ARCHITECTURAL DRAWINGS

APPENDIX D

WATERLOO METRO QUARTER

Waterloo

Mixed Use Development

State Significant Development Application

Submission to Department for Planning

November 2018

Notes

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Refer to consultant documentation for further information.
DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client

UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title

Waterloo Metro Quarter
SSDA

Drawing Title

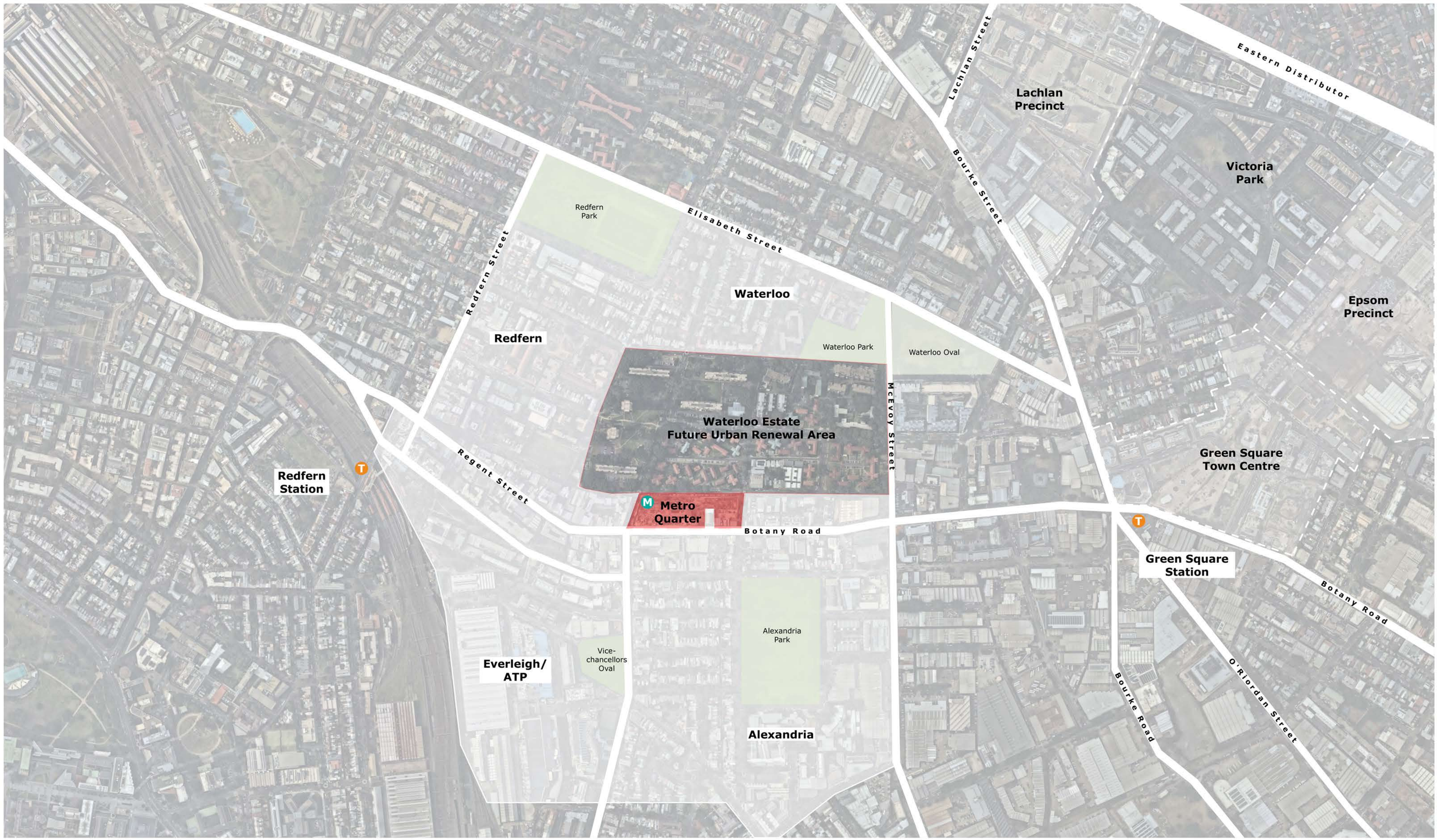
Cover Sheet

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale	Job No.	Issued by
@A1, 50%@A3	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-000-000	2

North

TURNER turf



Notes

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Refer to consultant documentation for further information.
DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
Context & Analysis
Context / Location Plan

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale	Job No.	Issued by
NTS	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-100-001	2

North

TURNER turf

Legend

- DCP Boundary
- Developable Area
- Existing Trees
- Alexandria Heritage Area
- Bus Stands
- Outlook
- Existing Footpath

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
Context & Analysis
Site Anaysis Plan

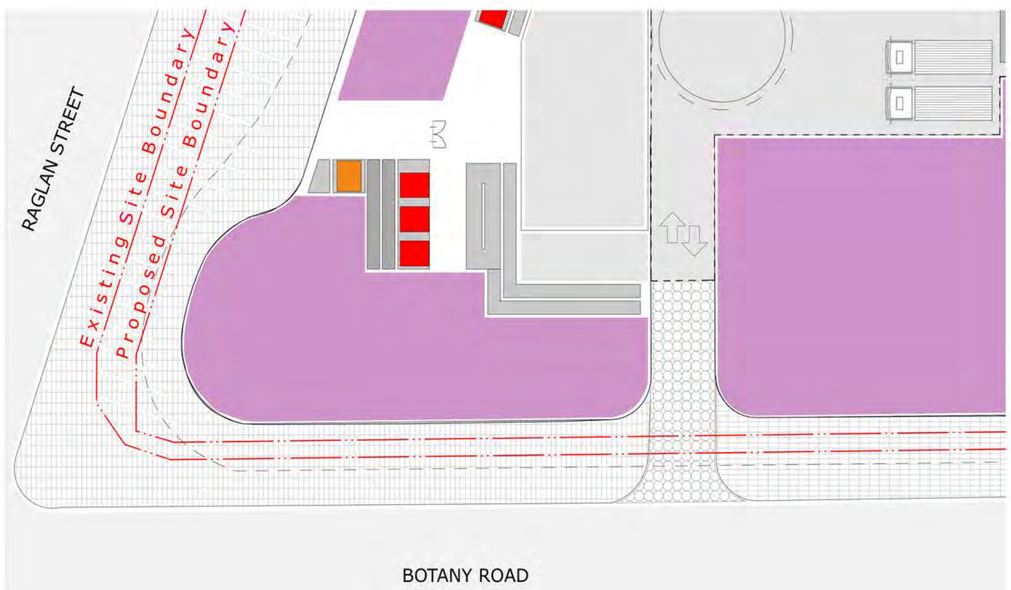
Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale	Job No.	Issued by
NTS	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-100-002	2

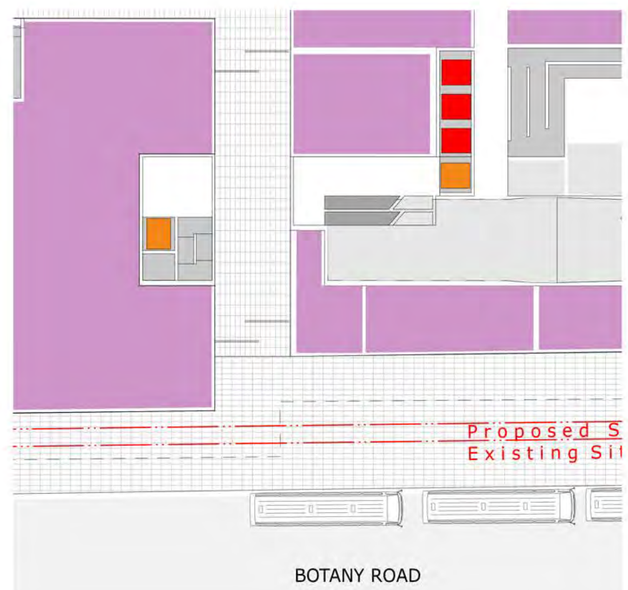
North

TURNER turf

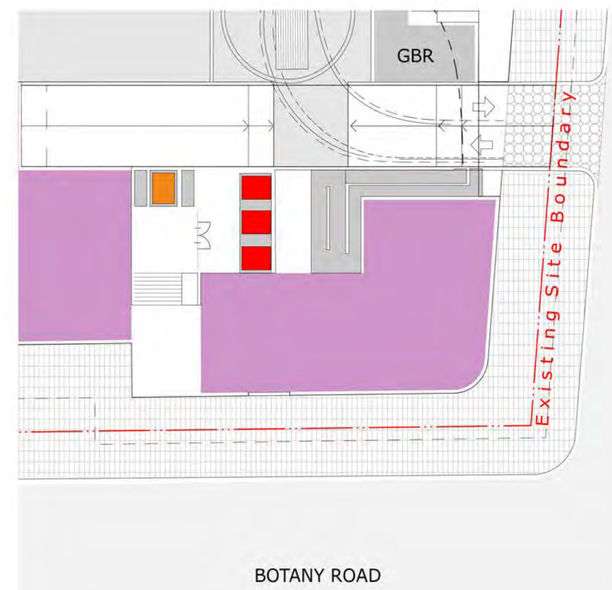
AWNINGS DIMENSION



NORTH CORNER



SITE THROUGH LINK



SOUTH CORNER

Legend

- Retail
- Non-Residential
- Studio Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Lift
- Fire Stairs
- Lobby Corridor
- Building Envelope
- Site Boundary

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

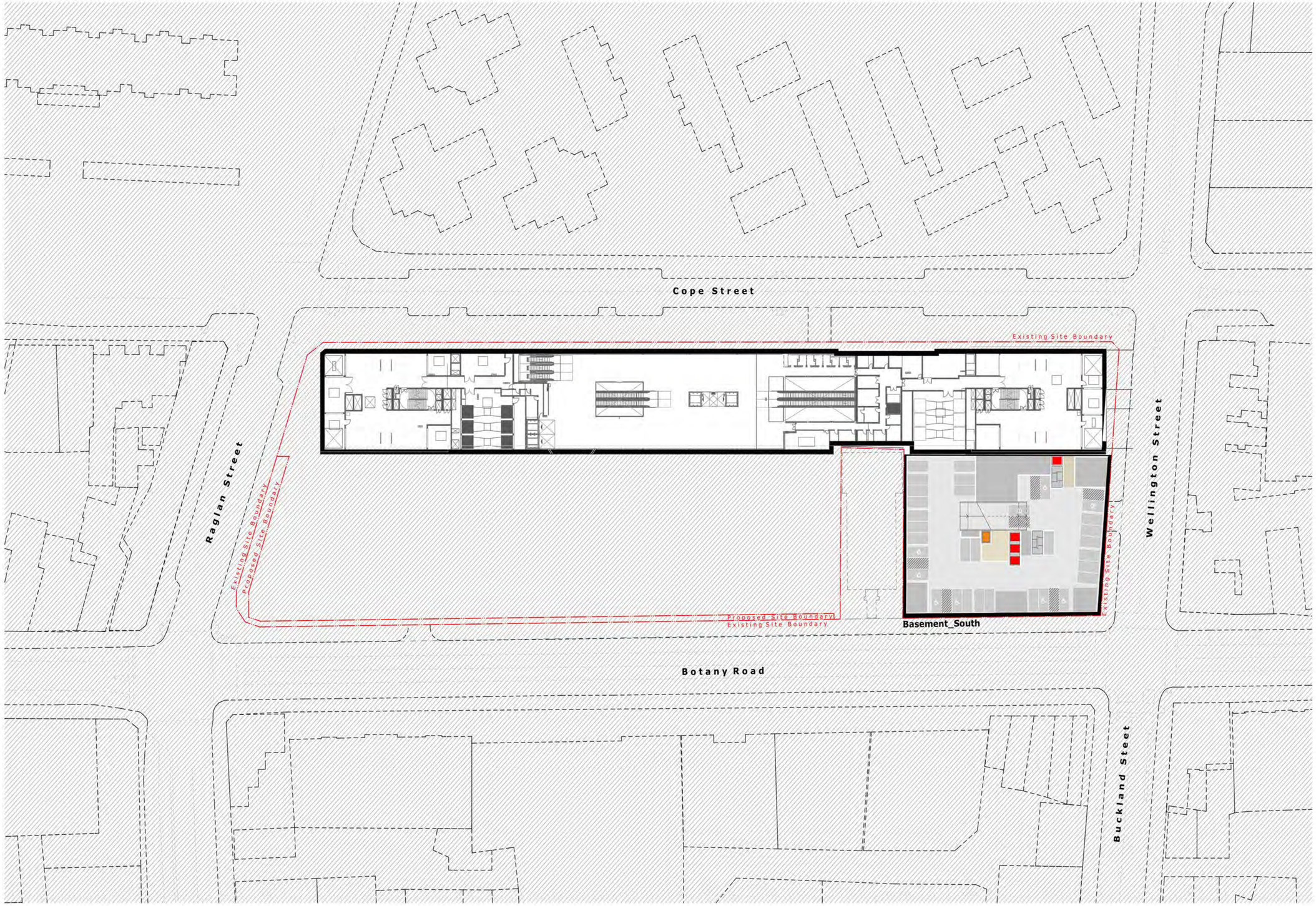
Drawing Title
Context & Analysis
Awning - Ground Level Plan

Rev.	Date.	Approved.	Revision Notes.
3	05.11.2018	CH	Issued for Submission

Scale	Job No.	Issued by
1:250 @A1, 50%@A3	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-100-100	3

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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Refer to consultant documentation for further information.
DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 064 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

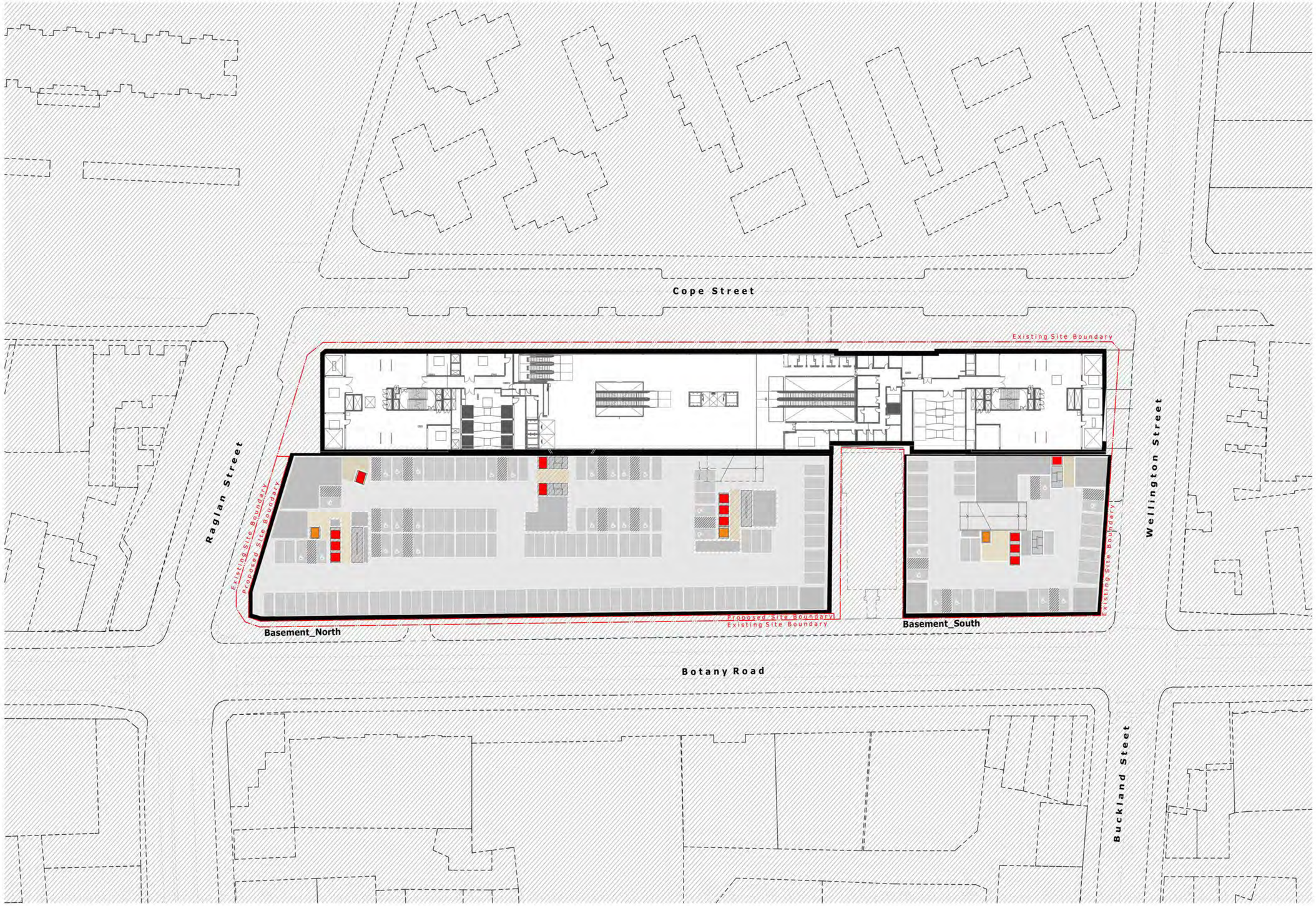
Drawing Title
Illustrative Plans
Illustrative Basement Level 04 Plan

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-004	**Revision** 2

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

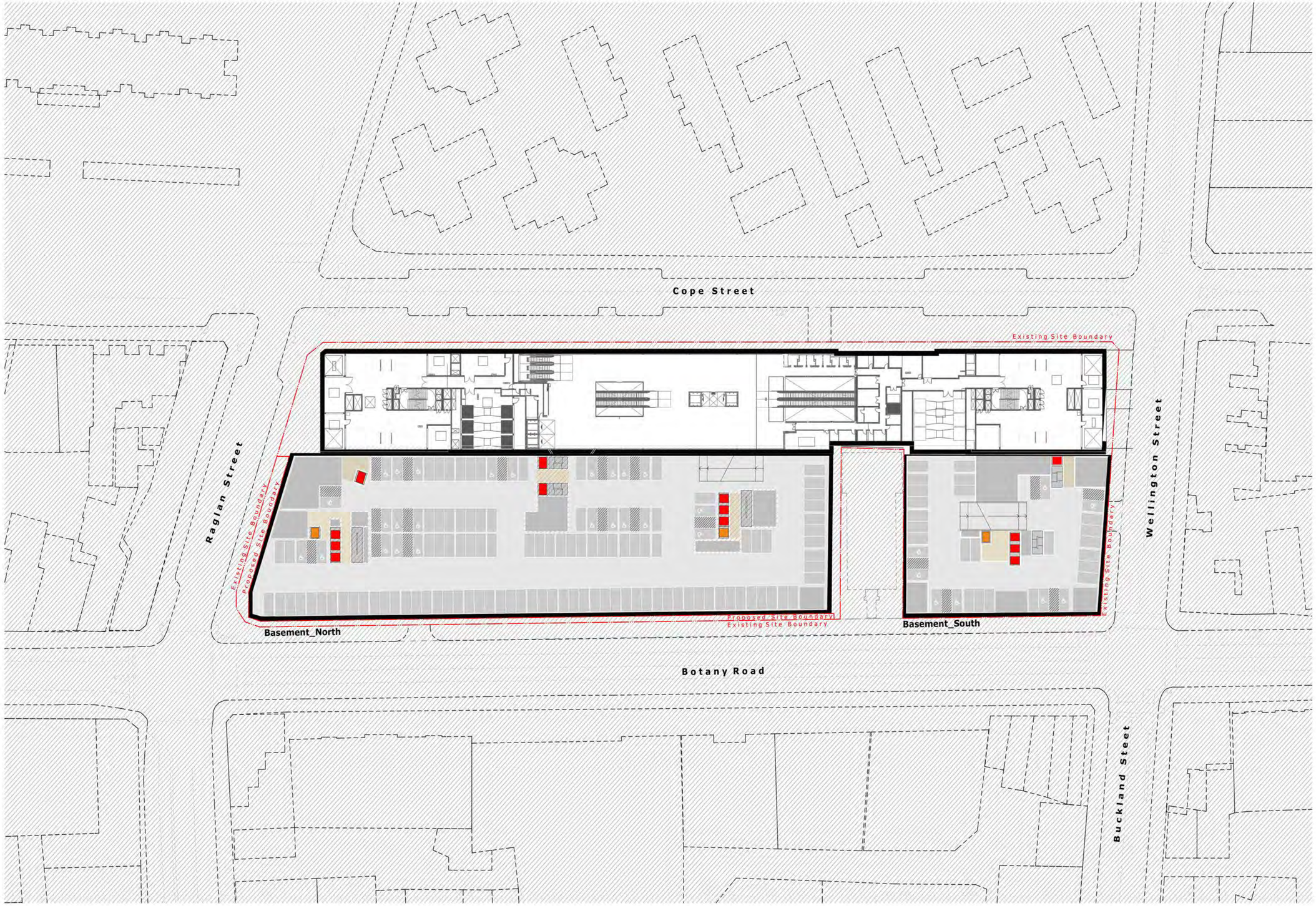
Drawing Title
Illustrative Plans
Illustrative Basement Level 03 Plan

