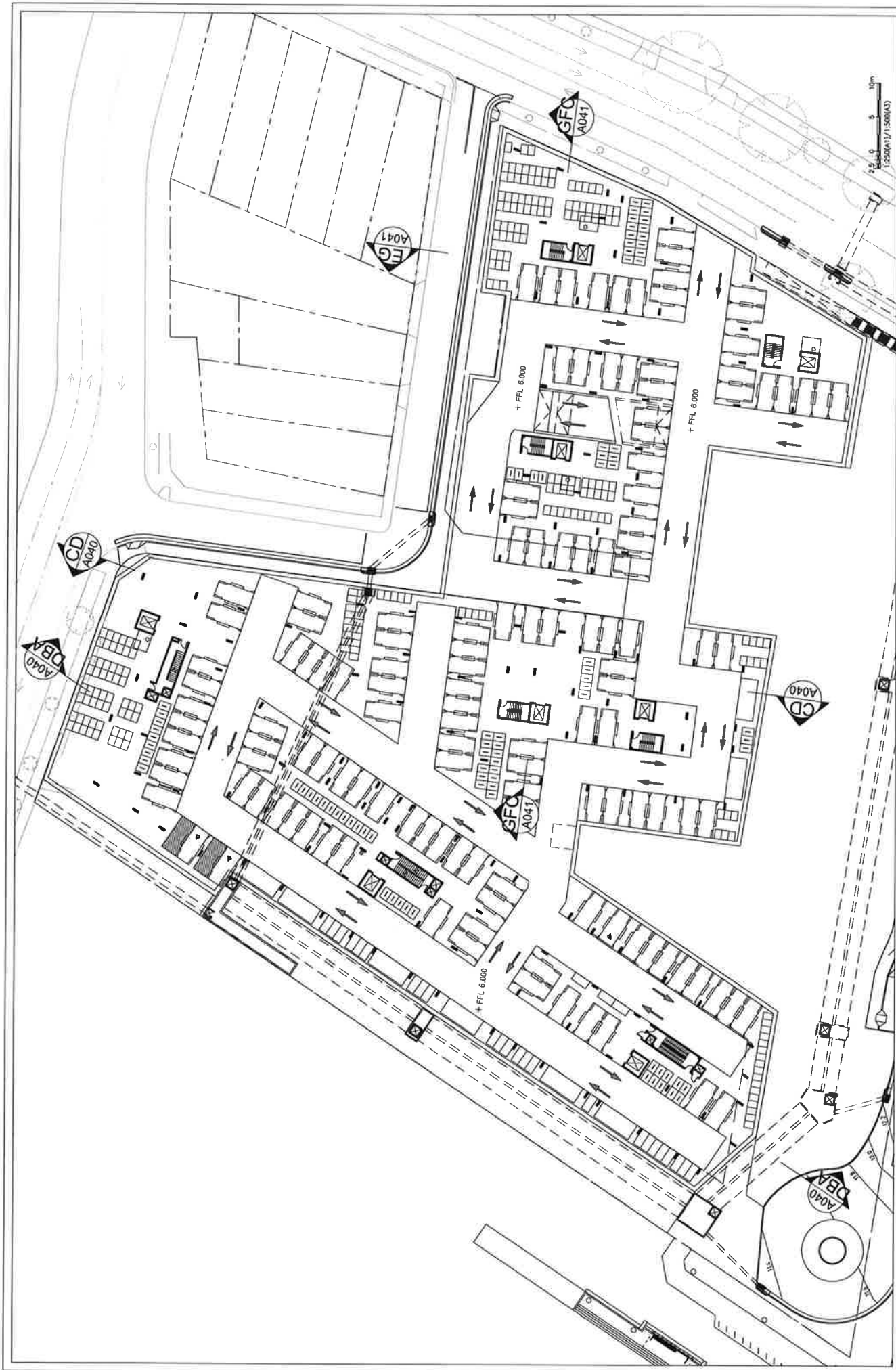
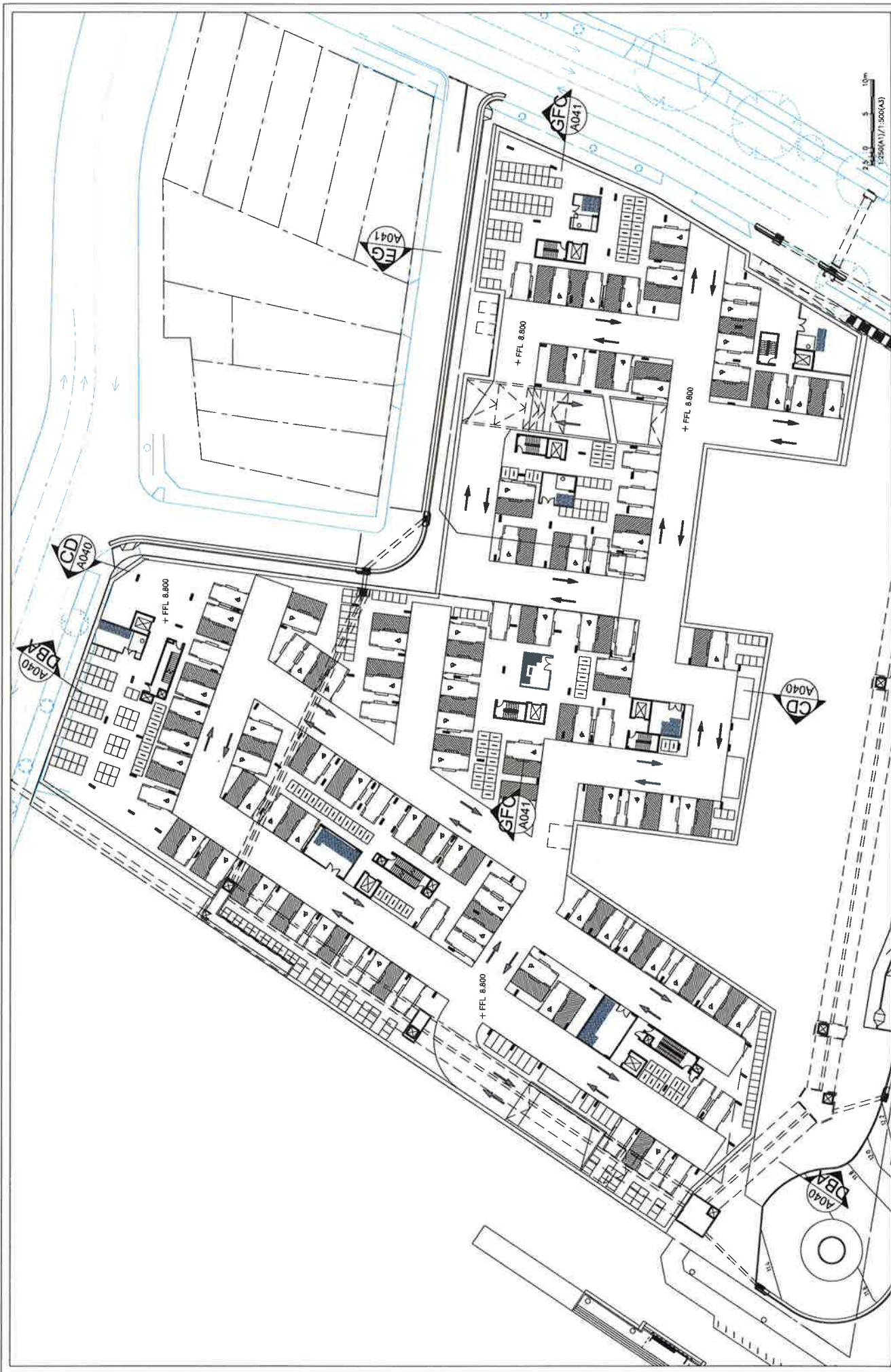




Meriton Group Pty. Ltd. Builders & Developers Level 11, 120 Adelaide Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2777 Email: info@meriton.com.au		PTW Architects Level 11, 120 Adelaide Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2777 Email: info@ptw.com.au		PTW + 61 2 9250 2777 + 61 2 9250 2778		DEVELOPMENT APPROVAL Approved by: [Signature] Date: [Date]	
Lewissham Development 120 Adelaide Street, Sydney NSW 2000		PARKING LEVEL 2 Approved by: [Signature] Date: [Date]		DEVELOPMENT APPROVAL Approved by: [Signature] Date: [Date]		DEVELOPMENT APPROVAL Approved by: [Signature] Date: [Date]	



 Meriton Group Pty. Ltd. Builders & Developers Level 11, 120 York Street, Sydney NSW 2000 Tel: 02 9250 2288 Fax: 02 9250 2177 Email: info@meriton.com.au		PTW Architects Level 11, 120 York Street Sydney NSW 2000 Tel: 02 9250 2288 Email: info@ptw.com.au	Key Plan 	Development Approval DA 100/17/1500(A3)	Parking Level 1 DA 100/17/1500(A3)	Approval DA 100/17/1500(A3)
Project Leveham Development 100/17/1500(A3)		Site 100/17/1500(A3)	Scale 1:250	Author PTW	Checker PTW	Approver PTW
Drawn By PTW		Checked By PTW	Approved By PTW	Date 21/07/17	Version 01	Revision 01



		Scale 1:250 (A1) / 1:500 (A3)	
Project Name Lewisham Development		Scale 1:250 (A1) / 1:500 (A3)	
Client Meriton Group Pty. Ltd.		Scale 1:250 (A1) / 1:500 (A3)	
Architect PTW Architects		Scale 1:250 (A1) / 1:500 (A3)	
Engineer GFC		Scale 1:250 (A1) / 1:500 (A3)	
Ground Plan A010 - L00		Scale 1:250 (A1) / 1:500 (A3)	
Development Approval A010 - L00		Scale 1:250 (A1) / 1:500 (A3)	
Development Approval A010 - L00		Scale 1:250 (A1) / 1:500 (A3)	



25 0 5 10m
1:250(A1)/1:500(A3)

		LEVEL 1 PLAN	
Meriton Group Pty. Ltd. Bulwarks & Developments Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2333 Fax: 02 9250 2377 Email: enquiries@meriton.com.au		PTW Architects Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2333 Fax: 02 9250 2377 Email: enquiries@meriton.com.au	
PTW PTW Architects Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2333 Fax: 02 9250 2377 Email: enquiries@meriton.com.au		Lowenham Development Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2333 Fax: 02 9250 2377 Email: enquiries@meriton.com.au	
DEVELOPMENT APPROVAL		DEVELOPMENT APPROVAL	



2.5 0 5 10m
1:250(A1)/1:500(A3)

		LEVEL 2 PLAN DEVELOPMENT APPROVAL	
Meriton Group Pty. Ltd. Builders & Developers Level 11, 100 Pitt Street, Sydney NSW 2000 Tel: 615 025 2288 Fax: 615 025 2277		PTW Architects Level 11, 100 Pitt Street, Sydney NSW 2000 Tel: 615 025 2288 Fax: 615 025 2277	
Key Plan 		DEVELOPMENT APPROVAL Approved for: [] Approved by: [] Approved on: []	
Legend PTW A040 DBA A040 GFC A041 EG A041		Notes 1. All work to be done in accordance with the approved plans. 2. All work to be done in accordance with the approved specifications. 3. All work to be done in accordance with the approved schedule of works.	



0 5 10m
1:250(A1)/1:500(A3)

		LEVEL 3 PLAN A013 - L03 PTW	
Meriton Group Pty. Ltd. Builders & Developers Level 11, 228 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2177 Email: info@meriton.com.au		PTW Architects Level 11, 228 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2177 Email: info@ptw.com.au	
Development Approval		Development Approval	
Project Name: Lewisham Development Project Address: Thames Lane, Lewisham NSW 1503 Project No: A013 - L03 Project Date: 21/02/2017 Project Status: Final		Project Name: Lewisham Development Project Address: Thames Lane, Lewisham NSW 1503 Project No: A013 - L03 Project Date: 21/02/2017 Project Status: Final	



Meriton Group Pty. Ltd.
Builders & Developers

PTW Architects
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PTW
Approved by:
PTW Architects
Level 11, 220 Macquarie Street, Sydney NSW 2000
Phone: (02) 9250 1234
Fax: (02) 9250 1235
Email: info@ptw.com.au

Key Notes

B D F G A

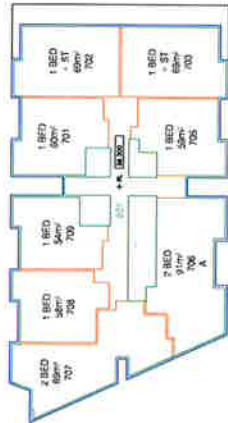
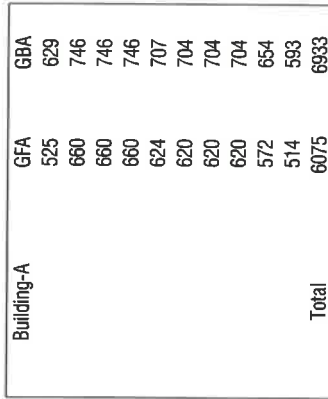
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DEVELOPMENT APPROVAL

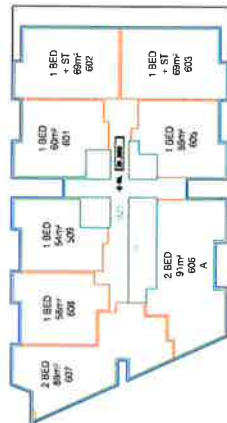
Project: Lewisham Development
Client: Meriton Group Pty. Ltd.
Date: 12/05/2018
Drawn by: PTW
Checked by: PTW
Scale: 1:250 (A1) / 1:500 (A3)



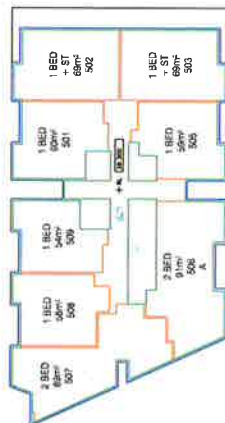
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Meriton Group Pty. Ltd. Builders & Developers Level 11, 222 Macquarie Street, Sydney, NSW 2000 Tel: 02 9250 2200 Fax: 02 9250 2201		PTW 1: 10/10/2017 2: 10/10/2017	
CD A040 DBA A040 GFC A041 EG A041		LEVEL 8 PLAN	
Meriton Group Pty. Ltd. Builders & Developers Level 11, 222 Macquarie Street, Sydney, NSW 2000 Tel: 02 9250 2200 Fax: 02 9250 2201		LEVEL 8 PLAN	
Meriton Group Pty. Ltd. Builders & Developers Level 11, 222 Macquarie Street, Sydney, NSW 2000 Tel: 02 9250 2200 Fax: 02 9250 2201		LEVEL 8 PLAN	



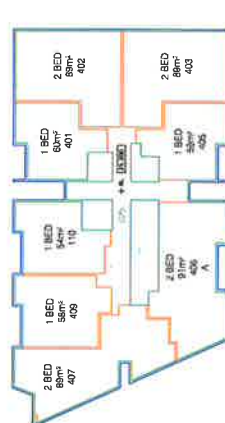
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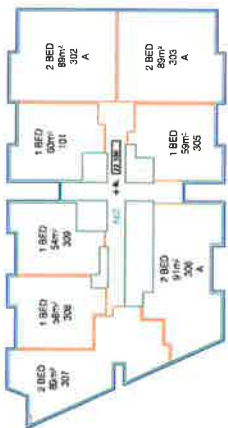
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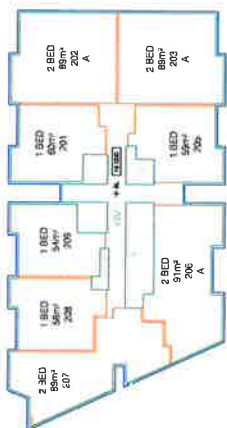
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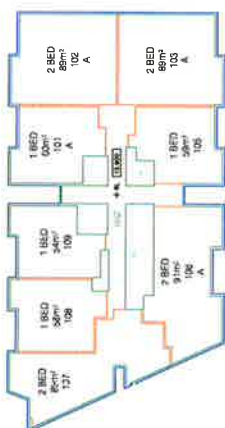
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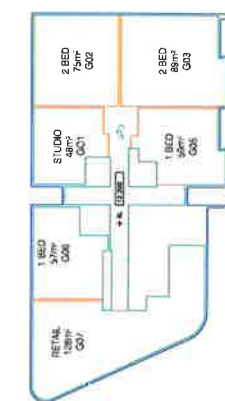
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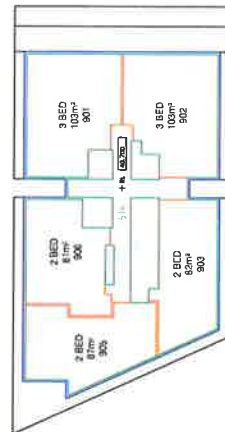
LEVEL 2



LEVEL 1



GROUND LEVEL

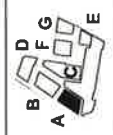
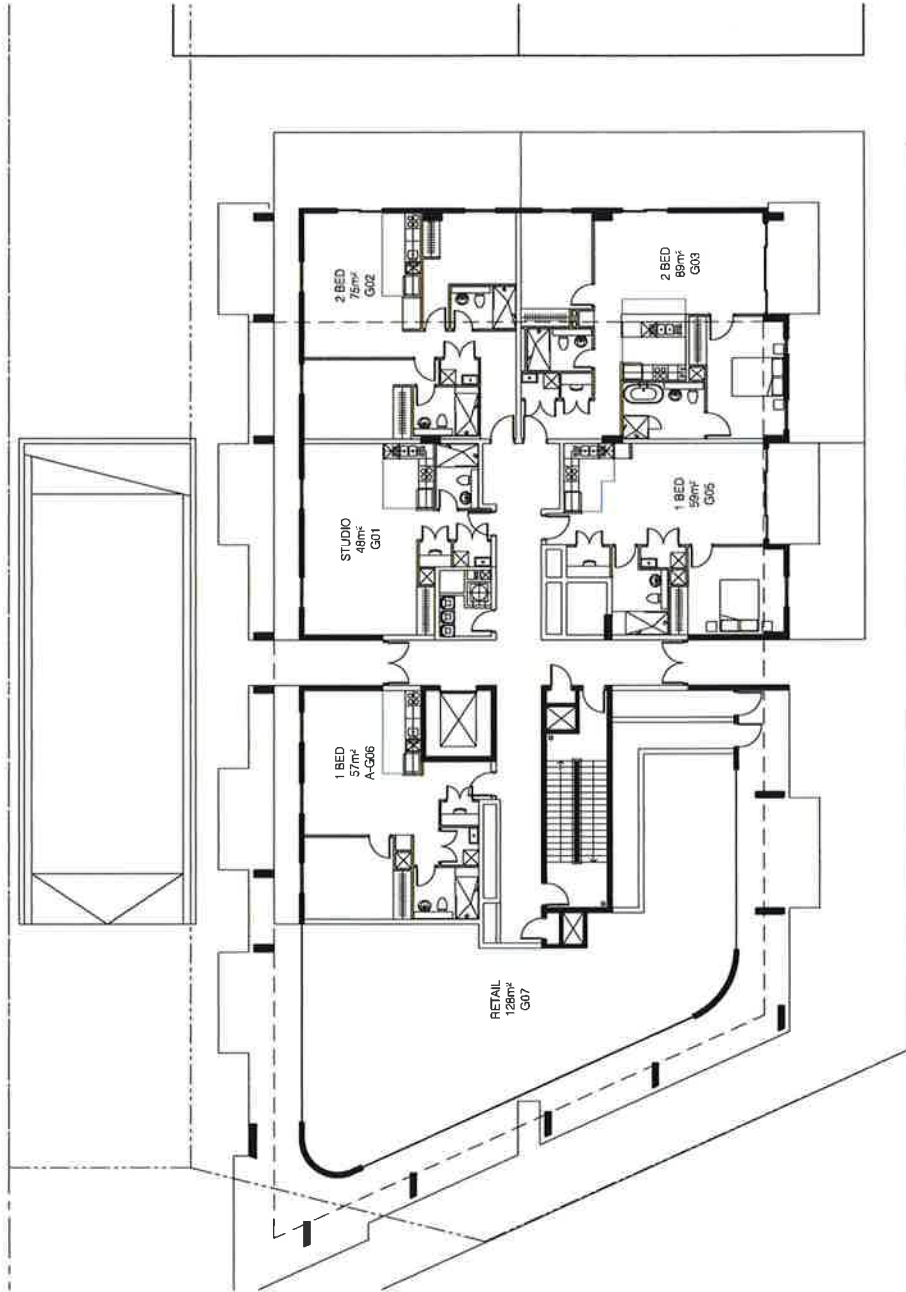


LEVEL 9



EVERY R

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PTW
T + 812 6222 887
F + 812 6222 4150

PTW Architects
Level 11, 9 Castlereagh
Sydney NSW 2000
02 9231 1234
www.ptwarchitects.com.au

Meriton
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Builders & Developers

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 1300 77 77 77

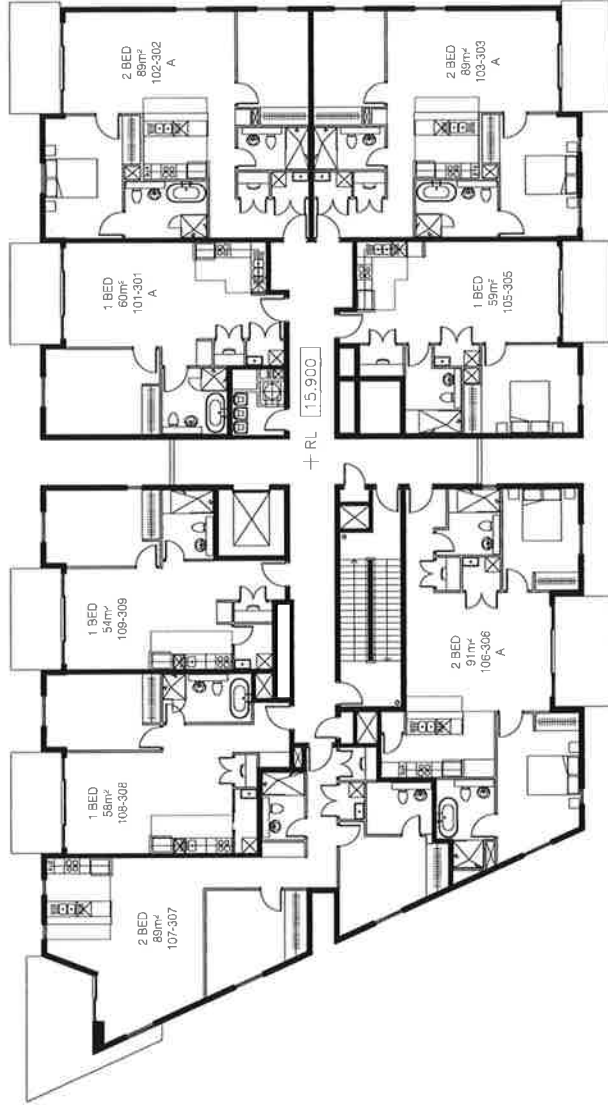


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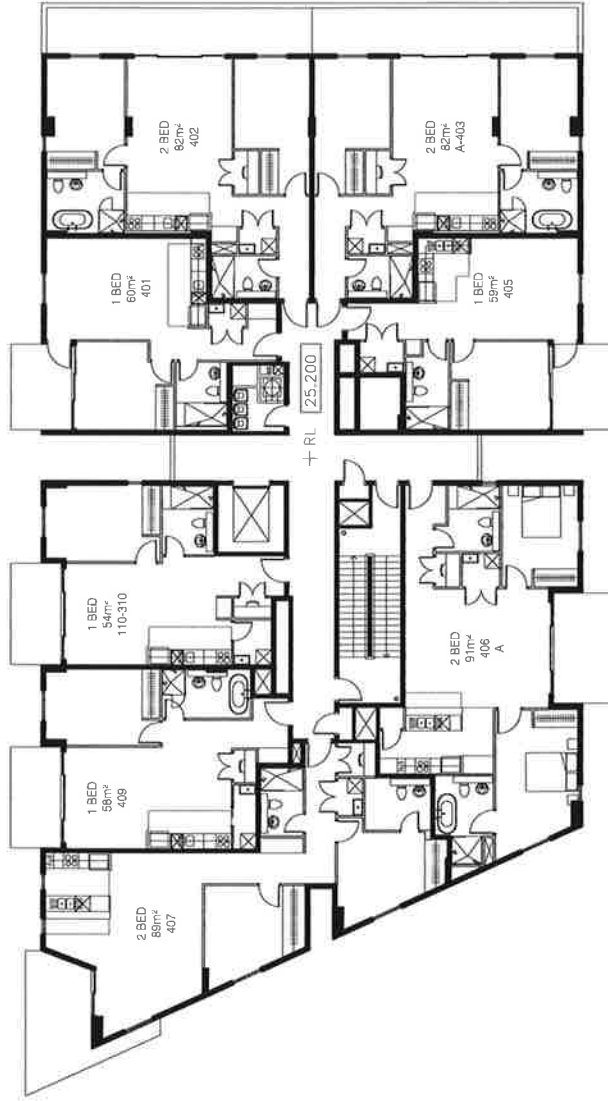
As a result, the authors conclude that the use of the term "disability" is not appropriate in the context of the study. The authors suggest that the term "disability" is not appropriate in the context of the study.

The 1990s saw a significant increase in the number of people working in the service sector, which was driven by a combination of factors. One of the main reasons was the growing demand for services, particularly in the areas of health care, education, and social services. Another factor was the increasing importance of the service sector in the overall economy, which led to a shift in resources and investment towards this sector. Finally, the changing nature of work itself, with a greater emphasis on flexibility and specialization, also contributed to the growth of the service sector.



1:100 (A1)/1:200(A3)

Project Information		Building Information		Approval Information	
Project Name	Lexisham Development	Building Name	BUILDING A	Approval Type	DEVELOPMENT APPROVAL
Client	PTW Architects	Building Number	1-3	Approval Date	11/03/2023
Architect	PTW Architects	Building Type	Residential	Approval Status	Approved
Structural Engineer	PTW Architects	Building Area	1,100 sqm	Approval Reference	11/03/2023
MEP Engineer	PTW Architects	Building Height	3.0m	Approval Notes	
Fire Engineer	PTW Architects	Building Use	Residential	Approval Conditions	
Planning Consultant	PTW Architects	Building Location	1-3	Approval Remarks	
Environmental Consultant	PTW Architects	Building Orientation	1-3	Approval Comments	
Acoustic Consultant	PTW Architects	Building Access	1-3	Approval Details	
Energy Consultant	PTW Architects	Building Emissions	1-3	Approval Summary	
Health and Safety Consultant	PTW Architects	Building Safety	1-3	Approval Conclusion	
Other Consultants	PTW Architects	Building Compliance	1-3	Approval Final Remarks	



1:100 (A1) 1:200 (A3)

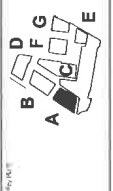
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PTW
Architects

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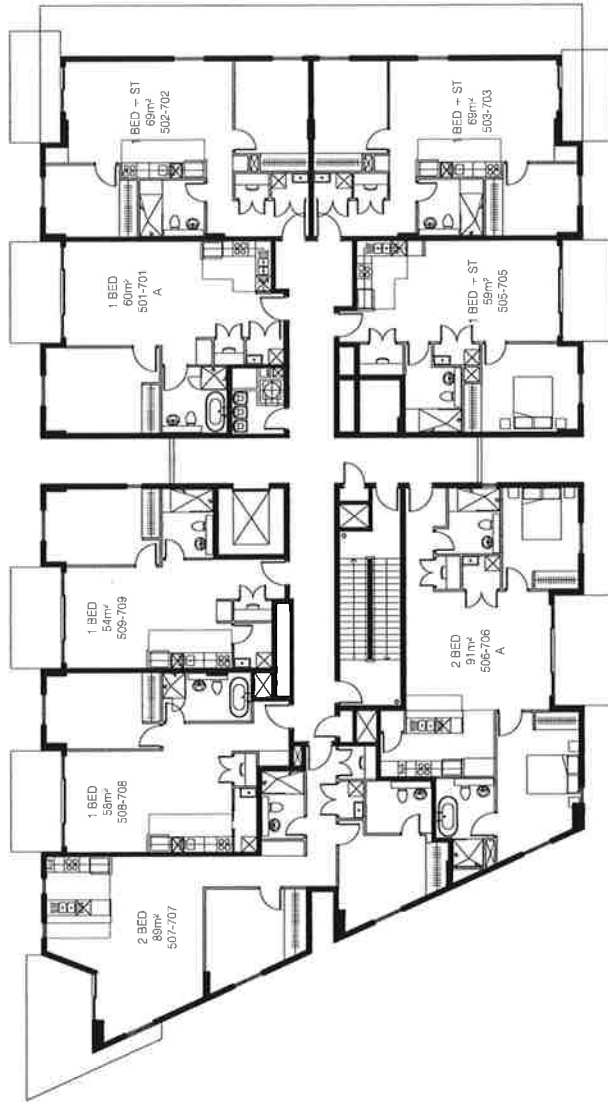


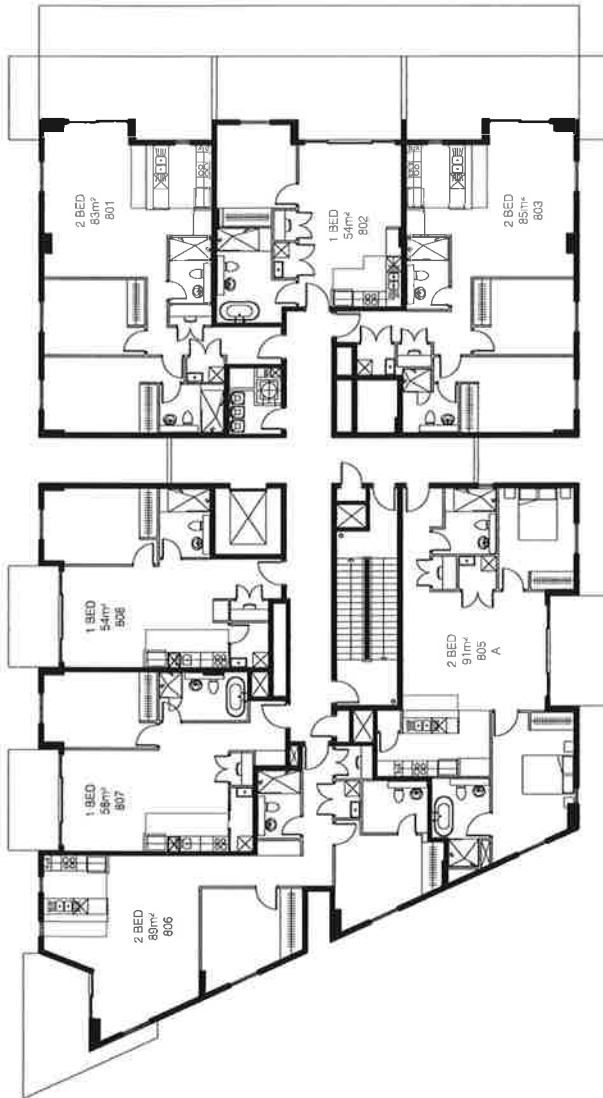
LEWISHAM DEVELOPMENT

BUILDING A
LEVEL 4

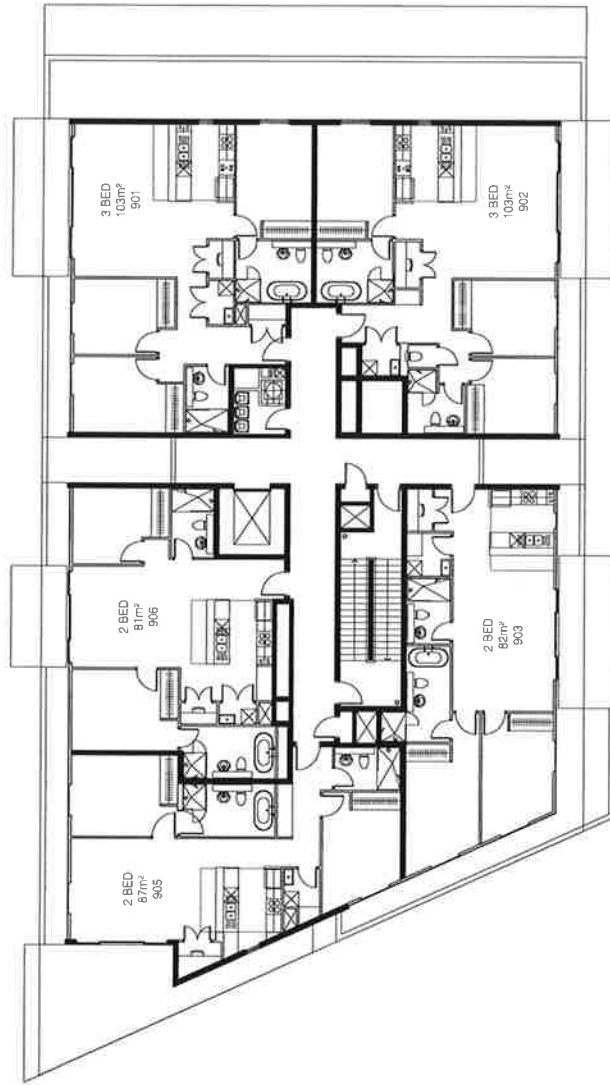
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Project: Leishnam Development Client: Leishnam Development Architect: PTW Architects Engineer: PTW Structural Engineer: PTW Electrical Engineer: PTW Plumbing Engineer: PTW Fire Engineer: PTW Environmental Engineer: PTW Acoustic Engineer: PTW Energy Engineer: PTW Transport Engineer: PTW Other: PTW		Building: BUILDING A Level: LEVEL 8 Room: 801-811 Area: 80m² Volume: 80m³ Use: Residential Development Approval: DA014-108 Development Approval: DA014-108	
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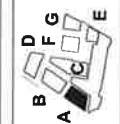
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PTW Application
Lot 11, 121 Macquarie Street, Sydney NSW 2000
1 - 121 Macquarie Street
1 - 121 Macquarie Street

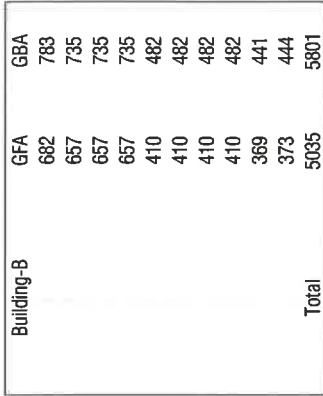
PTW
1 - 121 Macquarie Street
1 - 121 Macquarie Street



DEVELOPMENT APPROVAL
Name: ...
Address: ...
City: ...
State: ...
Postcode: ...

