

NH Architecture

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

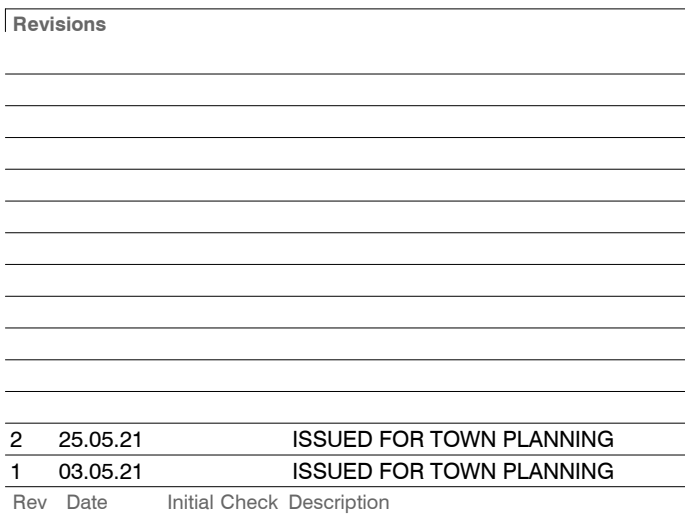
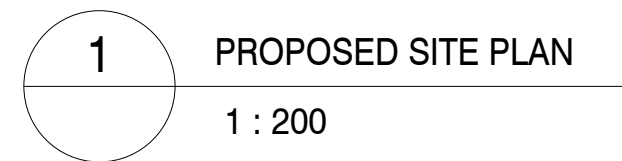
FOR TOWN PLANNING

Project Name
MOS LANE

Drawing Name

PROPOSED DEMOLITION PLAN

Architect	Drawn By	Scale @ A0
RN	SK	1 : 200
Project Number	Drawing Number	Revision
180151	TP-01-20	1



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

FOR TOWN PLANNING

Project Name
MOS LANE

Drawing Name

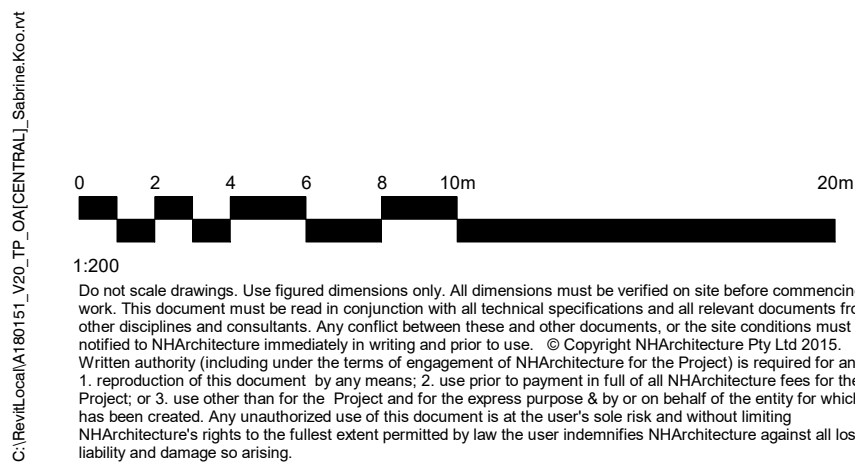
PROPOSED SITE PLAN

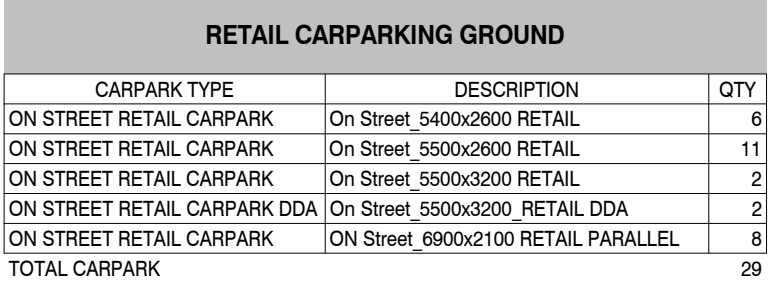
Architect	Drawn By	Scale @ A0
RN	SK	1 : 200
Project Number	Drawing Number	Revision
180151	TP-01-30	2

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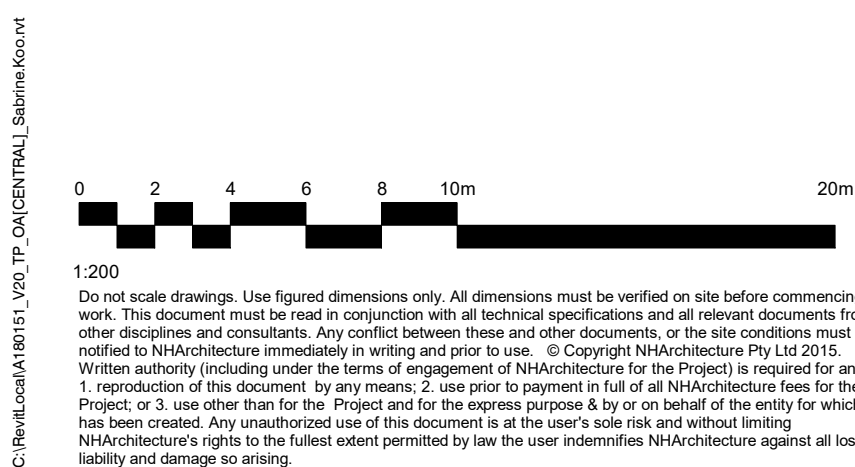


Architect	Drawn By	Scale
RN	AS/SK	1
Project Number	Drawing Number	Revision
180151	TP-02-03	8

