

Cnr Macquarie, Elizabeth & George Streets  
**Liverpool**

Masterplan DA  
prepared for  
Copping & Vartuli Pty Ltd  
Deemhire & Syndrom Pty Ltd  
FBDM Investments Pty Ltd

NDZ  
ARCHITECTS

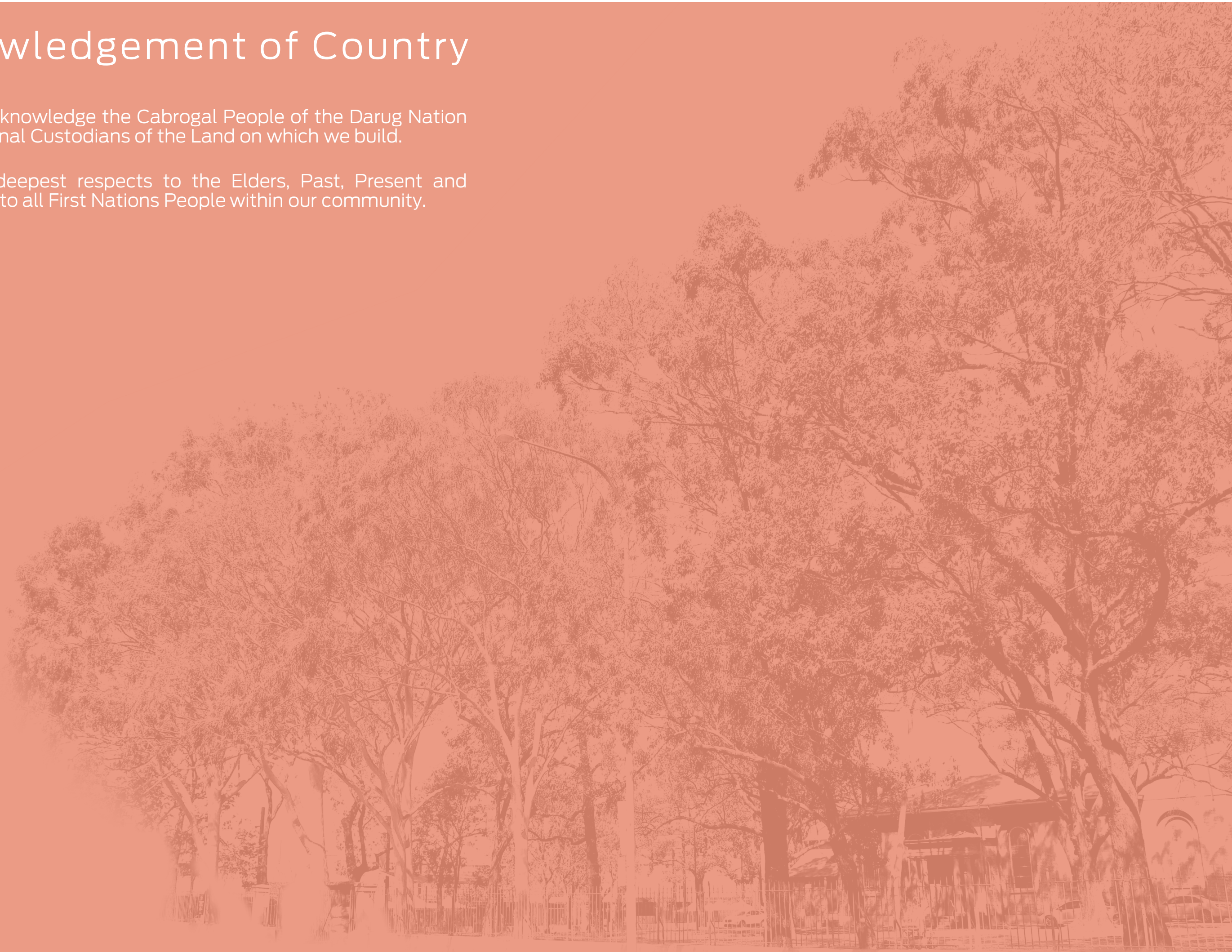
Columbia  
Place



# Acknowledgement of Country

We wish to acknowledge the Cabrogal People of the Darug Nation as the Traditional Custodians of the Land on which we build.

We pay our deepest respects to the Elders, Past, Present and Emerging and to all First Nations People within our community.





# Executive Summary

Located at the intersection of Macquarie, Elizabeth and George Streets, Corymbia Place is the next gateway to the burgeoning innovation precinct in Sydney's South-West. This documentation set outlines the masterplan for a breakthrough innovation hub at the core of Liverpool's vibrant CBD.

Liverpool stands as a significant growth zone within metropolitan Sydney, boasting an increasing population and a clear trajectory of continued development. The vision of the future Western Parkland City, encompassing the forthcoming Western Sydney International Airport, the accompanying Aerotropolis and the greater Liverpool City Council LGA represent a monumental opportunity for growth, with this development playing a pivotal role in this expansive evolution.

Spatial and strategic components taken into consideration include the following:

- o The region is the nearest subregional centre to the Aerotropolis, the focus of significant state and federal investment in transport and infrastructure.
- o The site is at the heart of Liverpool City Centre and close to transport links, particularly Liverpool Train Station and bus interchange.
- o The proposal will contribute significant public benefit such as an abundance of green space, employment opportunities with modern amenities, a retail and hospitality precinct and further pedestrianisation of the street grid.
- o Flexibility in design of leasable areas and communal spaces catering to current and future needs of the population.
- o Establishing a new precedent for the built environment in the area.

The project has been shaped strategically over several years in collaboration with a multitude of interdisciplinary consultants, comprising adaptable commercial space, integrated retail and business areas, and modern amenities across twenty-nine levels.

The masterplan for Corymbia Place aims to provide a dynamic environment for work and lifestyle. Its premier location among the urban fabric of Liverpool and its heritage listed 'Meehan grid' solidifies its status as the primary retail, commercial and innovation hub within the region, serving as an integral part of the future in the region.

The design intent revolves around principal pillars:

1. Place Making: a holistic approach to the planning of the development within its surroundings, responding thoughtfully to the unique context and aligning with the planning policy and strategic framework for high-density mixed-use development, for the preparation of strategic frameworks and masterplan implementation.

2. Connectivity: A new through-site link connecting Macquarie Mall to George Street, aligning with Liverpool City Council's vision for an 18-hour economy and heightened pedestrian activity, combines with a robust movement network across the precinct axes and beyond.

3. Ecosystem: With a total of 4,000 sqm of green space across multiple levels, breakout areas and recreational zones have been strategically layered across the building fabric to provide connection with the natural environment, adequate shading and encourage leisure, relaxation, and activity among nature.

4. Resilience: Targeting a Green Star building energy rating, the project has fundamentally embraced sustainable energy and water efficiency, responsible construction and waste practices, healthy and inclusive design within proximity to transport and an overall reduction of climate impact across the building life cycle.

5. Materiality: Touching on the engrained fabric of place while remaining forward-looking, the project brings together the strength of elements which capture the essence of Liverpool's rich heritage and the progressive built environment.

The ultimate goal of the project masterplan at is to create a development which establishes Liverpool as a significant metropolitan CBD and the third city of Sydney. Corymbia Place will reference the regions unique social and cultural heritage, as well as natural and built fabric to ensure that this once-in-a generation opportunity is properly captured and celebrated.





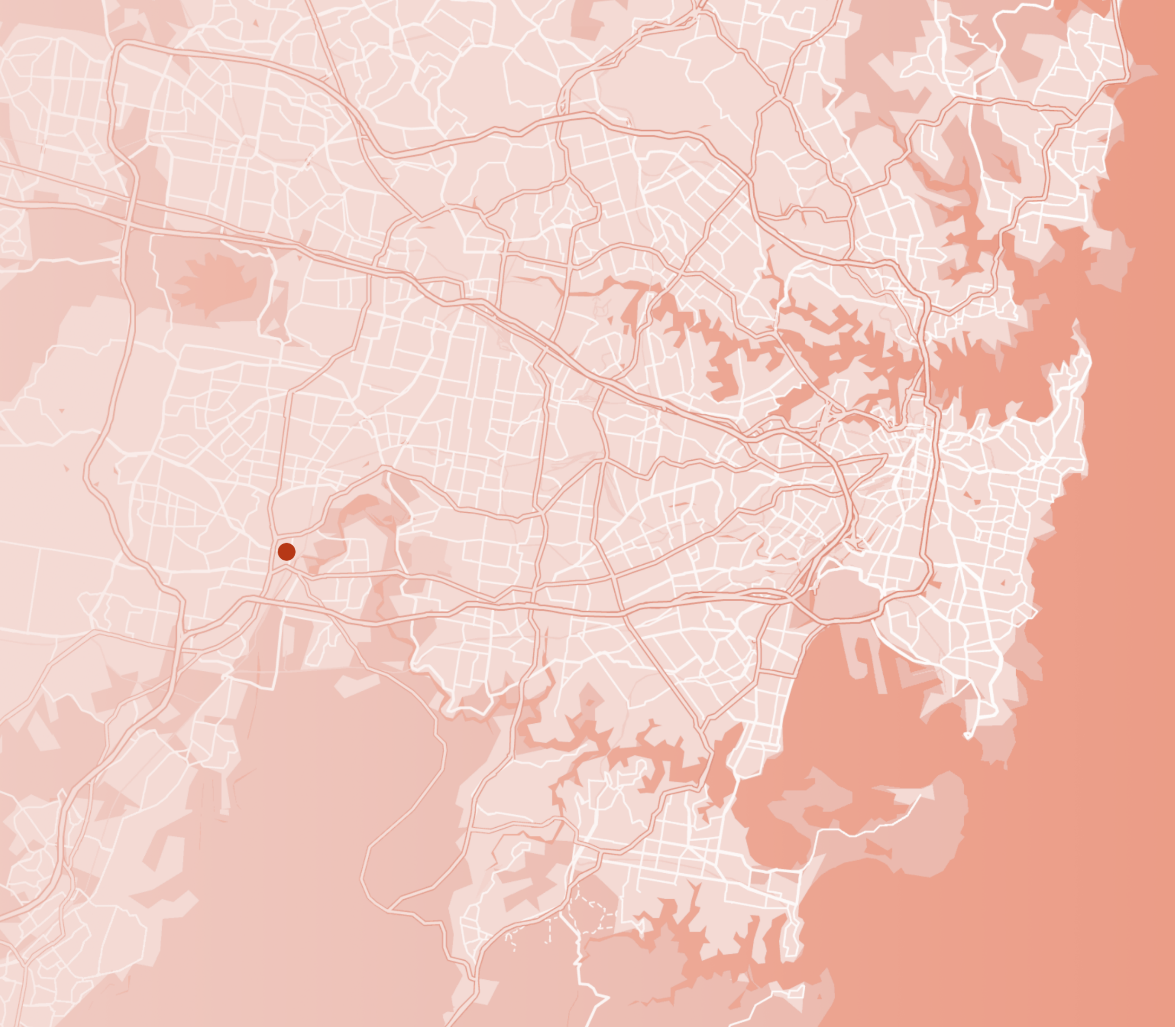
# Consultants





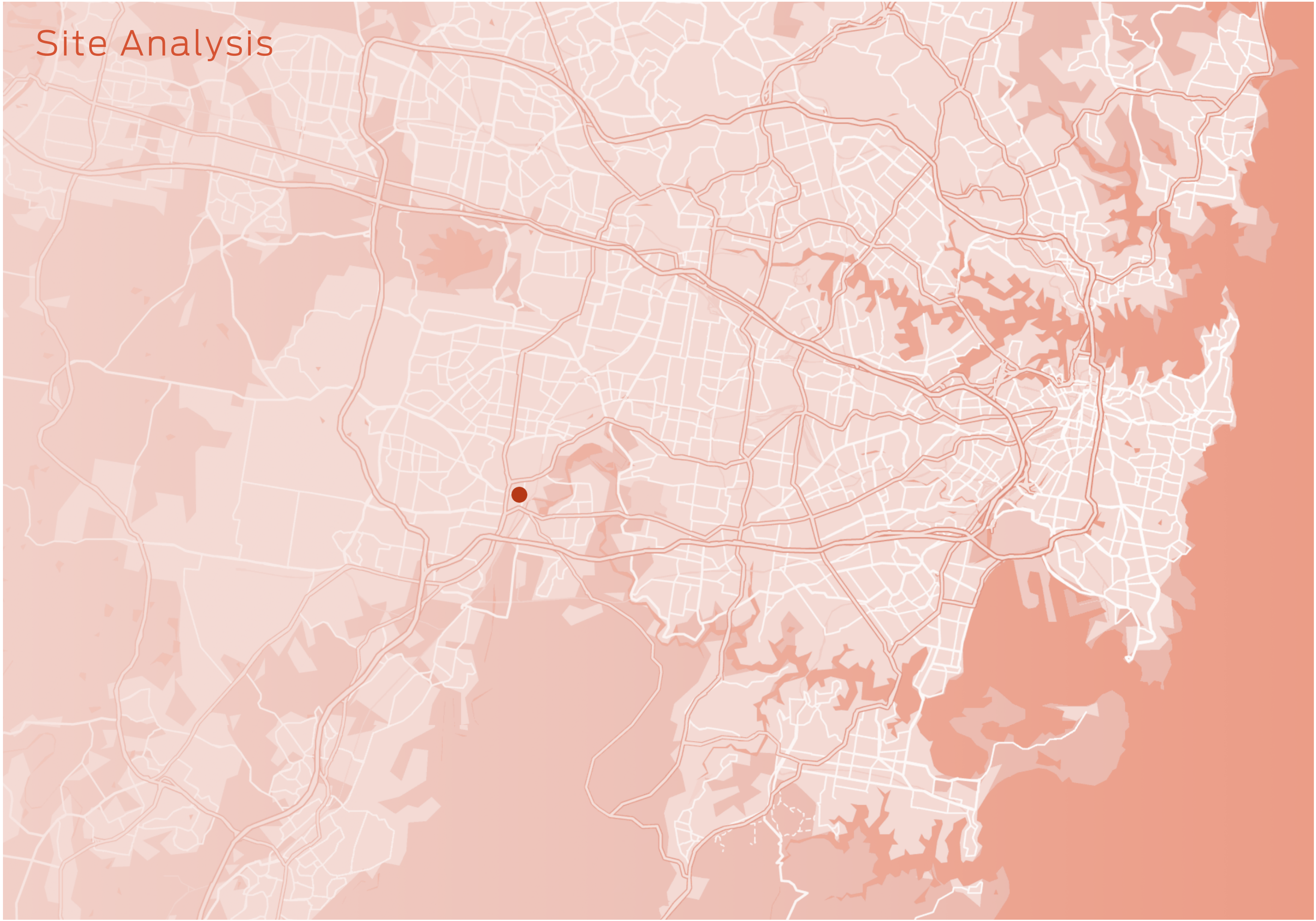
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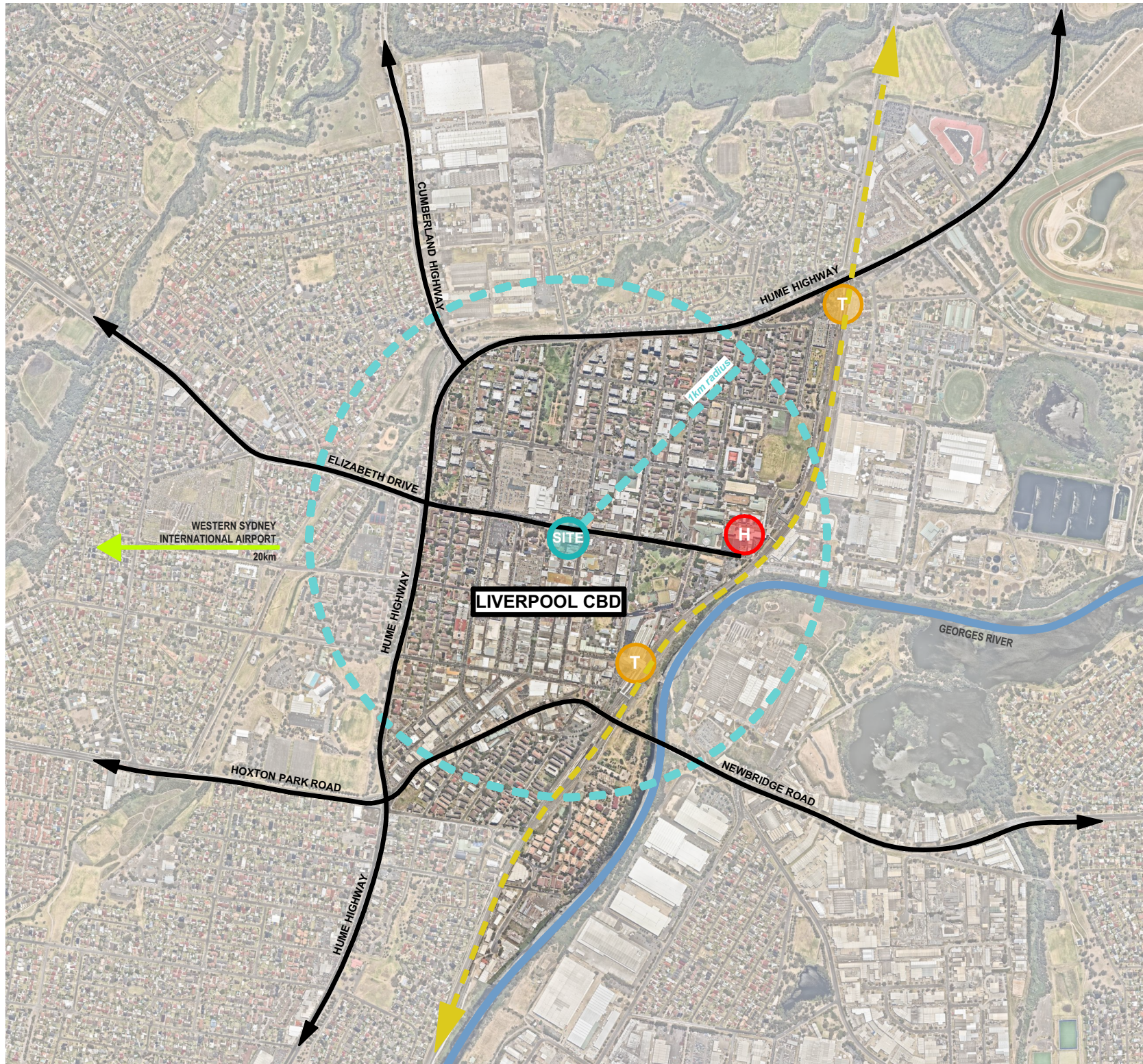




# Site Analysis

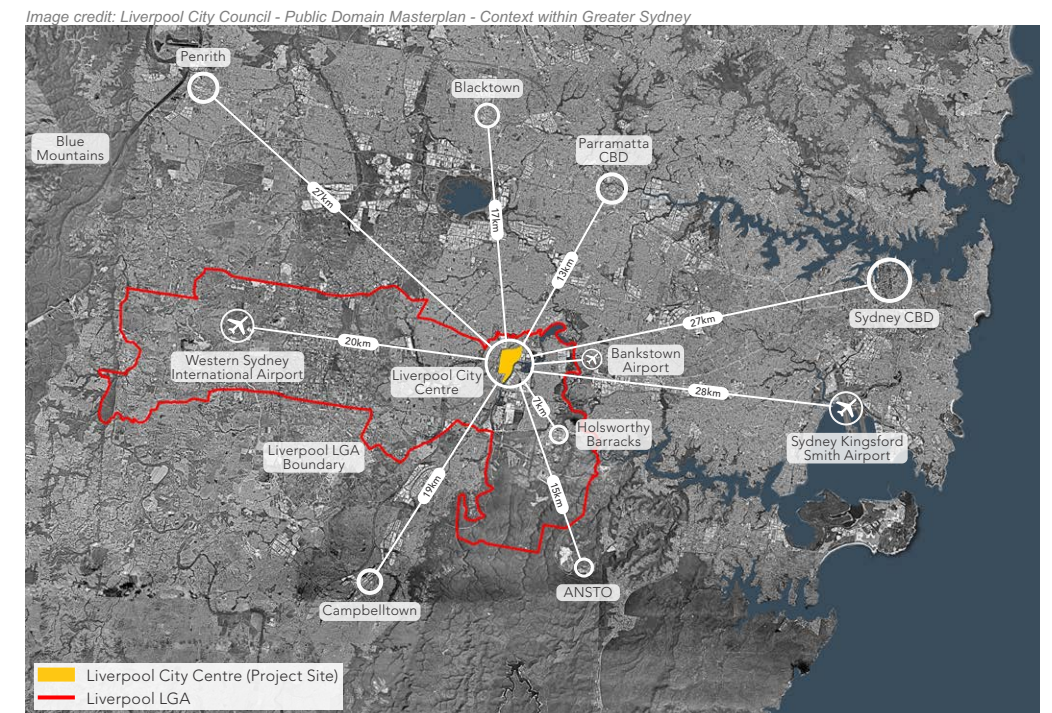
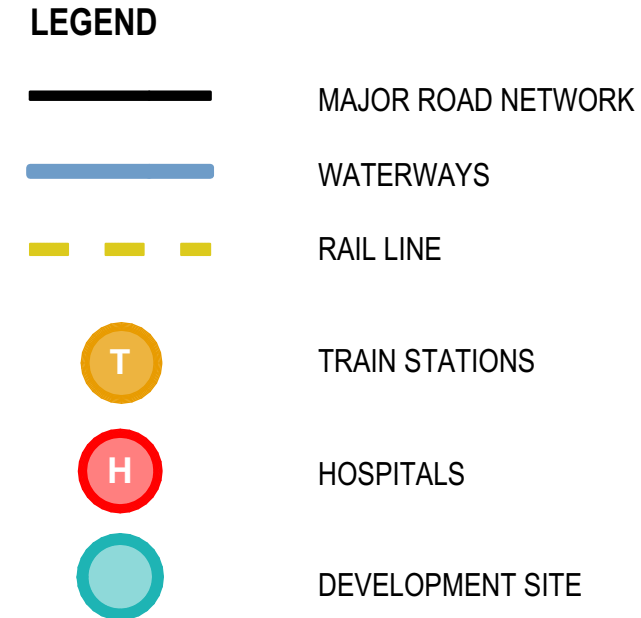






# LOCATION PLAN

Scale 1:20000



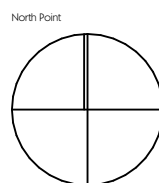
## MACRO SYDNEY LOCATION PLAN

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**General Notes**

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- 3) Figured dimensions must be taken in preference to scaling.
- 4) All boundary clearances must be verified by the surveyor prior to commencement of any building work.
- 5) Where engineering drawings are required such must take preference to this drawing.
- 6) The Designer to be contacted by Council's Builders and AS 3500.3-1990.
- 7) All services to be located and verified by the Builder with relevant authorities before any building work commences.

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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 066 501

Consultants

**ALGORRY ZAPPIA**

4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133

ABN 43 064 952 692

info@algorryzappia.com.au  
www.algorryzappia.com.au

**Project COMMERCIAL DEVELOPMENT MASTERPLAN**  
 Lot 2 DP902010, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth and George Streets, LIVERPOOL

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 DEEMHIRE & SYNDROM PTY LTD  
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**Title LOCATION PLAN**

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| Project #<br>P5073  | Sheet #<br>A101  | Issue<br>D             |



Image credit: Liverpool City Council - Public Domain Masterplan - Masterplan Site & Context



## SITE CONTEXT PLAN

## INTEGRATIONS

Image credit: Zircon Interiors



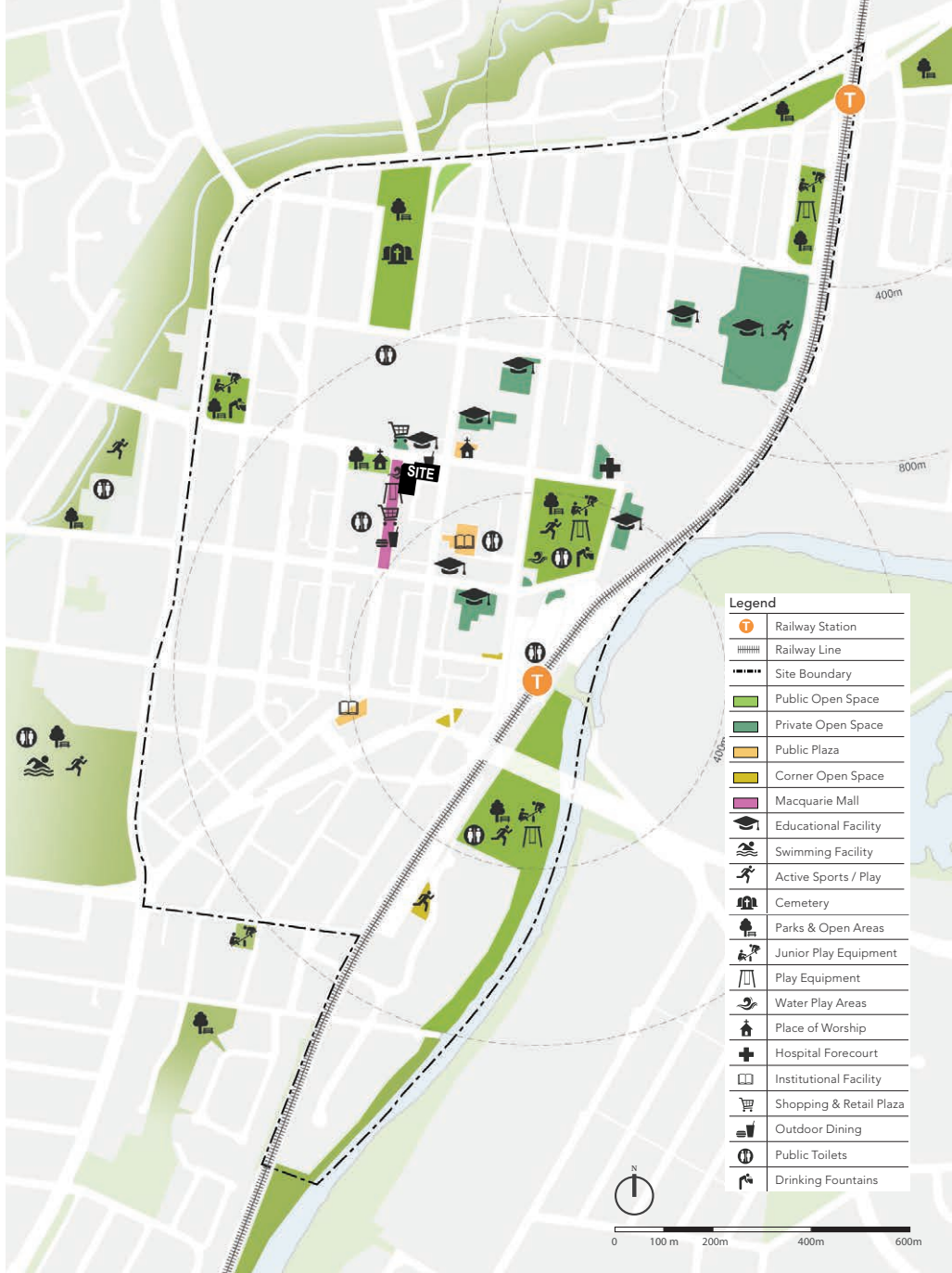
PROVIDING MULTI USE  
WORK SPACE

Image credit: Koichi Takada Architects



PROVIDING GROUND  
FLOOR RETAIL FOR STREET  
ACTIVATION ALONG ALL  
STREET FRONTAGES

Image credit: Liverpool City Council - Public Domain Masterplan - Open Space



## OPEN SPACE CONTEXT PLAN

## INTEGRATIONS

Image credit: MPK 21 / Gehry Partners



PROVIDING ROOFTOP  
BREAKOUT AREAS ACROSS  
MULTIPLE LEVELS

Image credit: Iakov Filimonov - Placa Reial, Barcelona, Spain



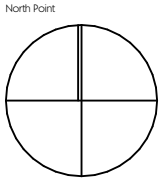
POTENTIAL FOR OUTDOOR  
DINING WITHIN MACQUARIE  
MALL PRECINT

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**NDZ**  
ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 639 069 506

Consultants

**AZA**  
ALGORRY ZAPPIA

4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au

ABN 43 064 952 692

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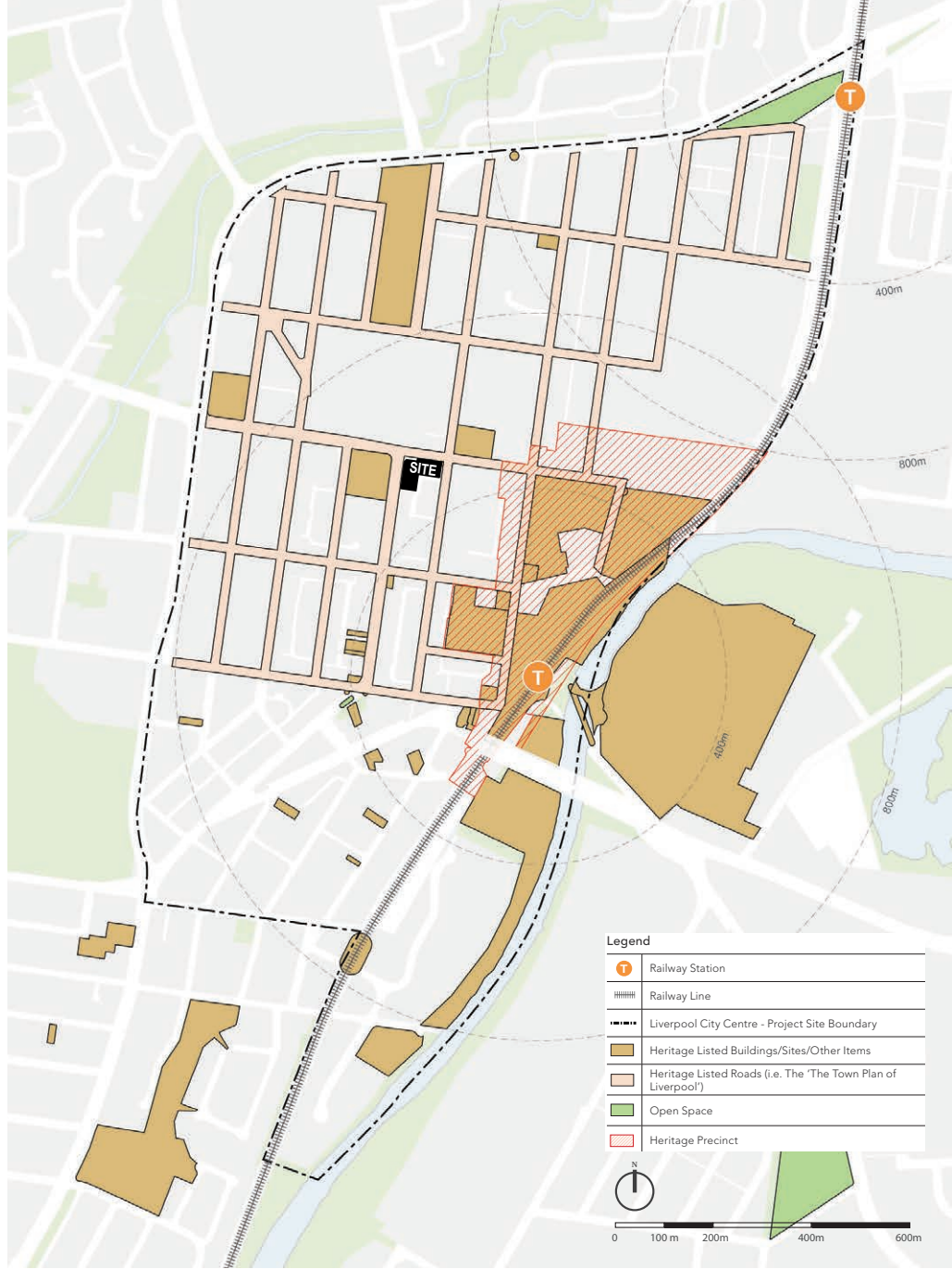
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Title **CBD CONTEXT PLAN**

|                     |                  |                        |
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| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A102  | Issue<br>D             |



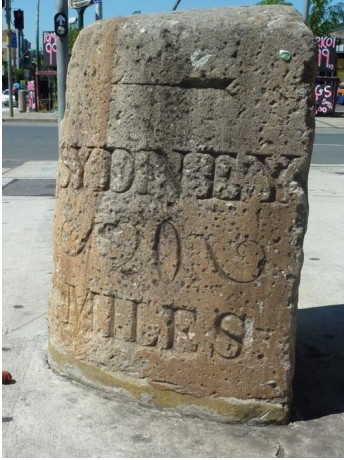
Image credit: Liverpool City Council - Public Domain Masterplan - Heritage Items



## HERITAGE CONTEXT PLAN

## INTEGRATIONS

Image credit: www.weekendnotes.com



**MILESTONE @ CORNER OF GEORGE & ELIZABETH STREETS**  
CELEBRATING HISTORICAL MILESTONE IN PUBLIC DOMAIN

Image credit: St Luke's Anglican Church Liverpool



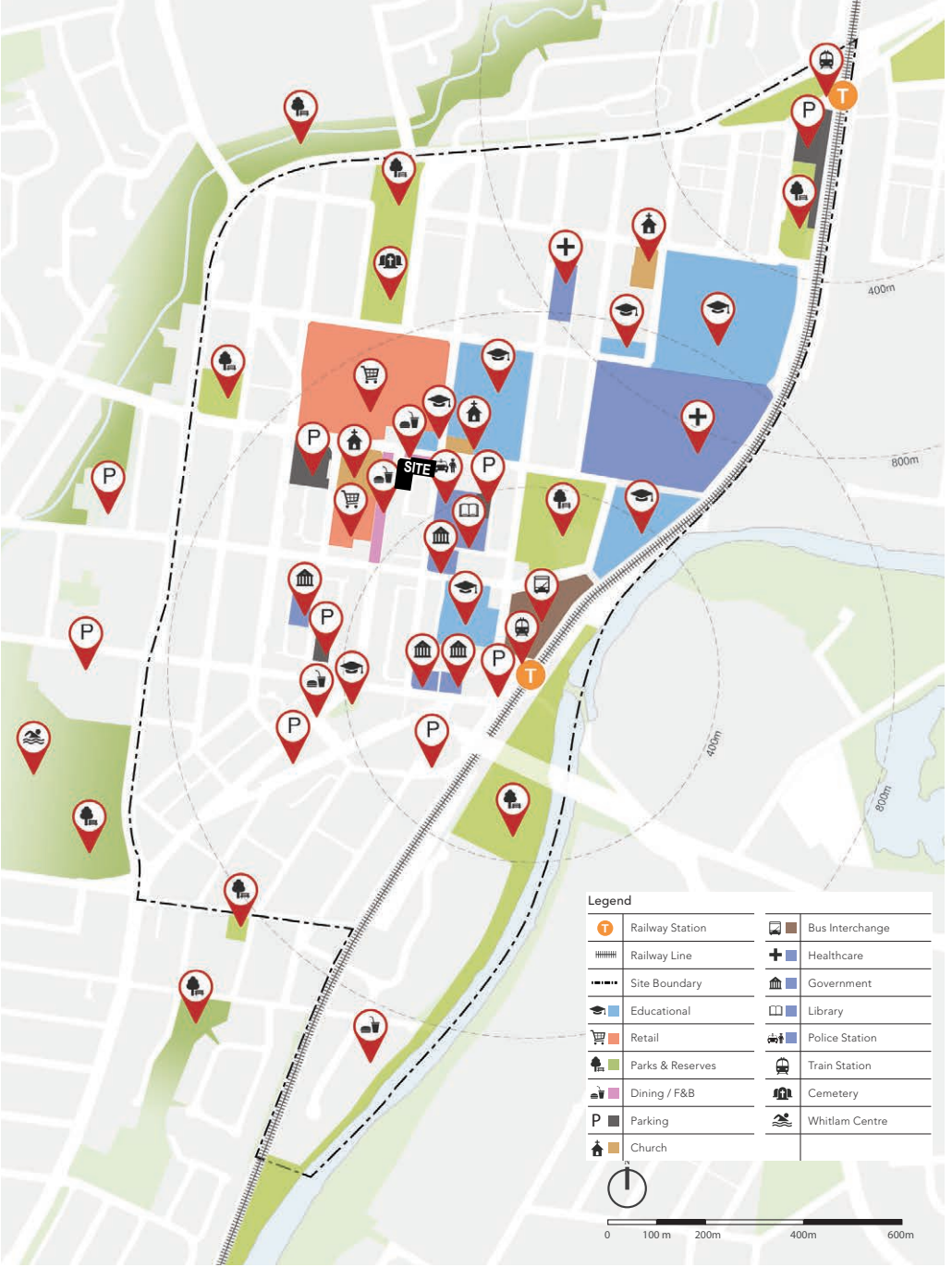
**ST LUKE'S ANGLICAN CHURCH**  
PROVIDING VISUAL CONNECTIONS WITH EXISTING BUILDING VERNACULAR

Image credit: All Saints' Catholic Church Liverpool



**ALL SAINTS CATHOLIC CHURCH**  
PROVIDING DESIGN SYMPATHETIC TO HERITAGE BUILDING

Image credit: Liverpool City Council - Public Domain Masterplan - Place of Interests



## P.O.I. CONTEXT PLAN

## INTEGRATIONS

Image credit: www.edwardmudrew.medium.com



Image credit: Nelson Worldwide / Google



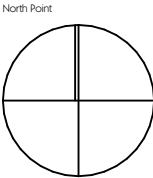
**POTENTIAL TO INCORPORATE DIVERSE USES INTO KEY SITE**  
WITHIN BURGEONING CBD

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**NDZ**  
ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 637 067 506

Consultants

**ALGORRY ZAPPIA**

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www.algorryzappia.com.au

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Title **CBD POINT OF INTERESTS**

|                     |                  |                        |
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Image credit: Liverpool City Council - Public Domain Masterplan - Trees



GREEN SPACE CONTEXT PLAN

INTEGRATIONS

Image credit: KPF Architects



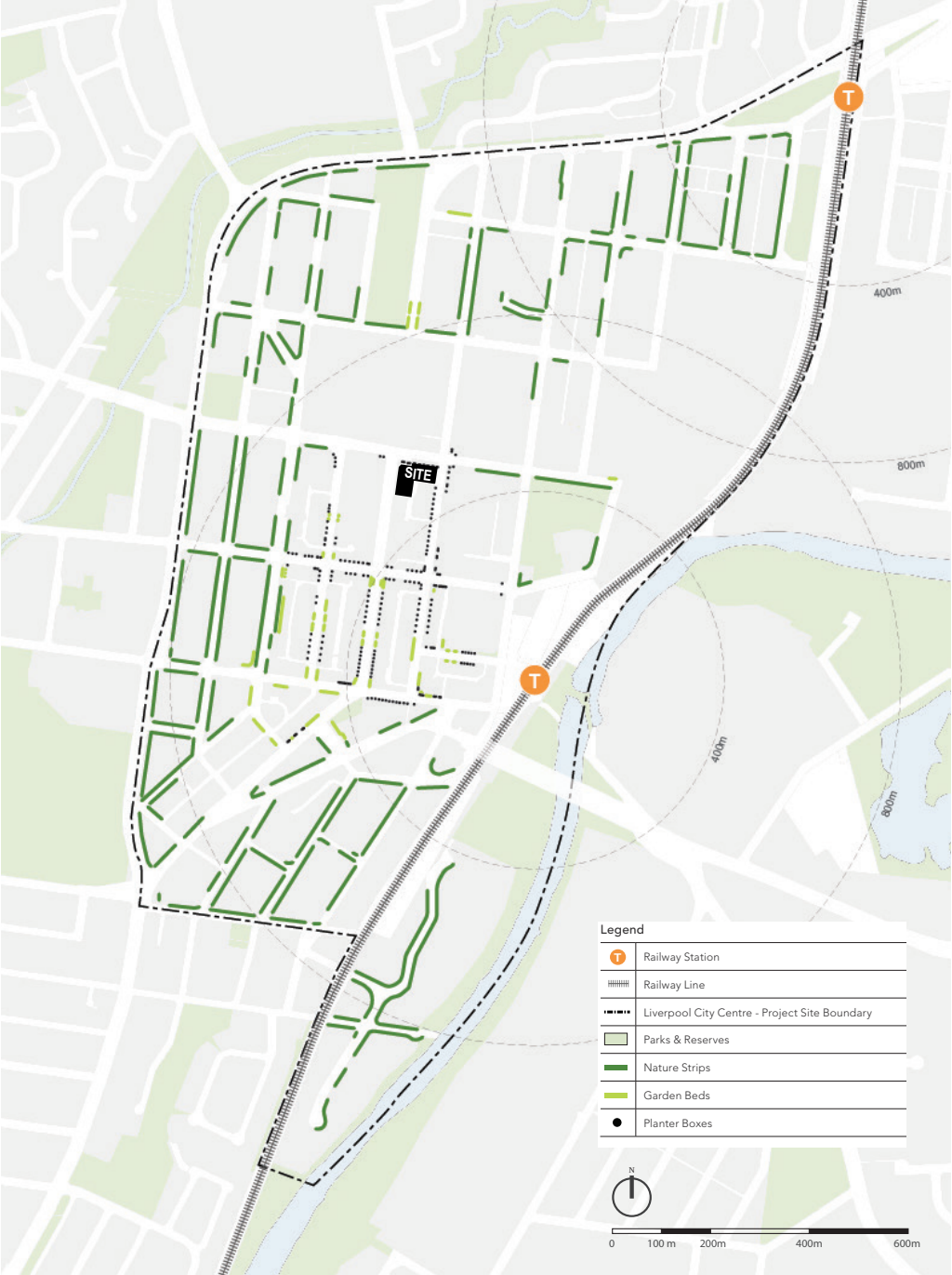
VERTICALLY INTGRATED GREEN SPACES

Image credit: Hassell / Scott Burrows



PROVIDING ACCESS & SIGHTLINES TO GREEN SPACE FROM ANYWHERE

Image credit: Liverpool City Council - Public Domain Masterplan - Nature Strips and Other Vegetaion



PUBLIC DOMAIN NATURE PLAN

INTEGRATIONS

Image credit: Aspect Studios + SJB



RENEWED URBAN SCALE LANDSCAPING INTEGRATING INTO THE PUBLIC DOMAIN

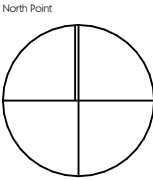
Image credit: Richards and Spence / Markus Ravik



UNEXPECTED MOMENTS PROVIDING RELIEF AMONGST NATURE

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Registered Architect  
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ABN 76 639 069 506

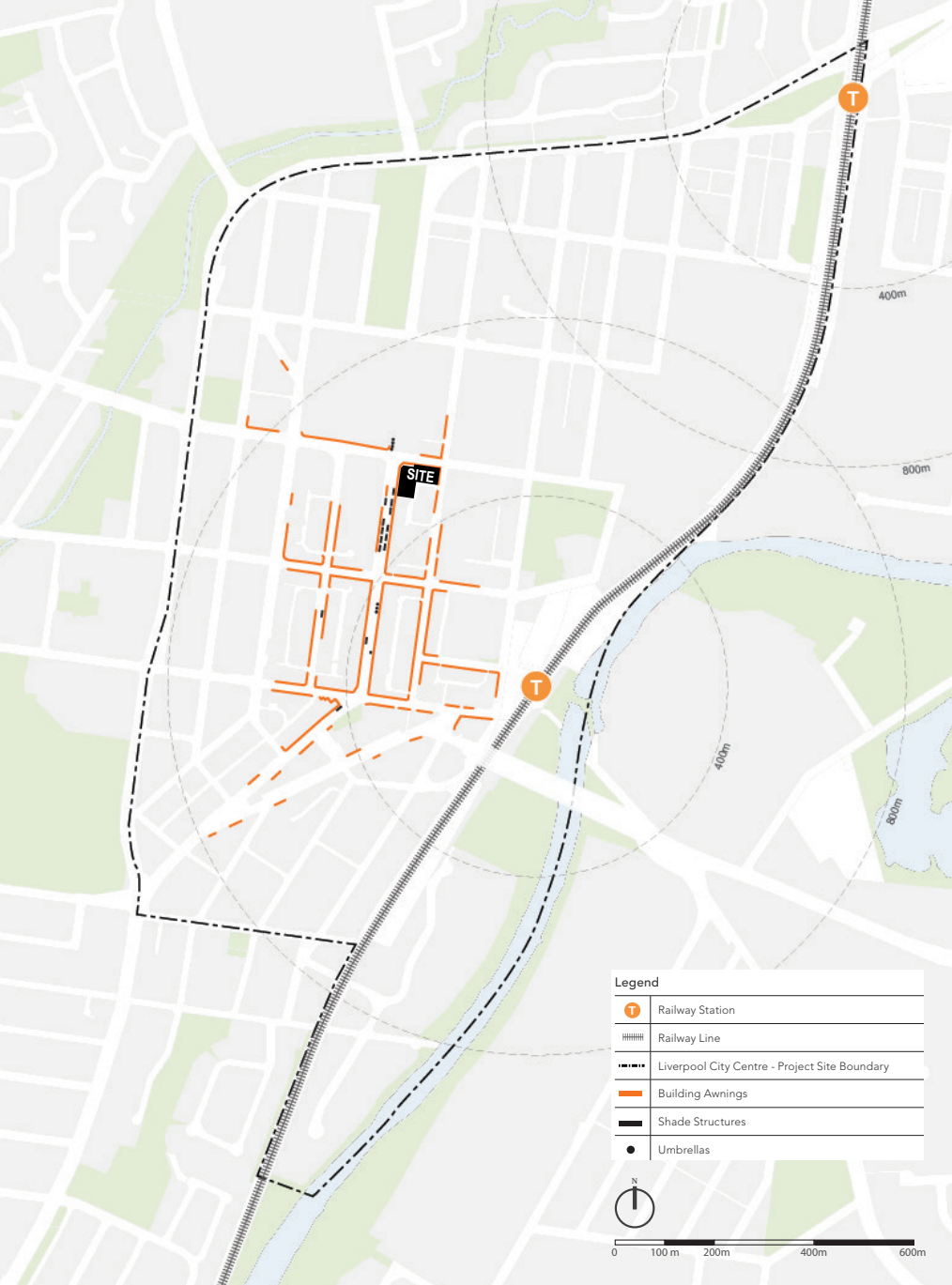
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Title **CBD LANDSCAPING PLAN**

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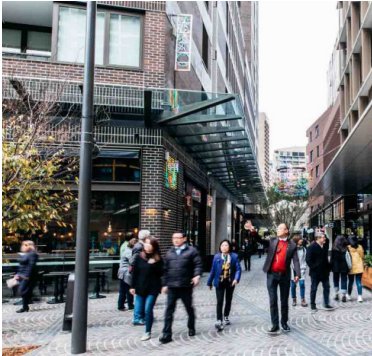
Image credit: Liverpool City Council - Public Domain Masterplan - Awning and Shade Structures



SHADE STRUCTURES PLAN

INTEGRATIONS

Image credit: Liverpool City Council - Public Domain Masterplan



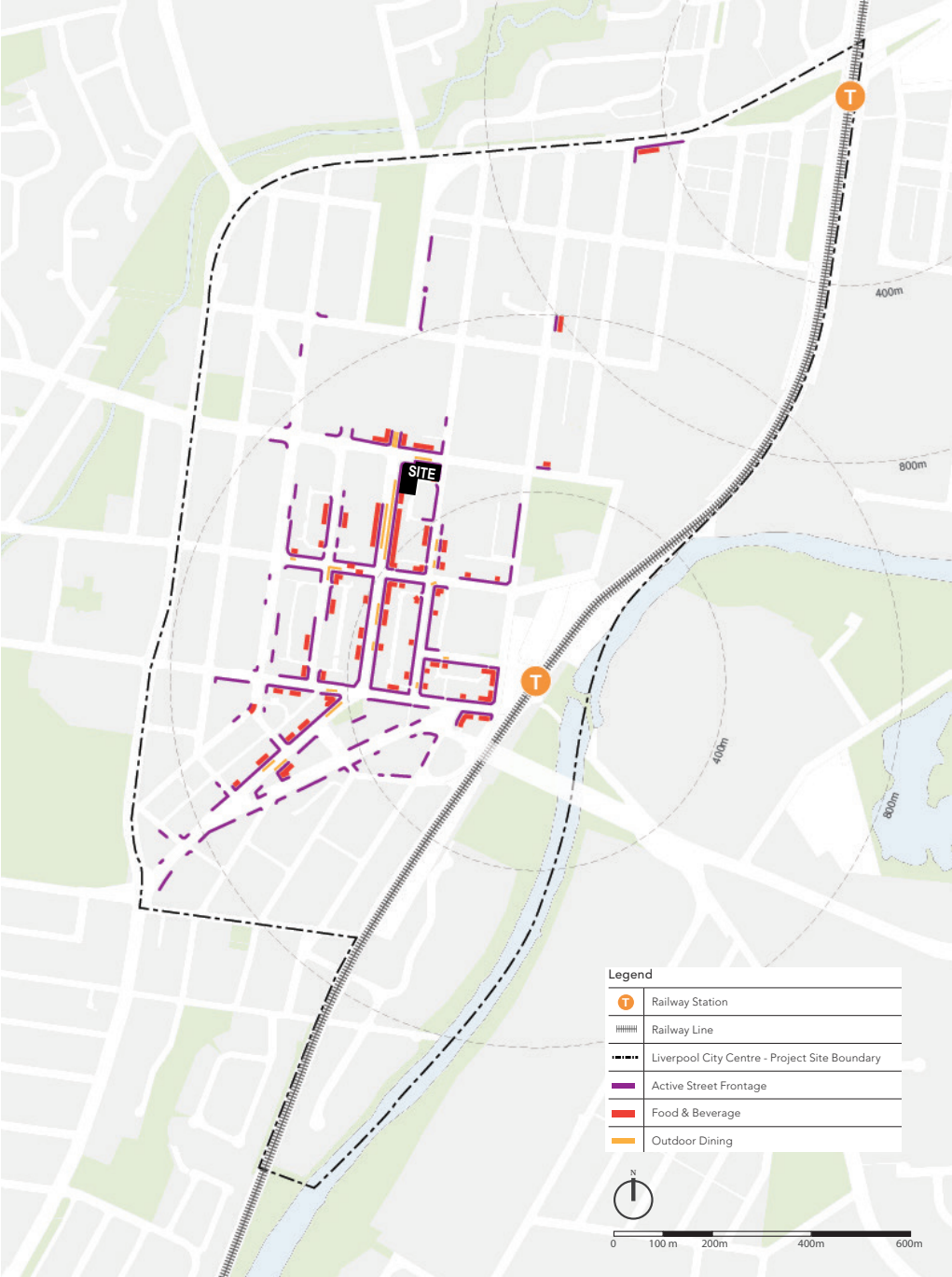
PROVIDING CONTINUOUS  
AWNING FOR GROUND LEVEL  
TENANCIES

Image credit: Darling Square



LANEWAY ACTIVATION &  
EXPERIENTIAL DOMAIN

Image credit: Liverpool City Council - Public Domain Masterplan - Active Street Frontages



STREET FRONTAGE PLAN

INTEGRATIONS

Image credit: Liverpool City Council - Public Domain Masterplan



PROVIDING GROUND FLOOR  
RETAIL AND OUTDOOR  
DINING FOR STREET ACTIVATION  
& PUBLIC DOMAIN ATTRactions

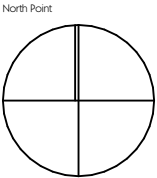
Image credit: Architectus and Conrad Gargett



PROVIDING SITE THROUGH  
LINKS FOR STREET ACTIVATION,  
CONNECTION & FOOD/BEVERAGE

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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

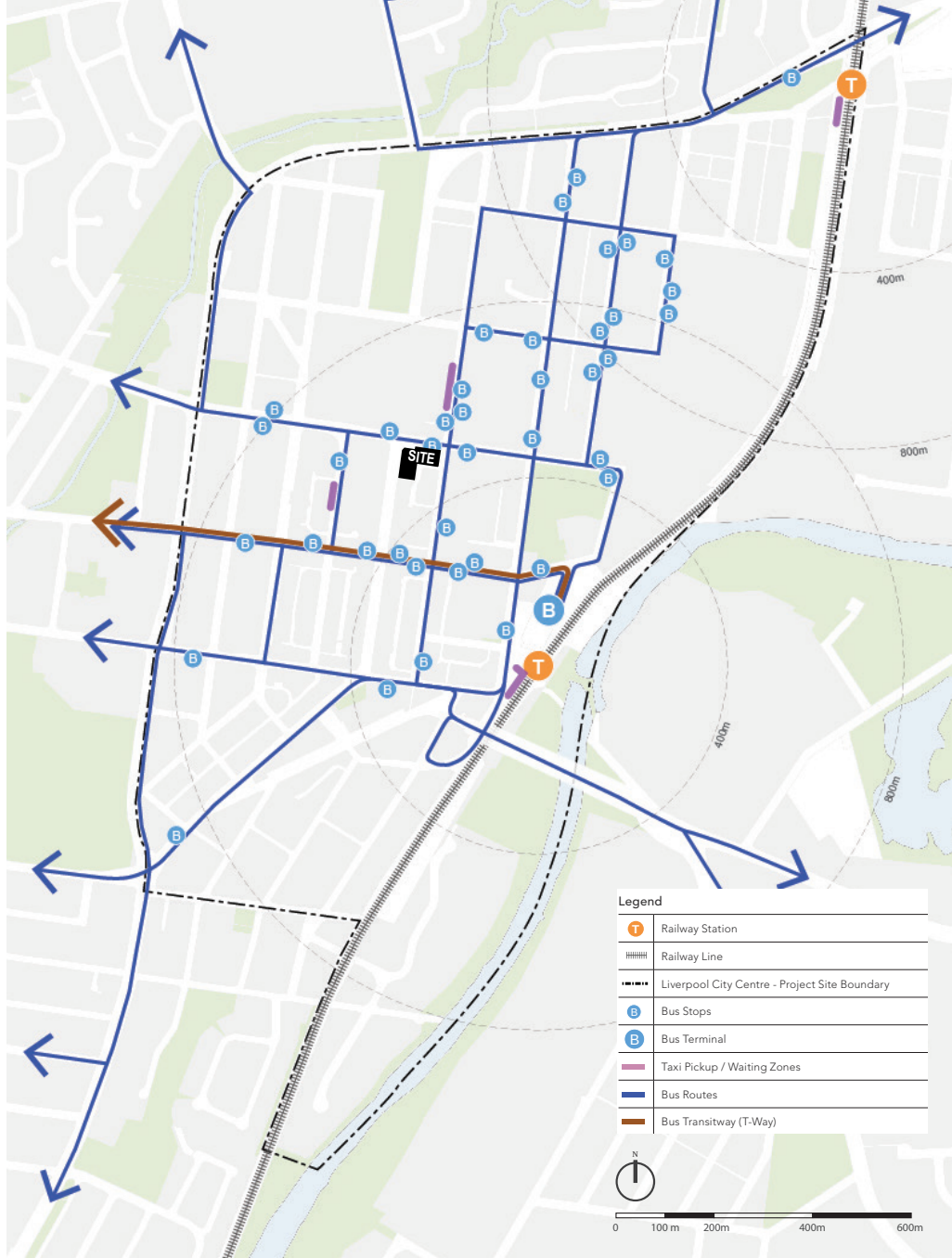
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**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **CBD STREET FRONTAGES**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A105  | Issue<br>D             |



Image credit: Liverpool City Council - Public Domain Masterplan - Public Transport



PUBLIC TRANSPORT PLAN

INTEGRATIONS

Image credit: www.restoreinnerwestline.org.au



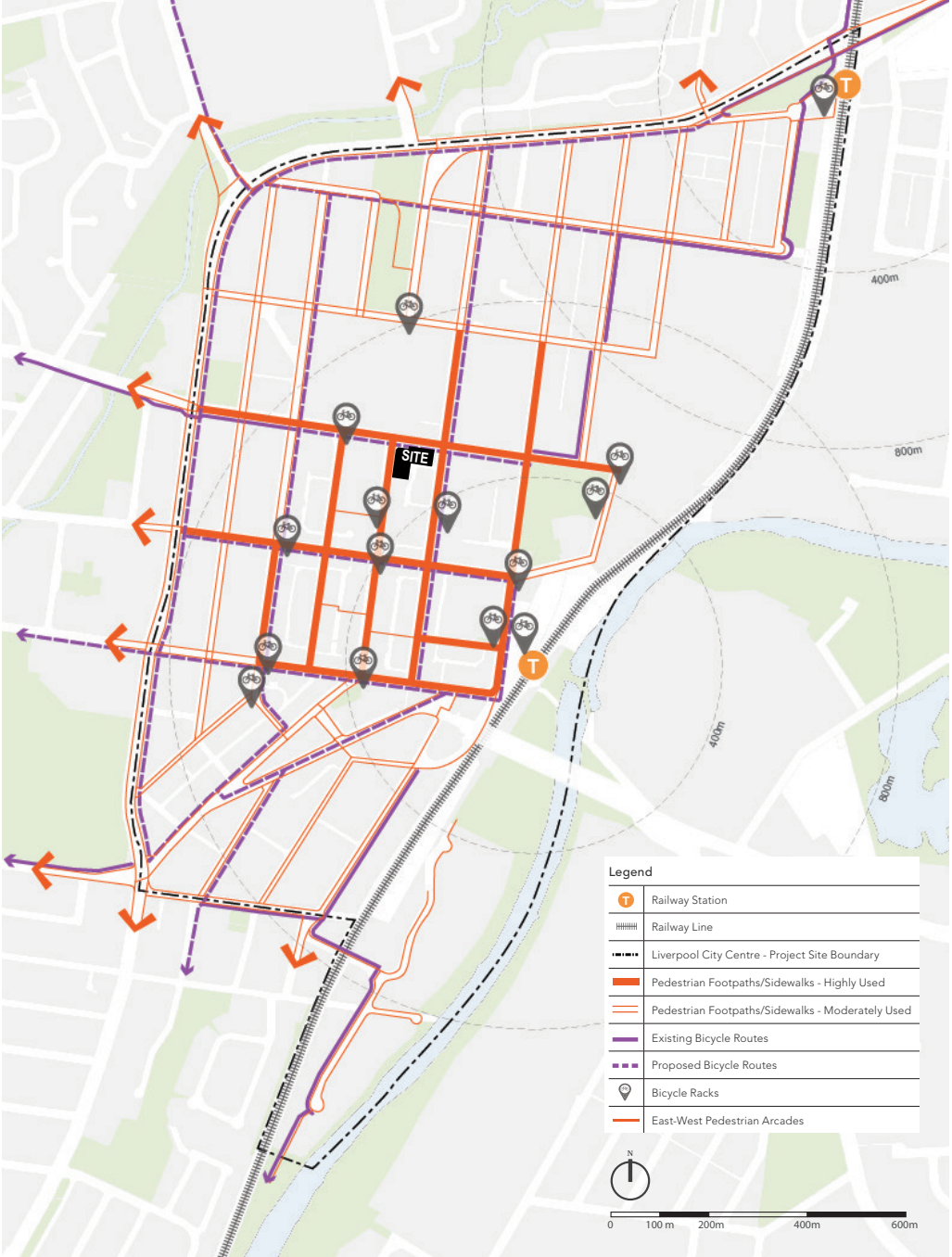
WALKABLE DISTANCE TO TRAIN STATION & BUS INTERCHANGE

Image credit: Liverpool Listens - FAST



FAST TRANSIT CONNECTION FROM LIVERPOOL CBD TO WESTERN SYDNEY INTERNATIONAL AIRPORT

Image credit: Liverpool City Council - Public Domain Masterplan - Active Transport



ACTIVE TRANSPORT PLAN

INTEGRATIONS

Image credit: Liverpool City Council - Public Domain Masterplan



PROPOSED BICYCLE LANES  
DEDICATED SERVICING  
FUTURE TRANSIT NEEDS

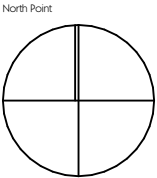
Image credit: Koichi Takada Architects



PROVIDING SITE THROUGH LINK  
FOR PEDESTRIAN CONNECTIVITY

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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Nicholas Zappia NSW ARB 11135  
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ABN 76 639 069 506

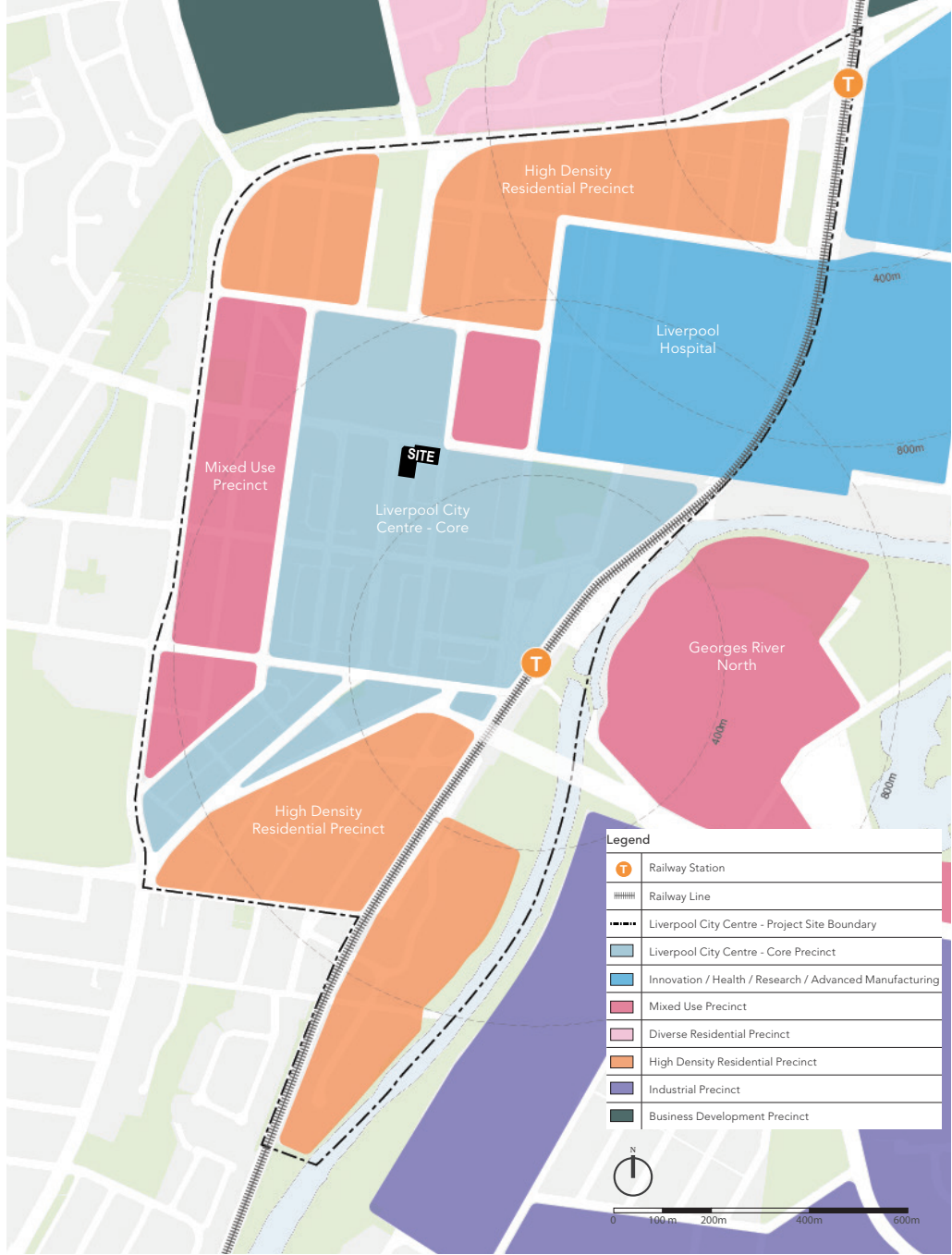
Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **TRANSIT NETWORK**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A106  | Issue<br>D             |



Image credit: Liverpool City Council - Public Domain Masterplan



CHARACTER CONTEXT PLAN

INTEGRATIONS

Image credit: Steelcase Inc.



