

HIGHWAY

HUME

MEMORIAL

AVENUE

BATHURST

STREET

BOURKE

STREET

STREET

CASTLEREAGH

STREET

NORFOLK

SERVICEWAY

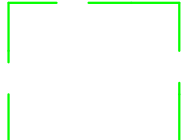
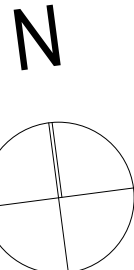
NORFOLK

CASTLEREAGH

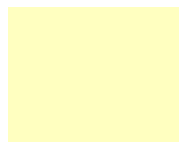
SITE PLAN
1:500

Notes

- this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- larger scale drawings and written dimensions take preference.
- do not scale from drawing
- all dimensions to be checked on site before commencement of work.
- all discrepancies to be brought to the attention of the author.



BUILDING OUTLINE OF PREVIOUS DESIGN



EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client
Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Site & Context Plan

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP03	issue B



mosca pserras architects

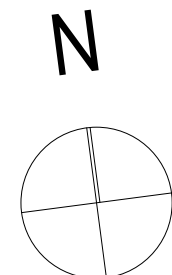
p 02 9601 3244 **f** 02 9601 6336

a po box 3353, liverpool westfield nsw 2170



- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client
Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Basements 4 & 3

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP04	issue B

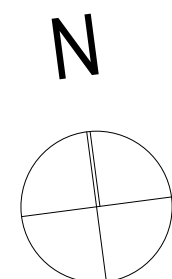
m p a
mosca pserras architects

p 02 9601 3244 **f** 02 9601 6336
a po box 3353, liverpool westfield nsw 2170



- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project
Proposed Mixed-use Development

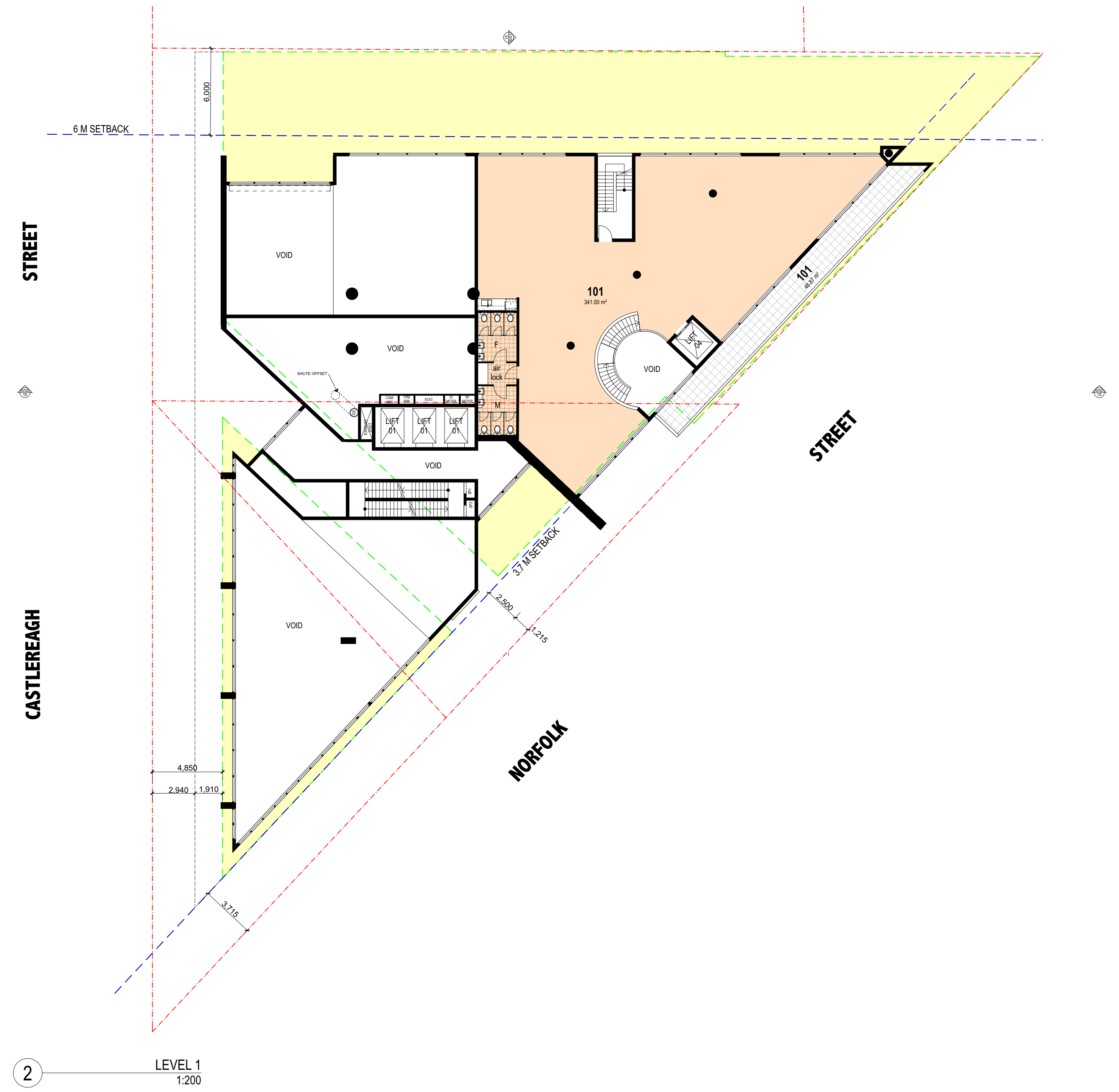
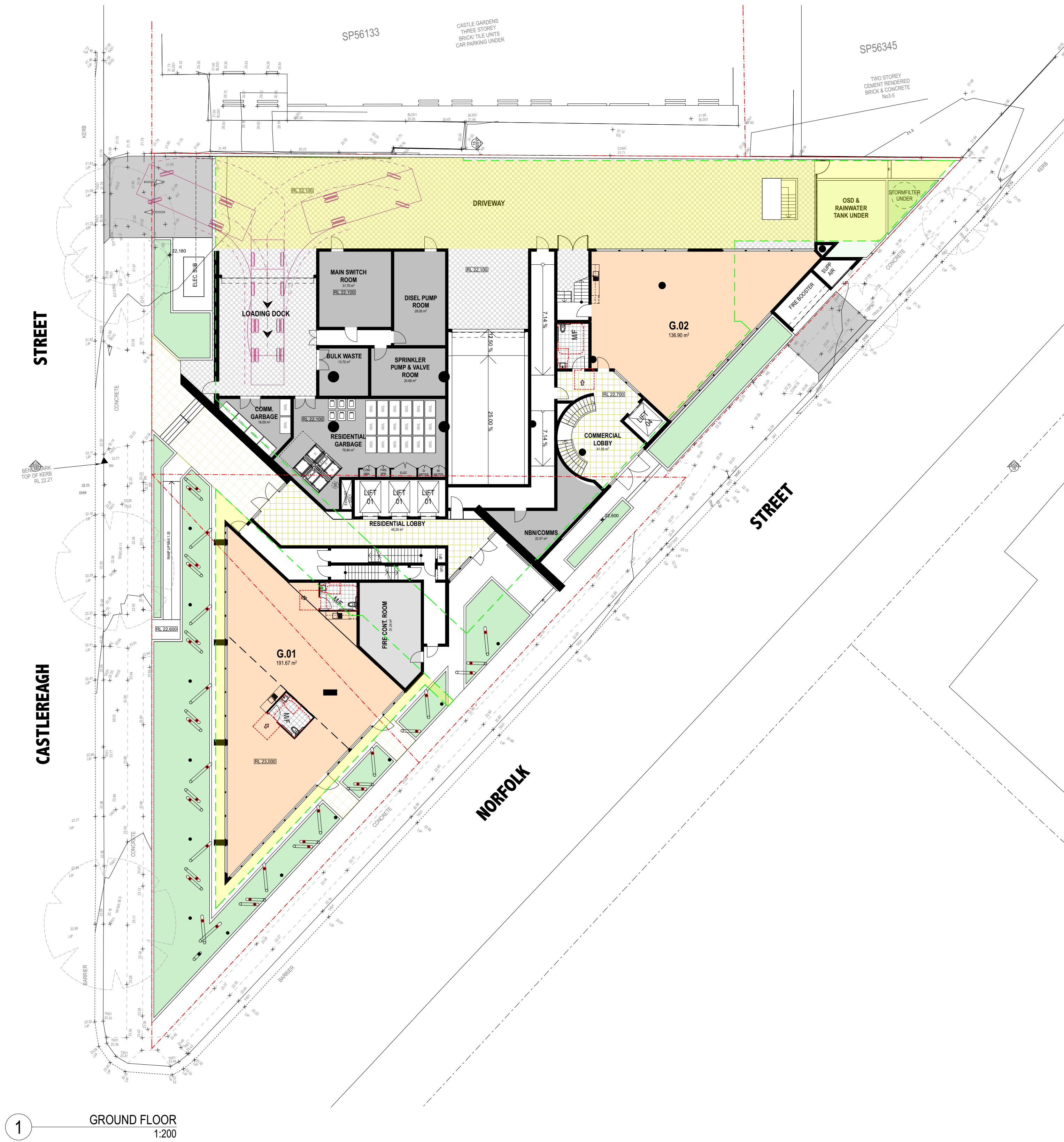
location
7-13 Norfolk Street

