PROPOSED RESIDENTIAL APARTMENTS AND RETAIL

30-42 OXFORD STREET
EPPING NSW 2121

DEVELOPMENT APPLICATION
04/10/2016

DRAWING SCHEDULE

DWG. NO.	REV.	TITLE	SCALE AT A1
S96-0.00	H	COVER SHEET	NTS
DA-0.01	B	AERIAL PHOTO	NTS
DA-0.02	B	SURVEY PLAN	1:200@A1
DA-0.03	B	SITE ANALYSIS	NTS
S96-0.04	C	SITE PLAN	1:250@A1
S96-1.01	E	BASEMENT L3 FLOOR PLAN	1:200@A1
S96-1.02	E	BASEMENT L2 FLOOR PLAN	1:200@A1
S96-1.03	I	BASEMENT L1 FLOOR PLAN	1:200@A1
S96-1.04	M	GROUND FLOOR PLAN	1:200@A1
S96-1.05	I	LEVEL 1 FLOOR PLAN	1:200@A1
S96-1.06	I	LEVEL 2-3 FLOOR PLAN	1:200@A1
S96-1.07	I	LEVEL 4 FLOOR PLAN	1:200@A1
S96-1.08	I	LEVEL 5-7 FLOOR PLAN	1:200@A1
S96-1.09	I	LEVEL 8 FLOOR PLAN	1:200@A1
S96-1.10	I	LEVEL 9-12 FLOOR PLAN	1:200@A1
S96-1.11	I	LEVEL 13-14 FLOOR PLAN	1:200@A1
S96-1.12	H	LEVEL 15-16 FLOOR PLAN	1:200@A1
S96-1.13	D	LEVEL ROOF FLOOR PLAN	1:200@A1
S96-2.01	H	WEST ELEVATION TOWER A	1:150@A1
S96-2.02	F	WEST ELEVATION TOWER B	1:150@A1
S96-2.03	I	NORTH ELEVATIONS	1:150@A1
S96-2.04	G	SOUTH ELEVATIONS	1:150@A1
S96-2.05	G	EAST ELEVATION TOWER A	1:150@A1
S96-2.06	G	EAST ELEVATION TOWER B	1:150@A1
S96-3.01	D	BUILDING SECTION	1:200@A1
S96-3.02	E	BUILDING SECTION	1:200@A1
S96-3.03	D	BUILDING SECTION	1:200@A1
S96-4.01	D	SHADOW STUDY - MID WINTER 01	NTS
S96-4.02	D	SHADOW STUDY - MID WINTER 02	NTS
S96-4.03	C	SOLAR ACCESS 01	1:400@A1
S96-4.06	C	CROSS VENTILATION 01	1:400@A1
S96-5.01	C	ADAPTABLE UNIT PLANS 01	1:100@A1
S96-5.02	C	ADAPTABLE UNIT PLANS 02	1:100@A1
S96-5.03	C	ADAPTABLE UNIT PLANS 03	1:100@A1
S96-5.04	C	TYPICAL APARTMENT PLANS - TOWER A	1:50@A1
S96-5.05	C	TYPICAL APARTMENT PLANS - TOWER B	1:50@A1
S96-6.01	C	PERSPECTIVE VIEWS 01	NTS
S96-6.02	C	PERSPECTIVE VIEWS 02	NTS
S96-7.01	E	HERITAGE FACADE DETAIL	1:100@A1
S96-7.03	C	DETAIL FACADE SECTION	1:20@A1
S96-7.04	C	DETAIL DRIVEWAY RAMP SECTION	1:100@A1
S96-8.00	C	EXTERNAL FINISHES	NTS
LA01	D	LANDSCAPE ELEMENTS	NTS
LA02	G	LANDSACPE CONCEPT PLAN	1:200@A1
LA03	D	LANDSCAPE GROUND LEVEL PLANTING PLAN	1:200@A1
LA04	B	LANDSCAPE SITE SECTION	1:200@A1

DEVELOPMENT DATA

	UNIT MIX					AREAS				
LEVEL	ONE BED	ONE BED +STUDY	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	GBA	CROSS VENT.	SOLAR ACCESS
RETAIL						639	689			
G	3	0	3	0	6	422	606	1808	6	2
1	4	2	8	3	17	1328	1449	2084	16	11
2	4	2	13	0	19	1343	1475	2012	16	13
3	4	2	13	0	19	1343	1475	2012	16	13
4	5	1	13	0	19	1340	1472	1998	16	13
5	2	1	15	0	18	1332	1464	1986	15	13
6	2	1	15	0	18	1332	1464	1986	15	13
7	2	1	15	0	18	1332	1464	1986	15	13
8	1	0	12	1	14	1084	1179	1891	10	10
9	1	0	12	1	14	1084	1179	1622		10
10	1	0	12	1	14	1084	1179	1622		10
11	1	0	12	1	14	1084	1179	1622		10
12	1	0	12	1	14	1084	1179	1622		10
13	1	0	13	0	14	1074	1169	1650		10
14	1	0	13	0	14	1074	1169	1650		10
15	0	0	1	9	10	1022	1096	1618		8
16	0	0	1	9	10	1022	1096	1618		10
TOTAL	**33**	**10**	**183**	**26**	**252**	**20023**	**21983**	**30787**	125	179
	13%	**4%**	**73%**	**10%**	**100%**				84.5%	71.0%

TOTAL SITE AREA CALCULATIONS

	AREA (m²)			COMMON OPEN SPACE		DEEP SOIL		LANDSCAPE	
	SITE	GFA	FSR(X:1)	m²	%	m²	%	m²	%
REQUIRED	5170	23265	4.5	50	1.0%	362	7%	N/A	N/A
TOTAL	**5170**	**21983**	**4.3**	**3989**	**77.2%**	**727**	**14%**	**1815**	**35.1%**

CARPARKING (REQUIRED)			
		Unit No.	Required
1BED	0.6	43	25.8
2BED	0.9	183	164.7
3BED	1.4	26	36.4
RETAIL			12
VISITOR	0.1		51.4
TOTAL			**290.3**

CARPARKING (PROPOSED)	
	Required
1BED	28
2BED	164
3BED	36
RETAIL	13
VISITOR	51
TOTAL	**292**

TOTAL	
MOTORBIKE PARKING	31
BIKE RACK	300
STORAGE CAGE	258

SITE LOCATION NTS

CONSULTANTS

ARCHITECT	MARCHESE PARTNERS TEL: 02 9212 4375 CONTACT: DAVIDE MARCHESE & ENRIQUE ALVARO DE CORDOVA	ESD, COMMISSIONING & SUSTAINABILITY	FLOTH SUSTAINABLE BUILDING CONSULTANTS TEL: 02 9419 4100 CONTACT: GEORGE FLOTH	SURVEYOR	AAM GROUP TEL: 02 8873 3600 CONTACT
ACOUSTIC CONSULTANT	ACOUSTIC LOGIC TEL: 02 8339 8000 CONTACT: BEN WHITE	LEVEL 3 DESIGNER	WYBE TEL: CONTACT: IAN TOP	HERITAGE	GRAHAM BRIDGMAN & ASSOCIATES TEL: 02 9399 8600 CONTACT: GAIL LYNCH
BCA CONSULTANT	DAVID LANDSDOWN TEL: 02 8854 2222 CONTACT: SHANE BERRY	ESD - GREENSTAR CONSULTANT	CUNDALL TEL: 02 8424 7000 CONTACT: HANNAH NORTON	TOWN PLANNING	CASCINO TEL: JOHN O'GRADY
PRINCIPAL CERTIFYING AUTHORITY	DAVID LANDSDOWN TEL: 02 8854 2222 CONTACT: SHANE BERRY	GEOTECH ENGINEER	DOUGLAS & PARTNERS TEL: 02 9809 0666 CONTACT: PAUL GORMAN	TRAFFIC CONSULTANT	STA CONSULTANTS TEL: 02 8448 1800 CONTACT: BRETT MAYNARD
CIVIL ENGINEER	BONACCI GROUP TEL: 02 9247 8400 CONTACT: JOHN WILLIAMS	HYDRAULIC SERVICES	FLOTH SUSTAINABLE BUILDING CONSULTANTS TEL: 02 9419 4100 CONTACT: GEORGE FLOTH		
CONTAMINATION CONSULTANTS	DOUGLAS & PARTNERS TEL: 02 9809 0666 CONTACT: PAUL GORMAN	FIRE SERVICES ENGINEER	FLOTH SUSTAINABLE BUILDING CONSULTANTS TEL: 02 9419 4100 CONTACT: GEORGE FLOTH		
DDA/ACCESS/ABILITY CONSULTANT	CHRIS & JOYCE PTY LTD TEL: 02 9968 5375 CONTACT: TONY LOWE	LIFT CONSULTANT	FLOTH SUSTAINABLE BUILDING CONSULTANTS TEL: 02 9419 4100 CONTACT: GEORGE FLOTH		
FIRE ENGINEER	BOSSWELL FIRE TEL: 02 9369 4668 CONTACT: JAMES O'NEILL	MECHANICAL SERVICES	FLOTH SUSTAINABLE BUILDING CONSULTANTS TEL: 02 9419 4100 CONTACT: GEORGE FLOTH		
ARCHAEOLOGICAL CONSULTANT	CHRIS & JOYCE PTY LTD TEL: 02 9968 5375 CONTACT: TONY LOWE	STRUCTURAL ENGINEER	BONACCI GROUP TEL: 02 9247 8400 CONTACT: JOHN WILLIAMS		

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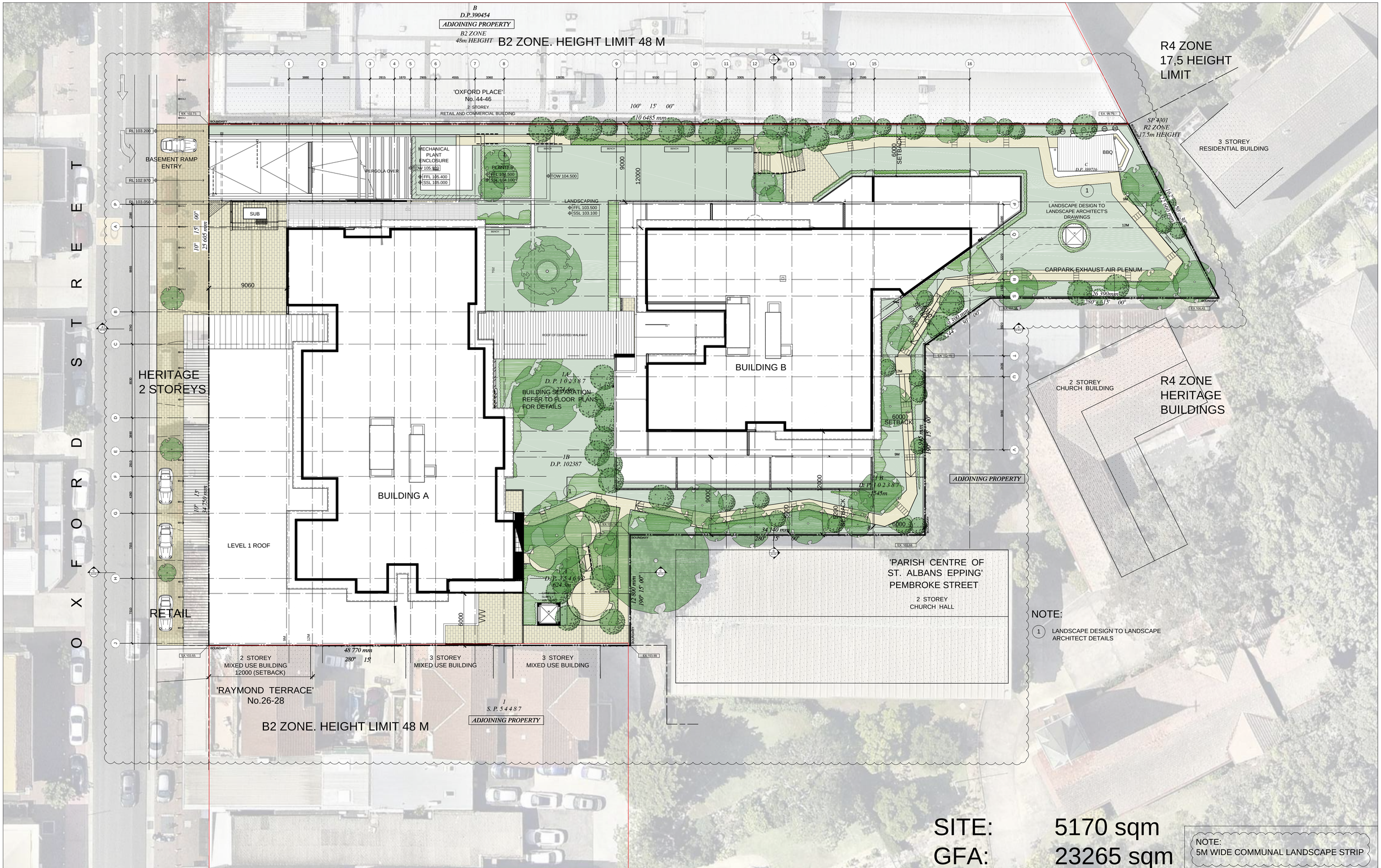

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.05.03	DA SUBMISSION	PL
C	2016.10.04	SECTION 96 SUBMISSION	JRB

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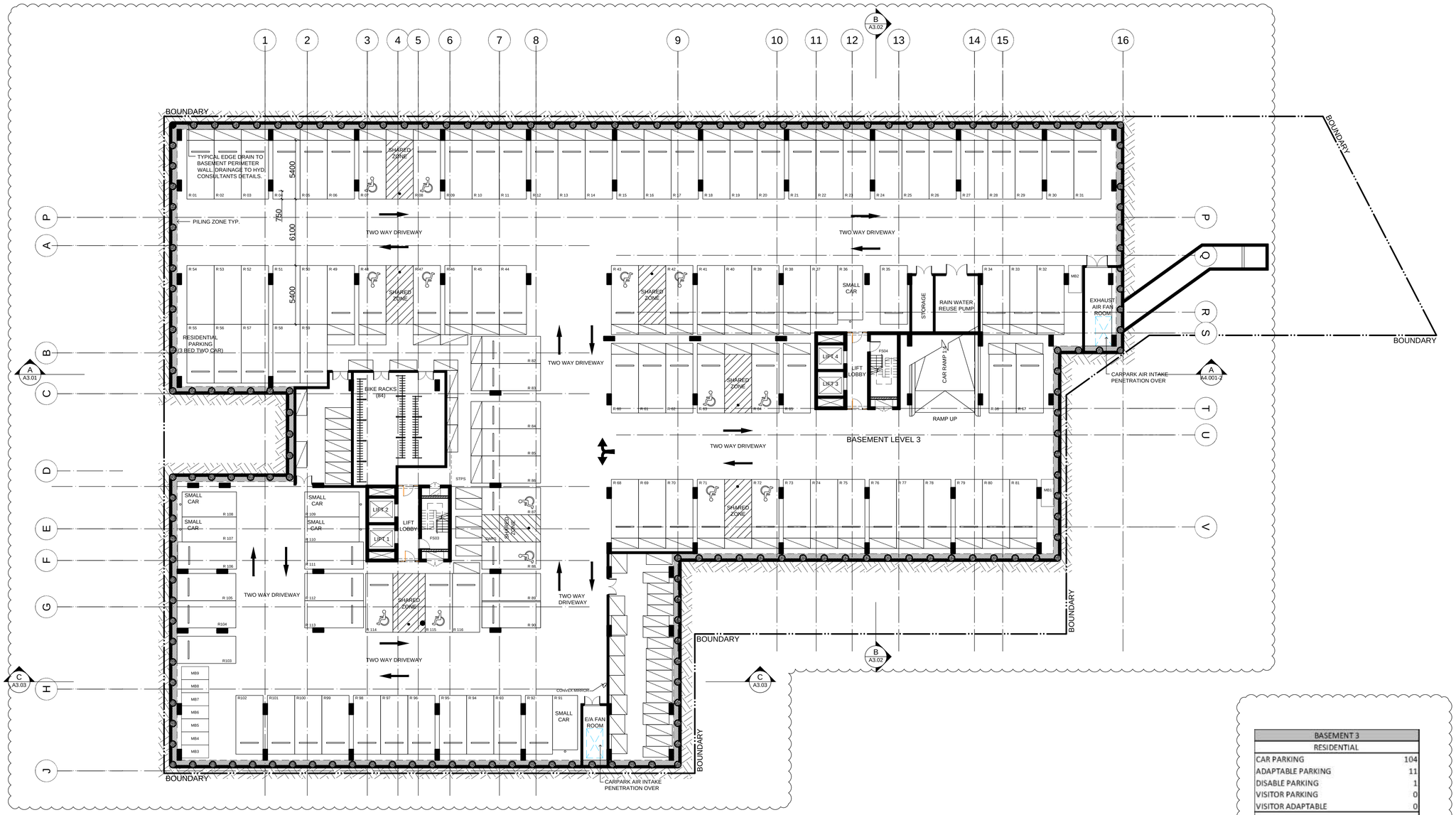
PROJECT
OXFORD CENTRAL

DRAWING TITLE
SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:100@A1 1:200@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-0.04		C



BASEMENT 3	
RESIDENTIAL	
CAR PARKING	104
ADAPTABLE PARKING	11
DISABLE PARKING	1
VISITOR PARKING	0
VISITOR ADAPTABLE	0
TOTAL	**116**
MOTORBIKE PARKING	9
BIKE RACK	84
STORAGE CAGE	129

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REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.04.20	AMENDMENTS TO BASEMENT	SD
C	2016.05.03	DA SUBMISSION	PL
D	2016.06.24	AMENDMENT TO BASEMENT CAR PARKING	PL
E	2016.10.04	SECTION 96 SUBMISSION	JRB

