New Victoria

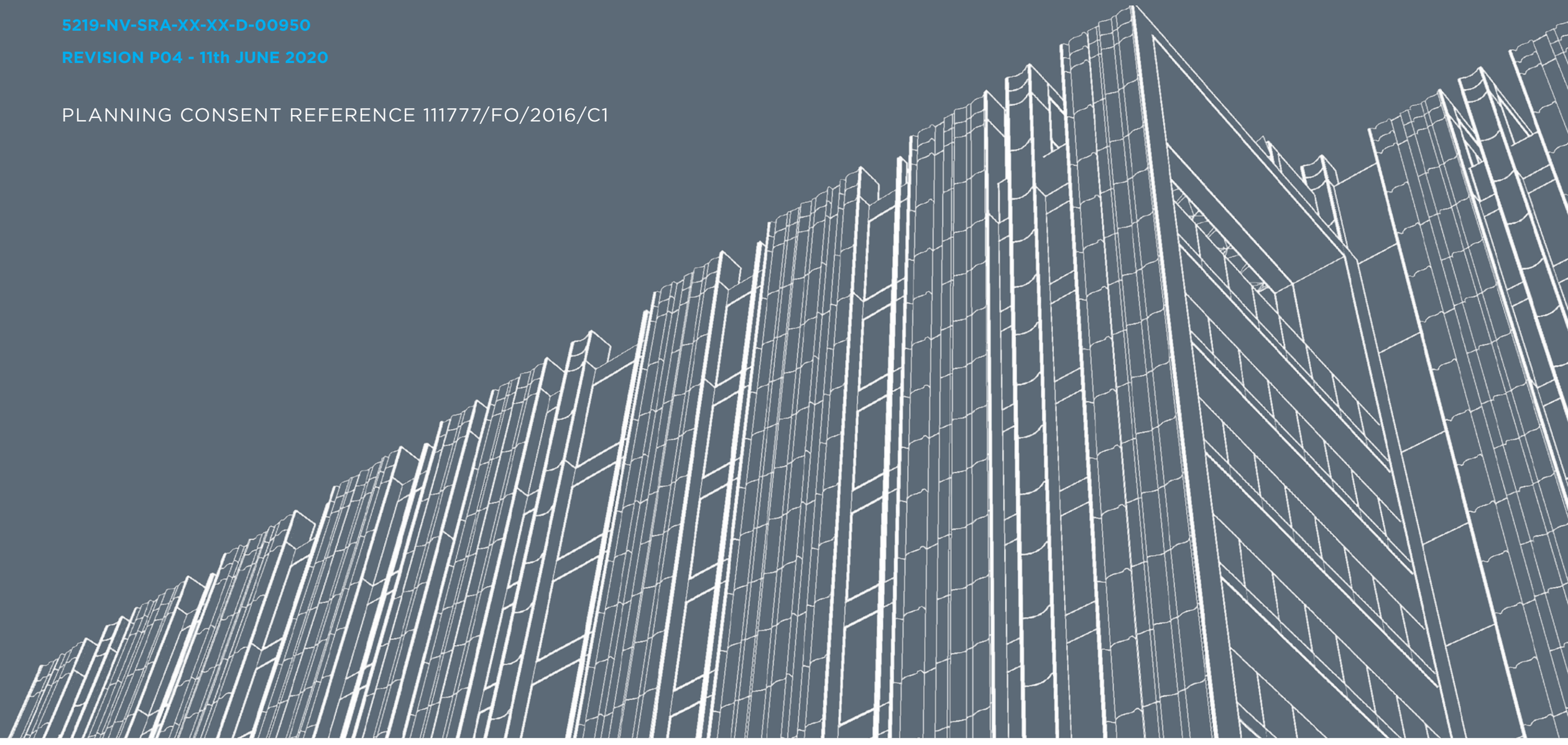
Planning Document – NMA

23 MARCH 2020

5219-NV-SRA-XX-XX-D-00950

REVISION P04 - 11th JUNE 2020

PLANNING CONSENT REFERENCE 111777/FO/2016/C1



OVERVIEW OF DOCUMENT

The purpose of this document to illustrate the proposed amendments to the design of the New Victoria Residential development in relation to the consented scheme. For ease of reference we have include the planning drawings submitted and included a marked up version of the drawings to be submitted highlighting the changes. The document divides into three sections as follows:

- SECTION 1 - RESIDENTIAL 1
- SECTION 2 - RESIDENTIAL 2
- SECTION 3 - VISUALS
- SECTION 4 - SITE

SUMMARY OF CHANGES

As follows is as summary of the chnages together with a short commentary / overvew:

- WINDOWS AND VENTILATION STRATEGY

In order to provide ventilation to the apartments, the initial design proposal was a to incorporate bottom hung windows which opened inwards. Following reviews with the investor, developer, contractor and the supply chain it was felt that the size and weight there would be operational and long term maintenance issues to review and consider.

In this regard an alternative proposal was developed. This involved the omission of the bottom hung windows and the introduction of full height, side hung, inward opening, glazed windows. In front of this, a perforated screen was introduce to provide edge protection for when the window was in the open position.

Aesthetically this simplified the elevations by removing the window transom and heavy frame required for the inward opening window. This also meant the MVHR intake and exhaust vents could be integrated into the facade as part of the perforated ventilation screen. The new design is an improvement on the original facade appearance.

In developing the proposals some of the window module width have been increased from 750 to 500mm to provide the ventilation required. This has a minor impact on the elevations and the original design and vertical expression has been maintained.

- BALCONY BALUSTRADES

Following amendments to the Building Regulations that came into force in December 2018, limitations are imposed upon the use of certain materials on relevant buildings, including the use of laminated glass. The glazed balustrades indicated on the original planning submission have been changed to metal balustrades in order to mitigate the risk of non-compliance with the Building Regulations.

- UPPER LEVEL SCREEN TO PENTHOUSE CORRIDORS

The decorative screen was omitted to be replaced with a functional design incorporating glazing and curtain walling with projecting fins. The new materials choice are considered to be more in-keeping with the style of the overall scheme. Further they have lower embodied carbon, and are easier to maintain to retain the high quality appearance once operational.

- PHOTOVOLTAICS -ADDITION OF TO ROOF AREAS

Since the approval of the original application, Photovoltaic technology has improved. As such, it is now possible to incorporate PV into the design to produce energy for the building, reduce the impact on the environment and improve the percentage improvement against Part L of the building regulations.

- LOWER GROUND FLOOR PLANT AND GROUND FLOOR RETAIL AND RECEPTION AREAS

Adjustments were made to accommodate the developed MEP design and developer requirements.

- PARAPETS

Following discussions with the Structural Engineer and Contractor the parapets were extended to provide continuous edge protection and simplify the construction.

SECTION 1 - RESIDENTIAL 1

LOWER GROUND FLOOR PLAN



A1

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ROOM KEY

- Circulation
- Plant_Dry
- Plant_Wet
- Waste Storage/ Recycling

REV.	DATE	AMENDENT
-	20/08/15	First Issue
A	18/09/15	Plan Revised
B	25/09/15	Plan Revised
C	06/11/15	Draft Issue for Information
D	18/12/15	General Client Design Changes Incorporated
E	06/01/16	Plans Updated
F	08/01/16	Plan Update
G	05/02/16	Draft Planning Issue - Graphics Updated
H	19/02/16	Final Draft Planning Issue
I	21/03/16	PLANNING ISSUE

KEYPLAN

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MUSE DEVELOPMENTS

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 1
Lower Ground Floor Plan

STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-199**

REV. **I**

22/03/2016 14:21:32

PLANNING CONSENT

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Staff Amenity added

Landscape layout updated

Key updated to reflect additional rooms

Room changed to cycle storage

Comms room added with external door

Additional cycle store with external door
Rooms rearranged to suit M&E requirements
Cleaners cupboard added

Core rearranged

Cycle racks enclosed with secure external door added

Staff Amenity
Refuse & Recycling
Corridor
Store
?
Comms Room
VRF Air Conditioning
Cycle Store
Cleaners' Cupboard
ENW Substation
Life Safety Switchroom
LV Switchroom
Escape Stairs
Services
Lift Lobby
Fire Fighting Lift
Lift
Lift
Lower Ground Foyer
Water Riser Tank & Plant
Water Services Plantroom
Water Services Plantroom
Cycle Store
Cycle Store

ROOM KEY

- Circulation
- Plant_Dry
- Plant_Wet
- Resi Amenities BOH
- Resi Amenities FOH
- Staff BOH
- Waste Storage/ Recycling

REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE
B	27/05/20	Landscape ;ayout updated

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1 : 100	07/02/20	AHR	MBA	NAB

RESIDENTIAL 1
Lower Ground Floor Plan

STAGE 4
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-899**
REV. **B**

03/06/2020 14:25:14

UPDATED

GROUND FLOOR PLAN



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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Resi Amenities BOH
- Resi Amenities FOH

REV.	DATE	AMENDENT
-	20/08/15	First Issue
A	18/09/15	Plan Revised
B	25/09/15	Plan Revised
C	06/11/15	Draft Issue for Information
D	17/11/15	WIP Issue to Client
E	18/12/15	General Client Design Changes Incorporated
F	06/01/16	Plans Updated
G	08/01/16	Plan Update
H	05/02/16	Draft Planning Issue - Graphics Updated
I	19/02/16	Final Draft Planning Issue
J	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 1
Ground Floor Plan

STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-200**
REV. **J**

220/3/2016 14:21:38

PLANNING CONSENT

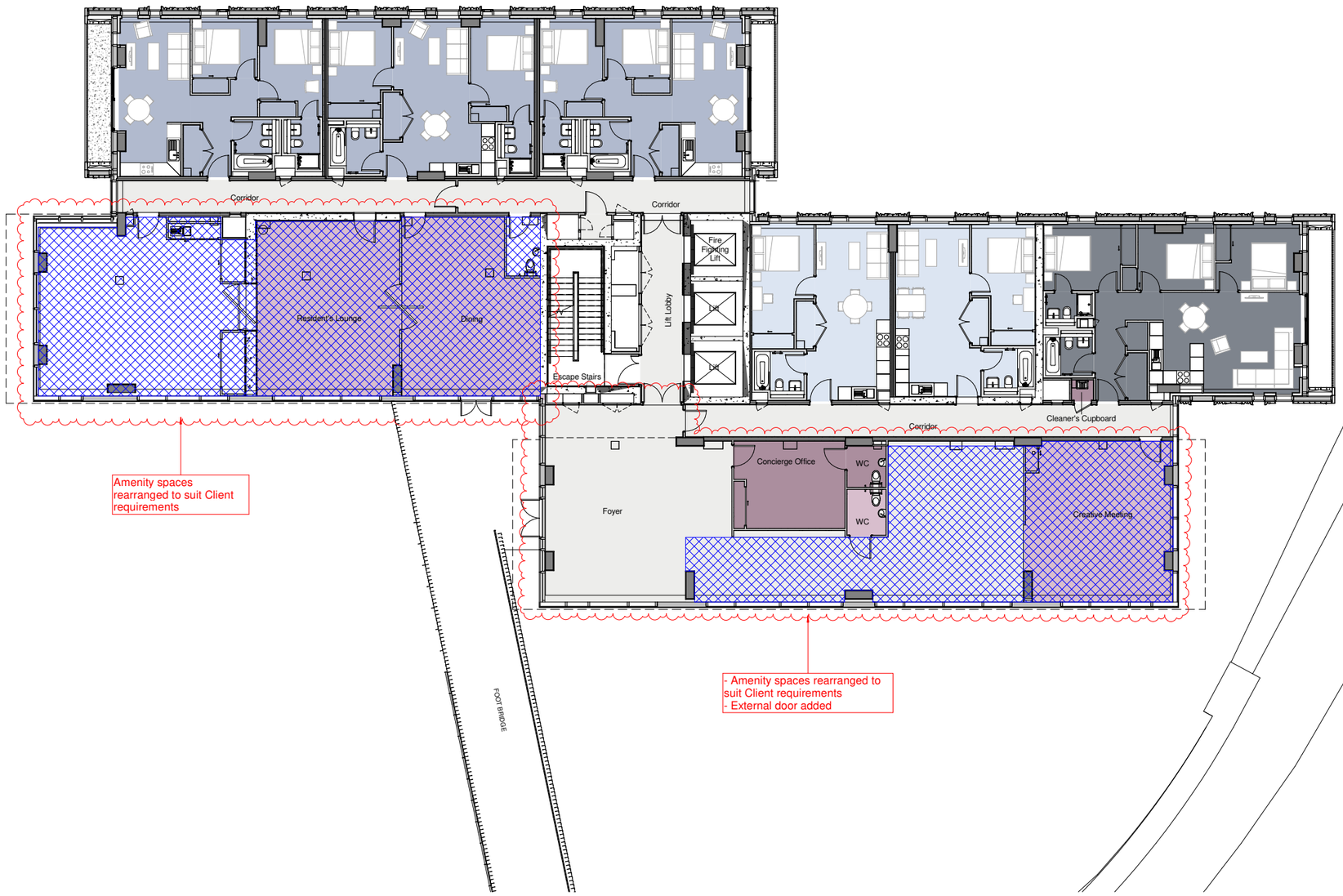
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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Resi Amenities BOH
- Resi Amenities FOH

REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

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NEW VICTORIA

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1 : 100	07/02/20	AHR	MBA	NAB

RESIDENTIAL 1
Ground Floor Plan

STAGE 4
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 20-900	A

10/03/2020 14:17:50

UPDATED

TYPICAL FLOOR PLAN



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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation

REV.	DATE	AMENDENT
A	28/08/15	Plan Revised
-	27/07/15	First Issue
B	18/09/15	Plan Revised
C	25/09/15	Plan Revised
D	06/11/15	Draft Issue for Information
E	18/12/15	General Client Design Changes Incorporated
F	06/01/16	Plans Updated
G	05/02/16	Draft Planning Issue - Graphics Updated
H	19/02/16	Final Draft Planning Issue
I	21/03/16	PLANNING ISSUE

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NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	**27/07/15**	**RMH**	**NS**	**MA**

RESIDENTIAL 1
First Floor to Twenty Second Floor Plan (Typical Upper Floor)

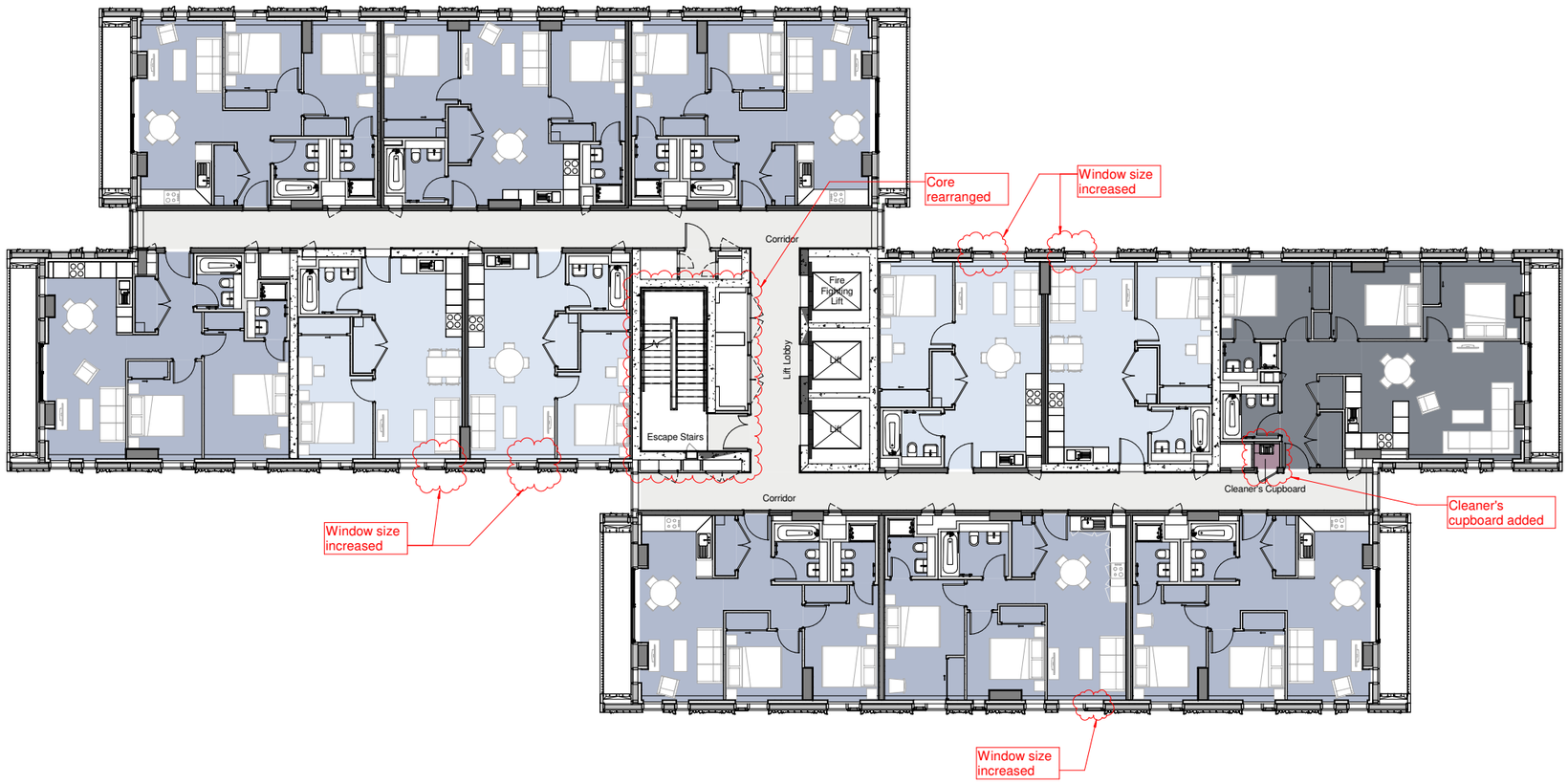
STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 20-201	**I**

22/03/2016 14:21:47

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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Resi Amenities BOH

REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

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NEW VICTORIA

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1 : 100	07/02/20	AHR	MBA	NAB

RESIDENTIAL 1
1st to 22nd Floor Plan

STAGE 4

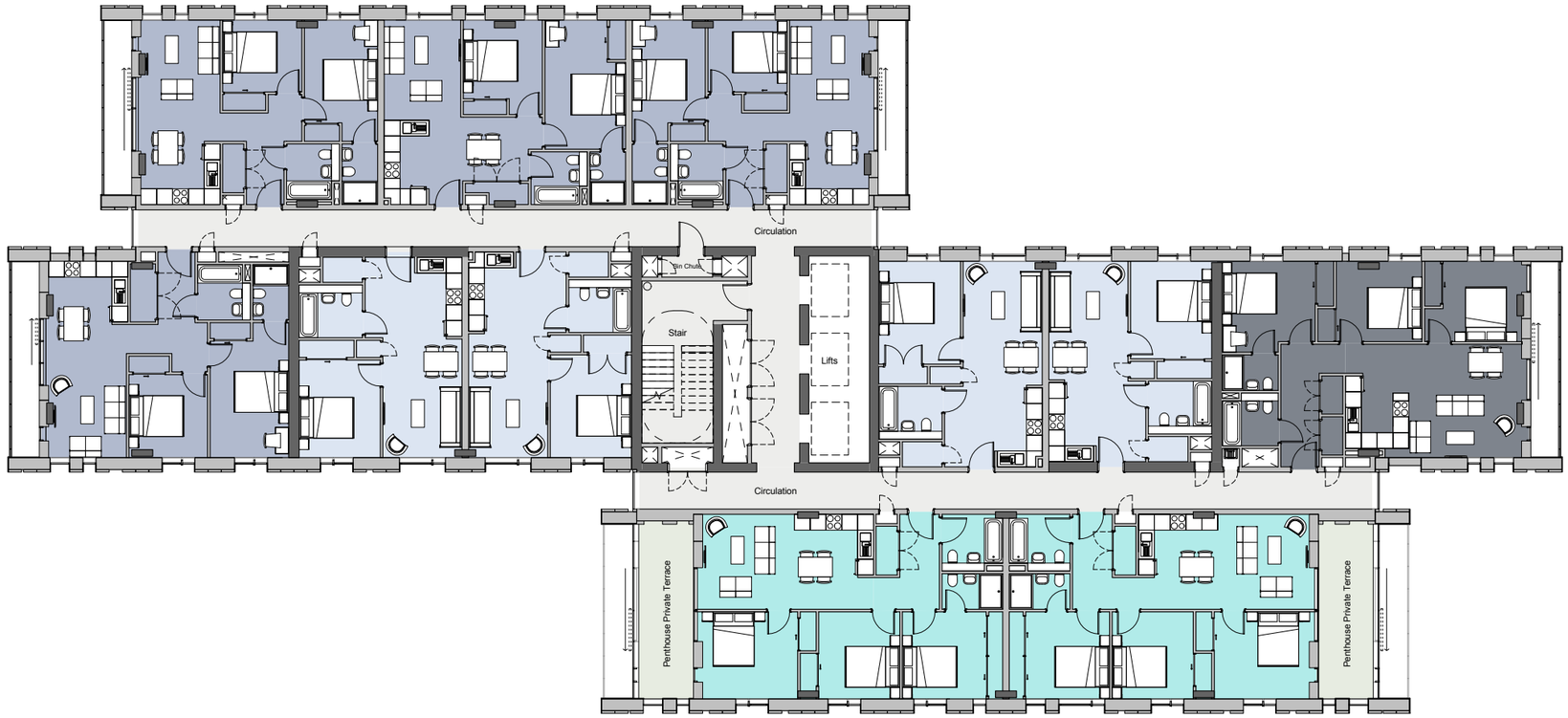
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 20-901	A

10/03/2020 14:13:43

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23RD FLOOR PLAN



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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Penthouse
- Roof Terrace

REV.	DATE	AMENDENT
-	20/08/15	First Issue
A	18/09/15	Plan Revised
B	25/09/15	Plan Revised
C	06/11/15	Draft Issue for Information
D	18/12/15	General Client Design Changes Incorporated
E	05/02/16	Draft Planning Issue - Graphics Updated
F	19/02/16	Final Draft Planning Issue
G	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 1
Twenty Third Floor Plan

STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-223**

REV. **G**

220/3/2016 14:21:56

PLANNING CONSENT

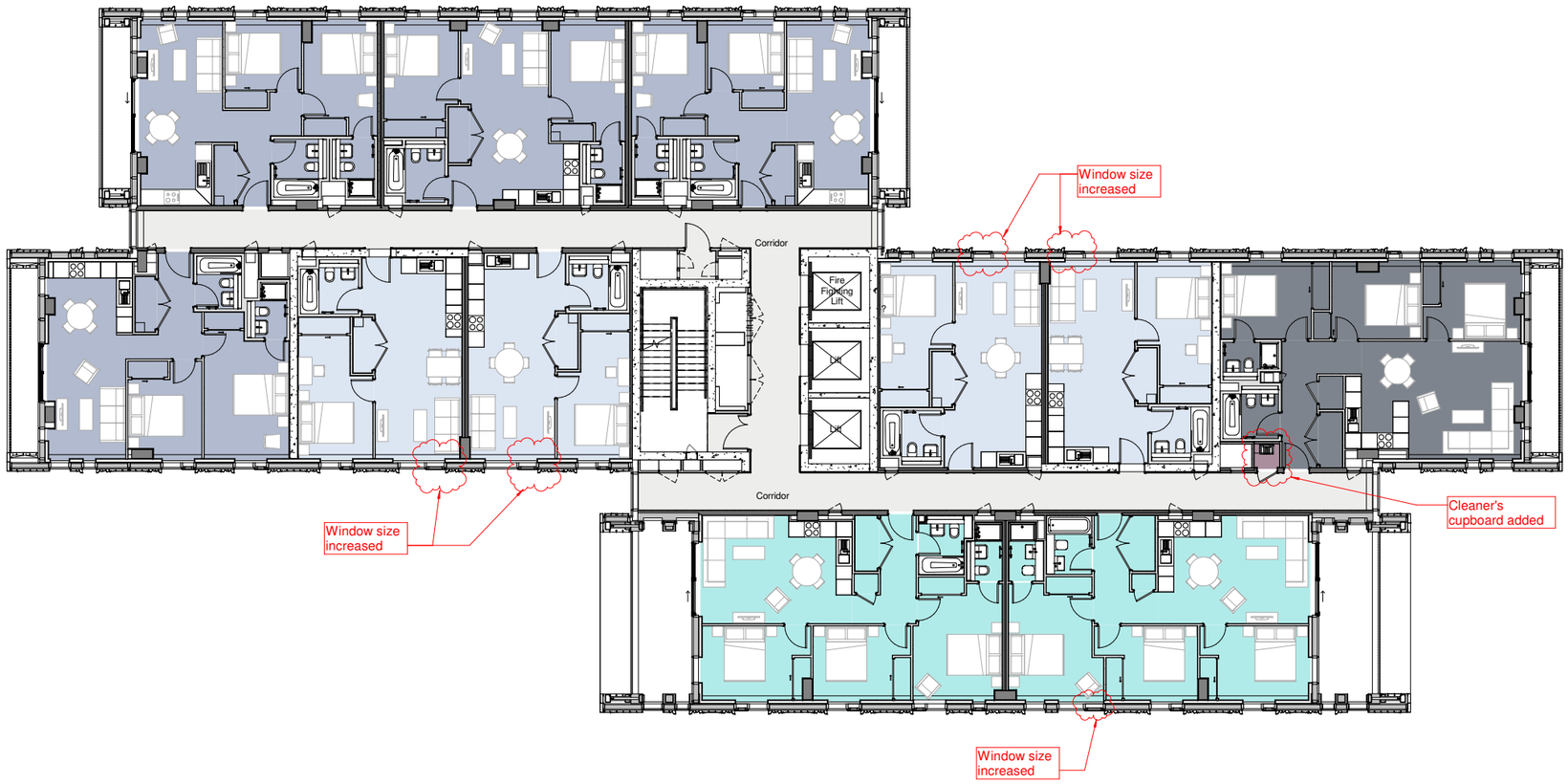
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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Penthouse
- Resi Amenities BOH

REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

KEYPLAN

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PROJECT
NEW VICTORIA

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1 : 100	**07/02/20**	**AHR**	**MBA**	**NAB**

RESIDENTIAL 1
Twenty Third Floor Plan

STAGE 4

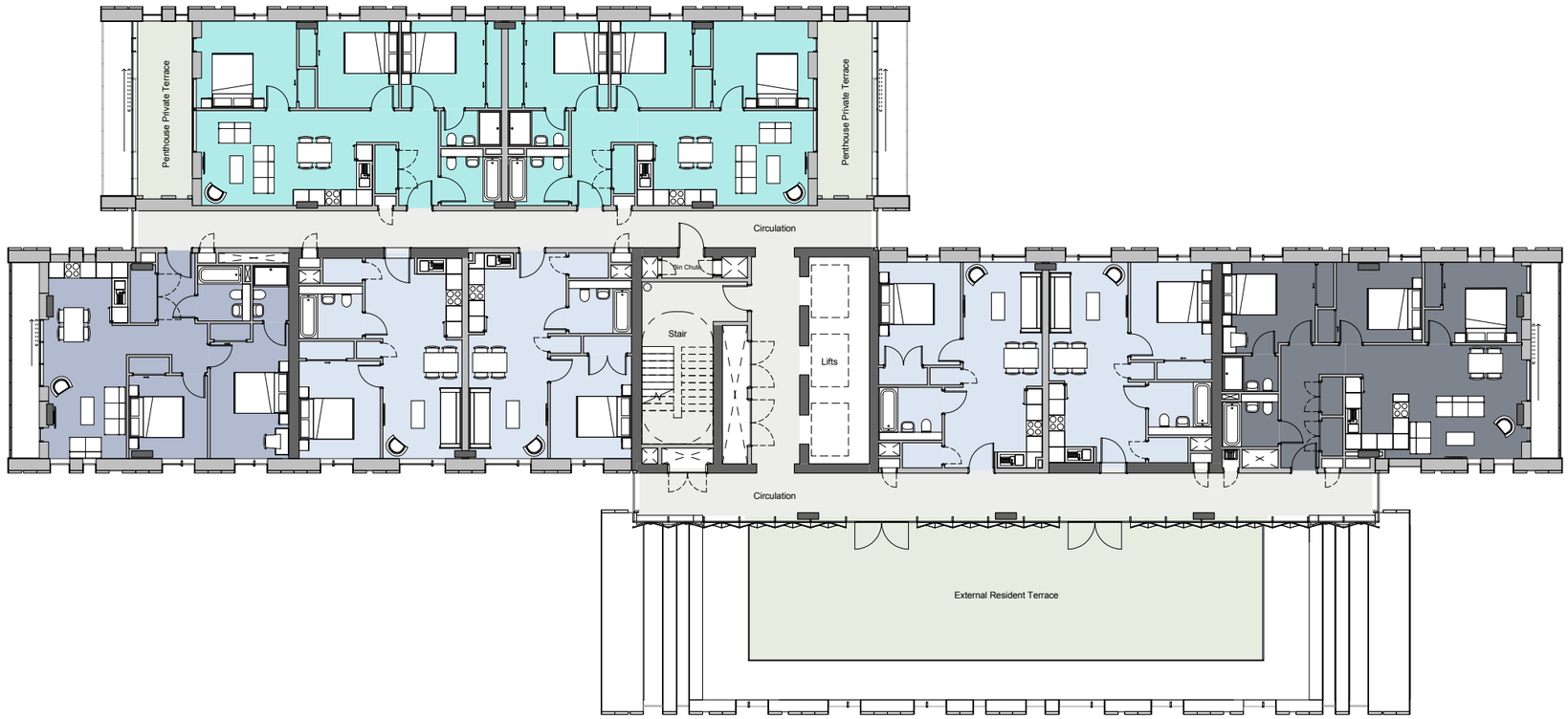
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 20-923	**A**

10/03/2020 14:25:22

UPDATED

24TH FLOOR PLAN



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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Penthouse
- Roof Terrace

REV.	DATE	AMENDENT
-	20/08/15	First Issue
A	18/09/15	Plan Revised
B	25/09/15	Plan Revised
C	06/11/15	Draft Issue for Information
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G	21/03/16	PLANNING ISSUE

KEYPLAN

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 1
Twenty Fourth Floor Plan

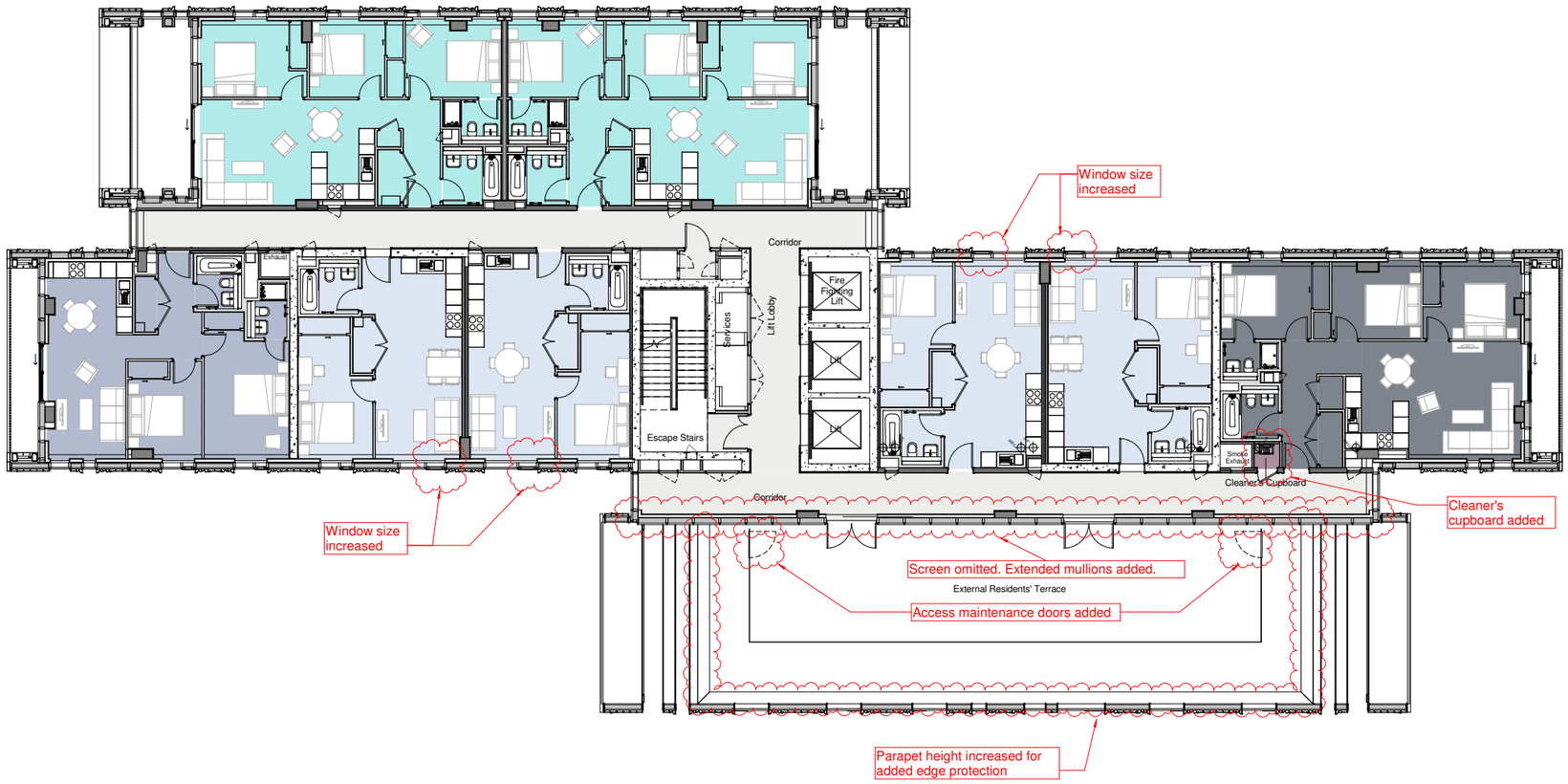
STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-224**
REV. **G**

22/03/2016 14:22:04

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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Penthouse
- Resi Amenities BOH

REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

KEYPLAN

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	0702/20	AHR	MBA	NAB

RESIDENTIAL 1
Twenty Fourth Floor Plan

STAGE 4

PURPOSE FOR ISSUE
PLANNING

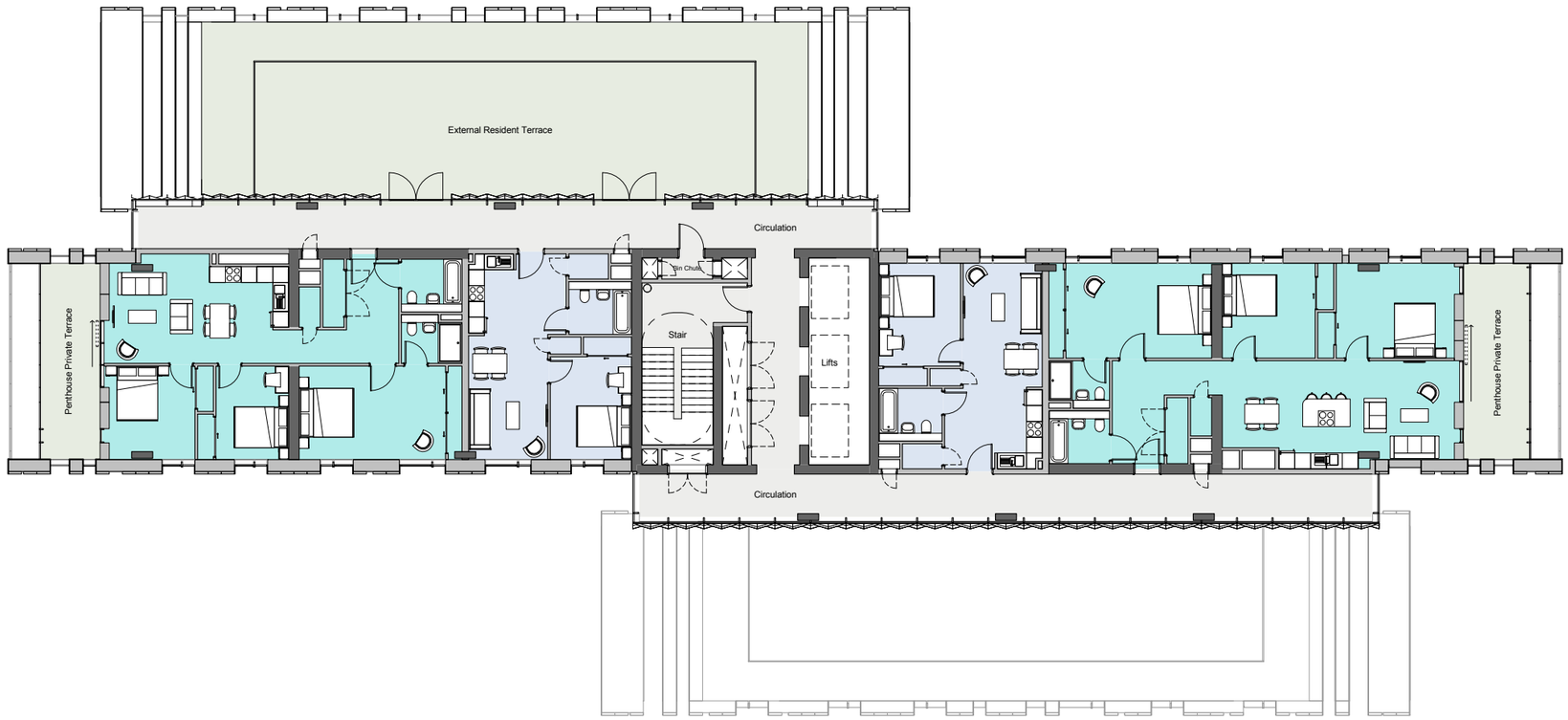
DRAWING NO. **5219-P1- 20-924**

REV. **A**

10/03/2020 14:27:06

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25TH FLOOR PLAN



A1

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ROOM KEY

- 1 BED
- Circulation
- Penthouse
- Roof Terrace

REV.	DATE	AMENDENT
-	20/08/15	First Issue
A	18/09/15	Plan Revised
B	25/09/15	Plan Revised
C	06/11/15	Draft Issue for Information
D	13/11/15	Penthouses Revised
E	18/12/15	General Client Design Changes Incorporated
F	06/01/16	Plans Updated
G	05/02/16	Draft Planning Issue - Graphics Updated
H	19/02/16	Final Draft Planning Issue
I	21/03/16	PLANNING ISSUE

KEYPLAN

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 1
Twenty Fifth Floor Plan

STAGE 2

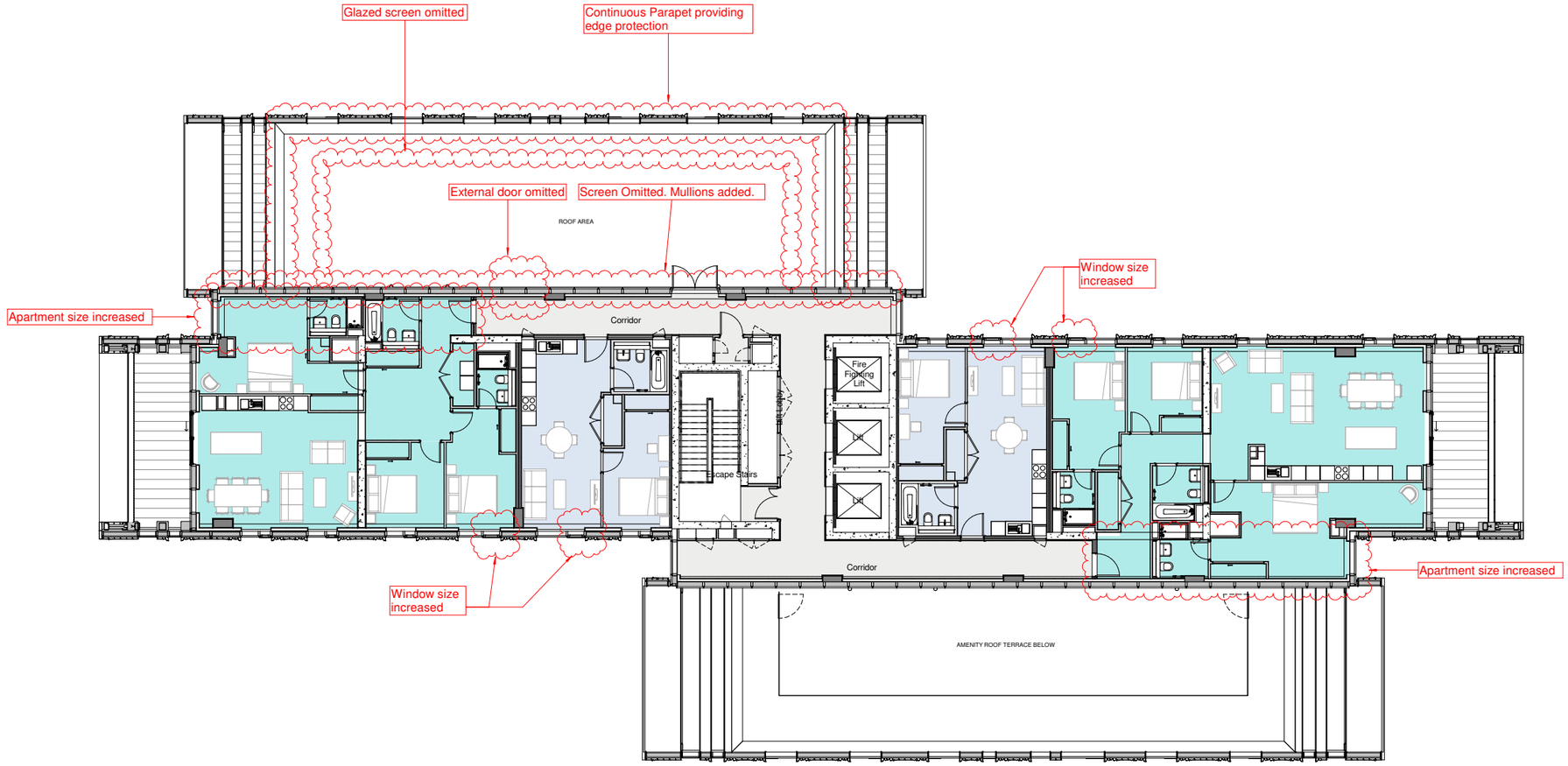
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-225**

REV. **I**

22/03/2016 14:22:11

PLANNING CONSENT



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ROOM KEY

- 1 BED
- Circulation
- Penthouse
- Roof Terrace

REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

KEYPLAN

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PROJECT
NEW VICTORIA

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1 : 100	07/02/20	AHR	MBA	NAB

RESIDENTIAL 1
Twenty Fifth Floor Plan

STAGE 4

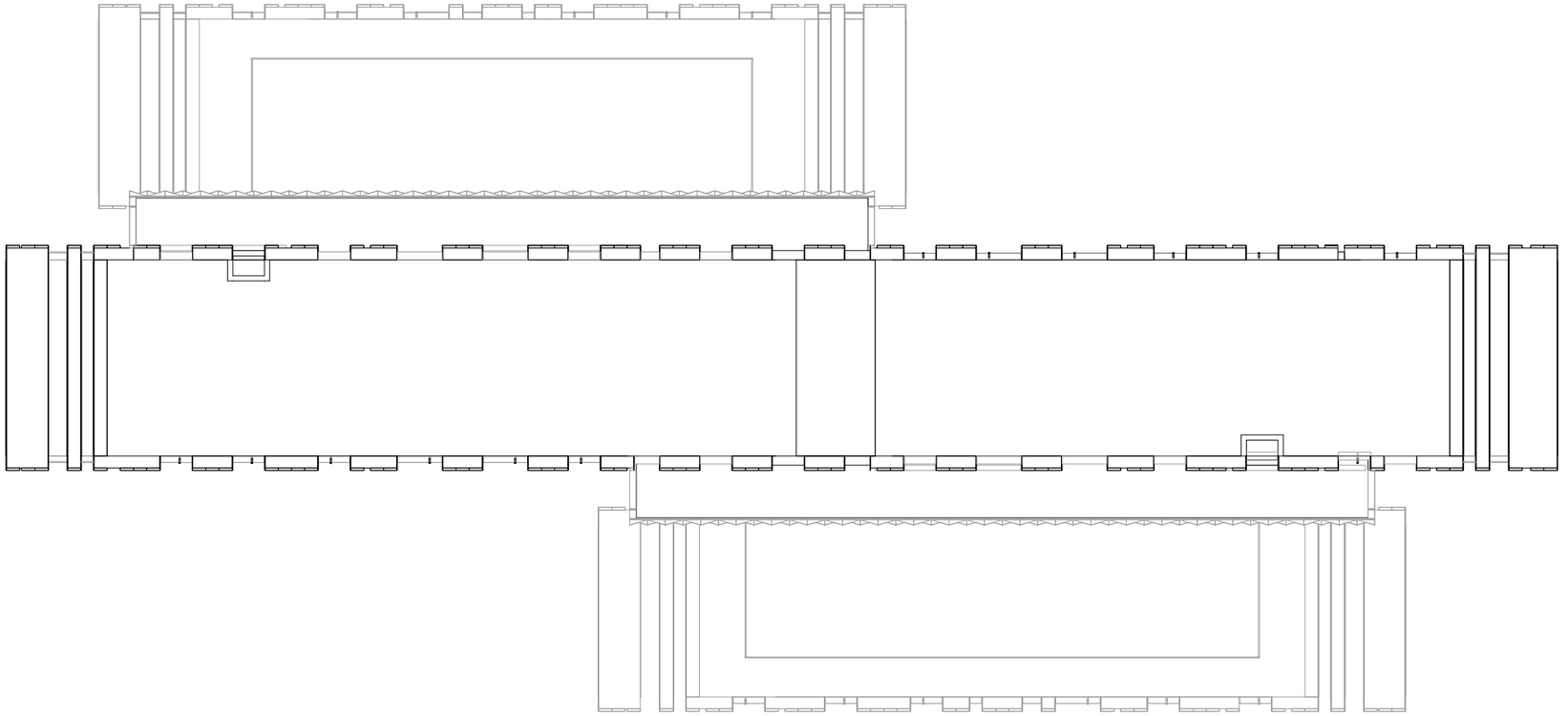
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 20-925	A

