



Context 12 April 2012
Proposed building envelope shown in red



Site 12 April 2012
Proposed building envelope shown in red

LEGEND

- PROPOSED BUILDING ENVELOPE
- NEIGHBOURING COMMERCIAL BUILDING (SHOWN FOR CONTEXT, UNDER CONSTRUCTION, NOT PART OF THIS APPLICATION)

THE GPT GROUP
Level 51 MLC Centre 19 Martin Pl Sydney
NSW 2000 AU

LEND LEASE
The Band, 30 Hickson Road, Millers Point,
NSW 2000 AU

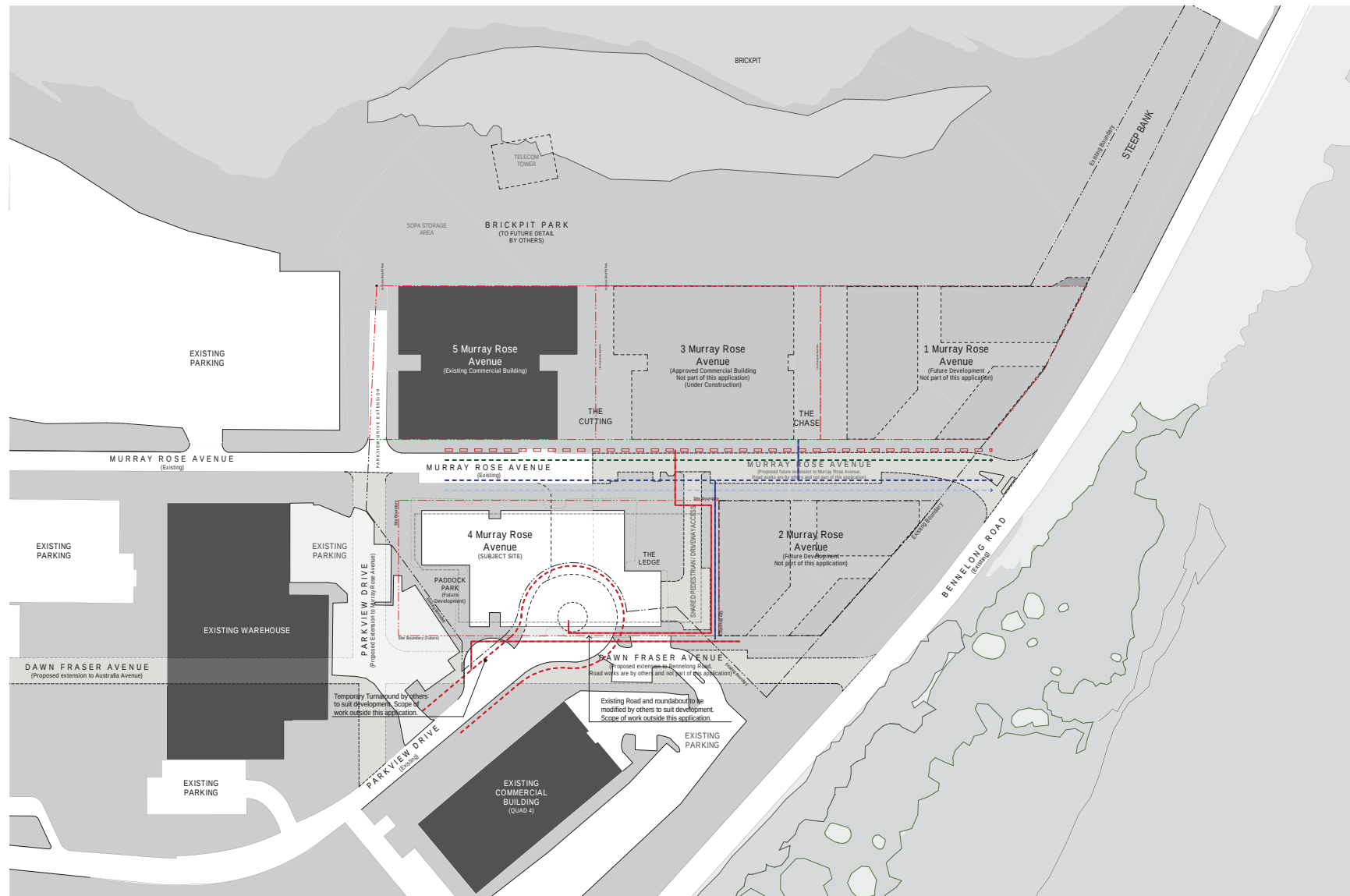
GPT

Lend Lease

Project No. 4407
4 Murray Rose Avenue SGP NSW 2127 AU
GENERAL Photomontages

12022
EAD07
B

turner

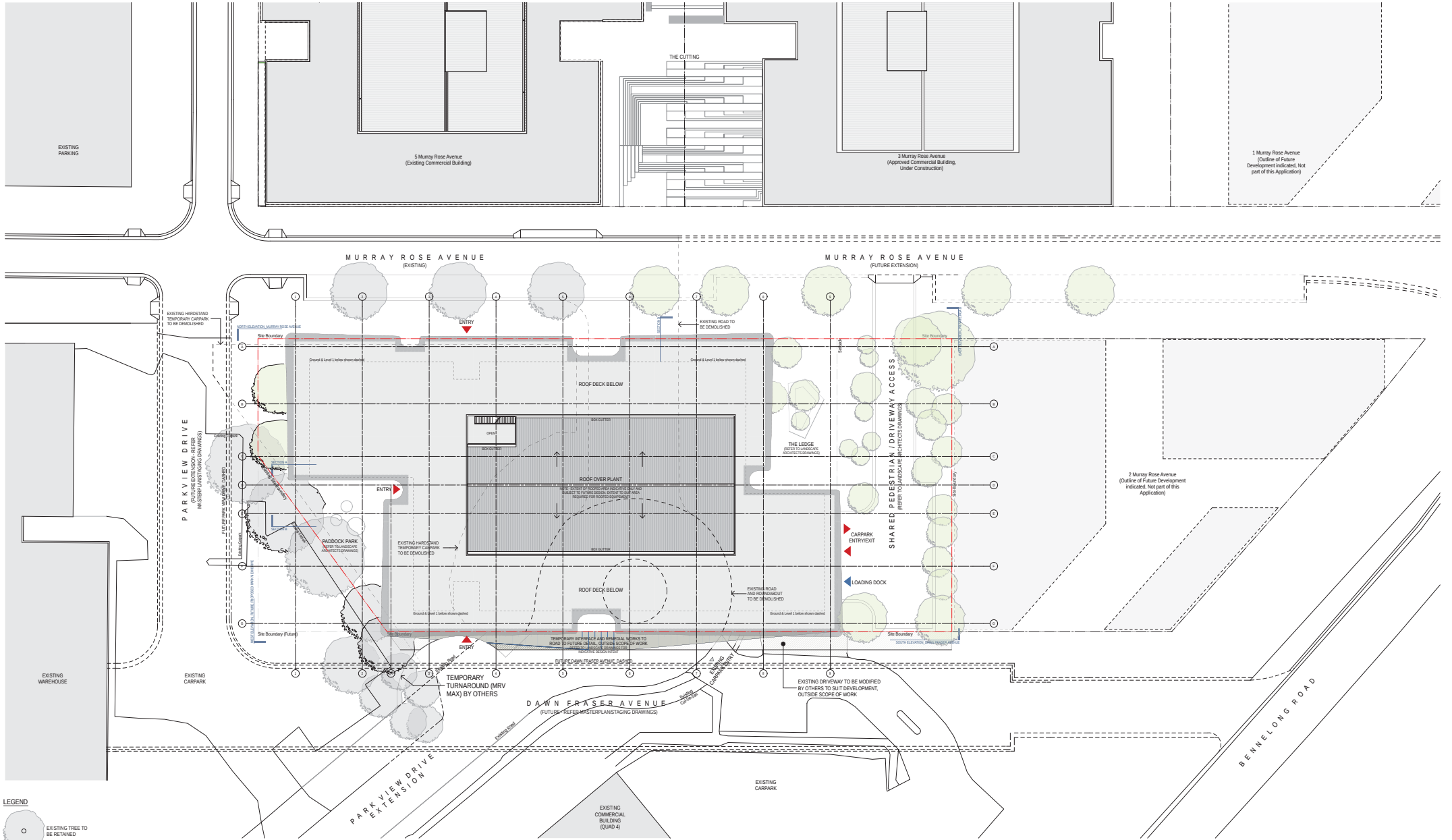


LEGEND

	EXISTING HV CABLES TO BE EXTINGUISHED		EXISTING ROADS
	NEW HV CABLES		FUTURE ROAD EXTENSIONS PROPOSED
	EXISTING ELECTRICAL FEED		FUTURE DEVELOPMENTS
	EXISTING SEWER		EXISTING BUILDINGS
	NEW SEWER		SUBJECT BUILDING (PROPOSED)
	STORMWATER		
	WATER		
	BOUNDARY (EXISTING)		
	PROPOSED BOUNDARIES FOR FUTURE DEVELOPMENTS		

