

ATTACHMENT A

ATTACHMENT A

BUILDING 4A ARCHITECTURAL DRAWINGS

**128-150 ROSS STREET, FOREST LODGE -
FORMER HAROLD PARK PACEWAY**

ATTACHMENT A

KEY FOR CONSTRUCTION

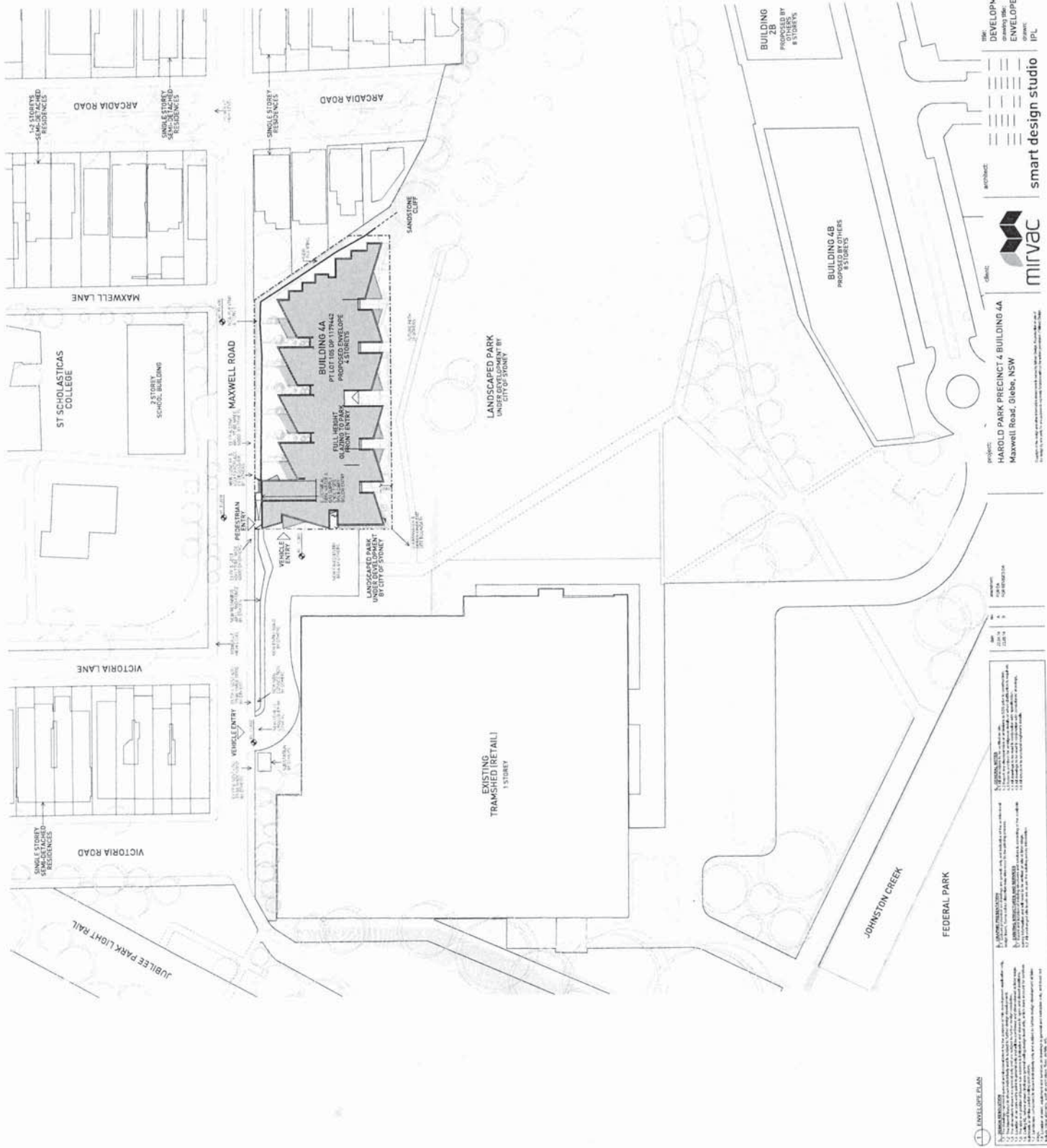
- BASIC INCLUSIONS**
- 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
 - 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2017.
 - 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2017.
 - 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GAS REGULATIONS 2017.
 - 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MECHANICAL REGULATIONS 2017.
 - 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL TILING REGULATIONS 2017.
 - 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL PAINTING REGULATIONS 2017.
 - 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL JOINERY REGULATIONS 2017.
 - 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CARPENTRY REGULATIONS 2017.
 - 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONCRETE REGULATIONS 2017.
 - 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MASONRY REGULATIONS 2017.
 - 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS 2017.
 - 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GLAZING REGULATIONS 2017.
 - 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FLOORING REGULATIONS 2017.
 - 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL JOINERY REGULATIONS 2017.
 - 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CARPENTRY REGULATIONS 2017.
 - 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONCRETE REGULATIONS 2017.
 - 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MASONRY REGULATIONS 2017.
 - 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS 2017.
 - 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GLAZING REGULATIONS 2017.
 - 21. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FLOORING REGULATIONS 2017.
 - 22. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL JOINERY REGULATIONS 2017.
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 - 25. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MASONRY REGULATIONS 2017.
 - 26. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS 2017.
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 - 31. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONCRETE REGULATIONS 2017.
 - 32. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MASONRY REGULATIONS 2017.
 - 33. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS 2017.
 - 34. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GLAZING REGULATIONS 2017.
 - 35. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FLOORING REGULATIONS 2017.
 - 36. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL JOINERY REGULATIONS 2017.
 - 37. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CARPENTRY REGULATIONS 2017.
 - 38. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONCRETE REGULATIONS 2017.
 - 39. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MASONRY REGULATIONS 2017.
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 - 41. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GLAZING REGULATIONS 2017.
 - 42. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FLOORING REGULATIONS 2017.
 - 43. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL JOINERY REGULATIONS 2017.
 - 44. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CARPENTRY REGULATIONS 2017.
 - 45. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONCRETE REGULATIONS 2017.
 - 46. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL MASONRY REGULATIONS 2017.
 - 47. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS 2017.
 - 48. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GLAZING REGULATIONS 2017.
 - 49. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FLOORING REGULATIONS 2017.
 - 50. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL JOINERY REGULATIONS 2017.

DRAWING SCHEDULE

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/10/2014
2	REVISED	10/10/2014
3	REVISED	10/10/2014
4	REVISED	10/10/2014
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49	REVISED	10/10/2014
50	REVISED	10/10/2014

ABBREVIATIONS

SYMBOL	DESCRIPTION
1	EXISTING BUILDING
2	PROPOSED BUILDING
3	PROPOSED DRIVEWAY
4	PROPOSED PATHWAY
5	PROPOSED DRIVEWAY
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47	PROPOSED DRIVEWAY
48	PROPOSED DRIVEWAY
49	PROPOSED DRIVEWAY
50	PROPOSED DRIVEWAY