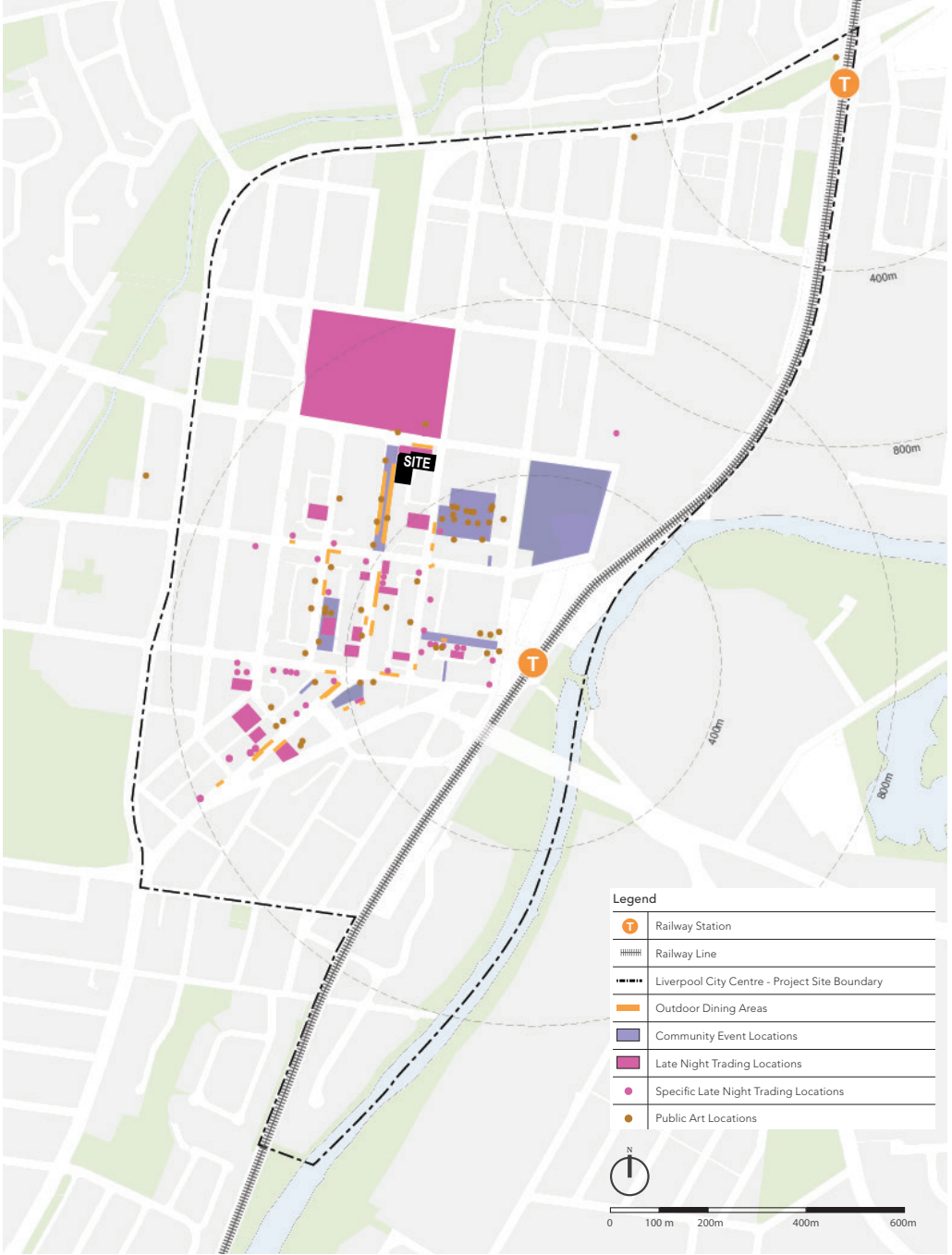
INNOVATION PRECINCT  
CONTRIBUTION

Image credit: River Plaza



COMMUNITY EXHIBITION  
CENTRE POTENTIAL TO  
ANCHOR CULTURE IN CBD

Image credit: Liverpool City Council - Public Domain Masterplan



COMMUNITY PRECINCT PLAN

INTEGRATIONS

Image credit: Koichi Takada Architects



PROVIDING SITE THROUGH LINK  
FOR LANEWAY ACTIVATION &  
EVENT SPACES FACILITATING AN  
"18 HOUR ECONOMY"

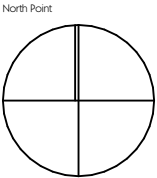
Image credit: Grimshaw / Sydney Metro



PUBLIC ART INSTALLATIONS

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

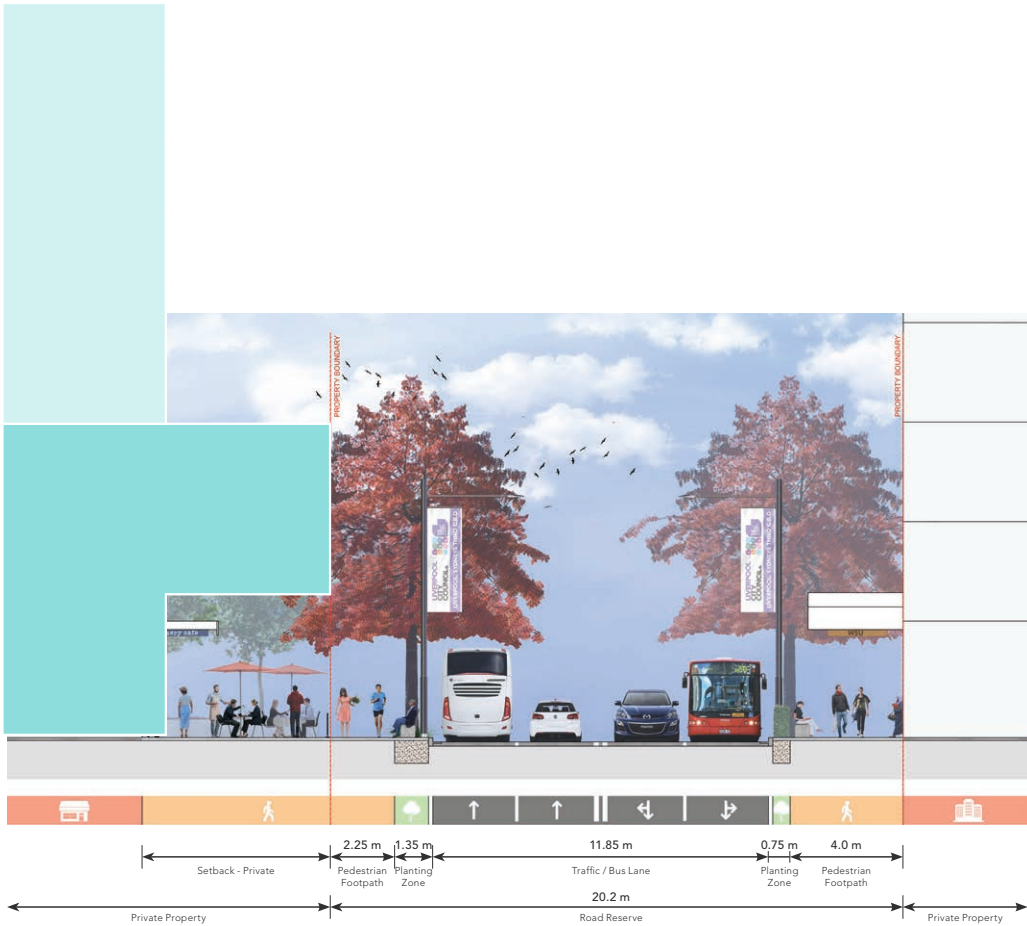
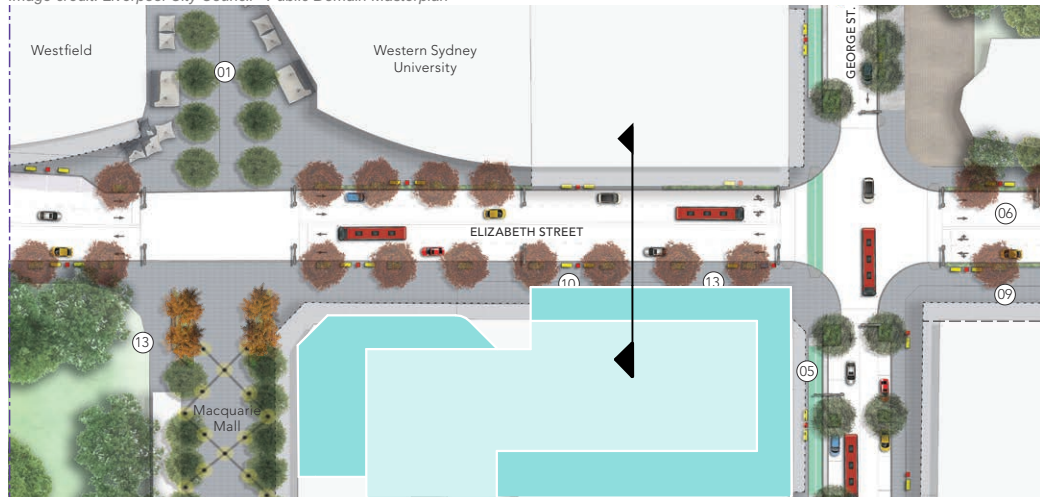
Consultants  
**ALGORRY ZAPPIA**  
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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **ACTIVATION AREAS**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A107  | Issue<br>D             |

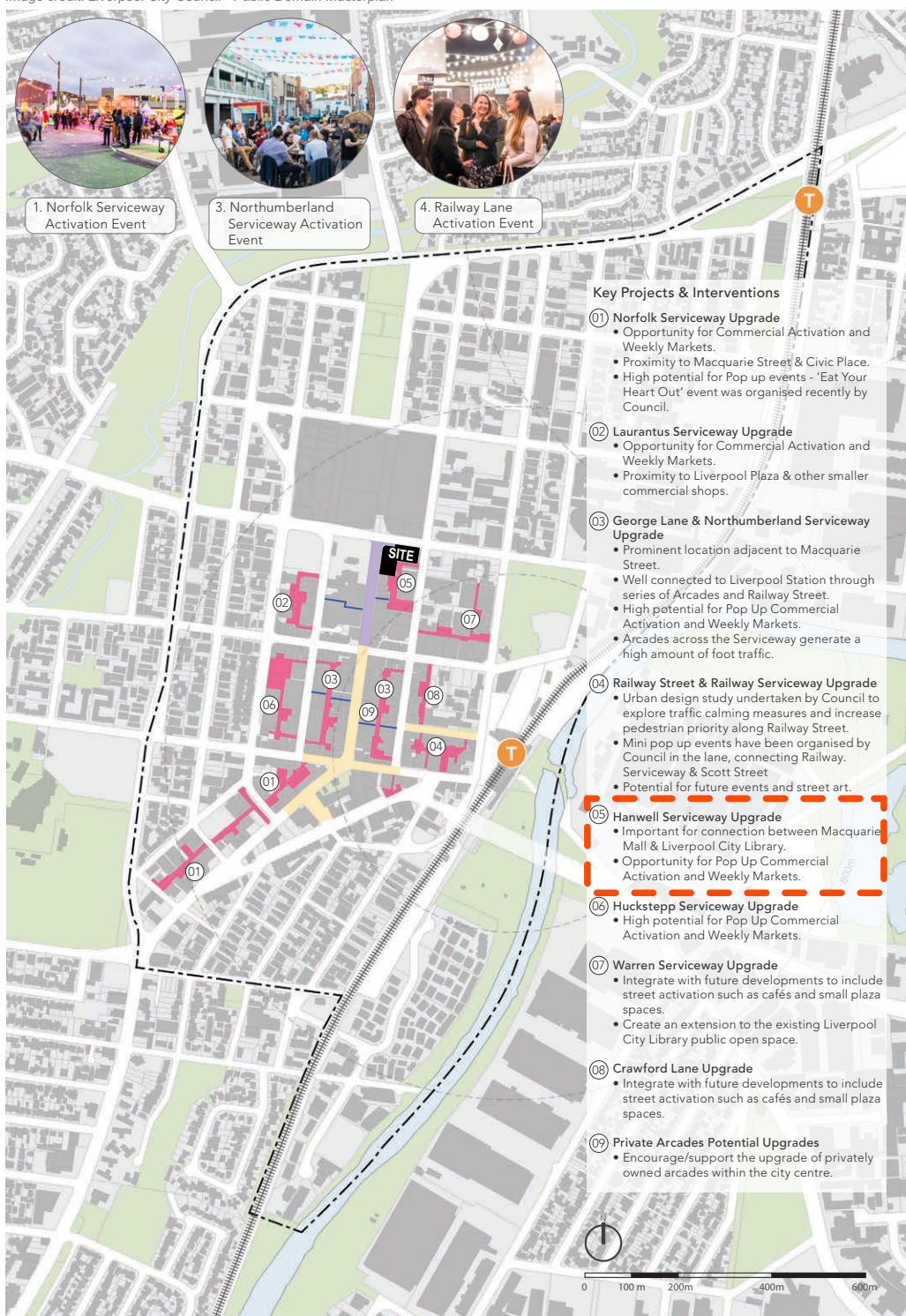


Image credit: Liverpool City Council - Public Domain Masterplan



## STREETSCAPE VISION

Image credit: Liverpool City Council - Public Domain Masterplan



## LANEWAY STRATEGY PLAN

## INTEGRATIONS

Image credit: Liverpool City Council - Public Domain Masterplan



Image credit: Parramatta Lanes



Image credit: Lendlease / Victoria Cross



## INSTALLATIONS, HOSPITALITY & EVENT SPACES TO GREATLY ENHANCE INTERACTION WITH MACQUARIE MALL & HANWELL SERVICEWAY

### Legend

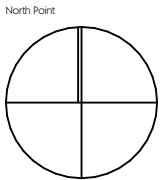
|  |                                                      |
|--|------------------------------------------------------|
|  | Railway Station                                      |
|  | Railway Line                                         |
|  | Liverpool City Centre - Project Site Boundary        |
|  | Serviceway/Laneway Upgrades and Activation Areas     |
|  | Pedestrianised Street (Macquarie Mall)               |
|  | Proposed Pedestrian Priority Zone (Macquarie Street) |
|  | Existing Privately Owned Arcades                     |

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
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**NDZ**  
ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 639 069 506

Consultants

**ALGORRY ZAPPIA**

4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au

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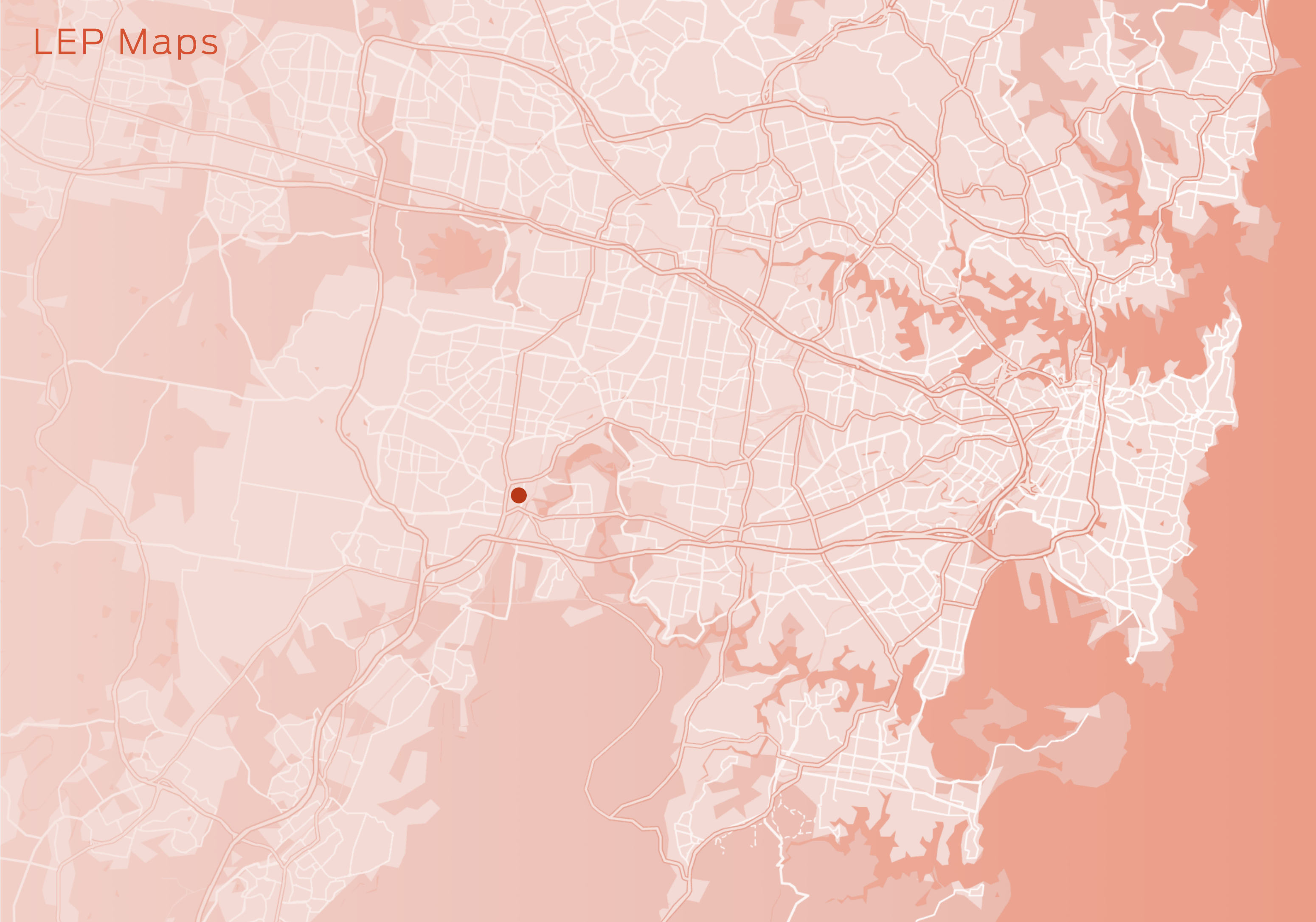
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**

Title **COUNCIL MASTER PLAN**

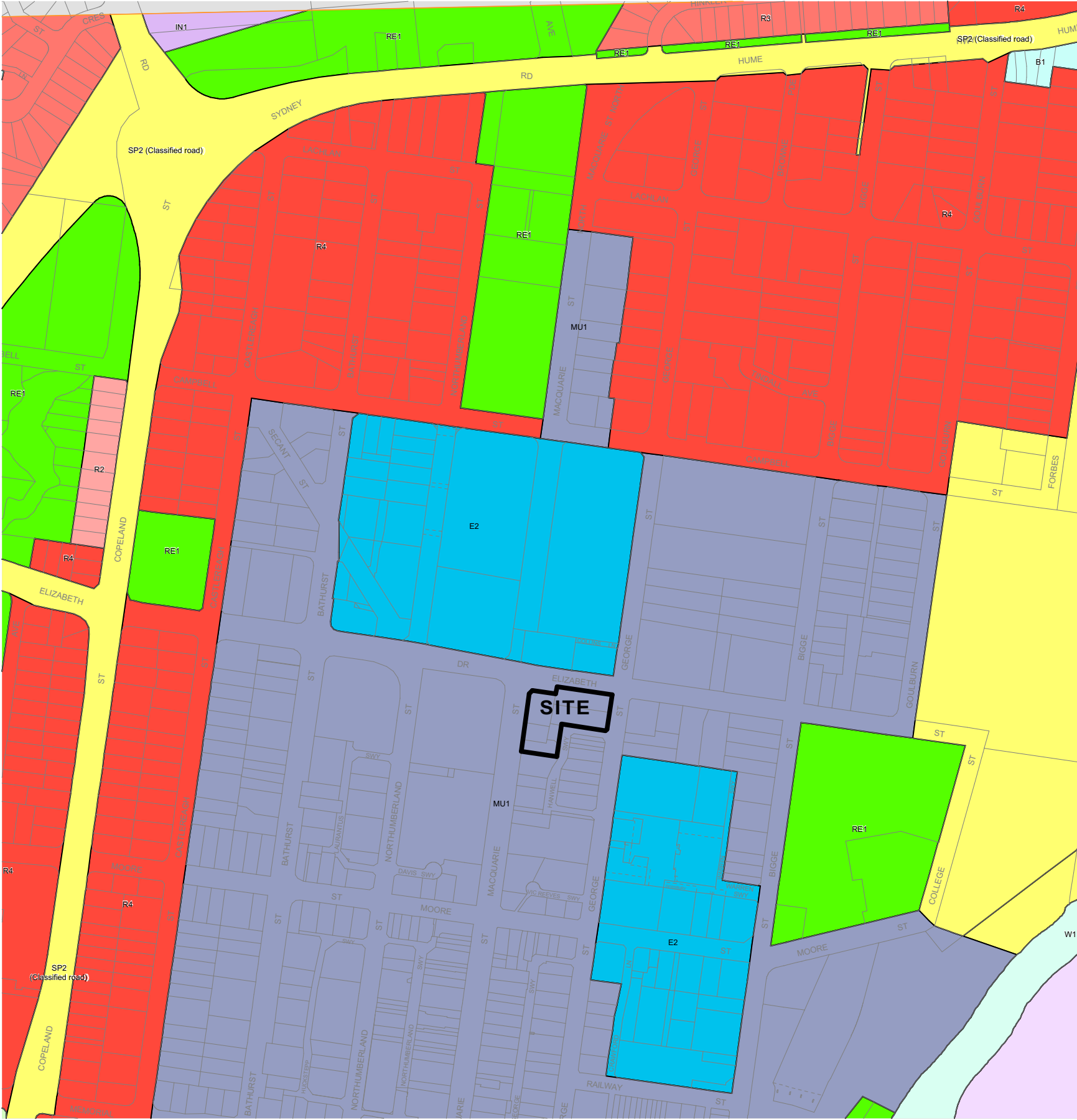
|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A108  | Issue<br>D             |



# LEP Maps







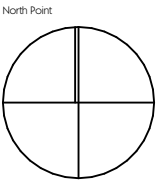
LEGEND

- E2** Commercial Centre
- MU1** Mixed Use
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- SP1** Special Activities
- SP2** Infrastructure

LLEP 2008 - LAND ZONING MAP - LZN-011

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
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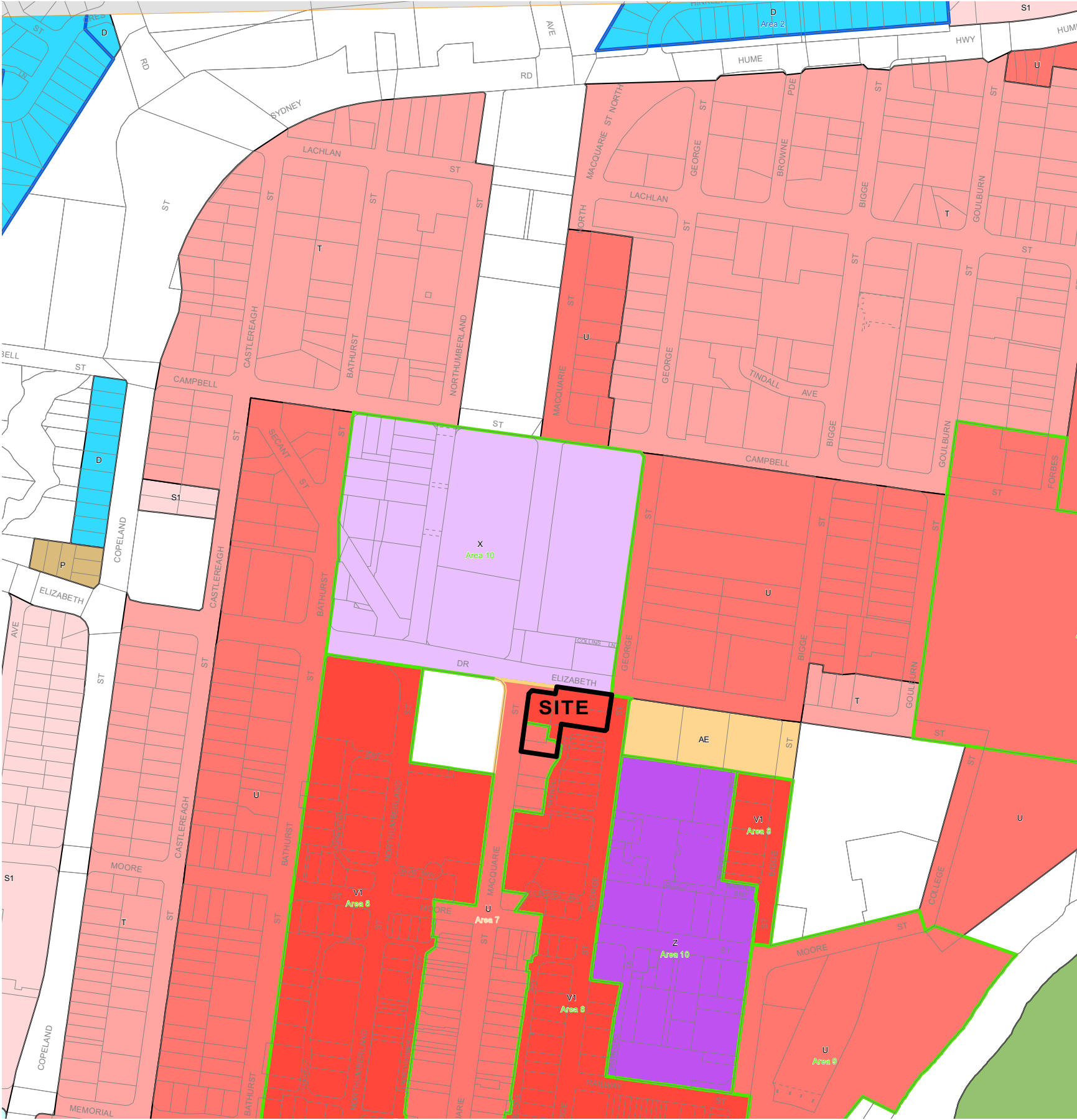
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
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**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **LLEP - LZN**

|                     |                  |                        |
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A201  | Issue<br>D             |





LLEP 2008 - FLOOR SPACE RATIO MAP - FSR-011

LEGEND

- A1 0.01
- A2 0.1
- A3 0.15
- A4 0.25
- D 0.5
- F 0.6
- G 0.65
- I 0.75
- N 1.0
- P 1.2
- S1 1.5
- S2 1.7
- T 2.0
- U 2.5
- V1 3.0
- V2 3.3
- W1 3.5
- W2 3.6
- W3 3.7
- X 4.0
- Z 5.0
- AA 6.0
- AE 10.0
- refer to clause 4.4
- refer to clause 7.14
- refer to clause 7.29
- refer to clause 7.32
- refer to clause 7.5A

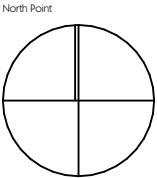
AREA 8 PROVISIONS

7.5A Additional provisions relating to certain land at Liverpool city centre

- This clause applies to land development on land that-
  - is identified as "Area 8", "Area 9" or "Area 10" on the Floor Space Ratio Map, and
  - has a lot size exceeding 1500m<sup>2</sup>, and
  - has 2 or more street frontages.
- Despite clauses 4.3 and 4.4, if at least 20% of the gross floor area of a development is used for the purpose of centre-based child care facilities, commercial premises, community facilities, educational establishments, entertainment facilities, functions centres, hotel or motel accommodation, information and education facilities, medical centres or public administration buildings—
  - the height of the building may exceed the maximum height shown for the land on the Height of Buildings Map, and
  - the maximum floor space ratio of the building may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map but must not exceed—
    - in relation to a building on land identified as "Area 8" or "Area 10" on the map—10:1, or
    - in relation to a building on land identified as "Area 9" on the map—7:1.
- Development consent must not be granted under this clause unless—
  - a development control plan that provides for the matters specified in subclause (4) has been prepared for the land, and
  - the site on which the building is located also includes recreation areas, recreation facilities (indoor), community facilities, information and education facilities, through site links or public car parks.
- The development control plan must include provision for how proposed development is to address the following matters—
  - the impact on conservation areas,
  - encouraging sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,
  - achieving appropriate interface at ground level between buildings and the public domain,
  - the excellence and integration of landscape design,
  - the matters specified in clause 7.5(3)(f)(i)–(viii) and (x).

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
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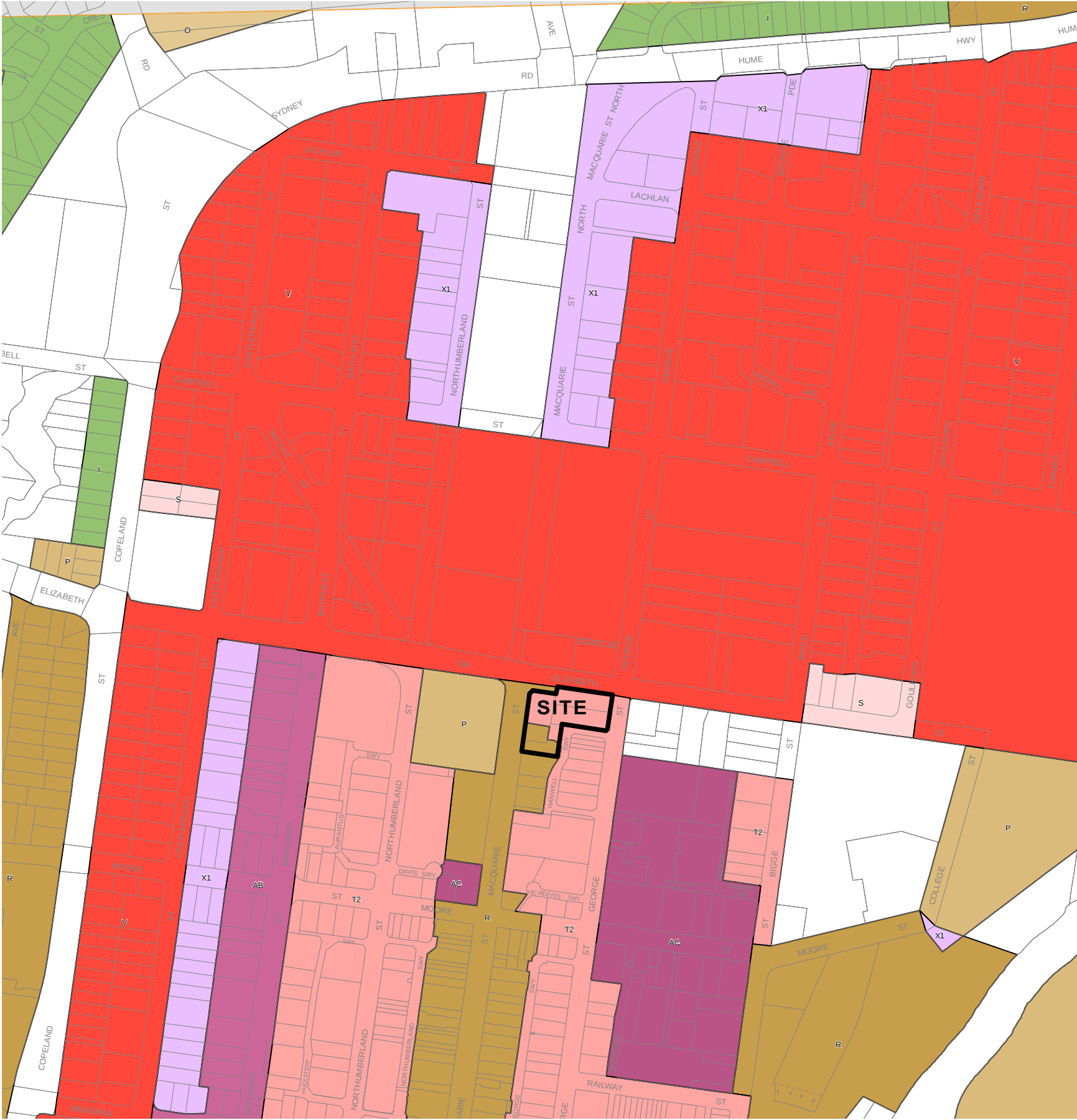
**NDZ**  
ARCHITECTS  
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**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **LLEP - FSR**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A202  | Issue<br>D             |





LEGEND

|     |     |
|-----|-----|
| I   | 8.5 |
| M   | 12  |
| O   | 15  |
| P   | 18  |
| Q   | 20  |
| R   | 21  |
| S   | 24  |
| T1  | 25  |
| T2  | 28  |
| T3  | 29  |
| U   | 30  |
| V   | 35  |
| X1  | 45  |
| X2  | 46  |
| Z1  | 56  |
| Z2  | 58  |
| AA1 | 65  |
| AA2 | 68  |
| AA3 | 76  |
| AA4 | 77  |
| AB  | 80  |
| AC  | 100 |

AREA 8 PROVISIONS

7.5A Additional provisions relating to certain land at Liverpool city centre

- (1) This clause applies to land development on land that-
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  - (b) has a lot size exceeding 1500m<sup>2</sup>, and
  - (c) has 2 or more street frontages.
- (2) Despite clauses 4.3 and 4.4, if at least 20% of the gross floor area of a development is used for the purpose of centre-based child care facilities, commercial premises, community facilities, educational establishments, entertainment facilities, functions centres, hotel or motel accommodation, information and education facilities, medical centres or public administration buildings—
- (a) the height of the building may exceed the maximum height shown for the land on the Height of Buildings Map, and
  - (b) the maximum floor space ratio of the building may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map but must not exceed—
    - (i) in relation to a building on land identified as "Area 8" or "Area 10" on the map—10:1, or
    - (ii) in relation to a building on land identified as "Area 9" on the map—7:1.
- (3) Development consent must not be granted under this clause unless—
- (a) a development control plan that provides for the matters specified in subclause (4) has been prepared for the land, and
  - (b) the site on which the building is located also includes recreation areas, recreation facilities (indoor), community facilities, information and education facilities, through site links or public car parks.
- (4) The development control plan must include provision for how proposed development is to address the following matters—
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  - (b) encouraging sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,
  - (c) achieving appropriate interface at ground level between buildings and the public domain,
  - (d) the excellence and integration of landscape design,
  - (e) the matters specified in clause 7.5(3)(f)(i)–(viii) and (x).

LLEP 2008 -HEIGHT OF BUILDINGS MAP - HOB-011

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
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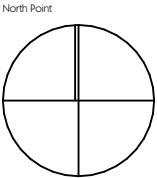
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**NDZ**  
ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 639 069 506

Consultants



4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133

info@algorryzappia.com.au  
www.algorryzappia.com.au

ABN 43 064 952 692

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Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL

Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**

Title **LLEP - HOB**

Drawn **DR/MZ** Checked **NZ** Date **2024**

Activity Type **DA** Job # **1091-22** Scale @ A3 **AS SHOWN**

Project # **P5073** Sheet # **A203** Issue **D**



# Site Plans





Image credit: Australian Design Review



EXISTING WESTERN SYDNEY UNIVERSITY

Image credit: Scentre Design



APPROVED DEVELOPMENT  
"Westfield Shopping Centre"  
11 storey addition to existing

Image credit: All Saints' Catholic Church Liverpool



ALL SAINTS' CATHOLIC CHURCH  
Heritage-listed Catholic church built in 1838

Image credit: Teams2 Architects



PLANNING PROPOSAL UNDER ASSESSMENT  
"Liverpool Private Hospital"  
35 Storey, \$355 Million health facility

Image credit: Ethos Urban



EXISTING LIVERPOOL PUBLIC HOSPITAL

Image credit: Turner Architects



APPROVED MIXED USE DEVELOPMENT  
"Illoura Place" 34 storey mixed use development  
comprising of 312 residential apartments

Image credit: Rothelowman Architects



DEVELOPMENT UNDER CONSTRUCTION  
"The Liverpool" 35 storey mixed use development.  
(113 hotel apartments) &  
(194 residential apartments)

Image credit: SWSi TAFE NSW Liverpool



EXISTING LIVERPOOL TAFE  
Heritage-listed Liverpool hospital built in 1825

Image credit: SJB Architecture



DEVELOPMENT PROPOSAL  
"Moore Point"  
200,000m² of new floor area to be dedicated  
for mixed use developments

Image credit: St Luke's Anglican Church Liverpool



ST LUKE'S ANGLICAN CHURCH  
Heritage-listed Anglican church built in 1820

Image credit: PTW Architects



EXISTING MIXED USE DEVELOPMENT  
"Meriton Suites"  
33 storey mixed use development  
163 service apartments & child care

Image credit: fjmt studio



EXISTING LIVERPOOL CIVIC PLACE



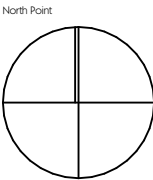
## CBD CONTEXT PLAN

### SUBJECT SITE

Lot 1 in DP620512, Lot1B in DP401936, Lot 2 in DP591959, Lot 2 in DP90210, Lot 1 in DP657061  
Cnr Macquarie, Elizabeth and George Streets, LIVERPOOL

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 639 049 506

Consultants

**AZA**  
ALGORRY ZAPPIA

4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
ABN 43 064 952 692

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Client **COPPING & VARTULI PTY LTD  
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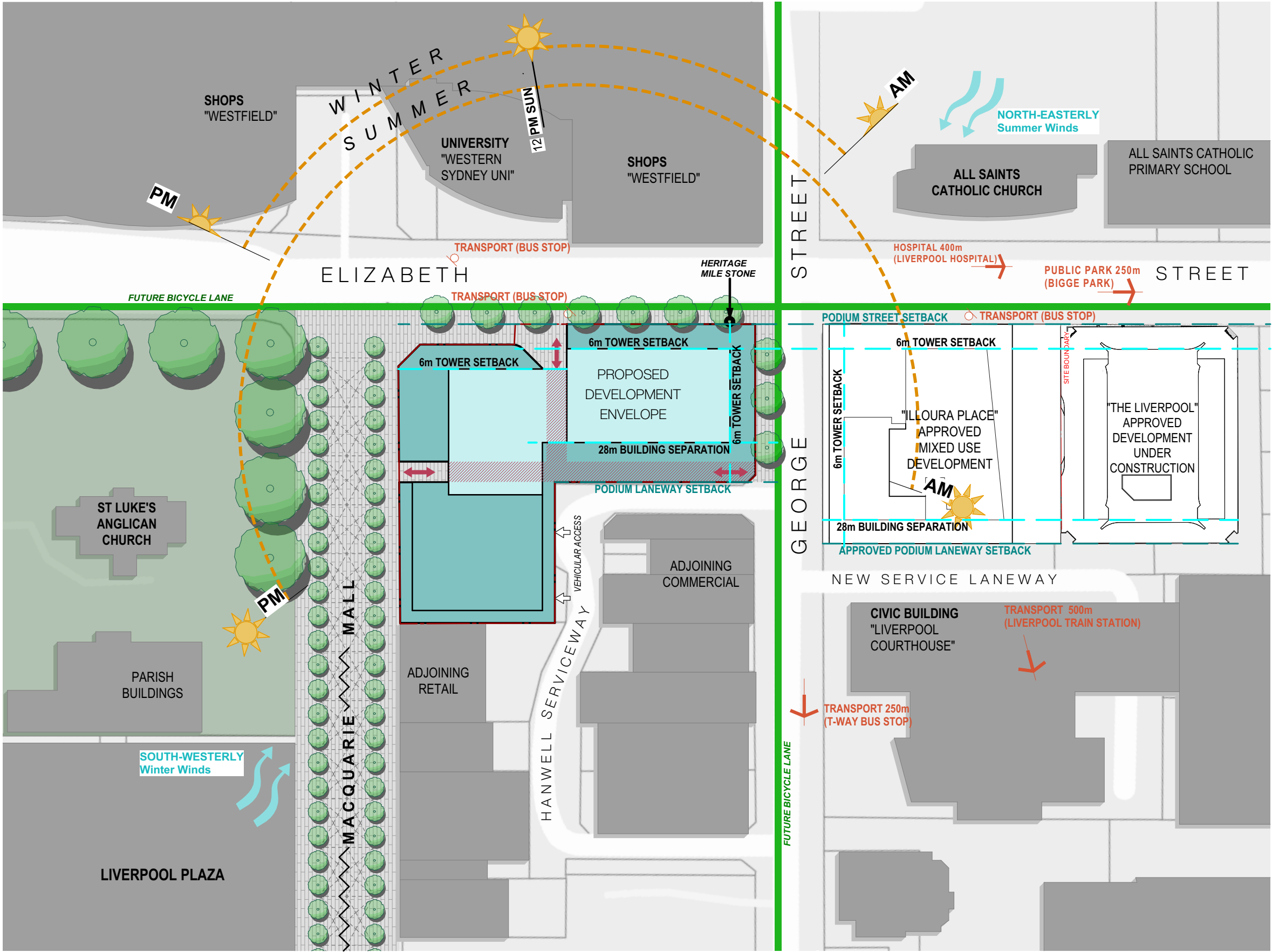
Title **SITE CONTEXT PLAN**

Drawn **DR/MZ** Checked **NZ** Date **2024**

Activity Type **DA** Job # **1091-22** Scale @ **A3 AS SHOWN**

Project # **P5073** Sheet # **A301** Issue **D**

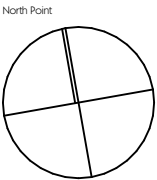




**SITE ANALYSIS**  
Scale 1:1000

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
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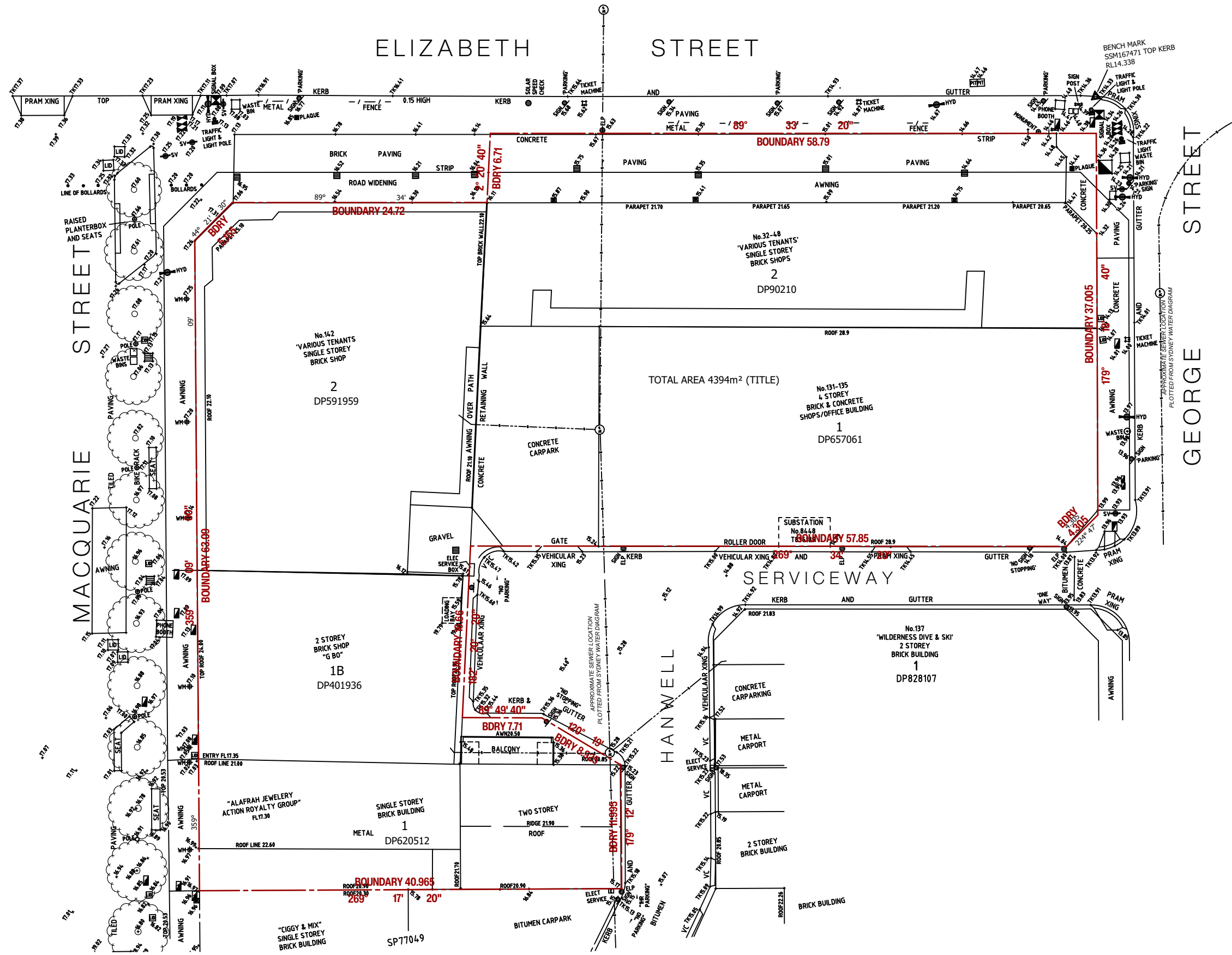
**NDZ**  
ARCHITECTS  
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Nicholas Zappia NSW ARB 11135  
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Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title **SITE ANALYSIS**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A302  | Issue<br>D             |



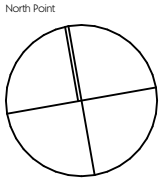


**EXISTING SURVEY PLAN**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
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Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

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Consultants

**AZA**  
ALGORRY ZAPPIA

4/64 Bathurst Street, Liverpool NSW 2170  
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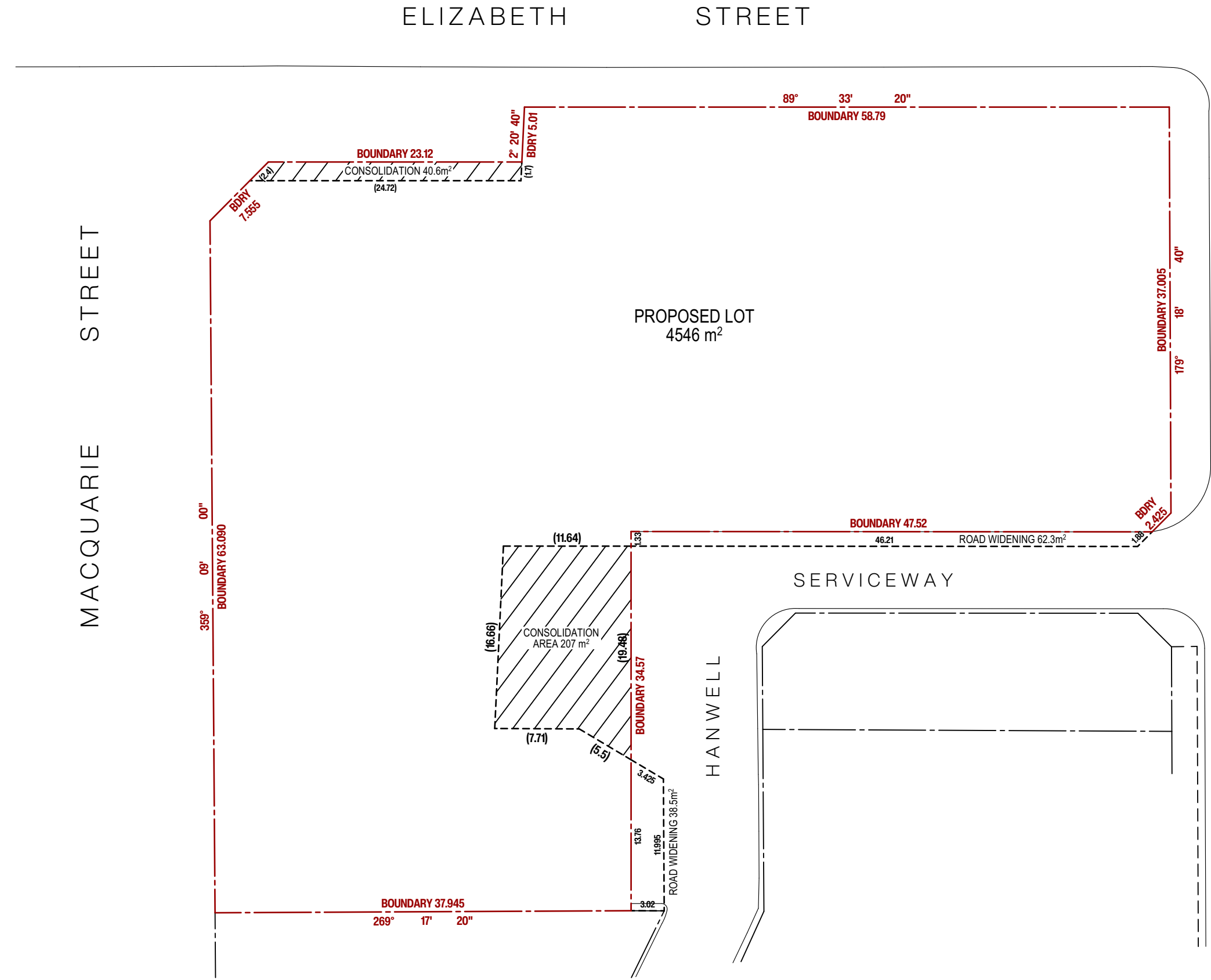
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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**

Title **EXISTING SITE PLAN**

| Drawn         | Checked | Date       |
|---------------|---------|------------|
| DR/MZ         | NZ      | 2024       |
| Activity Type | Job #   | Scale @ A3 |
| DA            | 1091-22 | AS SHOWN   |
| Project #     | Sheet # | Issue      |
| P5073         | A303    | D          |