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3
Job No. 17019
Issued by TURNER
Status Development Application
Dwg. No. MP-110-005
Revision 2

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

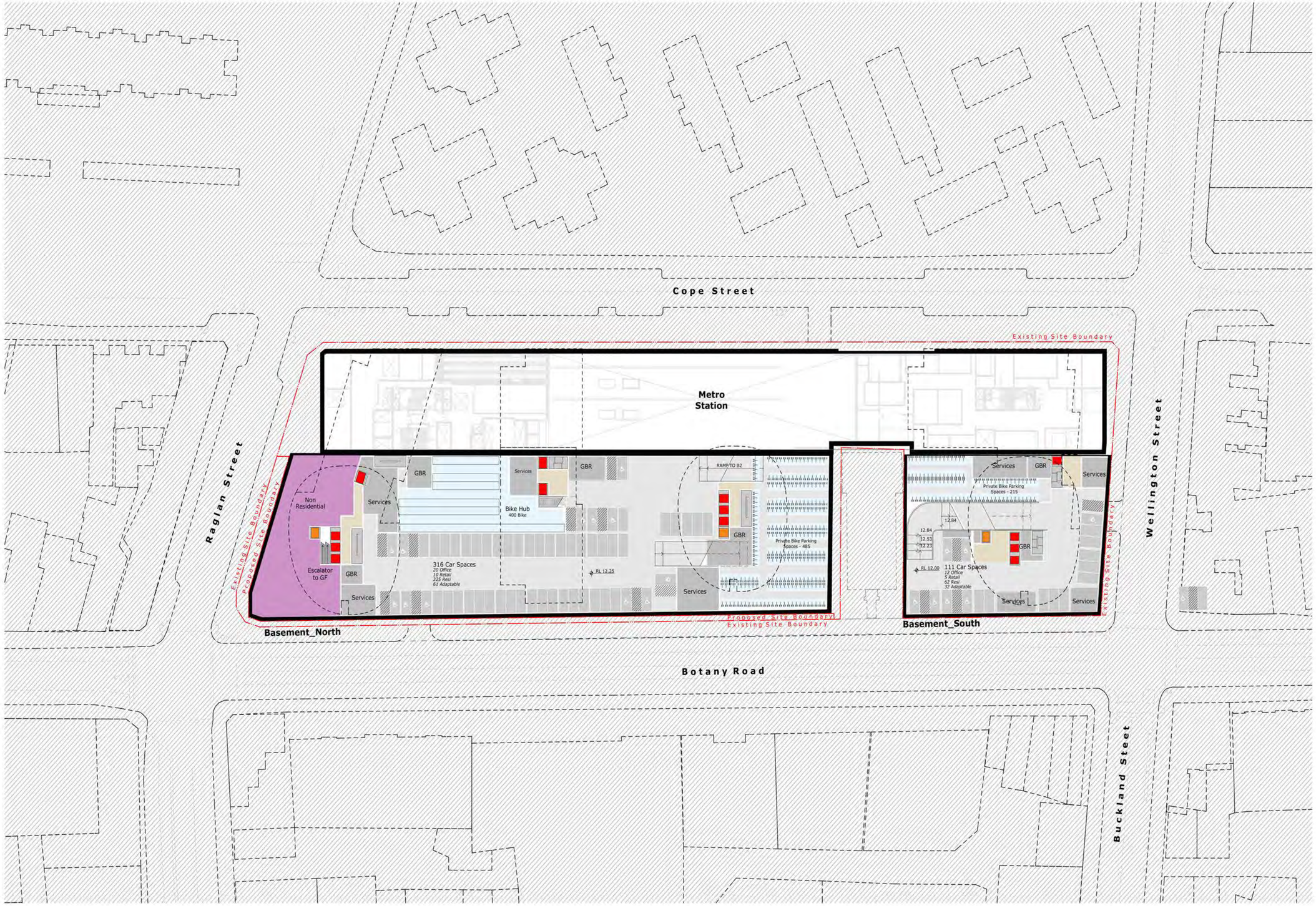
Drawing Title
Illustrative Plans
Illustrative Basement Level 02 Plan

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3
Job No. 17019
Issued by TURNER
Status Development Application
Dwg. No. MP-110-006
Revision 2

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 064 011

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

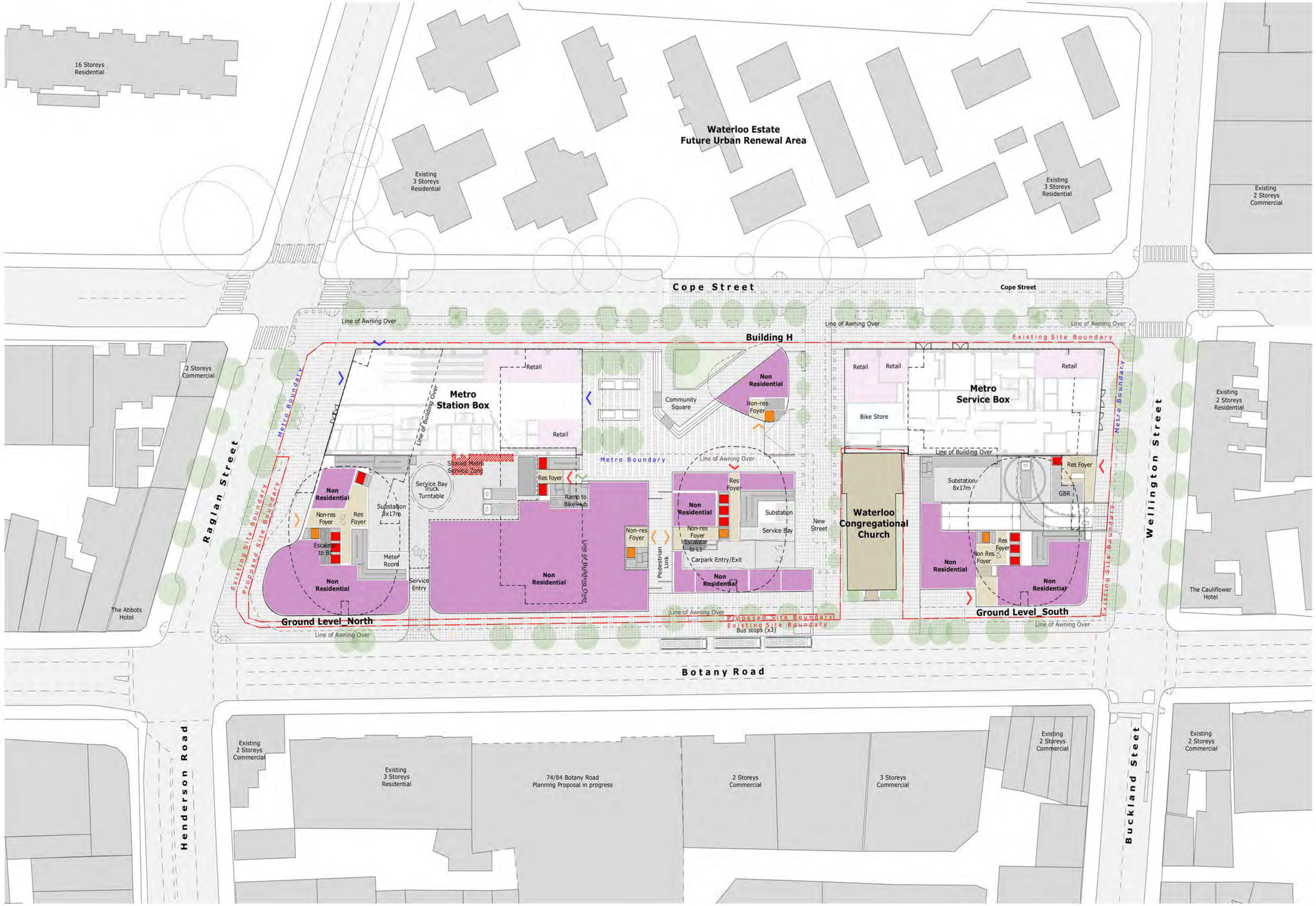
Drawing Title
Illustrative Plans
Illustrative Basement Level 01 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-007	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

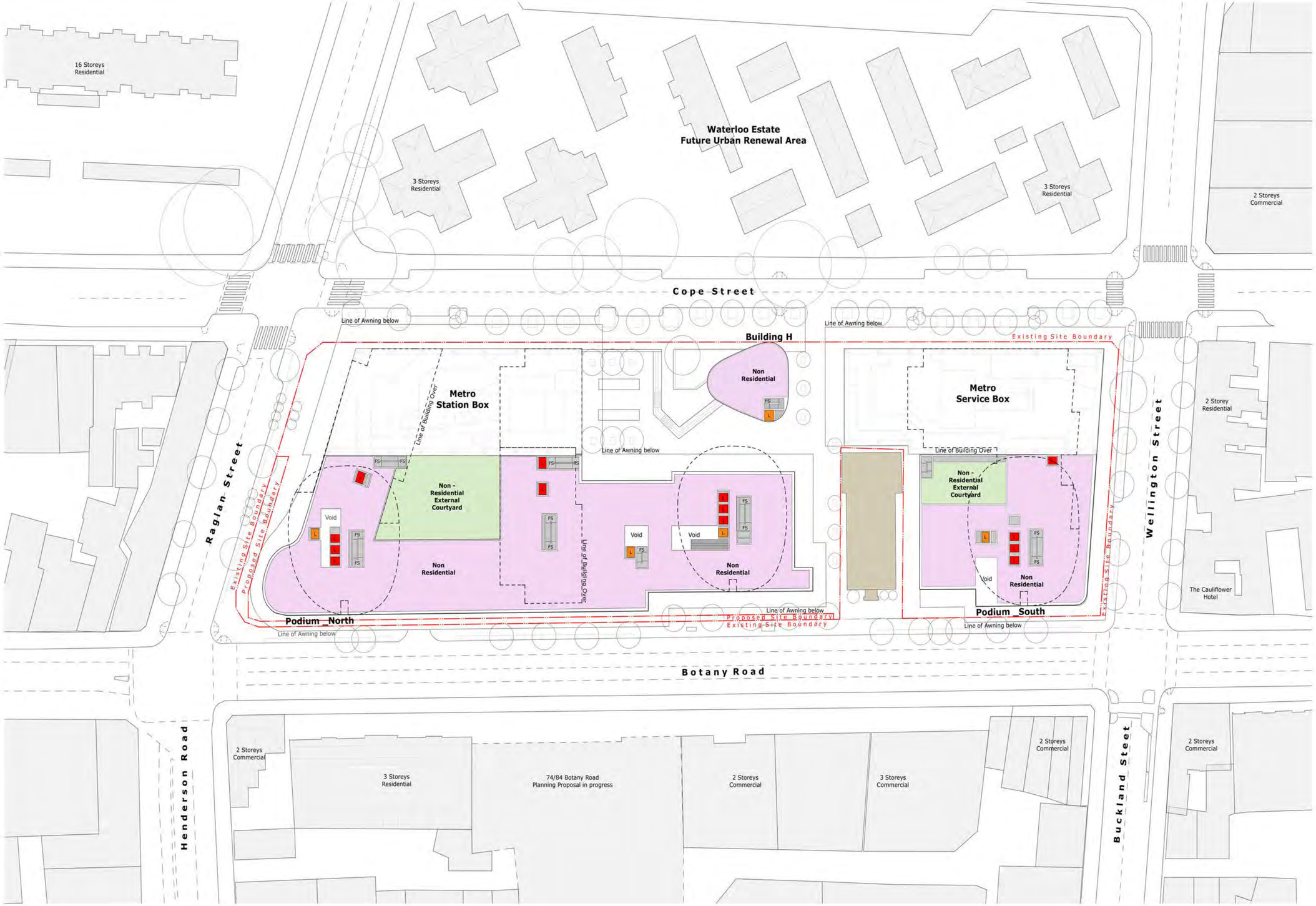
Drawing Title
Illustrative Plans
Illustrative Ground Level Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3
Job No. 17019
Issued by TURNER
Status Development Application
Dwg. No. MP-110-008
Revision 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

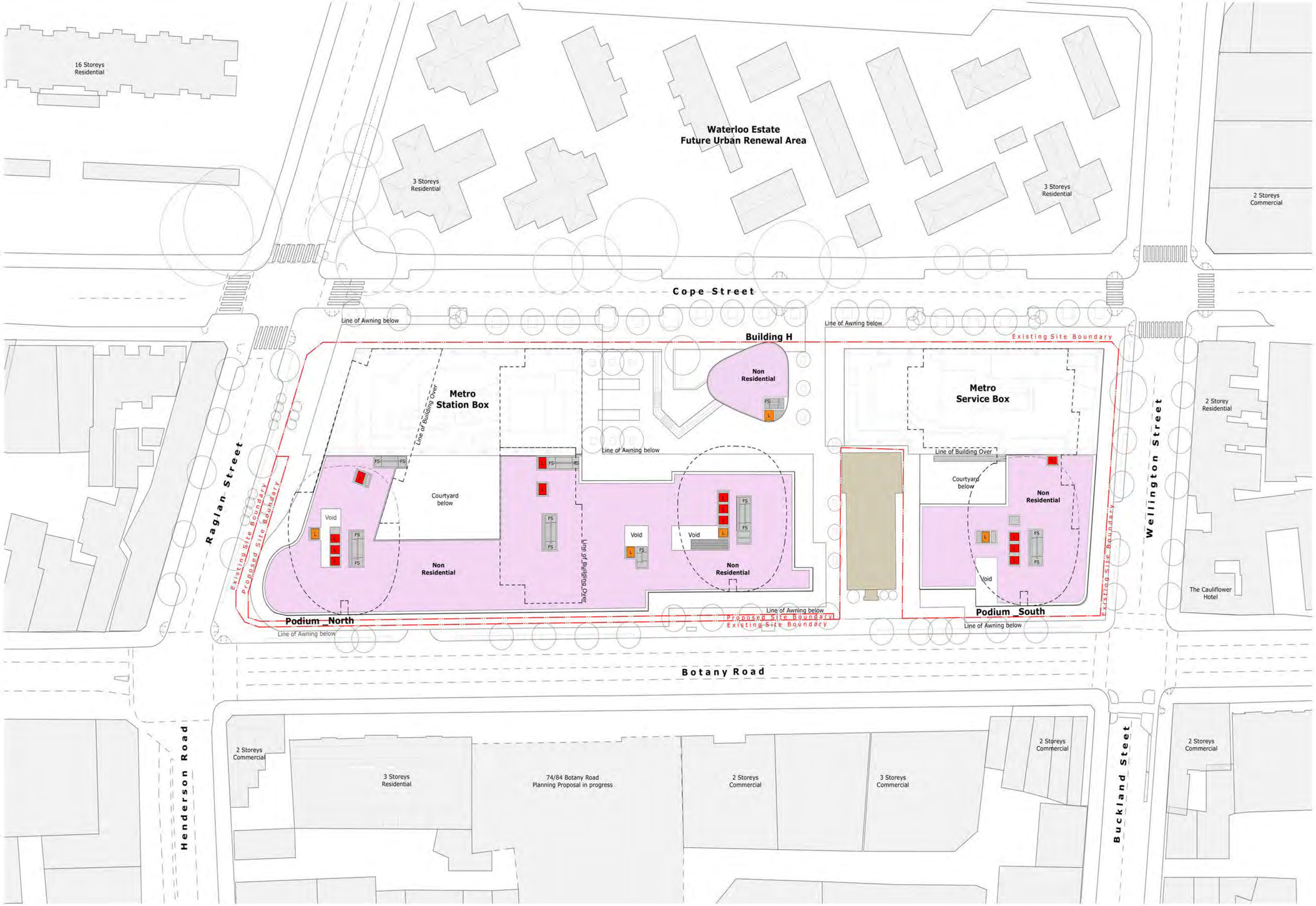
Drawing Title
Illustrative Plans
Illustrative Level 1 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-010	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

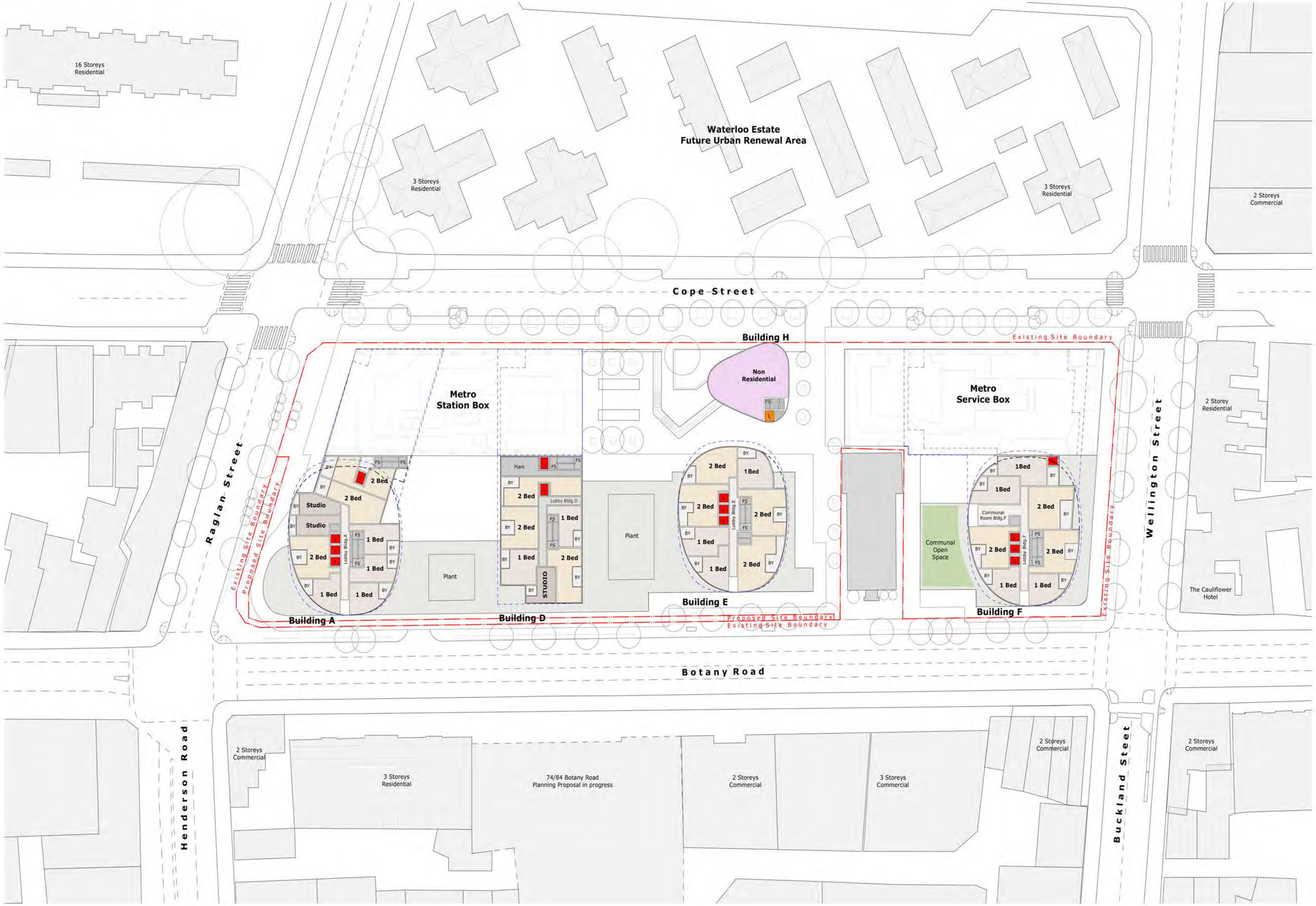
Drawing Title
Illustrative Plans
Illustrative Level 2 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3
Job No. 17019
Issued by TURNER
Status Development Application
Dwg. No. MP-110-020
Revision 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

