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DA 002	Site Analysis
DA 003	Site Plan
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DA 100	Plan: Ground
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DA 108	Plan: Level 7
DA 109	Plan: Roof
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S131

51 CONSTITUTION AVENUE, CAMPBELL CANBERRA

16-010

FRONT.

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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51 CONSTITUTION AVENUE, CAMPBELL CANBERRA

PROJECT NO.
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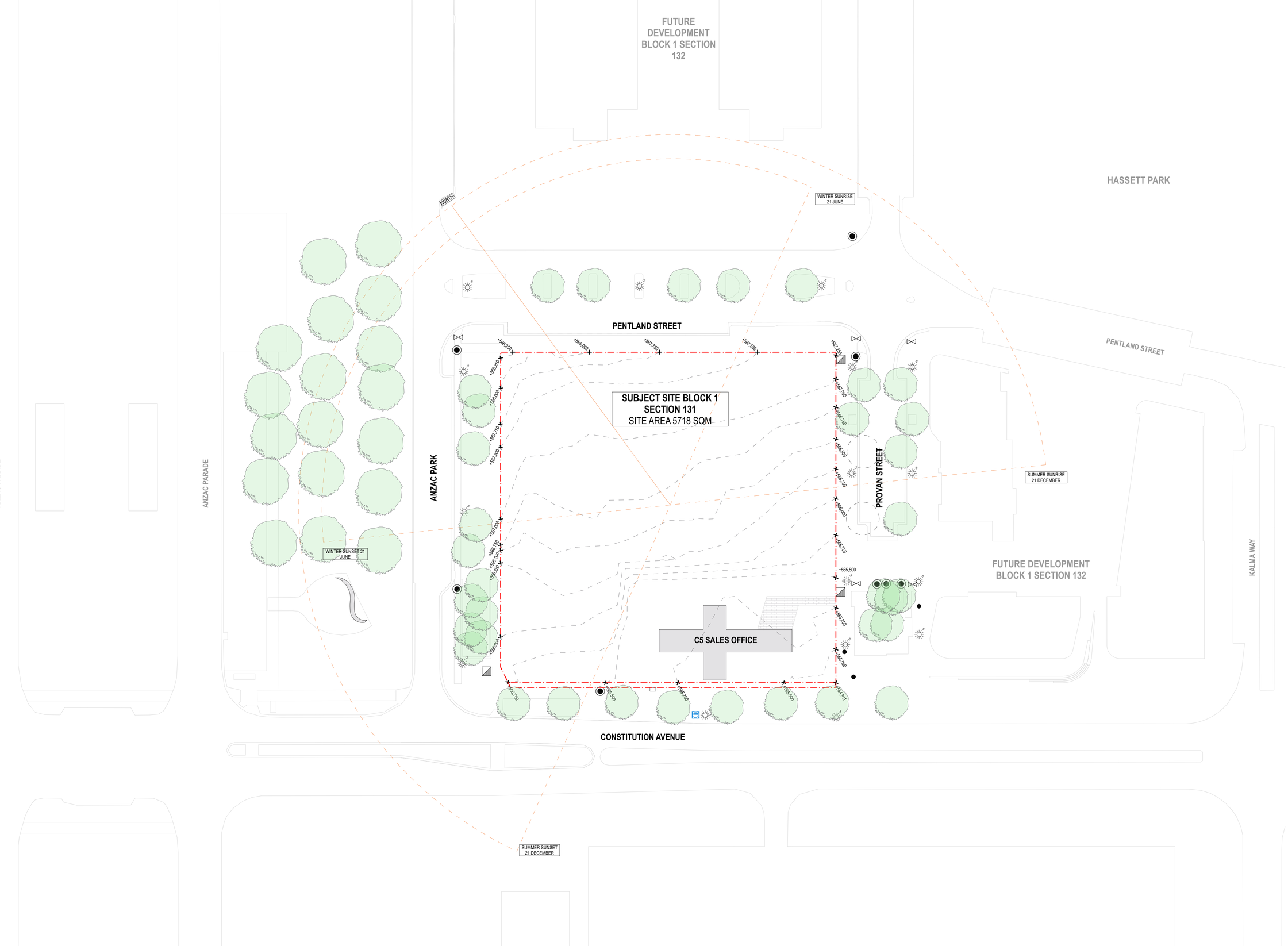
DRAWING TITLE
Context Plan

SCALE 1:1000 @ A1

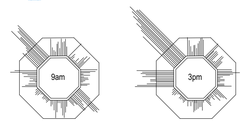
DATE 24/10/17

DRAWING NO.
DA 001



LEGEND:

- EXISTING STRUCTURES
- ROAD
- SITE BOUNDARY
- CONTOURS
- SUNPATH
- STREET LIGHT
- FIRE HYDRANT
- WATER MAIN STOP VALVE
- SEWER MAN HOLE
- R SUMP
- TELSTRA PIT
- RETAINED VEGETATION
- TREES TO BE REMOVED
- BUS STOP



CANBERRA PREVAILING WINDS

Canberra's prevailing winds are from the northwest, and strengthen during the afternoon. Autumn and spring months are 50% calm in the mornings. Summer winds swing from west to north, with some easterly winds. Southerly afternoon winter winds are a consideration for design. The climate is cool temperate with an occasional hot day. Solar access is desirable from autumn to spring.

REV	DESCRIPTION	INT'L	DATE
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DRAWING TITLE

Site Analysis

SCALE 1:400 @ A1

DATE 24/10/17

DRAWING NO. **DA 002**

S131 HOTEL/SERVICED APARTMENT AREA

	1 Bedroom	2 Bedroom	3 Bedroom	Total Area
Ground	0	0	0	0
Upper Ground	0	0	0	0
Level 1	22	23	2	3058.28
Level 2	22	23	2	3058.28
Level 3	12	11	0	1130.23
Level 4	12	11	0	1130.23
Level 5	12	11	0	1130.23
Level 6	6	5	0	552.41
Level 7	0	0	0	0
Sub Total:	86	84	4	10,059.66
Total:		174		

S131 COMMERCIAL AREA

	Commercial	Lobby	Total Area
Basement -1	524.1	0	524.1
Ground	1079.41	77.93	1157.34
Upper Ground	812.41	884.07	1696.48
Total:			3,377.92
Hotel + Commercial:			13,437.58

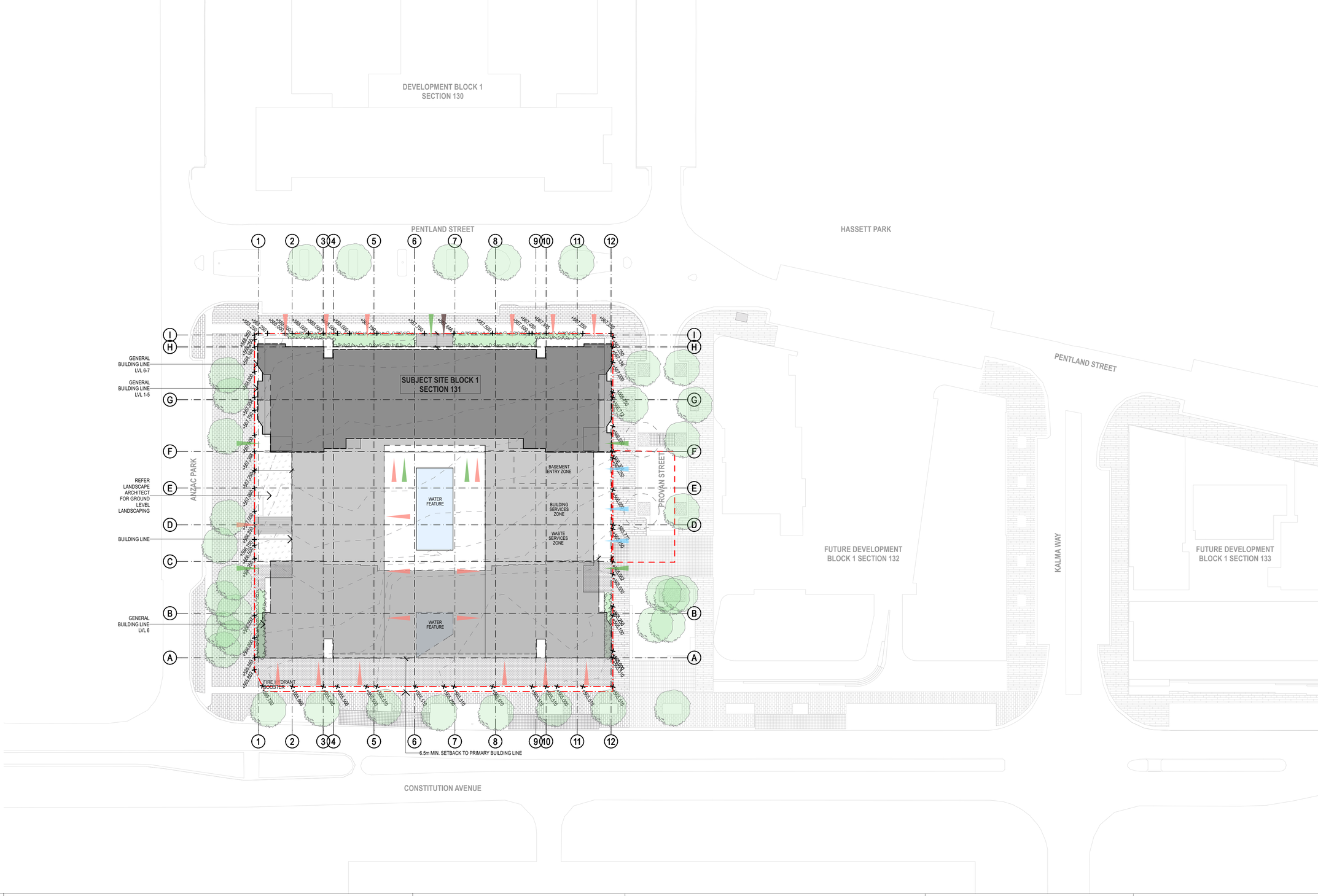
S131 RESIDENTIAL AREA

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total NLA
Ground	0	0	0	0	0
Upper Ground	0	0	0	0	0
Level 1	0	0	0	0	0.00
Level 2	0	0	0	0	0.00
Level 3	10	12	2	0	1928.05
Level 4	10	12	2	0	1928.05
Level 5	10	12	2	0	1929.05
Level 6	8	5	4	1	1756.72
Level 7	4	5	4	0	1282.80
Sub Total:	42	46	14	1	8,824.67
Total:		103			

S131 HOTEL + COMMERCIAL + RESIDENTIAL AREA 22,262.25

S131 GFA SCHEDULE

	Area (sqm)
Basement -1	501.75
Ground	1334.66
Upper Ground	1785.63
Level 1.0	3798.26
Level 2.0	3792.11
Level 3.0	3798.26
Level 4.0	3792.11
Level 5.0	3792.11
Level 6.0	3364.38
Level 7.0	1477.69
Total:	27,436.96



SITE INFORMATION:

SITE AREA 5,718 sqm.

DEVELOPMENT AREA ANALYSIS

TOTAL GFA: 27,436.96 sqm.

OVERALL BUILDING AREA

(GL - L7): 32,822.35 sqm.
B1 + B2 11,388.52 sqm.
TOTAL: 44,210.87 sqm.

DEVELOPMENT YIELD SUMMARY:

APARTMENT MIX

1 BEDROOM DWELLING:	42
2 BEDROOM DWELLING:	46
3 BEDROOM DWELLING:	14
4 BEDROOM DWELLING:	01
TOTAL:	103

HOTEL / SERVICED APARTMENT MIX

1 BEDROOM HOTEL:	86
2 BEDROOM HOTEL:	84
3 BEDROOM HOTEL:	04
TOTAL:	174

CAR PARKING ANALYSIS:

REFER PLANNING REPORT

NOTES:

RLS SHOWN AS INDICATIVE, SUBJECT TO DETAIL DESIGN & FINAL FOOTPATH CIVIL LEVELS.

ALL LIFTS TO BE AS1735.12 COMPLIANT.

ALL ACCESSIBLE CARSPACES TO COMPLY WITH AS2890.6 - 2009 AND THE ACCESS MOBILITY CODE.

ALL BASEMENT AREAS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUST. STANDARDS.

ALL UNITS HAVE DIRECT ACCESS TO WASTE CHUTE/CHUTES THAT FEED TO WASTE ROOM BELOW.

STORAGE UNITS SUPPLIED FOR ALL RESIDENTIAL UNITS. BICYCLE STORAGE FOR RESIDENTIAL UNITS ACCOMMODATED WITHIN THE ASSOCIATED STORAGE.

TACTILE INDICATORS TO COMPLY WITH AS1428.1

VERGE PROTECTION:

REFER CIVIL LANDSCAPE MANAGEMENT AND PROTECTION PLAN FOR VERGE PROTECTION STRATEGY.

LEGEND:

- MAIN BUILDING MASS
- EXISTING TREE TO BE RETAINED
- TREE TO BE REMOVED
- MAIN COMMERCIAL ENTRY
- MAIN RESIDENTIAL ENTRY
- MAIN HOTEL ENTRY TO SITE
- VEHICULAR + SERVICING ACCESS
- SITE BOUNDARY

REV	DESCRIPTION	INT'L	DATE
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B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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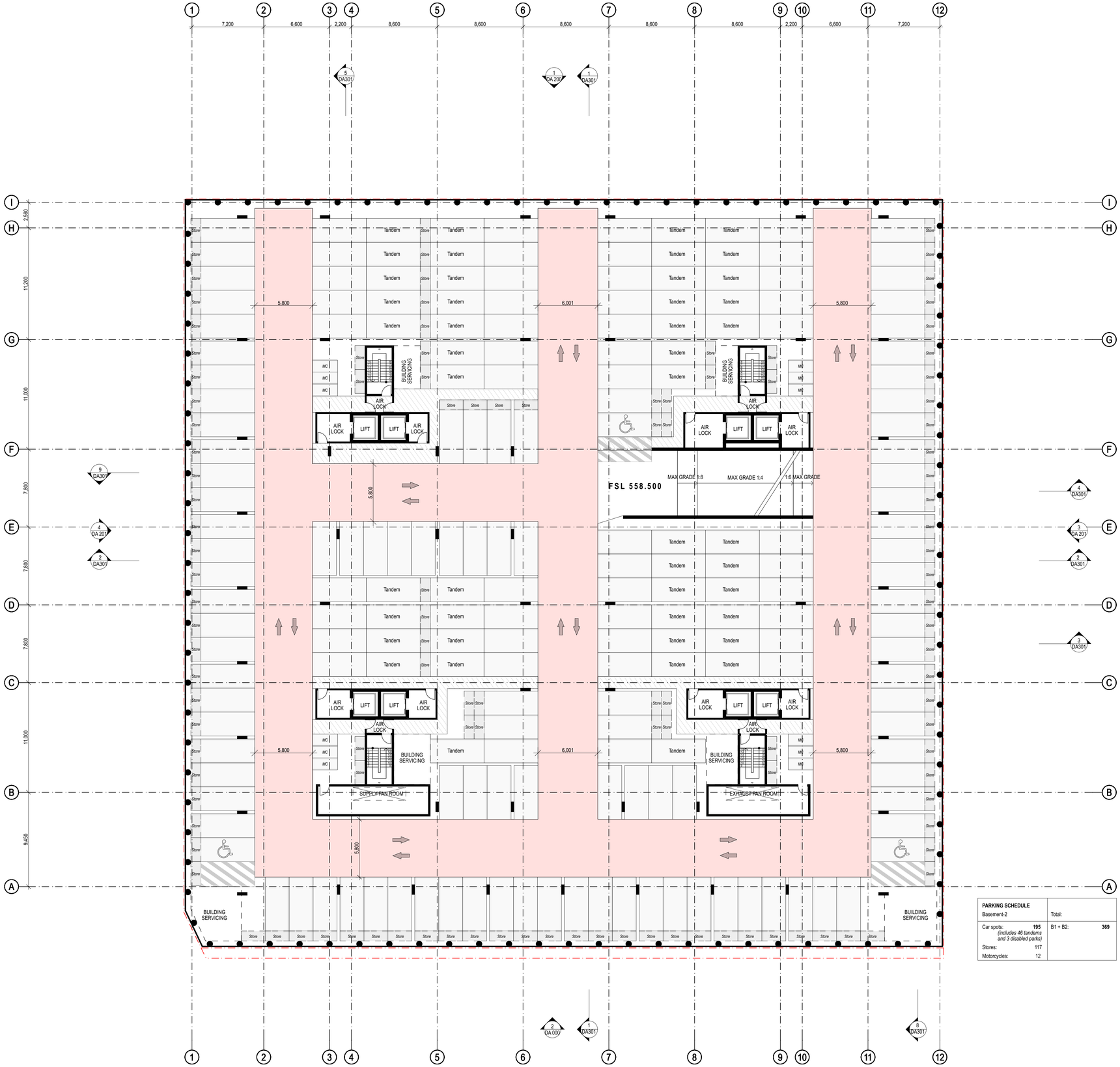
DRAWING TITLE
Site Plan