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UPDATED

26TH FLOOR PLAN -ROOF



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REV.	DATE	AMENDENT
-	19/02/16	Final Draft Planning Issue
A	21/03/16	PLANNING ISSUE

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NEW VICTORIA

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1 : 100	06/11/15	RMH	TM	MA

RESIDENTIAL 1
Twenty Sixth Floor Plan
(Roof Plan)

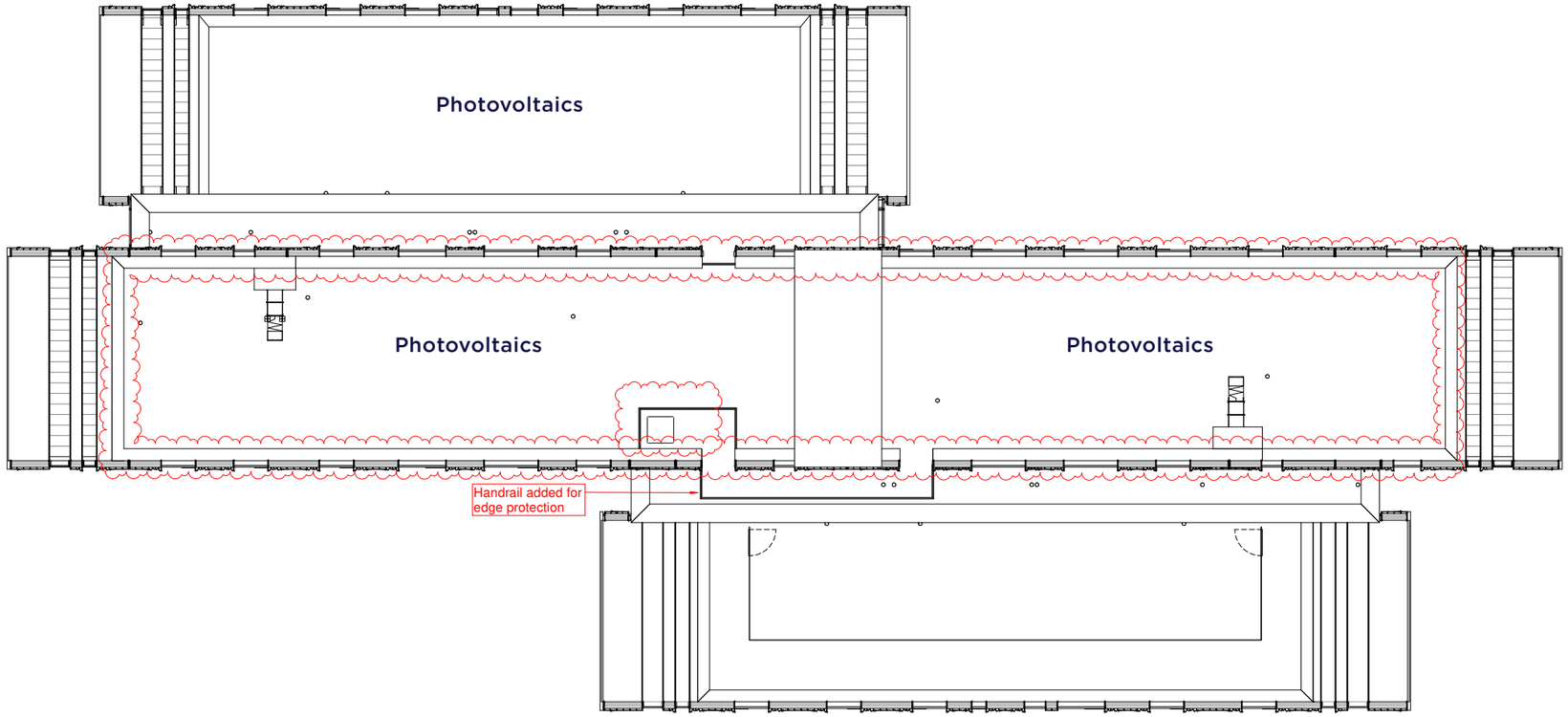
STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 20-226	A

22/03/2016 14:22:14

PLANNING CONSENT



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REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	07/02/20	AHR	MBA	NAB

RESIDENTIAL 1
Roof Plan

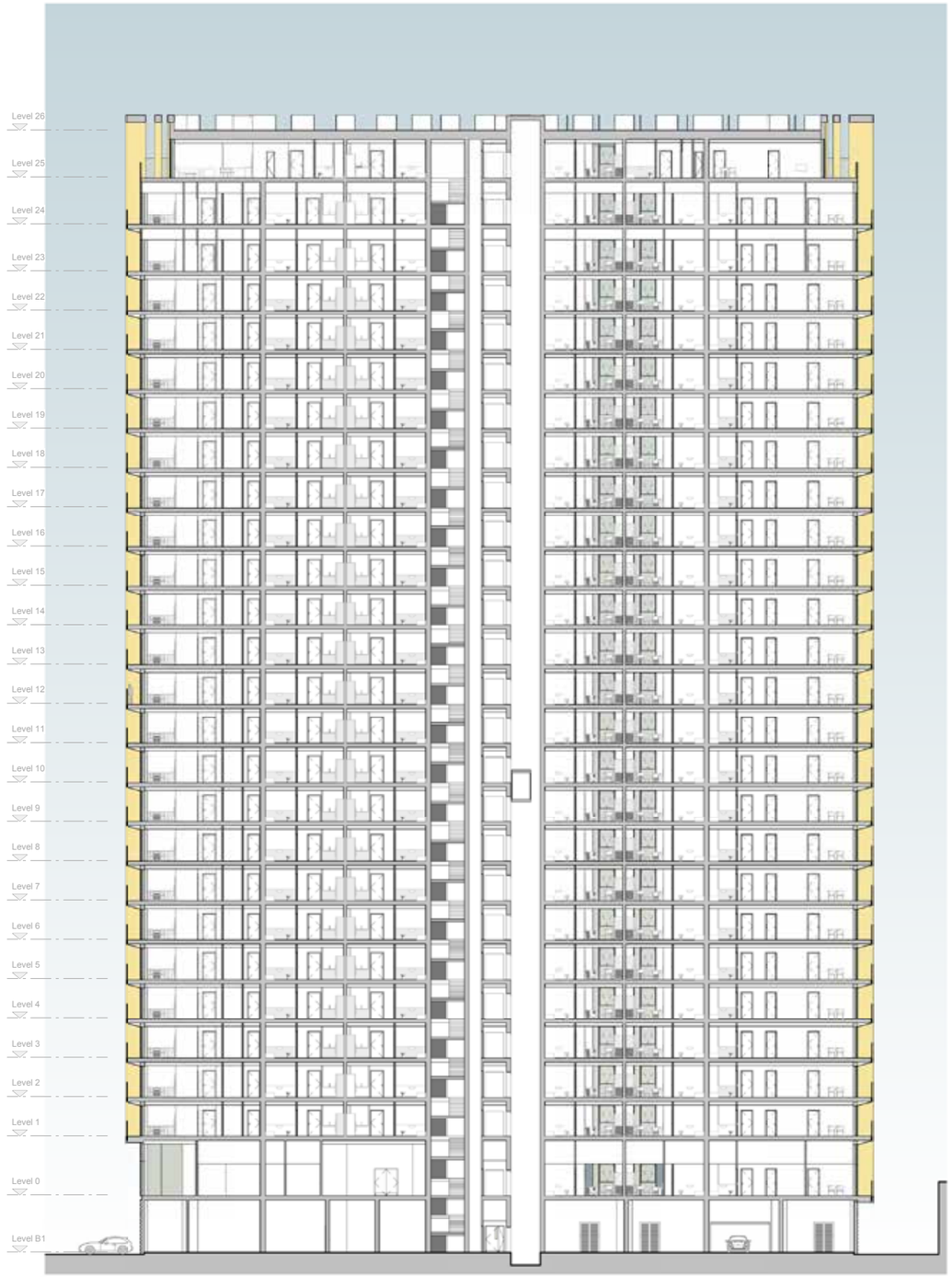
STAGE 4
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-926**
REV. **A**

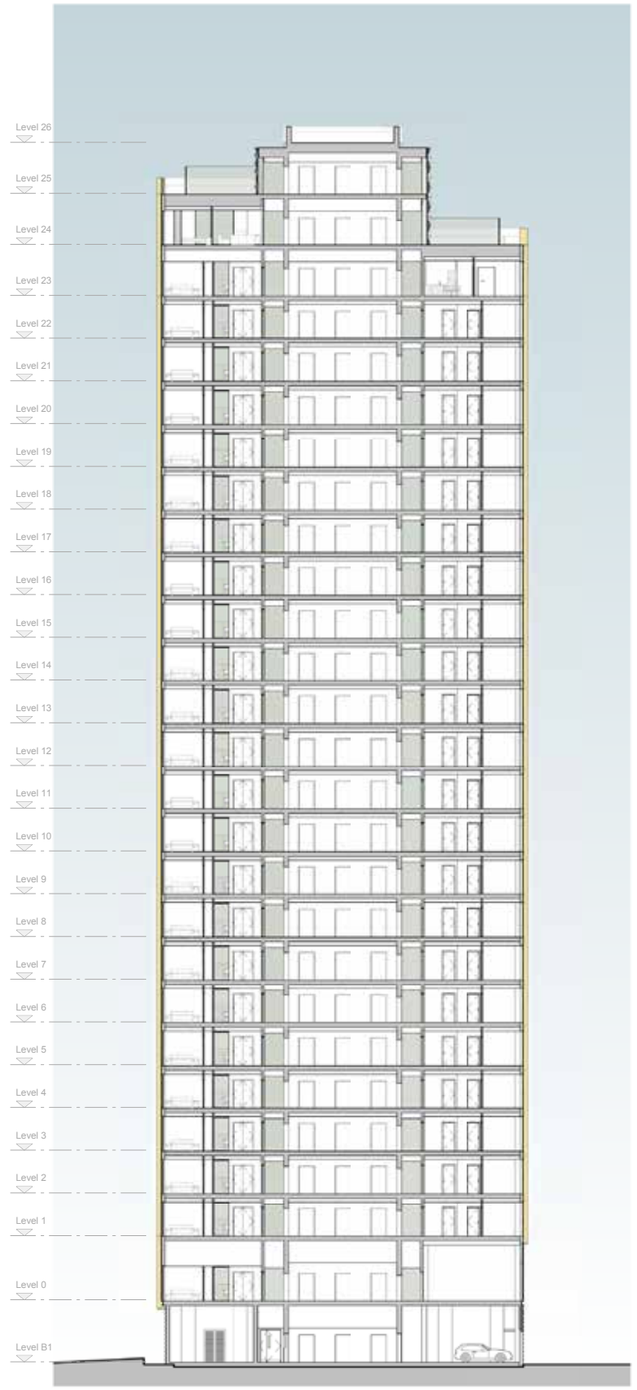
10/03/2020 14:28:09

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SECTIONS



1 **SECTION AA**
1 : 200



2 **SECTION BB**
1 : 200

22/03/2016 14:23:02

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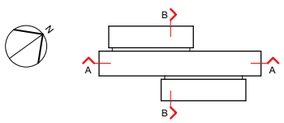
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REV.	DATE	AMENDENT
-	06/11/15	Draft Issue for Information
A	18/12/15	General Client Design Changes Incorporated
B	05/02/16	Draft Planning Issue - Graphics Updated
C	19/02/16	Final Draft Planning Issue
D	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

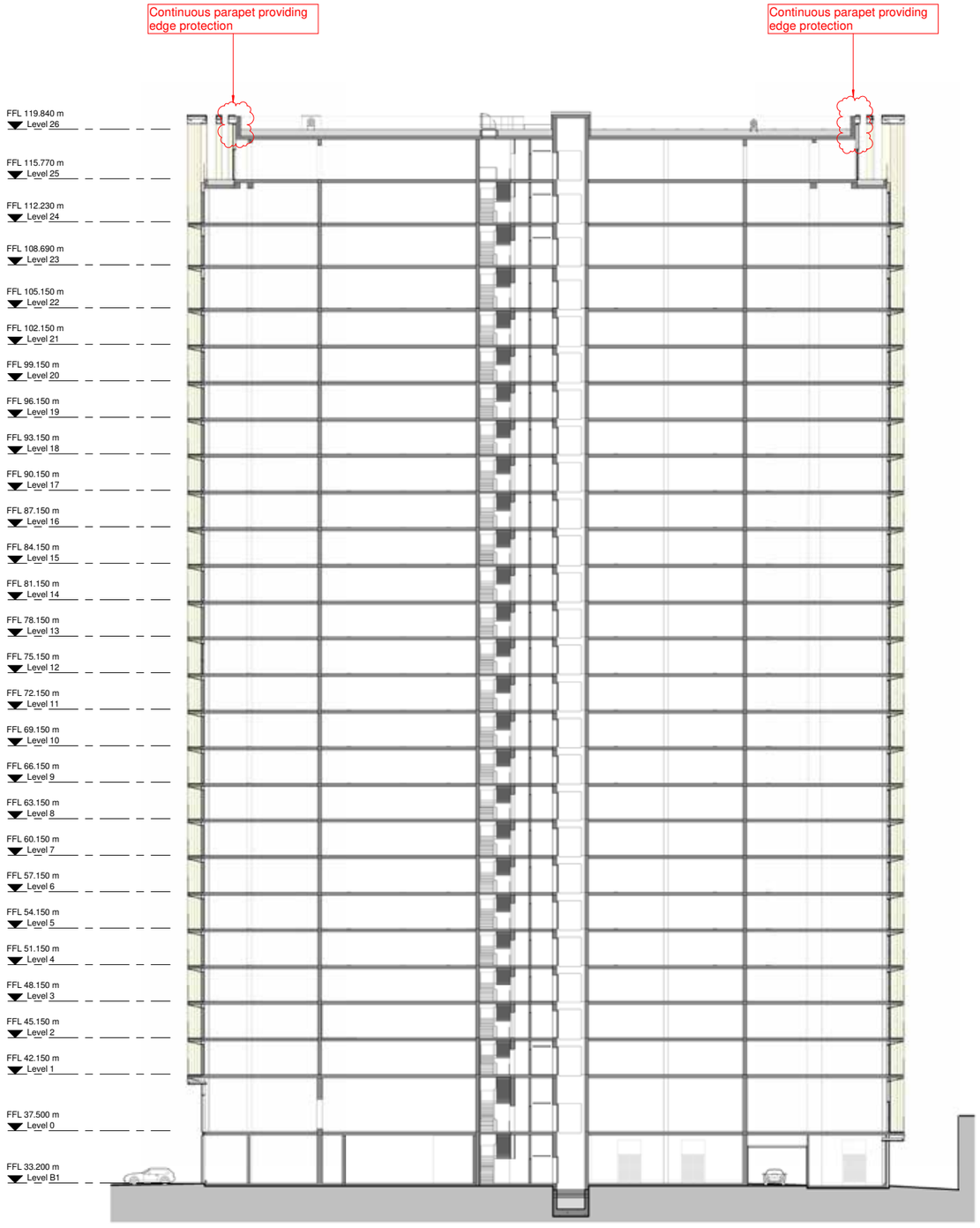
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1 : 200	06/11/15	RMH	TM	MA

RESIDENTIAL 1
Sections

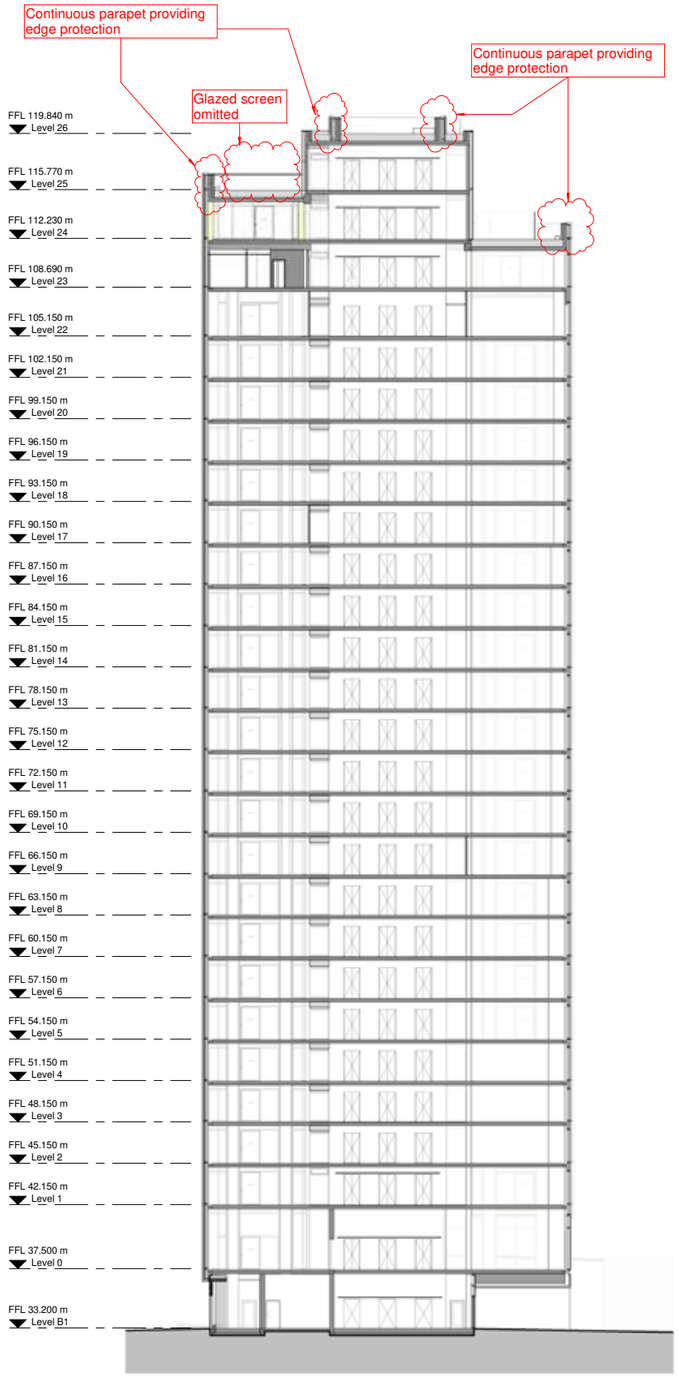
STAGE 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-301**
REV. **D**

PLANNING CONSENT



Section AA



Section BB

10/03/2020 14:14:56

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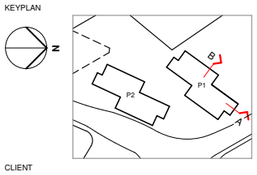
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REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

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PROJECT
NEW VICTORIA

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1 : 200	**07/02/20**	**AHR**	**MBA**	**NAB**

RESIDENTIAL 1
Sections

STAGE 4

PURPOSE FOR ISSUE
PLANNING

DRAWING NO.
5219-P1- 20-910

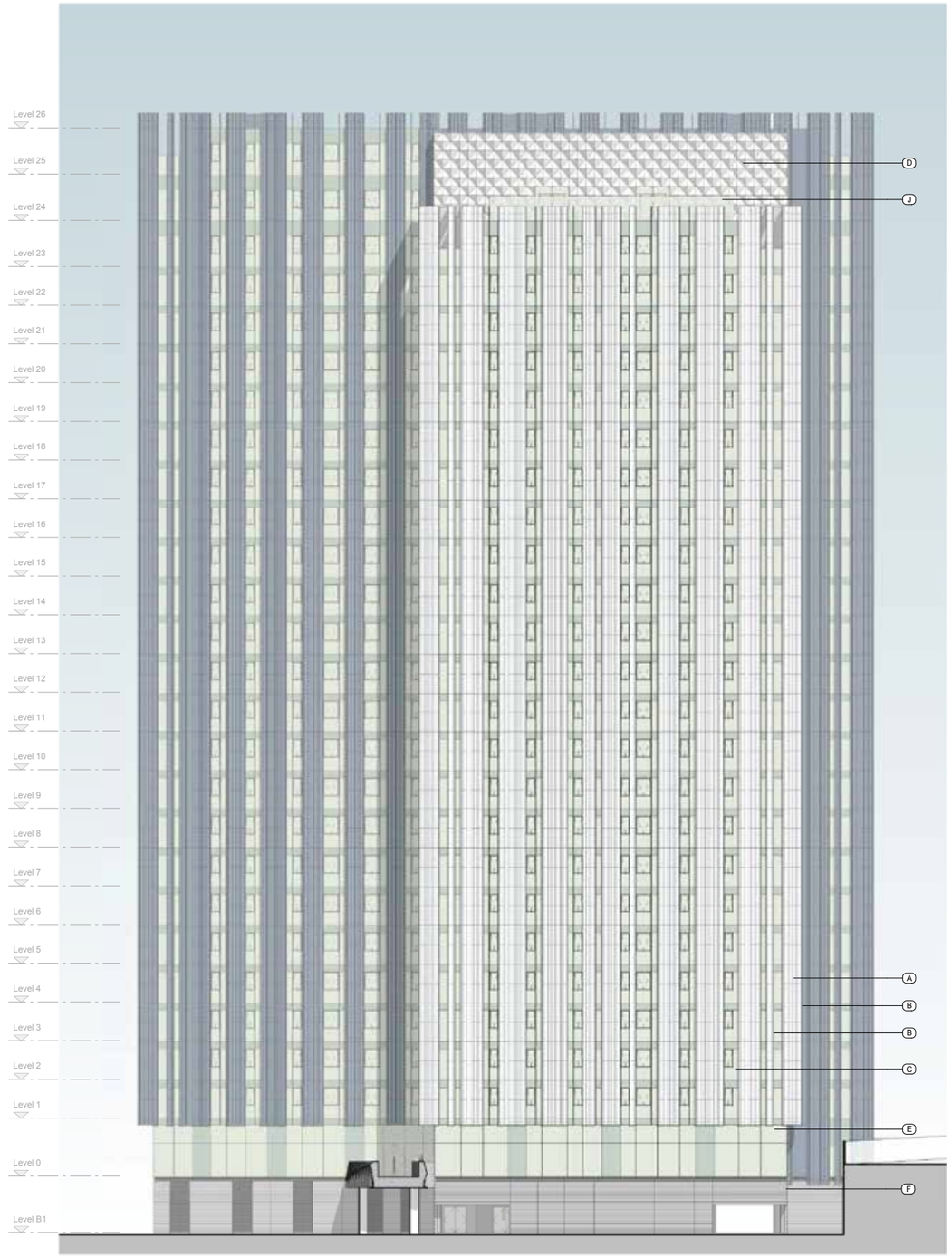
REV.
A

UPDATED

ELEVATIONS 1



1 **NORTH Elevation**
1 : 200



2 **EAST Elevation**
1 : 200

22/03/2016 14:26:17

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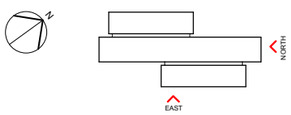
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MATERIALS KEY

A Profiled Cladding - With a mixture of flat panel inserts. Matte finish in four similar tones.
B Window / Balcony Reveals - With metallic finish.
C Glazed Windows - Fixed and opening lights as indicated with opaque spandrel panels between (finish to match glazing in appearance).
D Folded Metal Screen - Perforated with metallic finish and glazing behind.
E Full Height Glazed Curtain Wall - With opaque spandrel glazing in front of structure.
F Cementitious Textured Facade - With integrated louvres.
G Opaque Glazing - Between fully glazed windows / doors with aluminium frames.
H Structural glass balconies - With patterned fritting.
I Glazed Corridor Ends - Full height glazing with slot vents at each floor.
J Provision for glazed screen if required for wind mitigation.

REV.	DATE	AMENDENT
-	18/09/15	First Issue for Costing
A	21/10/15	Revisions to Suit Rationalised Facade
B	06/11/15	Draft Issue for Information
C	18/12/15	General Client Design Changes Incorporated
D	05/02/16	Draft Planning Issue - Graphics Updated
E	19/02/16	Final Draft Planning Issue
F	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

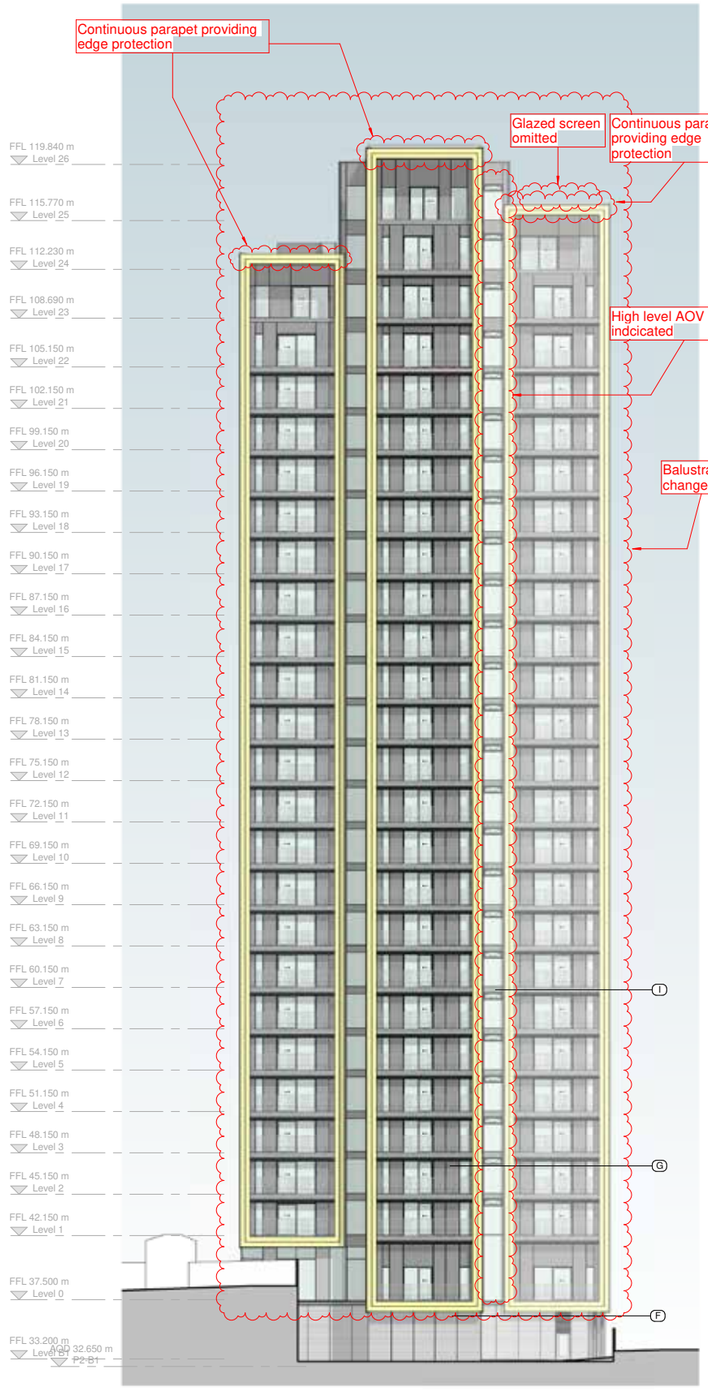
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1 : 200	07/20/15	TM	NS	MA

RESIDENTIAL 1
Elevations - Sheet 1

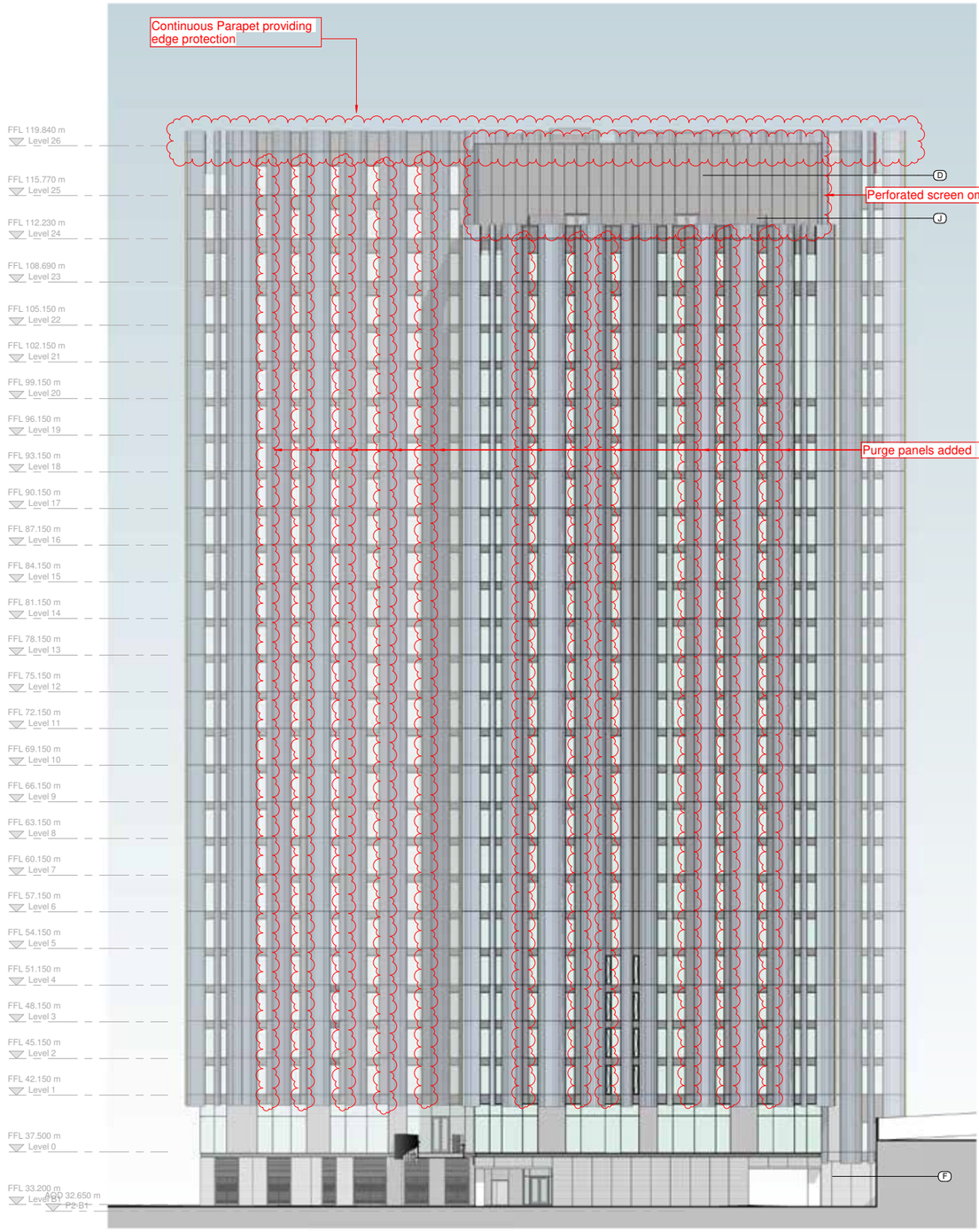
STAGE 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-411**
REV. **F**

PLANNING CONSENT



North Elevation



East Elevation

10/03/2020 14:19:21

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MATERIAL KEY

D	Opaque glazed look-a-like panel
E	Full height glazed untised curtain wall - with opaque spandral glazing in front of structure
F	GRC panels and full height louvers to lower ground facade
G	Opaque glazing to balcony / terrace areas
H	Balustrades to balconies and terraces
I	Glazed corridor ends - full height glazing.
J	Glazed screen

REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

KEYPLAN

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As indicated	12/17/19	AHR	MBA	NAB

RESIDENTIAL 1
Elevations
Sheet 1

STAGE 4

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-911**

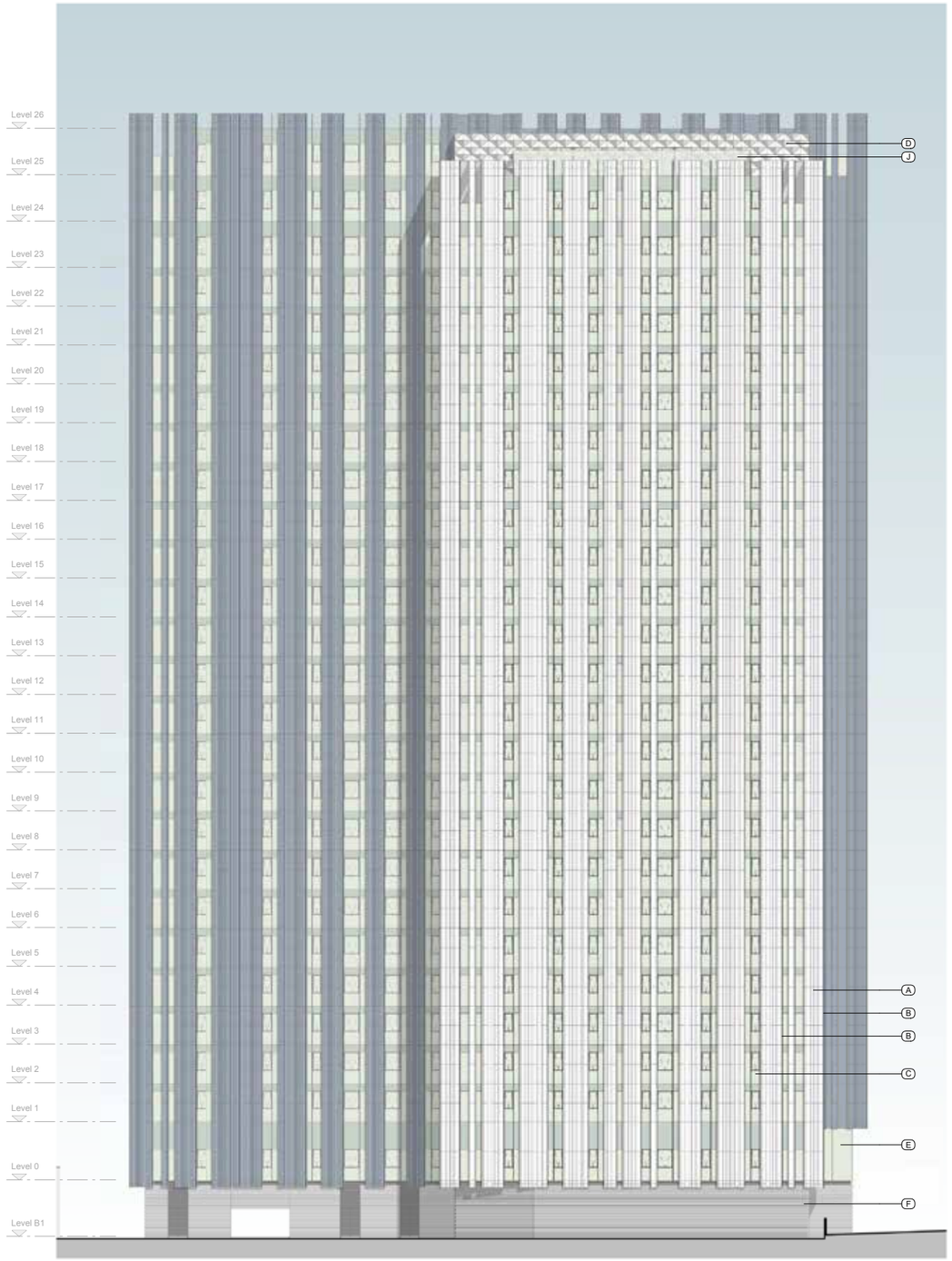
REV. **A**

UPDATED

ELEVATIONS 2



1 **SOUTH Elevation**
1 : 200



2 **WEST Elevation**
1 : 200

22/03/2016 14:26:57

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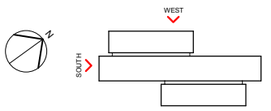
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KEYPLAN



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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
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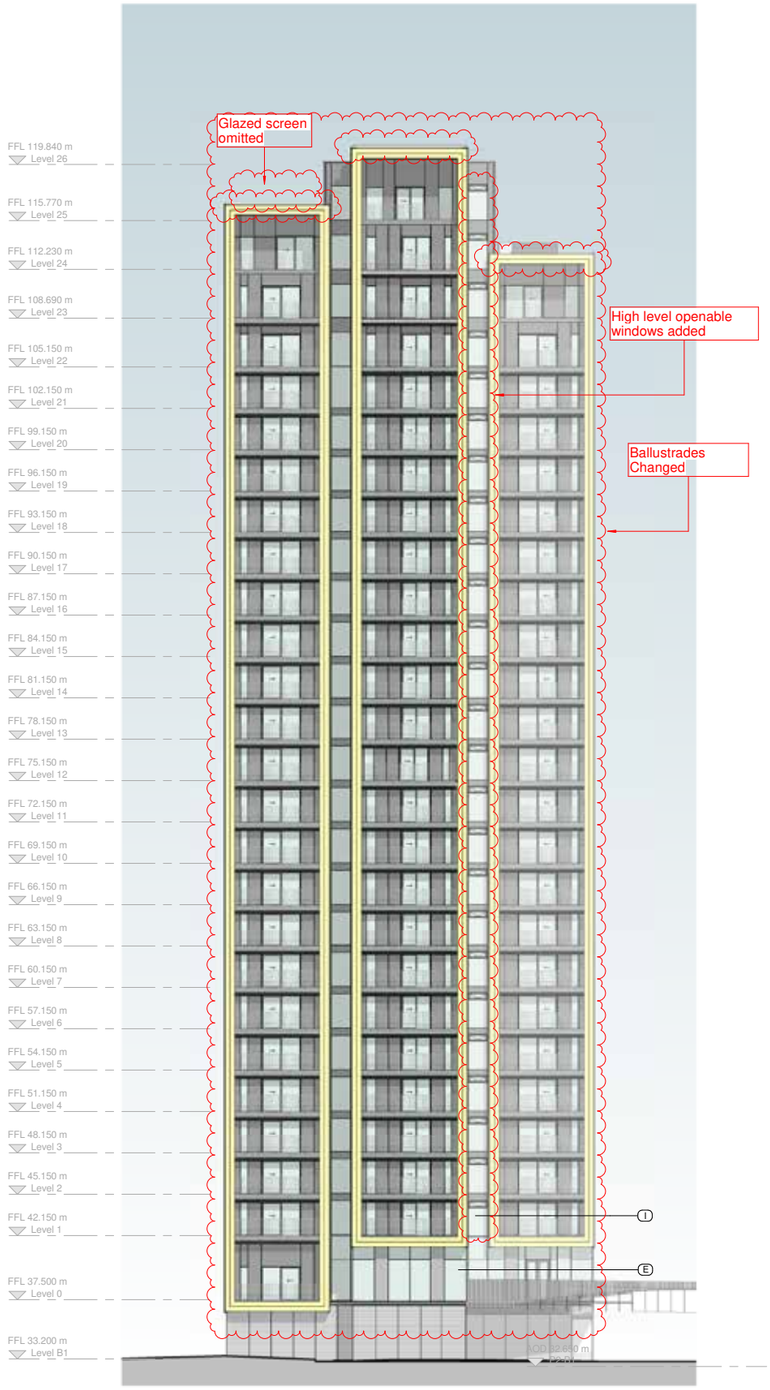
RESIDENTIAL 1
Elevations - Sheet 2

STAGE 2

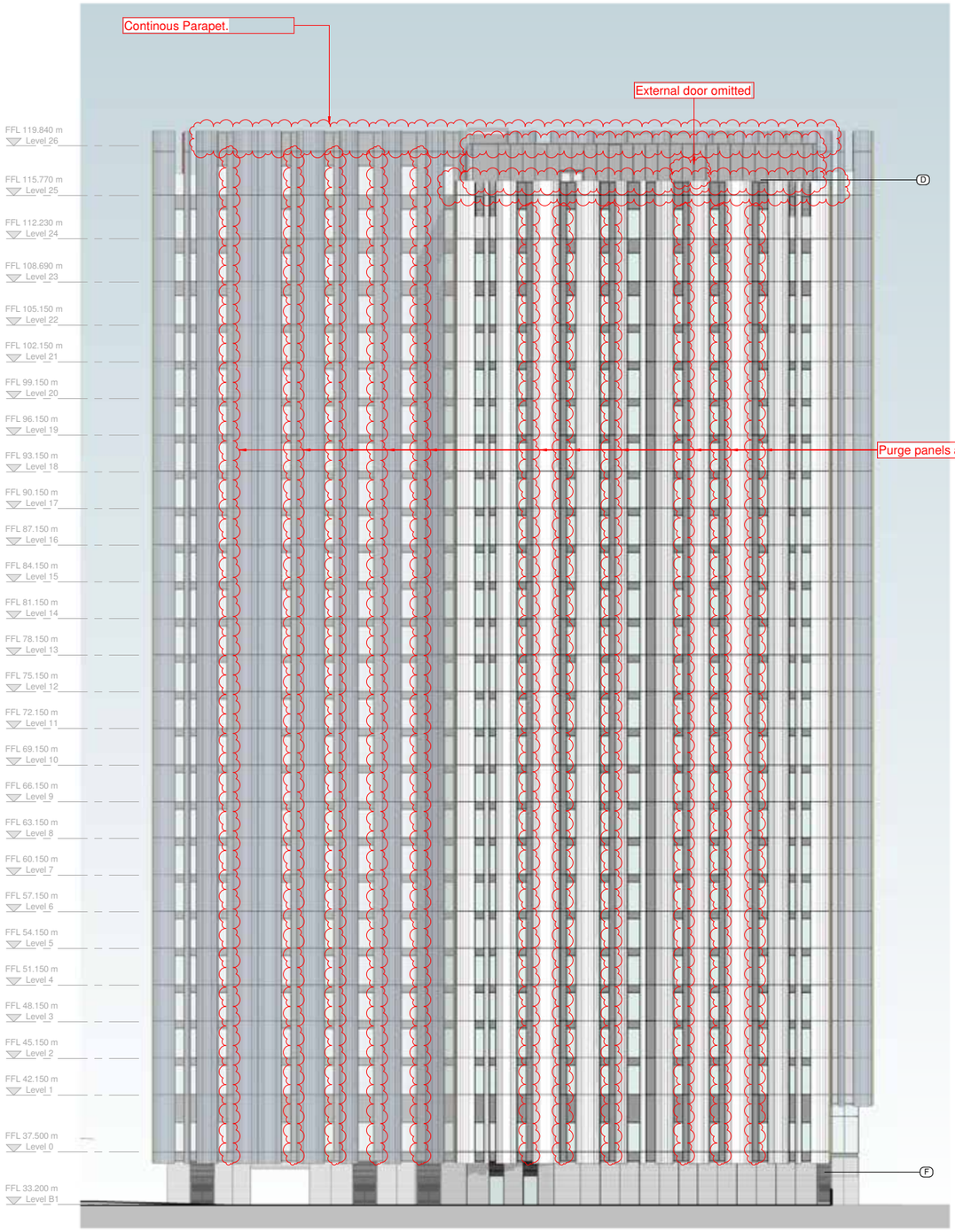
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-412**
REV. **F**

PLANNING CONSENT



South Elevation



West Elevation

10/03/2020 14:24:15

A1

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MATERIAL KEY

D	Opaque glazed look-a-like panel
E	Full height glazed untised curtain wall - with opaque spandral glazing in front of structure
F	GRC panels and full height louvers to lower ground facade
G	Opaque glazing to balcony / terrace areas
H	Balustrades to balconies and terraces
I	Glazed corridor ends - full height glazing with vents at each floor and opaque spandral panel in front of structure
J	Glazed screen

REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As indicated	07/02/20	AHR	MBA	NAB

