2016SYW047 - Liverpool City Council, DA-180/2016 - Residential flat building - Consolidation of five existing lots, demolition of five existing structures, construction of two Residential Flat Buildings, comprising of 233 dwellings, with three levels of basement parking and associated landscaping, 17-25 Bigge Street, Liverpool

Architectural Plans

GENERAL NOTES

THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH ALL DESIGN DOCUMENTS SCHEDULES & SPECIFICATIONS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS AND SPECIFICATIONS, AND ANY PRINCIPAL'S PROJECT REQUIREMENTS DOCUMENTS RELATING TO THIS PROJECT.

ALL DOCUMENTS TO BE READ IN COLLUNCTION WITH & COMPLY WITH ALL REPORTS INCLUDING BUT NOT LIMITED TO BLDG SURVEYOR, ACOUSTICS, FIRE & ESD REPORTS

ALL WORK SHALL COMPLY WITH NCC/ RELEVANT AUTHORITY REQUIREMENTS AND AUSTRALIAN STANDARDS (AS.) CODES FOR TRADES

DO NOT SCALE OFF THIS DRAWING.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE.

CONTRACTOR SHALL REPORT ANY DISCREPANCY IN THE DOCUMENTS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE APPECTED WORK PROCEEDING.

CONTRACTOR TO CONFIRM SETOUT WITH ARCHITECT PRIOR TO CONSTRUCTION

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) U.N.O.

ALL MATERIALS AND FITTINGS TO BE FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURERS CURRENT SPECIFICATION AND RECOMMENDATION

EXPANSION, CONTROL OR CONSTRUCTION JOINTS FOR ALL MATERIALS/SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. LOCATIONS OF JOINTS TO BE CONFIRMED ON SITE WITH ARCHITECT PRIOR TO INSTALLATION.

REFER TO SURVEYORS DRAWINGS CHECK SURVEY AND DETAIL DRAWING TO LOCATE AND CONFIRM ALL EXISTING SERVICES, PIPES POLES EMBANKMENTS PITS AND LINE PRIOR TO COMMENCING ANY WORK

REFER TO CIVIL ENG DWGS FOR EXISTING AND NEW WATER, DRAINAGE DESIGN AND ASSOCIATED SITE WORKS DESIGN AND DETAIL. REFER TO CIVIL ENG AND LANDSCAPE DWGS FOR ALL ROADWAY, PAVING, SURFACE, SURFACED FINISHED SURFACE LEVELS

REFER TO THE ACOUSTIC REPORT FOR REQUIRED ACOUSTIC SPECIFICATION & DETAILS. ALL ACOUSTIC REQUIREMENTS TO MEET MINIMUM NCC U.N.O.

REFER WINDOW SCHEDULE AND/OR FACADE ENG DETAILS FOR ALL GLASS, FRAME TYPES AND FINISHES ETC

ALL DIMENSIONS TO BE VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS AND COMMENCEMENT OF CONSTRUCTION

REFER TO ELEVATIONS AND/OR FACADE ENGINEER DRAWINGS FOR FURTHER FINISHES AND PANEL SETOUT INFORMATION. CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE AND/OR INSTALLATION.

ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED. REFER FINISHES SCHEDULE FOR ANY PAINTING REQUIREMENTS

ALL SILICON SEALANT TO BE COLOUR MATCHED TO ADJACENT SURFACE U.N.O.

ALL DOOR HARDWARE TO BE FIXED AT 1000mm A.F.F.L. U.N.O REFER DOOR SCHEDULE FOR DOOR/FRAME DETAILS AND SIZE

ALL GLAZING TO COMPLY WITH CURRENT VERSIONS OF AS 1288 AND AS 1647

ENSURE FLUSH TRANSITION BETWEEN DIFFERENT FLOOR FINISHES. PROVIDE FLUSH ALUMINIUM ANGLE BETWEEN DIFFERENT FLOOR SURFACES

ANY SERVICES PENETRATING A FIRE RATED/ACOUSTIC WALL OR SLAB ARE TO BE APPROPRIATELY SEALED TO NCC/AUTHORITY APPROVED METHODS/ENSURE IN ACCORDANCE WITH MINIMUM FIRE/ACOUSTICAL FIRE ENGINEERING REQUIREMENTS U.N.O.

CEILING FRAMING SYSTEMS DOCUMENTED ARE INDICATIVE ONLY. FRAMING INSTALLATION TO COMPLY WITH MANUFACTURERS RECOMMENDATIONS & SET OUT ACCORDINGLY FOR DESIGN/DOCUMENTATION INTENT

VOC INDEXES OF MATERIALS, VARNISHES AND SURFACE FINISHES TO COMPLY WITH C1.10 OF NCC

ALL WALL TYPES INCLUDING BUT NOT LIMITED TO UNIWOS AND INSULATION IS TO BE FULL HEIGHT TO UNDERSIDE OF SLAB U.N.O. ENSURE STUD GAUGE/ENTITIES IS SUITABLE FOR PROPOSED INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTALLATION REQUIREMENTS.

DRAWING REGISTER

No.	Title.	Rev.
TP00.00	COVER SHEET	A
TP00.01	SITE SURVEY	-
TP00.02	BASIX ASSESSOR CERTIFICATE	-
TP00.03	SITE PLAN - EXISTING / DEMOLITION	-
TP00.04	SITE PLAN - PROPOSED	A
TP01.01	BASEMENT 3	A
TP01.02	BASEMENT 2	A
TP01.03	BASEMENT 1	A
TP01.04	GROUND LEVEL	A
TP01.05	LEVEL 2-2	A
TP01.06	LEVEL 3	A
TP01.07	LEVELS 4-7	A
TP01.11	LEVELS 8-9	A
TP01.13	LEVEL 10	A
TP01.14	LEVEL 11	-
TP01.15	LEVEL 12	-
TP01.16	ROOF PLAN	A
TP02.01	ELEVATION - EAST (BIGGE ST)	A
TP02.02	ELEVATION - SOUTH BUILDING A	A
TP02.03	ELEVATION - SOUTH BUILDING B	A
TP02.04	ELEVATION - WEST	A
TP02.05	ELEVATION - NORTH BUILDING A	A
TP02.06	ELEVATION - NORTH BUILDING B	A
TP02.07	ELEVATION - COURTYARD BUILDING A	A
TP02.08	ELEVATION - COURTYARD BUILDING B	A
TP03.01	SECTION A	A
TP03.02	SECTIONS B & C	A
TP04.01	SHADOW DIAGRAMS - 21 JUNE	A
TP04.02	SHADOW DIAGRAMS - 21 JUNE	A
TP04.03	SHADOW DIAGRAMS - 21 JUNE	A
TP04.11	SHADOW DIAGRAMS - 21/28 BIGGE ST	A
TP04.12	SHADOW DIAGRAMS - 21/28 BIGGE ST	A
TP04.21	SHADOW DIAGRAMS - 21 JUNE - BUILDING A EAST - SHEET 1	-
TP04.22	SHADOW DIAGRAMS - 21 JUNE - BUILDING A EAST - SHEET 2	-
TP04.23	SHADOW DIAGRAMS - 21 JUNE - BUILDING A WEST - SHEET 1	-
TP04.24	SHADOW DIAGRAMS - 21 JUNE - BUILDING A WEST - SHEET 2	-
TP04.26	SHADOW DIAGRAMS - 21 JUNE - BUILDING B NORTH	-
TP04.29	SHADOW DIAGRAMS - 21 JUNE - BUILDING B EAST	-
TP04.27	SHADOW DIAGRAMS - 21 JUNE - BUILDING B WEST	-
TP05.01	DEVELOPMENT SUMMARY	A
TP05.02	GROSS FLOOR AREA PLANS	A
TP05.03	SEPP65 SCHEDULES - SOLAR, CROSSVENT, & STORAGE	A
TP05.04	DOOR SCHEDULE - COMPLIANT FIRE DOOR, LIFT LOBBY, ETC	-
TP05.05	BUILDING SEPARATION@12M	A
TP05.06	BUILDING SEPARATION@18M	A
TP05.07	BUILDING SEPARATION@25M	A
TP05.11	SOLAR ACCESS & CROSS VENTILATION PLANS - SHEET 1	A
TP05.12	SOLAR ACCESS & CROSS VENTILATION PLANS - SHEET 2	A
TP06.01	ADAPTABLE & LIVE COMPLIANT APARTMENT PLANS	A

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LIVERPOOL CENTRAL

PROJECT TITLE

17-25 BIGGE STREET
LIVERPOOL NSW 2170

DEVELOPMENT APPLICATION

STATUS

CLIENT
BIGGE DEVELOPMENTS PTY LTD

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DATE 23/02/16
PROJECT No 215002
DWG No TP00.00
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DEVELOPMENT APPLICATION

REVISIONS			
No.	Date	Description	By
1	23.06.15	DEVELOPMENT APPLICATION	

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SITE SURVEY

SCALE @ A1
N.T.S

PROJECT No
215002

DATE
DRAWN BY
KW

DRAWING No
TP00.01

REV
-

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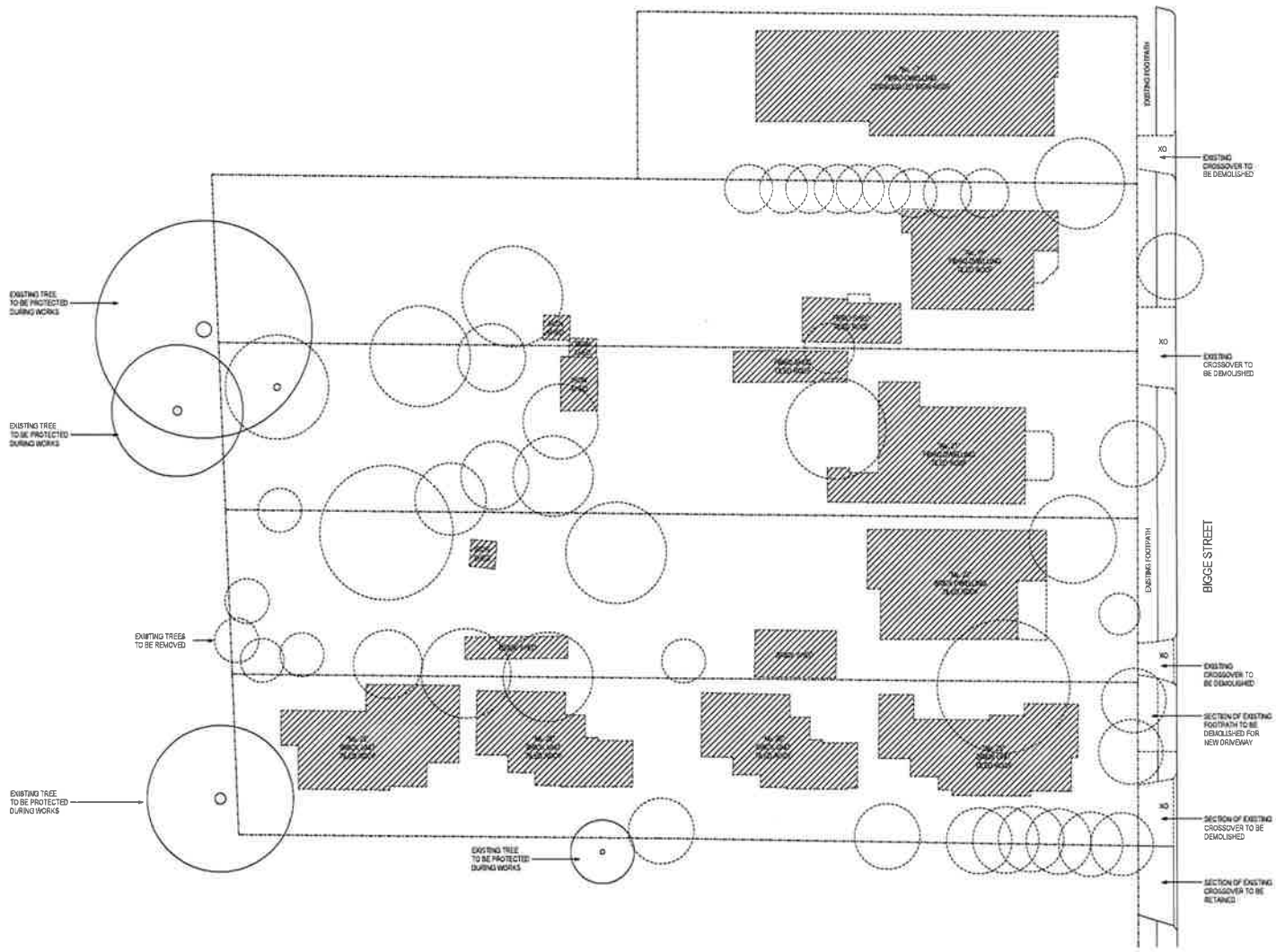

DEMOLITION NOTES

CONTRACTOR TO CONFIRM EXISTING CONDITIONS ON SITE.

CONTRACTOR TO DEMOLISH EXISTING STRUCTURE/REMOVE ALL MATERIALS, DUST AND DEBRIS AS REQUIRED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS AND A.S. CODES FOR THAT TRADE U.N.O

PROTECTION OF WORKS AS REQUIRED BY LOCAL AUTHORITIES

CLEANING OF SITE TO EPA REQUIREMENTS BY CONTRACTOR

ASBESTOS
CONTRACTOR TO ALLOW FOR COMPLETE DEMOLITION & REMOVAL OF ALL ASBESTOS PRODUCTS. ALL ASBESTOS PRODUCTS TO BE REMOVED & HANDLED AS PER RELEVANT AUSTRALIAN STANDARDS

EXTENT OF DEMOLITION WORK AS INDICATED ON THIS DRAWING & HERITAGE CONSULTANTS DRAWINGS & SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

REMOVAL/DEMOLITION OF ALL EXISTING FLOORS/SLABS & FOOTINGS, EXTERNAL AND INTERNAL WALLS, WINDOWS, DOORS, CLADDING, GUTTERS, DOWNPIPES, RAINWATER HEADS, CAPPINGS, FLASHING GUTTER BOARD SUPPORTS ETC. U.N.O

REMOVAL/DEMOLITION OF ALL EXISTING WORKS INCLUDING BUT NOT LIMITED TO EXTERNAL STEPS, PATHS, CARPARKS, PLANTERS & LANDSCAPING, GATES, FENCES, GARDEN WALLS, RETAINING WALLS, BOLLARDS, LIGHT BLADES, SIGNS, COLUMNS ETC. U.N.O

REMOVAL/DEMOLITION OF ALL EXISTING FIXTURES AND FITTINGS INCLUDING BUT NOT LIMITED TO LIGHTS, TAPS, BASINS, W.C.S ETC. DISCONNECTION & REMOVAL OF EXISTING SERVICES TO BE UNDERTAKEN BY APPROPRIATE CONTRACTORS

CONTRACTOR TO MAKE GOOD DAMAGE TO ADJOINING BUILDINGS, PAVEMENT, LANDWAYS, ROADS, FENCES, KERBS, CHANNELS, SERVICES, STREET FURNITURE, CATCHPIT GRATES ETC. ETC. ANY ADJOINING OBJECT/MATERIALS NOT WITHIN SITE BOUNDARY, RESULTING FROM DEMOLITION WORKS.

ALL REPAIRS TO AUTHORITY REQUIREMENTS OR TO CONDITION PRIOR TO DEMOLITION. CONTRACTORS ARE RESPONSIBLE FOR RELOCATION AND CO-ORDINATION OF GOOD CONTAINING MATERIALS, TOILET BRUSHES ETC.

PRELIMINARY
PRECAUTIONARY MEASURES TO BE UNDERTAKEN AS DESCRIBED IN AS 2601-2001.1.6 "HAZARDOUS SUBSTANCES MANAGEMENT PLAN" IS TO BE IMPLEMENTED BEFORE AND DURING DEMOLITION OF THE PRELIMINARY INVESTIGATION OF THE BUILDING IDENTIFIES ANY HAZARDOUS MATERIALS CONTAINED THEREIN, THESE MATERIALS WILL BE REMOVED AS PER THE GUIDELINES OF THE RESPONSIBLE AUTHORITY AND CLEARANCE CERTIFICATE OBTAINED BEFORE DEMOLITION COMMENCES.

SAFETY FENCING
SECURITY FENCES SHALL BE PROVIDED TO THE STREET BOUNDARY OF THE DEMOLITION SITE AND ANY ADDITIONAL PRECAUTIONARY MEASURES, THEIN AS MAY BE NECESSARY TO PREVENT UNAUTHORISED ENTRY TO THE SITE, WHERE THE DEMOLITION SITE ADJOINS A PUBLIC THOROUGHFARE THE COMMON BOUNDARY BETWEEN THEM SHALL BE FENCED FOR ITS FULL LENGTH WITH A HOARDING UNLESS THE LEAST HORIZONTAL DISTANCE BETWEEN THE COMMON BOUNDARY AND THE NEAREST PART OF THE STRUCTURE IS GREATER THAN THREE THE HEIGHT OF THE STRUCTURE. THE FENCING SHALL BE THE EQUIVALENT OF THE CHAIN WIRE AS SPECIFIED IN AS 1725

NOTICES LETTERED IN ACCORDANCE WITH AS 1319 AND DISPLAYING THE WORDS "WARNING DEMOLITION IN PROGRESS" OR SIMILAR, SHALL BE FIXED TO THE FENCING AT APPROPRIATE PLACES TO WARN THE PUBLIC. PROVISION SHALL BE MADE FOR READY ACCESS TO THE SITE BY EMERGENCY SERVICES PERSONNEL IN THE EVENT OF FIRE OR ACCIDENT

DEMOLITION WORK
STRUCTURES SHALL BE DEMOLISHED IN THE REVERSE ORDER TO THAT OF THEIR CONSTRUCTION. THE ORDER OF DEMOLITION FOR BUILDINGS SHALL BE PROGRESSIVE, STOREY BY STOREY, HAVING PROPER REGARD TO THE TYPE OF CONSTRUCTION. NO PART OF ANY STRUCTURE SHALL BE LEFT UNSUPPORTED OR UNATTENDED IN SUCH A CONDITION THAT IT MAY COLLAPSE OR BECOME DANGEROUS. PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT THE STABILITY OF ALL PARTS OF THE STRUCTURE AND THE SAFETY OF PERSONS ON AND OUTSIDE THE SITE WILL BE MAINTAINED IN THE EVENT OF SUDDEN AND SEVERE WEATHER CHANGES.

WALLS ON THE BOUNDARIES ARE TO BE DEMOLISHED IN A SAFE AND WORKMANLIKE MANNER. WALLS SHALL NOT BE ULTIMATELY LOADED BY ACCUMULATED DEBRIS OR RUBBLE TO THE EXTENT THAT THEY ARE IN DANGER OF COLLAPSE. ALLOWABLE LOADING OF THE SUSPENDED FLOORS SHALL BE DETERMINED BY AN INDEPENDENT STRUCTURAL ENGINEER.

DUST CONTROL
THE TECHNIQUES ADOPTED FOR STRIPPING OUT AND FOR DEMOLITION SHALL MINIMISE THE RELEASE OF DUST INTO THE ATMOSPHERE. BEFORE THE COMMENCEMENT OF STRIPPING OR DEMOLITION IN AN AREA OF A STRUCTURE, ANY EXISTING ACCUMULATIONS OF DUST IN THAT AREA SHALL BE COLLECTED, PLACED IN SUITABLE CONTAINERS AND REMOVED. SELECTION OF AN APPROPRIATE COLLECTION TECHNIQUE, SUCH AS VACUUMING OR HOSING DOWN, SHALL TAKE DUE ACCOUNT OF THE NATURE OF THE DUST AND THE TYPE OF HAZARD IT PRESENTS. DUST GENERATED DURING STRIPPING, OR DURING THE BREAKING DOWN OF THE BUILDING FABRIC TO REMOVABLE SIZED PIECES, SHALL BE KEPT DAMP UNTIL IT IS REMOVED FROM THE SITE OR CAN BE OTHERWISE CONTAINED. THE USE OF EXCESS WATER FOR THIS PURPOSES SHALL BE AVOIDED.

NOISE CONTROL
NOISE SHALL BE MINIMISED AS FAR AS PRACTICABLE BY THE SELECTION OF APPROPRIATE METHODS AND EQUIPMENT, AND BY THE USE OF SILENCING DEVICES WHEREVER PRACTICABLE TO SPECIFIED REQUIREMENTS.

NOTE:
1. ATTENTION IS DRAWN TO RECOMMENDATIONS IN AS 4200.
2. HOURS OF OPERATING EQUIPMENT MAY BE RESTRICTED BY REGULATORY AUTHORITY.

FIRE SERVICES
WHERE A FIRE HYDRANT SERVICE OR A FIRE HOSE REEL SERVICE IS PROVIDED IN A BUILDING IT SHALL BE AVAILABLE AT ALL TIMES DURING THE DEMOLITION OF THE BUILDING, SO THAT ALL REMAINING STOREYS, EXCEPT THE TWO UPPERMOST STOREYS, HAVE SERVICES. ACCESS TO THE FIRE PROTECTION SERVICES, INCLUDING ANY BOOSTER FITTING, SHALL BE MAINTAINED AT ALL TIMES. IF A SPRINKLER SYSTEM IS INSTALLED IN A BUILDING TO BE DEMOLISHED, IT SHALL BE MAINTAINED IN AN OPERABLE CONDITION AT EACH STOREY BELOW THE TWO UPPERMOST UNCOMPLETED STOREYS.

SUITABLE PORTABLE FIRE EXTINGUISHERS SHALL BE KEPT AT ALL TIMES IN WORKING AREA AND ARE NOT PROTECTED BY OTHER FIRE SERVICES, AND MAINTAINED IN AN OPERABLE CONDITION.

ADJOINING PROPERTIES
SAFE ACCESS TO AND EGRESS FROM ADJOINING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES FOR THE DURATION OF THE DEMOLITION WORK. NO DEMOLITION ACTIVITY SHALL CAUSE DAMAGE TO OR ADVERSELY AFFECT THE STRUCTURAL INTEGRITY OF ADJOINING BUILDINGS. THE EFFECTS OF VIBRATION AND COMMOTION ON ADJOINING BUILDINGS AND THEIR OCCUPANTS SHALL BE MINIMISED BY SELECTING DEMOLITION METHODS AND EQUIPMENT APPROPRIATE TO THE CIRCUMSTANCES. WHERE ANY SURFACE OF AN ADJOINING BUILDING IS EXPOSED BY DEMOLITION, THE NEED FOR WEATHERPROOFING THE EXPOSED SURFACE SHALL BE INVESTIGATED AND TEMPORARY OR PERMANENT PROTECTION PROVIDED AS APPROPRIATE. PRECAUTIONS SHALL BE TAKEN TO MINIMISE THE SPREADING OF MUD AND DEBRIS BY VEHICLES LEAVING THE SITE.

GENERAL
OPENINGS IN EXISTING WALLS AND FLOORS, THROUGH WHICH THERE IS A RISK OF PERSONS FALLING TO LOWER LEVEL, SHALL BE EITHER PROPERLY GUARDED OR BARRIERED OVER AND THE GUARDING SECURED AGAINST UNAUTHORISED OR ACCIDENTAL REMOVAL. PRECAUTIONS SHALL BE TAKEN TO PREVENT GLASS FRAGMENTS ON ANY PERSON IN OR OUTSIDE THE BUILDING. DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO FALL FREELY OUTSIDE THE STRUCTURE UNLESS IT IS CONFINED WITHIN A CHUTE OR SIMILAR ENCLOSURE, WHICH IS CLEAR OF OBSTRUCTIONS TO OBJECTS FALLING FREELY.

DEMOLISHED MATERIAL SHALL BE REMOVED PROGRESSIVELY FROM THE SITE AND AT ANY TIME SHALL NOT BE ALLOWED TO ACCUMULATE TO THE EXTENT THAT IT PRESENTS A HAZARD TO THE PUBLIC OR TO SITE PERSONNEL.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH HERITAGE CONSULTANTS DRAWINGS AND SPECIFICATIONS.

