Attachment B2

Selected Drawings

1 OVERALL - GENERAL ARRANGEMENT PLAN - LEVEL 08
SCALE 1 : 250

NatHERS - Thermal Comfort UNITS	Proposed Specifications for units
External Walls 1	Concrete wall + R2 added (Metal studs +R0.2 break added)
External Walls 2	Metal or Glass +R2.5 added (Metal studs +R0.2 break added)
External Walls 3	Brick Veneer +R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R1.5 insulation
Party walls 1	Plasterboard and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard ning inside unit
Internal Walls	Plasterboard on Studs and some concretes as shown
Floor Finishes (as shown)	Carpet - bedrooms, tiles – elsewhere including living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2.5 under rooms over basement/air (R3.5 for G07)
Roofs 1 – penthouse + larger terraces	Concrete +R1.5 (+R0.2 break) except R4.6+R1 +break for 212, 215, 214, 237, 650, 651, 652, 653, 654, 655, 707, 711, 723, 724, 726741, 742, 743, 818, 820, 1301, 1302, 1303
Roofs 1 – below smaller balconies	Concrete + R2.5 added (+R0.2 break added)
Roof Colour	Light colour main roofs (some medium for plants/tiles)
Skylights for units	Double glass/trim, U ≤ 2.7, SHGC =0.24±5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (adding ≥5.5 star per unit)	Fans simulated in each living, bed and study – generic 1400 size
Spandrel insulation on edge	Insulation + colour-back glass to some bathrooms(as shown)

Glazing for UNITS	Glass 1 – Most Units Except List Below	Glass 2 – Few Problem Units (see list below)
Windows - awning/hinged	Metal frames + tinted double-glazing	Metalframes + tinted double-glazing
Windows - U-value	≤ 3.7	≤ 2.2
Windows - SHGC	0.35 ± 5%	0.32 ± 5%
Window - fixed glazing	Metal frames + tinted double-glazing	Metalframes + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	0.39 ±5%
Window - sliders/hung	Metal frames + tinted double-glazing	detal frames + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	1.39 ± 5%
Glass 2 sliders 107 to 707 + 110 to 711 + 122 to 621 + 129 to 530 + 130 to 631 + 132 to 632, + 134 to 64, 142 to 642, 235 to 435 and 115, 135, 212, 534, 623, 635, 655, 718, 724, 729, 743, 816, 820, 1301, 1302, 1303, g07, g08, g12, g40		
Glass 2 whole unit 136, 213, 236, 237, 630, 634, 721, 723, 742, g33, g42		

Certificate No. 0009827810
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1021
Property Address 118 Epsom Road,Zetland NSW,2017
https://app.nabers.com/QRCGenerator?p=eyPSdXDlp

CRONE ~~ARCHITECTS~~
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT
MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any losses or claims for or in respect any error or omission or resulting from data transmitted from the computer system of the Architect to system no of the Client or the Consultants. Keeping all of the data shall be responsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the information represents the set of planned but cannot be relied upon beyond the format provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing is the property of crone partners pty ltd and may not be used for any purpose or disclosed to third parties without the prior written consent of crone partners pty ltd.

NOTES:
All minor changes to form and configuration from may be required when the design is subsequently developed for construction purposes without the prior written consent of the client.

LEGEND:
- 1 BED + S
- 2 BED
- 3 BED
- DCP SETBACK

R/W	=REFUSE GENERAL WASTE	
RC	=REFUSE RECYCLING	
G	=GARBAGE EXHAUST	

Rev	Date	By	Revision Notes
B	18.03.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1
NORTH

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:
100 GA DRAWINGS
GENERAL ARRANGEMENT PLAN - LEVEL 08

SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00108**
REV: **B**
A1

FILE LOCATION: Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
4/28/2025 10:06:35 AM

NatHERS - Thermal Comfort UNITS	Proposed Specifications for units
External Walls 1	Concrete wall + R2 added (Metal studs +R0.2 break added)
External Walls 2	Metal or Glass +R2.5 added (Metal studs +R0.2 break added)
External Walls 3	Brick Veneer +R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and studs + R2 acoustic insualtion
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R1.5 insulation
Party walls 1	Plasterboard and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard rising inside unit
Internal Walls	Plasterboard on Studs and same concrete as shown
Floor Finishes (as shown)	Carpet - bedrooms, tiles – elsewhere including living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R1.5 underneath over basement/air (R3.5 for GIDT)
Roofs 1 - penthouse + larger terraces	Concrete +R1.5 (+R0.2 break) except R4.0+R0 +break for 212, 215, 214, 207, 600, 601, 602, 633, 634, 635, 707, 711, 723, 724, 726,741, 742, 743, 816, 820, 1301, 1302, 1303
Roofs 1 - below smaller balconies	Concrete + R2.5 added (+R0.2 break added)
Roof Colour	Light colour main roofs (some medium for plants/tiles)
Skylights for units	Double glass/trim, U ≤ 2.7, SHGC +0.24(5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather stripping	on external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed as per protocol
Ceilings fans (adding >0.5 star per unit)	Fans simulated in each living, bed and study – @Fans 1400 size
Spandrel insulation on edge	Insulation + colour-back glass to some bathrooms Misc (as shown)

Glazing for UNITS	Glass 1 – Most Units Except List Below	Glas 2 – Few Problem Units (see list below)
Windows - awning/hinged	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 3.7	≤ 2.2
Windows - SHGC	0.35 ± 5%	3.32 ± 5%
Window - fixed glazing	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 2.8	≤ 2.2
Windows - SHGC	0.42 ± 5%	0.39 ± 5%
Window - sliders/hung	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 2.8	≤ 2.2
Windows - SHGC	0.42 ± 5%	3.39 ± 5%

Glass 2 sliders 107 to 707 + 110 to 711 + 113 to 611 + 139 to 530 + 130 to 631 + 133 to 632, + 134 to 04, 142 to 642, 235 to 435 and 119, 195, 212, 594, 623, 635, 718, 724, 729, 741, 816, 820, 1301, 1302, 1303, g07, g08, g12, g40
Glass 2 whole unit 196, 213, 236, 237, 690, 694, 721, 723, 742, g03, g42

1 **OVERALL - GENERAL ARRANGEMENT PLAN - LEVEL 09**
SCALE 1 : 250

178

Certificate No. 0009827819
Scan QR code or follow website link for rating details.
Assessor name: Martin Pinson
Accreditation No.: DMN/19/1921
Property Address: 118 Epsom Road,Zetland NSW,2017
https://ccm.ar.com/Generate/Summ/PDF/Ok

CRONE ~~ARCHITECTS~~

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data transmission. Transmitted from the same pulse system of the Architect to system of the Client or the Consultants. Keep one of the data shall be responsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the drawings are represents the set of printed the related upon beyond the formation provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing is the property of crone partners pty ltd. Copyright in the drawing is the property of crone partners pty ltd. Copyright remains the property of crone partners pty ltd. Licence for the use of this document for the purpose for which it was intended is granted. The licence is not transferable without the prior consent of the copyright owner.

NOTES:
Minor changes to form and configuration may be required when the design is subsequently prepared for construction or approval after the grant of development consent.

LEGEND:
- 2 BED
- 3 BED
- DCP SETBACK

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data transmission. Transmitted from the same pulse system of the Architect to system of the Client or the Consultants. Keep one of the data shall be responsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the drawings are represents the set of printed the related upon beyond the formation provided in the PDF drawing.

R/W =REFUSE GENERAL WASTE
RC =REFUSE RECYCLING
G =GARBAGE EXHAUST

Rev	Date	By	Revision Notes
B	18.03.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1
NORTH

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:
100 GA DRAWINGS GENERAL ARRANGEMENT PLAN - LEVEL 09

SHEET STATUS:
CHECKED BY: **Checker**

DRAWING NUMBER: **DA-00109**
REV: **B**

A1

FILE LOCATION Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
4/28/2025 10:06:26 AM

NatHERS - Thermal Comfort UNITS	Proposed Specifications for units
External Walls 1	Concrete wall + R2 added (Metal studs +R0.2 break added)
External Walls 2	Metal or Glass +R2.5 added (Metal studs +R0.2 beak added)
External Walls 3	Brick Veneer +R2.5 added (Metal studs +R0.2 beak added)
Unit Walls next to halls/lobbies 1	Plasterboard and studs + R2 acoustic insuation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R1.5 insulation
Party walls 1	Plasterboard and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard inting inside unit
Internal Walls	Plasterboard on Studs and some concrete as shown
Floor Finishes (as shown)	Carpet - bedrooms, tiles – elsewhere including living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2.5 under rooms over basement/air (R3.5 for GB7)
Roofs 1 - penthouse + larger terraces	Concrete +R3.5 (+R0.2 break) except R4.8+R1 +break for 212, 213, 214, 237, 630, 631, 632, 633, 634, 635, 707, 715, 716, 724, 725,741, 742, 743, 818, 820, 1301, 1302, 1303
Roofs 1 - below smaller balconies	Concrete + R2.5 added (+R0.2 break added)
Roof Colour	Light colour main roofs (some medium for plants/tiles)
Skylights for units	Double glass/trim, U ≤ 2.7, SHGC =0.24±5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (adding >0.5 star per unit)	Fans simulated in each living, bed and study – generic 1400 size
Spandrel insulation on edge	Insulation + colour-back glass to some bathrooms(as shown)

