

AREA SCHEDULE

SUMMARY			
	Site Area	9 873	m <sup>2</sup>
	FSR	2.5	:1
	Allowable Total GFA	24 683	m <sup>2</sup>
Proposed:	GFA Residential	22 778	m <sup>2</sup>
	Heritage	1 732	
	GFA Total + Heritage	24 510	
	FSR	2.48	:1
	Apartments Qty.	241	

RESIDENTIAL GFA SUMMARY			
FLOOR	BLDG A	GFA	BLDG B
GROUND FLOOR	976		1 000
LEVEL 01	794		957
LEVEL 02	1 366		983
LEVEL 03	1 365		983
LEVEL 04	1 365		1 000
LEVEL 05	733		1 000
LEVEL 06	810		983
LEVEL 07	810		1 000
LEVEL 08	810		983
LEVEL 09	810		
LEVEL 10	810		
LEVEL 11	810		
LEVEL 12	810		
LEVEL 13	810		
LEVEL 14	810		
TOTAL	13 889		8 889

RESIDENTIAL APT MIX SUMMARY		
APT TYPE	QTY	MIX %
STUDIO	4	2%
1 BD/1 BD+	68	28%
2 BD/2 BD+	153	63%
3BD/3BD+	16	7%
		100%
TOTAL	241	
ADAPTABLE UNITS	25	10%

CAR PARK TABLE (REQUIRED)			
APT TYPE	RATIO	APT TOTAL	PARKING REQUIRED
STUDIO	0.5	4	2
1 BD/1BD+	1.0	68	68
2BD/2BD+	1.0	153	153
3BD/3BD+	1.5	16	24
Visitor	10 percent total units	241	24
Retail Spaces	1 per 100sqm of Retail GFA		17
	Totals	241	288
Accessible Spaces	10% per total units		25(included in total required parking)
Motorcycle Spaces	1 per 20 Car Space		14
Bicycle Spaces	1 per 200sqm of total GFA of site		123

PARKING SUMMARY (PROVIDED)			
TYPE	BASEMENT 1	SUBTOTAL	BASEMENT 2
CAR PARK	90		99
ACCESSIBLE	25		0
MOTORCYCLE PARK	5		5
BICYCLE SPACE	43		40
TOTALS			
CAR PARK	288		
ACCESSIBLE	25		
MOTORCYCLE PARK	14		
BICYCLE SPACE	123		

DRAWING SCHEDULE

Drawing Name	
COVER SHEET	-
LOCATION PLAN	A1000
SITE PLAN	A1001
SITE ANALYSIS	A1002
DEMOLITION GROUND FLOOR	A2000
DEMOLITION ROOF PLAN	A2001
BASEMENT 3	A2099
BASEMENT 2	A2100
BASEMENT 1	A2101
GROUND FLOOR	A2102
LEVEL 01	A2103
LEVEL 02	A2104
LEVEL 03	A2105
LEVEL 04	A2106
LEVEL 05	A2107
LEVEL 06	A2108
LEVEL 07-08	A2109
LEVEL 09-10	A2110
LEVEL 11-14	A2111
(DRAWING OMITTED)	A2112
ROOF	A2113
SHADOW ANALYSIS 20 MARCH	A2610
SHADOW ANALYSIS 21 JUNE	A2611
SOLAR ANALYSIS 21 JUNE	A2612
CROSS VENTILATION DIAGRAMS	A2620
AREA COMPLIANCE	A2630
GFA DIAGRAMS	A2631
STREETSCAPE RIVERSIDE & SHEPHERD STREET	A3001
STREETSCAPE SHEPHERD STREET	A3002
BUILDING A ELEVATIONS (NORTH)	A3101
BUILDING A ELEVATIONS (SOUTH/WEST/EAST)	A3102
BUILDING B ELEVATIONS (NE/WEST & SW)	A3201
HERITAGE (OMITTED- REFER TO TKD DRAWINGS)	
BUIDING A (AA/BB)	A3401
BUILDING B (CC/DD)	A3405
DDA ACCESSIBLE UNIT MODULES	A8301
MATERIALS & FINISHES	A9000
3D ILLUSTRATION	A9100
3D ILLUSTRATION	A9101
3D ILLUSTRATION	A9104
3D ILLUSTRATION	A9105
3D ILLUSTRATION	A9106
3D ILLUSTRATION	A9107
3D ILLUSTRATION	A9108
SURVEY	

DA REVISION	S96_04.11.15
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- GENERAL NOTES:
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1 PLAN - BASEMENT 03  
SCALE 1:250

