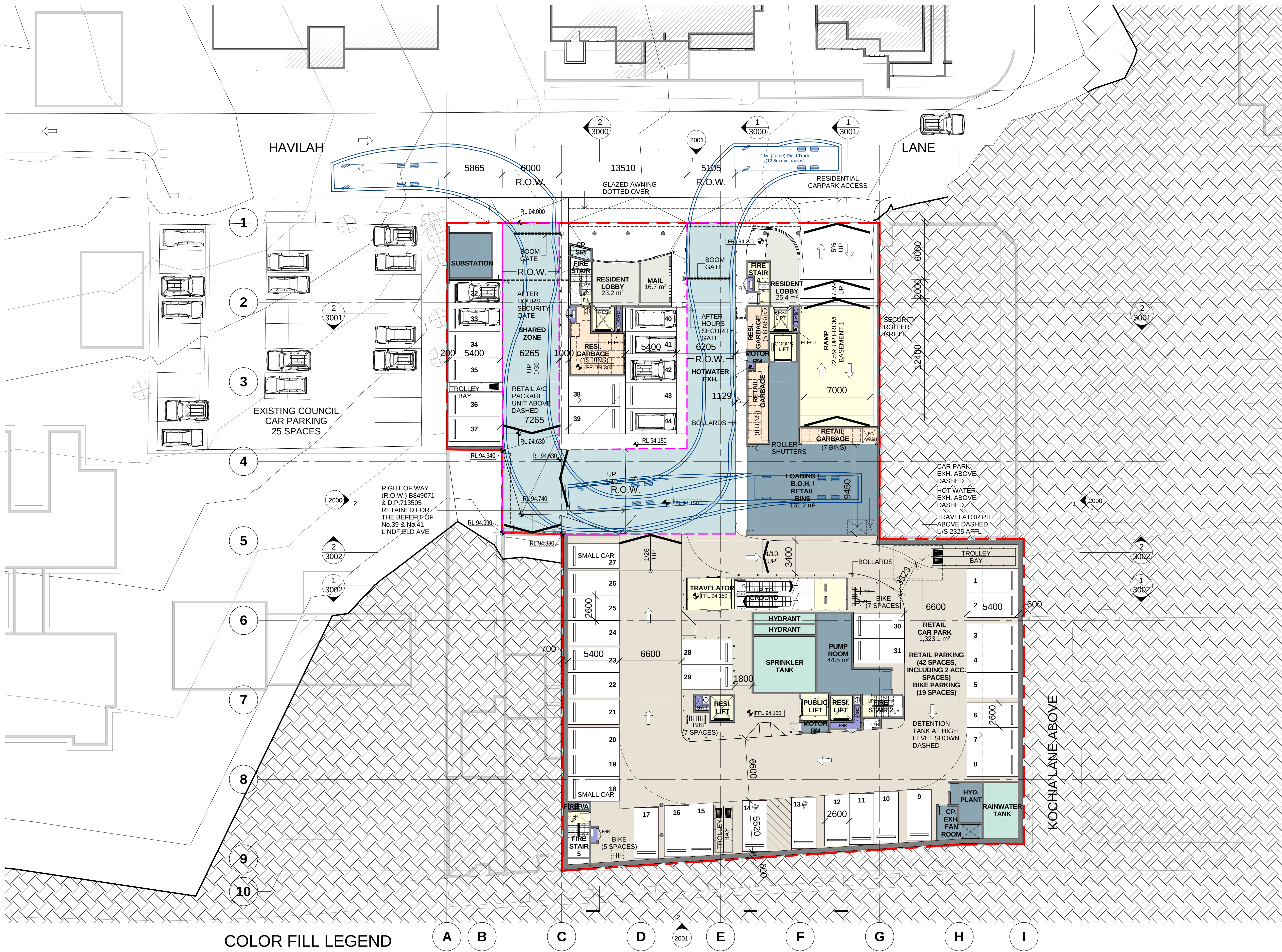




COLOR FILL LEGEND

- | | | | | |
|------------------|---------------------------|-------------|-------------|-------------------------|
| AMENITY | GARBAGE | MECH. RISER | RESIDENT(A) | SERVICE ZONE |
| CIRCULATION | HORIZONTAL TRANSPORTATION | PARKING | RESIDENT(B) | TANKS |
| ELECTRICAL RISER | HYD/FIRE RISER | PUBLIC AREA | RETAIL | VERTICAL TRANSPORTATION |

PREFERRED PROJECT REPORT SUBMISSION

Notes
All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

Copyright
The copyright of this drawing together with any other documents prepared by crone partners architecture studios. pty ltd (cp) remains the property of cp. crone partners grants licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.