Glazing for UNITS	Glass 1 – Most Units Except List Below	Glass 2 – Few Problem Units (see list below)
Windows - awning/hinged	Metal frames + tinted double-glazing	Metalframes + tinted double-glazing
Windows - U-value	≤ 3.7	≤ 2.2
Windows - SHGC	0.35 ± 5%	1.32 ± 5%
Window - fixed glazing	Metal frames + tinted double-glazing	Metalframes + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	0.39 ±5%
Window - sliders/hung	Metal frames + tinted double-glazing	metal frames + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	1.39 ± 5%

Glass 2 sliders 107 to 707 + 110 to 711 + 122 to 621 + 129 to 530 + 130 to 631 + 132 to 632, + 134 to 64, 142 to 642, 235 to 435 and 119, 135, 212, 534, 625, 635, 716, 724, 725, 743, 818, 820, 1301, 1302, 1303, g07, g08, g12, g41
Glass 2 whole unit 136, 213, 236, 237, 630, 634, 721, 723, 742, g33, g42

1 **OVERALL - GENERAL ARRANGEMENT PLAN - LEVEL 10**
SCALE 1 : 250

179

Certificate No. 0009827810
Scan QR code or follow website link for rating details.
Assessor name Martin Polsen
Accreditation No. DMN/13/1021
Property Address 118 Epsom Road,Zetland NSW,2017
https://apps.ap.gr/DR/Extensible?p=wPfSdN6

CRONE ~~ARCHITECTS~~

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission or resulting from data transmission. Transmitted files from the same pulse system of the Architect to sysle mis of the Client or the Consultants. Keep one of the data shall be may erase & it or checking accuracy and completeness of data receive it. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the it or clients are represents be an it cannot be relied upon beyond the information provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing is the property of crone partners pty ltd. Reproduction in whole or in part without the prior written consent of the Architect is prohibited.

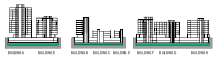
NOTES:
Minor changes to form and configuration may be required when the design is subsequently prepared for construction or as issues arise during the project. Any such changes will be subject to the Architect's approval.

LEGEND:
- 2 BED
- 3 BED
- DCP SETBACK

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission or resulting from data transmission. Transmitted files from the same pulse system of the Architect to sysle mis of the Client or the Consultants. Keep one of the data shall be may erase & it or checking accuracy and completeness of data receive it. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the it or clients are represents be an it cannot be relied upon beyond the information provided in the PDF drawing.

RW =REFUSE GENERAL WASTE
RC =REFUSE RECYCLING
G =GARBAGE EXHAUST

Rev	Date	By	Revision Notes
B	18.03.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA



0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1
NORTH

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:
100 GA DRAWINGS GENERAL ARRANGEMENT PLAN - LEVEL 10

SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00110**
REV: **B**
A1

FILE LOCATION: Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
4/28/2025 10:06:32 AM

1 OVERALL - GENERAL ARRANGEMENT PLAN - LEVEL 11
SCALE 1 : 250

NatHERS - Thermal Comfort UNITS	Proposed Specifications for units
External Walls 1	Concrete wall + R2 added (Metal studs +R0.2 break added)
External Walls 2	Metal or Glass +R2.5 added (Metal studs +R0.2 beak added)
External Walls 3	Brick Veneer +R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R1.5 insulation
Party walls 1	Plasterboard and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard ining inside unit
Internal Walls	Plasterboard on Studs and some concrete as shown
Floor Finishes (as shown)	Carpet - bedrooms, tiles – elsewhere including tiling/skirting
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2.5 under rooms over basement/air (R3.5 for GIO)
Roofs 1 - penthouse + larger terraces	Concrete +R3.5 (+R0.2 break) except R4.0+R1 +break for 212, 213, 214, 237, 680, 691, 693, 693, 694, 695, 707, 711, 721, 724, 729,741, 742, 743, 816, 820, 1301, 1302, 1303
Roofs 1 - below smaller balconies	Concrete + R2.5 added (+R0.2 break added)
Roof Colour	Light colour main roofs (some medium fr plants/tiles)
Skylights for units	Double glass/tint, U ≤ 2.7, SHGC +0.2435% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Inverter scrapping	no external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assume, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assume, as per protocol
Ceilings fans (adding +0.5 star per unit)	Fans simulated in each living, bed and study – approx 1400 size
Spandrel insulation on edge	Insulation + colour-back glass to some bathrooms as (as shown)

Glazing for UNITS	Glass 1 – Most Units Except List Below	Glass 2 – Few Problem Units (see list below)
Windows - awning/hinged	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 3.7	; 2.2
Windows - SHGC	0.35 ± 5%	; 32 ± 5%
Window - fixed glazing	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	0.39 ±5%
Window - sliders/hung	Metal frames + tinted double-glazing	detail frames + tinted double-glazing
Windows - U-value	≤ 2.9	; 2.2
Windows - SHGC	0.42 ± 5%	1.39 ± 5%

Glass 2 sliders 107 to 707 + 110 to 711 + 122 to 621 + 129 to 530 + 130 to 631 + 132 to 632, + 134 to 64, 142 to 642, 235 to 435 and 115, 135, 211, 334, 423, 435, 716, 724, 729, 741, 816, 820, 1301, 1302, 1303, g07, g08, g12, g40
Glass 2 whole unit 136, 215, 236, 237, 630, 634, 721, 723, 742, g33, g42

Certificate No. 0009627810
Scan QR code or follow website link for rating details.
Assessor name : Martin Pinson
Accreditation No. : DMN/19/1921
Property Address: 118 Epsom Road,Zetland NSW,2017
https://www.nsw.gov.au/Qrd/Generate/SymbolPDA/25ba

CRONE ARCHITECTS
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data transferred from the computer system of the Architect to system of the Client or the Consultants. Keeping all of the data shall be my sole & it's checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the information are represented as at a period in time. Upon deposit the information provided in the PDF drawing.

COPYRIGHT:

The copyright of this drawing is the property of crone partners pty ltd. Reproduction, modification, publication or distribution without the express written consent of crone partners pty ltd is prohibited. The licence is not transferable and is not valid without the prior consent of crone partners pty ltd.

NOTES:
All minor changes to form and configuration may be made without further drawings as a subsequently prepared and for consent of the client or the consultants after the grant of development consent.

LEGEND:
- 2 BED
- 3 BED
- DCP SETBACK

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data transferred from the computer system of the Architect to system of the Client or the Consultants. Keeping all of the data shall be my sole & it's checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the information are represented as at a period in time. Upon deposit the information provided in the PDF drawing.

R/W =REFUSE GENERAL WASTE
RC =REFUSE RECYCLING
G =GARBAGE EXHAUST

Rev	Date	By	Revision Notes
B	18.03.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1
NORTH

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:
100 GA DRAWINGS
GENERAL ARRANGEMENT PLAN - LEVEL 11

SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00111**
REV: **B**
A1

FILE LOCATION Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
4/28/2025 10:07:21 AM

1 OVERALL - GENERAL ARRANGEMENT PLAN - LEVEL 12
SCALE 1 : 250

NatHERS - Thermal Comfort UNITS	Proposed Specifications for units
External Walls 1	Concrete wall + R2 added (Metal studs +R0.2 break added)
External Walls 2	Metal or Glass +R2.5 added (Metal studs +R0.2 break added)
External Walls 3	Brick Veneer +R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R1.5 insulation
Party walls 1	Plasterboard and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard lining inside unit
Internal Walls	Plasterboard on Studs and some concrete as shown
Floor Finishes (as shown)	Carpet - bedrooms, tiles + elsewhere including living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2.5 under rooms over basement/air (R3.5 for GBD)
Roofs 1 - penthouse + larger terraces	Concrete +R3.5 (+R0.2 break) except 64,6+R +break for 212, 213, 214, 237, 630, 631, 632, 633, 634, 635, 707, 711, 723, 724, 729,741, 742, 743, 818, 820, 1301, 1302, 1303
Roofs 1 - below smaller balconies	Concrete + R2.5 added (+R0.2 break added)
Roof Colour	Light colour main roofs (some medium fy plants/tiles)
Skylights for units	Double glazing/tint, U ≤ 2.7, SHGC =0.24±5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (adding >0.5 star per unit)	Fans simulated in each living, bed and study – generic 1400 size
Spandrel insulation on edge	Insulation + colour-back glass to some bathrooms/etc (as shown)

Glazing for UNITS	Glass 1 – Most Units Except List Below	Glass 2 – Few Problem Units (see list below)
Windows - awning/hinged	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 3.7	≤ 2.2
Windows - SHGC	0.35 ± 5%	≤ 32 ± 5%
Window - fixed glazing	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	0.39 ±5%
Window - sliders/hung	Metal frames + tinted double-glazing	metal frames + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	≤ 39 ± 5%

Glass 1 sliders 107 to 707 + 110 to 711 + 122 to 621 + 123 to 530 + 130 to 631 + 132 to 632, + 134 to 64, 142 to 642, 215 to 435 and 115, 135, 212, 534, 626, 635, 716, 724, 729, 740, 818, 820, 1301, 1302, 1303, g07, g08, g12, g40
Glass 2 whole unit 136, 213, 236, 237, 630, 634, 721, 723, 742, g33, g42

Certificate No. 0009827810
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1081
Property Address 118 Epsom Road,Zetland NSW 2017
hdar.com.au/QRGenerator?prop=PID/Dte

CRONE ARCHITECTS
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data transferred from the 3dm palm system of the Architect to sysdm via dfx Client or the Consultants. Keep one of the data shall be may erase it or checking accuracy and completeness of data receive it. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the drawings represents the art of cannot be relied upon beyond the information provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing is the property of crone partners pty ltd. Unauthorised use of this document or the purpose for which they are intended. The licence is not transferable without the prior written consent.

