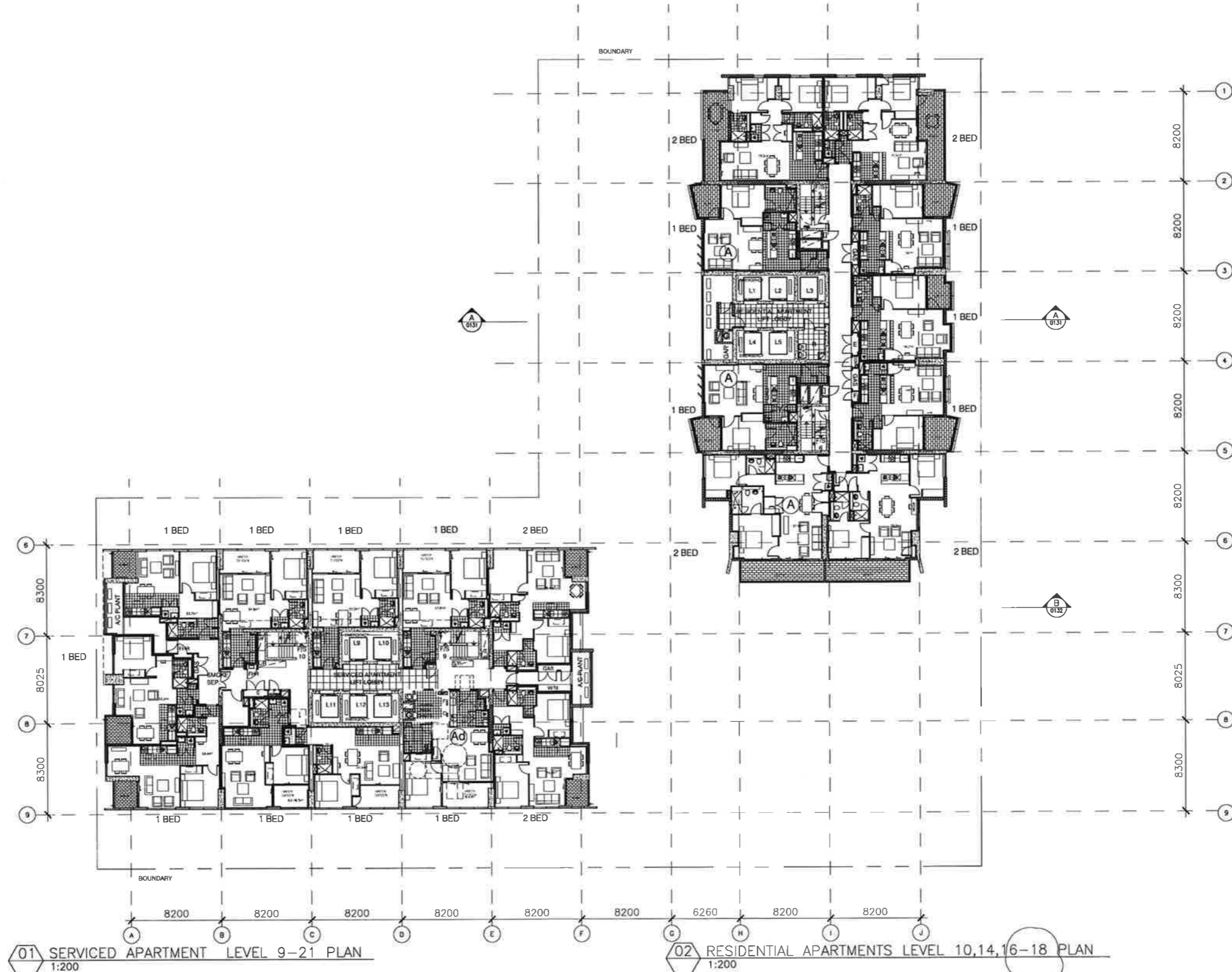


LEGEND

2 LEVELS 19 & 20 SEPARATED REFER TO A-0106 B



01 SERVICED APARTMENT LEVEL 9-21 PLAN  
1:200

02 RESIDENTIAL APARTMENTS LEVEL 10,14,16-18 PLAN  
1:200

2

Revisions

G SECTION 75W SUBMISSION	10.2015
F SECTION 75W SUBMISSION	19.06.2014
E Revised Modification 6	02.12.2013
D 575W Modification 6	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A submitted for Test of adequacy	09.11.09

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Client  
Meriton Group  
Level 11 Meriton Tower  
328 Kent St  
Sydney NSW 2000

Architect  
**PTW Architects**  
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www.ptw.com.au

Contractor

Consultants  
Planner -  
Structural -  
Services -  
Landscape -  
Acoustics -  
Traffic -

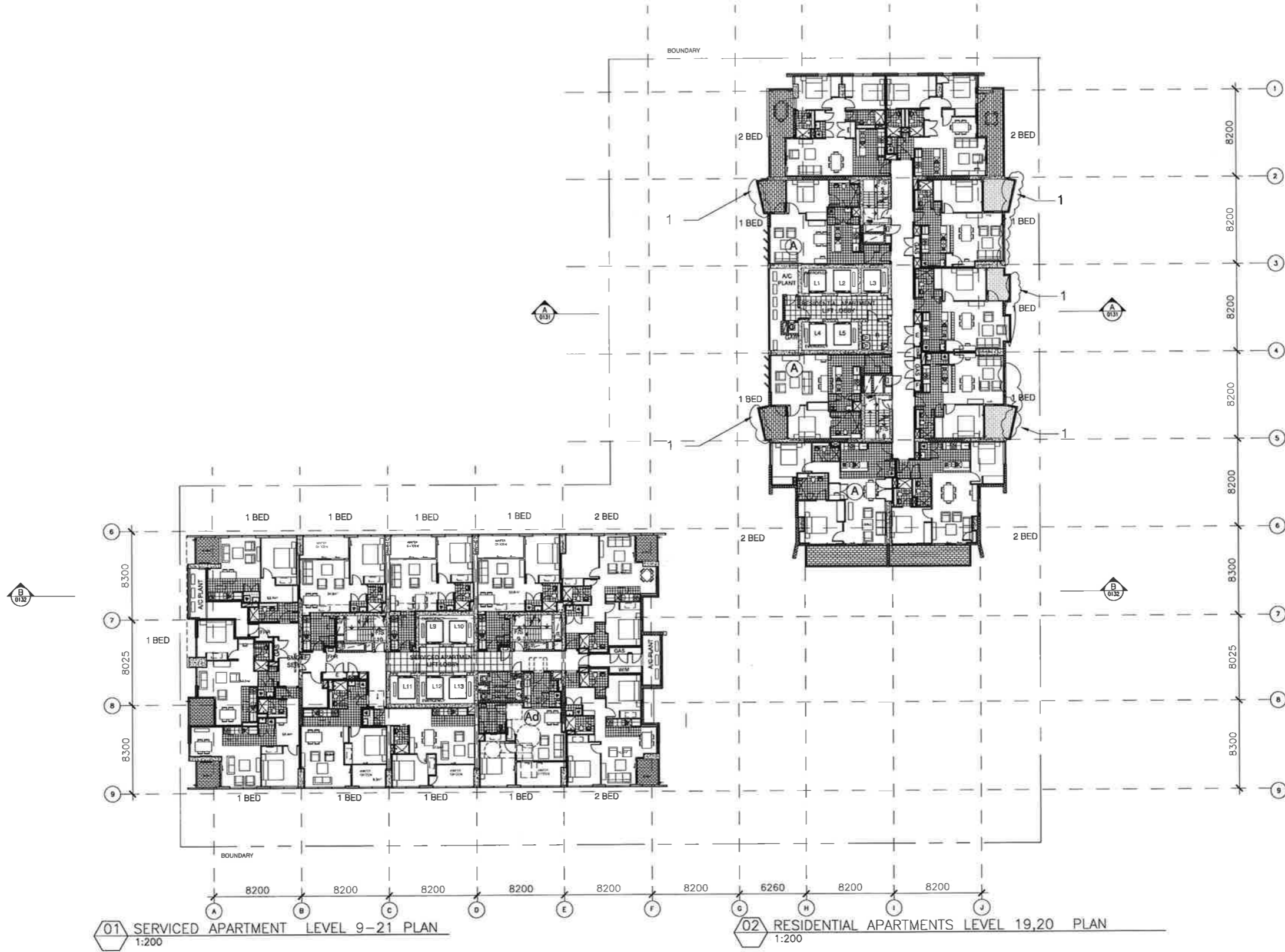
**MERITON THOMAS STREET**  
Thomas Street/ Albert Avenue  
Chatswood NSW 2067

Project No: 212007  
Scale: 1:200@A1;1:400@A3  
Date: 26/4/2012  
Drawn: DH  
Checked: EA  
Approved: SP

LEVEL 10,14,16-18 PLAN

A-0106 A G  
SECTION 75W SUBMISSION

LEGEND  
 2 LOUVER DELETED



01 SERVICED APARTMENT LEVEL 9-21 PLAN  
 1:200

02 RESIDENTIAL APARTMENTS LEVEL 19,20 PLAN  
 1:200

Revisions

A SECTION 75W SUBMISSION 16/2015	
Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of PTW Architects PAL.	
Client	Meriton Group Level 11 Meriton Tower, 328 Kent St Sydney NSW 2000
Architect	PTW Architects <b>PTW</b> Level 13, 9 Castlereagh St Sydney NSW Australia 2000 T 612 9232 5877 F 612 9221 4139 www.ptw.com.au
Contractor	
Consultants	<ul style="list-style-type: none"> <li>Planner -</li> <li>Structural -</li> <li>Services -</li> <li>Landscape -</li> <li>Acoustics -</li> <li>Traffic -</li> </ul>

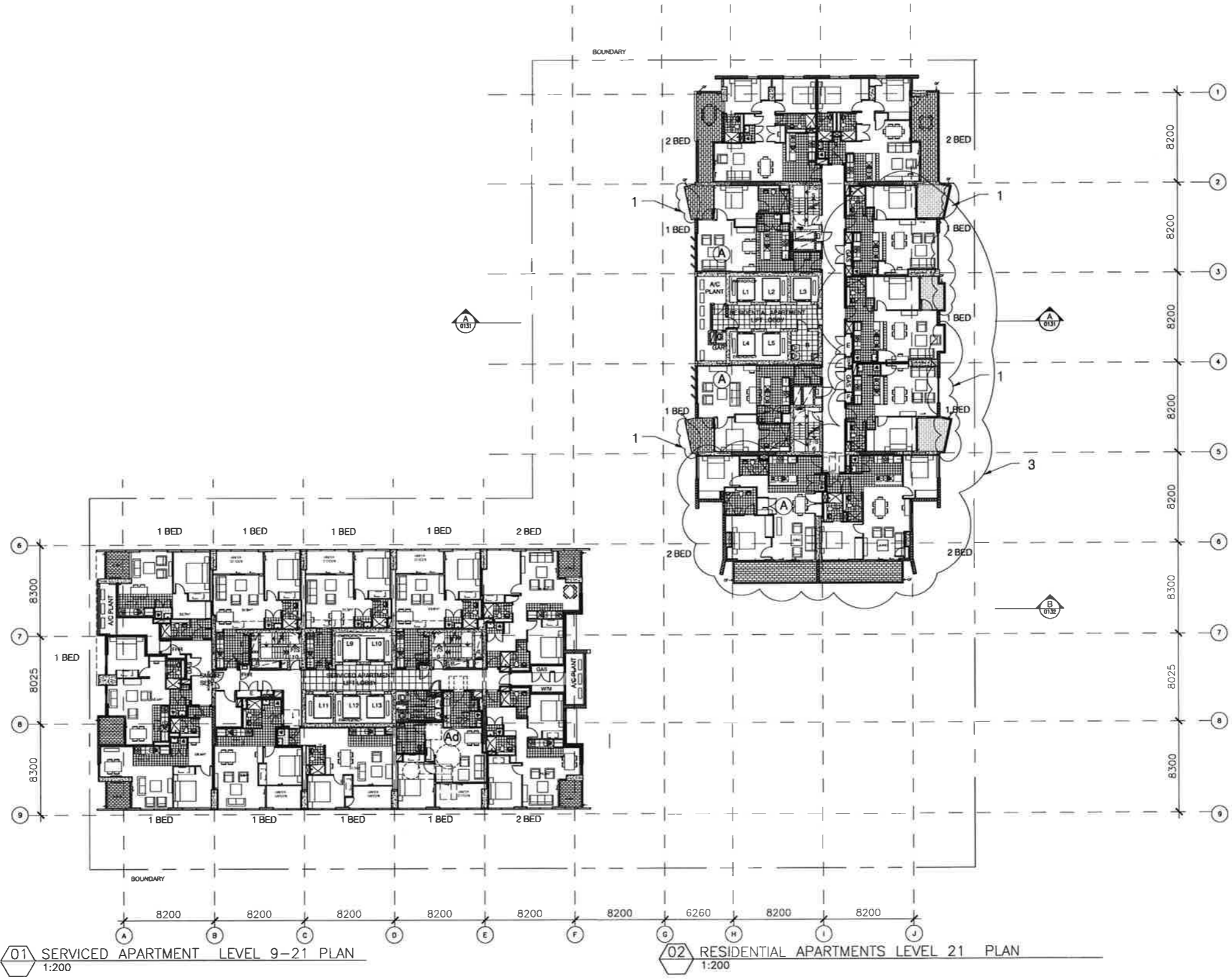
**MERITON THOMAS STREET**  
 Thomas Street/ Albert Avenue  
 Chatswood NSW 2067

Project No.	212007
Scale:	1:200@A1;1:400@A3
Date:	26/4/2012
Drawn	DH
Checked	EA
Approved	SP

LEVEL 19,20 PLAN  
**A-0106 B A**  
 SECTION 75W SUBMISSION

LEGEND

- 1 LOUVER REMOVED
- 3 3 BEDROOM APARTMENTS AS APPROVED



01 SERVICED APARTMENT LEVEL 9-21 PLAN  
1:200

02 RESIDENTIAL APARTMENTS LEVEL 21 PLAN  
1:200

Revisions

A SECTION /R/W SUBMISSION 10/2015

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Client  
Meriton Group  
Level 11 Meriton Tower  
228 Kent St.  
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Architect  
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Contractor