Scale: 1:1000
 Date: 23-09-14
 Job No: 1324
 Drawing No: DA-001
 Rev: 8

DEVELOPMENT APPLICATION
 HAROLD PARK PRECINCT 4 BUILDING 4A
 Maxwell Road, Glebe, NSW

smart design studio
 IPL



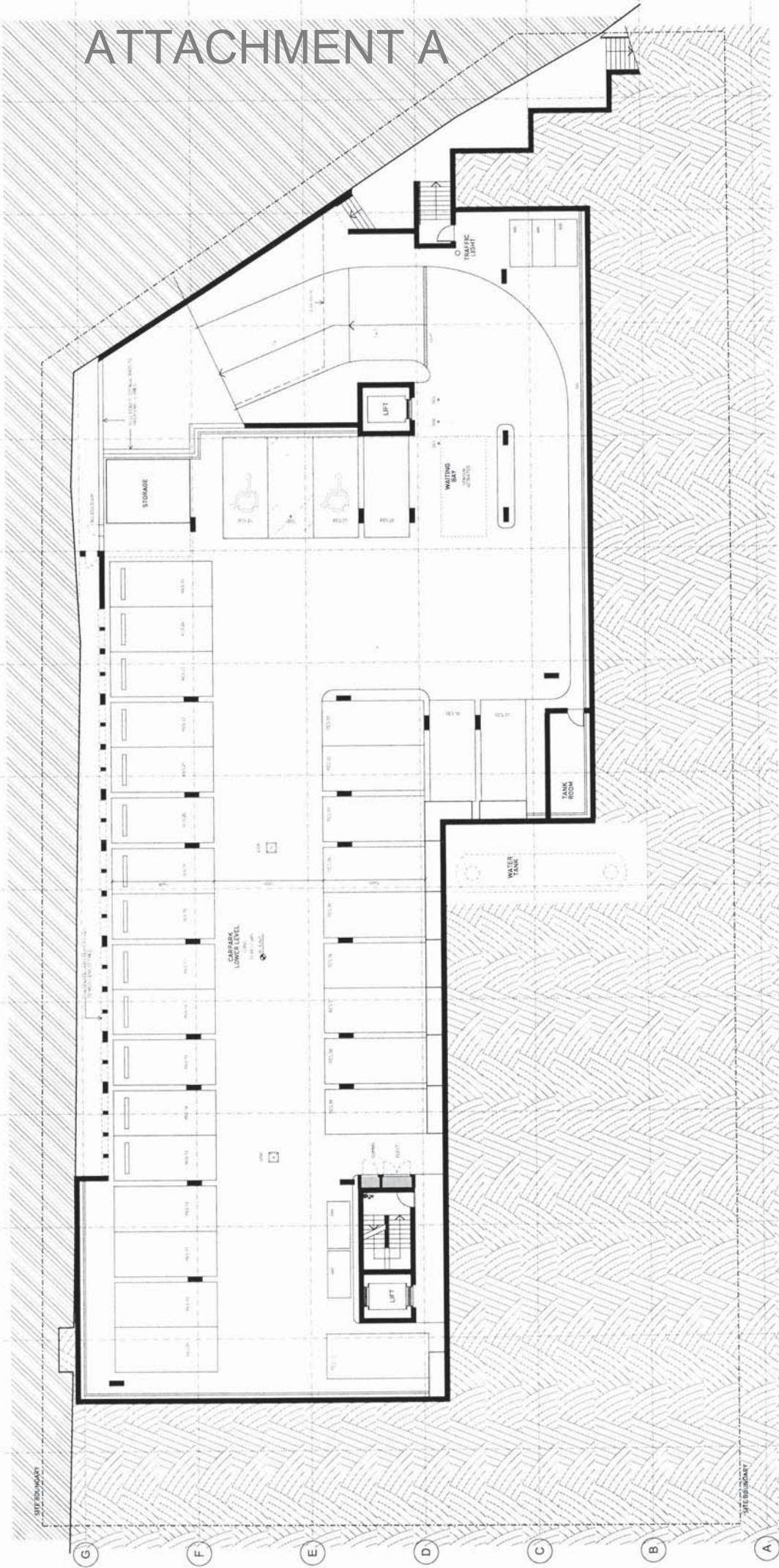
PROJECT: HAROLD PARK PRECINCT 4 BUILDING 4A
 Maxwell Road, Glebe, NSW

DATE: 23-09-14
 DRAWING NO: DA-001

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ATTACHMENT A



scale: B1: 1:100
scale: B2: 1:200
lot no: PT LOT 105
lot no: 1324 date: 23.09.14
drawing no: DA-100
rev: B

DEVELOPMENT APPLICATION
drawing title: BASEMENT PLAN
stage: 00

architect: smart design studio

client: mirvac

project: HAROLD PARK PRECINCT 4 BUILDING 4A
Maxwell Road, Glebe, NSW

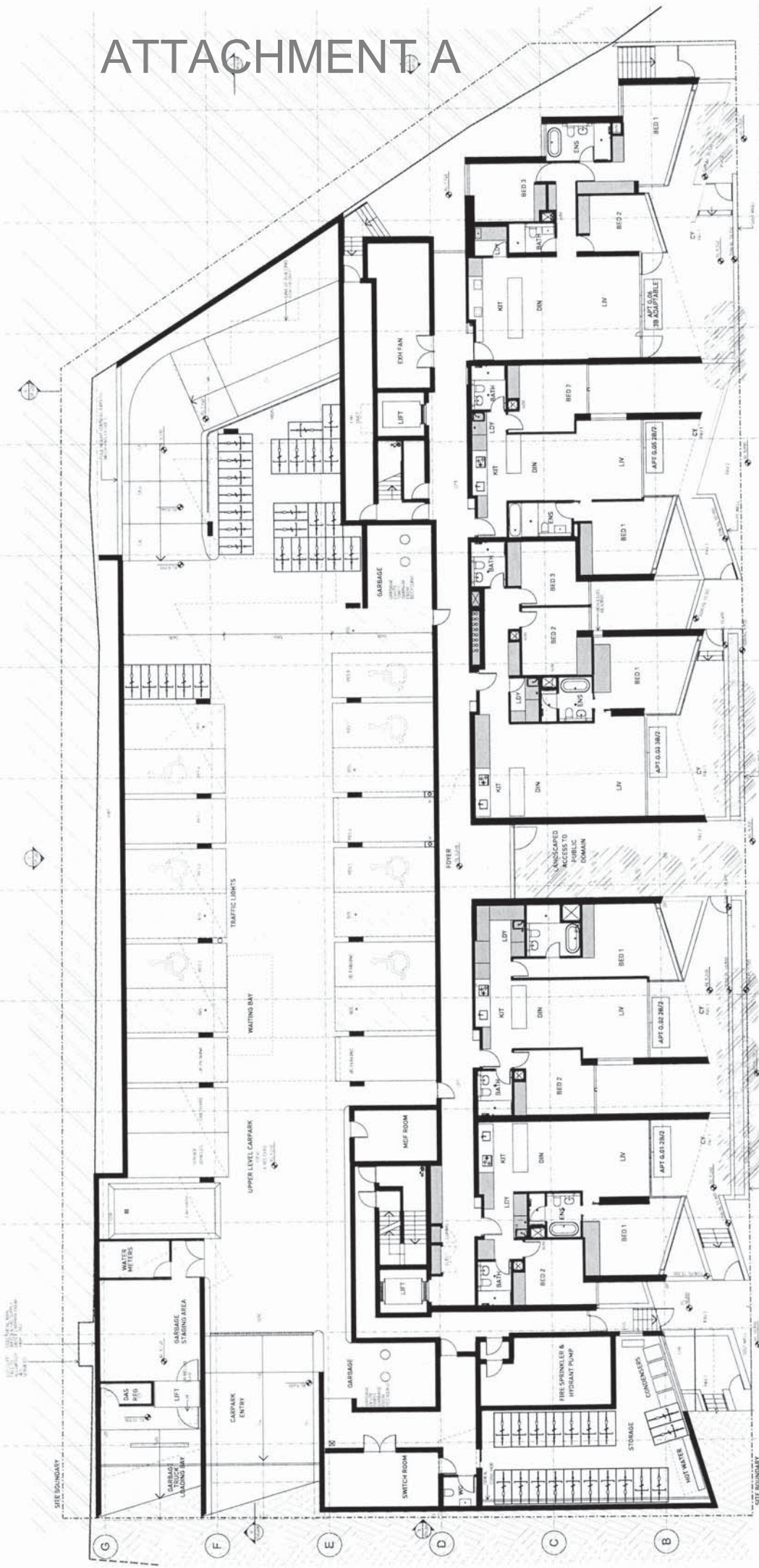
DATE: 23.09.14
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

1. BASEMENT PLAN
2. FLOOR PLAN
3. SECTION
4. ELEVATION
5. EXTERIOR
6. INTERIOR
7. MECHANICAL
8. ELECTRICAL
9. SANITARY
10. STRUCTURAL
11. LANDSCAPE
12. SITE PLAN
13. OTHER

PERMITTED ONLY
NOT FOR CONSTRUCTION

ATTACHMENT A

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Scale: 1:100
Date: 23.09.14
Job no: 1324
Drawing no: DA-101

Project: HAROLD PARK LANDSCAPING BY OTHERS
Drawing: GROUND FLOOR PLAN

Client: mirvac
Architect: smart design studio
Date: 23.09.14
Scale: 1:100
Job no: 1324
Drawing no: DA-101

Project: HAROLD PARK LANDSCAPING BY OTHERS
Drawing: GROUND FLOOR PLAN

Client: mirvac
Architect: smart design studio

Project: HAROLD PARK PRECINCT 4 BUILDING 4A
Maxwell Road, Glebe, NSW

Scale: 1:100
Date: 23.09.14
Job no: 1324
Drawing no: DA-101

REVISIONS

No.	Description	Date
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2	ISSUED FOR CONSTRUCTION	23.09.14