NOTES:
Minor changes to floor and configuration may be required when the design is subsequently prepared for construction as issues after the grant of development consent.

LEGEND:
- 2 BED
- 3 BED
- DCP SETBACK

RW =REFUSE GENERAL WASTE
RC =REFUSE RECYCLING
G =GARBAGE EXHAUST

Rev	Date	By	Revision Notes
B	18.03.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

BUILDING A BUILDING B BUILDING C BUILDING D BUILDING E BUILDING F BUILDING G

0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1
NORTH

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:
100 GA DRAWINGS GENERAL ARRANGEMENT PLAN - LEVEL 12

SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00112**
REV: **B**
A1

FILE LOCATION: Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
4/28/2025 10:07:28 AM

1 OVERALL - GENERAL ARRANGEMENT PLAN - LEVEL 13
SCALE 1 : 250

NatHERS - Thermal Comfort UNITS	Proposed Specifications for units
External Walls 1	Concrete wall + R2 added (Metal studs +R0.2 break added)
External Walls 2	Metal or Glass +R2.5 added (Metal studs +R0.2 break added)
External Walls 3	Brick Veneer +R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R1.5 insulation
Party walls 1	Plasterboard and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard lining inside unit
Internal Walls	Plasterboard on Studs and some concrete as shown
Floor Finishes (as shown)	Carpet - bedrooms, tiles – elsewhere including living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2.5 under rooms over basement/air (R3.5 for G07)
Roofs 1 - penthouse + larger terraces	Concrete +R1.5 (+R0.2 break) except R4.0+R0 +Green for 212, 213, 214, 237, 633, 631, 632, 633, 634, 635, 707, 715, 723, 724, 729, 741, 742, 743, 816, 820, 1301, 1302, 1303
Roofs 1 - below smaller balconies	Concrete + R2.5 added (+R0.2 break added)
Roof Colour	Light colour main roofs (some medium for plants/tiles)
Skylights for units	Double glass/tint, U ≤ 2.7, SHGC =0.2415% (VEUL5, #15)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (adding >0.5 star per unit)	Fans simulated in each living, bed and study – greater 1400 size
Spandrel insulation on edge	Insulation + colour-back glass to some bathrooms+ etc (as shown)

Glazing for UNITS	Glass 1 – Most Units Except List Below	Glas 2 – Few Problem Units (see list below)
Windows - awning/hinged	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 3.7	≤ 2.2
Windows - SHGC	0.35 ± 5%	3.62 ± 5%
Window - fixed glazing	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	0.39 ± 5%
Window - sliders/hung	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	3.39 ± 5%

Glass 2 sliders 107 to 707 + 110 to 711 + 122 to 621 + 129 to 530 + 130 to 631 + 132 to 632, + 134 to -04, 142 to 642, 235 to 435 and 116, 195, 212, 556, 625, 635, 716, 726, 729, 743, 818, 820, 1301, 1302, 1303, 1305, g07, g08, g32, g40
Glass 2 whole unit 136, 213, 236, 237, 630, 634, 721, 723, 742, g33, g42

Certificate No. 0009827810
Scan QR code or follow website link for rating details.
Assessor name Martin Prinsen
Accreditation No. DMN/19/1921
Property Address 118 Epsom Road,Zetland NSW,2017
https://ratings.apps.gov.au/QRCode/details?propertyPid=0

CRONE
~~ARCHI~~
~~TECTS~~
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data transmission. Transmitted from the same pulse system of the Architect to system no. of the Client or the Consultants. Keep one of the data shall be may erase & re checking accuracy and completeness of data receive it. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the drawings represents the one of a printed hardcopy. Upon deposit the in formation provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing is the property of crone partners pty ltd. Unauthorised use of this document or the purpose for which they are intended. The licence is not to be transferred without the prior consent of the copyright owner.

NOTES:
Minor changes to form and configuration may be required when the design is subsequently prepared for construction or as a result of the planning process.

LEGEND:
- 2 BED
- 3 BED
- DCP SETBACK

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data transmission. Transmitted from the same pulse system of the Architect to system no. of the Client or the Consultants. Keep one of the data shall be may erase & re checking accuracy and completeness of data receive it. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the drawings represents the one of a printed hardcopy. Upon deposit the in formation provided in the PDF drawing.

R/W =REFUSE GENERAL WASTE
RC =REFUSE RECYCLING
G =GARBAGE EXHAUST

Rev	Date	By	Revision Notes
B	18.03.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

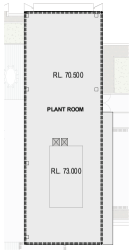
0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1
NORTH

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

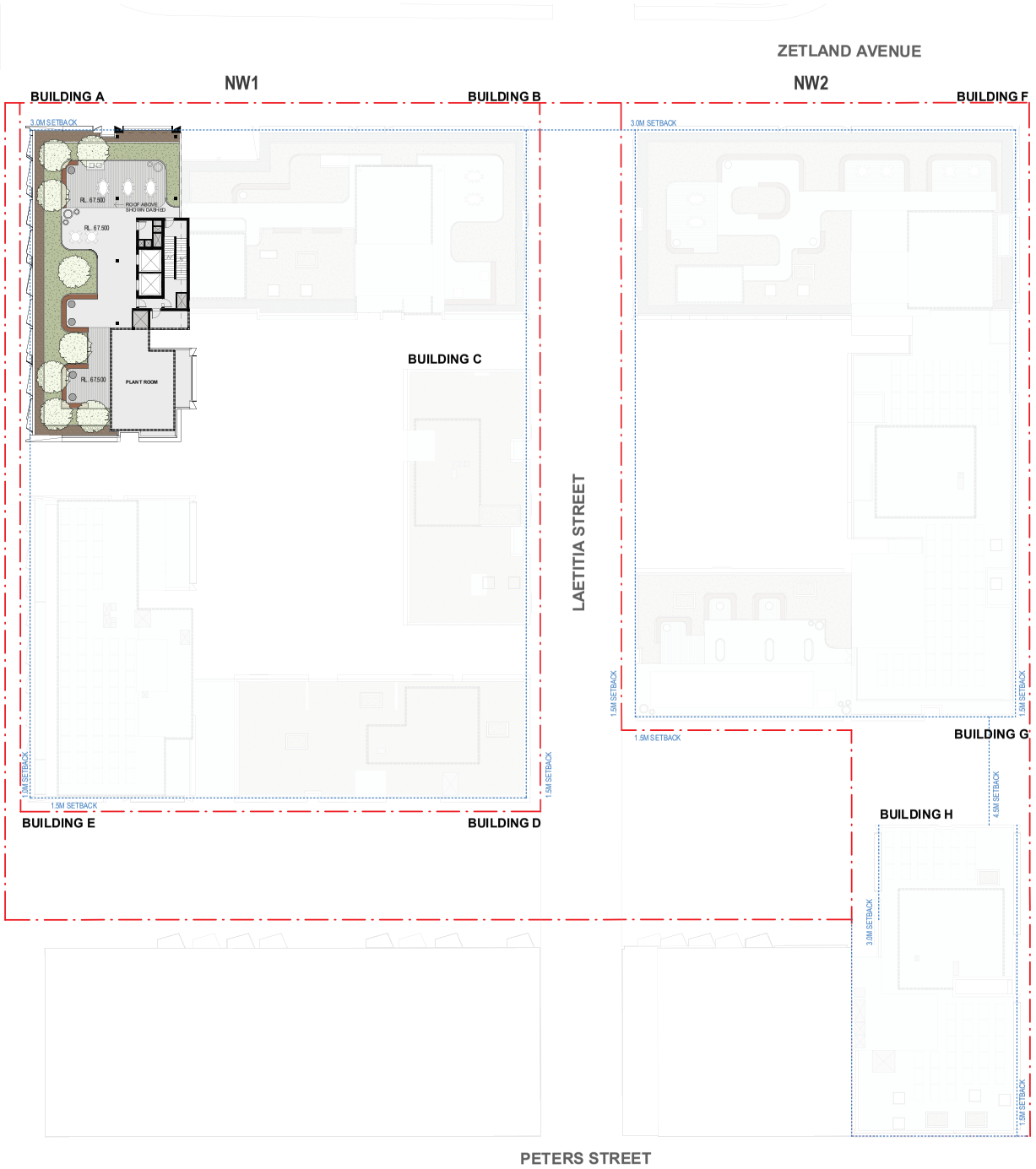
DRAWING TITLE:
100 GA DRAWINGS GENERAL ARRANGEMENT PLAN - LEVEL 13

SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00113**
REV: **B**
A1

FILE LOCATION: Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
4/28/2025 10:06:22 AM