Consultants

- Planner
- Structural
- Services
- Landscape
- Acoustics
- Traffic

**MERITON THOMAS STREET**

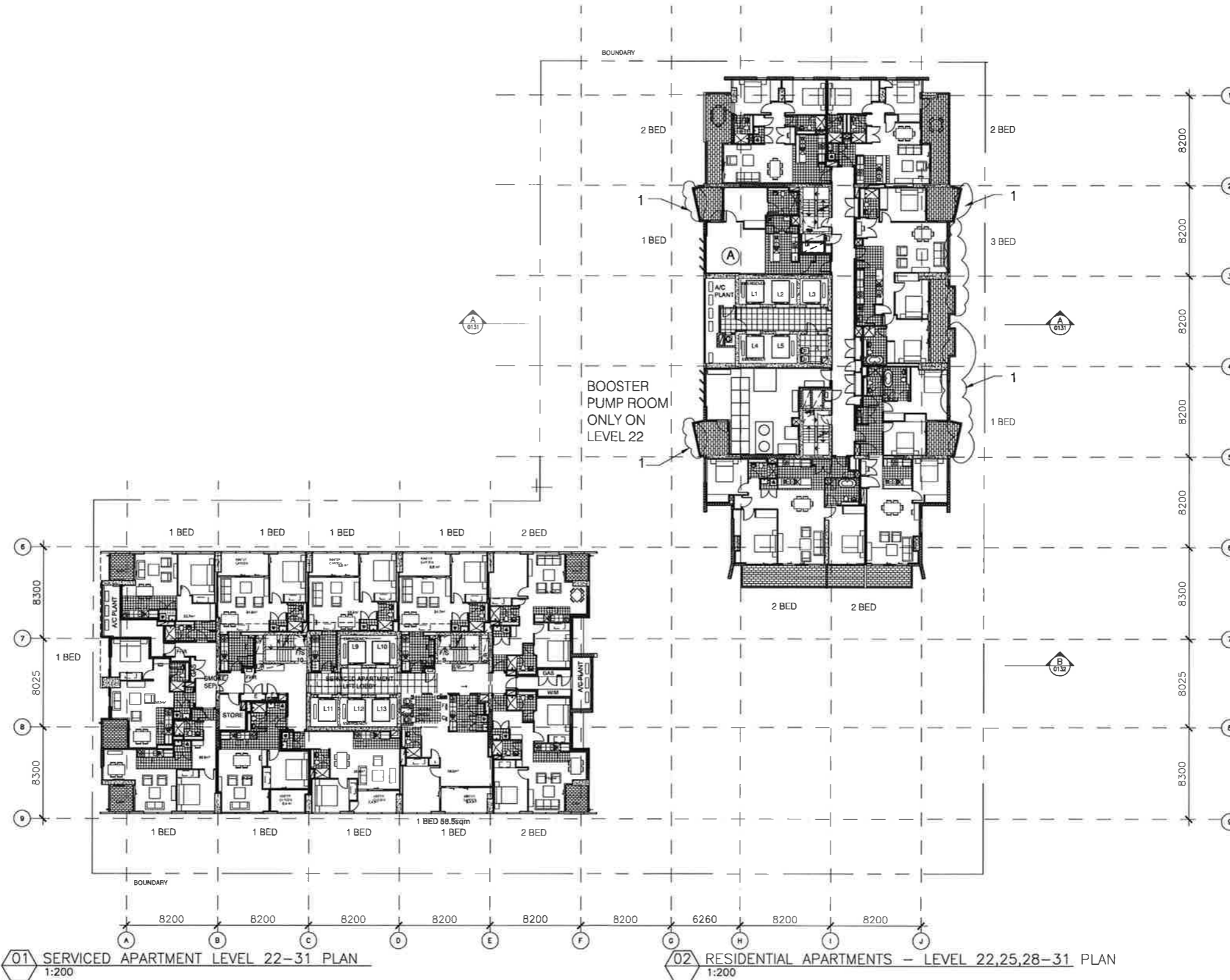
Thomas Street/ Albert Avenue  
Chatswood NSW 2067

Project No. 212007  
Scale: 1:200@A1;1:400@A3  
Date: 26/4/2012  
Drawn: DH  
Checked: EA  
Approved: SP

LEVEL 21 PLAN

A-0106 C A  
SECTION 75W SUBMISSION

LEGEND  
1 LOUVER REMOVED



Revisions

G	SECTION 75W SUBMISSION	10.2015
F	SECTION 75W SUBMISSION	19.06.2014
E	Revised Modification 6	02.12.2013
D	S75W Modification 6	05.2013
C	Section 75W Submission	11.2012
B	EA Submission	18.12.09
A	submitted for Test of adequacy	09.11.09

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Client  
Meriton Group  
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528 Kent St,  
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www.ptw.com.au

Contractor

Consultants  
Planner  
Structural  
Services  
Landscape  
Acoustics  
Traffic

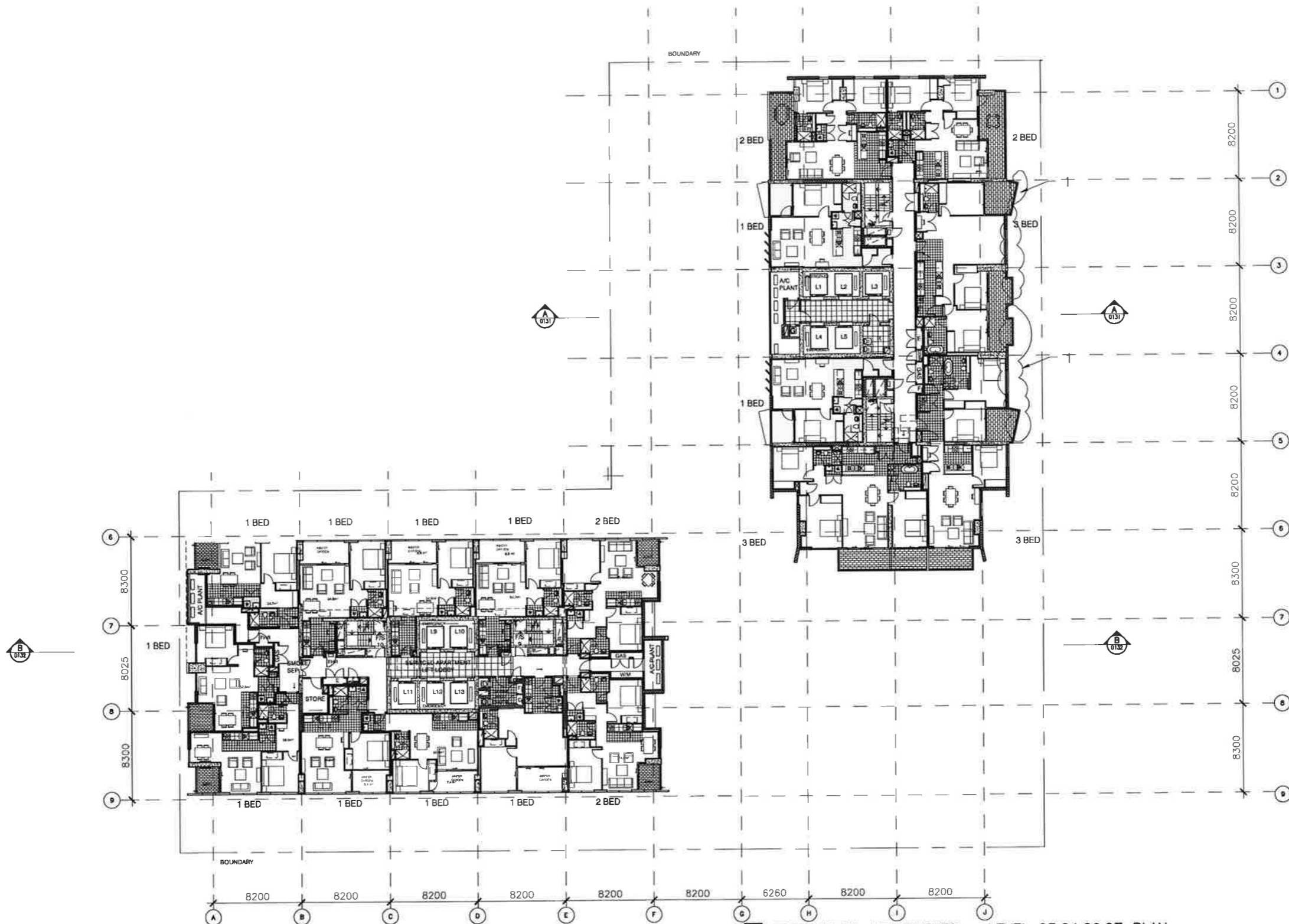
**MERITON THOMAS STREET**  
Thomas Street/ Albert Avenue  
Chatswood NSW 2067

Project No: 212007  
Scale: 1:200@A1:1:400@A3  
Date: 10/9/2009  
Drawn: DH  
Checked: EA  
Approved: SP

LEVEL 22,25,28-31 PLAN

A-0107 G  
SECTION 75W SUBMISSION

LEGEND  
1 LOUVER REMOVED



01 SERVICED APARTMENT LEVEL 22-31 PLAN  
1:200

02 RESIDENTIAL APARTMENTS - LEVEL 23,24,26,27 PLAN  
1:200

Revisions

G SECTION 75W SUBMISSION	12.2015
F SECTION 75W SUBMISSION	19.06.2014
E Revised Modification 6	02.12.2013
D 575W Modification 6	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A submitted for Test of adequacy	09.11.09

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Contractor

Consultants  
Planner -  
Structural -  
Services -  
Landscape -  
Acoustics -  
Traffic -

**MERITON THOMAS STREET**  
Thomas Street/ Albert Avenue  
Chatswood NSW 2067

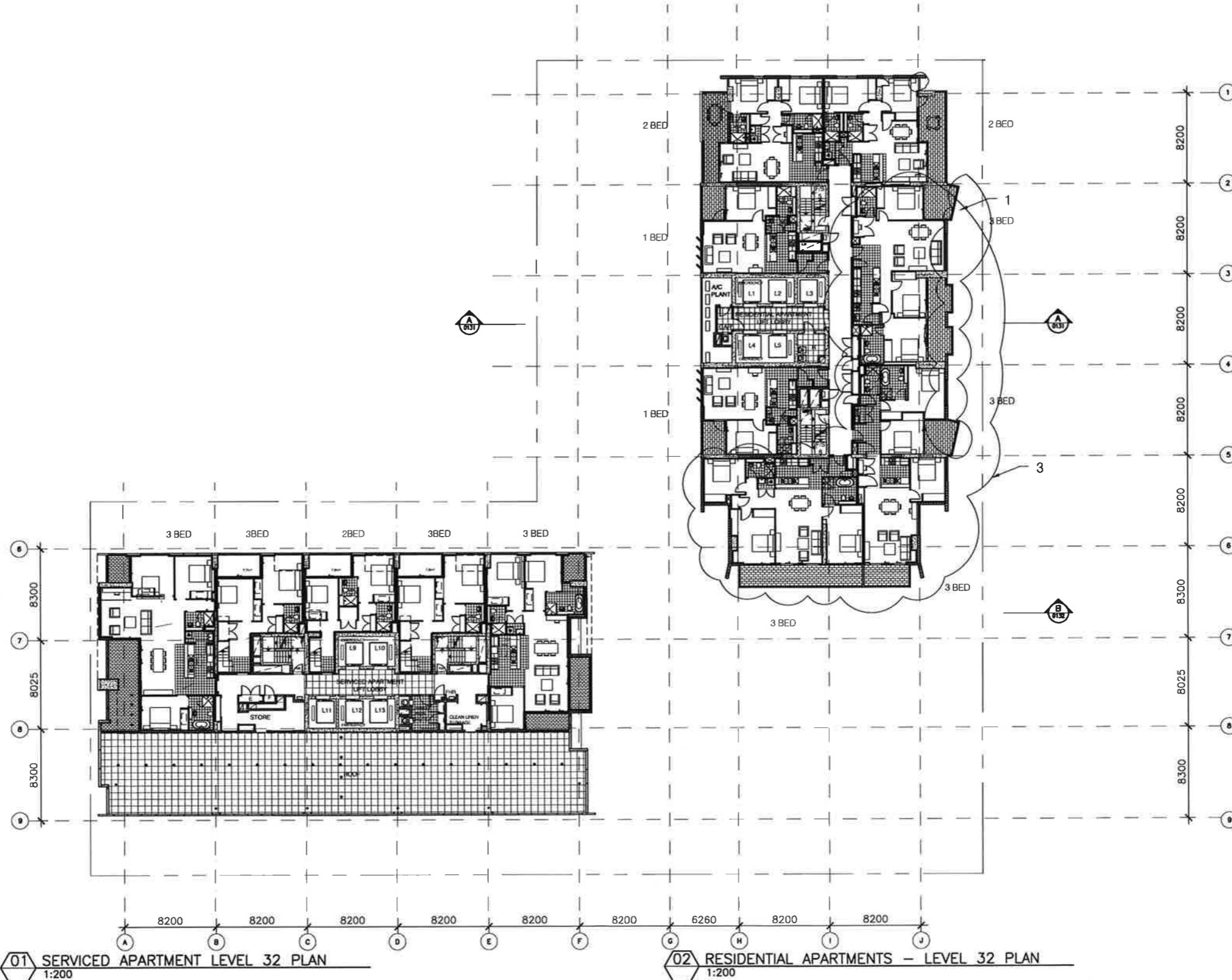
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Date: 10/9/2009  
Drawn: DH  
Checked: EA  
Approved: SP

LEVEL 23,24,26,27 PLAN

A-0107A G  
SECTION 75W SUBMISSION

LEGEND

- 1 LOUVER REMOVED
- 3 3 BEDROOM APARTMENTS AS APPROVED



01 SERVICED APARTMENT LEVEL 32 PLAN  
1:200

02 RESIDENTIAL APARTMENTS - LEVEL 32 PLAN  
1:200

Revisions

G SECTION 75W SUBMISSION	10.2015
F SECTION 75W SUBMISSION	19.06.2014
E Revised Modification #1	02.12.2013
D 575W Modification #	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A submitted for Test of adequacy	09.11.09

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Client  
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Contractor

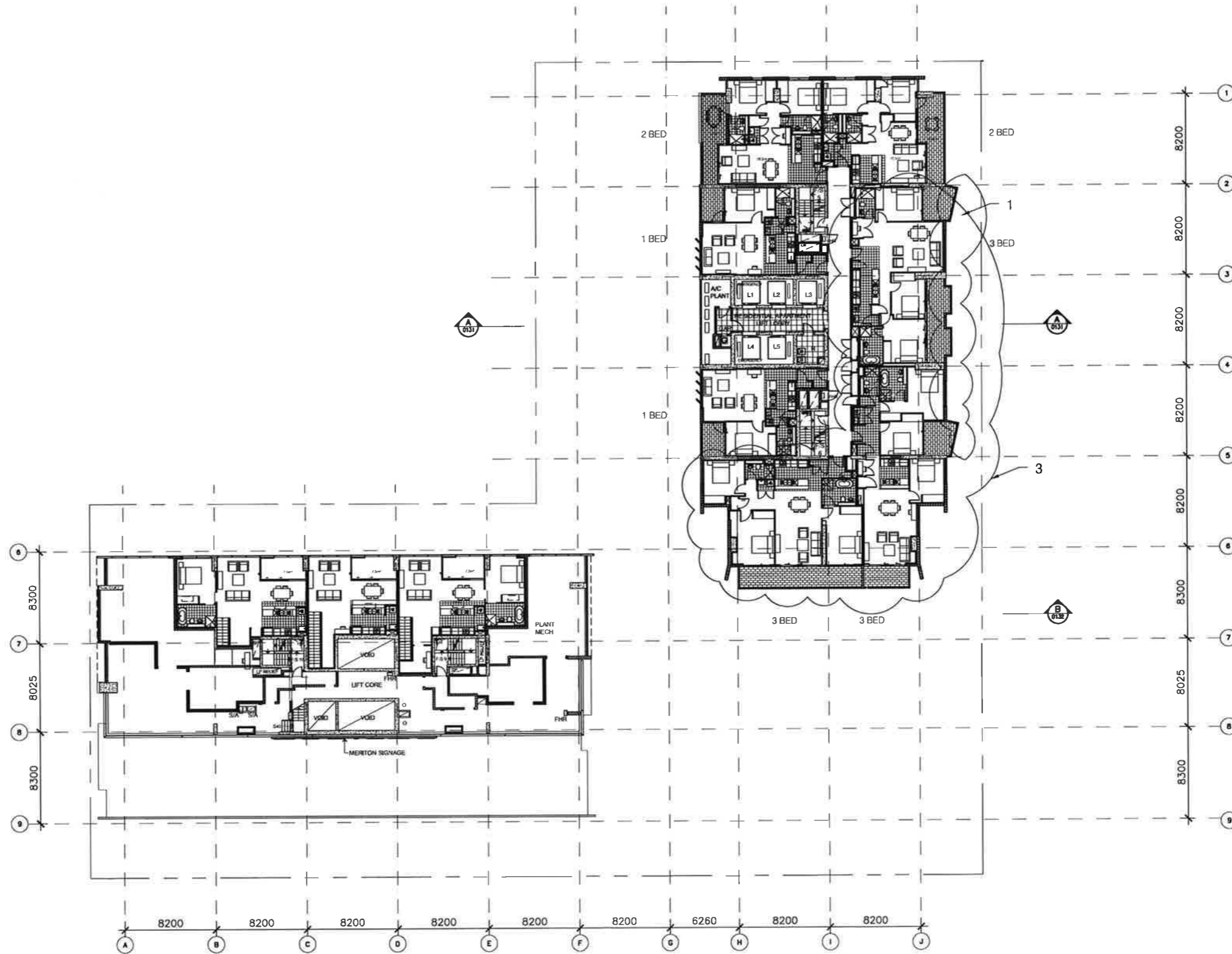
Consultants  
Planner -  
Structural -  
Services -  
Landscape -  
Acoustics -  
Traffic -

