Drawing No:	Description
AP01	COVER PAGE
AP02	SITE PLAN & SCHEDULE/DATA
AP03	BASEMENT LEVELS
AP04	GROUND LEVEL & LEVEL 1-3 PLANS
AP05	LEVEL 4 & LEVEL 5 PLANS
AP06	LEVELS 6-16 & LEVEL 17 PLANS
AP07	LEVEL 18-26 & ROOF LEVEL PLAN
AP08	MACQUARIE STREET ELEVATION
AP09	SHORT STREET ELEVATION
AP10	COPELAND STREET ELEVATION
AP11	SECTIONS
AP12	SECTIONS
AP13	CIVIC PLAZA AERIAL VIEWS
AP14	GATEWAY AERIAL VIEWS

Drawing No:	Description
SP01	OPPORTUNITIES & CONSTRAINTS
SP02	SITE ANALYSIS
SP03	GFA CALCULATION
SP04	SHADOW DIAGRAMS
SP05	SUN ANGLE VIEWS
SP05.1	SUN ANGLE VIEWS
SP06	NEIGHBOURING OPPORTUNITY SITE SE…
SP07	NEIGHBOURING OPPORTUNITY SITE MA…
SP08	BUILDING ENVELOPE - PLANS 01
SP08.1	BUILDING ENVELOPE - PLANS 02
SP08.2	BUILDING ENVELOPE - PLANS 03
SP08.3	BUILDING ENVELOPE - MASSING ELEVA…
SP08.4	BUILDING ENVELOPE - MASSING PERSP…
SP08.5	BUILDING ENVELOPE - MASSING SECTI…

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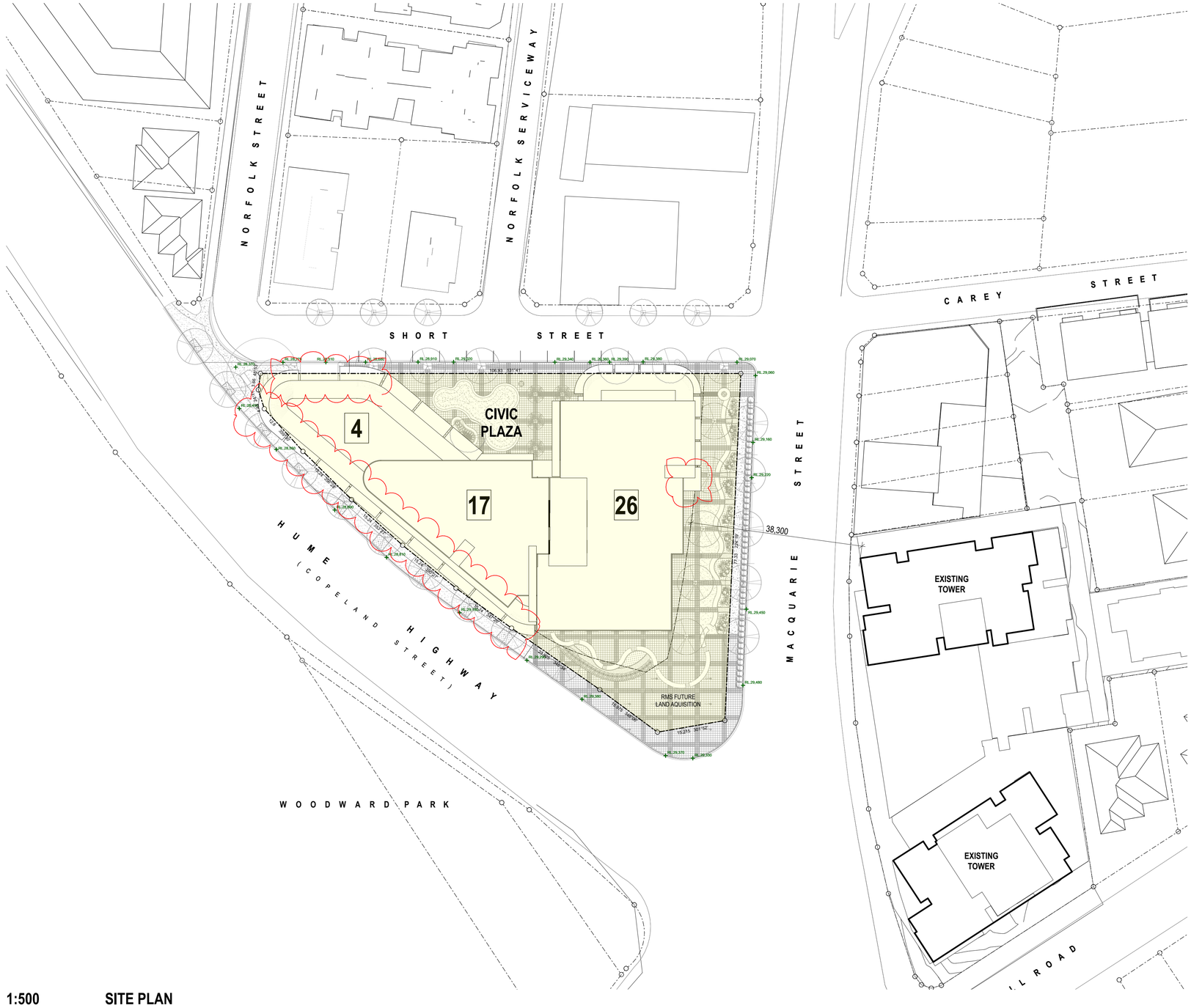

1:500 **SITE PLAN**

N

DATA:

431 MACQUARIE STREET LIVERPOOL 28.10.20

DEVELOPMENT DATA

LEVEL	RETAIL BUSINESS	RESIDENTIAL	OFFICE	TOTAL	F / FLOOR	R / LEVEL
GROUND	2,076	33		2,109	6.00	RL 29.5
LEVEL 1	1,614	974		2,588	3.60	RL 35.5
LEVEL 2	1,689	974		2,663	3.60	RL 39.1
LEVEL 3	1,689	974		2,663	3.60	RL 42.7
LEVEL 4	1,898			1,898	3.60	RL 46.3
LEVEL 5	1,200			1,200	3.60	RL 49.9
LEVEL 6			2,250	2,250	3.60	RL 53.5
LEVEL 7			2,250	2,250	3.60	RL 57.1
LEVEL 8			2,250	2,250	3.60	RL 60.7
LEVEL 9			2,250	2,250	3.60	RL 64.3
LEVEL 10			2,250	2,250	3.60	RL 67.9
LEVEL 11			2,250	2,250	3.60	RL 71.5
LEVEL 12			2,250	2,250	3.60	RL 75.1
LEVEL 13			2,250	2,250	3.60	RL 78.7
LEVEL 14			2,250	2,250	3.60	RL 82.3
LEVEL 15			2,250	2,250	3.60	RL 85.6
LEVEL 16			2,250	2,250	3.60	RL 89.5
LEVEL 17			1,418	1,418	3.60	RL 93.1
LEVEL 18			1,418	1,418	3.60	RL 96.7
LEVEL 19			1,418	1,418	3.60	RL 100.3
LEVEL 20			1,418	1,418	3.60	RL 103.9
LEVEL 21			1,418	1,418	3.60	RL 107.5
LEVEL 22			1,418	1,418	3.60	RL 111.1
LEVEL 23			1,418	1,418	3.60	RL 114.7
LEVEL 24			1,418	1,418	3.60	RL 118.3
LEVEL 25			1,418	1,418	3.60	RL 121.9
ROOF/ SERVICES					3.60	RL 125.5
					3.60	RL 129.1

OVERALLS			RETAIL BUSINESS	RESIDENTIAL	OFFICE	TOTAL	HEIGHT	R / LEVEL
26 STOREYS	-	-	10,166	2,955	37,512	**50,633**	103.20	
%			20%	6%	74%	100%		

SITE AREA	(original)	5,421	m2
RMS RESUMPTION	(maximum)	1,199	m2
NETT SITE AREA		4,222	m2
PROPOSED GROSS FLOOR AREA		50,384	m2
PROPOSED FSR	(on original site area)	9.3 : 1	

CARPARKING

Total provided	365.0	spaces

BICYCLE

Total provided	412.0	spaces

RESIDENTIAL COMPONENT

LEVEL	1B	2B	3B	TOTAL UNITS
LEVEL 1	2	5	1	8
LEVEL 2	2	5	1	8
LEVEL 3	2	5	1	8
TOTAL UNITS	6	15	3	**24**
%	25%	63%	13%	100%

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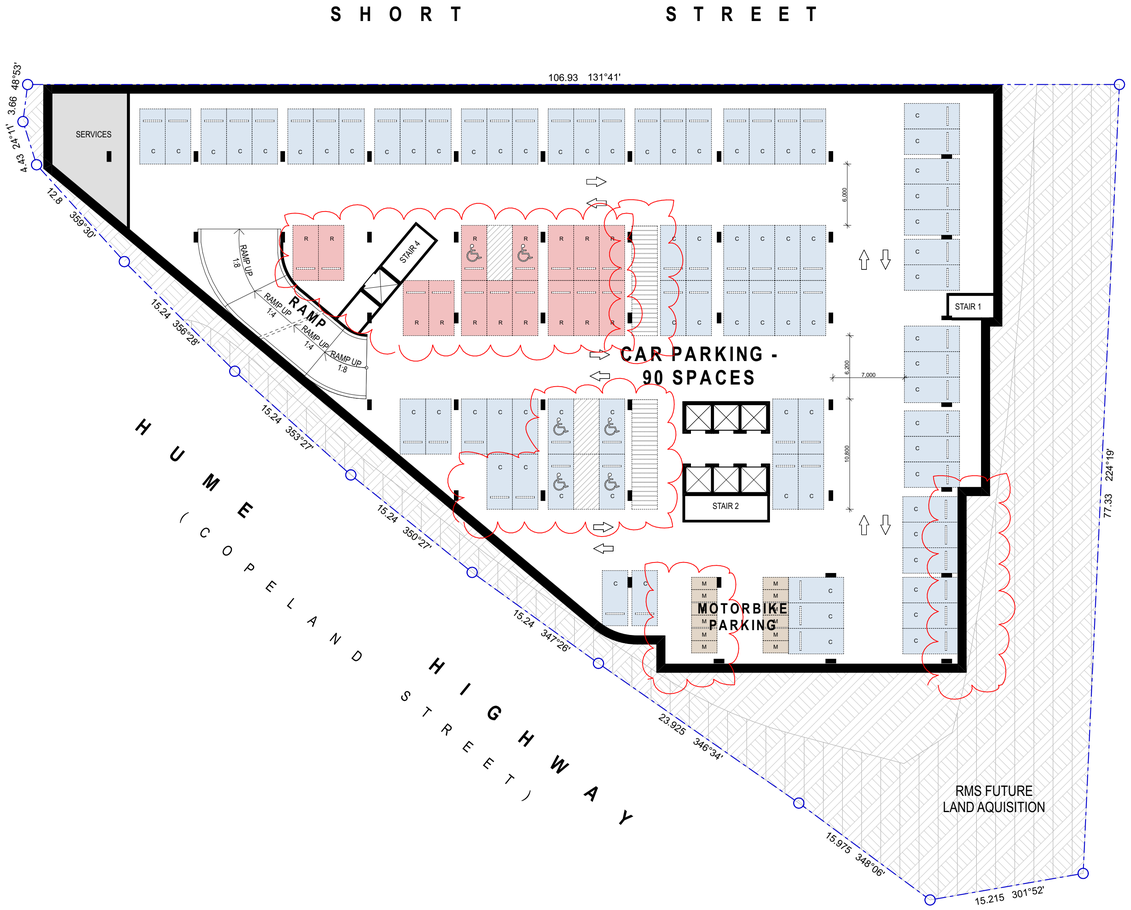
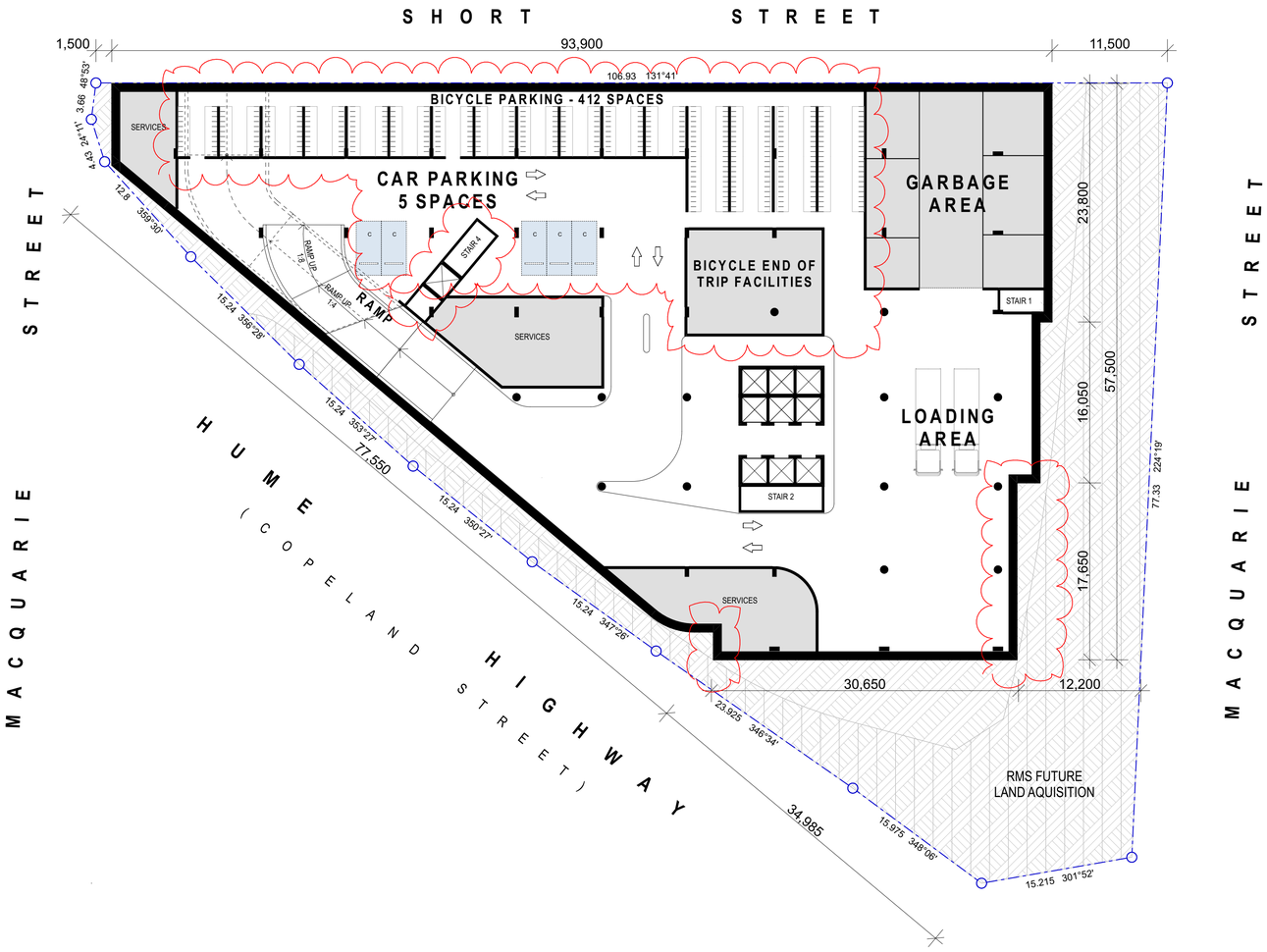


BASEMENT TYPICAL 2 TO 5



BASEMENT 1

LEGEND:

