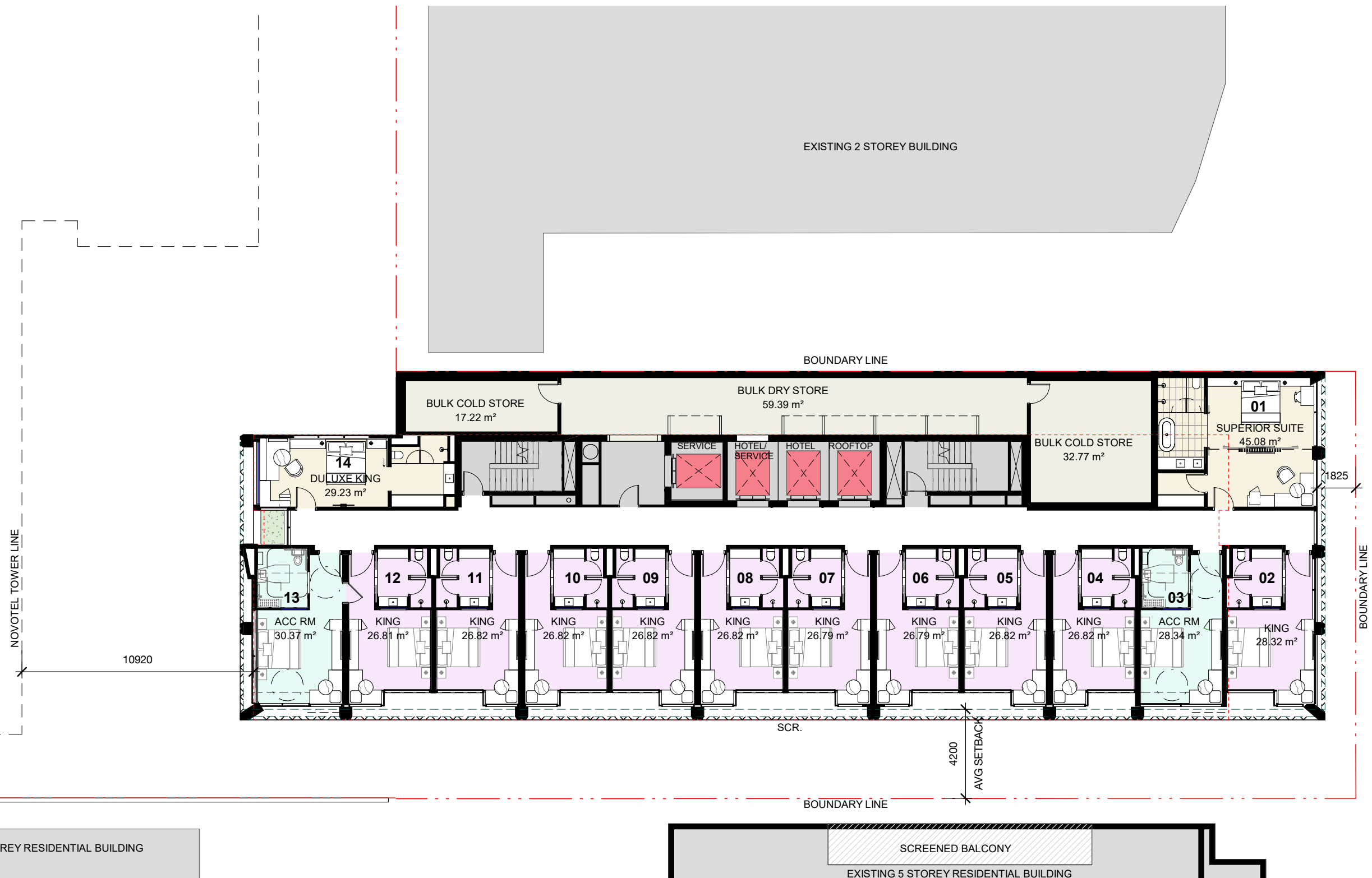


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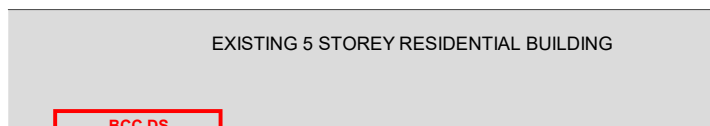
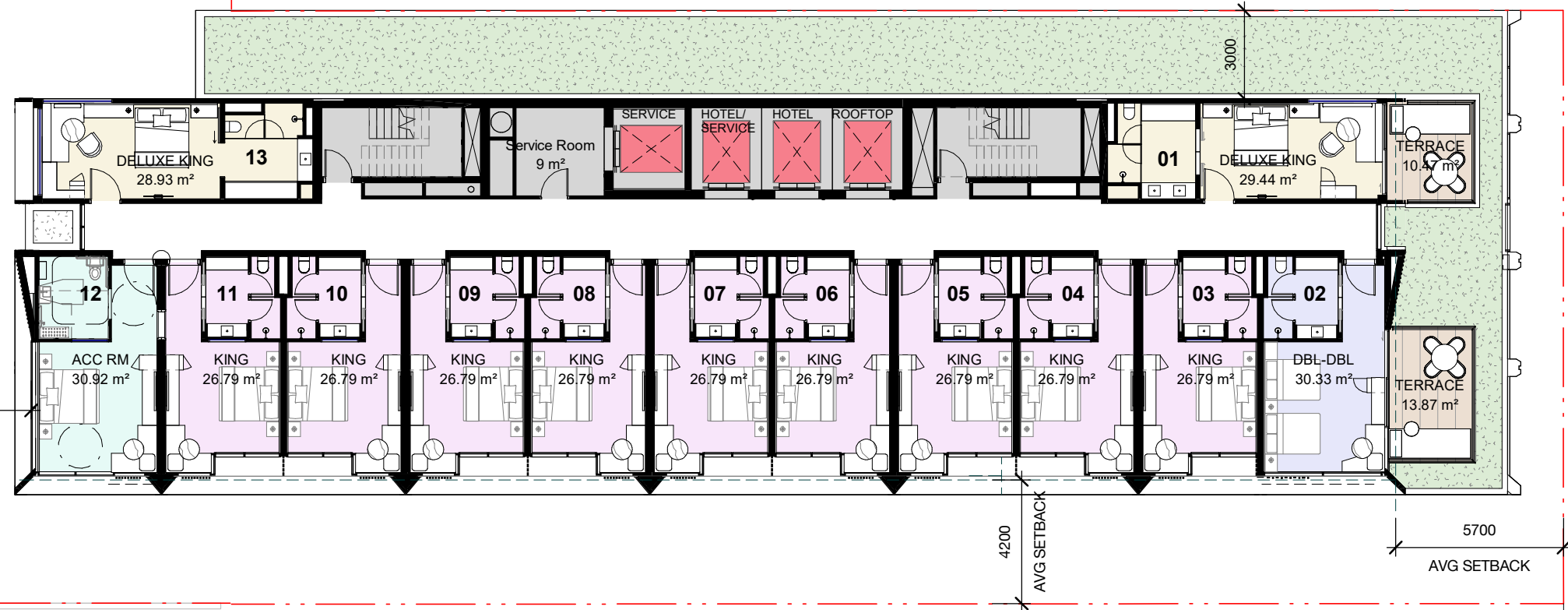