RESIDENTIAL 1
Elevations
Sheet 2

STAGE 4

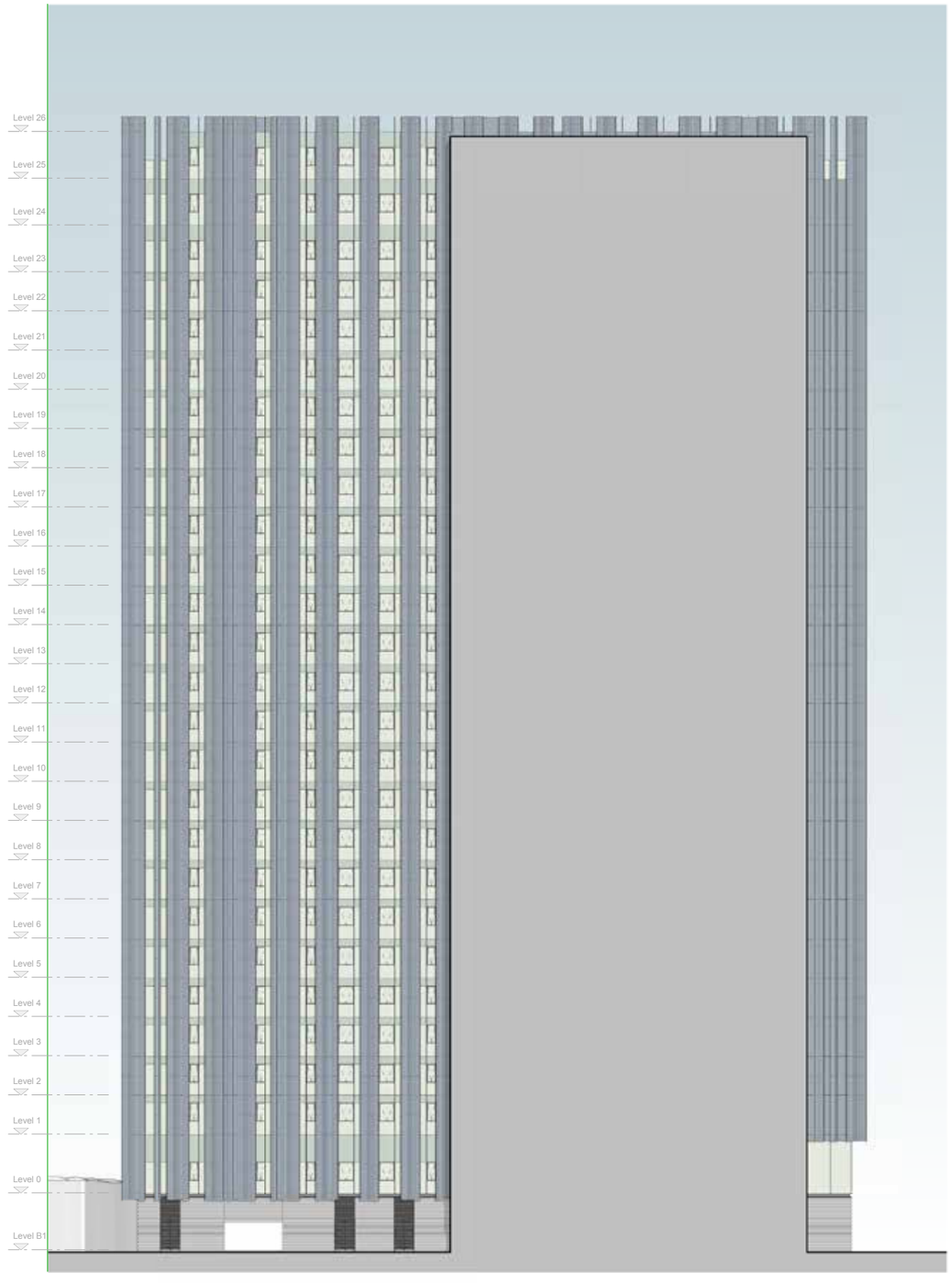
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-912**

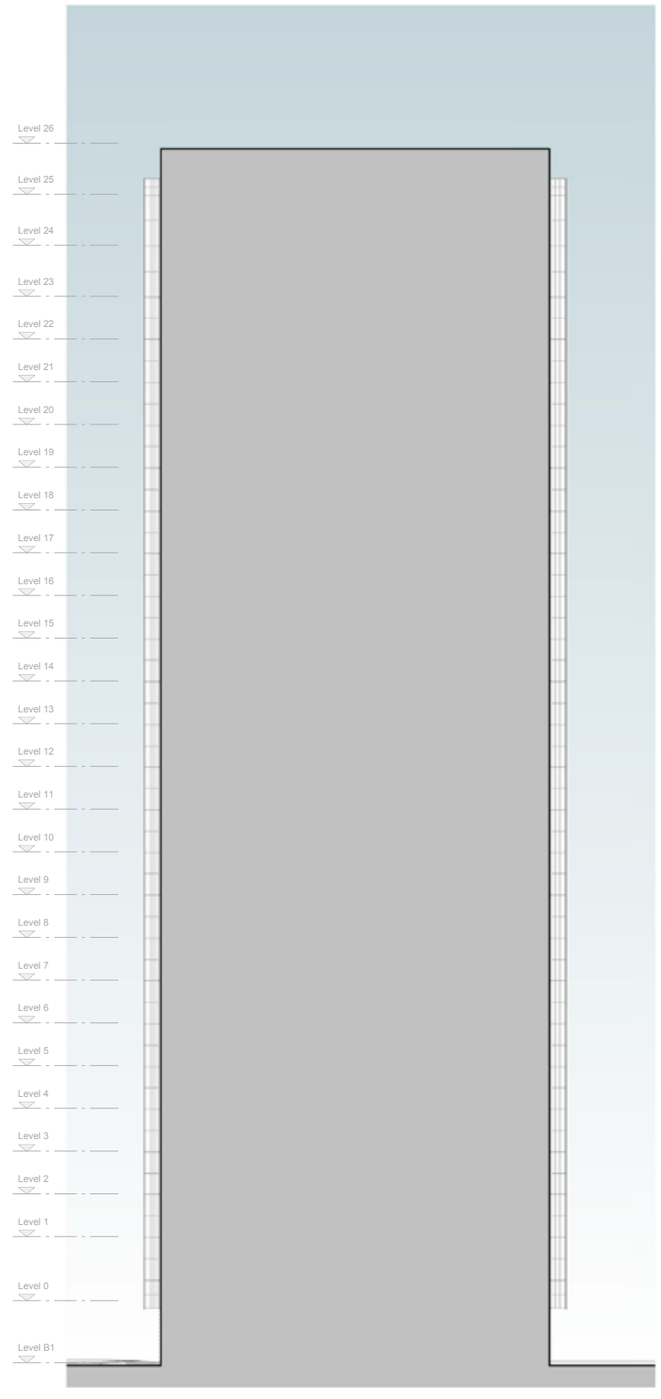
REV. **A**

UPDATED

SECTIONAL ELEVATIONS 1



1 **SECTION CC**
1 : 200



2 **SECTION DD**
1 : 200

22/03/2016 14:28:26

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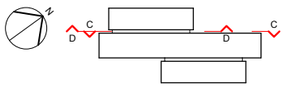
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REV.	DATE	AMENDENT
-	06/11/15	Draft Issue for Information
A	18/12/15	General Client Design Changes Incorporated
B	05/02/16	Draft Planning Issue - Graphics Updated
C	19/02/16	Final Draft Planning Issue
D	21/03/16	PLANNING ISSUE

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PROJECT
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SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	06/11/15	RMH	TM	MA

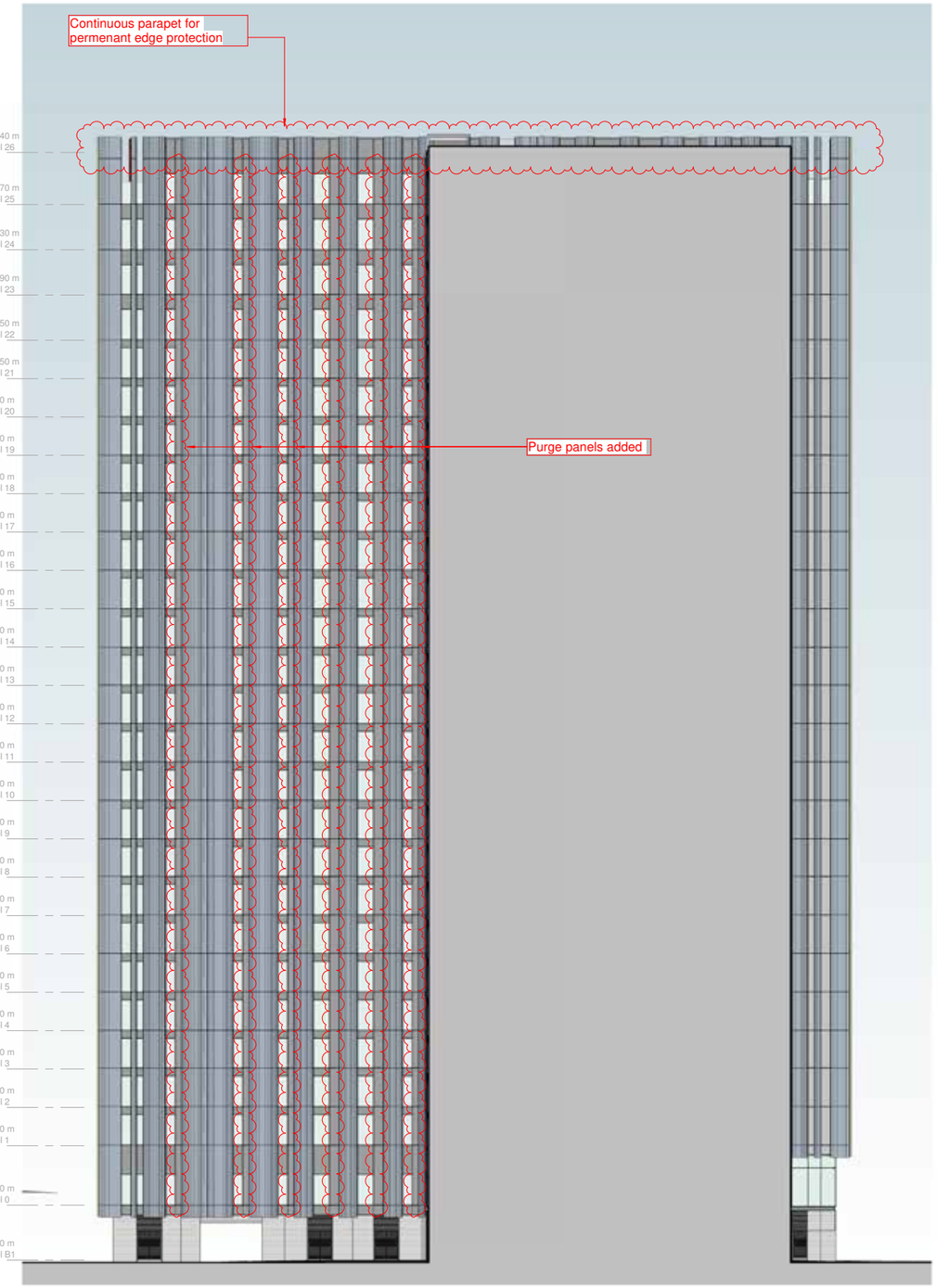
RESIDENTIAL 1
Sectional Elevations - Sheet 1

STAGE 2

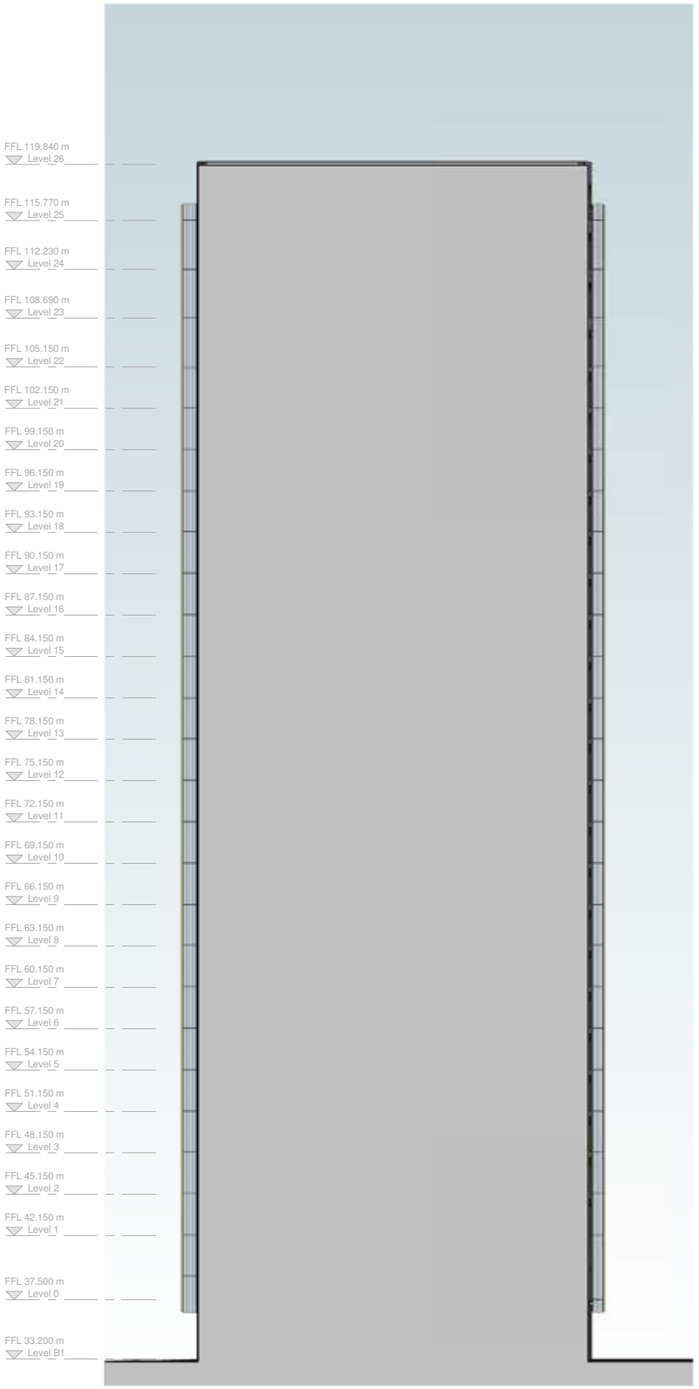
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 20-451	D

PLANNING CONSENT



Section CC



Section DD

10/03/2020 14:30:04

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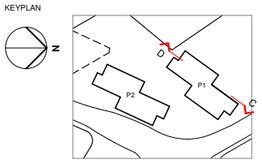
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REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	07/02/20	AHR	MBA	NAB

RESIDENTIAL 1
Sectional Elevations
Sheet 1

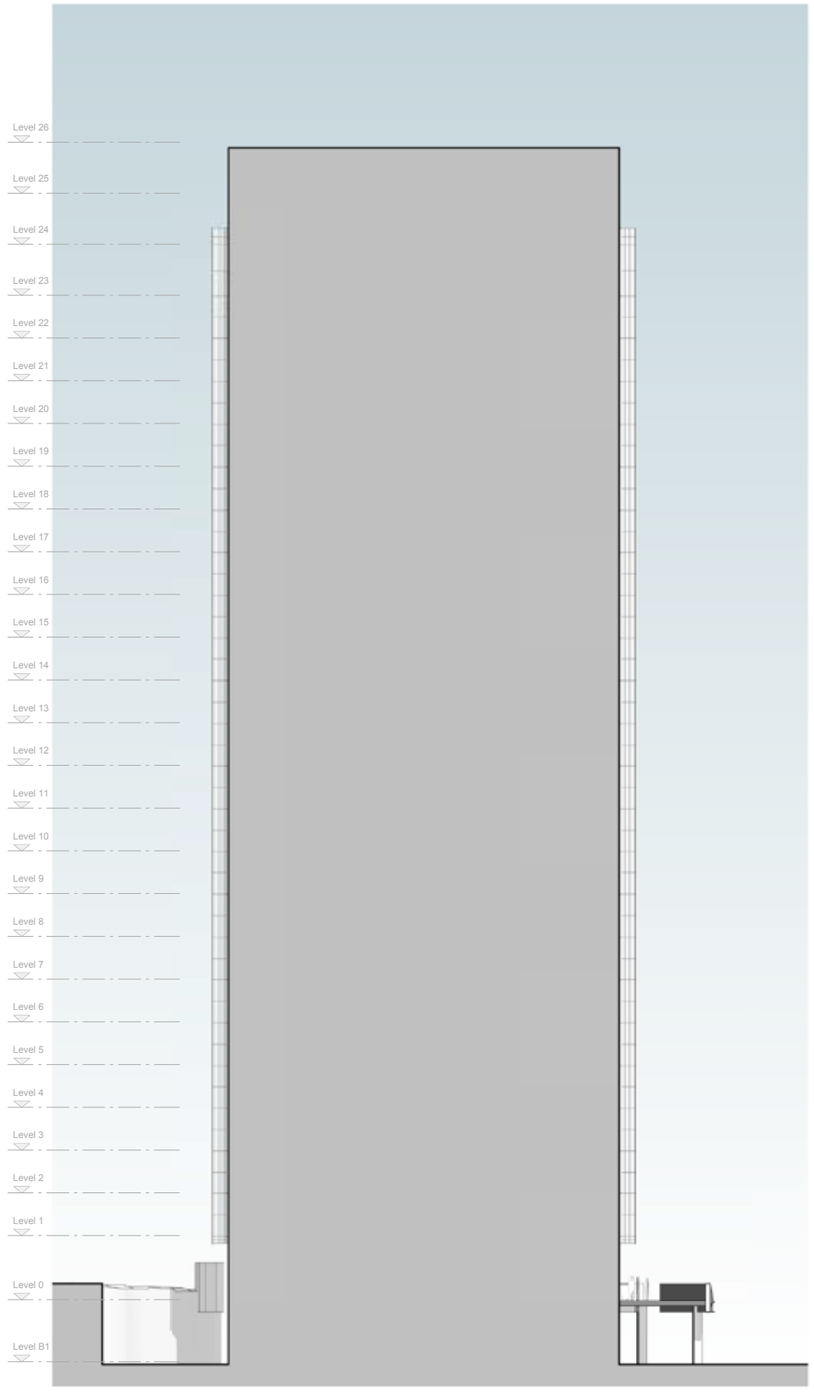
STAGE 4

PURPOSE FOR ISSUE
PLANNING

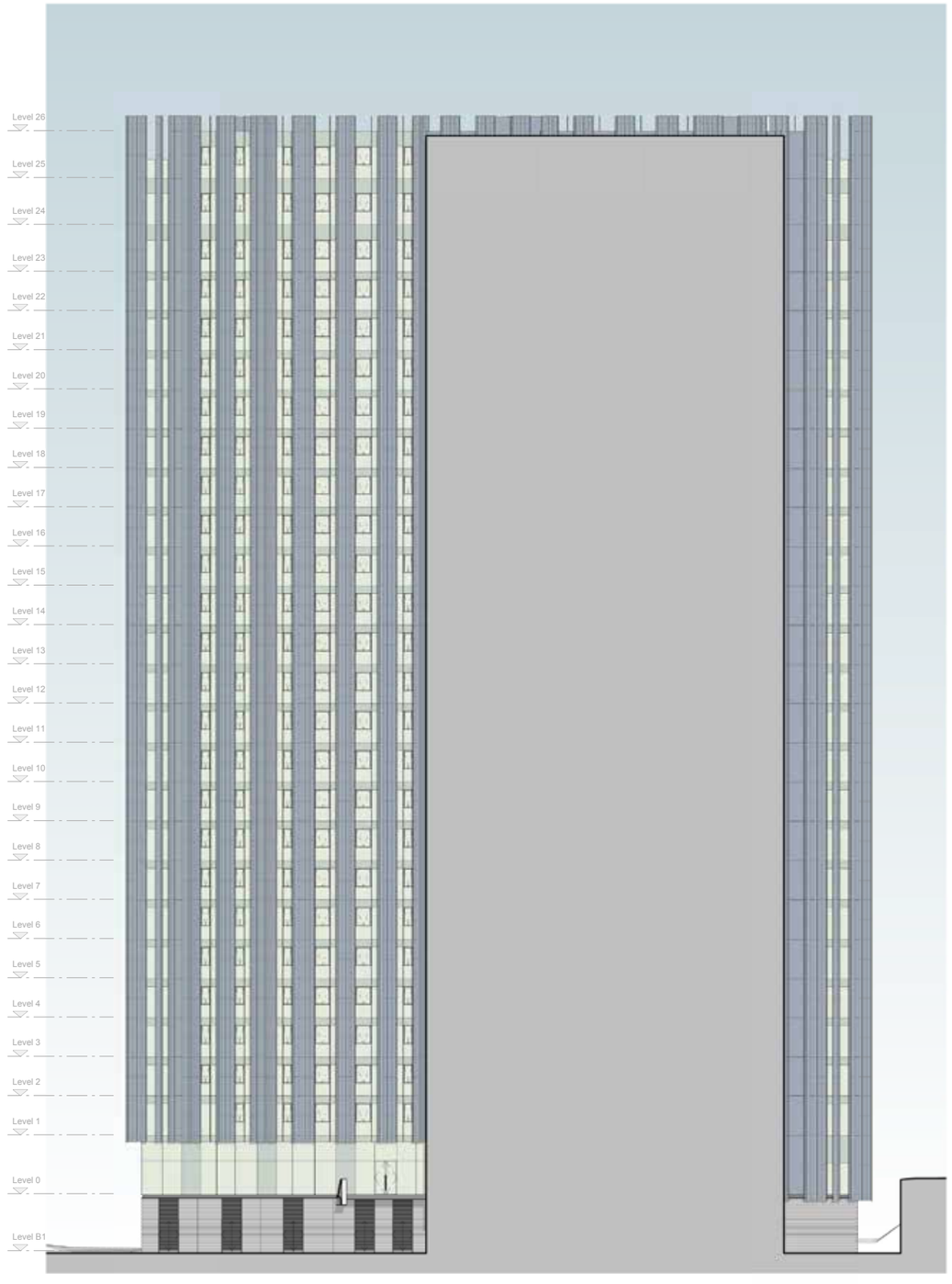
DRAWING NO.	REV.
5219-P1- 20-951	A

UPDATED

SECTIONAL ELEVATIONS 2



1 SECTION EE
1 : 200



2 SECTION FF
1 : 200

22/03/2016 14:29:52

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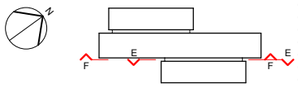
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-	06/11/15	Draft Issue for Information
A	18/12/15	General Client Design Changes Incorporated
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1 : 200	06/11/15	RMH	TM	MA

RESIDENTIAL 1
Sectional Elevations - Sheet 2

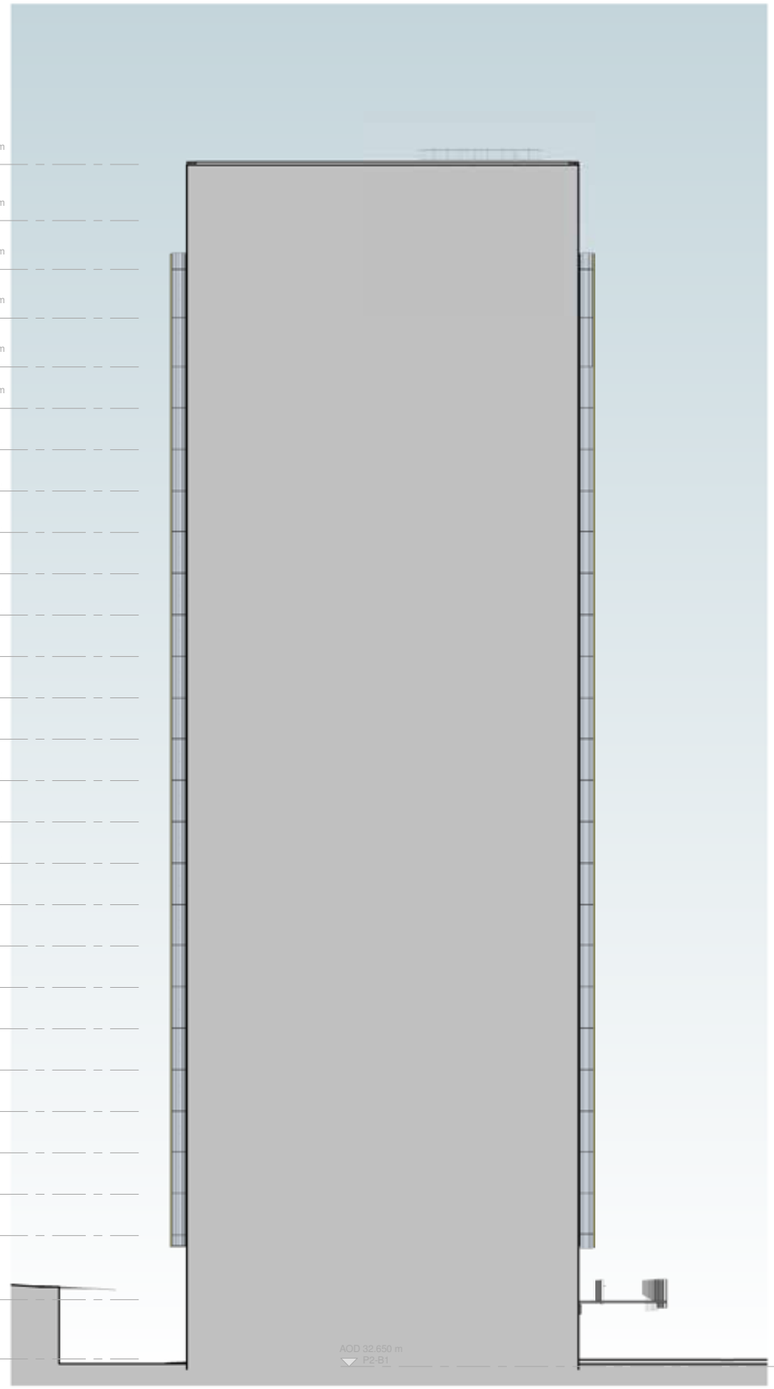
STAGE 2

PURPOSE FOR ISSUE
PLANNING

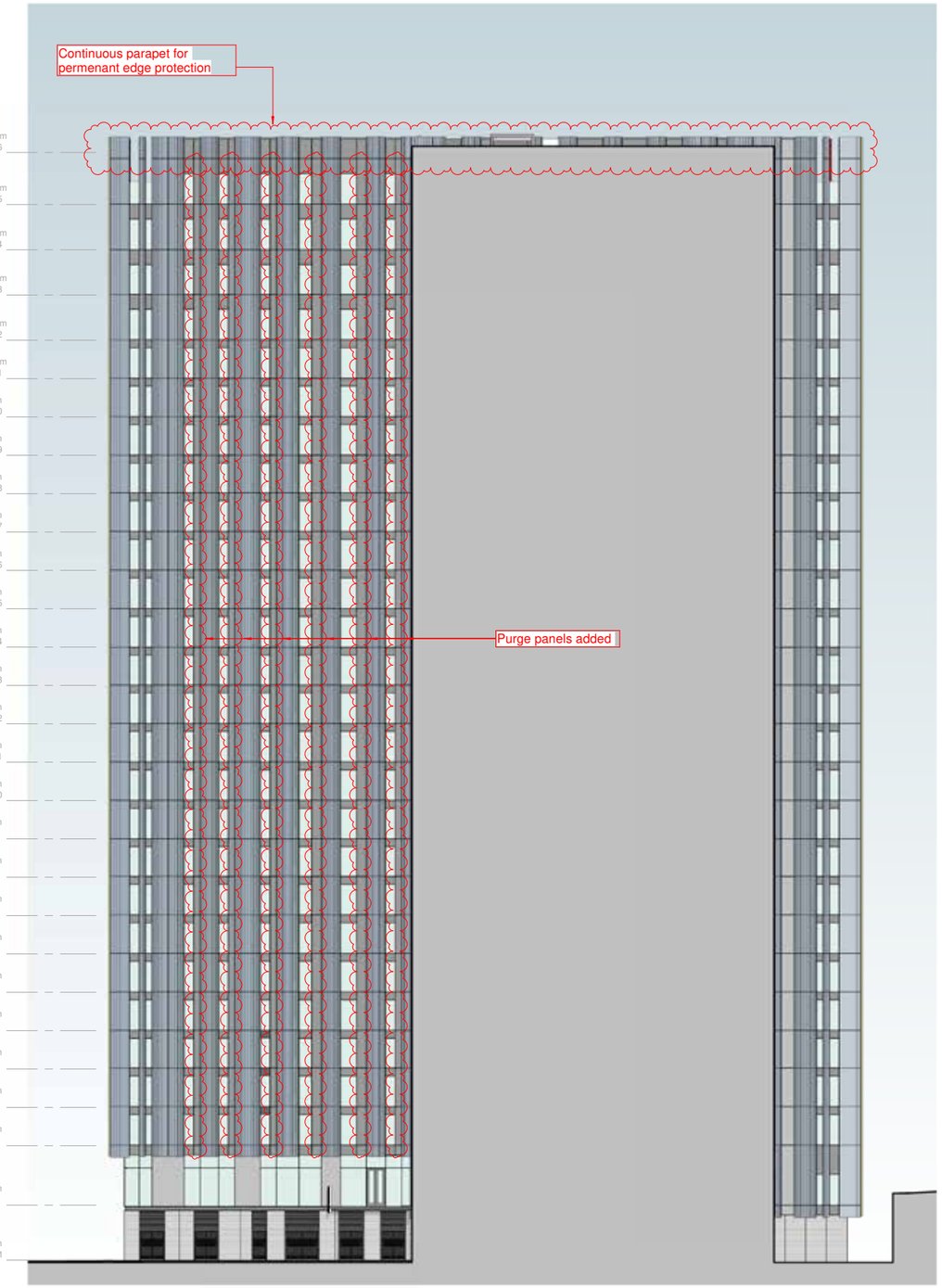
DRAWING NO. **5219-P1- 20-452**

REV. **D**

PLANNING CONSENT



Section EE



Section FF

10/03/2020 14:32:02

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RESIDENTIAL 1
Sectional Elevations
Sheet 2

STAGE 4

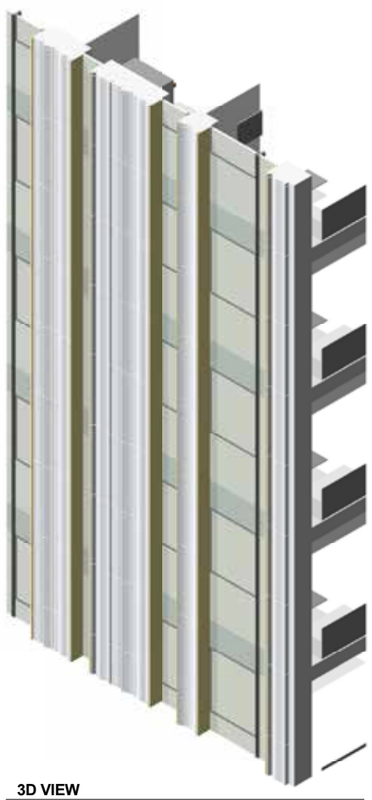
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 20-952**

REV. **A**

UPDATED

TYPICAL BAY STUDY - FACADE

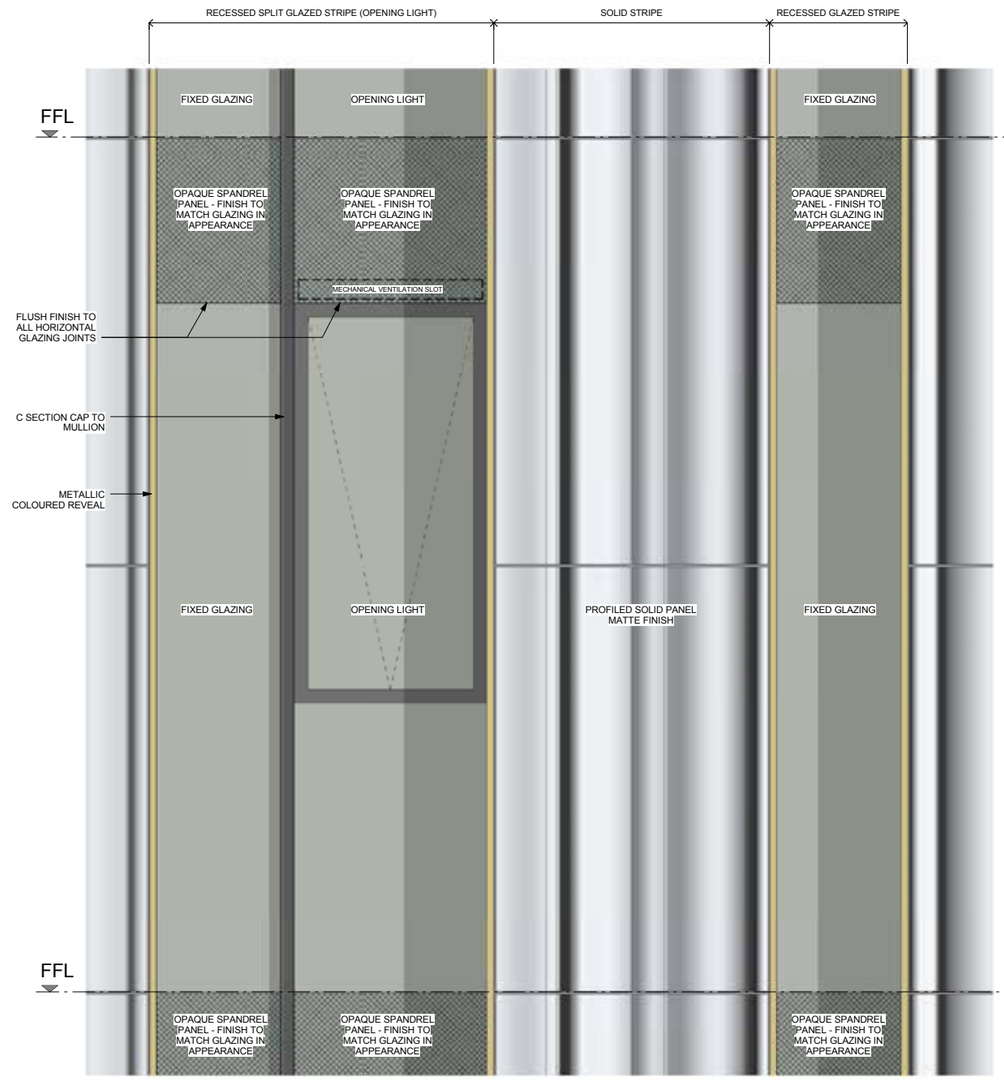


3D VIEW

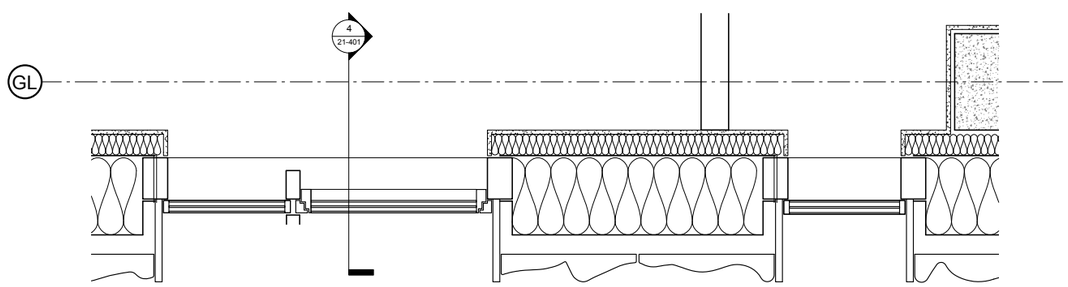
NOTES:

CURTAIN WALL PANEL SIZES TBC FOLLOWING EFFICIENCY EXCERCISE.

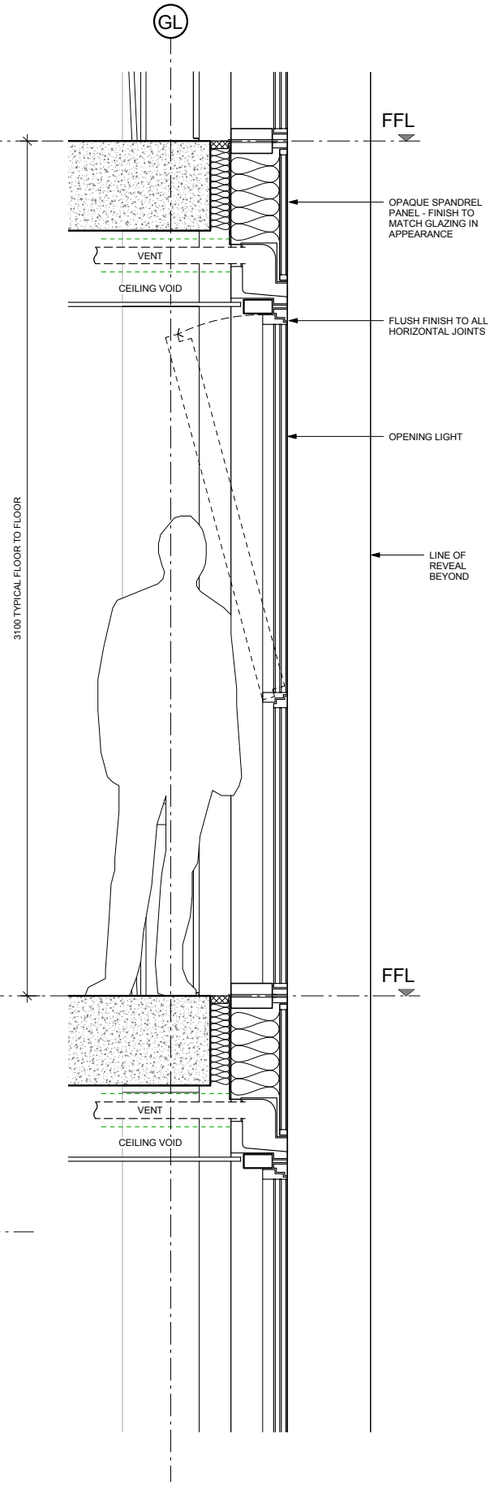
REFER TO ELEVATIONS FOR ARRANGEMENT OF FLAT PANEL INSERTS AND FULL GLAZING ARRANGEMENT, NUMBER AND LOCATIONS OF OPENING LIGHTS.



2 ELEVATION
1 : 10



1 PLAN DETAIL
1 : 10



4 SECTION THRU GLAZING
1 : 10

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REV.	DATE	AMENDENT
-	24/09/15	First Issue
A	09/10/15	Section thru. curtain wall added
B	8/12/15	Updated to show Unitised curtain wall construction
C	24/02/16	Final Draft Planning Issue
D	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 10	22/09/15	TM	AS	MA

RESIDENTIAL 1
Bay Study - Main Facade

STAGE 2

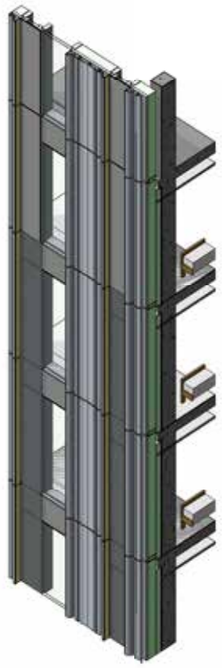
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 21-401**

REV. **D**

22/03/2016 14:30:06

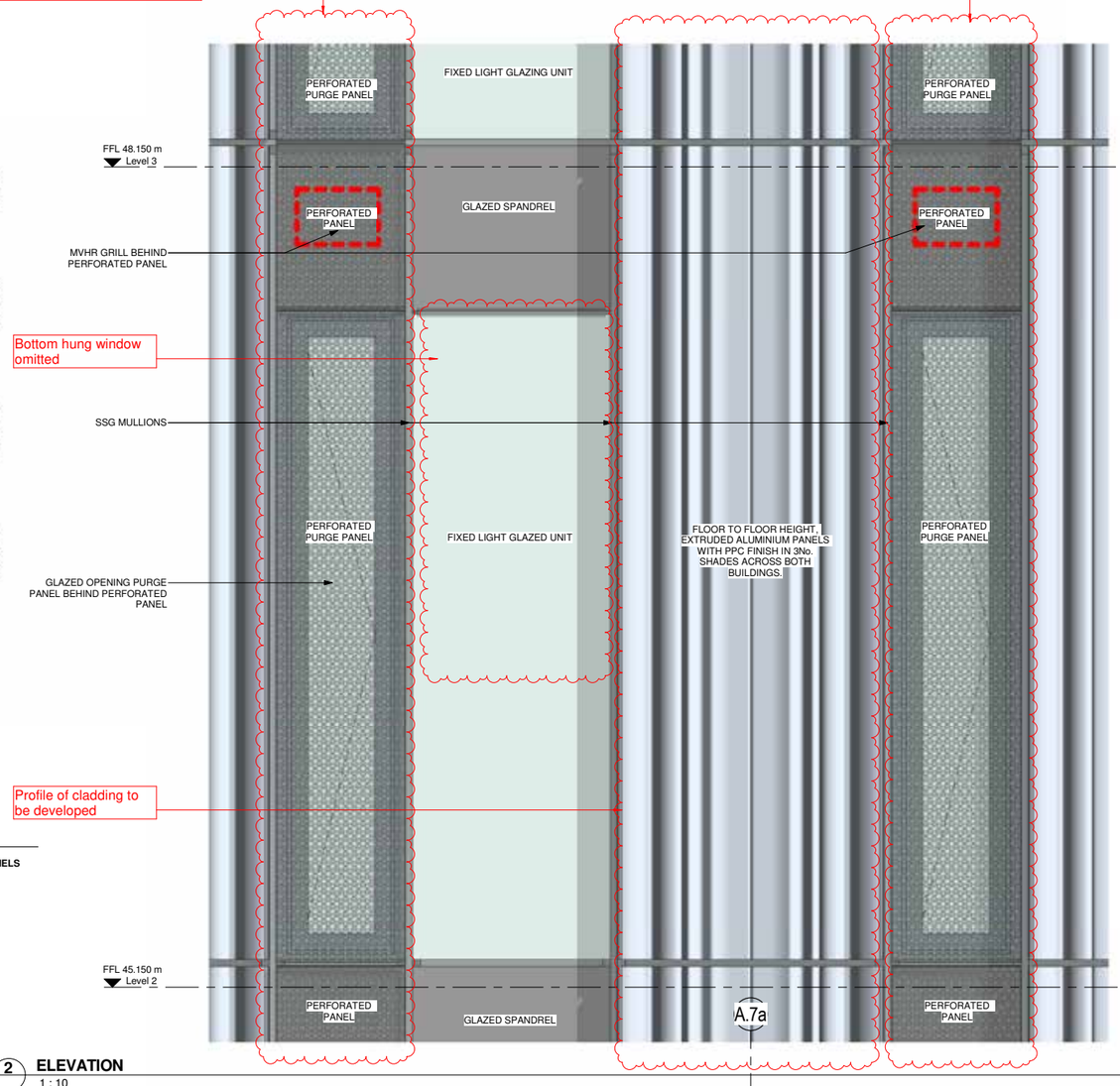
PLANNING CONSENT



3D VIEW

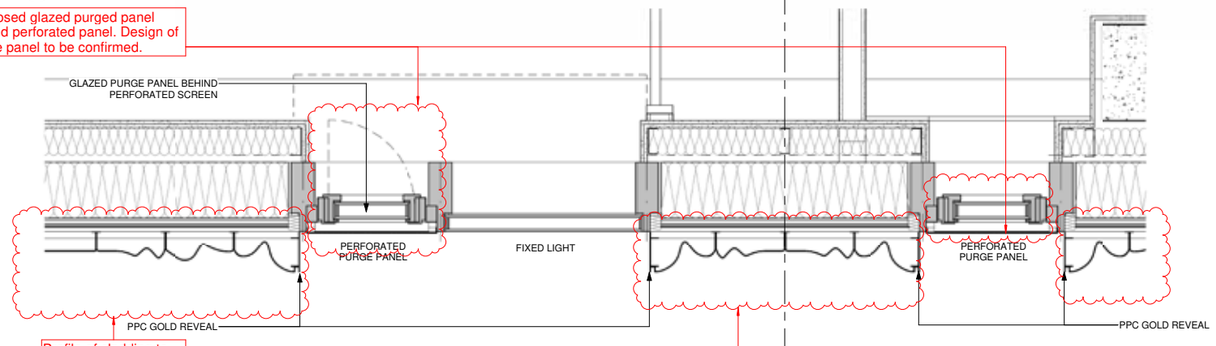
. REFER TO PLANS FOR THE LOCATION OF PROFILED PANELS

Proposed glazed purged panel behind perforated panel. Pattern of purge panel to be confirmed.