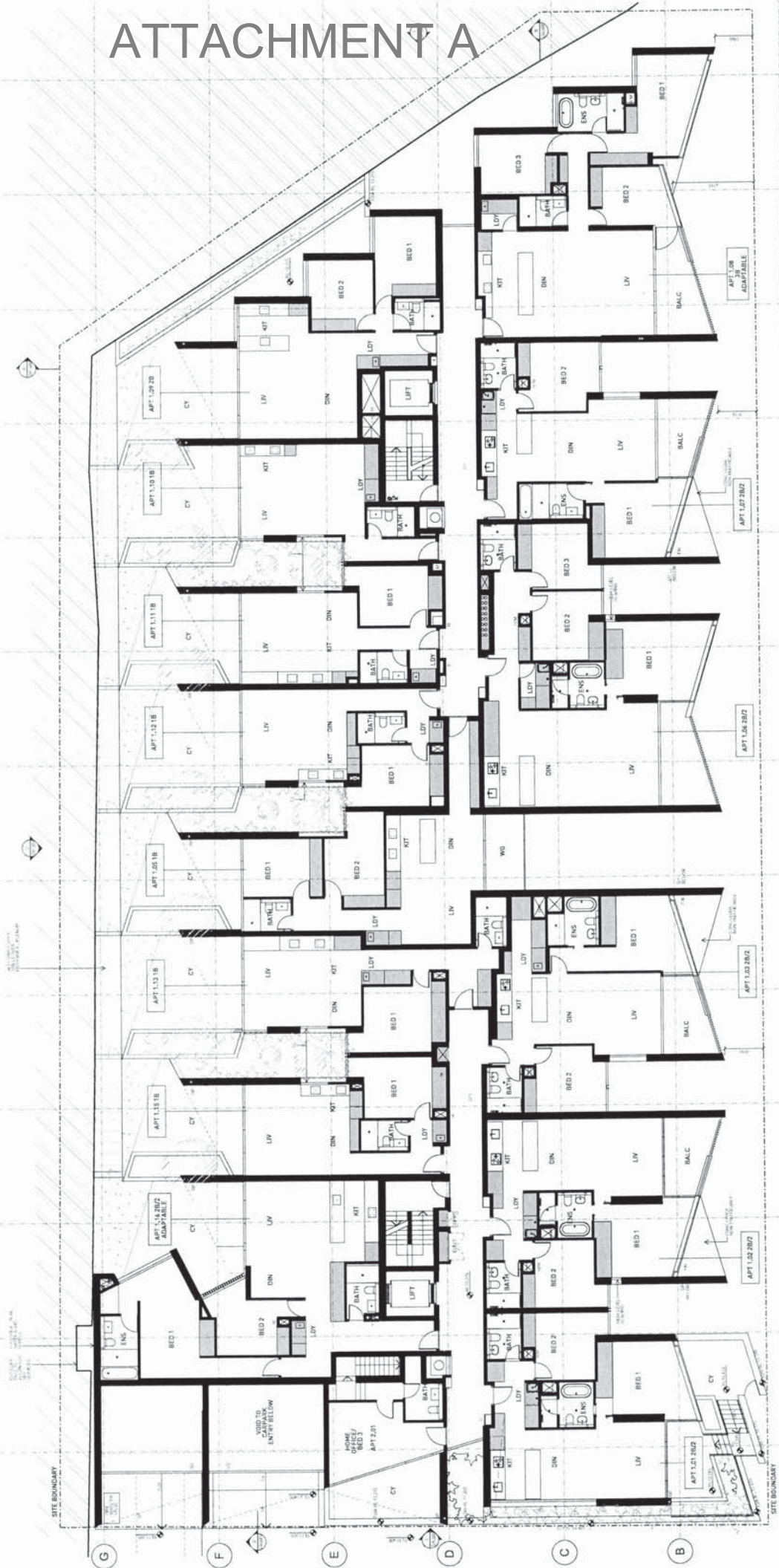
NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
3. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SERVICES.
4. REFER TO STRUCTURAL DRAWINGS FOR COLUMN AND BEAM LOCATIONS.
5. REFER TO LANDSCAPING DRAWINGS FOR PLANTING AND HARDSCAPING.
6. REFER TO SITE SPECIFIC REGULATIONS AND STANDARDS.

GROUND FLOOR PLAN

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ATTACHMENT A



scale: 1:100
 scale: 1:200
 job no. 1324 date: 23.09.14
 drawing no. DA-102 rev: 8

DEVELOPMENT APPLICATION
 drawing title:
 LEVEL 1 FLOOR PLAN

smart design studio
 mirvac

PROJECT:
 HAROLD PARK PRECINCT 4 BUILDING 4A
 Maxwell Road, Glebe, NSW

SHEET NO:
 DA-102

DATE:
 23.09.14

DRAWN BY:
 [Name]

CHECKED BY:
 [Name]

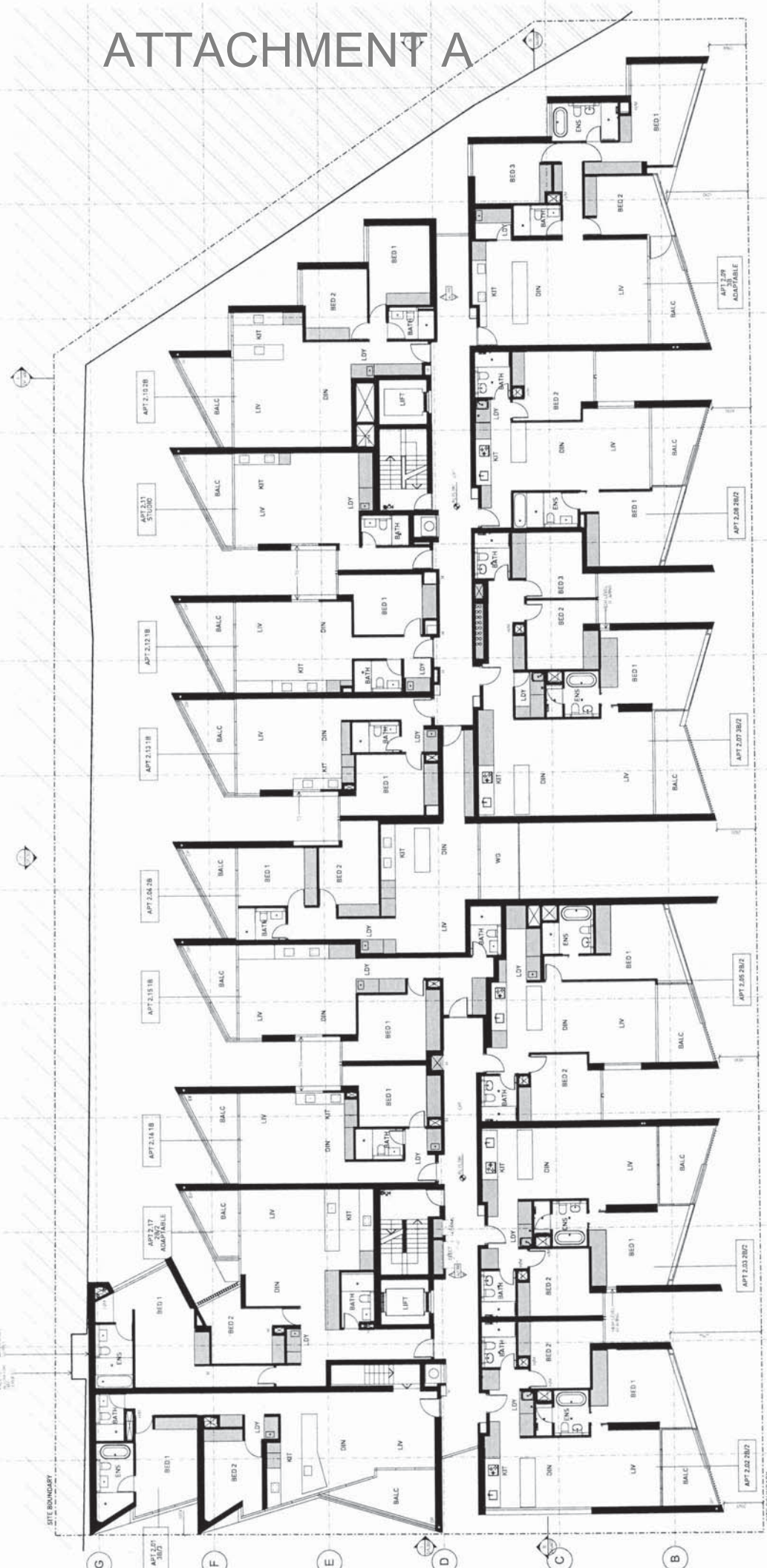
APPROVED BY:
 [Name]

1. INTRODUCTION
 2. GENERAL INFORMATION
 3. DESIGN INFORMATION
 4. MATERIALS INFORMATION
 5. FINISHES INFORMATION
 6. DIMENSIONS INFORMATION
 7. NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

1 2 3 4 5 6 7 8 9 10 11 12 13

ATTACHMENT A



scale: AS 1:100
 scale: AS 1:200
 job no: 1324
 date: 23.09.14
 drawing no: DA-103
 rev: B

DEVELOPMENT APPLICATION
 drawing title:
 LEVEL 2 FLOOR PLAN
 app of:
 or part:
 00

smart design studio
 ipl



project:
 HAROLD PARK PRECINCT 4 BUILDING 4A
 Maxwell Road, Glebe, NSW

author:
 10/09/2014
 10/09/2014

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LEVEL 2 FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