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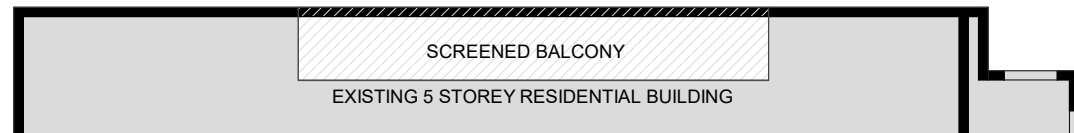




EXISTING 2 STOREY BUILDING



EXISTING 5 STOREY RESIDENTIAL BUILDING



SCREENED BALCONY
EXISTING 5 STOREY RESIDENTIAL BUILDING

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LEVEL 2 PODIUM BELOW →



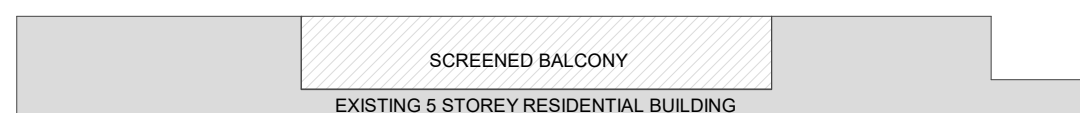
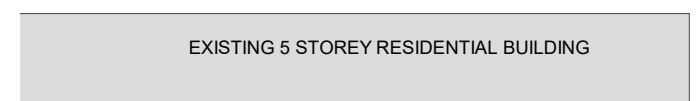
NOVOTEL TOWER LINE

