



S.455 Package

APT Residential

NOV 2024

Meadowbank Residential

RESPONSE URBAN DESIGN REVIEW PANEL MEETING

The panel has responded to the proposed modifications to the design consent through the required outcomes of the HOUSING SEPP – Design Quality of Residential Flat Buildings as follows:

CONTEXT AND NEIGHBOURING CHARACTER

UDRP Comments:

The panel confirmed that they are satisfied that the modifications proposed do not change the Context and neighbouring Character of the approved DA.

Response: Noted

BUILT FORM AND SCALE

UDRP Comments:

The panel support the modification, noting that the broad built form, bulk and scale of the existing approved DA is maintained. The internal apartment layouts are noted as minor and supported.

Response: Noted

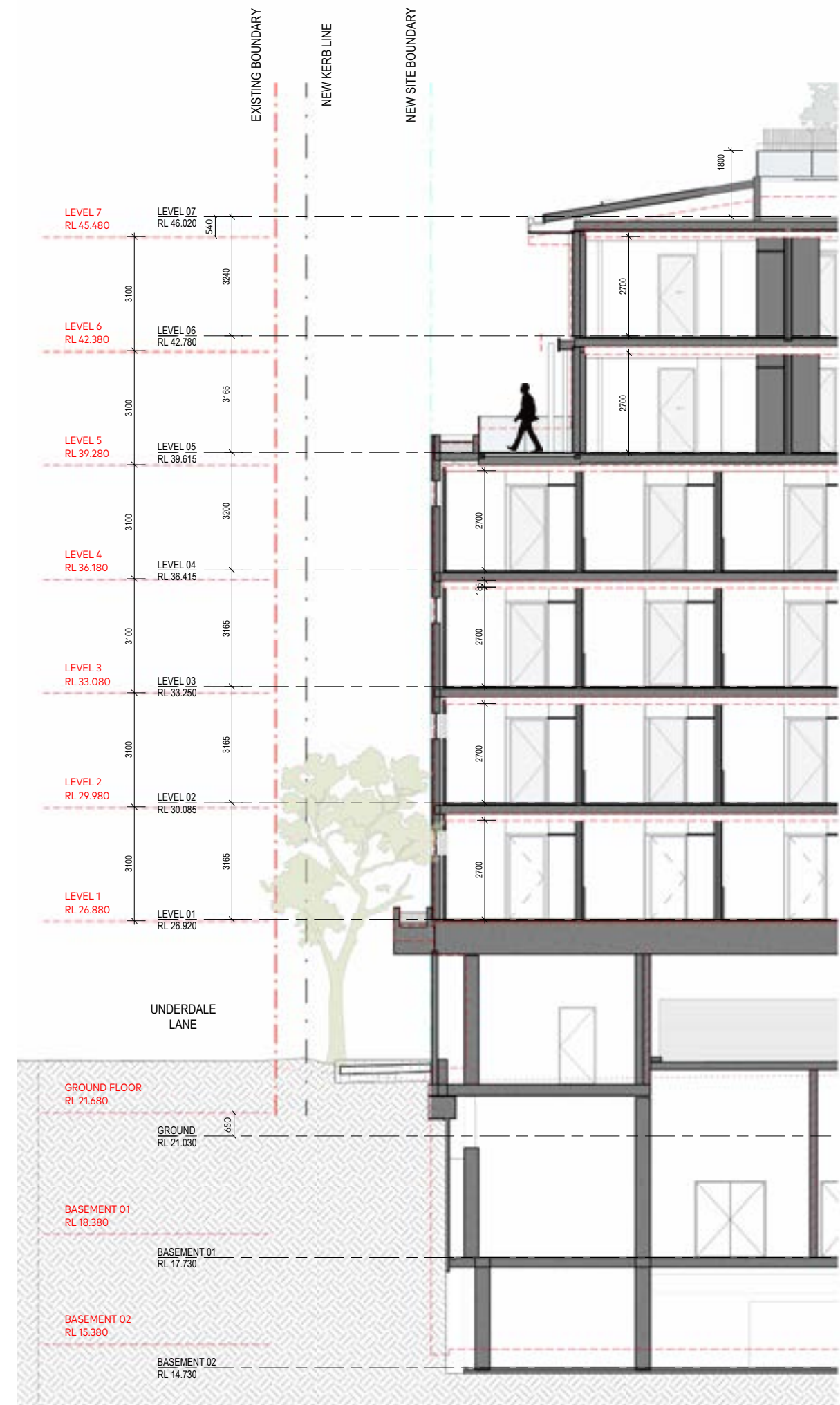
INCREASED BUILDING HEIGHT:

UDRP Comments:

The panel supports the increased building height noting that it is a minor increase to floor to floor from 3.1m to 3.165m is to achieve the required ADG 2.7m ceiling heights. Also noting 3.2m floor to floor is rapidly emerging as the industry standard.

Response:

- Level 1, Level 2, Level 3 and Level 5 have an increased floor to floor height of 3165mm instead of 3100mm.
- - The approved floor to floor height is not adequate to achieve ADG compliance of 2700mm ceiling heights to habitable rooms and 2400mm ceiling heights to non-habitable rooms.
- - Additional space required for service reticulation and insulation.
- - Additional space is required for increased insulation to achieve a 5 Star Green Star rating.
- Level 4 has an increased height of 3200mm.
- - This allows for balcony slab setdowns required for accessible apartments and service reticulation and insulation requirements where the building setback.
- Level 6 has an increased floor to floor height of 3240mm
- - Additional space required for service reticulation and insulation.
- - Slab thickness at roof level increased due to structural loading of roof terraces.
- -The top floor overall building height has increased by 540mm.



EXTENT OF LIFT OVERRUN:

UDRP Comments:

The panel suggested further detailed review of the extent of the lift overrun with lift contractors to help minimise the extent of the overrun.

Response:

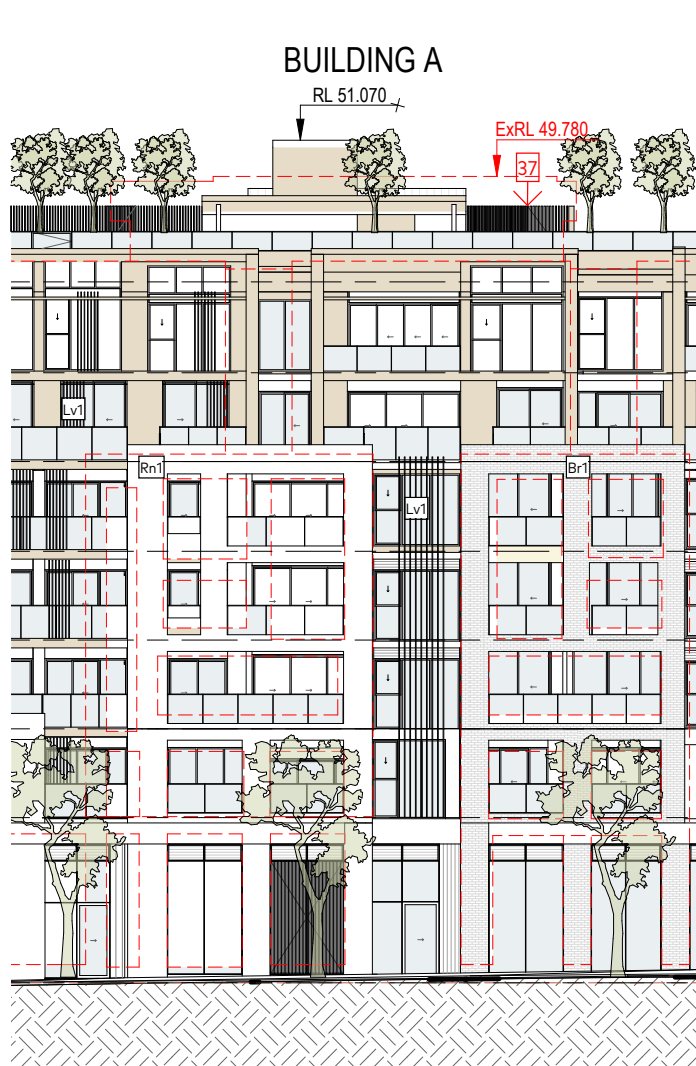
Technical information has been provided and the lift overrun height has been able to be reduced by 300mm.



ELEVATION A RAILWAY ROAD
(PREVIOUS APPROVED DA ENVELOPE)



ELEVATION A RAILWAY ROAD
(SUBMITTED)



ELEVATION A RAILWAY ROAD
(REVISED)
(TYPICAL FOR ALL LIFT OVER RUN HEIGHT)

PLAZA DOMAIN:

UDRP Comments:

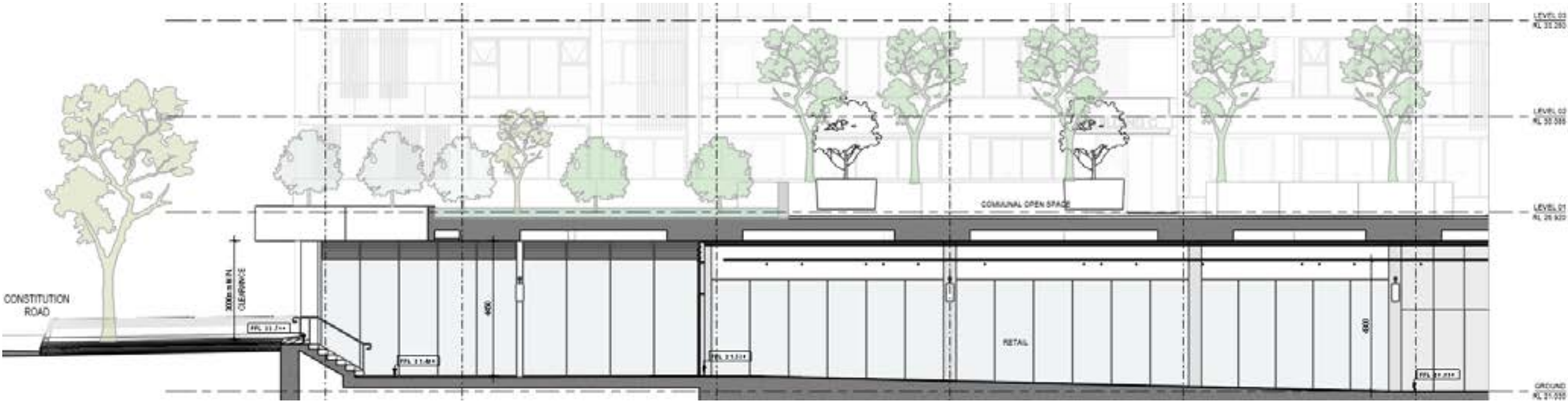
Encourages closer analysis of retail entry for the plaza to ensure it does not feel necessarily divorced from the street level or 'subterranean', suggestion - lift the retail level.

Response:

The original plaza level and stairs to the corner of Constitution Rd and Railway Rd and included an internal ramp to the arcade. This is in keeping with the original approved DA.



CORNER OF CONSTITUTION AND RAILWAY ROAD ENTRANCE TO PLAZA (REVISED)



CONSTITUTION ROAD ENTRANCE TO PLAZA ARCADE - SECTION

AWNING ABOVE PLAZA:

UDRP Comments:

Suggested awning above could be adjusted to allow for more light into the plaza. Curve of awning is not considered to be a critical design feature.

Response:

The awning has been adjusted from the approved design as follow:

- 1. Reduced extent of overhang to the Constitution Rd footpath.
- 2. Increased extent over the internal mall entry to allow for structural beams.
- 3. White area in previously submitted plans was a drawing error and did not represent the extent of the awning. Revised drawings have been amended to represent the extent of awnings more clearly.
- 4. Approved curved form has been respected and largely retained.



PLAN VIEW OF LANDSCAPED AWNING OVER PLAZA ENTRY
(PREVIOUS APPROVED DA ENVELOPE)



PLAN VIEW OF LANDSCAPED AWNING OVER PLAZA ENTRY
(SUBMITTED)



PLAN VIEW OF LANDSCAPED AWNING OVER PLAZA ENTRY
(REVISED)

DENSITY:

UDRP Comments:

The panel support the density configuration on the site and that the modifications are broadly consistent with the policy settings and the existing approved DA.

Response:

The modifications to the development maintain the overall intent of the approved DA.

SUSTAINABILITY:

UDRP Comments:

The panel expects existing sustainability commitments will be maintained by the modification and would support the adoption of additional ratings and targets.

Response:

The development is aiming to achieve 5 green star rating.

LANDSCAPE:

UDRP Comments:

The panel note that there is no significant change proposed to the landscaping as part of this proposed modification. The panel support additional development of the plaza area being the critical key moment of pedestrian priority and public domain contributed by the project and a key component of its public benefit.

Response:

The proposal maintains the overall intent of the approved DA consent. Refer to Level 1 and Level 7 floor plans and updated landscape plaza entry plan below.

abbreviations

LEGEND:



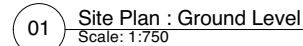
EXISTING TREE - RETAIN

EXISTING TREE - REMOVE

 SITE BOUNDARY

EXISTING SPOT LEVEL

	PROPOSED SPOT LEVEL
01.17.360.	



PLANT SCHEDULE - GROUND LEVEL

Botanic Name	Common Name	Supply Size (mm/L)	Mature Height	Mature Spread	Qty
Philodendron 'Xanadu'	Xanadu Philodendron	200mm	1m	1m	12
Pittosporum Miss Muffet	Miss Muffet Pittosporum	200mm	1m	1m	6
Strelitzia reginae	Bird of Paradise	300mm	1.5m	1.2m	2



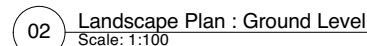
Philodendron Xanadu



Pittosporum Miss Muffet



Strelitzia reginae

[illegible]

02	22.11.24	Update to arch. Issue for S4.55
01	22.08.24	Issue for Tender
issue	date	description

Matthew Higginson
Landscape Architecture Pty Ltd

po box 353 five dock nsw 2046
t 0414 725 944
e mhla@mhla.com.au
www.mhla.com.au

clients

Apt.Residential

proj

1 - 20 Railway Road,
Meadowbank NSW

drawing title

**Landscape Plan
Ground Level**

scale	project no.	drawing No.	ls
1:100 @ A1	19836	LA101	



FOR APPROVAL

notes: This drawing is to be read in conjunction with the plans and specifications prepared by the project architect and engineer. All work completed to relevant statutory requirements and Australian Standards. Check drawings against site conditions prior to commencement and any discrepancies to MHLA. Use figured dimensions only - Do not drawing. Drawing and content protected by copyright.

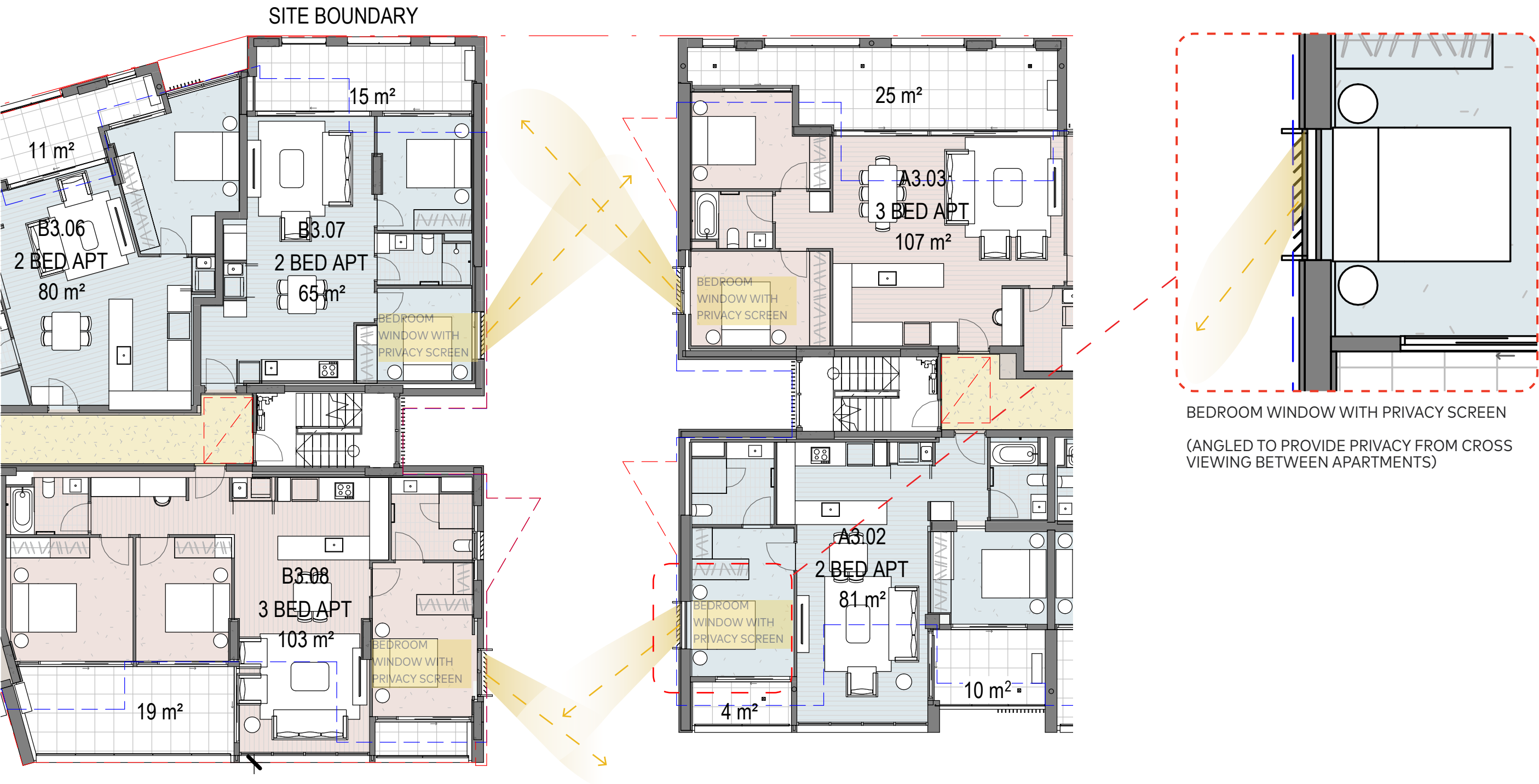
AMENITY:

UDRP Comments:

The panel support the proposed changes to the apartment layouts and communal rooms including the splayed (blinker windows). Demonstration of complete privacy from cross viewing between apartments is required.

Response:

See below detailed plan view of windows incorporating privacy screens to the reconfigured 'blinker windows'.



SAFETY:**UDRP Comments:**

The panel note that the modification is consistent with the existing consent and is supported.

Response:

The modification proposes no safety changes to the approved DA.

HOUSING DIVERSITY AND SOCIAL INTERACTION:**UDRP Comments:**

The broad mix of housing apartments and build to rent is supported.

Response:

The proposed modifications do not change the housing apartment co-living and build to rent. See following pages of apartment layout reconfiguration showing greater flexibility of diversity.

Change to Apartment Layouts:

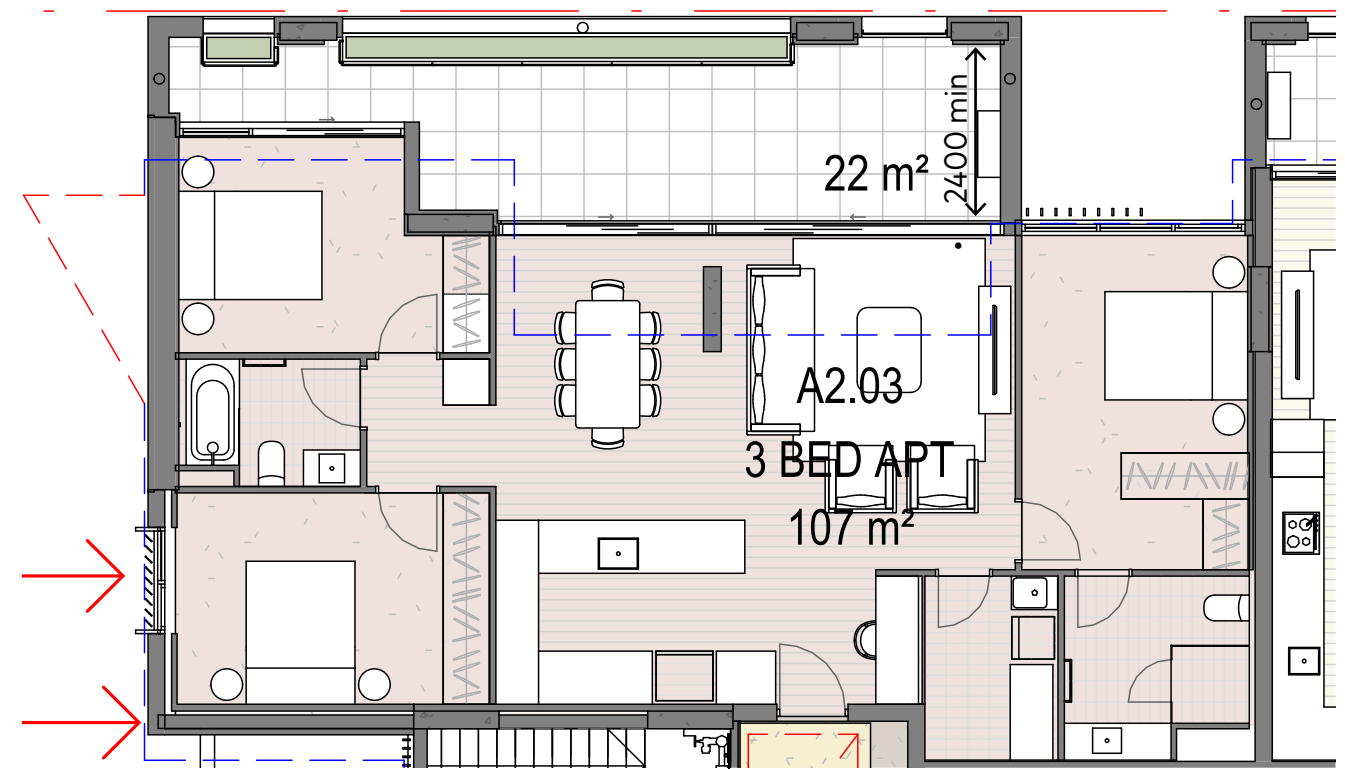
3 Bed Apartment

APPROVED



- Entry onto bedrooms and corridor.
- Living space configuration similar to 2 bedroom space.
- Bedrooms are located together off a corridor to the living space, occupant profile (family).
- Bathrooms are small and do not cater for ageing population.

PROPOSED



- Entry to living zone rather than corridor.
- Large open plan living/ dining/ kitchen with wide facade frontage to balcony.
- Separated bedroom "wings" allows for more flexibility of occupant profiles (family share).
- Larger ensuite bathroom to main bedroom for ageing in place options.
- Main balcony widths typically 2400min.

Change to Apartment Layouts:

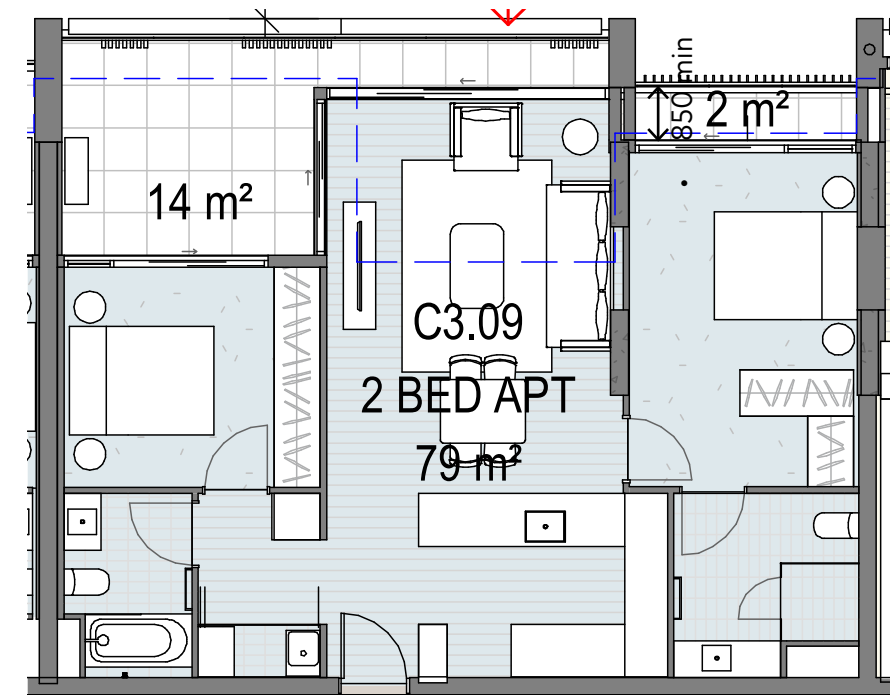
2 Bed Apartment

APPROVED



- Bedrooms are located together off a corridor to the living space, occupant profile (family)
- Bathrooms are small and do not cater for ageing population.

