

ATTACHMENT A

# ATTACHMENT A

**ARCHITECTURAL DRAWINGS**

**84-92 EPSOM ROAD, ZETLAND**



# ATTACHMENT A

Site Plan	DA-00-1000-SP	1:600@A1	SEPP 65 Compliance Diagrams	DA-00-9000	1:1000@A1
Site/Site Analysis Plan			Solar Access	DA-00-9001	1:1000@A1
			Natural Ventilation	DA-00-9002	1:1000@A1
			South Facing		
<b>General Arrangement Plans</b>			<b>Area Diagrams</b>		
Parking Level 01	DA-00-2001-P1	1:200@A1	GFA Calculation Plans	DA-00-9100	1:1000@A1
Ground Level	DA-00-2100-G	1:200@A1	Area Calculation Plans	DA-00-9101	1:1000@A1
Level 01	DA-00-2101-01	1:200@A1			
Level 02	DA-00-2102-02	1:200@A1			
Level 03	DA-00-2103-03	1:200@A1			
Level 04	DA-00-2104-04	1:200@A1			
Level 05	DA-00-2105-05	1:200@A1			
Level 06	DA-00-2106-06	1:200@A1			
Level 07	DA-00-2107-07	1:200@A1			
Level 08	DA-00-2108-08	1:200@A1			
Level 09	DA-00-2109-09	1:200@A1			
Level 10	DA-00-2110-10	1:200@A1			
Level 11 [Roof]	DA-00-2111-11	1:200@A1			
Ground Level, Fence Overlay & Fence Sections	DA-00-2112-G-2	1:200			
<b>General Arrangement Elevations</b>			<b>Shadow Studies</b>	DA-00-9110	1:1000@A1
Gunyama Park (North) & Fuse Street (East)	DA-00-3100	1:200@A1	Shadow Studies_Winter_Solstice June 21		
Epsom Road (South) & Pony Race Street (West)	DA-00-3101	1:200@A1			
Rose Valley Way (South West) & Rose Valley Way (North East)	DA-00-3102	1:200@A1			
<b>General Arrangement Sections</b>			<b>Adaptable Unit Plans</b>	DA-00-9120	1:100@A1
Section 01/A3200 & Section 02/A3200	DA-00-3200	1:200@A1	Adaptable Unit Plans		
Section 01/A3201 & Section 02/A3201	DA-00-3201	1:200@A1			

residential development

# 84-92 Epsom Road, Zetland

Building	Unit Type	Total SEPP 65 Requirements										Total
		Studio	1 Bed	1 Bed + Study	2 Bed [Small]	2 Bed	3 Bed	Solar Access	Natural Ventilation	South Aspect	Residential [m <sup>2</sup> ]	
A	0	6	5	24	10	20	39	39	0	6955	394	7,349
B	0	0	0	0	8	0	8	7	0	901	0	901
C	0	15	1	13	3	4	27	18	0	3324	0	3,324
D	0	39	11	42	4	10	56	56	17	10850	226	11,077
<b>Totals</b>	<b>0</b>	<b>60</b>	<b>17</b>	<b>87</b>	<b>17</b>	<b>34</b>	<b>181</b>	<b>123</b>	<b>17</b>	<b>22030</b>	<b>620</b>	<b>22,650</b>
<b>Sub Mix</b>	<b>0.0%</b>	<b>27.9%</b>	<b>7.9%</b>	<b>40.5%</b>	<b>15.8%</b>	<b>100.0%</b>	<b>70.2%</b>	<b>57.2%</b>	<b>7.9%</b>	<b>Max Allow. GFA 22726m<sup>2</sup></b>	<b>Proposed FSR 2.19:1</b>	

Core A	Levels	Unit Type	Bid B		Core C		Core D1		Core D2		Total
			1 Bed	2 Bed	1 Bed	2 Bed	1 Bed	2 Bed	1 Bed	2 Bed	
Ground	0	2	0	1	0	0	0	0	0	0	2
Level 01	0	2	1	3	2	0	3	0	0	0	6
Level 02	0	2	1	3	2	0	6	0	1	0	7
Level 03	0	2	1	3	2	0	6	0	1	0	7
Level 04	0	0	0	1	2	0	6	0	1	0	7
Level 05	0	0	0	1	2	0	6	0	1	0	7
Level 06	0	0	0	1	2	0	6	0	1	0	7
Level 07	0	0	0	1	2	0	6	0	1	0	7
Level 08	0	0	0	1	2	0	6	0	1	0	7
Level 09	0	0	0	1	2	0	6	0	1	0	7
Level 10	0	0	0	1	2	0	6	0	1	0	7
<b>Sub Totals</b>	<b>0</b>	<b>6</b>	<b>5</b>	<b>10</b>	<b>24</b>	<b>20</b>	<b>65</b>	<b>36</b>	<b>4</b>	<b>59</b>	<b>47</b>

TOTAL NUMBER OF APARTMENTS FOR DEVELOPMENT		Area [m <sup>2</sup> ]		% of Site Area	
Site Area	10330	10330	100	11.0%	11.0%
Deep Soil	1141	1141	11.0%	37.6%	37.6%
Common Open space	3880	3880	37.6%	-	-
Landscaped Area	4719	4719	-	-	-

# ATTACHMENT A

Issue 01  
 Drawing No. DA-00-1000-SP  
 Scale 1:600@A1, 1:1200@A3

Project 94-132 Epsom Road  
 Zetland

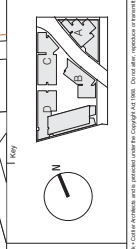
Drawing Title  
**Site/Site Analysis Plan**

Project No. 14027  
 Drawing Status  
**Information**

Architect  
**A|C**  
 ARCHITECTS  
 78 Macleay Street, Church Square, NSW 2206, AUSTRALIA  
 PH: +61 2 9311 8222 FAX: +61 2 9311 8200  
 AIN: 53 003 782 250