Quality Assurance System

Rev	DESCRIPTION	By	Date
A	ISSUED FOR SECTION 75W SUBMISSION	MQ	20/11/2012
B	ISSUED FOR PREFERRED PROJECT REPORT SUBMISSION	MQ	20/05/2013

Authorised By: _____ **Date:** _____

Builder

Client
ANKA (CIVIC CENTER) PTY LTD
LEVEL 3
179-191 NEW SOUTH HEAD RD
EDGECLIFF, SYDNEY NSW 2027
Ph: +61 2 9302 3000
Fax: +61 2 9302 3030

Structural Engineer
AECOM
Level 21, 420 George St, Sydney NSW 2000
Ph: 02 8934 0000 Fax: 02 8934 0001

Mechanical Engineer
WOOD & GRIEVE ENGINEERS
Level 3, 454 - 456 Pacific Highway,
St. Leonards, NSW 2000
Ph: 02 9484 7000 Fax: 02 9484 7100

Electrical Engineer
WOOD & GRIEVE ENGINEERS
Level 3, 454 - 456 Pacific Highway,
St. Leonards, NSW 2000
Ph: 02 9484 7000 Fax: 02 9484 7100

Hydraulic Engineer
INSYNC SERVICES
Suite 8, Level 2, 56 Church Ave,
Mascot, NSW 2015
Ph: 02 9669 4311 Fax: 02 9669 4322

Landscape Architect
ASPECT Studios
Studio 61 - Level 6, 61 Marlborough St
Surry Hills, NSW 2010
Ph: 02 9699 7182 Fax: 02 9699 7192

KEY

Scale 1 : 200 @A1

cronepartners
Cronepartners
level 2, 364 Kent street,
sydney, nsw 2000, australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301