SCALE 1:400 @ A1
DATE 24/10/17
DRAWING NO. **DA 003**



PARKING SCHEDULE			
Basement-2		Total:	
Car spots:	195	B1 + B2:	369
(includes 46 tandems and 3 disabled parks)			
Stores:	117		
Motorcycles:	12		

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 95% WA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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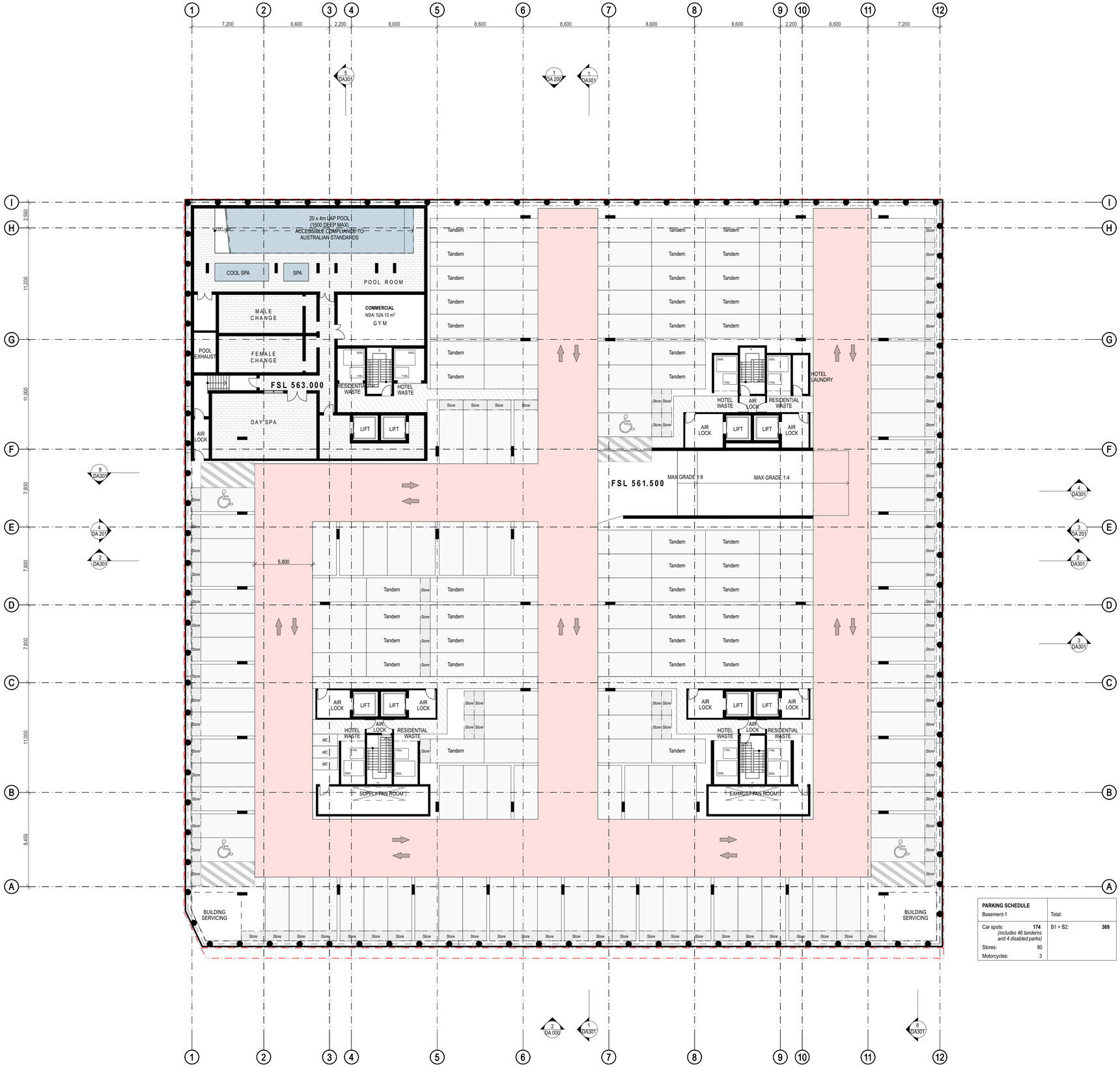
DRAWING TITLE
Plan: Basement 2

SCALE 1:200 @ A1
DATE 24/10/17
DRAWING NO. **DA 050**



PARKING SCHEDULE			
Basement-1		Total:	
Car spots:	174	B1 + B2:	369
(includes 46 tandems and 4 disabled parks)			
Stores:	90		
Motorcycles:	3		

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WIA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WIA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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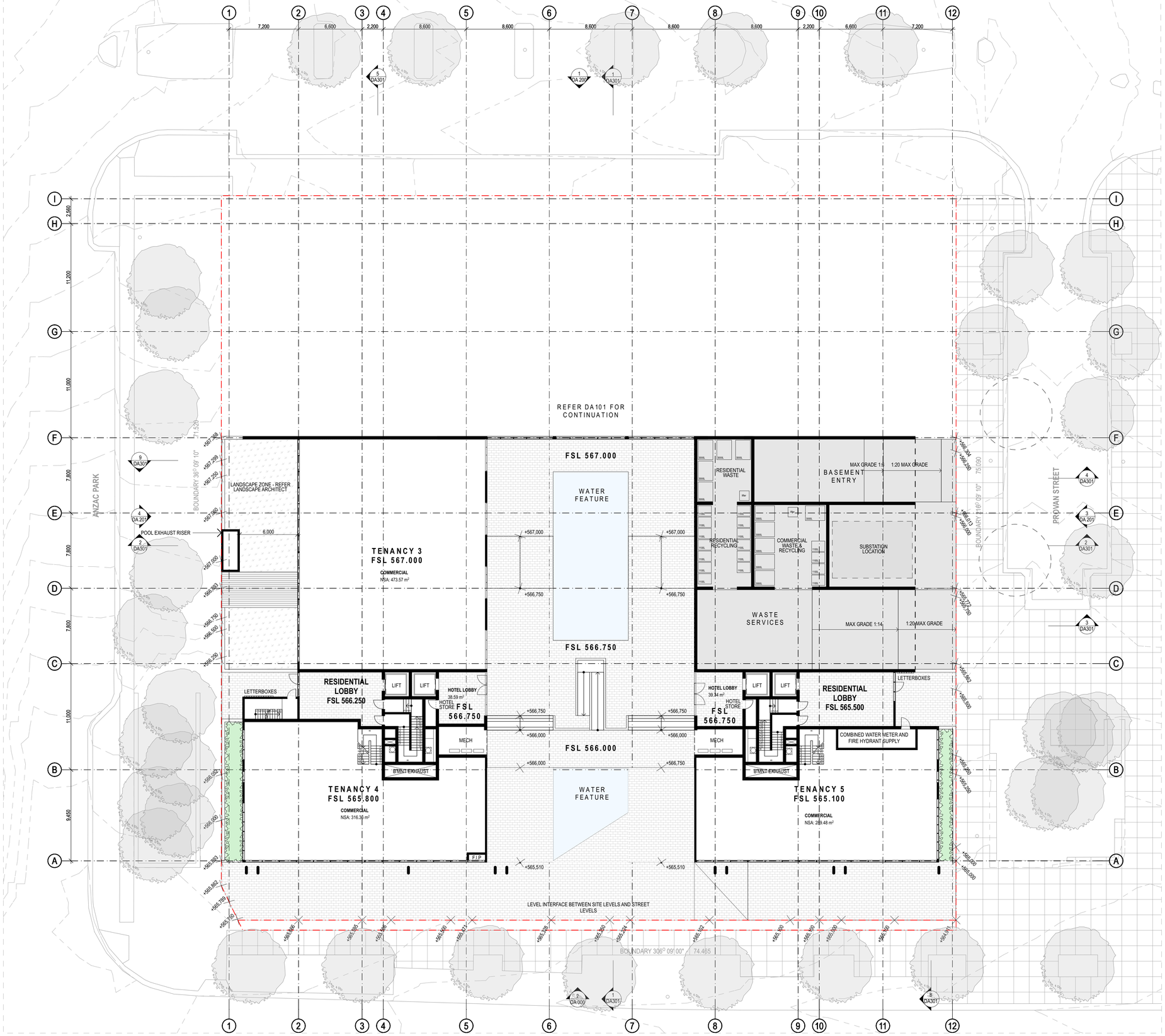
DRAWING TITLE
Plan: Basement 1

SCALE 1:200 @ A1
DATE 24/10/17
DRAWING NO. **DA 051**



REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WIA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WIA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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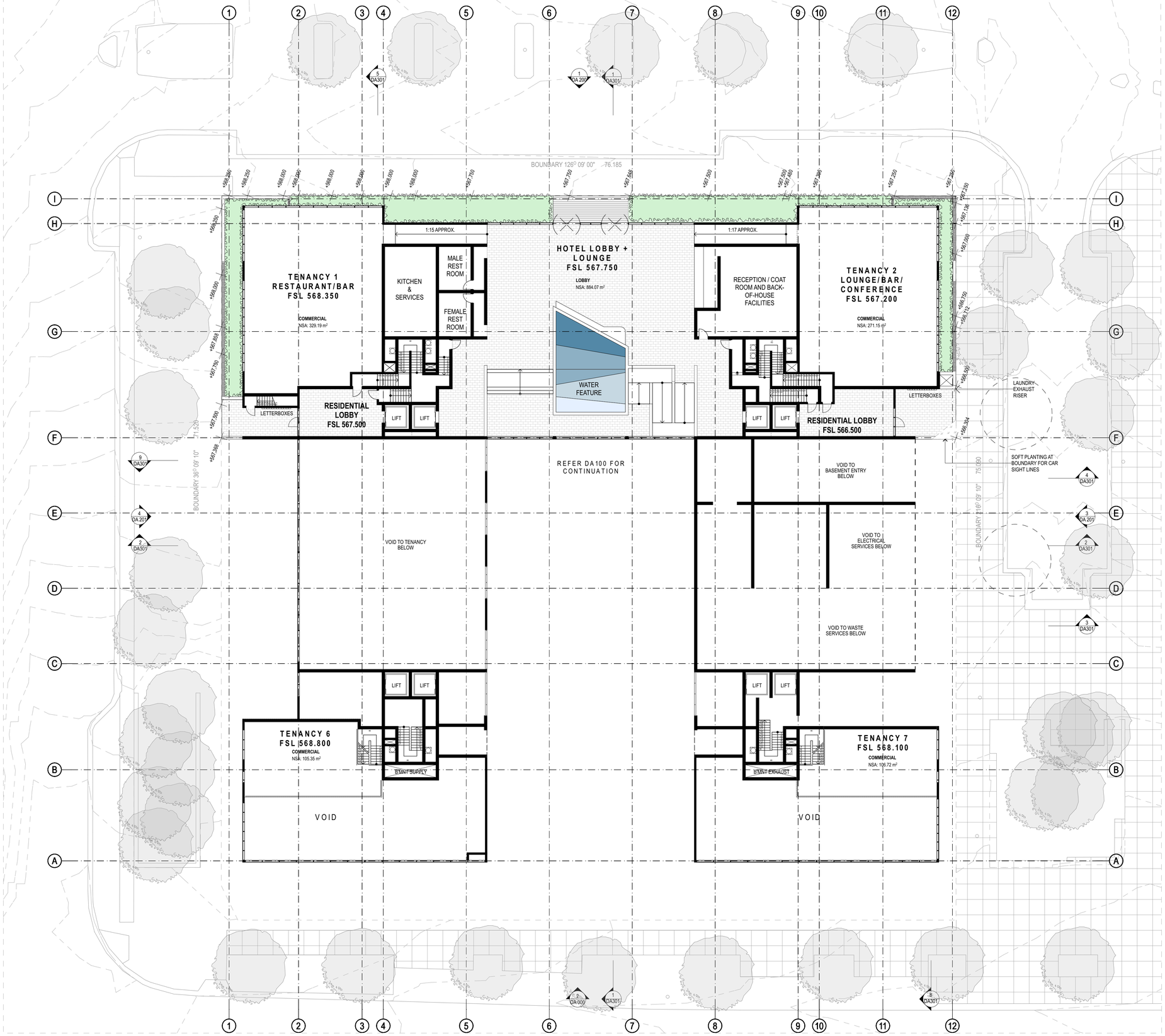

