# '4 Murray Rose Avenue'

Prepared for and on behalf of the GPT Group

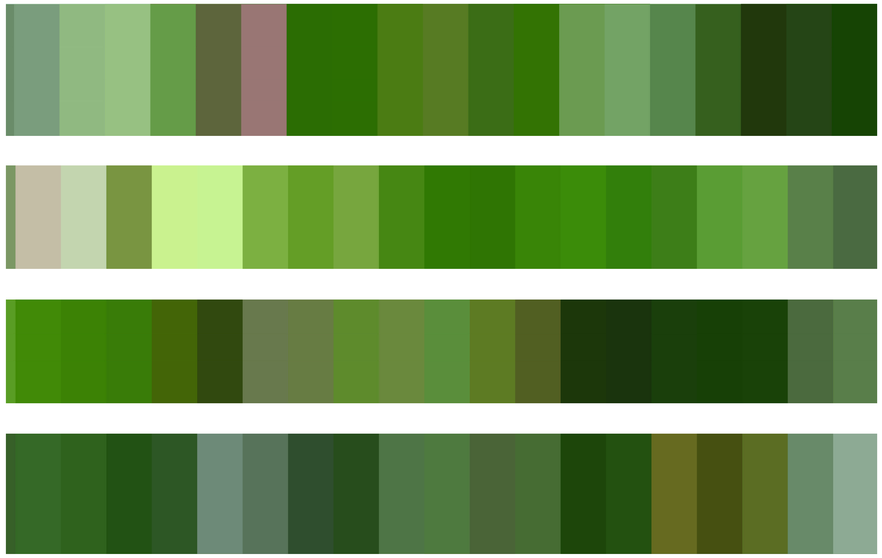
## State Significant Development Application

Revised Section 96 MOD2

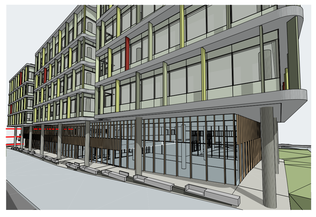
January 2017

### Drawing Schedule

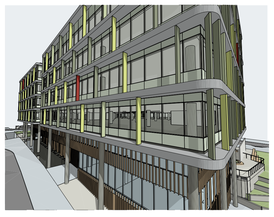
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|---|---|---|
| **For Assessment** | | |
| **EA000** | Cover Page | U |
| **EA001** | Site Analysis | J |
| **EA002** | Master Plan - 'Day 1' | J |
| **EA003** | Master Plan - 'Future' | J |
| **EA004** | Demolition Plan | G |
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| **EA101** | Basement 03 | V |
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| **EA104** | Ground Level | AH |
| **EA105** | Level 01 | R |
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| **EA107** | Level 03 | L |
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| **EA109** | Level 05 | L |
| **EA110** | Plant Level | N |
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| **EA300** | North Elevation | L |
| **EA301** | East Elevation | P |
| **EA302** | South Elevation | R |
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| **EA400** | Section A | M |
| **EA401** | Section B | K |
| *(EA402 NOT USED)* | | |
| **EA403** | Section D | H |
| **EA404** | Section E | C (No Change) |
| **EA405** | Section F | F (No Change) |
| **EA406** | Section G | B (No Change) |
| **EA500** | Shadow Analysis | E |
| **EA501** | Solar Analysis Study | C (No Change) |
| *(EA700 NOT USED)* | | |
| **EA701** | Perspective View 02 | C (No Change) |
| **EA800** | External Materials & Finishes Board | C (No Change) |
| **Appendix - For Information Only** | | |
| **EA810** | Ground Level - Future Proposed | N |
| **EA811** | South Elevation - Future Proposed | P |



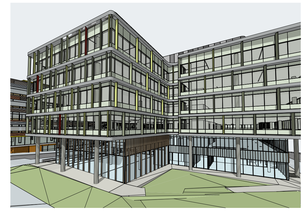
### Building Character Studies











### MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

BAL1 Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

CL1 Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

CL2 Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

CL3 Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

CL4 Cladding Type 4:
Decorative wall cladding system, colour to match CL2

GW1 Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW2 Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW3 Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

PF1 Paint Finish, Type 1:
Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

PF2 Paint Finish, Type 2:
Decorative wall finish, cement render and paint, with expressed vertical aluminium fins over, frequency of expressed fins vary. Powdercoat finish equal to GW1

SC1 Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

SC2 Screen, Type 2:
Vertical aluminium fins with integrated subframe. Powder coat finish, colour equal to GW2.

SC3 Screen, Type 3:
Perforated screen, to suit Mechanical Engineers Requirements

MV1 Mechanical Vents, Type 1
Mechanical Louvres to Engineers requirements. Powdercoat finish equal to GW1

S96

### NOTES

1. All levels given are based on HBD Datum (AHD + 100.078)

2. HV Cable Zone, Subject to authority/Ausgrid confirmation


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**4MR**
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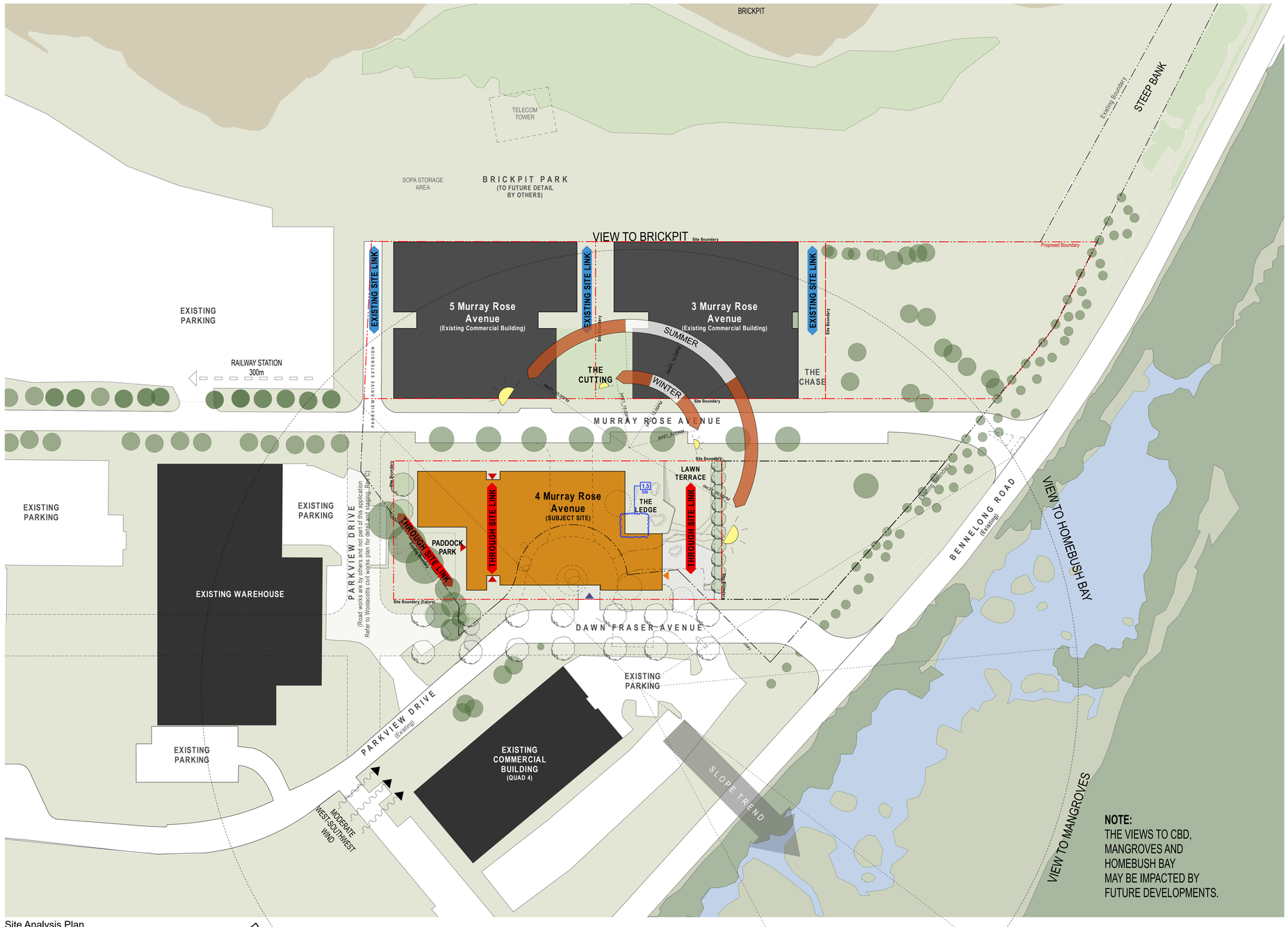
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| U | 30.01.17 | DS | Revised Section 96 Submission |

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Status: **SSD SUBMISSION - S96**
Project No.: **12022**
Dwg No.: **EA000**
Drawn by: **CM**
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Location Plan




Site Analysis Plan

**LEGEND**

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE, REFER TO LANDSCAPE ARCHITECTS DRAWINGS
- BOUNDARY (EXISTING)
- PROPOSED BOUNDARIES FOR FUTURE DEVELOPMENTS
- BUILDING ENTRY
- CARPARK ENTRY/EXIT
- SERVICES ENTRY
- EXISTING ROADS
- FUTURE ROAD EXTENSIONS PROPOSED
- FUTURE DEVELOPMENTS
- EXISTING BUILDINGS
- SUBJECT BUILDING (PROPOSED)
- UNDERCROFT
- BUILDINGS TO BE DEMOLISHED
- PROPOSED ACCESSIBLE PATH OF TRAVEL
- EXISTING/APPROVED ACCESSIBLE PATH OF TRAVEL
- PROPOSED FUTURE ACCESSIBLE PATH OF TRAVEL BY SOPA


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Drawing Title
**GENERAL**
**Site Analysis**

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|---|---|---|---|
| J | 27.01.17 | DS | Section 96 Submission |

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Status: SSD SUBMISSION - S96
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Dwg No.: EA001
Drawn by: CM
Rev: J
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TELECOM TOWER

SOPA STORAGE AREA

BRICKPIT PARK
(TO FUTURE DETAIL BY OTHERS)

EXISTING PARKING

EXISTING SITE LINK

5 Murray Rose Avenue
(Existing Commercial Building)

EXISTING SITE LINK

3 Murray Rose Avenue
(Existing Commercial Building)

EXISTING SITE LINK

1 Murray Rose Avenue
(Future Development
Not part of this application)

THE CUTTING

THE CHASE

PARKVIEW DRIVE EXTENSION

MURRAY ROSE AVENUE
(Existing)

NORTH ELEVATION

WEST ELEVATION

5m (Setback)

Upper Levels over shown dashed

86m

18m (Setback)

Site Boundary

COLONNADE

Extent of basement below

LAWN TERRACE

THROUGH SITE LINK

4 Murray Rose Avenue
(SUBJECT SITE)

1.5 RL 946

THE LEDGE

THROUGH SITE LINK

2 Murray Rose Avenue
(Future Development
Not part of this application)

46m

THROUGH SITE LINK

PADDOCK PARK
(Future Development)

Existing Boundary

Site Boundary (Future)

COLONNADE

Extent of basement below

Upper Levels over shown dashed

Site Boundary

SOUTH ELEVATION

EAST ELEVATION

BENNELONG ROAD
(Existing)

EXISTING PARKING

EXISTING WAREHOUSE

EXISTING PARKING

DAWN FRASER AVENUE
(Existing)

Existing Road and roundabout to be modified by others to suit development. Scope of work outside this application.

EXISTING PARKING

PARKVIEW DRIVE
(Existing)

EXISTING COMMERCIAL BUILDING
(QUAD 4)

## LEGEND

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## NOTES

1. REFER TO INFRASTRUCTURE DRAWING EA008 FOR FURTHER INFORMATION

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Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**GENERAL**
**Master Plan - Day 1**

J Rev. 27.01.17 Date DS Approved by — Section 96 Submission Revision Notes

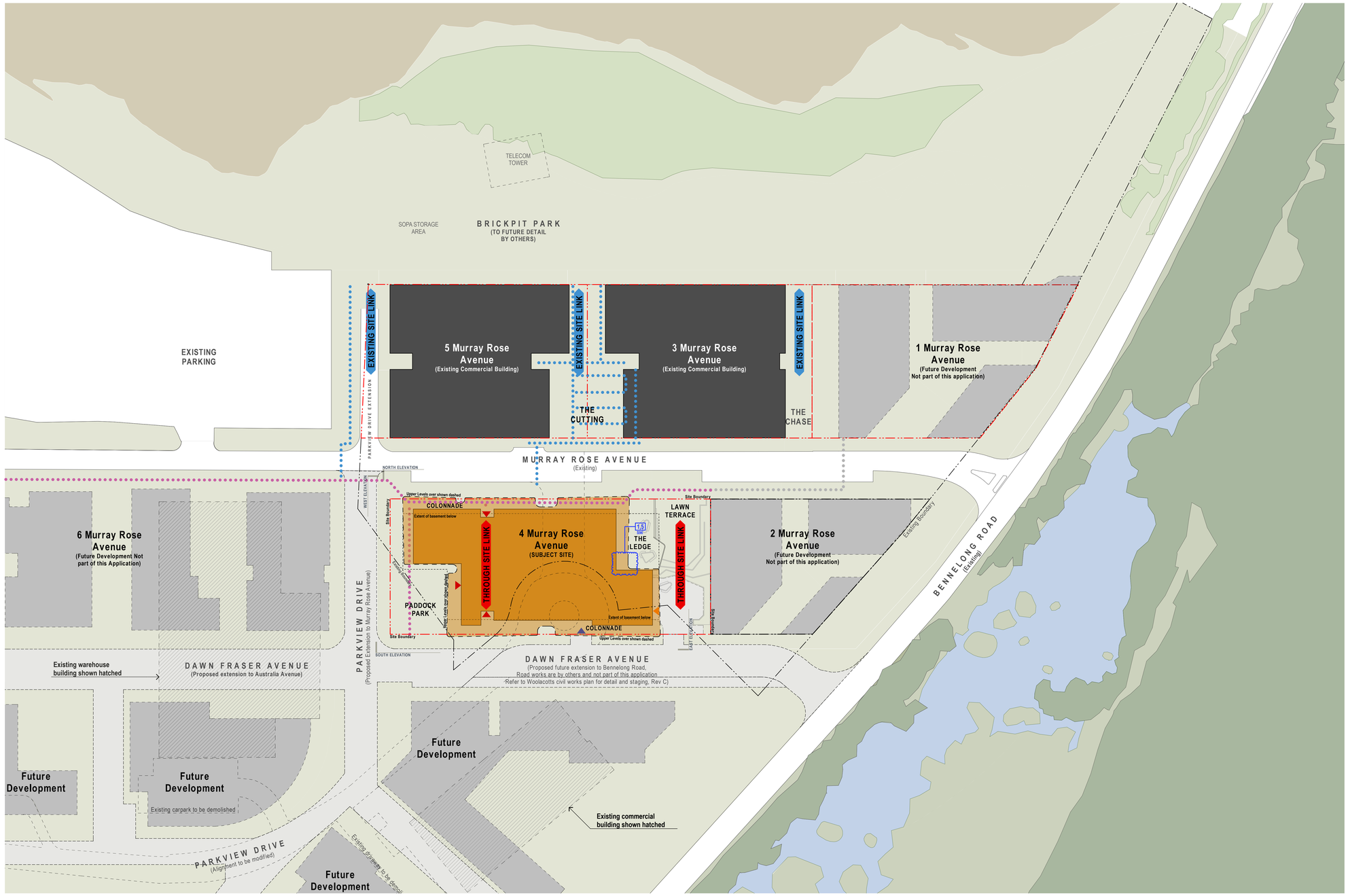
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Dwg No. **EA002**
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## LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE, REFER TO LANDSCAPE ARCHITECTS DRAWINGS
- BOUNDARY (EXISTING)
- PROPOSED BOUNDARIES FOR FUTURE DEVELOPMENTS
- BUILDING ENTRY
- CARPARK ENTRY/EXIT
- SERVICES ENTRY
- EXISTING ROADS
- FUTURE ROAD EXTENSIONS PROPOSED
- FUTURE DEVELOPMENTS
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- SUBJECT BUILDING (PROPOSED)
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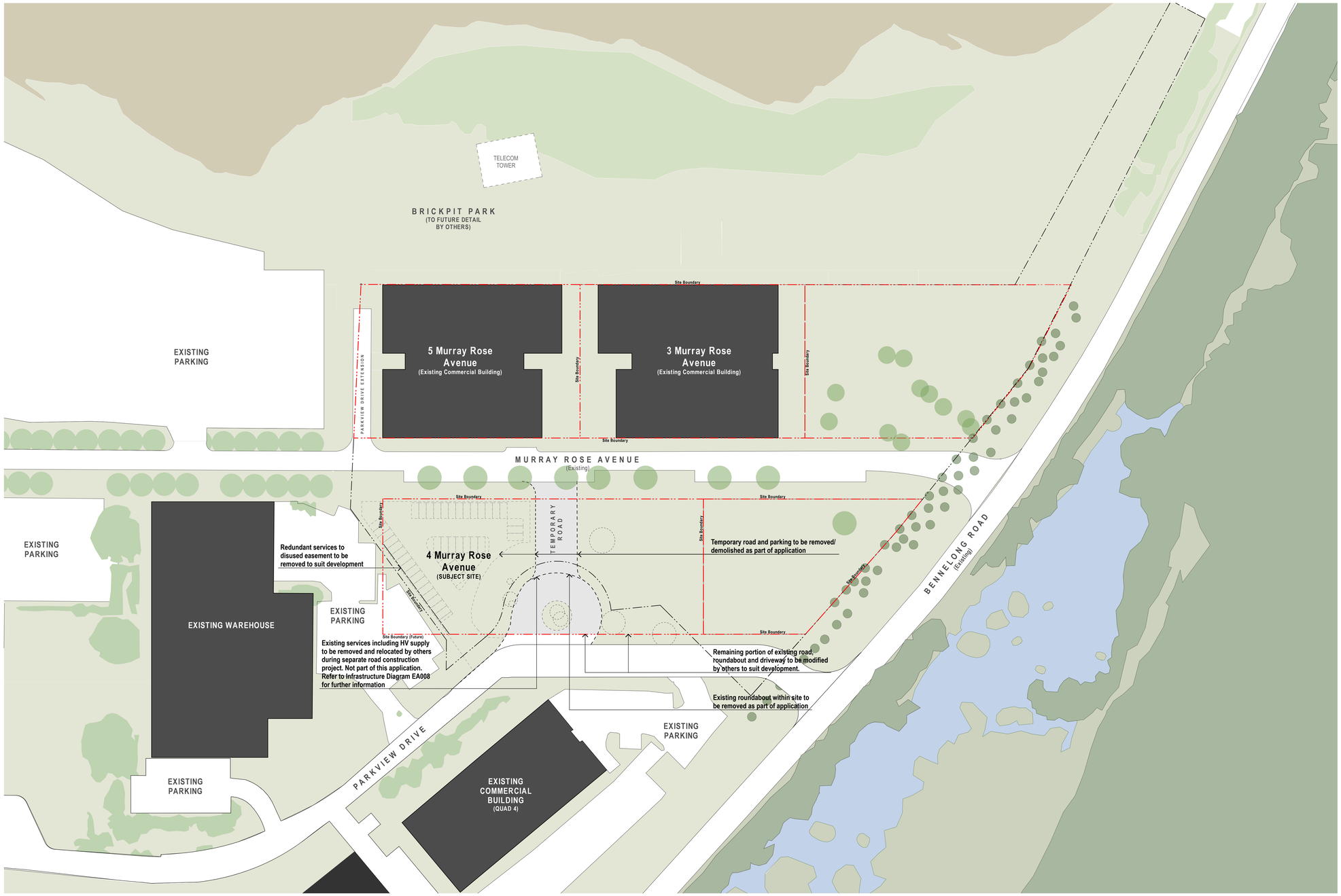
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Drawing Title
**GENERAL**
**Master Plan - Future**