- COMMERCIAL SPACE
- RESIDENTIAL SPACE
- MOTORBIKE SPACE
- SERVICES / PLANT EQUIPMENT

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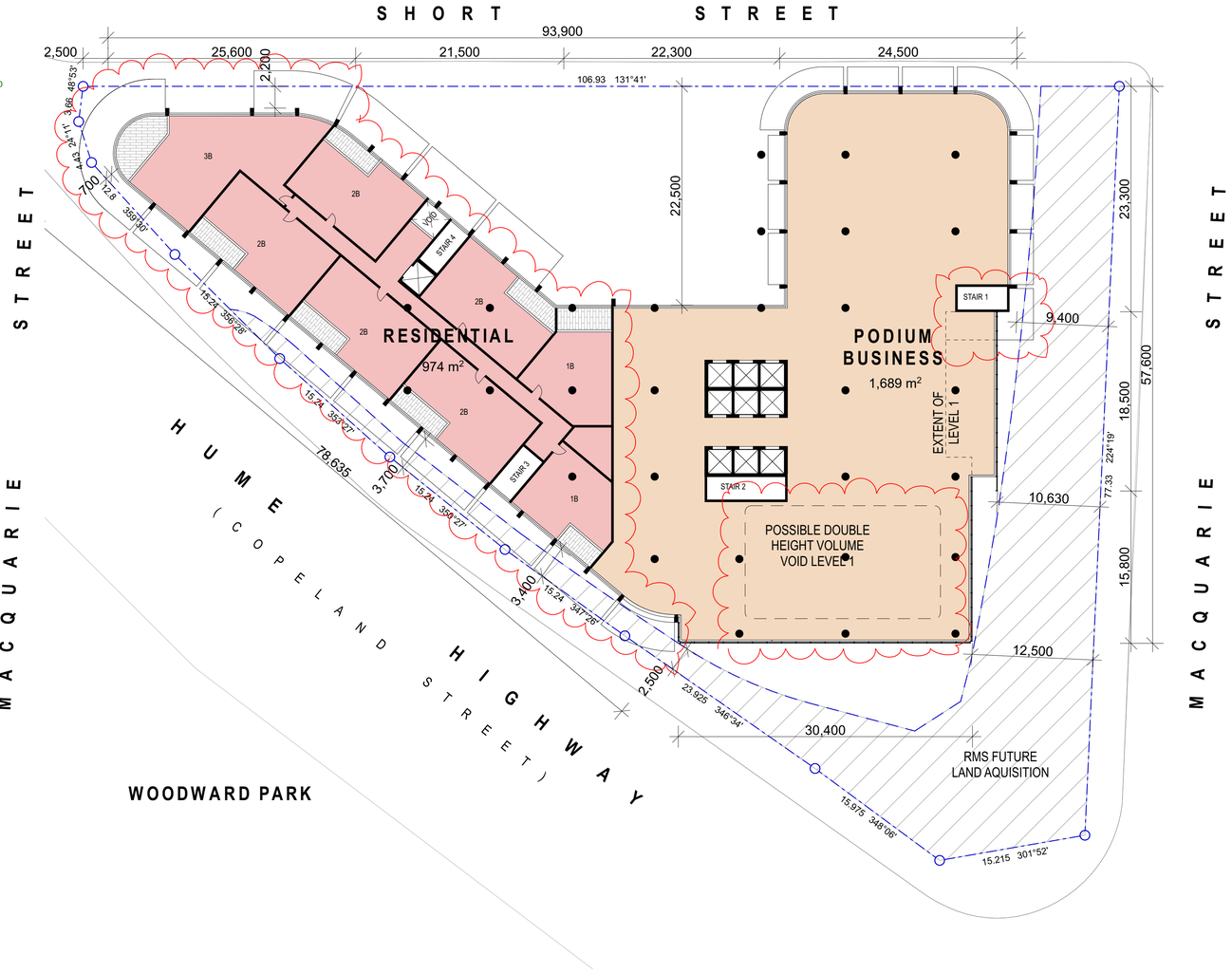
GROUND LEVEL



LEVEL 1 - 3

LEGEND:

- RETAIL / BUSINESS
- OFFICE
- RESIDENTIAL
- COMMUNITY CIVIC ART CENTRE
- SERVICES / PLANT EQUIPMENT

N

AP04 | GROUND LEVEL & LEVEL 1-3 PLANS | 431 Macquarie Street, LIVERPOOL | 1:300 @ A1 | ISSUE: B - 14.10.2020

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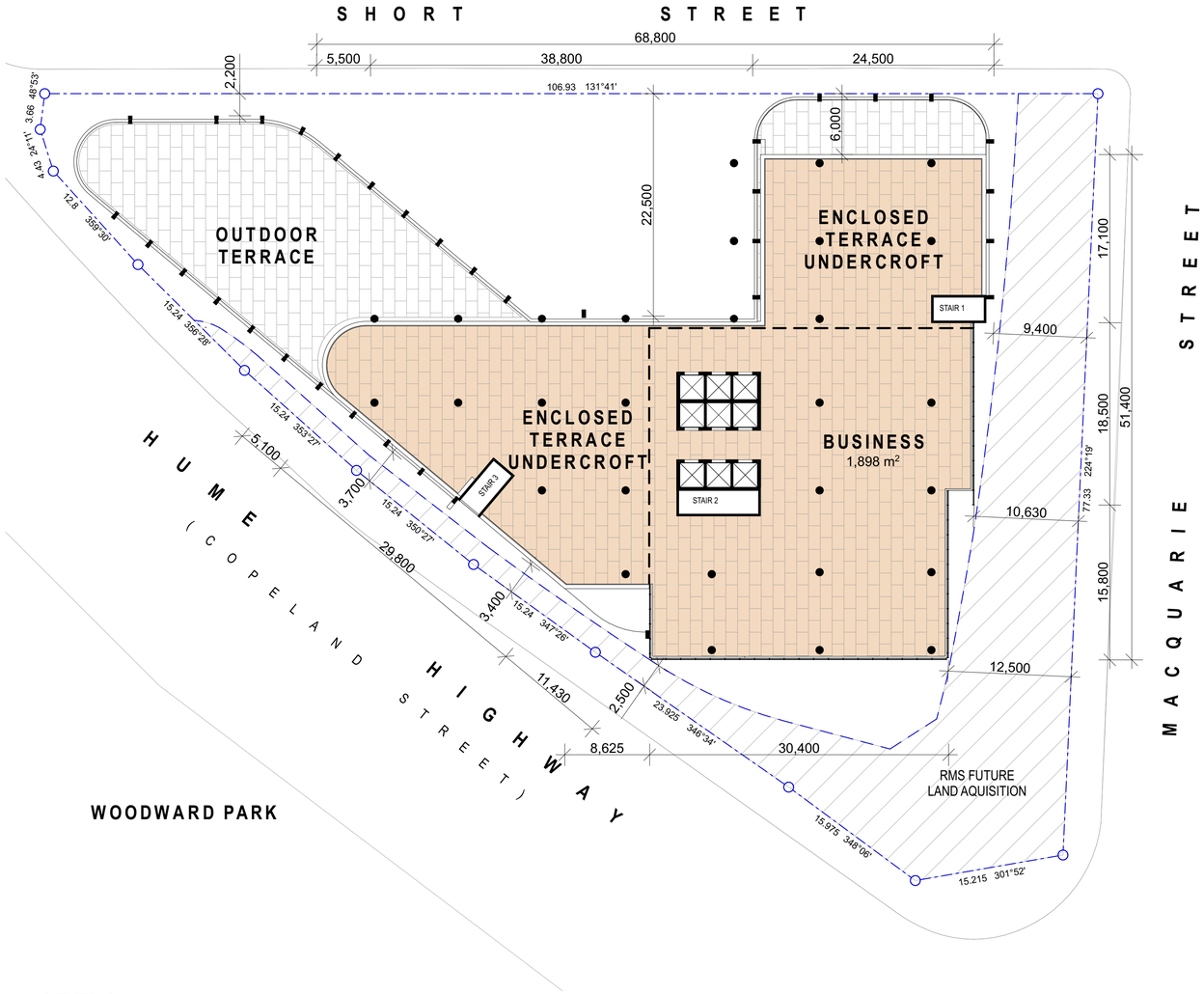
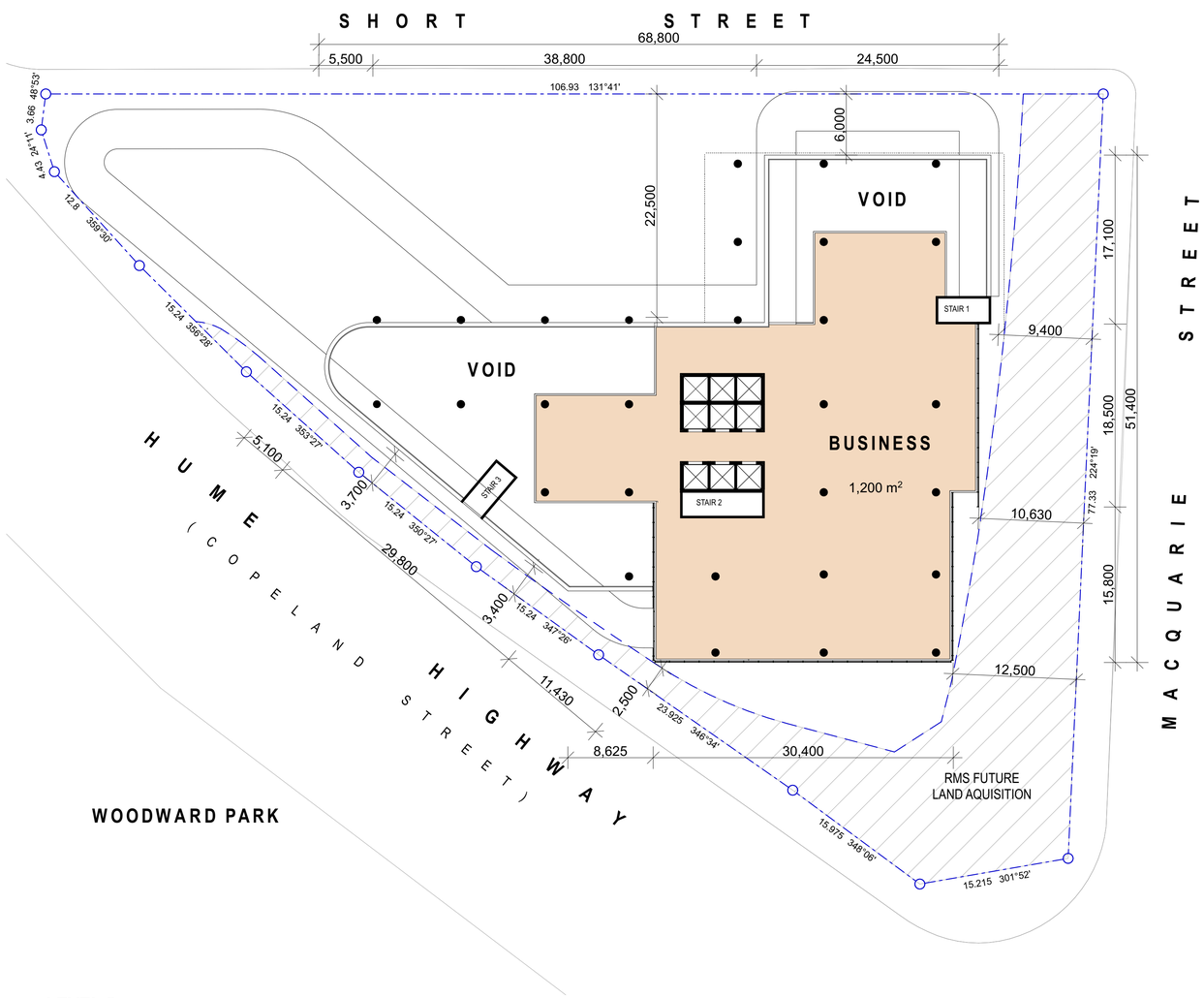


LEVEL 4



LEVEL 5

N

LEGEND:

- RETAIL / BUSINESS
- OFFICE
- RESIDENTIAL
- COMMUNITY CIVIC ART CENTRE
- SERVICES / PLANT EQUIPMENT

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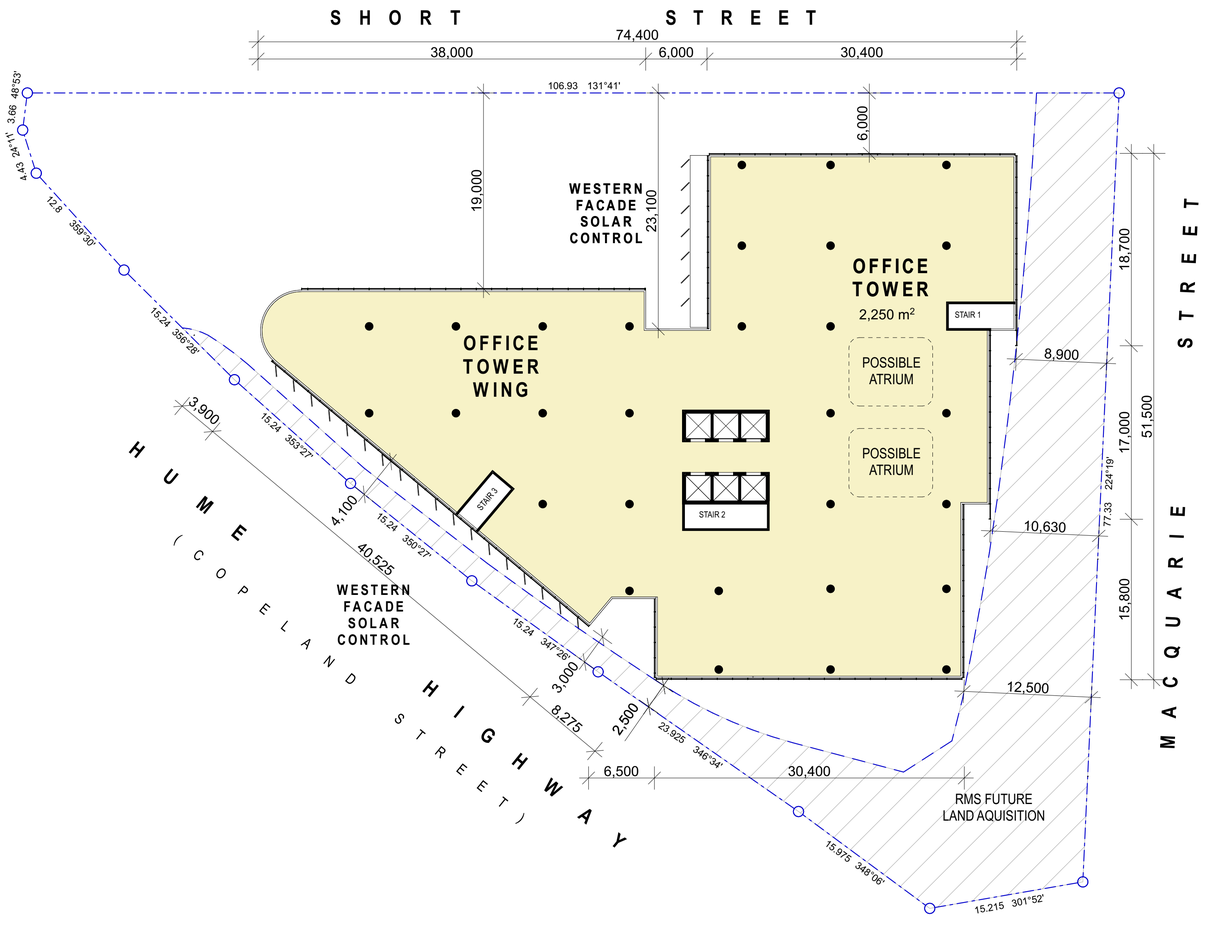
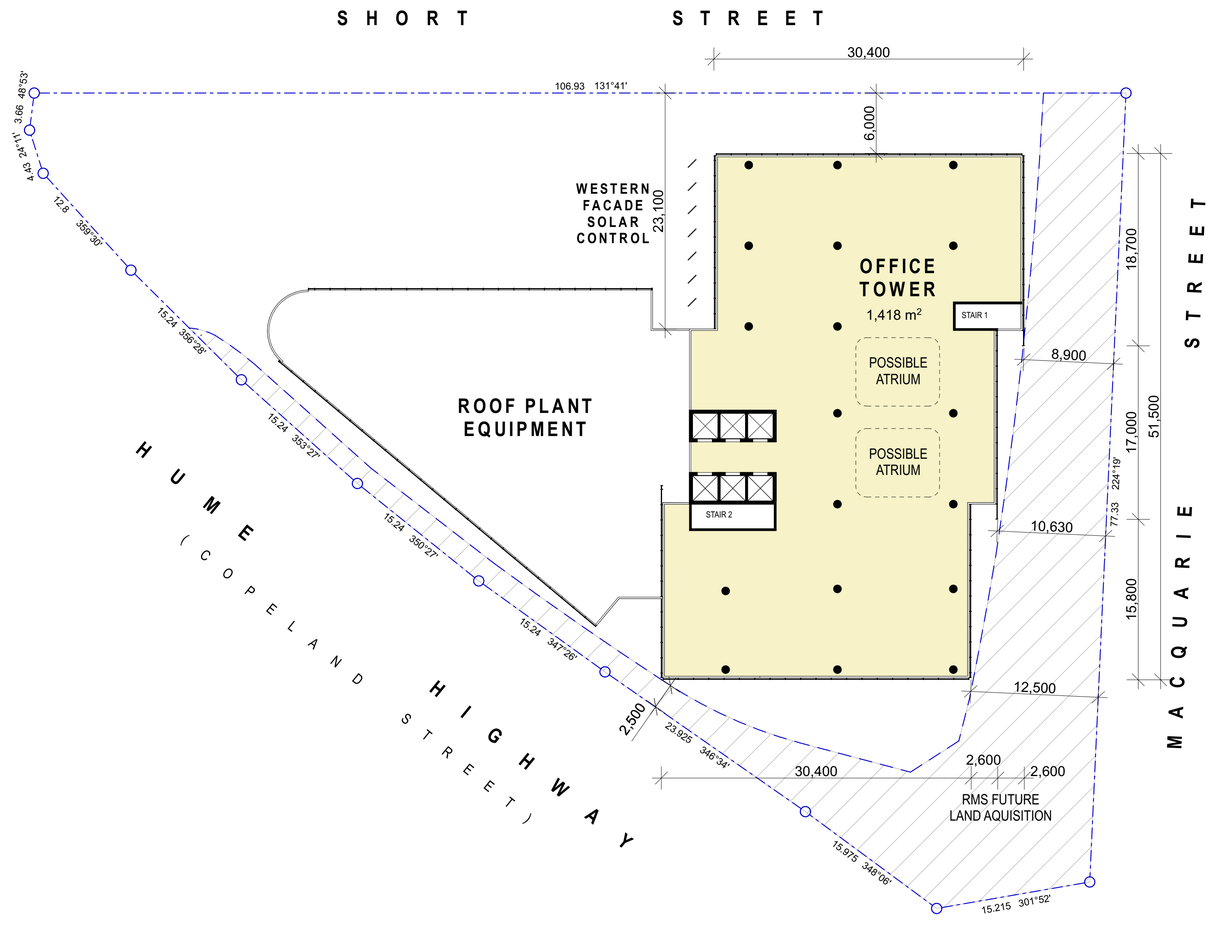
AP05 | LEVEL 4 & LEVEL 5 PLANS | 431 Macquarie Street, LIVERPOOL | 1:300 @ A1 | ISSUE: B - 14.10.2020