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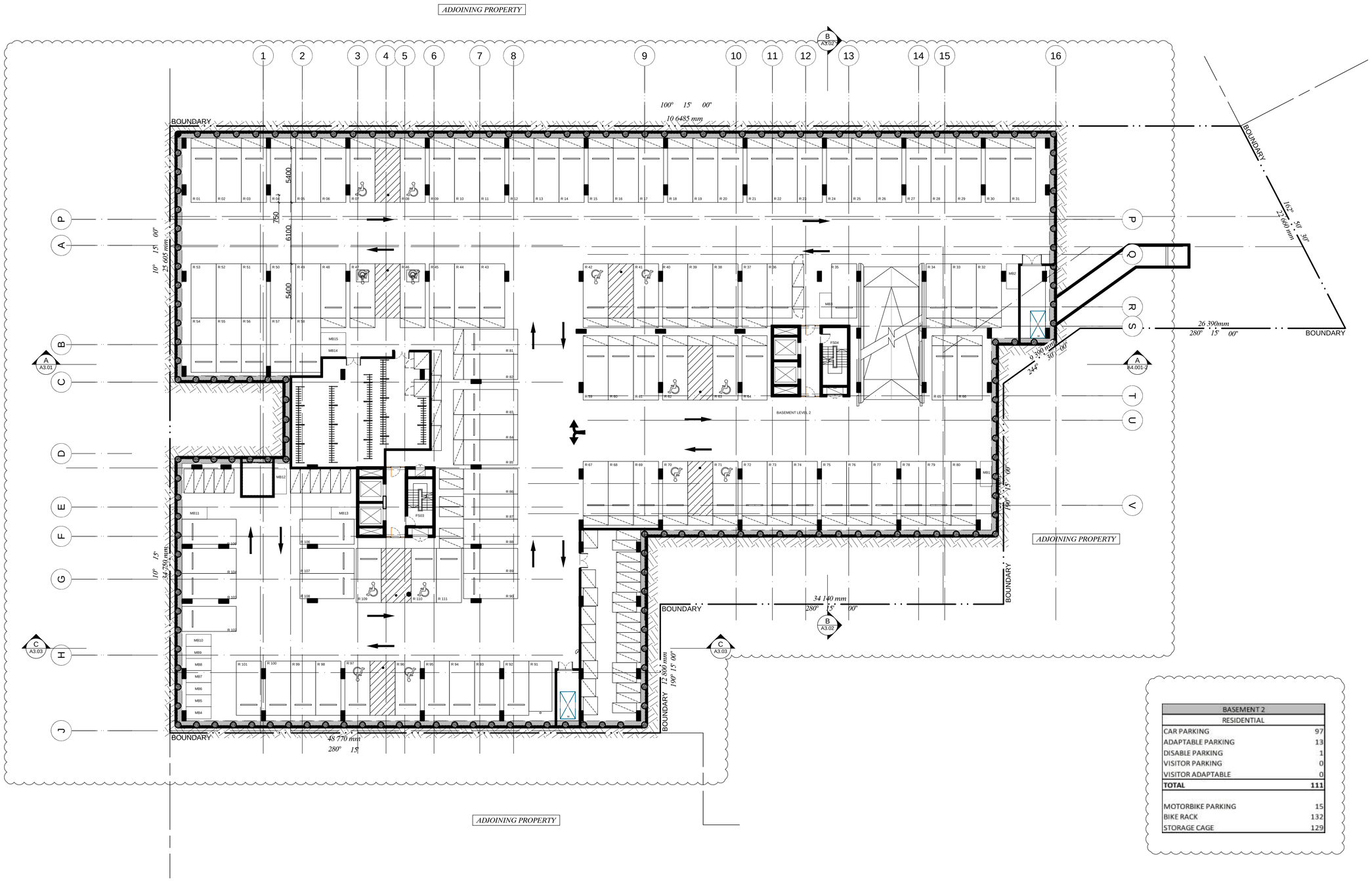
DRAWING TITLE
BASEMENT L3 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB 15049	DRAWING S96-1.01		REVISION E



BASEMENT 2	
RESIDENTIAL	
CAR PARKING	97
ADAPTABLE PARKING	13
DISABLE PARKING	1
VISITOR PARKING	0
VISITOR ADAPTABLE	0
TOTAL	**111**
MOTORBIKE PARKING	15
BIKE RACK	132
STORAGE CAGE	129

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REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.04.20	AMENDMENTS TO BASEMENT	SD
C	2016.05.03	DA SUBMISSION	PL
D	2016.06.24	AMENDMENT TO BASEMENT CAR PARKING	PL
E	2016.10.04	SECTION 96 SUBMISSION	JRB

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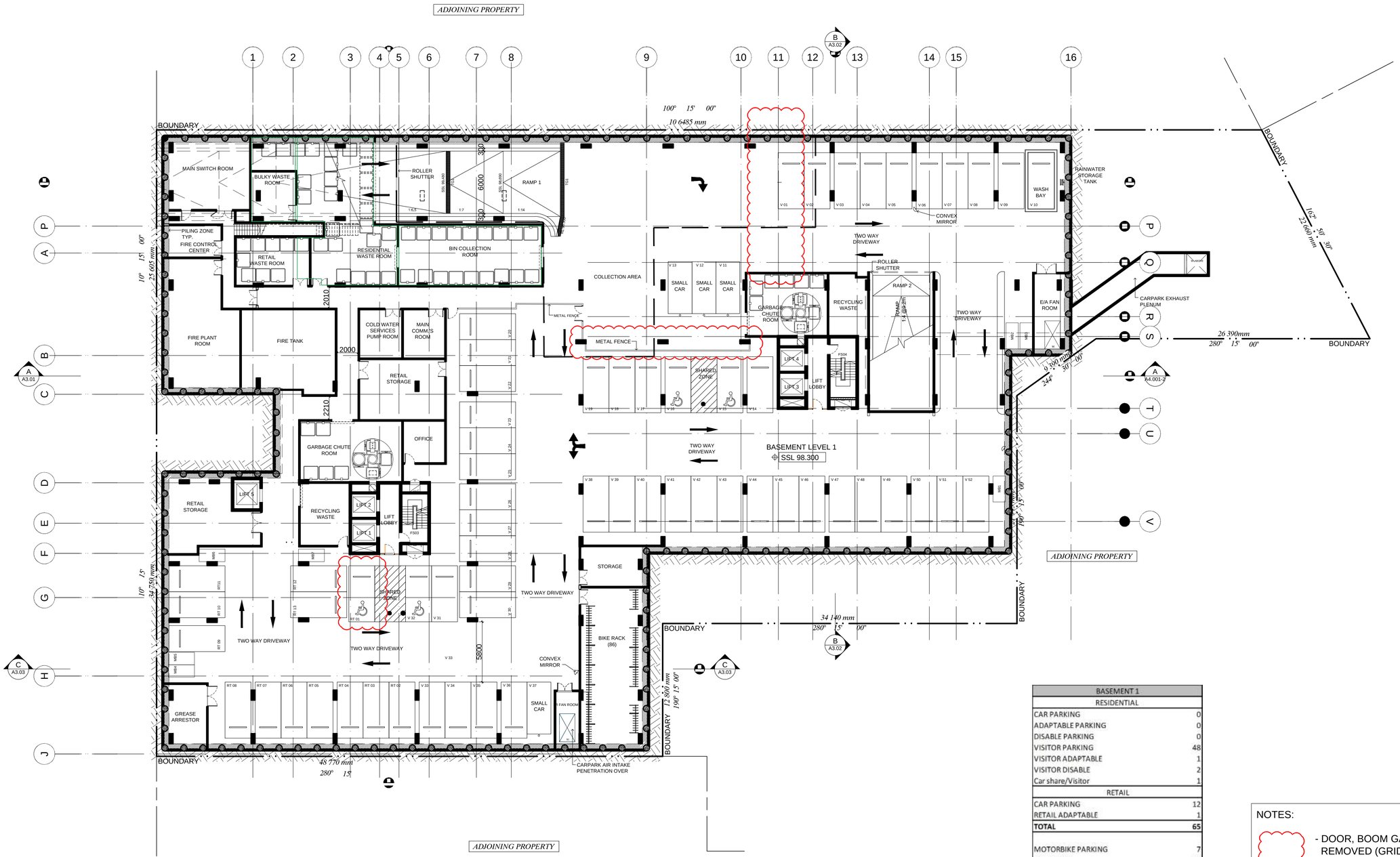
DRAWING TITLE

BASEMENT L2 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-1.02		E



BASEMENT 1	
RESIDENTIAL	
CAR PARKING	0
ADAPTABLE PARKING	0
DISABLE PARKING	0
VISITOR PARKING	48
VISITOR ADAPTABLE	1
VISITOR DISABLE	2
Car share/Visitor	1
RETAIL	
CAR PARKING	12
RETAIL ADAPTABLE	1
TOTAL	**65**
MOTORBIKE PARKING	7
BIKE RACK	84
STORAGE CAGE	0

NOTES:

- DOOR, BOOM GATE AND BOLLARD REMOVED (GRIDLINE 11)
- RELOCATED DISABLED PARKING SPACE.
- HRV LOADING BAY TO ACCOMODATE 12.5M COUNCIL TRUCK.
- BIN CARTING ROUTES MIN 2M CORRIDOR.

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.03.07	NEW COMMERCIAL WASTE ROOM, WASTE TRUCK SWEPT PATH SHOWN, AMENDED RAMP	EBC
C	2016.04.20	AMENDMENTS TO BASEMENT	SD
D	2016.05.03	DA SUBMISSION	PL
E	2016.06.02	AMENDMENTS TO BASEMENT 1	ZH
F	2016.06.09	AMENDMENTS TO BASEMENT 1	ZH
G	2016.06.24	AMENDMENT TO BASEMENT CAR PARKING	ZH
H	2016.10.04	SECTION 96 SUBMISSION	JRB
I	2017.03.24	SECTION 96 SUBMISSION	JRB

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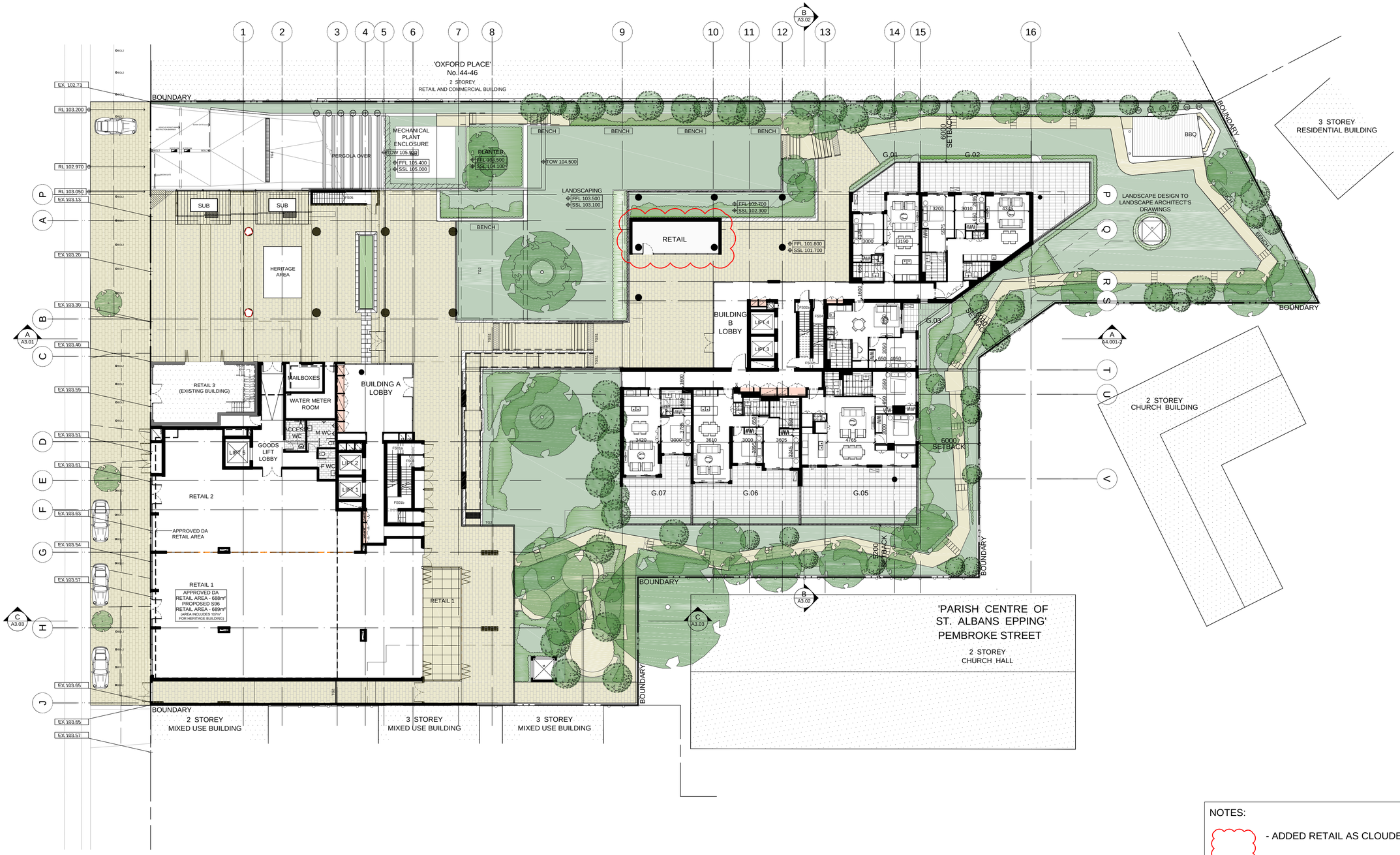
DRAWING TITLE
BASEMENT L1 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-1.03		I



NOTES:

- ADDED RETAIL AS CLOUDED

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO DEEP SOIL ZONE, ENTRY PATHWAY AND LOBBIES TO TOWERS AND ASSOCIATED LANDSCAPE	EBC
C	2016.03.07	AMENDMENTS TO ENTRY PATHWAY, PERGOLA, RETAIL SPACES, OUTDOOR AREA AND ASSOCIATED LANDSCAPE.	ZHAO
D	2016.04.12	AMENDMENTS TO UNDERCROFT AREA AND UNIT LAYOUTS	PL
E	2016.04.13	AMENDMENTS TO UNDERCROFT AREA	PL
F	2016.04.20	AMENDMENTS TO UNDERCROFT AREA AND UNIT LAYOUTS	SS
G	2016.05.03	DA SUBMISSION	PL
H	2016.06.02	AMENDMENTS TO GROUND FLOOR	ZH
J	2016.10.04	SECTION 96 SUBMISSION	JRB
K	2016.12.09	SECTION 96 SUBMISSION	JRB
L	2017.03.24	SECTION 96 SUBMISSION	JRB
M	2017.05.26	ADDED RETAIL AT GRID A / 9-10	BK

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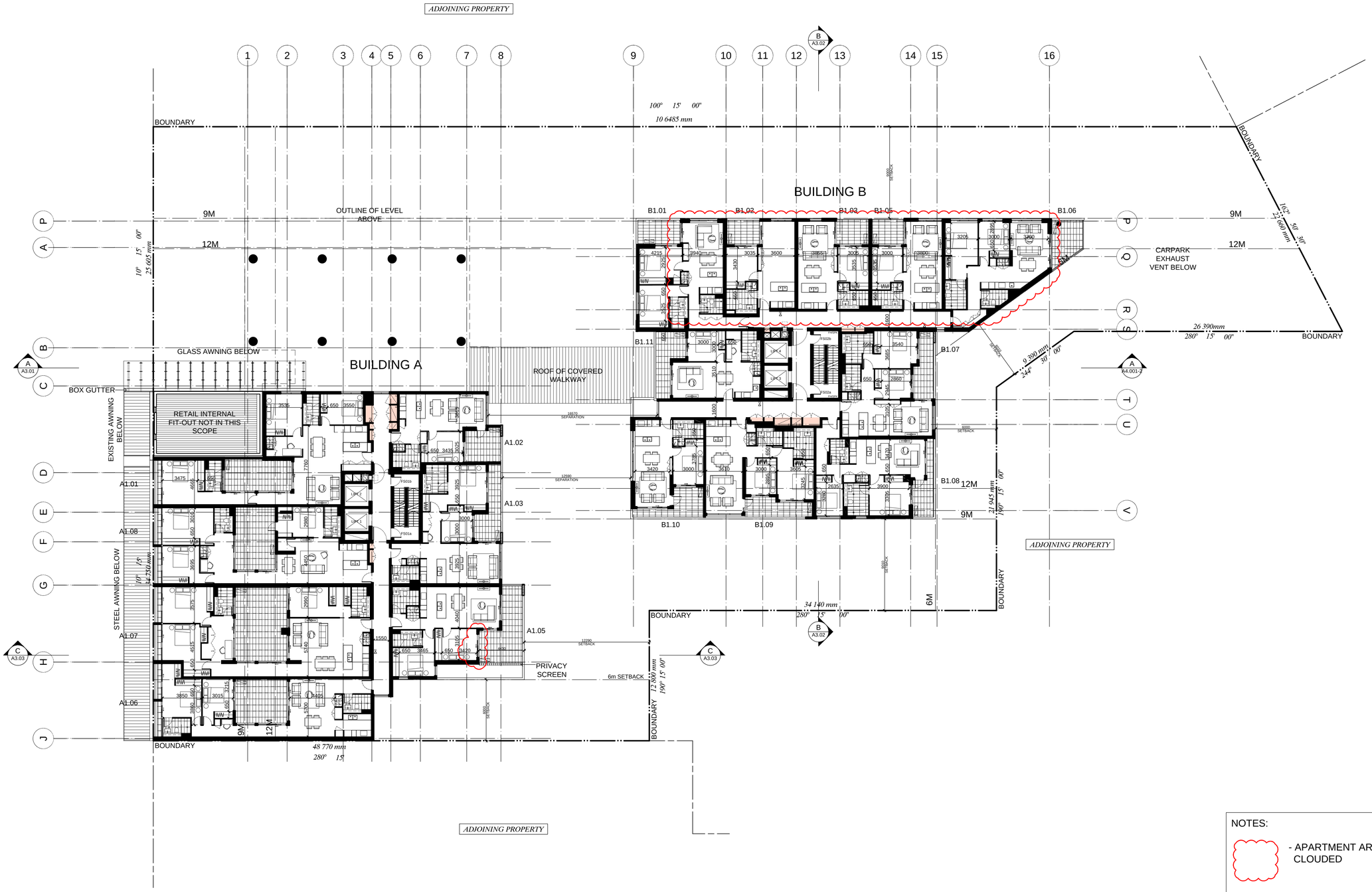
DRAWING TITLE

GROUND FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-1.04		M



NOTES:

- APARTMENT AREA UPDATED AS CLOUDED

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REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE ADJACENT HERITAGE BUILDING AND FOR VERTICAL ARTICULATION	EBC
C	2016.04.14	AMENDMENTS TO STREET FRONT FACADE ADJACENT HERITAGE BUILDING AND FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	PL
D	2016.04.20	AMENDMENTS TO STREET FRONT FACADE ADJACENT HERITAGE BUILDING AND FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	SS
E	2016.5.03	DA SUBMISSION	PL
F	2016.10.04	SECTION 96 SUBMISSION	JRB
G	2016.12.09	SECTION 96 SUBMISSION	JRB
H	2017.03.24	SECTION 96 SUBMISSION	JRB
I	2017.05.11	APARTMENT AREA UPDATED AS CLOUDED	JRB

