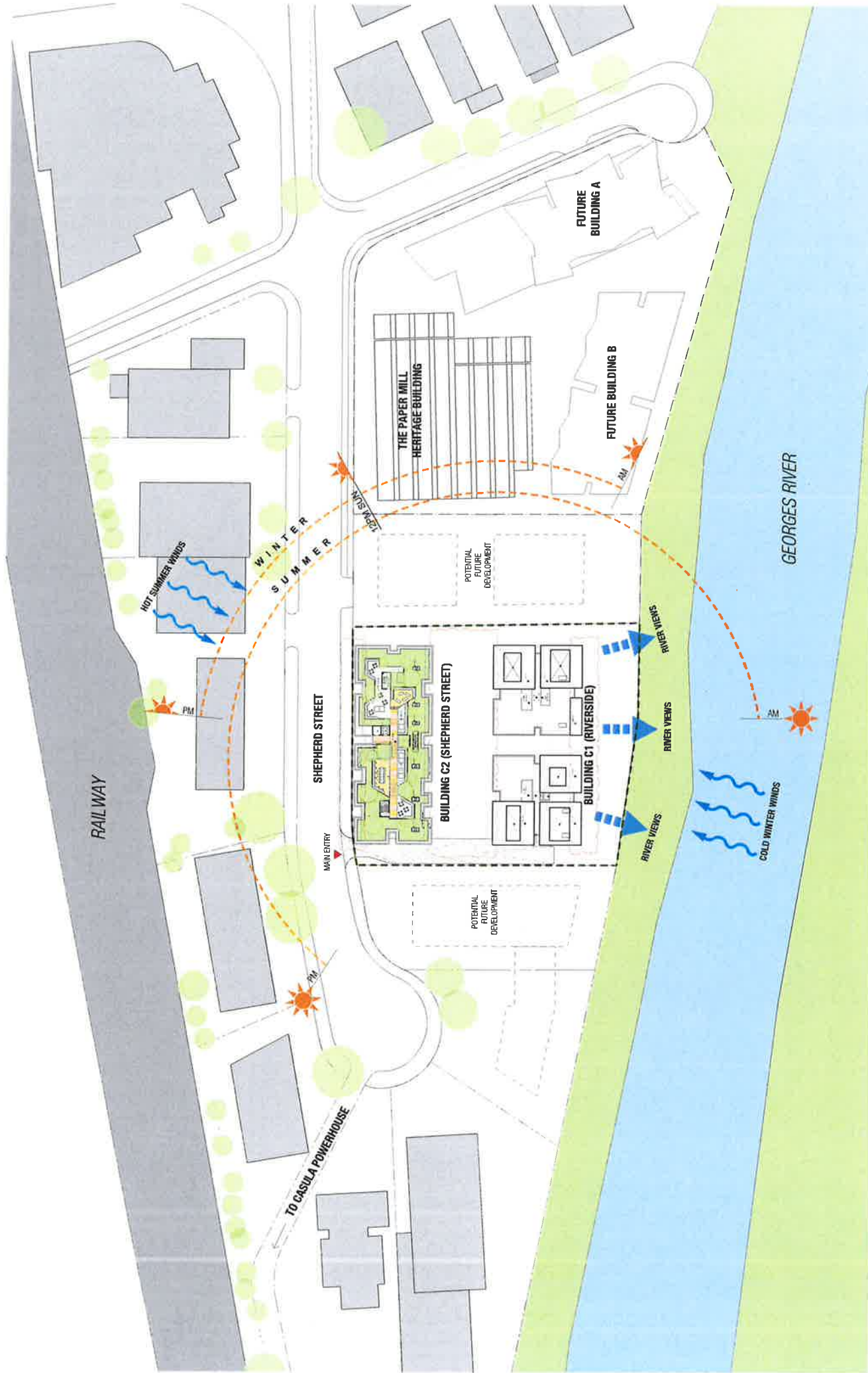




DRAWING LIST

DRAWING LIST	NO.	DRAWING LIST	NO.	DRAWING LIST	NO.
COVER PAGE	A0000	DEMOLITION PLAN	A2000	BUILDING C1 ELEVATIONS (EAST & WEST)	A3000
EXISTING SURVEY	A0001	BASEMENT 03 PLAN	A2189	BUILDING C1 & C2 ELEVATIONS (NORTH & SOUTH)	A3001
LOCATION PLAN	A0002	BASEMENT 02 PLAN	A2190	BUILDING C2 ELEVATIONS (EAST & WEST)	A3002
CONTEXT PLAN	A0003	BASEMENT 01 PLAN	A2191	BUILDINGS C1 & C2 SECTION AA	A3101
SITE ANALYSIS	A0004	GROUND FLOOR PLAN	A2200	BUILDING C1 SECTION BB & CC	A3102
RIVER CONTEXT PLAN	A0005	LEVEL 01 PLAN	A2201	ACCESSIBLE UNIT LAYOUTS	A4290
DESIGN STRATEGIES - SETBACKS & CONCEPTS	A0010	LEVEL 02-03 PLAN	A2202	EXTERNAL FINISHES & MATERIALS	A6400
DESIGN STRATEGIES - CONTEXT MATERIALS	A0012	LEVEL 04-05 TYPICAL PLAN	A2204	GFA DIAGRAMS	A9000
DESIGN STRATEGIES - SITE MATERIALS	A0013	LEVEL 06 PLAN	A2205	APARTMENT TYPES & MIX	A9001
CONTEXT ELEVATION	A0014	LEVEL 07 ROOF GARDENS	A2207	SOLAR ACCESS ANALYSIS (21 JUNE)	A9010
PHOTOMONTAGE	A0030	LEVEL 08 ROOF PLAN	A2208	(DRAWING OMITTED)	A9011
PHOTOMONTAGE	A0031	(DRAWING OMITTED)	A2210	ROOF SOLAR ACCESS ANALYSIS (21 JUNE)	A9012
(DRAWING OMITTED)	A0032			CROSS VENTILATION ANALYSIS	A9020
PHOTOMONTAGE	A0033			SHADOW DIAGRAMS	A9031
				SHADOW DIAGRAMS	A9032



[illegible][illegible]

VISITOR
COMPACT
MOTOR BIKE
ACCESSIBLE
STORAGE

TOTAL APTS	140
TOTAL RECD	161
PARKING SUMMARY	
81 TOTAL:	38
82 TOTAL:	45
83 TOTAL:	79
TOTAL:	161
INCLUDES:	
ACCESSIBLE	14
VISITORS	14
SERVICE	4





GENERAL NOTES

1. DRAWINGS TO BE READ IN CONJUNCTION WITH THE BSA CONSULTANT REPORT AND ALL VENDOR INSTRUCTIONS TO THE BSA CONSULTANT.
2. REFER TO WOODS & BAGOT ENGINEERS BASIS REPORT FOR PERFORMANCE REQUIREMENTS.
3. ALL STREET WORKS SHALL BE IN ACCORDANCE WITH THE BSA CONSULTANT REPORT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BSA CONSULTANT REPORT.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BSA CONSULTANT REPORT.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE BSA CONSULTANT REPORT.
7. REFER TO LANDSCAPE DRAWINGS FOR SCOPE OF LANDSCAPE WORKS AND DETAILS.
8. REFER TO HERITAGE CONSULTANT DRAWINGS FOR SCOPE OF HERITAGE WORKS AND DETAILS.