Client  
**Mention**  
 HEALTHCARE  
 CONSULTANTS

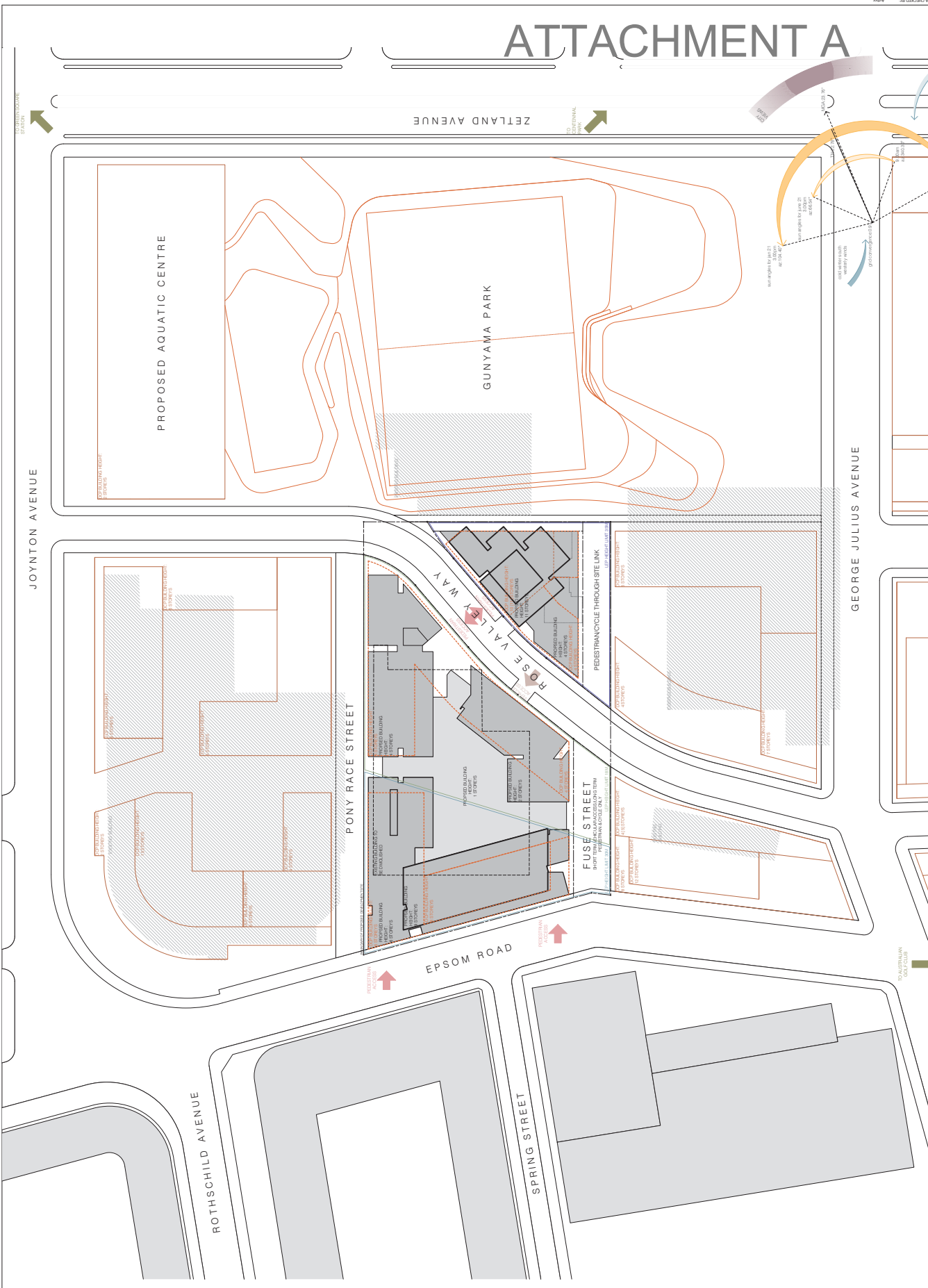
City of Zetland  
 94-132 Epsom Road  
 Zetland  
 SA 5162  
 Australia



Revision No. 01  
 Date 05/10/14  
 Designer  
 Issue for Development Application  
 Ver. Appr'd  
 Ver. LC  
 J.K.

Category	Notes
GENERAL	<b>GENERAL NOTES</b> 1. All work to be done in accordance with the Council's Engineering Code of Practice (CECP) and the Council's Development Engineering Code of Practice (DECP). 2. All work to be done in accordance with the relevant Australian Standards (AS) and Australian Norms (ANZS). 3. All work to be done in accordance with the relevant City of Zetland Council policies and procedures. 4. All work to be done in accordance with the relevant City of Zetland Council by-laws and resolutions. 5. All work to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.
ENVIRONMENTAL	<b>ENVIRONMENTAL NOTES</b> 1. All environmental impact assessments (EIAs) and environmental management plans (EMPs) to be prepared in accordance with the relevant Australian Standards and Australian Norms. 2. All environmental impact assessments and environmental management plans to be prepared in accordance with the relevant City of Zetland Council policies and procedures. 3. All environmental impact assessments and environmental management plans to be prepared in accordance with the relevant City of Zetland Council planning and zoning regulations.
UTILITIES	<b>UTILITIES NOTES</b> 1. All utility services to be provided in accordance with the relevant Australian Standards and Australian Norms. 2. All utility services to be provided in accordance with the relevant City of Zetland Council policies and procedures. 3. All utility services to be provided in accordance with the relevant City of Zetland Council planning and zoning regulations.
STRUCTURAL	<b>STRUCTURAL NOTES</b> 1. All structural work to be done in accordance with the relevant Australian Standards and Australian Norms. 2. All structural work to be done in accordance with the relevant City of Zetland Council policies and procedures. 3. All structural work to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.
MECHANICAL/ELECTRICAL/PLUMBING	<b>MECHANICAL/ELECTRICAL/PLUMBING NOTES</b> 1. All mechanical, electrical and plumbing work to be done in accordance with the relevant Australian Standards and Australian Norms. 2. All mechanical, electrical and plumbing work to be done in accordance with the relevant City of Zetland Council policies and procedures. 3. All mechanical, electrical and plumbing work to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.
LANDSCAPE	<b>LANDSCAPE NOTES</b> 1. All landscape work to be done in accordance with the relevant Australian Standards and Australian Norms. 2. All landscape work to be done in accordance with the relevant City of Zetland Council policies and procedures. 3. All landscape work to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.
CONCRETE	<b>CONCRETE NOTES</b> 1. All concrete work to be done in accordance with the relevant Australian Standards and Australian Norms. 2. All concrete work to be done in accordance with the relevant City of Zetland Council policies and procedures. 3. All concrete work to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.
PAVING	<b>PAVING NOTES</b> 1. All paving work to be done in accordance with the relevant Australian Standards and Australian Norms. 2. All paving work to be done in accordance with the relevant City of Zetland Council policies and procedures. 3. All paving work to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.
ROADWORK	<b>ROADWORK NOTES</b> 1. All roadwork to be done in accordance with the relevant Australian Standards and Australian Norms. 2. All roadwork to be done in accordance with the relevant City of Zetland Council policies and procedures. 3. All roadwork to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.
VEGETATION	<b>VEGETATION NOTES</b> 1. All vegetation work to be done in accordance with the relevant Australian Standards and Australian Norms. 2. All vegetation work to be done in accordance with the relevant City of Zetland Council policies and procedures. 3. All vegetation work to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.
WATER	<b>WATER NOTES</b> 1. All water work to be done in accordance with the relevant Australian Standards and Australian Norms. 2. All water work to be done in accordance with the relevant City of Zetland Council policies and procedures. 3. All water work to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.
SEWERAGE	<b>SEWERAGE NOTES</b> 1. All sewerage work to be done in accordance with the relevant Australian Standards and Australian Norms. 2. All sewerage work to be done in accordance with the relevant City of Zetland Council policies and procedures. 3. All sewerage work to be done in accordance with the relevant City of Zetland Council planning and zoning regulations.

