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29-Jun-2021 SDAU-021-20

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

FOR TOWN PLANNING

Drawing Name

TP-01-10

MOS LANE

EXISTING SURVEY PLAN 1:200

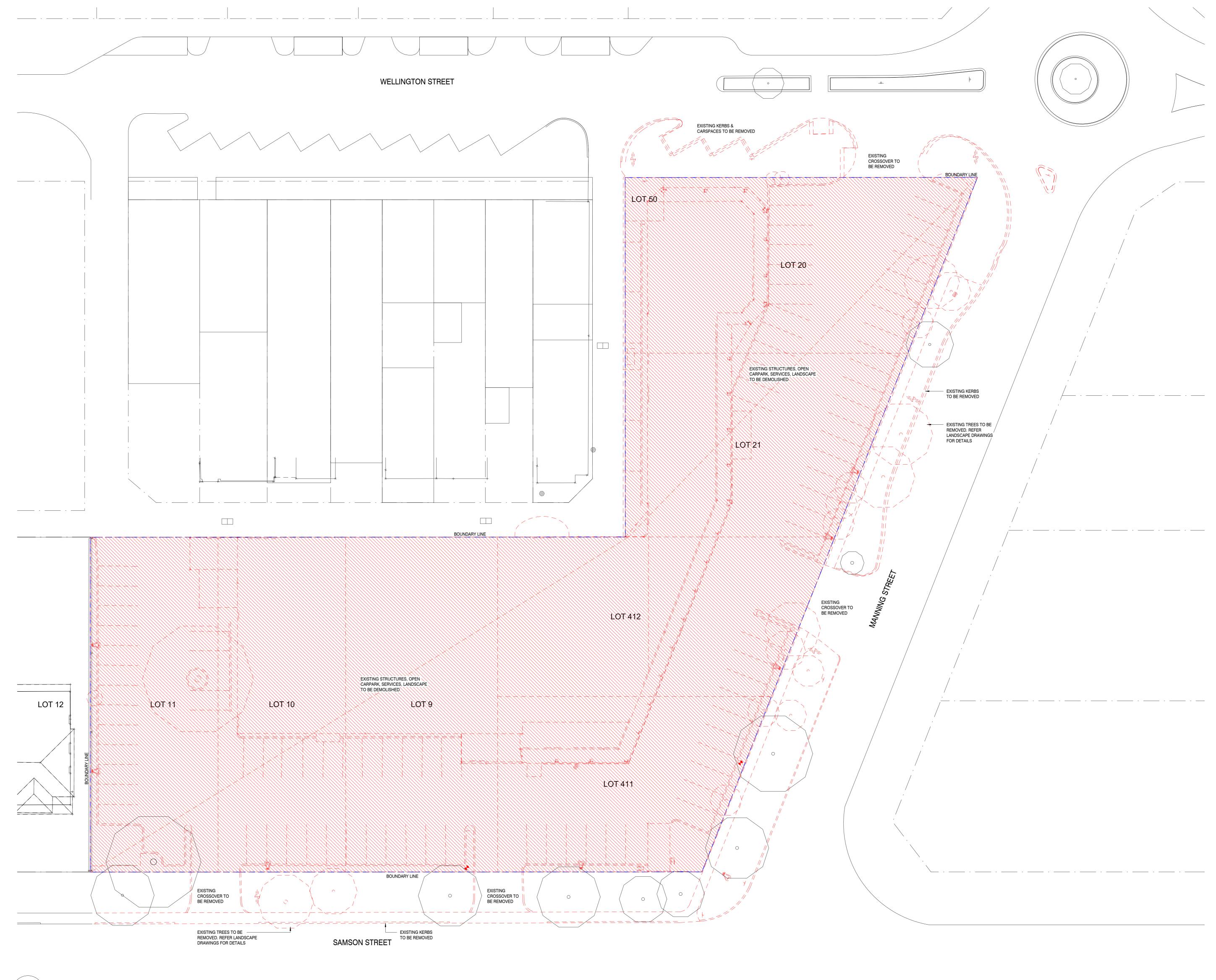
180151

Facsimile +613 9654 4938

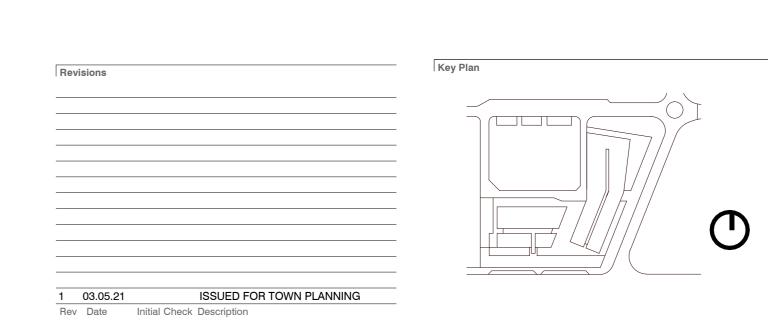
Melbourne, Australia 3000 www.nharchitecture.net

12-20 Flinders Lane

ISSUED FOR TOWN PLANNING



1 PROPOSED DEMOLITION PLAN
1:200



FOR TOWN PLANNING

Project Name

MOS LANE

PROPOSED DEMOLITION PLAN

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

29-Jun-2021 SDAU-021-20

HArchitecture

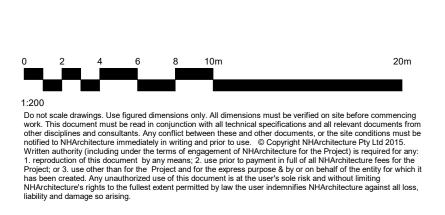
Level 7 Cannons House
12-20 Flinders Lane
Melbourne, Australia 3000

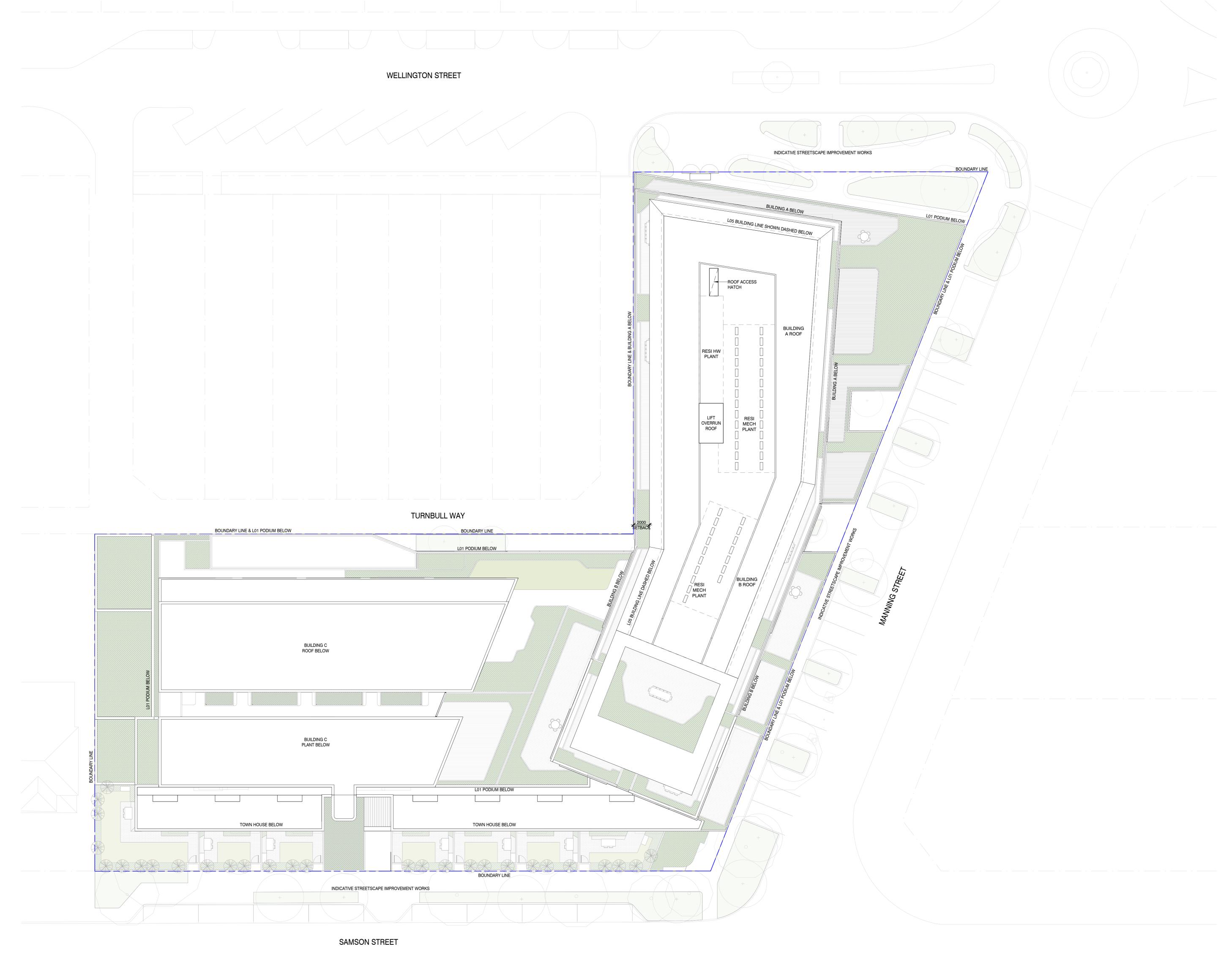
Architect
RN
SK
1: 200

Project Number
Telephone +613 9654 4955
Facsimile +613 9654 4938
www.nharchitecture.net