MACQUARIE STREET

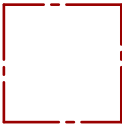
ELIZABETH STREET

GEORGE STREET

HANWELL STREET

## LEGEND

REFER TO SUBDIVISION SURVEY PREPARED BY COLLIERS REF. 24-0926



AMALGAMATED SITE AREA



CONSOLIDATION AREA  
TO BE ACQUIRED  
**247.6m²**



ROAD WIDENING  
**100.8m²**

## ACQUISITION PLAN

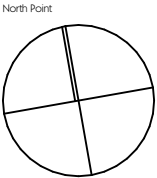
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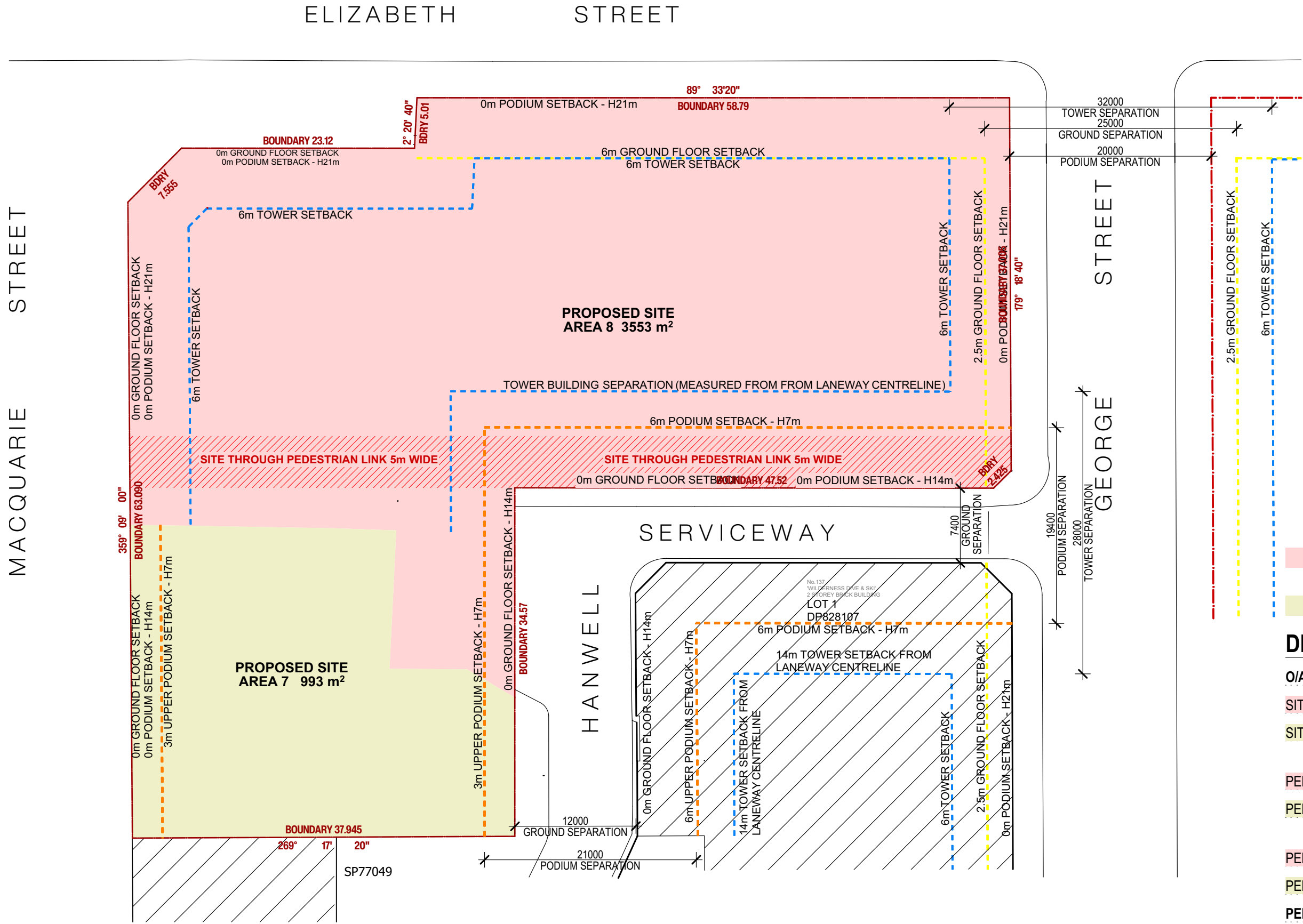
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F.B.D.M. INVESTMENTS PTY LTD

Title **ACQUISITION PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A304  | Issue<br>D             |





- SITES IN AREA 8 - FSR 10:1
- SITES IN AREA 7 - FSR 2.5:1

DEVELOPMENT DATA

|                                             |            |
|---------------------------------------------|------------|
| O/A DEVELOPMENT SITE AREA                   | 4546.50m²  |
| SITE AREA - LLEP Area 8                     | 3553.00m²  |
| SITE AREA - LLEP Area 7                     | 993.50m²   |
| PERMISSIBLE FSR - LLEP clause 7.5A - Area 8 | 10:1       |
| PERMISSIBLE FSR - Area 7                    | 2.5:1      |
| PERMISSIBLE GFA - Area 8                    | 35530.00m² |
| PERMISSIBLE GFA - Area 7                    | 2483.75m²  |
| PERMISSIBLE O/A MAX GFA                     | 38013.75m² |

SITE CONTROL

Scale 1:400

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|-------|----------------------------------|------------|-------|--------|
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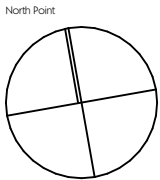
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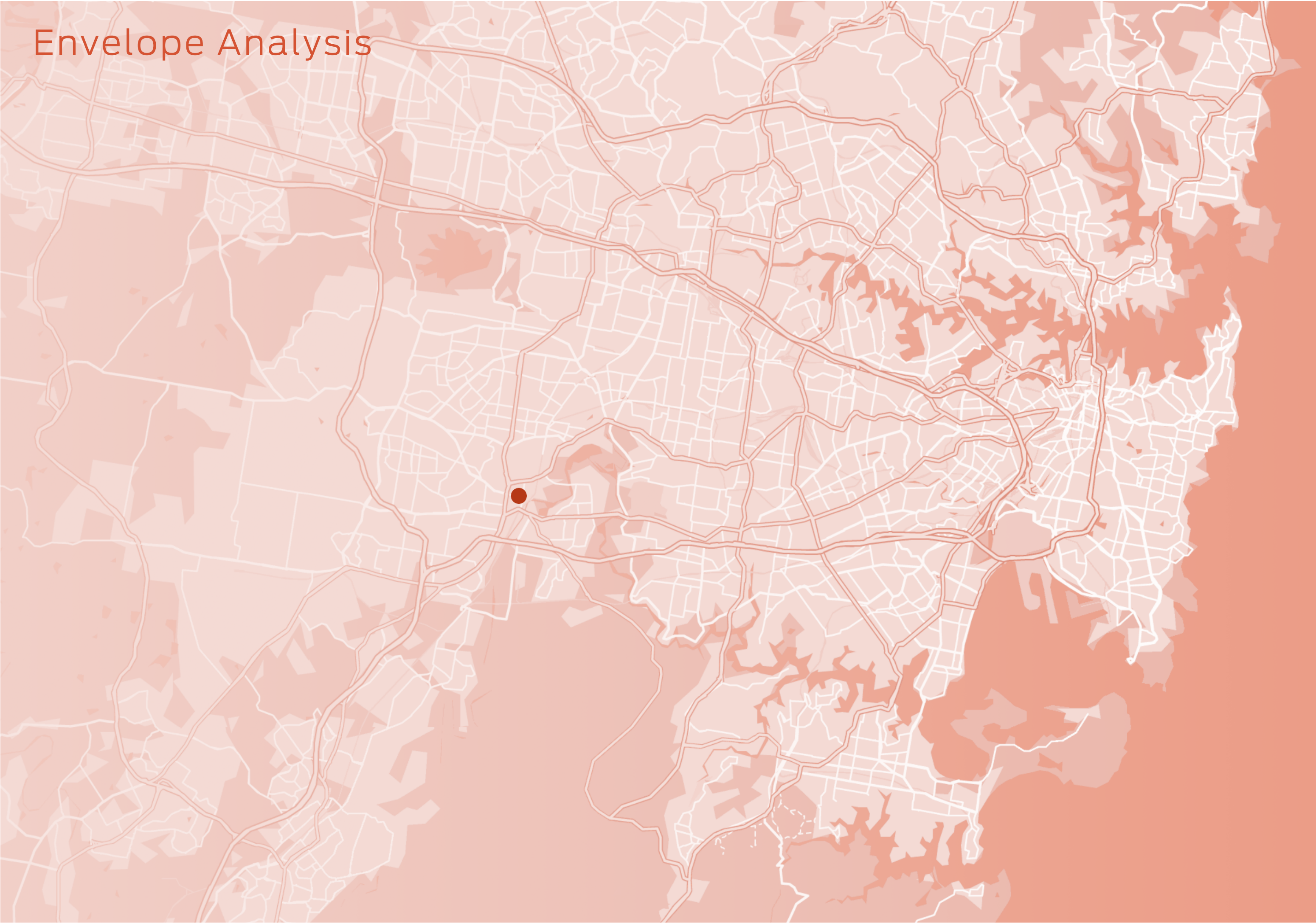
Client COPPING & VARTULI PTY LTD  
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F.B.D.M. INVESTMENTS PTY LTD

Title DEVELOPMENT SITE CONTROLS

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A305  | Issue<br>D             |

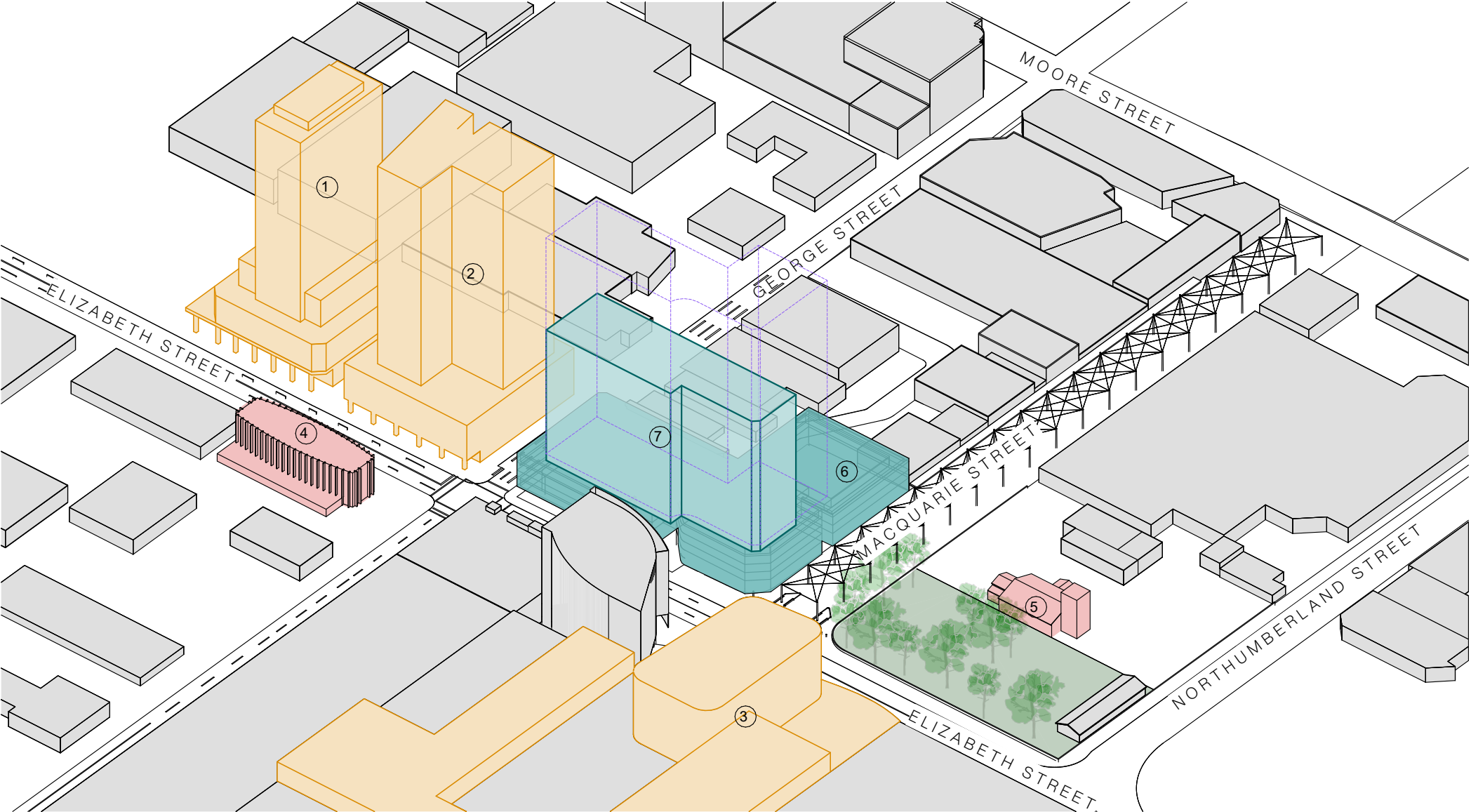


# Envelope Analysis





ENVELOPE ANALYSIS 1



CONCEPT ENVELOPE 1  
MAXIMUM GFA 38,000m<sup>2</sup>

Possible building envelope taking into consideration only setbacks and maximum GFA.

The building will result in a very long and bulky shape with high impact on Macquarie street and St' Lukes Church, and harsh transition from open space to tower.

LEGEND

APPROVED DEVELOPMENTS

- 1. UNDER CONSTRUCTION  
"The Liverpool" 35 Levels
- 2. APPROVED DEVELOPMENT  
"Illoura Place" 34 Levels
- 3. APPROVED DEVELOPMENT  
"Westfield Shopping Centre" 11 Levels

HERITAGE BUILDINGS

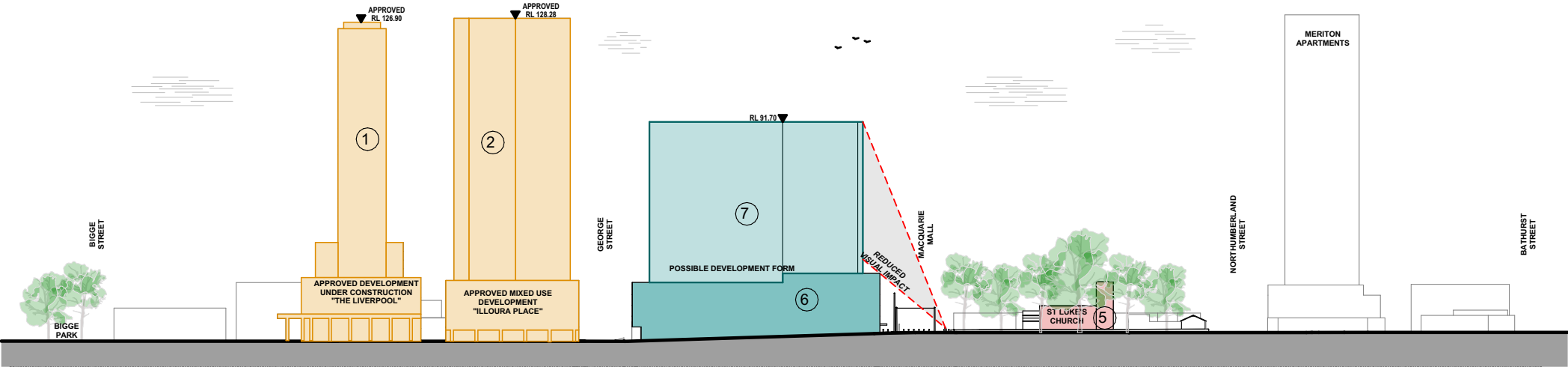
- 4. All Saints Church
- 5. St Luke's Church

PROPOSED ENVELOPE

- 6. PODIUM ENVELOPE
- 7. TOWER ENVELOPE

8.EXISTING BUILDINGS

DCP ENVELOPE



ELIZABETH STREET ELEVATION

Scale 1:2000

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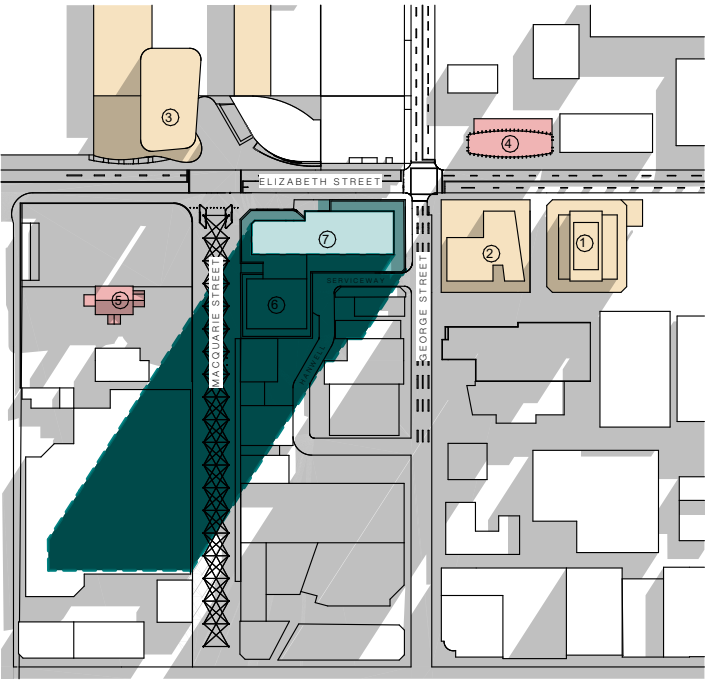
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Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title ENVELOPE ANALYSIS 1

| Drawn         | Checked | Date       |
|---------------|---------|------------|
| DR/MZ         | NZ      | 2024       |
| Activity Type | Job #   | Scale @ A3 |
| DA            | 1091-22 | AS SHOWN   |
| Project #     | Sheet # | Issue      |
| P5073         | A401    | D          |

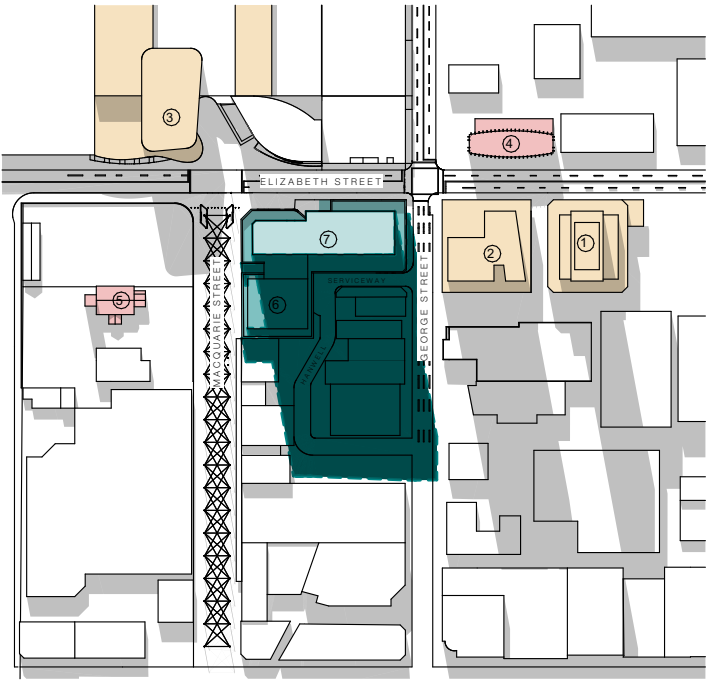


# ENVELOPE ANALYSIS 1

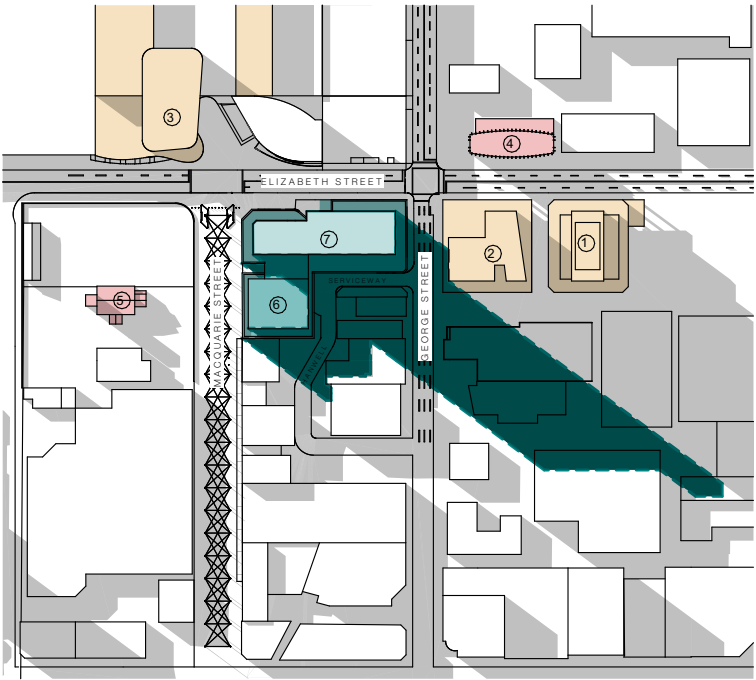
## MID WINTER SHADOW DIAGRAMS



JUNE 21st - 9am

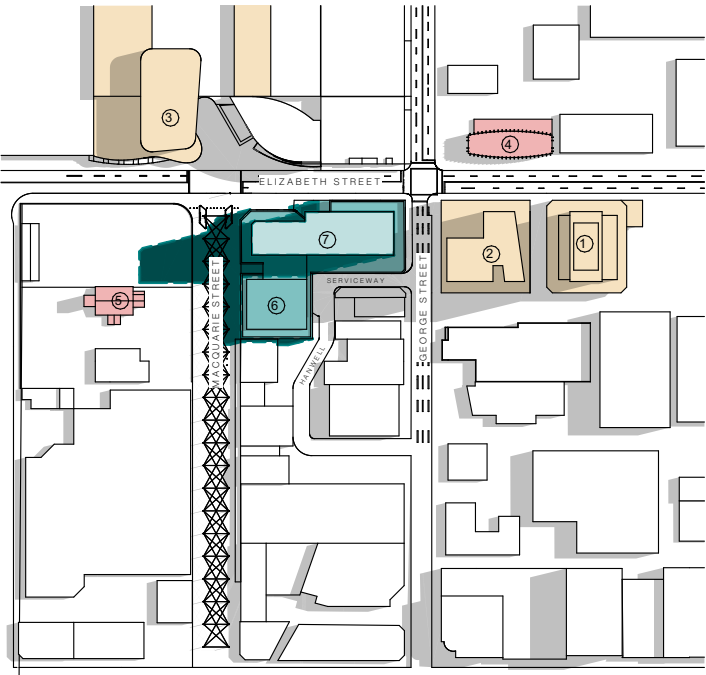


JUNE 21st - 12pm

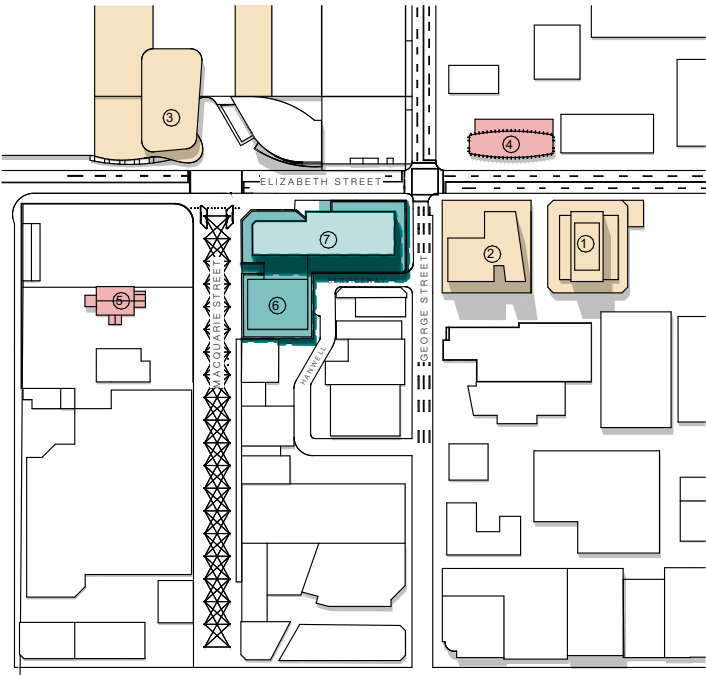


JUNE 21st - 3pm

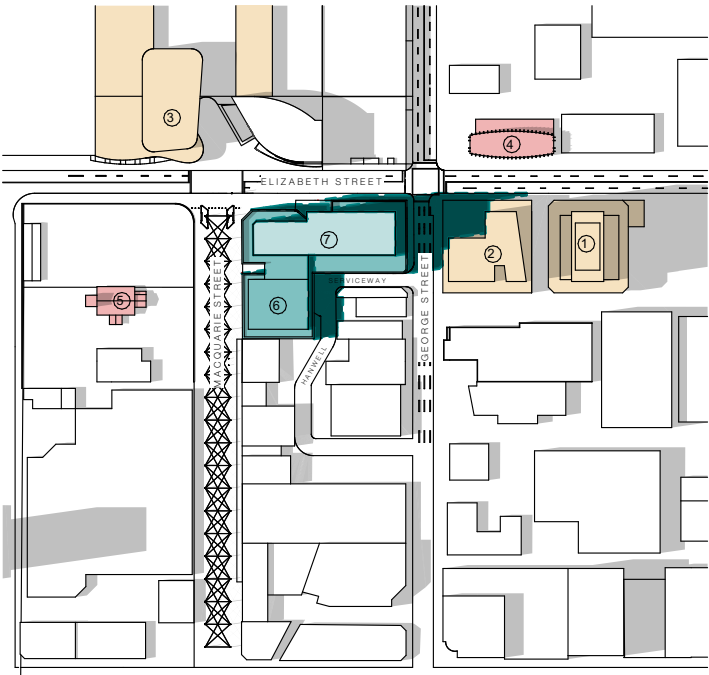
## MID SUMMER SHADOW DIAGRAMS



DECEMBER 21st - 9am



DECEMBER 21st - 12pm



DECEMBER 21st - 3pm

### LEGEND

#### APPROVED DEVELOPMENTS

- 1. UNDER CONSTRUCTION  
"The Liverpool" 35 Levels
- 2. APPROVED DEVELOPMENT  
"Illoura Place" 34 Levels
- 3. APPROVED DEVELOPMENT  
"Westfield Shopping Centre" 11 Levels

#### HERITAGE BUILDINGS

- 4. All Saints Church
- 5. St Luke's Church

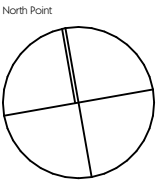
#### PROPOSED ENVELOPE

- 6. PODIUM ENVELOPE 4-5 Levels
- 7. TOWER ENVELOPE 14 Levels

#### 8.EXISTING BUILDINGS

| Issue | Description                      | Date       | Drawn | Issued |
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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

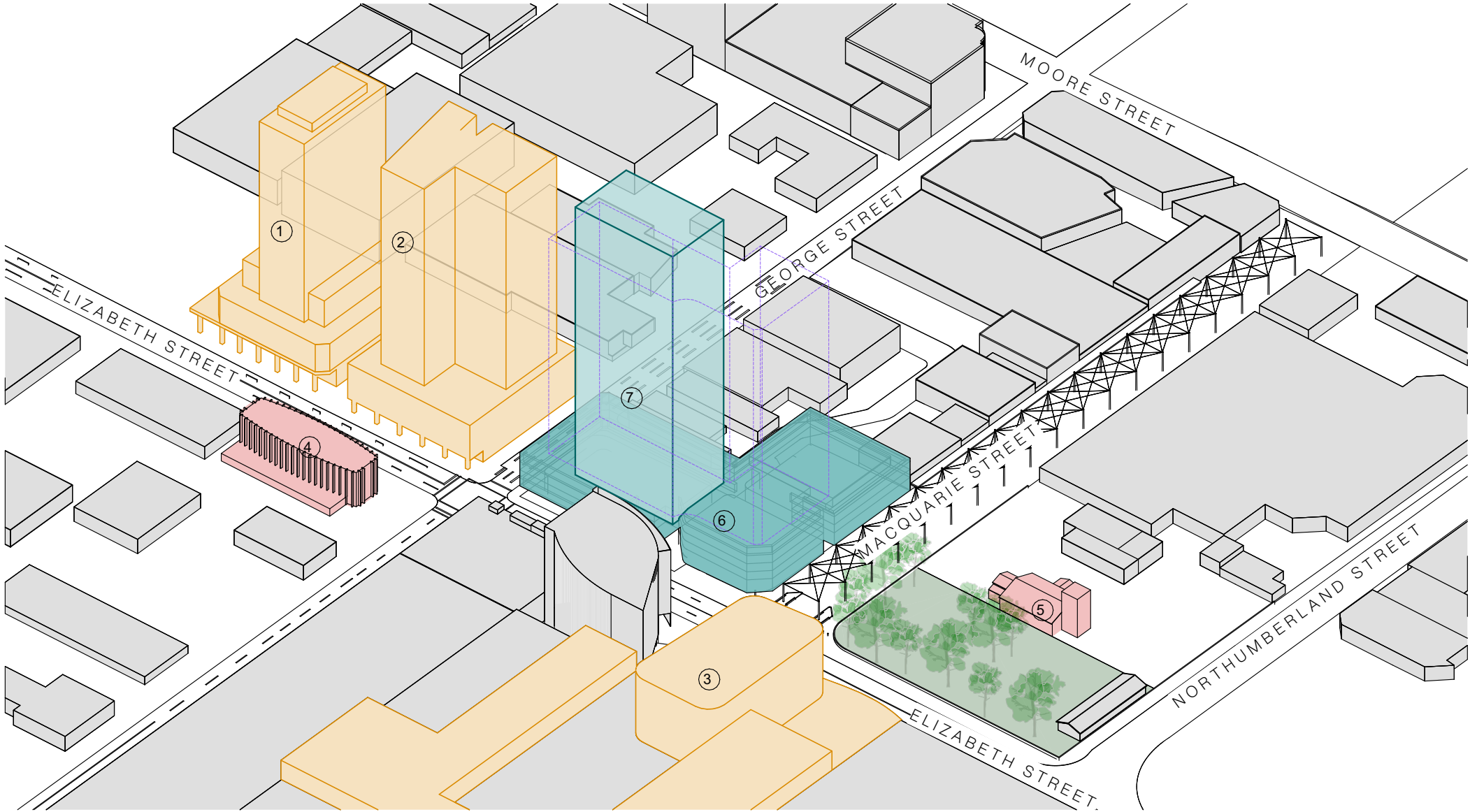
Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title STUDY 1 SHADOW DIAGRAMS

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A402  | Issue<br>D             |



ENVELOPE ANALYSIS 2



CONCEPT ENVELOPE 2  
MAXIMUM GFA 38,000m<sup>2</sup>

Possible building envelope taking into consideration setbacks, maximum GFA and attention given to heritage building and lower scale retail.

The building will result in a single tall tower, but still out of scale compare to public domain streetscape with harsh transition from lower scale retail and open space.

LEGEND

APPROVED DEVELOPMENTS

- 1. UNDER CONSTRUCTION  
"The Liverpool" 35 Levels
- 2. APPROVED DEVELOPMENT  
"Illoura Place" 34 Levels
- 3. APPROVED DEVELOPMENT  
"Westfield Shopping Centre" 11 Levels

HERITAGE BUILDINGS

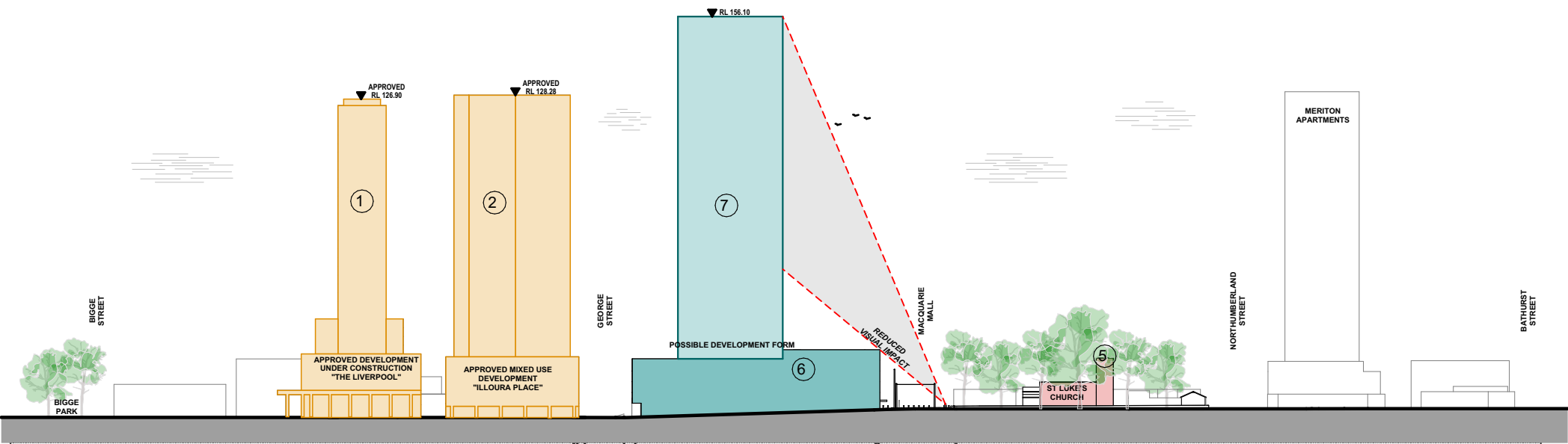
- 4. All Saints Church
- 5. St Luke's Church

PROPOSED ENVELOPE

- 6. PODIUM ENVELOPE
- 7. TOWER ENVELOPE

8.EXISTING BUILDINGS

DCP ENVELOPE



ELIZABETH STREET ELEVATION  
Scale 1:2000

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
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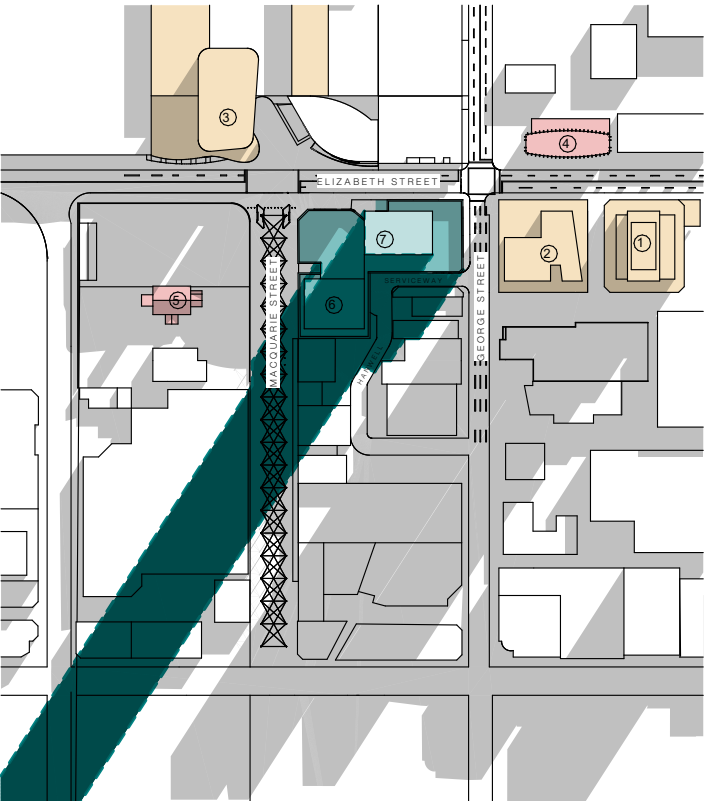
Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **ENVELOPE ANALYSIS 2**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A403  | Issue<br>D             |

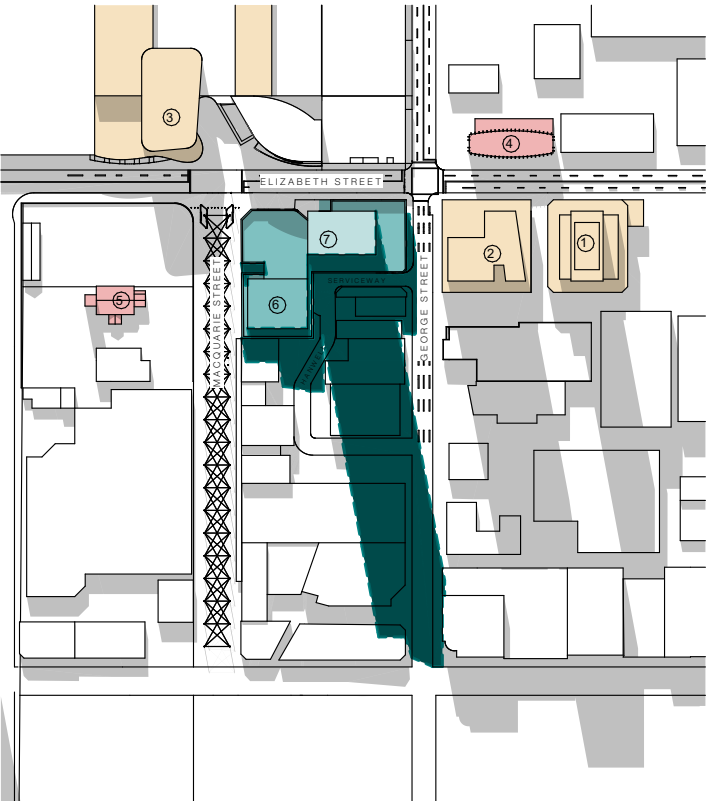


# ENVELOPE ANALYSIS 2

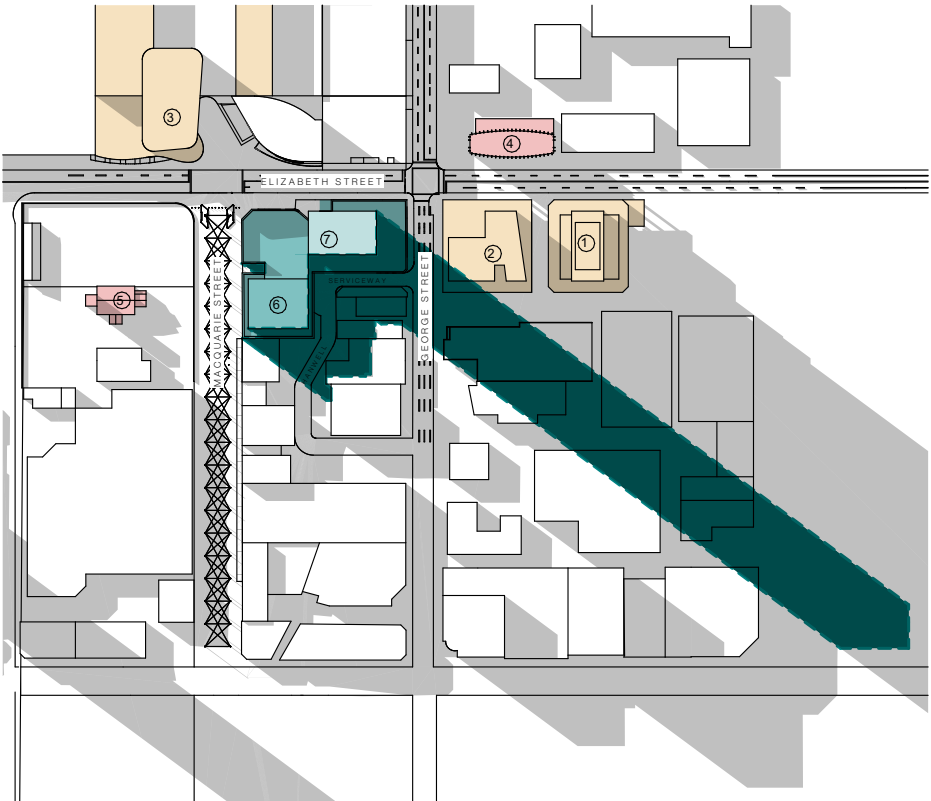
## MID WINTER SHADOW DIAGRAMS



JUNE 21st - 9am

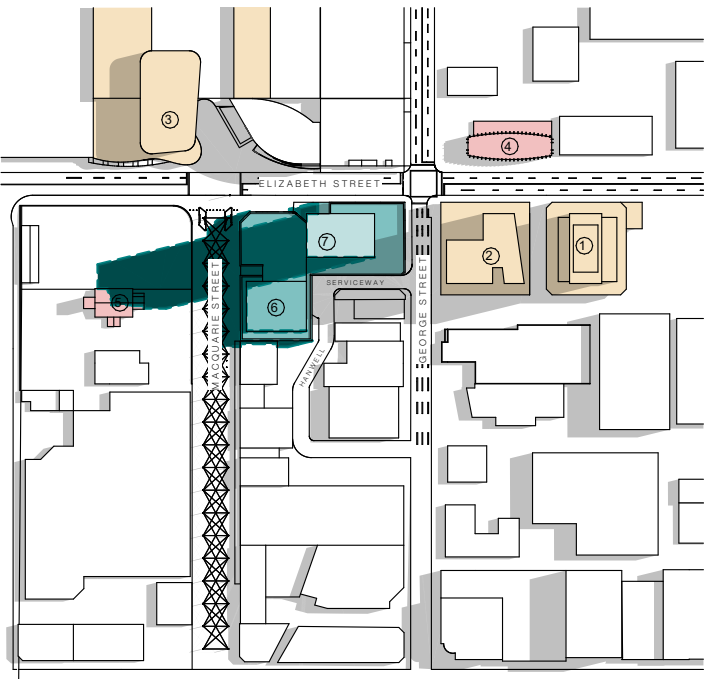


JUNE 21st - 12pm

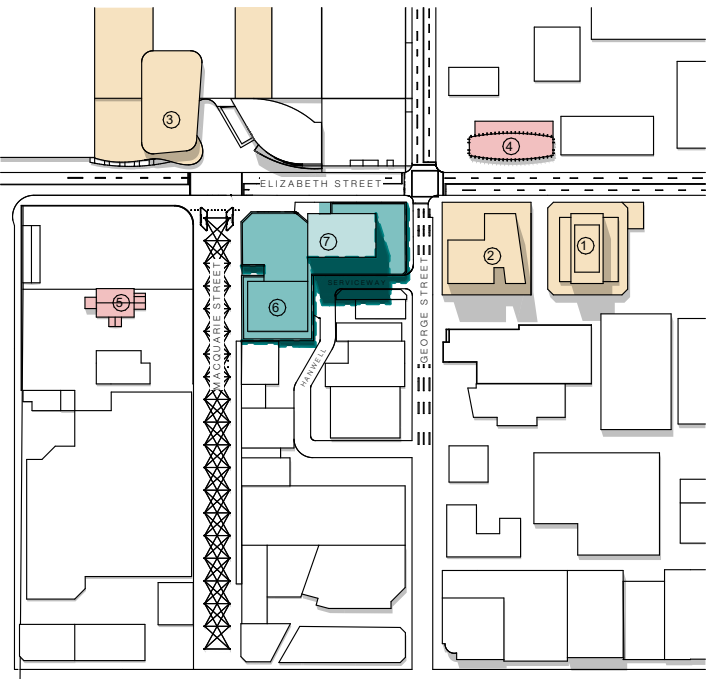


JUNE 21st - 3pm

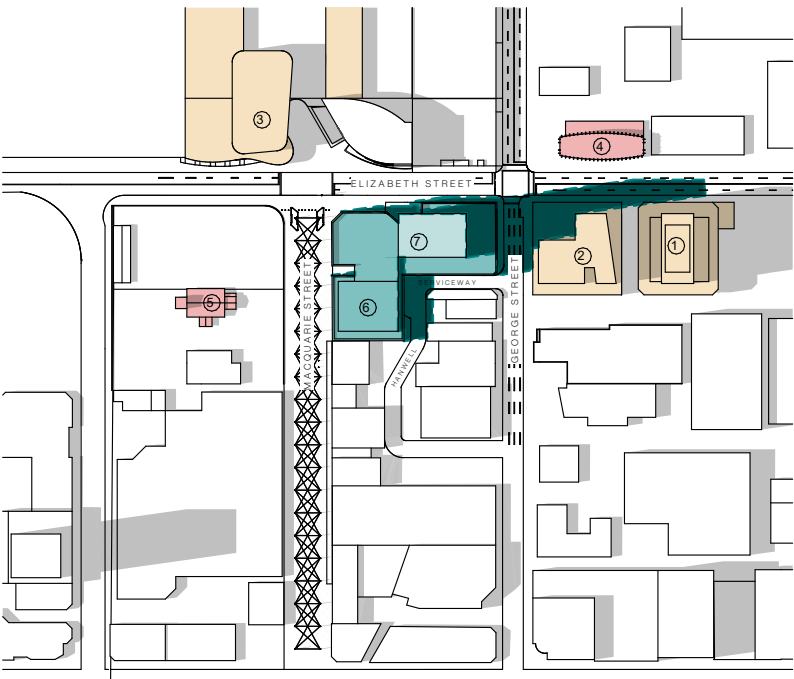
## MID SUMMER SHADOW DIAGRAMS



DECEMBER 21st - 9am



DECEMBER 21st - 12pm



DECEMBER 21st - 3pm

### LEGEND

#### APPROVED DEVELOPMENTS

- 1. UNDER CONSTRUCTION  
"The Liverpool" 35 Levels
- 2. APPROVED DEVELOPMENT  
"Illoura Place" 34 Levels
- 3. APPROVED DEVELOPMENT  
"Westfield Shopping Centre"  
11 Levels

#### HERITAGE BUILDINGS

- 4. All Saints Church
- 5. St Luke's Church

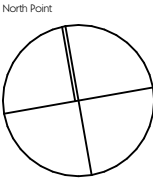
#### PROPOSED ENVELOPE

- 6. PODIUM ENVELOPE 4-5 Levels
- 7. TOWER ENVELOPE 14 Levels

#### 8.EXISTING BUILDINGS

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 047 506

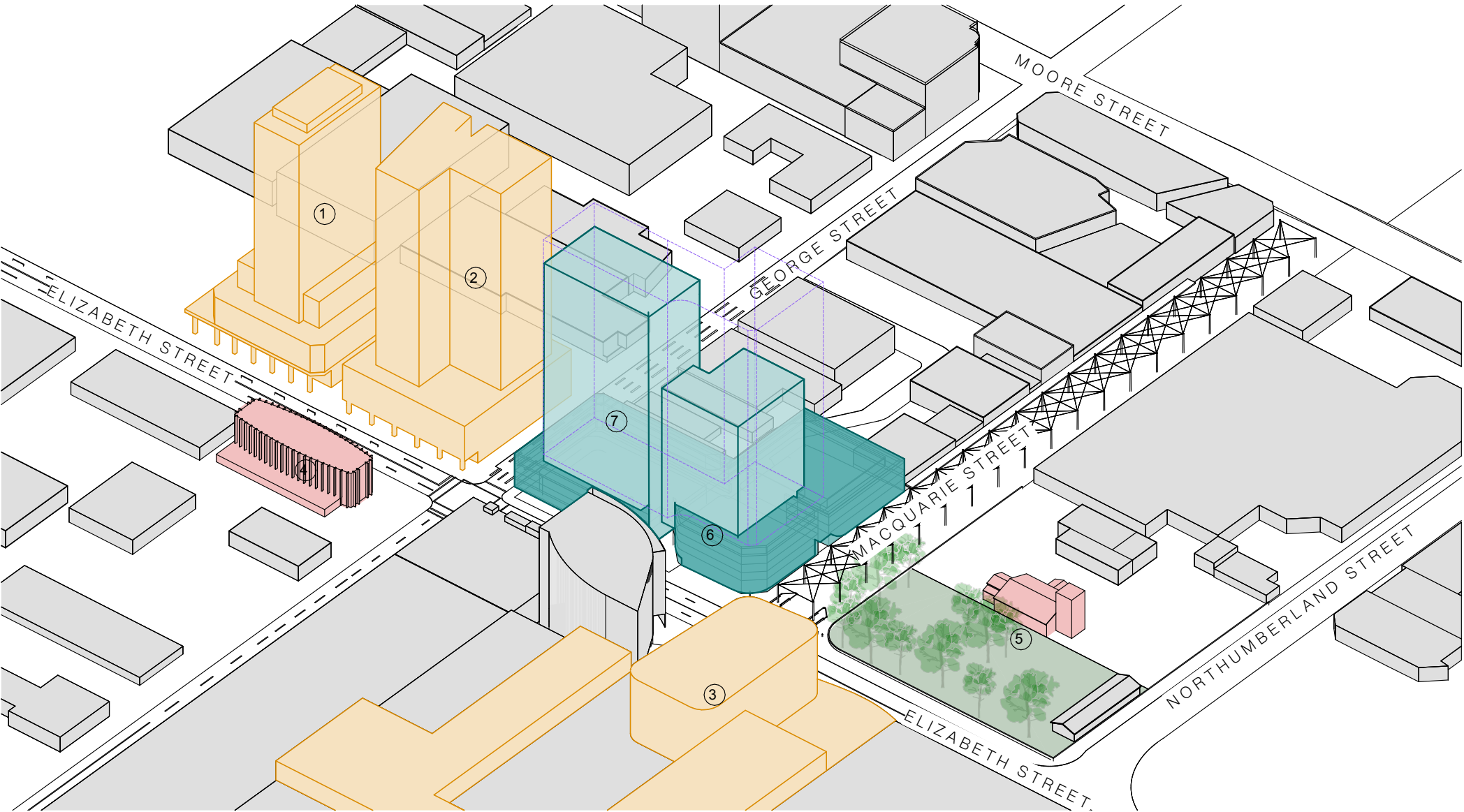
Consultants  
**AZA**  
ALGORRY ZAPPIA  
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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **STUDY 2 SHADOW DIAGRAMS**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A404  | Issue<br>D             |



ENVELOPE ANALYSIS 3 PREFERRED OPTION



CONCEPT ENVELOPE 3  
MAXIMUM GFA 38,000m<sup>2</sup>

Possible building envelope taking into consideration setbacks, maximum GFA and attention to heritage building and lower scale retail.

The building will result in two towers forms for a refined shape with open spaces on different levels and breakout areas. This form will have a gradual transition from the lower scale retail area and Macquarie Mall with an overall less visual impact.