**BASIC and Thermal Control Indicators**



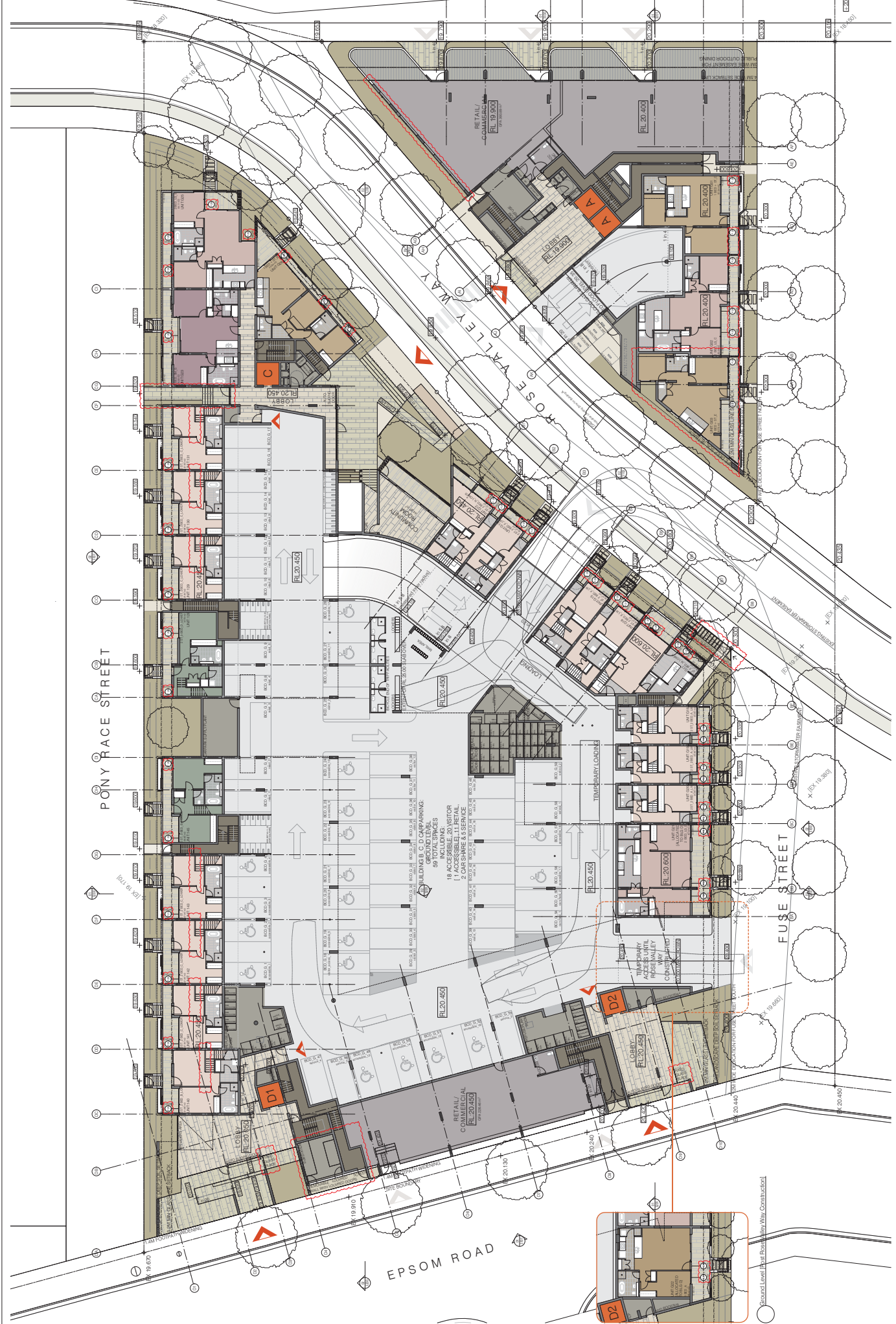
City of Zetland  
 94-132 Epsom Road  
 Zetland  
 SA 5162  
 Australia

# ATTACHMENT A



<b>Revision</b> No.   Date   Description 01   11/05/14   Issue for Information 02   12/08/14   Issue for Information 03   20/10/14   Issue for Information 04   20/10/14   Issue for Information 05   20/10/14   Issue for Information 06   20/10/14   Issue for Information 07   20/10/14   Issue for Information 08   20/10/14   Issue for Information 09   20/10/14   Issue for Information 10   20/10/14   Issue for Information 11   11/05/15   Issue for Information	<b>Ver</b>   <b>Appr</b> LC   JK LC   JK LC   JK LC   JK LC   JK LC   JK LC   JK LC   JK LC   JK LC   JK LC   JK	<b>Description</b> Issue for Information Issue for Information Issue for Information Issue for Information Issue for Information Issue for Information Issue for Information Issue for Information Issue for Information Issue for Information Issue for Information	<b>Key</b> 	<b>Client</b> Meriton 	<b>Architect</b> A+C ARCHITECTS 78 Macleay Street, Chippendale NSW 1565 AUSTRALIA PH +61 2 9311 8222 FAX +61 2 9311 8200 ABN 53 003 782 250	<b>Project</b> 94- 92 Epsom Road Zetland	<b>Drawing Title</b> Parking Level 01	<b>Scale</b> 1:200@A1 1:400 @A3	<b>Drawing No.</b> DA-00-2001-P1	<b>Issue</b> 11

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89 TOTAL SPACES INCLUDING: 18 ACCESSIBLE, 1 RETAIL, 2 CAR SHARE & SERVICE BUILDINGS & C/D CARPARKING.

TEMPORARY LOADING

TEMPORARY CONCRETE

Scale: 1:200@A1, 1:400@A3

Drawing Title: Ground Level

Project: 94-132 Epsom Road, Zealandia

Client: Meriton, MERITON BUILDING GROUP

Architect: A+C ARCHITECTS, 78 Myrtle Street, Christchurch 8013, NEW ZEALAND. PH: +61 3 8311 8222, FX: +61 3 8311 8200, ABN: 53 003 782 250

Issue: 12

Drawing No.: DA-002-100-G

Approval: Approval

Rev	Date	Description	Ver	Appr
01	01/08/14	Issue for construction	LC	JK
02	10/08/14	Issue for Pre-DA	LC	JK
03	20/08/14	Issue for DA	LC	JK
04	20/08/14	Issue for Construction	LC	JK
05	20/08/14	Issue for Construction	LC	JK
06	20/08/14	Issue for Construction	LC	JK
07	20/08/14	Issue for Construction	LC	JK
08	20/08/14	Issue for Construction	LC	JK
09	20/08/14	Issue for Construction	LC	JK
10	20/08/14	Issue for Construction	LC	JK
11	03/09/14	Issue for Construction	LC	JK