PROPOSED



- Large open plan living/ dining/ kitchen
- Separated bedroom "wings" allows for more flexibility of occupant profiles (family vs share)
- Larger ensuite bathroom to main bedroom for ageing in place options
- Main balcony widths typically 2400min.

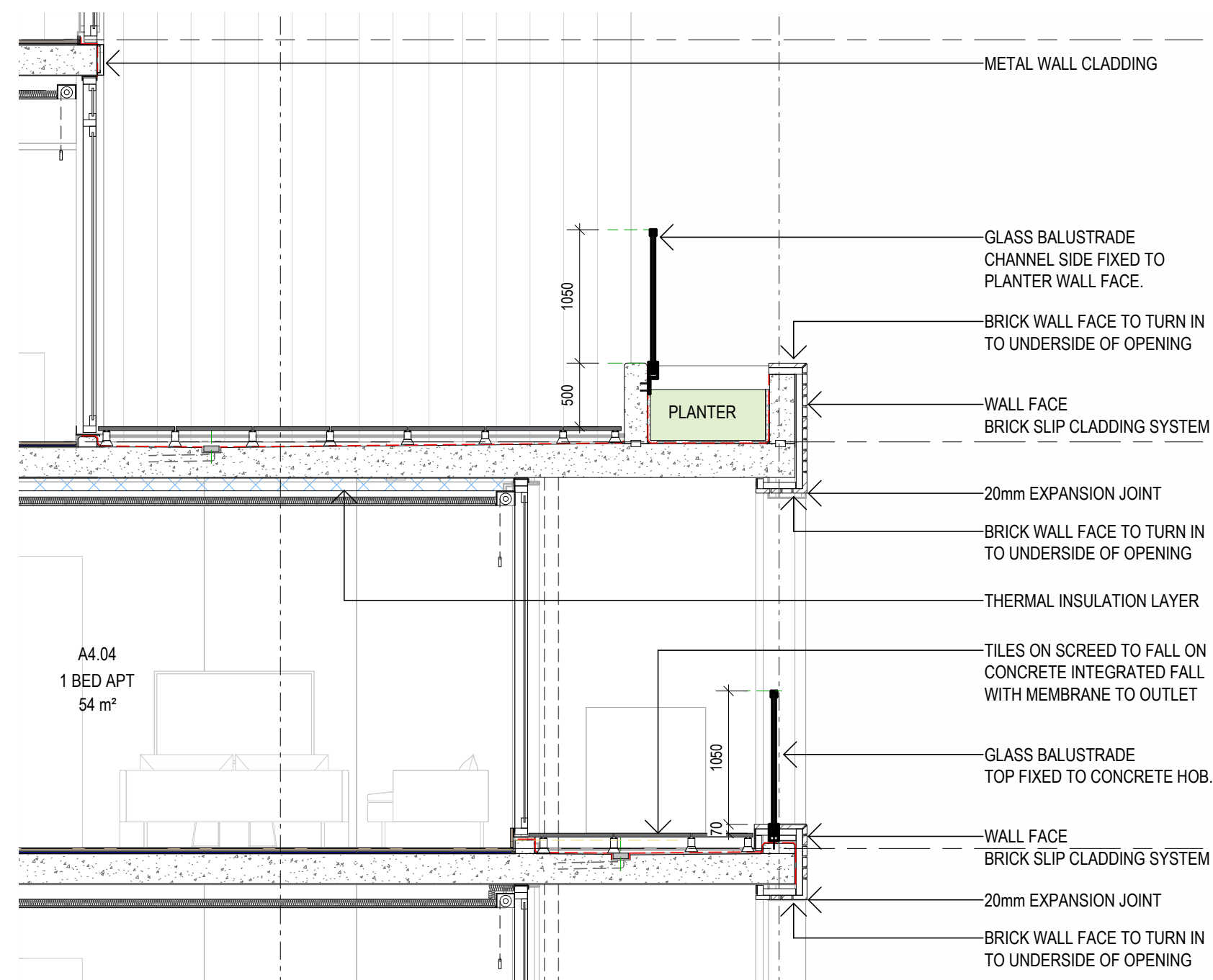
AESTHETICS:

UDRP Comments:

The panel has recommended that additional studies be shown for the main brick work facade elements including balustrade, floor details, etc. of the building at 1:50 scale with 3D view.

Response:

Below is a detailed section showing the how the brick coursing works to the main building facades, which are predominately brickwork to the street facades. An additional full drawing with 3D part perspective has also been provided.



AESTHETICS CONTINUED:

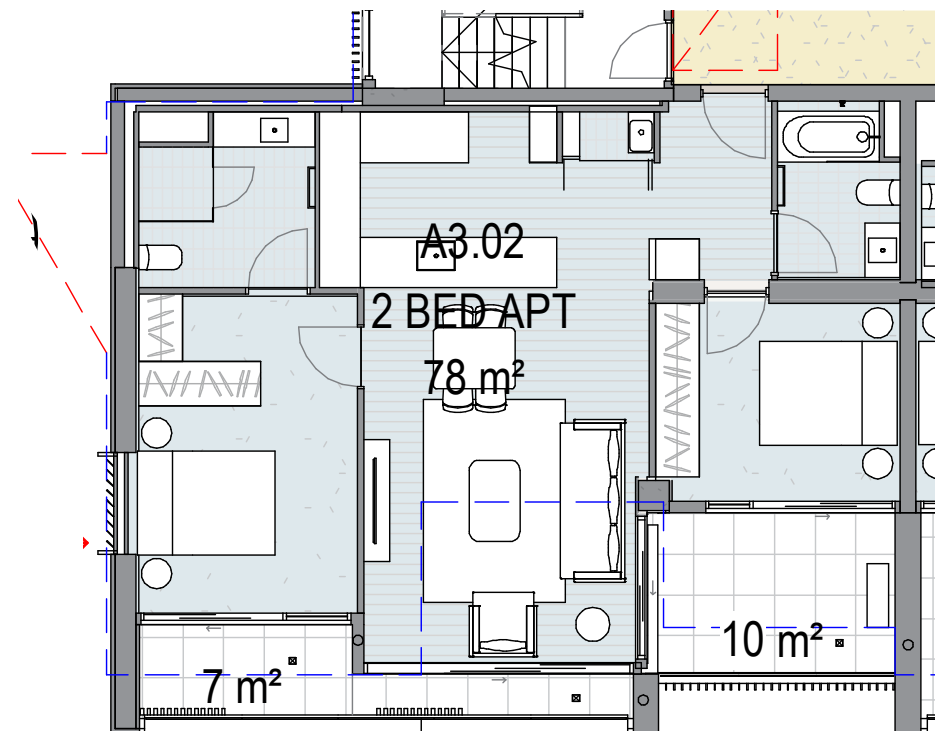
UDRP Comments:

The panel has recommended that the small balconies be reviewed and reconfigured to assist in waterproofing junctions and build.

Response:

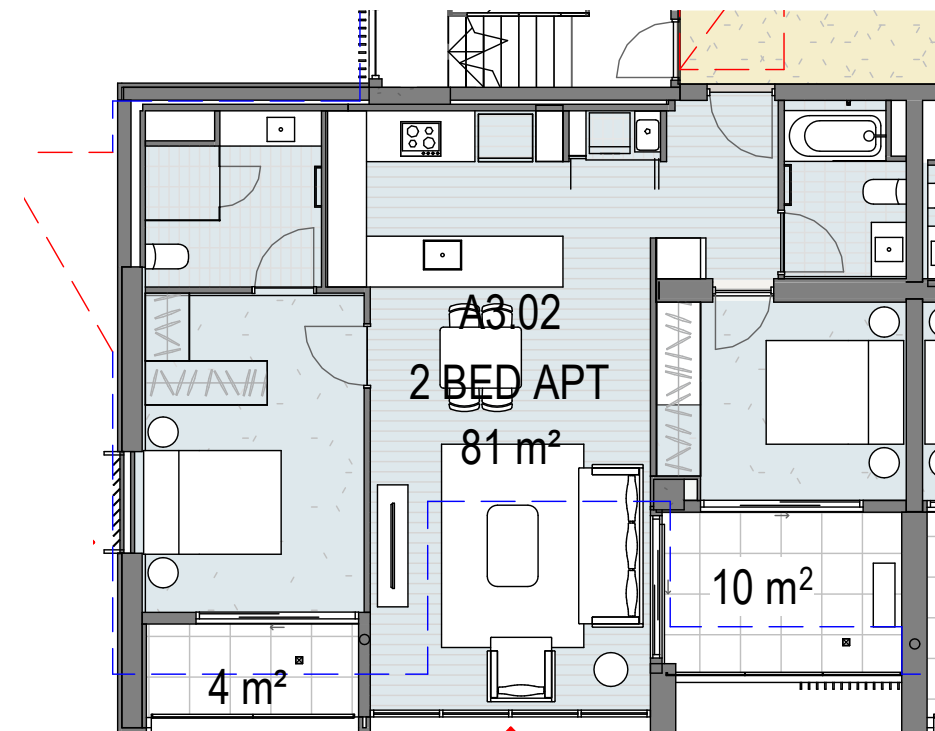
Below shows a typical balcony that has been reconfigured to remove the balconies and extend the living rooms. This is required as the small balconies are difficult to build and waterproof.

SUBMITTED



- Living room maintained the design intent of the approved DA of small balcony widths to some of the apartment balconies..

PROPOSED



- Small balcony to living room areas removed and replaced with window. Refer to plans for locations.

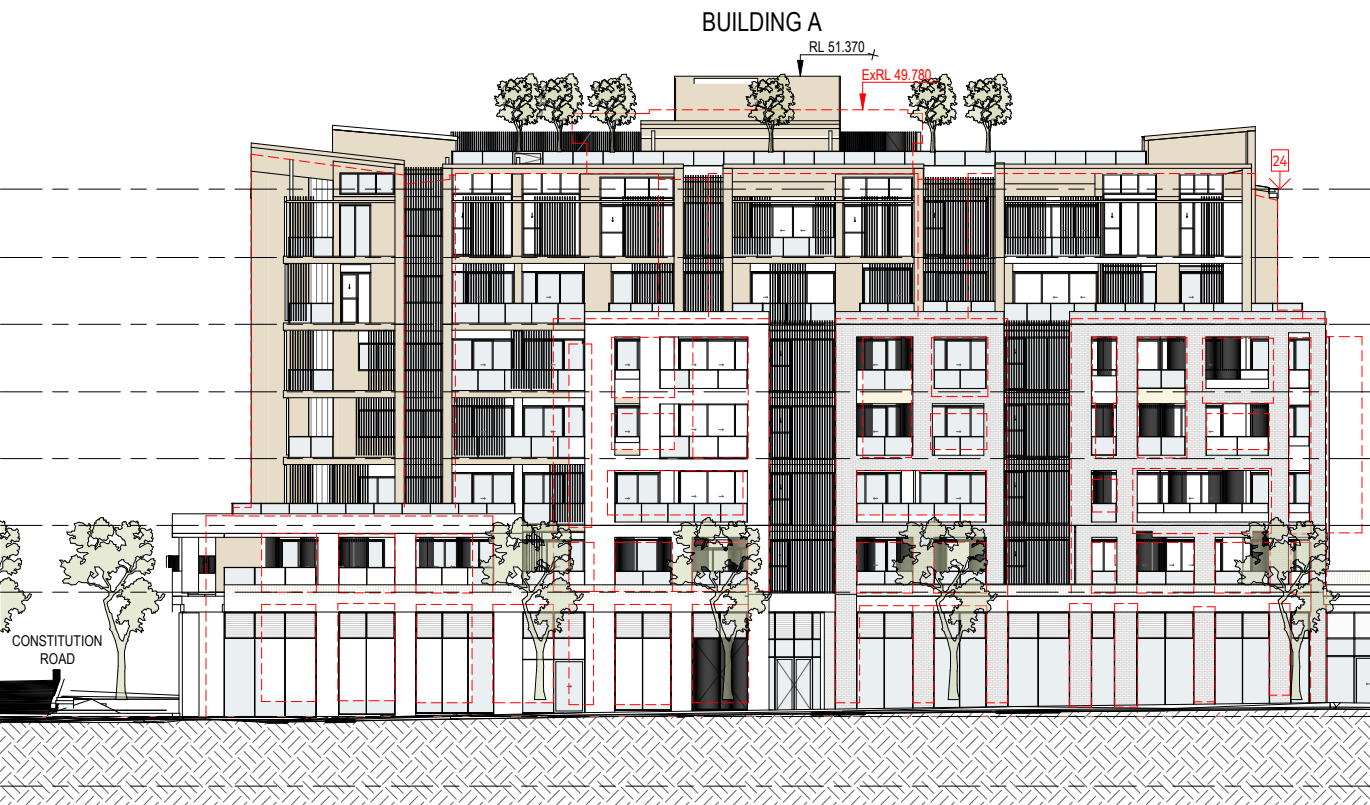
AESTHETICS CONTINUED:

UDRP Comments:

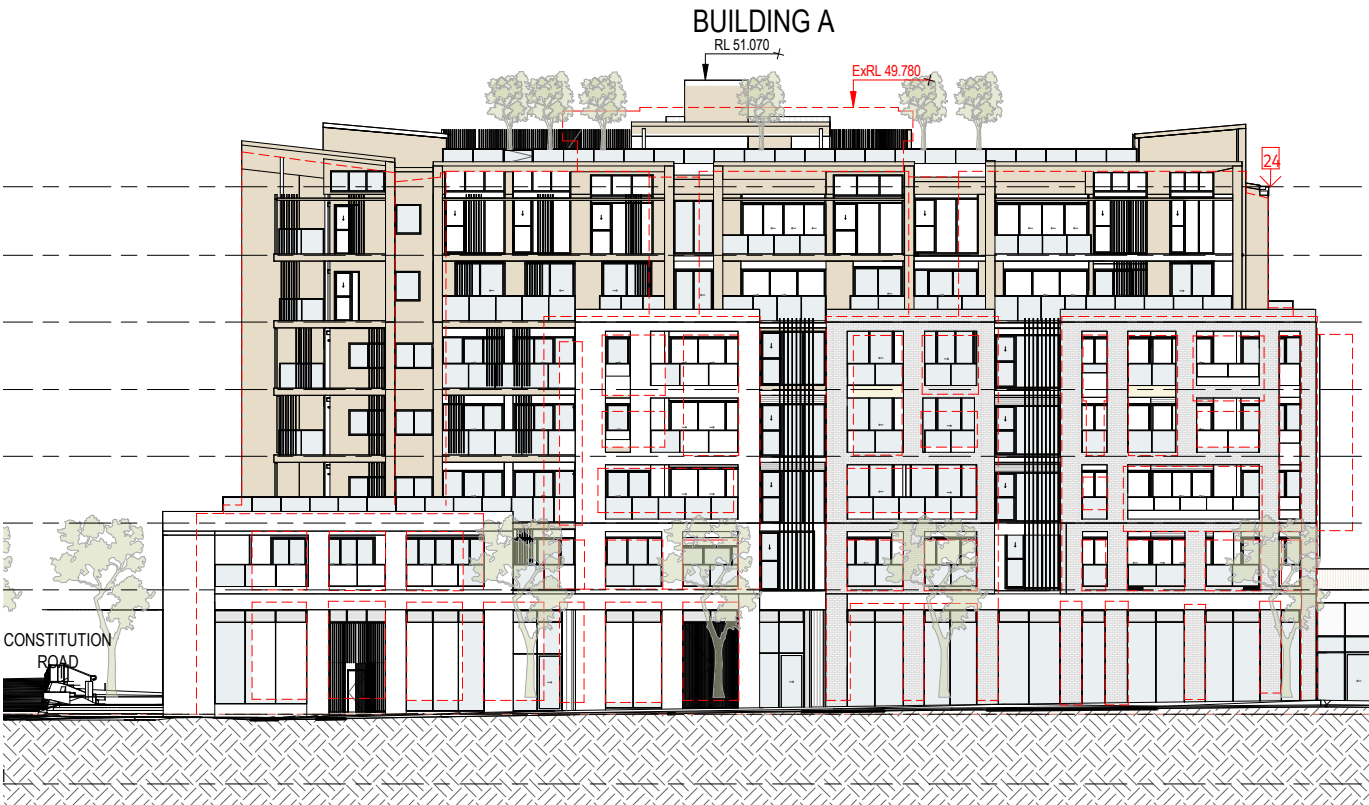
The panel has recommended rationalisation of screens and windows.

Response:

Screens have been assessed with the ESD consultant and it has been advised that removal of a number of screens would be helpful to achieve required natural light levels within the apartments. Where needed screens have been retained. Some windows have also been reconfigured to add openable awnings to allow for greater air flow.



ELEVATION A RAILWAY ROAD (SUBMITTED)
SCREEN WAS KEPT WITH THE ORIGINAL CONSENT



ELEVATION A RAILWAY ROAD (PROPOSED)
SCREEN REDUCED WITH ESD REVIEW

REFER TO ELEVATIONS BELOW IN THE REPORT FOR ALL SCREEN MODIFICATIONS

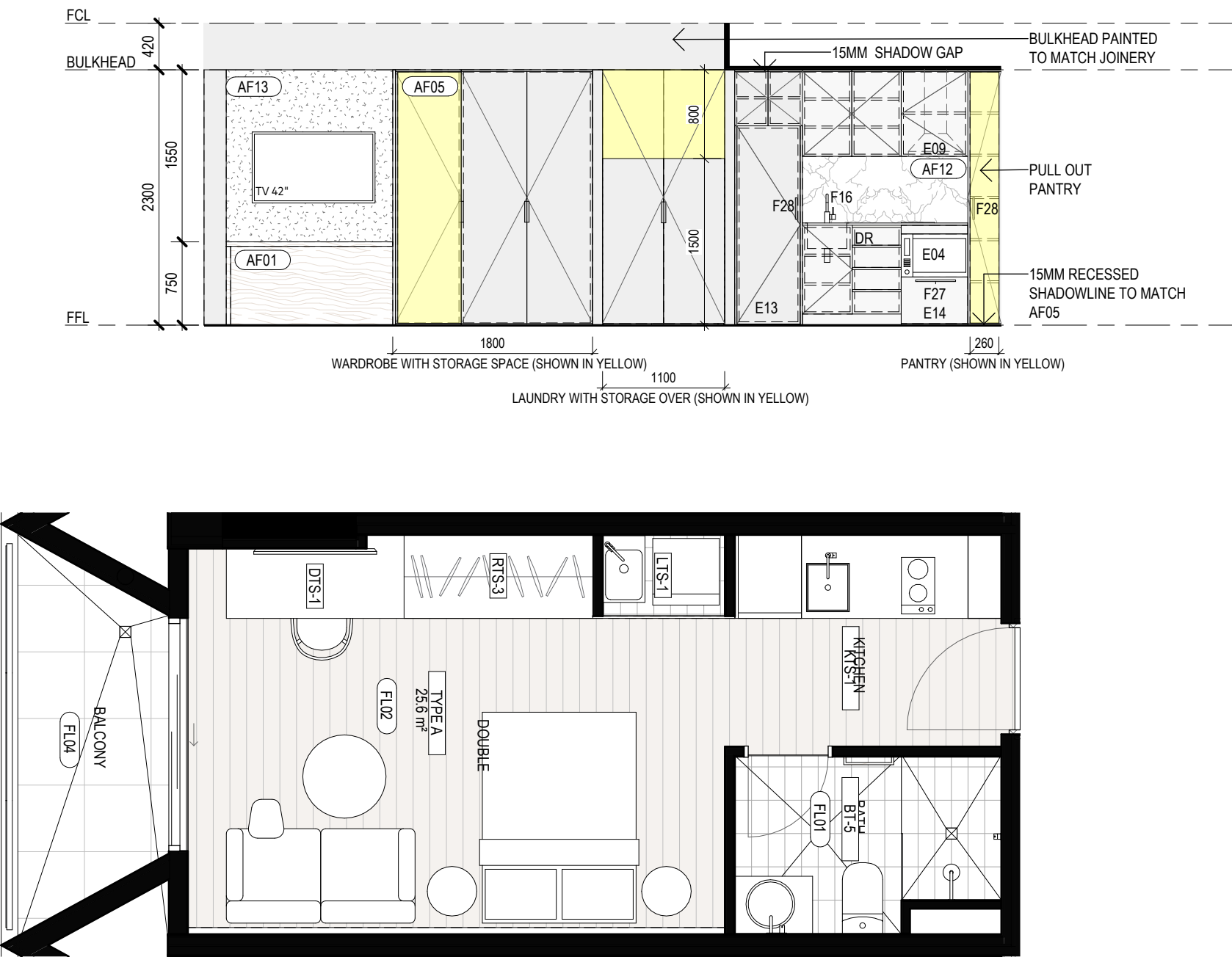
STORAGE BUILDING D:

Council Comments:

Building D laundry facility in basement has been removed. Concern laundry contained within studio apartment will reduce the storage capacities.

Response:

See below plans and elevations showing extent of storage within typical studio apartments.



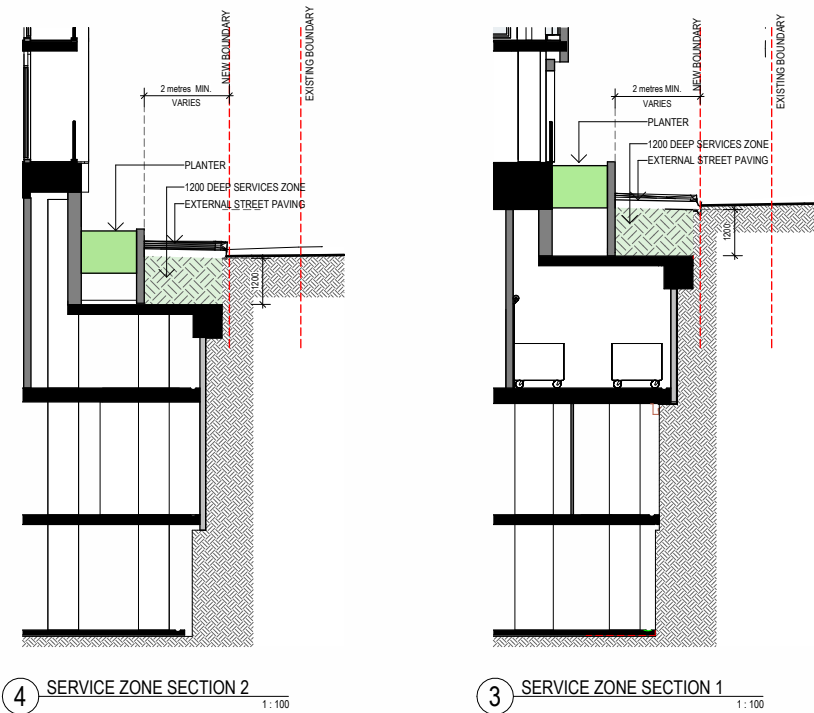
FARADAY LANE DEPTH CLEARANCE STRATUM:

Council Comments:

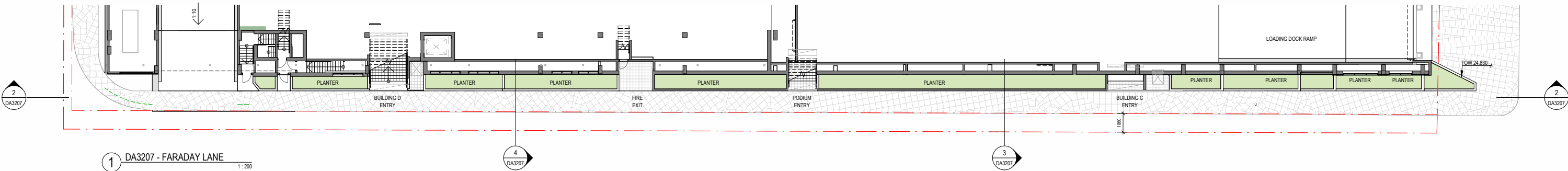
Development needs to show a min of 1.2m depth clearance stratum along Faraday Lane.