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% W/A DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% W/A DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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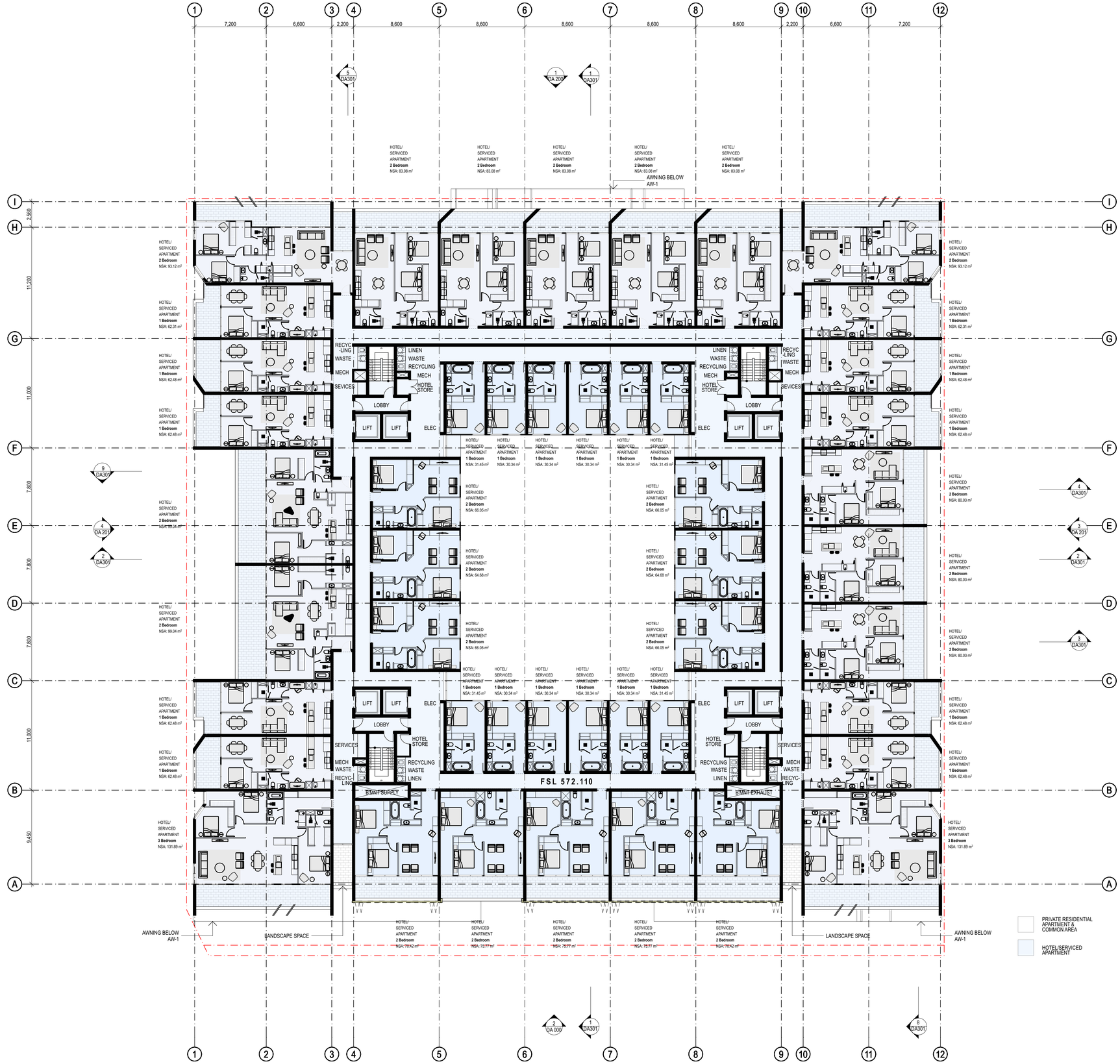
DRAWING TITLE
Plan: Upper Ground

SCALE 1:200 @ A1
DATE 24/10/17
DRAWING NO. **DA 101**



REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WIA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WIA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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DRAWING TITLE

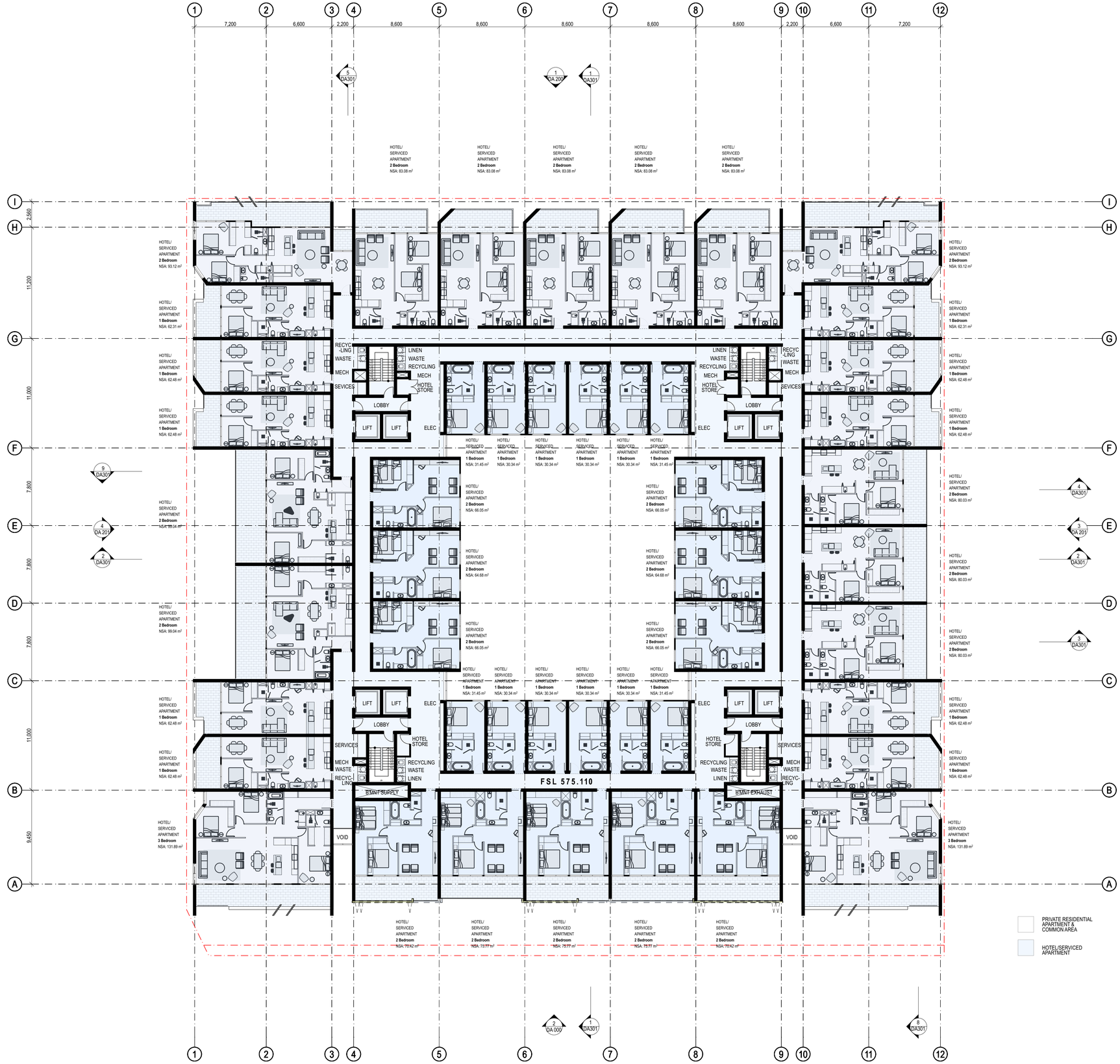
Plan: Level 1

SCALE 1:200 @ A1

DATE 24/10/17

DRAWING NO.

DA 102



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A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WIA DOCUMENTATION	S.H	15.08.17
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DRAWING TITLE

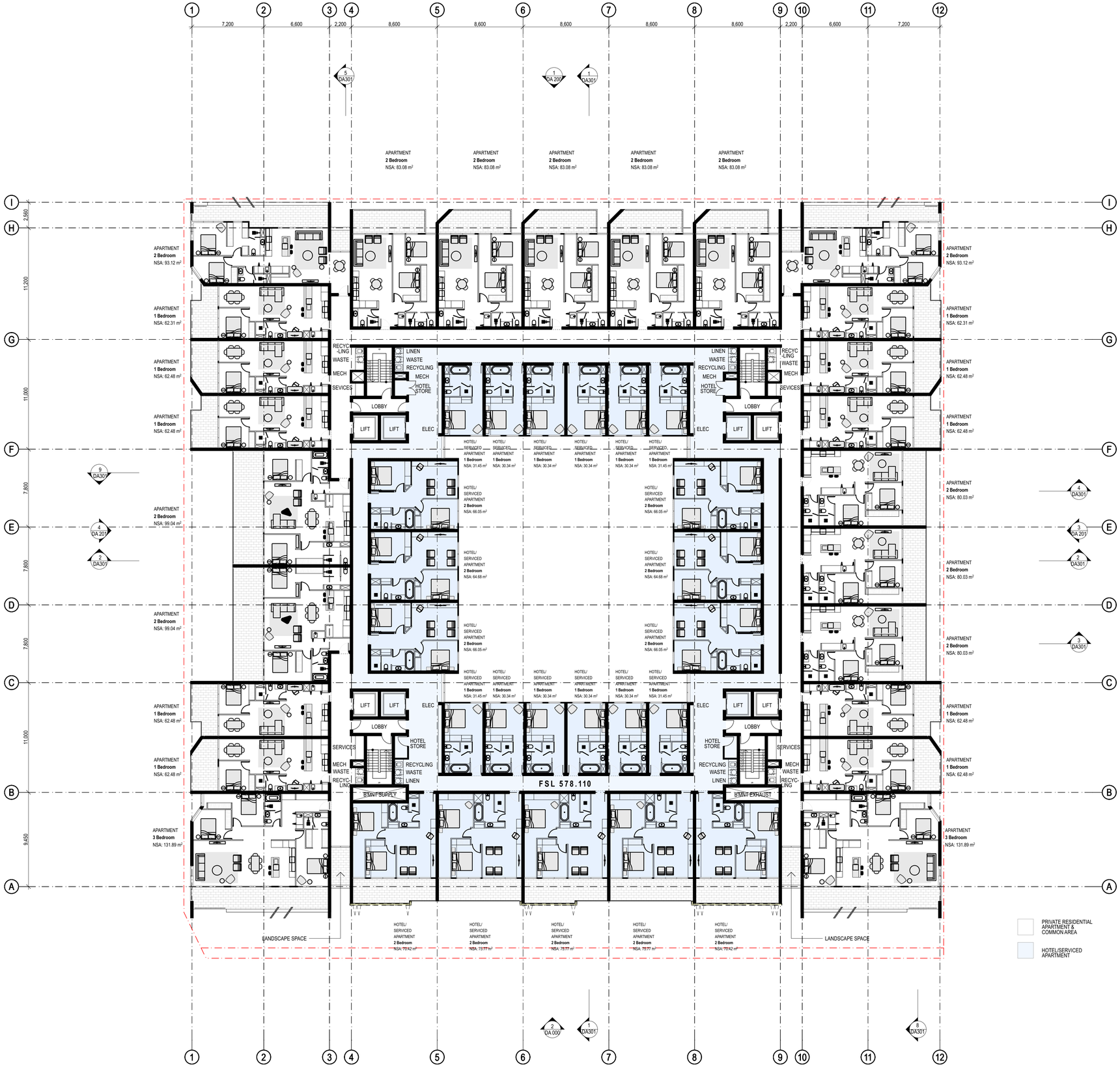
Plan: Level 2

SCALE 1:200 @ A1

DATE 24/10/17

DRAWING NO.

DA 103



REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
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DRAWING TITLE

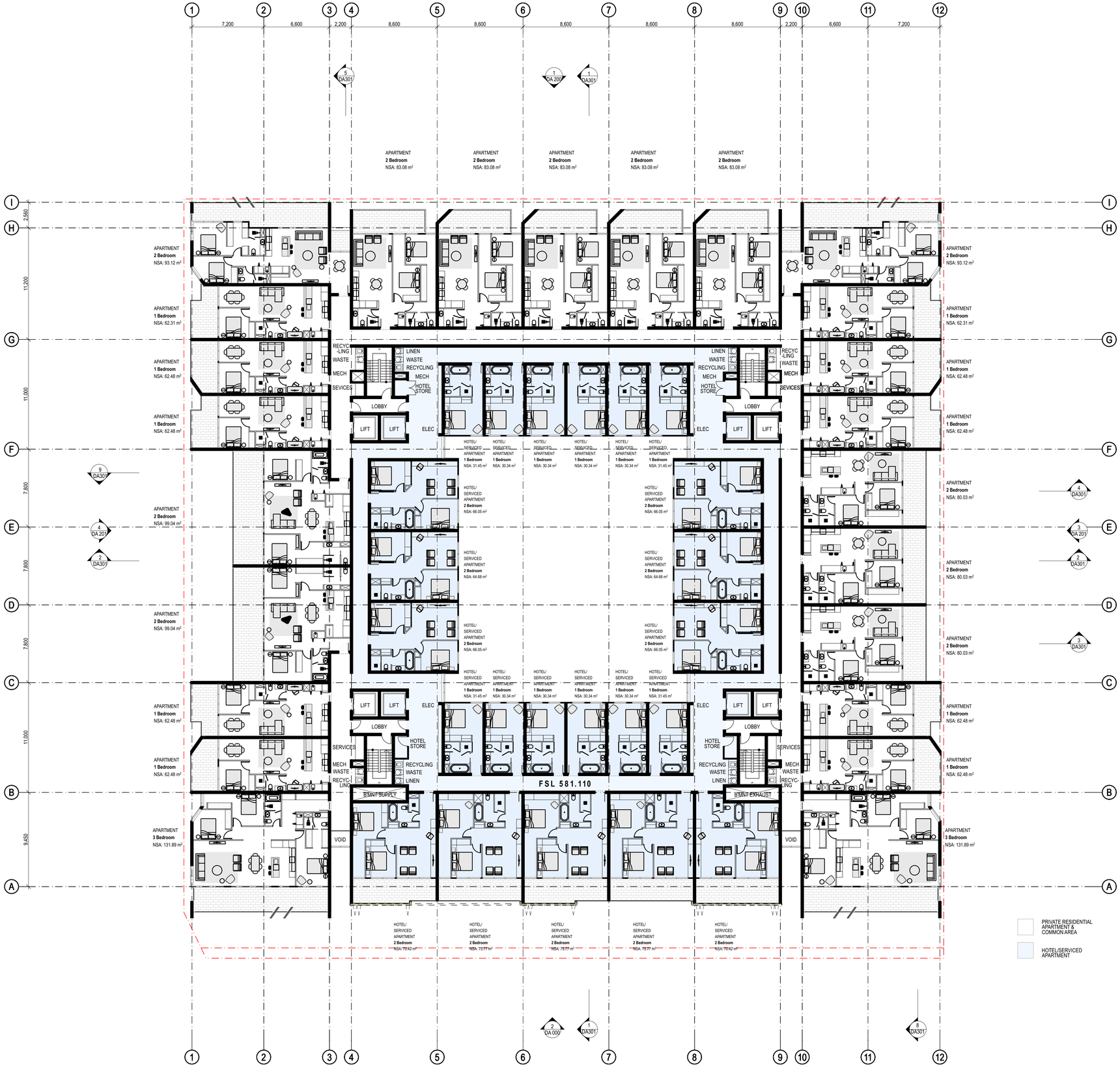
Plan: Level 3

SCALE 1:200 @ A1

DATE 24/10/17

DRAWING NO.