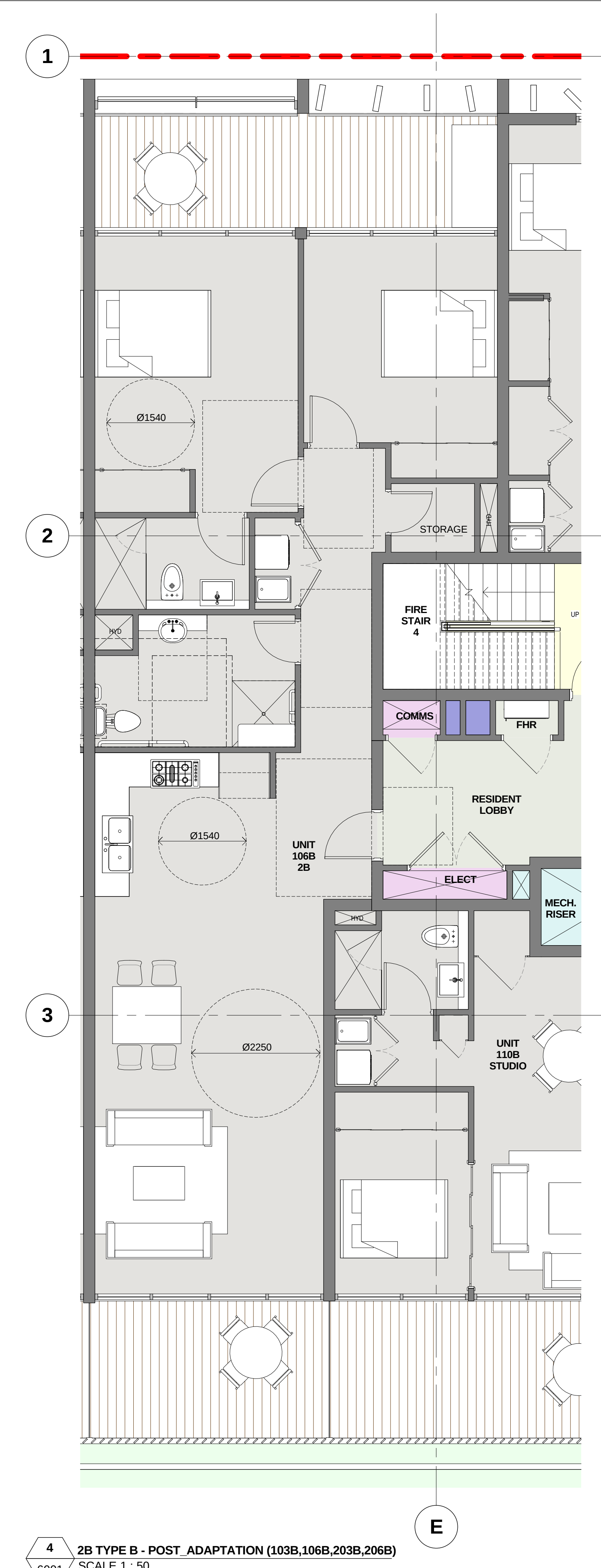
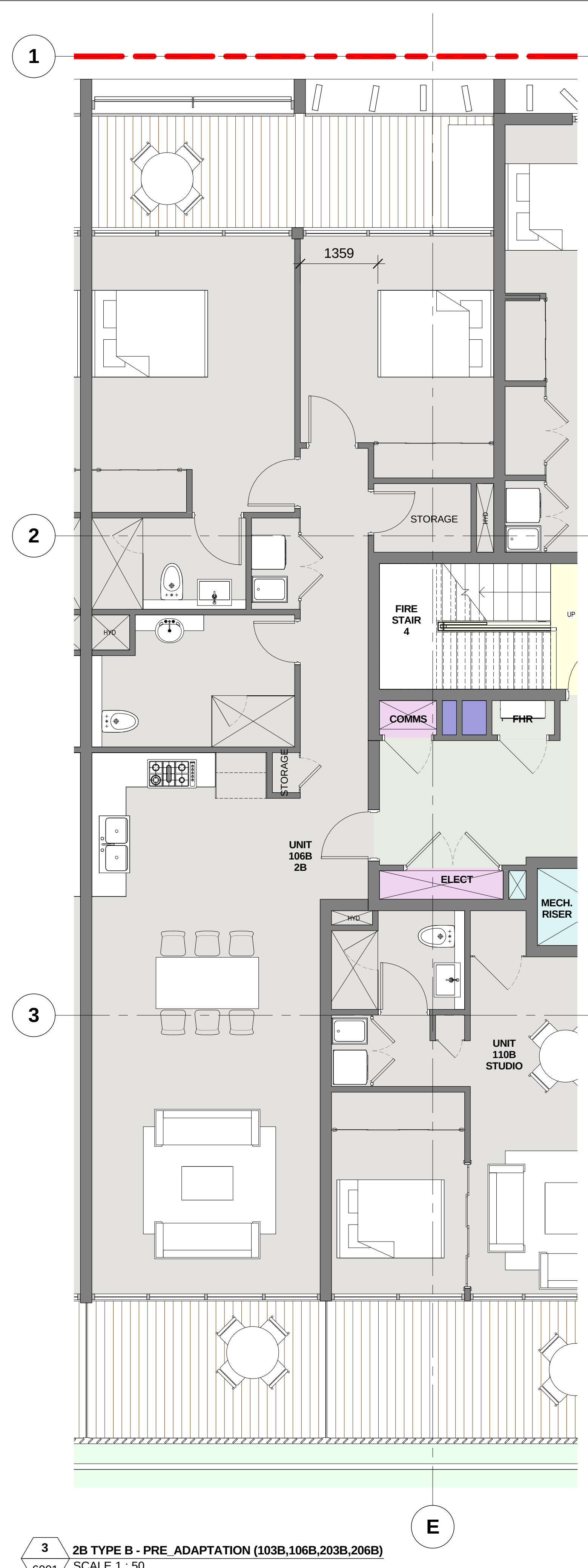
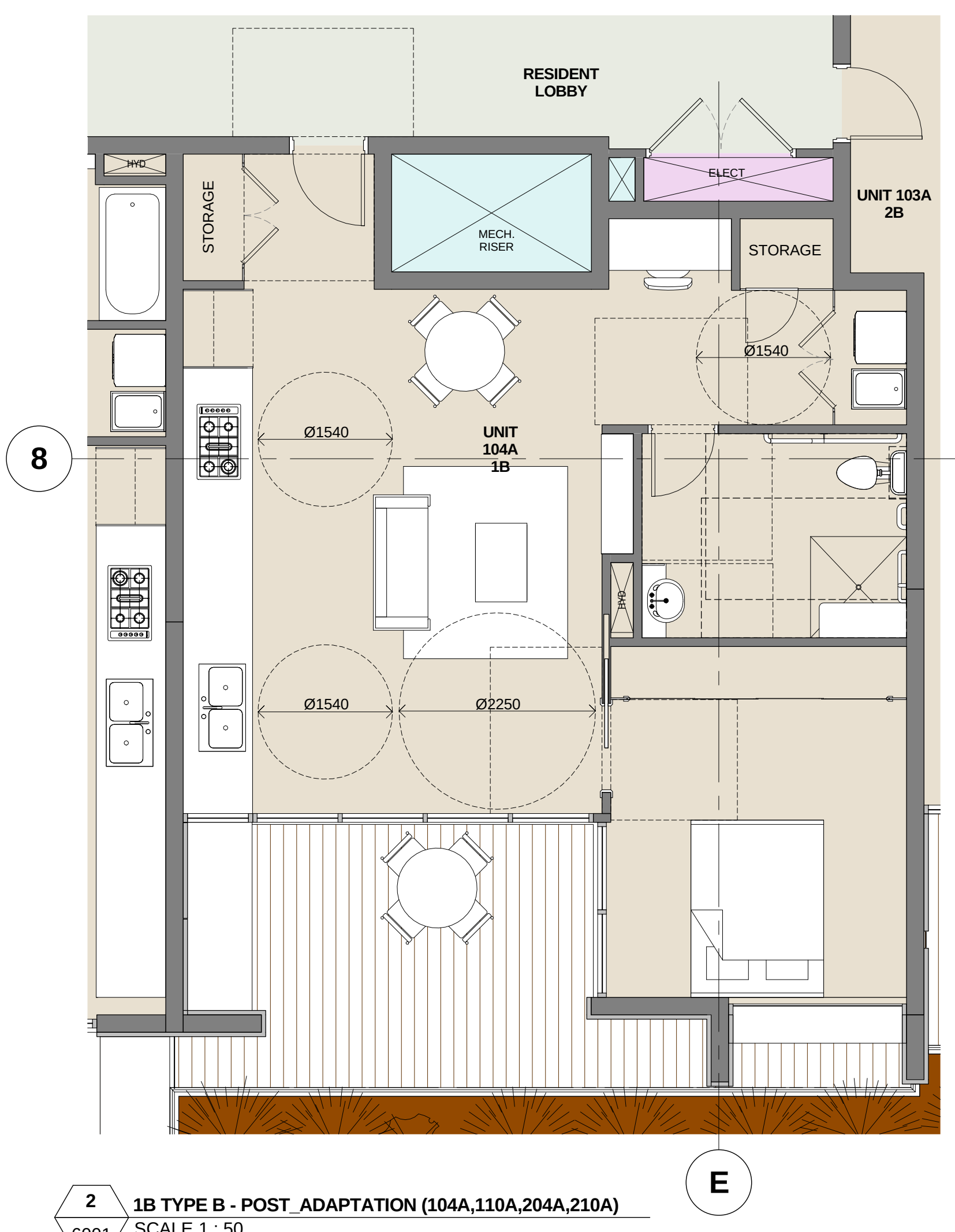