**MERITON THOMAS STREET**  
Thomas Street/ Albert Avenue  
Chatswood NSW 2067

Project No. 212007  
Scale: 1:200@A1; 1:400@A3  
Date: 10/9/2009  
Drawn: DH  
Checked: EA  
Approved: SP

LEGEND

- 1 LOUVER REMOVED
- 3 3 BEDROOM APARTMENTS AS APPROVED



01 SERVICED APARTMENT - LEVEL 33  
1:200

02 RESIDENTIAL APARTMENTS - LEVEL 33  
1:200

Revisions

G SECTION 75W SUBMISSION	10.2015
F SECTION 75W SUBMISSION	19.06.2014
E Revised Modification 6	02.12.2013
D 515W Modification 6	05.2013
C Section 75W Submission	11.2012

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Client  
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Contractor

Consultants

- Planner -
- Structural -
- Services -
- Landscape -
- Acoustics -
- Traffic -

**MERITON THOMAS STREET**

Thomas Street/ Albert Avenue  
Chatswood NSW 2067

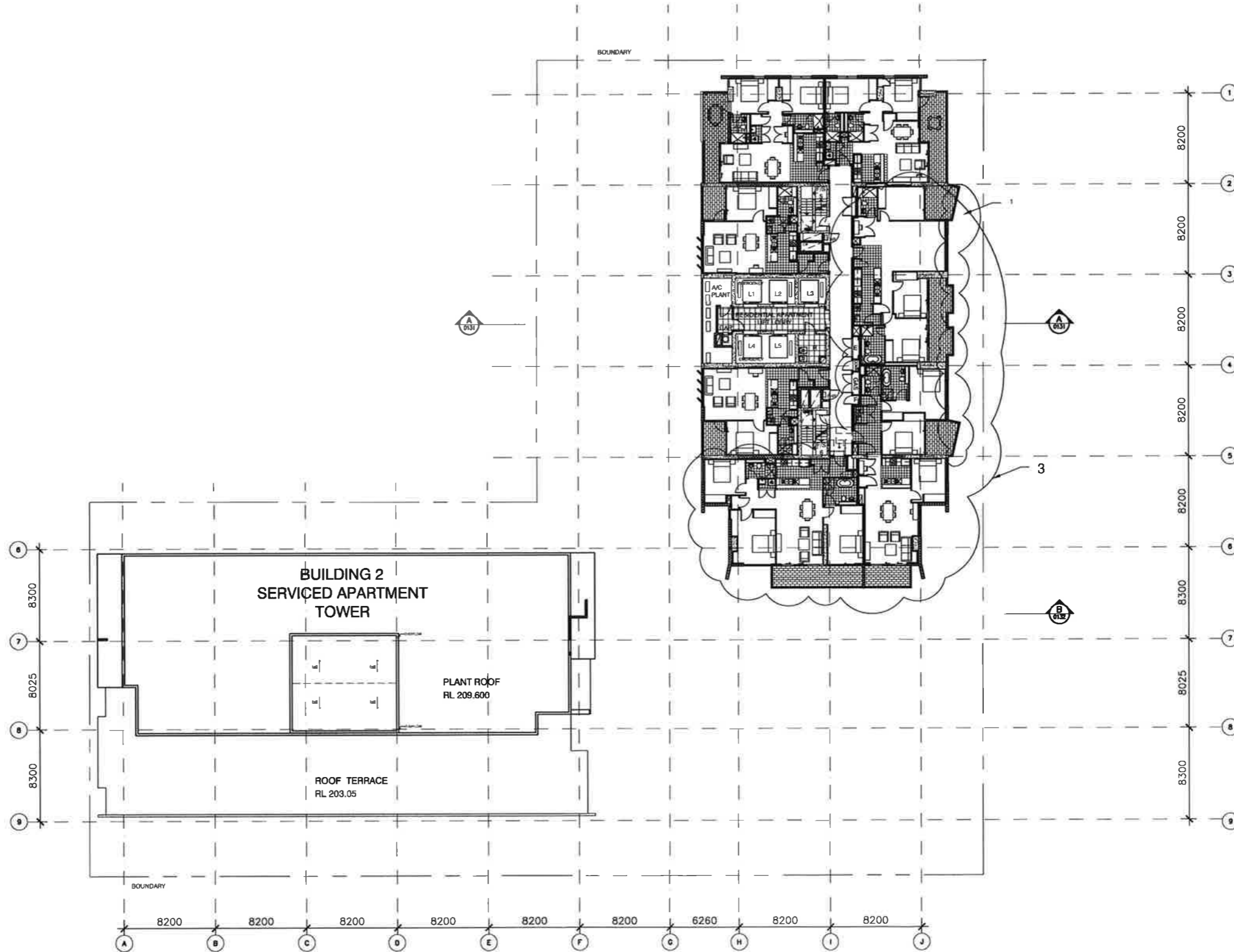
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Date: 10/9/2009  
Drawn: DH  
Checked: EA  
Approved: SP

LEVEL 33 PLAN

A-0109 G  
SECTION 75W SUBMISSION

LEGEND

- 1 LOUVER REMOVED
- 3 3 BEDROOM APARTMENTS AS APPROVED



01 SERVICED APARTMENT LEVEL 34 PLAN  
1:200

02 RESIDENTIAL APARTMENTS LEVEL 34,36 PLAN  
1:200

Revisions

G SECTION 75W SUBMISSION	10.2015
F SECTION 75W SUBMISSION	19.06.2014
E Revised Modification 6	02.12.2013
D 575W Modification 6	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A submitted for Test of adequacy	09.11.09

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Client  
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Contractor

Consultants

- Planner -
- Structural -
- Services -
- Landscape -
- Acoustics -
- Traffic -

**MERITON THOMAS STREET**

Thomas Street/ Albert Avenue  
Chatswood NSW 2067

Project No. 212007  
Scale: 1:200@A1;1:400@A3  
Date: 26/4/2012  
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Approved: SP

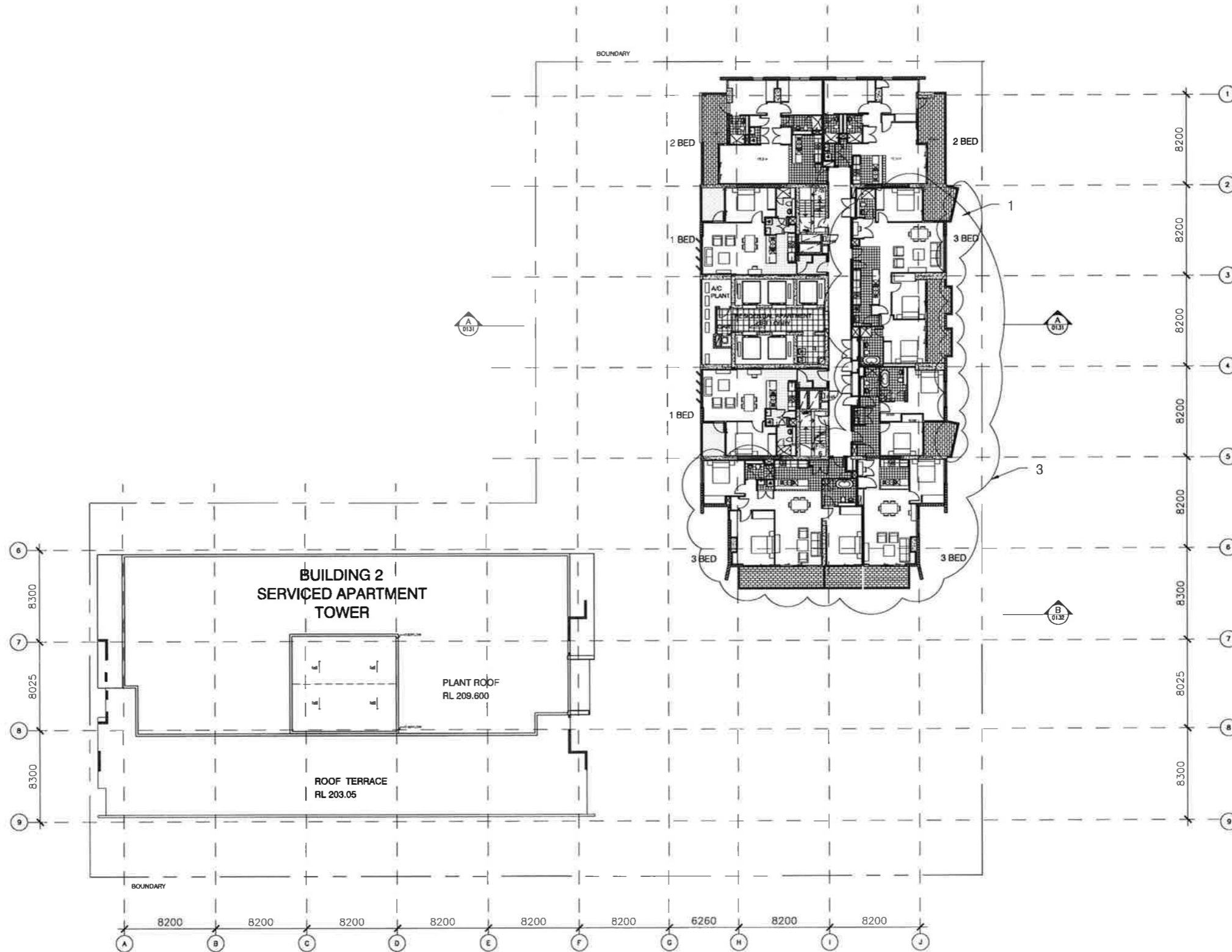
LEVEL 34,36 PLAN

A-0110 G  
SECTION 75W SUBMISSION



LEGEND

- 1 LOUVER REMOVED
- 3 3 BEDROOM APARTMENTS AS APPROVED



01 SERVICED APARTMENT LEVEL 34 PLAN  
1:200

02 RESIDENTIAL APARTMENTS LEVEL 35 PLAN  
1:200

Revisions

G. SECTION 75W SUBMISSION	10.2015
F. SECTION 75W SUBMISSION	19.06.2014
E. Revised Modification 6	02.12.2013
D. 575W Modification 6	05.2013
C. Section 75W Submission	11.2012
B. EA Submission	18.12.09
A. submitted for Test of Adequacy	09.11.09

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Client  
Meriton Group  
Level 11 Meriton Tower  
578 Kent St  
Sydney NSW 2000

Architect  
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www.ptw.com.au

Contractor

Consultants

- Planner +
- Structural +
- Services +
- Landscape +
- Acoustics +
- Traffic +

**MERITON THOMAS STREET**

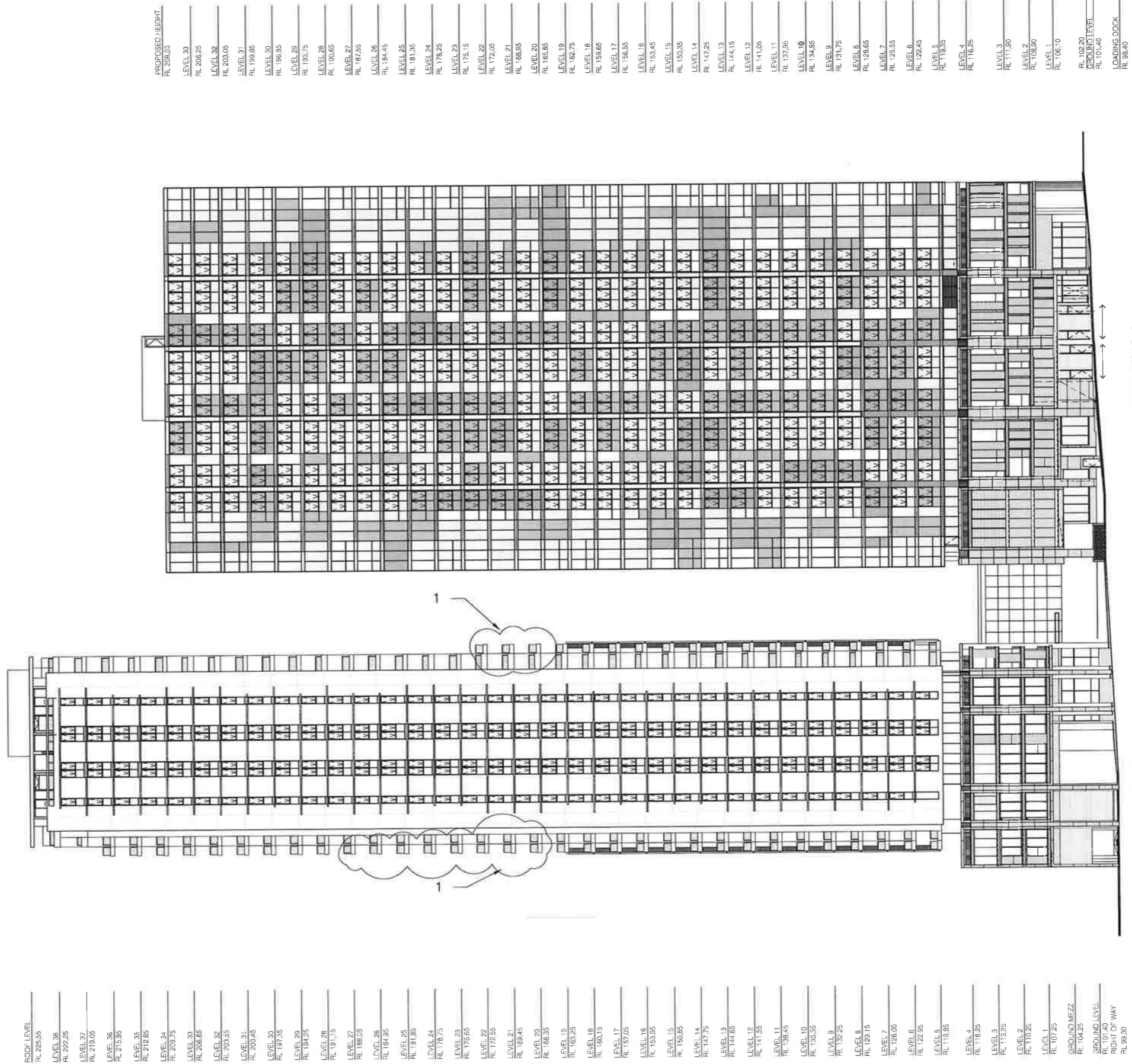
Thomas Street/ Albert Avenue  
Chatswood NSW 2067

Project No. 212007  
Scale: 1:200@A1;1:400@A3  
Date: 28/4/2012  
Drawn: DH  
Checked: EA  
Approved: SP

LEVEL 35 PLAN

A-0110A G  
SECTION 75W SUBMISSION

LEGEND  
 1 LOUVRE DELETED FROM LEVEL 20 AND UP



BUILDING 2

BUILDING 1  
 1 ELEVATION - NORTH  
 1:250

**Revisions**

K SECTION 75W	21.05
J SECTION 75W MODIFICATION 10 & 11 COMBINED	01.2015
H SECTION 75W NOTE ADDED	24.10.2014
G SECTION 75W	22.09.2014
F SECTION 75W SUBMISSION	19.06.2014
E Revisions Modification 6	02.12.2013
D 75W Modification 6	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A submitted for Test of adequacy	09.11.09

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**Client**  
**Meriton Group**  
 Level 11 Meriton Tower,  
 528 Kent St,  
 Sydney NSW 2000

**Architect**  
**PTW Architects**  
**PTW**  
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 Sydney NSW Australia 2000  
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 F 612 9221 4139  
 www.ptw.com.au