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Notes  
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A SECTION 96

04/11/15

Project  
THE PAPER MILLS

20 SHEPHERD STREET  
2 & 5 ATKINSON STREETS / LIVERPOOL NSW

Client  
CORONATION PROPERTY CO

Coronation Property Co Pty Ltd  
9 - 25 Commonwealth Street

Drawing title  
FLOOR PLAN  
Basement 3

Date generated 12-11-15  
Scale 1:250  
@ A1 sheet size 50mm on original



WOODS BAGOT AUSTRALIA  
ASIA  
MIDDLE EAST  
EUROPE  
NORTH AMERICA

Project number  
120530  
Status  
SECTION 96

Drawing number  
A2099  
Revision  
A

Rev	Description	Date	App'd	Rev	Description	Date	App'd
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1 PLAN - BASEMENT 02  
SCALE 1:250

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A	PRE-DIA ISSUE	24/09/14
B	ISSUE FOR CO-ORDINATION	14/10/14
C	ISSUE FOR CO-ORDINATION	19/10/14
D	ISSUE FOR CO-ORDINATION	28/10/14
E	ISSUE FOR CO-ORDINATION	03/11/14
F	ISSUE FOR CO-ORDINATION	04/11/14
G	DEVELOPMENT APPLICATION	07/11/14
H	DA AMENDMENT	02/05/15
I	FOR STRUCTURAL COORDINATION	19/05/15
J	DA ADDITIONAL INFORMATION	22/05/15
K	SECTION 96	04/11/15

Project  
THE PAPER MILLS  
20 SHEPHERD STREET  
2 & 5 ATKINSON STREETS / LIVERPOOL NSW

Client  
CORONATION PROPERTY CO

Coronation Property Co Pty Ltd  
9 - 25 Commonwealth Street

Drawing title  
FLOOR PLAN  
Basement 2

Date generated 12-11-15  
Scale 1:250  
@ A1 sheet size 50mm on original



WOODS BAGOT AUSTRALIA  
ASIA  
MIDDLE EAST  
EUROPE  
NORTH AMERICA

Project number 120530  
Status SECTION 96

Drawing number A2100  
Revision K

Rev	Description	Date	App'd	Rev	Description	Date	App'd
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1 PLAN - BASEMENT 01  
SCALE 1:250

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A	PRE-DA ISSUE	24/09/14
B	ISSUE FOR CO-ORDINATION	01/10/14
C	ISSUE FOR CO-ORDINATION	14/10/14
D	ISSUE FOR CO-ORDINATION	16/10/14
E	ISSUE FOR CO-ORDINATION	18/10/14
F	ISSUE FOR CO-ORDINATION	28/10/14
G	ISSUE FOR CO-ORDINATION	03/11/14
H	ISSUE FOR CO-ORDINATION	04/11/14
I	DA AMENDMENT	07/11/14
J	FOR STRUCTURAL COORDINATION	02/05/15
K	DA ADDITIONAL INFORMATION	18/05/15
L		12/11/15
M		

Rev	Description	Date	App'd	Rev	Description	Date	App'd
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Project  
THE PAPER MILLS

20 SHEPHERD STREET  
2 & 5 ATKINSON STREETS / LIVERPOOL NSW

Client  
CORONATION PROPERTY CO

Coronation Property Co Pty Ltd  
9 - 25 Commonwealth Street

Drawing title  
FLOOR PLAN  
Basement 1

Date generated  
12-11-15  
Scale  
1:250  
@ A1 sheet size  
50mm on original



WOODS BAGOT  
AUSTRALIA  
ASIA  
MIDDLE EAST  
EUROPE  
NORTH AMERICA

Project number  
120530  
Status  
SECTION 96

Drawing number  
A2101  
Revision  
M





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- FINISHES LEGEND
- 01 INSITU CONCRETE BOARD FORM
  - 02 WINDOW
  - 03 LOUVRE
  - 04 FACE BRICK
  - 05 TILT UP PANEL
  - 06 GLASS BALUSTRADE
  - 07 ROOF WITH PFC FASCIA
  - 08 SKYLIGHT
  - 09 PAVING - BALCONY / TERRACE
  - 10 CORTEN
  - 11 CARPET
  - 12 CONCRETE WITH WATERPROOFING MEMBRANE
  - 13 HIGHLIGHT WINDOW
  - 14 STEEL STRUCTURE
  - 15 NEW METAL ROOF SHEETING
  - 16 GLAZING MULTI BIFOLD DOOR
  - 17 METAL ROOF TO MATCH EXISTING
  - 18 GLAZED DOORS
  - 19 CFC CLADDING WITH PAINT FINISH
- BLDG TERRACE TO RIVER EDGE
- FORESHORE BUILDING LINE TO RIVER EDGE