Response:

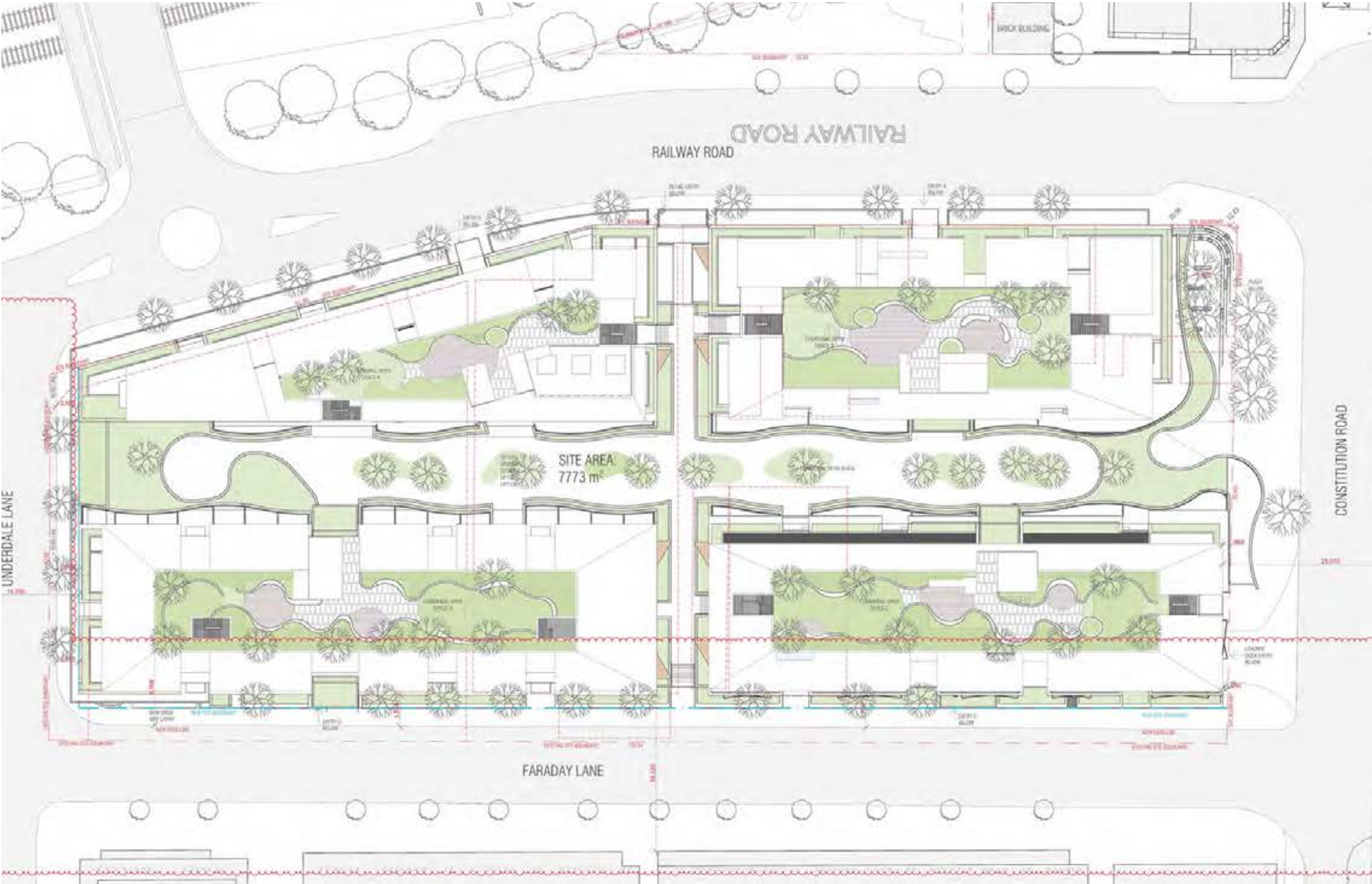
Please see detail sections and street plan and elevations demonstrating the 1.2m min. depth clearance is achieved.



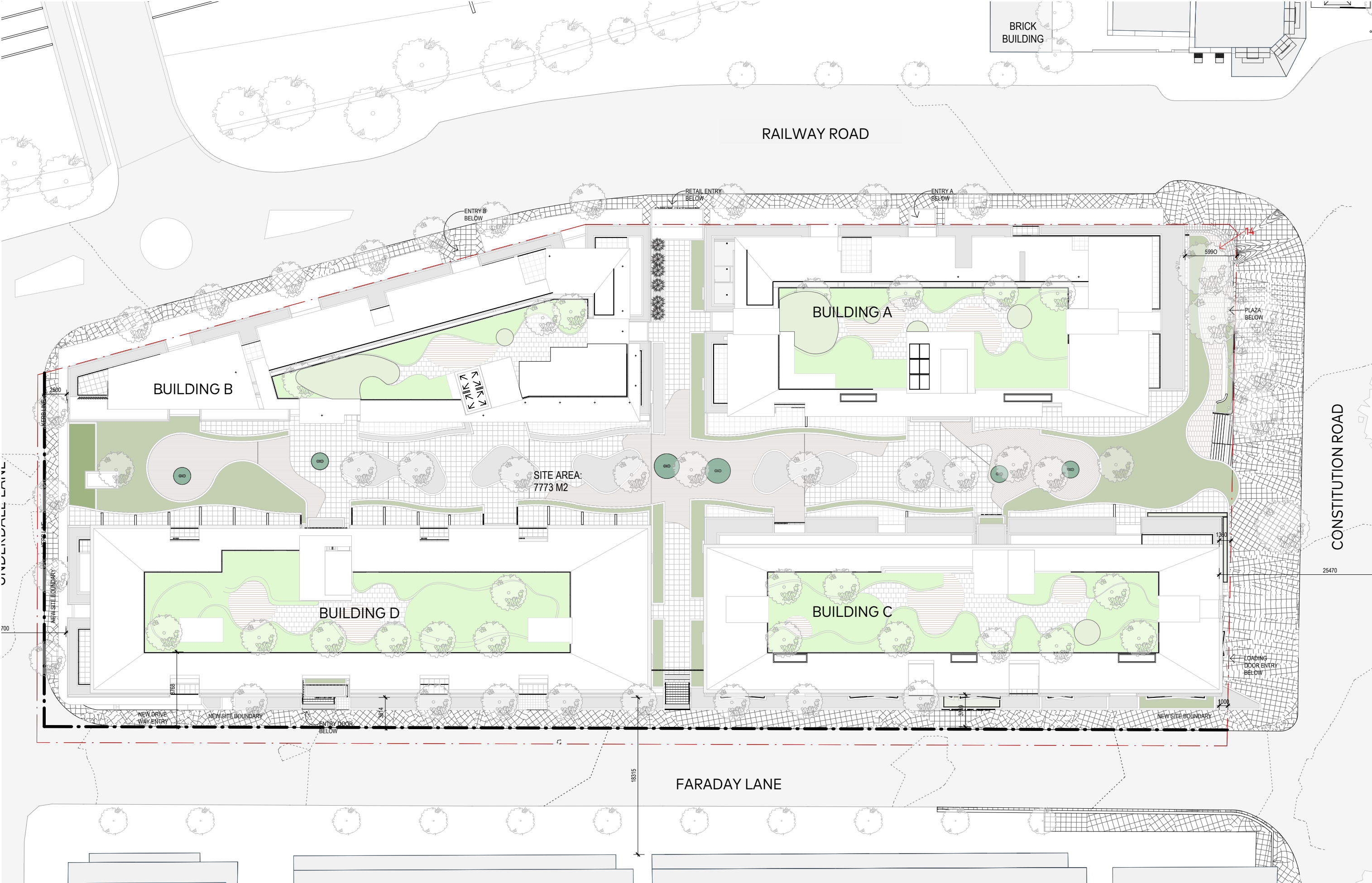
2 DA3207 - FARADAY LANE FOOTPATH SECTION 1:200



APPROVED - SITE PLAN



PROPOSED - SITE PLAN



PREVIOUS CLOUDED CHANGES RELATE TO APPROVED MODIFICATION.



PROPOSED - BASEMENT 01 PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

03. RAMP CENTRE KERB ADDED AND NEW ENTRY KERB TO AIR LOCK.
08. GENERAL ADJUSTMENTS TO CAR PARKING POSITIONS.
09. THROUGH ACCESS NOT REMOVED, DUE TO TRAFFIC ADVISE PROVIDED.

10. SERVICE ROOMS CHANGED
11. SERVICE ROOM CHANGED FROM OSD TANK TO GREASE ARRESTOR. OSD TANK RELOCATED TO UNDERSIDE OF LOADING DOCK RAMP.

34. RESIDENTIAL TRAFFIC CONTROL AMENDED DUE TO TRAFFIC ADVICE.



AJC Architects | Meadowbank Residential |



PROPOSED - BASEMENT 02 PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

- 01. ENCLOSURE TO LIFT LOBBIES REMOVED.
- 02. STRUCTURAL GRID COLUMN CHANGED AND SUPPORT CONCRETE BLADE WALLS ADDED.
- 03. RAMP CENTRE KERB ADDED AND NEW ENTRY KERB TO AIR LOCK.

- 04. STORAGE AREA ADDED.
- 05. GREASE ARRESTOR AND PUMP ROOM RELOCATED.
- 06. COMMS ROOM RELOCATED.
- 07 BUILDING D LAUNDRY REMOVED AND PUMP ROOM RELOCATED.

- 08. GENERAL ADJUSTMENTS TO CAR PARKING POSITIONS.
- 27. LAUNDRY AREA FOR BUILDING D REMOVED.
- 35. FOGO BINS ADDED
- 36. BUILDING D BULKY WASTE ADDED.



APPROVED - GROUND FLOOR PLAN



PROPOSED - GROUND FLOOR PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

12. ENTRY AREA CHANGED AND LEVEL REDUCED.

13. NEW DISABILITY RAMP.

14. SETBACK REDUCED TO ENABLE COLUMNS TO ALIGN STRUCTURAL REQUIREMENT

15. GENERAL FACADE ALIGNMENT MODIFICATIONS (TO FULL LENGTH OF BUILDING) DUE TO STRUCTURAL GRID CHANGE/COORDINATION AND REVISED APARTMENTS LAYOUT.

21. GYM RELOCATED TO LEVEL 1.

22. AMENITIES RELOCATED

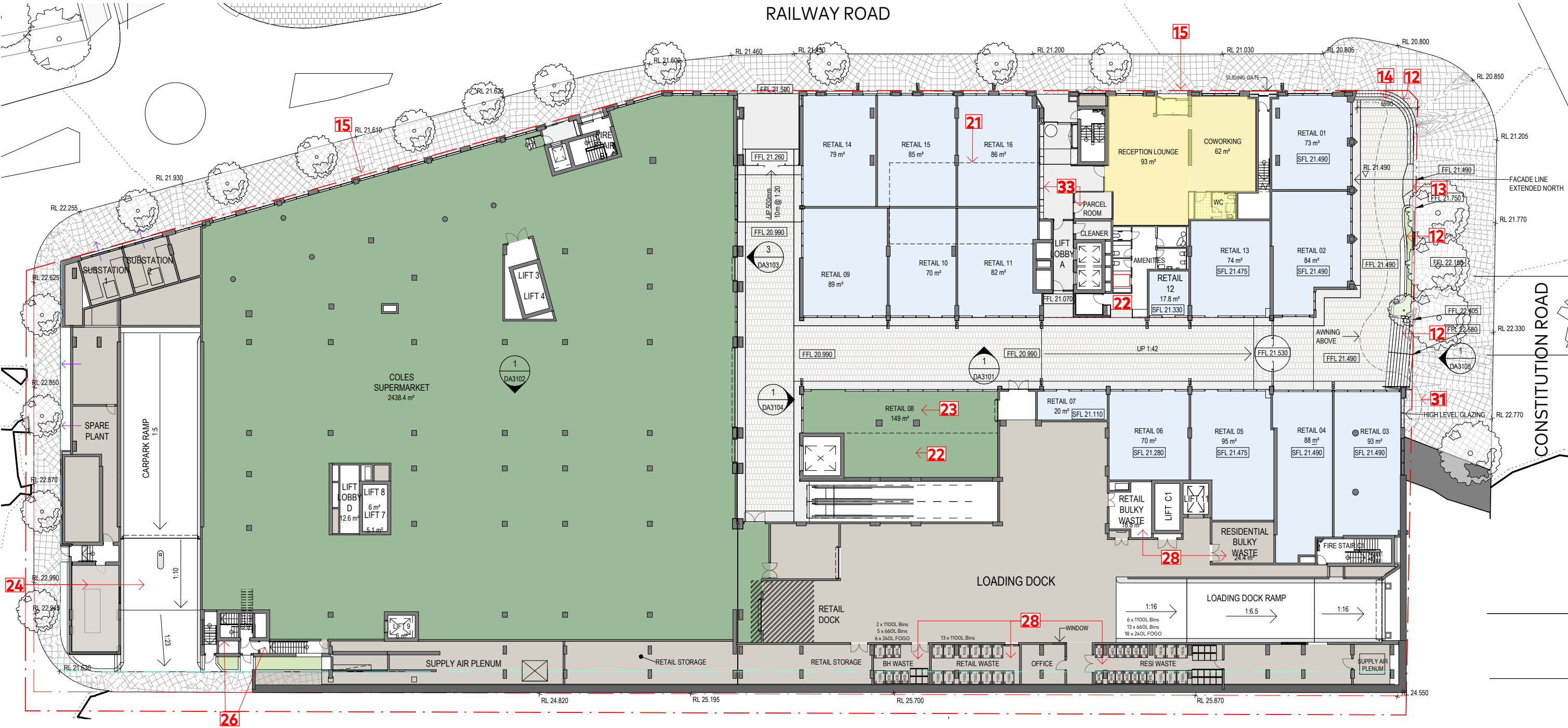
23. COLES LIQUORLAND ADDED\ 24. RAMP GRADIENTS ADJUSTED AND SERVICES ROOM RECONFIGURED

26. STAIR RECONFIGURED - NO CHANGE TO STREET EGRESS POINT

28. WASTE BINS RE-ORGANIZED

31. ENTRY AWNING REDUCED TO PUBLIC DOMAIN OVERLAP.

33.MAIL AREAS ADDED TO EACH BUILDING ENTRANCE.



APPROVED - LEVEL 01 PLAN



PROPOSED - LEVEL 01 PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

15. GENERAL FACADE ALIGNMENT MODIFICATIONS (TO FULL LENGTH OF BUILDING) DUE TO STRUCTURAL GRID CHANGE/COORDINATION AND REVISED APARTMENTS LAYOUT.

16. APARTMENT LAYOUTS CHANGED TO ALL LEVELS OF ALL BUILDING A, B, C AND LEVEL 5+6 OF BUILDING D (REFER TO DASHED LINE FOR PREVIOUS CONFIGURATION)

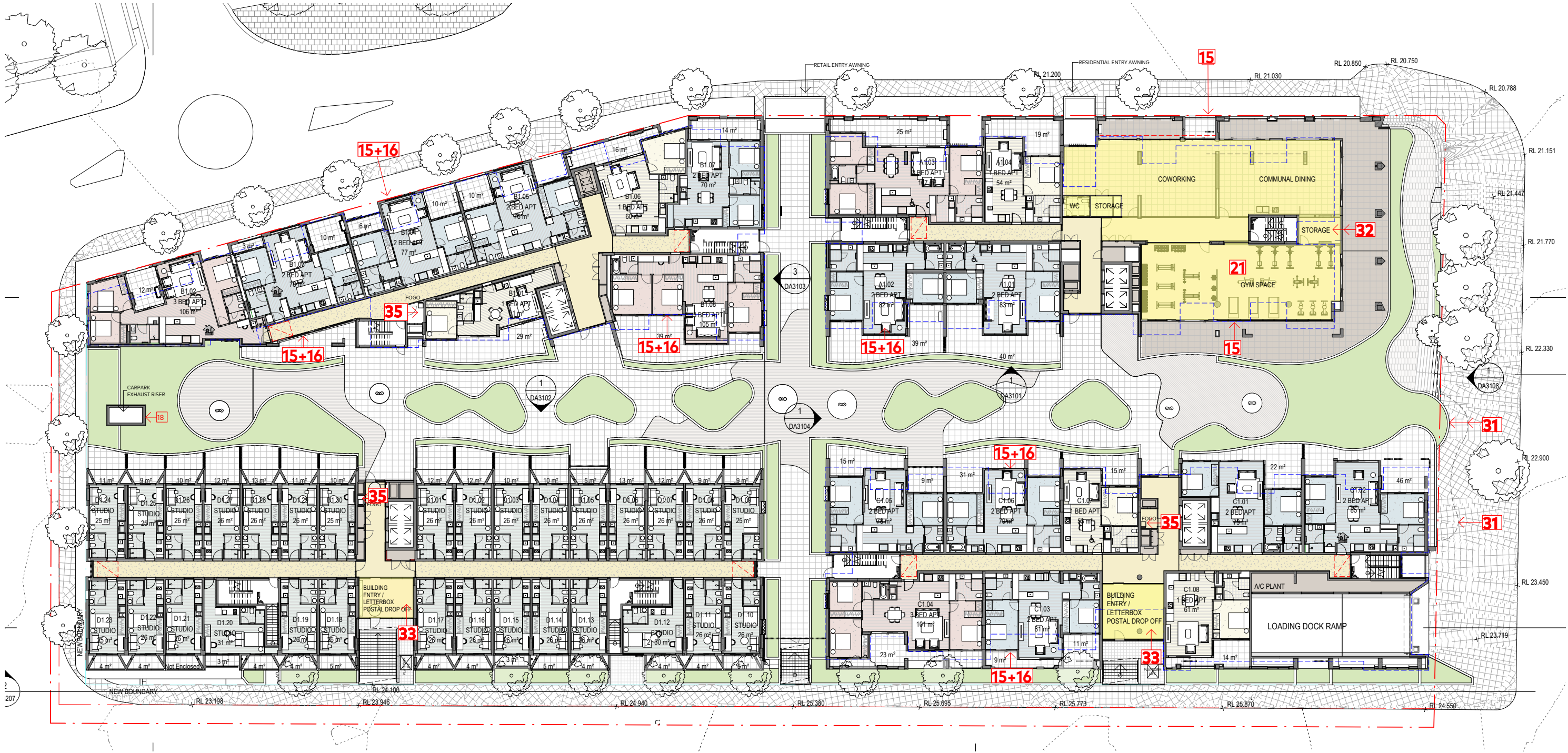
21. GYM RELOCATED TO LEVEL 1.

31. ENTRY AWNING REDUCED TO PUBLIC DOMAIN OVERLAP.

32. ADDITIONAL STORAGE ROOM ADDED AND FACADE LINE MOVED.

33. MAIL AREAS ADDED TO EACH BUILDING ENTRANCE.

35. FOGO BINS ADDED.



APPROVED - LEVEL 02 PLAN



PROPOSED - LEVEL 02 PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

14. SETBACK REDUCED TO ENABLE COLUMNS TO ALIGN STRUCTURAL REQUIREMENT.

15. GENERAL FACADE ALIGNMENT MODIFICATIONS (TO FULL LENGTH OF BUILDING) DUE TO STRUCTURAL GRID CHANGE/COORDINATION AND REVISED APARTMENTS LAYOUT.

16. APARTMENT LAYOUTS CHANGED TO ALL LEVELS OF ALL BUILDING A, B, C AND LEVEL 5+6 OF BUILDING D (REFER TO DASHED LINE FOR PREVIOUS CONFIGURATION)

17. POP OUT GLAZING REMOVED (SHOWN DASHED IN RED) AND REPLACED AND RELOCATED WITH VERTICAL STRIP GLAZING INCORPORATING PRIVACY SCREENS.

29. FACADE SCREENS REMOVED TO INCREASE LIGHT QUALITY INTO APARTMENTS. THIS IS IN RESPONSE TO THE UDRP'S COMMENTS AND HAS BEEN REVIEWED AND ASSESSED BY ESD CONSULTANT.

30. SMALL BALCONY'S REMOVED AND APARTMENT GLAZING MOVED OUT TO BALCONY EDGE, IN RESPONSE TO UDRP'S COMMENTS.

35. FOGO BINS ADDED.



APPROVED - LEVEL 03 PLAN



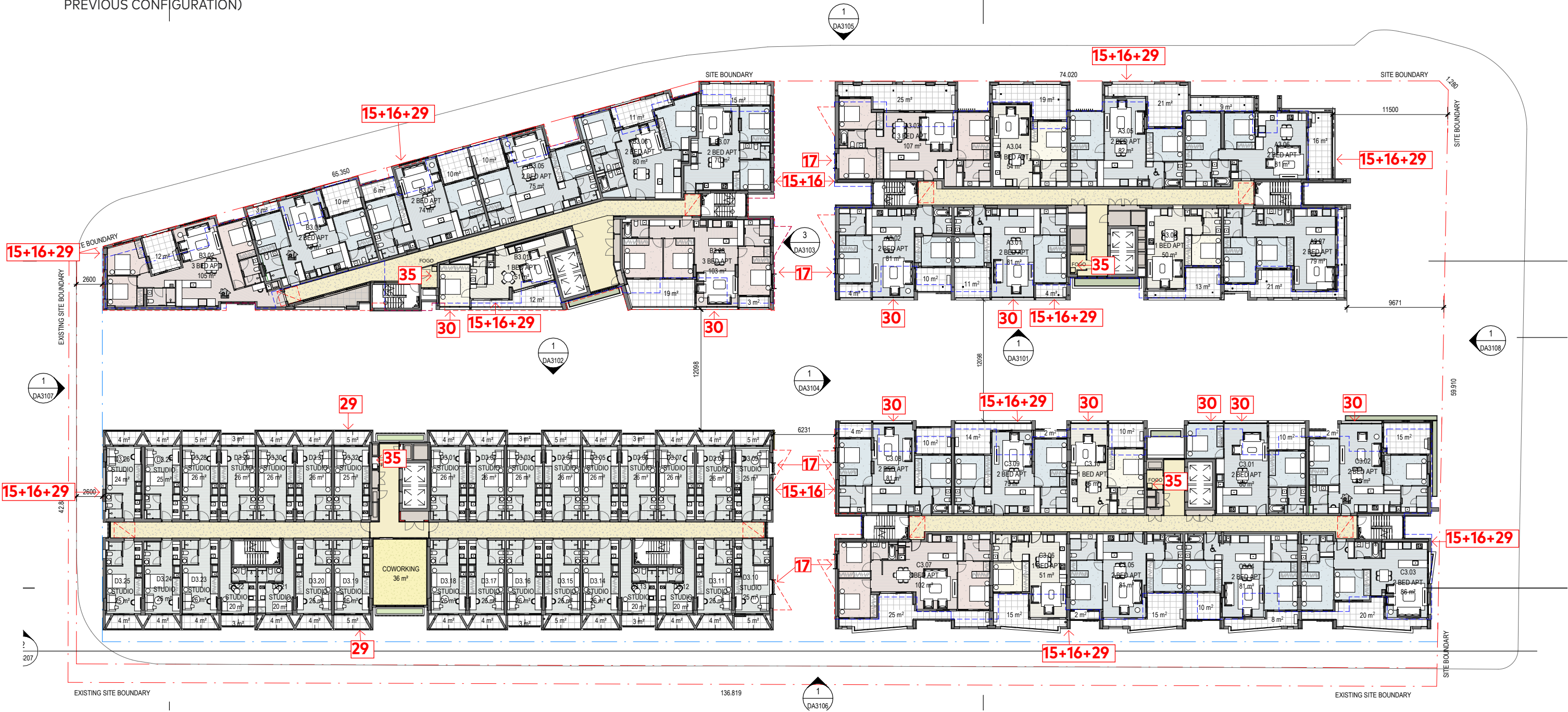
PROPOSED - LEVEL 03 PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

14. SETBACK REDUCED TO ENABLE COLUMNS TO ALIGN STRUCTURAL REQUIREMENT.
15. GENERAL FACADE ALIGNMENT MODIFICATIONS (TO FULL LENGTH OF BUILDING) DUE TO STRUCTURAL GRID CHANGE/COORDINATION AND REVISED APARTMENTS LAYOUT.
16. APARTMENT LAYOUTS CHANGED TO ALL LEVELS OF ALL BUILDING A, B, C AND LEVEL 5+6 OF BUILDING D (REFER TO DASHED LINE FOR PREVIOUS CONFIGURATION)

17. POP OUT GLAZING REMOVED (SHOWN DASHED IN RED) AND REPLACED AND RELOCATED WITH VERTICAL STRIP GLAZING INCORPORATING PRIVACY SCREENS.
29. FACADE SCREENS REMOVED TO INCREASE LIGHT QUALITY INTO APARTMENTS. THIS IS IN RESPONSE TO THE UDRP'S COMMENTS AND HAS BEEN REVIEWED AND ASSESSED BY ESD CONSULTANT.

30. SMALL BALCONY'S REMOVED AND APARTMENT GLAZING MOVED OUT TO BALCONY EDGE, IN RESPONSE TO UDRP'S COMMENTS.
35. FOGO BINS ADDED.



APPROVED - LEVEL 04 PLAN



PROPOSED - LEVEL 04 PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

14. SETBACK REDUCED TO ENABLE COLUMNS TO ALIGN STRUCTURAL REQUIREMENT.

15. GENERAL FACADE ALIGNMENT MODIFICATIONS (TO FULL LENGTH OF BUILDING) DUE TO STRUCTURAL GRID CHANGE/COORDINATION AND REVISED APARTMENTS LAYOUT.