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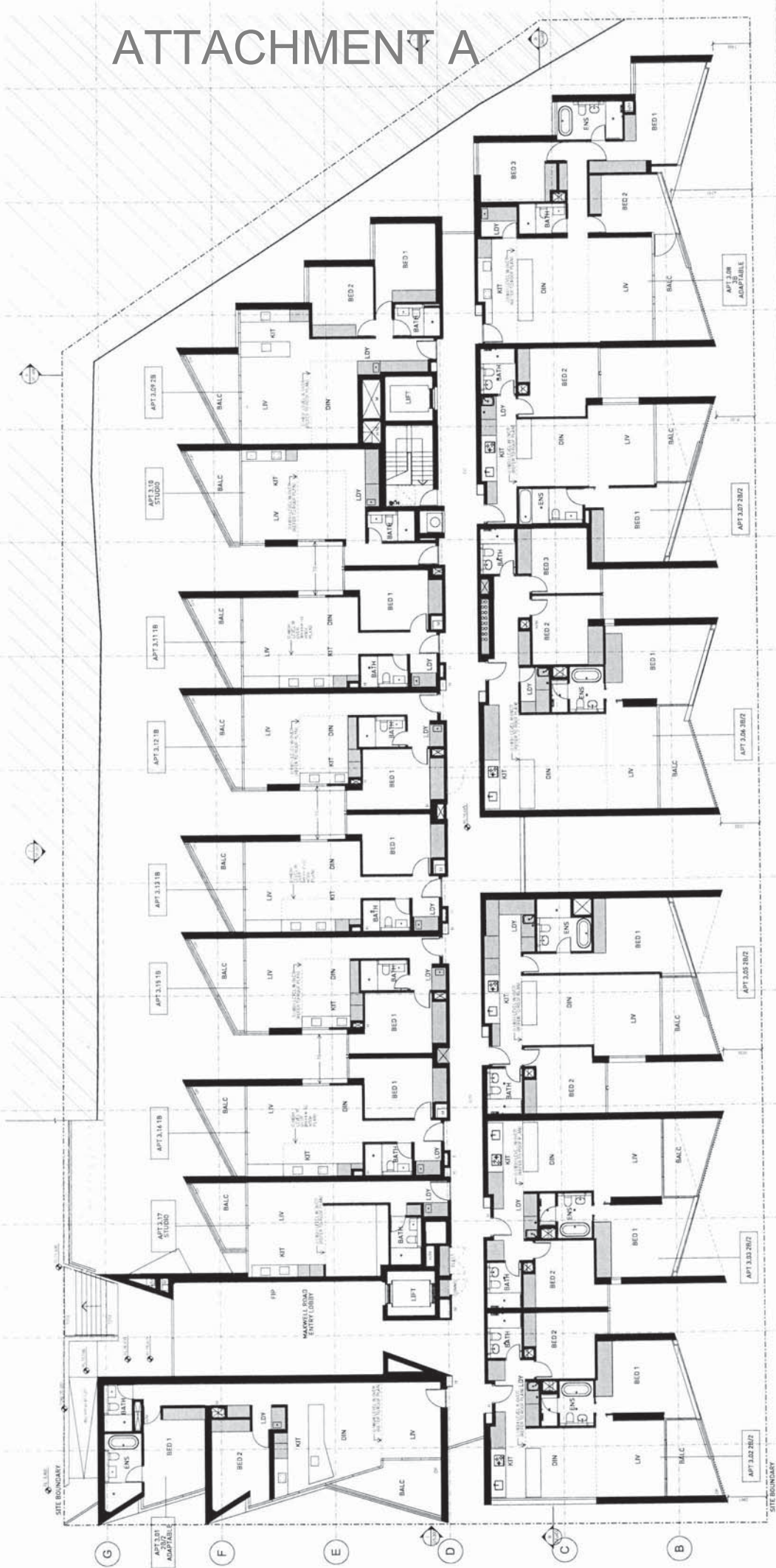
4

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ATTACHMENT A



scale @ A1: 1:100
scale @ A2: 1:200
job no: 1324 date: 23.09.14
drawing no: DA.104
rev: 8