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1	PRE-DA ISSUE	24/09/14		1	PRE-DA REVISED ISSUE	30/09/14	
2	ISSUE FOR CO-ORDINATION	01/10/14		2	ISSUE FOR CO-ORDINATION	14/10/14	
3	ISSUE FOR CO-ORDINATION	16/10/14		3	ISSUE FOR CO-ORDINATION	16/10/14	
4	ISSUE FOR CO-ORDINATION	28/10/14		4	ISSUE FOR CO-ORDINATION	08/11/14	
5	ISSUE FOR CO-ORDINATION	07/11/14		5	ISSUE FOR CO-ORDINATION	07/11/14	
6	DA AMENDMENT	16/05/15		6	DA AMENDMENT	17/07/15	
7	DA AMENDMENT	24/07/15		7	DA AMENDMENT	27/07/15	
8	DA AMENDMENT	13/08/15		8	DA AMENDMENT	04/11/15	
9	BASEMENT OUTLINE FOR INFORMATION			9	BASEMENT OUTLINE FOR INFORMATION		
10	SECTION 96			10	SECTION 96		

Project  
THE PAPER MILLS

20 SHEPHERD STREET  
2 & 5 ATKINSON STREETS / LIVERPOOL NSW

Client  
CORONATION PROPERTY CO

Coronation Property Co Pty Ltd  
9 - 25 Commonwealth Street

Drawing title  
FLOOR PLAN  
Ground Floor

Date generated  
13-11-15

Scale  
1:250

Checked  
50mm on original

Approved

Project number  
120530

Status  
SECTION 96

**WOODS BAGOT**

AUSTRALIA  
ASIA  
MIDDLE EAST  
EUROPE  
NORTH AMERICA

Project number  
120530

Status  
SECTION 96

Drawing number  
A2102

Revision  
R



- GENERAL NOTES:
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- FINISHES LEGEND
- 01 INSITU CONCRETE BOARD FORM
  - 02 WINDOW
  - 03 LOUVRE
  - 04 FACE BRICK
  - 05 TILT UP PANEL
  - 06 GLASS BALUSTRADE
  - 07 ROOF WITH PFC FASCIA
  - 08 SKYLIGHT
  - 09 PAVING - BALCONY / TERRACE
  - 10 CORTEN
  - 11 CARPET
  - 12 CONCRETE WITH WATERPROOFING MEMBRANE
  - 13 HIGHLIGHT WINDOW
  - 14 STEEL STRUCTURE
  - 15 NEW METAL ROOF SHEETING
  - 16 GLAZING MULTI BIFOLD DOOR
  - 17 METAL ROOF TO MATCH EXISTING
  - 18 GLAZED DOORS
  - 19 CFC CLADDING WITH PAINT FINISH
  - BLDG TERRACE TO RIVER EDGE
  - FORESHORE BUILDING LINE TO RIVER EDGE

1 PLAN - LEVEL 01 TERRACES  
SCALE 1:250



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Rev Description Date App'd  
PRE-DA ISSUE 24/09/14  
PRE-DA REVISED ISSUE 30/09/14  
ISSUE FOR CO-ORDINATION 14/10/14  
ISSUE FOR CO-ORDINATION 28/10/14  
DEVELOPMENT APPLICATION 04/11/14  
DA AMENDMENT 07/11/14  
FOR STRUCTURAL COORDINATION 02/04/14  
DA ADDITIONAL INFORMATION 18/05/15  
DA AMENDMENT 22/05/15  
SECTION 96 17/07/15  
04/11/15

Project  
THE PAPER MILLS  
20 SHEPHERD STREET  
2 & 5 ATKINSON STREETS / LIVERPOOL NSW  
Client  
CORONATION PROPERTY CO  
Coronation Property Co Pty Ltd  
9 - 25 Commonwealth Street