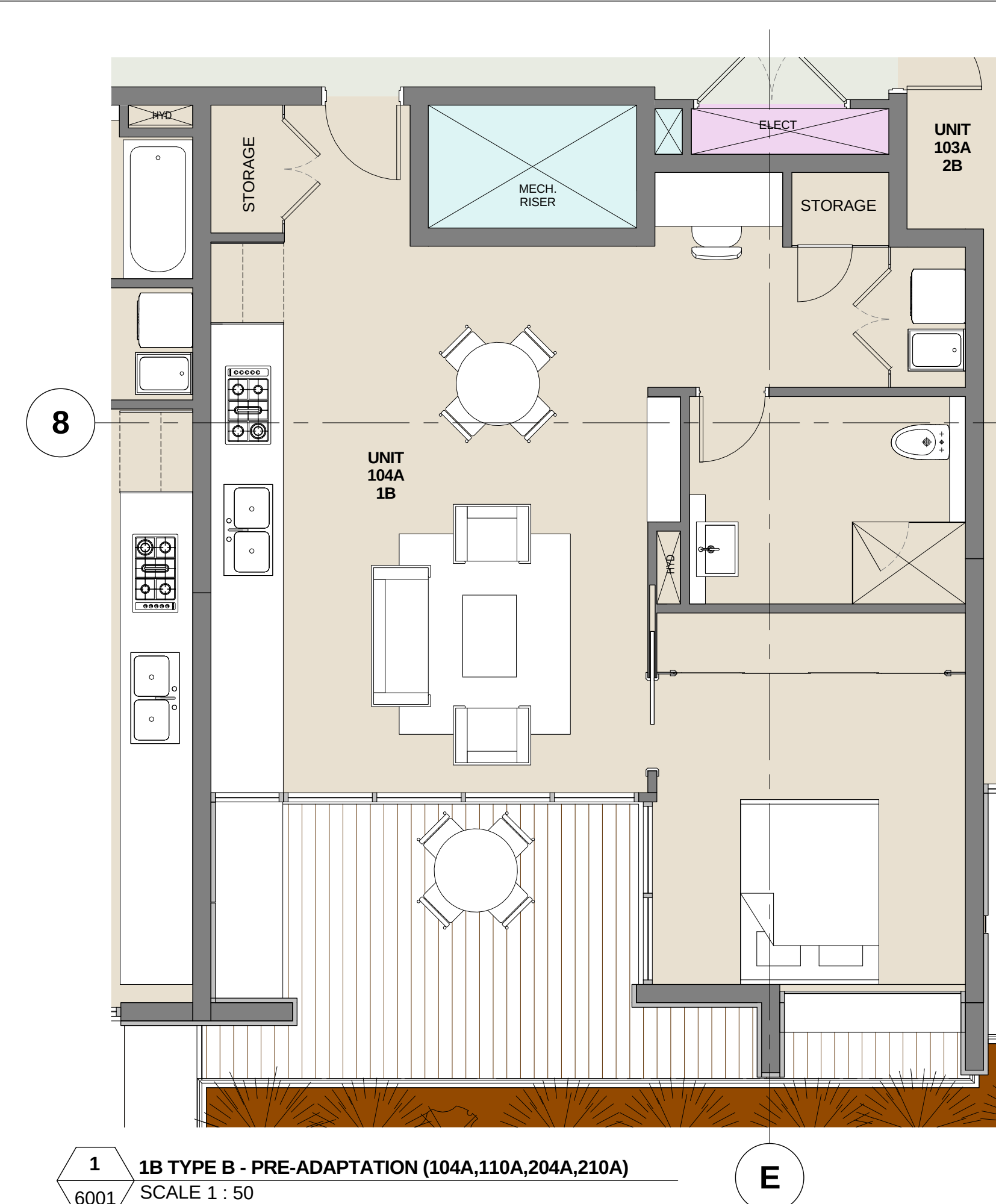
Project
LINDFIELD MIXED-USE DEVELOPMENT
23-37 LINDFIELD AVE & 11 HAVILAH LA
LINDFIELD NSW 2070