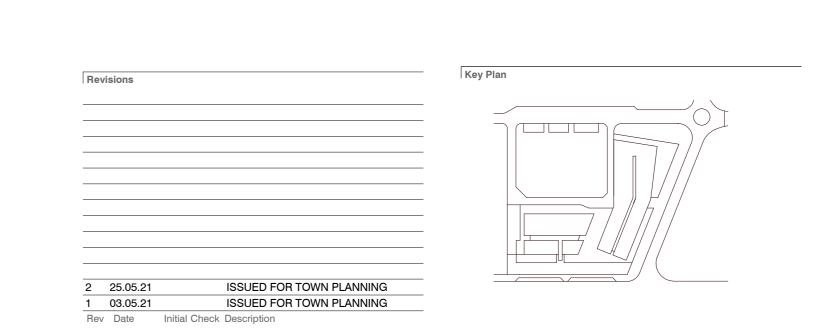
Architect
RN
SK
1: 200

Project Number
TP-01-20
1





PROPOSED SITE PLAN



DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

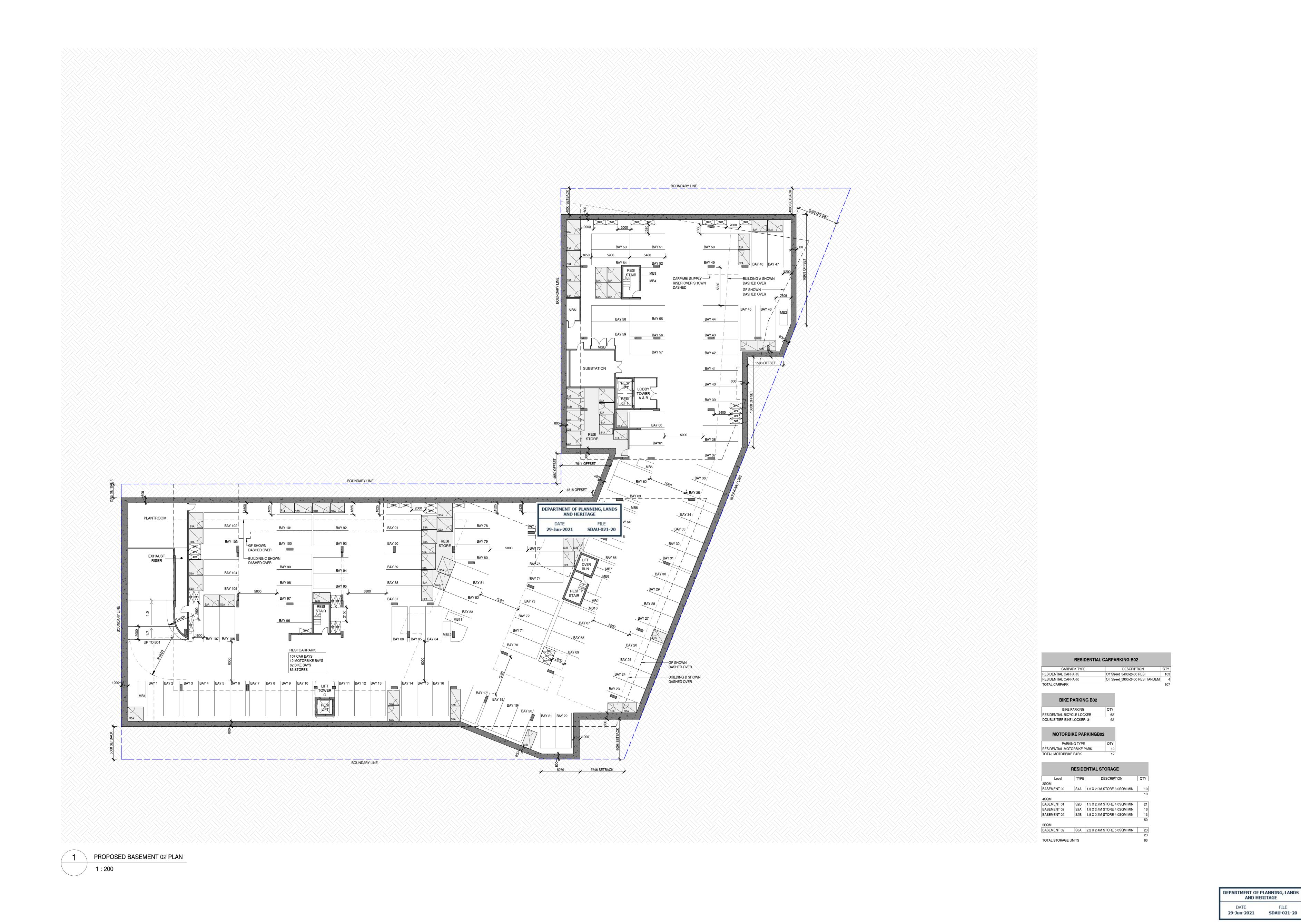
DATE FILE
29-Jun-2021 SDAU-021-20

FOR TOWN PLANNING

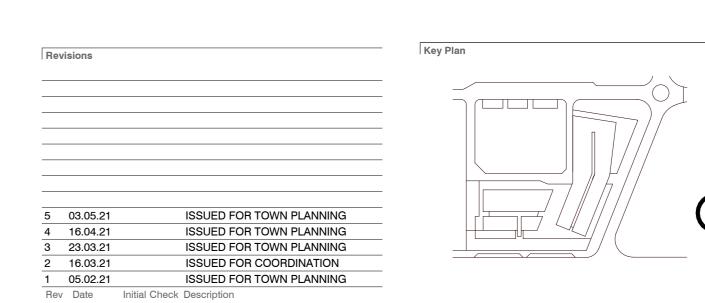
Project Name

MOS LANE

PROPOSED SITE PLAN



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FOR TOWN PLANNING Project Name MOS LANE Drawing Name

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Melbourne, Australia 3000 www.nharchitecture.net

PROPOSED BASEMENT 02 PLAN Scale @ A0 1:200 AS/SK

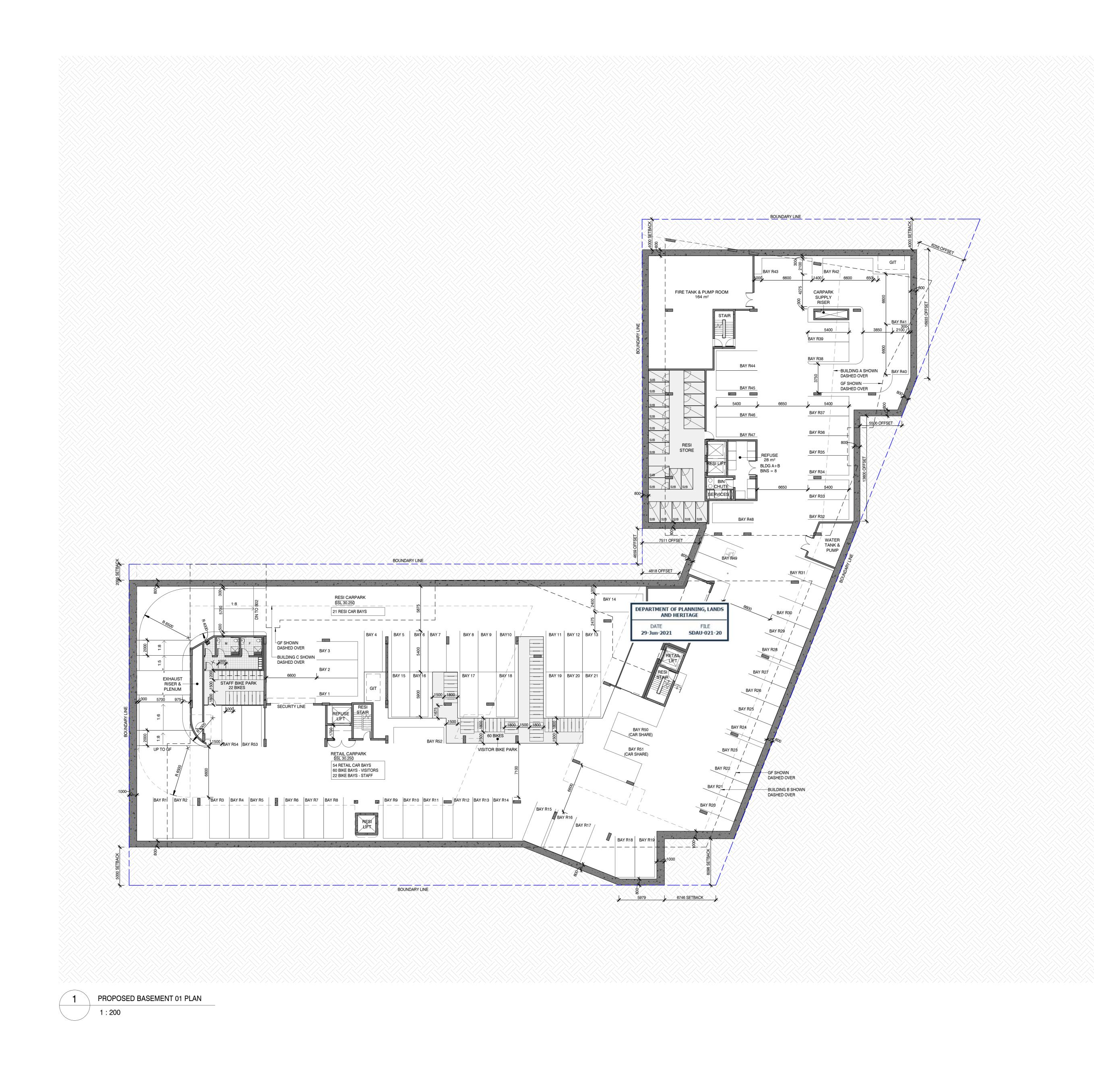
Project Number

180151

AND HERITAGE

Drawing Number

TP-02-01 **5**

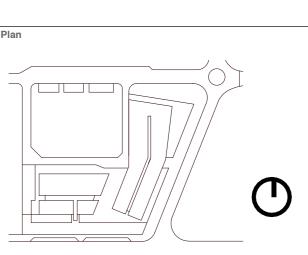


RESIDENTIAL CARPARKING B01 CARPARK TYPE DESCRIPTION
RESIDENTIAL CARPARK Off Street_5400x2400 RESI RESIDENTIAL CARPARK Off Street_5900x2400 RESI TANDEM TOTAL CARPARK RETAIL CARPARKING B01 RETAIL CARPARK Off Street_5400x2600 RETAIL 90 DEGREE RETAIL CARPARK Off Street_5400x2600 RETAIL CAR SHARE RETAIL CARPARK DDA Off Street_5400x2600 RETAIL DDA
RETAIL CARPARK Off Street_6600x2100 RETAIL PARALL
TOTAL CARPARK Off Street_6600x2100 RETAIL PARALLEL

BIKE PARKING B01 RETAIL BICYCLE PARK RETAIL BICYCLE PARK - STAFF BIKE HOOPS/RACKS FOR 2 BIKES: 41

6 03.05.21 ISSUED FOR TOWN PLANNING 5 16.04.21 ISSUED FOR TOWN PLANNING 4 01.04.21 ISSUED FOR TOWN PLANNING 3 23.03.21 ISSUED FOR TOWN PLANNING ISSUED FOR COORDINATION 2 16.03.21 ISSUED FOR TOWN PLANNING 1 05.02.21