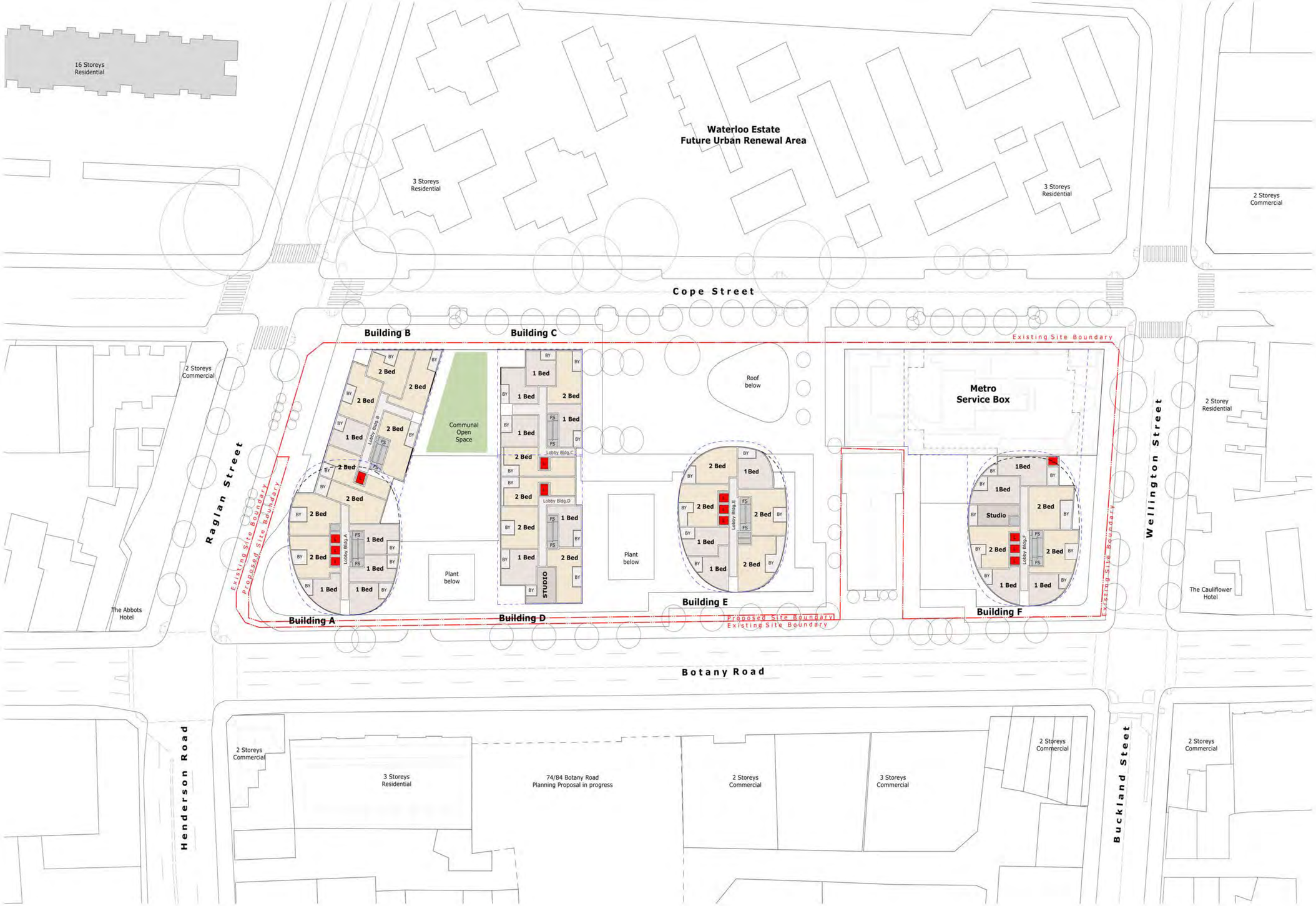
Drawing Title
Illustrative Plans
Illustrative Level 3 & 4 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-030	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

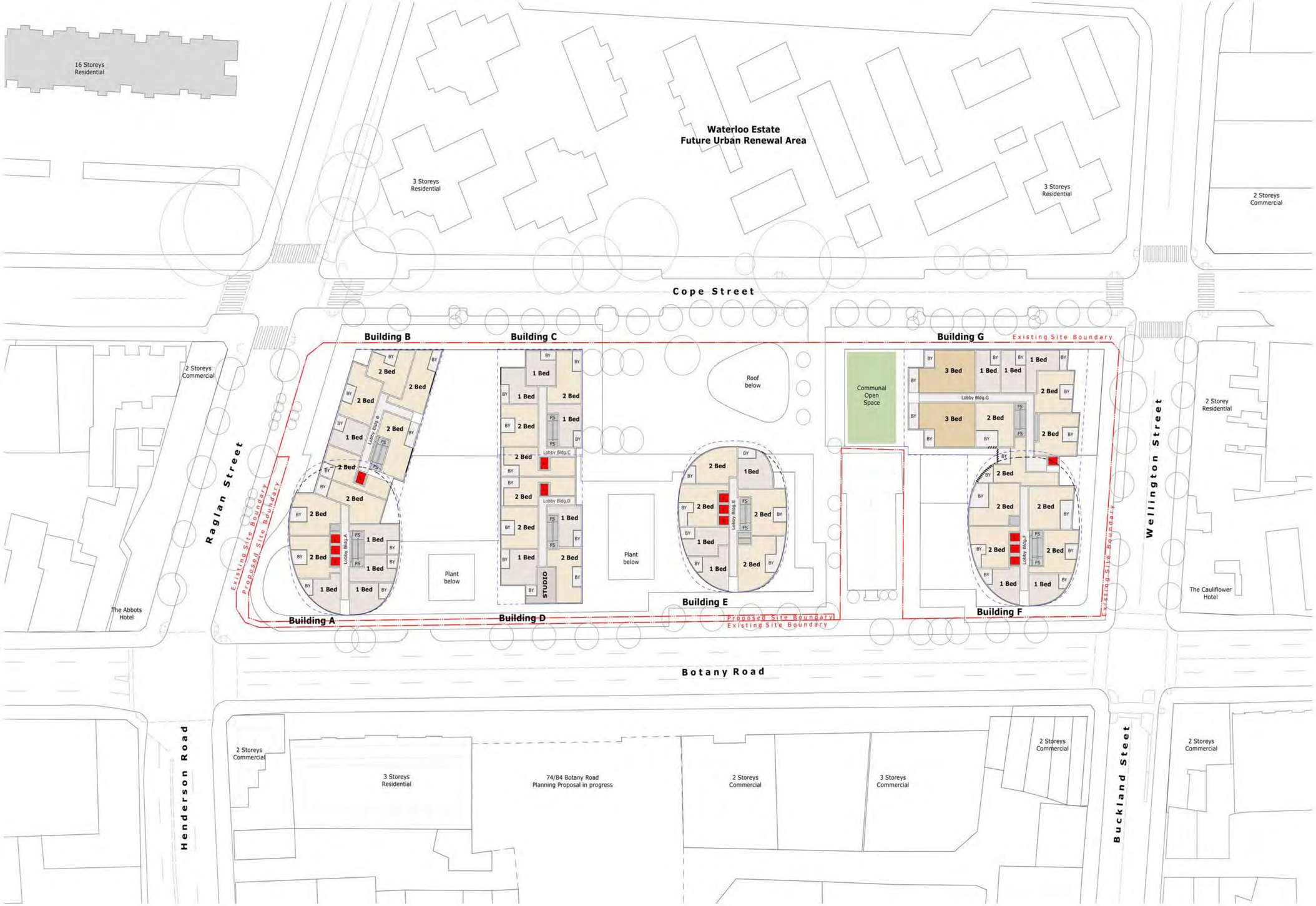
Drawing Title
Illustrative Plans
Illustrative Level 5 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-050	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

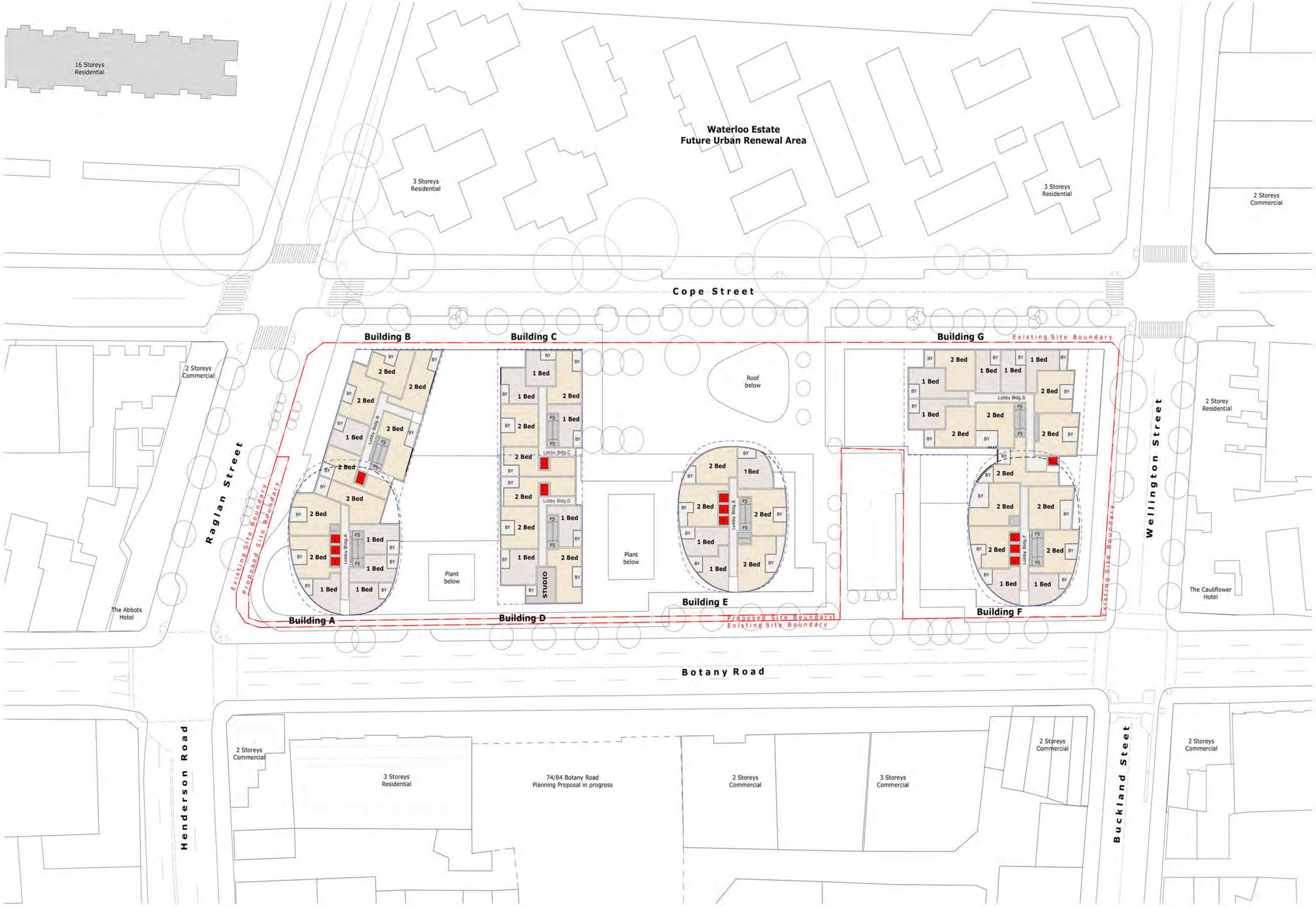
Drawing Title
Illustrative Plans
Illustrative Level 6 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-060	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

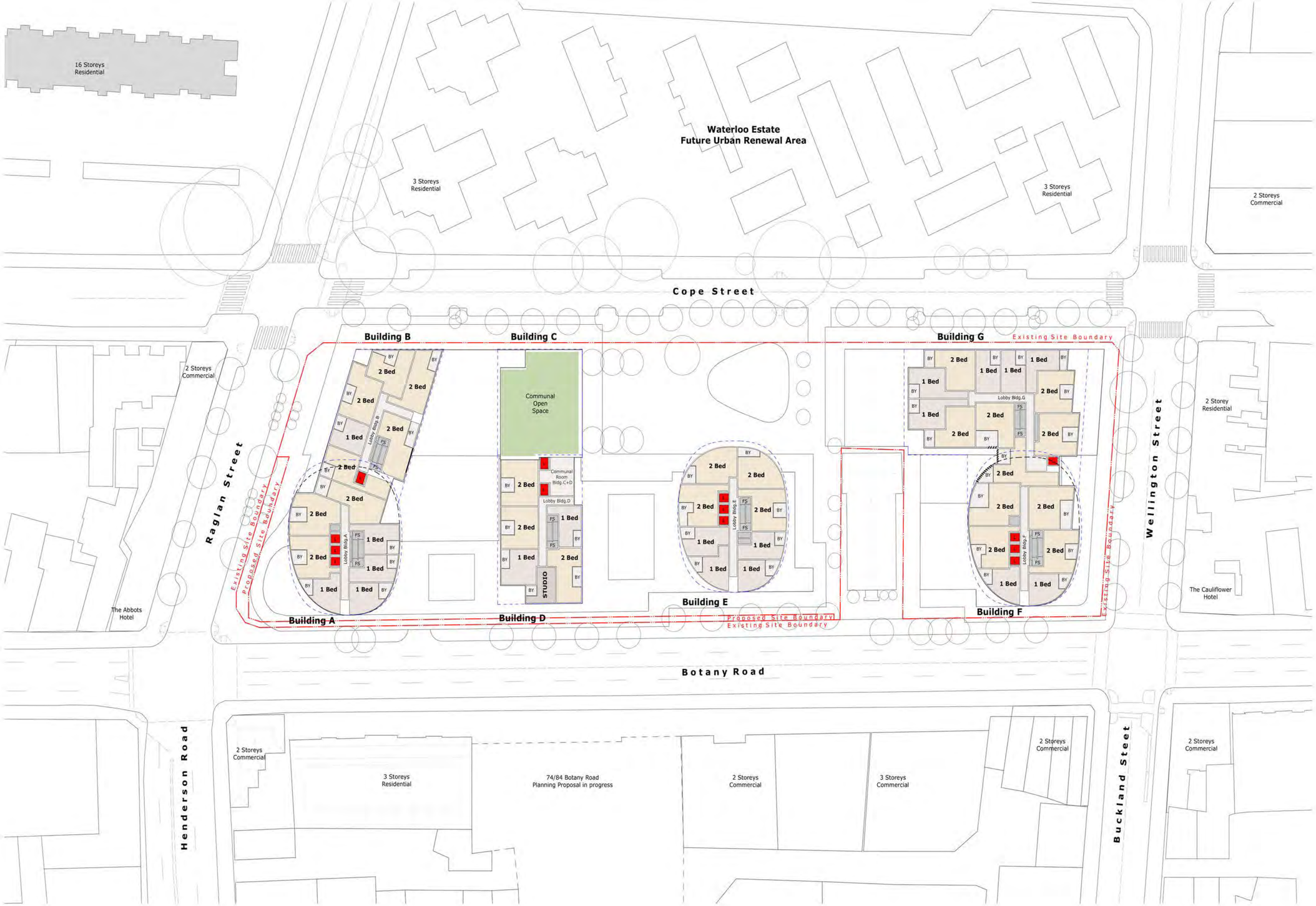
Drawing Title
Illustrative Plans
Illustrative Level 7 & 8 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-070	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

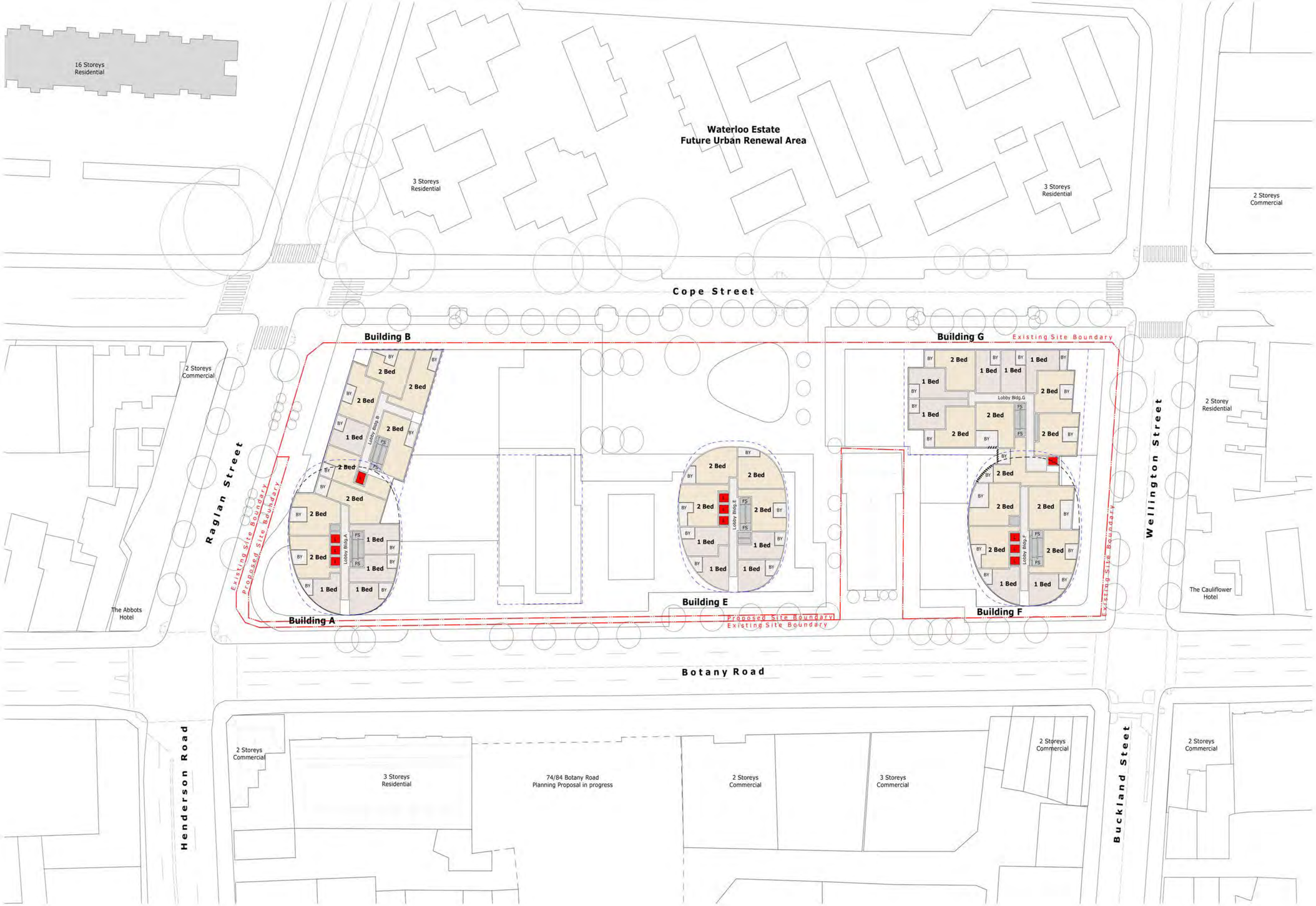
Drawing Title
Illustrative Plans
Illustrative Level 9 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-090	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 011