City
LIVERPOOL

client Cardile Family Trust & Cardile Eagle Tower Family Trust			
drawing title Basements 2 & 1			
date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP05	issue B

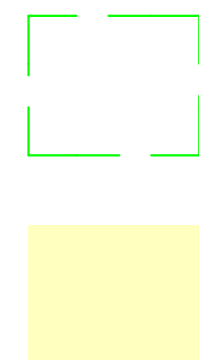
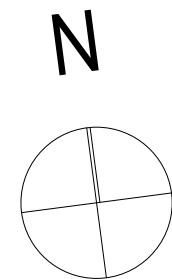
m p a
mosca pserras architects

p 02 9601 3244 **f** 02 9601 6336
a po box 3353, liverpool westfield nsw 2170



- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



BUILDING OUTLINE OF PREVIOUS DESIGN

EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project

Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client

Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Ground Floor & Level 1

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP06	issue B



mosca pserras architects

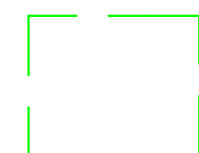
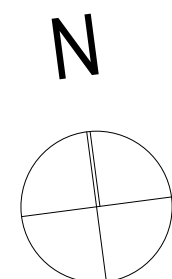
p 02 9601 3244 f 02 9601 6336

a po box 3353, liverpool westfield nsw 2170



- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



BUILDING OUTLINE OF PREVIOUS DESIGN



EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project

Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client

Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Levels 2 & 3

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP07	issue B



mosca pserras architects

p 02 9601 3244

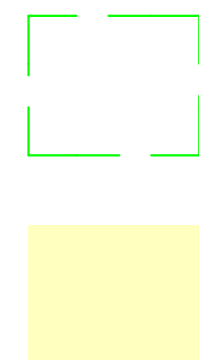
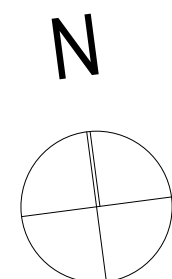
f 02 9601 6336

a po box 3353, liverpool westfield nsw 2170



- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



BUILDING OUTLINE OF PREVIOUS DESIGN



EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project

Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client

Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Levels 4 & 5

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP08	issue B



mosca pserras architects

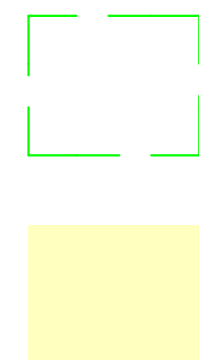
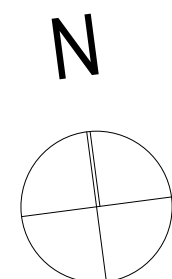
p 02 9601 3244 f 02 9601 6336