Rev Date Initial Check Description



29-Jun-2021 SDAU-021-20

FOR TOWN PLANNING Project Name

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

MOS LANE Drawing Name

180151

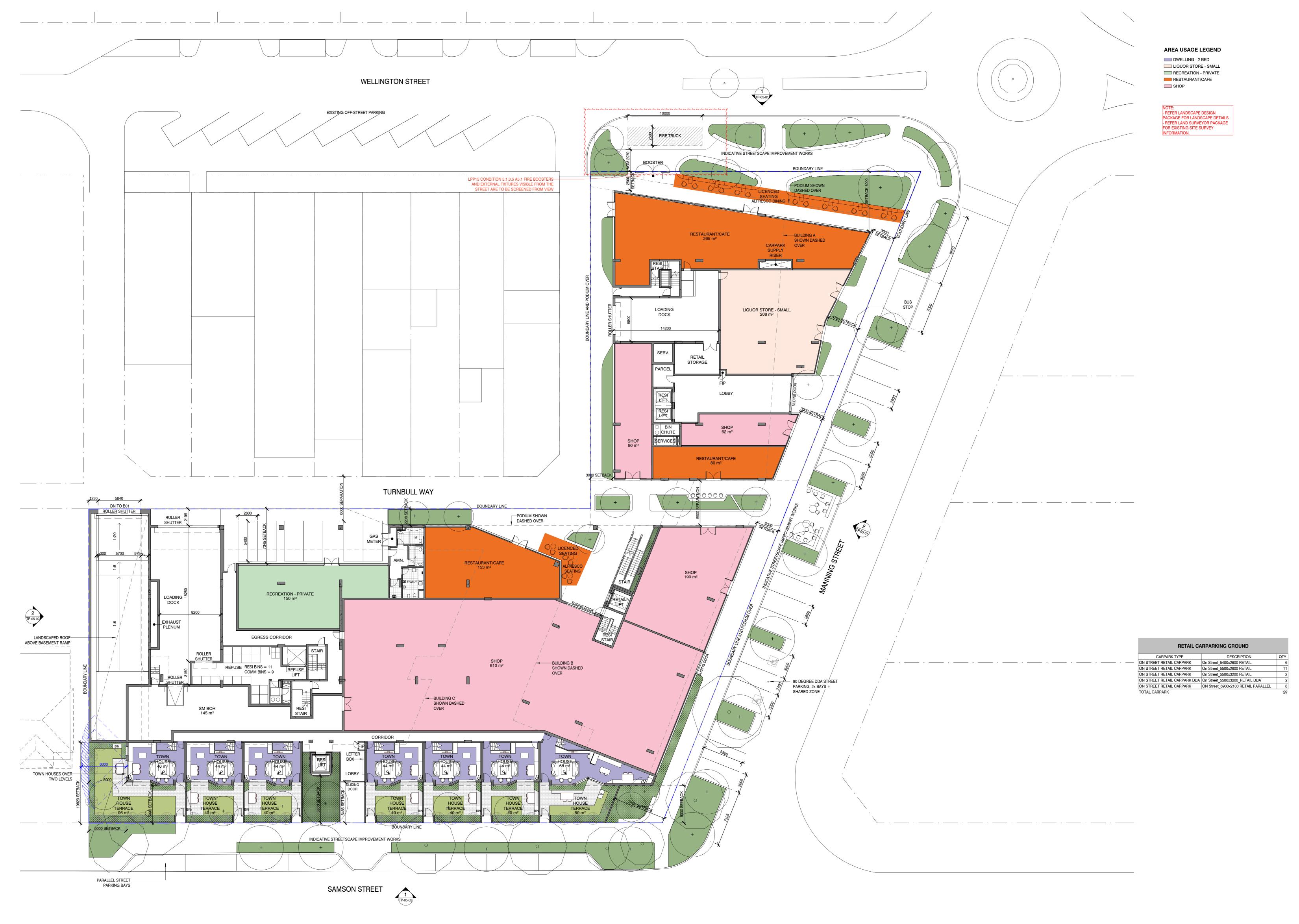
PROPOSED BASEMENT 01 PLAN Scale @ A0 AS/SK 1:200 Project Number

Drawing Number

TP-02-02 **6**

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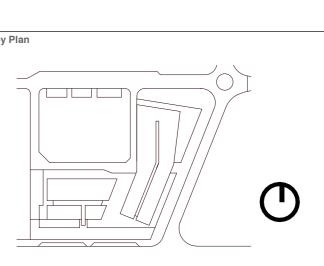
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1 PROPOSED GROUND FLOOR PLAN
1:200

8 08.06.21 ISSUED FOR TOWN PLANNING 7 25.05.21 ISSUED FOR TOWN PLANNING 6 10.05.21 ISSUED FOR TOWN PLANNING 5 03.05.21 ISSUED FOR TOWN PLANNING 4 01.04.21 ISSUED FOR TOWN PLANNING 3 23.03.21 ISSUED FOR TOWN PLANNING ISSUED FOR COORDINATION 16.03.21 ISSUED FOR TOWN PLANNING 1 05.02.21

Rev Date Initial Check Description



FOR TOWN PLANNING

Project Name

MOS LANE

12-20 Flinders Lane Facsimile +613 9654 4938
Melbourne, Australia 3000 www.nharchitecture.net

PROPOSED GROUND PLAN

 Architect
 Drawn By
 Scale@ A0

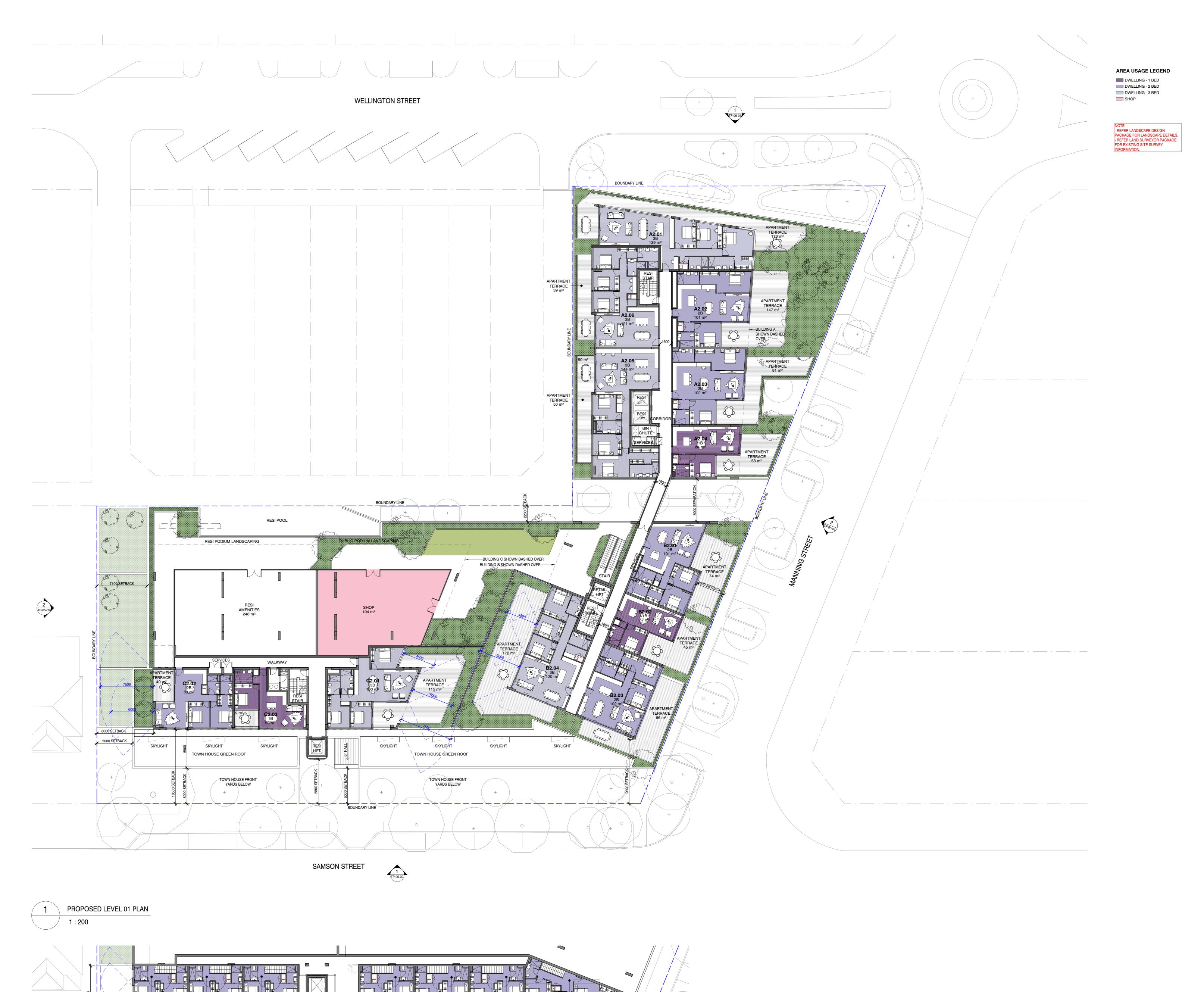
 RN
 AS/SK
 1:200

 Project Number
 Drawing Number
 Revision

 180151
 TP-02-03
 8

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

29-Jun-2021 SDAU-021-20



LOBBY ROOF OVER TOWN HOUSE 46 m² TOWN HOUSE 46 m²

TOWN HOUSE FRONT

YARDS BELOW

TOWN HOUSE 46 m² TOWN HOUSE 69 m²

TOWN HOUSE 47 m²

PROPOSED GROUND MEZZ PLAN

1:200

TOWN HOUSE 46 m²

TOWN HOUSE FRONT

YARDS BELOW

TOWN HOUSE 46 m²

1:200

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3 23.03.21 ISSUED FOR TOWN PLANNING
2 16.03.21 ISSUED FOR COORDINATION
1 05.02.21 ISSUED FOR TOWN PLANNING

Project Name
MOS LANE

PROPOSED LEVEL 01 PLAN

HArchitect Project Number Revision

Architect RN AS/EA/DS 1:200

As/EA/DS 1:200

Architect RN AS/EA/DS 1:200

Project Number Drawing Number Revision

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE

29-Jun-2021 SDAU-021-20



AREA USAGE LEGEND DWELLING - 1 BED

NOTE:
- REFER LANDSCAPE DESIGN
PACKAGE FOR LANDSCAPE DETAILS.
- REFER LAND SURVEYOR PACKAGE
FOR EXISTING SITE SURVEY
INFORMATION.