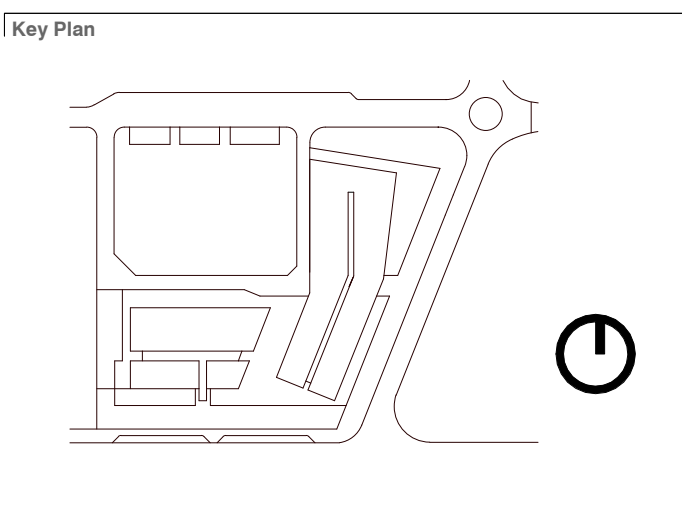




1 PROPOSED LEVEL 03 PLAN
1 : 200



Revisions		
Rev	Date	Initial Check Description
5	03.05.21	ISSUED FOR TOWN PLANNING
4	01.04.21	ISSUED FOR TOWN PLANNING
3	23.03.21	ISSUED FOR TOWN PLANNING
2	16.03.21	ISSUED FOR COORDINATION
1	05.02.21	ISSUED FOR TOWN PLANNING



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

FOR TOWN PLANNING

Project Name
MOS LANE

Drawing Name

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



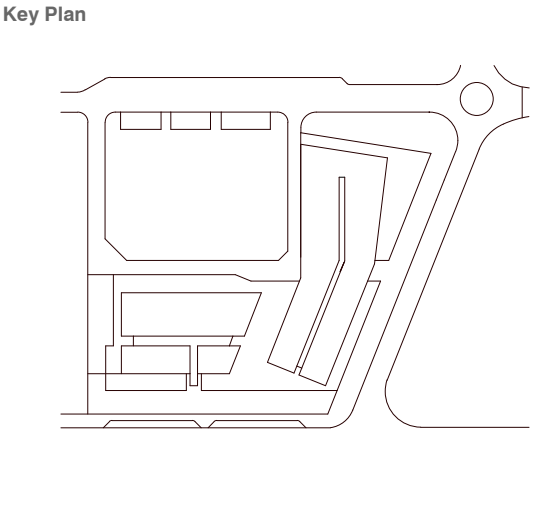
AREA USAGE LEGEND

- DWELLING - 1 BED
- DWELLING - 2 BED
- DWELLING - 3 BED

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

1 PROPOSED LEVEL 04 PLAN
1 : 200

Revisions		
Rev	Date	Initial Check Description
1	03.09.21	ISSUED FOR TOWN PLANNING
2	16.03.21	ISSUED FOR TOWN PLANNING
3	23.03.21	ISSUED FOR TOWN PLANNING
4	01.04.21	ISSUED FOR TOWN PLANNING
5	03.09.21	ISSUED FOR TOWN PLANNING



Client
Consultant
Architect
RN
180151
Drawn By
AS/EA/DS
TP-02-08
Scale @ A0
1 : 200
Revision
5

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 29 Jun 2021
FILE SDAJ-021-20

FOR TOWN PLANNING

Project Name
MOS LANE

Drawing Name
PROPOSED LEVEL 04 PLAN

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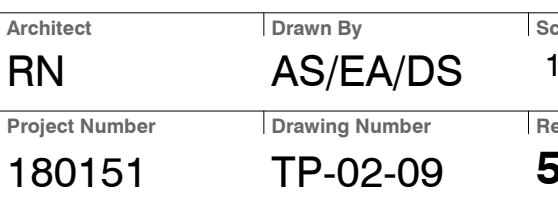
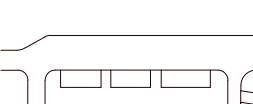




Figure 1 shows a perspective view of the proposed 10m x 20m square plot. The plot is divided into a 4x5 grid of smaller squares. A scale bar at the bottom indicates dimensions of 0, 2, 4, 6, 8, 10m and 20m. A north arrow is located in the top right corner.

Key Plan



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

FOR TOWN PLANNING

Project Name

MOS LANE

Drawing Name

PROPOSED LEVEL 06 (ROO
PLAN

Architect RN	Drawn By AS	Scale 1
Project Number 180151	Drawing Number TP-02-10	Revision 4



Revisions		
Rev	Date	Description
3	08.06.21	ISSUED FOR TOWN PLANNING
2	03.05.21	ISSUED FOR TOWN PLANNING
1	23.03.21	ISSUED FOR TOWN PLANNING



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

FOR TOWN PLANNING

Project Name
MOS LANE

Drawing Name

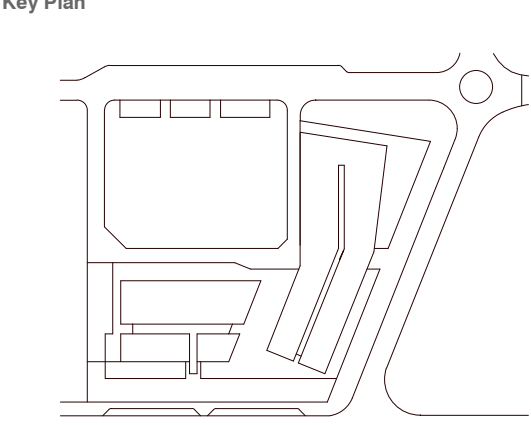
**PROPOSED OVERALL
ELEVATIONS**

Architect	Drawn By	Scale @ A0
RN		1 : 200
Project Number	Drawing Number	Revision
180151	TP-05-01	3