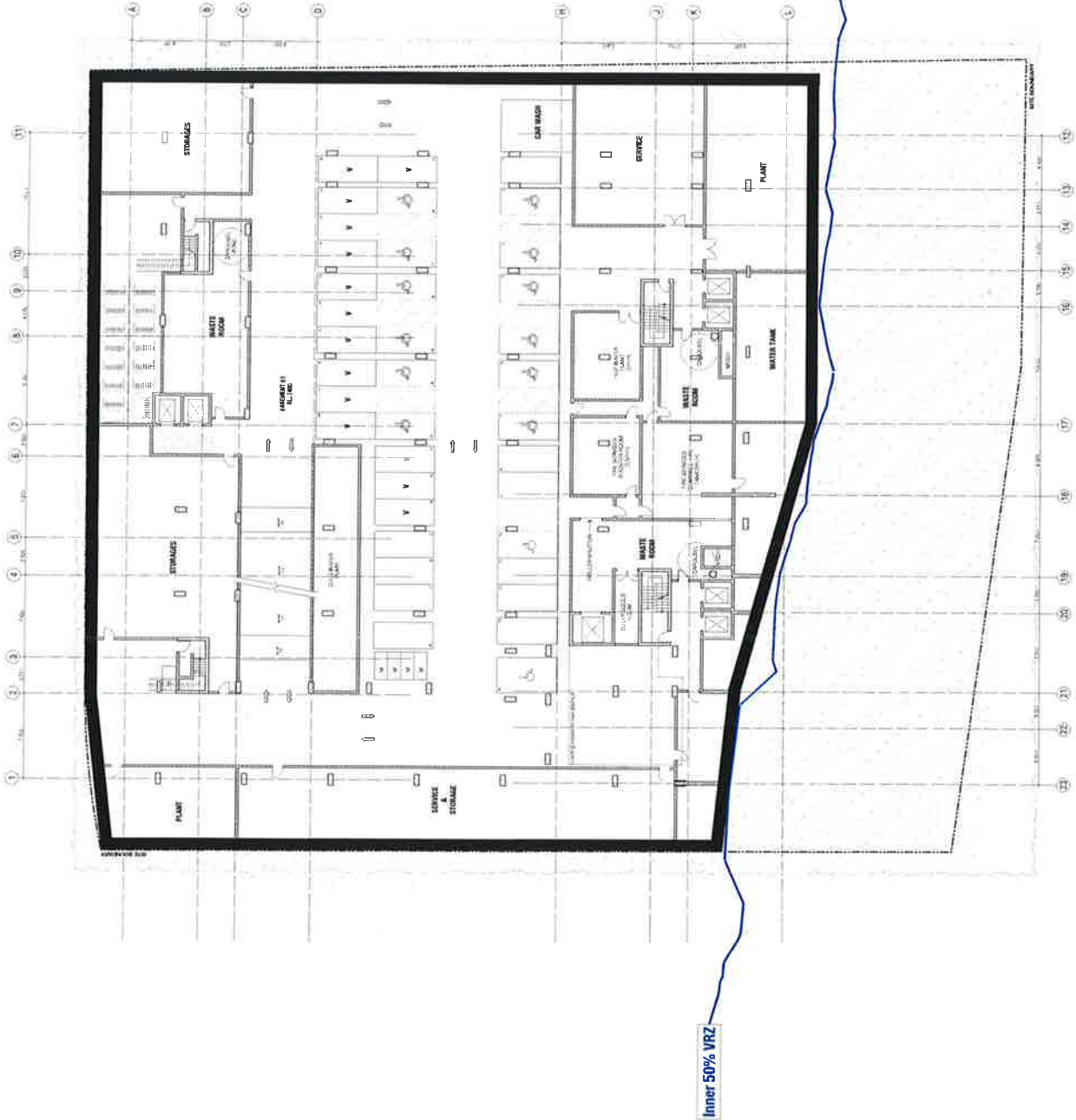
MATERIALS KEY

CE-01	CONCRETE
CE-02	CONCRETE
CE-03	CONCRETE
GL-01	GLASS
GL-02	GLASS
GL-03	GLASS
GL-04	GLASS
GL-05	GLASS
GL-06	GLASS
GL-07	GLASS
GL-08	GLASS
GL-09	GLASS
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GL-97	GLASS
GL-98	GLASS
GL-99	GLASS
GL-100	GLASS

PARKING LEGEND

- V VISITOR
- C COMPACT
- M MOTOR BIKE
- A ACCESSIBLE
- S STORAGE

TOTAL APTS	140
TOTAL REED	161
TOTAL TOTAL	301
PARKING SUMMARY	
B1 TOTAL	35
B2 TOTAL	45
B3 TOTAL	78
TOTAL	158
INCLUDES:	
ACCESSIBLE	14
VISITORS	14
SERVICE	4



Inner 50% VRZ

WOODS & BAGOT
ARCHITECTS
120597
A2191 C
DEVELOPMENT APPLICATION

28 SHEPHERD ST
FLOOR PLAN
BASEMENT 1

Coronation Property Co
19/11/2016
30/09/2016
05/09/2016

120597
A2191 C
DEVELOPMENT APPLICATION

1) DRAWINGS TO BE READ IN CONNECTION WITH THE BCA CONSULTANT REPORTS AND ALL NON-CITIZEN INSTANCES TO BE DESIGNED BY THE FREE ENGINEER AND CONFIRMED BY THE BCA CONSULTANT.

ALL STRUCTURAL AND SERVICES INFORMATION SHOWN IS INDICATIVE ONLY AND ARE SUBJECT TO THE DETAIL DESIGN AND SPECIFICATION OF THE STRUCTURAL AND SERVICES ENGINEER.

ALL DISCREPANCIES BETWEEN ARCHITECTURAL AND CONSULTANT DOCUMENTATION ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION.

1	CONQUEST	10	POWER TO GLASS	15	BEAL LEOPARD
2	WINTER LOCKER	11	ALAN LAMBERT	16	ALAN LAMBERT
3	WINTER IN THE POND	12	ALAN LAMBERT	17	ALAN LAMBERT
4	GLASS IN THE POND	13	ALAN LAMBERT	18	ALAN LAMBERT
5	GLASS IN THE POND	14	ALAN LAMBERT	19	ALAN LAMBERT
6	GLASS IN THE POND	15	ALAN LAMBERT	20	ALAN LAMBERT
7	GLASS IN THE POND	16	ALAN LAMBERT	21	ALAN LAMBERT
8	GLASS IN THE POND	17	ALAN LAMBERT	22	ALAN LAMBERT
9	GLASS IN THE POND	18	ALAN LAMBERT	23	ALAN LAMBERT
10	GLASS IN THE POND	19	ALAN LAMBERT	24	ALAN LAMBERT
11	GLASS IN THE POND	20	ALAN LAMBERT	25	ALAN LAMBERT
12	GLASS IN THE POND	21	ALAN LAMBERT	26	ALAN LAMBERT
13	GLASS IN THE POND	22	ALAN LAMBERT	27	ALAN LAMBERT
14	GLASS IN THE POND	23	ALAN LAMBERT	28	ALAN LAMBERT
15	GLASS IN THE POND	24	ALAN LAMBERT	29	ALAN LAMBERT
16	GLASS IN THE POND	25	ALAN LAMBERT	30	ALAN LAMBERT
17	GLASS IN THE POND	26	ALAN LAMBERT	31	ALAN LAMBERT
18	GLASS IN THE POND	27	ALAN LAMBERT	32	ALAN LAMBERT
19	GLASS IN THE POND	28	ALAN LAMBERT	33	ALAN LAMBERT
20	GLASS IN THE POND	29	ALAN LAMBERT	34	ALAN LAMBERT
21	GLASS IN THE POND	30	ALAN LAMBERT	35	ALAN LAMBERT
22	GLASS IN THE POND	31	ALAN LAMBERT	36	ALAN LAMBERT
23	GLASS IN THE POND	32	ALAN LAMBERT	37	ALAN LAMBERT
24	GLASS IN THE POND	33	ALAN LAMBERT	38	ALAN LAMBERT
25	GLASS IN THE POND	34	ALAN LAMBERT	39	ALAN LAMBERT
26	GLASS IN THE POND	35	ALAN LAMBERT	40	ALAN LAMBERT
27	GLASS IN THE POND	36	ALAN LAMBERT	41	ALAN LAMBERT
28	GLASS IN THE POND	37	ALAN LAMBERT	42	ALAN LAMBERT
29	GLASS IN THE POND	38	ALAN LAMBERT	43	ALAN LAMBERT
30	GLASS IN THE POND	39	ALAN LAMBERT	44	ALAN LAMBERT
31	GLASS IN THE POND	40	ALAN LAMBERT	45	ALAN LAMBERT
32	GLASS IN THE POND	41	ALAN LAMBERT	46	ALAN LAMBERT
33	GLASS IN THE POND	42	ALAN LAMBERT	47	ALAN LAMBERT
34	GLASS IN THE POND	43	ALAN LAMBERT	48	ALAN LAMBERT
35	GLASS IN THE POND	44	ALAN LAMBERT	49	ALAN LAMBERT
36	GLASS IN THE POND	45	ALAN LAMBERT	50	ALAN LAMBERT
37	GLASS IN THE POND	46	ALAN LAMBERT	51	ALAN LAMBERT
38	GLASS IN THE POND	47	ALAN LAMBERT	52	ALAN LAMBERT
39	GLASS IN THE POND	48	ALAN LAMBERT	53	ALAN LAMBERT
40	GLASS IN THE POND	49	ALAN LAMBERT	54	ALAN LAMBERT
41	GLASS IN THE POND	50	ALAN LAMBERT	55	ALAN LAMBERT
42	GLASS IN THE POND	51	ALAN LAMBERT	56	ALAN LAMBERT
43	GLASS IN THE POND	52	ALAN LAMBERT	57	ALAN LAMBERT
44	GLASS IN THE POND	53	ALAN LAMBERT	58	ALAN LAMBERT
45	GLASS IN THE POND	54	ALAN LAMBERT	59	ALAN LAMBERT
46	GLASS IN THE POND	55	ALAN LAMBERT	60	ALAN LAMBERT
47	GLASS IN THE POND	56	ALAN LAMBERT	61	ALAN LAMBERT
48	GLASS IN THE POND	57	ALAN LAMBERT	62	ALAN LAMBERT
49	GLASS IN THE POND	58	ALAN LAMBERT	63	ALAN LAMBERT
50	GLASS IN THE POND	59	ALAN LAMBERT	64	ALAN LAMBERT
51	GLASS IN THE POND	60	ALAN LAMBERT	65	ALAN LAMBERT
52	GLASS IN THE POND	61	ALAN LAMBERT	66	ALAN LAMBERT
53	GLASS IN THE POND	62	ALAN LAMBERT	67	ALAN LAMBERT
54	GLASS IN THE POND	63	ALAN LAMBERT	68	ALAN LAMBERT
55	GLASS IN THE POND	64	ALAN LAMBERT	69	ALAN LAMBERT
56	GLASS IN THE POND	65	ALAN LAMBERT	70	ALAN LAMBERT
57	GLASS IN THE POND	66	ALAN LAMBERT	71	ALAN LAMBERT
58	GLASS IN THE POND	67	ALAN LAMBERT	72	ALAN LAMBERT
59	GLASS IN THE POND	68	ALAN LAMBERT	73	ALAN LAMBERT
60	GLASS IN THE POND	69	ALAN LAMBERT	74	ALAN LAMBERT
61	GLASS IN THE POND	70	ALAN LAMBERT	75	ALAN LAMBERT
62	GLASS IN THE POND	71	ALAN LAMBERT	76	ALAN LAMBERT
63	GLASS IN THE POND	72	ALAN LAMBERT	77	ALAN LAMBERT
64					