LEGEND

APPROVED DEVELOPMENTS

- 1. UNDER CONSTRUCTION  
"The Liverpool" 35 Levels
- 2. APPROVED DEVELOPMENT  
"Illoura Place" 34 Levels
- 3. APPROVED DEVELOPMENT  
"Westfield Shopping Centre" 11 Levels

HERITAGE BUILDINGS

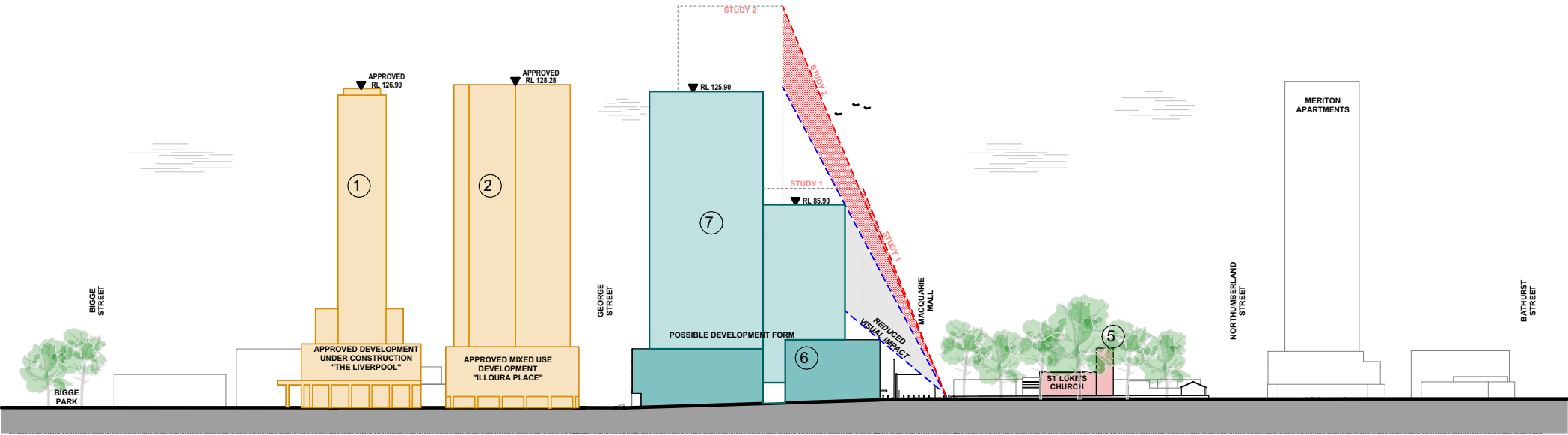
- 4. All Saints Church
- 5. St Luke's Church

PROPOSED ENVELOPE

- 6. PODIUM ENVELOPE
- 7. TOWER ENVELOPE

8.EXISTING BUILDINGS

DCP ENVELOPE



ELIZABETH STREET ELEVATION

Scale 1:2000

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
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NDZ

ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 639 069 506

Consultants

Algorry Zappia

ALGORRY ZAPPIA

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Project

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Client

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F.B.D.M. INVESTMENTS PTY LTD

Title

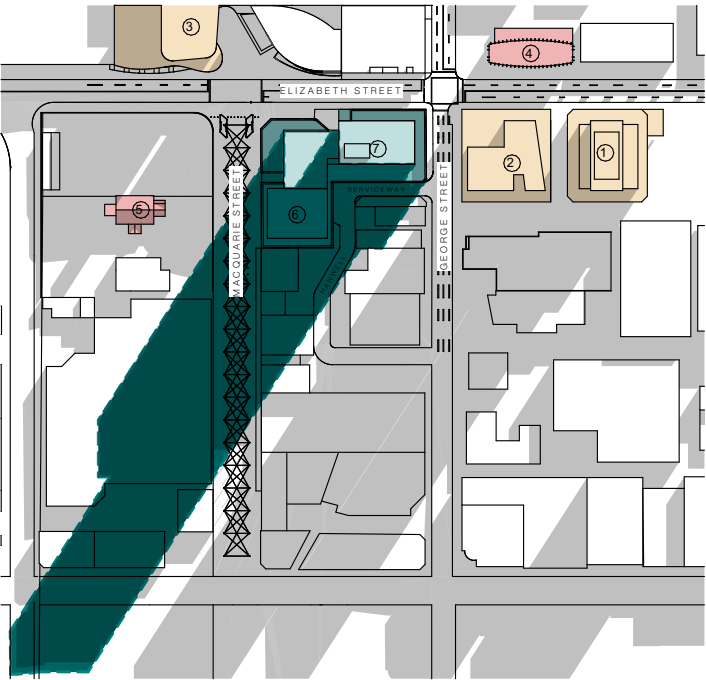
ENVELOPE ANALYSIS 3 PREFERRED OPTION

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A405  | Issue<br>D             |

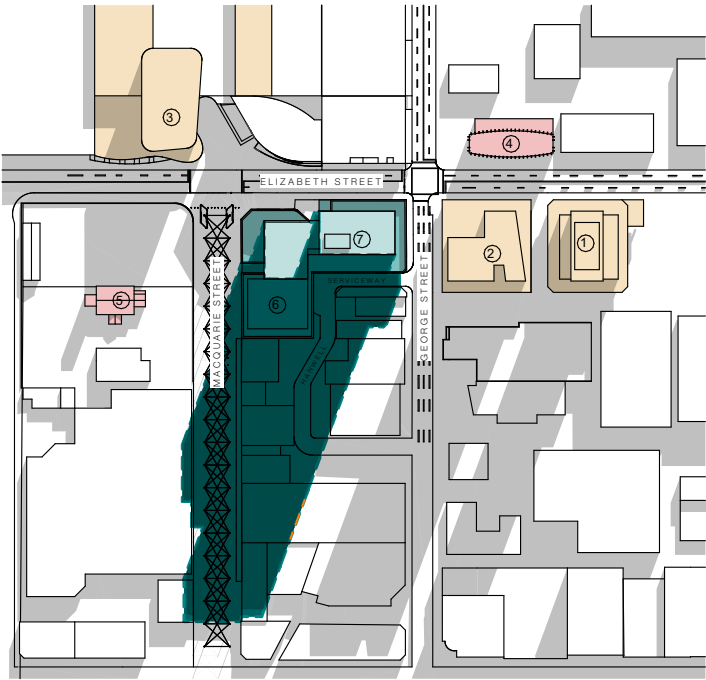


# ENVELOPE ANALYSIS 3 PREFERRED OPTION

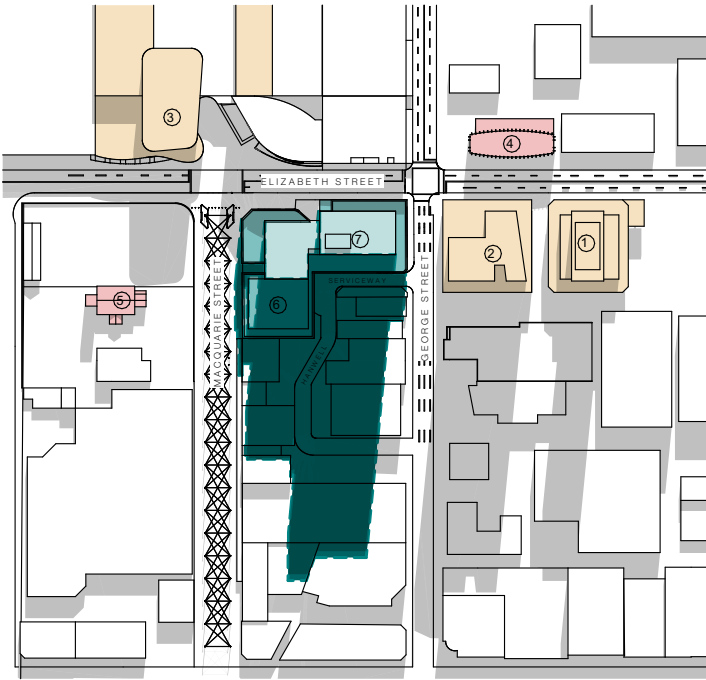
## MID WINTER SHADOW DIAGRAMS



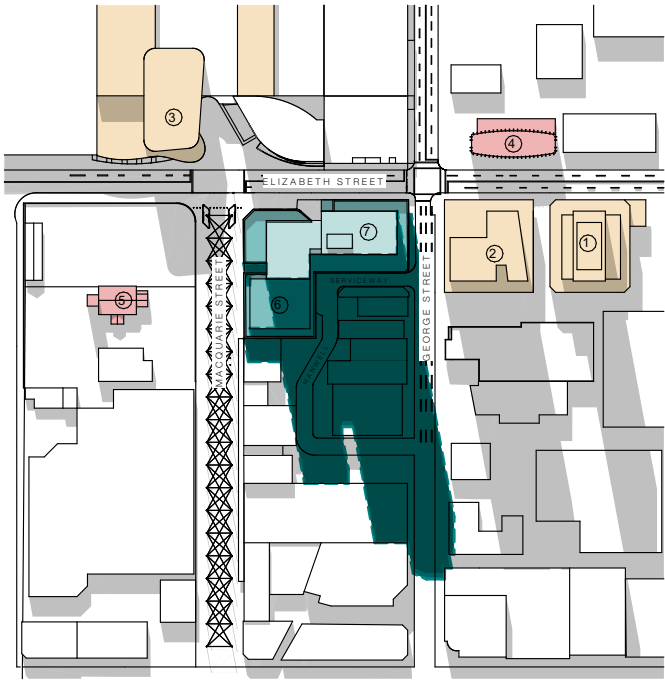
JUNE 21st - 9am



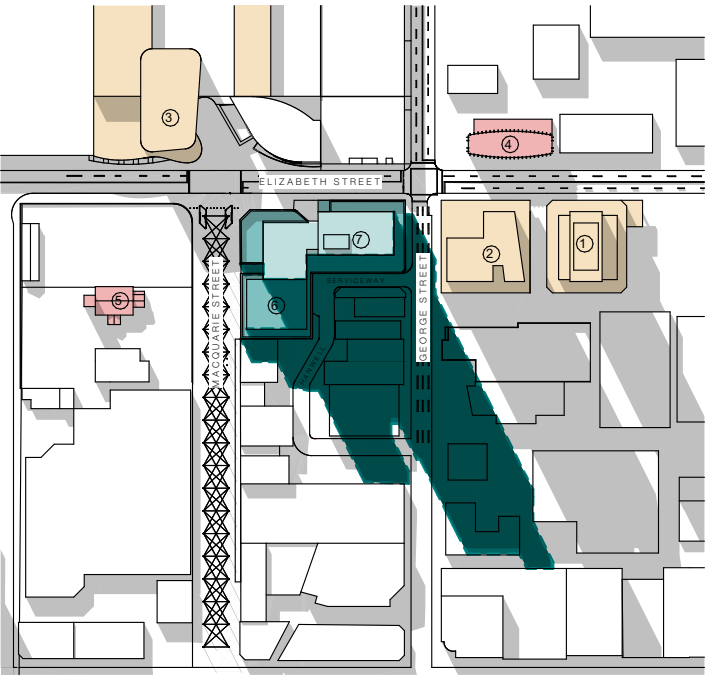
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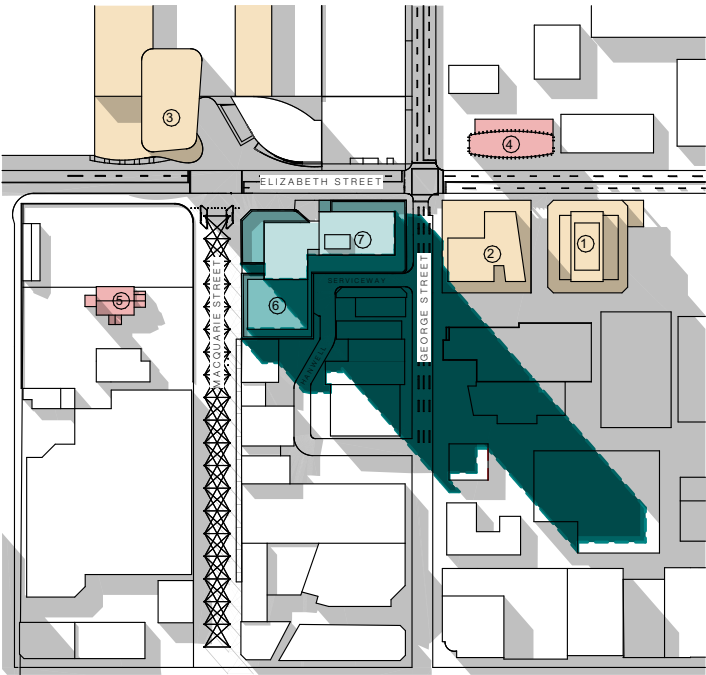
JUNE 21st - 11am



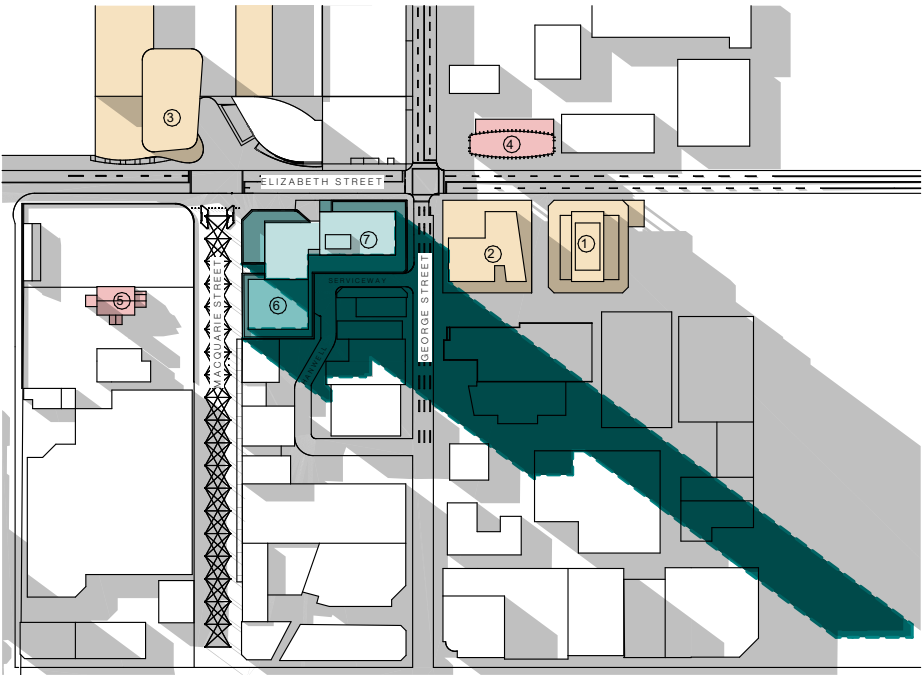
JUNE 21st - 12pm



JUNE 21st - 1pm



JUNE 21st - 2pm



JUNE 21st - 3pm

### LEGEND

#### APPROVED DEVELOPMENTS

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"The Liverpool" 35 Levels
- 2. APPROVED DEVELOPMENT  
"Illoura Place" 34 Levels
- 3. APPROVED DEVELOPMENT  
"Westfield Shopping Centre"  
11 Levels

#### HERITAGE BUILDINGS

- 4. All Saints Church
- 5. St Luke's Church

#### PROPOSED ENVELOPE

- 6. PODIUM ENVELOPE 4-5 Levels
- 7. TOWER ENVELOPE 14 Levels

#### 8.EXISTING BUILDINGS

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
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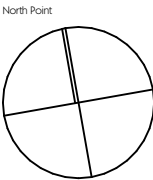
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ARCHITECTS

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Consultants

**AZA**  
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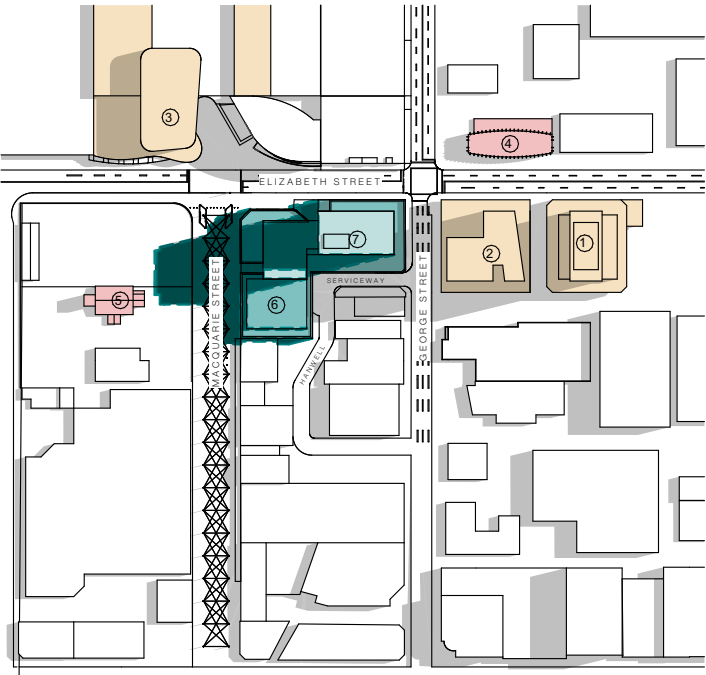
Title **STUDY 3 WINTER SHADOW DIAGRAMS**

| Drawn         | Checked | Date       |
|---------------|---------|------------|
| DR/MZ         | NZ      | 2024       |
| Activity Type | Job #   | Scale @ A3 |
| DA            | 1091-22 | AS SHOWN   |
| Project #     | Sheet # | Issue      |
| P5073         | A406    | D          |

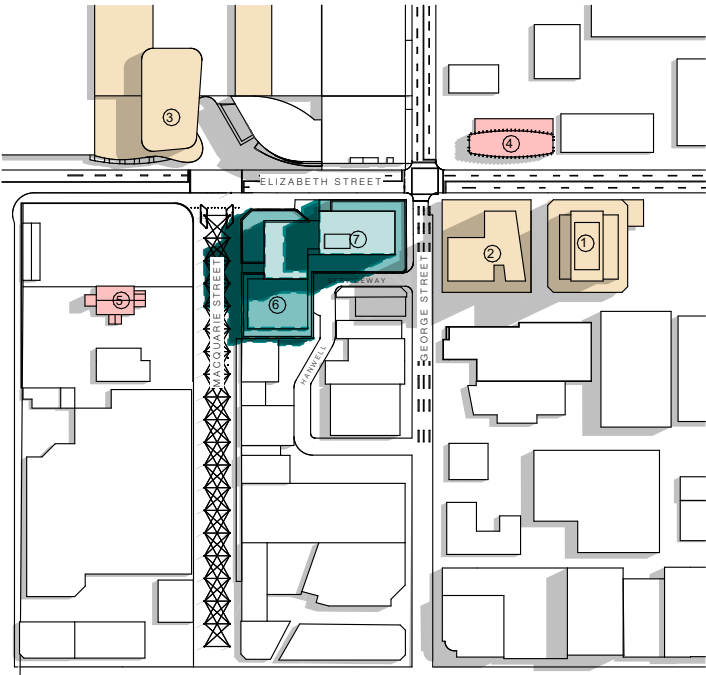


# ENVELOPE ANALYSIS 3 PREFERRED OPTION

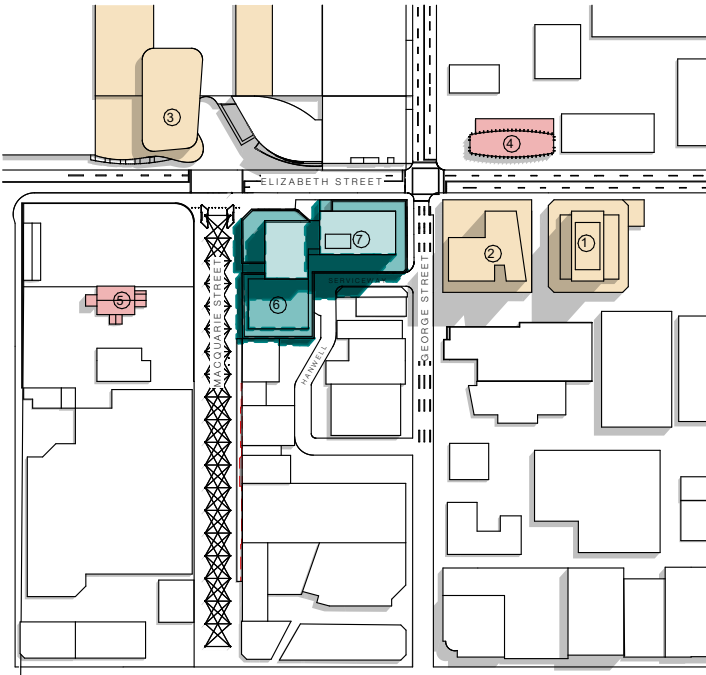
## MID SUMMER SHADOW DIAGRAMS



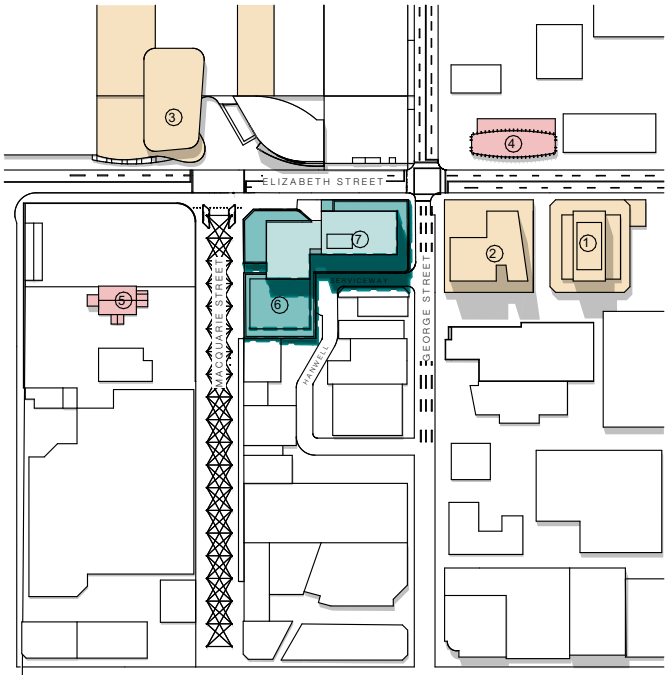
DECEMBER 21st - 9am



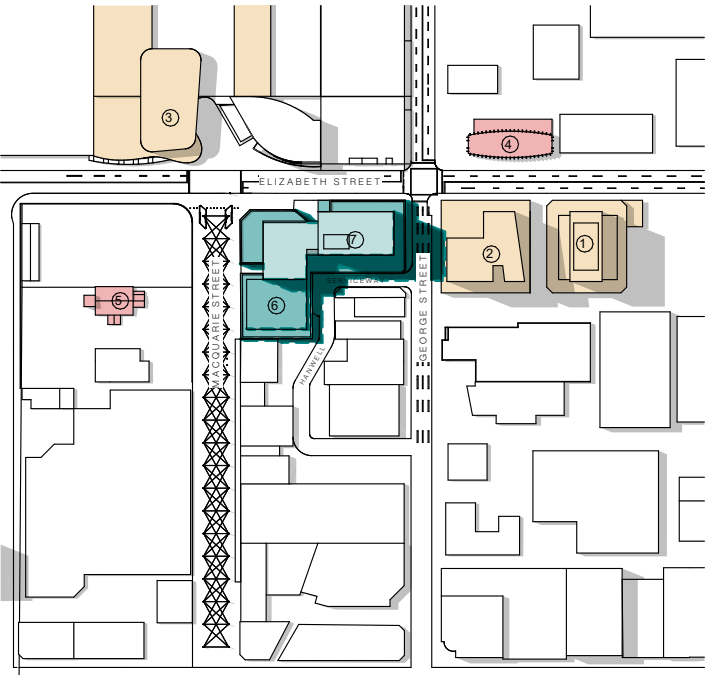
DECEMBER 21st - 10am



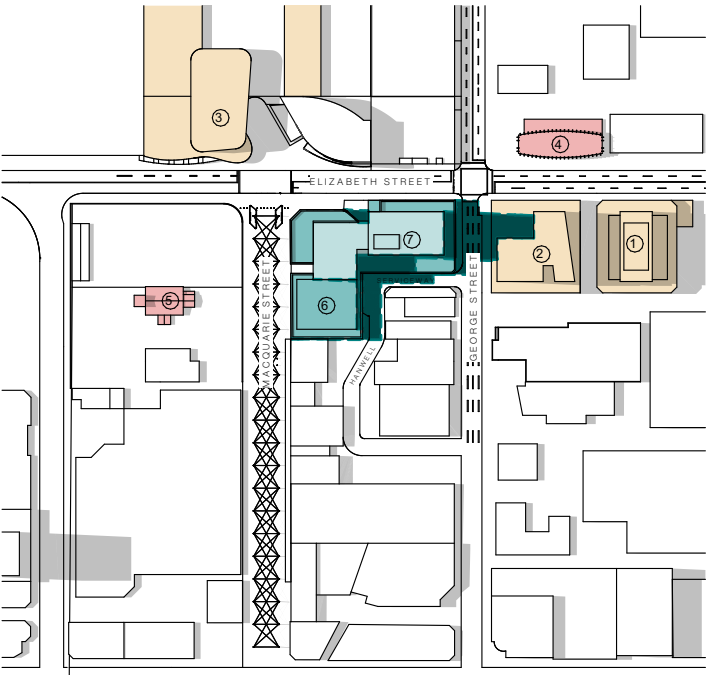
DECEMBER 21st - 11am



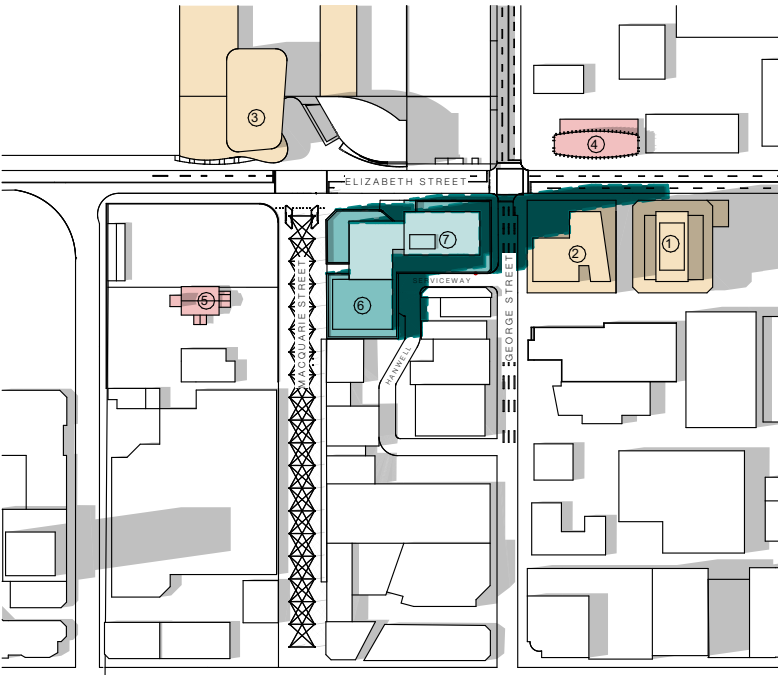
DECEMBER 21st - 12pm



DECEMBER 21st - 1pm



DECEMBER 21st - 2pm



DECEMBER 21st - 3pm

### LEGEND

#### APPROVED DEVELOPMENTS

1. UNDER CONSTRUCTION  
"The Liverpool" 35 Levels
2. APPROVED DEVELOPMENT  
"Illoura Place" 34 Levels
3. APPROVED DEVELOPMENT  
"Westfield Shopping Centre"  
11 Levels

#### HERITAGE BUILDINGS

4. All Saints Church
5. St Luke's Church

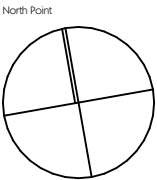
#### PROPOSED ENVELOPE

6. PODIUM ENVELOPE 4-5 Levels
7. TOWER ENVELOPE 14 Levels

#### 8.EXISTING BUILDINGS

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
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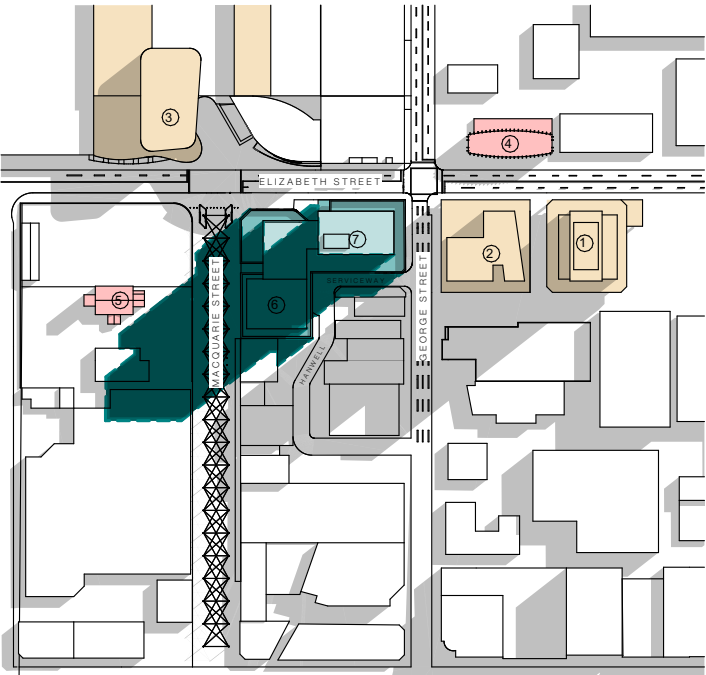
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DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title **STUDY 3 SUMMER SHADOW DIAGRAMS**

| Drawn         | Checked | Date       |
|---------------|---------|------------|
| DR/MZ         | NZ      | 2024       |
| Activity Type | Job #   | Scale @ A3 |
| DA            | 1091-22 | AS SHOWN   |
| Project #     | Sheet # | Issue      |
| P5073         | A407    | D          |

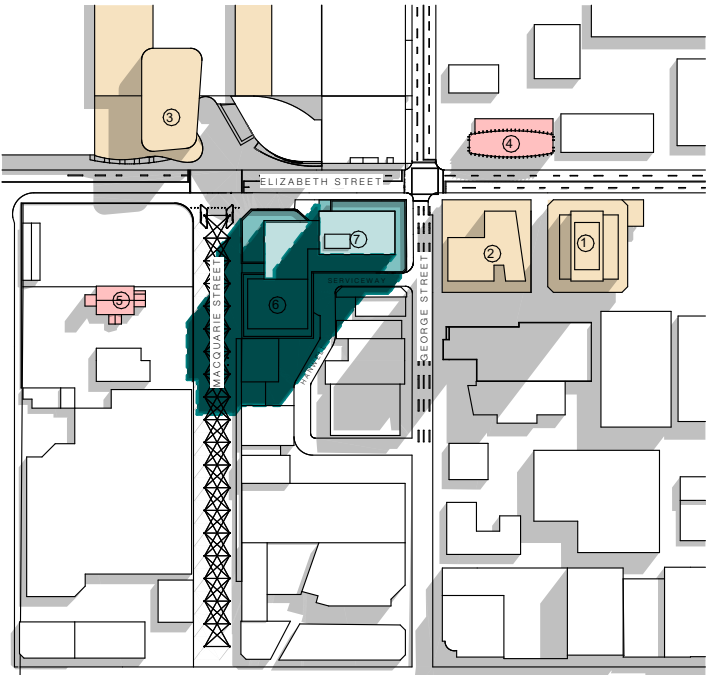


# ENVELOPE ANALYSIS 3 PREFERRED OPTION

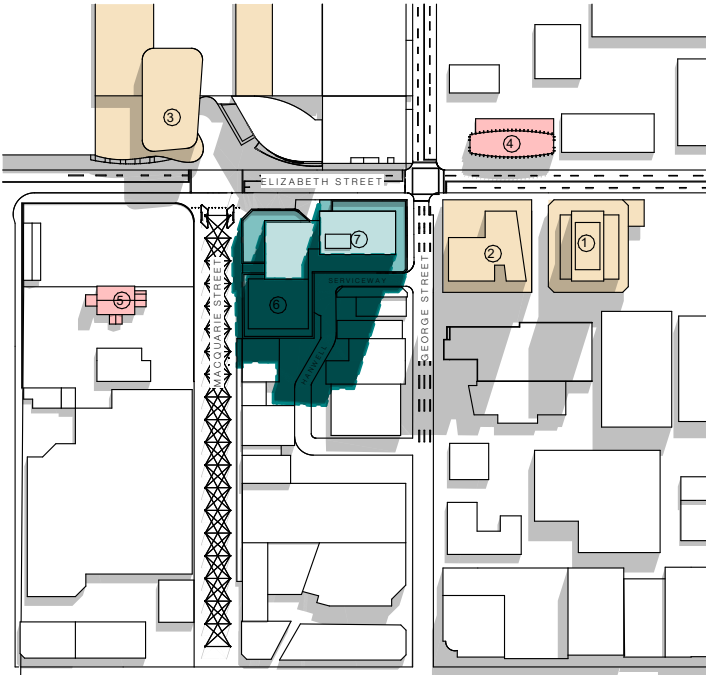
## EQUINOX SHADOW DIAGRAMS



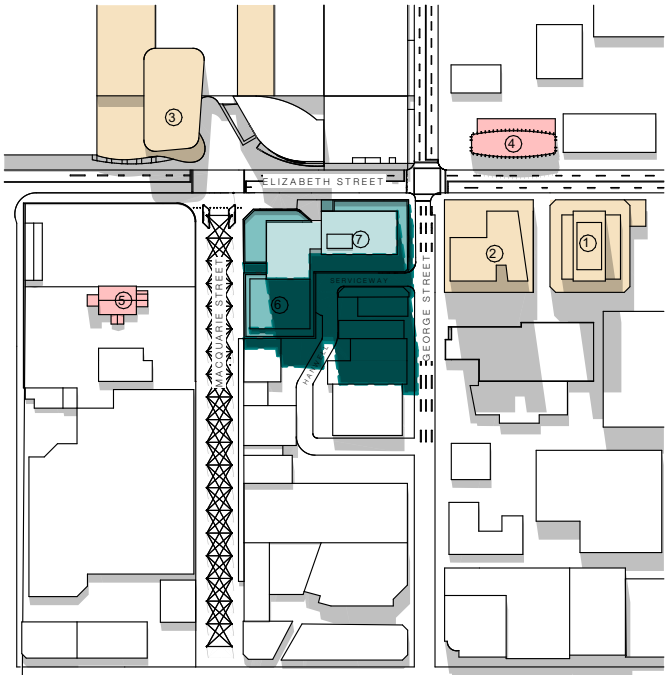
MARCH/SEP. - 9am



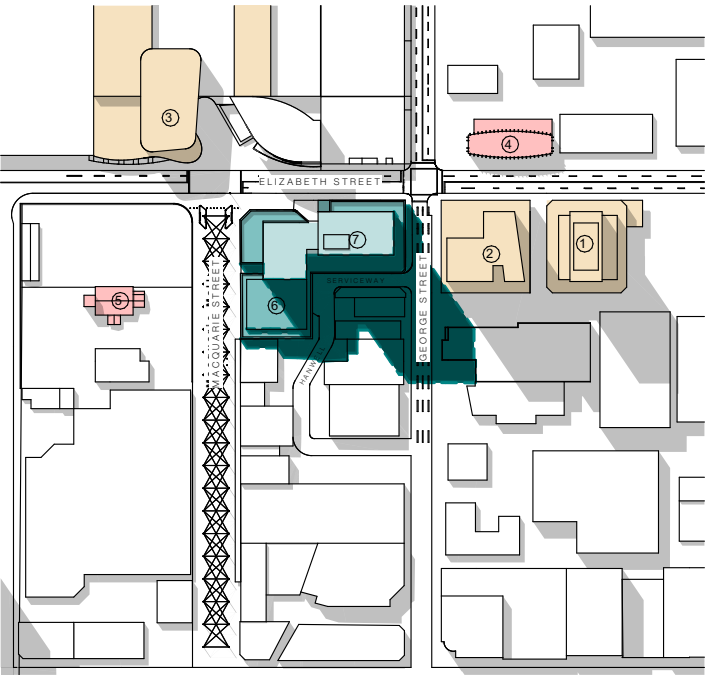
MARCH/SEP. - 10am



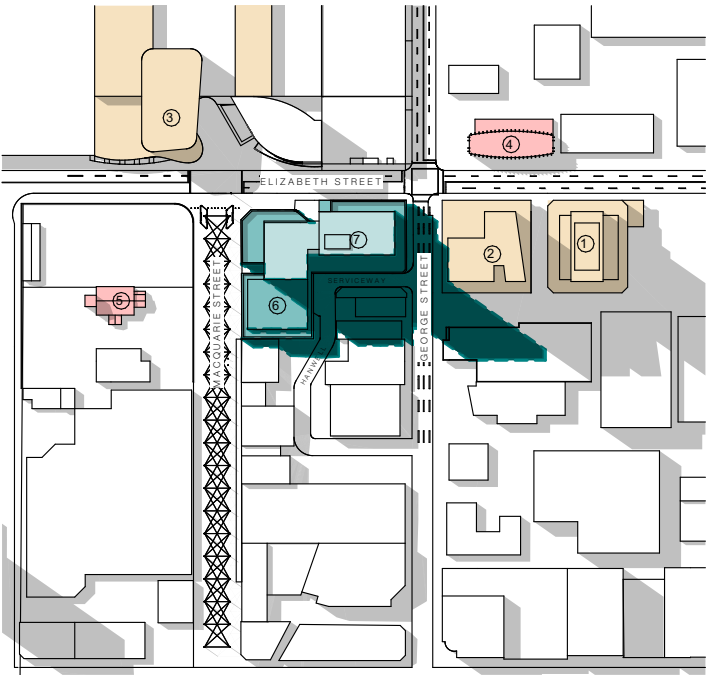
MARCH/SEP. - 11am



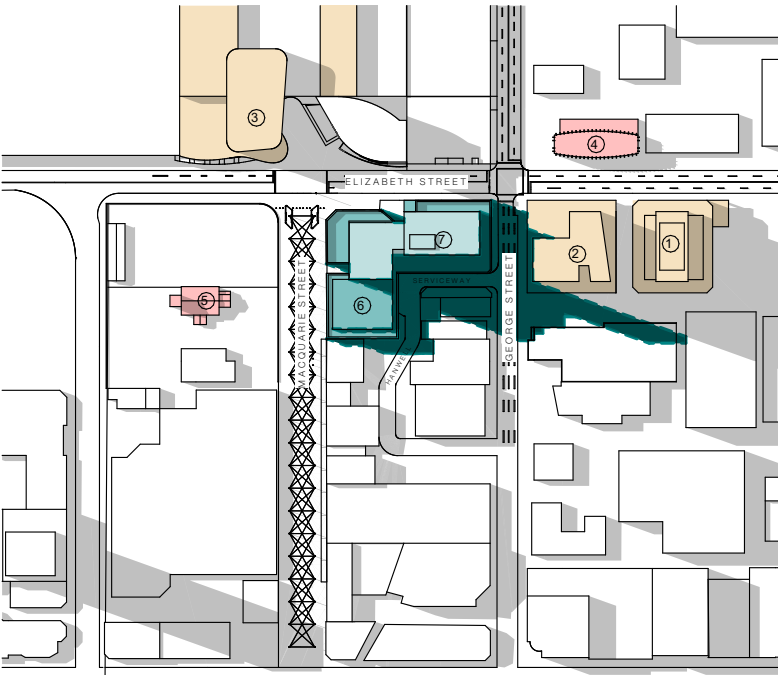
MARCH/SEP. - 12pm



MARCH/SEP. - 1pm



MARCH/SEP. - 2pm



MARCH/SEP. - 3pm

### LEGEND

#### APPROVED DEVELOPMENTS

- 1. UNDER CONSTRUCTION  
"The Liverpool" 35 Levels
- 2. APPROVED DEVELOPMENT  
"Illoura Place" 34 Levels
- 3. APPROVED DEVELOPMENT  
"Westfield Shopping Centre"  
11 Levels

#### HERITAGE BUILDINGS

- 4. All Saints Church
- 5. St Luke's Church

#### PROPOSED ENVELOPE

- 6. PODIUM ENVELOPE 4-5 Levels
- 7. TOWER ENVELOPE 14 Levels

#### 8.EXISTING BUILDINGS

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

General Notes

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3) Figured dimensions must be taken in preference to scaling.

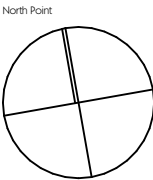
4) All boundary clearances must be verified by the surveyor prior to commencement of any building work.

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**NDZ**  
ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 639 049 506

Consultants

**AZA**  
ALGORRY ZAPPIA

4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au

ABN 43 064 952 692

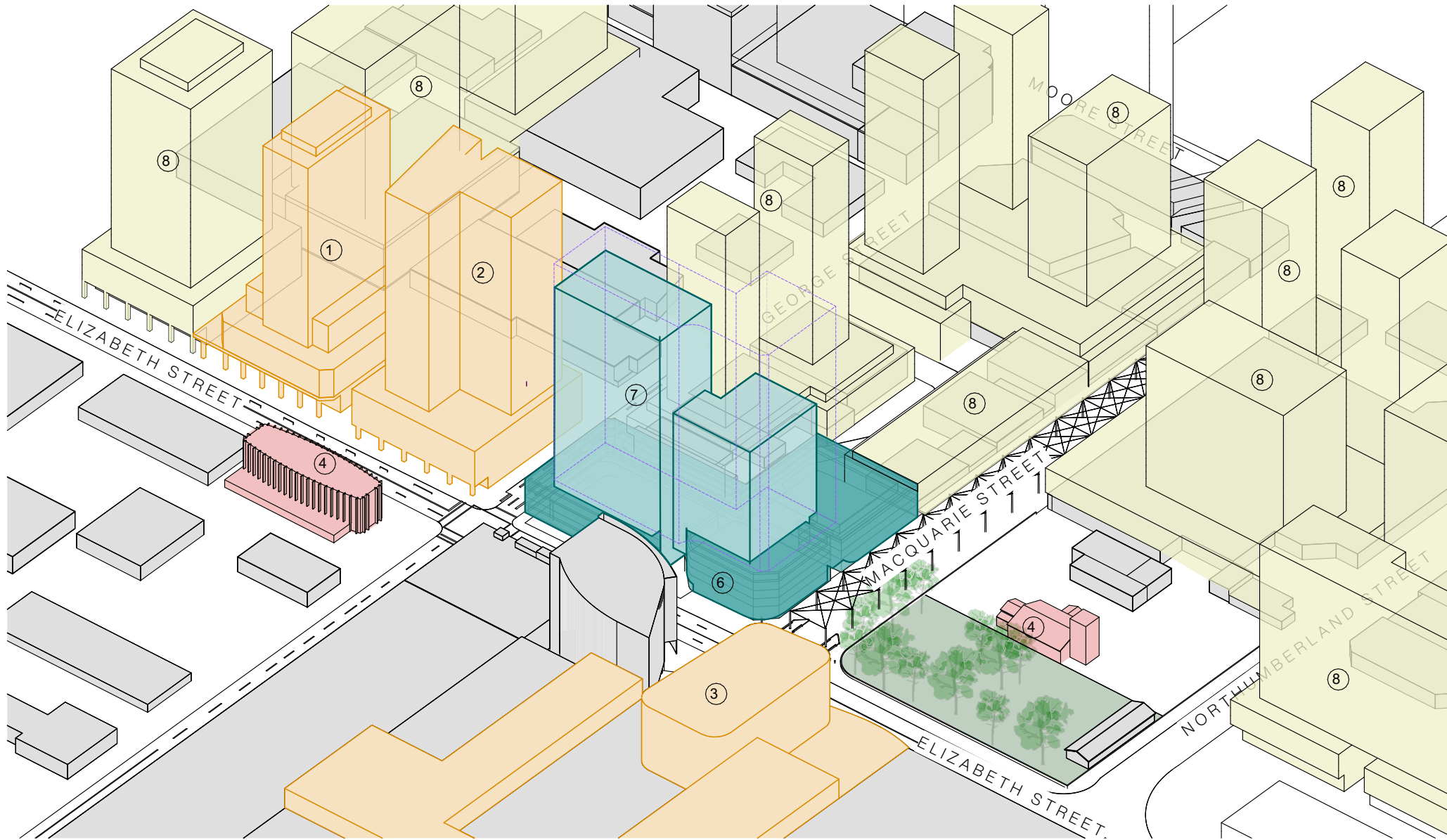
Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL

Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD

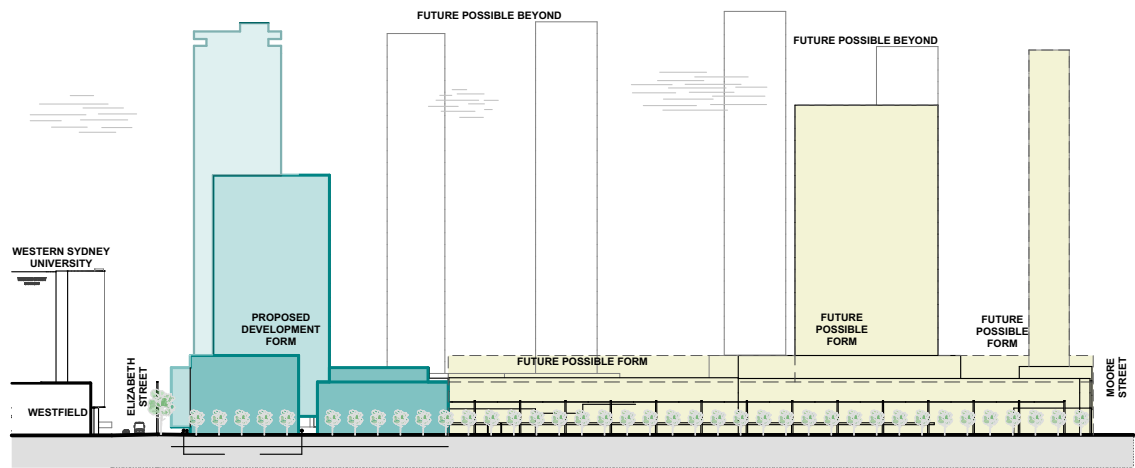
Title **STUDY 3 EQUINOX SHADOW DIAGRAMS**

| Drawn         | Checked | Date       |
|---------------|---------|------------|
| DR/MZ         | NZ      | 2024       |
| Activity Type | Job #   | Scale @ A3 |
| DA            | 1091-22 | AS SHOWN   |
| Project #     | Sheet # | Issue      |
| P5073         | A408    | D          |

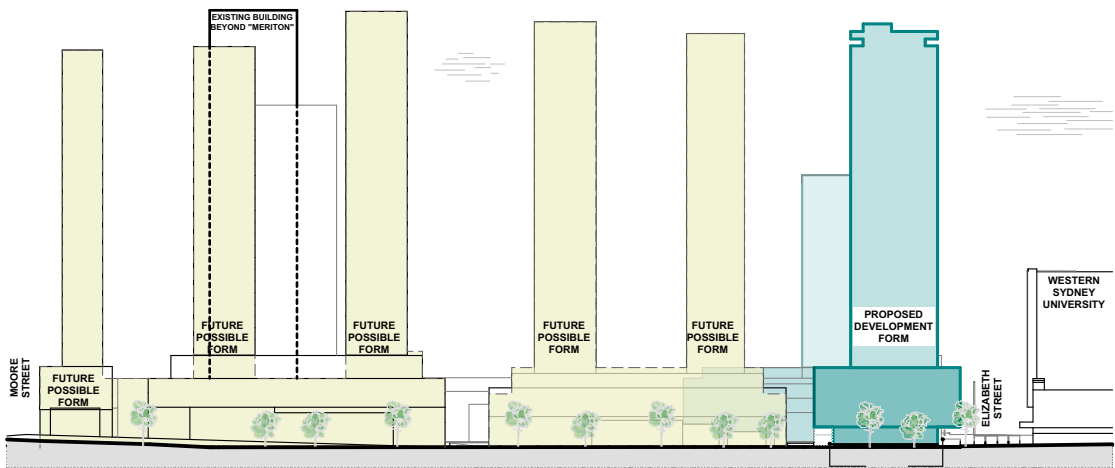




## PROPOSED ENVELOPE IN FUTURE CONTEXT



**MACQUARIE MALL ELEVATION**  
Scale 1:2000



**GEORGE STREET ELEVATION**  
Scale 1:2000

## PROPOSED OUTCOME ENVELOPE 3 SELECTED

A future vision for Liverpool paving the way to a greener, more vibrant and active city centre through the Public Domain Master Plan will be enhanced through the addition of this major-new commercial and retail development.

Integrating with greater than \$1 billion worth of major mixed-use developments in the pipeline for the Liverpool city centre, this development aims to transform the streetscape and urban centre of the city for future generations.

The proposal will act as major pillar in activating Liverpool CBD, providing new public spaces, community facilities and job opportunities for Sydney's Third City, and helping foster an 18-hour economy.

## LEGEND

### APPROVED DEVELOPMENTS

1. UNDER CONSTRUCTION  
"The Liverpool" 35 Levels
2. APPROVED DEVELOPMENT  
"Illoura Place" 34 Levels
3. APPROVED DEVELOPMENT  
"Westfield Shopping Centre" 11 Levels

### HERITAGE BUILDINGS

4. All Saints Church
5. St Luke's Church

### PROPOSED ENVELOPE

6. PODIUM ENVELOPE
7. TOWER ENVELOPE

### 8.EXISTING BUILDINGS

### DCP ENVELOPE

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| B     | ISSUE FOR DA STAGE 1 APPLICATION | 15.08.2025 | DR/MZ | NZ     |

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ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**ALGORRY ZAPPIA**  
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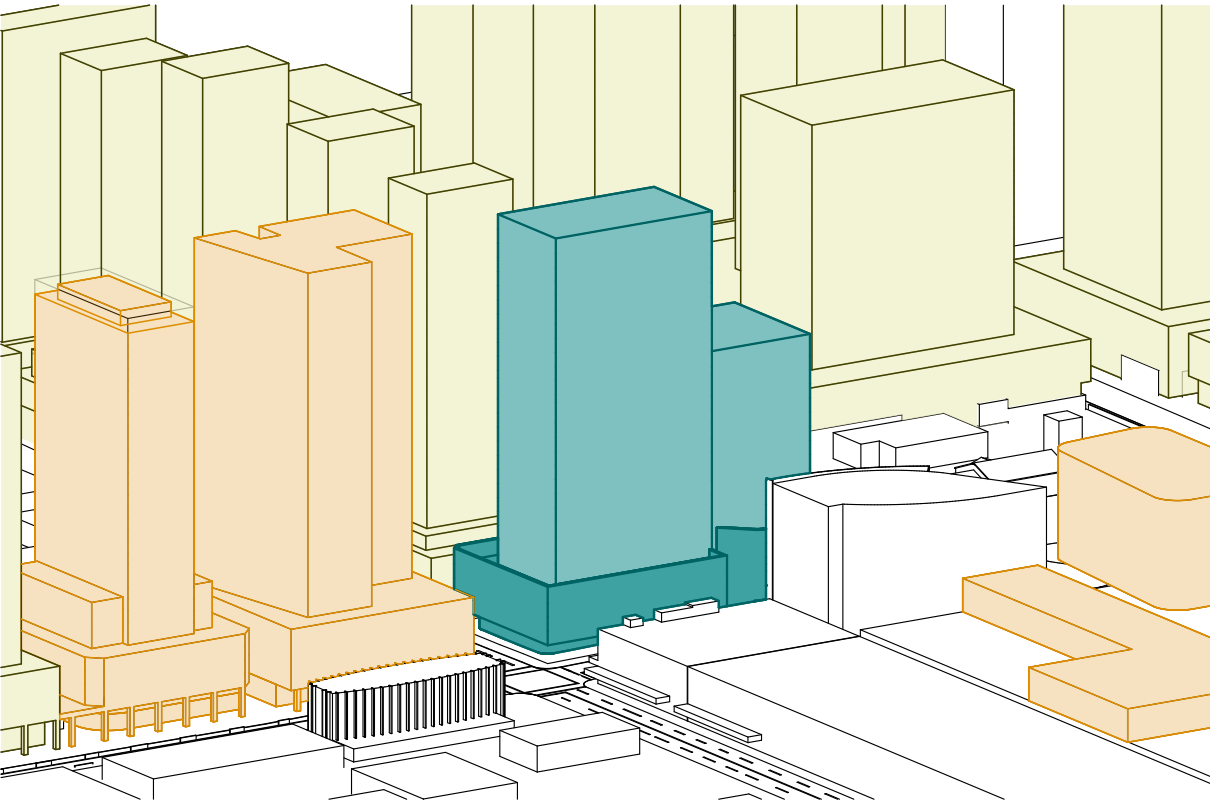
Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **FUTURE CONTEXT OUTCOME**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A409  | Issue<br>B             |

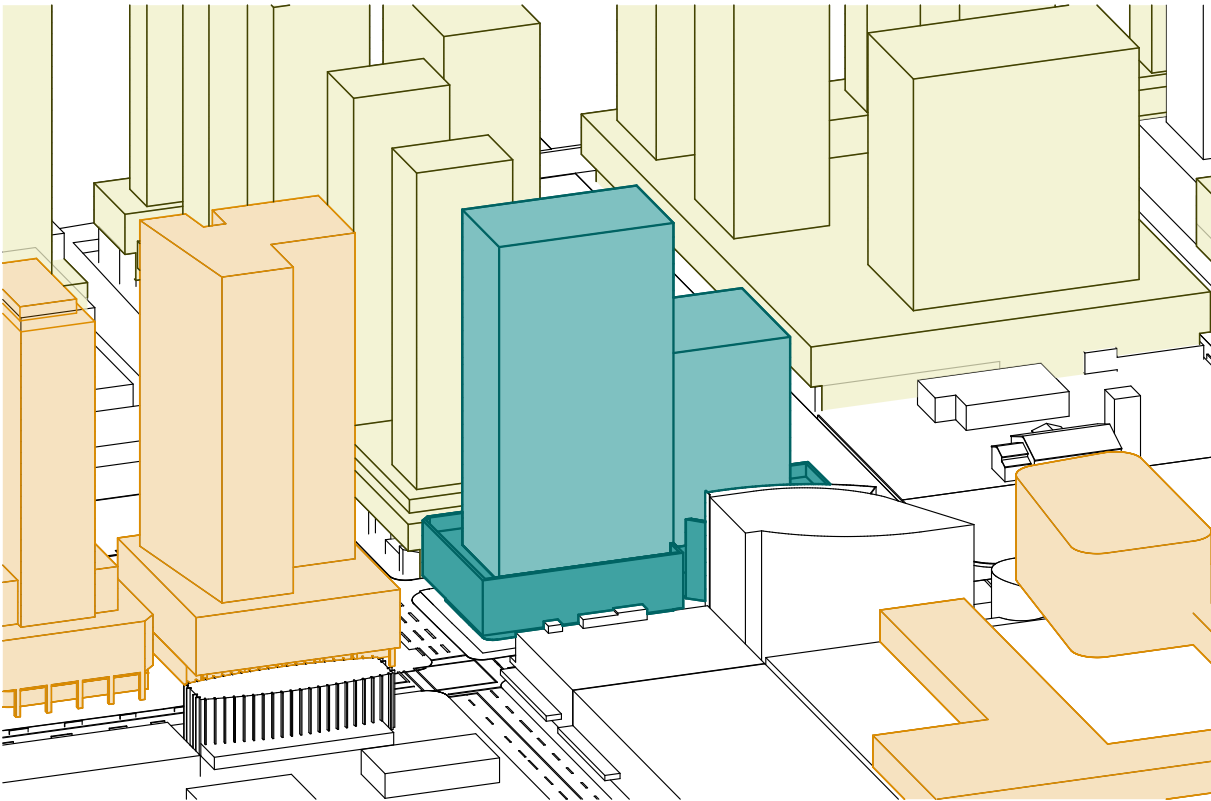


# PROPOSED ENVELOPE IN FUTURE CONTEXT

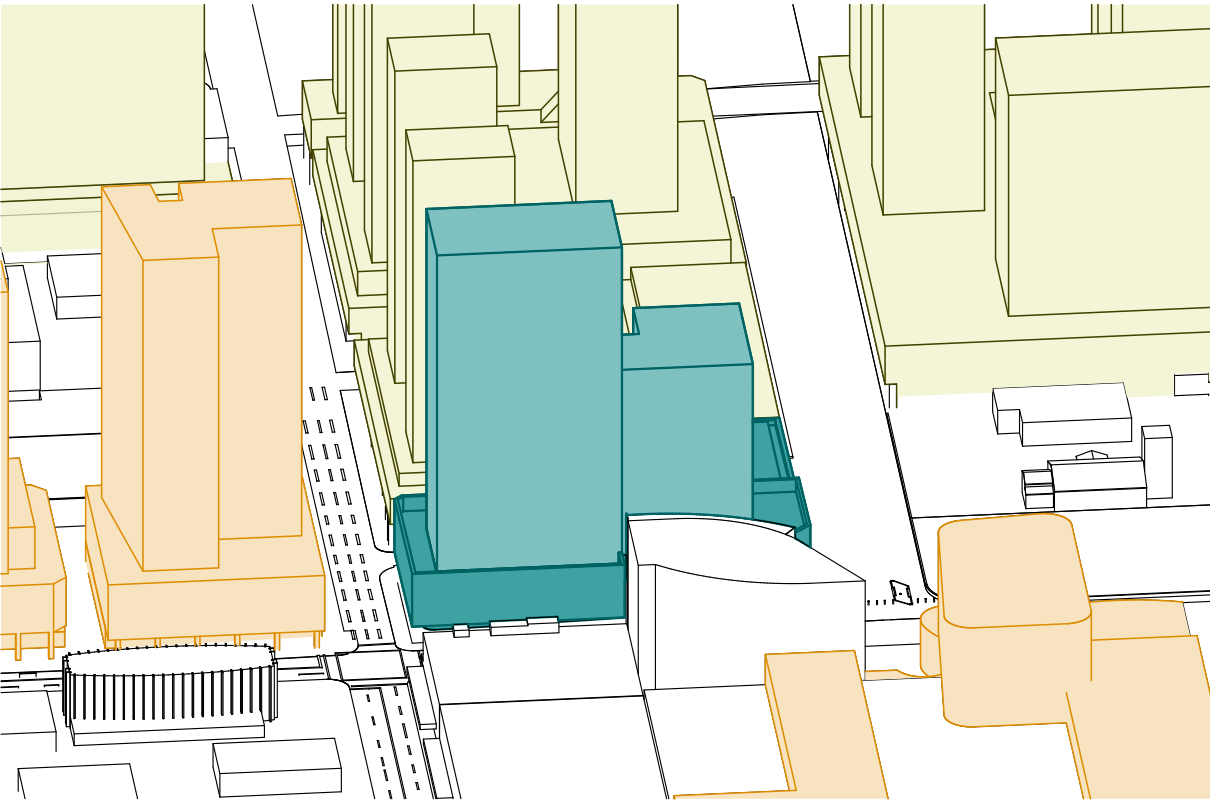
## MID WINTER 21st JUNE SUN-EYE DIAGRAMS