SITE PROTECTION/SHORING LEGEND
PERMANENT SITE SHORING
TEMPORARY SITE SHORING
NOTE
REFER STRUCTURAL ENGINEERS DRAWINGS FOR ALL SITE PROTECTION AND SHORING DETAILS

LEGEND
- STRUCTURES TO BE REMOVED
- TREES TO BE RETAINED & PROTECTED
- TREES TO BE REMOVED
- XO VEHICLE CROSSING

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REVISIONS			
No	Date	Description	By
A	29.01.15	DEVELOPMENT APPLICATION	

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SITE PLAN - EXISTING / DEMOLITION

SCALE @ A1: 1 : 200
PROJECT No: 215002
DATE: 29/01/15
DRAWN BY: AW
DWG No: TP00.03
REV: I -

DEVELOPMENT APPLICATION

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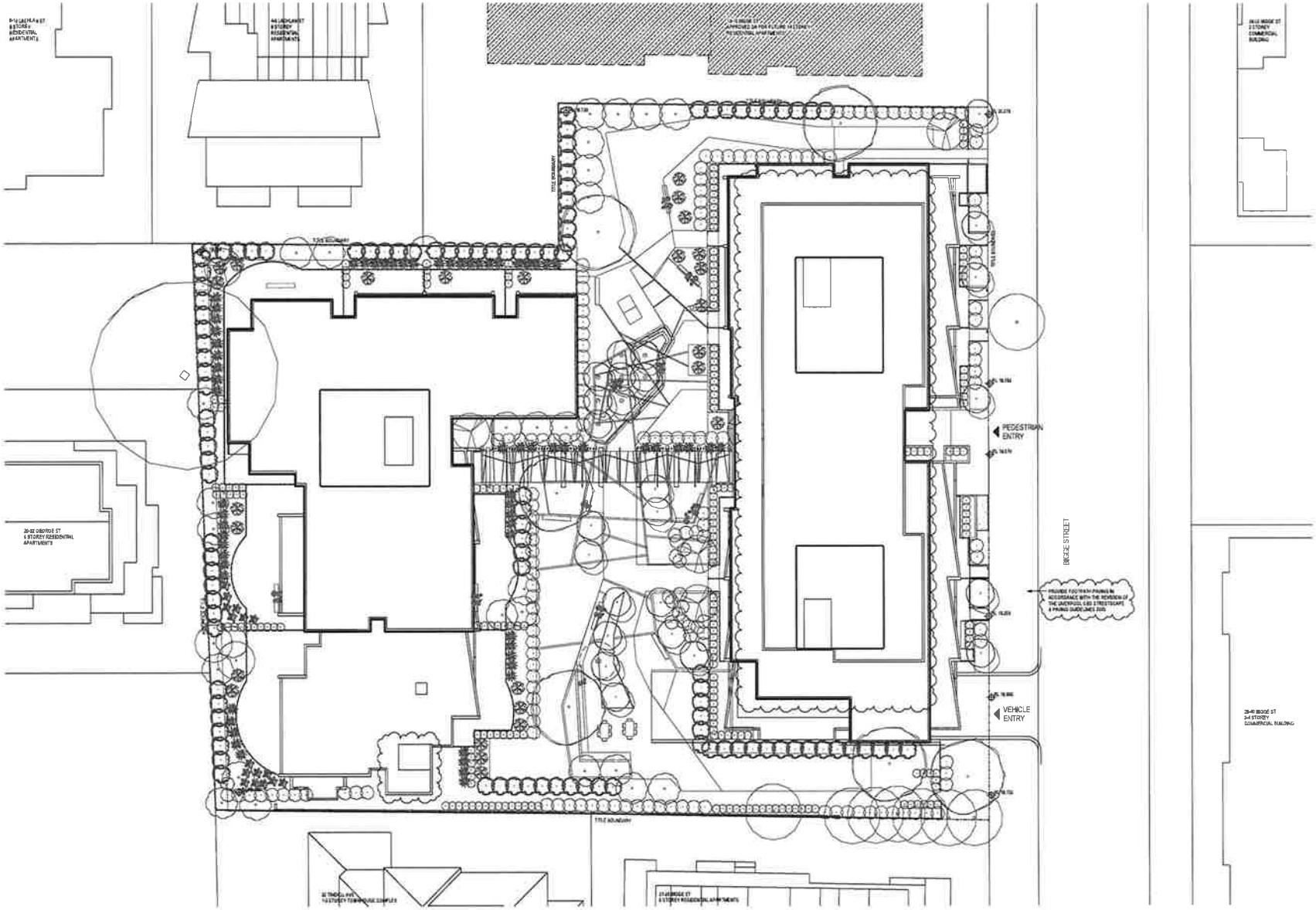

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REVISIONS			
No	Date	Description	By
1	23.02.15	DEVELOPMENT APPLICATION	RW
A	07.04.15	RESPONSE TO COUNCIL	RW

PROJECT TITLE
LIVERPOOL CENTRAL
17-23 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SITE PLAN - PROPOSED

SCALE @ A1: 1 : 200
PROJECT No: 215002
DATE: 26/04/15
DRAWN BY: RW
DRAWING No: TP00.04
REV: A

DEVELOPMENT APPLICATION

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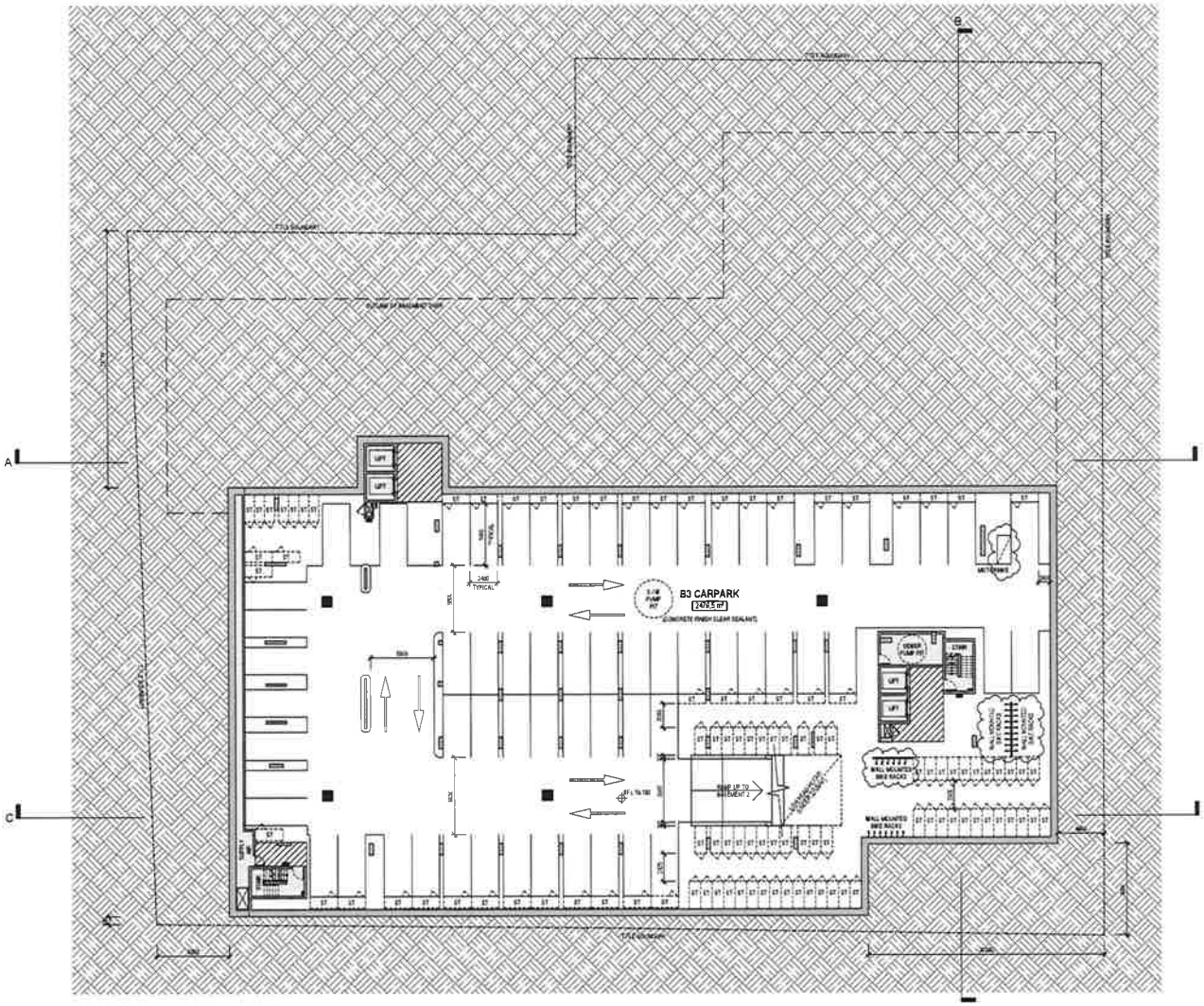

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ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STORE
HLW	HIGH LEVEL WINDOW

Level	CARPARKS Total
BASEMENT 1	86
BASEMENT 2	116
BASEMENT 3	63
	265

REVISIONS

No	Date	Description	By
1	23.06.10	DEVELOPMENT APPLICATION	KW
A	01.06.10	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-23 PAUL STREET
LIVERPOOL NSW 2170

DRAWING TITLE
BASEMENT 3

SCALE @ A1
1 : 200

PROJECT No
215002

DATE
14.01.10

DRAWN BY
KW

DWG No
TP01.01

REV
IA

DEVELOPMENT APPLICATION

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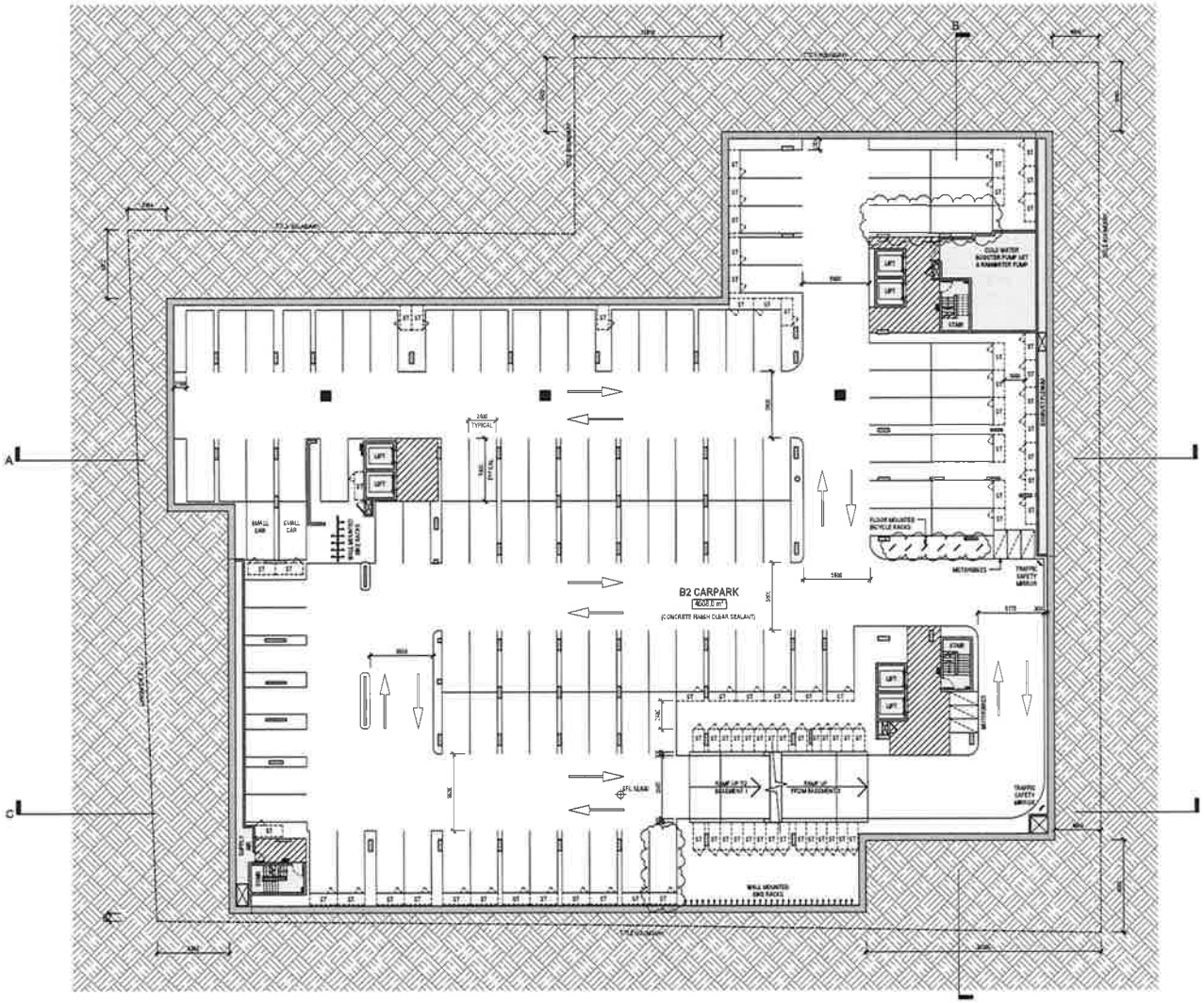

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ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STEPS
HLW	HIGH LEVEL WINDOW

Level	CARPARKS Total
BASEMENT 1	88
BASEMENT 2	116
BASEMENT 3	63
	265

REVISIONS

No	Date	Description	By
-	27/06/18	DEVELOPMENT APPLICATION	KW
A	27/09/18	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
1 TRIS STREET, LIVERPOOL
LIVERPOOL NSW 2170

SCALE @ A1: 1 : 200
PROJECT No: 215002
DATE: 27/09/18
DRAWN BY: SL / KW

DRAWING TITLE: BASEMENT 2
DWG No: TP01.02
REV: A

DEVELOPMENT APPLICATION

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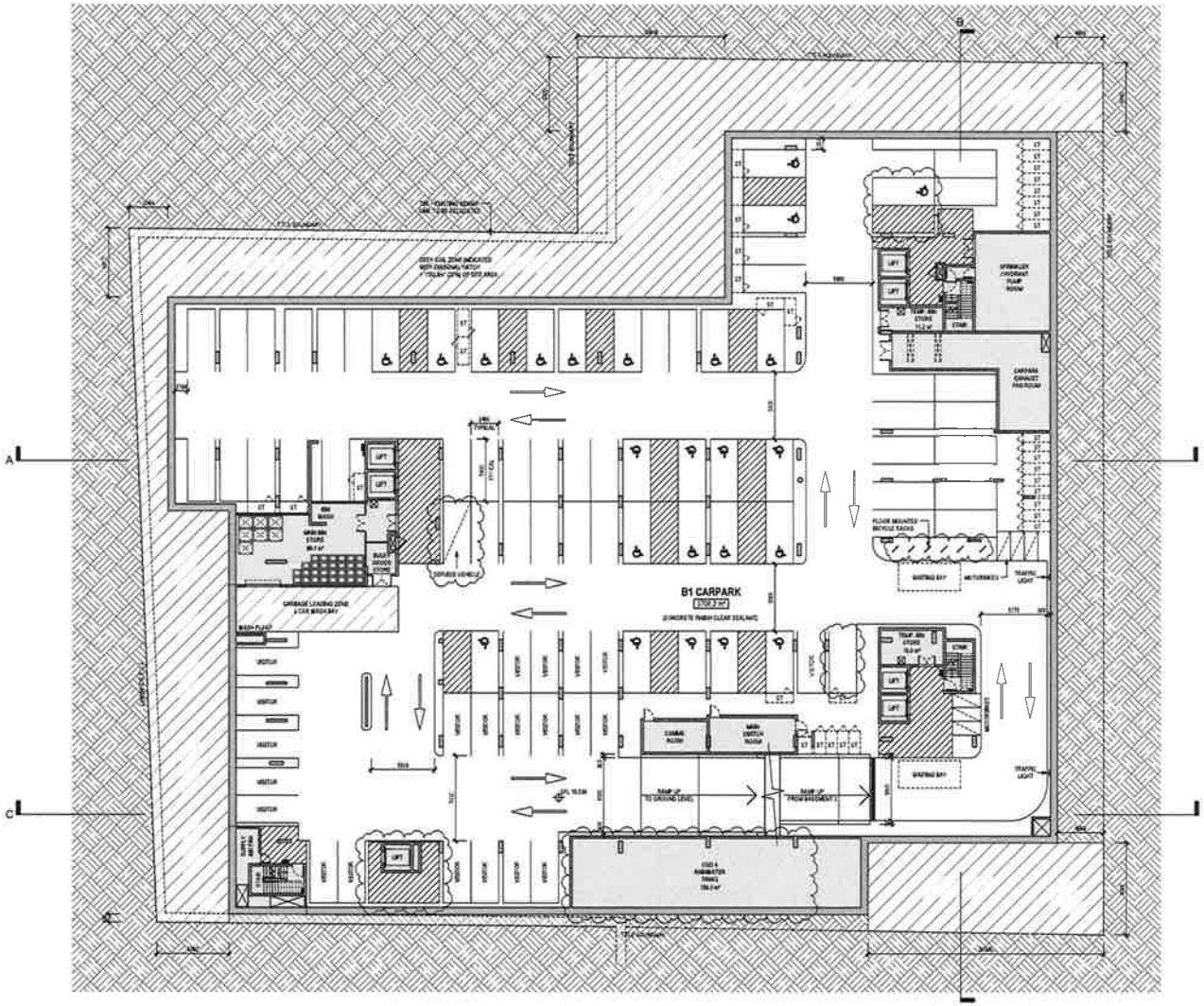
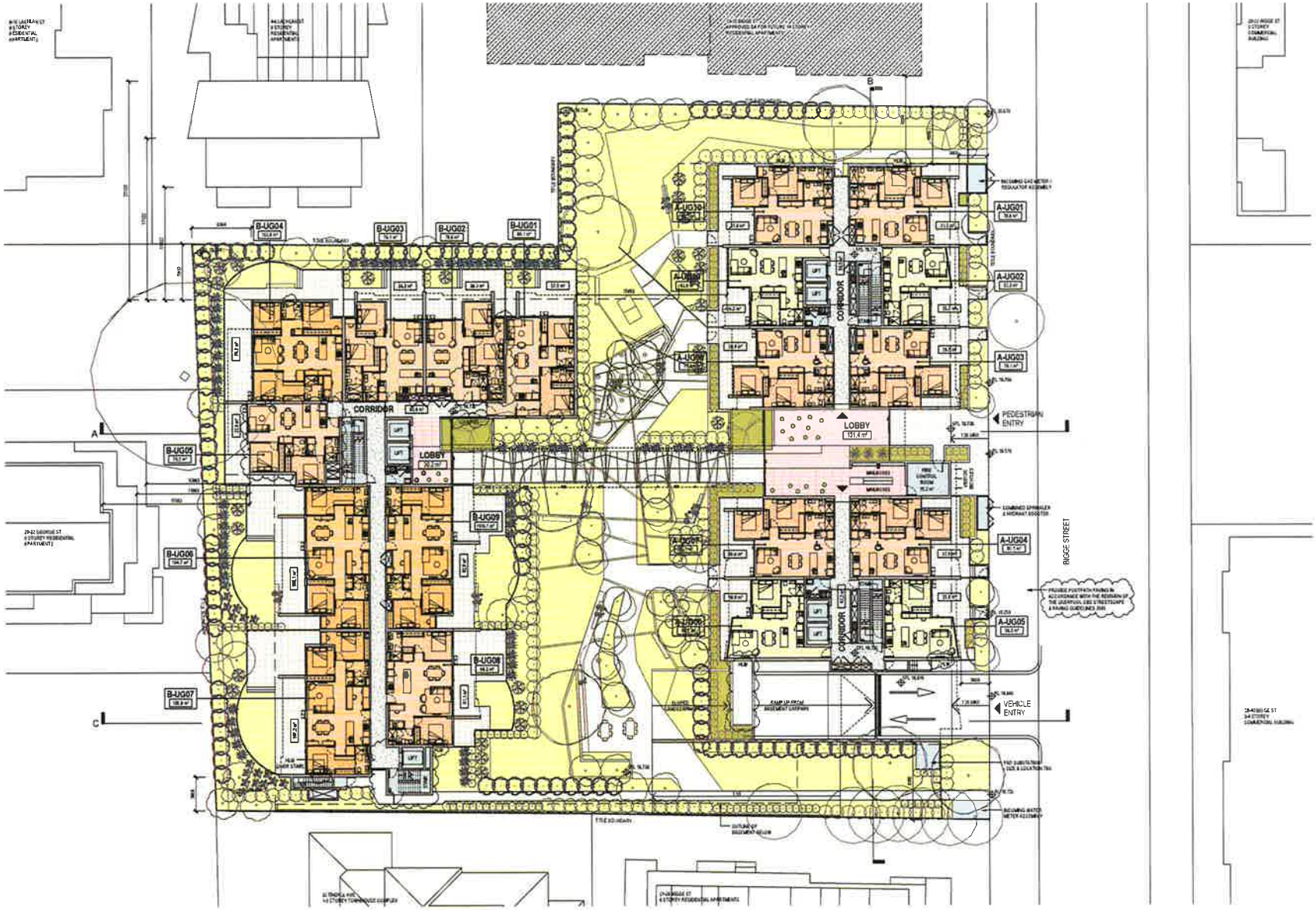

B1 CARPARK
GARBAGE LOADING ZONE & CAR WASH BAY
WASH PLANT
VISITOR
SUPPLY METER
UPS
UPS
UPS



ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STORE
HLW	HIGH LEVEL WINDOW

LEGEND

- BALCONY/TERRACE
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS

REVISIONS

No	Date	Description	By
-	23.06.10	DEVELOPMENT APPLICATION	KW
A	01.09.10	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 RIDGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
GROUND LEVEL

SCALE @ A1: 1 : 200

PROJECT No: 215002

DATE: 01.09.10

DRAWN BY: KW

DRAWING No: TP01.04

REV: A

DEVELOPMENT APPLICATION

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ACN 000 752 861

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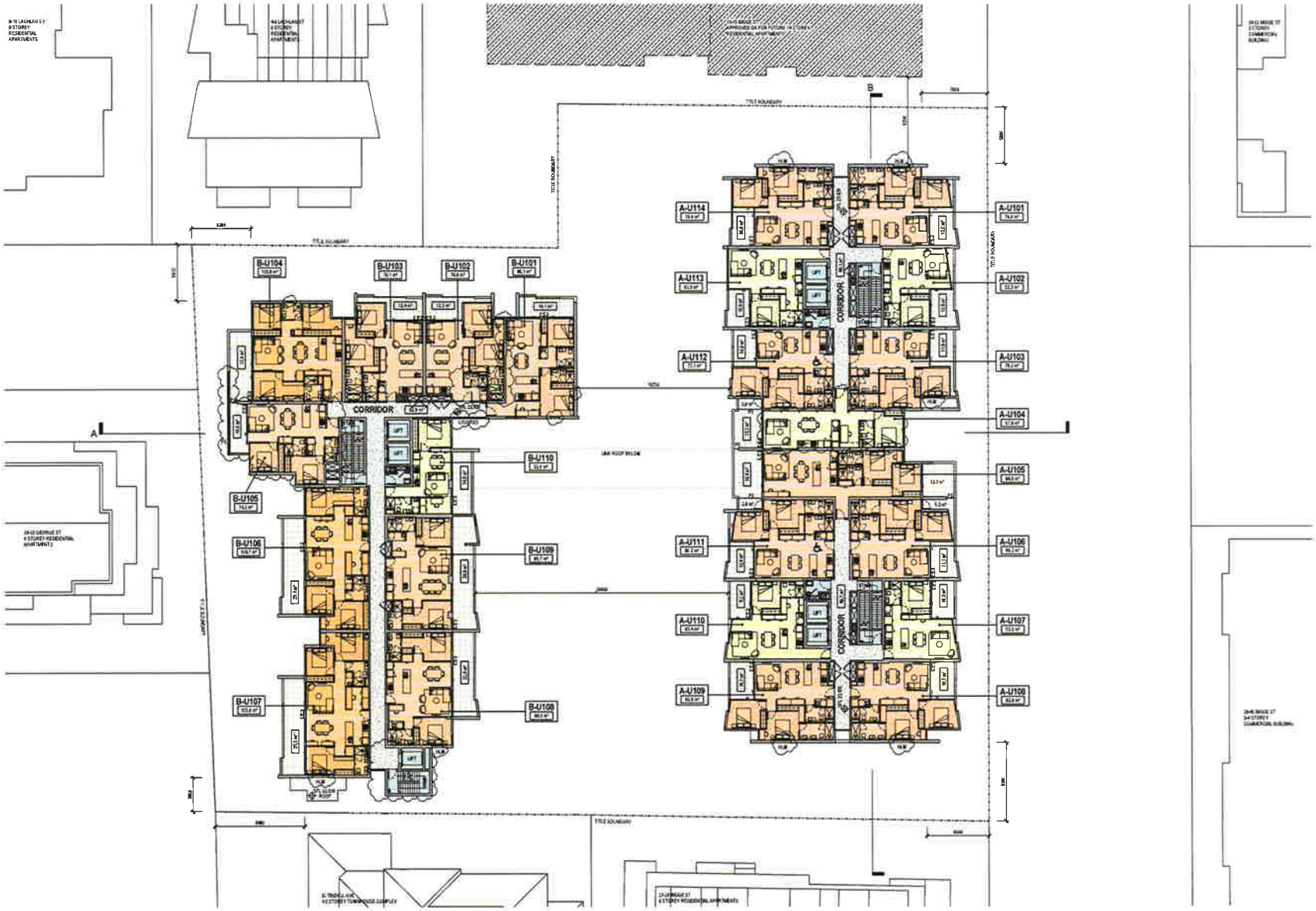