PROPOSED LEVEL 02 PLAN 1:200

> Key Plan 6 08.06.21 5 03.05.21 ISSUED FOR TOWN PLANNING ISSUED FOR TOWN PLANNING 4 01.04.21 ISSUED FOR TOWN PLANNING 3 23.03.21 2 16.03.21 ISSUED FOR TOWN PLANNING ISSUED FOR COORDINATION

ISSUED FOR TOWN PLANNING

1 05.02.21

Rev Date Initial Check Description

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Project Name MOS LANE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

Drawing Name PROPOSED LEVEL 02 PLAN

Scale@ A0 AS/EA/DS 1:200 **Drawing Number** 12-20 Flinders Lane Facsimile +613 9654 4938
Melbourne, Australia 3000 www.nharchitecture.net TP-02-06 **6** 180151



1 PROPOSED LEVEL 03 PLAN
1: 200

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FOR TOWN PLANNING

Project Name

Project Name

MOS LANE

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PROPOSED LEVEL 03 PLAN

 Architect
 Drawn By
 Scale @ A0

 RN
 AS/EA/DS
 1 : 200

 Project Number
 Drawing Number
 Revision

 180151
 TP-02-07
 5

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

29-Jun-2021 SDAU-021-20



PROPOSED LEVEL 04 PLAN

5 03.05.21 ISSUED FOR TOWN PLANNING 4 01.04.21 3 23.03.21 2 16.03.21 ISSUED FOR TOWN PLANNING ISSUED FOR TOWN PLANNING

ISSUED FOR COORDINATION

ISSUED FOR TOWN PLANNING

1 05.02.21

Rev Date Initial Check Description

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29-Jun-2021 SDAU-021-20

Project Name MOS LANE

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Drawing Name PROPOSED LEVEL 04 PLAN

Scale @ A0 AS/EA/DS 1:200 Drawing Number TP-02-08 **5** 180151



PROPOSED LEVEL 05 PLAN

5 03.05.21 ISSUED FOR TOWN PLANNING 4 01.04.21 3 23.03.21 2 16.03.21 ISSUED FOR TOWN PLANNING ISSUED FOR TOWN PLANNING ISSUED FOR COORDINATION

FOR TOWN PLANNING **Project Name** MOS LANE

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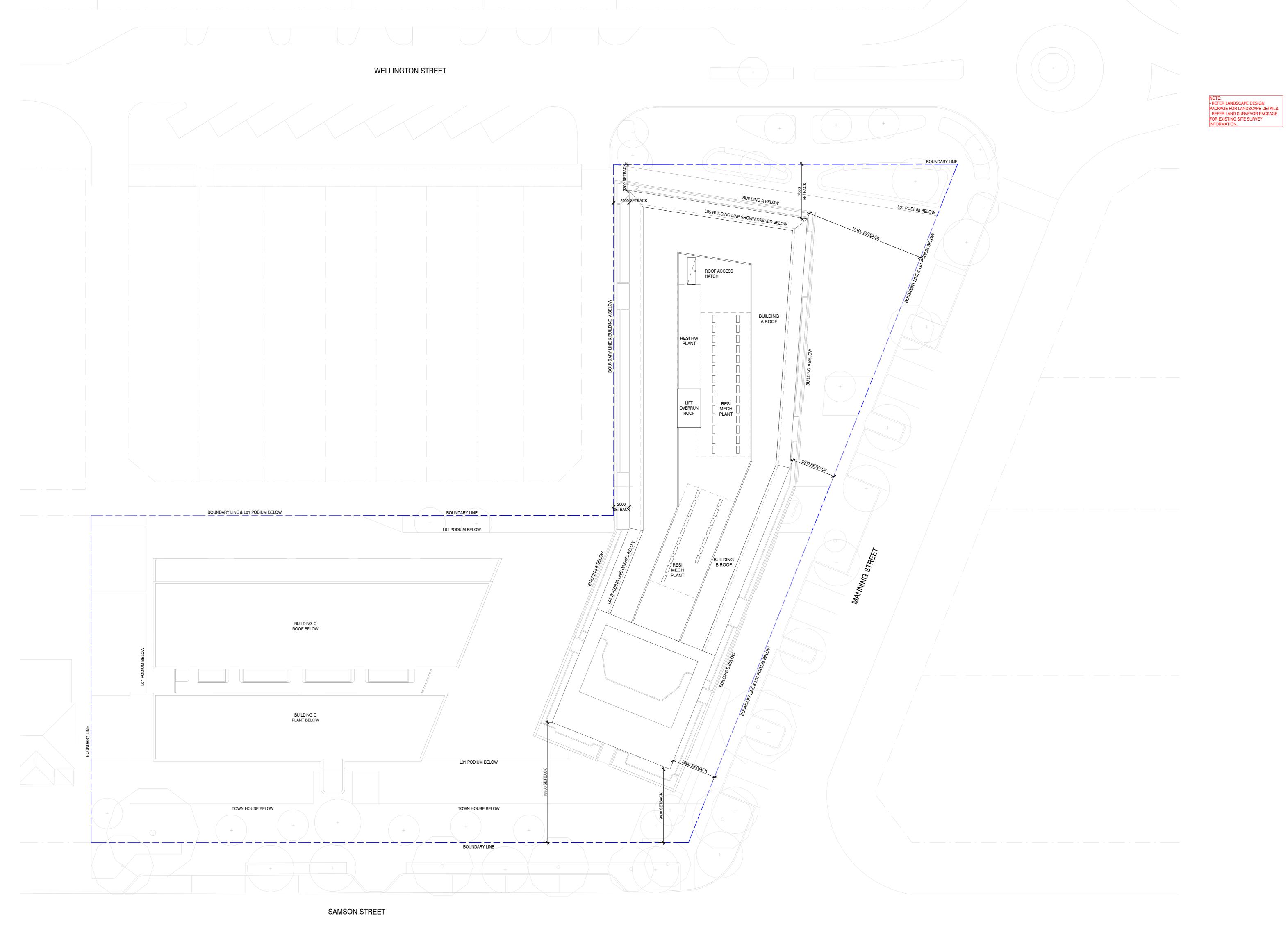
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1 PROPOSED LEVEL 06 PLAN

Revisions

Key Plan

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3 01.04.21 ISSUED FOR TOWN PLANNING
2 23.03.21 ISSUED FOR TOWN PLANNING

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1 05.02.21

Rev Date Initial Check Description

FOR TOWN PLANNING

Project Name

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

29-Jun-2021 SDAU-021-20

Project Name

MOS LANE

PROPOSED LEVEL 06 (ROOF)
PLAN

Architect Drawn By Scale @
RNI AS 1:2

HArchitect Drawn By
Level 7 Cannons House
12-20 Flinders Lane
Melbourne, Australia 3000

Architect RN
AS
1: 200

Project Number
180151

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Architect RN
AS
1: 200

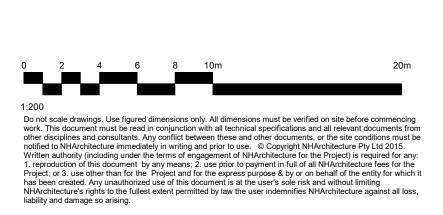
Project Number
180151

TP-02-10

TP-02-10



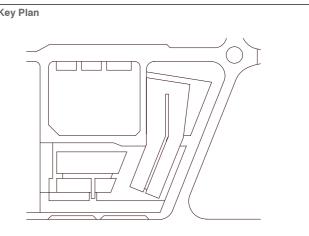




TP MATERIAL SCHEDULE

MATERIAL ID DESCRIPTION

BR1 RED / BLONDE BRICK
BR2 BLACK STONE - BRICK
GLZ 1 RESIDENTIAL GLAZING
M1 CHARCOAL - POWDER COATED METAL FRAMING AND FACADE PANELS
M2 CHARCOAL - POWDER COATED METAL BALUSTRADE
M3 CHARCOAL - POWDER COATED METAL SCREENING
M4 CHARCOAL - POWDER COATED METAL BALUSTRADE PLANTER BOXES
D1 CHARCOAL - POWDER COATED METAL LOADING DOCK ROLLER DOOR
C1 FLUTED CONCRETE COPPER OXIDE PAINT WASH FINISH
R1 CHARCOAL - METAL ROOF STANDING SEAM



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ISSUED FOR TOWN PLANNING

ISSUED FOR TOWN PLANNING

03.05.21

1 23.03.21

Rev Date Initial Check Description



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PROPOSED OVERALL
ELEVATIONS

Architect Drawn By Scale @ A0
RN 1: 200

Level 7 Cannons House Telephone +613 9654 4955

Telephone +613 9654 4955

Project Number Drawing Number Revision

180151

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

29-Jun-2021 SDAU-021-20

TP-05-01



1 200_SOUTH ELEVATION



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FOR TOWN PLANNING

Project Name MOS LANE

180151

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Melbourne, Australia 3000 www.nharchitecture.net

Drawing Name PROPOSED OVERALL **ELEVATIONS** Scale@ A0 1:200 Project Number

Drawing Number

TP-05-02 **3**

RED / BLONDE BRICK BLACK STONE - BRICK CHARCOAL - POWDER COATED METAL FRAMING AND FACADE PANELS CHARCOAL - POWDER COATED METAL BALUSTRADE CHARCOAL - POWDER COATED METAL SCREENING CHARCOAL - POWDER COATED METAL BALUSTRADE PLANTER BOXES CHARCOAL - POWDER COATED METAL LOADING DOCK ROLLER DOOR FLUTED CONCRETE COPPER OXIDE PAINT WASH FINISH CHARCOAL - METAL ROOF STANDING SEAM