V VISITOR
= COMPACT
M MOTOR BIKE
ACCESSIBLE
STORAGE

TOTAL REQD	161
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PARKING SUMMARY
B1 TOTAL: 38

83 TOTAL: 79101
101

ACCESSIBLE	14
MICROFILM	11

1

1

SA

12059

DEVELOP

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28 SHEPHERD ST

CORONATION PROPERTY CO
5 SHIPLEY ST
WATFORD, WYOMING 82095

Information Processing Co. Pty. Ltd.

[illegible]

1

**WOODS
BAGOT**

Project number	Drawing number	Position
120597	A2190 C	

DEVELOPMENT APPLICATION

1

SHEPHERD STREET



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
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7	ISSUED FOR PERMIT
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98	ISSUED FOR PERMIT
99	ISSUED FOR PERMIT
100	ISSUED FOR PERMIT

WOODS BAGOT
ARCHITECTS
120597
DEVELOPMENT APPLICATION

28 SHEPHERD ST
CORONATION PROPERTY CO

FLOOR PLAN
GROUND FLOOR

1:200

1:200

1:200

1:200

1:200

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1:200

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1:200

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1:200

1:200

2) REFER TO WOOD & GRIEVE ENGINEERS BASIX REPORT 17.11.14 FOR BUILDING ELEMENT THERMAL.

PERFORMANCE REQUIREMENTS

ALL STRUCTURAL AND SPECIALIZED INFORMATION PLAIN OR INDICATIVE ONLY AND IS SUBJECT TO THE DESIGNATION AND SPECIFICATION OF THE STRUCTURAL AND SPECIALIZED ENGINEERING.

ALL DISCREPANCIES BETWEEN ARCHITECTURAL AND CONSULTANT DOCUMENTATION TO BE CORRECTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION.

ALL WORKS TO BE CARRIED OUT TO BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND ALL OTHER REQUIRED STATUTORY REGULATION.

WE REFER TO LANDSCAPE DRAWINGS FOR SCOPE OF LANDSCAPE WORKS AND DETAILS.

WE REFER TO HERITAGE CONSULTANT DRAWINGS FOR SCOPE OF HERITAGE WORKS AND DETAILS.

[illegible]

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE BCA CONSULTANT REPORTS AND ALL MONITORING INSTANCES TO BE DESIGNED BY THE FIRE ENGINEER AND CONFIRMED BY THE BCA CONSULTANT.

PLEASE SEND TO: CUREL, CONCRETE BANK REPORT, 1111 W. 14TH ST., SUITE 1111, LOS ANGELES, CA 90057. PERFORMER'S REQUIREMENTS:

ALL STRUCTURAL AND SERVICES INFORMATION SHOWN ON THE DRAWINGS AND ALL INFORMATION TO BE REPORTED SHALL BE SUBJECT TO THE EXISTING RECORDS AND THE IDENTIFICATION AND CORRELATION OF THE STRUCTURAL AND SERVICES REQUIREMENTS.

ALL DISCREPANCIES BETWEEN ARCHITECTURAL AND SERVICES INFORMATION SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTION.

ALL WORKS TO BE DONE OUT OF THE EXISTING AREAS AND ALL INFORMATION REQUIRED BY THE REGULATIONS.

PLEASE TO LANDSCAPE DRAWINGS FOR SCOPE OF THE PROJECT AND SERVICES WORKS AND DETAILS.

PREFER TO HERITAGE CONSULTANTS FOR MORE INFORMATION FOR THE PROJECT AND DETAILS.

INTERNAL KEY	
ES01	ES00000000
ES02	ES00000000
ES03	ES00000000
ES04	ES00000000
ES05	ES00000000
ES06	ES00000000
ES07	ES00000000
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ES09	ES00000000
ES10	ES00000000
ES11	ES00000000
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ES00	ES00000000



GENERAL NOTES:

1. DRAWINGS TO BE READ IN CONJUNCTION WITH THE BULK BUILDING CONTRACT AND THE SPECIFICATIONS FOR THE WORK TO BE PROVIDED BY THE ENGINEER AND COMPLETED BY THE ECA CONSULTANT.
2. REFER TO WOODS & BAGOT ENGINEERS BACK REPORT FOR PERFORMANCE REQUIREMENTS.
3. ALL STRUCTURAL AND SERVICES INFORMATION IS TO BE PROVIDED IN THE ECA CONSULTANT'S REPORT.
4. ALL DISCREPANCIES BETWEEN ARCHITECTURAL AND SERVICES INFORMATION ARE TO BE REPORTED TO THE ECA CONSULTANT FOR CLARIFICATION.
5. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND ALL OTHER RELEVANT STATUTORY REGULATIONS.
6. REFER TO LANDSCAPE DRAWINGS FOR SCOPE OF LANDSCAPE WORKS AND DETAILS.
7. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF MECHANICAL AND ELECTRICAL WORKS AND DETAILS.