**Contractor**

**Consultants**

- Planner
- Structural
- Services
- Landscapes
- Acoustics
- Traffic

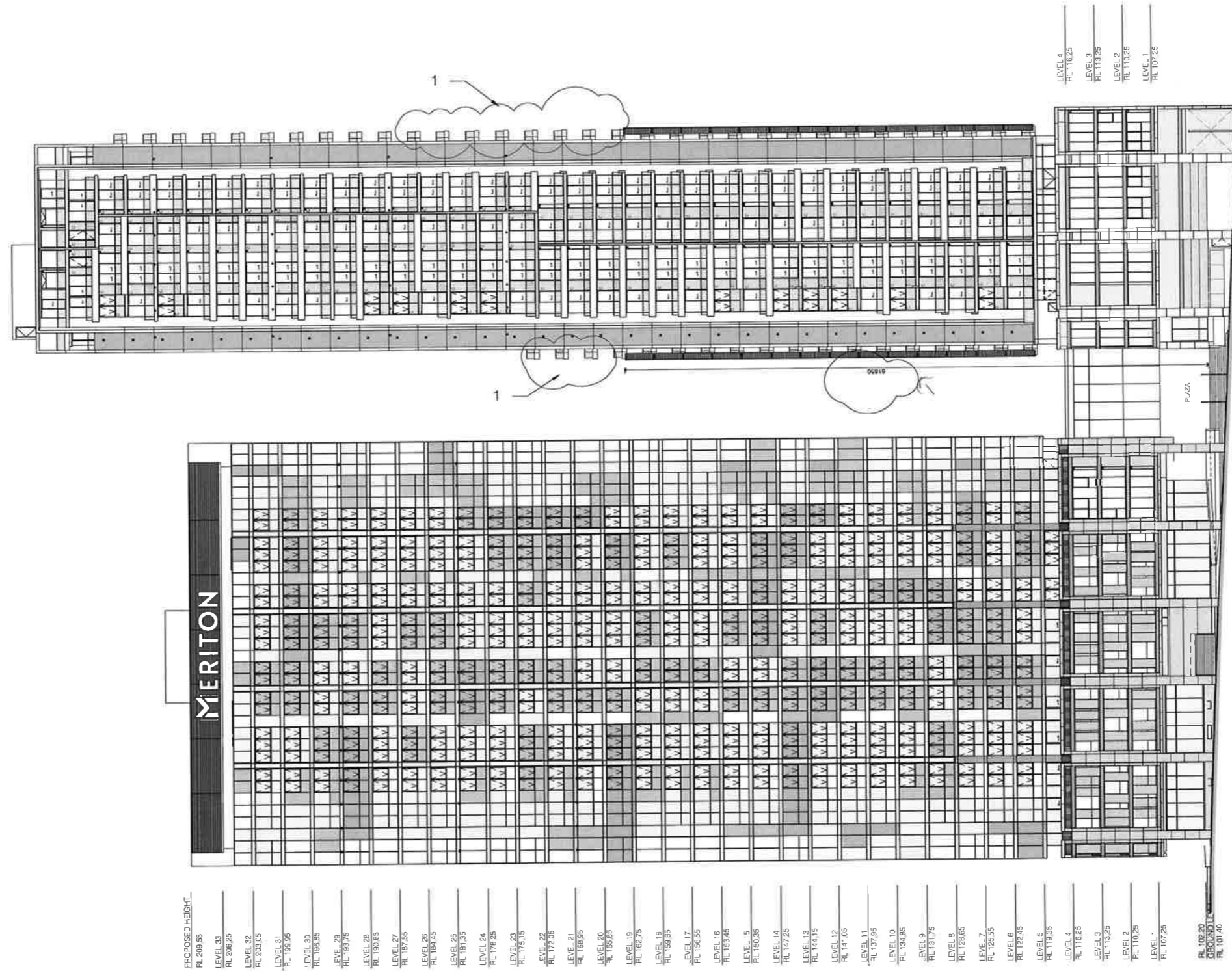
**MERITON THOMAS STREET**  
 Thomas Street/ Albert Avenue  
 Chatswood NSW 2067

Project No. 212007  
 Scale: 1:250@A1;1:500@A3  
 Date: 10/9/2009  
 Drawn AL/LR  
 Checked EA  
 Approved SP

**NORTH ELEVATION**  
**A-0121 K**  
 SECTION 75W SUBMISSION

LEGEND

- 1 LOUVRE DELETED FROM LEVEL 20 AND UP



PROPOSED HEIGHT:

LEVEL 33	RL 209.55
LEVEL 32	RL 206.25
LEVEL 31	RL 203.05
LEVEL 30	RL 199.95
LEVEL 29	RL 196.85
LEVEL 28	RL 193.75
LEVEL 27	RL 190.65
LEVEL 26	RL 187.55
LEVEL 25	RL 184.45
LEVEL 24	RL 181.35
LEVEL 23	RL 178.25
LEVEL 22	RL 175.15
LEVEL 21	RL 172.05
LEVEL 20	RL 168.95
LEVEL 19	RL 165.85
LEVEL 18	RL 162.75
LEVEL 17	RL 159.65
LEVEL 16	RL 156.55
LEVEL 15	RL 153.45
LEVEL 14	RL 150.35
LEVEL 13	RL 147.25
LEVEL 12	RL 144.15
LEVEL 11	RL 141.05
LEVEL 10	RL 137.95
LEVEL 9	RL 134.85
LEVEL 8	RL 131.75
LEVEL 7	RL 128.65
LEVEL 6	RL 125.55
LEVEL 5	RL 122.45
LEVEL 4	RL 119.35
LEVEL 3	RL 116.25
LEVEL 2	RL 113.15
LEVEL 1	RL 110.05
LEVEL 0	RL 107.25
LEVEL 1	RL 107.25
LEVEL 2	RL 110.25
LEVEL 3	RL 113.25
LEVEL 4	RL 116.25
LEVEL 5	RL 119.25
LEVEL 6	RL 122.25
LEVEL 7	RL 125.25
LEVEL 8	RL 128.25
LEVEL 9	RL 131.25
LEVEL 10	RL 134.25
LEVEL 11	RL 137.25
LEVEL 12	RL 140.25
LEVEL 13	RL 143.25
LEVEL 14	RL 146.25
LEVEL 15	RL 149.25
LEVEL 16	RL 152.25
LEVEL 17	RL 155.25
LEVEL 18	RL 158.25
LEVEL 19	RL 161.25
LEVEL 20	RL 164.25
LEVEL 21	RL 167.25
LEVEL 22	RL 170.25
LEVEL 23	RL 173.25
LEVEL 24	RL 176.25
LEVEL 25	RL 179.25
LEVEL 26	RL 182.25
LEVEL 27	RL 185.25
LEVEL 28	RL 188.25
LEVEL 29	RL 191.25
LEVEL 30	RL 194.25
LEVEL 31	RL 197.25
LEVEL 32	RL 200.25
LEVEL 33	RL 203.25

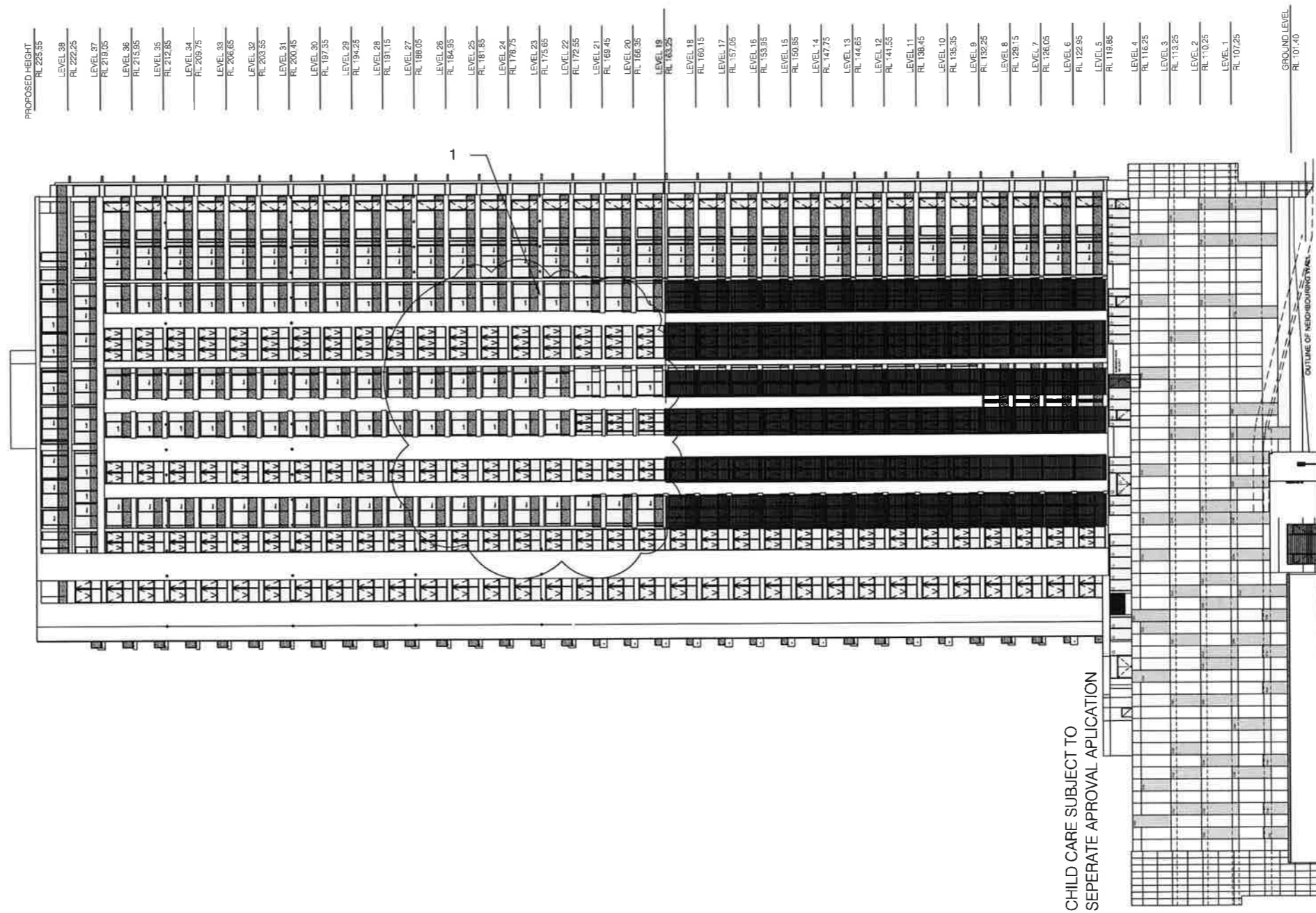
BUILDING 1

BUILDING 2  
1 ELEVATION - SOUTH  
1:250

<p>Revisions</p> <table border="1"> <tr><td>K</td><td>SECTION 7SW</td><td>— 2018</td></tr> <tr><td>J</td><td>SECTION 7SW MODIFICATION 13 &amp; 14 COMBINED</td><td>01.2015</td></tr> <tr><td>H</td><td>SECTION 7SW NOTE ADDED</td><td>24.10.2014</td></tr> <tr><td>G</td><td>SECTION 7SW</td><td>22.09.2014</td></tr> <tr><td>F</td><td>SECTION 7SW SUBMISSION</td><td>19.08.2014</td></tr> <tr><td>E</td><td>Revised Modification 6</td><td>02.12.2013</td></tr> <tr><td>D</td><td>5SW Modification 6</td><td>05.2013</td></tr> <tr><td>C</td><td>Section 7SW Submission</td><td>11.2012</td></tr> <tr><td>B</td><td>EA Submission</td><td>18.12.09</td></tr> <tr><td>A</td><td>submitted for Test of adequacy</td><td>09.11.09</td></tr> </table>		K	SECTION 7SW	— 2018	J	SECTION 7SW MODIFICATION 13 & 14 COMBINED	01.2015	H	SECTION 7SW NOTE ADDED	24.10.2014	G	SECTION 7SW	22.09.2014	F	SECTION 7SW SUBMISSION	19.08.2014	E	Revised Modification 6	02.12.2013	D	5SW Modification 6	05.2013	C	Section 7SW Submission	11.2012	B	EA Submission	18.12.09	A	submitted for Test of adequacy	09.11.09
K	SECTION 7SW	— 2018																													
J	SECTION 7SW MODIFICATION 13 & 14 COMBINED	01.2015																													
H	SECTION 7SW NOTE ADDED	24.10.2014																													
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<p>Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of PTW Architects P/L.</p>																															
<p>Client <b>Meriton Group</b> Level 55 Meriton Tower, 538 Kent St Sydney NSW 2000</p>	<p>Architect <b>PTW</b> PTW Architects Level 13, 9 Castlereagh St Sydney NSW Australia 2000 T 612 9232 5877 F 612 9221 4139 www.ptw.com.au</p>																														
<p>Contractor</p>	<p>Consultants Planner Structural Services Landscape Acoustics Traffic</p>																														
<p><b>MERITON THOMAS STREET</b> Thomas Street/ Albert Avenue Chatswood NSW 2067</p>																															
<p>Project No.: 212007 Scale: 1:250@A1;1:500@A3 Date: 10/9/2009 Drawn: ALLR Checked: EA Approved: SP</p>																															
<p>SOUTH ELEVATION <b>A-0122 K</b> SECTION 7SW SUBMISSION</p>																															

LEGEND

1 LOUVRE DELETED FROM LEVEL 20 AND UP



1 BUILDING 1 ELEVATION-EAST  
1:250

Revisions

G	SECTION 75W SUBMISSION	10.2015
F	SECTION 75W SUBMISSION	19.06.2014
E	Revised Modification 6	02.12.2013
D	S70W Modification 6	05.2013
C	Section 75W Submission	11.2012
B	EA Submission	18.12.08
A	submitted for Test of adequacy	09.11.08

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Client  
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Level 11 Meriton Tower,  
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Contractor

- Consultants
- Planner -
  - Structural -
  - Services -
  - Landscape -
  - Acoustics -
  - Traffic -

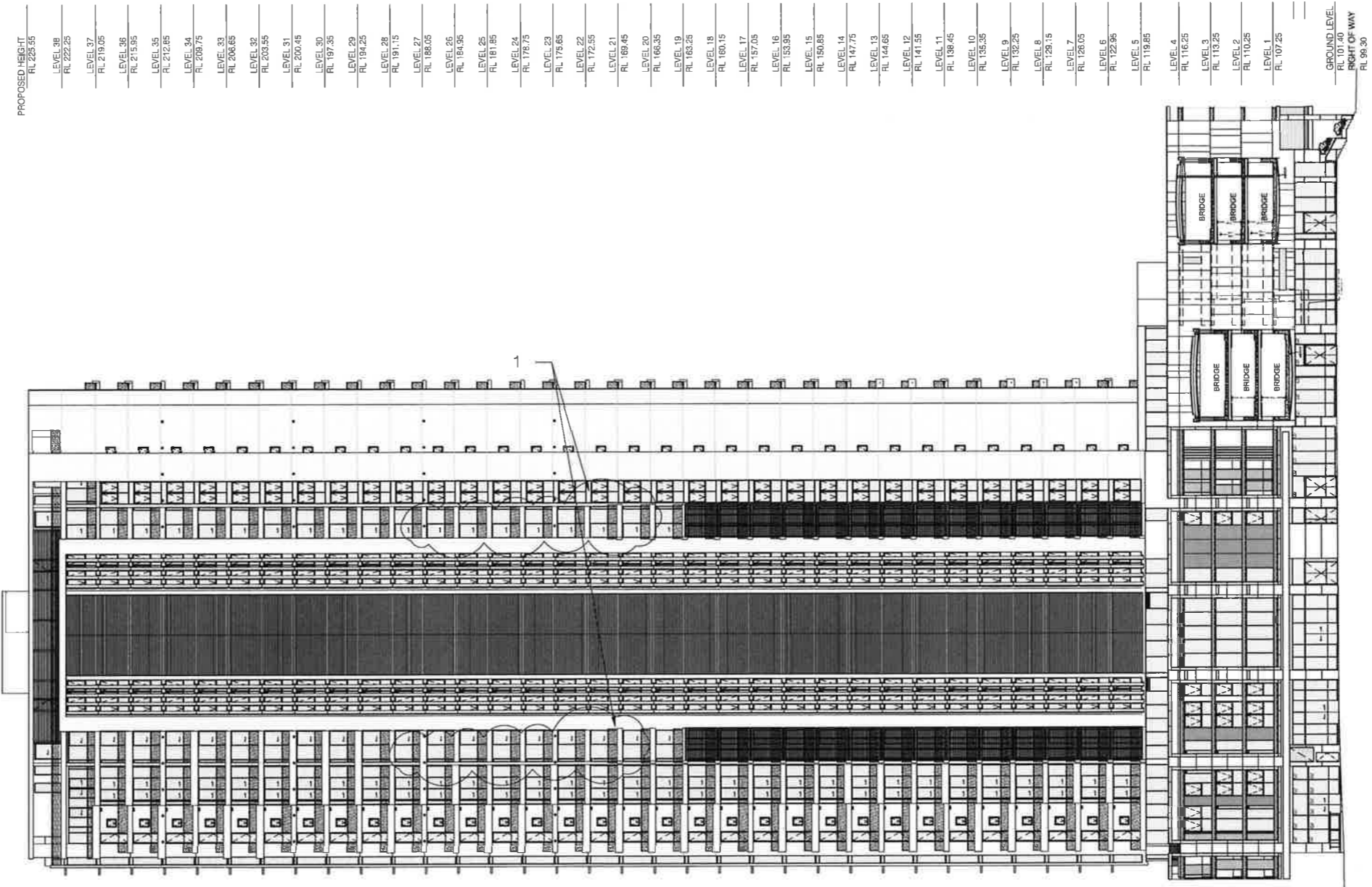
**MERITON THOMAS STREET**  
Thomas Street/ Albert Avenue  
Chatswood NSW 2067