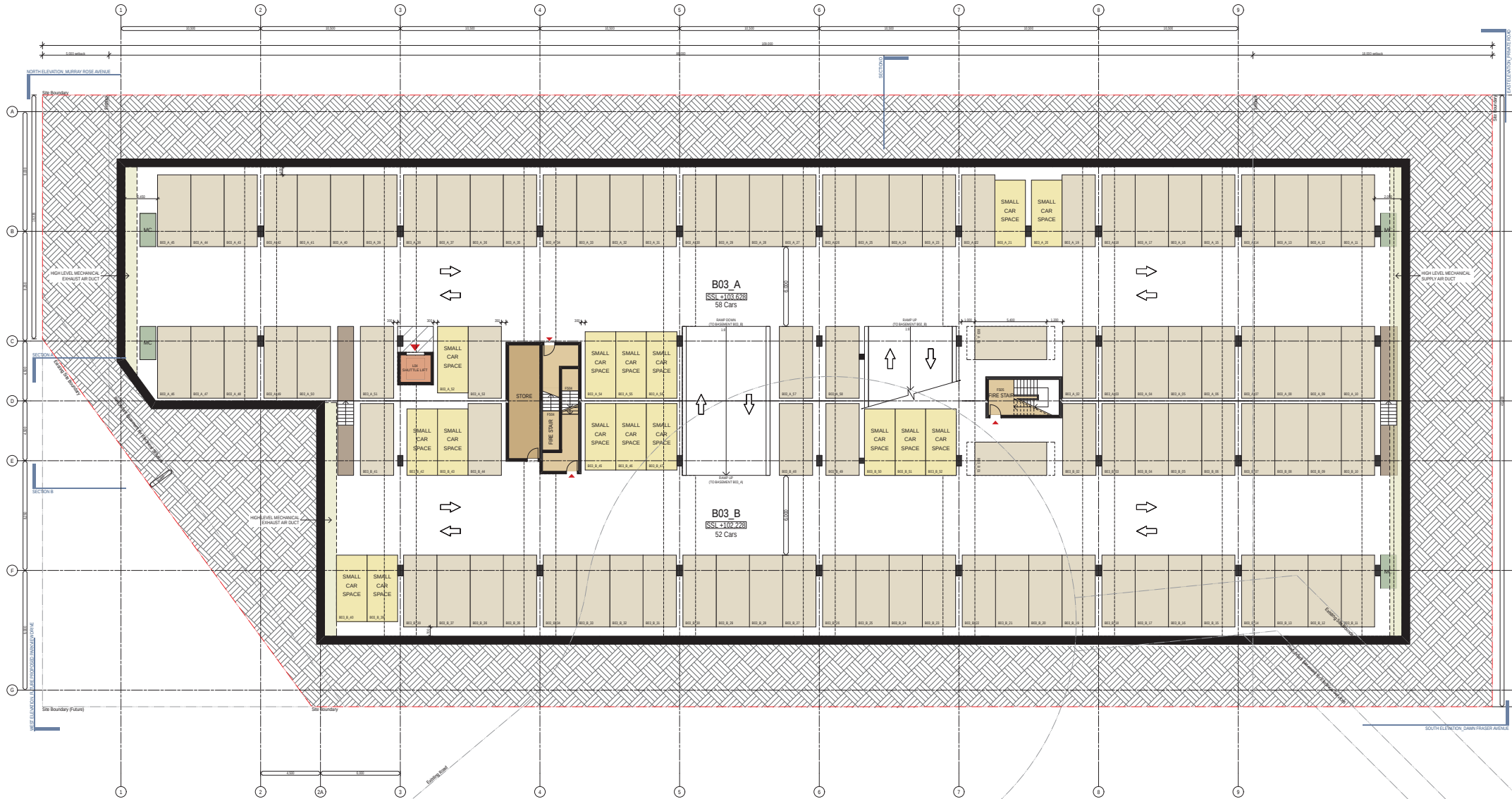
NOTES

- Services delivery will be subject to detailed design and works by others
- New HV link from the north of our site to the proposed on site substation shown. Existing HV route around the roundabout to be retained as shown
- Proposed new sewer extension as shown
- All other services are designed and delivered by SOPA and will be part of a separate application
- The easement running along the SW boundary line is redundant (cables were cut during the SMR construction). This easement will need to be extinguished
- Contractor will need to take the usual considerations before commencing piling work. Cables will need to be identified and cut away, sleeves be inserted to depths 600 (depending on the depth of the easement) to address the risk of any collapse, etc.
- Refer to Masterplan 'Day 1' and 'Future' for further information and understanding of site and context