LEVEL 6 - 16



LEVEL 17

LEGEND:

- RETAIL / BUSINESS
- OFFICE
- RESIDENTIAL
- COMMUNITY CIVIC ART CENTRE
- SERVICES / PLANT EQUIPMENT

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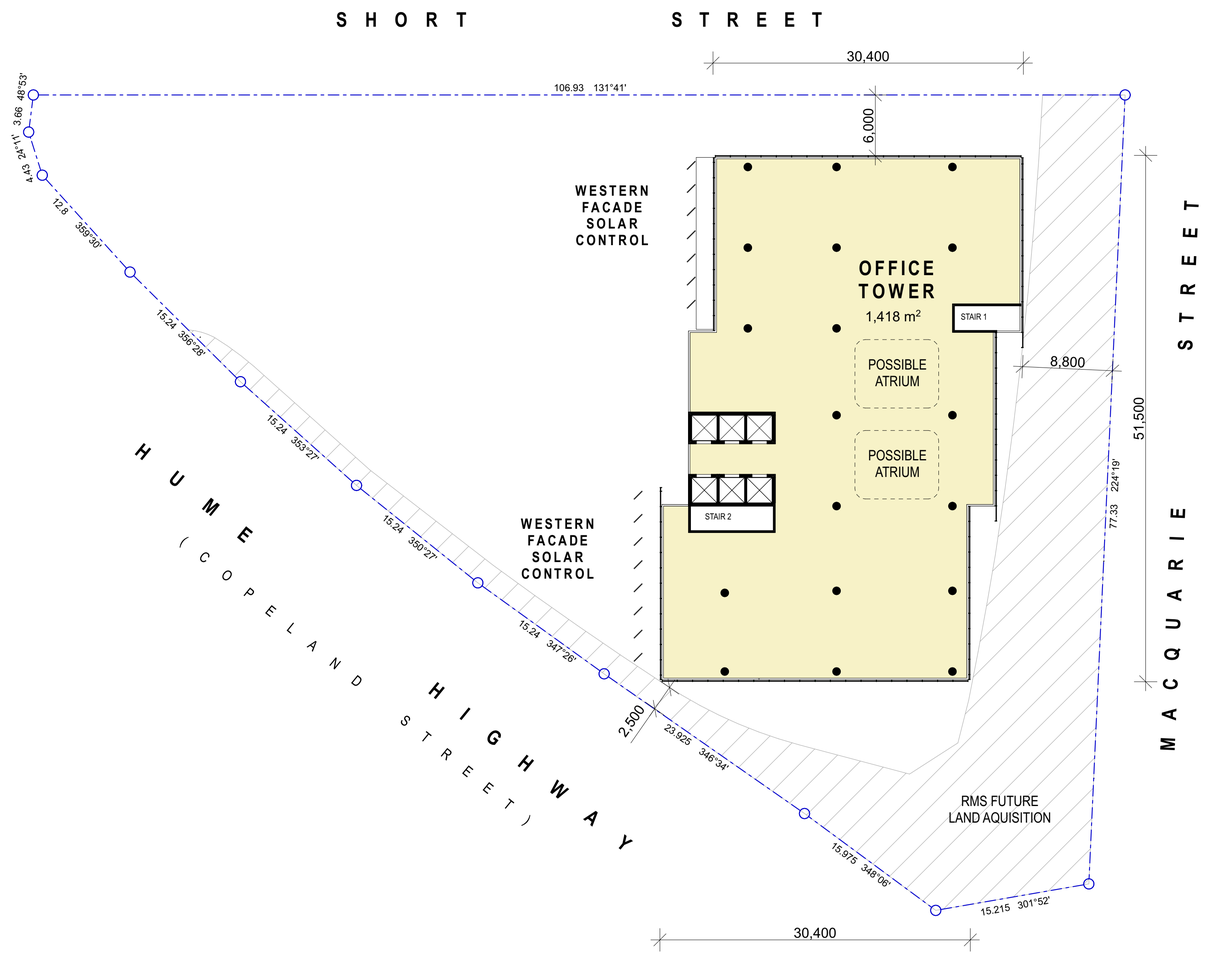
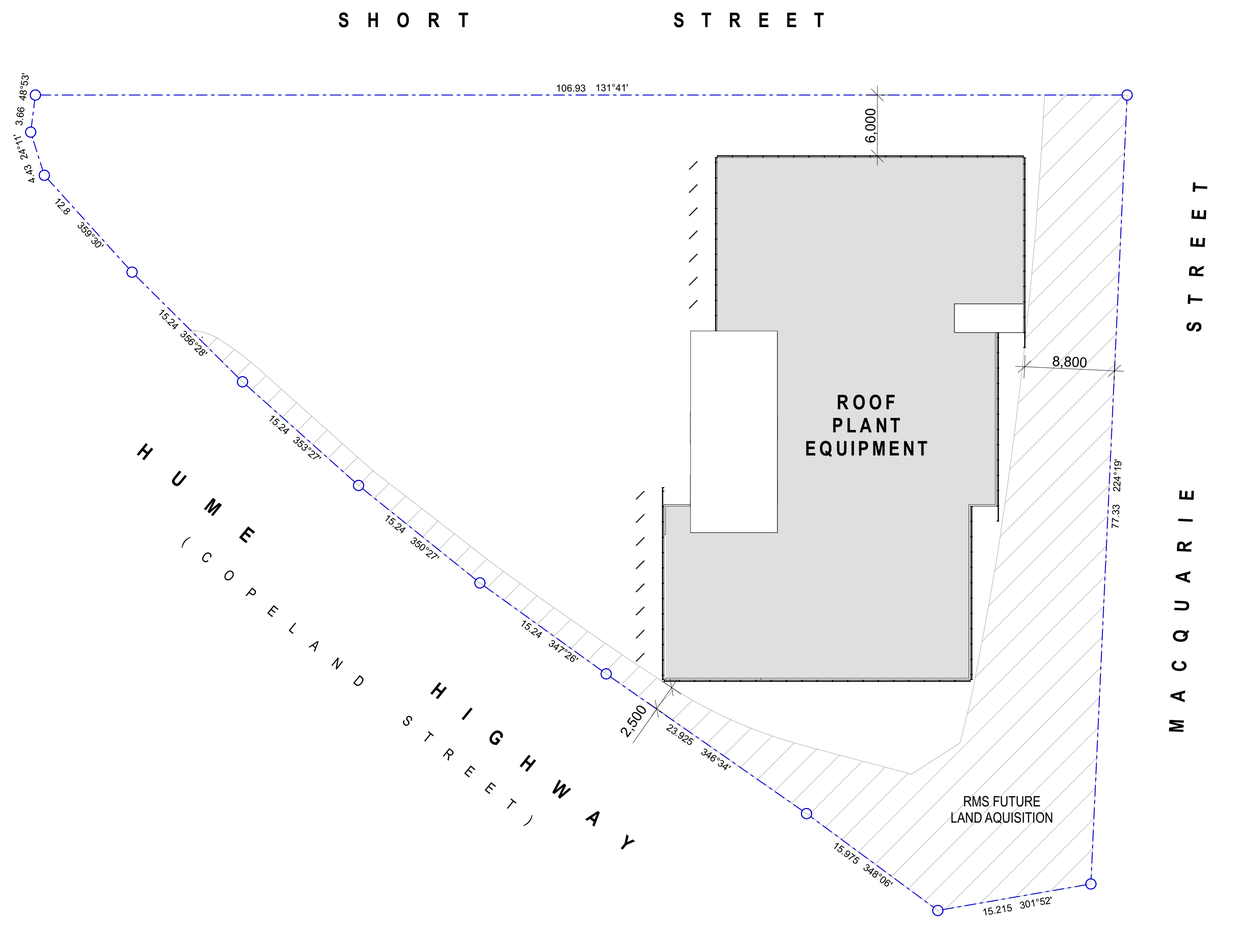


LEVEL 18 - 25



ROOF LEVEL

LEGEND:

- RETAIL / BUSINESS
- OFFICE
- RESIDENTIAL
- COMMUNITY CIVIC ART CENTRE
- SERVICES / PLANT EQUIPMENT

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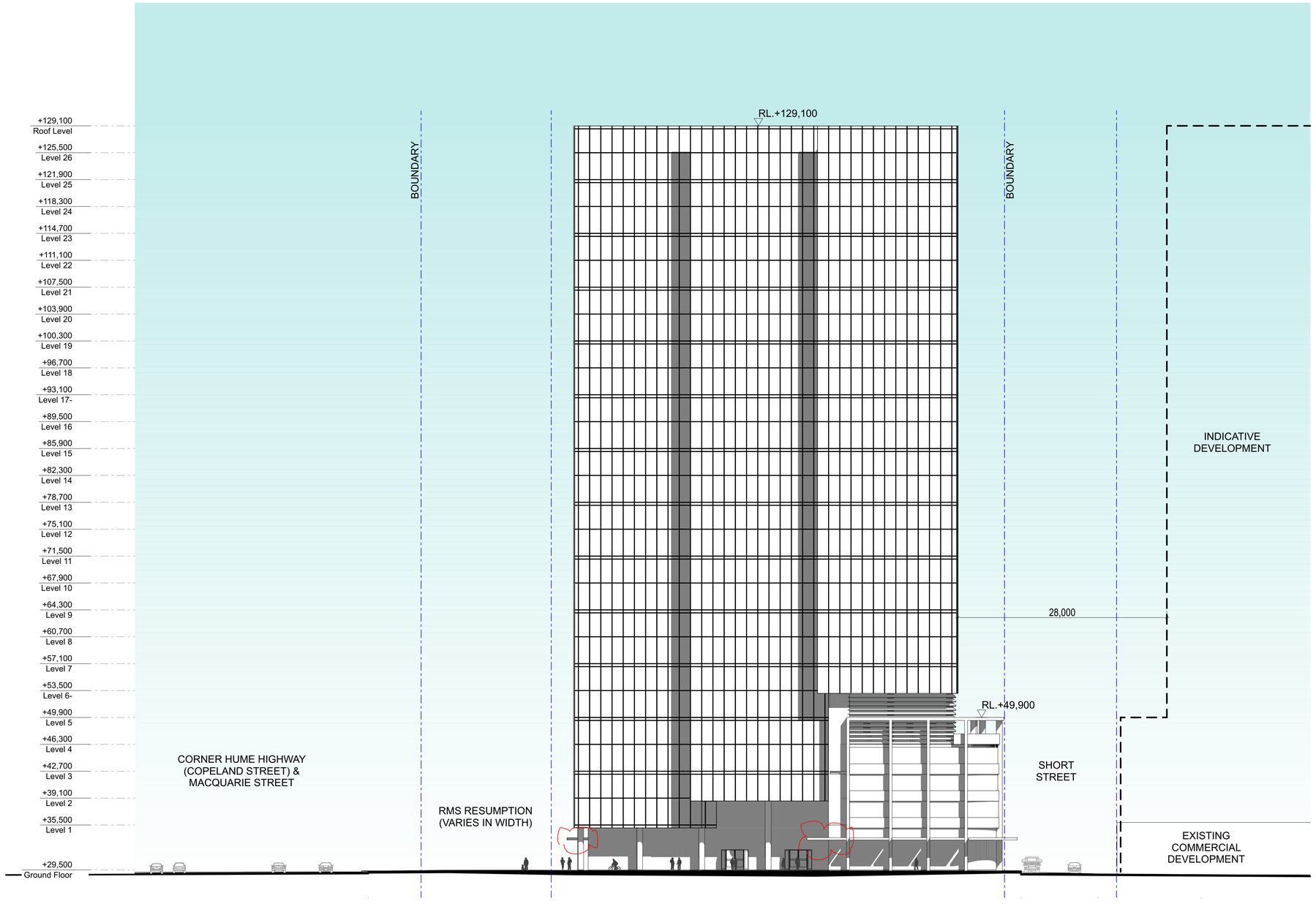

SOUTH-EAST ELEVATION - MACQUARIE STREET

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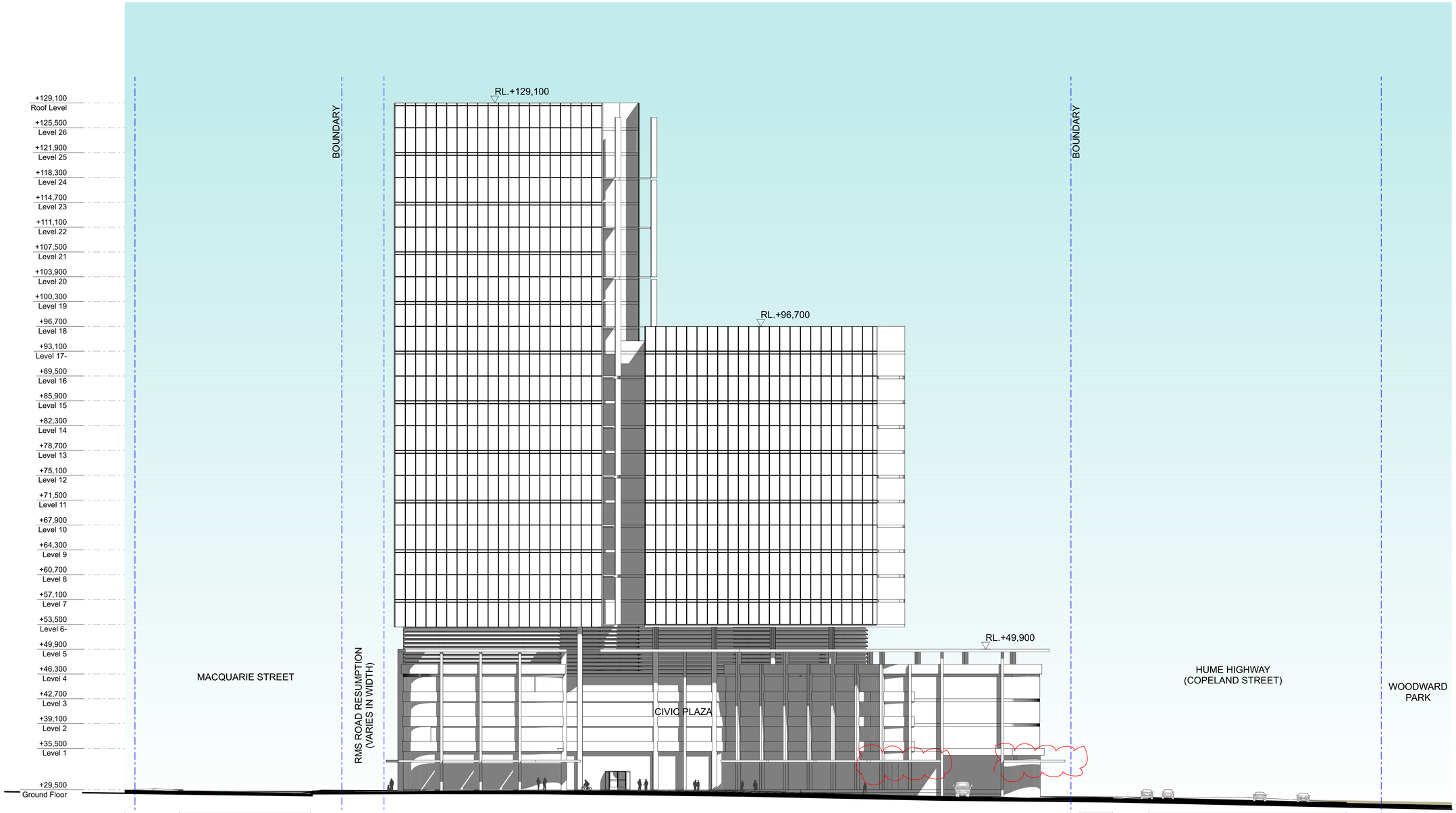

