

XYLEM WATER SYDNEY OFFICE

LOT 3A, 14 EMPORIUM AVENUE
KEMPS CREEK
N.S.W 2178

FOR CC4
ARCHITECTURAL DRAWINGS
ISSUED 28/04/22

CONSTRUCTION CERTIFICATE
Approved Plans & Specifications relating to:
Date Approved: **16 June 2022**
Certificate No.: 2 2 1 0 2
BLACKETT MAGUIRE + GOLDSMITH

Day	29	30	6	11	13	14	26	26	31	14	16	31	6	28
Month	9	9	10	10	10	10	10	10	10	3	3	3	4	4
Year	21	21	21	21	21	21	21	21	21	22	22	22	22	22

DOC No.	DOCUMENT TITLE	SCALE:	A	A	B	C	C			D			E	F	G
A000	Location Plan/Cover Sheet	NA													
A001	Site Plan	1:200													
A002	Warehouse Plan	1:300													
A003	Spray booth & Wadeco	1:50													
A004	Smokers Area	1:50													
A005	Overall Handrail Plan	1:50													
A006	Handrail 1 - South End	1:50													
A007	Handrail 2 - South End	1:50													
A008	Handrail 3 - South West corner	1:50													
A009	Handrail 4 - West	1:50													
A010	Handrail 5 - North West corner	1:50													
A011	Handrail 6 - North East corner	1:50													
A012	Handrail 7 - East	1:50													
A013	Handrail 8 - South East corner	1:50													
A501	General Arrangement Plan - Office	1:75													
A502	General Arrangement Plan - Warehouse	1:50													
A510	Furniture Plan - Office	1:75													
A511	Furniture Plan - Warehouse	1:50													
A520	Workstation Plan - WS-MD	1:20													
A521	Workstation Plan - WS15 3x3	1:20													
A522	Workstation Plan - WS15 2x2	1:20													
A523	Workstation Plan - WS15 2x1	1:20													
A524	Workstation Plan - WS18 4x1	1:20													
A525	Workstation Plan - WS18 2x2	1:20													
A526	Workstation Plan - WS16 1x1	1:20													
A600	Boardroom	1:50													
A601	Internal Elevation	1:50													
A602	Reception	1:50													

A800	FF&E Schedule														
A801	Finishes Schedule														

ISSUED TO:

Company:	Name:														
Xylem	(STB), Suze Grant (SG), Travis Ng (TN)		✓	✓		✓	✓	✓	✓						
Cushman & Wakefield	Florian Kaiser (FK), Paul Du (PD), Paul Everts (PT), Ross Barker (RB)	✓		✓	✓				✓	✓	✓	✓	✓	✓	✓

FORMAT:

P=Print F=PDF C=CAD X=other	F	F	F	F											
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REASON FOR ISSUE:

I=Information A=Authority Approval P=Preliminary	I/P	I/P	I/P	I/P											
T=Tender C=Construction CC= Construction Certificate															

ISSUER:

Kathrina Tattersall (KT), Susie Bryden (SB)	KT	SB	KT	KT	KT	SB	KT								
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REFLECTED CEILING LEGEND

- CL# DENOTES CEILING FINISH. CEILING HEIGHT AFFL.
- INDICATES AREA NOT IN SCOPE
- NEW PARTITION - REFER PARTITION PLAN FOR TYPE
- NEW GLAZED PARTITION
- LT- DENOTES FEATURE LIGHTING. REFER TO FF&E SCHEDULE.
- CL01 BASE BUILDING CEILING TILE & GRID
- CL02 EXISTING BASE BUILDING PLASTERBOARD
- CL03 TIMBER BATTENED SUSPENDED CEILING
- CL04 PERFORATED SET PLASTERBOARD CEILING
- CL05 EXPOSED SLAB & SERVICES PAINTED FINISH

CEILING NOTES

- SETOUT OF ALL CEILING SERVICES AND FEATURE ELEMENTS TO BE FULLY COORDINATED AND REVIEWED ON SITE PRIOR TO CONSTRUCTION. DESIGNER TO BE NOTIFIED OF ANY POTENTIAL CLASHES PRIOR TO INSTALLATION
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH AND COORDINATED WITH SERVICES ENGINEERS
- SAMPLES OF ALL FITTINGS TO BE SUPPLIED TO DESIGNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
- SHOP DRAWINGS TO BE PROVIDED FOR ANY CUSTOM FITTINGS FOR DESIGNER REVIEW AND APPROVAL
- SERVICES ENGINEER OR CONTRACTOR TO REVIEW AND CONFIRM LIGHTING CALCULATIONS ARE TO STATUTORY REQUIREMENTS
- REFER TO FINISHES SCHEDULE FOR SPECIFICATION

FURNITURE LEGEND

- INDICATES AREA NOT IN SCOPE
- CH# CHAIR. REFER TO FURNITURE SCHEDULE FOR DETAILS
- T# TABLE. REFER TO FURNITURE SCHEDULE FOR DETAILS
- WS# WORKSTATION. REFER TO FURNITURE SCHEDULE FOR DETAILS
- EX EXISTING ITEM OF FURNITURE TO BE RELOCATED FROM ELSEWHERE
- L# LOCKERS. REFER TO FURNITURE SCHEDULE FOR DETAILS

FURNITURE NOTES

- FURNITURE SUPPLIER TO COORDINATE QUANTITIES SHOWN ON DRAWING WITH SCHEDULES AND CONTACT DESIGNER IF THERE ARE ANY DISCREPANCIES PRIOR TO ORDER
- FURNITURE SUPPLIER TO CONFIRM LEADTIMES OF ALL ITEMS AND ADVISE OF ANY DELAYS PRIOR TO ORDERING AND ONCE ORDERED
- HEAD CONTRACTOR AND FURNITURE SUPPLIER TO COORDINATE DELIVERY AND INSTALLATION
- FURNITURE SUPPLIER TO REMOVE ALL PACKAGING AND WASTE ASSOCIATED WITH DELIVERY AND INSTALLATION
- CONTRACTOR TO CONFIRM LOADING DOCK REQUIREMENTS & LIFT CAR SIZE TO FURNITURE SUPPLIERS PRIOR TO FABRICATION & DELIVERY
- FURNITURE SUPPLIER TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION FOR DESIGNER APPROVAL

PARTITION/DOOR LEGEND

- D02.2 DENOTES DOOR NUMBER REFER TO DOOR SCHEDULE FOR DETAILS
- PT01 FLOOR TO CEILING PARTITION. 1 LAYER OF 13mm PLASTERBOARD TO BOTH SIDES. SELECTED PAINT FINISH. MINIMUM 64mm STEEL STUDS. BAFFLE ABOVE PARTITION. 50mm THICK POLY OR GLASS WOOL INSULATION WITH MINIMUM DENSITY OF 20kg/m3 IN WALL CAVITY. 100mm NATURAL ANODISED ALUMINIUM SKIRTING.
- PT02 FLOOR TO SLAB PARTITION. (SECURITY REQUIREMENTS) 1 LAYER OF 13mm PLASTERBOARD TO BOTH SIDES. 1 LAYER OF 9mm PL WOOD TO EXTERNAL SIDE. SELECTED TAMPER EVIDENT PAINT FINISH. MINIMUM 92mm STEEL STUDS. 50mm THICK POLY OR GLASS WOOL INSULATION WITH MINIMUM DENSITY OF 20kg/m3 IN WALL CAVITY. 100mm NATURAL ANODISED ALUMINIUM SKIRTING.
- GP01 FLOOR TO CEILING FULL HEIGHT GLAZING. 10.38mm THICK LAMINATED GLASS. GLAZING FRAMING 45mm FRAME. GLAZING TO BE SILICONE BUTT JOINED IN EQUAL LENGTHS. FILM AS INDICATED ON ELEVATIONS (BY CLIENT). BAFFLE ABOVE PARTITION.
- GP02 FLOOR TO CEILING PART SOLID/GLAZING. 10.38mm THICK LAMINATED GLASS. GLAZING FRAMING 45mm FRAME. ALL GLAZING TO BE SILICONE BUTT JOINED IN EQUAL LENGTHS. BAFFLE ABOVE PARTITION. GLAZING BELOW 1 LAYER OF 13mm PLASTERBOARD TO BOTH SIDES. SELECTED PAINT FINISH. MINIMUM 64mm STEEL STUDS. BAFFLE ABOVE PARTITION. 50mm THICK POLY OR GLASS WOOL INSULATION WITH MINIMUM DENSITY OF 20kg/m3 IN WALL CAVITY. 100mm NATURAL ANODISED ALUMINIUM SKIRTING.
- INDICATES WALL MOUNTED AV EQUIPMENT REFER TO AV CONSULTANTS SPECIFICATIONS FOR EQUIPMENT SPECIFICATION. BUILDER TO ENSURE ADEQUATE STRUCTURAL SUPPORT IN WALL CAVITY

PARTITION NOTES

- WHERE NEW PARTITIONS MEET A BASE BUILDING JUNCTIONS FINISH FACE OF PARTITION WITH BASE BUILDING ELEMENT UNLESS OTHERWISE NOTED
- GLAZING PANELS TO BE OF EQUAL WIDTH. PROVIDE CLEAR SILICON BUTT JOINS. GLASS COMPLIANT WITH AS1288
- PARTITION CONTRACTOR TO ALLOW FOR STRUCTURAL REINFORCING OF PARTITIONS WHERE REQUIRED FOR JOINERY, EQUIPMENT, PLUMBING AND OTHER FIXTURES AS REQUIRED
- ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- SERVICE PENETRATIONS TO FULL HEIGHT/BAFFLED PARTITIONS TO BE FULLY LAGGED AND SEALED TO MAINTAIN ACOUSTIC INTEGRITY
- SERVICE PENETRATIONS TO FIRE RATED PARTIONS TO BE FITTED WITH FIRE COLLARS OR DAMPERS TO MAINTAIN FIRE RATING AS PER PARTITION TYPE
- FRAMING SYSTEM TO SWINGING DOORS TO SUIT & MATCH SYSTEM SPECIFIED FOR PLASTERBOARD PARTITIONS THROUGHOUT
- ALLOW TO RELOCATE ANY SERVICE POINTS IF CLASHING WITH JOINERY LOCATIONS
- WET AREA PARTITIONS TO BE LINED WITH AQUACHEK & TO BE WATERPROOFED TO COMPLY WITH A.S. 3740
- ALLOW FOR HINGE AND LATCH SIDE CLEARANCES TO ALL DOOR OPENINGS TO COMPLY WITH A.S. 1428.1-2009
- VISIBLE DOOR HINGE COLOUR TO MATCH JAMB COLOUR UNLESS NOTED OTHERWISE
- PATCH AND MAKE GOOD ALL EXISTING WALLS, COLUMNS, AND DOORS UNLESS OTHERWISE NOTED
- ALL PARTITION MOUNTED SERVICES SWITCHPLATES AND ROOM BOOKING SYSTEMS TO BE MOUNTED BETWEEN 900 & 1200 AFFL AND NOT WITHIN 500mm OF A CORNER WITHIN ROOM TO COMPLY WITH A.S. 1428.1-2009
- WHERE PARTITIONS ABUTT FACADE GLAZING, PARTITION IS TO MAINTAIN INTEGRITY UP TO FACE OF MULLION
- ALL DOOR TOLERANCES TO JAMBS AND FLOORS TO BE IN ACCORDANCE WITH DOOR SEAL REQUIREMENTS

FINISHES LEGEND

- FF# DENOTES AREA OF FLOOR FINISH REFER TO FINISHES SCHEDULE FOR SPECIFICATION.
- GF01 DENOTES NEW PAINT OR WALL FINISH REFER TO FINISHES SCHEDULE
- EX REFER TO EXISTING CARPET TO REMAIN. PATCH AND MAKE GOOD ANY AREAS AFFECTED BY DEMOLITION
- GF# DENOTES FILM TO GLAZING. REFER TO FINISHES SCHEDULE & SHEETNUMBER SERIES DRAWINGS FOR FURTHER DETAILS.