- LEGEND**
- EXISTING TREE TO BE RETAINED
 - PROPOSED TREE, REFER TO LANDSCAPE ARCHITECTS DRAWINGS

MURRAY ROSE AVENUE

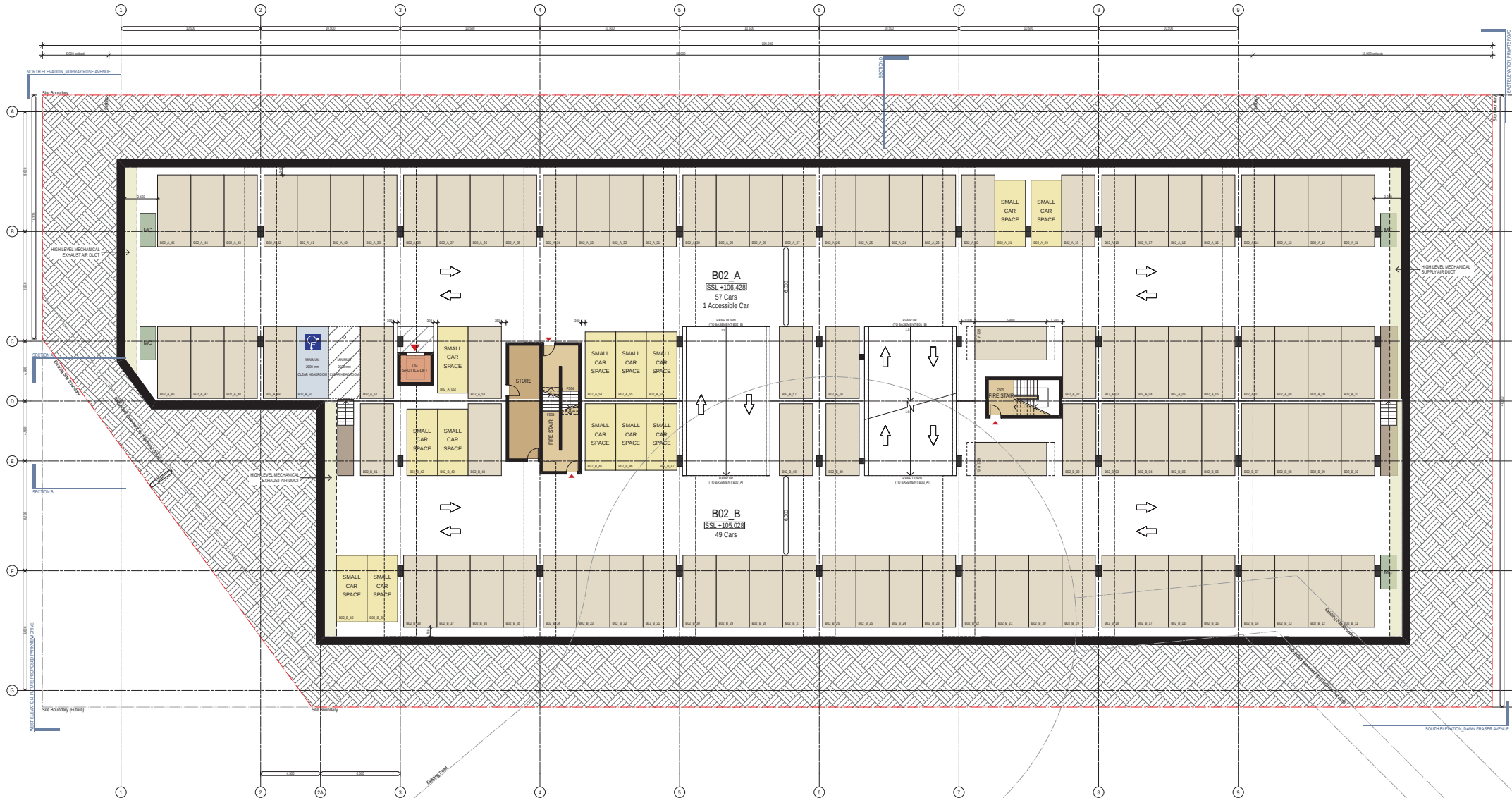


DAWN FRASER AVENUE (FUTURE - REFER MASTERPLAN/STAGING DRAWINGS)