MATERIALS KEY

CE01	CONCRETE
CE02	MADE FLOORING
CE03	MADE FLOORING
CE04	GLASS BALUSTRADE
MA01	BRICK
MA02	CONCRETE PAVING
TL01	STEEL SELF-CLOSING
TL02	STEEL SELF-CLOSING
DR01	POUR-TO-MASS SLIDING DOOR
ME01	METAL GLASS CURTAIN WALL
ME02	METAL GLASS CURTAIN WALL
ME03	METAL GLASS CURTAIN WALL
ME04	METAL GLASS CURTAIN WALL
ME05	METAL GLASS CURTAIN WALL
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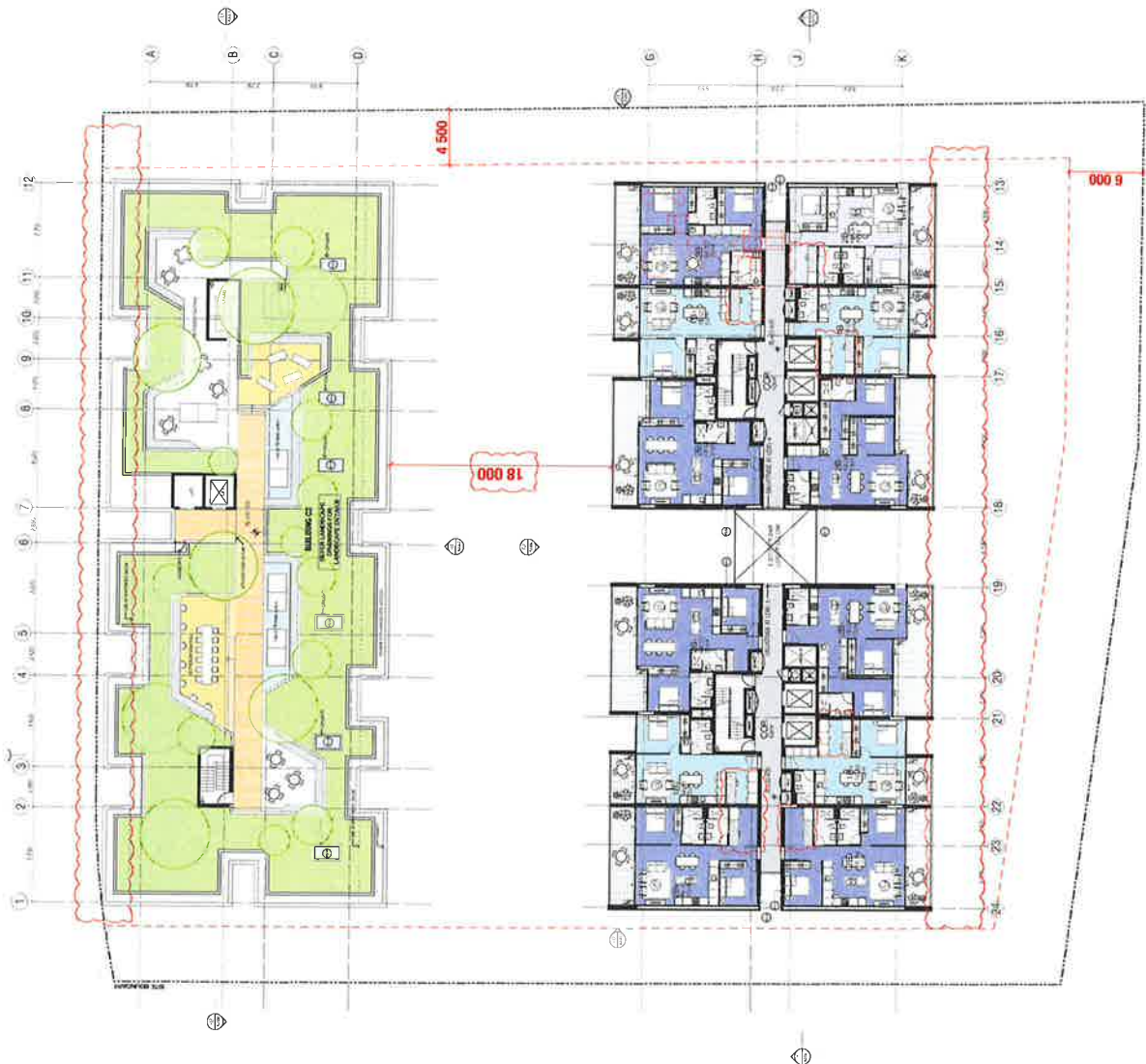


11 DRAWINGS TO BE READ IN CONNECTION WITH THE BSA CONSULTANT REPORTS AND ALL NON-OTIS INSTANCES TO BE DESIGNED BY THE ENGINEER AND CONFORMED BY THE BSA CONSULTANT.

- [illegible]

WATERBURY, CT

CONVY 1	CONVY 2	CONVY 3	CONVY 4	CONVY 5	CONVY 6	CONVY 7	CONVY 8	CONVY 9	CONVY 10	CONVY 11	CONVY 12	CONVY 13	CONVY 14	CONVY 15	CONVY 16	CONVY 17	CONVY 18	CONVY 19	CONVY 20	CONVY 21	CONVY 22	CONVY 23	CONVY 24	CONVY 25	CONVY 26	CONVY 27	CONVY 28	CONVY 29	CONVY 30	CONVY 31	CONVY 32	CONVY 33	CONVY 34	CONVY 35	CONVY 36	CONVY 37	CONVY 38	CONVY 39	CONVY 40	CONVY 41	CONVY 42	CONVY 43	CONVY 44	CONVY 45	CONVY 46	CONVY 47	CONVY 48	CONVY 49	CONVY 50	CONVY 51	CONVY 52	CONVY 53	CONVY 54	CONVY 55	CONVY 56	CONVY 57	CONVY 58	CONVY 59	CONVY 60	CONVY 61	CONVY 62	CONVY 63	CONVY 64	CONVY 65	CONVY 66	CONVY 67	CONVY 68	CONVY 69	CONVY 70	CONVY 71	CONVY 72	CONVY 73	CONVY 74	CONVY 75	CONVY 76	CONVY 77	CONVY 78	CONVY 79	CONVY 80	CONVY 81	CONVY 82	CONVY 83	CONVY 84	CONVY 85	CONVY 86	CONVY 87	CONVY 88	CONVY 89	CONVY 90	CONVY 91	CONVY 92	CONVY 93	CONVY 94	CONVY 95	CONVY 96	CONVY 97	CONVY 98	CONVY 99	CONVY 100
CONVY 1	CONVY 2	CONVY 3	CONVY 4	CONVY 5	CONVY 6	CONVY 7	CONVY 8	CONVY 9	CONVY 10	CONVY 11	CONVY 12	CONVY 13	CONVY 14	CONVY 15	CONVY 16	CONVY 17	CONVY 18	CONVY 19	CONVY 20	CONVY 21	CONVY 22	CONVY 23	CONVY 24	CONVY 25	CONVY 26	CONVY 27	CONVY 28	CONVY 29	CONVY 30	CONVY 31	CONVY 32	CONVY 33	CONVY 34	CONVY 35	CONVY 36	CONVY 37	CONVY 38	CONVY 39	CONVY 40	CONVY 41	CONVY 42	CONVY 43	CONVY 44	CONVY 45	CONVY 46	CONVY 47	CONVY 48	CONVY 49	CONVY 50	CONVY 51	CONVY 52	CONVY 53	CONVY 54	CONVY 55	CONVY 56	CONVY 57	CONVY 58	CONVY 59	CONVY 60	CONVY 61	CONVY 62	CONVY 63	CONVY 64	CONVY 65	CONVY 66	CONVY 67	CONVY 68	CONVY 69	CONVY 70	CONVY 71	CONVY 72	CONVY 73	CONVY 74	CONVY 75	CONVY 76	CONVY 77	CONVY 78	CONVY 79	CONVY 80	CONVY 81	CONVY 82	CONVY 83	CONVY 84	CONVY 85	CONVY 86	CONVY 87	CONVY 88	CONVY 89	CONVY 90	CONVY 91	CONVY 92	CONVY 93	CONVY 94	CONVY 95	CONVY 96	CONVY 97	CONVY 98	CONVY 99	CONVY 100

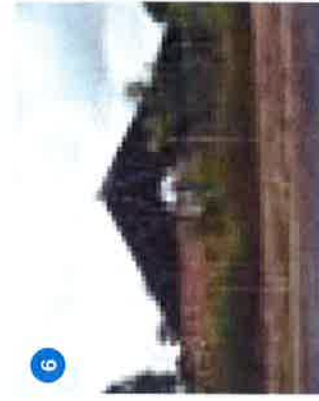
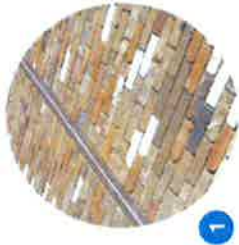
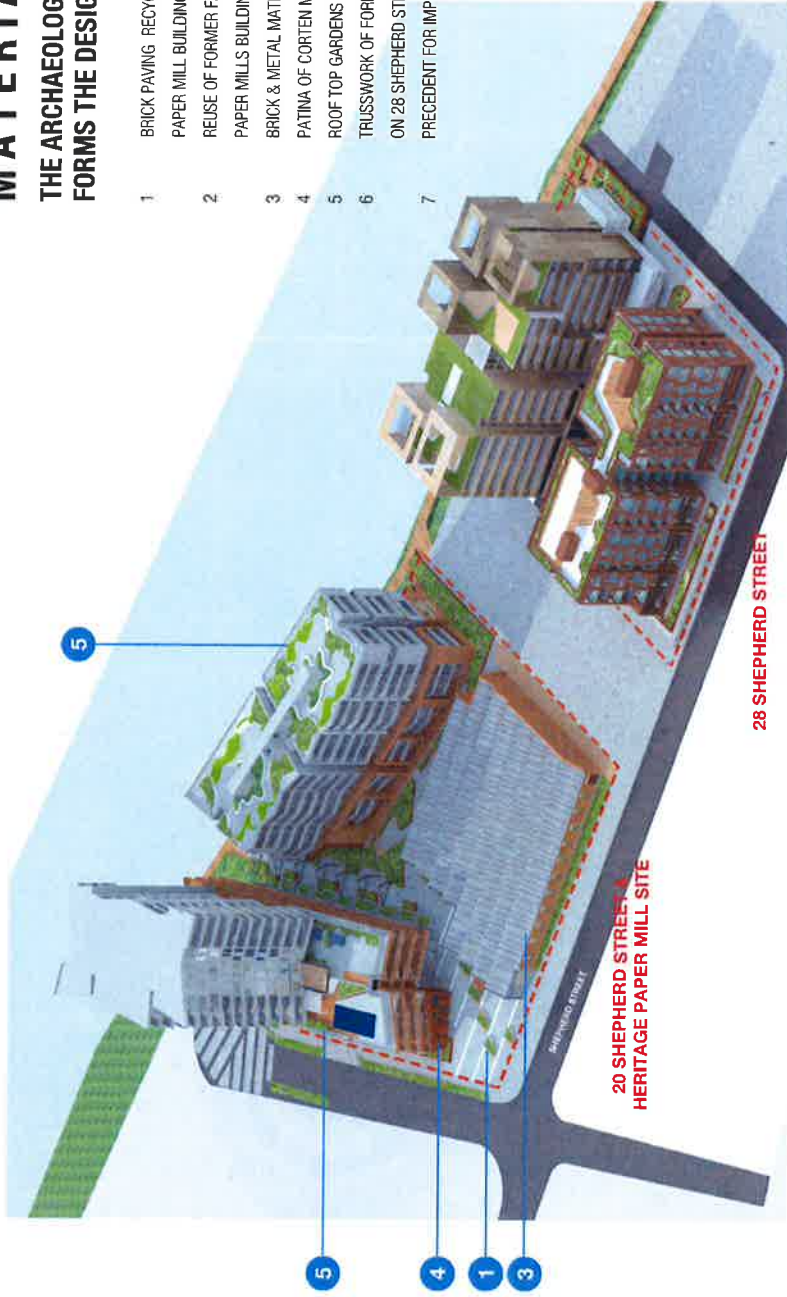


