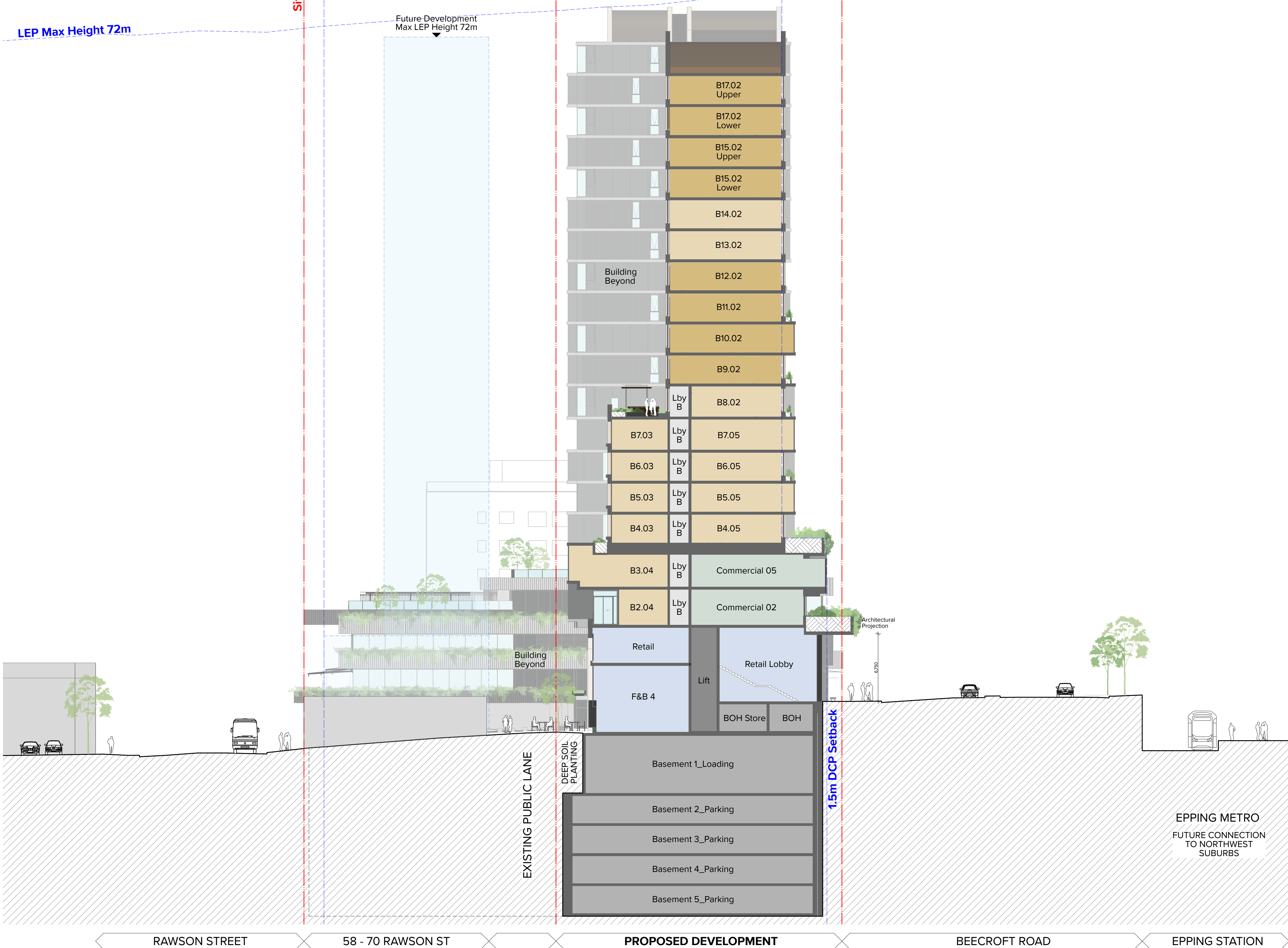


▼ Plant	RL163.100
▼ Roof/Plant	RL160.000
▼ Level 19	RL156.900
▼ Level 18	RL153.800
▼ Level 17	RL150.700
▼ Level 16	RL147.600
▼ Level 15	RL144.500
▼ Level 14	RL141.400
▼ Level 13	RL138.300
▼ Level 12	RL135.200
▼ Level 11	RL132.100
▼ Level 10	RL129.000
▼ Level 9	RL125.900
▼ Level 8	RL122.600
▼ Level 7	RL119.300
▼ Level 6	RL116.200
▼ Level 5	RL113.100
▼ Level 4	RL110.000
▼ Level 3	RL105.600
▼ Level 2	RL101.800
▼ Level 1	RL98.000
▼ GL Beecroft Rd	RL93.000
▼ GL Rawson St	RL89.000
▼ Basement 01	RL85.000
▼ Basement 02	RL82.000
▼ Basement 03	RL79.000
▼ Basement 04	RL76.000
▼ Basement 05	RL73.000