FINISHES NOTES

- CONTRACTOR TO INSTALL SUITABLE TRANSITION STRIPS TO ALL JUNCTIONS IN FLOOR FINISHES.
- FLOOR LINING /COVERINGS, WALL & CEILING LININGS TO COMPLY WITH BCA PART C1.10 & SPECIFICATION C1.10 CARPET PILE SELECTION COMPLIES WITH BCA D.2(G) AND (H)
- REFER TO SHEETNUMBER FOR CEILING FINISHES
- PREPARE FLOOR FOR NEW FINISHES AS INDICATED.
- REFER TO FINISHES SCHEDULE FOR ALL DOORS FINISHES AND COLOURS
- ALL EXISTING, NEW & BASE BUILDING WALLS TO BE PAINTED IN P1 UNLESS OTHERWISE STATED.
- REFER TO FINISHES SCHEDULE AND JOINERY DRAWINGS FOR SPECIFICATION AND EXTENT OF FINISHES.
- GLAZING GRAPHIC HEIGHT ON DOOR AND WINDOW GLAZING TO ALIGN.

GENERAL LEGEND

- 02.39 MEETING ROOM NAME & NUMBER
- BASE BUILDING OR EXISTING PARTITION
- NEW JOINERY

GENERAL NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL & CONSULTANTS DRAWINGS, SCHEDULES AND SPECIFICATIONS
- ALL WORKS TO COMPLY WITH THE BCA/NCC AND AUSTRALIAN STANDARDS
- ANY DISCREPANCIES OR IRREGULARITIES BETWEEN INFORMATION NOTED ON ARCHITECTURAL DOCUMENTATION AND CONSULTANTS DOCUMENTATION TO BE REPORTED TO THE LEAD DESIGNER FOR CLARIFICATION DURING TENDER PERIOD AND OR PRIOR TO CONSTRUCTION

Issue:	Description:	Date:
A	PRELIMINARY ISSUE	29.09.21
B	UPDATE A500 TO SHOW TENANCY COL. CHANGES	03.10.21
C	MEETING & TRAINING ROOM CAHNGES	13.10.21
D	PRELIMINARY ISSUE	29.10.21
E	FOR TENDER	30.03.22
F	FOR TENDER - REVISED	06.04.22
G	FOR CC4 - FINAL	22.04.22

Consultant:



Cushman & Wakefield
Project Services Aust P/L
ABN 32 634 225 433
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T: +612 8243 9999
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Project Title:

XYLEM SYDNEY OFFICE

Project Address:

OAKDALE WEST ESTATE
LOT 3A, 14 EMPORIUM AVENUE
KEMPS CREEK
N.S.W 2178

Drawing Title:

COVER PAGE & SITE PLAN

Scale: 1:500 Sheet Size: A1

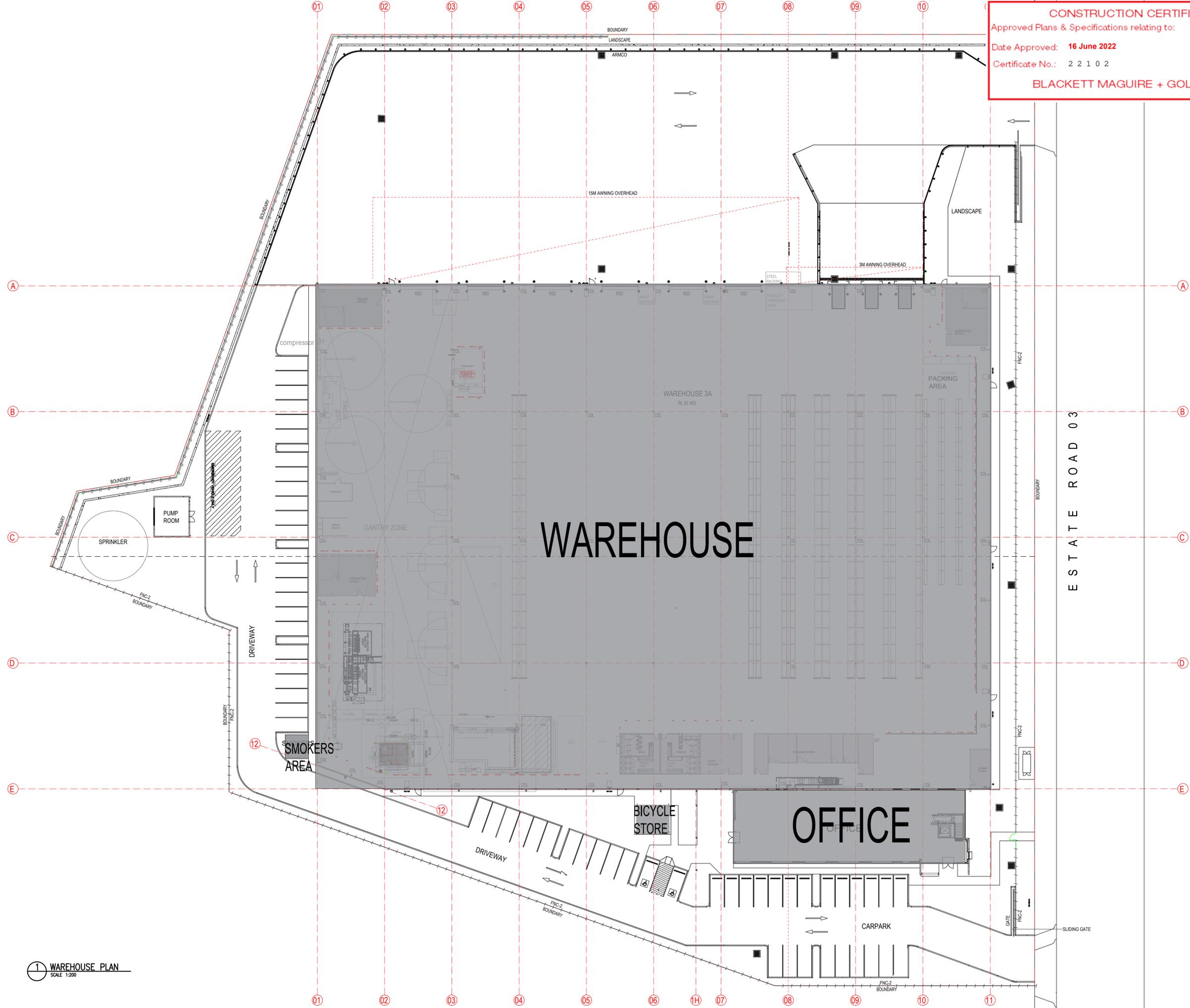
Drawn By: KE Project Leader: SB

Project Number: S2107.1

Drawing No: A000 Issue: G

DO NOT SCALE OFF DRAWINGS
Contractors to verify dimensions on Site prior to Construction. Please notify Cushman & Wakefield of any if any discrepancies. All work to comply with N.C.C. Statutory Authorities and Australian Standards.
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 Project Address:
 OAKDALE WEST ESTATE
 LOT 3A, 14 EMPORIUM AVENUE
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 N.S.W 2178

Drawing Title:
**OVERALL
 SITE PLAN**

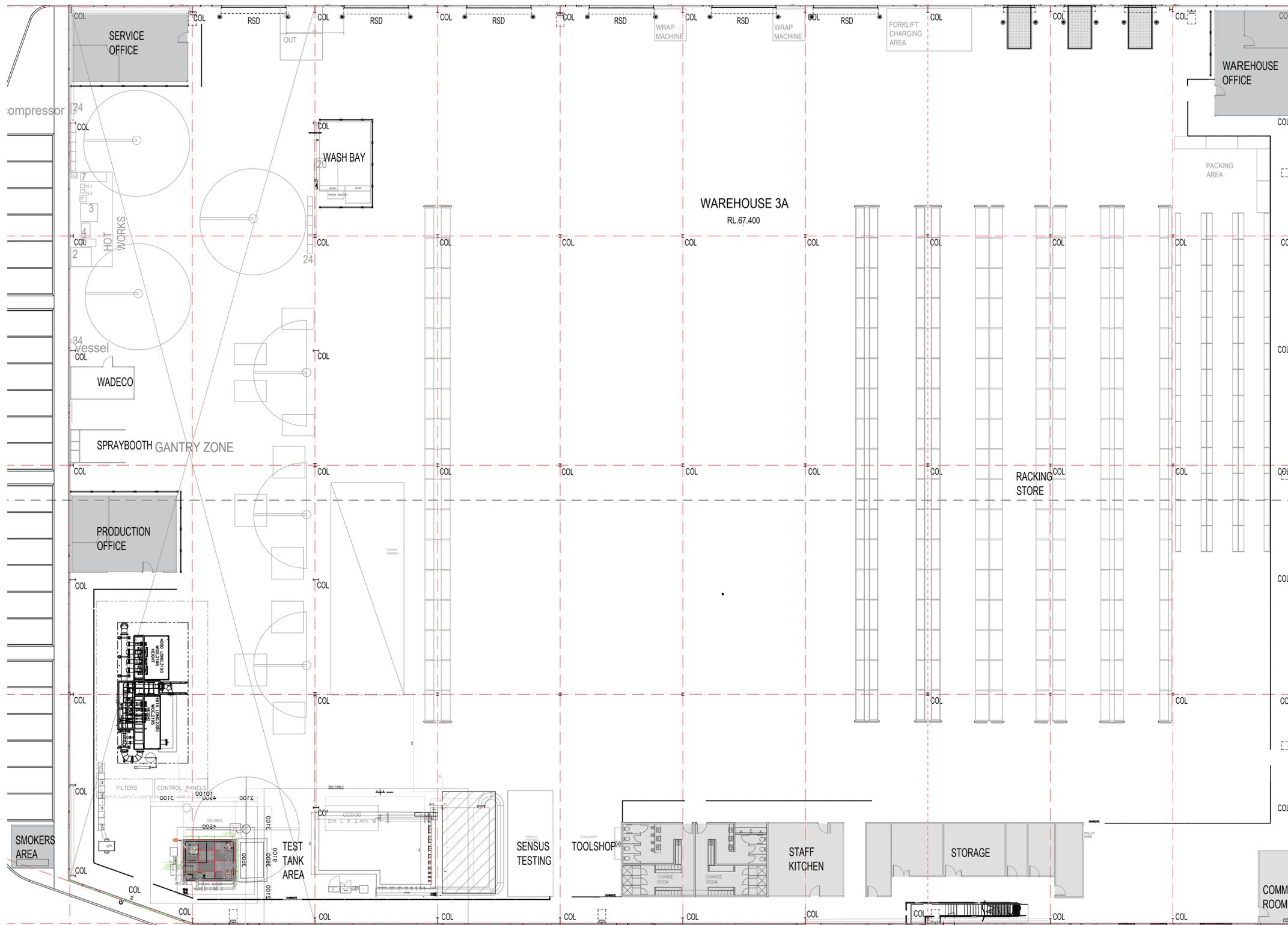
Scale: Refer to drawing
 Sheet Size: A1
 Drawn By: KT
 Project Leader: FK
 Project Number: S2107.1
 Drawing No: A001
 Issue: G

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1 WAREHOUSE PLAN
 SCALE 1:200



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Project Title:
 XYLEM SYDNEY OFFICE