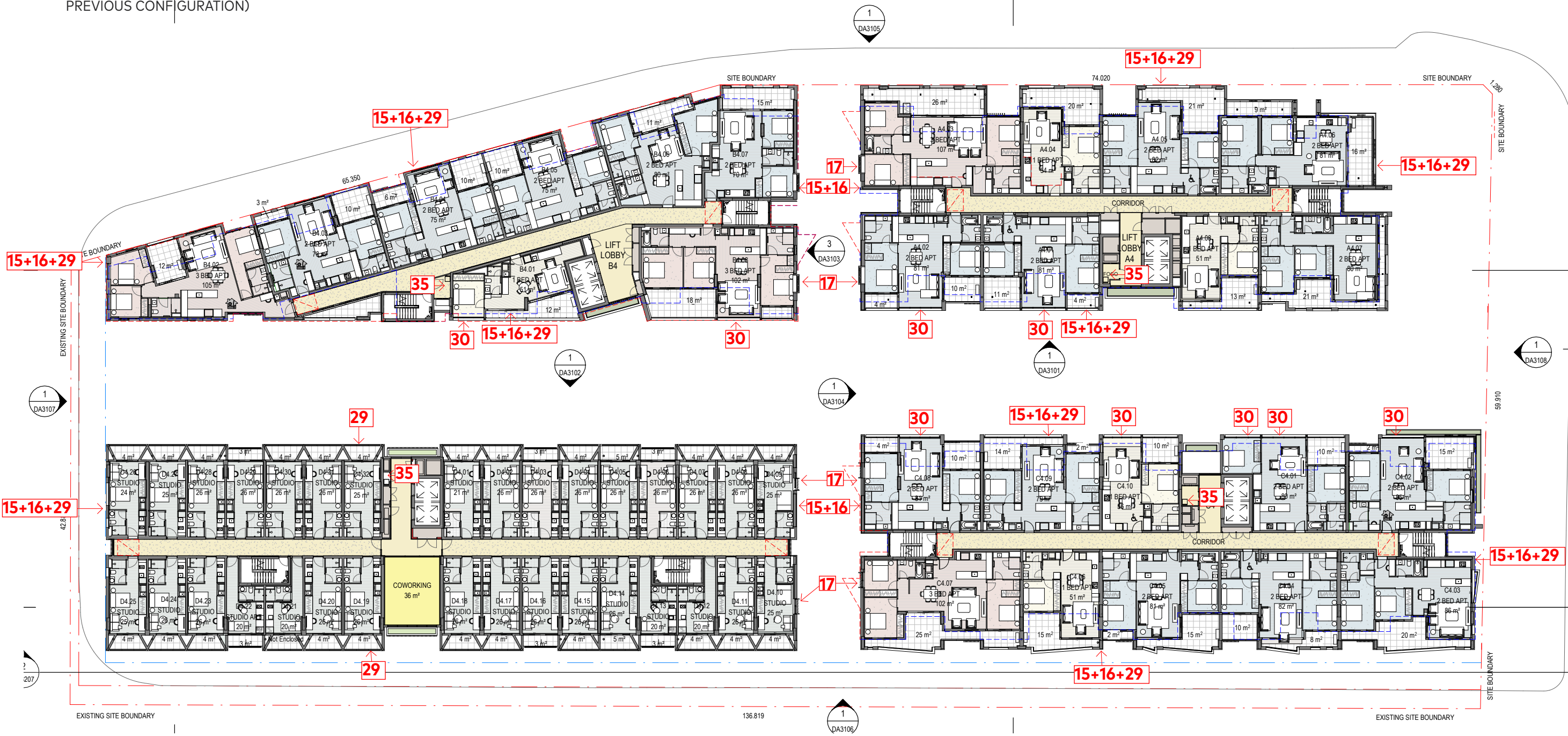
16. APARTMENT LAYOUTS CHANGED TO ALL LEVELS OF ALL BUILDING A, B, C AND LEVEL 5+6 OF BUILDING D (REFER TO DASHED LINE FOR PREVIOUS CONFIGURATION)

17. POP OUT GLAZING REMOVED (SHOWN DASHED IN RED) AND REPLACED AND RELOCATED WITH VERTICAL STRIP GLAZING INCORPORATION PRIVACY SCREENS.

29. FACADE SCREENS REMOVED TO INCREASE LIGHT QUALITY INTO APARTMENTS. THIS IS IN RESPONSE TO THE UDRP'S COMMENTS AND HAS BEEN REVIEWED AND ASSESSED BY ESD CONSULTANT.

30. SMALL BALCONY'S REMOVED AND APARTMENT GLAZING MOVED OUT TO BALCONY EDGE, IN RESPONSE TO UDRP'S COMMENTS.

35. FOGO BINS ADDED.



APPROVED - LEVEL 05 PLAN



PROPOSED - LEVEL 05 PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

14. SETBACK REDUCED TO ENABLE COLUMNS TO ALIGN STRUCTURAL REQUIREMENT.

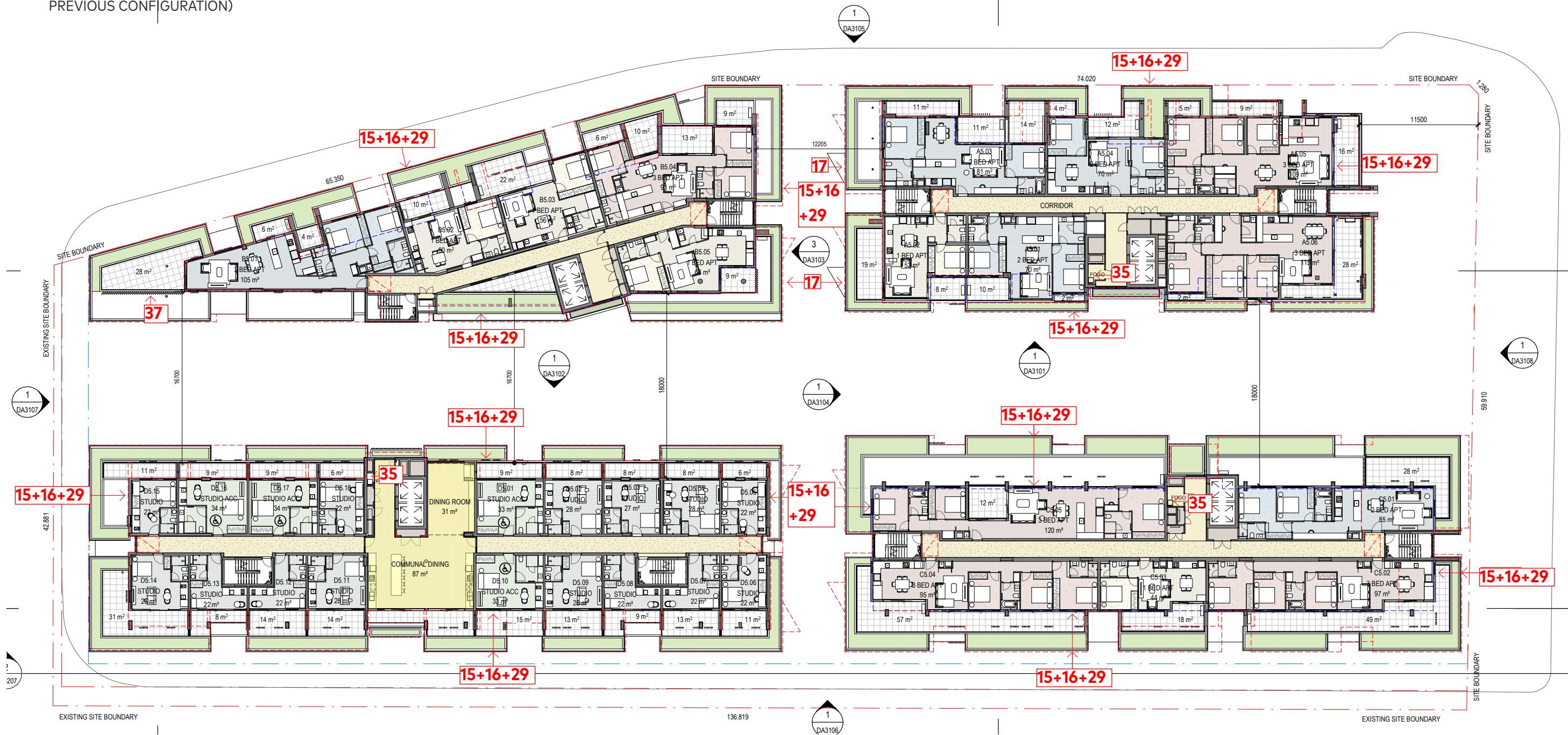
15. GENERAL FACADE ALIGNMENT MODIFICATIONS (TO FULL LENGTH OF BUILDING) DUE TO STRUCTURAL GRID CHANGE/COORDINATION AND REVISED APARTMENTS LAYOUT.

16. APARTMENT LAYOUTS CHANGED TO ALL LEVELS OF ALL BUILDING A, B, C AND LEVEL 5+6 OF BUILDING D (REFER TO DASHED LINE FOR PREVIOUS CONFIGURATION)
17. POP OUT GLAZING REMOVED (SHOWN DASHED IN RED) AND REPLACED AND RELOCATED WITH VERTICAL STRIP GLAZING INCORPORATION PRIVACY SCREENS.

29. FACADE SCREENS REMOVED TO INCREASE LIGHT QUALITY INTO APARTMENTS. THIS IS IN RESPONSE TO THE UDRP'S COMMENTS AND HAS BEEN REVIEWED AND ASSESSED BY ESD CONSULTANT.
30. SMALL BALCONY'S REMOVED AND APARTMENT GLAZING MOVED OUT TO BALCONY EDGE, IN RESPONSE TO UDRP'S COMMENTS.

35. FOGO BINS ADDED.

37. PRIVACY SCREEN ADDED.



APPROVED - LEVEL 06 PLAN



PROPOSED - LEVEL 06 PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

14. SETBACK REDUCED TO ENABLE COLUMNS TO ALIGN STRUCTURAL REQUIREMENT.

15. GENERAL FACADE ALIGNMENT MODIFICATIONS (TO FULL LENGTH OF BUILDING) DUE TO STRUCTURAL GRID CHANGE/COORDINATION AND REVISED APARTMENTS LAYOUT.

16. APARTMENT LAYOUTS CHANGED TO ALL LEVELS OF ALL BUILDING A, B, C AND LEVEL 5+6 OF BUILDING D (REFER TO DASHED LINE FOR PREVIOUS CONFIGURATION)

17. POP OUT GLAZING REMOVED (SHOWN DASHED IN RED) AND REPLACED AND RELOCATED WITH VERTICAL STRIP GLAZING INCORPORATION PRIVACY SCREENS.

29. FACADE SCREENS REMOVED TO INCREASE LIGHT QUALITY INTO APARTMENTS. THIS IS IN RESPONSE TO THE UDRP'S COMMENTS AND HAS BEEN REVIEWED AND ASSESSED BY ESD CONSULTANT.

30. SMALL BALCONY'S REMOVED AND APARTMENT GLAZING MOVED OUT TO BALCONY EDGE, IN RESPONSE TO UDRP'S COMMENTS.

35. FOGO BINS ADDED.

37. PRIVACY SCREEN ADDED.



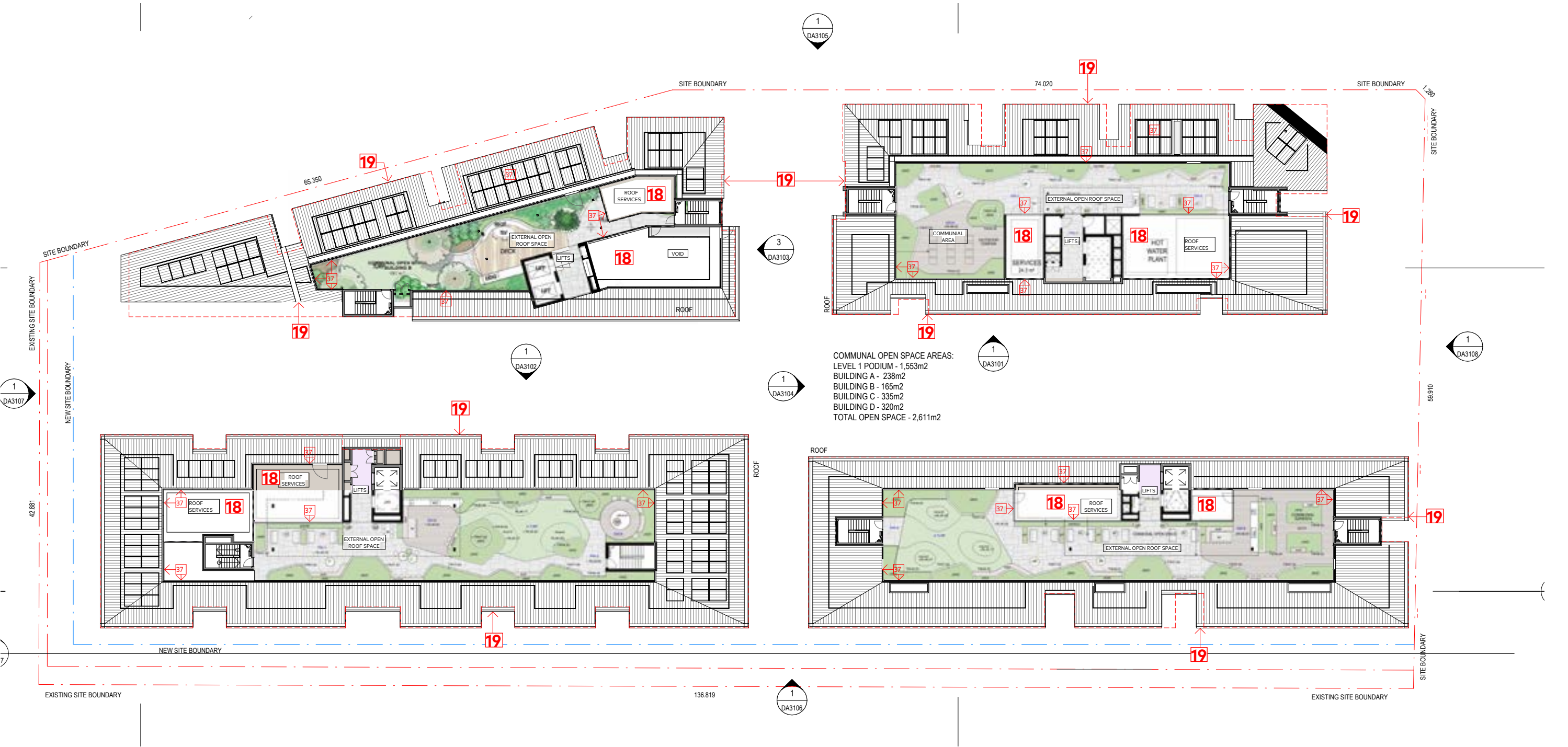
APPROVED - LEVEL 07 PLAN



PROPOSED - LEVEL 07 PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

- 18. ROOF SERVICES ADDED.
- 19. ROOF PROFILE MODIFIED TO SUIT APARTMENT LAYOUT CHANGES.



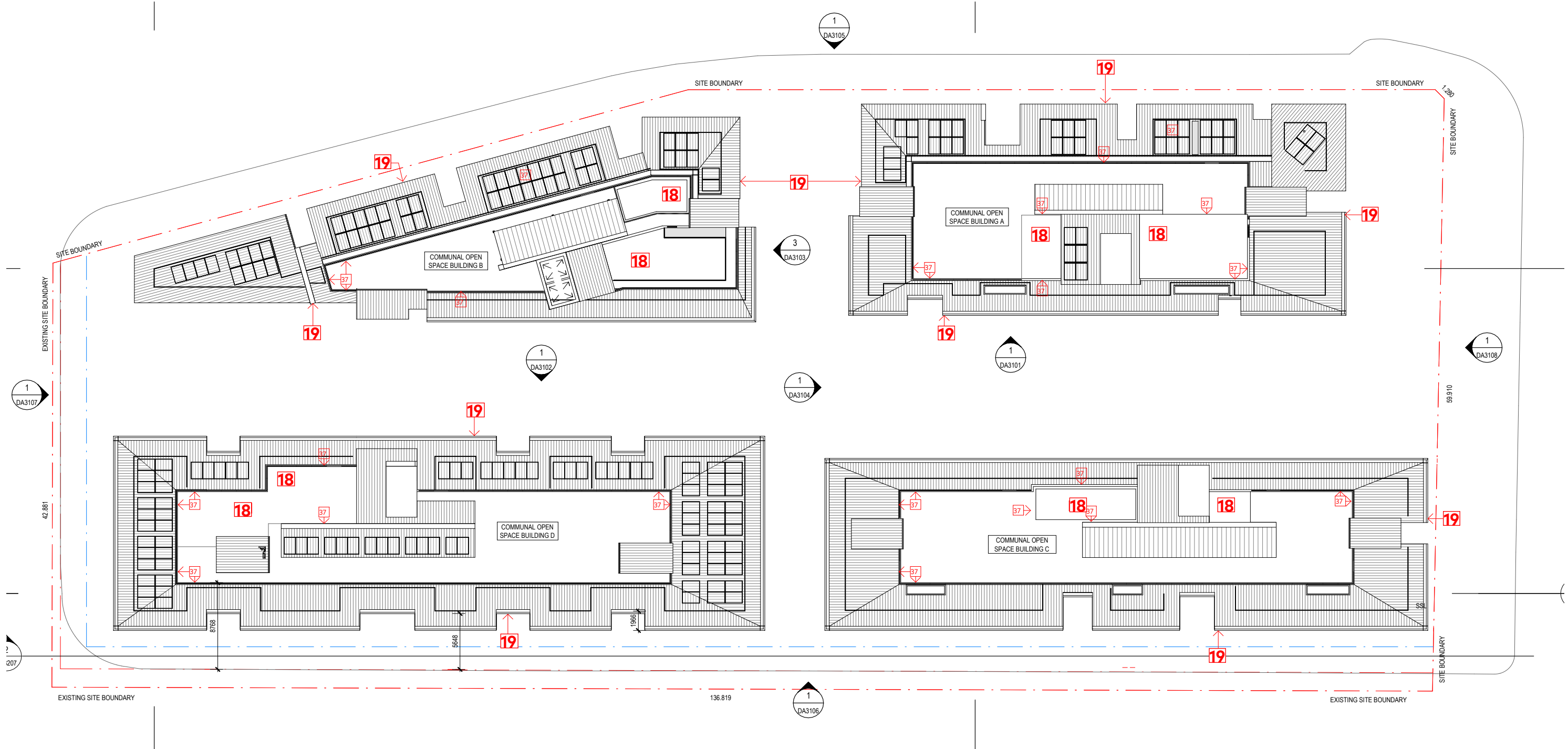
APPROVED - ROOF PLAN



PROPOSED - ROOF PLAN

MODIFICATIONS TO SECTION 4.55 APPLICATION

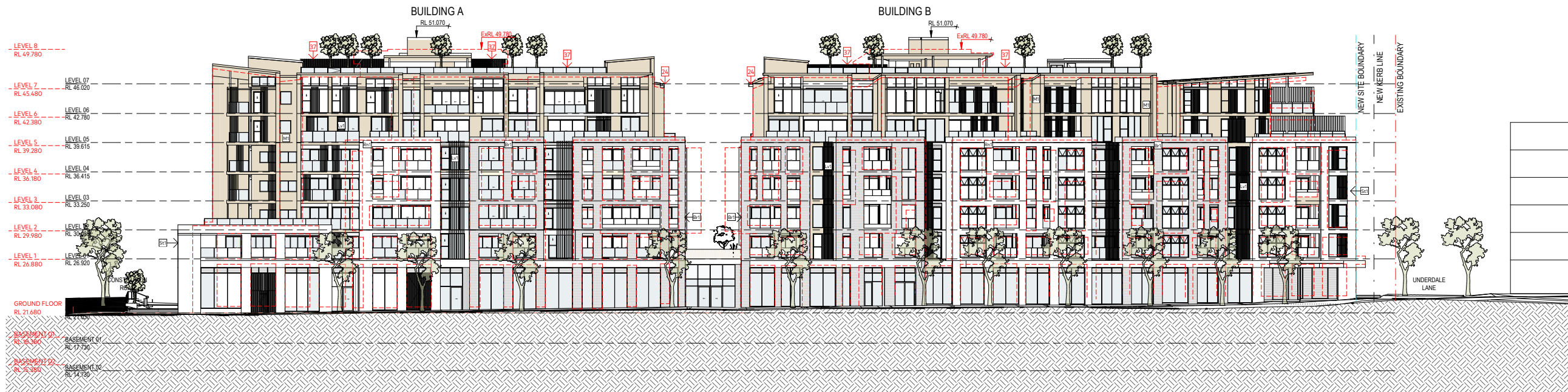
- 18. ROOF SERVICES ADDED.
- 19. ROOF PROFILE MODIFIED TO SUIT APARTMENT LAYOUT CHANGES.



THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES AND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DON'T SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. IF IN DOUBT, CONTACT FOR CLARIFICATION.



ELEVATION A-B NORTH-WEST (PREVIOUS APPROVED DA ENVELOPE)



1 ELEVATION A-B NORTH-WEST
1:250

FINISHES SCHEDULE

- (St1) SANDSTONE GUINEA GOLD 1000MMX450MM
- (Br1) WHITE BRICK RECESSED JOINTS
- (M1) RAISED SEAM COLORBOND ROOF/WALL/SOFFIT DARK BRONZE
- (Lv1) DARK BRONZE ANODISED BATENS & SLIDING & BYFOLD SCREENS

- (Lv3) TIMBER EFFECT ALUMINIUM BATENS & SLIDING & BYFOLD SCREENS
- (T1) TIMBER EFFECT ALUMINIUM CLADDING
- (Ln) LANDSCAPE
- (Lv2) WHITE ALUMINIUM BATENS & SLIDING & BYFOLD SCREENS

- (Rn1) WHITE ROUGHCAST RENDER
- (Ba1) (Ba2) CLEAR GLASS
- TINTED GLASS (SPANDREL PANELS BRONZE)

GENERAL LEGEND

- PREVIOUS MODEL OUTLINE
- BOUNDARY LINE
- DEMOLISHED LINE
- NEW KERB LINE
- NEW SITE BOUNDARY



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

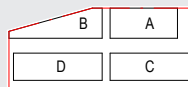
NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



REV DATE DESCRIPTION DN AP
07 22.11.24 S4.55 Amendment MF
06 24.07.24 Section 4.55

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING ELEVATIONS^{As indicated @ A1}



SHEET NUMBER

DA3105

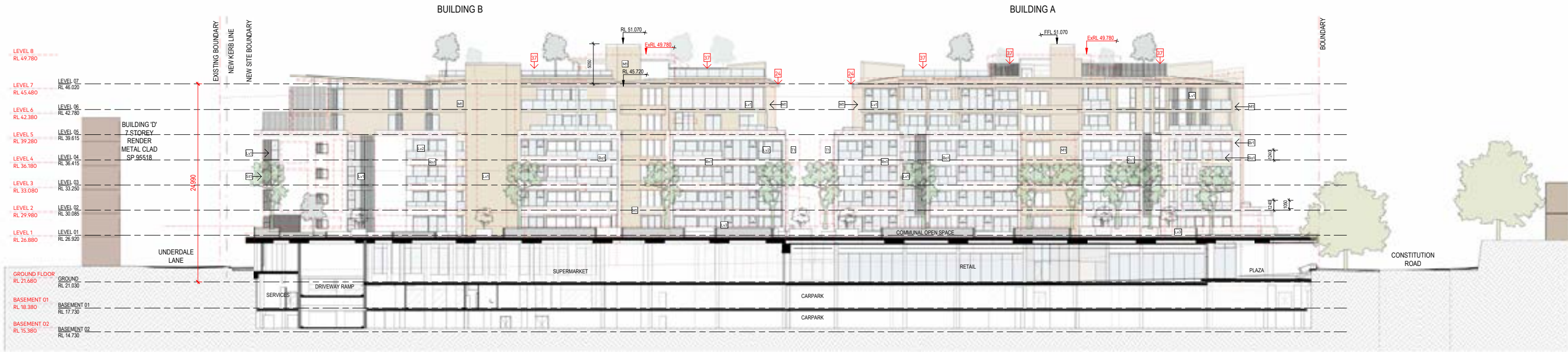
REVISION

07

27/02/2024 12:05 PM
PUBLISH DATE
THE CONTENT OF THIS DRAWING MUST BE LIAISED TOGETHER IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVERPAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. IF IN DOUBT, CONTACT AJC FOR CLARIFICATION.