NORTH-EAST ELEVATION - SHORT STREET

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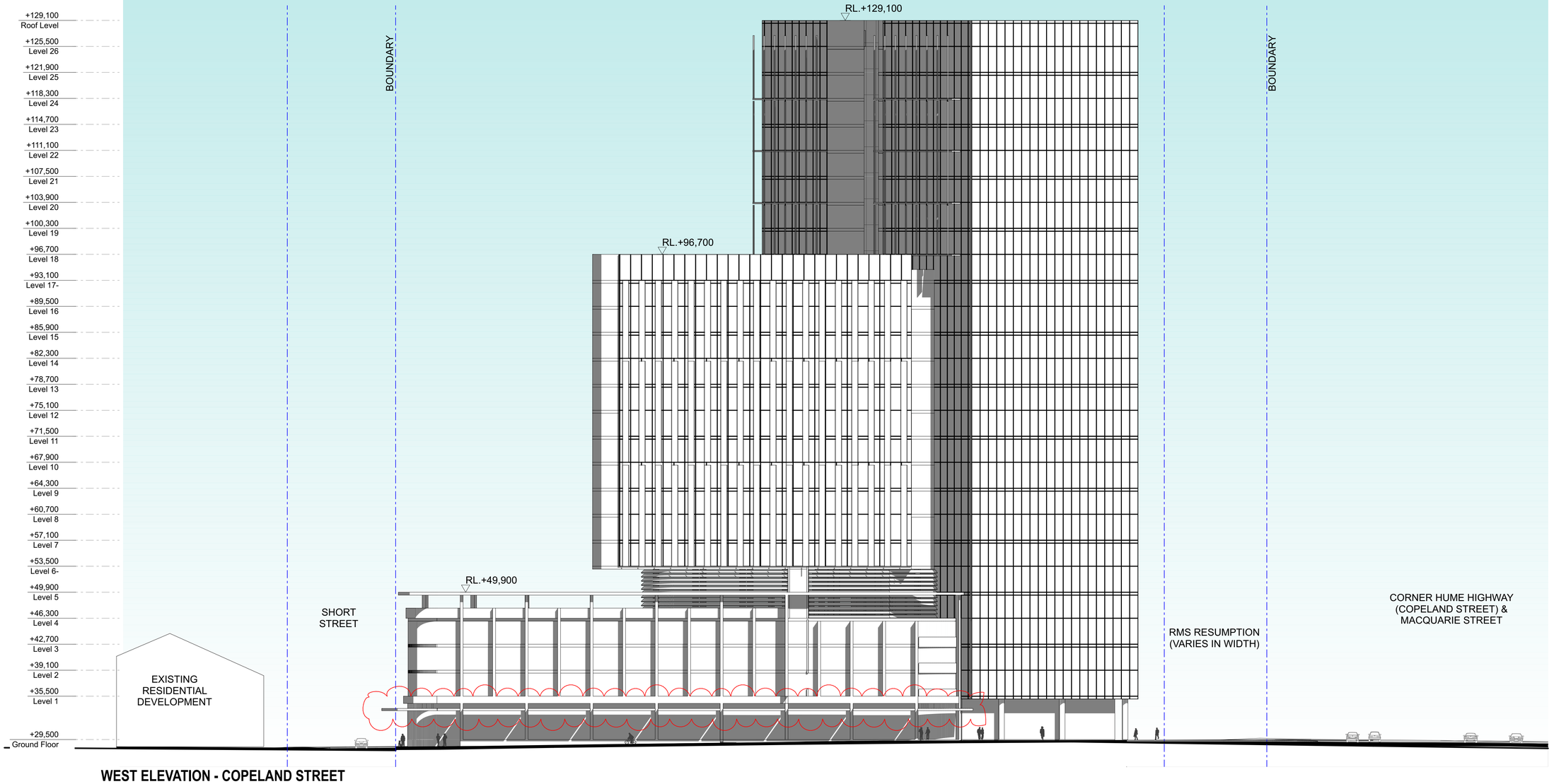

WEST ELEVATION - COPELAND STREET

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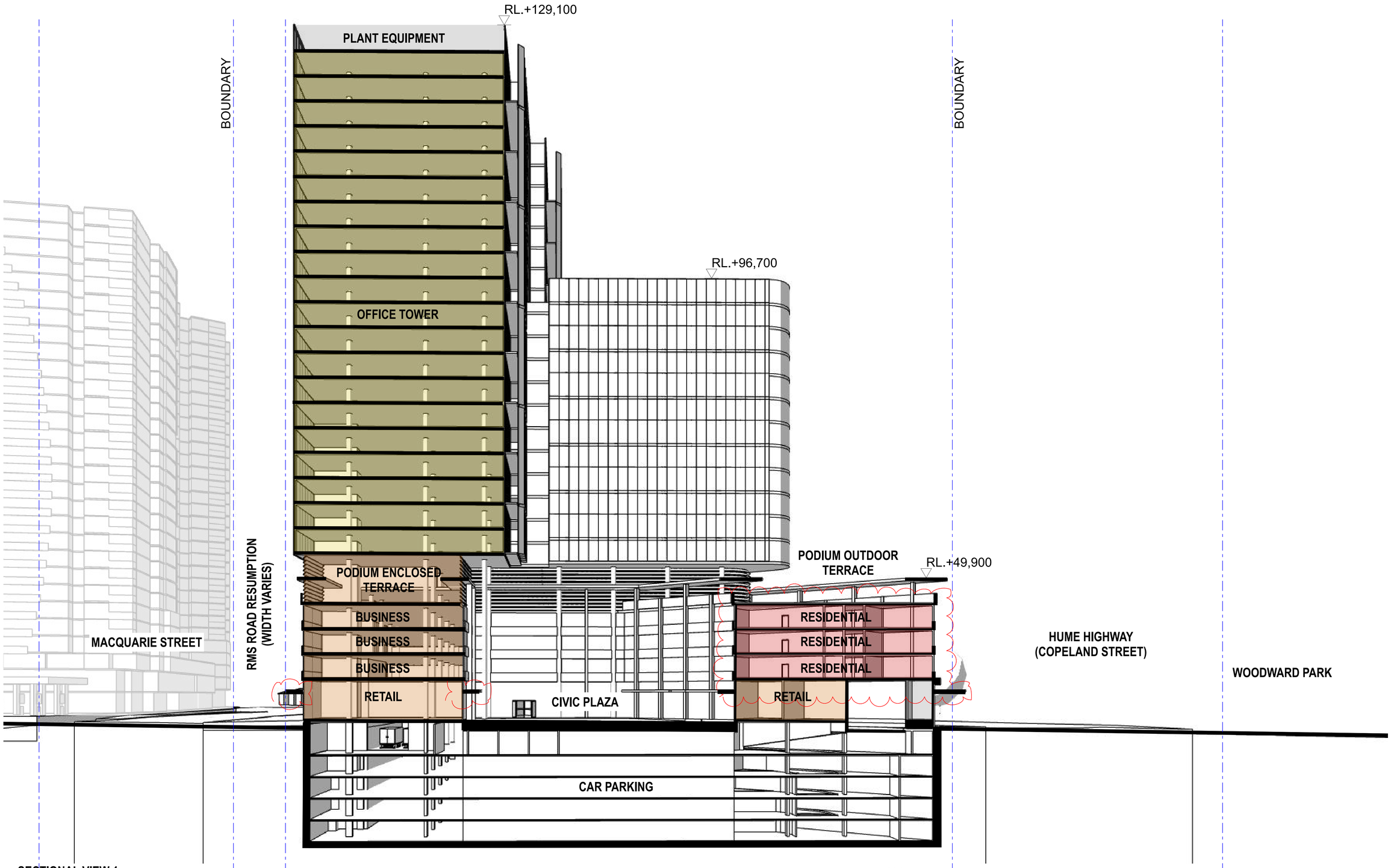

SECTIONAL VIEW 1

LEGEND:

- RETAIL / BUSINESS
- OFFICE
- RESIDENTIAL
- COMMUNITY CIVIC ART CENTRE
- SERVICES / PLANT EQUIPMENT

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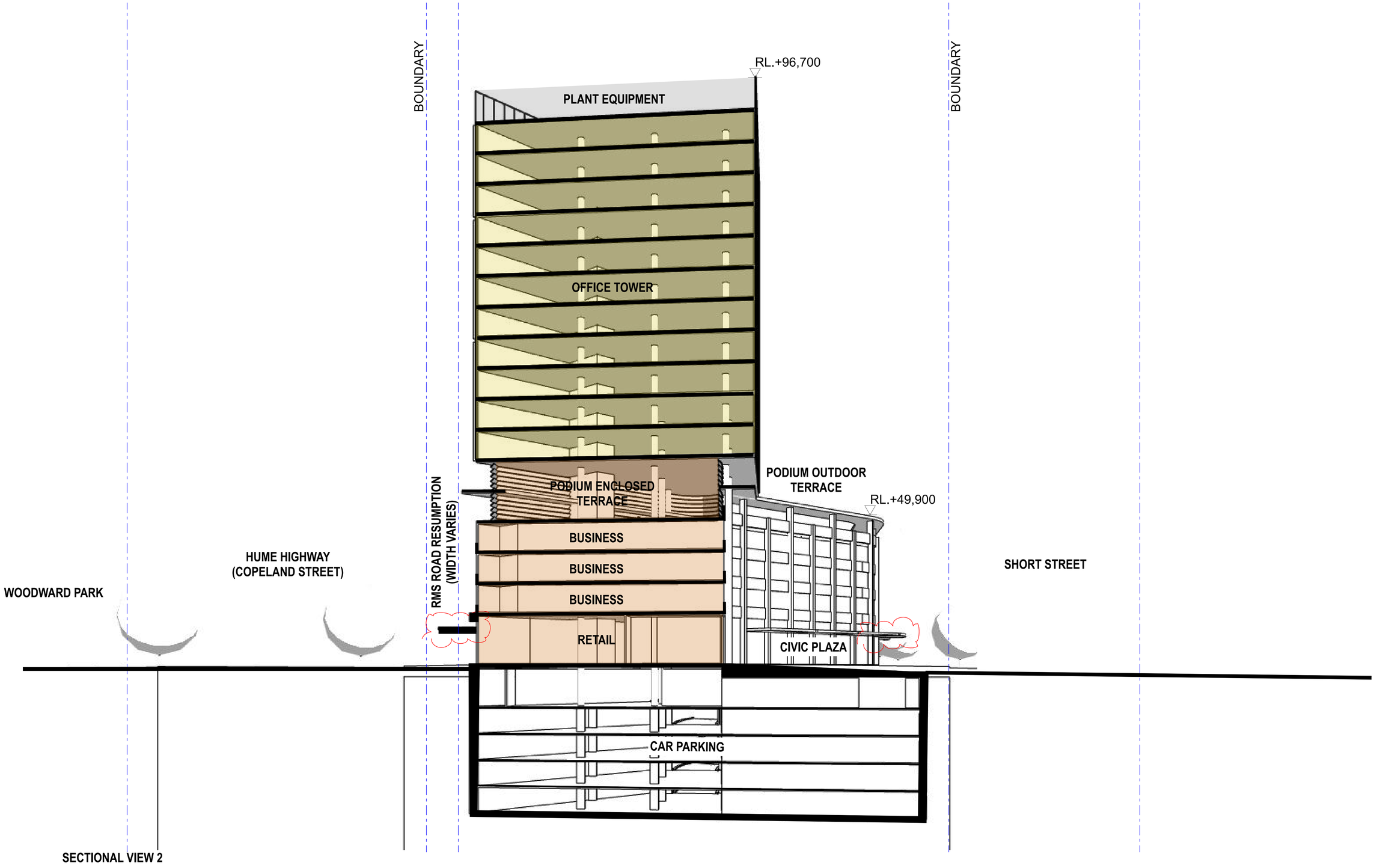

SECTIONAL VIEW 2

LEGEND:

- RETAIL / BUSINESS
- OFFICE
- RESIDENTIAL
- COMMUNITY CIVIC ART CENTRE
- SERVICES / PLANT EQUIPMENT

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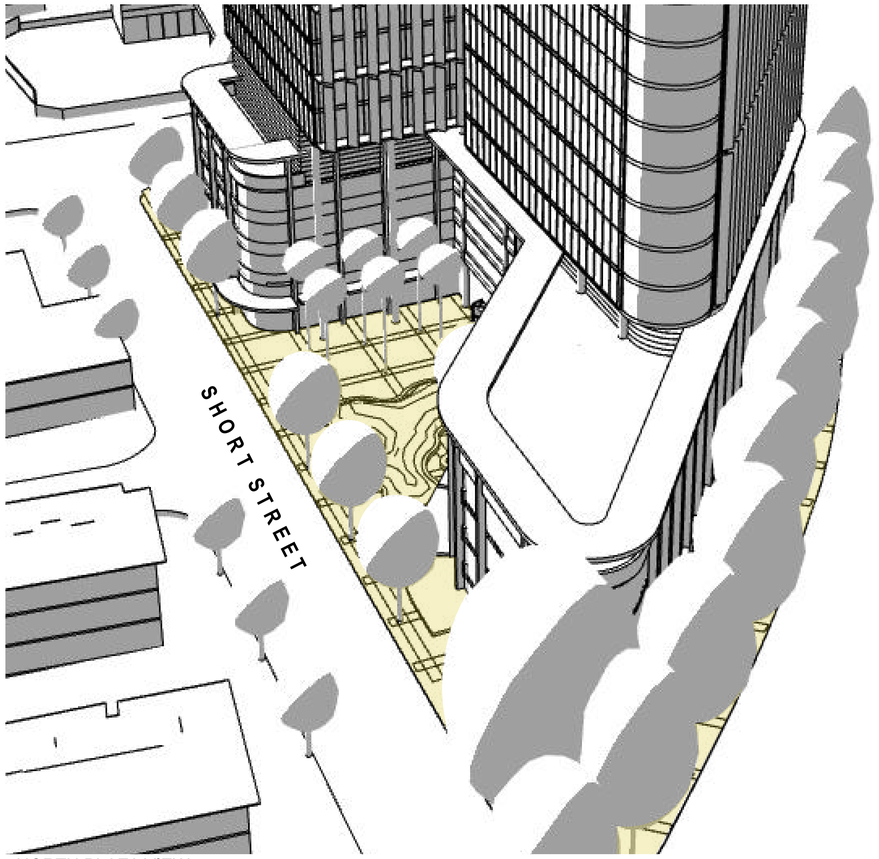
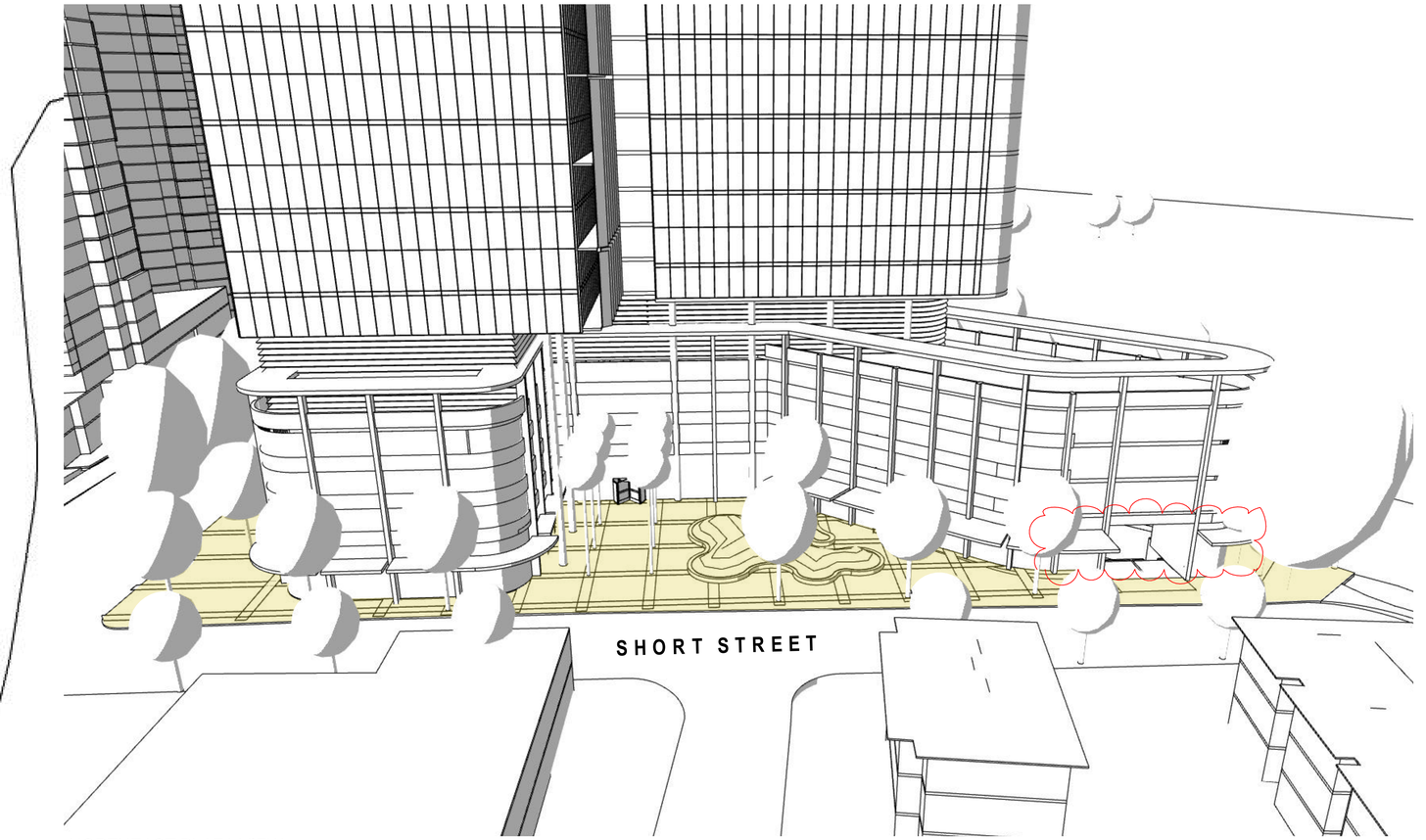
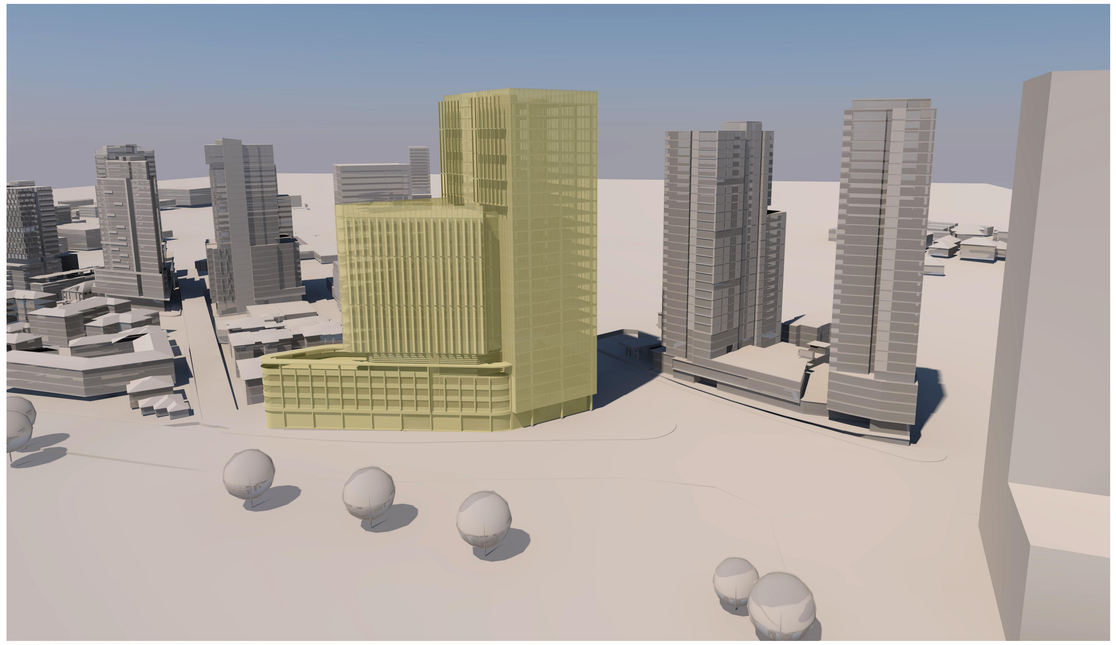


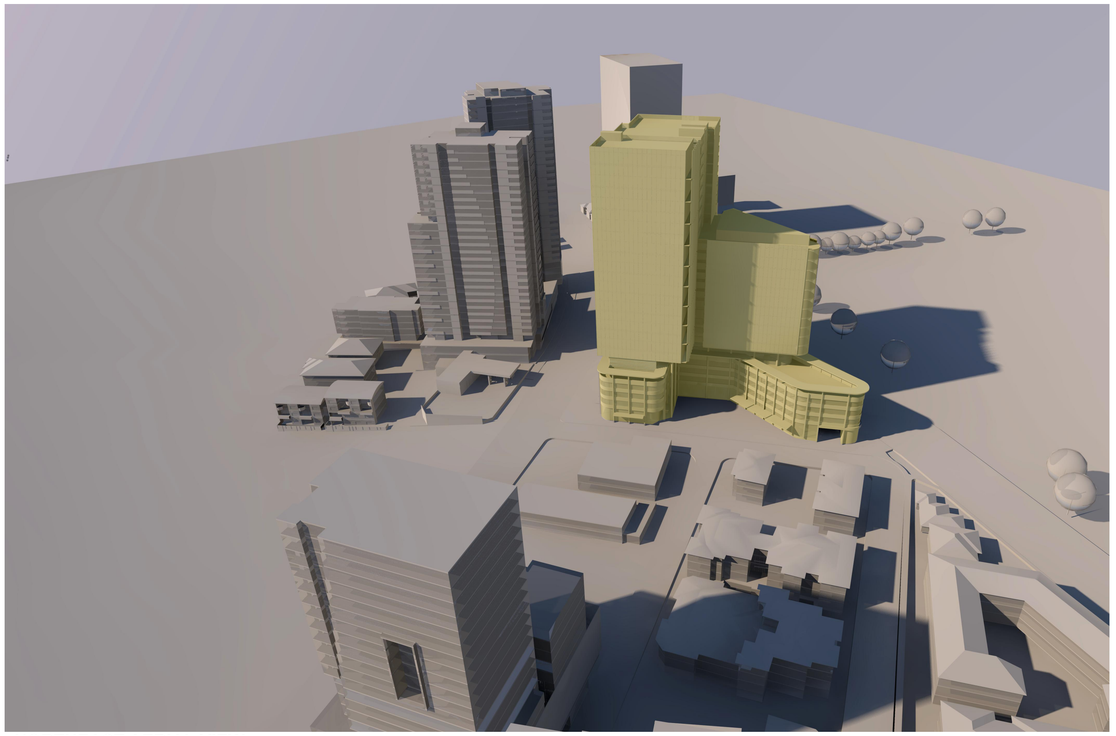
NORTH PLAZA VIEW



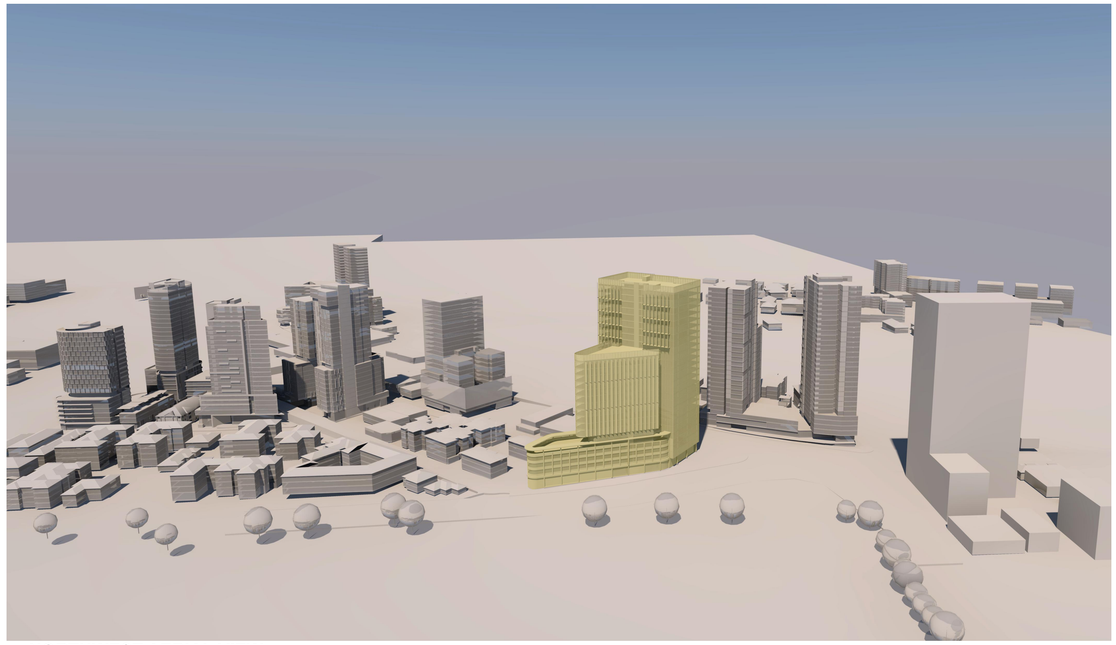
NORTHEAST PLAZA VIEW



SOUTHWEST AERIAL VIEW



NORTHEAST AERIAL VIEW



NORTHWEST AERIAL VIEW

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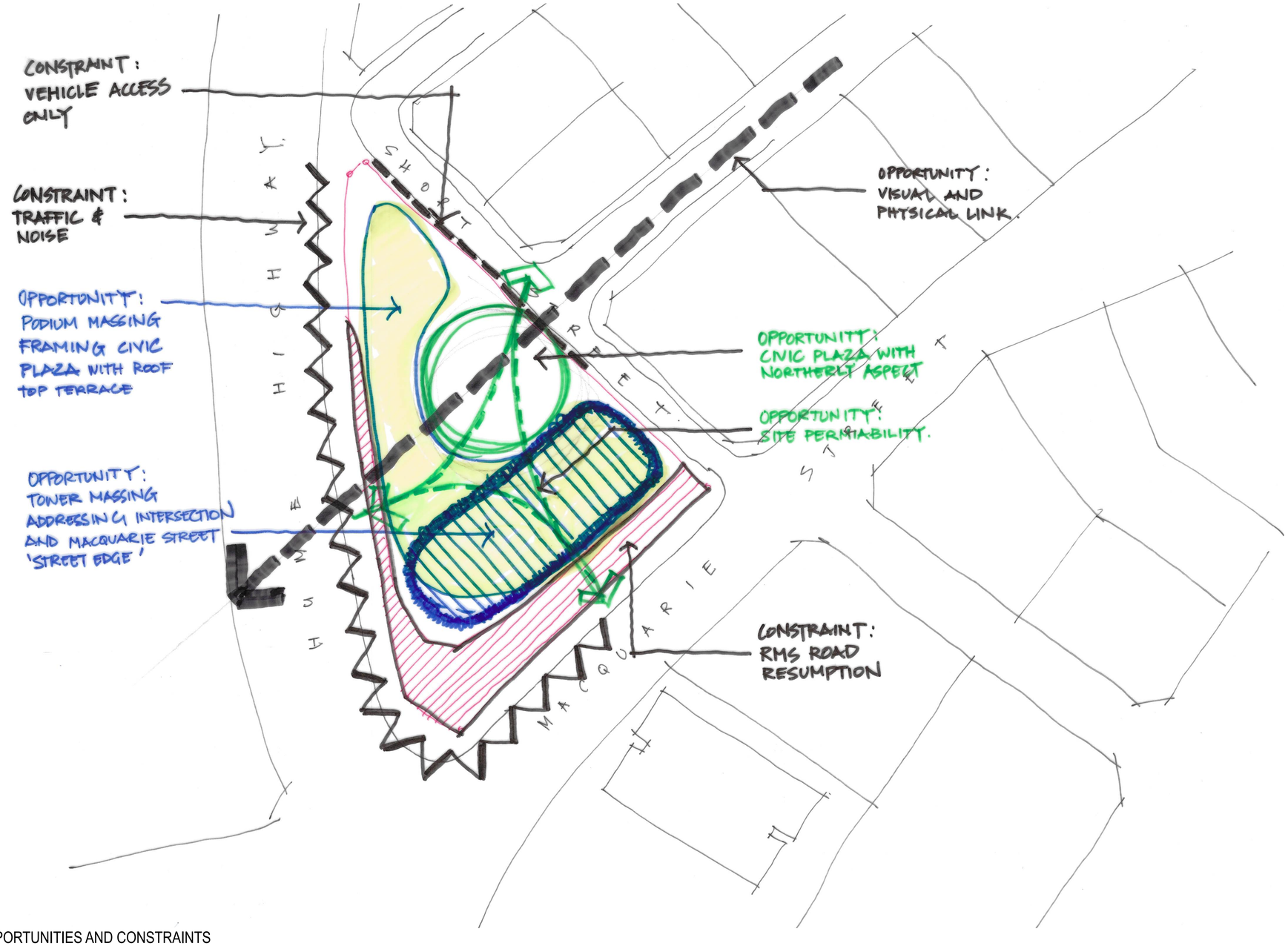

OPPORTUNITIES AND CONSTRAINTS

N

SP01 | OPPORTUNITIES & CONSTRAINTS | 431 Macquarie Street, LIVERPOOL | 1:500 @ A1 | ISSUE: B - 14.10.2020

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SITE ANALYSIS LEGEND:

- District Views
- General slope of land
- Northern sunlight
- Vehicular site entry
- Sun direction
- Winter winds
- Cool summer breeze
- Noise source
- Pedestrian access

SITE ANALYSIS

N

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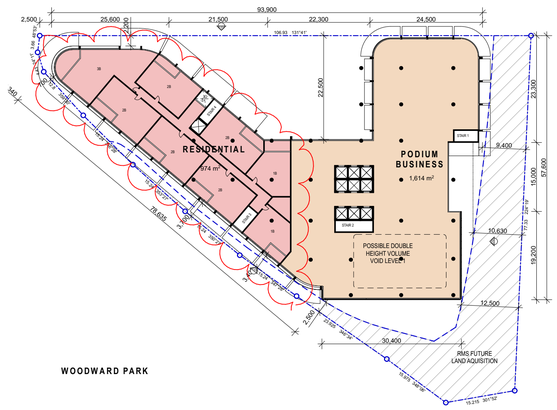
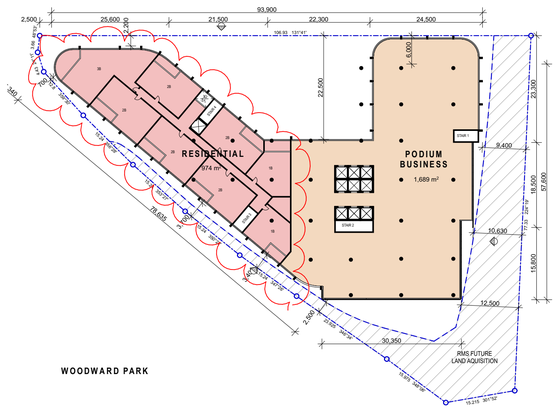
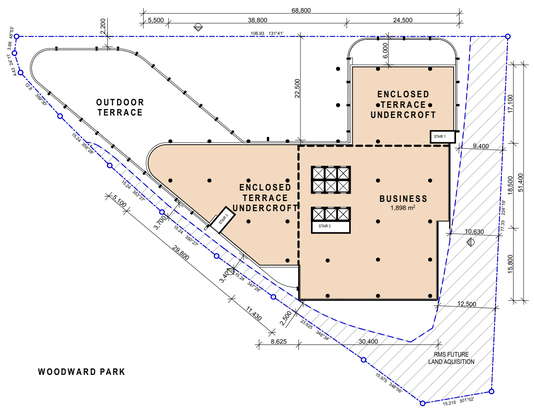
Ground-GFA



