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BINAH DEVELOPMENT PTY LTD



Remedial Action Plan



26 Elizabeth Street, Liverpool

E23796.E06_Rev1
9 November 2018

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Revision	Details	Date	Amended By
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Executive Summary

Binah Development Pty Ltd engaged EI Australia (EI) to develop a Remediation Action Plan (RAP) for the property located at 26 Elizabeth Street, Liverpool (the site). The client wishes to develop the 0.3-hectare (ha) site for a mixed use commercial (hotel) and high density residential development with associated basement car parking, which requires the excavation of all material within the site boundary to at least 12.5m below current site levels.

A detailed site investigation (DSI) was completed by EI in May 2018, which identified historic land use activities of a commercial nature that had potential to contaminate the site. Intrusive investigations revealed the land had been impacted by asbestos containing building materials (ACM) at the sites surface. The ACM resulted from the weathering of onsite structures and given the volume of soil to be excavated, a remediation action plan was advised to guide the waste classification works for offsite disposal of all material to be excavated.

The works involve a visual validation that all ACM has been removed from the surface of the site prior to any bulk excavation. Once complete, the fill and underlying natural material can be adequately classified for offsite disposal.

1. Introduction

Binah Development Pty Ltd (client) engaged EI Australia to develop a Remedial Action Plan (RAP) for land at 26 Elizabeth Street, Liverpool (site). Situated in the local government area of Liverpool Council the site covers approximately 0.3 hectares as presented in the Site Locality, **Appendix A**.

1.1 Background

The client proposed development of the site for mixed use as a hotel and residential apartments situated above four levels of boundary to boundary basement, extending to a final level of 0.6m AHD, 12m below current site level. EI completed a detailed site investigation (DSI) in May 2018 which identified historic commercial activities with potential to contaminate the land, and intrusive investigations characterising soil and groundwater at the site were carried out.

Nine soil boreholes were drilled to natural soil across the site, and a total of 13 soil samples were collected and sent to the laboratory. No chemical analysed exceeded the criteria for *Residential with minimal access to soil* land use, and a single fragment of asbestos containing material (ACM) was identified in the north eastern corner of the site. Groundwater was considered appropriate for the proposed use with most concentrations being less than the laboratory limits of detection for many analytes sampled. However, given the significant removal of soil, a remediation action plan was recommended to manage the excavation of these soils, and ensure no further fragments of asbestos are present across the surface of the site.

1.2 Remediation Objective and Scope

The main objective is to render the site suitable for the proposed hotel, represented by high density residential land use scenarios. The scope of these works includes:

- An outline of the regulation and legislation relevant to the remediation work and the roles and responsibilities of key staff members required to implement the RAP;
- Update of the conceptual site model (CSM), to review risk posed to end site users;
- Define the waste management objectives and assess the options available to ensure sustainable management of hazardous demolition material across the surface of the site;
- Detail the required validation to confirm the removal of all ACM from the site; and
- Provide an unexpected finds protocol for any unexpected finds throughout construction of the development.

2. Roles and Responsibilities

The responsibilities for the various parties involved with the remediation programme are outlined in **Table 2-1**.

Table 2-1 Roles and Responsibilities

Team Member	Organisation	Responsibilities
Property Owner or Site Developer	Binah Development Pty Ltd	<ul style="list-style-type: none"> Overall responsibility of site, appointment of contractors and key liaison for council
Project Manager – Site Operations	TBA	<ul style="list-style-type: none"> Overall management of site and day to day decision making. Ensure relevant control plans are developed and implemented. Ensure a hazardous material survey (HAZMAT) is completed for all structures present at the site, identifying the location and condition of hazardous building materials that may be present, and methods for effective disposal.
Site Preparation Contractor	TBA	<ul style="list-style-type: none"> Site demolition, including the effective and safe removal of hazardous building materials identified by the HAZMAT survey in accordance with the methods outlined by the survey, and relevant legislation. Site preparation including basement excavation, waste classification and disposal. Ensure consultant is up to date with work schedules and is engaged to complete key components of the work (i.e. waste classification). Ensure all spoil removed from site is classified by the environmental consultant and is disposed of at a suitable facility. Tracking of waste between site and deposition facility (i.e. cradle to the grave) including collection of all waste documentation to be provided to environmental consultant. Reporting any environmental issues, complaints or unexpected finds to the project manager and environmental consultant.
Environmental Consultant	TBA	<ul style="list-style-type: none"> Development of the remediation objectives and strategy. Support site management and key stakeholders of the RAP and the potential risk posed should measures not be implemented. Supervision of key remediation components, collection of all environmental samples and provide guidance to assist with management of waste
Local Authority	Liverpool Council	<ul style="list-style-type: none"> Responsible for the granting of all consents.

3. Regulatory Framework

This RAP was prepared with consideration of various acts, standards and guidelines, and those of significance are presented below.

Table 3-1 Regulatory Framework for Remediation

NSW Regulation	Requirements
Environmental Planning and Assessment Act 1979 (EP&A Act)	Regulates discharge and/or emission of waste to water, land or air. Also governs waste disposal, transportation of water and noise. The EP&A Act stipulates the regulations and gives rise to state environmental planning policy (SEPP) to assist regulators with the protection of human and environmental health.
Contaminated Land Management Act 1997 (CLM Act)	Promotes the effective management of contaminated land in NSW by setting out the roles and responsibilities of the EPA and the rules they use.
Protection of the Environment Operations Act 1997 (POEO Act)	The objective of the POEO Act is to achieve the protection, restoration and enhancement of the quality of the environment.
Environmentally Hazardous Chemicals Act 1985 (EHC Act)	Primary legislation for management and regulation of environmentally hazardous chemicals.
State Environmental Protection Policies (SEPPs)	Assists the regulator with their responsibilities under the EP&A Act by detailing the indicators and objectives for the protection and preservation of the environment. For development of the RAP, the SEPP55 Remediation of Land (1998) was referred to.
National Protection (Assessment of Site Contamination) Measures, 1999, Amendment 2013 (NEPM)	Outlines methodology for contaminated land assessment and provides risk-based criteria for ecological and human health receptors of site contamination.
Australian Standards	Standards relevant to the RAP include, but are not limited to: <ul style="list-style-type: none"> ▪ AS 4482.1 (2005). Guide to the Sampling and Investigation of Potentially Contaminated Soil Part 1: Non- volatile and Semi-volatile Compounds; and ▪ AS 4482.2 (1999). Guide to the Sampling and Investigation of Potentially Contaminated Soil Part 2: Volatile Compounds.
Relevant Guidelines	Guidelines relevant to the RAP include, but are not limited to: <ul style="list-style-type: none"> ▪ NSW EPA, 2014. Waste Classification Guidelines. ▪ NSW EPA, 2017. Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3rd Edition); ▪ NSW OEH, 2011. Guidelines for Consultants Reporting on Contaminated Sites; and ▪ WA DoH, 2009. Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia.

3.1 Proposed Use

As discussed in **Section 1.2**, the site will be occupied by a commercial hotel with all soil within the boundaries of the site to be excavated for basement construction. Any landscaping will

occur above the basement and be restricted to planter boxes. Given the nature of the activity proposed, EI defined the site as high density residential with minimal access to soil.

Groundwater was observed at approximately 9.7 m AHD and is expected to intersect the basement. Given the depth of proposed basement, EI assumes groundwater would be collected and retained within onsite sumps, ultimately discharging to the municipal stormwater system, assumed to enter Georges River located 420m south east of site. The river is a marine feature, currently managed under the Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment (1999).

3.2 Soil Criteria

Soils sampled at the site were found to be below the respective criteria for all analytes sampled, with the exception of asbestos. A single fragment of asbestos as ACM was identified, likely deposited resulting from hazardous building material present within onsite structures. In accordance with NEPM, validation criteria for the identified asbestos contamination is 'no visual asbestos at the surface' as defined within Schedule B1.

Analytical sampling will be restricted to waste classification purposes, therefore the proposed criteria applicable to the site was the NSW EPA *Waste Classification Guidelines*, 2014, as presented in Tables 1 and 2 of the guidance.

4. Site Setting

Previous investigations conducted at the site were relied on for development of this RAP, being:

- EI, Detailed Site Investigation, 26 Elizabeth Street, Liverpool NSW, Report No. E23796.E02 Rev0 dated 25 May 2018.

Pertinent findings for the site are presented in the table below.

Table 4-1 Site Details

Attribute	Description
Address and Lot	26 Elizabeth Street, Liverpool NSW
Lot and Deposited Plan (DP)	Lot 1 in DP 217460; Lot 10 in DP 621840
Site Area	Approximately 3,144 m ² (0.3 hectares)
Identifying feature ¹	North east corner of the site (GDA94-MGA56): Easting: 308328.476 Northing: 6244709.722 Source: http://maps.six.nsw.gov.au
Current Zoning ¹	B2 – Local Center Liverpool Local Environmental Plan, 2008.
Current Use ¹	Commercial (Retail) – possibly vacant. The site was occupied by two separate buildings. A single storey concrete rendered structure was noted in the north, and a double storey brick structure in the south and were used for retail / commercial activities.
Surrounding Use	The site is situated within the Liverpool township, bound by Elizabeth Street to the north and a church beyond, Liverpool court house to the south, Waines Crescent to the east followed by recreational open space and light commercial (retail) use to the west. A search of NSW contaminated land registers did not identify any significantly contaminated land which may impact the site.
Topography	The site slopes gently to the north, from approximate RL 12.85 mAHD at the north-east corner to approximate RL 13.10 mAHD at the south-east corner Relative level (RL) for the current site surface, obtained from survey plans was determined to be 13 m Australian height datum (AHD).
Surface water drainage	Much of the site was covered in hardstand, and surface water is expected to flow via onsite drainage to the municipal stormwater system. Where surface water directly drains to land, seepage is expected to flow along the soil / bedrock interface, and within defects such as joints and bedding planes of the underlying bedrock.
Groundwater Receptor ¹	Georges River, located approximately 420 m south east of the site. The river flows in a west to east direction into Botany Bay. The Georges River is tidal to Liverpool Weir and is considered to be a marine receptor for assessment purposes.
Acid Sulphate Soil Risk	With reference to the 1:25 000 scale, Liverpool Acid Sulfate Soil (ASS) Risk Map (Murphy, 1997), the subject land lies within the map class

Attribute	Description
	<p>description of 'no known occurrence.' As the site is underlain by Bringelly Shale, ASS is not expected to be present.</p> <p>The Liverpool Local Environmental Plan (2008) Acid Sulfate Soils Map (Sheet ASS_011 shows the site to be within areas mapped as Class 5 Acid Sulfate Soils (ASS). Class 5 areas are likely to locate ASS during works within 500 metres of adjacent Class 1, which are likely to lower the water table below 1 metre AHD on adjacent Class 1 land.</p> <p>Given that the proposed development is within 500 m from Class 1 land, ASS are likely to be encountered during the works and an ASS Assessment is required.</p>
Soil and Geological Maps	<p>The Soil Conservation Service of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 1989) indicates that the site overlies a Residual Landscape – Blacktown, which typically includes gently undulating rises on Wianamatta Group shales.</p> <p>With reference to the 1:100 000 scale Geological Series Sheet 9030 (Penrith) the site is likely to be underlain by Bringelly Shale (Rwb). Bringelly Shale is described as <i>carbonaceous claystone, claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff.</i></p>

4.1 Findings of Previous Investigations

The DSI indicated site history to be limited to light commercial use, being the car sales yard for Peter Warren Motors. No further activities of environmental concern were identified, and intrusive sampling of soil and groundwater was completed to assess the degree of contamination present. Results were compared to high density residential criteria and the only exceedance identified was resultant from a single fragment of asbestos identified in surface soil at the site, in the vicinity of BH2.

4.2 Conceptual Site Model

Findings of previous investigations were included within the conceptual site model (CSM) derived by EI and is summarised below.

Table 4-2 Conceptual Site Model

Attribute	Details
Contaminant Sources	<p>No offsite sources identified.</p> <p>Weathering of building material present within the onsite structures constructed with asbestos containing material (ACM).</p>
Potential contaminants of Concern	<p>The only remaining contaminant of concern at the site is asbestos.</p> <p>A concrete slab was noted in the rear of the building however no indication of chemical storage has been identified in the site history, no indications of contamination have been reported from soil and groundwater sampling, and no records pertaining to the presence of underground storage tanks were held by WorkSafe. Given the extent of excavation, this feature will require excavation, as well as a significant volume of soil from beneath the pad, therefore it is expected this feature can be managed during waste classification.</p>

Attribute	Details
Exposure Pathways and Potential Transport Mechanisms	Exposure to contamination may occur through: <ul style="list-style-type: none"><li data-bbox="557 293 1326 383">▪ Inhalation. Degradation of any ACM may release respirable fibres to the air, however given the cementation of the fibres and the minimal occurrence of the material, the risk of harm is negligible to none.
Potential Receptor	Potential receptors are limited to the demolition contractors to be engaged for site preparation works, and it is expected management of the H&S risks will occur in accordance with Work Health and Safety legislation therefore no residual contamination will remain to pose a risk to end users of the site.

No data gaps are considered to remain for the site and the assessment works were considered adequate to conclude on site suitability on completion of the asbestos removal.

5. Waste Classification Strategy

Bulk excavation of all soil at the site to at least 12.5m below current site levels is required to allow for construction of the four-level basement. A single fragment of asbestos was identified at the surface of the site and is likely present due to the onsite structures which given their age, are likely to contain ACM. As no significant contamination was identified, the management of ACM and remaining material to be removed from site will be managed under a waste classification strategy.

- 1 **Planning**
- 2 **Site preparation**
- 3 **Asbestos Clearance**
- 4 **Waste Classification**
- 5 **Materials Tracking**

5.1 Planning

Site specific management plans will be developed to guide the development and ensure compliance with legislation is met. Methods and procedures for minimising potential impacts to the environment, dust control, traffic movements, work health and safety and material stockpiling will be included. From a contamination perspective, the main issues requiring management are dust and sediment. Typical management measures for such issues include (but are not limited to):

- In dry conditions, soils can be covered with plastic sheeting to reduce dust generation.
- Locating stockpiles away from any open drainage systems or limiting exposure to rain, and reduce the movement of soil by placing haybales around the base of each stockpile.
- Soil for offsite disposal should be excavated by strata type (fill, clay, rock etc.) to reduce mechanical transport of contaminants.
- Personal protective equipment and the locations of underground services.

Given the investigative work required for remediation, EI are not aware of any approvals or permits required to conduct the remediation.

5.2 Site Preparation

The removal of site infrastructure will be undertaken as a separate task to the remediation under the direction of site management. The identification and removal of hazardous materials will be documented as part of that process. It is expected that an asbestos and hazardous material survey as required by consent condition no. 47 and the NSW *Work Health and Safety Act, 2011*, will be undertaken. Removal of any material identified in accordance with legislation will be completed prior to demolition and once complete, will provide access to all soil present across the site.

Once all hazardous materials have been removed by appropriate personnel, it is expected that the certifying removal contractor will provide an asbestos clearance report which confirms the safe removal of all materials from the site.

Mitigation measures required under site management plans such as sedimentation control and hygiene facilities should also be installed.

5.3 Asbestos Clearance

EI recommends that a visual inspection of the site surface be completed once all buildings and structures have been removed completely from the site, but prior to bulk excavation works. This can be completed by either the Environmental Consultant or the Asbestos Removal contractor engaged for demolition works. Validation must confirm the removal of all ACM from the surface of the site and ensure no mechanical transport of asbestos can occur during ongoing site preparation works.

5.4 Waste Classification Methodology

Waste classification is required to facilitate the offsite disposal of materials and completed by an environmental consultant. Fill and natural soil at the site will be classified for offsite disposal and visual validation of the ACM removal will be reviewed for appropriateness. All material designated for offsite disposal must be certified as being suitable for acceptance by the receiving facility.

Fill/excess soil material at the site must be assessed against NSW EPA waste classification criteria using the following:

- Analyse samples for heavy metals, TRH, BTEX, PAHs, OCPs, OPPs, PCBs, and Asbestos.
- Assess the analytical results against the waste classification criteria and provide waste classification documentation to the disposal contractor for authorisation of the material at the receiving waste authority.
- Waste disposal contractor to retain all waste docket and documentation, to be provided to the Environmental Consultant, including visual validation of ACM removal.

5.5 Sampling Procedures

Procedures for the collection of soil samples is presented below.

Table 5-1 Sampling Procedures

Action	Description
Sample Collection	Soil sampling of fill can either be done in situ from the centre of the excavator bucket or immediately from the exposed excavation surface. Sampling data shall be recorded to comply with routine chain of custody requirements. When collecting the sample, either in-situ or from an excavator bucket, the outside layer of soil is to be removed to reduce the loss of volatiles from the sample.
Sampling, handling, transport and tracking	The use of stainless-steel sampling equipment; All sampling equipment (including hand tools or excavator parts) to be washed in a 3% solution of phosphate free detergent (Decon 90), followed by a rinse with potable water prior to each sample being collected. Direct transfer of the sample into new glass jars or plastic bags is preferred, with each plastic bag individually sealed to eliminate cross contamination during transportation to the laboratory; Label sample containers with individual and unique identification including Project No., Sample No., Sampling depth, date and time of sampling;

	<p>Place sample containers into a chilled, enclosed and secure container for transport to the laboratory; and</p> <p>Provide chain of custody documentation to ensure that sample tracking and custody can be cross-checked at any point in the transfer of samples from the field to the environmental laboratory.</p>
Sample Containers & Holding Times	<p>Metals - 250g glass jar / refrigeration 4oC / 6 months (maximum holding period);</p> <p>TRH/BTEX, PAH, OCP/OPP, PCB - 250g glass jar / refrigeration 4oC / 14 days (maximum holding period); and</p> <p>Asbestos – up to 100 grams in resealable plastic (polyethylene) bag / no refrigeration / indefinite holding time.</p>
Field QA/QC	<p>Quality assurance (QA) and quality control (QC) procedures will be adopted for waste classification and will ensure:</p> <ul style="list-style-type: none">▪ Standard operating procedures are followed;▪ Site safety plans are developed prior to works commencement;▪ Samples are stored under secure, temperature-controlled conditions;▪ Chain of custody documentation is employed for the handling, transport and delivery of samples to the contracted environmental laboratory; and▪ Material originating from the site area is disposed in accordance with relevant regulatory guidelines. <p>In total, field QA/QC will include one in 20 samples to be tested as blind field duplicate and one VOC trip blank (intra-lab) sample. No QA/QC samples will be collected for asbestos sampling.</p>
Laboratory Quality Assurance and Quality Control	<p>The contract laboratory will conduct in-house QA/QC procedures involving the routine analysis of:</p> <ul style="list-style-type: none">▪ Reagent blanks;▪ Spike recoveries;▪ Laboratory duplicates;▪ Calibration standards and blanks;▪ QC statistical data; and▪ Control standards and recovery plots.
Achievement of Data Quality Objectives	<p>Based on the analysis of quality control samples (i.e. duplicates/replicates and in-house laboratory QA/QC procedures), the following data quality objectives are required to be achieved:</p> <ul style="list-style-type: none">▪ Conformance with specified holding times;▪ Accuracy of spiked samples will be in the range of 70-130%; and▪ Field and laboratory duplicates and replicates samples will have a precision average of +/- 30% relative percent difference (RPD) at a rate of 1 per 20 samples.

5.6 Waste Classification Reporting

All fieldwork, chemical analysis, discussions, conclusions and recommendations will be documented in a waste classification certificate to be presented to the receiving facility of the material.

5.7 Materials Tracking

Measures shall be implemented to ensure no contaminated material is spilled onto public roadways or tracked off-site on vehicle wheels. All trucks transporting soils from the site are to be covered with tarpaulins (or equivalent).

A site log shall be maintained by the contractor to enable the tracking of disposed loads against on-site origin and location of the materials. Details of all materials removed from site shall be documented by the remediation contractor with copies of weighbridge slips, trip tickets, and consignment disposal confirmation to be provided to the environmental consultant for reporting purposes. After waste classification, the materials will be transported and disposed to EPA-licensed waste landfill facilities.

6. Contingency Measures

It is possible that during basement excavation unexpected conditions may be encountered such as the discovery of different types and extent of fill, aesthetic impacts, presence of underground storage tanks (USTs), or soil conditions different to those currently understood. If encountered, it may be necessary to stop work and re-consider the proposed approach before continuing. Error! Reference source not found. presents an approach for such finds and **Table 6-1** presents a contingency plan for contamination related scenarios.

Table 6-1 Remediation Contingencies

Scenario	Remedial Contingencies/Corrective Action
Contamination not identified during previous investigation are encountered.	Isolate material and classify for offsite disposal. Ensure no risk of residual contamination exists.
Underground storage tanks are encountered at the site	Systems to be removed and the excavations appropriately validated. Removal works must be supervised and reported by appropriate environmental consultant in accordance with NSW EPA (2014) <i>Technical Note: Investigation of Service Station Sites</i> and Australian Standard AS4976 (2008).
Changes in proposed basement excavation depth	Review of the groundwater assessment to re-confirm the risk posed to basement.
Chemical spill / exposure	Stop work, refer to Health and Safety Plan and immediately contact the Site Supervisor.
Excessive Rain	Cover those working areas not located under cover, where possible, with plastic during off-shifts. Inspect and maintain sediment controls.
Excessive Dust	Use water sprays, biodegradable dust sprays, cease dust-generating activity until better dust control is achieved, or apply interim capping systems. If necessary, install dust deposition gauges prior to and during works to monitor the effectiveness of dust controls implemented on-site.
Release of fuel/oil from machinery	Remove source, use spill kit to absorb oil and make any repairs as required. If necessary, implement temporary measures until booms can be deployed; (e.g. earth embankments) to prevent movement of spill into water courses.
Complaint Management	Notify site management and owners (if required) following complaint and record details as per management procedures. Implement control measures to address reason of complaint (if possible) and advise complainant of results.

7. Conclusions

Based on the information available from previous investigations at the site, this remediation action plan (RAP) has been prepared to guide the significant removal of soil to prepare the land at 26 Elizabeth Street, Liverpool for a mixed use development as a hotel and residential apartments. The RAP also details procedures for unexpected finds for inclusion to site specific management plans presented in **Appendix B**.

In summary, EI considers that the site will be made suitable for the proposed mixed commercial / high-density residential land use through the management of material to be excavated as part of the basement construction works.

8. Limitations

This report has been prepared for the exclusive use of Binah Development Pty Ltd (the client), being the only intended beneficiary of our work. The scope of the investigations carried out for the purpose as stated and is limited to those agreed with our client.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited investigation of conditions, with specific sampling locations chosen to be as representative as possible under the given circumstances.

EI's professional opinions are reasonable and based on its professional judgment, experience, training and results from analytical data. EI may also have relied upon information provided by the Client and other third parties to prepare this document, some of which may not have been verified by EI.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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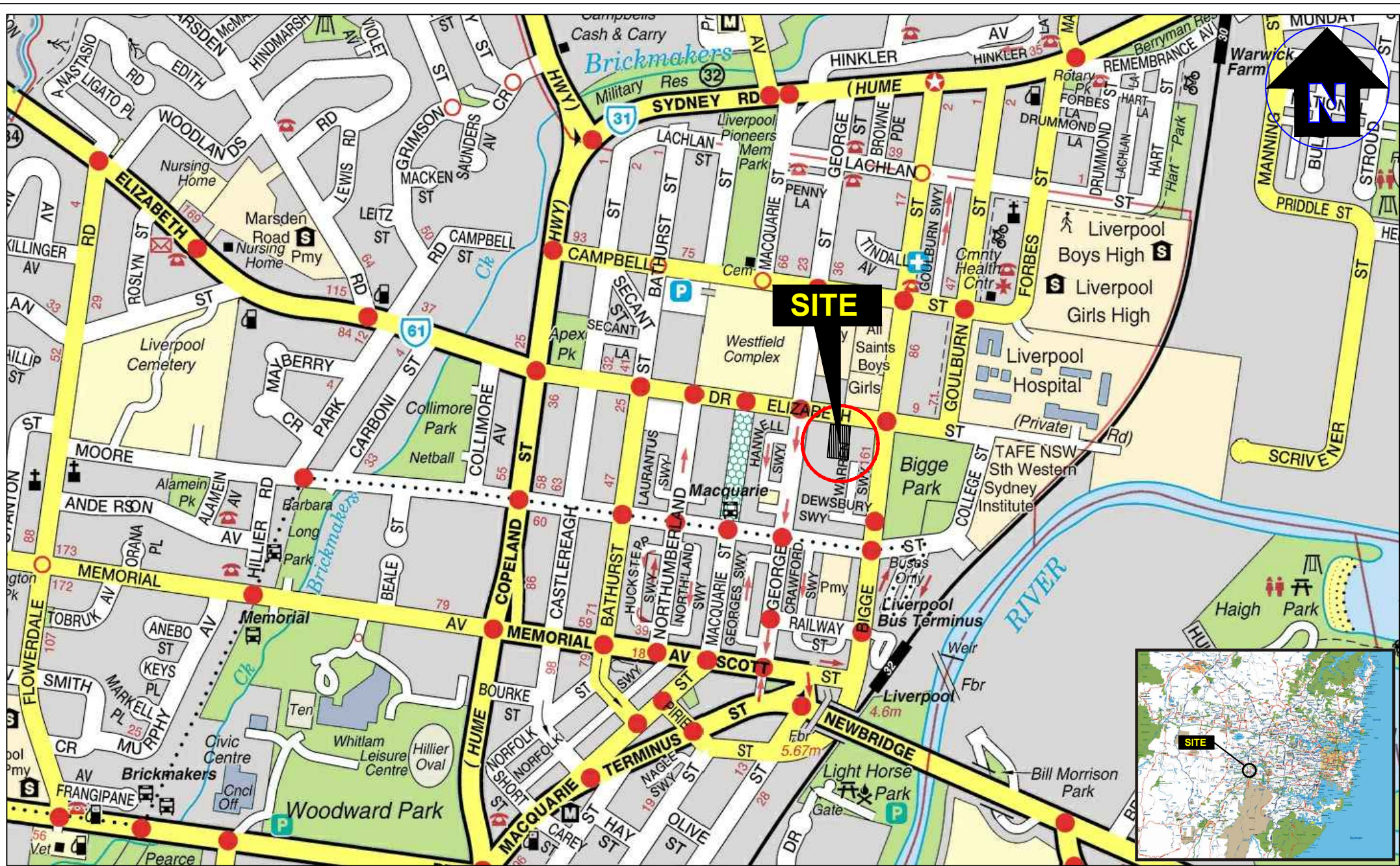
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Appendix A - Figures



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Date:	9-11-18
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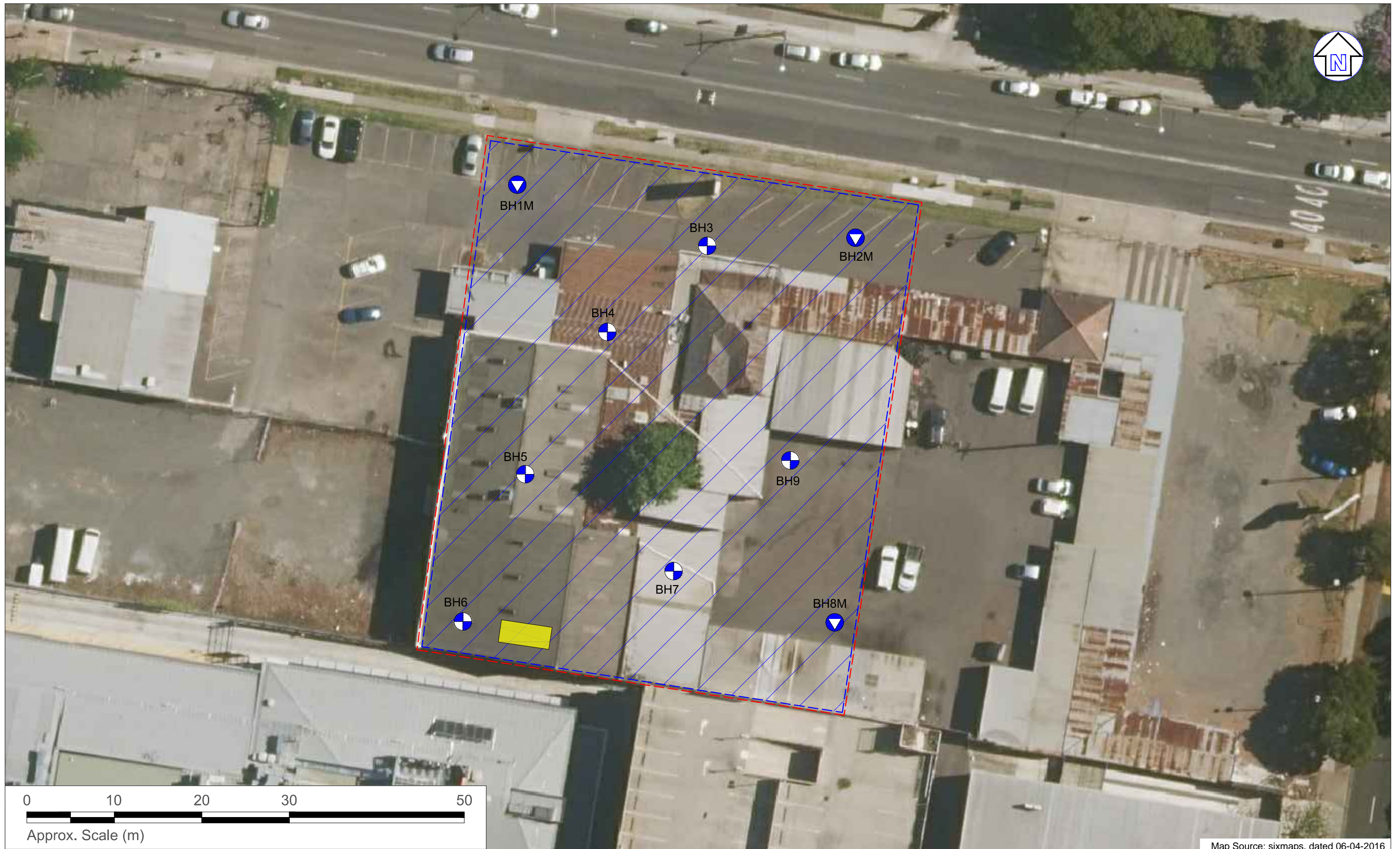
Binah Development Pty Ltd
Detailed Site Investigation
26 Elizabeth Street, Liverpool NSW

Site Locality Plan

Figure:

1

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LEGEND

- - - Approximate site boundary
- Approximate monitoring well location
- ⊕ Approximate borehole location
- - - Approximate basement boundary
- Approximate concrete patched area



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Approved:	C.S.
Date:	09-11-18

Binah Development Pty Ltd
 Detailed Site Investigation
 26 Elizabeth Street, Liverpool NSW
 Sampling Location Plan

Figure:

2

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PRELIMINARY

Revisions / P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

NE
MG

Project / ELIZABETH STREET

Drawing / COVER SHEET

Project No / 218004 Date / 14/09/18

Author / NE

Scale: @ A1/

Drawing No. / TP00.00 P2

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LIVERPOOL

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LEVEL	RESIDENTIAL	PARKING	COMMERCIAL	HOTEL	TERRACE	APARTMENTS				TOTAL APARTMENTS	AMENITY			HOTEL ROOMS			TOTAL HOTEL
						No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	No. 4 BEDS		No. ADAPTABLE	No. LHA	No. SOLAR	No. HOTEL STANDARD	No. HOTEL ACCESSIBLE	No. HOTEL SELF CONTAINED	
BASEMENT 4	22 m ²	1860 m ²	0 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0	0	0	0
BASEMENT 3	22 m ²	2503 m ²	0 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0	0	0	0
BASEMENT 2	21 m ²	2379 m ²	0 m ²	0 m ²	0 m ²	0	0	0	0	0	0	0	0	0	0	0	0
BASEMENT 1	0 m ²	1596 m ²	130 m ²	358 m ²	0 m ²	0	0	0	0	0	0	0	0	0	0	0	0
GROUND	138 m ²	389 m ²	43 m ²	634 m ²	0 m ²	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 1	0 m ²	1175 m ²	10 m ²	379 m ²	0 m ²	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 2	0 m ²	1149 m ²	615 m ²	80 m ²	0 m ²	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 3	0 m ²	0 m ²	1864 m ²	0 m ²	13 m ²	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 4	0 m ²	0 m ²	1830 m ²	0 m ²	24 m ²	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 5	0 m ²	0 m ²	0 m ²	1165 m ²	14 m ²	0	0	0	0	0	0	0	0	25	2	1	28
LEVEL 6	0 m ²	0 m ²	0 m ²	1162 m ²	0 m ²	0	0	0	0	0	0	0	0	25	2	1	28
LEVEL 7	0 m ²	0 m ²	0 m ²	1162 m ²	0 m ²	0	0	0	0	0	0	0	0	25	2	1	28
LEVEL 8	0 m ²	0 m ²	0 m ²	1097 m ²	0 m ²	0	0	0	0	0	0	0	0	28	0	1	29
LEVEL 9	640 m ²	0 m ²	0 m ²	0 m ²	291 m ²	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 10	628 m ²	0 m ²	0 m ²	0 m ²	82 m ²	4	0	4	0	8	0	4	7	0	0	0	0
LEVEL 11	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 12	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 13	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 14	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 15	628 m ²	0 m ²	0 m ²	0 m ²	82 m ²	4	0	4	0	8	0	4	7	0	0	0	0
LEVEL 16	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 17	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 18	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 19	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 20	628 m ²	0 m ²	0 m ²	0 m ²	82 m ²	4	0	4	0	8	0	4	7	0	0	0	0
LEVEL 21	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 22	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 23	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 24	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 25	628 m ²	0 m ²	0 m ²	0 m ²	82 m ²	4	0	4	0	8	0	4	7	0	0	0	0
LEVEL 26	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 27	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 28	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 29	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 30	628 m ²	0 m ²	0 m ²	0 m ²	82 m ²	4	0	4	0	8	0	4	7	0	0	0	0
LEVEL 31	643 m ²	0 m ²	0 m ²	0 m ²	84 m ²	0	8	0	0	8	1	0	6	0	0	0	0
LEVEL 32	667 m ²	0 m ²	0 m ²	0 m ²	80 m ²	0	5	0	1	6	1	0	5	0	0	0	0
LEVEL 33	667 m ²	0 m ²	0 m ²	0 m ²	80 m ²	0	5	0	1	6	1	0	5	0	0	0	0
LEVEL 34	667 m ²	0 m ²	0 m ²	0 m ²	80 m ²	0	5	0	1	6	1	0	5	0	0	0	0
LEVEL 35	0 m ²	0 m ²	0 m ²	342 m ²	381 m ²	0	0	0	0	0	0	0	0	0	0	0	0
	16908 m ²	11050 m ²	4492 m ²	6378 m ²	2803 m ²	20	151	20	3	194	20	20	152	103	6	4	113
						1 BED	2 BED	3 BED	4 BED	TOTAL			SOLAR COMPLIANT				
						10%	78%	10%	2%	100%			78.4%				

NOTES

GFA
Gross Floor Area has been calculated as per the definition in the relevant Local Environment Plan (LEP) as shown in the GFA diagrams.