ELEVATION A-B SOUTH /EAST (PREVIOUS APPROVED DA ENVELOPE)



1 ELEVATION A-B SOUTH-EAST
1:250

FINISHES SCHEDULE

(St1) SANDSTONE GUINEA GOLD 1000MMX450MM	(Lv3) TIMBER EFFECT ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS	(Rn1) WHITE ROUGHCAST RENDER
(Br1) WHITE BRICK RECESSED JOINTS	(T1) TIMBER EFFECT ALUMINIUM CLADDING	(Ba1) (Ba2) CLEAR GLASS
(M1) RAISED SEAM COLORBOND ROOF/WALL/SOFFIT DARK BRONZE	(Ln) LANDSCAPE	TINTED GLASS (SPANDREL PANELS BRONZE)
(Lv1) DARK BRONZE ANODISED BATENS & SLIDING & BYFOLD SCREENS	(Lv2) WHITE ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS	

GENERAL LEGEND

PREVIOUS MODEL OUTLINE	DEMOLISHED LINE
BOUNDARY LINE	NEW KERB LINE
	NEW SITE BOUNDARY



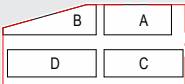
AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114



REV	DATE	DESCRIPTION	DN	AP
07	22.11.24	S4.55 Amendment		MF
06	24.07.24	Section 4.55		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING ELEVATIONS

SCALE
As indicated
@ A1



SHEET NUMBER

DA3101

REVISION

07



ELEVATION C-D WEST (PREVIOUS APPROVED DA ENVELOPE)



1 ELEVATION C-D NORTH-WEST
1:250

FINISHES SCHEDULE

(St1) SANDSTONE GUINEA GOLD 1000MMX450MM	(Lx3) TIMBER EFFECT ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS	(Rn1) WHITE ROUGHCAST RENDER
(Br1) WHITE BRICK RECESSED JOINTS	(T1) TIMBER EFFECT ALUMINIUM CLADDING	(Ba1) (Ba2) CLEAR GLASS
(M1) RAISED SEAM COLORBOND ROOF/WALL/SOFFIT DARK BRONZE	(Ln) LANDSCAPE	TINTED GLASS (SPANDREL PANELS BRONZE)
(Lv1) DARK BRONZE ANODISED BATTENS & SLIDING & BYFOLD SCREENS	(Lv2) WHITE ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS	

GENERAL LEGEND

PREVIOUS MODEL OUTLINE	DEMOLISHED LINE
BOUNDARY LINE	NEW KERB LINE
	NEW SITE BOUNDARY



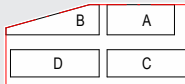
AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN S264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114



REV DATE DESCRIPTION DN AP
07 22.11.24 S4.55 Amendment MF
06 24.07.24 Section 4.55
SHEET STATUS
NOT FOR CONSTRUCTION

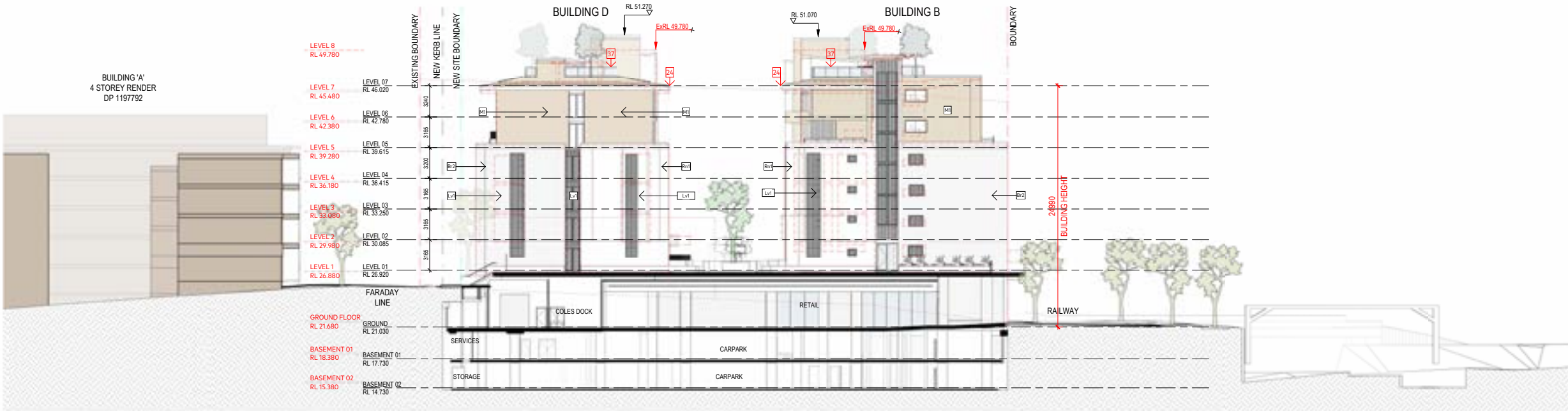
SHEET TITLE
BUILDING ELEVATIONS



SHEET NUMBER REVISION
DA3102 07



ELEVATION B-D NORTH EAST (PREVIOUS APPROVED DA ENVELOPE)



3 ELEVATION B-D NORTH-EAST
1:200

FINISHES SCHEDULE

(St1) SANDSTONE GUINEA GOLD 1000MMX450MM	(Lv3) TIMBER EFFECT ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS	(Rn1) WHITE ROUGHCAST RENDER
(Br1) WHITE BRICK RECESSED JOINTS	(T1) TIMBER EFFECT ALUMINIUM CLADDING	(Ba1) (Ba2) CLEAR GLASS
(M1) RAISED SEAM COLORBOND ROOF/WALL/SOFFIT DARK BRONZE	(Ln) LANDSCAPE	TINTED GLASS (SPANDREL PANELS BRONZE)
(Lv1) DARK BRONZE ANODISED BATTENS & SLIDING & BYFOLD SCREENS	(Lv2) WHITE ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS	

GENERAL LEGEND

PREVIOUS MODEL OUTLINE	DEMOLISHED LINE
BOUNDARY LINE	NEW KERB LINE
	NEW SITE BOUNDARY



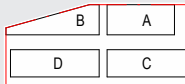
AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114



REV	DATE	DESCRIPTION	DN	AP
07	22.11.24	S4.55 Amendment		MF
06	24.07.24	Section 4.55		

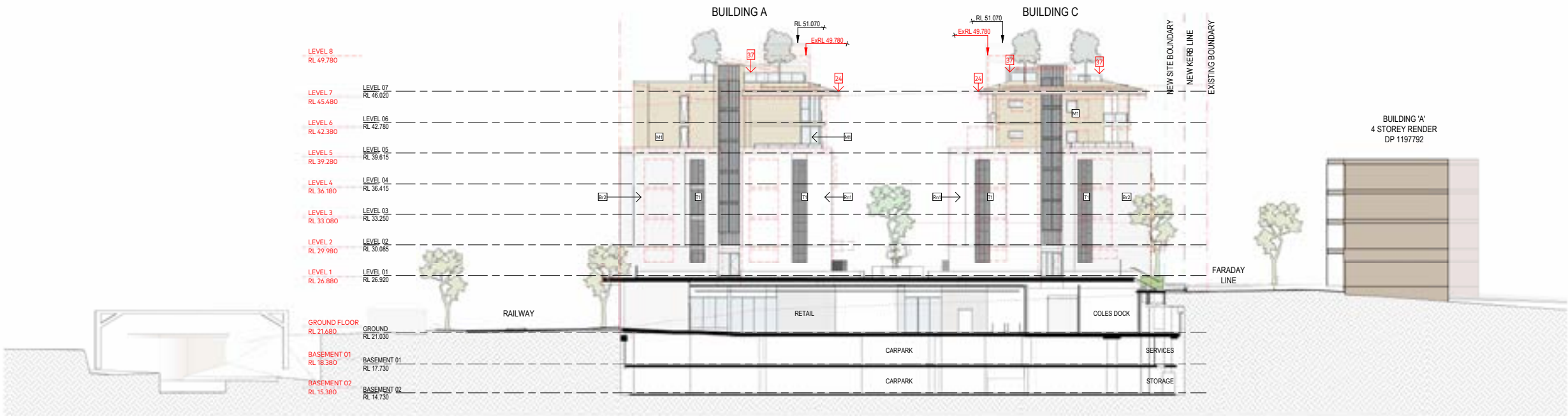
SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING ELEVATIONS
SCALE
As indicated
@ A1

SHEET NUMBER
DA3103
REVISION
07



ELEVATION A-C SOUTH WEST (PREVIOUS APPROVED DA ENVELOPE)



1 ELEVATION A-C SOUTH-WEST
1:250

FINISHES SCHEDULE

- (St1) SANDSTONE GUINEA GOLD 1000MMX450MM
- (Br1) WHITE BRICK RECESSED JOINTS
- (M1) RAISED SEAM COLORBOND ROOF/WALL/SOFFIT DARK BRONZE
- (Lv1) DARK BRONZE ANODISED BATENS & SLIDING & BYFOLD SCREENS

- (Lv3) TIMBER EFFECT ALUMINIUM BATENS & SLIDING & BYFOLD SCREENS
- (T1) TIMBER EFFECT ALUMINIUM CLADDING
- (Ln) LANDSCAPE
- (Lv2) WHITE ALUMINIUM BATENS & SLIDING & BYFOLD SCREENS

- (Rn1) WHITE ROUGHCAST RENDER
- (Ba1) (Ba2) CLEAR GLASS
- TINTED GLASS (SPANDREL PANELS BRONZE)

GENERAL LEGEND

- PREVIOUS MODEL OUTLINE
- BOUNDARY LINE
- DEMOLISHED LINE
- NEW KERB LINE
- NEW SITE BOUNDARY



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

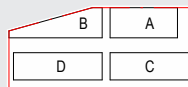
NOMINATED ARCHITECTS
MICHAEL HEENAN S264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



REV	DATE	DESCRIPTION	DN	AP
07	22.11.24	S4.55 Amendment		
06	24.07.24	Section 4.55		
SHEET STATUS NOT FOR CONSTRUCTION				

SHEET TITLE
BUILDING ELEVATIONS
SCALE
As indicated
@ A1

SHEET NUMBER
DA3104
REVISION
07

PUBLISH DATE 27/09/2024 15:01 PM

THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. IN DOUBT, CONTACT ARCHITECTS AJC.



ELEVATION C-D SOUTH-EAST (PREVIOUS APPROVED DA ENVELOPE)



1 ELEVATION C-D SOUTH-EAST
1:250

FINISHES SCHEDULE

(St1) SANDSTONE GUINEA GOLD 1000MMX450MM	(L3) TIMBER EFFECT ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS	(Rn1) WHITE ROUGHCAST RENDER
(Br1) WHITE BRICK RECESSED JOINTS	(T1) TIMBER EFFECT ALUMINIUM CLADDING	(Ba1) (Ba2) CLEAR GLASS
(M1) RAISED SEAM COLORBOND ROOF/WALL/SOFFIT DARK BRONZE	(Ln) LANDSCAPE	TINTED GLASS (SPANDREL PANELS BRONZE)
(Lv1) DARK BRONZE ANODISED BATENS & SLIDING & BYFOLD SCREENS	(Lv2) WHITE ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS	

GENERAL LEGEND

PREVIOUS MODEL OUTLINE	DEMOLISHED LINE
BOUNDARY LINE	NEW KERB LINE
	NEW SITE BOUNDARY



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

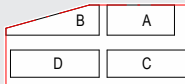
NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



REV	DATE	DESCRIPTION	DN	AP
07	22.11.24	S4.55 Amendment		MF
06	24.07.24	Section 4.55		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING ELEVATIONS

SCALE
As indicated
@ A1



SHEET NUMBER

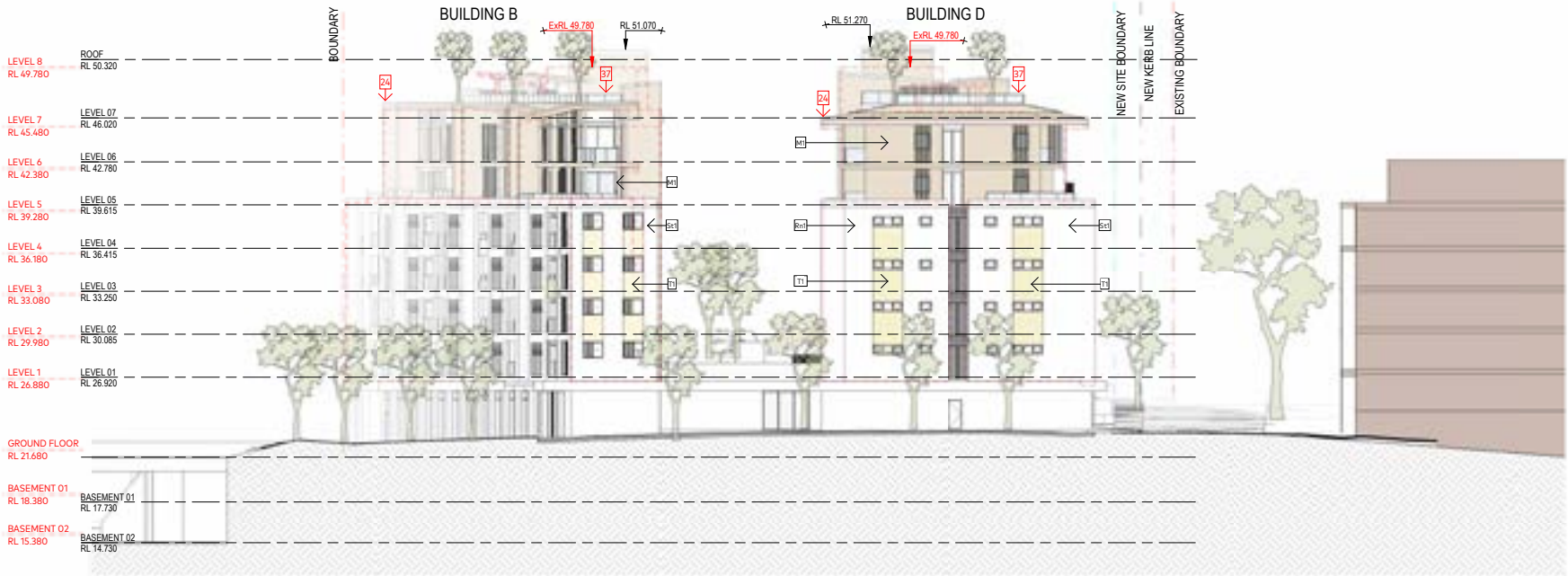
DA3106

REVISION

07



ELEVATION B-D SOUTH-EAST (PREVIOUS APPROVED DA ENVELOPE)



① ELEVATION B-D SOUTH-WEST
1:250

FINISHES SCHEDULE

- (St1) SANDSTONE GUINEA GOLD 1000MMX450MM
- (Br1) WHITE BRICK RECESSED JOINTS
- (M1) RAISED SEAM COLORBOND ROOF/WALL/SOFFIT DARK BRONZE
- (Lv1) DARK BRONZE ANODISED BATENS & SLIDING & BYFOLD SCREENS

- (Lv3) TIMBER EFFECT ALUMINIUM BATENS & SLIDING & BYFOLD SCREENS
- (T1) TIMBER EFFECT ALUMINIUM CLADDING
- (Ln) LANDSCAPE
- (Lv2) WHITE ALUMINIUM BATENS & SLIDING & BYFOLD SCREENS

- (Rn1) WHITE ROUGHCAST RENDER
- (Ba1) (Ba2) CLEAR GLASS
- TINTED GLASS (SPANDREL PANELS BRONZE)

GENERAL LEGEND

- PREVIOUS MODEL OUTLINE
- BOUNDARY LINE
- DEMOLISHED LINE
- NEW KERB LINE
- NEW SITE BOUNDARY



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

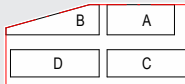
NOMINATED ARCHITECTS
MICHAEL HEENAN S264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



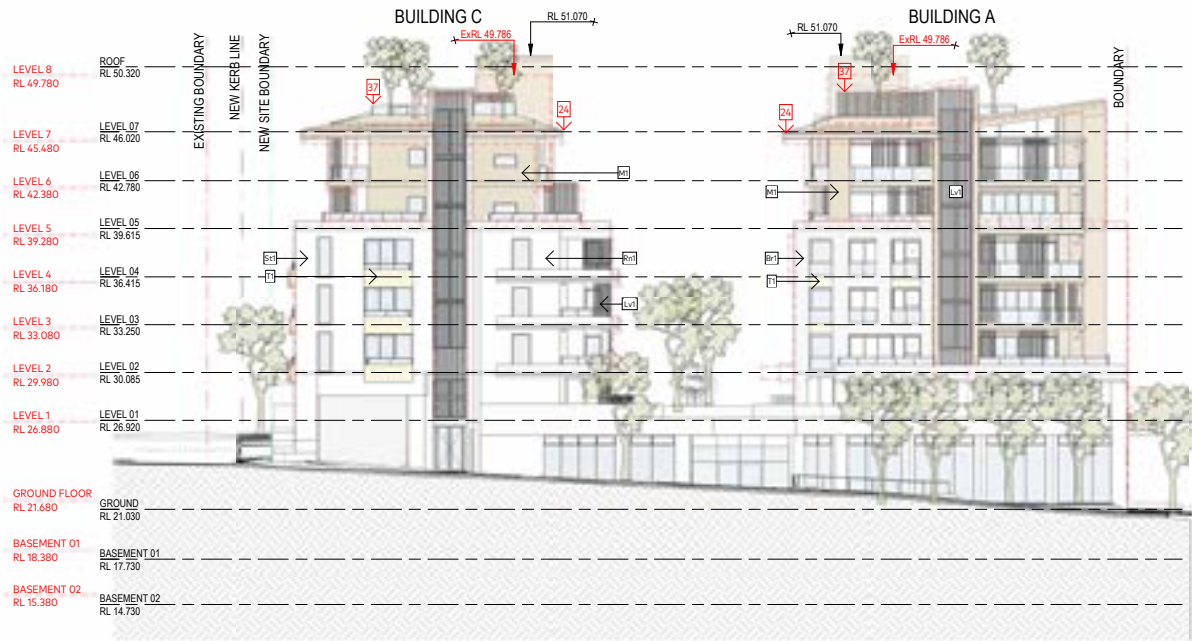
REV DATE DESCRIPTION DN AP
07 22.11.24 S4.55 Amendment
06 24.07.24 Section 4.55
SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING ELEVATIONS
SCALE
As indicated
@ A1

SHEET NUMBER
DA3107
REVISION
07



ELEVATION C-A SOUTH-EAST (PREVIOUS APPROVED DA ENVELOPE)



1 ELEVATION A-C NORTH-EAST
1:250

FINISHES SCHEDULE

	(St1) SANDSTONE GUINEA GOLD 1000MMX450MM		(Lv3) TIMBER EFFECT ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS		(Rn1) WHITE ROUGHCAST RENDER
	(Br1) WHITE BRICK RECESSED JOINTS		(T1) TIMBER EFFECT ALUMINIUM CLADDING		(Ba1) (Ba2) CLEAR GLASS
	(M1) RAISED SEAM COLORBOND ROOFWALL/SOFFIT DARK BRONZE		(Ln) LANDSCAPE		TINTED GLASS (SPANDREL PANELS BRONZE)
	(Lv1) DARK BRONZE ANODISED BATTENS & SLIDING & BYFOLD SCREENS		(Lv2) WHITE ALUMINIUM BATTENS & SLIDING & BYFOLD SCREENS		

GENERAL LEGEND

	PREVIOUS MODEL OUTLINE		DEMOLISHED LINE
	BOUNDARY LINE		NEW KERB LINE
			NEW SITE BOUNDARY

22/07/2024 2:44:33 PM
PUBLISH DATE
THE CONTENT OF THIS DRAWING MUST BE LIAISED TOGETHER IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVERPAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ISSUED STATUS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT, CONTACT ARCHITECT FOR CLARIFICATION.



GENERAL LEGEND

- PREVIOUS MODEL OUTLINE
- BOUNDARY LINE
- DEMOLISHED LINE
- NEW KERB LINE
- NEW SITE BOUNDARY



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

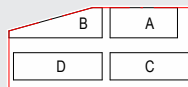
NOMINATED ARCHITECTS
MICHAEL HEENAN S264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



REV	DATE	DESCRIPTION	DN	AP
08	22.11.24	S4.55 Amendment		
07	24.07.24	Section 4.55		MF

SHEET STATUS
NOT FOR CONSTRUCTION

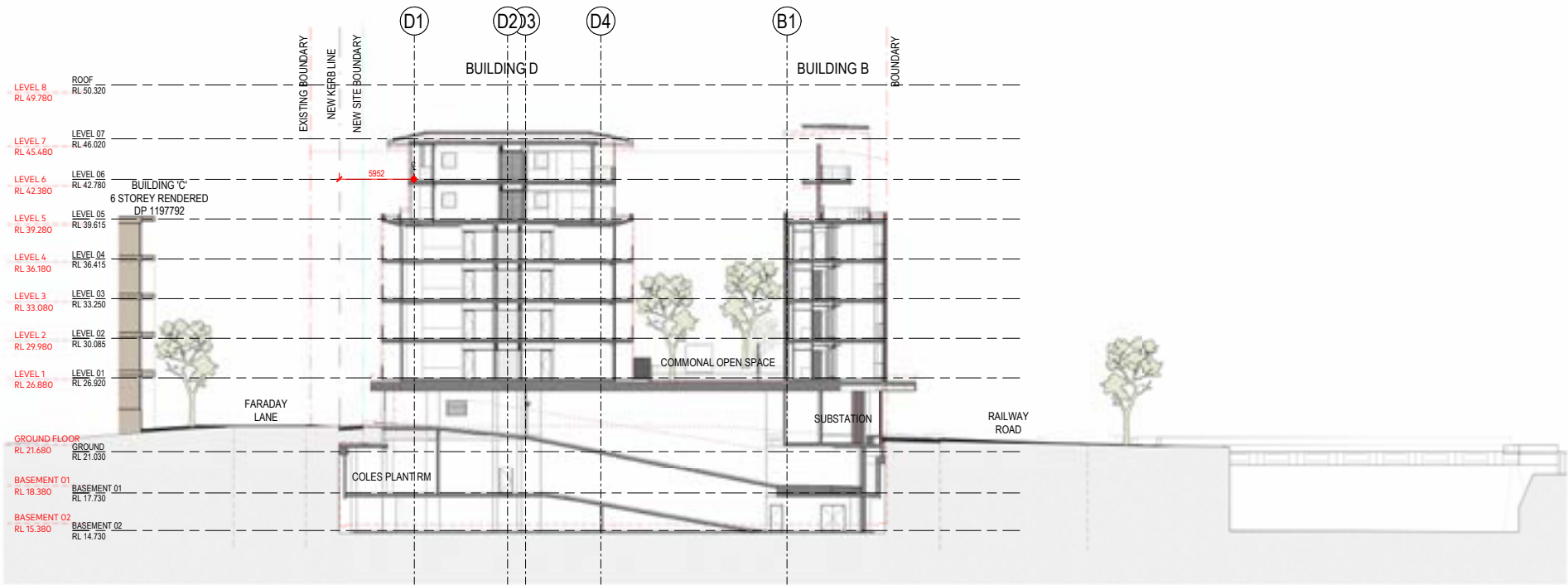
SHEET TITLE
BUILDING SECTIONS

SCALE
As indicated
@ A1

SHEET NUMBER
DA3201

REVISION
08

22/07/2024 3:25:19 PM
PUBLISH DATE
THE CONTENT OF THIS DRAWING MUST BE LIAISED TOGETHER IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVERPAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT, CONTACT ACTFOR CLARIFICATION.