10845

3000
SETBACK

4200
AVG SETBACK

5700
AVG SETBACK



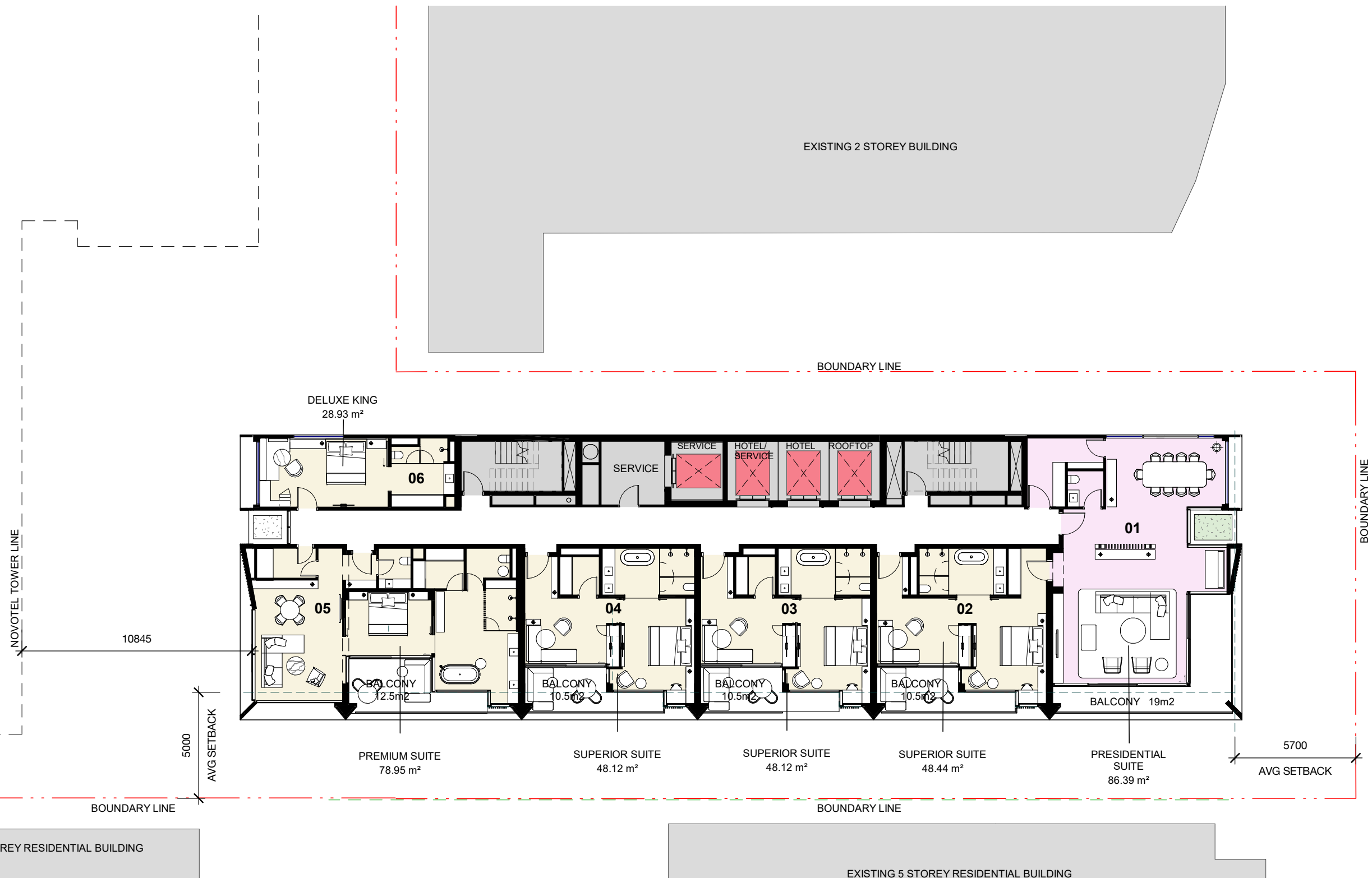
BOUNDARY LINE

BOUNDARY LINE

BOUNDARY LINE

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APPLICATION REF
A006633380





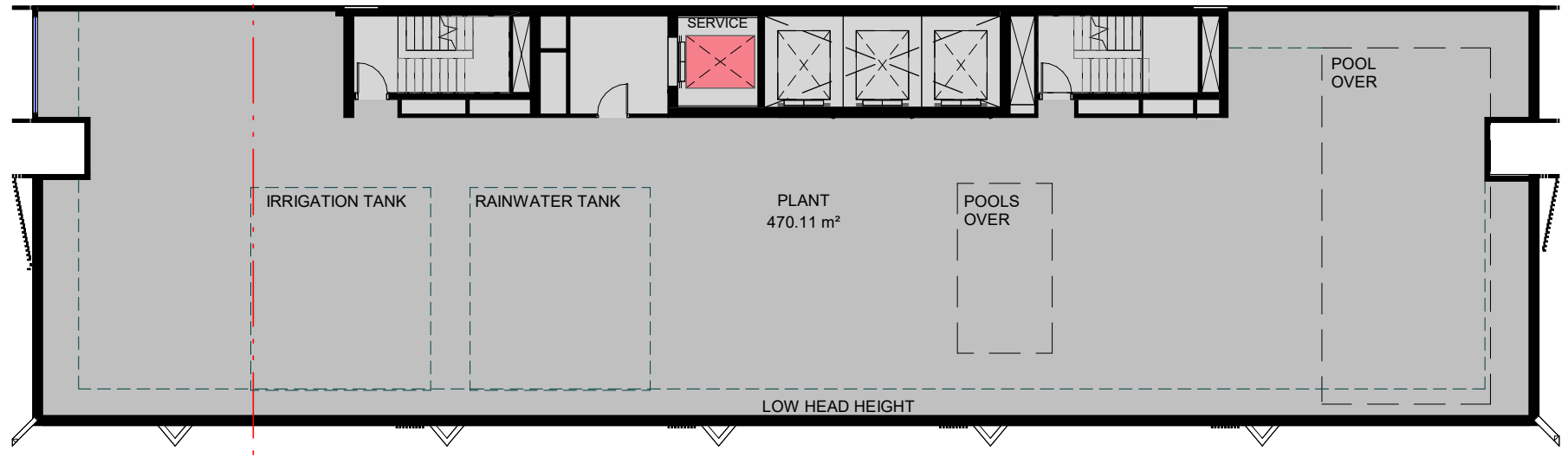
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NOVOTEL TOWER LINE



EXISTING 2 STOREY BUILDING



IRRIGATION TANK

RAINWATER TANK

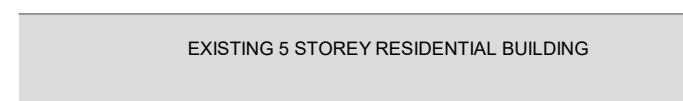
PLANT
470.11 m²

POOLS
OVER

SERVICE

POOL
OVER

LOW HEAD HEIGHT



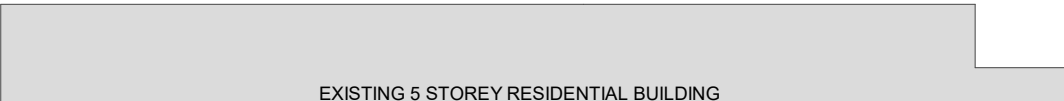
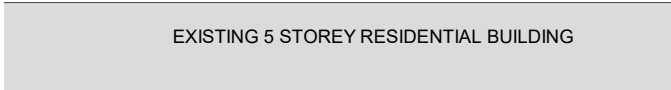
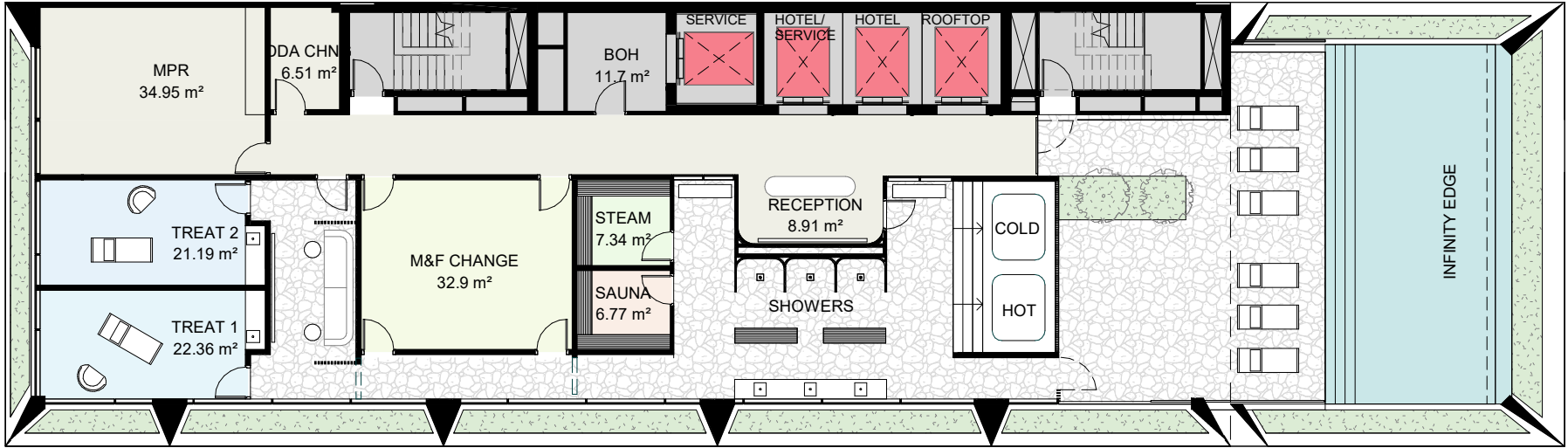
EXISTING 5 STOREY RESIDENTIAL BUILDING



EXISTING 5 STOREY RESIDENTIAL BUILDING

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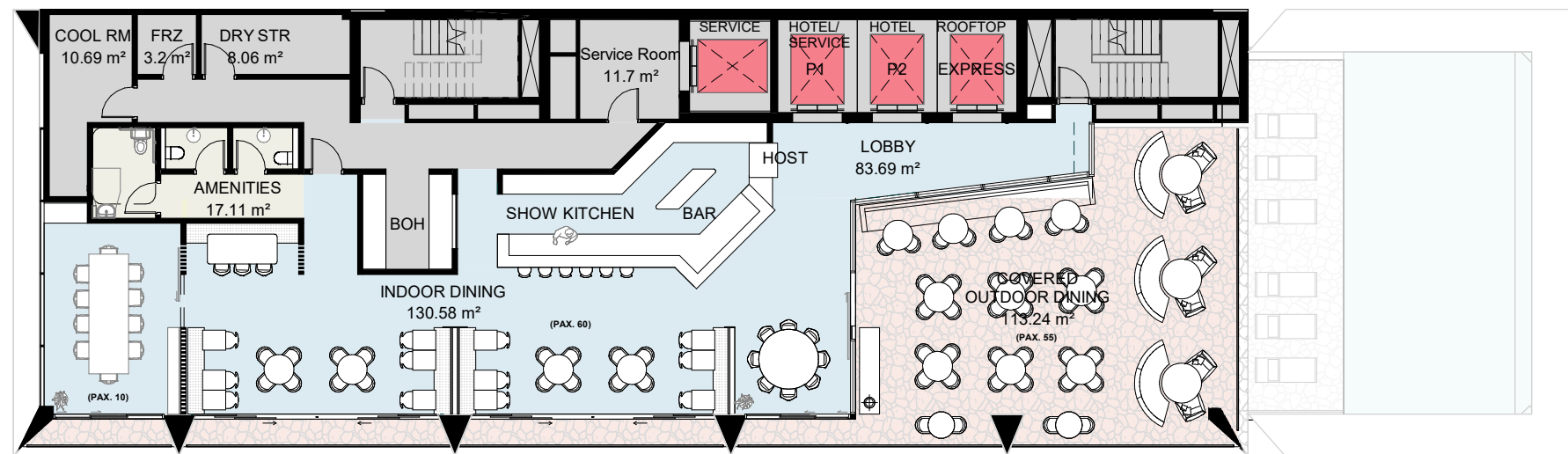