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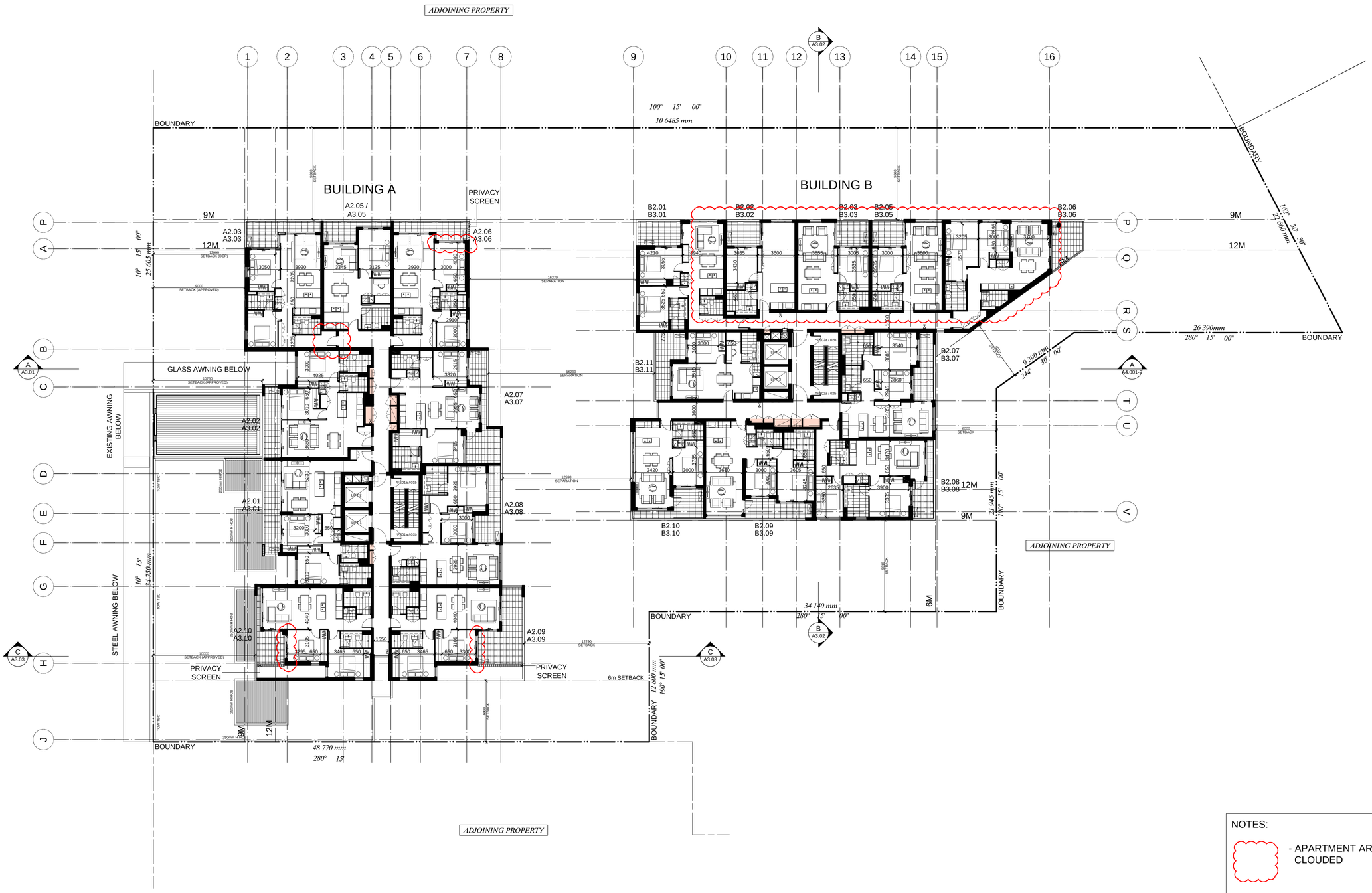
OXFORD CENTRAL

DRAWING TITLE

LEVEL 1 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-1.05		I



NOTES:

- APARTMENT AREA UPDATED AS CLOUDED

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.14	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	PL
D	2016.04.20	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	SS
E	2016.5.03	DA SUBMISSION	PL
F	2016.10.04	SECTION 96 SUBMISSION	JRB
G	2016.12.09	SECTION 96 SUBMISSION	JRB
H	2017.03.24	SECTION 96 SUBMISSION	JRB
I	2017.05.11	APARTMENT AREA UPDATED AS CLOUDED	JRB

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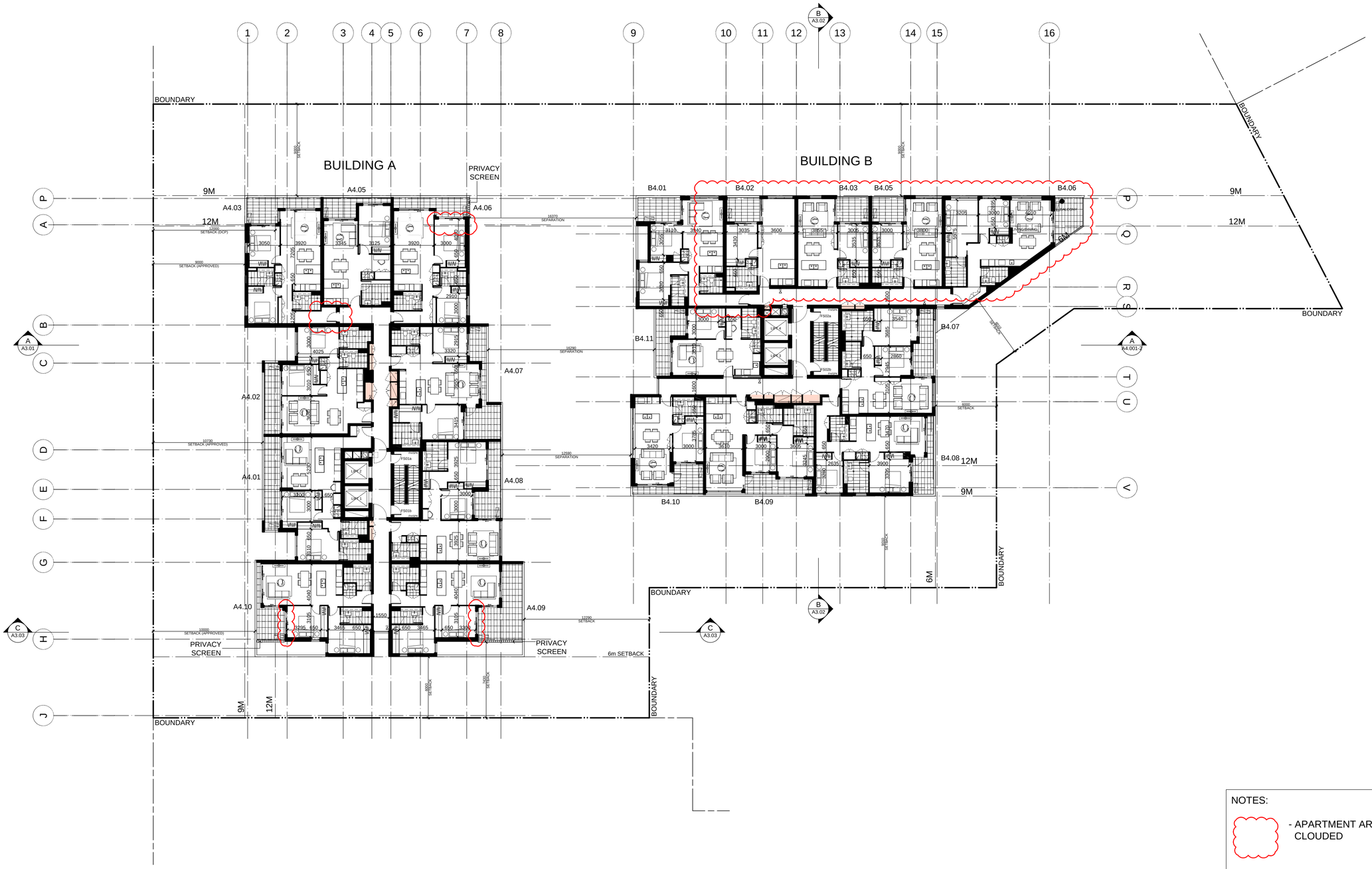
DRAWING TITLE

LEVEL 2-3 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-1.06		I



NOTES:

- APARTMENT AREA UPDATED AS CLOUDED

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.14	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	PL
D	2016.04.20	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	SS
E	2016.5.03	DA SUBMISSION	PL
F	2016.10.04	SECTION 96 SUBMISSION	JRB
G	2016.12.09	SECTION 96 SUBMISSION	JRB
H	2017.03.24	SECTION 96 SUBMISSION	JRB
I	2017.05.11	APARTMENT AREA UPDATED AS CLOUDED	JRB

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PROJECT

OXFORD CENTRAL

DRAWING TITLE

LEVEL 4 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
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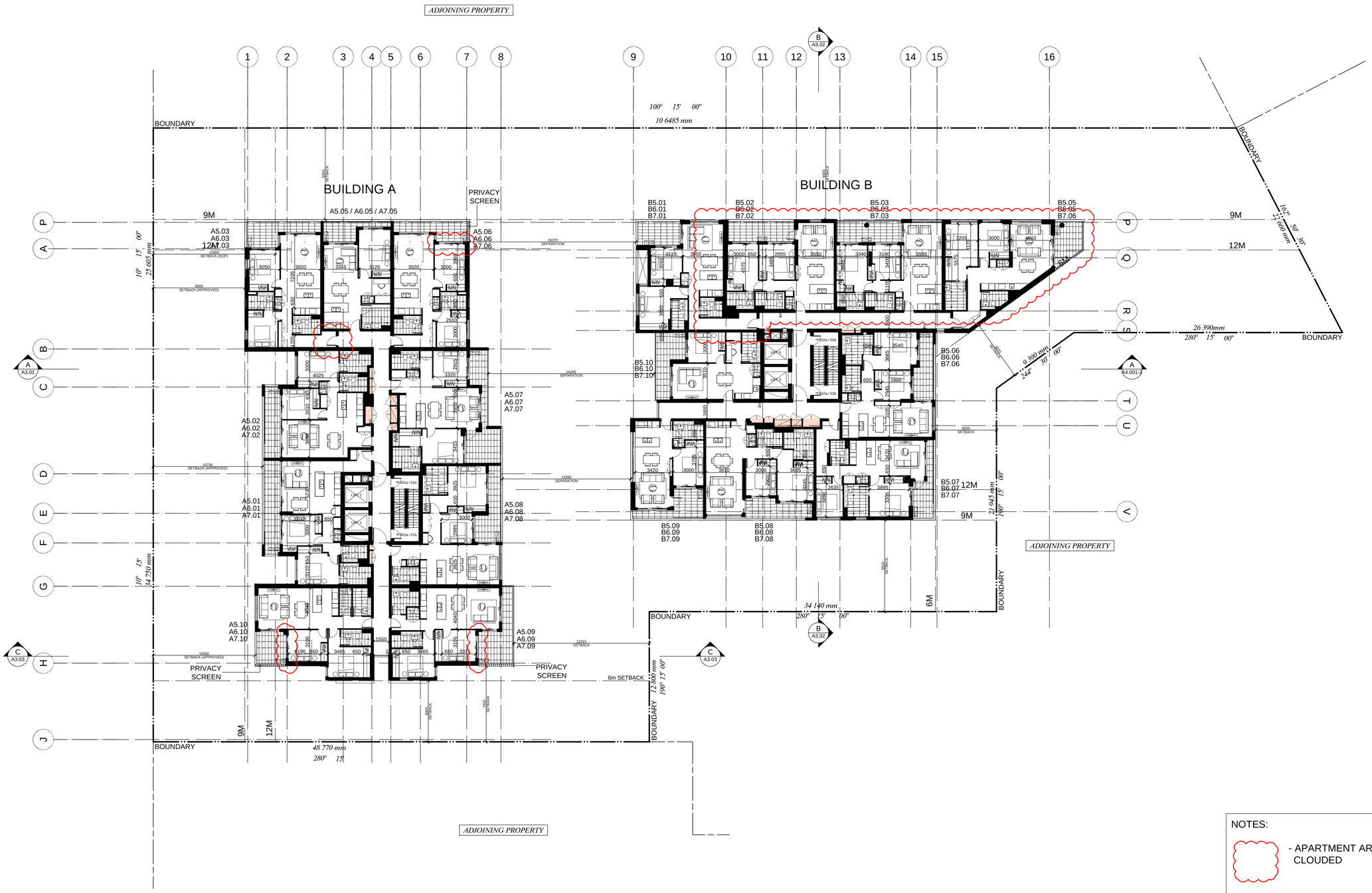
JOB	DRAWING		REVISION
15049	S96-1.07		I



NOTES:

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.14	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	PL
D	2016.04.20	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	SS
E	2016.5.03	DA SUBMISSION	PL
F	2016.10.04	SECTION 96 SUBMISSION	JRB
G	2016.12.09	SECTION 96 SUBMISSION	JRB
H	2017.03.24	SECTION 96 SUBMISSION	JRB
I	2017.05.11	APARTMENT AREA UPDATED AS CLOUDED	JRB

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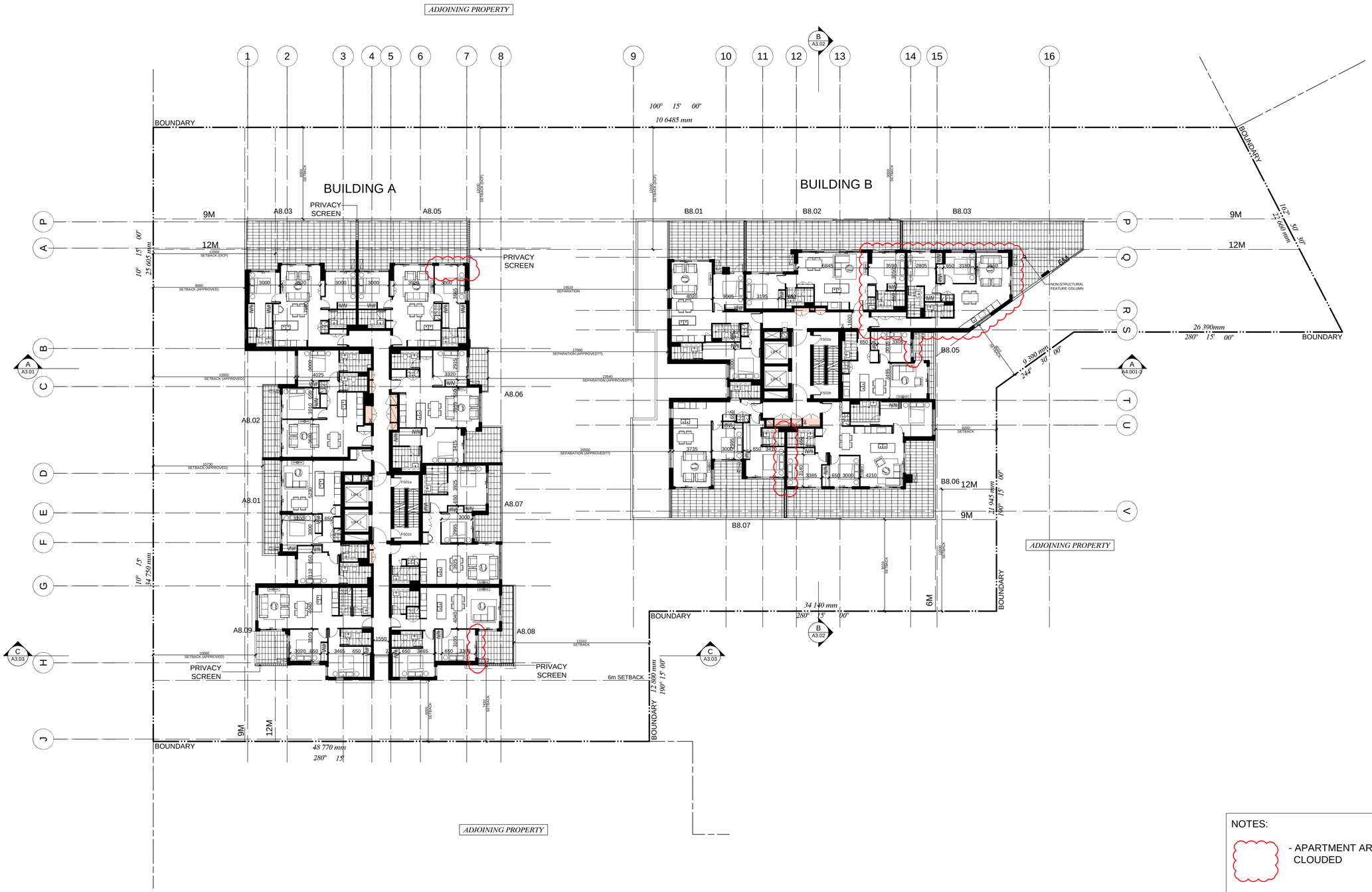
OXFORD CENTRAL

DRAWING TITLE

LEVEL 5-7 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-1.08		I



NOTES:

- APARTMENT AREA UPDATED AS CLOUDED

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.14	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	PL
D	2016.04.20	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	SS
E	2016.5.03	DA SUBMISSION	PL
F	2016.10.04	SECTION 96 SUBMISSION	JRB
G	2016.12.09	SECTION 96 SUBMISSION	JRB
H	2017.03.24	SECTION 96 SUBMISSION	JRB
I	2017.05.11	APARTMENT AREA UPDATED AS CLOUDED	JRB

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OXFORD CENTRAL

DRAWING TITLE

LEVEL 8 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
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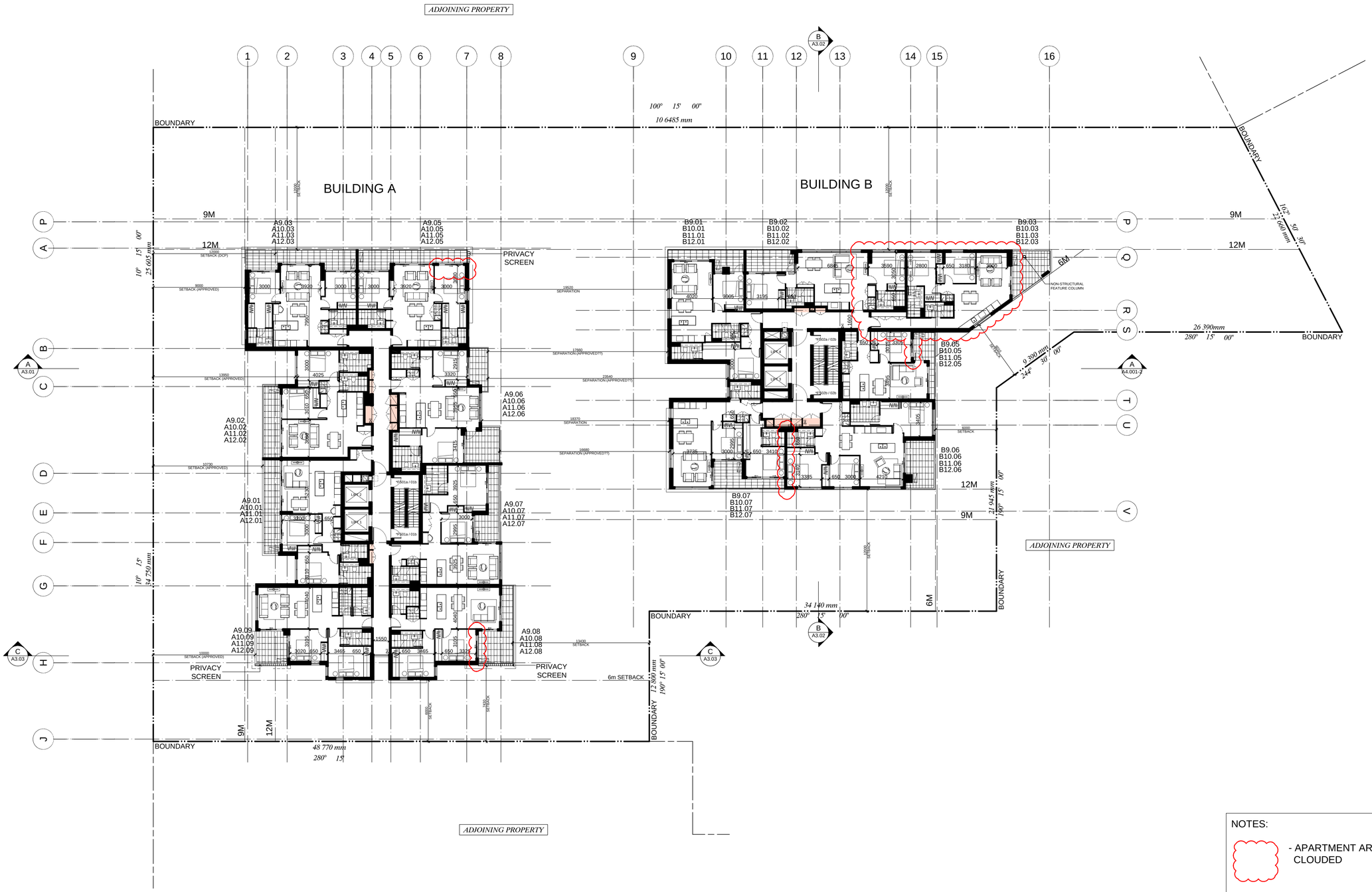
JOB	DRAWING		REVISION
15049	S96-1.09		I