TP MATERIAL SCHEDULE			
MATERIAL ID	DESCRIPTION		
BR1	RED / BLONDE BRICK	GLZ 1	RESIDENTIAL GLAZING
BR2	BLACK STONE - BRICK	GLZ 2	RETAIL SHOPFRONT GLAZING
M1	CHARCOAL - POWDER COATED METAL FRAMING AND FACADE PANELS		
M2	CHARCOAL - POWDER COATED METAL BALLUSTRADE		
M3	CHARCOAL - POWDER COATED METAL SCREENING		
M4	CHARCOAL - POWDER COATED METAL BALLUSTRADE 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		

Revisions	
Rev	Date Initial Check Description
3	08.06.21 ISSUED FOR TOWN PLANNING
2	03.05.21 ISSUED FOR TOWN PLANNING
1	23.03.21 ISSUED FOR TOWN PLANNING



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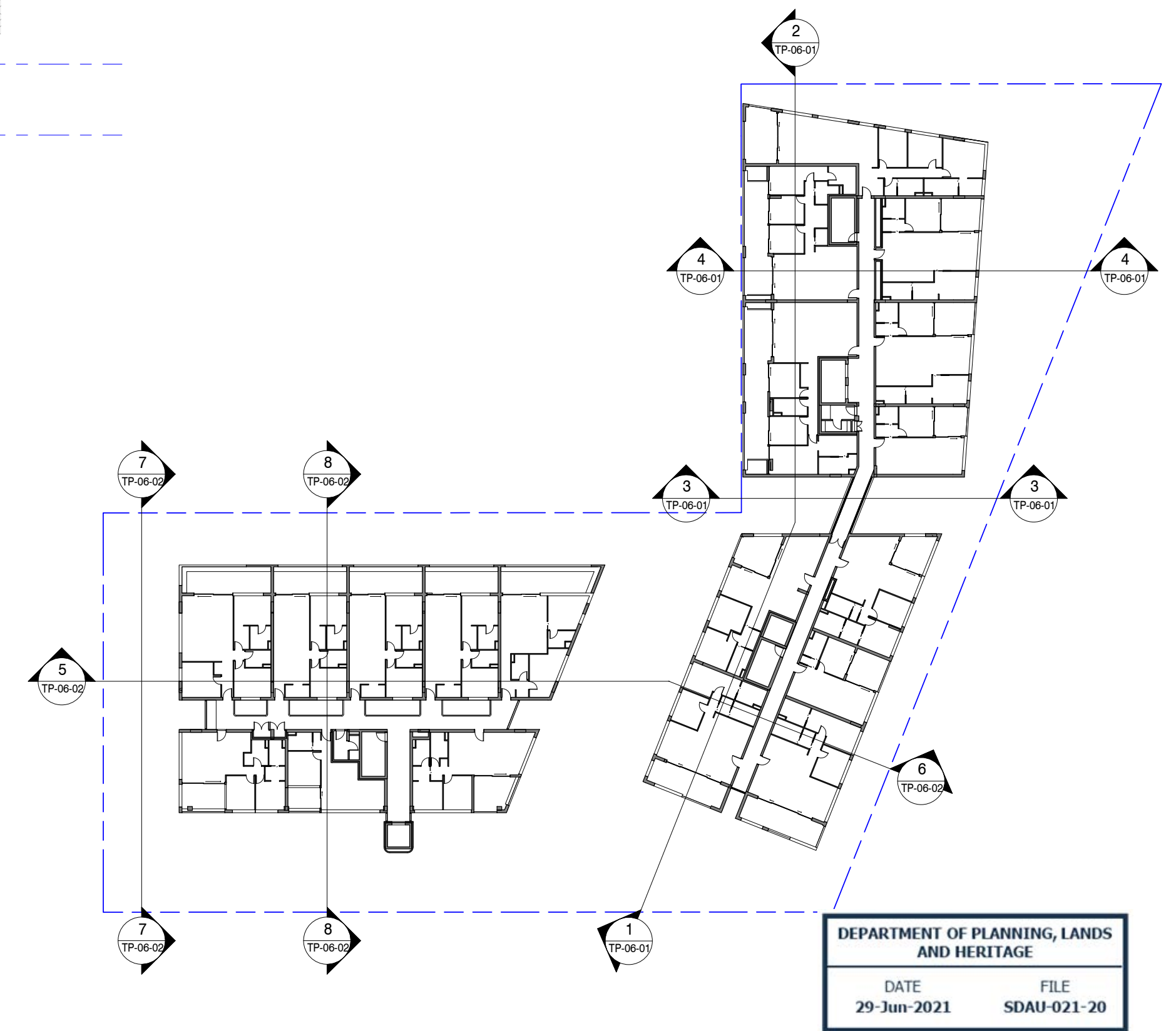
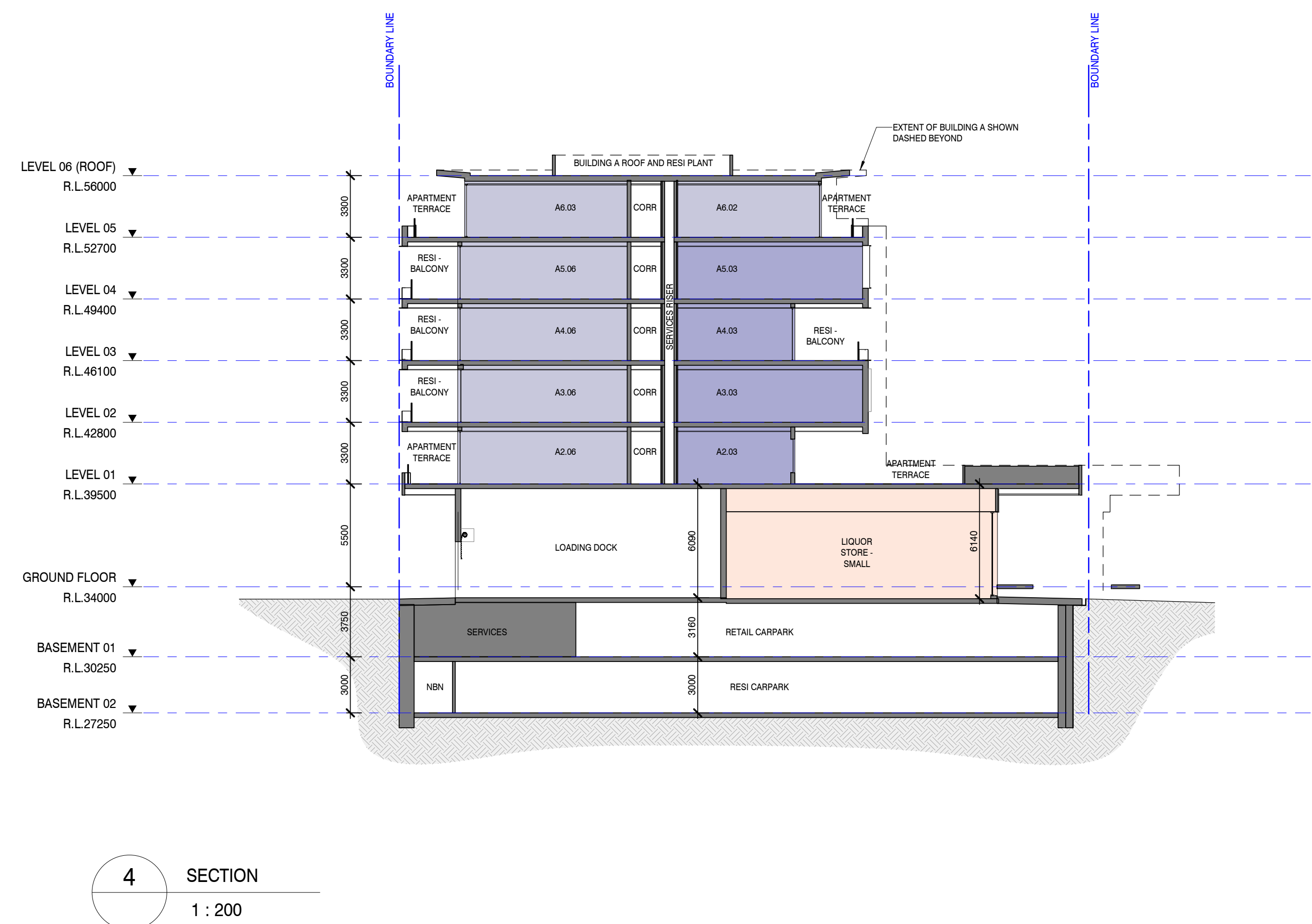
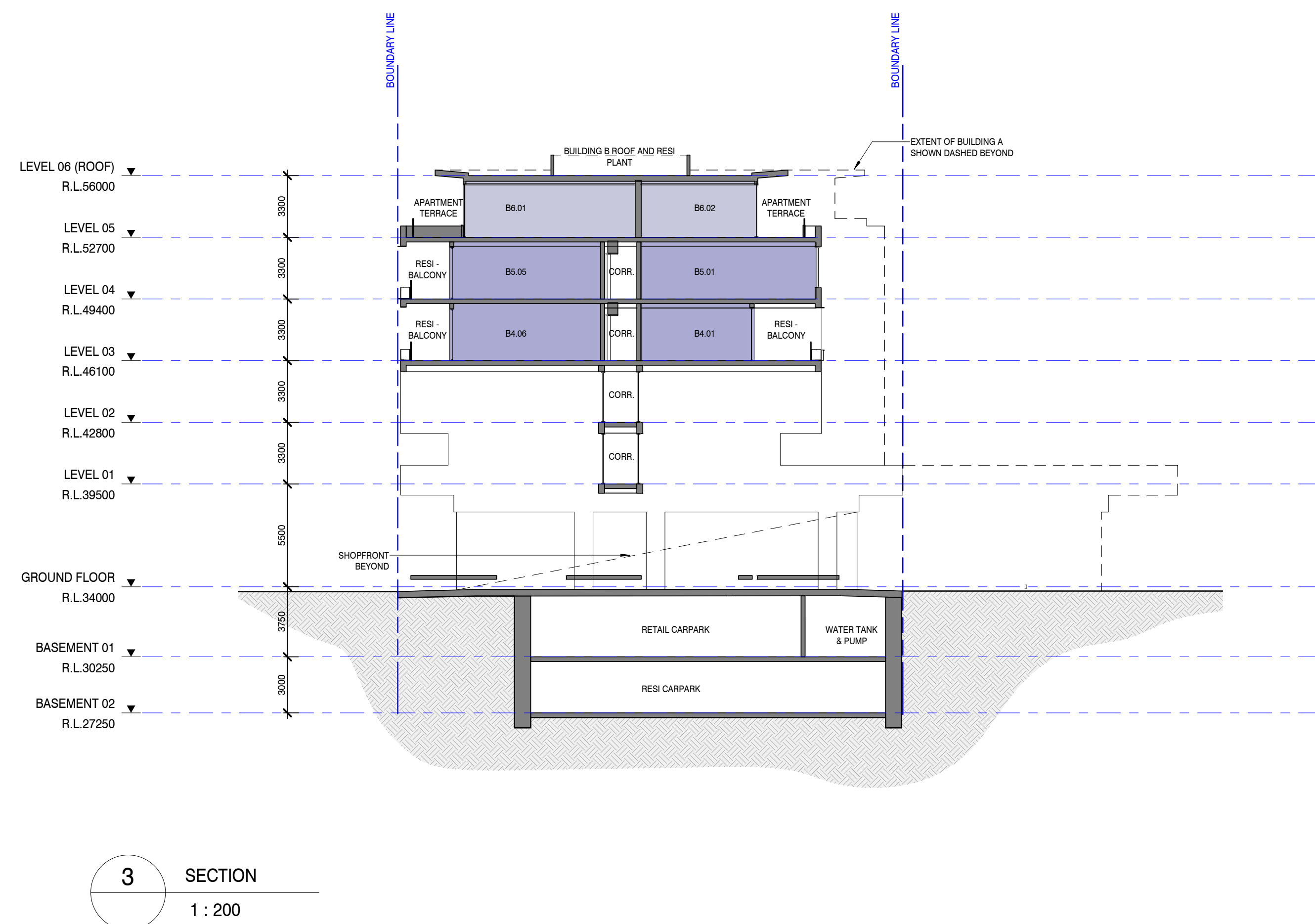
DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 29 June 2021	FILE SDAU-021-20

