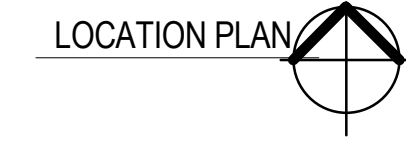
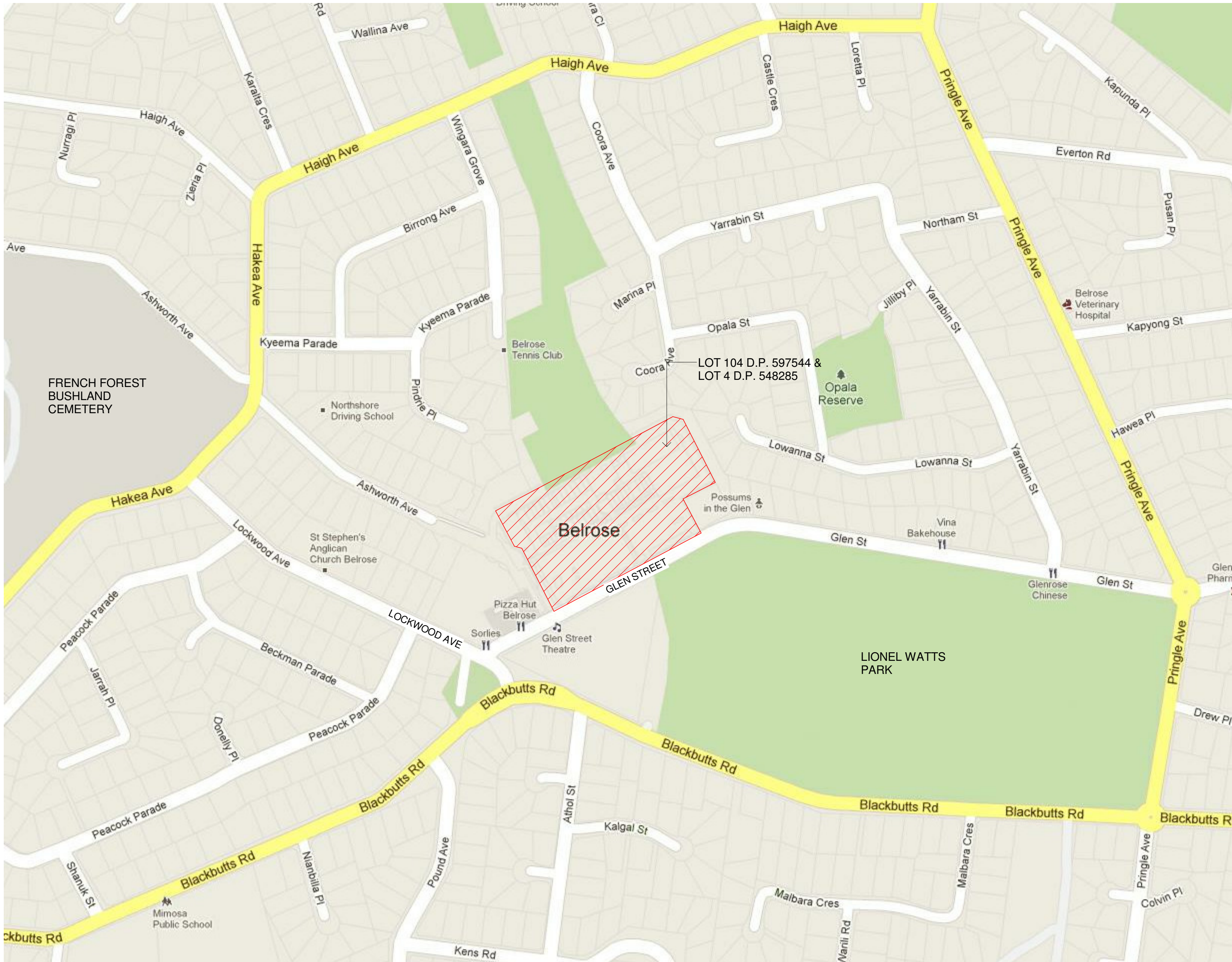


GLENROSE VILLAGE

SECTION 96 APPLICATION

56-58 GLEN STREET
BELROSE NSW 2085

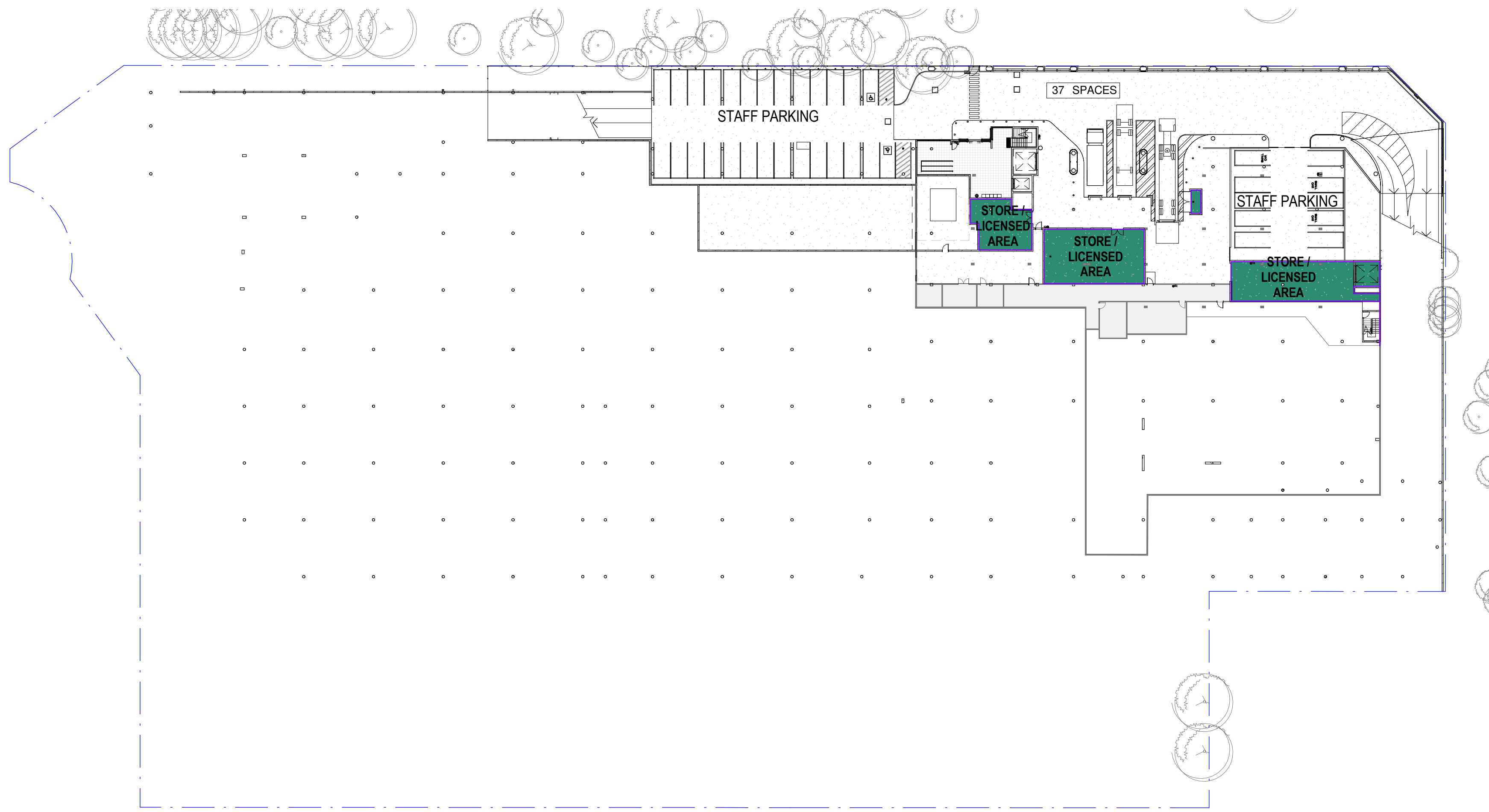


ARCHITECTURAL DRAWING LIST - S96	
Sheet Number	Sheet Name
A00 SERIES - INFORMATION & ANALYSIS	
A00.01	TITLE SHEET, LOCATION PLAN & DRAWING LIST
A00.20	GLAR & CARPARKING ANALYSIS
A00.80	SOLAR STUDY
A02 SERIES - GENERAL SITE PLANS	
A02.01	SITE PLAN
A06 SERIES - SETOUT PLANS	
A06.01	GENERAL ARRANGEMENT PLAN - BASEMENT LEVEL
A06.02	GENERAL ARRANGEMENT PLAN - CARPARK LEVEL
A06.03	GENERAL ARRANGEMENT PLAN - RETAIL LEVEL
A06.10	GENERAL ARRANGEMENT PLAN - ROOF
A10 SERIES - EXTERNAL ELEVATIONS	
A10.01	ELEVATION - SOUTHEAST
A10.02	ELEVATION - NORTHWEST
A10.03	ELEVATION - SOUTHWEST
A10.04	ELEVATION - NORTHEAST
A12 SERIES - SECTIONS	
A12.01	SITE SECTIONS
A12.02	SITE SECTIONS
A12.03	SITE SECTIONS

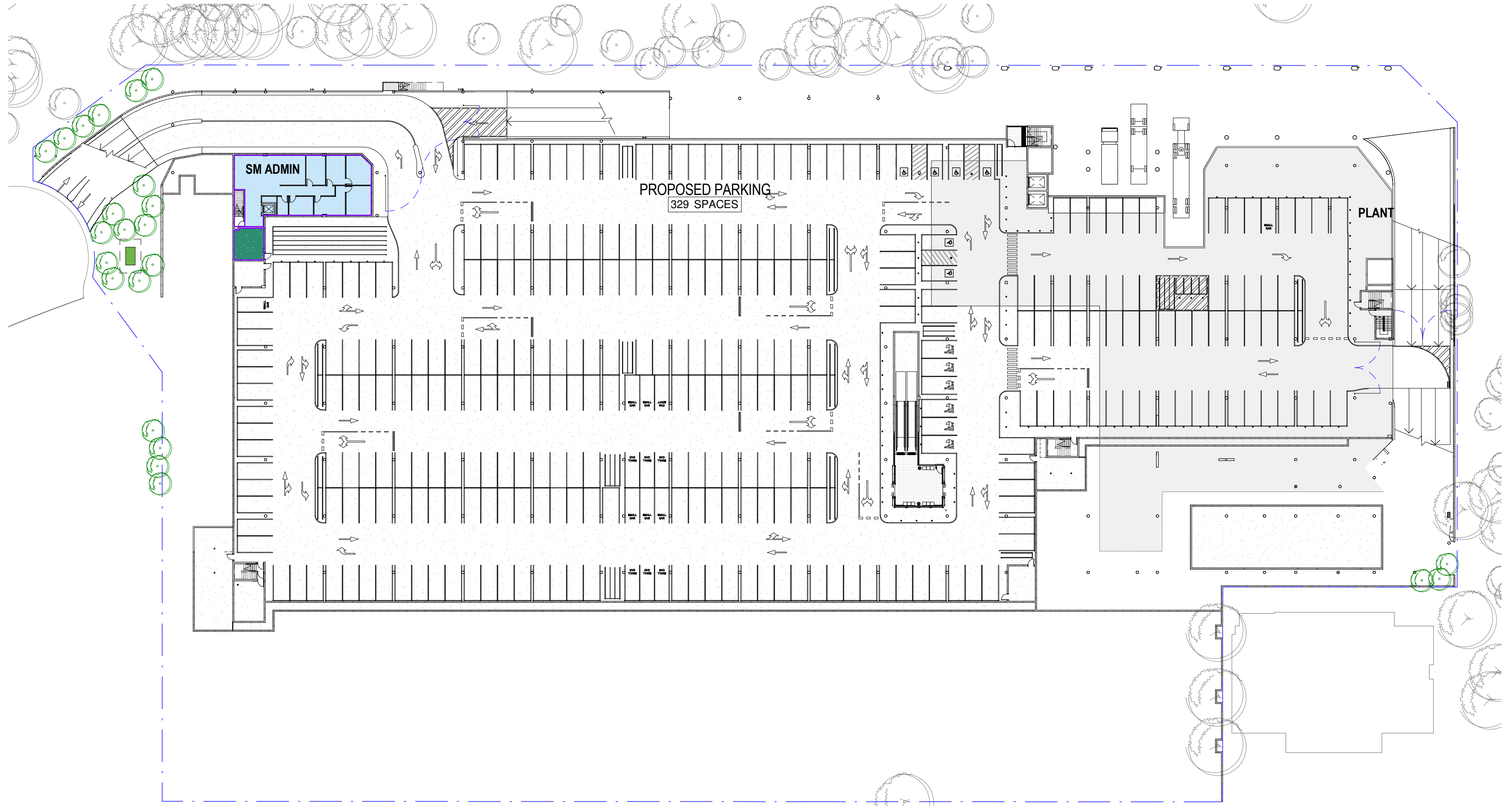
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All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings, before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purpose only and is unendorsed.					
Coordinated Reference Drawings					
Discipline	Company				
SURVEY	LTS LOOK/EYE REGISTERED SURVEYORS				
STRUCTURE	HENRY & HING				
CIVIL	BROWNS CONSULTING				
MECHANICAL	ENVIROCOOL CONSULTING				
HYDRAULIC	MICHAEL TROST & ASSOCIATES				
ELECTRICAL	CATTERSON D & ASSOCIATES				
LANDSCAPE	ELKE WIEGEL LANDSCAPE ARCHITECT				
FIRE	DEFIRE				
Client					
FABCOT PTY LTD 1 Woolworths Way, Bella Vista NSW 2153					
Project Manager					
FABCOT PTY LTD 1 Woolworths Way, Bella Vista NSW 2153					
Architect					
BN		Architecture Urban Design Masterplanning Graphics Interiors			
BN Group Pty Ltd 80 Alexander Street Crows Nest, NSW 2085 ABN 43 092 960 469		T +61 2 9437 0511 F +61 2 9437 0522 www.bngroupptyltd.com sydney@bngroupptyltd.com			
Project					
GLENROSE VILLAGE 56-58 GLEN STREET, BELROSE NSW 2085					
LOT 104 D.P. 597544 & LOT 4 D.P. 548285					
Sheet name					
TITLE SHEET, LOCATION PLAN & DRAWING LIST					
Scale @ A0:		1:1			
Project No.:		S1206			
Drawn By: XM		Checked By: MF			
A00 SERIES - INFORMATION & ANALYSIS					
Drawing No.	PHASE - REV.				
A00.01	S96-1				