DA 104



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DRAWING TITLE

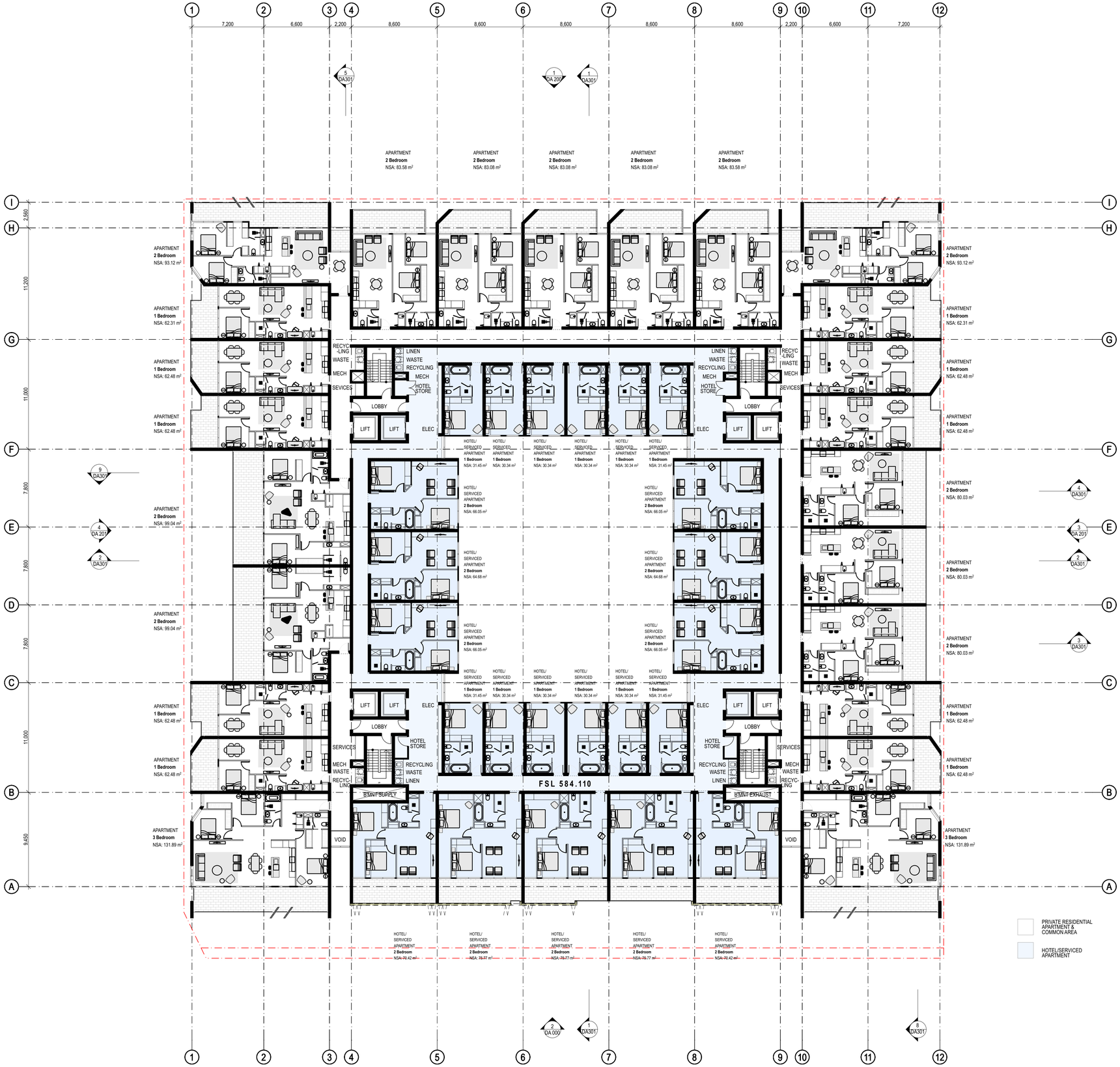
Plan: Level 4

SCALE 1:200 @ A1

DATE 24/10/17

DRAWING NO.

DA 105



REV	DESCRIPTION	INT'L	DATE
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B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
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DRAWING TITLE

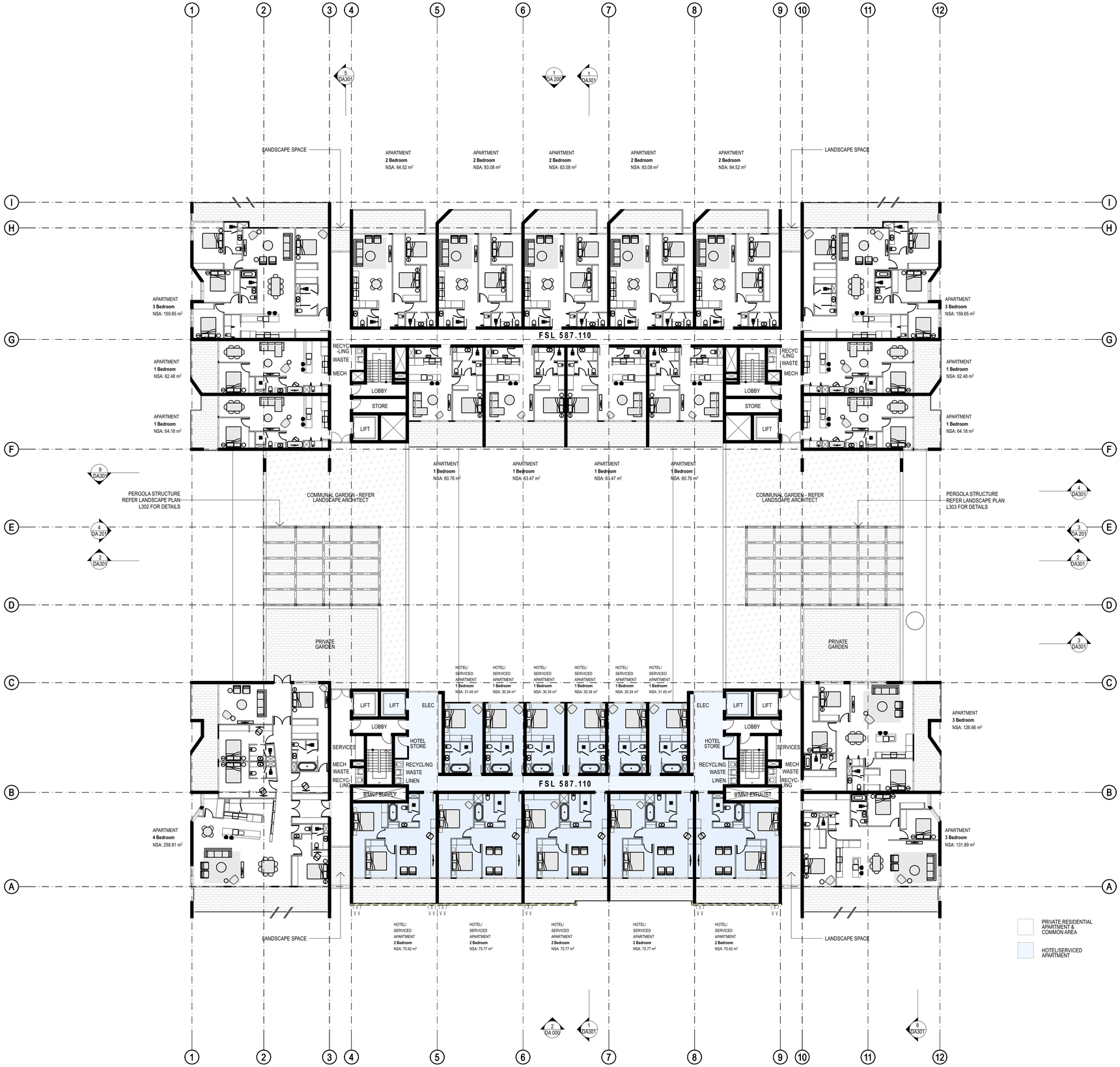
Plan: Level 5

SCALE 1:200 @ A1

DATE 24/10/17

DRAWING NO.

DA 106



REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
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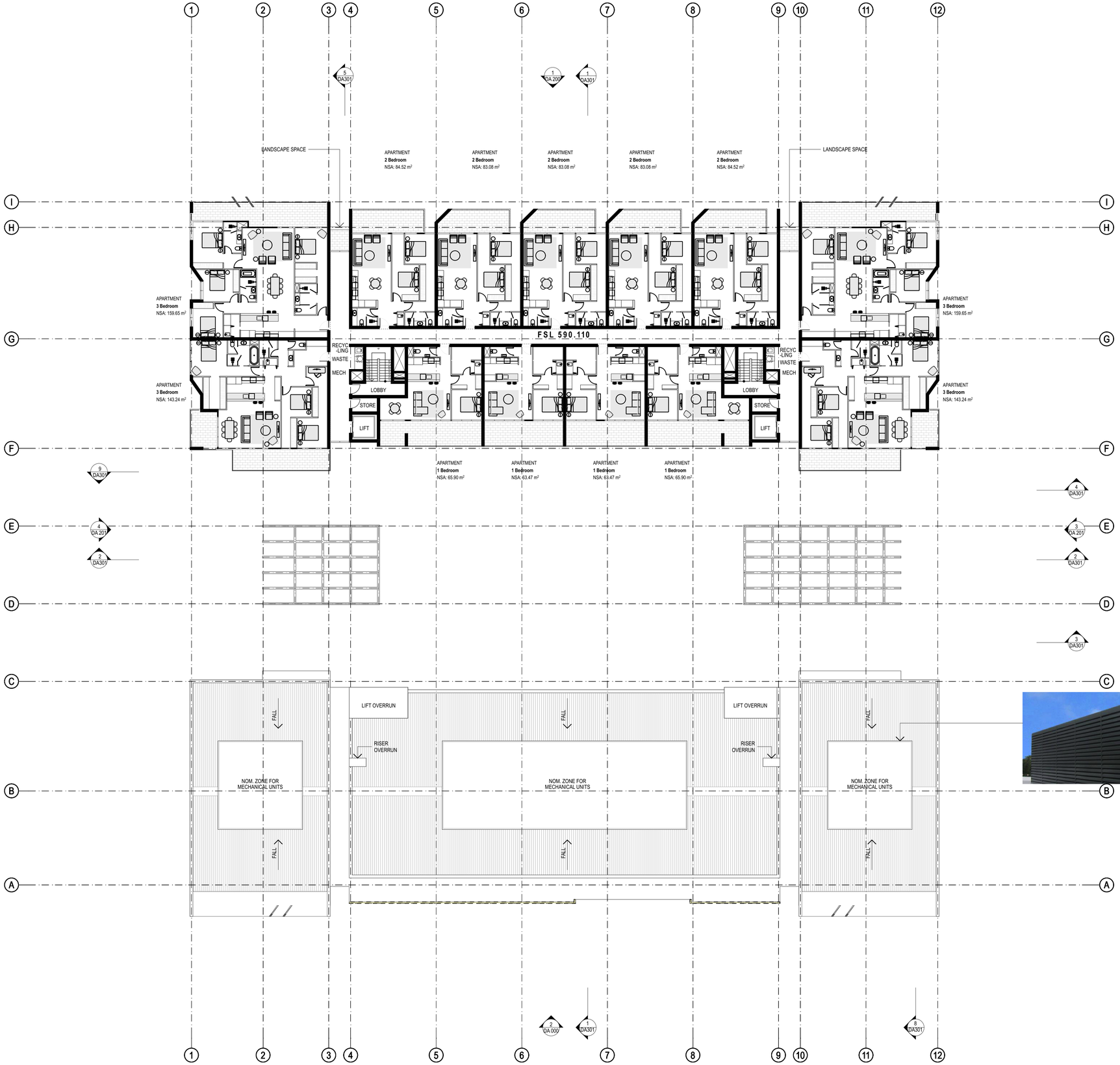
DRAWING TITLE
Plan: Level 6

SCALE 1:200 @ A1
DATE 24/10/17
DRAWING NO. **DA 107**



CONDENSER ENCLOSURE
NOMINAL CONDENSER ENCLOSURE SYSTEM. PROPRIETARY ACOUSTIC TREATMENT LOUVRED WALL FOR BLACK POWDER COAT FINISH

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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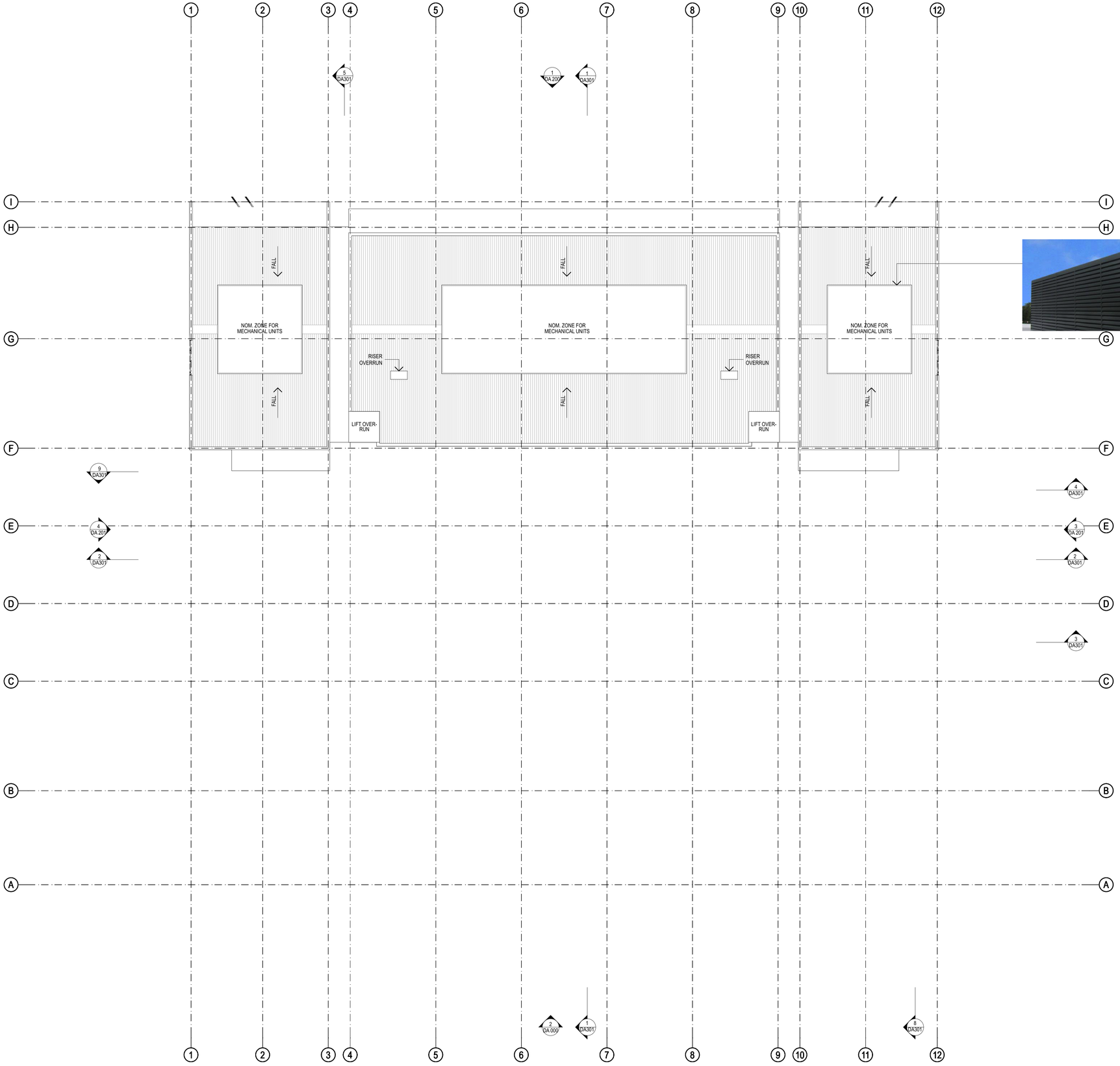
DRAWING TITLE
Plan: Level 7

SCALE 1:200 @ A1
DATE 24/10/17
DRAWING NO. **DA 108**



CONDENSER ENCLOSURE
NOMINAL CONDENSER ENCLOSURE SYSTEM. PROPRIETARY ACOUSTIC TREATMENT LOUVRED WALL FOR BLACK POWDER COAT FINISH

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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54 Marcus Clarke Street Canberra City ACT 2601
02 6180 0130 info@frontstudio.com.au