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|---|---|---|---|
| J | 27.01.17 | DS | Section 96 Submission |

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Status: **SSD SUBMISSION - S96**
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## LEGEND

- BOUNDARY (EXISTING)
- PROPOSED BOUNDARIES FOR FUTURE DEVELOPMENTS
- EXISTING ROADS
- PORTION OF ROAD TO BE DEMOLISHED
- FUTURE DEVELOPMENTS
- EXISTING BUILDINGS
- EXISTING TREE TO BE REMOVED

## NOTES

1. REFER TO INFRASTRUCTURE DRAWING EA008 FOR FURTHER INFORMATION

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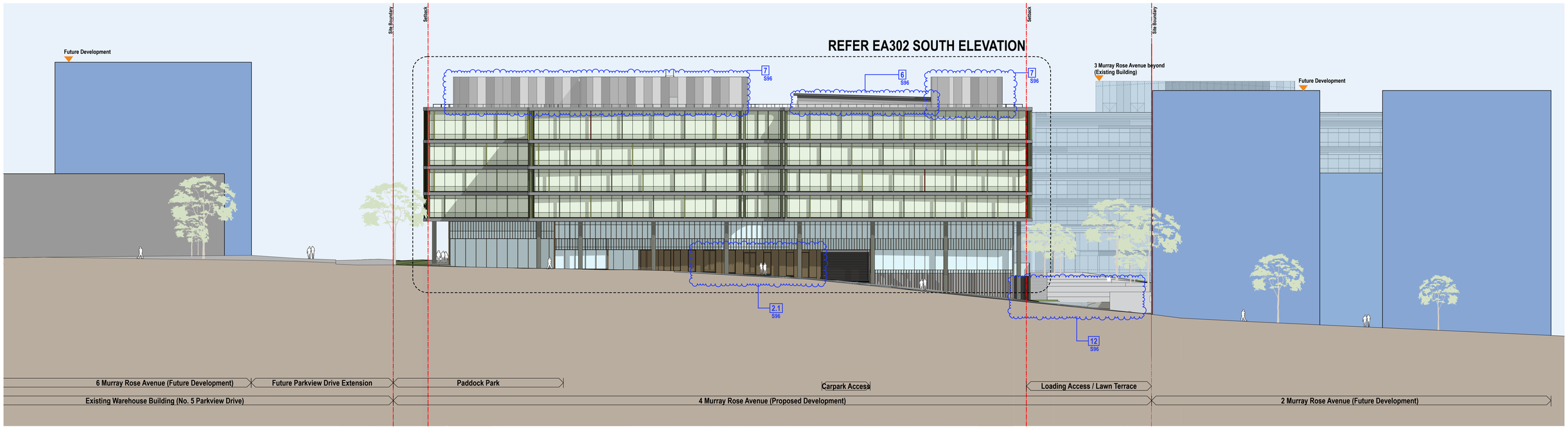
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Drawing Title
**GENERAL**
**Demolition Plan**

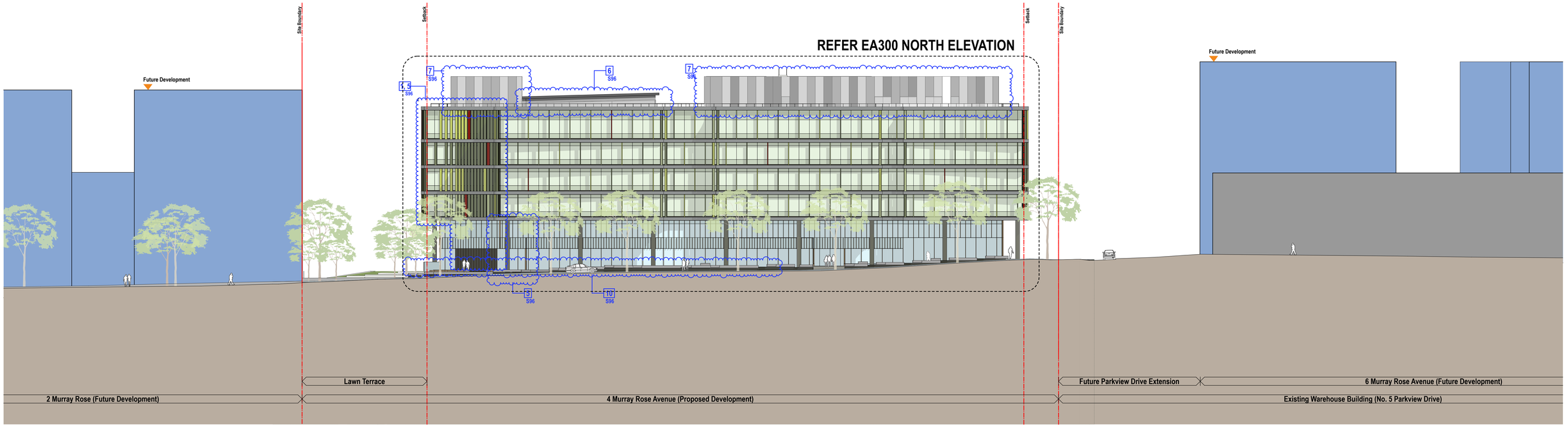
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1 South Elevation_Future Dawn Fraser Avenue
1:200




2 North Elevation_Murray Rose Avenue
1:200

**LEGEND**

FUTURE DEVELOPMENTS, NOT PART OF THIS APPLICATION

EXISTING BUILDINGS

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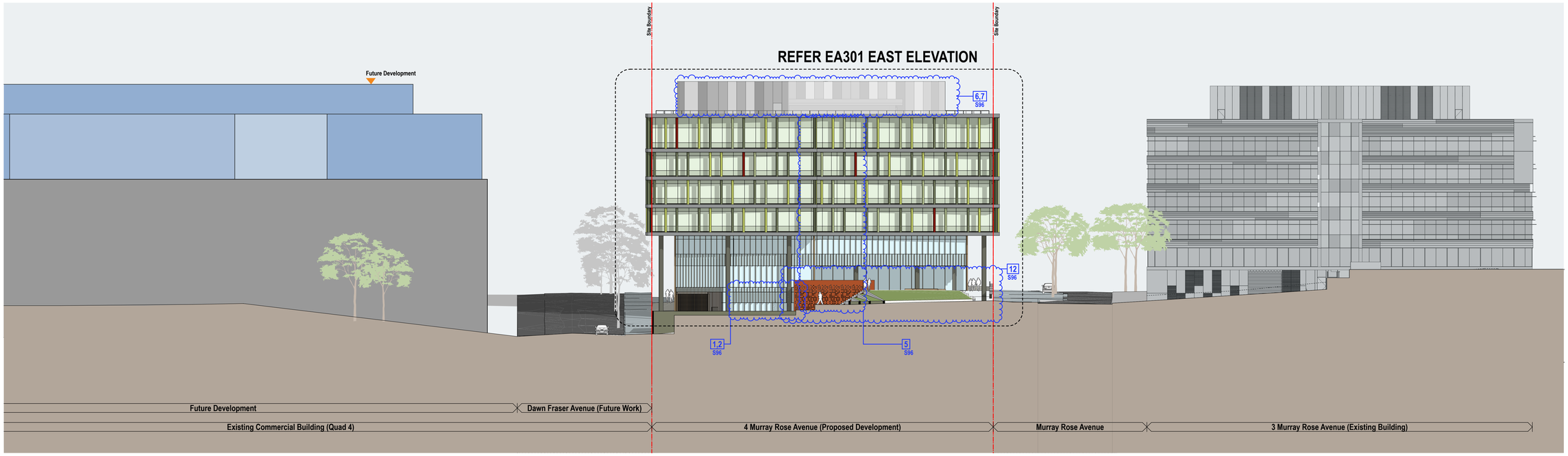
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Drawing Title
**GENERAL**
**Context Elevation South and North**

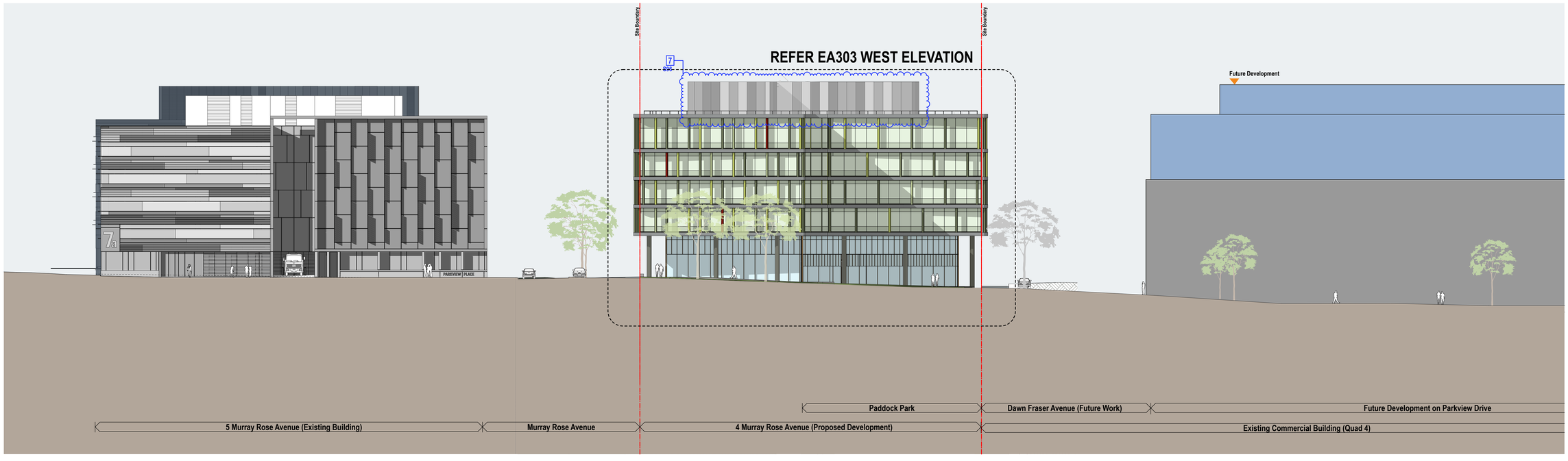
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1 East Elevation_Shared Pedestrian/Driveway Access
1:200




2 West Elevation_Future Parkview Drive
1:200

**LEGEND**

FUTURE DEVELOPMENTS, NOT PART OF THIS APPLICATION

EXISTING BUILDINGS

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Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**GENERAL**
**Context Elevations East and West**

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| G | 27.01.17 | DS | Section 96 Submission |

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1 Context_05 October 2016

**Proposed building envelope shown in red**



2 Site_05 October 2016

**Proposed building envelope shown in red**

**LEGEND**

PROPOSED BUILDING ENVELOPE

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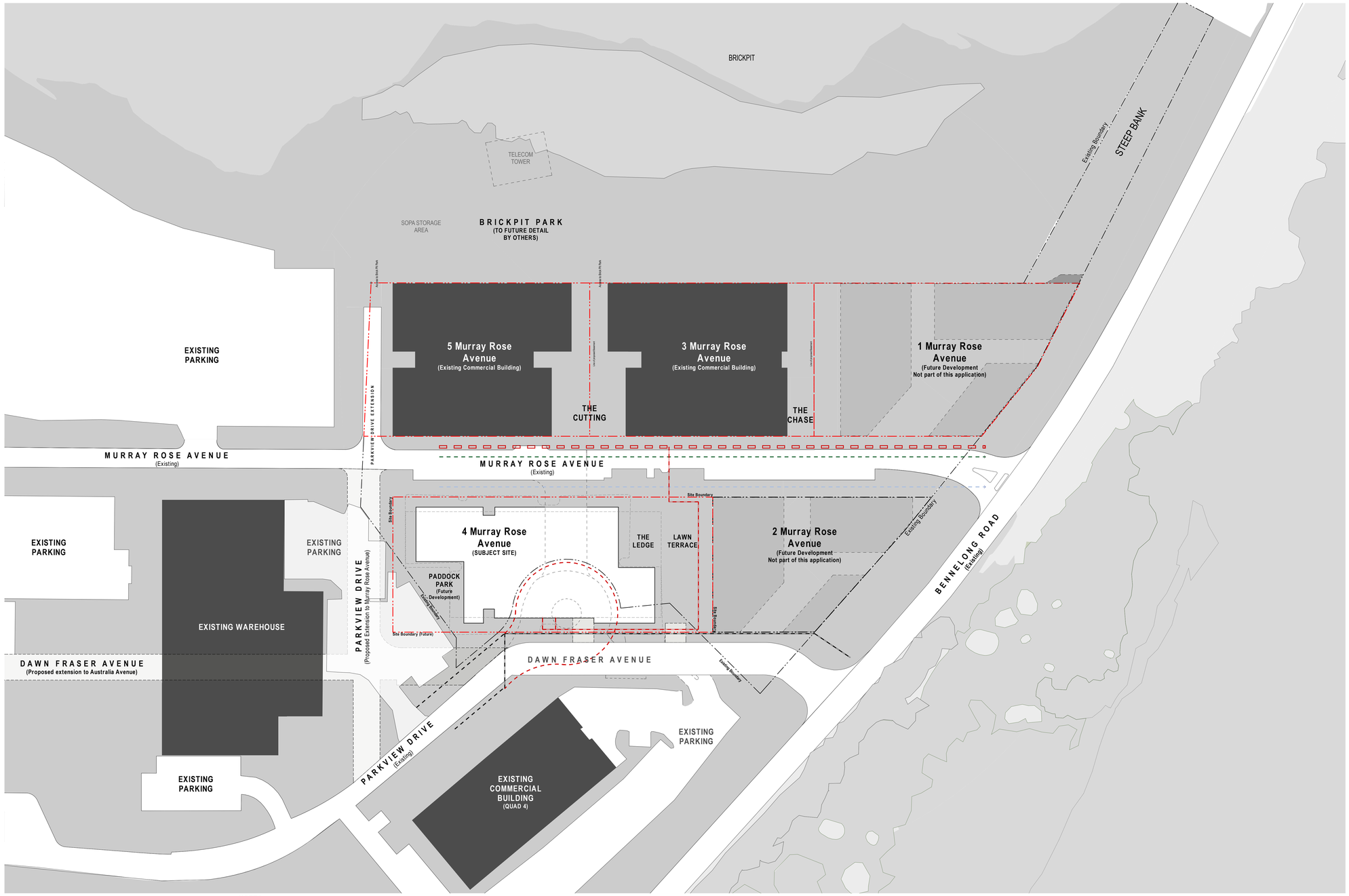
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**Photomontages**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| D | 17.10.16 | DS | Section 96 Submission |

Scale: NOT TO SCALE
Status: SSD SUBMISSION - S96
Project No.: 12022
Dwg No.: EA007
Drawn by: CM
Rev: D
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## LEGEND

- EXISTING HV CABLES TO BE EXTINGUISHED, BY OTHERS
- EXISTING HV CABLES TO REMAIN
- NEW HV CABLES. SUBJECT TO FURTHER DISCUSSION ON REQUIREMENTS WITH AUSGRID
- NEW HV CABLES, BY OTHERS
- EXISTING ELECTRICAL FEED
- STORMWATER
- WATER
- BOUNDARY (EXISTING)
- PROPOSED BOUNDARIES FOR FUTURE DEVELOPMENTS

- EXISTING ROADS
- FUTURE ROAD EXTENSIONS PROPOSED
- FUTURE DEVELOPMENTS
- EXISTING BUILDINGS
- SUBJECT BUILDING (PROPOSED)

## NOTES

1. Services delivery will be subject to detailed design and works by others

2. New HV link either from North or South of the site, subject to further discussion on requirements with Ausgrid
Existing HV route around the roundabout to be demolished/rerouted by others.