a po box 3353, liverpool westfield nsw 2170



- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



BUILDING OUTLINE OF PREVIOUS DESIGN

EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project

Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client

Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Levels 6 - 9

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP09	issue B

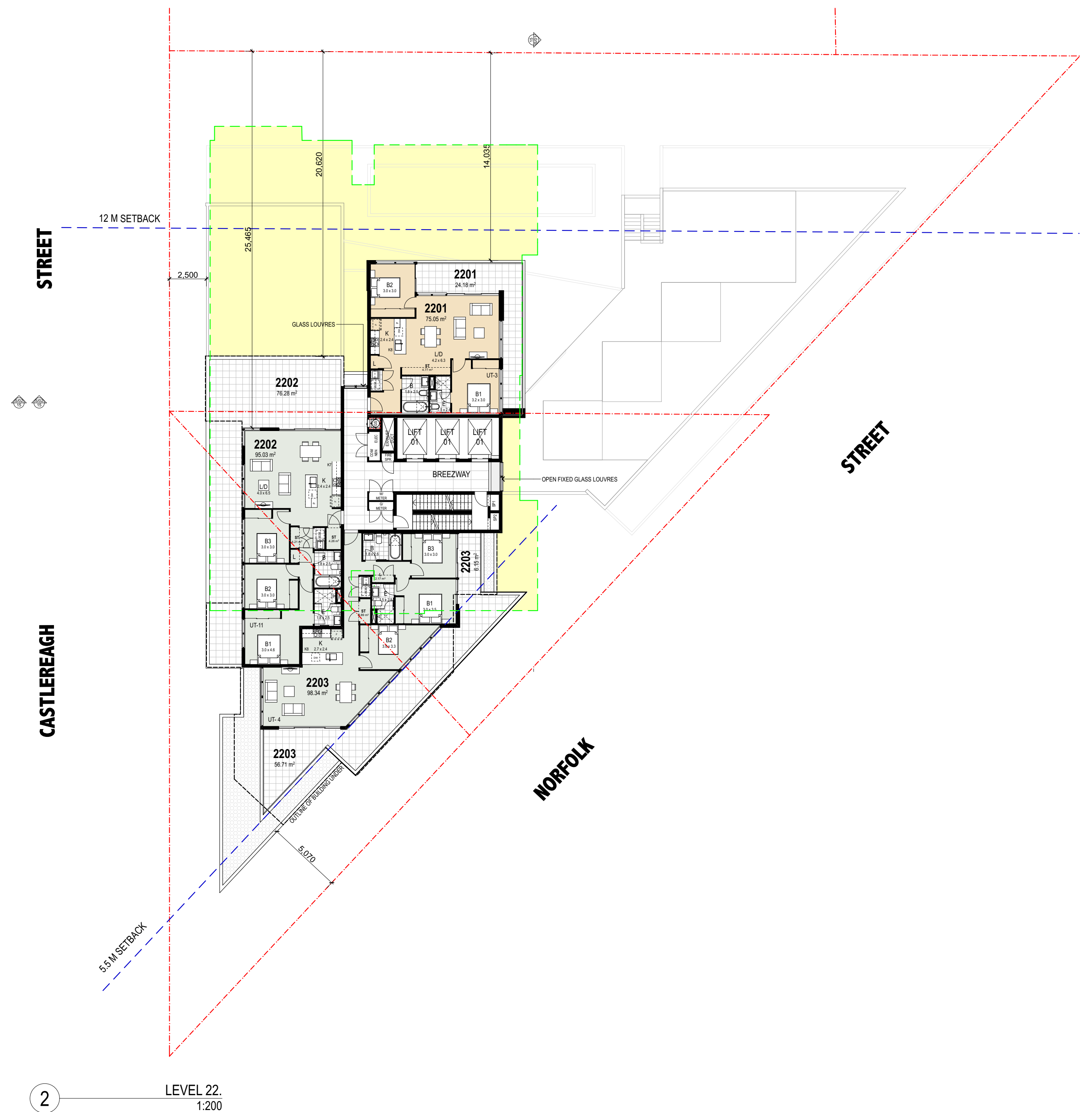


mosca pserras architects

p 02 9601 3244

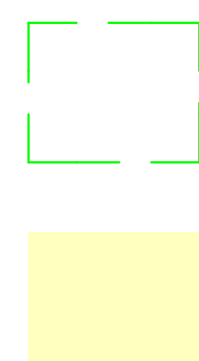
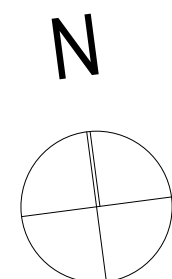
f 02 9601 6336