SECTION 96
FOR APPROVAL

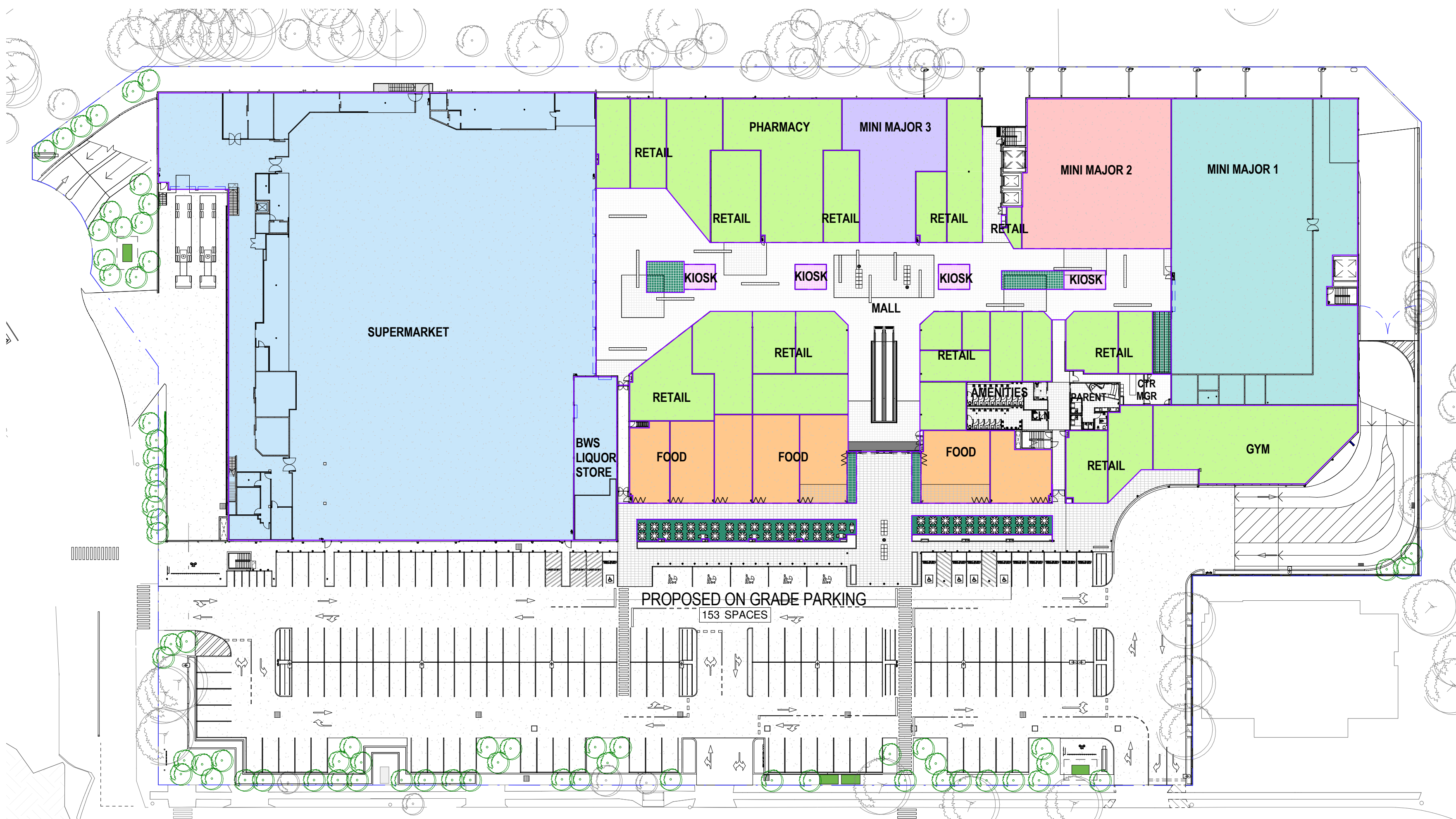
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1 BASEMENT LEVEL - STAGE 1&2
1:500



2 EXISTING RETAIL LEVEL - STAGE 1&2
1:500



3 PROPOSED RETAIL LEVEL
1:500

GLAR - COLOUR LEGEND

- FOOD
- GYM
- KIOSK
- MINI MAJOR 1
- MINI MAJOR 2
- MINI MAJOR 3
- PHARMACY
- RETAIL
- SM PLANT
- STORE / LICENSED AREA
- SUPERMARKET

AREA SCHEDULE - GLAR	
AREA TYPE	AREA
FOOD	699 m ²
GYM	359 m ²
KIOSK	80 m ²
MINI MAJOR 1	1427 m ²
MINI MAJOR 2	562 m ²
MINI MAJOR 3	288 m ²
PHARMACY	304 m ²
RETAIL	1825 m ²
SUPERMARKET	4663 m ²
Grand total	10208 m ²

AREA SCHEDULE - STORE & LICENSE	
TENANT	AREA
ALDI STORE	172 m ²
ATM	3 m ²
CENTRE STORE	154 m ²
F&V STORE	65 m ²
LICENSED SEATING	271 m ²
Grand total	664 m ²

CAR PARKING SCHEDULE	
Type	Count
EXISTING BASEMENT LEVEL	
CAR 5500 x 2600	25
DISABLED 5500 x 2400	2
SMALL CAR 5500 x 2300	3
STAFF 5500 x 2400	7
Grand total	37
CARPARK LEVEL	
CAR 5500 x 2600	303
DISABLED 5500 x 2400	6
PARENTS 5500 x 2800	6
SMALL CAR 5500 x 2300	14
Grand total	329
RETAIL LEVEL	
CAR 5500 x 2600	138
DISABLED 5500 x 2400	5
DISABLED 6000 x 3200	2
LOADING 5500 x 2600	3
PARENTS 6100 x 3200	3
PARENTS 6400 x 3200	2
Grand total	153
Grand total	519

TROLLEY CORRAL SCHEDULE			
TYPE	DESCRIPTION	No. OF TROLLEY BAY	No. OF TROLLEYS
TB-1	SINGLE TROLLEY BAY	14	15
TB-2	DOUBLE TROLLEY BAY	13	30
TB-5	TRIPLE TROLLEY BAY	2	45
Grand total			90

METHOD OF MEASUREMENT

GROSS LETTABLE AREA RETAIL (GLAR)

REF: PROPERTY COUNCIL OF AUSTRALIA

IS THE AGGREGATE OF FLOOR SPACE CONTAINED WITHIN A TENANCY AT EACH FLOOR LEVEL USING THE FOLLOWING RULES:

- (i) IN THE CASE OF EXTERNAL BUILDING WALLS, FIRE PASSAGE WALLS, SERVICE PASSAGE WALLS, STANDARD AND SERVICE FACILITY WALLS AND THE LINE, MEASURING FROM THE INTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF THOSE WALLS.
- (ii) IN THE CASE OF INTER-TENANCY WALLS, MEASURING FROM THE CENTRE LINE OF THOSE WALLS.
- (iii) IN THE CASE OF SHOP FRONTS ON OR INSIDE THE WALL LINE, MEASURING FROM THE WALL LINE, AND.
- (iv) IN THE CASE OF SHOP FRONTS OUTSIDE THE WALL LINE, MEASURING FROM THE EXTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF THOSE WALLS.

BUT EXCLUDING:

- (v) AREAS WHERE ALL ARE PROVIDED AS STANDARD FACILITIES IN THE BUILDING.
- (vi) AREAS SET ASIDE AS PUBLIC SPACES, THOROUGHFARES OR ACCESSWAYS FOR USE BY SERVICE VEHICLES AND FOR DELIVERY OF GOODS, WHERE SUCH AREAS ARE NOT FOR THE EXCLUSIVE USE OF OCCUPIERS OF A TENANCY, AND.
- (vi) AREAS WHERE THERE IS LESS THAN 1.5M HEIGHT CLEARANCE ABOVE FLOOR LEVEL - THESE SPACES SHOULD BE MEASURED AND RECORDED SEPARATELY.

DEFINITIONS:
FOR THE PURPOSE OF THIS DOCUMENT THE FOLLOWING DESCRIPTIONS HAVE THE SAME MEANING.

PROPERTY COUNCIL OF AUSTRALIA
GROSS LETTABLE AREA RETAIL (GLAR)

WARRINGAH DCP 2011
GROSS LETTABLE FLOOR AREA (GLFA)

SECTION 96
FOR APPROVAL

Scale @ A0:

Project No.:

Drawn By: XM

Checked By: MF

AW0 SERIES - INFORMATION & ANALYSIS

Drawing No.

PHASE - REV.