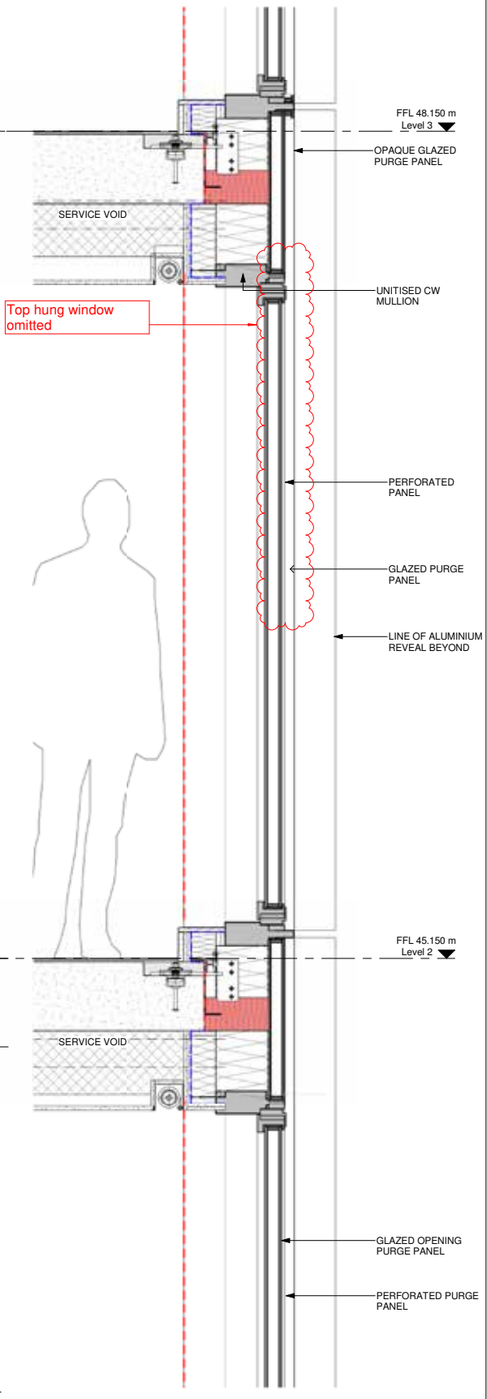


2 ELEVATION
1 : 10

Proposed glazed purged panel behind perforated panel. Design of purge panel to be confirmed.



PLAN DETAIL
1 : 10



SECTION THRU GLAZING
1 : 10

10/03/2020 14:35:23

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-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 10	12/19/19	LH	MBA	NAB

Bay Study
Typical Facade

STAGE 4

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 21-901**

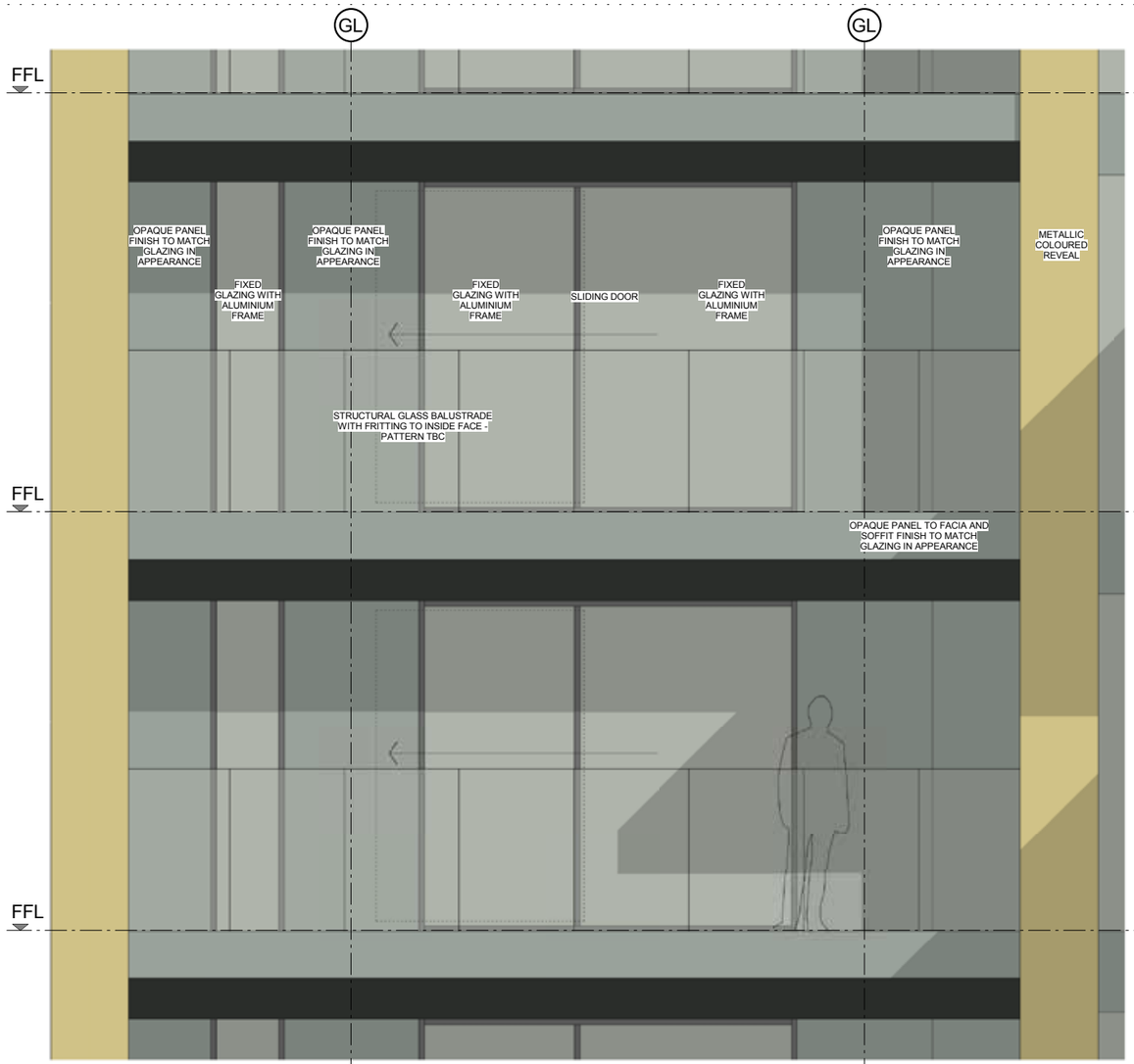
REV. **A**

UPDATED

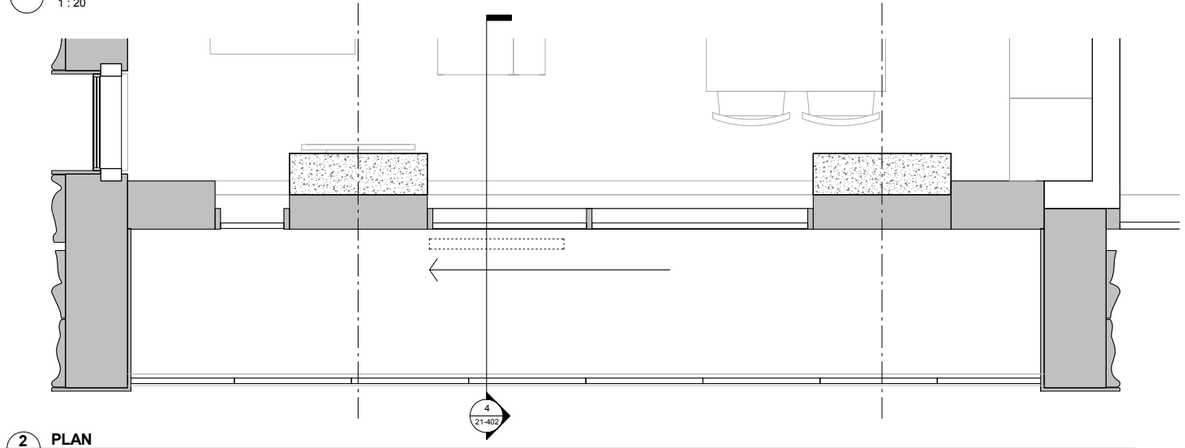
TYPICAL BAY STUDY - BALCONY



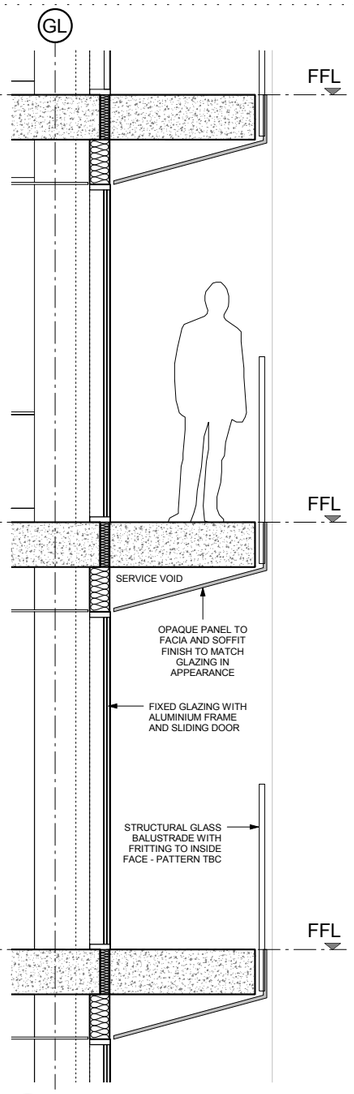
End Balcony 3D



3 **ELEVATION**
1 : 20



2 **PLAN**
1 : 20



4 **SECTION**
1 : 20

A1

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-	03/11/15	First Issue
A	18/12/15	General Client Design Changes Incorporated
B	24/02/16	Final Draft Planning Issue
C	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 20	03/11/15	TM	NS	MA

RESIDENTIAL 1
Balcony Study

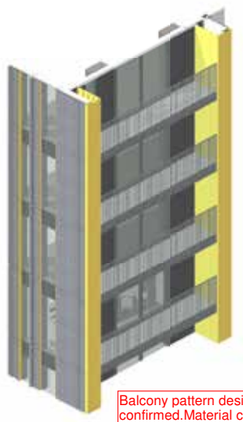
STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 21-402	C

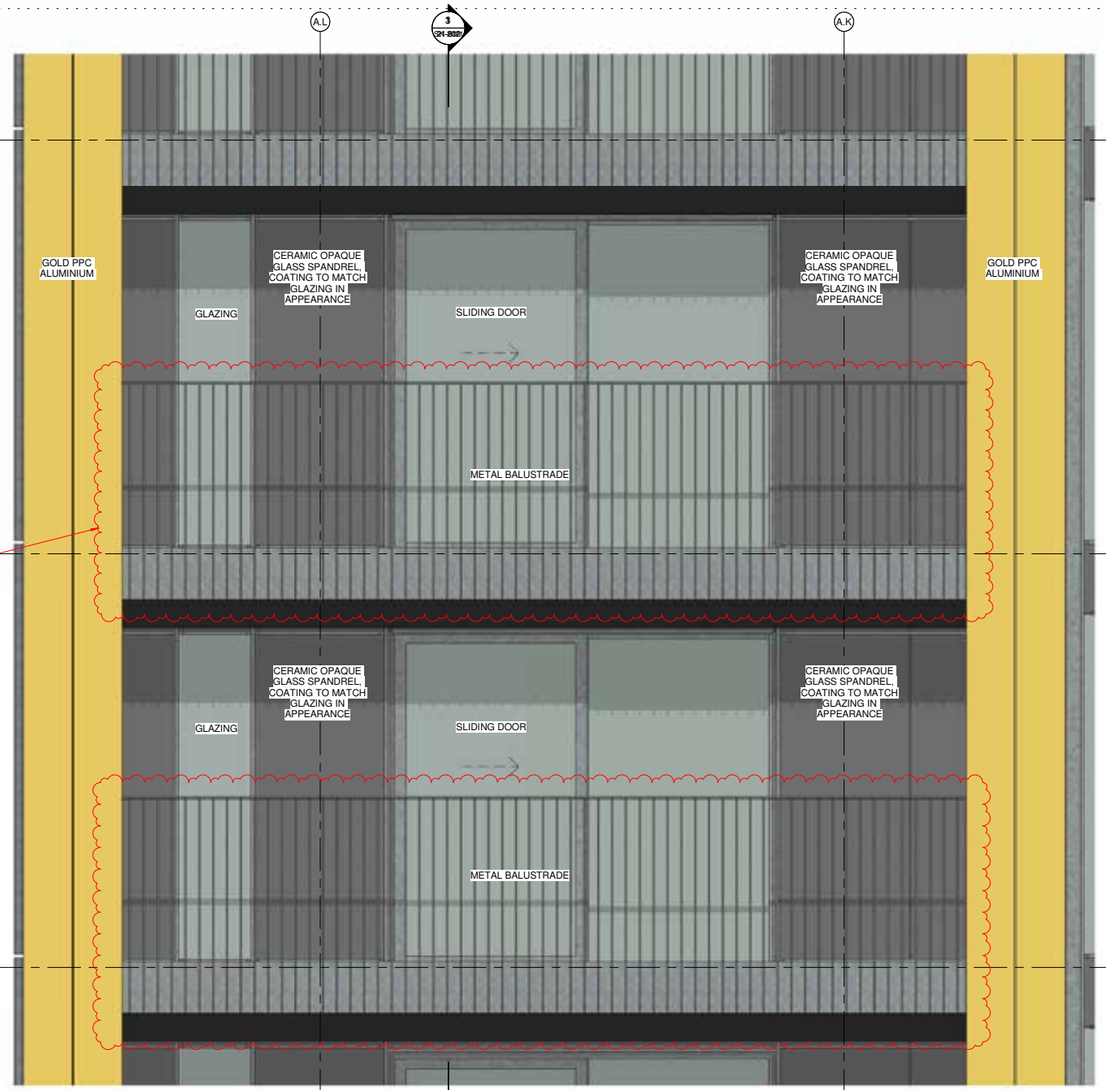
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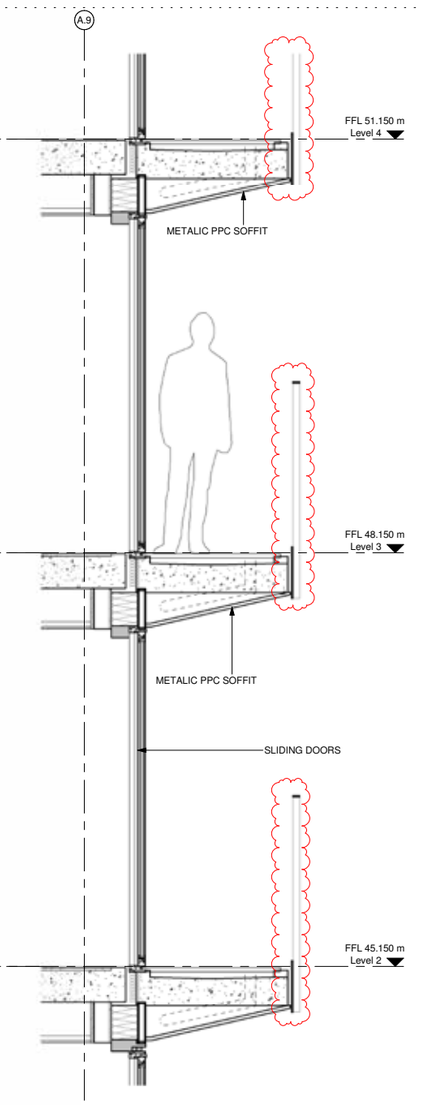
PLANNING CONSENT



Balcony pattern design to be confirmed.Material changed from glass to perforated metal

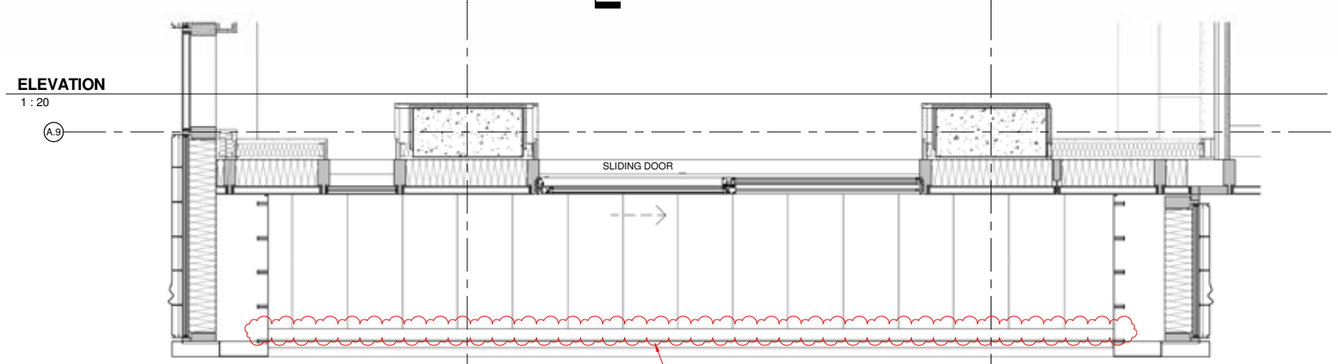
3D VIEW





SECTION A

ELEVATION
1 : 20



DETAIL PLAN
1 : 20

10/03/2020 14:37:32

A1

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REV.	DATE	AMENDENT
-	07/02/20	PLANNING
A	06/03/20	PLANNING UPDATE

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MUSE DEVELOPMENTS

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 20	07/02/20	LH	MBA	NAB

Balcony Study - Middle Facade

STAGE 4

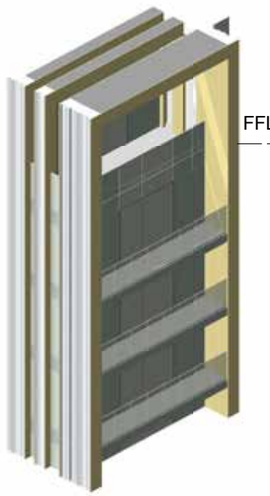
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 21-902**

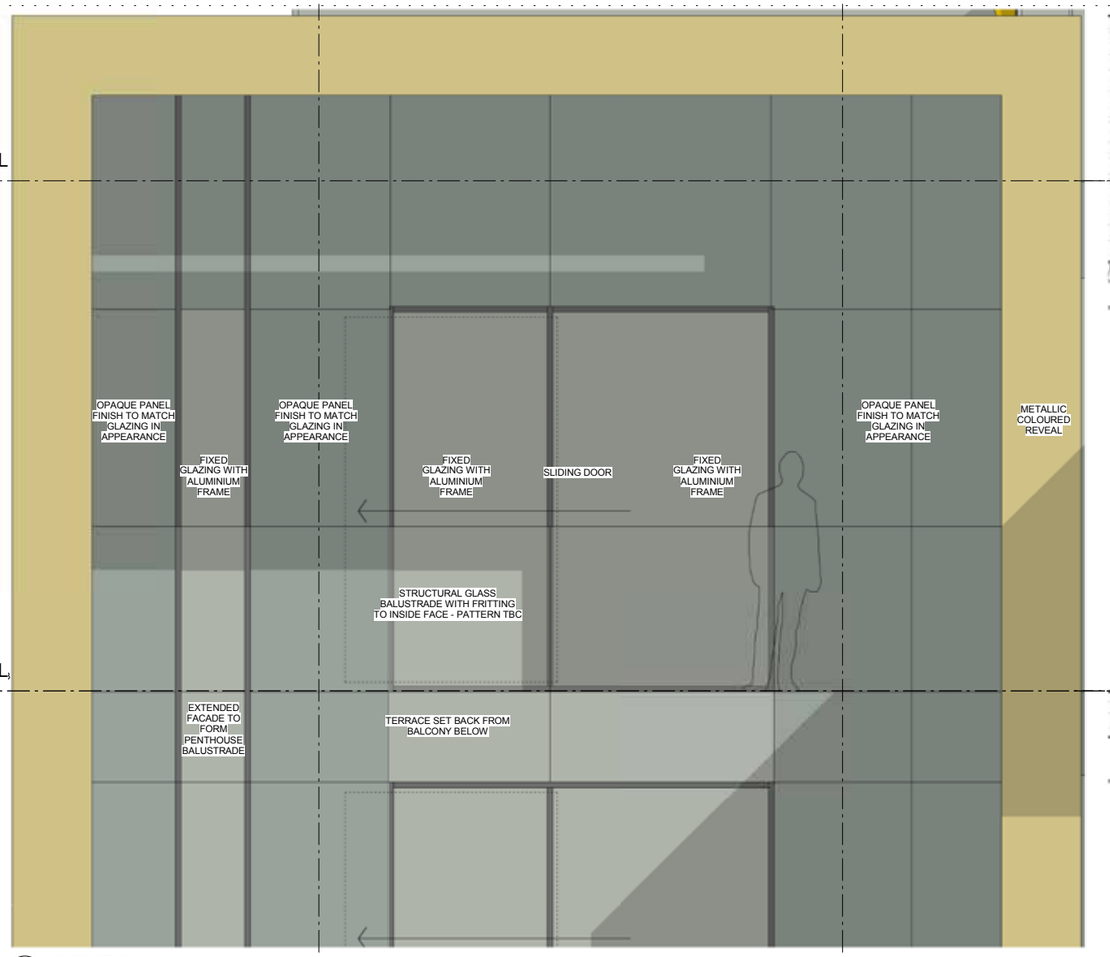
REV. **A**

UPDATED

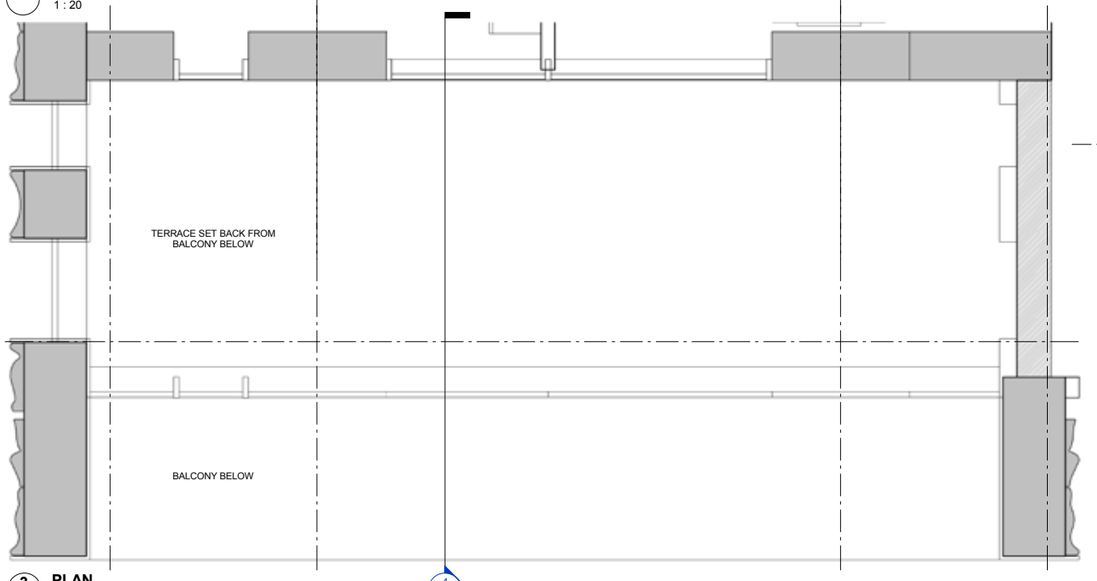
TYPICAL BAY STUDY - BALCONY STUDY - TOP FACADE



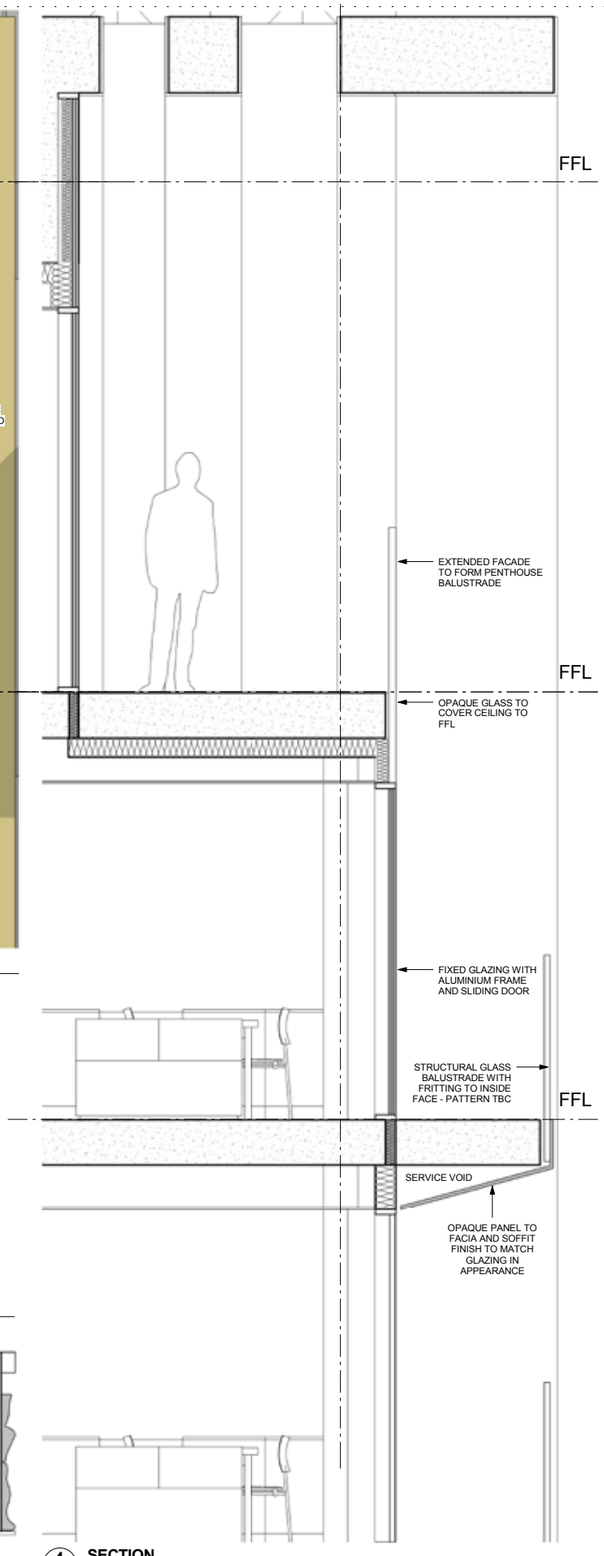
AXO_Top Balcony



2 **ELEVATION**
1 : 20



3 **PLAN**
1 : 20



4 **SECTION**
1 : 20

A1

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REV.	DATE	AMENDENT
-	23/05/16	Planning Update

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 20	17/05/16	RMH	MA	MA

RESIDENTIAL 1
Balcony Study - Top Facade

STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 21-403**

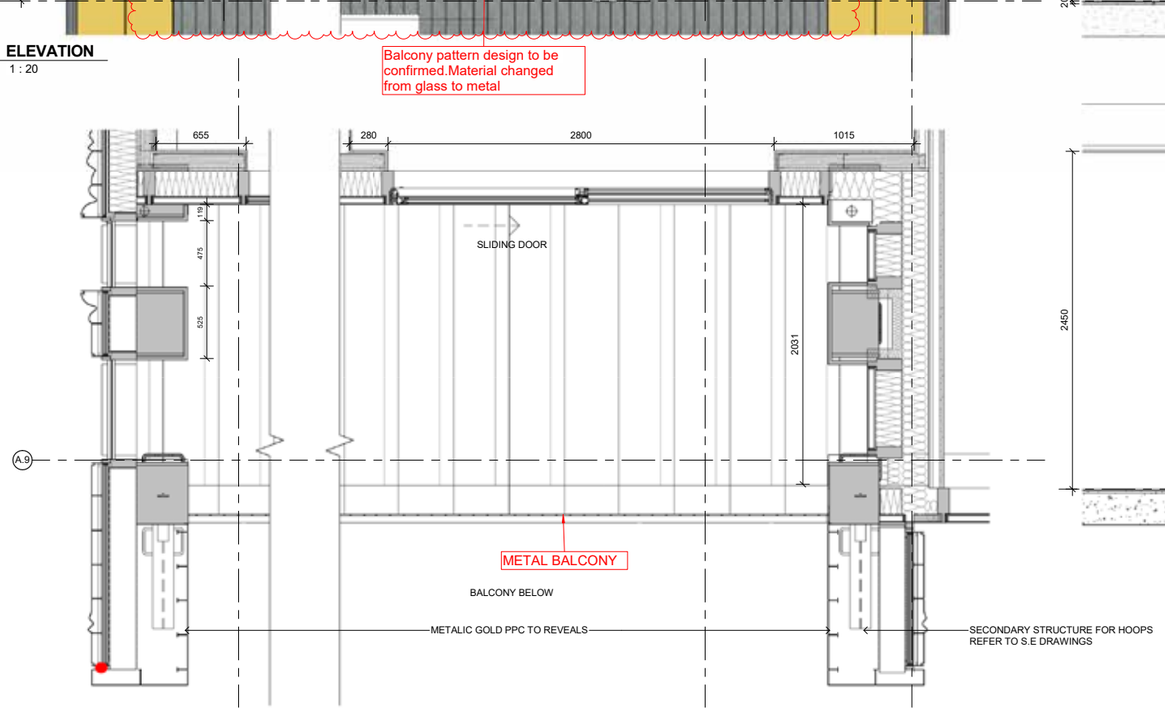
REV. **-**

23/05/2016 16:03:10

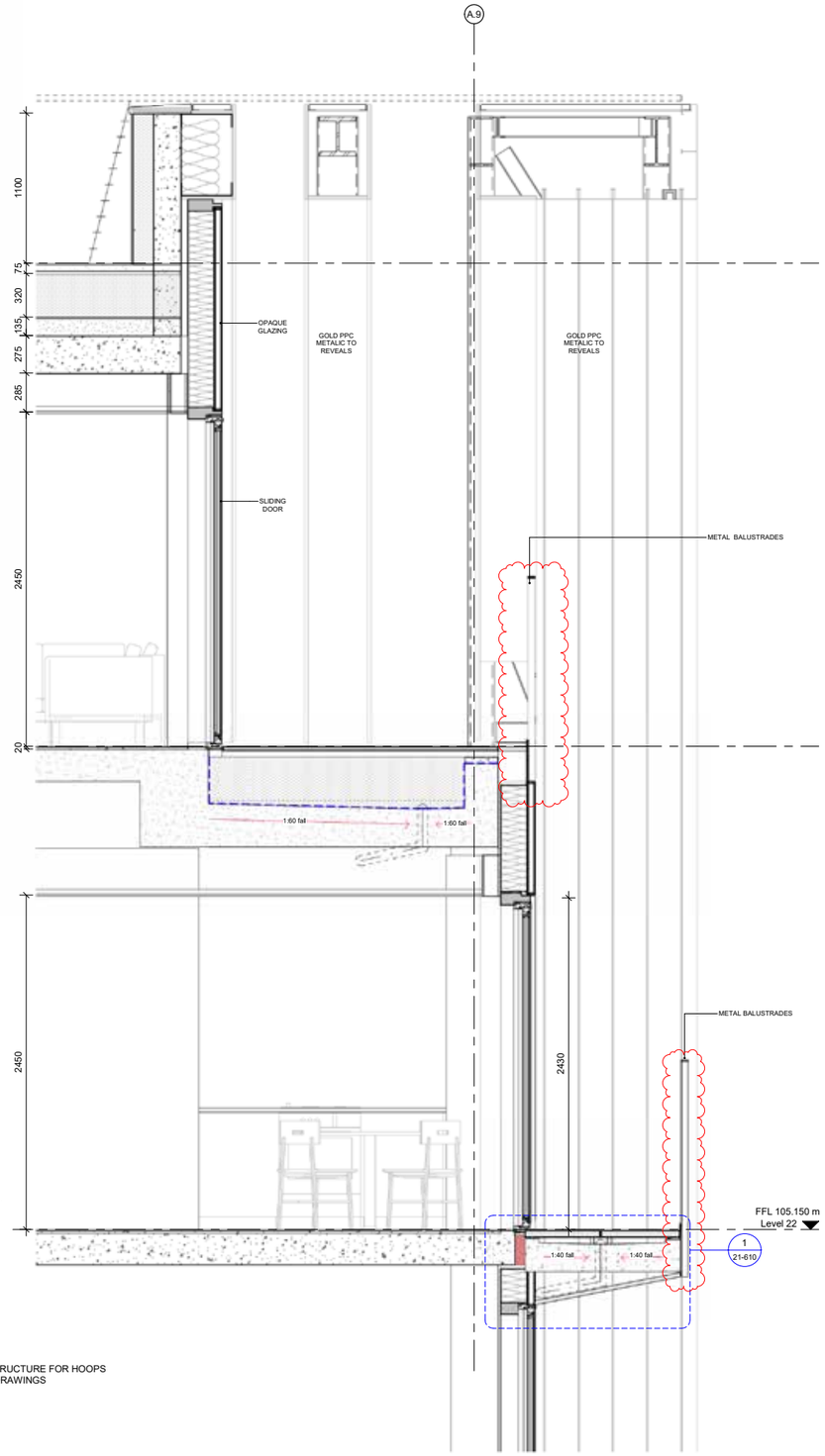
PLANNING CONSENT



1 ELEVATION
20-411 1 : 20



2 DETAIL PLAN
1 : 20



3 SECTION A
21-302 1 : 20

10/06/2020 16:43:29

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REV.	DATE	AMENDENT
-	05/06/20	Planning Update

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 20	06/05/20	PH	MBA	NAB

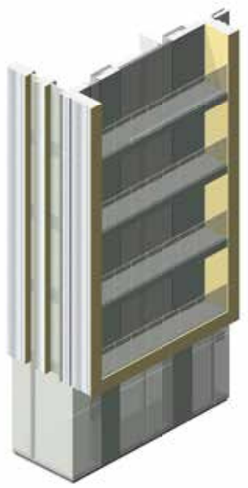
Balcony Study
Top Facade

STAGE 4
PURPOSE FOR ISSUE
PLANNING

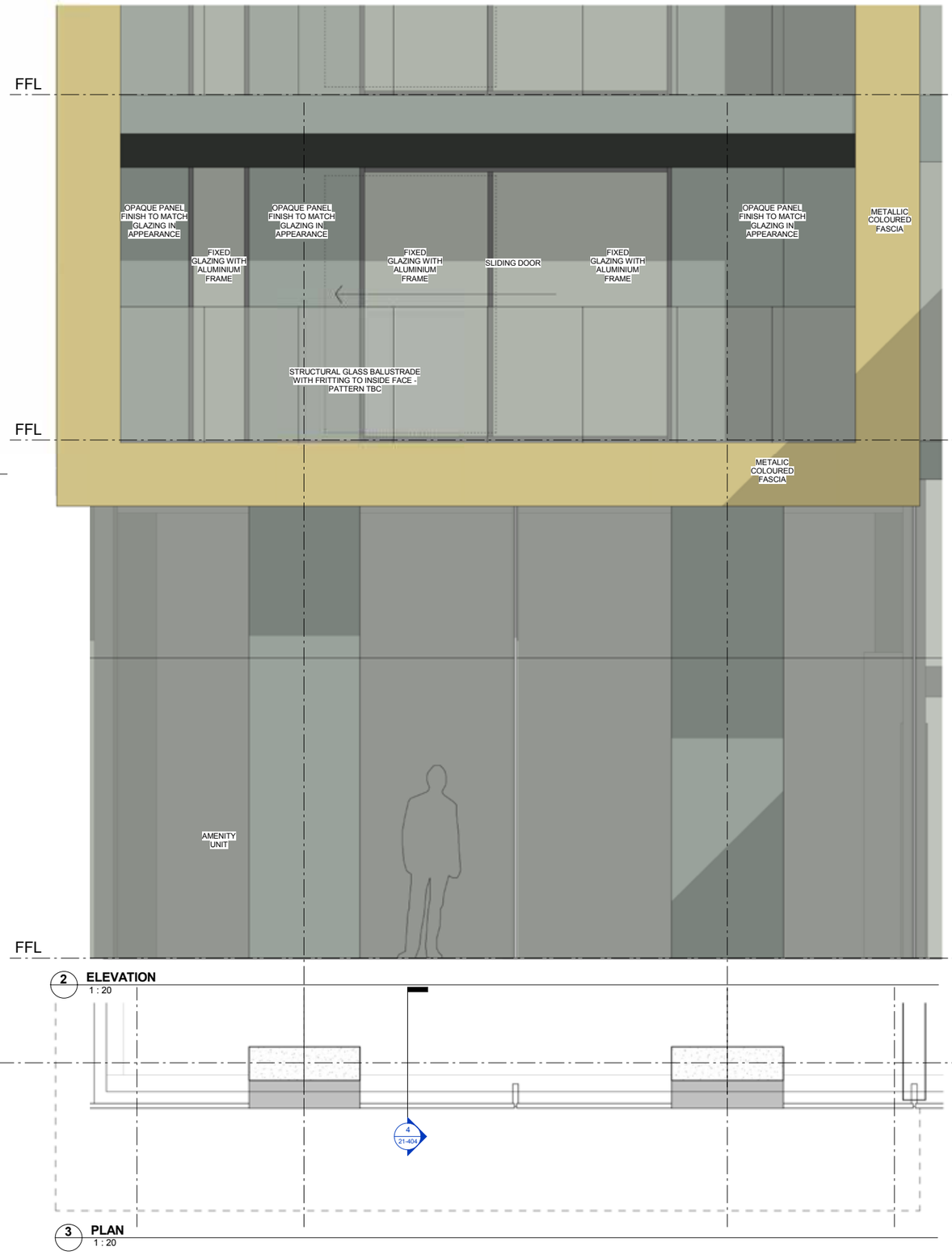
DRAWING NO. **5219-P1- 21-903**
REV. **-**

UPDATED

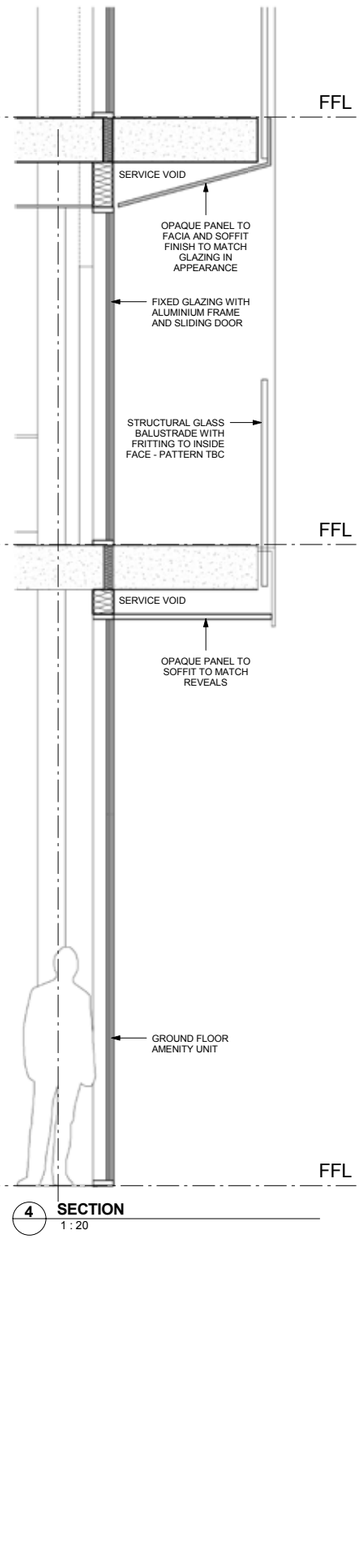
TYPICAL BAY STUDY - BALCONY STUDY - BOTTOM FACADE



AXO_Bottom Balcony



2 **ELEVATION**
1 : 20



4 **SECTION**
1 : 20

3 **PLAN**
1 : 20

23/02/2016 16:03:28

A1

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REV.	DATE	AMENDENT
-	23/05/16	Planning Update

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
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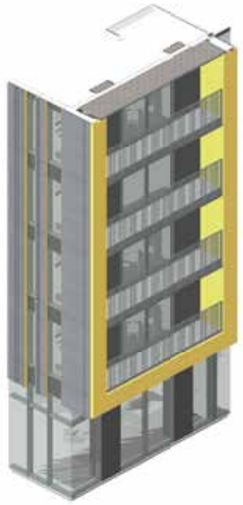
RESIDENTIAL 1
Balcony Study - Bottom Facade

STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 21-404	-

PLANNING CONSENT

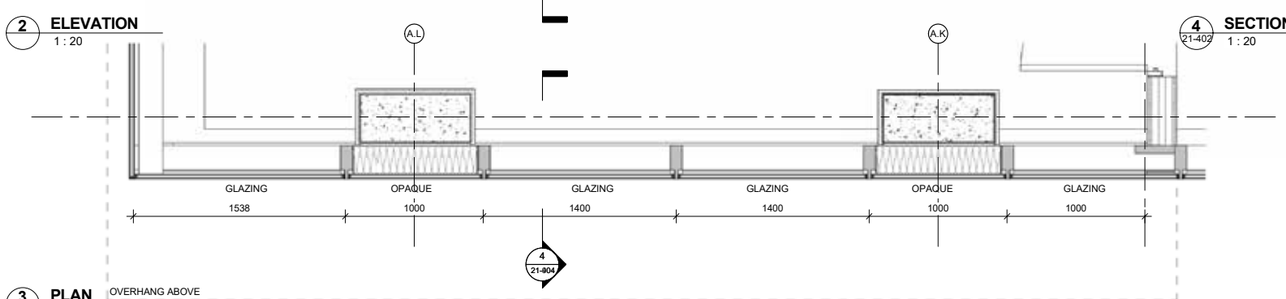


1 **AXO Bottom Balcony**



2 **ELEVATION** 1 : 20

4 **SECTION** 21-402 1 : 20



3 **PLAN** 21-904 1 : 20

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REV.	DATE	AMENDENT
-	05/06/20	Planning Update

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 20	06/05/20	PH	MBA	NAB

Balcony Study
Bottom Facade

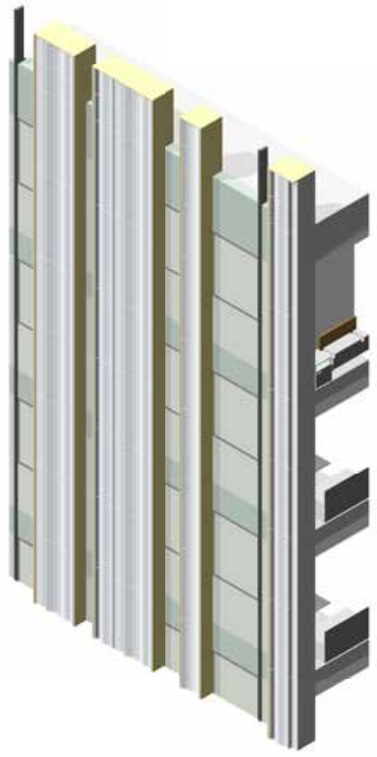
STAGE 4
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 21-904**
REV. **-**

10/06/2020 16:45:15

UPDATED

TYPICAL BAY STUDY - PARAPET

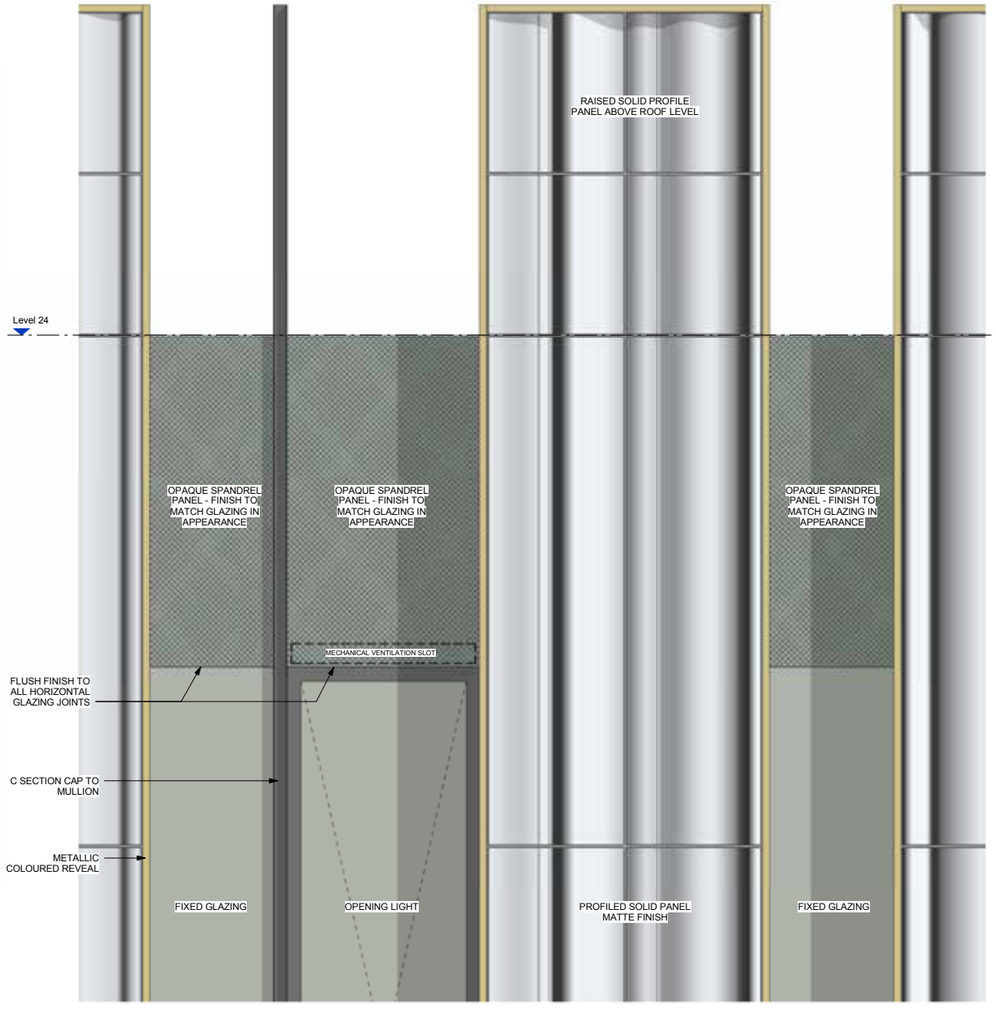


3D VIEW

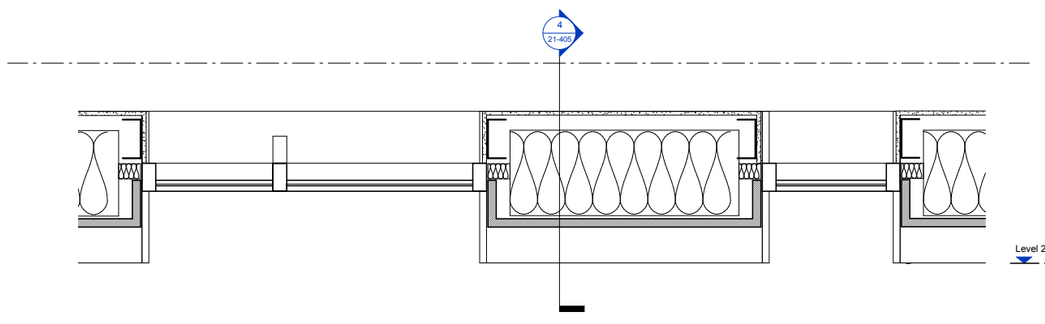
NOTES:

CURTAIN WALL PANEL SIZES TBC FOLLOWING EFFICIENCY EXCERCISE.