Drawn: MQ	Checked: VD	Date: 20/05/2013
-----------	-------------	------------------

Drawing Title
VEHICLE ACCESS PLAN

LOWER GROUND FLOOR
PREFERRED PROJECT SUBMISSION

CA 2924	ADAZ	6000	B
Project no.	Drawing Phase.	Drawing No.	Rev



Notes
All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

Copyright
The copyright of this drawing together with any other documents prepared by crone partners architecture studios. pty ltd (cp) remains the property of cp. crone partners grants licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.

Quality Assurance System

Authorised By: _____ Date: _____

Rev	DESCRIPTION	By	Date
A	ISSUED FOR SECTION 75W SUBMISSION	MQ	20/11/2012
B	ISSUED FOR PREFERRED PROJECT REPORT SUBMISSION	MQ	20/05/2013

Builder

Client
ANKA (CIVIC CENTER) PTY LTD
LEVEL 3
179-191 NEW SOUTH HEAD RD
EDGECLIFF, SYDNEY NSW 2027
Ph: +61 2 9302 3000
Fax: +61 2 9302 3030

Structural Engineer
AECOM
Level 21, 420 George St, Sydney NSW 2000
Ph: 02 8934 0000 Fax: 02 8934 0001

Mechanical Engineer
WOOD & GRIEVE ENGINEERS
Level 454 - 456 Pacific Highway,
St. Leonards, NSW 2000
Ph: 02 8484 7000 Fax: 02 8484 7100

Electrical Engineer
WOOD & GRIEVE ENGINEERS
Level 454 - 456 Pacific Highway,
St. Leonards, NSW 2000
Ph: 02 8484 7000 Fax: 02 8484 7100

Hydraulic Engineer
INSYNC SERVICES
Suite 8, Level 2, 56 Church Ave,
Mascot, NSW 2015
Ph: 02 9669 4311 Fax: 02 9669 4322

Landscape Architect
ASPECT Studios
Studio G1 - Level 6, 61 Marlborough St
Surry Hills, NSW 2010
Ph: 02 9699 7182 Fax: 02 9699 7192

KEY

Scale 1 : 50 @A1

cronepartners
Cronepartners
level 2, 364 kent street,
sydney, nsw 2000, australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301

Project
LINDFIELD MIXED-USE DEVELOPMENT
23-37 LINDFIELD AVE & 11 HAVILAH LA
LINDFIELD NSW 2070

Drawn: MQ	Checked: VD	Date: 20/05/2013
-----------	-------------	------------------

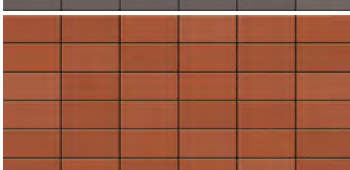
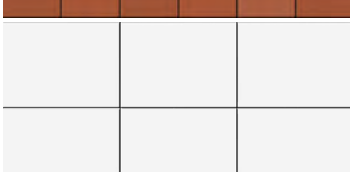
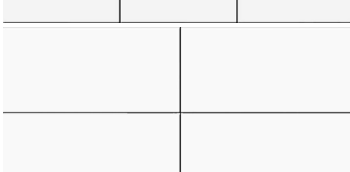
Drawing Title
ADAPTATION DETAIL PLANS

PREFERRED PROJECT SUBMISSION			
CA 2924	ADAZ	6001	B
Project no.	Drawing Phase.	Drawing No.	Rev

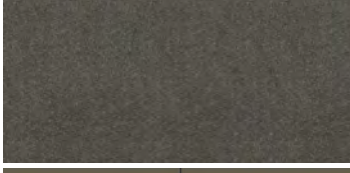
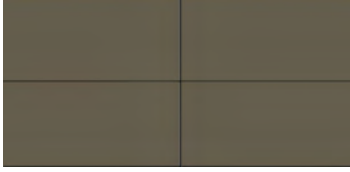
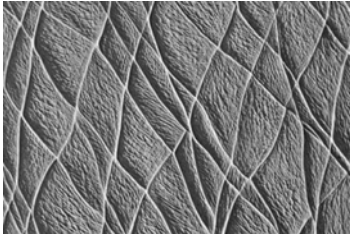
PREFERRED PROJECT REPORT SUBMISSION



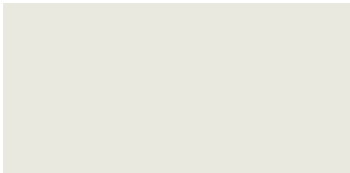
WALL CLADDING - RESIDENTIAL

A		Terracade TN - Colour: Simpson
B		Terracade TN - Colour: Tanami
C		Vitrapanel CFC - Colour: White (F200 R6945)
D		Vitrabond ACP - Colour: White 902

WALL CLADDING - RETAIL

E		Deemah - Colour: Basaltino Classico
F		Vitrabond ACP - Colour: Bronze (colour to match Electro Medium Bronze)
G		Concrete Facade Pattern - Reckli_2/185 Simmental

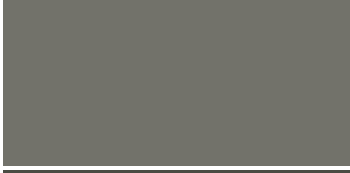
WALL PAINTING

H		Dulux - Colour: Timeless Grey
J		Dulux - Colour: Whisper White

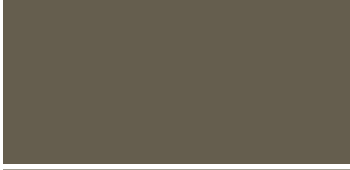
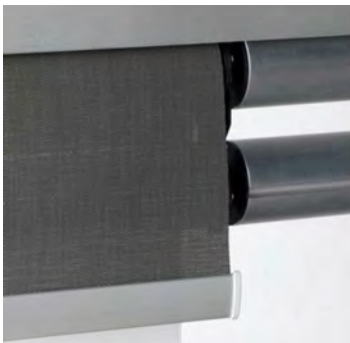
GLAZING

K		Balustrade Glass - Toughened Glass - Colour: Clear
L		Door / Window Glass - Laminated Glass - Colour: Clear