3. All other services are designed and delivered by SOPA and will be part of a separate application

4. 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 tbc (depending on the depth of the easement) to address the risk of any collapse, etc

5. Refer to Masterplan 'Day 1' and 'Future' for further information and understanding of site and context

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Nominated Architect: Nicholas Turner 3300, 4000 28 Oct 08 ST

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Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**GENERAL**
**Infrastructure Diagram**

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| G | 21.11.16 | DS | Section 96 Submission |

Scale: **1:500 @A0, 35%@A3**
Status: **SSD SUBMISSION - S96**
Project No.: **12022**
Drawn by: **CM**
Dwg No.: **EA008**
Rev: **G**
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EXISTING PARKING

5 Murray Rose Avenue
(Existing Commercial Building)

THE CUTTING

3 Murray Rose Avenue
(Existing Commercial Building)

1 Murray Rose Avenue
(Outline of Future Development indicated, Not part of this Application)

M U R R A Y  R O S E  A V E N U E
(EXISTING)

EXISTING HARDSTAND TEMPORARY CARPARK TO BE DEMOLISHED

NORTH ELEVATION_MURRAY ROSE AVENUE

ENTRY

SECTION 1

EXISTING ROAD TO BE DEMOLISHED

Site Boundary

Ground & Level 1 below shown dashed

BOX GUTTER

ROOF DECK BELOW

ROOF OVER PLANT

NOTE - EXTENT OF ROOFED AREA INDICATIVE ONLY AND SUBJECT TO FUTURE DESIGN. EXTENT TO SUIT AREA REQUIRED FOR ROOFED EQUIPMENT

7 S96

THE LEDGE

LAWN TERRACE

Setback

Site Boundary

EAST ELEVATION_PRIVATE ROAD

Fall

Open

2 Murray Rose Avenue
(Outline of Future Development indicated, Not part of this Application)

P A R K V I E W  D R I V E
NOT PART OF THIS APPLICATION
(REFER SEPARATE SUBMISSION BY WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

Existing Carpark

SECTION A

Existing Site Boundary

Existing Trees shown shaded

SECTION B

ENTRY

PADDOCK PARK
(REFER TO LANDSCAPE ARCHITECTS DRAWINGS)

Existing Contours

EXISTING HARDSTAND TEMPORARY CARPARK TO BE DEMOLISHED

ROOF OVER PLANT

NOTE - EXTENT OF ROOFED AREA INDICATIVE ONLY AND SUBJECT TO FUTURE DESIGN. EXTENT TO SUIT AREA REQUIRED FOR ROOFED EQUIPMENT

BOX GUTTER

LOADING DOCK

ROOF DECK BELOW

EXISTING ROAD AND ROUNDABOUT TO BE DEMOLISHED

Ground & Level 1 below shown dashed

FUTURE PROPOSED TREE

FUTURE PARK VIEW DRIVE EXTENSION DASHED

Site Boundary (Future)

ENTRY

CARPARK ENTRY/EXIT

Site Boundary

SOUTH ELEVATION_DAWN FRASER AVENUE

EXISTING WAREHOUSE

EXISTING CARPARK

FUTURE PROPOSED TREES

D A W N  F R A S E R  A V E N U E

Existing Road

Existing Cul-De-Sac

Existing Carpark Road

FUTURE STAGE 3 DAWN FRASER AVENUE DASHED BY OTHERS

P A R K V I E W  D R I V E  E X T E N S I O N

EXISTING COMMERCIAL BUILDING (QUAD 4)

EXISTING CARPARK

B E N N E L O N G  R O A D

## LEGEND

EXISTING TREE TO BE RETAINED

PROPOSED TREE, REFER TO LANDSCAPE ARCHITECTS DRAWINGS

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**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**PLANS**
**Site / Roof Plan**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| J | 30.01.17 | DS | Section 96 Submission |

Scale: 1:200 @A0, 35%@A3
Status: SSD SUBMISSION - S96
Project No.: 12022
Dwg No.: EA100
Drawn by: CM
Rev.: J

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MURRAY ROSE AVENUE

PARKVIEW DRIVE
NOT PART OF THIS APPLICATION (FUTURE EXTENSION - REFER TO WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

NORTH ELEVATION_MURRAY ROSE AVENUE

SOUTH ELEVATION_DAWN FRASER AVENUE

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

EAST ELEVATION_PRIVATE ROAD

SECTION C

SECTION A

SECTION B

Site Boundary

Site Boundary (Future)

Existing Site Boundary

Redundant Easement for Electrical Services

Redundant Easement for Electrical Services

Existing Road

Existing Cul-De-Sac

B03_A
RL 7.000 to RL 10.000
Secure parking
TOTAL 53 CARS
3 Motorbikes

B03_B
RL 4.000 to RL 7.000
Secure parking
TOTAL 37 CARS
3 Motorbikes

SMALL CAR SPACE

MBP

MECH PLENUM

RAMP DOWN (TO BASEMENT B03_B) 1:8 Max

RAMP UP (TO BASEMENT B02_B) 1:8

RAMP UP (TO BASEMENT B03_A)

L02 LIFT PIT

L03 LIFT PIT

L01 CP Shuttle Lift

LOBBY

FS03

STORE 14 m²

SERVICES

L04

LOW HEAD CLEARANCE

VOID

FS05

DIESEL TANK

AH OVER

IV CABLE ZONE REFER NOTE 2

SEWER ZONE

S96

SHA

5,000 setback

18,000 setback

10,500

12,900

86,000

3,000

8,250

4,500

4,500

5,000

4,500

6,000

## LEGEND

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

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Drawing Title
**PLANS**
**Basement 03**

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| V | 27.01.17 | DS | Section 96 Submission |

Scale: **1:100 @A0, 35%@A3**
Project No.: **12022**
Drawn by: **CM**
Status: **SSD SUBMISSION - S96**
Dwg No.: **EA101**
Rev: **V**

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# MURRAY ROSE AVENUE

NORTH ELEVATION_MURRAY ROSE AVENUE

EAST ELEVATION_PRIVATE ROAD

SOUTH ELEVATION_DAWN FRASER AVENUE

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

SECTION A

SECTION B

SECTION D

Site Boundary

Site Boundary (Future)

Setback

Existing Site Boundary

Redundant Easement for Electrical Services

Redundant Easement for Electrical Services

Existing Road

Existing Cul-De-Sac

5,000 setback

18,000 setback

86,000

10,500

12,900

3,300

8,250

4,500

4,500

3,000

5,950

6,000

6,130

40kV

MINIMUM 2500 mm CLEAR HEADROOM

MINIMUM 2650 mm CLEAR HEADROOM

SMALL CAR SPACE

MECH PLENUM

MBP

LOBBY

L02

L03

L01
CP Shuttle Lift

L04

ROLLER DOOR

RAMP DOWN (TO BASEMENT B02_B)
1:8 Max

RAMP UP (TO BASEMENT B02_A)
1:8 Max

RAMP UP (TO BASEMENT B01_B)
1:8

RAMP DOWN (TO BASEMENT B03_A)
1:8

SERVICES

FS03

FS05

VOID

S/A

B02_A

B02_B

B
S96

1
S96

11
S96

S96 +100,000

47 Cars
5 Accessible Cars
TOTAL 46 CARS
3 Motorbikes

32 Cars
2 Accessible Cars
TOTAL 34 CARS
3 Motorbikes

GREASE ARRESTOR
In-ground with access pit over. Layout and sizing indicative only, to future detail

DASHED LINE OF DIESEL TANK BELOW

ACCESS HATCH TO DIESEL TANK BELOW

HV CABLE ZONE REFER NOTE 2

SEWER ZONE

Site Boundary (Future)

Site Boundary

4,500

6,000

1 2 2A 3 4 5 6 7 8 9 10

A B C D E F G

## LEGEND

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

PARKVIEW DRIVE
NOT PART OF THIS APPLICATION (FUTURE EXTENSION - REFER TO WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

DAWN FRASER AVENUE


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Drawing Title
**PLANS**
**Basement 02**

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| V | 27.01.17 | DS | Section 96 Submission |

Scale: **1:100 @A0, 35%@A3**
Project No.: **12022**
Drawn by: **CM**
Status: **SSD SUBMISSION - S96**
Dwg No.: **EA102**
Rev: **V**


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# MURRAY ROSE AVENUE

PARKVIEW DRIVE

NOT PART OF THIS APPLICATION (FUTURE EXTENSION - REFER TO WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

NORTH ELEVATION_MURRAY ROSE AVENUE

EAST ELEVATION_PRIVATE ROAD

SOUTH ELEVATION_DAWN FRASER AVENUE

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

SECTION A

SECTION B

SECTION C

SECTION D

SECTION E

SECTION F

SECTION G

Site Boundary

Site Boundary (Future)

Existing Site Boundary

Setback

5.000 setback

18.000 setback

Building over shown dashed

Redundant Easement for Electrical Services

Existing Road

Existing Cul-De-Sac

FOOTPATH

LOADING DOCK ENTRY/EXIT

FUTURE PROPOSED TREES

LAWN TERRACE ABOVE

INDICATIVE 12.5m BUS TEMPORARY PARKING ZONE

2.5m X 8.8m MRV SWEPT PATH SHOWN GREY. REFER TO TRAFFIC REPORT FOR DETAILS

BOLLARDS

ENTRY

CARPARK BELOW

SMALL CAR SPACE

4WD parking 2.4m clear headroom

MECH PLENUM

MBP

LOBBY

L02

L03

L01

CP Shuttle Lift

RECYCLING 14 m²

MECH DUCT OVER

CP EXH FAN

RAMP DOWN (TO BASEMENT B01_B)

RAMP UP (TO BASEMENT B01_A)

RAMP UP (TO GROUND ENTRY/EXIT)

RAMP DOWN (TO BASEMENT B02_A)

FS03

FS01

FS02

FS05

L06 LIFT PIT

L05 LIFT PIT

L04

GOODS LIFT (SECURE)

MINIMUM 2500 mm CLEAR HEADROOM

B01_A

RL 107.200

48 Cars

1 Accessible Car

TOTAL 49 CARS

5 Motorbikes

B01_B

RL 107.500

TOTAL 19 CARS

4 Motorbikes

FIRE EGRESS PASSAGE ABOVE SHOWN DASHED, MIN 2.200mm CLEARANCE UNDER

EXTENT OF MEZZANINE OVER

LIMITED HEADROOM 2.100mm NO HYDRAULIC SERVICES

Tank fill point

Diesel Tank fill point

GARBAGE 40 m²

RECYCLING 22 m²

SECURITY 24 m²

CAPPING BEAM BELOW

LOADING DOCK MRV

3.8m Min Manoeuvring height

4.0m Min Operating height

MALE CHANGE ROOM

FEMALE CHANGE ROOM

UNISEX ACCESSIBLE CHANGE ROOM

BICYCLE STORAGE 105 Bikes

SUBFLOOR

Building over shown dashed

FAN ROOM

Air intake louvres

GREASE ARRESTOR In-ground with access pit over. Layout and sizing indicative only, to future detail

SEWER ZONE

MV CABLE ZONE REFER NOTE 2

Step in ground level over

6,000

5,950

6,800

1:8

1:15

ERL 110.500

ERL 110.230

ERL 109.500

ERL 109.000

ERL 108.500

ERL 108.000

ERL 107.500

ERL 107.000

ERL 106.500

ERL 109.368

ERL 108.548

ERL 107.428

ERL 106.368

ERL 106.240 TOK

ERL 108.210 TOK

ERL 107.360TOK

ERL 106.320 FOK

RL 107.970

## LEGEND

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


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Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**PLANS**
**Basement 01**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| AB | 30.01.17 | DS | Section 96 Submission |

Scale: 1:100 @A0, 35%@A3
Status: **SSD SUBMISSION - S96**
Project No.: 12022
Dwg No.: EA103.a
Drawn by: CM
Rev: AB
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# MURRAY ROSE AVENUE

PARKVIEW DRIVE
NOT PART OF THIS APPLICATION (FUTURE EXTENSION - REFER TO WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

NORTH ELEVATION_MURRAY ROSE AVENUE

EAST ELEVATION_PRIVATE ROAD

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

SOUTH ELEVATION_DAWN FRASER AVENUE

Site Boundary

Site Boundary (Future)

Existing Site Boundary

Setback

5.000 setback

18.000 setback

10,500

12,900

86,000

Building over shown dashed

SECTION A

SECTION B

SECTION C

SECTION D

SECTION E

SECTION F

SECTION G

SMALL CAR SPACE

4WD parking 2.4m clear headroom

MECH PLENUM

B01 UPPER BELOW

REFER TO EA103.a FOR FURTHER INFORMATION

RSL +106.200

RAMP DOWN (TO BASEMENT B01_B)

RAMP BELOW

B01 LOWER BELOW

RSL +107.500

RAMP UP (TO BASEMENT B01_A)

RAMP DOWN (TO BASEMENT B02_A)

Step in ground level over

RAMP UP (TO GROUND ENTRY/EXIT)

MINIMUM 2600 mm CLEAR HEADROOM

MBP

FS03

FS01

FS02

FS05

L06 LIFT PIT

L05 LIFT PITS

L04

L02

L03

L01

LOBBY

GOODS LIFT (SECURE)

VOID

FIRE PASSAGE

FIRE EGRESS PASSAGE ABOVE SHOWN DASHED, MIN 2.200mm CLEARANCE UNDER

PUMP ROOM
10 m²
HIGH LEVEL ACCESS HATCH

DOMESTIC PUMP
TOTAL VOLUME
17m³
800mm WATER DEPTH
600mm WATER DEPTH

WRAMS TANK
TOTAL VOLUME
55m³
850mm WATER DEPTH
650mm WATER DEPTH

Air OVER

Building over shown dashed

Redundant Easement for Electrical Services

GARBAGE
40 m²

RECYCLING
22 m²

SECURITY
24 m²

LOADING DOCK
MRV
3.8m Min Manoeuvring height
4.0m Min Operating height

MALE CHANGE ROOM

FEMALE CHANGE ROOM

UNISEX ACCESSIBLE CHANGE ROOM

BICYCLE STORAGE
105 Bikes

SUBFLOOR

6 AM ROOM

Air intake louvres

Diesel Tank fill point

GREASE ARRESTOR
In-ground with access pit over. Layout and sizing indicative only, to future detail

BELOW

LAWN TERRACE ABOVE

BOLLARDS

INDICATIVE 12.5m BUS TEMPORARY PARKING ZONE

2.5m X 8.8m MRV SWEPT PATH SHOWN GREY. REFER TO TRAFFIC REPORT FOR DETAILS

ENTRY

CARPARK BELOW

SEWER ZONE

HV CABLE ZONE REFER NOTE 2

FOOTPATH

LOADING DOCK ENTRY/EXIT

FUTURE PROPOSED TREES

Existing Road

Existing Cul-De-Sac

RL 107.920

ERL 110.220

ERL 109.500

ERL 109.000

ERL 108.500

ERL 108.000

ERL 107.500

ERL 107.000

ERL 106.500

ERL 109.240 TOK

ERL 108.210 TOK

ERL 107.360TOK

ERL 106.320 TOK

ERL 109.368

ERL 108.548

ERL 107.428

ERL 106.308


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**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**PLANS**
**Basement 01_Plant Mezzanine**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| J | 27.01.17 | DS | Section 96 Submission |

Scale: **1:100 @A0, 35%@A3**
Status: **SSD SUBMISSION - S96**
Project No.: **12022**
Dwg No.: **EA103.b**
Drawn by: **CM**
Rev.: **J**
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MURRAY ROSE AVENUE

DAWN FRASER AVENUE

PARKVIEW DRIVE
NOT PART OF THIS APPLICATION (FUTURE EXTENSION - REFER TO WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

NORTH ELEVATION MURRAY ROSE AVENUE

EAST ELEVATION PRIVATE ROAD

SOUTH ELEVATION DAWN FRASER AVENUE

WEST ELEVATION FUTURE PROPOSED PARKVIEW DRIVE

SECTION A

SECTION B

SECTION E

SECTION F

FUTURE TENANCY 2.1 ENTRY
FUTURE RETAIL
TENANCY 2.1
FFL 113.878
NLA 155 m²

TENANCY 2
SSL 112.563
FFL 112.638
(50mm FLOOR FINISH ZONE)
GFA 395 m2
COMMERCIAL NLA 354 m2

FUTURE TENANCY 2.2 ENTRY
FUTURE RETAIL
TENANCY 2.2
FFL 112.638
NLA 146 m²

TENANCY 1.1
SSL 112.563
FFL 112.638
(50mm FLOOR FINISH ZONE)
GFA 234 m2
COMMERCIAL NLA 204 m2

TENANCY 1.2
SSL 112.563
FFL 112.638
(50mm FLOOR FINISH ZONE)
GFA 492 m2
COMMERCIAL NLA 350 m2
FUTURE BOH TENANCY 1.2
FFL 112.073
NLA 490 m²
(Excludes BOH Corridor)

TENANCY 3
GFA 91 m²
RETAIL NLA NLA 91 m²

TENANCY 4
SSL 112.178
FFL 112.253
(50mm FLOOR FINISH ZONE)
GFA 377 m2
RETAIL NLA 376 m2

ENTRY
FFL 112.563

COLONNADE

FUTURE ENTRY

FUTURE BACK OF HOUSE CORRIDOR
0000

MURRAY ROSE LOBBY

LOBBY
SSL 112.563
FFL 112.638
(60mm FLOOR FINISH ZONE)