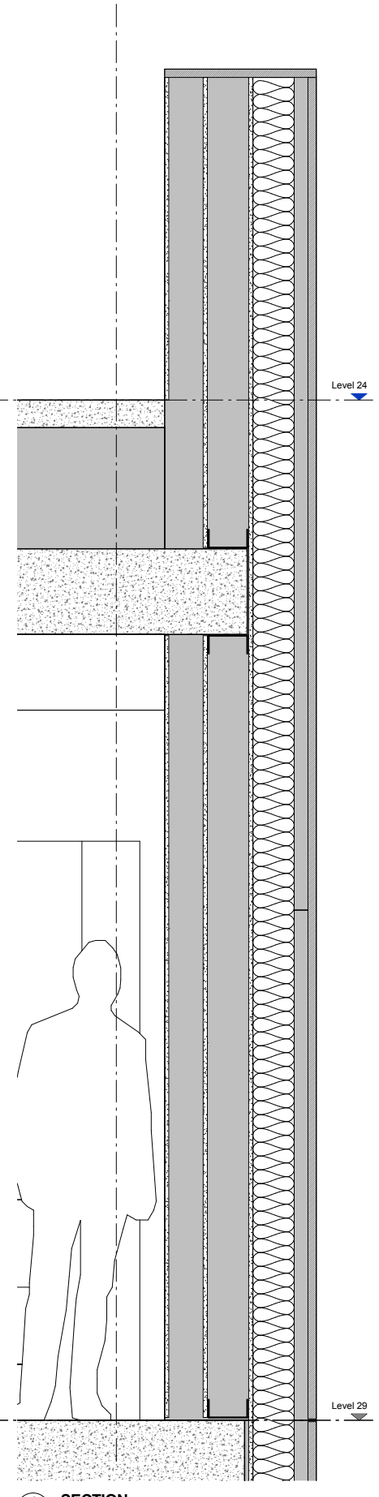
REFER TO ELEVATIONS FOR ARRANGEMENT OF FLAT PANEL INSERTS AND FULL GLAZING ARRANGEMENT, NUMBER AND LOCATIONS OF OPENING LIGHTS.



2 ELEVATION
1 : 10



3 DETAIL PLAN
1 : 10



4 SECTION
1 : 10

A1

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REV.	DATE	AMENDENT
-	20/05/16	Planning Update

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 10	17/05/16	RMH	MA	MA

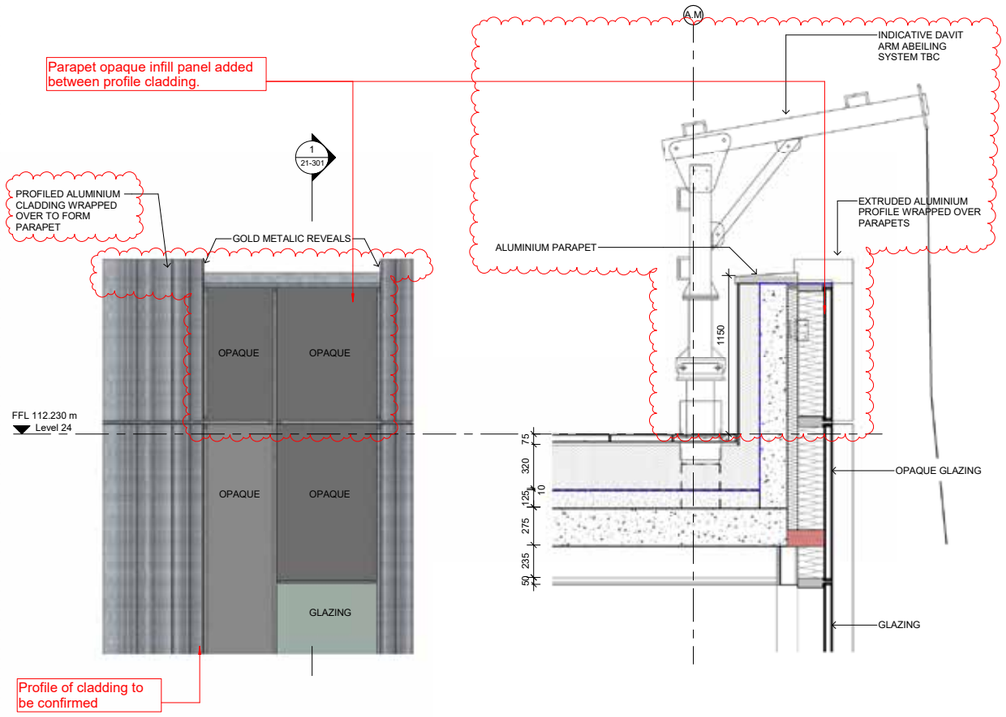
RESIDENTIAL 1
Bay Study - Top Facade

STAGE 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P1- 21-405	-

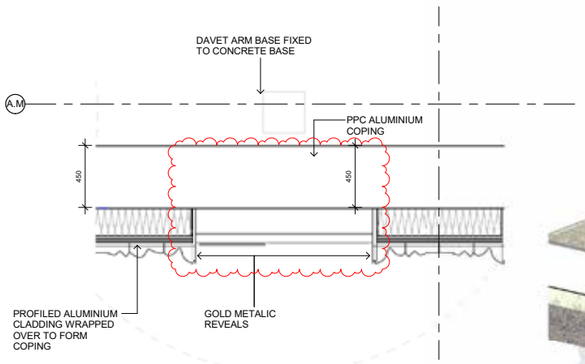
20/05/2016 16:53:07

PLANNING CONSENT

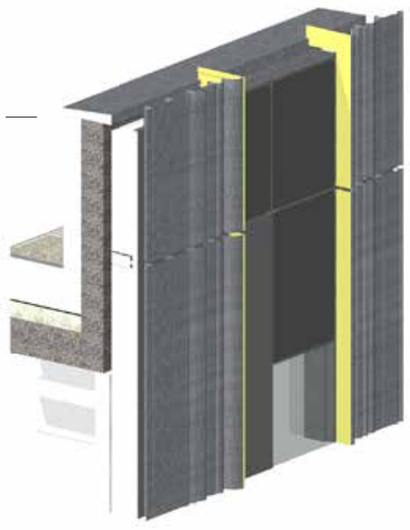


7 ELEVATION - PROFILED PARAPET
1 : 20

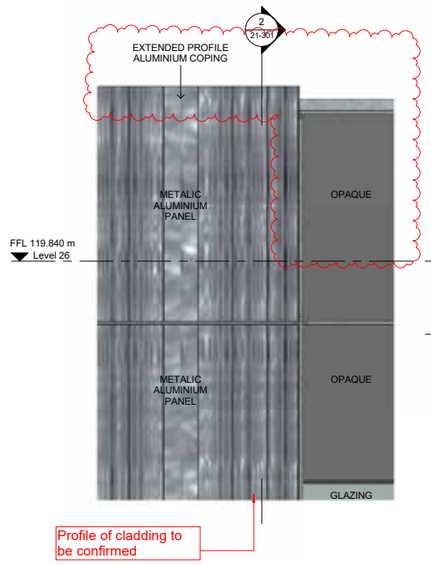
3 21-301 SECTION - PROFILED PARAPET
1 : 20



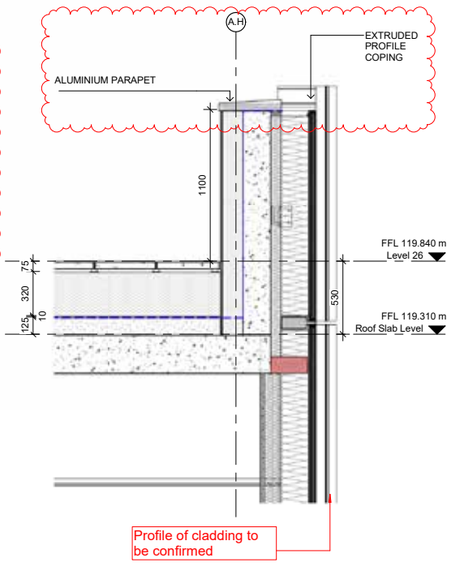
6 PLAN - PROFILED PARAPET
1 : 20



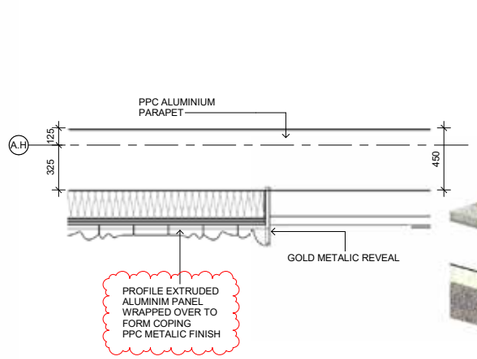
1 3D - PROFILED PARAPET



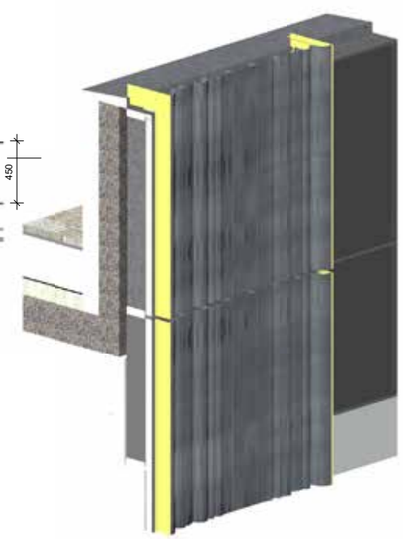
8 ELEVATION - FLAT PARAPET
1 : 20



4 21-301 SECTION - FLAT PARAPET
1 : 20



5 PLAN - FLAT PARAPET
1 : 20



2 3D - FLAT PARAPET

10/06/2020 16:48:59

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REV.	DATE	AMENDENT
-	05/06/20	Planning Update

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 20	06/05/20	PH	MBA	NAB

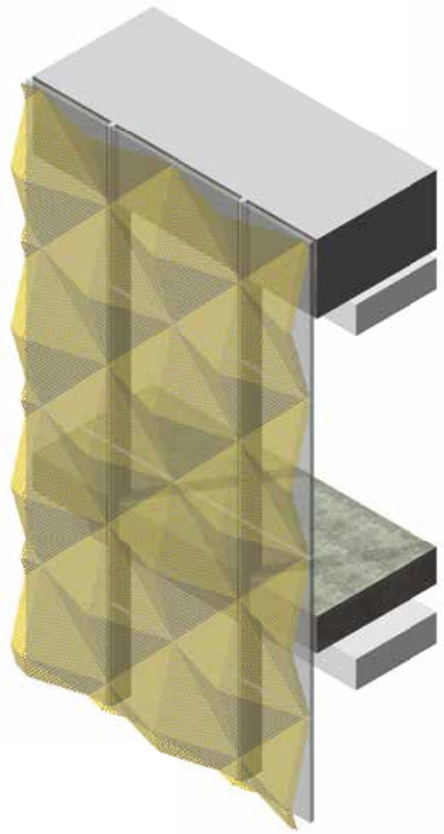
Bay Study
Parapet

STAGE 4
PURPOSE FOR ISSUE
PLANNING

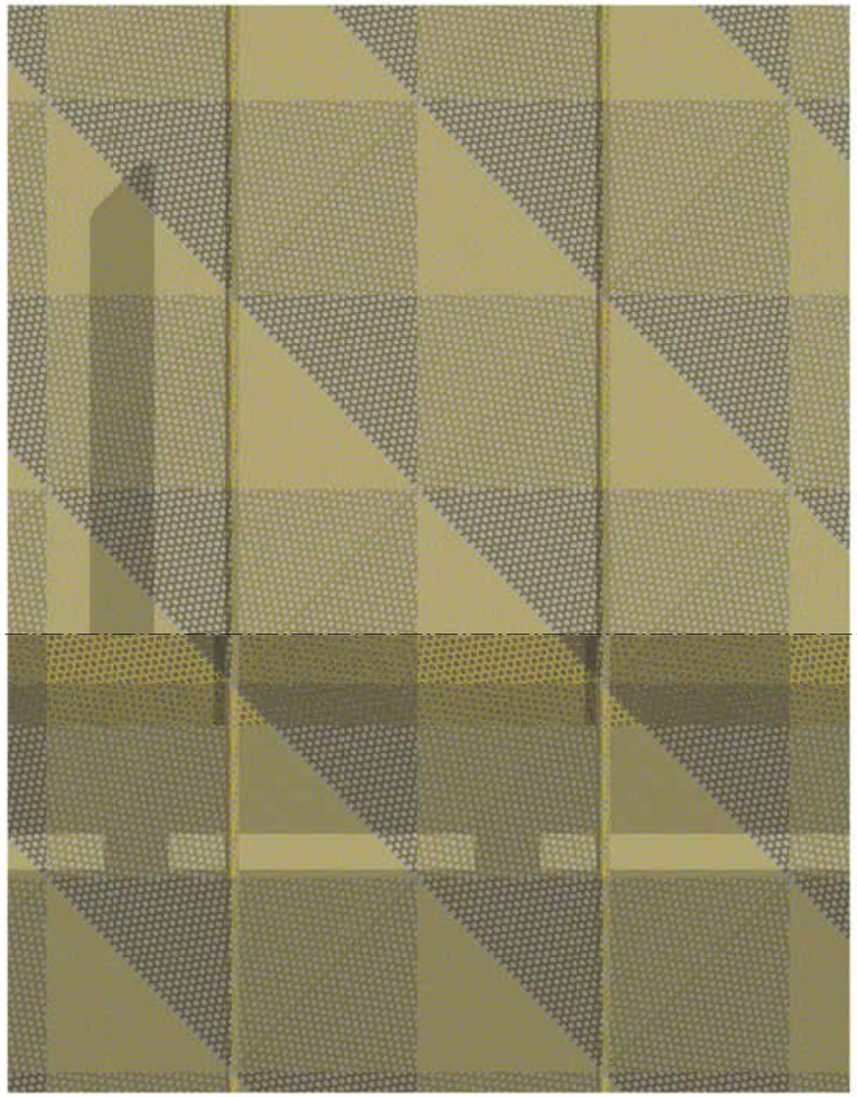
DRAWING NO. **5219-P1- 21-905**
REV. **-**

UPDATED

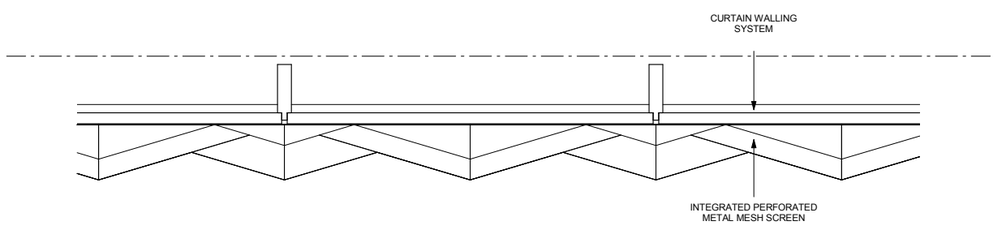
TYPICAL BAY STUDY - PENTHOUSE CORRIDOR



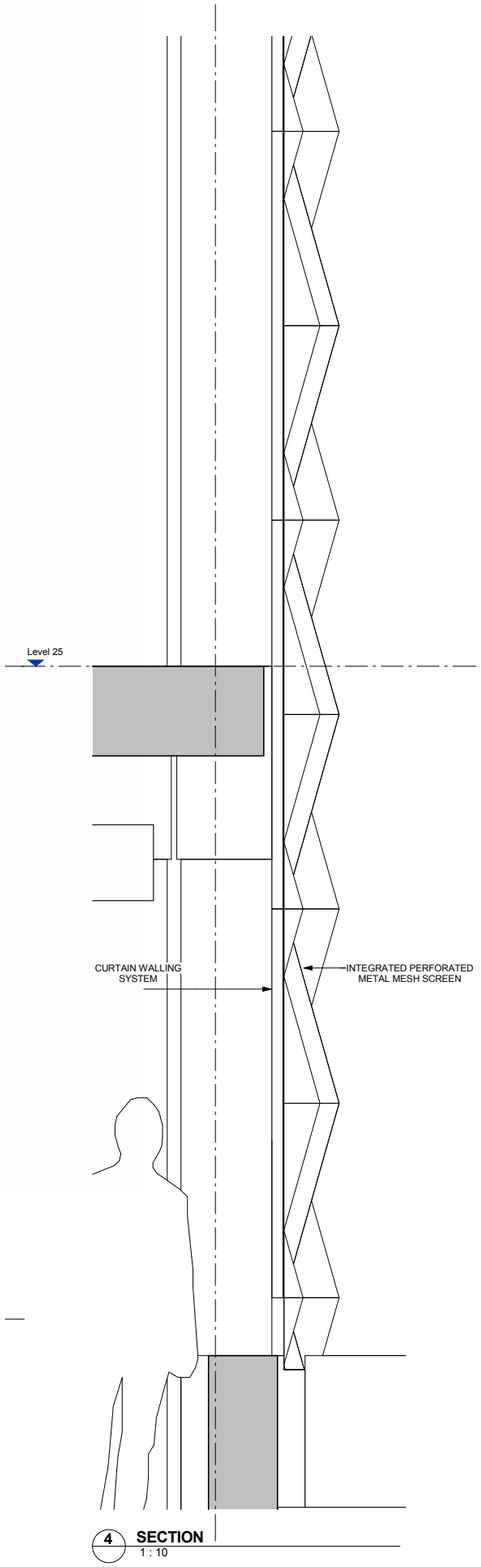
3D VIEW



2 ELEVATION
1 : 10



3 DETAIL PLAN
1 : 10



4 SECTION
1 : 10

A1

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REV.	DATE	AMENDENT
-	20/05/16	Planning Update

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1 : 10	18/05/16	RMH	MA	MA

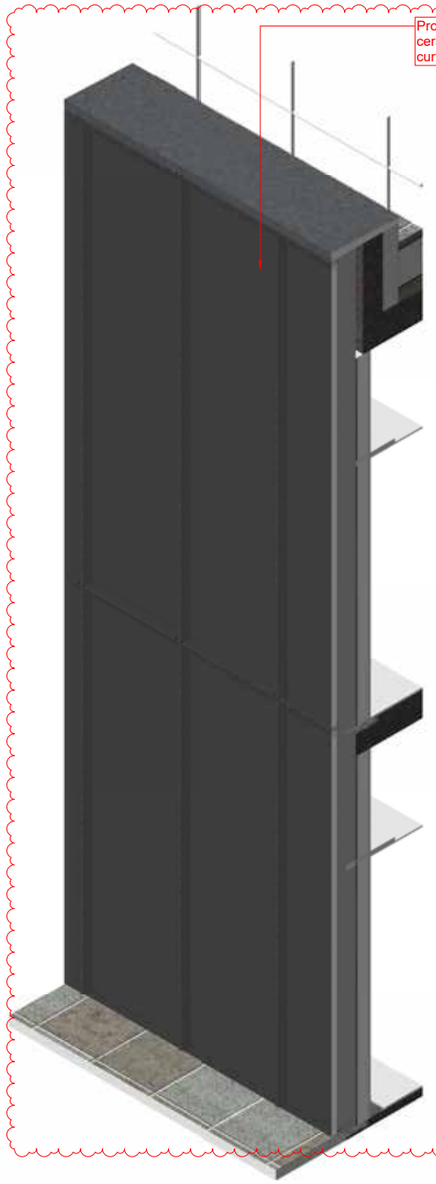
RESIDENTIAL 1
Bay Study - Metal Mesh Study

STAGE 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 21-406**
REV. **-**

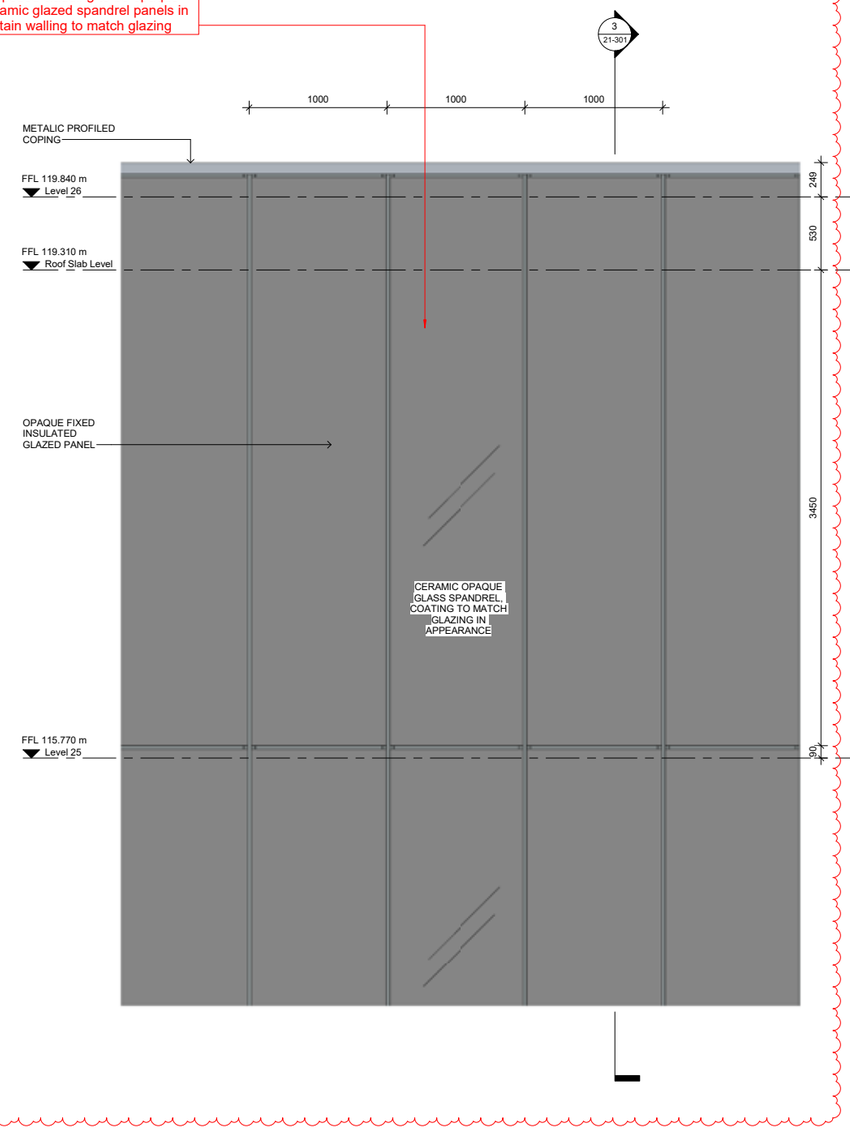
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PLANNING CONSENT

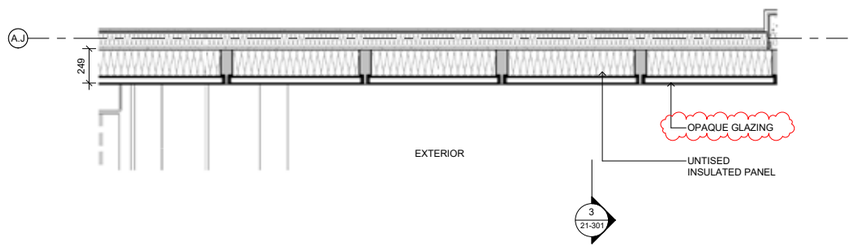


4 3D VIEW

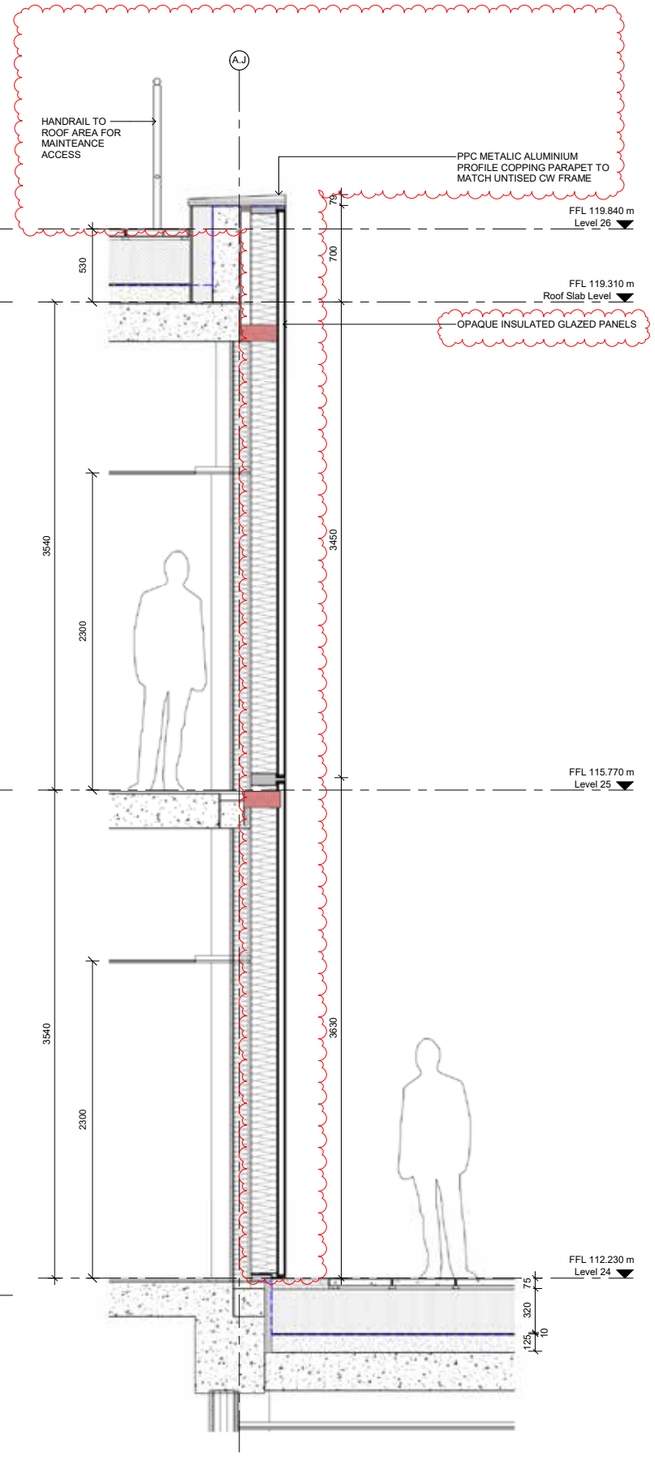
Proposed cladding to be opaque ceramic glazed spandrel panels in curtain walling to match glazing



1 ELEVATION
1 : 20



2 DETAIL PLAN
1 : 20



3 SECTION A
21-301 1 : 20

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REV.	DATE	AMENDENT
-	05/06/20	Planning Update

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1 : 20	06/05/20	PH	MBA	NAB

Bay Study
Penthouse Corridor Study

STAGE 4
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P1- 21-906**
REV. **-**

1006/2020 16:47:57

UPDATED

SECTION 2 - RESIDENTIAL 2

LOWER GROUND FLOOR PLAN



A1

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ROOM KEY

- Circulation
- Plant_Dry
- Plant_Wet
- Waste Storage/ Recycling

REV.	DATE	AMENDENT
-	11/08/15	First issue
A	06/11/15	Draft Issue for Information
B	18/12/15	General Client Design Changes Incorporated
C	06/01/16	Plans Updated
D	08/01/16	Plan Update
E	05/02/16	Draft Planning Issue - Graphics Updated
F	03/03/16	Final Draft Planning Issue
G	21/03/16	PLANNING ISSUE

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1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 2
Lower Ground Floor Plan

STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-199**

REV. **G**

220/3/2016 14:59:26

PLANNING CONSENT

A1

REFER TO LANSCAPE DRAWINGS FOR LANDSCAPE PROPOSALS

- Dry plant space relocated
- Addition external door added

Staff amenity spaces added

Cycle spaces relocated to Residential 1

Motorcycle spaces rearranged

Key updated to suit

- Dry plant space moved here
- Additional external doors

- Dry plant space moved here
- Additional external doors

- Core rearranged
- Additional external door
- Stairs flipped

Staff Amenity
Staff Shower
Staff WC
Staff Locker
Cleaner's Cupboard
Water Plantroom
Lift
Lift
Fire Fighting Lift
Lift Lobby
Services
Escape Stairs
LV
LV Switchroom
Life Safety Switch Room
Sub-Station
Refuse & Recycling
VRF Air Conditioning
Comms Room
FOOTBRIDGE OVER

ROOM KEY

- Circulation
- Plant_Dry
- Plant_Wet
- Staff BOH
- Waste Storage/ Recycling

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REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE
B	08/06/20	Planning Update

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1 : 100	07/02/20	AHR	MBA	NAB

RESIDENTIAL 2
Lower Ground Floor Plan

STAGE 4
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-899**
REV. **B**

11/06/2020 10:02:09

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GROUND FLOOR PLAN



A1

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ROOM KEY

- Circulation
- Plant_Dry
- Resi Amenities BOH
- Resi Amenities FOH
- Retail Unit

REV.	DATE	AMENDENT
-	11/08/15	First issue
A	06/11/15	Draft Issue for Information
B	17/11/15	WIP Issue to Client
C	18/11/15	WIP Issue to Client
D	18/12/15	General Client Design Changes Incorporated
E	08/01/16	Plan Update
F	13/01/16	Retail Amended to Suit Client Comments
G	05/02/16	Draft Planning Issue - Graphics Updated
H	03/03/16	Final Draft Planning Issue
I	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 2
Ground Floor Plan

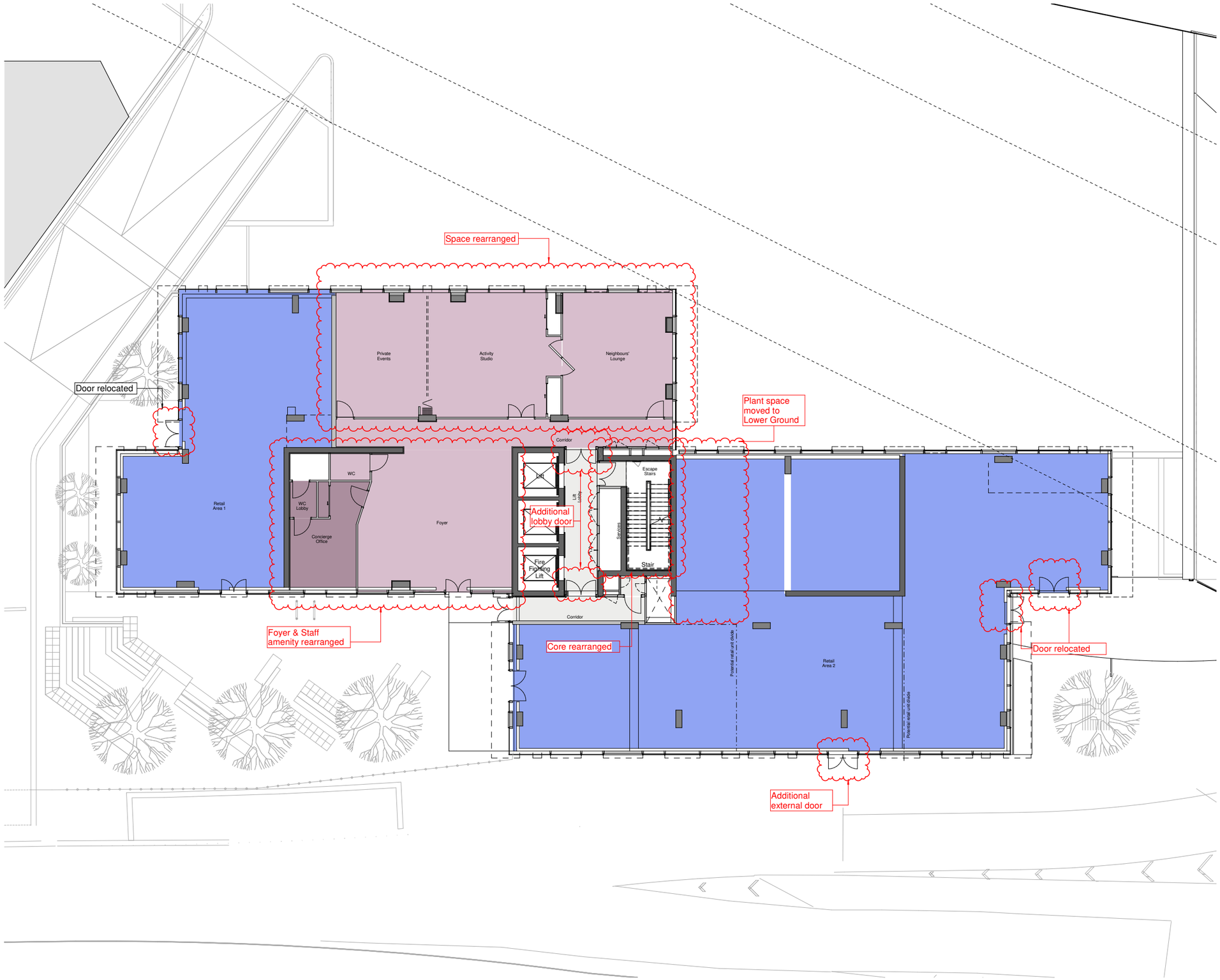
STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-200**
REV. **I**

22/03/2016 14:59:28

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ROOM KEY

- Circulation
- Resi Amenities BOH
- Resi Amenities FOH
- Retail Unit
- Calculating...

REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

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1 : 100	07/02/120	AHR	MBA	NAB

RESIDENTIAL 2
Ground Floor Plan

STAGE 4

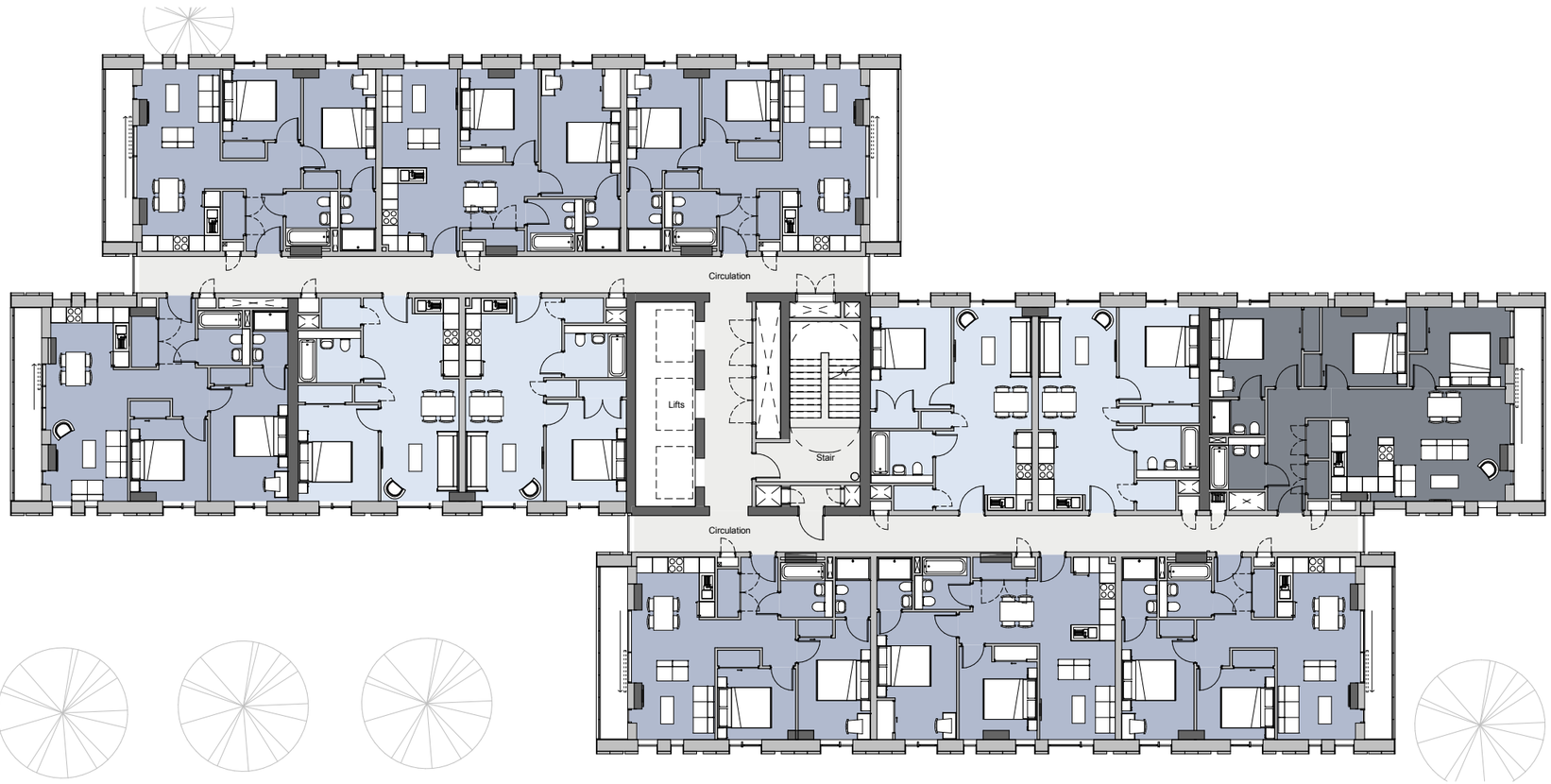
PURPOSE FOR ISSUE
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DRAWING NO.	REV.
5219-P2- 20-900	A

16/03/2020 17:05:19

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TYPICAL FLOOR PLAN



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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation

REV.	DATE	AMENDENT
-	11/08/15	First issue
A	06/11/15	Draft Issue for Information
B	18/12/15	General Client Design Changes Incorporated
C	06/01/16	Plans Updated
D	05/02/16	Draft Planning Issue - Graphics Updated
E	03/03/16	Final Draft Planning Issue
F	21/03/16	PLANNING ISSUE

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1 : 100	**28/08/15**	**RMH**	**NS**	**MA**

RESIDENTIAL 2
First to Seventeenth Floor Plan
(Typical Upper Floor)

STAGE 2

PURPOSE FOR ISSUE
PLANNING

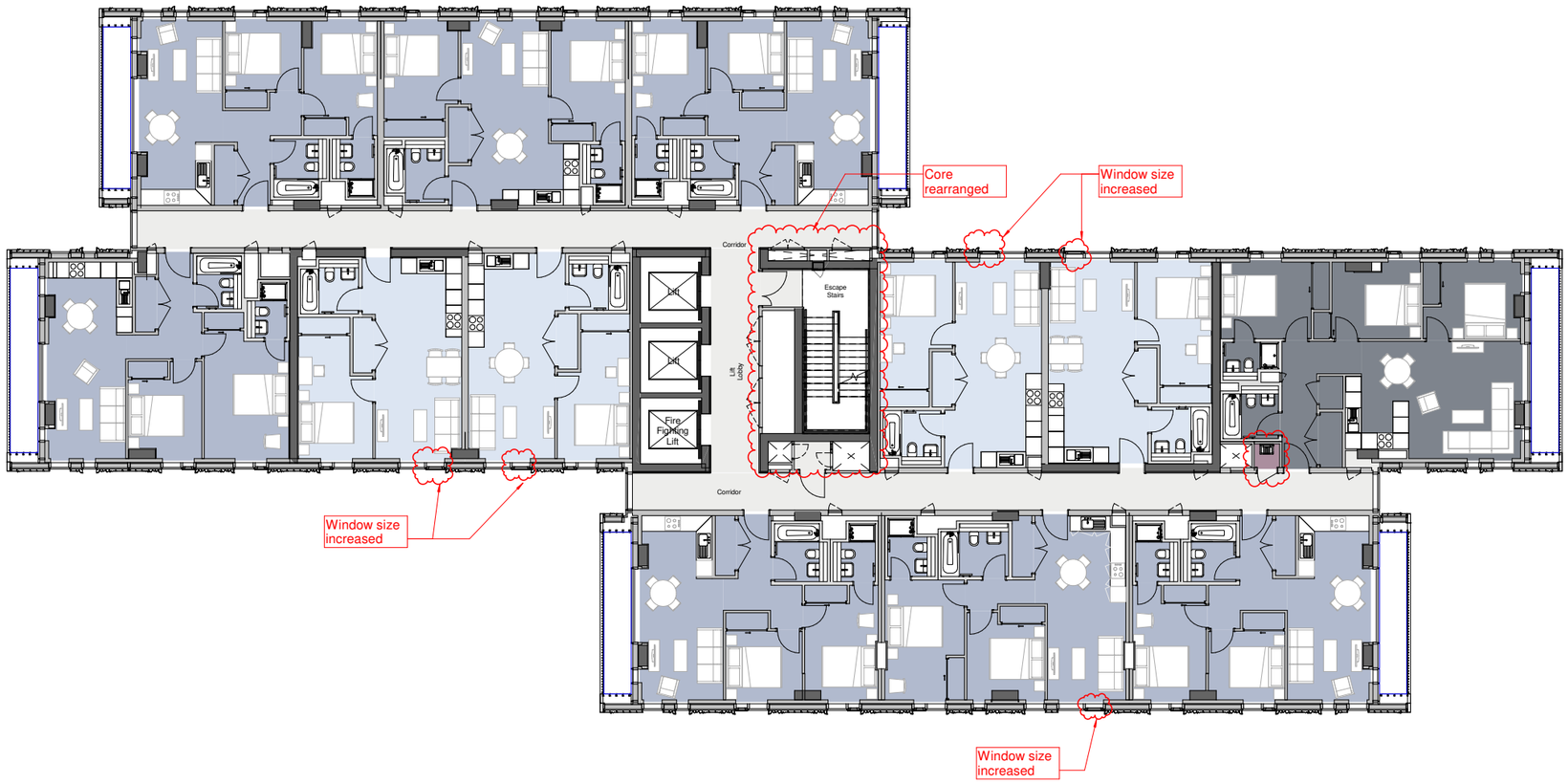
DRAWING NO. **5219-P2- 20-201**

REV. **F**

220/3/2016 17:28:16

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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Resi Amenities BOH
- Calculating...

REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

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1 : 100	07/02/20	AHR	MBA	NAB

RESIDENTIAL 2
1st -17th Floor Plan

STAGE 4

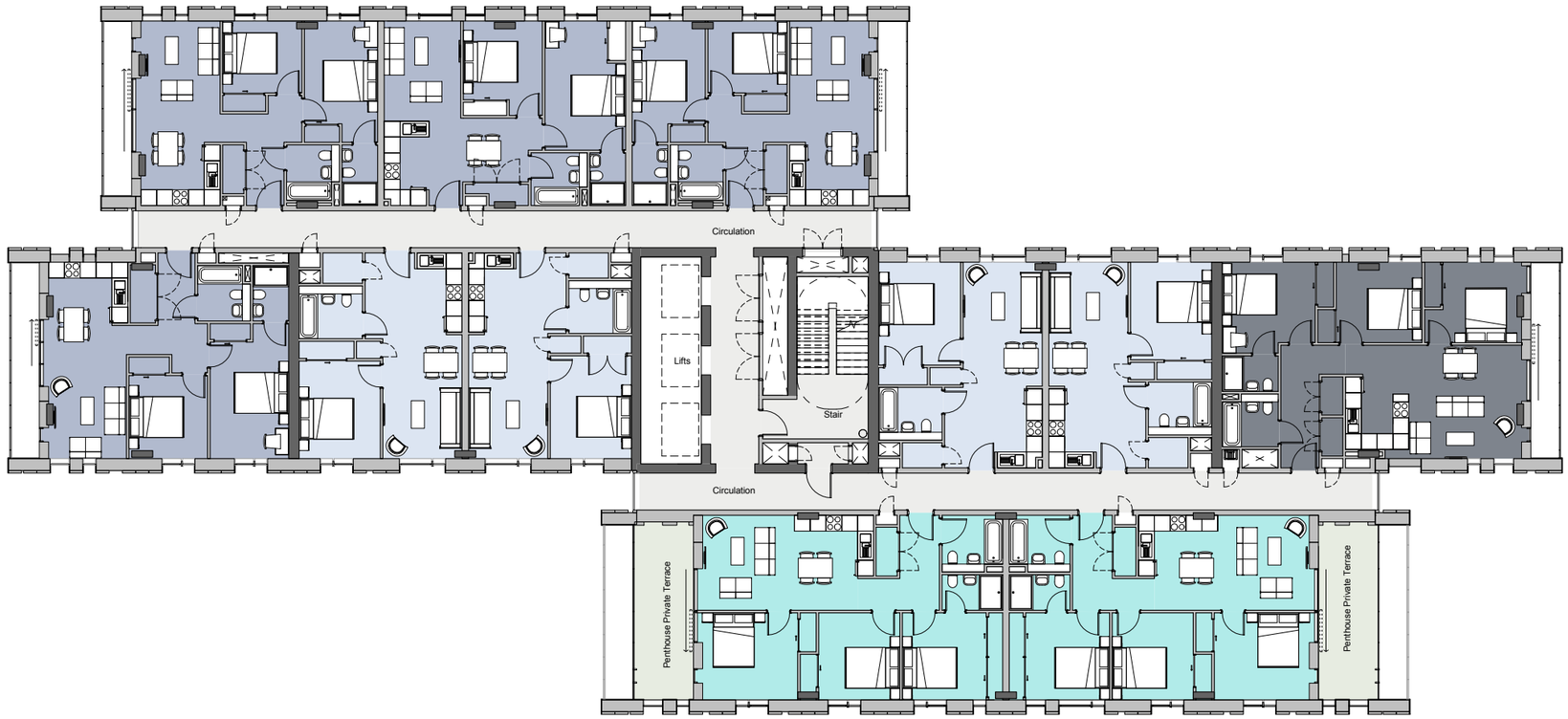
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P2- 20-901	A

16/03/2020 17:55:31

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18TH FLOOR PLAN



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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Penthouse
- Roof Terrace

REV.	DATE	AMENDENT
-	11/08/15	First issue
A	06/11/15	Draft Issue for Information
B	18/12/15	General Client Design Changes Incorporated
C	05/02/16	Draft Planning Issue - Graphics Updated
D	03/03/16	Final Draft Planning Issue
E	21/03/16	PLANNING ISSUE

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1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 2
Eighteenth Floor Plan

STAGE 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P2- 20-218	E

220/3/2016 14:09:50

PLANNING CONSENT

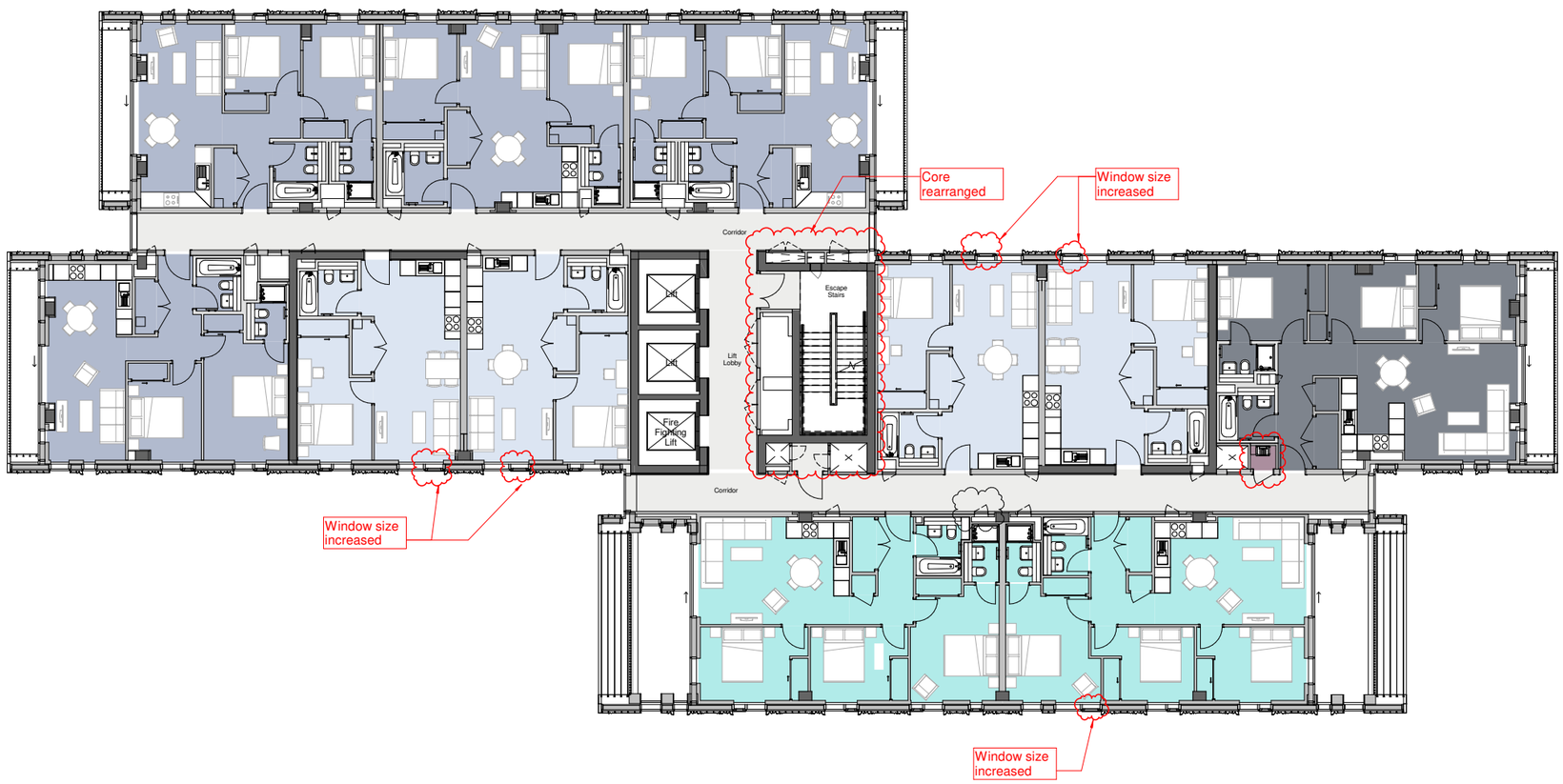
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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Penthouse
- Resi Amenities BOH
- Calculating...

REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

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1 : 100	**07/02/20**	**AHR**	**MBA**	**NAB**

RESIDENTIAL 2
18th Floor Plan

STAGE 4

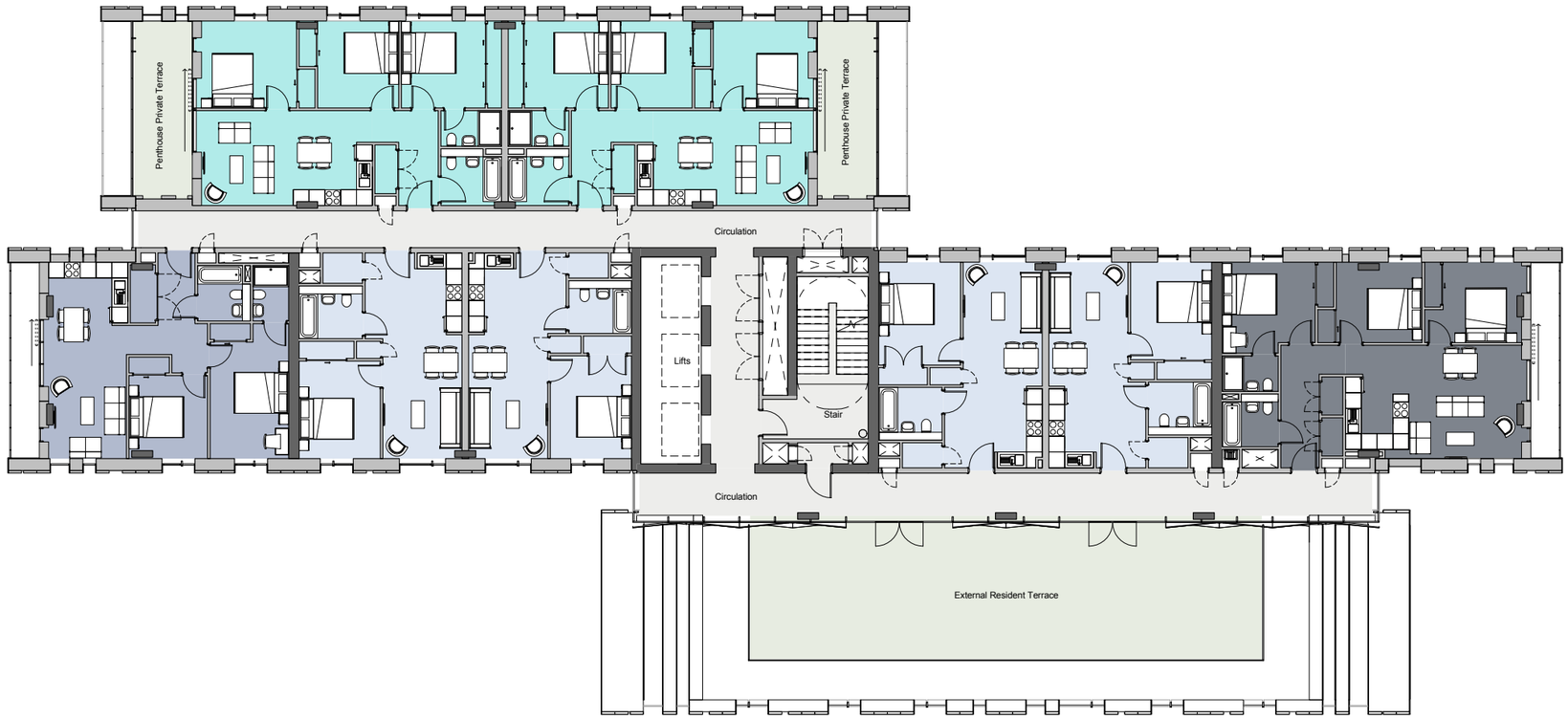
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P2- 20-918	**A**

16/03/2020 17:09:54

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19TH FLOOR PLAN



A1

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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Penthouse
- Roof Terrace

REV.	DATE	AMENDENT
-	11/08/15	First issue
A	06/11/15	Draft Issue for Information
B	18/12/15	General Client Design Changes Incorporated
C	05/02/16	Draft Planning Issue - Graphics Updated
D	03/03/16	Final Draft Planning Issue
E	21/03/16	PLANNING ISSUE

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NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 2
Nineteenth Floor Plan

STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P2- 20-219	E

220/3/2016 14:09:56

PLANNING CONSENT

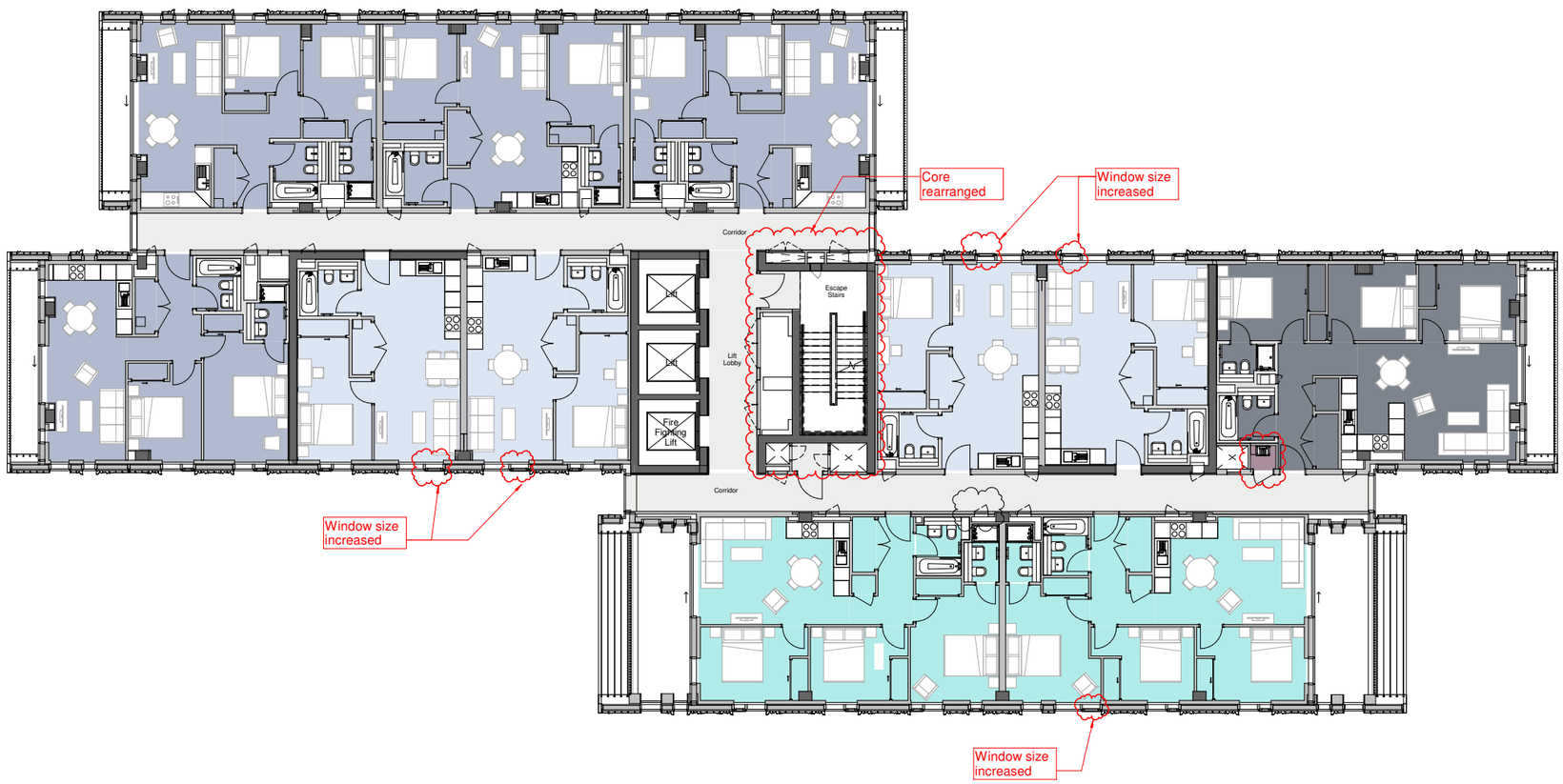
A1

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ROOM KEY

- 1 BED
- 2 BED
- 3 BED
- Circulation
- Penthouse
- Resi Amenities BOH
- Calculating...

REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

KEYPLAN

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MUSE DEVELOPMENTS

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	**07/02/20**	**AHR**	**MBA**	**NAB**

RESIDENTIAL 2
18th Floor Plan

STAGE 4

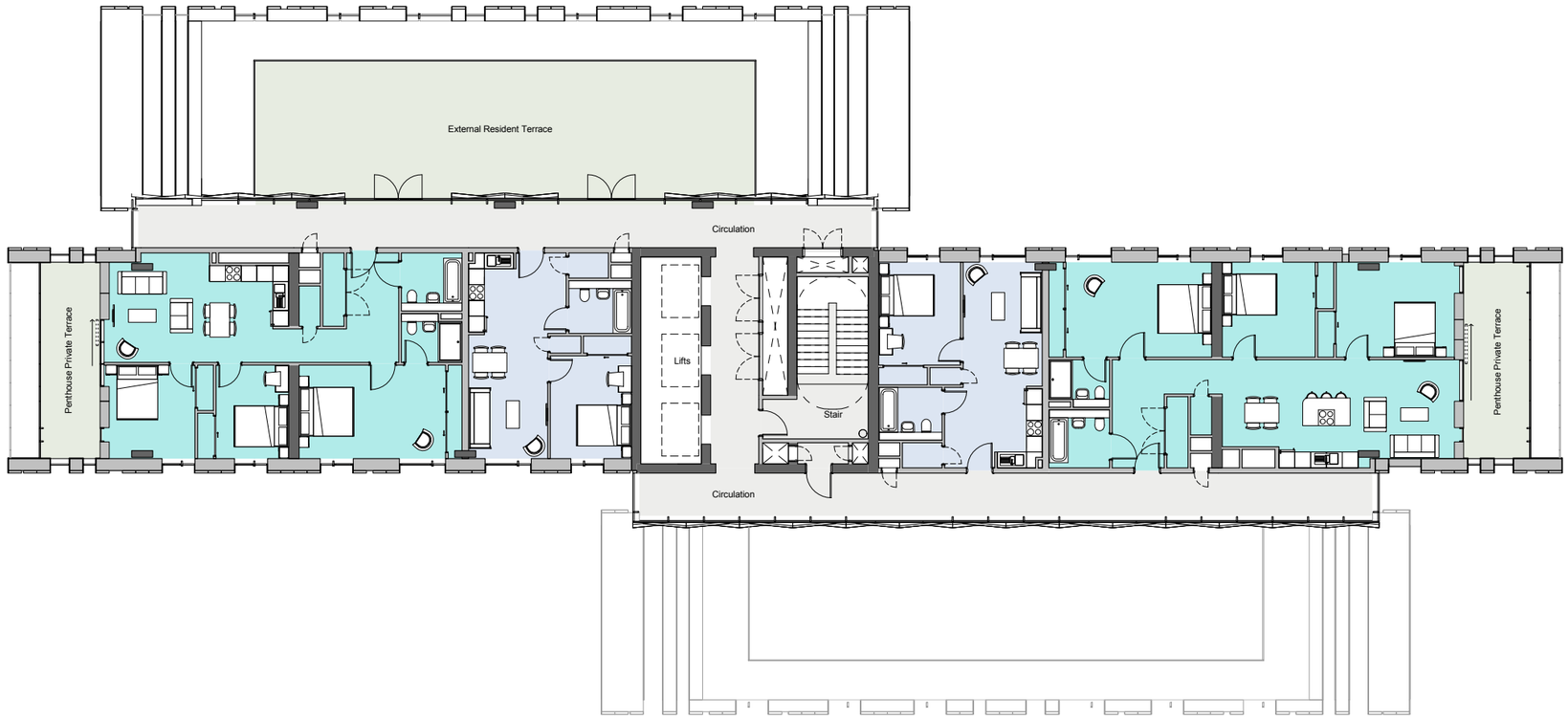
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P2- 20-918	**A**

16/03/2020 17:09:54

UPDATED

20TH FLOOR PLAN



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ROOM KEY

- 1 BED
- Circulation
- Penthouse
- Roof Terrace

REV.	DATE	AMENDENT
-	11/08/15	First issue
A	06/11/15	Draft Issue for Information
B	13/11/15	Penthouses Revised
C	18/12/15	General Client Design Changes Incorporated
D	06/01/16	Plans Updated
E	05/02/16	Draft Planning Issue - Graphics Updated
F	03/03/16	Final Draft Planning Issue
G	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	28/08/15	RMH	NS	MA

RESIDENTIAL 2
Twentieth Floor Plan

STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-220**

REV. **G**

2:20/3/2016 15:00:02

PLANNING CONSENT

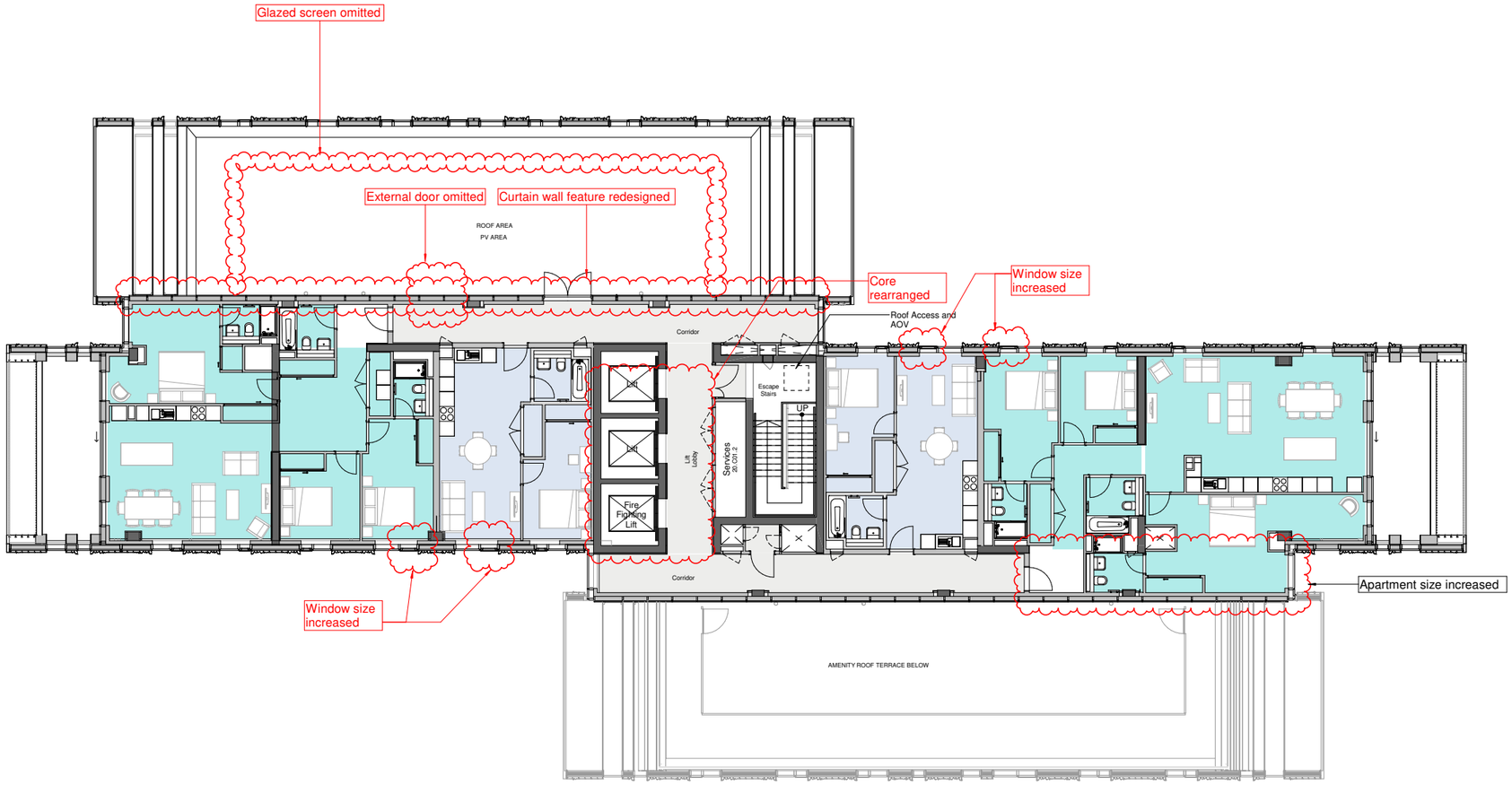
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ROOM KEY

- 1 BED
- Circulation
- Penthouse
- Roof Terrace
- Calculating...

REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

KEYPLAN

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	**07/02/20**	**AHR**	**MBA**	**NAB**

RESIDENTIAL 2
20th Floor Plan

STAGE 4

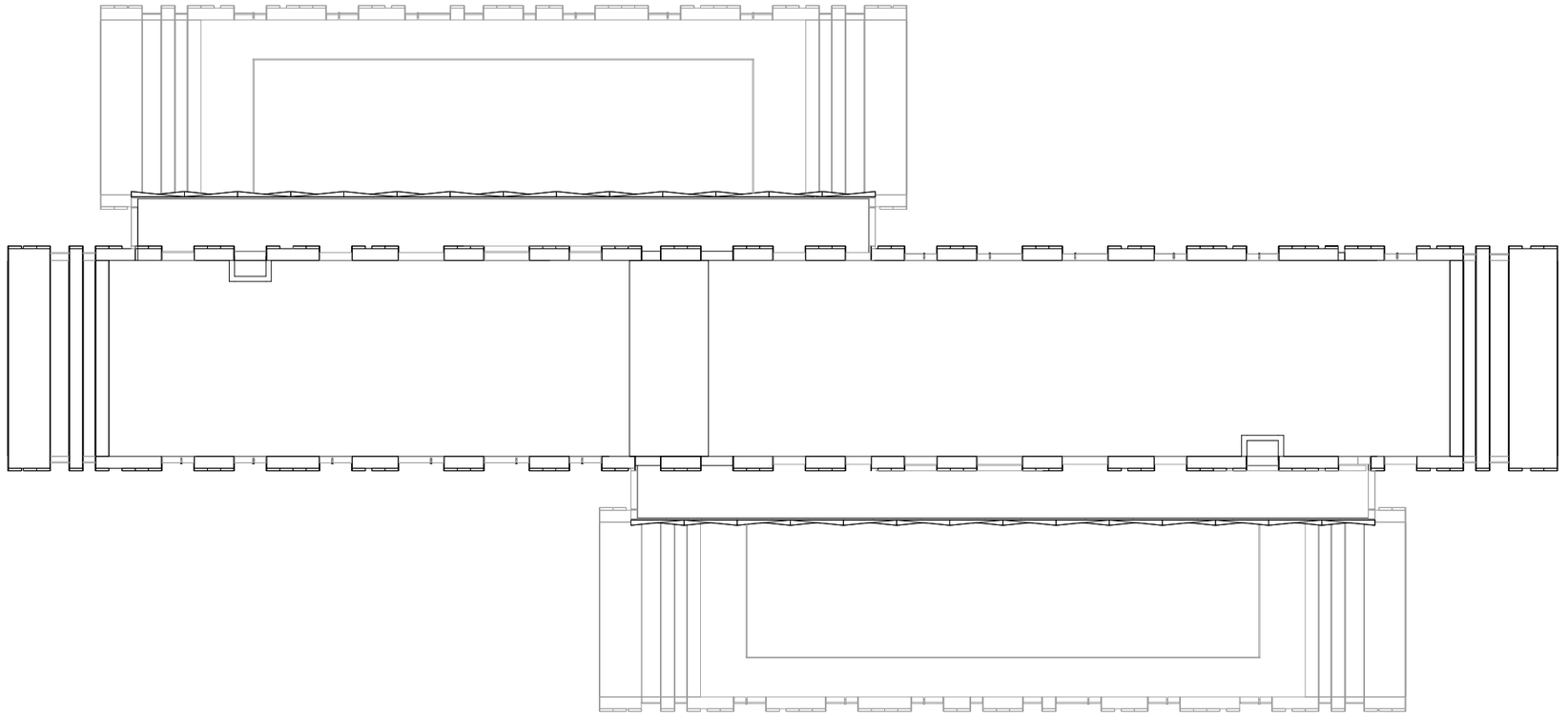
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P2- 20-920	**A**

16/03/2020 17:10:17

UPDATED

21ST FLOOR PLAN - ROOF



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REV.	DATE	AMENDENT
-	03/03/16	Final Draft Planning Issue
A	21/03/16	PLANNING ISSUE

KEYPLAN

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NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	03/03/16	TM	MA	MA

RESIDENTIAL 2
Twenty First Floor Plan
(Roof Plan)

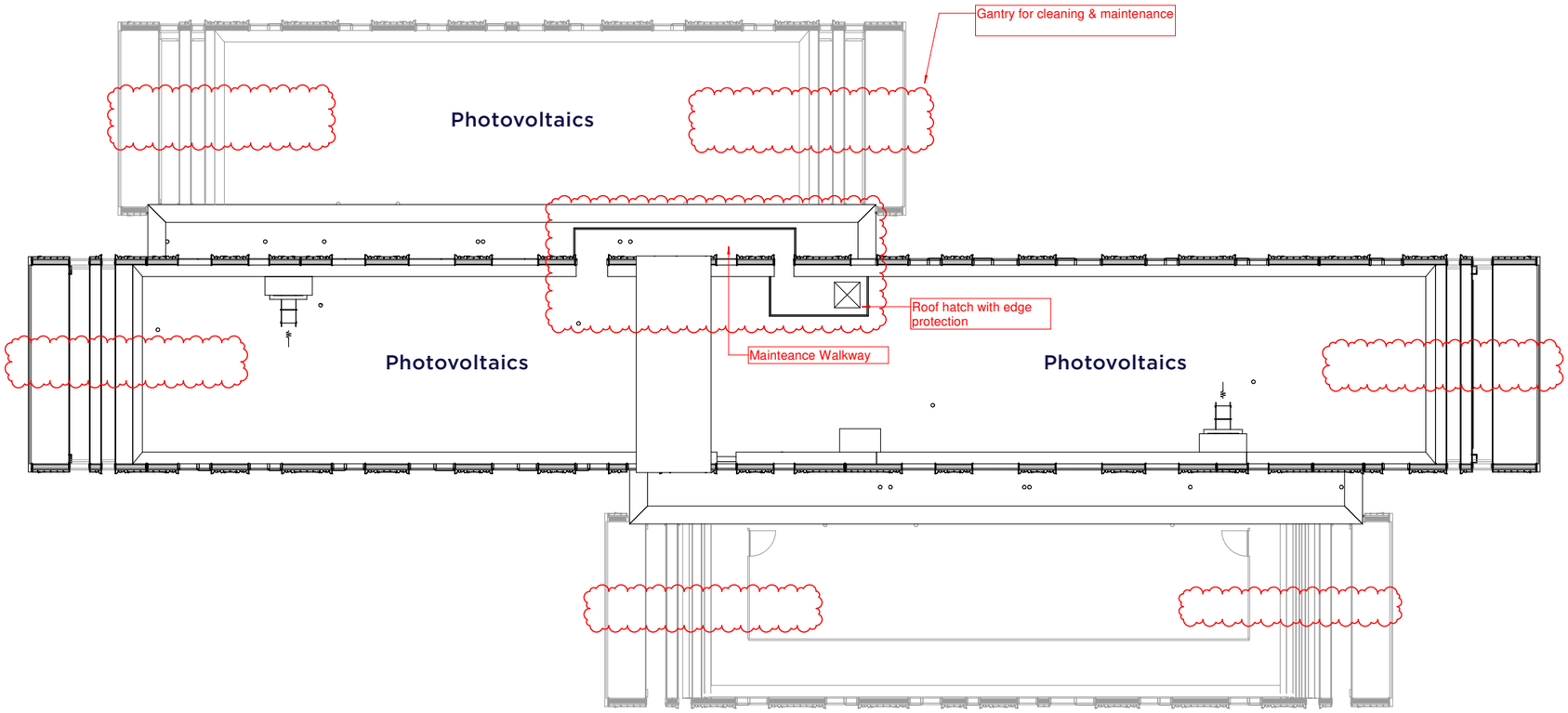
STAGE 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P2- 20-221	A

2:03/3/2016 15:00:04

PLANNING CONSENT



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REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	**07/02/20**	**AHR**	**MBA**	**NAB**

RESIDENTIAL 2
Roof Plan

STAGE 4

PURPOSE FOR ISSUE
PLANNING

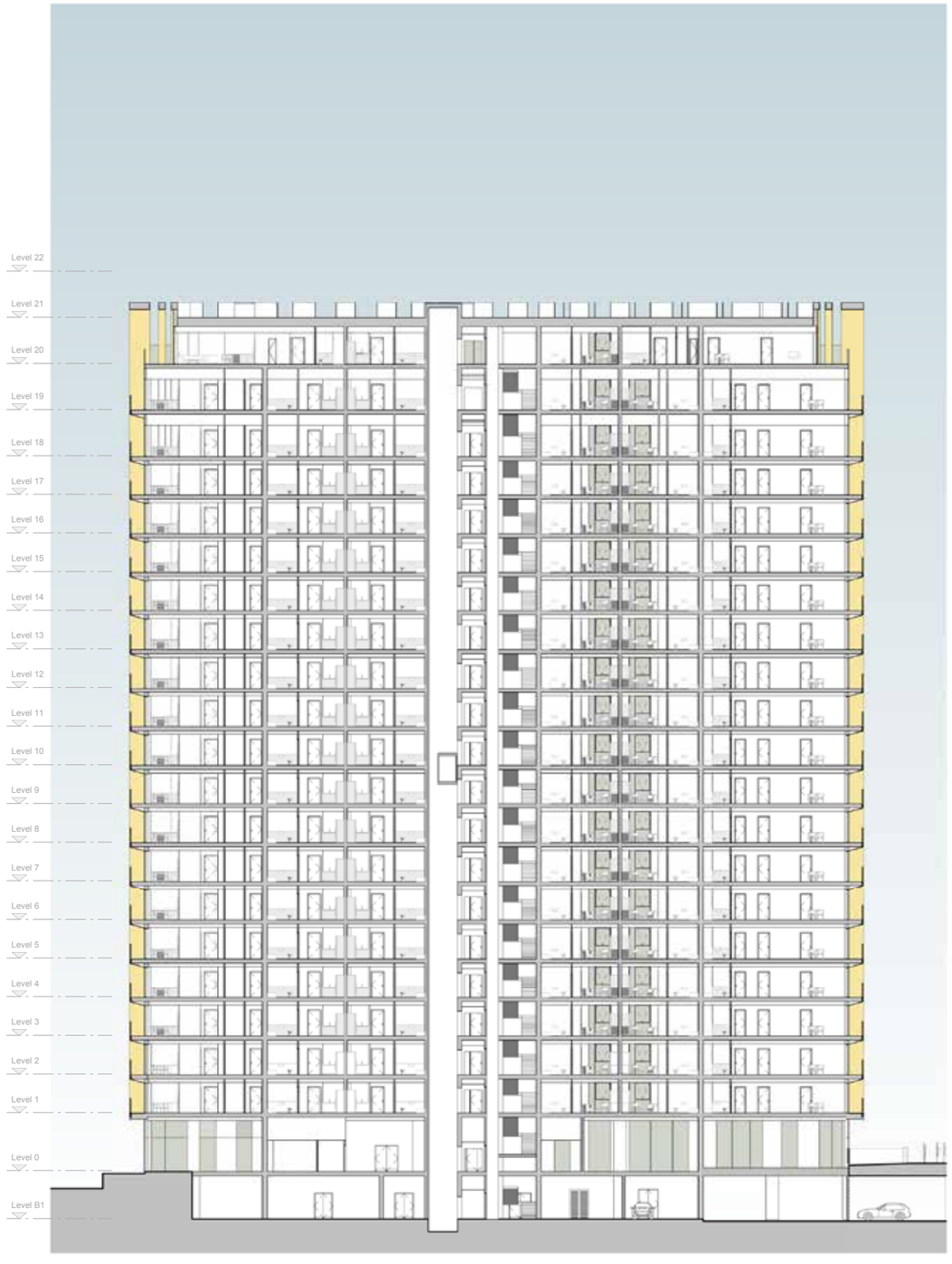
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REV. **A**

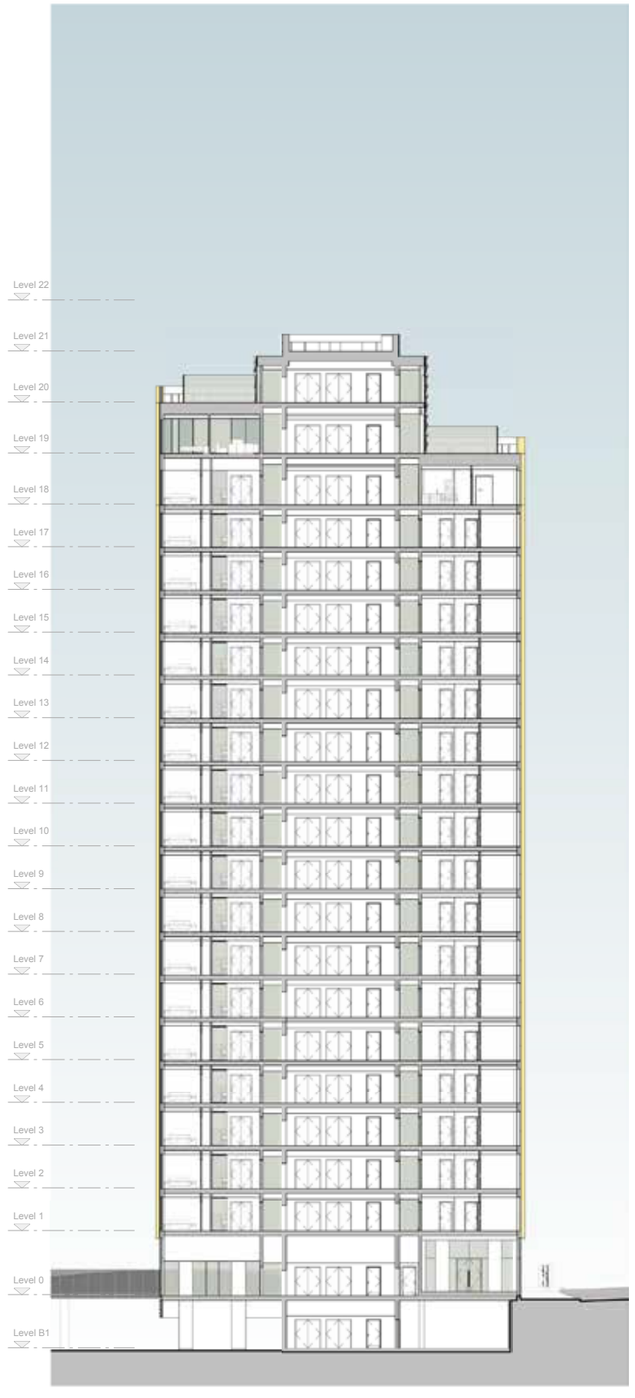
16/03/2020 17:10:23

UPDATED

SECTIONS



1 **SECTION AA**
1 : 200



2 **SECTION BB**
1 : 200

22/03/2016 15:06:52

A1

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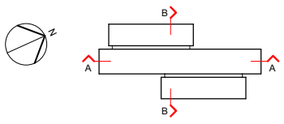
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REV.	DATE	AMENDENT
-	06/11/15	Draft Issue for Information
A	18/12/15	General Client Design Changes Incorporated
B	05/02/16	Draft Planning Issue - Graphics Updated
C	03/03/16	Final Draft Planning Issue
D	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

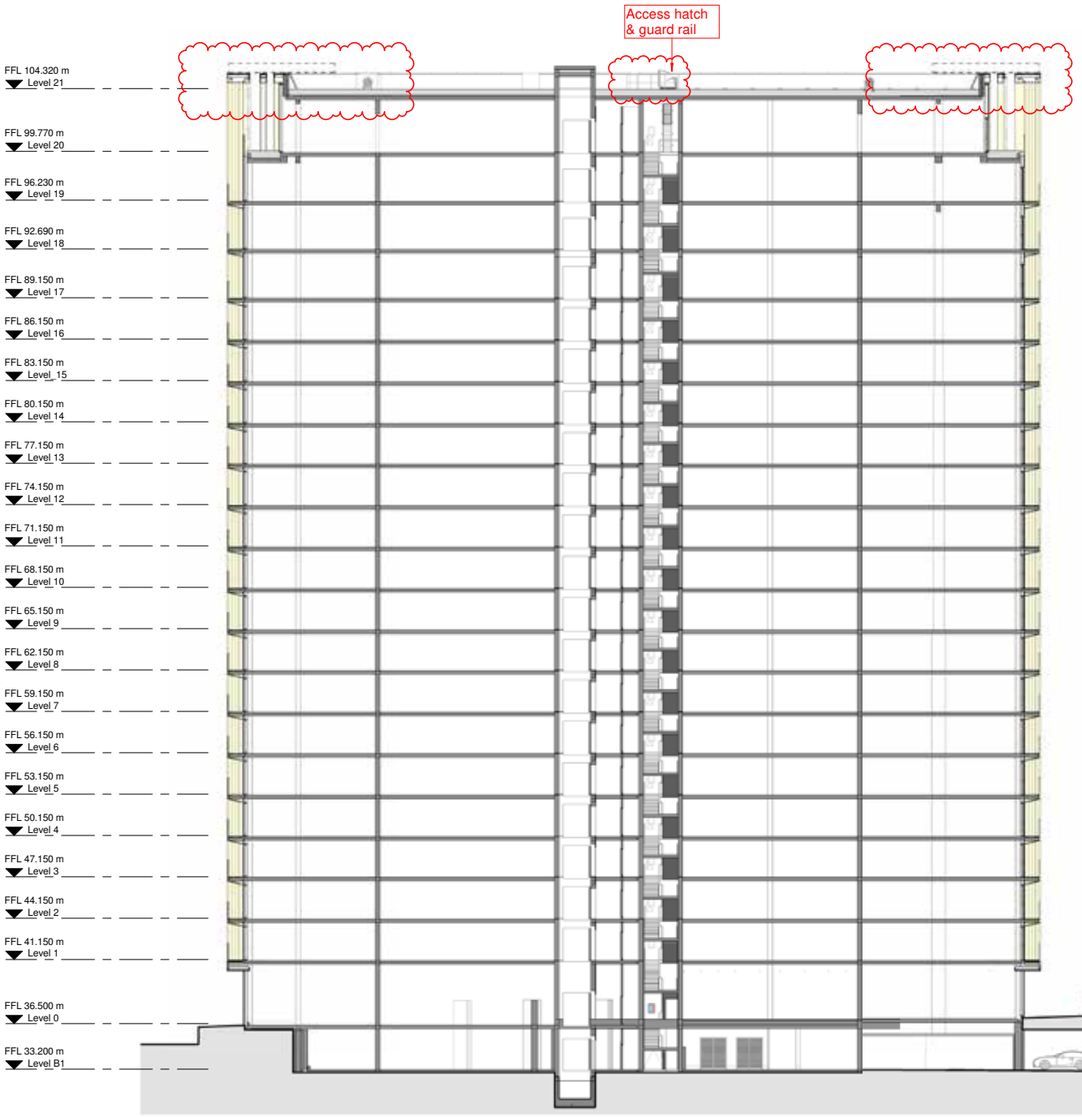
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1 : 200	06/11/15	RMH	TM	MA

RESIDENTIAL 2
Sections

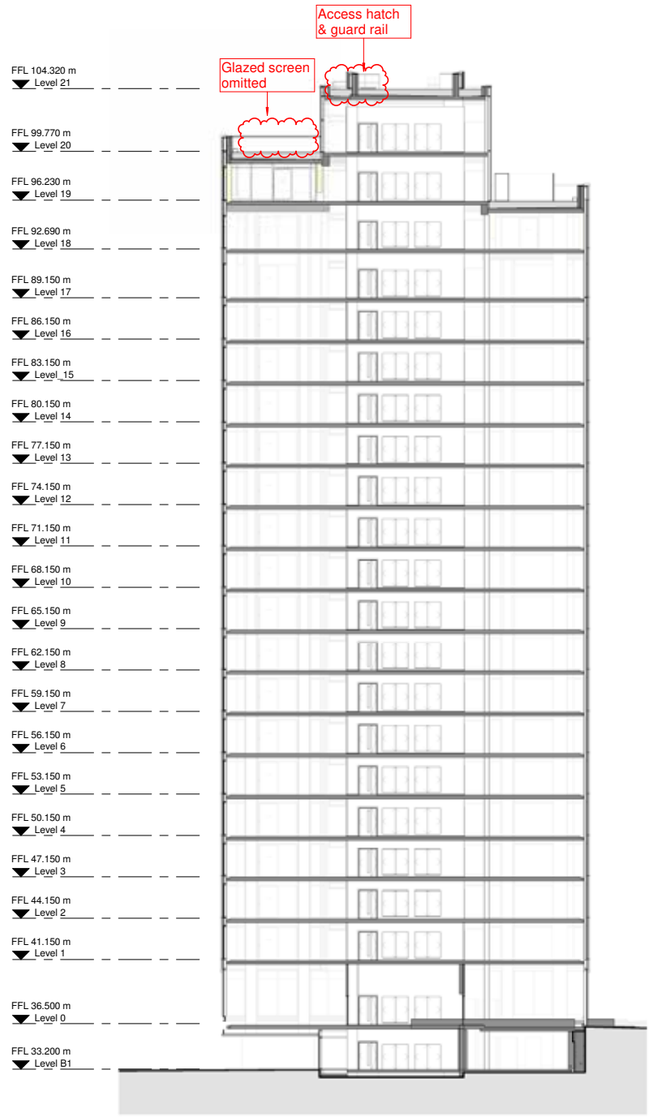
STAGE 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P2- 20-301	D

PLANNING CONSENT



SECTION AA - clone



SECTION BB - clone

16/03/2020 17:03:54

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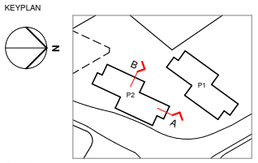
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REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	07/02/20	AHR	MBA	NAB

RESIDENTIAL 2
Sections

STAGE 4

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-910**

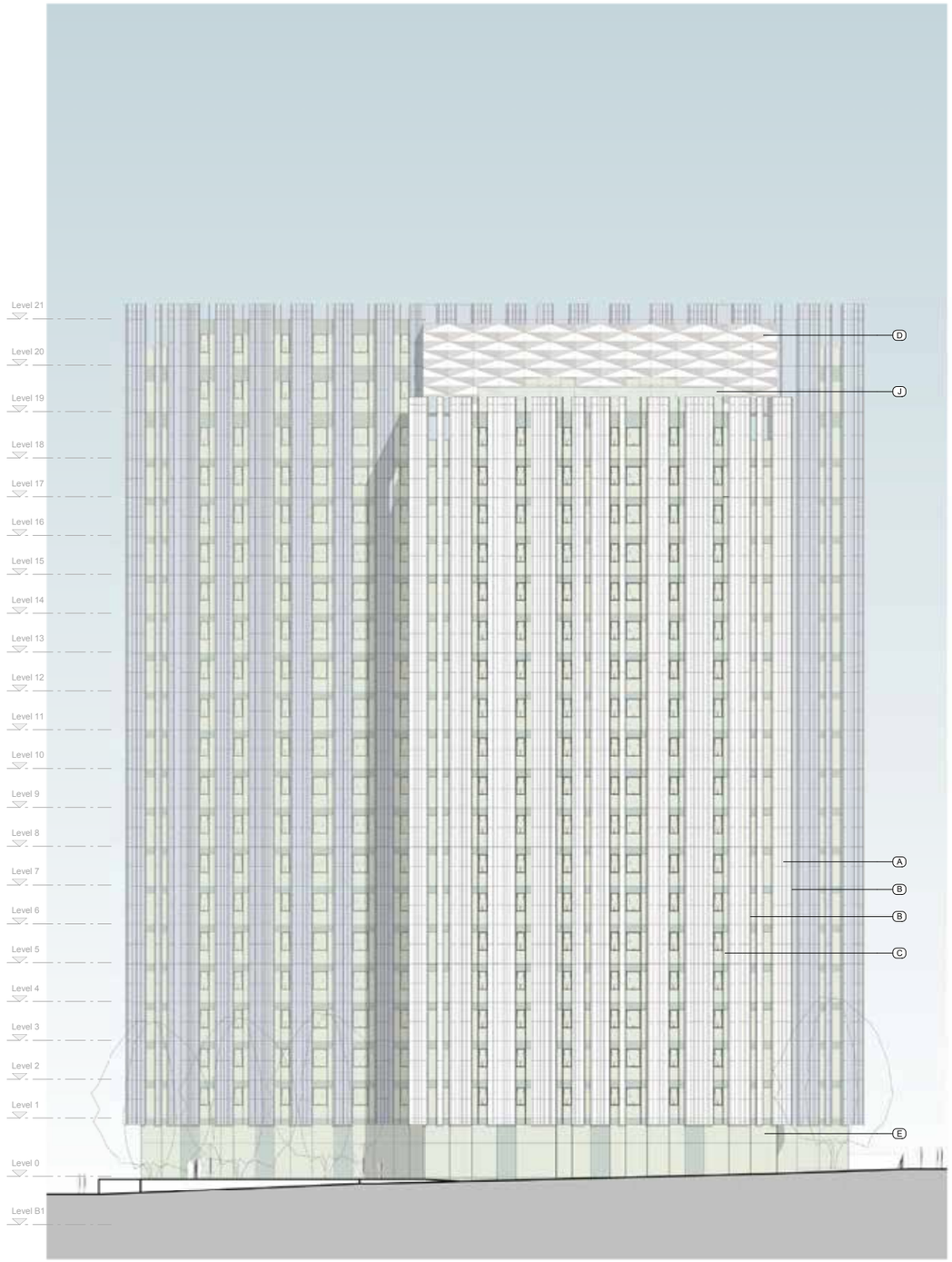
REV. **A**

UPDATED

ELEVATIONS 1



1 **NORTH Elevation**
1 : 200



2 **EAST Elevation**
1 : 200

22/03/2016 15:03:43

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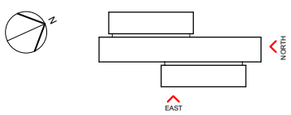
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MATERIALS KEY

A Profiled Cladding - With a mixture of flat panel inserts. Matte finish in four similar tones.
B Window / Balcony Reveals - With metallic finish.
C Glazed Windows - Fixed and opening lights as indicated with opaque spandrel panels between (finish to match glazing in appearance).
D Folded Metal Screen - Perforated with metallic finish and glazing behind.
E Full Height Glazed Curtain Wall - With opaque spandrel glazing in front of structure.
F Cementitious Textured Facade - With integrated louvres.
G Opaque Glazing - Between fully glazed windows / doors with aluminium frames.
H Structural glass balconies - With patterned fritting.
I Glazed Corridor Ends - Full height glazing with slot vents at each floor.
J Provision for glazed screen if required for wind mitigation.