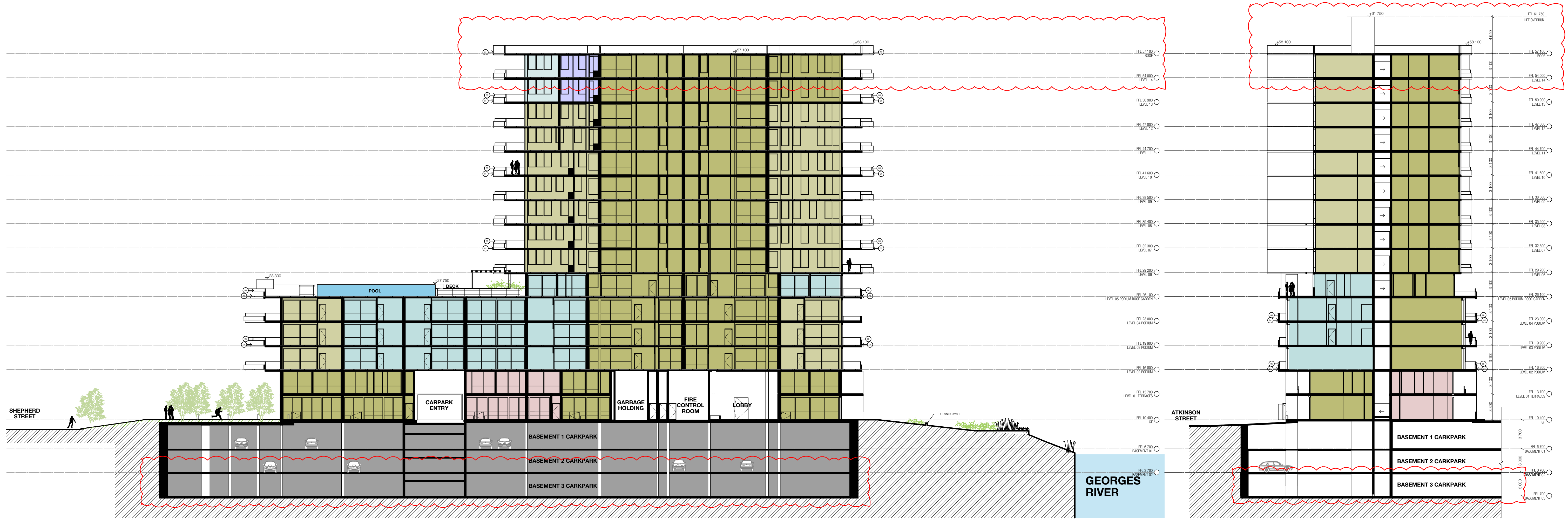
Drawing title  
FLOOR PLAN  
Level 01

Date generated 12-11-15  
Scale 1:250  
Drawing number 120530  
Status  
A1 sheet size 50mm on original

WOODS BAGOT AUSTRALIA ASIA MIDDLE EAST EUROPE NORTH AMERICA  
Project number 120530  
Drawing number A2103  
Revision K  
SECTION 96



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1 SECTION - SECTION AA  
SCALE 1:250

2 SECTION - SECTION BB  
SCALE 1:250

FINISHES LEGEND	
01 INSITU CONCRETE BOARD FORM	10 CORTEN
02 WINDOW	11 CARPET
03 LOUVRE	12 CONCRETE WITH WATERPROOFING MEMBRANE
04 FACE BRICK	13 HIGHLIGHT WINDOW
05 TILT UP PANEL	14 STEEL STRUCTURE
06 GLASS BALUSTRADE	15 NEW METAL ROOF SHEETING
07 ROOF WITH PFC FASCIA	16 GLAZING MULTI BIFOLD DOOR
08 SKYLIGHT	17 METAL ROOF TO MATCH EXISTING
09 PAVING - BLACONY / TERRACE	18 GLAZED DOORS
	19 CFC CLADDING WITH PAINT FINISH

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PRE-DA ISSUE  
PRE-DA REVISED ISSUE  
DEVELOPMENT APPLICATION  
DA AMENDMENT  
DA AMENDMENT  
SECTION 96