L2 & L3 SECURE LOBBY

L01 CP Shuttle Lift

L02 L03 L04 L05 L06

Services

FS01 FS02 FS03 FS04 FS05

FEMALE 1 Pan
RFS STAFF WC's
ACC. (UNISEX) 1 Pan
MALE 1 Pan 1 Urinal
CLNR
MALE STAFF 2 Pan 2 Urinal
FEMALE STAFF 3 Pans
STAFF WC's
ACC STAFF 1 Pan

FOH CORRIDOR
FFL 112.638
(60mm FLOOR FINISH ZONE)

DAWN FRASER LOBBY
FFL 112.563

SWITCHROOM
SUBSTATION 1
SUB 1 Ausgrid Chamber
SUB 2 Ausgrid Chamber
SUBSTATION 2
SWITCHROOM
HYDRANT SPRINKLER
GAS REGULATOR

FEP FS01 FS02 FS03

RAMP DOWN (TO BASEMENT B01, A)
1:5
1:8

SSL 111.065
RL 111.065
RL 110.610
RL 110.330

STEP IN TENANCY
RAISED SLAB TO ACHIEVE CLEARANCES REQUIRED TO LOADING DOCK BELOW

HV CABLE ZONE REFER NOTE 2

1:14 RAMP TO FUTURE BACK OF HOUSE CORRIDOR

Step 385

THE LEDGE
Fall 1:40

LAWN TERRACE

Hyd Boost

SEWER ZONE

FOOTPATH

CARPARK ENTRY/EXIT

LOADING DOCK ENTRY/EXIT BELOW

FUTURE PROPOSED TREES

PADDOCK PARK
(REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR FUTHER INFORMATION)

STAGE 1 TEMPORARY ACCESSIBLE PATH

Redundant Easement for Electrical Services

Existing Site Boundary

Existing Road

Existing Cul-De-Sac

Existing Carpark

Existing Creek

Existing Trees shown shaded

Existing Block Wall to be Retained

Upper Levels over shown dashed

Extent of basement below

FUTURE SUNSHADE AWNING SHOWN DOTTED. STRUCTURE / SUPPORTS WITHIN PUBLIC DOMAIN

INTEGRAL FOOTPATH SEATING ALONG COLONNADE EDGE TO ADDRESS LEVEL DIFFERENCE BETWEEN COLONNADE & EXISTING FOOTPATH

EXTENT OF FLOOR AREA NOT INCLUDED IN FUTURE RETAIL (TENANCY 2.1) NLA FIGURE 1 (LOCALISED CLEARANCE ISSUE WITH BEAM ABOVE WHEN FLOOR IS RAISED, ONLY 1.950mm CLEAR)

FUTURE DIVISION OF TENANCY 2 TO CREATE TENANCY 2.1 & 2.2

LINE OF LEVEL 01 OVER

1:40 SLOPE

MAX 1:20 SLOPE

VISITOR BICYCLE PARKING 22 BICYCLES

FUTURE PROPOSED TREE

FUTURE STAGE 3 DAWN FRASER AVENUE DASHED BY OTHERS

Site Boundary (Future)

Site Boundary

Setback

Fall 1:40

LEGEND

EXISTING TREE TO BE RETAINED

PROPOSED TREE, REFER TO LANDSCAPE ARCHITECTS DRAWINGS

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DLCG Quality Endorsed Company: ISO 9001:2008, Licence Number 4168
Nominated Architect: Nicholas Turner 5000, ABN 99 084 356 317

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

PROJECT MANAGER
LEND LEASE
Level 14, Tower 3, International Towers
Sydney, Exchange Place
300 Barangaroo Avenue
Barangaroo NSW 2000

Project Title
4MR
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
PLANS
Ground Level

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| AH | 30.01.17 | DS | Section 96 Submission |

Scale: 1:100 @A0, 35%@A3
Status: S96 SUBMISSION - S96
Project No.: 12022
Dwg No.: EA104
Drawn by: CM
Rev: AH

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MURRAY ROSE AVENUE

NORTH ELEVATION_MURRAY ROSE AVENUE

EAST ELEVATION_PRIVATE ROAD

SOUTH ELEVATION_DAWN FRASER AVENUE

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

PARKVIEW DRIVE
NOT PART OF THIS APPLICATION (FUTURE EXTENSION - REFER TO WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

FUTURE PARKVIEW DRIVE EXTENSION DASHED

DAWN FRASER AVENUE

Site Boundary

Site Boundary (Future)

Existing Site Boundary

Setback

5.000 setback

18.000 setback

10,500

12,900

86,000

FUTURE SUNSHADE AWNING BELOW SHOWN DOTTED. STRUCTURE / SUPPORTS WITHIN PUBLIC DOMAIN

Upper Levels over shown dashed

SECTION

SECTION A

SECTION B

COLONNADE BELOW

GROUND FLOOR BELOW SHOWN DASHED

GROUND FLOOR BELOW SHOWN DASHED

Level 1
SSL+10.720

GFA
2,241 m2

COMMERCIAL NLA
2,154 m2

VOID
TO GROUND RETAIL BELOW

MECH EXHAUST BULKHEAD ABOVE

CP EXH FAN

L02
L03
L01 Overrun Below
L06
L05
L04

CEHR
PWR
MALE
FEMALE
ACCESSIBLE
AMB
TELEC
COMMS
HYD
HOUSE EB
TENANT ELEC ROOM
FS01
FS02
FS03
FS04
FIP
SPRINK
PWR
DOM WTR
Line of 4 tenant core common area

THE LEDGE BELOW

LAWN TERRACE BELOW

PADDOCK PARK BELOW

FUTURE PROPOSED TREE

Existing Trees shown shaded

Existing Canyon

Existing Creek

Redundant Easement for Electrical Services

CARPARK ENTRY/EXIT BELOW

LOADING DOCK ENTRY/EXIT BELOW

FUTURE STAGE 3 DAWN FRASER AVENUE DASHED BY OTHERS

FUTURE PROPOSED TREES

Existing Road

Existing Cul-De-Sac

1 S96
5 S96
9 S96
1.5 S96


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Nominated Architect: Nicholas Turner 9695, ABN 96 084 954 911

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Barangaroo NSW 2000


Project Title
4MR
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
PLANS
Level 1

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| R | 30.01.17 | DS | Section 96 Submission |

Scale: 1:100 @A0, 35%@A3
Status: SSD SUBMISSION - S96
Project No.: 12022
Dwg No.: EA105
Drawn by: CM
Rev: R
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MURRAY ROSE AVENUE

PARKVIEW DRIVE
NOT PART OF THIS APPLICATION (FUTURE EXTENSION - REFER TO WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

DAWN FRASER AVENUE

NORTH ELEVATION_MURRAY ROSE AVENUE

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

SOUTH ELEVATION_DAWN FRASER AVENUE

EAST ELEVATION_PRIVATE ROAD

SECTION A

SECTION B

SECTION D

Site Boundary

Site Boundary (Future)

Existing Site Boundary

Redundant Easement for Electrical Services

Existing Road

Existing Cul-De-Sac

Setback

LEVEL 01 BELOW SHOWN DASHED

900 MAX OHANG

450 MIN OHANG

LINE OF EXTERNAL FACADE, TYPICAL

LINE OF GLAZING, TYPICAL

EXTERNAL VERTICAL SHADING SCREENS, TYPICAL

5,000 setback

18,000 setback

10,500

12,900

86,000

9,000

8,200

4,500

6,000

1,000

2,000

## Level 2

SSE-1103-03

GFA
3,091 m2
COMMERCIAL NLA
3,003 m2

Line of 6 tenant core common area

THE LEDGE BELOW

LAWN TERRACE BELOW

L02 L03 L04 L05 L06

MALE AMB FEMALE AMB ACCESSIBLE

TENANT ELEC ROOM

FS01 FS02 FS03 FS04

FIP FHR FHC HYD

COMMS ELEC HOUSE SUB

PSK 1 PSK 2 PSK 3

1.5

---

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**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**PLANS**
**Level 2**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| L | 27.01.17 | DS | Section 96 Submission |

Scale: **1:100 @A0, 35%@A3**
Status: **SSD SUBMISSION - S96**
Project No.: **12022**
Dwg No.: **EA106**
Drawn by: CM
Rev: L
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MURRAY ROSE AVENUE

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DAWN FRASER AVENUE

Level 3
SSL+7.23 / 23

GFA
3,091 m2
COMMERCIAL NLA
3,052 m2

THE LEDGE BELOW

LAWN TERRACE BELOW

NORTH ELEVATION_MURRAY ROSE AVENUE

EAST ELEVATION_PRIVATE ROAD

SOUTH ELEVATION_DAWN FRASER AVENUE

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

SECTION A

SECTION B

SECTION D

Site Boundary

Site Boundary (Future)

Existing Site Boundary

Redundant Easement for Electrical Services

Existing Road

Existing Cul-De-Sac

Setback

5,000 setback

18,000 setback

900 MAX OHANG

450 MIN OHANG

10,500

12,900

80,000

9,000

8,250

4,500

6,000

2,000

1,500

L02 Overrun

L03 Overrun

MALE

FEMALE

ACCESSIBLE

AMB

TENANT ELEC ROOM

FS01

FS02

FS04

L04

L05

L06

FH

HYD

COMMS

TELEC

HOUSE SUB

PWR PHD

PSW 1

PSW 2

PSW 3

PSW 4

1
S96

3
S96

1.5
S96

9
S96

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Barangaroo NSW 2000

Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**PLANS**
**Level 3**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| L | 27.01.17 | DS | Section 96 Submission |

Scale: 1:100 @A0, 35%@A3
Status: SSD SUBMISSION - S96
Project No.: 12022
Dwg No.: EA107
Drawn by: CM
Rev: L
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MURRAY ROSE AVENUE

PARKVIEW DRIVE

DAWN FRASER AVENUE

NOT PART OF THIS APPLICATION (FUTURE EXTENSION - REFER TO WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

NORTH ELEVATION_MURRAY ROSE AVENUE

SOUTH ELEVATION_DAWN FRASER AVENUE

EAST ELEVATION_PRIVATE ROAD

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

SECTION A

SECTION B

SECTION D

Site Boundary

Site Boundary (Future)

Existing Site Boundary

Redundant Easement for Electrical Services

Setback

900 MAX OHANG

450 MIN OHANG

450 MAX OHANG

## Level 4

SSL +207.278

GFA 3,106 m2

COMMERCIAL NLA 2,017 m2

THE LEDGE BELOW

LAWN TERRACE BELOW

EXTENT OF VOID ABOVE

FUTURE PROPOSED TREE

Existing Road

Existing Carpark Entry

Existing Cul-De-Sac

5,000 setback

18,000 setback

10,500

12,900

80,000

4,500

8,000

9,000

8,500

4,500

5,500

5,500

1,500


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Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**PLANS**
**Level 4**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| R | 27.01.17 | DS | Section 96 Submission |

Scale: 1:100 @A0, 35%@A3
Project No.: 12022
Drawn by: CM
Status: SSD SUBMISSION - S96
Dwg No.: EA108
Rev: R


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MURRAY ROSE AVENUE

PARKVIEW DRIVE
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NORTH ELEVATION_MURRAY ROSE AVENUE

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

SOUTH ELEVATION_DAWN FRASER AVENUE

EAST ELEVATION_PRIVATE ROAD

DAWN FRASER AVENUE

Site Boundary

Setback

Site Boundary (Future)

Existing Site Boundary

Redundant Easement for Electrical Services

Level 5
[RL+317.20]

GFA
3,106 m2

COMMERCIAL NLA
3,017 m2

EXTENT OF RAISED ROOF OVER

VOID
TO LEVEL 4 BELOW

THE LEDGE BELOW

LAWN TERRACE BELOW

SECTION A

SECTION B

SECTION D

900 MAX O/HANG

450 MIN O/HANG

FUTURE
PROPOSED TREE

Existing Road

Existing Cul-De-Sac

Existing Carpark Entry

ACCESSIBLE
MALE
FEMALE
AMB
HYD
TENANT ELEC ROOM
FS01
FS02
FS03
FS04
L04
L05
L06

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SLCS Quality Endorsed Company ISO 9001:2008 Licence Number 4168
Nominated Architect: Nicholas Turner 3000, NSW 8618 SW 371

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Project Title
**4MR**
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**PLANS**
**Level 5**

L Rev. 27.01.17 Date OS Approved by Section 96 Submission Revision Notes

Scale **1:100 @A0, 35%@A3**
Status **SSD SUBMISSION - S96**
Project No. **12022**
Dwg No. **EA109**
Drawn by **CM**
Rev. **L**
North

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MURRAY ROSE AVENUE

PARKVIEW DRIVE

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NORTH ELEVATION_MURRAY ROSE AVENUE

EAST ELEVATION_PRIVATE ROAD

SOUTH ELEVATION_DAWN FRASER AVENUE

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

DAWN FRASER AVENUE

SECTION A

SECTION B

SECTION D

Site Boundary

Site Boundary (Future)

Existing Site Boundary

Redundant Easement for Electrical Services

Existing Road

Existing Cul-De-Sac

Setback

5.000 setback

18.000 setback

10,500

12,900

86,000

900 MAX OHANG

450 MIN OHANG

LINE OF EXTERNAL FACADE, TYPICAL

LINE OF BALUSTRADE, TYPICAL

POTENTIAL ZONE OF SOLAR PANELS TO FUTURE DETAIL

SCREEN AND PARAPET TO PLANT ROOM PERIMETER

PLANT ROOM

LAYOUT AND SIZING INDICATIVE ONLY, TO FUTURE DETAIL

SSL +135,178

SPRINKLER TANK

Volume 50m³

(Water depth 3m)

CORE BELOW SHOWN DASHED

L06 OVERRUN BELOW

L05 OVERRUN BELOW

L04

FS01

FS02

FHR

FIP

FH

Stair to roof

RAISED ROOF

FALL

ROOF SIDE LIGHT

EXTENT OF VOID BELOW

THE LEDGE BELOW

LAWN TERRACE BELOW

STAIR CORE BELOW SHOWN DASHED

ROOF DECK

SSL 135,178 (LP)

Zone For Telecommunications Tower

AHU

AHU

4.3m

7.5m

3m

3.2m

4.500

6.000

9.000

3.250

4.500

3.250

1.000

1.000

1:100 @A0, 35%@A3

SSD SUBMISSION - S96

12022

EA110

N

27.01.17 DG Section 96 Submission

Rev. Date Approved by Revision Notes

Drawn by CM

Rev N

Project Title

4MR

4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title

PLANS

Plant Level

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CLIENT

THE GPT GROUP

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PROJECT MANAGER

LEND LEASE

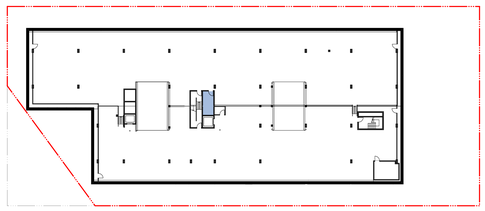
Level 14, Tower 3, International Towers Sydney, Exchange Place 300 Barangaroo Avenue Barangaroo NSW 2000

NOTES

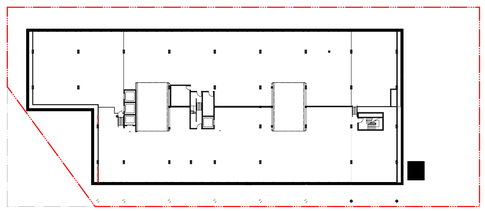
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SLCS Quality Endorsed Company ISO 9001:2008 Licence Number 4168

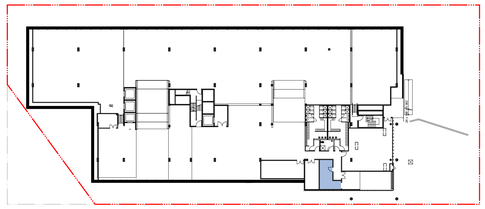
Nominated Architect: Nicholas Turner 3660, ABN 89 099 338 371



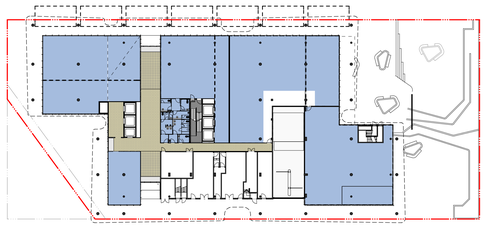
1 Basement 03
1:500



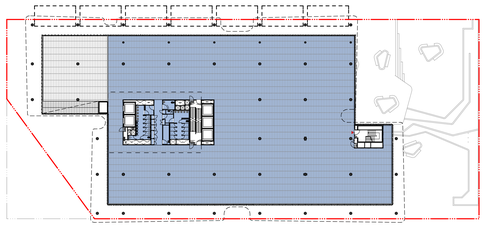
2 Basement 02
1:500



3 Basement 01
1:500



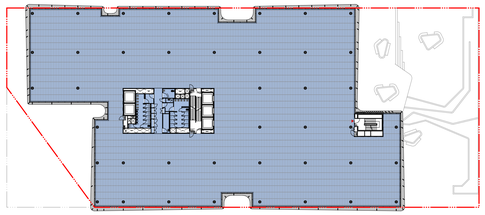
4 Ground Level
1:500



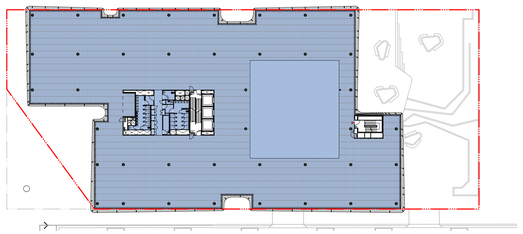
5 Level 01
1:500



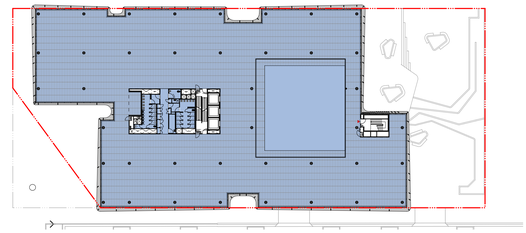
6 Level 02
1:500



7 Level 03
1:500



8 Level 04
1:500



9 Level 05
1:500

## Area Schedule

| | GFA | NLA (Commercial) |
|---|---|---|
| **PLANT** | - | - |
| **LEVEL 05** | 3,106 | 3,017 |
| **LEVEL 04** | 3,106 | 3,017 |
| **LEVEL 03** | 3,091 | 3,002 |
| **LEVEL 02** | 3,091 | 3,002 |
| **LEVEL 01** | 2,241 | 2,154 |
| **GROUND FLOOR** | 1,630 | 1,675 |
| **BASEMENT 01** | 24 | - |
| **BASEMENT 02** | - | - |
| **BASEMENT 03** | 14 | - |
| **Mechanical Reductions** | 53 | |
| **TOTAL** | **16,355** | **15,867** |