2 **ROOF BUILDING A**
SCALE 1 : 250



1 **OVERALL - GENERAL ARRANGEMENT PLAN - ROOF**
SCALE 1 : 250

NatHERS - Thermal Comfort UNITS	Proposed Specifications for units
External Walls 1	Concrete wall + R2 added (Metal studs =R0.2 break added)
External Walls 2	Metal or Glass =R0.5 added (Metal studs =R0.2 break added)
External Walls 3	Brick Veneer =R2.5 added (Metal studs =R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard =R1.5 insulation
Party walls 1	Plasterboard and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard fitting inside unit
Internal Walls	Plasterboard on Studs and some concrete as shown
Floor Finishes (as shown)	Carpet - bedrooms, tiles – elsewhere including to kg/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2.5 under rooms over basement/air (R3.5 for G07)
Roofs 1 - penthouse + larger terraces	Concrete =R1.5 (=R0.2 break) except R4.0=R1 =break for 210, 215, 214, 207, 630, 631, 632, 633, 634, 635, 707, 713, 723, 724, 729,743, 742, 743, 818, 820, 1801, 1802, 1803
Roofs 1 - below smaller balconies	Concrete + R2.5 added (=R0.2 break added)
Roof Colour	Light colour main roofs (some medium to plants/tiles)
Skylights for units	Double glass/tint, U ≤ 2.7, SHGC =0.2425% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (adding >0.5 star per unit)	Fans simulated in each living, bed and study – generic 1400 size
Spandrel insulation on edge	Insulation + colour-back glass to some bathrooms (as shown)

Glazing for UNITS	Glass 1 – Most Units Except List Below	Glass 2 – Few Problem Units (see list below)
Windows - awning/hinged	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 3.7	≤ 2.2
Windows - SHGC	0.35 ± 5%	3.92 ± 5%
Window - fixed glazing	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	0.39 ±5%
Window - sliders/hung	Metal frames + tinted double-glazing	Metal frames + tinted double-glazing
Windows - U-value	≤ 2.9	≤ 2.2
Windows - SHGC	0.42 ± 5%	3.89 ± 5%

Glass 2 sliders 107 to 707 + 110 to 711 + 122 to 621 + 129 to 530 + 130 to 631 + 132 to 632, + 134 to 34, 142 to 642, 235 to 435 and 113, 115, 212, 534, 623, 635, 718, 724, 729, 743, 818, 820, 1801, 1802, 1803, g07, g08, g12, g40
Glass 2 whole unit 108, 213, 236, 237, 630, 634, 721, 723, 742, g01, g42

CRONE ~~ARCHITECTS~~
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect. Do not scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data transferred from the semi pulse system of the Architect to sysle via off-line Client or the Consultants. Keep one of the data shall be resp onsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the ir contents are represents be an d cannot be relied upon beyond the formation provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing is at all times with ours ellves. Any reproduction in whole or in part is prohibited without the prior written consent of Crone Partners (NSW) Pty Ltd. Crone Partners grants licence for the use of this document for the purpose for which it was prepared and intended. The licence is not transferable and may be revoked without the prior notice.

NOTES:
Minor changes to form and configuration may be required when dwgs are subsequently prepared for construction.

LEGEND:
-------- DCP SETBACK

Certificate No. 0009827810
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1821
Property Address 118 Epsom Road,Zetland NSW,2017
https://ces.ses.nsw.gov.au/CES/Generate/?p=eyJFaDE0a

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be notified to the architect. Do not scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data transferred from the semi pulse system of the Architect to sysle via off-line Client or the Consultants. Keep one of the data shall be resp onsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the ir contents are represents be an d cannot be relied upon beyond the formation provided in the PDF drawing.

R/W =REFUSE GENERAL WASTE
RC =REFUSE RECYCLING
G =GARBAGE EXHAUST

Rev	Date	By	Revision Notes
B	18.03.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

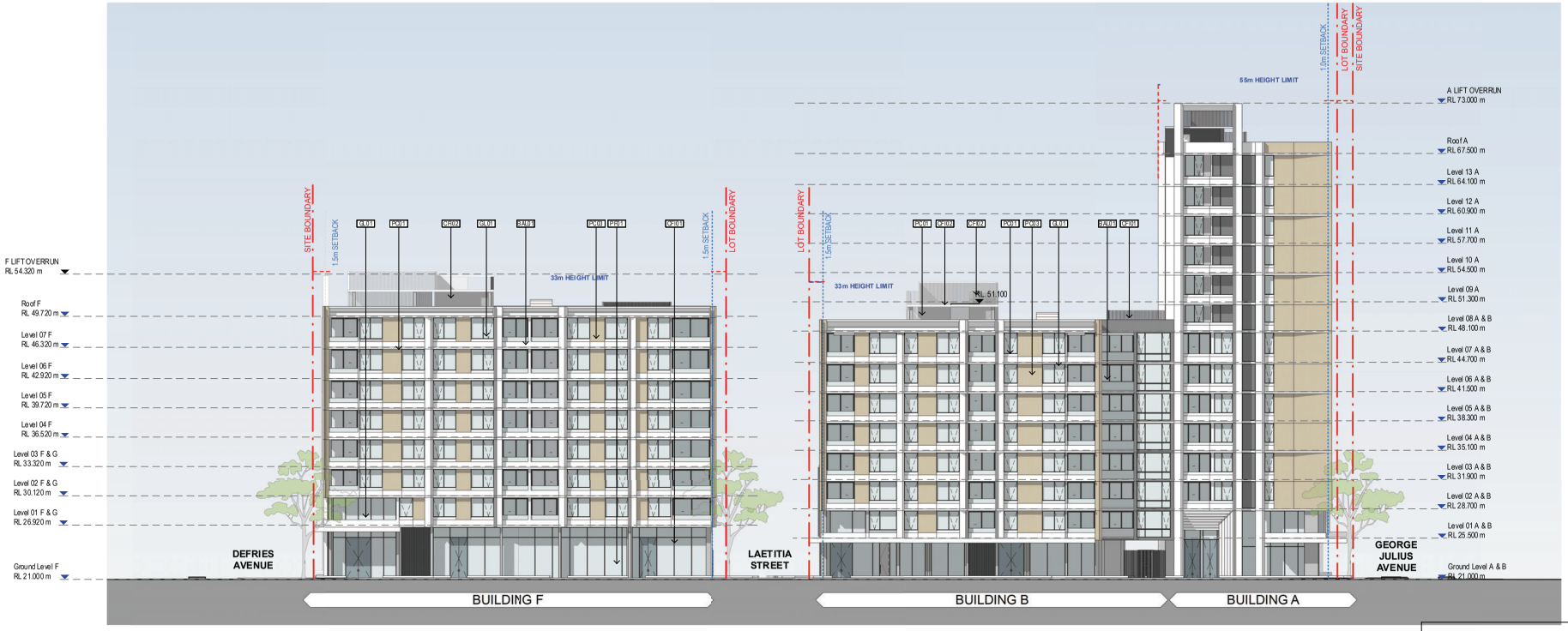
0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1
NORTH

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:
100 GA DRAWINGS GENERAL ARRANGEMENT PLAN - ROOF

SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00114**
REV: **B**
A1

FILE LOCATION Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
4/28/2025 10:02:21 AM



1 **NORTH ELEVATION**
SCALE 1 : 250

2 **WEST ELEVATION**
SCALE 1 : 250

MATERIALS PALETTE

AL01	Aluminium - Silver
AL02	Aluminium - Bronze
BAL01	Glazed Balustrade
CFI01	Grey Concrete
CFI02	Monument Concrete
GL01	Glass Tinted Grey
LV01	Metal Louvres - Dark Grey
LV02	Privacy Screen
PC01	Paint White - Precast
PC02	Paint Grey - Precast
PC03	Face Brick Pattern Precast - Brown
PC04	Face Brick Pattern Precast - Grey
PF01	Pallisade Fencing - Grey
SH01	Metal Shading - Yellow

NOTE: Paint colours indicative only

CRONE ARCHITECTS
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT
MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data he receives transferred from the open parametric system of the Architect to system no. of the Client or the Consultants. Keeping all of the data shall be my sole & I am checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and their contents are represents the art & cannot be relied upon beyond the information provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing is the property of Crone Partners Pty Ltd. Reproduction or transmission in whole or in part without the prior written consent of Crone Partners Pty Ltd is prohibited.

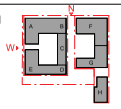
NOTES:
Minor changes to form and configuration may be required when the design is subsequently prepared for construction or as issues arise during the process of the web project consent.

LEGEND:

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data he receives transferred from the open parametric system of the Architect to system no. of the Client or the Consultants. Keeping all of the data shall be my sole & I am checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and their contents are represents the art & cannot be relied upon beyond the information provided in the PDF drawing.

