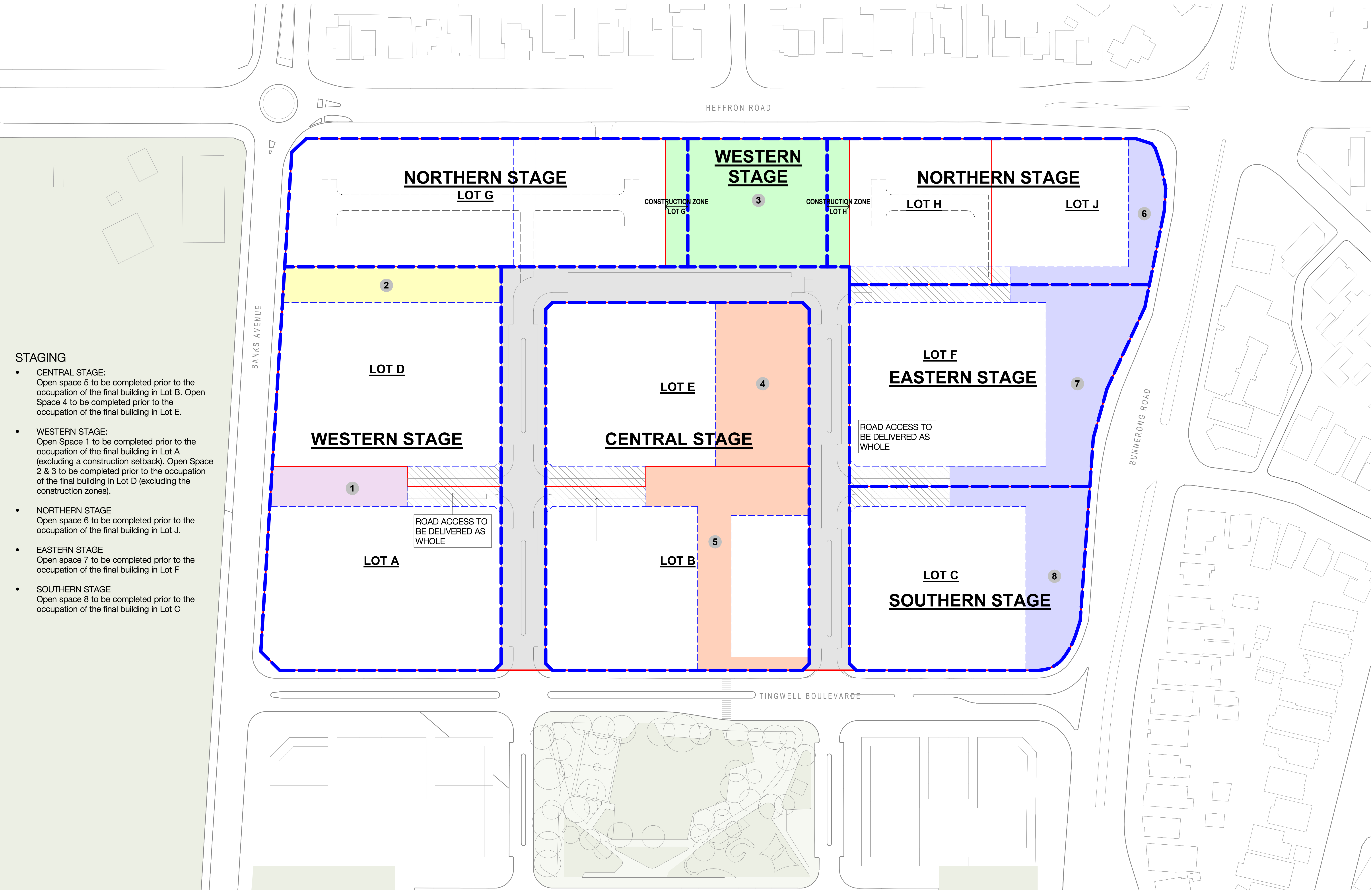
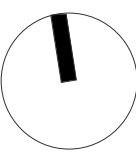




**STAGING**

- CENTRAL STAGE:**  
Open space 5 to be completed prior to the occupation of the final building in Lot B. Open Space 4 to be completed prior to the occupation of the final building in Lot E.
- WESTERN STAGE:**  
Open Space 1 to be completed prior to the occupation of the final building in Lot A (excluding a construction setback). Open Space 2 & 3 to be completed prior to the occupation of the final building in Lot D (excluding the construction zones).
- NORTHERN STAGE**  
Open space 6 to be completed prior to the occupation of the final building in Lot J.
- EASTERN STAGE**  
Open space 7 to be completed prior to the occupation of the final building in Lot F
- SOUTHERN STAGE**  
Open space 8 to be completed prior to the occupation of the final building in Lot C

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**MERITON**

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision                 | By | Chk. |
|-----|------------|--------------------------|----|------|
| 5   | 17.10.2019 | Final issue for approval |    |      |
| 6   | 10.04.2020 | DRP Amendments           | JG | NH   |
| 9   | 06.05.2020 | Issue for information    | JG | NH   |
| 10  | 13.05.2020 | Issue for information    | NH |      |
| 12  | 08.06.2020 | Approval                 |    |      |
| 13  | 25.09.2020 | Council Amendments       | NH | BR   |
| 14  | 01.10.2020 | Council Amendments       |    |      |

| LEGEND       | KEY MAP                                                                                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Open Space 1 | Open Space 4 & 5                                                                                                                                                                                                    |
| Open Space 2 | Open Space 6, 7 & 8                                                                                                                                                                                                 |
| Open Space 3 | The Internal road network will be required for construction activities for the entire lifecycle of the project. Public Roads will be dedicated to Council, fully completed and embellished at an appropriate stage. |

|              |                         |
|--------------|-------------------------|
| Project      | BATA North              |
| Drawing Name | Indicative Staging Plan |

|         |            |             |              |            |      |
|---------|------------|-------------|--------------|------------|------|
| Date    | 01.10.2020 | Scale       | As indicated | Sheet Size | @ A1 |
| Drawn   | BR         | Chk.        | JT           |            |      |
| Job No. | 5826       | Drawing No. | A0110        | Revision   | / 14 |
|         |            |             |              |            |      |

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| Rev | Date       | Revision                 | By | Chk. |
|-----|------------|--------------------------|----|------|
| 4   | 07.08.2019 | Public open space update |    |      |
| 5   | 17.10.2019 | Final issue for approval |    |      |
| 6   | 10.04.2020 | DRP Amendments           |    |      |
| 8   | 06.05.2020 | Issue for information    | JG | NH   |
| 9   | 08.05.2020 | Issue for information    | JG | NH   |
| 10  | 13.05.2020 | Approval                 | NH |      |
| 12  | 08.06.2020 | Council Amendments       |    |      |
| 13  | 25.09.2020 | Council Amendments       |    |      |
| 14  | 01.10.2020 |                          | NH | BR   |

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

**LEGEND**

|  |                |  |                |
|--|----------------|--|----------------|
|  | SETBACK - 6.0m |  | SETBACK - 2.0m |
|  | SETBACK - 4.0m |  | SETBACK - 0m   |
|  | SETBACK - 3.0m |  |                |

**KEY MAP**

Project: **BATA North**

Drawing Name: **Site Setbacks Plan**

0 7.5m 15m 30m  
SCALE 1:750

| Date       | Scale        | Sheet Size | SJB Architects |
|------------|--------------|------------|----------------|
| 01.10.2020 | As indicated | @ A1       |                |
| Drawn      | Chk.         |            |                |
| BR         | JT           |            |                |
| Job No.    | Drawing No.  | Revision   |                |
| 5826       | A0105        | / 14       |                |

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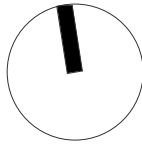


Building Heights

The proposed concept building heights and levels are indicative, some variance can occur through detail design. Roof features and roof plant is typically excluded from nominated levels and must not exceed the LEP maximum Building Heights.

Building outlines are indicative, and final built form will be subject to future stage 2 development applications, and adherence to ADG guidelines.