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CONTEXTUAL MATERIALS

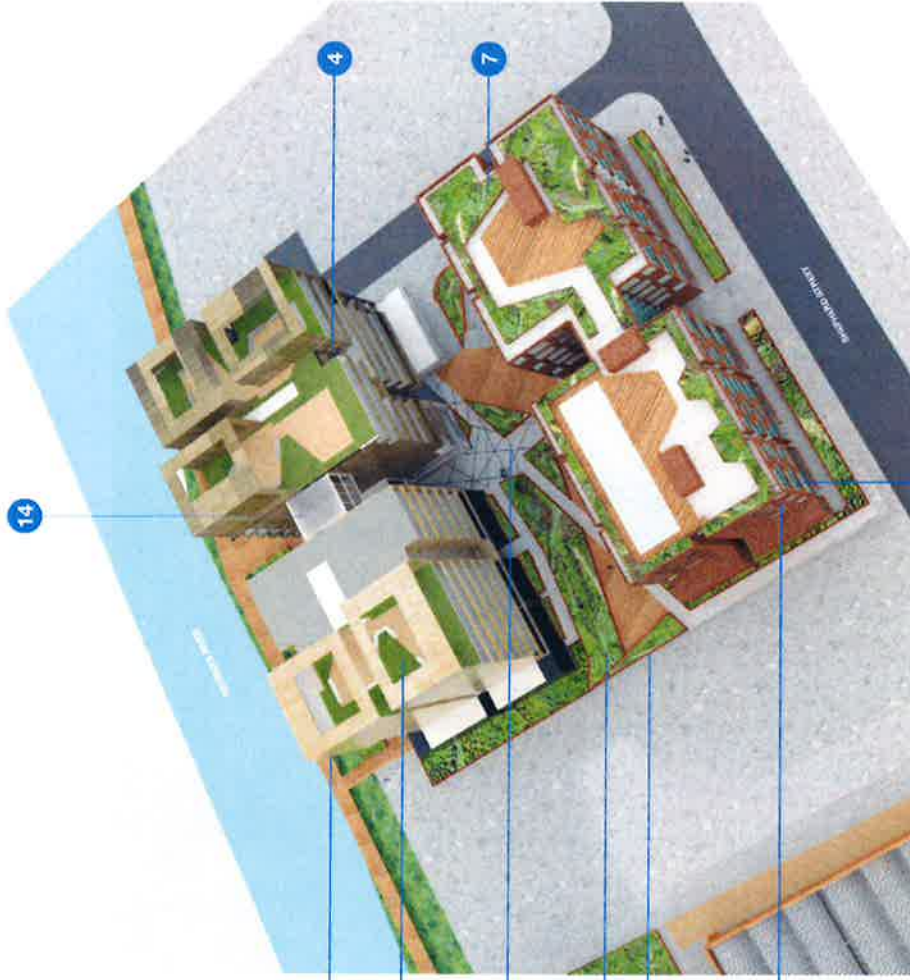
THE ARCHAEOLOGY OF THE ADJACENT CONTEXT FORMS THE DESIGN REFERENCES:

- 1 BRICK PAVING RECYCLED FROM DEMOLISHED SECTIONS OF THE PAPER MILL BUILDING
- 2 REUSE OF FORMER FACTORY STEEL TRUSSES FROM THE EXISTING PAPER MILLS BUILDING
- 3 BRICK & METAL MATERIALS OF THE EXISTING PAPER MILLS BUILDING
- 4 PATINA OF CORTEN MATERIALS
- 5 ROOF TOP GARDENS
- 6 TRUSSWORK OF FORMER WAREHOUSE STORAGE SHED LOCATED ON 28 SHEPHERD STREET
- 7 PRECEDENT FOR IMPRINTING HERITAGE LEGACY INTO PAVING



SITE MATERIALS

- 1 GROUND FLOOR TOWNHOUSES
- 2 RIVERFRONT TOWER
- 3 LOW SCALE BUILDING FRONT'S SHEPHERD STREET
- 4 VERTICAL SLOTS IN BALCONY EXPRESSIONS
- 5 IRREGULAR PATTERN & RHYTHM OF OPENINGS IN BRICK
- 6 COURTYARD GARDENS
- 7 ROOF TOP GARDENS (SHEPHERD STREET)
- 8 ROOF TOP GARDENS (RIVERSIDE)
- 9 METAL PATINA TEXTURES IN CHAMPAGNE
- 10 METAL PATINA TEXTURES IN BRONZE
- 11 IMPRINT HERITAGE TRUSSWORK INTO PAVING (INDICATIVE IMAGE SHOWN)
- 12 LIGHT STONE BASE AT TOWNHOUSES
- 13 DARK STONE BASE AT TOWNHOUSES
- 14 SKY BRIDGE AMENITY SPACES
- 15 CORTEN STEEL PLANTER EDGES



5



11



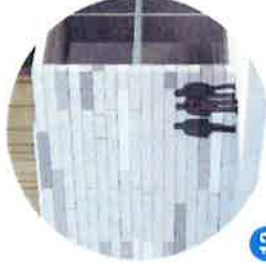
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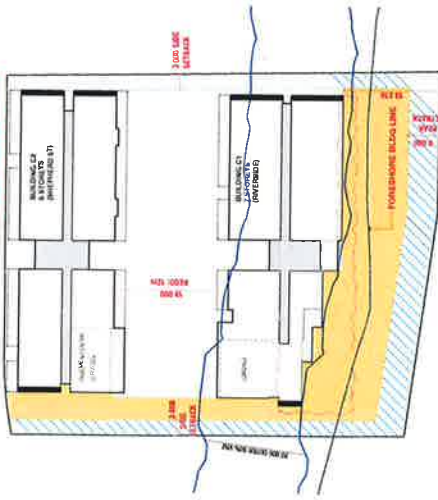
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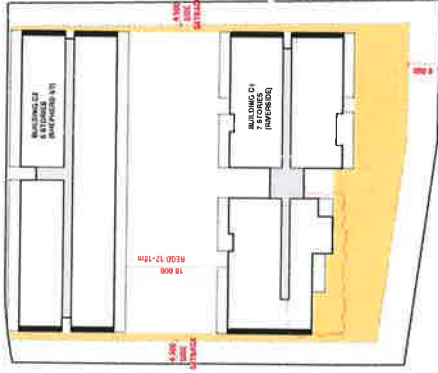
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SETBACKS & SEPARATIONS

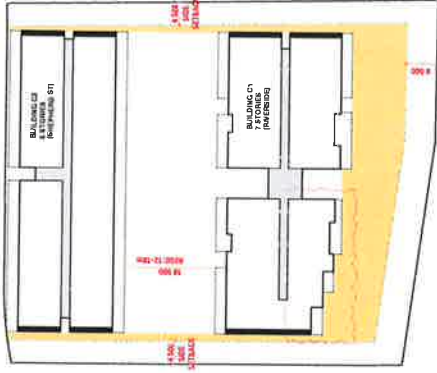
MINIMAL SETBACK TO
REINFORCE STREET FRONTAGE
BUILDING FOOTPRINT SETBACK



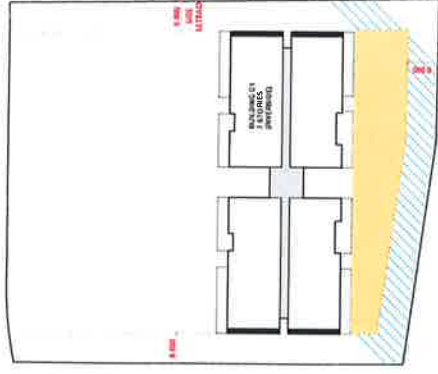
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SCALE 1:500