NOTES:

- APARTMENT AREA UPDATED AS CLOUDED

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REVISION	DATE	DESCRIPTION	BY
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B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.14	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	PL
D	2016.04.20	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	SS
E	2016.5.03	DA SUBMISSION	PL
F	2016.10.04	SECTION 96 SUBMISSION	JRB
G	2016.12.09	SECTION 96 SUBMISSION	JRB
H	2017.03.24	SECTION 96 SUBMISSION	JRB
I	2017.05.11	APARTMENT AREA UPDATED AS CLOUDED	JRB

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DRAWING TITLE

LEVEL 9-12 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
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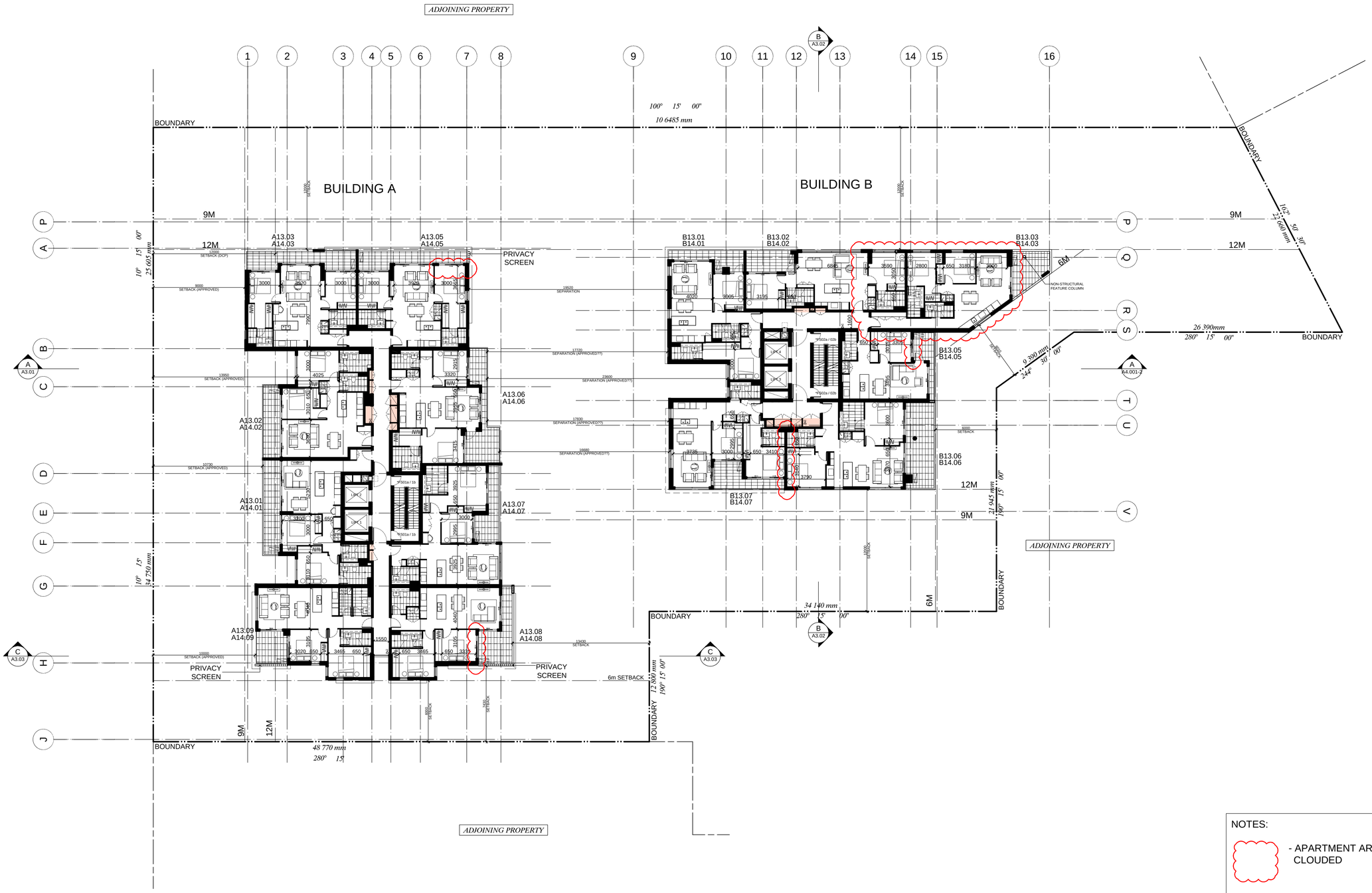
JOB	DRAWING		REVISION
15049	S96-1.10		I



NOTES:

- APARTMENT AREA UPDATED AS CLOUDED

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.14	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	PL
D	2016.04.20	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	SS
E	2016.5.03	DA SUBMISSION	PL
F	2016.10.04	SECTION 96 SUBMISSION	JRB
G	2016.12.09	SECTION 96 SUBMISSION	JRB
H	2017.03.24	SECTION 96 SUBMISSION	JRB
I	2017.05.11	APARTMENT AREA UPDATED AS CLOUDED	JRB

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DRAWING TITLE

LEVEL 13-14 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
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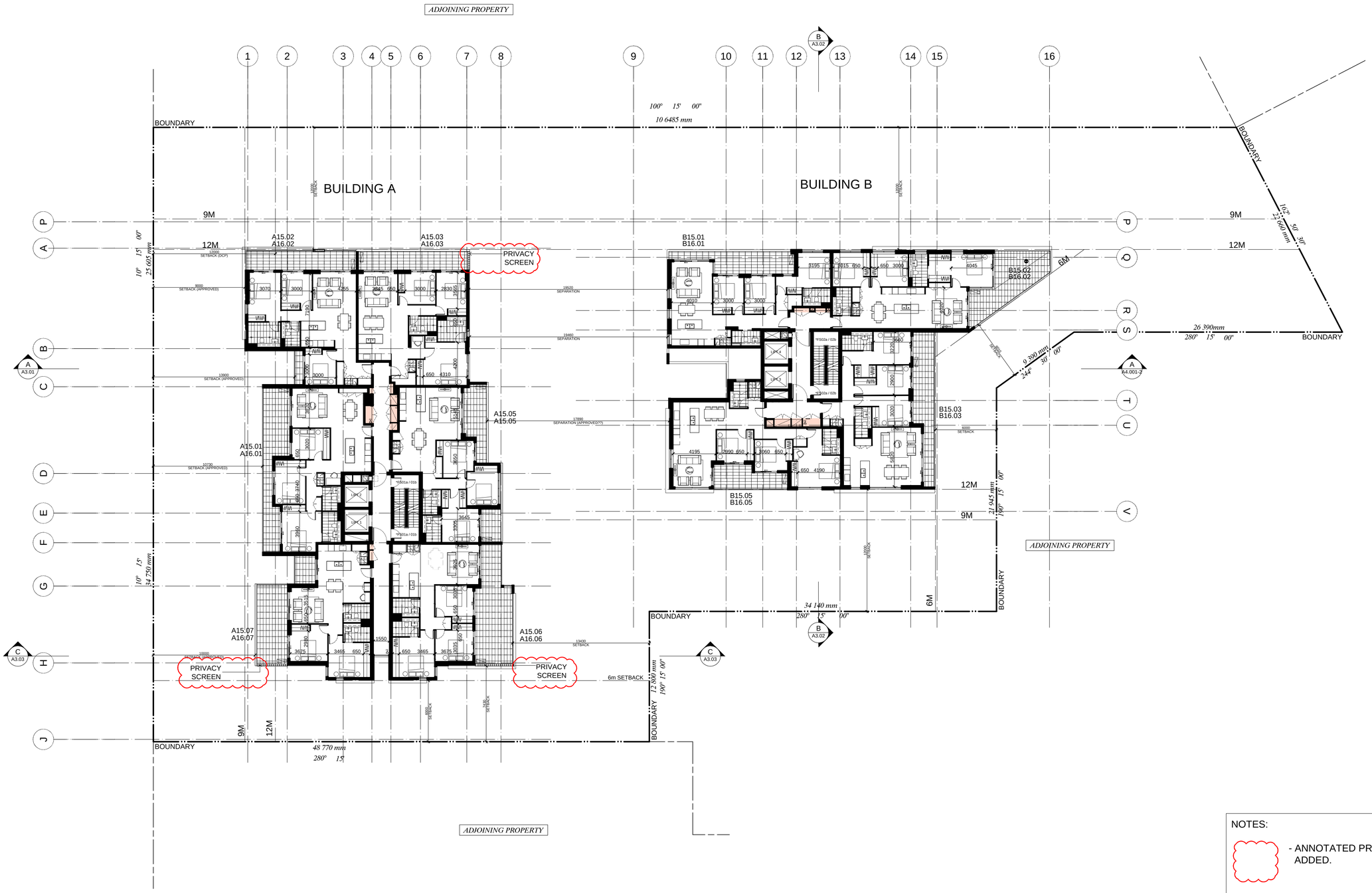
JOB	DRAWING		REVISION
15049	S96-1.11		I



NOTES:

- ANNOTATED PRIVACY SCREENS ADDED.

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A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.14	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	PL
D	2016.04.20	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION AND UNIT LAYOUTS	SS
E	2016.5.03	DA SUBMISSION	PL
F	2016.10.04	SECTION 96 SUBMISSION	JRB
G	2016.12.09	SECTION 96 SUBMISSION	JRB
H	2017.03.24	SECTION 96 SUBMISSION	JRB

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DRAWING TITLE

LEVEL 15-16 FLOOR PLAN

SCALE	DATE	DRAWN	CHECKED
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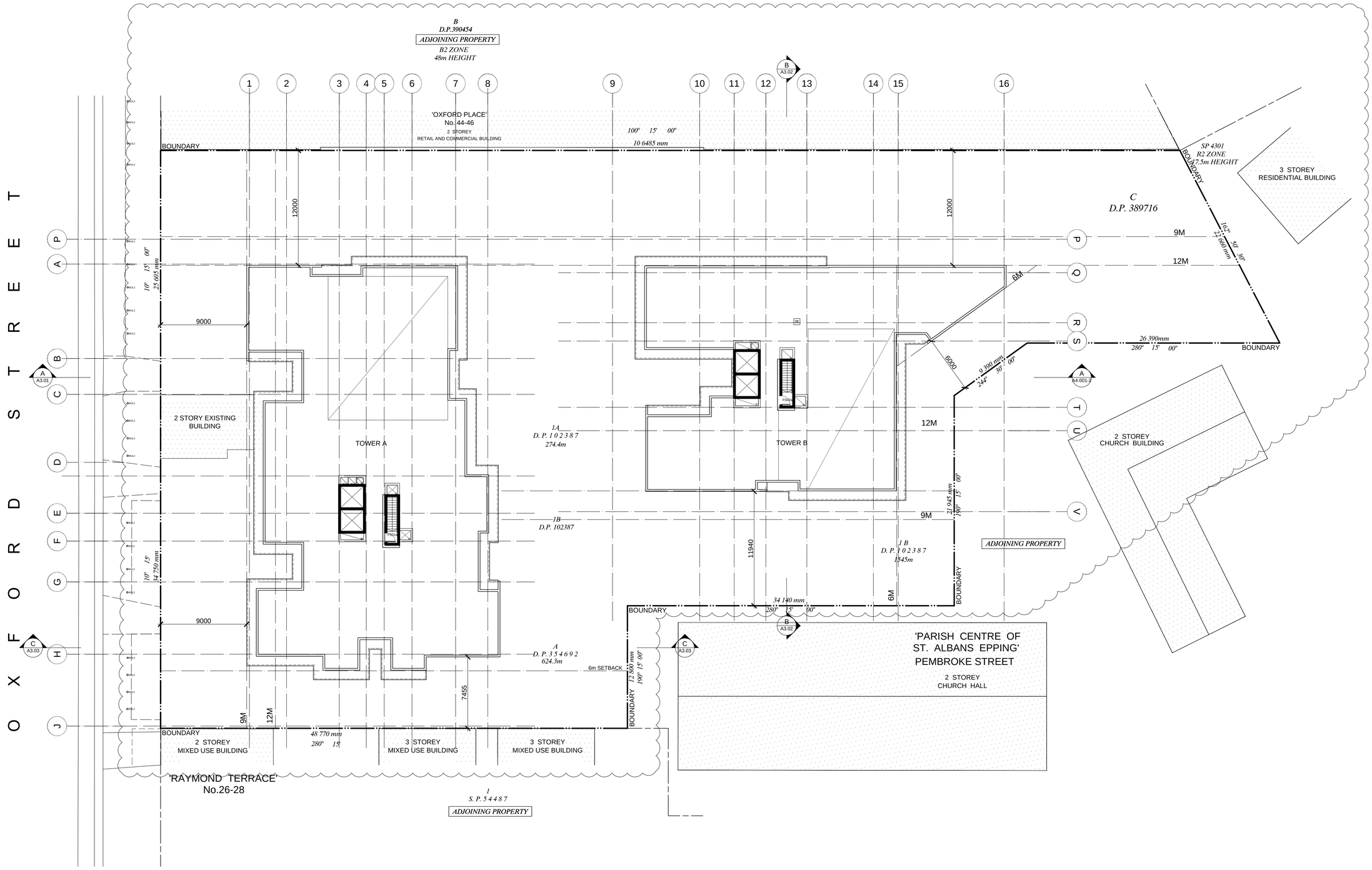
JOB	DRAWING		REVISION
15049	S96-1.12		H



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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.02.16	ROOF TERRACES DELETED	EBC
C	2016.05.03	DA SUBMISSION	PL
D	2016.10.04	SECTION 96 SUBMISSION	JRB

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PROJECT
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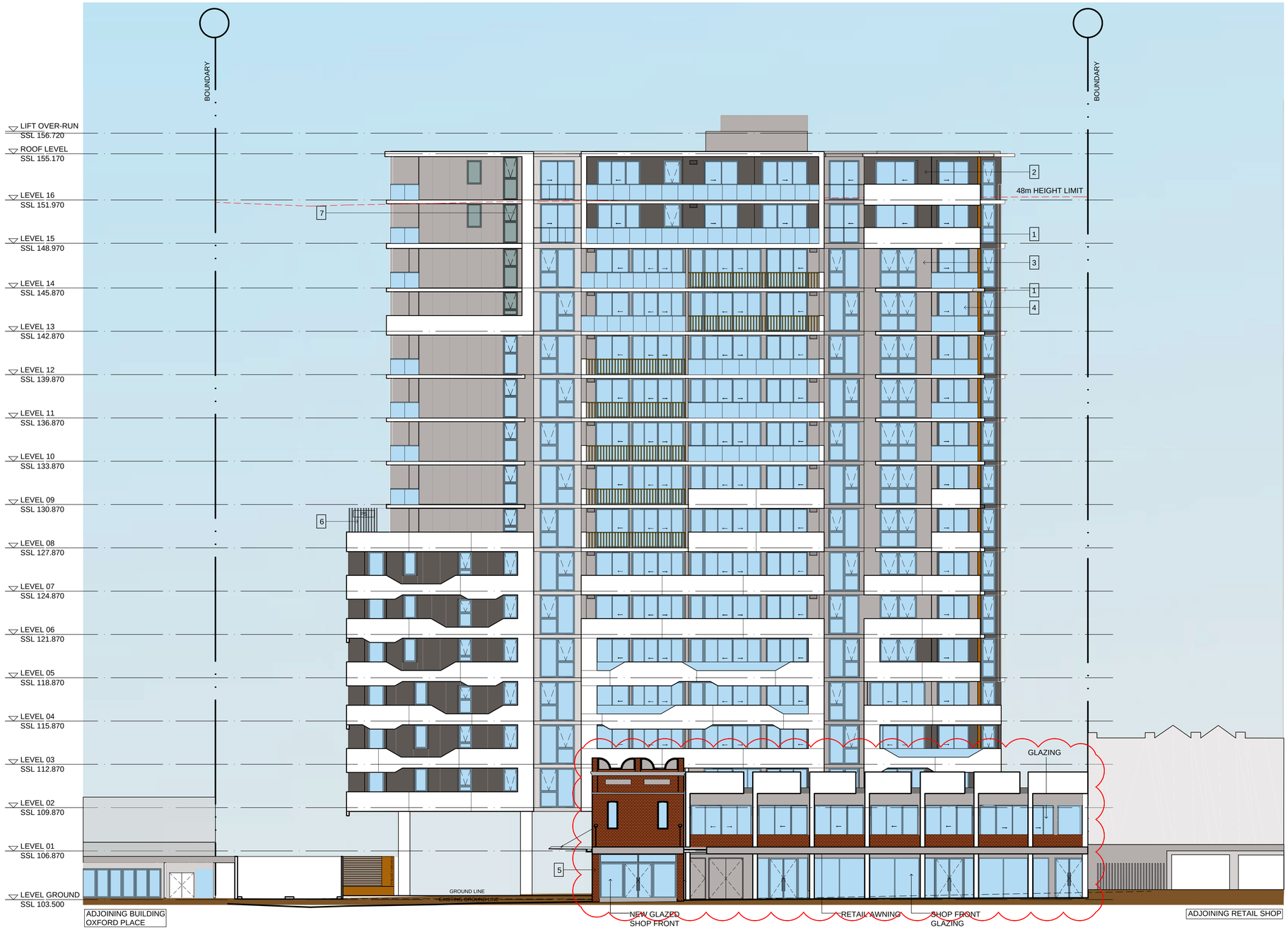
DRAWING TITLE
ROOF PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-1.13		D



NOTES:

- RETAIL FACADE UPDATED

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.13	AMENDMENTS TO NORTH & WEST ELEVATION	PL
D	2016.05.03	DA SUBMISSION	PL
E	2016.10.04	SECTION 96 SUBMISSION	JRB
F	2016.12.09	SECTION 96 SUBMISSION	
G	2017.03.24	SECTION 96 SUBMISSION	JRB
H	2017.05.11	RETAIL FACADE UPDATED	JRB

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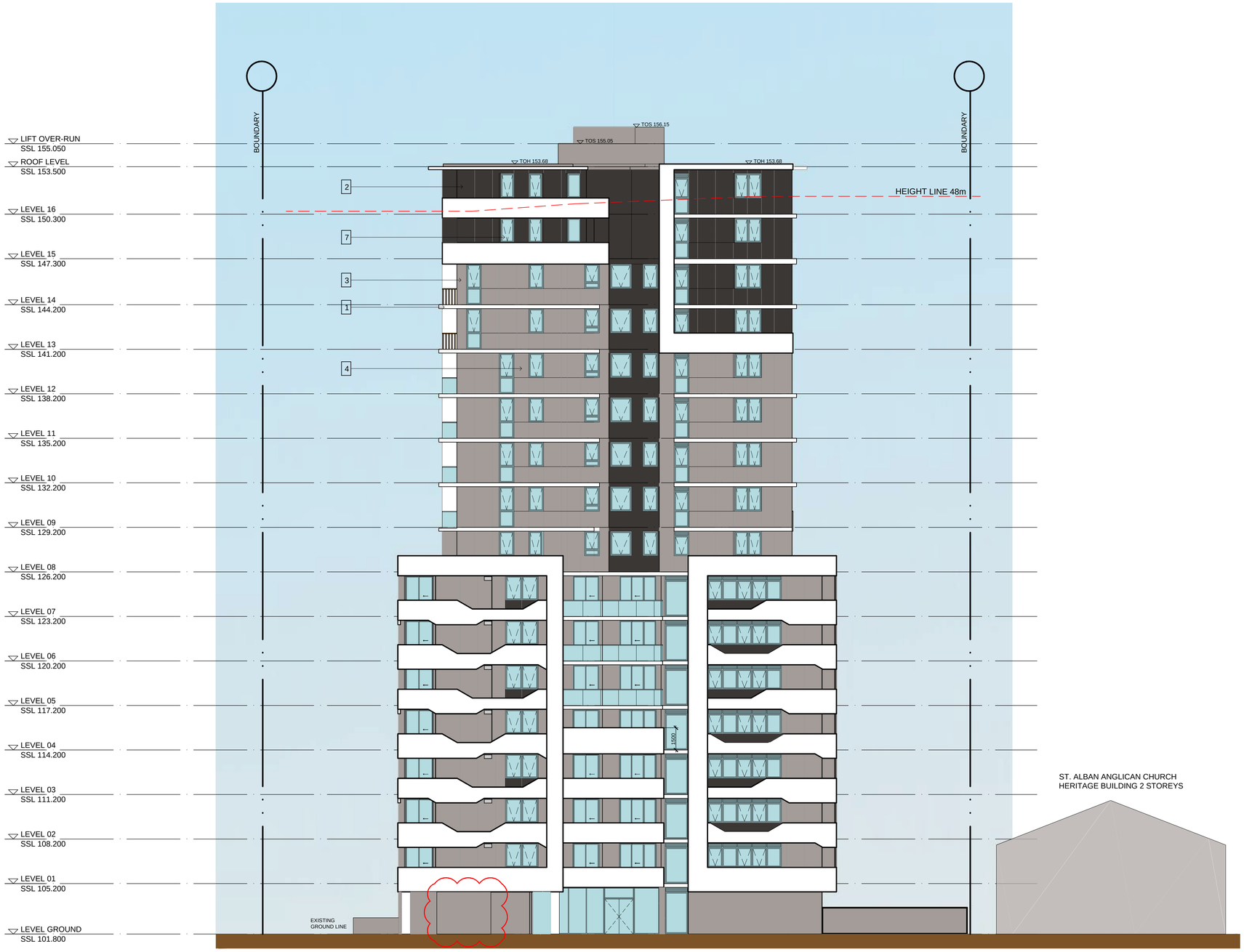
DRAWING TITLE

WEST ELEVATION TOWER A

SCALE	DATE	DRAWN	CHECKED
1:150@A1 1:300@A3	SEPT 2016	EL	JRB

JOB	DRAWING	REVISION
15049	S96-2.01	H



NOTES:

- ADDED RETAIL

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.05.03	DA SUBMISSION	PL
C	2016.10.04	SECTION 96 SUBMISSION	JRB
D	2016.12.09	SECTION 96 SUBMISSION	JRB
E	2017.03.24	SECTION 96 SUBMISSION	JRB
F	2017.05.26	ADDED RETAIL	BK

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PROJECT

OXFORD CENTRAL

DRAWING TITLE

WEST ELEVATION TOWER B

SCALE	DATE	DRAWN	CHECKED
1:150@A1 1:300@A3	SEPT 2016	EL	JRB

JOB	DRAWING	REVISION
15049	S96-2.02	F

NOTES:

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.13	AMENDMENTS TO NORTH & WEST ELEVATION	PL
D	2016.05.03	DA SUBMISSION	PL
E	2016.06.02	AMENDMENTS TO GROUND LEVEL	ZH
F	2016.10.04	SECTION 96 SUBMISSION	JRB
G	2016.12.09	SECTION 96 SUBMISSION	JRB
H	2017.03.24	SECTION 96 SUBMISSION	JRB
I	2017.05.26	ADDED RETAIL	BK

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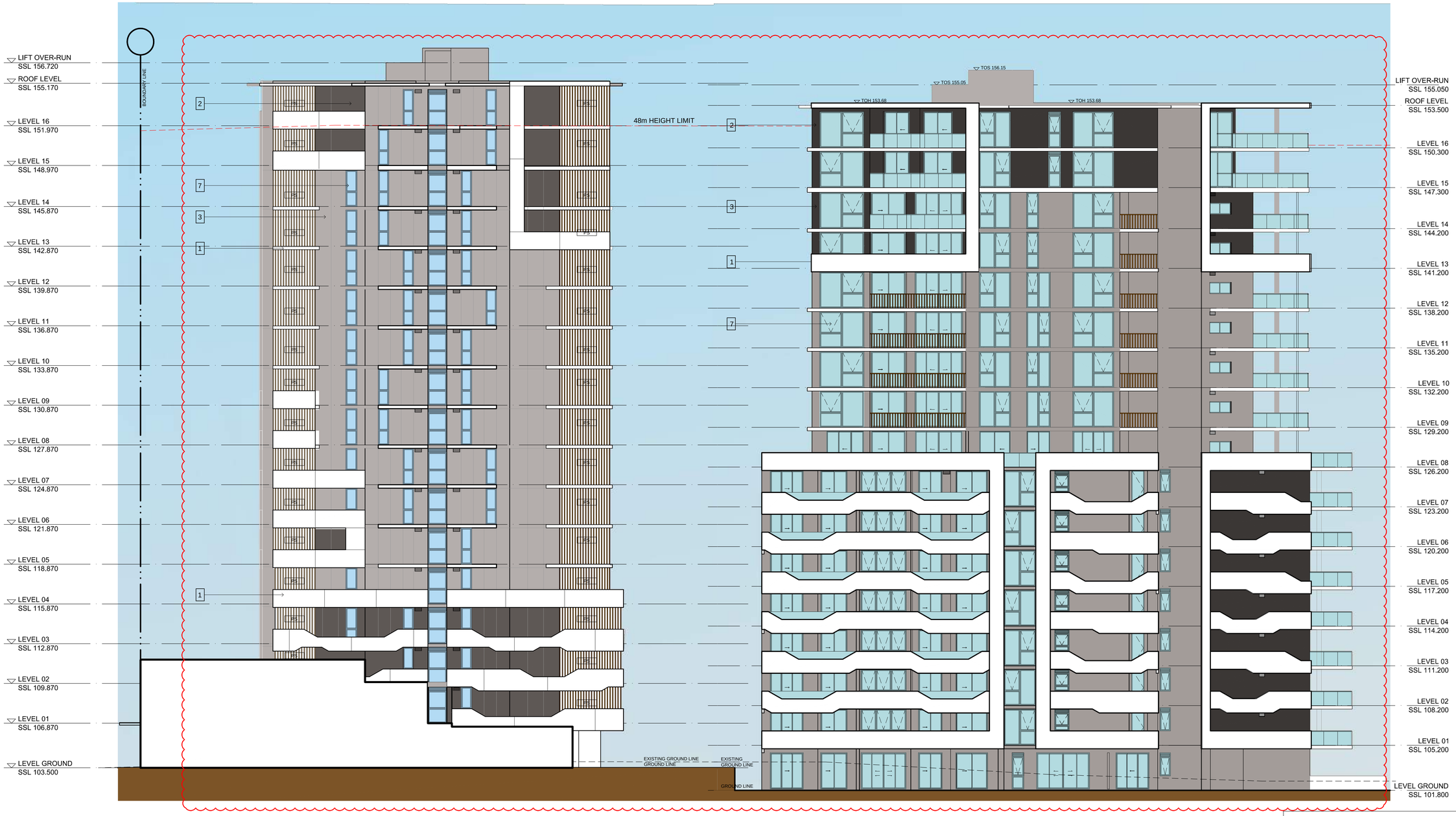
OXFORD CENTRAL

DRAWING TITLE
NORTH ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1:150@A1 1:300@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-2.03		I



NOTES:

- SHADOW LAYERS REMOVED.
- TOWER A - FIXED OBSCURE GLASS TO SOUTHERN WALL.

PS - PRIVACY SCREEN ANNOTATED.

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.15	AMENDMENTS TO SOUTH & EAST ELEVATION	PL
D	2016.05.03	DA SUBMISSION	PL
E	2016.10.04	SECTION 96 SUBMISSION	JRB
F	2016.12.09	SECTION 96 SUBMISSION	JRB
G	2017.03.24	SECTION 96 SUBMISSION	JRB

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PROJECT
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DRAWING TITLE
SOUTH ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
1:150@A1 1:300@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-2.04		G

NOTES:

- SHADOW LAYERS REMOVED.

PS - PRIVACY SCREEN ANNOTATED.

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C	2016.04.15	AMENDMENTS TO SOUTH & EAST ELEVATION	PL
D	2016.05.03	DA SUBMISSION	PL
E	2016.10.04	SECTION 96 SUBMISSION	JRB
F	2016.12.09	SECTION 96 SUBMISSION	JRB
G	2017.03.24	SECTION 96 SUBMISSION	JRB

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PROJECT

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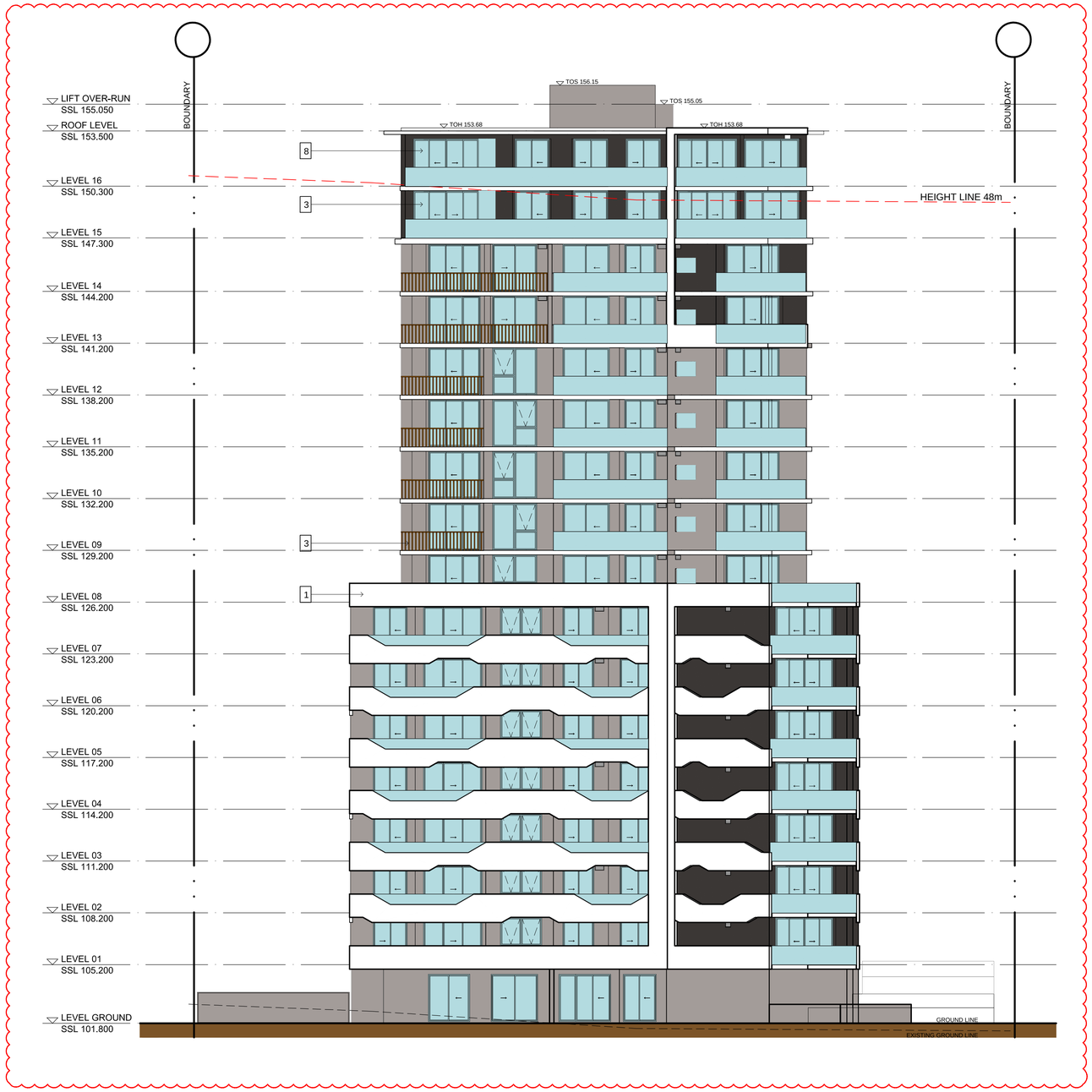
DRAWING TITLE

EAST ELEVATION TOWER A

SCALE	DATE	DRAWN	CHECKED
1:150@A1 1:300@A3	SEPT 2016	EL	JRB

JOB	DRAWING	REVISION
15049	S96-2.05	G



NOTES:

- SHADOW LAYERS REMOVED.

IMPORTANT NOTES:

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.02.16	AMENDMENTS TO STREET FRONT FACADE FOR VERTICAL ARTICULATION	EBC
C	2016.04.15	AMENDMENTS TO SOUTH & EAST ELEVATION	PL
D	2016.05.03	DA SUBMISSION	PL
E	2016.10.04	SECTION 96 SUBMISSION	JRB
F	2016.12.09	SECTION 96 SUBMISSION	JRB
G	2017.03.24	SECTION 96 SUBMISSION	JRB

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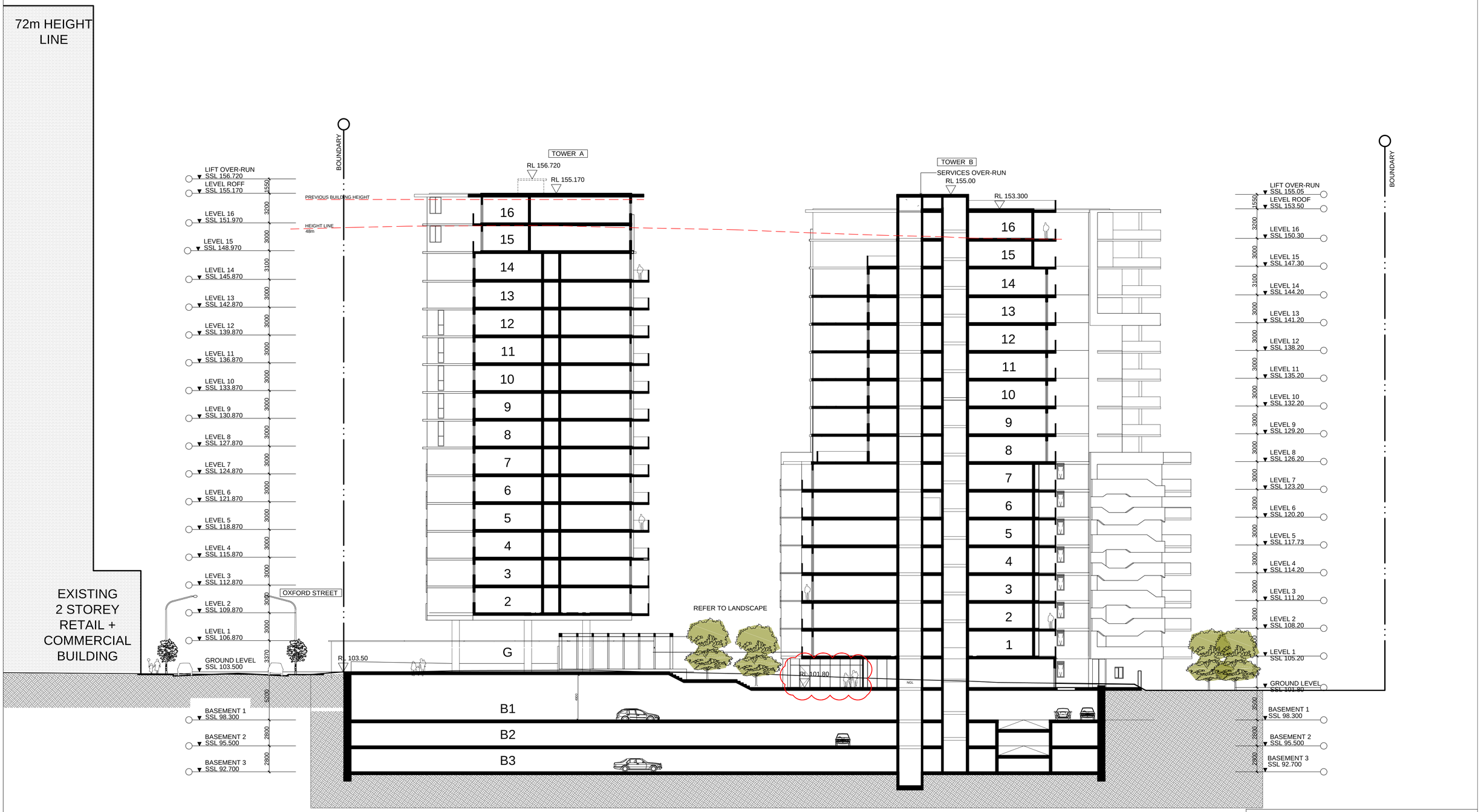
OXFORD CENTRAL

DRAWING TITLE
EAST ELEVATION TOWER B

SCALE	DATE	DRAWN	CHECKED
1:150@A1 1:300@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-2.06		G



NOTES:

- ADDED RETAIL AS CLOUDED

IMPORTANT NOTES:

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.05.03	DA SUBMISSION	PL
C	2016.10.04	SECTION 96 SUBMISSION	JRB
D	2017.05.26	ADDED RETAIL	BK