Project No. 212007  
Scale: 1:250@A1;1:500@A3  
Date: 10/9/2009  
Drawn AL/KP  
Checked EA  
Approved SP

BUILDING 1  
ELEVATION - EAST  
A-0123 G  
SECTION 75W SUBMISSION

LEGEND

- 1 LOUVRE DELETED FROM LEVEL 20 AND UP



1 BUILDING 1 ELEVATION--WEST  
1:250

Revisions	
K SECTION 75W	---2015
J SECTION 75W MODIFICATION 13&14 COMBINED	01.2015
H SECTION 75W NOTE ADDED	24.10.2014
G SECTION 75W	22.09.2014
F SECTION 75W SUBMISSION	19.06.2014
E Revised Modification 6	02.12.2013
D S75W Modification 6	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A submitted for Test of adequacy	09.11.09

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Client  
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Contractor

Consultants  
Planner -  
Structural -  
Services -  
Landscape -  
Acoustics -  
Traffic -

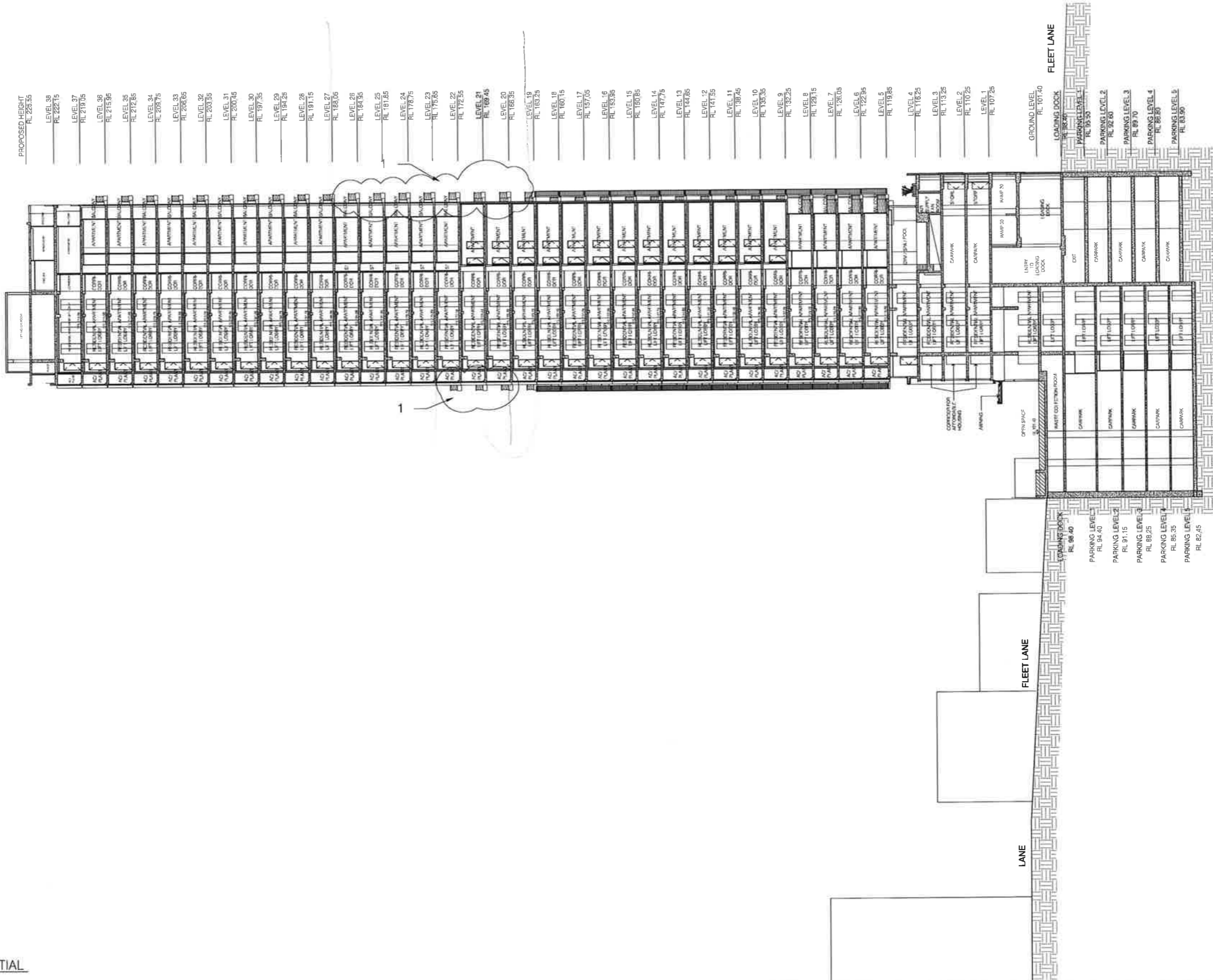
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Project No. 212007  
Scale: 1:250@A1; 1:500@A3  
Date: 10/9/2009  
Drawn AL/KP  
Checked EA  
Approved SP

**BUILDING 1  
ELEVATION - WEST  
A-0125 K  
SECTION 75W SUBMISSION**

LEGEND

1 LOUVRE DELETED FROM LEVEL 20 AND UP



PROPOSED HEIGHT  
RL 225.35

LEVEL 39  
RL 222.15

LEVEL 37  
RL 219.05

LEVEL 36  
RL 215.95

LEVEL 35  
RL 212.85

LEVEL 34  
RL 209.75

LEVEL 33  
RL 206.65

LEVEL 32  
RL 203.55

LEVEL 31  
RL 200.45

LEVEL 30  
RL 197.35

LEVEL 29  
RL 194.25

LEVEL 28  
RL 191.15

LEVEL 27  
RL 188.05

LEVEL 26  
RL 184.95

LEVEL 25  
RL 181.85

LEVEL 24  
RL 178.75

LEVEL 23  
RL 175.65

LEVEL 22  
RL 172.55

LEVEL 21  
RL 169.45

LEVEL 20  
RL 166.35

LEVEL 19  
RL 163.25

LEVEL 18  
RL 160.15

LEVEL 17  
RL 157.05

LEVEL 16  
RL 153.95

LEVEL 15  
RL 150.85

LEVEL 14  
RL 147.75

LEVEL 13  
RL 144.65

LEVEL 12  
RL 141.55

LEVEL 11  
RL 138.45

LEVEL 10  
RL 135.35

LEVEL 9  
RL 132.25

LEVEL 8  
RL 129.15

LEVEL 7  
RL 126.05

LEVEL 6  
RL 122.95

LEVEL 5  
RL 119.85

LEVEL 4  
RL 116.75

LEVEL 3  
RL 113.65

LEVEL 2  
RL 110.55

LEVEL 1  
RL 107.45

LANE

FLEET LANE

FLEET LANE

GROUND LEVEL  
RL 101.40

LOADING DOCK  
RL 99.50

PARKING LEVEL  
RL 95.50

PARKING LEVEL 2  
RL 92.00

PARKING LEVEL 3  
RL 89.70

PARKING LEVEL 4  
RL 86.80

PARKING LEVEL 5  
RL 83.90

Revisions	
G SECTION 75W SUBMISSION	10.2015
F SECTION 75W SUBMISSION	19.06.2014
E Revision Mock/condition #	02.12.2013
D S75W Modification B	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A Submitted for Test of Adequacy	09.11.09

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Client Meriton Group Level 11 Meriton Tower, 528 Kent St Sydney NSW 2000	<b>PTW</b>
Architect PTW Architects Level 13, 9 Castlereagh St Sydney NSW Australia 2000 T 612 8232 5877 F 612 8221 4139 www.ptw.com.au	
Contractor	
Consultants	
Planner	*
Structural	*
Services	*
Landscape	*
Acoustics	*
Traffic	*

<b>MERITON THOMAS STREET</b>	
Thomas Street/ Albert Avenue Chatswood NSW 2067	
Project No.	212007
Scale:	1:250@A1;1:500@A3
Date:	10/9/2009
Drawn	AL/KP
Checked	EA
Approved	SP

**SECTION - BUILDING 1 (RESIDENTIAL)**  
**A-0131 G**  
SECTION 75W SUBMISSION

## Fiona Gibson

---

**From:** Fiona Gibson  
**Sent:** Thursday, 17 December 2015 1:30 PM  
**To:** 'Norelle Jones'  
**Subject:** FW: MP09\_0066 MOD 17 16 Thomas St, Chatswood  
**Attachments:** A-0107A-L23-proposed MOD 17.pdf; A-0107A-Rev F - L23, 24,25,26,27 dated 19.06.2014- approved MOD 13 and 14.pdf

**Importance:** High

Hi Norelle

I'm finalising the modified instrument. The proposed Plan A-0107A- Rev F (Levels 23,24,26,27) is still dated 19.06.2014 Which is the same as the previous plan approved under MOD 13 & 14 A-107A-Rev F (levels 23,24,26,27) also still dated 19.06.2014 (see attached).

Obviously, however the proposed Plan shows the removal of the louvres at these levels.

How do you want to rectify this or do you want to issue another plan A-0107A- Rev F (Levels 23,24,26,27) with a new date/revision number?

If you can get me the new eastern elevation plan A-0123 and address the above by this afternoon that would be great

Thanks very much

Fiona

---

**From:** Fiona Gibson  
**Sent:** Wednesday, 16 December 2015 12:28 PM  
**To:** 'Norelle Jones'  
**Subject:** FW: MP09\_0066 MOD 17 16 Thomas St, Chatswood

Hi Norelle

I left a phone message on your phone a short time ago.

The attached combined plans. A-0123 – G Eastern Elevation does not include louvres on Level 18. As per the submitted planning report this was not outlined for removal of Louvres at Level 18.

The floor plan layout for Level 18 does include louvres.

Are you please able to provide amended architectural plan for the eastern elevation.

Give me a call on 9228 6371 if you need me to clarify, we are in final stages of reviewing assessment prior to a recommendation to the Planning Assessment Commission.

Kind Regards,

Fiona

---

**From:** Norelle Jones [<mailto:norellej@meriton.com.au>]  
**Sent:** Thursday, 10 December 2015 2:31 PM  
**To:** Fiona Gibson  
**Cc:** Natasha Harras  
**Subject:** MP09\_0066 MOD 17 16 Thomas St, Chatswood

Hi Fiona,

Please see attached letter with respect to our current MOD17 application. This explains the discrepancies between the approved floorplans and the revised plans. A revised elevation drawing has also been prepared to address the inconsistency with the floor plans at Levels 19-21.

Please let me know if you have any questions about this.

Kind regards,

**Norelle Jones**  
Senior Town Planner



**Direct** +61 2 9287 2509 | **Mobile** +61 404 350 415  
[norellej@meriton.com.au](mailto:norellej@meriton.com.au) | [meriton.com.au](http://meriton.com.au)

**Meriton Group**  
Level 11, Meriton Tower, 528 Kent St, Sydney 2000  
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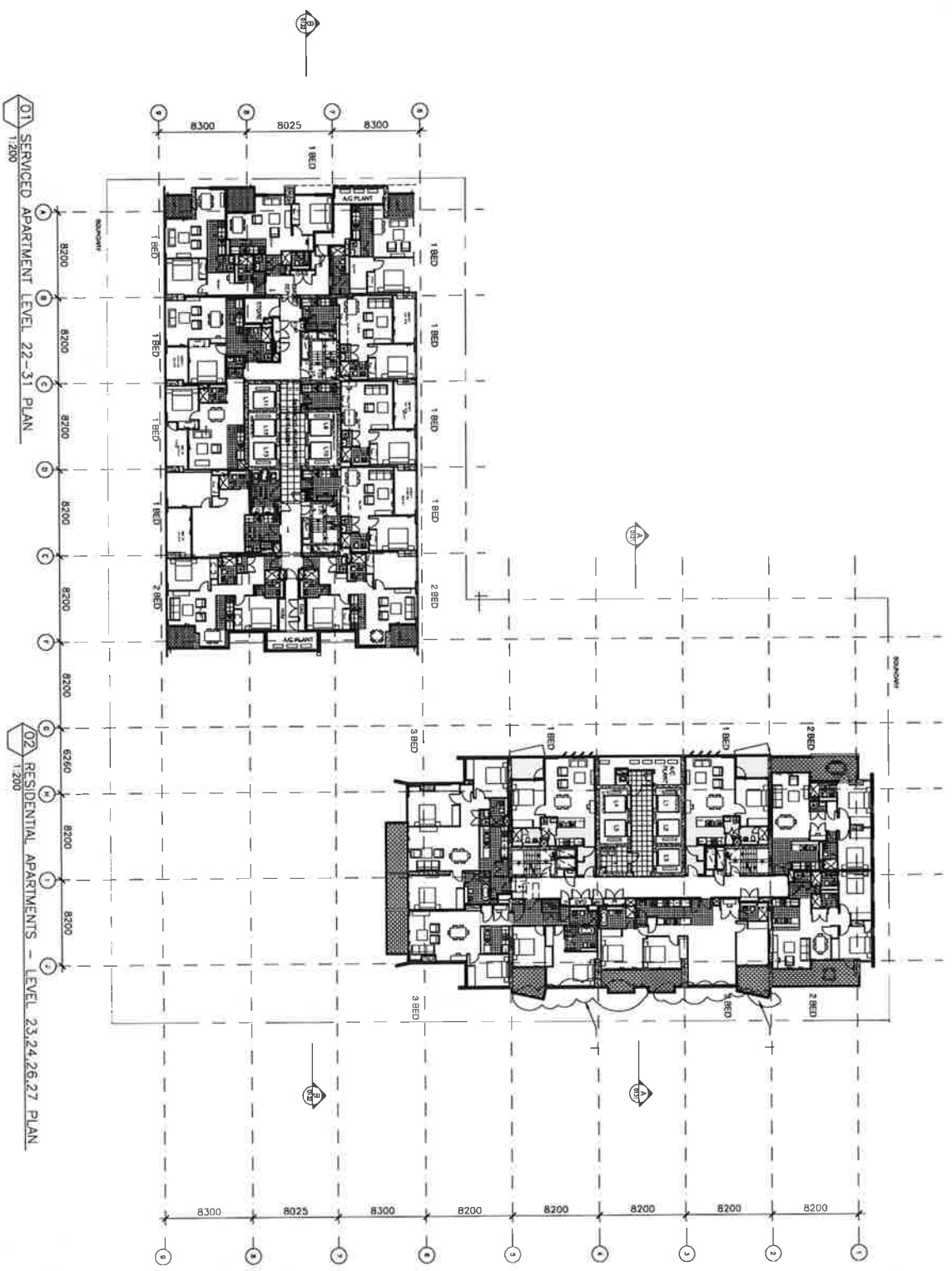
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This email has been scanned by the Symantec Email Security.cloud service.