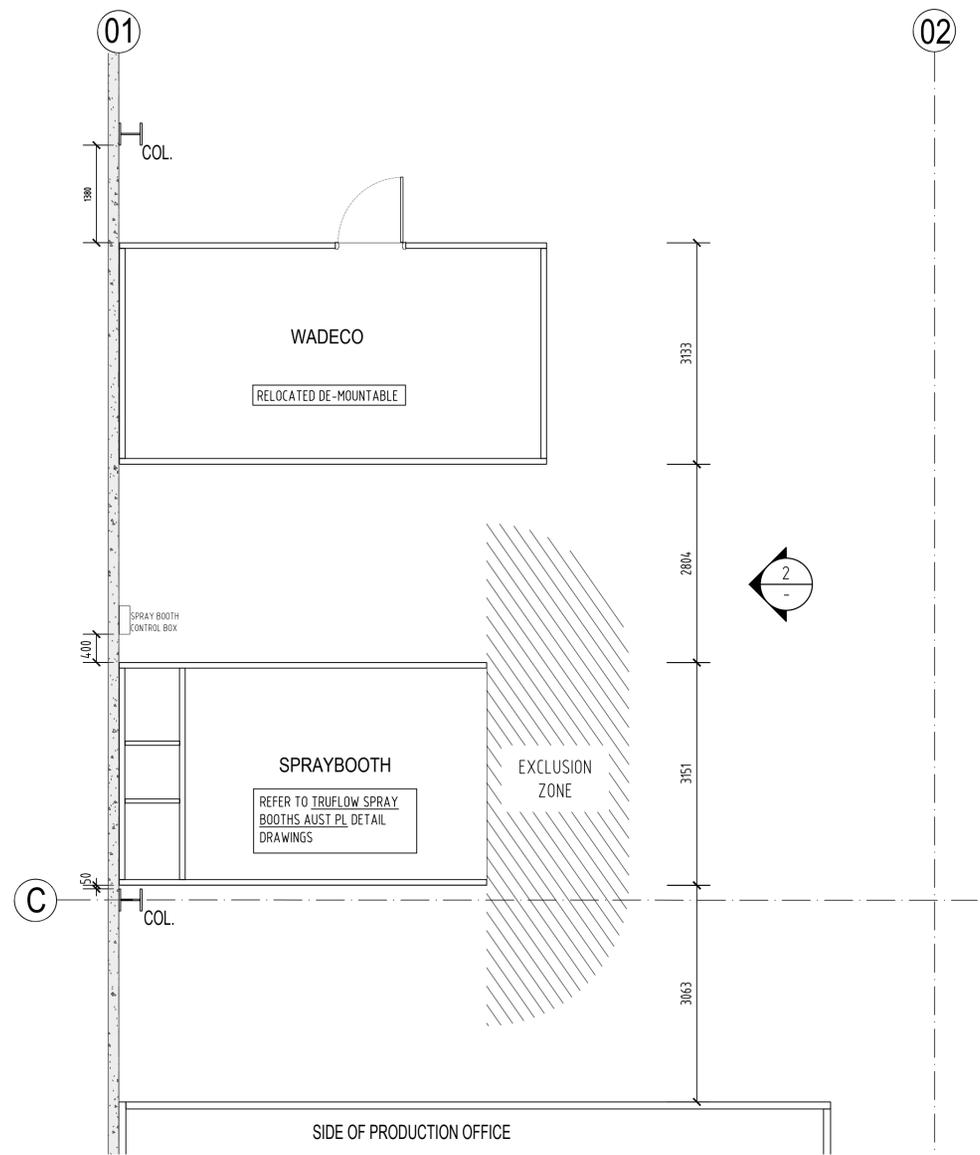
Project Address:
 OAKDALE WEST ESTATE
 LOT 3A, 14 EMPORIUM AVENUE
 KEMPS CREEK
 N.S.W 2178

Drawing Title:
WAREHOUSE PLAN

Scale:	Sheet Size:
Refer to drawing	A1
Drawn By:	Project Leader:
KT	FK
Project Number:	
S2107.1	
Drawing No:	Issue:
A002	G



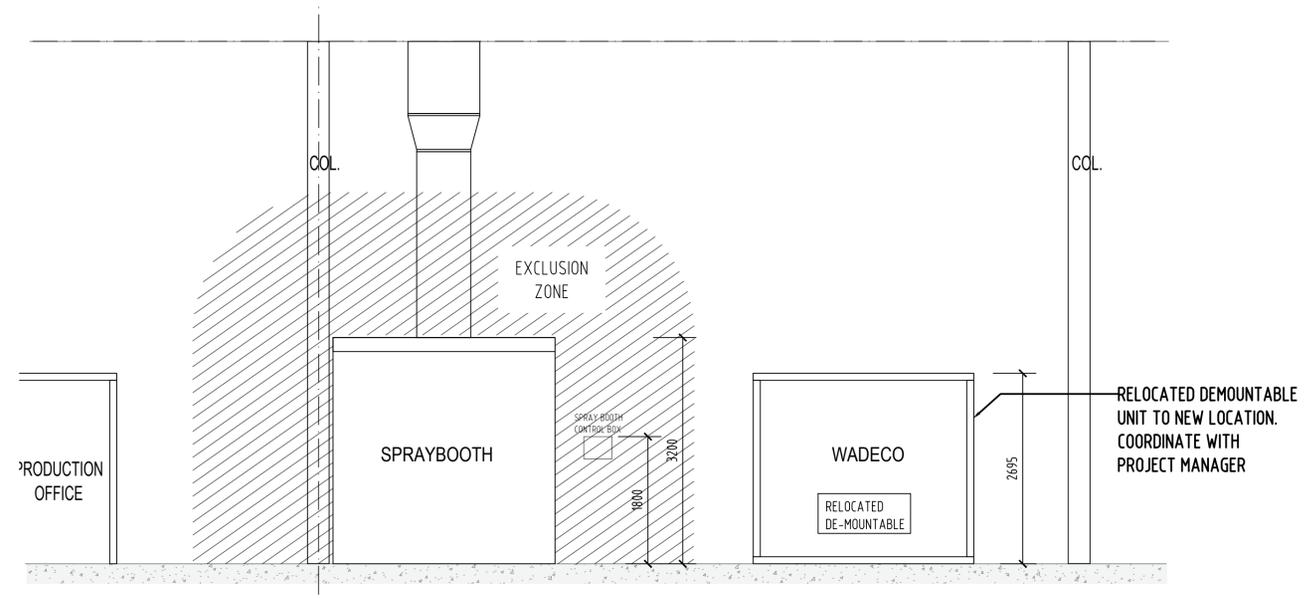
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1 PLAN
SCALE 1:50

NOTE:

- FOR SPRAYBOOTH. REFER TO TRUFLOW LATEST SHOP DRAWINGS & SPECIFICATIONS. COORDINATE ONSITE INSTALLATION, COMMISSIONING AND CERTIFICATION.
- FOR WADECO DEMOUNTABLE UNIT COORDINATE WITH BASE BUILD, PROJECT MANAGER & XYLEM FOR THE RELOCATION, INSTALLATION, COMMISSIONING AND CERTIFICATION. PENDING BUDGET AND CLIENT APPROVAL, ALLOW FOR PAINTED FINISH TO EXTERNAL SIDES TO REFRESH FINISH.



2 ELEVATION
SCALE 1:50

Issue:	Description:	Date:
A	PRELIMINARY ISSUE	29.09.21
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XYLEM SYDNEY OFFICE

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OAKDALE WEST ESTATE
LOT 3A, 14 EMPORIUM AVENUE
KEMPS CREEK
N.S.W 2178

Drawing Title:
SPRAY BOOTH & WADECO

Scale: Refer to drawing
Sheet Size: A1

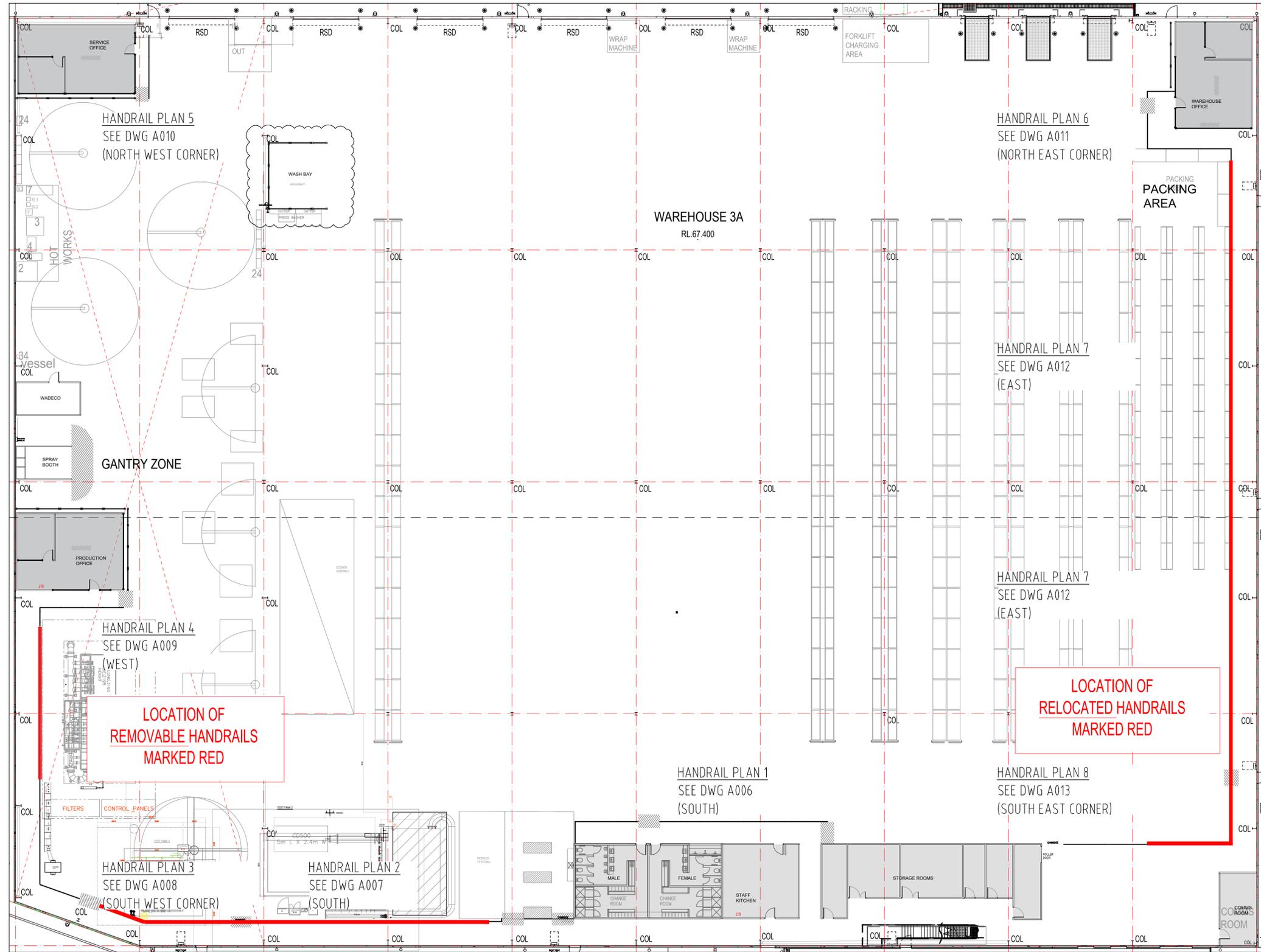
Drawn By: KT
Project Leader: FK

Project Number:
S2107.1

Drawing No: **A003**
Issue: **G**

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G	FOR CC4 - FINAL	22.04.22
H	WASHBAY ORIENTATION	12.05.22

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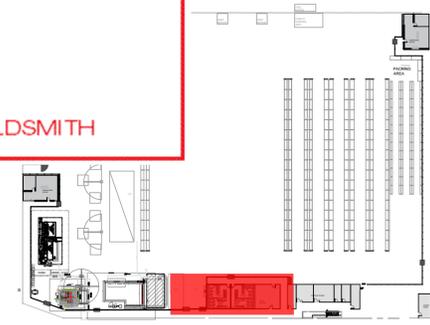
Project Address:
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Drawing Title:
**HAND RAIL
 OVERALL PLAN**

Scale: Refer to drawing
 Sheet Size: A1
 Drawn By: KT
 Project Leader: FK
 Project Number: S2107.1
 Drawing No: A005
 Issue: H