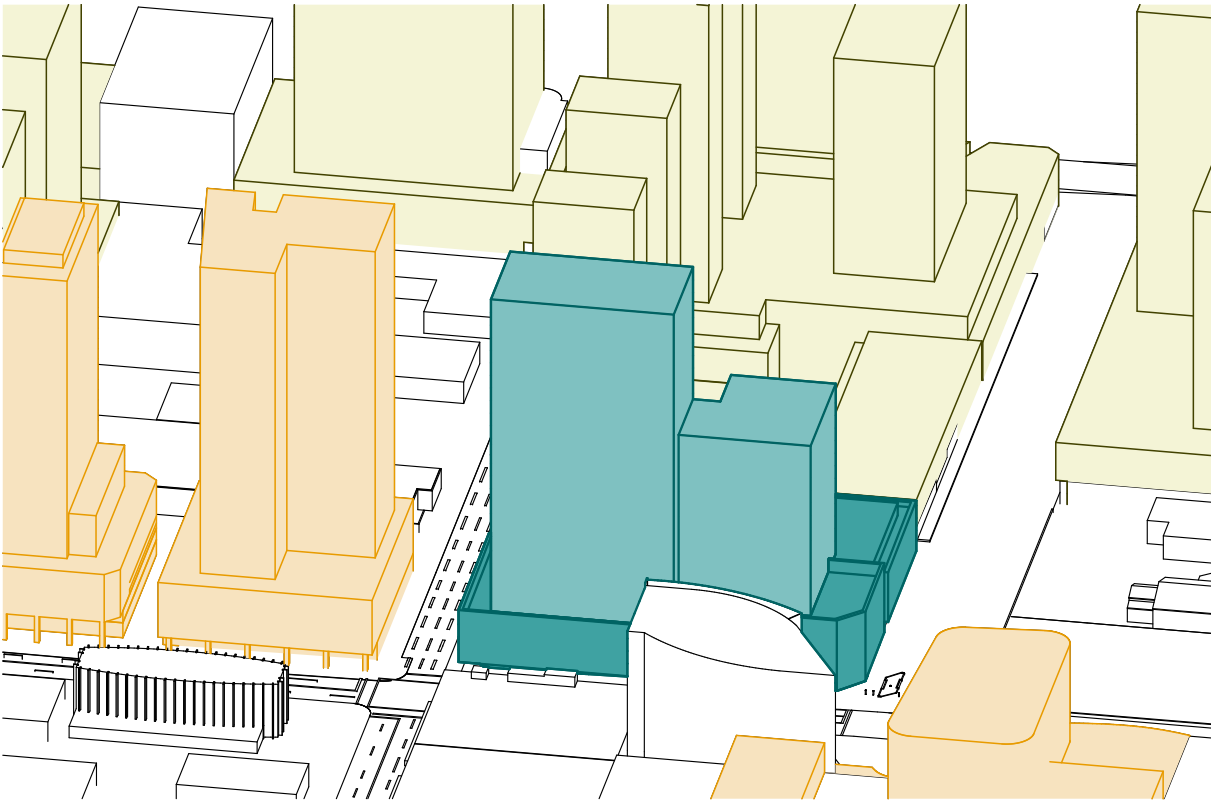
SUN-EYE 9AM



SUN-EYE 10AM



SUN-EYE 11AM



SUN-EYE 12 NOON

LEGEND

APPROVED DEVELOPMENTS

ASSUMED FUTURE CONTEXT

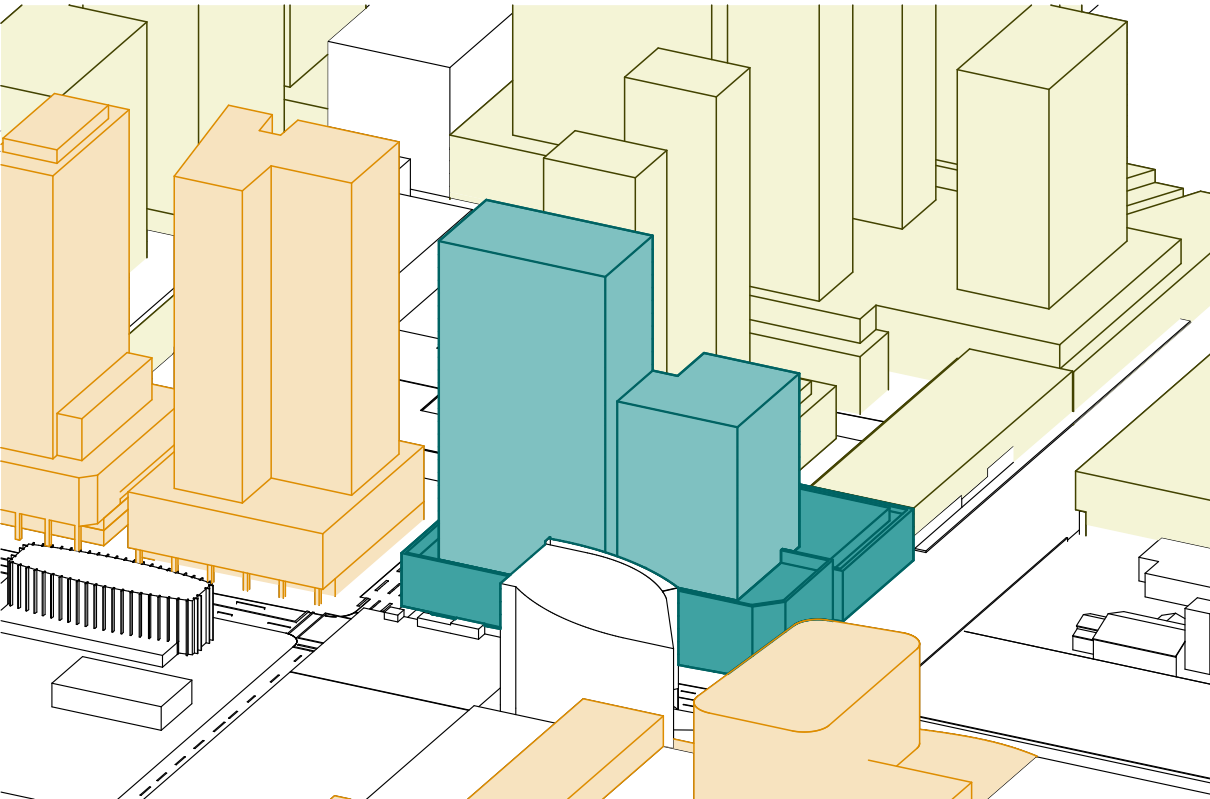
PROPOSED ENVELOPE

EXISTING BUILDINGS

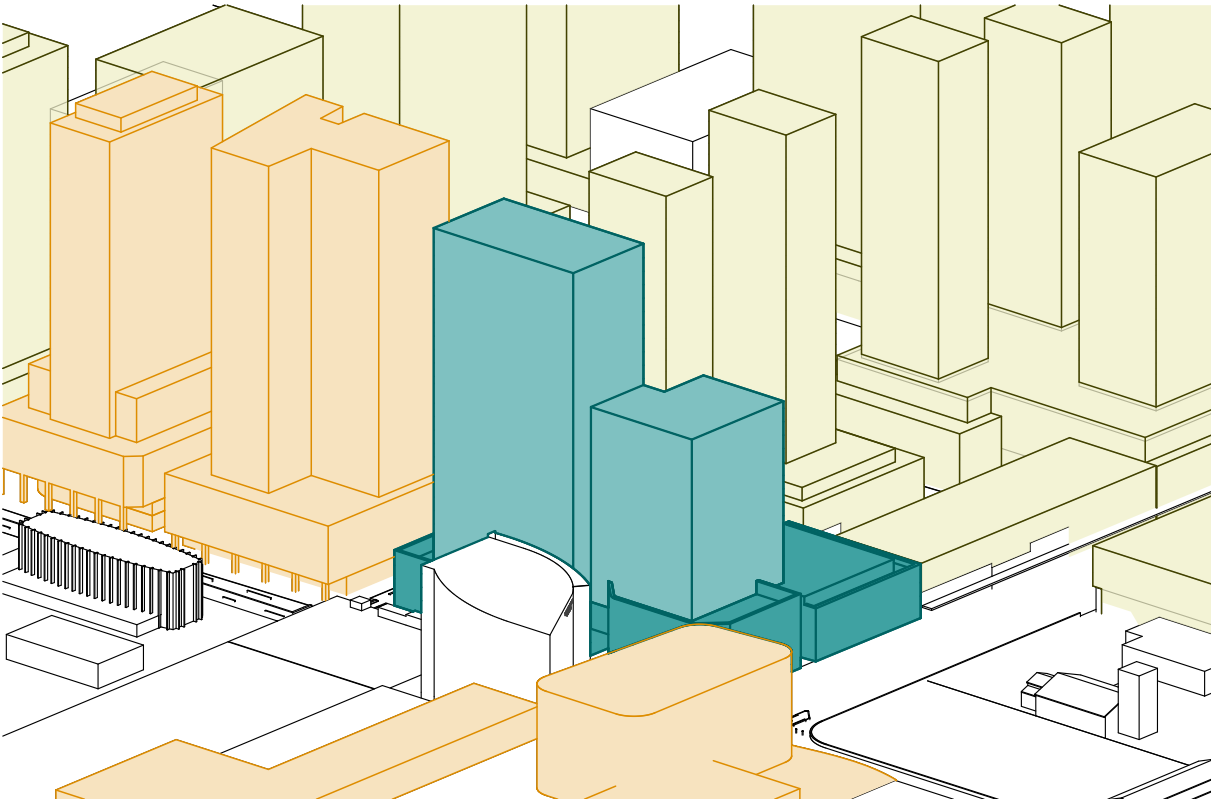


# PROPOSED ENVELOPE IN FUTURE CONTEXT

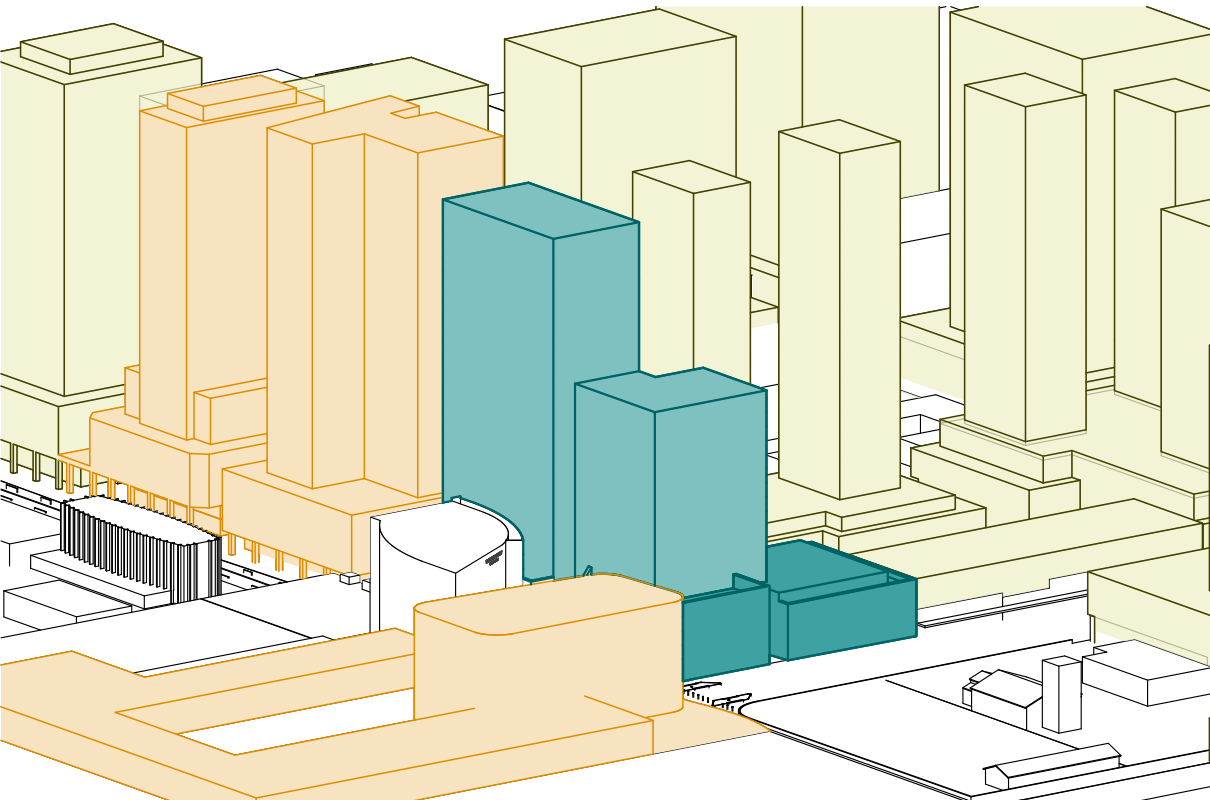
## MID WINTER 21st JUNE SUN-EYE DIAGRAMS



SUN-EYE 1PM



SUN-EYE 2PM



SUN-EYE 3PM

### LEGEND

APPROVED DEVELOPMENTS

ASSUMED FUTURE CONTEXT

PROPOSED ENVELOPE

EXISTING BUILDINGS

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
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ABN 76 639 069 506

Consultants  
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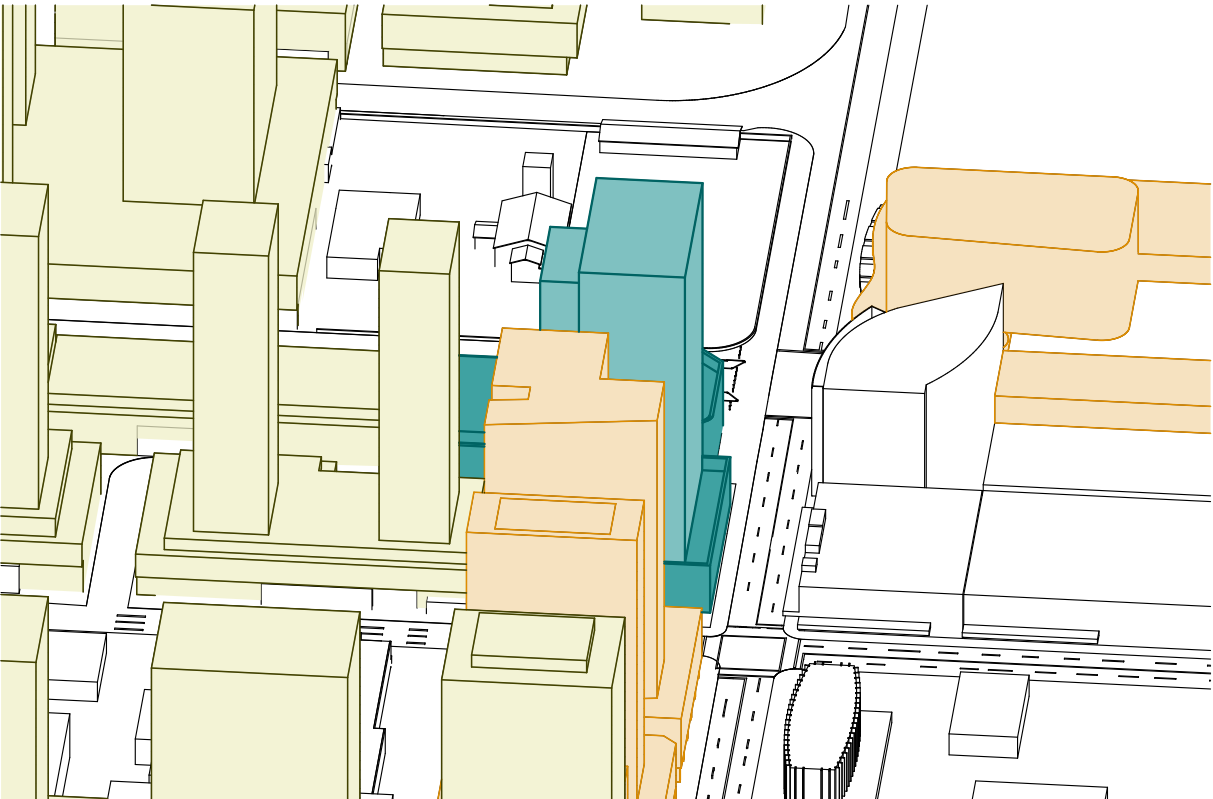
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DEEMHIRE & SYNDROM PTY LTD  
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Title FUTURE CONTEXT SUN-EYE DIAGRAMS

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A411  | Issue<br>B             |

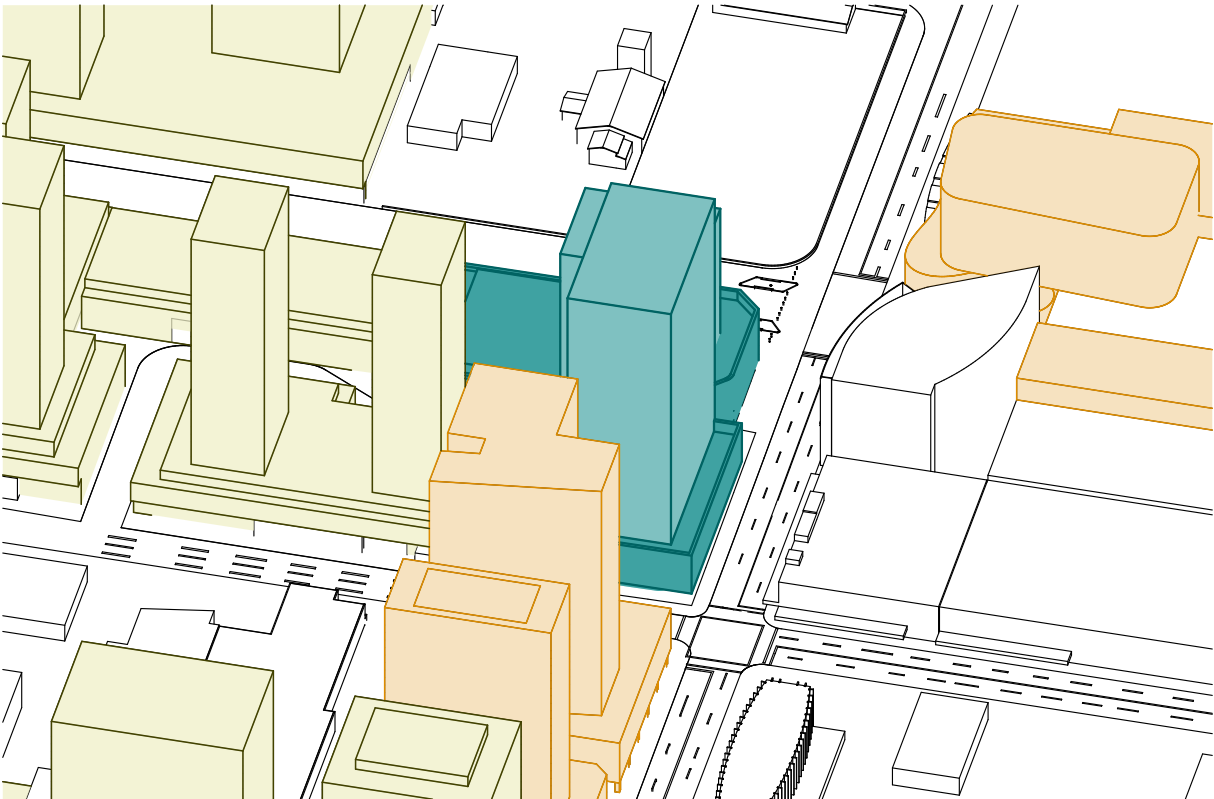


# PROPOSED ENVELOPE IN FUTURE CONTEXT

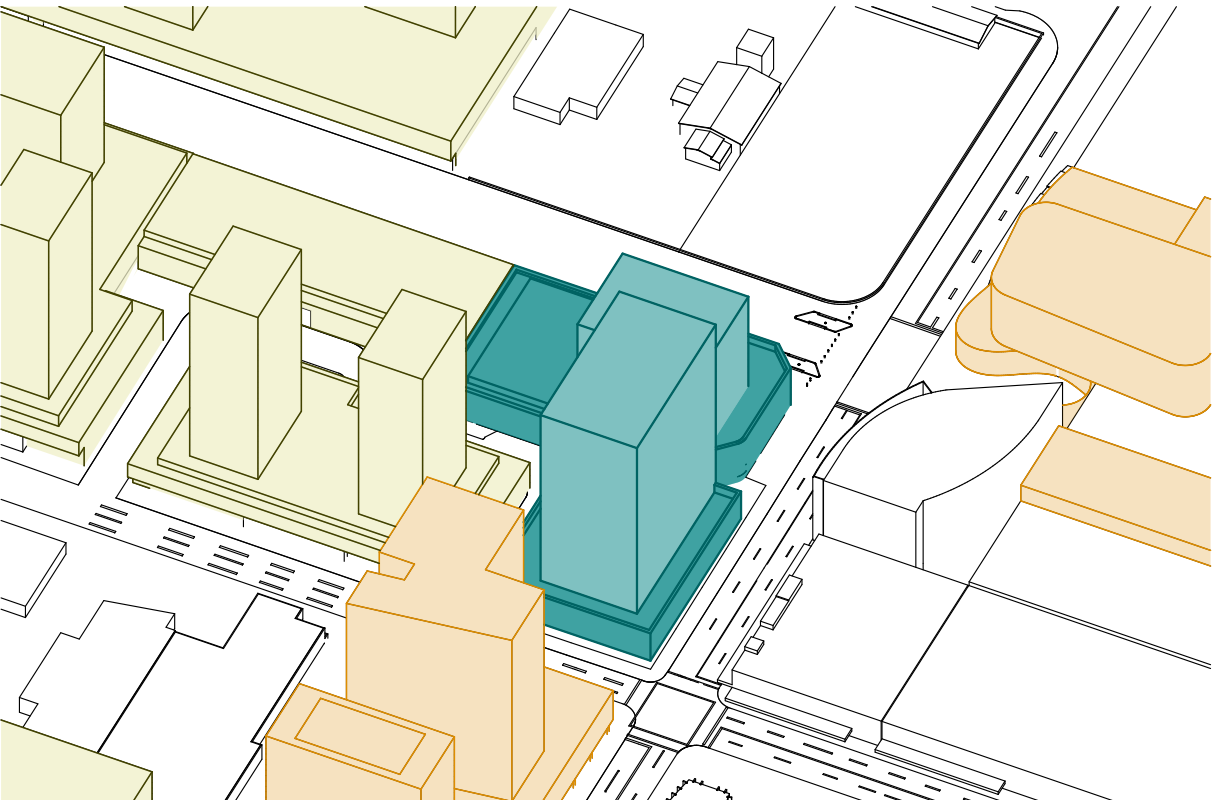
## SUMMER 21st DECEMBER SUN-EYE DIAGRAMS



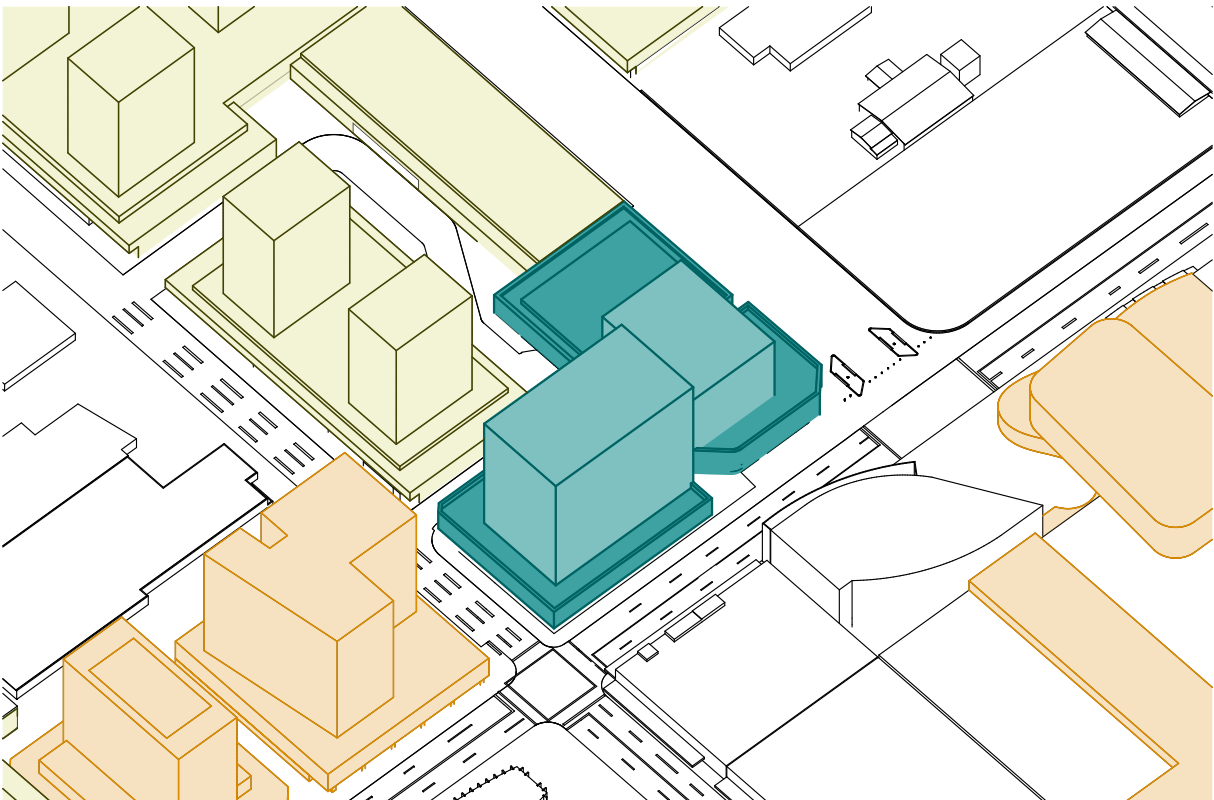
SUN-EYE 9AM



SUN-EYE 10AM



SUN-EYE 11AM



SUN-EYE 12 NOON

LEGEND

APPROVED DEVELOPMENTS

ASSUMED FUTURE CONTEXT

PROPOSED ENVELOPE

EXISTING BUILDINGS



# PROPOSED ENVELOPE IN FUTURE CONTEXT

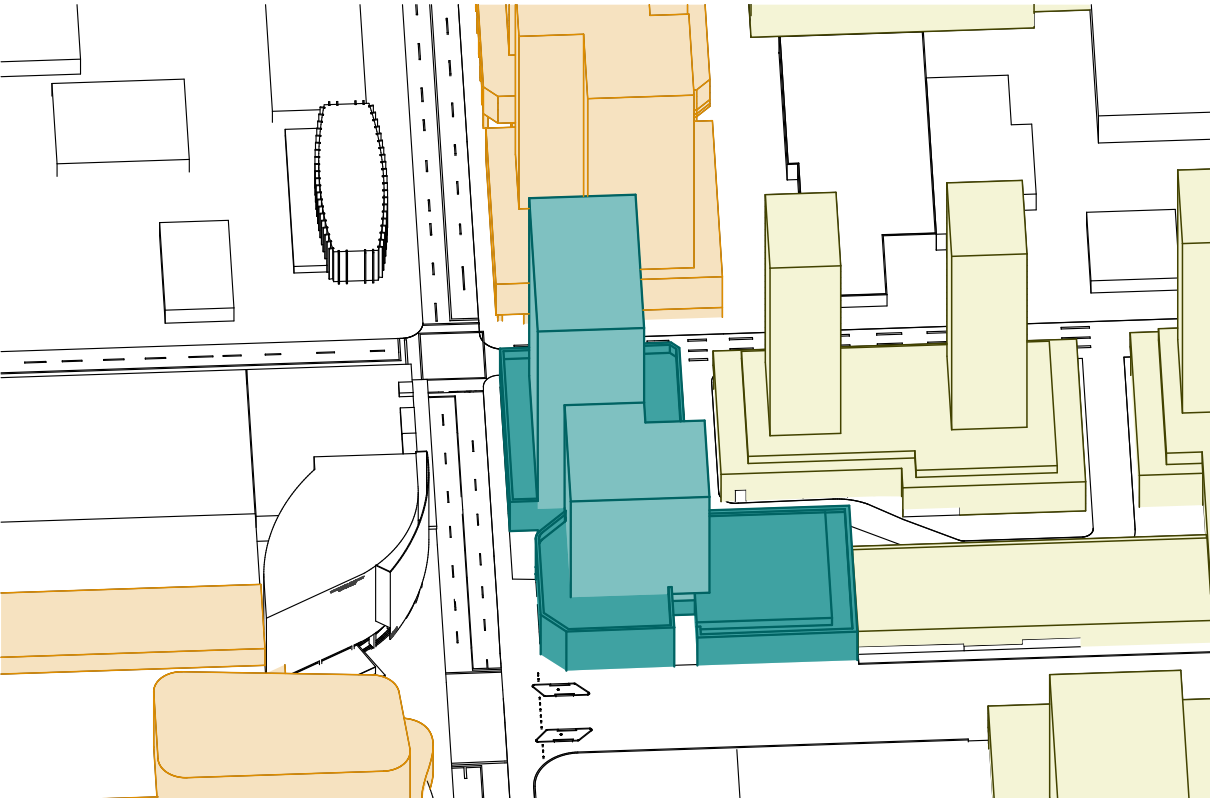
## SUMMER 21st DECEMBER SUN-EYE DIAGRAMS



SUN-EYE 1PM



SUN-EYE 2PM



SUN-EYE 3PM

### LEGEND

APPROVED DEVELOPMENTS

ASSUMED FUTURE CONTEXT

PROPOSED ENVELOPE

EXISTING BUILDINGS

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
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ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
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Consultants

**AZA**  
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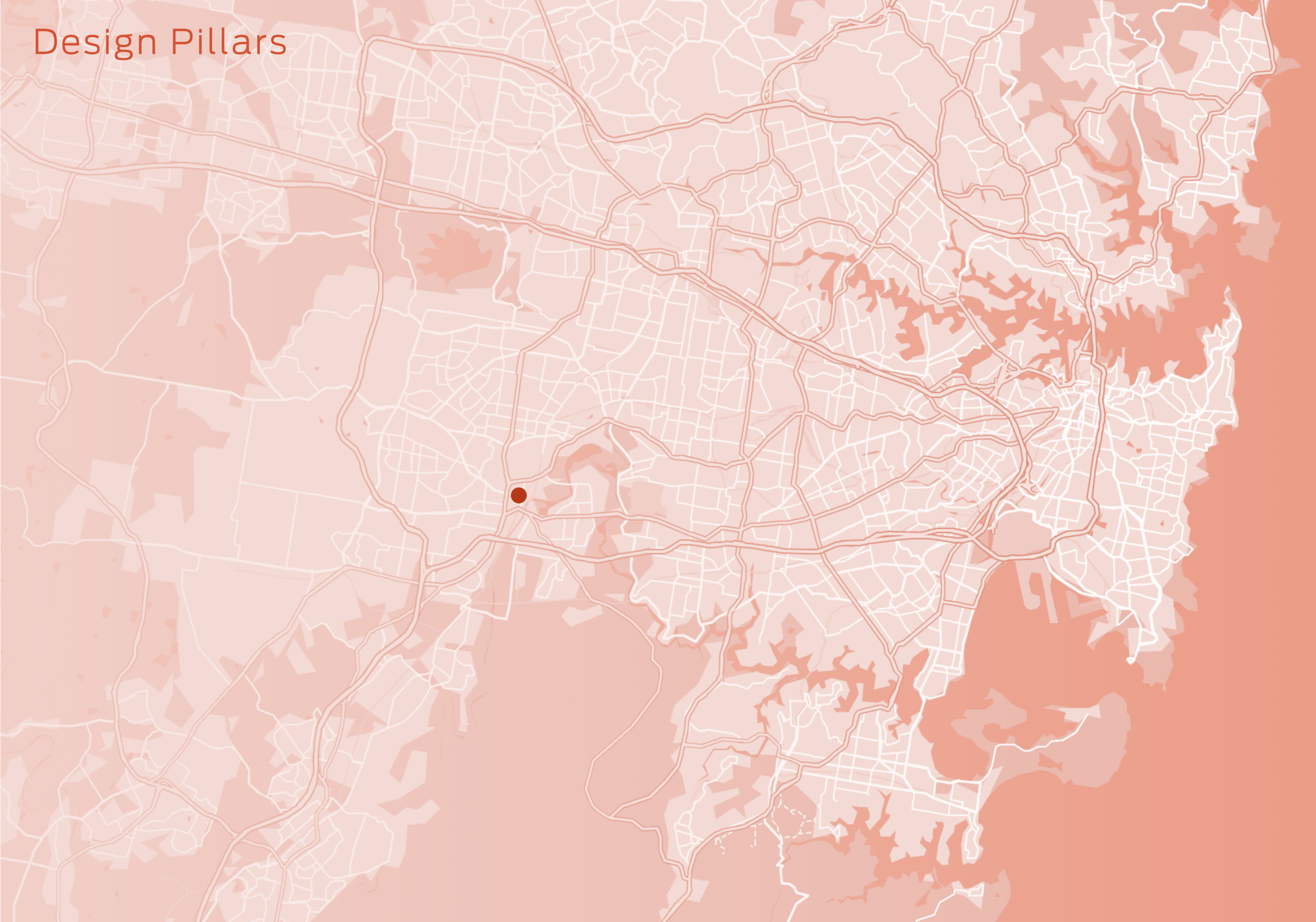
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
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Title FUTURE CONTEXT SUN-EYE DIAGRAMS

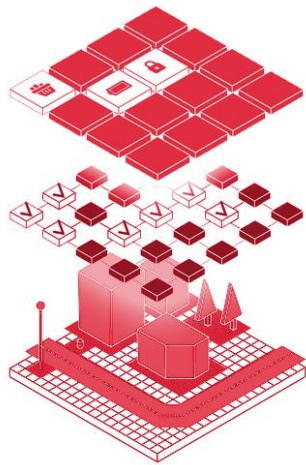
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A413  | Issue<br>B             |



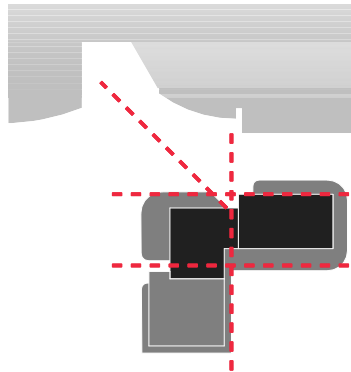
# Design Pillars



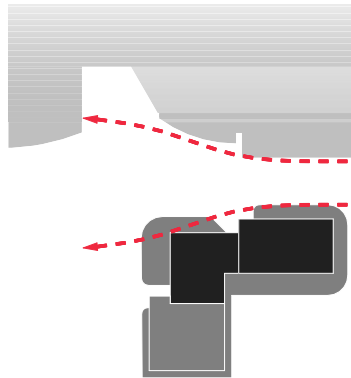




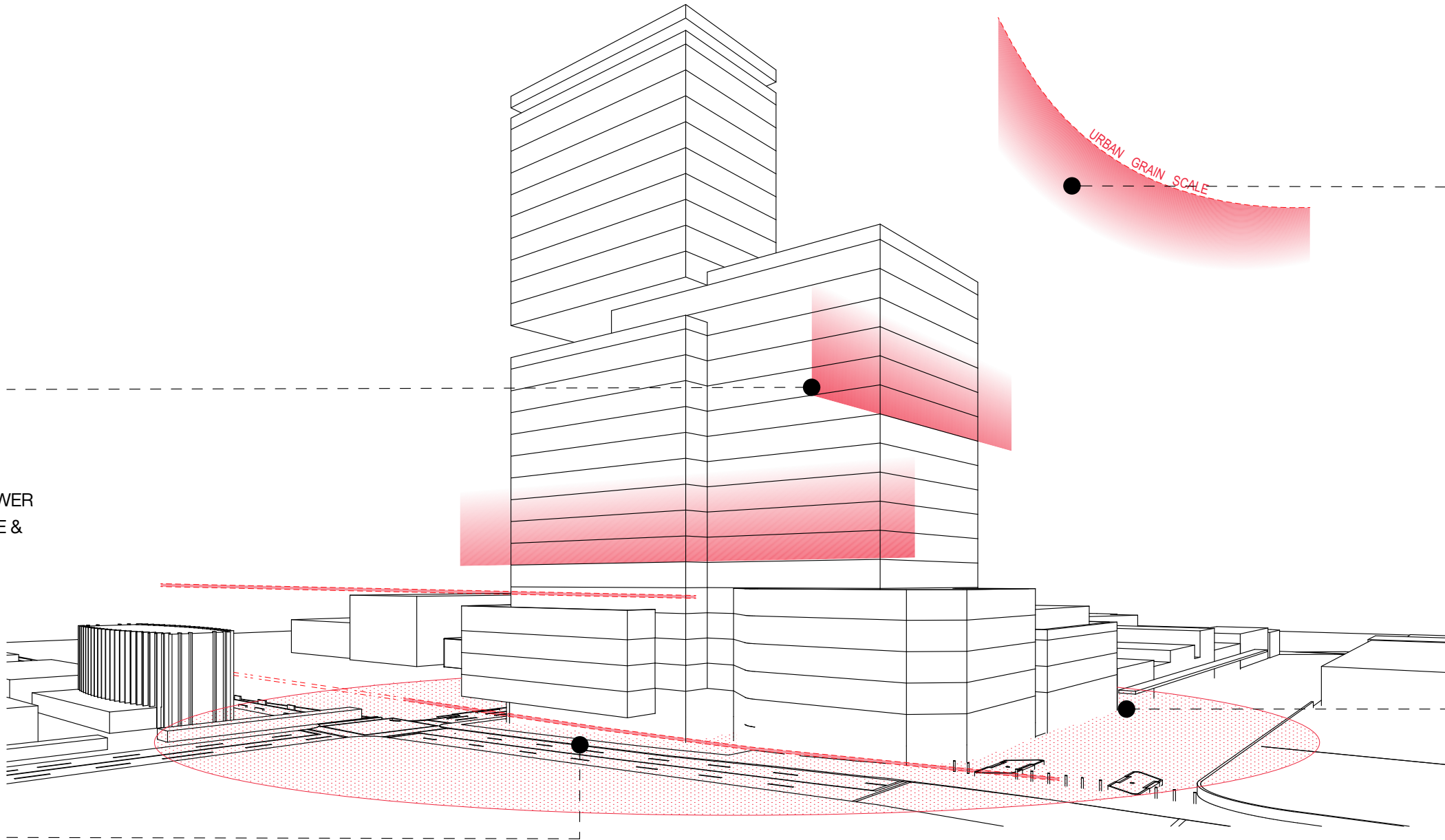
## PLACE MAKING



**ASPECT**  
ORIENTATION OF THE LOWER TOWER  
TO INCREASE SOLAR EXPOUSURE &  
VISUAL CONNECTION WITH THE  
LOCAL COMMERCIAL HUB



**GATEWAY**  
PEDESTRIAN ACTIVATION & STREET  
CONNECTION AS GATEWAY TO  
THE FUTURE INNOVATION PRECINCT



**ARTICULATION**  
VERTICAL ARTICULATION TO REDUCE  
VISUAL IMPACT FROM THE FOCAL  
ADJACENT PLACE OF INTEREST SUCH  
AS MACQUARIE MALL & ST LUKES  
CHURCH



**ANCHOR**  
CORYMBIA PLACE ACTS AS THE  
COMPLIMENTARY BOOKEND  
ALONGSIDE CIVIC PLACE INSTILLING  
MACQUARIE STREET AS THE BEATING  
HEART OF THE CBD

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
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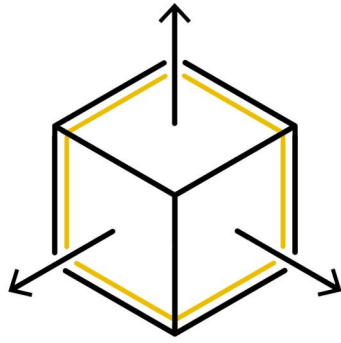
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
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Title PLACE MAKING

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A501  | Issue<br>D             |

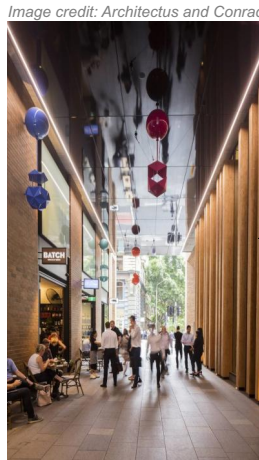




## CONNECTIVITY



**VERTICAL SPACES**  
ENHANCING PRECINCT INTERACTIVITY  
AMONGST OCCUPANTS WITH  
INTER-STOREY SIGHTLINES & SOCIALLY  
ACTIVATED BREAKOUT SPACES

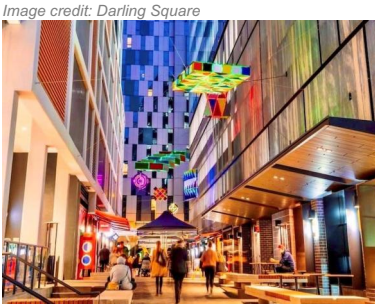


**X-AXIS**  
*ELIZABETH STREET - HANWELL*  
SERVICEWAY WALKTHROUGH OPEN  
LOBBY FOR PEDESTRIAN ACTIVITY  
FROM MAIN ROAD TO SERVICEWAY

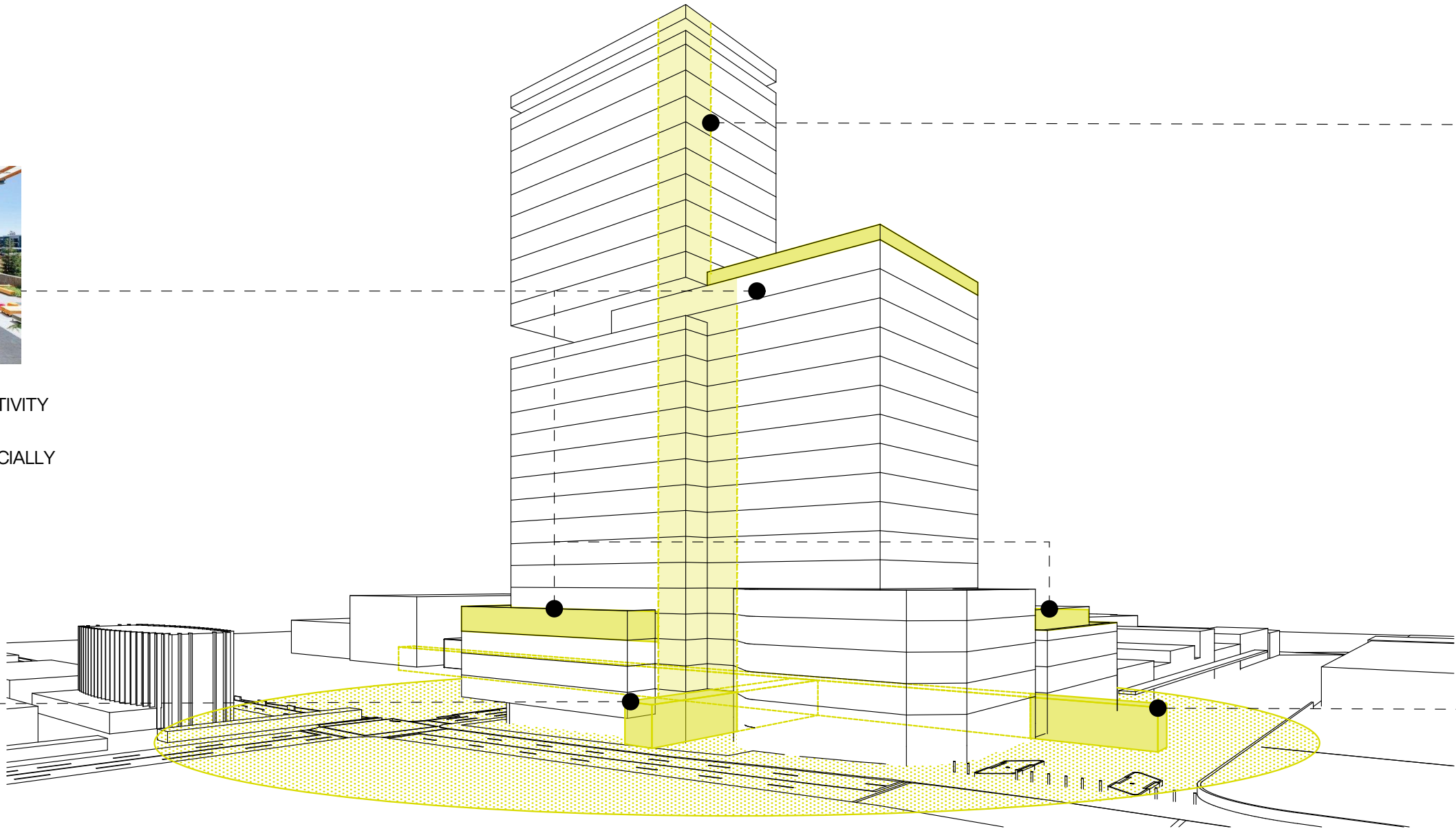
Image credit: 3XN's Quay Quarter Tower - Adam Mork



**Z-AXIS**  
CIRCULATION AMONGST LEVELS  
VERTICAL CONNECTION &  
INTERACTION VIA MULTI-LEVEL  
LOBBIES & VOID SPACES



**Y-AXIS**  
*MACQUARIE MALL - GEORGE STREET*  
PEDESTRIAN THROUGH SITE LINK  
CONNECTING THE STREETScape &  
ENHANCING THE PRECINCT WITH  
INTER-STOREY SIGHTLINES AND  
MALL ACTIVATIONS



| Issue | Description                      | Date       | Drawn | Issued |
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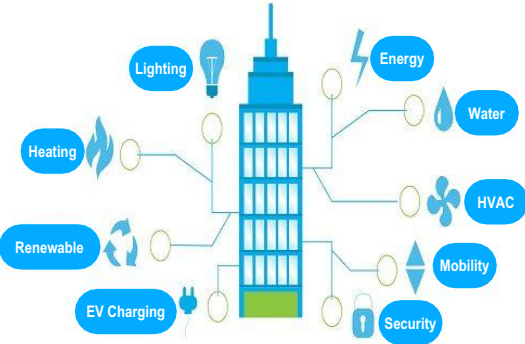
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Title **CONNECTIVITY**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A502  | Issue<br>D             |





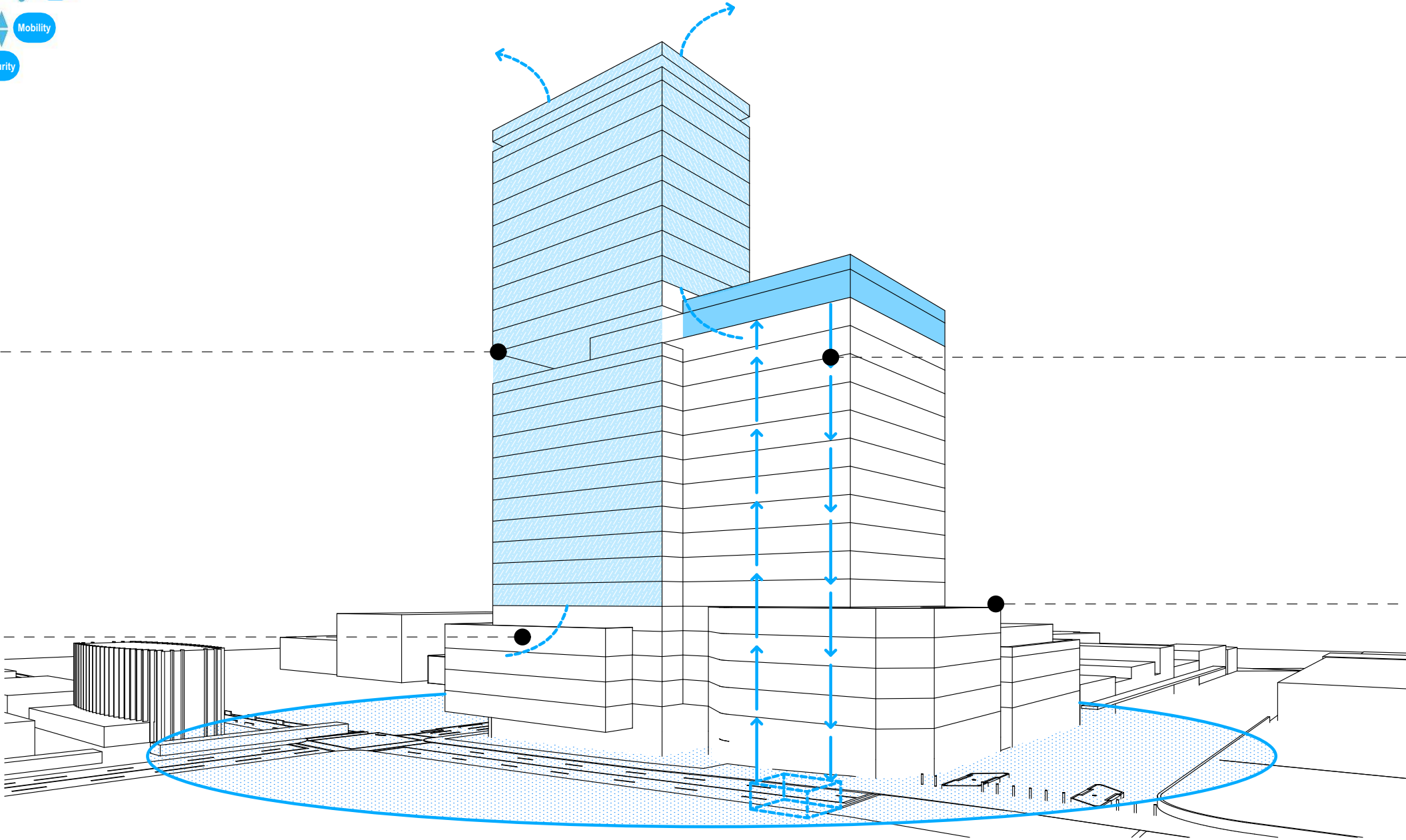
RESILIENCE



**SOLAR POWERED**  
ON-SITE RENEWABLE ENERGY PRODUCTION VIA BUILDING INTEGRATED AMORPHOUS SILICON PHOTOVOLTAIC(PV) GLASS FACADE SYSTEM



**NATURALLY COOLER**  
DOUBLE SKIN GLASS VENTILATED FACADE TO INCREASE THERMAL COMFORT BY KEEPING THE BUILDING ENVELOPE COOLER DURING THE HIGHEST TEMPERATURES



**FROM THE HEAVENS**  
INTEGRATED RAINWATER HARVESTING SYSTEM FILTERED & RECIRCULATED THROUGHOUT THE BUILDING INCLUDING LANDSCAPE IRRIGATION & GREY WATER



**EFFICIENT LIVING**  
TARGETED GREEN STARRATING TO IMPROVE ENVIRONMENTAL EFFICIENCIES, BOOSTING PRODUCTIVITY, CREATING JOBS & IMPROVING THE HEALTH & WELLBEING OF THE COMMUNITY.

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AXA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title **RESILIENCE**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A503  | Issue<br>D             |



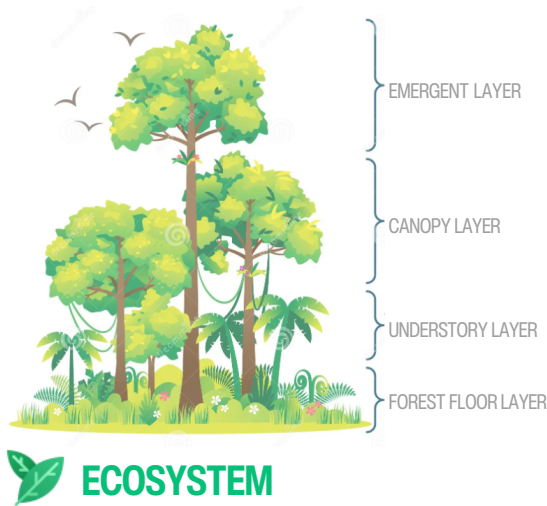


Image credit: Geoscape Landscape Architects



**CANOPY LAYER**  
VEGETATIONWITH ACCENT CANOPY  
PLANTING FOR WEATHERPROTECTION  
TO ACTIVE RECREATIONAL & RELAXATION  
SPACEON BREAKOUT LEVEL

Image credit: Geoscape Landscape Architects



**UNDERSTORY LAYER**  
PODIUM GREEN SPACESWITH TREES  
& VEGETATIONPROVIDING DOPPLED  
LIGHT TO STREET SCAEL INTERFACE

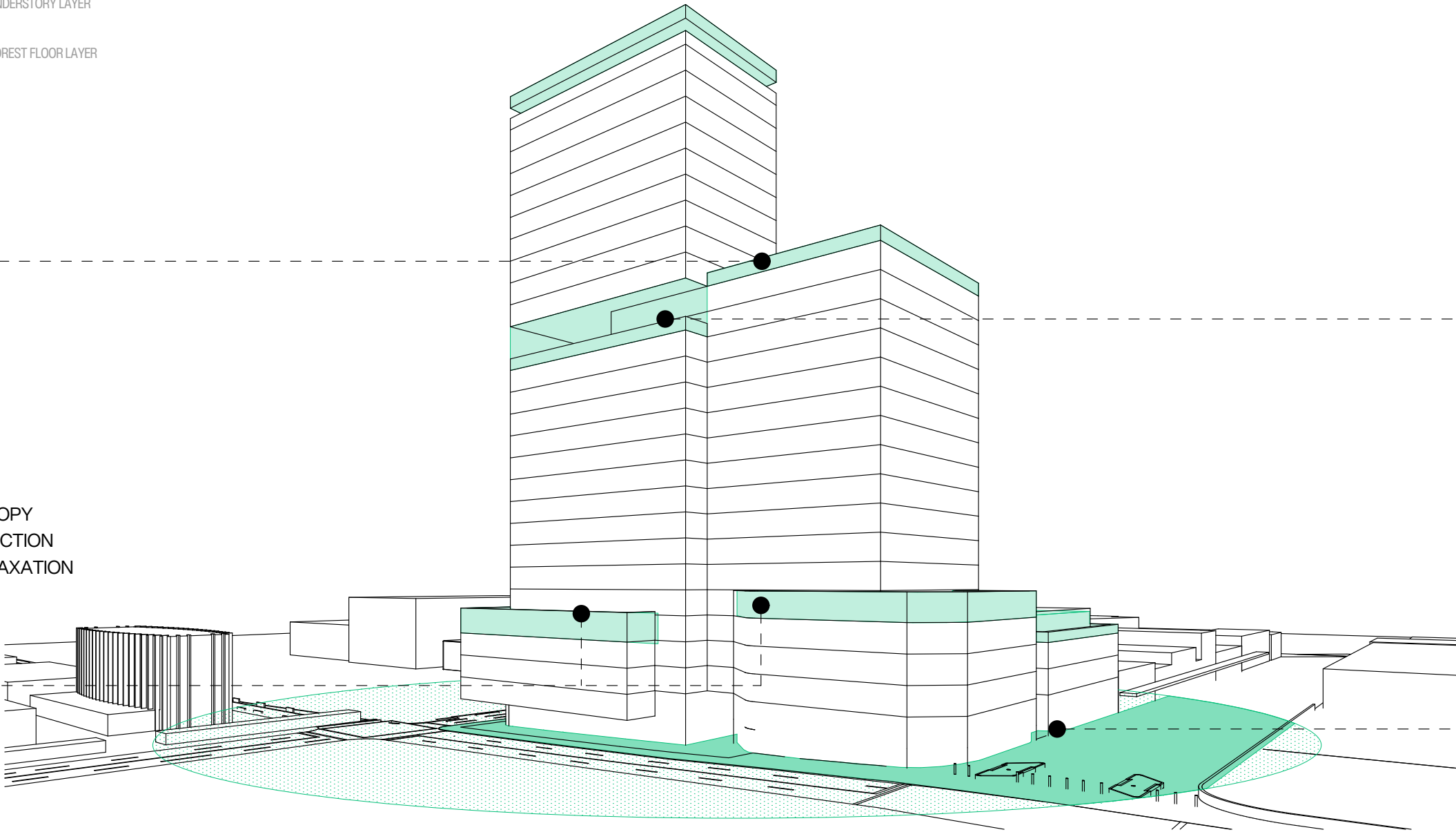


Image credit: Geoscape Landscape Architects



**EMERGENT LAYER**  
UNIQUE OPEN SPACEWITH FEATURE  
TALL CANOPY TREES FOR WIND  
& SUN PROTECTION TO OPEN AIR OASIS

Image credit: Liverpool City Council



**FOREST FLOOR LAYER**  
COMPLEMENTING MACQUARIEMALL  
VEGETATION& EXPANDING  
CHARACTERISTICS TO ADJACENT  
AREAS IN ACCORDANCE WITH LDGP  
STREETSCAPE

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
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ABN 76 639 069 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
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ABN 43 064 952 692

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F.B.D.M. INVESTMENTS PTY LTD  
Title ECOSYSTEM

| Drawn         | Checked | Date       |
|---------------|---------|------------|
| DR/MZ         | NZ      | 2024       |
| Activity Type | Job #   | Scale @ A3 |
| DA            | 1091-22 | AS SHOWN   |
| Project #     | Sheet # | Issue      |
| P5073         | A504    | D          |

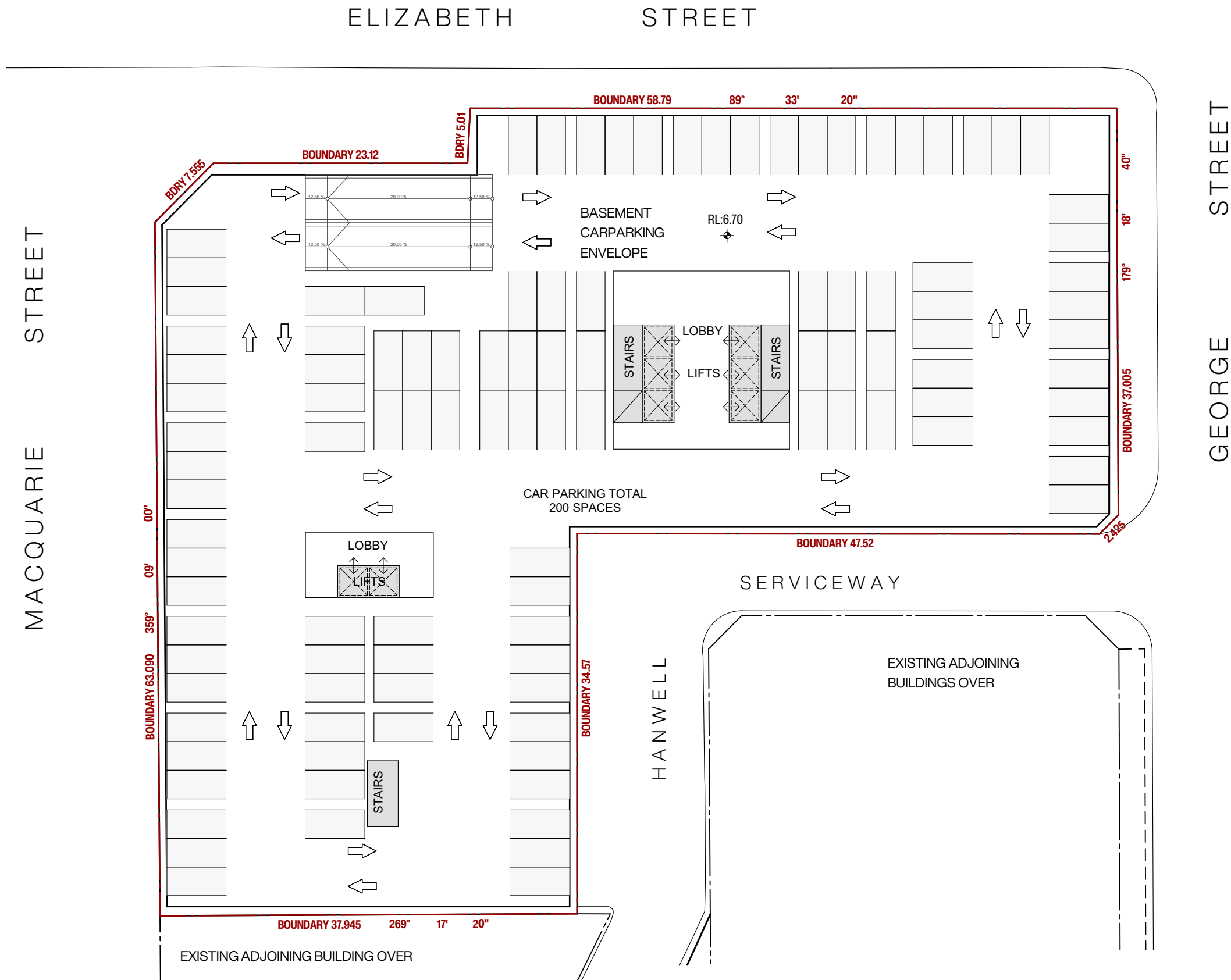


# Layout Plans

| GROSS FLOOR AREA SCHEDULE (GFA) |                   |           |
|---------------------------------|-------------------|-----------|
| Floor Level                     | Area Type         | Area (m²) |
| STREET LEVEL                    |                   |           |
|                                 | LOBBY             | 425       |
|                                 | RETAIL PREMISES   | 2200      |
| LEVEL 1                         |                   |           |
|                                 | BUSINESS PREMISES | 957       |
| LEVEL 2                         |                   |           |
|                                 | BUSINESS PREMISES | 3204      |
| LEVEL 3                         |                   |           |
|                                 | BUSINESS PREMISES | 3997      |
| LEVEL 4                         |                   |           |
|                                 | BUSINESS PREMISES | 2245      |
| LEVEL 5                         |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 6                         |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 7                         |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 8                         |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 9                         |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 10                        |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 11                        |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 12                        |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 13                        |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 14                        |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 15                        |                   |           |
|                                 | BUSINESS PREMISES | 1512      |
| LEVEL 16                        |                   |           |
|                                 | BUSINESS PREMISES | 979       |
| LEVEL 18                        |                   |           |
|                                 | BUSINESS PREMISES | 764       |
| LEVEL 19                        |                   |           |
|                                 | BUSINESS PREMISES | 764       |
| LEVEL 20                        |                   |           |
|                                 | BUSINESS PREMISES | 764       |
| LEVEL 21                        |                   |           |
|                                 | BUSINESS PREMISES | 764       |
| LEVEL 22                        |                   |           |
|                                 | BUSINESS PREMISES | 764       |
| LEVEL 23                        |                   |           |
|                                 | BUSINESS PREMISES | 764       |
| LEVEL 24                        |                   |           |
|                                 | BUSINESS PREMISES | 764       |
| LEVEL 25                        |                   |           |
|                                 | BUSINESS PREMISES | 764       |
| LEVEL 26                        |                   |           |
|                                 | BUSINESS PREMISES | 764       |
| LEVEL 27                        |                   |           |
|                                 | BUSINESS PREMISES | 472       |
| TOTAL PROPOSED GFA              |                   | 37987 m²  |
| AREA 7:                         |                   |           |
| PROPOSED GFA                    |                   | 2449m²    |
| PROPOSED FSR                    |                   | 2.46:1    |
| AREA 8:                         |                   |           |
| PROPOSED GFA                    |                   | 35538m²   |
| PROPOSED FSR                    |                   | 10:1      |