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

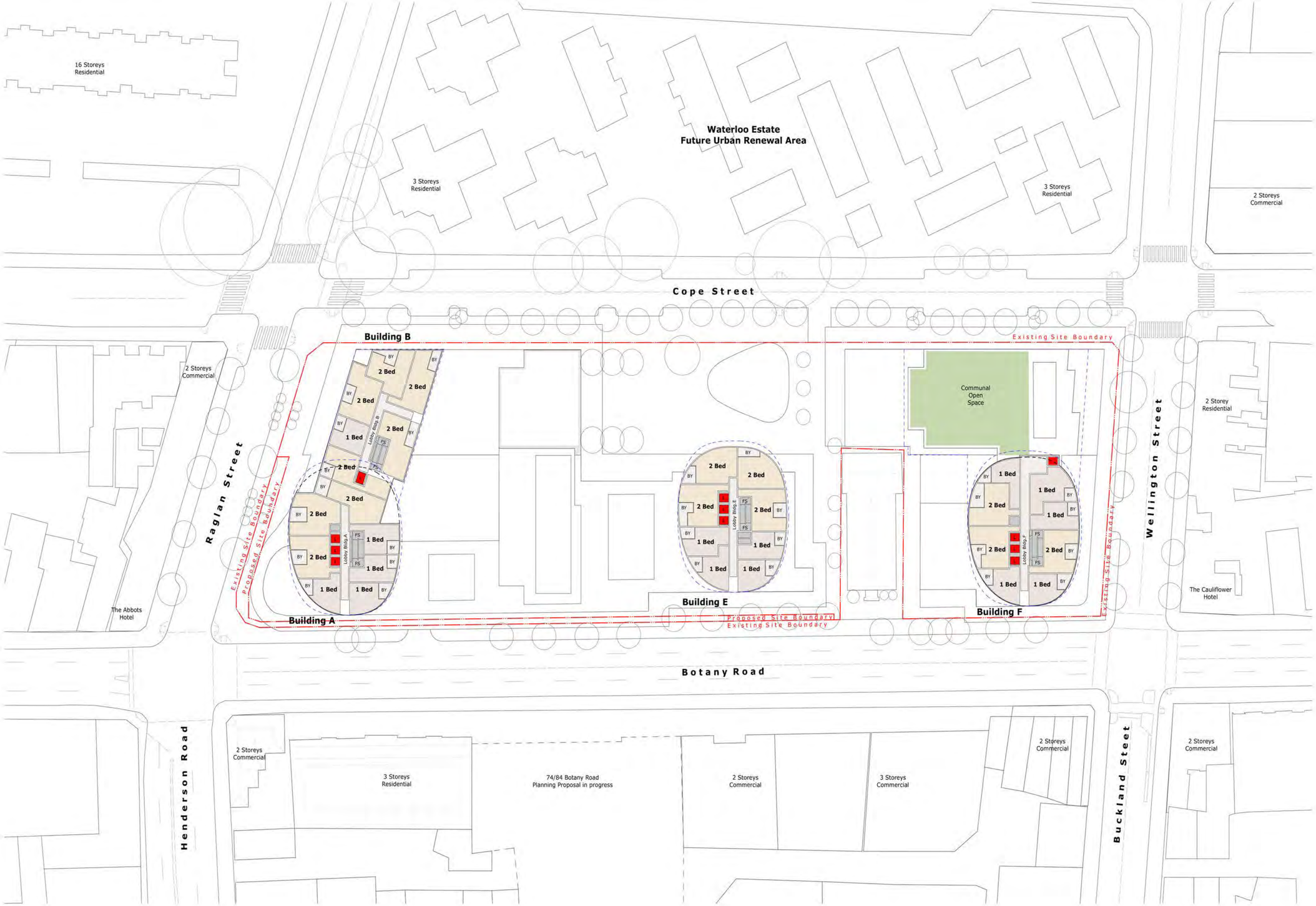
Drawing Title
Illustrative Plans
Illustrative Level 10 to 12 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-110	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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Refer to consultant documentation for further information.
DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

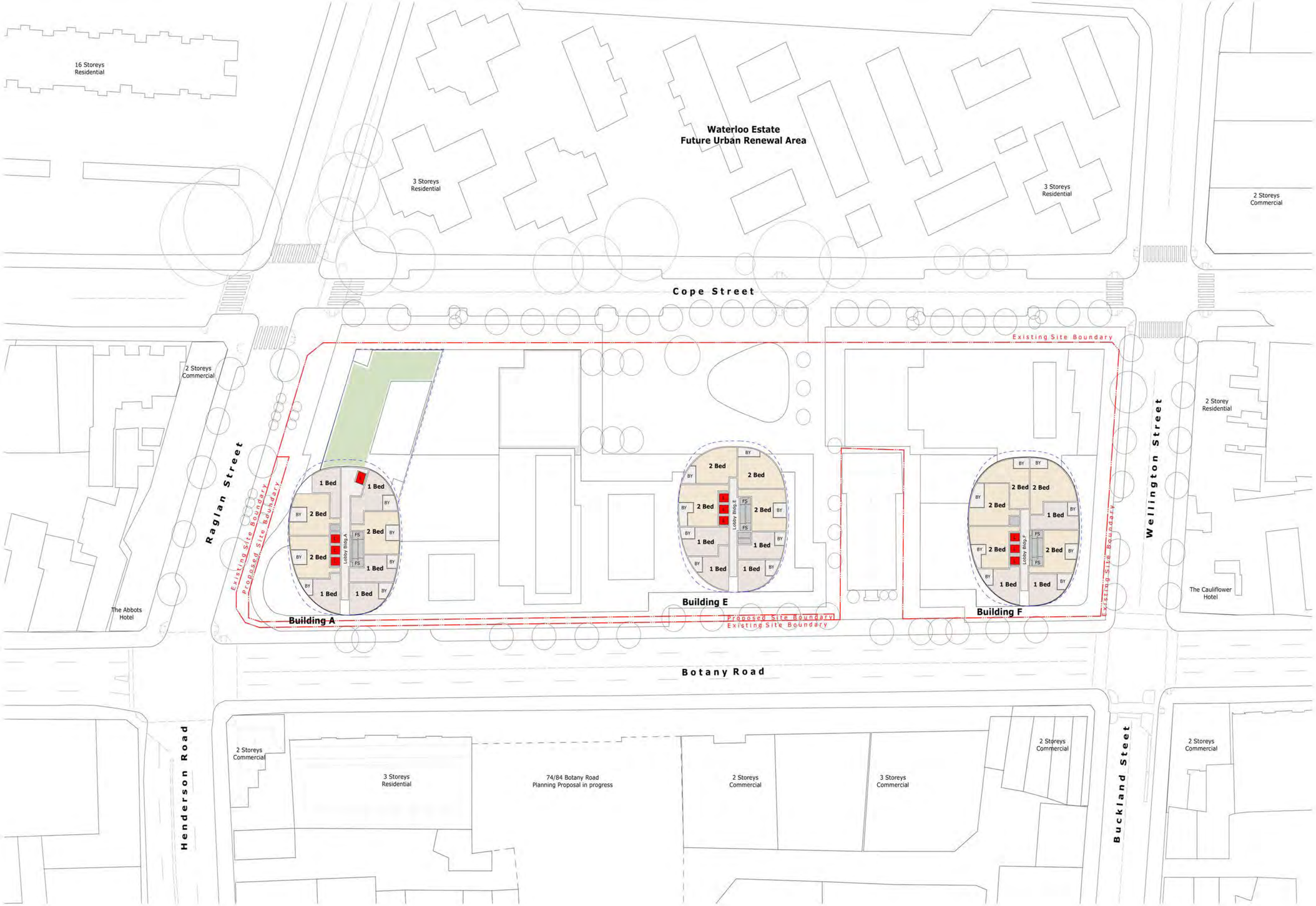
Drawing Title
Illustrative Plans
Illustrative Level 13 & 14 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-130	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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Refer to consultant documentation for further information.
DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

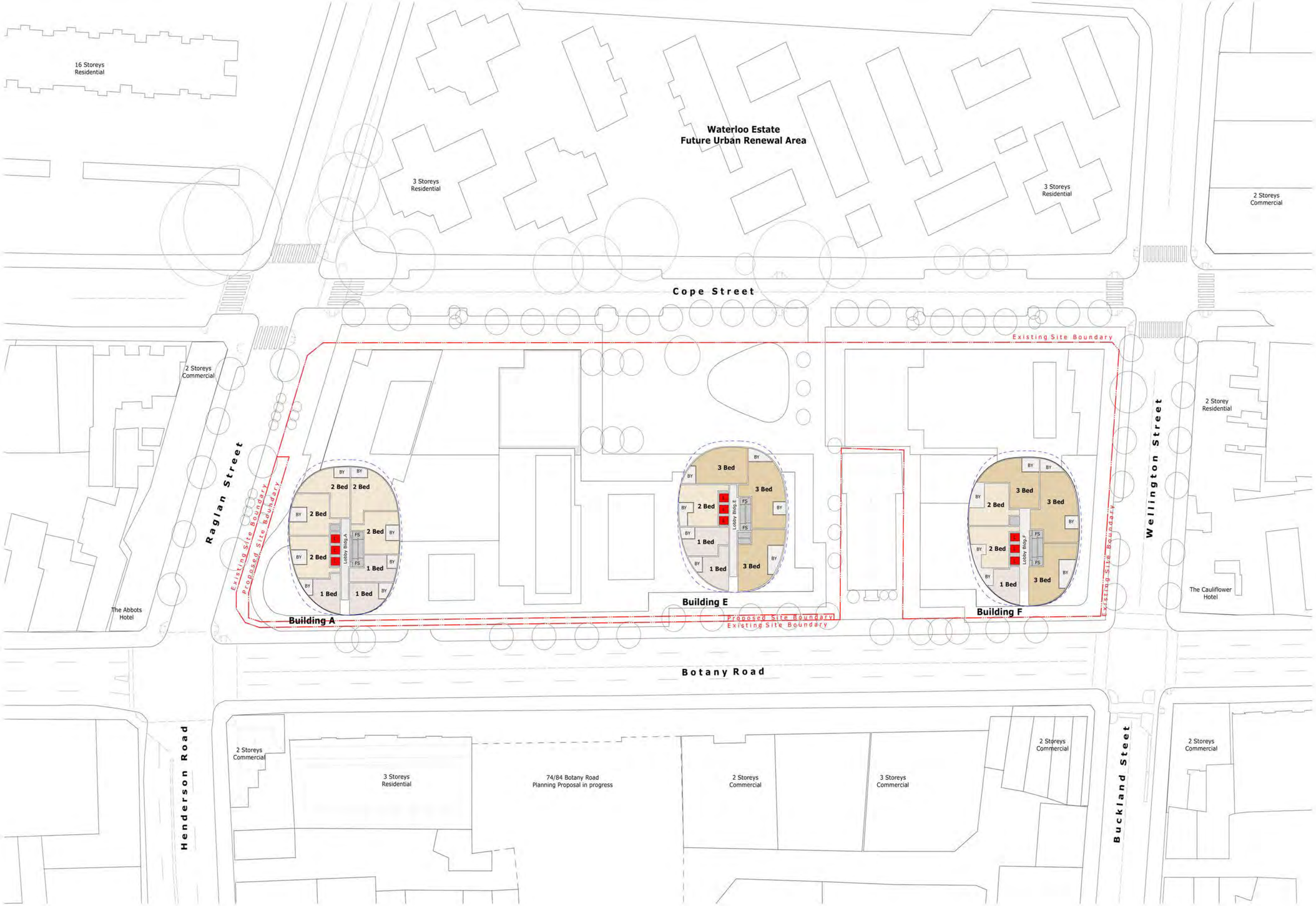
Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
Illustrative Plans
Illustrative Level 15 & 16 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER	North
Status Development Application	**Dwg. No.** MP-110-150	**Revision** 4	

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

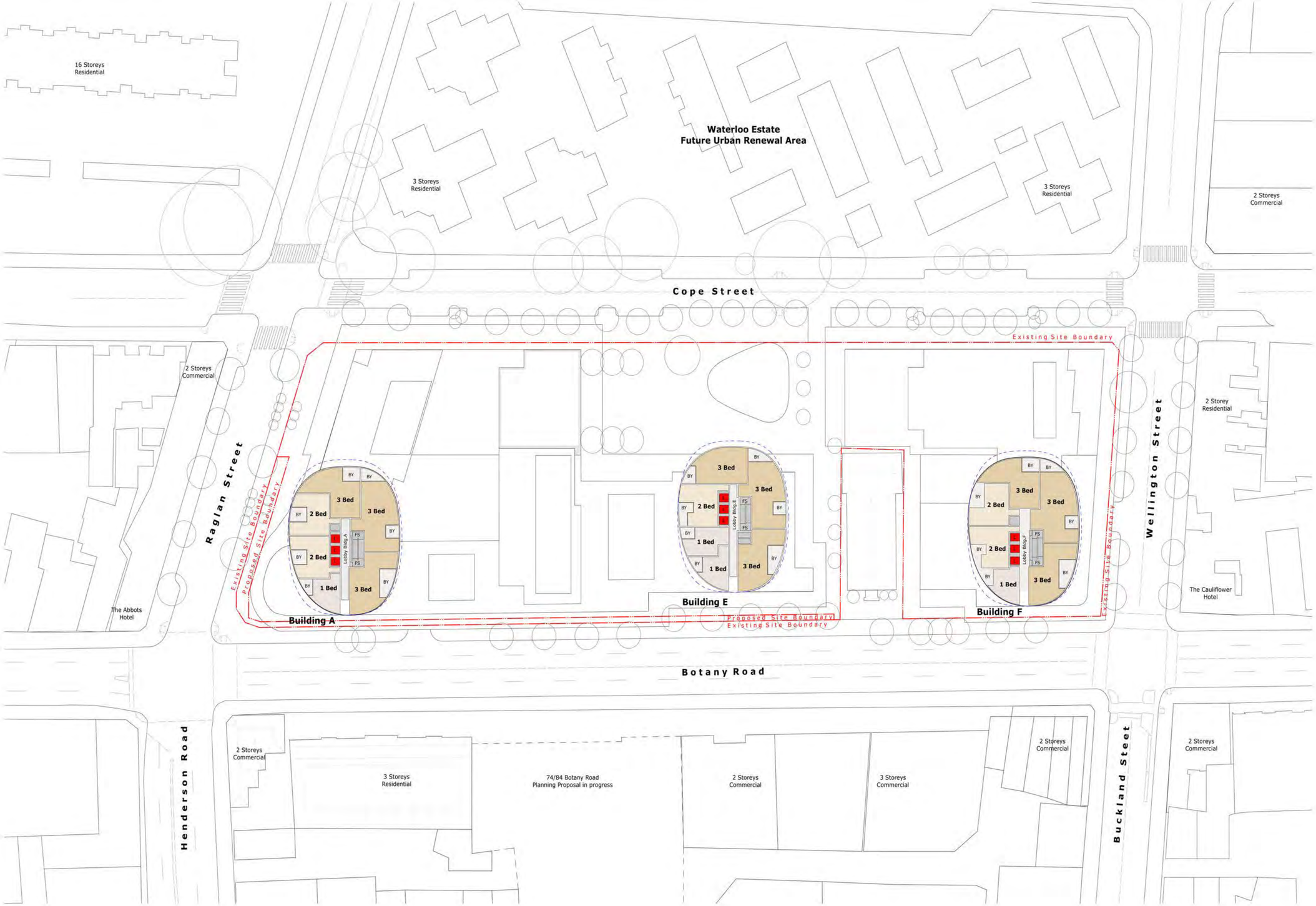
Drawing Title
Illustrative Plans
Illustrative Level 17 - 20 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-170	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

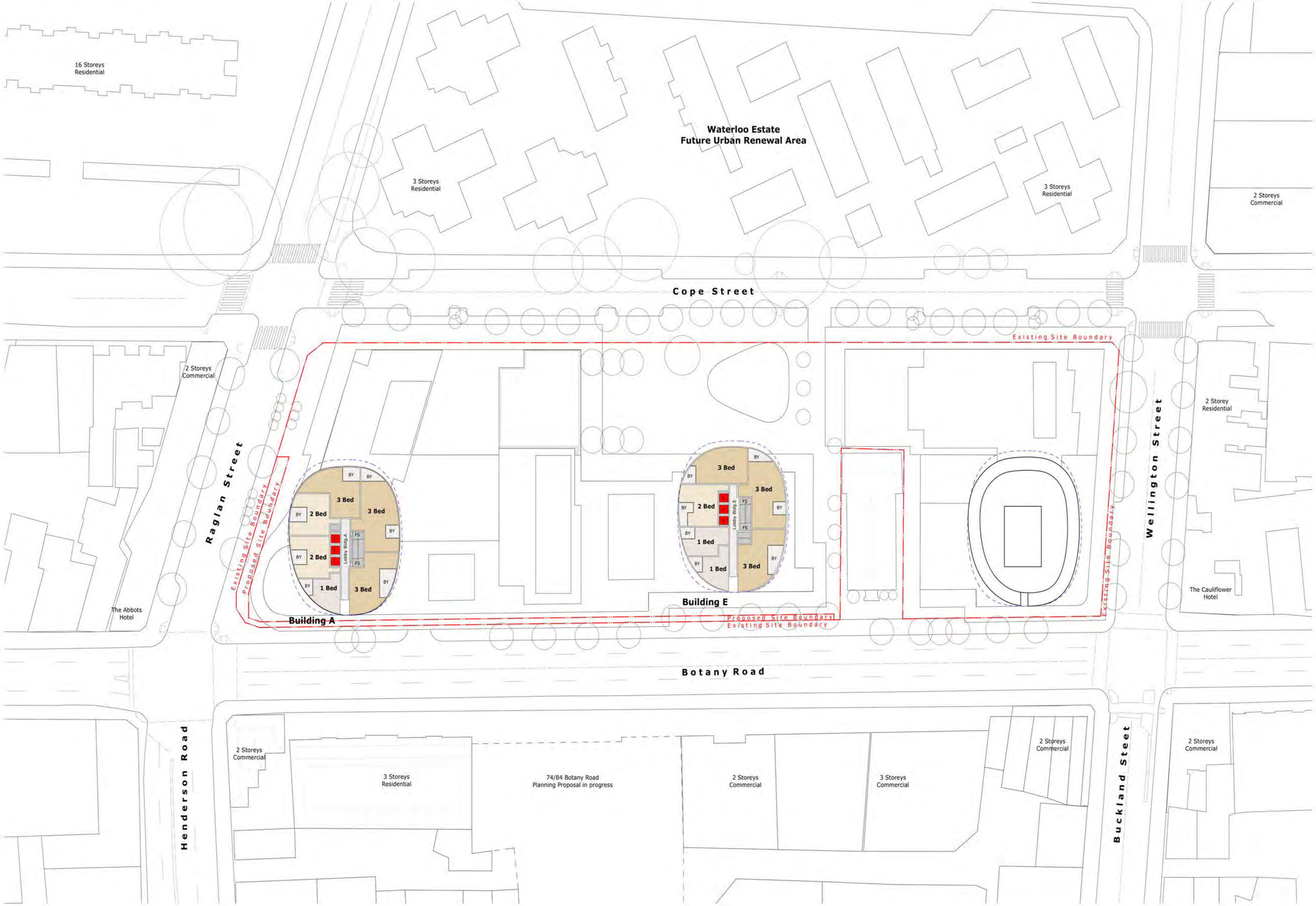
Drawing Title
Illustrative Plans
Illustrative Level 21 - 22 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-210	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