1 SECTION FF - DRIVEWAY 1:250



2 SECTION GG 1:250

GENERAL LEGEND

- PREVIOUS MODEL OUTLINE
- BOUNDARY LINE
- DEMOLISHED LINE
- NEW KERB LINE
- NEW SITE BOUNDARY



AJC ARCHITECTS
GADJIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTS@AJC.COM
ABN 53 003 782 250

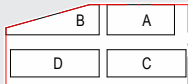
NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



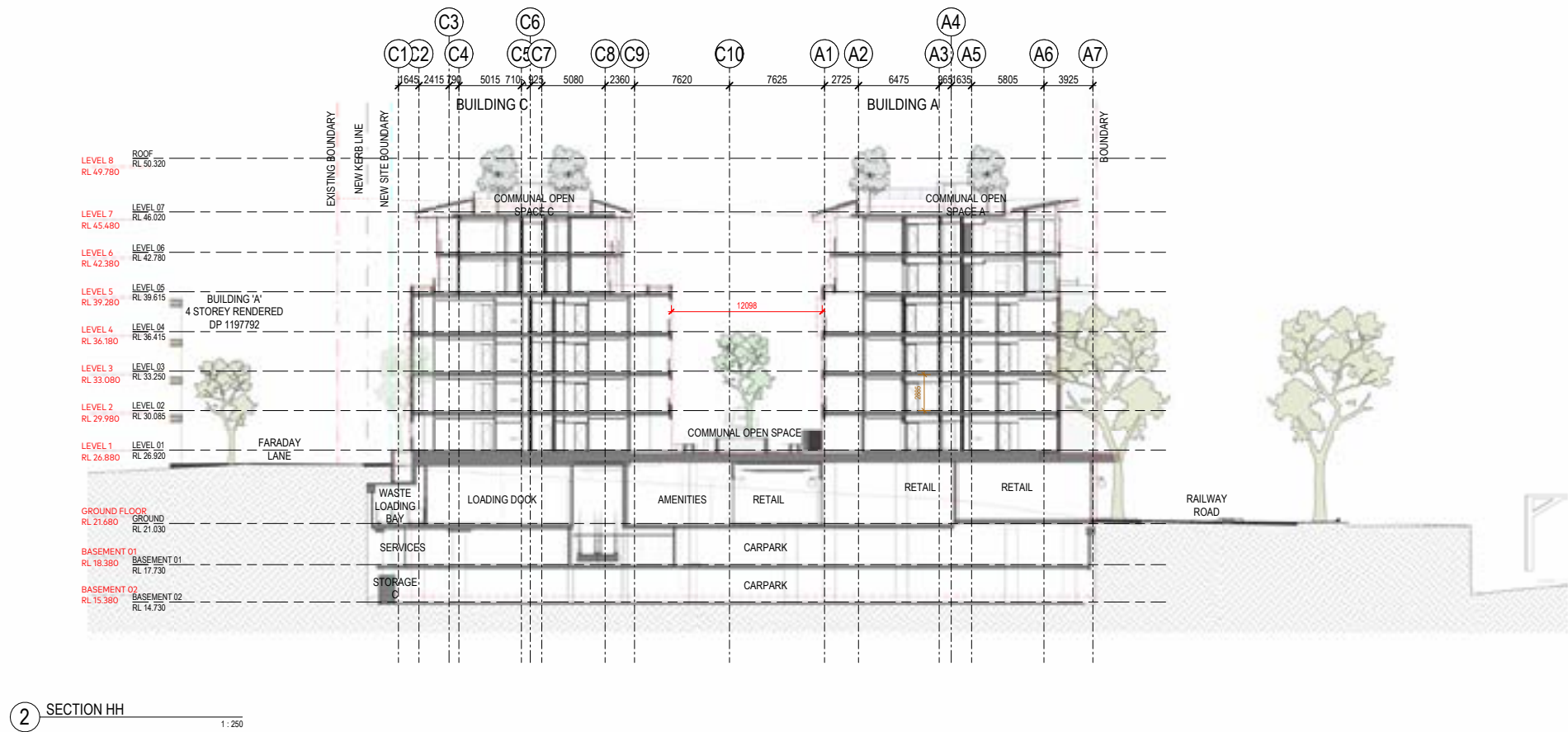
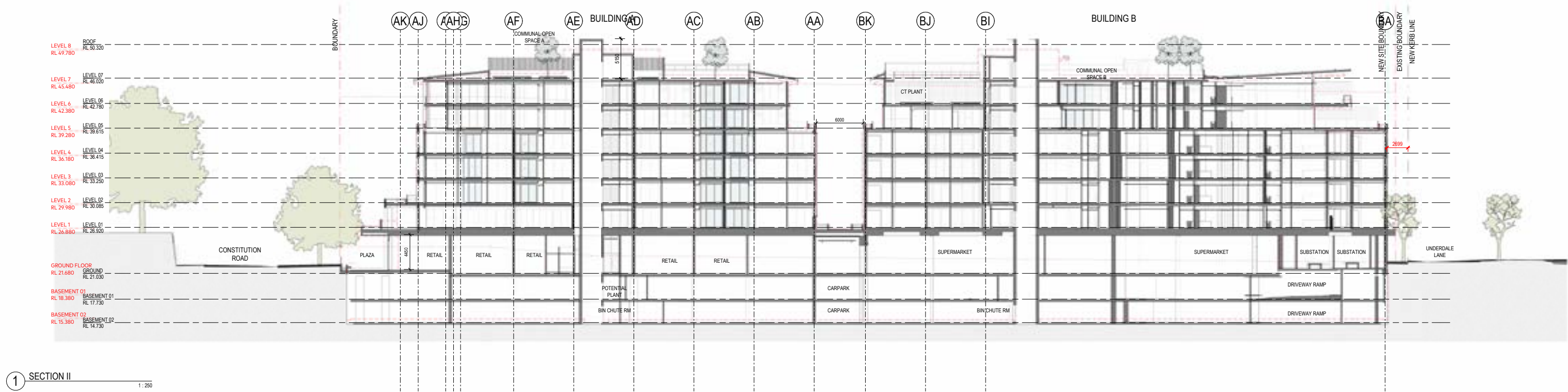
REV	DATE	DESCRIPTION	DN	AP
08	22.11.24	S4.55 Amendment		
07	24.07.24	Section 4.55		MF
SHEET STATUS NOT FOR CONSTRUCTION				

SHEET TITLE
BUILDING SECTIONS

SCALE
As indicated
@ A1

SHEET NUMBER
DA3202

REVISION
08



GENERAL LEGEND

- PREVIOUS MODEL OUTLINE
- BOUNDARY LINE
- DEMOLISHED LINE
- NEW KERB LINE
- NEW SITE BOUNDARY

THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVERPAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. IN DOUBT, CONTACT ARCHITECT FOR CLARIFICATION.



1 LEVEL 01 1:500



2 LEVEL 02 1:500



3 LEVEL 03 1:500



4 LEVEL 04 1:500

GENERAL LEGEND

SOLAR

REQUIRED: 93 UNITS 70%

PROPOSED: 93 UNITS 70%

>= 2 HOURS

< 2 HOURS

SOLAR

REQUIRED: 80 UNITS 60%

PROPOSED: 80 UNITS 60%

CROSS VENTILATION



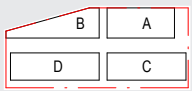
AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN S264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114



REV	DATE	DESCRIPTION	DN	AP
08	22.11.24	S4.55 Amendment		
07	24.07.24	Section 4.55		MF

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SOLAR AND
VENTILATION ANALYSIS

SCALE
As Indicated
@ A1

SHEET NUMBER
DA2820

REVISION
08



1 LEVEL 05
1 : 500



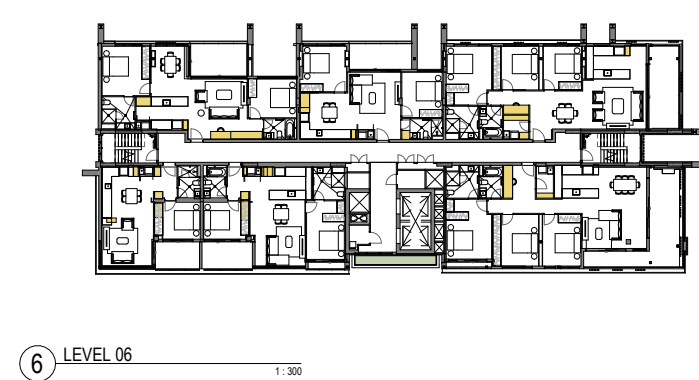
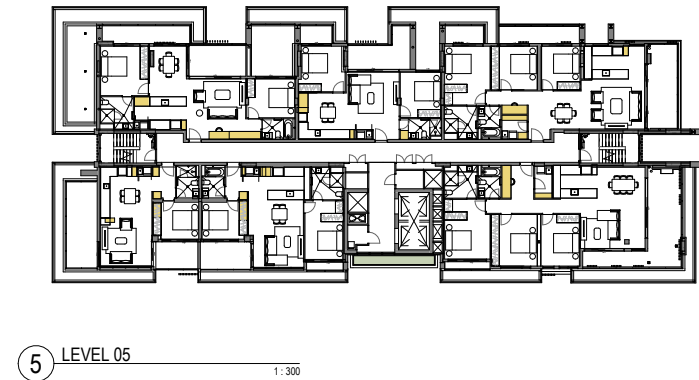
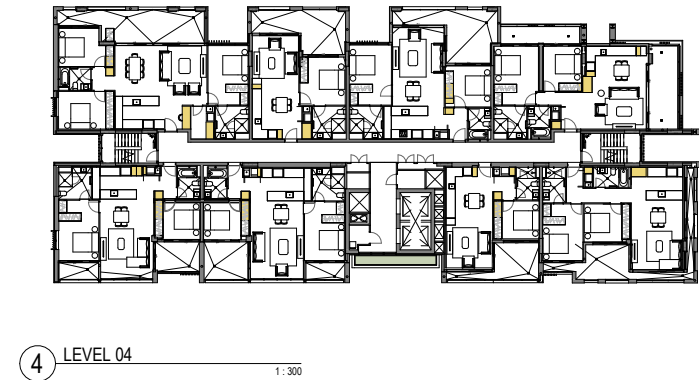
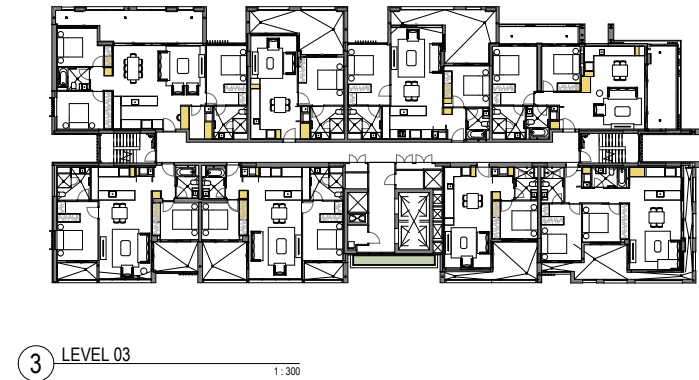
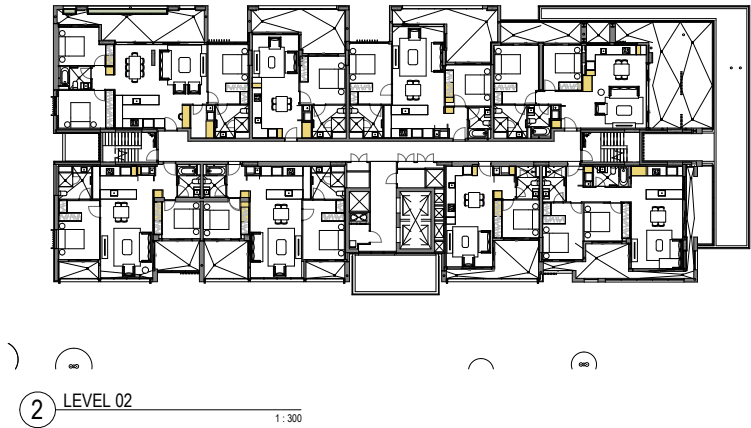
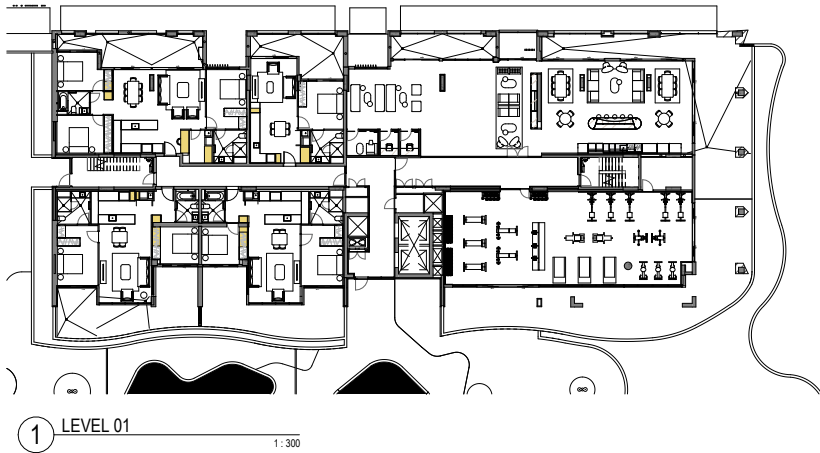
2 LEVEL 06
1 : 500

GENERAL LEGEND

SOLAR
REQUIRED: 93 UNITS 70%
PROPOSED: 93 UNITS 70%
≥ 2 HOURS
< 2 HOURS

SOLAR
REQUIRED: 80 UNITS 60%
PROPOSED: 80 UNITS 60%
← CROSS VENTILATION

22/02/2024 2:50:01 PM
PUBLISH DATE
THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT, CONTACT AJC FOR CLARIFICATION.



Casework Schedule - Internal (A)			Casework schedule - External		
Room (APT): Number	Volume	Count	Floor	Count	Volume
A1.01	3.35 m³	2	BASEMENT 02	1	3.9 m³
A1.02	4.36 m³	4	BASEMENT 02	1	3.9 m³
A1.03	6.65 m³	4	BASEMENT 02	1	3.9 m³
A1.04	3.46 m³	3	BASEMENT 02	1	3.9 m³
A2.01	3.35 m³	2	BASEMENT 02	1	3.9 m³
A2.02	4.36 m³	4	BASEMENT 02	1	3.9 m³
A2.03	6.78 m³	4	BASEMENT 02	1	3.9 m³
A2.04	3.46 m³	3	BASEMENT 02	1	3.9 m³
A2.05	3.35 m³	2	BASEMENT 02	1	3.9 m³
A2.06	5.01 m³	5	BASEMENT 02	1	3.9 m³
A2.07	3.02 m³	2	BASEMENT 02	1	3.9 m³
A2.08	4.32 m³	4	BASEMENT 02	1	3.9 m³
A3.01	3.76 m³	3	BASEMENT 02	1	3.9 m³
A3.02	4.36 m³	4	BASEMENT 02	1	3.9 m³
A3.03	6.78 m³	4	BASEMENT 02	1	3.9 m³
A3.04	3.46 m³	3	BASEMENT 02	1	3.9 m³
A3.05	3.35 m³	2	BASEMENT 02	1	3.9 m³
A3.06	5.01 m³	5	BASEMENT 02	1	3.9 m³
A3.07	3.02 m³	2	BASEMENT 02	1	3.9 m³
A3.08	4.32 m³	4	BASEMENT 02	1	3.9 m³
A4.01	3.76 m³	3	BASEMENT 02	1	3.9 m³
A4.02	5.04 m³	4	BASEMENT 02	1	3.9 m³
A4.03	6.78 m³	4	BASEMENT 02	1	3.9 m³
A4.04	3.46 m³	3	BASEMENT 02	1	3.9 m³
A4.05	3.35 m³	2	BASEMENT 02	1	3.9 m³
A4.06	5.01 m³	5	BASEMENT 02	1	3.9 m³
A4.07	3.02 m³	2	BASEMENT 02	1	3.9 m³
A4.08	4.32 m³	4	BASEMENT 02	1	3.9 m³
A5.01	4.74 m³	3	BASEMENT 02	1	3.9 m³
A5.02	4.74 m³	5	BASEMENT 02	1	3.9 m³
A5.03	8.45 m³	3	BASEMENT 02	1	3.9 m³
A5.04	4.32 m³	3	BASEMENT 02	1	3.9 m³
A5.05	6.73 m³	4	BASEMENT 02	1	3.9 m³
A5.06	5.54 m³	2	BASEMENT 02	1	3.9 m³
A5.672	6.11 m³	3	BASEMENT 02	1	3.9 m³
A6.01	4.74 m³	3	BASEMENT 02	1	3.9 m³
A6.02	4.74 m³	5	BASEMENT 02	1	3.9 m³
A6.03	8.45 m³	3	BASEMENT 02	1	3.9 m³
A6.04	4.32 m³	3	BASEMENT 02	1	3.9 m³
A6.05	6.73 m³	4	BASEMENT 02	1	3.9 m³

ADG Storage Requirements
Minimum 50% Internal
1 BDR = 6m³ (3m³ Int.)
2 BDR = 8m³ (4m³ Int.)
3 BDR = 10m³ (5m³ Int.)



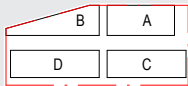
AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114



REV	DATE	DESCRIPTION	DN	AP
08	22.11.24	S4.55 Amendment		
07	24.07.24	Section 4.55		MF

SHEET STATUS
NOT FOR CONSTRUCTION

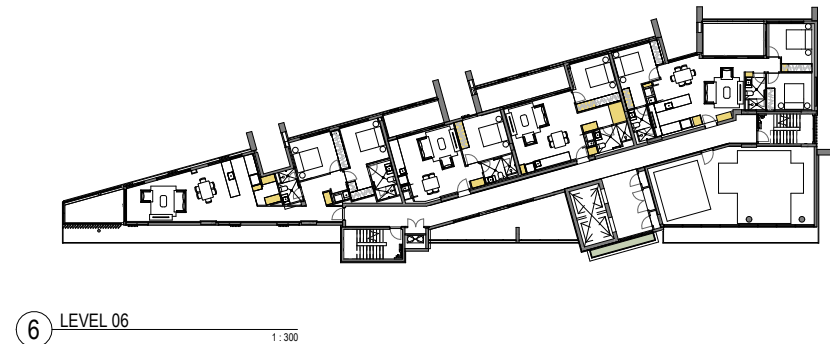
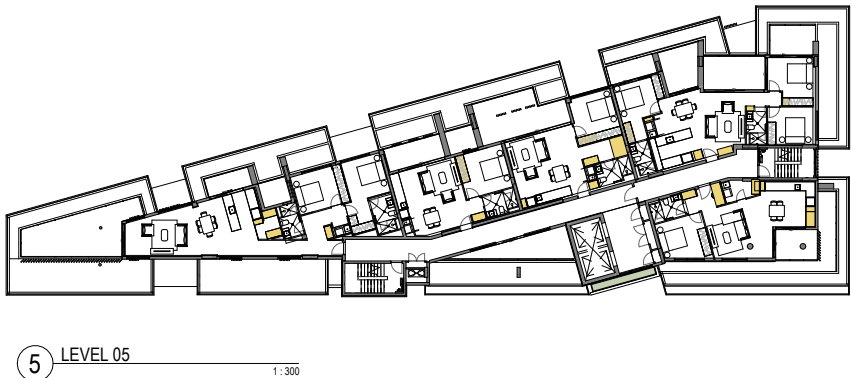
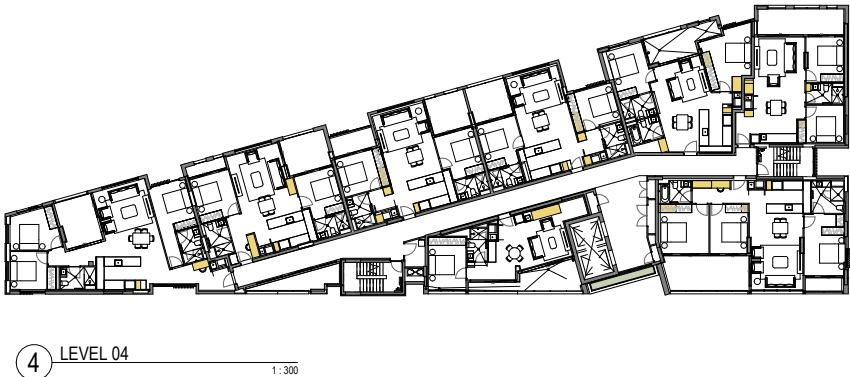
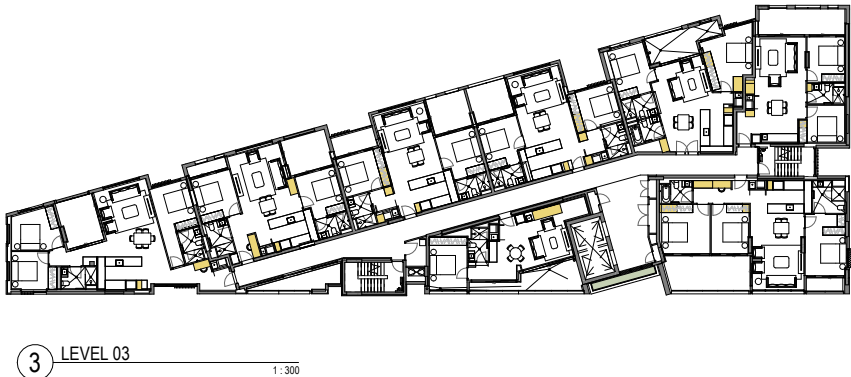
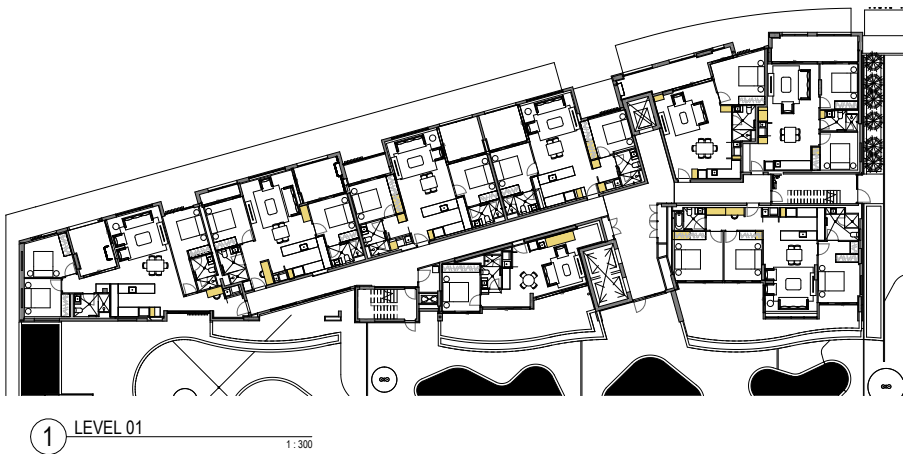
SHEET TITLE
STORAGE VOLUMES -
BUILDING A



SHEET NUMBER
DA2840

REVISION
08

27/10/2024 4:27 PM
PUBLISH DATE
THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVERPAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ABOVE STATUS. ONLY IF IN DOUBT, CONTACT A JC FOR CLARIFICATION.



Casework Schedule - Internal (B)			Casework schedule - External		
Room (APT): Number	Volume	Count	Floor	Count	Volume
A6.06	10.28 m³	7	BASEMENT 02	1	3.9 m³
B1.01	3.95 m³	1	BASEMENT 02	1	3.9 m³
B1.02	2.46 m³	2	BASEMENT 02	1	3.9 m³
B1.03	5.02 m³	3	BASEMENT 02	1	3.9 m³
B1.04	4.80 m³	4	BASEMENT 02	1	3.9 m³
B1.05	4.82 m³	4	BASEMENT 02	1	3.9 m³
B1.06	2.95 m³	4	BASEMENT 02	1	3.9 m³
B1.07	4.24 m³	4	BASEMENT 02	1	3.9 m³
B1.08	7.97 m³	4	BASEMENT 02	1	3.9 m³
B2.01	3.95 m³	1	BASEMENT 02	1	3.9 m³
B2.02	2.46 m³	2	BASEMENT 02	1	3.9 m³
B2.03	5.02 m³	3	BASEMENT 02	1	3.9 m³
B2.04	4.80 m³	4	BASEMENT 02	1	3.9 m³
B2.05	4.82 m³	4	BASEMENT 02	1	3.9 m³
B2.06	9.30 m³	6	BASEMENT 02	1	3.9 m³
B2.07	4.24 m³	4	BASEMENT 02	1	3.9 m³
B2.08	7.97 m³	4	BASEMENT 02	1	3.9 m³
B3.01	3.95 m³	1	BASEMENT 02	1	3.9 m³
B3.02	2.46 m³	2	BASEMENT 02	1	3.9 m³
B3.03	5.02 m³	3	BASEMENT 02	1	3.9 m³
B3.04	4.80 m³	4	BASEMENT 02	1	3.9 m³
B3.05	4.82 m³	4	BASEMENT 02	1	3.9 m³
B3.06	6.02 m³	4	BASEMENT 02	1	3.9 m³
B3.07	4.24 m³	4	BASEMENT 02	1	3.9 m³
B3.08	7.97 m³	4	BASEMENT 02	1	3.9 m³
B4.01	3.95 m³	1	BASEMENT 02	1	3.9 m³
B4.02	2.46 m³	2	BASEMENT 02	1	3.9 m³
B4.03	5.02 m³	3	BASEMENT 02	1	3.9 m³
B4.04	4.80 m³	4	BASEMENT 02	1	3.9 m³
B4.05	4.82 m³	4	BASEMENT 02	1	3.9 m³
B4.06	6.02 m³	4	BASEMENT 02	1	3.9 m³
B4.07	4.24 m³	4	BASEMENT 02	1	3.9 m³
B4.08	7.97 m³	4	BASEMENT 02	1	3.9 m³
B5.01	5.19 m³	4	BASEMENT 02	1	3.9 m³
B5.02	4.77 m³	2	BASEMENT 02	1	3.9 m³
B5.03	9.70 m³	5	BASEMENT 02	1	3.9 m³
B5.04	6.79 m³	6	BASEMENT 02	1	3.9 m³
B5.05	13.13 m³	7	BASEMENT 02	1	3.9 m³
B6.01	5.19 m³	4	BASEMENT 02	1	3.9 m³
B6.02	4.77 m³	2	BASEMENT 02	1	3.9 m³
B6.03	9.70 m³	5	BASEMENT 02	1	3.9 m³

ADG Storage Requirements
Minimum 50% Internal
1 BDR = 6m³ (3m³ Int.)
2 BDR = 8m³ (4m³ Int.)
3 BDR = 10m³ (5m³ Int.)