SOLAR ACCESS
Living rooms and openable spaces of at least 10% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

CROSS VENTILATION
Apartments at ten stories or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

ADAPTABLE UNITS
A minimum of 10% of all apartments are to be designed to be capable of adaptation for access by people with all levels of mobility in accordance with the Australian Accessible Housing Standard (AS 4299-1995), which includes 'pre-adaptation' design details to ensure usability is achieved.

UNIVERSAL DESIGN
20% of the total apartments in a development to incorporate the Liveable Housing Guidelines Silver Level Universal Design features.

DISCLAIMER
Areas are not to be used for the purpose of lease or sale agreements. The information in these schedules is believed correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement, unless otherwise noted above.

LEVEL	CARPARKS					FLOOR TOTAL	ACCESSIBLE INCL. IN TOTAL	SERVICE	CARWASH	MOTORCYCLE / SCOOTER PARKS	BICYCLE PARKS	RESIDENTIAL STORES
	RESIDENTIAL	VISITOR	COMMERCIAL	HOTEL	CARESHARE							
BASEMENT 4	66	0	0	0	0	66	0	0	0	4	43	34
BASEMENT 3	84	0	0	0	0	85	3	0	1	4	25	77
BASEMENT 2	53	20	0	0	0	73	18	0	0	4	31	38
BASEMENT 1	0	0	45	0	0	46	1	1	0	3	23	0
LEVEL 1	0	0	0	26	3	33	2	4	0	3	8	0
LEVEL 2	0	0	0	35	0	35	2	0	0	1	26	0
TOTAL	203	20	45	61	3	338	26	5	1	19	156	149

CAR SHARE SPACES
TO MAKE UP THE SHORTFALL IN CAR PARKING SPACES SHARE CARS SPACES ARE PROPOSED AS INDICATED ON PLANS

CAR PARKING PROVISION		
	Rates	Reqd.
1 bed	1	
2 bed	1	
3+ bed	1.5	
Resident		206
Visitor	0.1	20
Commercial	1 / 100sqm	45
Hotel	1 / 100sqm	67
Total		338

MOTORBIKE PROVISION		
	Rates	Reqd.
Residential	0.05 x car	12
Commercial	0.05 x car	3
Hotel	0.05 x car	4
Total		19

BICYCLE PROVISION		
	Rates	Reqd.
Residential	1 / 200sqm	99
Commercial	1 / 200sqm	23
Hotel	1 / 200sqm	34
Total		156

SITE AREA	PERMISSIBLE FSR	MAXIMUM GFA
3082m ²	1:10	30,820m ²

PROGRAM	GFA
COMMERCIAL	4500 m ²
HOTEL	6700 m ²
RESIDENTIAL	19620 m ²
TOTAL	30820 m²

PRELIMINARY

Revisions P1 05.10.18 DRAFT DA NE
P2 24.10.18 BACKGROUND ISSUE MG

Project/ **ELIZABETH STREET**

Drawing/ **DEVELOPMENT SUMMARY**

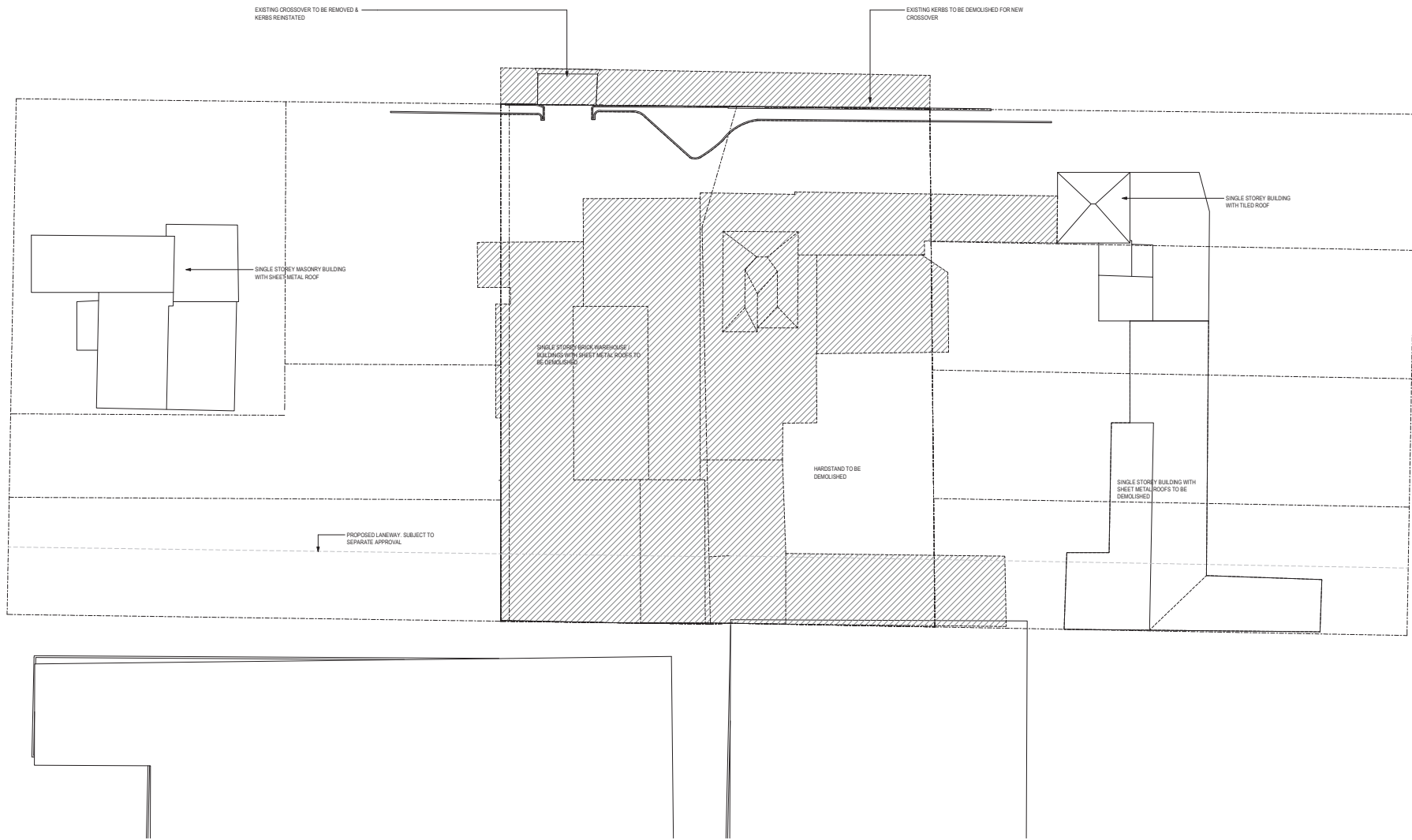
Project No/ **218004** Date/ **14/09/18**

Author/ **YY** Scale @ A/ **1 : 200**

Drawing No/ **TP00.01 P2**

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PRELIMINARY

Revisions / P1 05.10.18 DRAFT DA
 P2 24.10.18 BACKGROUND ISSUE

NE
 MG

Project / **ELIZABETH STREET**

Drawing / **EXISTING /
 DEMOLITION PLAN**

Project No / **218004** Date / **14/09/18**

Author / **MG**

Scale @ A / **1 : 250**

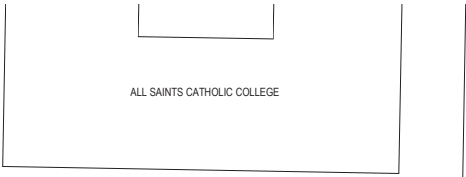
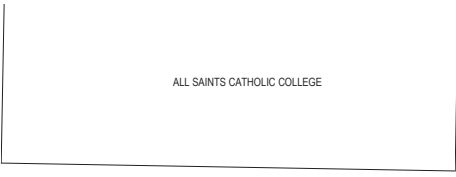
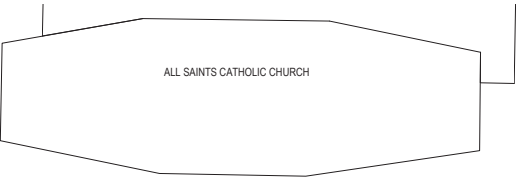
Drawing No. / **TP00.02 P2**

NOTE: ALL STRUCTURES, PLANTER BEDS AND PAVING WITHIN THE SITE BOUNDARY ARE TO BE DEMOLISHED UNLESS NOTED OTHERWISE.

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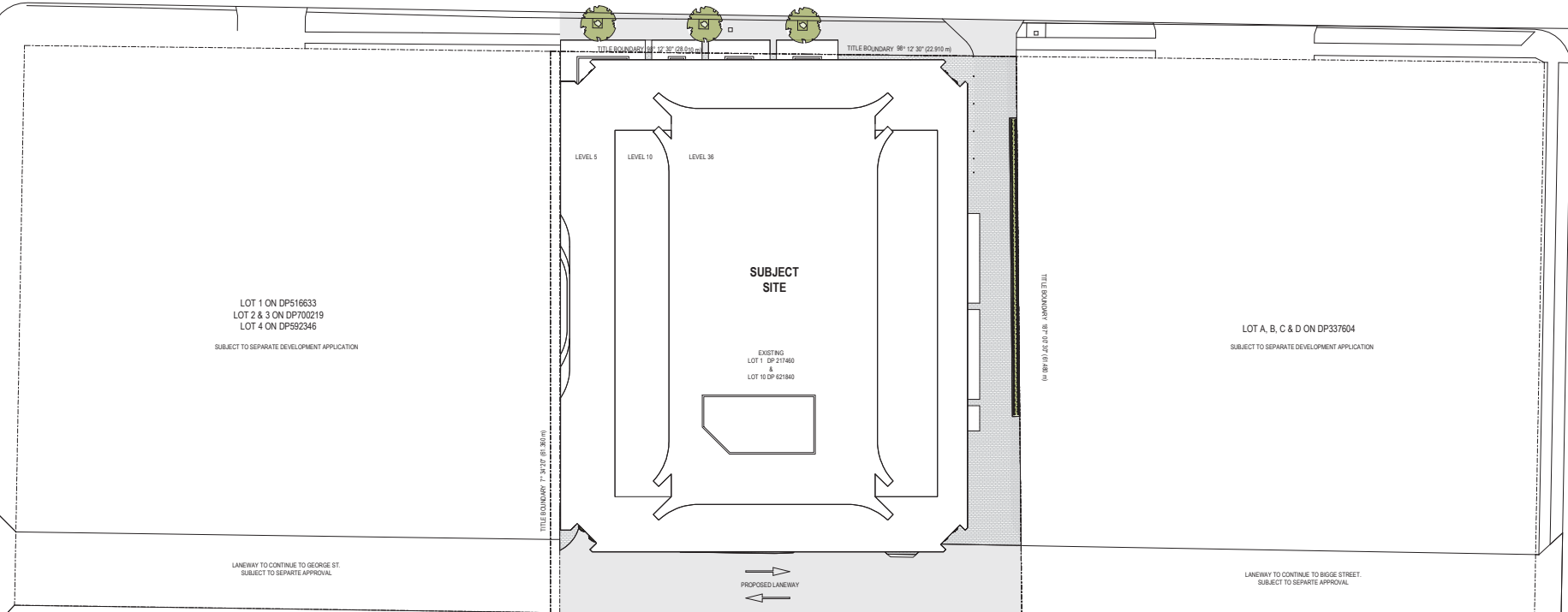
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ELIZABETH STREET

GEORGE STREET

BIGGE STREET



LOT 1 ON DP516633
LOT 2 & 3 ON DP700219
LOT 4 ON DP592346
SUBJECT TO SEPARATE DEVELOPMENT APPLICATION

LOT A, B, C & D ON DP337604
SUBJECT TO SEPARATE DEVELOPMENT APPLICATION

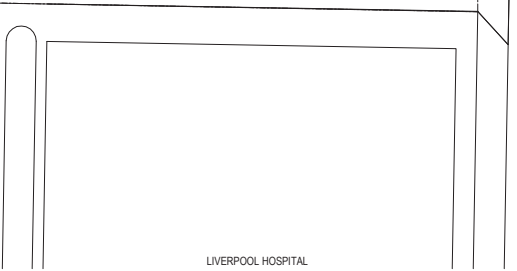
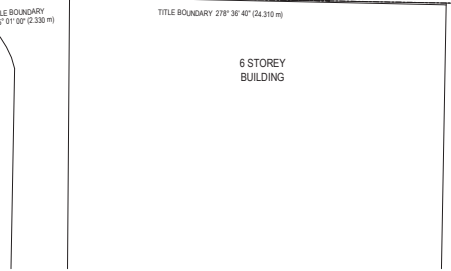
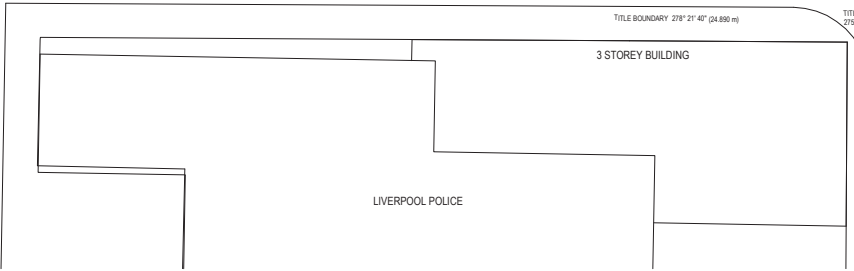
SUBJECT SITE

EXISTING
LOT 1 DP 219460
&
LOT 10 DP 621840

LANEWAY TO CONTINUE TO GEORGE ST.
SUBJECT TO SEPARATE APPROVAL

LANEWAY TO CONTINUE TO BIGGE STREET.
SUBJECT TO SEPARATE APPROVAL

PROPOSED LANEWAY



PRELIMINARY

Revisions			
P4	31.08.18	ISSUE FOR INFORMATION	MG
P5	10.09.18	BACKGROUND ISSUE	NE
P6	20.09.18	ISSUE FOR INFORMATION	MG
P7	05.10.18	DRAFT DA	NE
P8	24.10.18	BACKGROUND ISSUE	MG

Project / **ELIZABETH STREET** Drawing / **PROPOSED SITE PLAN** Project No / **218004** Date / **14/09/18** Author / **MG** Scale @ A1 / **1 : 250** Drawing No. / **TP00.03 P8**

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Revisions / P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

NE
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Project / **ELIZABETH STREET**

Drawing / **SITE SURVEY**

Project No / **218004** Date / **02/10/18**

Author / **MG**

Scale / **1:1**

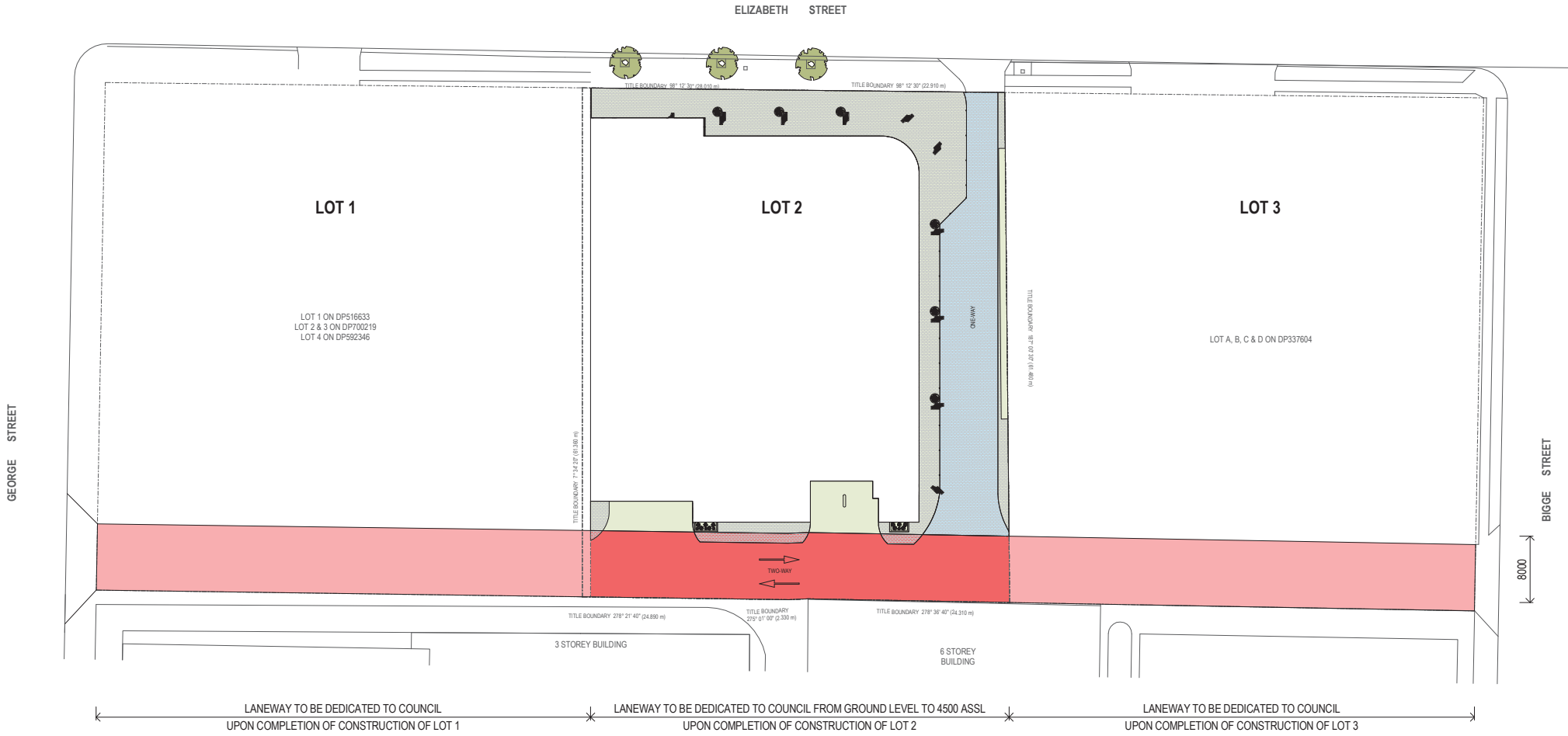
Drawing No. / **TP00.04 P2**

NOTE: SURVEY PROVIDED BY PROJECT SURVEYORS



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Revisions
 P1 05.10.18 DRAFT DA
 P2 24.10.18 BACKGROUND ISSUE

NE
 MG

- LANEWAY TO BE DEDICATED TO COUNCIL
- LANEWAY TO BE HELD BY THE SITE OWNER AND RIGHT OF WAY GRANTED TO PEDESTRIANS AND VEHICLES
- PEDESTRIAN ZONE WITHIN SITE BOUNDARY TO BE HELD BY THE SITE OWNER

Project/ **ELIZABETH STREET**

Drawing/ **SITE DEDICATION PLAN**

Project No/ **218004** Date/ **14/09/18**

Author/ **NE**

Scale/ **As indicated**

Drawing No/ **TP00.05 P2**

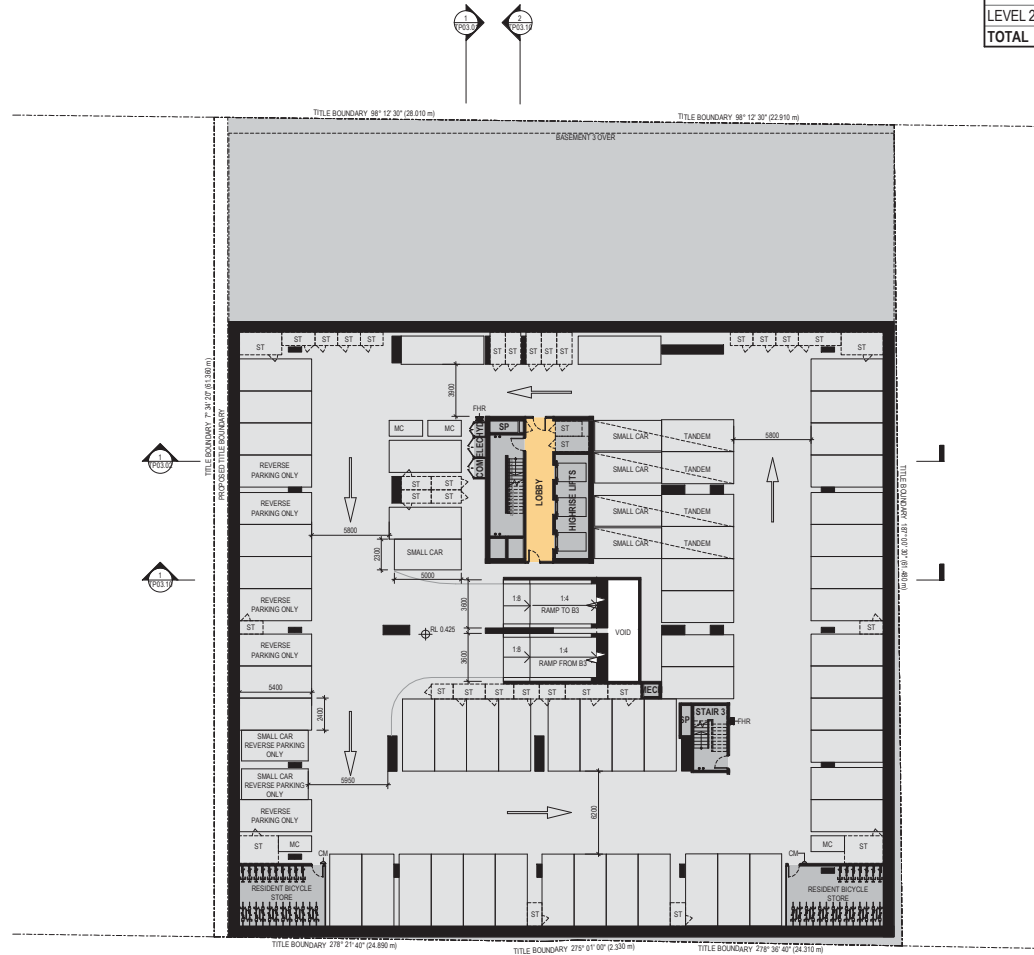
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LEVEL	CARPARKS					FLOOR TOTAL	ACCESSIBLE INCL. IN TOTAL
	RESIDENTIAL	VISITOR	COMMERCIAL	HOTEL	CARESHARE		
BASEMENT 4	66	0	0	0	0	66	0
BASEMENT 3	84	0	0	0	0	85	3
BASEMENT 2	53	20	0	0	0	73	18
BASEMENT 1	0	0	45	0	0	46	1
LEVEL 1	0	0	0	26	3	33	2
LEVEL 2	0	0	0	35	0	35	2
TOTAL	203	20	45	61	3	338	26



PRELIMINARY

Revisions

P4	20.09.18	ISSUE FOR INFORMATION
P5	26.09.18	ISSUE FOR INFORMATION
P6	04.10.18	ISSUE FOR INFORMATION
P7	05.10.18	DRAFT DA
P8	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

MG	COM	COMMUNICATIONS SERVICES	M	MECH	MECHANICAL RISERS
MG	CM	CONCRETEWORK	MC	MECH	MECHANICAL SERVICES
MG	EL	ELECTRICAL SERVICES	MC	MECH	MOTORCYCLE PARK
NE	ELEC	ELECTRICAL SERVICES	OD	OD	ON SITE DETENTION
MG	EOT	END OF TRIP FACILITIES	RF	RF	REFUSE CHUTE
	EX	FIRE EXTINGUISHER	ST	ST	STORE
	FHR	FIRE HOSE REEL	SP	SP	STAR PRESSURISATION
	HY	HYDRAULIC RISERS	VD	VD	VEHICLE DETECTOR IN SLAB
	HYD	HYDRAULIC SERVICES	WL	WL	VEHICLE WARNING LIGHT
	IC	INTERCOM / CARD READER			
	M	MECHANICAL RISERS			
	MECH	MECHANICAL SERVICES			

COLOUR FILL LEGEND

[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET**
 Drawing / **BASEMENT 4 PLAN**
 28 ELIZABETH STREET
 LIVERPOOL

Project No / **218004** Date / **14/09/18**

Author / **MG** Scale @ A / **1 : 200**

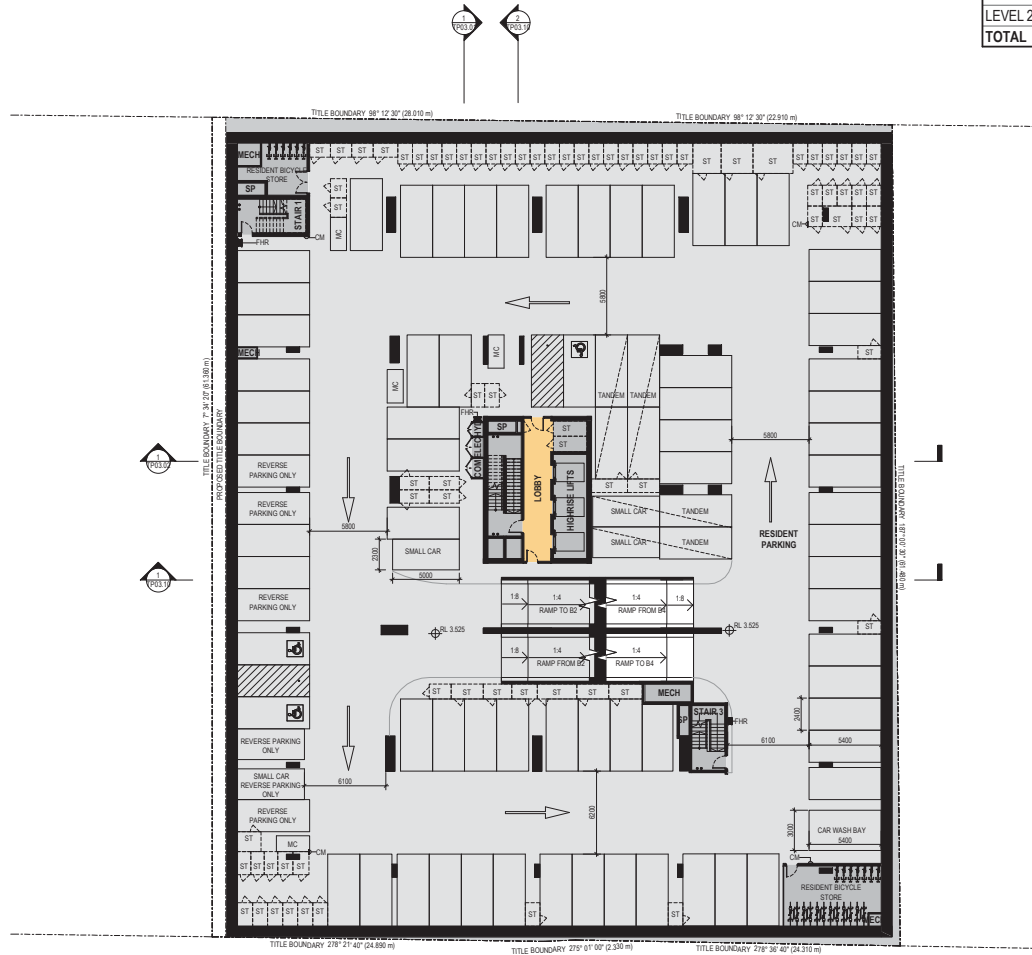
Drawing No / **TP01.00 P8**



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LEVEL	CARPARKS					FLOOR TOTAL	ACCESSIBLE INCL. IN TOTAL
	RESIDENTIAL	VISITOR	COMMERCIAL	HOTEL	CARESHARE		
BASEMENT 4	66	0	0	0	0	66	0
BASEMENT 3	84	0	0	0	0	85	3
BASEMENT 2	53	20	0	0	0	73	18
BASEMENT 1	0	0	45	0	0	46	1
LEVEL 1	0	0	0	26	3	33	2
LEVEL 2	0	0	0	35	0	35	2
TOTAL	203	20	45	61	3	338	26



PRELIMINARY

Revisions

P15	20.09.18	ISSUE FOR INFORMATION
P16	26.09.18	ISSUE FOR INFORMATION
P17	04.10.18	ISSUE FOR INFORMATION
P18	05.10.18	DRAFT DA
P19	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

MG	COMMUNICATIONS SERVICES	M	MECHANICAL RISERS
MG	CONVEYOR	MECH	MECHANICAL SERVICES
MG	EL	MC	MOTORCYCLE PARK
NE	ELEC	COO	ON SITE DETENTION
MG	EOT	RF	REFUSE CHUTE
	EX	ST	STORE
	FHR	SP	STAR PRESSURISATION
	HY	VD	VEHICLE DETECTOR IN SLAB
	HYD	WL	VEHICLE WARNING LIGHT
	IC		
	M		
	MECH		

COLOR FILL LEGEND

[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET**
 Drawing / **BASEMENT 3 PLAN**
 Project No / **218004**
 Date / **14/09/18**
 Author / **MG**
 Scale @ A1 / **1 : 200**
 Drawing No. / **TP01.01 P19**