DEVELOPMENT APPLICATION
DRAWING NO: LEVEL 3 FLOOR PLAN
APP #E: 00

smart design studio
IPL

architect

mivac

project:
HAROLD PARK PRECINCT 4 BUILDING 4A
Maxwell Road, Glebe, NSW

project no:
1324

DATE: 23.09.14
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100

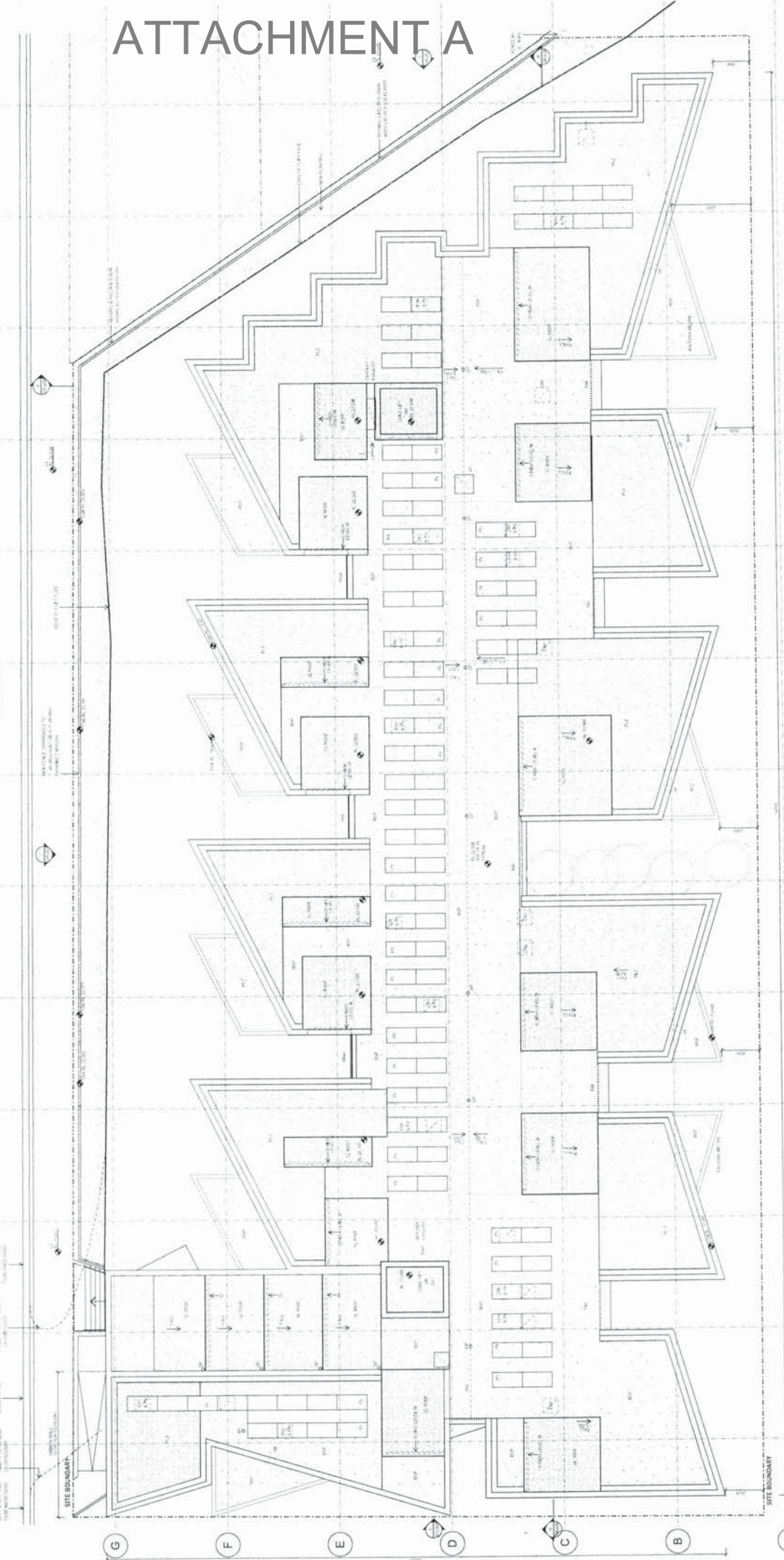
LEVEL 3 FLOOR PLAN

ATTACHMENT A

PRELIMINARY NOT FOR CONSTRUCTION

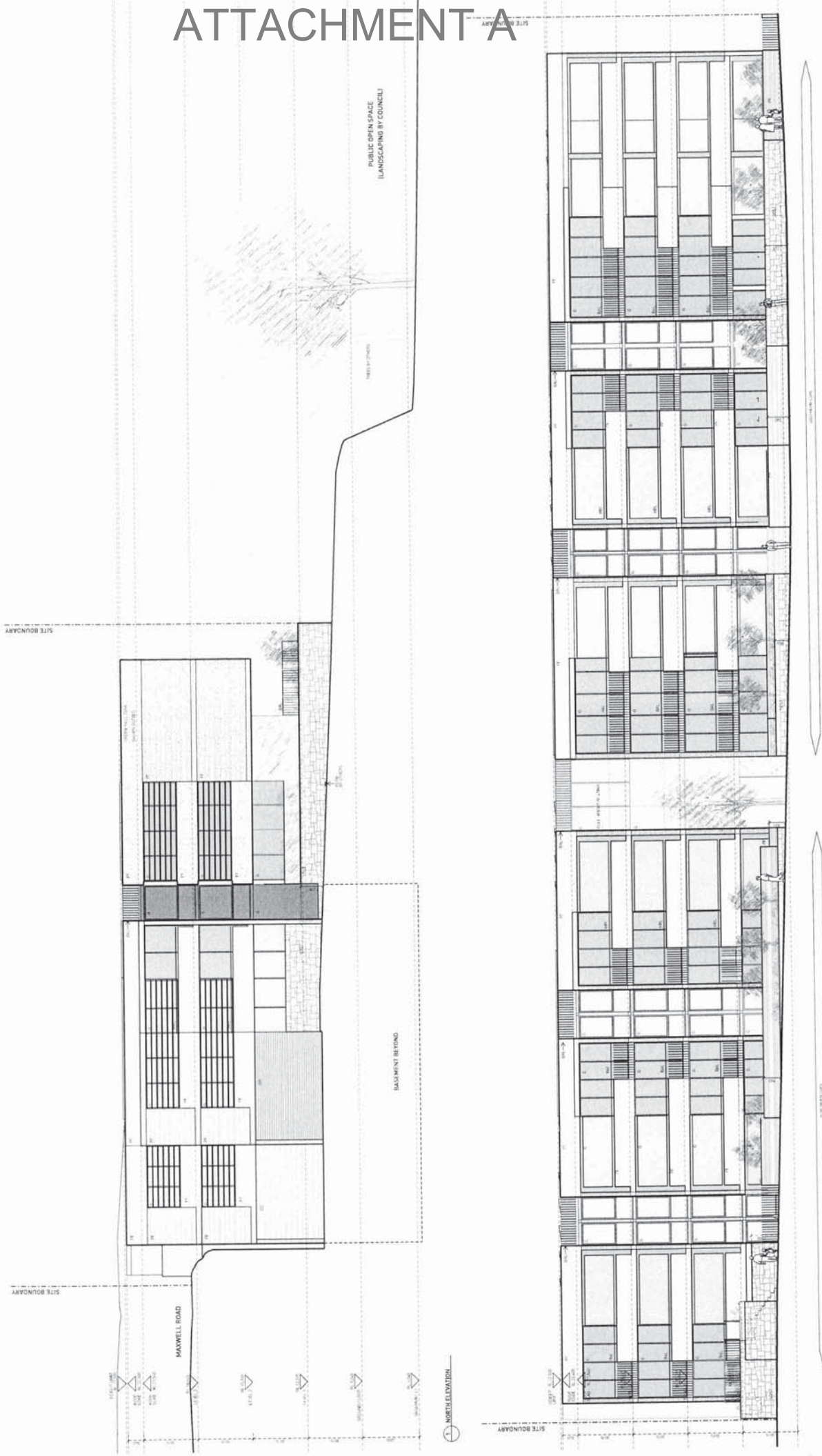
Grid lines 1 through 13

MAXWELL ROAD



Project information including client name (MIRVAC), project name (HAROLD PARK PRECINCT 4 BUILDING 4A), drawing title (ROOF PLAN), and drawing number (DP 177942).

ATTACHMENT A



SCALE @ A1: 1:100
SCALE @ A2: 1:200
JOB NO: 1324 DATE: 23.09.14
DRAWING NO: DA-300
REV: B

PROJECT: DEVELOPMENT APPLICATION
DRAWING TITLE: ELEVATIONS
DATE: 6/0
DRAWING BY: IPL

smart design studio

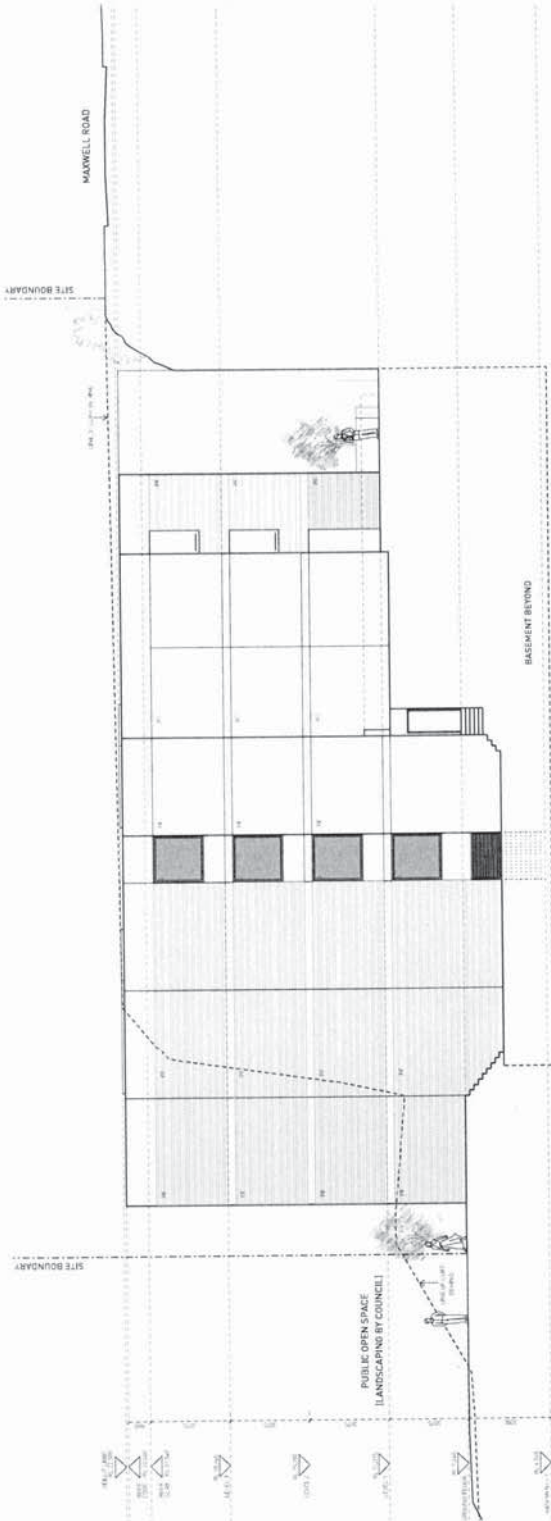


PROJECT: HAROLD PARK PRECINCT 4 BUILDING 1A
Maxwell Road, Glebe, NSW
DRAWING NO: DA-300

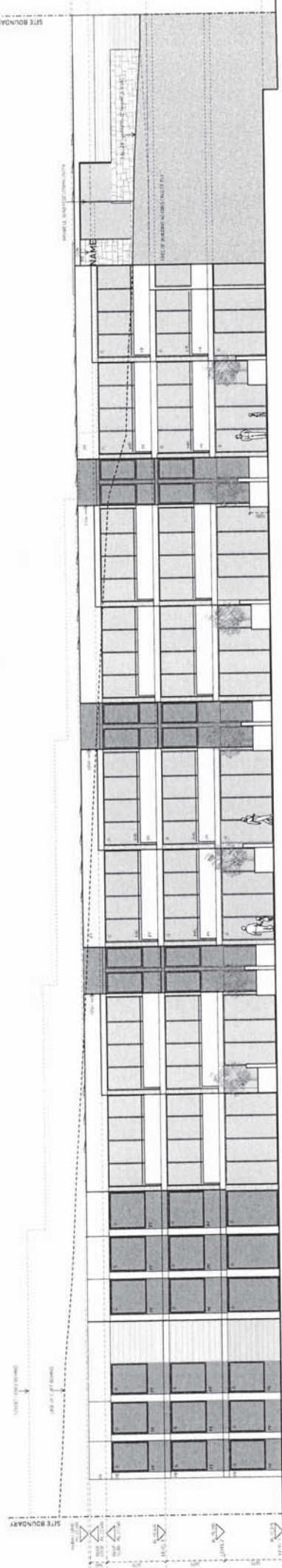
DATE: 23.09.14
SCALE: 1:100

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ATTACHMENT A



① SOUTH ELEVATION



② EAST ELEVATION

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL WORK IS TO BE ACCORDING TO THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL BUILDING CODE OF PRACTISE 2011.
 3. ALL WORK IS TO BE ACCORDING TO THE NATIONAL ELECTRICAL REGULATIONS 2017 AND THE NATIONAL ELECTRICAL CODE OF PRACTISE 2017.
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 15. ALL WORK IS TO BE ACCORDING TO THE NATIONAL RECREATIONAL REGULATIONS 2017 AND THE NATIONAL RECREATIONAL CODE OF PRACTISE 2017.

PROJECT:
 HAROLD PARK PRECINCT 4 BUILDING 4A
 Maxwell Road, Glabe, NSW



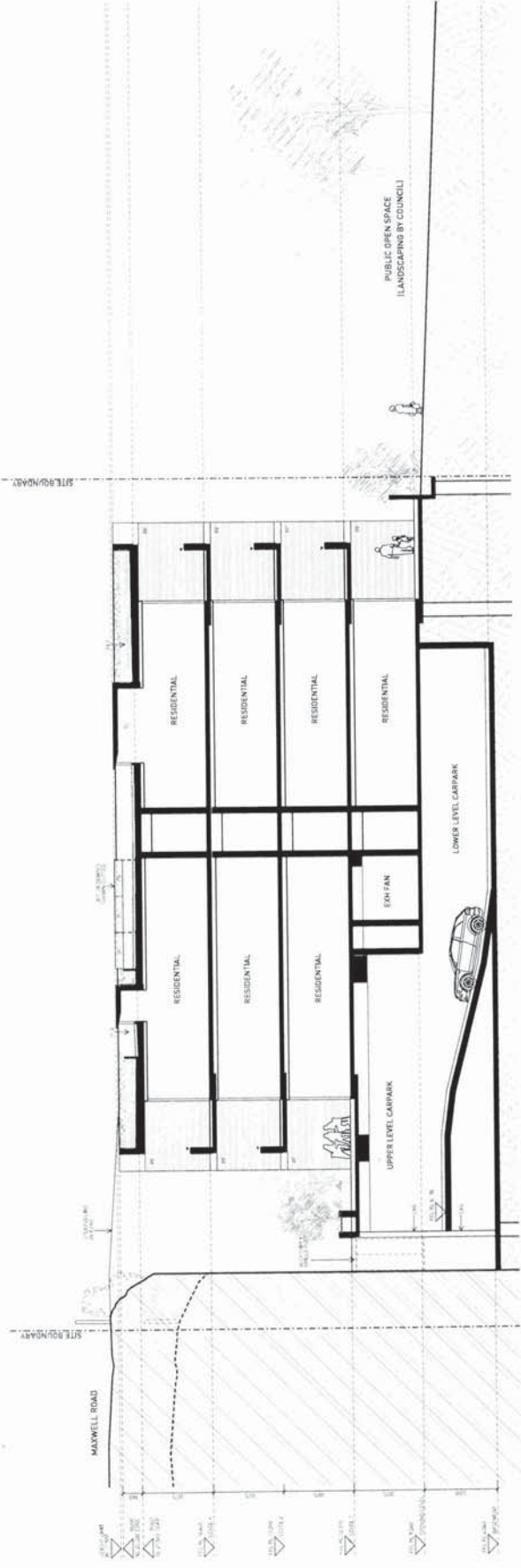
smart design studio

DEVELOPMENT APPLICATION
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 DRAWING NO. DA301