REV.	DATE	AMENDENT
-	24/09/15	First issue
A	06/11/15	Draft Issue for Information
B	18/12/15	General Client Design Changes Incorporated
C	05/02/16	Draft Planning Issue - Graphics Updated
D	03/03/16	Final Draft Planning Issue
E	21/03/16	PLANNING ISSUE

KEYPLAN



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PROJECT
NEW VICTORIA

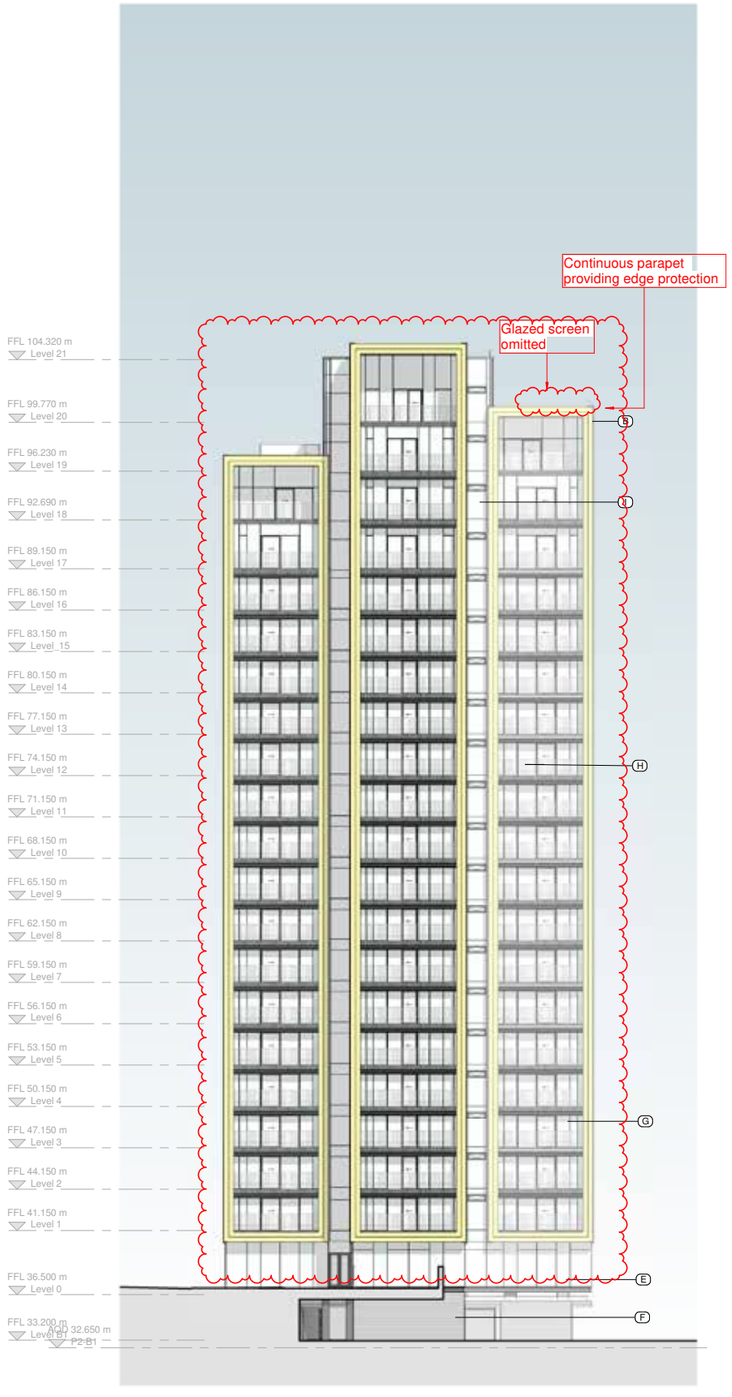
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	22/09/15	TM	NS	MA

RESIDENTIAL 2
Elevations - Sheet 1

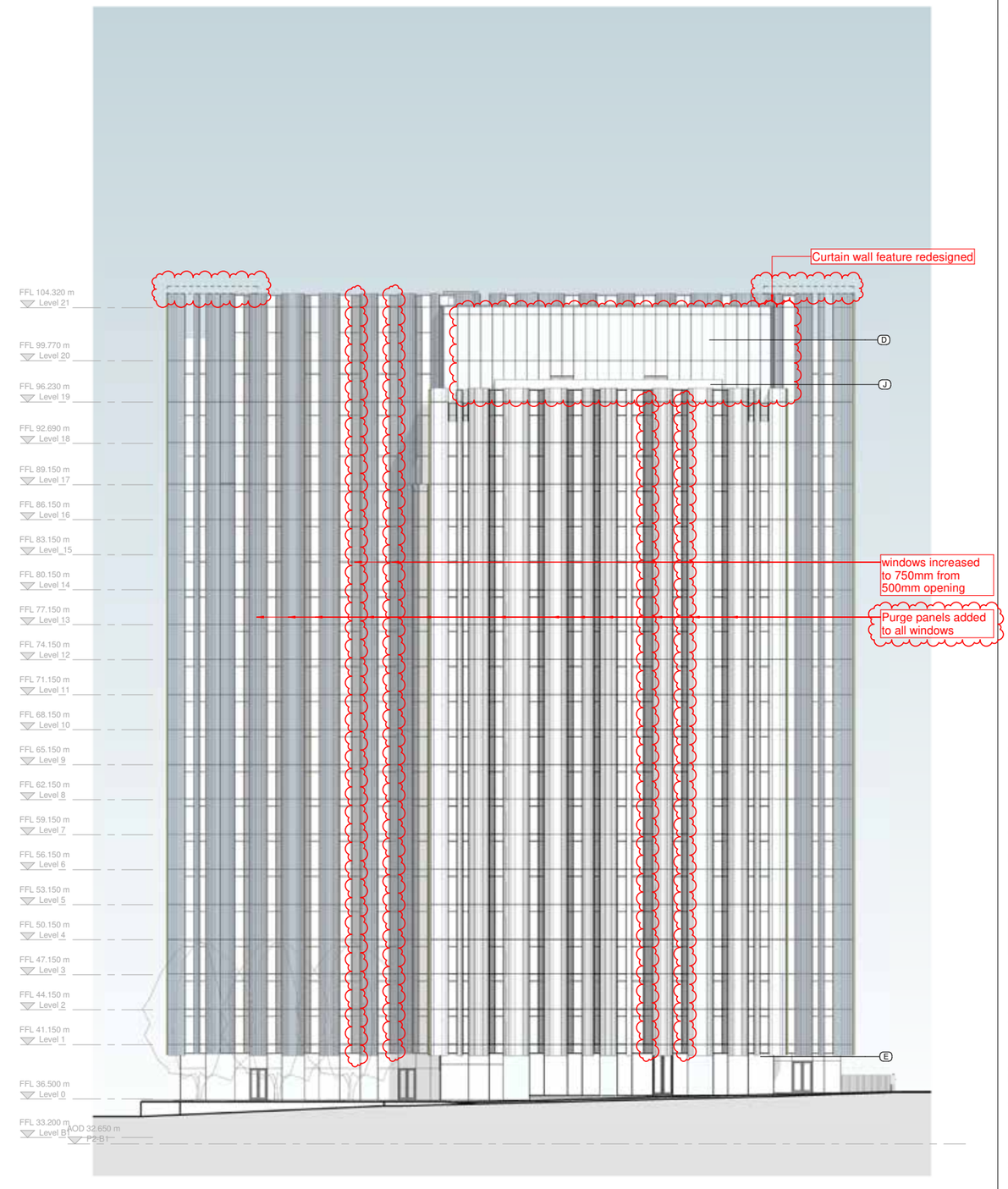
STAGE 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-411**
REV. **E**

PLANNING CONSENT



NORTH Elevation



EAST Elevation

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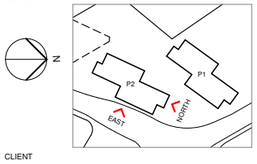
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MATERIALS KEY.

- B Window / Balcony Reveals
- D Glazed look-a-like panel.
- E Full Height Glazed Curtain Wall - With opaque spandrel glazing in front of structure.
- F Cementitious Textured Facade - With integrated louvres.
- G Opaque Glazing - Between fully glazed windows / doors with aluminium frames.
- H Metal balconies.
- I Glazed Corridor Ends - Full height glazing with vents at each floor.
- J Provision for glazed screen if required for wind mitigation.

REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

KEYPLAN



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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 200	07/02/20	AHR	MBA	NAB

RESIDENTIAL 2
Elevations
Sheet 1

STAGE 4

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-911**

REV. **A**

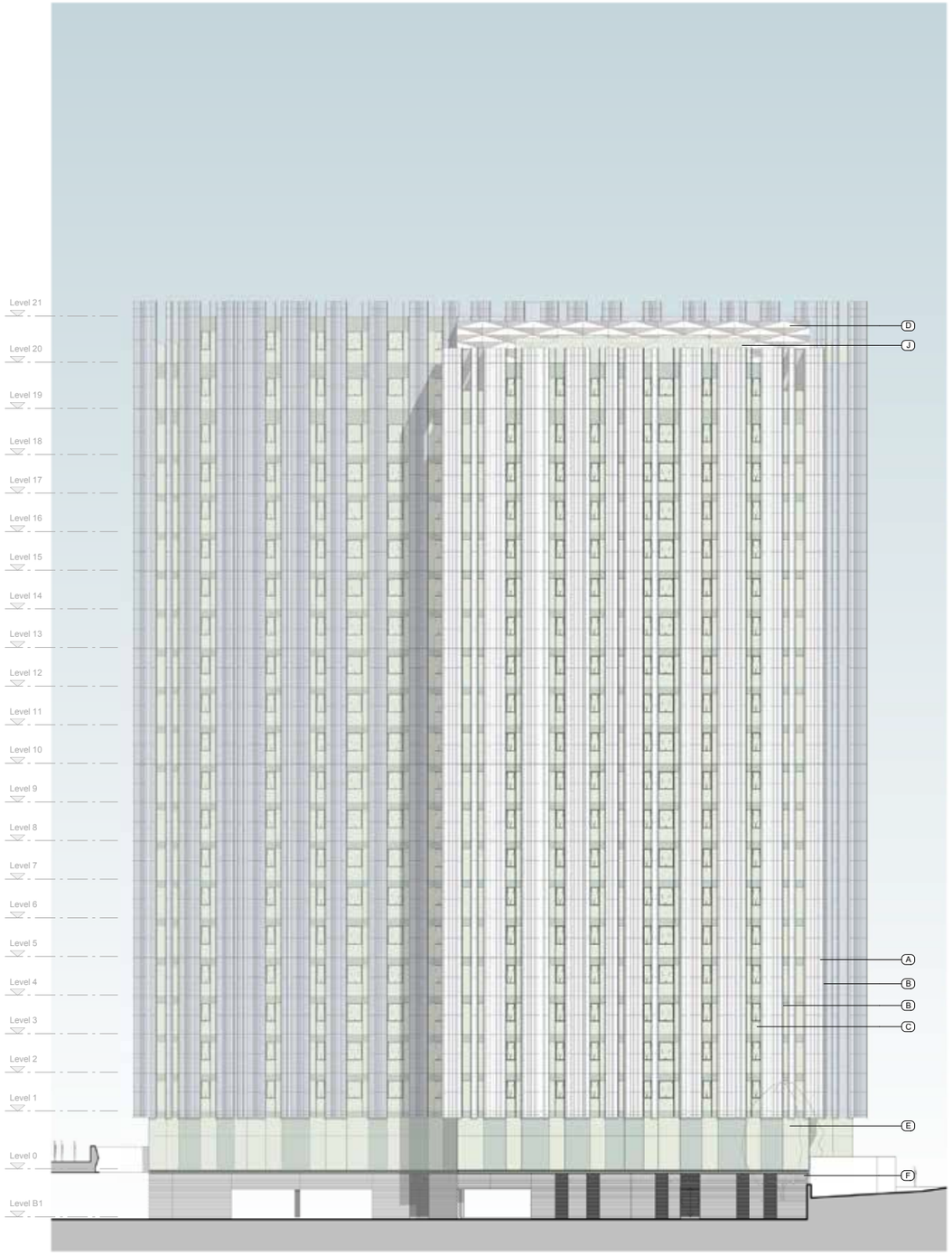
16/03/2020 17:07:54

UPDATED

ELEVATIONS 2



3 **SOUTH Elevation**
1 : 200



4 **WEST Elevation**
1 : 200

22/03/2016 15:06:14

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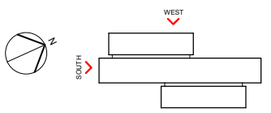
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MATERIALS KEY

A Profiled Cladding - With a mixture of flat panel inserts. Matte finish in four similar tones.
B Window / Balcony Reveals - With metallic finish.
C Glazed Windows - Fixed and opening lights as indicated with opaque spandrel panels between (finish to match glazing in appearance).
D Folded Metal Screen - Perforated with metallic finish and glazing behind.
E Full Height Glazed Curtain Wall - With opaque spandrel glazing in front of structure.
F Cementitious Textured Facade - With integrated louvres.
G Opaque Glazing - Between fully glazed windows / doors with aluminium frames.
H Structural glass balconies - With patterned fritting.
I Glazed Corridor Ends - Full height glazing with slot vents at each floor.
J Provision for glazed screen if required for wind mitigation.

REV.	DATE	AMENDENT
-	24/09/15	First issue
A	06/11/15	Draft Issue for Information
B	18/12/15	General Client Design Changes Incorporated
C	05/02/16	Draft Planning Issue - Graphics Updated
D	03/03/16	Final Draft Planning Issue
E	21/03/16	PLANNING ISSUE

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NEW VICTORIA

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1 : 200	22/09/15	TM	NS	MA

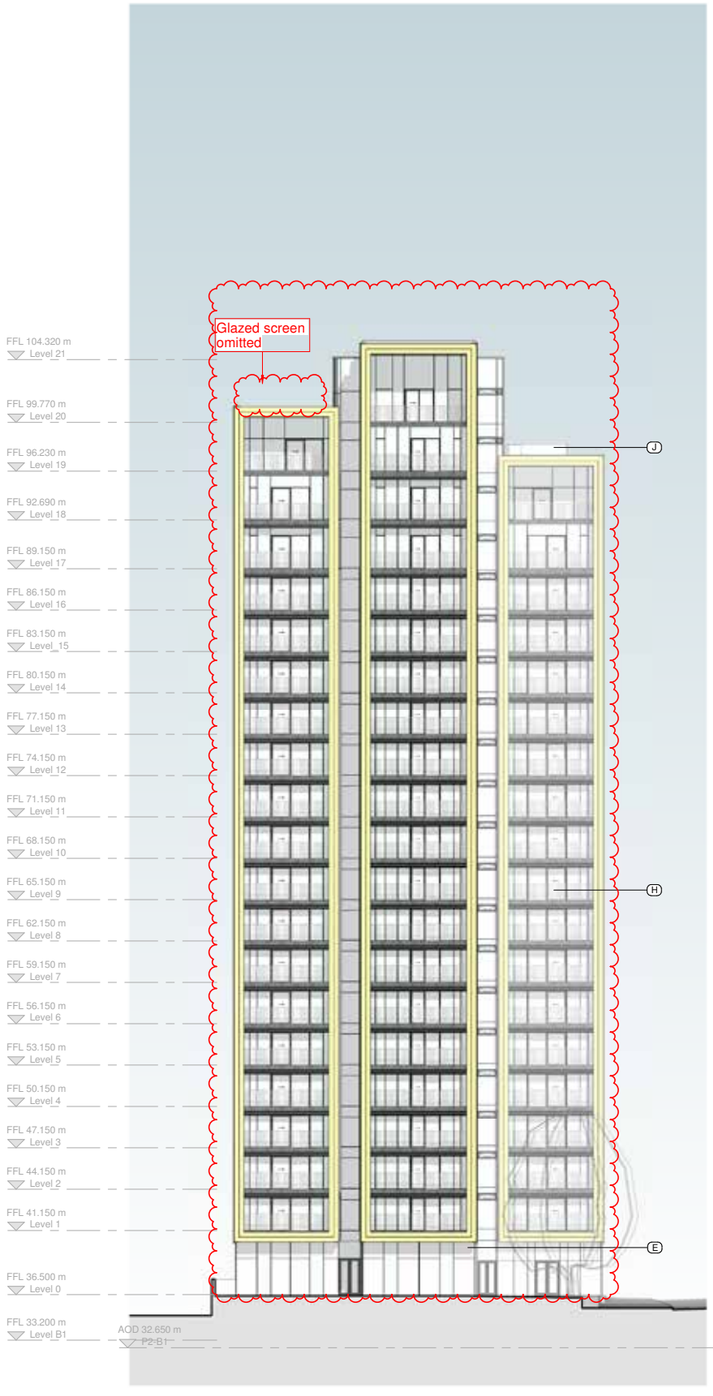
RESIDENTIAL 2
Elevations - Sheet 2

STAGE 2

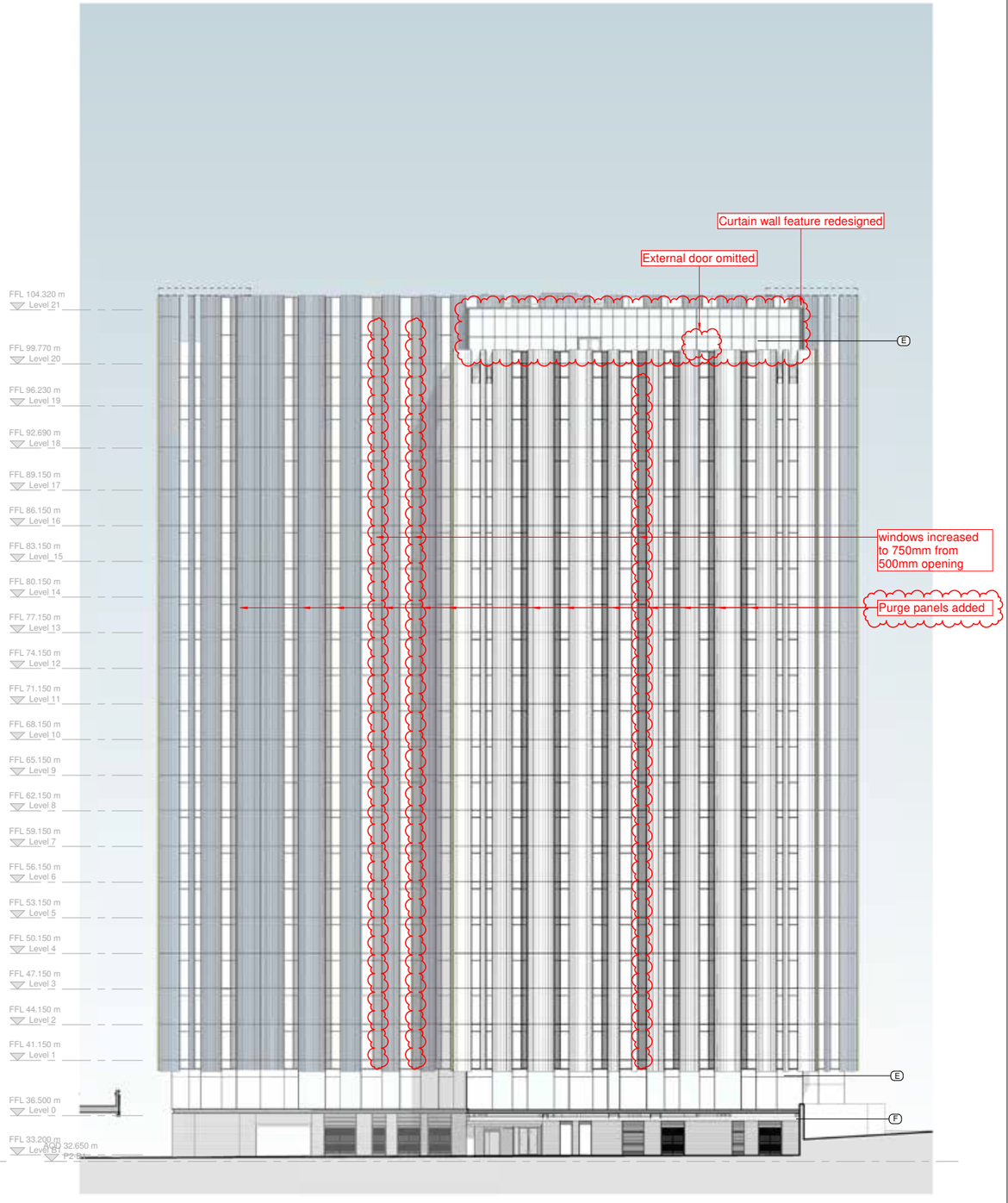
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-412**
REV. **E**

PLANNING CONSENT



SOUTH Elevation



WEST Elevation

16/03/2020 17:09:42

A1

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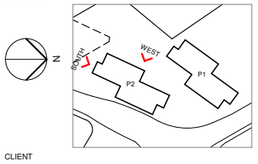
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MATERIALS KEY -

- B Window / Balcony Reveals
- D Glazed look-a-like panel.
- E Full Height Glazed Curtain Wall - With opaque spandrel glazing in front of structure.
- F Cementitious Textured Facade - With integrated louvres.
- G Opaque Glazing - Between fully glazed windows / doors with aluminium frames.
- H Metal balconies.
- I Glazed Corridor Ends - Full height glazing with vents at each floor.
- J Provision for glazed screen if required for wind mitigation.

REV.	DATE	AMENDENT
-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

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1 : 200	07/02/20	AHR	MBA	NAB

RESIDENTIAL 2
Elevations
Sheet 2

STAGE 4

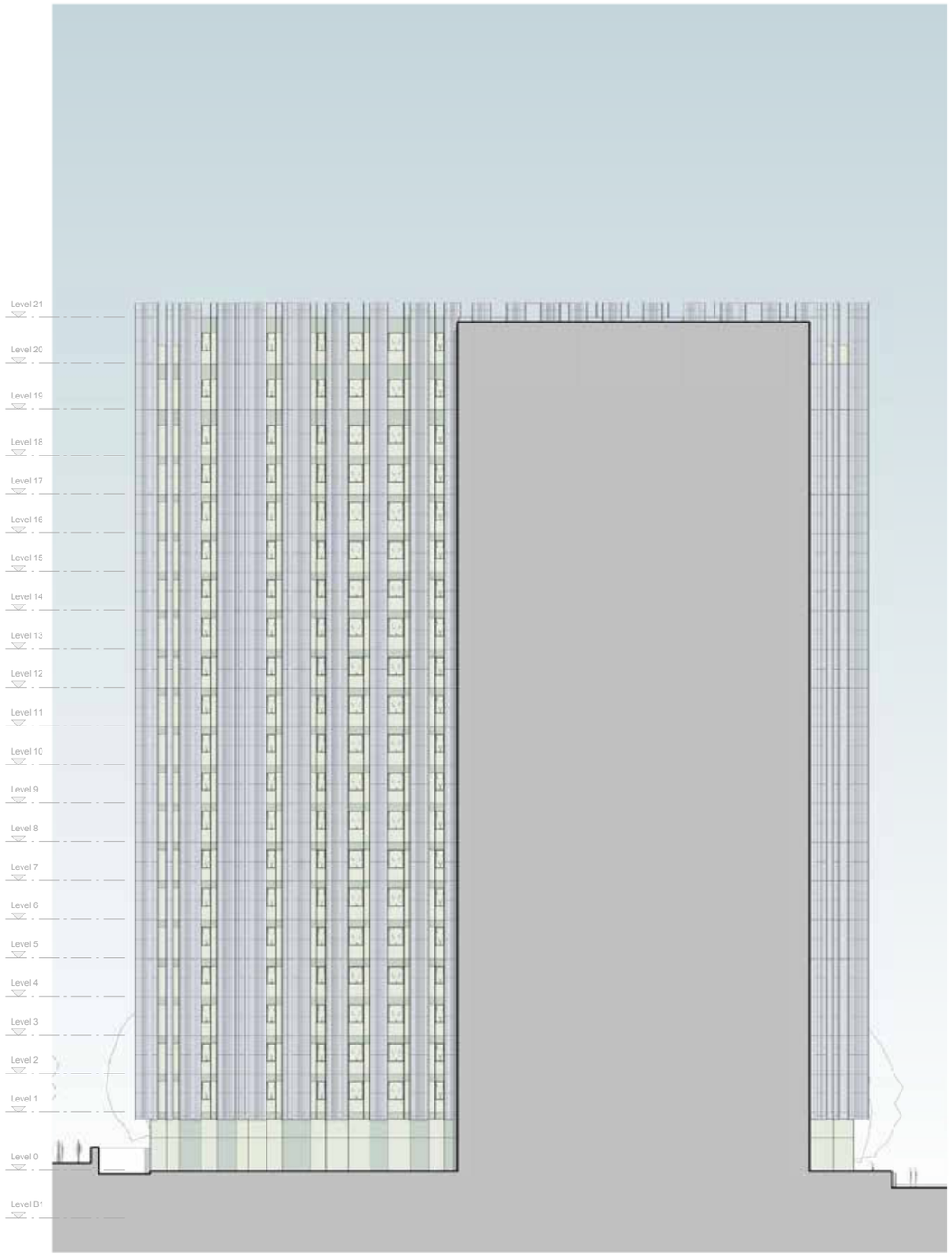
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PLANNING

DRAWING NO.
5219-P2- 20-912

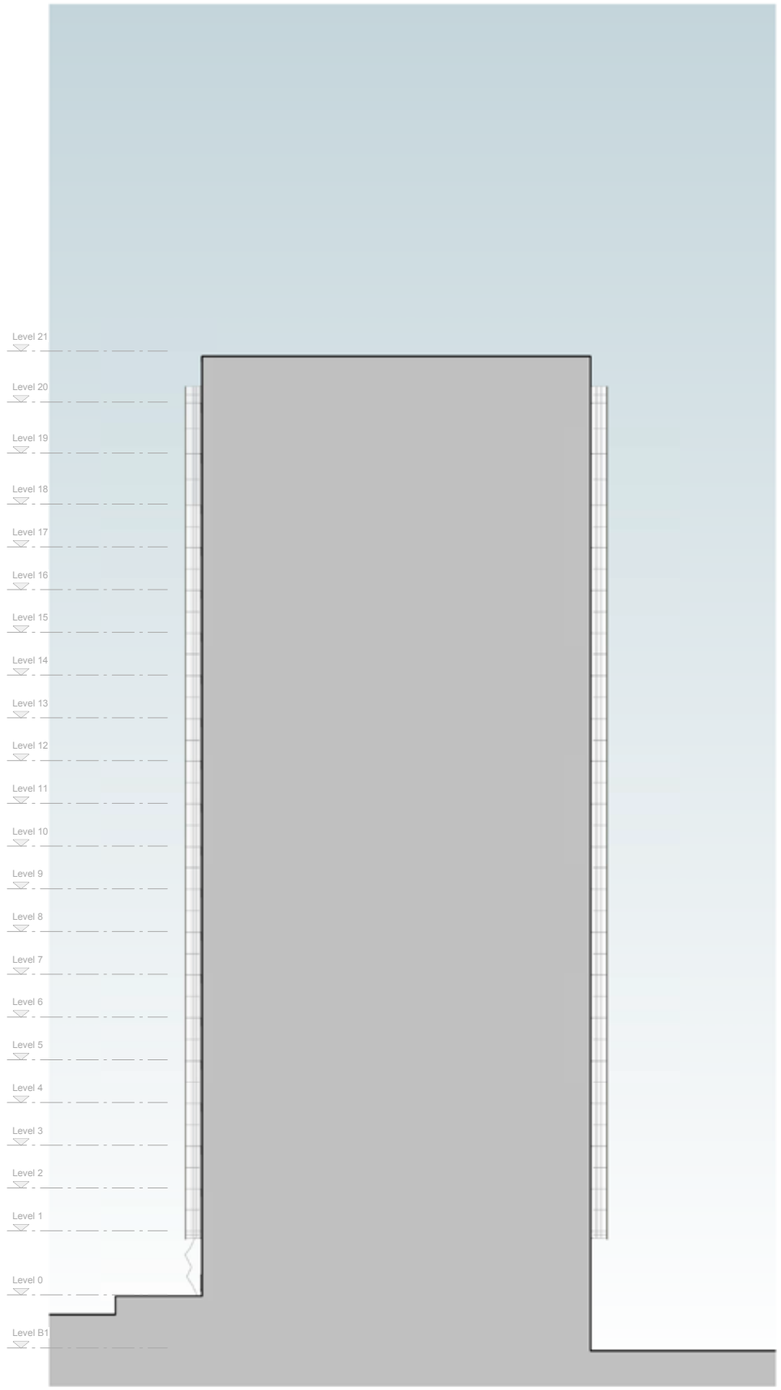
REV.
A

UPDATED

ELEVATIONS 2



1 **SECTION CC**
1 : 200



2 **SECTION DD**
1 : 200

22/03/2016 15:08:42

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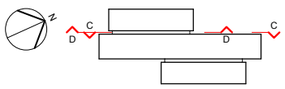
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REV.	DATE	AMENDENT
-	06/11/15	Draft Issue for Information
A	18/12/15	General Client Design Changes Incorporated
B	05/02/16	Draft Planning Issue - Graphics Updated
C	03/03/16	Final Draft Planning Issue
D	21/03/16	PLANNING ISSUE

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1 : 200	06/11/15	RMH	TM	MA

RESIDENTIAL 2
Sectional Elevations - Sheet 1

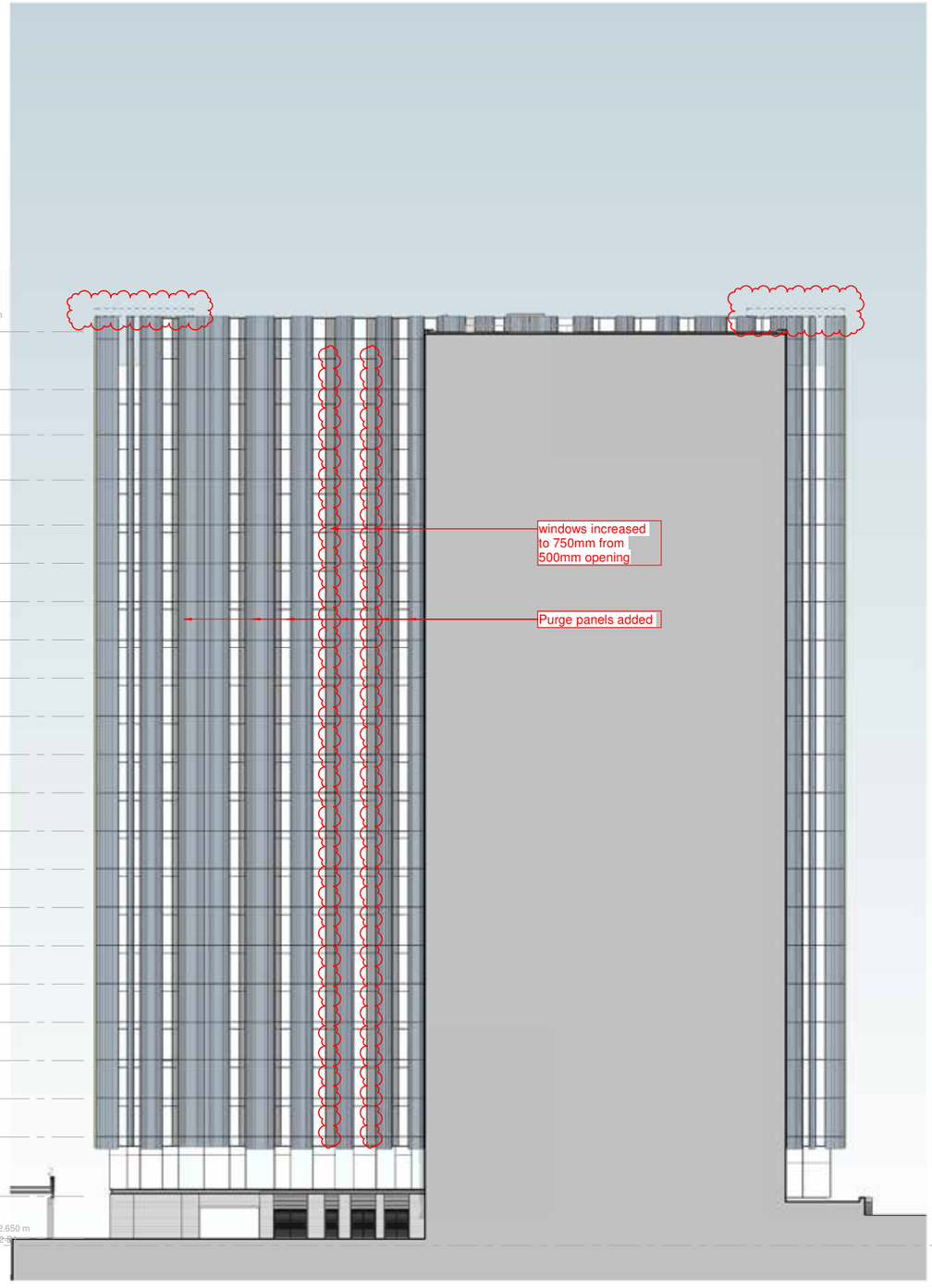
STAGE 2

PURPOSE FOR ISSUE
PLANNING

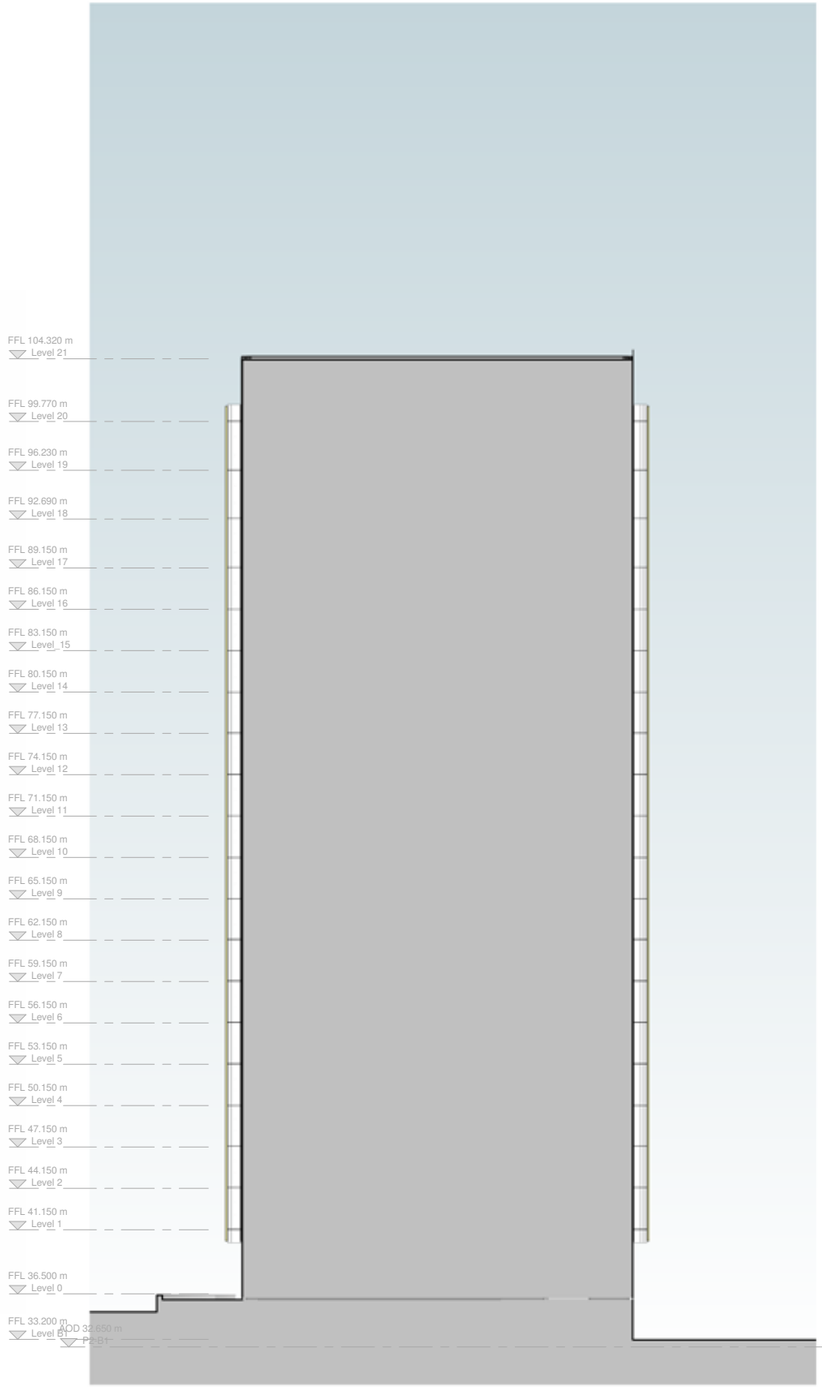
DRAWING NO. **5219-P2- 20-451**

REV. **D**

PLANNING CONSENT



Section CC



2 **Section DD**
1 : 200

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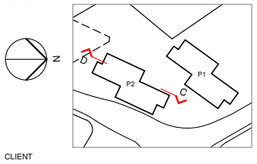
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1 : 200	07/02/20	AHR	MBA	NAB

RESIDENTIAL 2
Sectional Elevations
Sheet 1

STAGE 4

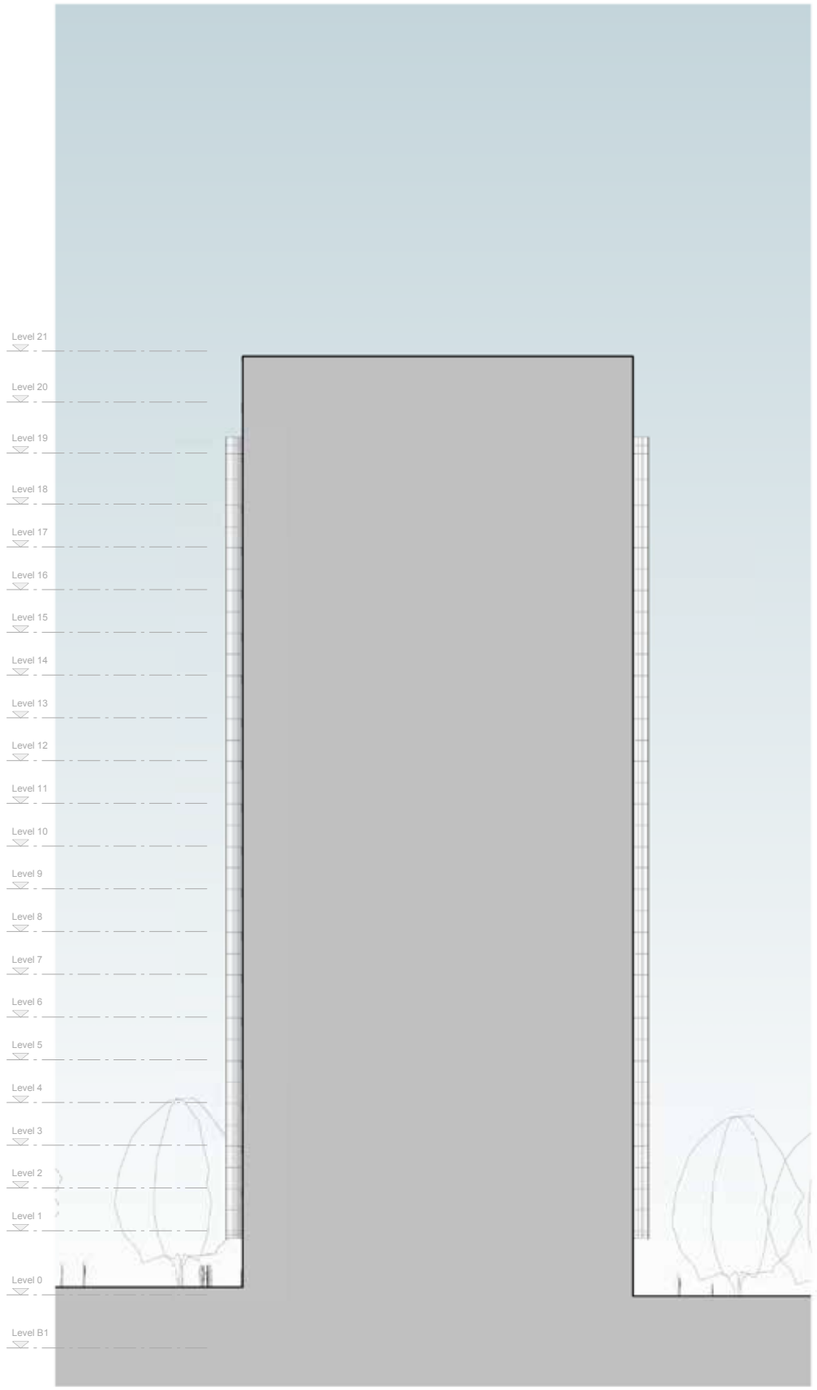
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-951**