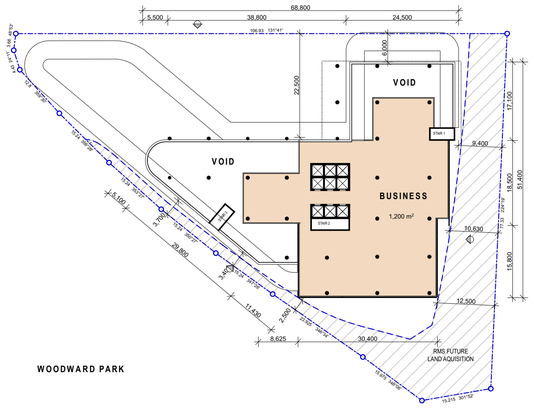
Level 1-GFA



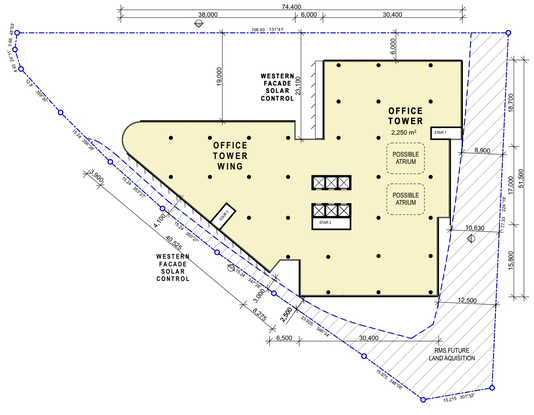
Level 2-3-GFA



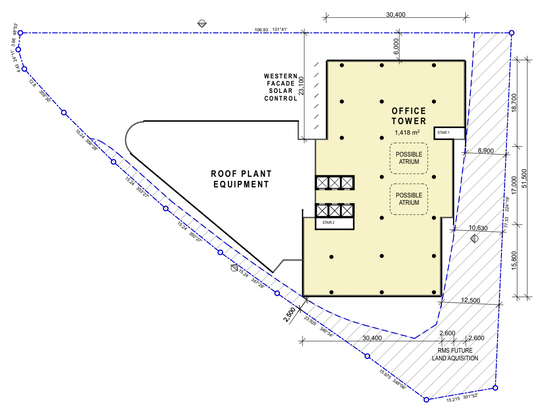
Level 4-GFA



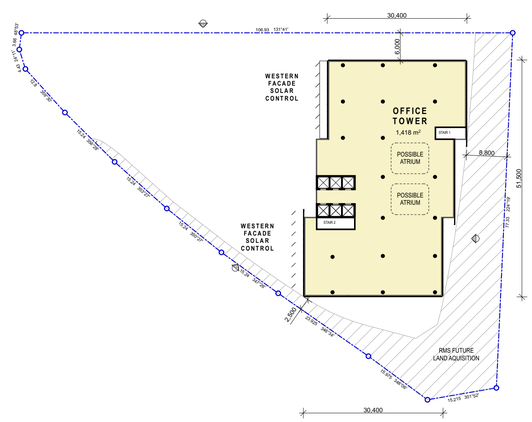
Level 5-GFA



Level 6-16-GFA



Level 17-GFA



Level 18-25-GFA

RESIDENTIAL

LEVEL	AREA (m2)
G	33
L1	974
L2	974
L3	974
	2,955 m²

RETAIL/BUSINESS

LEVEL	AREA (m2)
G	1,593
L1	1,614
L2	1,689
L3	1,689
L4	1,898
L5	1,200
	9,683 m²

OFFICE

LEVEL	AREA (m2)
G	483
L6	2,250
L7	2,250
L8	2,250
L9	2,250
L10	2,250
L11	2,250
L12	2,250
L13	2,250
L14	2,250
L15	2,250
L16	2,250
L17	1,418
L18	1,418
L19	1,418
L20	1,418
L21	1,418
L22	1,418
L23	1,418
L24	1,418
L25	1,418
	37,995 m²

TOTAL GFA

	50,633 m²

N

LEGEND:

- RETAIL / BUSINESS
- RESIDENTIAL
- OFFICE

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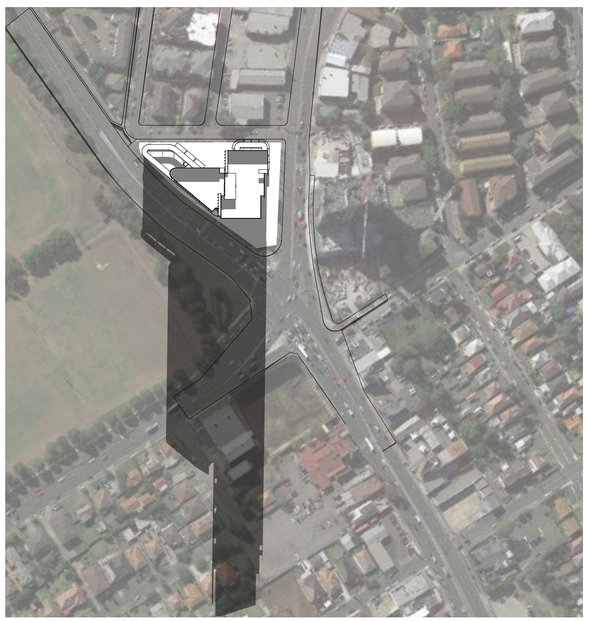


Jun-21-9am

Jun-21-10am

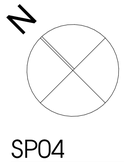
Jun-21-11am

Jun-21-12pm

Jun-21-1pm

Jun-21-2pm

Jun-21-3pm



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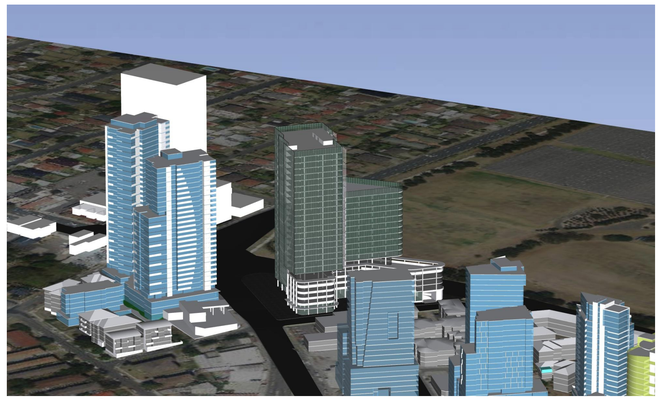
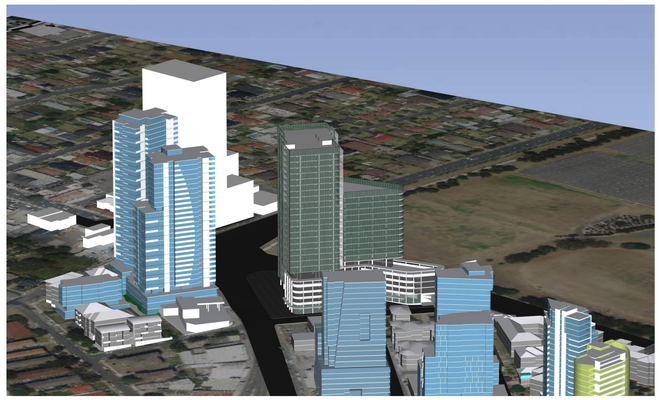


8am



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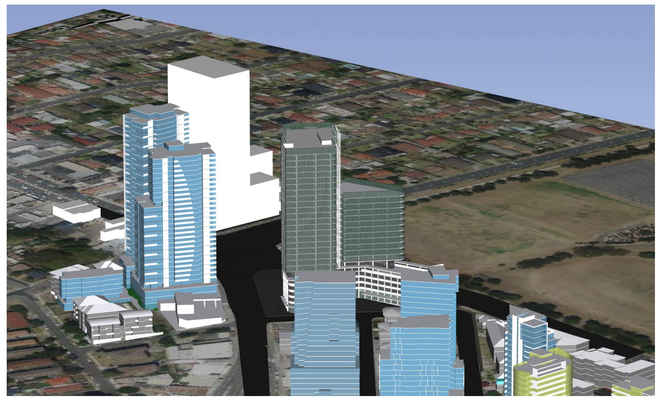

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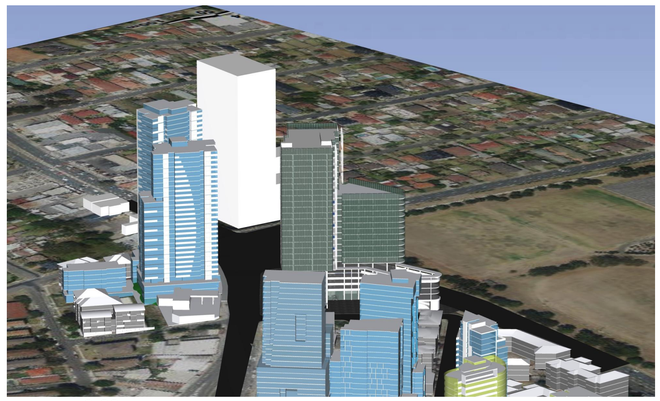

9:30am

10am

10:30am

11am

11:30am

12pm

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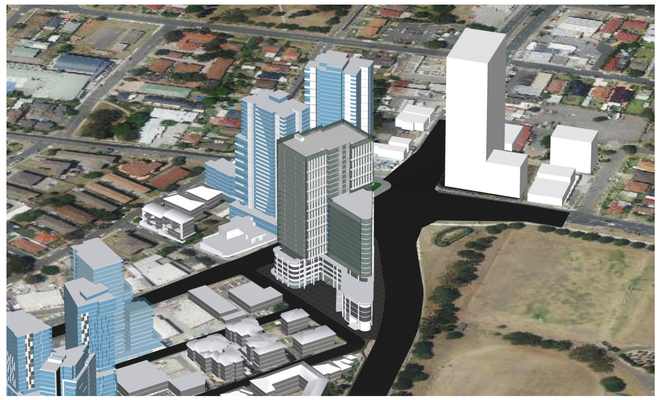
12:30pm



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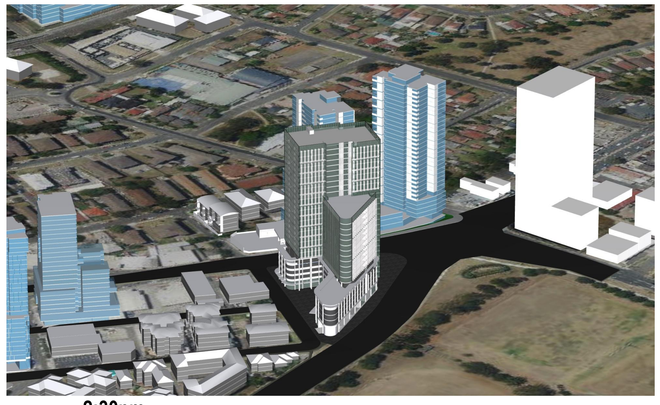

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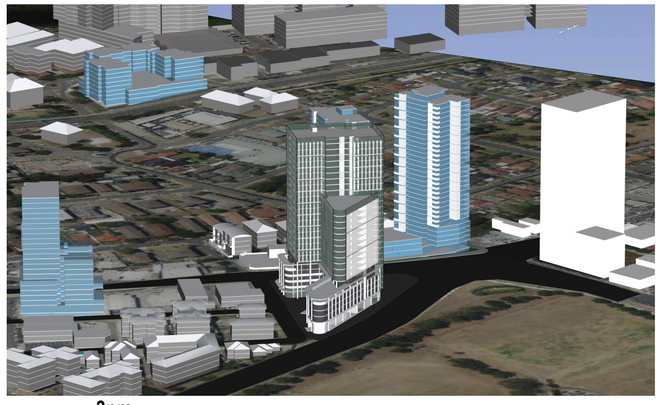

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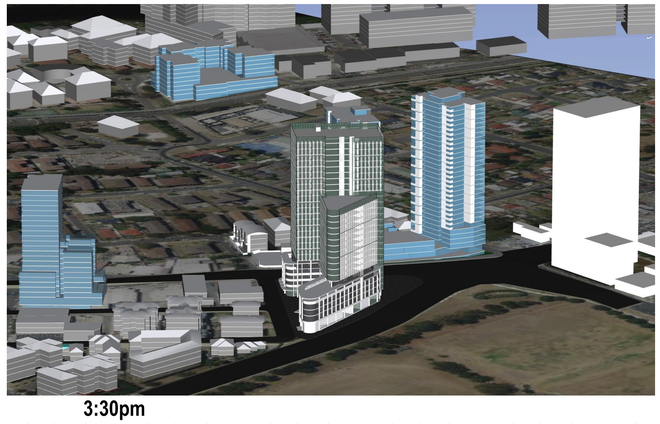

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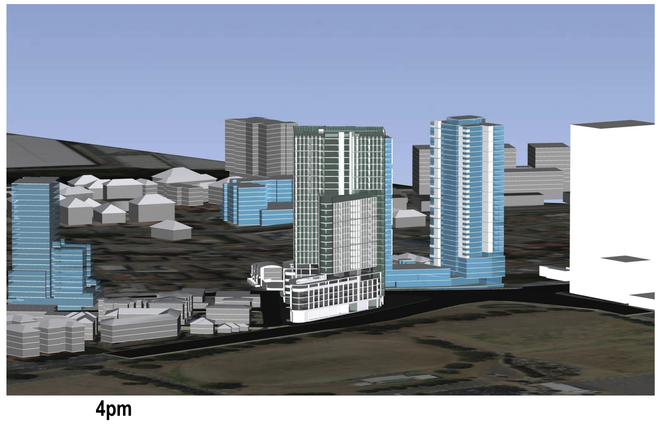

4pm

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1:500 NEIGHBOURING OPPORTUNITY SITE SETBACKS

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SP06 | NEIGHBOURING OPPORTUNITY SITE | 431 Macquarie Street, LIVERPOOL | 1:500 @ A1 | ISSUE: B - 14.10.2020

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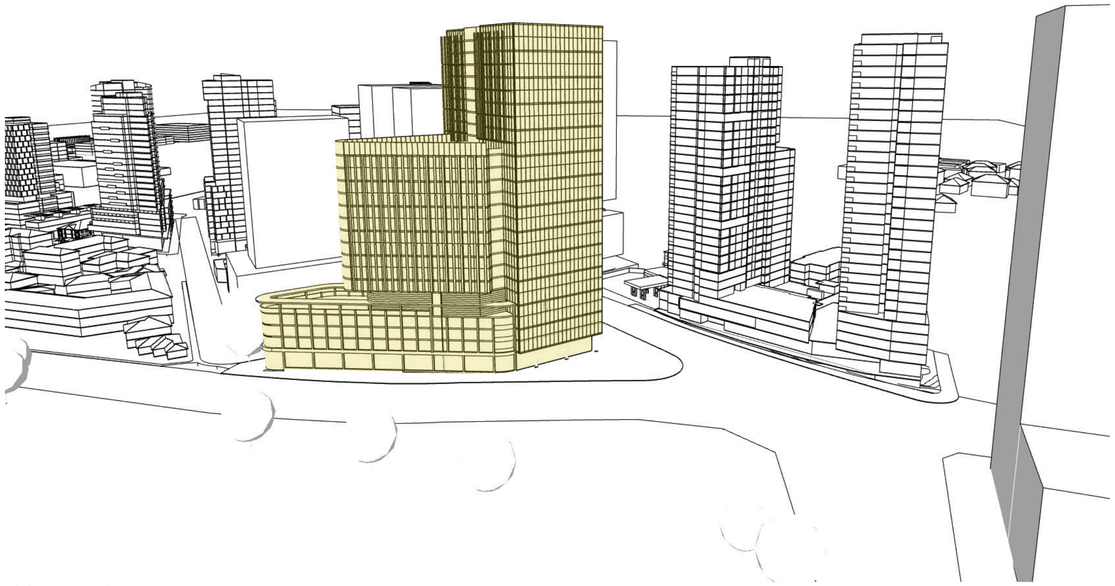
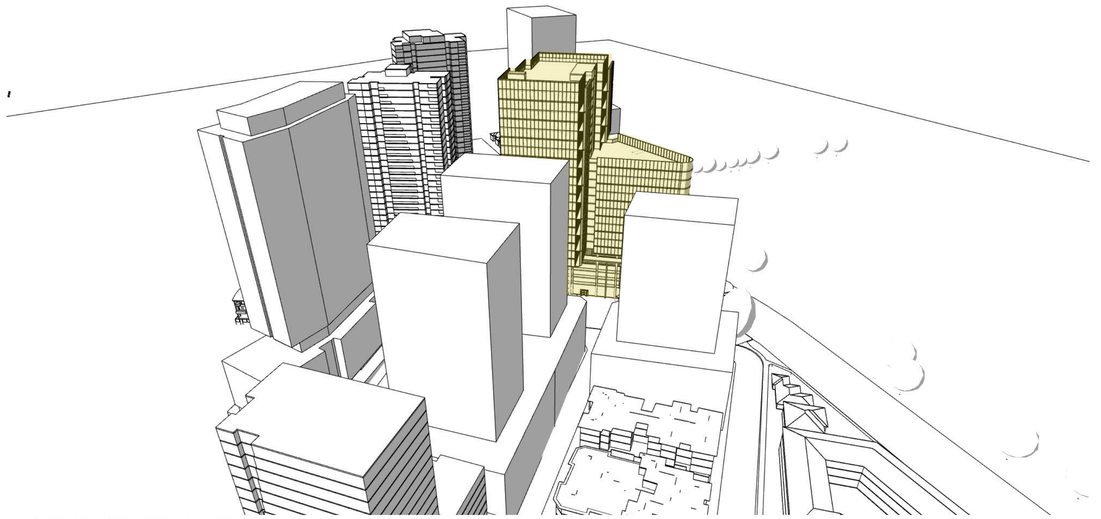
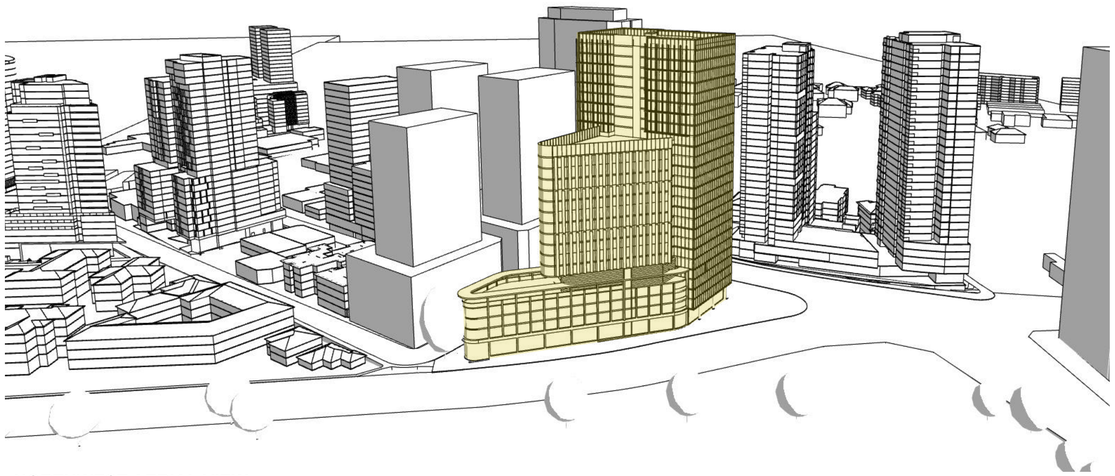