LEP Max Height 72m

Future Development
Max LEP Height 72m



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CLIC Quality Endorsed Company ISO 9001:2015, Registration Number 20478
Notwithstanding to/for: Nicholas Turner 6055, APR 98-204-054-071

CLIENT
LYON GROUP AUSTRALIA
Suite 1002, 153 Walker Street North Sydney
NSW 2060



Rev Data Approved by Revision Notes
09/09/21 AC Council Issue

Project Title
Epping Central
59-77 Beecroft Road & 72 Rawson Street Epping NSW 2121 Australia
Drawing Title
GA Sections
Section AA

Scale
1:200 @A1, 50%@A3
Status
For Co-ordination

Project No.
20053
Dwg No.
DA-310-010
Drawn by
ACKNYMP
Rev
DA01

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- Materials & Finishes Legend**
(Refer to Sample Board and Drawings for Further Information)
- (M1) Artwork to Awning soffit. Artist and artwork subject to future selection.
 - (M2) Off form concrete with board profile texture. Colour and finish to match CCF1.
 - (M3) Off form concrete with board profile texture. Colour and finish to match CCF2.
 - (M4) Semi Frameless Glass, clear. Framing system and fascia, aluminium, colour and finish to match PCF1.
 - (M5) Off form concrete awning. Colour and finish to match CCF1. Integrated Planter (AI).
 - (M6) Pergola, steel structure, PCF2, with shading system and semi frameless clear glass. Equal to Blomwood DBE402B. Colour to match 'Spotted Gum' in appearance.
 - (M7) 'Frameless' clear glass balustrade system, fixed to inside face of spandrel. Top rail framing system only, aluminium, powder coat finish. Colour to match PCF2.
 - (M8) Semi-frameless full height clear glass balustrade system. Framing system aluminium, powder coat finish. Colour to match PCF2.
 - (M9) Balustrade system with aluminium external frame with Glass block, paneling. Framing system and top rail aluminium, powder coat finish. Colour to match PCF2.
 - (M10) Balustrade system equal to Anxeta 'sashless' window system'. Framing system aluminium, powder coat finish. Colour to match PCF2.
 - (M11) Dry pressed brickwork, white colour range. Brickwork pattern stretcher bond. Colour and finish equal to Bowral Brick 'Chillingham White' 230 x 76mm 'standard' format. Mortar colour, 'white'.
 - (M12) Decorative brickwork, 'Bentley' bond with projecting masonry pattern. Brickwork type to equal adjacent nominated brickwork, BWK.
 - (M13) Glazed brickwork, Green colour range. Brickwork pattern stretcher bond. Colour and finish equal to Pyralose 'Emerald Green' 230 x 76mm 'standard' format. Mortar colour, 'charcoal'.
 - (C1) Metal cladding system, to street level entries. Concealed Joints. Colour and finish equal to PCF1.
 - (C2) Metal cladding system, express jointed, vertical format. Pre-finished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF1.
 - (C3) Metal cladding system, express jointed, vertical format. Pre-finished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF2.
 - (C4) Metal cladding system, express jointed, vertical format. Pre-finished coating system. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF2.
 - (C5) Vertical battens cladding system 25mm wide x 50mm deep format with 50mm spacing. Subframe concealed behind. Equal to Blomwood DBE402B. Colour to match 'Spotted Gum' in appearance.
 - (C6) Off form concrete. Natural, smooth finish. Colour natural 'light and true' concrete mix. Penetrating clear matte sealer over.
 - (C7) Decorative off form concrete. Rough sawn board finish, 150mm profile. Where required internal part of arch pattern (COF). Colour natural concrete mix. Penetrating clear matte sealer over.
 - (C8) Decorative off form concrete. Rough sawn board finish, 150mm profile. Colour natural concrete mix with translucent pigment mineral stain (50% concentrated) colour black over.
 - (C9) Decorative profiled / stepped wall element, concrete off form finish. Profile depth varies. Natural, smooth board finish. Colour natural 'light and true' concrete mix. Penetrating clear matte sealer over.
 - (C10) Smooth finish concrete precast spandrel. Stepped profiled element with integrated planter. Natural, smooth finish. Colour natural 'light and true' concrete mix. Penetrating clear matte sealer over.
 - (F1) Street Level Foyers: Aluminium framed facade glazing system, with integrated automatic sliding door or pivot door to lobby entries. Glass type, GC2. Framing system, aluminium, powder coat finish. Performance of overall system to meet ESD and facade engineer's requirements. Reflectivity to be less than 20%.
 - (F2) Street Level Retail: Front glazed facade system, decorative steel frame with projecting bay windows. Fixed Glazing with operable elements equal to Anxeta 'sashless' window system, and semi frameless entry glazed door. Glass type GC3. Aluminium frame to be powder coat finish, colour equal to PCF1. Performance of overall system to meet ESD and facade engineer's requirements. Reflectivity to be less than 20%.
 - (F3) Glazed Brick (BWK3) to shopfront base. Where required for building services, matching louvre system integrated into overall cladding system. Colour and finish to match PCF1.