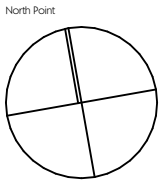




**BASEMENT LEVEL B2**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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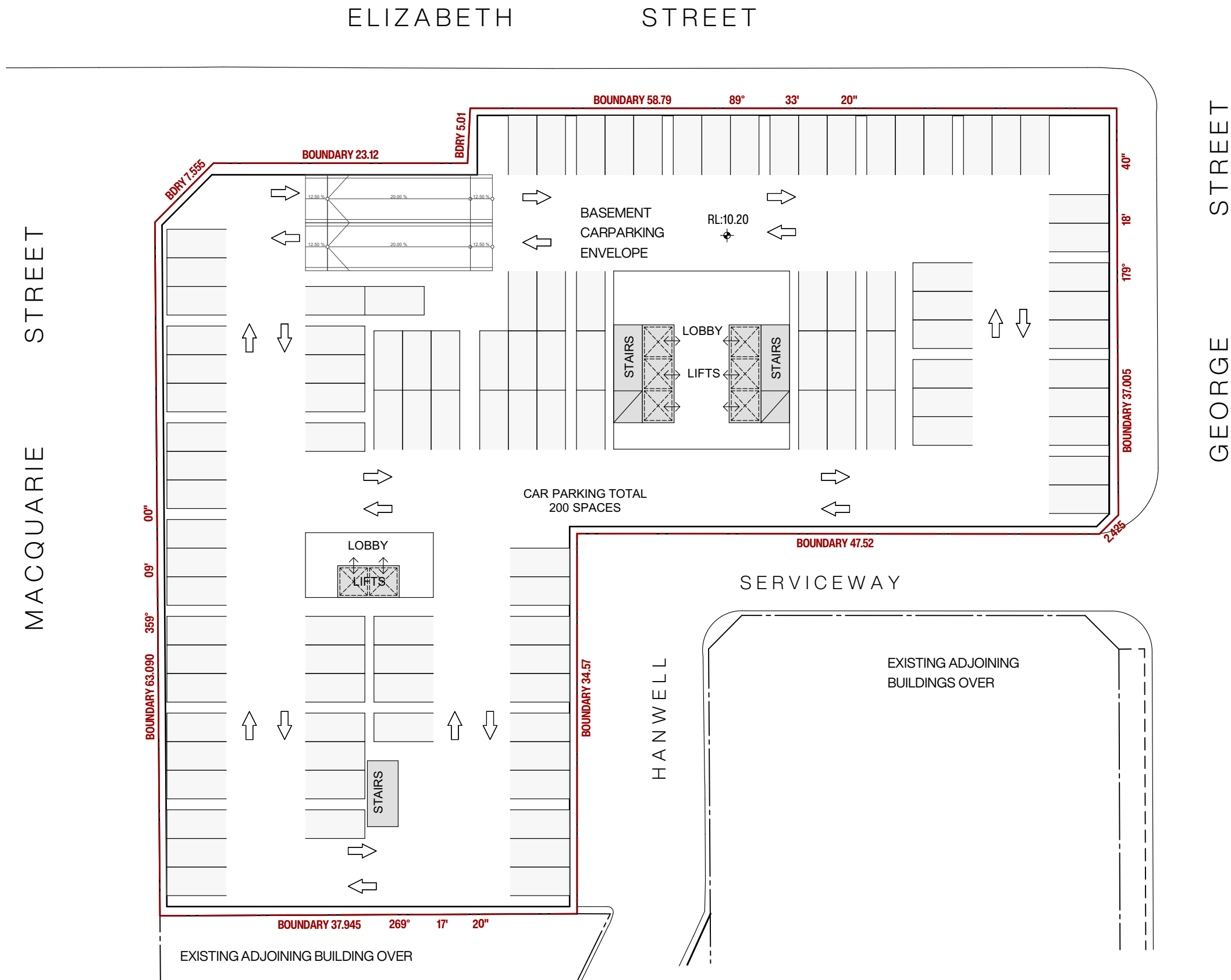
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **BASEMENT ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A601  | Issue<br>A             |





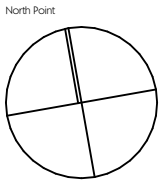
**BASEMENT LEVEL B1**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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ARCHITECTS

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Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

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Consultants

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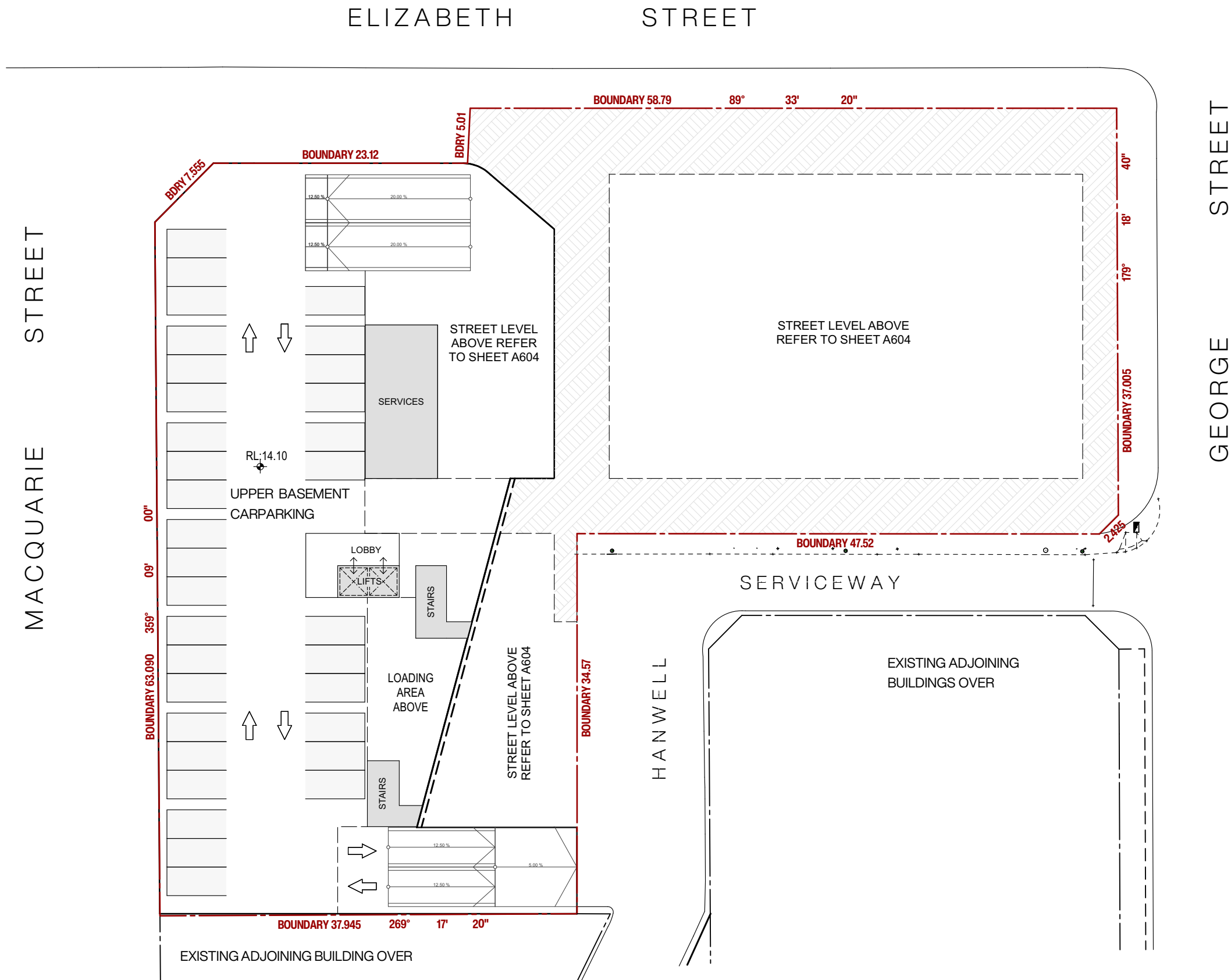
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DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD

Title **BASEMENT ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A602  | Issue<br>A             |

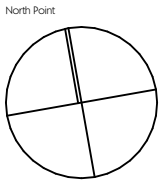




UPPER BASEMENT LEVEL  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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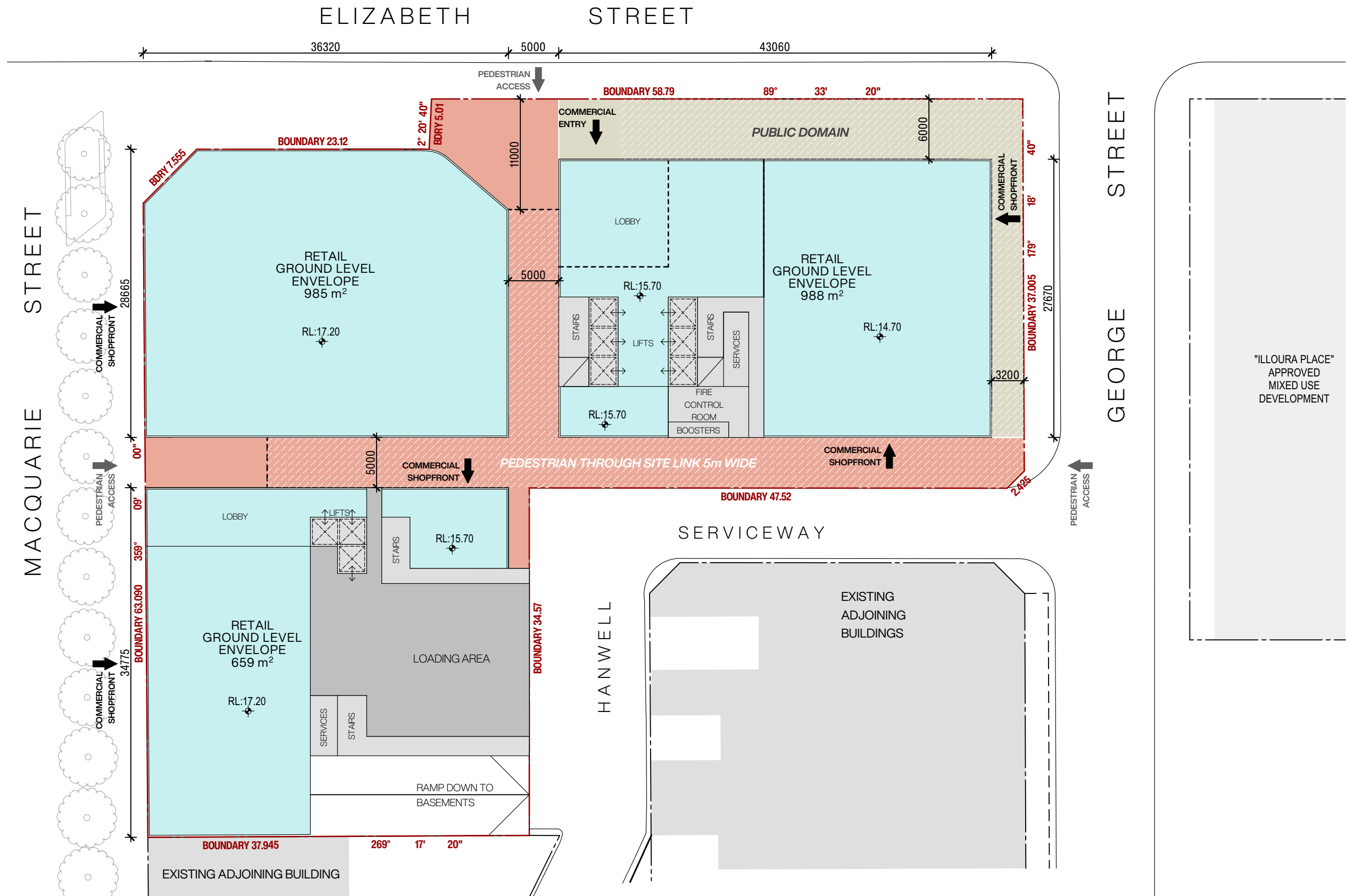
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
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**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **BASEMENT ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A603  | Issue<br>A             |

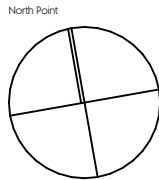




**STREET LEVEL**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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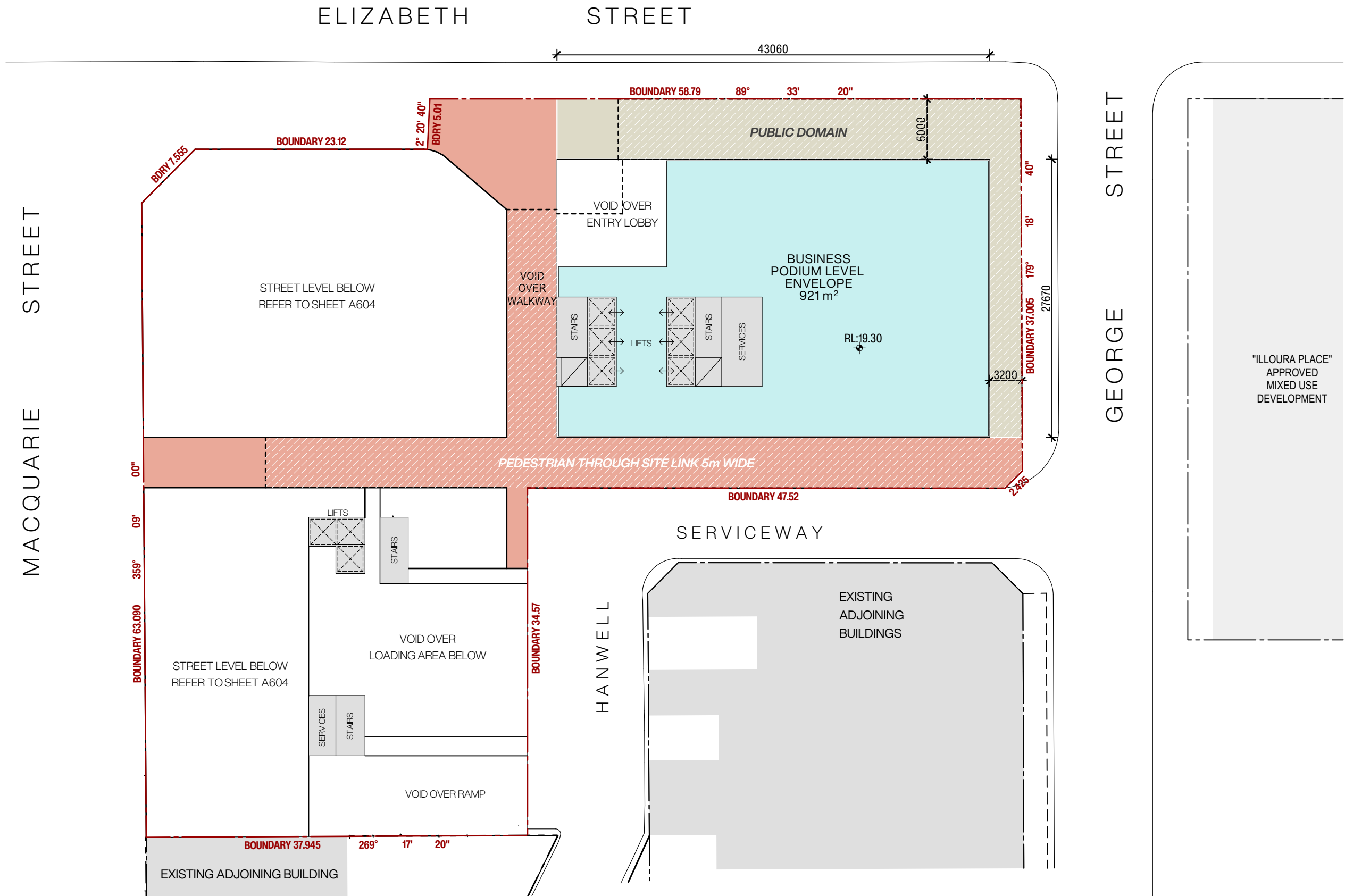
**NDZ**  
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ABN 76 639 069 506

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**ALGORRY ZAPPIA**  
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**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **STREET LEVEL ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A604  | Issue<br>A             |

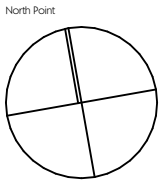




**LEVEL 1**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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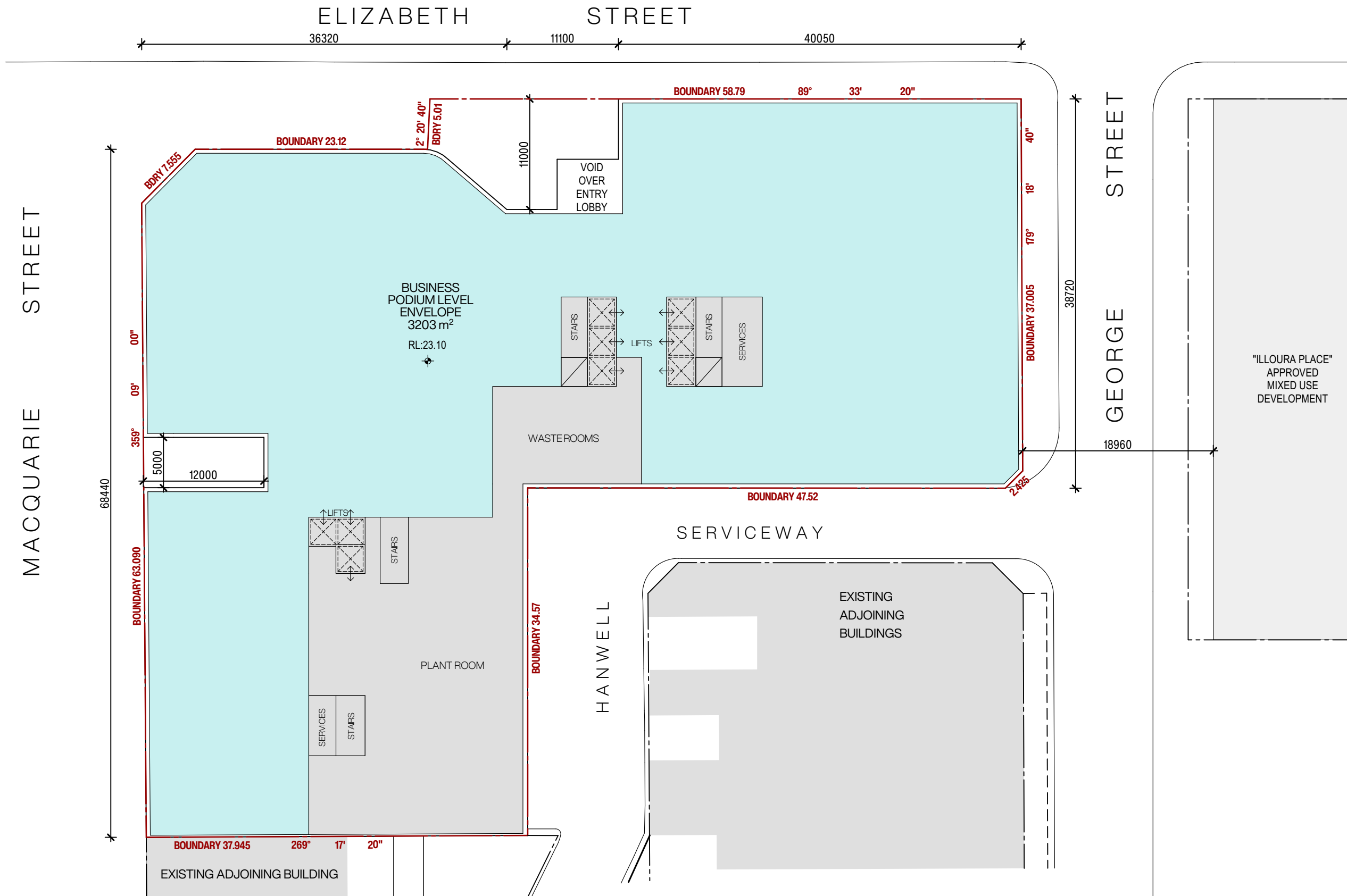
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 049 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
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**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **PODIUM ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A605  | Issue<br>A             |

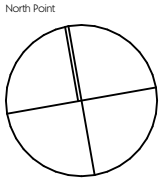




**LEVEL 2**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
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F.B.D.M. INVESTMENTS PTY LTD  
Title **PODIUM ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A606  | Issue<br>A             |

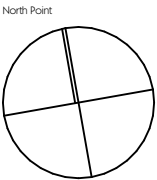




**LEVEL 3**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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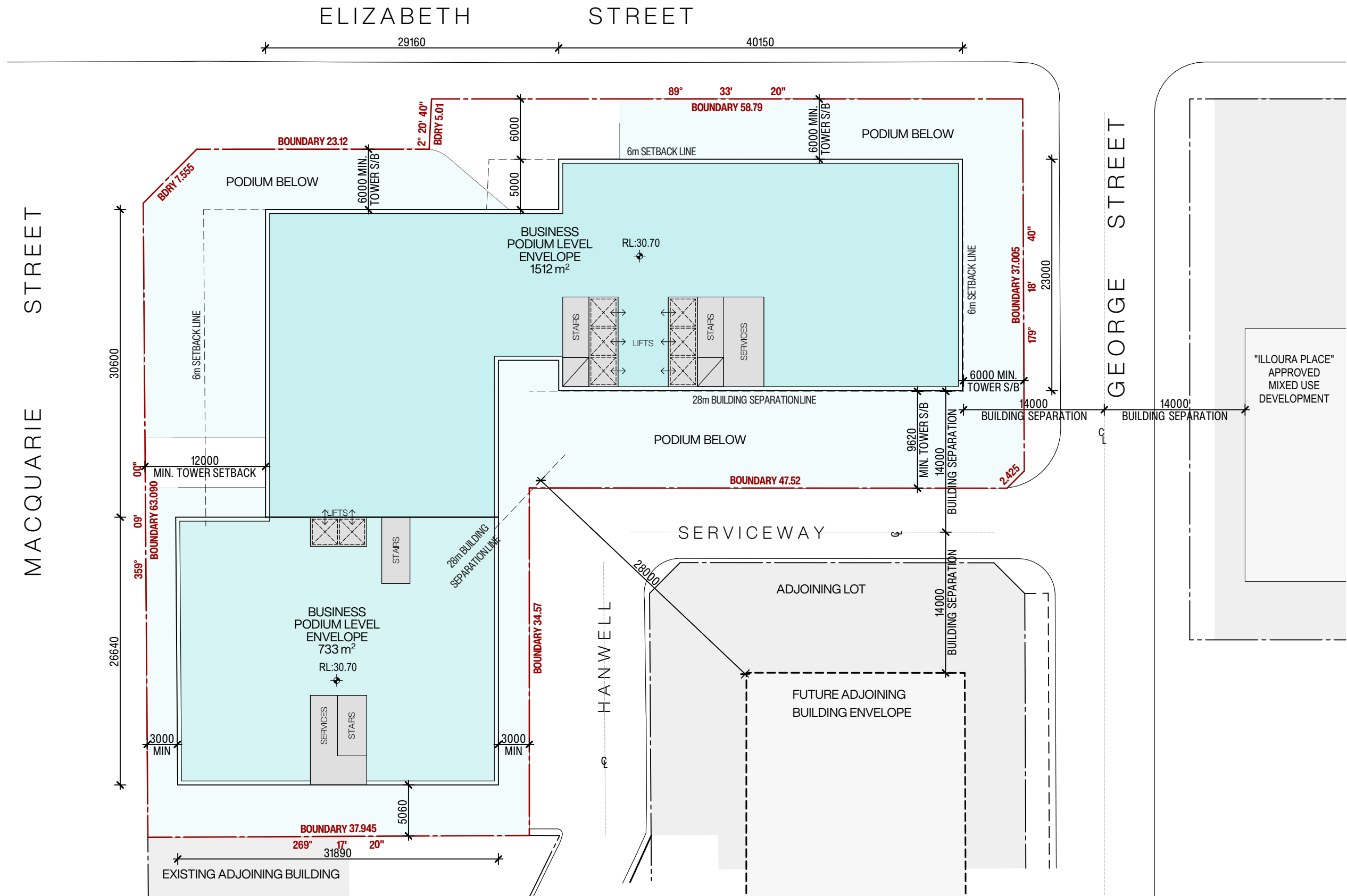
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title **PODIUM ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A607  | Issue<br>A             |

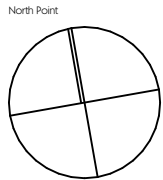




**LEVEL 4**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **PODIUM-TOWER INTERFACE ENVELOPE PLAN**

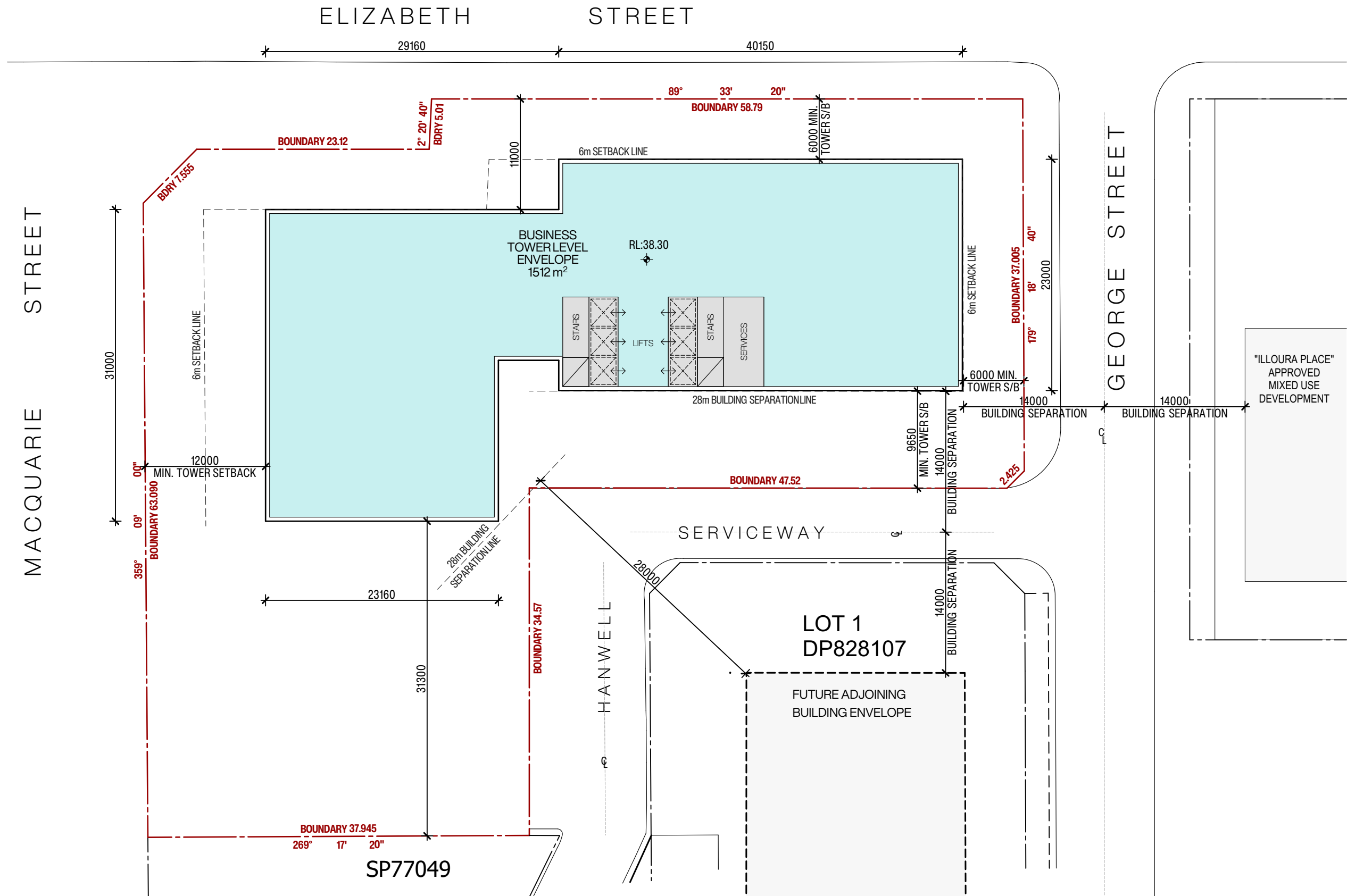
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A608  | Issue<br>A             |





|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A609  | Issue<br>A             |

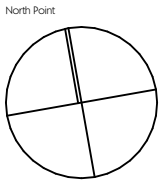




**LEVEL 6**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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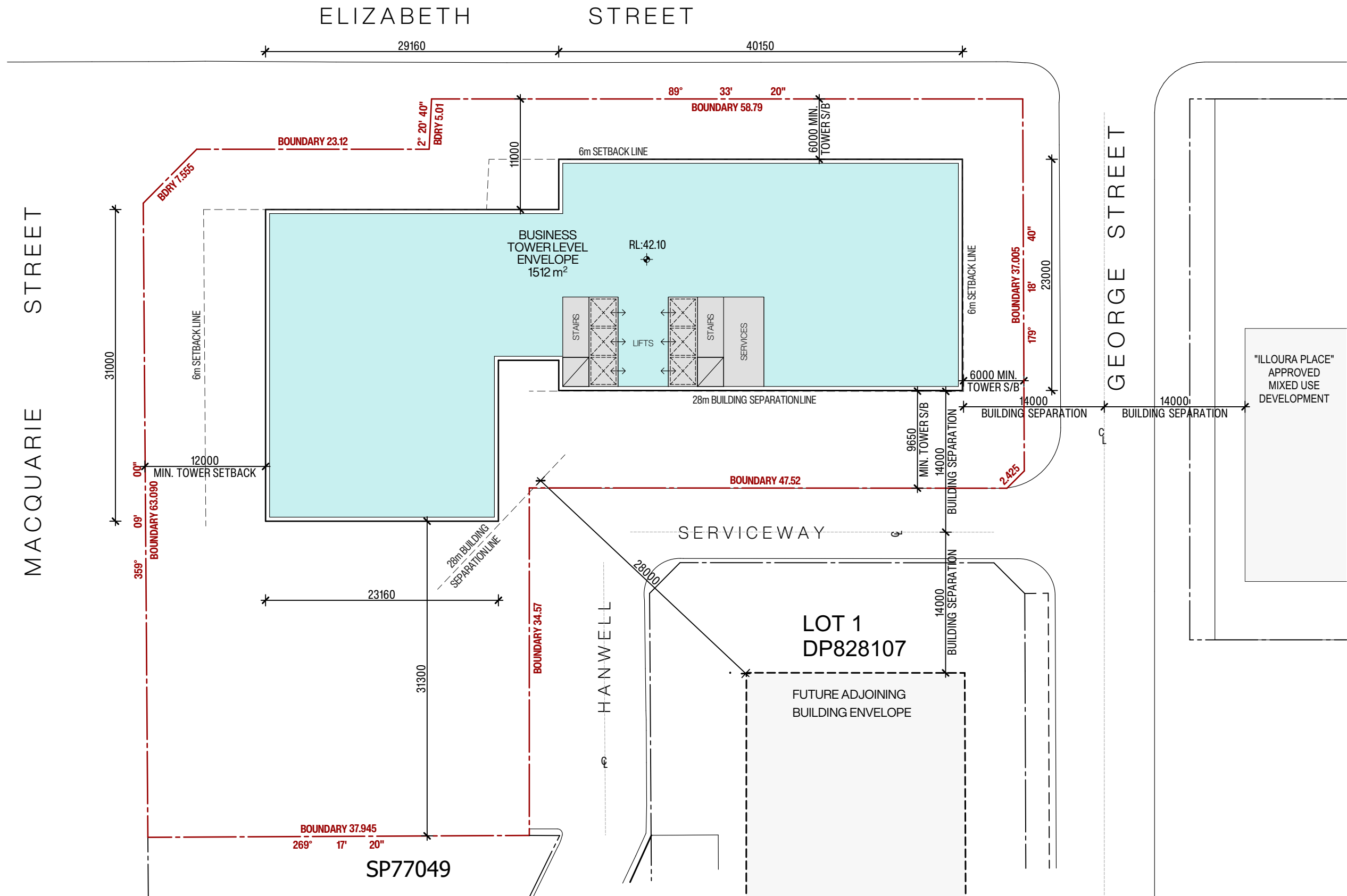
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **LOWER TOWER ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A610  | Issue<br>A             |

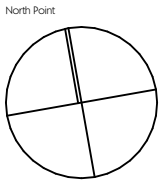




**LEVEL 7**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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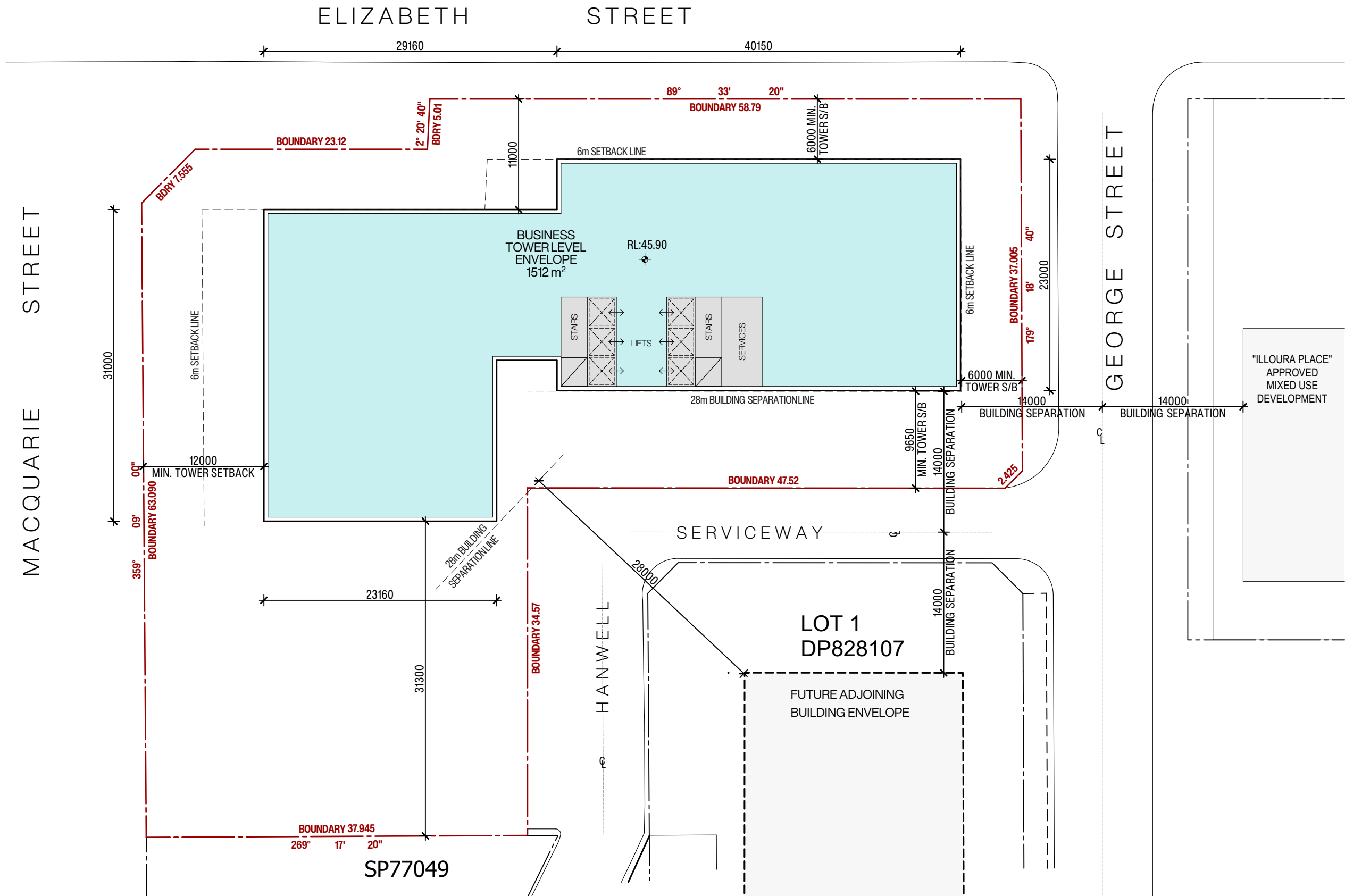
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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**F.B.D.M. INVESTMENTS PTY LTD**  
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|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A611  | Issue<br>A             |

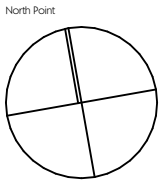




**LEVEL 8**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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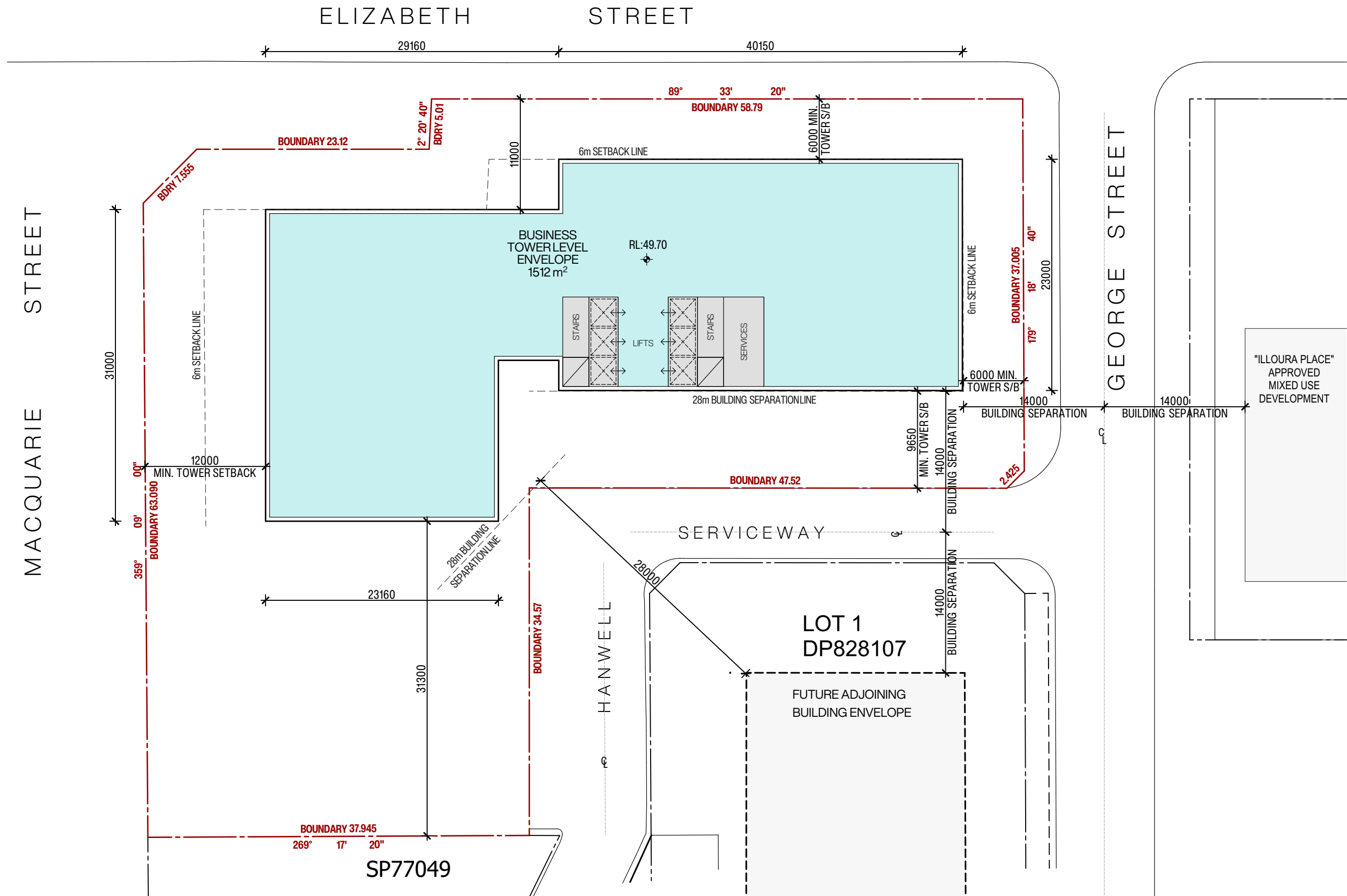


**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Title LOWER TOWER ENVELOPE PLAN

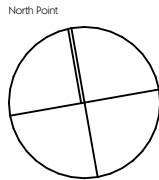
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A612  | Issue<br>A             |



**LEVEL 9**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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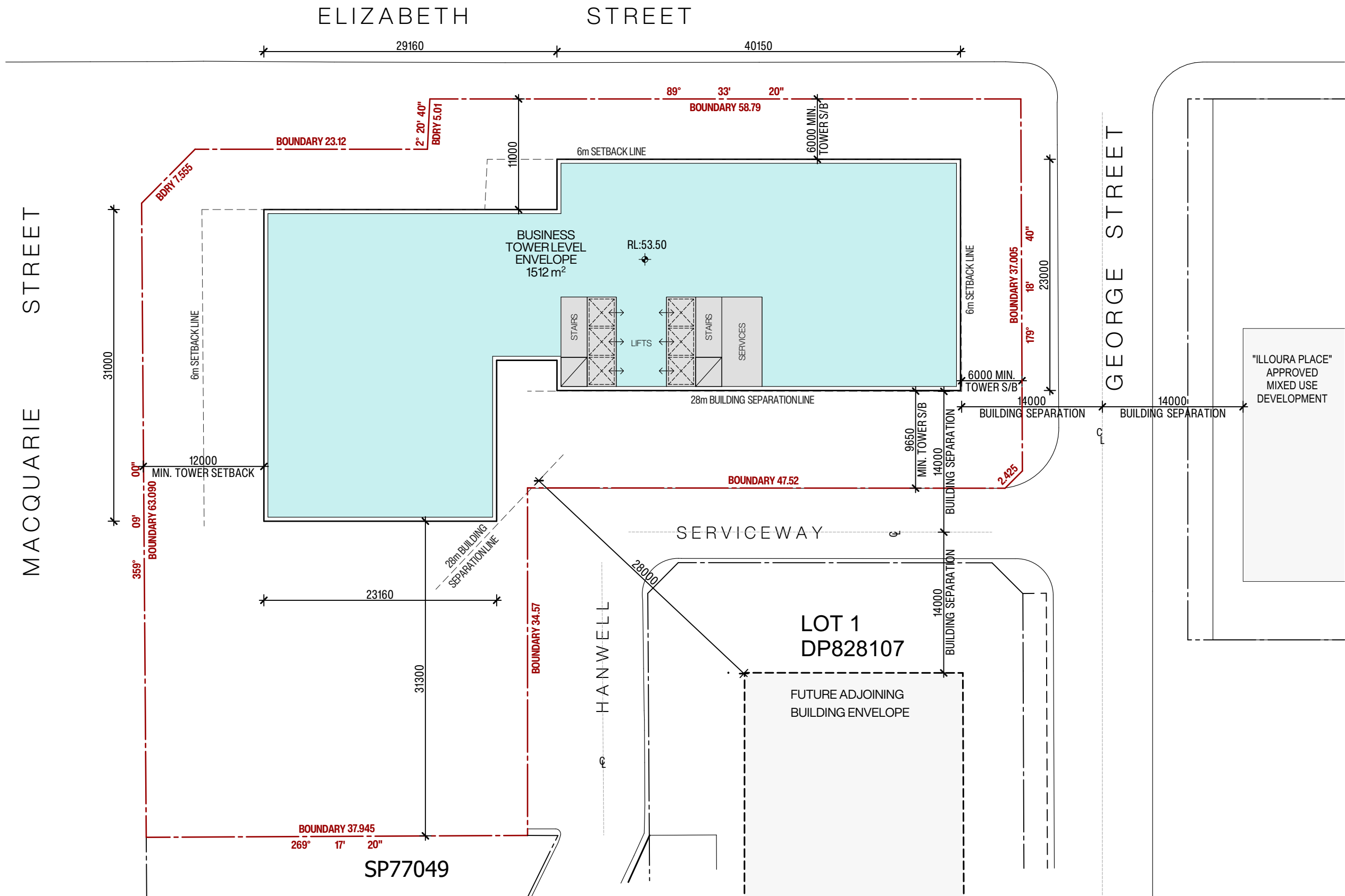
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **LOWER TOWER ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A613  | Issue<br>A             |

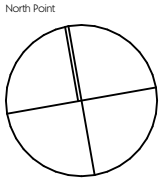




**LEVEL 10**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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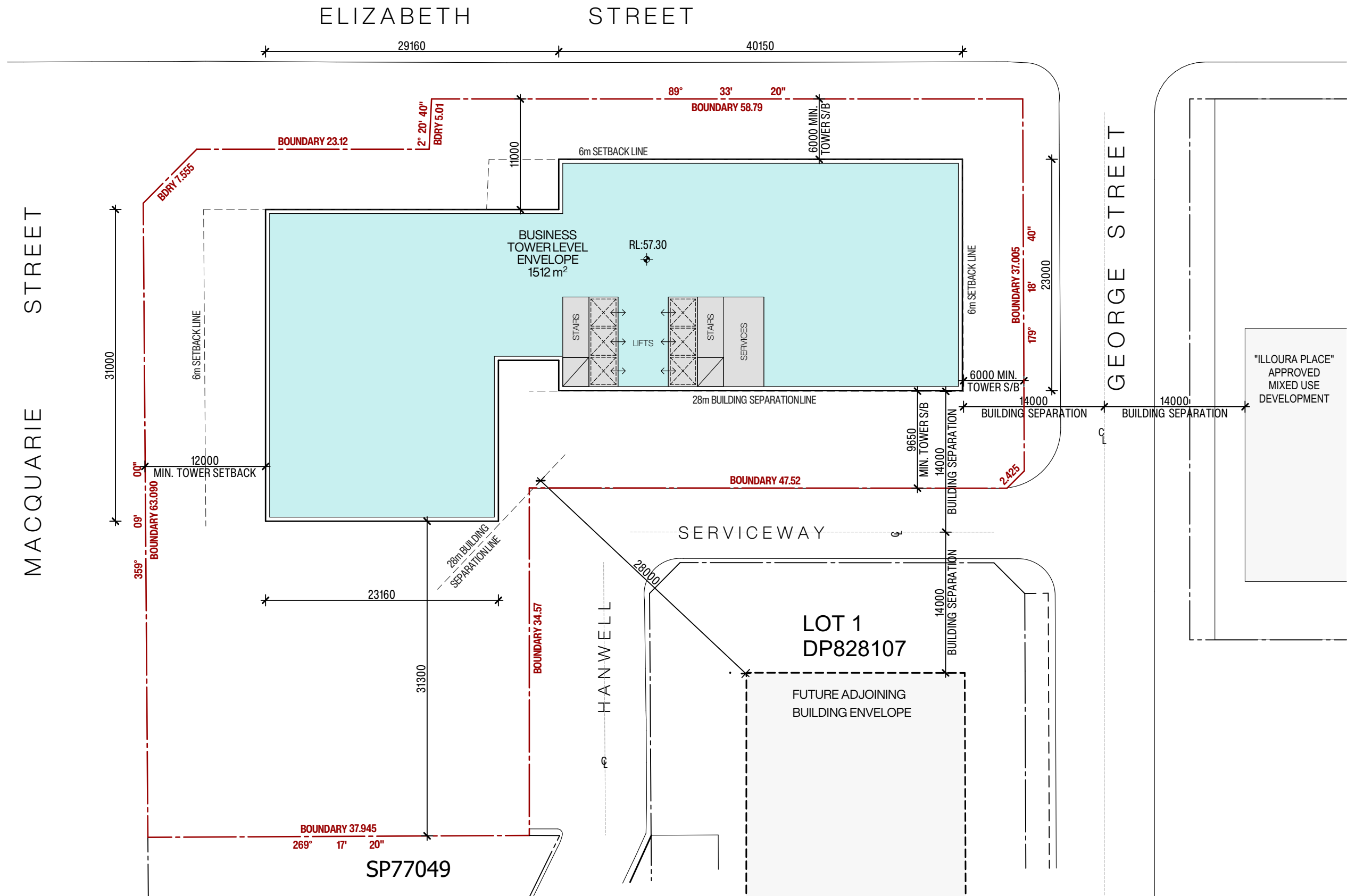


**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
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ABN 43 064 952 692

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DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title LOWER TOWER ENVELOPE PLAN

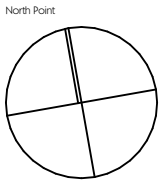
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A614  | Issue<br>A             |



**LEVEL 11**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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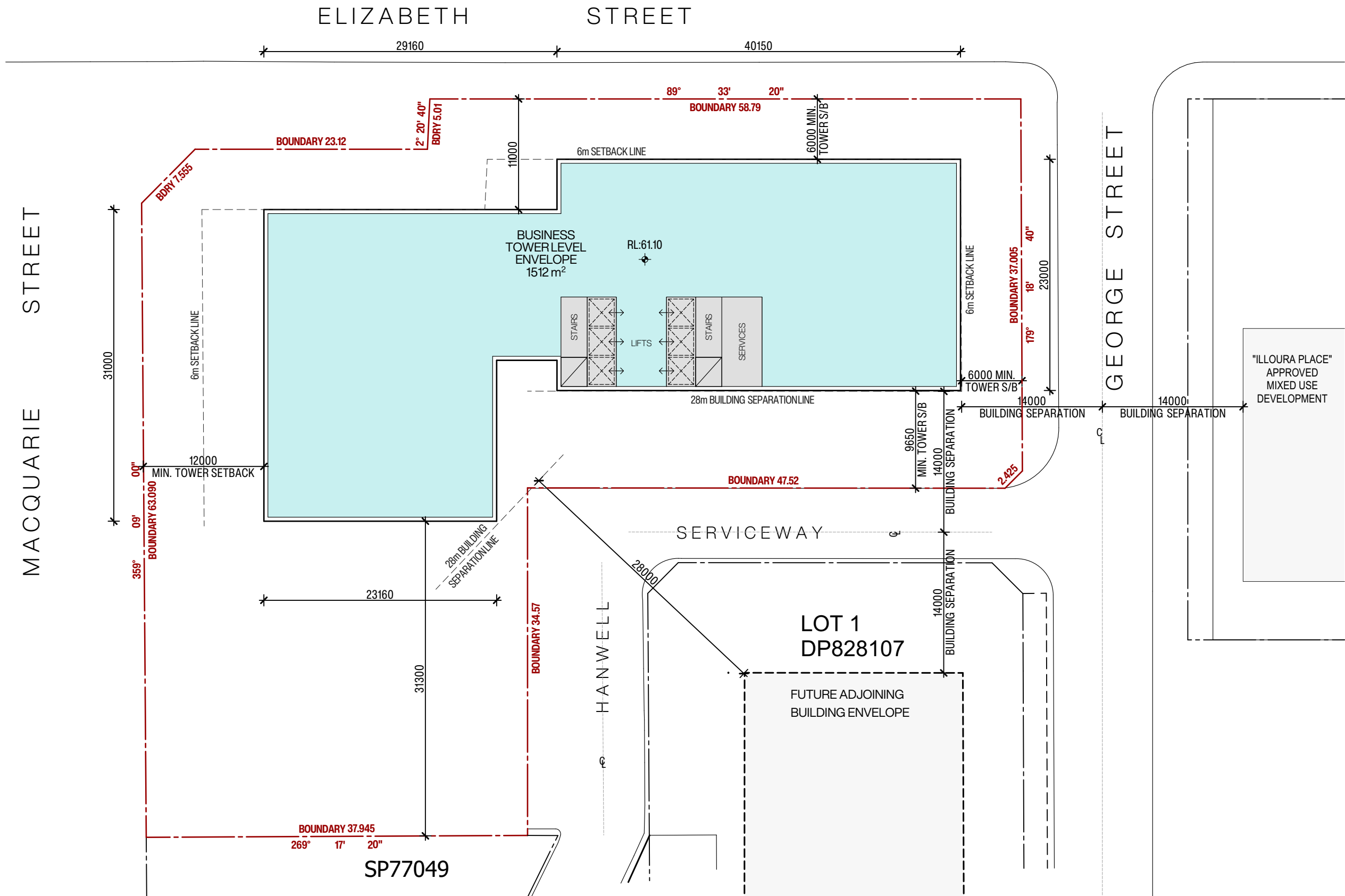
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
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**F.B.D.M. INVESTMENTS PTY LTD**  
Title **LOWER TOWER ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A615  | Issue<br>A             |