Meriton & Meriton Logos

Ground Level Roadway Construction

# ATTACHMENT A



<p>Issue 12</p> <p>Drawing No. DK-00-2101-01</p> <p>Scale 1:200@A1 1:400@A3</p>	<p>Project 94- 52 Epsilon Road Zetland</p> <p>Architect <b>A+C</b> ARCHITECTS 78 Macleay Street, Chippendale NSW 1505 AUSTRALIA PH +61 2 8311 8223 FAX +61 2 8311 8200 ABN 53 003 782 250</p> <p>Contractor Prg. No. 14027</p>	<p>Drawing Title Level 01</p> <p>Approval</p>
<p>Client Merton MARELLI ON</p>	<p>Key</p>	<p>Ver. Appr. L.C. JK L.C. JK L.C. JK L.C. JK L.C. JK L.C. JK</p> <p>Description: L.C. JK L.C. JK L.C. JK L.C. JK L.C. JK L.C. JK</p> <p>Notes: L.C. JK L.C. JK L.C. JK L.C. JK L.C. JK L.C. JK</p>

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Issue 11

Drawing No. DK-00-2-102-02

Scale 1:200 @ A1  
1:400 @ A3

Drawing Title Level 02

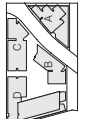
Approval

Project 94- 52 Epsilon Road  
Zetland

Architect A|C  
ARCHITECTS

78 Macquarie Street  
Sydney NSW 2000 AUSTRALIA  
PH +61 2 8311 8222 FAX +61 2 8311 8200  
ABN 53 003 782 250

Client Meriton  
MAE ELLISON



Rev	Issue	Ver	Appr'd	Description
01	01	LC	JK	Issue for Pre-DA
02	02	LC	JK	Issue for DA
03	03	LC	JK	Issue for Construction
04	04	LC	JK	Issue for Construction
05	05	LC	JK	Issue for Construction
06	06	LC	JK	Issue for Construction
07	07	LC	JK	Issue for Construction
08	08	LC	JK	Issue for Construction
09	09	LC	JK	Issue for Construction
10	10	LC	JK	Issue for Construction
11	11	LC	JK	Issue for Construction

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<p>Rev No. Date Description</p> <p>01 14/03/14 Initial Issue</p> <p>02 14/03/14 Issue for Fire E.A.</p> <p>03 14/03/14 Issue for Fire E.A.</p> <p>04 20/03/14 Issue for Fire E.A.</p> <p>05 20/03/14 Issue for Fire E.A.</p> <p>06 20/03/14 Issue for Fire E.A.</p> <p>07 20/03/14 Issue for Fire E.A.</p> <p>08 20/03/14 Issue for Fire E.A.</p> <p>09 20/03/14 Issue for Fire E.A.</p> <p>10 20/03/14 Issue for Fire E.A.</p> <p>11 11/05/15 Issue for Fire E.A.</p>	<p>Description</p> <p>Issue for Fire E.A.</p> <p>Issue for Fire E.A.</p> <p>Issue for Fire E.A.</p> <p>Issue for Fire E.A.</p> <p>Issue for Fire E.A.</p> <p>Issue for Fire E.A.</p> <p>Issue for Fire E.A.</p> <p>Issue for Fire E.A.</p> <p>Issue for Fire E.A.</p> <p>Issue for Fire E.A.</p>	<p>Ver</p> <p>LC</p> <p>LC</p> <p>LC</p> <p>LC</p> <p>LC</p> <p>LC</p> <p>LC</p> <p>LC</p> <p>LC</p> <p>LC</p>	<p>Appt</p> <p>JK</p> <p>JK</p> <p>JK</p> <p>JK</p> <p>JK</p> <p>JK</p> <p>JK</p> <p>JK</p> <p>JK</p> <p>JK</p>	<p>Client</p> <p>Meriton</p> <p>MAE EIT ON</p>	<p>Architect</p> <p>A+C</p> <p>ARCHITECTS</p> <p>78 Maple Street, Cheltenham NSW 5068 AUSTRALIA</p> <p>PH: +61 2 8311 8222 FAX: +61 2 8311 8200</p> <p>ABN: 53 003 782 250</p>	<p>Project</p> <p>94-152 Epsilon Road</p> <p>Zetland</p>	<p>Drawing Title</p> <p>Level 03</p>	<p>Scale</p> <p>1:200 @ A1</p> <p>1:400 @ A3</p>	<p>Drawing No.</p> <p>DK-002-103-03</p>	<p>Issue</p> <p>11</p>
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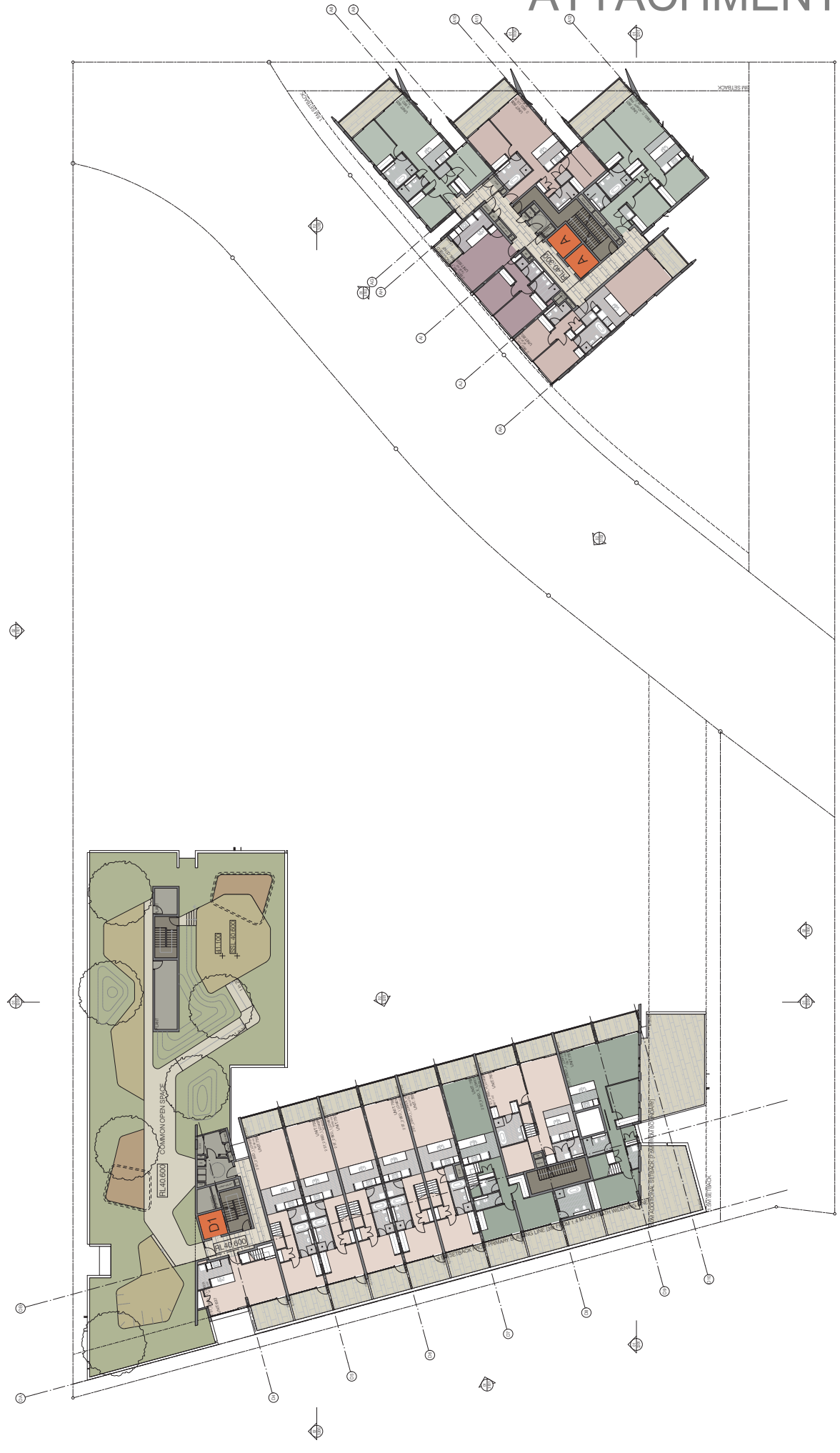
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										Approval 