BUILDING A
LEVEL 9

NO.	REVISION	DATE	BY	CHKD.	APPD.
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PTW



Lowitzsch Development

**BUILDING 8
AREAS**

DATE	DEVELOPMENT APPROVAL
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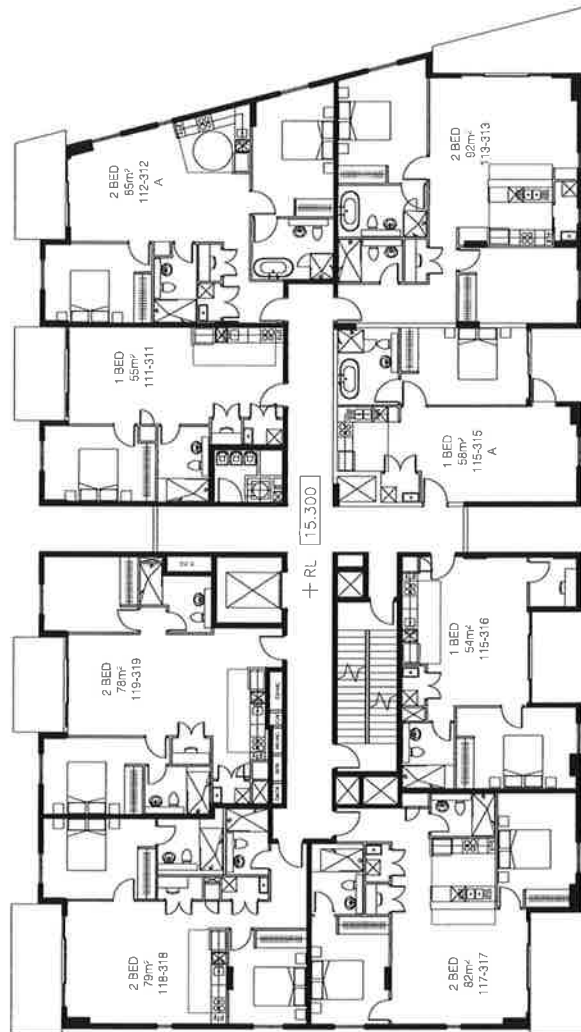


Builders & Developers

3 **U.S. Coast Guard**

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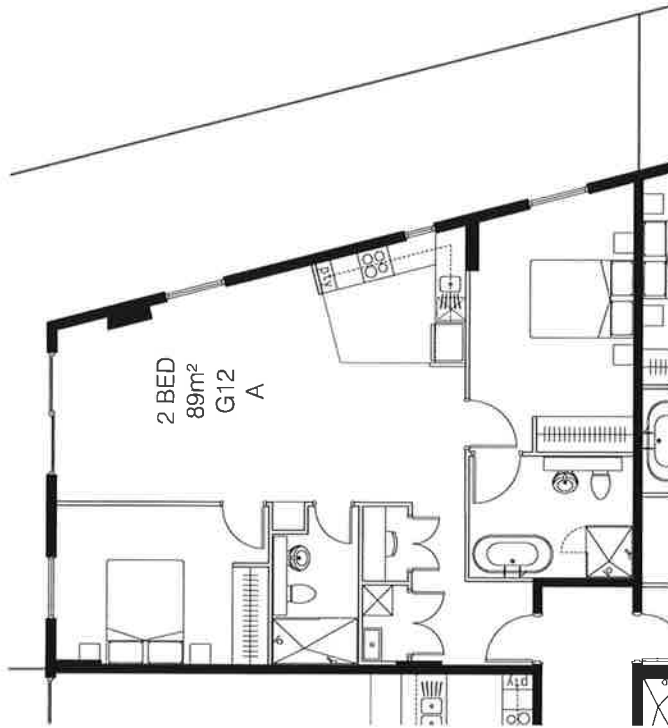
 Meriton Group Pty. Ltd. Builders & Developers Level 11, 520 West Street, Sydney NSW 2002 Tel: (61) 02 9238 2000 Fax: (61) 02 9238 2001 Email: info@meriton.com.au Website: www.meriton.com.au		PTW ARCHITECTS Level 11, 520 West Street, Sydney NSW 2002 Tel: (61) 02 9238 2000 Fax: (61) 02 9238 2001 Email: info@meriton.com.au Website: www.meriton.com.au		PTW Level 11, 520 West Street, Sydney NSW 2002 Tel: (61) 02 9238 2000 Fax: (61) 02 9238 2001 Email: info@meriton.com.au Website: www.meriton.com.au				Lowisham Development Level 11, 520 West Street, Sydney NSW 2002 Tel: (61) 02 9238 2000 Fax: (61) 02 9238 2001 Email: info@meriton.com.au Website: www.meriton.com.au		BUILDING B LEVELS 1-3		DEVELOPMENT APPROVAL	
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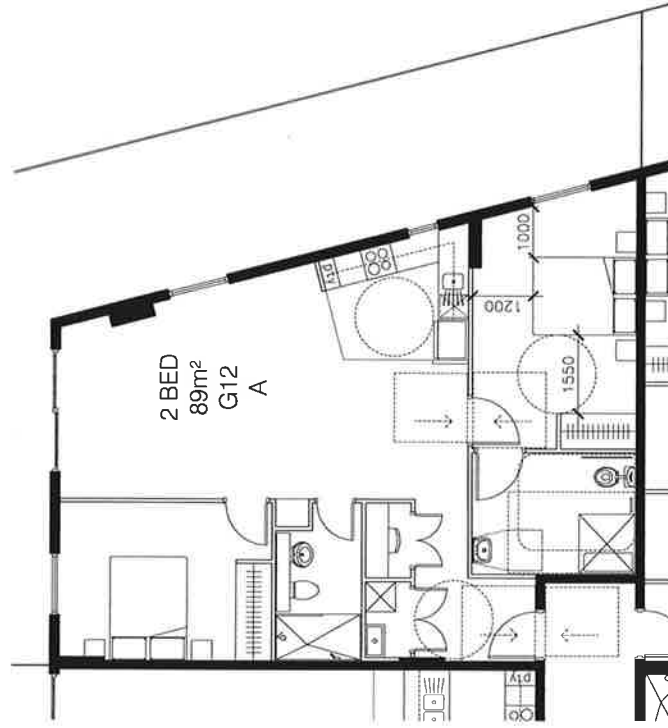
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Meriton Group Pty. Ltd.
 Builders & Developers
 Email: info@meriton.com.au
 Phone: 1300 650 650
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PRE ADAPTABLE UNIT
TYPE B1 LEVEL G



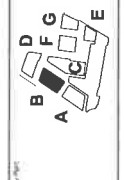
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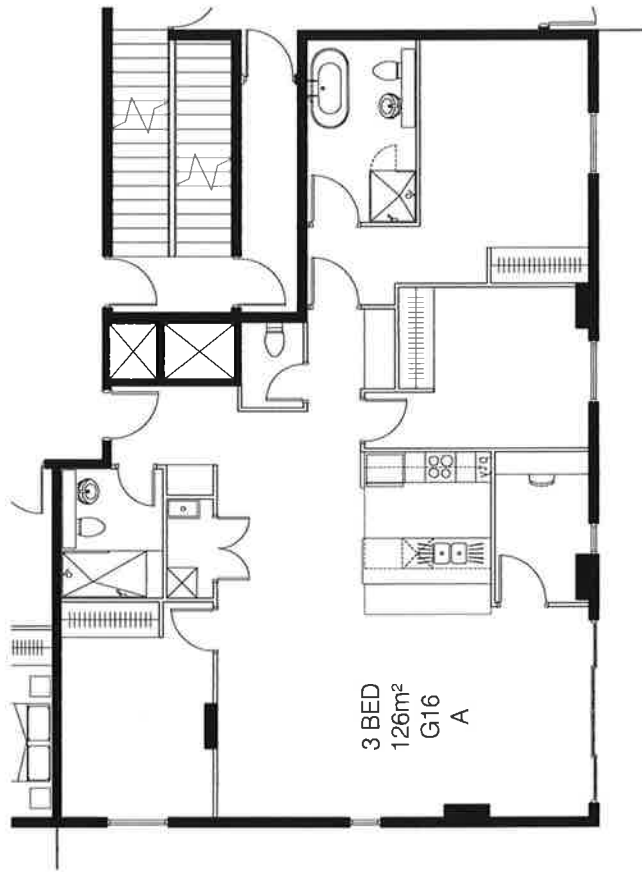
Meriton
Group Pty. Ltd.
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Level 41, 120 Pitt Street, Sydney NSW 2000
Tel: 02 9237 2288 Fax: 02 9237 2777 Email: info@meriton.com.au
100 Meriton Way, Richmond NSW 2114

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Sydney NSW 2000
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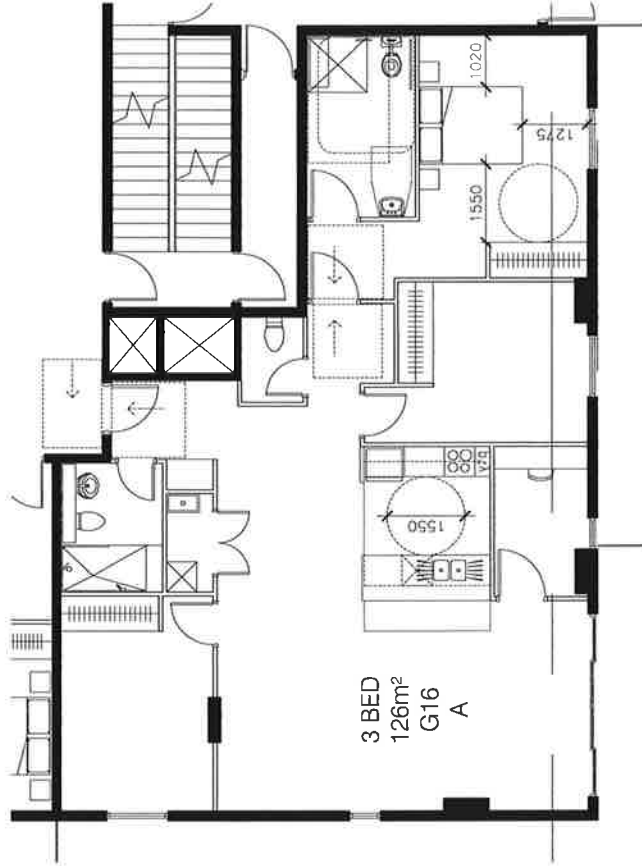


Item	Description	Quantity	Unit	Value
1	Development Fee	1	\$	10,000.00
2	Building Fee	1	\$	10,000.00
3	Adaptable Units Fee	1	\$	10,000.00
4	Other Fees	1	\$	10,000.00
5	Subtotal	4	\$	40,000.00
6	Grand Total	4	\$	40,000.00

Item	Description	Quantity	Unit	Value
1	Development Fee	1	\$	10,000.00
2	Building Fee	1	\$	10,000.00
3	Adaptable Units Fee	1	\$	10,000.00
4	Other Fees	1	\$	10,000.00
5	Subtotal	4	\$	40,000.00
6	Grand Total	4	\$	40,000.00



PRE ADAPTABLE UNIT
TYPE B2 LEVEL G



POST ADAPTABLE UNIT
TYPE B2 LEVEL G

0.5 1 2m
1:50(A1)/1:100(A3)

Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the finished surface unless otherwise stated.
4. All dimensions are to the finished surface unless otherwise stated.
5. All dimensions are to the finished surface unless otherwise stated.
6. All dimensions are to the finished surface unless otherwise stated.
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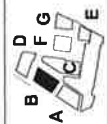
Rev	Description	Date
1	Issue for Construction	10/10/2023
2	Issue for Construction	10/10/2023
3	Issue for Construction	10/10/2023
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5	Issue for Construction	10/10/2023
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7	Issue for Construction	10/10/2023
8	Issue for Construction	10/10/2023
9	Issue for Construction	10/10/2023
10	Issue for Construction	10/10/2023



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Builders & Developers

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Level 11, 115 Collins Street
Melbourne VIC 3000
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Website: www.ptwarchitects.com.au

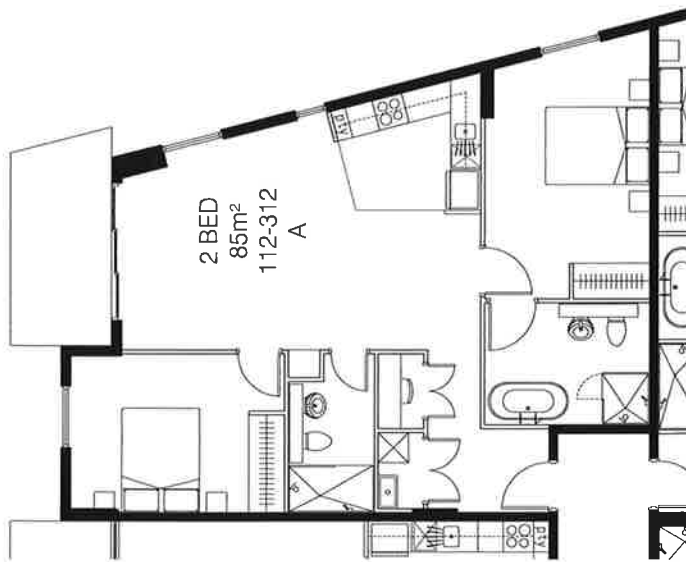
PTW



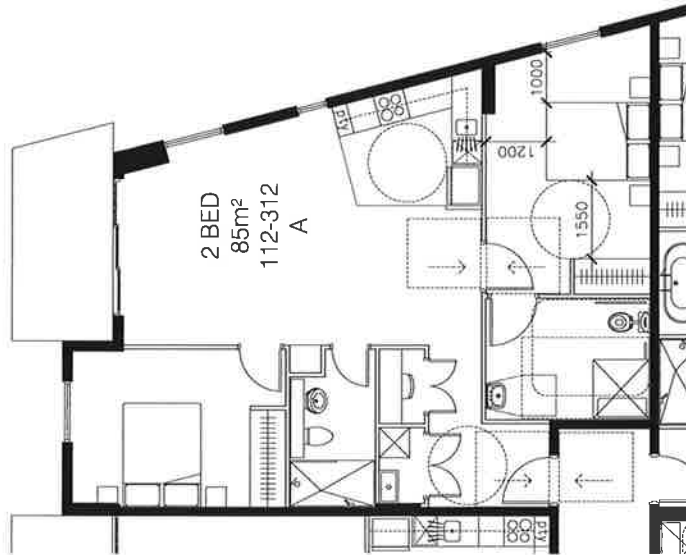
Lewisham Development
Building B
Adaptable Units

Rev	Description	Date
1	Issue for Construction	10/10/2023
2	Issue for Construction	10/10/2023
3	Issue for Construction	10/10/2023
4	Issue for Construction	10/10/2023
5	Issue for Construction	10/10/2023
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7	Issue for Construction	10/10/2023
8	Issue for Construction	10/10/2023
9	Issue for Construction	10/10/2023
10	Issue for Construction	10/10/2023

DEVELOPMENT APPROVAL



PRE ADAPTABLE UNIT
TYPE B3 LEVELS 1-3



POST ADAPTABLE UNIT
TYPE B3 LEVELS 1-3

0 5 10 15 20
1:50(A1)/1:100(A3)

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR TENDER
2	REVISED TO REFLECT COMMENTS FROM ARCHITECT
3	REVISED TO REFLECT COMMENTS FROM ARCHITECT
4	REVISED TO REFLECT COMMENTS FROM ARCHITECT
5	REVISED TO REFLECT COMMENTS FROM ARCHITECT
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8	REVISED TO REFLECT COMMENTS FROM ARCHITECT
9	REVISED TO REFLECT COMMENTS FROM ARCHITECT
10	REVISED TO REFLECT COMMENTS FROM ARCHITECT

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M

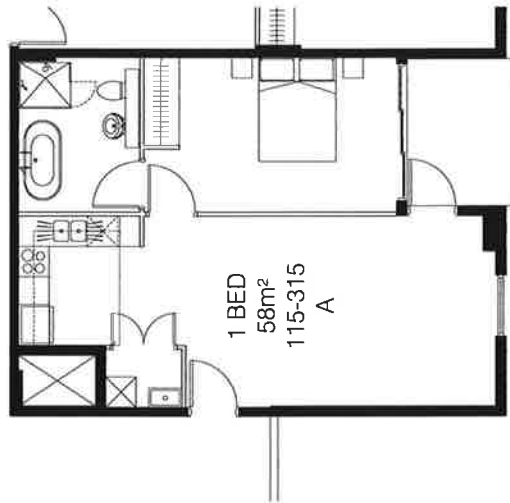
Level 11, 101 Macquarie Street, Sydney, NSW 2000
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Email: enquiries@meriton.com.au

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Level 11, 101 Macquarie Street, Sydney, NSW 2000
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Email: enquiries@meriton.com.au

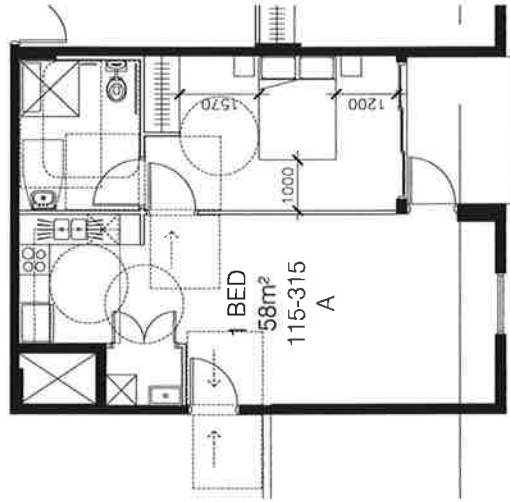


DEVELOPMENT APPROVAL	
Project Name	Levisham Development
Project No.	112-312
Project Date	20/01/2017
Project Status	Approved
Project Type	Building B
Project Category	Adaptable Units

DEVELOPMENT APPROVAL	
Project Name	Levisham Development
Project No.	112-312
Project Date	20/01/2017
Project Status	Approved
Project Type	Building B
Project Category	Adaptable Units



PRE ADAPTABLE UNIT
TYPE B4 LEVELS 1-3



POST ADAPTABLE UNIT
TYPE B4 LEVELS 1-3

0.5 1 2m
1:50 (A1) / 1:100 (A3)

REVISIONS	
NO.	DESCRIPTION
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3	REVISED TO REFLECT COMMENTS FROM ARCHITECT
4	REVISED TO REFLECT COMMENTS FROM ARCHITECT
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99	REVISED TO REFLECT COMMENTS FROM ARCHITECT
100	REVISED TO REFLECT COMMENTS FROM ARCHITECT



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Bulkiers & Developers

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PTW Architects

PTW

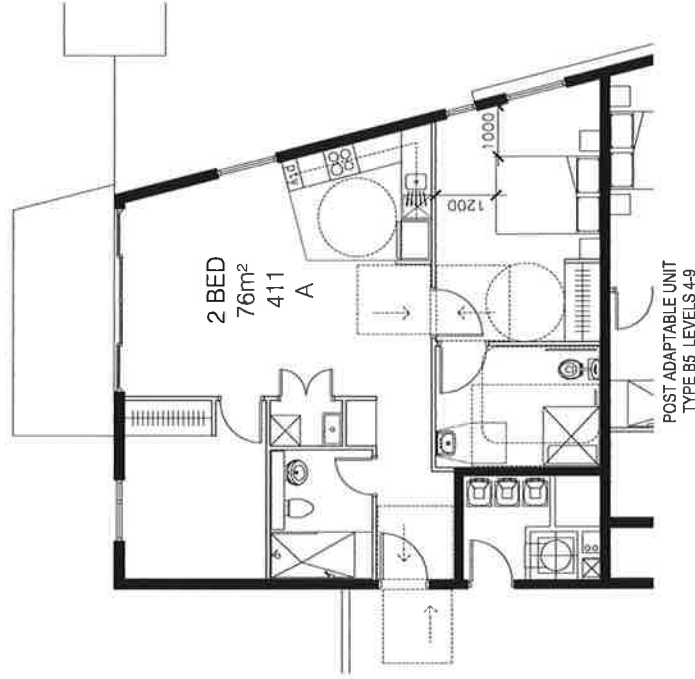
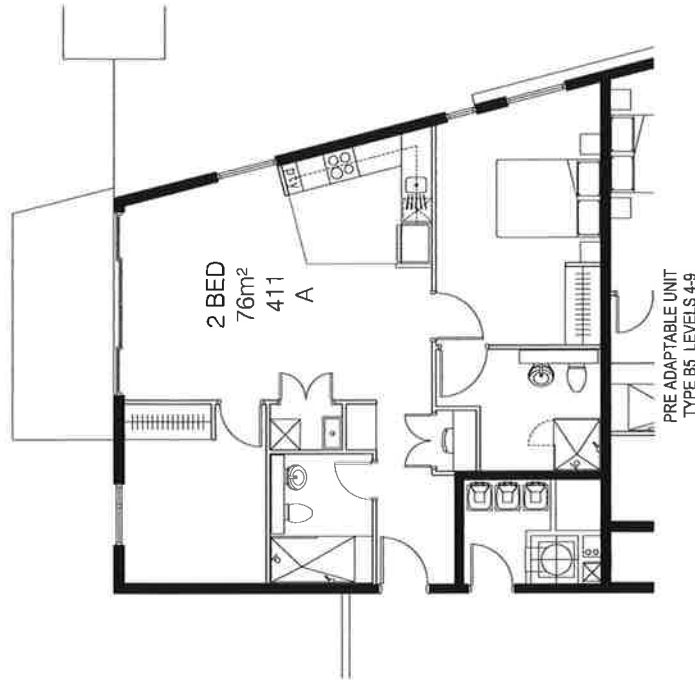


Lewisham Development

Building B

Adaptable Units

Development Approval

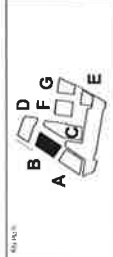


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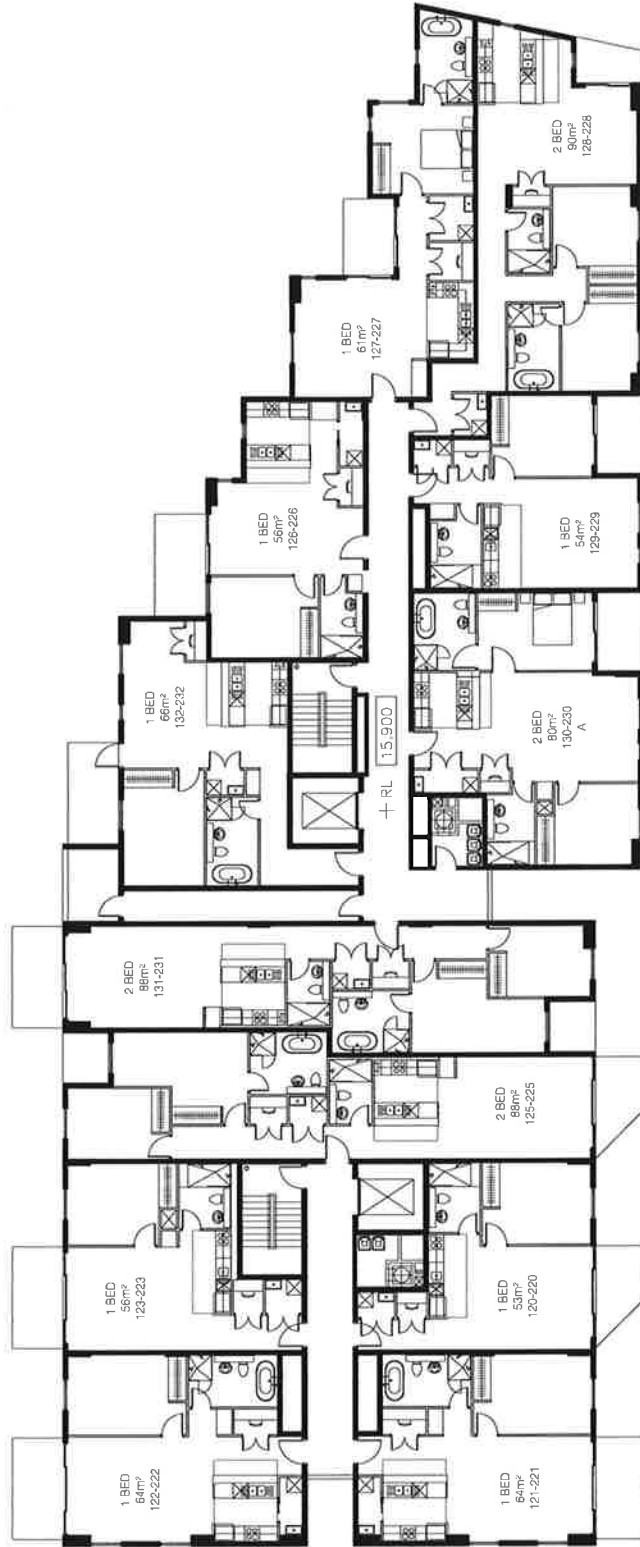
PTW
10/11/2022
10/11/2022
10/11/2022

PTW
10/11/2022
10/11/2022
10/11/2022



Project Name	Levensham Development
Project No.	10/11/2022
Project Date	10/11/2022
Project Status	PTW
Project Manager	AB054
Project Engineer	AB054
Project Designer	AB054
Project Checker	AB054
Project Approver	AB054

Project Name	Levensham Development
Project No.	10/11/2022
Project Date	10/11/2022
Project Status	PTW
Project Manager	AB054
Project Engineer	AB054
Project Designer	AB054
Project Checker	AB054
Project Approver	AB054



REVISIONS	
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10	ISSUED FOR PERMIT



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PTW / APPROVALS

DA/11/127-128/15-16
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PTW

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DEVELOPMENT APPROVAL

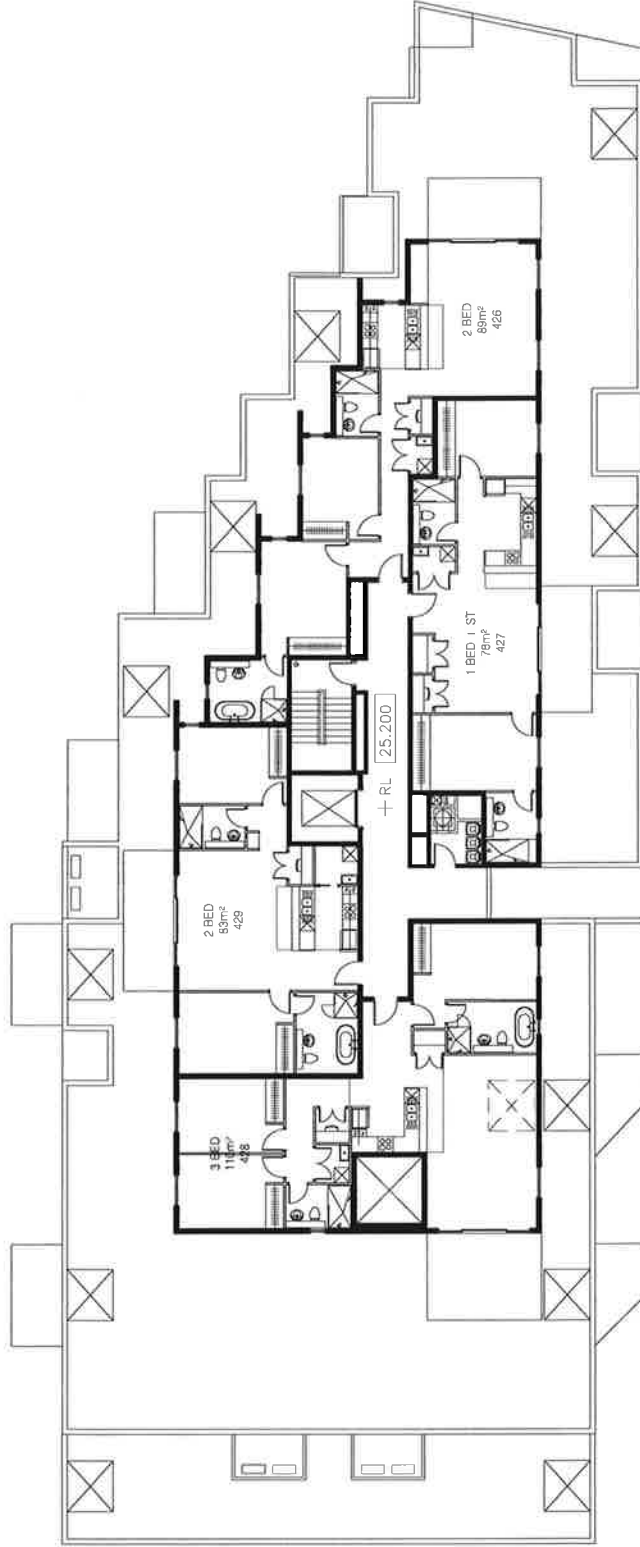
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DEVELOPMENT APPROVAL

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0 1 2 3 4 5m
1:100 (A1) / 1:200 (A3)