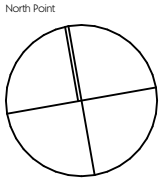




**LEVEL 12**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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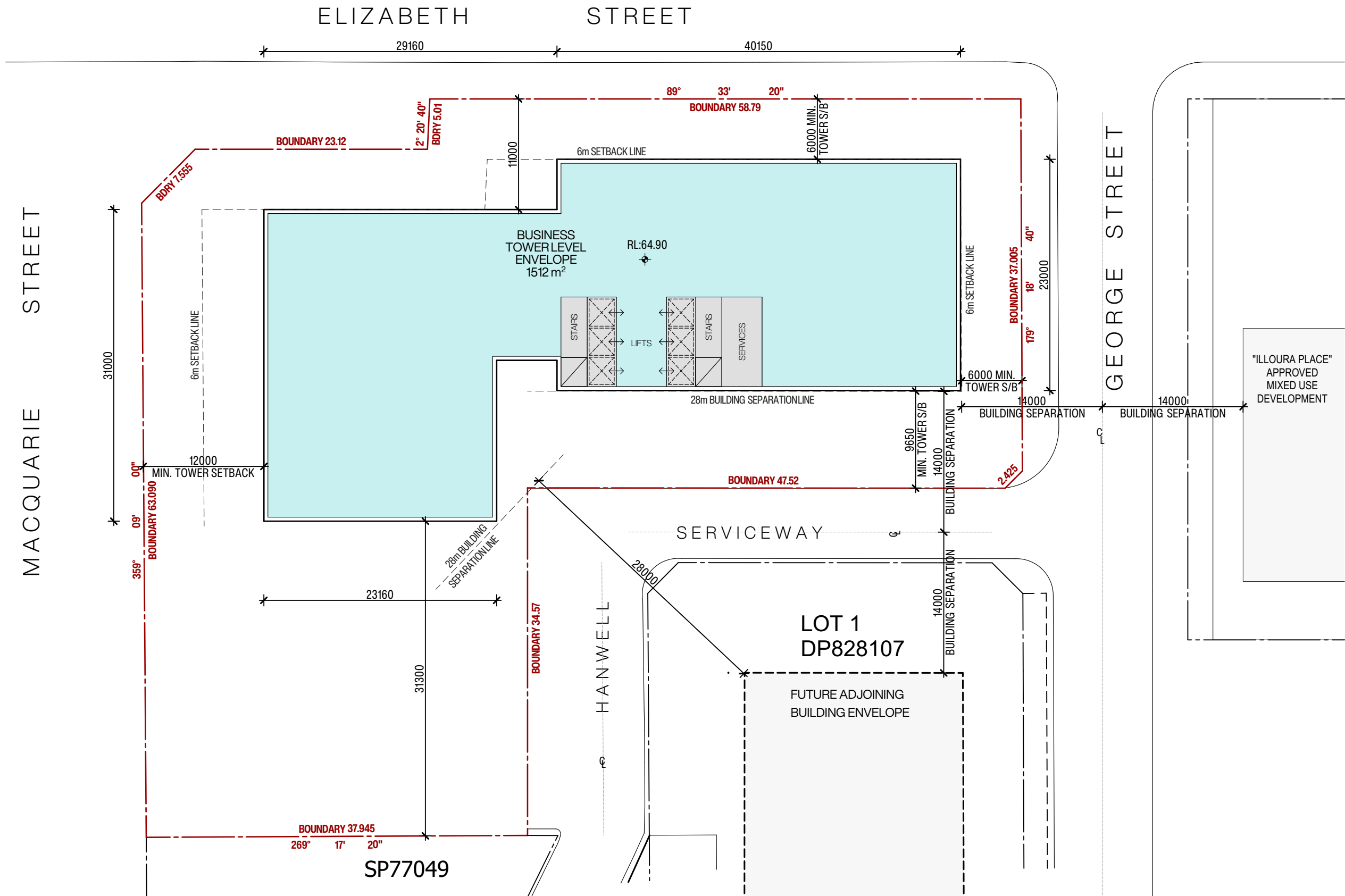


**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **LOWER TOWER ENVELOPE PLAN**

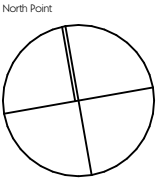
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A616  | Issue<br>A             |



**LEVEL 13**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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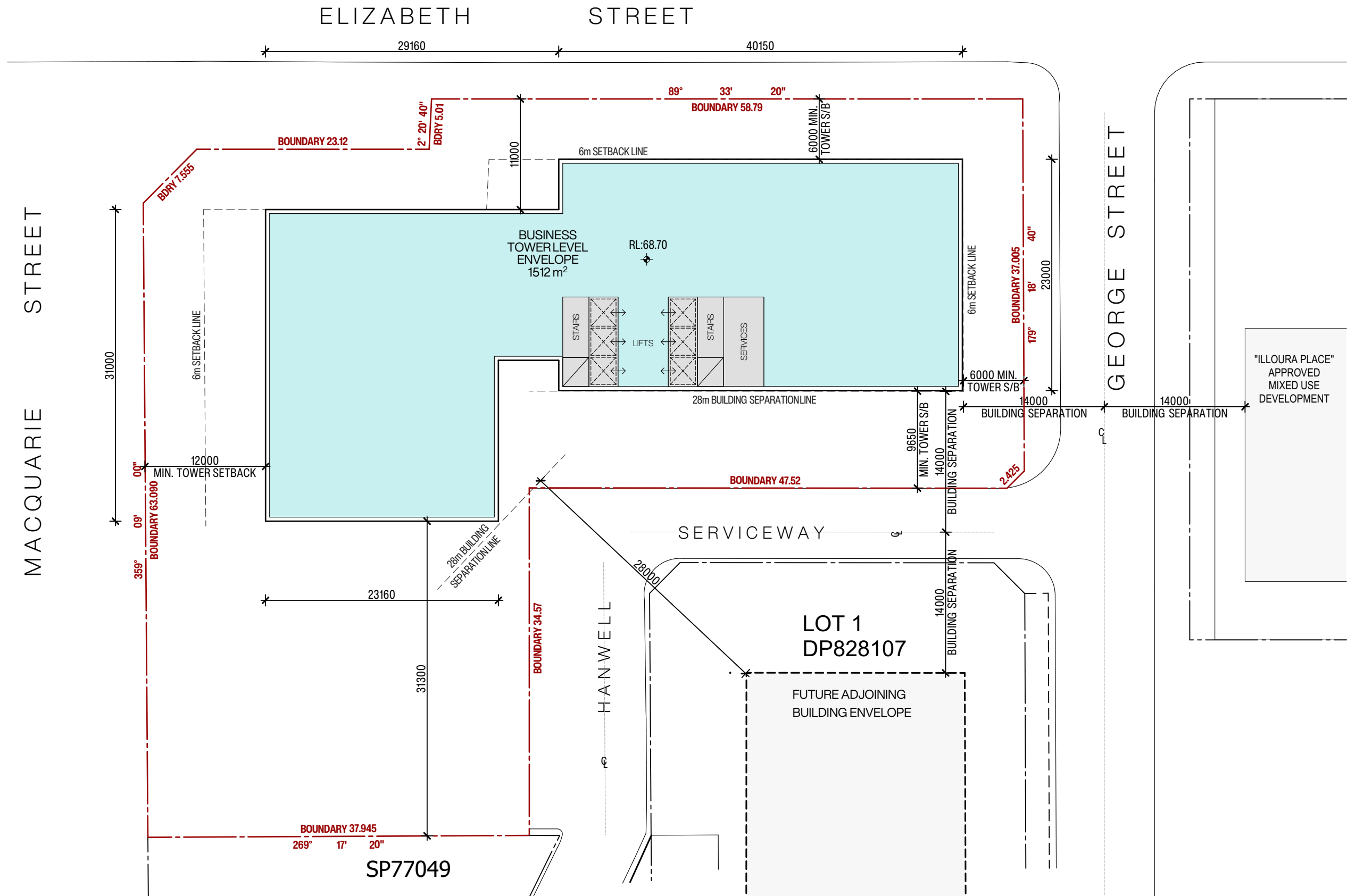
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title LOWER TOWER ENVELOPE PLAN

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A617  | Issue<br>A             |

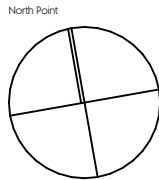




**LEVEL 14**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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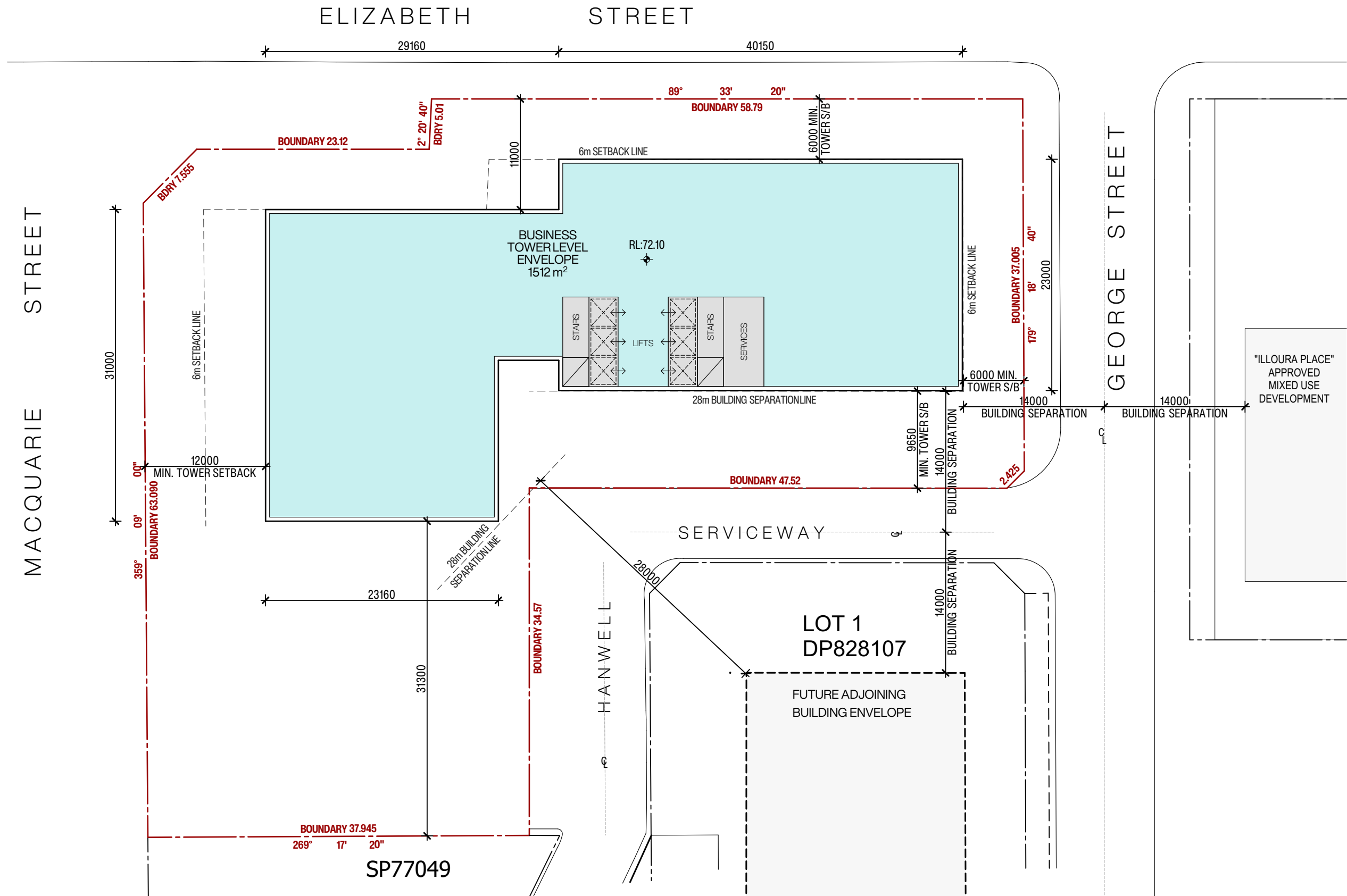


**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **LOWER TOWER ENVELOPE PLAN**

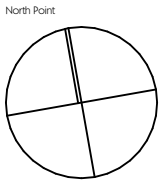
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A618  | Issue<br>A             |



**LEVEL 15**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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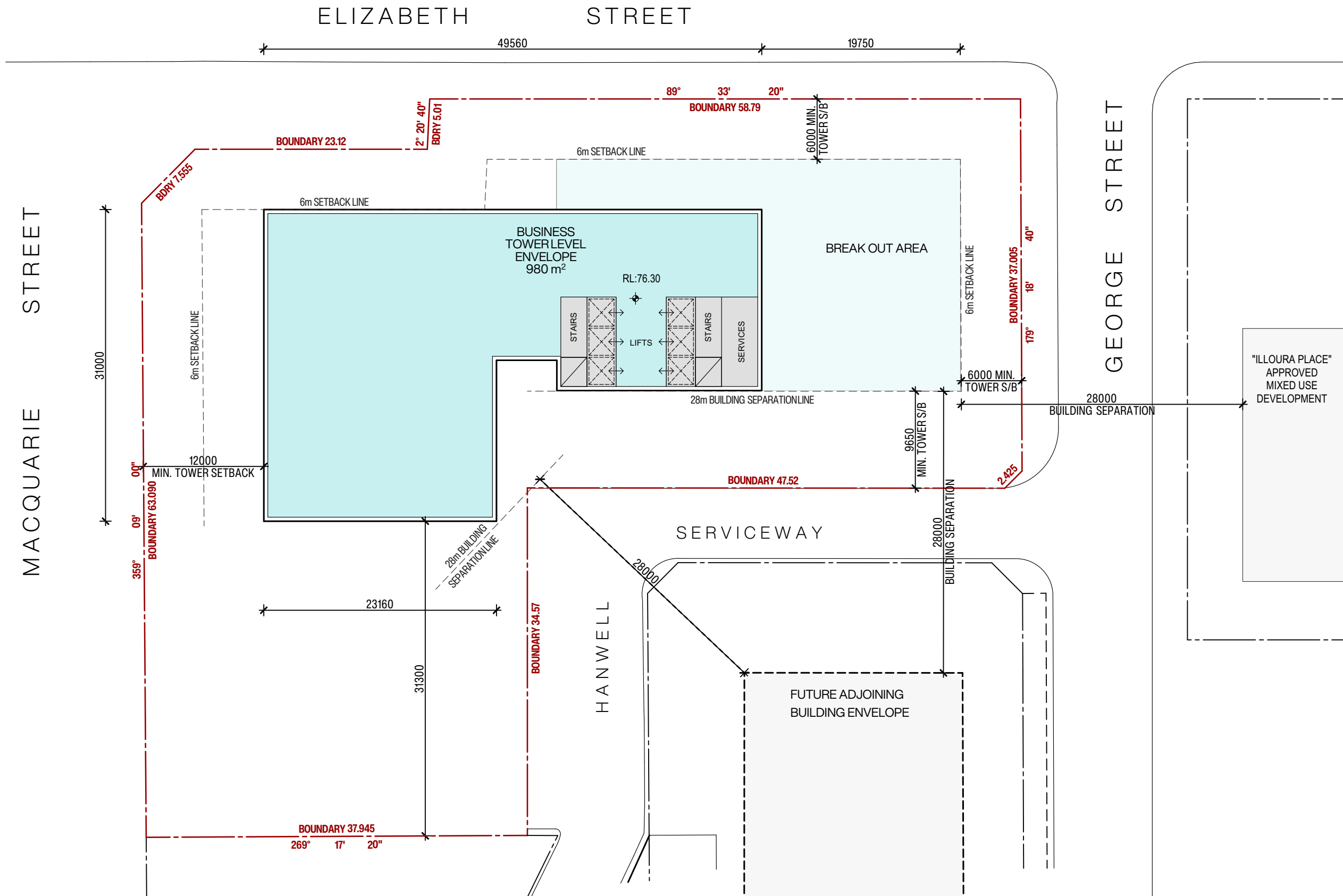
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **LOWER TOWER ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A619  | Issue<br>A             |

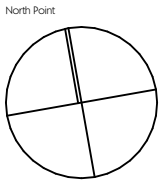




**LEVEL 16**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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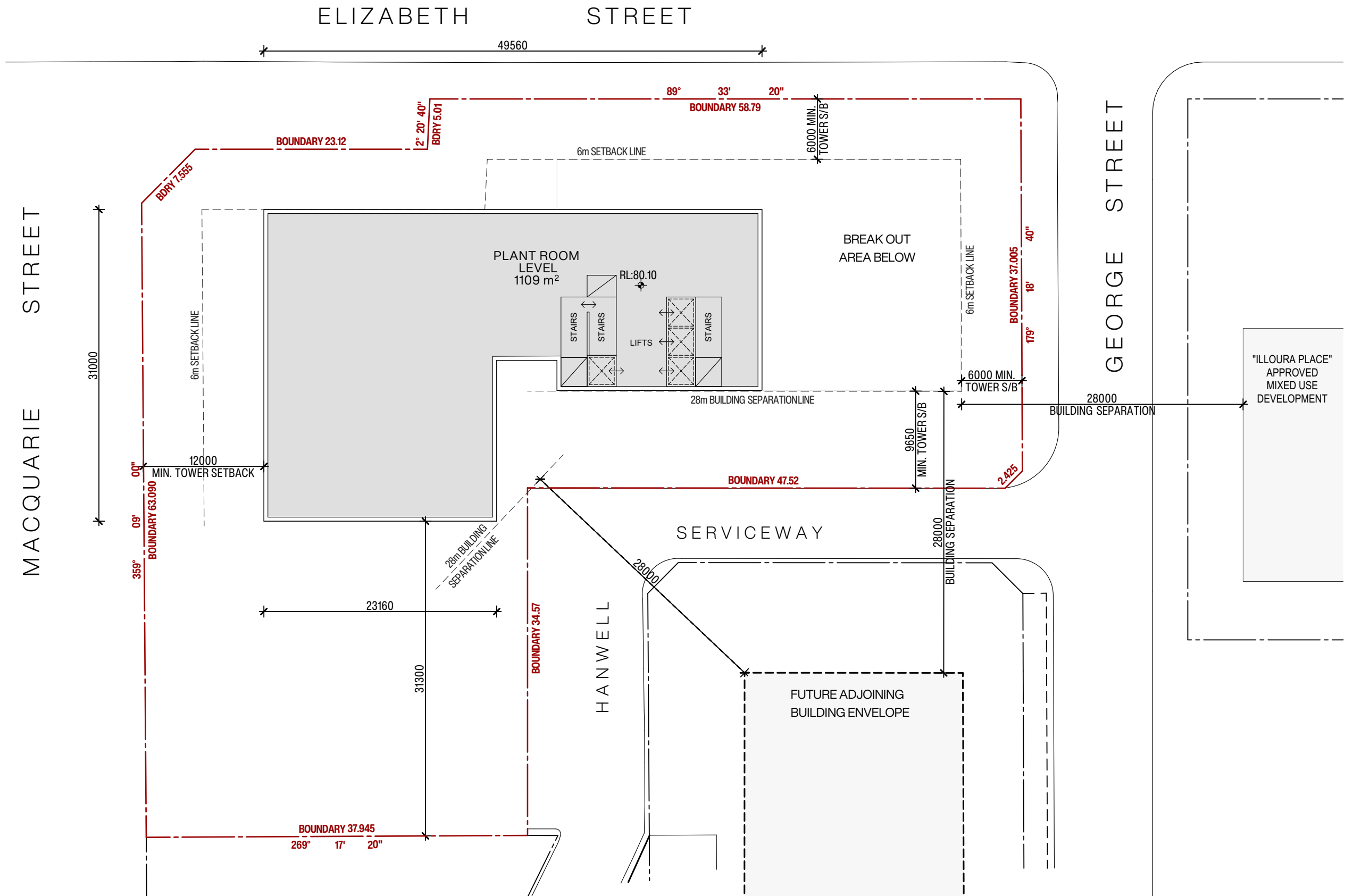


**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **MID TOWER ENVELOPE PLAN**

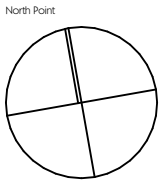
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A620  | Issue<br>A             |



**LEVEL 17**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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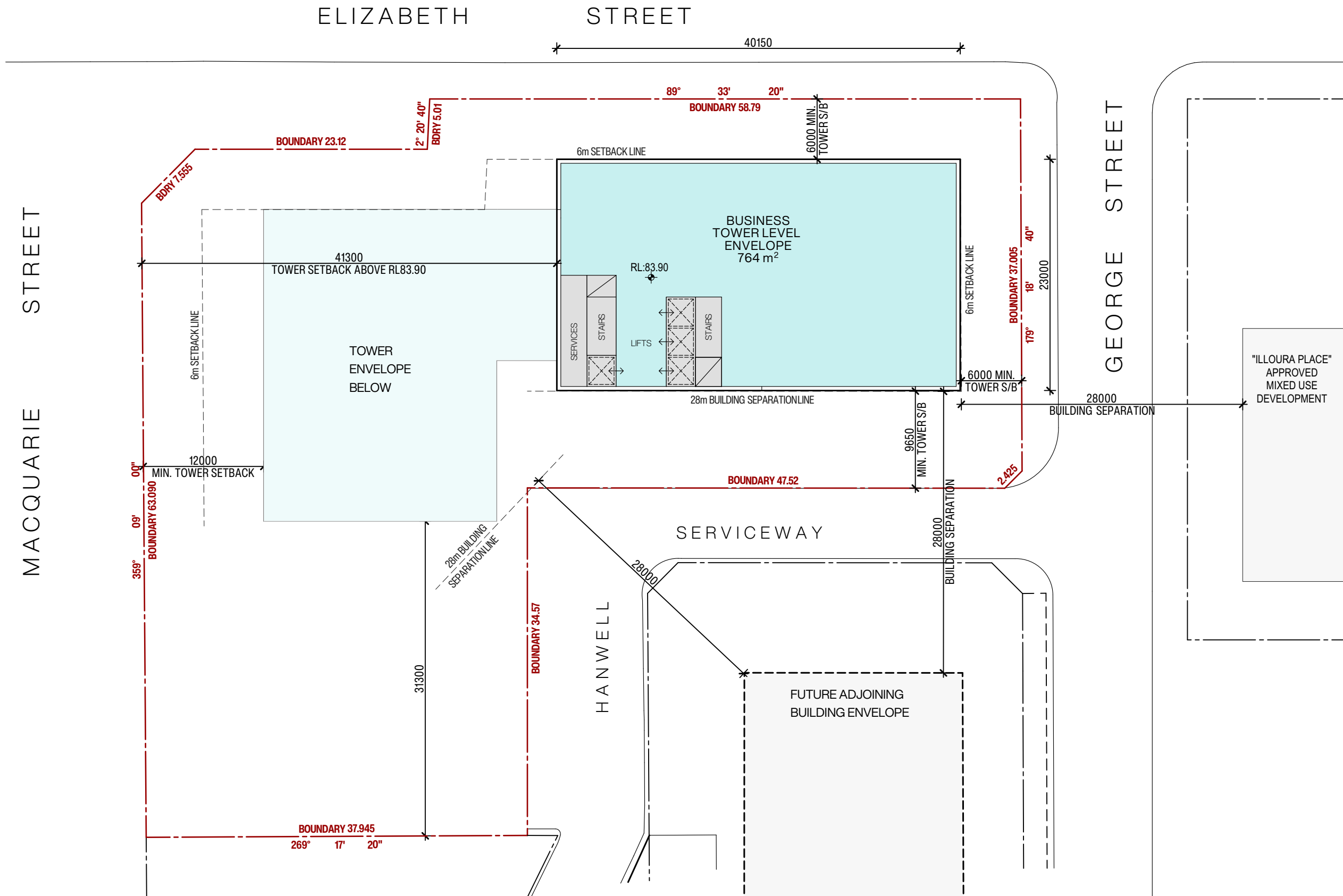
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 047 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **MID TOWER ENVELOPE PLAN**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A621  | Issue<br>A             |

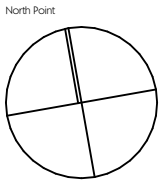




**LEVEL 18**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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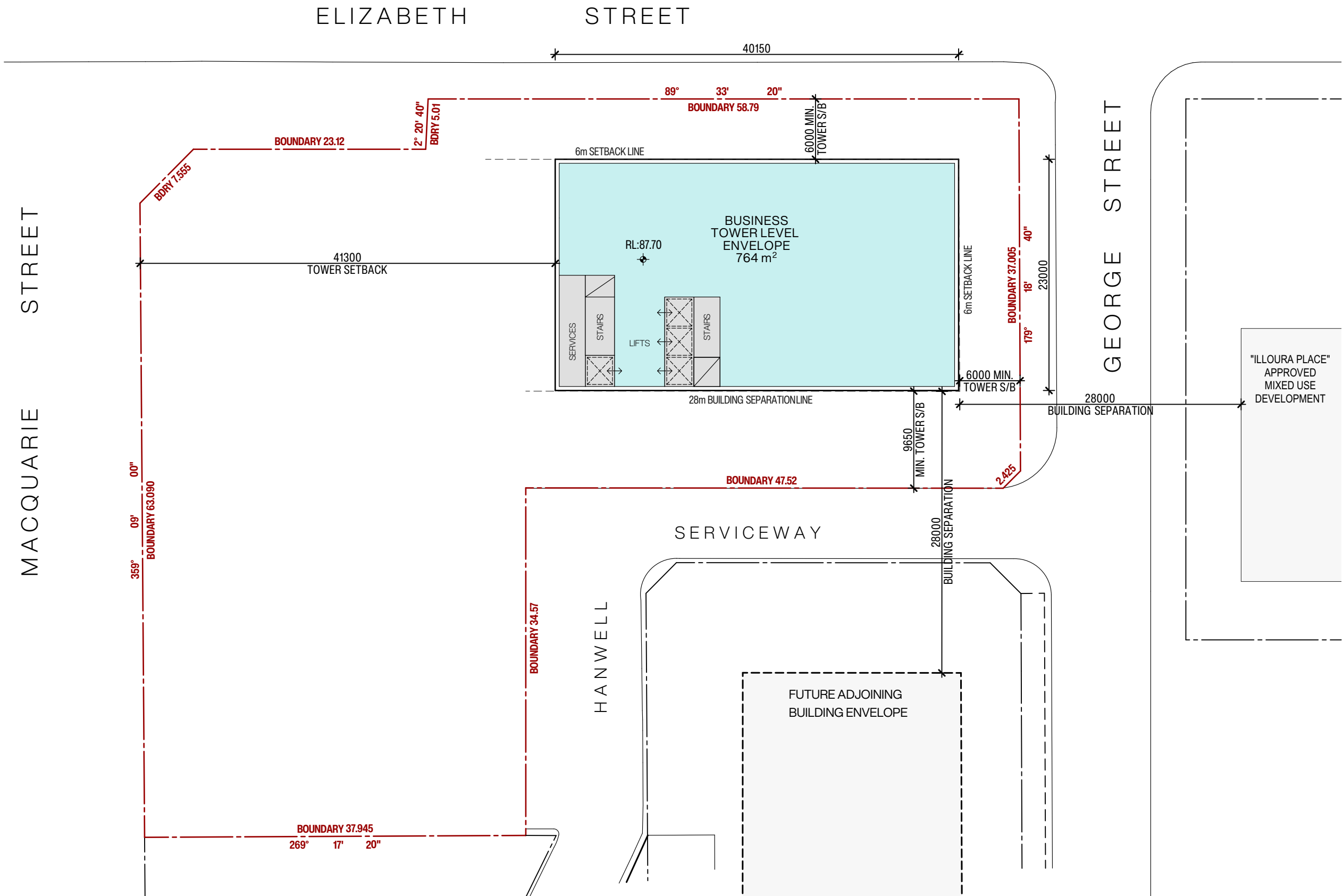


**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **UPPER TOWER ENVELOPE PLAN**

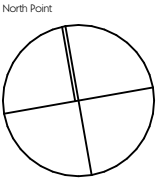
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A622  | Issue<br>A             |



**LEVEL 19**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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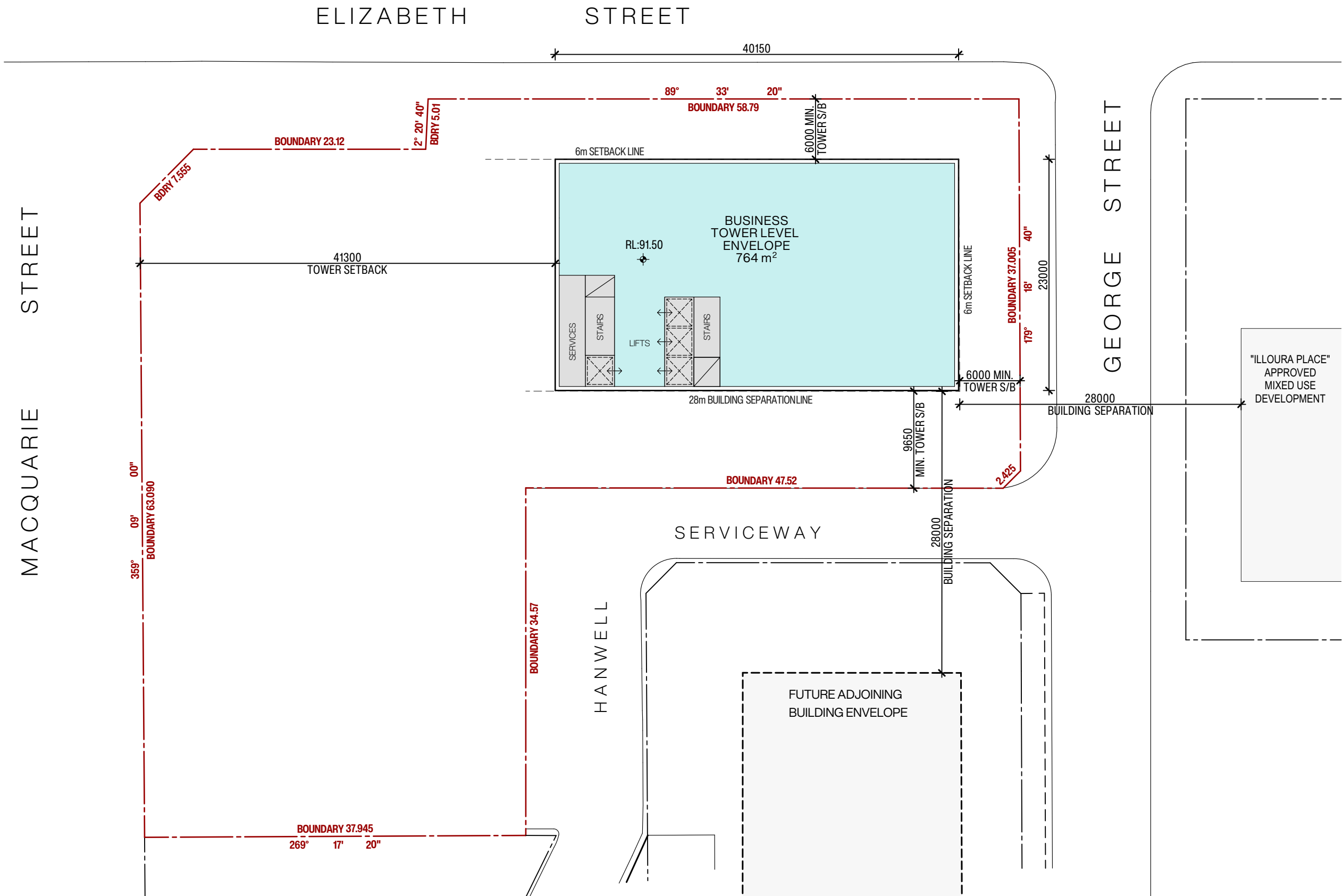
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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F.B.D.M. INVESTMENTS PTY LTD  
Title UPPER TOWER ENVELOPE PLAN

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|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A623  | Issue<br>A             |

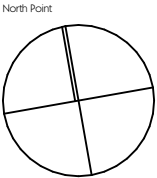




**LEVEL 20**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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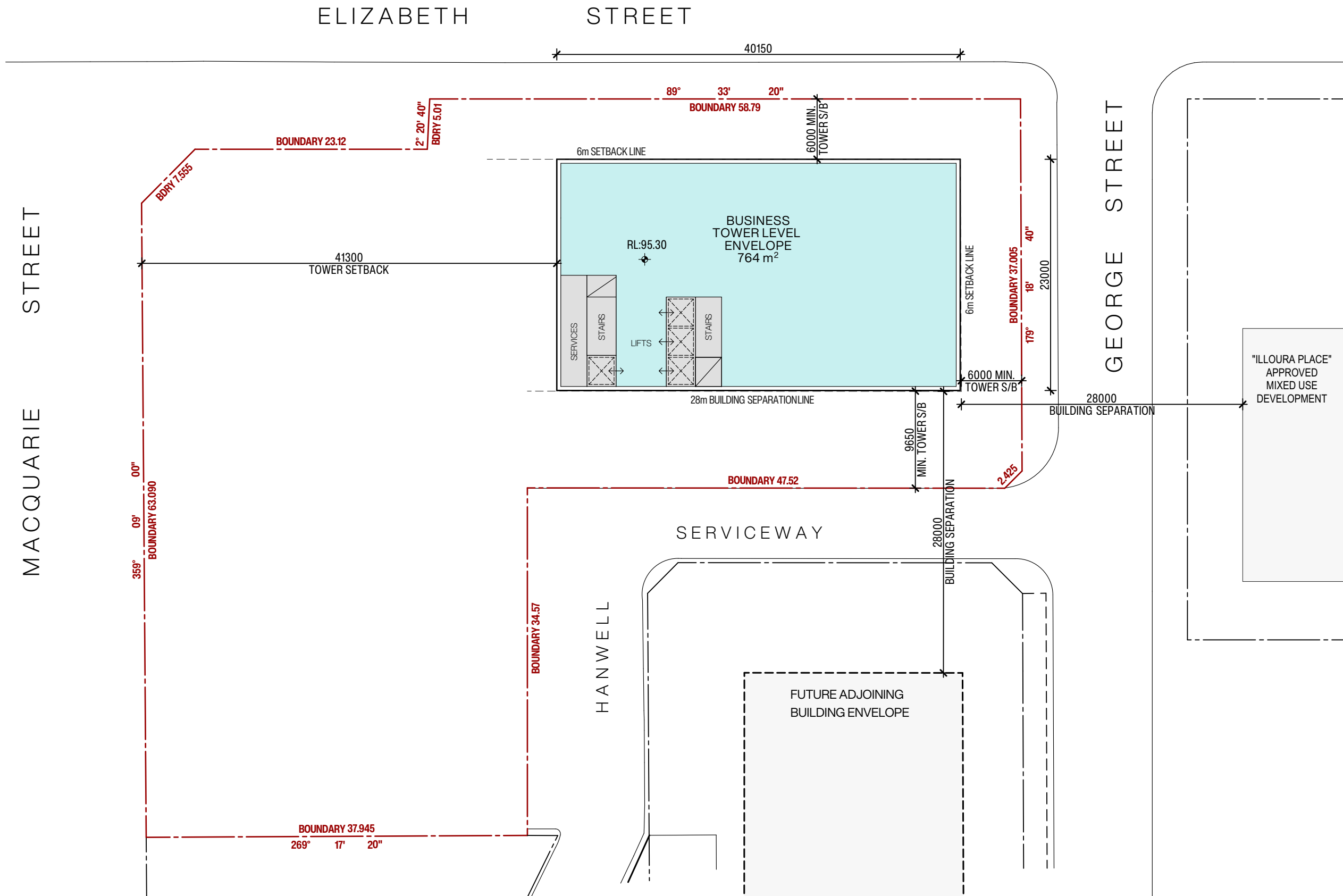


**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
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Title UPPER TOWER ENVELOPE PLAN

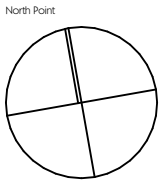
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| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A624  | Issue<br>A             |



**LEVEL 21**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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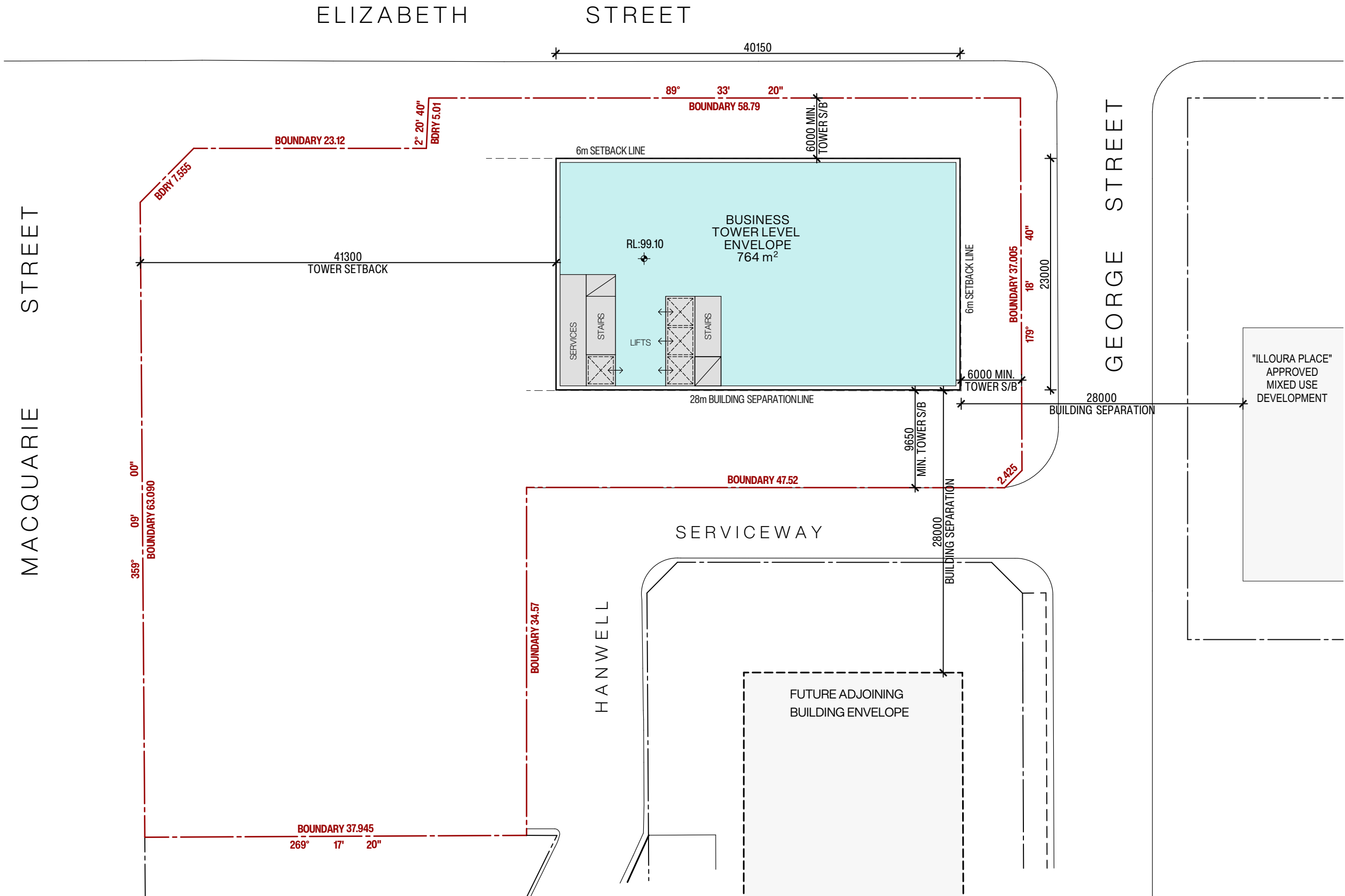
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 067 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client COPPING & VARTULI PTY LTD  
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F.B.D.M. INVESTMENTS PTY LTD  
Title UPPER TOWER ENVELOPE PLAN

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A625  | Issue<br>A             |

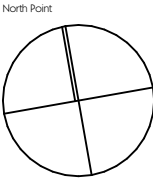




LEVEL 22  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
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info@algorryzappia.com.au  
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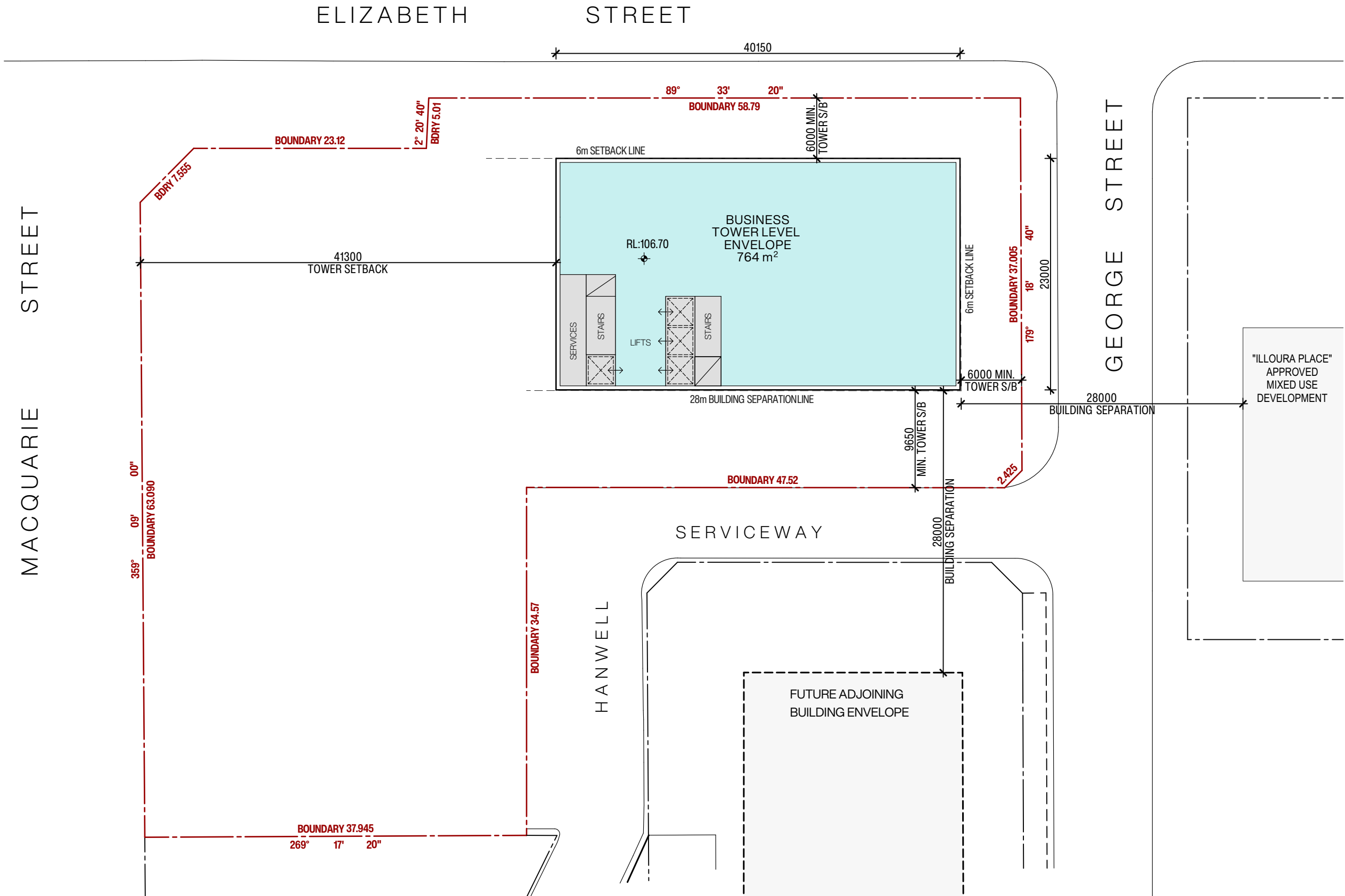
Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
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Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title UPPER TOWER ENVELOPE PLAN

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A626  | Issue<br>A             |



|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A627  | Issue<br>A             |

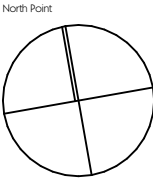




**LEVEL 24**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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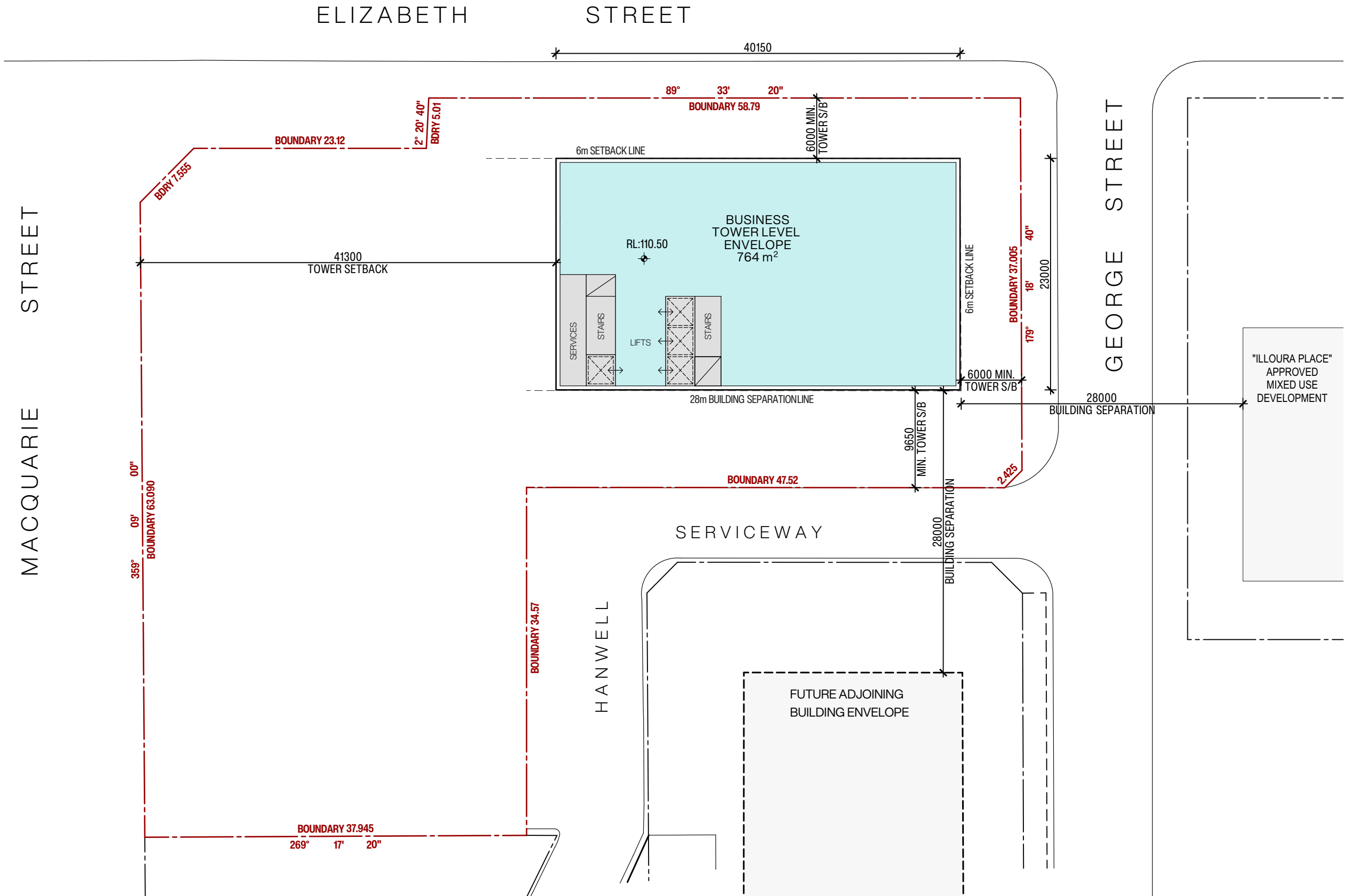


**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title UPPER TOWER ENVELOPE PLAN

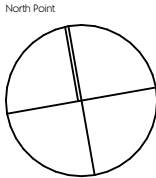
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A628  | Issue<br>A             |



**LEVEL 25**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL

Client **COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD**

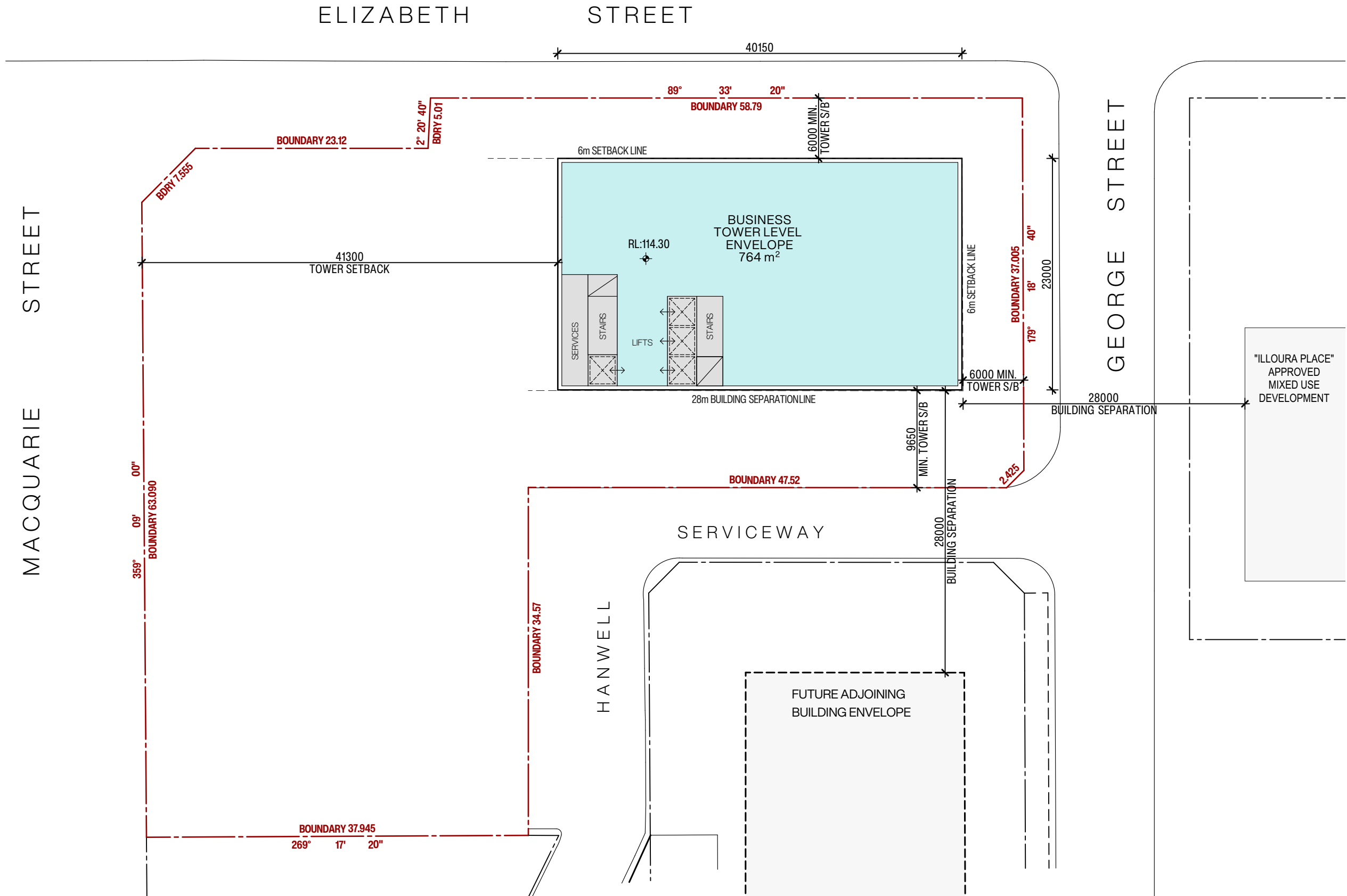
Title **UPPER TOWER ENVELOPE PLAN**

Drawn **DR/MZ** Checked **NZ** Date **2024**

Activity Type **DA** Job # **1091-22** Scale @ A3 **AS SHOWN**

Project # **P5073** Sheet # **A629** Issue **A**

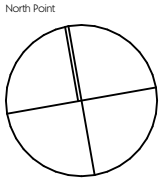




**LEVEL 26**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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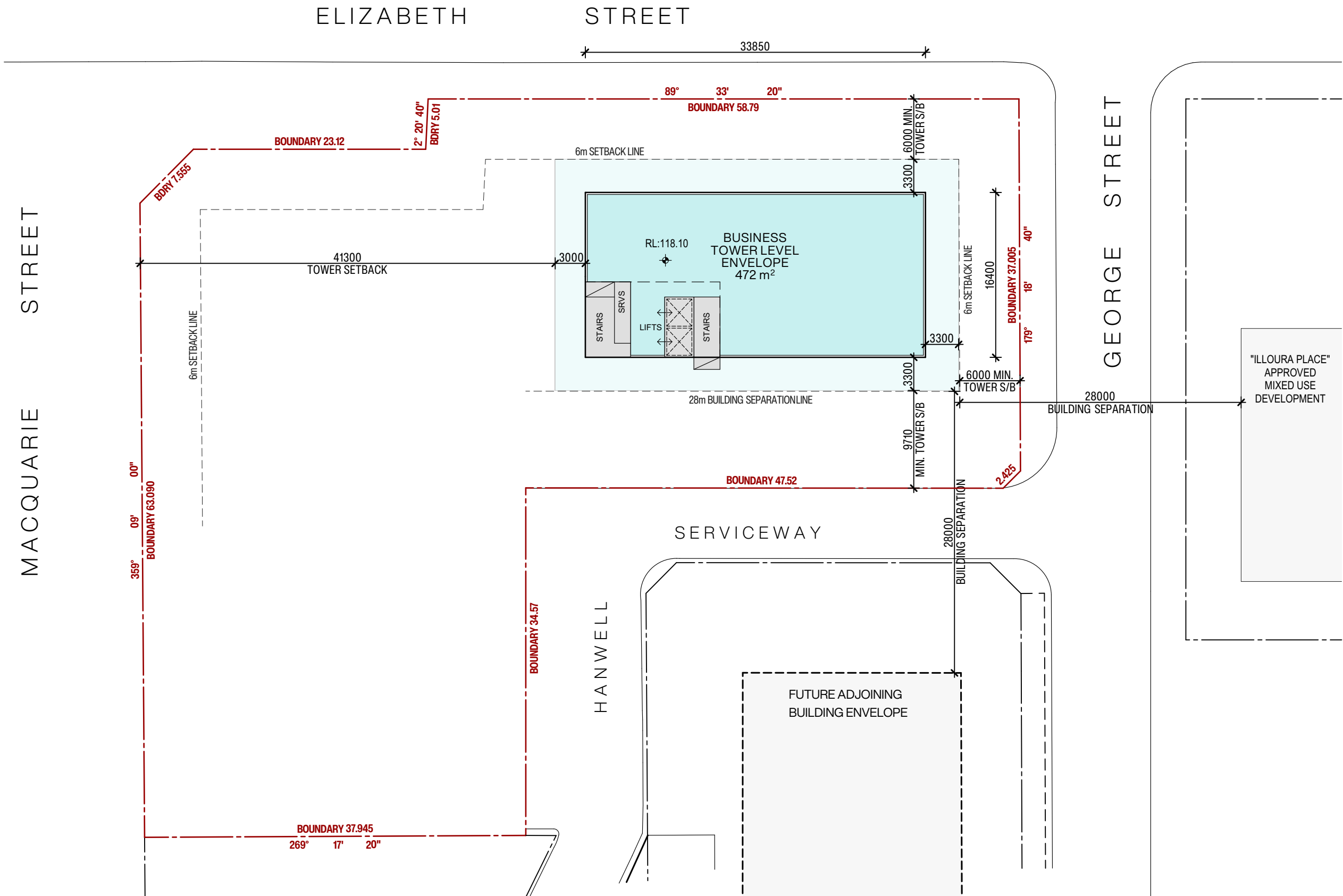


**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title UPPER TOWER ENVELOPE PLAN

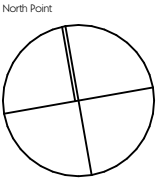
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A630  | Issue<br>A             |



**LEVEL 27**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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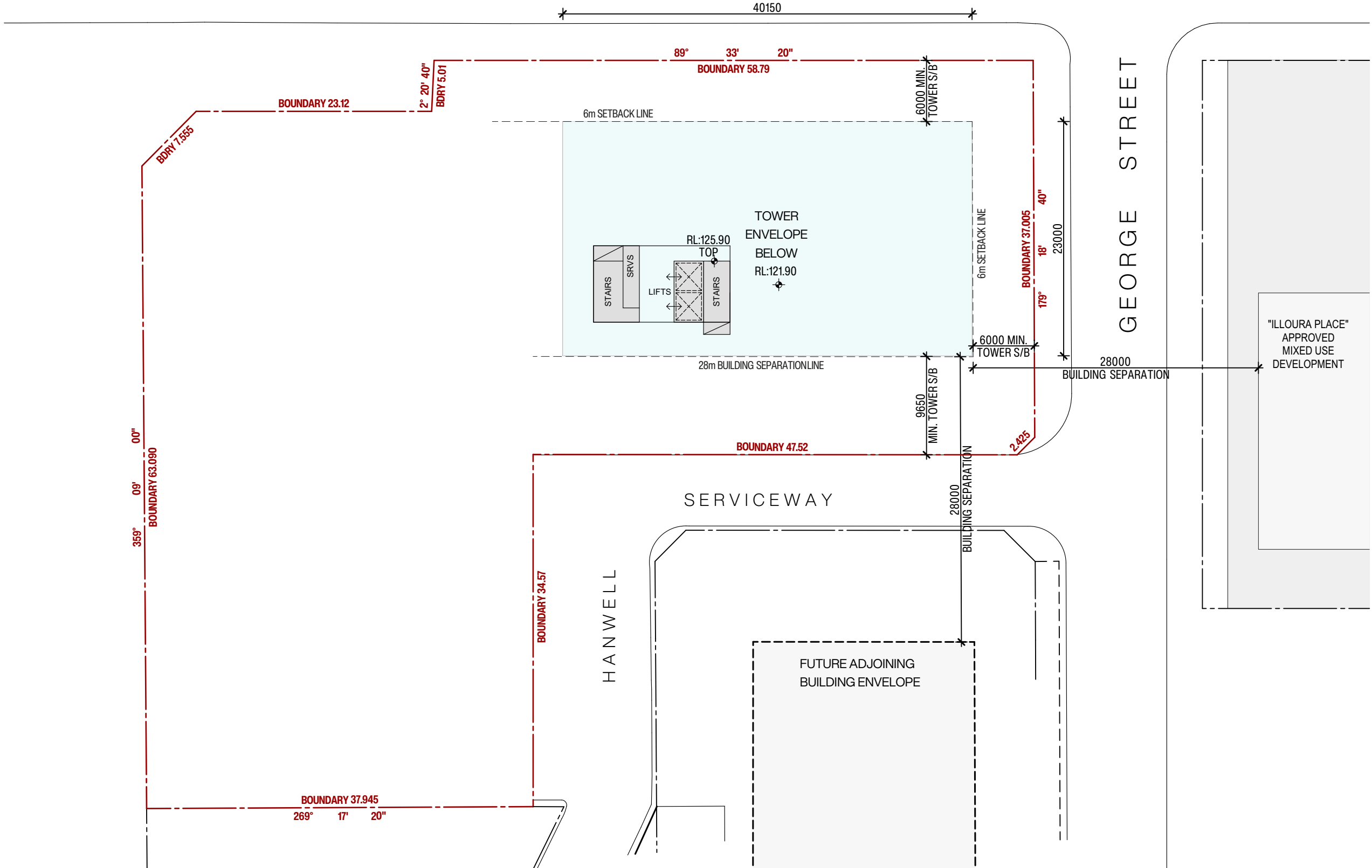
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 637 047 506