A00.20

S96-1

TRUE NORTH
1:500

ISSUE DATE DESCRIPTION

Coordinated Reference Drawings
Client
Project Manager
Architect

FABCOT PTY LTD
1 Woolworths Way, Bella Vista NSW 2153

FABCOT PTY LTD
1 Woolworths Way, Bella Vista NSW 2153

BN
Architecture
Urban Design
Masterplanning
Graphics

GLENROSE VILLAGE
58-58 GLEN STREET, BELROSE NSW 2085

LOT 104 D.P. 597544 & LOT 4 D.P. 548285

Sheet name

GLAR & CARPARKING
ANALYSIS

Scale @ A0: As indicated
Project No.: S1206
Drawn By: XM Checked By: MF

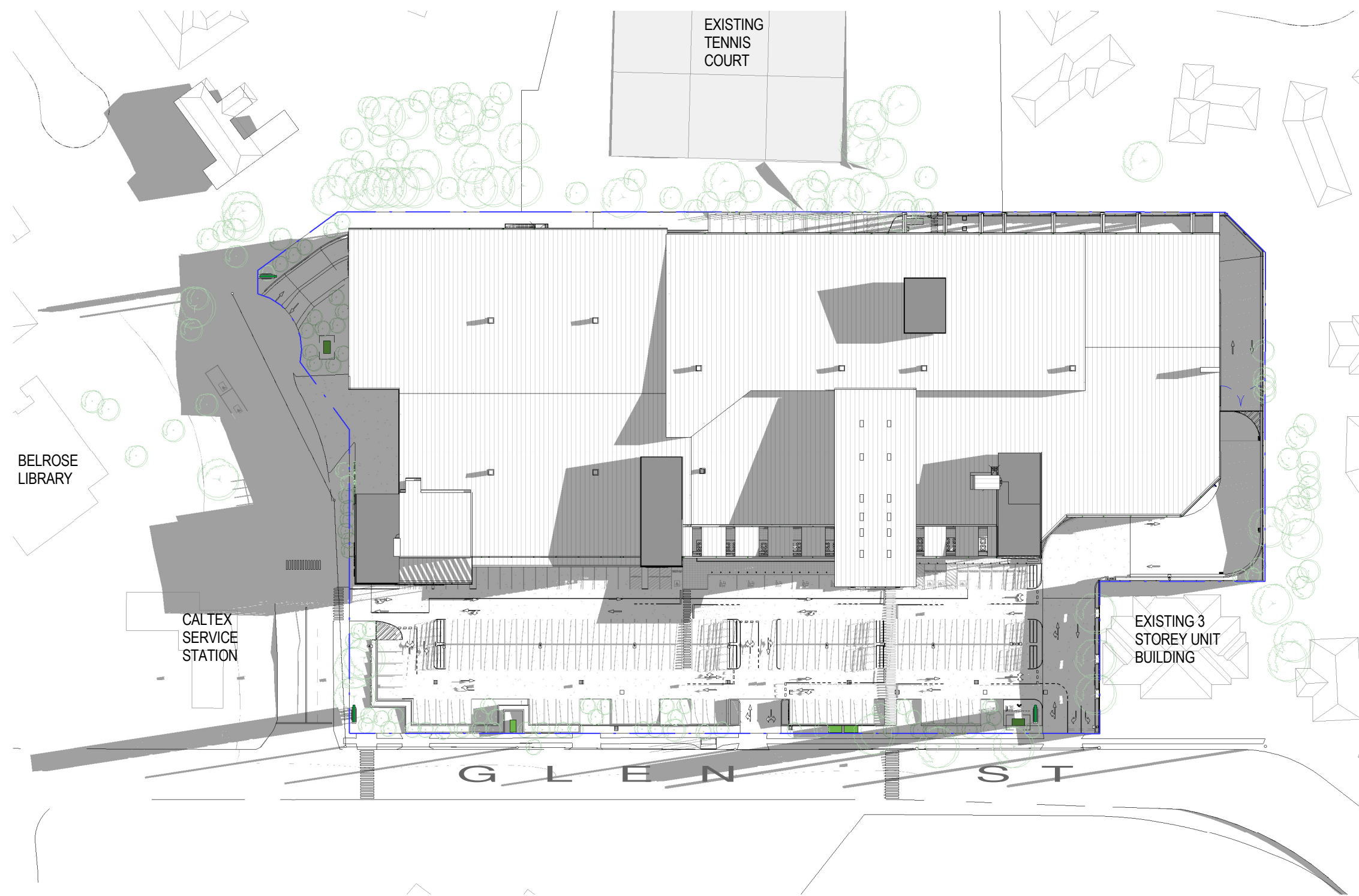
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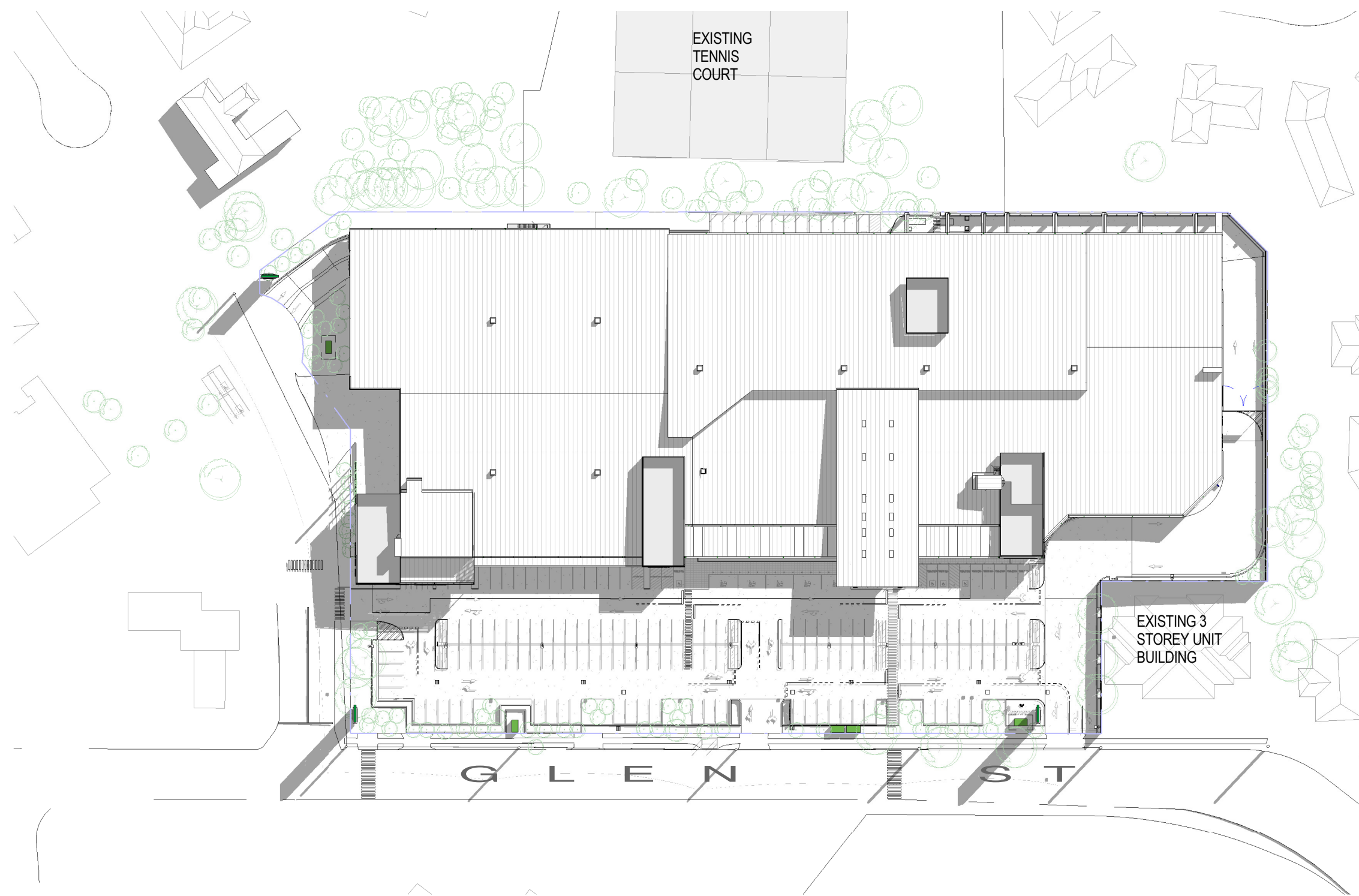
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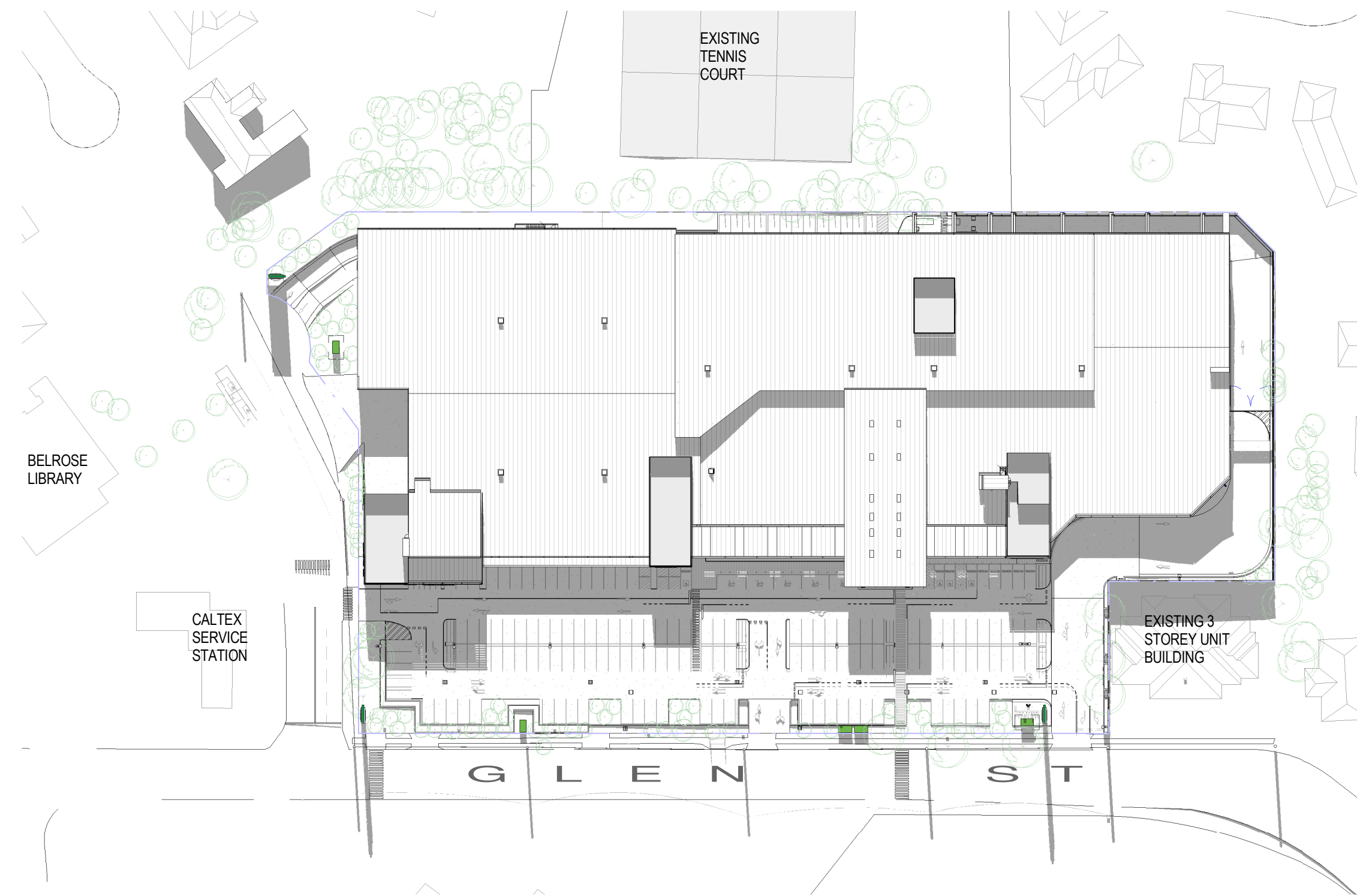
S96-1



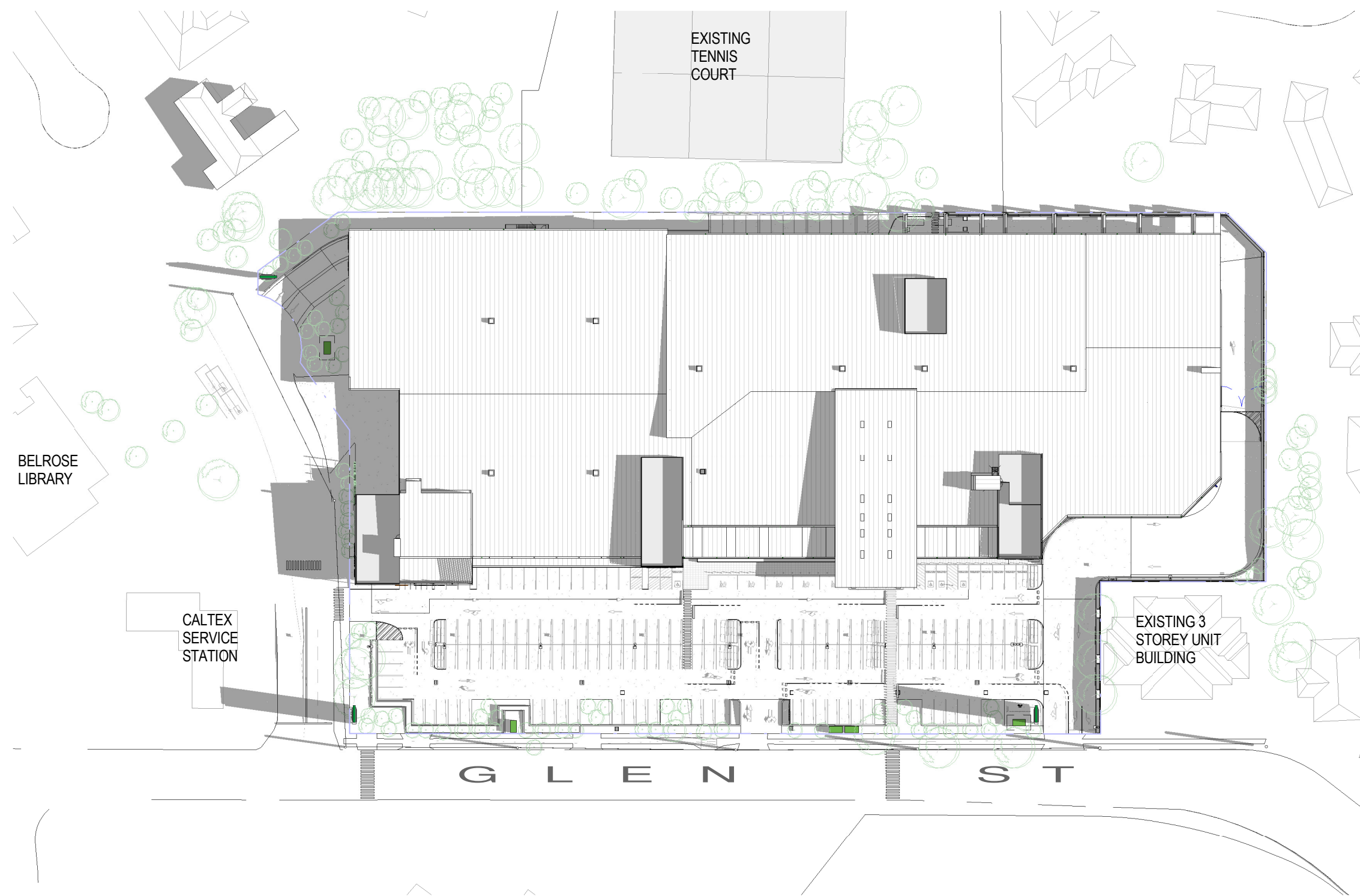
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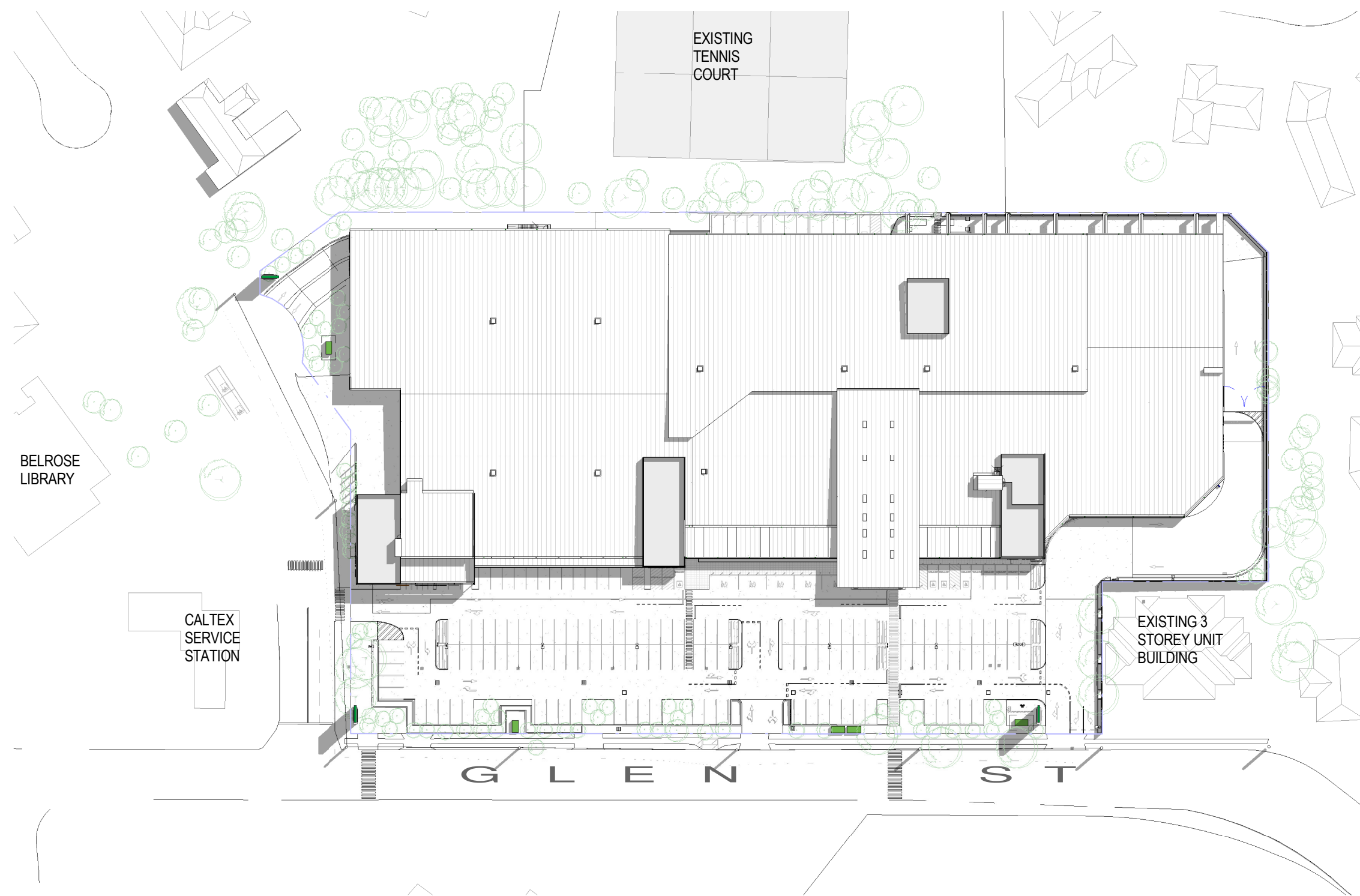
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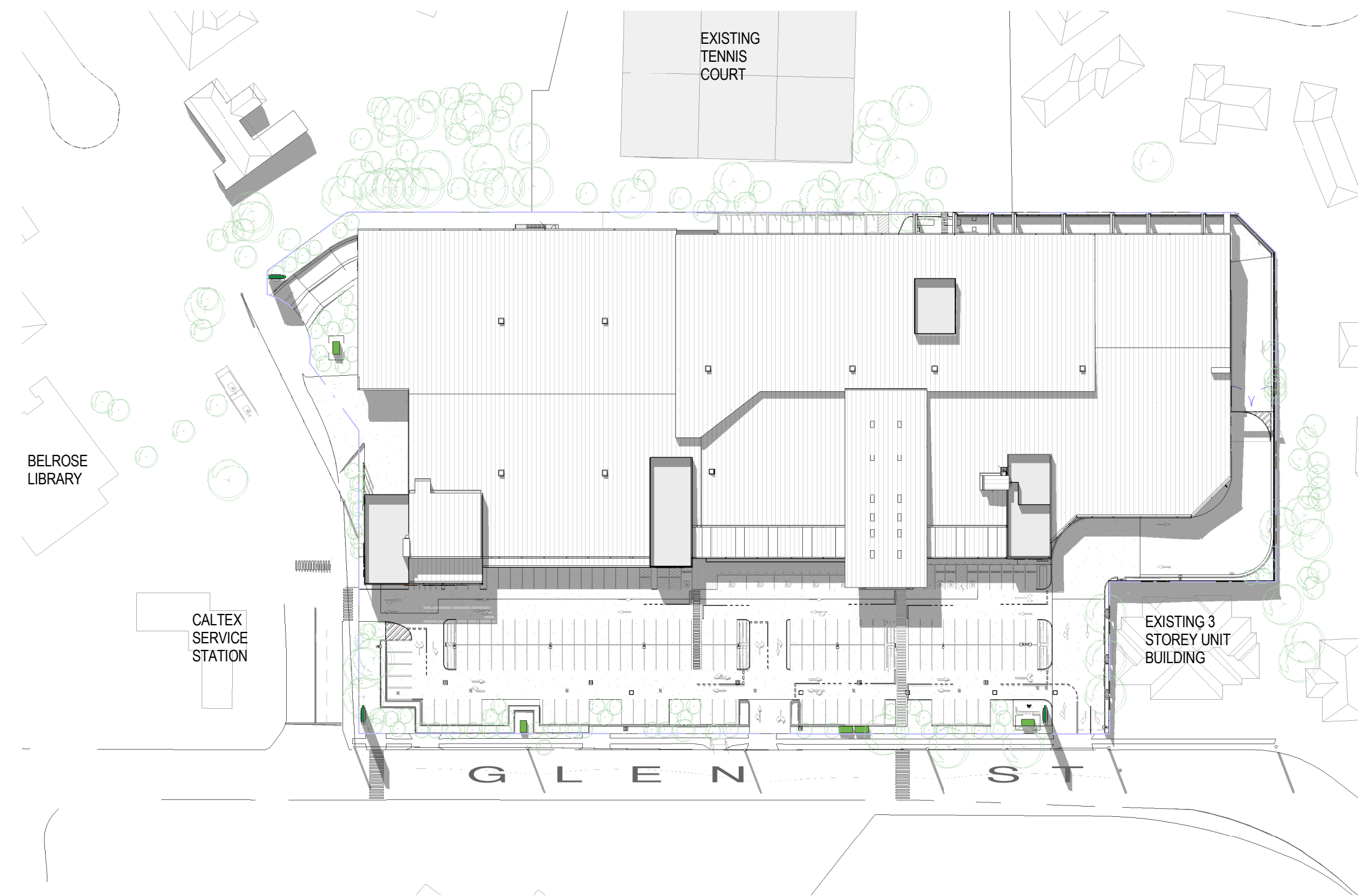
3 WINTER SOLSTICE - 3PM
1:1000