REVISIONS	
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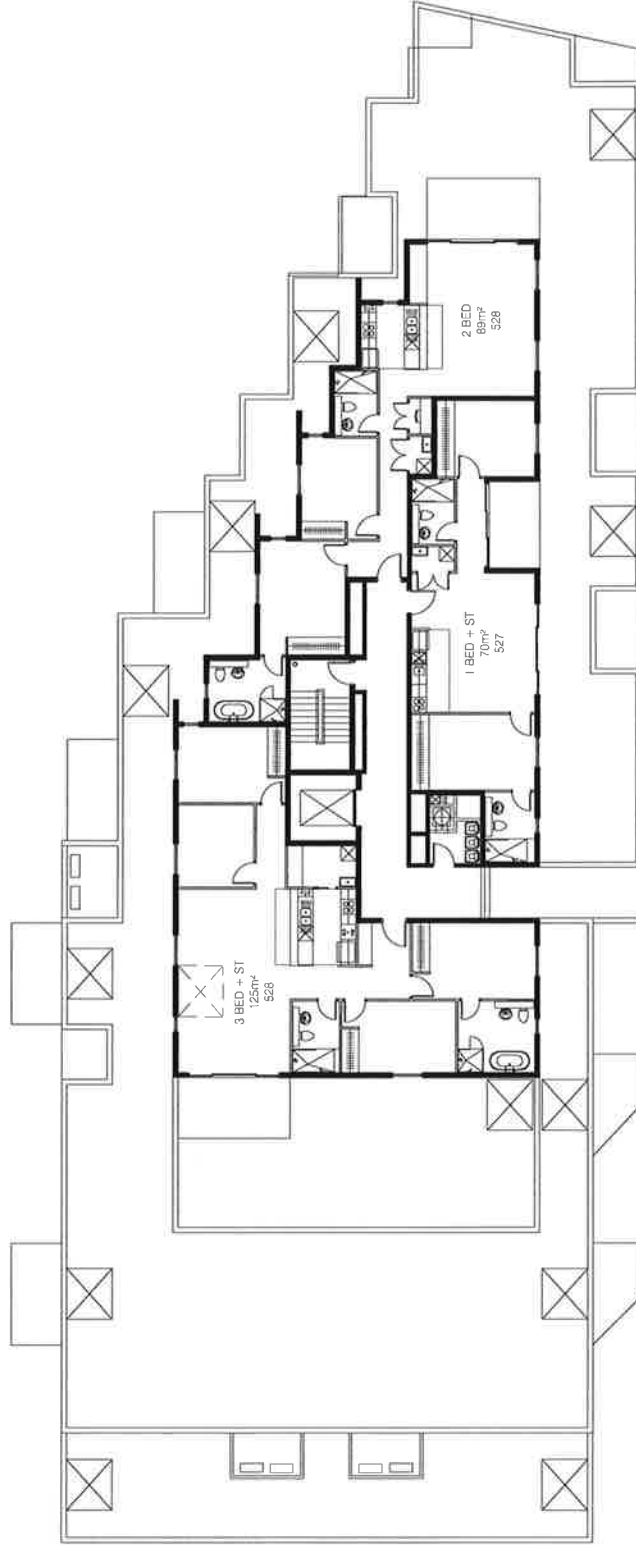
Meriton
Group Pty. Ltd.
Builders & Developers

PTW
Project Title: 100%
Project No: 100%
Project Address: 100%
Project Contact: 100%



DEVELOPMENT APPROVAL	DEVELOPMENT APPROVAL
APPROVED	APPROVED
DATE	DATE
BY	BY
FOR	FOR
PROJECT	PROJECT
CLIENT	CLIENT
DESIGNER	DESIGNER
CONTRACTOR	CONTRACTOR
INSURANCE	INSURANCE
FINANCE	FINANCE
LEGAL	LEGAL
ENVIRONMENTAL	ENVIRONMENTAL
ARCHITECTURAL	ARCHITECTURAL
ENGINEERING	ENGINEERING
LANDSCAPE	LANDSCAPE
INTERIOR DESIGN	INTERIOR DESIGN
EXTERIOR DESIGN	EXTERIOR DESIGN
PAVING	PAVING
ROADS	ROADS
UTILITIES	UTILITIES
WATER	WATER
SEWER	SEWER
POWER	POWER
TELECOMS	TELECOMS
HAZARDOUS WASTE	HAZARDOUS WASTE
NON-HAZARDOUS WASTE	NON-HAZARDOUS WASTE
WASTE WATER TREATMENT	WASTE WATER TREATMENT
WASTE WATER REUSE	WASTE WATER REUSE
WASTE WATER DISPOSAL	WASTE WATER DISPOSAL
WASTE WATER STORAGE	WASTE WATER STORAGE
WASTE WATER TREATMENT PLANT	WASTE WATER TREATMENT PLANT
WASTE WATER REUSE PLANT	WASTE WATER REUSE PLANT
WASTE WATER DISPOSAL PLANT	WASTE WATER DISPOSAL PLANT
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WASTE WATER STORAGE PLANT	WASTE WATER STORAGE PLANT

DEVELOPMENT APPROVAL	DEVELOPMENT APPROVAL
APPROVED	APPROVED
DATE	DATE
BY	BY
FOR	FOR
PROJECT	PROJECT
CLIENT	CLIENT
DESIGNER	DESIGNER
CONTRACTOR	CONTRACTOR
INSURANCE	INSURANCE
FINANCE	FINANCE
LEGAL	LEGAL
ENVIRONMENTAL	ENVIRONMENTAL
ARCHITECTURAL	ARCHITECTURAL
ENGINEERING	ENGINEERING
LANDSCAPE	LANDSCAPE
INTERIOR DESIGN	INTERIOR DESIGN
EXTERIOR DESIGN	EXTERIOR DESIGN
PAVING	PAVING
ROADS	ROADS
UTILITIES	UTILITIES
WATER	WATER
SEWER	SEWER
POWER	POWER
TELECOMS	TELECOMS
HAZARDOUS WASTE	HAZARDOUS WASTE
NON-HAZARDOUS WASTE	NON-HAZARDOUS WASTE
WASTE WATER TREATMENT	WASTE WATER TREATMENT
WASTE WATER REUSE	WASTE WATER REUSE
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WASTE WATER REUSE PLANT	WASTE WATER REUSE PLANT
WASTE WATER DISPOSAL PLANT	WASTE WATER DISPOSAL PLANT
WASTE WATER STORAGE PLANT	WASTE WATER STORAGE PLANT



1:100(A1)/1:200(A3)
0 1 2 3 4 5m

Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the finished floor level unless otherwise stated.
4. All dimensions are to the finished ceiling level unless otherwise stated.
5. All dimensions are to the finished ground level unless otherwise stated.
6. All dimensions are to the finished external level unless otherwise stated.
7. All dimensions are to the finished internal level unless otherwise stated.
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10. All dimensions are to the finished internal level unless otherwise stated.

Rev	Description	Date
1	Issue for approval	10/10/2017
2	Issue for construction	10/10/2017
3	Issue for construction	10/10/2017
4	Issue for construction	10/10/2017
5	Issue for construction	10/10/2017
6	Issue for construction	10/10/2017
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9	Issue for construction	10/10/2017
10	Issue for construction	10/10/2017

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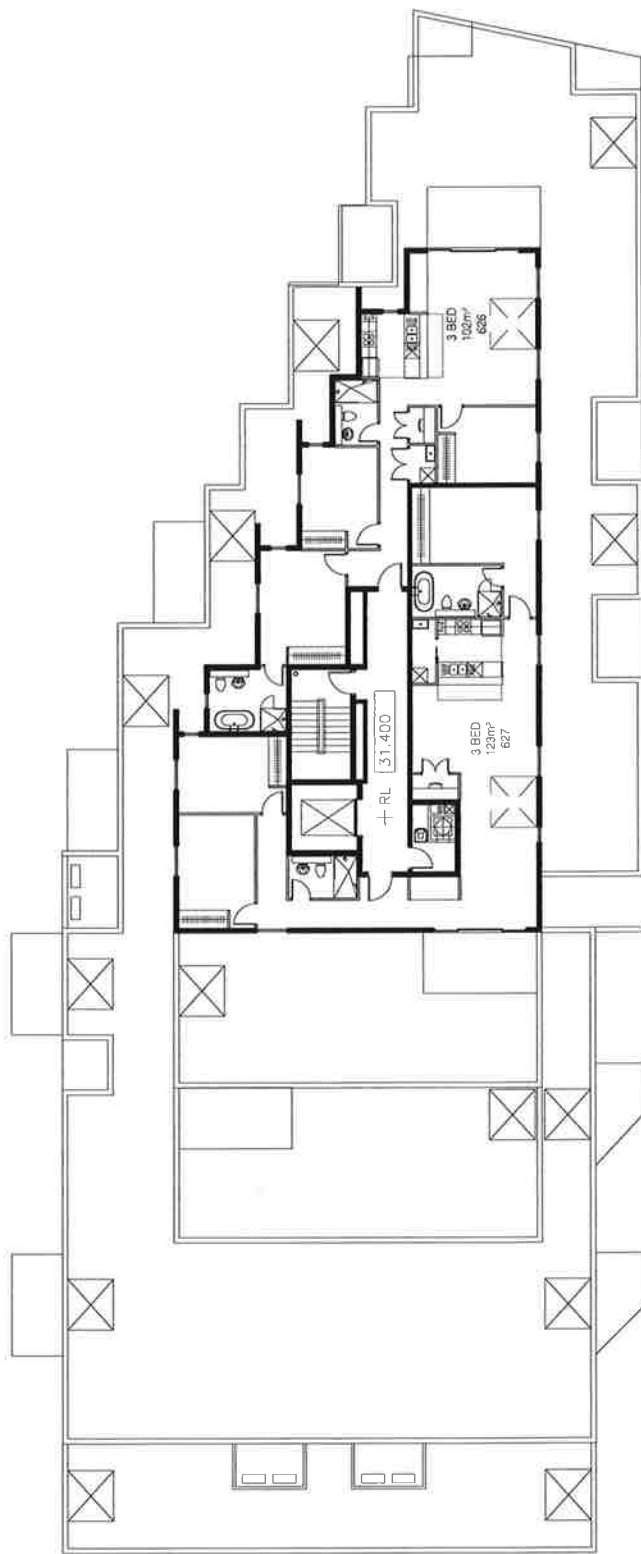
PTW
15 PTW BUILDING
15 PTW BUILDING
15 PTW BUILDING



Rev	Description	Date
1	Issue for approval	10/10/2017
2	Issue for construction	10/10/2017
3	Issue for construction	10/10/2017
4	Issue for construction	10/10/2017
5	Issue for construction	10/10/2017
6	Issue for construction	10/10/2017
7	Issue for construction	10/10/2017
8	Issue for construction	10/10/2017
9	Issue for construction	10/10/2017
10	Issue for construction	10/10/2017

Lewisham Development
Typical Building Section
Building C
Level 5

Rev	Description	Date
1	Issue for approval	10/10/2017
2	Issue for construction	10/10/2017
3	Issue for construction	10/10/2017
4	Issue for construction	10/10/2017
5	Issue for construction	10/10/2017
6	Issue for construction	10/10/2017
7	Issue for construction	10/10/2017
8	Issue for construction	10/10/2017
9	Issue for construction	10/10/2017
10	Issue for construction	10/10/2017



 Meriton Group Pty. Ltd. Builders & Developers Level 11, 120 Pitt Street, Sydney NSW 2000 Email: enquiries@meriton.com.au Phone: +61 (0)2 9250 6000									
PTW Architects Level 11, 120 Pitt Street, Sydney NSW 2000 Phone: +61 (0)2 9250 6000									
PTW Level 11, 120 Pitt Street, Sydney NSW 2000 Phone: +61 (0)2 9250 6000									
PTW Level 11, 120 Pitt Street, Sydney NSW 2000 Phone: +61 (0)2 9250 6000									
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PTW Level 11, 120 Pitt Street, Sydney NSW 2000 Phone: +61 (0)2 9250 6000									
PTW Level 11, 120 Pitt Street, Sydney NSW 2000 Phone: +61 (0)2 9250 6000									



PRE ADAPTABLE UNIT
TYPE C1 LEVEL G



POST ADAPTABLE UNIT
TYPE C1 LEVEL G

1:50 (A1) / 1:100 (A3)

Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the finished surface unless otherwise stated.
4. All dimensions are to the finished surface unless otherwise stated.
5. All dimensions are to the finished surface unless otherwise stated.
6. All dimensions are to the finished surface unless otherwise stated.
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8. All dimensions are to the finished surface unless otherwise stated.
9. All dimensions are to the finished surface unless otherwise stated.
10. All dimensions are to the finished surface unless otherwise stated.

Rev	Description	Date
1	Issue for approval	11/01/2023
2	Issue for construction	11/01/2023
3	Issue for construction	11/01/2023
4	Issue for construction	11/01/2023
5	Issue for construction	11/01/2023
6	Issue for construction	11/01/2023
7	Issue for construction	11/01/2023
8	Issue for construction	11/01/2023
9	Issue for construction	11/01/2023
10	Issue for construction	11/01/2023

Meriton
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Bulimba & Developers

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Website: www.meriton.com.au

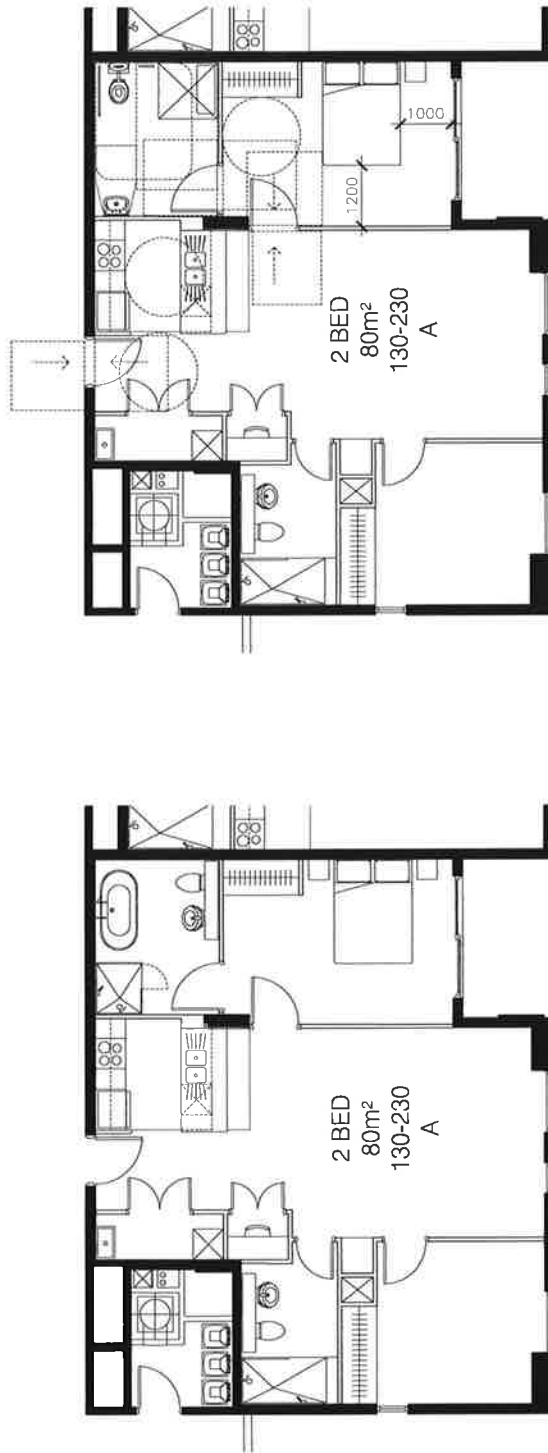
PTW Architects

Level 11, 115 South Quay Rd
Oxley QLD 4070
Tel: 07 3201 1000
Fax: 07 3201 1001
Email: info@ptw.com.au
Website: www.ptw.com.au



Rev	Description	Date
1	Issue for approval	11/01/2023
2	Issue for construction	11/01/2023
3	Issue for construction	11/01/2023
4	Issue for construction	11/01/2023
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10	Issue for construction	11/01/2023

Rev	Description	Date
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10	Issue for construction	11/01/2023

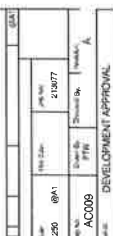


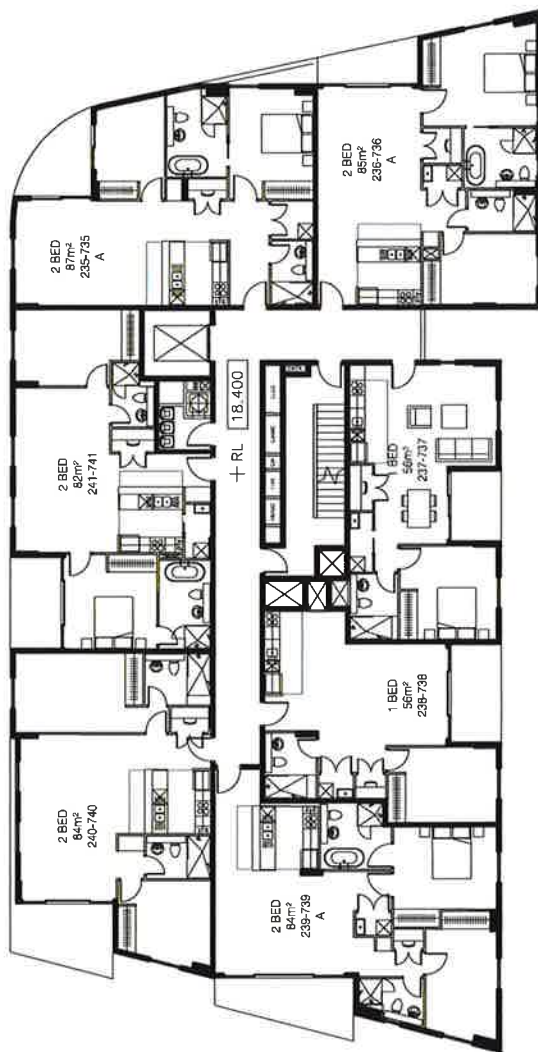
PRE ADAPTABLE UNIT
TYPE C2 LEVELS 1-3

POST ADAPTABLE UNIT
TYPE C2 LEVELS 1-3



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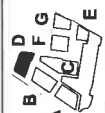
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2	ISSUED FOR PERMIT	2024/05/20	PTW	PTW
3	ISSUED FOR PERMIT	2024/05/20	PTW	PTW
4	ISSUED FOR PERMIT	2024/05/20	PTW	PTW
5	ISSUED FOR PERMIT	2024/05/20	PTW	PTW
6	ISSUED FOR PERMIT	2024/05/20	PTW	PTW
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8	ISSUED FOR PERMIT	2024/05/20	PTW	PTW
9	ISSUED FOR PERMIT	2024/05/20	PTW	PTW
10	ISSUED FOR PERMIT	2024/05/20	PTW	PTW

Meriton
Group Pty. Ltd.
Builders & Developers
1st Floor, 100 Market Street, Sydney, NSW 2000
Tel: (02) 8221 1000 Fax: (02) 8221 9777

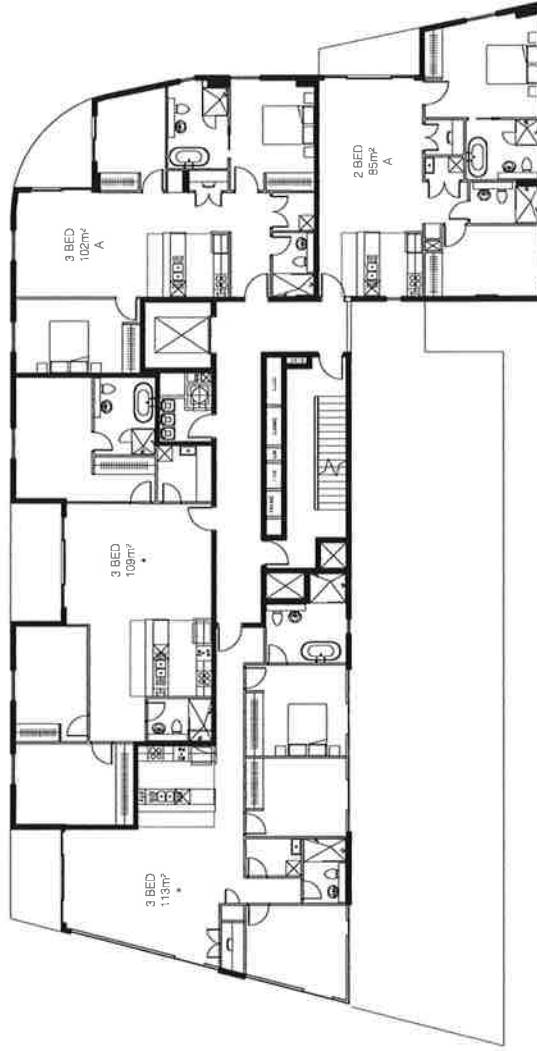
PTW Australia
Level 15, 8 Capital Square, Sydney, NSW 2000
Tel: (02) 8221 1000 Fax: (02) 8221 9777

PTW
1st Floor, 100 Market Street, Sydney, NSW 2000
Tel: (02) 8221 1000 Fax: (02) 8221 9777



Lewisham Development
Building D
LEVEL 2-7

Scale	1:100 (A1)/1:200 (A3)
Author	PTW
Check	PTW
Drawn	PTW
Project No.	210027
Rev. No.	1
Rev. Date	2024/05/20
Rev. Description	ISSUED FOR PERMIT



1 2 3 4 5m
1:100 (A1) / 1:200 (A3)

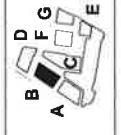
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3	ISSUED FOR PERMIT	2023/07/27	PTW	PTW
4	ISSUED FOR PERMIT	2023/07/27	PTW	PTW
5	ISSUED FOR PERMIT	2023/07/27	PTW	PTW
6	ISSUED FOR PERMIT	2023/07/27	PTW	PTW
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8	ISSUED FOR PERMIT	2023/07/27	PTW	PTW
9	ISSUED FOR PERMIT	2023/07/27	PTW	PTW
10	ISSUED FOR PERMIT	2023/07/27	PTW	PTW

Meriton
Group Pty. Ltd.
Builders & Developers

Level 11, 129 Macquarie Street, Sydney NSW 2000
Tel: 02 9257 2060 Fax: 02 9257 2177

PTW Architects

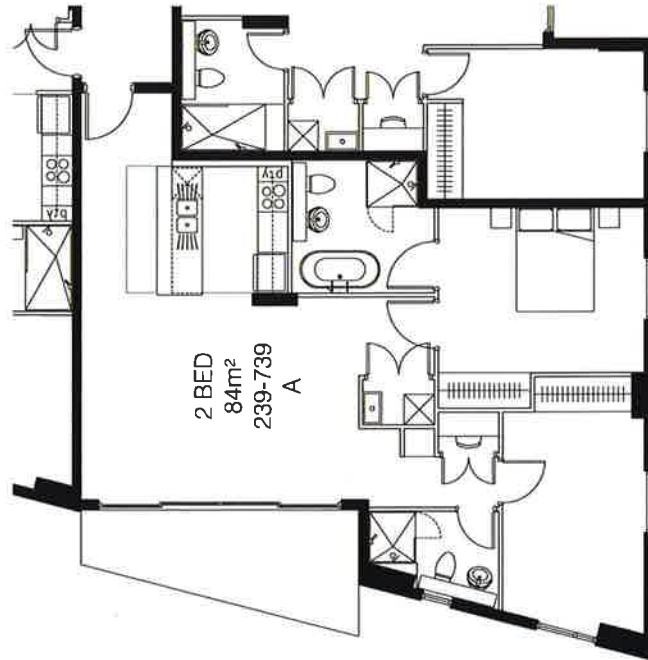
Level 11, 129 Macquarie Street, Sydney NSW 2000
Tel: 02 9257 2060 Fax: 02 9257 2177



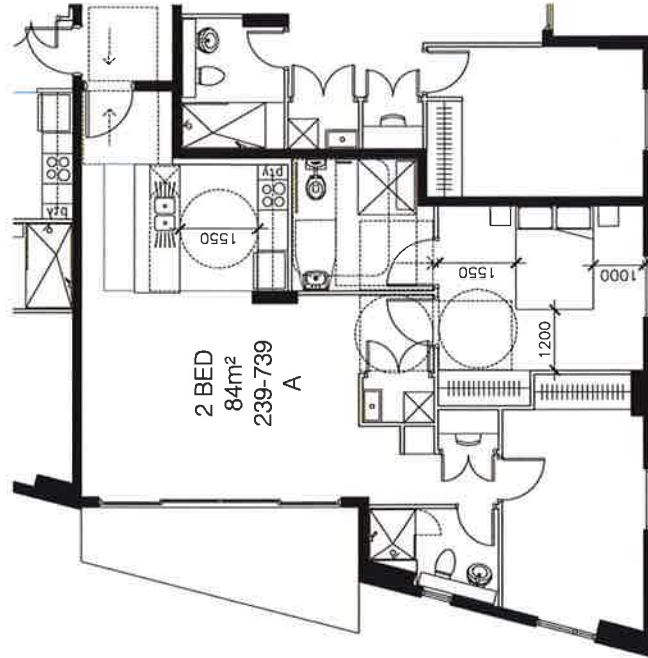
DEVELOPMENT APPROVAL

Level 8
BUILDING D
LEVEL 8

NO.	REVISION	DATE	BY	CHKD.
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2	ISSUED FOR PERMIT	2023/07/27	PTW	PTW
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9	ISSUED FOR PERMIT	2023/07/27	PTW	PTW
10	ISSUED FOR PERMIT	2023/07/27	PTW	PTW



PRE ADAPTABLE UNIT
TYPE D1 LEVELS 1-7



POST ADAPTABLE UNIT
TYPE D1 LEVELS 1-7

0 5 10 20m
1:50(A1)/1:100(A3)

Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the finished surface unless otherwise stated.
4. All dimensions are to the external face of the wall unless otherwise stated.
5. All dimensions are to the internal face of the wall unless otherwise stated.
6. All dimensions are to the top of the wall unless otherwise stated.
7. All dimensions are to the bottom of the wall unless otherwise stated.
8. All dimensions are to the side of the wall unless otherwise stated.
9. All dimensions are to the front of the wall unless otherwise stated.
10. All dimensions are to the back of the wall unless otherwise stated.

Rev	Description	Date
1	Issue for tender	12/01/2021
2	Issue for construction	12/01/2021
3	Issue for completion	12/01/2021

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Level 15, 150 Macquarie Street, Sydney NSW 2000
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www.ptw.com.au

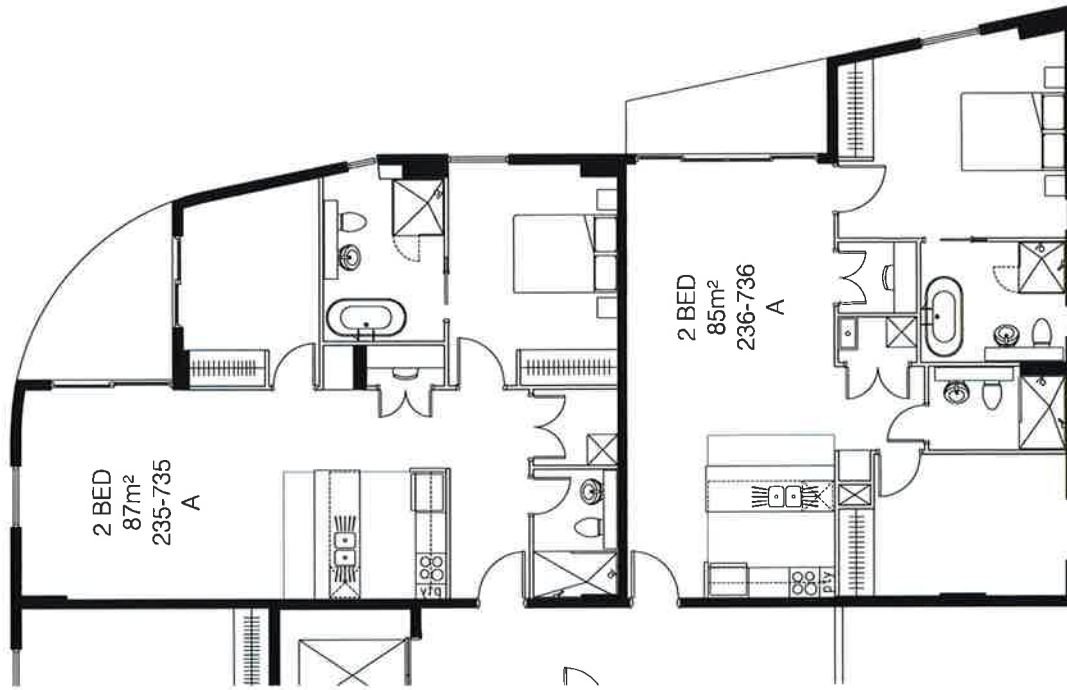


Rev	Description	Date
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2	Issue for construction	12/01/2021
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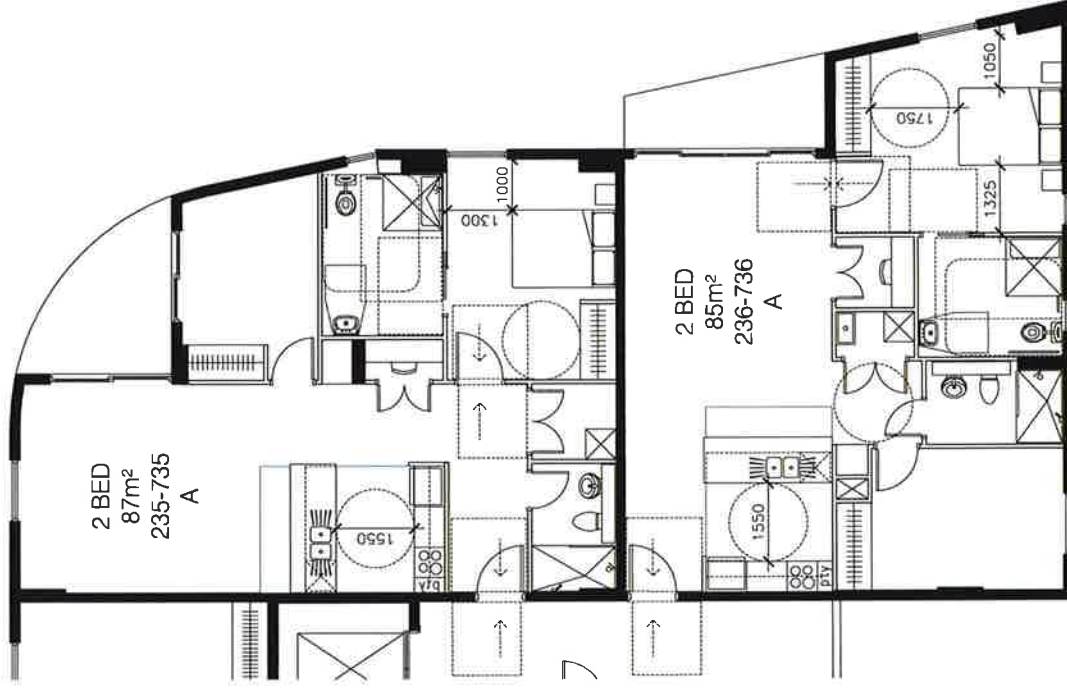
Lewis & Clark Development
74-76 Macquarie Street, Sydney NSW 2000
Tel: 02 9250 7200 Fax: 02 9250 7211
Email: enquiries@lewisandclark.com.au
www.lewisandclark.com.au

Rev	Description	Date
1	Issue for tender	12/01/2021
2	Issue for construction	12/01/2021
3	Issue for completion	12/01/2021

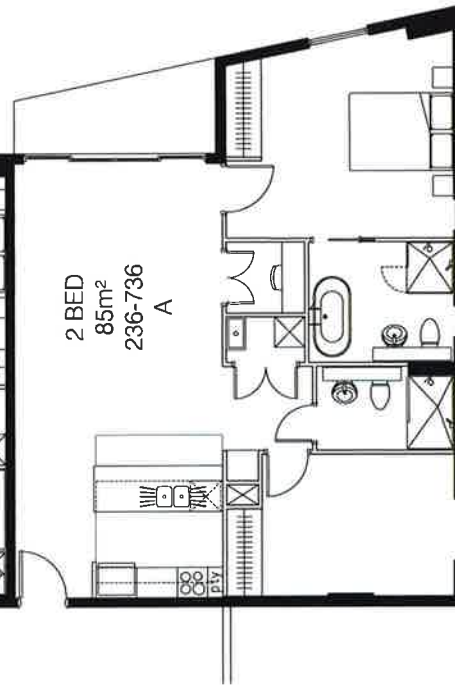
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TYPE D2 LEVELS 1-7



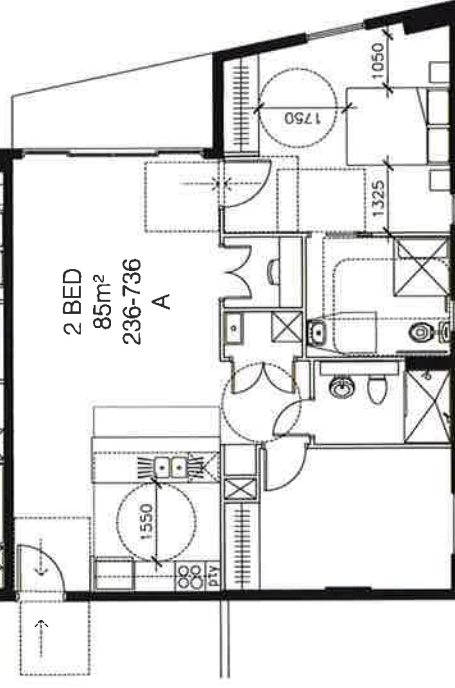
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TYPE D2 LEVELS 1-7



PRE ADAPTABLE UNIT
TYPE D3 LEVELS 2-7



POST ADAPTABLE UNIT
TYPE D3 LEVELS 2-7



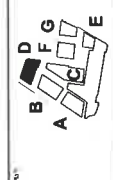
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1:50(A1):1:100(A3)

For more information on the Meriton Group, please visit our website at www.meriton.com.au.
Meriton Group Pty Ltd is a registered company in Australia.
Meriton Group Pty Ltd is a registered company in Australia.
Meriton Group Pty Ltd is a registered company in Australia.