2 PLAN - LEVELS 2-3
SCALE 1:500

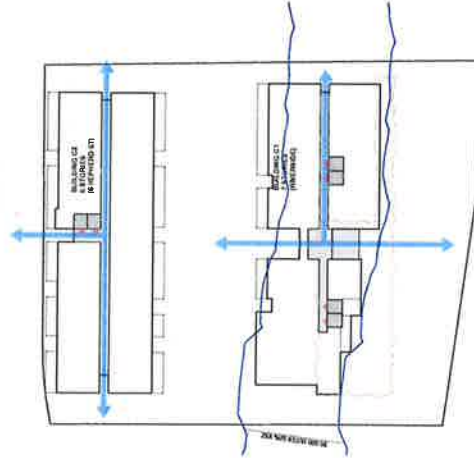


3 PLAN - LEVELS 4-5
SCALE 1:500



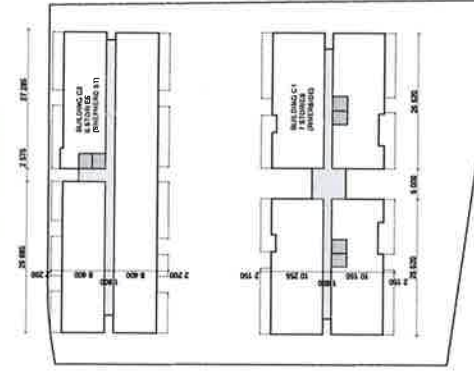
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SCALE 1:500

INTERNAL CIRCULATION

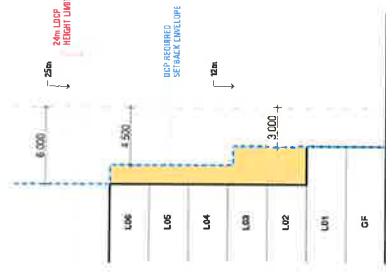


5 PLAN - GROUND FLOOR
SCALE 1:500

BUILDING DIMENSIONS



6 PLAN - TYPICAL FLOORS
SCALE 1:500



7 SECTION - SIDE SETBACK DIAGRAM
SCALE 1:200

SETBACK LEGEND

- COMPLIANCE WITH DCP SETBACK
- NON COMPLIANCE WITH DCP SETBACK
- EXCEEDS SETBACK REQUIREMENT
- BLANK WALL CONDITION

WOODS BAGOT
120597
A0010 C
DEVELOPMENT APPLICATION

28 SHEPHERD ST
28 SHEPHERD ST
UNDEVELOPED

Site & Setout Series
DESIGN STRATEGIES

18/1/2016
19/1/16
VARIOUS
A&P North City
John Wiegand

DA SUBMISSION
DA REVIEW
DA APPROVAL
DA CLOSURE

CORONATION PROPERTY CO

18/1/2016
19/1/16
VARIOUS
A&P North City
John Wiegand

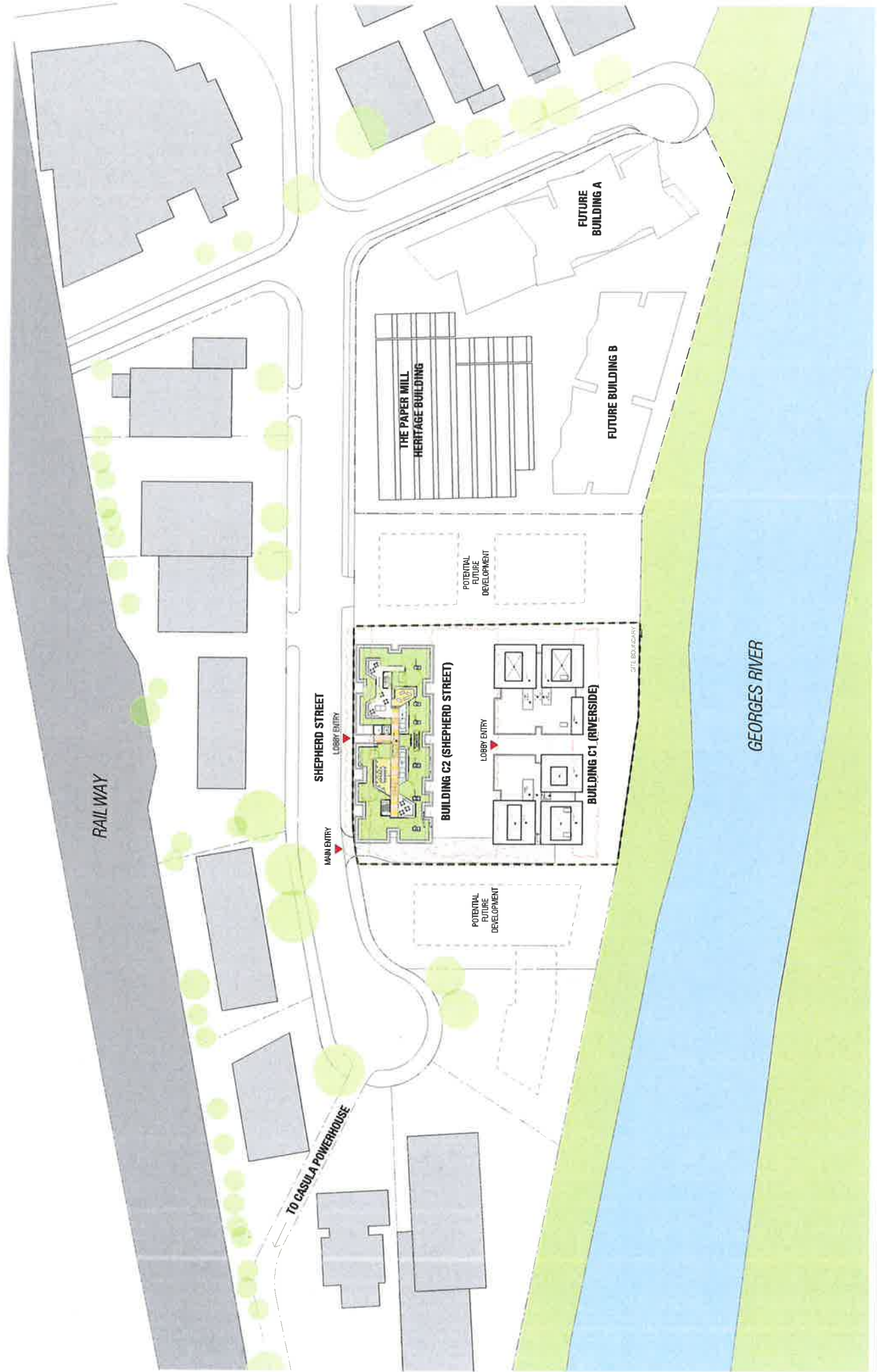
28 SHEPHERD ST
28 SHEPHERD ST
UNDEVELOPED

Site & Setout Series
DESIGN STRATEGIES

18/1/2016
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VARIOUS
A&P North City
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DA SUBMISSION
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DA CLOSURE

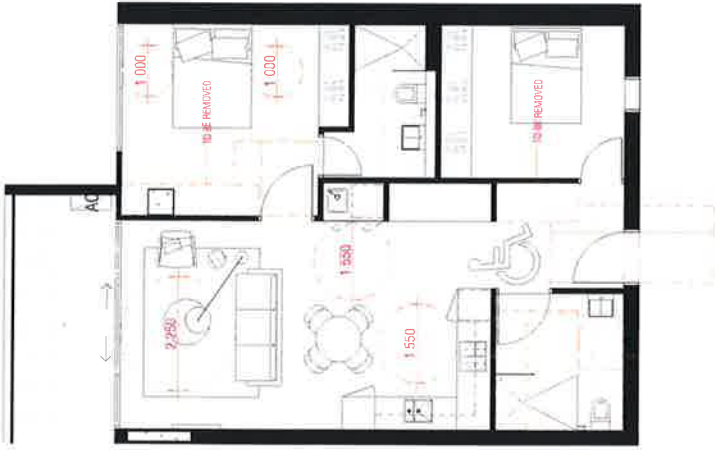
CORONATION PROPERTY CO



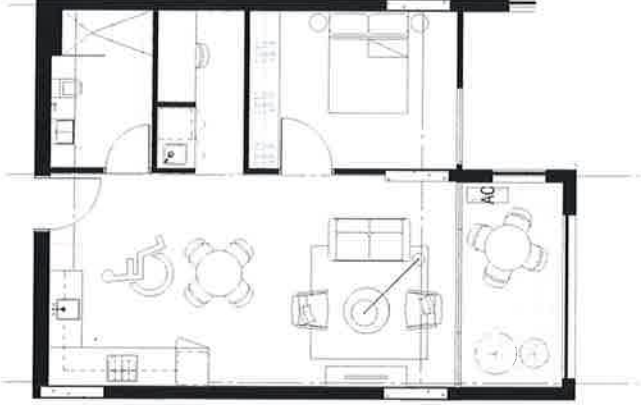
Drawn by: J. DAVIES
 Scale: 1:200
 Date: 14/10/2015
 Project: 28 SHEPHERD ST
 Client: CORONATION PROPERTY CO
 Design: J. DAVIES
 Check: J. DAVIES
 Approve: J. DAVIES
 Date: 14/10/2015
 Project: 28 SHEPHERD ST
 Client: CORONATION PROPERTY CO
 Design: J. DAVIES
 Check: J. DAVIES
 Approve: J. DAVIES
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Project: 28 SHEPHERD ST
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 Approve: J. DAVIES
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 Project: 28 SHEPHERD ST
 Client: CORONATION PROPERTY CO
 Design: J. DAVIES
 Check: J. DAVIES
 Approve: J. DAVIES
 Date: 14/10/2015