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1/06/2018 9:20:42 AM

ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STONE
HLW	HIGH LEVEL WINDOW

LEGEND

- BALCONY/TERRACE
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS

REVISIONS

No	Date	Description	Rev
-	23.06.16	DA/SEPP 65/JRPP APPLICATION	KW
A	01.06.18	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
174-176 BRIDGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
LEVELS 1-2

SCALE @ A1
1 : 200

PROJECT No
215002

DATE
21/05/18

DRAWN BY
SL KW

DRAWING No.
TP01.05

REV
A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 27 (T1) WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9043 2400
www.rothellowman.com.au ACN 003 703 841

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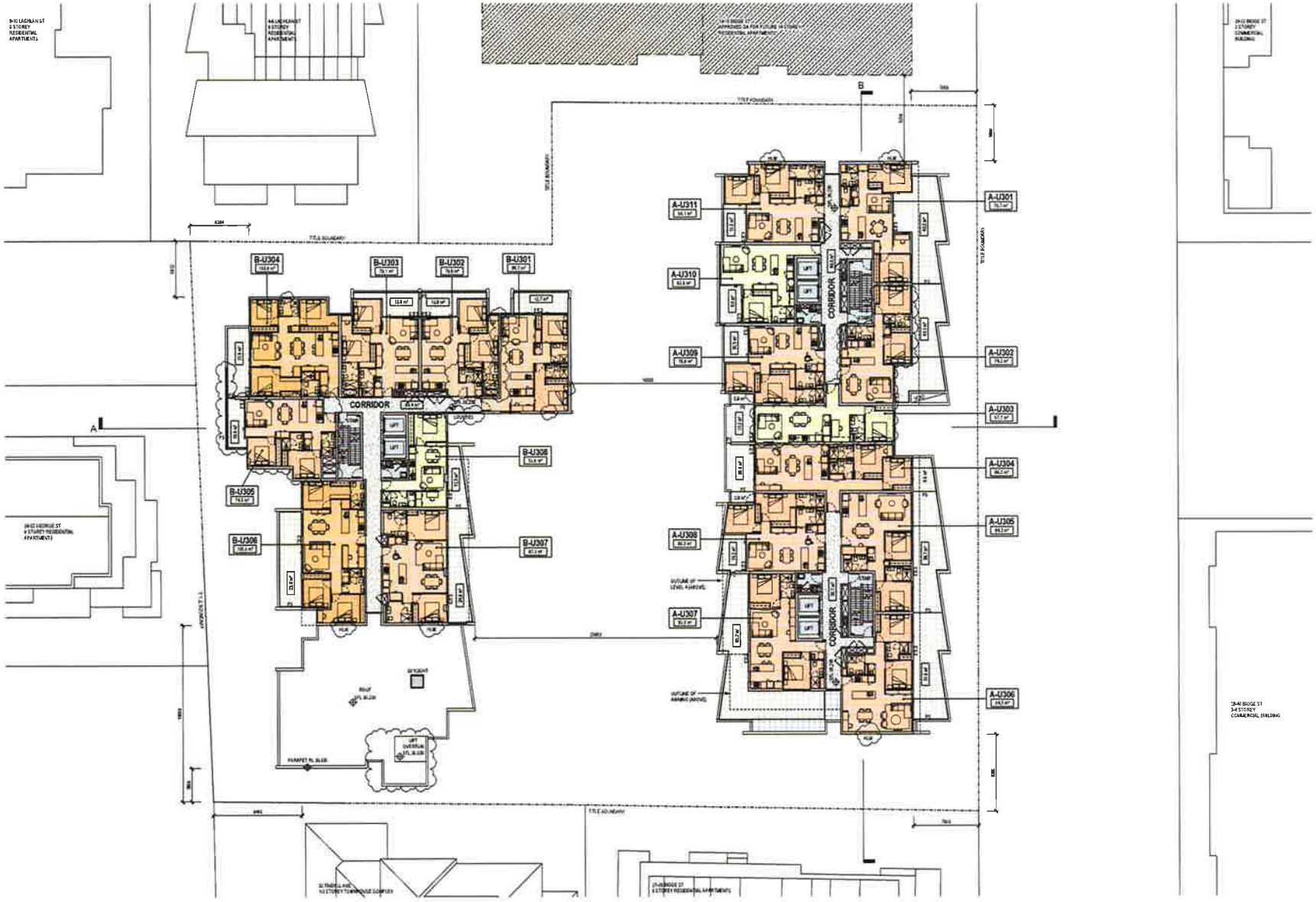

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1/09/2016 12:05:37 AM

ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STAIRS
HLW	HIGH LEVEL WINDOW

LEGEND

- BALCONY/TERRACE
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS

REVISIONS

No	Date	Description	By
-	23.08.16	DEVELOPMENT APPLICATION	KEN
A	31.08.16	RESPONSE TO COUNCIL	KEN

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 GEORGE STREET
LIVERPOOL NSW 2170

SCALE (@ A1) 1 : 200

PROJECT No 215002

DATE 31/08/16

DRAWN BY Mr. KEN

DRAWING TITLE
LEVEL 3

DWG No TP01.06

REV A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 27/71 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9053 2400
www.nothellowman.com.au ACN 006 292 887

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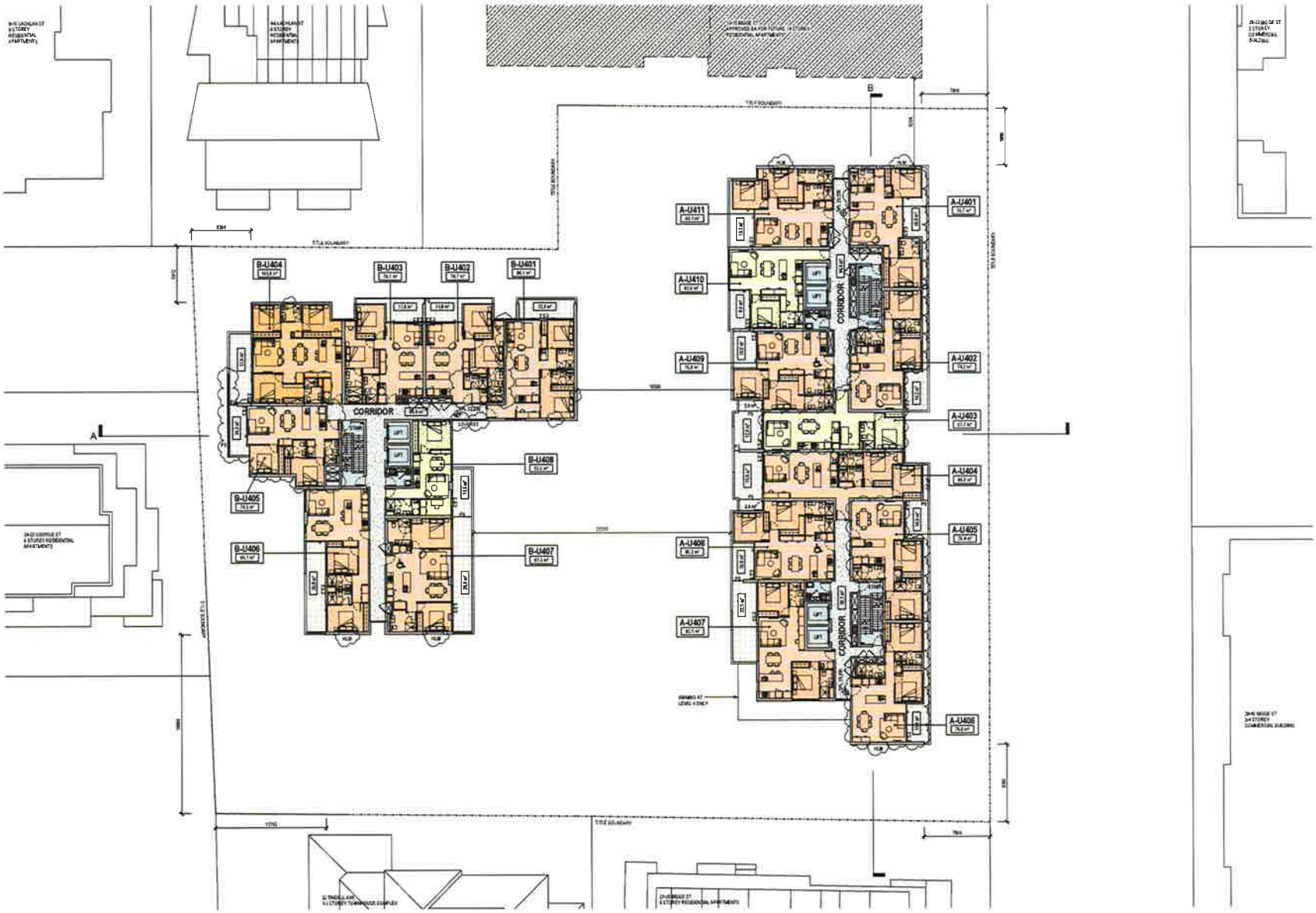

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ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STAIRS
HLW	HIGH LEVEL WINDOW

LEGEND

- 1 BEDROOM/STUDIO
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS

REVISIONS

No	Date	Description	By
-	21.06.16	DEVELOPMENT APPLICATION	RW
A	01.03.16	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET,
LIVERPOOL NSW 2170

DRAWING TITLE
LEVELS 4-7

SCALE @ A1
1 : 200

PROJECT No
215002

DATE
21/06/16

DRAWN BY
SI KW

DRAWING No
TP01.07

REV
A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2 175 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9043 2600
www.rothelowman.com.au
ACN 000 112 581

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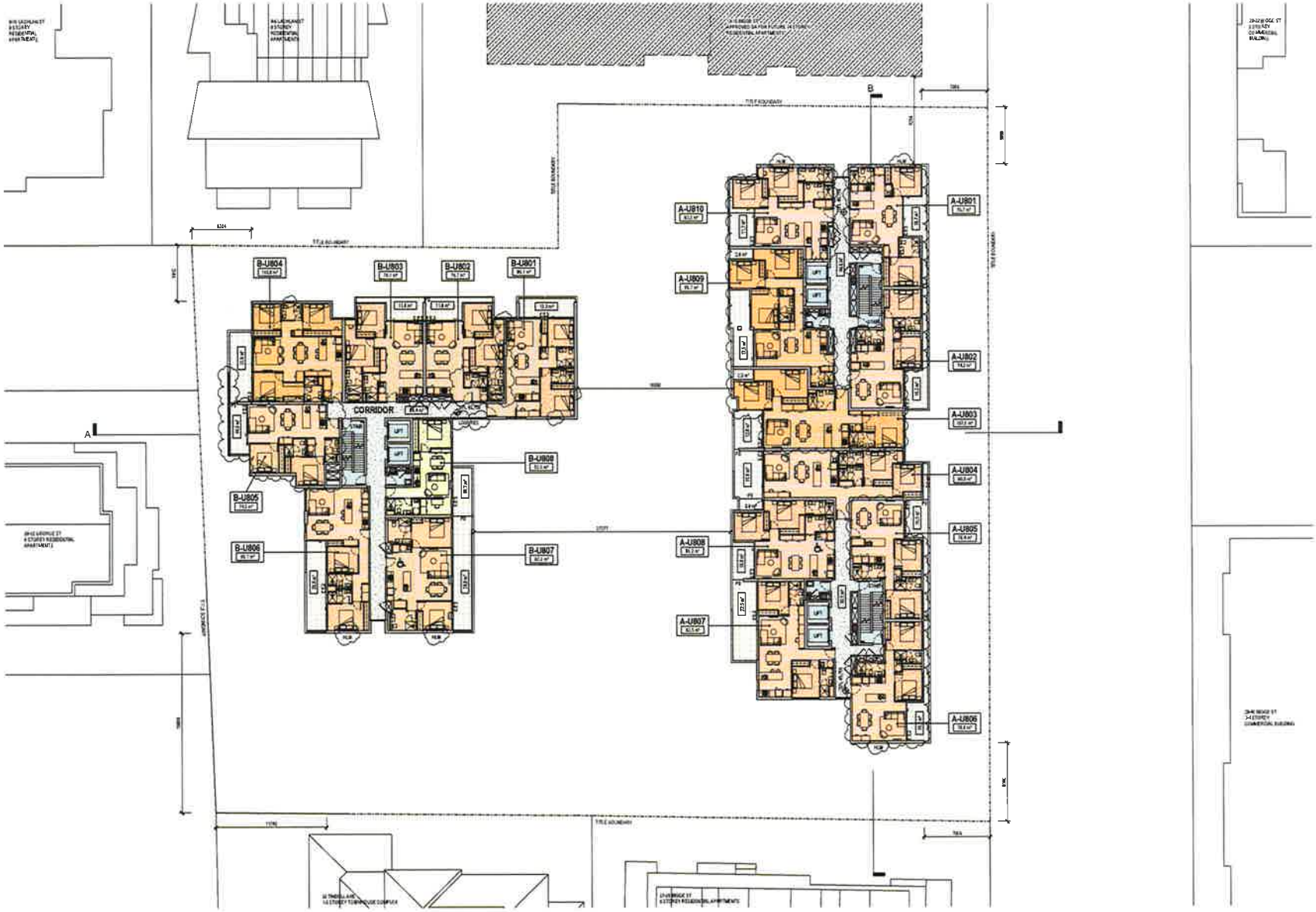

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1/04/2016 2:20:25 AM

REVISIONS			
No	Date	Description	By
A	31.08.16	RESPONSE TO COUNCIL	ebb

PROJECT TITLE
LIVERPOOL CENTRAL
17-45 BIGGER STREET
LIVERPOOL NSW 2170

DRAWING TITLE
LEVELS 8-9

SCALE @ A1
1 : 200

PROJECT No.
215002

DATE
DRAWN BY
ebb

DWG No.
TP01.11

REV
I-

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2 171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9365 2600
www.rothelowman.com.au
ACN 001 772 867

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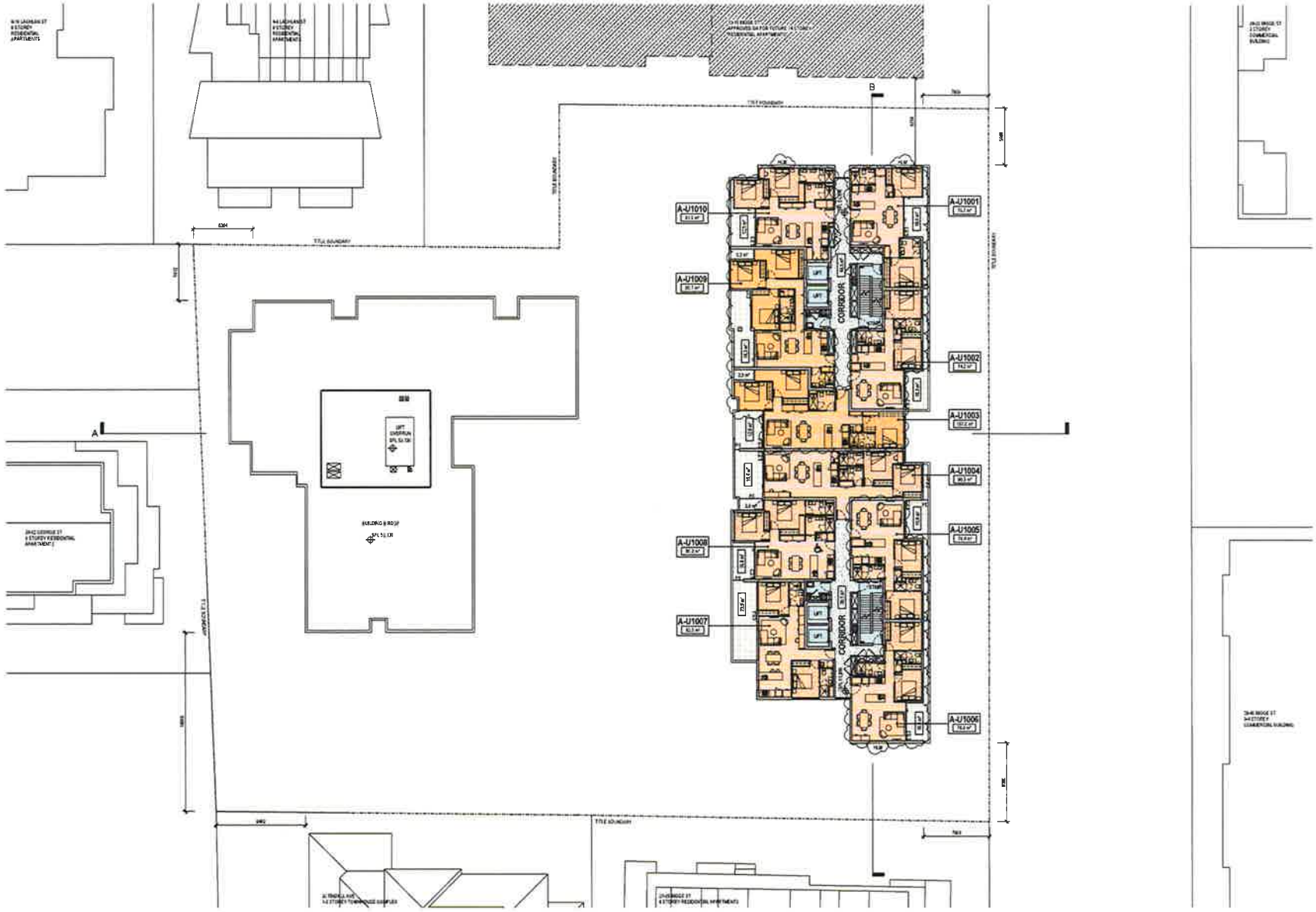

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ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STORE
HLW	HIGH LEVEL WINDOW

LEGEND

- BALCONY/TERRACE
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS

REVISIONS

No	Date	Description	By
-	23.08.16	DEVELOPMENT APPLICATION	RVN
A	31.08.16	RESPONSE TO COUNCIL	RVN

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 GEORGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
LEVEL 10

SCALE @ A1: 1 : 200
PROJECT No: 215002
DATE: 31/05/16
DRAWN BY: S. KIM
DWG No: TP01.13
REV: A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 27/1 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T (02) 8045 2400
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9/05/2013 9:20:52 AM

ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STORE
HLW	HIGH LEVEL WINDOW

LEGEND

- BALCONY/TERRACE
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS

REVISIONS

No.	Date	Description	By
A	17.05.13	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE & NECT
LIVERPOOL NSW 2170

DRAWING TITLE
LEVEL 11

SCALE @ A3: 1 : 200
DATE: 9/05/13
DRAWN BY: KW
DWG No: TP01.14
REV: -

PROJECT No: 215002

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 8045 2600
www.rothelowman.com.au ACN 001 753 991

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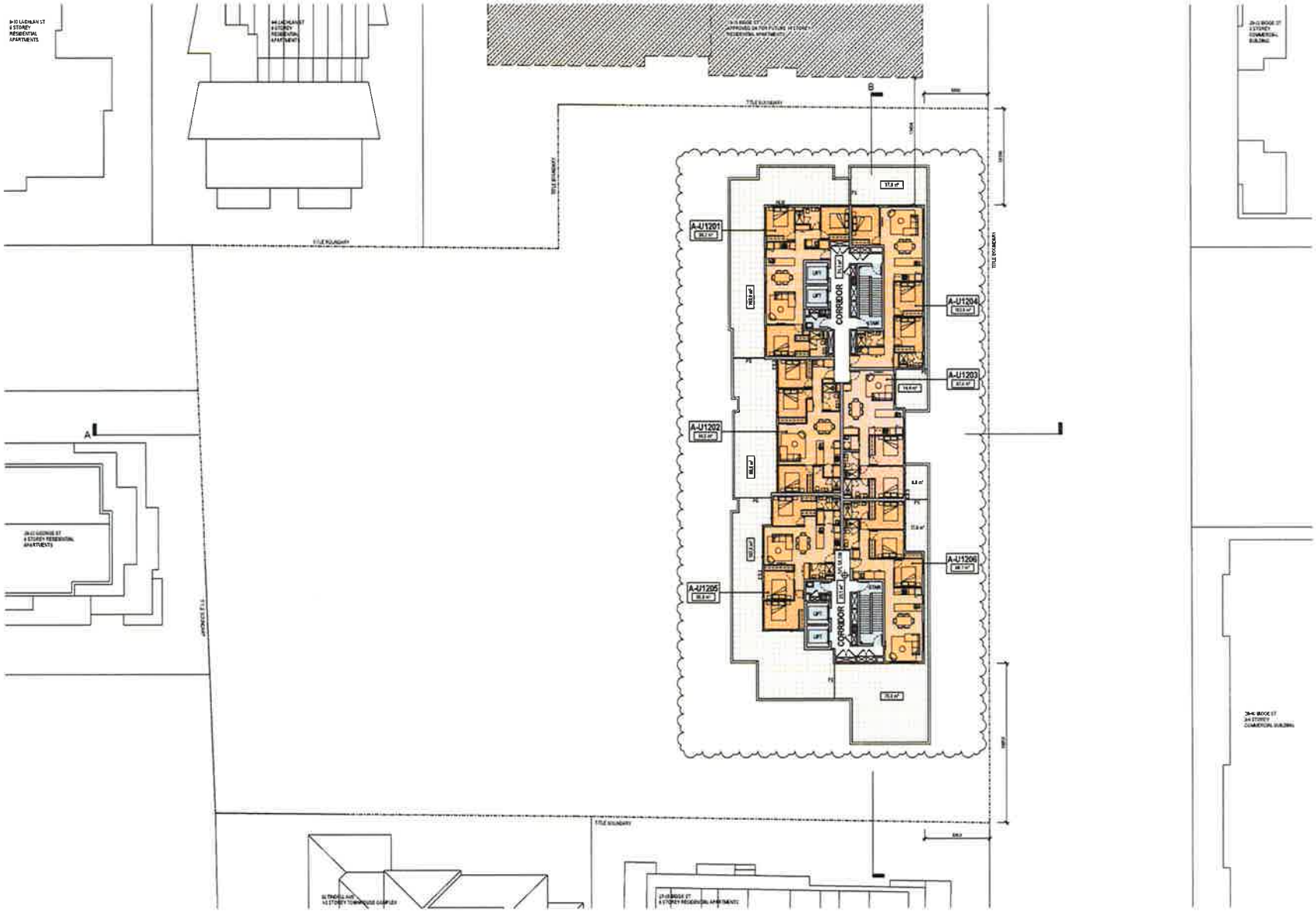