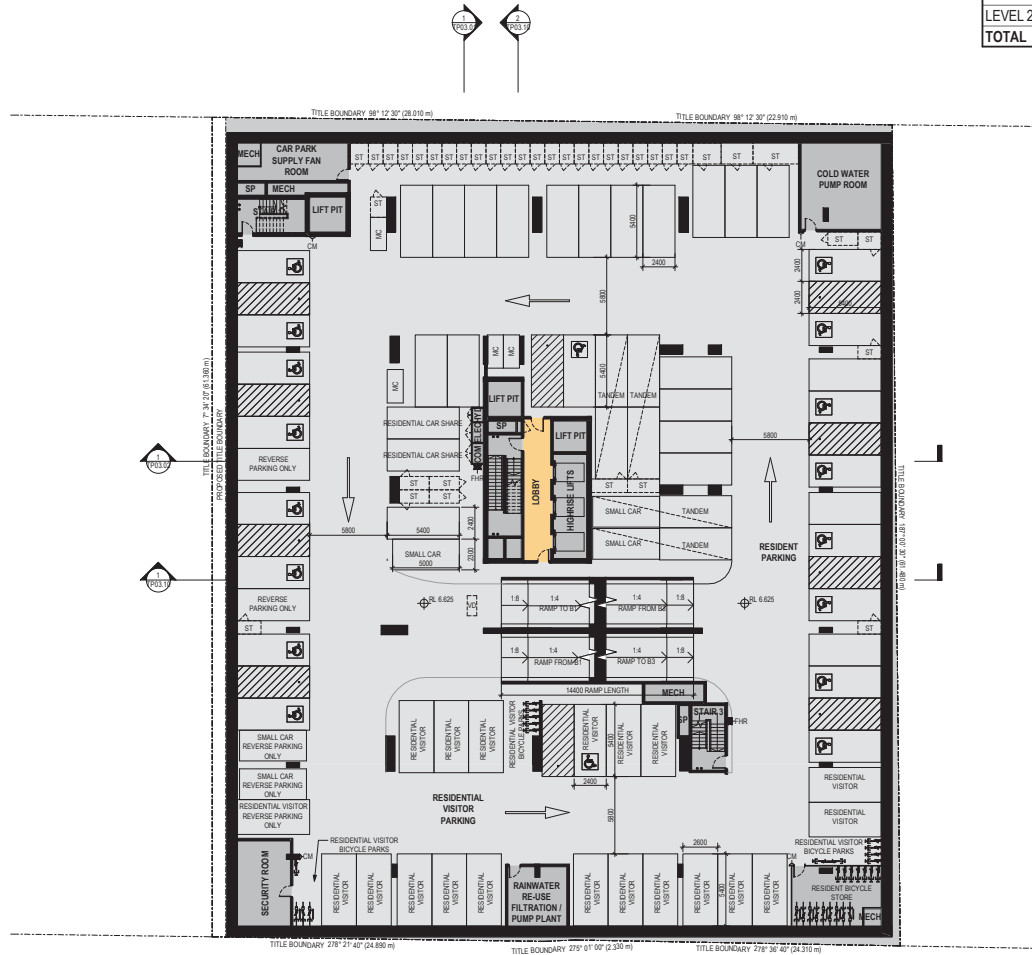
26 ELIZABETH STREET
LIVERPOOL

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LEVEL	CARPARKS					FLOOR TOTAL	ACCESSIBLE INCL. IN TOTAL
	RESIDENTIAL	VISITOR	COMMERCIAL	HOTEL	CARESHARE		
BASEMENT 4	66	0	0	0	0	66	0
BASEMENT 3	84	0	0	0	0	85	3
BASEMENT 2	53	20	0	0	0	73	18
BASEMENT 1	0	0	45	0	0	46	1
LEVEL 1	0	0	0	26	3	33	2
LEVEL 2	0	0	0	35	0	35	2
TOTAL	203	20	45	61	3	338	26



PRELIMINARY

- Revisions
- P16 20.09.18 ISSUE FOR INFORMATION
 - P17 26.09.18 ISSUE FOR INFORMATION
 - P18 04.10.18 ISSUE FOR INFORMATION
 - P19 05.10.18 DRAFT DA
 - P20 24.10.18 BACKGROUND ISSUE

- ABBREVIATIONS LEGEND**
- | | | | |
|------|-------------------------|------|--------------------------|
| MG | COMMUNICATIONS SERVICES | M | MECHANICAL RISERS |
| CM | CONCRETE WORK | MECH | MECHANICAL SERVICES |
| EL | ELECTRICAL SERVICES | MC | MOTORCYCLE PARK |
| ELEC | ELECTRICAL SERVICES | COO | ON SITE DETENTION |
| EOT | END OF TRIP FACILITIES | RF | REFUSE CHUTE |
| EX | FIRE EXTINGUISHER | ST | STORE |
| FHR | FIRE HOSE REEL | SP | STAR PRESSURISATION |
| HY | HYDRAULIC RISERS | VO | VEHICLE DETECTOR IN SLAB |
| HYD | HYDRAULIC SERVICES | WL | VEHICLE WARNING LIGHT |
| IC | INTERCOM / CARD READER | | |
| M | MECHANICAL RISERS | | |
| MECH | MECHANICAL SERVICES | | |

- COLOR FILL LEGEND**
- Commercial
 - Residential
 - Hotel

Project / **ELIZABETH STREET** Drawing / **BASEMENT 2 PLAN**

Project No / **218004** Date / **14/09/18** Author / **MG**

Scale @ A / **1 : 200**

Drawing No. / **TP01.02 P20**



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LEVEL	CARPARKS					FLOOR TOTAL	ACCESSIBLE INCL. IN TOTAL
	RESIDENTIAL	VISITOR	COMMERCIAL	HOTEL	CARESHARE		
BASEMENT 4	66	0	0	0	0	66	0
BASEMENT 3	84	0	0	0	0	85	3
BASEMENT 2	53	20	0	0	0	73	18
BASEMENT 1	0	0	45	0	0	46	1
LEVEL 1	0	0	0	26	3	33	2
LEVEL 2	0	0	0	35	0	35	2
TOTAL	203	20	45	61	3	338	26



PRELIMINARY

Revisions	Date	Description
P16	20.09.18	ISSUE FOR INFORMATION
P17	26.09.18	ISSUE FOR INFORMATION
P18	04.10.18	ISSUE FOR INFORMATION
P19	05.10.18	DRAFT DA
P20	24.10.18	BACKGROUND ISSUE

Abbreviations	Services
MG	MECHANICAL RISERS
MG	MECHANICAL SERVICES
MG	MOTORCYCLE PARK
MG	ON SITE DETENTION
MG	REFUSE CHUTE
MG	STORE
MG	STAR PRESSURISATION
MG	VEHICLE DETECTOR IN SLAB
MG	VEHICLE WARNING LIGHT

Colour Legend	Category
[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

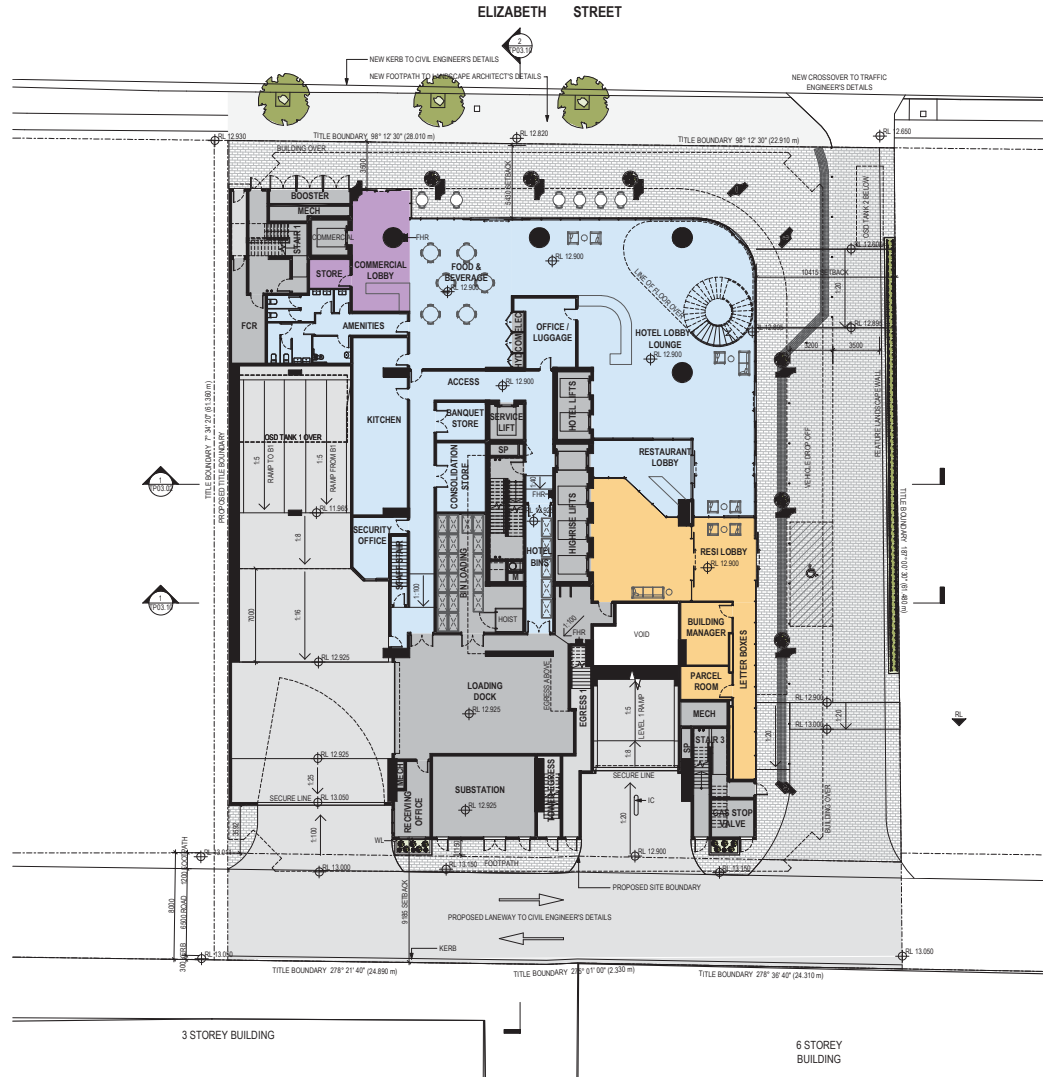
Abbreviations	Services
CM	COMMUNICATIONS SERVICES
CM	CONCRETE WORK
EL	ELECTRICAL SERVICES
ELEC	ELECTRICAL SERVICES
EOT	END OF TRIP FACILITIES
EX	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
HY	HYDRAULIC RISERS
HYD	HYDRAULIC SERVICES
IC	INTERCOM / CARD READER
MECH	MECHANICAL RISERS
MECH	MECHANICAL SERVICES

Project / **ELIZABETH STREET** Drawing / **BASEMENT 1 PLAN** Project No / **218004** Date / **14/09/18** Author / **MG** Scale @ A / **1 : 200** Drawing No. / **TP01.03 P20**

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Revisions

P15	10.09.18	BACKGROUND ISSUE
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P17	04.10.18	ISSUE FOR INFORMATION
P18	05.10.18	DRAFT DA
P19	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

NE	COM	COMMUNICATIONS SERVICES	M	MECH	MECHANICAL SERVICES
MG	CM	CONVEYOR	MC	MC	MOTORCYCLE PARK
MG	EL	ELECTRICAL SERVICES	COO	COO	ON SITE DETENTION
NE	ELEC	ELECTRICAL SERVICES	RF	RF	REFUSE CHUTE
MG	EOT	END OF TRIP FACILITIES	ST	ST	STORE
EX	FX	FIRE EXTINGUISHER	SP	SP	STAR PRESSURISATION
FHR	FH	FIRE HOSE REEL	VO	VO	VEHICLE DETECTOR IN SLAB
HY	HYD	HYDRALIC RISERS	WL	WL	VEHICLE WARNING LIGHT
IC	IC	INTERCOM / CARD READER			
M	MECH	MECHANICAL SERVICES			

COLOUR FILL LEGEND

	COMMERCIAL
	RESIDENTIAL
	HOTEL

Project / **ELIZABETH STREET**

Drawing / **GROUND PLAN**

Project No. / **218004** Date / **14/09/18**

Author / **MG**

Scale @ A1 / **1 : 200**

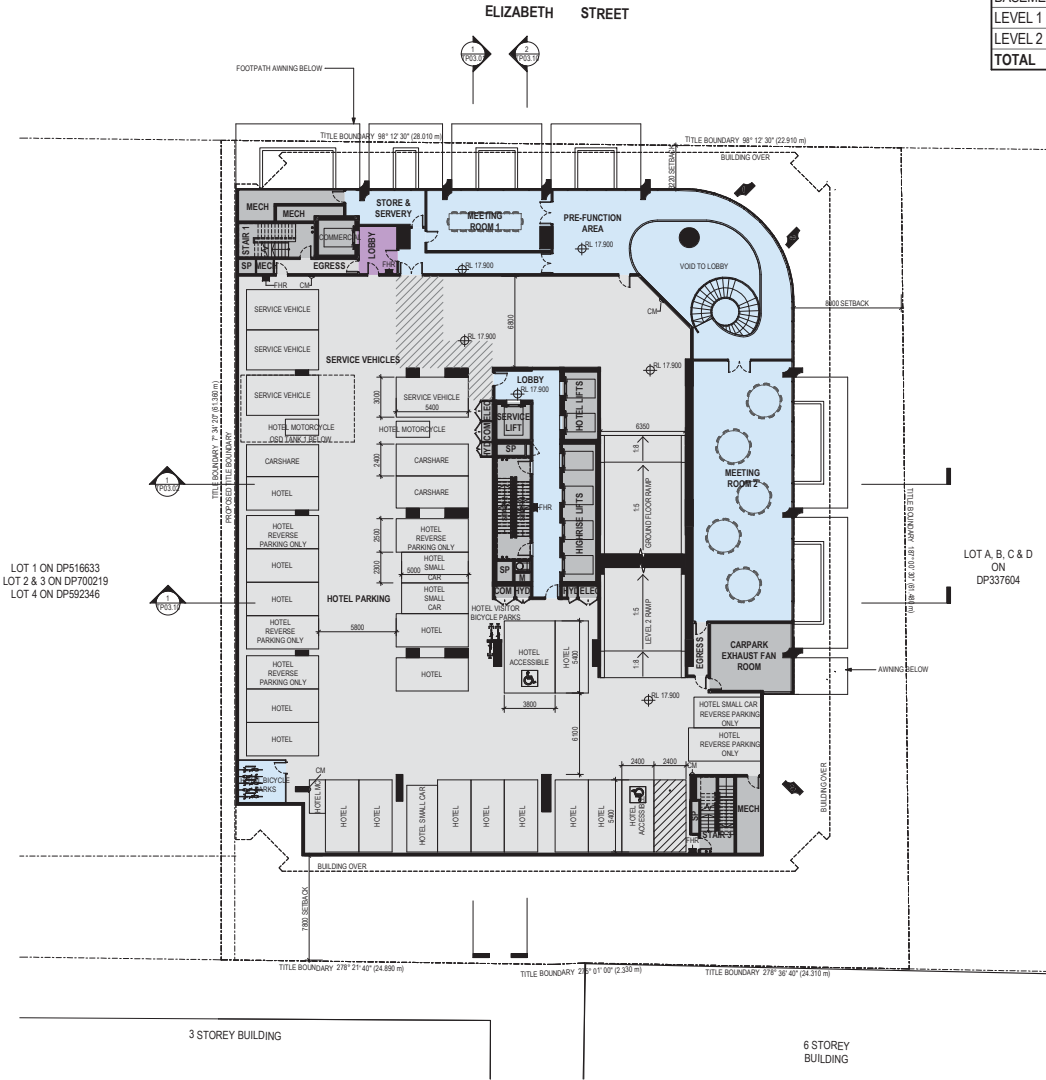
Drawing No. / **TP01.04 P19**



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LEVEL	CARPARKS					FLOOR TOTAL	ACCESSIBLE INCL. IN TOTAL
	RESIDENTIAL	VISITOR	COMMERCIAL	HOTEL	CARESHARE		
BASEMENT 4	66	0	0	0	0	66	0
BASEMENT 3	84	0	0	0	0	85	3
BASEMENT 2	53	20	0	0	0	73	18
BASEMENT 1	0	0	45	0	0	46	1
LEVEL 1	0	0	0	26	3	33	2
LEVEL 2	0	0	0	35	0	35	2
TOTAL	203	20	45	61	3	338	26



PRELIMINARY

Revisions

P15	10.09.18	BACKGROUND ISSUE
P16	20.09.18	ISSUE FOR INFORMATION
P17	04.10.18	ISSUE FOR INFORMATION
P18	05.10.18	DRAFT DA
P19	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

COM	COMMUNICATIONS SERVICES	M	MECHANICAL RISERS
CM	CONCRETE	MC	MOTORCYCLE PARK
EL	ELECTRICAL SERVICES	MO	MOTORCYCLE PARK
ELEC	ELECTRICAL SERVICES	OD	ON SITE DETENTION
EOT	END OF TRIP FACILITIES	RF	REFUSE CHUTE
EX	FIRE EXTINGUISHER	ST	STORE
FHR	FIRE HOSE REEL	SP	STAR PRESSURISATION
HY	HYDRAULIC RISERS	VD	VEHICLE DETECTOR IN SLAB
HYD	HYDRAULIC SERVICES	WL	VEHICLE WARNING LIGHT
IC	INTERCOM / CARD READER		
M	MECHANICAL RISERS		
MECH	MECHANICAL SERVICES		

COLOR FILL LEGEND

[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET**
 26 ELIZABETH STREET
 LIVERPOOL

Drawing / **LEVEL 1 PLAN**

Project No / **218004** Date / **14/09/18**

Author / **MG**

Scale @ A1 / **1 : 200**

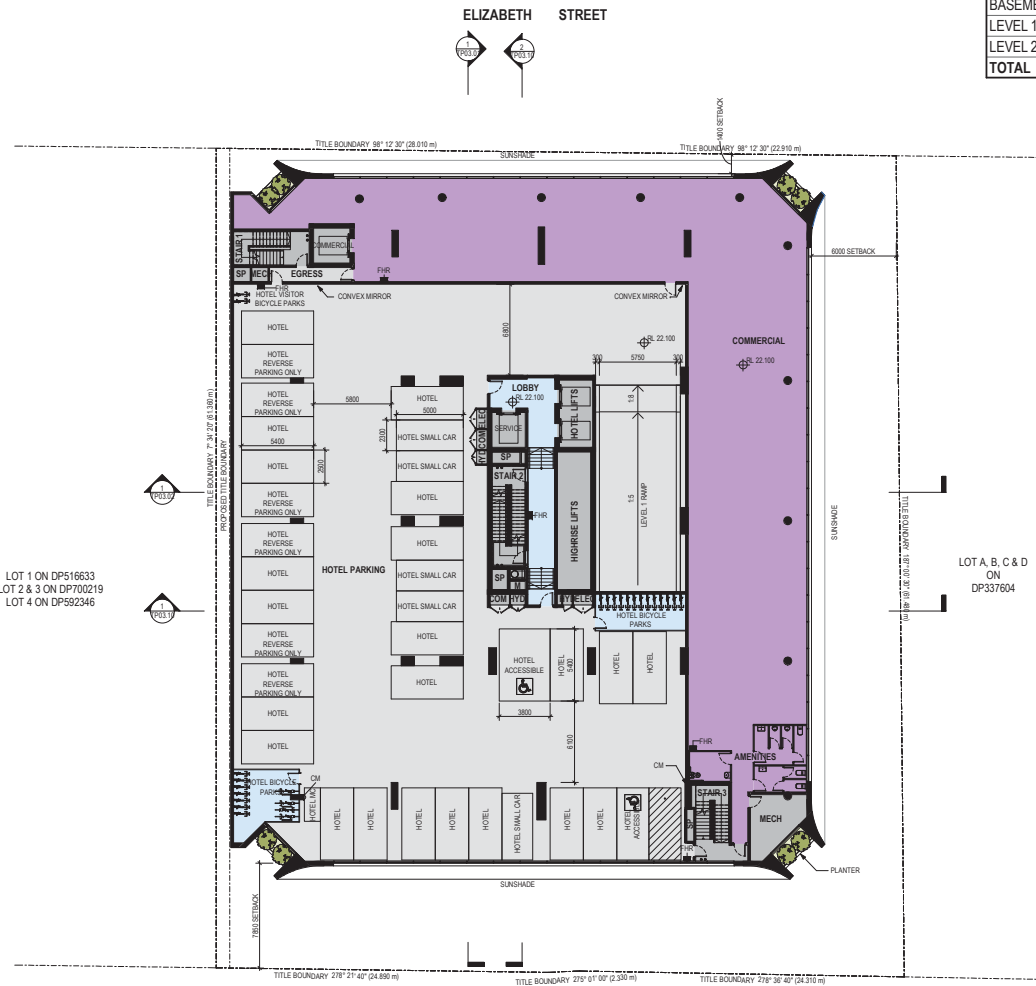
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LEVEL	CARPARKS					FLOOR TOTAL	ACCESSIBLE INCL. IN TOTAL
	RESIDENTIAL	VISITOR	COMMERCIAL	HOTEL	CARESHARE		
BASEMENT 4	66	0	0	0	0	66	0
BASEMENT 3	84	0	0	0	0	85	3
BASEMENT 2	53	20	0	0	0	73	18
BASEMENT 1	0	0	45	0	0	46	1
LEVEL 1	0	0	0	26	3	33	2
LEVEL 2	0	0	0	35	0	35	2
TOTAL	203	20	45	61	3	338	26



PRELIMINARY

Revisions

P13	10.09.18	BACKGROUND ISSUE
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P15	04.10.18	ISSUE FOR INFORMATION
P16	05.10.18	DRAFT DA
P17	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

NE	COM	COMMUNICATIONS SERVICES	M	MECH	MECHANICAL RISERS
MG	CM	CONVEX MIRROR	EL	MECH	MECHANICAL SERVICES
MG	EL	ELECTRICAL SERVICES	MC	MC	MOTORCYCLE PARK
NE	ELEC	ELECTRICAL SERVICES	OD	OD	ON SITE DETENTION
MG	EOT	END OF TRIP FACILITIES	RF	RF	REFUSE CHUTE
	EX	FIRE EXTINGUISHER	ST	ST	STORE
	FHR	FIRE HOSE REEL	SP	SP	STAR PRESSURISATION
	HY	HYDRAULIC RISERS	VD	VD	VEHICLE DETECTOR IN SLAB
	HYD	HYDRAULIC SERVICES	WL	WL	VEHICLE WARNING LIGHT
	IC	INTERCOM / CARD READER			
	M	MECHANICAL RISERS			
	MECH	MECHANICAL SERVICES			

COLOUR FILL LEGEND

[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET** Drawing / **LEVEL 2 PLAN**

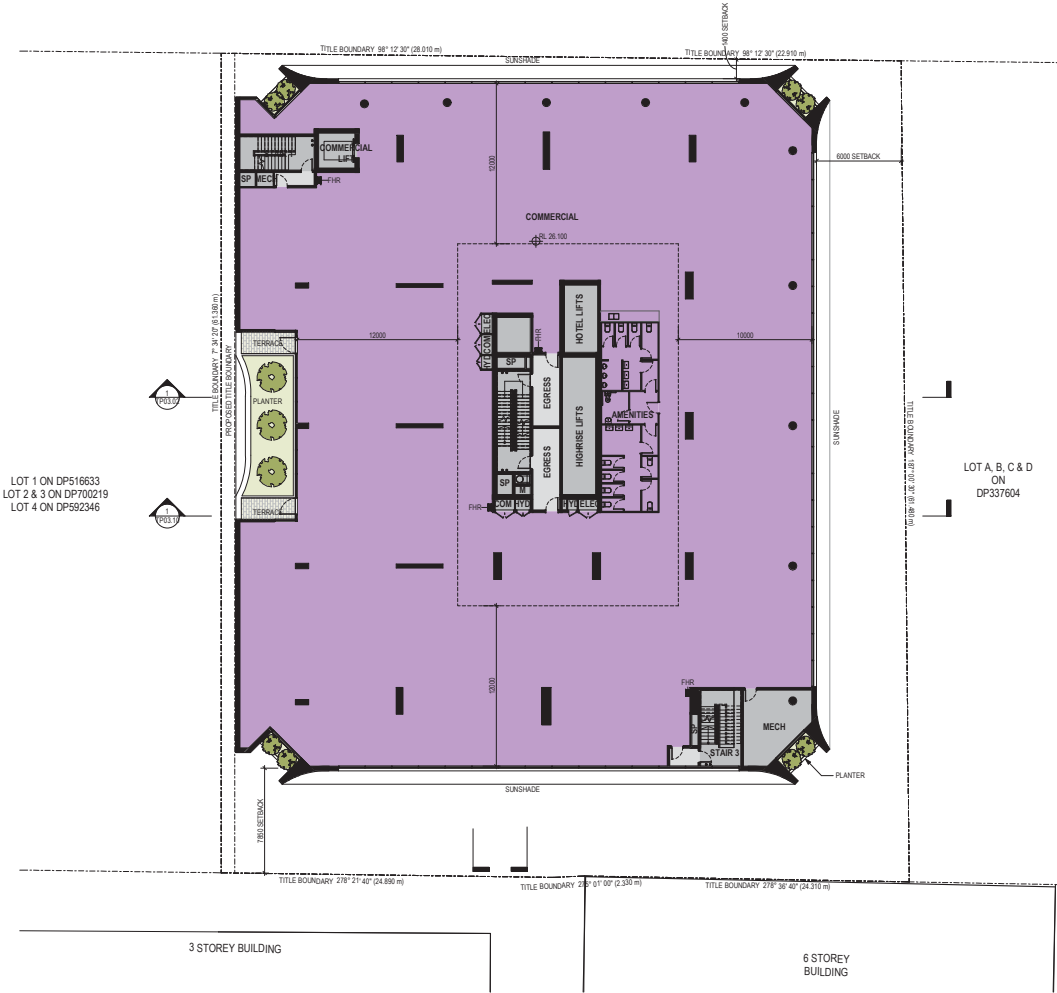
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Drawing No. / **TP01.06 P17**



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LOT 1 ON DP516633
 LOT 2 & 3 ON DP700219
 LOT 4 ON DP592346

LOT A, B, C & D
 ON
 DP337604

PRELIMINARY

Revisions

P13	10.09.18	BACKGROUND ISSUE
P14	20.09.18	ISSUE FOR INFORMATION
P15	04.10.18	ISSUE FOR INFORMATION
P16	05.10.18	DRAFT DA
P17	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

NE	COM	COMMUNICATIONS SERVICES	M	MECH	MECHANICAL RISERS
MG	CM	CONVEYOR	MC	MECH	MECHANICAL SERVICES
MG	EL	ELECTRICAL SERVICES	MO	MO	MOTORCYCLE PARK
NE	ELEC	ELECTRICAL SERVICES	OD	OD	ON SITE DETENTION
MG	EOT	END OF TRIP FACILITIES	RF	RF	REFUSE CHUTE
	EX	FIRE EXTINGUISHER	ST	ST	STORE
	FHR	FIRE HOSE REEL	SP	SP	STAIR PRESSURISATION
	HY	HYDRAULIC RISERS	VD	VD	VEHICLE DETECTOR IN SLAB
	HYD	HYDRAULIC SERVICES	WL	WL	VEHICLE WARNING LIGHT
	IC	INTERCOM / CARD READER			
	M	MECHANICAL SERVICES			
	MECH	MECHANICAL SERVICES			

COLOUR FILL LEGEND

[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET**
 Drawing / **LEVEL 3 PLAN**
 28 ELIZABETH STREET
 LIVERPOOL

Project No / **218004** Date / **14/09/18** Author / **MG**

Scale @ A1 / **1 : 200**

Drawing No. / **TP01.07 P17**

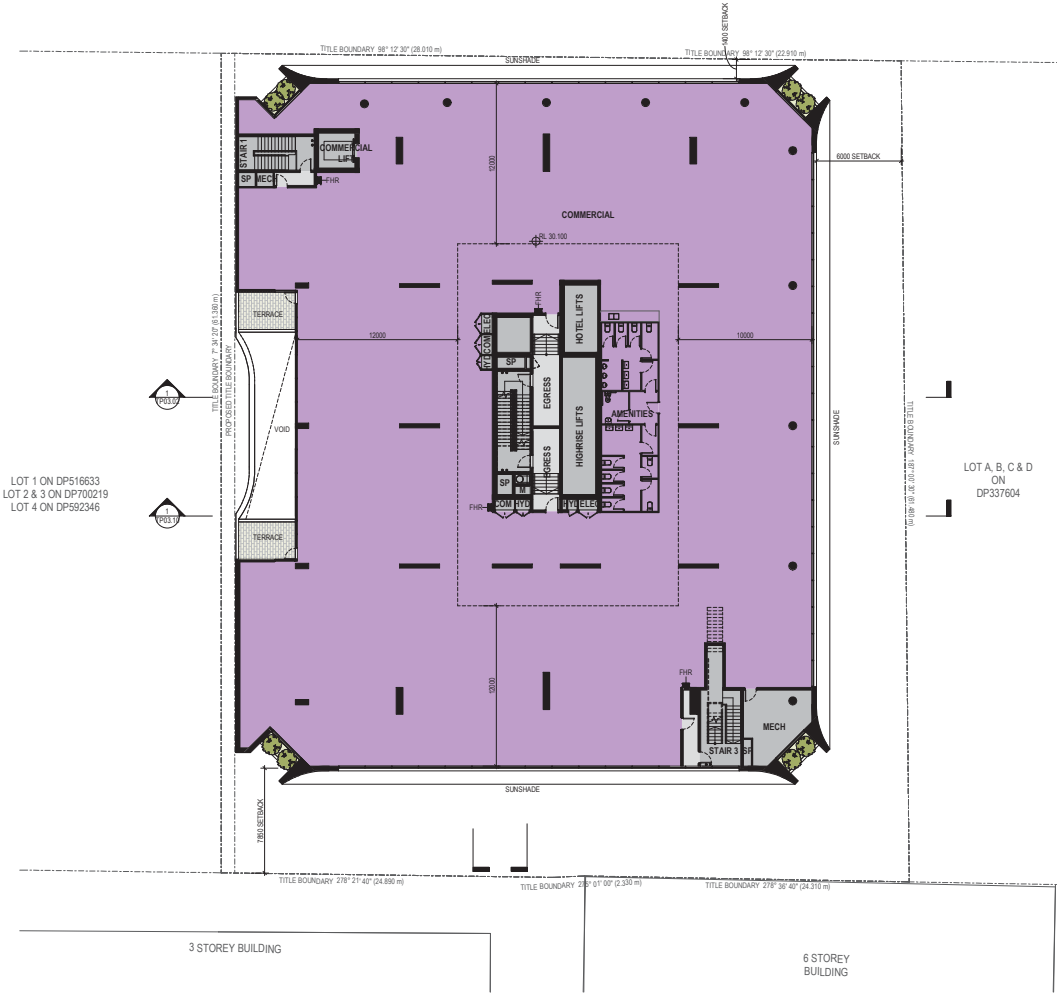


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ELIZABETH STREET



LOT 1 ON DP516633
 LOT 2 & 3 ON DP700219
 LOT 4 ON DP592346

LOT A, B, C & D
 ON
 DP337604

3 STOREY BUILDING

6 STOREY BUILDING

PRELIMINARY

Revisions

P12	31.08.18	ISSUE FOR INFORMATION
P13	10.09.18	BACKGROUND ISSUE
P14	04.10.18	ISSUE FOR INFORMATION
P15	05.10.18	DRAFT DA
P16	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

MG	COM	COMMUNICATIONS SERVICES	M	MECH	MECHANICAL RISERS
NE	CM	CONVEYOR	MC	MC	MECHANICAL SERVICES
MG	EL	ELECTRICAL SERVICES	MP	MP	MOTORCYCLE PARK
NE	ELEC	ELECTRICAL SERVICES	OD	OD	ON SITE DETENTION
MG	EOT	END OF TRIP FACILITIES	RF	RF	REFUSE CHUTE
	EX	FIRE EXTINGUISHER	ST	ST	STORE
	FHR	FIRE HOSE REEL	SP	SP	STAIR PRESSURISATION
	HY	HYDRAULIC RISERS	VD	VD	VEHICLE DETECTOR IN SLAB
	HYD	HYDRAULIC SERVICES	WL	WL	VEHICLE WARNING LIGHT
	IC	INTERCOM / CARD READER			
	M	MECHANICAL SERVICES			
	MECH	MECHANICAL SERVICES			

COLOUR FILL LEGEND

	COMMERCIAL
	RESIDENTIAL
	HOTEL

Project / **ELIZABETH STREET**
 Drawing / **LEVEL 4 PLAN**
 28 ELIZABETH STREET
 LIVERPOOL

Project No / **218004** Date / **14/09/18**

Author / **MG**

Scale @ A1 / **1 : 200**

Drawing No. / **TP01.08 P16**

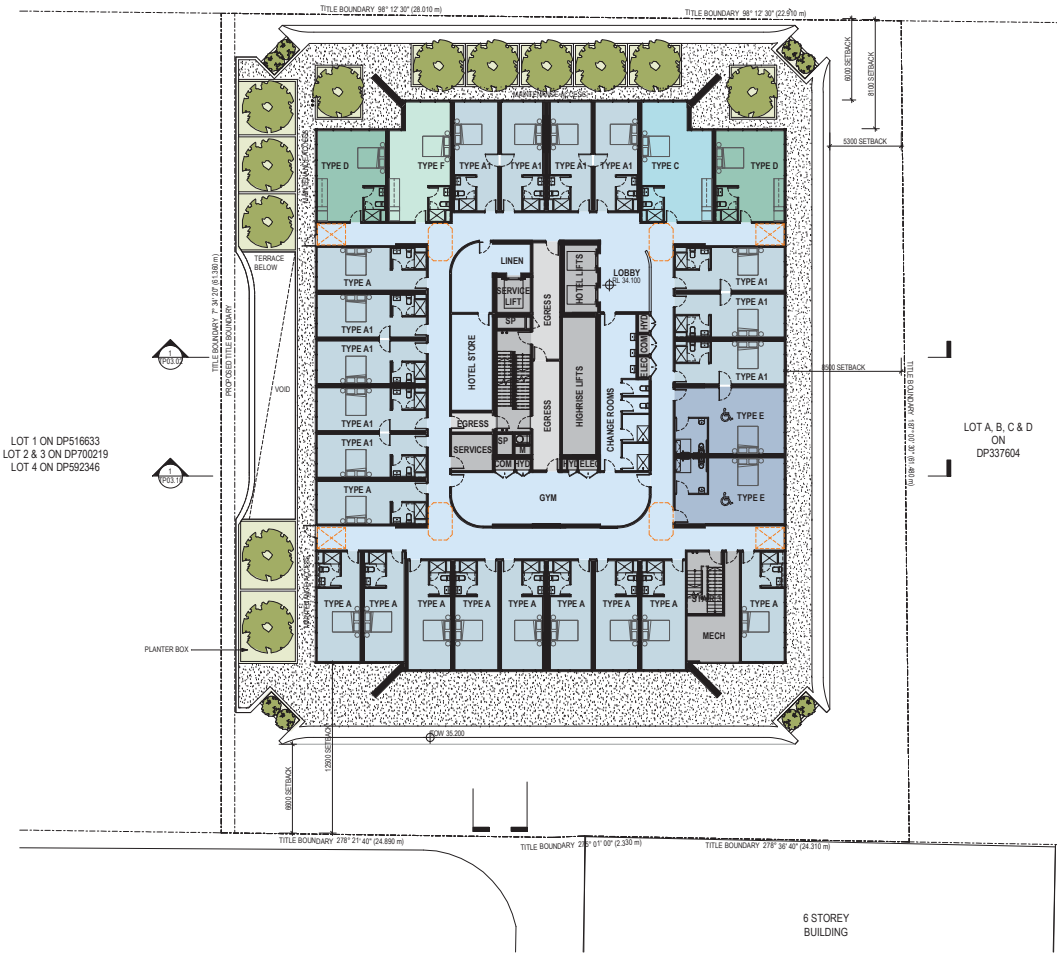
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LOT 1 ON DP516633
LOT 2 & 3 ON DP700219
LOT 4 ON DP592346