## Parking Schedule

| | CARS | SMALL CARS | ACCESSIBLE | TOTAL |
|---|---|---|---|---|
| **BASEMENT 01** | 40 | 27 | 1 | **68** |
| **BASEMENT 02** | 42 | 31 | 7 | **80** |
| **BASEMENT 03** | 60 | 30 | 0 | **90** |
| **TOTAL** | 142 | 88 | 8 | **238** |
| MOTOBIKES | | | | **21** |
| BICYCLE | | | | **105** |
| BICYCLES (VISITOR) | | | | **22** |

## Legend & Definitions

**GFA**
SOPA standard definition template:
**Gross Floor Area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

**NLA**
Refer Property Council of Australia - Method of Measurement for Lettable Area - Whole Floors, pg. 16-24

**LEGEND**

GFA

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Nominated Architect: Nicholas Turner 9695, ABN 85 094 064 911

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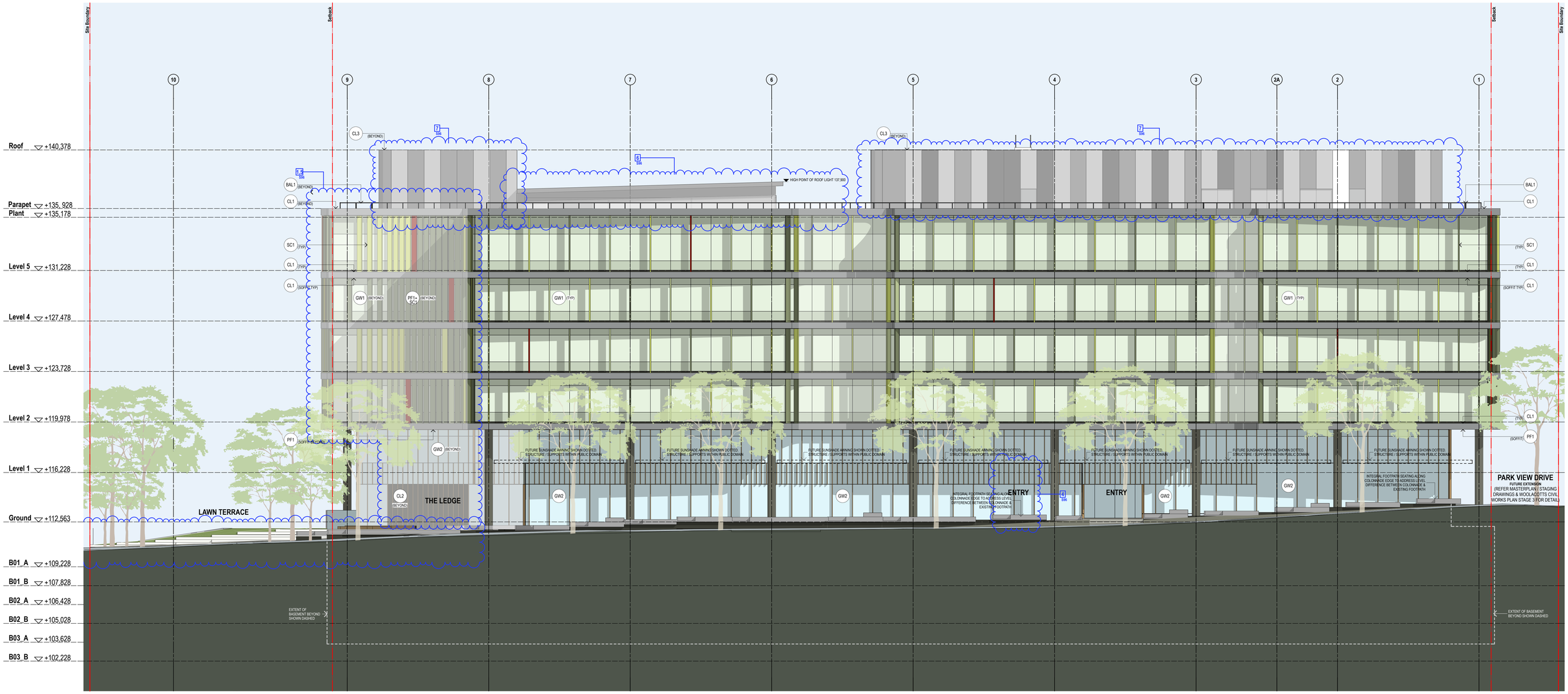
Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**PLANS**
**Area Schedule**

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| K | 27.01.17 | CM | Revised Section 96 Submission |

Scale: **NOT TO SCALE**
Status: **SSD SUBMISSION - S96**
Project No.: **12022**
Dwg No.: **EA114**
Drawn by: **CM**
Rev: **K**
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## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

**BAL1** Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

**CL1** Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

**CL2** Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

**CL3** Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

**CL4** Cladding Type 4:
Decorative wall cladding system, colour to match CL2

**GW1** Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW2** Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW3** Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**PF1** Paint Finish, Type 1:
Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

**PF2** Paint Finish, Type 2:
Decorative wall finish, cement render and paint, with expressed vertical aluminium fins over, frequency of expressed fins vary. Powdercoat finish equal to GW1

**SC1** Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

**SC2** Screen, Type 2:
Vertical aluminium fins with integrated subframe. Powder coat finish, colour equal to GW2.

**SC3** Screen, Type 3:
Perforated screen, to suit Mechanical Engineers Requirements

S96

**MV1** Mechanical Vents, Type 1
Mechanical Louvres to Engineers requirements. Powdercoat finish equal to GW1

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SLCS Quality Endorsed Company- ISO 9001:2008, Licence Number 4168
Nominated Architect: Nicholas Turner 6900, ABN 96 594 916 917

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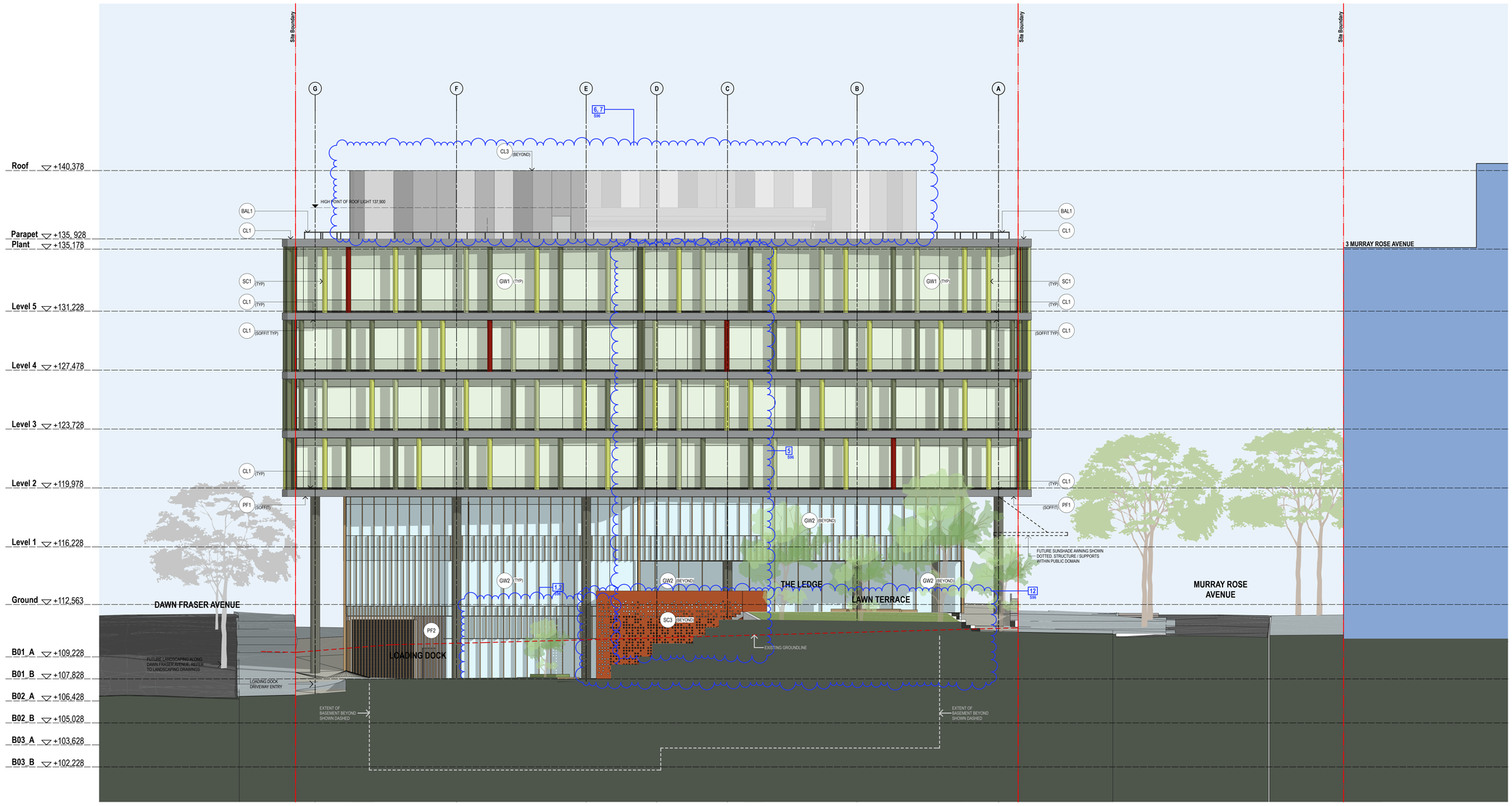
Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**ELEVATIONS**
**North Elevation_Murray Rose Avenue**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| L | 30.01.17 | DS | Section 96 Submission |

Scale: 1:100 @A0, 35%@A3
Status: SSD SUBMISSION - S96
Project No.: 12022
Dwg No.: EA300
Drawn by: CM
Rev: L
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## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

**BAL1** Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

**CL1** Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

**CL2** Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

**CL3** Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

**CL4** Cladding Type 4:
Decorative wall cladding system, colour to match CL2

**GW1** Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW2** Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW3** Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**PF1** Paint Finish, Type 1:
Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

**PF2** Paint Finish, Type 2:
Decorative wall finish, cement render and paint, with expressed vertical aluminium fins over, frequency of expressed fins vary. Powdercoat finish equal to GW1

**SC1** Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

**SC2** Screen, Type 2:
Vertical aluminium fins with integrated subframe. Powder coat finish, colour equal to GW2.

**SC3** Screen, Type 3:
Perforated screen, to suit Mechanical Engineers Requirements

**MV1** Mechanical Vents, Type 1
Mechanical Louvres to Engineers requirements. Powdercoat finish equal to GW1

S96

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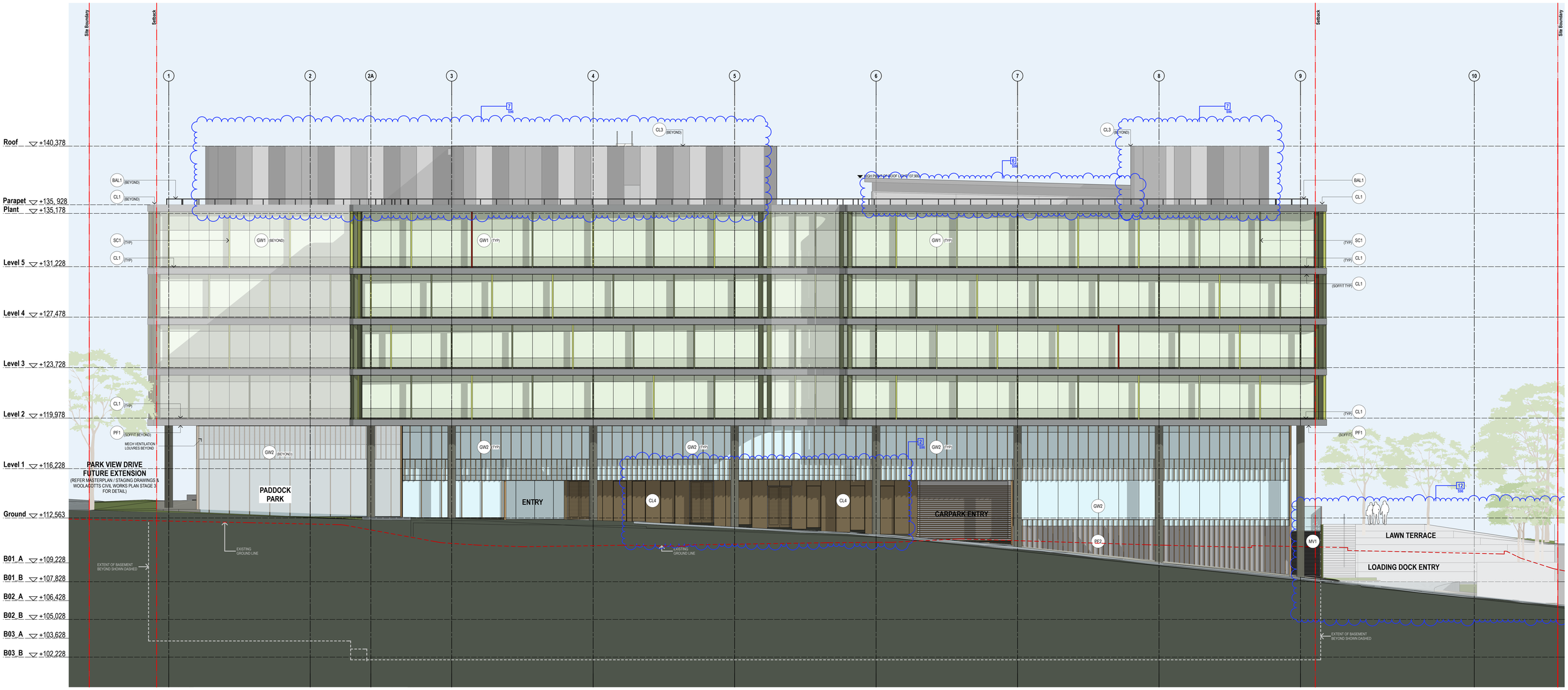
Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**ELEVATIONS**
**East Elevation_Pedestrian / Driveway Access**

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| P | 30.01.17 | DS | Section 96 Submission |

Scale **1:100 @A0, 35%@A3**
Status **SSD SUBMISSION - S96**
Project No. **12022**
Drawn by **CM**
Dwg No. **EA301**
Rev **P**
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## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

**BAL1** Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

**CL1** Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

**CL2** Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

**CL3** Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

**CL4** Cladding Type 4:
Decorative wall cladding system, colour to match CL2

**GW1** Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW2** Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW3** Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**PF1** Paint Finish, Type 1:
Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

**PF2** Paint Finish, Type 2:
Decorative wall finish, cement render and paint, with expressed vertical aluminium fins over, frequency of expressed fins vary. Powdercoat finish equal to GW1