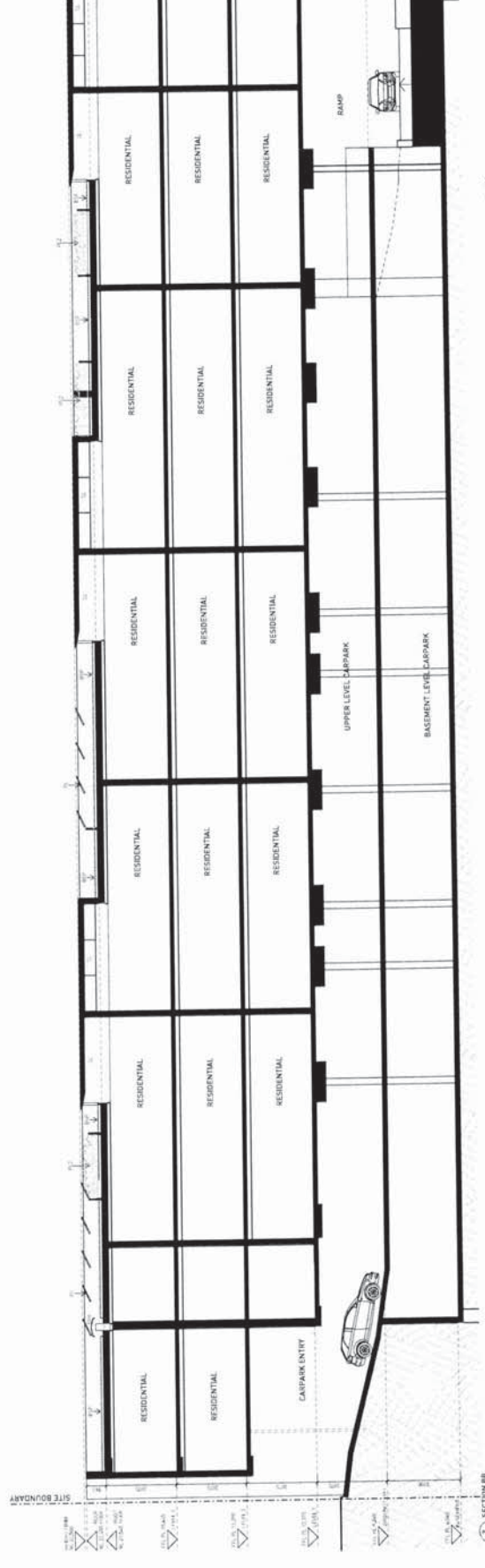
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 DATE: 23.09.14

PT LOT D55
 DP 117942

ATTACHMENT A



SECTION A-A

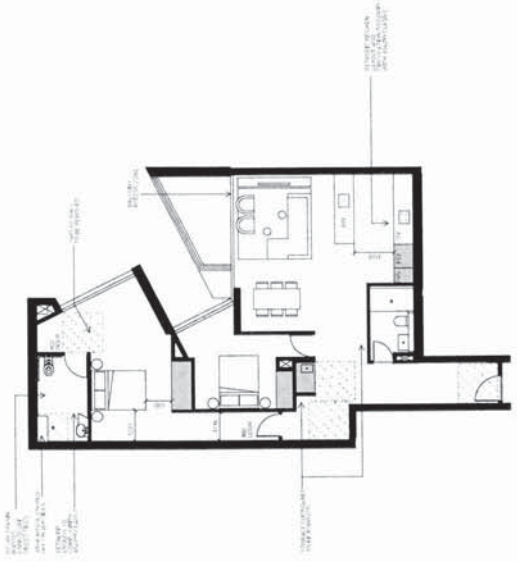


SECTION B-B

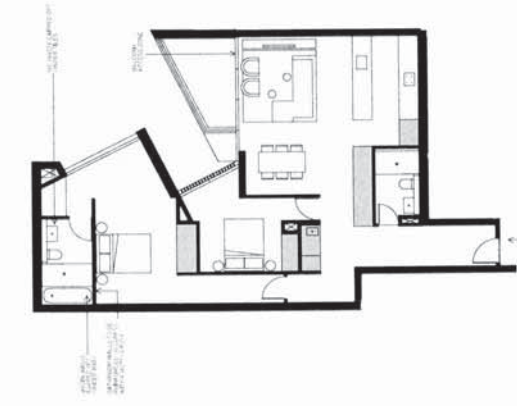
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 Maxwell Road, Globs, NSW
 smart design studio
 ARCHITECT: smart design studio
 CLIENT: IPL
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 DRAWING NO: DA400
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 DRAWING NO: DA400
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DEVELOPMENT APPLICATION
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 smart design studio
 IPL

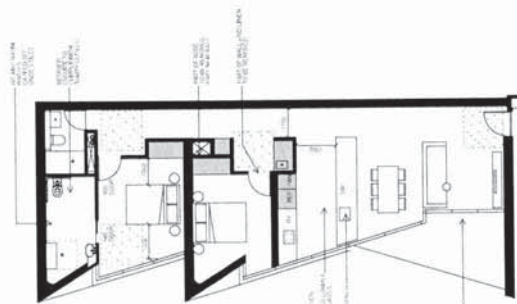
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 9. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.
 10. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.



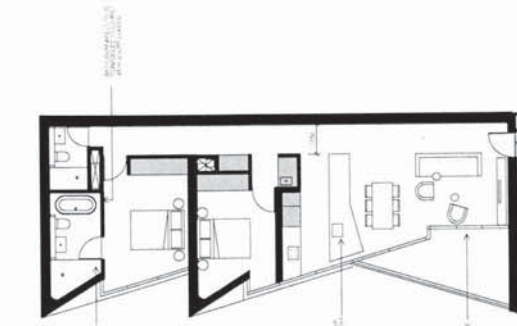
1.1.1.1.2.1 POST-ADAPTATION UNIT 1.1.1.1.2.1



1.1.1.1.2.1 PRE-ADAPTATION UNIT 1.1.1.1.2.1



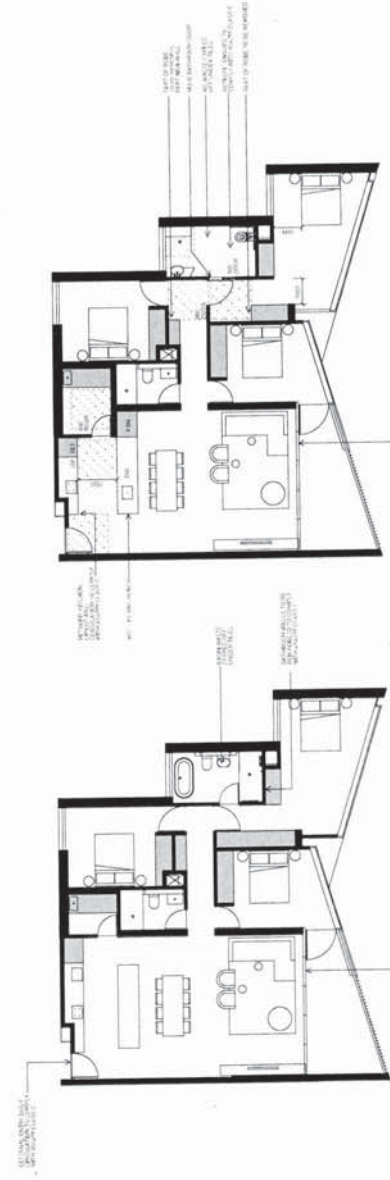
2.0.1 POST-ADAPTATION UNIT 2.0.1



2.0.1 PRE-ADAPTATION UNIT 2.0.1

NOTE
 UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.