# ATTACHMENT A



<p>Scale 1:200@A1 1:400 @A3</p>	<p>Drawing No. DK-00-2-105-05</p>	<p>Issue 11</p>
<p>Project 94- 52 Epsilon Road Zetland</p>	<p>Drawing Title Level 05</p>	<p>Approval</p>
<p>Architect <b>A+C</b> ARCHITECTS 78 Macquarie Street, Sydney NSW 2000 AUSTRALIA PH +61 2 8311 8222 FX +61 2 8311 8200 ABN 53 003 782 250</p>	<p>Client <b>Meriton</b> MARELLI ON RESIDENTIAL</p>	<p>Key</p>
<p>Rev. No. Date Description</p>	<p>Ver. Appld</p>	<p>Notes</p>

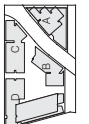
# ATTACHMENT A



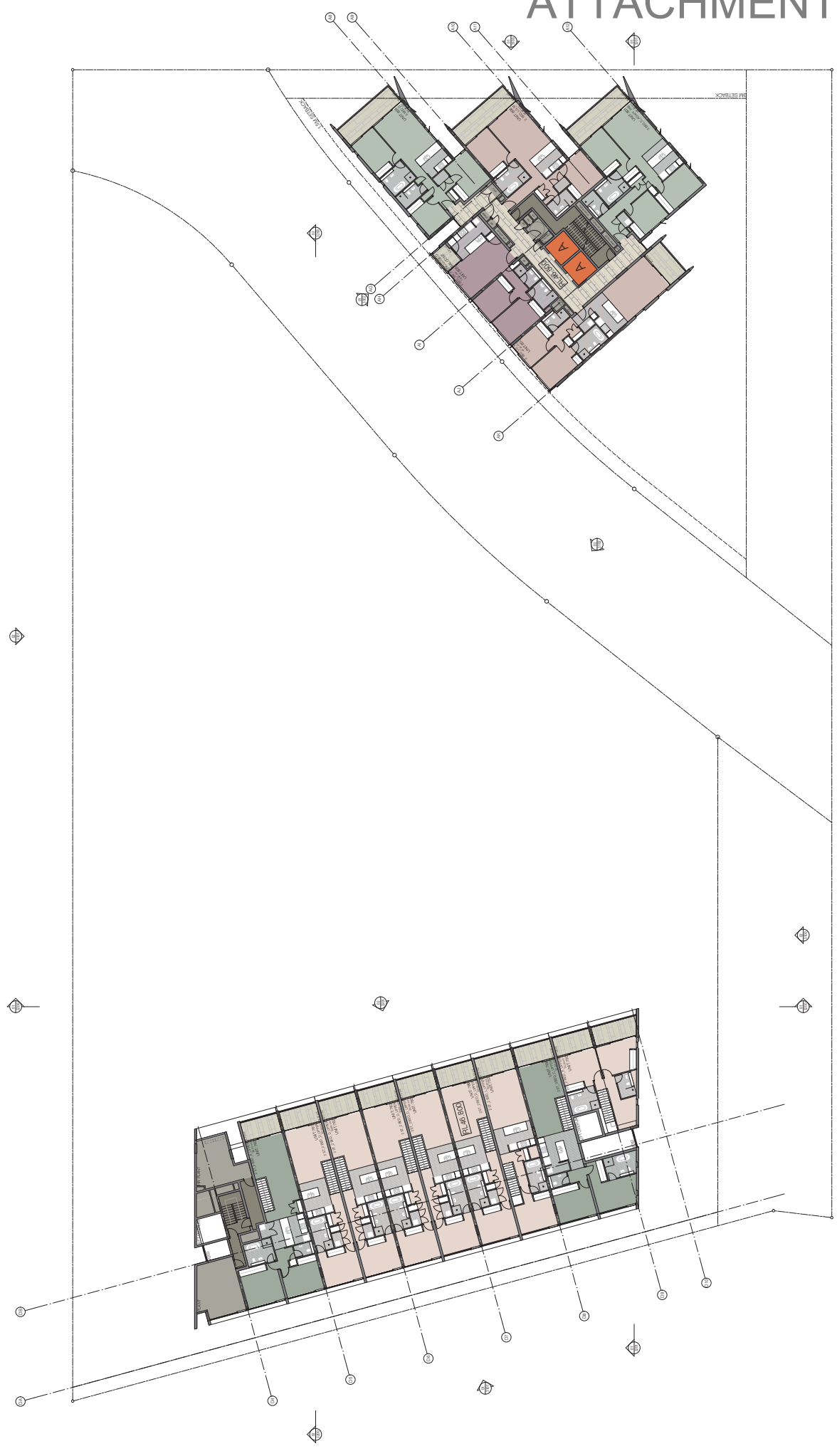
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Rev	Date	Description																																	
01	18/09/14	Issue for information																																	
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<p>Scale</p> <p>1:200 @ A1 1:400 @ A3</p>		<p>Drawing No. 10</p> <p>DK-00-2-106-06</p>																																	
<p>Project</p> <p>94- 52 Epsilon Road Zetland</p>		<p>Drawing Title</p> <p>Level 06</p>																																	
<p>Architect</p> <p><b>A+C</b> ARCHITECTS 79 Macquarie Street, Sydney, NSW 2000 AUSTRALIA PH +61 2 8311 8222 FAX +61 2 8311 8200 ABN 53 003 782 250</p>		<p>Information</p>																																	
<p>Client</p> <p>Meriton MARELLTON</p>		<p>Proj. No. 14027</p>																																	
<p>Key</p>																																			