24/09/14  
30/09/14  
07/11/14  
25/05/15  
22/07/15  
04/11/15

Rev Description

Date

App'd

Rev Description

Date

App'd

Rev Description

Date

App'd

Project  
THE PAPER MILLS

20 SHEPHERD STREET  
2 & 5 ATKINSON STREETS / LIVERPOOL NSW

Client  
CORONATION PROPERTY CO

Coronation Property Co Pty Ltd  
9 - 25 Commonwealth Street

Drawing title  
Building A  
AA/BB

Date generated  
12-11-15

Scale  
1:250

@ A1 sheet size

Checked

50mm on original

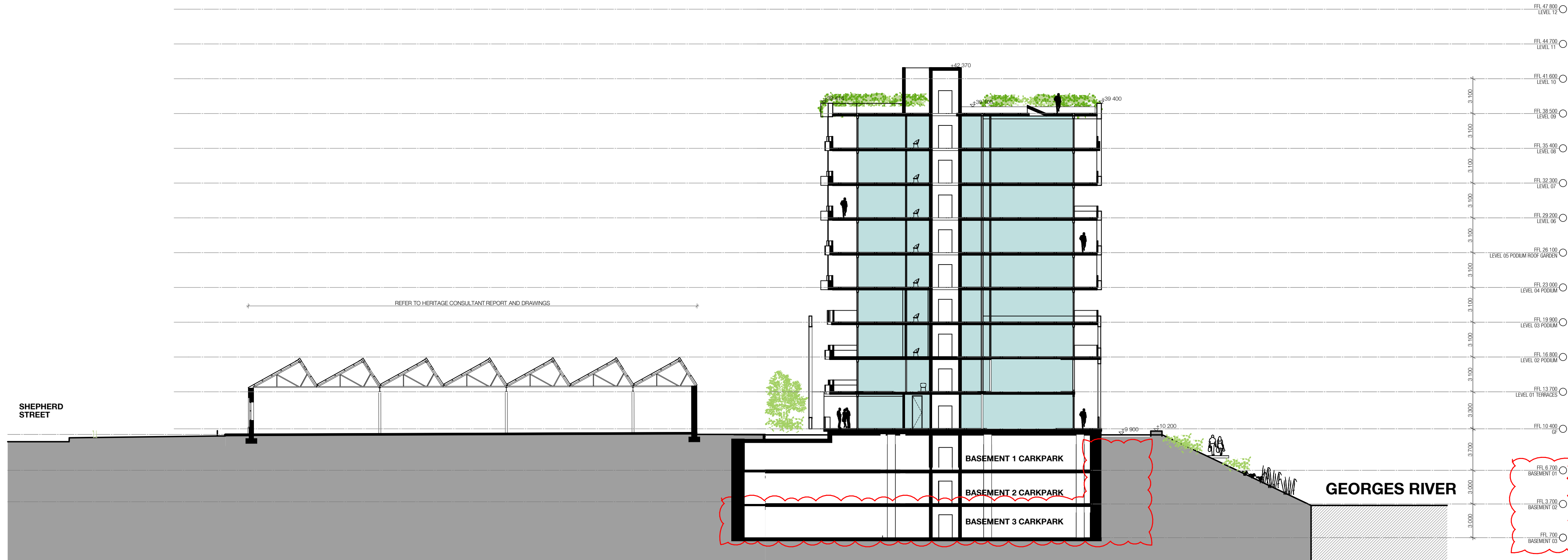
Approved

WOODS BAGOT AUSTRALIA  
ASIA  
MIDDLE EAST  
EUROPE  
NORTH AMERICA

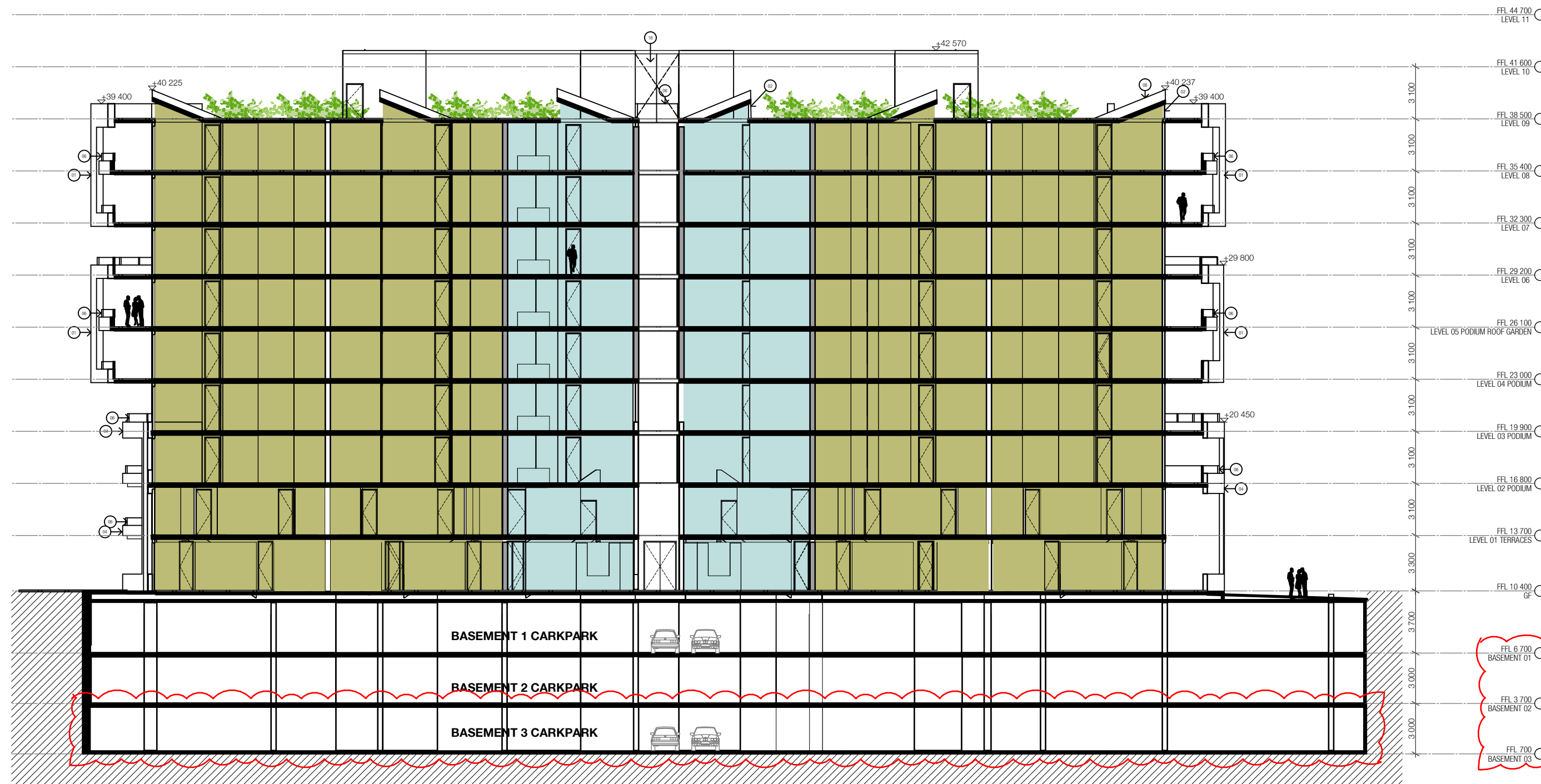
Project number  
120530  
Status  
SECTION 96

Drawing number  
A3401  
Revision  
F





1 SECTION CC  
SCALE 1:250



2 SECTION DD  
SCALE 1:250

FINISHES LEGEND	
01	INSITUE CONCRETE BOARD FORM
02	WINDOW
03	LOUVRE
04	FACE BRICK
05	TILT UP PANEL
06	GLASS BALUSTRADE
07	ROOF WITH PFC FASCIA
08	SKYLIGHT
09	PAVING - BLACONY / TERRACE
10	CORTEN TO PLANTER
11	CARPET
12	CONCRETE WITH WATERPROOFING MEMBRANE