PROJECT
S131
51 CONSTITUTION AVENUE, CAMPBELL CANBERRA

PROJECT NO.
16-010

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DRAWING TITLE
Plan: Roof

SCALE 1:200 @ A1
DATE 24/10/17
DRAWING NO. **DA 109**

FINISHES SCHEDULE

CODE	TYPE	COLOUR/DETAIL
AW-1	METAL	LIGHTWEIGHT AWNING STRUCTURE
GA-1	METAL	PERFORATED SERVICE DOORS - BLACK
TM-1	METAL	BLACK BALUSTRADES AND GATES TO GROUND LEVEL
TM-2	GOLD	OPERABLE GOLD SCREEN TO HOTEL FACADE
GL-1	GLASS	FRAMELESS GLASS HANDRAILS TO BALCONIES
OFC	CONCRETE	EXPOSED CONCRETE
ST-1	STONE	BLUE FEATURE STONE TO BASE WALLS
ST-2	SANDSTONE	YELLOW SANDSTONE BASE WALLS TO GROUND LEVEL
WT-1	PRECAST CONCRETE	OFF-WHITE WITH CREAM TINT
WT-2	METAL	BLACK PROFILED METAL CLADDING TO ACCENT AREAS
WT-3	PRECAST CONCRETE	SANDBLASTED OFF-WHITE WITH CREAM TINT
WF-1	WINDOW FRAME	BLACK FRAMES + CLEAR GLASS

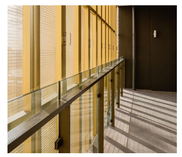
ST-1

GL-1

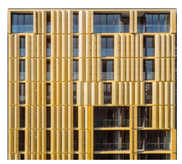
ST-2

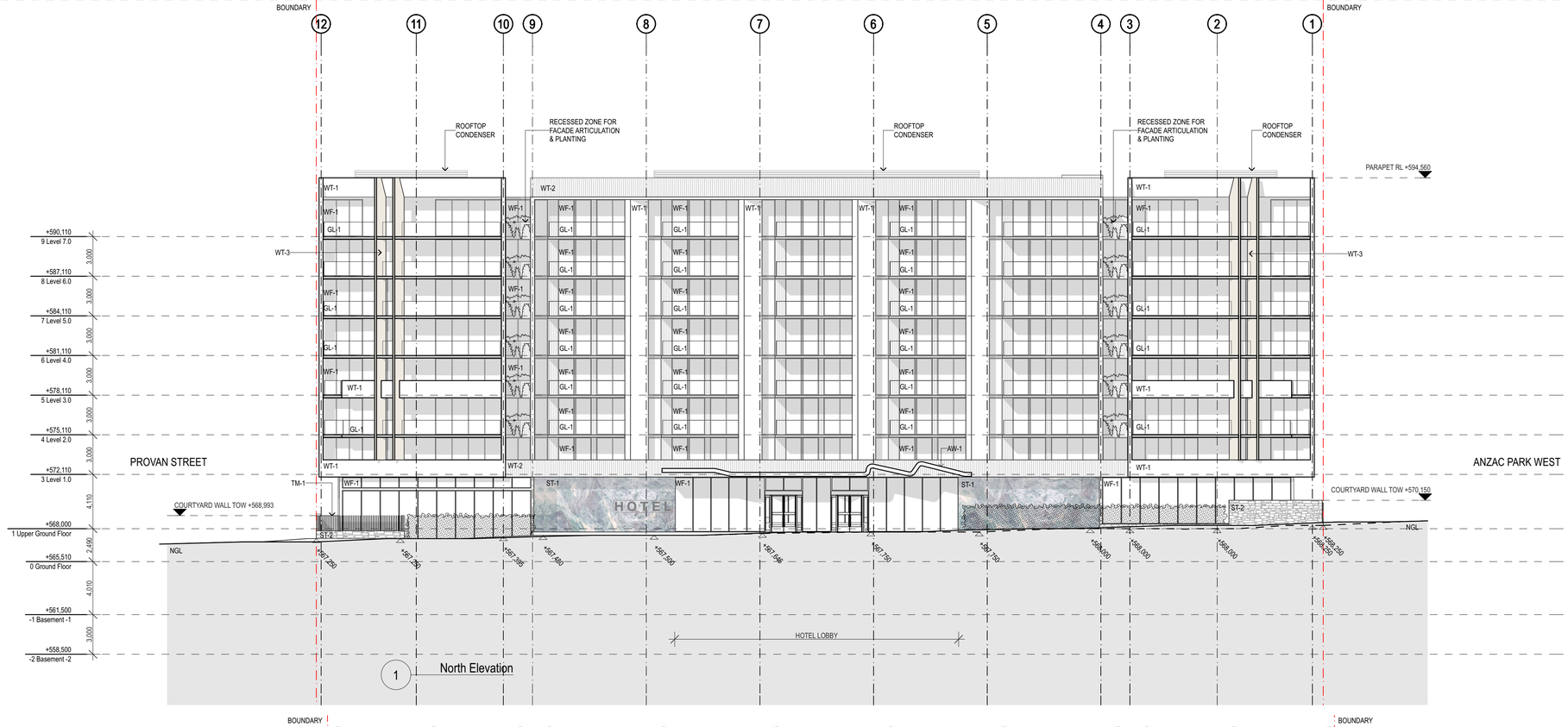
TM-1

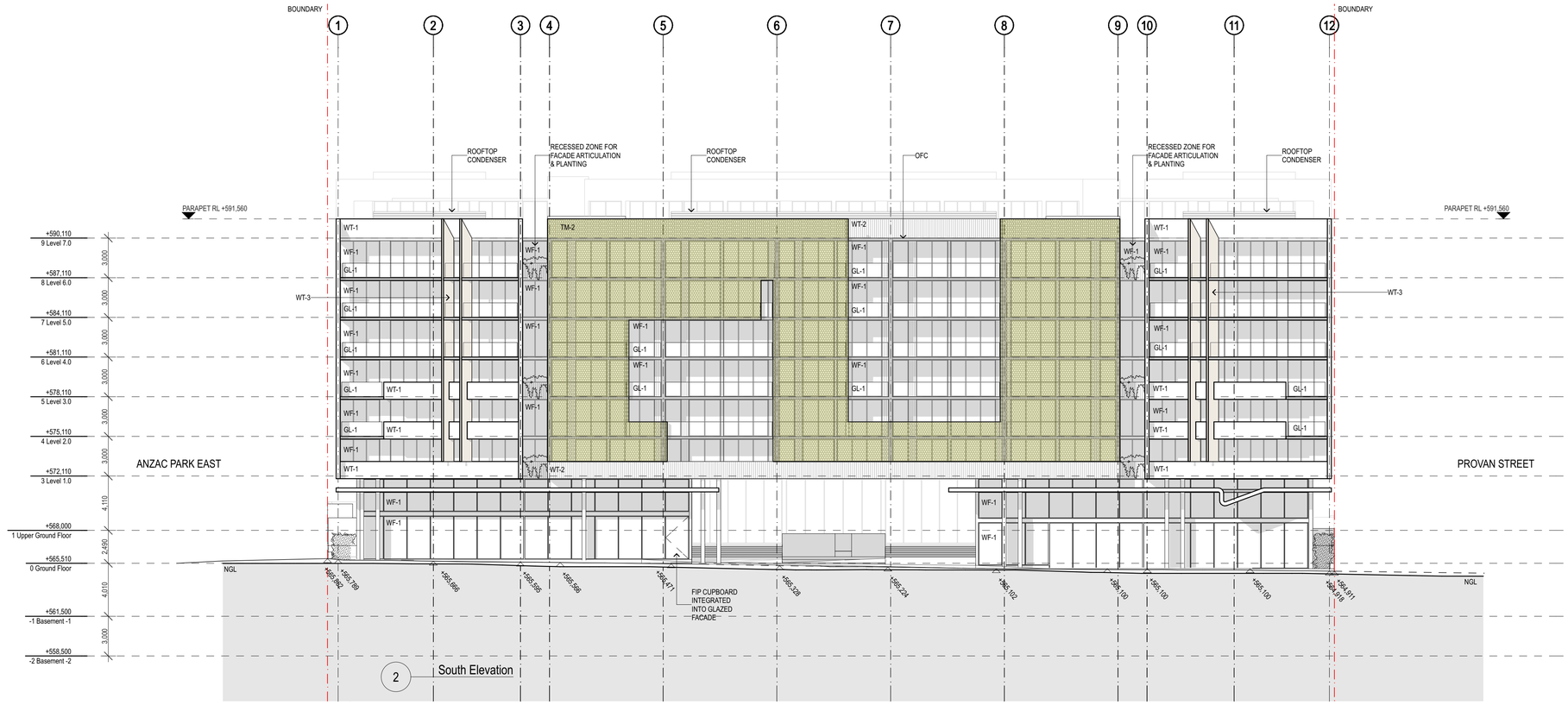
WT-1


TM-2

WT-2


TM-2





REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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DRAWING TITLE
Elevations

SCALE 1:200 @ A1
DATE 24/10/17
DRAWING NO. **DA 200**

FINISHES SCHEDULE

CODE	TYPE	COLOUR/DETAIL
AW-1	METAL	LIGHTWEIGHT AWNING STRUCTURE
GA-1	METAL	PERFORATED SERVICE DOORS - BLACK
TM-1	METAL	BLACK BALUSTRADES AND GATES TO GROUND LEVEL
TM-2	GOLD	OPERABLE GOLD SCREEN TO HOTEL FACADE
GL-1	GLASS	FRAMELESS GLASS HANDRAILS TO BALCONIES
OFC	CONCRETE	EXPOSED CONCRETE
ST-1	STONE	BLUE FEATURE STONE TO BASE WALLS
ST-2	SANDSTONE	YELLOW SANDSTONE BASE WALLS TO GROUND LEVEL
WT-1	PRECAST CONCRETE	OFF-WHITE WITH CREAM TINT
WT-2	METAL	BLACK PROFILED METAL CLADDING TO ACCENT AREAS
WT-3	PRECAST CONCRETE	SANDBLASTED OFF-WHITE WITH CREAM TINT
WF-1	WINDOW FRAME	BLACK FRAMES + CLEAR GLASS