NOVOTEL TOWER LINE

MERIVALE ST BOUNDARY

NORTHERN BOUNDARY

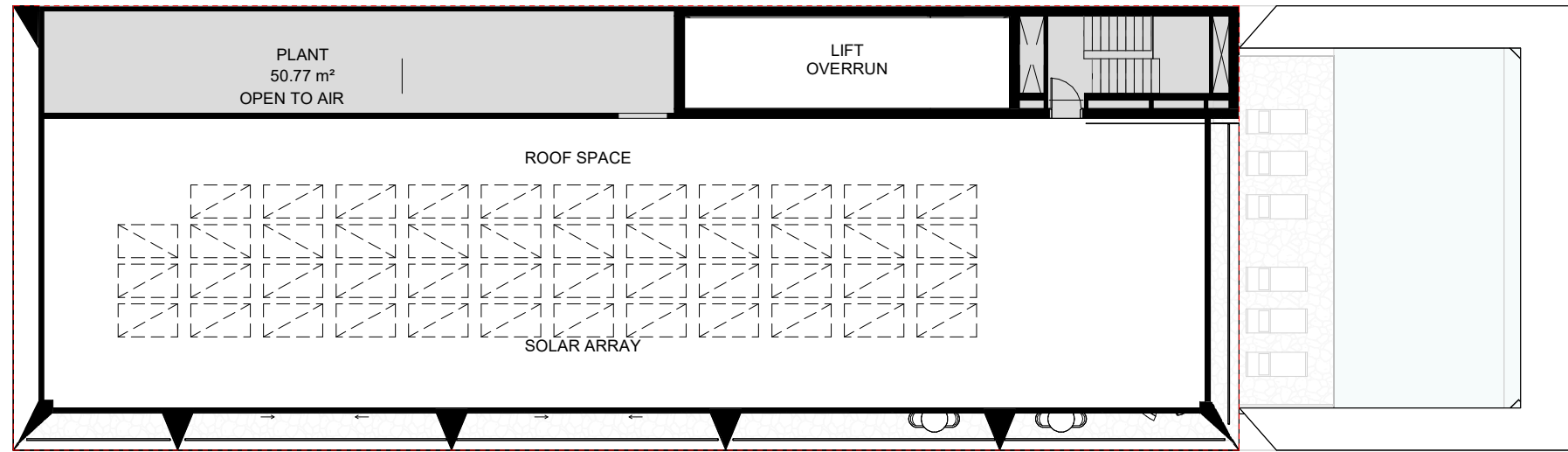
SOUTHERN BOUNDARY



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 APPLICATION REF
 A006633380