LEGEND

- STANDARD CAR: 2,500 x 5,400
- SMALL CAR: 2,300 x 5,000
- ACCESSIBLE CAR: 2 x 2,400 x 5,400
- MOTORCYCLE: 1,200 x 2,500

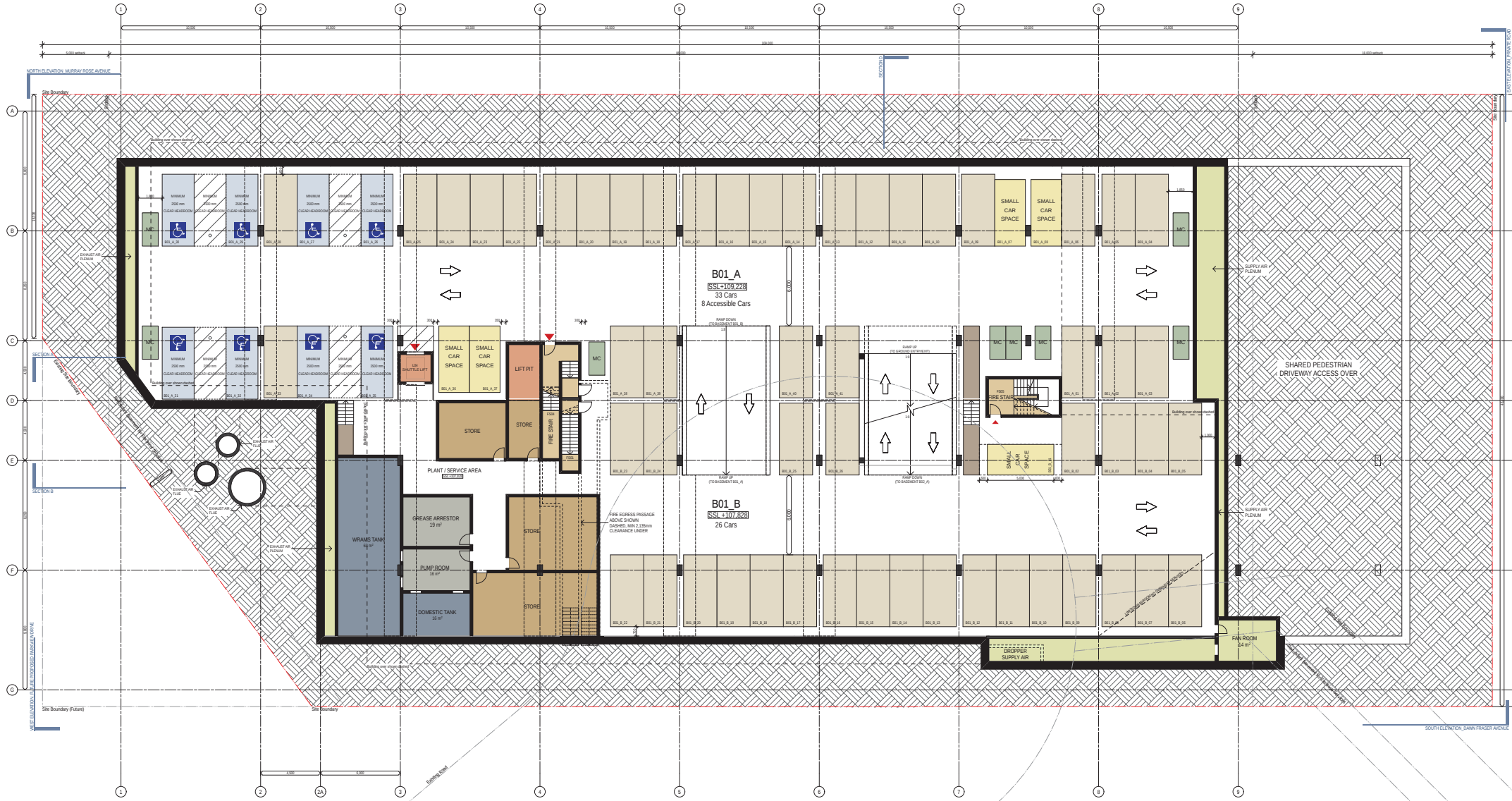
MURRAY ROSE AVENUE



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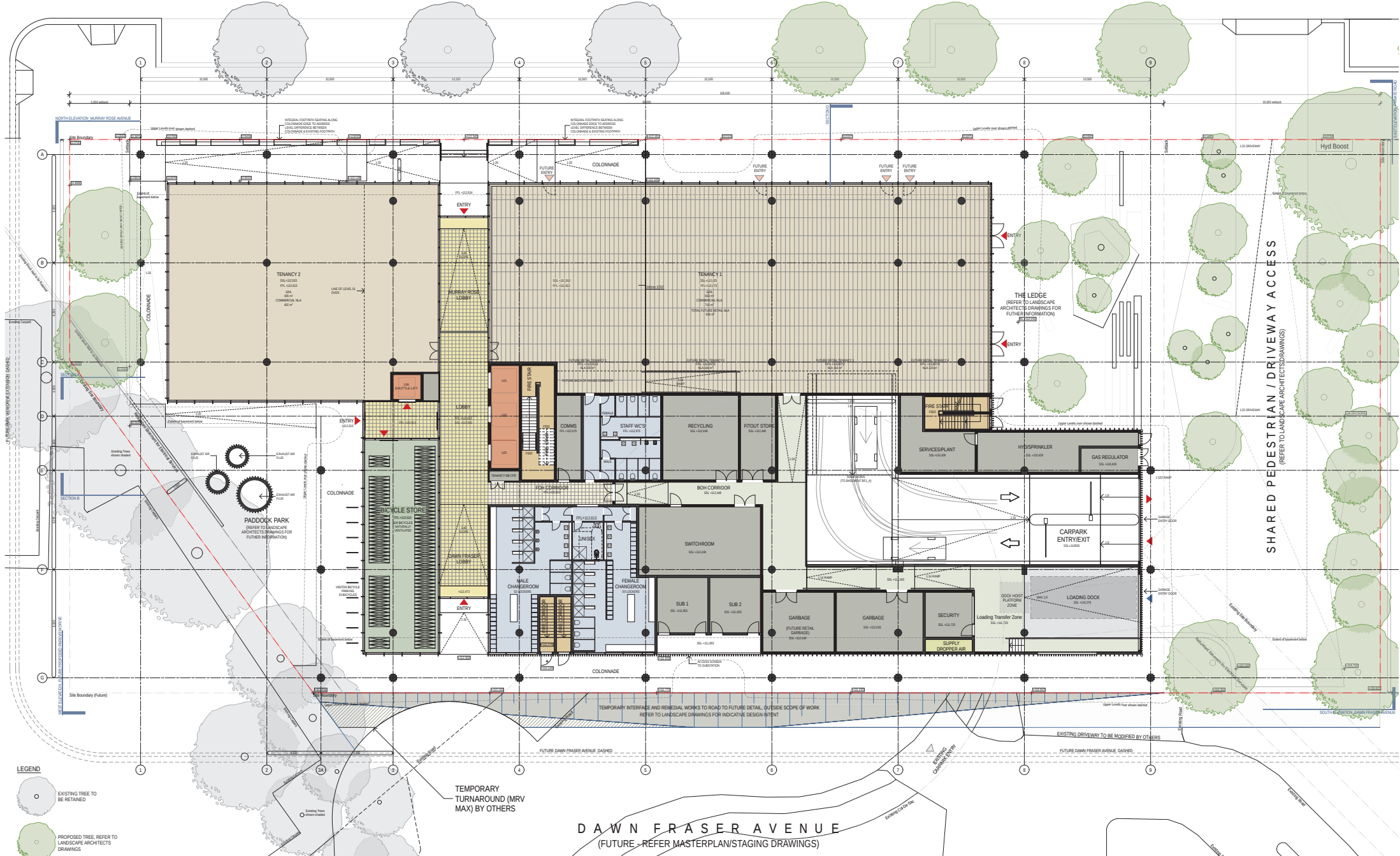


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MURRAY ROSE AVENUE



LEGEND



TEMPORARY TURNAROUND (MRV MAX) BY OTHERS

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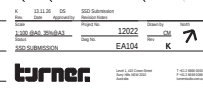