LOT A, B, C & D
ON
DP337604

6 STOREY
BUILDING

PRELIMINARY

Revisions

P13	20.09.18	ISSUE FOR INFORMATION
P14	26.09.18	ISSUE FOR INFORMATION
P15	04.10.18	ISSUE FOR INFORMATION
P16	05.10.18	DRAFT DA
P17	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

MG	COM	COMMUNICATIONS SERVICES	M	MECH	MECHANICAL RISERS
MG	CM	CONVEX MIRROR	MC	MC	MECHANICAL SERVICES
MG	EL	ELECTRICAL SERVICES	MO	MO	MOTORCYCLE PARK
NE	ELEC	ELECTRICAL SERVICES	OD	OD	ON SITE DETENTION
MG	EOT	END OF TRIP FACILITIES	RF	RF	REFUSE CHUTE
EX	EX	FIRE EXTINGUISHER	ST	ST	STORE
FHR	FHR	FIRE HOSE REEL	SP	SP	STAR PRESSURISATION
HY	HY	HYDRALIC RISERS	VD	VD	VEHICLE DETECTOR IN SLAB
HYD	HYD	HYDRALIC SERVICES	WL	WL	VEHICLE WARNING LIGHT
IC	IC	INTERCOM / CARD READER			
M	M	MECHANICAL RISERS			
MECH	MECH	MECHANICAL SERVICES			

COLOR FILL LEGEND

[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET** Drawing / **LEVEL 5 PLAN**

Project No / **218004** Date / **14/09/18** Author / **MG**

Scale @ A1 / **1 : 200**

Drawing No. / **TP01.09 P17**

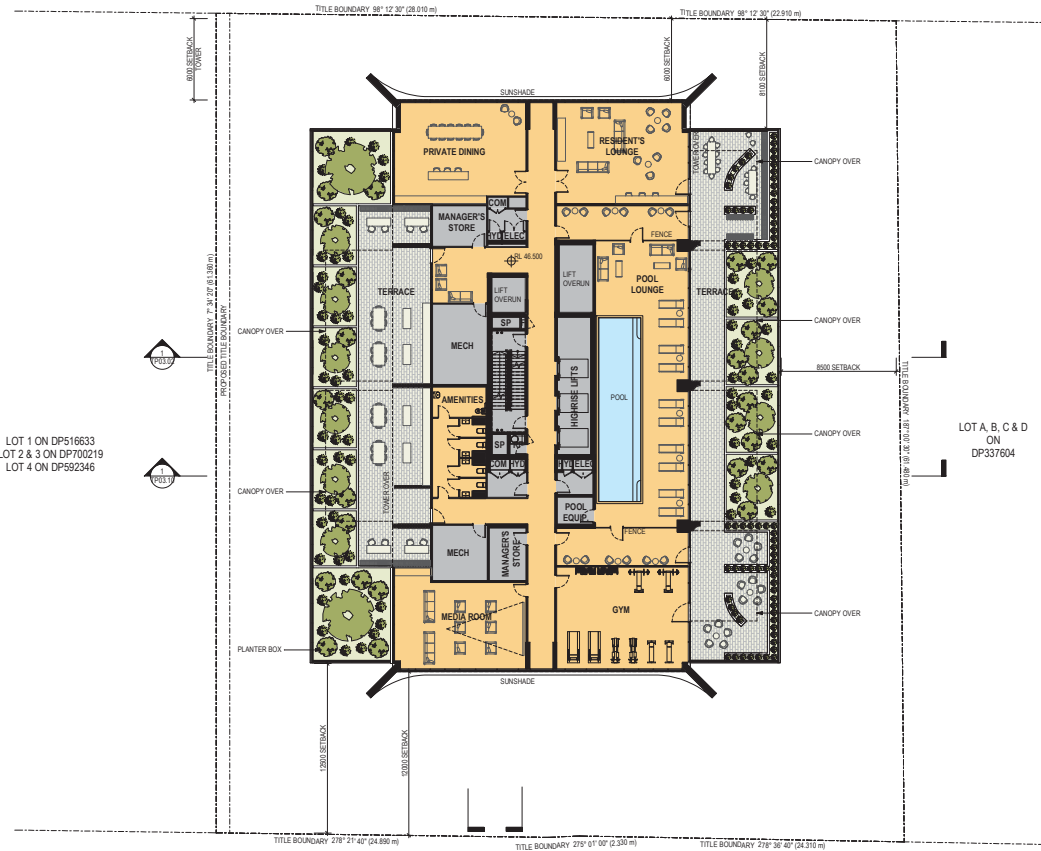


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LOT 4 ON DP592346

LOT A, B, C & D
ON
DP337604

PRELIMINARY

Revisions

P14	20.09.18	ISSUE FOR INFORMATION
P15	26.09.18	ISSUE FOR INFORMATION
P16	04.10.18	ISSUE FOR INFORMATION
P17	05.10.18	DRAFT DA
P18	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

MG	COMMUNICATIONS SERVICES	M	MECHANICAL RISERS
MG	CONVEYOR	ME	MECHANICAL SERVICES
MG	EL	MC	MOTORCYCLE PARK
NE	ELEC	OD	ON SITE DETENTION
MG	EOT	RF	REFUSE CHUTE
EX	END OF TRIP FACILITIES	ST	STORE
FHX	FIRE EXTINGUISHER	SP	STAR PRESSURISATION
FHR	FIRE HOSE REEL	VD	VEHICLE DETECTOR IN SLAB
HY	HYDRAULIC RISERS	WL	VEHICLE WARNING LIGHT
HYD	HYDRAULIC SERVICES		
IC	INTERCOM / CARD READER		
M	MECHANICAL RISERS		
ME	MECHANICAL SERVICES		

CLOUR FILL LEGEND

[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET**

Drawing / **LEVEL 9 PLAN**

Project No / **218004** Date / **14/09/18**

Author / **MG**

Scale @ A1 / **1 : 200**

Drawing No. / **TP01.13 P18**

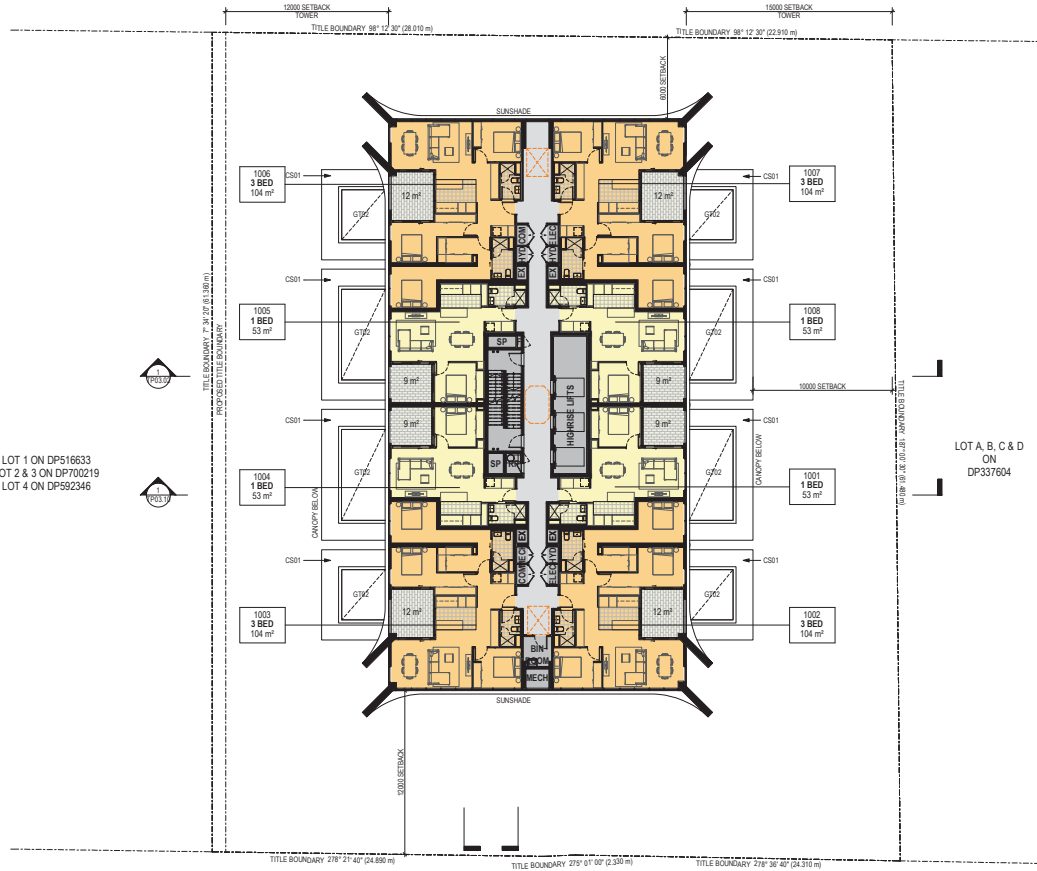


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LOT 1 ON DP516633
LOT 2 & 3 ON DP700219
LOT 4 ON DP592346

LOT A, B, C & D
ON
DP337604

PRELIMINARY

Revisions

P10	10.09.18	BACKGROUND ISSUE
P11	26.09.18	ISSUE FOR INFORMATION
P12	04.10.18	ISSUE FOR INFORMATION
P13	05.10.18	DRAFT DA
P14	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

NE	COM	COMMUNICATIONS SERVICES	M	MECH	MECHANICAL RISERS
MG	CM	CONVEX MIRROR	MC	MECH	MECHANICAL SERVICES
MG	EL	ELECTRICAL SERVICES	MC	MC	MOTORCYCLE PARK
NE	ELEC	ELECTRICAL SERVICES	COO	COO	ON SITE DETENTION
MG	EOT	END OF TRIP FACILITIES	RF	RF	REFUSE CHUTE
	EX	FIRE EXTINGUISHER	ST	ST	STORE
	FHP	FIRE HOSE REEL	SP	SP	STAR PRESSURISATION
	HY	HYDRALIC RISERS	VD	VD	VEHICLE DETECTOR IN SLAB
	HYD	HYDRALIC SERVICES	WL	WL	VEHICLE WARNING LIGHT
	IC	INTERCOM / CARD READER			
	M	MECHANICAL RISERS			
	MECH	MECHANICAL SERVICES			

COLOR FILL LEGEND

[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET**

Drawing / **LEVEL 10 PLAN**

Project No / **218004** Date / **14/09/18**

Author / **YY**

Scale @ A1 / **1 : 200**

Drawing No. / **TP01.14 P14**

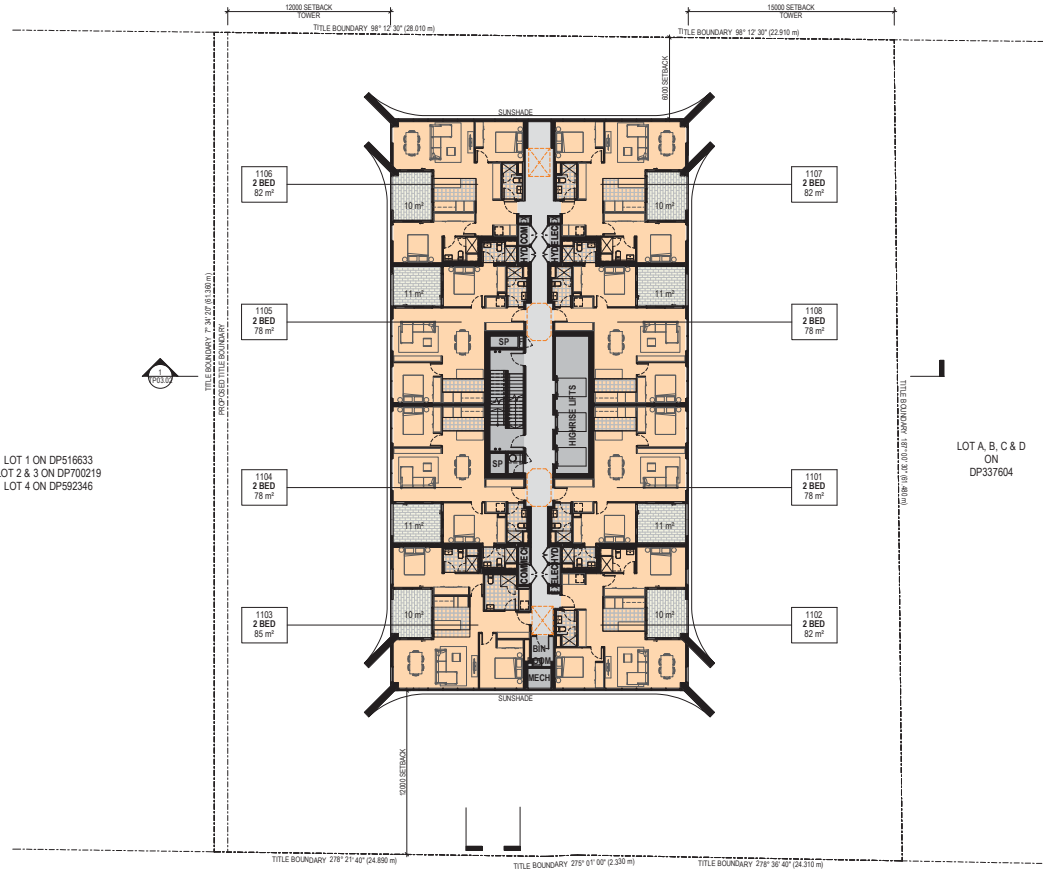
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ELIZABETH STREET



LOT 1 ON DP516633
LOT 2 & 3 ON DP700219
LOT 4 ON DP592346

LOT A, B, C & D
ON
DP337604

NOTE: ROOM NUMBERS FOR LEVEL 11 SHOWN

PRELIMINARY

Revisions		
P8	10.09.18	BACKGROUND ISSUE
P9	26.09.18	ISSUE FOR INFORMATION
P10	04.10.18	ISSUE FOR INFORMATION
P11	05.10.18	DRAFT DA
P12	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND		
NE	COM	COMMUNICATIONS SERVICES
MG	CM	CONVEYOR
MG	EL	ELECTRICAL SERVICES
NE	ELEC	ELECTRICAL SERVICES
MG	EOT	END OF TRIP FACILITIES
	EX	FIRE EXTINGUISHER
	FHR	FIRE HOSE REEL
	HY	HYDRAULIC RISERS
	HYD	HYDRAULIC SERVICES
	IC	INTERCOM / CARD READER
	M	MECHANICAL RISERS
	MECH	MECHANICAL SERVICES
M	M	MECHANICAL RISERS
	MECH	MECHANICAL SERVICES
	MC	MOTORCYCLE PARK
	OD	ON SITE DETENTION
	RF	REFUSE CHUTE
	ST	STORE
	SP	STAR PRESSURISATION
	VD	VEHICLE DETECTOR IN SLAB
	WL	VEHICLE WARNING LIGHT

COLOUR FILL LEGEND	
[Light Yellow]	1 BED
[Light Orange]	2 BED
[Light Red]	3 BED
[Light Purple]	4 BED

Project / **ELIZABETH STREET**

Drawing / **LEVEL 11-14, 16-19, 21-24, 26-29, 31 PLANS**

Project No / **218004**

Date / **14/09/18**

Author / **YY**

Scale @ A1 / **1 : 200**

Drawing No. / **TP01.15 P12**

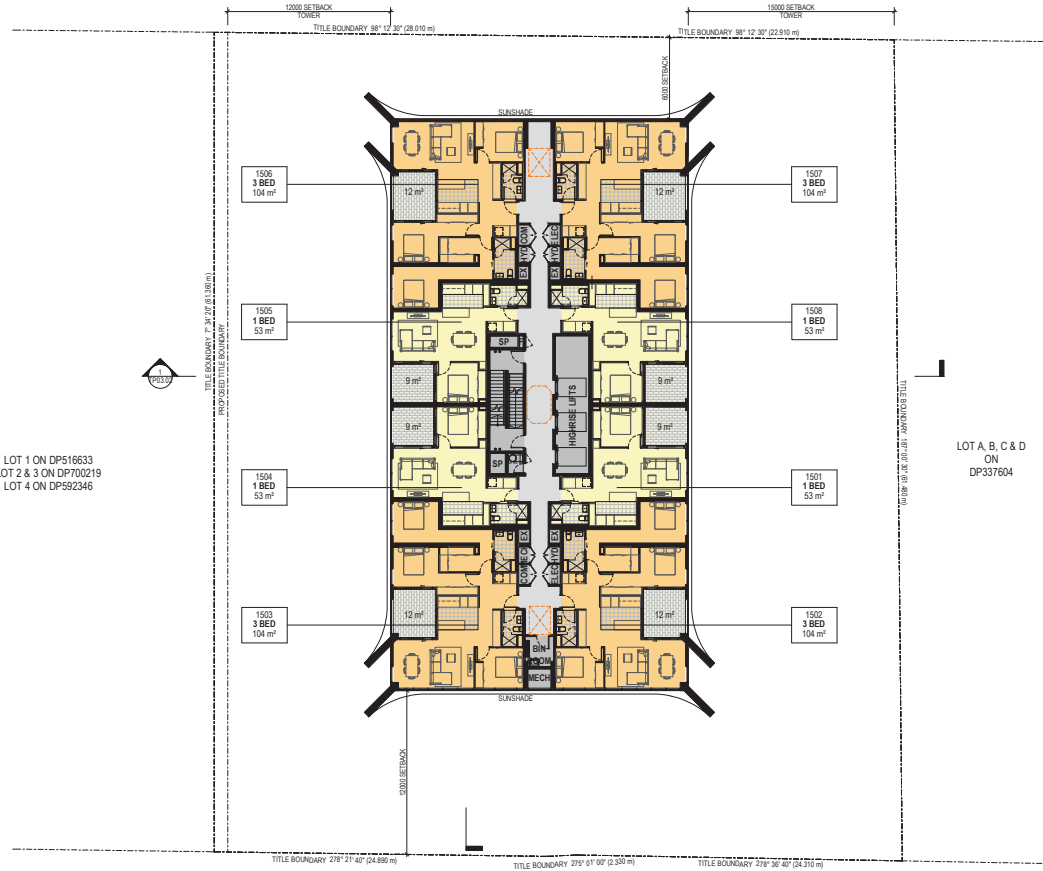
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28 ELIZABETH STREET
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ELIZABETH STREET



LOT 1 ON DP516633
LOT 2 & 3 ON DP700219
LOT 4 ON DP592346

LOT A, B, C & D
ON
DP337604

NOTE: ROOM NUMBERS FOR LEVEL 15 SHOWN

PRELIMINARY

Revisions

P12	10.09.18	BACKGROUND ISSUE
P13	26.09.18	ISSUE FOR INFORMATION
P14	04.10.18	ISSUE FOR INFORMATION
P15	05.10.18	DRAFT DA
P16	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

NE	COM	COMMUNICATIONS SERVICES	M	MECH	MECHANICAL RISERS
MG	CM	CONCRETE CURB	MC	MECH	MECHANICAL SERVICES
MG	EL	ELECTRICAL SERVICES	MP	MC	MOTORCYCLE PARK
NE	ELEC	ELECTRICAL SERVICES	OD	COO	ON SITE DETENTION
MG	EOT	END OF TRIP FACILITIES	RF	RF	REFUSE CHUTE
	EX	FIRE EXTINGUISHER	ST	ST	STORE
	FHR	FIRE HOSE REEL	SP	SP	STAR PRESSURISATION
	HY	HYDRAULIC RISERS	VD	VD	VEHICLE DETECTOR IN SLAB
	HYD	HYDRAULIC SERVICES	WL	WL	VEHICLE WARNING LIGHT
	IC	INTERCOM / CARD READER			
	M	MECHANICAL RISERS			
	MECH	MECHANICAL SERVICES			

COLOR FILL LEGEND

[Light Yellow Box]	1 BED
[Light Orange Box]	2 BED
[Orange Box]	3 BED
[Red Box]	4 BED

Project / **ELIZABETH STREET**

Drawing / **LEVEL 15, 20, 25, 30 PLAN**

Project No / **218004** Date / **14/09/18**

Author / **YY**

Scale @ A1 / **1 : 200**

Drawing No. / **TP01.16 P16**

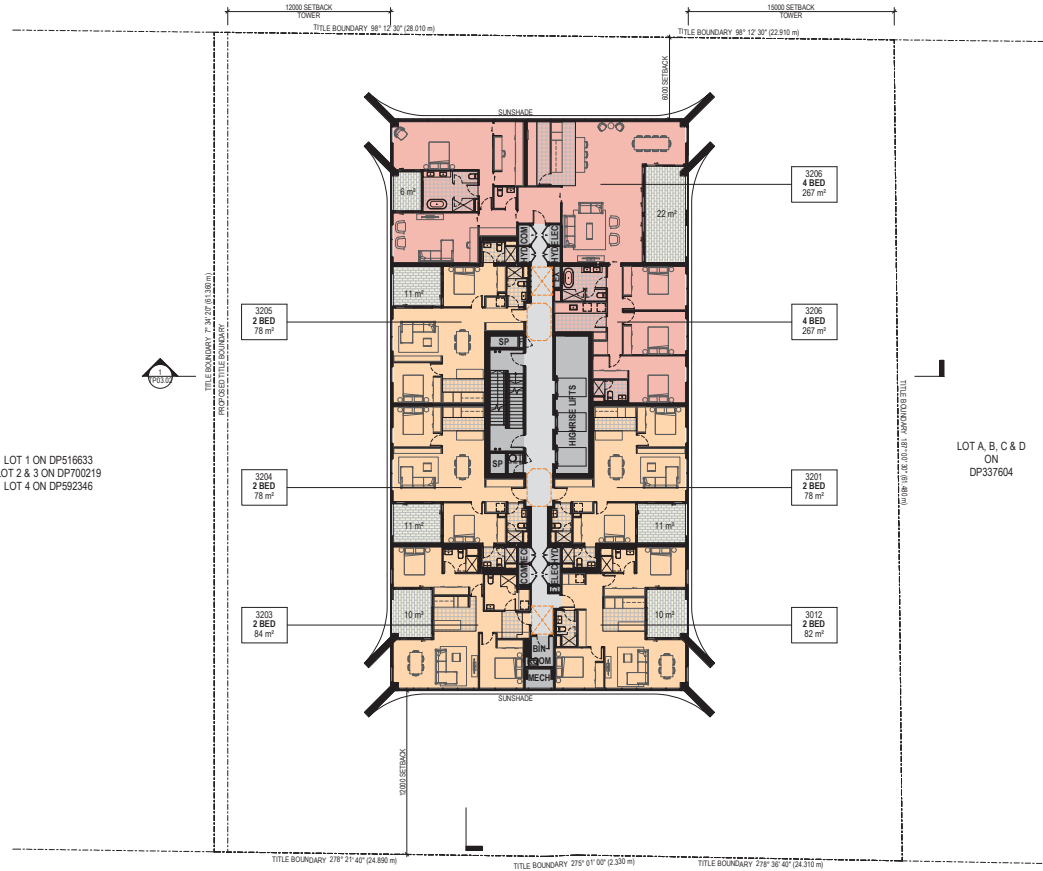


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LOT 1 ON DP516633
LOT 2 & 3 ON DP700219
LOT 4 ON DP592346

LOT A, B, C & D
ON
DP337604

NOTE: ROOM NUMBERS FOR LEVEL 32 SHOWN

PRELIMINARY

Revisions			
P8	10.09.18	BACKGROUND ISSUE	
P9	26.09.18	ISSUE FOR INFORMATION	
P10	04.10.18	ISSUE FOR INFORMATION	
P11	05.10.18	DRAFT DA	
P12	24.10.18	BACKGROUND ISSUE	

ABBREVIATIONS LEGEND			
COM	COMMUNICATIONS SERVICES	M	MECHANICAL RISERS
CM	CONVEYOR	MECH	MECHANICAL SERVICES
EL	ELECTRICAL SERVICES	MC	MOTORCYCLE PARK
ELEC	ELECTRICAL SERVICES	OD	ON SITE DETENTION
EOT	END OF TRIP FACILITIES	RF	REFUSE CHUTE
EX	FIRE EXTINGUISHER	ST	STORE
FHR	FIRE HOSE REEL	SP	STAR PRESSURISATION
HF	HYDRAULIC RISERS	VD	VEHICLE DETECTOR IN SLAB
HYD	HYDRAULIC SERVICES	WL	VEHICLE WARNING LIGHT
IC	INTERCOM / CARD READER		
M	MECHANICAL RISERS		
MECH	MECHANICAL SERVICES		

COLOUR FILL LEGEND	
	1 BED
	2 BED
	3 BED
	4 BED

Project / **ELIZABETH STREET**

Drawing / **LEVEL 32-34 PLANS**

Project No / **218004**

Date / **14/09/18**

Author / **YY**

Scale @ A1 / **1 : 200**

Drawing No. / **TP01.18 P12**

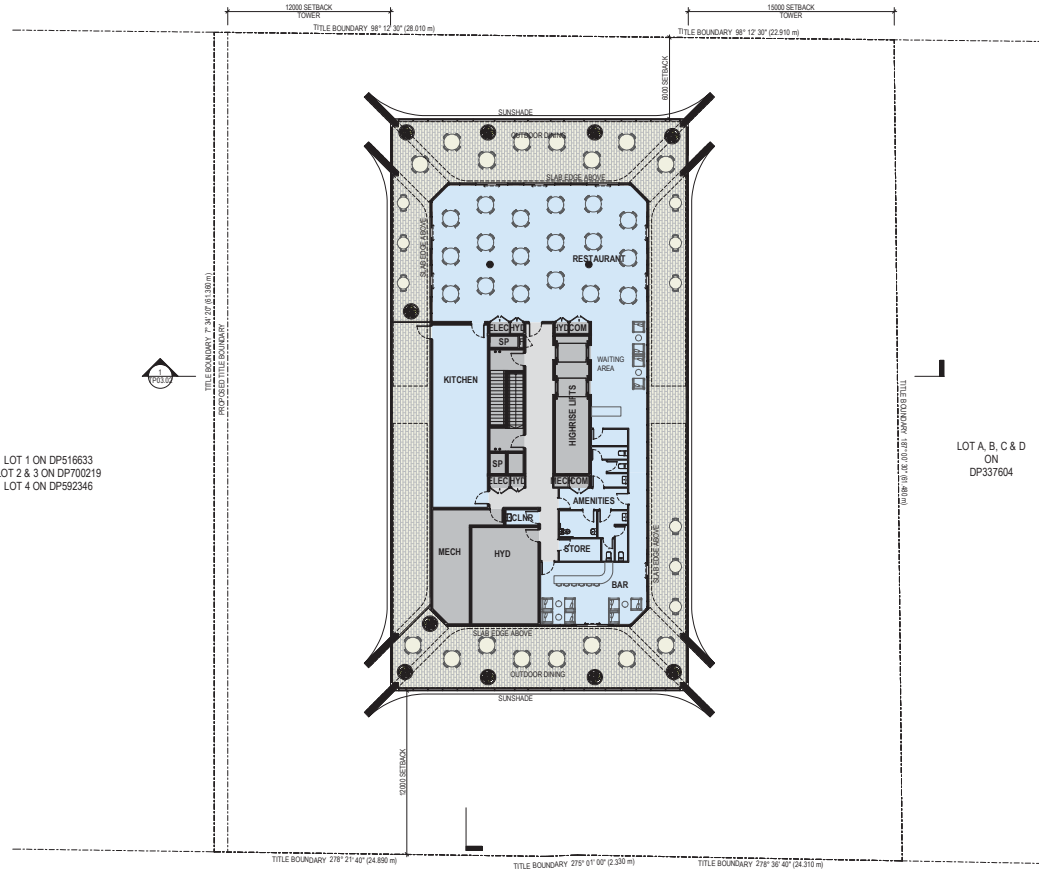
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LOT 1 ON DP516633
LOT 2 & 3 ON DP700219
LOT 4 ON DP592346

LOT A, B, C & D
ON
DP337604

PRELIMINARY

Revisions

P14	20.09.18	ISSUE FOR INFORMATION
P15	26.09.18	ISSUE FOR INFORMATION
P16	04.10.18	ISSUE FOR INFORMATION
P17	05.10.18	DRAFT DA
P18	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND

MG	COM	COMMUNICATIONS SERVICES	M	MECH	MECHANICAL RISERS
MG	CM	CONVEYOR	MC	MECH	MECHANICAL SERVICES
MG	EL	ELECTRICAL SERVICES	MP	MC	MOTORCYCLE PARK
NE	ELEC	ELECTRICAL SERVICES	OD	OD	ON SITE DETENTION
MG	EOT	END OF TRIP FACILITIES	RF	RF	REFUSE CHUTE
	EX	FIRE EXTINGUISHER	ST	ST	STORE
	FHR	FIRE HOSE REEL	SP	SP	STAR PRESSURISATION
	HY	HYDRAULIC RISERS	VD	VD	VEHICLE DETECTOR IN SLAB
	HYD	HYDRAULIC SERVICES	VL	VL	VEHICLE WARNING LIGHT
	IC	INTERCOM / CARD READER			
	M	MECHANICAL RISERS			
	MECH	MECHANICAL SERVICES			

COLOUR FILL LEGEND

[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET**

Drawing / **LEVEL 35 PLAN**

Project No / **218004** Date / **14/09/18**

Author / **MG**

Scale @ A1 / **1 : 200**

Drawing No. / **TP01.40 P18**

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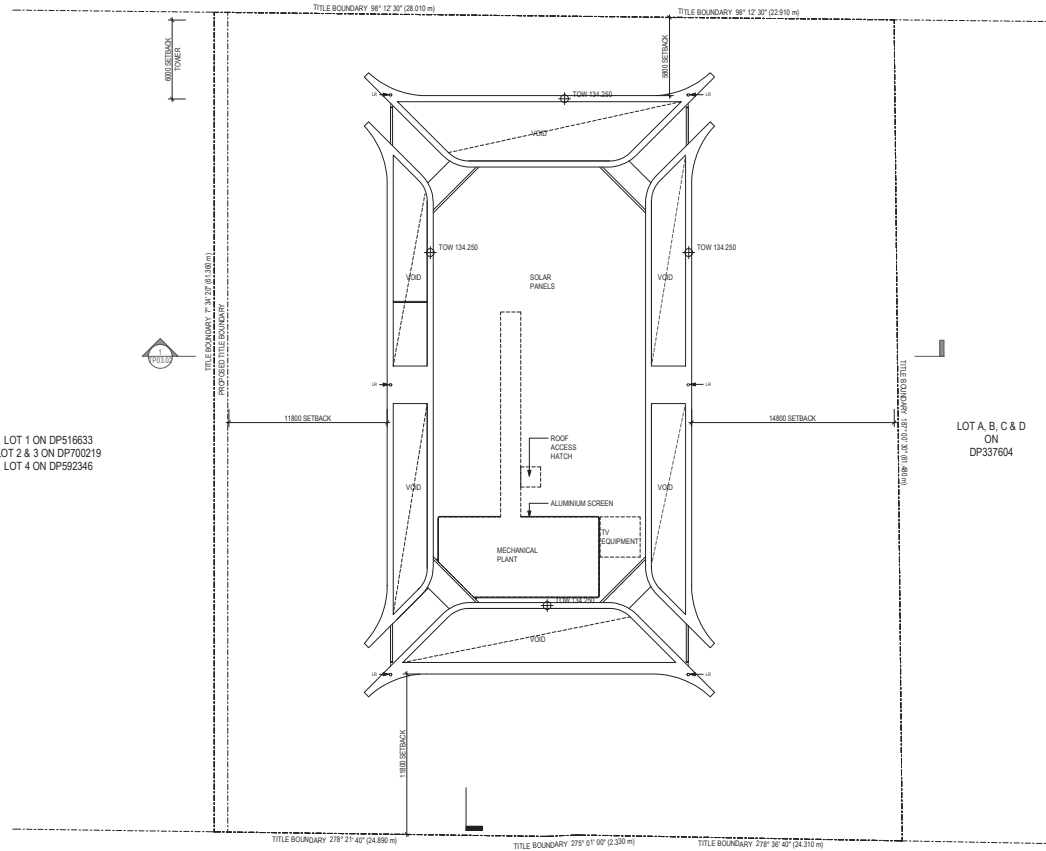
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LOT 1 ON DP516633
LOT 2 & 3 ON DP700219
LOT 4 ON DP592346