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LEGEND  
1 LOUVER REMOVED



SECTION	DATE
A. Additions	09/11/07
B. Alterations	02/12/04
C. Repairs	02/12/04
D. Structural	14/01/04
E. Services	14/01/04
F. Other	14/01/04

**Client**  
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100/100 Merton Street  
Merton NSW 2207

**Architect**  
PTW Architects  
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Sydney NSW Australia 2000  
F 61 9271 4139  
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**Contractor**  
Merrion Group  
100/100 Merton Street  
Merton NSW 2207

**Project No.** 271307  
**Scale:** 1:200 (A1), 1:400 (A3)  
**Date:** 10/07/09  
**Checked:** EA  
**Approved:** SP



LEVEL 23, 24, 26, 27 PLAN  
A-0107A F  
SECTION 75W SUBMISSION





Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 13 + 14 granted on the 23/01/2015

in respect to MP 09 0066

Signed: [Signature]

Sheet No. 13 of 33

1. Section 75W Submission	19/08/14
2. Section 75W Submission	02/12/14
3. Section 75W Submission	08/03/15
4. Section 75W Submission	11/07/15
5. Section 75W Submission	18/12/14
6. Section 75W Submission	23/11/14

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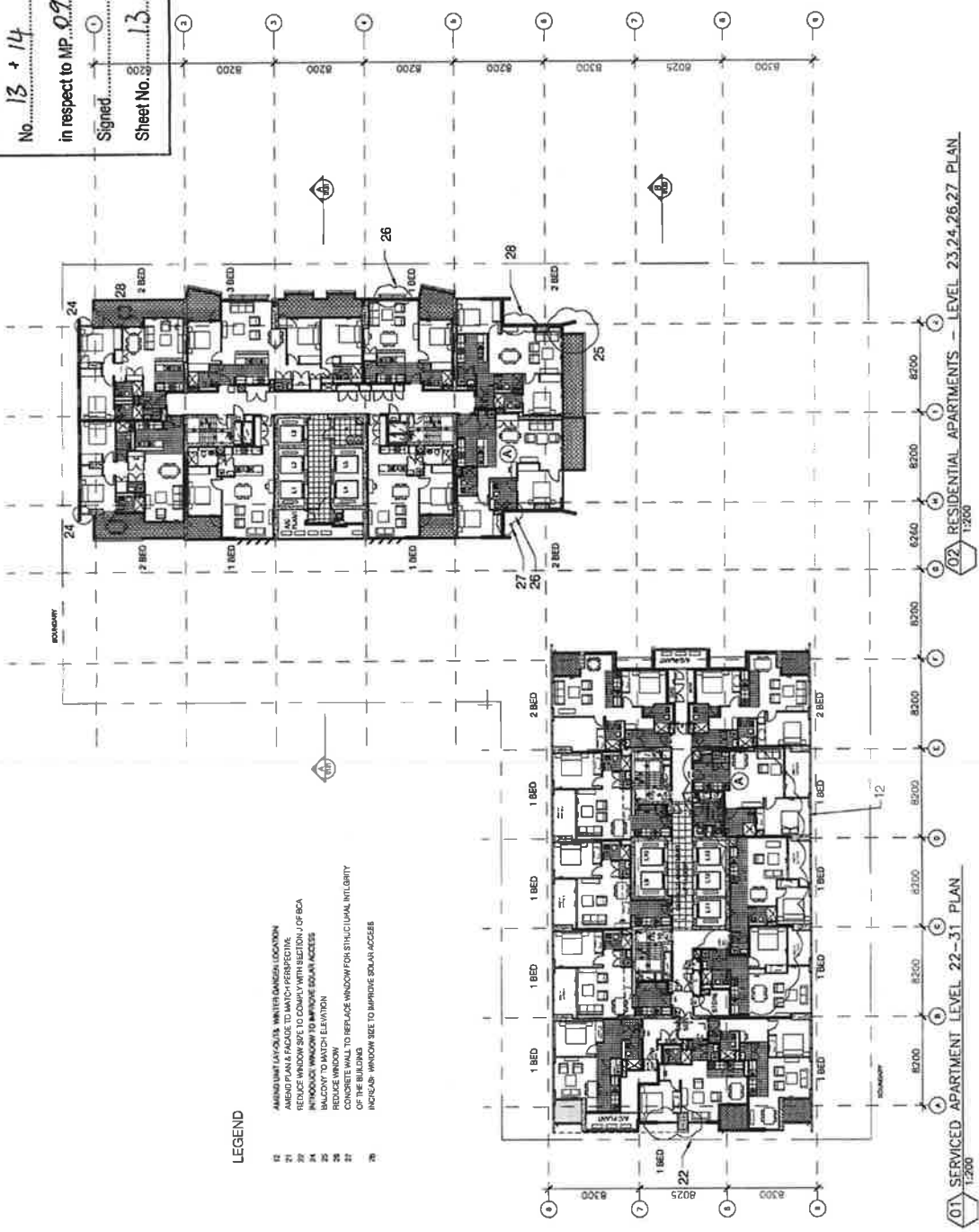
Architect  
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P 612 6222 2977  
F 612 6222 2978  
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Consultants  
Name  
Service  
Landscape  
Architect  
Traffic

MERTON THOMAS STREET  
Thomas Street/Abory Avenue  
Cherrywood NSW 2687

Project No: 2/15077  
Scale: 1:200 (A1) 1:400 (A2)  
Date: 19/08/2015  
Checked: EA  
Approved: SP

LEVEL 23,24,26,27 PLAN  
A-0107A F  
SECTION 75W SUBMISSION



LEGEND

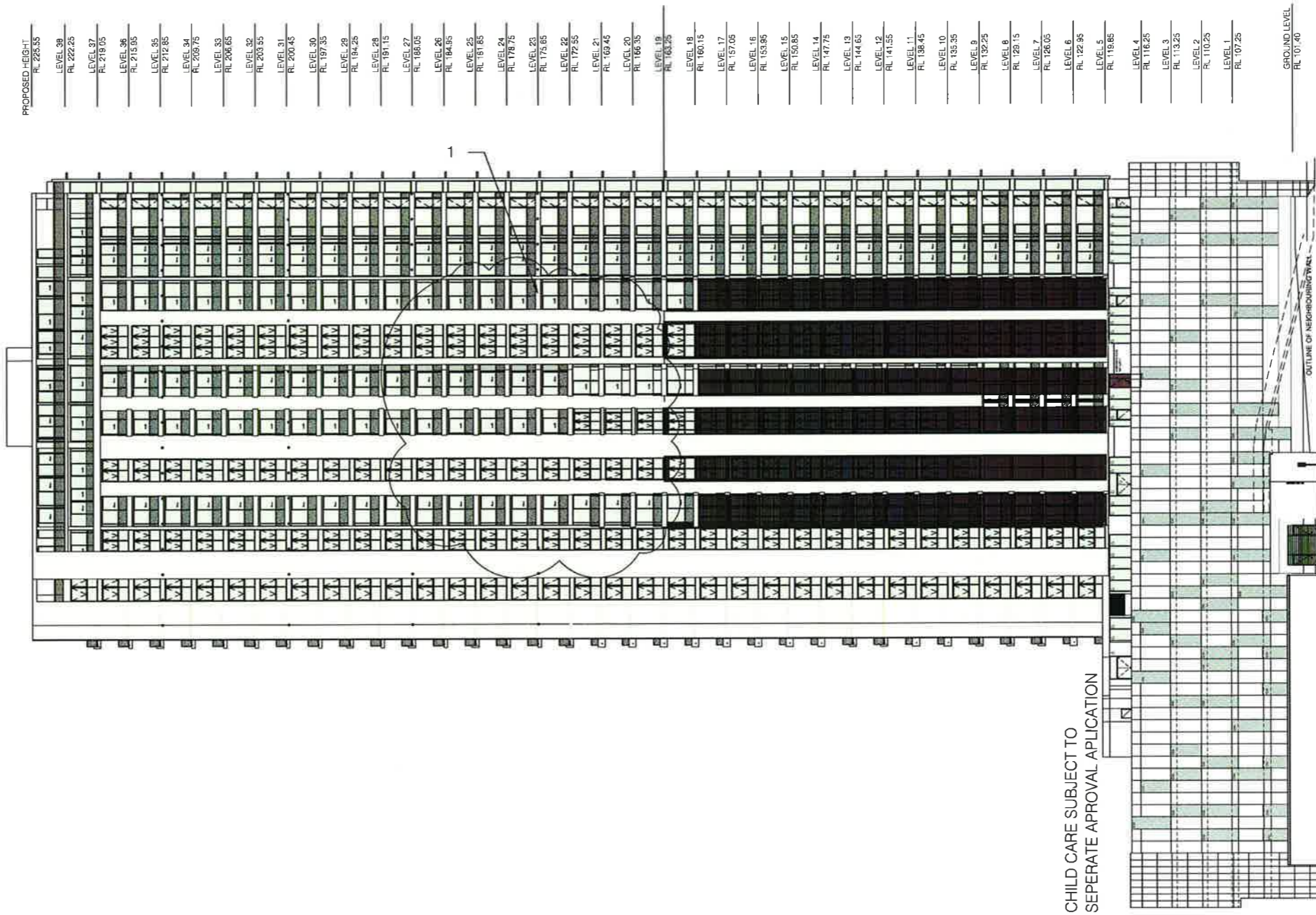
- 01 SERVICED APARTMENT LEVEL 22-31 PLAN
- 02 RESIDENTIAL APARTMENTS - LEVEL 23,24,26,27 PLAN
- AMENDMENT LOCATES WINTER GARDEN LOCATION
- AMEND PLANS & FACADE TO MATCH PERSPECTIVE
- REDUCE WINDOW SIZE TO COMPLY WITH SECTION J OF BCA
- INTRODUCE WINDOW TO IMPROVE EQUAL ACCESS
- BALCONY TO MATCH ELEVATION
- CONCRETE WALL TO REPLACE WINDOW FOR STRUCTURAL INTEGRITY OF THE BUILDING
- INCREASE WINDOW SIZE TO IMPROVE EQUAL ACCESS





LEGEND

1 LOUVRE DELETED FROM LEVEL 20 AND UP



Level 18 should have louvres installed shown!  
 Waiting on A-0123 Footprint Elevation

1 BUILDING 1 ELEVATION-EAST  
 1:250

Revisions

G	SECTION 75W SUBMISSION	10.2015
F	SECTION 75W SUBMISSION	19.06.2014
E	Revised Modification 6	02.12.2013
D	SP5W Modification 6	05.2013
C	Section 75W Submission	11.2012
B	EA Submission	18.12.09
A	submitted for Test of adequacy	09.11.09

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Consultants

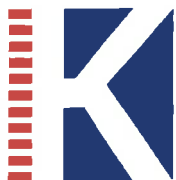
- Planner -
- Structural -
- Services -
- Landscape -
- Acoustics -
- Traffic -

**MERITON THOMAS STREET**

Thomas Street/ Albert Avenue  
 Chatswood NSW 2067

Project No. 212007  
 Scale: 1:250@A1;1:500@A3  
 Date: 10/9/2009  
 Drawn: ALJKP  
 Checked: EA  
 Approved: SP

BUILDING 1  
 ELEVATION - EAST  
**A-0123** **G**  
 SECTION 75W SUBMISSION



**KARIMBLA** **Constructions Services (NSW) Pty Ltd**

*Making Luxury Apartments Affordable*

10 December 2015

Fiona Gibson  
Regional & Key Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

By e-mail: [Fiona.gibson@planning.nsw.gov.au](mailto:Fiona.gibson@planning.nsw.gov.au)

Dear Fiona,

**MP09\_0666 MOD 17 – 16 THOMAS STREET, CHATSWOOD (THOMAS STREET CAR PARK) –  
SUPPLEMENTARY PLANNING REPORT**

Further to our telephone conversation, this letter provides clarification with respect to (1) discrepancies between the floor plans approved under MP09\_0666 MOD 13&14 and the internal floor layouts shown on the modified plans which accompany our current Section 75W application (MOD 17), and (2) inconsistencies between the eastern elevation drawing and the floorplans for Levels 19-21.

Our response is set out below.

**(1) Internal floor layouts**

The discrepancies between the internal layouts of some units shown on the floorplans for our current Section 75W application (MOD 17) when compared to the latest set of approved floorplans for the development (approved under MOD13&14) have arisen because changes approved under MOD 11 were not captured on the subsequently approved MOD13 and 14 plans.

In 2014 three separate Section 75W applications were lodged with the Department, MOD11, MOD13 and MOD14. The three applications were under assessment by the Department at the same time. Each application addressed individual changes and did not include any reference to the changes proposed by the other applications. The intention was that once all the applications were approved the changes from each would be consolidated into a single set of plans.

MOD 13 and 14 were consolidated into a single application prior to approval (the approved application is referred to as MOD13&14); all changes from these two applications were incorporated into a single set of plans. The changes approved under MOD11 however, were not incorporated into the revised MOD13&14 floorplans prior to the approval of the application in January 2015. In effect, the latest set of approved plans for the development do not include the internal layout changes approved under MOD11.

We seek to address the omission of the revised internal layouts approved under MOD11 from the MOD13&14 plans set as part of the current MOD17 application. The floorplans which accompany our current MOD17 application capture all modifications approved under MOD13&14 as well as those approved under MOD11. A revised set of plans accompanies this letter which include additional clouding to identify the changes already approved under MOD11.

No additional changes to the internal layouts are proposed by this application.

**Fiona Gibson**

**From:** Fiona Gibson  
**Sent:** Thursday, 3 December 2015 11:23 AM  
**To:** 'Norelle Jones'  
**Cc:** Natasha Harras  
**Subject:** FW: Thomas St, Chatswood - MOD 17  
**Attachments:** MP 09\_0066 MOD 17 Invoice for application fee.pdf; MP 09\_0066 MOD 17 Council Submission.pdf

*file note  
called proposed  
to request  
revised ~~additional~~  
plans.  
as*

*inconsistency  
to most  
recently  
approved  
plans.*

Hi Norelle

Please find attached Council's submission for the above application.

Also if you can please confirm the status of the invoice for the application fee as this is still outstanding.

Kind Regards,  
Fiona

---

**From:** Fiona Gibson  
**Sent:** Tuesday, 24 November 2015 5:34 PM  
**To:** 'Norelle Jones'  
**Subject:** RE: Thomas St, Chatswood - MOD 17

Hi Norelle

Please find attached invoice for the application. A hard copy will also follow in the post

Kind Regards,  
Fiona

---

**From:** Norelle Jones [<mailto:norellej@meriton.com.au>]  
**Sent:** Monday, 23 November 2015 12:10 PM  
**To:** Fiona Gibson  
**Subject:** RE: Thomas St, Chatswood - MOD 17

Great, thank you

Kind regards,

**Norelle Jones**  
Senior Town Planner



**MERITON**

**Direct** +61 2 9287 2509 | **Mobile** +61 404 350 415  
[norellej@meriton.com.au](mailto:norellej@meriton.com.au) | [meriton.com.au](http://meriton.com.au)



## Fiona Gibson

---

**From:** De Carvalho, Noni <Noni.DeCarvalho@Willoughby.nsw.gov.au>  
**Sent:** Wednesday, 2 December 2015 5:15 PM  
**To:** Fiona Gibson  
**Subject:** MOD 17 MP09\_0066 Thomas Street Car Park site  
**Attachments:** 2818\_001.pdf

Dear Fiona,

Please find attached Council's response to the notification of MOD 17. A hard copy will come in the mail.

In summary Council has no objection to the proposed removal of the louvres on the upper levels of Building 1.

