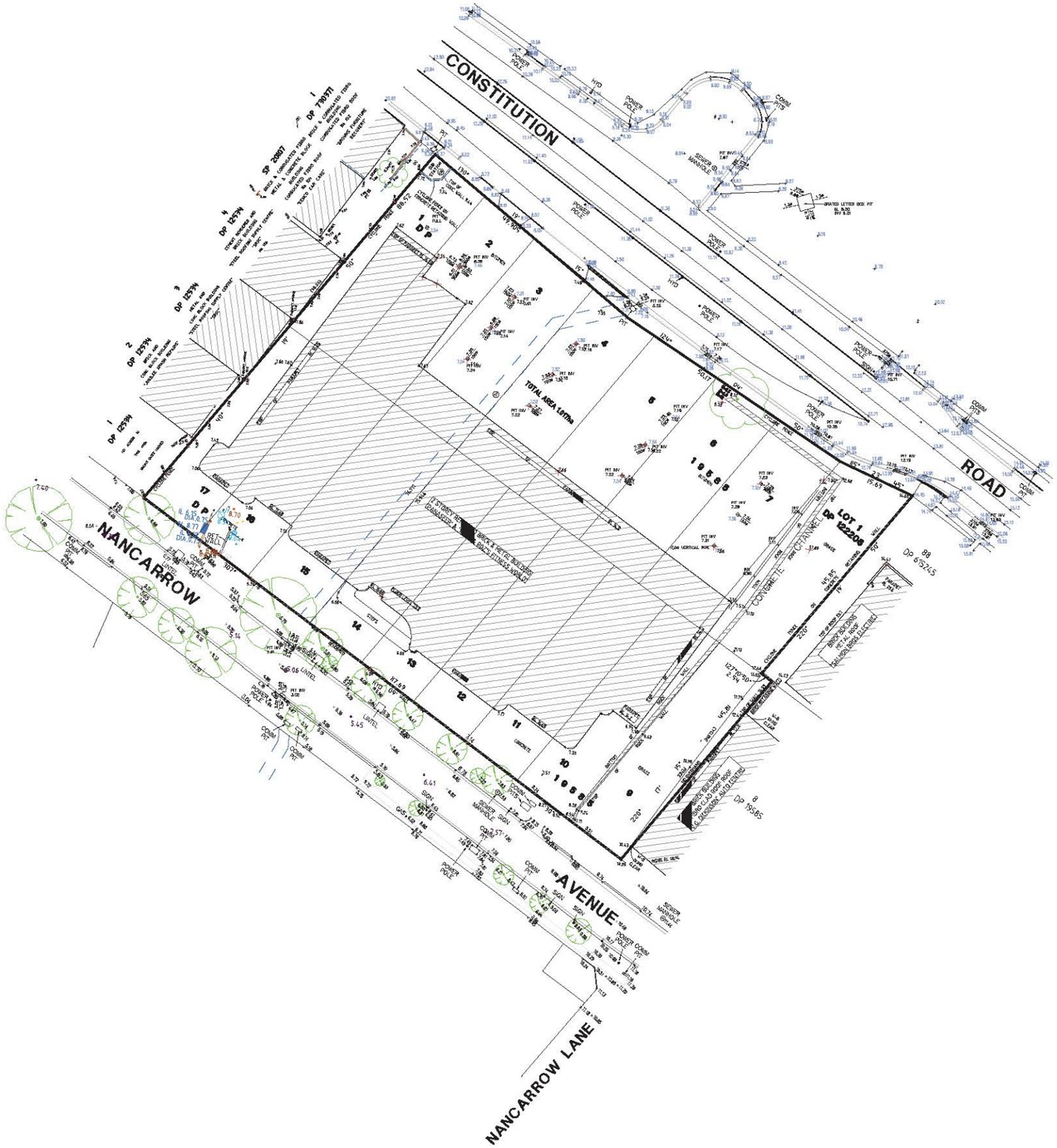
Project Title
SHEPHERDS BAY - STAGE 6 & 7
Nancarrow Ave, Meadowbank NSW 2114 Australia

Drawing Title
Photomontage
Photomontage

Rev.	Date	Approved by	Description
C			DA Control

Scale: NTS @A1, 50%@A3
Project No.: 14005
Drawn by: AG JF CM
Dwg No.: A-DA-830-010
Rev: C

turner



LEGEND

COMM PIT	COMMUNICATION PIT
HYD	HYDRANT
K.I. PIT	KERB INLET PIT

(A) EASEMENT TO DRAIN WATER 2.44 WIDE VIDE DP 19585 AND D436684
(B) LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES VIDE K835376

NOTES:

INTERNAL DETAIL AND LEVELS BY SrataSurv Surveyors.
DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY
NO BOUNDARY SURVEY HAS BEEN CARRIED OUT.
DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY.
SERVICES ETC. UNLESS NOTED HAVE NOT BEEN LOCATED.
SERVICES SHOWN ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN. THEREFORE, FIELD CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
ANY POINT OR FEATURE CRITICAL TO THE PREPARATION OF PLANS AND/OR CONSTRUCTION SHOULD BE ACCURATELY LOCATED PRIOR TO COMPLETION OF THOSE PLANS AND/OR COMMENCEMENT OF CONSTRUCTION
DIMENSIONS AND BEARINGS FROM DP 19585, DP 122205
ORIGIN OF LEVELS: SSM 1044 RL 2.55 (AHD) CLASS LC ORDER L3
USE STATED DIMENSIONS. DO NOT SCALE.

ORIGIN OF M.G.A. CO-ORDINATES – SSM 122875 – E323870.315, N6256240.804 CLASS C ORDER 3
AND SSM 122864 – E323745.396, N6256107.178 CLASS C ORDER 3
5/07/2010

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THIS PLAN HAS BEEN PREPARED FOR THE SOLE USE OF THE INSTRUCTING PARTY &/OR THEIR NOMINATED CLIENT

AMENDMENTS

DATE	DESCRIPTION

L.G.A RYDE	INSTRUCTED BY: MR G YOUSSEF
LOCALITY: RYDE	RE: HOLDMARK DEVELOPMENTS P/L

H RAMSAY & CO.
SURVEYORS EST. 1962
H Ramsay & Company Pty Limited ACN 069 967 817
"CARLINGFORD CENTRAL" SUITE 15, 241–245 PENNANT HILLS RD, CARLINGFORD NSW 2118
P.O. BOX 9082 HARRIS PARK NSW 2150 PH: (02) 9635 5840 FAX: (02) 9806 0027
EMAIL: surveyor@hramsay.com.au www.hramsay.com.au

PLAN SHOWING DETAIL AND LEVELS OVER LOTS 1–7 AND LOTS 9–17 DP 19585 AND LOT 1 DP 122205 CONSTITUTION ROAD AND NANCARROW AVENUE SHEPHERDS BAY

SCALE	1:500@A1
DATUM	AHD
SURVEY	GC NM
DRAWN	PVB
DATE	20/11/2014
OUR REF	8077/14
SHEET 1 OF 1 SHEETS	