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ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STORE
HLW	HIGH LEVEL WINDOW

LEGEND

- BALCONY/TERRACE
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS

REVISIONS

No	Date	Description	By
A	01.08.19	RESPONSE TO COUNCIL	JRW

PROJECT TITLE
LIVERPOOL CENTRAL
1765 BIDGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
LEVEL 12

SCALE @ A1
1 : 200

PROJECT No
215002

DATE
1/07/19

DRAWN BY
KW

DRAWING No
TP01.15

REV
I -

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 27/71 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9315 2000
www.rothelowman.com.au
ACN 000 452 867

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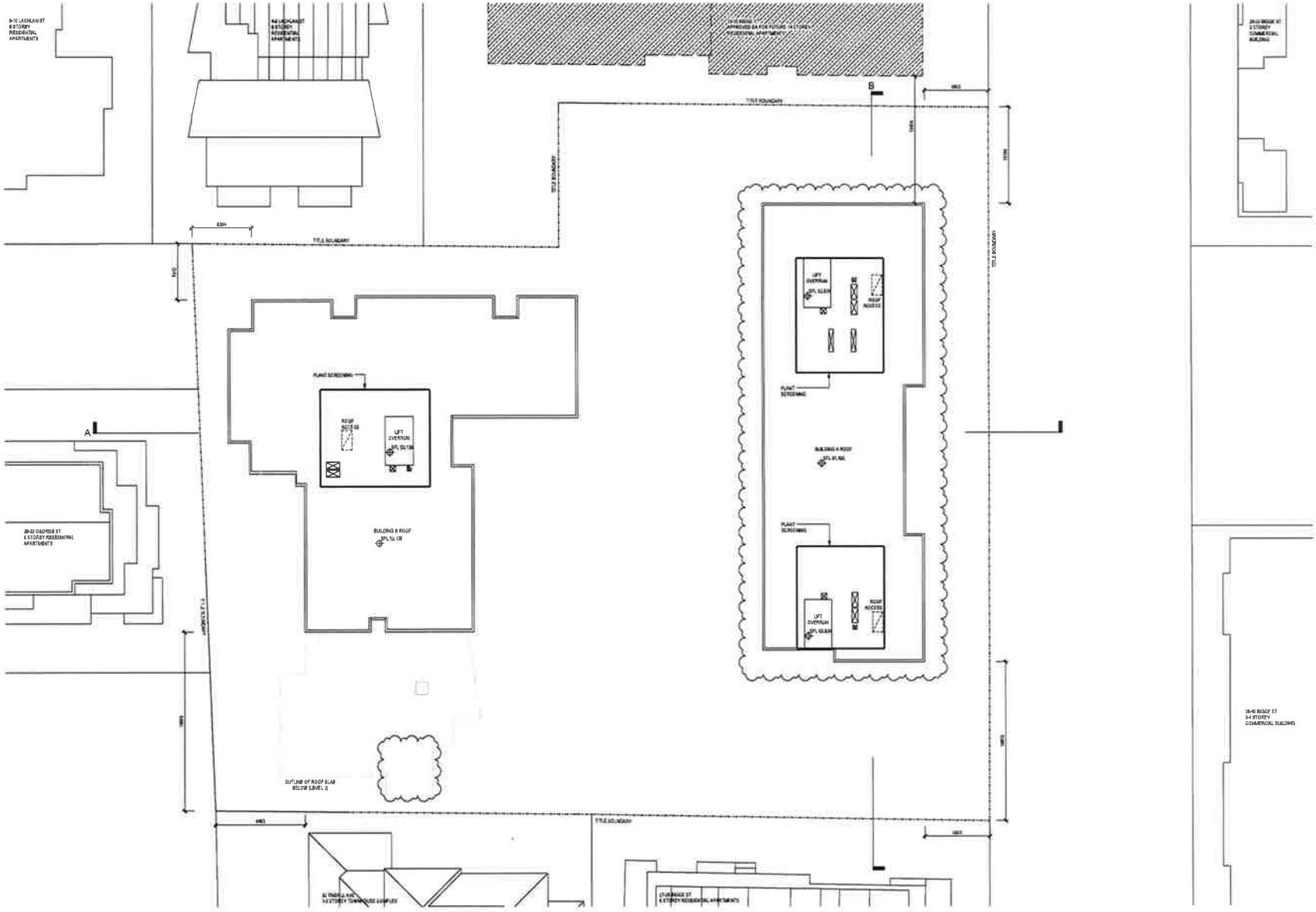

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REVISIONS			
No	Date	Description	By
A	28.05.10	DEVELOPMENT APPLICATION	KW
B	01.09.10	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
170-178 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
ROOF PLAN

SCALE @ A1: 1 : 200
DATE: 27/05/10
PROJECT No: 215002
DRAWN BY: M. KW
DWG No: TP01.16
REV: A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 8 BTR WILLIAM STREET
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AUSTRALIA
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FINISHES LEGEND
REFER TO MATERIALS SELECTIONS FOR COLOURS

- APF01 APPLIED FINISH TYPE 1
- EPT01 EXTERIOR PAINT TYPE 1
- GLZ01 GLAZING TYPE 1
- MPF01 METAL FINISH TYPE 1

REVISIONS			
No.	Date	Description	By
-	27.02.18	DEVELOPMENT APPLICATION	[illegible]
A	27.04.18	RESPONSE TO COUNCIL	[illegible]

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

SCALE @ A1: 1 : 100
PROJECT No: 215002
DATE: [illegible]
DRAWN BY: KW
CHECKED BY: RCJ

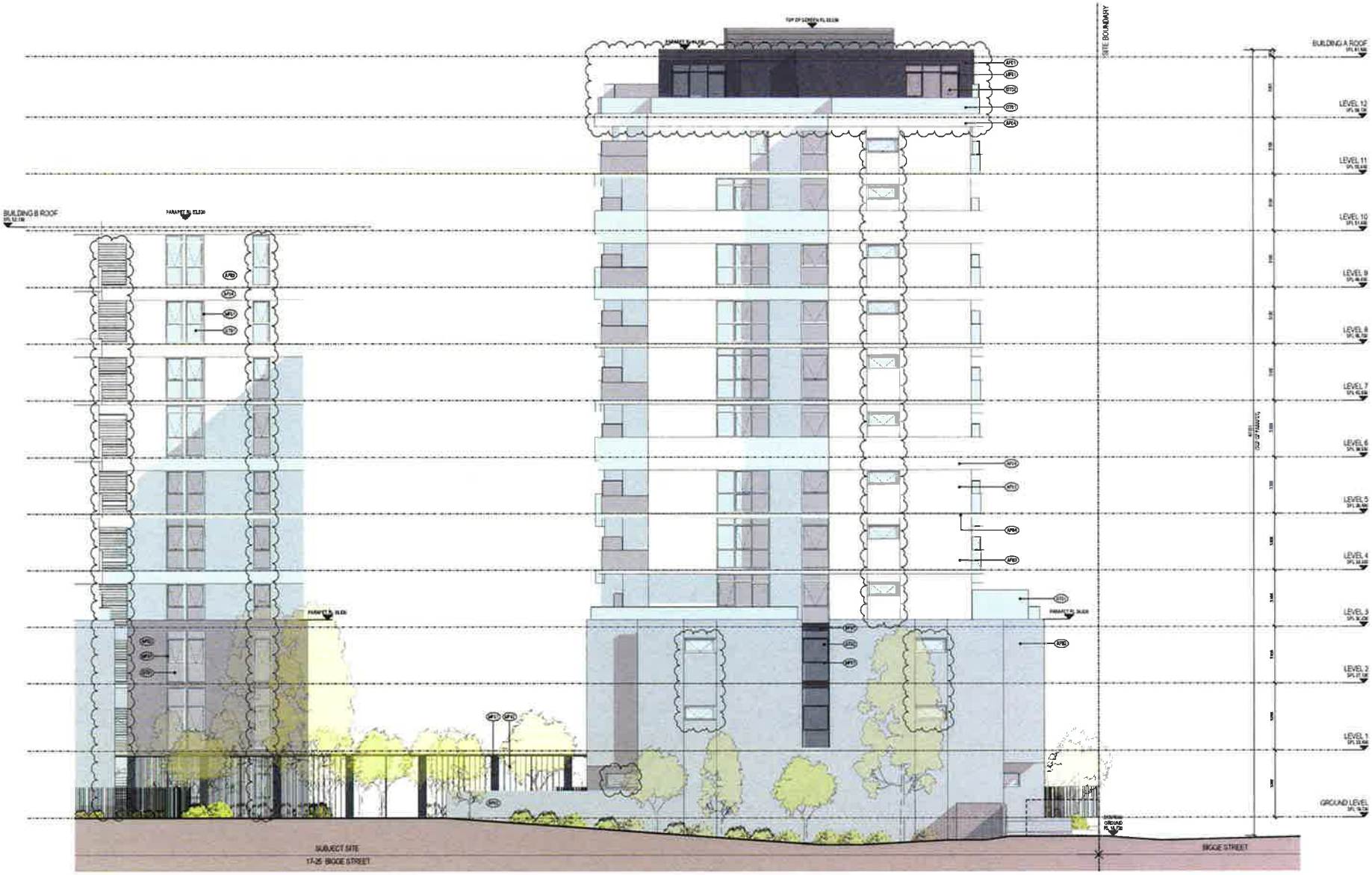
DRAWING TITLE
ELEVATION - EAST (BIGGE ST)

DRAWING No: TP02.01 | A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2 [illegible]
AUSTRALIA
T 02 [illegible]
www.hothillowman.com.au ACN 000 [illegible]

HOTHILLOWMAN



FINISHES LEGEND
REFER TO MATERIALS SELECTIONS FOR COLOURS

- (LP1) APPLIED FINISH TYPE 1
- (EP1) EXTERIOR PAINT TYPE 1
- (GT1) GLAZING TYPE 1
- (MF1) METAL FINISH TYPE 1

REVISIONS

No	Date	Description	By
A	21.02.19	DEVELOPMENT APPLICATION	KW
B	01.08.19	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
ELEVATION - SOUTH BUILDING A

SCALE @ A1: 1 : 100
PROJECT No.: 215002
DATE: 15.08.19
DRAWN BY: KW
DRAWING No.: TP02.02
REV: A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9045 2600
www.rothebowman.com.au
ACN 000 172 860
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REFER TO MATERIALS SELECTIONS FOR COLOURS

- (APF) APPLIED FINISH TYPE 1
- (EPT) EXTERIOR PAINT TYPE 1
- (GT1) GLAZING TYPE 1
- (MPF) METAL FINISH TYPE 1

ISSUE/REVISION			
No.	Date	Description	By
A	23.04.16	DEVELOPMENT APPLICATION	RTS
B	01.08.16	RESPONSE TO COUNCIL	RTS

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
ELEVATION - SOUTH BUILDING B

SCALE @ A1: 1 : 100
PROJECT No: 215002
DATE: 8/04/16
DRAWN BY: RSK
DWG No: TP02.03
REV: A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9357 8800
www.rothelowman.com.au
ACN 006 152 886

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- (EPF1) EXTERIOR PAINT TYPE 1
- (GTF1) GLAZING TYPE 1
- (MPF1) METAL FINISH TYPE 1

REVISIONS			
No	Date	Description	By
A	27.02.15	DEVELOPMENT APPLICATION	[illegible]
B	27.05.15	RESPONSE TO COUNCIL	[illegible]

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
ELEVATION - WEST

SCALE @ A1: 1 : 100
PROJECT No: 215002
DATE:
DRAWN BY: KW
DRAWING No: TP02.04
REV: A

DEVELOPMENT APPLICATION

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[illegible]
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T 02 9043 2600
www.rothellowman.com.au
ACN 000 [illegible]

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FINISHES LEGEND
REFER TO MATERIALS & SELECTIONS FOR FINISHES

AFT1	APPLIED FINISH TYPE 1
EPT1	EXTERIOR PAINT TYPE 1
GTR1	GLAZING TYPE 1
MFT1	METAL FINISH TYPE 1

REVISIONS

No	Date	Description	By
-	23.02.15	DEVELOPMENT APPLICATION	KW
A	01.06.15	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
ELEVATION - NORTH BUILDING A

SCALE @ A1: 1 : 100
DATE: 16/04/15
DRAWN BY: KW
DWG No: TP02.05
REV: A

PROJECT No: 215002

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2 171 WILLIAM STREET
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FINISHES LEGEND
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- APT01 APPLIED FINISH TYPE 1
- EPT01 EXTERIOR PAINT TYPE 1
- GLT01 GLAZING TYPE 1
- MPT01 METAL FINISH TYPE 1

REVISIONS			
No	Date	Description	By
A	21.04.15	DEVELOPMENT APPLICATION	RTW
B	31.08.15	RESPONSE TO COUNCIL	RTW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

SCALE @ A1: 1 : 100
PROJECT No: 215002
DATE: 16/04/15
DRAWN BY: RTW

DRAWING TITLE
ELEVATION - NORTH BUILDING B

DWG No: TP02.06
REV: A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9358 2600
www.rothellowman.com.au
ACN 000 173 394

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FINISHES LEGEND
REFER TO MATERIALS SELECTIONS FOR COLOURS

- AFT1 APPLIED FINISH TYPE 1
- EPT1 EXTERIOR PAINT TYPE 1
- GLT1 GLAZING TYPE 1
- MFT1 METAL FINISH TYPE 1

REVISIONS

No	Date	Description	By
-	27/02/15	DEVELOPMENT APPLICATION	KW
A	24/06/15	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
ELEVATION - COURTYARD
BUILDING A

SCALE @ A1: 1 : 100
PROJECT No: 215002
DATE: 11-04-15
DRAWN BY: KW
DRAWING No: TP02.07
REV: A

DEVELOPMENT APPLICATION

SYDNEY
SUITE 2.2171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA

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FINISHES LEGEND
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- APT1 APPLIED FINISH TYPE 1
- EPT1 EXTERNAL PAINT TYPE 1
- GT1 GLAZING TYPE 1
- MF1 METAL FINISH TYPE 1

REVISIONS

No	Date	Description	By
A	01.04.10	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 SHAW STREET
LIVERPOOL NSW 2170

DRAWING TITLE
ELEVATION - COURTYARD
BUILDING B

SCALE @ A1
1 : 100

PROJECT No
215002

DATE
01.04.10

DRAWN BY
KW

DRAWING No
TP02.08

REV
A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2 (17) WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9331 9600

www.rothellowman.com.au ACN 003 750 687

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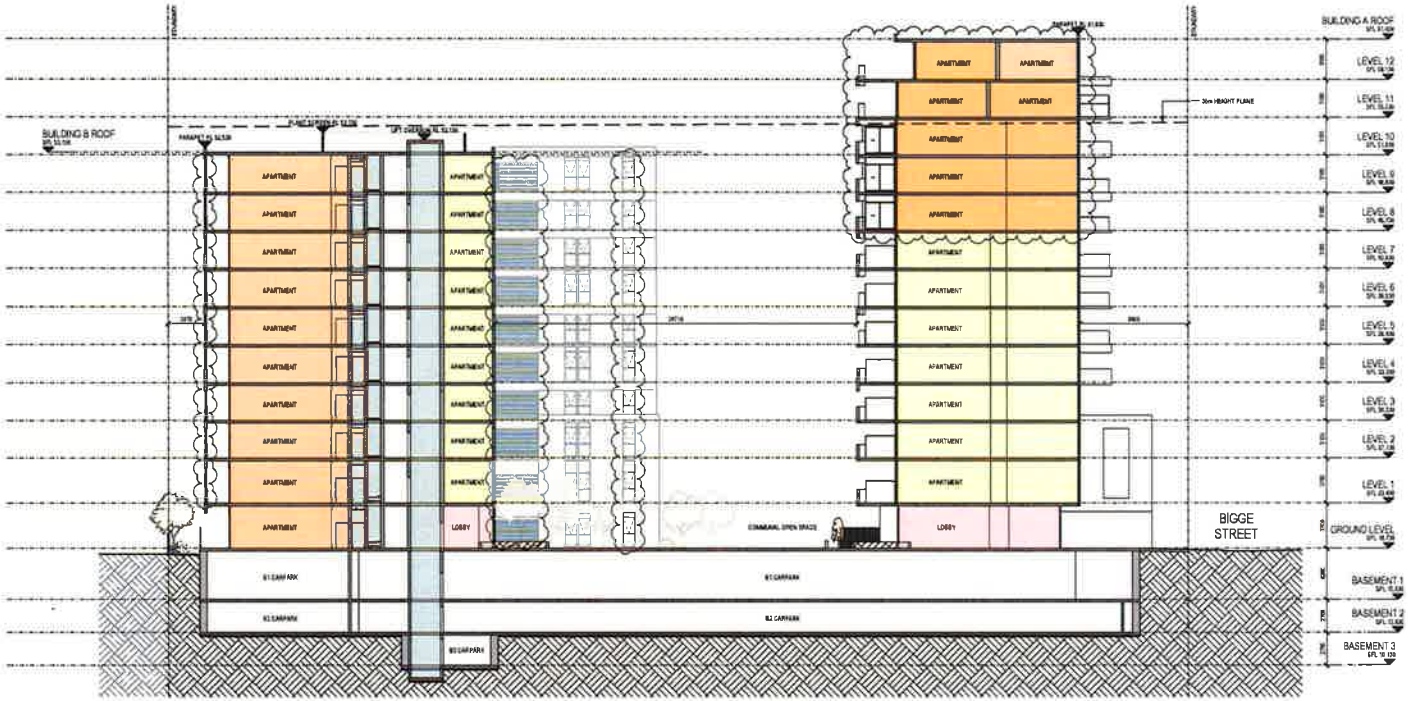

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ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STORE
HLW	HIGH LEVEL WINDOW

LEGEND

- BALCONY/TERRACE
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS

REVISIONS

No	Date	Description	By
A	23.06.16	DEVELOPMENT APPLICATION	MW
A	01.09.16	RESPONSE TO COUNCIL	MW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SECTION A

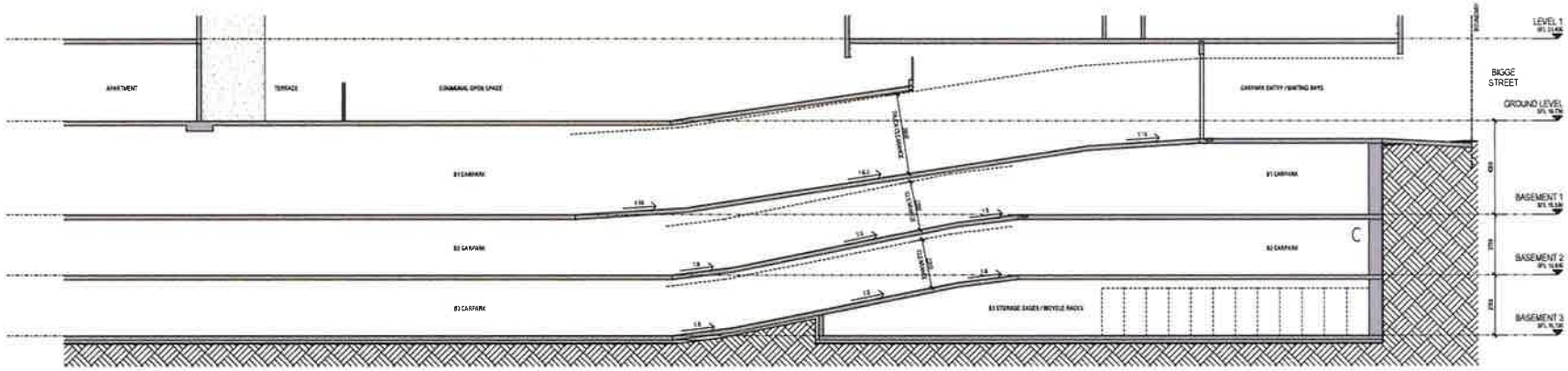
SCALE @ A1: 1 : 200
PROJECT No: 215002
DATE: 1/09/16
DRAWN BY: SK MW
DWG No: TP03.01
REV: A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 8065 3600
www.rothelowman.com.au ACN 000 700 591

ROTHELOWMAN

Section B
SCALE 1 : 200



Section C - Basement Entry Ramps
SCALE 1 : 100

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1/09/2020 9:57:10 AM

ABBREVIATIONS

PS	PRIVACY SCREEN
ST	STONE
HLW	HIGH LEVEL WINDOW

LEGEND

- BALCONY/TERRACE
- 1 BED UNITS
- 2 BED UNITS
- 3 BED UNITS

REVISIONS

No	Date	Description	By
-	27.03.19	DEVELOPMENT APPLICATION	KEN
A	27.05.19	RESPONSE TO COUNCIL L	KEN

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SECTIONS B & C

SCALE @ A1
As indicated

PROJECT No
215002

DATE
27/05/19

DRAWN BY
SA KW

DWG No
TP03.02

REV
A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 27/1 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 8045 2600
www.rothellowman.com ACN 000 753 984

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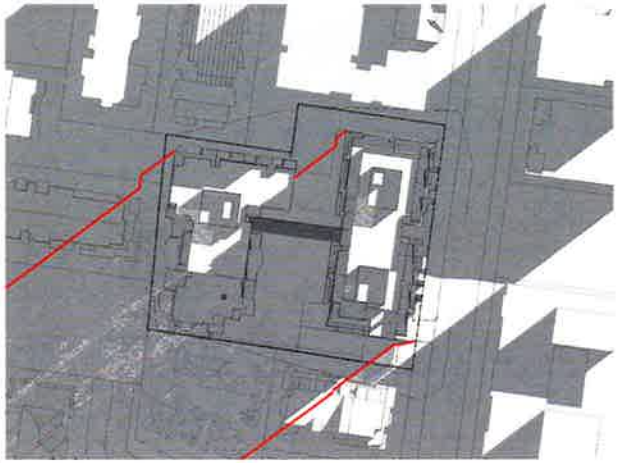

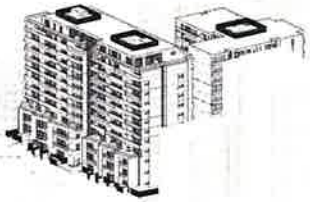

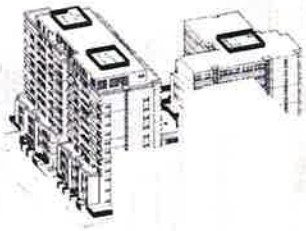

7 SUN VIEW - SHADOW 0800
SCALE

2 SUN VIEW - SHADOW 0900
SCALE

4 SUN VIEW - SHADOW 1000
SCALE

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REVISIONS			
No.	Date	Description	By
A	21.06.16	DEVELOPMENT APPLICATION	RW
B	01.08.16	RESPONSE TO COUNCIL	RW

N

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

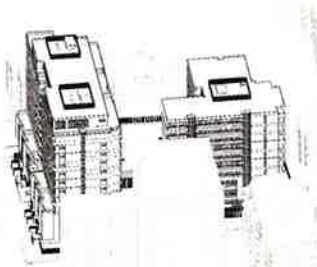
DRAWING TITLE
SHADOW DIAGRAMS - 21 JUNE

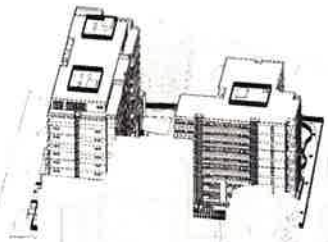
SCALE @ A1: 1 : 750
PROJECT No: 215002
DATE: 16.08.16
DRAWN BY: KW, RW
DRAWING No: TP04.01 |A
REV: B

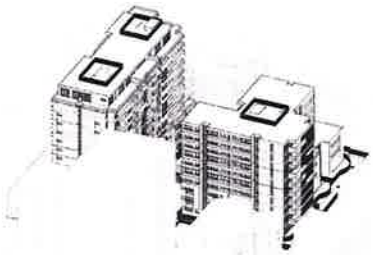
DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9357 2400
www.rothelowman.com.au ACN 000 753 594