Notes

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Refer to consultant documentation for further information.
DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

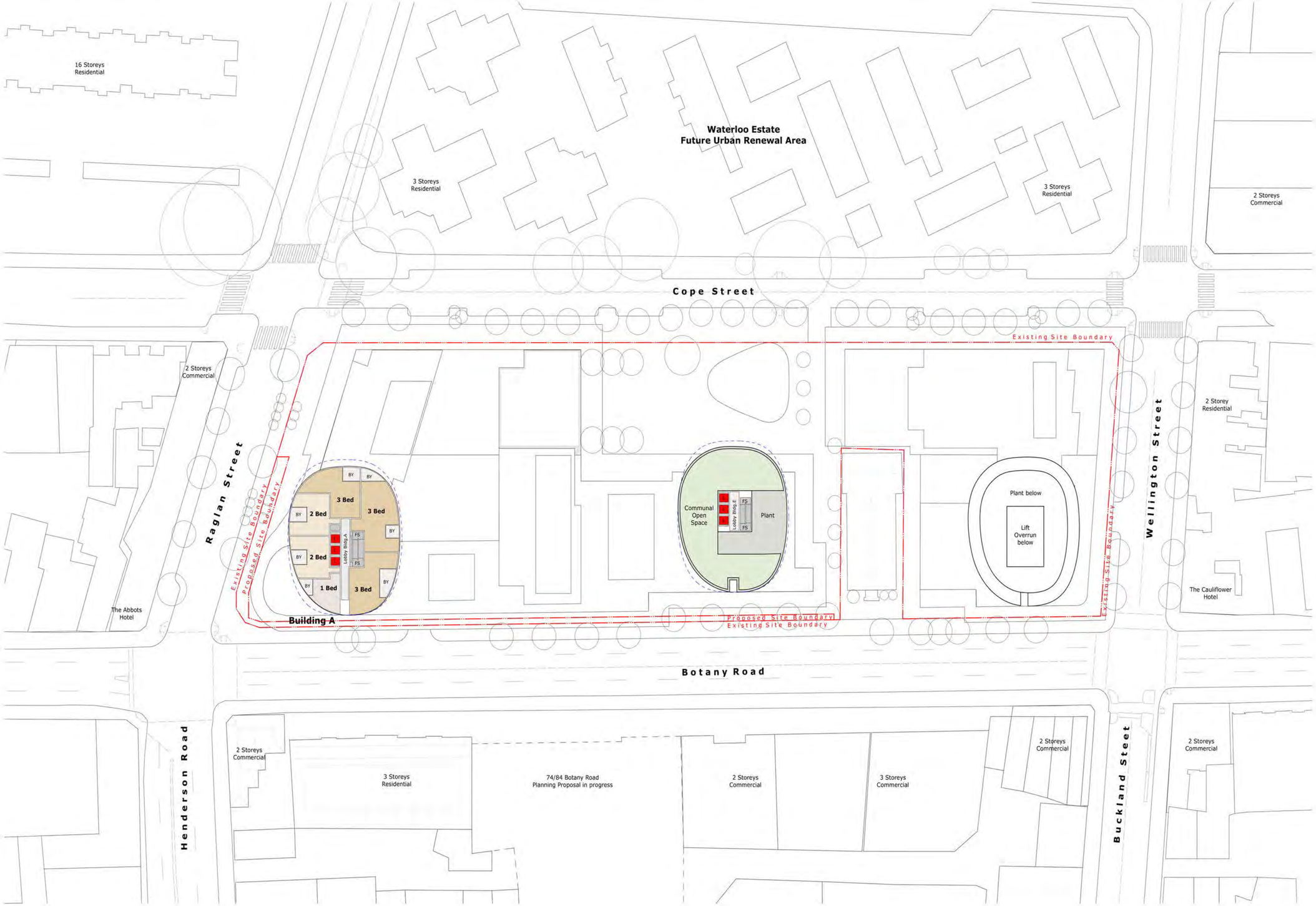
Drawing Title
Illustrative Plans
Illustrative Level 23 & 24 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-230	**Revision** 4

North

TURNER turf



Legend

Retail	Studio Apartment	2 Bedroom Apartment	Lift	Lobby Corridor	Site Boundary
Non-Residential	1 Bedroom Apartment	3 Bedroom Apartment	Fire Stairs	Building Envelope	

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Refer to consultant documentation for further information.
DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
Illustrative Plans
Illustrative Level 25 to 28 Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-110-250	**Revision** 4

North

TURNER turf

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476

Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client

UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title

Waterloo Metro Quarter
SSDA

Drawing Title

Illustrative Plans
Illustrative Roof Level Plan

Rev.	Date.	Approved.	Revision Notes.
4	05.11.2018	CH	Issued for Submission

Scale 1:500 @A1, 50%@A3
Job No. 17019
Issued by TURNER
Status Development Application
Dwg. No. MP-110-290
Revision 4

North

TURNER turf

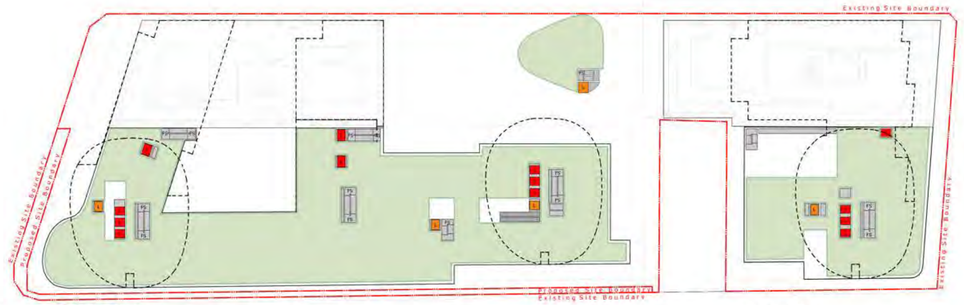
Ground Level

Podium North

Retail GFA: 3,170 m² (Includes 700 m² basement GFA)
Non-Residential GFA: 90 m²
Residential GFA: 380 m² (Includes 100 m² basement GFA)

Building F&G

Retail GFA: 735 m²
Non-Residential GFA: 65 m²
Residential GFA: 100 m² (Includes 40 m² basement GFA)



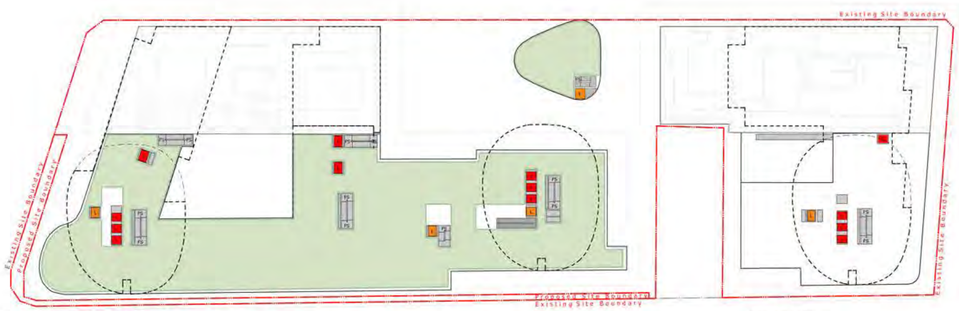
LEVEL 01

Podium North

GFA: 3,185 m²

Building F&G

GFA: 950 m²



LEVEL 02

Podium North

GFA: 3,185 m²

Building F&G

GFA: 950 m²

LEVEL 03

Building A&B

GFA: 585 m²

Building C&D

GFA: 450 m²

Building E

GFA: 580 m²

Building H

Non - Residential
GFA: 220 m²

Building F&G

GFA: 600 m²

LEVEL 04

Building A&B

GFA: 585 m²

Building C&D

GFA: 450 m²

Building E

GFA: 580 m²

Building F&G

GFA: 600 m²

LEVEL 05

Building A&B

GFA: 1,050 m²

Building C&D

GFA: 880 m²

Building E

GFA: 580 m²

Building F&G

GFA: 600 m²

Legend:

- Gross Floor Area Non - Retail
- Gross Floor Area Non - Residential
- Gross Floor Area Residential

Gross Floor Area

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
a) the area of a mezzanine, and
b) habitable rooms in a basement or an attic, and
c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
d) any area for common vertical circulation, such as lifts and stairs, and
e) any basement:
i) storage, and
ii) vehicular access, loading areas, garbage and services, and
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g) car parking to meet any requirements of the consent authority (including access to that car parking), and
h) any space used for the loading or unloading of goods (including access to it), and
i) terraces and balconies with outer walls less than 1.4 metres high, and
j) voids above a floor at the level of a storey or storey above.

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
GFA Diagrams
GFA DIAGRAM 01

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale	Job No.	Issued by
1:750 @A1, 50%@A3	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-720-001	2

North

TURNER turf

LEVEL 06

Building A&B
GFA: 1,050 m²

Building C&D
GFA: 880 m²

Building E
GFA: 580 m²

Building F&G
GFA: 1,310 m²

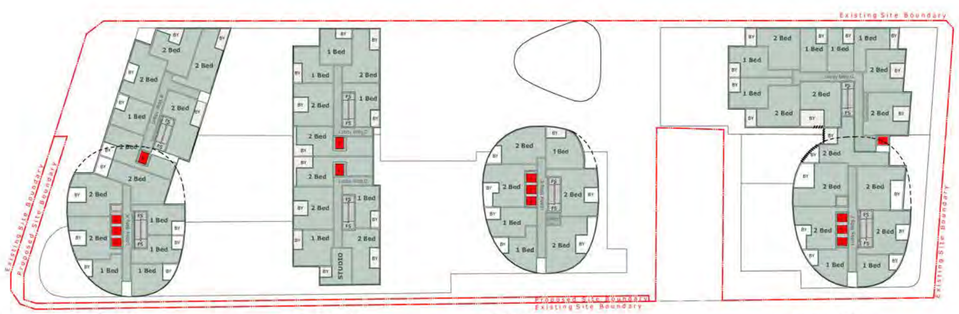
LEVEL 07

Building A&B
GFA: 1,050 m²

Building C&D
GFA: 880 m²

Building E
GFA: 580 m²

Building F&G
GFA: 1,310 m²



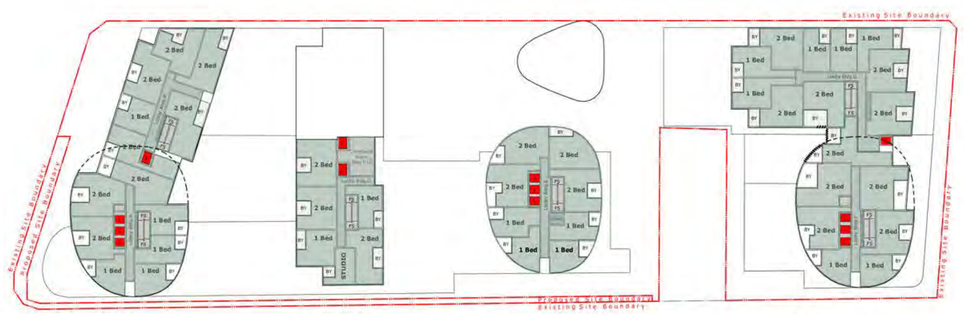
LEVEL 08

Building A&B
GFA: 1,050 m²

Building C&D
GFA: 880 m²

Building E
GFA: 580 m²

Building F&G
GFA: 1,310 m²



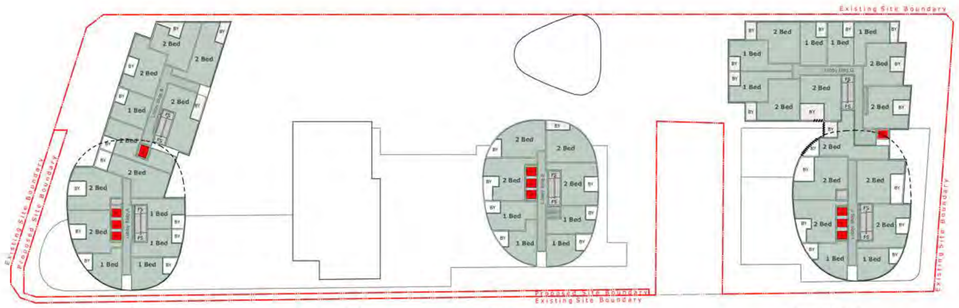
LEVEL 09

Building A&B
GFA: 1,050 m²

Building C&D
GFA: 520 m²

Building E
GFA: 600 m²

Building F&G
GFA: 1,310 m²



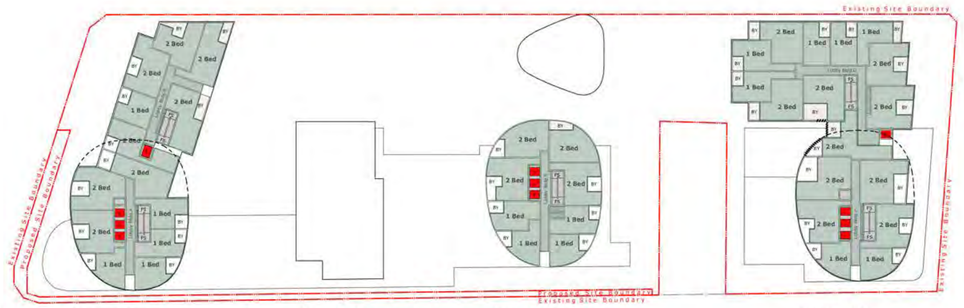
LEVEL 10

Building A&B
GFA: 1,050 m²

Building C&D

Building E
GFA: 600 m²

Building F&G
GFA: 1,310 m²



LEVEL 11

Building A&B
GFA: 1,050 m²

Building C&D

Building E
GFA: 600 m²

Building F&G
GFA: 1,310 m²

Legend:

Gross Floor Area
Non - Retail

Gross Floor Area
Non - Residential

Gross Floor Area
Residential

Gross Floor Area

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls,
or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
a) the area of a mezzanine, and
b) habitable rooms in a basement or an attic, and
c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
d) any area for common vertical circulation, such as lifts and stairs, and
e) any basement:
i) storage, and
ii) vehicular access, loading areas, garbage and services, and
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g) car parking to meet any requirements of the consent authority (including access to that car parking), and
h) any space used for the loading or unloading of goods (including access to it), and
i) terraces and balconies with outer walls less than 1.4 metres high, and
j) voids above a floor at the level of a storey or storey above.

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

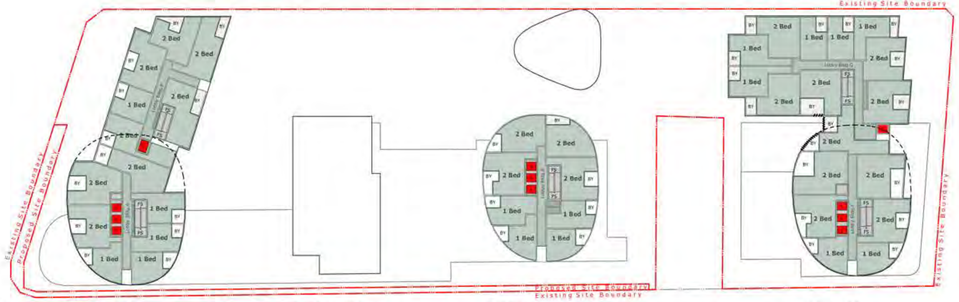
Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
GFA Diagrams
GFA DIAGRAM 02

Scale 1:750 @A1, 50%@A3
Job No. 17019
Issued by TURNER
Status Development Application
Dwg. No. MP-720-002
Revision 2

North

TURNER turf



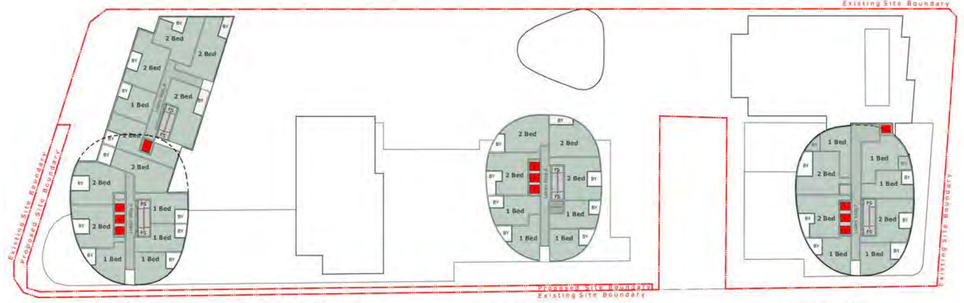
LEVEL 12

Building A&B — GFA: 1,050 m²

Building C&D

Building E — GFA: 600 m²

Building F&G — GFA: 1,310 m²



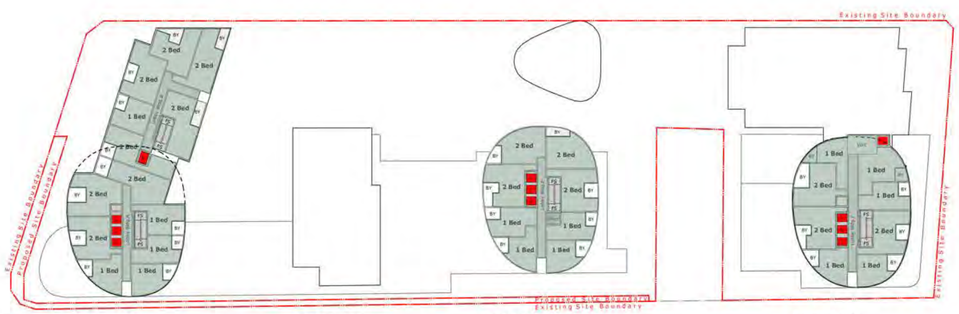
LEVEL 13

Building A&B — GFA: 1,050 m²

Building C&D

Building E — GFA: 600 m²

Building F&G — GFA: 610 m²



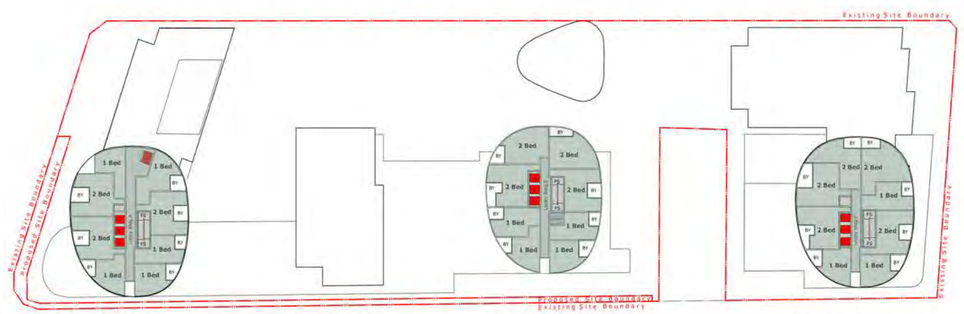
LEVEL 14

Building A&B — GFA: 1,050 m²

Building C&D

Building E — GFA: 600 m²

Building F&G — GFA: 610 m²



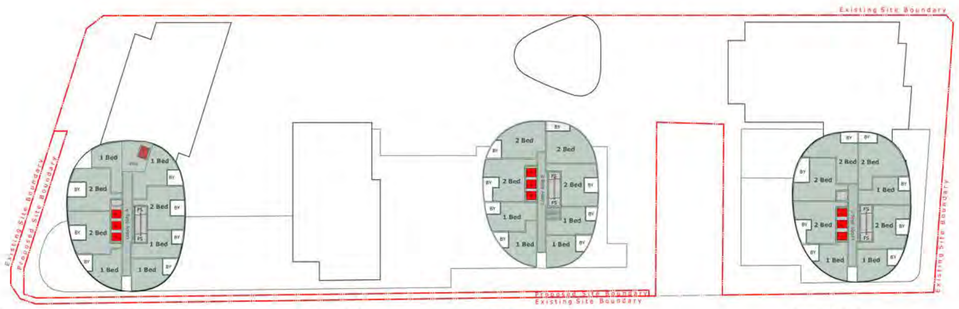
LEVEL 15

Building A&B — GFA: 615 m²

Building C&D

Building E — GFA: 600 m²

Building F&G — GFA: 610 m²



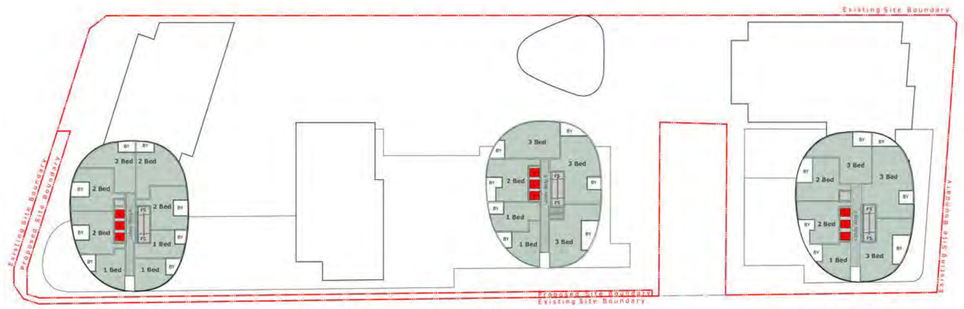
LEVEL 16

Building A&B — GFA: 615 m²

Building C&D

Building E — GFA: 600 m²

Building F&G — GFA: 610 m²



LEVEL 17

Building A&B

Building C&D

Building E — GFA: 600 m²

Building F&G — GFA: 610 m²

Legend:

- Gross Floor Area Non - Retail
- Gross Floor Area Non - Residential
- Gross Floor Area Residential

Gross Floor Area

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls,
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c) any shop, auditorium, cinema, and the like, in a basement or attic,
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e) any basement:
i) storage, and
ii) vehicular access, loading areas, garbage and services, and
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g) car parking to meet any requirements of the consent authority (including access to that car parking), and
h) any space used for the loading or unloading of goods (including access to it), and
i) terraces and balconies with outer walls less than 1.4 metres high, and
j) voids above a floor at the level of a storey or storey above.