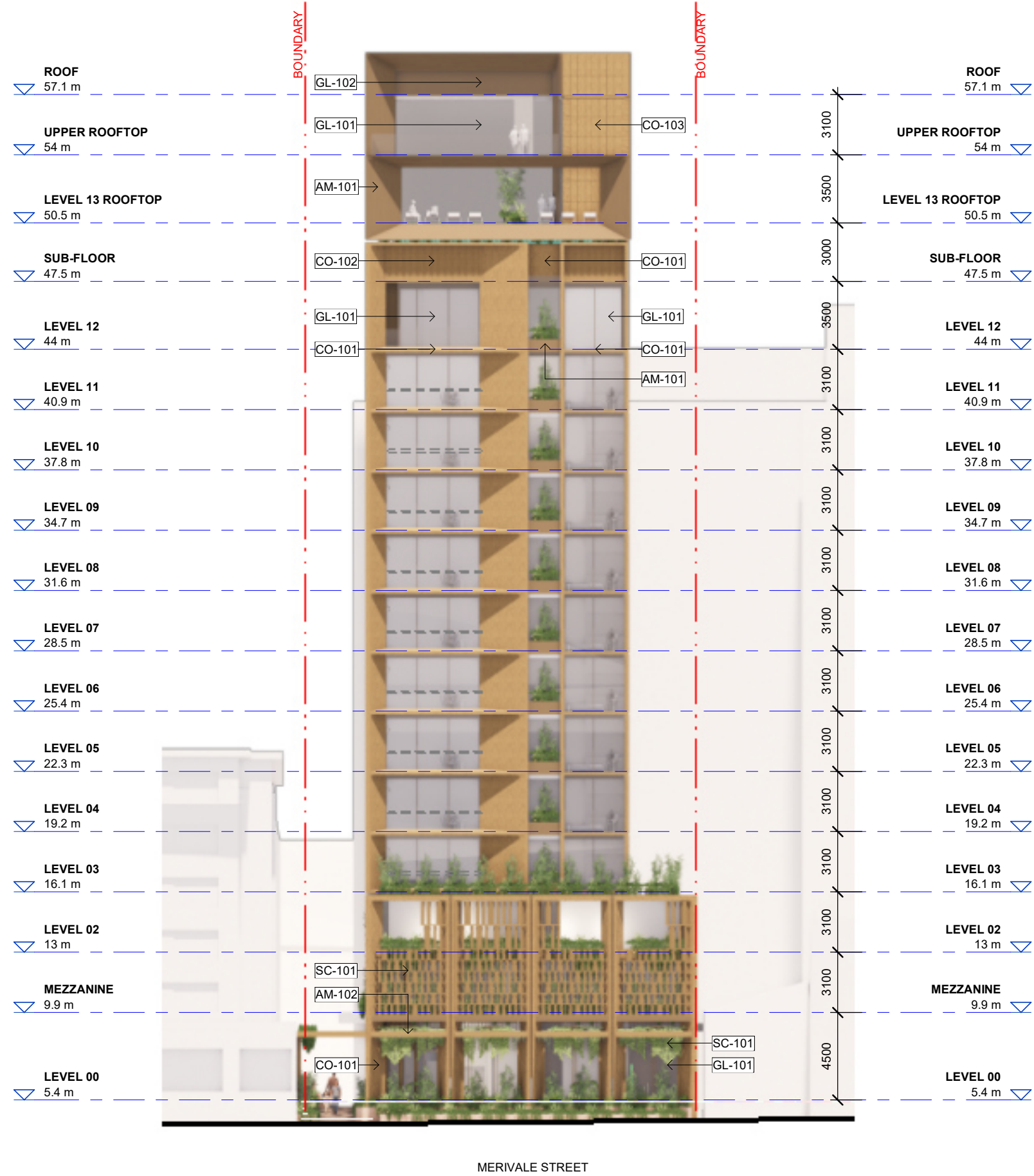
NOVOTEL TOWER LINE



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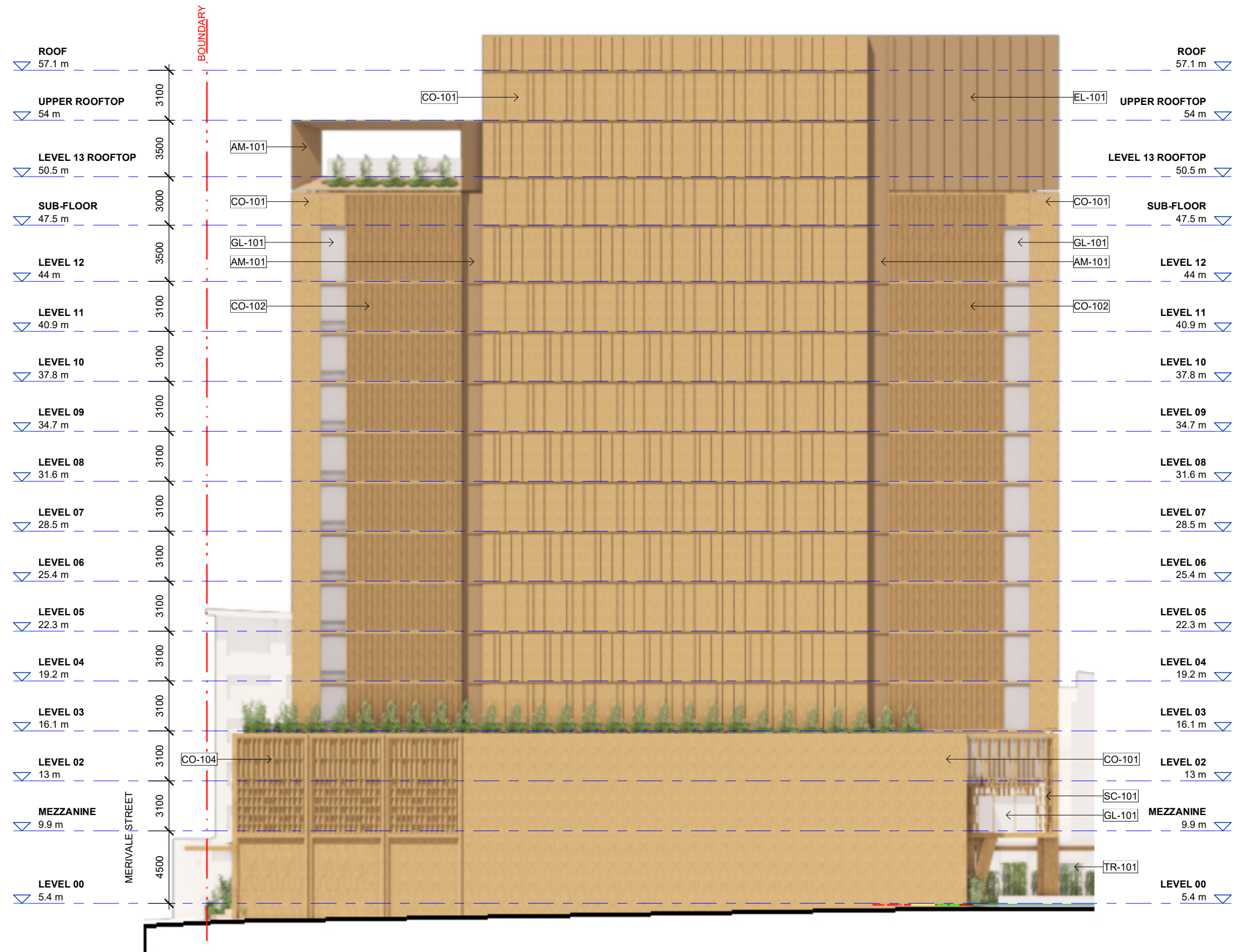


CODE	ITEM
AM-101	Steel
AM-102	Steel Frame Awning
CO-101	Precast Concrete Panels
CO-102	Ribbed Precast Concrete Panels
CO-103	Terracotta Tiles
CO-104	Patterned Precast
EL-101	Aluminium Cladding Sheet
GL-101	Performance Vision Glazing
GL-102	Performance Spandrel Glazing
SC-101	Terracotta Screen
TR-101	Trellis



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 14-OCT-2024
 APPLICATION REF
 A006633380

CODE	ITEM
AM-101	Steel
AM-102	Steel Frame Awning
CO-101	Precast Concrete Panels
CO-102	Ribbed Precast Concrete Panels
CO-103	Terracotta Tiles
CO-104	Patterned Precast
EL-101	Aluminium Cladding Sheet
GL-101	Performance Vision Glazing
GL-102	Performance Spandrel Glazing
SC-101	Terracotta Screen
TR-101	Trellis