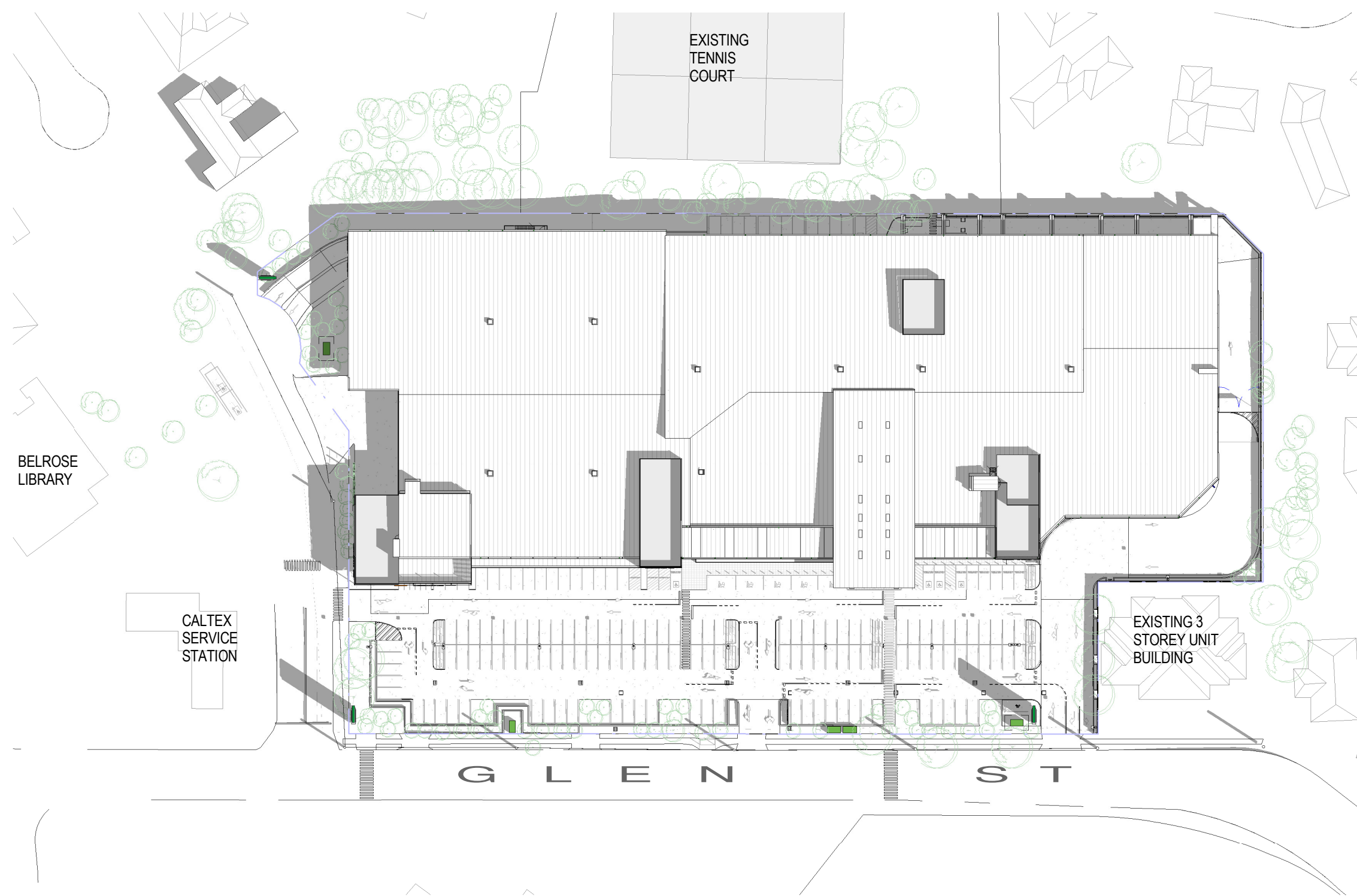
4 EQUINOXES - 9AM
1:1000



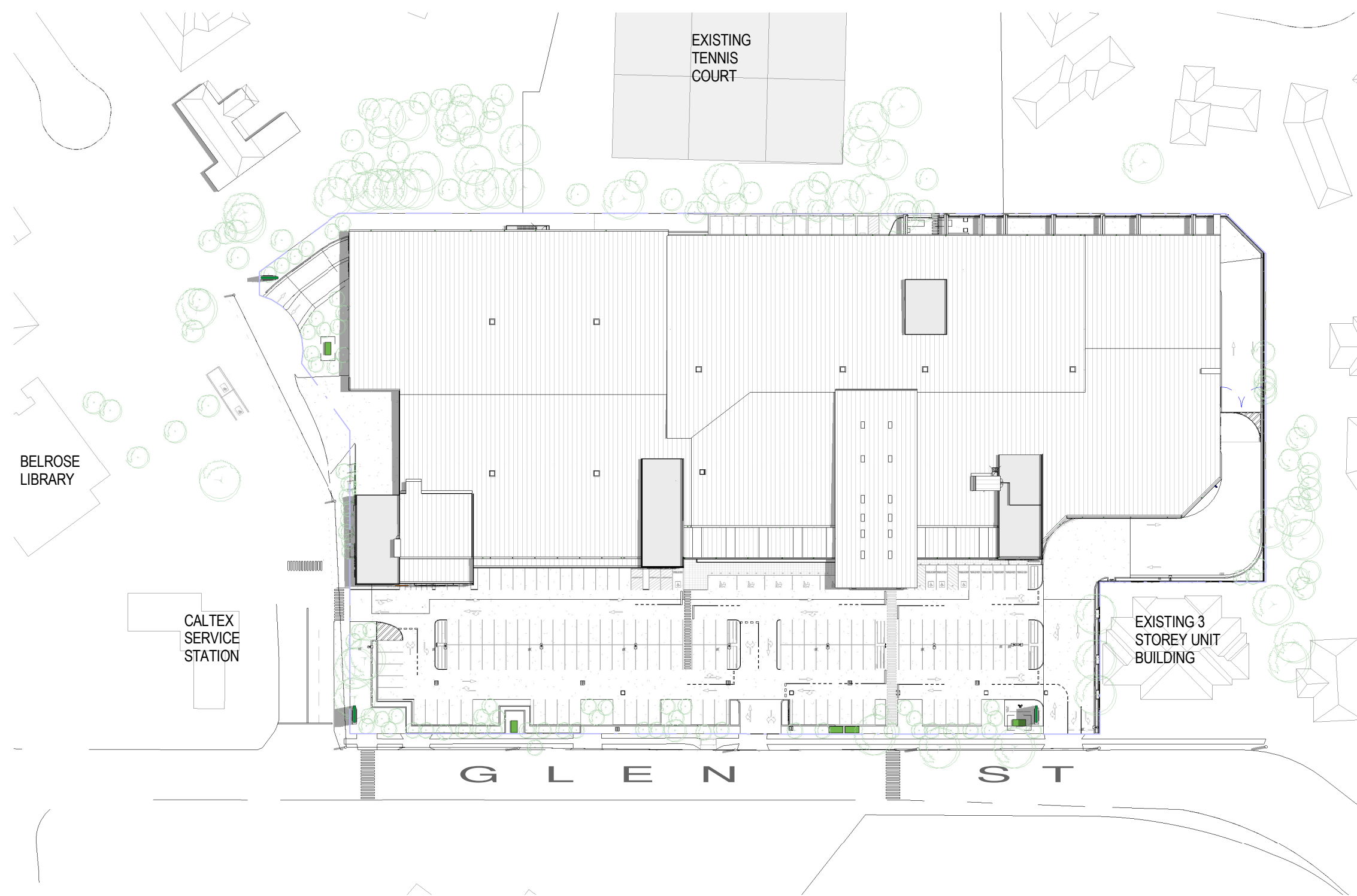
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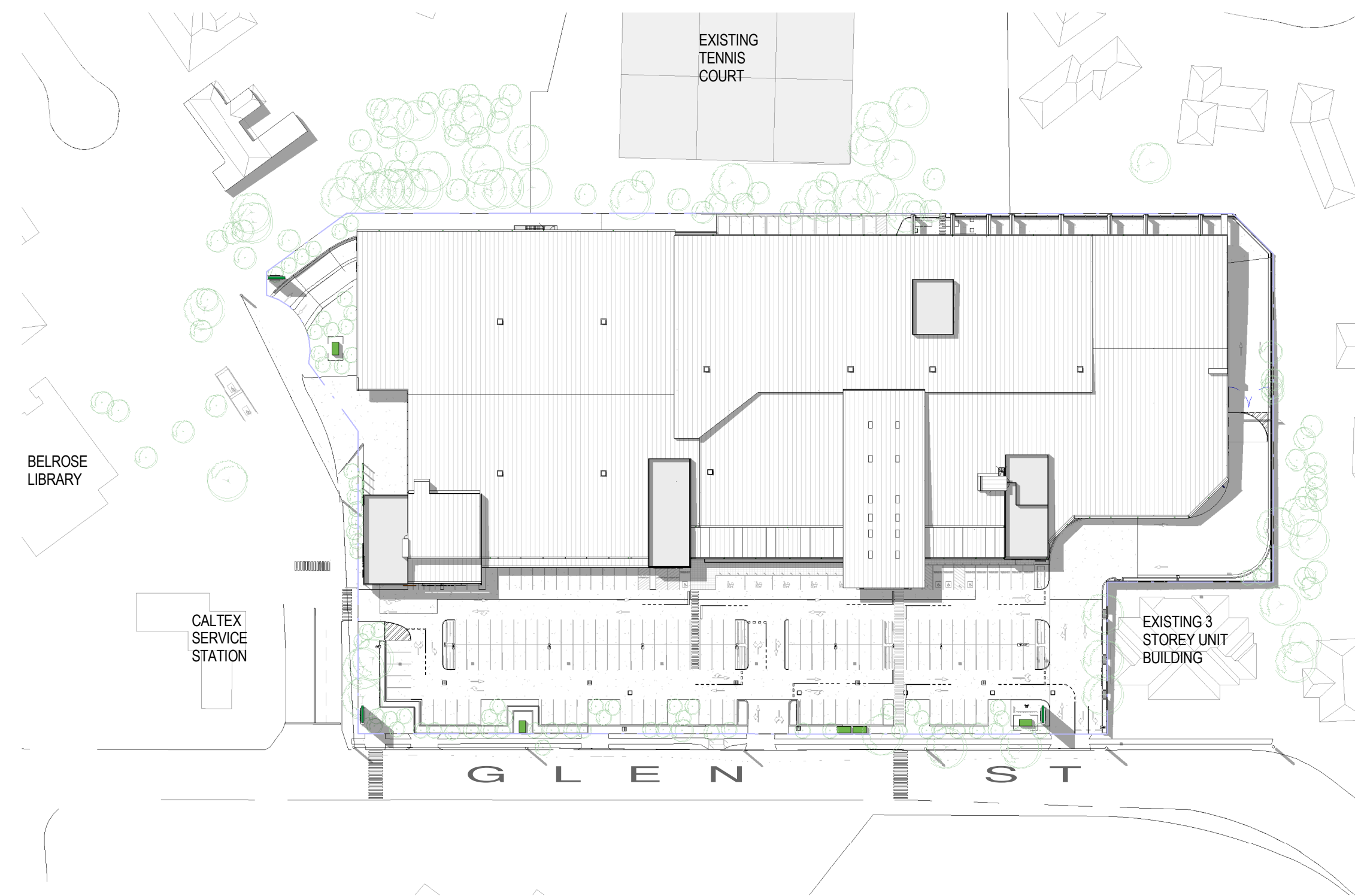
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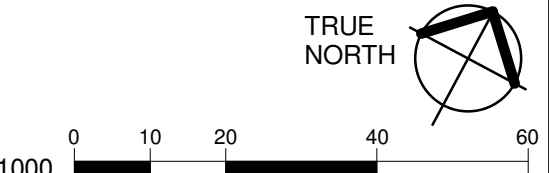
7 SUMMER SOLSTICE - 9AM
1:1000