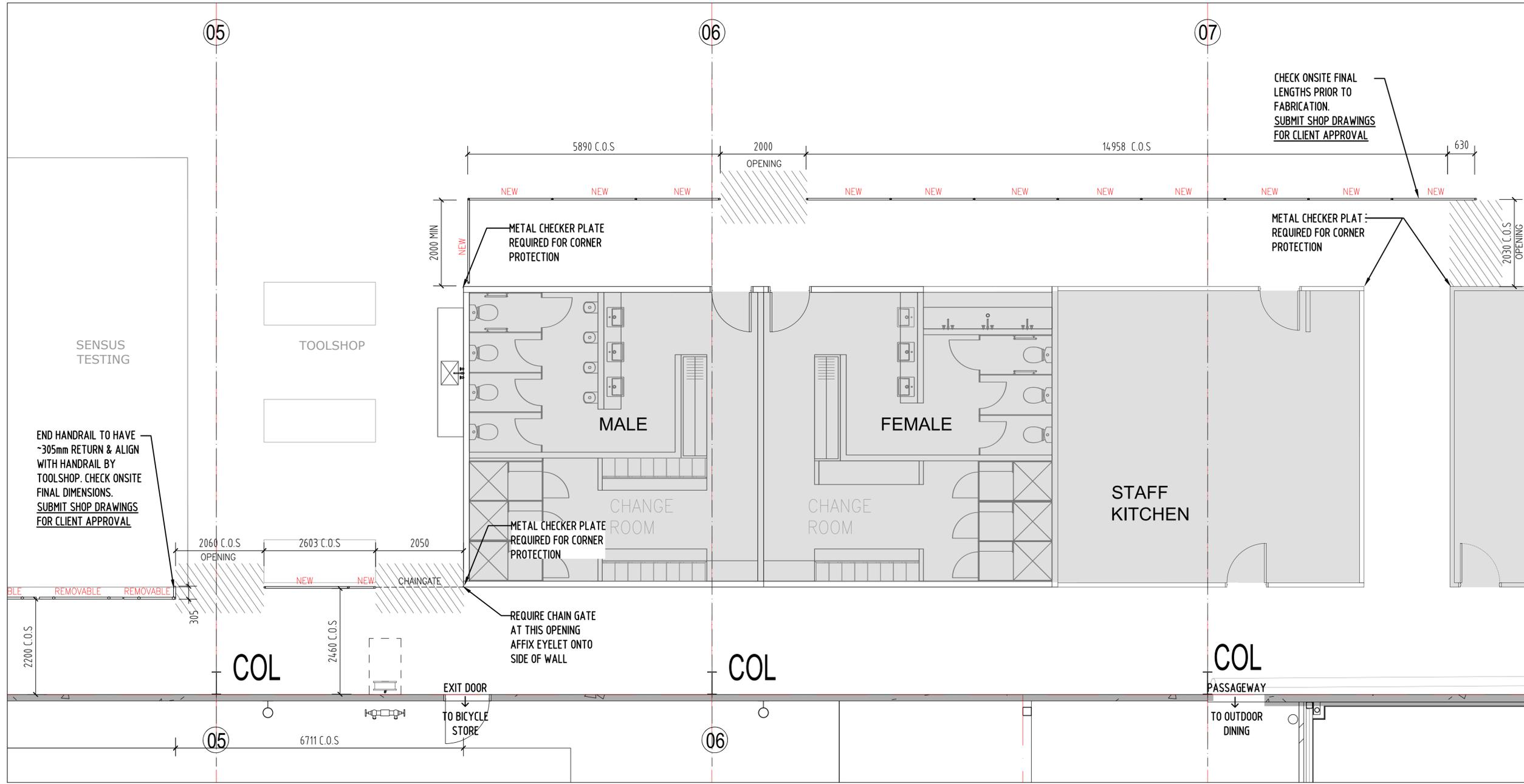
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2 KEY AREA PLAN
 SCALE 1:1000

CONNECTS TO DWG A007



TO SOUTH EAST CORNER - STORAGE & COMMS AREA

Issue:	Description:	Date:
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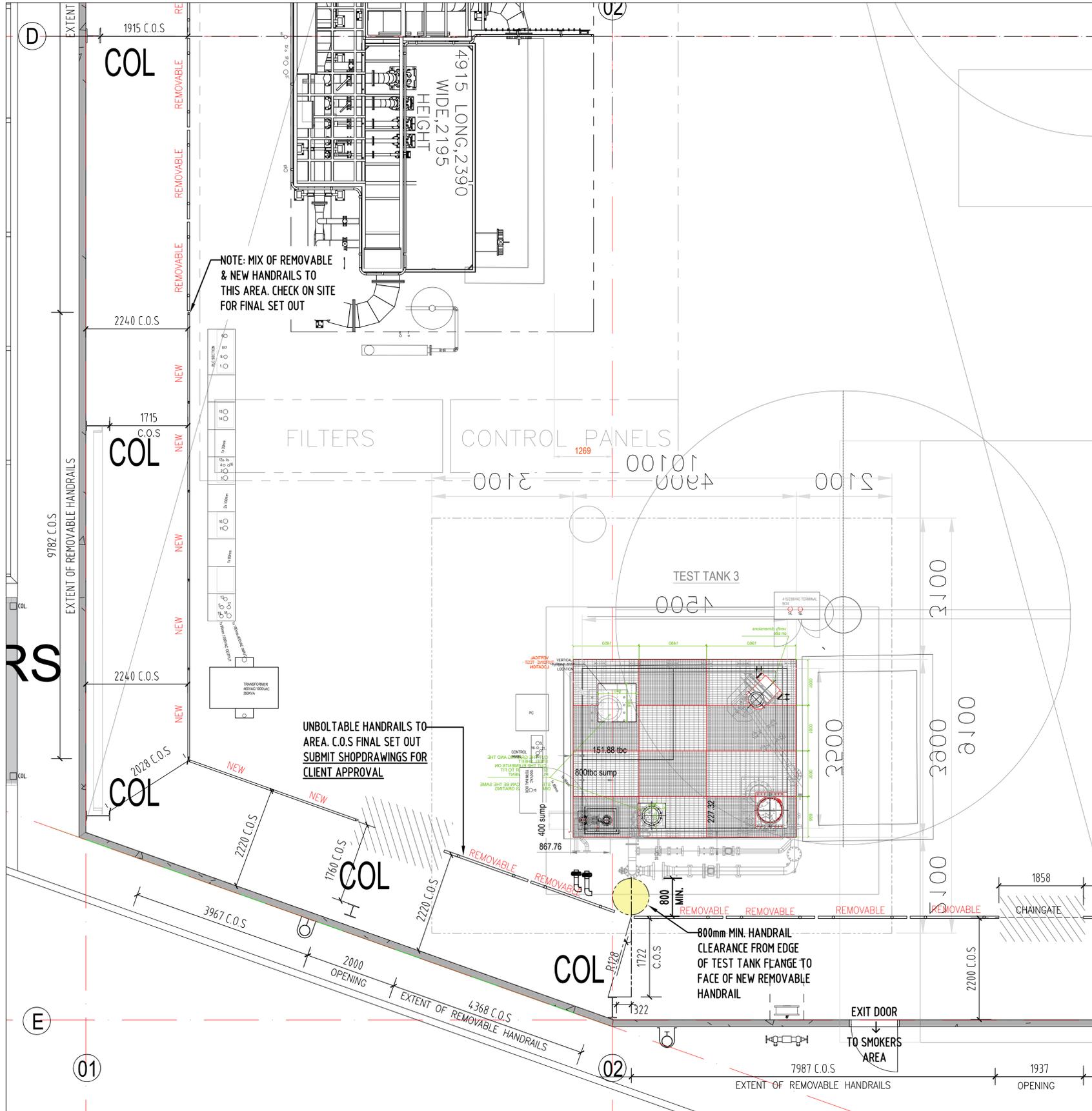
Drawing Title:
HANDRAIL PLAN 1 SOUTH END

Scale: Refer to drawing
 Sheet Size: A1
 Drawn By: KT
 Project Leader: FK
 Project Number: S2107.1
 Drawing No: A006
 Issue: G

1 SET-OUT PLAN S END
 SCALE 1:50

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CONNECTS TO DWG A009



CONNECTS TO DWG A007

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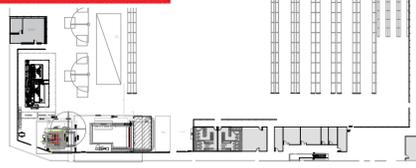
Drawing Title:
**HANDRAIL PLAN 3
 SE CORNER**

Scale: Refer to drawing
 Sheet Size: A1
 Drawn By: KT
 Project Leader: FK
 Project Number: S2107.1
 Drawing No: A008
 Issue: G

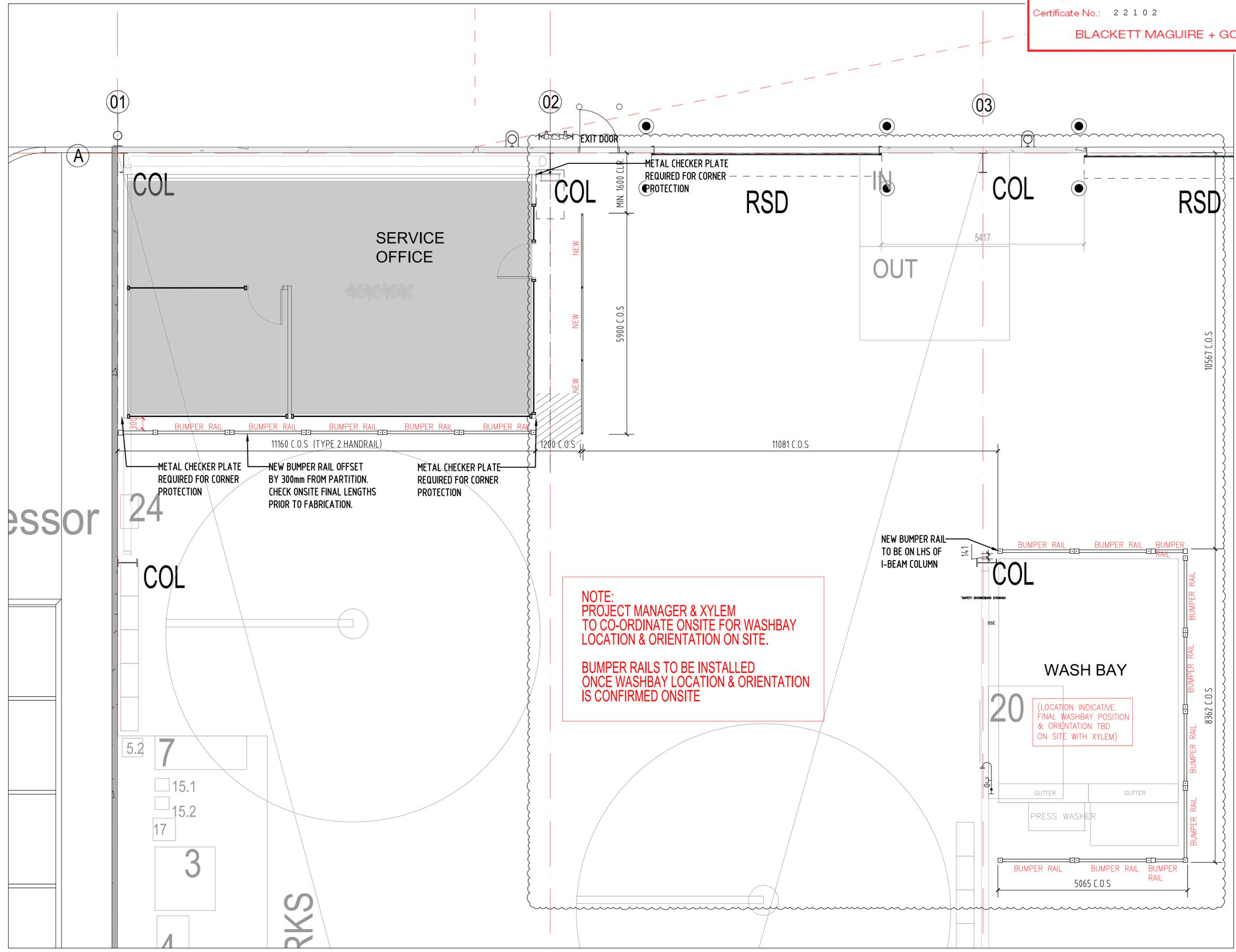
1 SET-OUT PLAN SW CORNER
 SCALE 1:50

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2 KEY AREA PLAN
 SCALE 1:1000