NO.	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR TENDER	10/01/2018	PTW	PTW
2	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
3	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
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10	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW

Meriton
Group Pty Ltd
Builders & Developers
100/101 Collins Street, Melbourne VIC 3000
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www.meriton.com.au

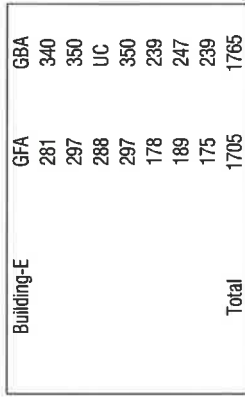
PTW Architects
Level 17, 175 Collins Street
Melbourne VIC 3000
Tel: 03 9238 1338 Fax: 03 9238 1377
www.ptwarchitects.com.au



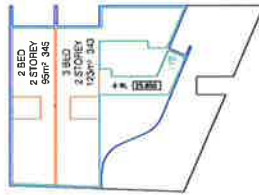
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1	ISSUED FOR TENDER	10/01/2018	PTW	PTW
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NO.	REVISION	DATE	BY	CHKD BY
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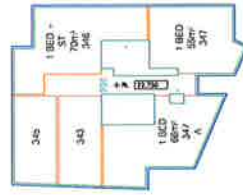
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2	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
3	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
4	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
5	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
6	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
7	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
8	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
9	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW
10	REVISED TO REFLECT COMMENTS	10/01/2018	PTW	PTW



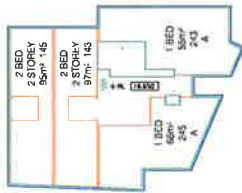
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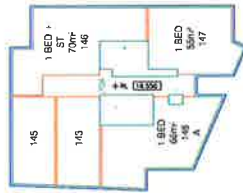
LEVEL 4



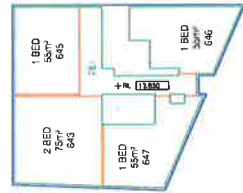
LEVEL 3



LEVEL 2



LEVEL 1



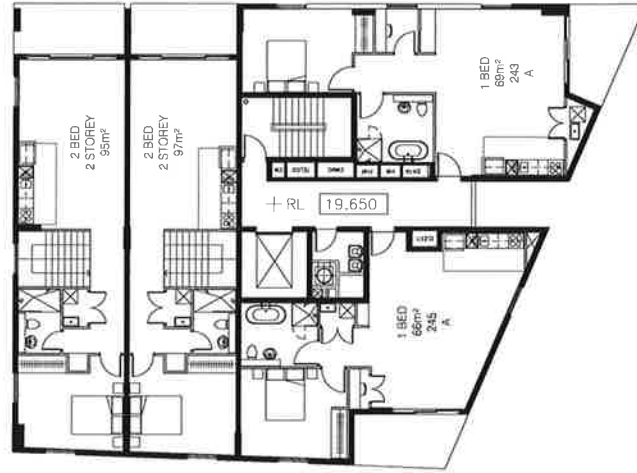
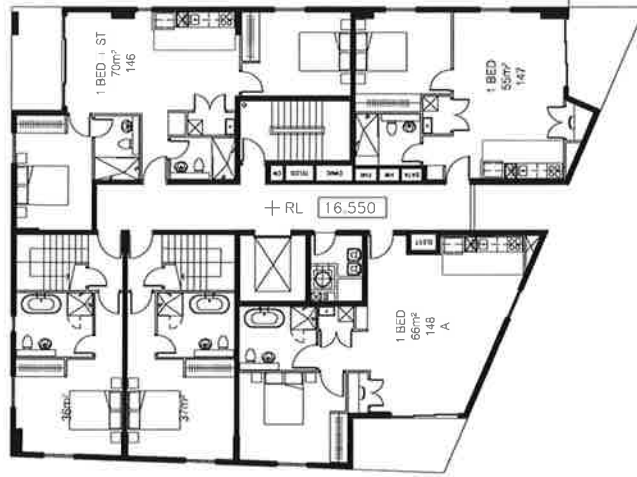
GROUND LEVEL



LEVEL 6



 Meriton Group Pty. Ltd. Buildings & Developers Level 11, 1201 South Street, Sydney NSW 2000 Tel: 02 9212 2000 Fax: 02 9212 2001 Email: enquiries@meriton.com.au Web: www.meriton.com.au		PTW Architects Level 11, 1201 South Street, Sydney NSW 2000 Tel: 02 9212 2000 Fax: 02 9212 2001 Email: enquiries@meriton.com.au Web: www.meriton.com.au		Key Plan 		PTW Level 11, 1201 South Street, Sydney NSW 2000 Tel: 02 9212 2000 Fax: 02 9212 2001 Email: enquiries@meriton.com.au Web: www.meriton.com.au		Development Approval BUILDING E AREAS AC009 218077 218077 218077		Development Approval BUILDING E AREAS AC009 218077 218077 218077		Development Approval BUILDING E AREAS AC009 218077 218077 218077	
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NO.	REVISION	DATE	BY	CHKD.	APPD.
1	ISSUED FOR PERMIT	11/03/2023	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...

Meriton
Group Pty. Ltd.
Builders & Developers

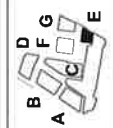
Level 15, 151 York Street, Sydney NSW 2010
Tel: 02 9257 3888 Fax: 02 9257 2777

Company ABN 62 629 691 277
For more information, visit our website

PTW Architects

Level 15, 151 York Street, Sydney NSW 2010
Tel: 02 9257 3888 Fax: 02 9257 2777

Company ABN 62 629 691 277
For more information, visit our website

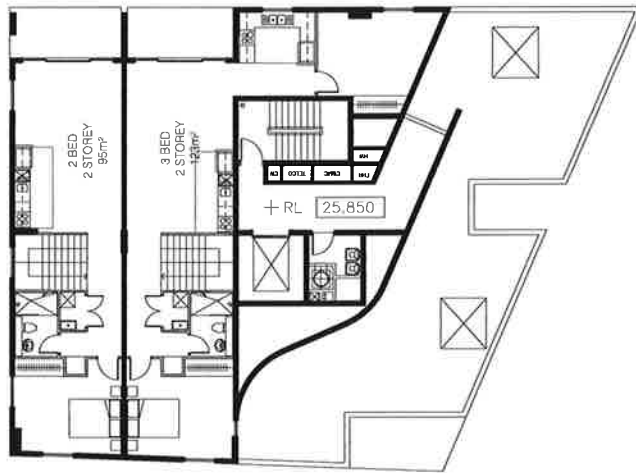
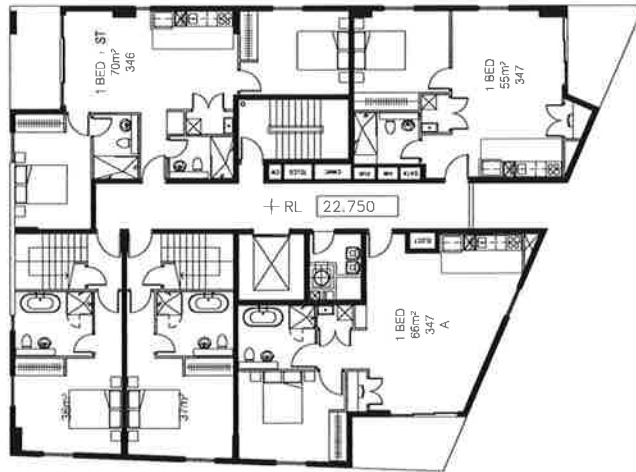


Leighton Development

Level 15, 151 York Street, Sydney NSW 2010
Tel: 02 9257 3888 Fax: 02 9257 2777

Company ABN 62 629 691 277
For more information, visit our website

NO.	REVISION	DATE	BY	CHKD.	APPD.
1	ISSUED FOR PERMIT	11/03/2023	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
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10	...	...	...	...	...



1:100(A1)/1:200(A3)

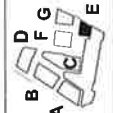
REVISIONS	
No.	Description
1	Issue for approval
2	Issue for approval
3	Issue for approval
4	Issue for approval
5	Issue for approval
6	Issue for approval
7	Issue for approval
8	Issue for approval
9	Issue for approval
10	Issue for approval

Meriton
Group Pty. Ltd.
Builders & Developers

M

Level 3, 377 Pitt Street, Sydney, NSW 2000
Tel: (02) 9250 1000
Fax: (02) 9250 1001
Email: info@meriton.com.au

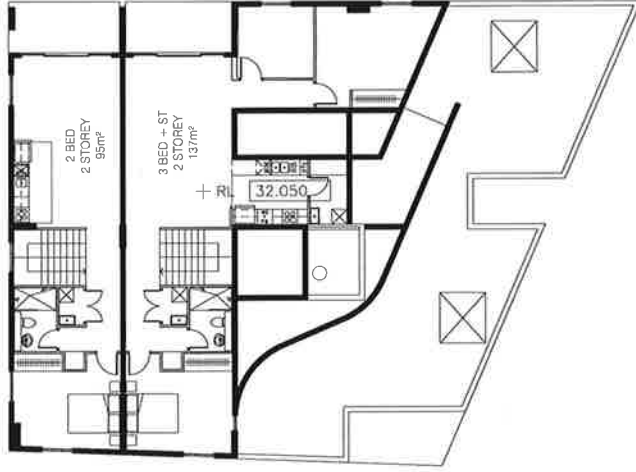
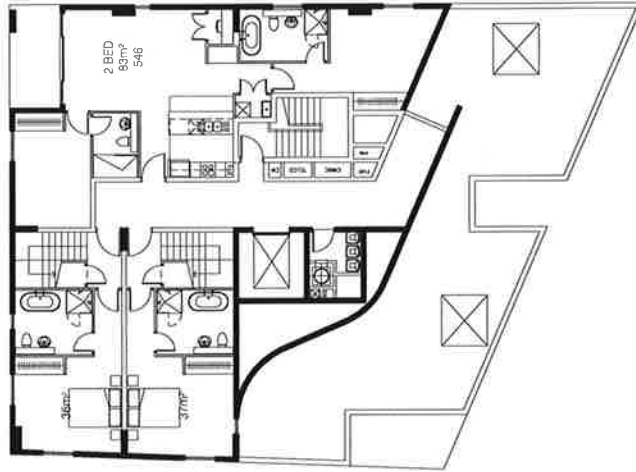
PTW Architects
Level 4, 100 George Street
Sydney, NSW 2000
Tel: (02) 9250 1000
Fax: (02) 9250 1001
Email: info@ptw.com.au



Levittam Development
Level 3-4

BUILDING E
LEVEL 3-4

DEVELOPMENT APPROVAL	
Project No.	AE012 - L3-4
Project Name	PTW
Project Date	21/03/20
Project Status	Approved
Project Location	A



1:100(A1)/1:200(A3)

Meriton Group Pty. Ltd.
Builders & Developers
Level 11, 125, Market Street, Sydney, NSW 2000
Tel: (02) 9221 2000 Fax: (02) 9221 2771
Email: info@meriton.com.au
www.meriton.com.au

Rev	Description	Date
1	Issue for Development Approval	10/10/2018

Meriton
Group Pty. Ltd.
Builders & Developers
Level 11, 125, Market Street, Sydney, NSW 2000
Tel: (02) 9221 2000 Fax: (02) 9221 2771
Email: info@meriton.com.au
www.meriton.com.au

PTW ADDRESS
Level 11, 125, Market Street, Sydney, NSW 2000
PTW NO
10/10/2018

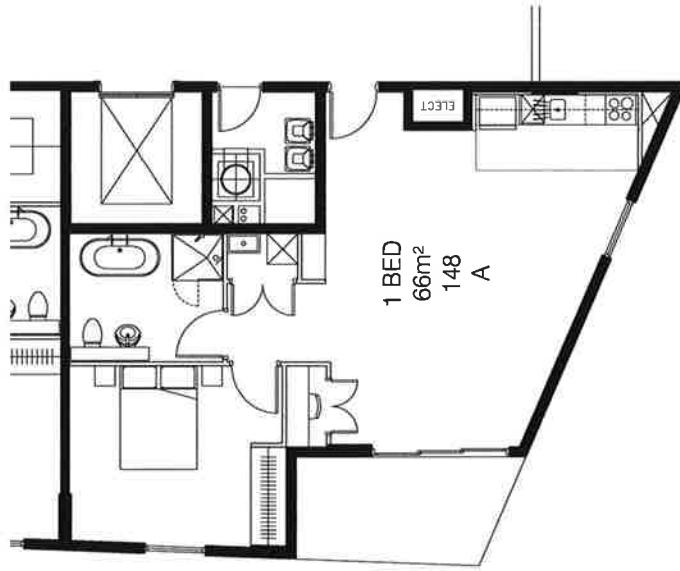
PTW
10/10/2018



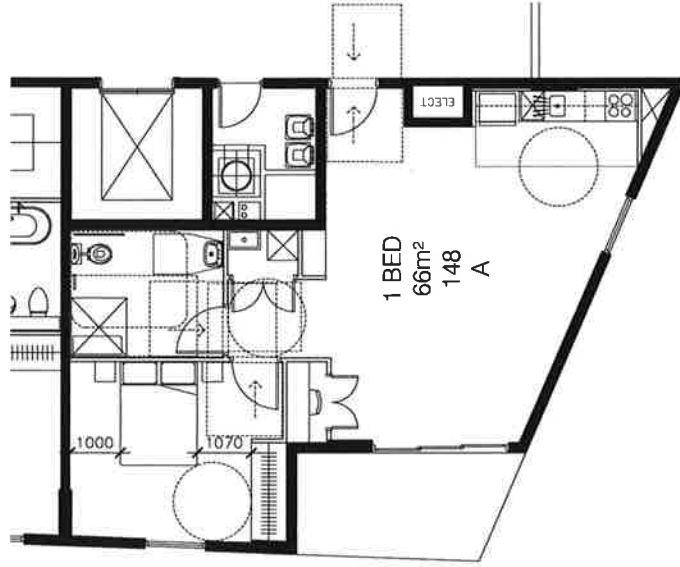
DEVELOPMENT APPROVAL

Building E
LEVEL 5-6

Rev	Description	Date
1	Issue for Development Approval	10/10/2018



PRE ADAPTABLE UNIT
TYPE E1 LEVELS L1-3



POST ADAPTABLE UNIT
TYPE E1 LEVELS L1-3

0.5 0 1 2m
1:50(1/1:100(A3))

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
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10	ISSUED FOR PERMIT

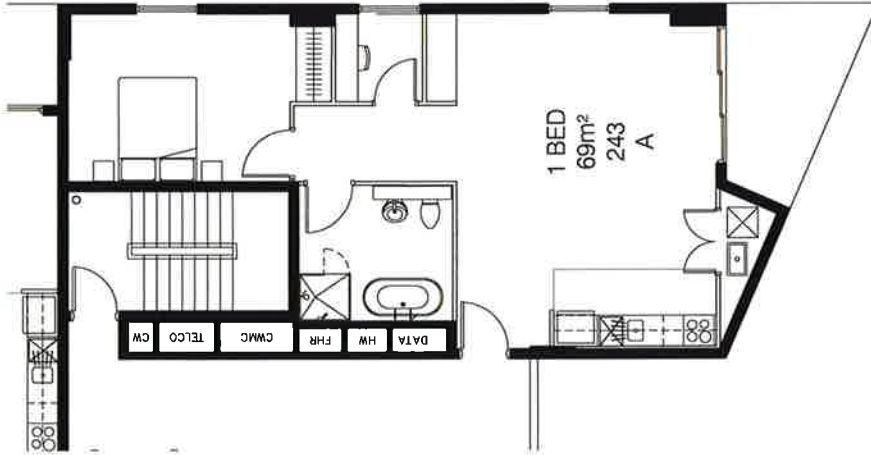
Meriton
Group Pty Ltd
Bullocks & Developments
100/102 Sturt Street, Sydney NSW 1570
Tel: 02 9550 1000 Fax: 02 9550 1001
www.meriton.com.au

PTW Architects
Level 15, 6 Grosvenor St,
Sydney NSW 1570
Tel: 02 9221 1100
Fax: 02 9221 1101
www.ptw.com.au

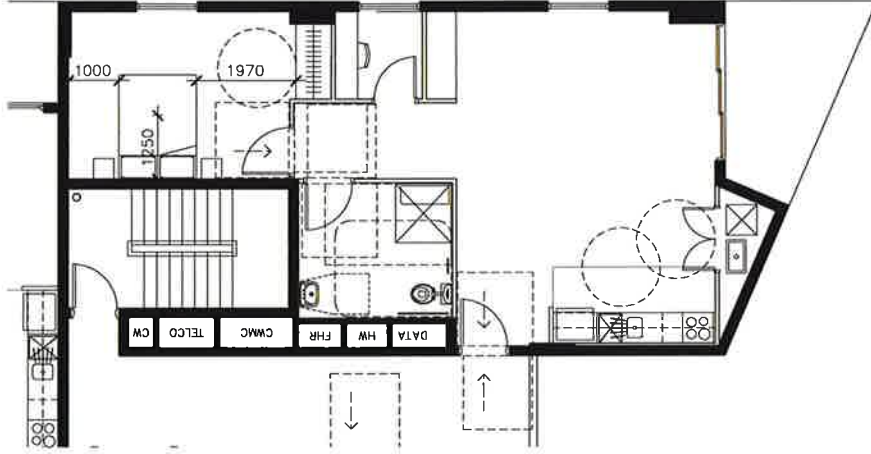
PTW
1st Floor, 6 Grosvenor St,
Sydney NSW 1570
Tel: 02 9221 1100
Fax: 02 9221 1101
www.ptw.com.au

Building E
ADAPTABLE UNITS

DEVELOPMENT APPROVAL	
Project Name	Lewisham Development
Project No	1500
Design No	001
Design Date	22/07/17
Design By	PTW
Design For	Meriton
Design No	A



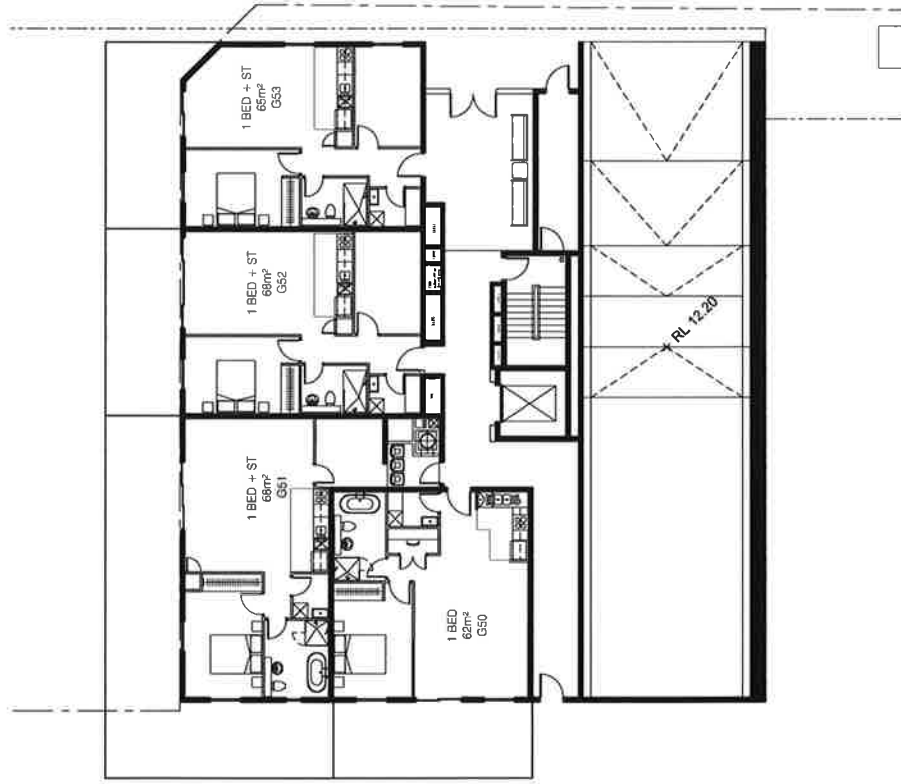
PRE ADAPTABLE UNIT
TYPE E2 LEVEL L2



POST ADAPTABLE UNIT
TYPE E2 LEVEL L2

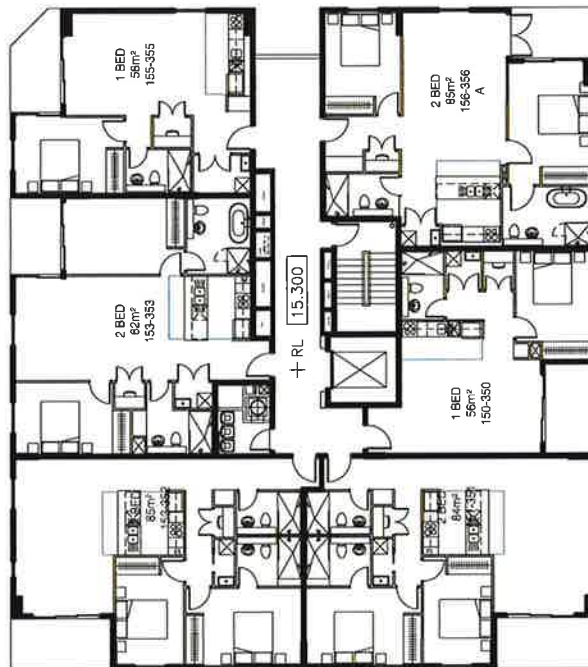
0.5 1 2m
1:50(A1)/1:100(A3)

 Meriton Group Pty. Ltd. Builders & Developers Level 11, 120 Pitt Street, Sydney NSW 2000 Tel: 02 9257 2088 Fax: 02 9257 2777 Email: enquiries@meriton.com.au Website: www.meriton.com.au		PTW Architects Level 13, 120 Pitt Street, Sydney NSW 2000 Tel: 02 9257 2088 Fax: 02 9257 2777 Email: enquiries@meriton.com.au Website: www.meriton.com.au		PTW Level 13, 120 Pitt Street, Sydney NSW 2000 Tel: 02 9257 2088 Fax: 02 9257 2777 Email: enquiries@meriton.com.au Website: www.meriton.com.au		Key Dates PTW Approval: 11/11/2017 City Council Approval: 11/11/2017		Development Approval PTW Approval: 11/11/2017 City Council Approval: 11/11/2017		Building E ADAPTABLE UNITS		Development Approval PTW Approval: 11/11/2017 City Council Approval: 11/11/2017	
Project Name: Lewisham Development		Project Ref: AE551		Job Title: AE551		Job No: 210877		Drawn By: PTW		Checked By: PTW		Approved By: PTW	



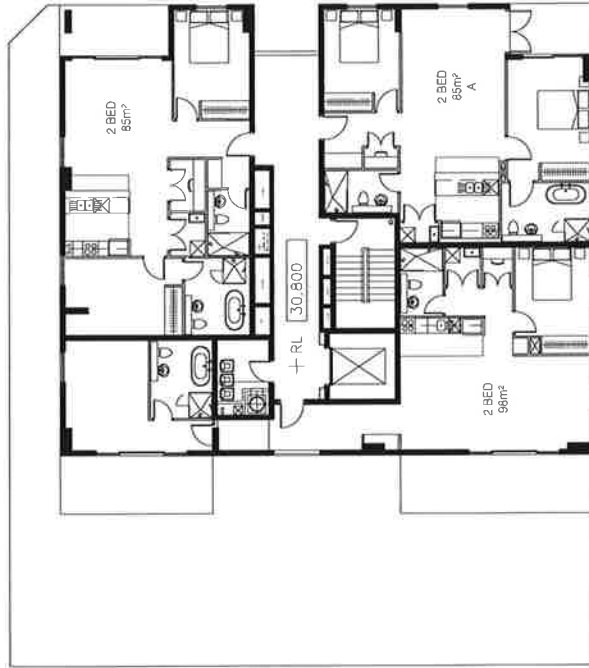
1:100(A1)/1:200(A3)

Project Information		Development Approval	
Project Name	Lewisham Development	Project No.	21007
Client	Meriton Group Pty. Ltd.	Design No.	AF010 - L00
Architect	PTW Architects	Scale	As Shown
Engineer	PTW	Drawn By	PTW
Checker	PTW	Reviewed By	PTW
Approver	PTW	Approved	PTW
Site Information		Development Approval	
Site No.	1	Site Name	BUILDING F
Site Address	1/100 (A1) / 1/200 (A3)	Site Area	GROUND PLAN
Site Zoning	Residential	Site Status	DEVELOPMENT APPROVAL
Site Owner	Meriton Group Pty. Ltd.	Site Contact	PTW
Site Manager	Meriton Group Pty. Ltd.	Site Phone	02 9550 7777
Site Email	meriton@meriton.com.au	Site Website	www.meriton.com.au
Site Notes	This plan is for the development of the site. It is not to be used for any other purpose. It is the responsibility of the client to ensure that the development is in accordance with the relevant planning and building regulations.		



+ RL 15.300

[illegible]



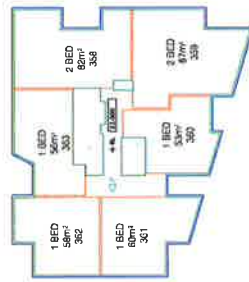
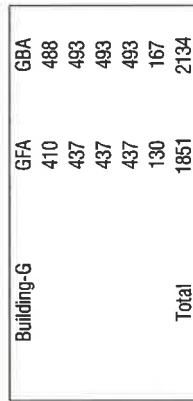
PTW Architects
Level 11 • 80 Corporation
Sydney NSW Australia
N/A for Architects and Engineers
300 George Street Sydney NSW 2000
Tel: 02 9233 1100 Fax: 02 9233 1101
E: info@ptw.com.au W: www.ptw.com.au

PTW



DEVELOPMENT APPROVAL		(1) Name Lowell-Ham Development Project Manager: Mr. Lowell Ham Date: _____	
_____	_____	_____	_____

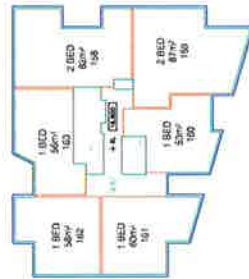
**BUILDING F
LEVEL 6**



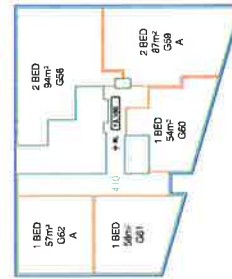
LEVEL 2



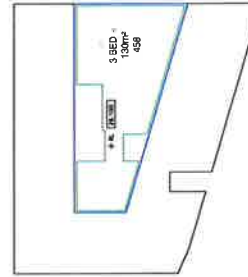
LEVEL 3



LEVEL 1

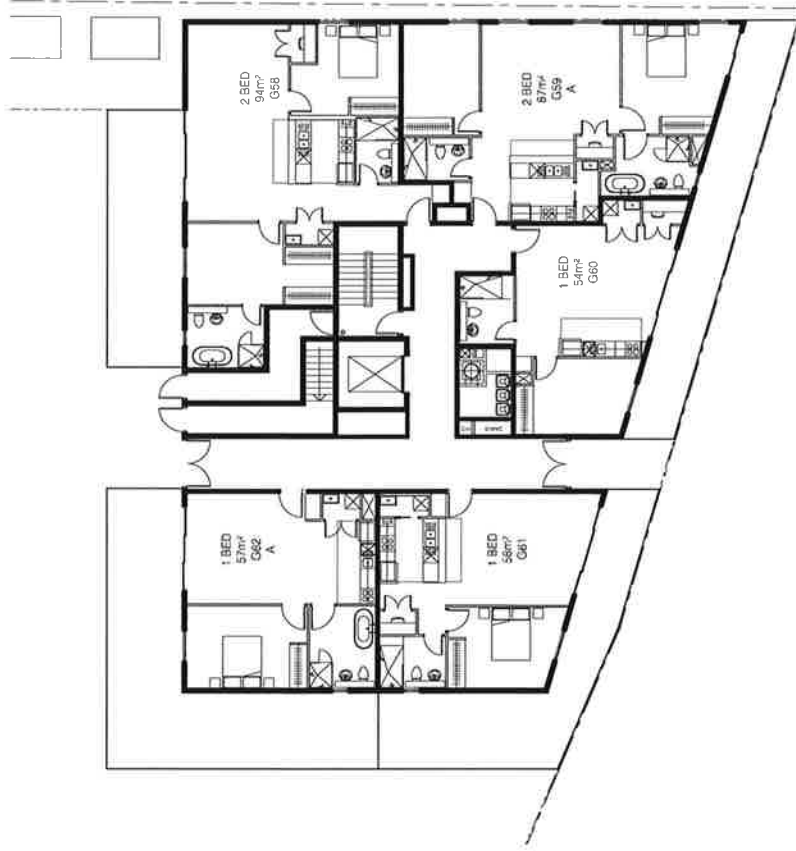


GROUNDED | EVER



LEVEL 4





1:100(A1)/1:200(A3)
0 1 2 3 4 5m

Notes:
1. All dimensions are to the face of the wall unless otherwise stated.
2. All areas are in square metres.
3. The floor levels are as indicated on the plan.
4. The building is to be constructed in accordance with the Building Regulations.
5. The building is to be constructed in accordance with the Building Regulations.
6. The building is to be constructed in accordance with the Building Regulations.