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

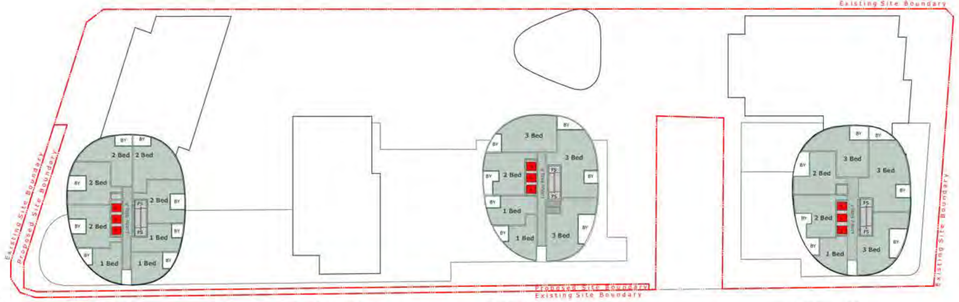
Drawing Title
GFA Diagrams
GFA DIAGRAM 03

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale	Job No.	Issued by
1:750 @A1, 50%@A3	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-720-003	2

North

TURNER turf



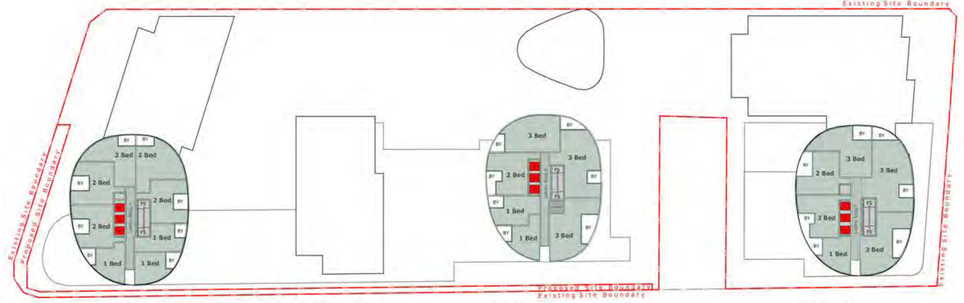
LEVEL 18

Building A&B
GFA: 615 m²

Building C&D

Building E
GFA: 600 m²

Building F&G
GFA: 610 m²



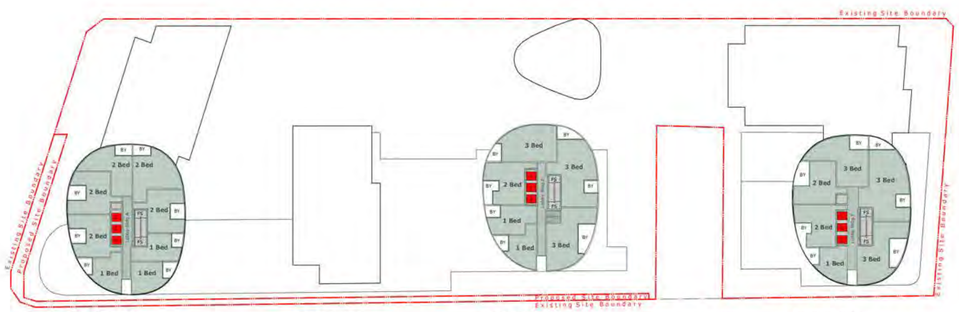
LEVEL 19

Building A&B
GFA: 615 m²

Building C&D

Building E
GFA: 600 m²

Building F&G
GFA: 610 m²



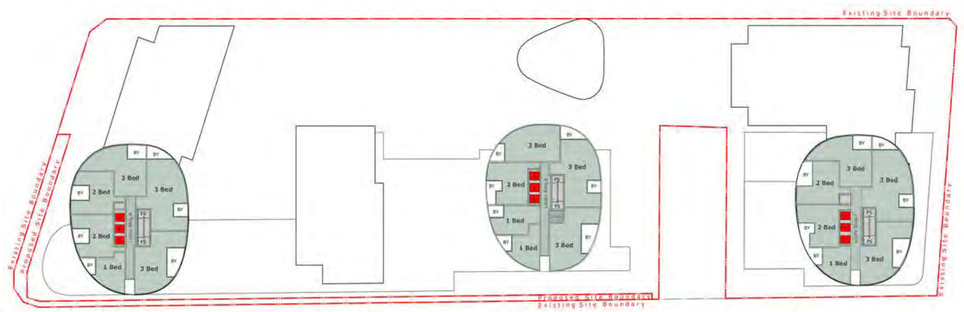
LEVEL 20

Building A&B
GFA: 615 m²

Building C&D

Building E
GFA: 600 m²

Building F&G
GFA: 610 m²



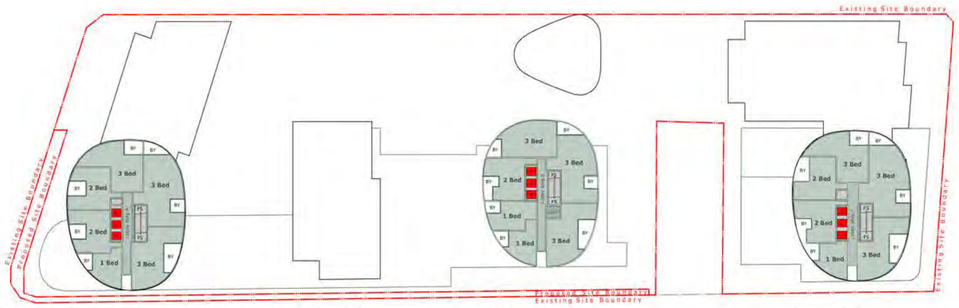
LEVEL 21

Building A&B
GFA: 615 m²

Building C&D

Building E
GFA: 600 m²

Building F&G
GFA: 610 m²



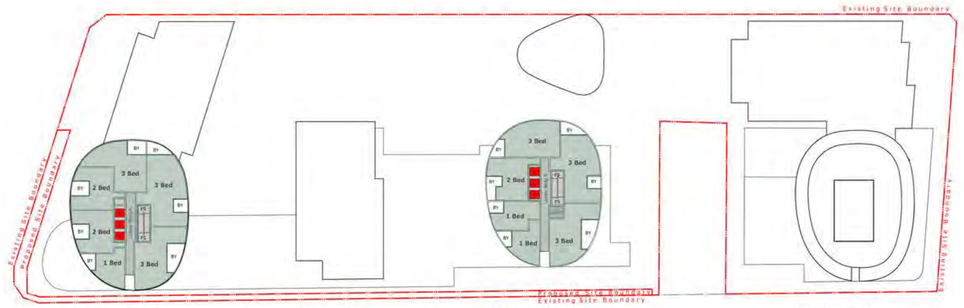
LEVEL 22

Building A&B
GFA: 615 m²

Building C&D

Building E
GFA: 600 m²

Building F&G
GFA: 610 m²



LEVEL 23

Building A&B

Building C&D

Building E
GFA: 600 m²

Building F&G

Legend:

Gross Floor Area
Non - Retail

Gross Floor Area
Non - Residential

Gross Floor Area
Residential

Gross Floor Area

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls,
or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
a) the area of a mezzanine, and
b) habitable rooms in a basement or an attic, and
c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
d) any area for common vertical circulation, such as lifts and stairs, and
e) any basement:
i) storage, and
ii) vehicular access, loading areas, garbage and services, and
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g) car parking to meet any requirements of the consent authority (including access to that car parking), and
h) any space used for the loading or unloading of goods (including access to it), and
i) terraces and balconies with outer walls less than 1.4 metres high, and
j) voids above a floor at the level of a storey or storey above.

Notes

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Refer to consultant documentation for further information.
DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

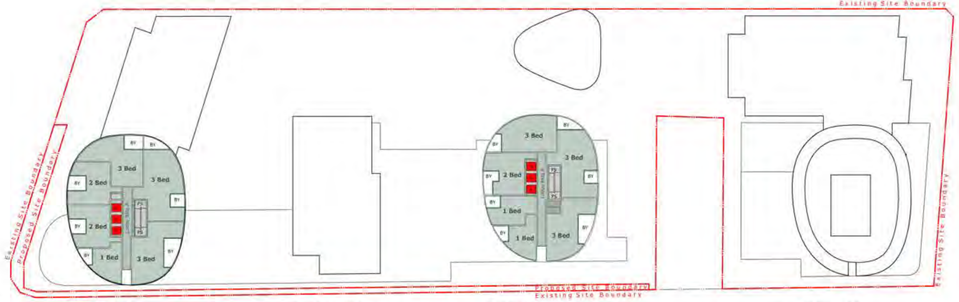
Drawing Title
GFA Diagrams
GFA DIAGRAM 04

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale	Job No.	Issued by
1:750 @A1, 50%@A3	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-720-004	2

North

TURNER turf



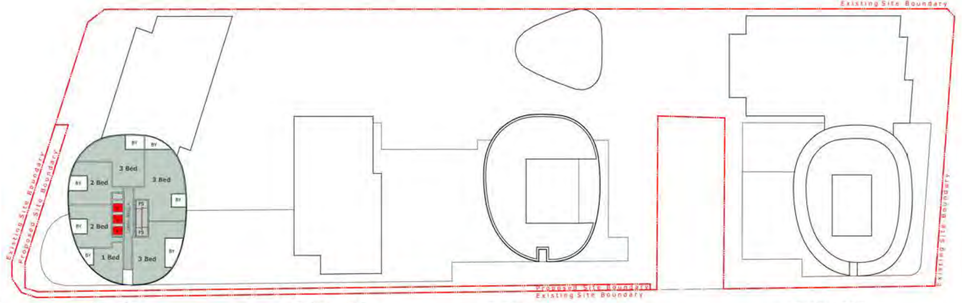
LEVEL 24

Building A&B — GFA: 615 m²

Building C&D

Building E — GFA: 600 m²

Building F&G



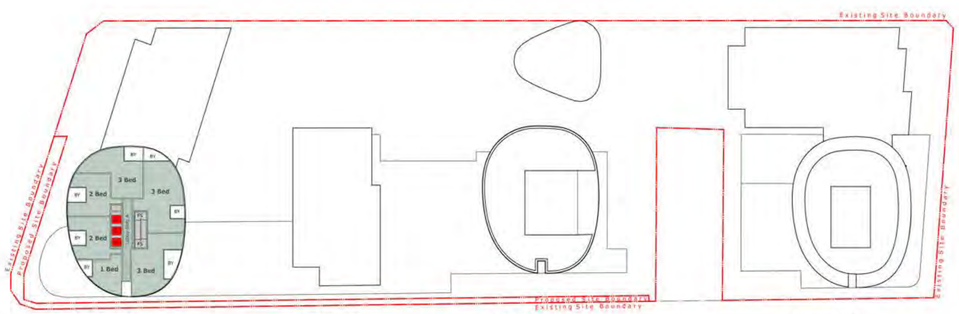
LEVEL 25

Building A&B — GFA: 615 m²

Building C&D

Building E

Building F&G



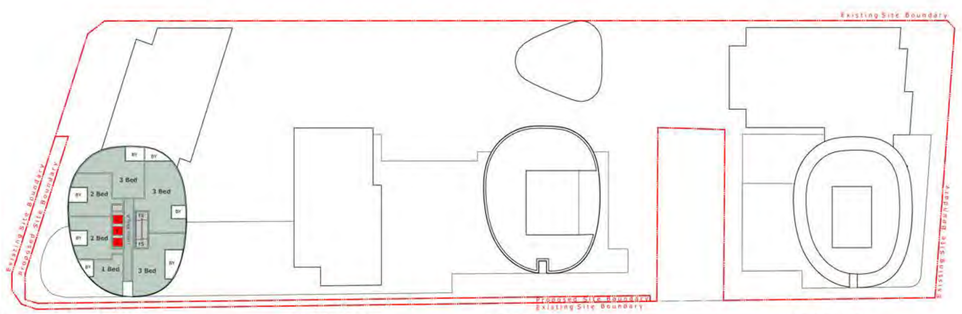
LEVEL 26

Building A&B — GFA: 615 m²

Building C&D

Building E

Building F&G



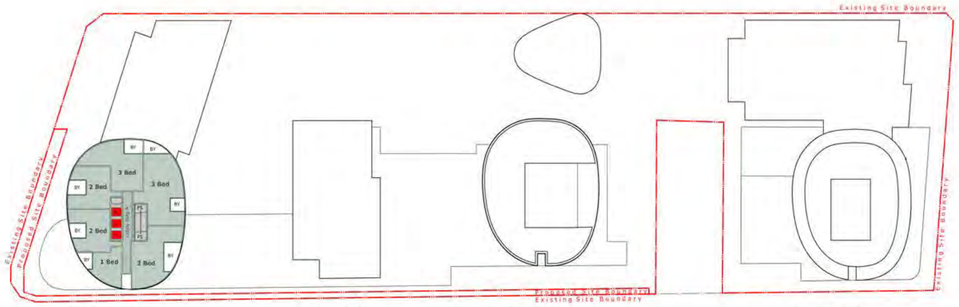
LEVEL 27

Building A&B — GFA: 615 m²

Building C&D

Building E

Building F&G



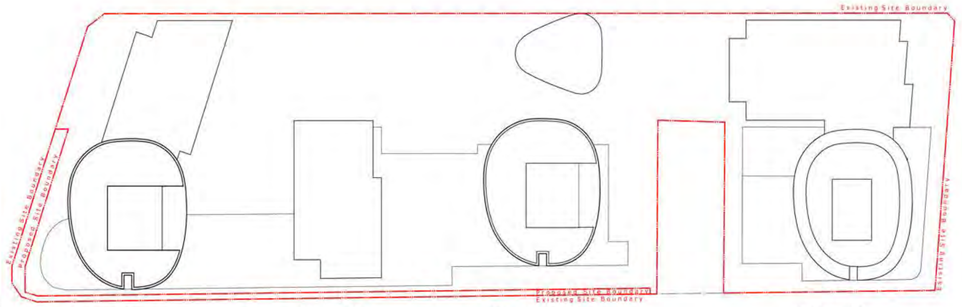
LEVEL 28

Building A&B — GFA: 615 m²

Building C&D

Building E

Building F&G



LEVEL 29

Building A&B

Building C&D

Building E

Building F&G

Legend:

- Gross Floor Area Non - Retail
- Gross Floor Area Non - Residential
- Gross Floor Area Residential

Gross Floor Area

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
a) the area of a mezzanine, and
b) habitable rooms in a basement or an attic, and
c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
d) any area for common vertical circulation, such as lifts and stairs, and
e) any basement:
i) storage, and
ii) vehicular access, loading areas, garbage and services, and
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g) car parking to meet any requirements of the consent authority (including access to that car parking), and
h) any space used for the loading or unloading of goods (including access to it), and
i) terraces and balconies with outer walls less than 1.4 metres high, and
j) voids above a floor at the level of a storey or storey above.

Development Summary

GFA - Retail: 3,905 m²
GFA - Non Residential: 8,645 m²
GFA - Residential: 56,645 m²
GFA - Total: 68,750 m²

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
GFA Diagrams
GFA DIAGRAM 05

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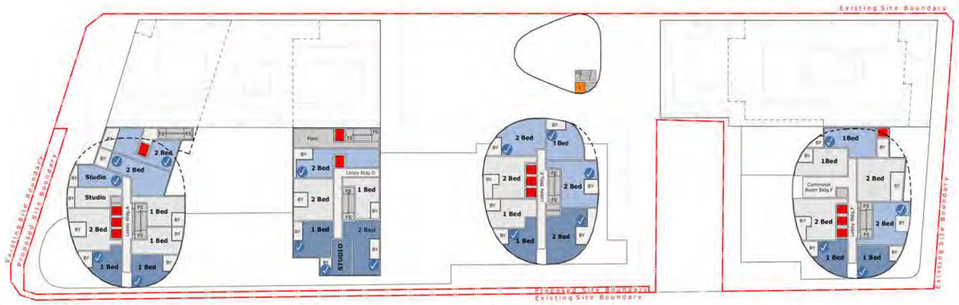
Scale	Job No.	Issued by
1:750 @A1, 50%@A3	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-720-005	2

North

TURNER turf



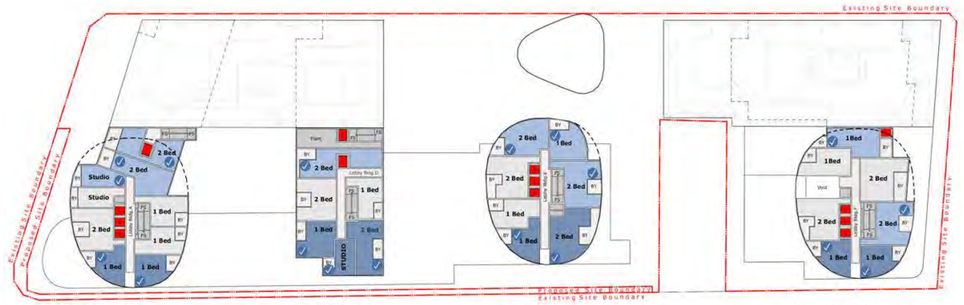
LEVEL 03

Building A&B
Cross Ventilation : 5/9

Building C&D
Cross Ventilation : 4/6

Building E
Cross Ventilation : 5/7

Building F&G
Cross Ventilation : 4/7



LEVEL 04

Building A&B
Cross Ventilation : 5/9

Building C&D
Cross Ventilation : 4/6

Building E
Cross Ventilation : 5/7

Building F&G
Cross Ventilation : 4/7

LEVEL 05

Building A&B
Cross Ventilation : 9/13

Building C&D
Cross Ventilation : 8/12

Building E
Cross Ventilation : 5/7

Building F&G
Cross Ventilation : 4/8

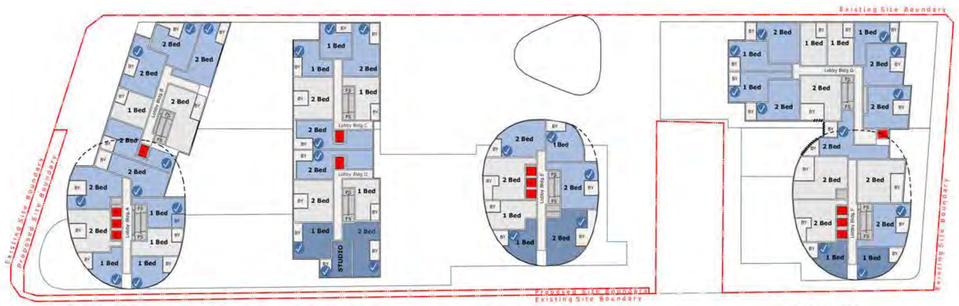
LEVEL 06

Building A&B
Cross Ventilation : 9/13

Building C&D
Cross Ventilation : 8/12

Building E
Cross Ventilation : 5/7

Building F&G
Cross Ventilation : 9/15



LEVEL 07

Building A&B
Cross Ventilation : 9/13

Building C&D
Cross Ventilation : 8/12

Building E
Cross Ventilation : 5/7

Building F&G
Cross Ventilation : 11/17

LEVEL 08

Building A&B
Cross Ventilation : 9/14

Building C&D
Cross Ventilation : 8/12

Building E
Cross Ventilation : 5/7

Building F&G
Cross Ventilation : 11/17

Legend:

- 'Base Case' scheme Cross Ventilated Apartments
- 'Noise responsive' scheme Cross Ventilated Apartments
- Apartments affected by noise. No operable windows to second facade and can not be counted in achieving cross ventilation

Apartment Amenity
(with reference to Apartment Design Guide)

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

Minimum % of apartments to be naturally ventilated: ≥ 60% in the first nine storeys of the building.