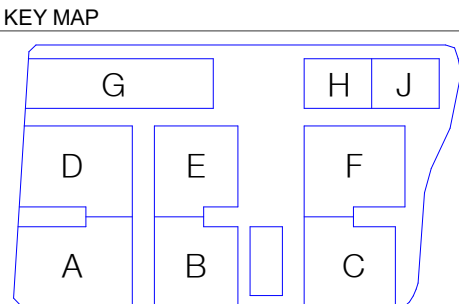
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision              | By | Chk. |
|-----|------------|-----------------------|----|------|
| 7   | 05-05-2020 | Issue for information | JG | NH   |
| 8   | 06-05-2020 | Issue for information | JG | NH   |
| 9   | 08-05-2020 | Issue for information | JG | NH   |
| 10  | 13-05-2020 | Issue for information | JG | NH   |
| 13  | 25-09-2020 | Council Amendments    |    |      |
| 14  | 01-10-2020 | Council Amendments    | NH | BR   |

12 INDICATIVE NO. OF STOREYS

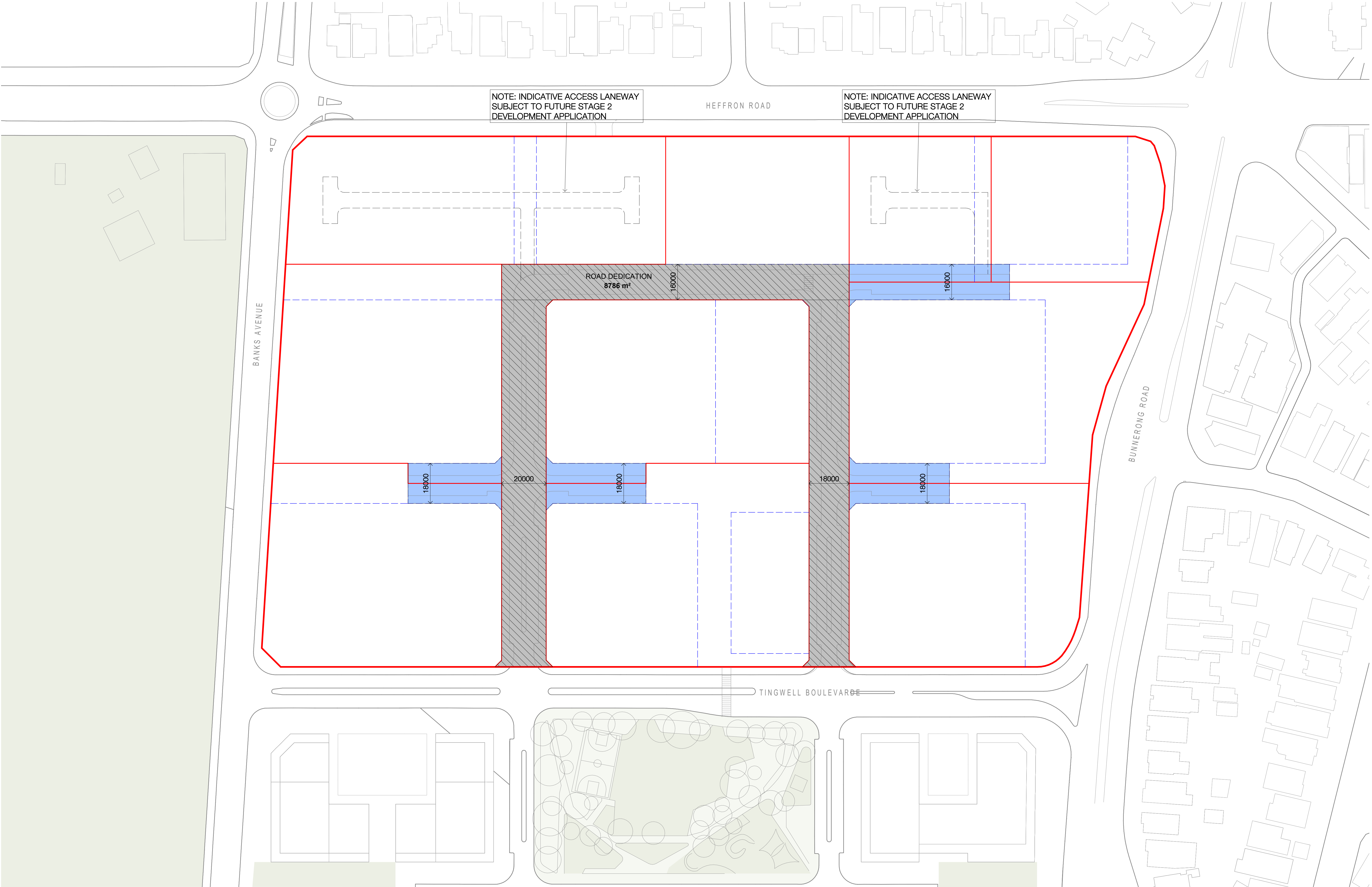


Project  
BATA North  
Drawing Name  
Building Heights

0 7.5m 15m 30m  
SCALE 1:750

|                                                                                                                            |              |            |                |
|----------------------------------------------------------------------------------------------------------------------------|--------------|------------|----------------|
| Date                                                                                                                       | Scale        | Sheet Size | SJB Architects |
| 01.10.2020                                                                                                                 | As indicated | @ A1       |                |
| Drawn                                                                                                                      | Chk.         |            |                |
| BR                                                                                                                         | JT           |            |                |
| Job No.                                                                                                                    | Drawing No.  | Revision   |                |
| 5826                                                                                                                       | A 0201       | / 14       |                |
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**FOR INFORMATION**

| Rev | Date       | Revision                        | By | Chk. |
|-----|------------|---------------------------------|----|------|
| 3   | 25.07.2019 | Preliminary (final) coordinated |    |      |
| 4   | 07.08.2019 | Public open space update        |    |      |
| 5   | 17.10.2019 | Final issue for approval        |    |      |
| 8   | 06.05.2020 | Issue for information           | JG | NH   |
| 9   | 08.05.2020 | Issue for information           | JG | NH   |
| 10  | 13.05.2020 | Issue for information           | JG | NH   |
| 12  | 08.06.2020 | Approval                        | NH |      |
| 13  | 25.09.2020 | Council Amendments              |    |      |
| 14  | 01.10.2020 | Council Amendments              | NH | BR   |

**LEGEND**

- Public Road
- Private Road

**KEY MAP**

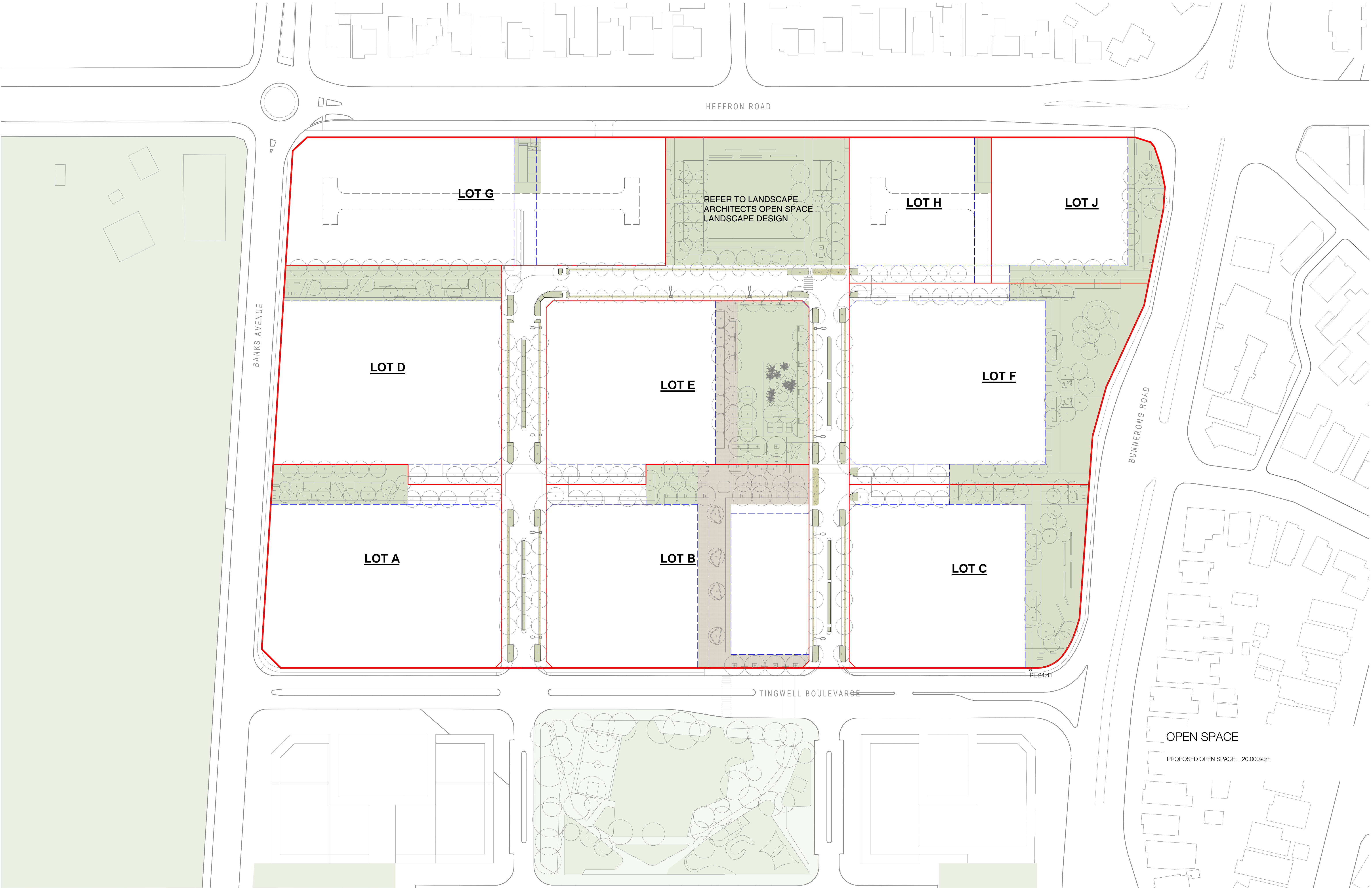
**Project**  
BATA North

**Drawing Name**  
Road Plan

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SCALE 1:750

| Date       | Scale       | Sheet Size | SJB Architects |
|------------|-------------|------------|----------------|
| 01.10.2020 | 1 : 750     | @ A1       |                |
| Drawn      | Chk.        |            |                |
| BR         | JT          |            |                |
| Job No.    | Drawing No. | Revision   |                |
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OPEN SPACE  
PROPOSED OPEN SPACE = 20,000sqm