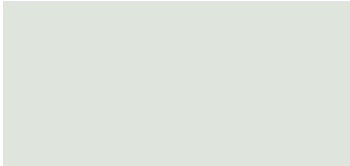
Metal Framing

M		Door / Window Frame - Anodised Aluminium - Satin Finish - Colour: Slate Grey
N		Sunshade / Balustrade / Structural Steel Frame - Powdercoated Satin Finish - Colour: Dulux Precious "Gunmetal Kinetic"

SunShade

O		Vertical Sunshade Blades - Powdercoated - Colour: Interpon D1000 "Anodic Natural Silk"
P		Venetian Sunshade Blades - Powdercoated - Colour: Electro Medium Bronze 9068183K
Q		Venetian Sunshade Blades - Powdercoated - Colour: Electro Shimmering Champagne 9063116K
R		Fabric Sunshade Blades - Fabric - Colour: X Screen "Black Pearl"

Metal Deck Roofing / Awning

S		Colourbond - Colour: Surfmist
---	---	----------------------------------

Notes
All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

Copyright
The copyright of this drawing together with any other documents prepared by crone partners architecture studios. pty ltd (cp) remains the property of cp. crone partners grants licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.

Quality Assurance System

Authorised By: _____ Date: _____

Rev	DESCRIPTION	By	Date
A	ISSUED FOR SECTION 75W SUBMISSION	MQ	20/11/2012
B	ISSUED FOR PREFERRED PROJECT REPORT SUBMISSION	MQ	20/05/2013

Builder

Client
ANKA (CIVIC CENTER) PTY LTD
LEVEL 3
179-191 NEW SOUTH HEAD RD
EDGECLIFF, SYDNEY NSW 2027
Ph: +61 2 9302 3000
Fax: +61 2 9302 3030

Structural Engineer
AECOM
Level 21, 420 George St, Sydney NSW 2000
Ph: 02 8934 0000 Fax: 02 8934 0001

Mechanical Engineer
WOOD & GRIEVE ENGINEERS
Level 454 - 456 Pacific Highway,
St Leonards, NSW 2000
Ph: 02 8484 7000 Fax: 02 8484 7100

Electrical Engineer
WOOD & GRIEVE ENGINEERS
Level 454 - 456 Pacific Highway,
St Leonards, NSW 2000
Ph: 02 8484 7000 Fax: 02 8484 7100

Hydraulic Engineer
INSYNC SERVICES
Suite 8, Level 2, 56 Church Ave,
Mascot, NSW 2015
Ph: 02 9669 4311 Fax: 02 9669 4322

Landscape Architect
ASPECT Studios
Studio G1 - Level 6, 61 Marlborough St
Sunny Hills, NSW 2010
Ph: 02 9699 7182 Fax: 02 9699 7192

KEY

Scale @A1

cronepartners
Cronepartners
level 2, 364 kent street,
sydney, nsw 2000, australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301

Project
LINDFIELD MIXED-USE DEVELOPMENT
23-37 LINDFIELD AVE & 11 HAVILAH LA
LINDFIELD NSW 2070

Drawn: MQ Checked: VD Date: 20/05/2013

Drawing Title
MATERIALS & FINISHES SCHEDULE

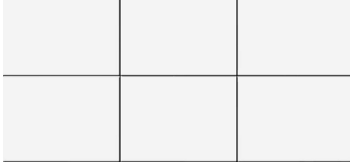
SHEET 1 OF 2
PREFERRED PROJECT SUBMISSION

CA 2924 Project no.	ADAZ Drawing Phase.	6002 Drawing No.	B Rev
-------------------------------	-------------------------------	----------------------------	-----------------

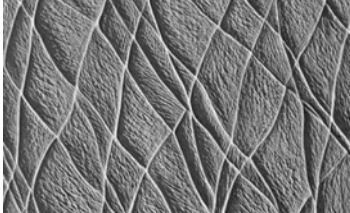
PREFERRED PROJECT REPORT SUBMISSION



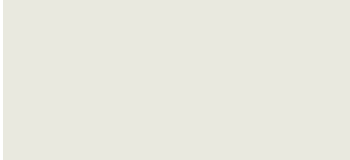
WALL CLADDING - RESIDENTIAL

A		Terracade TN - Colour: Simpson
B		Terracade TN - Colour: Tanami
C		Vitrapanel CFC - Colour: White (F200 R6945)
D		Vitrabond ACP - Colour: White 902

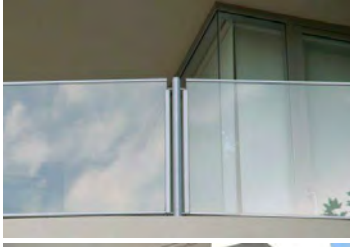
WALL CLADDING - RETAIL

E		Deemah - Colour: Basaltino Classico
F		Vitrabond ACP - Colour: Bronze (colour to match Electro Medium Bronze)
G		Concrete Facade Pattern - Reckli_2/185 Simmental

WALL PAINTING

H		Dulux - Colour: Timeless Grey
J		Dulux - Colour: Whisper White

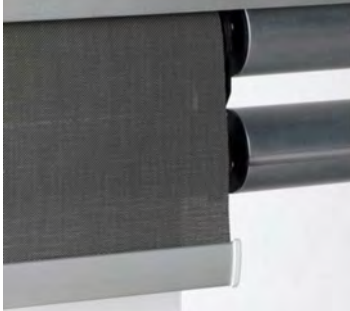
GLAZING

K		Balustrade Glass - Toughened Glass - Colour: Clear
L		Door / Window Glass - Laminated Glass - Colour: Clear