LOT A, B, C & D
ON
DP337604

PRELIMINARY

Revisions	PO	DATE	DESCRIPTION
	P0	10.09.18	BACKGROUND ISSUE
	P10	26.09.18	ISSUE FOR INFORMATION
	P11	04.10.18	ISSUE FOR INFORMATION
	P12	05.10.18	DRAFT DA
	P13	24.10.18	BACKGROUND ISSUE

ABBREVIATIONS LEGEND		
NE	COM	COMMUNICATIONS SERVICES
MG	CM	CONVEYOR
MG	EL	ELECTRICAL SERVICES
NE	ELEC	ELECTRICAL SERVICES
MG	EOT	END OF TRIP FACILITIES
	EX	FIRE EXTINGUISHER
	FHP	FIRE HOSE REEL
	HY	HYDRAULIC RISERS
	HYD	HYDRAULIC SERVICES
	IC	INTERCOM / CARD READER
	M	MECHANICAL RISERS
	MECH	MECHANICAL SERVICES
M	M	MECHANICAL RISERS
MECH	MECH	MECHANICAL SERVICES
	MC	MOTORCYCLE PARK
	OD	ON SITE DETENTION
	RF	REFUSE CHUTE
	ST	STORE
	SP	STARV PRESSURISATION
	VD	VEHICLE DETECTOR IN SLAB
	WL	VEHICLE WARNING LIGHT

COLOUR FILL LEGEND	
[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Blue Box]	HOTEL

Project / **ELIZABETH STREET**

Drawing / **ROOF PLAN**

Project No / **218004** Date / **14/09/18**

Author / **MG**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP01.41 P13**

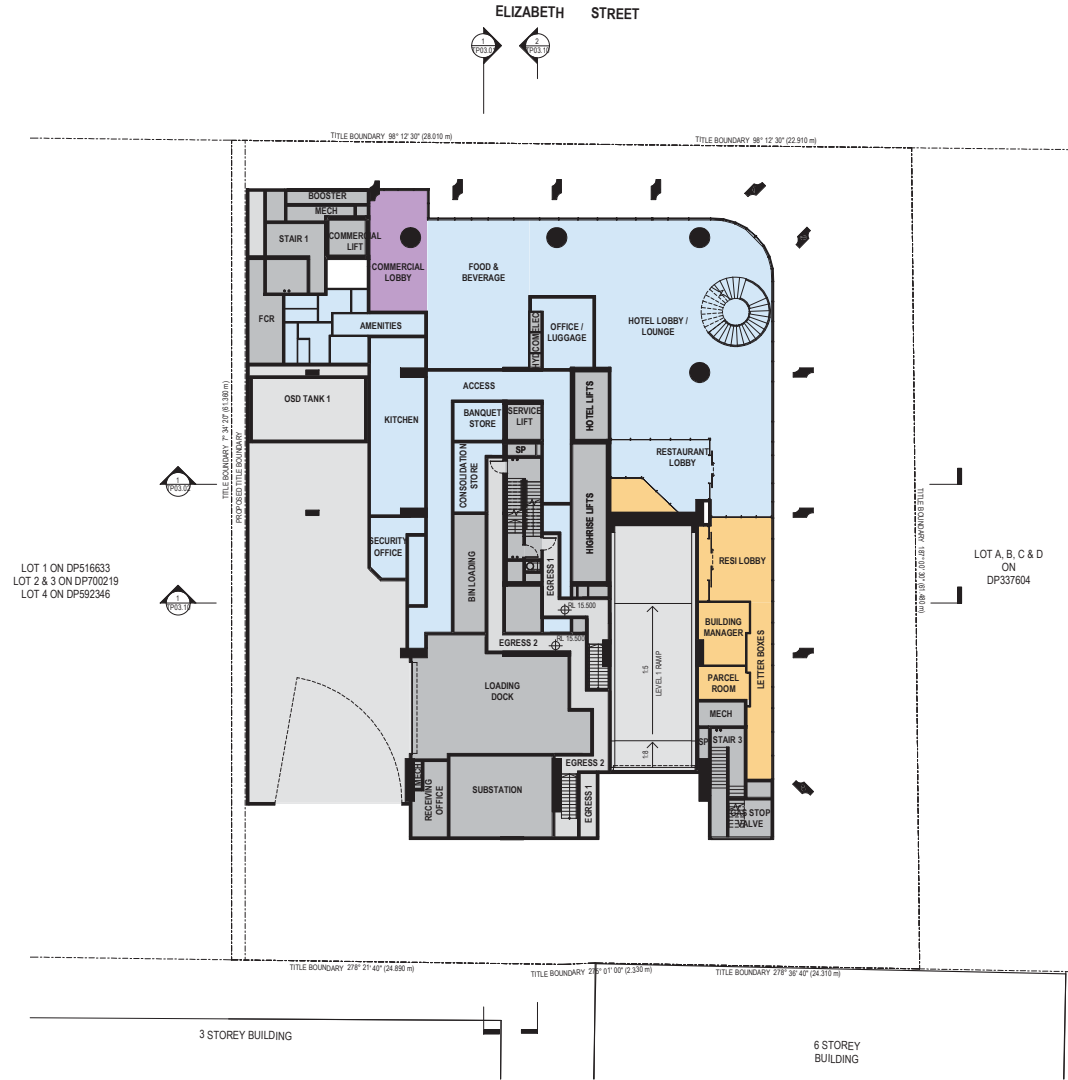
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Revisions
 P1 05.10.18 DRAFT DA
 P2 24.10.18 BACKGROUND ISSUE
 24/10/2018 5:19:13 PM

ABBREVIATIONS LEGEND	
COM	COMMUNICATIONS SERVICES
CM	CONCRETE MIRROR
EL	ELECTRICAL SERVICES
ELEC	ELECTRICAL SERVICES
EOT	END OF TRIP FACILITIES
EX	FIRE EXTINGUISHER
FHR	FIRE HOSE REEL
HY	HYDRAULIC RISERS
HYD	HYDRAULIC SERVICES
IC	INTERCOM / CARD READER
M	MECHANICAL RISERS
MECH	MECHANICAL SERVICES
M	MECHANICAL RISERS
MECH	MECHANICAL SERVICES
MC	MOTORCYCLE PARK
OD	ON SITE DETENTION
RF	REFUSE CHUTE
ST	STORE
SP	STAR PRESSURISATION
VD	VEHICLE DETECTOR IN SLAB
WL	VEHICLE WARNING LIGHT

COLOUR FILL LEGEND	
[Purple Box]	COMMERCIAL
[Yellow Box]	RESIDENTIAL
[Light Blue Box]	HOTEL

Project / **ELIZABETH STREET**
 Drawing / **GROUND FLOOR MEZZANINE**
 28 ELIZABETH STREET LIVERPOOL

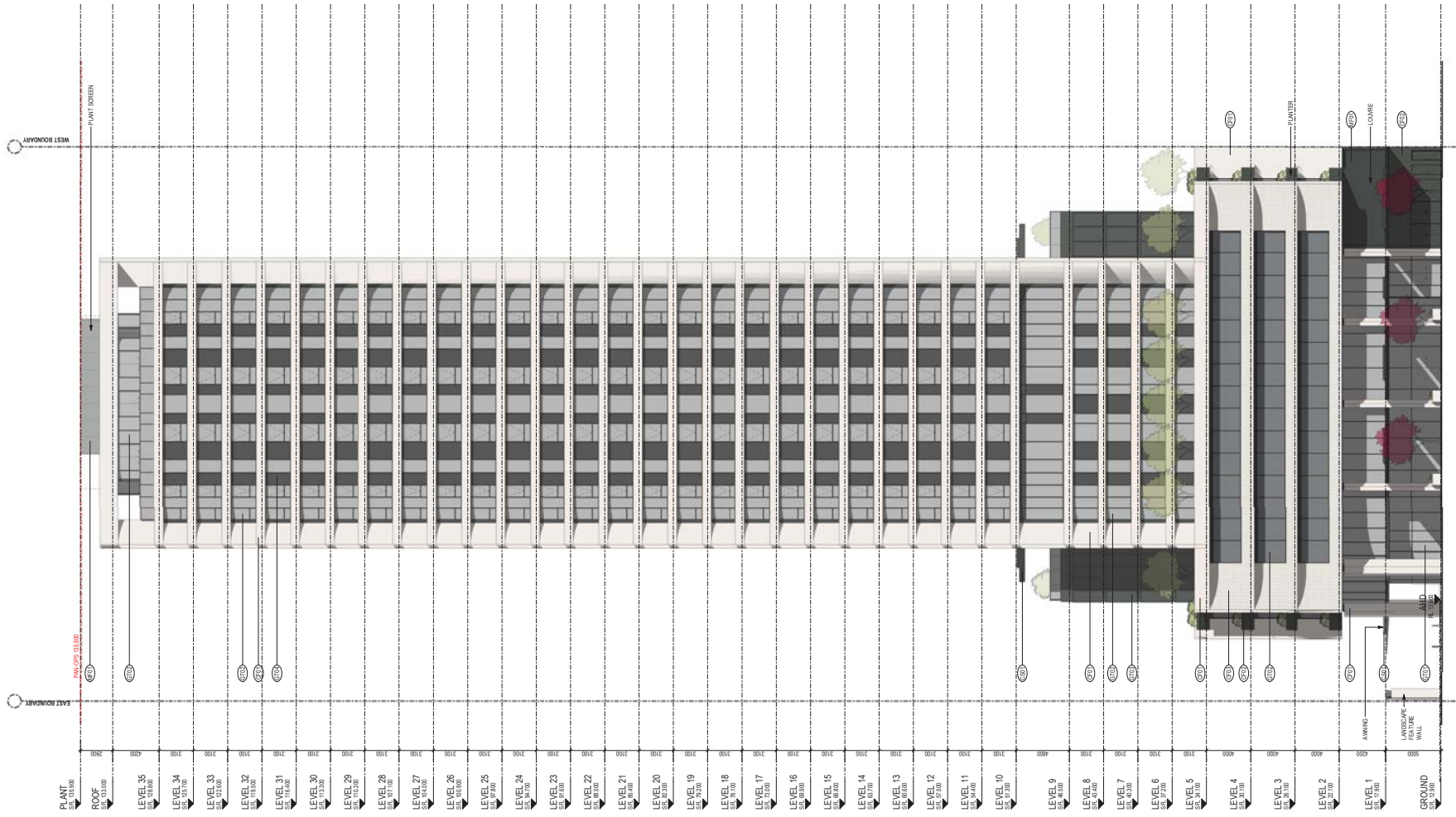
Project No / **218004** Date / **14/09/18** Author / **MG** Scale @ A1 / **1 : 200**

Drawing No. / **TP01.50 P2**



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PRELIMINARY

Revisions	Rev	Date	Description
	P4	10.09.18	BACKGROUND ISSUE
	P5	26.09.18	ISSUE FOR INFORMATION
	P6	04.10.18	ISSUE FOR INFORMATION
	P7	05.10.18	DRAFT DA
	P8	24.10.18	BACKGROUND ISSUE

MATERIAL LEGEND	Code	Description
CF01	Cementitious Finish - White	
CF02	Cementitious Finish - Charcoal	
CF03	Profiled Cementitious Finish - White	
CS01	Profiled Cladding / Powdercoated Window Frame Finish	
GT01	Glazing - Shopfront	
GT02	Glazing - Grey Tint	
GT03	Glazing - Dark Grey Tint	
GT04	Glazing - Colour Back Glass	
MF01	Metal Finish - Charcoal	

Project / **ELIZABETH STREET**

Drawing / **NORTH ELEVATION**

Project No / **218004**

Date / **14/09/18**

Author / **YY**

Scale @ A1 / **1 : 200**

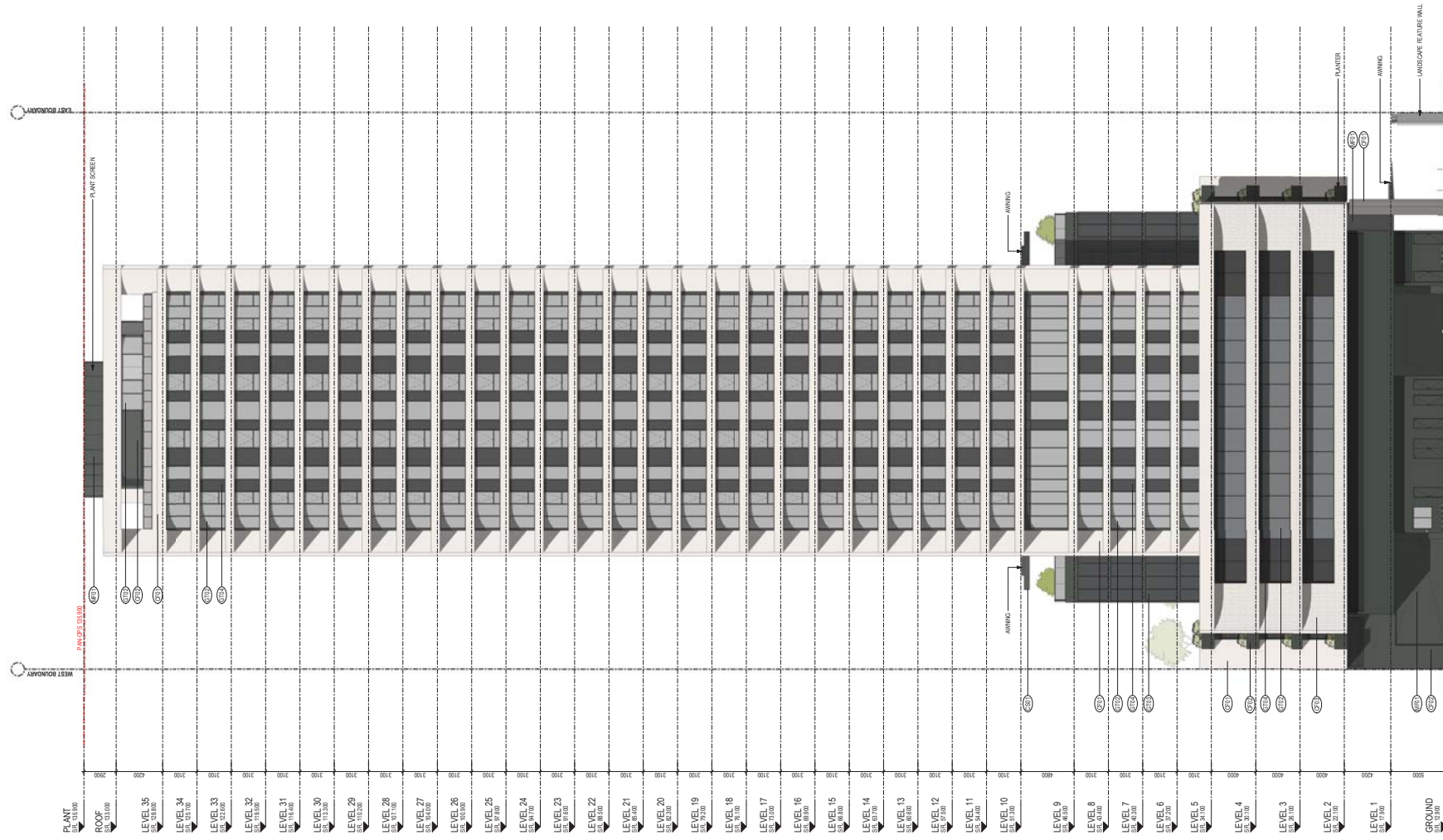
Drawing No. / **TP02.01 P8**



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Revisions			
P4	10.09.18	BACKGROUND ISSUE	NE
P5	26.09.18	ISSUE FOR INFORMATION	MG
P6	04.10.18	ISSUE FOR INFORMATION	MG
P7	05.10.18	DRAFT DA	NE
P8	24.10.18	BACKGROUND ISSUE	MG

MATERIAL LEGEND	
CF01	Cementous Finish - White
CF02	Cementous Finish - Charcoal
CF03	Profiled Cementous Finish - White
CS01	Prefinished Cladding / Powdercoated Window Frame Finish
GT01	Glazing - Shopfront
GT02	Glazing - Grey Tint
GT03	Glazing - Dark Grey Tint
GT04	Glazing - Colour Back Glass
MF01	Metal Finish - Charcoal

Project / **ELIZABETH STREET**

Drawing / **SOUTH ELEVATION**

Project No / **218004**

Date / **14/09/18**

Author / **YY**

Scale @ A / **1 : 200**

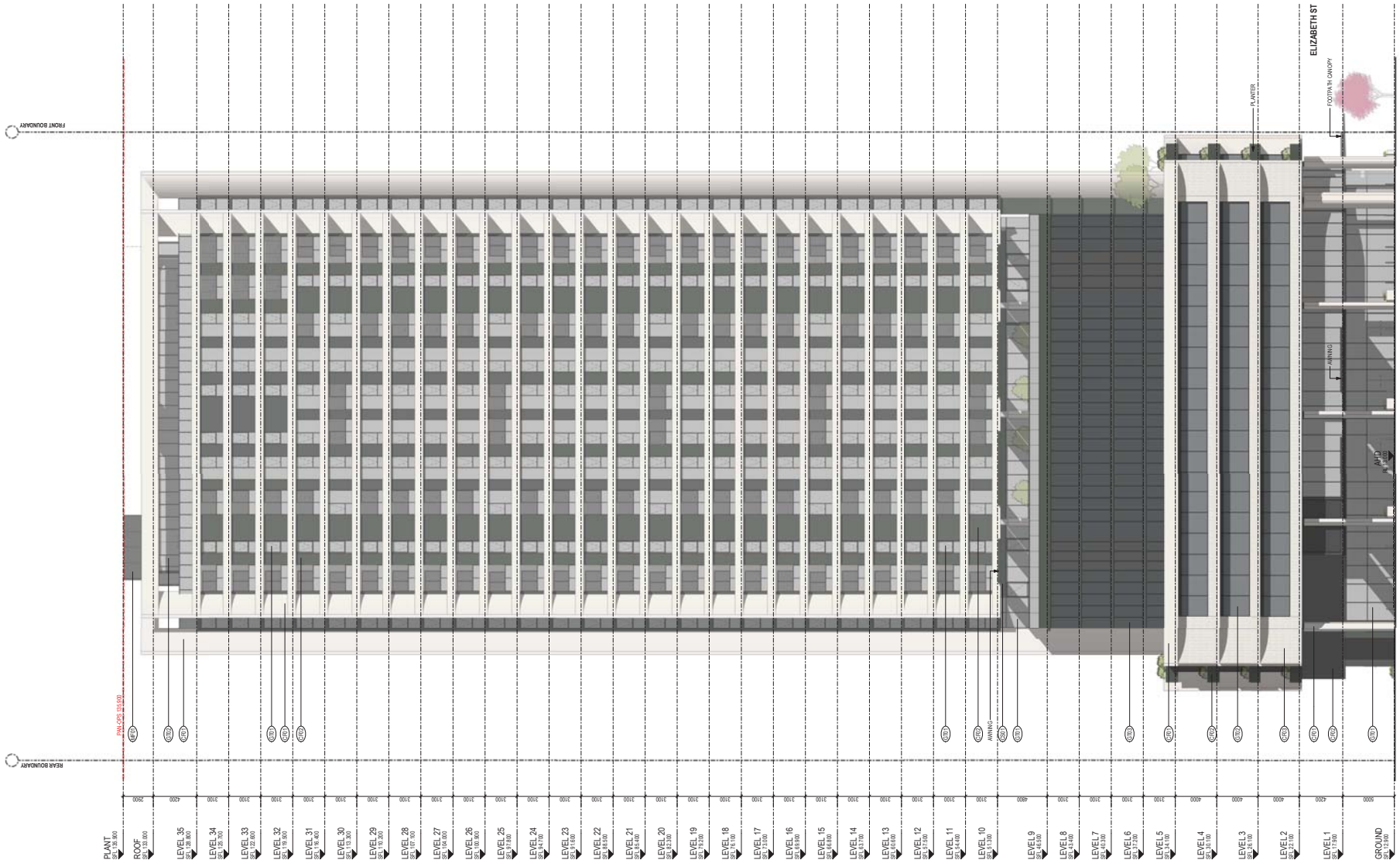
Drawing No. / **TP02.02 P8**

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Revisions	PL	10.09.18	BACKGROUND ISSUE
	P4	10.09.18	BACKGROUND ISSUE
	P5	26.09.18	ISSUE FOR INFORMATION
	P6	04.10.18	ISSUE FOR INFORMATION
	P7	05.10.18	DRAFT DA
	P8	24.10.18	BACKGROUND ISSUE

NE
MG
NE
MG

MATERIAL LEGEND

CF01	Cementitious Finish - White
CF02	Cementitious Finish - Charcoal
CF03	Profiled Cementitious Finish - White
CS01	Pre-finished Cladding / Powdercoated Window Frame Finish
GT01	Glazing - Shopfront
GT02	Glazing - Grey Tint
GT03	Glazing - Dark Grey Tint
GT04	Glazing - Colour Back Glass
MF01	Metal Finish - Charcoal

Project / **ELIZABETH STREET**

Drawing / **EAST ELEVATION**

Project No / **218004** Date / **14/09/18**

Author / **YY**

Scale @ A / **1 : 200**

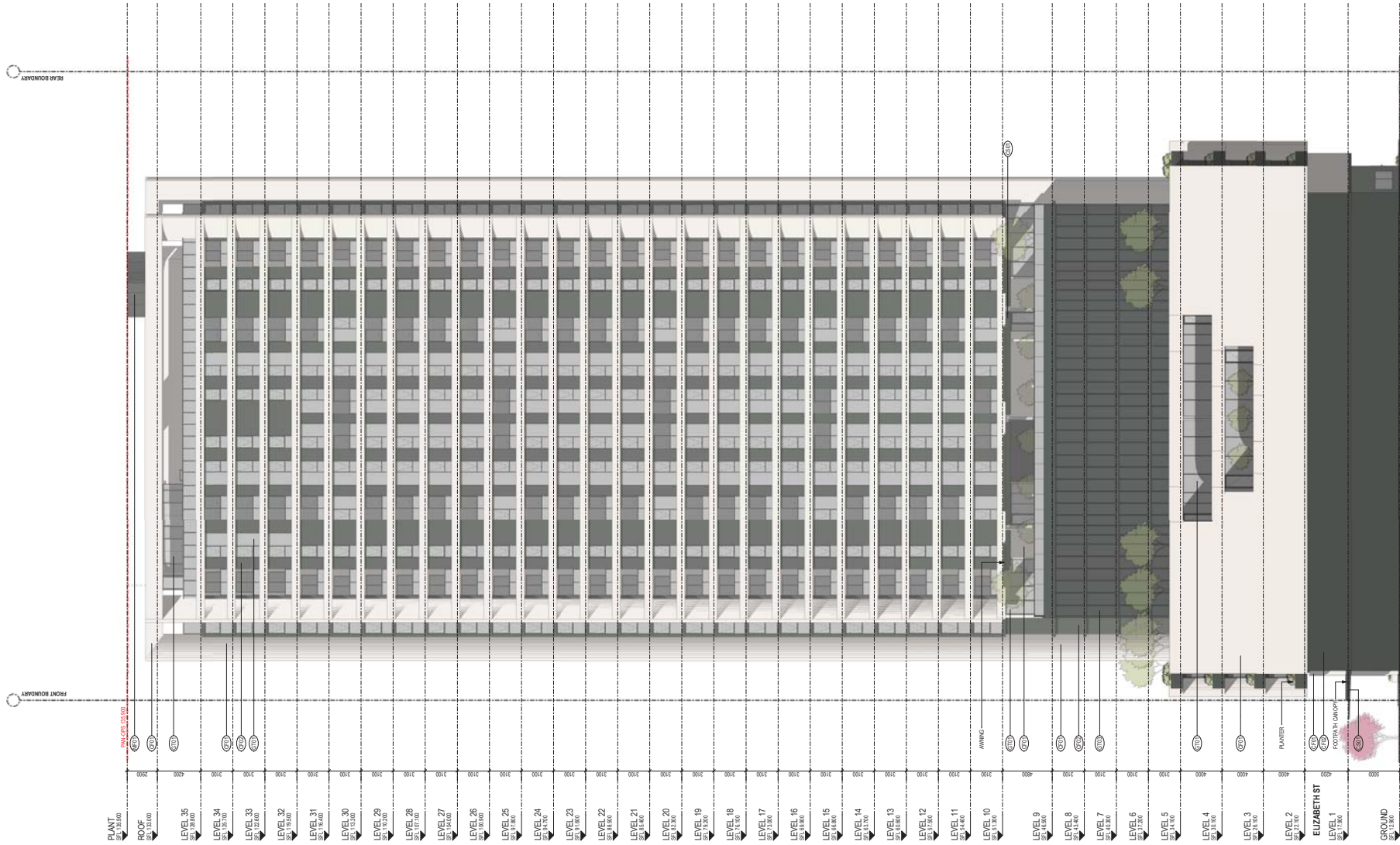
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Revisions			
P4	10.09.18	BACKGROUND ISSUE	NE
P5	26.09.18	ISSUE FOR INFORMATION	MG
P6	04.10.18	ISSUE FOR INFORMATION	MG
P7	05.10.18	DRAFT I&A	NE
P8	24.10.18	BACKGROUND ISSUE	MG

MATERIAL LEGEND	
CF01	Cementitious Finish - White
CF02	Cementitious Finish - Charcoal
CF03	Profiled Cementitious Finish - White
CS01	Profiled Cladding / Powdercoated Window Frame Finish
GT01	Glazing - Shopfront
GT02	Glazing - Grey Tint
GT03	Glazing - Dark Grey Tint
GT04	Glazing - Colour Back Glass
MF01	Metal Finish - Charcoal

Project / **ELIZABETH STREET**

Drawing / **WEST ELEVATION**

Project No / **218004**

Date / **14/09/18**

Author / **YY**

Scale @ A / **1 : 200**

Drawing No. / **TP02.04 P8**

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PRELIMINARY

Revisions	PI1	10.09.18	BACKGROUND ISSUE	NE
	PI2	24.09.18	ISSUE FOR INFORMATION	MG
	PI3	04.10.18	ISSUE FOR INFORMATION	MG
	PI4	05.10.18	DRAFT DA	NE
	PI5	24.10.18	BACKGROUND ISSUE	MG

COLOUR FILL LEGEND

	COMMERCIAL
	RESIDENTIAL
	HOTEL

Project / **ELIZABETH STREET**

Drawing / **SECTION 1**

Project No / **218004** Date / **14/09/18**

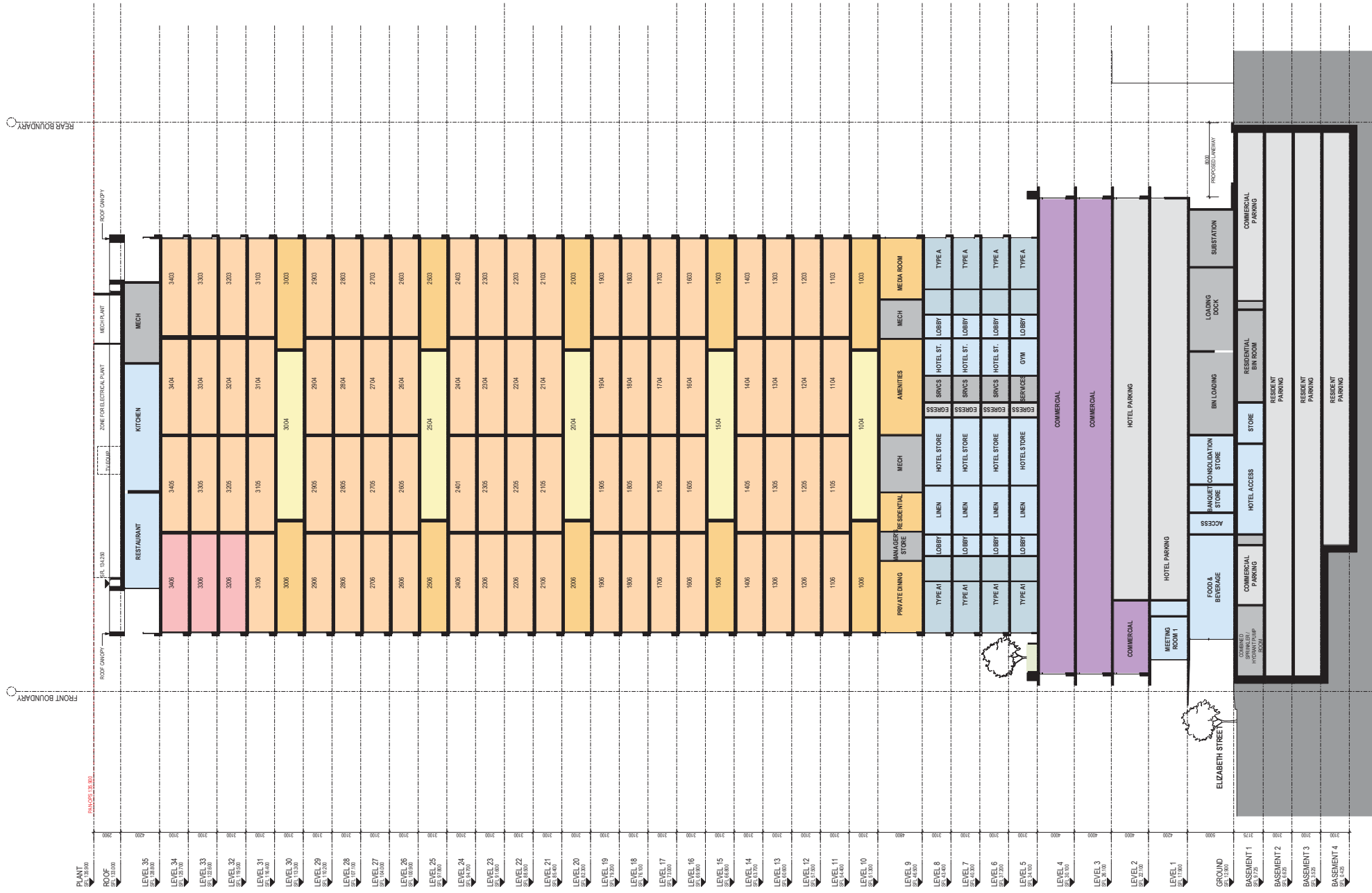
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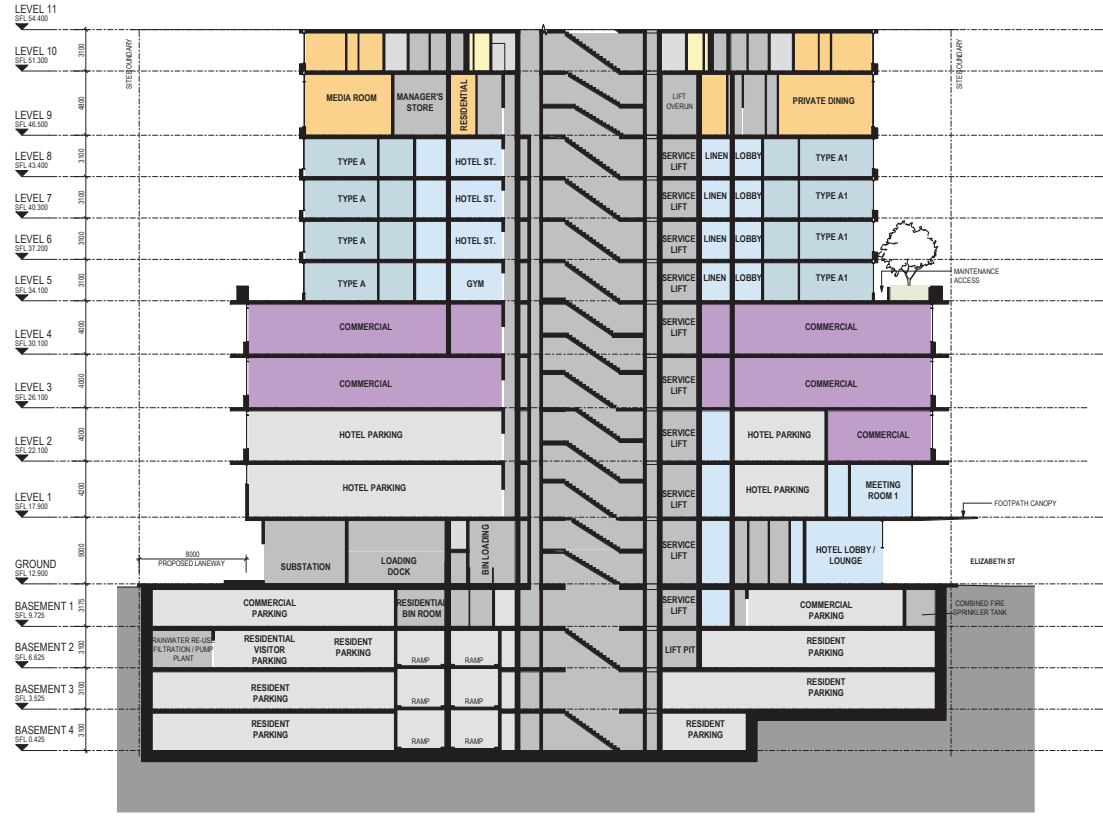
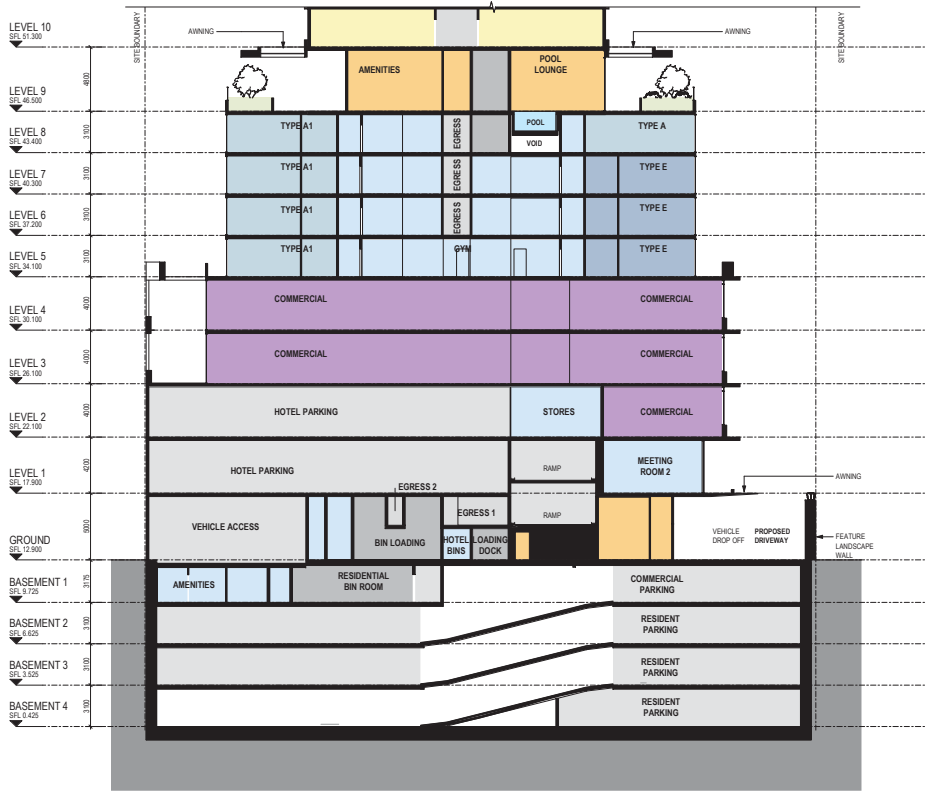
Scale @ A / **1 : 200**