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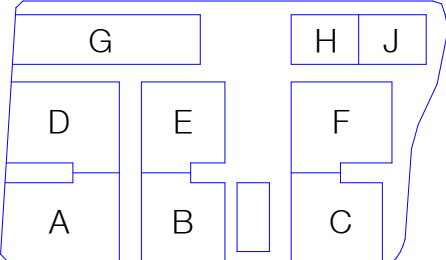
**MERITON**

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision                 | By | Chk. |
|-----|------------|--------------------------|----|------|
| 4   | 07.08.2019 | Public open space update |    |      |
| 5   | 17.10.2019 | Final issue for approval |    |      |
| 6   | 10.04.2020 | DRP Amendments           |    |      |
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| 13  | 25.09.2020 | Council Amendments       |    |      |
| 14  | 01.10.2020 | Council Amendments       | NH | BR   |

LEGEND

KEY MAP

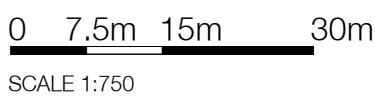


Project

BATA North

Drawing Name

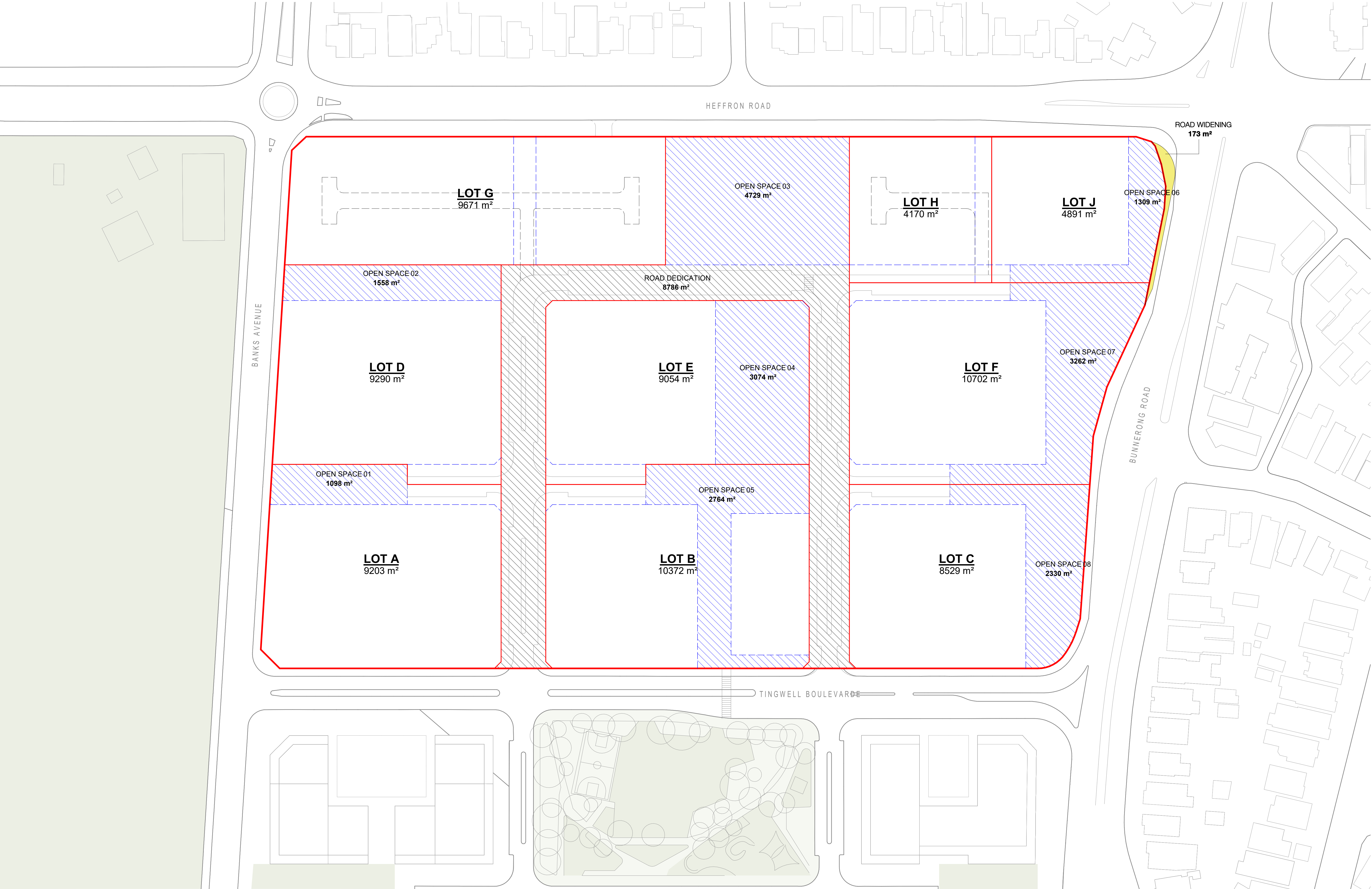
Public Domain Plan



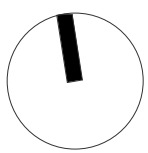
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|------------|-------------|------------|----------------|
| 01.10.2020 | 1 : 750     | @ A1       |                |
| Drawn      | Chk.        |            |                |
| BR         | JT          |            |                |
| Job No.    | Drawing No. | Revision   |                |
| 5826       | A0104       | / 14       |                |

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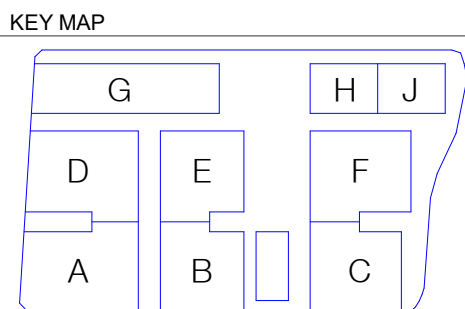
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision              | By | Chk. |
|-----|------------|-----------------------|----|------|
| 8   | 06.05.2020 | Issue for information | JG | NH   |
| 9   | 08.05.2020 | Issue for information | JG | NH   |
| 10  | 13.05.2020 | Issue for information | JG | NH   |
| 12  | 08.06.2020 | Approval              | NH |      |
| 13  | 25.09.2020 | Council Amendments    |    |      |
| 14  | 01.10.2020 | Council Amendments    | NH | BR   |

| LEGEND            |
|-------------------|
| Road Dedication   |
| Public Open Space |
| Road Widening     |