**SC1** Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

**SC2** Screen, Type 2:
Vertical aluminium fins with integrated subframe. Powder coat finish, colour equal to GW2.

**SC3** Screen, Type 3:
Perforated screen, to suit Mechanical Engineers Requirements

S96

**MV1** Mechanical Vents, Type 1
Mechanical Louvres to Engineers requirements. Powdercoat finish equal to GW1

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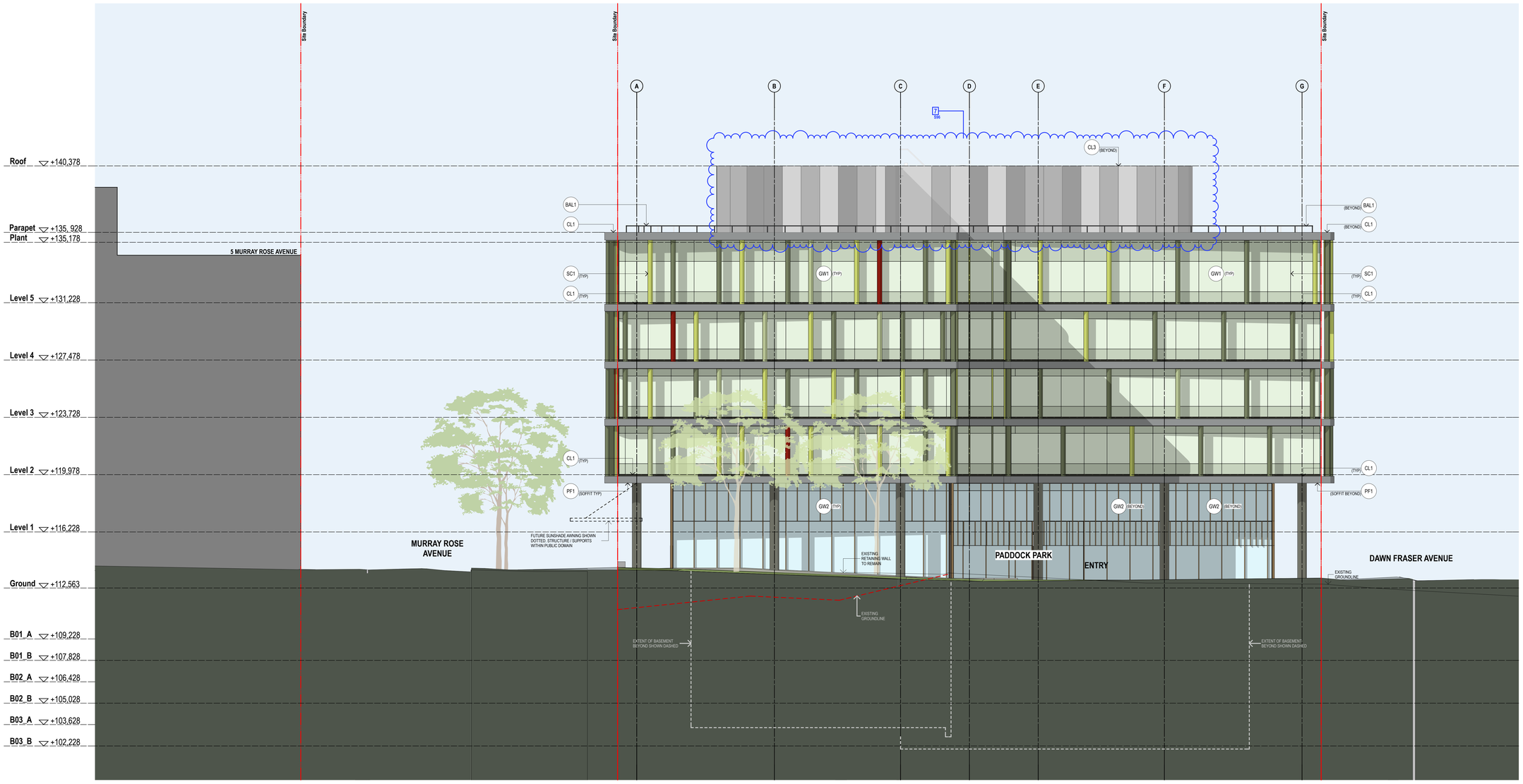
Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**ELEVATIONS**
**South Elevation_Future Dawn Fraser Avenue**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| R | 30.01.17 | DS | Section 96 Submission |

Scale: 1:100 @A0, 35%@A3
Status: SSD SUBMISSION - S96
Project No.: 12022
Dwg No.: EA302
Drawn by: CM
Rev: R
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## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

**BAL1** Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

**CL1** Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

**CL2** Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

**CL3** Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

**CL4** Cladding Type 4:
Decorative wall cladding system, colour to match CL2

**GW1** Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW2** Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW3** Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**PF1** Paint Finish, Type 1:
Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

**PF2** Paint Finish, Type 2:
Decorative wall finish, cement render and paint, with expressed vertical aluminium fins over, frequency of expressed fins vary. Powdercoat finish equal to GW1

**SC1** Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

**SC1** Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

**SC2** Screen, Type 2:
Vertical aluminium fins with integrated subframe. Powder coat finish, colour equal to GW2.

**SC3** Screen, Type 3:
Perforated screen, to suit Mechanical Engineers Requirements

**MV1** Mechanical Vents, Type 1
Mechanical Louvres to Engineers requirements. Powdercoat finish equal to GW1

S96

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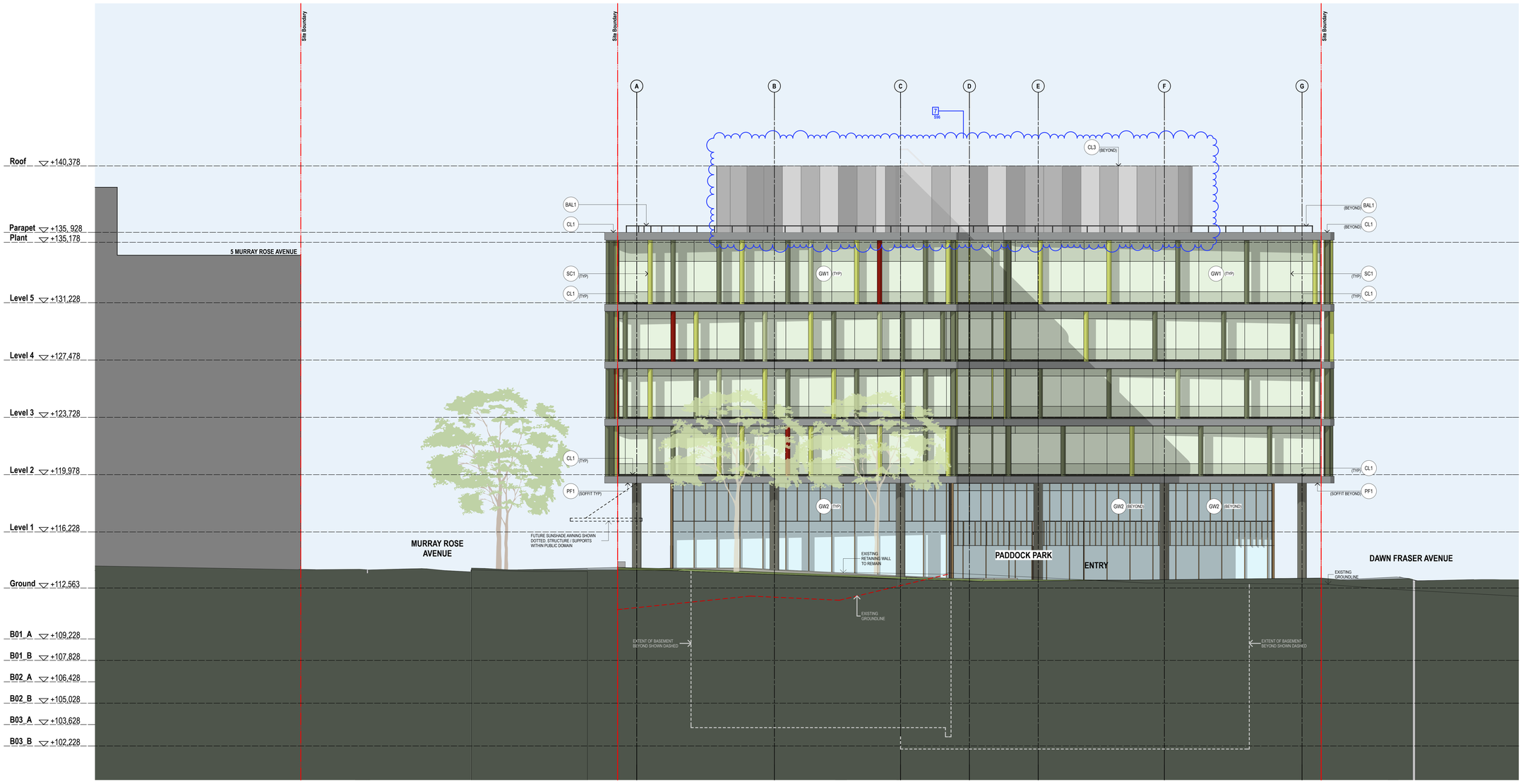
Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**ELEVATIONS**
**West Elevation_Future Parkview Drive Extension**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| J | 17.01.27 | DS | Section 96 Submission |

Scale **1:100 @A0, 35%@A3**
Status **S96 SUBMISSION - S96**
Project No. **12022**
Dwg No. **EA303**
Drawn by **CM**
Rev **J**
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## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

**BAL1** Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

**CL1** Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

**CL2** Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

**CL3** Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

**CL4** Cladding Type 4:
Decorative wall cladding system, colour to match CL2

**GW1** Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW2** Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW3** Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**PF1** Paint Finish, Type 1:
Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

**PF2** Paint Finish, Type 2:
Decorative wall finish, cement render and paint, with expressed vertical aluminium fins over, frequency of expressed fins vary. Powdercoat finish equal to GW1

**SC1** Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

**SC2** Screen, Type 2:
Vertical aluminium fins with integrated subframe. Powder coat finish, colour equal to GW2.

**SC3** Screen, Type 3:
Perforated screen, to suit Mechanical Engineers Requirements

**MV1** Mechanical Vents, Type 1
Mechanical Louvres to Engineers requirements. Powdercoat finish equal to GW1

S96

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DLDS Quality Endorsed Company: ISO 9001:2008, License Number 41168
Nominated Architect: Nicholas Turner 9385, ABN 80 084 954 911

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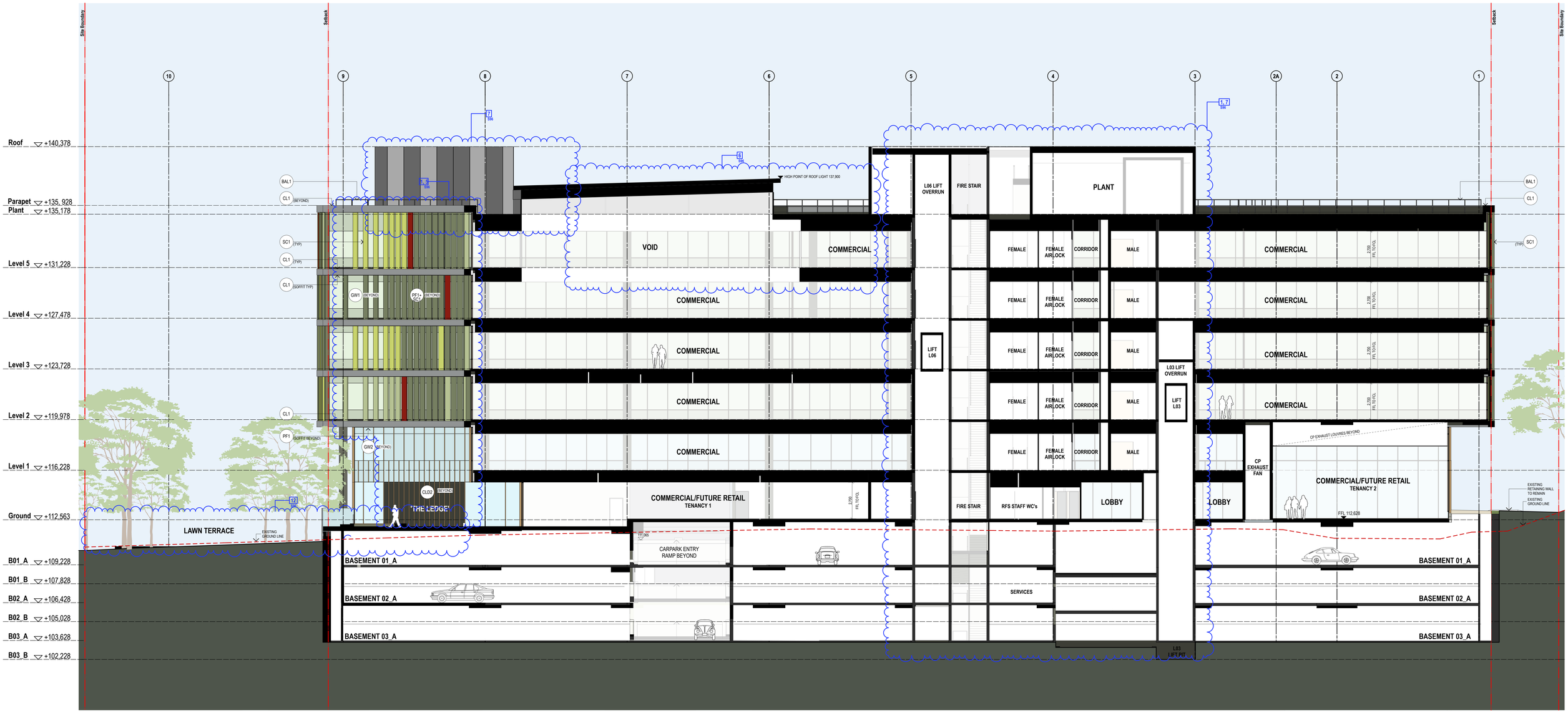
Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**ELEVATIONS**
**West Elevation_Future Parkview Drive Extension**

J Rev. 27.01.17 Date DS Approved by Section 96 Submission Revision Notes

Scale **1:100 @A0, 35%@A3**
Status **SSD SUBMISSION - S96**
Project No. **12022**
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## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

BAL1 Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

CL1 Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

CL2 Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

CL3 Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

CL4 Cladding Type 4:
Decorative wall cladding system, colour to match CL2

GW1 Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW2 Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW3 Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

PF1 Paint Finish, Type 1:
Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

PF2 Paint Finish, Type 2:
Decorative wall finish, cement render and paint, with expressed vertical aluminium fins over, frequency of expressed fins vary. Powdercoat fnish equal to GW1

SC1 Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

SC2 Screen, Type 2:
Vertical aluminium fins with integrated subframe. Powder coat finish, colour equal to GW2.

SC3 Screen, Type 3:
Perforated screen, to suit Mechanical Engineers Requirements

S96

MV1 Mechanical Vents, Type 1
Mechanical Louvres to Engineers requirements. Powdercoat finish equal to GW1

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SLCD Quality Endorsed Company ISO 9001:2008 Licence Number 4168
Nominated Architect: Nicholas Turner 5000, ABN 85 064 006 911

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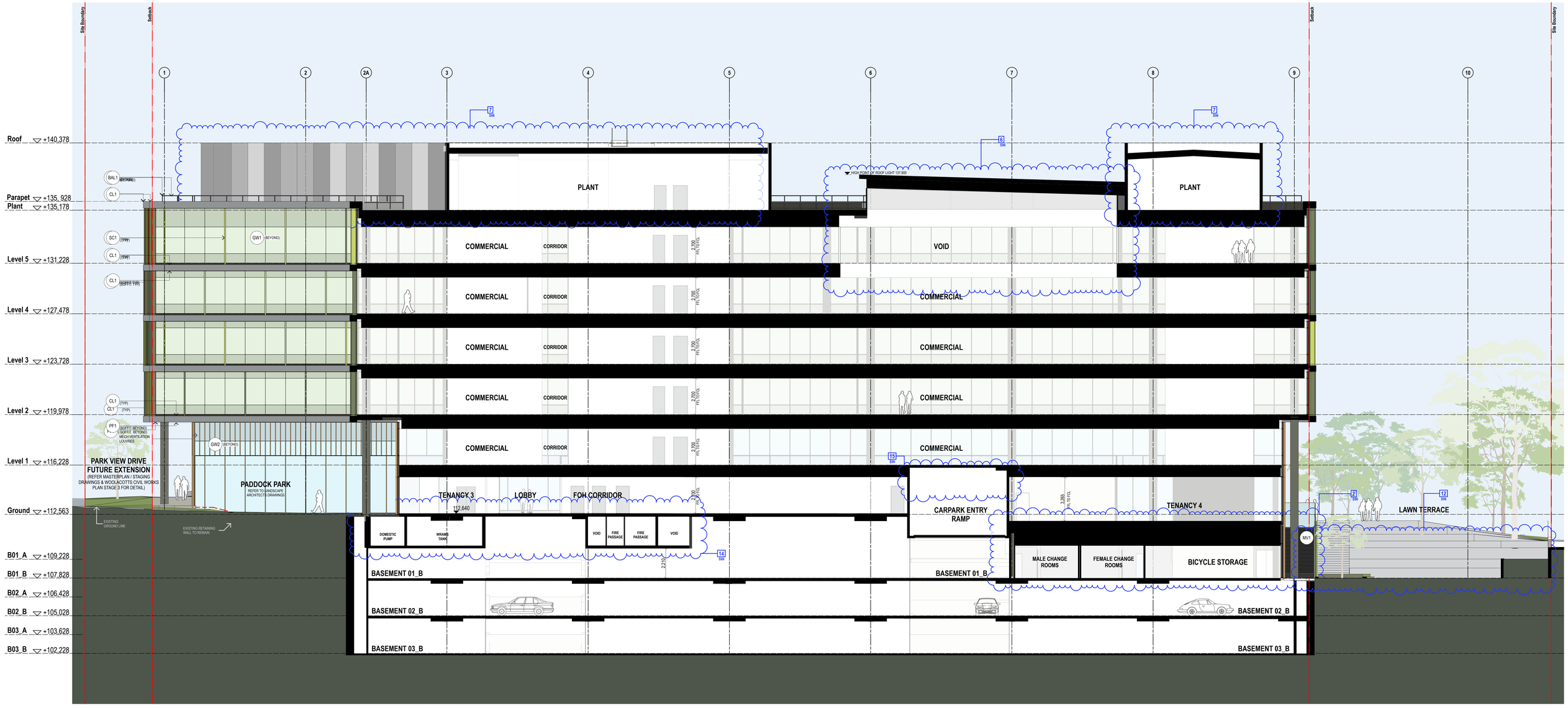
Project Title
4MR
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
SECTIONS
Section A

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| M | 30.01.17 | DS | Section 96 Submission |

Scale 1:100 @A0, 35%@A3
Status SSD SUBMISSION - S96
Project No. 12022
Dwg No. EA400
Drawn by CM
Rev M
North

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## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

**BAL1** Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

**CL1** Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

**CL2** Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

**CL3** Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

**CL4** Cladding Type 4:
Decorative wall cladding system, colour to match CL2

**GW1** Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW2** Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**GW3** Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

**PF1** Paint Finish, Type 1:
Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

**PF2** Paint Finish, Type 2:
Decorative wall finish, cement render and paint, with expressed vertical aluminium fins over, frequency of expressed fins vary. Powdercoat fnish equal to GW1

**SC1** Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

**SC2** Screen, Type 2:
Vertical aluminium fins with integrated subframe. Powder coat finish, colour equal to GW2.

**SC3** Screen, Type 3:
Perforated screen, to suit Mechanical Engineers Requirements

S96

**MV1** Mechanical Vents, Type 1
Mechanical Louvres to Engineers requirements. Powdercoat finish equal to GW1


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DLDS Quality Endorsed Company: ISO 9001:2008; License Number 41168
Nominated Architect: Nicholas Turner 9695, ABN 80 084 954 911