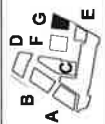
NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11/01/2023	PTW	PTW



Meriton
Group Pty. Ltd.
Builders & Developers

PTW Architects
Level 11, 100 Market Street, Sydney, NSW 2000
Phone: (02) 9221 1000
Fax: (02) 9221 1001
Email: info@ptw.com.au

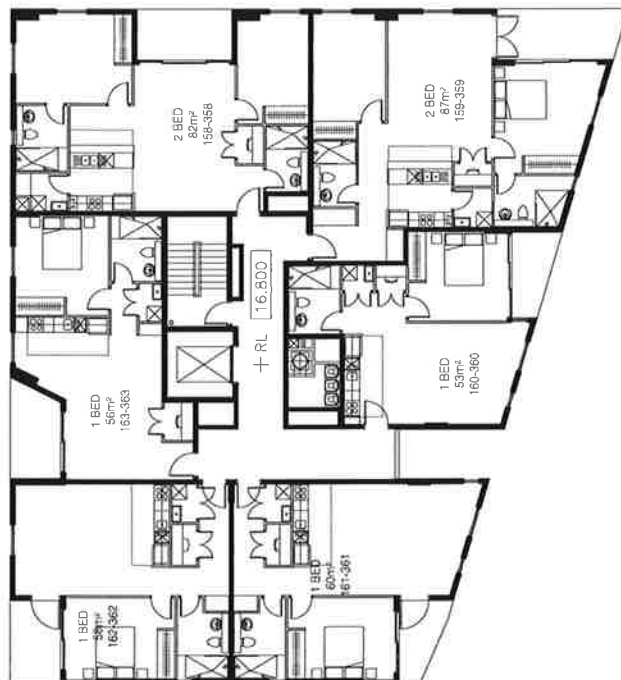
PTW

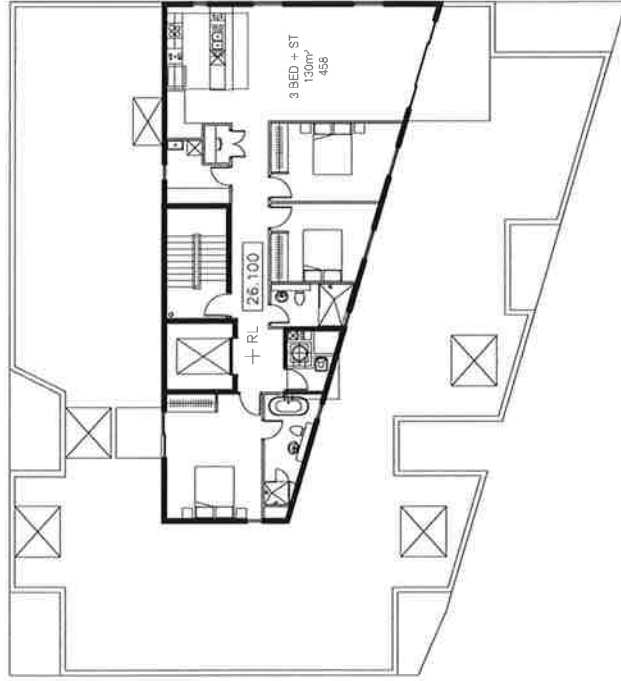


Development Approval
11/01/2023
11/01/2023
11/01/2023

BUILDING G
GROUND PLAN

Scale: 1:100 (A1) / 1:200 (A3)
Date: 11/01/2023
Drawing No: 11/01/2023
Revision: 1



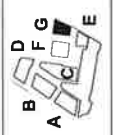


NO.	REVISION	DATE	BY	CHKD.	APPD.
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2	ISSUED FOR PERMIT	15/03/2018			
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4	ISSUED FOR PERMIT	15/03/2018			
5	ISSUED FOR PERMIT	15/03/2018			
6	ISSUED FOR PERMIT	15/03/2018			
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8	ISSUED FOR PERMIT	15/03/2018			
9	ISSUED FOR PERMIT	15/03/2018			
10	ISSUED FOR PERMIT	15/03/2018			

Meriton
Group Pty. Ltd.
Builders & Developers

PTW
1:000 (A1) 1:200 (A3)

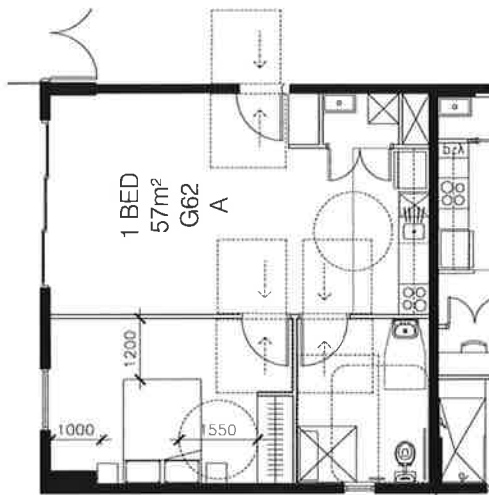
PTW
1:000 (A1) 1:200 (A3)



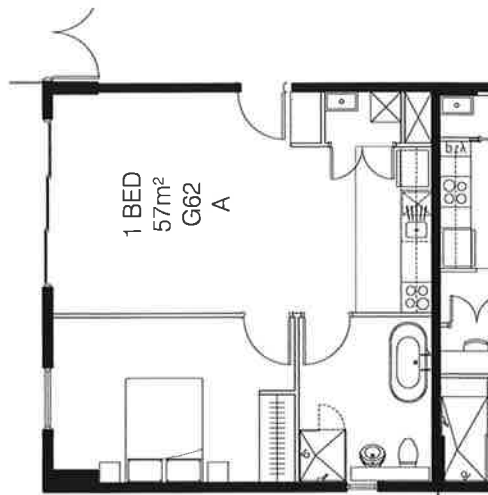
Levensham Development
Building Level 4

DEVELOPMENT APPROVAL

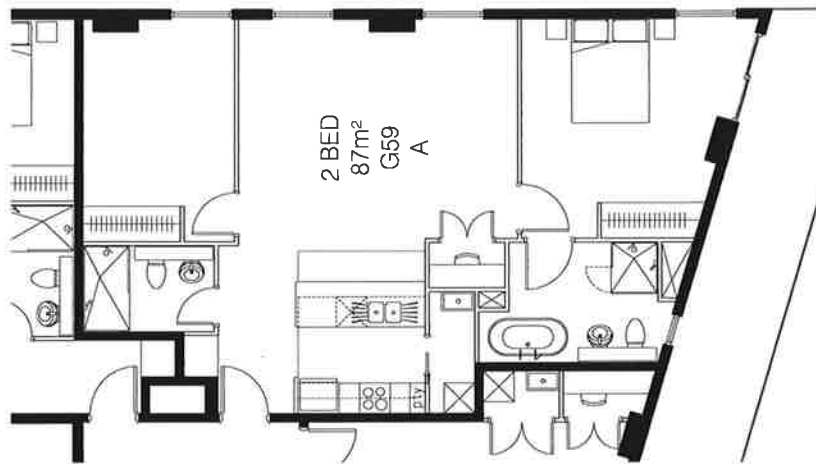
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Drawn By	PTW	PTW	PTW	PTW	PTW
Check By					
Appd. By					
Scale	1:100	1:200	1:500	1:1000	1:2000
Sheet No.	1	2	3	4	5
Sheet Total	5	5	5	5	5



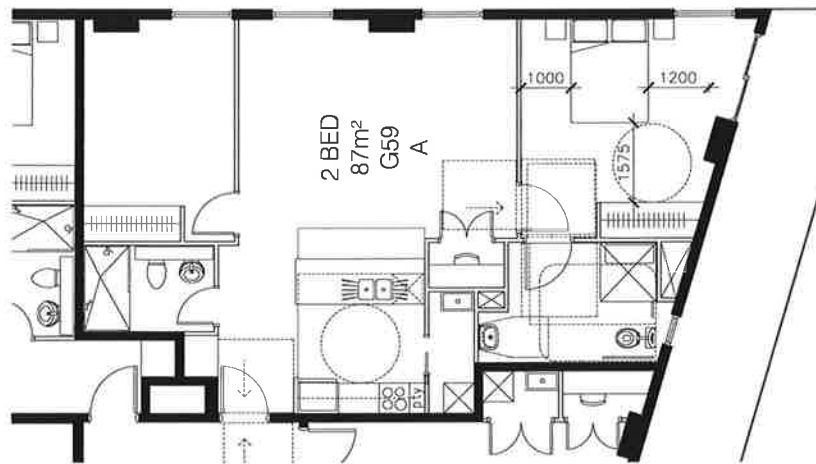
POST ADAPTABLE UNIT
TYPE G1 LEVEL G



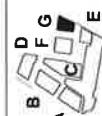
PRE ADAPTABLE UNIT
TYPE G1 LEVEL G



PRE ADAPTABLE UNIT
TYPE G2 LEVEL G



POST ADAPTABLE UNIT
TYPE G2 LEVEL G



PTW

PTW Architects
Unit 11, 1-5, Avenue 6,
Sydney NSW 1580, Australia
Tel: +61 (0)2 9550 1111
Fax: +61 (0)2 9550 1112
Email: info@ptw.com.au

Meriton
Group Pty. Ltd.
Builders & Developers
Level 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
Email: info@meriton.com.au



Unit 11, 120 Pitt Street, Sydney NSW 2000
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Email: info@meriton.com.au

Unit 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
Email: info@meriton.com.au

Unit 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
Email: info@meriton.com.au

Unit 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
Email: info@meriton.com.au

Unit 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
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Unit 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
Email: info@meriton.com.au

Unit 11, 120 Pitt Street, Sydney NSW 2000
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Email: info@meriton.com.au

Unit 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
Email: info@meriton.com.au

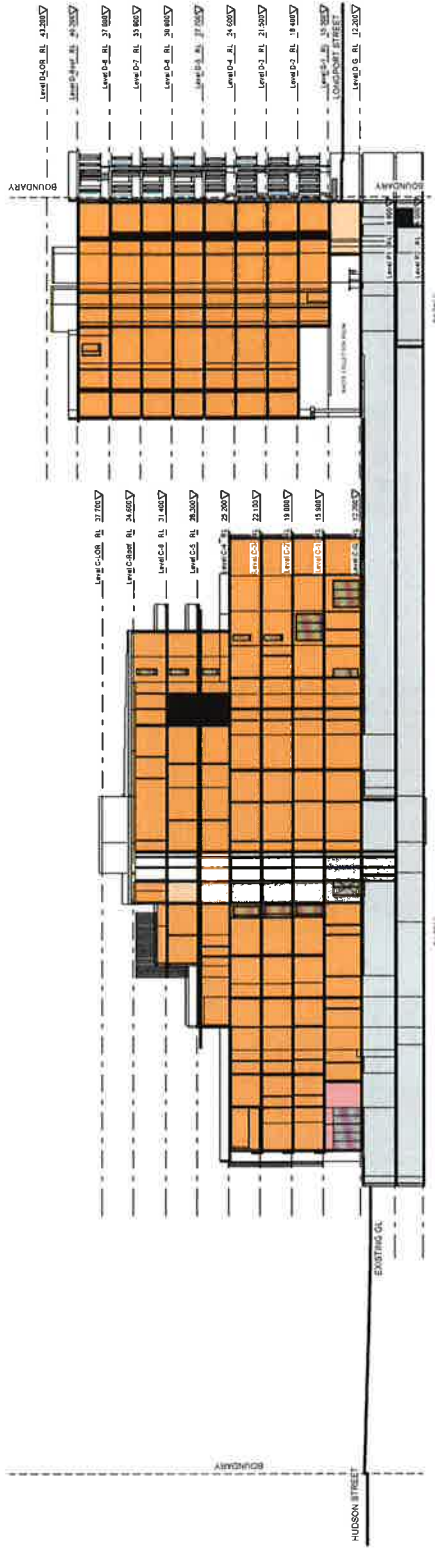
Unit 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
Email: info@meriton.com.au

Unit 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
Email: info@meriton.com.au

Unit 11, 120 Pitt Street, Sydney NSW 2000
Tel: +61 (0)2 9250 1000 Fax: +61 (0)2 9250 1001
Email: info@meriton.com.au

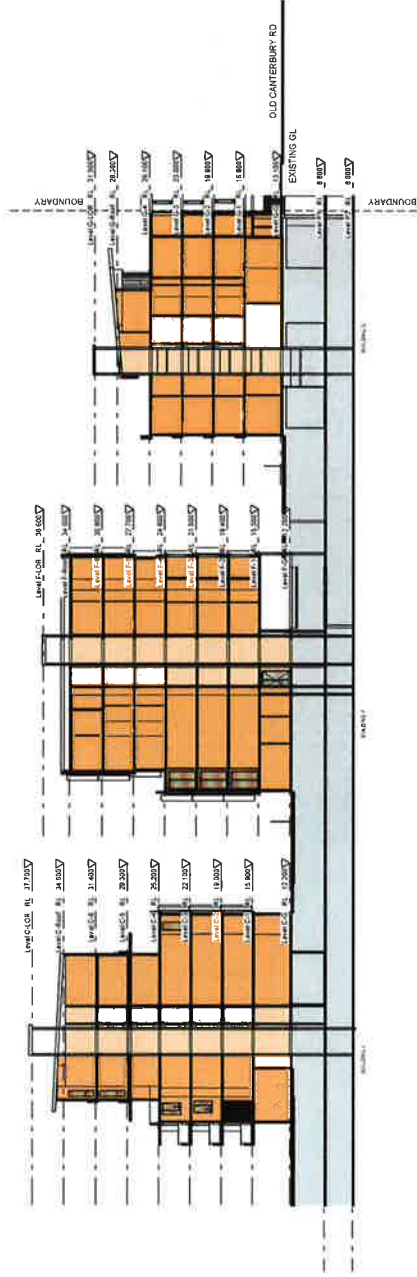


Section Building D, B, A

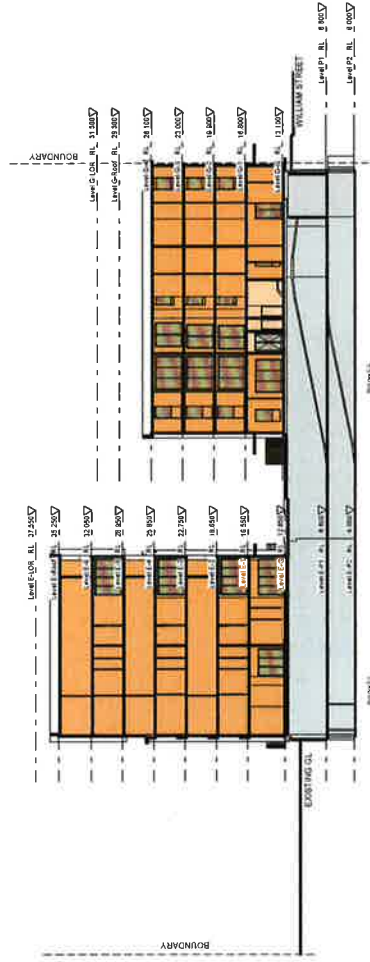


Section Building C, D

		Date: 12/01/2024 Drawn: 12/01/2024 Checked: 12/01/2024 Approved: 12/01/2024	
Project Name: Lewisham Development Project No: 123456 Client: ABC Building Solutions Ltd		Scale: 1:200 Drawing No: 123456 Revision: 1	
Project Location: 123456 Street, London, SE1 1AA Project Status: Approved		Project Manager: John Doe Project Engineer: Jane Smith	
Project Description: New 10-story residential building with 40 units and ground floor commercial space.		Project Budget: £1,200,000 Project Completion: Q4 2025	
Project Team: Meriton Group Pty Ltd, Architects & Developers Project Address: 123456 Street, London, SE1 1AA Project Phone: 020 1234 5678 Project Email: info@meriton.co.uk		Project Website: www.meriton.co.uk Project Social Media: @meritonco	
Project Logo: 		Project Logo: 	
Project Logo: 		Project Logo: 	
Project Logo: 		Project Logo: 	
Project Logo: 		Project Logo: 	



Section Building G, F, C



Section Building E, G

Meriton Group Pty. Ltd.
Students & Developers

PTW Architects
Level 15, Exchange 51
140 Pitt Street
Sydney NSW 2000
02 9250 9999
www.ptw.com.au

Lewissham Development
17-18 Old Canterbury Road, Canterbury
NSW 2193

DEVELOPMENT APPROVAL

SECTIONS

DEVELOPMENT APPROVAL

Project No: 1506 @ A1

Client: PTW

Design: 1506 @ A1

Drawn: 1506 @ A1

Check: 1506 @ A1

Scale: 1:500

Date: 15/02/2014

Project: 1506 @ A1

Project No: 1506 @ A1

Client: PTW

Design: 1506 @ A1

Drawn: 1506 @ A1

Check: 1506 @ A1

Scale: 1:500

Date: 15/02/2014

Project: 1506 @ A1

Project No: 1506 @ A1

Client: PTW

Design: 1506 @ A1

Drawn: 1506 @ A1

Check: 1506 @ A1

Scale: 1:500

Date: 15/02/2014

Project: 1506 @ A1

Project No: 1506 @ A1

Client: PTW

Design: 1506 @ A1

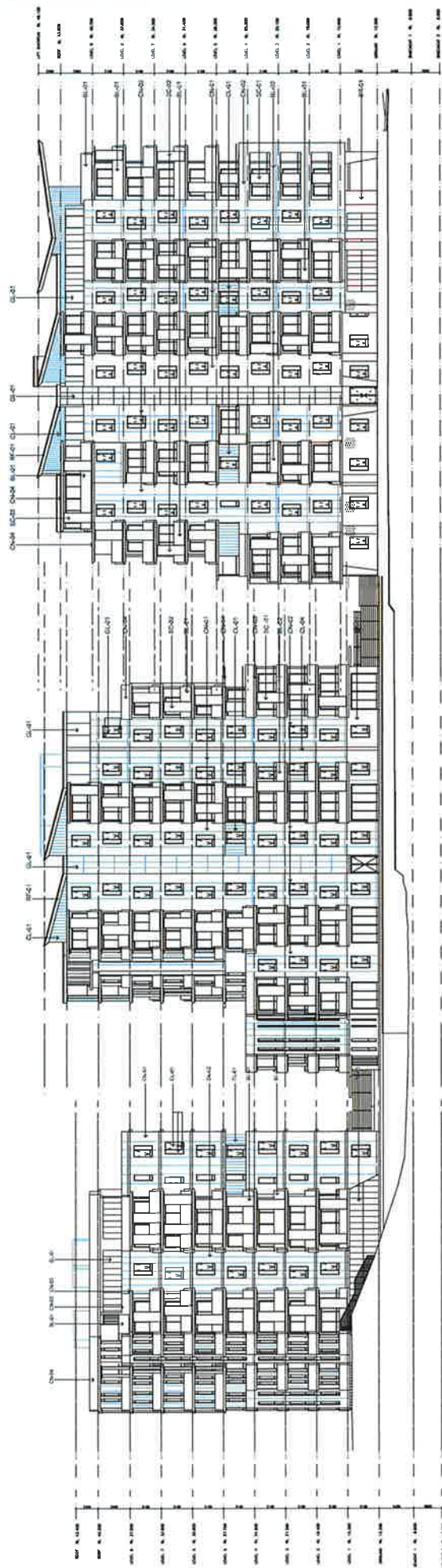
Drawn: 1506 @ A1

Check: 1506 @ A1

Scale: 1:500

Date: 15/02/2014

Project: 1506 @ A1



BUILDING A

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- CL-02 CONCRETE - COL. 02
- CL-03 CONCRETE - COL. 03
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- CL-99 CONCRETE - COL. 99
- CL-100 CONCRETE - COL. 100



2 0 2 4 6 8 10m
1:200(A1)/1:400(A3)

Meriton Group Pty. Ltd.
Builders & Developers

Level 17, 225 West Street, Sydney, NSW 2002
Tel: 02 929 1288 Fax: 02 929 2777

PTW Architects
Level 11, 111 Victoria St
Sydney NSW 2000
Tel: 02 929 1111 Fax: 02 929 1112

PTW
1:400(A1)
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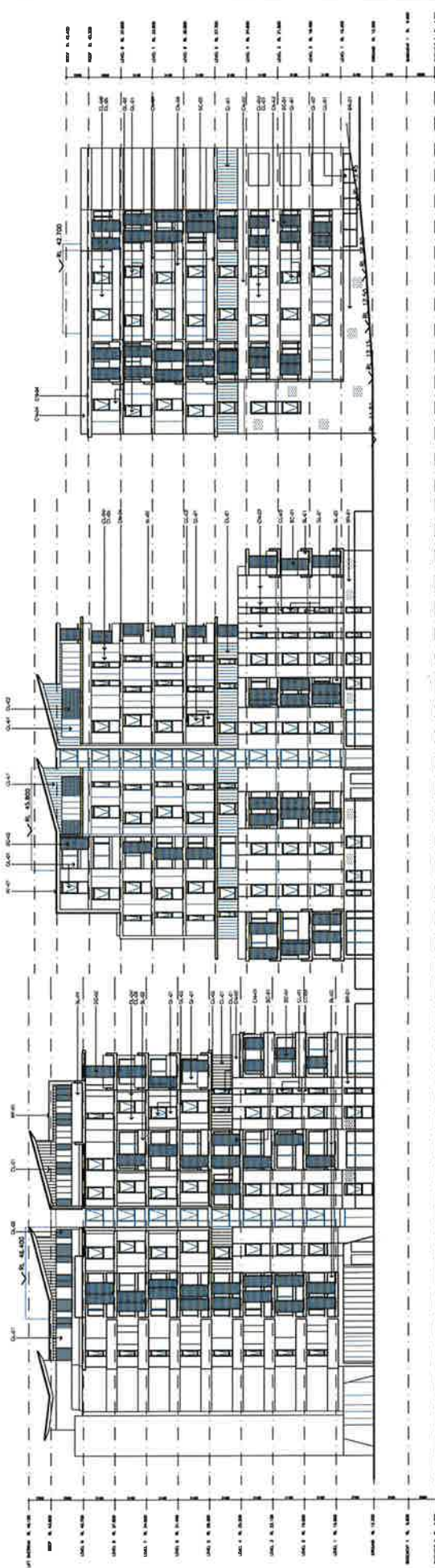
Lawson Development
Level 11, 111 Victoria St
Sydney NSW 2000
Tel: 02 929 1111 Fax: 02 929 1112

B D F G E

BLOC A B D D
WEST ELEVATIONS

DEVELOPMENT APPROVAL

DEVELOPMENT APPROVAL



BUILDING D

BUILDING B

BUILDING A

- CH-01 CONCRETE - COL 01
- CH-02 CONCRETE - COL 02
- CH-03 CONCRETE - COL 03
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- CH-100 CONCRETE - COL 100



Meriton Group Pty. Ltd.
Builders & Developers

Level 11, 128 West Street, Sydney, NSW 2000
Tel: 02 923 2288 Fax: 02 923 2277

PTW Application

Project: 11/128 West Street, Sydney, NSW 2000

Submitted: 11/12/2018

Approved: 11/12/2018

Approved by: [Signature]

PTW

11/12/2018

11/12/2018

Key Plan

Lowman Development

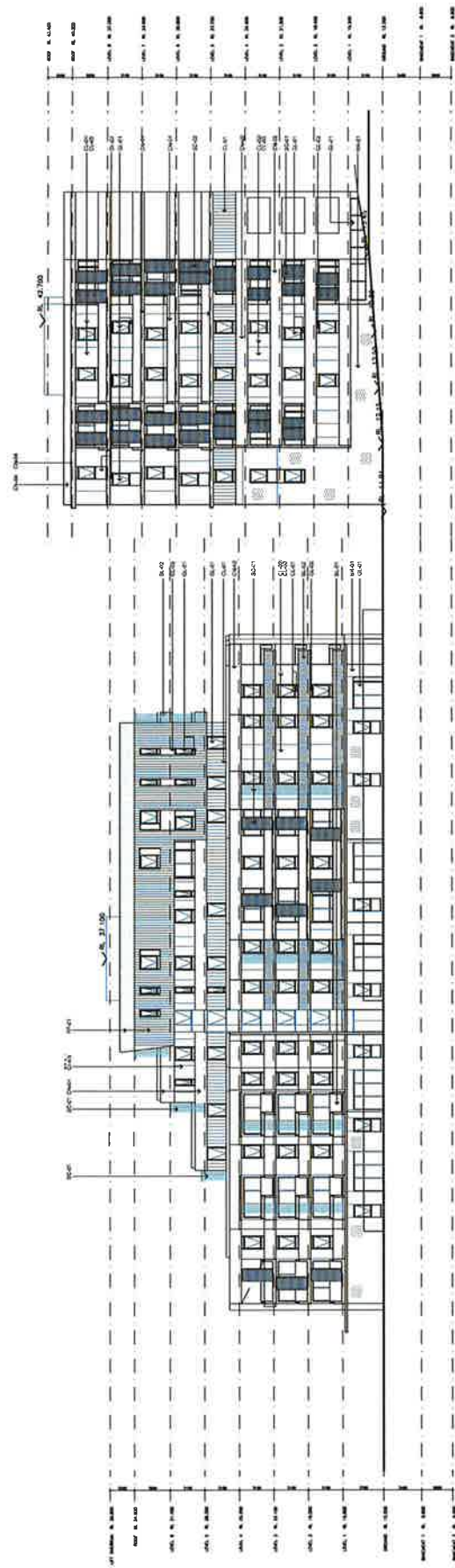
11/12/2018

11/12/2018

DEVELOPMENT APPROVAL

11/12/2018

11/12/2018



BUILDING D

BUILDING C

- COL 01 CONCRETE - COL 01
- COL 02 CONCRETE - COL 02
- COL 03 CONCRETE - COL 03
- COL 04 BRICK FINISH OR SIMILAR - COL 04
- COL 05 ZINC CLADDING OR SIMILAR - COL 05
- COL 06 ZINC CLADDING OR SIMILAR - COL 06
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- COL 100 ZINC CLADDING OR SIMILAR - COL 100

1:200(A1)/1:400(A3)

Meriton Group Pty. Ltd. Builders & Developers Level 11, 125 Macquarie Street, Sydney NSW 2000 Tel: (02) 9237 3333 Fax: (02) 9237 3377 Email: info@meriton.com.au	PTW Architects Level 11, 125 Macquarie Street, Sydney NSW 2000 Tel: (02) 9237 3333 Fax: (02) 9237 3377 Email: info@ptw.com.au	Levisham Development Level 11, 125 Macquarie Street, Sydney NSW 2000 Tel: (02) 9237 3333 Fax: (02) 9237 3377 Email: info@levisham.com.au	BDFGE	DEVELOPMENT APPROVAL BUILDING C & D EAST ELEVATIONS		DEVELOPMENT APPROVAL BUILDING C & D EAST ELEVATIONS	
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Meriton
Group Pty. Ltd.
Builders & Developers

PTW
Project Title: [Project Name]
Project Address: [Project Address]
Project Contact: [Project Contact]

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BUILDING C

BUILDING E

- BL-01 CLEAR GLASS BALUSTRADE
- BL-02 CONCRETE BALUSTRADE
- SC-01 PRIVATE SCREEN - COL. 10
- SC-02 PRIVATE SCREEN - COL. 08
- GL-01 CLEAR GLASS
- GL-02 TINTED GLASS
- GL-03 PROTECTED GLASS
- GL-04 COLOUR BACK GLASS - COL. 05
- GL-05 COLOUR BACK GLASS - COL. 05

- CL-01 CONCRETE - COL. 01
- CL-02 CONCRETE - COL. 02
- CL-03 CONCRETE - COL. 03
- CL-04 CONCRETE - COL. 04
- CL-05 BRICK FINISH OR SIMILAR - COL. 05
- CL-06 BRICK FINISH OR SIMILAR - COL. 07
- CL-07 BRICK FINISH OR SIMILAR - COL. 07
- CL-08 PRE-FINISHED CLADDING - COL. 03
- CL-09 PRE-FINISHED CLADDING - COL. 03
- CL-10 COLOUR BACK GLASS - COL. 05

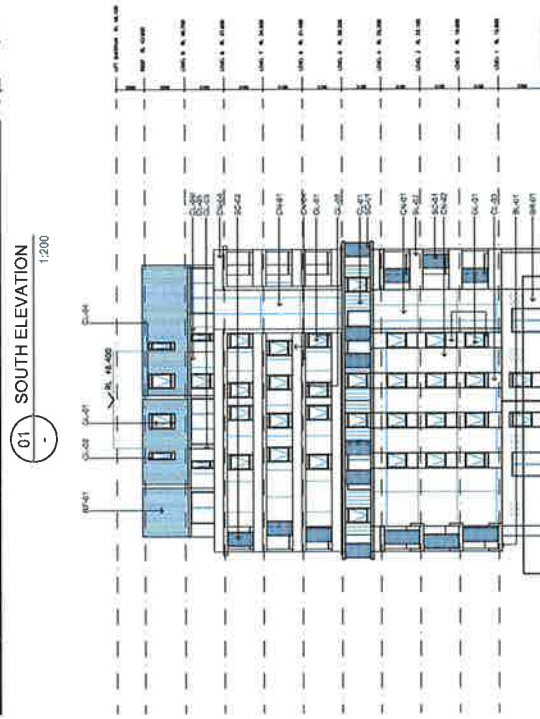


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Project: Lewisham Development Site: 75-85 AL, Lewisham Road, Lewisham Block: BLDG. E & G East Elevations	DEVELOPMENT APPROVAL	PTW Architects 100-110, The Arcade, Lewisham, SE13 5JF 020 7613 0277 www.ptw.co.uk	Meriton Group Pty. Ltd. Builders & Developers 100-110, The Arcade, Lewisham, SE13 5JF 020 7613 0277	PTW 100-110, The Arcade, Lewisham, SE13 5JF 020 7613 0277	DEVELOPMENT APPROVAL	DEVELOPMENT APPROVAL
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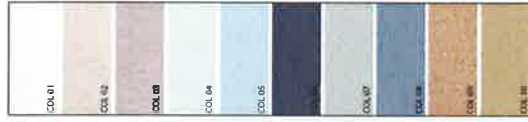
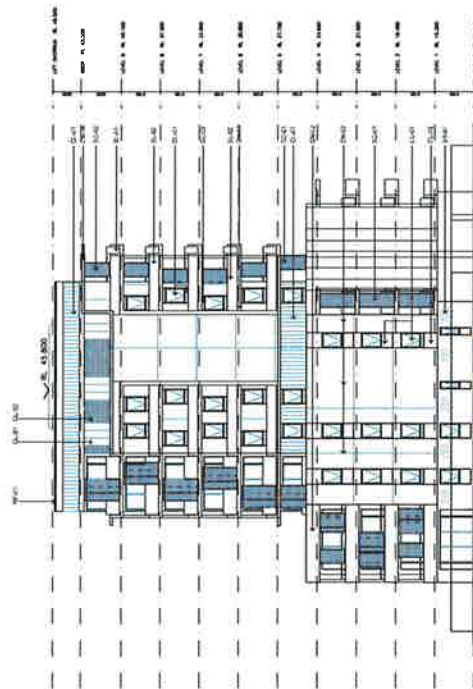


CONCRETE - COL 01
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CONCRETE - COL 100



2 0 2 4 6 8 10m
1:200(1/1:400(A3))

Meriton Group Pty. Ltd. Builders & Developers Level 11, 120 Macquarie Street, Sydney NSW 2000 Tel: 02 9257 7800 Fax: 02 9257 7801		PTW Architects Level 11, 120 Macquarie Street, Sydney NSW 2000 Tel: 02 9257 7800 Fax: 02 9257 7801	PTW Level 11, 120 Macquarie Street, Sydney NSW 2000 Tel: 02 9257 7800 Fax: 02 9257 7801		Lowishan Development Level 11, 120 Macquarie Street, Sydney NSW 2000 Tel: 02 9257 7800 Fax: 02 9257 7801	BLDG A - ELEVATIONS Level 11, 120 Macquarie Street, Sydney NSW 2000 Tel: 02 9257 7800 Fax: 02 9257 7801	DEVELOPMENT APPROVAL Level 11, 120 Macquarie Street, Sydney NSW 2000 Tel: 02 9257 7800 Fax: 02 9257 7801
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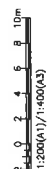
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CM-02	CONCRETE - COL 02	BL-02	CONC. BALUSTRADE
CM-03	CONCRETE - COL 03	SC-01	PRIMACY SCREEN - COL 18
CM-04	CONCRETE - COL 04	SC-02	PRIMACY SCREEN - COL 19
CM-05	CONCRETE - COL 05	GL-01	GLASS GLASS
CM-06	CONCRETE - COL 06	GL-02	COLOUR BACK GLASS
		GL-03	FINISHED GLASS
BL-01	BACK FINISH OR SIMILAR - COL 09		
CL-01	ZINC PLATING OR ENVAIR - COL 07		
CL-02	PRE-FINISHED CL CLADDING - COL 03		
CL-03	PRE-FINISHED CL CLADDING - COL 03		
CL-04	COLOUR BACK GLASS - COL 18		
CL-05	COLOUR BACK GLASS - COL 19		
CL-06	COLOUR GLASS BALUSTRADE		
CL-07	CONC. BALUSTRADE		
SC-01	PRIMACY SCREEN - COL 18		
SC-02	PRIMACY SCREEN - COL 19		
GL-01	GLASS GLASS		
GL-02	COLOUR BACK GLASS		
GL-03	FINISHED GLASS		