TP MATERIAL SCHEDULE

MATERIAL ID DESCRIPTION

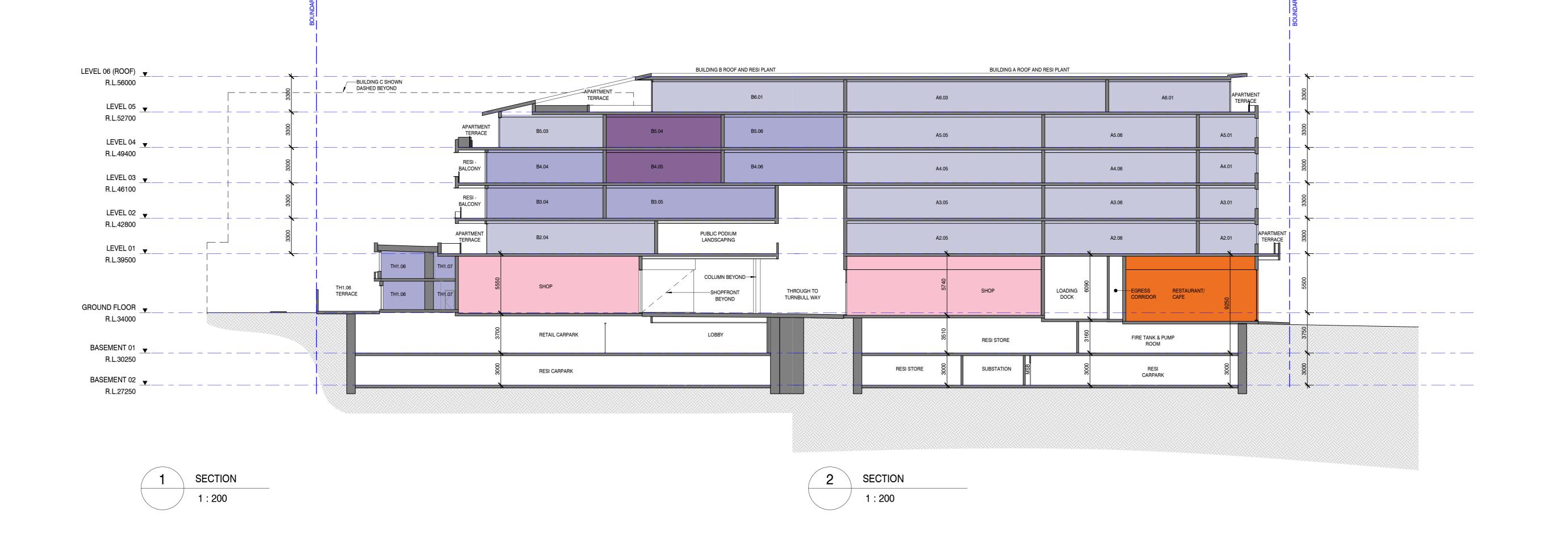
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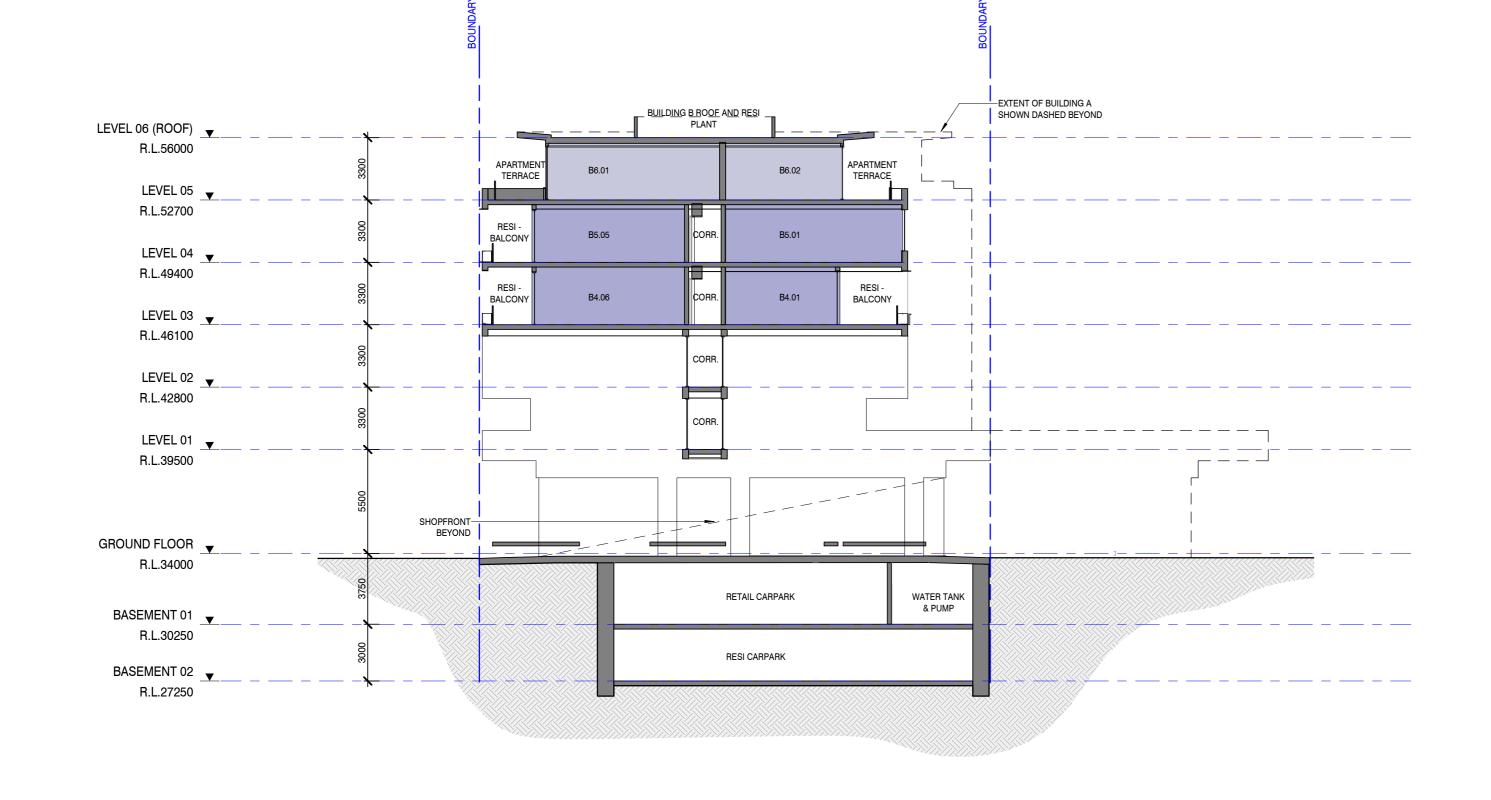
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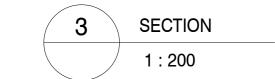
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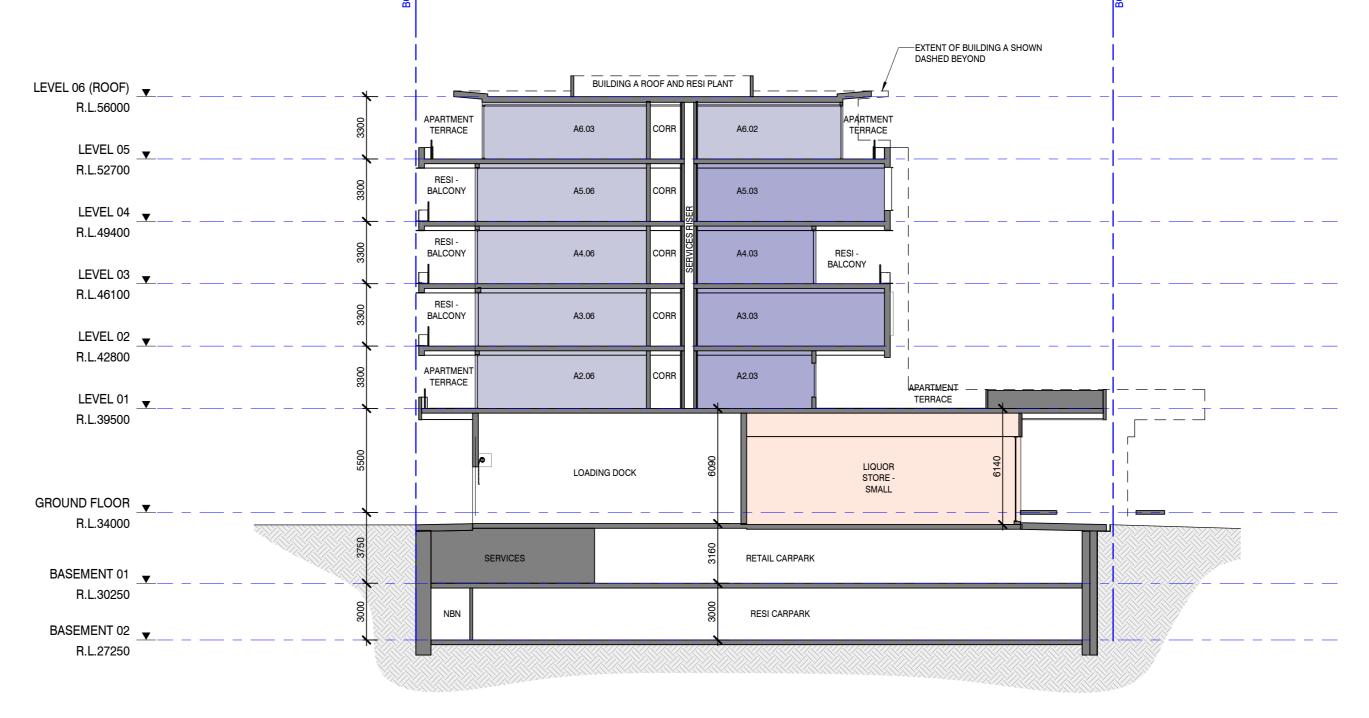
3 08.06.21 03.05.21 ISSUED FOR TOWN PLANNING 1 23.03.21 Rev Date Initial Check Description

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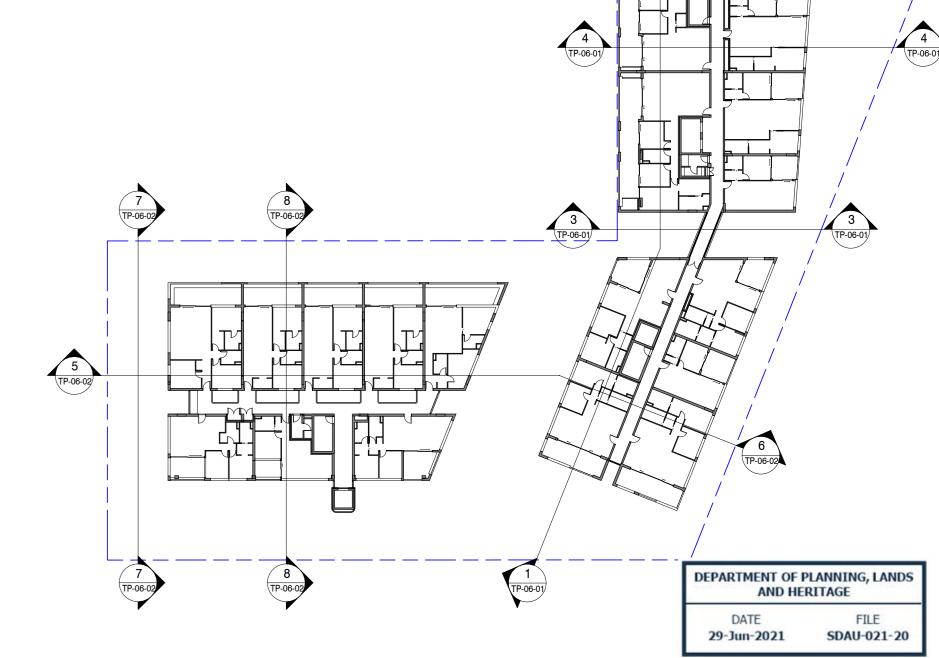








4 SECTION



Revisions

| Substitute | Subst

FOR TOWN PLANNING

Project Name

MOS LANE

PROPOSED OVERALL SECTIONS

Architect Drawn By Scale @ A0

HArchitect Ure
Level 7 Cannons House
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Melbourne, Australia 3000