Noise Responsive Design

While Botany Road facing apartments would ordinarily achieve cross ventilation compliance through their corner location, the preclusion of operable openings to exclude noise removes this ability to be counted.The resulting cross ventilation percentages in the illustrative 'noise responsive' scheme are lower than the 'base case' scheme and ADG.

Development Summary

Podium north:
Building A&B: 57 apartments
Building C&D: 60 apartments
Building E: 42 apartments
Podium north total: 184
Podium south:
Building F&G: 71 apartments
Podium south total: 71

Podium North

'Base case' scheme % of apartments that are naturally ventilated :
Building A&B: 46 apartments = 65%
Building C&D: 48 apartments = 66%
Building E: 30 apartments = 71%

'Base case' scheme podium north total:
124 apartments = 67%

Podium South

'Base case' scheme % of apartments that are naturally ventilated :
Building F&G: 43 apartments = 60%

'Base case' scheme podium south total:
43 apartments = 60%

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
Apartment Amenity
CROSS VENTILATION

Scale 1:750 @A1, 50%@A3	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-730-001	**Revision** 2

North

TURNER turf

LEVEL 03

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 7/9	Solar Access : 2/6	Solar Access : 4/7	Solar Access : 4/7
No Direct Sunlight: 2/9	No Direct Sunlight: 1/6	No Direct Sunlight: 0/7	No Direct Sunlight: 2/7

LEVEL 04

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 7/9	Solar Access : 2/6	Solar Access : 4/7	Solar Access : 4/7
No Direct Sunlight: 2/9	No Direct Sunlight: 1/6	No Direct Sunlight: 0/7	No Direct Sunlight: 2/7

LEVEL 05

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 10/13	Solar Access : 5/12	Solar Access : 4/7	Solar Access : 5/8
No Direct Sunlight: 3/13	No Direct Sunlight: 2/12	No Direct Sunlight: 0/7	No Direct Sunlight: 2/8

LEVEL 06

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 10/13	Solar Access : 5/12	Solar Access : 4/7	Solar Access : 9/15
No Direct Sunlight: 3/13	No Direct Sunlight: 2/12	No Direct Sunlight: 0/7	No Direct Sunlight: 3/15

LEVEL 07

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 10/13	Solar Access : 5/12	Solar Access : 4/7	Solar Access : 11/17
No Direct Sunlight: 3/13	No Direct Sunlight: 2/12	No Direct Sunlight: 0/7	No Direct Sunlight: 3/17

LEVEL 08

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 10/13	Solar Access : 8/12	Solar Access : 4/7	Solar Access : 11/17
No Direct Sunlight: 3/13	No Direct Sunlight: 1/12	No Direct Sunlight: 0/7	No Direct Sunlight: 3/17

Notes

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
Apartment Amenity
SOLAR ACCESS 01

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

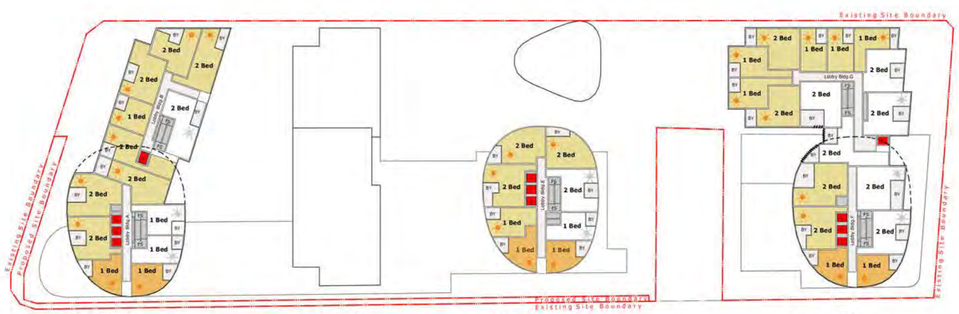
Scale	Job No.	Issued by
1:750 @A1, 50%@A3	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-730-002	2

North

TURNER turf

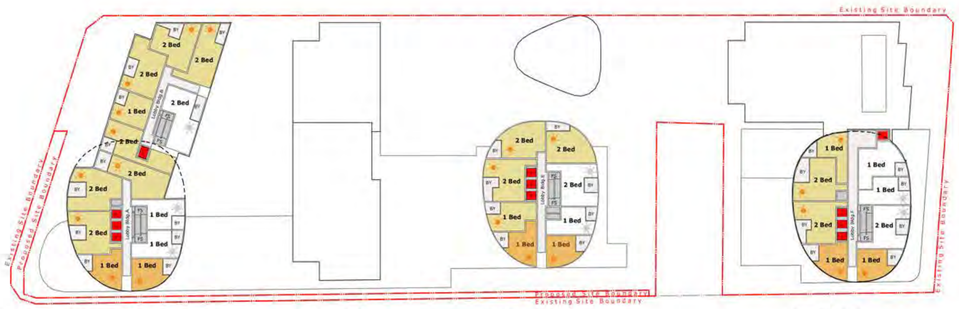
LEVEL 09

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 10/13	Solar Access : 6/6	Solar Access : 4/8	Solar Access : 11/17
No Direct Sunlight: 3/13	No Direct Sunlight: 0/6	No Direct Sunlight: 2/8	No Direct Sunlight: 3/17



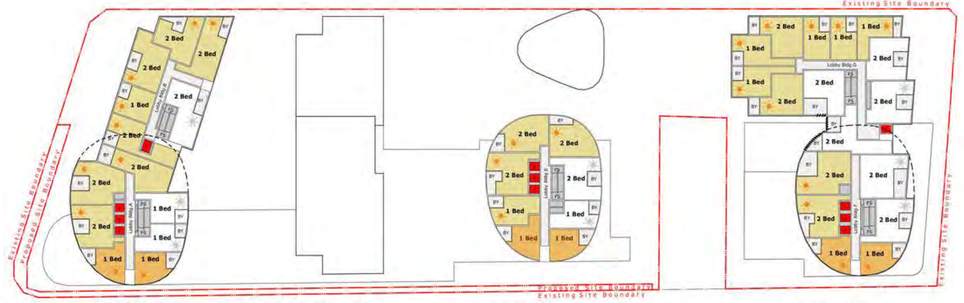
LEVEL 11

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 10/13		Solar Access : 6/8	Solar Access : 11/17
No Direct Sunlight: 3/13		No Direct Sunlight: 2/8	No Direct Sunlight: 3/17



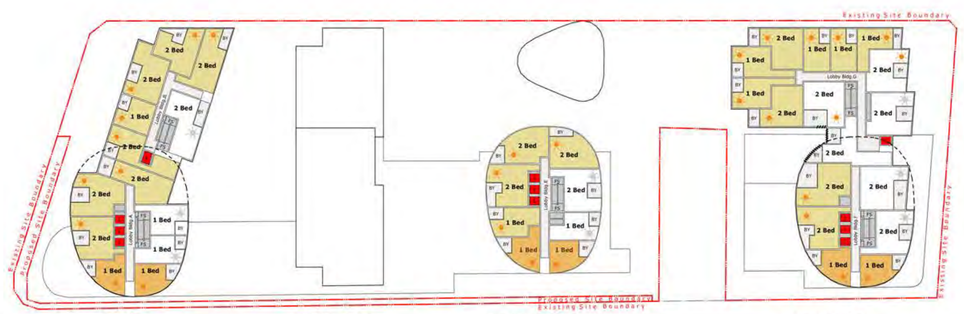
LEVEL 13

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 10/13		Solar Access : 6/8	Solar Access : 6/8
No Direct Sunlight: 3/13		No Direct Sunlight: 2/8	No Direct Sunlight: 2/8



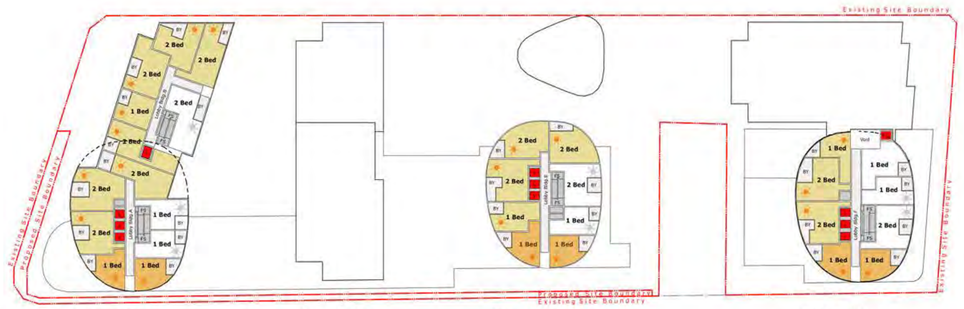
LEVEL 10

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 10/13		Solar Access : 6/8	Solar Access : 11/17
No Direct Sunlight: 3/13		No Direct Sunlight: 2/8	No Direct Sunlight: 3/17



LEVEL 12

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 10/13		Solar Access : 6/8	Solar Access : 11/17
No Direct Sunlight: 3/13		No Direct Sunlight: 2/8	No Direct Sunlight: 3/17



LEVEL 14

Building A&B	Building C&D	Building E	Building F&G
Solar Access : 11/13		Solar Access : 6/8	Solar Access : 6/8
No Direct Sunlight: 2/13		No Direct Sunlight: 2/8	No Direct Sunlight: 2/8

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client

UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
Apartment Amenity
SOLAR ACCESS 02

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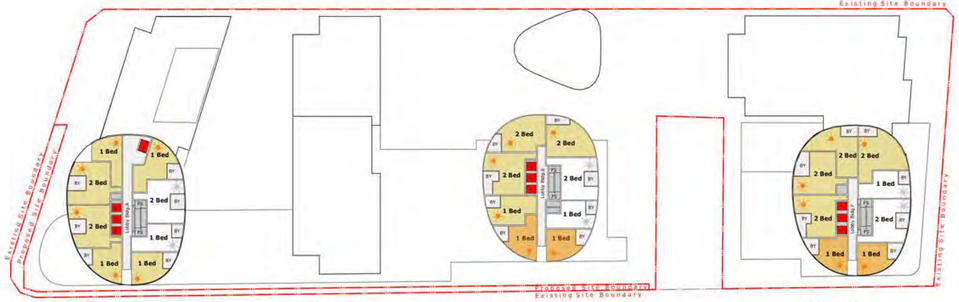
2	05.11.2018	CH	Issued for Submission

Scale	Job No.	Issued by
1:750 @A1, 50%@A3	17019	TURNER
Status	**Dwg. No.**	**Revision**
Development Application	MP-730-003	2

North

TURNER turf



LEVEL 15

Building A&B
Solar Access : 6/8
No Direct Sunlight: 2/8

Building C&D

Building E
Solar Access : 6/8
No Direct Sunlight: 2/8

Building F&G
Solar Access : 6/8
No Direct Sunlight: 2/8

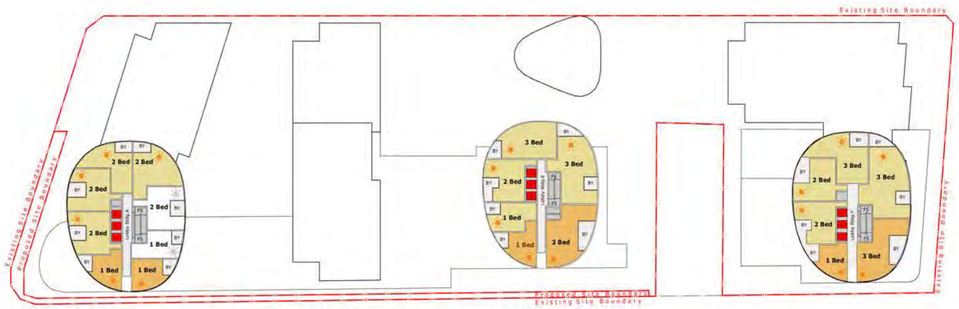
LEVEL 16

Building A&B
Solar Access : 6/8
No Direct Sunlight: 2/8

Building C&D

Building E
Solar Access : 6/8
No Direct Sunlight: 2/8

Building F&G
Solar Access : 6/8
No Direct Sunlight: 2/8



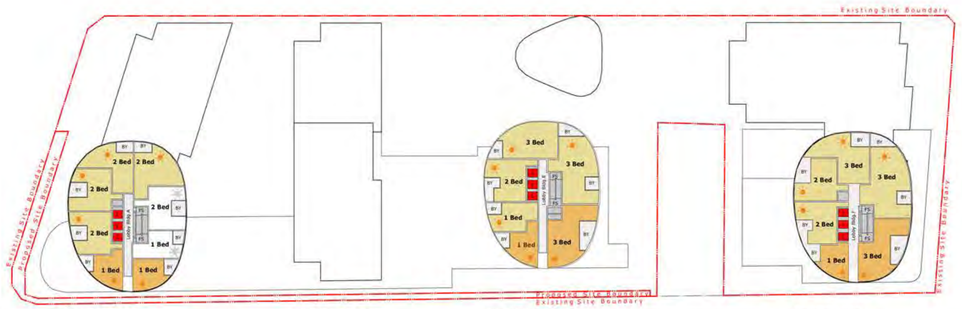
LEVEL 17

Building A&B
Solar Access : 6/8
No Direct Sunlight: 2/8

Building C&D

Building E
Solar Access : 6/6
No Direct Sunlight: 0/6

Building F&G
Solar Access : 6/6
No Direct Sunlight: 0/6



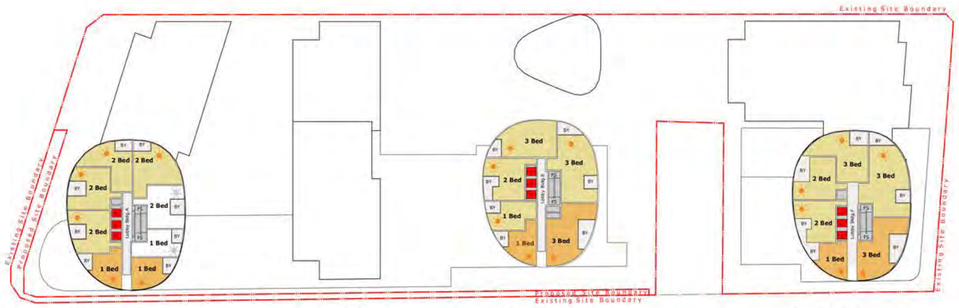
LEVEL 18

Building A&B
Solar Access : 6/8
No Direct Sunlight: 2/8

Building C&D

Building E
Solar Access : 6/6
No Direct Sunlight: 0/6

Building F&G
Solar Access : 6/6
No Direct Sunlight: 0/6



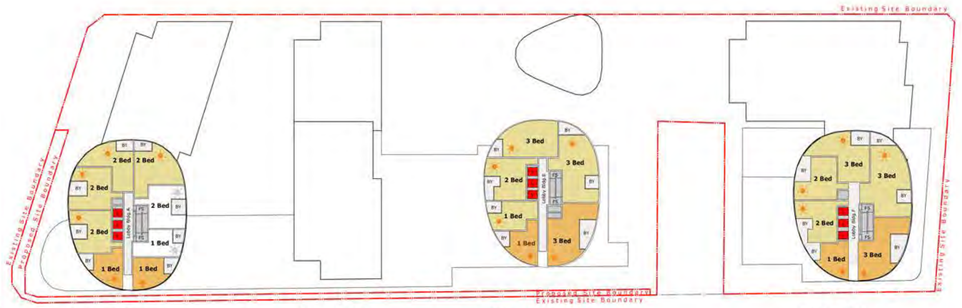
LEVEL 19

Building A&B
Solar Access : 6/8
No Direct Sunlight: 2/8

Building C&D

Building E
Solar Access : 6/6
No Direct Sunlight: 0/6

Building F&G
Solar Access : 6/6
No Direct Sunlight: 0/6



LEVEL 20

Building A&B
Solar Access : 6/8
No Direct Sunlight: 2/8

Building C&D

Building E
Solar Access : 6/6
No Direct Sunlight: 0/6

Building F&G
Solar Access : 6/6
No Direct Sunlight: 0/6

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

Drawing Title
Apartment Amenity
SOLAR ACCESS 03

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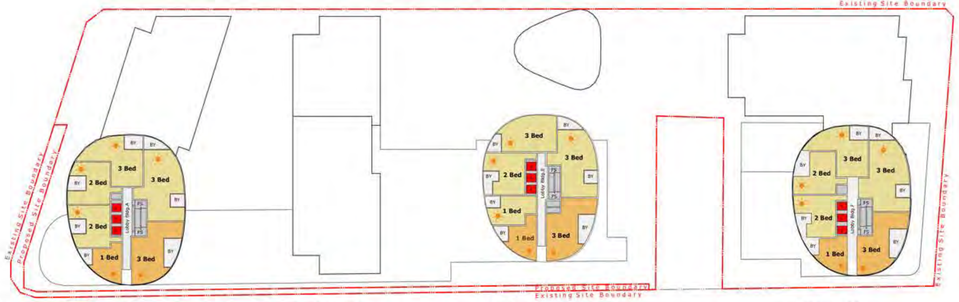
Job No. 17019
Issued by TURNER
Status Development Application
Dwg. No. MP-730-004
Revision 2