WOODS BAGOT
 AUSTRALIA
 120597
 A0003 C
 DEVELOPMENT APPLICATION



1 PLAN - POST ADAPTABLE 2BED
SCALE 1:50



2 PLAN - PRE ADAPTABLE 1 BED
SCALE 1:50



3 PLAN - POST ADAPTABLE 1BED
SCALE 1:50



ACCESSIBLE UNIT
LOCATION PLAN



1 PLAN - 9am
NOT TO SCALE



2 PLAN - 10am
NOT TO SCALE



3 PLAN - 11am
NOT TO SCALE



4 PLAN - 12pm
NOT TO SCALE



5 PLAN - 1pm
NOT TO SCALE



6 PLAN - 2pm
NOT TO SCALE



7 PLAN - 3pm
NOT TO SCALE

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Project: 28 SHEPHERD ST
Client: CORONATION PROPERTY CO
Date: 15/11/2015
Scale: 1:50
Drawing No: 120597
Drawing Title: SHADOW DIAGRAMS
Drawing Date: 15-11-15
Drawing Scale: 1:50
Drawing Author: [Name]
Drawing Checker: [Name]
Drawing Approver: [Name]

WOODS BAGOT
AUSTRALIA
NEW ZEALAND
SOUTH AFRICA
120597
AS031 C
DEVELOPMENT APPLICATION

7) DRAWINGS TO BE READ IN CONJUNCTION WITH THE BCA CONSULTANT REPORTS AND ALL WORKS INSTANCES TO BE DETERMINED BY THE FIRE ENGINEER AND CONFIRMED BY THE BCA CONSULTANT.

- [illegible]

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PLAN - River Context
SCALE 1:250



VIEW OF BUILDING C1 FROM THE RIVER



VIEW OF BUILDING C2 FROM SHEPHERD STREET



VIEW OF BUILDING C2 FROM COURTYARD

RESIDENTIAL AMENITIES

- 1 COMMUNAL COURTYARD
- 2 SKY BRIDGE PLAY AREAS
- 3 RIVER VIEW LOBBIES

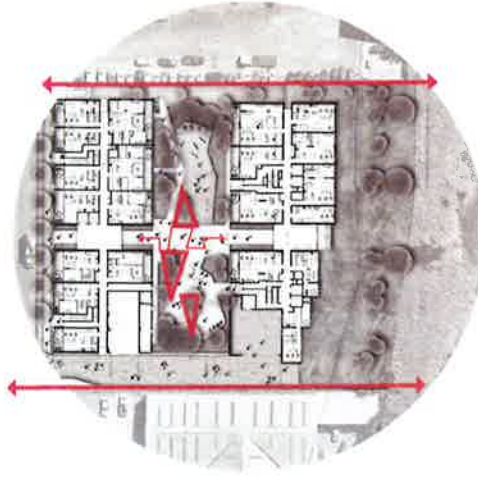


VIEW OF RIVERSIDE FROM BUILDING C1 SKY BRIDGE



VIEW OF RIVERSIDE FROM BUILDING C1 LOBBY

1. Interpreting the site's heritage



Steel beams to be reused as sculptural walls to boundaries



Steel trusses are reinterpreted as pavement inlay



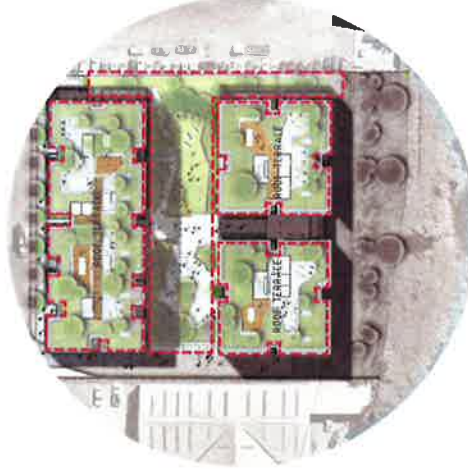
Angular planter walls in the communal and public areas take inspiration from triangular truss forms



Use of brick, steel, timber and concrete in the landscape design relates to the existing industrial character



2. Creating generous communal open spaces



Generous ground level communal courtyard with open turf area, and seating areas within a garden setting



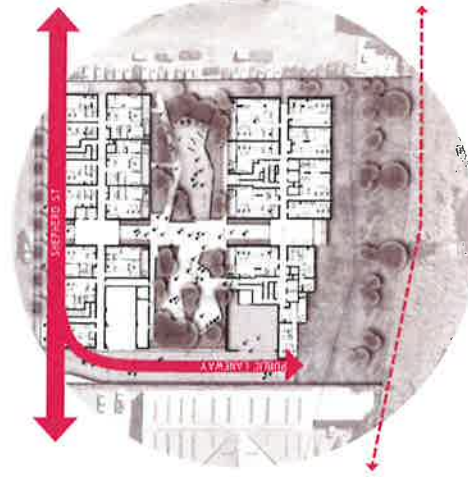
Direct access to residences through the garden



All of the rooftops are utilised to maximise communal open space offer, and provide a range of opportunities for gardening/ gathering / recreation/ day and evening use for residents



3. Redefining clear public through site links



Public pedestrian and cycle access to the waterfront via shared laneway



Upgraded streetscapes to maximise pedestrian comfort and safety





Key

SHEPHERD ST UPGRADE

1. New 100mm concrete pedestrian footpath, 2m wide
2. New street tree planting, *Lobelia laurifolia*, in mass planting within 15m wide turf verge

NEW SHARED LANEWAY

3. Granite cobbled driveway for vehicular access to basement and loading and shared pedestrian access to courtyard and riverfront from Shepherd St
4. Recycled steel trusses to form decorative fence to boundary

SIDE ACCESSWAY

5. Substation accessible from Shepherd St
6. Mass planting with screening plants to provide privacy to neighbouring property
7. Recycled steel trusses to form decorative fence to boundary

CENTRAL COURTYARD

8. In situ concrete pathway with interpretative steel inlay
9. Raised planters with angled corten steel edges. Decorative tree and understory planting Refer Planting Strategy (LA_6)
10. Mass planted gardens with screen planting to private terraces. A 600mm typical setback in the slab in addition

11. 400-500mm raised planters provides sufficient depth for tree planting (2000- 1000mm depth generally)
12. Seating room within mass planted garden Refer Planting Strategy (LA_6)
13. Open turf area with seating edge

PRIVATE GARDENS

14. 1000mm high raised gardens with brick and corten steel edge. Mass planting of native grasses and flowering perennials, with small decorative tree planting Refer Planting Strategy (LA_6)

RIVERFRONT

15. Potential for future slim access to river front from lobby and ground floor terraces, subject to council development
16. Riparian zone, rehabilitation of local flora along riverbank



28 Shepherd Street, Liverpool

ASPECT Studios™

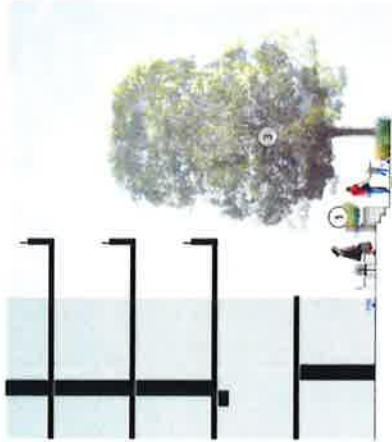
Client: Coronation Property Co
Architect: Woods Bagot