Architect RN
EA/AS
As indicated

Project Number

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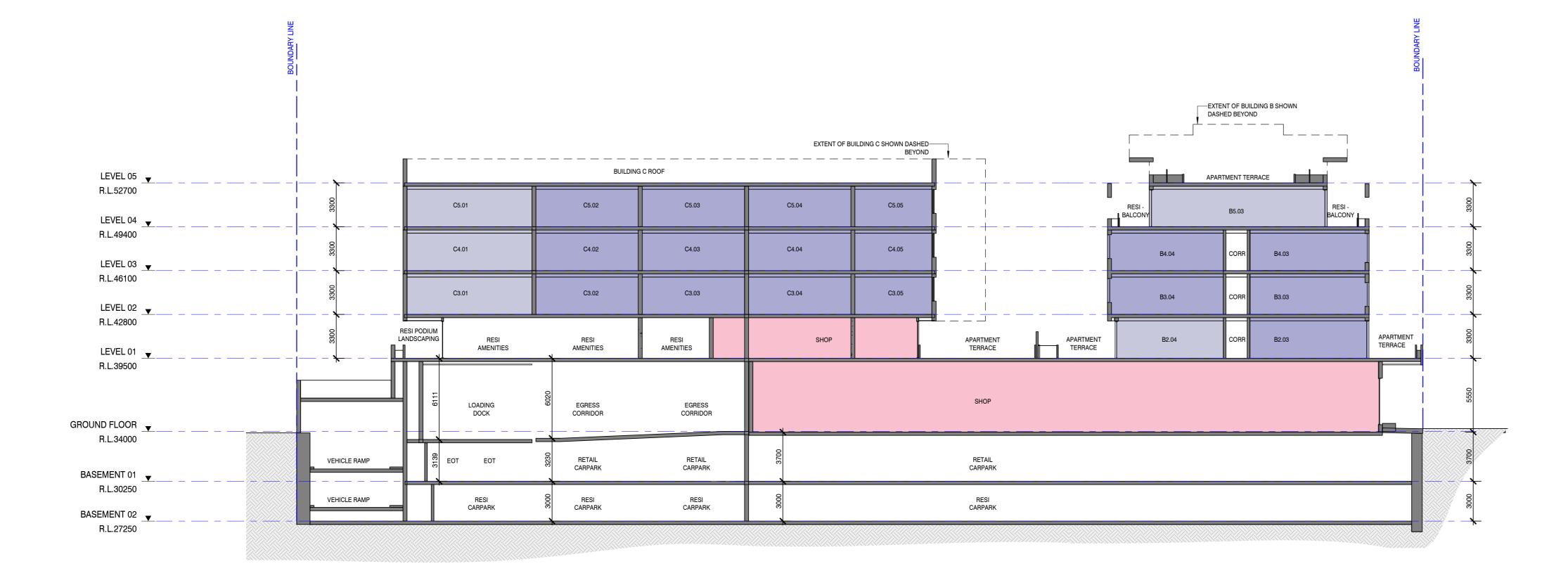
Drawn By
As indicated

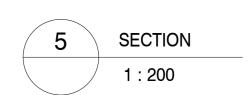
Project Number
Telephone +613 9654 4938
Telephone +613 9654 4938
Facsimile +613 9654 4938
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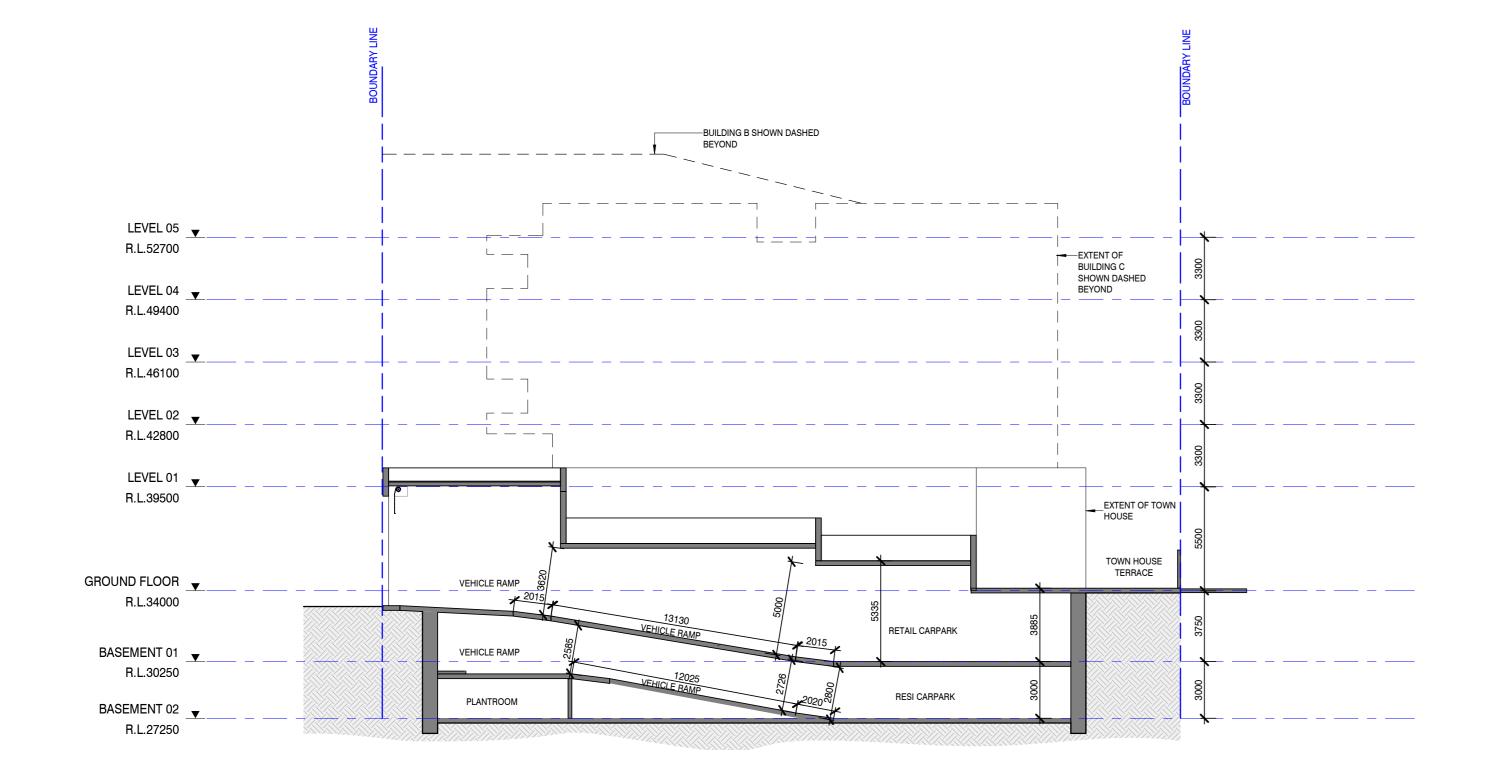
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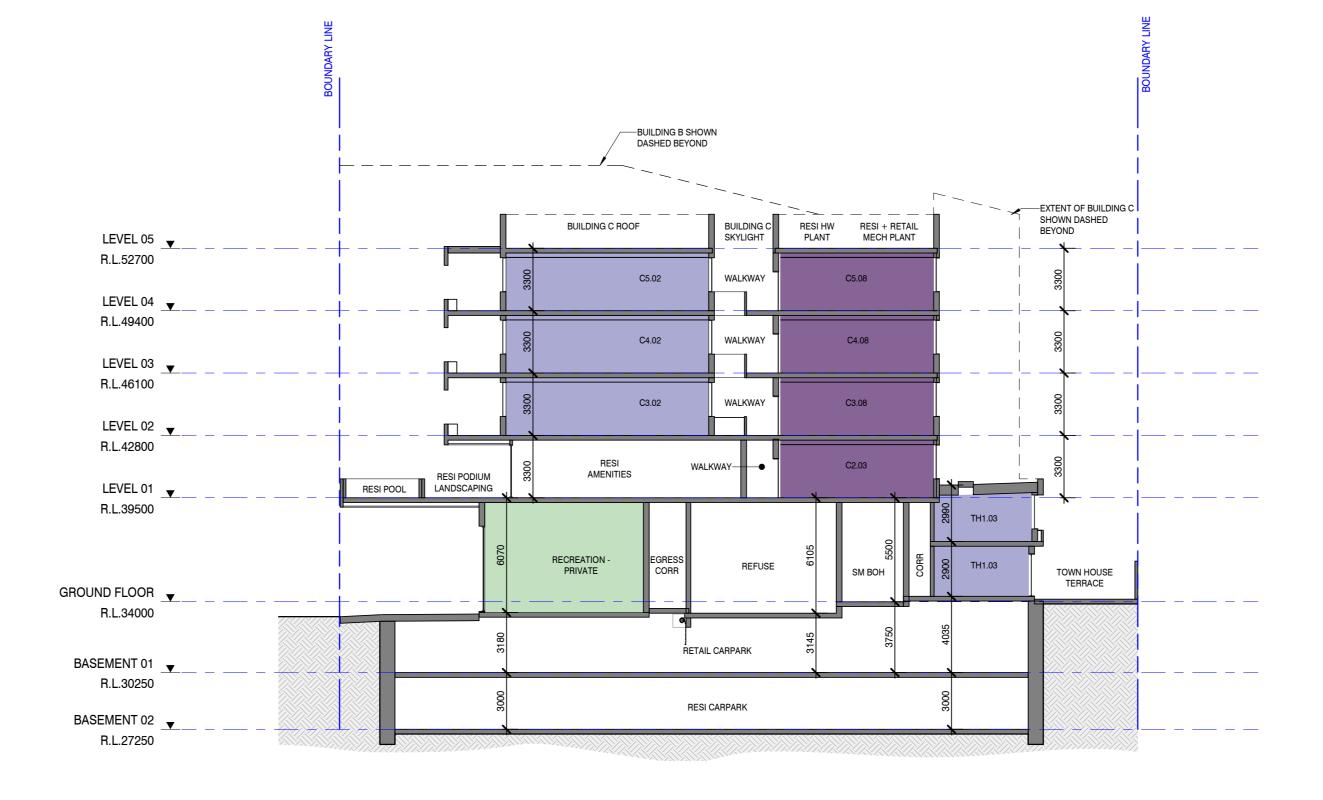
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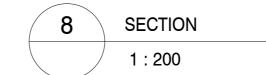