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN S264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

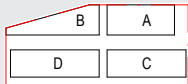
CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank

PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



REV	DATE	DESCRIPTION	DN	AP
08	22.11.24	S4.55 Amendment		
07	24.07.24	Section 4.55		MF

SHEET STATUS
NOT FOR CONSTRUCTION

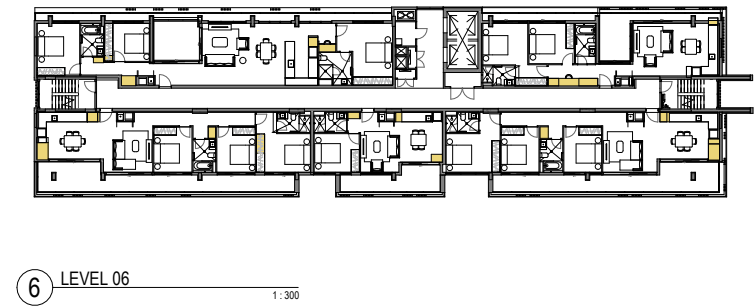
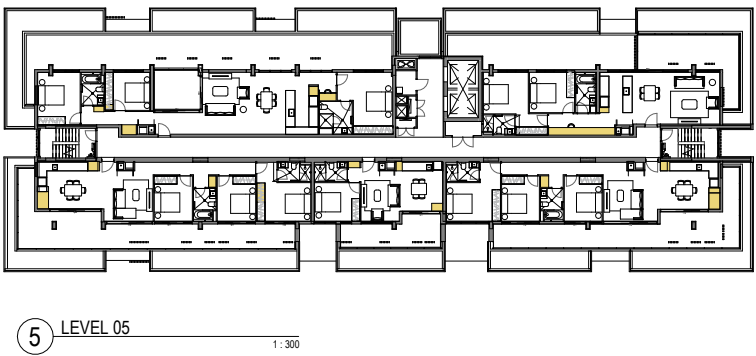
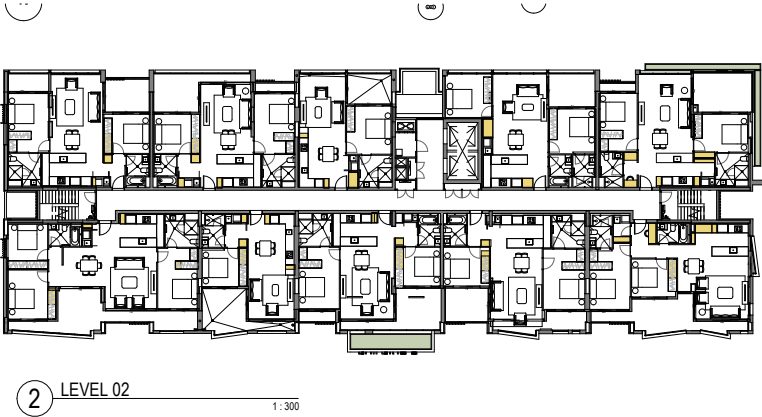
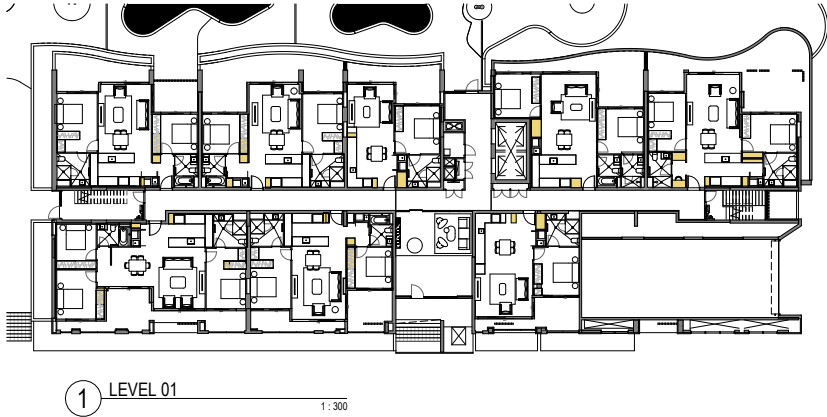
SHEET TITLE
STORAGE VOLUMES -
BUILDING B



SHEET NUMBER
DA2841

REVISION
08

20/05/2024 2:54:42 PM
PUBLISH DATE
THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVERPAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ABOVE STATUS. IF IN DOUBT, CONTACT A JC FOR CLARIFICATION.



Casework Schedule - Internal (C)			Casework schedule - External		
Room (APT): Number	Volume	Count	Floor	Count	Volume
B6.02	4.77 m³	2	BASEMENT 02	1	3.9 m³
B6.03	9.70 m³	5	BASEMENT 02	1	3.9 m³
B6.04	6.79 m³	6	BASEMENT 02	1	3.9 m³
C1.01	4.03 m³	2	BASEMENT 02	1	3.9 m³
C1.02	7.21 m³	6	BASEMENT 02	1	3.9 m³
C1.03	4.97 m³	4	BASEMENT 02	1	3.9 m³
C1.04	6.49 m³	5	BASEMENT 02	1	3.9 m³
C1.05	3.76 m³	3	BASEMENT 02	1	3.9 m³
C1.06	4.27 m³	4	BASEMENT 02	1	3.9 m³
C1.07	3.46 m³	3	BASEMENT 02	1	3.9 m³
C1.08	2.86 m³	2	BASEMENT 02	1	3.9 m³
C2.01	4.03 m³	2	BASEMENT 02	1	3.9 m³
C2.02	7.21 m³	6	BASEMENT 02	1	3.9 m³
C2.03	9.45 m³	5	BASEMENT 02	1	3.9 m³
C2.04	3.35 m³	2	BASEMENT 02	1	3.9 m³
C2.05	4.97 m³	4	BASEMENT 02	1	3.9 m³
C2.06	4.92 m³	5	BASEMENT 02	1	3.9 m³
C2.07	6.49 m³	5	BASEMENT 02	1	3.9 m³
C2.08	3.76 m³	3	BASEMENT 02	1	3.9 m³
C2.09	4.27 m³	4	BASEMENT 02	1	3.9 m³
C2.10	3.46 m³	3	BASEMENT 02	1	3.9 m³
C3.01	4.03 m³	2	BASEMENT 02	1	3.9 m³
C3.02	7.21 m³	6	BASEMENT 02	1	3.9 m³
C3.03	9.45 m³	5	BASEMENT 02	1	3.9 m³
C3.04	3.35 m³	2	BASEMENT 02	1	3.9 m³
C3.05	4.97 m³	4	BASEMENT 02	1	3.9 m³
C3.06	4.92 m³	5	BASEMENT 02	1	3.9 m³
C3.07	6.49 m³	5	BASEMENT 02	1	3.9 m³
C3.08	3.76 m³	3	BASEMENT 02	1	3.9 m³
C3.09	4.27 m³	4	BASEMENT 02	1	3.9 m³
C3.10	3.46 m³	3	BASEMENT 02	1	3.9 m³
C4.01	4.03 m³	2	BASEMENT 02	1	3.9 m³
C4.02	7.21 m³	6	BASEMENT 02	1	3.9 m³
C4.03	9.45 m³	5	BASEMENT 02	1	3.9 m³
C4.04	3.35 m³	2	BASEMENT 02	1	3.9 m³
C4.05	4.27 m³	4	BASEMENT 02	1	3.9 m³
C4.06	4.92 m³	5	BASEMENT 02	1	3.9 m³
C4.07	6.49 m³	5	BASEMENT 02	1	3.9 m³
C4.08	3.76 m³	3	BASEMENT 02	1	3.9 m³
C4.09	4.27 m³	4	BASEMENT 02	1	3.9 m³
C4.10	3.46 m³	3	BASEMENT 02	1	3.9 m³
C5.01	7.96 m³	2	BASEMENT 02	1	3.9 m³
C5.02	6.11 m³	3	BASEMENT 02	1	3.9 m³
C5.03	3.14 m³	3	BASEMENT 02	1	3.9 m³
C5.04	7.96 m³	4	BASEMENT 02	1	3.9 m³
C5.05	6.78 m³	5	BASEMENT 02	1	3.9 m³
C6.01	5.44 m³	1	BASEMENT 02	1	3.9 m³
C6.03	3.14 m³	3	BASEMENT 02	1	3.9 m³
C6.04	7.96 m³	4	ADG Storage Requirements - Minimum 50% Internal 1 BDR = 6m³ (3m³ Int.) 2 BDR = 8m³ (4m³ Int.) 3 BDR = 10m³ (5m³ Int.)		
C6.05	6.78 m³	5			



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

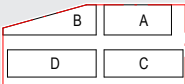
NOMINATED ARCHITECTS
MICHAEL HEENAN S264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



REV	DATE	DESCRIPTION	DN	AP
08	22.11.24	S4.55 Amendment		
07	24.07.24	Section 4.55		MF

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
STORAGE VOLUMES -
BUILDING C

SCALE
1:300
@ A1

SHEET NUMBER

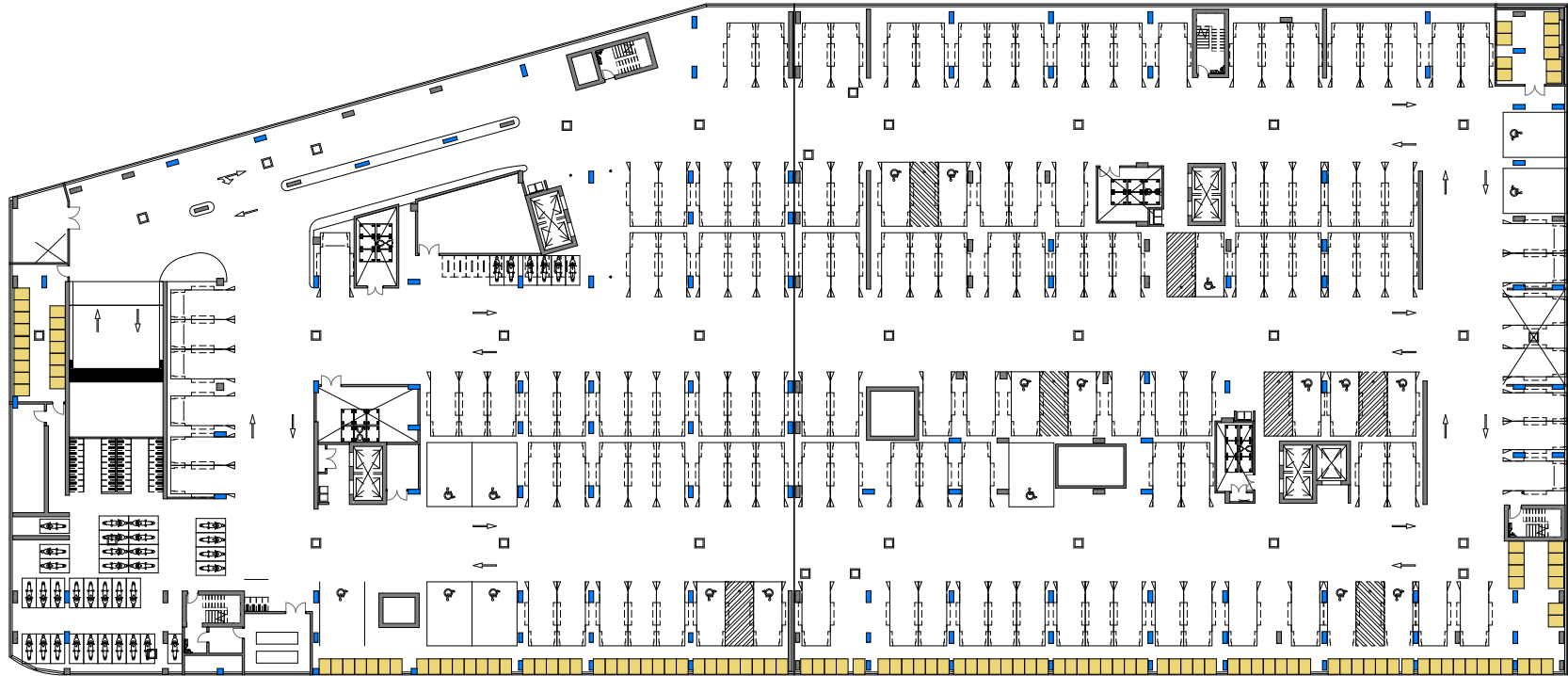
DA2842

REVISION

08

PUBLISH DATE 22/07/2024 2:53:03 PM

THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DON'T SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. IF IN DOUBT, CONTACT ARCHITECTS AJC.



STORAGE BASEMENT SCHEDULE			
BUILDING	Floor	Count	Volume
BUILDING A			
BUILDING A	BASEMENT 02	40	114.40 m³
BUILDING B			
BUILDING B	BASEMENT 02	41	117.26 m³
BUILDING C			
BUILDING C	BASEMENT 02	48	137.28 m³



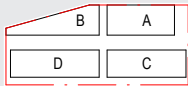
AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN S264,
BRIAN MARIOTTI S451,
JOHN WHITTINGHAM S7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114



REV	DATE	DESCRIPTION	DN	AP
08	22.11.24	S4.55 Amendment		
07	24.07.24	Section 4.55		MF

SHEET STATUS
NOT FOR CONSTRUCTION

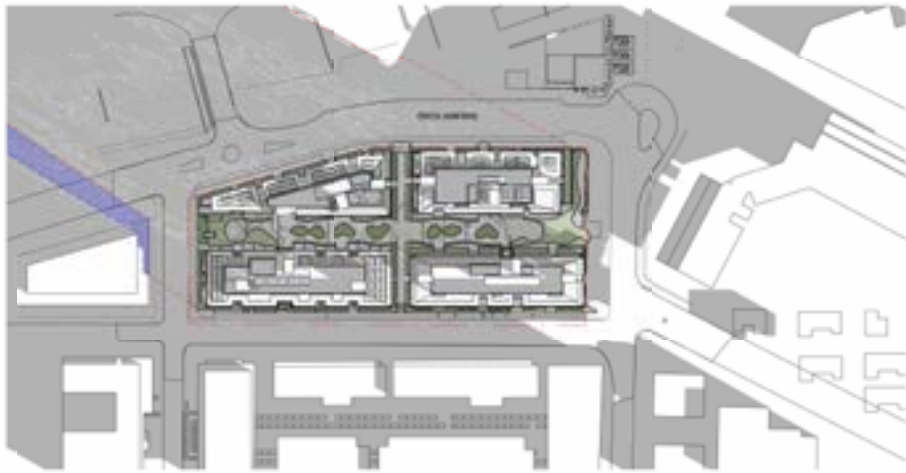
SHEET TITLE
STORAGE VOLUMES -
BASEMENT

SCALE
1:300
@ A1

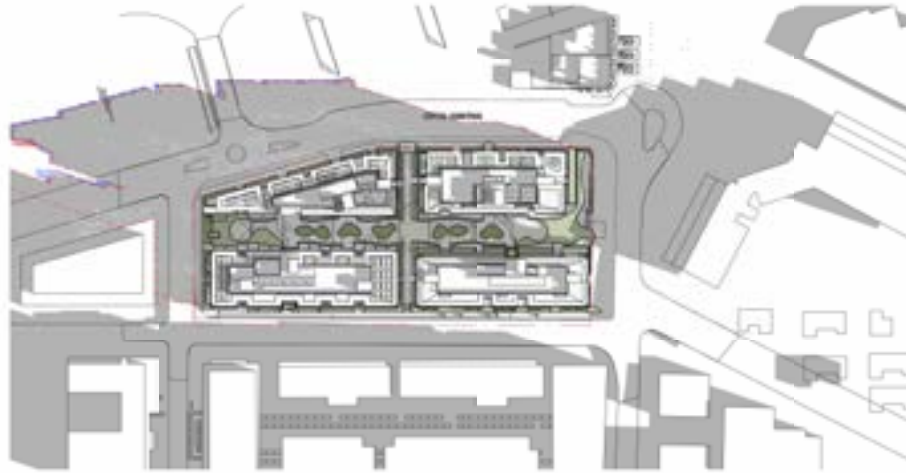
SHEET NUMBER
DA2843

REVISION
08

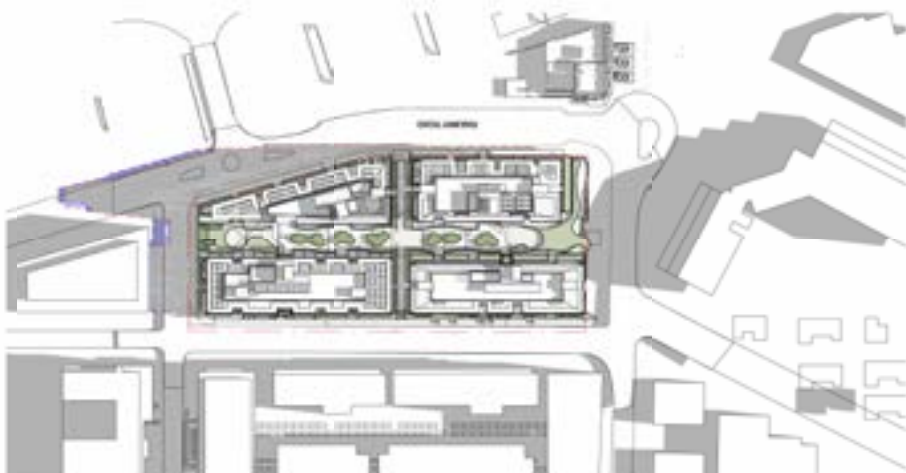
22/08/2024 10:52 PM
PUBLISH DATE
THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY IF IN DOUBT. CONTACT AJC FOR CLARIFICATION.



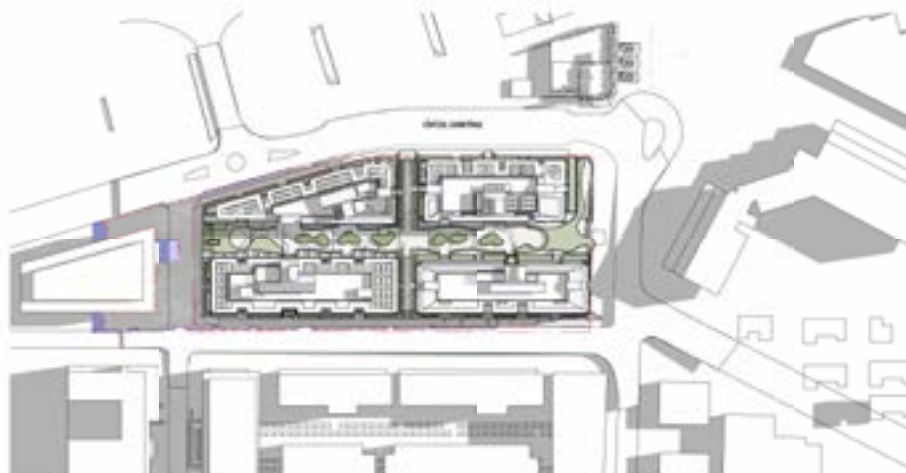
1 JUNE 21 8AM
1:1300



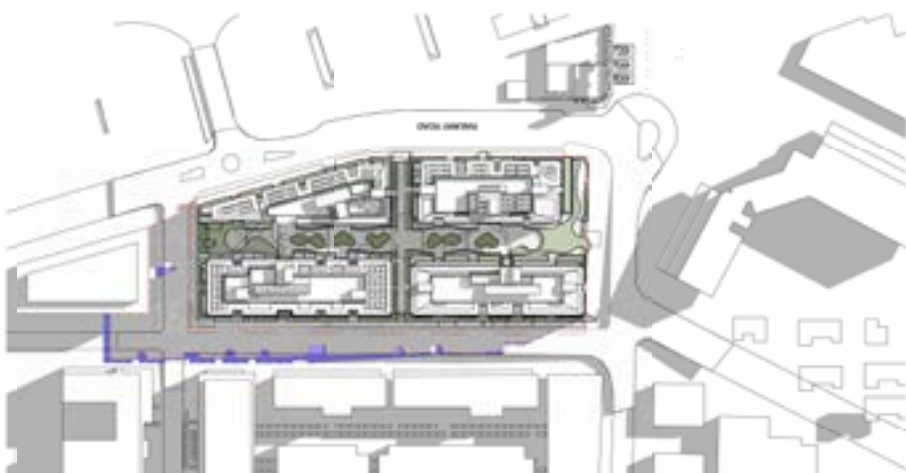
2 JUNE 21 9AM
1:1300



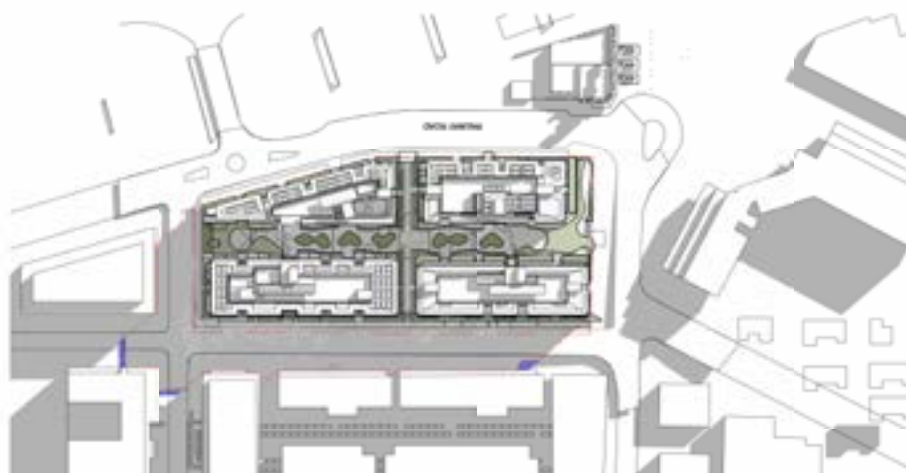
3 JUNE 21 10AM
1:1300



4 JUNE 21 11AM
1:1300



5 JUNE 21 12PM
1:1300



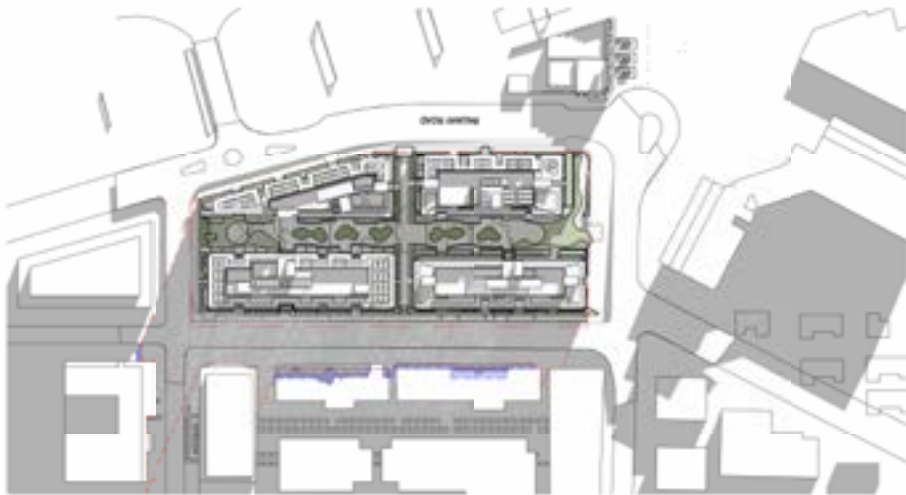
6 JUNE 21 1PM
1:1300

----- Existing Overshadowing
----- New Overshadowing

22/7/2024 3:56:28 PM
PUBLISH DATE
THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY IF IN DOUBT. CONTACT AJC FOR CLARIFICATION.