Drawing No. / **TP03.01 P15**



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1 SECTION 3
TP03.10 SCALE 1:200

2 SECTION 4
TP03.10 SCALE 1:200

PRELIMINARY

Revisions			
P11	10.09.18	BACKGROUND ISSUE	NE
P12	24.09.18	ISSUE FOR INFORMATION	MG
P13	04.10.18	ISSUE FOR INFORMATION	NE
P14	05.10.18	DRAFT DA	NE
P15	24.10.18	BACKGROUND ISSUE	MG

COLOUR FILL LEGEND	
	COMMERCIAL
	RESIDENTIAL
	HOTEL

Project/ **ELIZABETH STREET**

Drawing/ **SECTION 3&4**

Project No/ **218004** Date/ **06/03/13**

Author/ **YY**

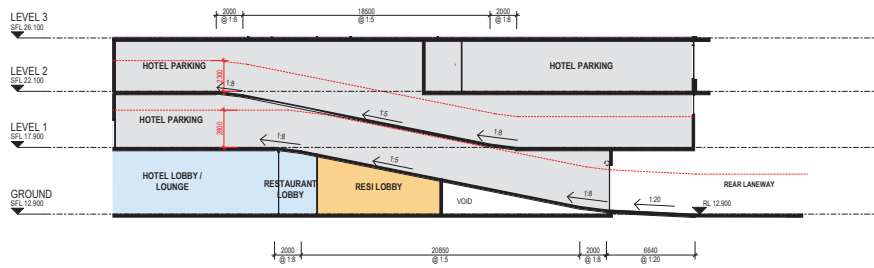
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Drawing No/ **TP03.10 P15**

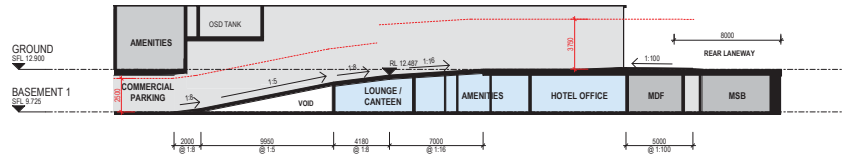
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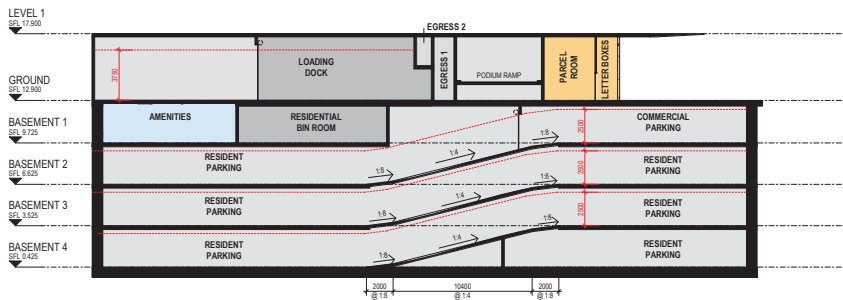
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1 PODIUM RAMPS
SCALE 1:200



2 BASEMENT RAMP 1
SCALE 1:200



3 BASEMENT RAMP 2
SCALE 1:200

PRELIMINARY

Revisions			
P3	10.09.18	BACKGROUND ISSUE	NE
P4	21.09.18	ISSUE FOR INFORMATION	MG
P5	04.10.18	ISSUE FOR INFORMATION	MG
P6	05.10.18	DRAFT DA	NE
P7	24.10.18	BACKGROUND ISSUE	MG

COLOUR FILL LEGEND	
	COMMERCIAL
	RESIDENTIAL
	HOTEL

Project/ **ELIZABETH STREET**

Drawing/ **RAMP SECTIONS**

Project No/ **218004**

Date/ **19/07/18**

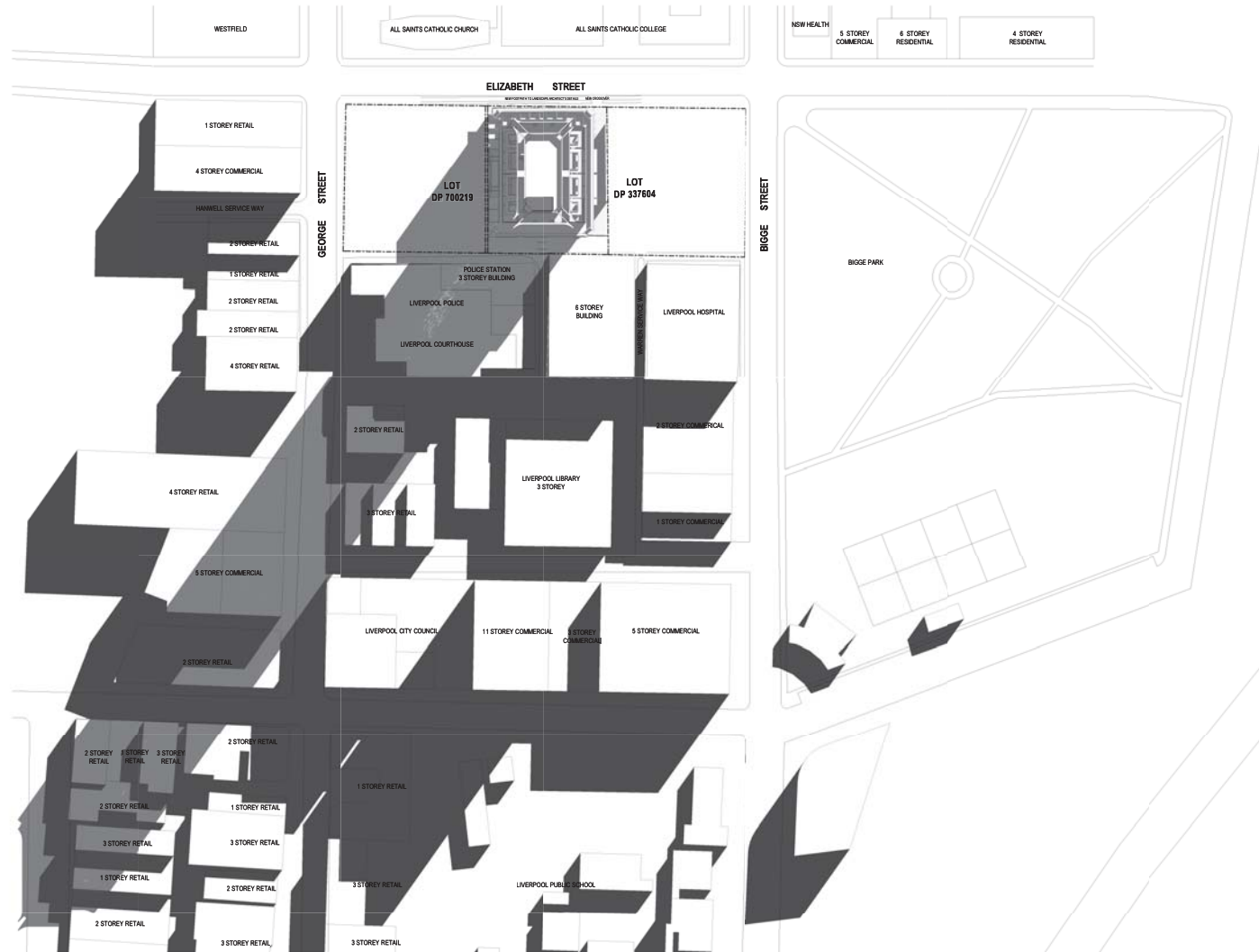
Author/ **YY**

Scale @ A1/ **1:200**

Drawing No/ **TP03.12 P7**

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Revisions P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

NE
MG

Project **ELIZABETH STREET** Drawing **SHADOW DIAGRAMS - WINTER 9AM** Project No **218004** Date **17/08/18** Author **MG** Scale @ A1 **1 : 1000** Drawing No. **TP05.01 P2**

26 ELIZABETH STREET
LIVERPOOL

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Revisions / P1 05.10.18 DRAFT DA
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 MG

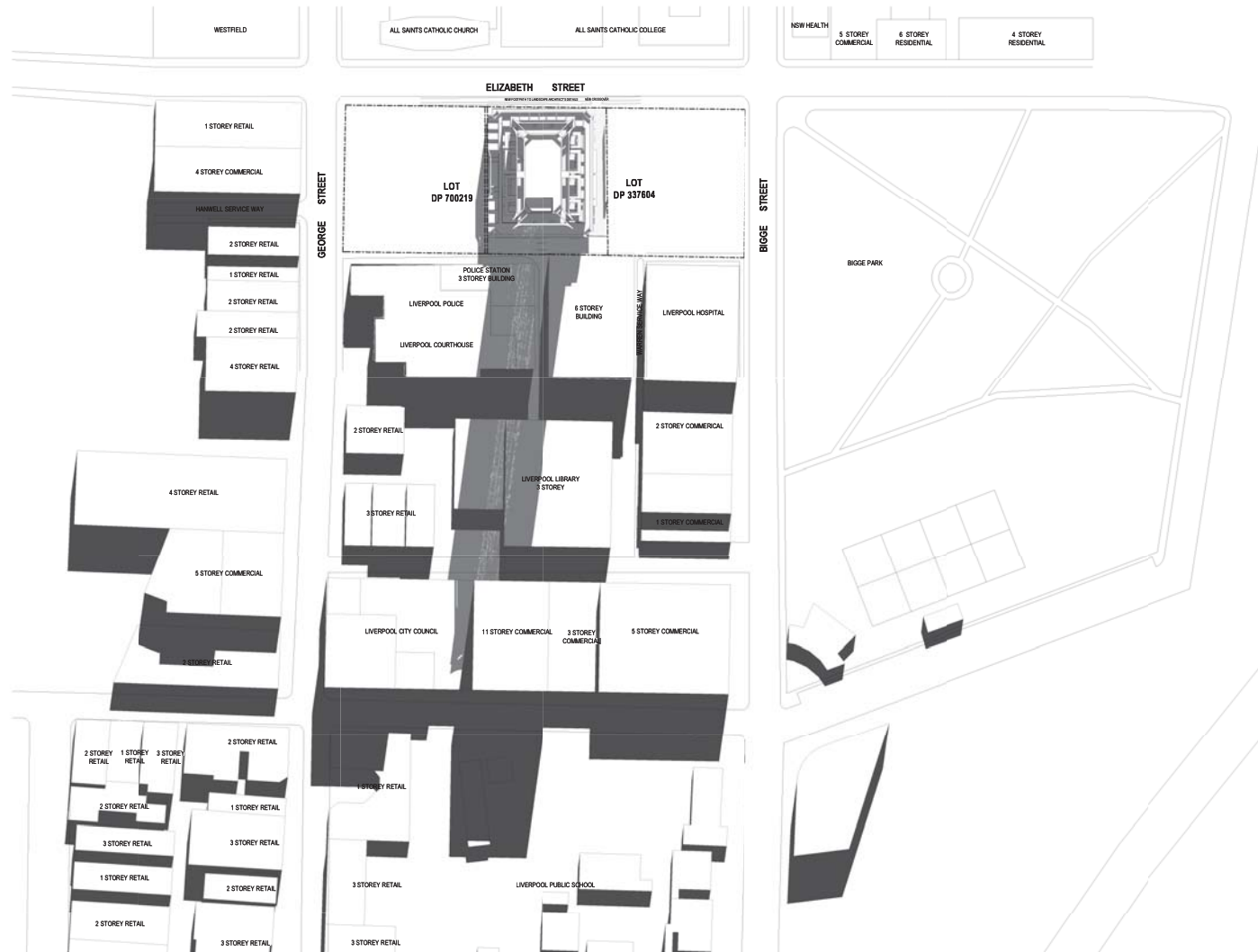
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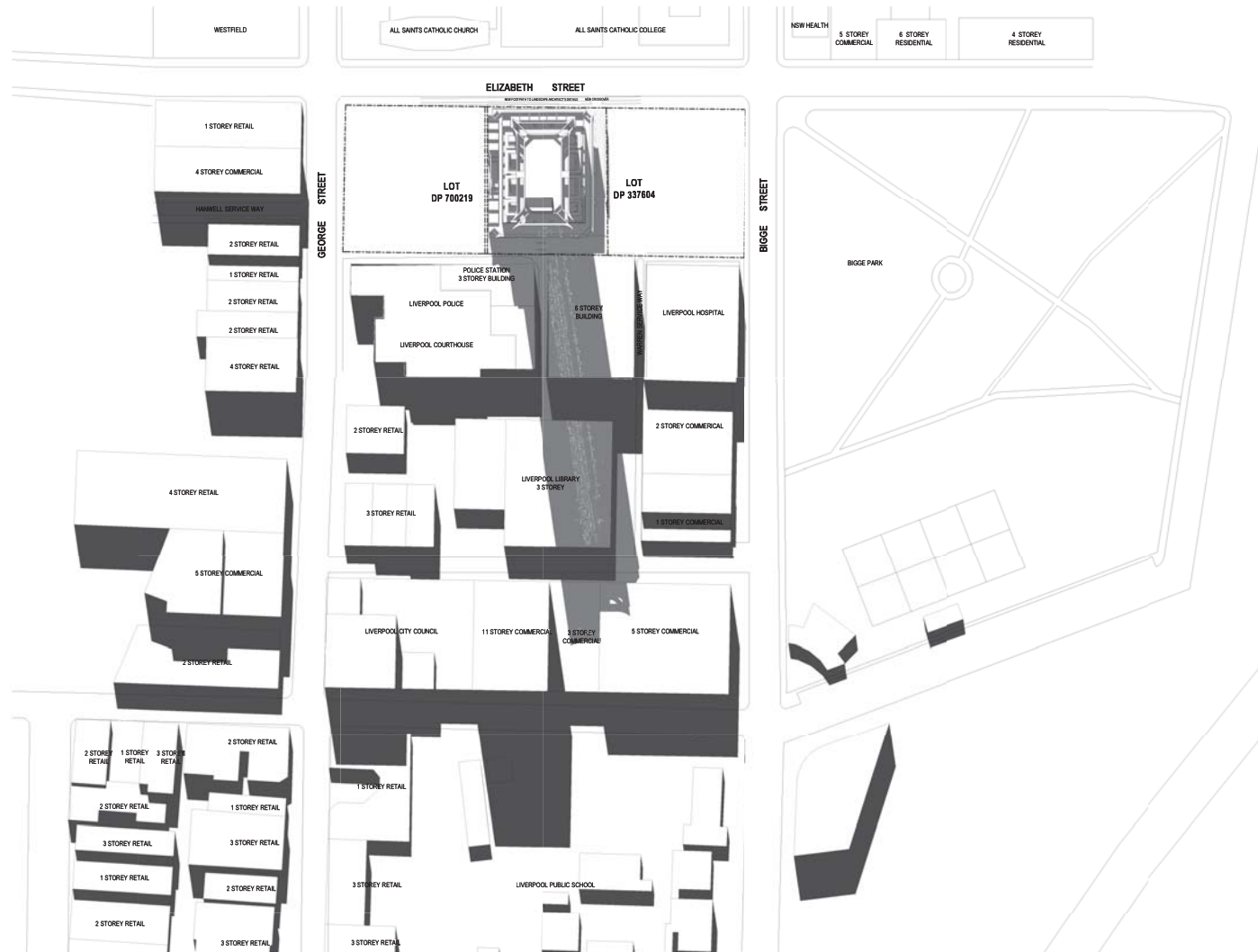
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Project / **ELIZABETH STREET** Drawing / **SHADOW DIAGRAMS - WINTER 12PM** Project No / **218004** Date / **13/09/18** Author / **MG** Scale: @ A1 / **1 : 1000** Drawing No. / **TP05.04 P2**

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Project / **ELIZABETH STREET** Drawing / **SHADOW DIAGRAMS - WINTER 1PM** Project No / **218004** Date / **13/09/18** Author / **MG** Scale: @ A1 / **1 : 1000** Drawing No. / **TP05.05 P2**

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Project / **ELIZABETH STREET** Drawing / **SHADOW DIAGRAMS - WINTER 2PM** Project No. / **218004** Date / **13/09/18** Author / **MG** Scale: @ A1 / **1 : 1000** Drawing No. / **TP05.06 P2**

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WINTER SOLSTICE - 3PM

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P2 24.10.18 BACKGROUND ISSUE

NE
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Project **ELIZABETH STREET** Drawing **SHADOW DIAGRAMS - WINTER 3PM** Project No **218004** Date **13/09/18** Author **MG** Scale **@ A1 / 1 : 1000** Drawing No **TP05.07 P2**

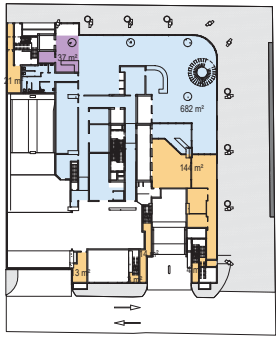
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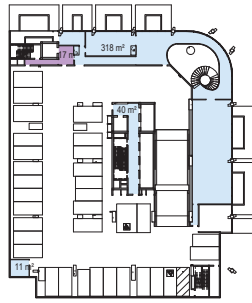


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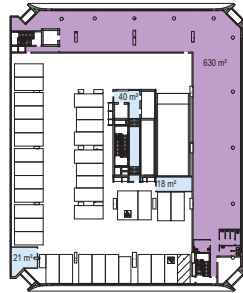
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1 GROUND
TP00.09 SCALE 1:500



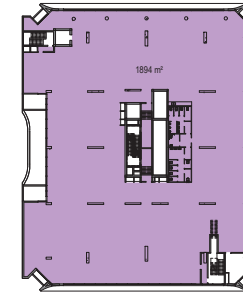
2 LEVEL 1
TP00.09 SCALE 1:500



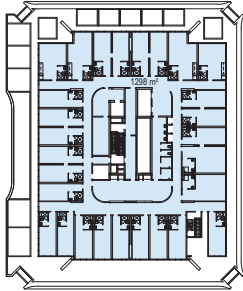
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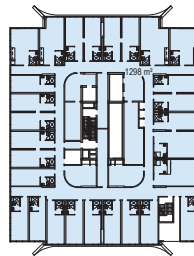
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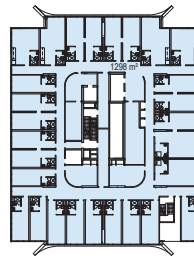
5 LEVEL 4
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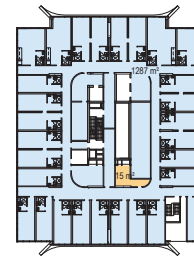
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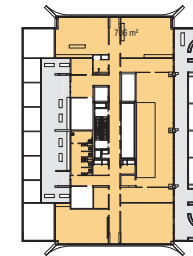
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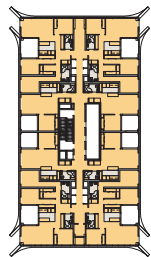
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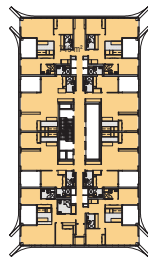
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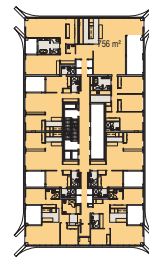
10 LEVEL 9
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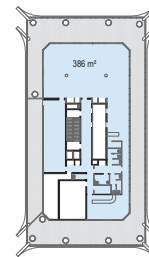
11 LEVELS 10, 15, 20, 25, 30
TP00.09 SCALE 1:500



12 LEVELS 11-14, 16-19, 21-24, 26-29 & 31
TP00.09 SCALE 1:500



13 LEVELS 32-34
TP00.09 SCALE 1:500



14 LEVEL 35
TP00.09 SCALE 1:500

GFA	
LEVEL	AREA
GROUND	919 m ²
LEVEL 1	386 m ²
LEVEL 2	709 m ²
LEVEL 3	1922 m ²
LEVEL 4	1894 m ²
LEVEL 5	1298 m ²
LEVEL 6	1298 m ²
LEVEL 7	1298 m ²
LEVEL 8	1303 m ²
LEVEL 9	706 m ²
LEVEL 10	749 m ²
LEVEL 11	746 m ²
LEVEL 12	746 m ²
LEVEL 13	746 m ²
LEVEL 14	746 m ²
LEVEL 15	749 m ²
LEVEL 16	746 m ²
LEVEL 17	746 m ²
LEVEL 18	746 m ²
LEVEL 19	746 m ²
LEVEL 20	749 m ²
LEVEL 21	746 m ²
LEVEL 22	746 m ²
LEVEL 23	746 m ²
LEVEL 24	746 m ²
LEVEL 25	749 m ²
LEVEL 26	746 m ²
LEVEL 27	746 m ²
LEVEL 28	746 m ²
LEVEL 29	746 m ²
LEVEL 30	749 m ²
LEVEL 31	746 m ²
LEVEL 32	756 m ²
LEVEL 33	756 m ²
LEVEL 34	756 m ²
LEVEL 35	386 m ²
TOTAL	30820 m²

PROGRAM	GFA
COMMERCIAL	4500 m ²
HOTEL	6700 m ²
RESIDENTIAL	19620 m ²
TOTAL	30820 m²

PRELIMINARY

Revisions	Date	Description	By
P2	10.08.18	DRAFT BACKGROUND ISSUE	NE
P3	24.08.18	ISSUE FOR INFORMATION	YY
P4	20.09.18	ISSUE FOR INFORMATION	MG
P5	05.10.18	DRAFT DA	NE
P6	24.10.18	BACKGROUND ISSUE	MG

COLOUR FILL LEGEND	
	COMMERCIAL
	RESIDENTIAL
	HOTEL

Project / **ELIZABETH STREET**

Drawing / **GFA DIAGRAMS**

Project No / **218004** Date / **14/09/18**

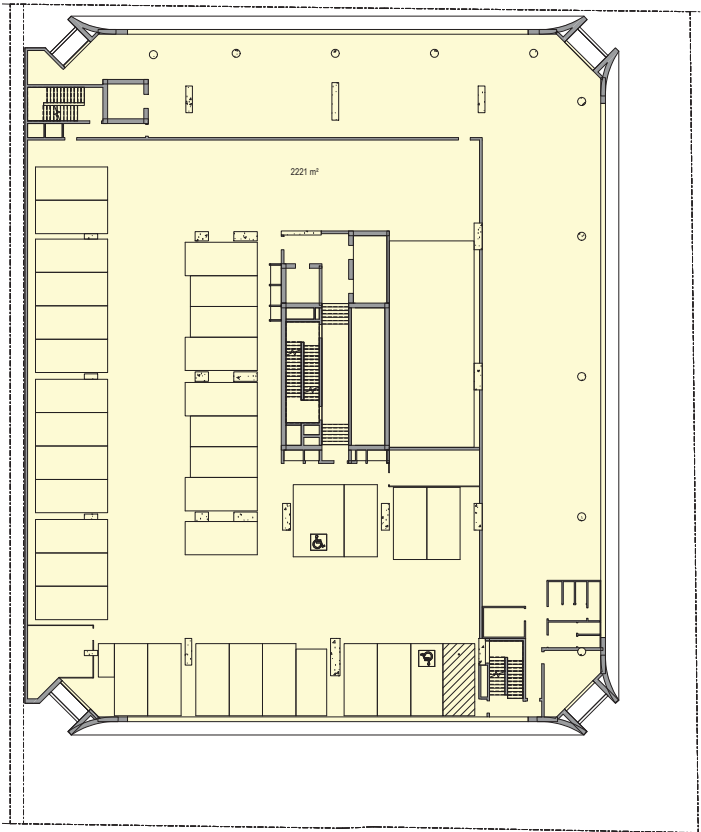
Author / **YY**

Scale @ A1 / **As indicated**

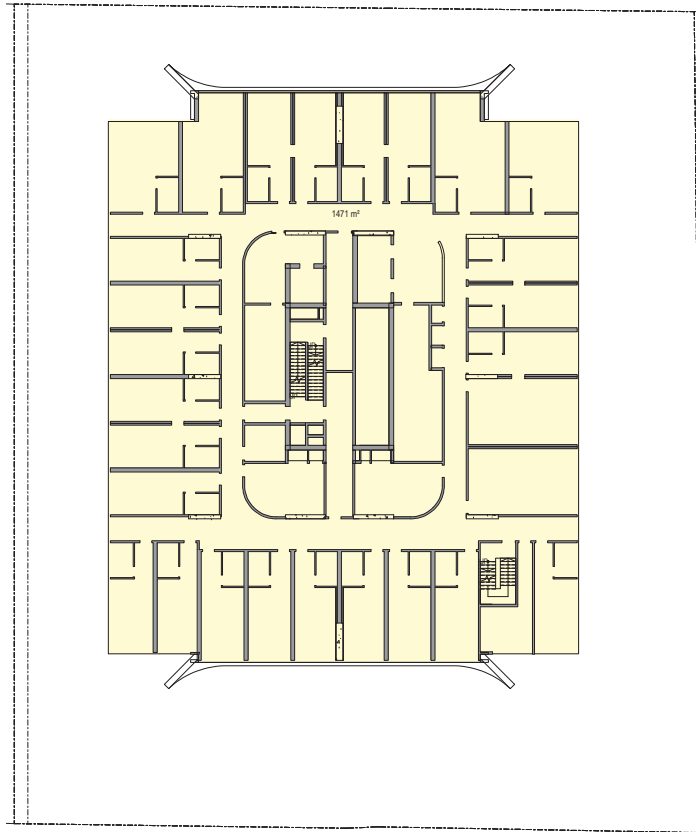
Drawing No. / **TP06.01 P6**

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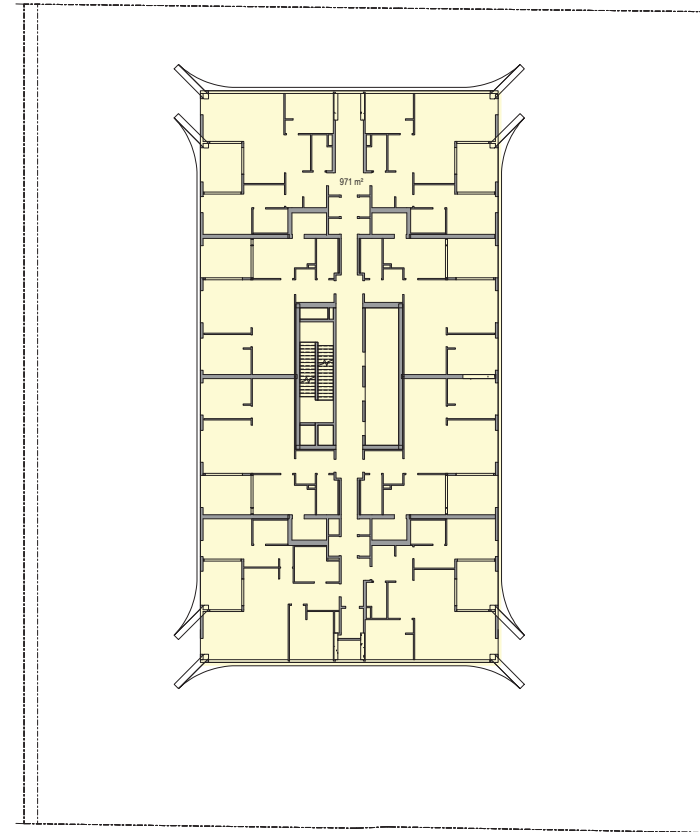
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TYPICAL LOWER PODIUM COMMERCIAL



TYPICAL UPPER PODIUM HOTEL



TYPICAL TOWER RESIDENTIAL

GBA	SITE AREA	% SITE COVER
TYPICAL LOWER PODIUM		
2221 m ²	3082 m ²	72.1%
TYPICAL UPPER PODIUM		
1471 m ²	3082 m ²	47.7%
AVERAGE NON-RESIDENTIAL 59.9%		
TYPICAL TOWER		
971 m ²	3082 m ²	31.5%

PRELIMINARY

Revisions / P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

NE
MG

Project / **ELIZABETH STREET**

Drawing / **SITE COVER DIAGRAMS**

Project No / **218004** Date / **14/09/18**

Author / **NE**

Scale @ A1 / **1 : 200**

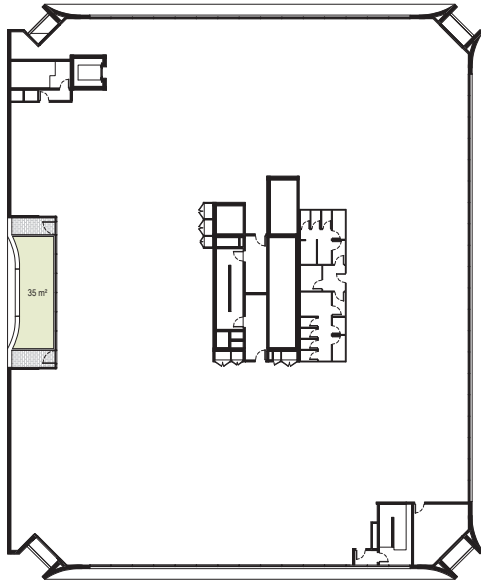
Drawing No. / **TP06.02 P2**

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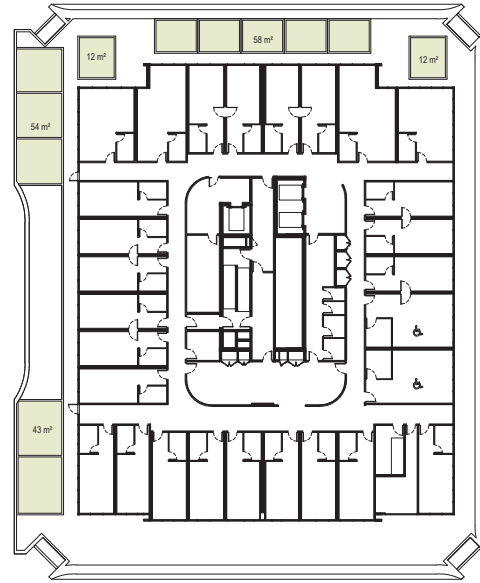
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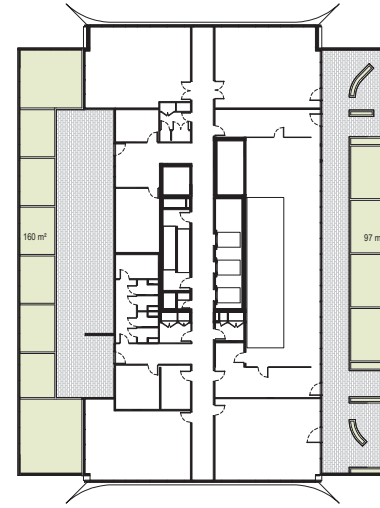
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DEEP SOIL PLANTING - LEVEL 3



DEEP SOIL PLANTING - LEVEL 5



DEEP SOIL PLANTING - LEVEL 9

LIVERPOOL DCP

2.3 Site Cover and Deep Soil Zones

3. The deep soil zone shall comprise no less than 15% of the total site area (or proportionate to the percentage of residential use in a mixed-use development). It is to be provided preferably in one continuous block but otherwise with no dimension (width or length) less than 6m.