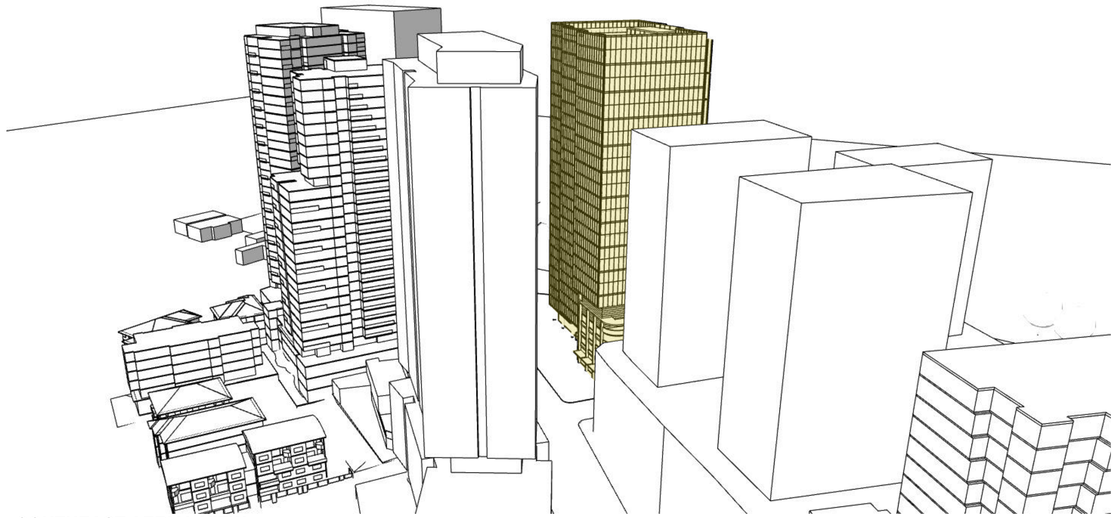
SOUTHWEST AERIAL VIEW



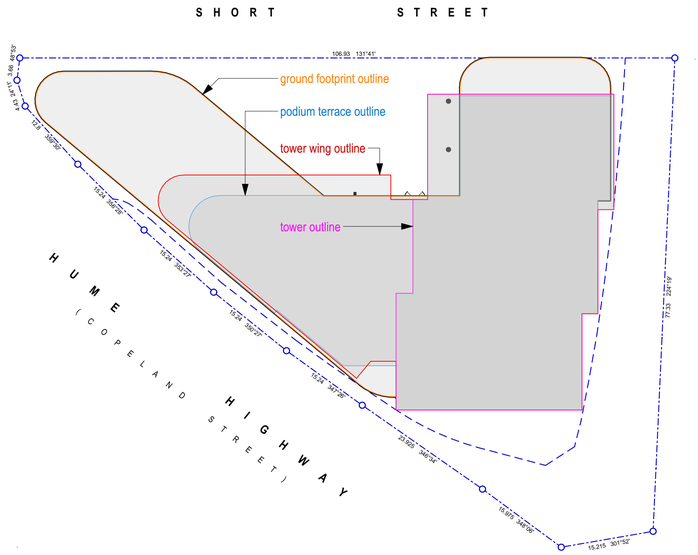
NORTHEAST AERIAL VIEW



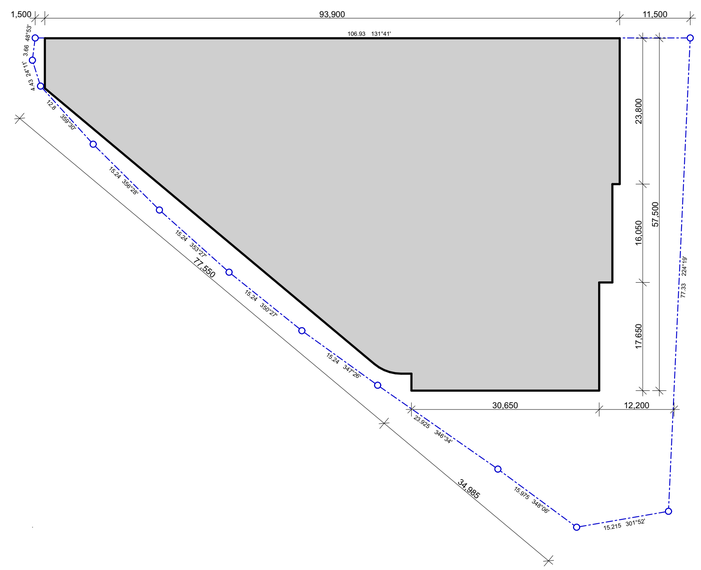
NORTHWEST AERIAL VIEW



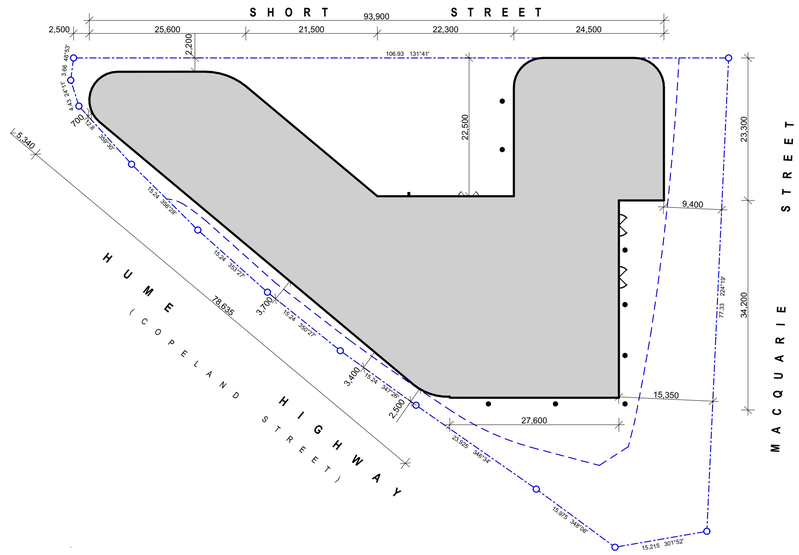
SOUTHEAST AERIAL VIEW



BUILDING ENVELOPE OVERLAY



BASEMENT ENVELOPE



GROUND LEVEL ENVELOPE

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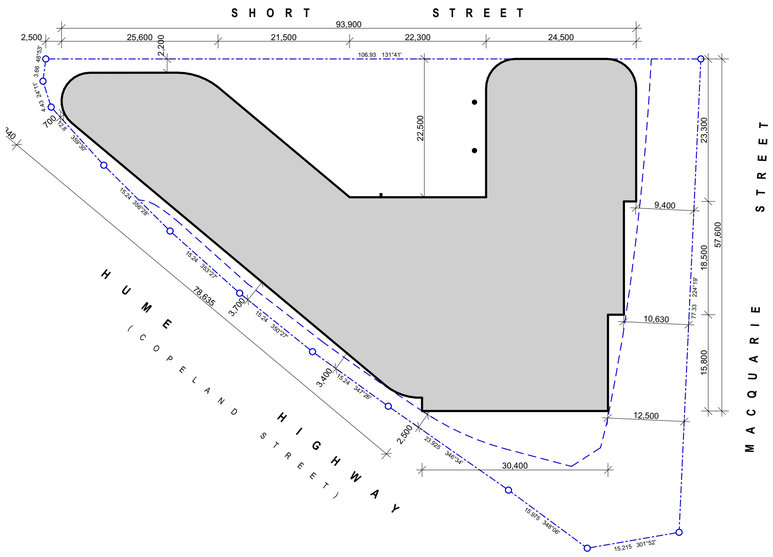
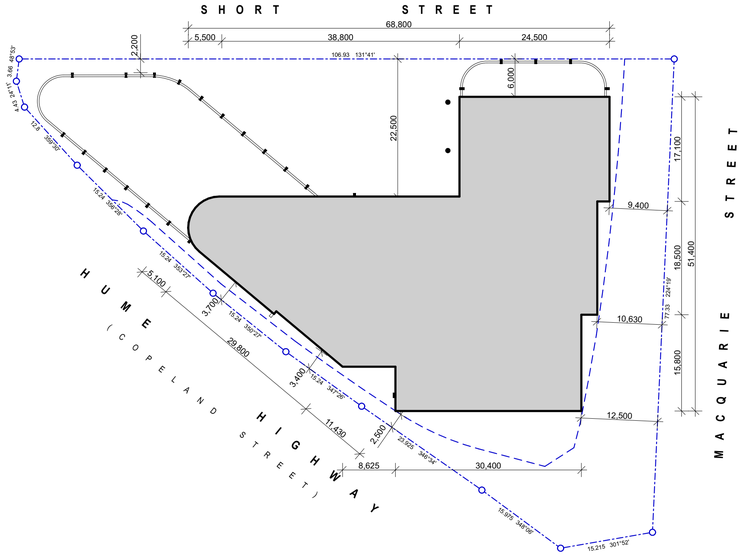
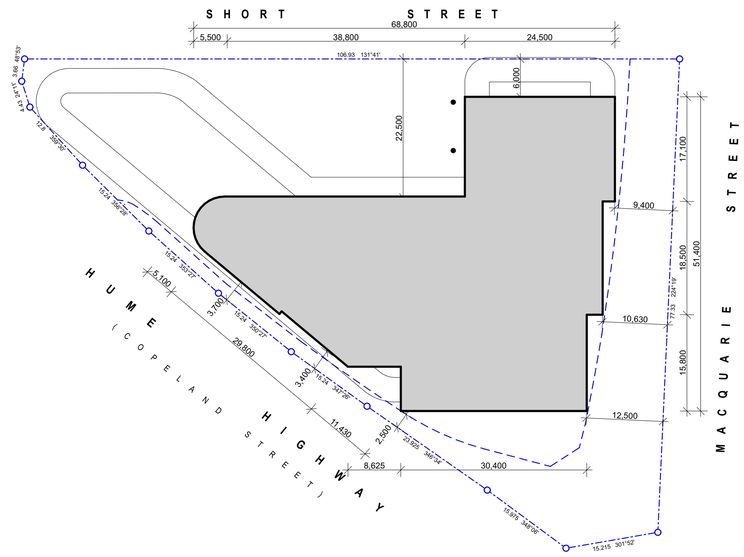


LEVEL 2-3 ENVELOPE



LEVEL 4 ENVELOPE



LEVEL 5 ENVELOPE

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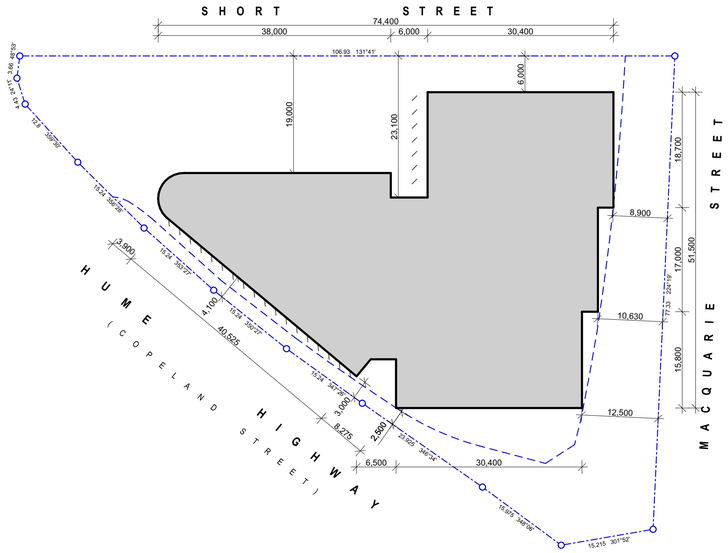
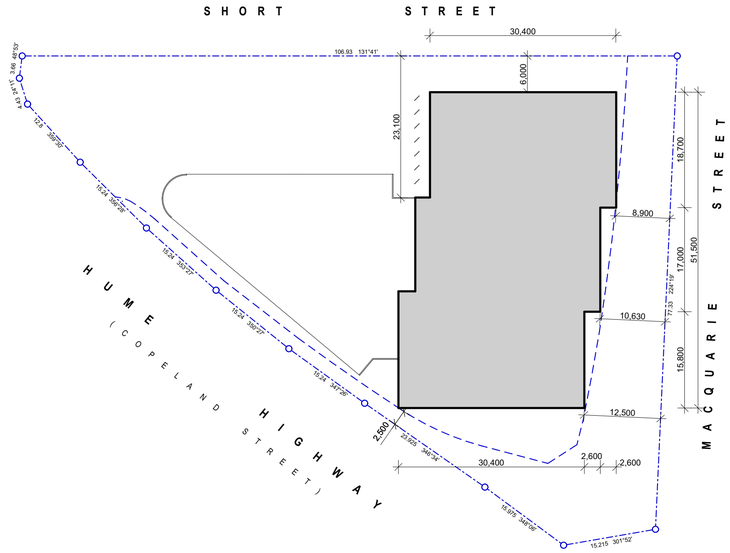