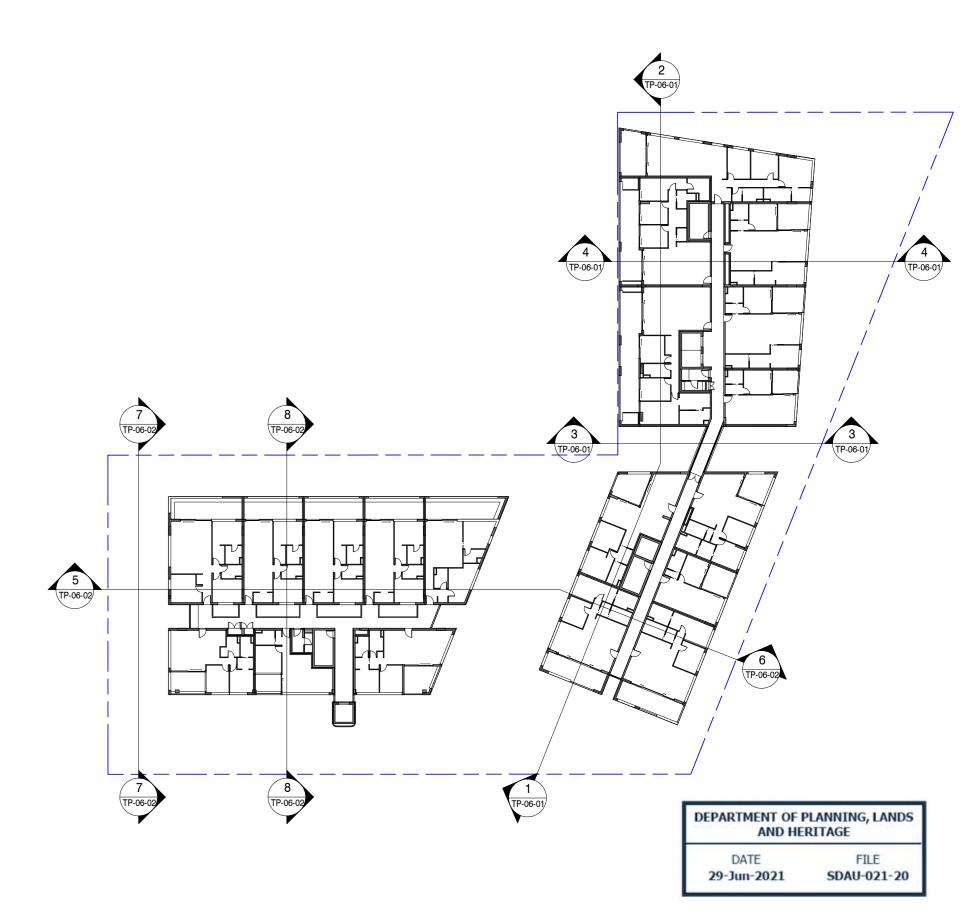


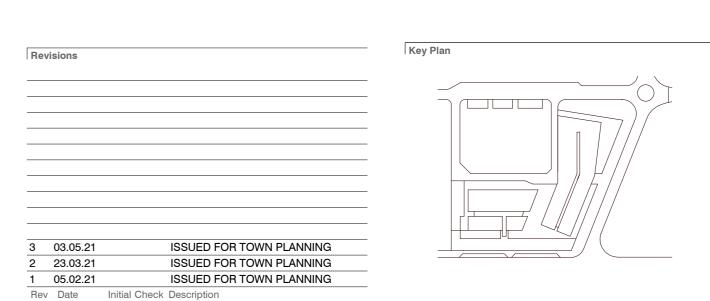




7 SECTION 1:200







FOR TOWN PLANNING

Project Name

MOS LANE

PROPOSED OVERALL SECTIONS

Architect Drawn By Scale @ A0

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Architect RN
EA/AS

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TP-06-02

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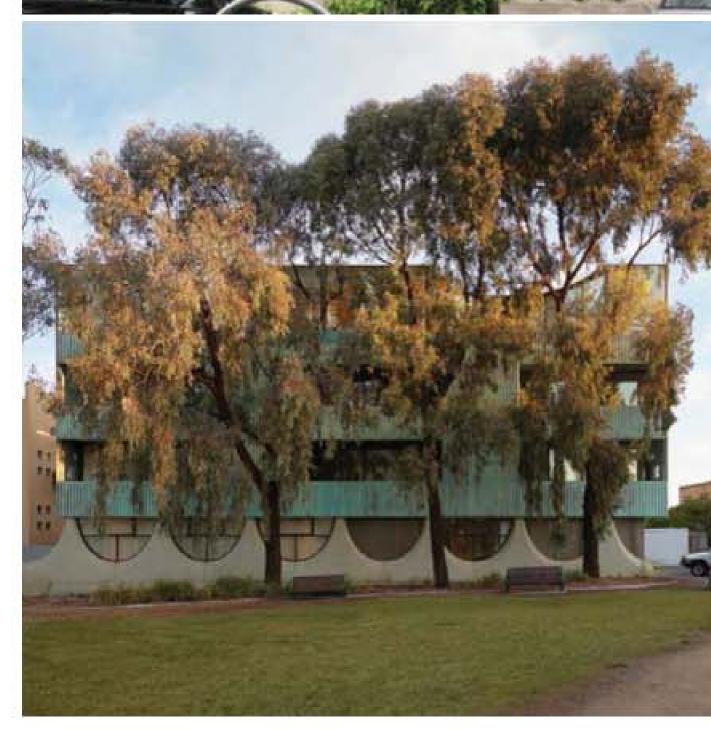
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BR1 SANDY RED BRICK, STRETCH BOND OR SIMILAR