Drawn: MF
Checked: NB/SC

Scale: 1:200@A1
Date: Nov 2016

Dwg Title: Ground Floor Plan
Dwg no.: 15007-LA_2

Rev C



Section AA - 1:100
Residential to Shepherd St Interface

Key

1. 1000mm high raised gardens with brick and corten steel edge. Mass planting for screening to apartment Refer Planting Strategy (LA 6)
2. New in situ concrete pedestrian footpath, 2m wide
3. New street tree planting, Lophocarpus laurifolius, in mass planting within 1.5m wide turf verge



Key

4. Shared laneway
5. Angled corten steel planters with edges. Decorative tree and understory planting. Refer Planting Strategy (LA 6)
6. Mass planted gardens with screen planting to private terraces. A 500mm typical sidewalk in the slab in addition to 400-500mm raised planters provides sufficient depth for tree planting (1000-1100mm depth generally)
7. Open turf area with sealing edge

Section BB - 1:100
Private Communal Courtyard, Public Laneway, Boundary Treatment



SHEPHERD STREET



Key

1. Timber deck pathway between lift and stair access
2. Timber deck dining terrace with BBQ, communal table and bar seating to edge
3. Garden courtyards, with insitu concrete planter wall/ seating edges. Off-farm concrete planter walls, vary in height 500-1000mm 1000mm height provided to achieve tree planting
4. Garden rooms for games/ play, table tennis, handball, chess etc
5. Raised timber deck for yoga/ seating/ small group gatherings
6. Mass planted ornamental garden perimeter with small tree planting. Refer Planting Strategy LA_7
7. 1000mm wide gravel perimeter maintenance path
8. 15m Balustrade



28 Shepherd Street, Liverpool

ASPECT Studios™

Client: **Coronation Property Co**
Architect: **Woods Bagot**

Drawn: **MF**
Checked: **NB/SC**

Scale: **1:200@A1**
Date: **Nov 2016**

Dwg title: **Roof Terraces Plan**
Dwg no.: **15007-LA_4**

Rev C





Section EE - 1:100
Building C1 Roof Terrace

Key

1. Timber deck dining terrace with BBQ, communal table and bar seating to edge
2. Garden courtyards with masonry concrete planter wall/ seating edges. DTF-form concrete planter walls; vary in height 500-1000mm, 1000mm height provided to achieve tree planting
3. Garden rooms for games/ play/ table tennis, handball, chess etc
4. Raised timber deck for yoga/ seating/ small group gatherings
5. Mass planted ornamental garden perimeter with small tree planting Refer Planting Strategy LA_7
6. 1000mm wide gravel perimeter maintenance path
7. 15m Balustrade



Section DD - 1:100
Building C2 Roof Terrace





Residential Gardens

Design Intent: Moss planting to create privacy for private terraces

Botanic Name	Common Name	Estimated Pot Size	Native/ Exotic/ Endemic
<i>Thymus</i>	Thyme	100mm	Native
<i>Geranium</i>	Geranium	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
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<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native

Private Communal Open Space

Design Intent: Small scaled ornamental tree planting and low screen planting selected for seasonal and colour variation.

Botanic Name	Common Name	Estimated Pot Size	Native/ Exotic/ Endemic
<i>Thymus</i>	Thyme	100mm	Native
<i>Geranium</i>	Geranium	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
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<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native

Streetscape + Laneway

Design Intent: Significant scaled avenue tree planting with mass planted tree pls

Botanic Name	Common Name	Estimated Pot Size	Native/ Exotic/ Endemic
<i>Thymus</i>	Thyme	100mm	Native
<i>Geranium</i>	Geranium	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
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<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native

Riparian Zone

Design Intent: Encourage endemic species along the waterfront in order to rehabilitate the Cumberland Forest along Georges River

Botanic Name	Common Name	Estimated Pot Size	Native/ Exotic/ Endemic
<i>Thymus</i>	Thyme	100mm	Native
<i>Geranium</i>	Geranium	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native
<i>Leucosiphon</i>	Leucosiphon	200mm	Native

Planting Palette



Roof Terrace Kitchen Garden
Design intent: Ornamental and edible garden of seasonal variation with fruiting and flowering trees and understory of herbs, vegetables and seasonal flowers

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[illegible]

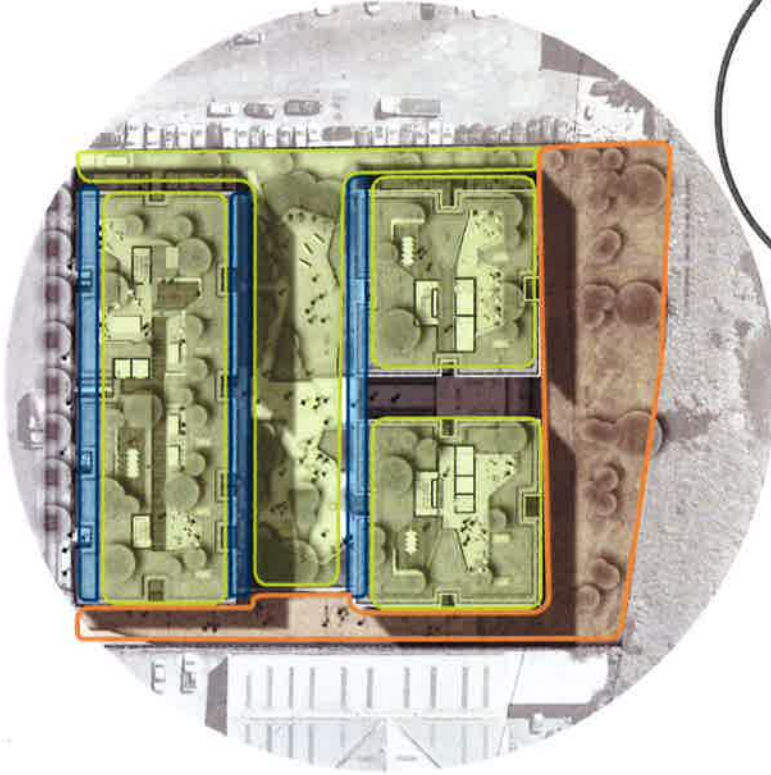
Wood terrace kitchen garden



Wolfhampstead Testire Area



Design intent: Around the perimeter of the planting bed there will be a variety of succulents used to create year long interest as well as a variety of colours and shaped forms contrasted by the movement of softer planting behind

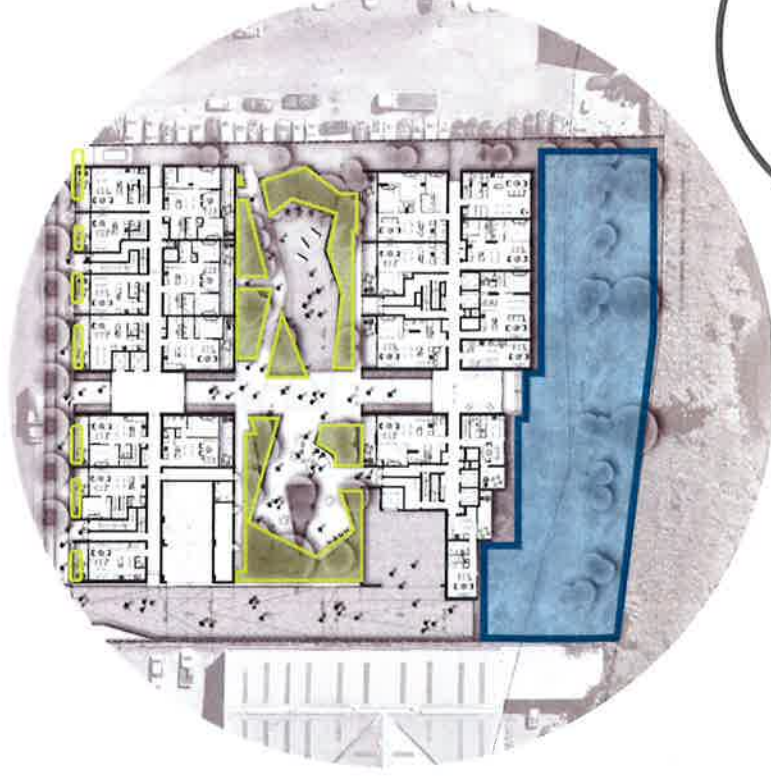


66%
Ground Floor Communal: 14,311 sqm
+ Roof Top Communal: 21,341 sqm

4%
Private open space: 2,375 sqm

33.3%
Public open space: 19,660 sqm
(Note: percentages to total site area)

**66 % OF TOTAL SITE
AREA IS PRIVATE
COMMUNAL OPEN SPACE
(incl roof)**



23.4%
Deep soil on grade: 13,795 sqm
(Note: percentages to total site area)

8%
GF $\geq 1m$ depth soil over slab: 4,711 sqm

**23.4% OF TOTAL SITE
DEEP SOIL ON GRADE**