1 JUNE 21 2PM 1:1300



2 JUNE 21 3PM 1:1300



3 JUNE 21 4PM 1:1300

----- Existing Overshadowing

----- New Overshadowing



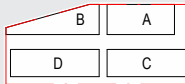
AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114



REV	DATE	DESCRIPTION	DN	AP
09	22.11.24	S4.55 Amendment		
08	07.08.24	Section 4.55		MF

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SHADOW DIAGRAMS



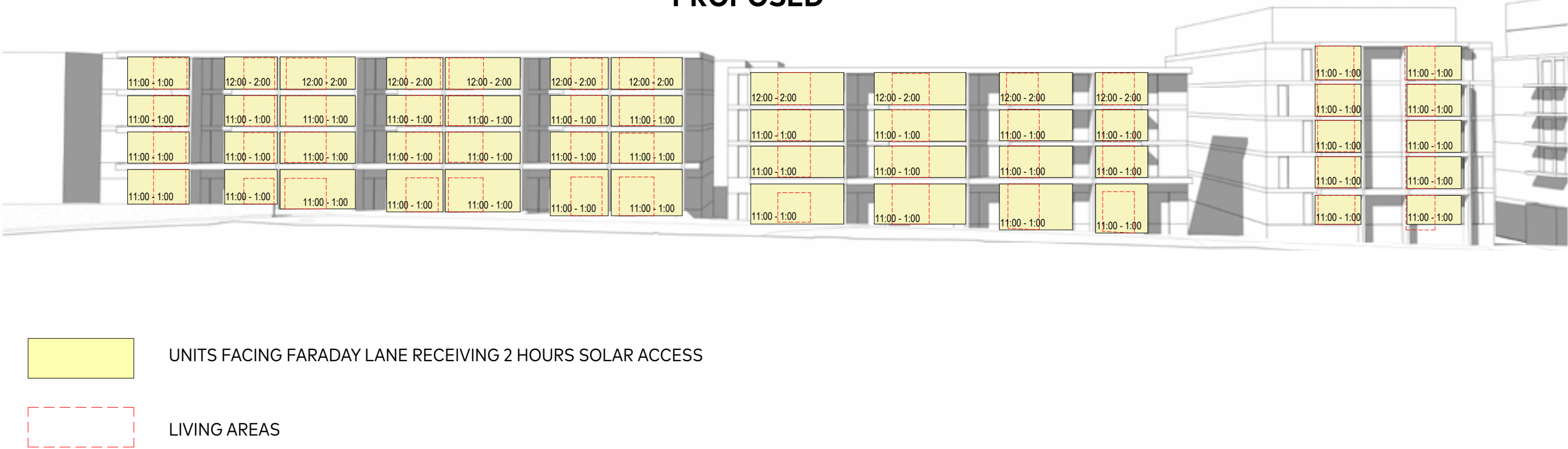
SHEET NUMBER
DA2851
REVISION
09

NEIGHBOURING BUILDING SOLAR ACCESS - FARADAY LANE

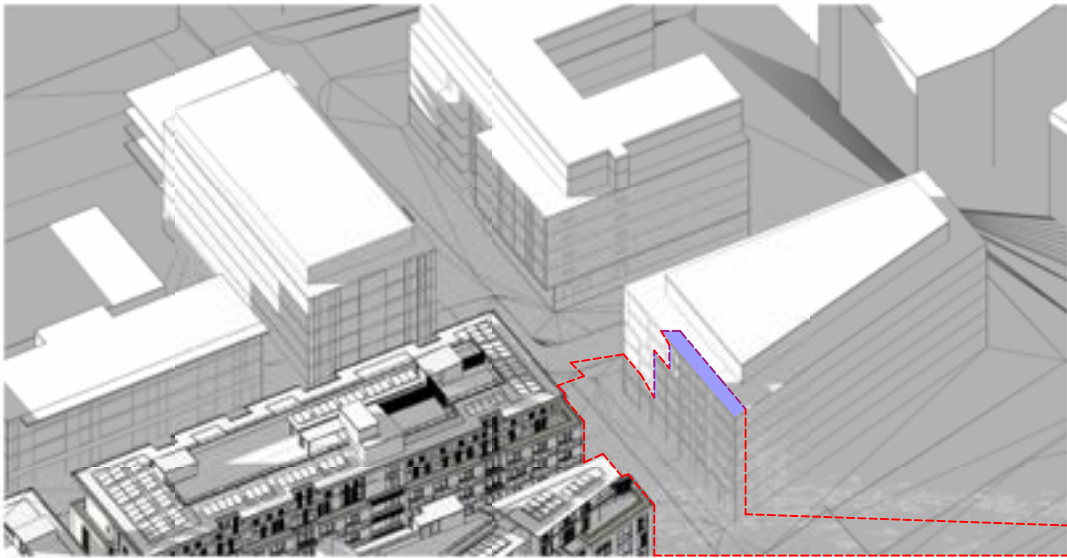
APPROVED



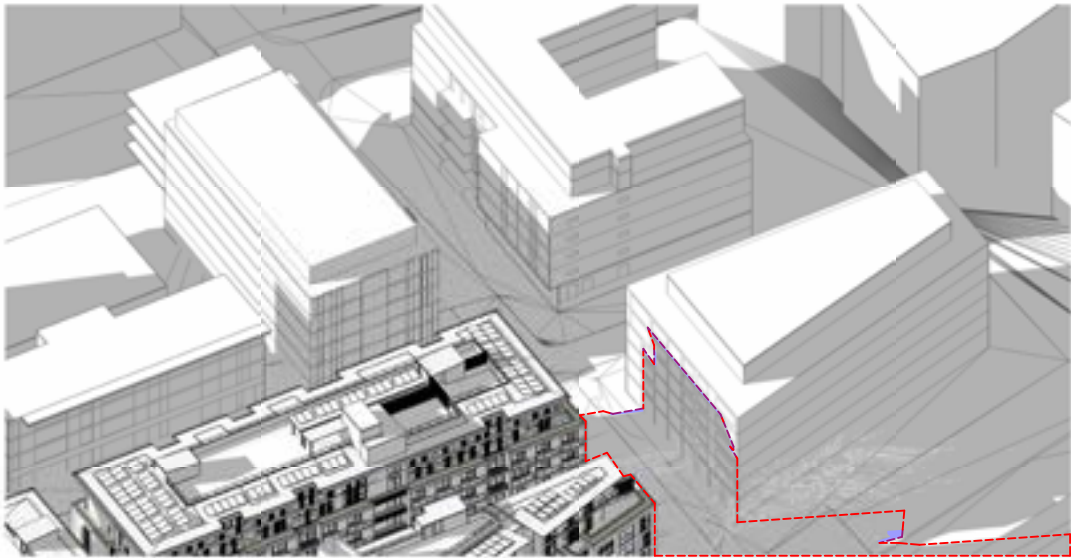
PROPOSED



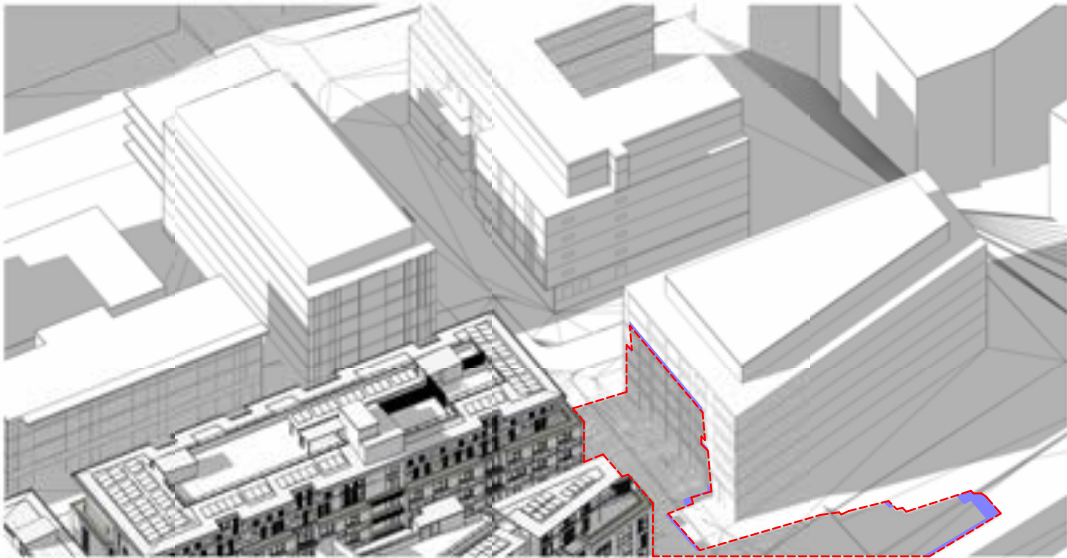
22/07/2024 10:58 AM
PUBLISH DATE
THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THIS SHEET STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVERPAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS OF THIS DRAWING. USE FOUR DIMENSIONS ONLY. IF IN DOUBT, CONTACT AJC FOR CLARIFICATION.



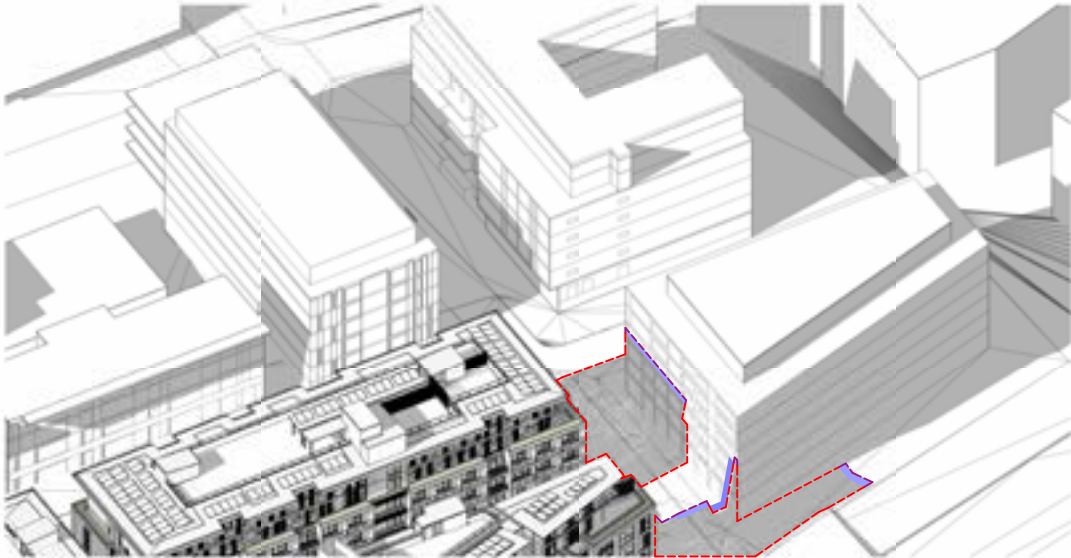
① June 21 - Underdale Lane 8am



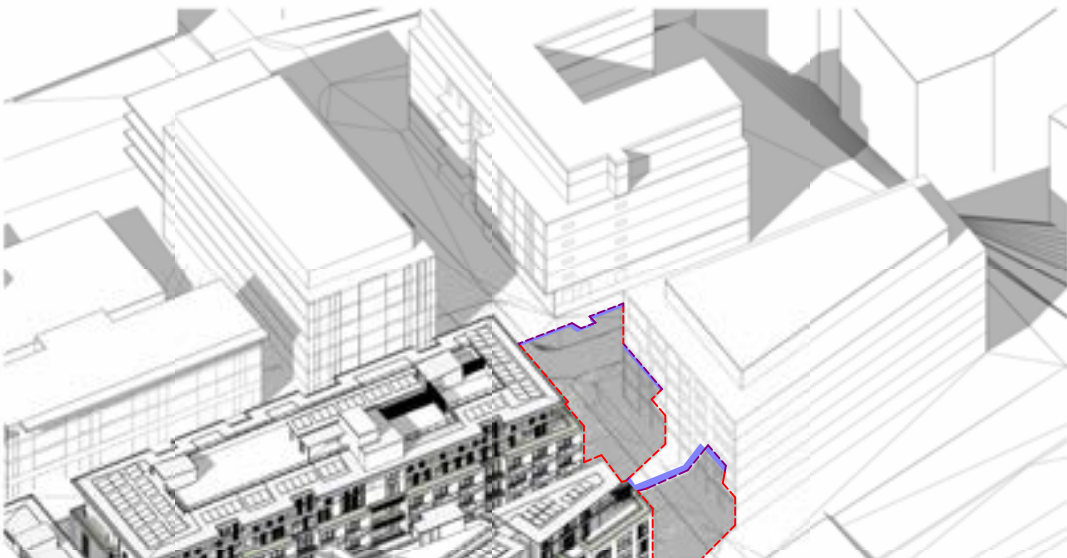
② June 21 - Underdale Lane 9am



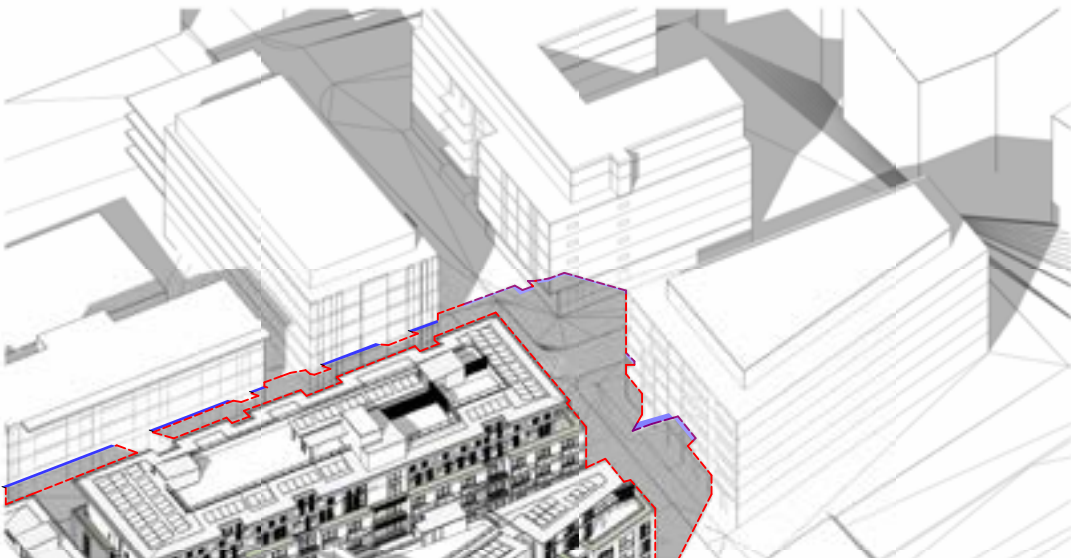
③ June 21 - Underdale Lane 10am



④ June 21 - Underdale Lane 11am



⑤ June 21 - Underdale Lane 12pm



⑥ June 21 - Underdale Lane 1pm



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+612 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

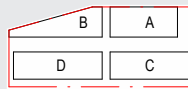
NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



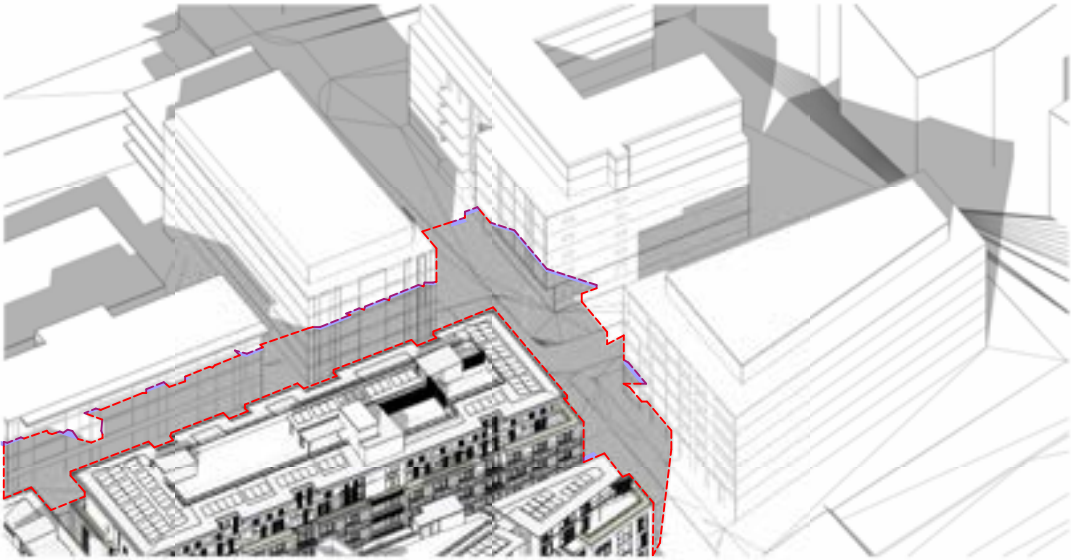
REV	DATE	DESCRIPTION	DN	AP
09	22.11.24	S4.55 Amendment		
08	07.08.24	Section 4.55		MF
SHEET STATUS NOT FOR CONSTRUCTION				

SHEET TITLE
3D VIEWS FROM THE
SUN - UNDERDALE LN

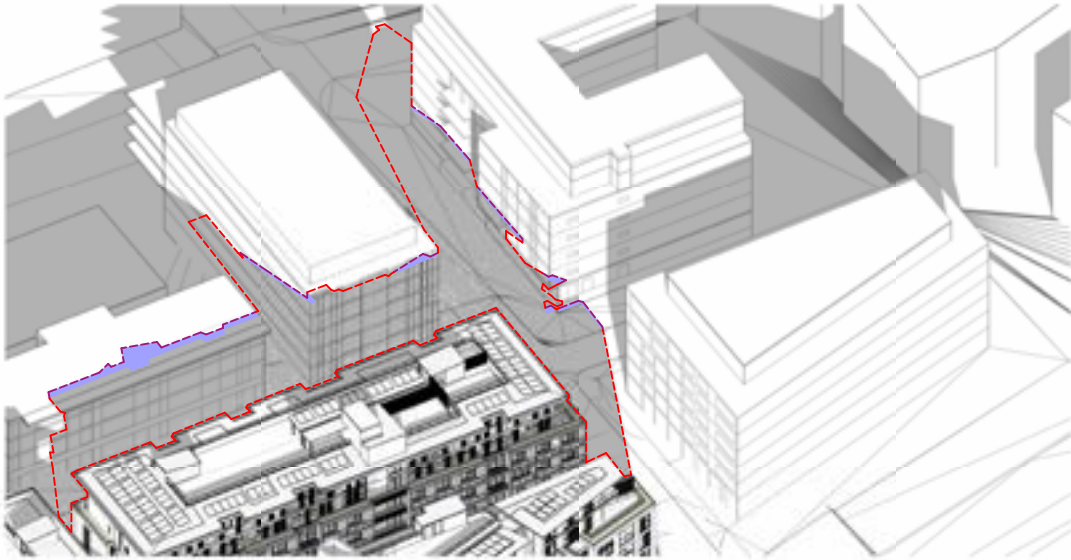
SCALE
1:1
@ A1
C

SHEET NUMBER
DA2862

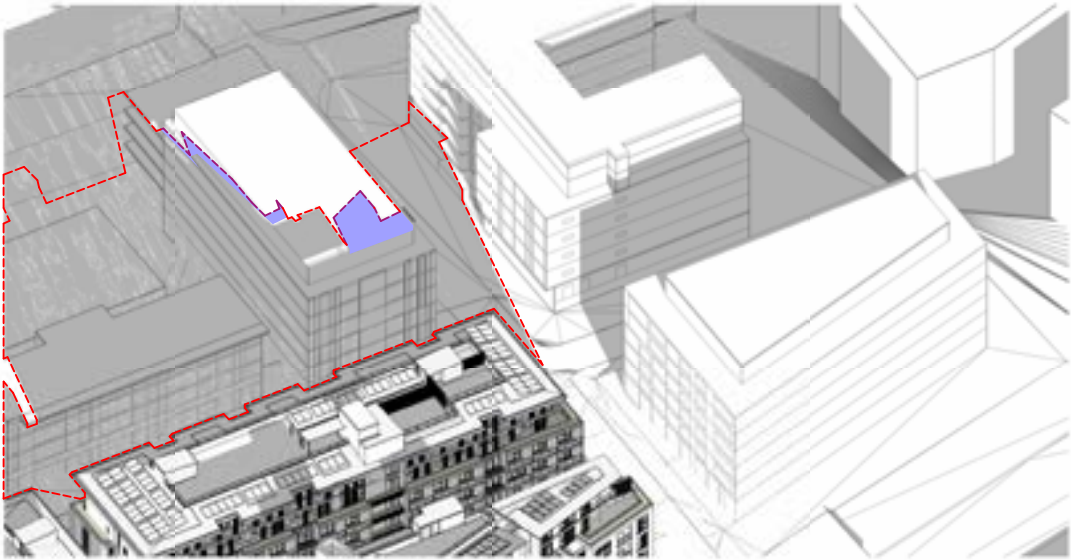
REVISION
09



① June 21 - Underdale Lane 2pm



② June 21 - Underdale Lane 3pm



③ June 21 - Underdale Lane 4pm



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

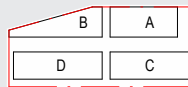
NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Evolution MIT Services Pty
Ltd as trustee for the Apt
Hold Trust 1

PROJECT
APT Residential
Meadowbank
PROJECT NO
24002

LOCATION
1-20 Railway Rd & 50
Constitution Rd
Meadowbank NSW 2114

apt.



REV	DATE	DESCRIPTION	DN	AP
09	22.11.24	S4.55 Amendment		
08	07.08.24	Section 4.55		MF
SHEET STATUS NOT FOR CONSTRUCTION				

SHEET TITLE
3D VIEWS FROM THE
SUN - UNDERDALE LN

SCALE
1:1
@ A1

SHEET NUMBER
DA2863

REVISION
09

APPROVED



PROPOSED



APPROVED



LEVEL 3



LEVEL 4



LEVEL 5

PROPOSED



5 LEVEL 03

1:500



6 LEVEL 05

1:500

APPROVED



LEVEL 6



LEVEL 7

APPROVED GFA

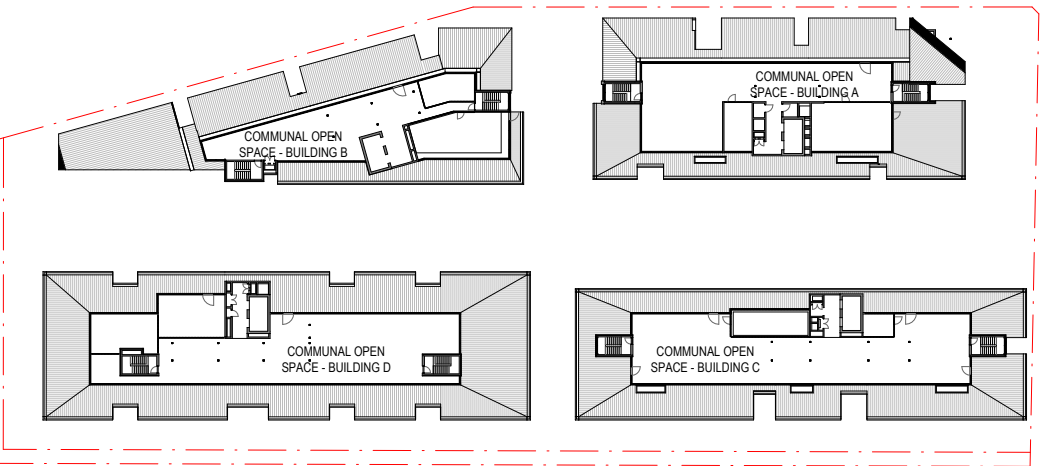
GFA	BUILDING A	BUILDING B	BUILDING C	BUILDING D	Retail	Apartments
(Retail) G					4325	
1	712	717	753	992		
2	718	720	899	992		
3	718	728	902	1034		
4	718	728	899	992		
5	606	396	559	731		
6	606	337	538	675		
7	0	0	0	0		
8	0	0	0	0		
Total(All)	4078	3626	4550	5416	21995	129
ALLOWED GFA (2.7:1)					20987.1	
ALLOWED GFA WITH BONUS)					21967	
GFA OVER/UNDER					28	

PROPOSED



① LEVEL 06

1:500



② LEVEL 07

1:500

PROPOSED GFA

GFA	BUILDING A	BUILDING B	BUILDING C	BUILDING D	RETAIL	APARTMENTS
(RETAIL) G					4570	
1	786	743	780	1005		20
2	717	744	900	1025		26
3	717	757	900	1025		26
4	717	757	900	1025		26
5	601	452	560	713		16
6	601	386	555	713		15
7						
8						
TOTAL (ALL)	4139	3839	4595	5506	22649	129
Allowed GFA (2.7:1)					20987	
Allowed GFA with Bonus					21967	
GFA OVER/UNDER					659	

Delta : 659 m2