ATTACHMENT A



2.0.1.2.0.1 POST-ADAPTATION UNIT 2.0.1.2.0.1

2.0.1.2.0.1 PRE-ADAPTATION UNIT 2.0.1.2.0.1

Scale @ A1: 1:100
 Scale @ A2: 1:200
 Job no: 1324 date: 23-09-14
 Drawing no: DA550 rev: B

DEVELOPMENT APPLICATION
 ADAPTABLE APARTMENTS LAYOUT
 RIGID
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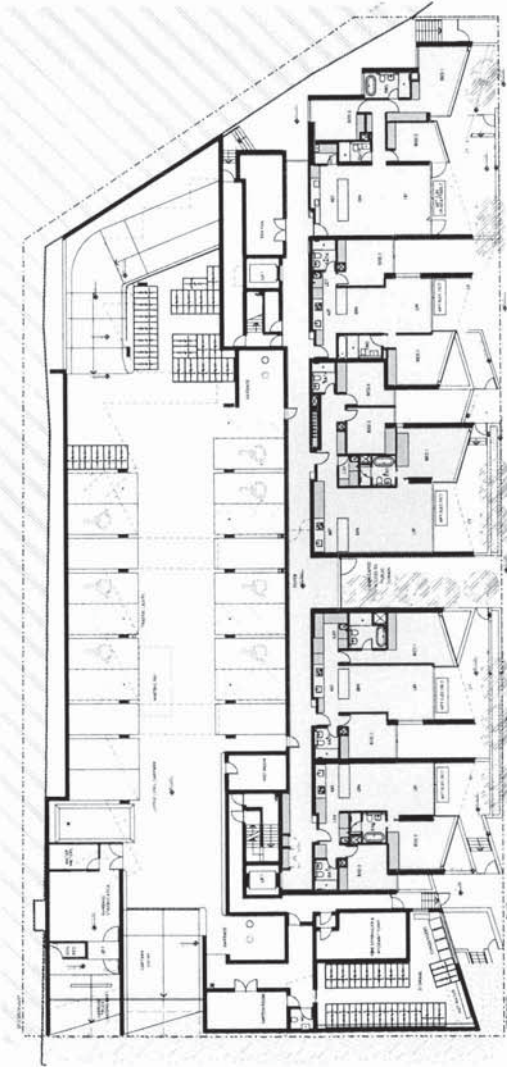


PROJECT: HAROLD PARK PRECINCT 4 BUILDING 4A
 Maxwell Road, Glabe, NSW

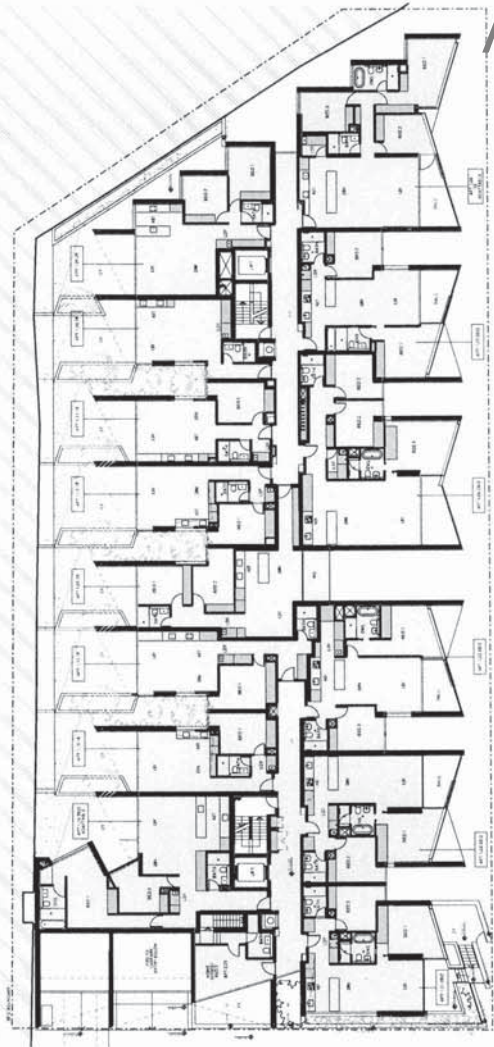
DATE: 23-09-14
 DRAWN BY: [Name]
 CHECKED BY: [Name]

1. GENERAL NOTES
 1.1. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.
 1.2. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.
 1.3. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.
 1.4. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.
 1.5. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.
 1.6. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.
 1.7. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.
 1.8. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.
 1.9. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.
 1.10. UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2015 AND THE BUILDING CODE OF PRACTICE 2015.

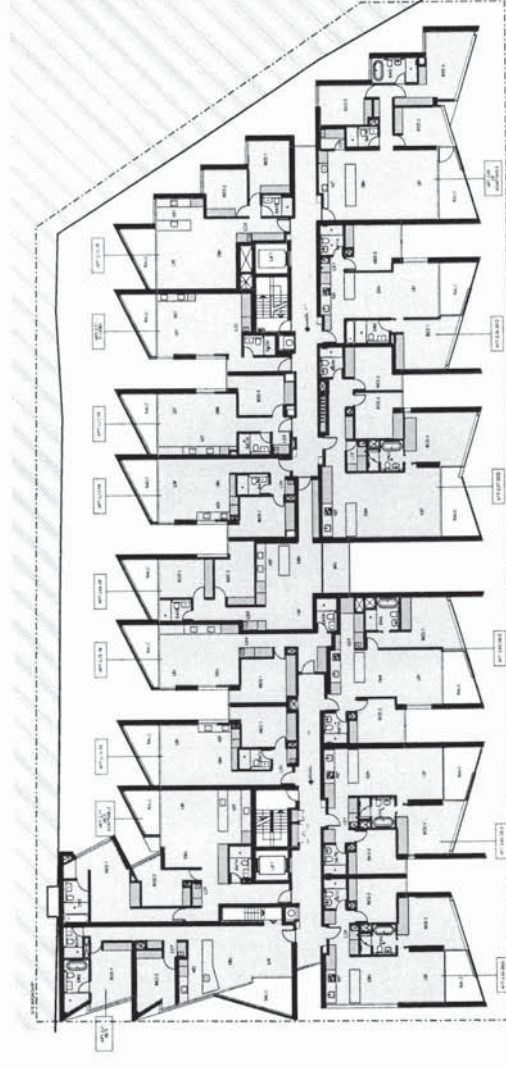
ATTACHMENT A



GFA: 655 m²



GFA: 1353 m²



GFA: 1420 m²



GFA: 1426 m²

AREA SCHEDULE (GFA)	
GROUND FLOOR	655 SOM
LEVEL 1	1353 SOM
LEVEL 2	1420 SOM
LEVEL 3	1426 SOM
TOTAL	4854 SOM

1. THE DESIGNER'S OBLIGATIONS ARE LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS AND TO THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE SUITABILITY OF THE DESIGN FOR ANY PARTICULAR PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS AND TO THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE SUITABILITY OF THE DESIGN FOR ANY PARTICULAR PURPOSE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

DATE: 03.07.2014
 DRAWING NO: DA-002
 PROJECT: HAROLD PARK PRECINCT 4 BUILDING 4A
 Maxwell Road, Gloub, NSW

PROJECT: HAROLD PARK PRECINCT 4 BUILDING 4A
 Maxwell Road, Gloub, NSW



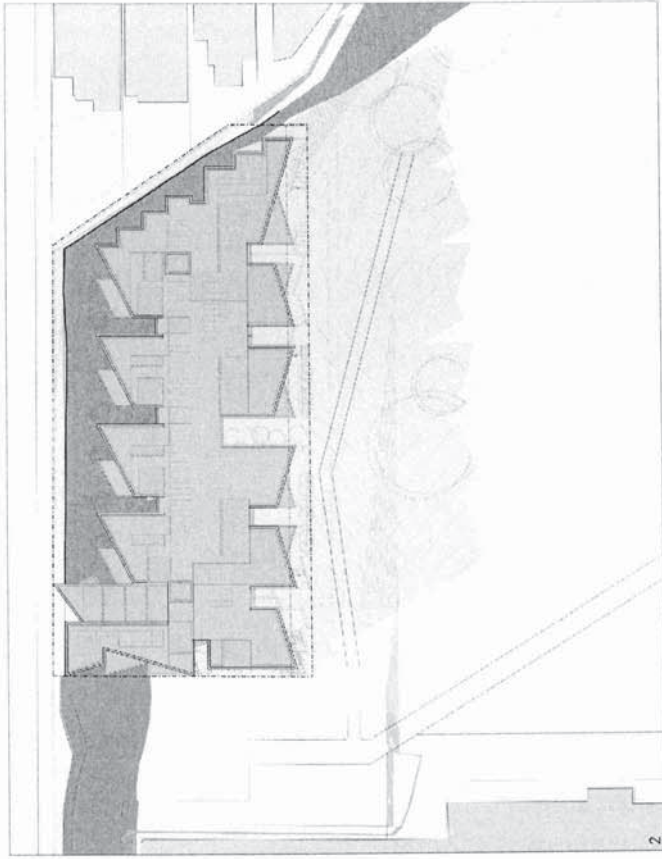
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 DEVELOPMENT APPLICATION
 GFA AREAS