Consultants  
**ALGORRY ZAPPIA**  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title TOP TOWER ENVELOPE PLAN

| Drawn         | Checked | Date       |
|---------------|---------|------------|
| DR/MZ         | NZ      | 2024       |
| Activity Type | Job #   | Scale @ A3 |
| DA            | 1091-22 | AS SHOWN   |
| Project #     | Sheet # | Issue      |
| P5073         | A631    | A          |

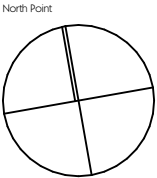




**ROOF LEVEL**  
Scale 1:400

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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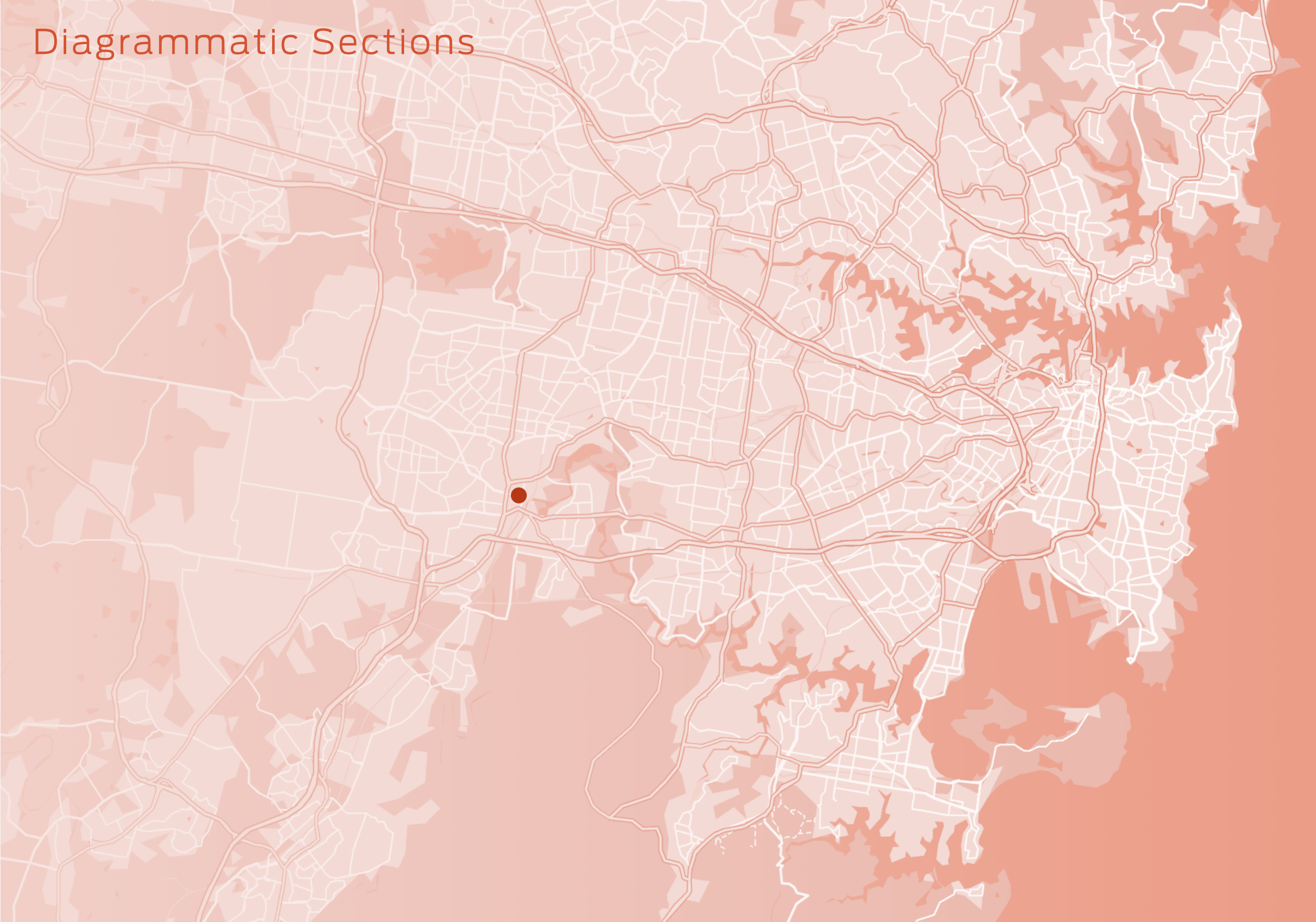
**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title **ROOF PLAN**

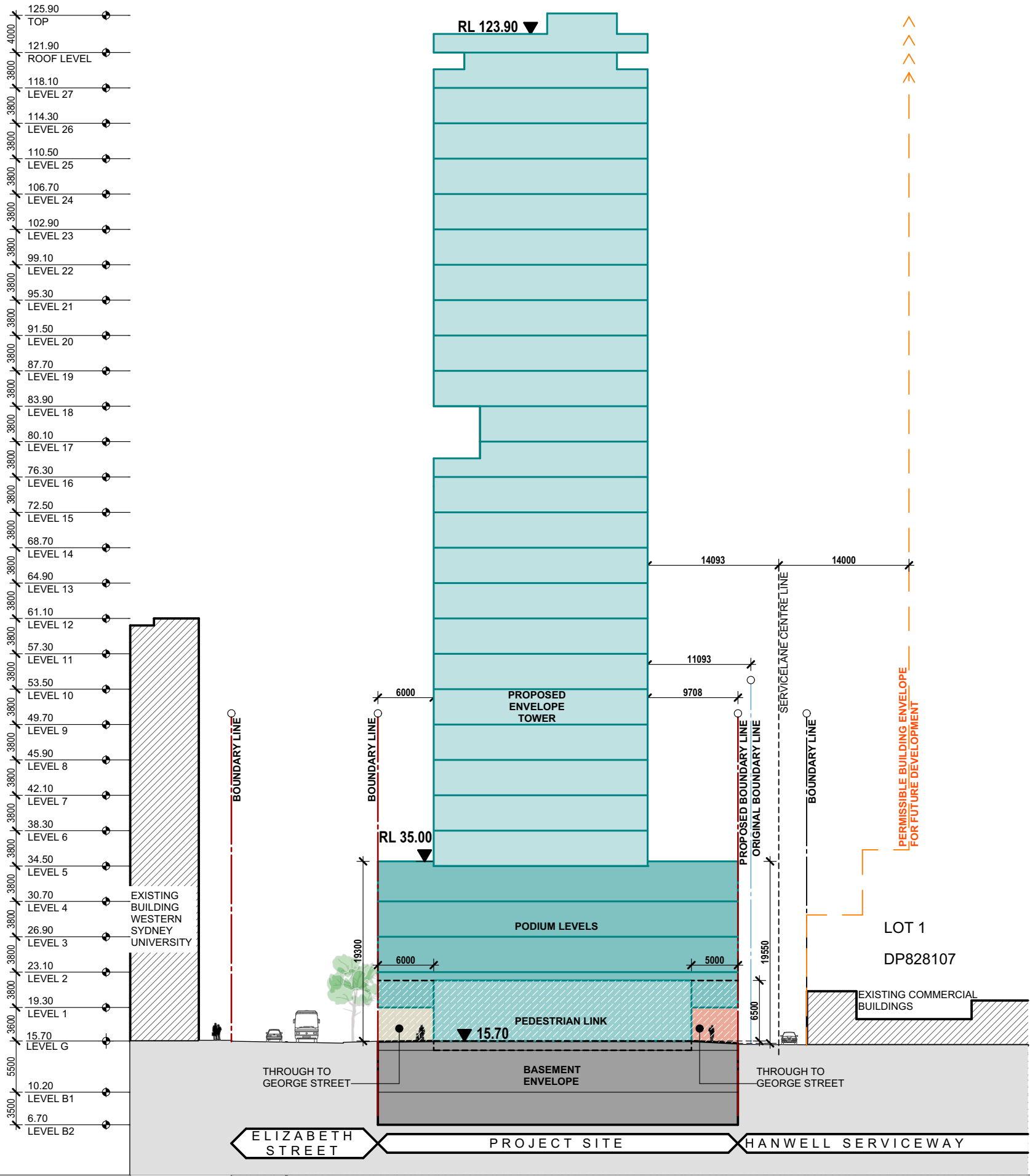
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A632  | Issue<br>A             |

Diagrammatic Sections





CROSS SECTION  
Scale 1:500



| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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NDZ  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
A/A  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
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Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD  
Title **SECTION**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A701  | Issue<br>D             |

PEDESTRIAN LINK SECTION  
Scale 1:500

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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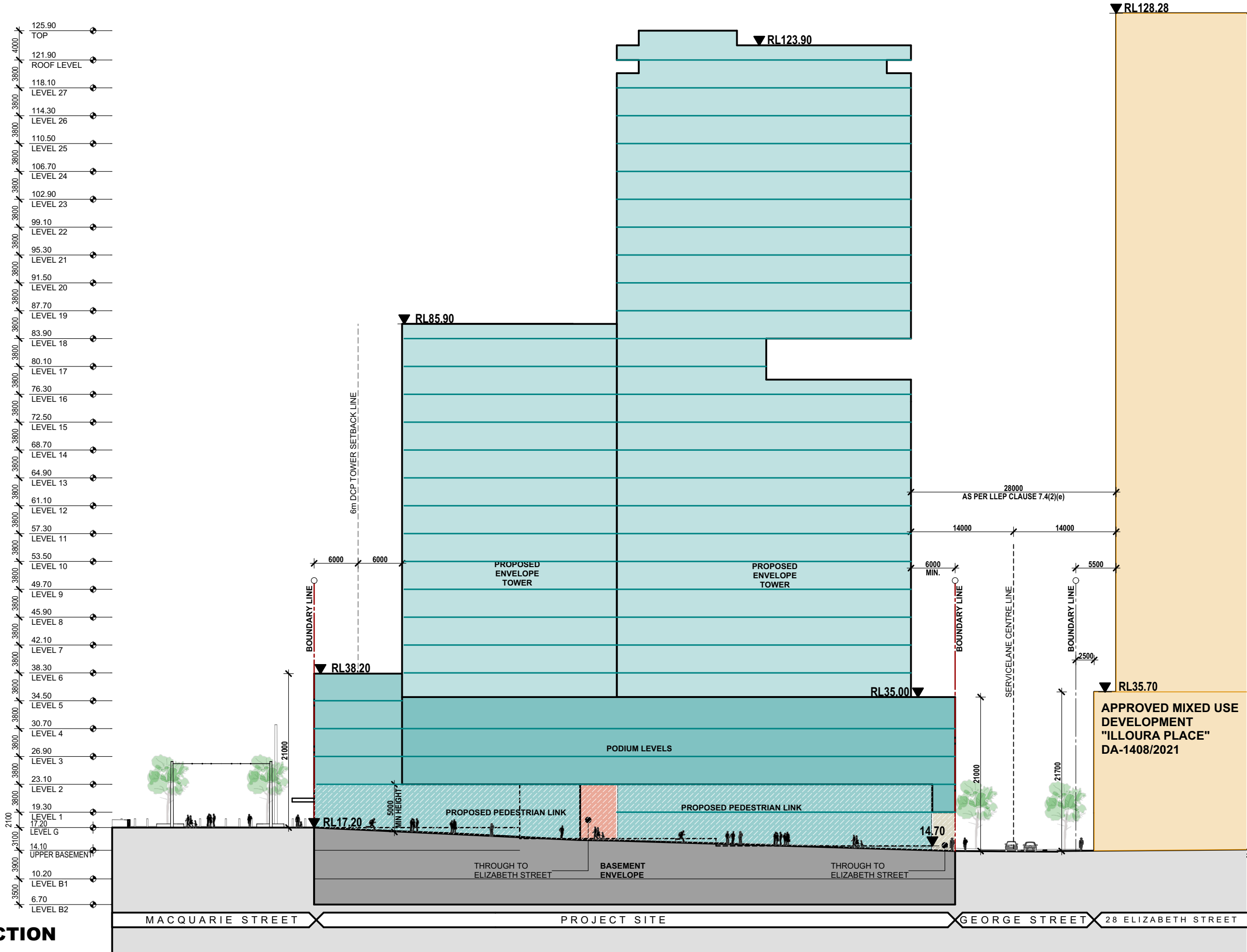
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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

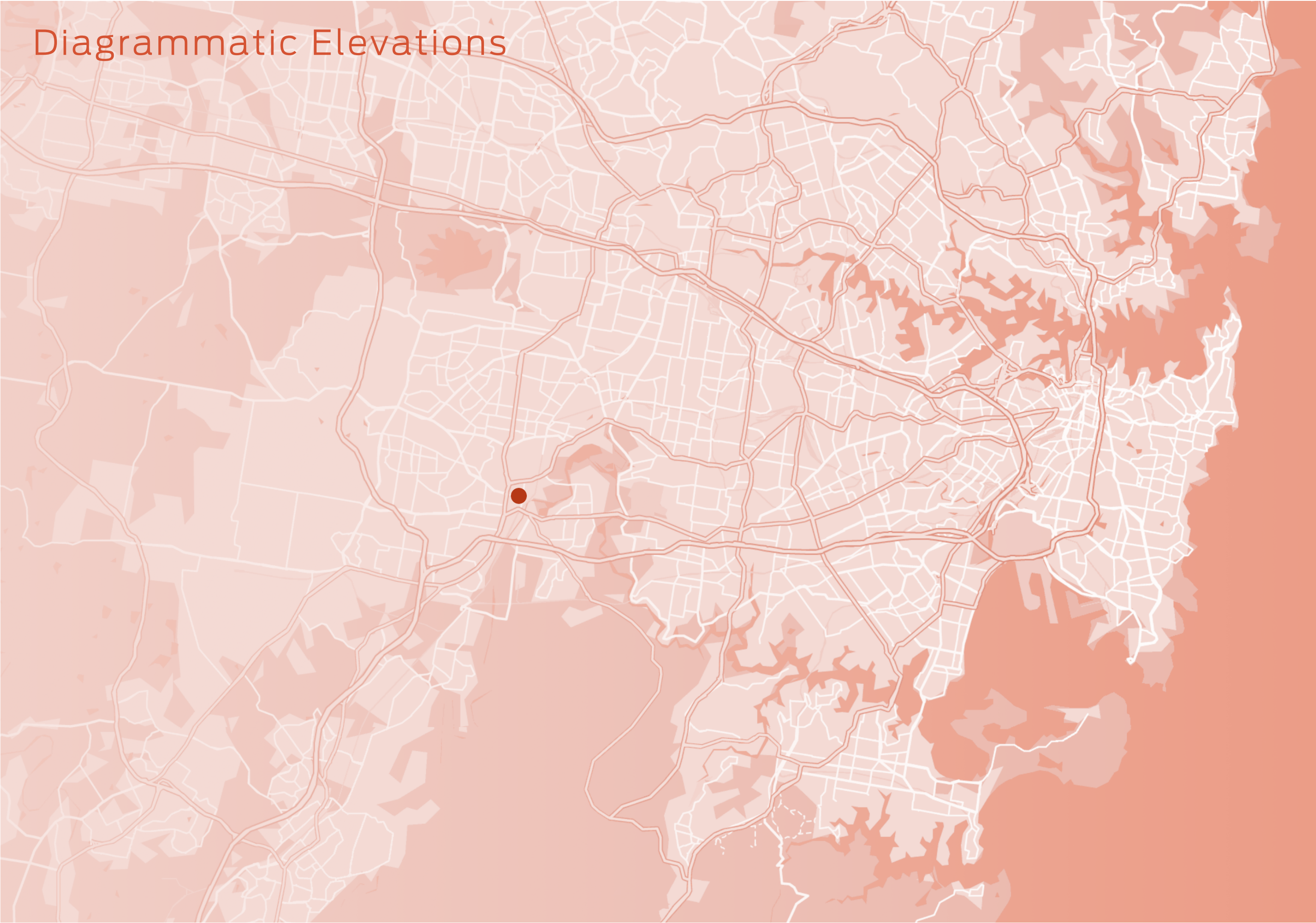
Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **SECTION**

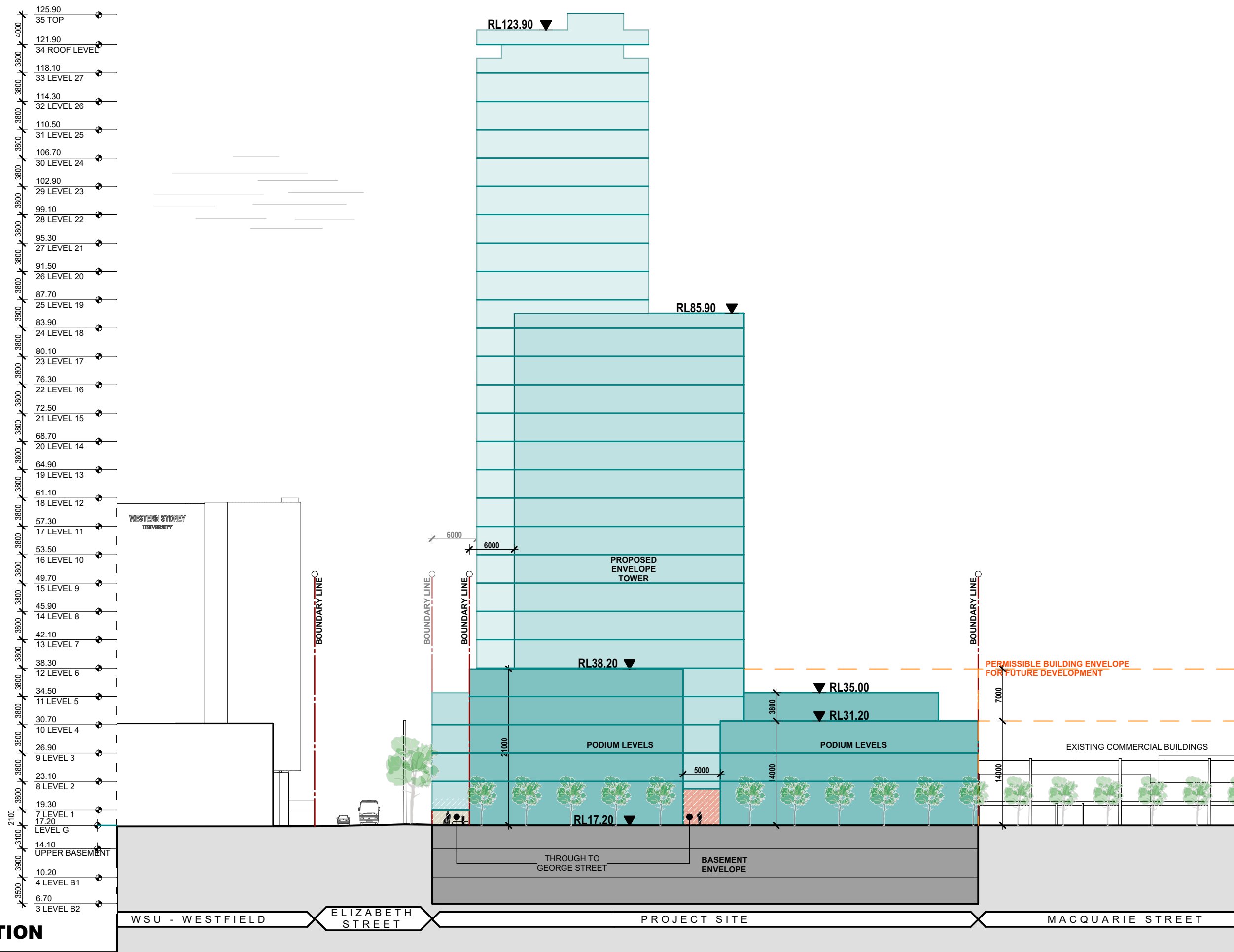
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A702  | Issue<br>D             |





# Diagrammatic Elevations





| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

**NDZ**  
ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 639 069 506

|         |                                                                                                                                                                                  |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project | <b>COMMERCIAL DEVELOPMENT MASTERPLAN</b><br>Lot 2 DP902010, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL |
| Client  | COPPING & VARTULI PTY LTD<br>DEEMHIRE & SYNDROM PTY LTD<br>F.B.D.M. INVESTMENTS PTY LTD                                                                                          |
| Title   | <b>STREET ELEVATION</b>                                                                                                                                                          |



# ELIZABETH STREET ELEVATION

Scale 1:500

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

General Notes

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4) All boundary clearances must be verified by the surveyor prior to commencement of any building work.

5) Where engineering drawings are required such must take preference to this drawing.

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**NDZ**  
ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 639 049 506

Consultants

**AZA**  
ALGORRY ZAPPIA

4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au

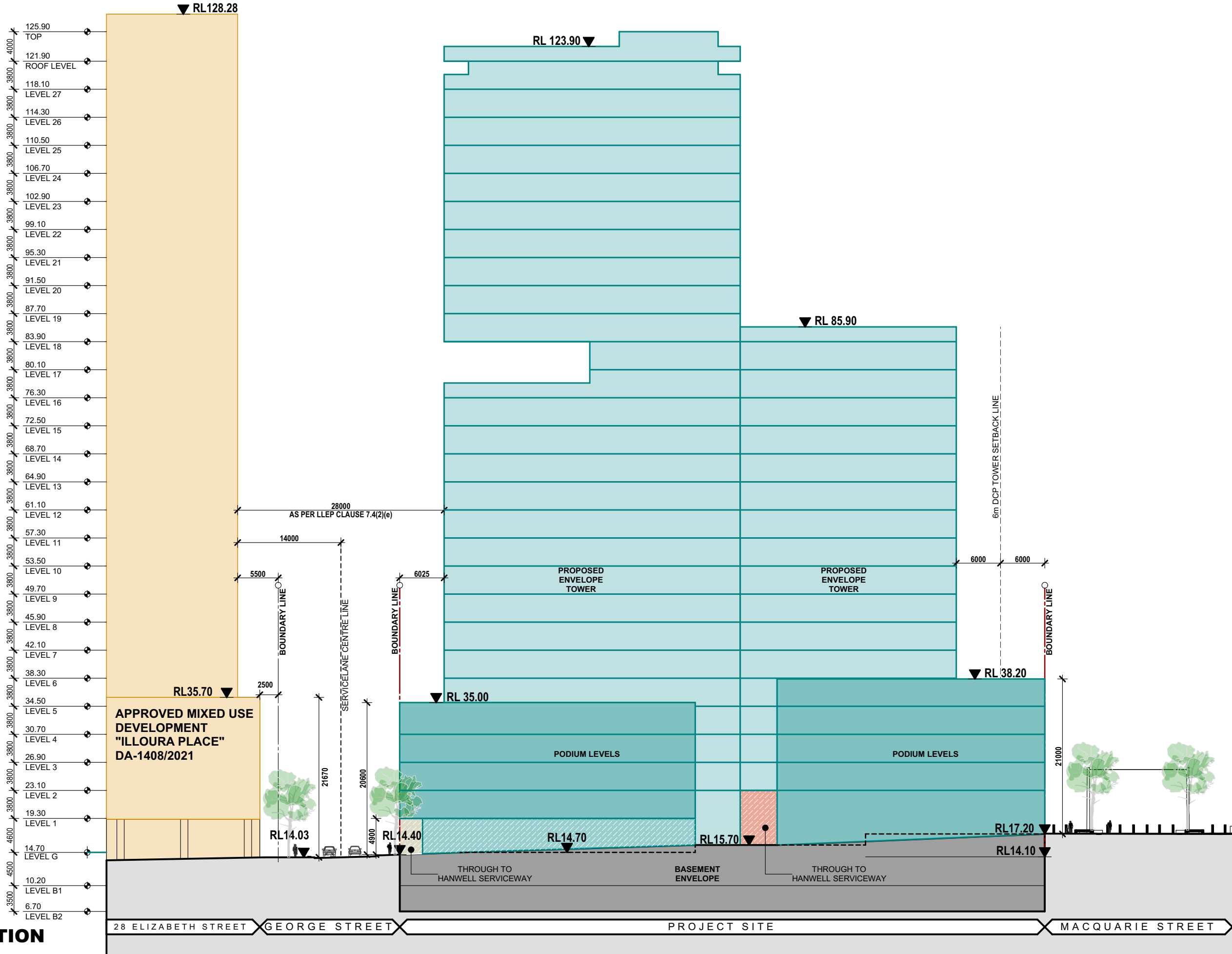
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL

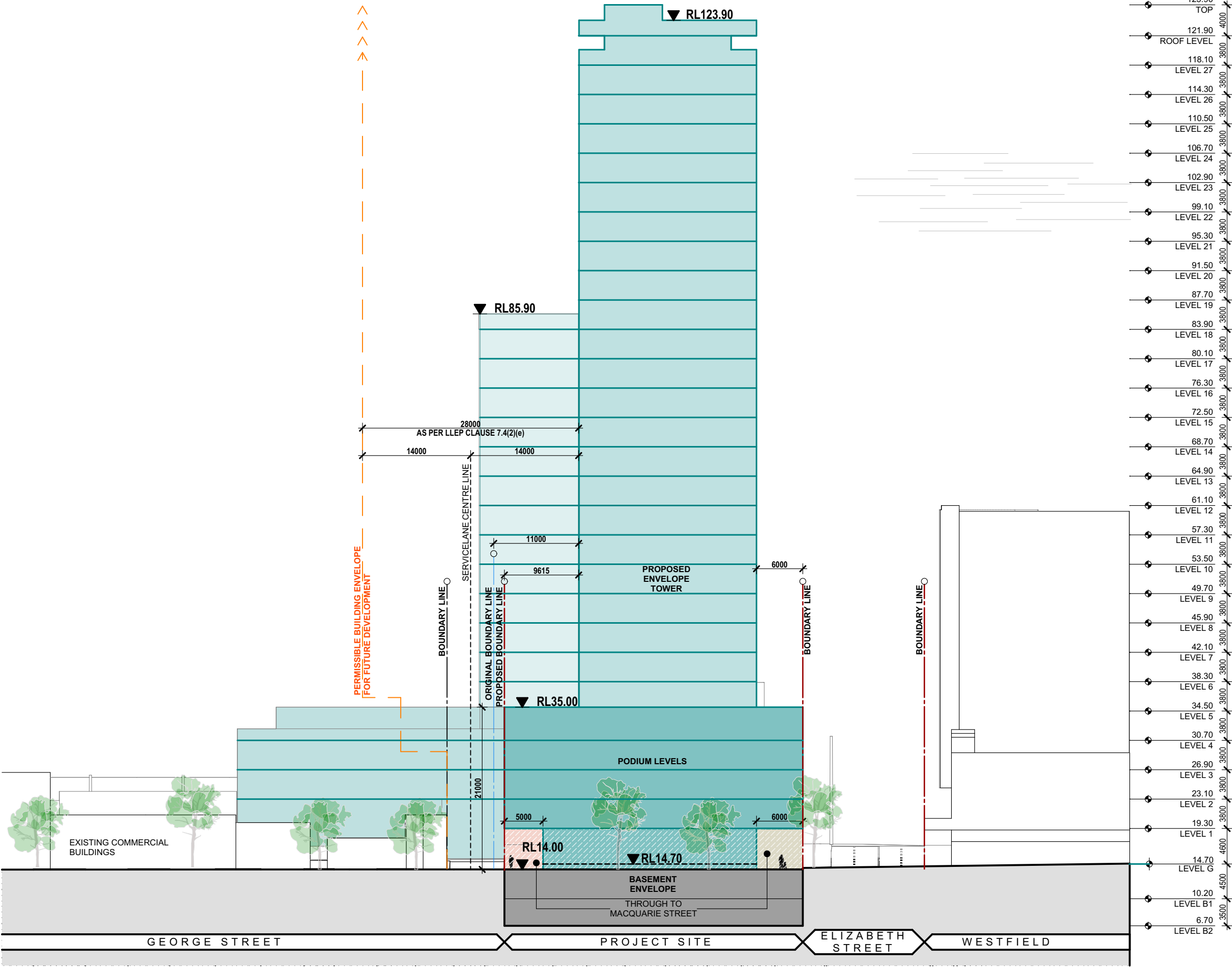
Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD

Title **STREET ELEVATION**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A802  | Issue<br>D             |



GEORGE STREET ELEVATION  
Scale 1:500



| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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**NDZ**  
ARCHITECTS  
Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
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info@algorryzappia.com.au  
www.algorryzappia.com.au  
ABN 43 064 952 692

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Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL  
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **STREET ELEVATION**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A803  | Issue<br>D             |



## SERVICEWAY ELEVATION

Scale 1:500

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR OWNERS CONSENT         | 30.11.2023 | DR    | NZ     |
| B     | ISSUE FOR CONCEPT DA             | 09.02.2024 | DR    | NZ     |
| C     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| D     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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**NDZ**  
ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 637 067 506

Consultants

**AZA**  
ALGORRY ZAPPIA

4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
info@algorryzappia.com.au  
www.algorryzappia.com.au

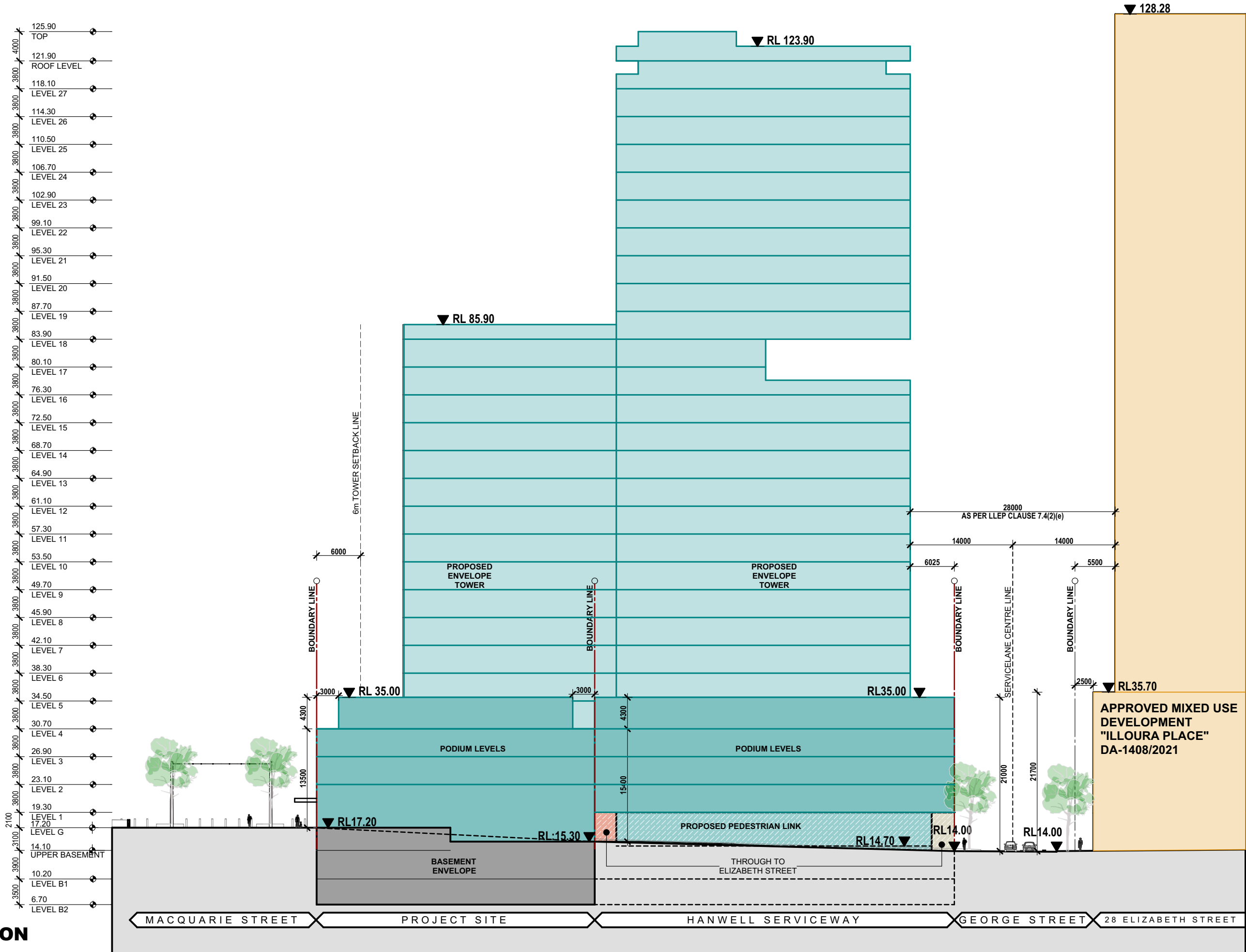
ABN 43 064 952 692

Project **COMMERCIAL DEVELOPMENT MASTERPLAN**  
Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL

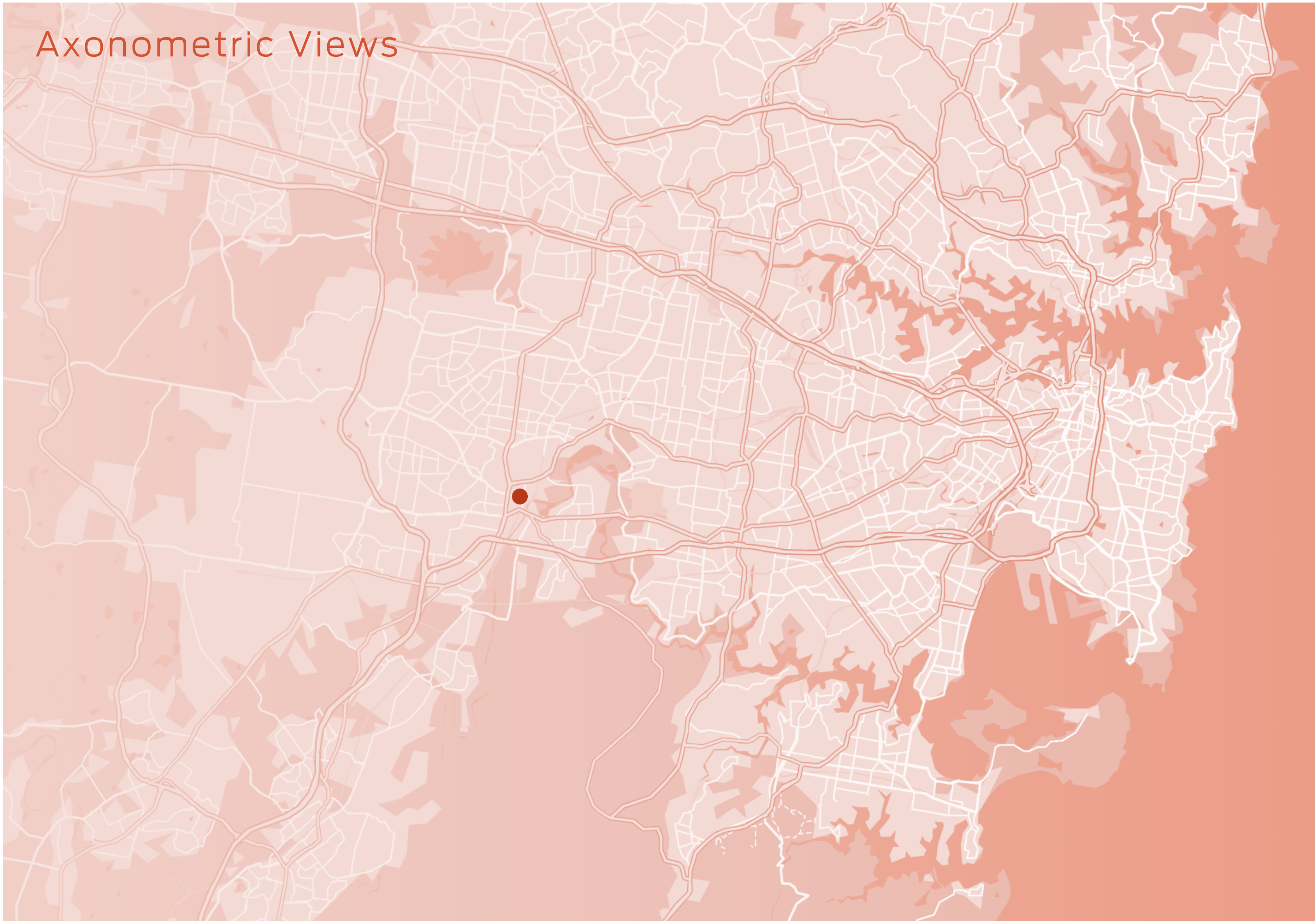
Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**

Title **STREET ELEVATION**

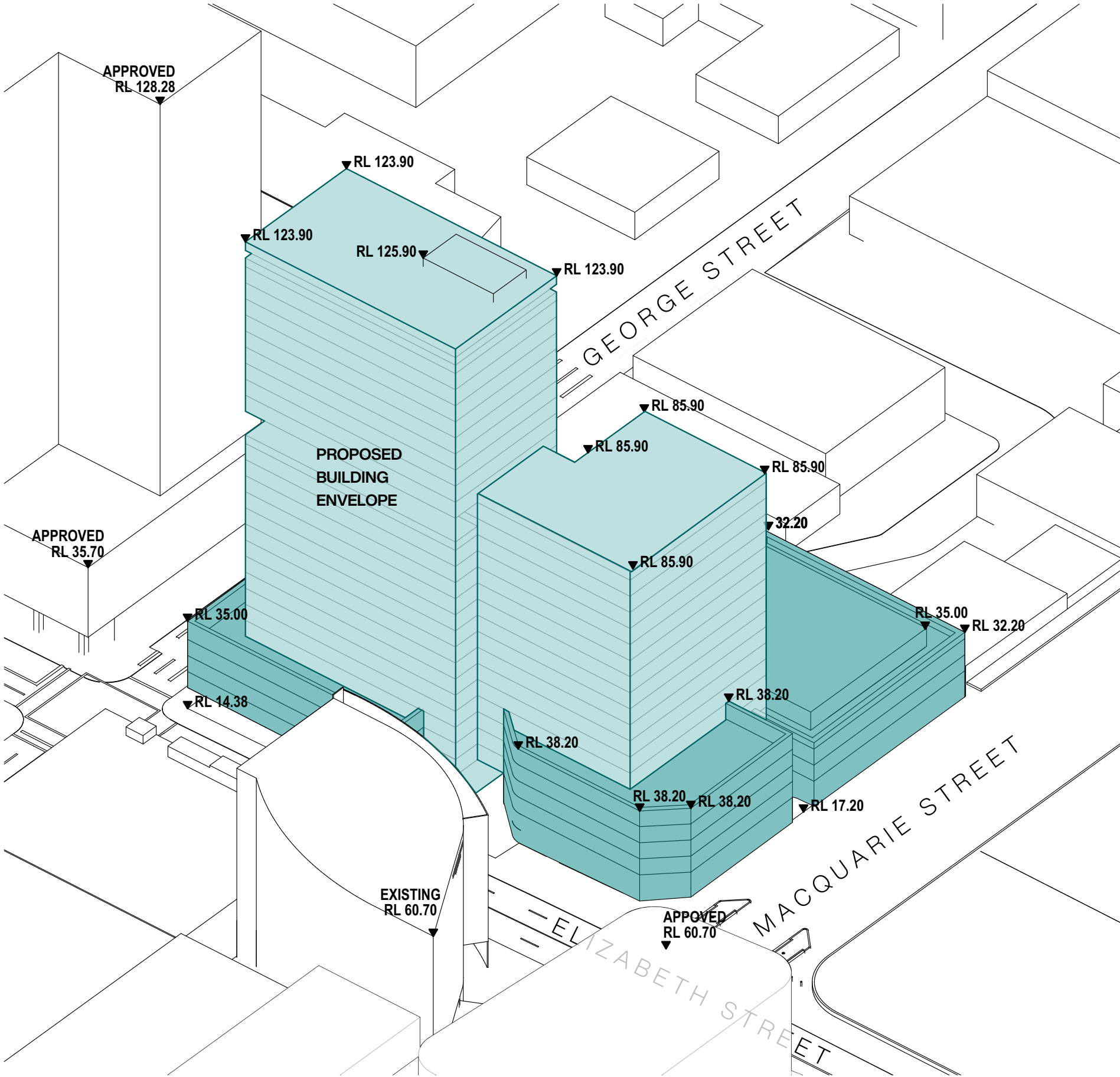
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| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A804  | Issue<br>D             |



# Axonometric Views







NORTH WEST AXONOMETRY

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| B     | ISSUE FOR DA STAGE 1 APPLICATION | 15.08.2025 | DR/MZ | NZ     |

General Notes

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ARCHITECTS

Registered Architect  
Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 639 069 506

Consultants

**ALGORRY ZAPPIA**

4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
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www.algorryzappia.com.au

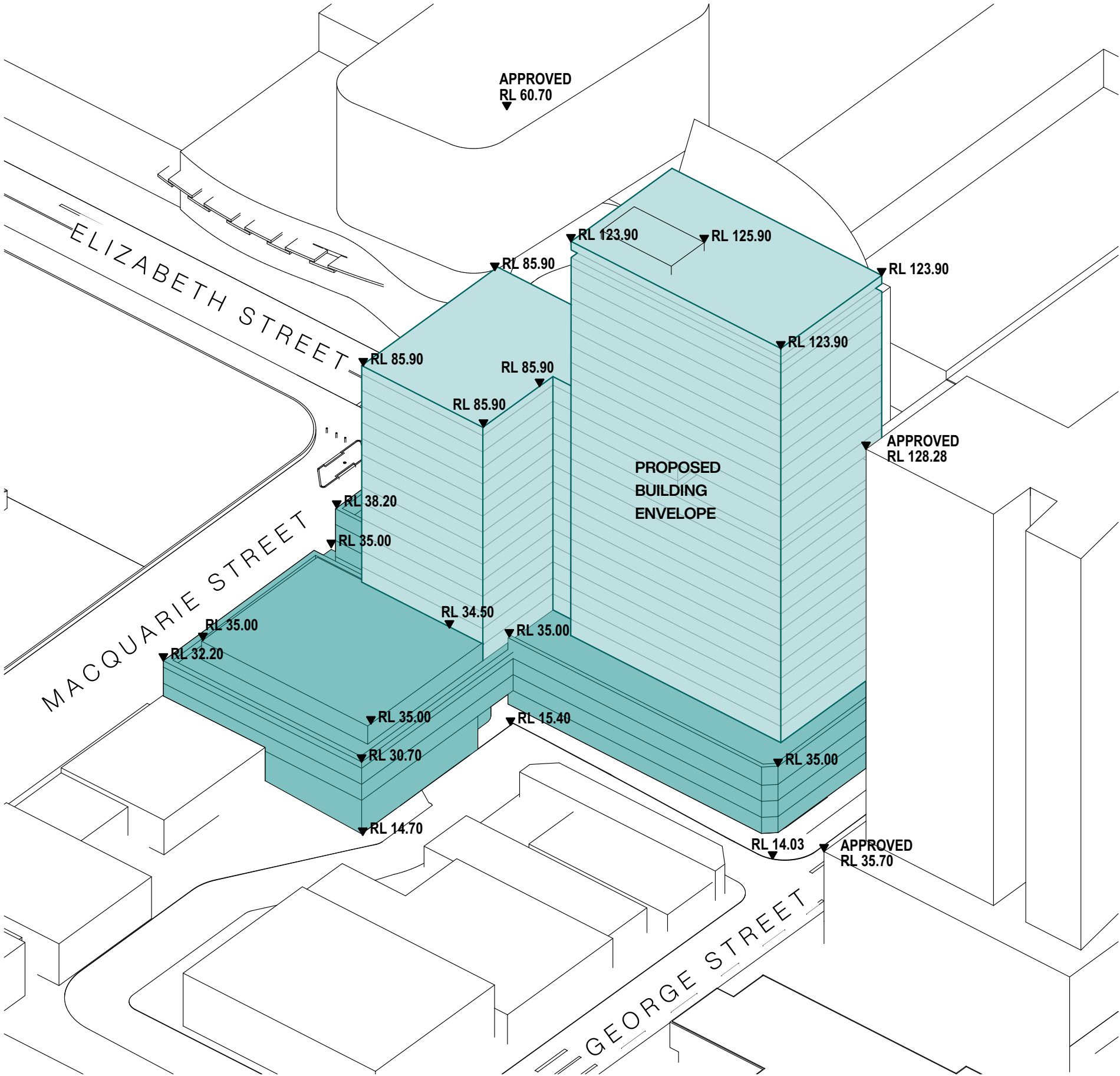
ABN 43 064 952 692

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Lot 2 DP90210, Lot 1 DP657061, Lot 2 DP591959, Lot 1B DP401936, Lot 1 DP620512 Cnr Macquarie, Elizabeth & George Streets, LIVERPOOL

Client COPPING & VARTULI PTY LTD  
DEEMHIRE & SYNDROM PTY LTD  
F.B.D.M. INVESTMENTS PTY LTD

Title **AXONOMETRIC VIEW**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A901  | Issue<br>B             |



SOUTH EAST AXONOMETRY

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| B     | ISSUE FOR DA STAGE 1 APPLICATION | 15.08.2025 | DR/MZ | NZ     |

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NDZ

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Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au

ABN 76 637 067 506

Consultants

Algorry Zappia

4/64 Bathurst Street, Liverpool NSW 2170  
(02) 9602 3133  
ABN 43 064 952 692

info@algorryzappia.com.au  
www.algorryzappia.com.au

Project

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Client

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Title

AXONOMETRIC VIEW

Drawn

DR/MZ

Checked

NZ

Date

2024

Activity Type

DA

Job #

1091-22

Scale @ A3

AS SHOWN

Project #

P5073

Sheet #

A902

Issue

B



PRECEDENT IMAGERY

EXTERIOR FORM

Image credit: Bates Smart



URBAN FORM

Image credit: Bates Smart



HUMAN SCALE PODIUM THRESHOLD

Image credit: LVIII housing complex / Archimatika



SHAPE & MATERIAL JUXTAPOSITION

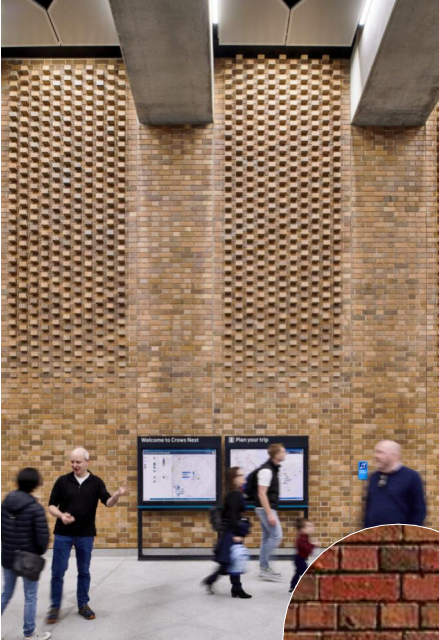
Image credit: TKD Architects



ANCHORED WITHIN CONTEXT

MATERIALITY

Image credit: Woods Bagot / Sydney Metro



HERITAGE MASONRY

Image credit: albertobrian



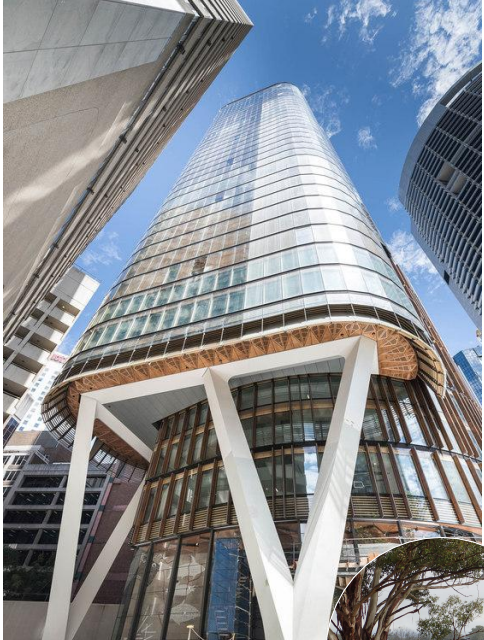
REFLECTIVE FUTURISM

Image credit: Nigel Young



CONTEMPORARY WARMTH

Image credit: AR-MA



CONNECTION WITH COUNTRY



# PRECEDENT IMAGERY

## PUBLIC DOMAIN

Image credit: Richards and Spence / Markus Ravik



STREETScape ACTIVATION & HOSPITALITY OPPORTUNITIES

Image credit: Bates Smart



PEDESTRIAN LINK

Image credit: Six Degrees Architects / Alex Reinders



ENTRY FOYER CONNECTION

## INTERNAL FITOUT

Image credit: Breathe Architecture / Tom Ross



CORPORATE OFFICE SPACE

Image credit: Nicola Middlemiss / Google



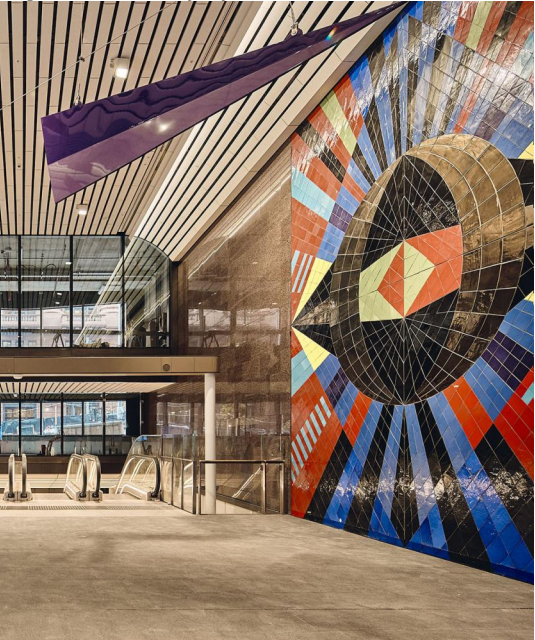
SHARED WORKSPACES

Image credit: Luchetti Krelle / The Upper



HOSPITALITY & RETAIL

Image credit: Grimshaw / Sydney Metro



PUBLIC ART

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 02.12.2024 | DR/MZ | NZ     |
| B     | ISSUE FOR DA STAGE 1 APPLICATION | 15.08.2025 | DR/MZ | NZ     |

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ARCHITECTS  
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Nicholas Zappia NSW ARB 11135  
info@ndzarchitects.com.au  
ABN 76 639 069 506

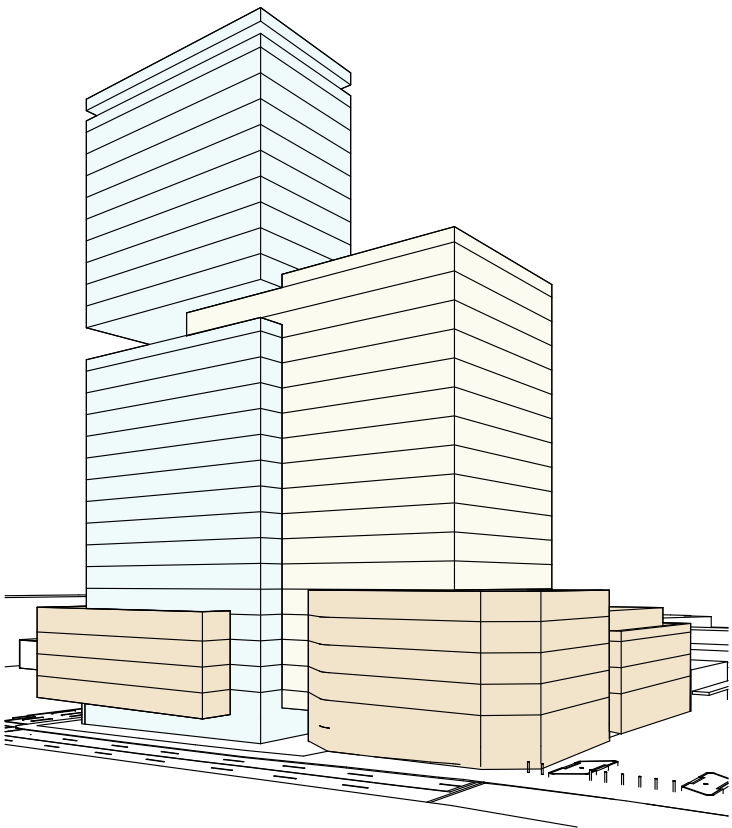
Consultants  
**AZA**  
ALGORRY ZAPPIA  
4/64 Bathurst Street, Liverpool NSW 2170  
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Client **COPPING & VARTULI PTY LTD**  
**DEEMHIRE & SYNDROM PTY LTD**  
**F.B.D.M. INVESTMENTS PTY LTD**  
Title **PRECEDENT IMAGERY**

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A904  | Issue<br>B             |



FACADE DESIGN PRINCIPALS



**FAÇADE ARTICULATION:** VERTICAL RIBBONS OF WARM-TONED FINS FRAME TALL GLASS PANELS, CREATING A RHYTHM THAT IS BOTH ORDERED AND EXPRESSIVE. AT THE CORNER, A SWEEP OF CURVED GLAZING SOFTENS THE TOWER'S EDGE, GIVING IT A FLUID AND SCULPTURAL QUALITY THAT SHIFTS WITH THE PLAY OF LIGHT.

**MASSING:** SUBTLE STEP-BACKS SHAPE THE TOWER'S SILHOUETTE, DRAWING THE EYE UPWARD WHILE EASING ITS PRESENCE ON THE STREET. THIS VERTICAL EMPHASIS LENDS A SENSE OF SLENDERNESS, A SCULPTED FORM THAT RISES WITH ELEGANCE.

**MATERIALITY:** THE DIALOGUE BETWEEN GLASS AND NATURAL-TONED BRICKWORK EVOKES CONTRAST AND HARMONY - THE BRICK ROOTING THE BUILDING IN TEXTURE AND PERMANENCE, THE GLASS REFLECTING SKY AND CITY IN A GESTURE OF OPENNESS AND CHANGE.

**PODIUM EXPRESSION:** AT THE BASE, A TERRACED PODIUM BECOMES A LANDSCAPED THRESHOLD, GROUNDING THE TOWER WITHIN THE STREET. IT CREATES A HUMAN-SCALED EDGE WHERE ARCHITECTURE MEETS THE PEDESTRIAN REALM, OFFERING MOMENTS OF PAUSE AND GREEN RELIEF WITHIN THE URBAN FABRIC.

**URBAN INTEGRATION:** AT GROUND LEVEL, TRANSPARENT FRONTAGES ACTIVATE THE STREET, INVITING MOVEMENT AND INTERACTION. THE DESIGN WEAVES A RATIONAL GRID WITH CURVILINEAR GESTURES, PRODUCING A FAÇADE LANGUAGE THAT IS BOTH DISCIPLINED AND POETIC - A BUILDING THAT ENGAGES THE CITY WHILE OFFERING ITS OWN DISTINCTIVE IDENTITY.



VISUAL VOCABULARY

| Issue | Description                      | Date       | Drawn | Issued |
|-------|----------------------------------|------------|-------|--------|
| A     | ISSUE FOR DA STAGE 1 APPLICATION | 20.08.2025 | DR/MZ | NZ     |

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TitleFACADE DESIGN PRINCIPALS

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Drawn<br>DR/MZ      | Checked<br>NZ    | Date<br>2024           |
| Activity Type<br>DA | Job #<br>1091-22 | Scale @ A3<br>AS SHOWN |
| Project #<br>P5073  | Sheet #<br>A905  | Issue<br>A             |