Rev	Date	By	Revision Notes
B	18.03.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

KEY PLAN



0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:
200 ELEVATIONS & SECTIONS NORTH & WEST ELEVATIONS

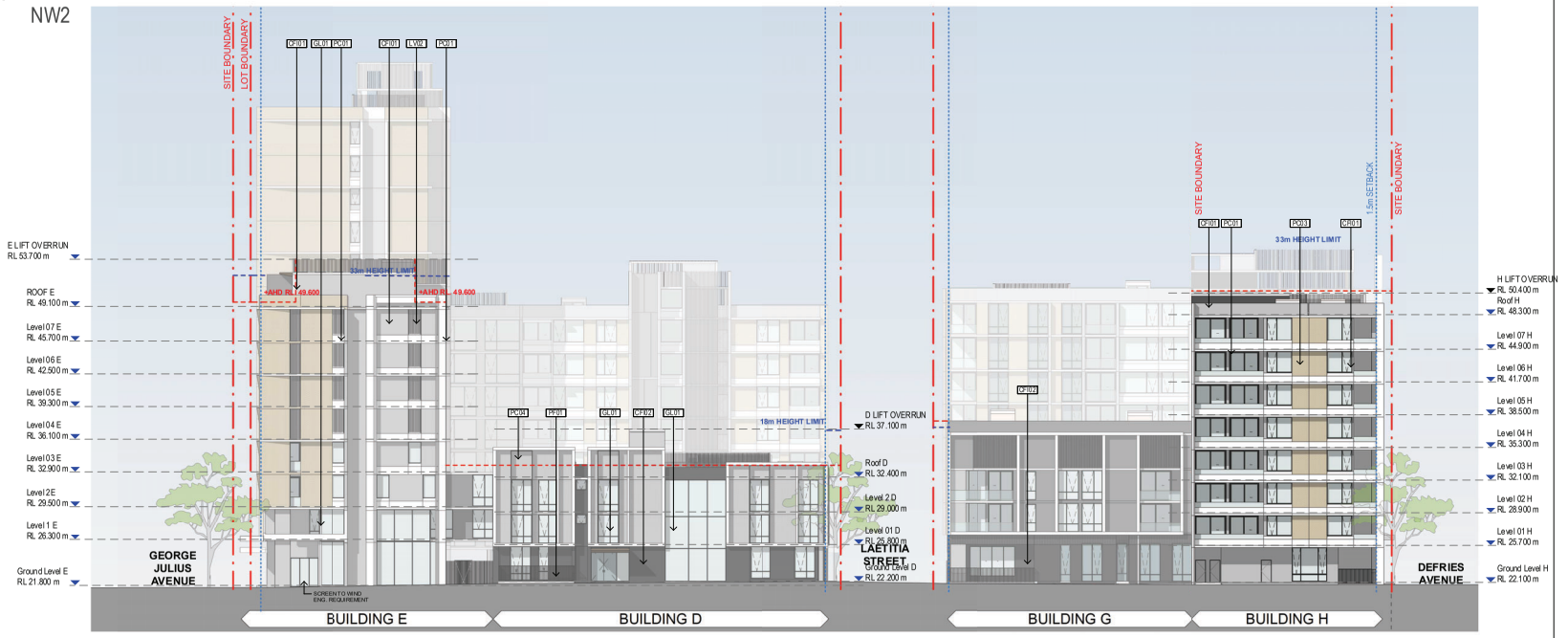
SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00201**
REV: **B**

FILE LOCATION: Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
21/03/2025 2:35:38 PM
A1

1 **EAST ELEVATION**
SCALE 1 : 250

185

NW2



2 **SOUTH ELEVATION**
SCALE 1 : 250

MATERIALS PALETTE

AL01	Aluminium - Silver
AL02	Aluminium - Bronze
BAL01	Glazed Balustrade
CFI01	Grey Concrete
CFI02	Monument Concrete
GL01	Glass Tinted Grey
LV01	Metal Louvres - Dark Grey
LV02	Privacy Screen
PC01	Paint White - Precast
PC02	Paint Grey - Precast
PC03	Face Brick Pattern Precast - Brown
PC04	Face Brick Pattern Precast - Grey
PF01	Palliside Fencing - Grey
SH01	Metal Shading - Yellow

NOTE: Paint colours indicative only

CRONE ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L 1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omitting or resulting from data he receives transferred from the semi palm system of the Architect to sysdm mc of the Client or the Consultants. Keep aware of the data shall he may erode it or checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the information contained herein are provided in the PDF drawing.

COPYRIGHT:

The copyright of this drawing (eg other arising from other dispute matters prepared by crone partners architects studios, pty ltd (pty) remains the property of cp. crone partners grants licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the prior inclusion of pty.

NOTES:

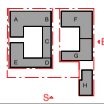
Minor changes to form and configuration may be required when design is subsequently prepared for construction or as issues after the grant of development consent.

LEGEND:

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omitting or resulting from data he receives transferred from the semi palm system of the Architect to sysdm mc of the Client or the Consultants. Keep aware of the data shall he may erode it or checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the information contained herein are provided in the PDF drawing.

Rev	Date	By	Revision Notes
C	18.03.25		RESPOND TO COUNCIL'S RFI
B	17.01.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

KEY PLAN



0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1

PROJECT INFORMATION:
CM.4113

Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:

200 ELEVATIONS & SECTIONS
EAST & SOUTH ELEVATIONS

SHEET STATUS:

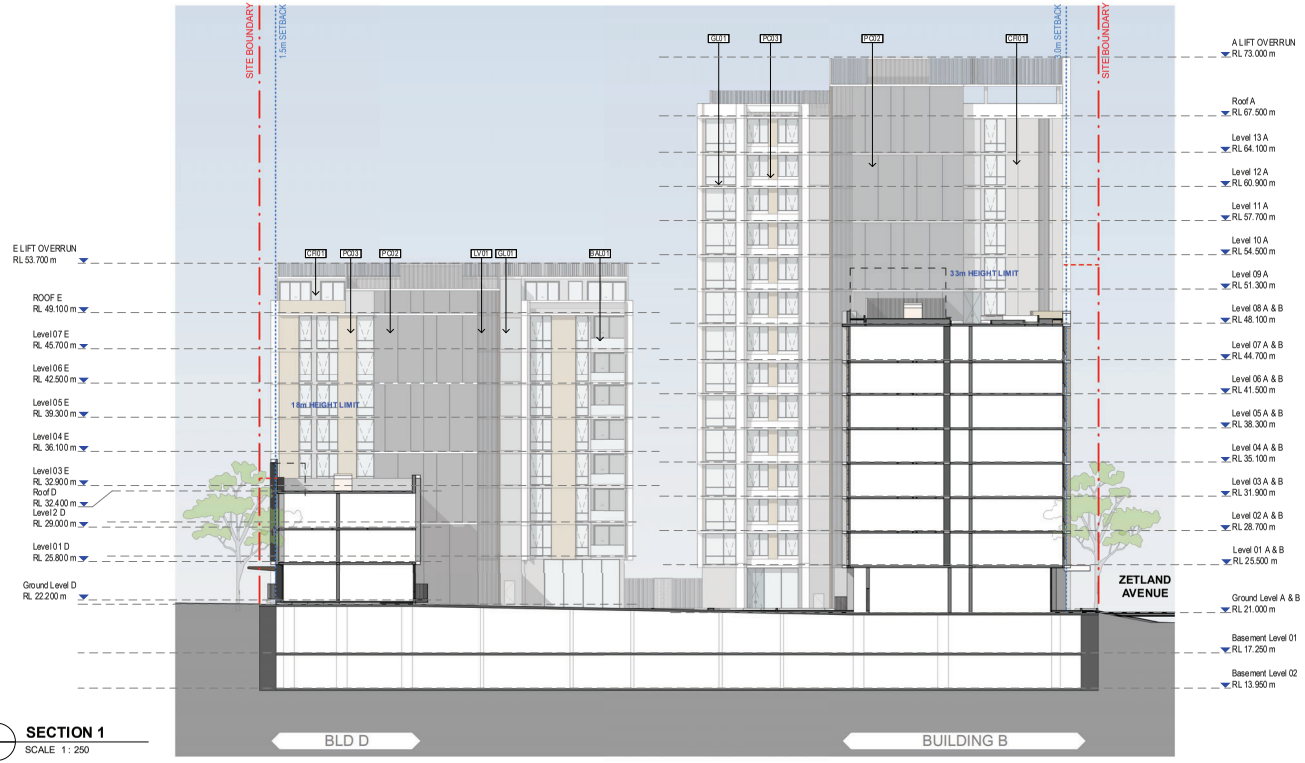
CHECKED BY: **Checker**

DRAWING NUMBER: **DA-00202**

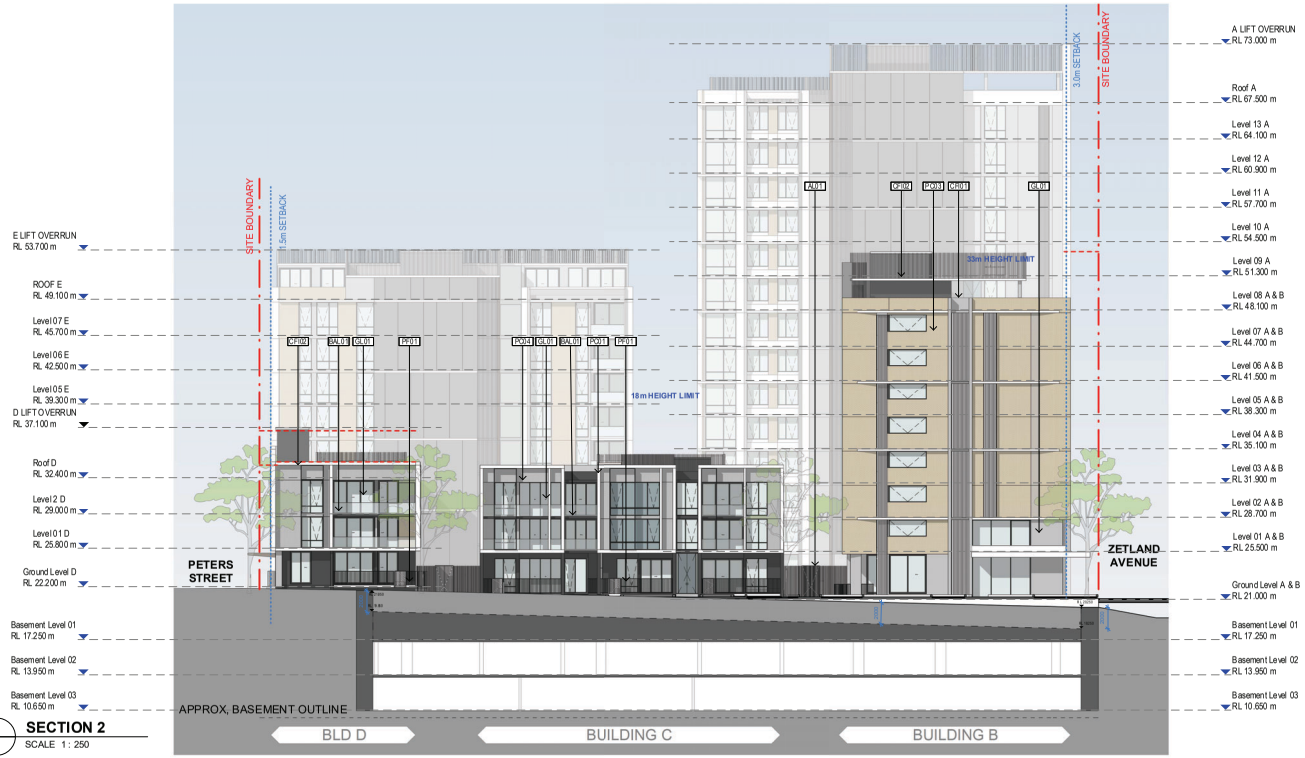
REV: **C**

A1

FILE LOCATION: Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
20/03/2025 11:59:12 AM



1 **SECTION 1**
SCALE 1 : 250



2 **SECTION 2**
SCALE 1 : 250

MATERIALS PALETTE

AL01	Aluminium - Silver
AL02	Aluminium - Bronze
BAL01	Glazed Balustrade
CFI01	Grey Concrete
CFI02	Monument Concrete
GL01	Glass Tinted Grey
LV01	Metal Louvres - Dark Grey
LV02	Privacy Screen
PC01	Paint White - Precast
PC02	Paint Grey - Precast
PC03	Face Brick Pattern Precast - Brown
PC04	Face Brick Pattern Precast - Grey
PF01	Palliside Fencing - Grey
SH01	Metal Shading - Yellow

NOTE: Paint colours indicative only

CRONE ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

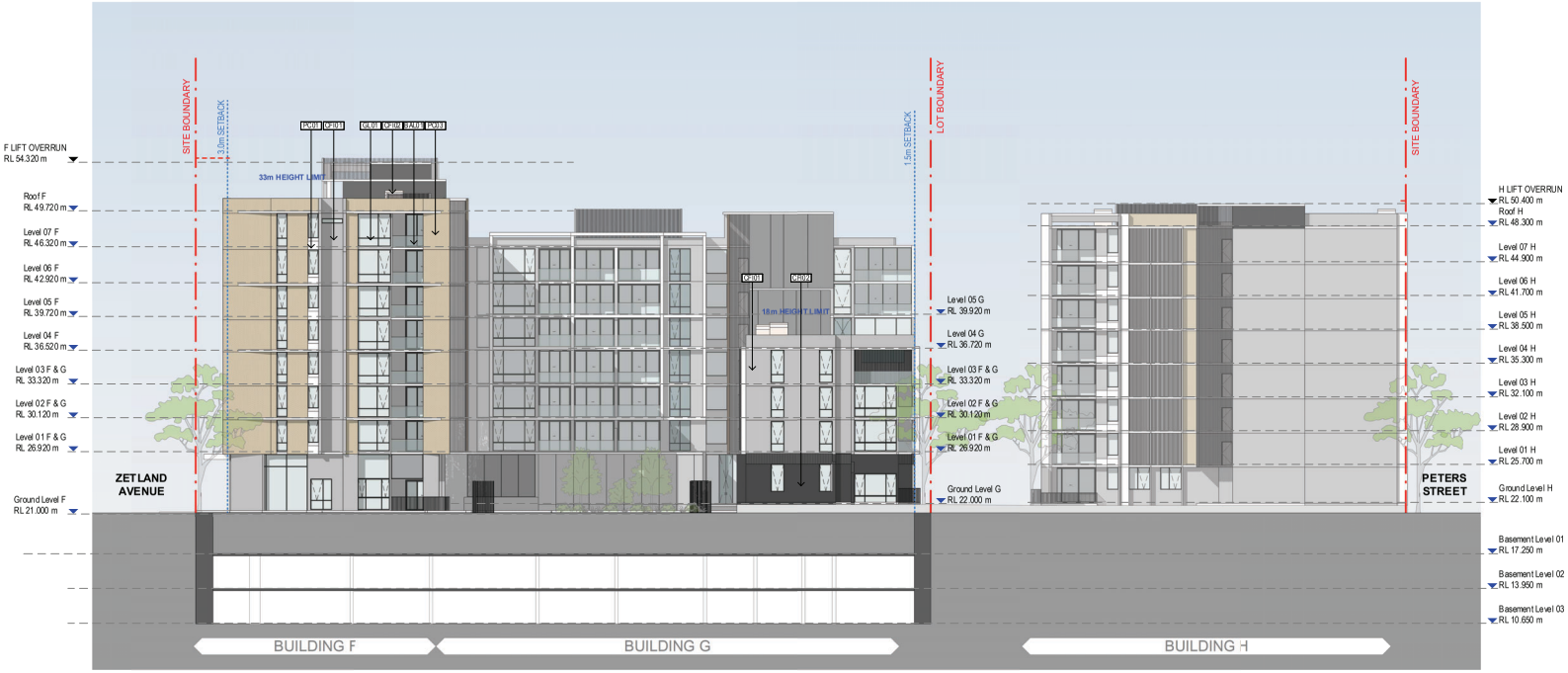
BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

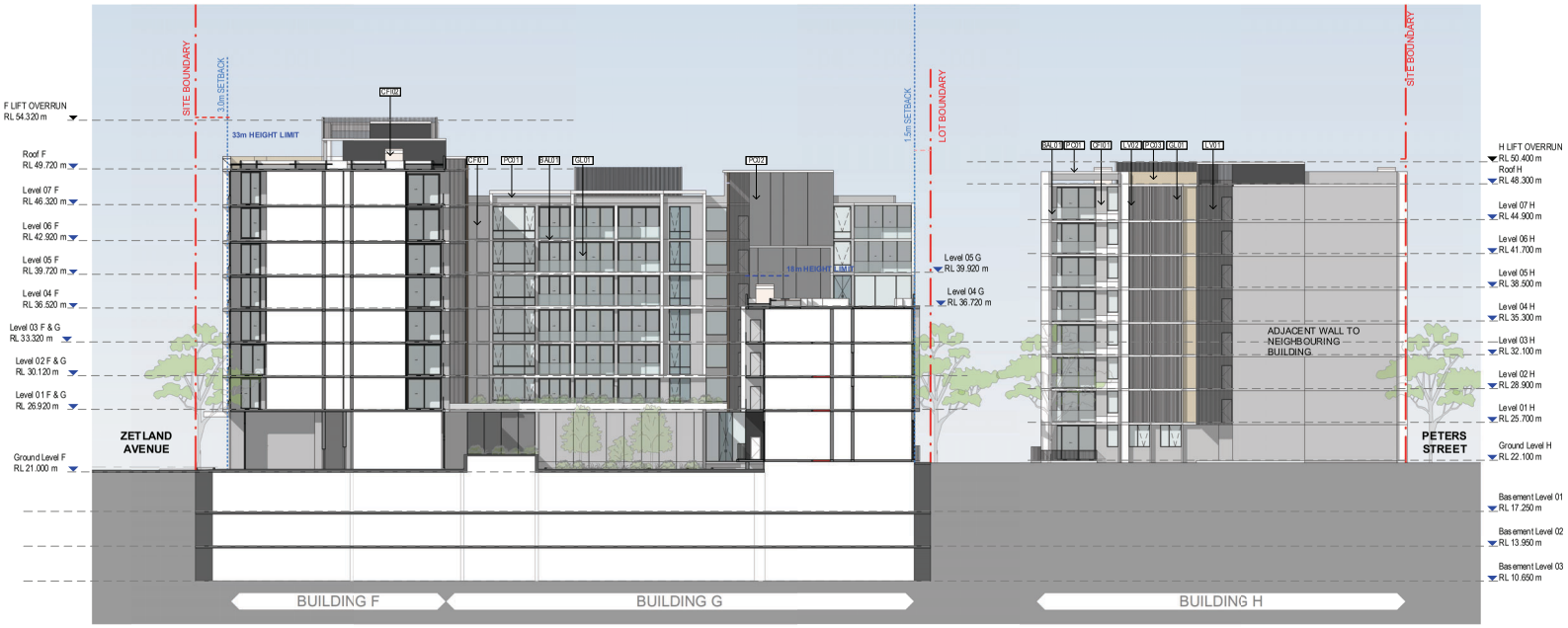
TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for any losses or claims for or in respect any error or omission arising or resulting from data he receives transferred from the open public system of the Architect to system of the Client or its their Consultants. Recipient of the data shall be responsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and their contents are represented as one of a series of documents prepared by the Architect. The CAD files and their contents are represented as one of a series of documents prepared by the Architect. The CAD files and their contents are represented as one of a series of documents prepared by the Architect