a po box 3353, liverpool westfield nsw 2170



- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



BUILDING OUTLINE OF PREVIOUS DESIGN

EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project

Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client

Cardile Family Trust & Cardile Eagle Tower Family Trust

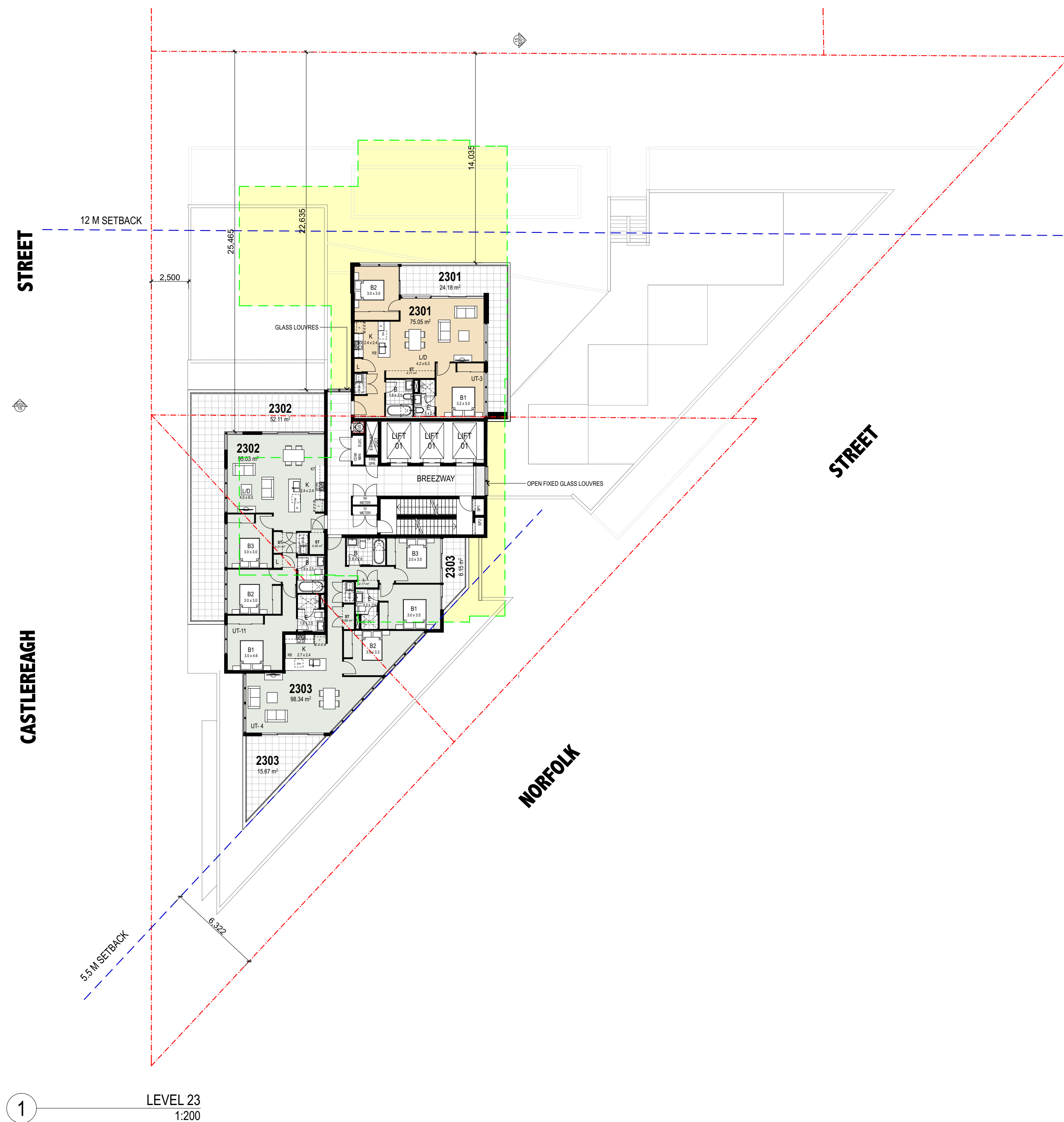
drawing title
Levels 10 - 22

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP10	issue B

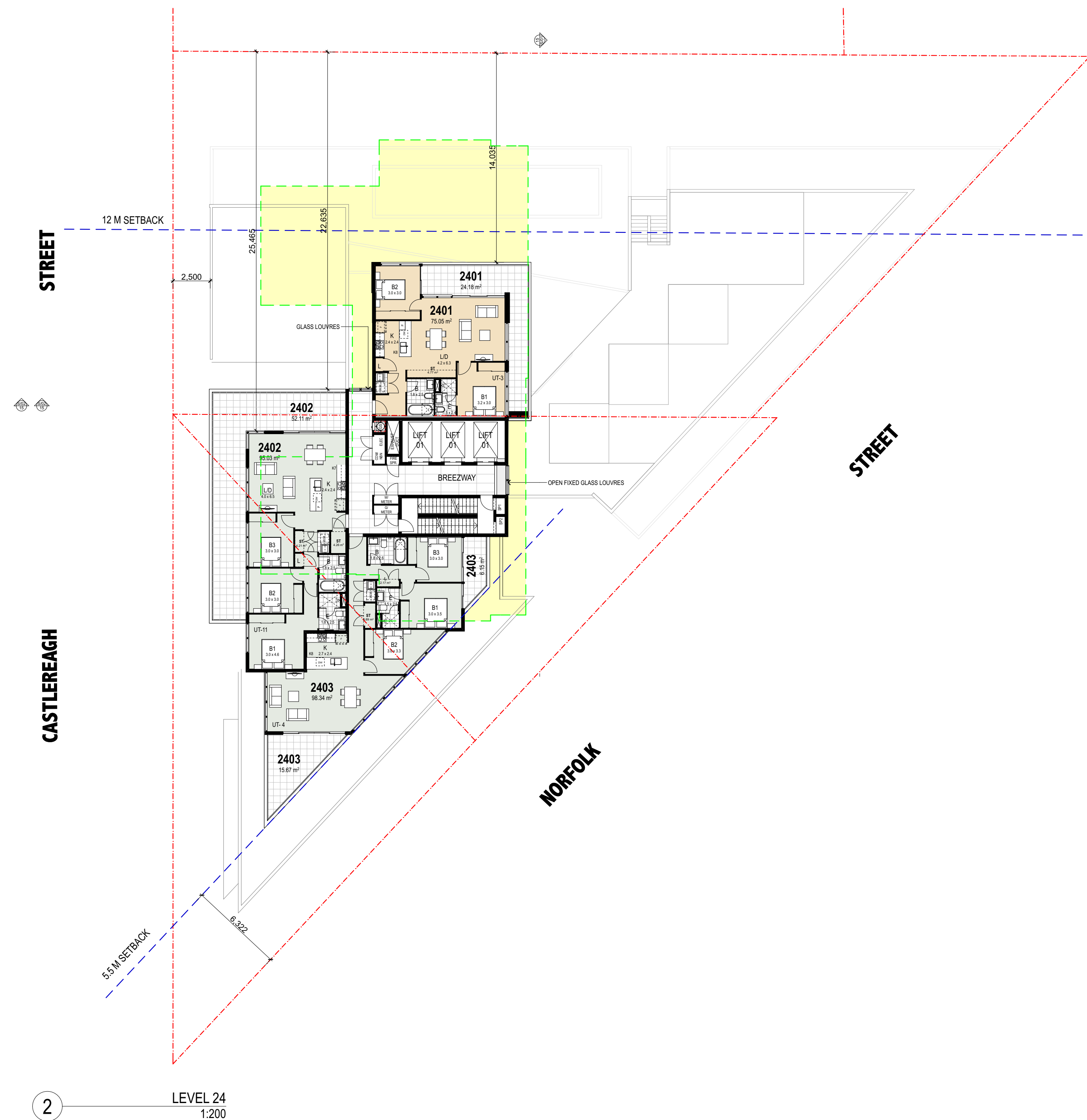
m p a
mosca pserras architects

p 02 9601 3244 f 02 9601 6336

a po box 3353, liverpool westfield nsw 2170



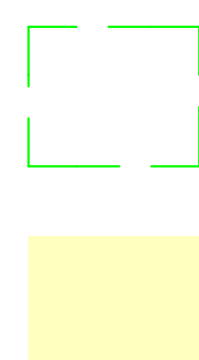
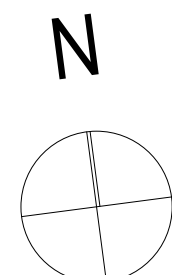
1 LEVEL 23
1:200