Project  
**BATA North**

Drawing Name  
**Lot Subdivision Plan**

Scale  
0 7.5m 15m 30m  
SCALE 1:750

Date  
**01.10.2020**

Scale  
**1 : 750**

Sheet Size  
**@ A1**

Drawn  
**BR**

Chk.  
**JT**

Job No.  
**5826**

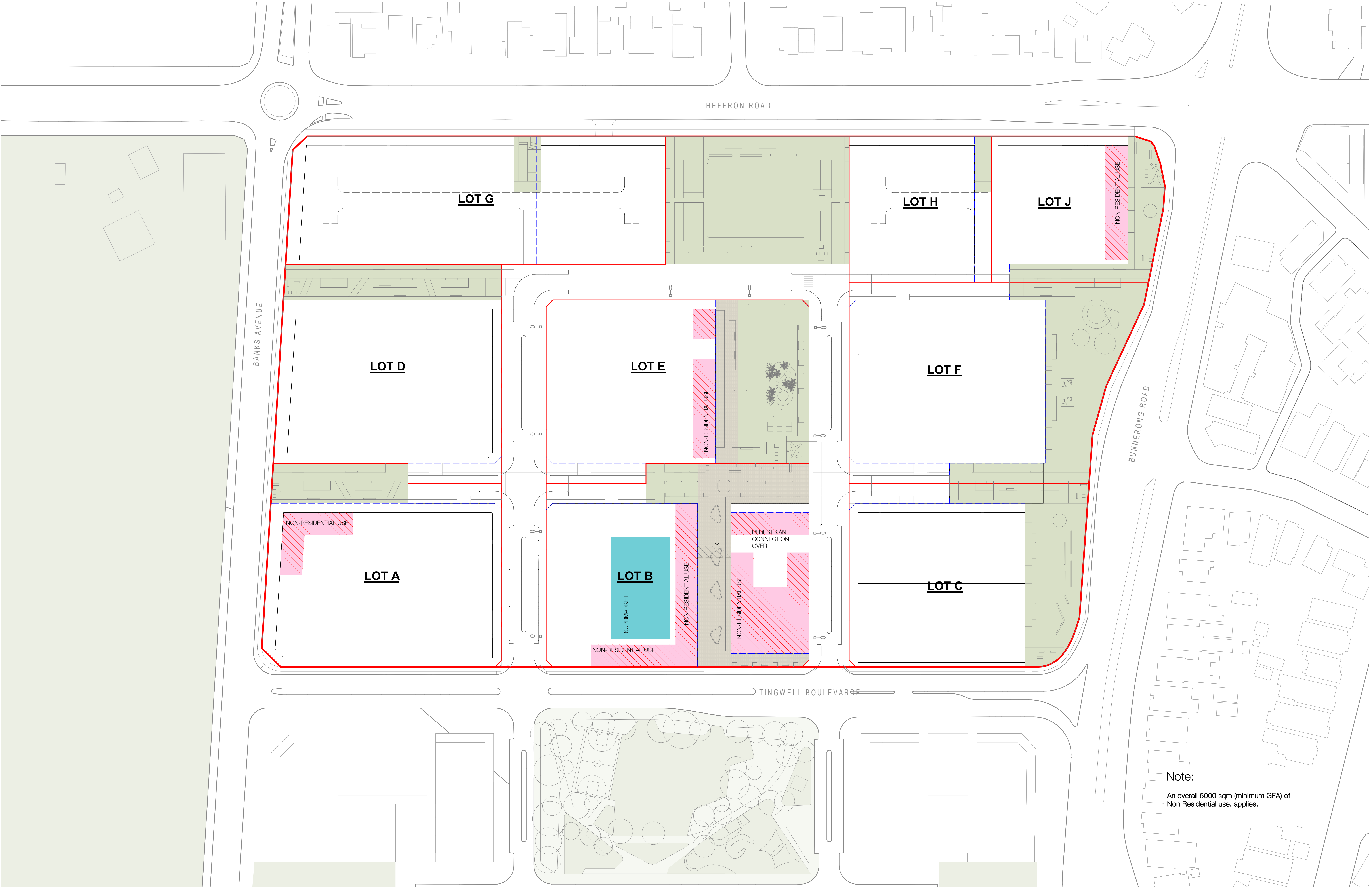
Drawing No.  
**A0102**

Revision  
**/ 14**

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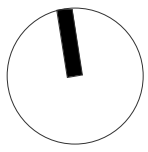


FOR INFORMATION



Note:  
An overall 5000 sqm (minimum GFA) of  
Non Residential use, applies.

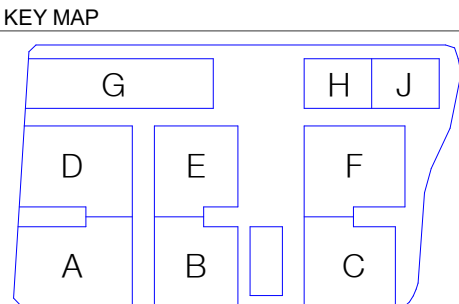
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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|-----|------------|-----------------------|----|------|
| 8   | 06.05.2020 | Issue for information | JG | NH   |
| 9   | 06.05.2020 | Issue for information | JG | NH   |
| 10  | 13.05.2020 | Issue for information | JG | NH   |
| 12  | 08.06.2020 | Approval              | NH |      |
| 13  | 25.09.2020 | Council Amendments    |    |      |
| 14  | 01.10.2020 | Council Amendments    | NH | BR   |

| LEGEND                   |
|--------------------------|
| Non-Residential Use      |
| Retail Box / Supermarket |



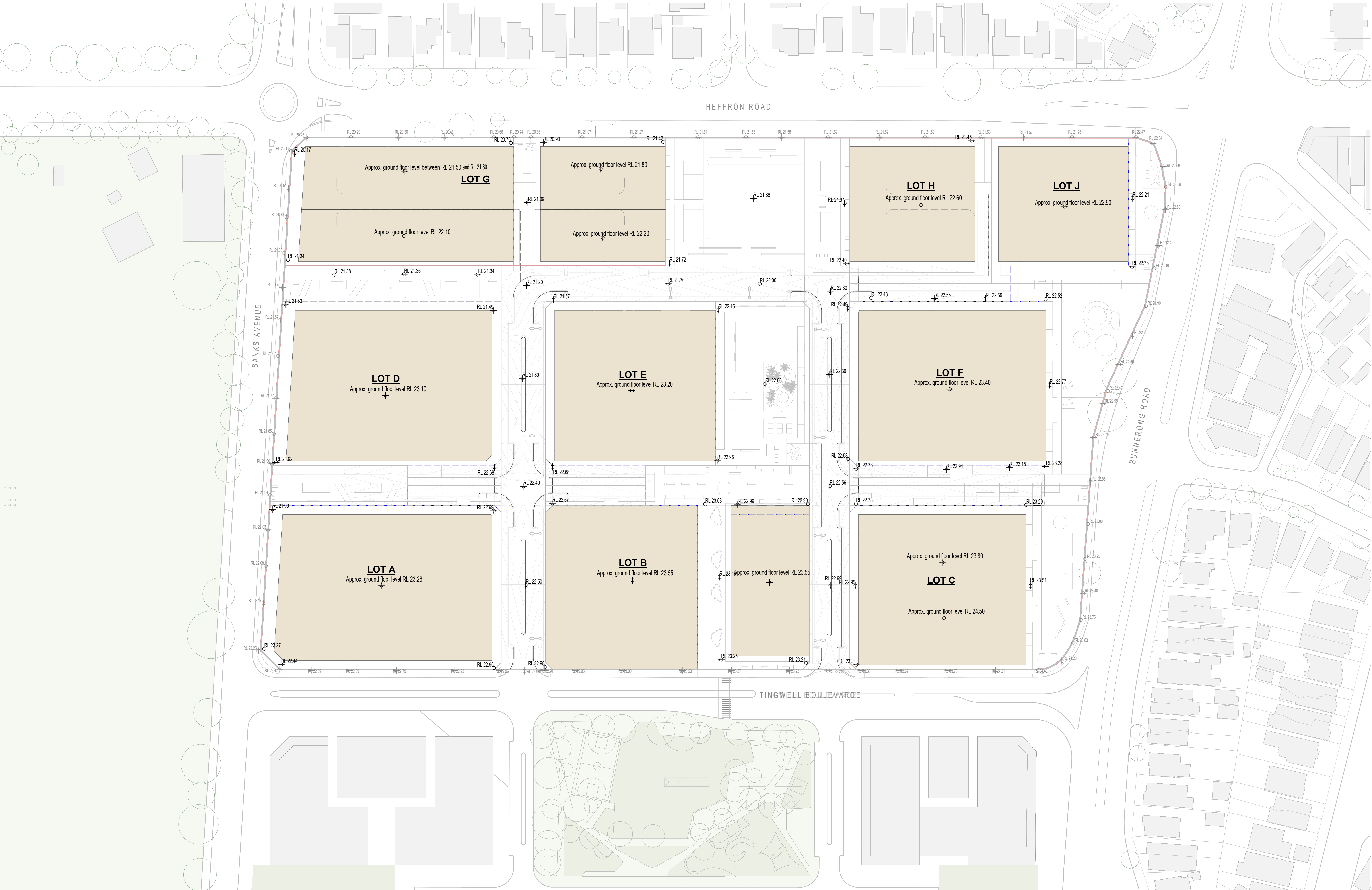
Project  
**BATA North**

Drawing Name  
**Ground Non-Residential Use**

0 7.5m 15m 30m  
SCALE 1:750

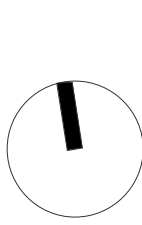
| Date       | Scale       | Sheet Size | SJB Architects                                                                                                             |
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| 01.10.2020 | 1 : 750     | @ A1       |                                                                                                                            |
| Drawn      | Chk.        |            |                                                                                                                            |
| BR         | JT          |            |                                                                                                                            |
| Job No.    | Drawing No. | Revision   |                                                                                                                            |
| 5826       | A0111       | / 14       |                                                                                                                            |
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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|-----|------------|--------------------|----|------|
| 13  | 25.09.2020 | Council Amendments | NH | BR   |
| 14  | 01.10.2020 | Council Amendments |    |      |