ROTHELOWMAN







7 SUN VIEW - SHADOW 1100
SCALE

2 SUN VIEW - SHADOW 1200
SCALE

4 SUN VIEW - SHADOW 1300
SCALE

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REVISIONS

No	Date	Description	By
A	21.02.19	DEVELOPMENT APPLICATION	MW
B	21.06.19	RESPONSE TO COUNCIL	MW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 GEORGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SHADOW DIAGRAMS - 21 JUNE

SCALE @ A1
1 : 750

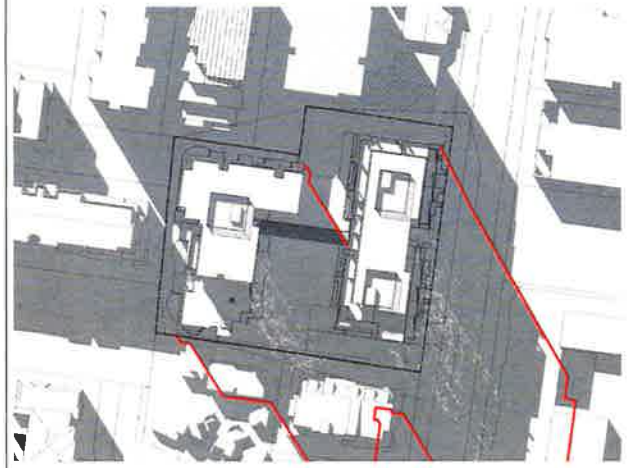
PROJECT No
215002

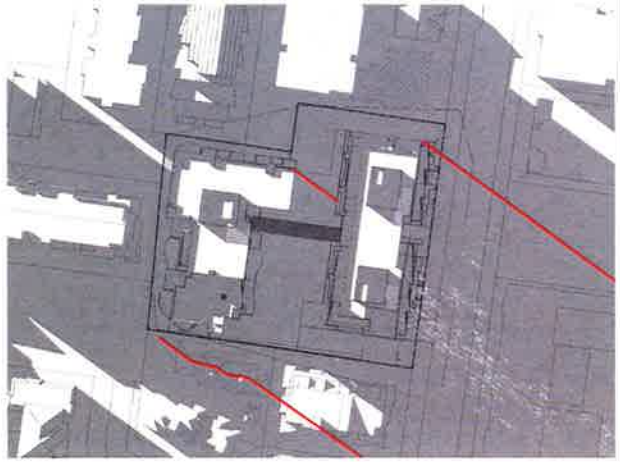
DATE
DRAWN BY
DRAWING No
TP04.02
REV
A

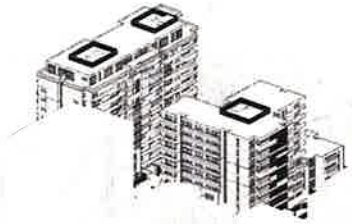
DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
TEL 9357 2010
www.rothelowman.com.au
ACN 000 753 591

ROTHE LOWMAN







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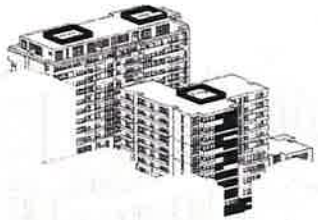

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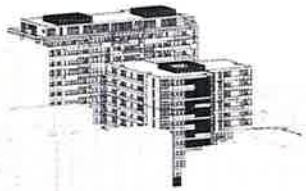

2 SUN VIEW - SHADOW 1600
SCALE

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REVISIONS			
No	Date	Description	By
A	21.05.15	DEVELOPMENT APPLICATION	RW
B	27.05.15	RESPONSE TO COUNCIL	RW

N

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SHADOW DIAGRAMS - 21 JUNE

SCALE @ A1
1 : 750

PROJECT No
215002

DATE
14-04-15

DRAWN BY
RW/ MV

DWG No
TP04.03

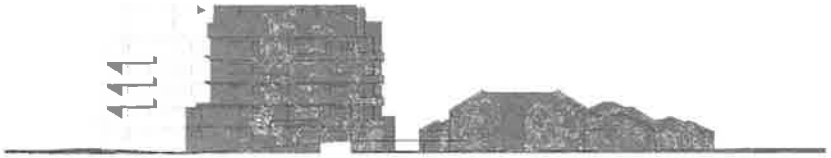
REV
A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9045 2600
www.rothelowman.com.au
ACN 000 732 180

ROTHELOWMAN

27-29 BIGGE SREET 3 TINDALL AVENUE



1 27-29 BIGGE ST - N ELEV - 0900
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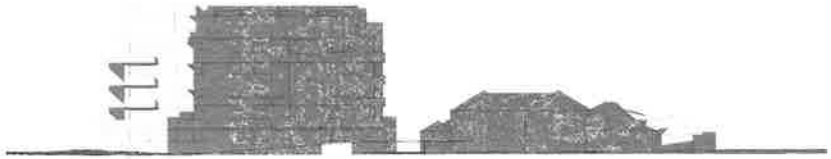
27-29 BIGGE SREET 3 TINDALL AVENUE



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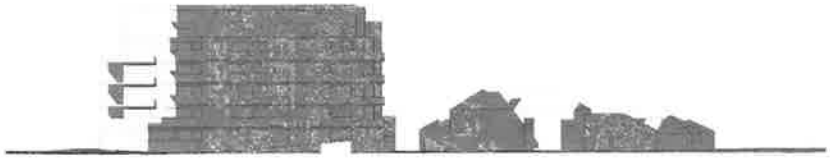

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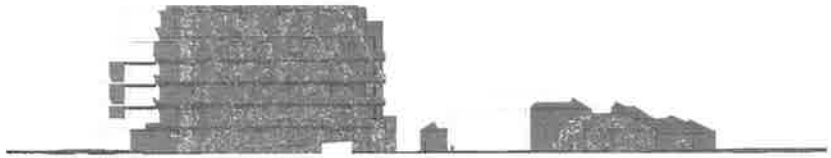
SCALE

27-29 BIGGE SREET 3 TINDALL AVENUE



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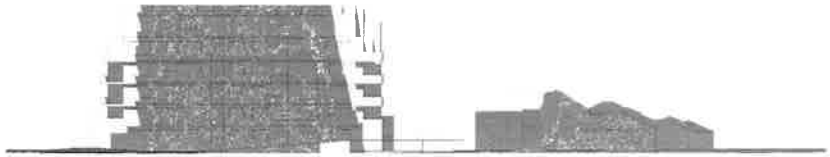
SCALE

27-29 BIGGE SREET 3 TINDALL AVENUE



5 27-29 BIGGE ST - N ELEV - 1100
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27-29 BIGGE SREET 3 TINDALL AVENUE

6 27-29 BIGGE ST - N ELEV - 1125
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27-29 BIGGE SREET 3 TINDALL AVENUE

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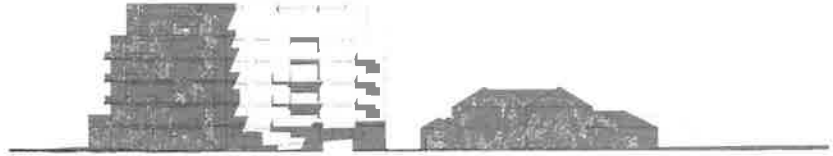
SCALE

27-29 BIGGE SREET 3 TINDALL AVENUE



8 27-29 BIGGE ST - N ELEV - 1230
SCALE

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1/02/2018 9:01:22 AM

No.	Date	Description	By
-	23.06.16	DEVELOPMENT APPLICATION	WN
A	01.02.18	RESPONSE TO COUNCIL	WN

PROJECT TITLE
LIVERPOOL CENTRAL
[illegible]

DRAWING TITLE
SHADOW DIAGRAMS - 27-29 BIGGE ST

SCALE: [illegible]
PROJECT No 215002
DATE: [illegible]
DRAWN BY WN
DRAWING TP04.11 REV A

DEVELOPMENT APPLICATION

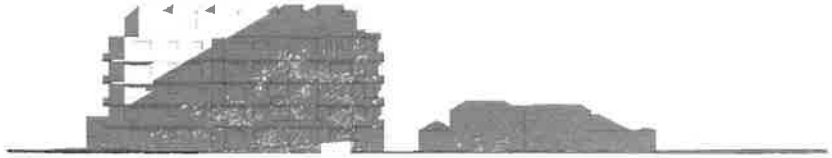
SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 8045 2600
www.rothelowman.com.au ACN 000 753 887

ROTHELOWMAN

27-29 BIGGE SREET 3 TINDALL AVENUE

3 27-29 BIGGE ST - N ELEV - 1300
SCALE

27-29 BIGGE SREET 3 TINDALL AVENUE



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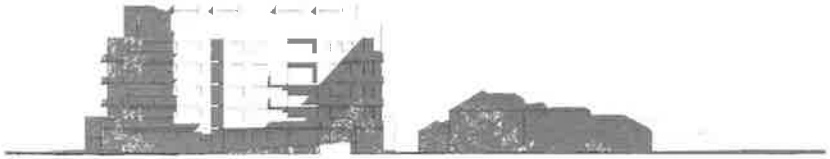
SCALE

27-29 BIGGE SREET 3 TINDALL AVENUE



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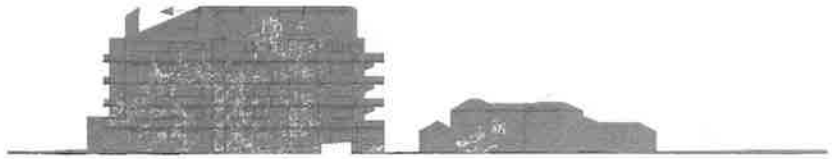
27-29 BIGGE SREET 3 TINDALL AVENUE



1 27-29 BIGGE ST - N ELEV - 1500
SCALE

27-29 BIGGE SREET 3 TINDALL AVENUE

5 27-29 BIGGE ST - N ELEV - 1400
SCALE

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REVISIONS

No.	Date	Description	By
*	29.02.16	DEVELOPMENT APPLICATION	MW
A	24.06.16	RESPONSE TO COUNCIL	MW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SHADOW DIAGRAMS - 27-29 BIGGE ST

SCALE @ A1
PROJECT No. 215002
DATE
DRAWN BY MW
DWG No. TP04.12
REV A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 8 STEPHEN WILLIAMS BUILDING
BARANGAROO EAST NSW 2000
AUSTRALIA
T +61 (0)2 [illegible]
www.rothelowman.com.au ACN 004 [illegible]

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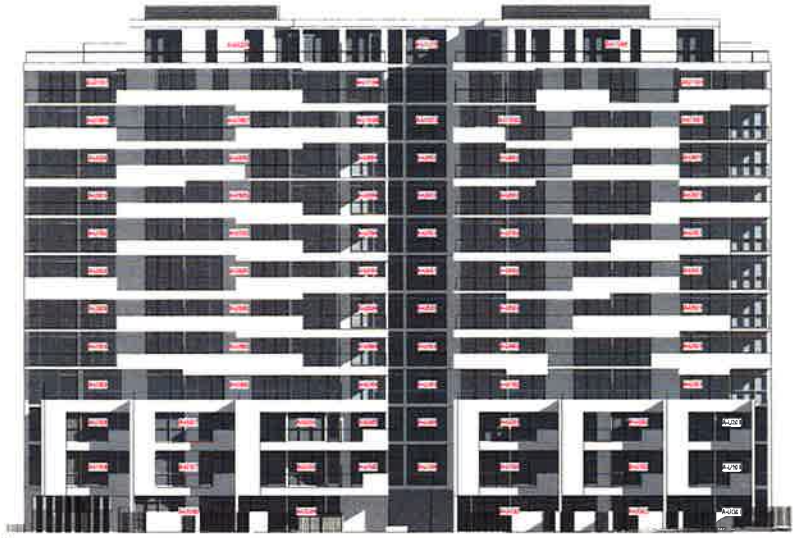
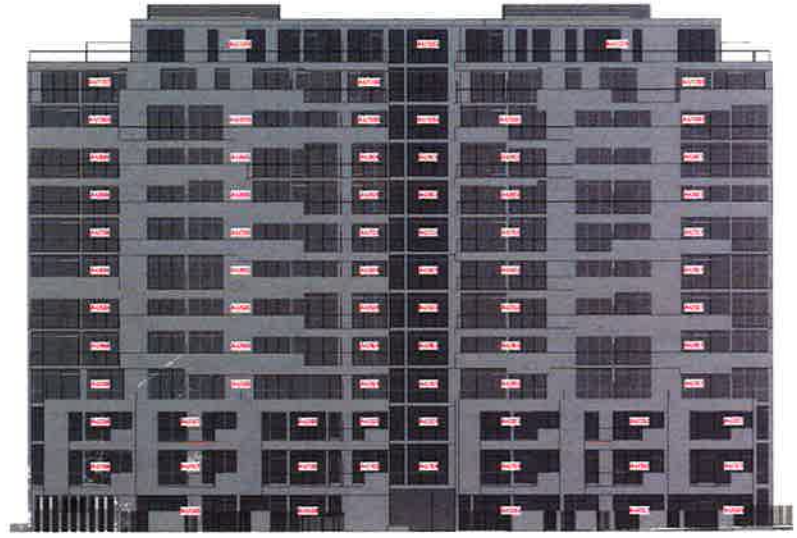
Building A_East_9 am

Building A_East_10 am



Building A_East_11 am



Building A_East_12 pm

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1/06/2016 9:47 11 AM

REVISIONS

No	Date	Description	By
A	01.06.16	RESPONSE TO COUNCIL	RW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SHADOW DIAGRAMS - 21 JUNE - BUILDING A EAST - SHEET 1

SCALE @ A1

DATE 1/06/2016

DRAWN BY RW

DWG No TP04.21

REV -

PROJECT No. 215002

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2 (T1) HELLMANN STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9043 2400
www.rothelowman.com.au ACN 000 753 984

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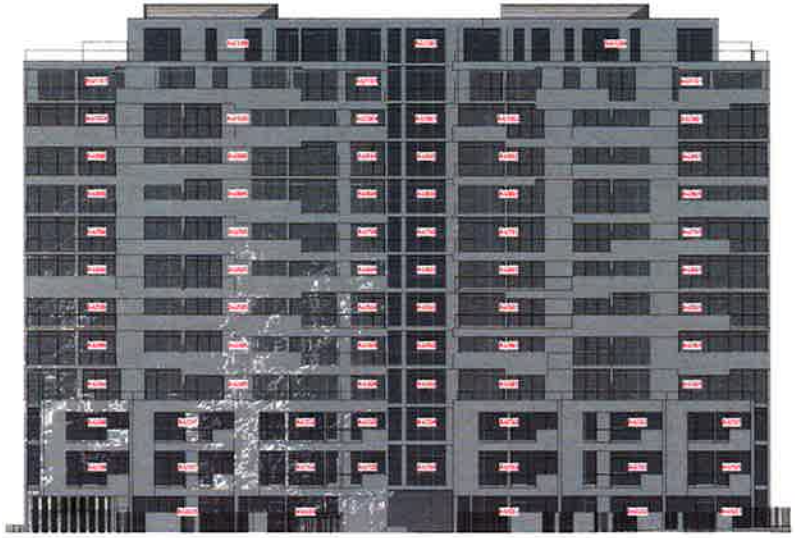
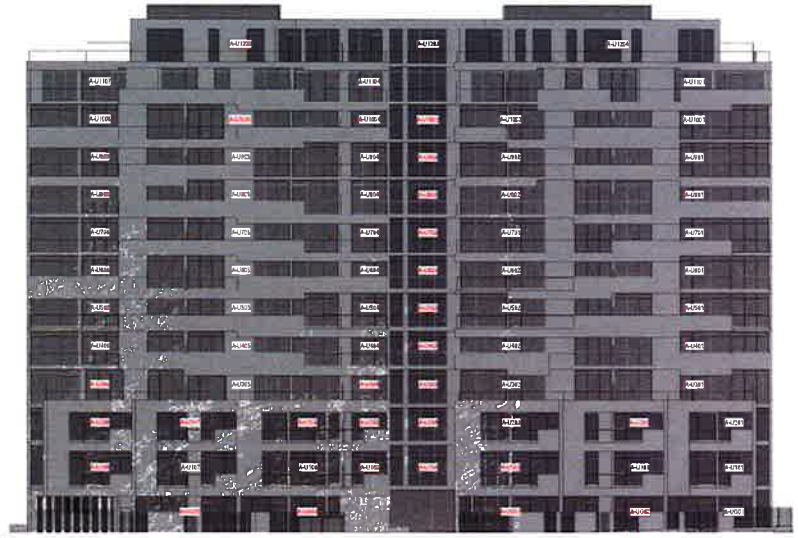
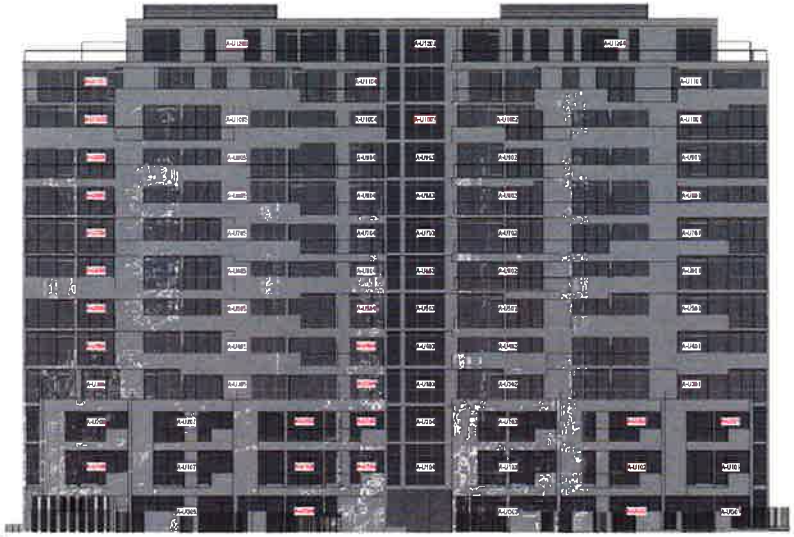


Building A_East_1 pm



Building A_East_2 pm



Building A_East_3 pm

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10/04/2019 10:10:20 AM

REVISIONS			
No.	Date	Description	By
A	11.06.19	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
1746 BIGGE STREET
LIVERPOOL NSW 2170

SCALE @ A1

PROJECT No
215002

DATE

DRAWN BY
KW

CHECKED

DRAWING TITLE
SHADOW DIAGRAMS - 21 JUNE - BUILDING A EAST - SHEET 2

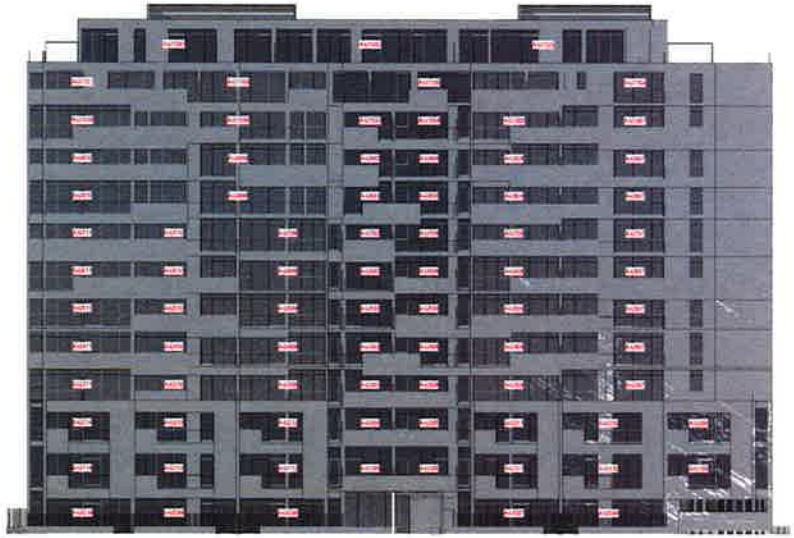
DRAWING No
TP04.22 | -

DEVELOPMENT APPLICATION

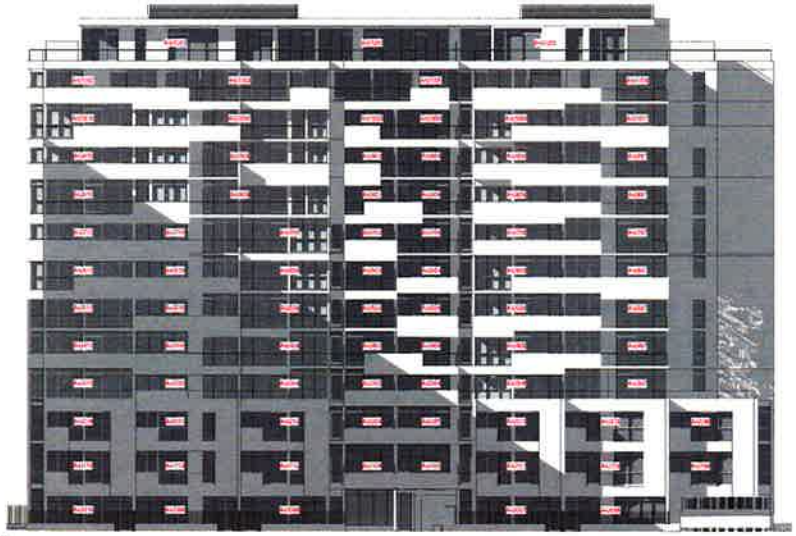
SYDNEY
LEVEL 2 77 WILLIAM STREET
EAST SYDNEY NSW 2010
AUSTRALIA
T 02 9043 2600
www.rothellowman.com.au ABN 99 152 551 881

ROTHELLOWMAN

Building A_West_10 am



Building A_West_11 am



Building A_West_12 pm

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REVISIONS

No	Date	Description	By
-	11.06.11	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SHADOW DIAGRAMS - 21 JUNE - BUILDING A WEST - SHEET 1

SCALE @ A1

PROJECT No
215002

DATE
14.04.11

DRAWN BY
KW

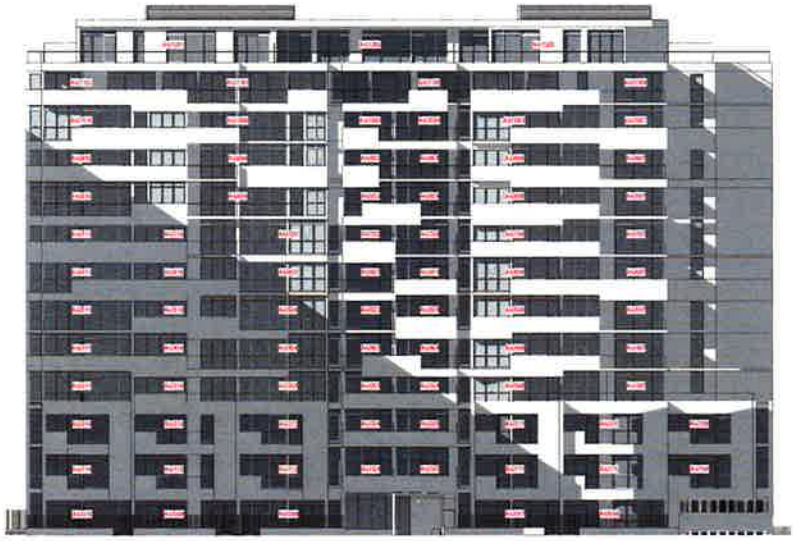
DRAWING
TP04.23

REV
I -

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2 171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9332 2000
www.rothelowman.com.au

ROTHE LOWMAN



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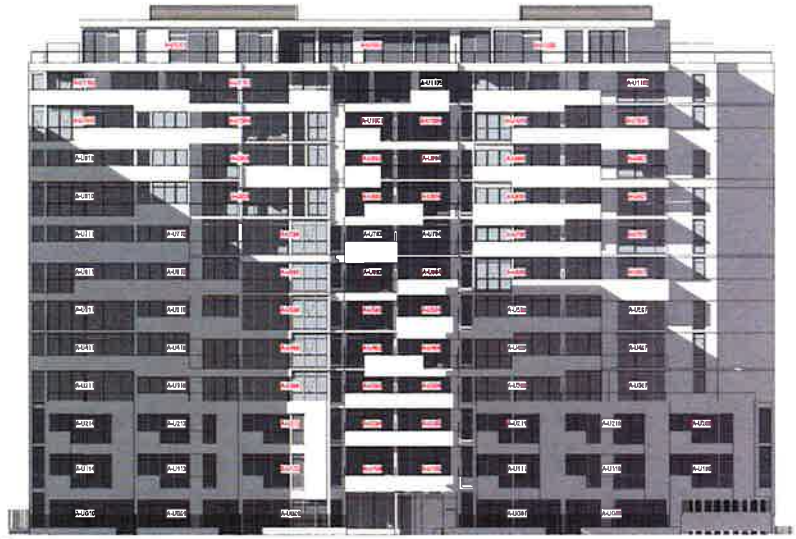