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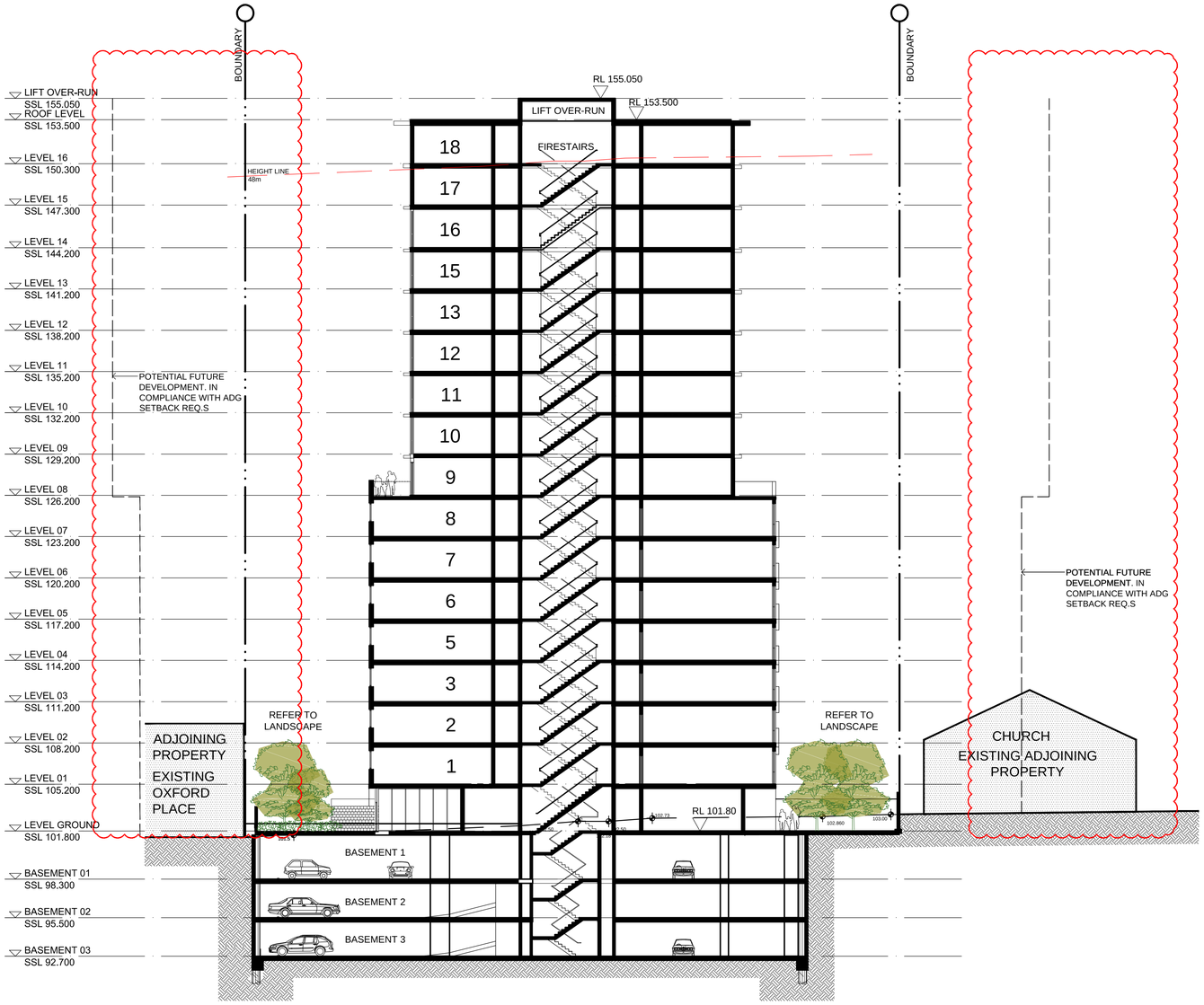
OXFORD CENTRAL

DRAWING TITLE

BUILDING SECTION

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-3.01		D

TOWER B



NOTES:

- NEIGHBOURING ADJOINING FUTURE DEVELOPMENTS INDICATED.

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.05.03	DA SUBMISSION	PL
C	2016.09.30	ISSUED FOR S96	JRB
D	2016.10.04	SECTION 96 SUBMISSION	JRB
E	2017.03.24	SECTION 96 SUBMISSION	JRB

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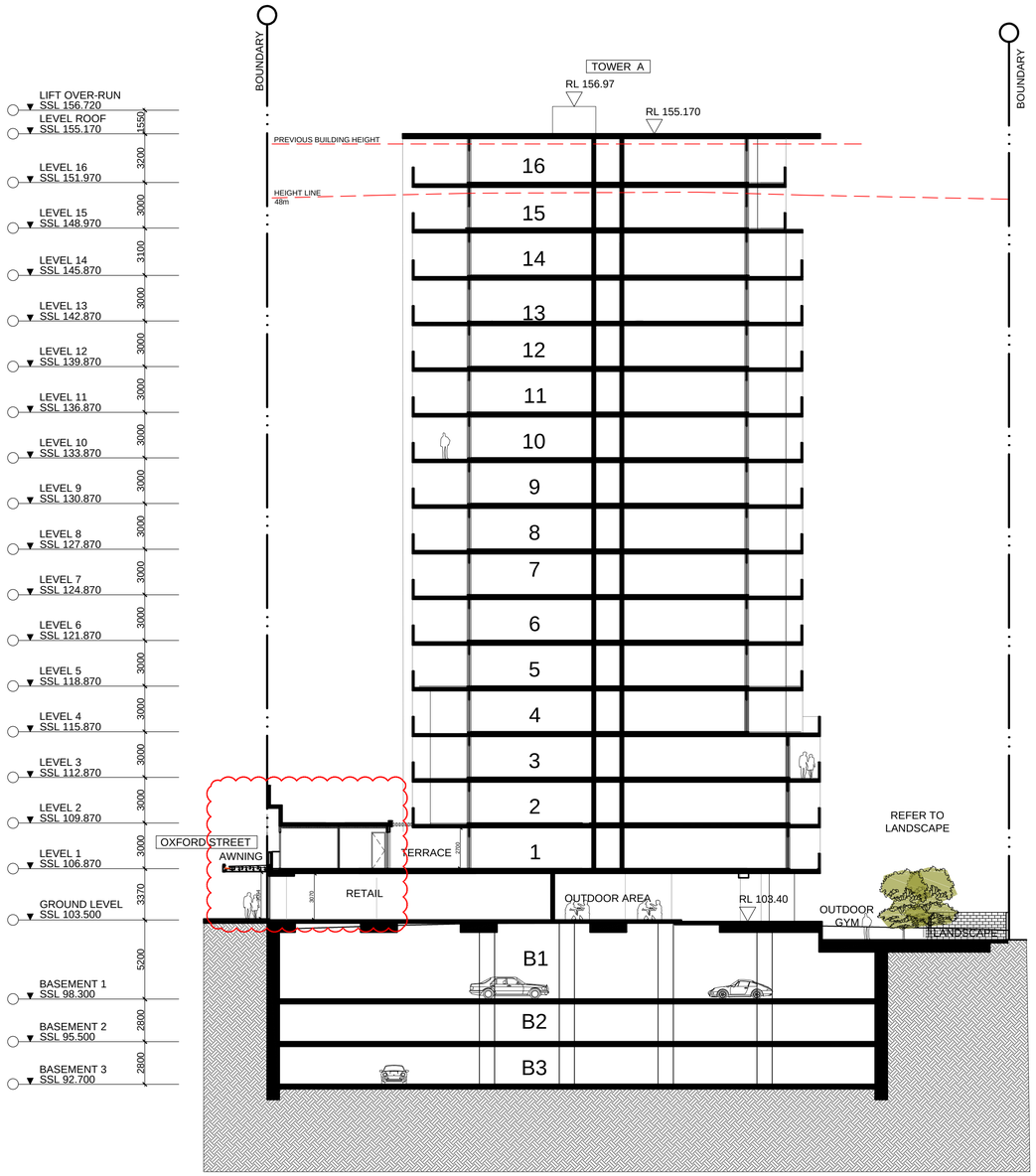
DRAWING TITLE

BUILDING SECTION

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB

JOB	DRAWING	REVISION
15049	S96-3.02	E



NOTES:

- RETAIL FACADE UPDATED

IMPORTANT NOTES:

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.11.04	CONDITION 5 SETBACKS	JRB
B	2016.05.03	DA SUBMISSION	PL
C	2016.10.04	SECTION 96 SUBMISSION	JRB
D	2017.05.11	RETAIL FACADE UPDATED	JRB

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OXFORD CENTRAL

DRAWING TITLE

BUILDING SECTION

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	SEPT 2016	EL	JRB
JOB	**DRAWING**		**REVISION**
15049	S96-3.03		D

9:00-AM

10:00-AM

11:00-AM

12:00-PM

IMPORTANT NOTES:

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.02.16	AMENDMENTS FOR DELETED ROOF TERRACE	EBC
C	2016.05.03	DA SUBMISSION	PL
D	2016.10.04	SECTION 96 SUBMISSION	JRB

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DRAWING TITLE

SHADOW STUDY - MID WINTER 01

SCALE	DATE	DRAWN	CHECKED
NTS ----	SEPT 2016	EL	JRB
JOB 15049	DRAWING S96-4.01		REVISION D

1:00-PM

2:00-PM

3:00-PM

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.02.16	AMENDMENTS FOR DELETED ROOF TERRACE	EBC
C	2016.05.03	DA SUBMISSION	PL
D	2016.10.04	SECTION 96 SUBMISSION	JRB

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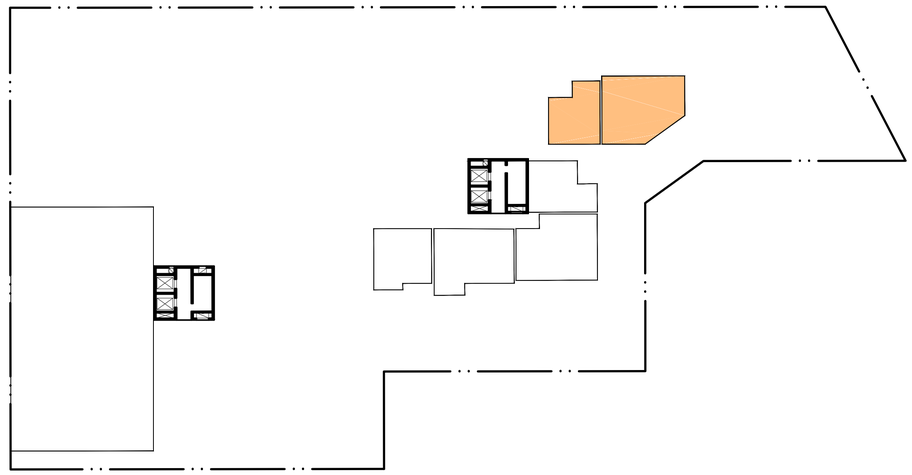
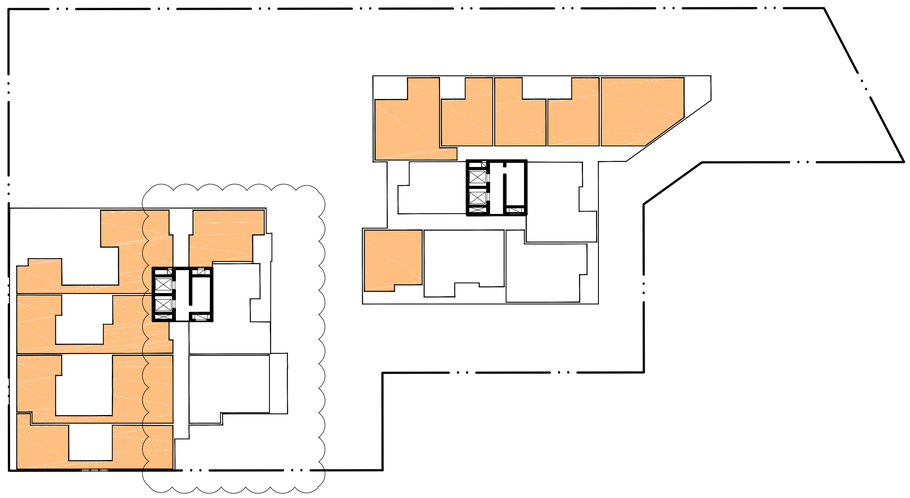
DRAWING TITLE

SHADOW STUDY - MID WINTER 02

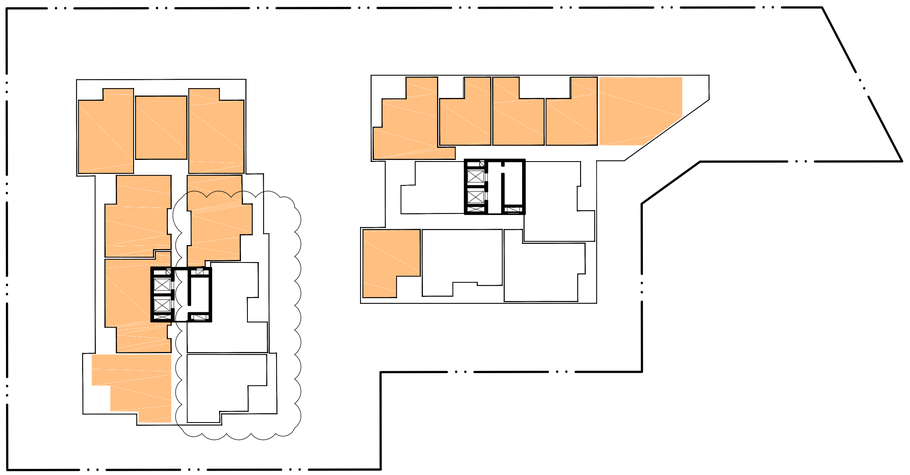
SCALE	DATE	DRAWN	CHECKED
NTS ----	SEPT 2016	EL	JRB
JOB 15049	DRAWING S96-4.02		REVISION D



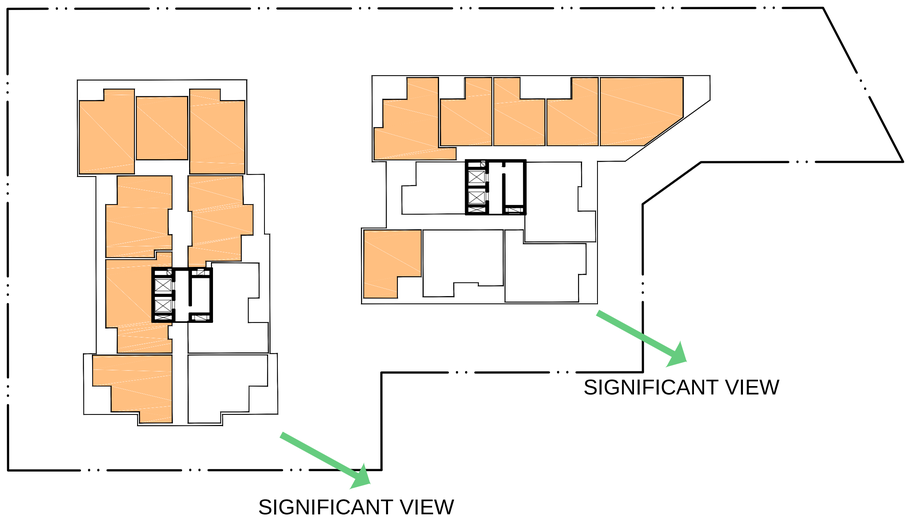
GROUND
2 HOURS SOLAR ACCESS UNITS: 2



LEVEL 1
2 HOURS SOLAR ACCESS UNITS: 11



LEVEL 2-3
2 HOURS SOLAR ACCESS UNITS: 13



LEVEL 4
2 HOURS SOLAR ACCESS UNITS: 13

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.06.21	ADDITIONAL INFORMATION	ZH
C	2016.10.04	SECTION 96 SUBMISSION	JRB

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OXFORD CENTRAL

DRAWING TITLE
SOLAR ACCESS 01

SCALE	DATE	DRAWN	CHECKED
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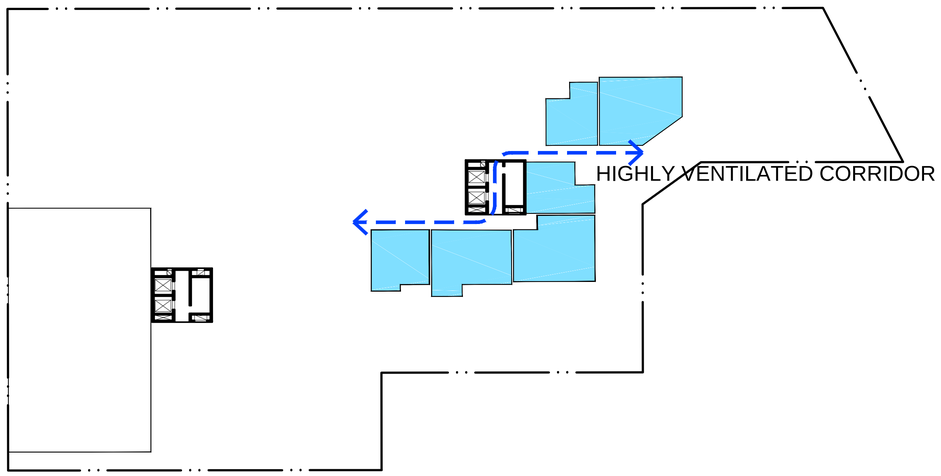
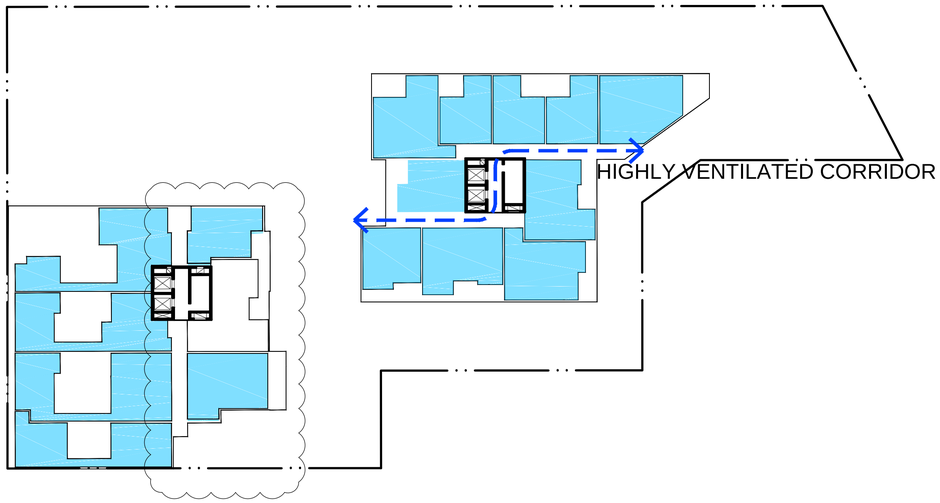
JOB	DRAWING		REVISION
15049	S96-4.03		C