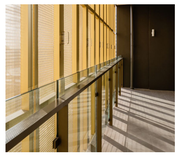
ST-1

GL-1

ST-2

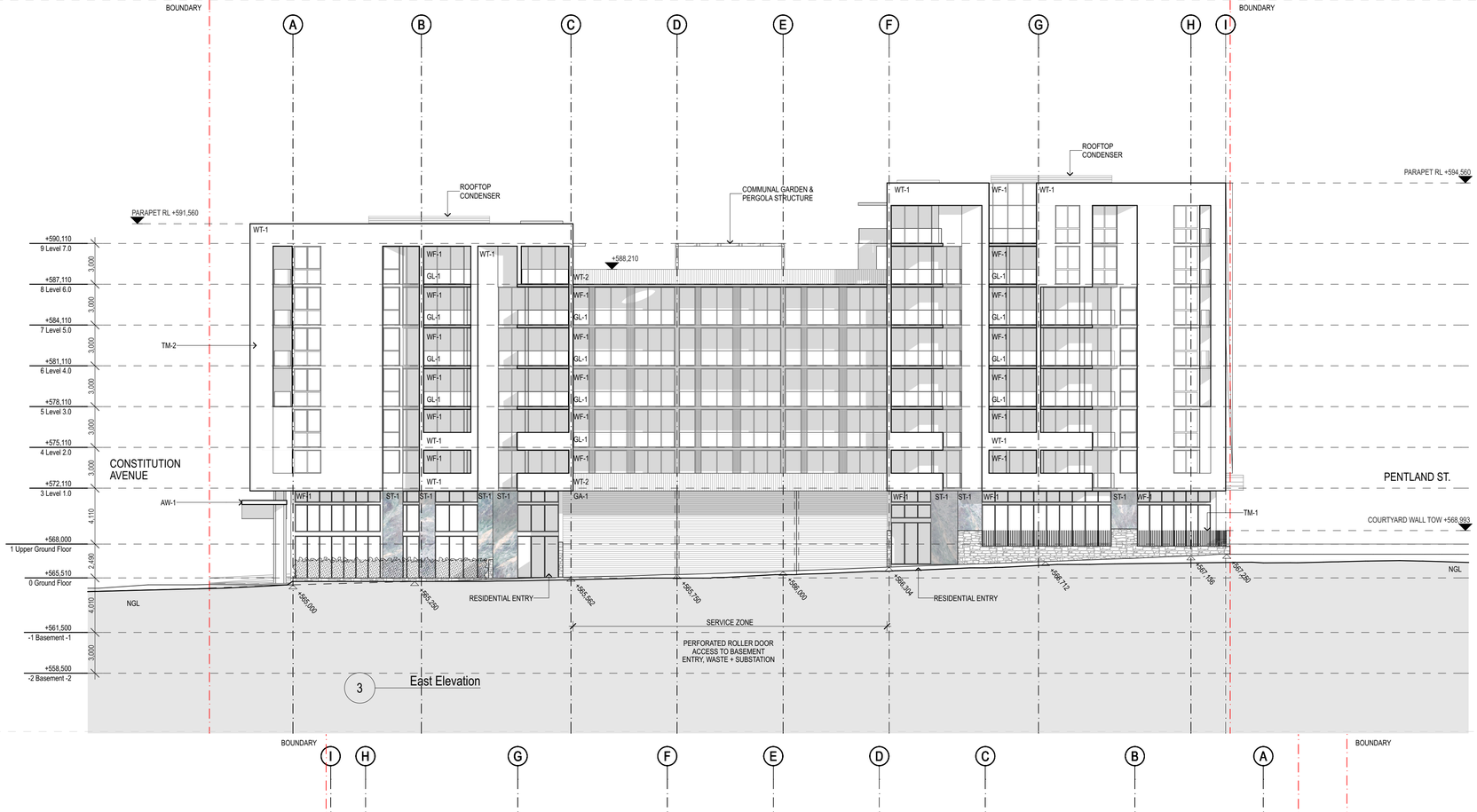
TM-1

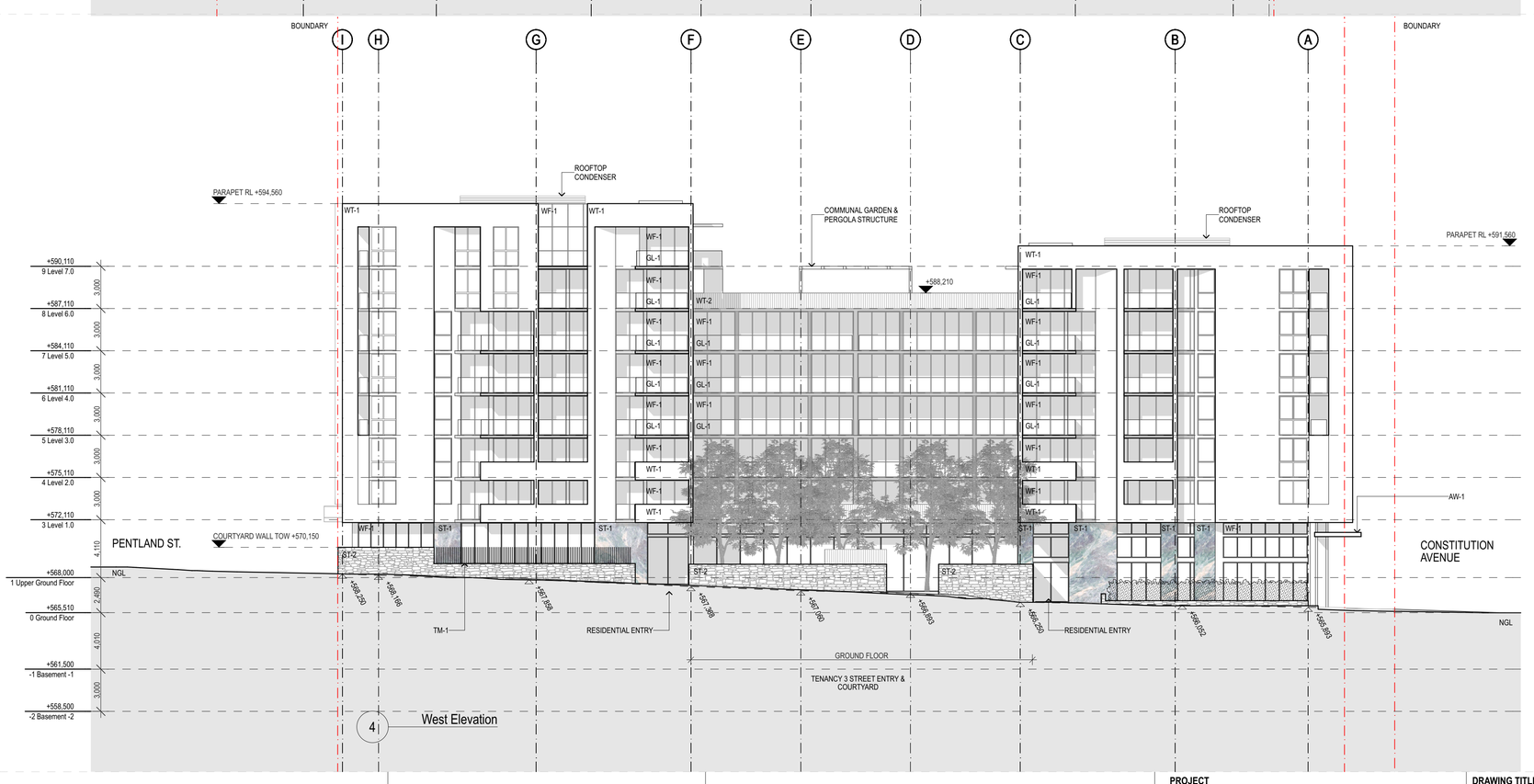
WT-1


TM-2

WT-2

TM-2





REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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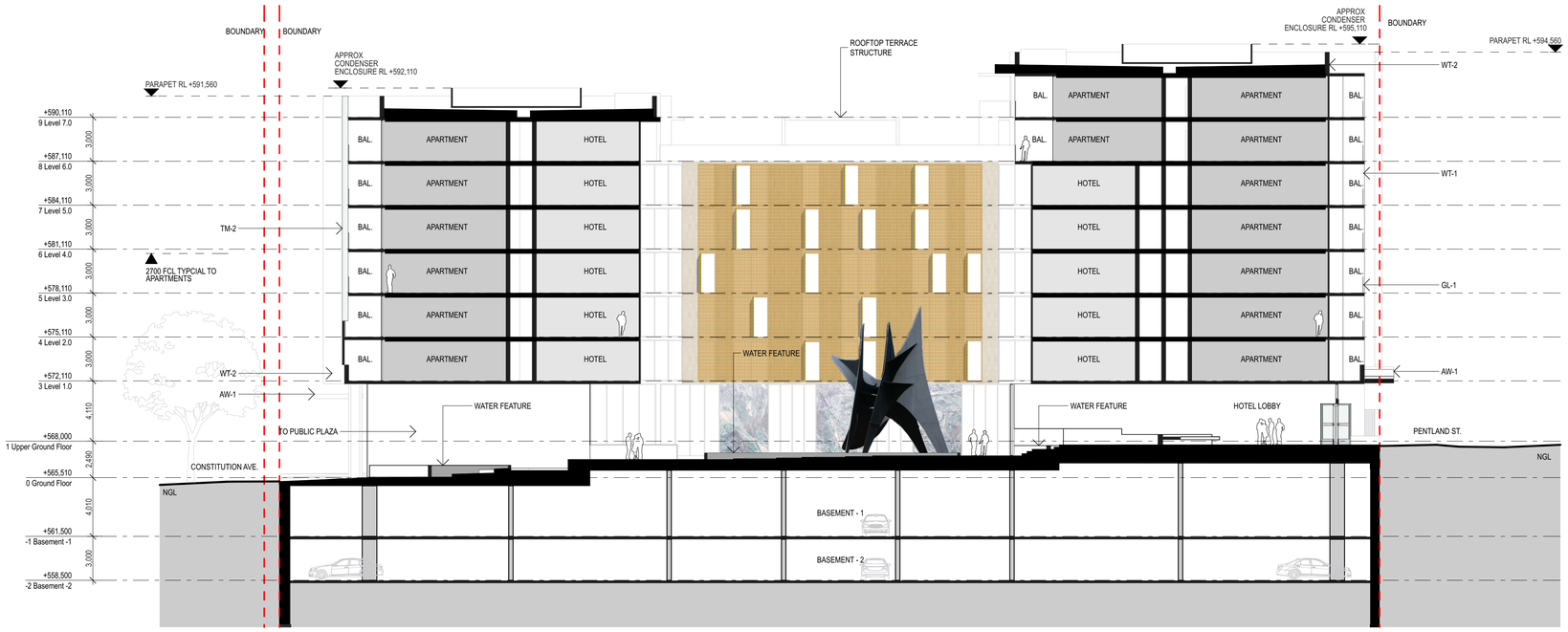
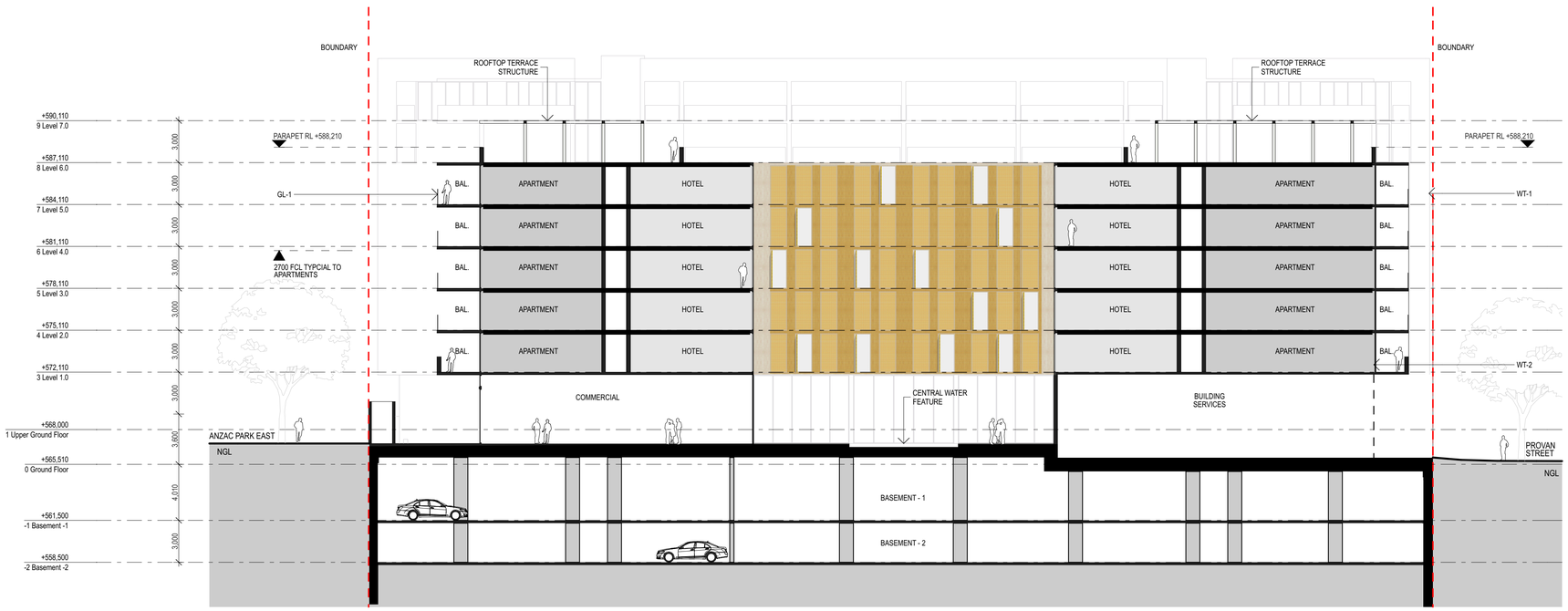
DRAWING TITLE
Elevations

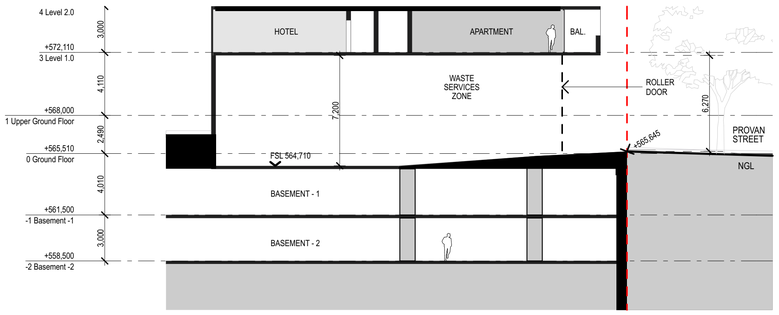
SCALE 1:200 @ A1
DATE 24/10/17
DRAWING NO. **DA 201**



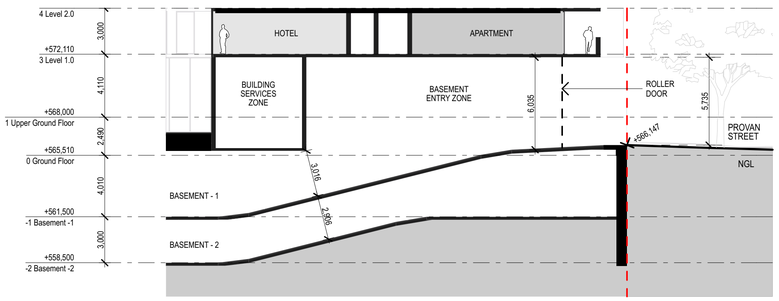
1 North-South



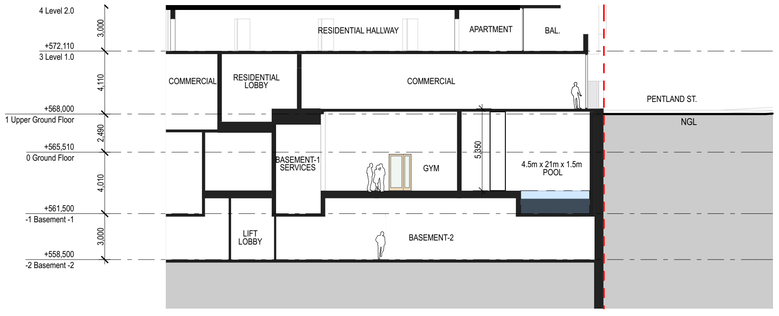
2 East - West



3 Waste Area Section



4 Basement Entry Section



5 Pool Area Section

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR COORDINATION	S.H	27.07.17
B	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
C	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
D	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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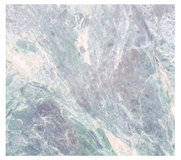
DRAWING TITLE
Sections

SCALE 1:200 @ A1
DATE 24/10/17
DRAWING NO. **DA 300**

FINISHES SCHEDULE

CODE	TYPE	COLOUR/DETAIL
AW-1	METAL	LIGHTWEIGHT AWNING STRUCTURE
GA-1	METAL	PERFORATED SERVICE DOORS - BLACK
TM-1	METAL	BLACK BALUSTRADES AND GATES TO GROUND LEVEL
TM-2	GOLD	OPERABLE GOLD SCREEN TO HOTEL FACADE
GL-1	GLASS	FRAMELESS GLASS HANDRAILS TO BALCONIES
OFC	CONCRETE	EXPOSED CONCRETE
ST-1	STONE	BLUE FEATURE STONE TO BASE WALLS
ST-2	SANDSTONE	YELLOW SANDSTONE BASE WALLS TO GROUND LEVEL
WT-1	PRECAST CONCRETE	OFF-WHITE WITH CREAM TINT
WT-2	METAL	BLACK PROFILED METAL CLADDING TO ACCENT AREAS
WT-3	PRECAST CONCRETE	SANDBLASTED OFF-WHITE WITH CREAM TINT
WF-1	WINDOW FRAME	BLACK FRAMES + CLEAR GLASS



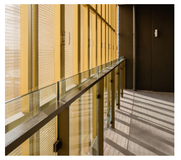
ST-1 Blue Stone

GL-1 - Clear glass and metal handrail: Frameless handrail with compression plate fixing to slab edge and SS U-channel top

ST-2 Stone Walls

TM-1 - Black steel balustrade.

WT-1 - Coloured / textured concrete: Off white exposed aggregate polished precast



TM-2 - Operable shutters. Aluminium mesh shutters. Gold colour

WT- 2 - Black metal cladding: standing seam cladding

TM-2 - Operable shutters. Aluminium mesh shutters. Gold colour

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
B	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
C	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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DRAWING TITLE
Material Elevations

SCALE 1:200 @ A1

DATE 24/10/17

DRAWING NO. **DA 501**

FINISHES SCHEDULE

CODE	TYPE	COLOUR/DETAIL
AW-1	METAL	LIGHTWEIGHT AWNING STRUCTURE
GA-1	METAL	PERFORATED SERVICE DOORS - BLACK
TM-1	METAL	BLACK BALUSTRADES AND GATES TO GROUND LEVEL
TM-2	GOLD	OPERABLE GOLD SCREEN TO HOTEL FACADE
GL-1	GLASS	FRAMELESS GLASS HANDRAILS TO BALCONIES
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ST-1	STONE	BLUE FEATURE STONE TO BASE WALLS
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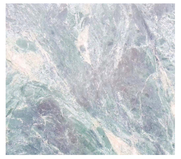
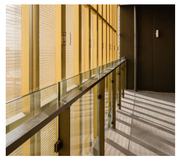
WT-1	PRECAST CONCRETE	OFF-WHITE WITH CREAM TINT
WT-2	METAL	BLACK PROFILED METAL CLADDING TO ACCENT AREAS
WT-3	PRECAST CONCRETE	SANDBLASTED OFF-WHITE WITH CREAM TINT
WF-1	WINDOW FRAME	BLACK FRAMES + CLEAR GLASS



ST-1 Blue Stone

GL-1 - Clear glass and metal handrail: Frameless handrail with compression plate fixing to slab edge and SS U-channel top

WT-1 - Coloured / textured concrete: Off white exposed aggregate polished precast