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Building A_West_3 pm

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REVISIONS			
No	Date	Description	By
-	01.06.16	RESPONSE TO COUNCIL	BBV

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SHADOW DIAGRAMS - 21 JUNE - BUILDING A WEST - SHEET 2

SCALE @ A1

DATE: 1:500 / 1:b

PROJECT No 215002

DRAWN BY KW

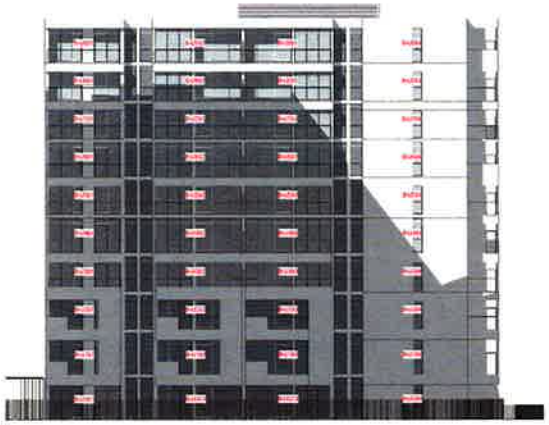
DRAWING No TP04.24

REV -

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9357 2600
www.rothellowman.com.au ACN 000 723 394

ROTHELL OWMAN



Building B_North_10 am

Building B_North_11 am

Building B_North_12 pm

Building B_North_1 pm

Building B_North_2 pm

Building B_North_3 pm

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REVISIONS

No	Date	Description	By
-	01.06.10	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SHADOW DIAGRAMS - 21 JUNE - BUILDING B NORTH

SCALE @ A1

PROJECT No
215002

DATE
19/07/10

DRAWN BY
KW

DRAWING No
TP04.25

REV
-

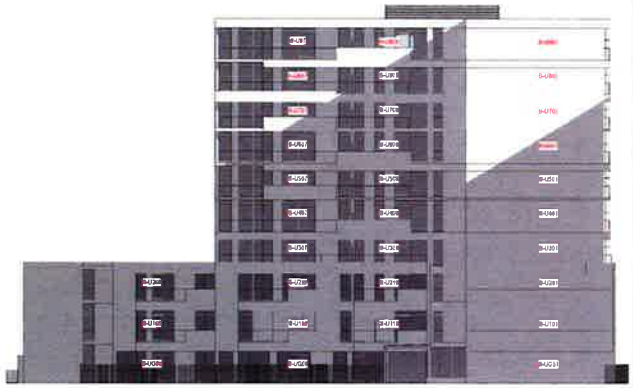
DEVELOPMENT APPLICATION

SYDNEY
LEVEL 5/77 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9043 2600
www.rothellmann.com.au ACN 003 752 887

ROTHELL MANN

Building B_East_9 am

Building B_East_10 am



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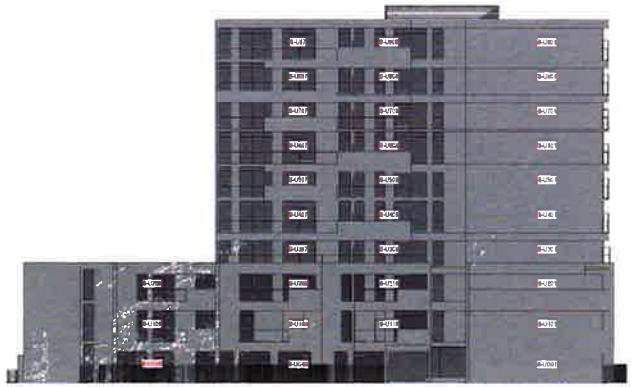

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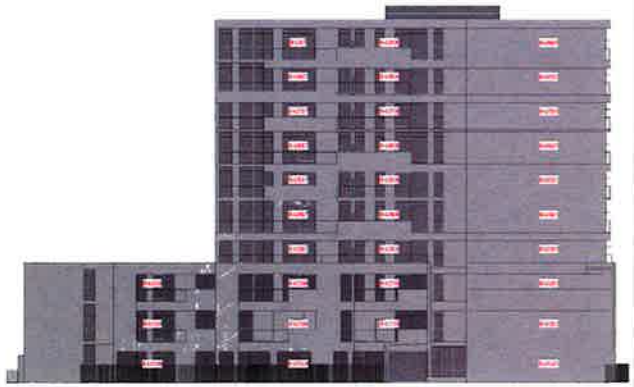

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No	Date	Description	By
A	15.08.19	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

SHADOW DIAGRAMS - 21 JUNE - BUILDING B EAST

SCALE @ A1

PROJECT No
215002

DATE

DRAWN BY
KW

DWG No

TP04.26 | -

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2 171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9245 2600

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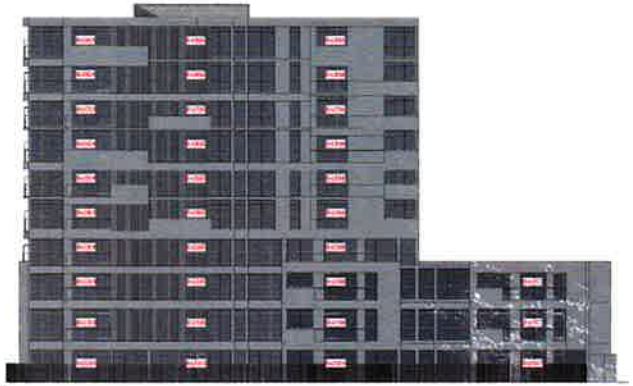

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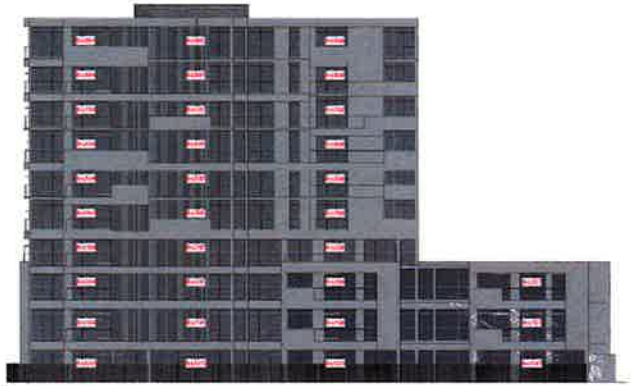

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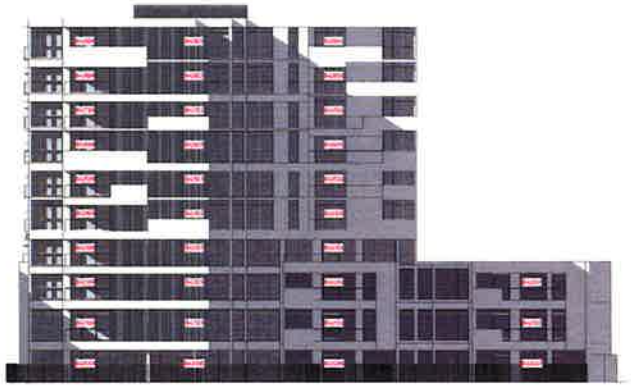

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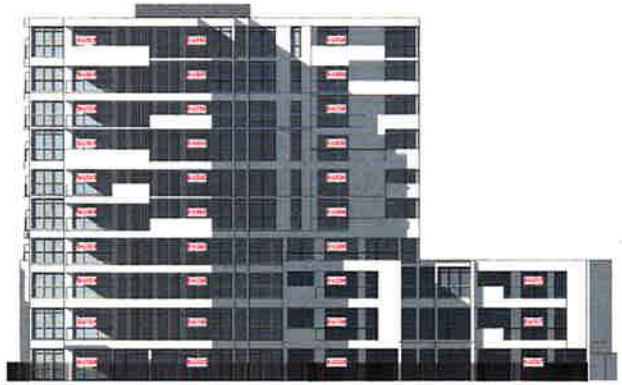

Building B_West_1 pm

Building B_West_2 pm

Building B_West_3 pm

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REVISIONS			
No.	Date	Description	By
A	13.05.11	RESPONSE TO COUNCIL	

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGS STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SHADOW DIAGRAMS - 21 JUNE - BUILDING B WEST

SCALE @ A1
DATE
DRAWN BY KW
DRAWN
CHK
PROJECT No 215002
DRAWING No TP04.27 I -

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 27/71 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9245 2600
www.rothelowman.com.au ACN 000 [illegible]

ROTHELOWMAN

LEVEL	GFA	NSA (Residential)	Circulation & Services	POS (Terrace / Balcony)	1 Bed	1 Bed + Media	1 Bed + Study	2 Bed	2 Bed + Media	2 Bed + Study	3 Bed	3 Bed + Media	3 Bed + Study	Totals
BASEMENT 3	2911.5 m²	0.0 m²	132.0 m²	0.0 m²	0	0	0	0	0	0	0	0	0	0
BASEMENT 2	4260.1 m²	0.0 m²	252.1 m²	0.0 m²	0	0	0	0	0	0	0	0	0	0
BASEMENT 1	4258.4 m²	0.0 m²	550.1 m²	0.0 m²	0	0	0	0	0	0	0	0	0	0
GROUND LEVEL	2942.8 m²	1540.9 m²	554.7 m²	847.3 m²	0	4	0	9	3	0	1	3	0	19
LEVEL 1	2631.5 m²	1893.1 m²	368.2 m²	370.2 m²	0	6	0	11	4	0	1	2	0	24
LEVEL 2	2621.5 m²	1893.1 m²	368.2 m²	370.2 m²	0	6	0	11	4	0	1	2	0	24
LEVEL 3	2272.0 m²	1527.6 m²	307.9 m²	436.5 m²	0	3	0	6	6	0	1	1	0	19
LEVEL 4	2087.1 m²	1492.8 m²	307.9 m²	286.5 m²	0	3	0	11	4	0	1	0	0	19
LEVEL 5	2084.7 m²	1492.8 m²	307.9 m²	284.1 m²	0	3	0	11	4	0	1	0	0	19
LEVEL 6	2087.4 m²	1492.8 m²	307.9 m²	286.7 m²	0	3	0	11	4	0	1	0	0	19
LEVEL 7	2084.9 m²	1492.8 m²	307.9 m²	284.3 m²	0	3	0	11	4	0	1	0	0	19
LEVEL 8	2081.2 m²	1491.5 m²	307.9 m²	281.8 m²	0	1	0	10	4	0	3	0	0	18
LEVEL 9	2083.6 m²	1491.5 m²	307.9 m²	284.2 m²	0	1	0	10	4	0	3	0	0	18
LEVEL 10	1200.6 m²	843.3 m²	169.0 m²	188.3 m²	0	0	0	6	2	0	2	0	0	10
LEVEL 11	1198.7 m²	725.5 m²	185.5 m²	287.7 m²	0	0	0	0	0	0	7	0	0	7
LEVEL 12	1175.4 m²	581.7 m²	164.1 m²	429.6 m²	0	0	0	1	0	0	5	0	0	6
	37991.4 m²	17958.2 m²	4019.1 m²	4617.4 m²	0	30	0	110	42	0	29	8	0	221

APARTMENT MIX										
1 Bed	1 Bed + Media	1 Bed + Study	2 Bed	2 Bed + Media	2 Bed + Study	3 Bed	3 Bed + Media	3 Bed + Study	Total
0.0%	14.9%	0.0%	49.8%	19.0%	0.0%	12.7%	3.6%	0.0%	100%

GFA (LEP)	
GROUND LEVEL	1609.4 m²
LEVEL 1	1964.5 m²
LEVEL 2	1964.5 m²
LEVEL 3	1564.3 m²
LEVEL 4	1530.0 m²
LEVEL 5	1529.7 m²
LEVEL 6	1530.0 m²
LEVEL 7	1530.3 m²
LEVEL 8	1530.0 m²
LEVEL 9	1530.0 m²
LEVEL 10	803.3 m²
LEVEL 11	248.3 m²
LEVEL 12	597.3 m²
	18492.8 m²

AREAS NOTE:
Areas indicated on floor plans are NSA - measured to the external face of external walls. Refer to GFA for measurement to the internal face of external walls

DEFINITIONS:

GFA
(Gross Floor Area) has been calculated as per the Liverpool Local Environmental Plan (LEP) 2008

GEA
(Gross Envelope Area) has been calculated as the total enclosed and unenclosed area of the building at all building floor levels measured between the normal outside face of any enclosing walls, balustrades and supports.

NSA RESIDENTIAL
(Net Saleable Area Residential) has been calculated as per the Property Council of Australia Method of Measurement Guidelines - Residential.

Provided Parking / Storage Schedule

Level	CARPARKS Residential	Visitor	Total	Motorbike/ Scooter Park	Bicycle Parks	Stores
BASEMENT 1	64	22	86	6	12	35
BASEMENT 2	116	0	116	6	55	79
BASEMENT 3	63	0	63	1	31	107
	243	22	265	13	98	221

Tandem Park Count	Acc. Park Count
7	24
11	
18	

Primary Controls

Site Area	Permissible FSR	Permissible GFA
5715.6 m²	3:1	17147.5 m²
		Max. Height
		35m
		Zone
		R4

Compliance Schedule

Clause / Part	Permitted		Proposed	Compliles
LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008				
Height Of Buildings	35m		41.76m (top of parapet)	No
Floor Space Ratio	3:1		3.24:1	No
Building Separation in Liverpool City Centre	Height (m)	Distance (m)	Refer item 2.1 below	Yes
	12-25	9		
	25-35	12		
	Above 35	18		
Minimum Street Frontage	24m		61.3m	Yes
PART 4 - LIVERPOOL CITY CENTRE 2008				
2 - CONTROLS FOR BUILT FORM				
2.1 Building to Street Alignment and Street Setbacks	Specific street alignment and building setback from Bigge Street is 4-4.5m landscaped setback		Minimum 4m setback from Bigge Street to building. Depth & height of landscaping varies	Yes
2.1 Street Frontage Heights	Street frontage height of 15-25m required (5-7 storeys)		3 storey podium height (10.9m)	No
2.1 Building Depth and Bulk	All uses up to 12m -Non-habitable rooms side 3m and rear 6m -Habitable rooms side 6m and rear 6m All uses between 12 – 25m -Non-habitable rooms side 4.5m and rear 6m -Habitable rooms side 9m and rear 9m All uses between 25-35m -Non-habitable rooms side 6m and rear 6m -Habitable rooms 12m side and rear 12m		All setbacks comply with the exception of the Western boundary which is detailed in the Statement of Environmental Effects. Building separation is deemed to comply based on the provision of privacy screening.	Yes
2.3 Site Cover and Deep Soil Zones	Maximum site cover for development for R4 Residential Zone is 50% 15% to be deep soil zone		Site Cover = 47% Deep Soil = 20%	Yes

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REVISIONS			
No.	Date	Description	By
-	23.02.15	DEVELOPMENT APPLICATION	RW
A	30.06.15	RESPONSE TO COUNCIL	RW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

SCALE @ A1

PROJECT No. 215002

DATE: 16/04/15

DRAWN BY RW

DRAWING TITLE
DEVELOPMENT SUMMARY

DWG No. TP05.01

REV A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9357 2600
www.rothelowman.com.au ACN 009 703 561

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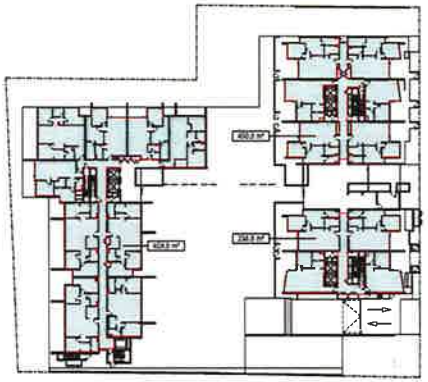
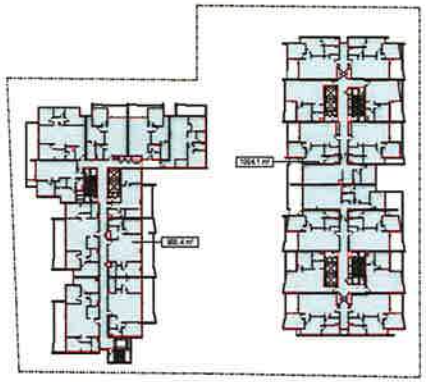
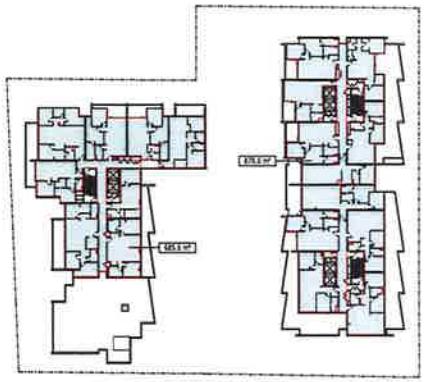


GROUND LEVEL



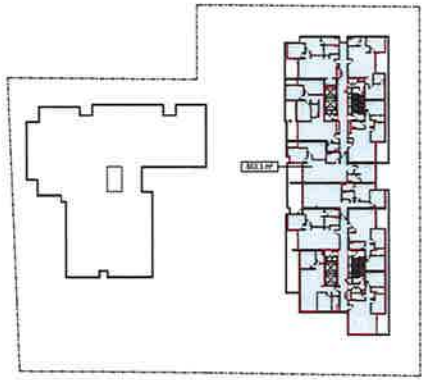
LEVELS 1-2



LEVEL 3

LEVELS 4-7

LEVELS 8-9



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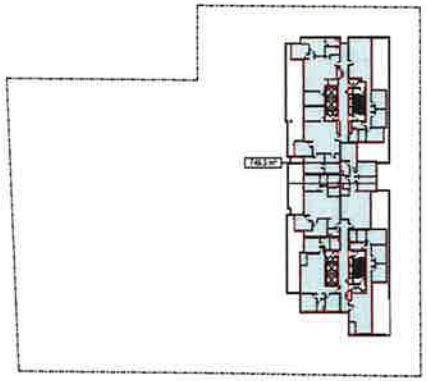
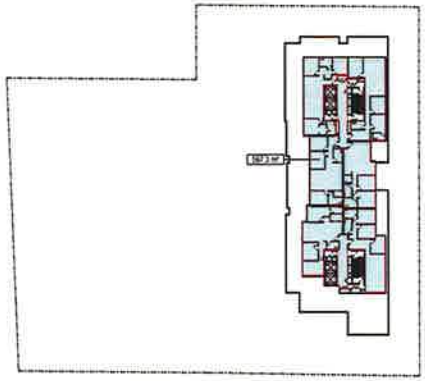


LEVEL 11



LEVEL 12

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REVISIONS			
No	Date	Description	By
-	23.06.15	DEVELOPMENT APPLICATION	KW
A	31.08.15	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 GEORGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
GROSS FLOOR AREA PLANS

SCALE @ A1
1 : 500

PROJECT No
215002

DATE
15/06/15

DRAWN BY
KW

DWG No
TP05.02

REV
A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/121 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9043 2600
www.rothelowman.com.au ACN 000 012 847

ROTHELOWMAN

Cross Vent Compliance

Apartment No.	Compliant
A-UG01	Yes
A-UG02	No
A-UG03	No
A-UG04	No
A-UG05	Yes
A-UG06	Yes
A-UG07	No
A-UG08	No
A-UG09	No
A-UG10	Yes
B-UG01	Yes
B-UG02	Yes
B-UG03	No
B-UG04	Yes
B-UG05	Yes
B-UG06	No
B-UG07	Yes
B-UG08	Yes
B-UG09	No
A-U101	Yes
A-U102	No
A-U103	Yes
A-U104	Yes
A-U105	Yes
A-U106	No
A-U107	No
A-U108	Yes
A-U109	Yes
A-U110	No
A-U111	No
A-U112	No
A-U113	No
A-U114	Yes
B-U101	Yes
B-U102	Yes
B-U103	No
B-U104	Yes
B-U105	Yes
B-U106	No
B-U107	Yes
B-U108	Yes
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A-U214	Yes
B-U201	Yes
B-U202	Yes
B-U203	No
B-U204	Yes
B-U205	Yes
B-U206	No
B-U207	Yes
B-U208	Yes
B-U209	No
B-U210	No

Cross Vent Compliance

Apartment No.	Compliant
A-U301	Yes
A-U302	No
A-U303	Yes
A-U304	Yes
A-U305	No
A-U306	Yes
A-U307	Yes
A-U308	No
A-U309	No
A-U310	No
A-U311	Yes
B-U301	Yes
B-U302	Yes
B-U303	No
B-U304	Yes
B-U305	Yes
B-U306	Yes
B-U307	Yes
B-U308	No
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A-U402	No
A-U403	Yes
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A-U406	Yes
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A-U603	Yes
A-U604	Yes
A-U605	No
A-U606	Yes
A-U607	Yes
A-U608	No
A-U609	No
A-U610	No
A-U611	Yes

Cross Vent Compliance

Apartment No.	Compliant
B-U601	Yes
B-U602	Yes
B-U603	No
B-U604	Yes
B-U605	Yes
B-U606	Yes
B-U607	Yes
B-U608	No
A-U701	Yes
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B-U802	Yes
B-U803	No
B-U804	Yes
B-U805	Yes
B-U806	Yes
B-U807	Yes
B-U808	No

Grand total: 180

Cross Vent Compliant
60.0%

Solar Compliance

Apartment No.	Compliant
A-UG01	Yes
A-UG02	Yes
A-UG03	Yes
A-UG04	Yes
A-UG05	Yes
A-UG06	No
A-UG07	No
A-UG08	No
A-UG09	No
A-UG10	No
B-UG01	No
B-UG02	No
B-UG03	No
B-UG04	No
B-UG05	Yes
B-UG06	Yes
B-UG07	Yes
B-UG08	No
B-UG09	No
A-U101	Yes
A-U102	Yes
A-U103	Yes
A-U104	No
A-U105	No
A-U106	Yes
A-U107	Yes
A-U108	No
A-U109	No
A-U110	No
A-U111	No
A-U112	No
A-U113	No
A-U114	No
B-U101	No
B-U102	No
B-U103	No
B-U104	Yes
B-U105	Yes
B-U106	Yes
B-U107	Yes
B-U108	No
B-U109	No
B-U110	No
A-U201	Yes
A-U202	Yes
A-U203	Yes
A-U204	No
A-U205	No
A-U206	Yes
A-U207	Yes
A-U208	No
A-U209	No
A-U210	No
A-U211	No
A-U212	No
A-U213	No
A-U214	No
B-U201	No
B-U202	Yes
B-U203	Yes
B-U204	Yes
B-U205	Yes
B-U206	Yes
B-U207	Yes
B-U208	Yes
B-U209	No
B-U210	No
A-U301	Yes
A-U302	Yes
A-U303	No
A-U304	No
A-U305	Yes
A-U306	Yes
A-U307	No
A-U308	No
A-U309	No
A-U310	No
A-U311	No