2 LEVEL 24
1:200

- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



BUILDING OUTLINE OF PREVIOUS DESIGN

EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project

Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client

Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Levels 23 & 24

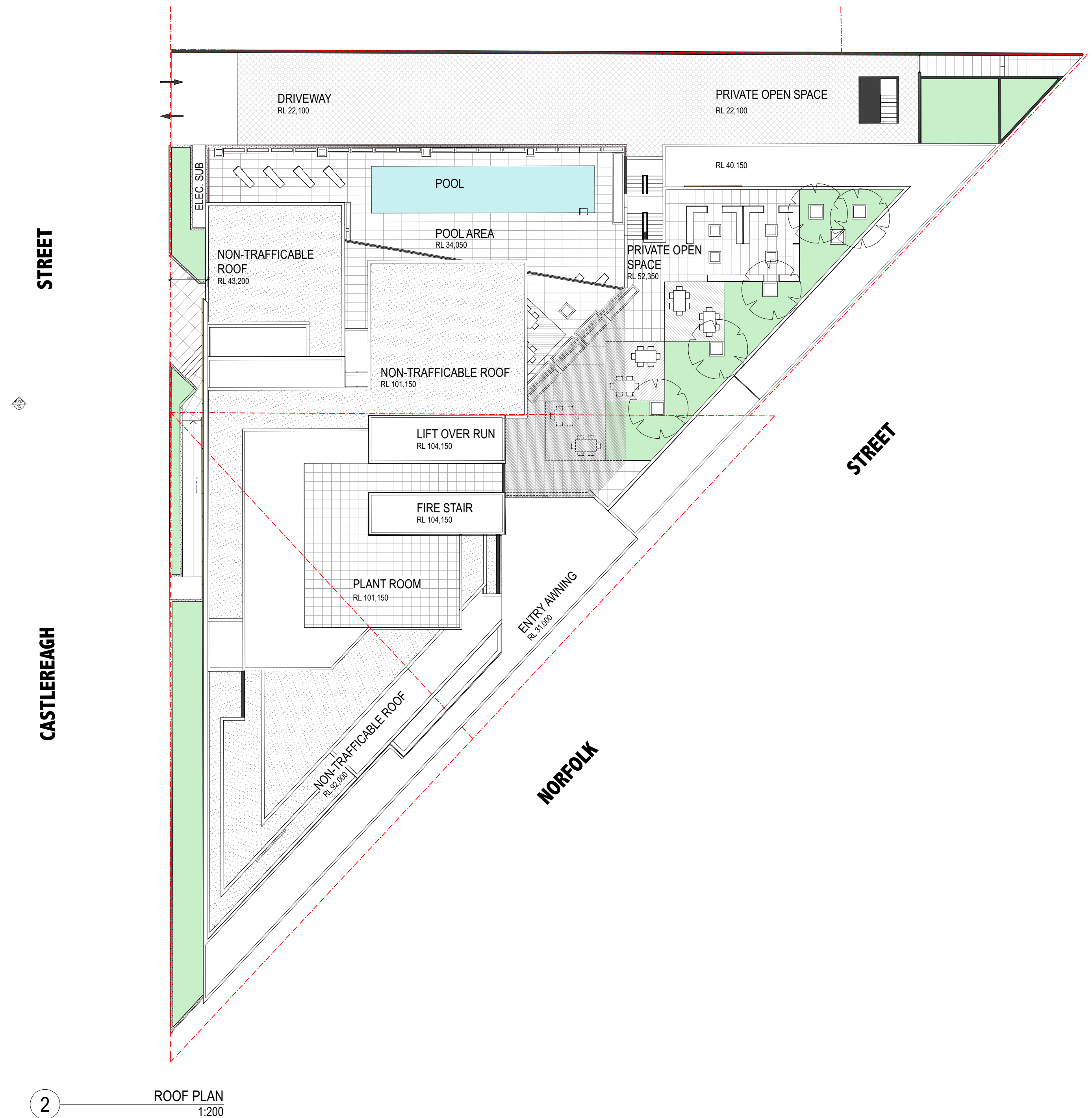
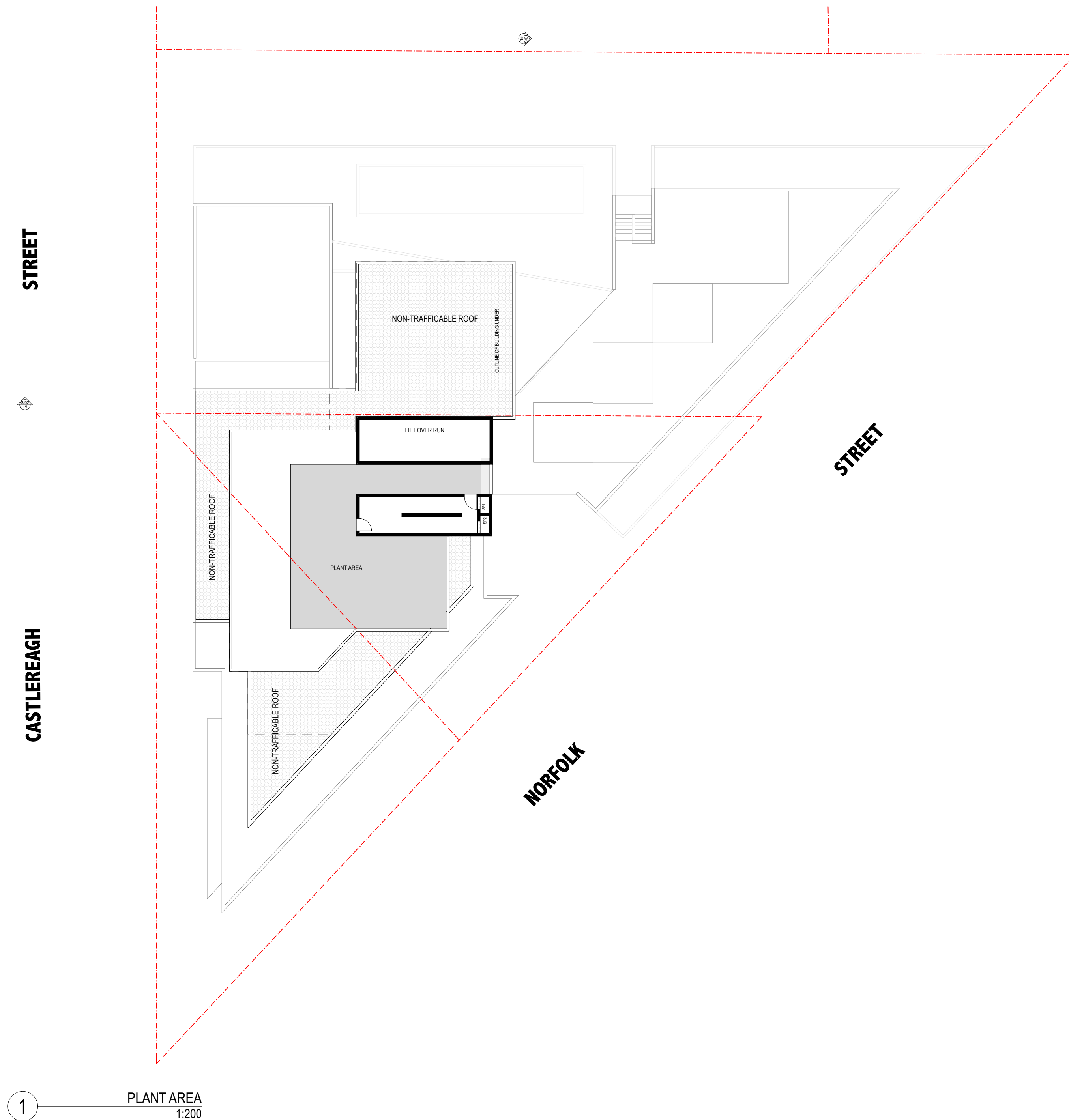
date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP11	issue B