NOTE:
 PROJECT MANAGER & XYLEM
 TO CO-ORDINATE ONSITE FOR WASHBAY
 LOCATION & ORIENTATION ON SITE.
 BUMPER RAILS TO BE INSTALLED
 ONCE WASHBAY LOCATION & ORIENTATION
 IS CONFIRMED ONSITE

TO WAREHOUSE OFFICE & PACKING AREA

TO PRODUCTION OFFICE & TEST TANK AREA

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B	UPDATE A500 TO SHOW TENANCY COL. CHANGES	03.10.21
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D	PRELIMINARY ISSUE	29.10.21
E	FOR TENDER	30.03.22
F	FOR TENDER - REVISED	06.04.22
G	FOR CC4 - FINAL	22.04.22

Consultant:



Cushman & Wakefield
 Project Services Aust P/L
 ABN 32 634 225 433
 Level 22, 100 Connell St Sydney NSW
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 T: +612 8243 9999
 www.cushmanwakefield.com

Project Title:
 XYLEM SYDNEY OFFICE

Project Address:
 OAKDALE WEST ESTATE
 LOT 3A, 14 EMPORIUM AVENUE
 KEMPS CREEK
 N.S.W 2178

Drawing Title:
HANDRAIL PLAN 5
NORTH WEST CORNER

Scale: Refer to drawing Sheet Size: A1
 Drawn By: KT Project Leader: FK
 Project Number: S2107.1
 Drawing No: A010 Issue: G

1 HANDRAIL PLAN - NW CORNER
 SCALE 1:50

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 Date Approved: **16 June 2022**
 Certificate No.: 2 2 1 0 2
BLACKETT MAGUIRE + GOLDSMITH

2 KEY AREA PLAN
 SCALE 1:1000

Issue:	Description:	Date:
A	PRELIMINARY ISSUE	29.09.21
B	UPDATE A500 TO SHOW TENANCY COL. CHANGES	03.10.21
C	MEETING & TRAINING ROOM CHANGES	13.10.21
D	PRELIMINARY ISSUE	29.10.21
E	FOR TENDER	30.03.22
F	FOR TENDER - REVISED	06.04.22
G	FOR CC4 - FINAL	22.04.22

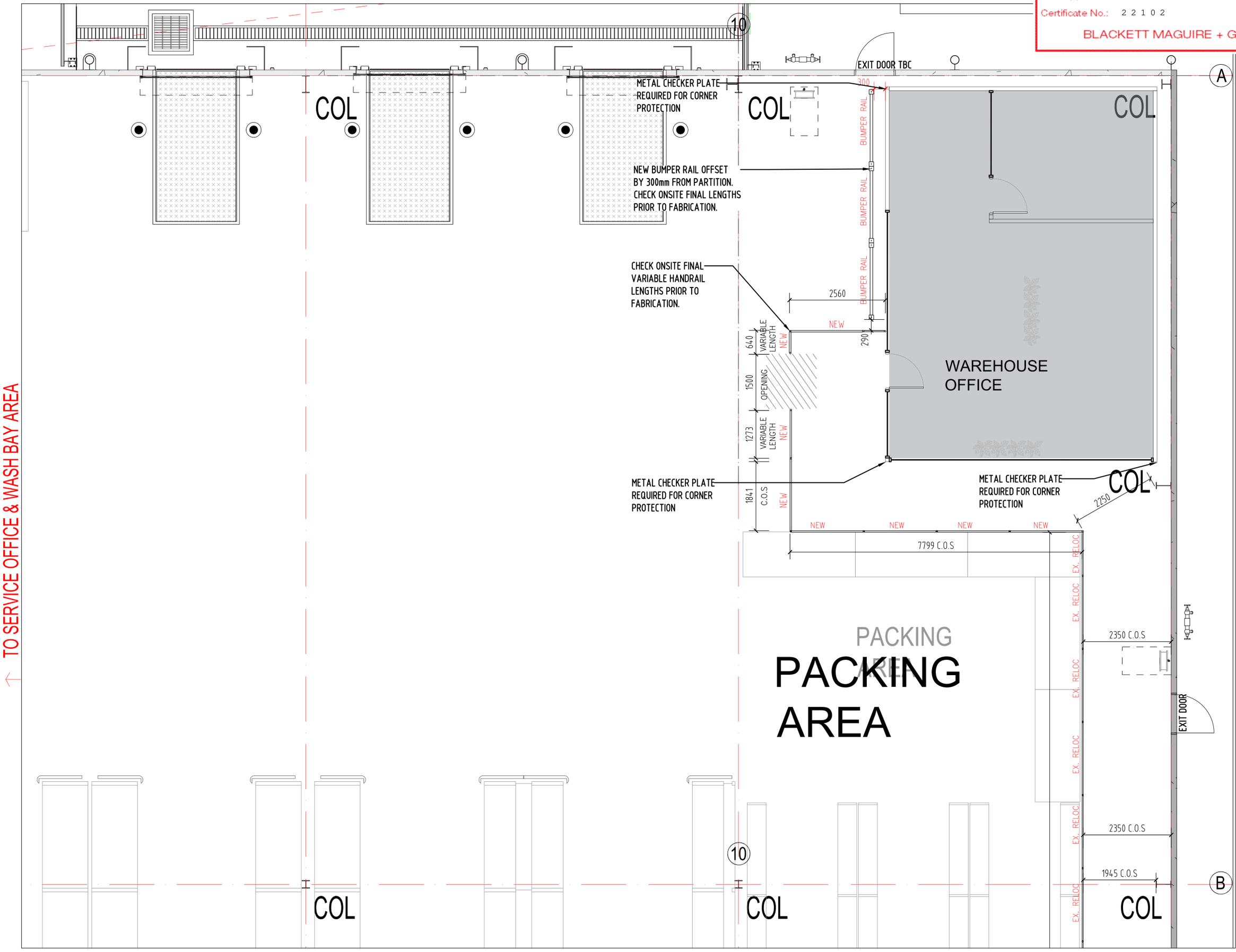
Consultant:
CUSHMAN & WAKEFIELD
 Cushman & Wakefield
 Project Services Aust P/L
 ABN 32 634 225 433
 Level 22, 1 O'Connell St Sydney NSW
 Australia 2000
 T: +612 8243 9999
 www.cushmanwakefield.com

Project Title:
 XYLEM SYDNEY OFFICE
 Project Address:
 OAKDALE WEST ESTATE
 LOT 3A, 14 EMPORIUM AVENUE
 KEMPS CREEK
 N.S.W 2178

Drawing Title:
HANDRAIL PLAN 6
NORTH EAST CORNER

Scale: Refer to drawing
 Sheet Size: A1
 Drawn By: KT
 Project Leader: FK
 Project Number: S2107.1
 Drawing No: A011
 Issue: G

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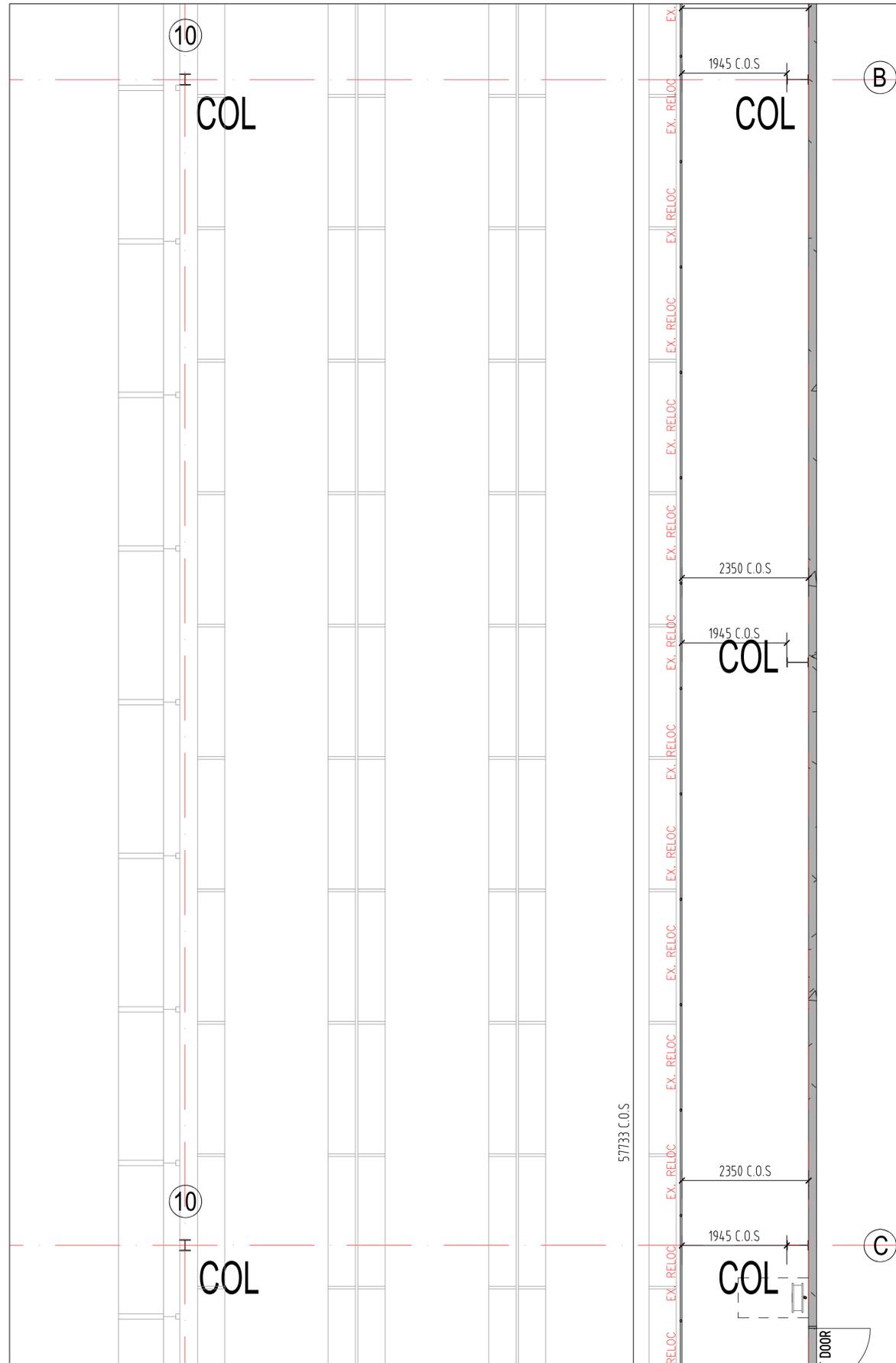