Solar Compliance

Apartment No.	Compliant
B-U301	Yes
B-U302	Yes
B-U303	Yes
B-U304	Yes
B-U305	Yes
B-U306	Yes
B-U307	No
B-U308	No
A-U401	Yes
A-U402	Yes
A-U403	No
A-U404	Yes
A-U405	Yes
A-U406	Yes
A-U407	No
A-U408	No
A-U409	No
A-U410	No
A-U411	No
B-U401	Yes
B-U402	Yes
B-U403	Yes
B-U404	Yes
B-U405	Yes
B-U406	Yes
B-U407	No
B-U408	No
A-U501	Yes
A-U502	Yes
A-U503	Yes
A-U504	Yes
A-U505	Yes
A-U506	Yes
A-U507	No
A-U508	No
A-U509	No
A-U510	No
A-U511	No
B-U501	Yes
B-U502	Yes
B-U503	Yes
B-U504	Yes
B-U505	Yes
B-U506	Yes
B-U507	No
B-U508	No
A-U601	Yes
A-U602	Yes
A-U603	Yes
A-U604	Yes
A-U605	Yes
A-U606	Yes
A-U607	Yes
A-U608	Yes
A-U609	No
A-U610	No
A-U611	No
B-U601	Yes
B-U602	Yes
B-U603	Yes
B-U604	Yes
B-U605	Yes
B-U606	Yes
B-U607	Yes
B-U608	No
A-U701	Yes
A-U702	Yes
A-U703	Yes
A-U704	Yes
A-U705	Yes
A-U706	Yes
A-U707	Yes
A-U708	Yes
A-U709	Yes
A-U710	Yes
A-U711	No

Solar Compliance

Apartment No.	Compliant
B-U701	Yes
B-U702	Yes
B-U703	Yes
B-U704	Yes
B-U705	Yes
B-U706	Yes
B-U707	Yes
B-U708	No
A-U801	Yes
A-U802	Yes
A-U803	Yes
A-U804	Yes
A-U805	Yes
A-U806	Yes
A-U807	Yes
A-U808	Yes
A-U809	Yes
A-U810	No
B-U801	Yes
B-U802	Yes
B-U803	Yes
B-U804	Yes
B-U805	Yes
B-U806	Yes
B-U807	Yes
B-U808	No
A-U901	Yes
A-U902	Yes
A-U903	Yes
A-U904	Yes
A-U905	Yes
A-U906	Yes
A-U907	Yes
A-U908	Yes
A-U909	Yes
A-U910	Yes
B-U901	Yes
B-U902	Yes
B-U903	Yes
B-U904	Yes
B-U905	Yes
B-U906	Yes
B-U907	Yes
B-U908	Yes
A-U1001	Yes
A-U1002	Yes
A-U1003	Yes
A-U1004	Yes
A-U1005	Yes
A-U1006	Yes
A-U1007	Yes
A-U1008	Yes
A-U1009	Yes
A-U1010	Yes
A-U1101	Yes
A-U1102	Yes
A-U1103	Yes
A-U1104	Yes
A-U1105	Yes
A-U1106	Yes
A-U1107	Yes
A-U1201	Yes
A-U1202	Yes
A-U1203	Yes
A-U1204	Yes
A-U1205	Yes
A-U1206	Yes

Grand total: 221

Solar Compliant
58.5%

ASSUMING ENVELOPE OF COURT APPROVED DA AT 2 LACHLAN STREET

Apartment Storage

Apartment No.	No. of Beds	Volume
A-UG01	2 BED	5 m³
A-UG02	1 BED	3 m³
A-UG03	2 BED	4 m³
A-UG04	2 BED	4 m³
A-UG05	1 BED	3 m³
A-UG06	1 BED	5 m³
A-UG07	2 BED	4 m³
A-UG08	2 BED	4 m³
A-UG09	1 BED	5 m³
A-UG10	2 BED	4 m³
B-UG01	2 BED	4 m³
B-UG02	2 BED	4 m³
B-UG03	2 BED	5 m³
B-UG04	3 BED	8 m³
B-UG05	2 BED	4 m³
B-UG06	3 BED	8 m³
B-UG07	3 BED	8 m³
B-UG08	2 BED	4 m³
B-UG09	3 BED	5 m³
A-U101	2 BED	5 m³
A-U102	1 BED	3 m³
A-U103	2 BED	4 m³
A-U104	1 BED	4 m³
A-U105	2 BED	4 m³
A-U106	2 BED	4 m³
A-U107	1 BED	3 m³
A-U108	2 BED	5 m³
A-U109	2 BED	5 m³
A-U110	1 BED	5 m³
A-U111	2 BED	4 m³
A-U112	2 BED	4 m³
A-U113	1 BED	5 m³
A-U114	2 BED	4 m³
B-U101	2 BED	4 m³
B-U102	2 BED	4 m³
B-U103	2 BED	5 m³
B-U104	3 BED	9 m³
B-U105	2 BED	4 m³
B-U106	3 BED	8 m³
B-U107	3 BED	8 m³
B-U108	2 BED	4 m³
B-U109	2 BED	4 m³
B-U110	1 BED	4 m³
A-U201	2 BED	5 m³
A-U202	1 BED	3 m³
A-U203	2 BED	4 m³
A-U204	1 BED	4 m³
A-U205	2 BED	4 m³
A-U206	2 BED	4 m³
A-U207	1 BED	3 m³
A-U208	2 BED	5 m³
A-U209	2 BED	5 m³
A-U210	1 BED	5 m³
A-U211	2 BED	4 m³
A-U212	2 BED	4 m³
A-U213	1 BED	5 m³
A-U214	2 BED	4 m³
B-U201	2 BED	4 m³
B-U202	2 BED	4 m³
B-U203	2 BED	5 m³
B-U204	3 BED	9 m³
B-U205	2 BED	4 m³
B-U206	3 BED	8 m³
B-U207	3 BED	8 m³
B-U208	2 BED	4 m³
B-U209	2 BED	4 m³
B-U210	1 BED	4 m³
A-U301	2 BED	4 m³
A-U302	2 BED	4 m³
A-U303	1 BED	4 m³
A-U304	2 BED	4 m³
A-U305	2 BED	4 m³
A-U306	2 BED	5 m³
A-U307	2 BED	6 m³
A-U308	2 BED	4 m³
A-U309	2 BED	4 m³
A-U310	2 BED	4 m³
A-U311	2 BED	4 m³

Apartment Storage

Apartment No.	No. of Beds	Volume
B-U301	2 BED	4 m³
B-U302	2 BED	4 m³
B-U303	2 BED	5 m³
B-U304	3 BED	9 m³
B-U305	2 BED	4 m³
B-U306	3 BED	8 m³
B-U307	2 BED	5 m³
B-U308	1 BED	4 m³
A-U401	2 BED	4 m³
A-U402	2 BED	4 m³
A-U403	1 BED	4 m³
A-U404	2 BED	4 m³
A-U405	2 BED	4 m³
A-U406	2 BED	4 m³
A-U407	2 BED	6 m³
A-U408	2 BED	4 m³
A-U409	2 BED	4 m³
A-U410	1 BED	5 m³
A-U411	2 BED	4 m³
B-U401	2 BED	4 m³
B-U402	2 BED	4 m³
B-U403	2 BED	5 m³
B-U404	3 BED	9 m³
B-U405	2 BED	4 m³
B-U406	2 BED	4 m³
B-U407	2 BED	5 m³
B-U408	1 BED	4 m³
A-U501	2 BED	4 m³
A-U502	3 BED	4 m³
A-U503	1 BED	4 m³
A-U504	2 BED	4 m³
A-U505	2 BED	4 m³
A-U506	2 BED	4 m³
A-U507	2 BED	6 m³
A-U508	2 BED	4 m³
A-U509	2 BED	4 m³
A-U510	1 BED	5 m³
A-U511	2 BED	4 m³
B-U501	2 BED	4 m³
B-U502	2 BED	4 m³
B-U503	2 BED	5 m³
B-U504	3 BED	9 m³
B-U505	2 BED	4 m³
B-U506	2 BED	4 m³
B-U507	2 BED	5 m³
B-U508	1 BED	4 m³
A-U601	2 BED	4 m³
A-U602	2 BED	4 m³
A-U603	1 BED	4 m³
A-U604	2 BED	4 m³
A-U605	2 BED	4 m³
A-U606	2 BED	4 m³
A-U607	2 BED	6 m³
A-U608	2 BED	4 m³
A-U609	2 BED	4 m³
A-U610	1 BED	5 m³
A-U611	2 BED	4 m³
B-U601	2 BED	4 m³
B-U602	2 BED	4 m³
B-U603	2 BED	5 m³
B-U604	3 BED	9 m³
B-U605	2 BED	4 m³
B-U606	2 BED	4 m³
B-U607	2 BED	5 m³
B-U608	1 BED	4 m³
A-U701	2 BED	4 m³
A-U702	2 BED	4 m³
A-U703	1 BED	4 m³
A-U704	2 BED	4 m³
A-U705	2 BED	4 m³
A-U706	2 BED	4 m³
A-U707	2 BED	6 m³
A-U708	2 BED	4 m³
A-U709	2 BED	4 m³
A-U710	1 BED	5 m³
A-U711	2 BED	4 m³

Apartment Storage

Apartment No.	No. of Beds	Volume
B-U701	2 BED	4 m³
B-U702	2 BED	4 m³
B-U703	2 BED	5 m³
B-U704	3 BED	9 m³
B-U705	2 BED	4 m³
B-U706	2 BED	4 m³
B-U707	2 BED	5 m³
B-U708	1 BED	4 m³
A-U801	2 BED	4 m³
A-U802	2 BED	4 m³
A-U803	3 BED	7 m³
A-U804	2 BED	4 m³
A-U805	2 BED	4 m³
A-U806	2 BED	4 m³
A-U807	2 BED	6 m³
A-U808	2 BED	4 m³
A-U809	3 BED	5 m³
A-U810	2 BED	8 m³
B-U801	2 BED	4 m³
B-U802	2 BED	4 m³
B-U803	2 BED	5 m³
B-U804	3 BED	9 m³
B-U805	2 BED	4 m³
B-U806	2 BED	4 m³
B-U807	2 BED	5 m³
B-U808	1 BED	4 m³
A-U901	2 BED	4 m³
A-U902	2 BED	4 m³
A-U903	3 BED	7 m³
A-U904	2 BED	4 m³
A-U905	2 BED	4 m³
A-U906	2 BED	4 m³
A-U907	2 BED	6 m³
A-U908	2 BED	4 m³
A-U909	3 BED	5 m³
A-U910	2 BED	8 m³
B-U901	2 BED	4 m³
B-U902	2 BED	4 m³
B-U903	2 BED	5 m³
B-U904	3 BED	9 m³
B-U905	2 BED	4 m³
B-U906	2 BED	4 m³
B-U907	2 BED	5 m³
B-U908	1 BED	4 m³
A-U1001	2 BED	4 m³
A-U1002	2 BED	4 m³
A-U1003	3 BED	7 m³
A-U1004	2 BED	4 m³
A-U1005	2 BED	4 m³
A-U1006	2 BED	4 m³
A-U1007	2 BED	6 m³
A-U1008	2 BED	4 m³
A-U1009	3 BED	5 m³
A-U1010	2 BED	8 m³
A-U1101	3 BED	6 m³
A-U1102	3 BED	6 m³
A-U1103	3 BED	6 m³
A-U1104	3 BED	6 m³
A-U1105	3 BED	10 m³
A-U1106	3 BED	5 m³
A-U1107	3 BED	6 m³
A-U1201	3 BED	6 m³
A-U1202	3 BED	7 m³
A-U1203	2 BED	5 m³
A-U1204	3 BED	5 m³
A-U1205	3 BED	5 m³
A-U1206	3 BED	5 m³

Basement Storage

Level	No. of Cages	Volume
BASEMENT 3	35	4 m³
BASEMENT 2	22	4 m³
BASEMENT 1	10	4 m³
4 m³: 67		
BASEMENT 3	72	5 m³
BASEMENT 2	57	5 m³
BASEMENT 1	25	5 m³
5 m³: 154		

Grand total: 221

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REVISIONS

No	Date	Description	By
B	29.04.16	DEVELOPMENT APPLICATION	KN
A	21.08.15	RESPONSE TO COUNCIL	KN

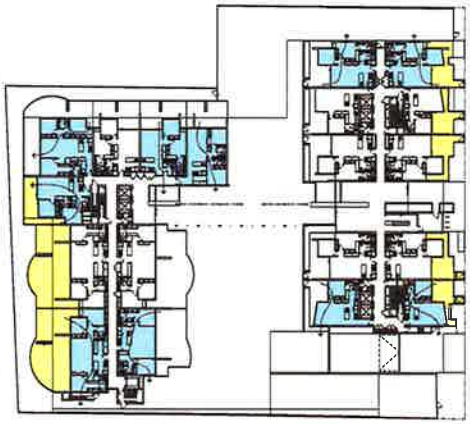
PROJECT TITLE
LIVERPOOL CENTRAL
17-45 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SEPP65 SCHEDULES - SOLAR, CROSS VENT. & STORAGE

SCALE @ A1 | PROJECT No. 215002
DATE | DRAWN BY KN
DWG No. TP05.03 | REV A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAMS STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9331 2499
www.rotheloWman.com.au ACN 000 752 661
ROTHE LOWMAN



2 GROUND LEVEL
SCALE1 :450

4 LEVEL 1
SCALE1 :450

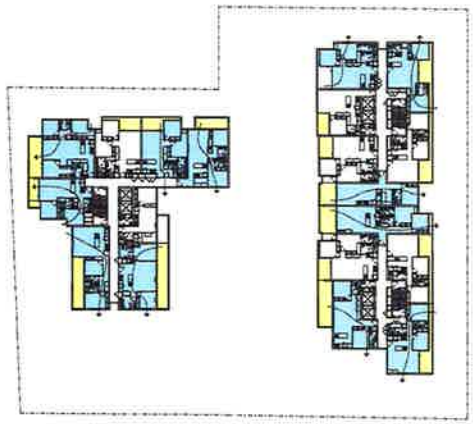
3 LEVEL 2
SCALE1 :450

5 LEVEL 3
SCALE1 :450

6 LEVEL 4
SCALE1 :450

7 LEVEL 5
SCALE1 :450

1 LEVEL 6
SCALE1 :450



8 LEVEL 7
SCALE1 :450

LEGEND

- ACHIEVES 2H SOLAR
- ACHIEVES CROSS VENTILATION
- CROSS VENTILATION AIRFLOW

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1/08/2013 12:51:21 AM

REVISIONS

No	Date	Description	By
A	11.07.13	RESPONSE TO COUNCIL	KW
B	31.08.13	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
1145 BRIDGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SOLAR ACCESS & CROSS VENTILATION PLANS - SHEET 1

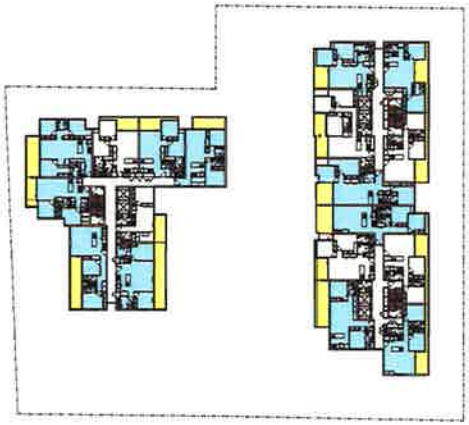
SCALE @ A3: As indicated
PROJECT No: 215002
DATE: 1/08/13
DRAWN BY: KW
DWG No: TP05.11 IA
REV: A

DEVELOPMENT APPLICATION

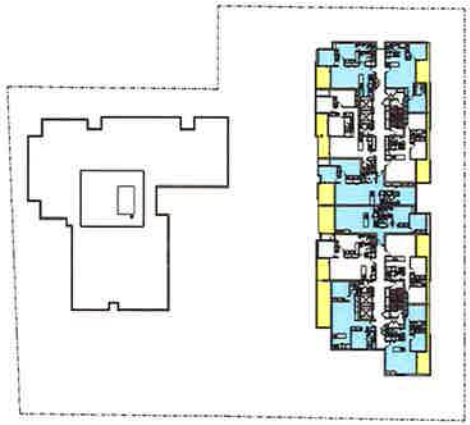
SYDNEY
LEVEL 27 | WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9245 2600
www.rothelowman.com.au ACN 000 752 667

ROTHE LOWMAN

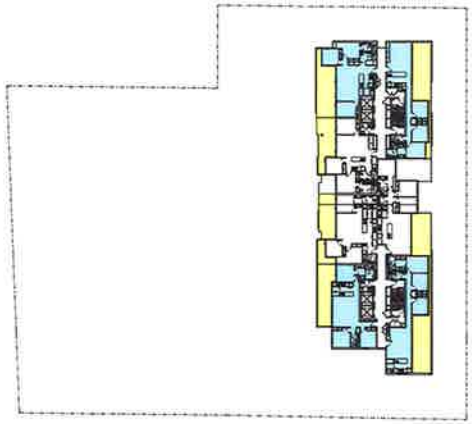
2 LEVEL 8
SCALE1 :450



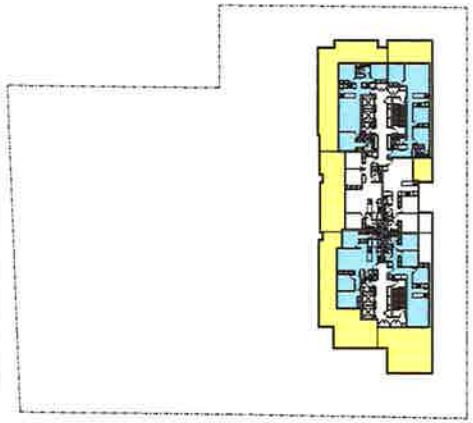
4 LEVEL 9
SCALE1 :450



5 LEVEL 10
SCALE1 :450



6 LEVEL 11
SCALE1 :450



7 LEVEL 12
SCALE1 :450

LEGEND

- ACHIEVES 2H SOLAR
- ACHIEVES CROSS VENTILATION
- CROSS VENTILATION AIRFLOW

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REVISIONS			
No.	Date	Description	By
A	21.07.16	RESPONSE TO COUNCIL	KW
A	21.06.16	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

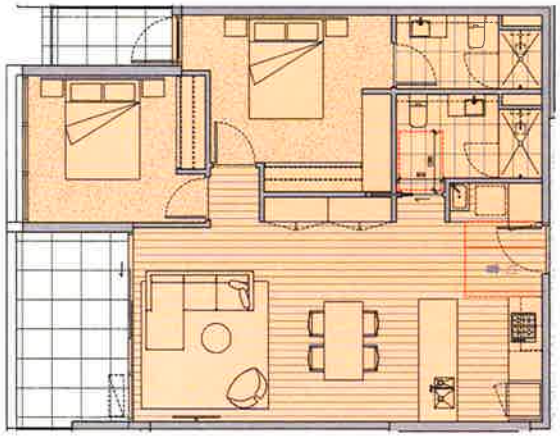
DRAWING TITLE
SOLAR ACCESS & CROSS VENTILATION PLANS - SHEET 2

SCALE @ A1: As indicated
PROJECT No: 215002
DATE: 11.04.16
DRAWN BY: KW
DWG No: TP05.12
REV: A

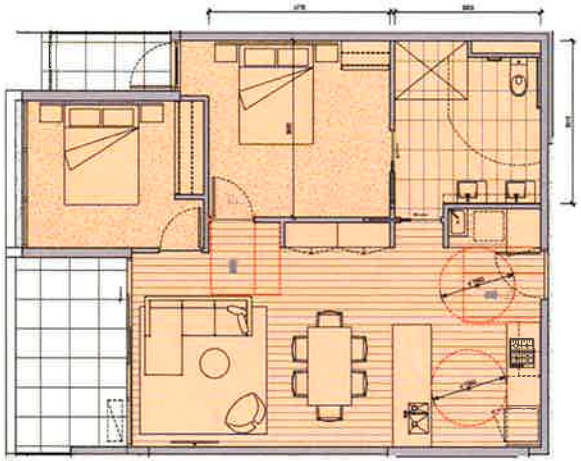
DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2 77-79 ALEXANDER STREET
CROWS NEST NSW 2065
AUSTRALIA
T 61 2 9245 2400
www.rothellowman.com.au
ACN 000 193 984

ROTHELLOWMAN



ADAPTABLE 2 BED - TYPE 1
1 Pre-Adaptation
SCALE 1 : 50



ADAPTABLE 2 BED - TYPE 1
2 Post-Adaptation
SCALE 1 : 50

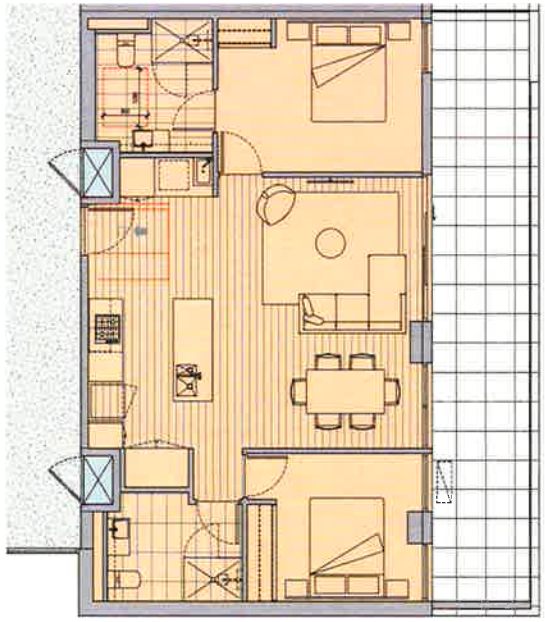
	Schedule of Adaptable Apartments	
	Level	Apt. Number
TYPE 1	GROUND LEVEL	A-UG03
	GROUND LEVEL	A-UG04
	GROUND LEVEL	A-UG07
	GROUND LEVEL	A-UG08
	LEVEL 1	A-U111
	LEVEL 1	A-U112
	LEVEL 2	A-U211
	LEVEL 2	A-U212
	LEVEL 3	A-U308
	LEVEL 4	A-U408
	LEVEL 5	A-U508
	LEVEL 6	A-U608
	LEVEL 7	A-U708
	LEVEL 8	A-U808
	LEVEL 9	A-U908
	LEVEL 10	A-U1008
TYPE 2	LEVEL 3	B-U307
	LEVEL 4	B-U407
	LEVEL 5	B-U507
	LEVEL 6	B-U607
	LEVEL 7	B-U707
	LEVEL 8	B-U807
	LEVEL 9	B-U907

Grand total: 23

Schedule of Silver Level LHA Compliant Apartments	
Level	Apt. Number
GROUND LEVEL	A-UG03
GROUND LEVEL	A-UG04
GROUND LEVEL	A-UG07
GROUND LEVEL	A-UG08
GROUND LEVEL	A-UG10
LEVEL 1	A-U111
LEVEL 1	A-U112
LEVEL 1	A-U114
LEVEL 2	A-U211
LEVEL 2	A-U212
LEVEL 2	A-U214
LEVEL 3	A-U308
LEVEL 3	A-U309
LEVEL 3	A-U311
LEVEL 3	B-U307
LEVEL 4	A-U408
LEVEL 4	A-U409
LEVEL 4	A-U411
LEVEL 4	B-U407
LEVEL 5	A-U508
LEVEL 5	A-U509
LEVEL 5	A-U511
LEVEL 5	B-U507

Schedule of Silver Level LHA Compliant Apartments	
Level	Apt. Number
LEVEL 6	A-U608
LEVEL 6	A-U609
LEVEL 6	A-U611
LEVEL 6	B-U607
LEVEL 7	A-U708
LEVEL 7	A-U709
LEVEL 7	A-U711
LEVEL 7	B-U707
LEVEL 8	A-U808
LEVEL 8	A-U810
LEVEL 8	B-U807
LEVEL 9	A-U908
LEVEL 9	A-U910
LEVEL 9	B-U907
LEVEL 10	A-U1008
LEVEL 10	A-U1010
LEVEL 11	A-U1102
LEVEL 11	A-U1103
LEVEL 11	A-U1105
LEVEL 11	A-U1106
LEVEL 12	A-U1202
LEVEL 12	A-U1203
LEVEL 12	A-U1206