FOR TOWN PLANNING

Project Name
MOS LANE

PROPOSED OVERALL ELEVATIONS

Architect	Drawn By	Scale @ A0
RN	TN/TS	1 : 200
Project Number	Drawing Number	Revision
180151	TP-05-02	3



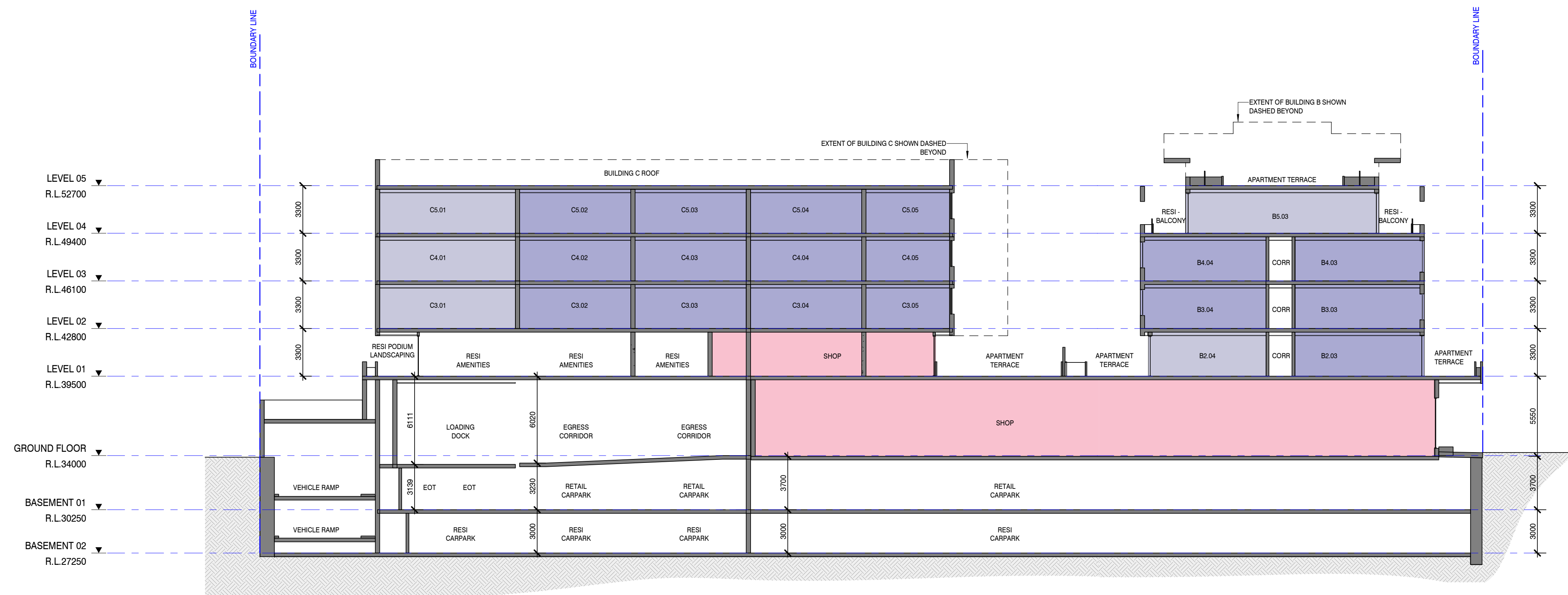
Drawing Name