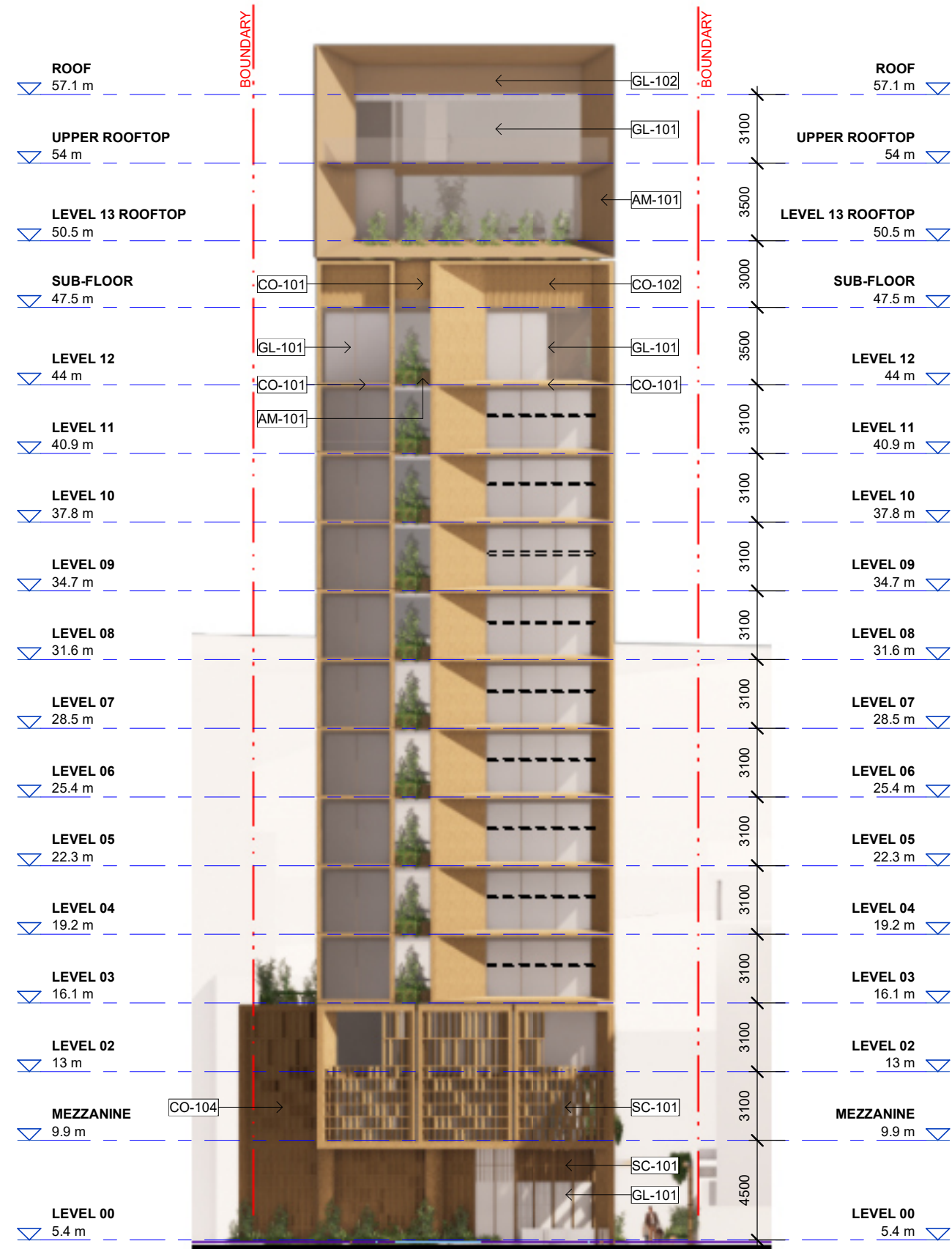


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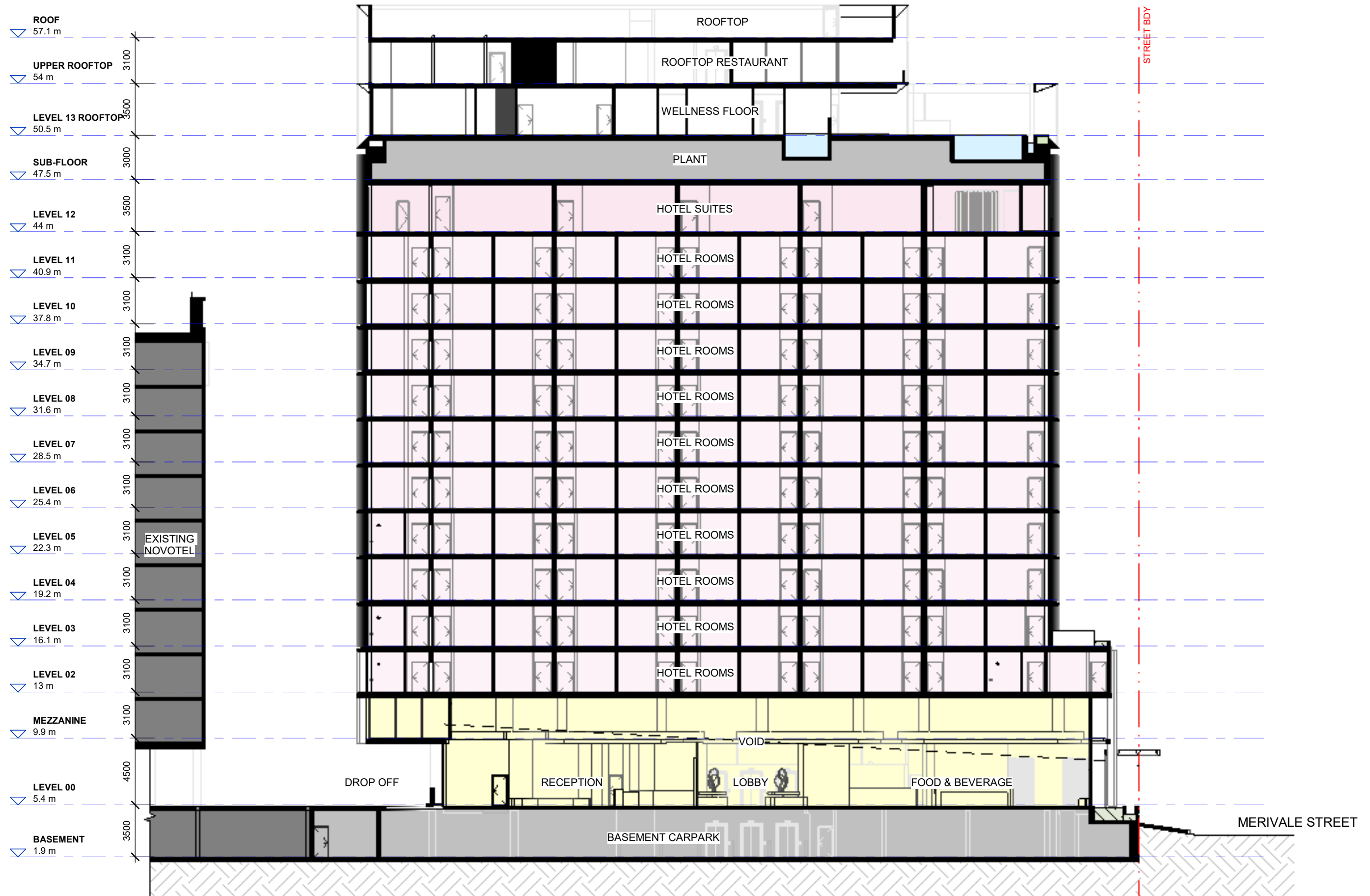
CODE	ITEM
AM-101	Steel
AM-102	Steel Frame Awning
CO-101	Precast Concrete Panels
CO-102	Ribbed Precast Concrete Panels
CO-103	Terracotta Tiles
CO-104	Patterned Precast
EL-101	Aluminium Cladding Sheet
GL-101	Performance Vision Glazing
GL-102	Performance Spandrel Glazing
SC-101	Terracotta Screen
TR-101	Trellis