3 **SECTION 3**
SCALE 1 : 250



4 **SECTION 4**
SCALE 1 : 250

MATERIALS PALETTE

AL01	Aluminium - Silver
AL02	Aluminium - Bronze
BAL01	Glazed Balustrade
CFI01	Grey Concrete
CFI02	Monument Concrete
GL01	Glass Tinted Grey
LV01	Metal Louvres - Dark Grey
LV02	Privacy Screen
PC01	Paint White - Precast
PC02	Paint Grey - Precast
PC03	Face Brick Pattern Precast - Brown
PC04	Face Brick Pattern Precast - Grey
PF01	Palliside Fencing - Grey
SH01	Metal Shading - Yellow

NOTE: Paint colours indicative only

CRONE ARCHITECTS
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not scale from drawings. The Architect shall not be liable for any loss or claims for error or omission arising from data transferred from the same pulse system of the Architect to system of the Client or their Consultants. Keep one of the data shall be keep made for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and their contents are represented as one of several formats which are provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing is the property of Crone Partners Pty Ltd. Copyright in the drawing is vested in Crone Partners Pty Ltd and remains the property of Crone Partners Pty Ltd. Crone Partners Pty Ltd grants a licence for the use of this document for the purpose for which it was prepared. The licence is not transferable without the prior written consent of Crone Partners Pty Ltd.

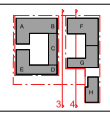
NOTES:
Minor changes to form and configuration may be required when the design is subsequently prepared for construction or process after the grant of development consent.

LEGEND:

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not scale from drawings. The Architect shall not be liable for any loss or claims for error or omission arising from data transferred from the same pulse system of the Architect to system of the Client or their Consultants. Keep one of the data shall be keep made for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and their contents are represented as one of several formats which are provided in the PDF drawing.

Rev	Date	By	Revision Notes
B	18.03.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

KEY PLAN



0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1

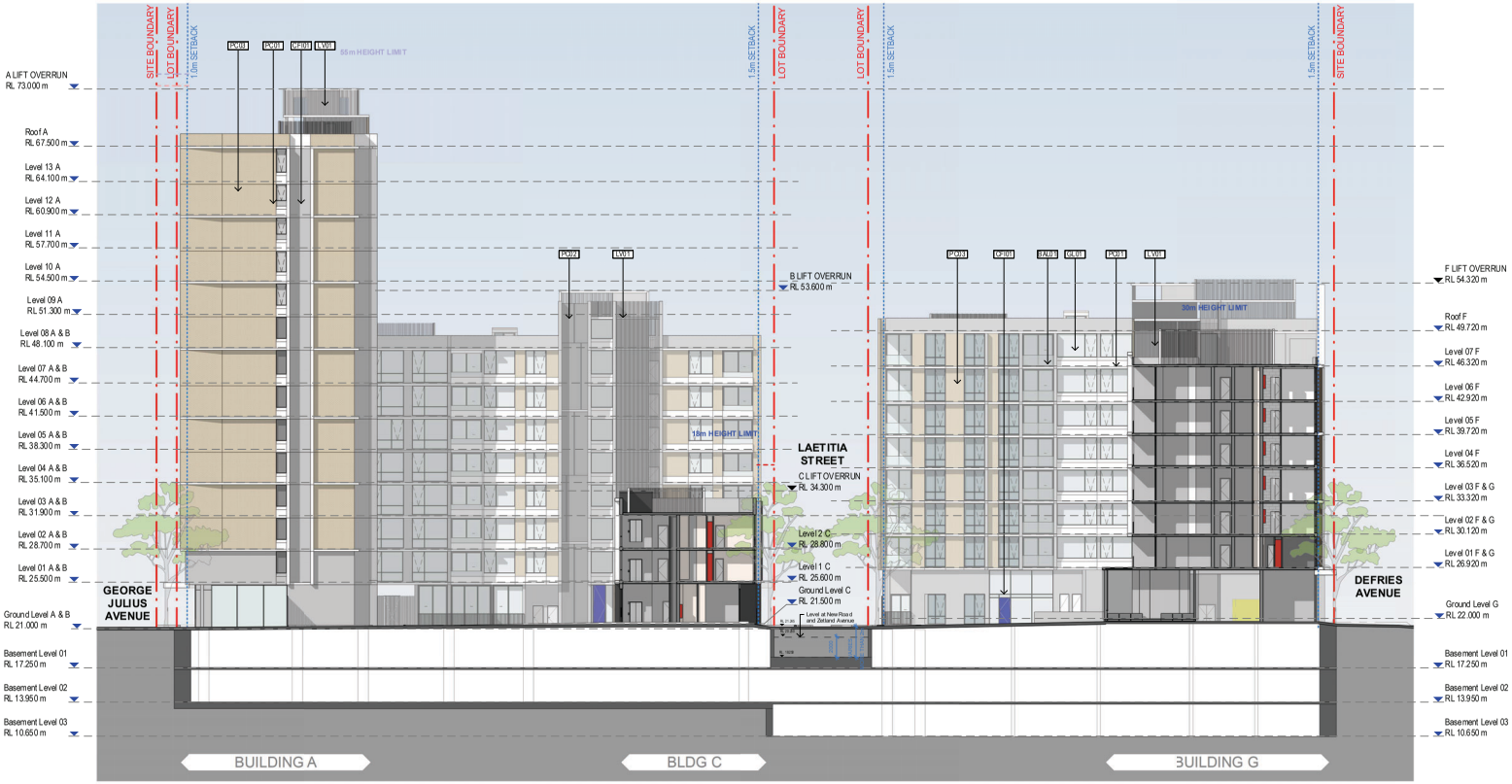
PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:
200 ELEVATIONS & SECTIONS
SECTION 3 &ELEVATION 4

SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00204**
REV: **B**
A1

FILE LOCATION: Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
21/03/2025 2:37:38 PM

1 **SECTION 5**
SCALE 1 : 250



2 **SECTION 6**
SCALE 1 : 250

MATERIALS PALETTE

AL01	Aluminium - Silver
AL02	Aluminium - Bronze
BAL01	Glazed Balustrade
CFI01	Grey Concrete
CFI02	Monument Concrete
GL01	Glass Tinted Grey
LV01	Metal Louvres - Dark Grey
LV02	Privacy Screen
PC01	Paint White - Precast
PC02	Paint Grey - Precast
PC03	Face Brick Pattern Precast - Brown
PC04	Face Brick Pattern Precast - Grey
PF01	Palliside Fencing - Grey
SH01	Metal Shading - Yellow

NOTE: Paint colours indicative only

CRONE ARCHITECTS
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT
MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for a misuse or claims for error or misapprehension or loss doing or resulting from data he receives transferred from the open public system of the Architect to quote mix of Client or the Consultants. Keep one of the data shall be map made & for checking, accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the drawings contained are represents the one & cannot be relied upon beyond the information provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing (eg plan) with any other drawings/reports prepared by crone partners or its sub-consultants, (by list upon request) remains the property of cp. crone partners pty ltd. A license for the use of this document for the purpose for which they are intended. The license is not transferable without the permission of cp.

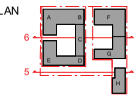
NOTES:
Minor changes to form and configuration may be required when the design is subsequently prepared for construction process after the grant of development consent.

LEGEND:

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not to scale from drawings. The Architect shall not be liable for a misuse or claims for error or misapprehension or loss doing or resulting from data he receives transferred from the open public system of the Architect to quote mix of Client or the Consultants. Keep one of the data shall be map made & for checking, accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and the drawings contained are represents the one & cannot be relied upon beyond the information provided in the PDF drawing.