4. Where non-residential development results in full site coverage and there is no capacity for water infiltration, the deep soil component must be provided on structure, in accordance with the provisions of Section 2.5. In such cases, compensatory stormwater management measures must be integrated within the development to increase stormwater runoff.

2.5 Planting on Structures

4. Provide sufficient soil depth and area to allow for plant establishment and growth. The following minimum standards are recommended:

a. Large trees (over 6m high), minimum soil depth 1.0m, minimum soil volume 150m³

b. Medium trees (2 - 6m high), minimum soil depth 1m, minimum soil volume 35m³

c. Small trees (up to 2m high), minimum soil depth 0.8m, minimum soil volume 8m³

d. Shrubs and ground cover, minimum soil depth 0.6m, no minimum soil volume.

DEEP PLANTING SCHEDULE		
LEVEL	AREA	DEPTH
LEVEL 3	35 m²	800mm
LEVEL 5	43 m²	800mm
LEVEL 5	54 m²	800mm
LEVEL 5	12 m²	800mm
LEVEL 5	12 m²	800mm
LEVEL 5	58 m²	800mm
LEVEL 9	97 m²	600 - 800mm
LEVEL 9	160 m²	800 - 1000mm
TOTAL	471 m²	

SITE AREA	DEEP SOIL AREA	% OF DEEP SOIL
3082m²	471m²	15.3%

PRELIMINARY

Revisions	P1	05.10.18	DRAFT DA
	P2	24.10.18	BACKGROUND ISSUE

NE
MG

LEGEND

DEEP SOIL PLANTING AREA

Project / **ELIZABETH STREET**

Drawing / **DEEP SOIL PLANTING DIAGRAM**

Project No / **218004**

Date / **14/09/18**

Author / **YY**

Scale @ **As indicated**

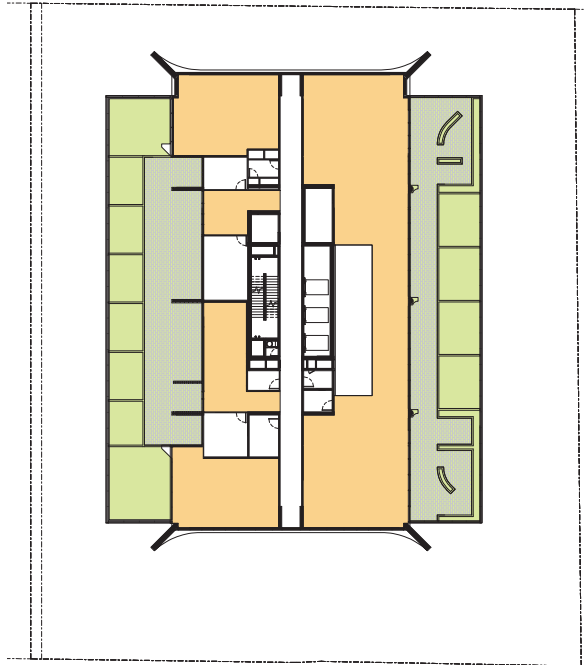
Drawing No. / **TP06.03 P2**

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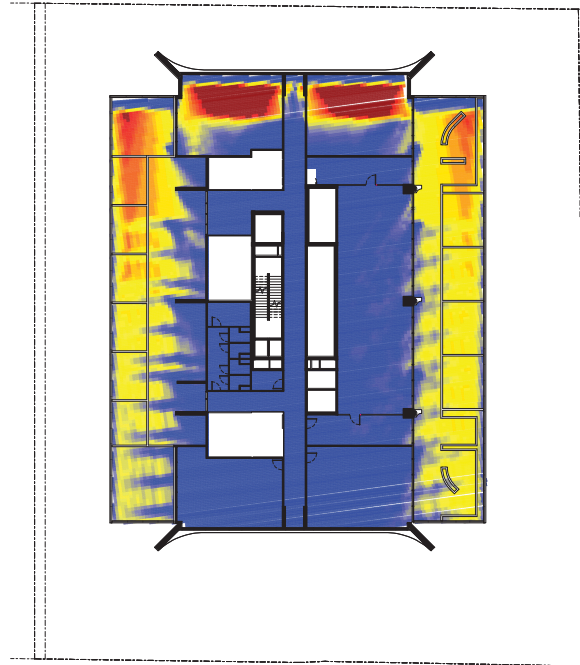
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COMMUNAL OPEN SPACE - LEVEL 9



MIDWINTER COS SOLAR ACCESS

SITE AREA	COMMUNAL OPEN SPACE		% OF SITE AREA
3082m ²	EXTERNAL	567m ²	
	INTERNAL	513m ²	
	TOTAL	1080m ²	35.0%
	COS IN SUNLIGHT FOR 2HRS+ BETWEEN 9AM - 3PM		% OF MIN COS IN SUNLIGHT
	443m ²		57.5%

PRELIMINARY

Revisions / P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

NE
MG

LEGEND
 EXTERNAL COMMUNAL OPEN SPACE
 INTERNAL COMMUNAL OPEN SPACE



Project / **ELIZABETH STREET**

Drawing / **COMMUNAL OPEN SPACE PLANS**

Project No / **218004** Date / **14/09/18**

Author / **YY**

Scale @ A / **As indicated**

Drawing No. / **TP06.04 P2**

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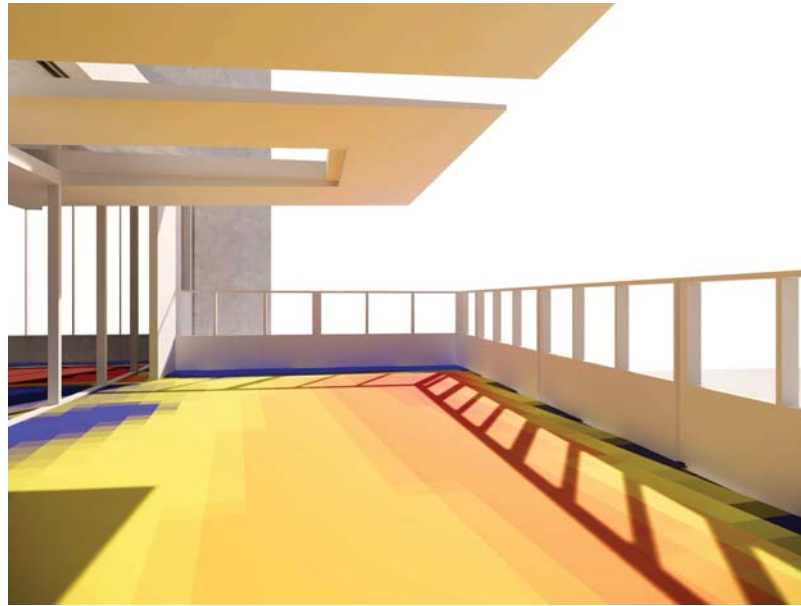


IMAGE OF SOLAR COVERAGE ON EASTERN TERRACE



IMAGE OF SOLAR COVERAGE ON WESTERN TERRACE

SITE AREA	COMMUNAL OPEN SPACE	% OF COS
3082m ²	1080m ²	35.0%
	COS IN SUNLIGHT FOR 2HRS+ BETWEEN 9AM - 3PM	% OF MIN. COS IN SUNLIGHT
	443m ²	57.5%

PRELIMINARY

Revisions / P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

LEGEND
■ 2+ HOURS SOLAR ACCESS
■ 2 HOURS SOLAR ACCESS
■ 0 HOURS SOLAR ACCESS
■ COMMUNAL OPEN SPACE

24/10/2018 5:25:58 PM

Project / **ELIZABETH STREET**

Drawing / **SOLAR COMMUNAL OPEN SPACE**

Project No / **218004**

Date / **14/09/18**

Author / **YY**

Scale @ **As indicated**

Drawing No. / **TP06.05 P2**

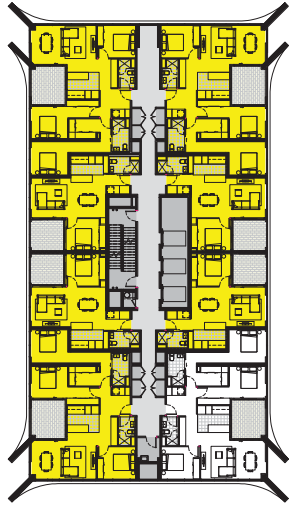
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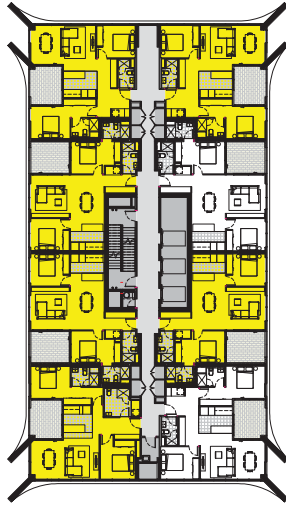
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LEVEL	No. SOLAR
LEVEL 10	7
LEVEL 11	6
LEVEL 12	6
LEVEL 13	6
LEVEL 14	6
LEVEL 15	7
LEVEL 16	6
LEVEL 17	6
LEVEL 18	6
LEVEL 19	6
LEVEL 20	7
LEVEL 21	6
LEVEL 22	6
LEVEL 23	6
LEVEL 24	6
LEVEL 25	7
LEVEL 26	6
LEVEL 27	6
LEVEL 28	6
LEVEL 29	6
LEVEL 30	7
LEVEL 31	6
LEVEL 32	5
LEVEL 33	5
LEVEL 34	5
	152

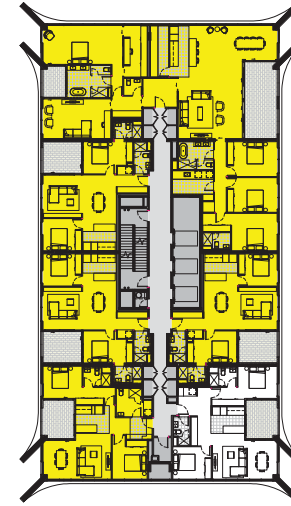
SOLAR COMPLIANT
78.4%



LEVEL 10, 15, 20, 25, 30



LEVEL 11-14, 16-19, 21-24, 26-29, 31



LEVEL 32-34

LEGEND
 COMPLIANT 2HR SOLAR ACCESS

NOTE: AS ALL RESIDENTIAL UNITS ARE ON OR ABOVE THE 10TH STOREY, THE APARTMENTS ARE DEEMED TO BE CROSS VENTILATED GIVEN THERE IS NO ENCLOSURE TO THE BALCONIES.

PRELIMINARY

Revisions / P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE
MG

Project / ELIZABETH STREET

Drawing / SOLAR AND CROSS VENTILATION COMPLIANCE

Project No / 218004

Date / 14/09/18

Author / YY

Scale @ A / 1 : 250

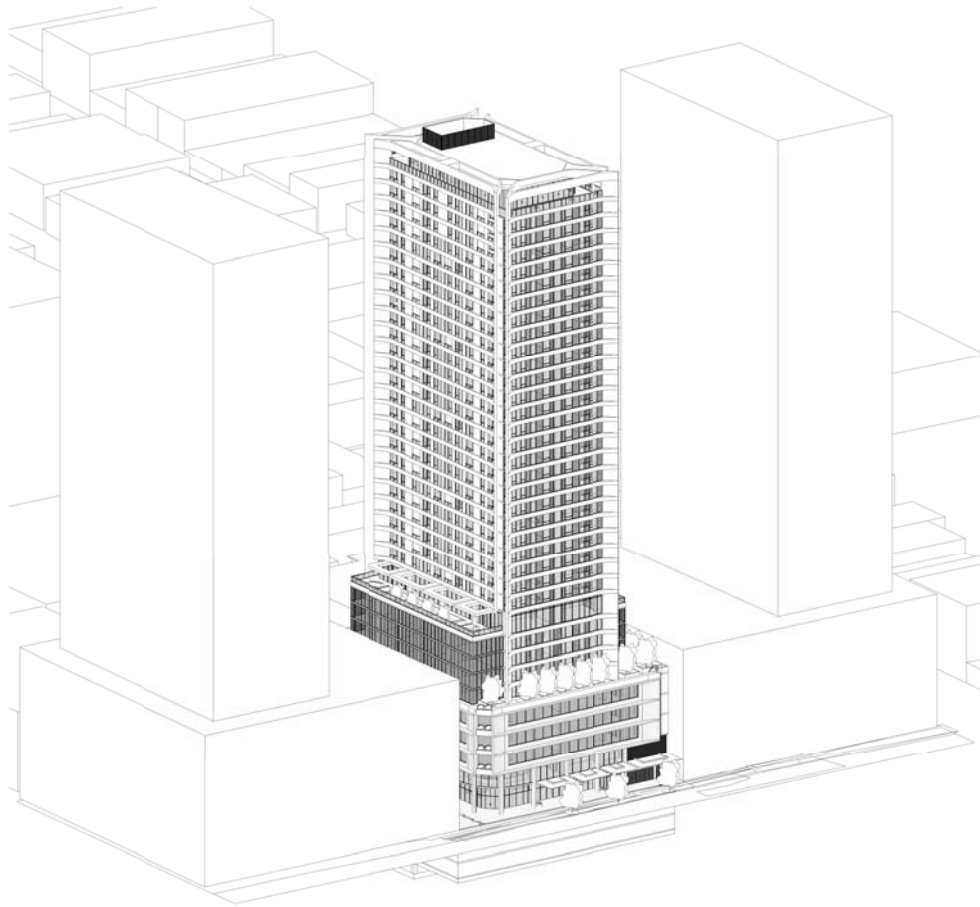
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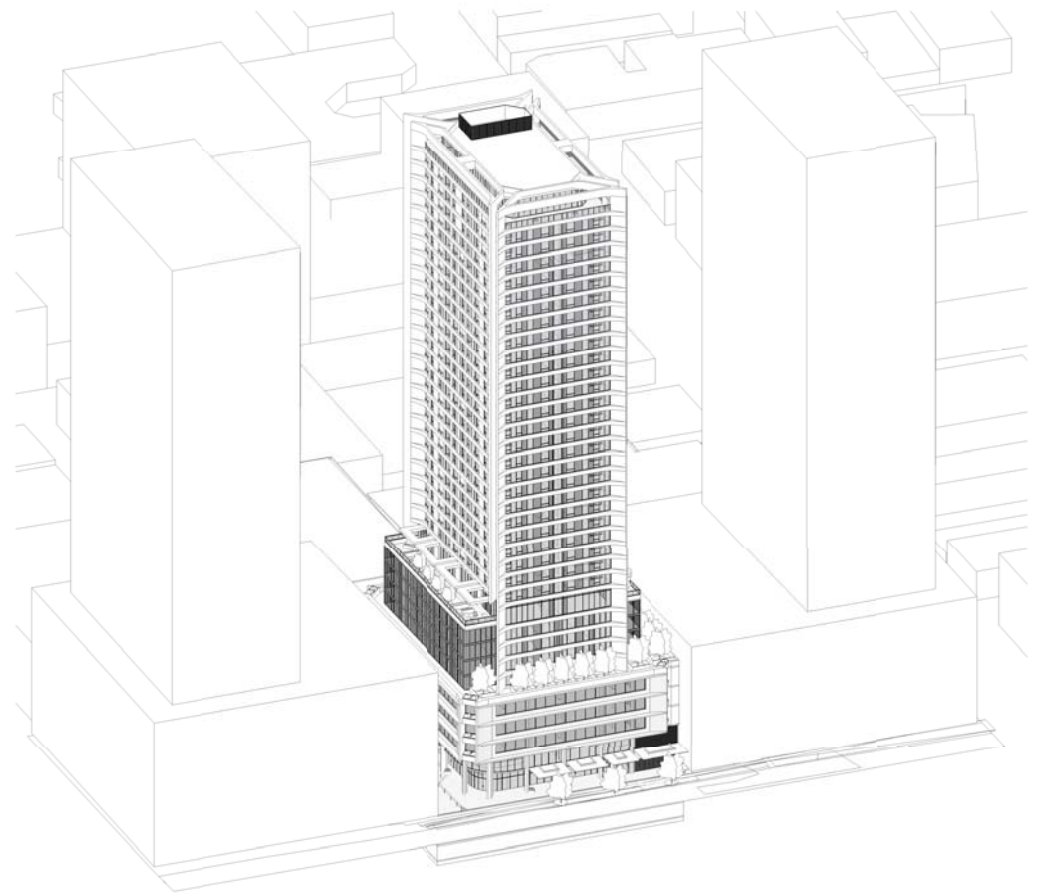
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Winter Solstice 9am



Winter Solstice 10am

PRELIMINARY

Revisions / P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

NOTE: Neighbouring sites development calculated assuming maximum GFA / maximum height under pan ops to determine maximum lower floor plate size.

Project / **ELIZABETH STREET**

Drawing / **SOLAR POINT OF VIEW STUDY**

Project No / **218004** Date / **14/09/18**

Author / **MG**

Scale / @ A1

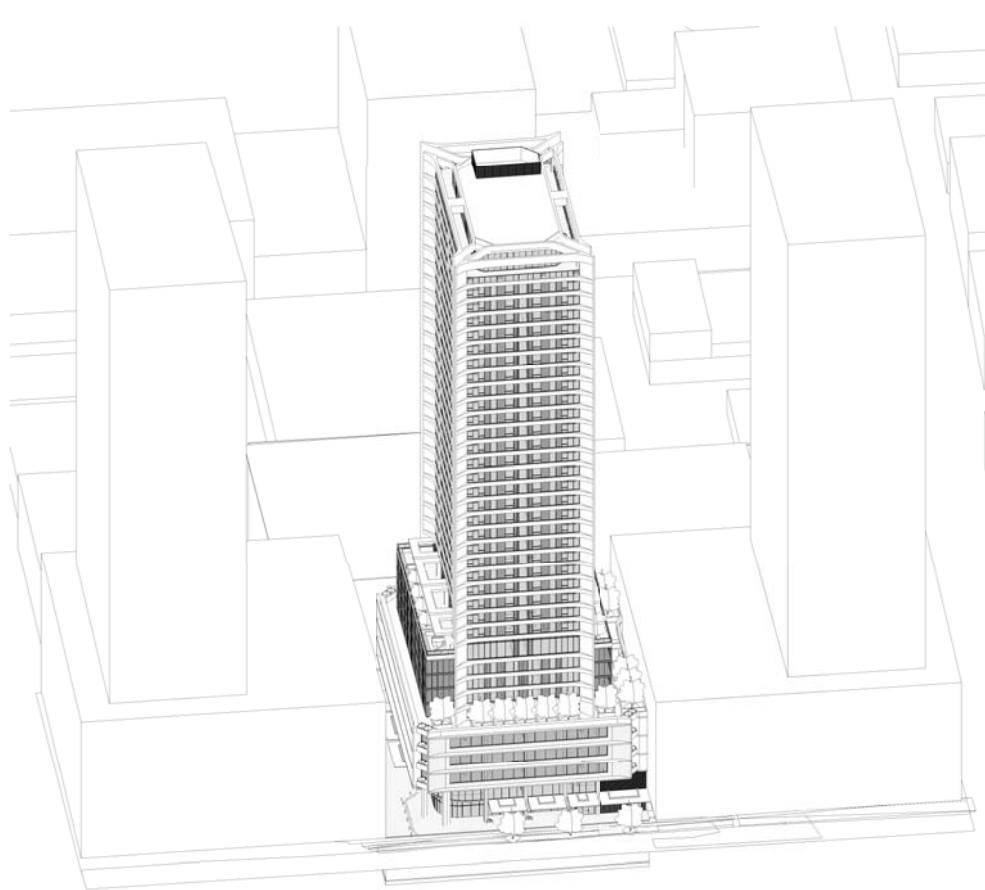
Drawing No. / **TP06.11 P2**

28 ELIZABETH STREET
LIVERPOOL

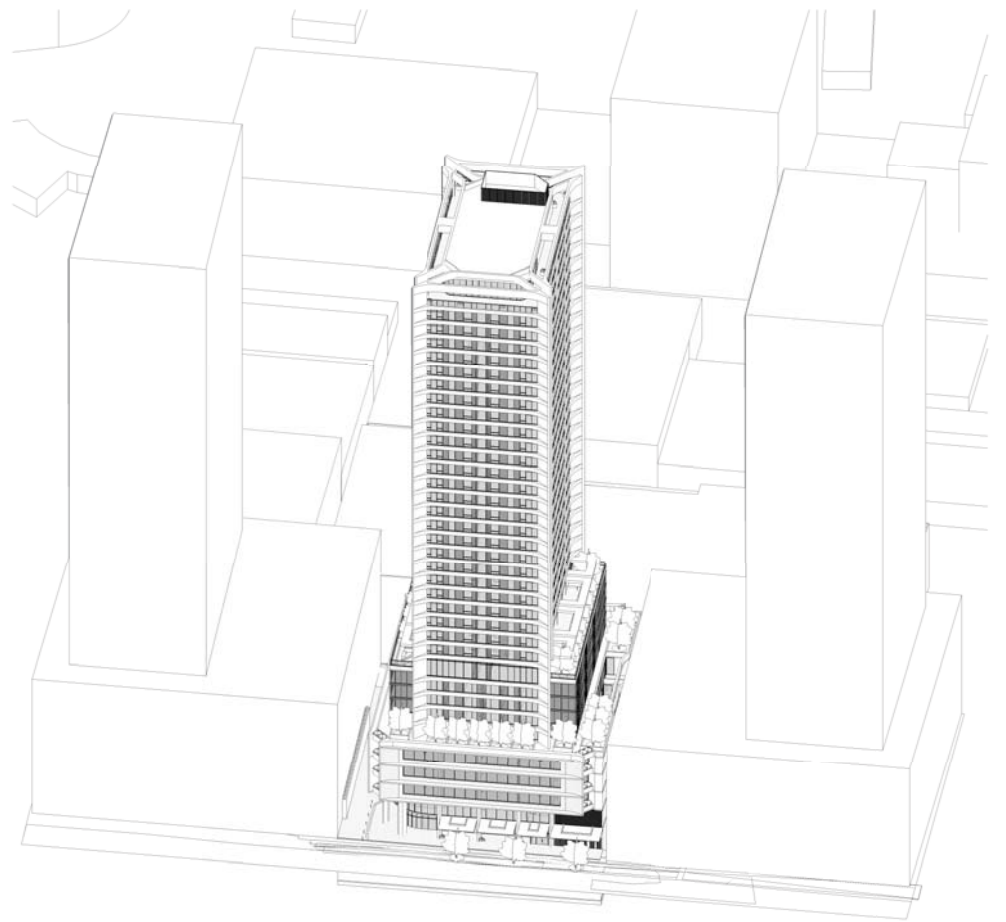
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Winter Solstice 11am



Winter Solstice 12pm

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Revisions / P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

NE
MG

Project / **ELIZABETH STREET**

Drawing / **SOLAR POINT OF VIEW STUDY**

Project No / **218004** Date / **14/09/18**

Author / **MG**

Scale / @ A1

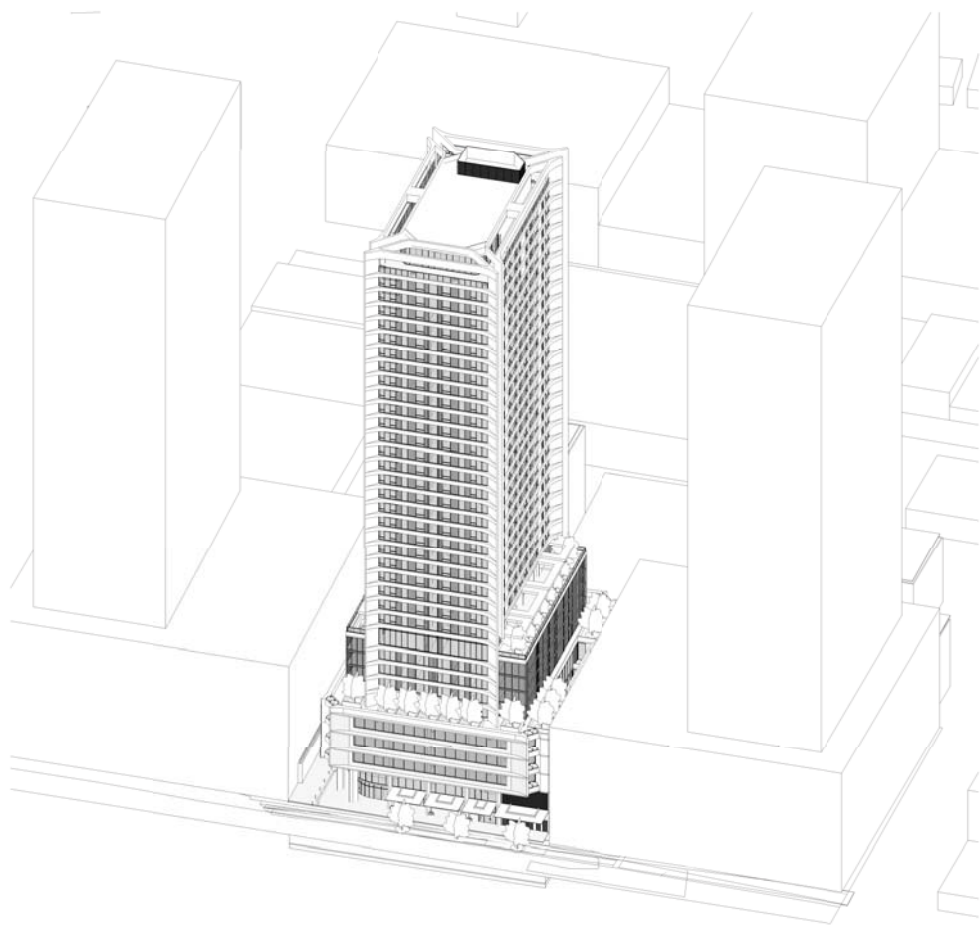
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28 ELIZABETH STREET
LIVERPOOL

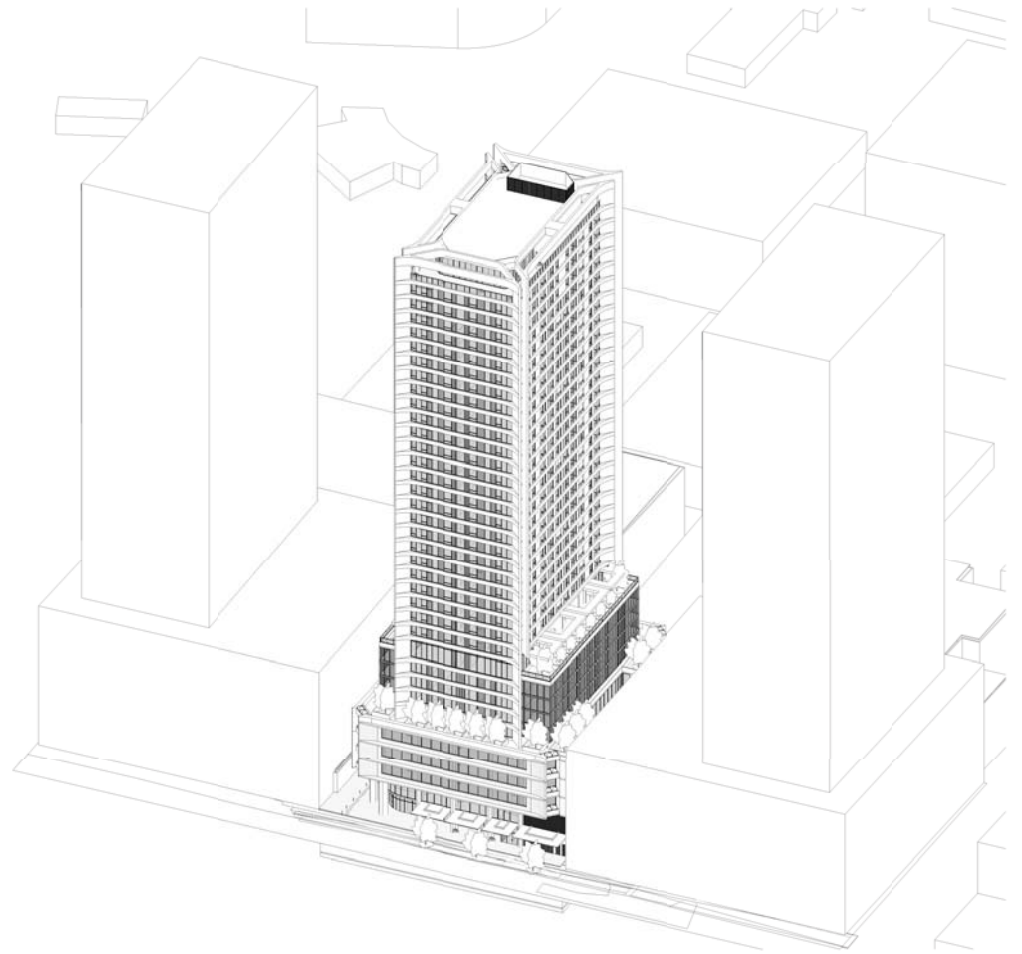
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Winter Solstice 12.30pm



Winter Solstice 1pm

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Project / **ELIZABETH STREET**