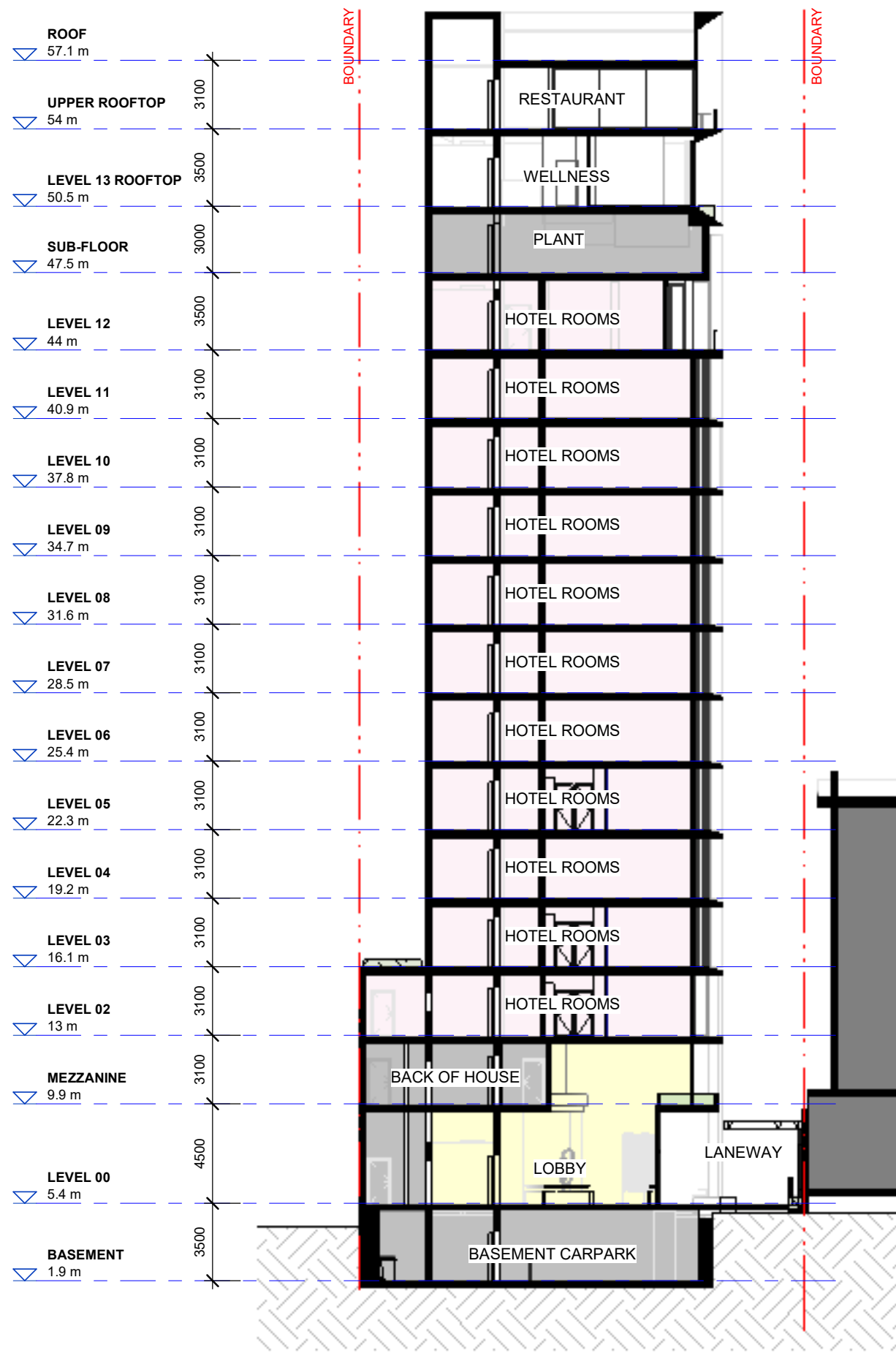


CODE	ITEM
AM-101	Steel
AM-102	Steel Frame Awning
CO-101	Precast Concrete Panels
CO-102	Ribbed Precast Concrete Panels
CO-103	Terracotta Tiles
CO-104	Patterned Precast
EL-101	Aluminium Cladding Sheet
GL-101	Performance Vision Glazing
GL-102	Performance Spandrel Glazing
SC-101	Terracotta Screen
TR-101	Trellis

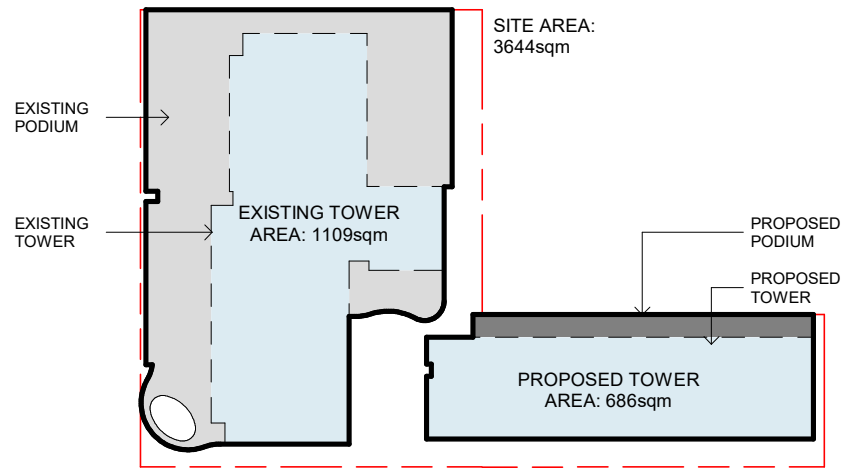


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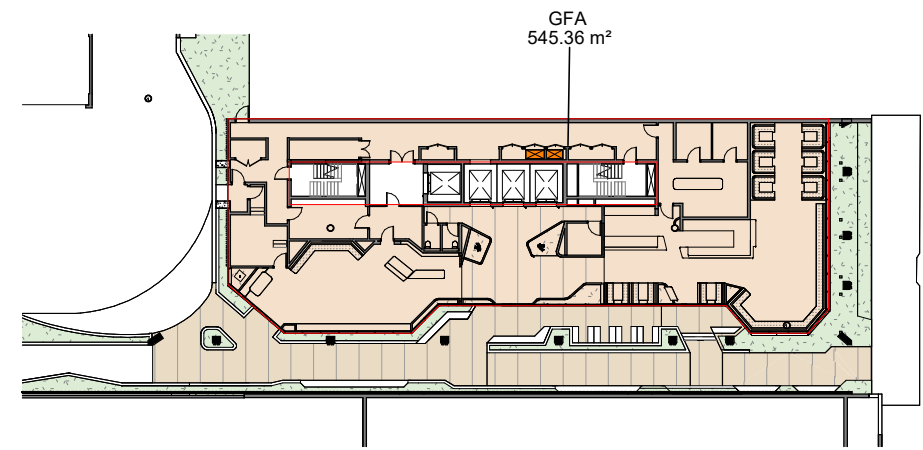