13	HIGHLIGHT WINDOW
14	STEEL STRUCTURE
15	NEW METAL ROOF SHEETING
16	GLAZING MULTI BIFOLD DOOR
17	METAL ROOF TO MATCH EXISTING
18	GLAZED DOORS
19	CFC CLADDING WITH PAINT FINISH

NOTES:  
REFER TO WOOD & GRIEVE ENGINEERS  
BASIX REPOT 07.11.14 FOR BUILDING  
ELEMENT THERMAL PERFORMANCE  
REQUIREMENTS

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A PRE-DA ISSUE  
B PRE-DA REVISED ISSUE  
C DEVELOPMENT APPLICATION  
D SECTION 96

24/09/14  
30/09/14  
07/11/14  
04/11/15

Project  
THE PAPER MILLS  
20 SHEPHERD STREET  
2 & 5 ATKINSON STREETS / LIVERPOOL NSW  
Client  
CORONATION PROPERTY CO

Drawing title  
Building B  
CC/DD

Date generated  
4-11-15

Checked

Approved

Scale  
1:250  
@ A1 sheet size

50mm on original

Rev Description

Date

App'd

Rev Description

Date

App'd

Rev Description

Date

App'd

Coronation Property Co Pty Ltd  
9 - 25 Commonwealth Street

WOODS BAGOT AUSTRALIA  
MIDDLE EAST  
EUROPE  
NORTH AMERICA

Project number  
120530  
Status  
SECTION 96

Drawing number  
A3405  
Revision  
D