BR2 LONG PROFILE DARK CHARCOAL BRICK WITH SANDY HIGHLIGHTS, STRETCH BOND



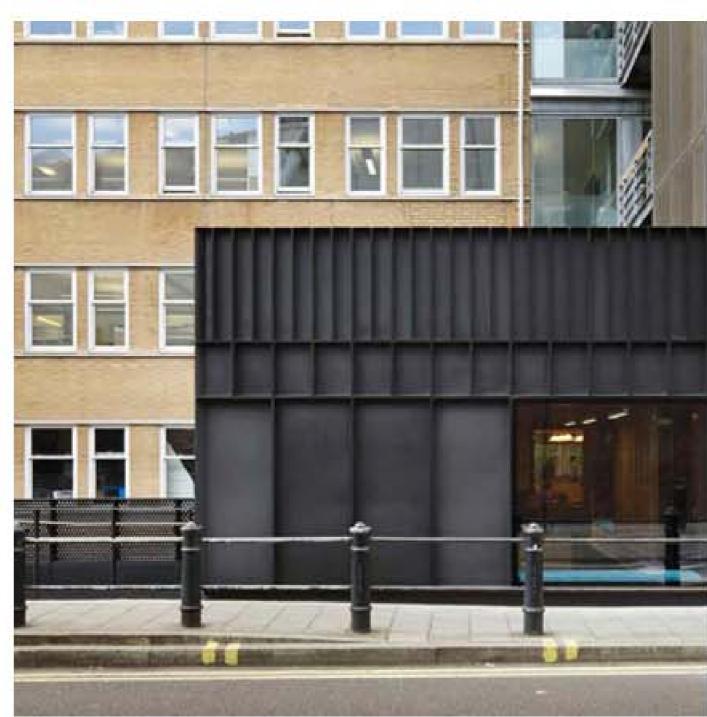


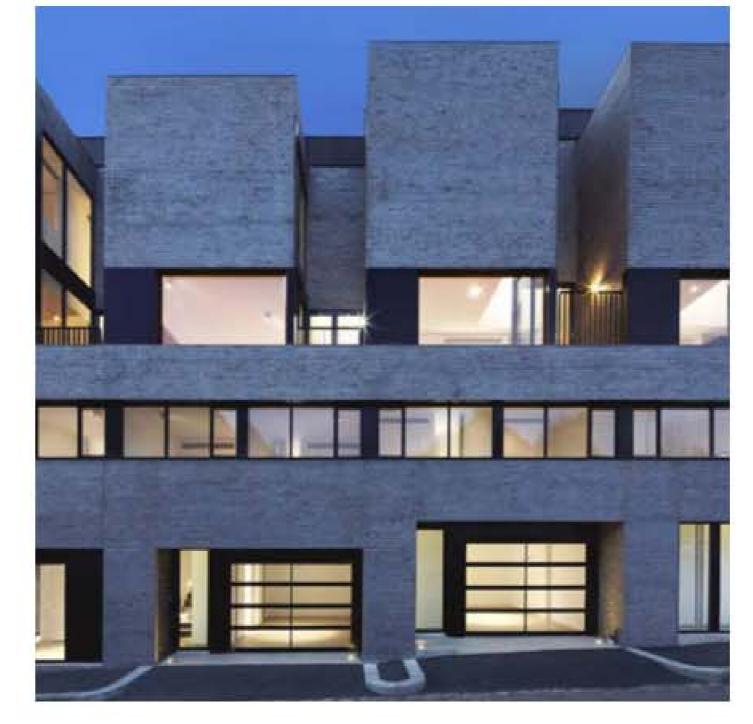


M1

CHARCOAL - POWDER COATED METAL WINDOW FRAMING AND **FACADE PANELS**



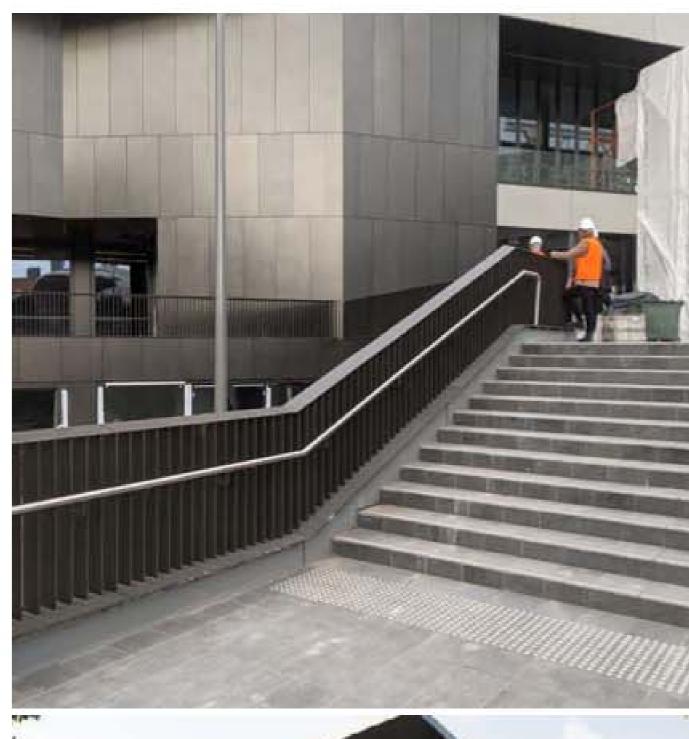




M2/M4

CHARCOAL - POWDER COATED METAL BALUSTRADE AND BALUSTRADE PLANTER BOXES







DEPARTMENT OF PLANNING, LANDS AND HERITAGE 29-Jun-2021 SDAU-021-20

Project Name MOS LANE

Drawing Name PROPOSED MATERIALS

ISSUED FOR TOWN PLANNING

1 08.06.21

Rev Date Initial Check Description

Drawing Number

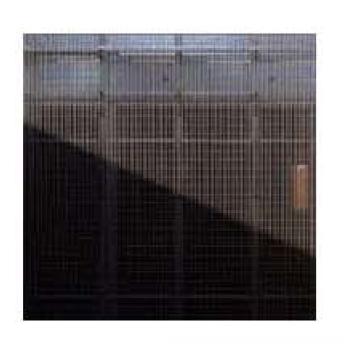
TP-11-01

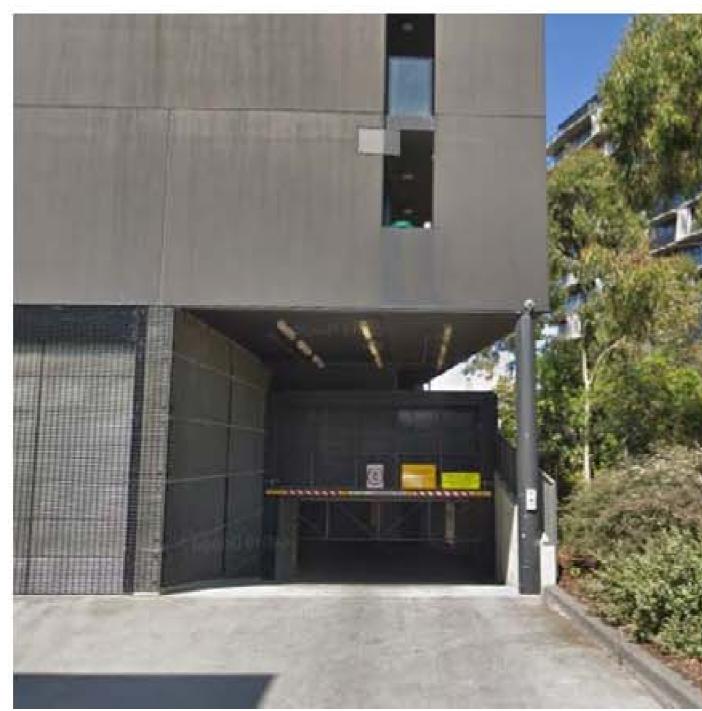
M3 CHARCOAL - POWDER COATED METAL BATTEN SCREENING





D1 CHARCOAL - POWDER COATED METAL LOADING DOCK ROLLER DOOR





R1 CHARCOAL STANDING SEAM ROOF

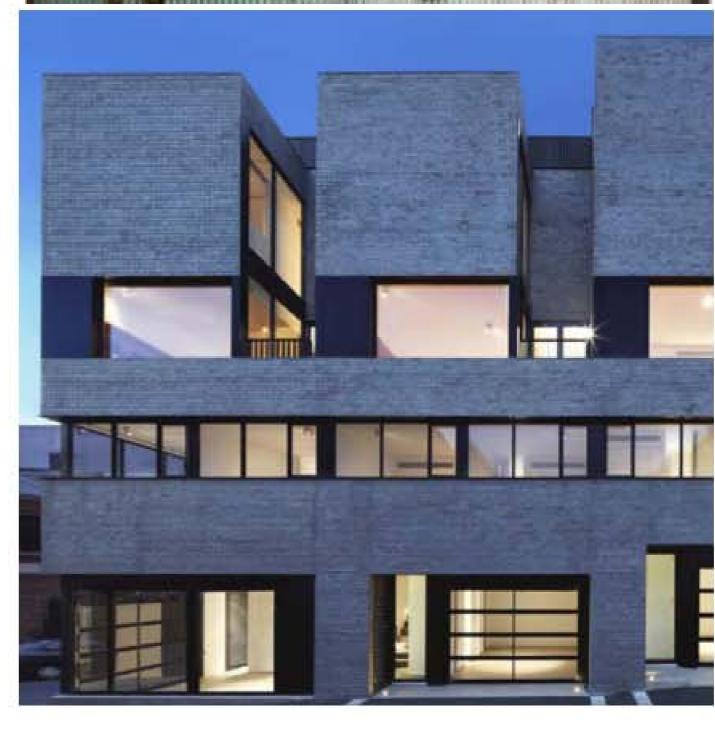




GLZ 1 RESIDNETIAL GLAZING - VISION PANEL PERFOMANCE WINDOW SYSTEM







GLZ 2

RETAIL GLAZING -TRASNPARENT LOW E SHOPFRONT GLAZING







Project Name MOS LANE

Drawing Name PROPOSED MATERIALS

> Scale @ A0 1:50

TP-11-10 **1**

ISSUED FOR TOWN PLANNING

1 08.06.21

BUILDING A											
LEVEL	GBA	GFA	NSA	GLAR	CIRCULATION & BOH	BALCONY	TERRACE	1 BED	2 BED	3 BED	TOTAL
LEVEL 06 (ROOF)	626 m ²	163 m ²	0 m ²	0 m ²	163 m ²	0 m ²	0 m ²	0	0	0	0
LEVEL 05	876 m ²	566 m ²	497 m ²	0 m ²	69 m ²	0 m ²	279 m ²	0	0	3	3
LEVEL 04	982 m ²	782 m ²	703 m ²	0 m ²	79 m ²	168 m ²	0 m ²	0	3	3	6
LEVEL 03	990 m ²	787 m ²	708 m ²	0 m ²	79 m²	171 m²	0 m ²	0	3	3	6
LEVEL 02	937 m ²	751 m ²	665 m ²	0 m ²	86 m ²	155 m ²	0 m ²	1	2	3	6
	4410 m ²	3049 m ²	2573 m ²	0 m ²	476 m ²	493 m ²	279 m ²	1	8	12	21

PODIUM											
LEVEL	GBA	GFA	NSA	GLAR	CIRCULATION & BOH	BALCONY	TERRACE	1 BED	2 BED	3 BED	TOTAL
EVEL 01	4384 m ²	1959 m ²	1298 m ²	194 m ²	467 m ²	9 m ²	1960 m ²	3	5	5	13
ROUND MEZZANINE	345 m ²	345 m ²	345 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0	0	0	0
ROUND FLOOR	4018 m ²	3433 m ²	335 m ²	2014 m ²	938 m²	0 m ²	387 m ²	0	7	0	7
	8747 m ²	5738 m ²	1978 m ²	2208 m ²	1405 m²	9 m²	2347 m ²	3	12	5	20

DWELLINGS								
LEVEL	1 BED	2 BED	3 BED	TOTAL				
LEVEL 05	0	0	5	5				
LEVEL 04	2	12	5	19				
LEVEL 03	2	14	4	20				
LEVEL 02	3	12	4	19				
LEVEL 01	3	5	5	13				
GROUND FLOOR	0	7	0	7				
	10	50	23	83				

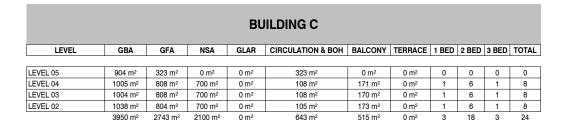
BUILDING B											
LEVEL	GBA	GFA	NSA	GLAR	CIRCULATION & BOH	BALCONY	TERRACE	1 BED	2 BED	3 BED	TOTAL
LEVEL 06 (ROOF)	266 m ²	86 m ²	0 m ²	0 m ²	86 m ²	0 m ²	0 m ²	0	0	0	0
LEVEL 05	629 m ²	334 m ²	332 m ²	0 m ²	1 m ²	0 m ²	295 m ²	0	0	2	2
LEVEL 04	705 m ²	509 m ²	472 m ²	0 m ²	37 m ²	180 m ²	0 m ²	1	3	1	5
LEVEL 03	697 m ²	597 m ²	543 m ²	0 m ²	55 m ²	84 m ²	0 m ²	1	5	0	6
LEVEL 02	627 m ²	507 m ²	459 m ²	0 m ²	48 m²	96 m²	0 m ²	1	4	0	5
	2923 m ²	2034 m ²	1807 m ²	0 m ²	227 m²	361 m ²	295 m ²	3	12	3	18

BASEMENT								
LEVEL	GBA	GFA						
BASEMENT 01	4416 m ²	4304 m ²						
BASEMENT 02	4416 m ²	4338 m ²						
	8831 m ²	8641 m ²						

PLOT RATIO						
FUNCTIONAL AREA SITE AREA PLOT RATIO						
10812 m ²	5213 m²	2.07				

-PLOT RATIO AS PER 'STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES VOLUME 2 - APARTMENTS - PLOT RATIO DESCRIPTION PG.135
-MAXIMUM 2.5:1 RATIO ACHIEVED, WITH TOLERANCE FOR ADDITIONAL PLOT

PARKING	
CARPARK TYPE	QTY
RESIDENTIAL CARPARK	128
RESIDENTIAL MOTORBIKE PARK	12
RESIDENTIAL	140
ON STREET RETAIL CARPARK	27
ON STREET RETAIL CARPARK DDA	2
RETAIL CARPARK	53
RETAIL CARPARK DDA	1
RETAIL	83





GROSS BUILDING AREA
THE SUM OF THE AREAS OF EACH
FLOOR OF A BUILDING MEASURED TO THE OUTER PERIMETER OF EXTERNAL CONSTRUCTION

> INCLUDES: -BALCONIES: MEASURED TO THE EXTERNAL FACE OF THE DOMINANT PORTION OF BALUSTRADE AND

INCLUDES PLANTERS -TERRACES: MEASURED TO THE EXTERNAL FACE OF THE DOMINATE PORTION OF TERRACE WALLS AND INCLUDES PLANTERS -ROOFS: MEASURED TO THE EXTERNAL FACE OF THE DOMINATE PORTION OF EAVES / PARAPETS

GROSS FLOOR AREA - METHOD OF MEASUREMENT GBA MINUS BALCONIES, TERRACES

> INCLUDES: -VERTICAL TRANSPORT (STAIRS & LIFTS): INCLUDED ON GROUND FLOOR ONLY (EXCLUDED FROM LEVELS ABOVE AND BELOW)

WELLINGTON STREET PODILIM / BASEMENT TURNBULL WAY

SAMSON STREET

WELLINGTON STREET AREAS MEASURED USING THE PROPERTY COUNCIL OF AUSTRALIA: METHOD OF MEASUREMENT FOR PODILIM / BASEMENT RESIDENTIAL PROPERTY - APARTMENTS APARTMENTS AND TOWNHOUSES HAVE BEEN MEASURED WITH THIS METHOD -EXTERNAL BUILDING WALLS: MEASURED TO THE EXTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF EXTERNAL WALLS -SHARED DIVIDING WALLS: MEASURED TO THE CENTRE LINE OF WALLS BETWEEN DWELLINGS -COMMON CORRIDOR WALLS: MEASURED TO OUTSIDE -COMMON WALLS TO STAIR, LIFTS & DUCTS: MEASURED TO THE INSIDE FACE OF THE STRUCTURAL WALL TURNBULL WAY -EXCLUDED AREA: COLUMNS AND SERVICE DUCT IF THEY EXCEED 1.0M². BALCONIES AND TERRACES METHOD OF CALCULATION NOTED UNDER GBA GROSS LETTABLE AREA RETAIL AREAS MEASURED USING THE PROPERTY COUNCIL OF AUSTRALIA: METHOD OF MEASUREMENT FOR LETTABLE SAMSON STREET

AREA - GROSS LETTABLE AREA RETAIL -EXTERNAL SHOP FRONTS: MEASURED TO THE EXTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF EXTERNAL WALLS

-INTER-TENANCY WALLS: MEASURED TO THE CENTRE LINE OF WALLS BETWEEN TENANCIES
-COMMON WALLS TO EXTERNAL WALLS, FIRE PASSAGE, SERVICE PASSAGE, STANDARD & SERVICE FACILITIES: MEASURED TO THE INTERNAL FINISHED SURFACE OF THE DOMINANT PORTION OF THESE WALL

> DEPARTMENT OF PLANNING, LANDS AND HERITAGE FILE

SDAU-021-20

Project Name

MOS LANE

180151

Scale @ A3

1:1250

Drawing Name

TP - DEVELOPMENT SUMMARY

Project Number **Drawing Number**

Revision

LEVEL 02 GBA PLAN

LEVEL 02 GFA PLAN

Revisions Rev Date Description 13.10.20 ISSUED FOR INFORMATION 2 23.03.21 ISSUED FOR TOWN PLANNING 08.04.21 ISSUED FOR TOWN PLANNING ISSUED FOR TOWN PLANNING 16.04.21 03.05.21 ISSUED FOR TOWN PLANNING

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LEVEL 02 NSA / GLAR PLAN

FOR TOWN PLANNING (1)

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ASK-22

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