Grand total: 46



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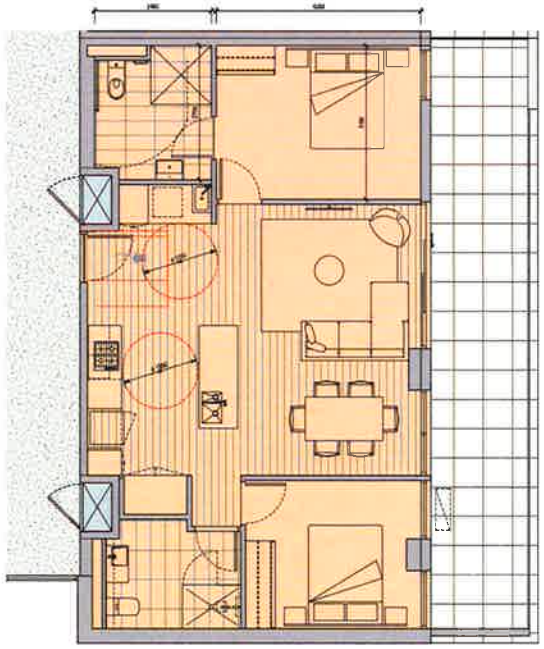
3 Pre-Adaptation
SCALE 1 : 50



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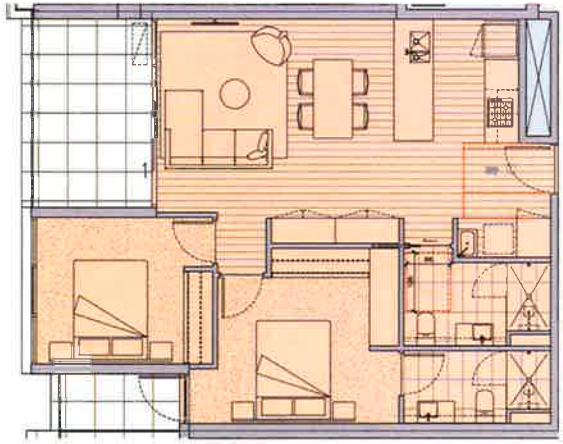
4 Post-Adaptation
SCALE 1 : 50



SILVER LEVEL LHA 2 BED - TYPICAL
5 SCALE 1 : 50

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REVISIONS			
No.	Date	Description	By
-	23.04.18	DEVELOPMENT APPLICATION	KN
A	01.05.18	RESPONSE TO COUNCIL	KN

PROJECT TITLE
LIVERPOOL CENTRAL
1765 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
ADAPTABLE & LHA COMPLIANT APARTMENT PLANS

SCALE @ A1
1 : 50

PROJECT No
215002

DATE
4.05.18

DRAWN BY
KN

DRAWING
TP06.01

REV
A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 3 171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9360 2600
www.rotheLowman.com.au
ACN 006 750 967

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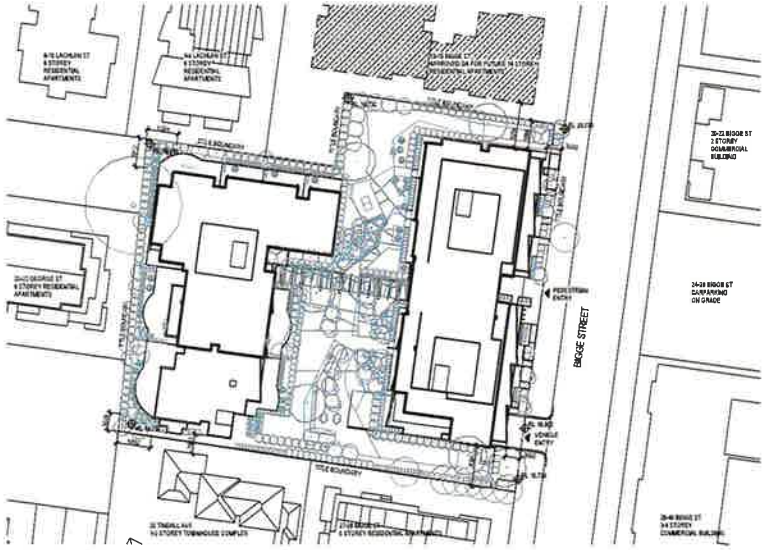

1 SITE PLAN
SCALE 1 500

2 SHADOWS_JUNE 21_0900
SCALE 1 750

3 SHADOWS_JUNE 21_1200
SCALE 1 750

4 SHADOWS_JUNE 21_1500
SCALE 1 750

DEVELOPMENT APPLICATION

REVISIONS			
No.	Date	Description	By
A	23.02.17	DEVELOPMENT APPLICATION	KRV
B	21.06.17	RESPONSE TO COUNCIL	KRV

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
NOTIFICATION PLAN SHEET 1

SCALE @ A1: As indicated
PROJECT No: 215002
DATE:
DRAWN BY: KW
DRAWING No: TP07.01
REV: A

SYDNEY
LEVEL 5 CITY WILLIAM STREET
SYDNEY WEST NSW 2000
AUSTRALIA
T 02 9357 2000
www.rothelowman.com.au ACN 000 757 994

ROTHE LOWMAN

1 NORTH ELEVATION
SCALE: 1:250

3 EAST ELEVATION - BIGGE ST.
SCALE: 1:250

2 SOUTH ELEVATION
SCALE: 1:250

4 WEST ELEVATION
SCALE: 1:250

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REVISIONS

No	Date	Description	By
A	27.02.15	DEVELOPMENT APPLICATION	WW
B	01.02.16	RESPONSE TO COUNCIL	WW

PROJECT TITLE
LIVERPOOL CENTRAL
17-23 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
NOTIFICATION PLAN SHEET 2

SCALE @ A1: 1 : 250
PROJECT No: 215002
DATE: 01/02/16
DRAWN BY: KW
DWG No: TP07.02
REV: A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 3, 117 WILLIAM STREET
SURRY HILLS NSW 2010
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ACN 000 252 897

ROTHELOWMAN

DCP COMPLIANT ENVELOPE
AT 2 LACHLAN STREET

COURT APPROVED ENVELOPE
AT 2 LACHLAN STREET

Solar Compliance - Assuming DCP compliant envelope at 2 Lachlan Street	
Apartment No.	Compliant
A-UG01	Yes
A-UG02	Yes
A-UG03	Yes
A-UG04	Yes
A-UG05	Yes
A-UG06	No
A-UG07	No
A-UG08	No
A-UG09	No
A-UG10	No
B-UG01	No
B-UG02	No
B-UG03	No
B-UG04	No
B-UG05	Yes
B-UG06	Yes
B-UG07	Yes
B-UG08	No
B-UG09	No
A-U101	Yes
A-U102	Yes
A-U103	Yes
A-U104	No
A-U105	No
A-U106	Yes
A-U107	Yes
A-U108	No
A-U109	No
A-U110	No
A-U111	No
A-U112	No
A-U113	No
A-U114	No
B-U101	No
B-U102	No
B-U103	No
B-U104	Yes
B-U105	Yes
B-U106	Yes
B-U107	Yes
B-U108	No
B-U109	No
B-U110	No
A-U201	Yes
A-U202	Yes
A-U203	Yes
A-U204	No
A-U205	No
A-U206	Yes
A-U207	Yes
A-U208	No
A-U209	No
A-U210	No
A-U211	No
A-U212	No
A-U213	No
A-U214	No
B-U201	No
B-U202	Yes
B-U203	Yes
B-U204	Yes
B-U205	Yes
B-U206	Yes
B-U207	Yes
B-U208	Yes
B-U209	No
B-U210	No
A-U301	Yes
A-U302	Yes
A-U303	No
A-U304	No
A-U305	Yes
A-U306	Yes
A-U307	No
A-U308	No
A-U309	No
A-U310	No
A-U311	No

Solar Compliance - Assuming DCP compliant envelope at 2 Lachlan Street	
Apartment No.	Compliant
B-U301	Yes
B-U302	Yes
B-U303	Yes
B-U304	Yes
B-U305	Yes
B-U306	Yes
B-U307	No
B-U308	No
A-U401	Yes
A-U402	Yes
A-U403	No
A-U404	Yes
A-U405	Yes
A-U406	Yes
A-U407	No
A-U408	No
A-U409	No
A-U410	Yes
A-U411	No
B-U401	Yes
B-U402	Yes
B-U403	Yes
B-U404	Yes
B-U405	Yes
B-U406	Yes
B-U407	No
B-U408	No
A-U501	Yes
A-U502	Yes
A-U503	Yes
A-U504	Yes
A-U505	Yes
A-U506	Yes
A-U507	Yes
A-U508	No
A-U509	Yes
A-U510	Yes
A-U511	No
B-U501	Yes
B-U502	Yes
B-U503	Yes
B-U504	Yes
B-U505	Yes
B-U506	Yes
B-U507	No
B-U508	No
A-U601	Yes
A-U602	Yes
A-U603	Yes
A-U604	Yes
A-U605	Yes
A-U606	Yes
A-U607	Yes
A-U608	Yes
A-U609	Yes
A-U610	Yes
A-U611	Yes
B-U601	Yes
B-U602	Yes
B-U603	Yes
B-U604	Yes
B-U605	Yes
B-U606	Yes
B-U607	Yes
B-U608	No
A-U701	Yes
A-U702	Yes
A-U703	Yes
A-U704	Yes
A-U705	Yes
A-U706	Yes
A-U707	Yes
A-U708	Yes
A-U709	Yes
A-U710	Yes
A-U711	Yes

Solar Compliance - Assuming DCP compliant envelope at 2 Lachlan Street	
Apartment No.	Compliant
B-U701	Yes
B-U702	Yes
B-U703	Yes
B-U704	Yes
B-U705	Yes
B-U706	Yes
B-U707	Yes
B-U708	No
A-U801	Yes
A-U802	Yes
A-U803	Yes
A-U804	Yes
A-U805	Yes
A-U806	Yes
A-U807	Yes
A-U808	Yes
A-U809	Yes
A-U810	Yes
B-U801	Yes
B-U802	Yes
B-U803	Yes
B-U804	Yes
B-U805	Yes
B-U806	Yes
B-U807	Yes
B-U808	No
A-U901	Yes
A-U902	Yes
A-U903	Yes
A-U904	Yes
A-U905	Yes
A-U906	Yes
A-U907	Yes
A-U908	Yes
A-U909	Yes
A-U910	Yes
B-U901	Yes
B-U902	Yes
B-U903	Yes
B-U904	Yes
B-U905	Yes
B-U906	Yes
B-U907	Yes
B-U908	Yes
A-U1001	Yes
A-U1002	Yes
A-U1003	Yes
A-U1004	Yes
A-U1005	Yes
A-U1006	Yes
A-U1007	Yes
A-U1008	Yes
A-U1009	Yes
A-U1010	Yes
A-U1101	Yes
A-U1102	Yes
A-U1103	Yes
A-U1104	Yes
A-U1105	Yes
A-U1106	Yes
A-U1107	Yes
A-U1201	Yes
A-U1202	Yes
A-U1203	Yes
A-U1204	Yes
A-U1205	Yes
A-U1206	Yes
Grand total: 221	

Solar Compliant
72.4%

ASSUMING DCP COMPLIANT ENVELOPE AT 2 LACHLAN STREET

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No.	Date	Description	By
-	11.06.15	FOR CONSENT TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
SOLAR SCHEDULE - COMPLIANT ENVELOPE (DCP) 2 LACHLAN ST

SCALE @ A3

PROJECT No
215002

DATE
JANUARY 15

DRAWN BY
KW

DRAWING No
TP05.04

REV
-

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 61 2 9245 2600
www.rothelowman.com.au
ACN 005 753 997

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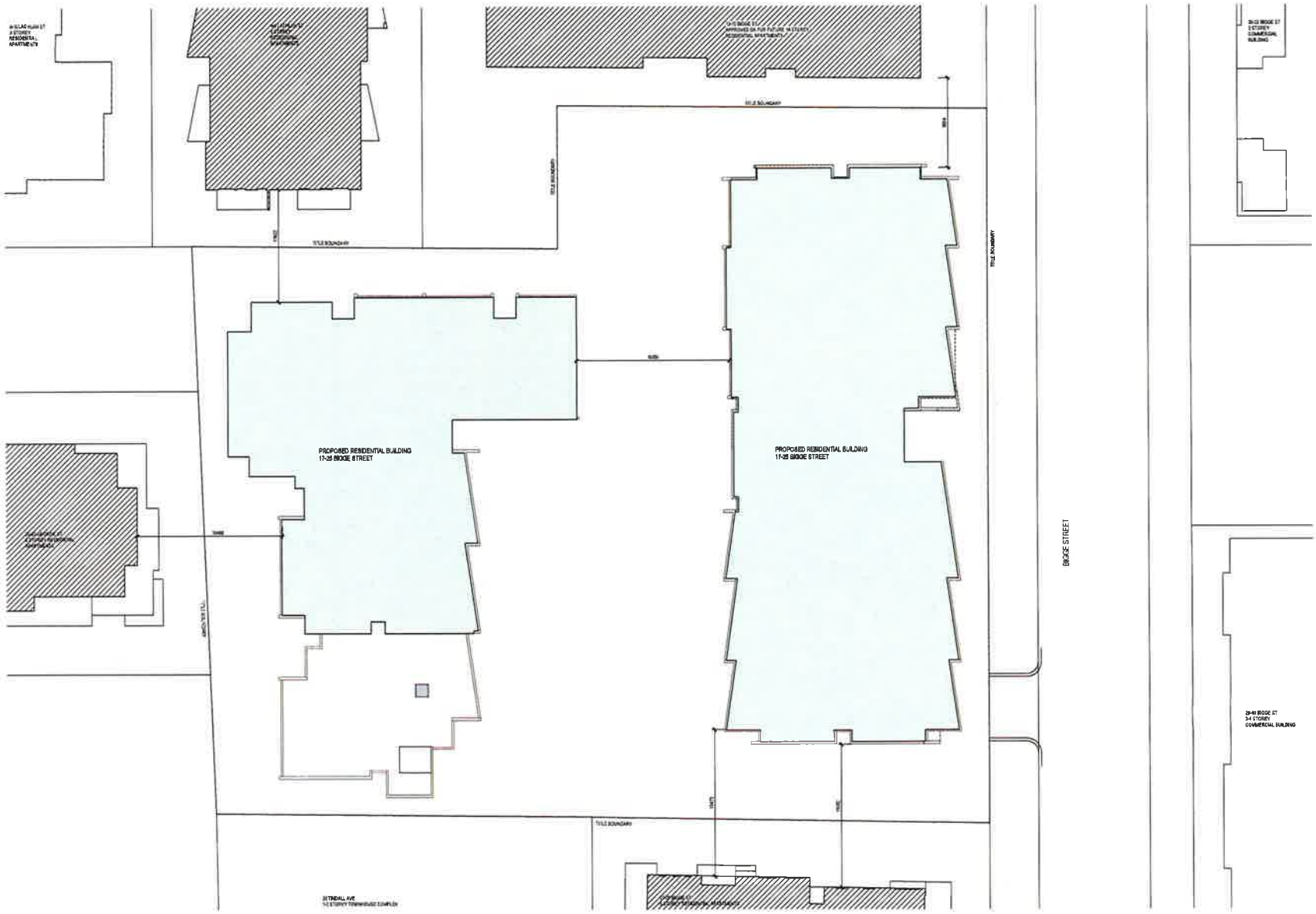

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REVISIONS			
No	Date	Description	By
-	21.02.10	DEVELOPMENT APPLICATION	RCV
A	21.06.10	RESPONSE TO COUNCIL	RCV

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
BUILDING SEPARATION@12M

SCALE @ A1: 1 : 200
PROJECT No: 215002
DATE: 23/11/09
DRAWN BY: AI
DWG No: TP05.05
REV: A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9045 2600
www.rothellowman.com.au
ACN 001 753 847

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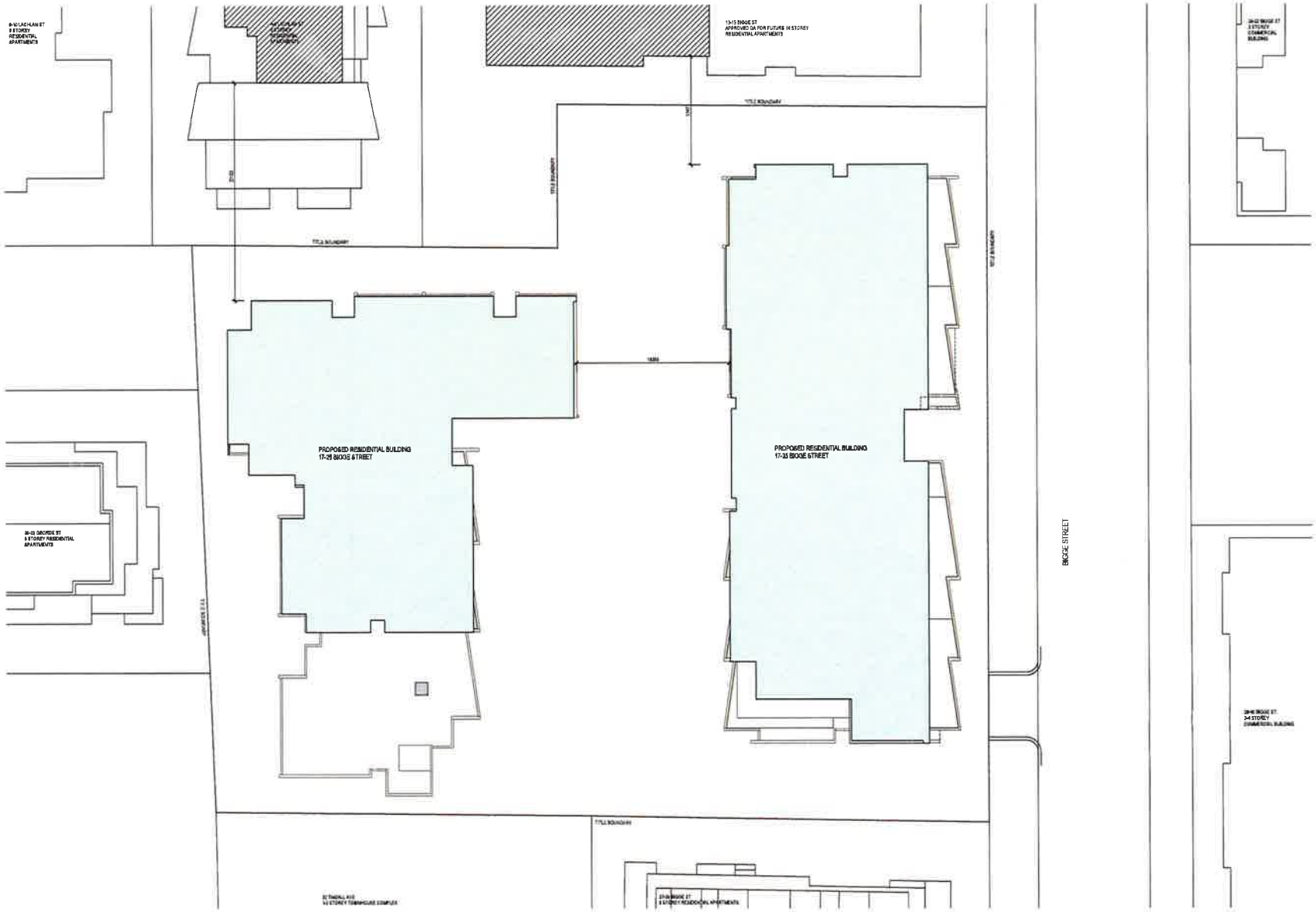

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REVISIONS			
No	Date	Description	By
-	23.06.16	DEVELOPMENT APPLICATION	RW
A	01.09.16	RESPONSE TO COUNCIL	RW

N

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
BUILDING SEPARATION@25M

SCALE @ A1
1 : 200

PROJECT No
215002

DATE
23/11/15

DRAWN BY
AF

DRAWING No
TP05.06

REV
A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 2/171 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9043 2600
www.rothlowman.com.au
ACN 000 732 897

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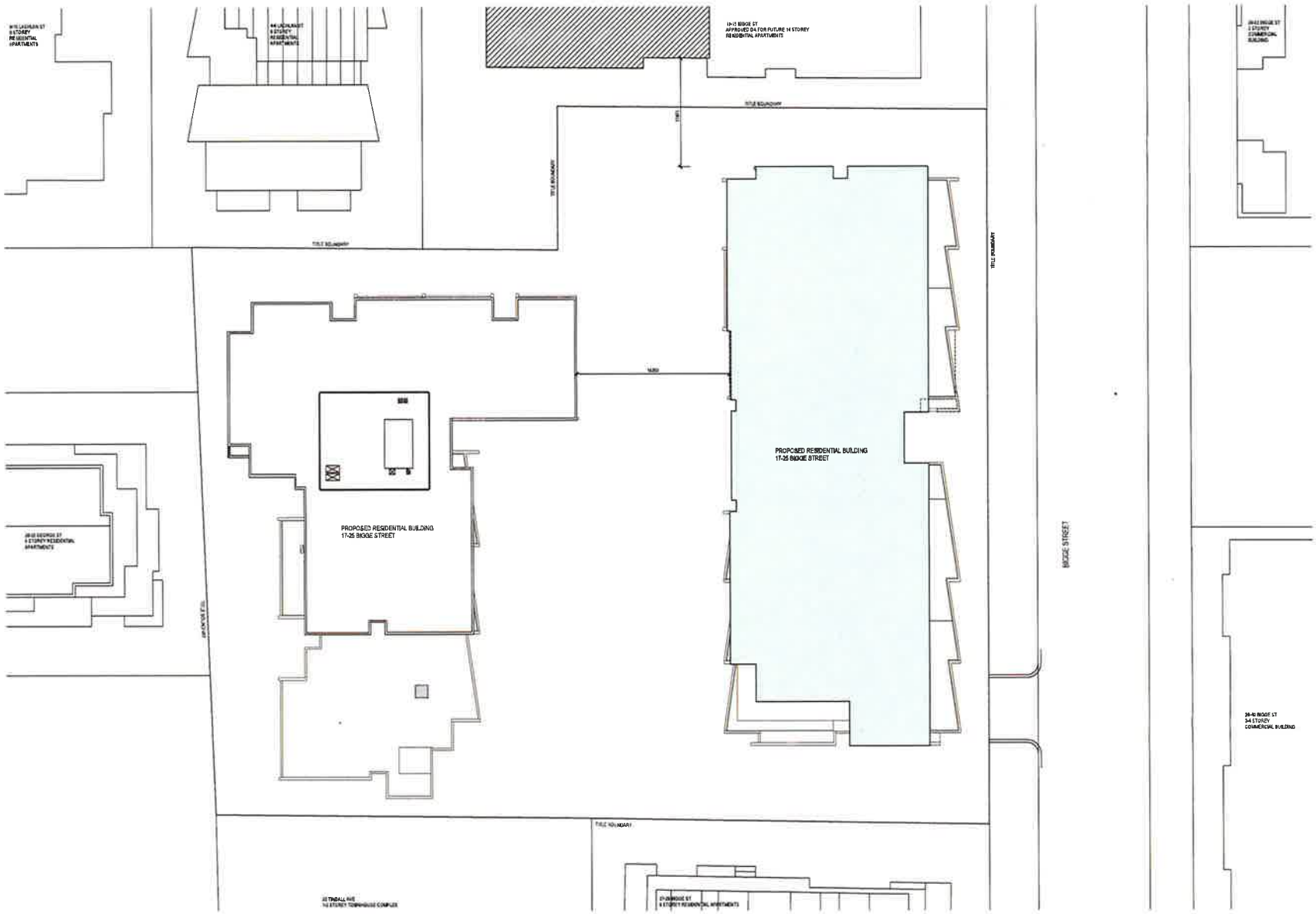

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REVISIONS			
No	Date	Description	By
1	29.04.15	DEVELOPMENT APPLICATION	KW
A	31.08.15	RESPONSE TO COUNCIL	KW

PROJECT TITLE
LIVERPOOL CENTRAL
17-25 BIGGE STREET
LIVERPOOL NSW 2170

DRAWING TITLE
BUILDING SEPARATION@35M

SCALE @ A1: 1 : 200
PROJECT No.: 215002
DATE: JULY 2015
DRAWN BY: KW
DWG No: TP05.07
REV: A

DEVELOPMENT APPLICATION

SYDNEY
LEVEL 27/71 WILLIAM STREET
DARLINGHURST NSW 2010
AUSTRALIA
T 02 9045 2600
www.rothillowman.com.au
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