LEGEND

KEY MAP

Project  
**BATA North**

Drawing Name  
**Ground Levels**

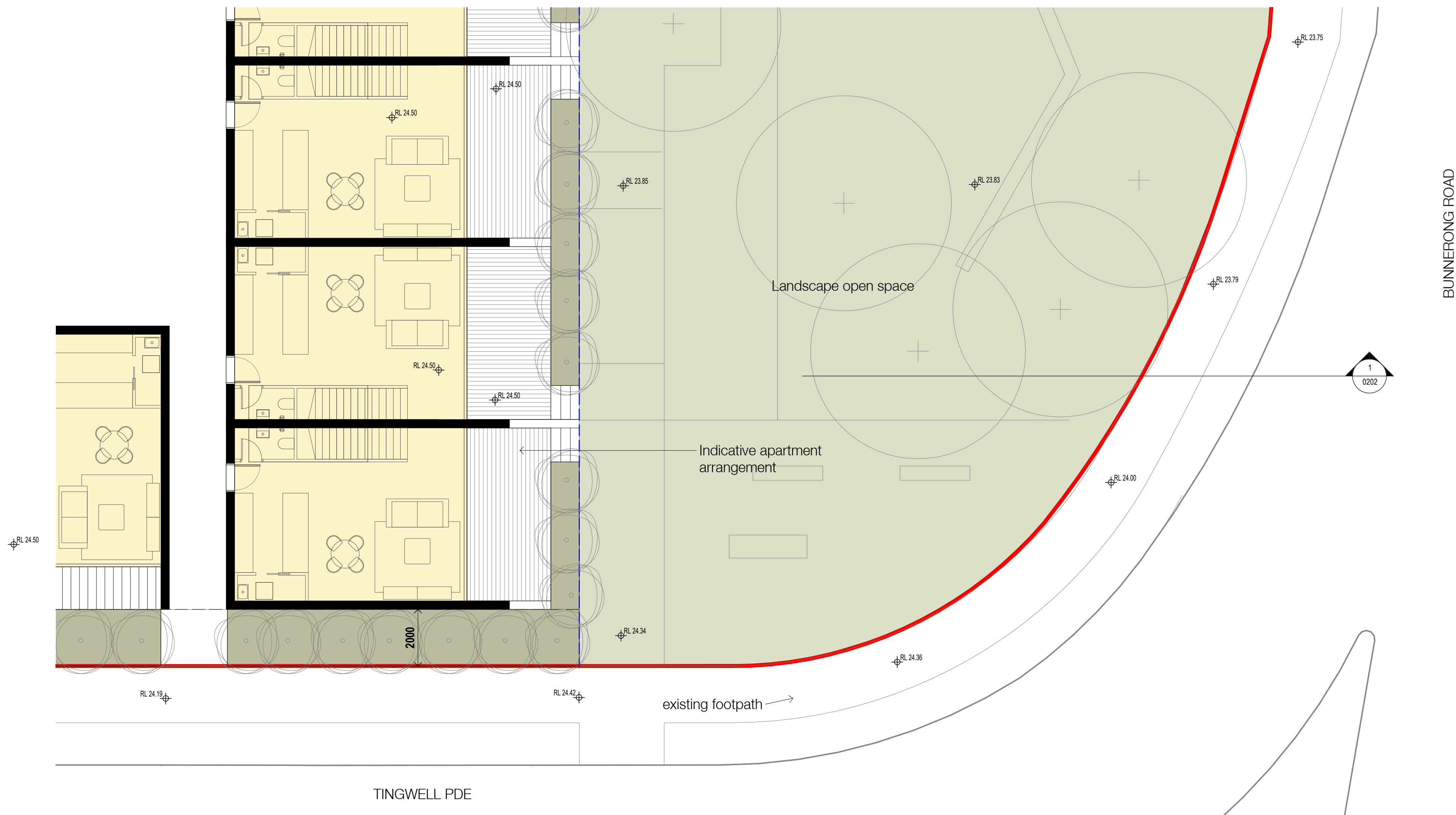
| Date       | Scale       | Sheet Size | SJB Architects |
|------------|-------------|------------|----------------|
| 01.10.2020 | 1 : 750     | @ A1       |                |
| Drawn      | Chk.        |            |                |
| BR         | JT          |            |                |
| Job No.    | Drawing No. | Revision   |                |
| 5826       | A0106       | / 14       |                |

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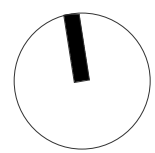


Corner Tingwell and  
Bunnerong Rd



Indicative Ground floor Levels

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision           | By | Chk. | LEGEND |
|-----|------------|--------------------|----|------|--------|
| 13  | 25.09.2020 | Council Amendments | NH | BR   |        |
| 14  | 01.10.2020 | Council Amendments |    |      |        |

KEY MAP

Project  
BATA North

Drawing Name  
LOT C Ground floor Interface

| Date       | Scale       | Sheet Size | SJB Architects                                                                                                             |
|------------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------|
| 01.10.2020 | 1 : 100     | @ A1       |                                                                                                                            |
| Drawn      | Chk.        |            |                                                                                                                            |
| Author     | Checker     |            |                                                                                                                            |
| Job No.    | Drawing No. | Revision   |                                                                                                                            |
| 5826       | A 0202      | / 14       |                                                                                                                            |
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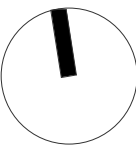
DEEP SOIL

Deep soil is provided in various locations across the site precinct to allow for new parks and substantial vegetation to occur. The deep soil zones are located within the open space at ground, and will comprise of soft and hard landscaping as indicated in the concept open space landscape plan.

Under the Apartment Design Guide (ADG) the proposal would overall exceed the minimum requirements, as outlined in the below table:

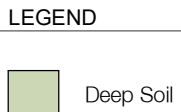
|          |      |
|----------|------|
| 89570 m² | 100% |
| 17362sqm | 19%  |
| 62041sqm |      |
| 4342sqm  | 7%   |
| 17362sqm | 28%  |

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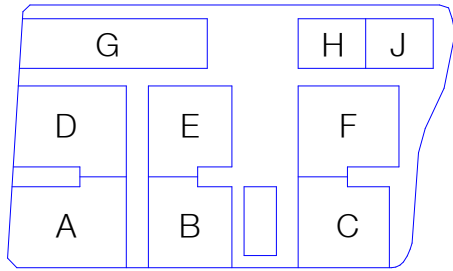
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision              | By | Chk. |
|-----|------------|-----------------------|----|------|
| 8   | 06.05.2020 | Issue for information | JG | NH   |
| 9   | 08.05.2020 | Issue for information | JG | NH   |
| 10  | 13.05.2020 | Issue for information | JG | NH   |
| 12  | 08.06.2020 | Approval              | JG | NH   |
| 13  | 25.09.2020 | Council Amendments    |    |      |
| 14  | 01.10.2020 | Council Amendments    | NH | BR   |