TM-2 - Operable shutters. Aluminium mesh shutters. Gold colour

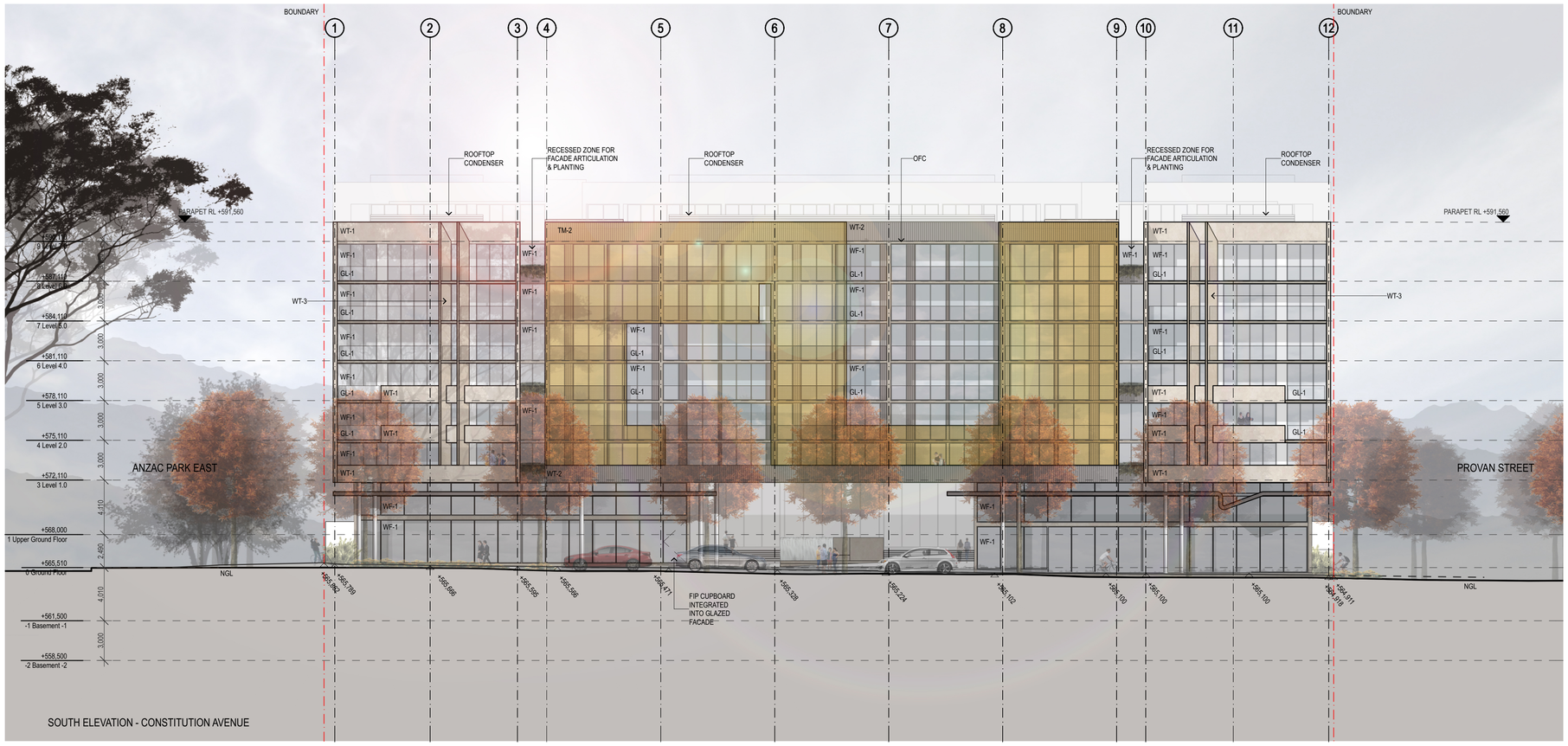
ST-2 Stone Walls

TM-1 - Black steel balustrade.

WT- 2 - Black metal cladding: standing seam cladding

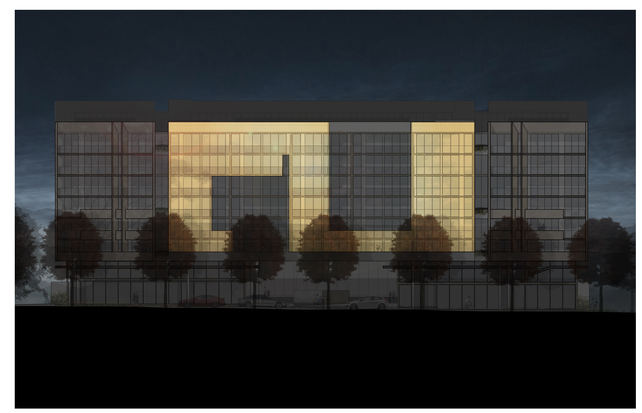
TM-2 - Operable shutters. Aluminium mesh shutters. Gold colour

FACADE FULLY OPEN



FACADE CLOSED

FACADE PARTIALLY OPEN



FACADE GLOWS BY NIGHT

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
B	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
C	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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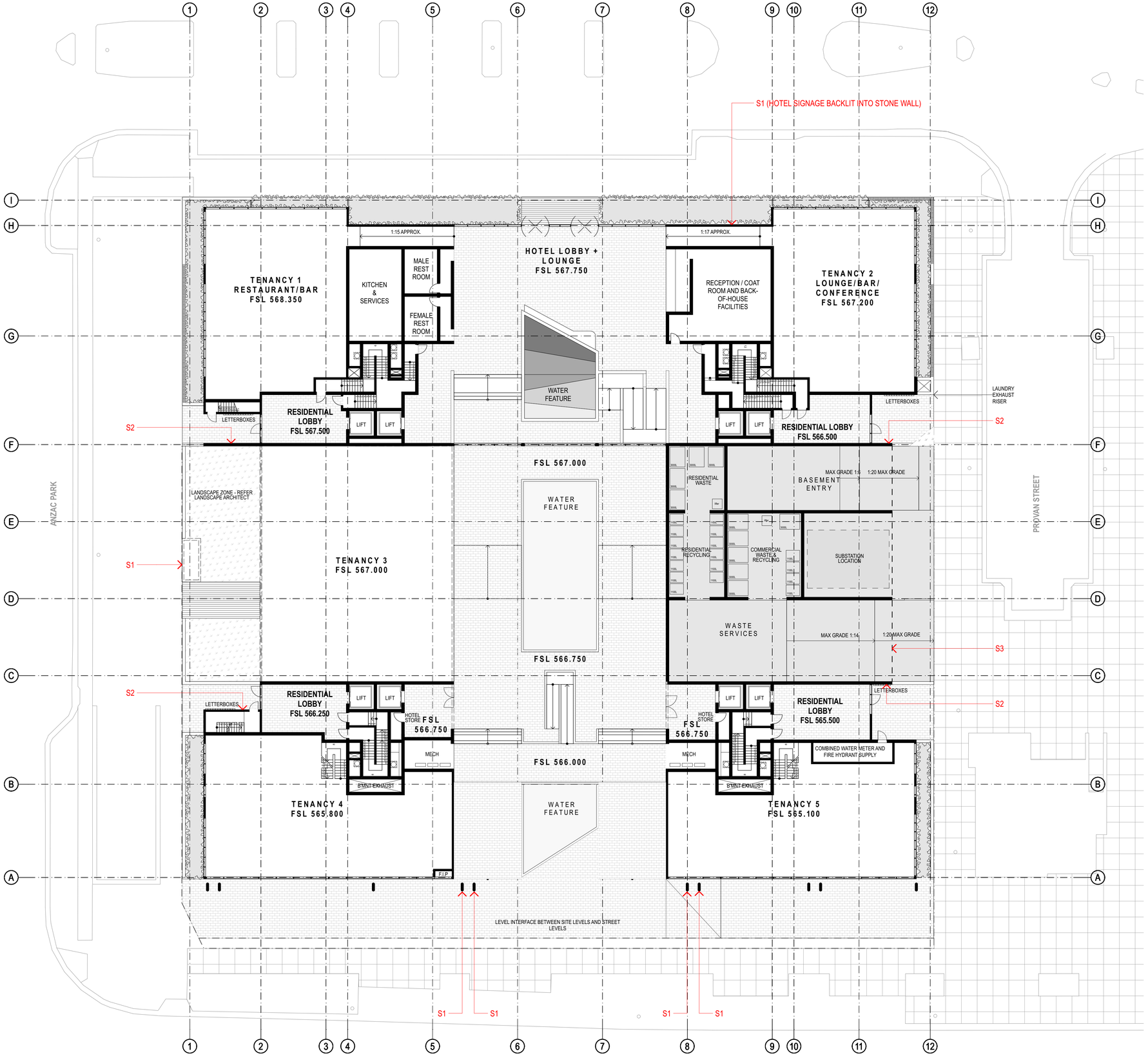
DRAWING TITLE
Material Elevations

SCALE VARIES @ A1
DATE 24/10/17
DRAWING NO. **DA 502**



PRIMARY SIGN DESCRIPTION

S1 COMMERCIAL/RETAIL WALL SIGN

COMMERCIAL/RETAIL TENANT SIGNAGE FIXED TO WALL/COLUMN.
MAXIMUM 900mm WIDE x 1200mm HIGH.

S2 RESIDENTIAL WALL HUNG SIGN

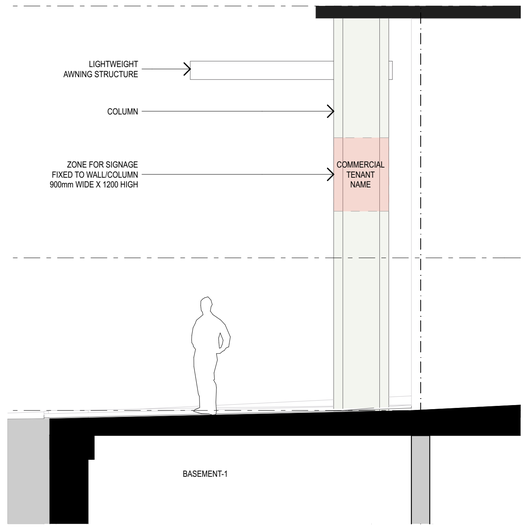
ADDRESS & DIRECTIONAL SIGNAGE FOR RESIDENTIAL LOBBIES.
INTEGRATED LIGHTING.
MAXIMUM 1000mm WIDE x 300mm HIGH.

S3 WALL SIGN

WASTE COLLECTION AREA SIGNAGE WIDTH OF WASTE COLLECTION AREA ENTRY AND MAXIMUM 600mm HIGH.

DIRECTIONAL AND STATUTORY SIGNAGE NOT INCLUDED FOR WORKS APPROVAL.
ALL DIRECTIONAL SIGNAGE WILL COMPLY WITH AS1742.10 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PEDESTRIAN CONTROL AND PROTECTION AS APPROPRIATE.

NOTE: DETAILED DESIGN, GRAPHICS AND TEXT OF SIGNAGE TO BE CONFIRMED BY TENANTS AND SUBJECT TO FURTHER APPLICATION FOR APPROVAL.



S1 COMMERCIAL/RETAIL WALL SIGN ELEVATION
SCALE: 1:50

NOTE: TEXT IS INDICATIVE ONLY. TEXTS AND GRAPHICS TO ALL SINAGE TO BE CONFIRMED BY TENANTS AND SUBJECT TO FURTHER APPLICATION FOR APPROVAL.

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR 50% WIA DOCUMENTATION	S.H	16.08.17
B	ISSUE FOR 90% WIA DOCUMENTATION	S.H	28.08.17
C	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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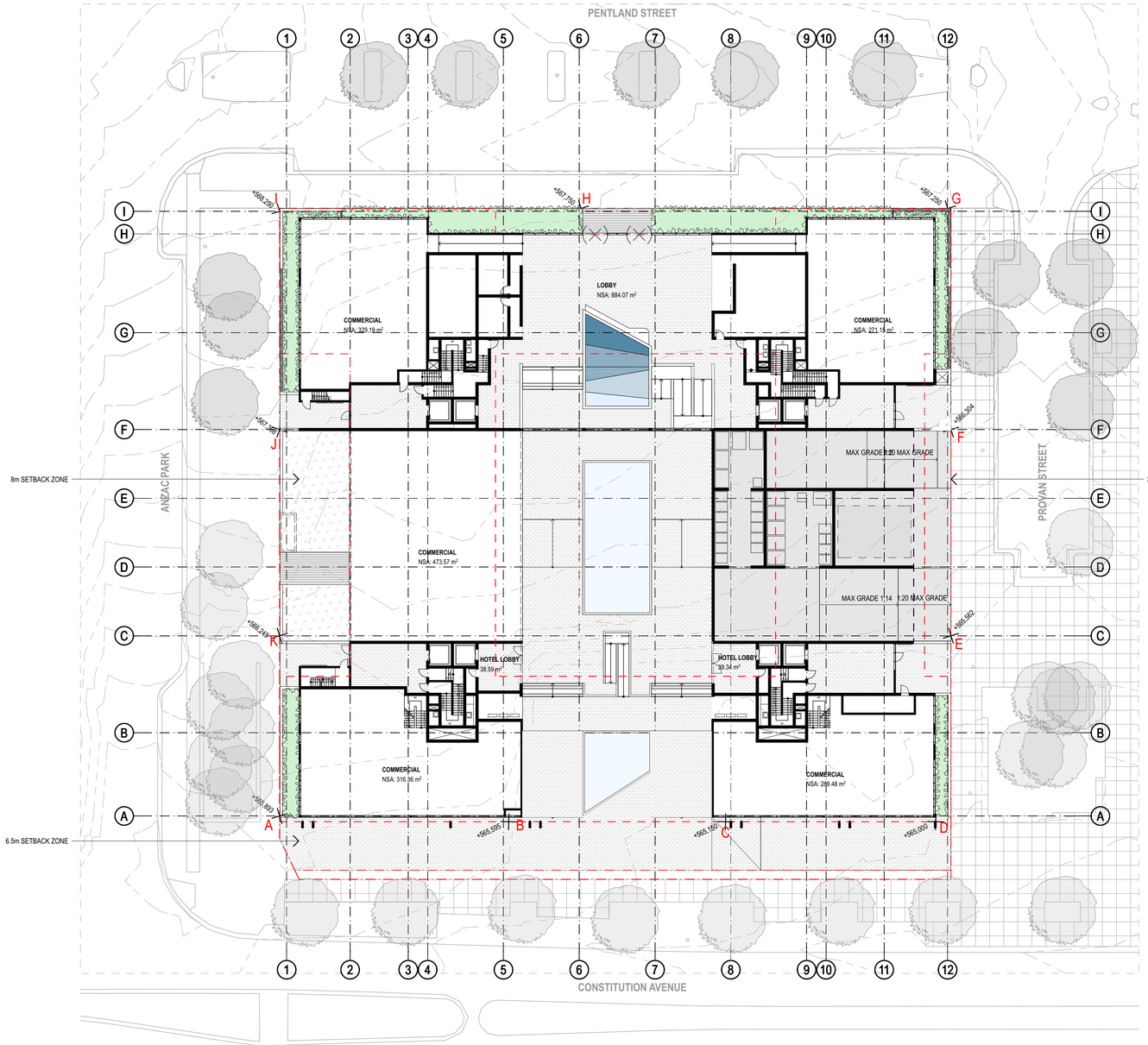
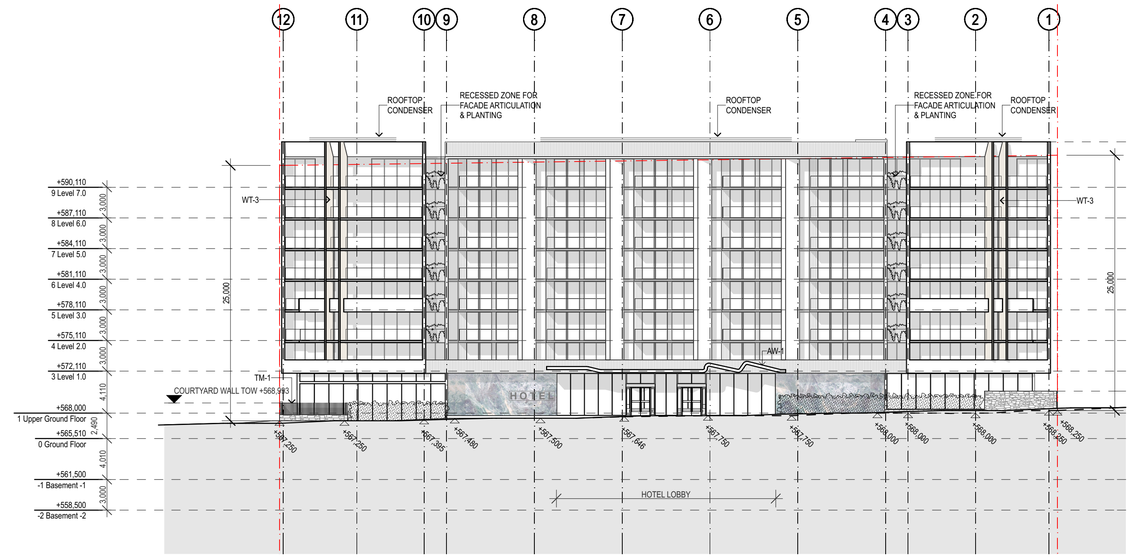
DRAWING TITLE
Signage Plan