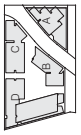
# ATTACHMENT A



<p>Scale 1:200@A1 1:400 @A3</p>	<p>Drawing No. DK-00-2107-07</p>	<p>Issue 10</p>																																																																													
<p>Project 94- 52 Epsilon Road Zetland</p>																																																																															
<p>Architect <b>A+C</b> ARCHITECTS 78 Macquarie Street, Sydney NSW 2000 AUSTRALIA PH +61 2 8311 8223 FX +61 2 8311 8200 ABN 53 003 782 250</p>																																																																															
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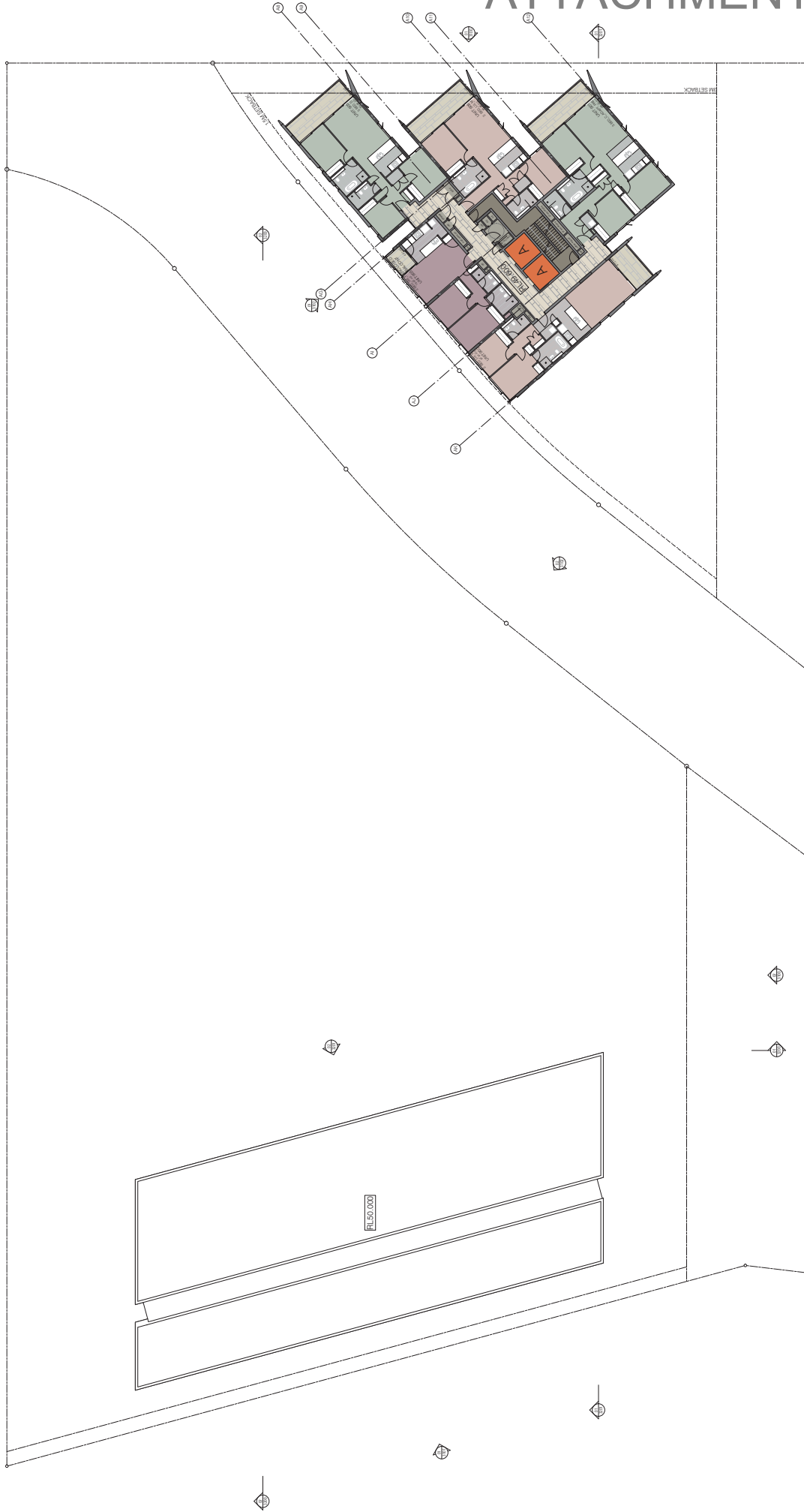
# ATTACHMENT A



<p>Scale 1:200 @ A1 1:400 @ A3</p>	<p>Drawing No. DK-00-2-108-08</p>	<p>Issue 10</p>
<p>Drawing Title Level 08</p>		
<p>Information</p>		
<p>Project 94-32 Epsilon Road Zetland</p>	<p>Architect <b>A+C</b> ARCHITECTS 78 Macleay Street, Chippendale NSW 1505 AUSTRALIA PH +61 2 8311 8223 FAX +61 2 8311 8200 ABN 53 003 782 250</p>	<p>Client <b>Meriton</b> MARELLI ON RESIDENTIAL</p>
<p>Key</p> 	<p>Ver App'd L.C. J.K. L.C. J.K. L.C. J.K. L.C. J.K. L.C. J.K. L.C. J.K.</p>	