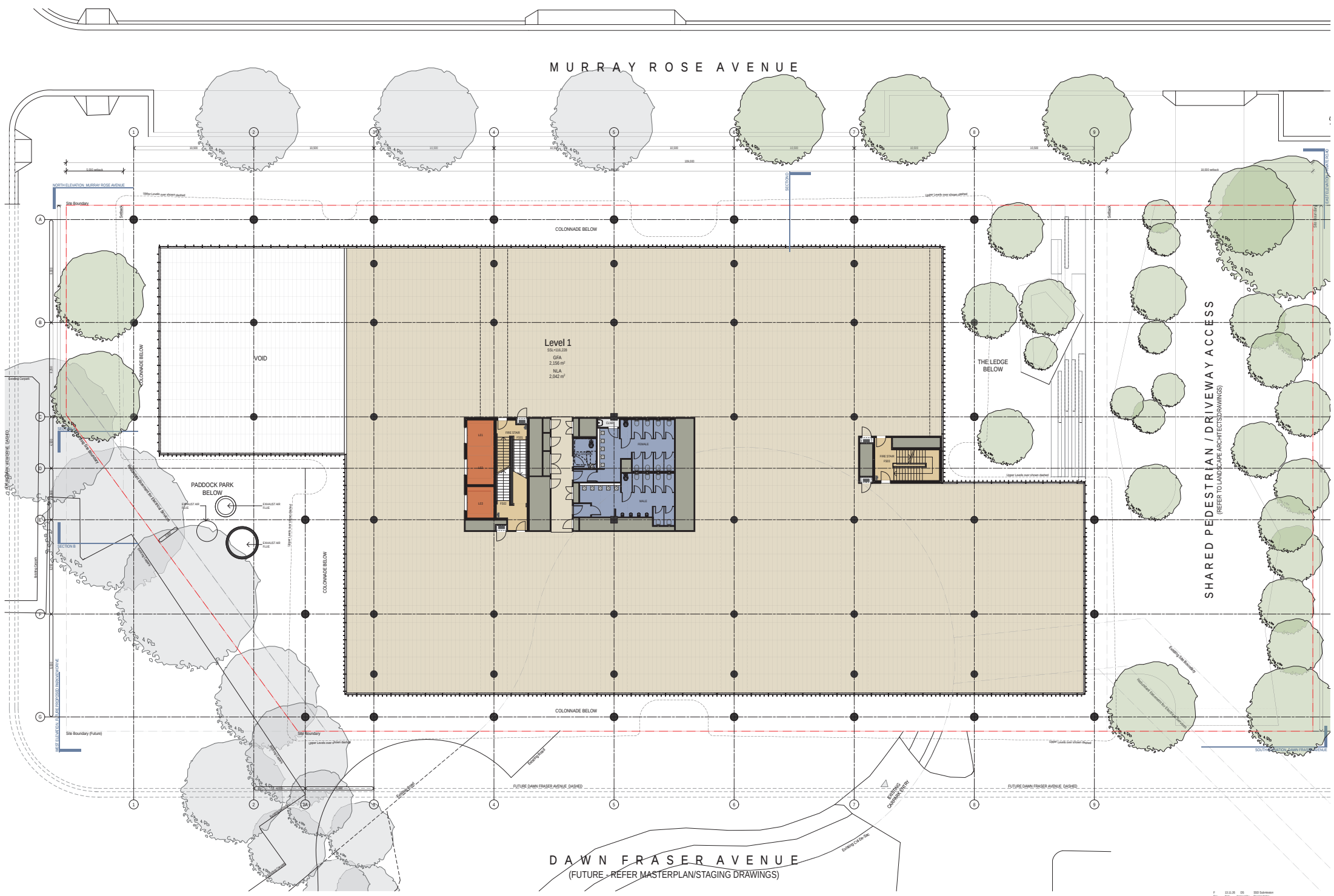
PROJECT
MRV
4 Murray Rose Avenue SOP NSW 2127 AU

DATE
12/02/2022

SCALE
EASD4 K

PLANS
Ground Level





MURRAY ROSE AVENUE



MURRAY ROSE AVENUE

Level 3
 SBL+123.728
 GFA 3,302 m²
 NLA (One Tenant) 2,992 m²
 NLA (4 Tenant Subdivision) 2,912 m²

SHARED PEDESTRIAN / DRIVEWAY ACCESS
 (REFER TO LANDSCAPE ARCHITECT DRAWINGS)

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 (FUTURE - REFER MASTERPLAN/STAGING DRAWINGS)

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