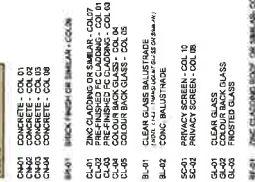


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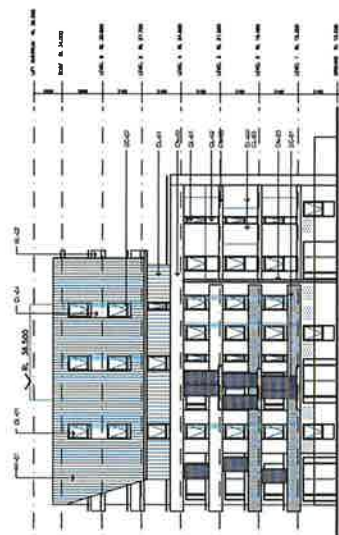
BLDG_B - ELEVATIONS

Job No.	8-700	Job Name	6541	Job No.	8-700
Drawn By	A081	Checked By		Drawn By	A081
DEVELOPMENT APPROVAL					

[illegible]

[illegible]

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| CONCRETE - COL 02 | |
| CONCRETE - COL 03 | |
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| CONCRETE - COL 05 | |
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02 WEST ELEVATION 1:200



04 EAST ELEVATION 1:200



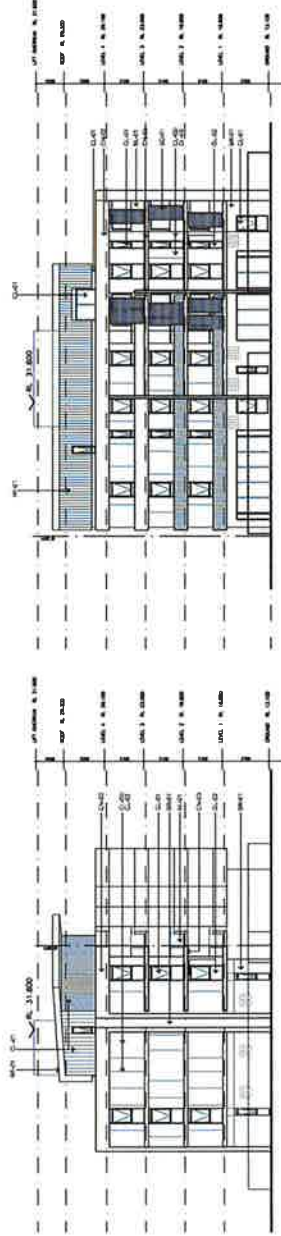
01 SOUTH ELEVATION
1:200



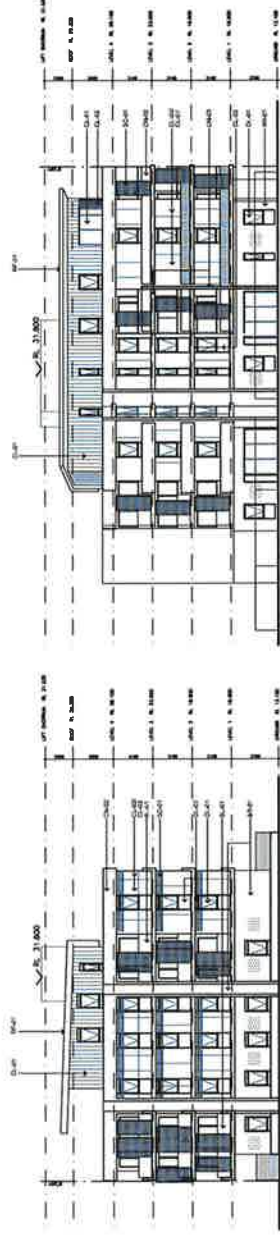
03 NORTH ELEVATION 1:200



- COL 01 CONCRETE - COL 01
 - COL 02 CONCRETE - COL 02
 - COL 03 CONCRETE - COL 03
 - COL 04 CONCRETE - COL 04
 - COL 05 CONCRETE - COL 05
 - COL 06 CONCRETE - COL 06
 - COL 07 CONCRETE - COL 07
 - COL 08 CONCRETE - COL 08
 - COL 09 CONCRETE - COL 09
 - COL 10 CONCRETE - COL 10
- CL 01 ZINC CLADDING ON SIMILAR - COL 01
CL 02 ZINC CLADDING ON SIMILAR - COL 02
CL 03 ZINC CLADDING ON SIMILAR - COL 03
CL 04 ZINC CLADDING ON SIMILAR - COL 04
CL 05 ZINC CLADDING ON SIMILAR - COL 05
CL 06 ZINC CLADDING ON SIMILAR - COL 06
CL 07 ZINC CLADDING ON SIMILAR - COL 07
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CL 09 ZINC CLADDING ON SIMILAR - COL 09
CL 10 ZINC CLADDING ON SIMILAR - COL 10
- GL 01 ZINC CLADDING ON SIMILAR - COL 01
GL 02 ZINC CLADDING ON SIMILAR - COL 02
GL 03 ZINC CLADDING ON SIMILAR - COL 03
GL 04 ZINC CLADDING ON SIMILAR - COL 04
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GL 09 ZINC CLADDING ON SIMILAR - COL 09
GL 10 ZINC CLADDING ON SIMILAR - COL 10
- BL 01 ZINC CLADDING ON SIMILAR - COL 01
BL 02 ZINC CLADDING ON SIMILAR - COL 02
BL 03 ZINC CLADDING ON SIMILAR - COL 03
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BL 10 ZINC CLADDING ON SIMILAR - COL 10
- ST 01 ZINC CLADDING ON SIMILAR - COL 01
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ST 03 ZINC CLADDING ON SIMILAR - COL 03
ST 04 ZINC CLADDING ON SIMILAR - COL 04
ST 05 ZINC CLADDING ON SIMILAR - COL 05
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ST 07 ZINC CLADDING ON SIMILAR - COL 07
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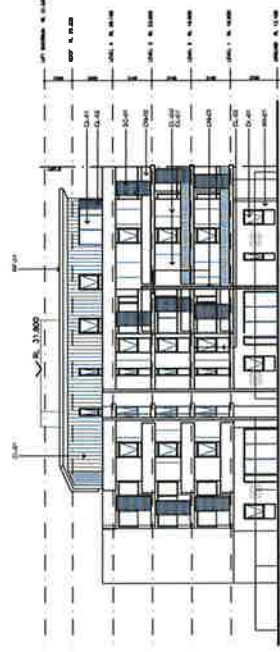
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1:200



03 NORTH ELEVATION
1:200



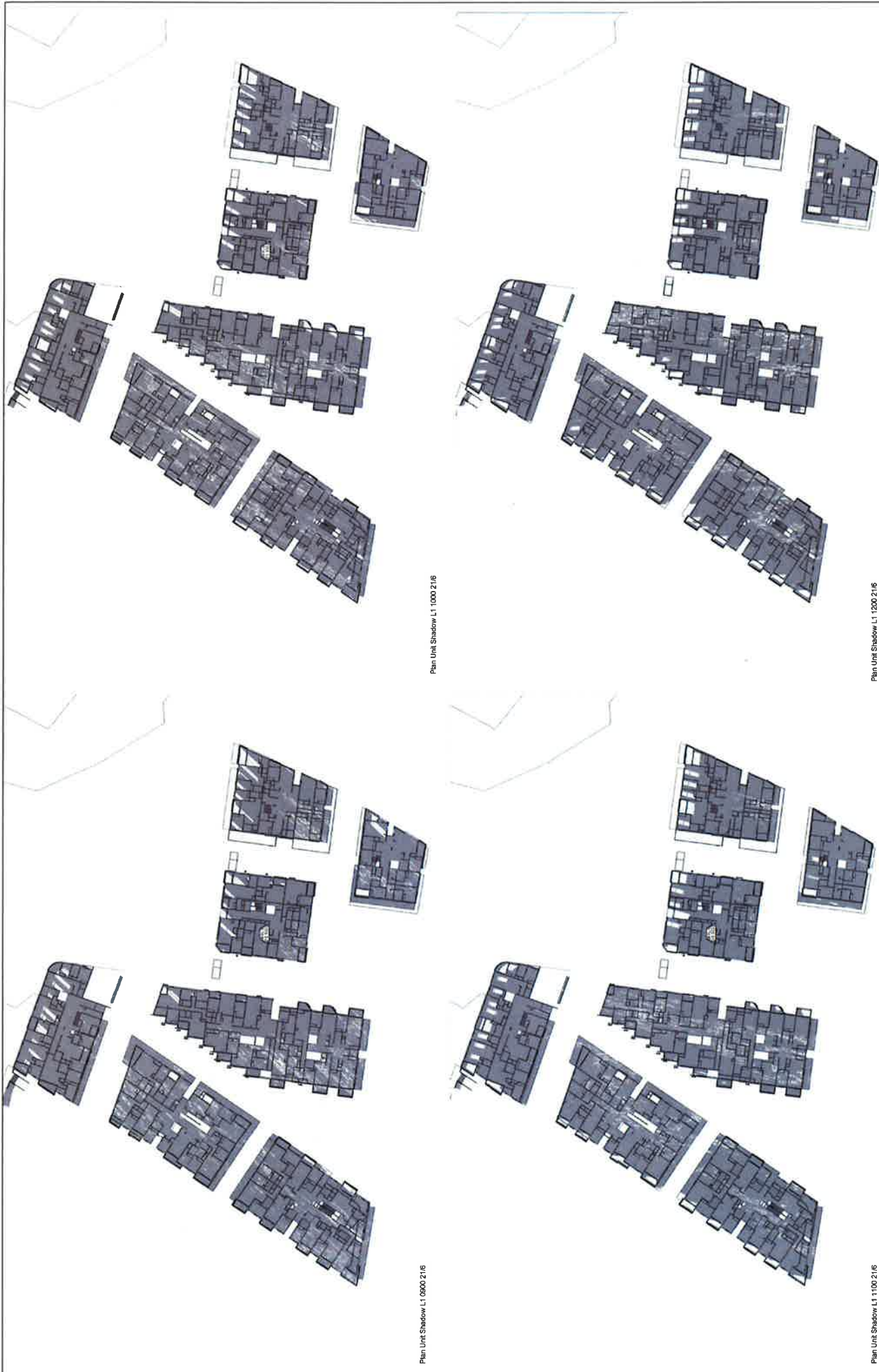
02 WEST ELEVATION
1:200



04 EAST ELEVATION
1:200

2 0 2 4 6 8 10m
1:200(A1)/1:400(A3)

Meriton Group Pty. Ltd. Builders & Developers Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2171 Email: info@meriton.com.au		PTW Architects Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2171 Email: info@meriton.com.au		PTW Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2171 Email: info@meriton.com.au		Key Notes A B C D E F G		Development Approval Development Approval		Development Approval Development Approval	
Meriton Group Pty. Ltd. Builders & Developers Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2171 Email: info@meriton.com.au		PTW Architects Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2171 Email: info@meriton.com.au		PTW Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2171 Email: info@meriton.com.au		Key Notes A B C D E F G		Development Approval Development Approval		Development Approval Development Approval	
Meriton Group Pty. Ltd. Builders & Developers Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2171 Email: info@meriton.com.au		PTW Architects Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2171 Email: info@meriton.com.au		PTW Level 11, 128 Macquarie Street, Sydney NSW 2000 Tel: 02 9250 2000 Fax: 02 9250 2171 Email: info@meriton.com.au		Key Notes A B C D E F G		Development Approval Development Approval		Development Approval Development Approval	



Plan Unit Shadow L1 1000 21/6

Plan Unit Shadow L1 1200 21/6

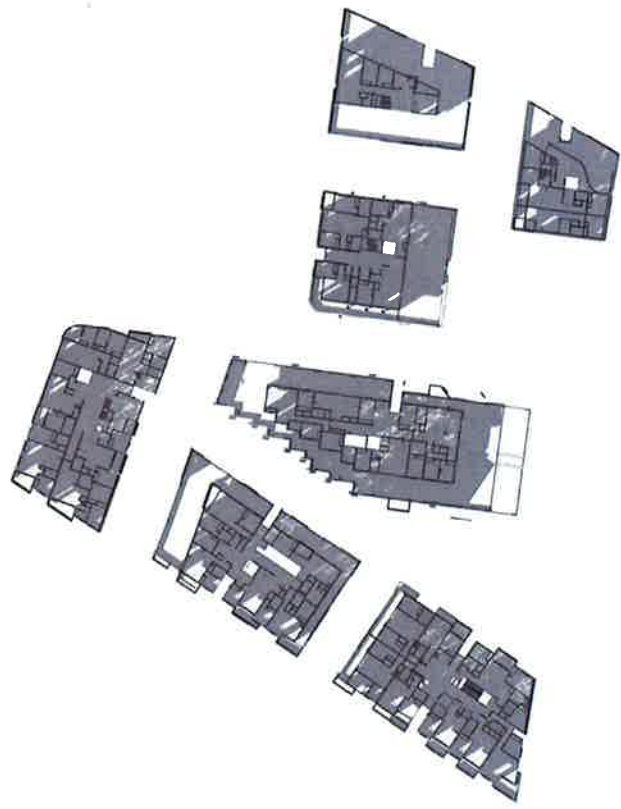
Plan Unit Shadow L1 0500 21/6

Plan Unit Shadow L1 1100 21/6

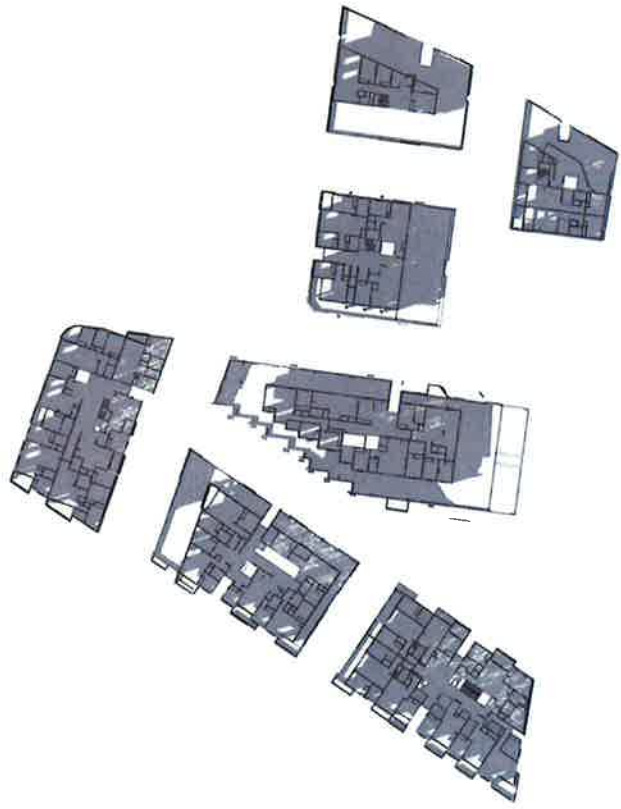
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Design: A072	Drawn: PTW
Check: DL	Check: DL
Scale: 1:1000	Scale: 1:1000
PTW 1. 10/12/21 1. 10/12/21 1. 10/12/21	
Meriton Group Pty. Ltd. Builders & Developers Level 11, 111 Pitt Street, Sydney, NSW 2000 Tel: 02 9250 1234 Fax: 02 9250 1235 Email: info@meriton.com.au Web: www.meriton.com.au	
PTW Level 11, 111 Pitt Street, Sydney, NSW 2000 Tel: 02 9250 1234 Fax: 02 9250 1235 Email: info@meriton.com.au Web: www.meriton.com.au	

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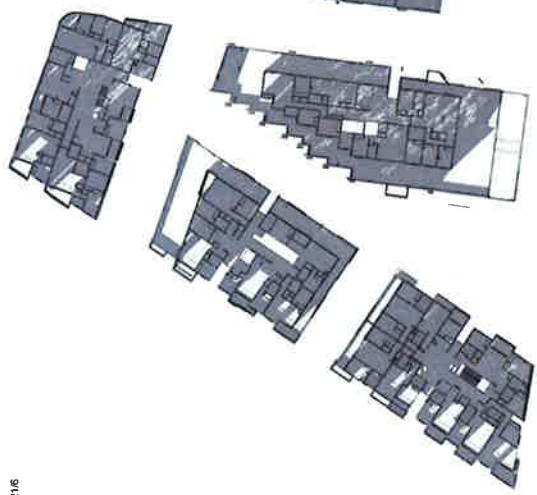
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Plan Unit Shadow L4 1400 21/6



Plan Unit Shadow L4 1300 21/6



Plan Unit Shadow L4 1500 21/6

Meriton
Group Pty. Ltd.
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PTW Architects
Level 11, 111 Market Street, Sydney NSW 2000
Tel: 02 9231 1888 Fax: 02 9231 2111
Email: info@meriton.com.au
Website: www.meriton.com.au



Project Name	LEWISHAM DEVELOPMENT
Site No.	2/3077
Scale	1:1000
Drawn By	PTW
Checked By	Check
Issue	Issue

DEVELOPMENT APPROVAL

Solar Access Level 4 - 1300-1500 21/6



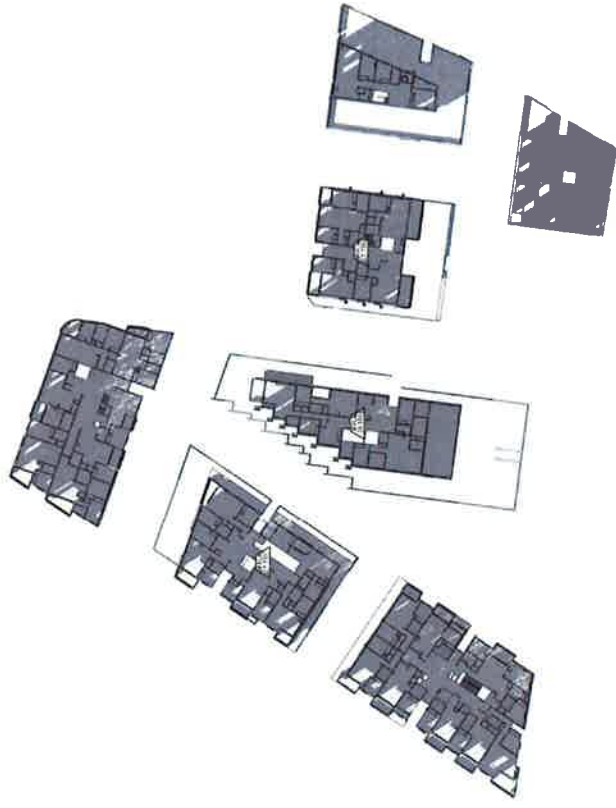
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Plan Unit Shadow L5 0900 21/6

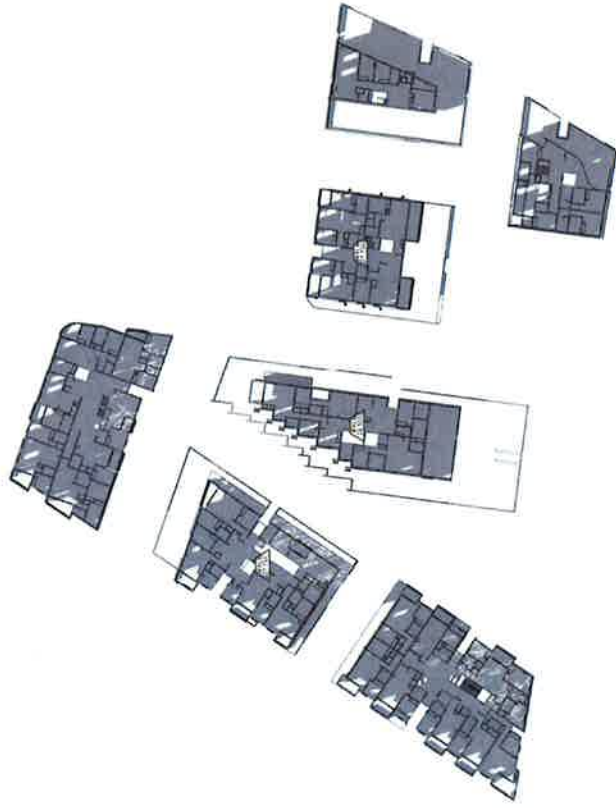
Plan Unit Shadow L5 1200 21/6

Plan Unit Shadow LS 1100 216

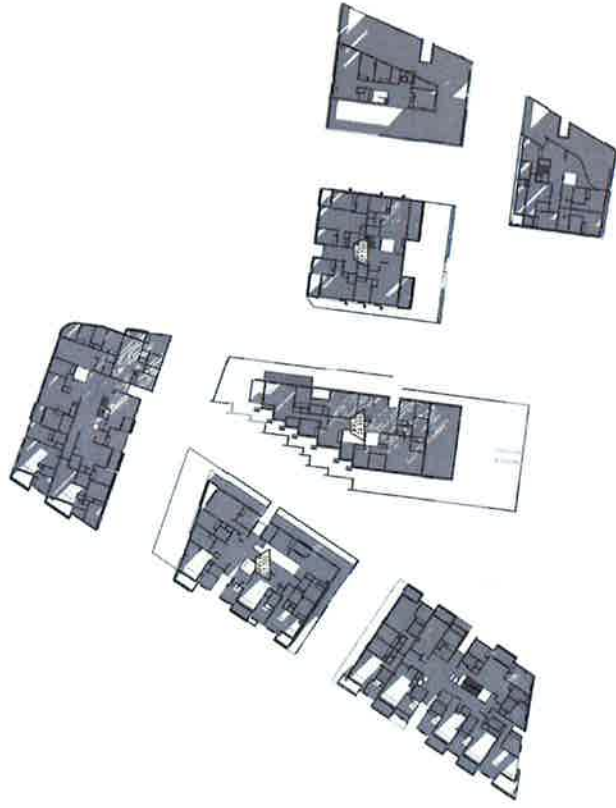
Meriton Group Pty. Ltd. Buildings & Developers Level 1, 170 Macquarie Street, Suite 301/304 Sydney NSW 2000 Tel: 02 9557 2844 Fax: 02 9557 2844 Email: info@meriton.com.au Website: www.meriton.com.au		PTW Architects Level 1, 1, 151-153 Macquarie B. Sydney NSW Australia 2000 Tel: 02 9252 2641 Fax: 02 9252 4444 Email: info@ptw.com.au Website: www.ptw.com.au		PTW 		LEWISHAM DEVELOPMENT 151-153 Macquarie B. Sydney NSW Australia 2000 Tel: 02 9252 2641 Fax: 02 9252 4444 Email: info@ptw.com.au Website: www.ptw.com.au		Solar Access Level 5 - 0900-1200 2116 DEVELOPMENT APPROVAL	
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Plan Unit Shadow LS 1400 21/6

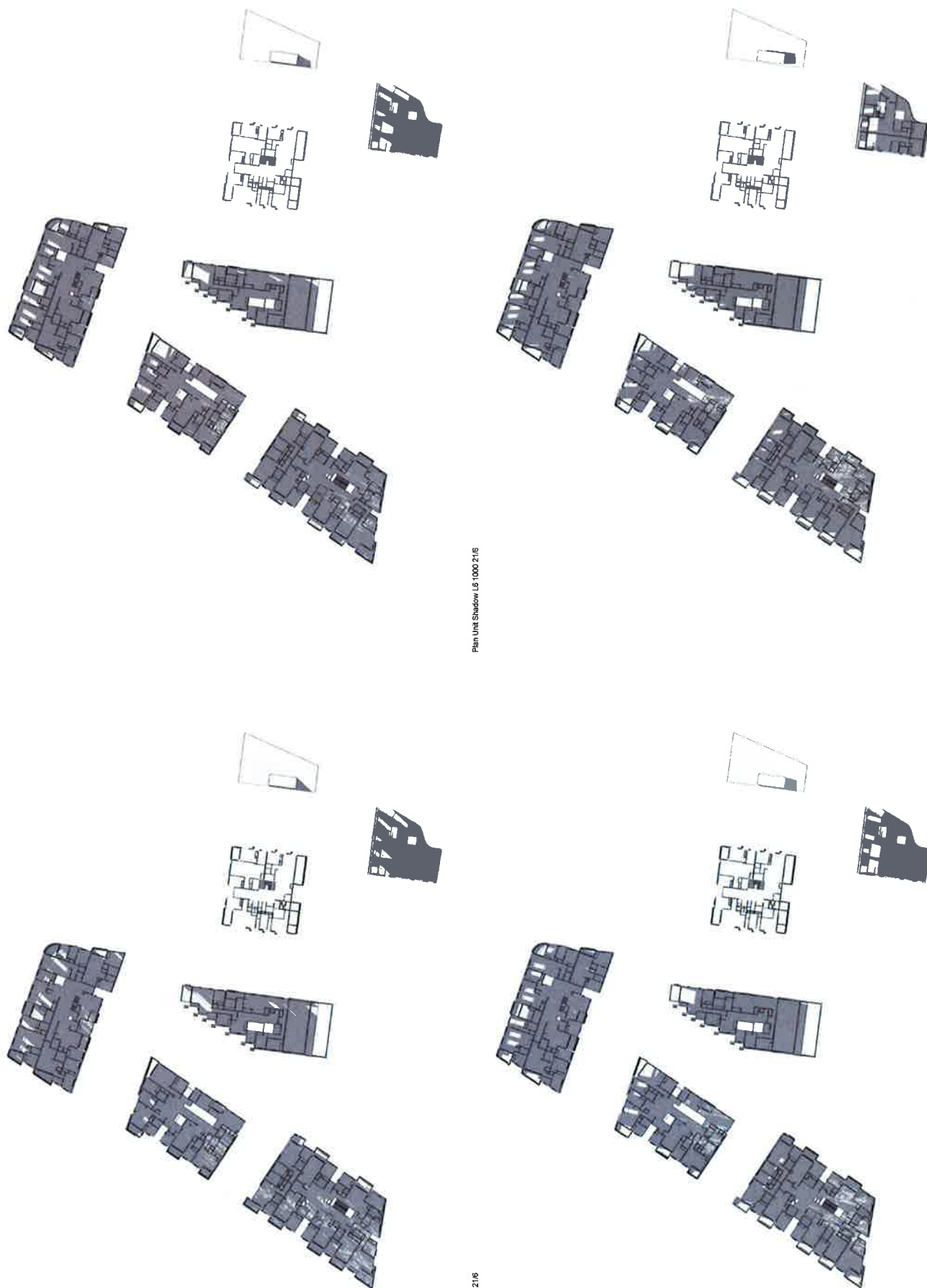


Plan Unit Shadow LS 1300 21/6



Plan Unit Shadow LS 1500 21/6

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PTW Address Unit 10, 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6		PTW 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6		Meriton Group Pty Ltd Builders & Developers 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6		LEWISHAM DEVELOPMENT 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6		Solar Access Level 5 - 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6		DEVELOPMENT APPROVAL 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6 1300-1500 21/6	
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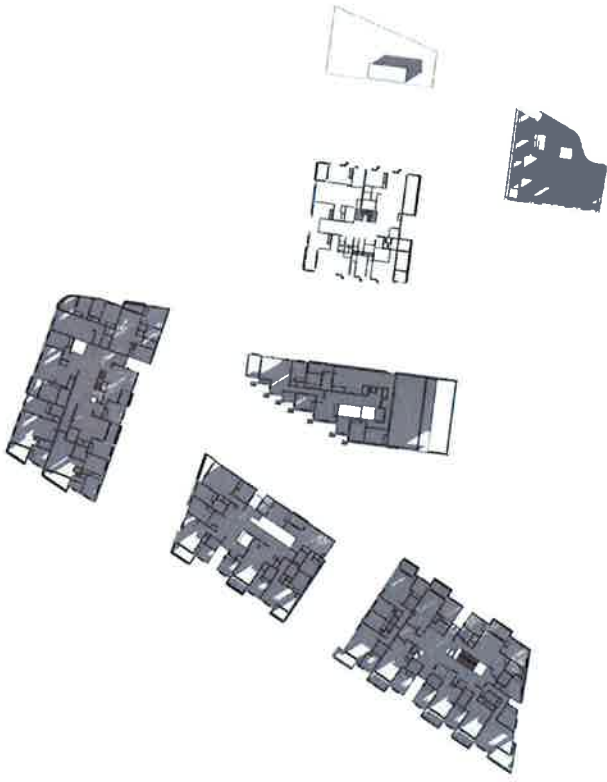
Plan Unit Shadow L6 1000 21/6

Plan Unit Shadow L6 0900 21/6

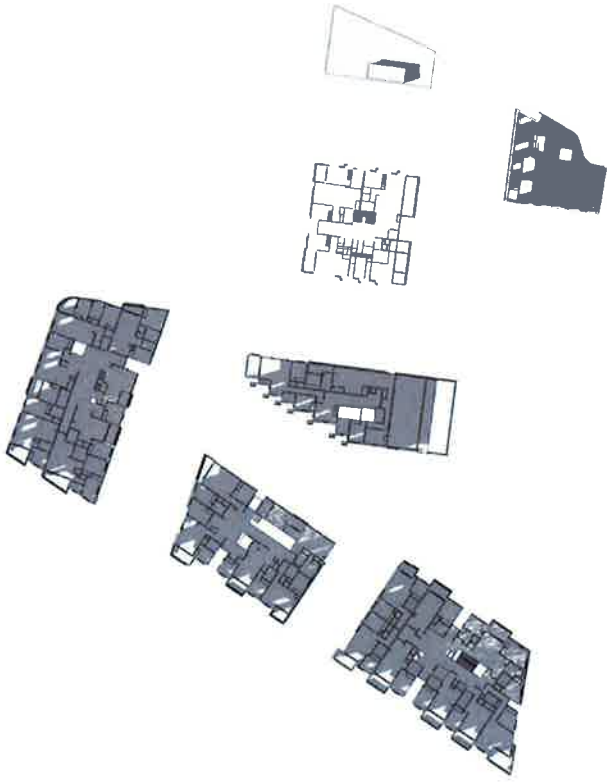
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Plan Unit Shadow L6 1100 21/5

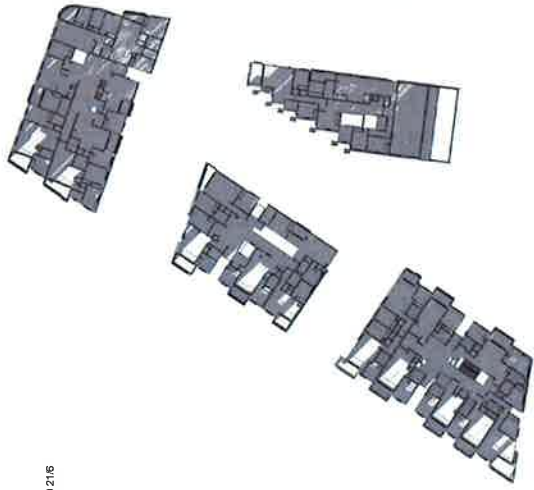
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Plan Unit Shadow LG 1400 21/6



Plan Unit Shadow LG 1300 21/6



Plan Unit Shadow LG 1500 21/6

1. The drawings are prepared in accordance with the requirements of the Building Regulations 2010 and the Building Regulations 2010 (Approved Document B) and the Building Regulations 2010 (Approved Document C).