 - (F4) Commercial/ Retail Podium: Front glazed facade system with decorative projecting vertical steel mullion. Cladding Type CLD1. Aluminium cover plate to other elements, PCF. Colour of backdrop to match glazing. Aluminium frame to be powder coat finish, colour equal to PCF1. Where required for building services, matching louvre system integrated into overall cladding system. Performance of overall system to meet ESD and facade engineer's requirements. Reflectivity to be less than 20%.
 - (F5) Commercial/ Retail Podium: Cladded facade system with decorative projecting vertical steel mullion. Cladding Type CLD1. Aluminium cover plate to other elements, PCF. Colour of backdrop to match glazing. Aluminium frame to be powder coat finish, colour equal to PCF1. Where required for building services, matching louvre system integrated into overall cladding system. Performance of overall system to meet ESD and facade engineer's requirements. Reflectivity to be less than 20%.
 - (F6) Commercial/ Retail Podium: Front glazed facade system with projecting bay window elements. Glass type GC4. 'Shadow Box' detail to slab edge, to conceal wall elements and / or ceiling space behind where design intent for glazing is to be continuous. Aluminium cover plate to other elements, PCF. Colour of backdrop to match glazing. Aluminium frame to be powder coat finish, colour equal to PCF1. Performance of overall system to meet ESD and facade engineer's requirements. Reflectivity to be less than 20%.
 - (F7) Residential levels: Glazed facade and balustrade system with integral glazed sliding door, solid hatch, awning system and Anxeta 'sashless' window systems (BAL2). Glass type GC1 and/or GC5. Aluminium cover plate to other elements, PCF. Aluminium frame to be powder coat finish, colour equal to PCF2. CLD2 panel integrated with window system. Performance of overall system to meet ESD and facade engineer's requirements. Reflectivity to be less than 20%.
 - (F8) Residential levels: Front glazed facade system with projecting bay window, integral glazed solid hatch, awning system. Glass type GC1 and/or GC7. Aluminium cover plate to other elements, PCF3. Aluminium frame to be powder coat finish, colour equal to PCF3. CLD3 panel integrated with window system. Performance of overall system to meet ESD and facade engineer's requirements. Reflectivity to be less than 20%.
 - (G1) Glass, clear Residential. Glazing integral to facade system i.e. FT1.2, etc.
 - (G2) Glass, clear Foyer. Glazing integral to facade system i.e. FT1.2, etc.
 - (G3) Glass, clear Retail. Glazing integral to facade system i.e. FT1.2, etc.
 - (G4) Glass, clear Commercial. Glazing integral to facade system i.e. FT1.2, etc.
 - (G5) Glass, obscure Residential. Privacy Glazing integral to facade system i.e. FT1.2, etc.
 - (G6) Glass, obscure Commercial/ Retail. Privacy Glazing integral to facade system i.e. FT1.2, etc.
 - (G7) Glass Block. Privacy Glazing integral to facade system i.e. FT1.2, etc.
 - (H1) Decorative handrail to street level interface. 32mm diam. Steel, finish to match PCF2.
 - (H2) Decorative handrail to common residential levels. 32mm diam. Steel, finish to match PCF2.
 - (L1) Landscaped planting area. Refer to Landscape Architects documentation for details.
 - (L2) Landscaped vertical planting area. Refer to Landscape Architects documentation for details.
 - (L3) Fixed horizontal mechanical louvre system, 100mm profile. Aluminium, powder coat finish. Colour and finish to match PCF1/ PCF2 or where integral to a cladding system installation to match the cladding system colour and finish.
 - (L4) Powdercoat Finish. Colour and finish equal to Dulux 'Monument Flat' or equal.
 - (L5) Powdercoat Finish. Colour and finish equal to Dulux 'Medium Bronze Flat' or equal.
 - (L6) Powdercoat Finish. Colour and finish equal to Dulux 'Basalt Flat' or equal.
 - (P1) Paint Finish, Colour to match PCF1.
 - (P2) Paint Finish, Colour to match PCF2.
 - (P3) Paint Finish, Colour to match PCF3.
 - (P4) Paint Finish, Colour equal to Dulux 'Vivid White'.
 - (P5) Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation.
 - (P6) Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.
 - (P7) Paving Roof terrace. Refer to landscape Architect's documentation.
 - (P8) Privacy screening. Vertical battens 25mm wide x 50mm deep format with 50mm spacing. Subframe concealed behind screen. Equal to Blomwood DBE402B. Colour to match 'Spotted Gum' in appearance.
 - (P9) Fixed Glass perimeter screen with steel structural support. Clear glass (GC1). Structural elements finished in PCF1.
 - (P10) Fixed Glass perimeter screen with steel structural support. Obscured glass (GC5). Structural elements finished in PCF1.
 - (P11) Aluminium privacy screening. Vertical battens 25mm dia 50mm spacing. Subframe concealed behind screen. Colour to match PCF2.
 - (P12) Building identification signage zone for surface fixed signage.
 - (S1) Solid ventilation hatch integrated with facade system. Cladding equal to CLD2. Colour and finish to match.
 - (S2) Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.