Metal Framing

M		Door / Window Frame - Anodised Aluminium - Satin Finish - Colour: Slate Grey
N		Sunshade / Balustrade / Structural Steel Frame - Powdercoated Satin Finish - Colour: Dulux Precious "Gunmetal Kinetic"

SunShade

O		Vertical Sunshade Blades - Powdercoated - Colour: Interpon D1000 "Anodic Natural Silk"
P		Venetian Sunshade Blades - Powdercoated - Colour: Electro Medium Bronze 9068183K
Q		Venetian Sunshade Blades - Powdercoated - Colour: Electro Shimmering Champagne 9063116K
R		Fabric Sunshade Blades - Fabric - Colour: X Screen "Black Pearl"

Metal Deck Roofing / Awning

S		Colourbond - Colour: Surfmist
---	---	----------------------------------

Notes
All dimensions and setbacks to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

Copyright
The copyright of this drawing together with any other documents prepared by crone partners architecture studios. pty ltd (cp) remains the property of cp. crone partners grants licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.

Quality Assurance System			
Authorised By:		Date:	
Rev	DESCRIPTION	By	Date
A	ISSUED FOR SECTION 75W SUBMISSION	MQ	20/11/2012
B	ISSUED FOR PREFERRED PROJECT REPORT SUBMISSION	MQ	20/05/2013

Builder

Client
ANKA (CIVIC CENTER) PTY LTD
LEVEL 3
179-191 NEW SOUTH HEAD RD
EDGECLIFF, SYDNEY NSW 2027
Ph: +61 2 9302 3000
Fax: +61 2 9302 3030



Structural Engineer AECOM Level 21, 420 George St, Sydney NSW 2000 Ph: 02 8934 0000 Fax: 02 8934 0001	
Mechanical Engineer WOOD & GRIEVE ENGINEERS Level 454, 454-456 Pacific Highway, St Leonards, NSW 2000 Ph: 02 8484 7000 Fax: 02 8484 7100	
Electrical Engineer WOOD & GRIEVE ENGINEERS Level 454, 454-456 Pacific Highway, St Leonards, NSW 2000 Ph: 02 8484 7000 Fax: 02 8484 7100	
Hydraulic Engineer INSYNC SERVICES Suite 8, Level 2, 56 Church Ave, Mascot, NSW 2015 Ph: 02 9669 4311 Fax: 02 9669 4322	
Landscape Architect ASPECT Studios Studio G1 - Level 6, 61 Marlborough St Surry Hills, NSW 2010 Ph: 02 9699 7182 Fax: 02 9699 7192	

KEY

Scale @A1

cronepartners
Cronepartners
level 2, 364 kent street,
sydney, nsw 2000, australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301

Project
LINDFIELD MIXED-USE DEVELOPMENT
23-37 LINDFIELD AVE & 11 HAVILAH LA
LINDFIELD NSW 2070

Drawn: MQ	Checked: VD	Date: 20/05/2013
-----------	-------------	------------------

Drawing Title
MATERIALS & FINISHES SCHEDULE

SHEET 2 OF 2
PREFERRED PROJECT SUBMISSION

CA 2924	ADAZ	6003	B
Project no.	Drawing Phase.	Drawing No.	Rev

PREFERRED PROJECT REPORT SUBMISSION



External Sign

Building Identification Sign / Retail Sign
Lindfield Avenue

Description:
Sign structures and cladding are to be designed by the project specific architect on site by site basis.

The designs on this page are indicative only. Final designs, finishes and dimensions are to be determined based on site specific criteria.

Performance Expectations:
The building identification sign location as shown. ANKA to confirm specific details. ie. Lindfield Tower
The building logo and letters are to be fabricated with an opal acrylic face and with the sides of the letters in white opaque acrylic

The retail tenant boxes' location as shown. ANKA to confirm specific details. ie. IAG.



External Sign

Building Identification Sign / Retail Sign
Kochia Lane

Description:
Sign structures and cladding are to be designed by the project specific architect on site by site basis.

The designs on this page are indicative only. Final designs, finishes and dimensions are to be determined based on site specific criteria.

Performance Expectations:
The building identification sign location as shown. ANKA to confirm specific details. ie. Lindfield Tower
The building logo and letters are to be fabricated with an opal acrylic face and with the sides of the letters in white opaque acrylic

The retail tenant boxes' location as shown. ANKA to confirm specific details. ie. IAG.

1 SIGNAGE - Lindfield Ave
6500 NOT TO SCALE

2 SIGNAGE - Kochia Lane
6500 NOT TO SCALE



External Sign

Tenant / Parking Signage Box
Havilah Lane

Description:
Sign structures and cladding are to be designed by the project specific architect on site by site basis.

The designs on this page are indicative only. Final designs, finishes and dimensions are to be determined based on site specific criteria.

Performance Expectations:
The building identification sign location as shown. ANKA to confirm specific details. ie. Lindfield Tower
The building logo and letters are to be fabricated with an opal acrylic face and with the sides of the letters in white opaque acrylic

The illuminated parking signage box's location as shown, Size to be confirm on site to make sure headroom no less than 4700mm. The box is made up of a metal frame spray painted to match PMS 2757. The front and back faces are opal acrylic panels with internal fluorescent illumination. The front face is to be removable to allow access to the lights.
The arrow and "P" is applied laser cut opaque vinyl onto the opal acrylic illuminated face.
All external sign boxes are to be fully sealed and waterproof. Illumination is to be even with no hot/dark spots or light leakage.
Any applied vinyl is to be free of bubbles, creases or other imperfections.