8 SUMMER SOLSTICE - 12PM
1:1000



9 SUMMER SOLSTICE - 3PM
1:1000



SUN ANGLE CALCULATIONS

LOCATION	BELROSE, NSW
LATITUDE	33.74 deg South
LONGITUDE	151.22 deg East
MAGNETIC VARIATION	TRUE NORTH 13 deg WEST OF M.M.

SHADOW CALCULATION IS GENERATED USING AUTOCAD REVIT 2014 SOFTWARE.

3951 - 1763-0314 (S&B APPLICATION)

ISSUE DATE DESCRIPTION

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Coordinated Reference Drawings

Discipline	Company
SURVEY	LTS LOOK EYER REGISTERED SURVEYORS
STRUCTURE	HENRY & HIRSH
CIVIL	BROWNS CONSULTING
MECHANICAL	ENVIROCOOL CONSULTING
HYDRAULIC	MICHAEL TROST & ASSOCIATES
ELECTRICAL	CATTERSON D & ASSOCIATES
LANDSCAPE	ELITE HEDGE LANDSCAPE ARCHITECT
FIRE	DEFIRE

Client

FABCOT PTY LTD
1 Woolworths Way, Bella Vista NSW 2153

Project Manager

FABCOT PTY LTD
1 Woolworths Way, Bella Vista NSW 2153

Architect

BN
Architecture
Urban Design
Masterplanning
Graphics
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sydney@bn-group.com.au

Project

GLENROSE VILLAGE
56-58 GLEN STREET, BELROSE NSW 2085
LOT 104 D.P. 597544 & LOT 4 D.P. 548285

Sheet name

SOLAR STUDY

Scale @ A0: As indicated
Project No.: S1206
Drawn By: XM Checked By: MF

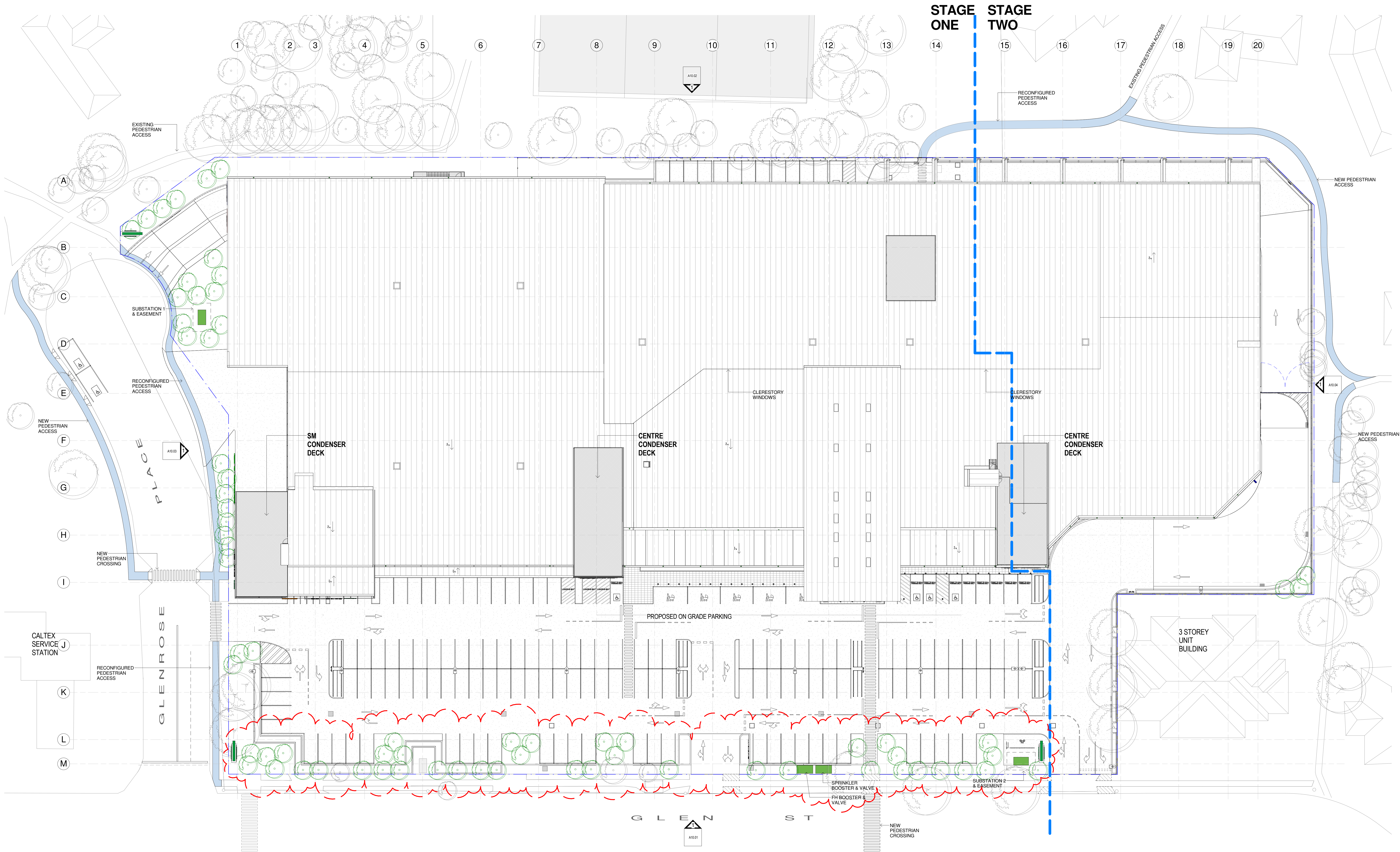
A00 SERIES - INFORMATION & ANALYSIS
Drawing No. PHASE - REV.

SECTION 96
FOR APPROVAL

A00.80

S96-1

PRINTED: 19/09/2014 2:22:17 PM



1 SITE PLAN
1:250

TRUE NORTH

1:250

0 5 10 15

NOTE:

- ROAD LEVELS FOR PROPOSED CARPARK DRIVEWAY TO BE CONFIRMED WITH CIVIL & TRAFFIC CONSULTANTS. RAMP GRADIENTS TO COMPLY WITH AS2890.1:2004.
- ON GRADE CARPARK LEVELS TO BE CONFIRMED BY CIVIL & TRAFFIC CONSULTANTS.
- CAR PARK LAYOUT TO COMPLY WITH AS2890.1:2004 AND AS 2890.6:2009.
- BICYCLE PARKING AND ACCESS TO COMPLY WITH AS2890.3.

ISSUE	DATE	DESCRIPTION
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Coordinated Reference Drawings		
Discipline	Company	
SURVEY	LTS LOOK EYE REGISTERED SURVEYORS	
STRUCTURE	HENRY & HIRSH	
CIVIL	BROWNS CONSULTING	
MECHANICAL	ENVIROCOOL CONSULTING	
HYDRAULIC	MICHAEL TROST & ASSOCIATES	
ELECTRICAL	CATTERSON D & ASSOCIATES	
LANDSCAPE	ELITE HAUGE LANDSCAPE ARCHITECT	
FIRE	DEFIRE	

Client
FABCOT PTY LTD
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Project Manager
FABCOT PTY LTD
1 Woolworths Way, Bella Vista NSW 2153

Architect
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Architecture
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sydney@bnarchitecture.com

Project
GLENROSE VILLAGE
56-58 GLEN STREET, BELROSE NSW 2085
LOT 104 D.P. 597544 & LOT 4 D.P. 548285

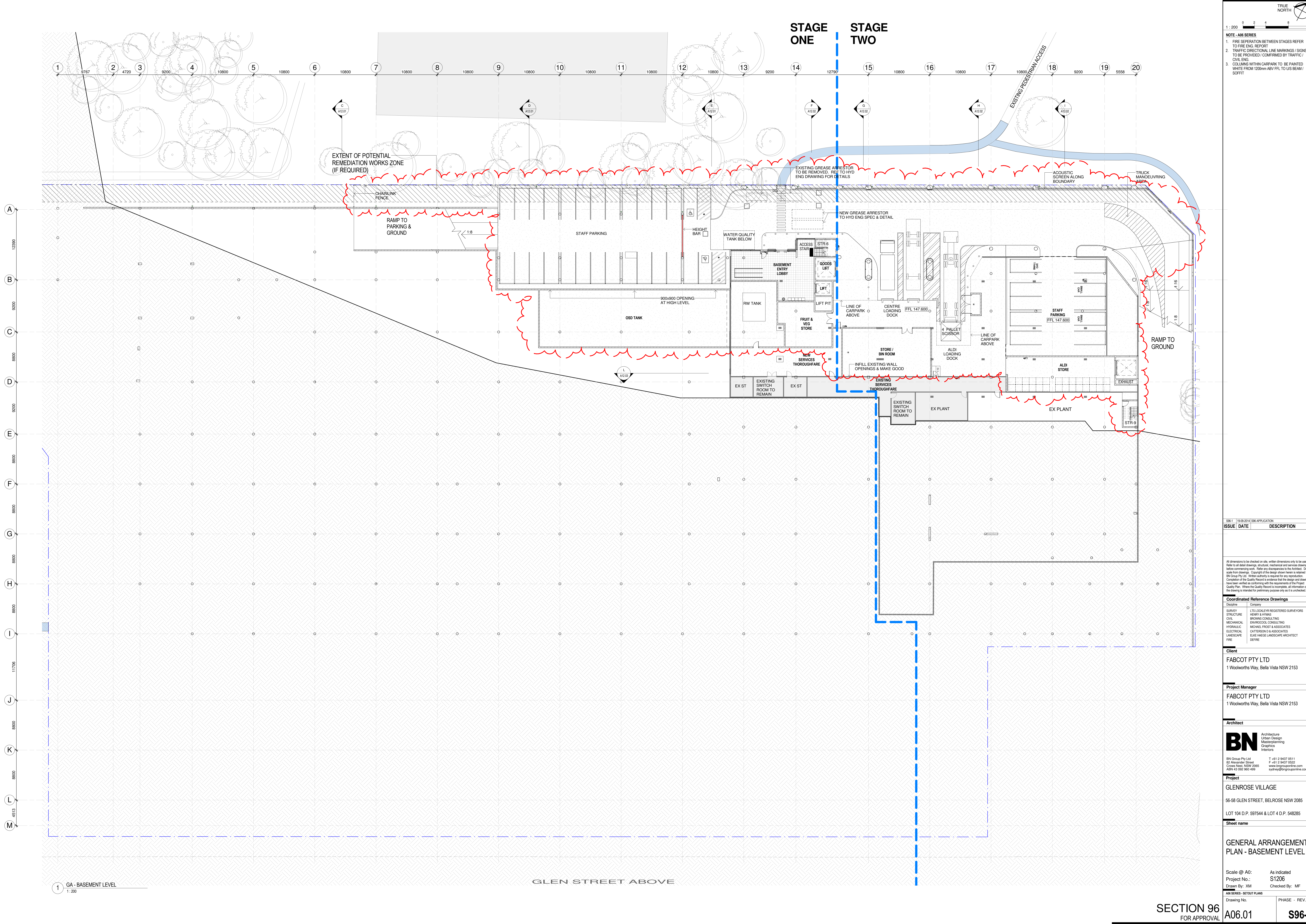
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SITE PLAN

Scale @ A0: As indicated
Project No.: S1206
Drawn By: XM Checked By: MF

A02 SERIES - GENERAL SITE PLANS
Drawing No. PHASE - REV.