SCALE AS SHOWN @ A1
DATE 24/10/17

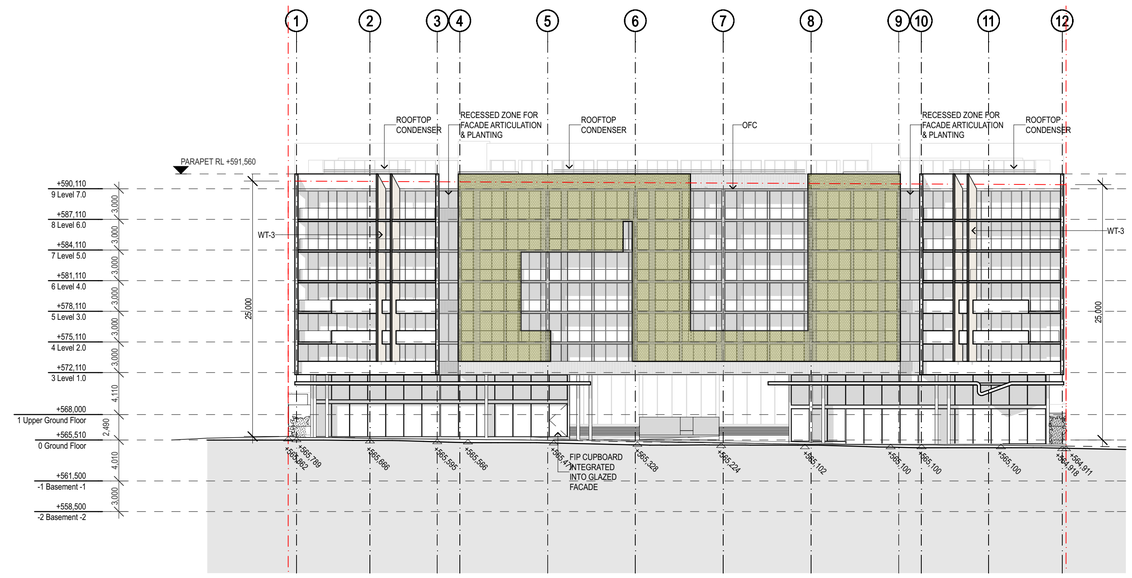
DRAWING NO.
DA 550



DESIGN ENVELOPE TO GROUND LEVEL (SHOWN AT 1:300)



NORTH ELEVATION (PENTLAND ST.) 1:300



SOUTH ELEVATION (CONSTITUTION AVE.) 1:300

S131 BUILDING HEIGHT TABLE:

Height Analysis Location	NCP Maximum Building Height	Finished Footpath Level (FFL)	Top of parapet Level	Total Height	Top Floor Ceiling Height Level	Total Height	Encroachment
(a)	*(c)*	*(d)*	*(e)*	(f) - FFL to Top Parapet Level	*(g)*	(h) FFL to Top Floor Ceiling	*(i)= (c)-(h)*
A	25	565.893	591.560	25.667	589.810	23.917	**-1.083**
B	25	565.595	591.560	25.965	589.810	24.215	**-0.785**
C	25	565.150	591.560	26.410	589.810	24.660	**-0.340**
D	25	565.000	591.560	26.560	589.810	24.810	**-0.190**
E	19	565.562	588.210	22.648	586.810	21.248	**2.248**
F	19	566.304	588.210	21.906	586.810	20.506	**1.506**
G	25	567.250	594.560	27.310	592.810	25.560	**0.560**
H	25	567.750	594.560	26.810	592.810	25.060	**0.060**
I	25	568.250	594.560	26.310	592.810	24.560	**-0.440**
J	19	567.368	588.210	20.842	586.810	19.442	**0.442**
K	19	566.245	588.210	21.965	586.810	20.565	**1.565**

Average Encroachment: **0.32**

DESIGN CONTROL AND DEVELOPMENT OPPORTUNITIES

BUILDING HEIGHT

THE BUILDING HEIGHT WILL CONFORM TO THE HEIGHT RESTRICTION IDENTIFIED IN T8 APPENDIX T OF THE NCP - "STREET CORNERS ARE TO BE EXPRESSED BY GIVING VISUAL PROMINENCE TO PARTS OF THE BUILDING FACADE SUCH AS A CHANGE IN CIRCULATION, MATERIAL OR COLOUR, ROOF EXPRESSION AND/OR INCREASED HEIGHT."

BUILDING HEIGHTS WILL GENERALLY BE MEDIUM RISE UP TO 25 METRES ABOVE ADJACENT KERB LEVELS TO RETAIN THE LANDSCAPE BACKDROP OF THE INNER HILLS OF CENTRAL CANBERRA, RESPECT ANZAC FRONTAGE AND REMAIN BELOW THE RL OF THE PORTAL BUILDINGS ON CONSTITUTION AVENUE.

MINOR BUILDING ELEMENTS THAT EXTEND BUILDING HEIGHTS ABOVE 25 METRES WILL BE CONSIDERED WHERE THIS ENHANCES THE ARCHITECTURAL QUALITY OF THE BUILDING AND FOSTERS ENERGY EFFICIENTLY, INDOOR AMENITY AND APPROPRIATE URBAN SCALE.

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR 50% WA DOCUMENTATION	S.H	16.08.17
B	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
C	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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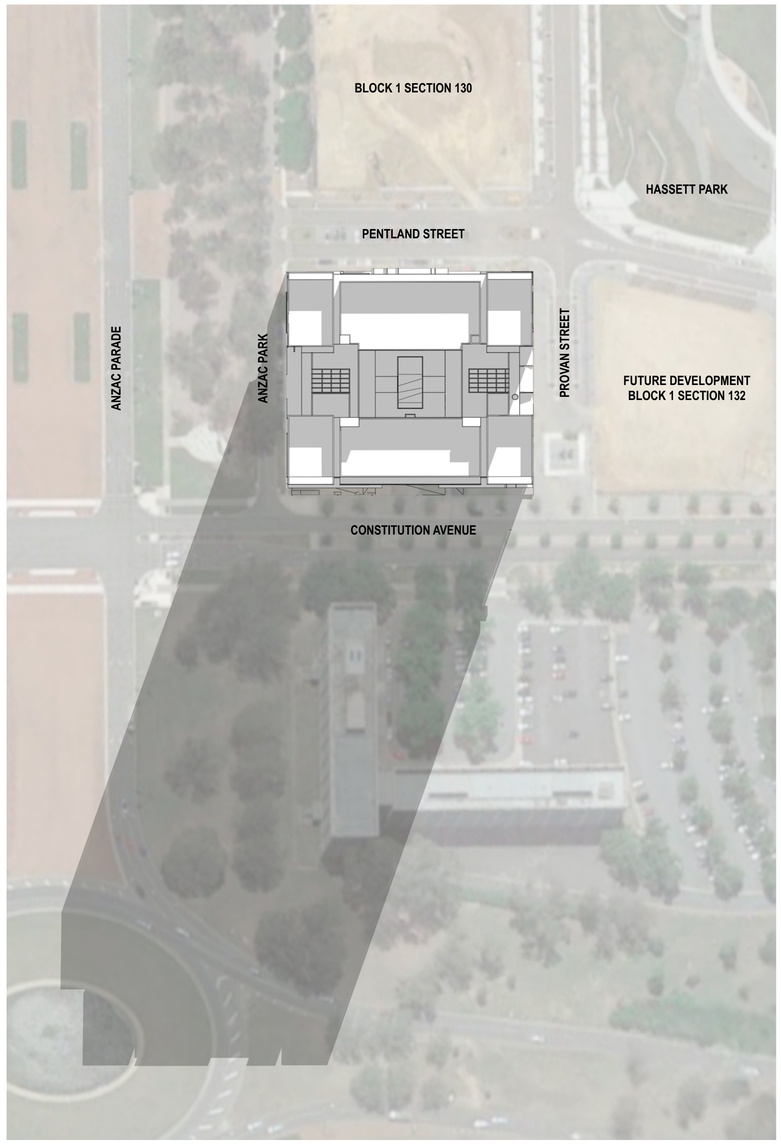
DRAWING TITLE
Design Controls

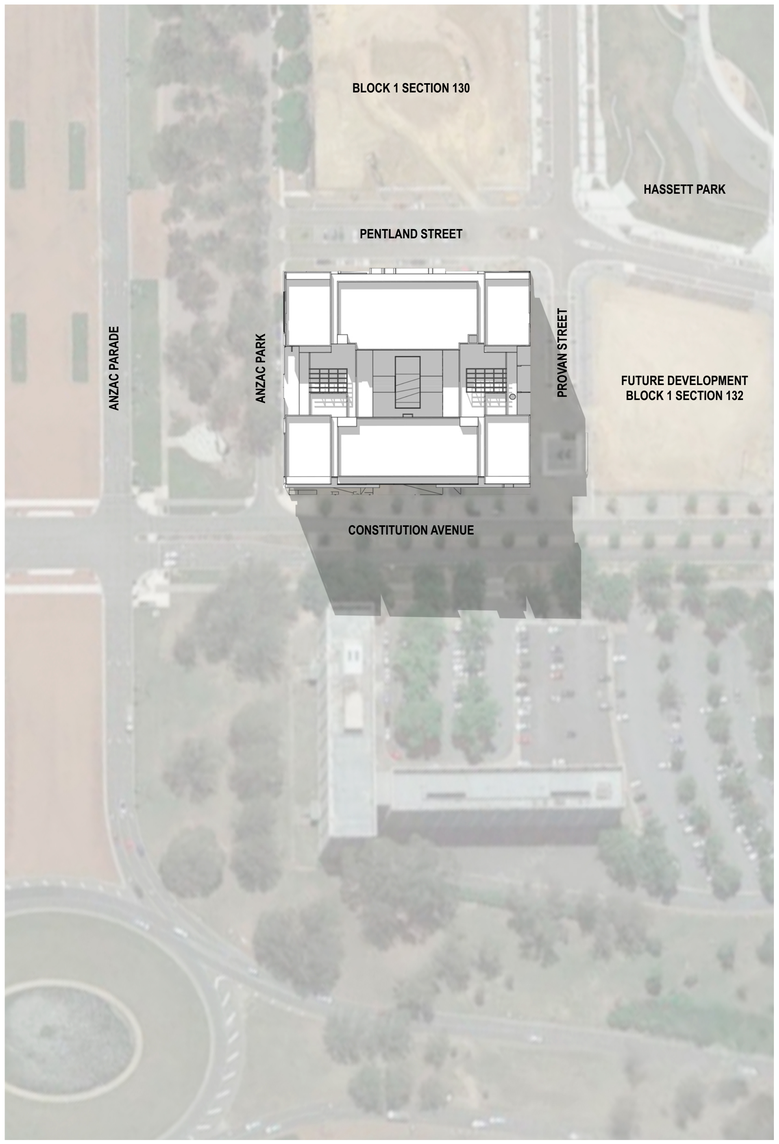
SCALE AS SHOWN @ A1

DATE 24/10/17

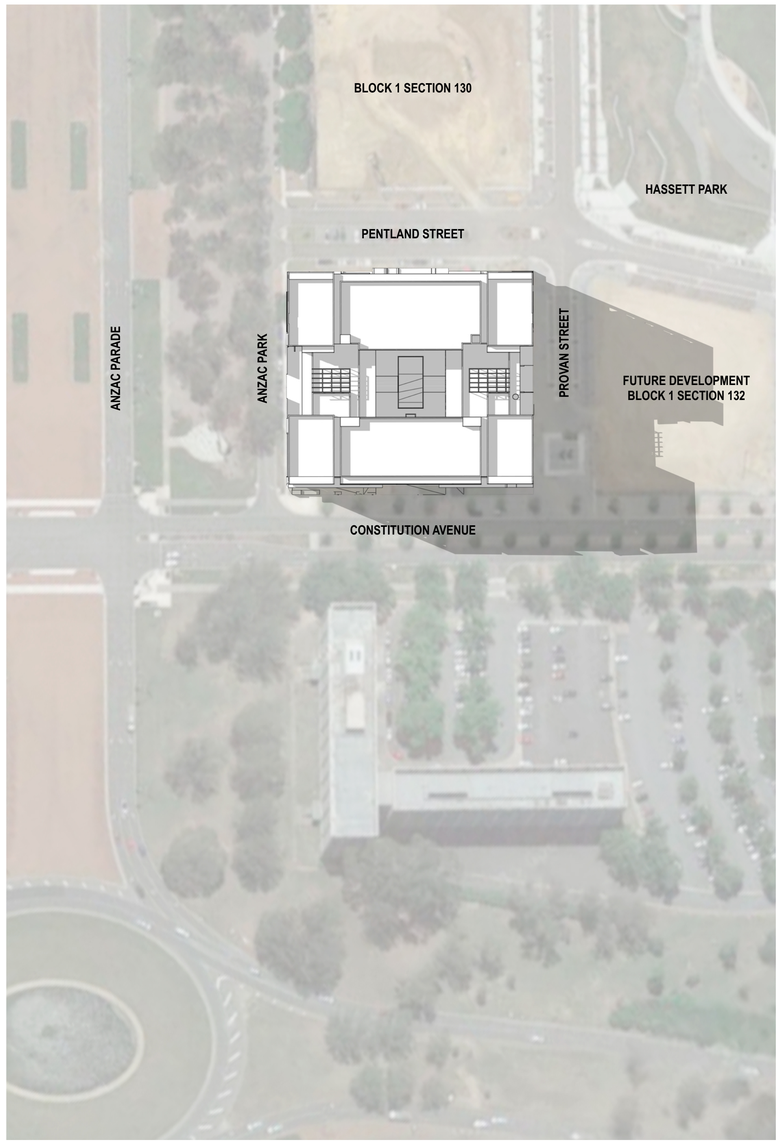
DRAWING NO. **DA 551**



1 June 21 9am



2 June 21 12am



3 June 21 3pm

REV	DESCRIPTION	INT'L	DATE
A	ISSUE FOR 50% WA DOCUMENTATION	S.H	15.08.17
B	ISSUE FOR 90% WA DOCUMENTATION	S.H	28.08.17
C	ISSUE FOR WORKS APPROVAL	S.H	26.10.17

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PROJECT
S131
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16-010

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DRAWING TITLE
Winter Solstice

SCALE 1:100 @ A1
DATE 24/10/17
DRAWING NO. **DA 552**