Regards,  
Noni



**Noni De Carvalho - Chatswood CBD Manager**

**WILLOUGHBY CITY COUNCIL**

PO Box 57 Chatswood NSW 2057

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E [Noni.DeCarvalho@Willoughby.nsw.gov.au](mailto:Noni.DeCarvalho@Willoughby.nsw.gov.au)

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**From:** De Carvalho, Noni  
**Sent:** Wednesday, 2 December 2015 4:54 PM  
**To:** De Carvalho, Noni  
**Subject:** Canon Attached Image

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*above height of existing bldg + any potential height of bldg*

*1. Privacy*

1

*2. Urban Design + Architectural.*



**PLANNING & INFRASTRUCTURE**  
Planning Unit

2 December 2015

The Secretary  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attention: Fiona Gibson

Dear Madam,

**RE: THOMAS STREET CAR PARK SITE CHATSWOOD MP09\_0066 MODIFICATION 17**

Willoughby City Council refers to Modification 17 of MP09\_0066 to delete the louvres on Building 1 in the development nearing completion on the Thomas Street car park in Chatswood as follows:

- Eastern Elevation on Levels 19 to 27
- Western Elevation on Levels 19 to 22

The application advises that Meriton seeks to remove the louvres in the interests of improving the internal amenity, outlook and access to light for the apartments. The application further notes that the louvres will not result in potential overlooking issues in the location.

Council has no objection to the requested modification and considers this a matter for the Department to determine. Architecturally the external appearance of the building is considered will be improved by the removal of the louvres.

Yours faithfully

Ian Arnott  
Planning Manager

*Enquiries:* Noni de Carvalho  
*Phone:* (02) 9777 7645  
*Availability:* 8.30am-10.00am, otherwise by appointment

# Planning Report

## Section 75W Application

**16 Thomas St, Chatswood (Thomas Street Carpark)**

Delete louvres

16 November 2015

### PREPARED BY

**Meriton Property Services Pty Ltd**  
ABN 69 115 511 281

**Karimbla Constructions Services (NSW) Pty Ltd**  
ABN 67 152 212 809

Level 11 Meriton Tower  
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Tel (02) 9287 2888  
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[meriton.com.au](http://meriton.com.au)



**MERITON**

## Contents

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**Annexure 1: Proposed Plans**

**Annexure 2: Modified Condition**

# 1 Introduction

This Planning Report relates to a Section 75W Application which seeks consent from Department of Planning and Environment to amend Major Project Application MP09\_0066.

The subject Section 75W Application seeks to amend the approved design by deleting external louvres to the eastern and western elevations of Building 1.

This report:

- Describes the site and its surrounding area;
- Details the nature of the proposed development; and
- Undertakes an assessment of any likely impacts arising from the proposal.

The conclusion is reached that the proposal is acceptable with regard to all relevant planning issues.

## 2 Site and Surroundings

The subject site is commonly known as the Thomas Street Car Park and is located on the southern side of Thomas Street and northern side of Albert Avenue, Chatswood (Figures 1 and 2). The legal description of the property is Lots 13 and 22-30 in DP 2983, Lots A and 8 DP 381223, and Lot 3 in DP 1160905.

The site is irregular in shape, with a northern frontage to Thomas Street of 40m, a southern frontage to Albert Avenue of 80m, providing a total site area of 4,323m<sup>2</sup>. The site stretches over an existing portion of Fleet Lane.

The site is currently undergoing construction of two mixed use towers that range in height between 32 and 38 storeys and are connected by a 3 storey podium. The development was approved on 28 September 2010 by the Minister for Planning under the now repealed Part 3A of the *Environmental Planning & Assessment Act, 1979*, and has subsequently been modified on a number of occasions.

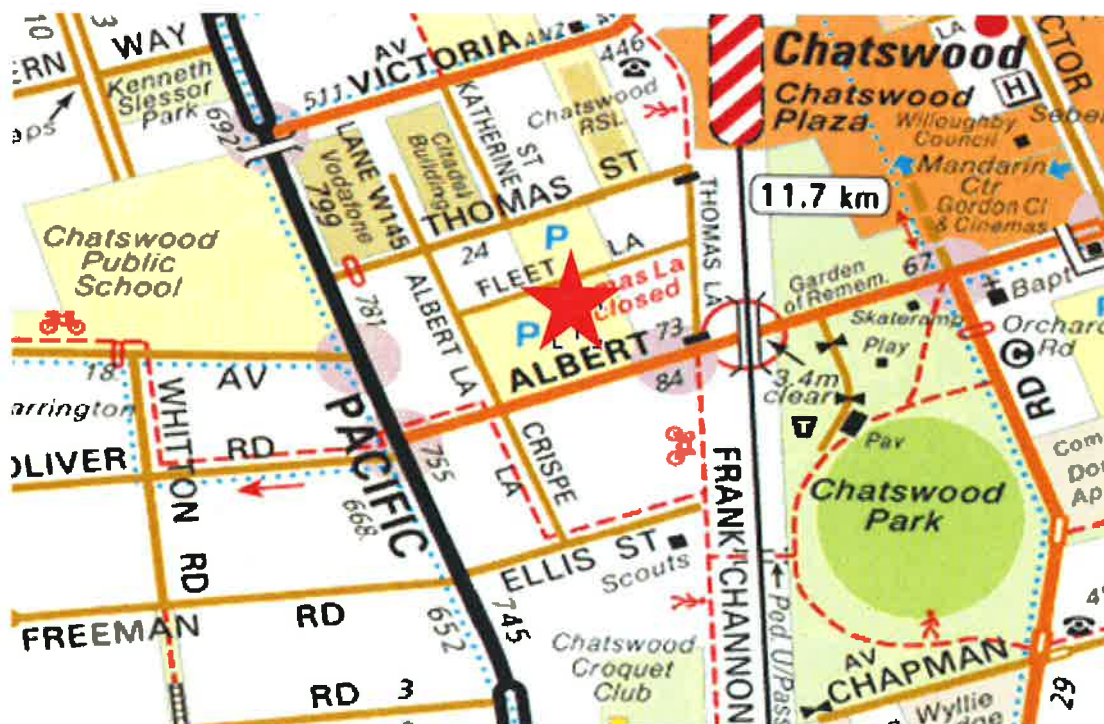


Figure 1: Site location - marked with star



**Figure 2: Site Aerial – boundary outlined**

### 3 Proposed Modifications

#### 3.1 Existing Consent

On 28 September 2010, the Department of Planning issued its consent (MP09\_0066) for the following development:

- the construction of a commercial building (~~Building 1~~) on the southern portion of the site comprising of a 3 storey retail/commercial podium and 18 storey commercial tower above;
- the construction of a residential building (~~Building 2~~) on the northern portion of the site consisting of a 3 storey retail/commercial podium and 26 storey residential tower above;
- a 5 level basement level car park containing 506 car parking spaces (including 250 public car parking spaces); and
- public domain works including:
  - publicly accessible open space and a through site pedestrian link; and
  - vehicular right of way between Thomas Street and Fleet Lane.

Bldg 2  
Serviced  
Appts  
32-33 storeys

Bldg 2 18 Storey  
Commercial

Bldg 1  
residential  
Tower  
38 Storeys

Bldg 1

As approved  
@ MOD 6  
Jan 2014.

#### 3.2 Proposed Amendments

The proposal involves design changes to Building 1. It proposes the deletion of the external louvres on the eastern and western elevations of the approved building. The proposed changes are shown on the amended architectural plans at **Annexure 2**.

The proposed modification will result in the removal of selected louvres as follows:

- Eastern elevation: Level 19 - 27
- Western elevation: Level 19 - 22

Their removal is sought in the interests of improving the internal amenity of the proposed apartments. The impact of the louvres on the outlook and access to light from apartments is dramatic. Their removal will result in considerably improved amenity to future residents allowing increased natural light to enter the apartments and providing a more open / airy feel.

The louvres were intended to serve an aesthetic purpose only, providing articulation to the building façade. They do not perform any environmental function. As a result the proposed removal of the louvres will not result in any adverse impact on the environmental performance of the building.

Additionally, the louvres are not intended to safeguard the privacy of any adjoining property or the privacy of the occupants of the units to which they are attached. Their removal will not result in potential overlooking issues.

#### 3.3 Proposed Conditions

The proposal requires an amendment to the table which lists the approved drawings and documents as contained within Condition A2 as detailed in **Annexure 2**.



## **4 Planning Assessment**

This section undertakes an assessment of the proposal under Section 79C of the *Environmental Planning and Assessment Act 1979*.

### **4.1 Part 3A of the EP&A Act, 1979**

Pursuant to Clause 75W continues to apply to Transitional Part 3A Projects. As such, the proposal is submitted in accordance with the requirements of the Act and the Minister (or his delegate) is the approval authority.

Transitional Part 3A Projects are defined in Clause 2 of Schedule 6A of the Act and includes a project that was approved pursuant to the now repealed Part 3A of the Act.

### **4.2 Environmental Impacts**

The proposed deletion of the louvres to Building 1 will not have any adverse impacts. The environmental performance of the buildings will not be adversely affected, and the architectural integrity of the buildings will not be compromised. The buildings will retain the overall presentation of the originally approved development.

The proposal will result in buildings that have an improved outcome in terms of internal amenity. Any improved situation in terms of overall amenity is within the public interest.

## **5 Conclusion**

The subject Section 75W Application seeks to delete the external louvres proposed to the eastern and western facades of Building 1 above Level 19.

The proposal will result in significantly improved amenity for future residents without compromising the architectural integrity of the development.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land.

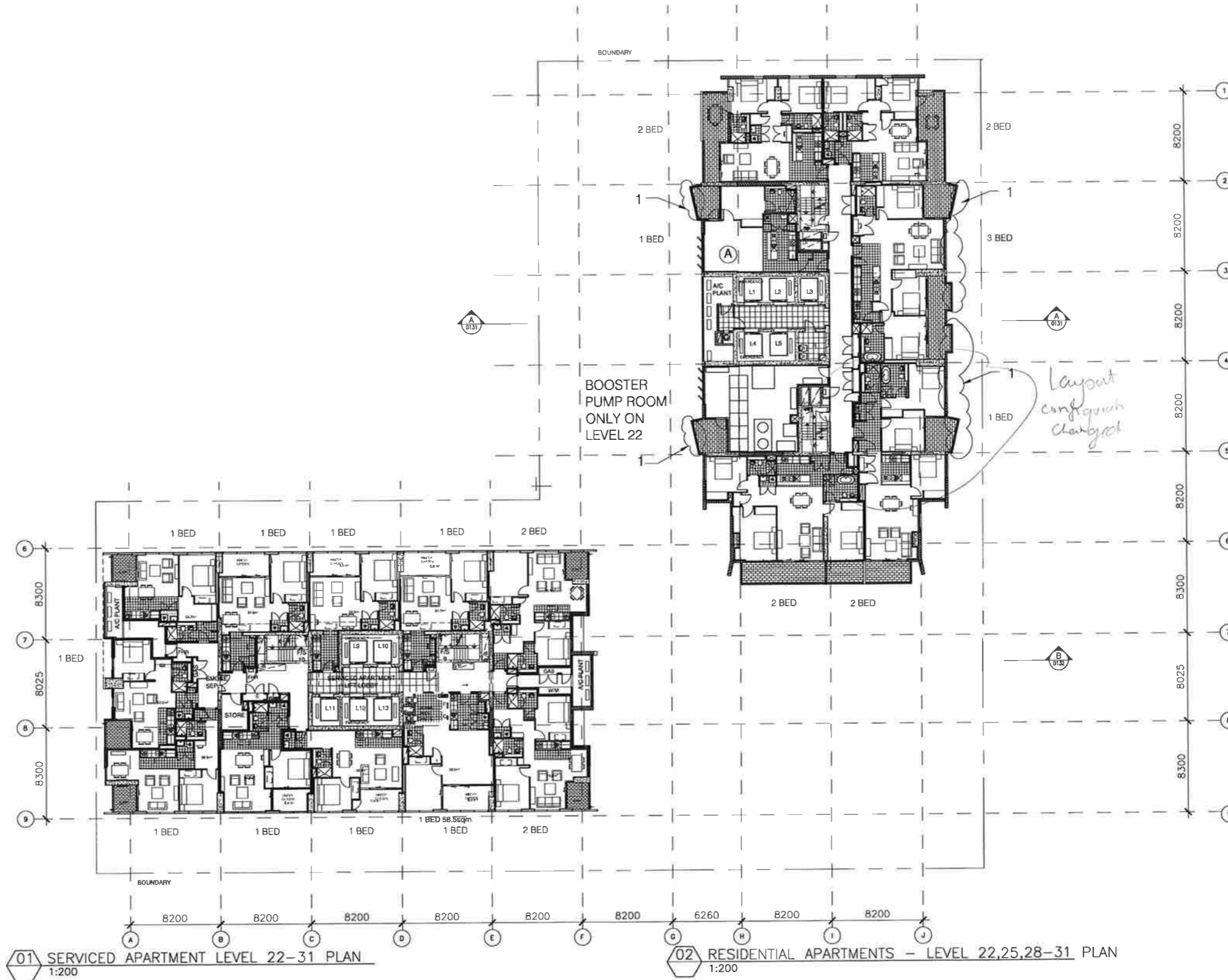
The proposal satisfies assessment of all relevant issues and all relevant provisions of the applicable planning controls.

It is therefore submitted that the Minister grant approval to the Section 75W Application and amend the Major Project approval in the manner requested.

## **Annexure 1: Proposed Plans**

## **Annexure 2: Modified Condition**

LEGEND  
1 LOUVER REMOVED



01 SERVICED APARTMENT LEVEL 22-31 PLAN  
1:200

02 RESIDENTIAL APARTMENTS - LEVEL 22,25,28-31 PLAN  
1:200

Revisions	
G SECTION 75W SUBMISSION	10.2015
F SECTION 75W SUBMISSION	19.06.2014
E Revised Modification 6	02.12.2013
D 575W Modification 6	05.2013
C Section 75W Submission	11.2012
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Client  
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Contractor

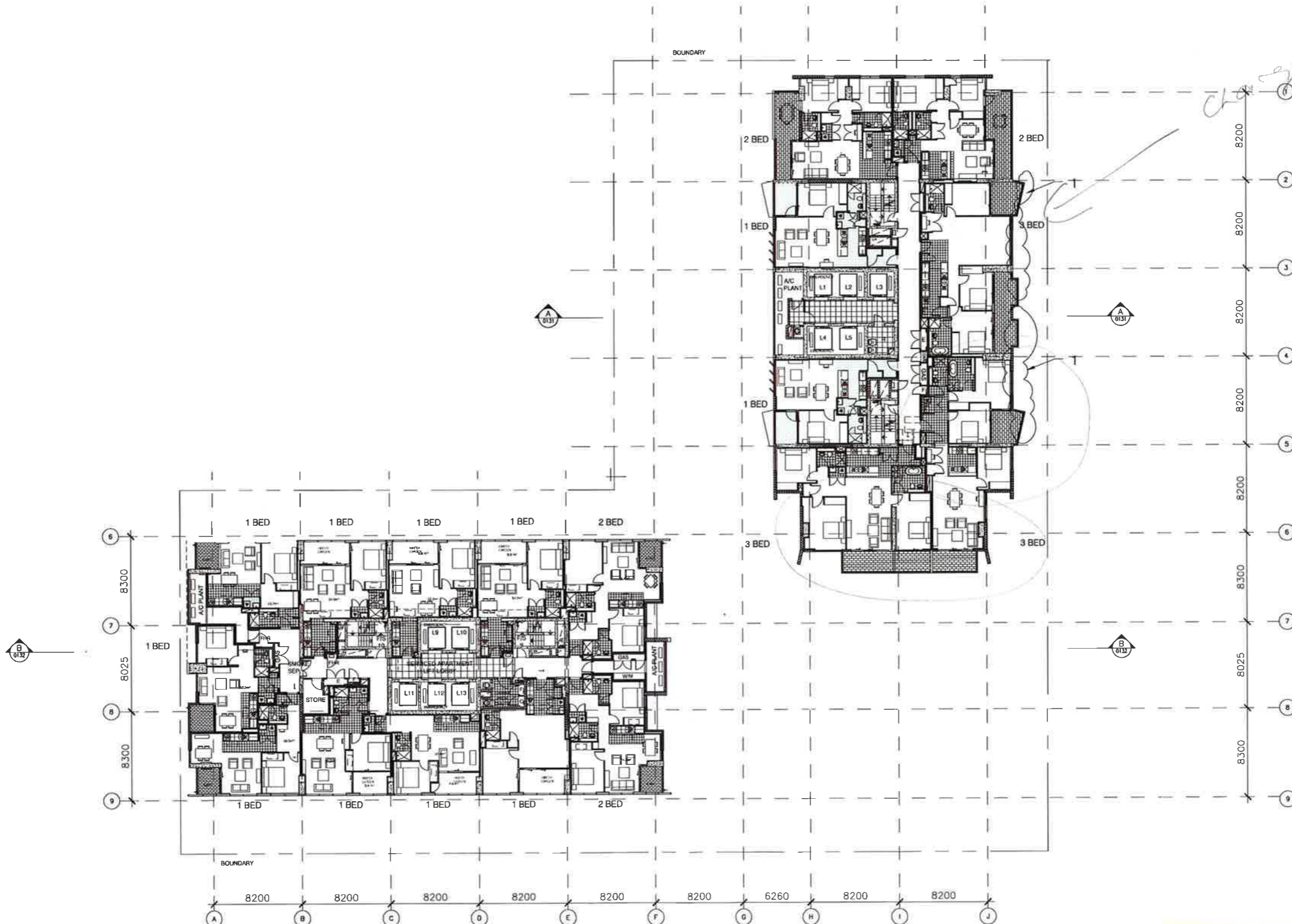
Consultants  
Planner -  
Structural -  
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Landscape -  
Acoustics -  
Traffic -