SECTION 96
FOR APPROVAL
A02.01
S96-1

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TRUE NORTH

1:200

0 2 4 8 12

NOTE - AM SERIES

1. FIRE SEPARATION BETWEEN STAGES REFER TO FIRE ENG. REPORT

2. TRAFFIC DIRECTIONAL LINE MARKINGS / SIGNS TO BE PROVIDED / CONFIRMED BY TRAFFIC / CIVIL ENG.

3. COLUMNS WITHIN CARPARK TO BE PAINTED WHITE FROM 1200mm ABV FFL TO US BEAM / SOFFIT

ISSUE DATE DESCRIPTION

1

19/09/2014

ISSUE APPLICATION

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Coordinated Reference Drawings

Discipline

Company

SURVEY

LTS LOOK EYE REGISTERED SURVEYORS

STRUCTURE

HENRY & HING

CIVIL

BROWNS CONSULTING

MECHANICAL

ENVIROCOOL CONSULTING

HYDRAULIC

MICHAEL TROST & ASSOCIATES

ELECTRICAL

CATTERSON D & ASSOCIATES

LANDSCAPE

ELKE WIEGE LANDSCAPE ARCHITECT

FIRE

DEFIRE

Client

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1 Woolworths Way, Bella Vista NSW 2153

Project Manager

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Architect

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Project

GLENROSE VILLAGE
56-58 GLEN STREET, BELROSE NSW 2085
LOT 104 D.P. 597544 & LOT 4 D.P. 548285

Sheet name

GENERAL ARRANGEMENT
PLAN - BASEMENT LEVEL

Scale @ A0: As indicated
Project No.: S1206
Drawn By: XM
Checked By: MF

AM SERIES - SETOUT PLANS

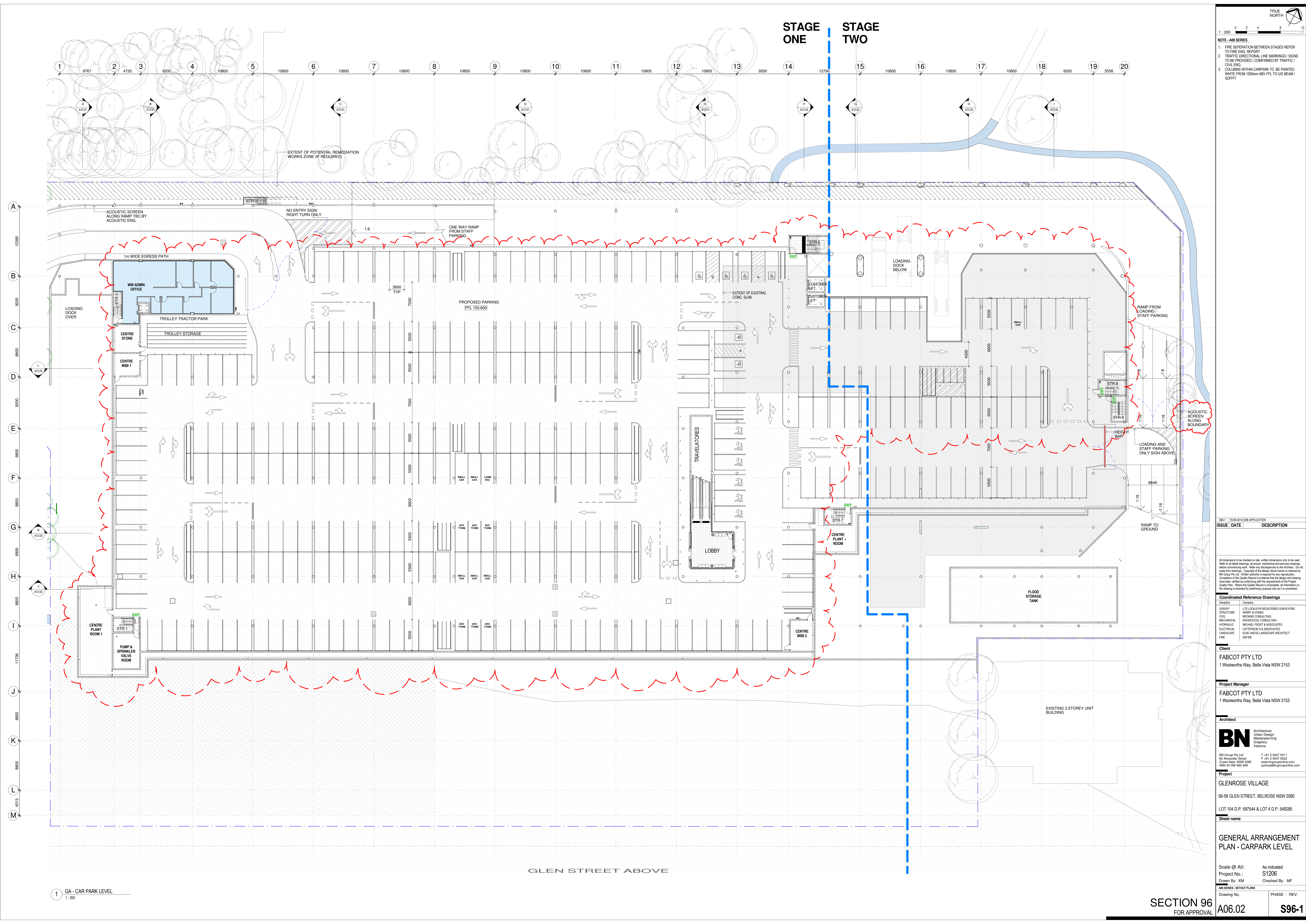
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SECTION 96
FOR APPROVAL

A06.01

S96-1

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TRUE NORTH

1:200

0 2 4 8 12

NOTE - AHS SERIES

1. FIRE SEPERATION BETWEEN STAGES REFER TO FIRE ENG. REPORT

2. TRAFFIC DIRECTIONAL LINE MARKINGS / SIGNS TO BE PROVIDED / COMPLIED BY TRAFFIC / CIVIL ENG.

3. COLUMNS WITHIN CARPARK TO BE PAINTED WHITE FROM 1200mm ABV FFL TO US BEAM / SOFFIT

96-1: TRUCK/STRA USE APPLICATION

ISSUE	DATE	DESCRIPTION
1	19/09/2014	ISSUE APPLICATION

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Coordinated Reference Drawings

Discipline	Company
SURVEY	LTS LOOK EYE REGISTERED SURVEYORS
STRUCTURE	HENRY & HING
CIVIL	BROWNS CONSULTING
MECHANICAL	ENVIROCOOL CONSULTING
HYDRAULIC	MICHAEL TROST & ASSOCIATES
ELECTRICAL	CATTERSON D & ASSOCIATES
LANDSCAPE	ELITE HEDGE LANDSCAPE ARCHITECT
FIRE	DEFIRE

Client

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1 Woolworths Way, Bella Vista NSW 2153

Project Manager

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Architect

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Project

GLENROSE VILLAGE

56-58 GLEN STREET, BELROSE NSW 2085

LOT 104 D.P. 597544 & LOT 4 D.P. 548285

Sheet name

GENERAL ARRANGEMENT
PLAN - CARPARK LEVEL

Scale @ A0:

As indicated

Project No.:

S1206

Drawn By:

XM

Checked By:

MF

AHS SERIES - SETOUT PLANS

Drawing No.

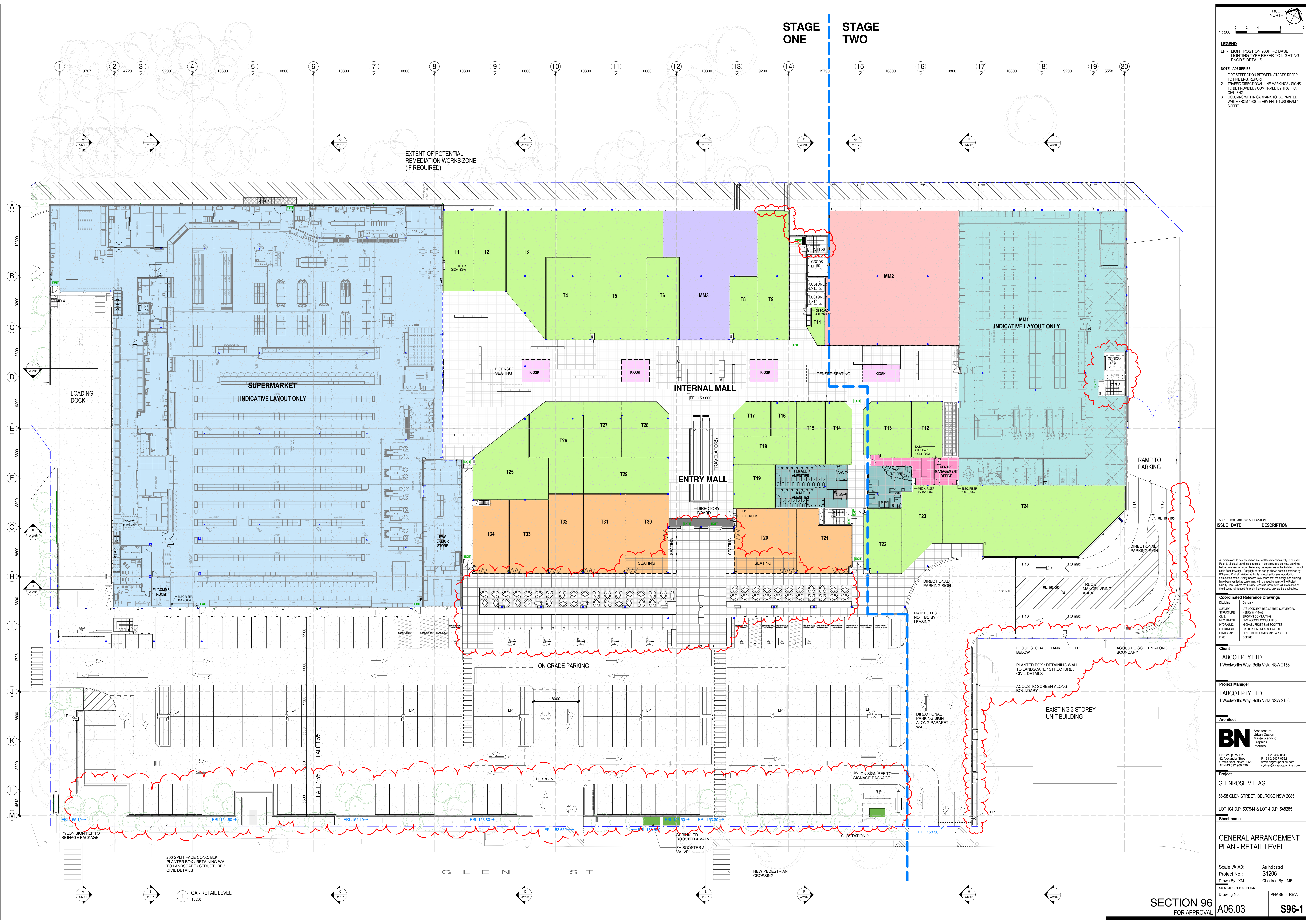
PHASE - REV.