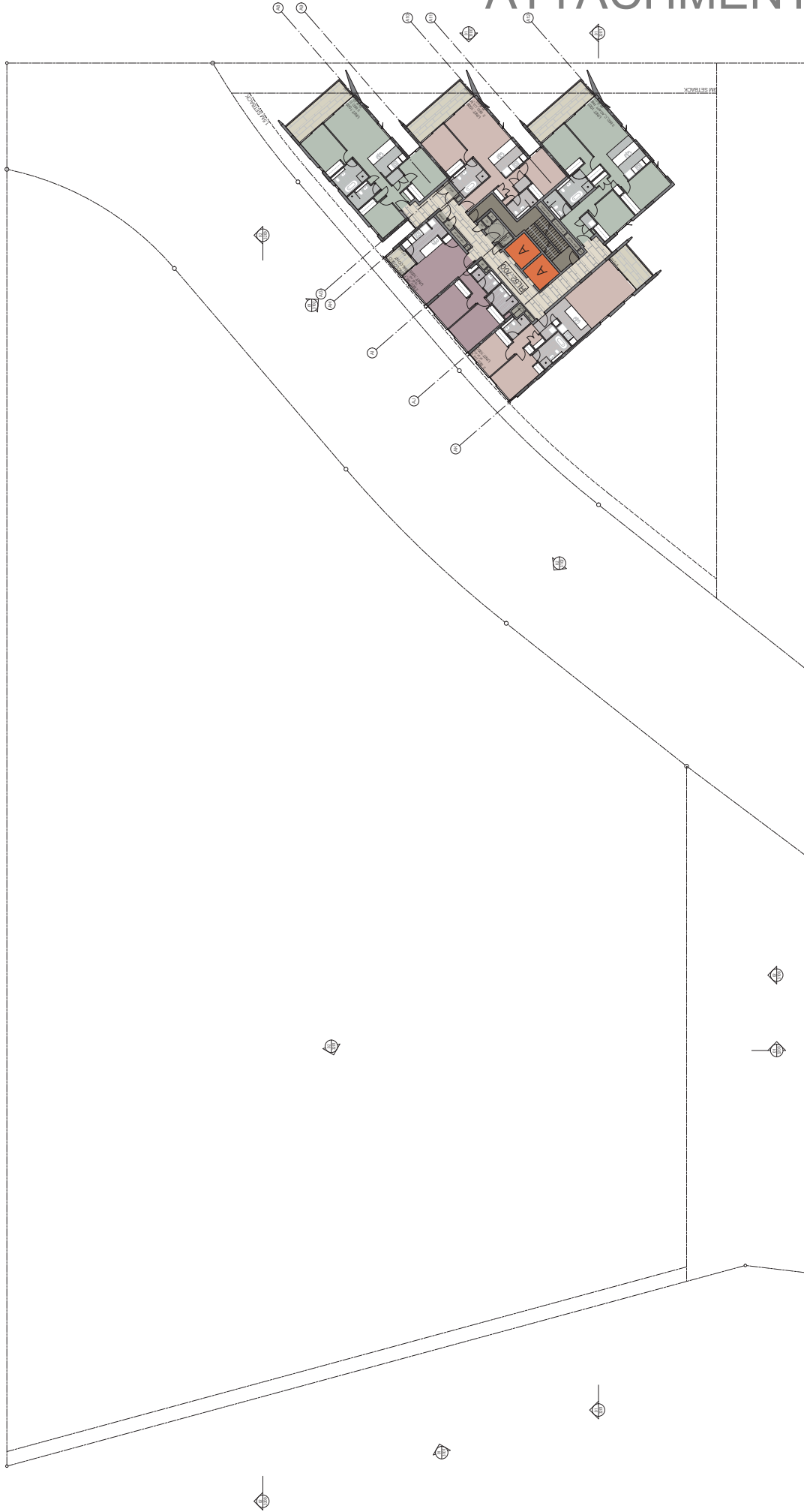
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<p>Project: 94-32 Epsilon Road Zetland</p> <p>Architect: <b>A+C</b> Architects 78 Macleay Street, Chippendale NSW 1565 AUSTRALIA PH: +61 2 8311 8223 FX: +61 2 8311 8200 ABN: 53 003 782 250</p>		<p>Drawing Title: Level 09</p> <p>Project No.: 14027</p>	<p>Scale: 1:200 @ A1 1:400 @ A3</p> <p>Issue: 10</p>																																																					
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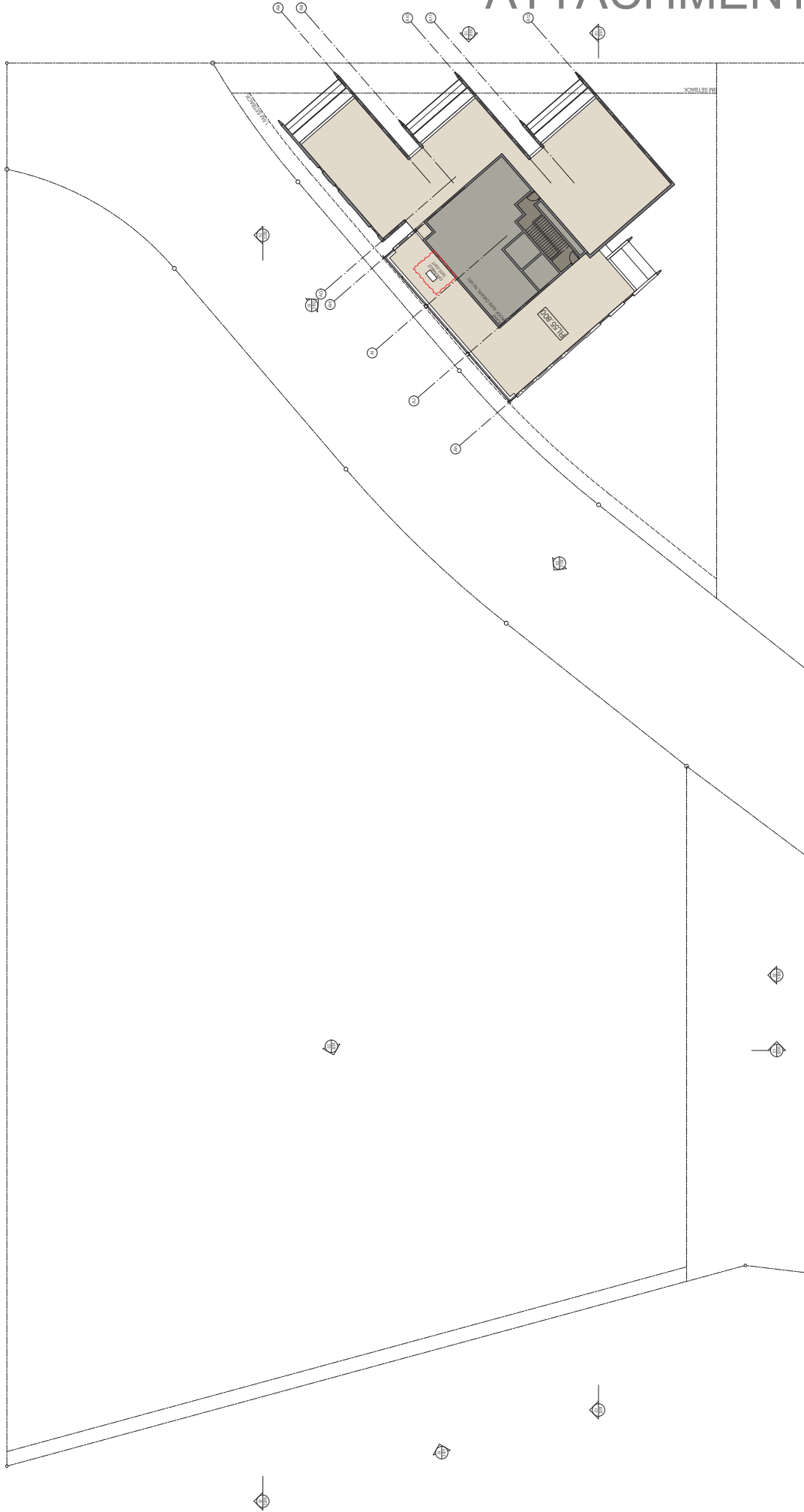