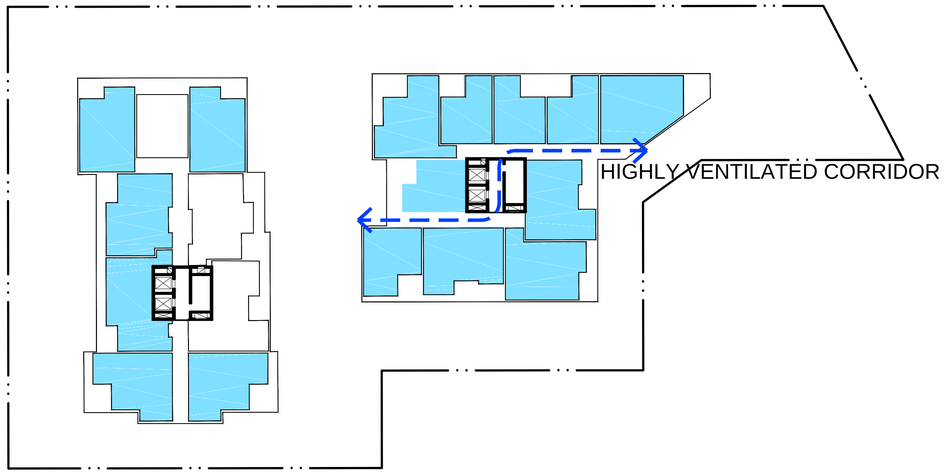


GROUND
UNIT WITH CROSS VENTILATION:6



LEVEL 1
UNIT WITH CROSS VENTILATION:16

LEVEL 2-3
UNIT WITH CROSS VENTILATION:16



LEVEL 4
UNIT WITH CROSS VENTILATION:16

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.06.21	ADDITIONAL INFORMATION	ZH
C	2016.10.04	SECTION 96 SUBMISSION	JRB

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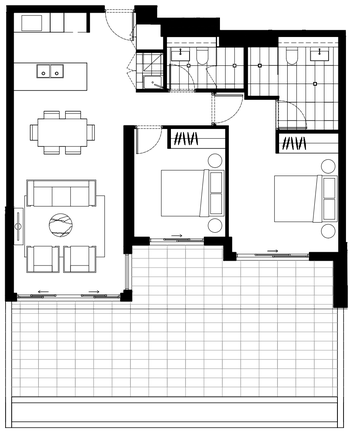
DRAWING TITLE
CROSS VENTILATION 01

SCALE	DATE	DRAWN	CHECKED
1:400@A1 1:800@A3	SEPT 2016	EL	JRB

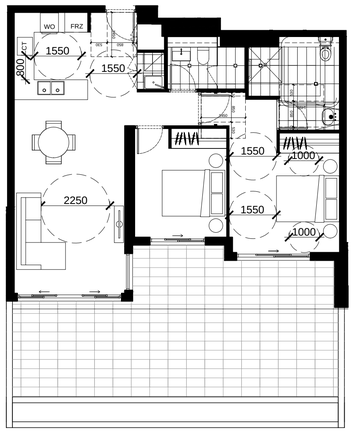
JOB	DRAWING	REVISION
15049	S96-4.06	C

UT-B

G.06 GROUND
B1.09 LEVEL 1
B2.09 LEVEL 2
B3.09 LEVEL 3
B4.09 LEVEL 4
B5.08 LEVEL 5
B6.08 LEVEL 6
B7.08 LEVEL 7



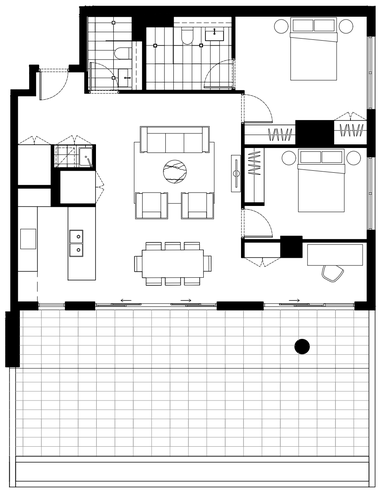
PRE-ADAPTATION



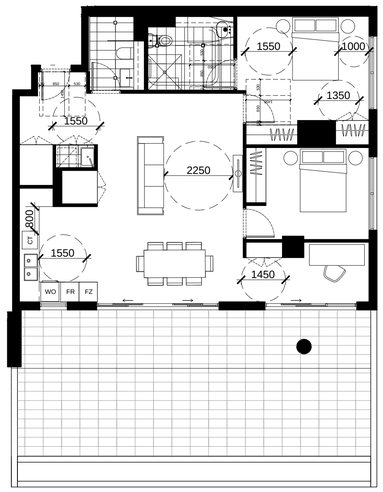
POST-ADAPTATION

UT-C

G.05 GROUND



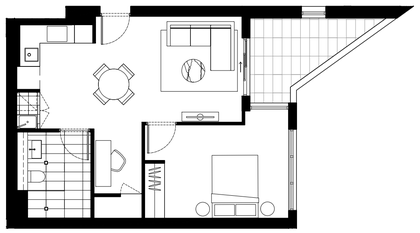
PRE-ADAPTATION



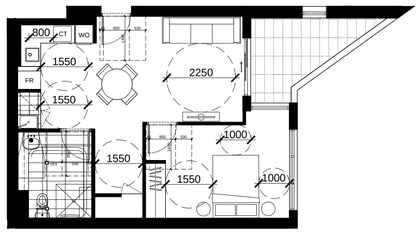
POST-ADAPTATION

UT-D

G.03 GROUND



PRE-ADAPTATION

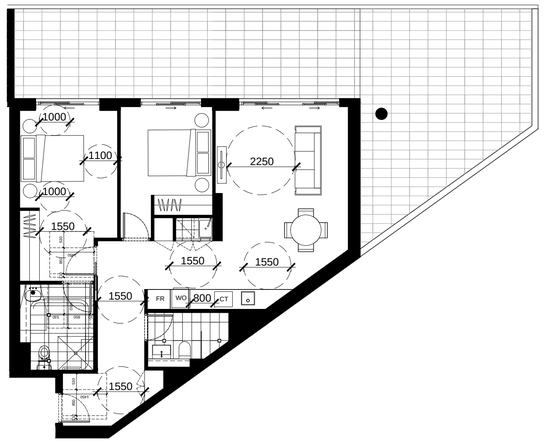


POST-ADAPTATION

UT-F

G.02 GROUND
B1.06 LEVEL 1
B2.06 LEVEL 2
B3.06 LEVEL 3
B4.06 LEVEL 4
B5.05 LEVEL 5
B6.05 LEVEL 6
B7.05 LEVEL 7

PRE-ADAPTATION

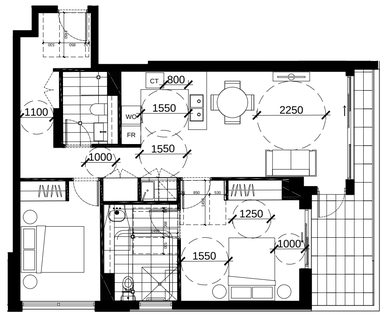


POST-ADAPTATION

UT-G

B1.08 LEVEL 1
B2.08 LEVEL 2
B3.08 LEVEL 3
B4.08 LEVEL 4
B5.07 LEVEL 5
B6.07 LEVEL 6
B7.07 LEVEL 7

PRE-ADAPTATION

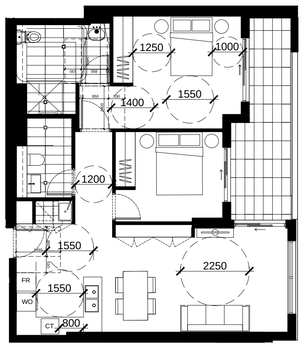


POST-ADAPTATION

UT-H

B1.07 LEVEL 1
B2.07 LEVEL 2
B3.07 LEVEL 3
B4.07 LEVEL 4
B5.06 LEVEL 5
B6.06 LEVEL 6
B7.06 LEVEL 7

PRE-ADAPTATION



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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.05.03	DA SUBMISSION	PL
C	2016.10.04	SECTION 96 SUBMISSION	JRB

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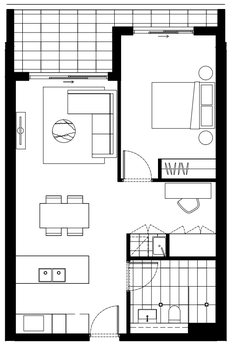
DRAWING TITLE
ADAPTABLE UNIT PLANS 01

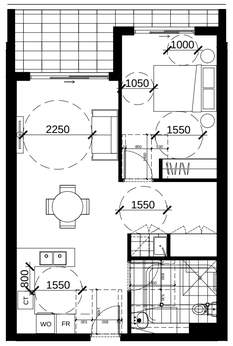
SCALE	DATE	DRAWN	CHECKED
1:100@A1 1:200@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-5.01		C

UT-S

A2.05 LEVEL 2
A3.05 LEVEL 3
A4.05 LEVEL 4
A5.05 LEVEL 5
A6.05 LEVEL 6
A7.05 LEVEL 7



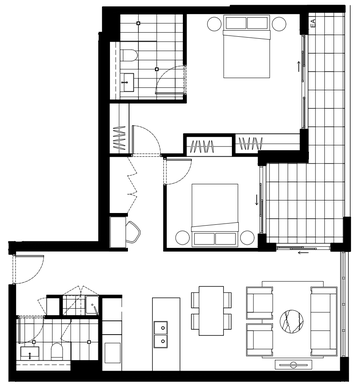
PRE-ADAPTATION



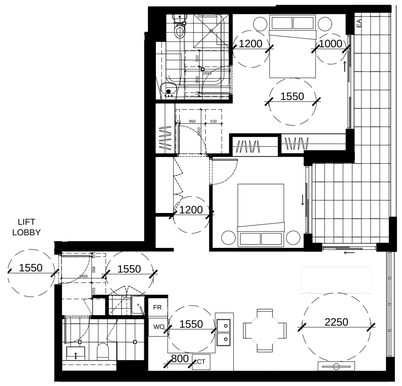
POST-ADAPTATION

UT-GG

A1.03 LEVEL 1
A2.08 LEVEL 2
A3.08 LEVEL 3
A4.08 LEVEL 4
A5.08 LEVEL 5
A6.08 LEVEL 6
A7.08 LEVEL 7
A8.07 LEVEL 8
A9.07 LEVEL 9
A10.07 LEVEL 10
A11.07 LEVEL 11
A12.07 LEVEL 12
A13.07 LEVEL 13
A14.07 LEVEL 14



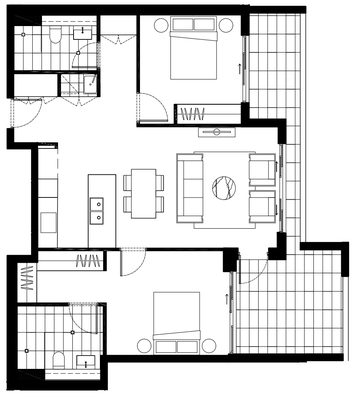
PRE-ADAPTATION



POST-ADAPTATION

UT-BB

A2.07 LEVEL 2
A3.07 LEVEL 3
A4.07 LEVEL 4
A5.07 LEVEL 5
A6.07 LEVEL 6
A7.07 LEVEL 7
A8.06 LEVEL 8
A9.06 LEVEL 9
A10.06 LEVEL 10
A11.06 LEVEL 11
A12.06 LEVEL 12
A13.06 LEVEL 13
A14.06 LEVEL 14



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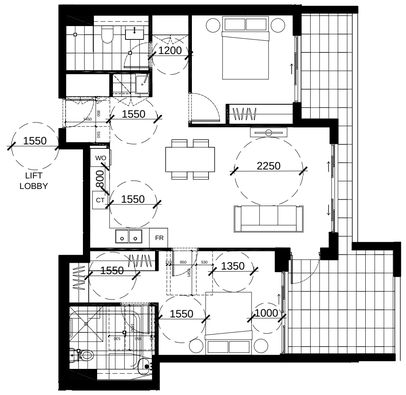
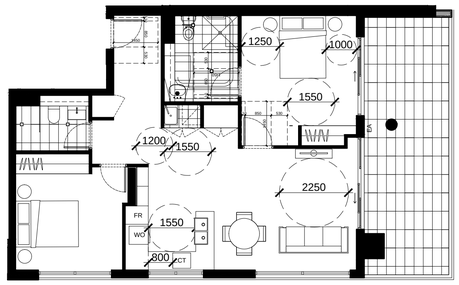


POST-ADAPTATION

UT-NN

B13.06 LEVEL 13
B14.06 LEVEL 14

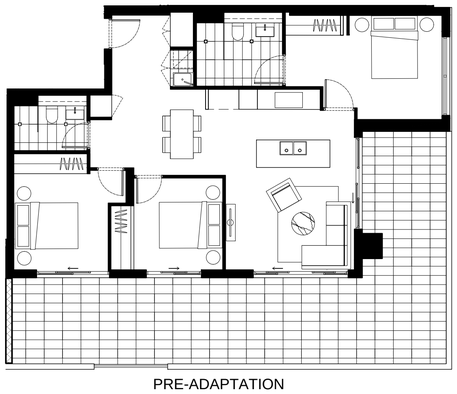
PRE-ADAPTATION



POST-ADAPTATION

UT-FF

B8.06 LEVEL 8
B9.06 LEVEL 9
B10.06 LEVEL 10
B11.06 LEVEL 11
B12.06 LEVEL 12



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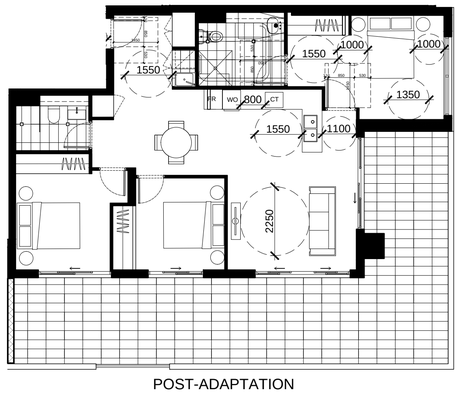
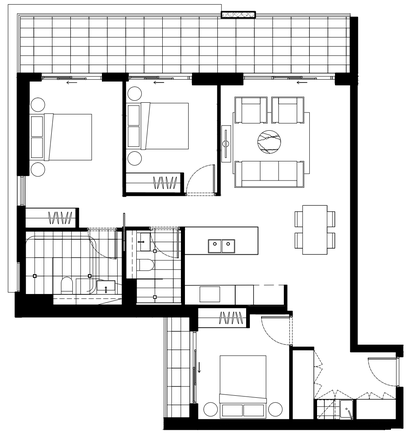


POST-ADAPTATION

UT-QQ

A15.02 LEVEL 15
A16.02 LEVEL 16



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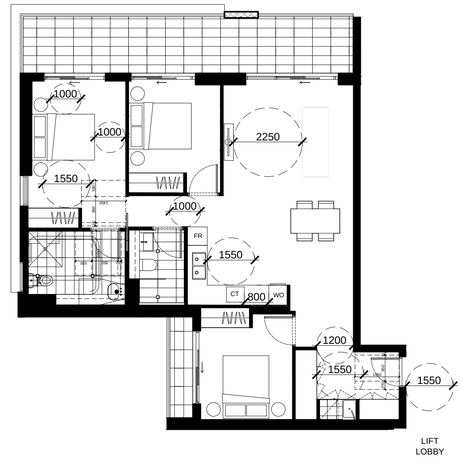

POST-ADAPTATION

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REVISION	DATE	DESCRIPTION	BY
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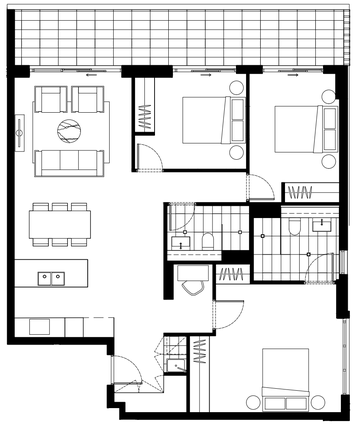
PROJECT
OXFORD CENTRAL

DRAWING TITLE
ADAPTABLE UNIT PLANS 02

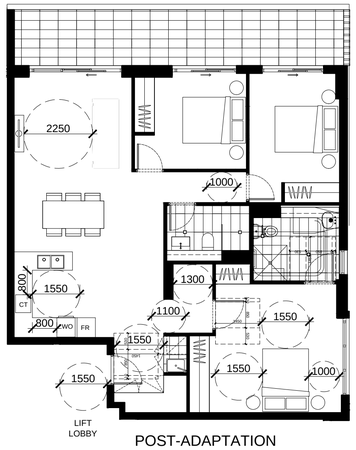
SCALE	DATE	DRAWN	CHECKED
1:100@A1 1:200@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-5.02		C

UT-XX

A15.03 LEVEL 15
A16.03 LEVEL 16



PRE-ADAPTATION



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DRAWING TITLE

ADAPTABLE UNIT PLANS 03

SCALE	DATE	DRAWN	CHECKED
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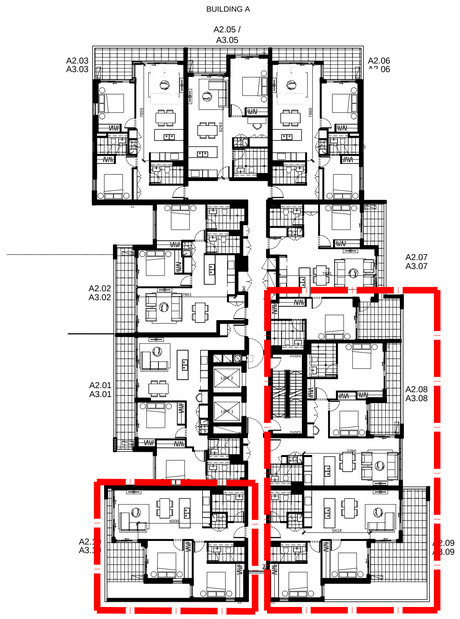
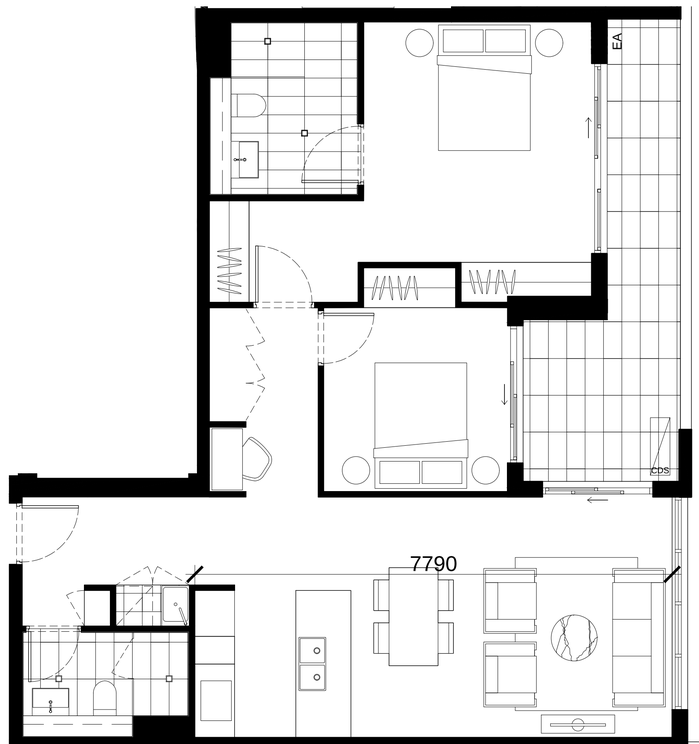
JOB	DRAWING	REVISION
15049	S96-5.03	C