PROPOSED OVERALL SECTIONS

Project Number	Drawing Number	Revision
180151	TP-06-01	3

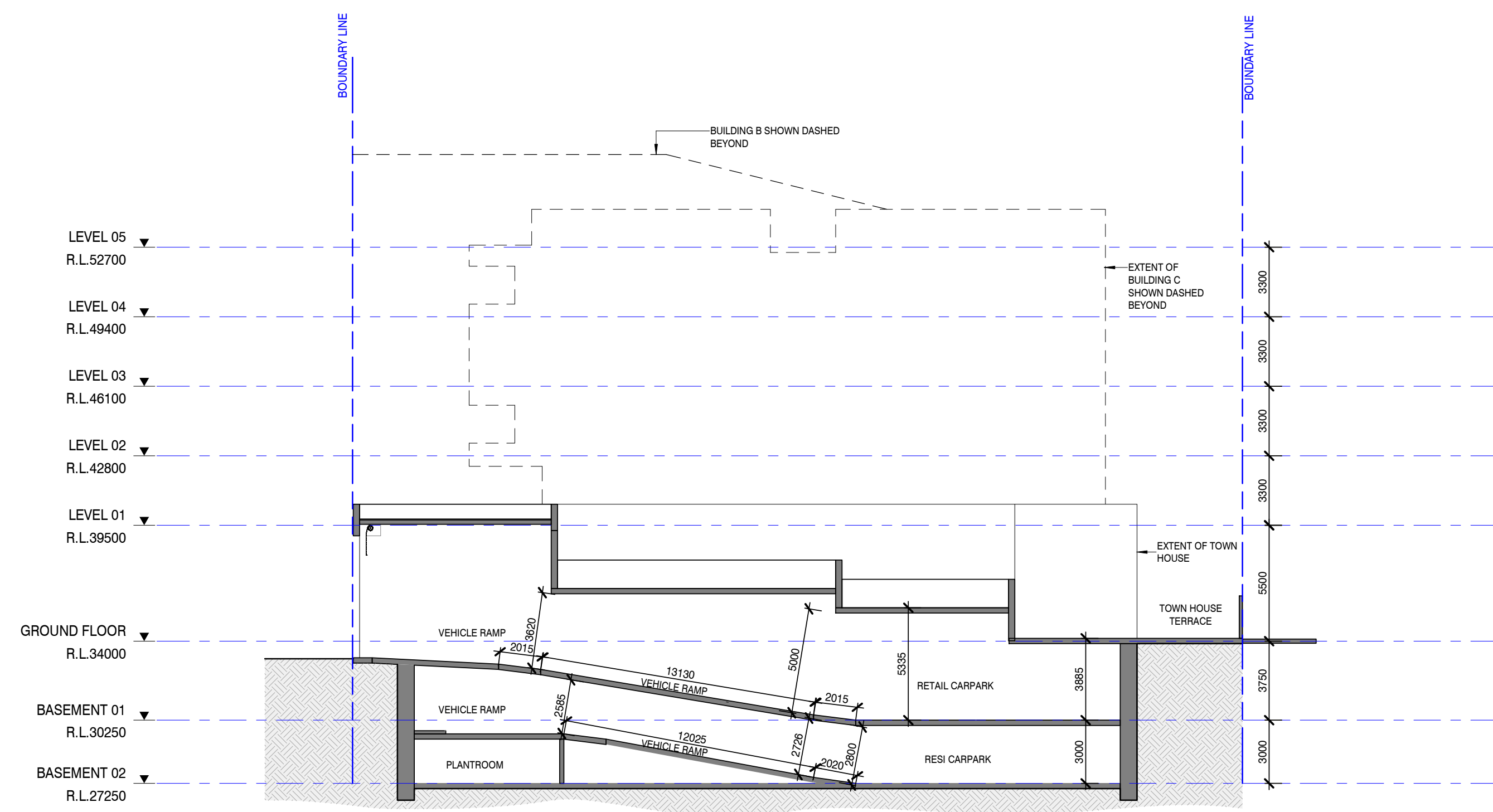
Level 7 Cannons House
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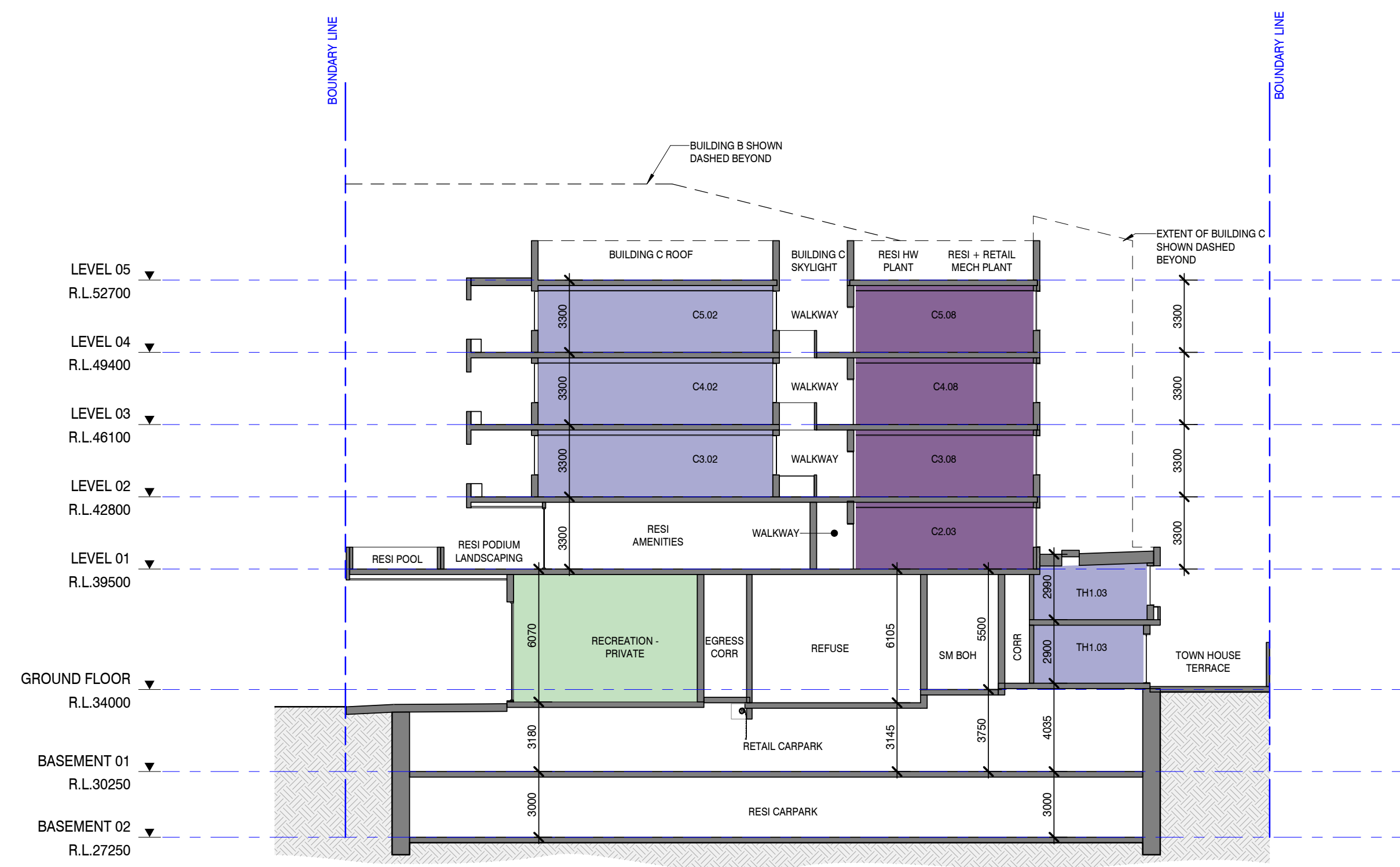