mosca pserras architects

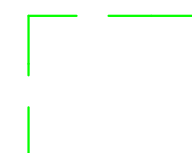
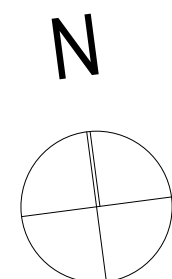
p 02 9601 3244 f 02 9601 6336

a po box 3353, liverpool westfield nsw 2170

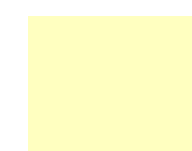


- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



BUILDING OUTLINE OF PREVIOUS DESIGN



EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project

Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client

Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Plant Area & Roof Plan

date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP12	issue B



mosca pserras architects

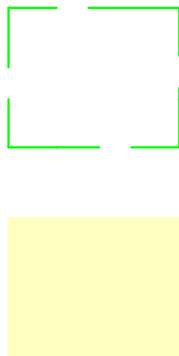
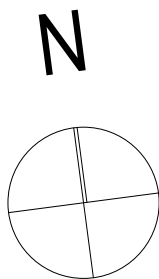
p 02 9601 3244

f 02 9601 6336

a po box 3353, liverpool westfield nsw 2170

- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



BUILDING OUTLINE OF PREVIOUS DESIGN

EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07.09.16
C	Reduced overall building height and amended roof plan	CT	06.07.17

project

Proposed Mixed-use Development

location

7-13 Norfolk Street

City

LIVERPOOL

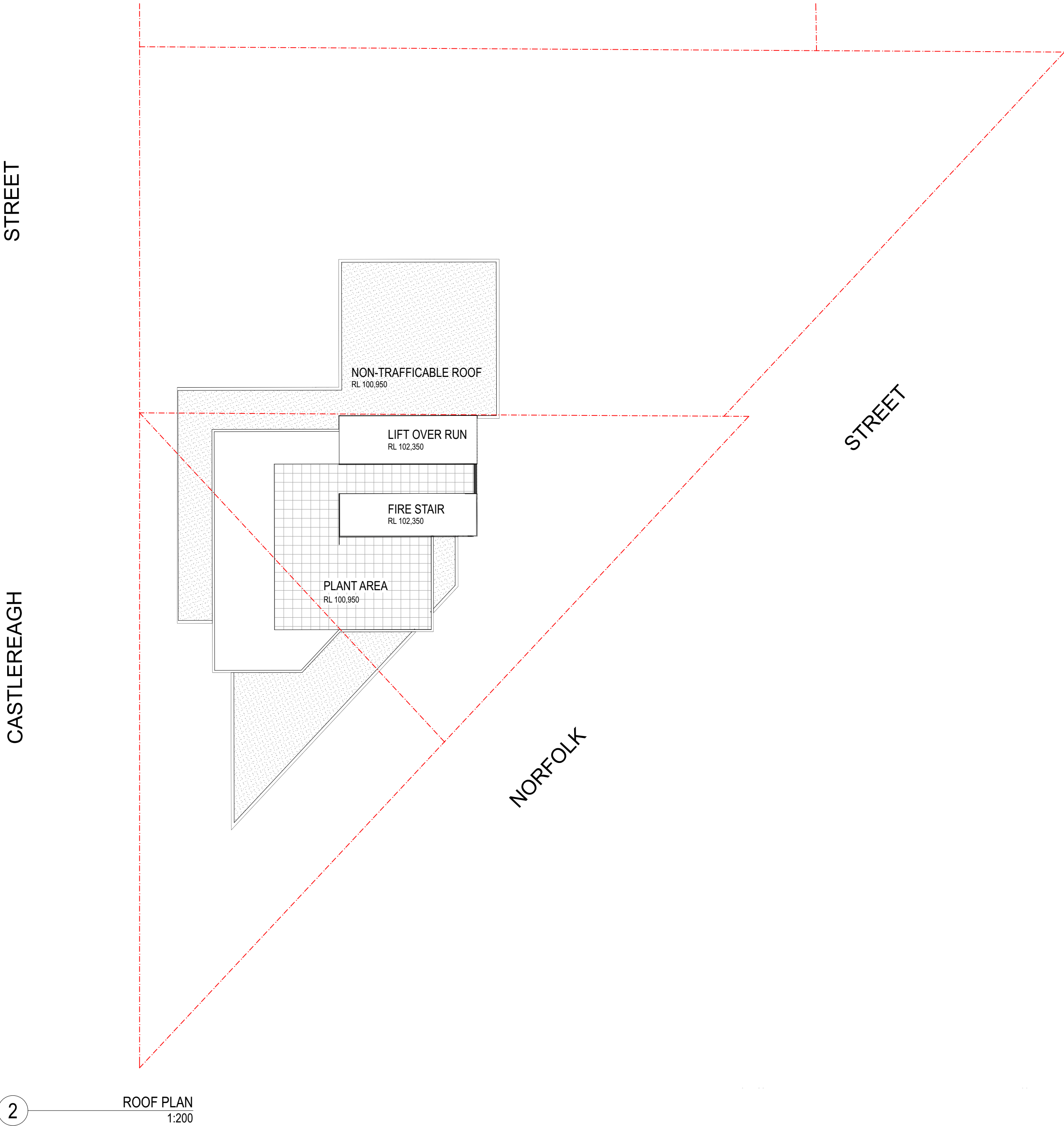
client Cardile Family Trust & Cardile Eagle Tower Family Trust			
drawing title Plant Area & Roof Plan			
date 23.06.15	checked GK	project arch. GK	drawn SB
scale AS SHOWN @ A1	no 15011	AP12	issue C