HDCP COMPLIANCE





A2.08
A3.08

A2.09
A3.09

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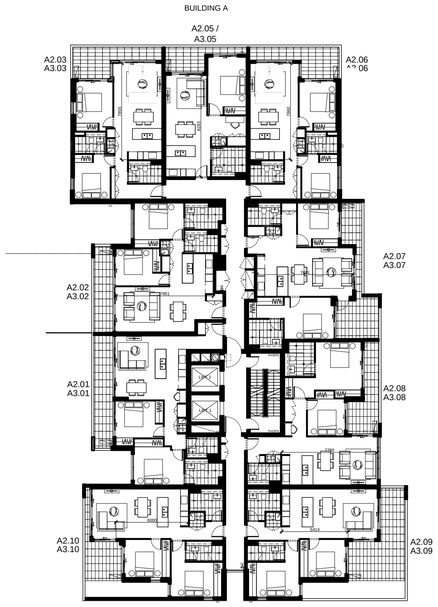
DRAWING TITLE

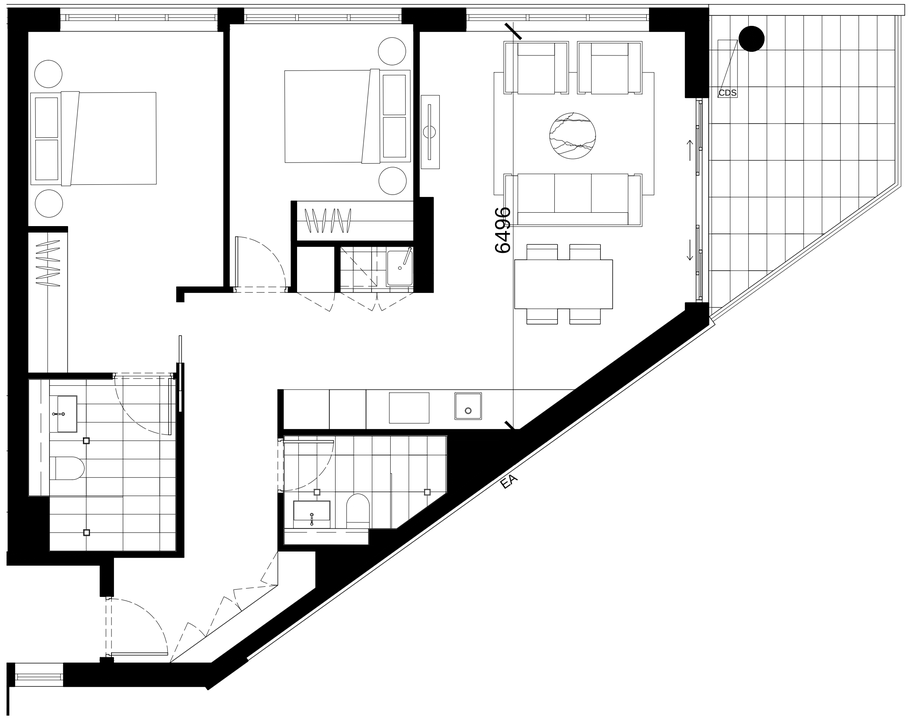
TYPICAL APARTMENT PLANS
- TOWER A

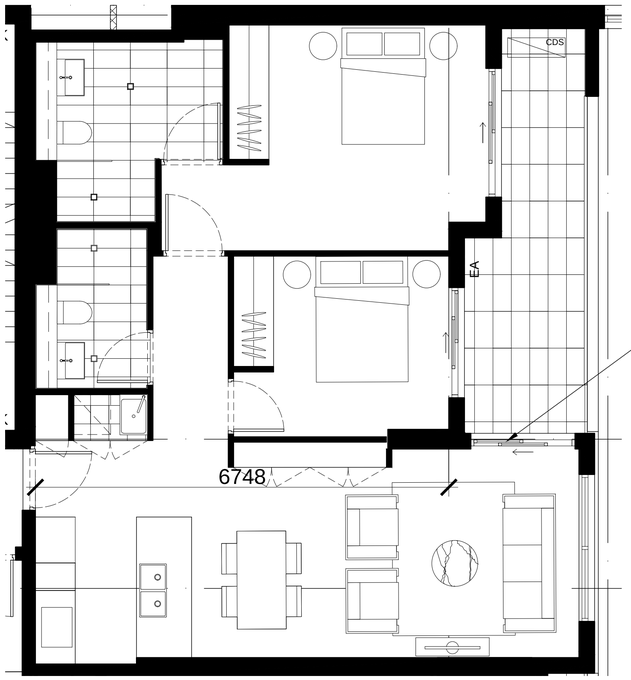
SCALE	DATE	DRAWN	CHECKED
1:50@A1 1:100@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-5.04		C

HDCP COMPLIANCE

B2.06
B3.06







STRATEGY:
CORNER WINDOWS
TO REDUCE DEPTH
IN 2B SCENARIOS

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DRAWING TITLE
TYPICAL APARTMENT PLANS
- TOWER B

SCALE	DATE	DRAWN	CHECKED
1:50@A1 1:100@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-5.05		C

STREET VIEW

STREET VIEW

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DRAWING TITLE
PERSPECTIVE VIEWS 01

SCALE	DATE	DRAWN	CHECKED
NTS ----	SEPT 2016	EL	JRB

JOB	DRAWING	REVISION
15049	S96-6.01	C

ENTRY VIEW

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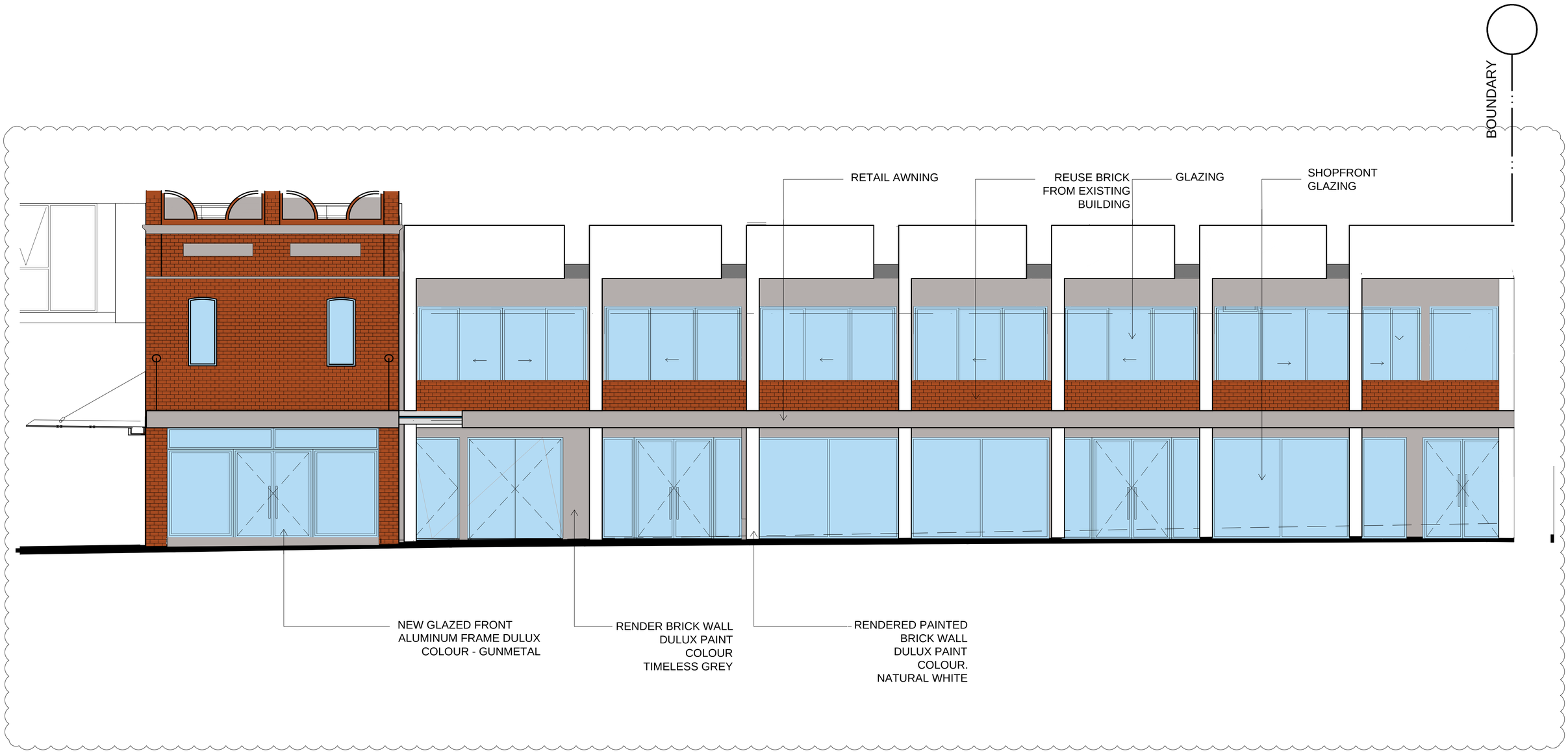
DRAWING TITLE

PERSPECTIVE VIEWS 02

SCALE	DATE	DRAWN	CHECKED
NTS ----	SEPT 2016	EL	JRB
JOB 15049	DRAWING S96-6.02		REVISION C



1. DULUX PAINT COLOUR - *NATURAL WHITE*
EXTERNAL WALLS, BALCONY BALUSTRADES, SLAB EDGES AND SOFFITS

3. WEATHERGROOVE 150 SMOOTH -
DULUX PAINT COLOUR - TIMELESS GREY
EXTERNAL WALLS

4. POWDER COATED ALUMINIUM DULUX COLOUR - *GUNMETAL*
WINDOW FRAMES, BALUSTRADE FRAMES AND SCREENS

5. FEDERATION BRICK FROM EXISTING BUILDING
EXTERNAL WALLS

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ISSUE FOR S96

REVISION	DATE	DESCRIPTION	BY
A	2015.10.22	DA SUBMISSION	EBC
B	2016.02.16	AMENDMENTS TO RETAIL FACADE ADJACENT HERITAGE BUILDING	EBC
C	2016.05.03	DA SUBMISSION	PL
D	2016.10.04	SECTION 96 SUBMISSION	JRB
E	2017.08.11	RETAIL PARAPET	JRB

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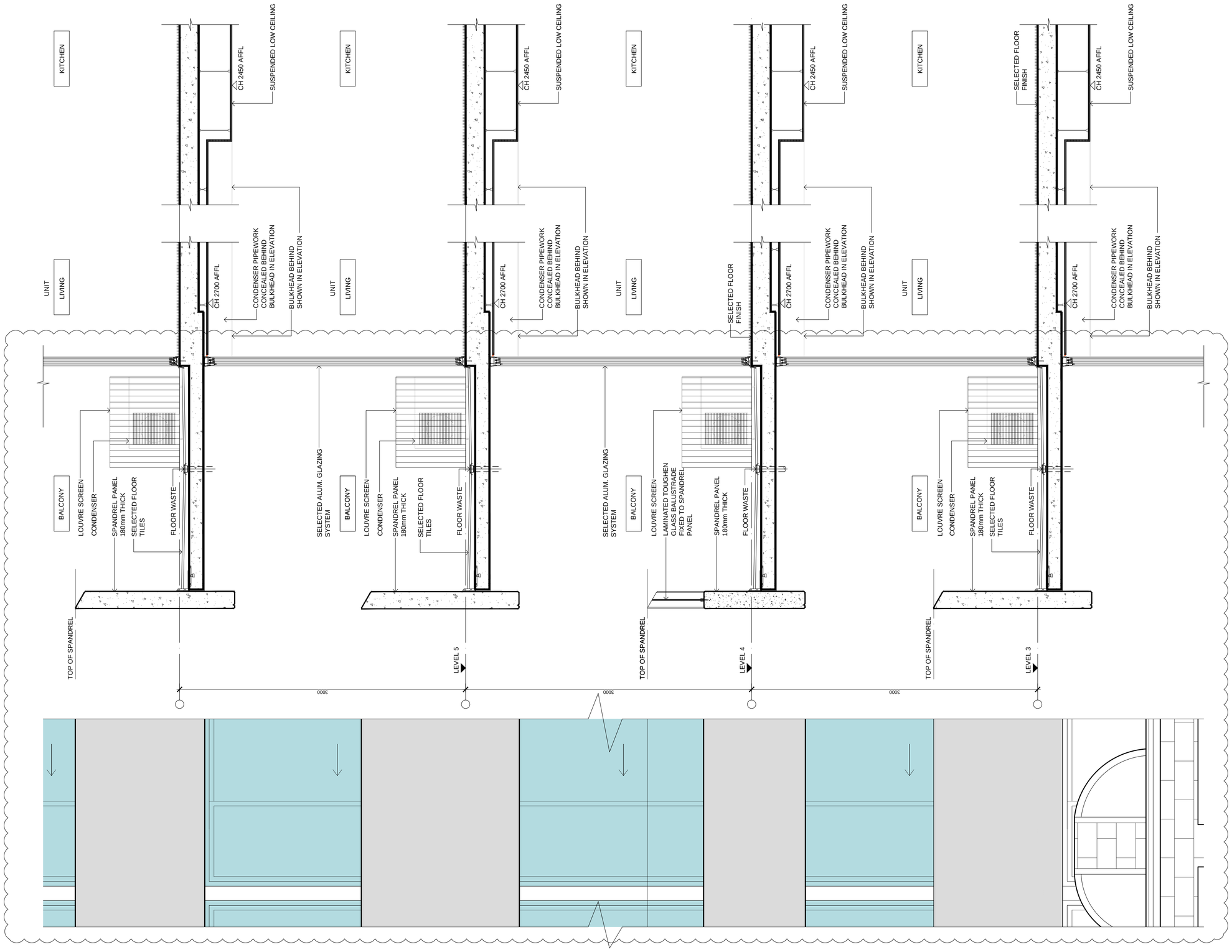
DRAWING TITLE
HERITAGE FACADE DETAIL

SCALE	DATE	DRAWN	CHECKED
1:100@A1 1:200@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-7.01		E



DETAIL FACADE SECTION

FACADE - ELEVATION

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C	2016.10.04	SECTION 96 SUBMISSION	JRB

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DRAWING TITLE

DETAIL FACADE SECTION

SCALE	DATE	DRAWN	CHECKED
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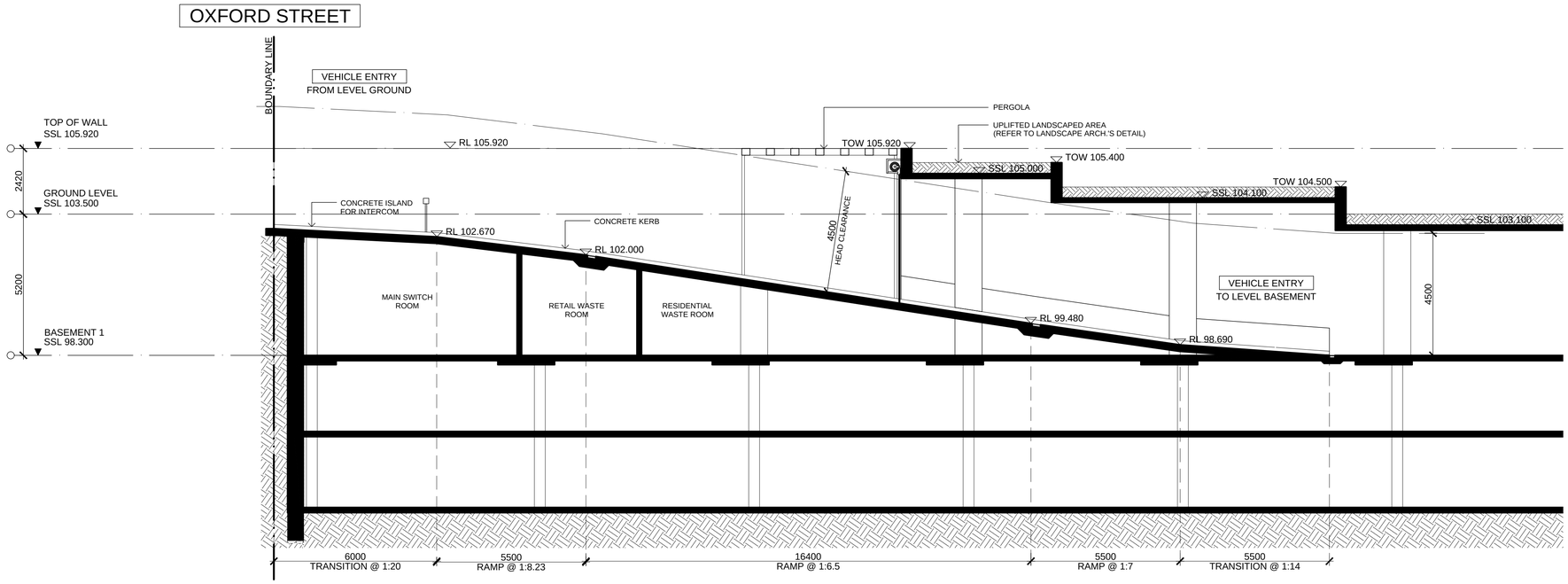
JOB	DRAWING		REVISION
15049	S96-7.03		C



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DRAWING TITLE

DETAIL DRIVEWAY RAMP SECTION

SCALE	DATE	DRAWN	CHECKED
1:100@A1 1:200@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-7.04		C

1. DULUX PAINT COLOUR - *NATURAL WHITE*
EXTERNAL WALLS, BALCONY BALUSTRADES, SLAB EDGES AND SOFFITS

2. WEATHERGROOVE 150 SMOOTH -
DULUX PAINT COLOUR - WESTERN MYALL
EXTERNAL WALLS

3. WEATHERGROOVE 150 SMOOTH -
DULUX PAINT COLOUR - TIMELESS GREY
EXTERNAL WALLS

4. POWDER COATED ALUMINIUM DULUX COLOUR - *GUNMETAL*
WINDOW FRAMES, BALUSTRADE FRAMES AND SCREENS

5. FEDERATION BRICK FROM EXISTING BUILDING
EXTERNAL WALLS

6. TIMBER SLATS - *SPOTTED GUM*
COURTYARD WALLS

7. FROSTED GLAZING

8. BRONZE BALUSTRADE

TOWER A
WEST ELEVATION

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DRAWING TITLE
EXTERNAL FINISHES

SCALE	DATE	DRAWN	CHECKED
1:100@A1 1:200@A3	SEPT 2016	EL	JRB
JOB	DRAWING		REVISION
15049	S96-8.00		D