Deep Soil

KEY MAP



Project

BATA North

Drawing Name

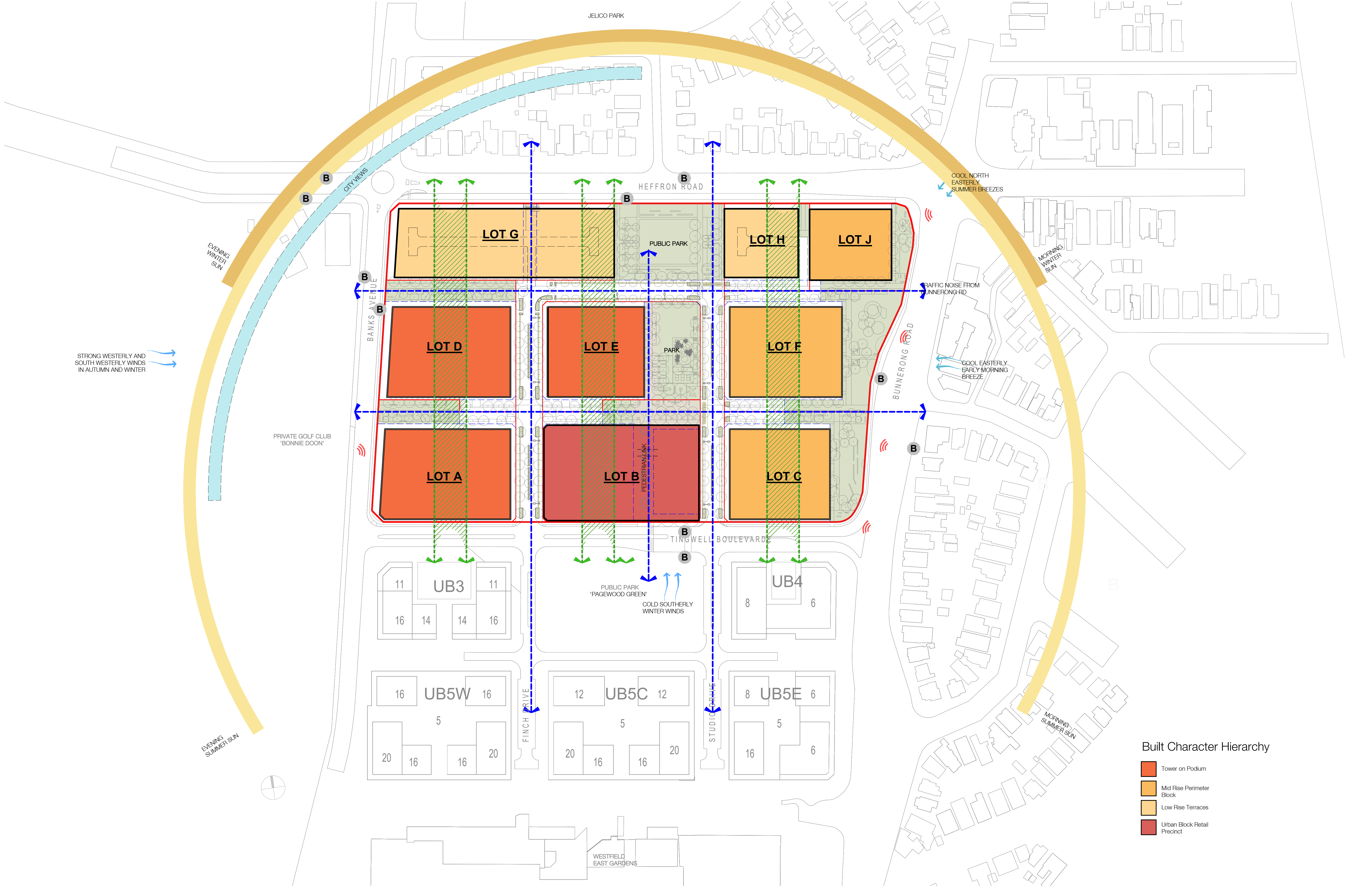
Deep Soil Plan

0 7.5m 15m 30m  
SCALE 1:750

| Date       | Scale       | Sheet Size | SJB Architects                                                                                                             |
|------------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------|
| 01.10.2020 | 1 : 750     | @ A1       |                                                                                                                            |
| Drawn      | Chk.        |            |                                                                                                                            |
| BR         | JT          |            |                                                                                                                            |
| Job No.    | Drawing No. | Revision   |                                                                                                                            |
| 5826       | A0109       | / 14       |                                                                                                                            |
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FOR INFORMATION



Built Character Hierarchy

- Tower on Podium
- Mid Rise Perimeter Block
- Low Rise Terraces
- Urban Block Retail Precinct

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**FOR INFORMATION**

**MERITON**

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision                 | By | Chk. |
|-----|------------|--------------------------|----|------|
| 4   | 07.08.2019 | Public open space update |    |      |
| 5   | 17.10.2019 | Final issue for approval |    |      |
| 6   | 10.04.2020 | DRP Amendments           |    |      |
| 8   | 06.05.2020 | Issue for information    | JG | NH   |
| 9   | 08.05.2020 | Issue for information    | JG | NH   |
| 10  | 13.05.2020 | Issue for information    | JG | NH   |
| 12  | 08.06.2020 | Approval                 | NH | BR   |
| 13  | 25.09.2020 | Council Amendments       |    |      |
| 14  | 01.10.2020 | Council Amendments       |    |      |

- LEGEND**
- EXISTING TREES TO BE RETAINED
  - BOUNDARY LINE
  - PRIMARY VIEWS FROM SITE

- KEY MAP**
- PREVAILING WIND DIRECTIONS
  - PRIMARY VIEW CORRIDORS
  - VISUAL SIGHT LINKS

- NOISE SOURCE
- BUS STOPS

Project: **BATA North**

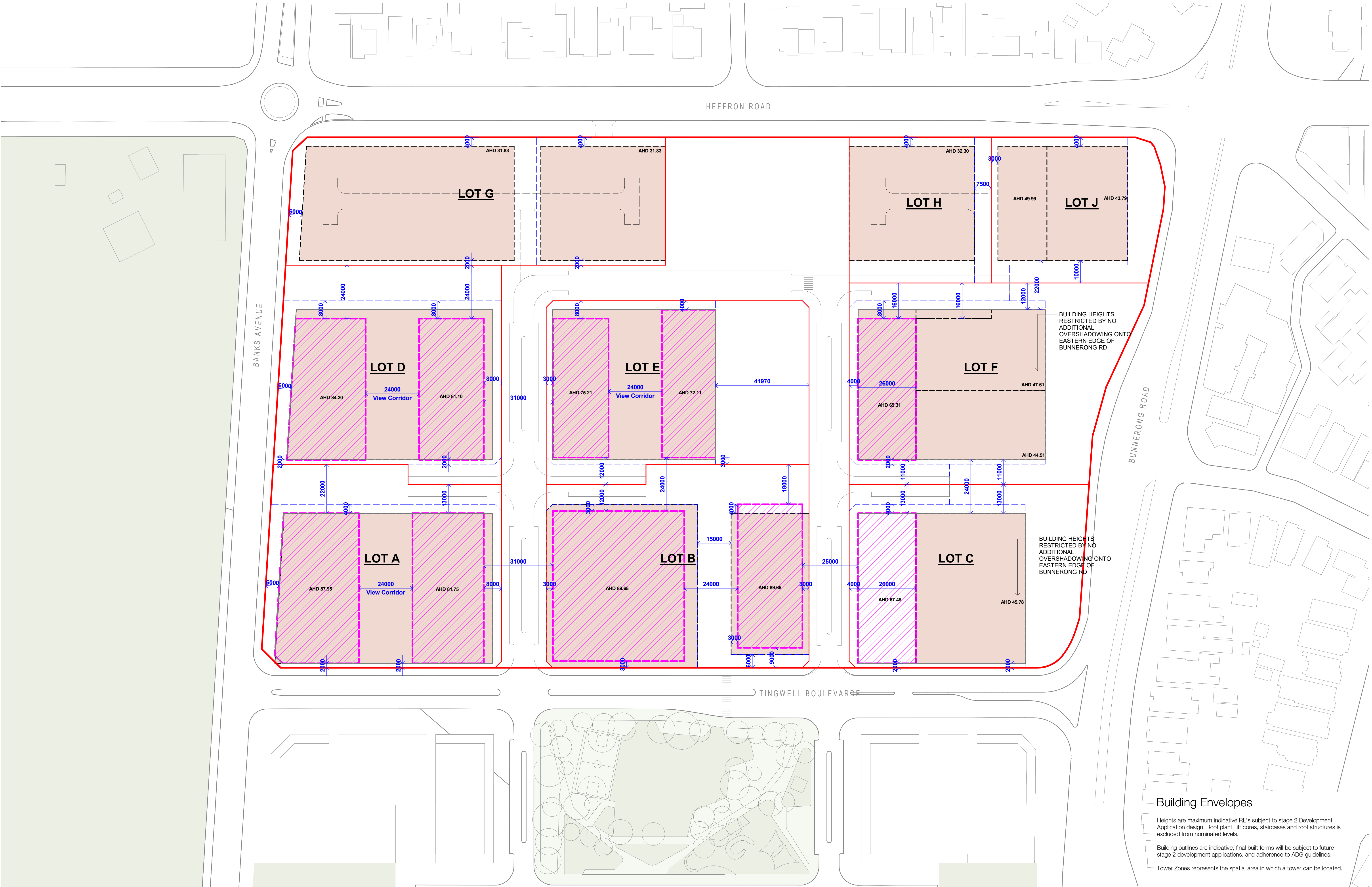
Drawing Name: **Site Analysis Plan**

Scale: 0 12.5m 25m 50m  
SCALE 1:1250

| Date       | Scale        | Sheet Size | SJB Architects |
|------------|--------------|------------|----------------|
| 01.10.2020 | As indicated | @ A1       |                |
| Drawn      | Chk.         |            |                |
| BR         | JT           |            |                |
| Job No.    | Drawing No.  | Revision   |                |
| 5826       | A0101        | / 14       |                |

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Building Envelopes

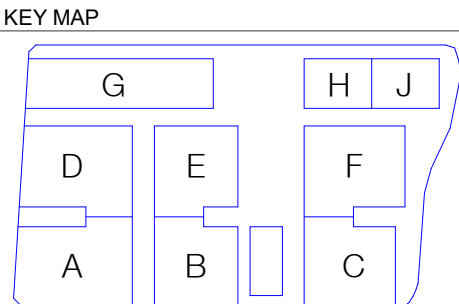
Heights are maximum indicative RL's subject to stage 2 Development Application design. Roof plant, lift cores, staircases and roof structures is excluded from nominated levels.

Building outlines are indicative, final built forms will be subject to future stage 2 development applications, and adherence to ADG guidelines.