<p>Revision</p> <p>Issue 05</p>	<p>Drawing No. DA-00-2110-10</p> <p>Scale 1:200@A1 1:400@A3</p>	<p>Drawing Title Level 10</p> <p>Drawing Status Information</p>	<p>Project 94-32 Epsilon Road Zetland</p> <p>Architect <b>A+C</b> ARCHITECTS 78 Macleay Street, Chippendale NSW 1505 AUSTRALIA PH +61 2 8311 8222 FX +61 2 8311 8200 ABN 53 003 782 250</p>	<p>Client <b>Meriton</b> MARELLI ON RESIDENTIAL</p>	<p>Key</p>	<p>Version Control</p> <table border="1"> <tr> <th>Ver</th> <th>Appr'd</th> </tr> <tr> <td>LC</td> <td>JK</td> </tr> <tr> <td>LC</td> <td>JK</td> </tr> <tr> <td>LC</td> <td>JK</td> </tr> <tr> <td>LC</td> <td>JK</td> </tr> </table>	Ver	Appr'd	LC	JK	LC	JK	LC	JK	LC	JK	<p>Description</p> <p>Issue for Information</p> <p>Issue for Information</p> <p>Issue for Information</p> <p>Issue for Development Application</p>	<p>Issue Date</p> <table border="1"> <tr> <td>02</td> <td>20/10/14</td> </tr> <tr> <td>03</td> <td>30/11/14</td> </tr> <tr> <td>04</td> <td>30/11/14</td> </tr> <tr> <td>05</td> <td>05/12/14</td> </tr> </table>	02	20/10/14	03	30/11/14	04	30/11/14	05	05/12/14
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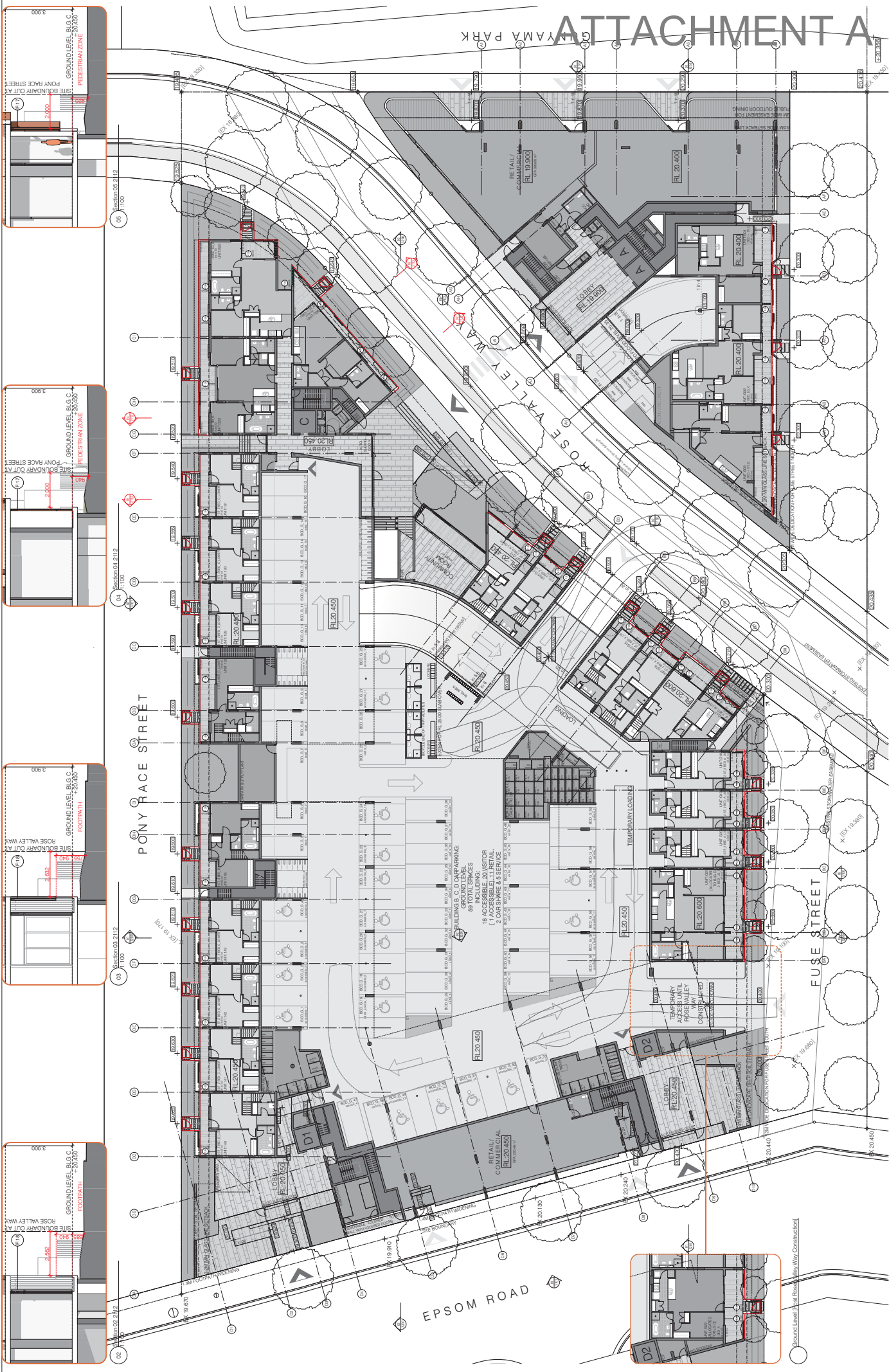


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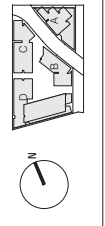
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<p>Revision No. 01</p> <p>Issue 01</p>	<p>Scale 1:200, 1:100</p> <p>DA-00-212-G-2</p> <p>01</p>	<p>Drawing Title</p> <p>Ground Level Fence Overlay &amp; Fence Sections</p>	<p>Project</p> <p>94-32 Epsom Road</p> <p>Zoned</p>	<p>Client</p> <p>Mention</p> <p>HEALTHCARE</p>	<p>Ver</p> <p>Aggr</p> <p>LC JK</p>	<p>Description</p> <p>Issue for Development Application</p>	<p>Rev</p> <p>01</p> <p>11/05/16</p>
<p>Approval</p>	<p>Drawing Sheets</p> <p>@A3</p> <p>1:200, 1:100</p>	<p>Approval</p>	<p>Project No.</p> <p>14027</p>	<p>Client</p> <p>Mention</p> <p>HEALTHCARE</p>	<p>Ver</p> <p>Aggr</p> <p>LC JK</p>	<p>Description</p> <p>Issue for Development Application</p>	<p>Rev</p> <p>01</p> <p>11/05/16</p>
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Check & confirm and approve on the part of the proponent of the work. The proponent of this work is the proponent of the development. The proponent of this work is the proponent of the development. The proponent of this work is the proponent of the development.

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