3 SIGNAGE - Havilah Lane
6500 NOT TO SCALE



External Sign

Under-awning Signage Box
Project Wide

Description:
Advertising sign to comply
One sign per retail tenant fronting the street:
a) must not exceed 2.5 metres in length and must not project beyond the edge of the awning,
except in the case of an awning wholly within the boundaries of the allotment occupied by the building;
b) must not exceed 0.3 metres in depth;
c) must be not less than 2.6 metres from existing ground level at any point.
d) must be erected at right angles to the property boundary of the building to which the awning is attached;
e) must be located within 3.0 metres of the centre of the building facade;
f) no top hamper signs.

Performance Expectations:
a) The advertising sign must comply with all relevant provisions of:
- State Environmental Planning Policy No. 64 - Advertising and Signage;
- the Environmental Planning and Assessment Act 1979;
- the Ku-ring-gai Planning Scheme Ordinance; and
- the Local Government Act 1993.
- the Ku-ring-gai Advertising Signs Development Control Plan No.28
b) The advertising must be of a design that is in sympathy with the character of the building to which they are affixed.
c) The proposed advertising must not be the dominant visual element on the subject building, group or buildings or streetscape.

- NOTE:**
- THIS DOCUMENT FORMS THE BASIS FOR THE SIGNAGE CONTRACTOR TO DEVELOP SITE SPECIFIC WORKSHOP DRAWINGS FOR ANKA APPROVAL.
 - THE MANUFACTURER IS TO PROVIDE DETAILED WORKSHOP DRAWINGS TO ENSURE MANUFACTURABILITY OF SIGNAGE AND COMPONENTS. MANUFACTURER TO PROVIDE ENGINEERING CERTIFICATION WHERE NECESSARY. SIGNAGE MOUNTING METHOD TO BE APPROVED BY ANKA.
 - USE ORIGINAL DIGITAL FILES SUPPLIED FOR ALL LOGO AND TYPE REPRODUCTION WHERE PROVIDED. REFER TO COLOUR ARTWORK FOR EXACT GRAPHIC AND COLOUR SPECIFICATION.
 - ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BEFORE FABRICATION. ANY DISCREPANCIES NOT BROUGHT TO IMMEDIATE NOTICE WILL BE DEEMED TO BE THE RESPONSIBILITY OF THE CONTRACTOR OR FABRICATOR INVOLVED. ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE FROM DRAWINGS.
 - THIS DRAWING SHEET SHOULD BE PLOTTED IN COLOUR TO CLEARLY IDENTIFY THE DIAGRAM.

Notes

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect.

Copyright

The copyright of this drawing together with any other documents prepared by crone partners architecture studios. pty ltd (cp) remains the property of cp. crone partners grants licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the permission of cp.

Quality Assurance System

Authorised By:

Date:

Rev	DESCRIPTION	By	Date
A	ISSUED FOR SECTION 75W SUBMISSION	MQ	20/11/2012
B	ISSUED FOR PREFERRED PROJECT REPORT SUBMISSION	MQ	20/05/2013

Builder

Client

ANKA (CIVIC CENTER) PTY LTD

LEVEL 3

179-191 NEW SOUTH HEAD RD

EDGECLIFF, SYDNEY NSW 2027

Ph: +61 2 9302 3000

Fax: +61 2 9302 3030



Structural Engineer AECOM Level 21, 420 George St, Sydney NSW 2000 Ph: 02 8934 0000 Fax: 02 8934 0001	
Mechanical Engineer WOOD & GRIEVE ENGINEERS Level 3, 454 - 456 Pacific Highway, St. Leonards, NSW 2000 Ph: 02 8484 7000 Fax: 02 8484 7100	
Electrical Engineer WOOD & GRIEVE ENGINEERS Level 3, 454 - 456 Pacific Highway, St. Leonards, NSW 2000 Ph: 02 8484 7000 Fax: 02 8484 7100	
Hydraulic Engineer INSYNC SERVICES Suite 8, Level 2, 56 Church Ave. Mascot, NSW 2015 Ph: 02 9669 4311 Fax: 02 9669 4322	
Landscape Architect ASPECT Studios Studio 61 - Level 6, 61 Marlborough St Surry Hills, NSW 2010 Ph: 02 9699 7182 Fax: 02 9699 7192	

KEY

Scale As indicated @A1

cronepartners

Cronepartners

level 2, 364 kent street,

sydney, nsw 2000, australia

Ph: +61 2 8295 5300

Fax: +61 2 8295 5301

Project

LINDFIELD MIXED-USE DEVELOPMENT

23-37 LINDFIELD AVE & 11 HAVILAH LA

LINDFIELD NSW 2070

Drawn: MQ	Checked: VD	Date: 20/05/2013
-----------	-------------	------------------

Drawing Title

SIGNAGE - EXTERNAL

PREFERRED PROJECT SUBMISSION

CA 2924	ADAZ	6500	B
Project no.	Drawing Phase.	Drawing No.	Rev

PREFERRED PROJECT REPORT SUBMISSION