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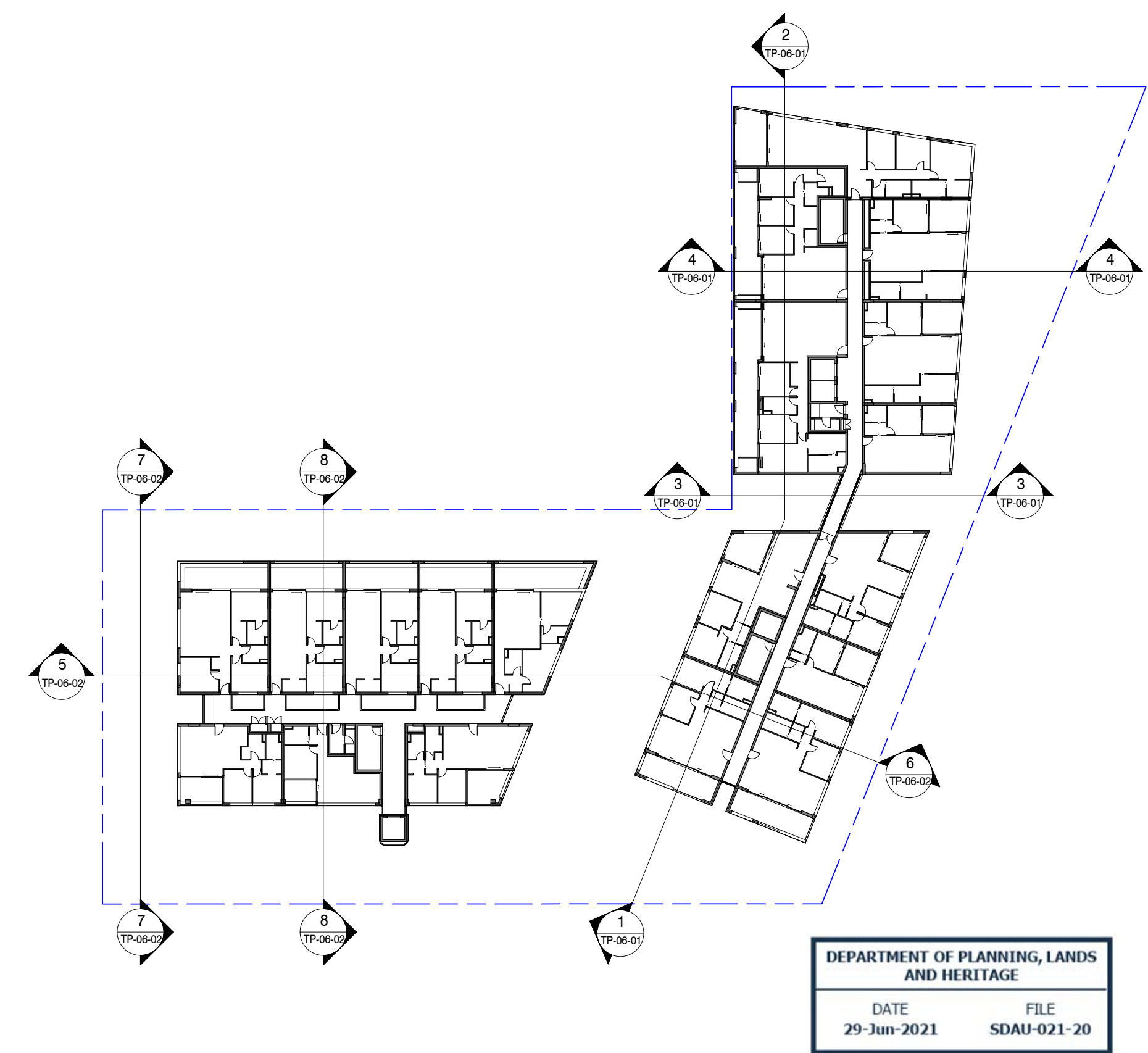
6 SECTION
1 : 200



7 SECTION
1 : 200



8 SECTION
1 : 200



DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE 29 June 2021 FILE SDAJ-621-20

FOR TOWN PLANNING

Project Name
MOS LANE

Drawing Name
PROPOSED OVERALL SECTIONS

Architect
RN

Drawn By
EA/AS

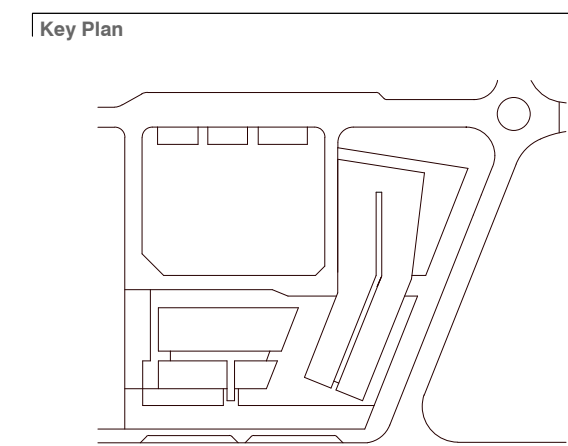
Scale @ A0
As indicated

Project Number
180151

Drawing Number
TP-06-02

Revision
3

Revisions		
Rev	Date	Initial Check Description
3	03.05.21	ISSUED FOR TOWN PLANNING
2	23.03.21	ISSUED FOR TOWN PLANNING
1	05.02.21	ISSUED FOR TOWN PLANNING