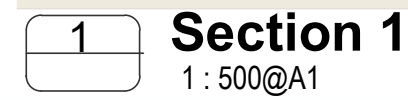
Tower Zones represents the spatial area in which a tower can be located.

| Rev | Date       | Revision                        | By | Chk. |
|-----|------------|---------------------------------|----|------|
| 3   | 25.07.2019 | Preliminary (final) coordinated |    |      |
| 4   | 07.08.2019 | Public open space update        |    |      |
| 5   | 17.10.2019 | Final issue for approval        |    |      |
| 8   | 06.05.2020 | Issue for information           | JG | NH   |
| 9   | 08.05.2020 | Issue for information           | JG | NH   |
| 10  | 13.05.2020 | Issue for information           | JG | NH   |
| 12  | 08.06.2020 | Approval                        | NH |      |
| 13  | 25.09.2020 | Council Amendments              |    |      |
| 14  | 01.10.2020 | Council Amendments              | NH | BR   |

- LEGEND
- TOWER ZONE
  - MASS ENVELOPE



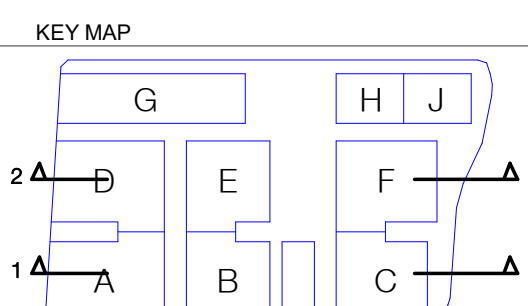
**NOTE 2**  
TOWER ZONE REPRESENTS THE SPATIAL AREA  
IN WHICH A TOWER CAN BE LOCATED



| Rev | Date       | Revision                 |
|-----|------------|--------------------------|
| 4   | 07.08.2019 | Public open space update |
| 5   | 17.10.2019 | Final issue for approval |
| 6   | 10.04.2020 | DRP Amendments           |
| 8   | 06.05.2020 | Issue for information    |
| 9   | 08.05.2020 | Issue for information    |
| 10  | 13.05.2020 | Issue for information    |
| 12  | 08.06.2020 | Approval                 |
| 13  | 25.09.2020 | Council Amendments       |
| 14  | 01.10.2020 | Council Amendments       |

| By | Chk. |
|----|------|
| JG | NH   |
| JG | NH   |
| JG | NH   |
| NH |      |
| NH | BR   |

| LEGEND                                                                                |                      |
|---------------------------------------------------------------------------------------|----------------------|
|  | HEIGHT LIMIT         |
|  | ENVELOPE             |
|  | TOWER ZONE CLEARANCE |



Project

---

BATA North

Drawing Name

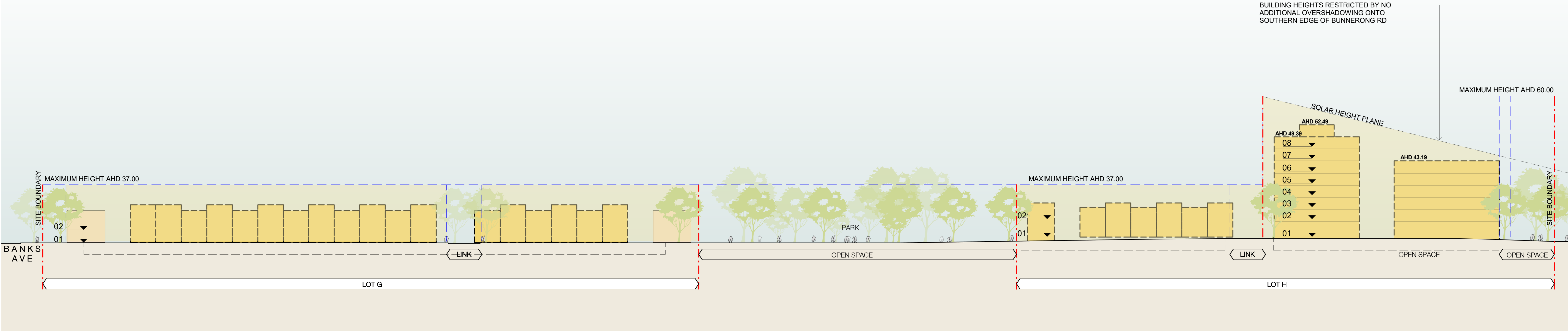
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Block Sections 1

| Date       | Scale        | Sheet Size |
|------------|--------------|------------|
| 01.10.2020 | As indicated | @ A1       |
| Drawn      | Chk.         |            |
| BR         | JT           |            |
| Job No.    | Drawing No.  | Revision   |
| 5826       | A 0601       | / 14       |

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1

Section 3  
1 : 500@A1

NOTE 1  
BUILDING OUTLINES AND HEIGHTS AS SHOWN  
ARE NOMINAL ONLY. FINAL BUILT FORM WILL  
BE SUBJECT TO FUTURE STAGE 2  
DEVELOPMENT APPLICATIONS

NOTE 2  
TOWER ZONE REPRESENTS THE SPATIAL AREA  
IN WHICH A TOWER CAN BE LOCATED

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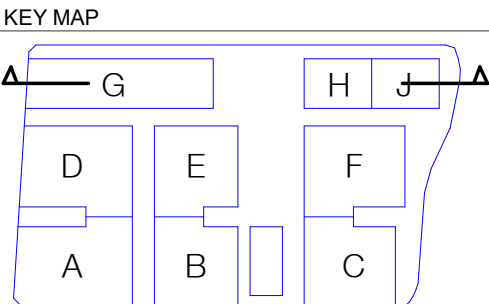
FOR INFORMATION



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision                        | By | Chk. |
|-----|------------|---------------------------------|----|------|
| 3   | 25.07.2019 | Preliminary (final) coordinated |    |      |
| 4   | 07.08.2019 | Public open space update        |    |      |
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| 12  | 08.06.2020 | Approval                        | NH |      |
| 13  | 25.09.2020 | Council Amendments              |    |      |
| 14  | 01.10.2020 | Council Amendments              | NH | BR   |

| LEGEND |                      |
|--------|----------------------|
|        | HEIGHT LIMIT         |
|        | ENVELOPE             |
|        | TOWER ZONE CLEARANCE |

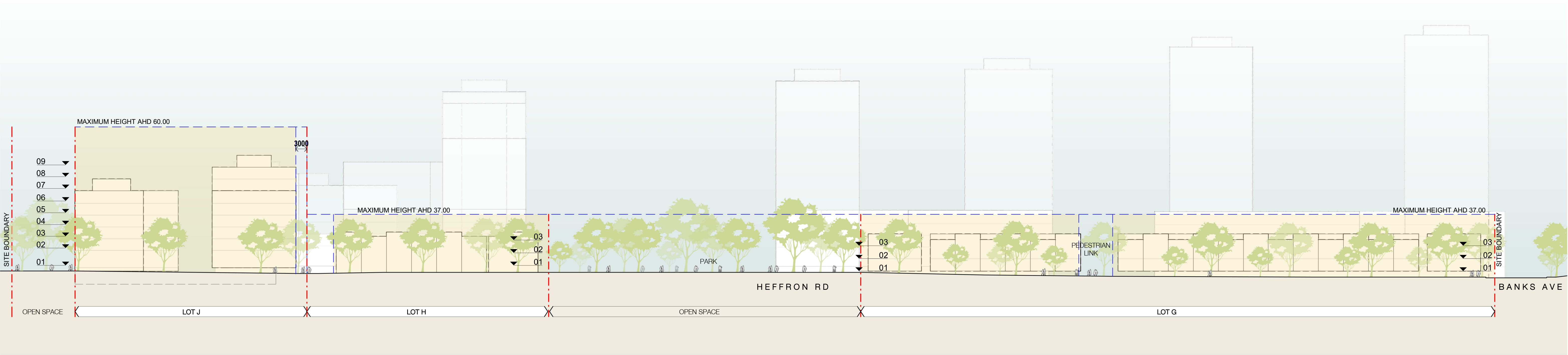


Project  
BATA North

Drawing Name  
Block Sections 2

| Date       | Scale        | Sheet Size | SJB Architects                                                                                                             |
|------------|--------------|------------|----------------------------------------------------------------------------------------------------------------------------|
| 01.10.2020 | As indicated | @ A1       |                                                                                                                            |
| Drawn      | Chk.         |            |                                                                                                                            |
| BR         | JT           |            |                                                                                                                            |
| Job No.    | Drawing No.  | Revision   |                                                                                                                            |
| 5826       | A 0602       | / 14       |                                                                                                                            |
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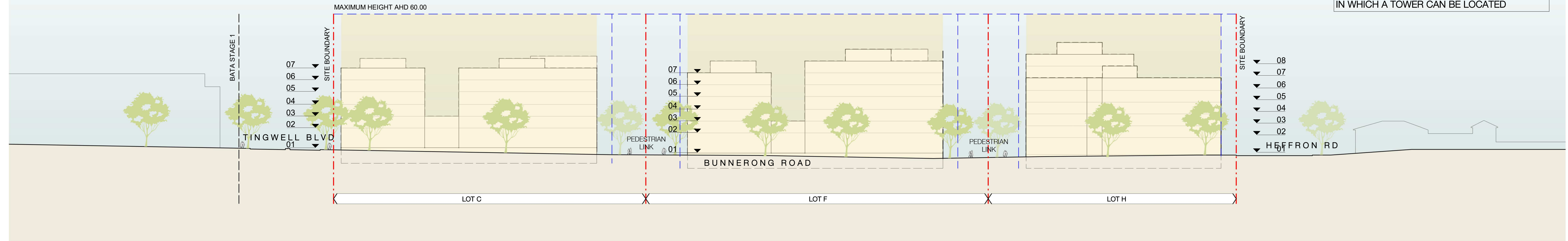