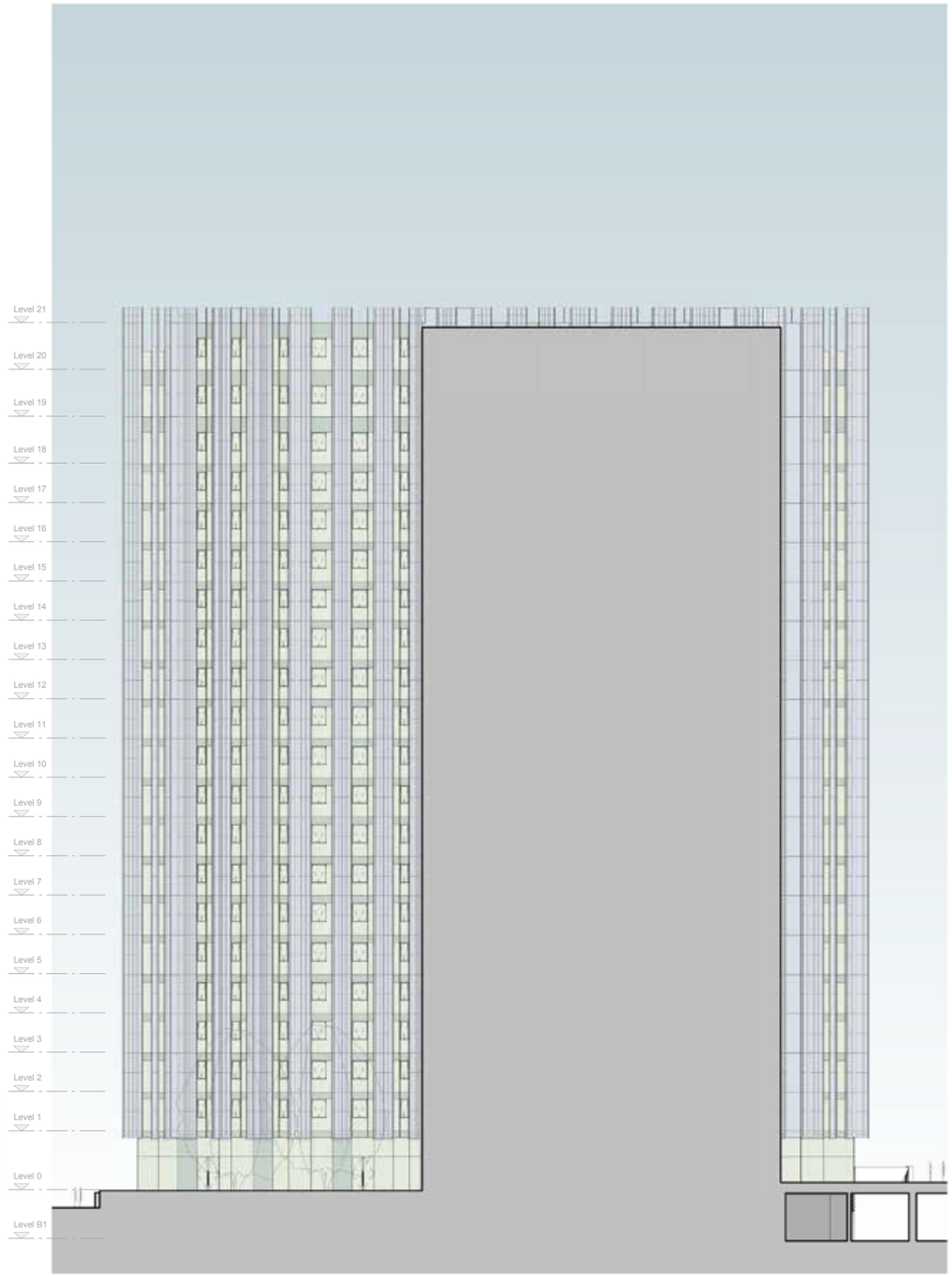
REV. **A**

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ELEVATIONS 2



1 **SECTION EE**
1 : 200



2 **SECTION FF**
1 : 200

22/03/2016 15:11:06

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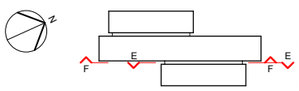
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-	06/11/15	Draft Issue for Information
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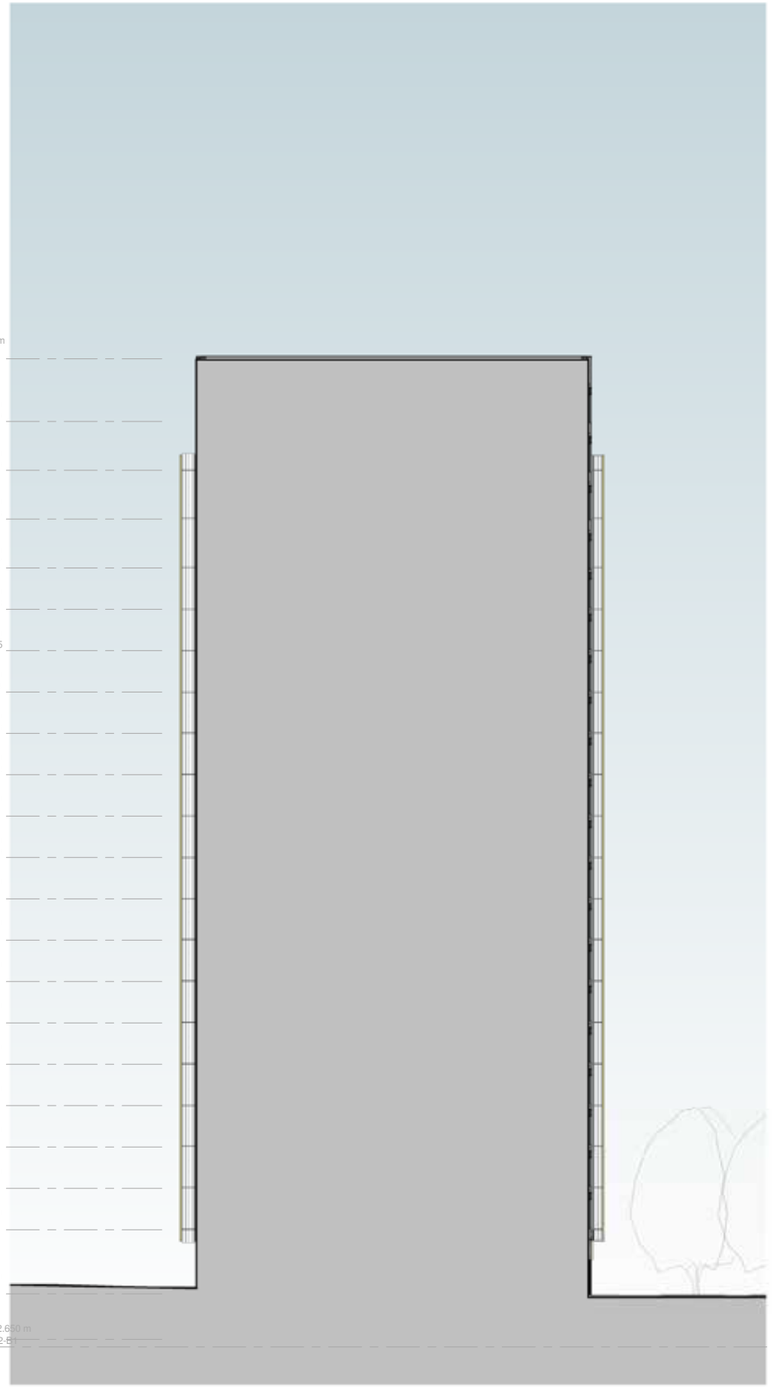
RESIDENTIAL 2
Sectional Elevations - Sheet 2

STAGE 2

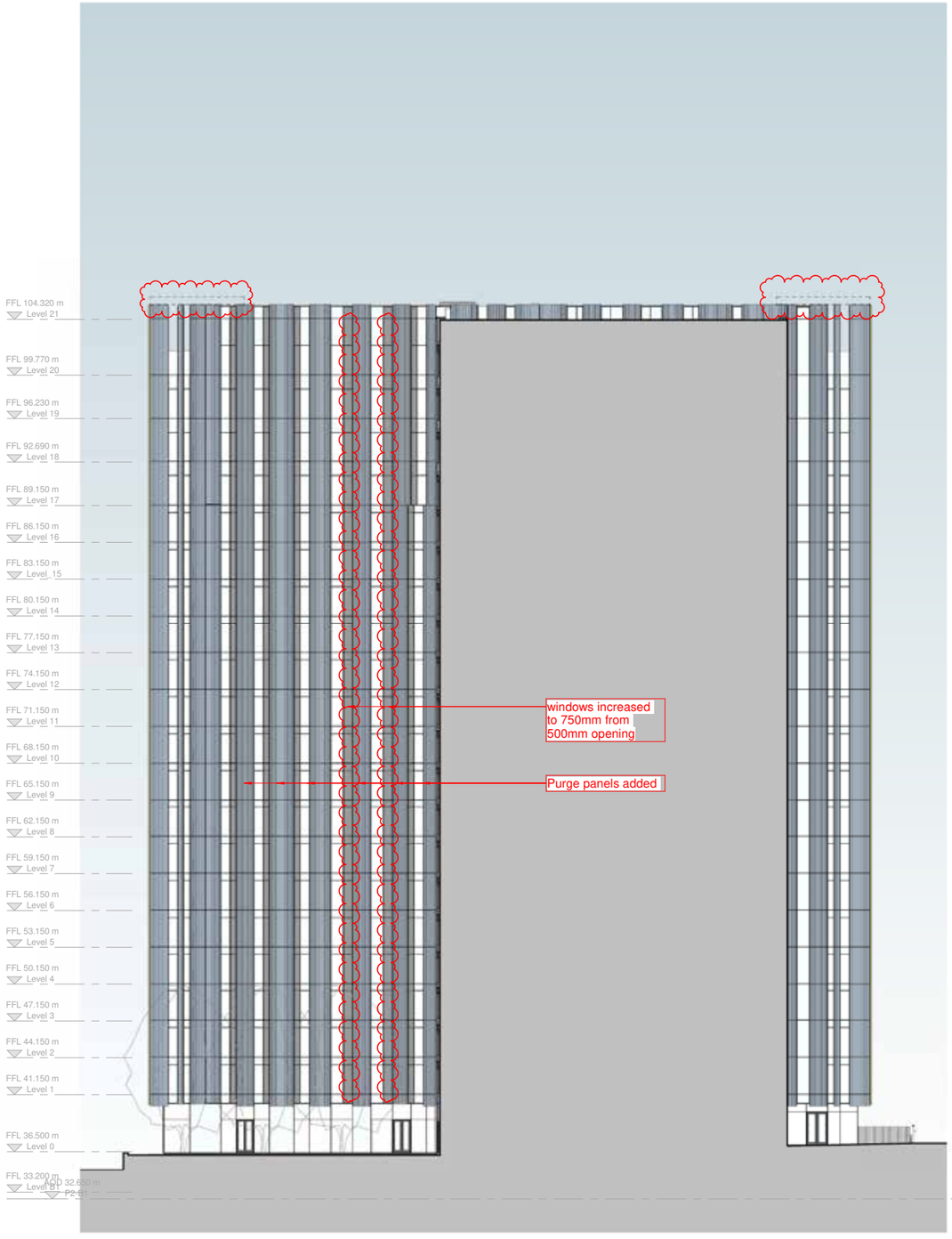
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 20-452**
REV. **D**

PLANNING CONSENT



Section EE



Section FF

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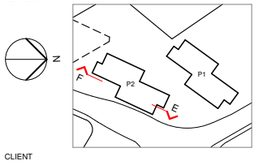
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-	10/01/20	Planning Issue
A	06/03/20	PLANNING UPDATE

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1 : 200	07/02/20	AHR	MBA	NAB

RESIDENTIAL 2
Sectional Elevations
Sheet 2

STAGE 4

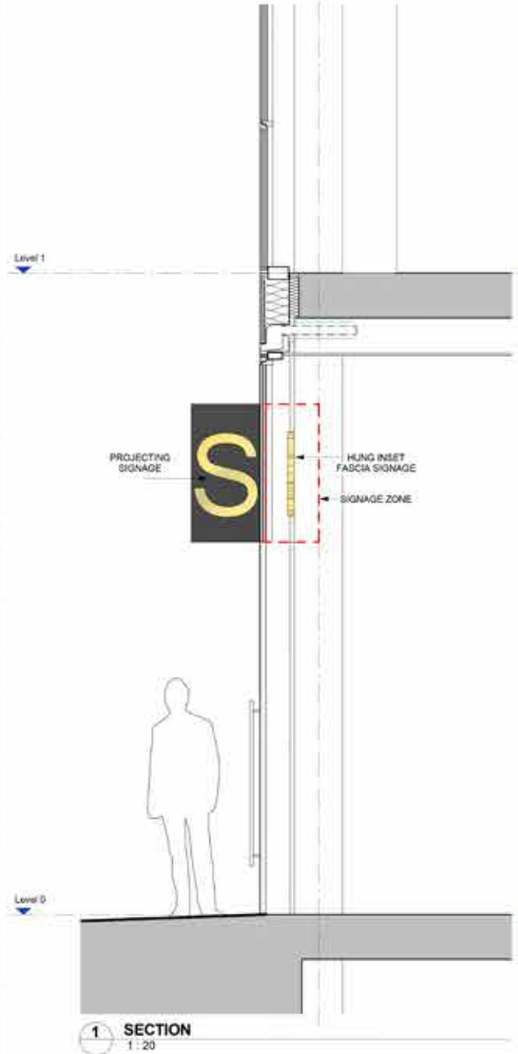
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PLANNING

DRAWING NO. **5219-P2- 20-952**

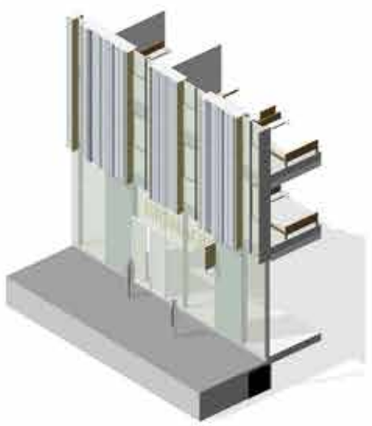
REV. **A**

UPDATED

TYPICAL BAY STUDY - BOTTOM FACADE



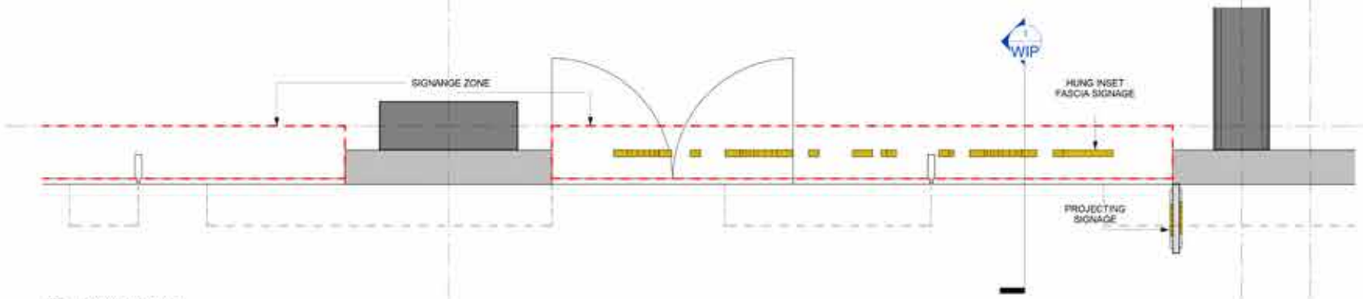
1 SECTION
1 : 20



Retail Facade 3D



3 ELEVATION
1 : 20



4 PLAN DETAIL
1 : 20

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REV.	DATE	AMENDENT
-	20/05/16	Planning Update

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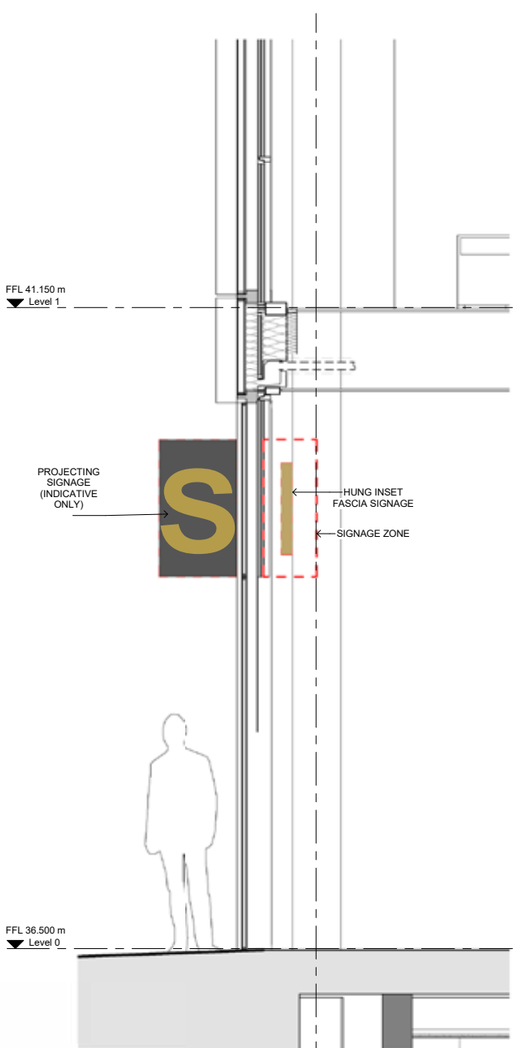
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 20	17/05/16	RMH	MA	MA

RESIDENTIAL 2
Bay Study - Bottom Facade

STAGE 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-P2- 21-401	-

PLANNING CONSENT



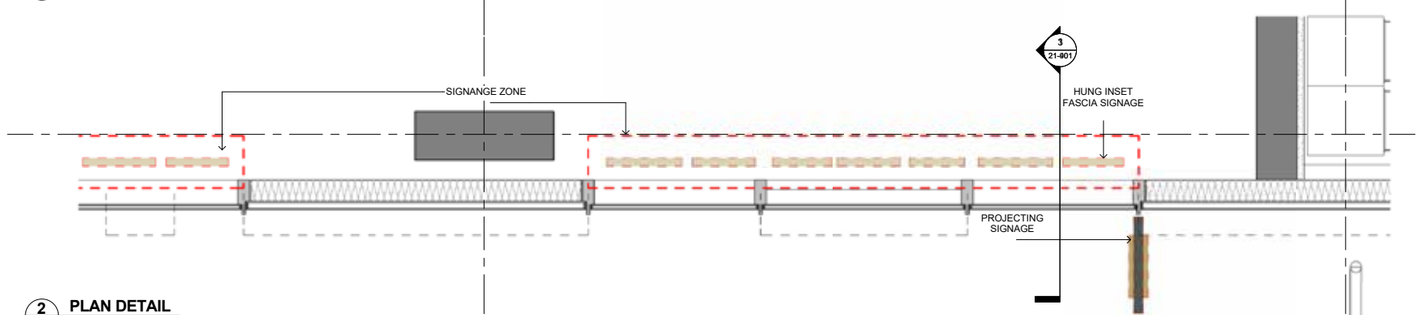
3 **SECTION**
1 : 20



4 **RETAIL FACADE 3D**



1 **ELEVATION**
1 : 20



2 **PLAN DETAIL**
1 : 20

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1 : 20	06/05/20	PH	MBA	NAB

Bay Study
Bottom Facade

STAGE 4
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-P2- 21-901**
REV. **-**

1:06/2020 09:17:58

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SECTION 3 - VISUALS



PLANNING CONSENT



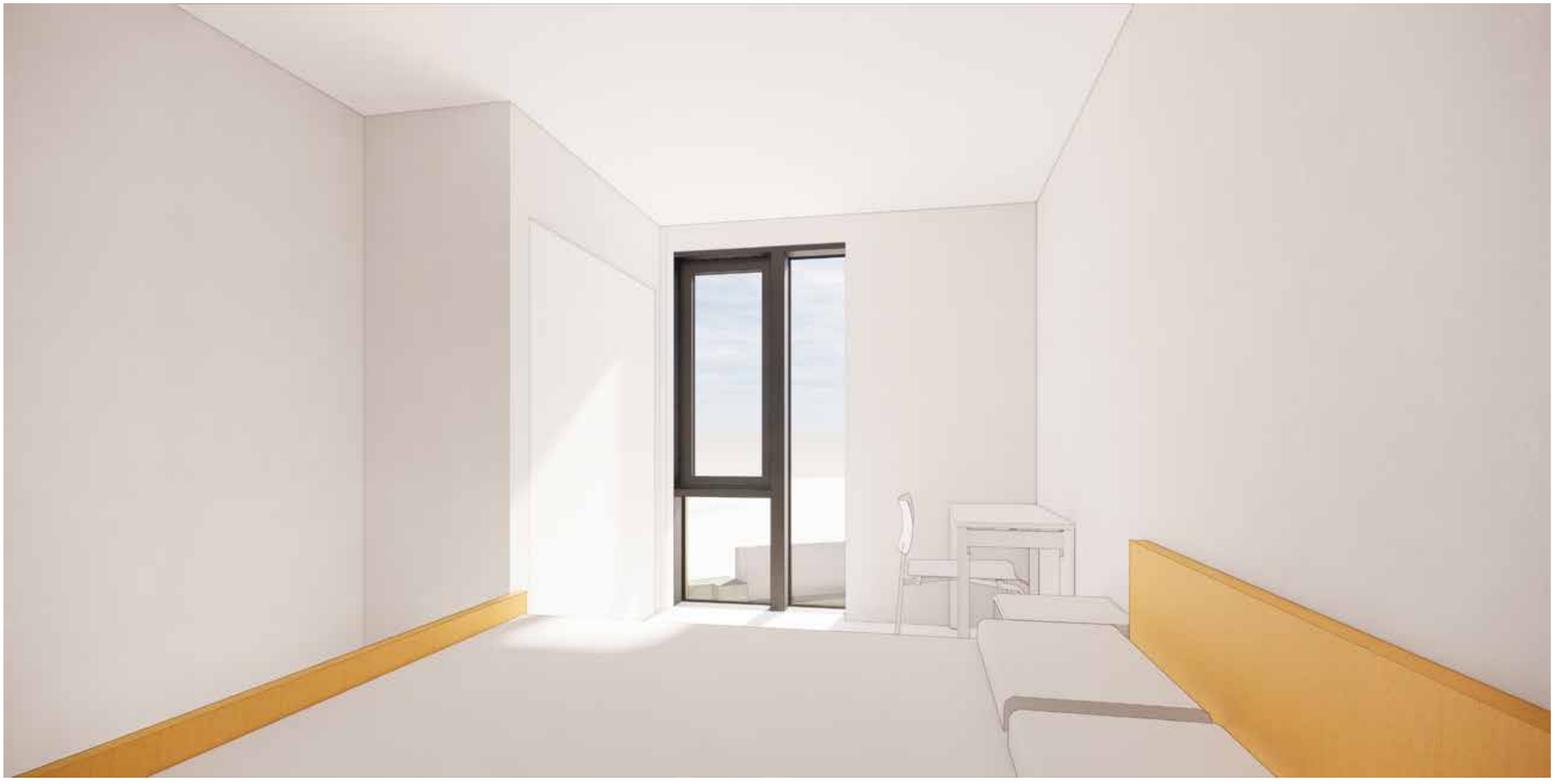
UPDATED



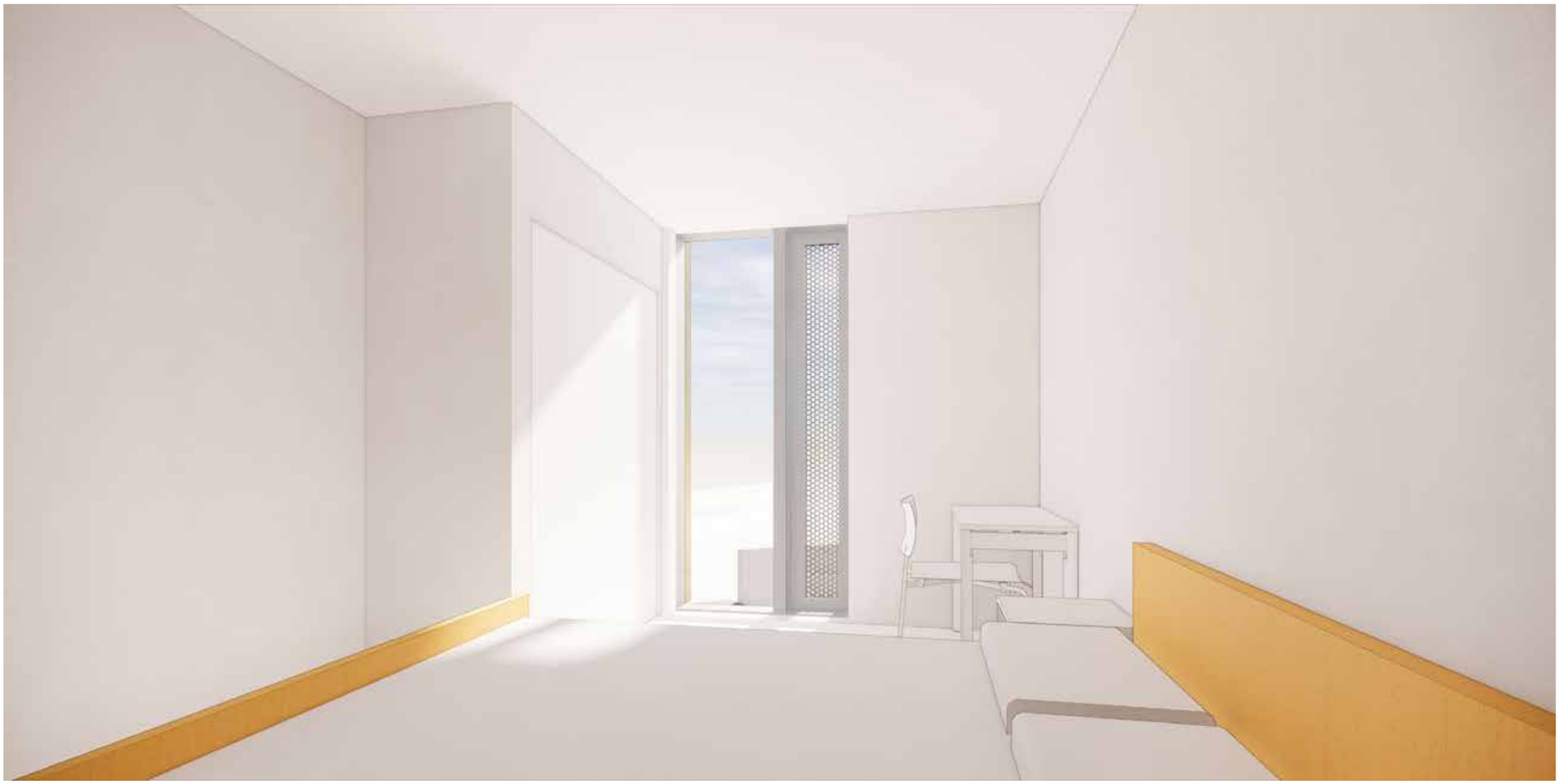
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SECTION 4 - SITE

PROPOSED MASTERPLAN - LOWER GROUND FLOOR



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28/0/2016 15:29:24

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REV.	DATE	AMENDENT
-	28/08/15	COMMENT
A	18/09/15	FOR INFORMATION For Engineer
B	13/10/15	Plans Updated
C	16/10/15	Cycle Hub Updated
D	22/10/15	Updated as Building Position Study 9
E	26/10/15	Cycle Hub Position Reverted
F	29/10/15	Landscape Updated
G	06/11/15	Draft Issue for Information
H	18/12/15	General Client Design Changes Incorporated
J	08/01/16	Plan Update
K	05/02/16	Draft Planning Issue - Graphics Updated
L	24/02/16	Final draft planning issue – for comment
M	21/03/16	PLANNING ISSUE
N	29/04/16	Planning Update

KEYPLAN

LEGEND

PLANNING APPLICATION BOUNDARY LINE

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Muse Developments

PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 250	28/08/15	RMH	TM	MA

MASTERPLAN
Proposed Masterplan - Lower Ground Floor

Stage 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-SI- 00-100**
REV. **N**

PLANNING CONSENT



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LEGEND

PLANNING APPLICATION BOUNDARY LINE

REV.	DATE	AMENDENT
-	05/06/20	Planning Update

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NEW VICTORIA

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1 : 250	12/20/19	TM	MA	TOB

MASTERPLAN
Plans as Proposed
Lower Ground Floor

STAGE 4

PURPOSE FOR ISSUE
FOR INFORMATION

DRAWING NO. **5219-SI- 00-900**

REV. **-**

10/6/2020 16:05:44

UPDATED

PROPOSED MASTERPLAN - GROUND FLOOR



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29/04/2016 15:30:06

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REV.	DATE	AMENDENT
-	28/08/15	COMMENT
A	18/09/15	FOR INFORMATION For Engineer
B	19/10/15	Latest Updated
C	22/10/15	Updated as Building Position Study 9
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L	21/03/16	PLANNING ISSUE
M	29/04/16	Planning Update

KEYPLAN

LEGEND

PLANNING APPLICATION BOUNDARY LINE

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PROJECT
NEW VICTORIA

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1 : 250	28/08/15	RMH	TM	MA

MASTERPLAN
Proposed Masterplan - Ground Floor

Stage 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-SI- 00-101**

REV. **M**

PLANNING CONSENT



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1 05/6/2020 10:45:50

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LEGEND

PLANNING APPLICATION BOUNDARY LINE

REV.	DATE	AMENDENT
-	05/06/20	Planning Update

KEYPLAN

N

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 250	**12/20/19**	**MSBA**	**LH**	**NAB**

MASTERPLAN
Plans as Proposed
Ground Floor

STAGE 4

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-SI- 00-901**

REV. **-**

UPDATED

PROPOSED MASTERPLAN - TYPICAL FLOOR



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28/04/2016 16:23:49

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REV.	DATE	AMENDENT
-	18/09/15	FOR INFORMATION For Engineer
A	22/10/15	Updated as Building Position Study 9
B	06/11/15	Draft Issue for Information
C	18/12/15	General Client Design Changes Incorporated
D	05/02/16	Draft Planning Issue - Graphics Updated
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F	21/03/16	PLANNING ISSUE
G	29/04/16	Planning Update

KEYPLAN

LEGEND

PLANNING APPLICATION BOUNDARY LINE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 250	09/07/15	RMH	TM/AJS	MA

MASTERPLAN
Proposed Masterplan - Typical Floor

Stage 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-SI- 00-102**
REV. **G**

PLANNING CONSENT



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LEGEND

PLANNING APPLICATION BOUNDARY LINE

REV.	DATE	AMENDENT
-	05/06/20	Planning Update

KEYPLAN

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 250	12/20/19	MSBA	LH	NAB

MASTERPLAN
Plans as Proposed
Typical Floor

STAGE 4
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-SI- 00-902**
REV. **-**

1/06/2020 10:49:57

UPDATED

PROPOSED SITE ELEVATIONS



2 **North Elevation**
1 : 500



1 **East Elevation**
1 : 500

28/04/2016 16:00:35

A1

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B	05/02/16	Draft Planning Issue - Graphics Updated
C	24/02/16	Final draft planning issue – for comment
D	21/03/16	PLANNING ISSUE
E	29/04/16	Planning Update

KEYPLAN



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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 500	06/11/15	RMH	TM/AJS	MA

MASTERPLAN
Proposed Elevations
Sheet 1 of 2

Stage 2
PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-SI- 00-115** REV. **E**

PLANNING CONSENT



2 **North Elevation**
1 : 500



1 **East Elevation**
1 : 500

10/06/2020 15:35:41

A1

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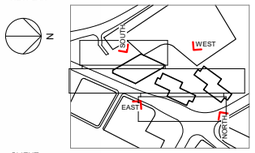
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REV.	DATE	AMENDENT
-	07/02/20	PLANNING

KEYPLAN



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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 500	**02/07/20**	**MSBA**	**LH**	**NAB**

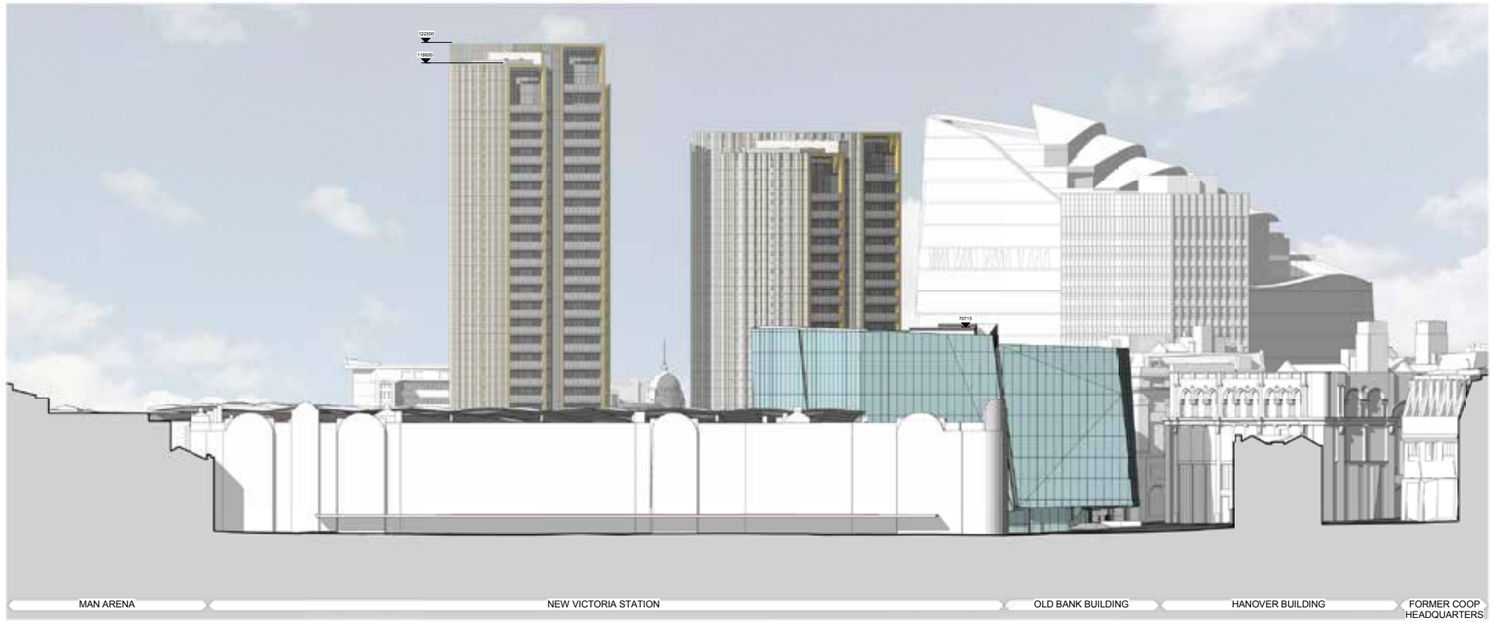
Proposed Elevations
Sheet 1 of 2

STAGE 4
PURPOSE FOR ISSUE
PLANNING

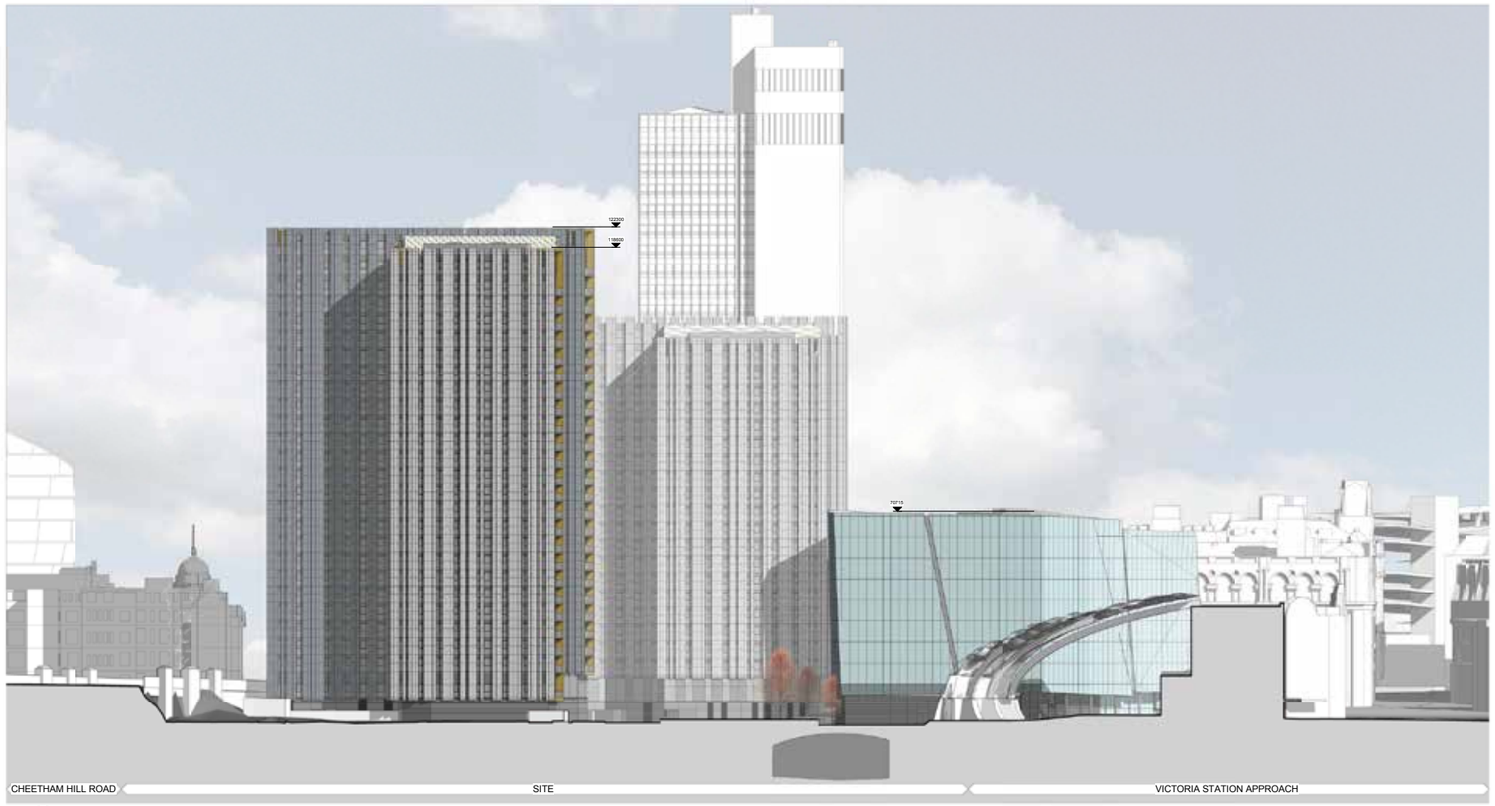
DRAWING NO.	REV.
5219-SI- 00-915	**-**

UPDATED

PROPOSED SITE ELEVATIONS



1 **South Elevation**
1 : 500



2 **West Elevation**
1 : 500

22/03/2016 12:26:42

A1

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REV.	DATE	AMENDENT
-	06/11/15	Draft Issue for Information
A	18/12/15	General Client Design Changes Incorporated
B	05/02/16	Draft Planning Issue - Graphics Updated
C	24/02/16	Final draft planning issue – for comment
D	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 500	06/11/15	RMH	TM/AJS	MA

MASTERPLAN
Proposed Elevations
Sheet 2 of 2

Stage 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-SI- 00-116**

REV. **D**

PLANNING CONSENT



1 SK-1040 **South Elevation**
1 : 500



2 00-100 **West Elevation**
1 : 500

10/06/2020 15:44:25

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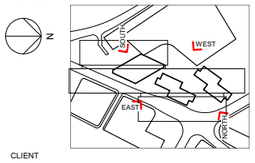
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REV.	DATE	AMENDENT
-	07/02/20	PLANNING

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 500	**02/07/20**	**MSBA**	**LH**	**NAB**

Proposed Elevations
Sheet 2 of 2

STAGE 4
PURPOSE FOR ISSUE
PLANNING

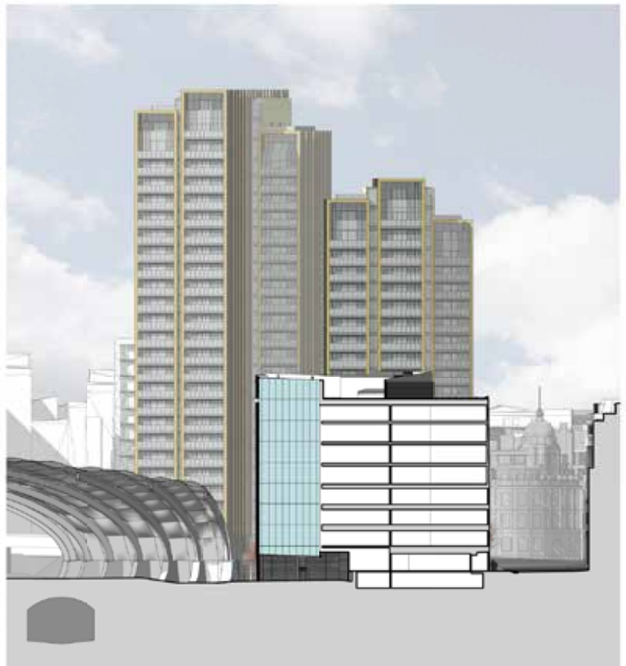
DRAWING NO.	REV.
5219-SI- 00-916	**-**

UPDATED

PROPOSED SITE SECTIONS



1 **Proposed Section AA**
1 : 500



2 **Proposed Section BB**
1 : 500



3 **Proposed Section CC**
1 : 500



4 **Proposed Section DD**
1 : 500

A1

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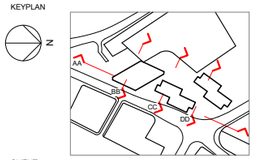
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B	05/02/16	Draft Planning Issue - Graphics Updated
C	24/02/16	Final draft planning issue – for comment
D	21/03/16	PLANNING ISSUE

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 500	06/11/15	RMH	TM/AJS	MA

MASTERPLAN
Proposed Site Sections

Stage 2

PURPOSE FOR ISSUE
PLANNING

DRAWING NO. **5219-SI- 00-125**

REV. **D**

22/03/2016 12:33:52

PLANNING CONSENT



1 **Proposed Section AA - (Planning)**
1 : 500



4 **Proposed Section BB - (Planning)**
1 : 500



3 **Proposed Section CC - (Planning)**
1 : 500



2 **Proposed Section DD - (Planning)**
1 : 500

10/06/2020 15:55:12

A1

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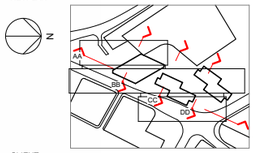
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REV.	DATE	AMENDENT
-	07/02/20	PLANNING

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PROJECT
NEW VICTORIA

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 500	**02/07/20**	**MSBA**	**LH**	**NAB**

Proposed Site Sections

STAGE 4
PURPOSE FOR ISSUE
PLANNING

DRAWING NO.	REV.
5219-SI- 00-925	**-**

UPDATED

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