Client
Consultant

Architect
RN

Drawn By
EA/AS

Scale @ A0
As indicated

Project Number
180151

Drawing Number
TP-06-02

Revision
3

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

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

BUILDING C											
LEVEL	GBA	GFA	NSA	GLAR	CIRCULATION & BOH	BALCONY	TERRACE	1 BED	2 BED	3 BED	TOTAL
LEVEL 05	904 m²	323 m²	0 m²	0 m²	323 m²	0 m²	0 m²	0	0	0	0
LEVEL 04	1005 m²	808 m²	700 m²	0 m²	108 m²	171 m²	0 m²	1	6	1	8
LEVEL 03	1004 m²	808 m²	700 m²	0 m²	108 m²	170 m²	0 m²	1	6	1	8
LEVEL 02	1038 m²	804 m²	700 m²	0 m²	105 m²	173 m²	0 m²	1	6	1	8
	3950 m²	2743 m²	2100 m²	0 m²	643 m²	515 m²	0 m²	3	18	3	24



LEVEL 02 GBA PLAN

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

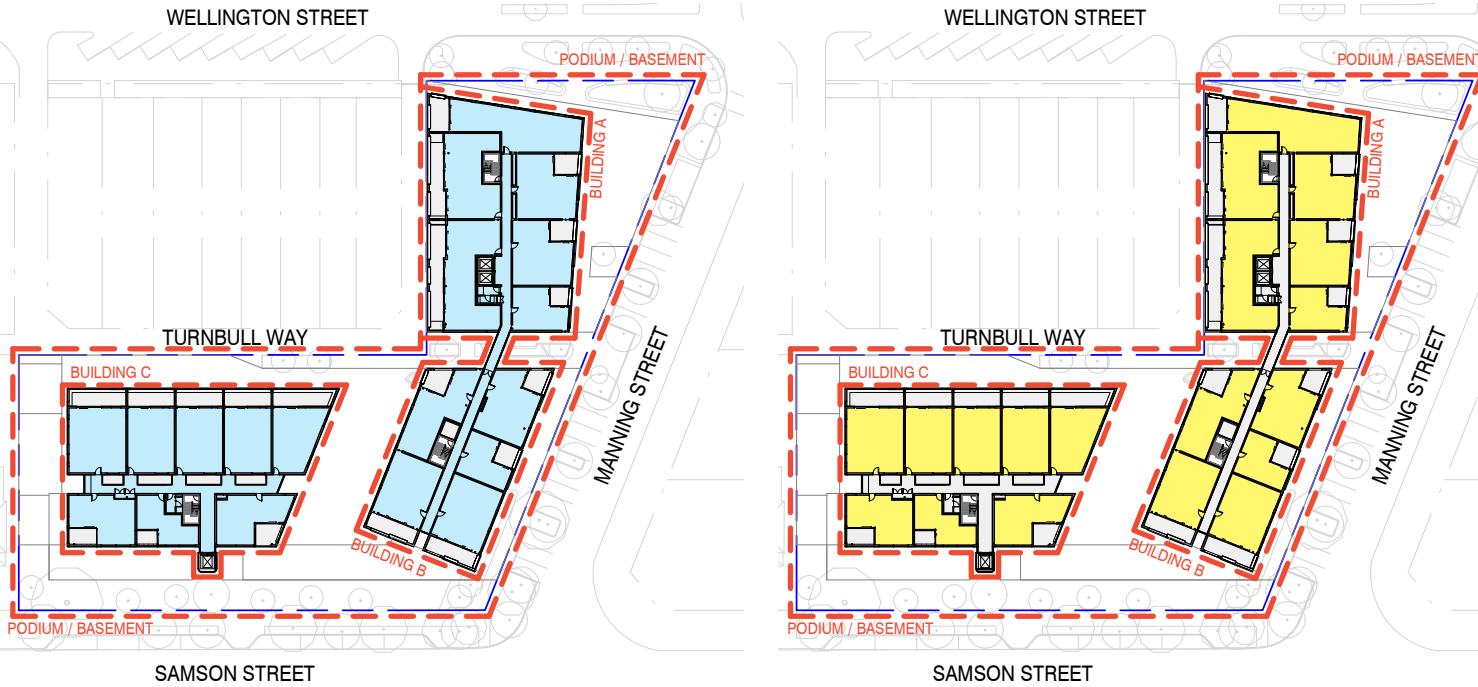
BASEMENT		
LEVEL	GBA	GFA
BASEMENT 01	4416 m²	4304 m²
BASEMENT 02	8831 m²	4338 m²

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

NOTE:
-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 RATIO INCLUSIONS TBC

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

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



LEVEL 02 GFA PLAN

Revisions		
Rev	Date	Description
1	13.10.20	ISSUED FOR INFORMATION
2	23.03.21	ISSUED FOR TOWN PLANNING
3	08.04.21	ISSUED FOR TOWN PLANNING
4	16.04.21	ISSUED FOR TOWN PLANNING
5	03.05.21	ISSUED FOR TOWN PLANNING

Consultant

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Project Name
MOS LANE

Drawing Name
TP - DEVELOPMENT SUMMARY

Project Number
180151

Drawing Number
ASK-22

Revision
5

Scale @ A3
1 : 1250

NETT SALEABLE AREA
AREAS MEASURED USING THE PROPERTY COUNCIL OF AUSTRALIA: METHOD OF MEASUREMENT FOR 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 FACE OF WALLS BOUNDING CORRIDORS
-COMMON WALLS TO STAIR, LIFTS & DUCTS: MEASURED TO THE INSIDE FACE OF THE STRUCTURAL WALL
-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 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	
DATE 29-Jun-2021	FILE SDAU-021-20