DEVELOPMENT APPLICATION
 GFA AREAS

DATE: 03.07.2014
 DRAWING NO: DA-002

PROJECT NO: DP 1177442

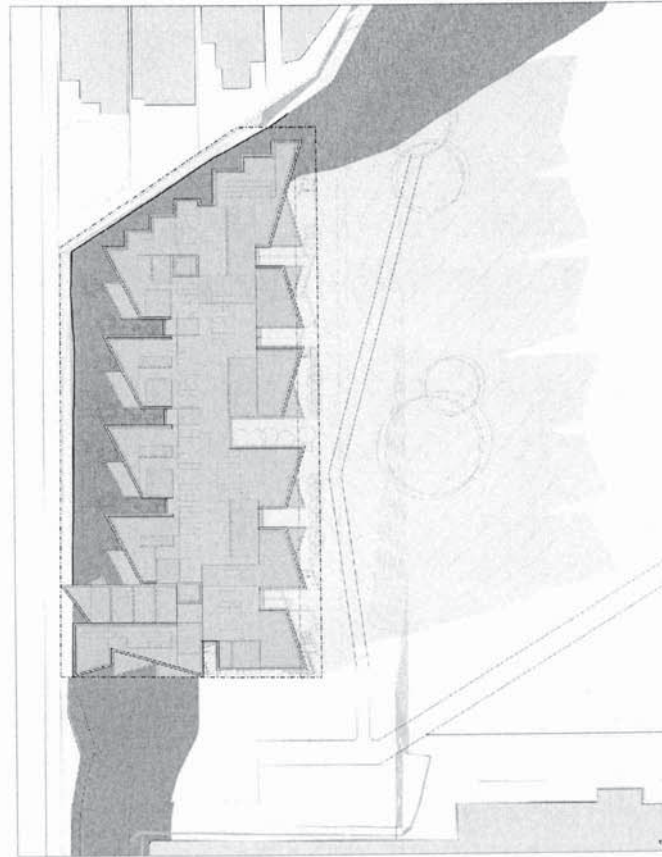
ATTACHMENT A



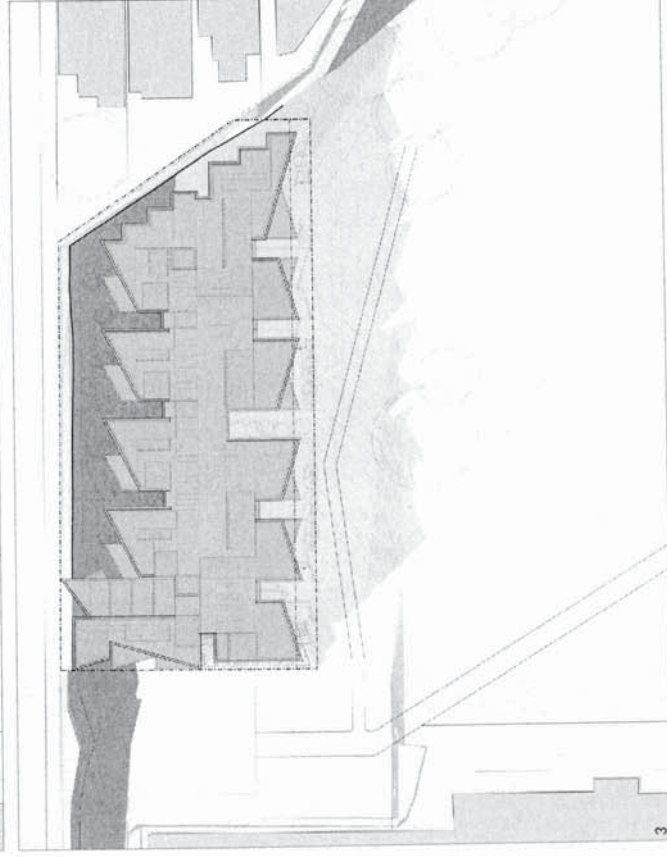
2



4



1



3

NOTES

- 1 9 am - 21st of June
- 2 10 am - 21st of June
- 3 11 am - 21st of June
- 4 12 pm - 21st of June

Shadow cast by building

Shadow cast by cliff

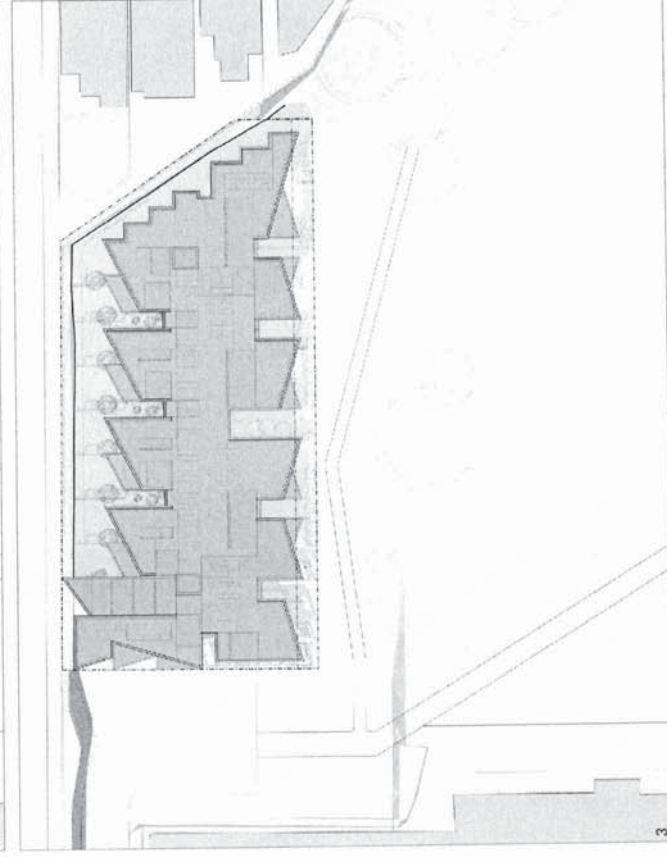
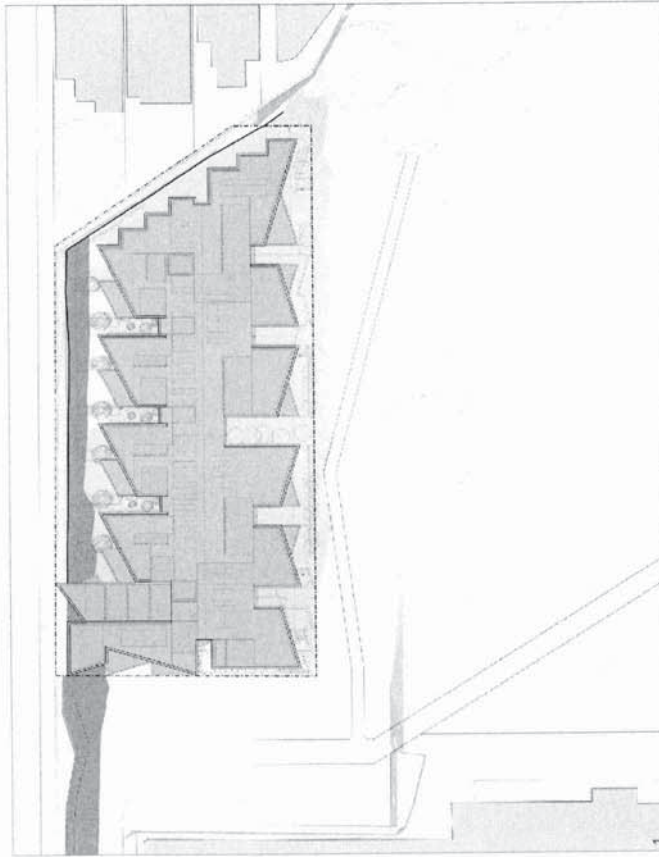
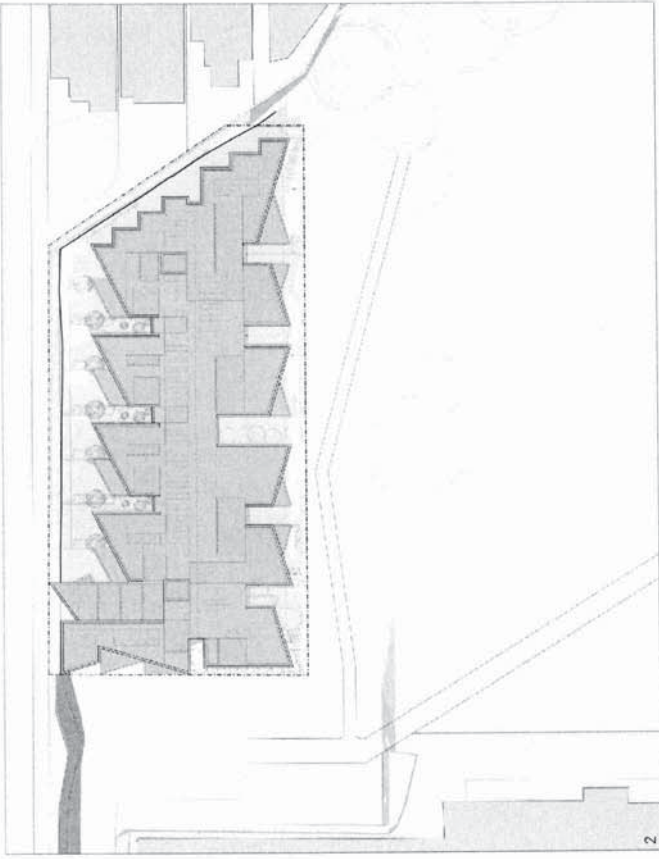
632 BOURKE STREET
 SURRY HILLS NSW 2010
 TEL +61 2 8332 4203
 NOW ARCH-WILLIAM SMART 6381

SCALE
 NTS



PRESENTATION
 HAROLD PARK 4A REVISED DA
 PAGE 3
 SHADOW DIAGRAMS

ATTACHMENT A



NOTES

- 1 1 pm - 21st of June
- 2 2 pm - 21st of June
- 3 3 pm - 21st of June

-  Shadow cast by building
-  Shadow cast by cliff



SCALE
 NTS