1 North - Heffron Rd  
1 : 500@A1

NOTE 1  
BUILDING OUTLINES AND HEIGHTS AS SHOWN  
ARE NOMINAL ONLY. FINAL BUILT FORM WILL  
BE SUBJECT TO FUTURE STAGE 2  
DEVELOPMENT APPLICATIONS

NOTE 2  
TOWER ZONE REPRESENTS THE SPATIAL AREA  
IN WHICH A TOWER CAN BE LOCATED



2 East - Bunnerong Rd  
1 : 500@A1

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FOR INFORMATION

Nominated Architects: Adam Haddow-7188 | John Pradel-7004



| Rev | Date       | Revision                        | By | Chk. |
|-----|------------|---------------------------------|----|------|
| 3   | 25.07.2019 | Preliminary (final) coordinated |    |      |
| 4   | 07.08.2019 | Public open space update        |    |      |
| 5   | 17.10.2019 | Final issue for approval        |    |      |
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| 10  | 13.05.2020 | Issue for information           | JG | NH   |
| 12  | 08.06.2020 | Approval                        | NH |      |
| 13  | 25.09.2020 | Council Amendments              |    |      |
| 14  | 01.10.2020 | Council Amendments              | NH | BR   |



HEIGHT LIMIT

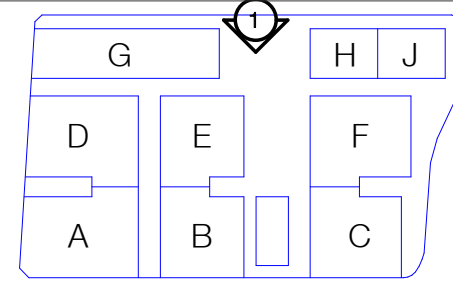


ENVELOPE



TOWER ZONE CLEARANCE

KEY MAP



Project

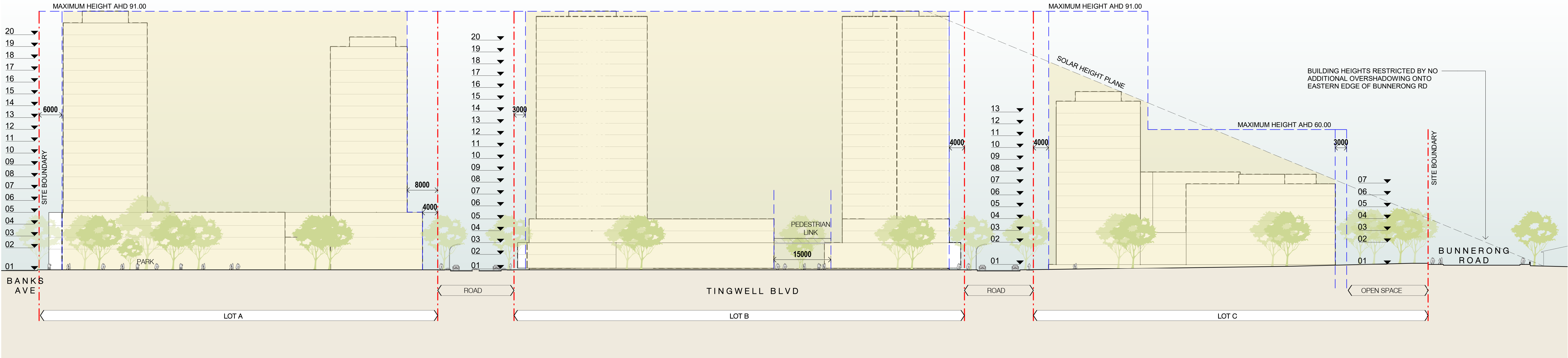
BATA North

Drawing Name

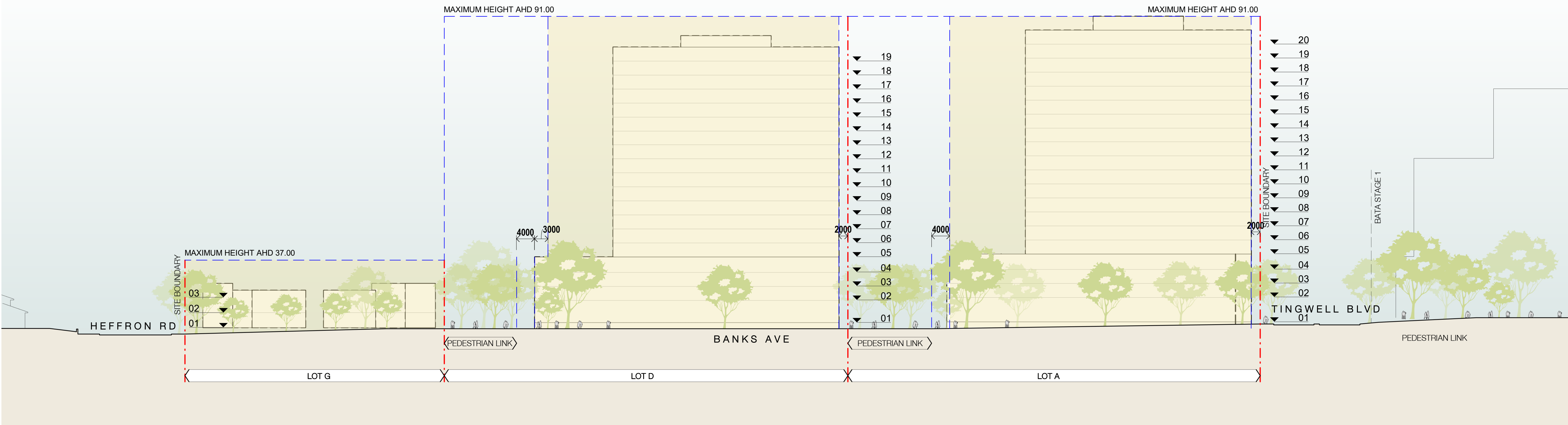
Block Elevations 1

| Date                                                                                                                       | Scale        | Sheet Size | SJB Architects |
|----------------------------------------------------------------------------------------------------------------------------|--------------|------------|----------------|
| 01.10.2020                                                                                                                 | As indicated | @ A1       |                |
| Drawn                                                                                                                      | Chk.         |            |                |
| BR                                                                                                                         | JT           |            |                |
| Job No.                                                                                                                    | Drawing No.  | Revision   |                |
| 5826                                                                                                                       | A 0501       | / 14       |                |
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1 South - Tingwell Blvd  
1 : 500@A1



2 West - Banks Ave  
1 : 500@A1

NOTE 1  
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NOTE 2  
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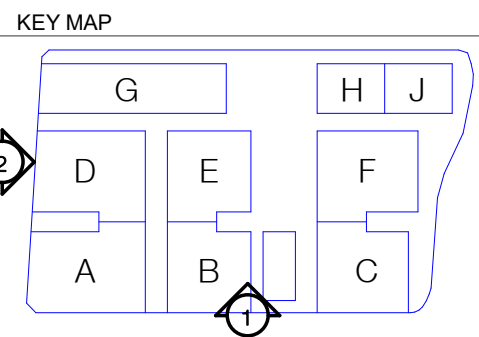
**FOR INFORMATION**

**MERITON**

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date       | Revision                 | By | Chk. |
|-----|------------|--------------------------|----|------|
| 4   | 07.08.2019 | Public open space update |    |      |
| 5   | 17.10.2019 | Final issue for approval |    |      |
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| 10  | 13.05.2020 | Issue for information    | JG | NH   |
| 12  | 08.06.2020 | Approval                 | NH |      |
| 13  | 25.09.2020 | Council Amendments       |    |      |
| 14  | 01.10.2020 | Council Amendments       | NH | BR   |

| LEGEND               |
|----------------------|
| HEIGHT LIMIT         |
| ENVELOPE             |
| TOWER ZONE CLEARANCE |



Project  
**BATA North**

Drawing Name  
**Block Elevations 2**

| Date       | Scale        | Sheet Size | SJB Architects                                                                                                             |
|------------|--------------|------------|----------------------------------------------------------------------------------------------------------------------------|
| 01.10.2020 | As indicated | @ A1       |                                                                                                                            |
| Drawn      | Chk.         |            |                                                                                                                            |
| BR         | JT           |            |                                                                                                                            |
| Job No.    | Drawing No.  | Revision   |                                                                                                                            |
| 5826       | A 0502       | / 14       |                                                                                                                            |
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