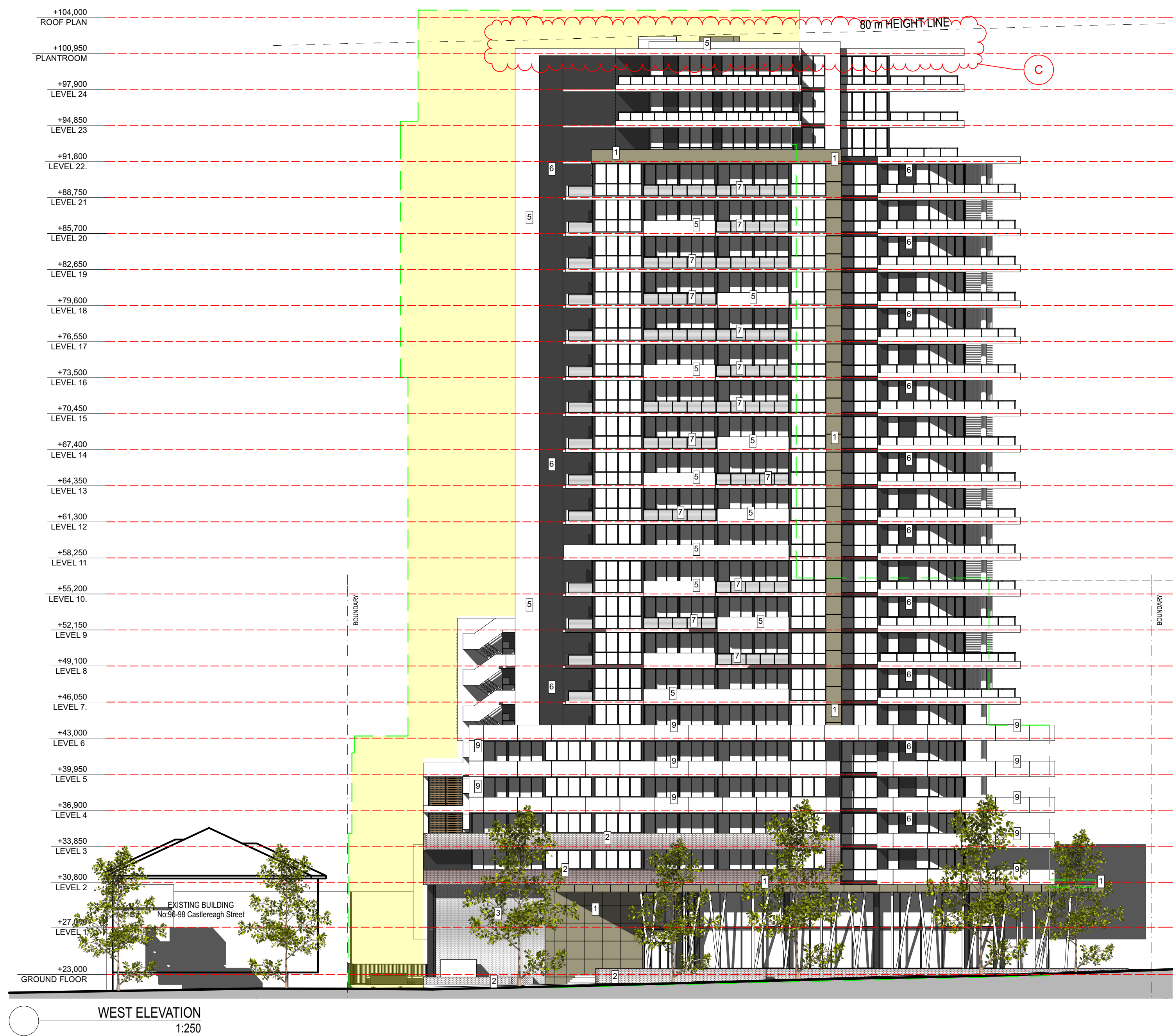


mosca pserras architects

p 02 9601 3244 **f** 02 9601 6336

a po box 3353, liverpool westfield nsw 2170



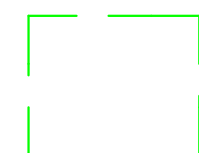
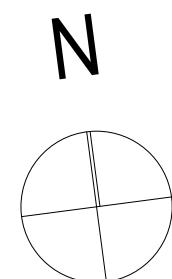


schedule of finishes

External wall, concrete slabs, ceilings & upstands	External wall & balcony balustrades	External walls	Garage Door, Open Grill Commercial Door, Windows, Doors, Balustrades & Louvre frames	External wall and framing - painted finish	External wall, concrete slabs, hobs & upstands-painted finish	Windows, Doors & Balustrades	Louvers	Concrete upstands	External Screens	Concrete Columns	External feature walls & selected balcony soffits painted finish

- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes



BUILDING OUTLINE OF PREVIOUS DESIGN



EXTENT OF REDUCED BUILDING FOOTPRINT AS REQUESTED BY DESIGN EXCELLENCE PANEL

Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16
C	Reduced overall building height	SB	13/12/16

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

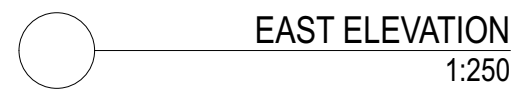
client
Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Elevation

date
23.06.15
checked
GK
project arch.
GK
drawn
SB
scale
AS SHOWN @ A1
no
15011
AP13
issue
C

mosca pserras architects

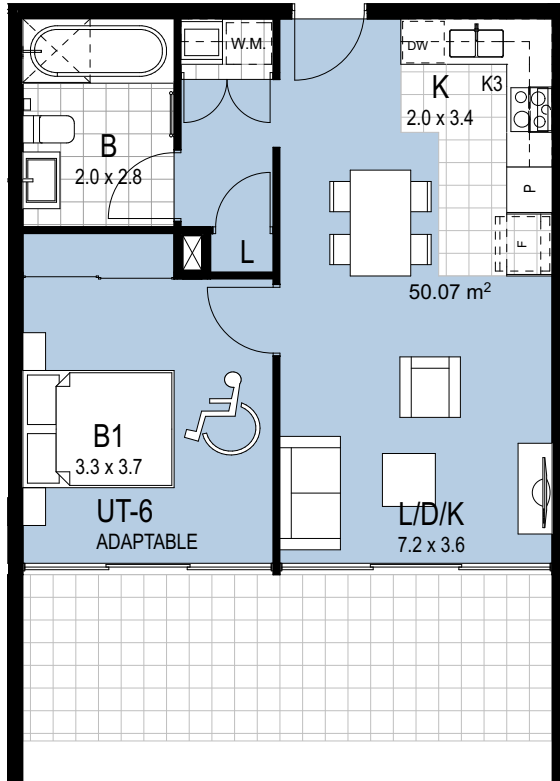
p 02 9601 3244 f 02 9601 6336
a po box 3353, liverpool westfield nsw 2170