North

TURNER turf



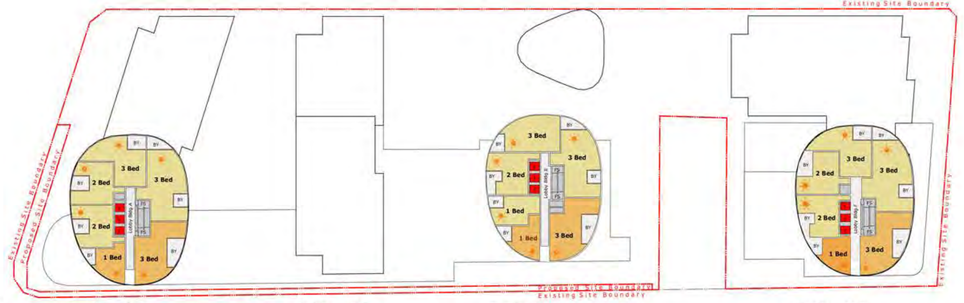
LEVEL 21

Building A&B
Solar Access : 6/6
No Direct Sunlight: 0/6

Building C&D

Building E
Solar Access : 6/6
No Direct Sunlight: 0/6

Building F&G
Solar Access : 6/6
No Direct Sunlight: 0/6



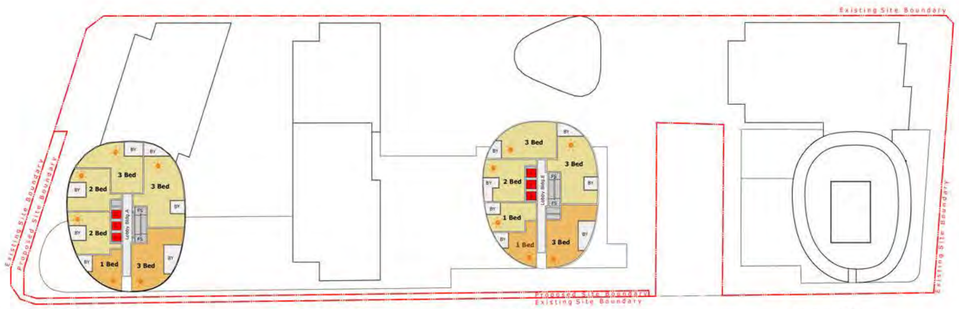
LEVEL 22

Building A&B
Solar Access : 6/6
No Direct Sunlight: 0/6

Building C&D

Building E
Solar Access : 6/6
No Direct Sunlight: 0/6

Building F&G
Solar Access : 6/6
No Direct Sunlight: 0/6



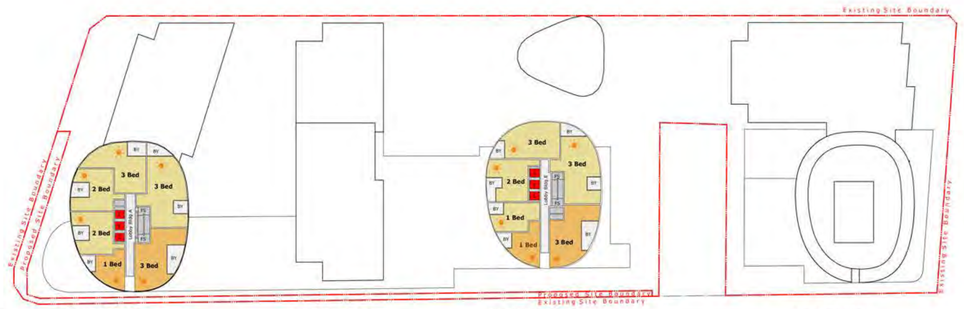
LEVEL 23

Building A&B
Solar Access : 6/6
No Direct Sunlight: 0/6

Building C&D

Building E
Solar Access : 6/6
No Direct Sunlight: 0/6

Building F&G



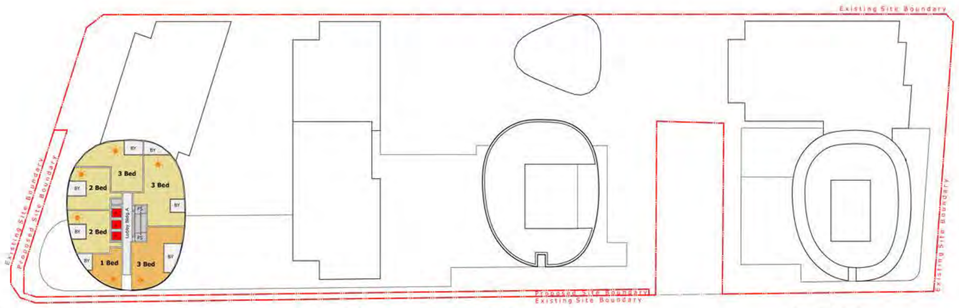
LEVEL 24

Building A&B
Solar Access : 6/6
No Direct Sunlight: 0/6

Building C&D

Building E
Solar Access : 6/6
No Direct Sunlight: 0/6

Building F&G



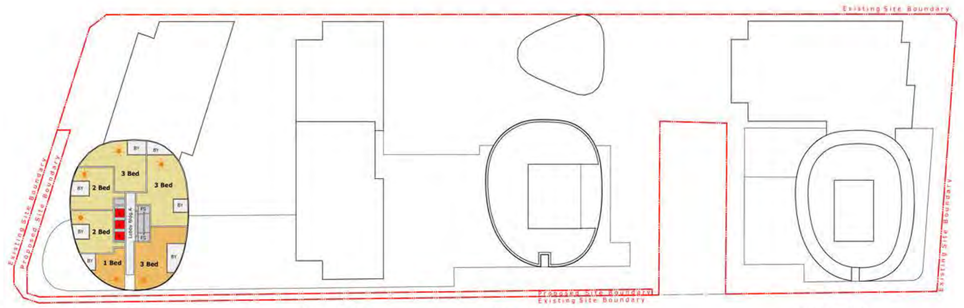
LEVEL 25

Building A&B
Solar Access : 6/6
No Direct Sunlight: 0/6

Building C&D

Building E

Building F&G



LEVEL 26

Building A&B
Solar Access : 6/6
No Direct Sunlight: 0/6

Building C&D

Building E

Building F&G

Notes

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Refer to consultant documentation for further information.
DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Client
UrbanGrowth NSW
Development Corporation
Level 12, 19 Martin Place Sydney NSW 2000

Project Title
Waterloo Metro Quarter
SSDA

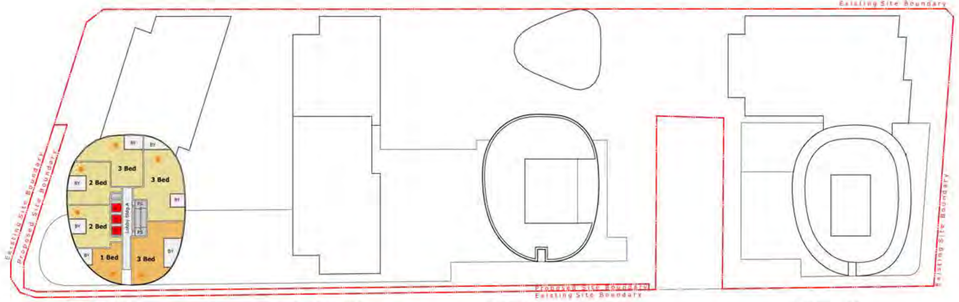
Drawing Title
Apartment Amenity
SOLAR ACCESS 05

Rev.	Date.	Approved.	Revision Notes.
2	05.11.2018	CH	Issued for Submission

Scale 1:750 @A1, 50%@A3
Job No. 17019
Issued by TURNER
Status Development Application
Dwg. No. MP-730-005
Revision 2

North

TURNER turf

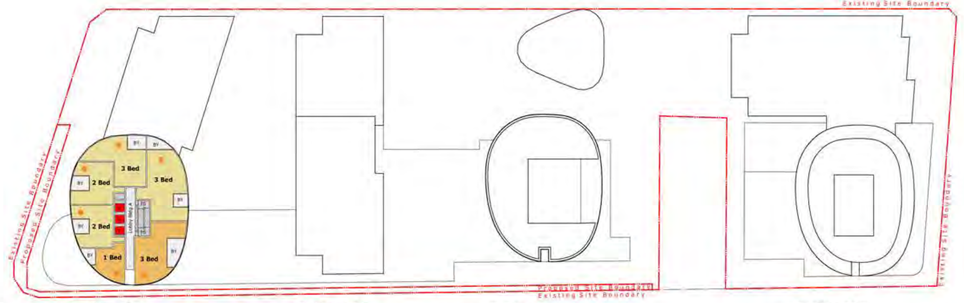


LEVEL 27

Building A&B | Building C&D | Building E | Building F&G

Solar Access : 6/6

No Direct Sunlight: 0/6

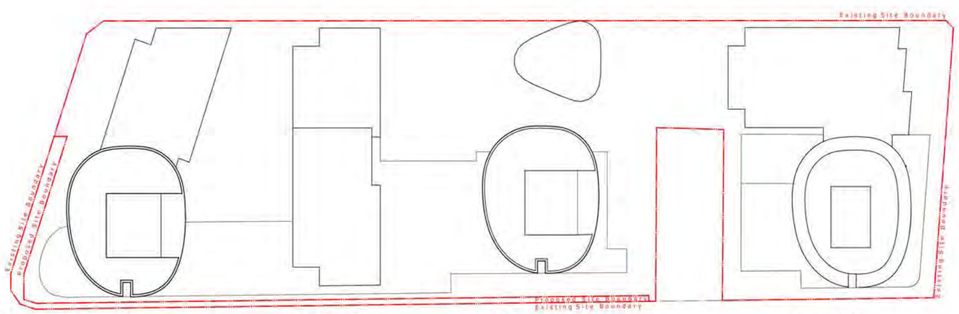


LEVEL 28

Building A&B | Building C&D | Building E | Building F&G

Solar Access : 6/6

No Direct Sunlight: 0/6



LEVEL 29

Building A&B | Building C&D | Building E | Building F&G

Legend:

No Direct Sunlight Apartments

'Base Case' scheme
Solar Access Apartments

'Noise responsive' scheme
Solar Access Apartments

Apartments affected by Botany Road where the balcony and/or living area has been relocated and no longer receives 2 hours of solar access

Apartment Amenity
(with reference to Apartment Design Guide)

Solar Access (Objective 4A-1, Design Criteria 1)
Minimum % of apartments achieving 2 hours solar access: ≥ 70%.

No Direct Sunlight (Objective 4A-1, Design Criteria 3)
Maximum % of apartments receiving no direct sunlight: ≤ 15%

Noise Responsive Design
The apartments affected by Botany Road where the balcony and/or living area has been relocated to mitigate noise infiltration removes the ability for these balconies and/or living areas to capture solar access. The resulting solar access percentages in the illustrative 'noise responsive' scheme are lower than the 'base case' scheme and ADG.

Development Summary

Podium north:
Building A&B: 244 apartments
Building C&D: 66 apartments
Building E: 154 apartments
Podium north total: 464
Podium south:
Building F&G: 207 apartments
Podium south total: 207

Podium North

'Base case' scheme % of apartments achieving 2 hours solar access:
'Base case' scheme podium north total:
354 apartments = 76%

'Base case' scheme % of apartments receiving no direct sunlight:
'Base case' scheme podium north total:
70 apartments = 15%

Podium South

'Base case' scheme % of apartments achieving 2 hours solar access:
'Base case' scheme podium north total:
149 apartments = 71%

'Base case' scheme % of apartments receiving no direct sunlight:
'Base case' scheme podium north total:
32 apartments = 15%

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Project Title
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SSDA

Drawing Title
Apartment Amenity
SOLAR ACCESS 05

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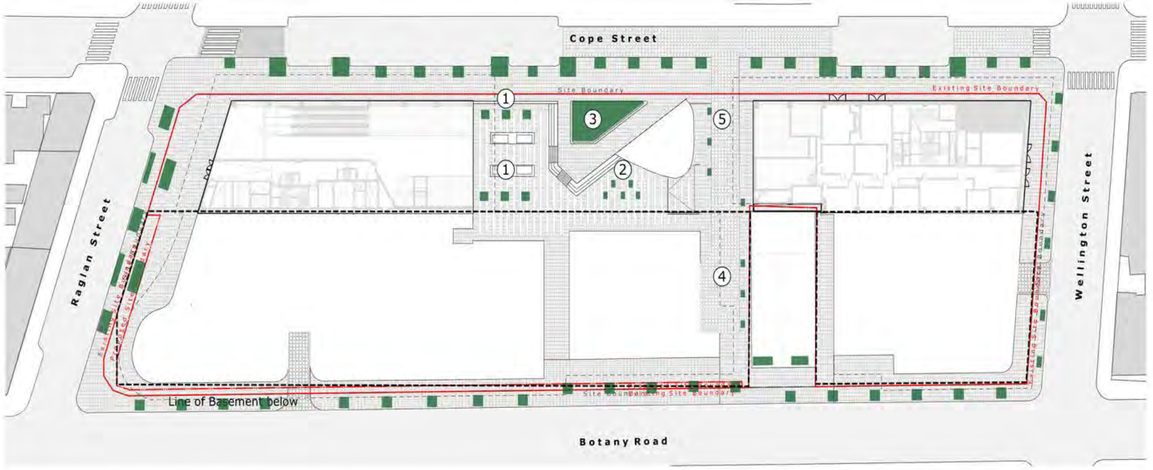
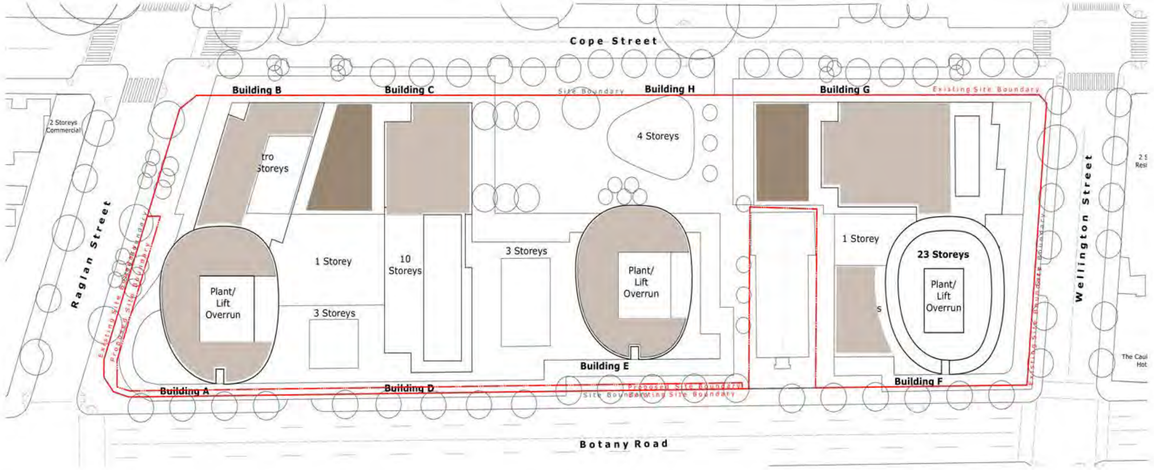
Status Development Application	**Dwg. No.** MP-730-006	**Revision** 2

North

TURNER turf

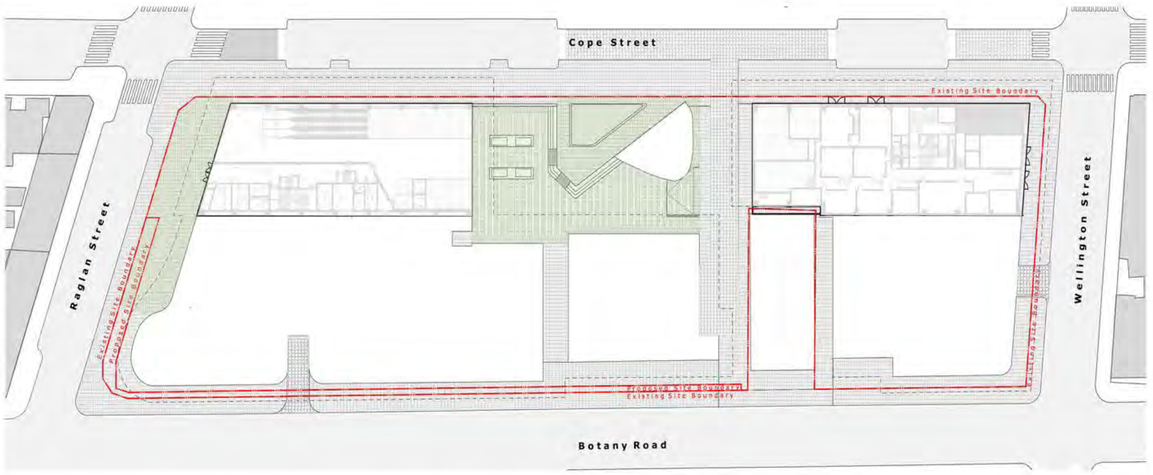


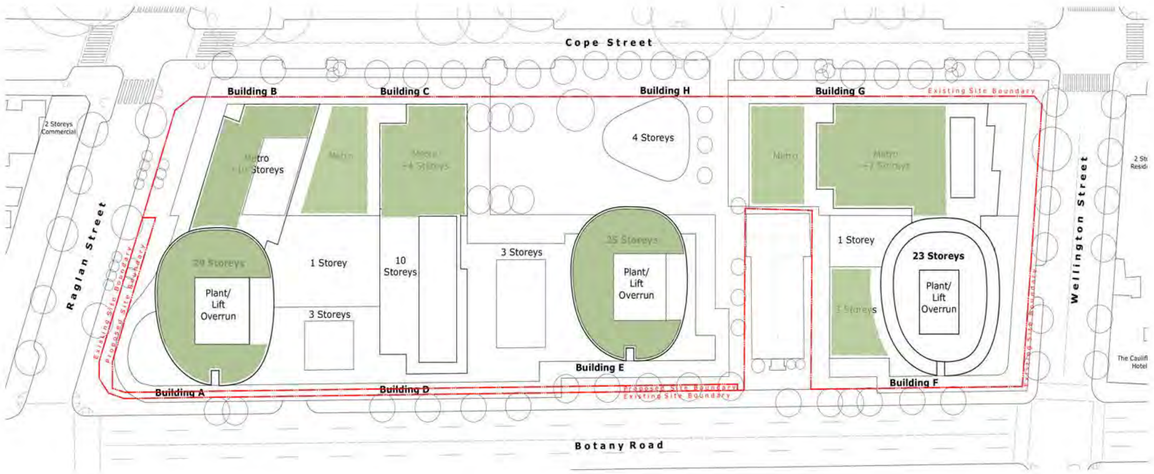


Ground Level Deep Soil	Deep Soil Tree Pits / within site boundary	165m² on site
	Deep Soil Tree Pits / outside site boundary	305m² off site

1. Available tree pit soil depth: 2.37-2.97m (within Metro boundary)
2. Available tree pit soil depth: 2.17-2.37m
3. Lawn raised between 150-400mm above adjacent footpath. Tree pit soil depth for Jacaranda mimosifolia: 1.32-1.57m.
4. Available tree pit soil depth: 1.4m
5. Available tree pit soil depth: 1.00-1.86m (within Metro boundary)

Roof Levels	Constructed Deep Soil (2500mm)	525m²
	Constructed Deep Soil (500 -1000mm)	925m²





Ground Level Deep Soil	Publicly Accessible (Privately Owned) Open Space	1,920m²

Roof Levels	Communal Open Space	3,200m²

Legend

- Deep Soil Tree Pits
- Constructed Deep Soil (2500mm)
- Constructed Deep Soil (500-1000mm)
- Publicly Accessible (Privately Owned) Open Space
- Communal Open Space

Building Amenity
(with reference to Apartment Design Guide)

Deep Soil (Objective 3E-1, Design Criteria 1)

Minimum 7 % of site area

Communal Open Space (Objective 3D-1, Design Criteria 1)

Minimum 25 % of site area

Department for Planning Requirement:

Publicly Accessible Open Space

Minimum 15 % of site area

Development Summary

Site Area (nett): 1.28 Ha

Total Deep Soil: 1,920m² = 15% of site area

Total Communal Open Space: 3,200m² = 25% of site area

Total Publicly Accessible (Privately Owned) Open Space: 1,920m² = 15% of site area

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Level 12, 19 Martin Place Sydney NSW 2000

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SSDA

Drawing Title
Building Amenity
Deep Soil & Open Space Diagram

Scale NTS	**Job No.** 17019	**Issued by** TURNER
Status Development Application	**Dwg. No.** MP-750-001	**Revision** 2

North

TURNER turf