Rev	Date	By	Revision Notes
C	18.03.25		RESPOND TO COUNCIL'S RFI
B	17.01.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

KEY PLAN



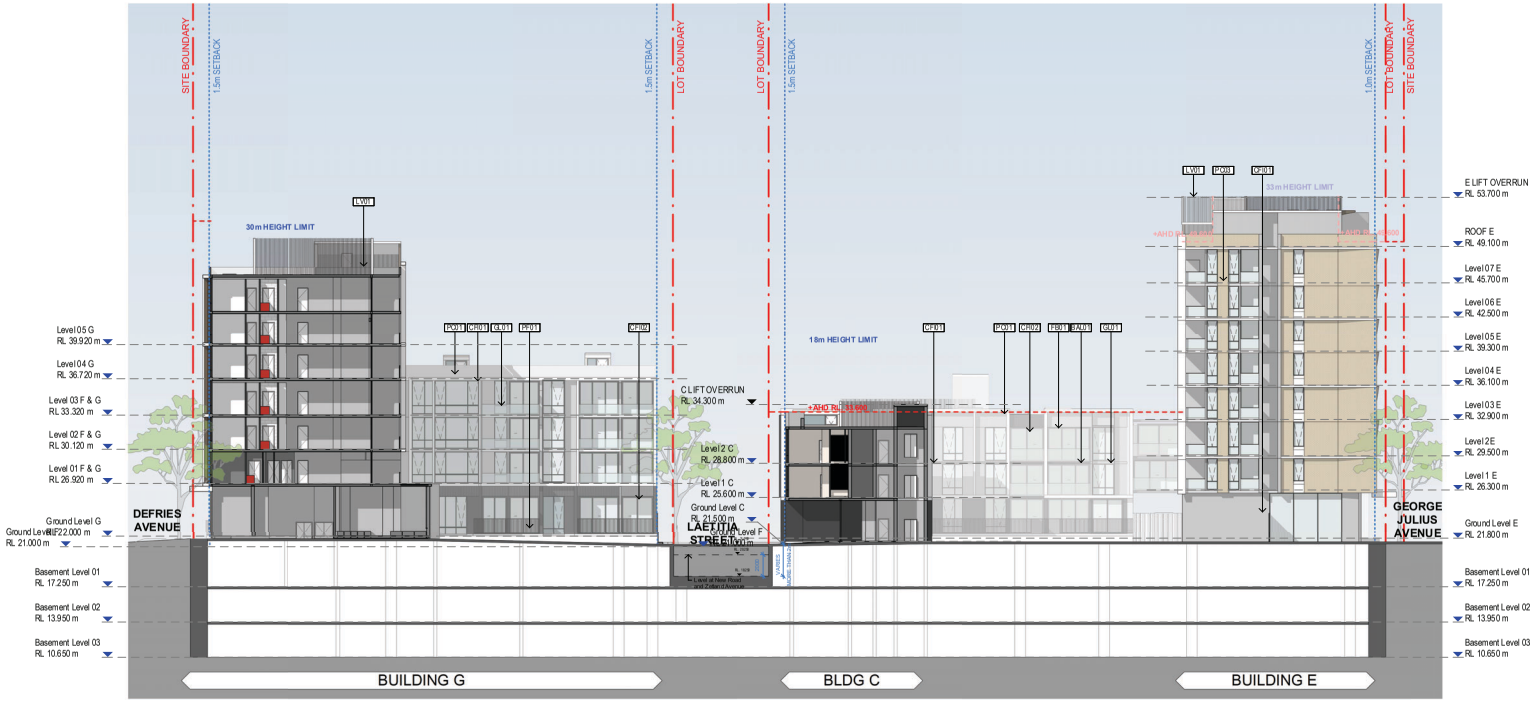
0 2.5 5 7.5 10 12.5m
SCALE 1 : 250 @A1

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

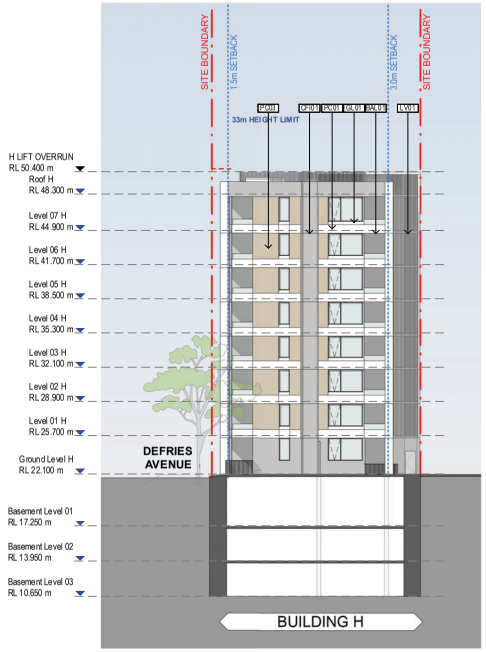
DRAWING TITLE:
200 ELEVATIONS & SECTIONS SECTIONS 5 & 6

SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00205**
REV: **C**
A1

FILE LOCATION: Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
20/03/2025 11:12:19 AM



1 **SECTION 7**
SCALE 1 : 250



2 **SECTION 8**
SCALE 1 : 250

MATERIALS PALETTE

AL01	Aluminium - Silver
AL02	Aluminium - Bronze
BAL01	Glazed Balustrade
CFI01	Grey Concrete
CFI02	Monument Concrete
GL01	Glass Tinted Grey
LV01	Metal Louvres - Dark Grey
LV02	Privacy Screen
PC01	Paint White - Precast
PC02	Paint Grey - Precast
PC03	Face Brick Pattern Precast - Brown
PC04	Face Brick Pattern Precast - Grey
PF01	Palliside Fencing - Grey
SH01	Metal Shading - Yellow

NOTE: Paint colours indicative only

CRONE ARCHITECTS
Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax:+61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT

MERITON
Meriton Tower
Level 11, 528 Kent Street
Sydney NSW

COLLABORATORS

ACCESSIBILITY CONSULTANT
ABE CONSULTING
L1 280 NORTON ST, LEICHHARDT, NSW 2040
02 8065 0400

BCA CONSULTANT
CERTATUDE PTY LTD
SUITE 12.04, L 12, 45 CLARENCE ST, SYDNEY, NSW 2000
02 8233 9942

FLOOD CONSULTANT
EGIS GROUP
L 2, 2 BURBANK PLACE, NORWEST BUSINESS PARK, NSW 2153
8808 5000

WASTE CONSULTANT
ELEPHANTS FOOT GROUP
112/116 CANTERBURY RD
BANKSTOWN, NSW 2200
1300 435 374

BASIX ESD CONSULTANT
INTEGRECO CONSULTING
SUITE 241, LEVEL 2/65-71 BELMORE RD, RANDWICH, NSW 2031
0422 144 603

CIVIL ENGINEER
SKY ENGINEERING
SUITE 202, LEVEL 8/99 WALKER ST, RANDWICH, NSW 2031
0422 144 603

TRAFFIC CONSULTANT
TRAFFIX
SUITE 2.08, 50 HOLT ST, SURRY HILLS, NSW 2010
02 8324 8700

TOWN PLANNER
URBIS SYDNEY
LEVEL 8/123 PITT ST, SYDNEY, NSW 2000
02 8233 9900

DISCLAIMER:
All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data he receives transferred from the semi-public system of the Architect to system of the Client or the Consultants. Keep one of the data shall be responsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and their contents are represents the art if cannot be relied upon beyond the formation provided in the PDF drawing.

COPYRIGHT:
The copyright of this drawing (any other drawing bearing either any other drawing elements prepared by crone partners or of which is studies, plans and specifications) remains the property of crone partners pty ltd. Crone partners grants licence for the use of this document for the purpose for which they are intended. The licence is not transferable without the prior consent of the author.

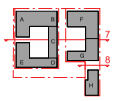
NOTES:
Minor changes to form and configuration may be required when detailed design is subsequently prepared and for compliance purposes after the grant of development consent.

LEGEND:

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be referred to the architect. Do not scale from drawings. The Architect shall not be liable for any loss or claims for or in respect any error or omission resulting from data he receives transferred from the semi-public system of the Architect to system of the Client or the Consultants. Keep one of the data shall be responsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the users risk. The CAD files and their contents are represents the art if cannot be relied upon beyond the formation provided in the PDF drawing.

Rev	Date	By	Revision Notes
C	18.03.25		RESPOND TO COUNCIL'S RFI
B	17.01.25		RESPOND TO COUNCIL'S RFI
A	07.11.24		ISSUE FOR DA

KEY PLAN



0 1 2 3 4 5 m
SCALE 1 : 250 @A1

PROJECT INFORMATION:
CM.4113
Stage 2 - Epsom Rd Zetland
118-130 Epsom Road & 905 South Dowling Street, Zetland

DRAWING TITLE:
200 ELEVATIONS & SECTIONS
SECTIONS 7 & 8

SHEET STATUS:
CHECKED BY: **Checker**
DRAWING NUMBER: **DA-00206**
REV: **C**

FILE LOCATION: Autodesk Docs://CM4113 Stage 2 - Zetland_DA - R24/CM4113_Stage 2 Epsom Rd Zetland_NW1_R24.rvt
21/02/2025 2:37:48 PM
A1