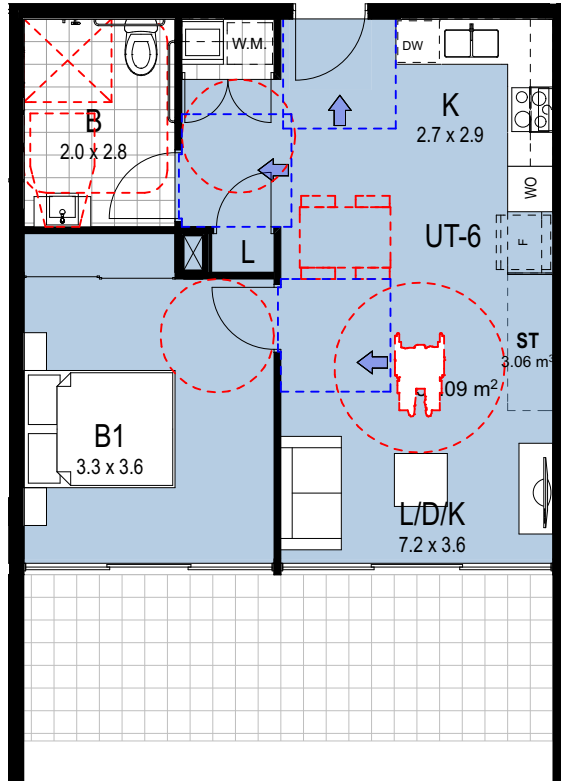
a po box 3353, liverpool westfield nsw 2170



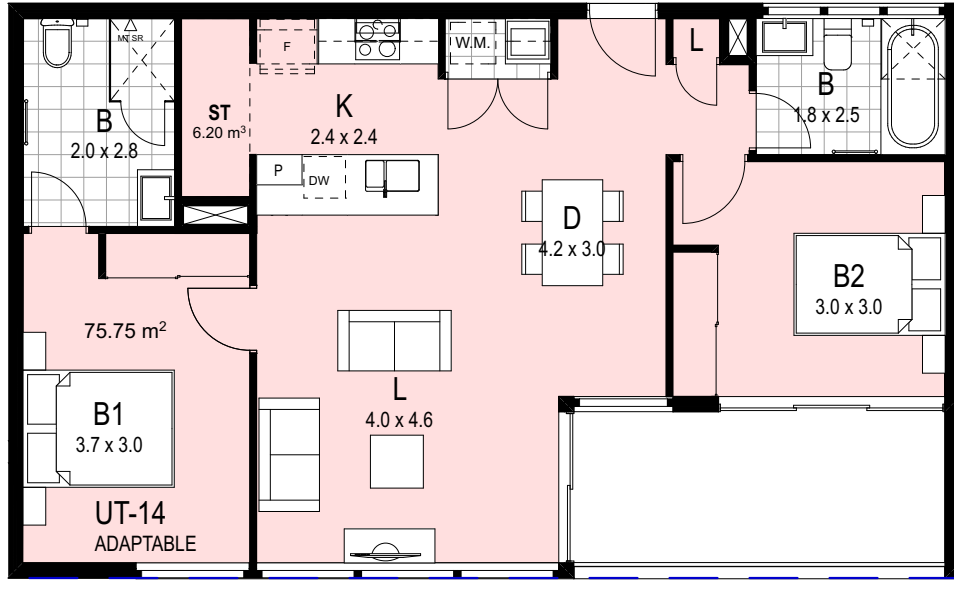
a po box 3353, liverpool westfield nsw 2170



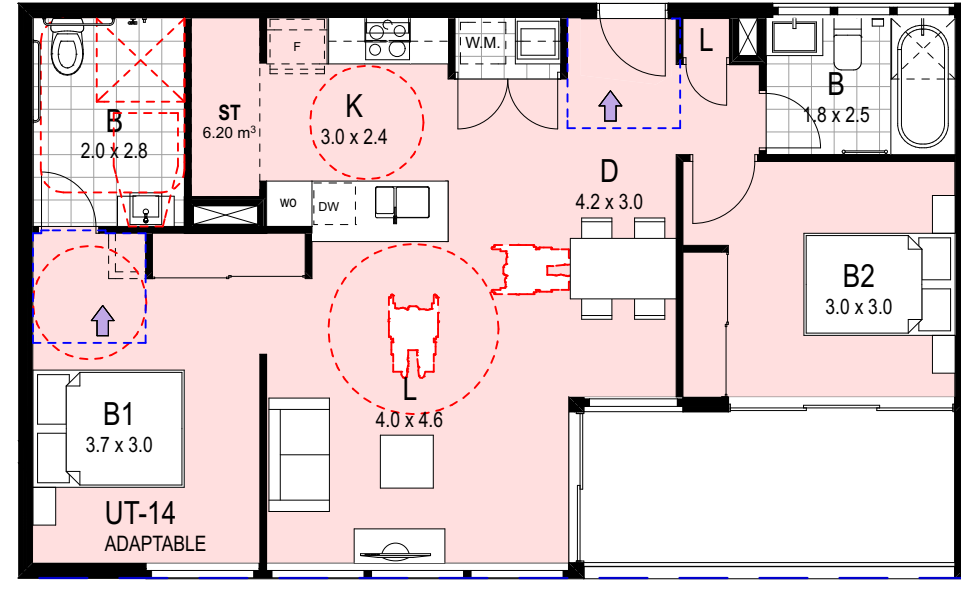
UT-6 PRE-ADAPTATION
1:100



UT-6 POST-ADAPTATION
1:100



UT-14 PRE-ADAPTATION
1:100

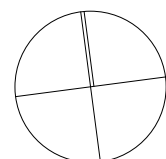


UT-14 POST-ADAPTATION
1:100

- ☐ this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of mosca pserras architects.
- ☐ larger scale drawings and written dimensions take preference.
- ☐ do not scale from drawing
- ☐ all dimensions to be checked on site before commencement of work.
- ☐ all discrepancies to be brought to the attention of the author.

Notes

N



Issue	Description	By	Date
A	Development Application	GH	05/11/15
B	Revisions in accordance with DEP & planning comments as discussed	SB	07/09/16

project
Proposed Mixed-use Development

location
7-13 Norfolk Street

City
LIVERPOOL

client
Cardile Family Trust & Cardile Eagle Tower Family Trust

drawing title
Adaptable Units

date
23.06.15
checked
GK
project arch.
GK
drawn
SB
scale
AS SHOWN @ A1
no
15011
AP16
issue
B

m p a
mosca pserras architects

p 02 9601 3244 f 02 9601 6336
a po box 3353, liverpool westfield nsw 2170