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	21/06/2016	PTW	PTW



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PTW Authors
1500 Market Street
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Project
LEWISHAM DEVELOPMENT
11th
Solar Access Level 6 -
1300-1500 21/6

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	21/06/2016	PTW	PTW

DEVELOPMENT APPROVAL



Plan Unit Shadow L7 0900 2116

Plan Unit Shadow L7 1000 2116

Plan Unit Shadow L7 1100 2116

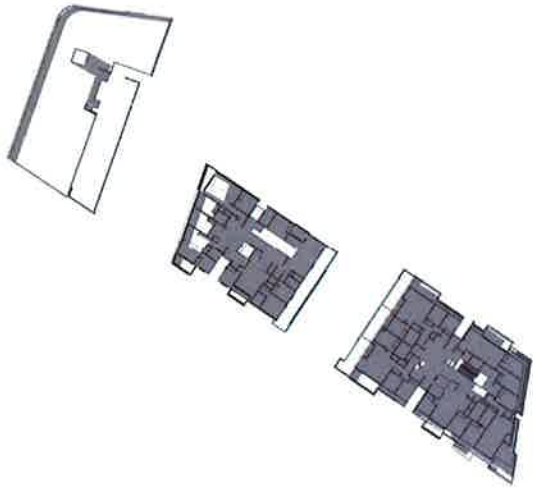
Plan Unit Shadow L7 1200 2116

	
Job No. 21007	Client City of Sydney
Project Name LEWISHAM DEVELOPMENT	Project No. 0900-1200 2116
Design Stage PTW	Design No. 0900-1200 2116
Design Date 10/10/2016	Design By 0900-1200 2116
Design Check 0900-1200 2116	Design Review 0900-1200 2116
Design Approval 0900-1200 2116	Design Sign-off 0900-1200 2116
Solar Access Level 7 - 0900-1200 2116	
LEWISHAM DEVELOPMENT	
PTW	
PTW Address	
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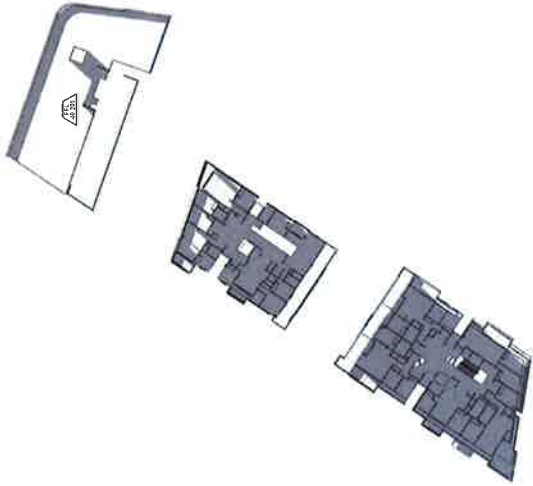
Plan Unit Shadow LB 1000 21/6

Plan Unit Shadow LE 1200 21/5

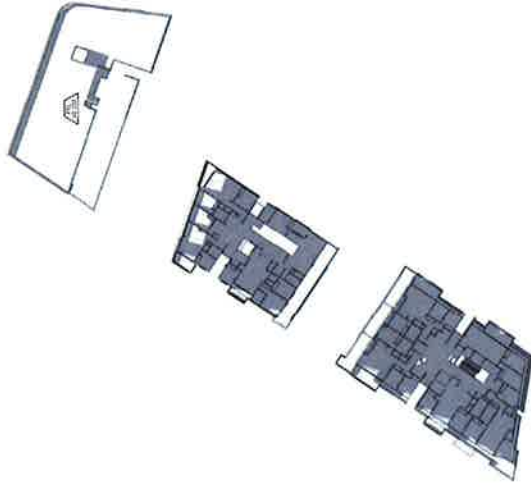
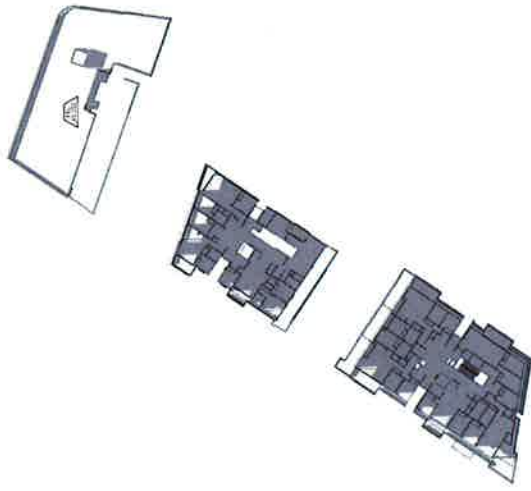
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Plan Unit Shadow L9 1000 216



Plan Unit Shadow L9 0900 216



Project Name: LEWISHAM DEVELOPMENT

Project No: 21077

Client: AG88

Design: PTW

Check: AG88

Drawn: PTW

Scale: 1:100

Sheet: 0900-1200 216

Development Approval

PTW Architects

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Email: info@ptw.com.au

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Builders & Developers

100/113 South Street, Suite 100/109
Melbourne, VIC 3006

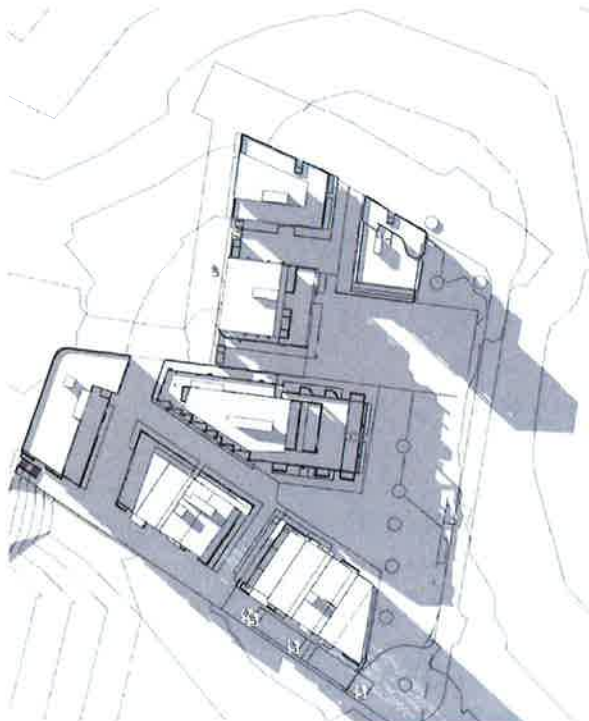
Phone: 03 9593 1234
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Email: info@meriton.com.au

Plan Unit Shadow L9 1000 216

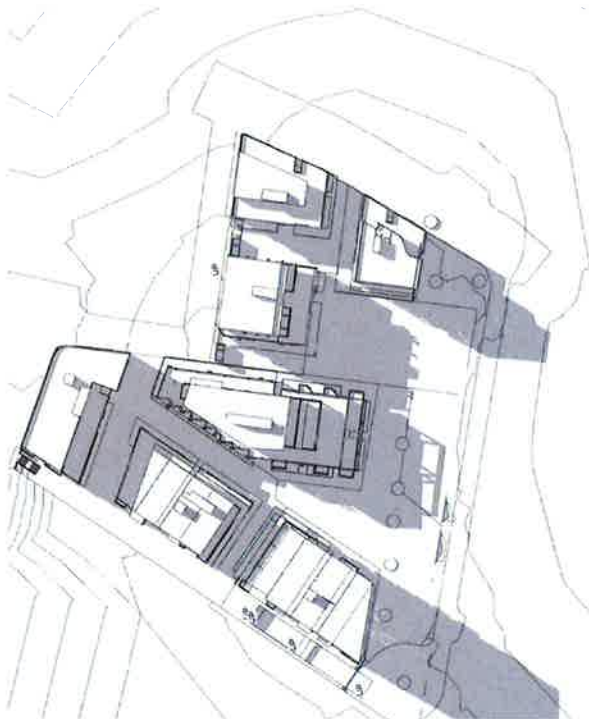
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Plan Unit Shadow L9 1000 216

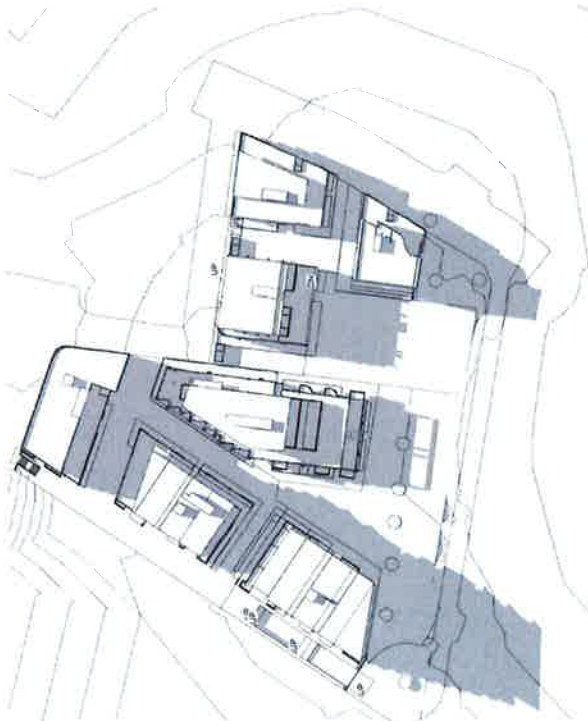
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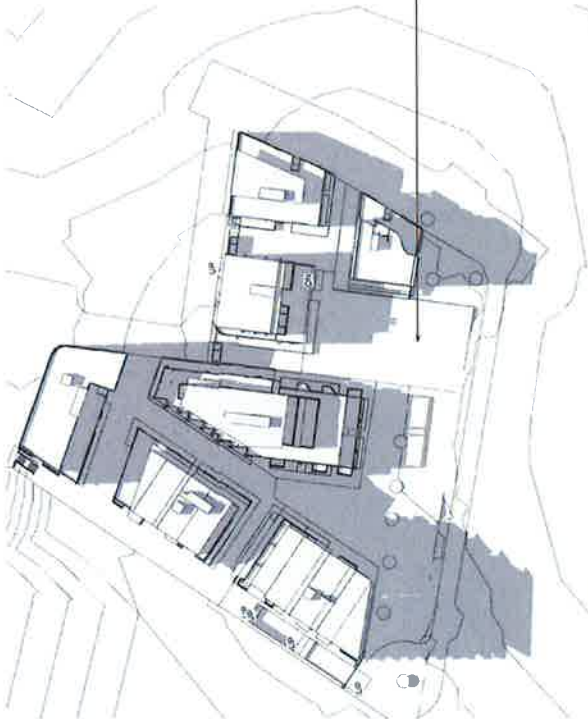
Plan Shadow Site 0900 21/6



Plan Shadow Site 1000 21/6



Plan Shadow Site 1100 21/6



Plan Shadow Site 1200 21/6

The "central open space" being shown in plan above achieves a minimum of 2 hours solar access in mid winter to 50% of its area.

1. The proposed development is shown in the site plan and is subject to the following conditions:
2. The proposed development is shown in the site plan and is subject to the following conditions:
3. The proposed development is shown in the site plan and is subject to the following conditions:
4. The proposed development is shown in the site plan and is subject to the following conditions:
5. The proposed development is shown in the site plan and is subject to the following conditions:
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8. The proposed development is shown in the site plan and is subject to the following conditions:
9. The proposed development is shown in the site plan and is subject to the following conditions:
10. The proposed development is shown in the site plan and is subject to the following conditions:



Meriton
Group Pty. Ltd.
Builders & Developers

For more information, please contact:
Mr. Michael Smith
Tel: 08 9252 3000 Fax: 08 9252 3777

PW Address

Land & Planning
1000-1200 21/6

PTW

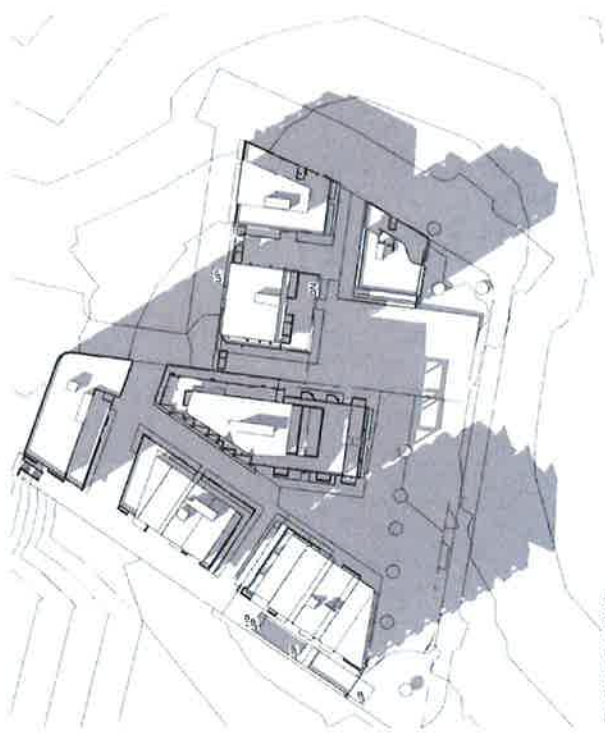
1000-1200 21/6



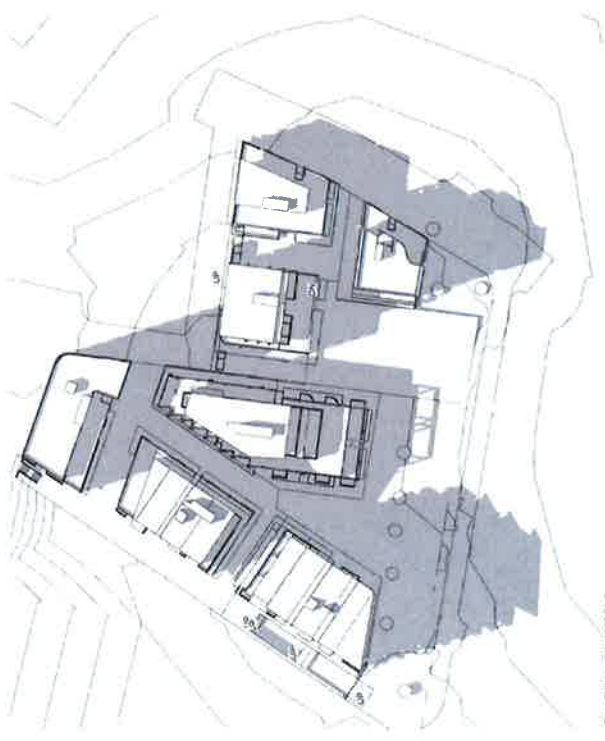
LEWISHAM DEVELOPMENT
1000-1200 21/6
Solar Access Site - 0900-1200 21/6

Scale	1:1000	1:2000	1:5000	1:10000
North	North	North	North	North
Check	Check	Check	Check	Check
PTW	PTW	PTW	PTW	PTW
Check	Check	Check	Check	Check

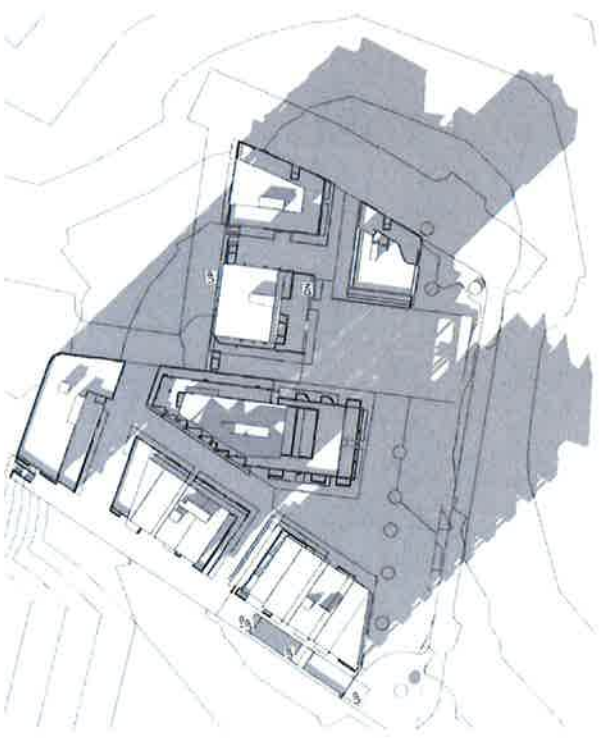
DEVELOPMENT APPROVAL



Plan Shadow Site 14:00 21/6



Plan Shadow Site 13:00 21/6



Plan Shadow Site 15:00 21/6

Project: LEWISHAM DEVELOPMENT	
Solar Access Site - 1300-1500 21/6	
Site: A091	
Scale: 1:1000	
Date: 21/06/16	
Author: PTW	
Check: PTW	
Drawn: PTW	
Reviewed: PTW	
Approved: PTW	
Status: DEVELOPMENT APPROVAL	

Site: A091	
Scale: 1:1000	
Date: 21/06/16	
Author: PTW	
Check: PTW	
Drawn: PTW	
Reviewed: PTW	
Approved: PTW	
Status: DEVELOPMENT APPROVAL	

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Website: www.meriton.com.au	

Site: A091	
Scale: 1:1000	
Date: 21/06/16	
Author: PTW	
Check: PTW	
Drawn: PTW	
Reviewed: PTW	
Approved: PTW	
Status: DEVELOPMENT APPROVAL	

COLOUR SCHEME



EXTERNAL FINISH SCHEDULE

Rev.	Ref. Code	Description	Colour / Size	Location	Remark
Concrete					
A	CN-01	Concrete	COL-01	L1-L3	Paint colour to match
A	CN-02	Concrete	COL-02	L1-L3	Paint colour to match
A	CN-03	Concrete	COL-03	L1-L3	Paint colour to match
A	CN-04	Concrete	COL-04	L4 above	
Brick					
A	BR-01	Brick finish or similar	COL-09	Typically ground floor	
External Cladding					
A	CL-01	Zinc Cladding or similar	COL-07	L4	
A	CL-02	Pre-finished fibre cement cladding	COL-01	L1-L3	
A	CL-03	Pre-finished fibre cement cladding	COL-03	L1-L3	
A	CL-04	Colour back glass or similar	COL-04	L4 above	
A	CL-05	Colour back glass or similar	COL-05	L4 above	
Balustrade					
A	BL-01	Clear glass balustrade	Varies		Translucent glass or similar for L1-L2
A	BL-02	Clear glass balustrade	Varies		
Screens					
A	SC-01	Solar / Privacy screen	COL-10	L1-L4	Perforated aluminium sliding screen
A	SC-02	Solar / Privacy screen	COL-08	L5-L8	Perforated aluminium sliding screen
Glass					
A	GL-01	Clear glass		Window / Curtain wall	
A	GL-02	Colour back glass		Scandrel window	
A	GL-03	Translucent glass		Staircase	
Roof Cladding					
A	RF-01	Zinc cladding roof or similar	COL-09	roof / L4 above	Roof edges & inclined visible surfaces



BLDG_E - EAST ELEVATION (Reference Elevation)
refer to A050-A066 for all elevation drawings



BLDG_A - EAST ELEVATION (Reference Elevation)
refer to A050-A066 for all elevation drawings

Project Information		Client Information		Design Information	
Project Name	Project No.	Client Name	Client Ref.	Design No.	Design Rev.



Meriton
Group Pty. Ltd.
Builders & Developers

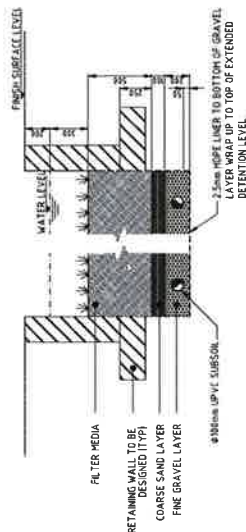
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PTW Architects		PTW	
PTW Architects 128 St Georges Road Melbourne VIC 3000 Tel: 03 9247 2000 Fax: 03 9247 2001 Email: info@ptw.com.au	PTW 128 St Georges Road Melbourne VIC 3000 Tel: 03 9247 2000 Fax: 03 9247 2001 Email: info@ptw.com.au	PTW 128 St Georges Road Melbourne VIC 3000 Tel: 03 9247 2000 Fax: 03 9247 2001 Email: info@ptw.com.au	PTW 128 St Georges Road Melbourne VIC 3000 Tel: 03 9247 2000 Fax: 03 9247 2001 Email: info@ptw.com.au

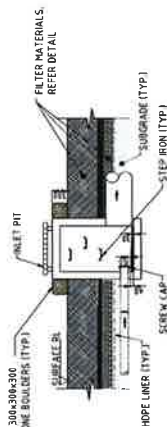


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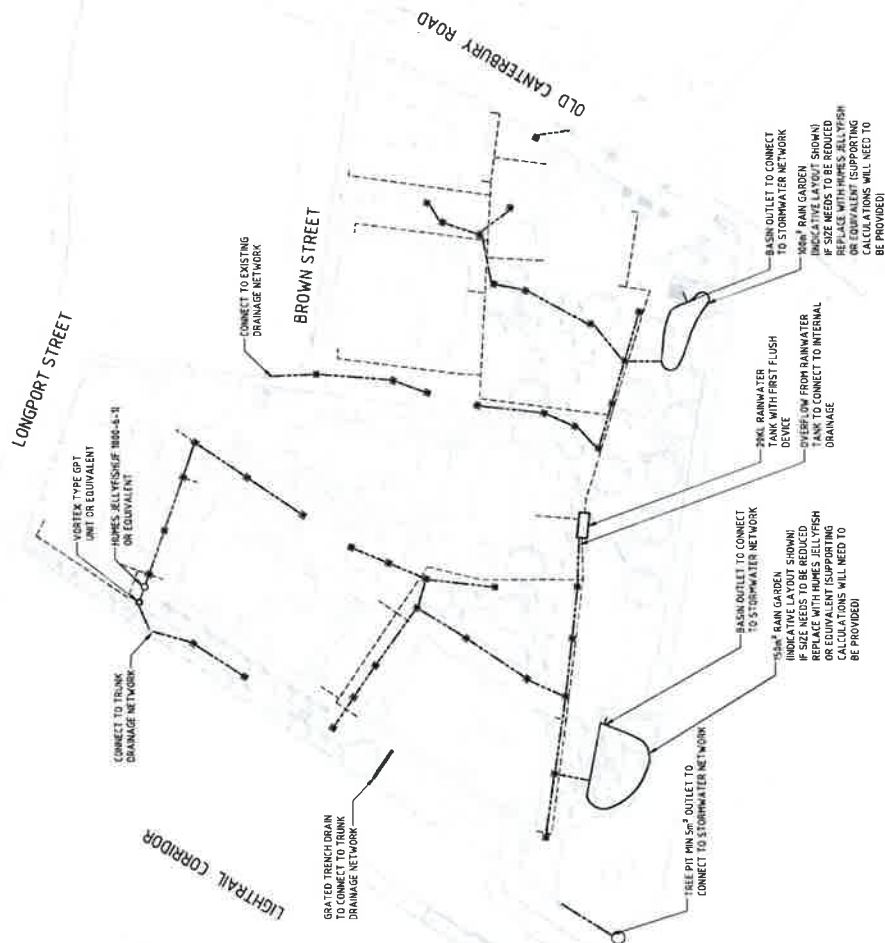
MATERIALS & FINISHES BOARD		DEVELOPMENT APPROVAL	
Material	Quantity	Material	Quantity



TYPICAL RAIN GARDEN FILTER LAYER



RAIN GARDEN OUTLET PIT DETAIL



LEGEND

- STORMWATER PIT
STORMWATER PIPE
ROOF WATER TO DRAIN TO
RAINWATER TANK WHERE POSSIBLE

NOTES

1. TO BE READ IN CONJUNCTION WITH STORMWATER MANAGEMENT
REPORT - LEWISHAM ESTATE (CARDNO 12 MAY 2014).
2 PIT AND PIPE LOCATIONS SHOWN ARE INDICATIVE ONLY.
3 PIT LOCATIONS HAVE NOT BEEN CHECKED TO BASEMENT
DETAILS.

[illegible]

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Level 9, The Forum, 203 Pacific Highway
St Leonards, NSW 2065
Tel: 02 9406 7700 Fax: 02 9406 3176

MERITON GROUP Pty. Ltd.		FOR INFORMATION ONLY		NOT TO BE USED FOR CONSTRUCTION PURPOSES	
LEWISHAM DEVELOPMENT		DATE		DATE	
78-90 OLD CANTERBURY ROAD		AHD		AS SHOWN	
INTERNAL STORMWATER DRAINAGE SCHEMATIC		Drawing Number		Revision	
		59914017-SK-001		1	







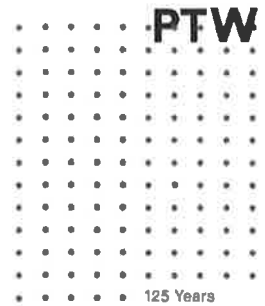


PTW Architects

Sydney
Beijing
Shanghai
Hanoi
Ho Chi Minh City
Taipei

18 July 2104

Tom Hutchison
Meriton Group
Level 11 Meriton Tower
528 Kent Street
Sydney NSW 2000



Re: Lewisham Development SEPP 65 Design Principles Statement

Dear Tom

Please find attached the completed SEPP 65 Design Principles Statement for 78-80 Old Canterbury Road, Lewisham development.

Yours sincerely
PTW

A handwritten signature in black ink, appearing to read 'Bridget Tregonning', written in a cursive style.

Bridget Tregonning
Senior Architect
NSW Architect No: 7670

Peddle Thorp & Walker P/L
ABN 23 000 454 624

Level 13
9 Castlereagh St
Sydney NSW
Australia 2000
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NSW Architects Act
Nominated Architects
S Parsons Architect No. 6098
D Jones Architect No. 4778
A Parker Architect No. 6578
A Rossi Architect No. 5057

Principle	Response
Principle 1: Context <i>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</i> <i>Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</i>	The site is surrounded by adjacent building uses including small to medium density residential, heritage buildings, industrial, light industrial and new medium density. The proposed development consists of seven individual buildings of varying heights, ranging from five to ten storeys. The design of the individual buildings responds to the character of the existing adjacent uses. To the East, Buildings E, F and G are resolved into forms of a scale and character similar to the existing one and two storey dwellings opposite the site. Their detail and material selection are also consistent with these homes, including brick proposed at ground level, zinc cladding and warm hues. To the South, the building forms respond to the public character of the park, including active retail frontages at Ground Level to Building A and C. To the West, Buildings A, B and D are taller, and are in harmony with the adjacent existing heritage Allied Flour Mill buildings. Their punched windows and use of pre-cast concrete cladding are similar in character.
Principle 2: Scale <i>Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.</i> <i>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</i>	The scale of the development is in accordance with the Murrumbidgee LEP and the modified conditions of consent. Buildings A and B are ten storeys and are setback 9.5 metres from the west boundary. Building D is 9 storeys and is setback 7 metres from the west boundary. The buildings are adjacent wide infrastructure corridors and are consistent in height and scale to the existing adjacent Allied Flour Mill buildings. Building E and F are both seven storeys and are bound by Old Canterbury Road to the east and William Street to the North. Building E is setback 20 metres from the edge of the new footpath along Hudson Street. The proposed bulk and scale of these buildings are considered appropriately transitional between the taller buildings and the low rise residential stock to the east. Building G is five storeys and is located north east corner of the site. Its proposed scale and bulk is sympathetic to the low-rise residential immediately opposite. Building C is 7 storeys and located in the centre of the site. The scale of the development matches other nearby developments, which are currently in the early stages of design development and approval, including the adjacent Allied Mills Flour site. The potential future development of the sites to the south, have been identified in the LEP. The individual buildings are articulated with small scale architectural elements to facilitate a contextually appropriate massing, and provide legibility of scale.

SEPP 65 DESIGN PRINCIPLES STATEMENT: 78-80 OLD CANTERBURY ROAD, LEWISHAM, NSW 2049

Principle 3: Built form <i>Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.</i> <i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i>	The building forms clearly define the public domain including the open space by their uniform setback form the lower levels to the upper levels. Public and private thoroughfares are clearly defined and maintain vistas through the site. Ground floor terraces to the units are generous. Private landscaped communal space between Buildings F and G, B and C provides internal amenity for the residents. A large landscaped open space on the south boundary of the site and knitted in between Buildings A and C and E provides landscaped public space for the surrounding community.
Principle 4: Density <i>Good design has a density appropriate for a site and its context in terms of floor space yields (or number of units or residents).</i> <i>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</i>	The buildings are appropriate in density to Council's vision for future residential growth in the area, defined in their DCP Masterplan. The 1.31 hectare site is located approximately 5 kilometres from the Sydney CBD in the predominantly residential suburb of Lewisham. It is very well connected to public transport, with the Lewisham Train Station within five to ten walking minutes north from the site, and a new light rail stop immediately adjacent with access on the western boundary. The site is bounded by Old Canterbury Road to the east, and is within close proximity to the major roads of Parramatta Road and Liverpool Road, providing additional good access and connectivity to the region.

Principle 5: Resource, energy and water efficiency <i>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</i> <i>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</i>	The building façade elements proposed, consider passive solar control for comfort. Sun shading devices is proposed on the west. More windows facing North to maximise solar access, and fewer windows facing South to reduce heat loss. East and West elevations have projecting slab edges for sun shading which are sometimes used as balconies. Double glazing will be used where required to ensure a satisfactory thermal and acoustic environment. Design strategies for this development include: ▪ Maximising occupants access to daylight, ventilation, sun and views ▪ Providing a minimum of 70% solar access units ▪ Providing a minimum of 60% cross ventilated units ▪ No or minimal structural transfers ▪ BASIX Water target of 40% for the development ▪ BASIX Energy target of 20-30% for the development ▪ Predominately clad the buildings in pre-cast elements to assist thermal comfort
Principle 6: Landscape <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</i> <i>Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</i> <i>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</i>	The development is to be extensively landscaped to provide public open space and thoroughfares for the surrounding community and private open space for residents, including recreational elements. Large landscape areas achieve visual amenity from the street, particularly Hudson Street and neighbouring properties.

SEPP 65 DESIGN PRINCIPLES STATEMENT: 78-80 OLD CANTERBURY ROAD, LEWISHAM, NSW 2049

Principle 7: Amenity <i>Good design provides amenity through the physical, spatial and environmental quality of a development.</i> <i>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.</i>	The units are sized to both provide good amenity and also facilitate future flexibility for reconfiguration or adaptability. There is a great variety of unit layouts and sizes to suit a wide cross section of the community, all designed from the wealth of experience residing in Meriton. All units provide adequate basement storage, as well as providing ample bedroom and kitchen storage. A pool, gymnasium, spa, sauna and amenities is located in Building D including and outdoor terrace adjacent to the Gymnasium for use. A community centre is proposed to the south of Building C with immediate access via the public open space along Hudson Street. The proposed retail conveniently located opposite the new light rail stop at the south end of Building A is accessed via the public open space and north south public thoroughfares. There is ample car parking provision on the site itself (underground) including accessible spaces which minimises the impact of the development on the neighbourhood. Bicycle parking and motorcycle parking are also provided in the basement.
Principle 8: Safety and security <i>Good design optimises safety and security, both internal to the development and for the public domain.</i> <i>This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.</i>	The development provides secure parking for residents, as well as a central building manager's office clearly visible from Hudson Street. Building entries are located on street frontages or publicly accessed open space typically located along cross site pedestrian passage ways. All apartments are also lifted, which means that with a keyed system, there is a high degree of security. Obscured areas and alcoves have been avoided in the design of the public domain spaces, and all lobbies are wide and brightly lit, with units adjacent to facilitate safety and passive overlooking. All landscaped spaces and pedestrian boulevards within the site will be well lit, and designed to maximise personal security.

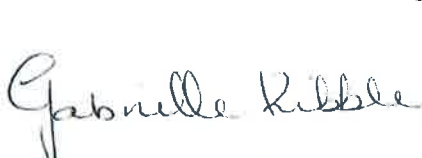
Principle 9: Social dimensions and housing affordability <i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</i> <i>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</i> <i>New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</i>	The mix of the development provides for the needs of a wide variety of future occupants with many income levels. Some units have studies to facilitate lifestyle flexibility.
Principle 10: Aesthetics <i>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</i>	The overall development has a high quality aesthetic. The setbacks of the individual buildings reduce building bulk and the landscaped setting will ensure they are integrated into their surroundings. The architectural style is contemporary and is consistent with the expectations of the market and is sympathetic to its surroundings. The building masses are appropriately articulated by considered massing within the proscribed envelope aiming to reduce apparent building bulk at the large scale. A varied palette of complimentary materials and colours provide for a user friendly pedestrian environment.