TO SERVICE OFFICE & WASH BAY AREA

CONNECTS TO DWG 1 OF DWG A012

1 HANDRAIL PLAN – SOUTH EAST CORNER
 SCALE 1:50

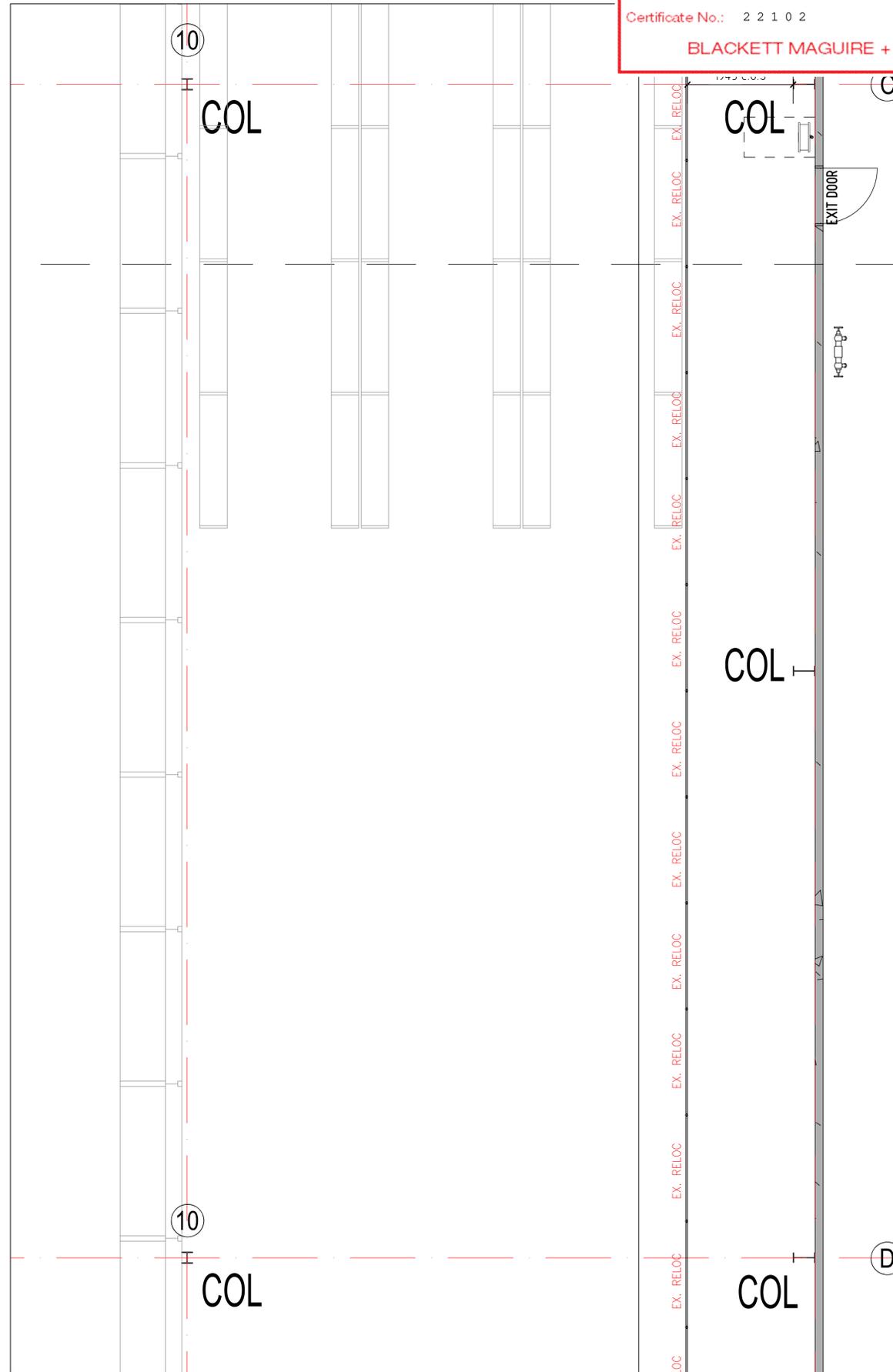
CONNECTS TO DWG A011



CONNECTS TO DWG 02 OF DWG A012

1 HANDRAIL PLAN - EAST
SCALE 1:50

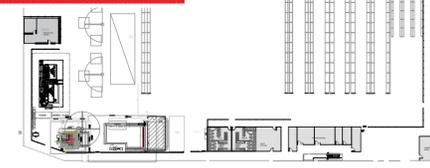
CONNECTS TO DWG 1 OF DWG A012



CONNECTS TO DWG A013

2 HANDRAIL PLAN - EAST
SCALE 1:50

CONSTRUCTION CERTIFICATE
 Approved Plans & Specifications relating to:
 Date Approved: 16 June 2022
 Certificate No.: 2 2 1 0 2
BLACKETT MAGUIRE + GOLDSMITH



2 KEY AREA PLAN
SCALE 1:1000

Issue	Description	Date
A	PRELIMINARY ISSUE	29.09.21
B	UPDATE A500 TO SHOW TENANCY COL. CHANGES	03.10.21
C	MEETING & TRAINING ROOM CHANGES	13.10.21
D	PRELIMINARY ISSUE	29.10.21
E	FOR TENDER	30.03.22
F	FOR TENDER - REVISED	06.04.22
G	FOR CC4 - FINAL	22.04.22

Consultant:
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 www.cushmanwakefield.com

Project Title:
 XYLEM SYDNEY OFFICE
 Project Address:
 OAKDALE WEST ESTATE
 LOT 3A, 14 EMPORIUM AVENUE
 KEMPS CREEK
 N.S.W 2178

Drawing Title:
**HANDRAIL PLAN 7
 EAST END**

Scale: Refer to drawing
 Sheet Size: A1
 Drawn By: KT
 Project Leader: FK
 Project Number: S2107.1
 Drawing No: A012
 Issue: G

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CONNECTS TO DWG 2 OF DWG A

CONSTRUCTION CERTIFICATE

Approved Plans & Specifications relating to:

Date Approved: 16 June 2022

Certificate No.: 2 2 1 0 2

BLACKETT MAGUIRE + GOLDSMITH

2 KEY AREA PLAN
SCALE 1:1000

Issue:	Description:	Date:
A	PRELIMINARY ISSUE	29.09.21
B	UPDATE A500 TO SHOW TENANCY COL. CHANGES	03.10.21
C	MEETING & TRAINING ROOM CHANGES	13.10.21
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Consultant:



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www.cushmanwakefield.com

Project Title:
XYLEM SYDNEY OFFICE

Project Address:
OAKDALE WEST ESTATE
LOT 3A, 14 EMPORIUM AVENUE
KEMPS CREEK
N.S.W 2178

Drawing Title:
**HANDRAIL PLAN 8
SOUTH EAST CORNER**

Scale: Refer to drawing
Sheet Size: A1

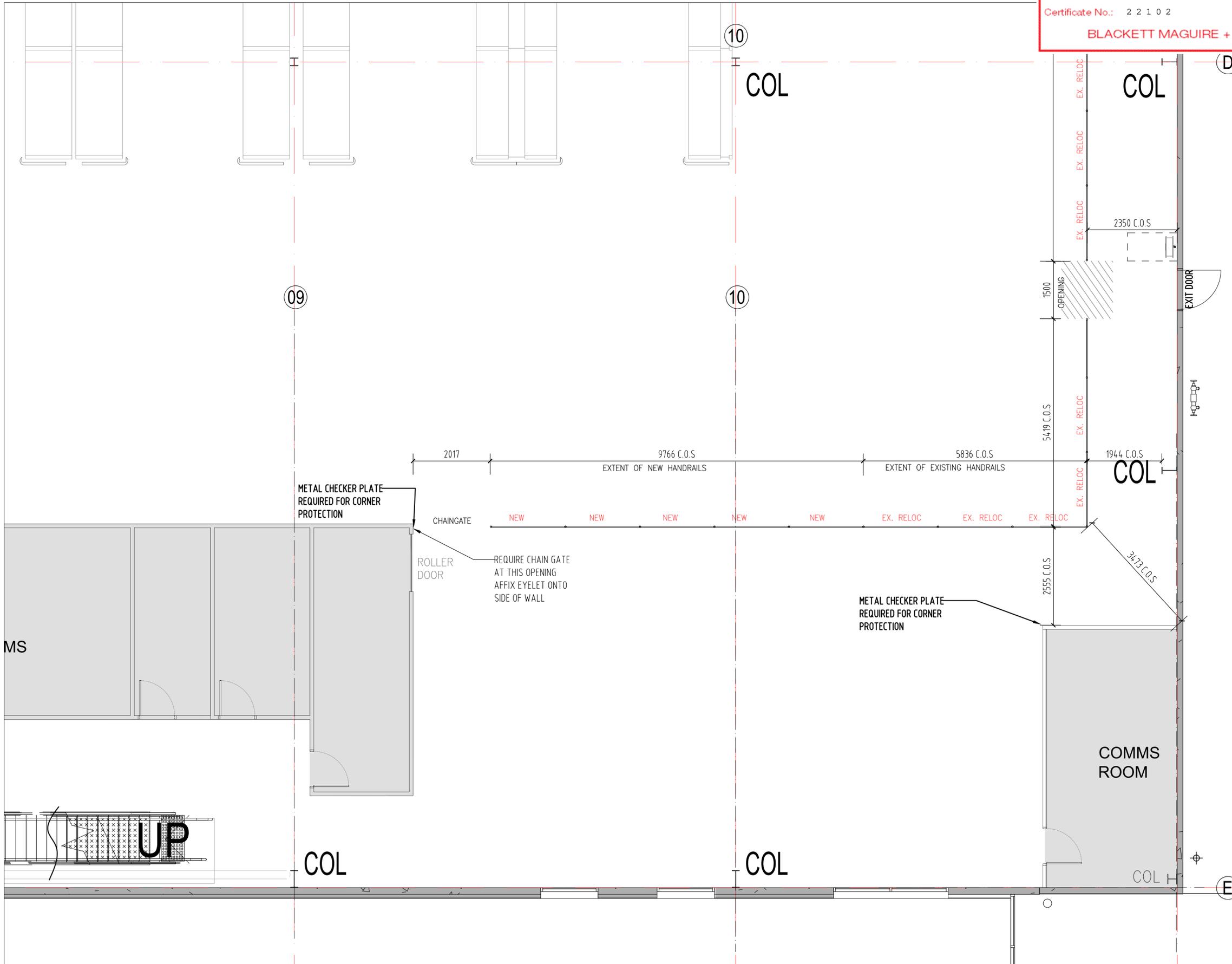
Drawn By: KT
Project Leader: FK

Project Number:
S2107.1

Drawing No: A013
Issue: G

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↑ TO STAFF KITCHEN & AMENITIES AREA



1 HANDRAIL PLAN – SOUTH EAST CORNER
SCALE 1:50

CONSTRUCTION CERTIFICATE
 Approved Plans & Specifications relating to:
 Date Approved: **16 June 2022**
 Certificate No.: 2 2 1 0 2
BLACKETT MAGUIRE + GOLDSMITH

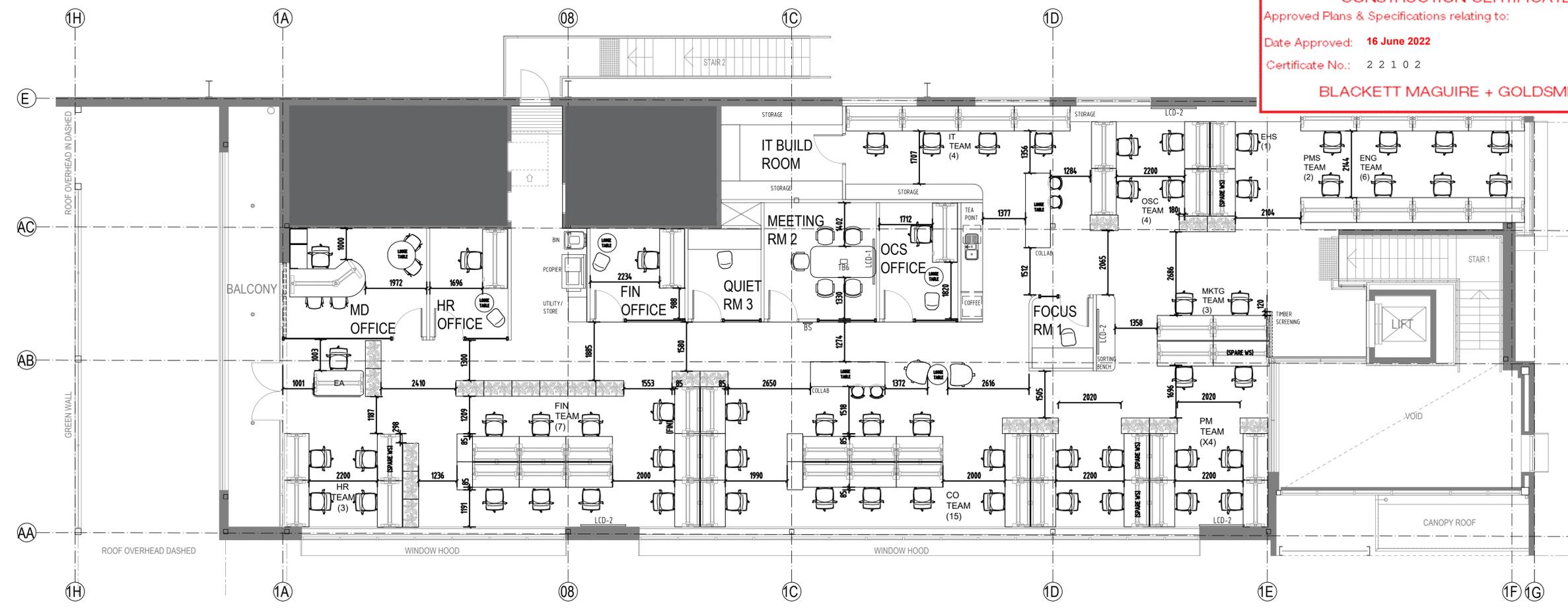
/ AV / TECH EQUIPMENT:

BS	ROOM BOOKING SYSTEM
LCD-1	DIGITAL LCD SCREEN WITH VIDEO CONFERRING (VC) CONNECTIVITY
LCD-2	DIGITAL LCD SCREEN WITH MARKETING & MATV (FREEZ/AIR) CONNECTIVITY
ELEC W/B	ELECTRONIC WHITEBOARD

NOTE:
 ALL ELECTRONIC EQUIPMENT NOTED ABOVE IS TO BE HARDWIRED DIRECTLY TO WALL

- ROOM BOOKING SYSTEM REQUIRE 1xDATA & 1xGPO
- LCD SCREENS REQUIRE 2xDATA & 2xGPO
- ELECTRONIC WHITEBOARD - TBA

FOR FINAL HARDWARE SPECIFICATIONS & POWER & DATA REQUIREMENTS, PLEASE LIAISE WITH XYLEM DIRECTLY (KAM NG, kam.ng@xylem.com)



2 OFFICE - LEVEL 1
 SCALE: 1:75

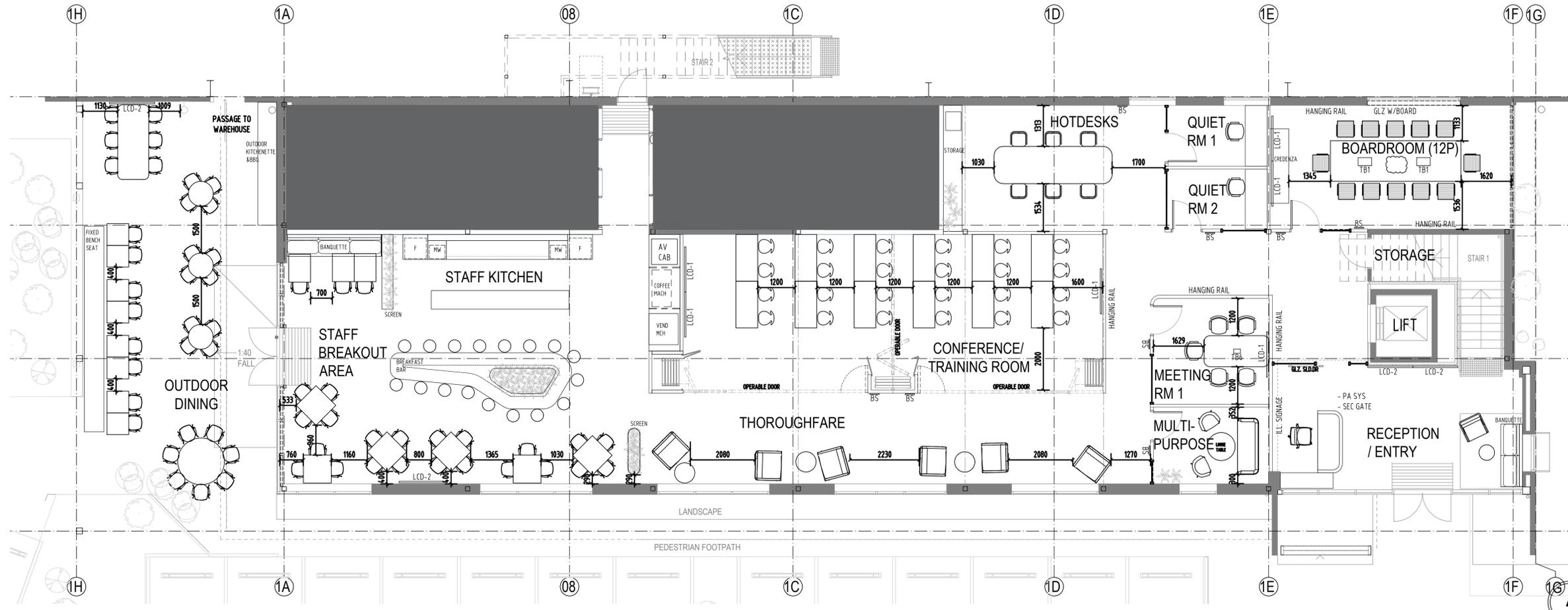
Issue: Description: Date:

A	PRELIMINARY ISSUE	29.09.21
B	UPDATE A500 TO SHOW TENANCY COL. CHANGES	03.10.21
C	MEETING & TRAINING ROOM CAHNGES	13.10.21
D	PRELIMINARY ISSUE	29.10.21
E	TENDER ISSUE	30.03.22
F	FOR TENDER - REVISED	06.04.22
G	FOR TENDER - FINAL	22.04.22

Consultant:

CUSHMAN & WAKEFIELD

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 Project Services Aust P/L
 ABN 32 634 225 433
 Level 22, 1 O'Connell St Sydney NSW
 Australia 2000
 T: +612 8243 9999
 www.cushmanwakefield.com



1 OFFICE - GROUND FLOOR
 SCALE: 1:75

Project Title:
 XYLEM WATER SYDNEY OFFICE

Project Address:
 OAKDALE WEST ESTATE
 LOT 3A, 14 EMPORIUM AVENUE
 KEMPS CREEK
 N.S.W 2178

Drawing Title:
**GENERAL ARRANGEMENT
 PLAN - OFFICE**

Scale: Refer to drawing
 Sheet Size: A1

Drawn By: KE
 Project Leader: FK

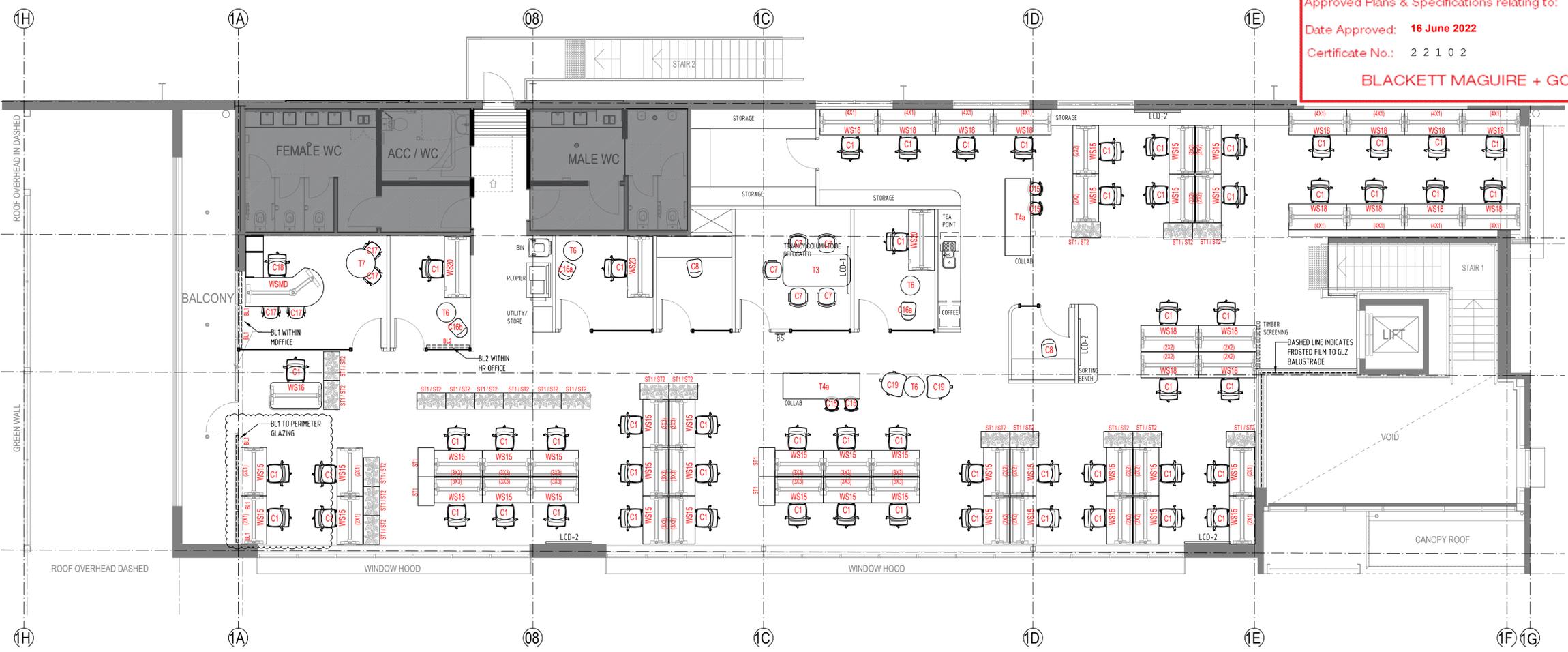
Project Number:
S2107.1

Drawing No: **A500**
 Issue: G

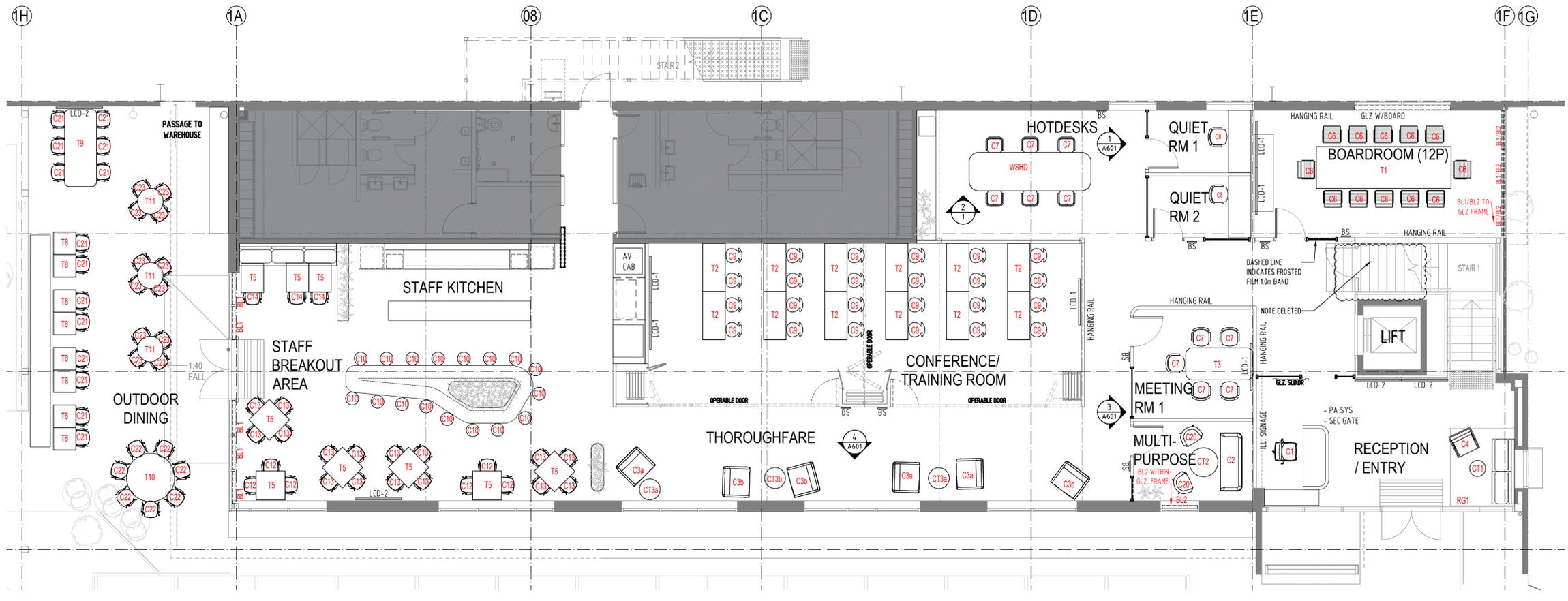
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 Approved Plans & Specifications relating to:
 Date Approved: **16 June 2022**
 Certificate No.: 2 2 1 0 2
BLACKETT MAGUIRE + GOLDSMITH