**MERITON THOMAS STREET**  
Thomas Street/ Albert Avenue  
Chatswood NSW 2067

Project No. 212007  
Scale: 1:200@A1;1:400@A3  
Date: 10/9/2009  
Drawn: DH  
Checked: EA  
Approved: SP

LEVEL 22,25,28-31 PLAN  
**A-0107 G**  
SECTION 75W SUBMISSION

LEGEND  
1 LOUVER REMOVED



01 SERVICED APARTMENT LEVEL 22-31 PLAN  
1:200

02 RESIDENTIAL APARTMENTS - LEVEL 23,24,26,27 PLAN  
1:200

*Check this plan to previously approved.*

Revisions	
F SECTION 75W SUBMISSION	19.06.2014
E Revised Modification 6	02.12.2013
D \$15W Modification 6	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A submitted for Test of adequacy	09.11.09

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Level 11, Meriton Tower  
528 Kent St.  
Sydney NSW 2000

**Architect**  
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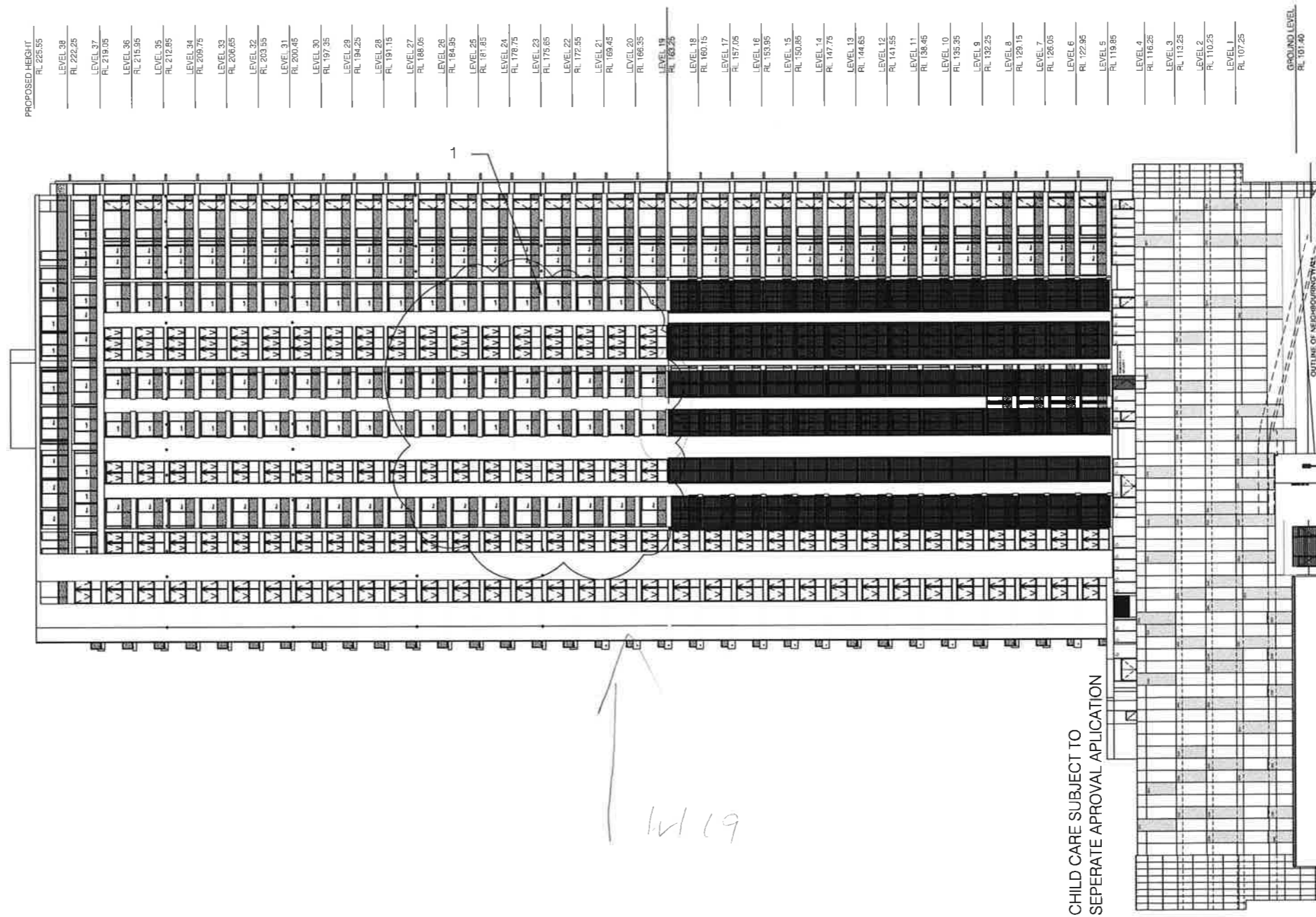
**Consultants**  
Planner  
Structural  
Services  
Landscape  
Acoustics  
Traffic

**MERITON THOMAS STREET**  
Thomas Street/ Albert Avenue  
Chatswood NSW 2067

Project No. 212007  
Scale: 1:200@A1;1:400@A3  
Date: 10/9/2009  
Drawn: DH  
Checked: EA  
Approved: SP

LEVEL 23,24,26,27 PLAN  
A-0107A F  
SECTION 75W SUBMISSION

LEGEND  
 1 LOUVRE DELETED FROM LEVEL 20 AND UP



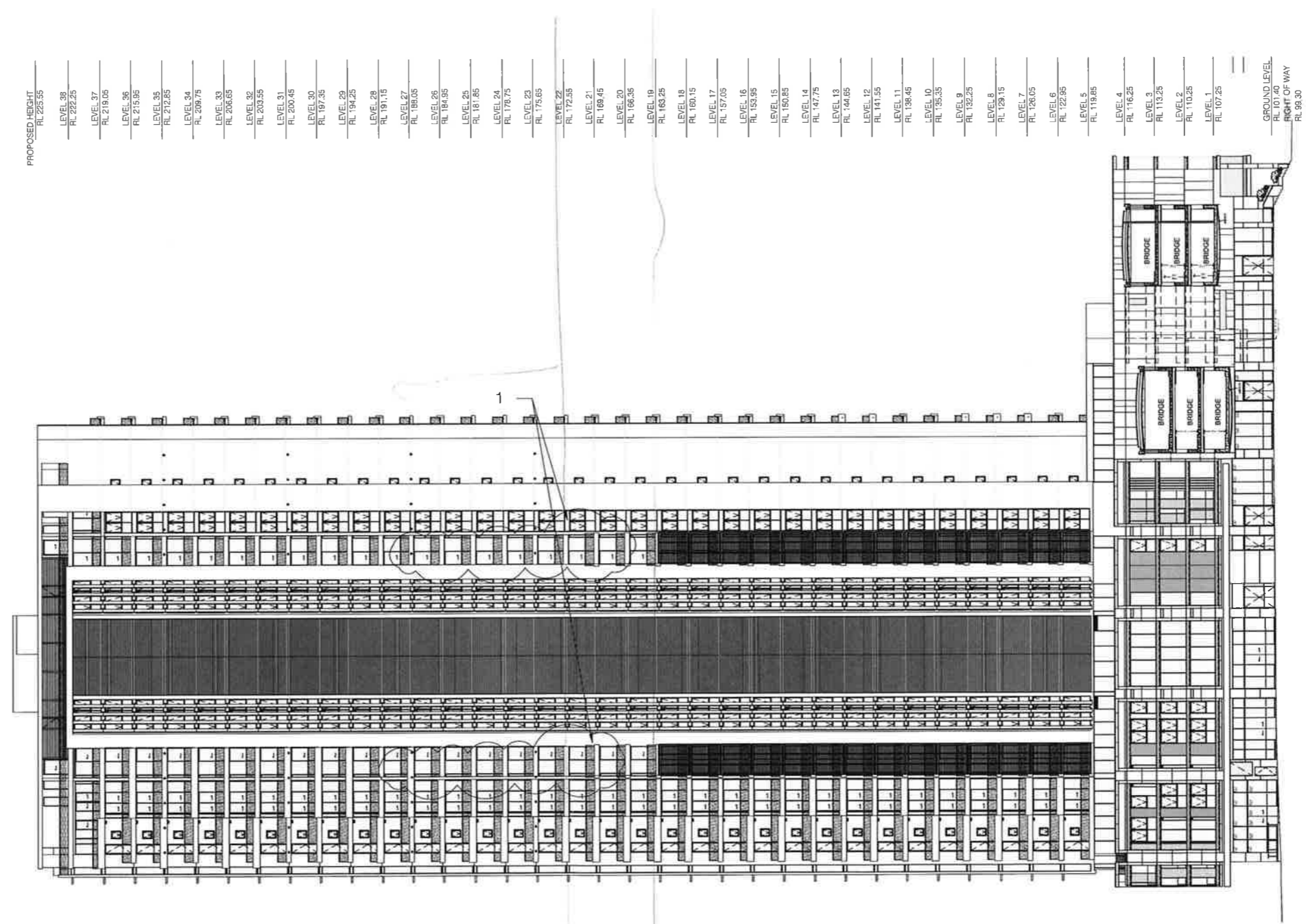
- PROPOSED HEIGHT  
 RL 224.55  
 LEVEL 38  
 RL 222.25  
 LEVEL 37  
 RL 219.05  
 LEVEL 36  
 RL 215.95  
 LEVEL 35  
 RL 212.85  
 LEVEL 34  
 RL 209.75  
 LEVEL 33  
 RL 206.65  
 LEVEL 32  
 RL 203.55  
 LEVEL 31  
 RL 200.45  
 LEVEL 30  
 RL 197.35  
 LEVEL 29  
 RL 194.25  
 LEVEL 28  
 RL 191.15  
 LEVEL 27  
 RL 188.05  
 LEVEL 26  
 RL 184.95  
 LEVEL 25  
 RL 181.85  
 LEVEL 24  
 RL 178.75  
 LEVEL 23  
 RL 175.65  
 LEVEL 22  
 RL 172.55  
 LEVEL 21  
 RL 169.45  
 LEVEL 20  
 RL 166.35  
 LEVEL 19  
 RL 163.25  
 LEVEL 18  
 RL 160.15  
 LEVEL 17  
 RL 157.05  
 LEVEL 16  
 RL 153.95  
 LEVEL 15  
 RL 150.85  
 LEVEL 14  
 RL 147.75  
 LEVEL 13  
 RL 144.65  
 LEVEL 12  
 RL 141.55  
 LEVEL 11  
 RL 138.45  
 LEVEL 10  
 RL 135.35  
 LEVEL 9  
 RL 132.25  
 LEVEL 8  
 RL 129.15  
 LEVEL 7  
 RL 126.05  
 LEVEL 6  
 RL 122.95  
 LEVEL 5  
 RL 119.85  
 LEVEL 4  
 RL 116.75  
 LEVEL 3  
 RL 113.65  
 LEVEL 2  
 RL 110.55  
 LEVEL 1  
 RL 107.45  
 GROUND LEVEL  
 RL 101.40

1 BUILDING 1 ELEVATION-EAST  
 1:250

Revisions	
G SECTION 75W SUBMISSION	10.2015
F SECTION 75W SUBMISSION	19.06.2014
E Revised - Modification 6	02.12.2013
D S75W Modification 6	05.2013
C Section 75W Submission	11.2012
B EA Submission	16.12.09
A submitted for Test of adequacy	09.11.09
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<b>Client</b> <b>Meriton Group</b> Level 11 Abandon Tower, 528 Kent St, Sydney NSW 2000	
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<b>Contractor</b>	
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<b>MERITON THOMAS STREET</b> Thomas Street/ Albert Avenue Chatswood NSW 2067	
Project No. 212007 Scale: 1:250@A1:1:500@A3 Date: 10/9/2009 Drawn AL/KP Checked EA Approved SP	
BUILDING 1 ELEVATION - EAST <b>A-0123</b> <b>G</b> SECTION 75W SUBMISSION	

LEGEND

1 LOUVRE DELETED FROM LEVEL 20 AND UP



- PROPOSED HEIGHT
- RL 233.35
  - LEVEL 38
  - RL 222.25
  - LEVEL 37
  - RL 219.05
  - LEVEL 36
  - RL 215.95
  - LEVEL 35
  - RL 212.85
  - LEVEL 34
  - RL 209.75
  - LEVEL 33
  - RL 206.65
  - LEVEL 32
  - RL 203.55
  - LEVEL 31
  - RL 200.45
  - LEVEL 30
  - RL 197.35
  - LEVEL 29
  - RL 194.25
  - LEVEL 28
  - RL 191.15
  - LEVEL 27
  - RL 188.05
  - LEVEL 26
  - RL 184.95
  - LEVEL 25
  - RL 181.85
  - LEVEL 24
  - RL 178.75
  - LEVEL 23
  - RL 175.65
  - LEVEL 22
  - RL 172.55
  - LEVEL 21
  - RL 169.45
  - LEVEL 20
  - RL 166.35
  - LEVEL 19
  - RL 163.25
  - LEVEL 18
  - RL 160.15
  - LEVEL 17
  - RL 157.05
  - LEVEL 16
  - RL 153.95
  - LEVEL 15
  - RL 150.85
  - LEVEL 14
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  - LEVEL 11
  - RL 138.45
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  - LEVEL 4
  - RL 116.75
  - LEVEL 3
  - RL 113.65
  - LEVEL 2
  - RL 110.55
  - LEVEL 1
  - RL 107.45
  - GROUND LEVEL
  - RL 101.40
  - RIGHT OF WAY
  - RL 99.30

1 BUILDING 1 ELEVATION—WEST  
1:250

Revisions

K SECTION 75W	— 2015
J SECTION 75W MODIFICATION 13&14 COMBINED	01.2015
H SECTION 75W NOTE ADDED	24.10.2014
G SECTION 75W	22.06.2014
F SECTION 75W SUBMISSION	19.06.2014
E Revised Modification 6	02.12.2013
D S75W Modification 6	05.2013
C Section 75W Submission	11.2012
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Project No. 212007  
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Approved SP

BUILDING 1  
ELEVATION - WEST  
**A-0125** K  
SECTION 75W SUBMISSION