Concept Approval

Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, we the Planning Assessment Commission of New South Wales (the Commission) determine:

- (a) to approve the concept plan referred to in Schedule 1, subject to the terms of approval in Schedule 2 and the Proponent's Revised Statement of Commitments in Schedule 4, pursuant to Section 75O of the *Environmental Planning and Assessment Act 1979*;
- (b) pursuant to section 75P(1)(a) of the *Environmental Planning and Assessment Act 1979*, the further environmental assessment requirements for approval to carry out the development as set out in Schedule 3; and
- (c) pursuant to Section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, all future development on the site be subject to Part 4 or Part 5 of the *Environmental Planning and Assessment Act 1979* (whichever is applicable).


Gabrielle Kibble AO
Member of the Commission


Richard Thorp
Member of the Commission


Garry Payne AM
Member of the Commission

Sydney

15 March 2012

SCHEDULE 1

PART A: PARTICULARS

Application No.: MP08_0195

Proponent: Lewisham Estate Pty Limited

Approval Authority: Minister for Planning & Infrastructure

Land: 78-90 Old Canterbury Road, Lewisham
(Lot 11 DP 774322, Lot 6 DP 977044, Lot 7 DP 977044 and Lot 8 DP 977044)

Project: Mixed use residential, retail and commercial development incorporating:

- residential building retail and commercial floor space;
- basement car parking;
- publicly accessible open space and through site links;
- road works; and
- pedestrian and cycle pathways.

PART B: NOTES RELATING TO THE DETERMINATION OF MP No. 08_0195

Responsibility for other approvals/ agreements

The Proponent is responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Act and the Regulation.

Legal notices

Any advice or notice to the approval authority shall be served on the Director General.

PART C: DEFINITIONS

Act	means the Environmental Planning and Assessment Act, 1979 (as amended).
Advisory Notes	means advisory information relation to the approved development.
Department	means the Department of Planning & Infrastructure or its successors.
Director General	means the Director General of the Department or his nominee.
Environmental Assessment (EA)	means the Environmental Assessment prepared by Planning Ingenuity dated October 2010.
GFA	means gross floor area.
Minister	means the Minister for Planning & Infrastructure.
MP No. 08_0195	means the Major Project described in the Proponent's Environmental Assessment as amended by the Preferred Project Report.
Preferred Project Report (PPR)	means the Preferred Project Report and Response to Submissions prepared by Planning Ingenuity dated August 2011 and includes the Response to PPR Submissions dated 30 November 2011.
Proponent	means Lewisham Estate Pty Limited or any party acting upon this approval.
Regulation	means the Environmental Planning and Assessment Regulation, 2000 (as amended).

End of Schedule 1

SCHEDULE 2

PART A - TERMS OF APPROVAL

Development Description

A1 Concept approval is granted to the development as described below:

- (a) use of the site for residential, retail, commercial and public open space;
- (b) indicative building envelopes for 7 separate buildings with heights ranging from 4 to 10 storeys;
- (c) basement level and at grade car parking;
- (d) internal and external road works;
- (e) public pedestrian and cycle pathways. Providing connections to the surrounding area, the Lewisham railway station and Lewisham West light rail stop.

Development in Accordance with the Plans and Documentation

A2 The development shall be undertaken generally in accordance with:

- the Environmental Assessment dated October 2010 prepared by Planning Ingenuity, except where amended by the Preferred Project Report dated August 2011 and the Response to PPR submissions dated 30 November 2011 including all associated documents and reports;
- the Statement of Commitments prepared by Planning Ingenuity; and
- the following drawings:

Drawing No.	Name of Plan	Drawn By	Date
12.2	Concept Plan	Tony Owen Partners	November 2011
12.3	Traffic, Access & Parking	Tony Owen Partners	November 2011
12.4	Land Use	Tony Owen Partners	November 2011
12.5	Building Height	Tony Owen Partners	November 2011
22.1 (800 Revision D)	Green Space Calculation Analysis	Tony Owen Partners	22.11.11

except for as modified by the following pursuant to Section 75O(4) of the Act.

Voluntary Planning Agreement

A3 Prior to the submission of any future application under Part 4 of the Act the Proponent shall provide written evidence to the Director-General that it has entered into a Voluntary Planning Agreement with Marrickville Council, in consultation with Transport for NSW, with terms outlined in the EA, PPR and Revised Statement of Commitments including:

- upgrade of Hudson Street
- embellishment and dedication of public open space to the north of Hudson Street
- upgrade or embellishment of pedestrian and cycle access links to the Lewisham West light rail stop, Lewisham railway station and surrounding residential areas; and

- other parts of the site that will be upgraded, embellished, constructed or dedicated to Council.

Inconsistencies between Documentation

- A4 In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents including Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

Building Envelopes

- A5 Building footprints and setbacks are to be generally consistent with the Concept Plan building envelope parameter diagrams for each site, except where amended by the Modifications in Part B of this Approval.

Maximum Gross Floor Area (GFA)

- A6 The maximum GFA for the development shall not exceed 39,896m². Note: The maximum floor space may not be achievable within the approved envelopes as identified in Part B of this Approval.

Maximum Number of Residential Units

- A8 The maximum number of residential dwellings shall not exceed 430 units. Note: The maximum number of residential dwellings may not be achievable within the approved envelopes as identified in Part B of this Approval.

Lapsing of Approval

- A9 Approval of the Concept Plan shall lapse 5 years after the determination date shown on this Instrument of Approval, unless an application is submitted to carry out a project or development which concept approval has been given.

PART B - MODIFICATIONS

Building Separation

- B1 The plans described above in Part A – Terms of Approval shall be modified as follows:
- a. the building separation between Building Envelopes A and B shall be increased to a minimum of 9 metres at the ground level up to 4 storeys, 13 metres between 5 and 8 storeys and 18 metres above 8 storeys;
 - b. the building separation between Building Envelopes B and D and C and D shall be increased to a minimum of 12 metres at the ground level up to 4 storeys, 18 metres between 5 and 8 storeys and 24 metres above 8 storeys; and
 - c. the building separation between Building Envelopes C and E, E and F and E and G shall be increased to a minimum of 12 metres at the ground level up to 4 storeys and 18 metres between 5 and 8 storeys.

Amended plans demonstrating compliance with this modification shall be submitted to, and approved by, the Director General.

Loading Areas

- B2 The ground level loading area adjacent to Building Envelope D and the light rail corridor is to be deleted from the Concept Plan. The area is to be landscaped and provided as a publicly accessible through site link.

Amended plans demonstrating compliance with this modification shall be submitted to, and approved by, the Director General.

Central Open Space

- B3 The "central open space" must have a total area not less than 3000m² and the area north of Hudson Road must have a minimum width of 20m (excluding on-street parking and adjacent footpath). At least 50% of the "central open space" must receive a minimum of 2 hours solar access in mid winter.

End of Schedule 2

SCHEDULE 3

FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Built Form

1. Future development applications shall achieve design excellence in accordance with the Director General's *Design Excellence Guidelines*.
2. Future Development Applications shall demonstrate that the development achieves a high standard of architectural design incorporating a high level of modulation / articulation of the building and range of high quality materials and finishes.
3. Future Development Applications shall demonstrate that the building height along Old Canterbury Road is a maximum of 4 storeys.

Residential Amenity

4. Future Development Applications shall demonstrate compliance with the provisions of the *State Environmental Planning Policy 65 – Design Quality of Residential Flat Development* (SEPP 65) and the accompanying *Residential Flat Design Code 2002*, except where modified by this Concept Plan approval. In particular, future applications shall demonstrate that:
 - (a) a minimum of 70% of apartments within each building receive a minimum of 3 hours solar access to living areas and balconies mid winter; and
 - (b) a minimum of 60% of apartments within each building are capable of being naturally cross ventilated.

Privacy

5. Future Development Applications shall demonstrate an appropriate design treatment to provide an appropriate interface and adequate level of privacy to ground level apartments which adjoin Longport, Brown and William Streets, areas of publicly accessible and/or private communal open space.

ESD

6. Future Development Applications shall demonstrate the incorporation of ESD principles in the design, construction and ongoing operation phases of the development, including the selection of fabric and materials, water conservation and management initiatives, and energy efficiency and renewable energy initiatives.

Flood Levels

7. Future Development Applications shall comply with the Cardno Flood Management Report dated 30.11.11 and consider and address any recommendations in any Council adopted Flood Study and relevant state policies at the time of lodgement of the application to demonstrate the finished floor levels of the buildings will be above the probable maximum flood levels for the site and that the development will not adversely impact on any surrounding property (including the light rail corridor) by redirection of flood waters or loss of flood storage.

Car Parking

8. Future Development Applications shall provide on-site car parking at the following rates:
 - (a) 1 space per 4 studio/1 bedroom apartment;
 - (b) 1 space per 2/3 bedroom apartment;

- (c) 1 visitor space per 10 apartments; and
 - (d) 1 space per 45m² of retail GFA.
9. Future Development Applications are to demonstrate that a minimum of 13 on-street car parking spaces will be provided within the Hudson Street road reserve adjacent to the public open space.

Servicing

10. Future Development Applications shall provide for all servicing, including waste collection, removalist vehicles and all loading/unloading operations to occur within the basement.

Public Open Space

11. Future Development Applications shall provide a minimum of 3,000m² of publicly accessible open space. Through site links and drainage reserves should not be included as open space provision. All public and private open spaces shall be clearly defined and functions identified.
12. Future Development Applications shall provide for the embellishment and dedication of the public open space north of Hudson Street to Council in accordance with the terms of the VPA between the proponent and Council.
13. Future Development Applications shall demonstrate a suitable design treatment to the area immediately to the south of Building Envelopes A, C and E to encourage pedestrian traffic adjacent to the building edge and provide a 'street address', in the absence of public road frontage.

Brown Street

14. Future Development Applications shall provide for a suitable treatment in the portion of Brown Street between Building Envelopes C and F to prohibit vehicle movements and provide a landscaped pedestrian through site link. The proponent shall endeavour to obtain approval to close this portion of road reserve and embellish this area as public open space.

Public Access

15. Future Development Applications shall clearly set out the mechanism for creating rights of public access to the:
- private road adjacent to the light rail corridor,
 - all publicly accessible areas of open space and through site links,
- with the relevant instrument/s to be executed prior to commencement of the occupation/use of the development.

Linkages to the Lewisham railway station and Lewisham West light rail stop

16. Future Development Applications shall provide for new and/or upgraded pedestrian connections between the site and Lewisham railway station and the Lewisham West light rail stop in consultation with Council and RailCorp in accordance with the terms of the VPA.

Car Share Scheme

17. Future Development Applications shall require the provision and implementation of a car share scheme.

Road Works

18. Future Development Applications shall provide for minimum road widths as follows:
 - (a) William and Brown Streets shall be a minimum of 9.6 metres (6 metre carriageway and 1.8 metre footpaths on each side);
 - (b) Hudson Street shall be a minimum of 6 to 8.5 metres (6 metre carriageway and 2.5 metre indented parking bays); and
 - (c) the north-south street (private road) shall be a minimum of 9.5 metres (5.5 metre carriageway, 3 metre footpath on the eastern side and 1 metre footpath on the western side).
19. Future Development Applications shall provide for left in left out access to the development via Hudson, William, Brown and McGill Streets at all times. The proponent shall comply with the Local Traffic Committee requirements in relation to banning right turns at these intersections.

Section 94 Contributions

20. Future applications shall be required to pay developer contributions to the Council towards the provision or improvement of public amenities and services. The amount of the contribution shall be determined by Council in accordance with the requirements of the Contributions Plan current at the time of approval. A VPA with Council may off-set Section 94 Contributions.

Sydney Airports

21. Future applications shall demonstrate all necessary approvals have been obtained from Sydney Airports Commission and Air services Australia.

Noise and Vibration

22. Future applications shall ensure that the internal residential amenity of the proposed apartments is not unduly affected by the noise and vibration impacts from the Western Suburbs Railway Line, Old Canterbury Road and Longport Street to comply with the requirements of Clause 102 of State Environmental Planning Policy (Infrastructure) 2007 and the Department of Planning's 'Development Near Rail Corridors and Busy Roads – Interim Guidelines'.

Stormwater

23. Future Development Applications shall provide for the treatment of stormwater prior to discharge to surface water and/or groundwater sources.

Groundwater

24. Future Development Applications shall provide an assessment of ground water, including the need for licences in relation to taking or interfering with groundwater and dewatering.

Roads and Maritime Services requirements

25. Future Development Applications shall demonstrate that the RMS requirements have been met in relation to:
 - (a) Excavation
Future development applications shall include civil design plans which provide detail on the level of excavation and a Geotechnical Report for any excavation works adjacent to Old Canterbury Road and Longport Street.

- (b) **Hydraulics**
Plans/details demonstrating that post development stormwater discharge from the site into the RMS drainage system does not exceed the pre-development discharge.

RailCorp requirements

26. Future Development Applications shall address RailCorp's requirements in relation to:

- (a) **Geotechnical and structural impacts**
The proponent shall submit a Geotechnical and Structural Report, Excavation and Construction methodology and Cross Section drawing (showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail corridor) to RailCorp for approval prior to lodgement of future Development Applications which propose excavation of other ground penetration (including footings) greater than 2 metres and within 25 metres of the light rail corridor..
- (b) **Encroachments within the light rail corridor**
The proponent shall detail the removal of all encroachments within the adjoining light rail corridor including RailCorp's landowners consent within future Development Applications.
- (c) **Electrolysis**
The proponent shall submit an Electrolysis Risk Assessment in relation to stray currents from the light rail corridor to RailCorp for approval prior to lodgement of future Development Applications.
- (d) **Landscaping and fencing**
The proponent shall submit landscaping and fencing details for all land within 20 metres of the light rail corridor prior to the lodgement of future Development Applications.
- (e) **Pedestrian connections**
Future Development Applications shall demonstrate upgraded and/or new pedestrian pathway between the site and Lewisham railway station and Lewisham West light rail stop.

Sydney Water requirements

27. Future Development Applications shall address Sydney Water's requirements in relation to:

- (a) the required upsizing of the existing 100 mm drinking water main to a 200 mm main for the full length of Old Canterbury Road from Longport Street to Hudson Street, and Hudson Street, from Old Canterbury Road to the light rail corridor;
- (b) the required upsizing of the existing 150 mm wastewater main to a 225 mm main which traverses the site and any required deviation of the wastewater main, in accordance with Sydney Water's Guidelines for Building Over or Adjacent to Sewer;
- (c) the required adjustment to a section of Sydney Water's Hawthorne Canal stormwater system including the removal of the entire section of redundant asset and construction of a new maintenance pit to terminate the adjustment; and
- (d) a water sensitive urban design stormwater treatment plan and MUSIC model which demonstrates:
 - i. a 90% reduction in the post development mean annual load of total gross pollutant loads;

-
- ii. a 85% reduction in the post development mean annual load of Total Suspended Solids;
 - iii. a 60% reduction in the post development mean annual load of Total Phosphorus; and
 - iv. a 45% reduction in the post development mean annual load of Total Nitrogen.

Details shall be submitted with future Development Applications in accordance with Sydney Water and Council requirements.

End of Schedule 3

SCHEDULE 4

STATEMENT OF COMMITMENTS (Source: Preferred Project Report)

4 STATEMENT OF COMMITMENTS

The Draft Statement of Commitments provided in the Environmental Assessment has been revised to respond to the issues raised during the exhibition period. The proponent confirms that the proposed Concept Plan does not involve any construction works. Separate Project/Development Applications will be submitted for construction works.

This statement of commitments related to the following matters:

- Construction Management;
- Traffic Management;
- Roads & Traffic Authority;
- Waste Management;
- Noise & Vibration ;
- Flora & Fauna;
- Ecologically Sustainable Development;
- Heritage & Archaeological;
- Geotechnical;
- Site Contamination;
- Affordable Housing;
- Stormwater Management;
- Building Height;
- Pedestrian and bicycle access;
- Transport Access Guide;
- NSW Office of Water;
- Sydney Water;
- Landscaping;
- Light Rail;
- Building materials and finishes; and
- Community & Cultural.

Construction Management

A detailed Demolition and Construction Management Plan will be prepared and submitted as required with future Project/Development Applications or at the Construction Certificate Stage, prior to the commencement of any demolition or construction works on site.

Traffic Management

A detailed Traffic Management Plan will be prepared and submitted as required with future Project/Development Applications or at the Construction Certificate Stage, prior to the commencement of any demolition or construction works on site.

Within the site, car share spaces will be prioritised in convenient locations under future Project/Development Applications.

RTA

The proponent commits to complying as far as practicable with the parking, loading, construction, excavation, noise, hydraulic and road safety requirements of the RTA as described in Attachment A of their submission dated 11 January 2011 and subject to any modification as a consequence of the RTA's assessment of the preferred project.

Waste Management

A detailed waste management plan (construction and operational) will be prepared and submitted with future Project/Development Applications or at the Construction Certification Stage, prior to the commencement of any works on site.

Noise and Vibration

The recommendations of the Noise and Vibration Report provided at Annexure O of the EA will be adopted and reflected in future Project/Development Applications. In addition, future Project/Development Applications will comply with the requirements of the Sydney Airport Corporation in terms of minimising the impacts of aircraft noise on residential premises.

Flora and Fauna

The recommendations of the Flora and Fauna Report attached at Annexure K of the EA will be adopted and reflected in future Project/Development Applications. In consideration of competing constraints on the site and adjacent GreenWay, the development will be designed where practicable to be sensitive to the needs of the fauna of the GreenWay including:

- Provision of appropriate lighting which minimises impacts on nocturnal fauna and the GreenWay generally; and
- Reinforcement of permeability between the GreenWay and the built environment for local fauna, wherever practical (e.g. raised footpath/cycle way sections at appropriate locations).

Ecologically Sustainable Development

The development commits to the consideration of sustainability measures as detailed in the ESD report provided at Annexure N of the EA. Details of adopted measures will be detailed in future Project/Development Applications.

Heritage and Archaeological

The recommendations of the Heritage Impact Assessment and the Archaeological Assessment provided at respective Annexures Q and R of the EA respectively will be adopted and reflected in future Project/Development Applications.

Geotechnical

The recommendations of the Geotechnical Report provided at Annexure P of the EA will be adopted and reflected in future Project/Development Applications and during the construction process. In addition the following reports will be updated and/or additional matters provided to reflect the following requirements of NSW RailCorp:

- Geotechnical and Structural Reports, and excavation methodology to meet RailCorp requirements; and
- Updated cross-sectional drawings providing accurate measurements and including excavation for on-site detention tank along the rail corridor boundary.

Site Contamination

The recommendations of the Environmental Site Assessment provided at Annexure F of the EA will be adopted and reflected in future Project/Development Applications and during the construction process.

Affordable Rental Accommodation

The proponent commits to include affordable housing units in the future redevelopment of the site. The quantum of units proposed will be resolved under future Project/Development Applications.

Stormwater Management

The recommendations and design outcomes of the stormwater management report and the flood report (see respective annexures F & G) will be adopted and reflected in future Project/Development Applications. In addition, the requirements of Water Sensitive Urban Design will be reflected in the stormwater design, including:

- A 90% reduction in the post development mean annual load of total gross pollutant loads.
- A 85% reduction in the post development mean annual load of Total Suspended Solids.
- A 60% reduction in the post development mean annual load of Total Phosphorus.
- A 45% reduction in the post development mean annual load of Total Nitrogen.

The stormwater design will be accompanied by a Model for Urban Stormwater Improvement Conceptualisation (MUSIC) for submission and approval to Sydney Water. This model will be prepared in accordance with the NSW MUSIC Modelling Guidelines (SMCMA, August 2010).

Building Height

In terms of aircraft safety, the building height inclusive of all lifts, over-runs, vents, chimneys, aerials, TV antennae, construction cranes etc. shall not exceed 79 metres above Australian Height Datum (AHD). In the event that the building does exceed this height, a new application will be submitted to Sydney Airport Corporation under the Civil Aviation Safety Authority. Should the height of any temporary structure and/or equipment be greater than 45.72 metres above existing ground height (AEGH), a new approval will be sought in accordance with the Civil Aviation (Buildings Control) Regulations Statutory Rules 1988 No. 161.

Access

The proponent commits to providing pedestrian and bicycle access connections to the future light rail stop and to Lewisham Station, including a new public footbridge extending from the northern end of Brown Street (to be resolved as part of a VPA / public benefit offer). Consultation will be held with RailCorp and Marrickville Council with respect to requirements for linking the site with Lewisham Station.

Transport Access Guide (TAG)

A TAG will be provided on the site in accordance with the requirements of the RTA. The RTA will be consulted with respect to the location and content of the TAG on the site as required.

NSW Office of Water

The requirements of the NSW Office of Water will be met where necessary under future Project/Development Applications, including all licencing and stormwater treatment measures.

Sydney Water

- The existing water main that traverses the site will be amplified as required to meet the demand of the new population on the subject site. Similarly, the existing sewer main that traverses the site will be diverted and amplified as required by the new population on the subject site. The proponent reserves their right to seek suitable compensation from Sydney Water, as may be necessary.

- A Section 73 Notice of Requirements will be obtained prior to the commencement of any works on site, noting that the proposal is for a Concept Plan only and no construction works will be authorised.

Landscaping

- Landscaping and fencing within 20m of the rail corridor will be designed to meet the requirements of RailCorp.
- Landscaping will contain locally indigenous native species in areas adjacent to the GreenWay. Such landscaping will be designed to provide opportunities for compatible and appropriately varied habitats. Selection of appropriate species may be guided through the GreenWay's documentation "*Bushcare Management Plan*" and *Missing Jigsaw Pieces: bushland plants of the Cooks River Valley* by D Benson, D Ondinea and V Bear.
- Landscaping will reflect and complement the adjacent portions of the GreenWay including both duplication of existing vegetation and companion planting.

Light Rail

- Future Project/Development Applications will be designed in consideration of the anticipated impacts created by the future light rail in terms of noise, vibration, lighting and privacy.
- A way finding and information strategy will be produced in accordance with the signage convention established for the GreenWay/Light Rail Corridor, including GreenWay branding.

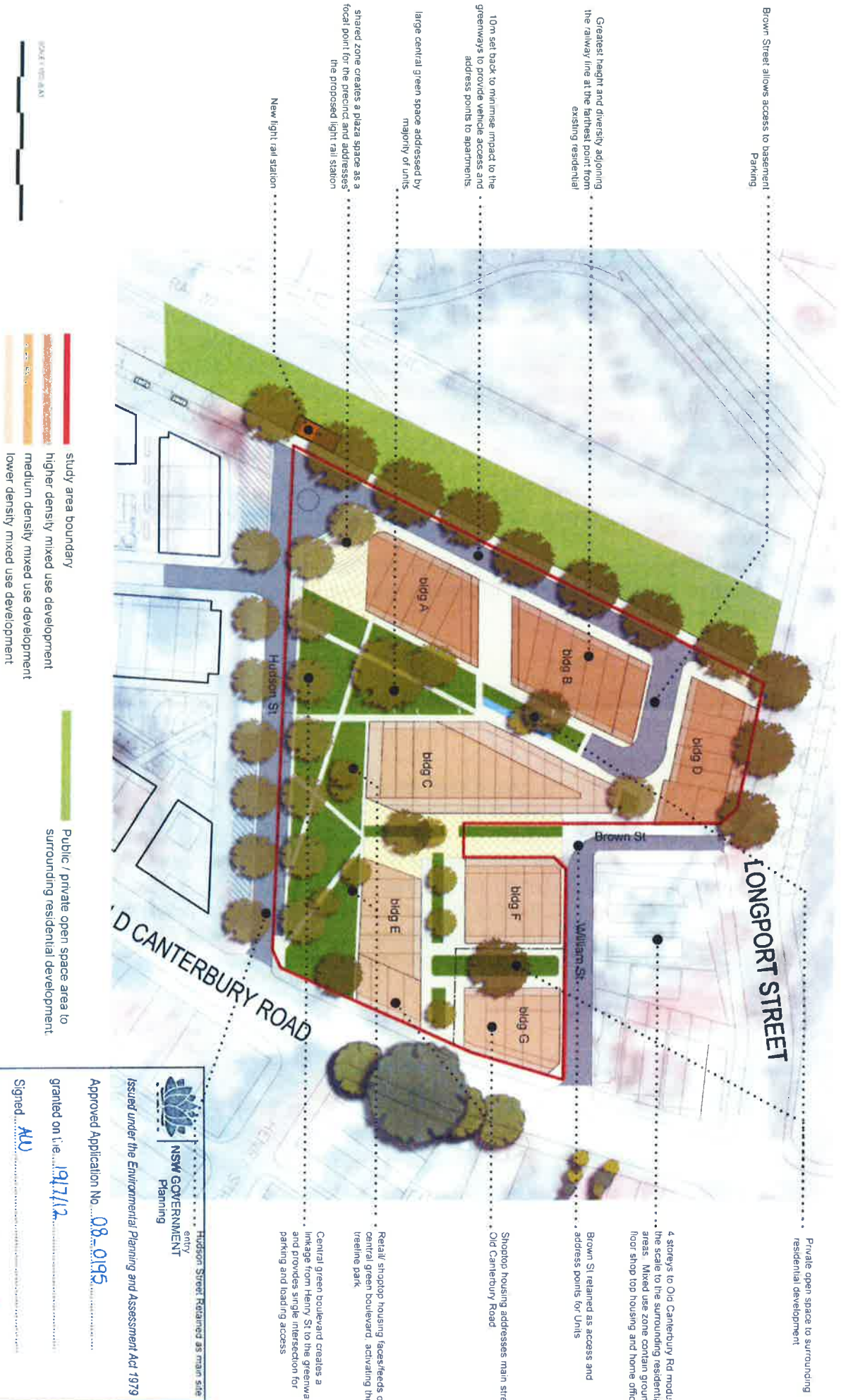
Building Materials and Finishes

Buildings, furniture and structures on the site will utilise materials and colours that enhance the visual amenity of the GreenWay.

Community and Cultural

Investigations will be made into opportunities for street activation and/or public art and animation, particularly in the vicinity of the Light Rail stops. This may include public art, community meeting places, community celebrations and where appropriate, cafes, convenience stores adjacent Light Rail stops. Community spaces may facilitate community events and other elements supporting social cohesion. Formal spaces may generally be designed as fully accessible, multi-function areas suitable for adaptation to the varying needs of the community. Such matters will be fully resolved under future Project/Development Applications and may also form part of a VPA/public benefit offer.

12.2 MASTER PLAN (REV B)
25 JUNE 2012



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 08.0195

granted on 16/12/12

Signed: *AKU*

Sheet No. 1 of 4

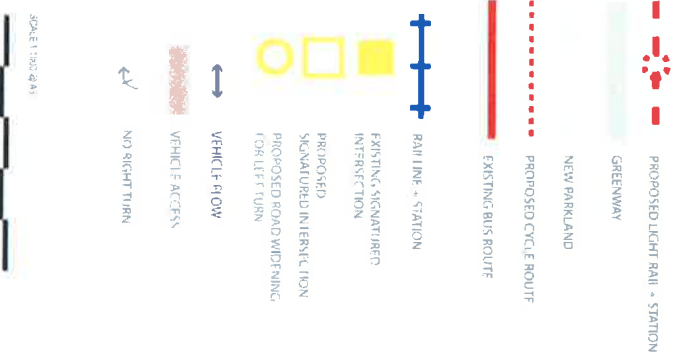
ptnrs

12.3 SUBJECT SITE MASTER PLAN (REV B) 25 JUNE 2012

TRAFFIC, ACCESS + PARKING STRATEGY

The following attributes are features of the Access Plan:

- 1 The central boulevard provides for a single signalized intersection on Old Canterbury Rd
- 2 The wide central boulevard is the main access into the site. It provides a focal green space, visitor parking, pedestrian amenity and capacity for vehicle and loading access for the site
- 3 The central boulevard links into McGill St to provide access and address points for new residential
- 4 The existing Brown and William St to be retained providing address and access for the residential
- 5 New shared zone urban plaza terminates boulevard. It addresses the light rail station and is a gateway to the greenways.
- 6 Minimum 6m internal roads
- 7 Linkages to the existing street network
- 8 Multiple entry points for basement parking from internal roads and loading to minimize stress on existing road network



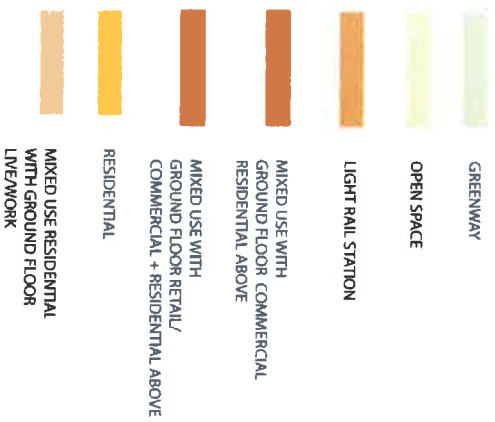
12.4 SUBJECT SITE MASTER PLAN (REV B) 25 JUNE 2012

LAND USE DIAGRAM

Mixed use area predominantly residential with ground floor and lower level retail and shop-top housing space
Plaza at the southwest serves as the gateway to the proposed light rail station. Concentration of commercial space to the south to reinforce existing commercial patterns

Ground floor shop – top housing along Old Canterbury Road to activate the streetscape

Ground floor home offices and retail spaces at the southern end of Old Canterbury Road to activate the streetscape.



SCALE 1:1000 @ A3



Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 08-0195

granted on the 19/7/12

Signed: AM

Sheet No. 3 of 4

planners

12.5 SUBJECT SITE MASTER PLAN (REV B) 25 JUNE 2012

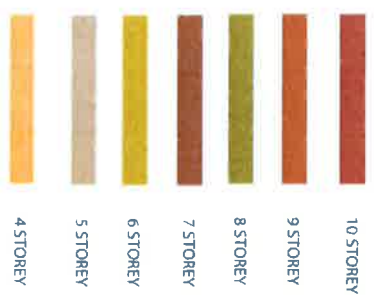
BUILDING HEIGHT

The heights of the buildings on site will be stepped from the railway corridor to the west, to the existing housing to the east.

The areas to the east of Old Canterbury Road are characterized by lower rise existing housing. Several council planning studies for Railway Terrace and environs have proposed a 4 storey model for this area. Therefore, it is proposed to provide a 4 storey streetscape to Old Canterbury Rd with a lower ground floor beneath.

In discussions with council, council planners have suggested that the appropriate scale for the buildings on the railway is around 9 - 10 storey. This is reflected in council's master plan for a similar site in Dulwich Hill as well as council's own master plan for the site which establishes a building height of 10 storey to the railway line.

The central zone is a transition zone and will have a typical building height of 7 storey.



SCALE 1:1000 B.A.1



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 08-0195

granted on the 19/7/12

Signat. *AV*

Sheet No. 4 of 4

ptmrs

22.1_Green Space Calculation Analysis

Proposed Concept plan Green space Area Diagram

NOTES:
- ALL OPENINGS WITHIN 3m OF THE SITE BOUNDARY ARE TO BE PROTECTED IN ACCORDANCE TO BCA CLAUSE C3.4.



PROPOSED SCHEME TOTAL GREEN SOFT LANDSCAPING AREA DIAGRAM

TOTAL GREEN SOFT LANDSCAPE 4379.1m2

PRIVATE OPEN SPACE 1132.3m2
PUBLIC OPEN SPACE 3246.8m2



PROPOSED SCHEME CENTRAL GREEN SOFT LANDSCAPING AREA DIAGRAM

CENTER GREEN SOFT LANDSCAPING AREA 3054.4m2

Rev	Revised	Date	By
1	1	1/1/2020	WJL
2	2	1/1/2020	WJL
3	3	1/1/2020	WJL
4	4	1/1/2020	WJL
5	5	1/1/2020	WJL
6	6	1/1/2020	WJL
7	7	1/1/2020	WJL
8	8	1/1/2020	WJL
9	9	1/1/2020	WJL
10	10	1/1/2020	WJL
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97	97	1/1/2020	WJL
98	98	1/1/2020	WJL
99	99	1/1/2020	WJL
100	100	1/1/2020	WJL