19/09/2014 2:58:07 PM

PRINTED:

1 GA - CAR PARK LEVEL
1:200

SECTION 96
FOR APPROVAL
A06.02
S96-1



TRUE NORTH

1:200

LEGEND

LP - LIGHT POST ON 800H RC BASE. LIGHTING TYPE REFER TO LIGHTING ENGINEER'S DETAILS

NOTE - A&S SERIES

1. FIRE SEPARATION BETWEEN STAGES REFER TO FIRE ENG. REPORT

2. TRAFFIC DIRECTIONAL LINE MARKINGS / SIGNS TO BE PROVIDED / CONFIRMED BY TRAFFIC / CIVIL ENG.

3. COLUMNS WITHIN CARPARK TO BE PAINTED WHITE FROM 1200mm ABV FFL TO U/S BEAM / SOFFIT

365.1 TRUCK/STW USE APPLICATION

ISSUE	DATE	DESCRIPTION
All dimensions to be checked on site, written dimensions only to be used. Refer to all detail drawings, structural, mechanical and services drawings, before commencing work. Refer any discrepancies to the Architect. Do not scale from drawings. Copyright of the design shown herein is retained by BN Group Pty Ltd. Written authority is required for any reproduction. Completion of the Quality Record is evidence that the design and drawing have been verified as conforming with the requirements of the Project Quality Plan. Where the Quality Record is incomplete, all information on the drawing is intended for preliminary purposes only and is unendorsed.		
Coordinated Reference Drawings		
Discipline	Company	
SURVEY	LTS LOCKEY REGISTERED SURVEYORS	
STRUCTURE	HENRY & HIRSH	
CIVIL	BROWNS CONSULTING	
MECHANICAL	ENVIROCOOL CONSULTING	
HYDRAULIC	MICHAEL TROST & ASSOCIATES	
ELECTRICAL	CATTERSON & ASSOCIATES	
LANDSCAPE	ELITE HEDGE LANDSCAPE ARCHITECT	
FIRE	DEFIRE	

Client

FABCO PTY LTD
1 Woolworths Way, Bella Vista NSW 2153

Project Manager

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sydney@bngroupptyltd.com

Project

GLENROSE VILLAGE
56-58 GLEN STREET, BELROSE NSW 2085
LOT 104 D.P. 597544 & LOT 4 D.P. 548285

Sheet name

GENERAL ARRANGEMENT
PLAN - RETAIL LEVEL

Scale @ A0:

As indicated

Project No.:

S1206

Drawn By:

XM

Checked By:

MF

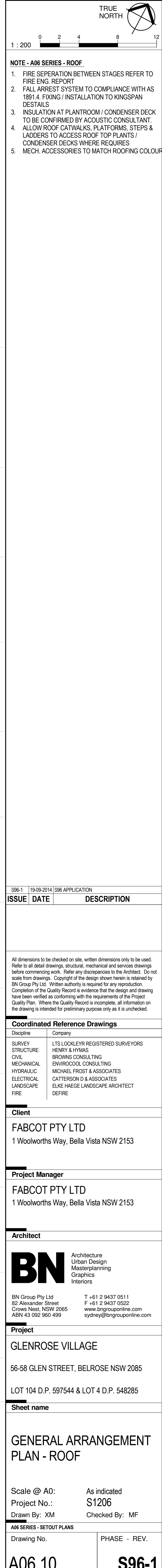
A&S SERIES - SETOUT PLANS

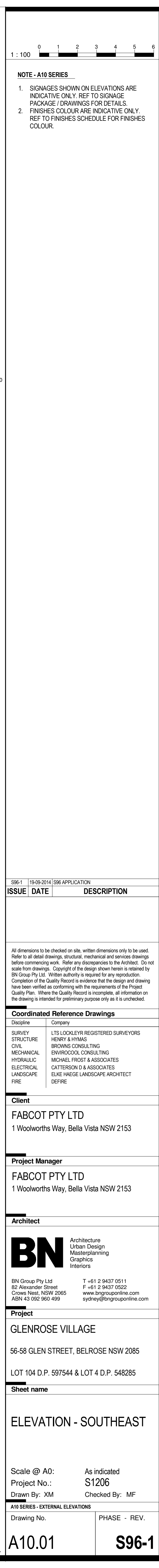
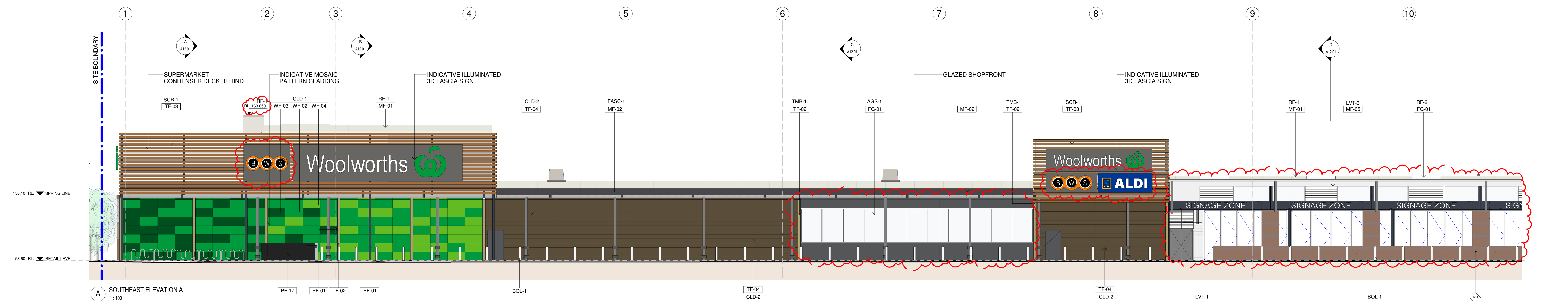
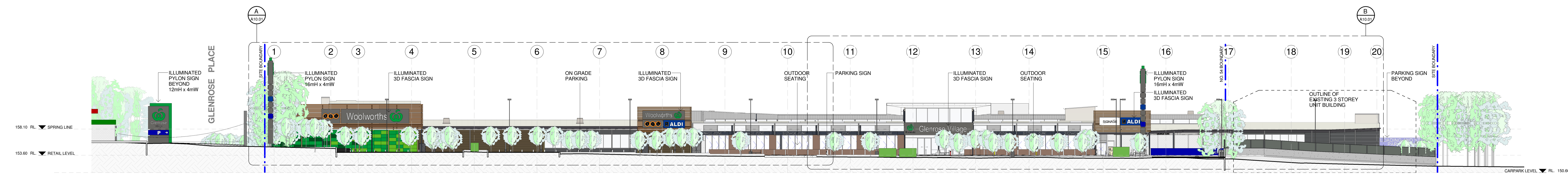
Drawing No.

PHASE - REV.

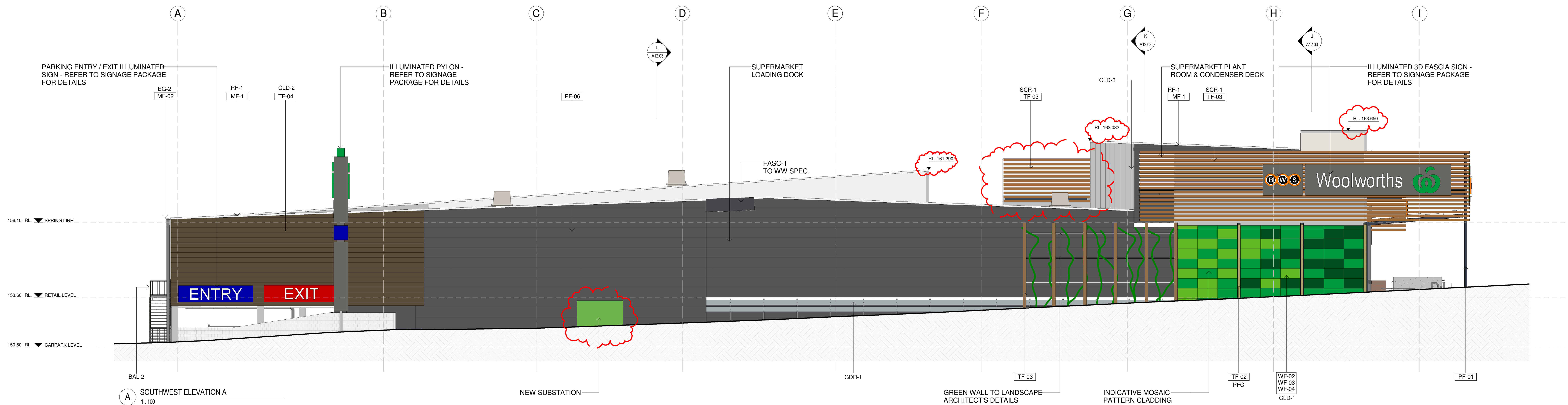
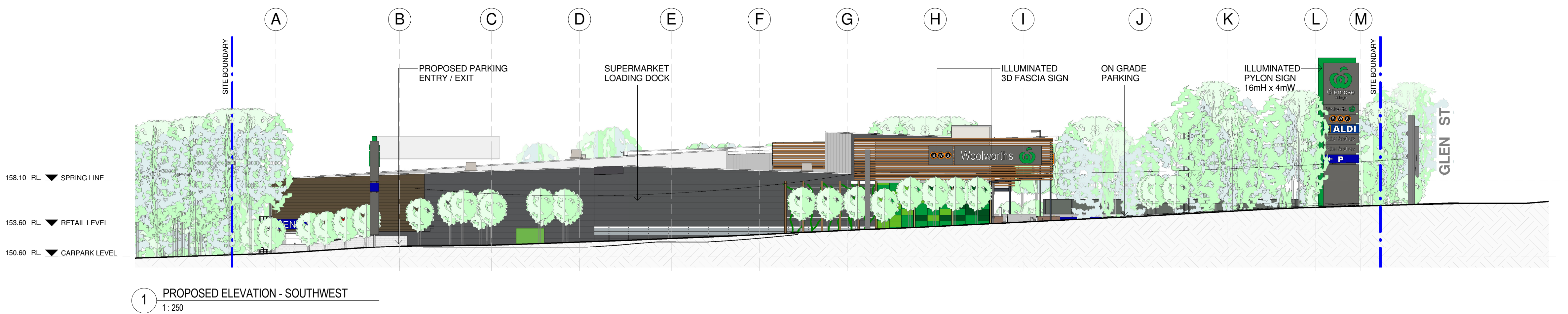
S96-1

SECTION 96
FOR APPROVAL









1:100 0 1 2 3 4 5 6

NOTE - A10 SERIES
1. SIGNAGES SHOWN ON ELEVATIONS ARE INDICATIVE ONLY. REF TO SIGNAGE PACKAGE / DRAWINGS FOR DETAILS.
2. FINISHES COLOUR ARE INDICATIVE ONLY. REF TO FINISHES SCHEDULE FOR FINISHES COLOUR.

ISSUE DATE DESCRIPTION

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Coordinated Reference Drawings
Discipline Company
SURVEY LTL LOOK EYE REGISTERED SURVEYORS
STRUCTURE HENRY & HING
CIVIL BROWNS CONSULTING
MECHANICAL ENVIROCOOL CONSULTING
HYDRAULIC MICHAEL TROST & ASSOCIATES
ELECTRICAL CATTERSON D & ASSOCIATES
LANDSCAPE ELKE WIEGE LANDSCAPE ARCHITECT
FFR DEFFE

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LOT 104 D.P. 597544 & LOT 4 D.P. 548285

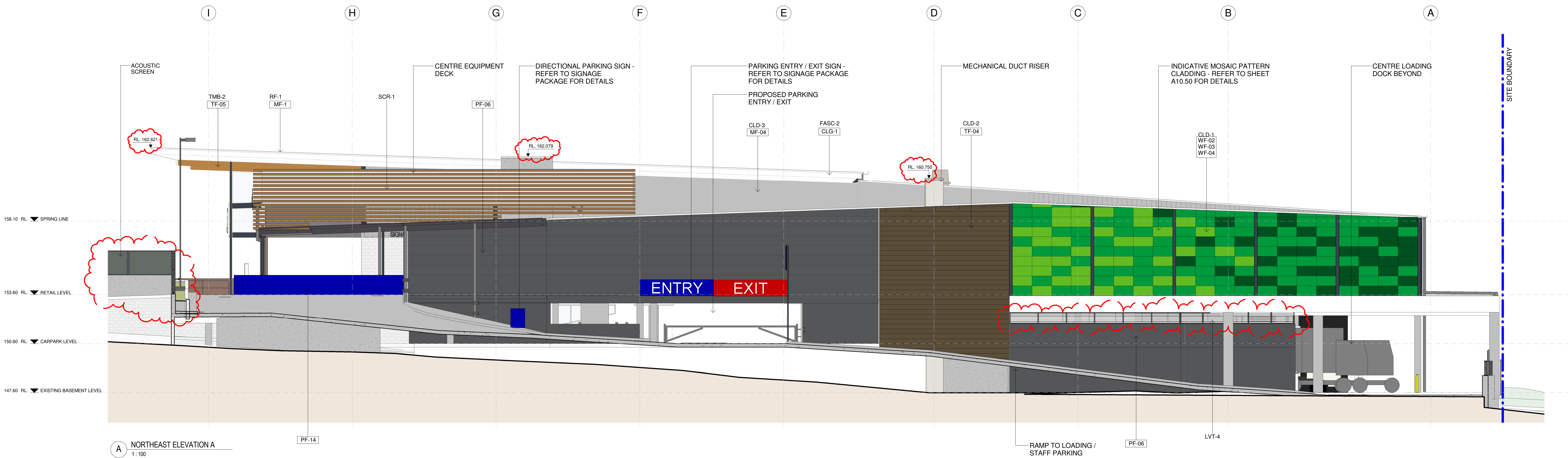
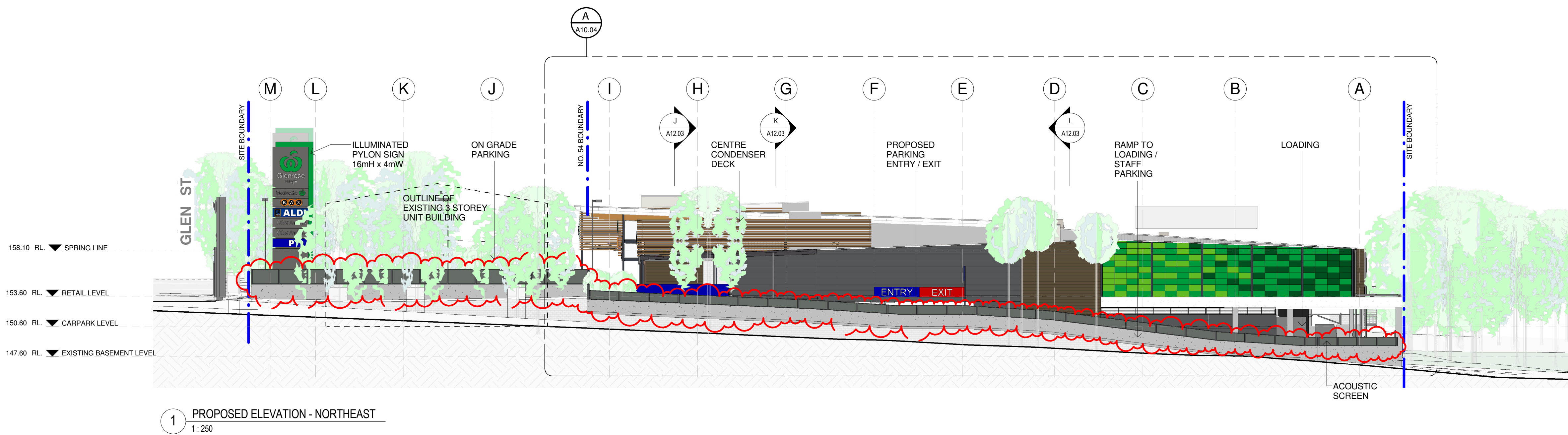
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ELEVATION - SOUTHWEST

Scale @ A0: As indicated
Project No.: S1206
Drawn By: XM Checked By: MF

A10 SERIES - EXTERNAL ELEVATIONS
Drawing No. PHASE - REV.