Drawing / **SOLAR POINT OF VIEW STUDY**

Project No / **218004** Date / **27/09/18**

Author / **MG**

Scale @ A/

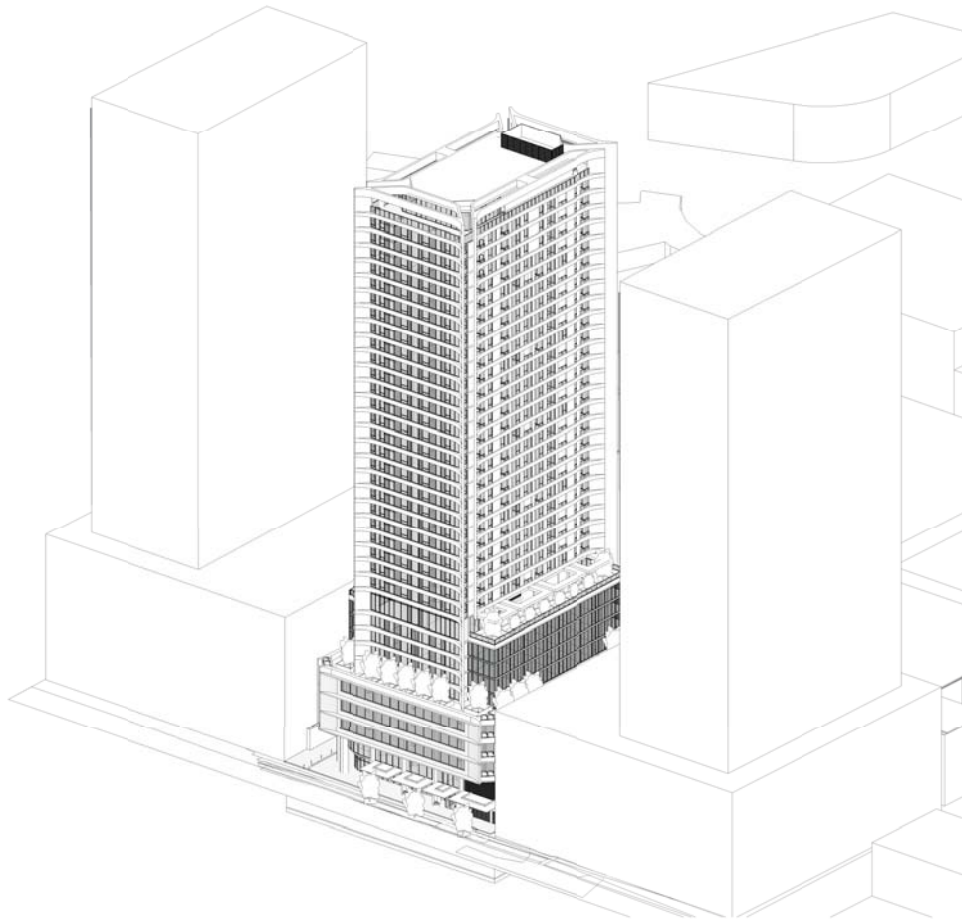
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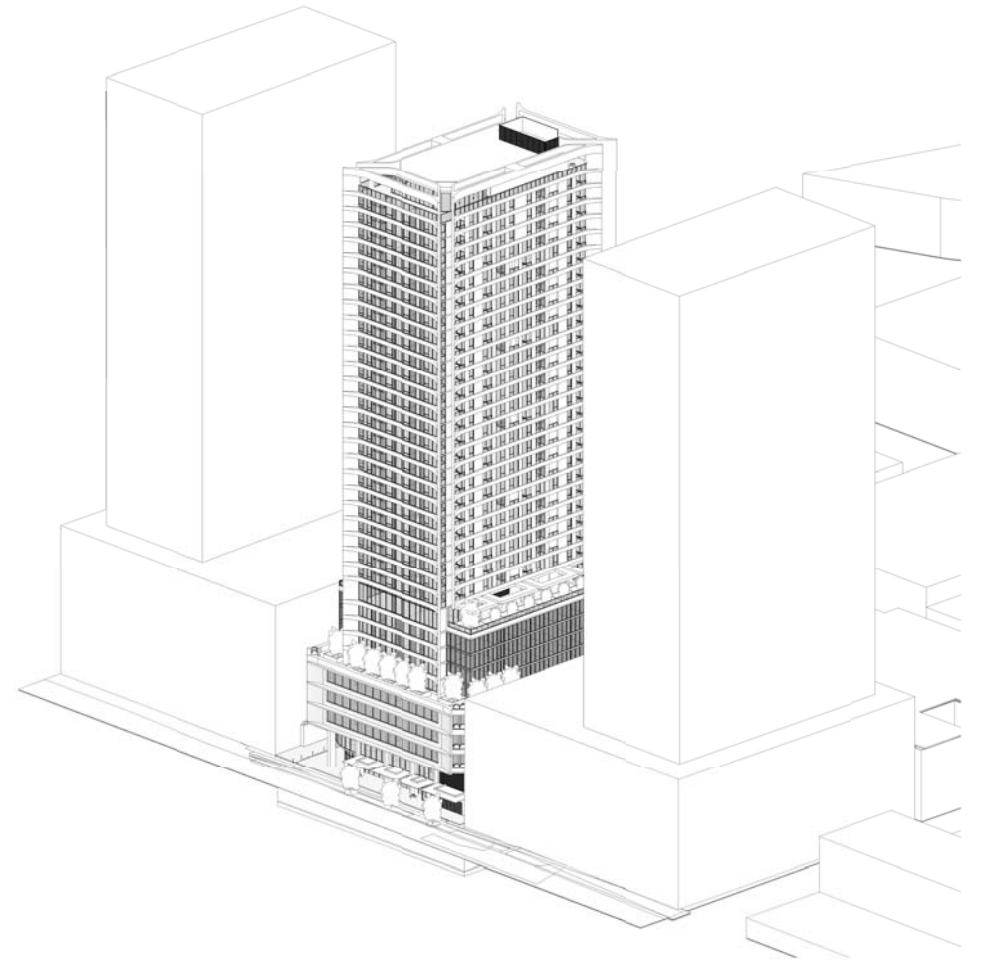
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Winter Solstice 2pm



Winter Solstice 2.30pm

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Project / **ELIZABETH STREET**

Drawing / **SOLAR POINT OF VIEW STUDY**

Project No / **218004** Date / **27/09/18**

Author / **MG**

Scale / @ A1

Drawing No. / **TP06.14 P2**

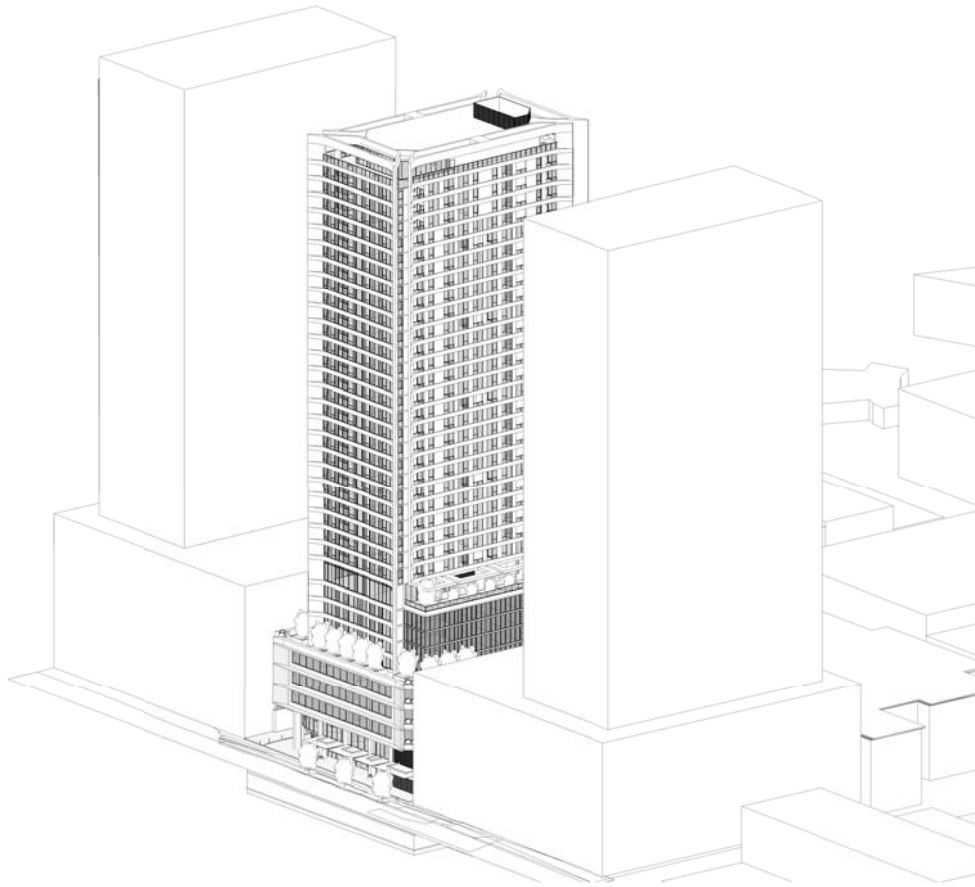
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26 ELIZABETH STREET
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Winter Solstice 3pm

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P2 24.10.18 BACKGROUND ISSUE

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Project / **ELIZABETH STREET**

Drawing / **SOLAR POINT OF VIEW STUDY**

Project No / **218004** Date / **27/09/18**

Author / **MG**

Scale: @ A/

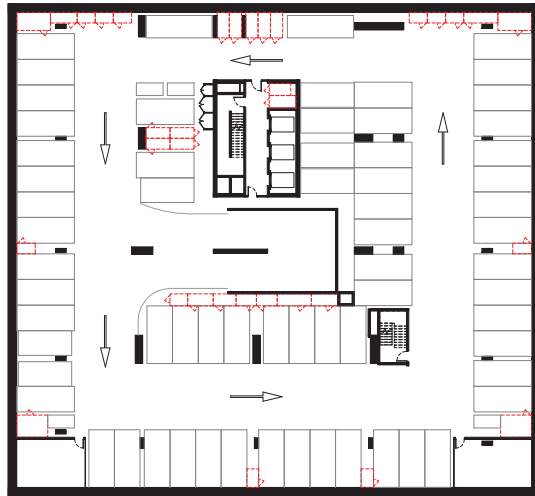
Drawing No. / **TP06.15 P2**

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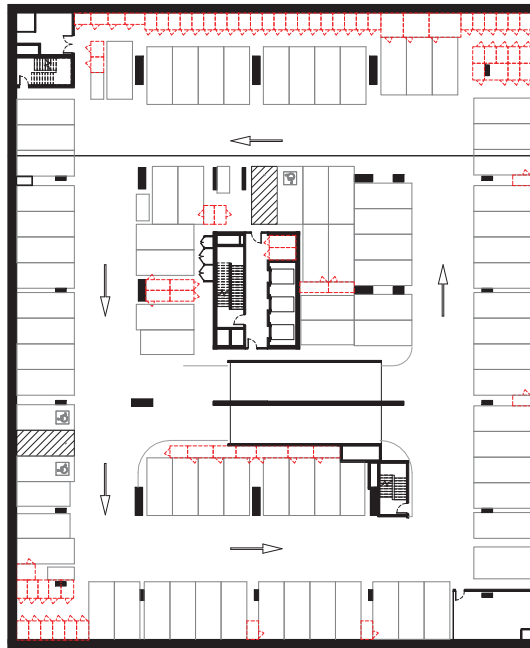
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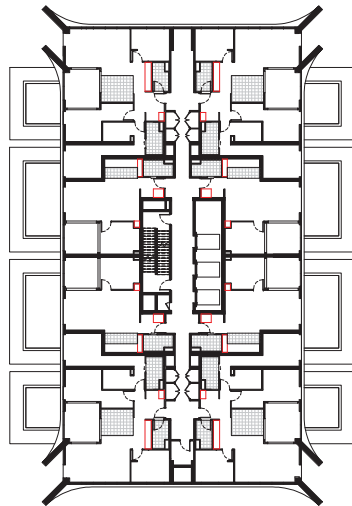
STORAGE - B4



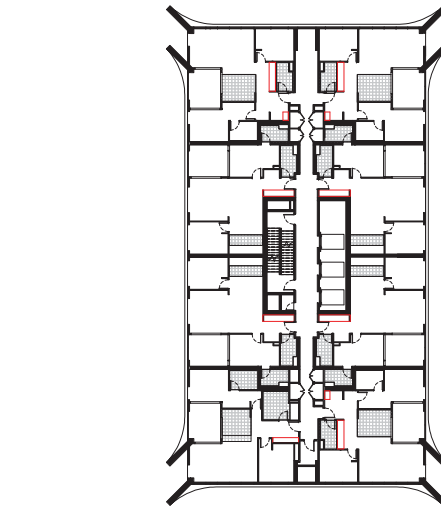
STORAGE - B3



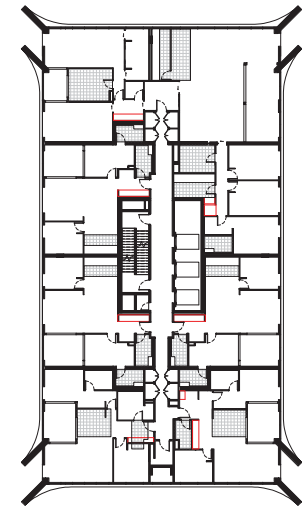
STORAGE - B2



LEVEL 10, 15, 20, 25, 30



LEVEL 11-14, 16-19, 21-24, 26-29, 31



LEVEL 32-34

PRELIMINARY

Revisions / P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

NE
MG

Project / ELIZABETH STREET

Drawing / STORAGE PLAN

Project No / 218004 Date / 14/09/18

Author / YY

Scale @ A / 1 : 250

Drawing No / TP06.20 P2

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RESIDENTIAL STORAGE WITHIN APARTMENT

UNIT	UNIT TYPE	VOLUME
------	-----------	--------

LEVEL 10

1001	1 BED	4 m³
1002	3 BED	5 m³
1003	3 BED	5 m³
1004	1 BED	4 m³
1005	1 BED	4 m³
1006	3 BED	5 m³
1007	3 BED	5 m³
1008	1 BED	4 m³

LEVEL 11

1101	2 BED	8 m³
1102	2 BED	5 m³
1103	2 BED	3 m³
1104	2 BED	8 m³
1105	2 BED	8 m³
1106	2 BED	5 m³
1107	2 BED	5 m³
1108	2 BED	8 m³

LEVEL 12

1201	2 BED	8 m³
1202	2 BED	5 m³
1203	2 BED	3 m³
1204	2 BED	8 m³
1205	2 BED	8 m³
1206	2 BED	5 m³
1207	2 BED	5 m³
1208	2 BED	8 m³

LEVEL 13

1301	2 BED	8 m³
1302	2 BED	5 m³
1303	2 BED	3 m³
1304	2 BED	8 m³
1305	2 BED	8 m³
1306	2 BED	5 m³
1307	2 BED	5 m³
1308	2 BED	8 m³

LEVEL 14

1401	2 BED	8 m³
1402	2 BED	5 m³
1403	2 BED	3 m³
1404	2 BED	8 m³
1405	2 BED	8 m³
1406	2 BED	5 m³
1407	2 BED	5 m³
1408	2 BED	8 m³

RESIDENTIAL STORAGE WITHIN APARTMENT

UNIT	UNIT TYPE	VOLUME
------	-----------	--------

LEVEL 15

1501	1 BED	4 m³
1502	3 BED	5 m³
1503	3 BED	5 m³
1504	1 BED	4 m³
1505	1 BED	4 m³
1506	3 BED	5 m³
1507	3 BED	5 m³
1508	1 BED	4 m³

LEVEL 16

1601	2 BED	8 m³
1602	2 BED	5 m³
1603	2 BED	3 m³
1604	2 BED	8 m³
1605	2 BED	8 m³
1606	2 BED	5 m³
1607	2 BED	5 m³
1608	2 BED	8 m³

LEVEL 17

1701	2 BED	8 m³
1702	2 BED	5 m³
1703	2 BED	3 m³
1704	2 BED	8 m³
1705	2 BED	8 m³
1706	2 BED	5 m³
1707	2 BED	5 m³
1708	2 BED	8 m³

LEVEL 18

1801	2 BED	8 m³
1802	2 BED	5 m³
1803	2 BED	3 m³
1804	2 BED	8 m³
1805	2 BED	8 m³
1806	2 BED	5 m³
1807	2 BED	5 m³
1808	2 BED	8 m³

LEVEL 19

1901	2 BED	8 m³
1902	2 BED	5 m³
1903	2 BED	3 m³
1904	2 BED	8 m³
1905	2 BED	8 m³
1906	2 BED	5 m³
1907	2 BED	5 m³
1908	2 BED	8 m³

RESIDENTIAL STORAGE WITHIN APARTMENT

UNIT	UNIT TYPE	VOLUME
------	-----------	--------

LEVEL 20

2001	1 BED	4 m³
2002	3 BED	5 m³
2003	3 BED	5 m³
2004	1 BED	4 m³
2005	1 BED	4 m³
2006	3 BED	5 m³
2007	3 BED	5 m³
2008	1 BED	4 m³

LEVEL 21

2101	2 BED	8 m³
2102	2 BED	5 m³
2103	2 BED	3 m³
2104	2 BED	8 m³
2105	2 BED	8 m³
2106	2 BED	5 m³
2107	2 BED	5 m³
2108	2 BED	8 m³

LEVEL 22

2201	2 BED	8 m³
2202	2 BED	5 m³
2203	2 BED	3 m³
2204	2 BED	8 m³
2205	2 BED	8 m³
2206	2 BED	5 m³
2207	2 BED	5 m³
2208	2 BED	8 m³

LEVEL 23

2301	2 BED	8 m³
2302	2 BED	5 m³
2303	2 BED	3 m³
2304	2 BED	8 m³
2305	2 BED	8 m³
2306	2 BED	5 m³
2307	2 BED	5 m³
2308	2 BED	8 m³

LEVEL 24

2401	2 BED	8 m³
2402	2 BED	5 m³
2403	2 BED	3 m³
2404	2 BED	8 m³
2405	2 BED	8 m³
2406	2 BED	5 m³
2407	2 BED	5 m³
2408	2 BED	8 m³

RESIDENTIAL STORAGE WITHIN APARTMENT

UNIT	UNIT TYPE	VOLUME
------	-----------	--------

LEVEL 25

2501	1 BED	4 m³
2502	3 BED	5 m³
2503	3 BED	5 m³
2504	1 BED	4 m³
2505	1 BED	4 m³
2506	3 BED	5 m³
2507	3 BED	5 m³
2508	1 BED	4 m³

LEVEL 26

2601	2 BED	8 m³
2602	2 BED	5 m³
2603	2 BED	3 m³
2604	2 BED	8 m³
2605	2 BED	8 m³
2606	2 BED	5 m³
2607	2 BED	5 m³
2608	2 BED	8 m³

LEVEL 27

2701	2 BED	8 m³
2702	2 BED	5 m³
2703	2 BED	3 m³
2704	2 BED	8 m³
2705	2 BED	8 m³
2706	2 BED	5 m³
2707	2 BED	5 m³
2708	2 BED	8 m³

LEVEL 28

2801	2 BED	8 m³
2802	2 BED	5 m³
2803	2 BED	3 m³
2804	2 BED	8 m³
2805	2 BED	8 m³
2806	2 BED	5 m³
2807	2 BED	5 m³
2808	2 BED	8 m³

LEVEL 29

2901	2 BED	8 m³
2902	2 BED	5 m³
2903	2 BED	3 m³
2904	2 BED	8 m³
2905	2 BED	8 m³
2906	2 BED	5 m³
2907	2 BED	5 m³
2908	2 BED	8 m³

RESIDENTIAL STORAGE WITHIN APARTMENT

UNIT	UNIT TYPE	VOLUME
------	-----------	--------

LEVEL 30

3001	1 BED	4 m³
3002	3 BED	5 m³
3003	3 BED	5 m³
3004	1 BED	4 m³
3005	1 BED	4 m³
3006	3 BED	5 m³
3007	3 BED	5 m³
3008	1 BED	4 m³

LEVEL 31

3101	2 BED	8 m³
3102	2 BED	5 m³
3103	2 BED	3 m³
3104	2 BED	8 m³
3105	2 BED	8 m³
3106	2 BED	5 m³
3107	2 BED	5 m³
3108	2 BED	8 m³

LEVEL 32

3201	2 BED	5 m³
3202	2 BED	8 m³
3203	2 BED	3 m³
3204	2 BED	8 m³
3205	2 BED	8 m³
3206	4 BED	16 m³

LEVEL 33

3301	2 BED	5 m³
3302	2 BED	8 m³
3303	2 BED	3 m³
3304	2 BED	8 m³
3305	2 BED	8 m³
3306	4 BED	16 m³

LEVEL 34

3401	2 BED	5 m³
3402	2 BED	8 m³
3403	2 BED	3 m³
3404	2 BED	8 m³
3405	2 BED	8 m³
3406	4 BED	16 m³

TOTAL APARTMENTS = 194

APARTMENTS ACHIEVING ADG STORAGE REQUIREMENT INTERNALLY = 68

MINIMUM NUMBER OF BASEMENT STORAGE CAGE REQUIRED = 126

RESIDENTIAL STORAGE IN BASEMENTS

VOLUME	NO. OF STORAGE CAGES
--------	----------------------

4 m³	92
5 m³	21
5+ m³	36

TOTAL: 149

PRELIMINARY

Revisions P1 05.10.18 DRAFT DA
P2 24.10.18 BACKGROUND ISSUE

NE
MG

Project/ **ELIZABETH STREET**

Drawing/ **STORAGE SCHEDULE**

Project No./ **218004**

Date/ **14/09/18**

Author/ **YY**

Scale/ @ A1

Drawing No./ **TP06.21 P2**

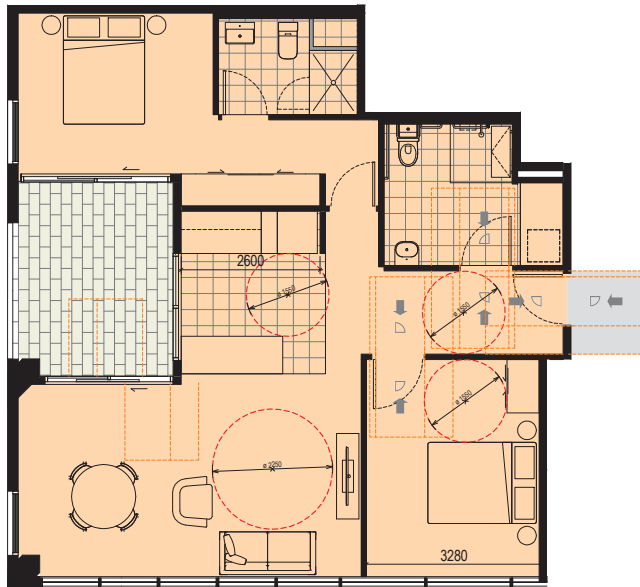
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1 TYPE A - 2 BED (PRE-ADAPTION)

TP00.09 SCALE 1:50
REFER TO ACCESSIBILITY REPORT FOR DETAILED DESCRIPTION



2 TYPE A - 2 BED (POST-ADAPTION)

TP00.09 SCALE 1:50
REFER TO ACCESSIBILITY REPORT FOR DETAILED DESCRIPTION

ADAPTABLE APARTMENTS SCHEDULE	
LEVEL	UNIT NUMBER
LEVEL 11	1103
LEVEL 12	1203
LEVEL 13	1303
LEVEL 14	1403
LEVEL 16	1603
LEVEL 17	1703
LEVEL 18	1803
LEVEL 19	1903
LEVEL 21	2103
LEVEL 22	2203
LEVEL 23	2303
LEVEL 24	2403
LEVEL 26	2603
LEVEL 27	2703
LEVEL 28	2803
LEVEL 29	2903
LEVEL 31	3103
LEVEL 32	3203
LEVEL 33	3303
LEVEL 34	3403
TOTAL: 20	

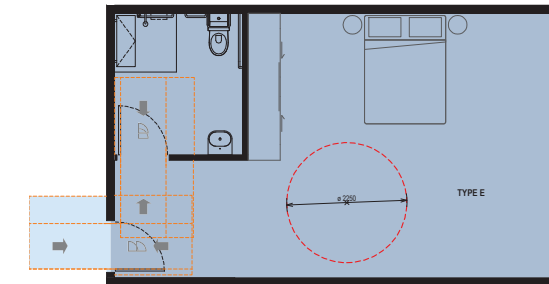


3 TYPE C - 3 BED (LHA)

TP00.09 SCALE 1:50

LHA APARTMENTS SCHEDULE	
UNIT NUMBER	UNIT TYPE
LEVEL 10	
1002	TYPE C
1003	TYPE C
1006	TYPE C
1007	TYPE C
LEVEL 15	
1502	TYPE C
1503	TYPE C
1506	TYPE C
1507	TYPE C
LEVEL 20	
2002	TYPE C
2003	TYPE C
2006	TYPE C
2007	TYPE C
LEVEL 25	
2502	TYPE C
2503	TYPE C
2506	TYPE C
2507	TYPE C
LEVEL 30	
3002	TYPE C
3003	TYPE C
3006	TYPE C
3007	TYPE C
TOTAL: 20	

NOTE: ALL ACCESSIBLE APARTMENTS COUNTED AS LHA



4 HOTEL TYPE E (ACCESSIBLE)

TP00.09 SCALE 1:50

ACCESSIBLE HOTEL ROOM...	
LEVEL	ROOM TYPE
LEVEL 5	TYPE E
LEVEL 5	TYPE E
LEVEL 6	TYPE E
LEVEL 6	TYPE E
LEVEL 7	TYPE E
LEVEL 7	TYPE E
TOTAL: 6	

PRELIMINARY

Revisions	Date	Issue	Author
P2	27.08.18	ISSUE FOR INFORMATION	MG
P3	31.08.18	ISSUE FOR INFORMATION	MG
P4	18.09.18	ACCESS ISSUE	NE
P5	05.10.18	DRAFT DA	NE
P6	24.10.18	BACKGROUND ISSUE	MG

Project/ **ELIZABETH STREET**

Drawing/ **ADAPTABLE, LHA COMPLIANT & ACCESSIBLE PLANS**

Project No/ **218004** Date/ **17/08/18**

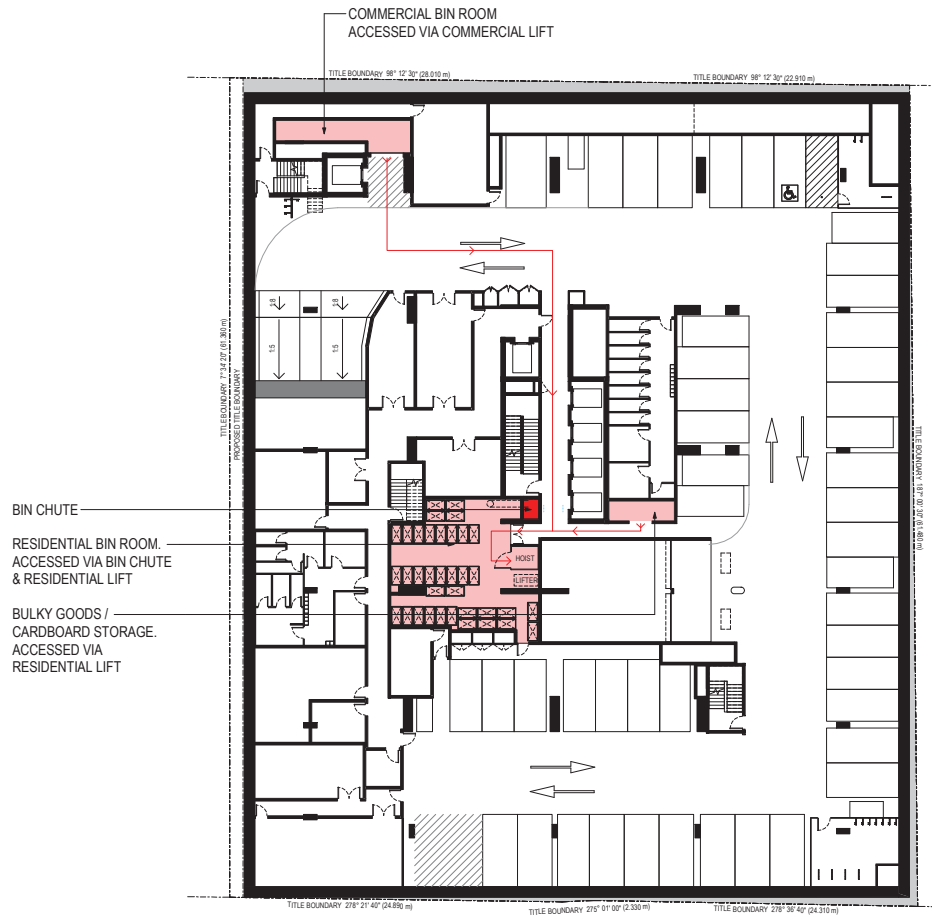
Author/ **YY**

Scale @ A/ **1:50**

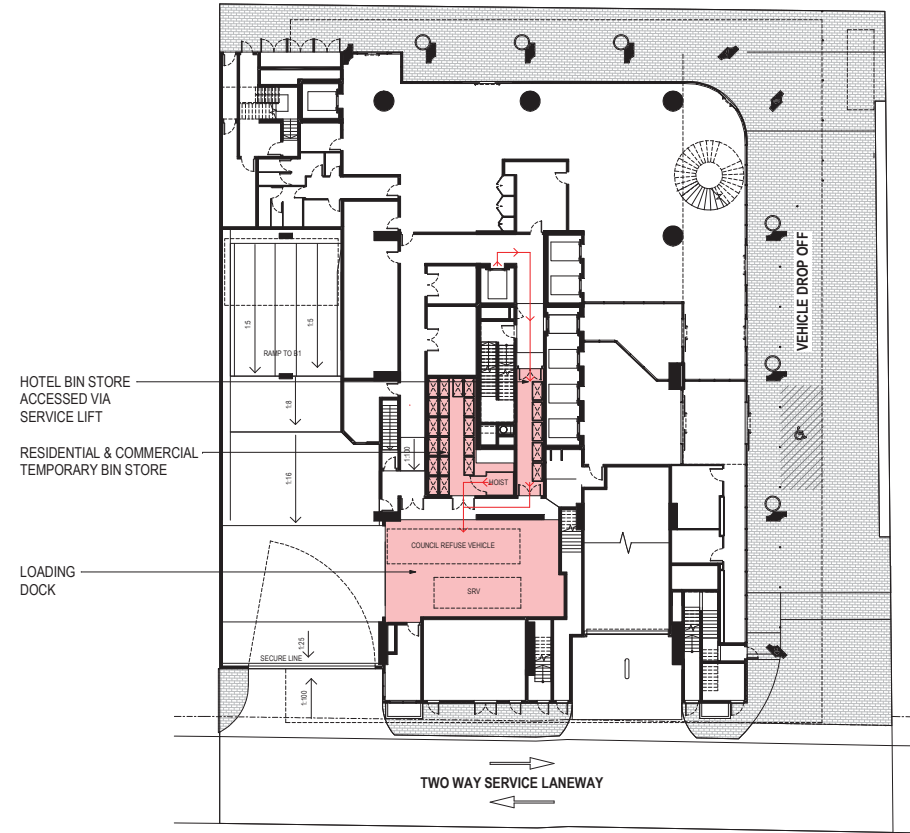
Drawing No/ **TP06.30 P6**

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1 BASEMENT 1
SCALE 1:200



2 GROUND
SCALE 1:200

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P2 24.10.18 BACKGROUND ISSUE

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Project / ELIZABETH STREET

Drawing / WASTE MANAGEMENT STRATEGY

Project No / 218004

Date / 13/09/18

Author / NE

Scale @ A / 1:200

Drawing No. / TP06.41 P2

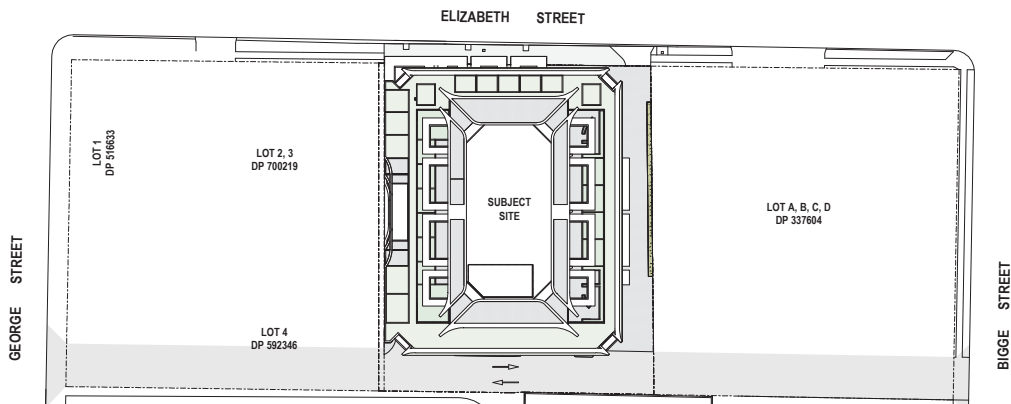
NOTE: REFER TO WASTE ENGINEER'S REPORT FOR FURTHER DETAIL.

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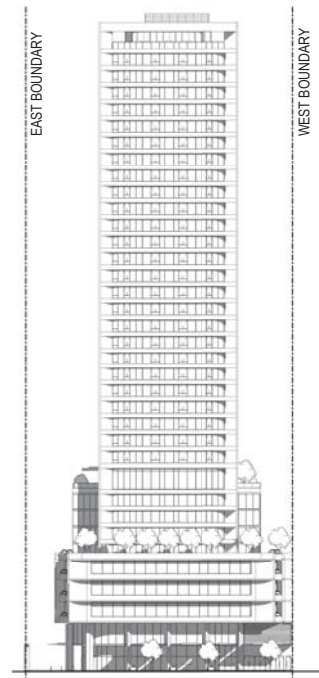
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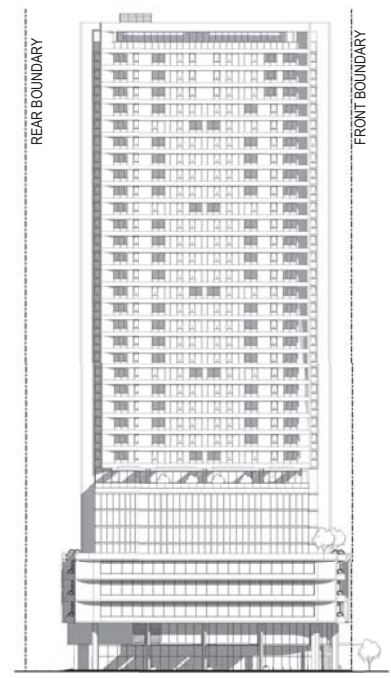
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1 SITE PLAN
SCALE 1 : 500



2 NORTH ELEVATION
SCALE 1 : 500



3 EAST ELEVATION
SCALE 1 : 500

PRELIMINARY

Revisions	P1	05.10.18	DRAFT DA
	P2	24.10.18	BACKGROUND ISSUE

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Project / ELIZABETH STREET

Drawing / NOTIFICATION PLAN

Project No / 218004

Date / 09/11/18

Author / YY

Scale @ A1 / 1 : 500

Drawing No. / TP07.01 P2

28 ELIZABETH STREET
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Appendix B – Unexpected Finds Protocol

Unexpected Finds Protocol