LEVEL 6-16 TOWER ENVELOPE



LEVEL 17-25 TOWER ENVELOPE

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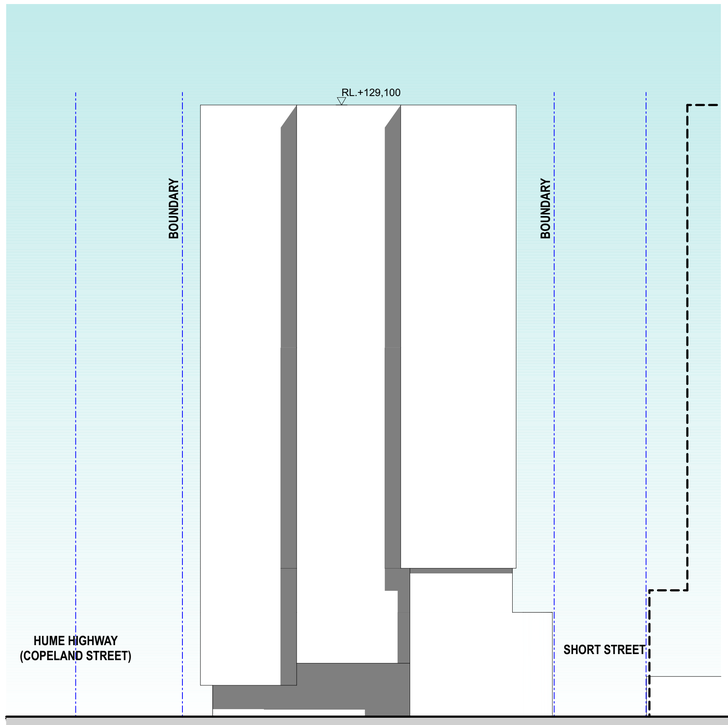
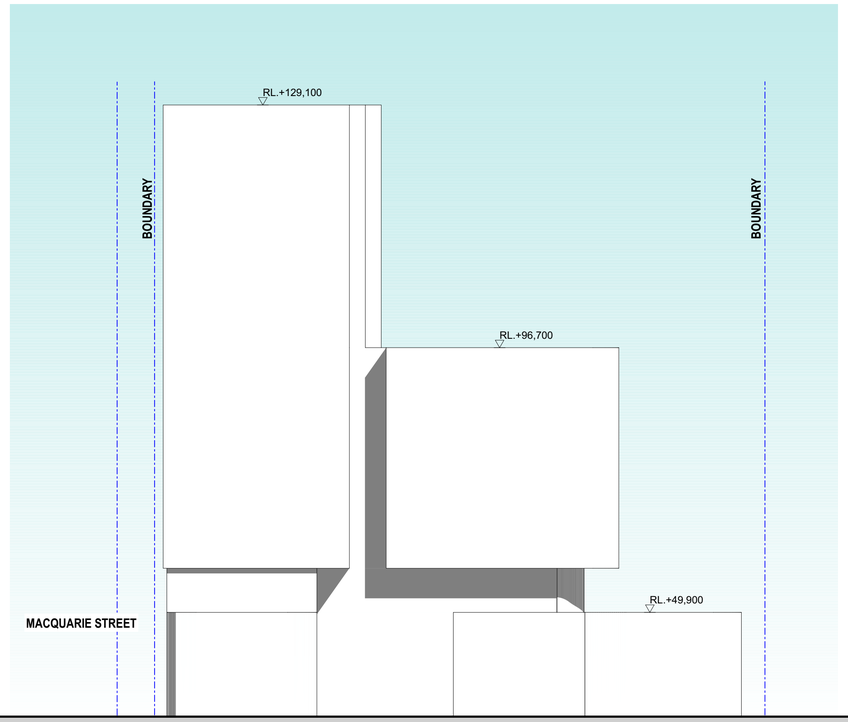
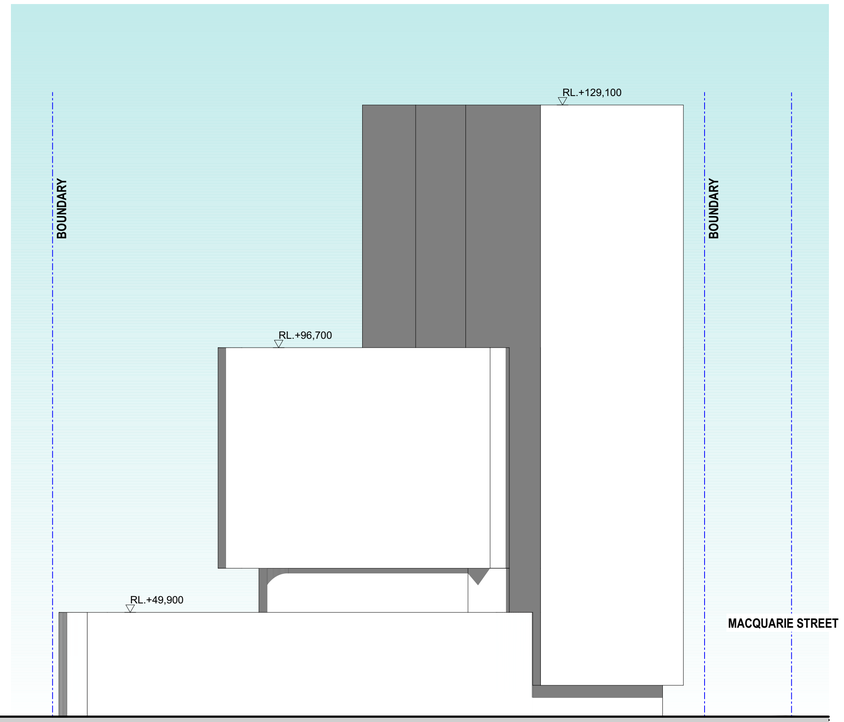


SOUTH-EAST MASSING ELEVATION - MACQUARIE STREET



NORTH-EAST MASSING ELEVATION - SHORT STREET



WEST MASSING ELEVATION - COPELAND STREET

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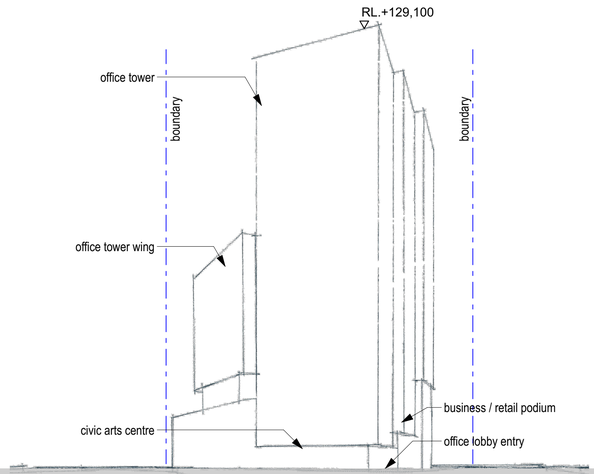
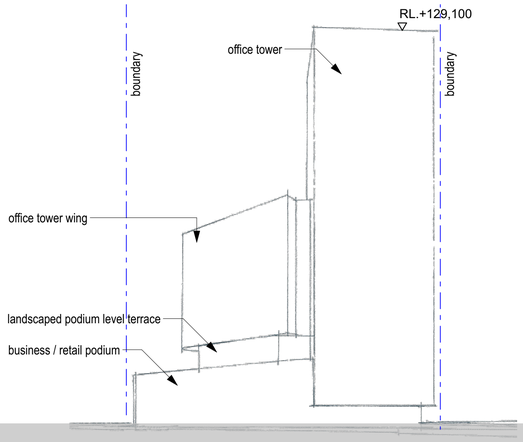
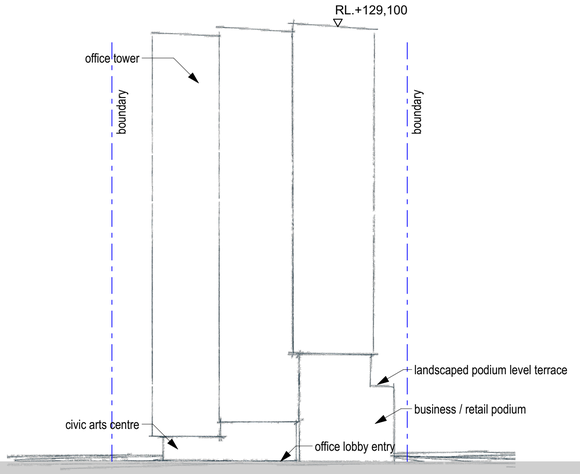


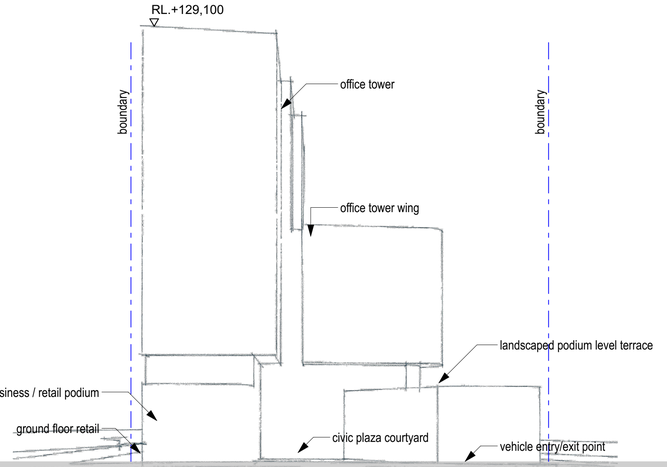
CORNER PERSPECTIVE



COPELAND STREET MASSING PERSPECTIVE



MACQUARIE STREET MASSING PERSPECTIVE



SHORT STREET MASSING PERSPECTIVE

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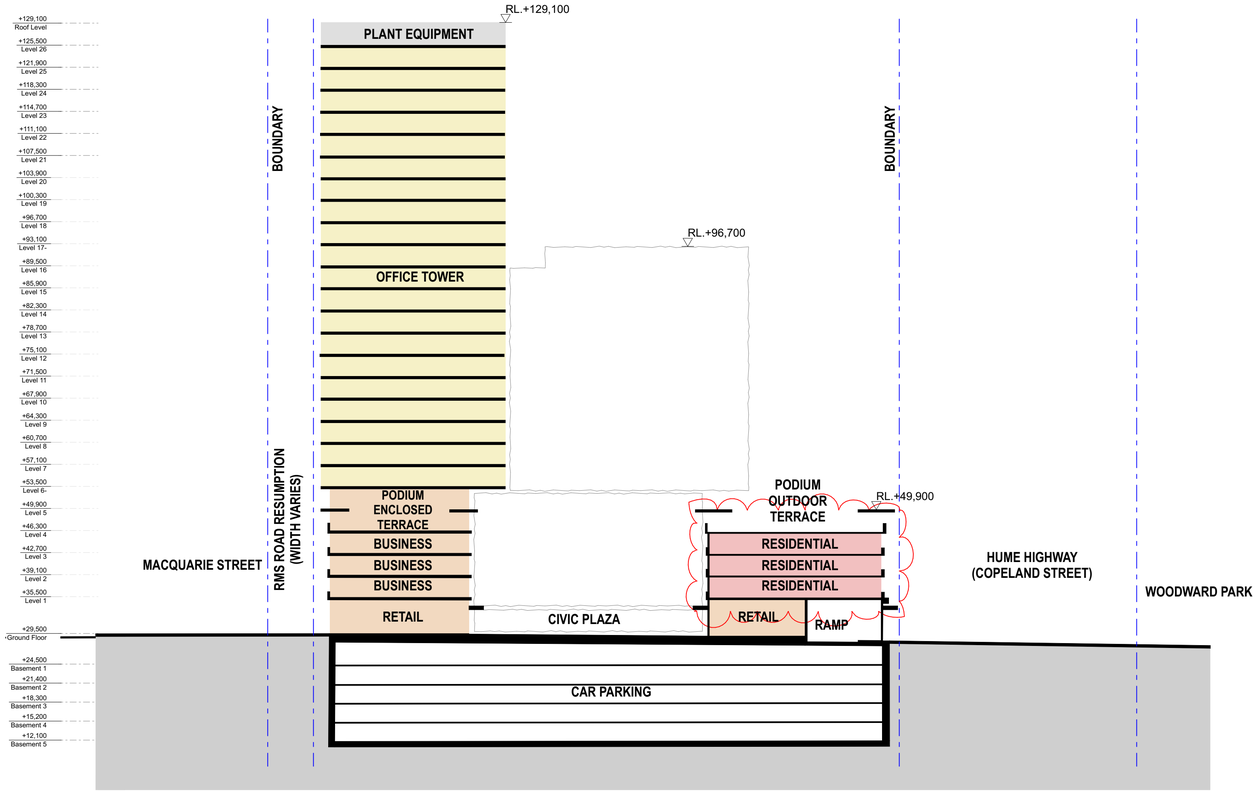

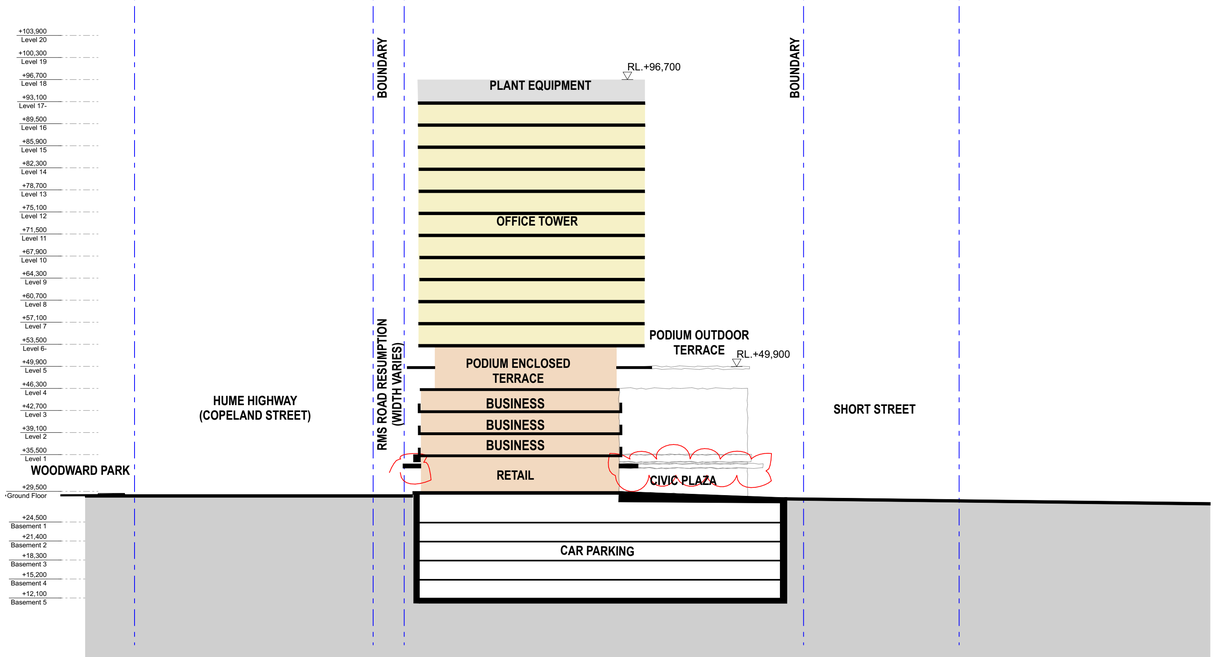

DATA:

431 MACQUARIE STREET LIVERPOOL 28.10.20

DEVELOPMENT DATA

LEVEL	RETAIL BUSINESS	RESIDENTIAL	OFFICE	TOTAL	F / FLOOR	R / LEVEL
GROUND	2,076	33		2,109	6.00	RL 29.5
LEVEL 1	1,614	974		2,588	3.60	RL 35.5
LEVEL 2	1,689	974		2,663	3.60	RL 39.1
LEVEL 3	1,689	974		2,663	3.60	RL 42.7
LEVEL 4	1,898			1,898	3.60	RL 46.3
LEVEL 5	1,200			1,200	3.60	RL 49.9
LEVEL 6			2,250	2,250	3.60	RL 53.5
LEVEL 7			2,250	2,250	3.60	RL 57.1
LEVEL 8			2,250	2,250	3.60	RL 60.7
LEVEL 9			2,250	2,250	3.60	RL 64.3
LEVEL 10			2,250	2,250	3.60	RL 67.9
LEVEL 11			2,250	2,250	3.60	RL 71.5
LEVEL 12			2,250	2,250	3.60	RL 75.1
LEVEL 13			2,250	2,250	3.60	RL 78.7
LEVEL 14			2,250	2,250	3.60	RL 82.3
LEVEL 15			2,250	2,250	3.60	RL 85.6
LEVEL 16			2,250	2,250	3.60	RL 89.5
LEVEL 17			1,418	1,418	3.60	RL 93.1
LEVEL 18			1,418	1,418	3.60	RL 96.7
LEVEL 19			1,418	1,418	3.60	RL 100.3
LEVEL 20			1,418	1,418	3.60	RL 103.9
LEVEL 21			1,418	1,418	3.60	RL 107.5
LEVEL 22			1,418	1,418	3.60	RL 111.1
LEVEL 23			1,418	1,418	3.60	RL 114.7
LEVEL 24			1,418	1,418	3.60	RL 118.3
LEVEL 25			1,418	1,418	3.60	RL 121.9
ROOF/ SERVICES					3.60	RL 125.5
					3.60	RL 129.1

OVERALLS			RETAIL BUSINESS	RESIDENTIAL	OFFICE	TOTAL	HEIGHT	R / LEVEL
26 STOREYS	-	-	10,166	2,955	37,512	**50,633**	103.20	
%			20%	6%	74%	100%		

SITE AREA	(original)	5,421	m2
RMS RESUMPTION	(maximum)	1,199	m2
NETT SITE AREA		4,222	m2
PROPOSED GROSS FLOOR AREA		50,384	m2
PROPOSED FSR	(on original site area)	9.3 : 1	

CARPARKING

Total provided	365.0	spaces

BICYCLE

Total provided	412.0	spaces

RESIDENTIAL COMPONENT

LEVEL	1B	2B	3B	TOTAL UNITS
LEVEL 1	2	5	1	8
LEVEL 2	2	5	1	8
LEVEL 3	2	5	1	8
TOTAL UNITS	6	15	3	**24**
%	25%	63%	13%	100%

LEGEND:

RETAIL / BUSINESS
OFFICE
RESIDENTIAL
COMMUNITY CIVIC ART CENTRE
SERVICES / PLANT EQUIPMENT

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