SECTION 96
FOR APPROVAL
A10.03
S96-1



1:100 0 1 2 3 4 5 6

- NOTE - A10 SERIES**
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 - FINISHES COLOUR ARE INDICATIVE ONLY. REF TO FINISHES SCHEDULE FOR FINISHES COLOUR.

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Coordinated Reference Drawings	
Discipline	Company
SURVEY	LTS LOOK EYE REGISTERED SURVEYORS
STRUCTURE	HENRY & HING BROWNS CONSULTING
CIVIL	ENVIROCOOL CONSULTING
MECHANICAL	MICHAEL TROST & ASSOCIATES
ELECTRICAL	CATTERSON D & ASSOCIATES
LANDSCAPE	ELITE HEDGE LANDSCAPE ARCHITECT
FIRE	DEFIRE

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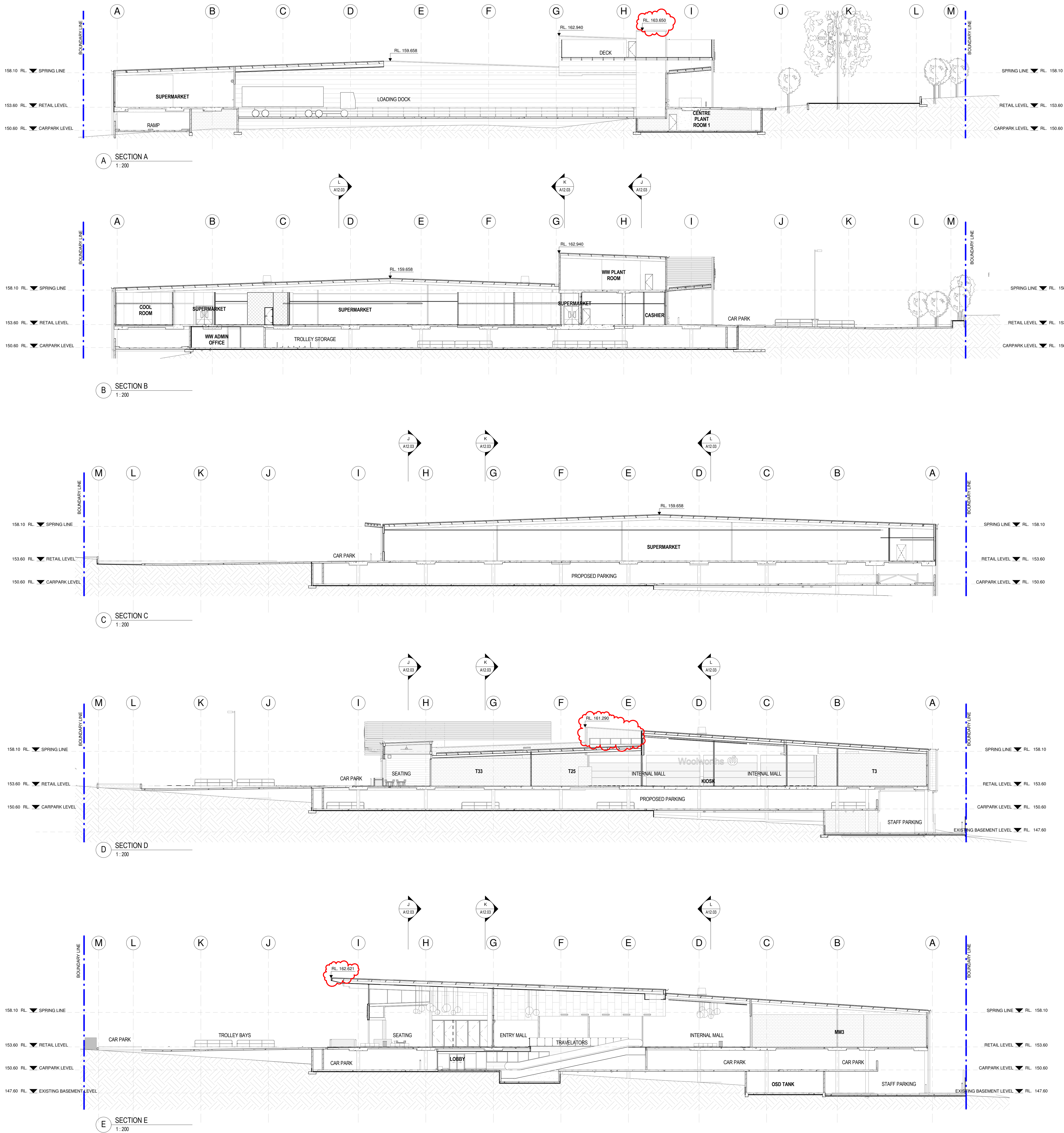
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ELEVATION - NORTHEAST

Scale @ A0: As indicated
Project No.: S1206
Drawn By: XM
Checked By: MF

A10 SERIES - EXTERNAL ELEVATIONS
Drawing No. PHASE - REV.

SECTION 96
FOR APPROVAL
A10.04
S96-1



1 : 200

996-1 19/06/2014 1306 APPLICATION

ISSUE	DATE	DESCRIPTION
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STRUCTURE	HENRY & HING
CIVIL	BROWNS CONSULTING
MECHANICAL	ENVIROCOOL CONSULTING
HYDRAULIC	MICHAEL TROST & ASSOCIATES
ELECTRICAL	CATTERSON D & ASSOCIATES
LANDSCAPE	ELITE HEDGE LANDSCAPE ARCHITECT
FIRE	DEFIRE

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LOT 104 D.P. 597544 & LOT 4 D.P. 548285

Sheet name

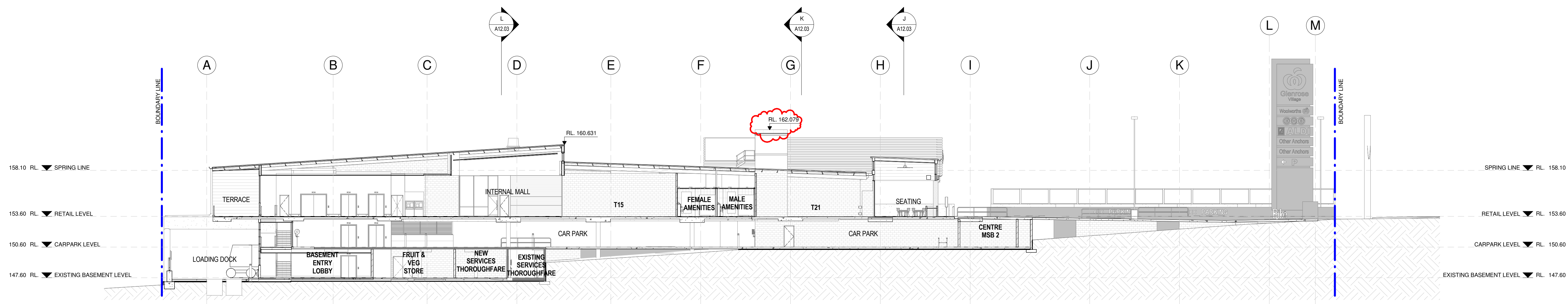
SITE SECTIONS

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Project No.: S1206
Drawn By: AC
Checked By: MF

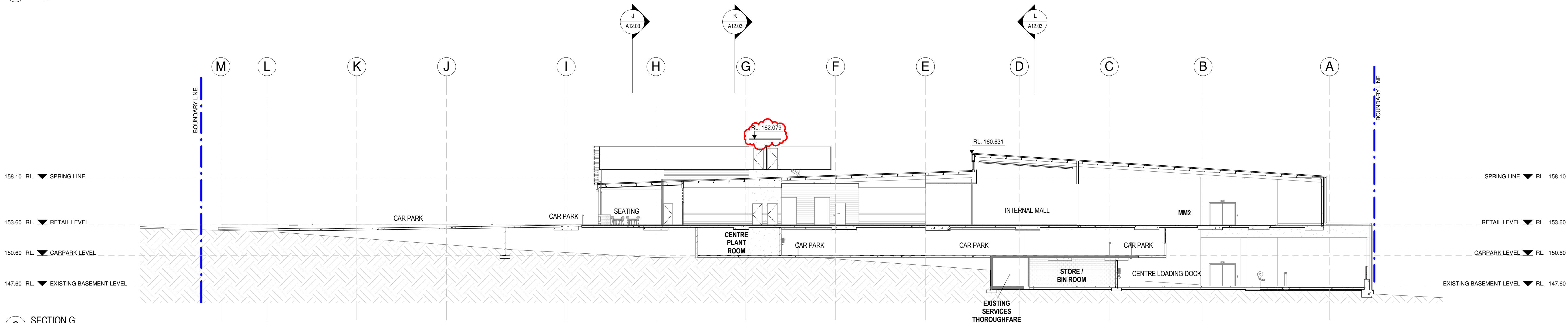
A12 SERIES - SECTIONS
Drawing No. PHASE - REV.

SECTION 96
FOR APPROVAL
A12.01
S96-1

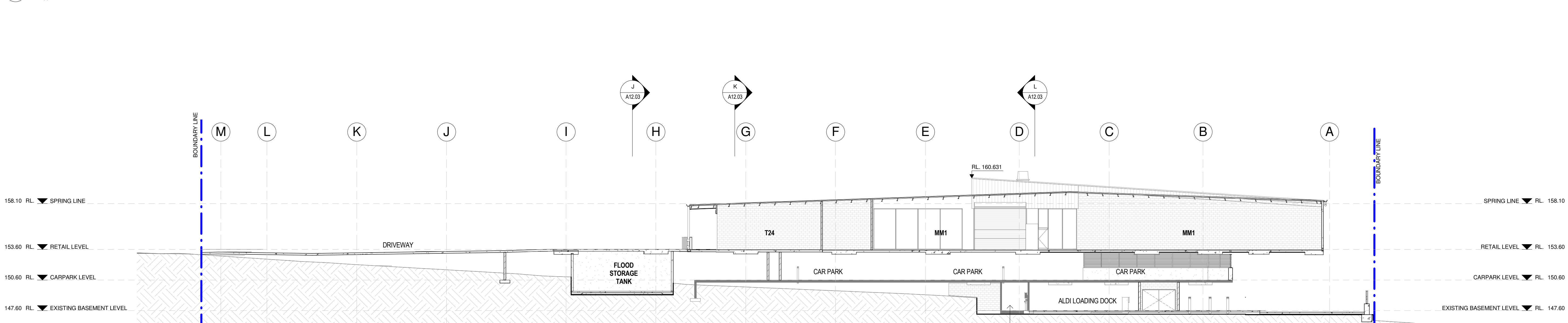
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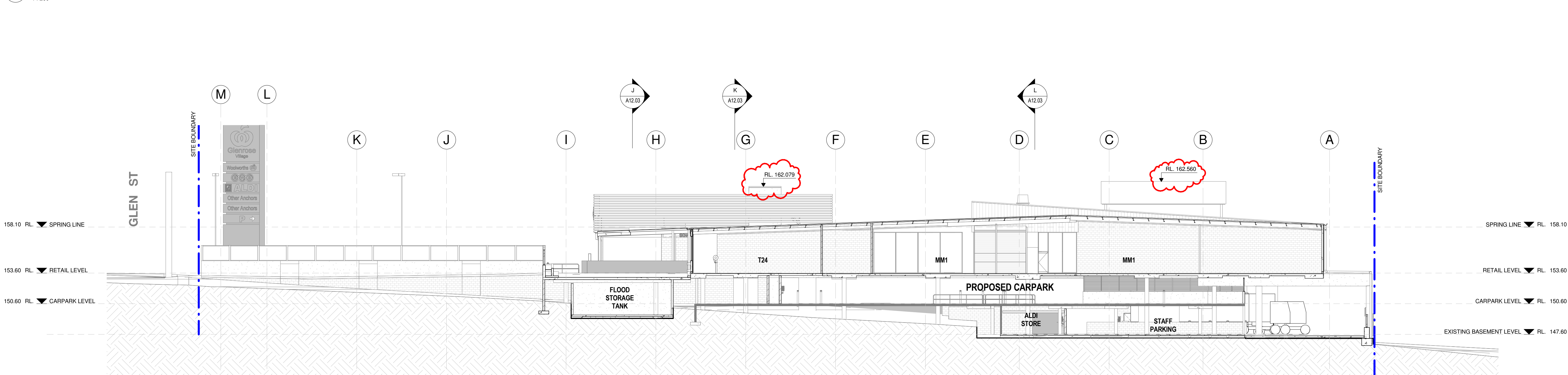
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1:200



G SECTION G
1:200



H SECTION H
1:200



I SECTION I
1:200

1:200 0 2 4 8 12

96-1 19/03/2014 SHS APPLICATION

ISSUE	DATE	DESCRIPTION
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LOT 104 D.P. 597544 & LOT 4 D.P. 548285

Sheet name

SITE SECTIONS

Scale @ A0: 1:200
Project No.: S1206
Drawn By: AC
Checked By: MF

A12 SERIES - SECTIONS
Drawing No. PHASE - REV.

SECTION 96
FOR APPROVAL
A12.02
S96-1