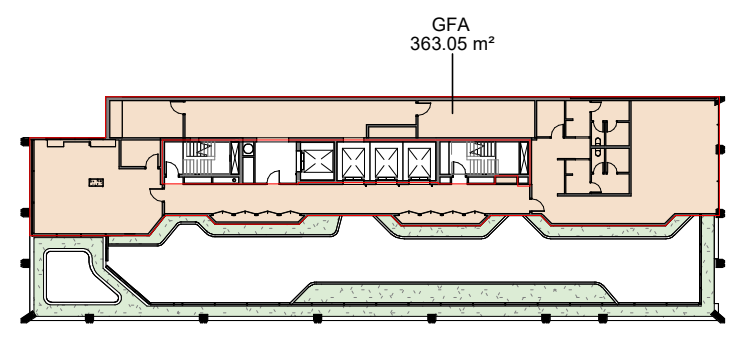
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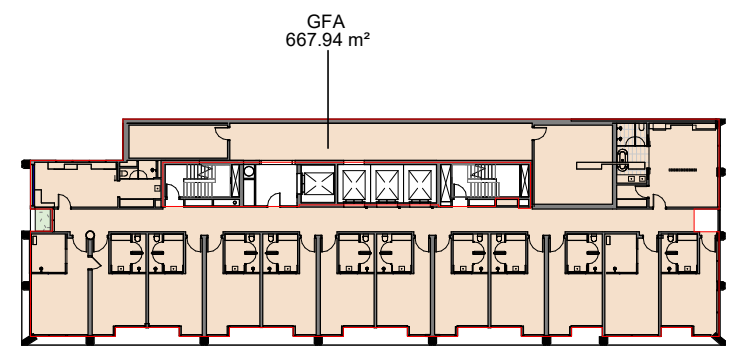
1 SITE COVERAGE 1 : 1000



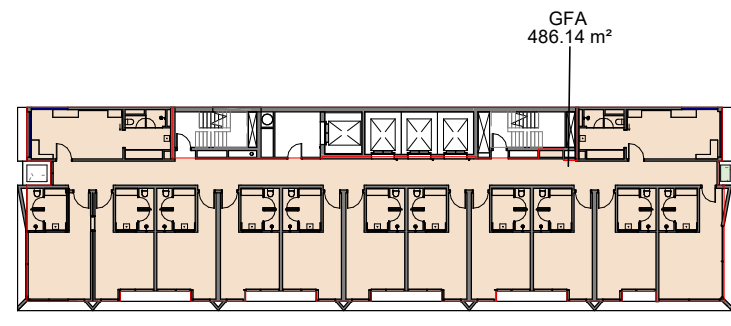
2 GROUND FLOOR 1 : 550



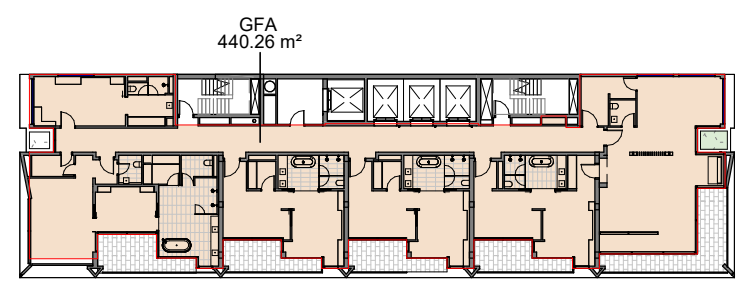
7 MEZZANINE 1 : 550



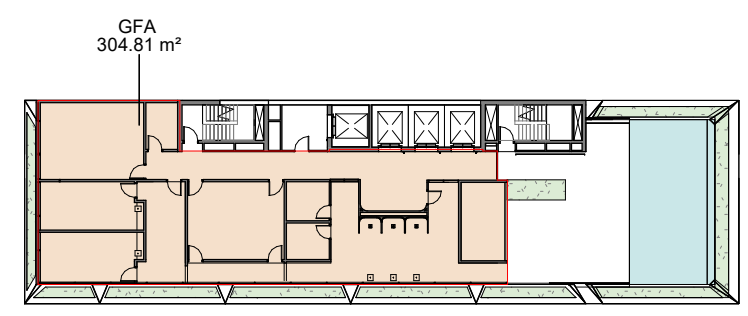
3 LEVEL 02 1 : 550



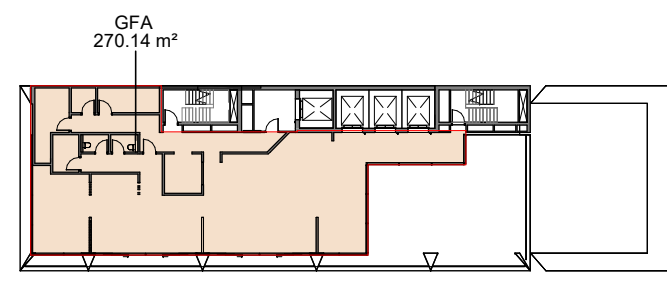
4 TYPICAL HOTEL LEVEL 1 : 500



5 LEVEL 12 1 : 500



6 LEVEL 13 ROOFTOP 1 : 500



8 UPPER ROOFTOP 1 : 550

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Area Schedule (GFA)	
Level	Area
LEVEL 00	545.36 m ²
MEZZANINE	363.05 m ²
LEVEL 02	667.94 m ²
LEVEL 03	486.14 m ²
LEVEL 04	486.14 m ²
LEVEL 05	486.14 m ²
LEVEL 06	486.14 m ²
LEVEL 07	486.14 m ²
LEVEL 08	486.14 m ²
LEVEL 09	486.14 m ²
LEVEL 10	486.14 m ²
LEVEL 11	486.14 m ²
LEVEL 12	440.26 m ²
LEVEL 13 ROOFTOP	304.81 m ²
UPPER ROOFTOP	270.14 m ²
TOTAL GFA	6966.83 m²