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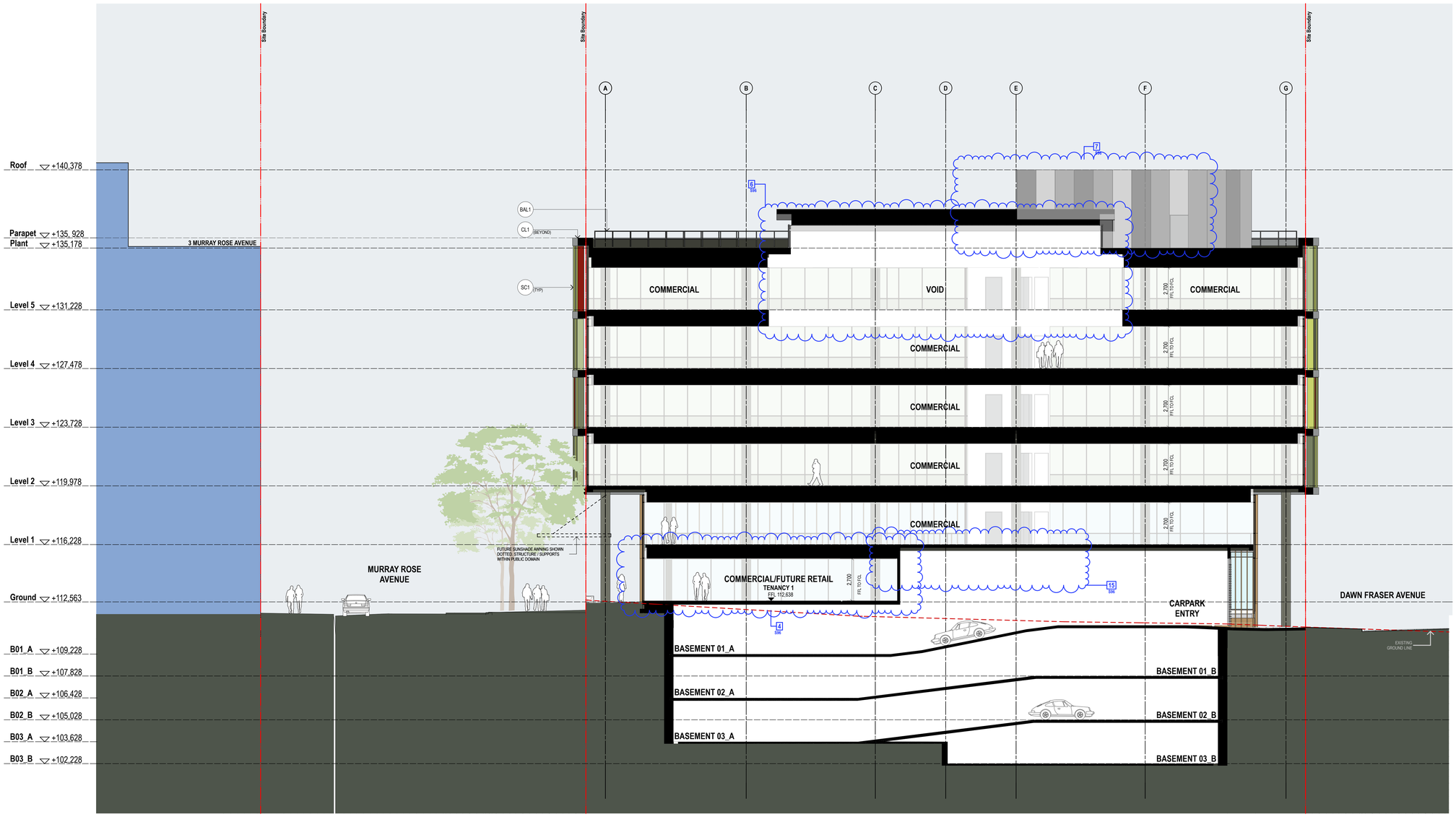
Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**SECTIONS**
**Section B**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| K | 30.01.17 | DS | Section 96 Submission |

Scale **1:100 @A0, 35%@A3**
Status **SSD SUBMISSION - S96**
Project No. **12022**
Drawn by **CM**
Dwg No. **EA401**
Rev **K**
North

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## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

BAL1 Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

CL1 Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

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Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

CL3 Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

CL4 Cladding Type 4:
Decorative wall cladding system, colour to match CL2

GW1 Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW2 Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW3 Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

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PF2 Paint Finish, Type 2:
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Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

SC2 Screen, Type 2:
Vertical aluminium fins with integrated subframe. Powder coat finish, colour equal to GW2.

SC3 Screen, Type 3:
Perforated screen, to suit Mechanical Engineers Requirements

MV1 Mechanical Vents, Type 1
Mechanical Louvres to Engineers requirements. Powdercoat finish equal to GW1

S96

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DLCG Quality Endorsed Company ISO 9001:2008, License Number 4168
Nominated Architect: Nicholas Turner 6685, ABN 88 084 994 911

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Barangaroo NSW 2000

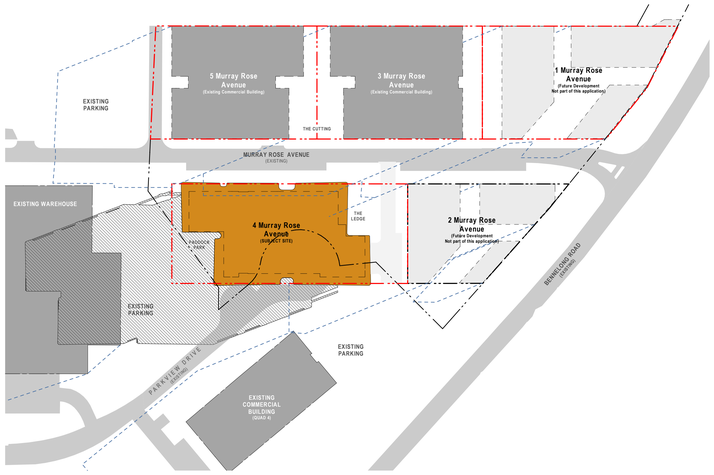
Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**SECTIONS**
**Section D**

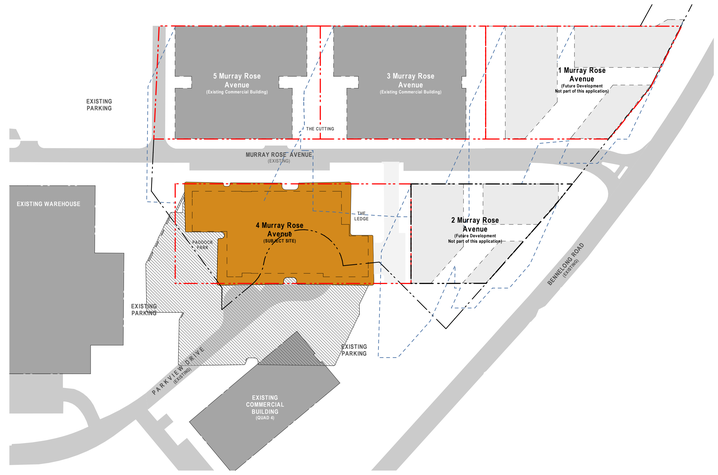
H Rev. 27.01.17 Date DS Approved by Section 96 Submission Revision Notes

Scale **1:100 @A0, 35%@A3**
Status **SSD SUBMISSION - S96**
Project No. **12022**
Dwg No. **EA403**
Drawn by **CM**
North
Rev **H**

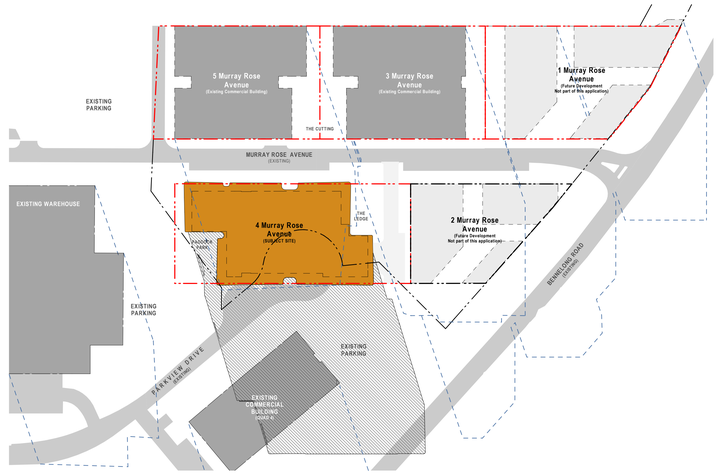
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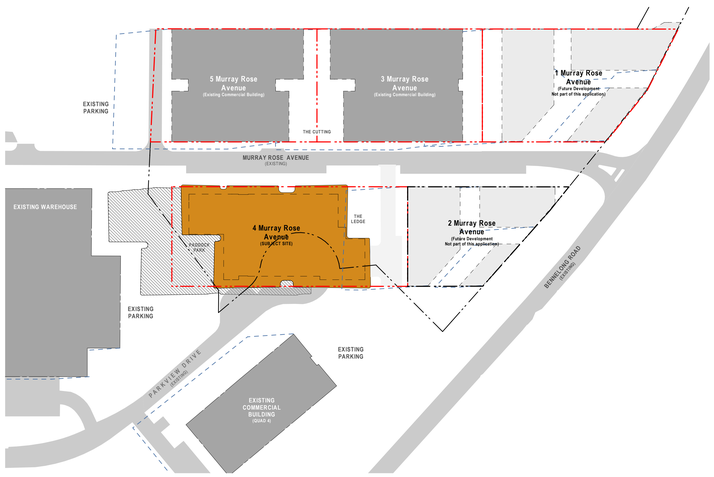

1 WINTER SOLSTICE 9am
1:1000



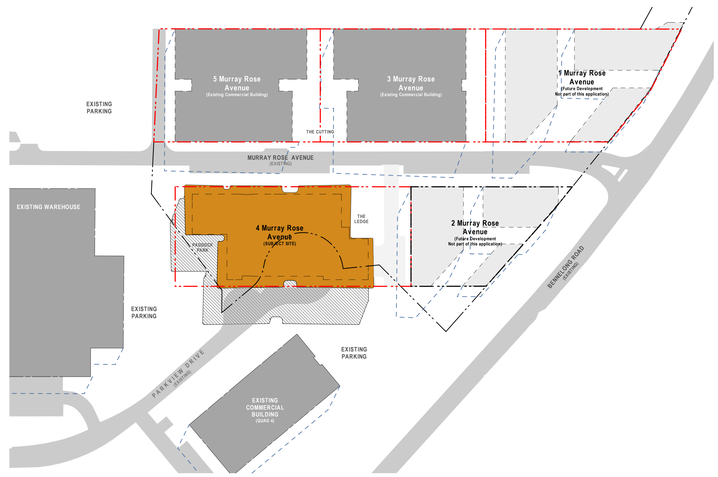

2 WINTER SOLSTICE 12pm
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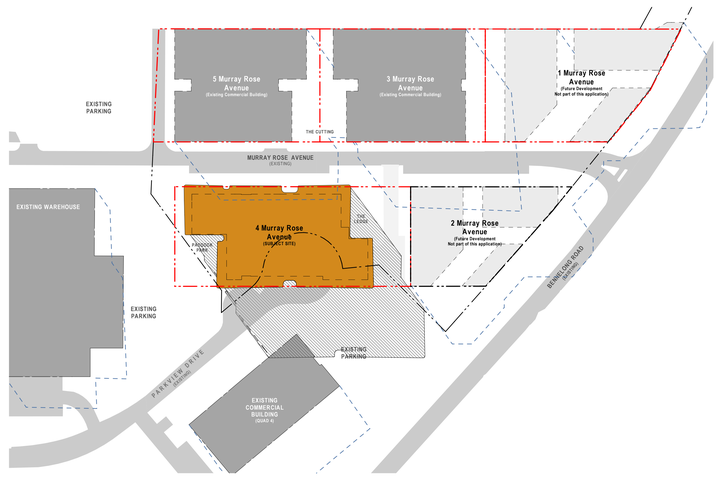

3 WINTER SOLSTICE 3pm
1:1000



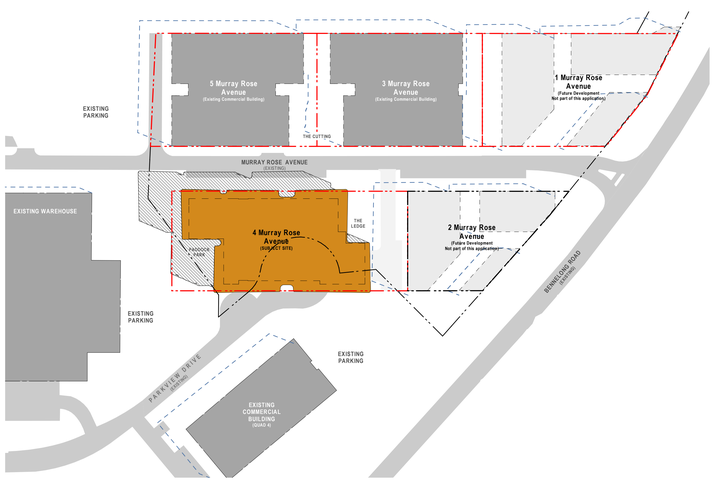

4 SPRING EQUINOX 9am
1:1000



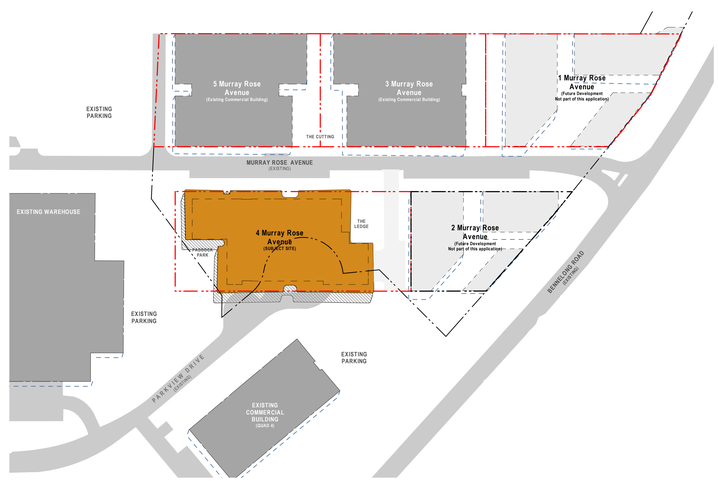

5 SPRING EQUINOX 12pm
1:1000



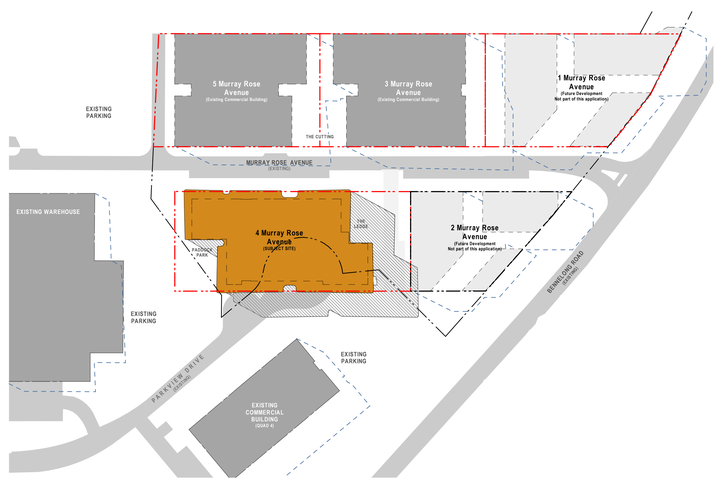

6 SPRING EQUINOX 3pm
1:1000




7 SUMMER SOLSTICE 9am
1:1000




8 SUMMER SOLSTICE 12pm
1:1000




9 SUMMER SOLSTICE 3pm
1:1000

**LEGEND**

SHADOWS FROM SUBJECT SITE

SHADOWS FROM NEIGHBOURING SITES

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ISO 9001:2008 Quality Endorsed Company. ISO 9001:2008, Licence Number 4168
Nominated Architect: Nicholas Turner 3300, 4909 (8 Oct 04) ST

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Barangaroo NSW 2000

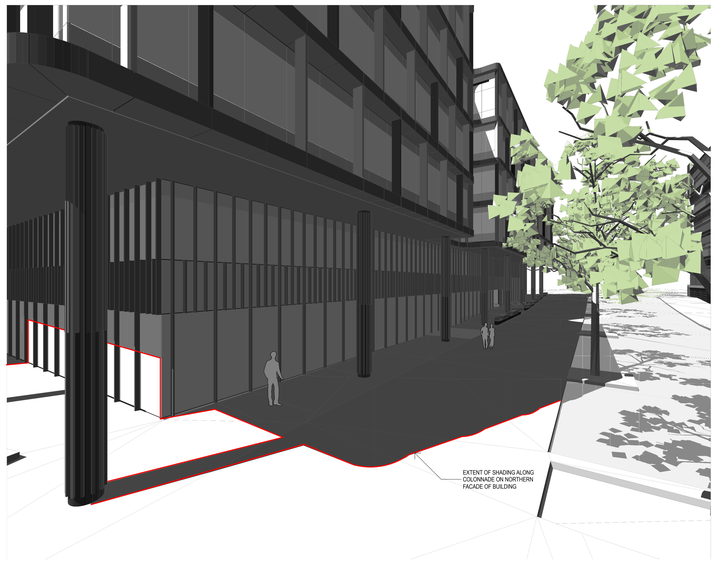
Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**Shadow Analysis**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| E | 17.10.16 | DS | Section 96 Submission |