- / AV / TECH EQUIPMENT:**
- BS ROOM BOOKING SYSTEM
 - LCD-1 DIGITAL LCD SCREEN WITH VIDEO CONFERENCING (VC) CONNECTIVITY
 - LCD-2 DIGITAL LCD SCREEN WITH MARKETING & MATV (FREEAIR) CONNECTIVITY
 - ELEC W/B ELECTRONIC WHITEBOARD
- NOTE:**
 ALL ELECTRONIC EQUIPMENT NOTED ABOVE IS TO BE HARDWIRED DIRECTLY TO WALL
1. ROOM BOOKING SYSTEM REQUIRE 1xDATA & 1xGPO
 2. LCD SCREENS REQUIRE 2xDATA & 2xGPO
 3. ELECTRONIC WHITEBOARD - TBA
- FOR FINAL HARDWARE SPECIFICATIONS & POWER & DATA REQUIREMENTS, PLEASE LIAISE WITH XYLEM DIRECTLY (KAM NG, kam.ng@xylem.com)



Issue	Description	Date
A	PRELIMINARY ISSUE	29.09.21
B	UPDATE A500 TO SHOW TENANCY COL. CHANGES	03.10.21
C	MEETING & TRAINING ROOM CAHNNGES	13.10.21
D	PRELIMINARY ISSUE	29.10.21
E	TENDER ISSUE	30.03.22
F	FOR TENDER - REVISED	06.04.22
G	FOR CC4 - FINAL	22.04.22
H	ADDITIONAL BLINDS ON L1	12.05.22



Consultant:

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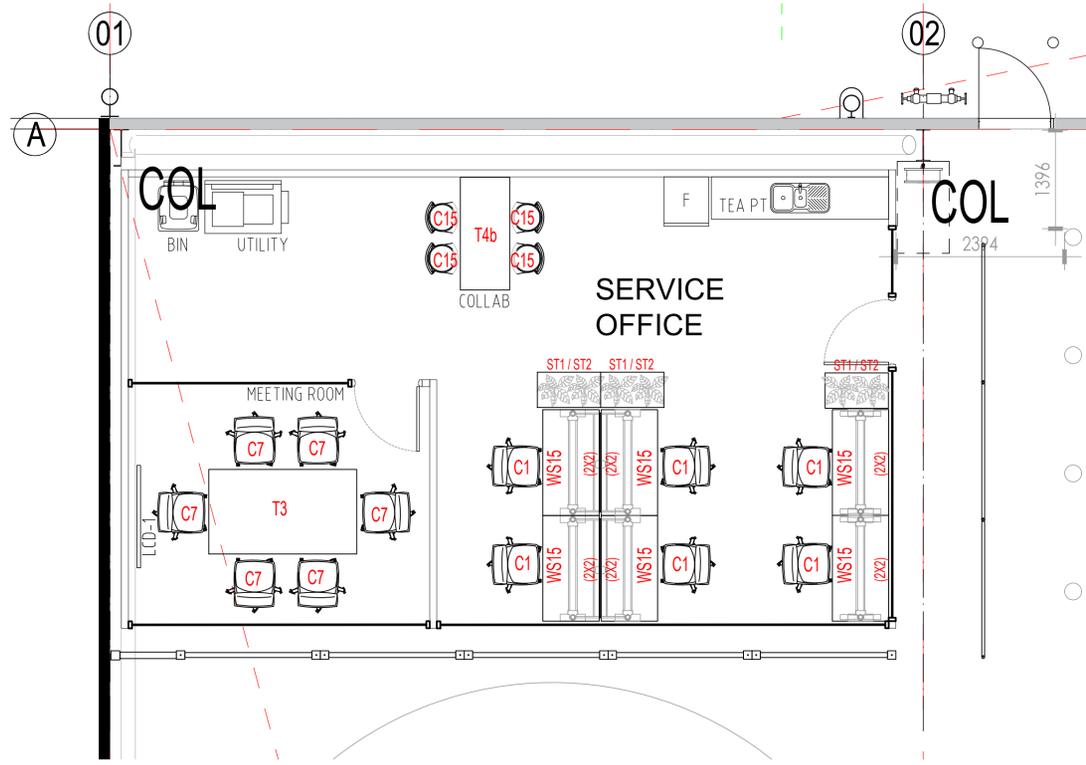
Project Title:
 XYLEM WATER SYDNEY OFFICE

Project Address:
 OAKDALE WEST ESTATE
 LOT 3A, 14 EMPORIUM AVENUE
 KEMPS CREEK
 N.S.W 2178

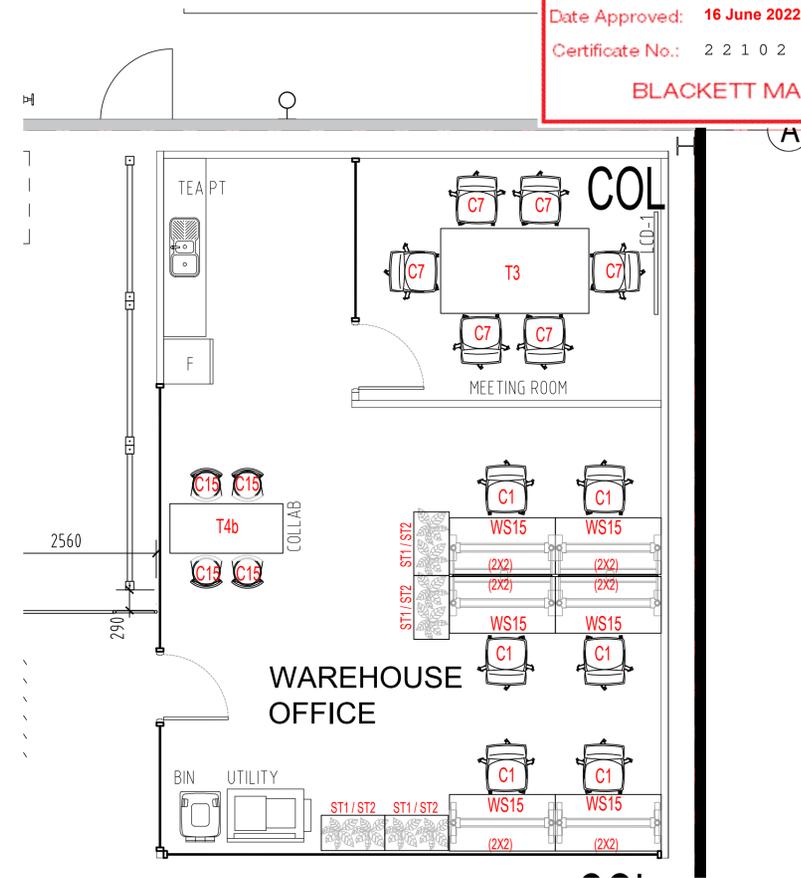
Drawing Title:
FURNITURE PLAN - OFFICE

Scale: _____ Sheet Size: _____
 Refer to drawing _____ A1
 Drawn By: _____ Project Leader: _____
 KE _____ FK
 Project Number:
S2107.1
 Drawing No: _____ Issue: _____
A510 H

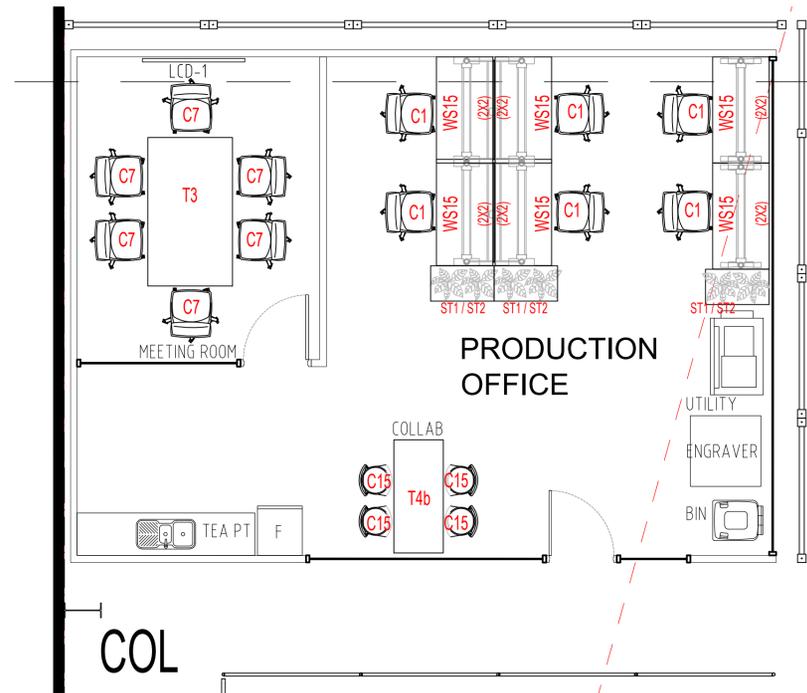
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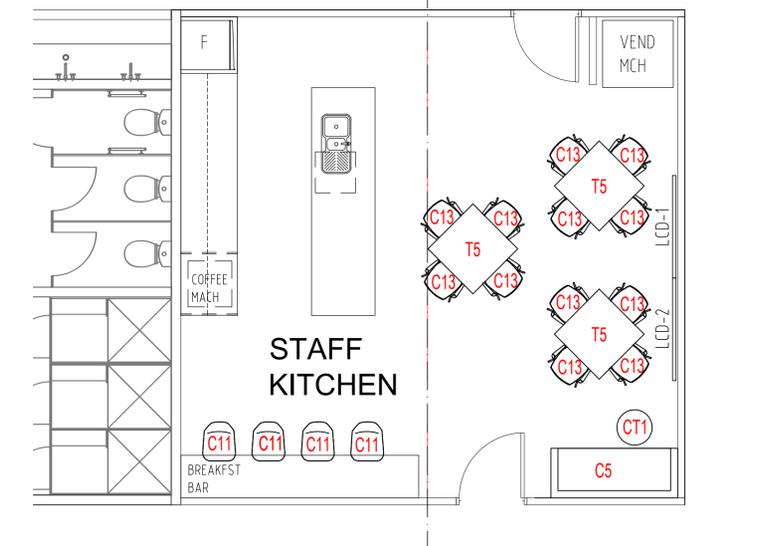
2 OFFICE - SERVICE
SCALE 1:50



3 OFFICE - WAREHOUSE
SCALE 1:50



1 OFFICE - PRODUCTION
SCALE 1:50



4 STAFF KITCHEN
SCALE 1:50

CONSTRUCTION CERTIFICATE
Approved Plans & Specifications relating to:
Date Approved: **16 June 2022**
Certificate No.: 2 2 1 0 2
BLACKETT MAGUIRE + GOLDSMITH

/ AV / TECH EQUIPMENT:	
BS	ROOM BOOKING SYSTEM
LCD-1	DIGITAL LCD SCREEN WITH VIDEO CONFERENCING (VC) CONNECTIVITY
LCD-2	DIGITAL LCD SCREEN WITH MARKETING & MATV (FREEZAIK) CONNECTIVITY
ELEC W/B	ELECTRONIC WHITEBOARD

NOTE:
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- LCD SCREENS REQUIRE 2xDATA & 2xGPO
- ELECTRONIC WHITEBOARD - TBA

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Consultant:

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Project Title:
XYLEM WATER SYDNEY OFFICE

Project Address:
OAKDALE WEST ESTATE
LOT 3A, 14 EMPORIUM AVENUE
KEMPS CREEK
N.S.W 2178

Drawing Title:
**FURNITURE PLAN
- WAREHOUSE**

Scale: _____ Sheet Size: _____
Refer to drawing _____ A1
Drawn By: _____ Project Leader: _____
KE _____ FK
Project Number:
S2107.1
Drawing No: _____ Issue: _____
A511 _____ H

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