Scale: **1:1000@A0, 35%@A3**
Project No.: **12022**
Drawn by: **CM**
Status: **SSD SUBMISSION - S96**
Dwg No.: **EA500**
Rev: **E**
North

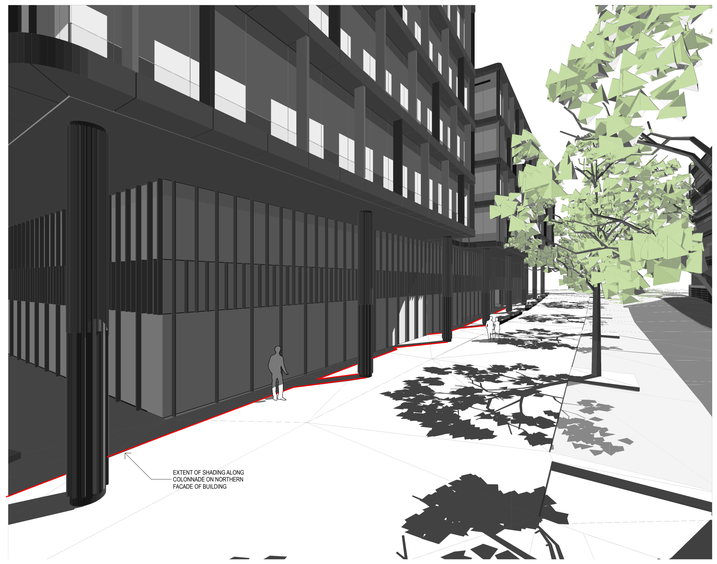
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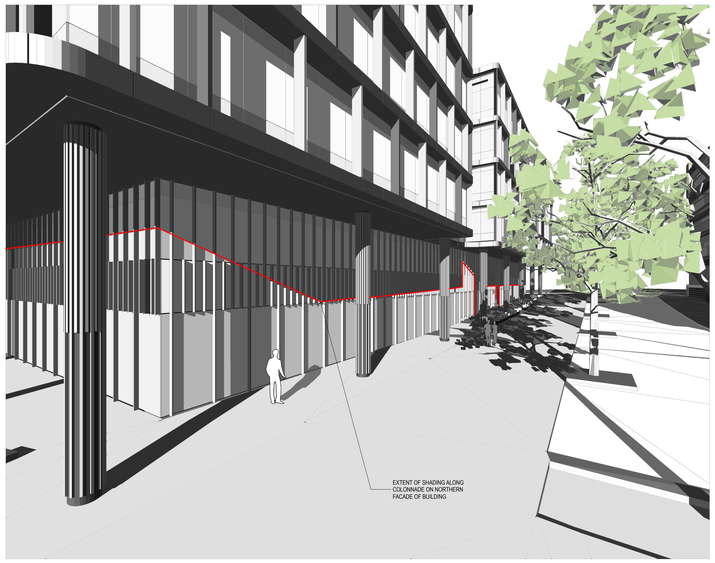

1 SUMMER SOLSTICE 9am




2 SUMMER SOLSTICE 12pm




3 SUMMER SOLSTICE 3pm




3 WINTER SOLSTICE 9AM




4 WINTER SOLSTICE 12pm



5 WINTER SOLSTICE 3pm
**NOTE:** ADDITIONAL SHADOWING
FROM NEIGHBOURING BUILDINGS

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SLCS Quality Endorsed Company- ISO 9001:2008, Licence Number 41SB
Nominated Architect: Nicholas Turner 6985, ABN 96 094 954 911

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Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**Solar Analysis Study**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| C | 16.05.14 | DS | Amended SSD Submission |

Scale: **NTS @A0, 35%@A3**
Status: **SSD SUBMISSION - S96**
Project No. **12022**
Dwg No. **EA501**
Drawn by **CM**
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Rev **C**

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Nominated Architect: Nicholas Turner 5900, 6084 (NSW) 8648 (VIC) 311

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300 Barangaroo Avenue
Barangaroo NSW 2000

Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**Perspectives**
**View 02**

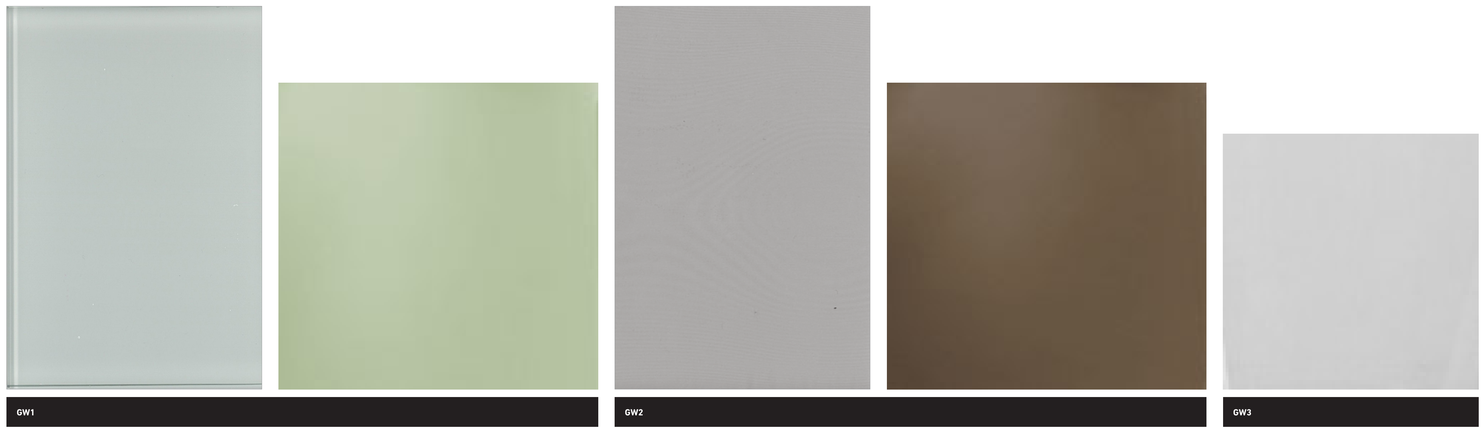
| Rev. | Date | Approved by | Revision Notes |
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| C | 16.05.14 | DS | Amended SSD Submission |

Scale: **NOT TO SCALE**
Status: **SSD SUBMISSION - S96**
Project No.: **12022**
Dwg No.: **EA701**
Drawn by: **CM**
Rev: **C**
North

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## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

BAL1 Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

CL1 Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

CL2 Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

CL3 Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

CL4 Cladding Type 4:
Decorative wall cladding system, colour to match CL2

GW1 Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW2 Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW3 Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
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Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

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Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

**NOTES**
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Nominated Architect: Nicholas Turner 6900. ABN 99 004 356 977

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Project Title
**4MR**
4 Murray Rose Avenue SOP NSW 2127 AU

Drawing Title
**External Materials and Finishes Board**

| Rev. | Date | Approved by | Revision Notes |
|---|---|---|---|
| C | 02.12.14 | DS | Section 96 Submission |

Scale: **NOT TO SCALE** | Project No.: **12022** | Drawn by: **CM**
Status: **SSD SUBMISSION - S96** | Dwg No.: **EA800** | Rev: **C**

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MURRAY ROSE AVENUE

PARKVIEW DRIVE
NOT PART OF THIS APPLICATION (FUTURE EXTENSION - REFER TO WOOLACOTTS CIVIL WORKS PLAN FOR DETAIL AND STAGING)

NORTH ELEVATION_MURRAY ROSE AVENUE

EAST ELEVATION_PRIVATE ROAD

SOUTH ELEVATION_DAWN FRASER AVENUE

WEST ELEVATION_FUTURE PROPOSED PARKVIEW DRIVE

DAWN FRASER AVENUE

Site Boundary

Hyd Boost

TENANCY 2
FFL 113.878
NLA 155 m²

TENANCY 2.2
FFL 112.638
NLA 146 m²

TENANCY 3
FFL 112.638

TENANCY 1.1
FFL 112.638
NLA 204 m²

TENANCY 1.2
FFL 112.638
NLA 245 m²

TENANCY 1.3
FFL 112.638
NLA 123 m²

TENANCY 1.4
FFL 112.253
NLA 118 m²

TENANCY 4
FFL 112.253

RETAIL NLA
NLA 91 m²

EXTENT OF FLOOR AREA NOT INCLUDED IN FUTURE RETAIL (TENANCY 2.1) NLA FIGURE 1 (LOCALISED CLEARANCE ISSUE WITH BEAM ABOVE WHEN FLOOR IS RAISED, ONLY 1,950mm CLEAR)

FUTURE SUNSHADE AWNING SHOWN DOTTED. STRUCTURE / SUPPORTS WITHIN PUBLIC DOMAIN

INTEGRAL FOOTPATH SEATING ALONG COLONNADE EDGE TO ADDRESS LEVEL DIFFERENCE BETWEEN COLONNADE & EXISTING FOOTPATH

Upper Levels over shown dashed

Extent of basement below

COLONNADE

ENTRY

FUTURE ENTRY

LINE OF LEVEL 01 OVER

MURRAY ROSE LOBBY

LOBBY
SSL 112.663
FFL 112.638
(40mm FLOOR FINISH ZONE)

DAWN FRASER LOBBY
FFL 112.253

L2 & L3 SECURE LOBBY

L01 CP Shuttle Lift

L02

L03

L04

L05

L06

Services

FS01

FS02

FS03

FS04

FS05

CP EXH FAN

FEMALE 1 Pan

RFS STAFF WC's

ACC. (UNISEX) 1 Pee

MALE 1 Pan 1 Urinal

CLNR

MALE STAFF 2 Pan 2 Urin

FEMALE STAFF 3 Pans

STAFF WC's

ACC STAFF 1 Pan

FOH CORRIDOR
FFL 112.638
(40mm FLOOR FINISH ZONE)

SWITCHROOM

SUBSTATION 1

SUB 1 Ausgrid Chamber

SUB 2 Ausgrid Chamber

SUBSTATION 2

SWITCHROOM

HYDRANT SPRINKLER

GAS REGULATOR

SSL +112.288
FEP
FS01/FS03

SSL +112.288
FEP
FS02

BOH CORRIDOR

Step 385

1:14 RAMP TO FUTURE BACK OF HOUSE CORRIDOR

RAMP DOWN (TO BASEMENT B01_A)

1:5

1:8

SSL 111.065

RL 111.065

RL 110.613

RL 110.530

6,600

300

FALL

STEP IN TENANCY

STEP IN TENANCY

RAISED SLAB TO ACHIEVE CLEARANCES REQUIRED TO LOADING DOCK BELOW

Extent of basement below

THE LEDGE

LAWN TERRACE

Fall 1:40

ENTRY
FFL 112.253

ENTRY
FFL 112.253

Upper Levels over shown dashed

SEWER ZONE

3,000

PADDOCK PARK EXTENSION
(REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR FUTHER INFORMATION)

FUTURE WORKS, NOT PART OF THIS APPLICATION

FOOTPATH
(FUTURE WORKS, NOT PART OF THIS APPLICATION)

PARK PAVEMENT
REFER TO LANDSCAPE ARCHITECTS DRAWINGS

FOOTPATH

FOOTPATH

COLONNADE

COLONNADE

HV CABLE ZONE
REFER NOTE 2

CARPARK ENTRY/EXIT

LOADING DOCK ENTRY/EXIT BELOW

VISITOR BICYCLE PARKING
22 BICYCLES

ENTRY
FFL 112.638

ENTRY
FFL 112.253

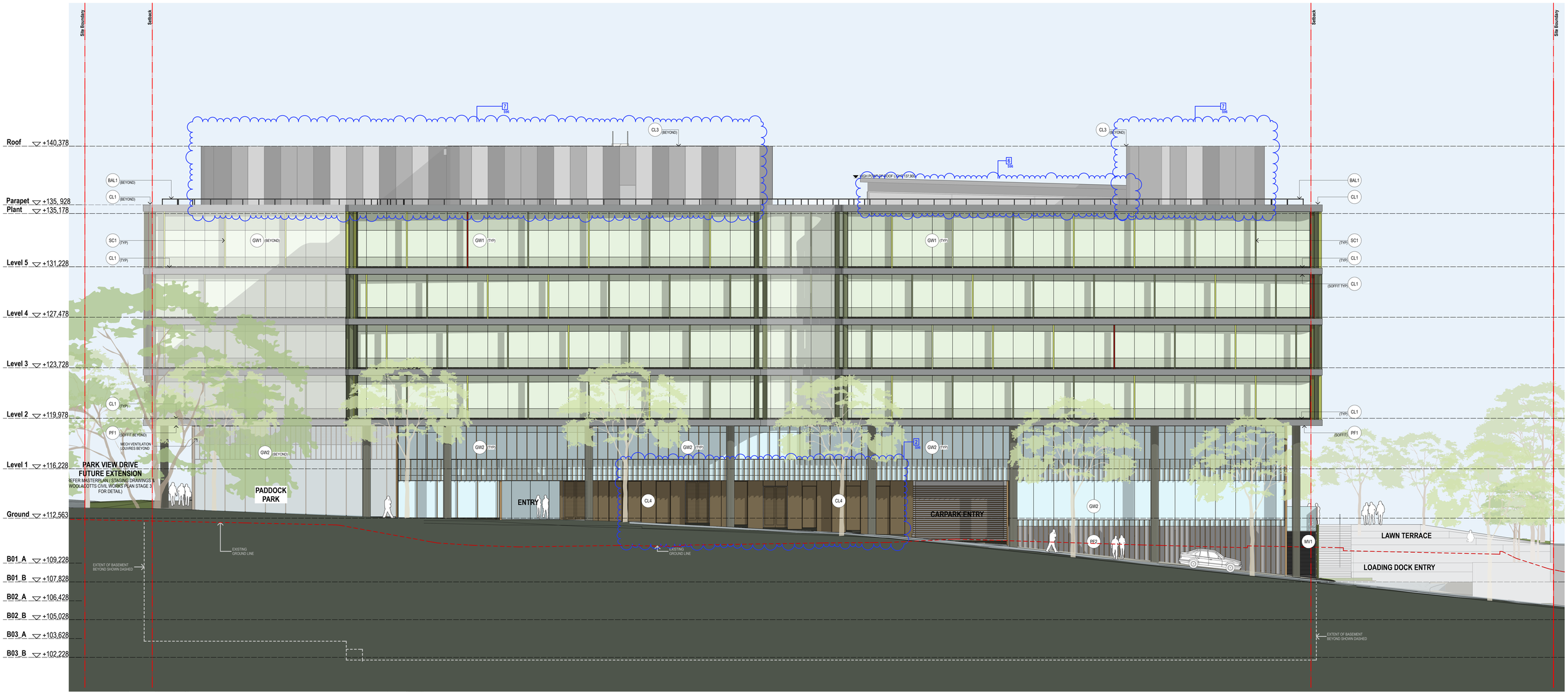
SECTION A

SECTION B

SECTION E

SECTION F

RL 113.760
RL 113.350
RL 113.000
RL 112.500
RL 112.328
RL 112.180
RL 112.020
RL 111.820
RL 112.638
RL 112.638
RL 112.638




## MATERIALS & FINISHES SCHEDULE (Refer to Sample Board for Further Information)

BAL1 Balustrade Type 1:
Framed balustrade system. Framing system, aluminium, powder coat finish. Colour to match GW1.

CL1 Cladding Type 1:
Metal cladding system. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal'.

CL2 Cladding Type 2:
Metal cladding system with expressed vertical aluminium fins over, frequency of expressed fins vary. Metal cladding prefinished coating system, colour and finish to match Alpolic 'Medium Bronze Metallic'. Aluminium fins powder coat finish, colour equal to GW2.

CL3 Cladding Type 3:
Metal cladding system with integrated louvres for building services. Prefinished coating system. Colour and finish to match Alpolic 'Silver Metallic' and 'Medium Grey Metallic'. Distribution of panel type i.e solid / louvre and colour varies across façade.

CL4 Cladding Type 4:
Decorative wall cladding system, colour to match CL2

GW1 Glazed Wall System, Type 1:
Flush lined aluminium framed glazed wall system to façade engineers specification.
Vision panel clear glass, green tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame powder coat finish, colour equal to Interpon 'Monument Matt'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW2 Glazed Wall System, Type 2:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel clear glass, no tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to Dulux Eternity 'Bronze Pearl Satin'.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

GW3 Glazed Wall System, Type 3:
Expressed mullions aluminium framed glazed wall system, frequency of expressed mullions vary.
Vision panel translucent glass, light grey tint. Non-vision panel opaque colour back glass, colour to match. Aluminium frame including expressed mullions, powder coat finish, colour equal to GW2.
Performance of overall system to meet ESD and façade engineers requirements. Reflectivity to be less than 20%.

PF1 Paint Finish, Type 1:
Paint finish with cement render and / or FC lining to substrate. Colour to match Dulux 'Domino'.

PF2 Paint Finish, Type 2:
Decorative wall finish, cement render and paint, with expressed vertical aluminium fins over, frequency of expressed fins vary. Powdercoat finish equal to GW1

SC1 Screen, Type 1:
Vertical aluminium sun shade screen system, full height. Powder coat finish, colours equal to Interpon 'Gilded Green Matt', 'Cottage Green Matt', 'Wilderness Matt' and 'Headland Matt'.

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Drawing Title
**APPENDIX South Elevation:**
**Dawn Fraser Ave & Parkview Dr Extension**

| Rev. | Date | Approved by | |
|---|---|---|---|
| P | 30.01.17 | DS | Section 96 Submission |

Scale: 1:100 @A0, 35%@A3
Status: SSD SUBMISSION - S96
Project No.: 12022
Dwg No.: EA811
Drawn by: CM
Rev: P
North

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