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Rev	Description	By	Date
1	DA ISSUE	SD	16.10.08
2	WDC ISSUE	SD	29.11.08
3	ULDA RE-SUBMISSION	SD	09.12.08

[illegible]

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The Cox Group Pty Ltd ACN 002 535 691

Architecture Planning Urban design Interior design Health facility design

JOINT VENTURE
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LEIGHTON PROPERTIES

Project:
HAMILTON HARBOUR
KINGSFORD SMITH DRIVE
HAMILTON

COMMERCIAL C2

EAST ELEVATION

WDC ISSUE

2000

CAD File No:	K:1	Date:	SEPT 2008
Drawn:	SD	Date:	
Co-ordinated:		Date:	

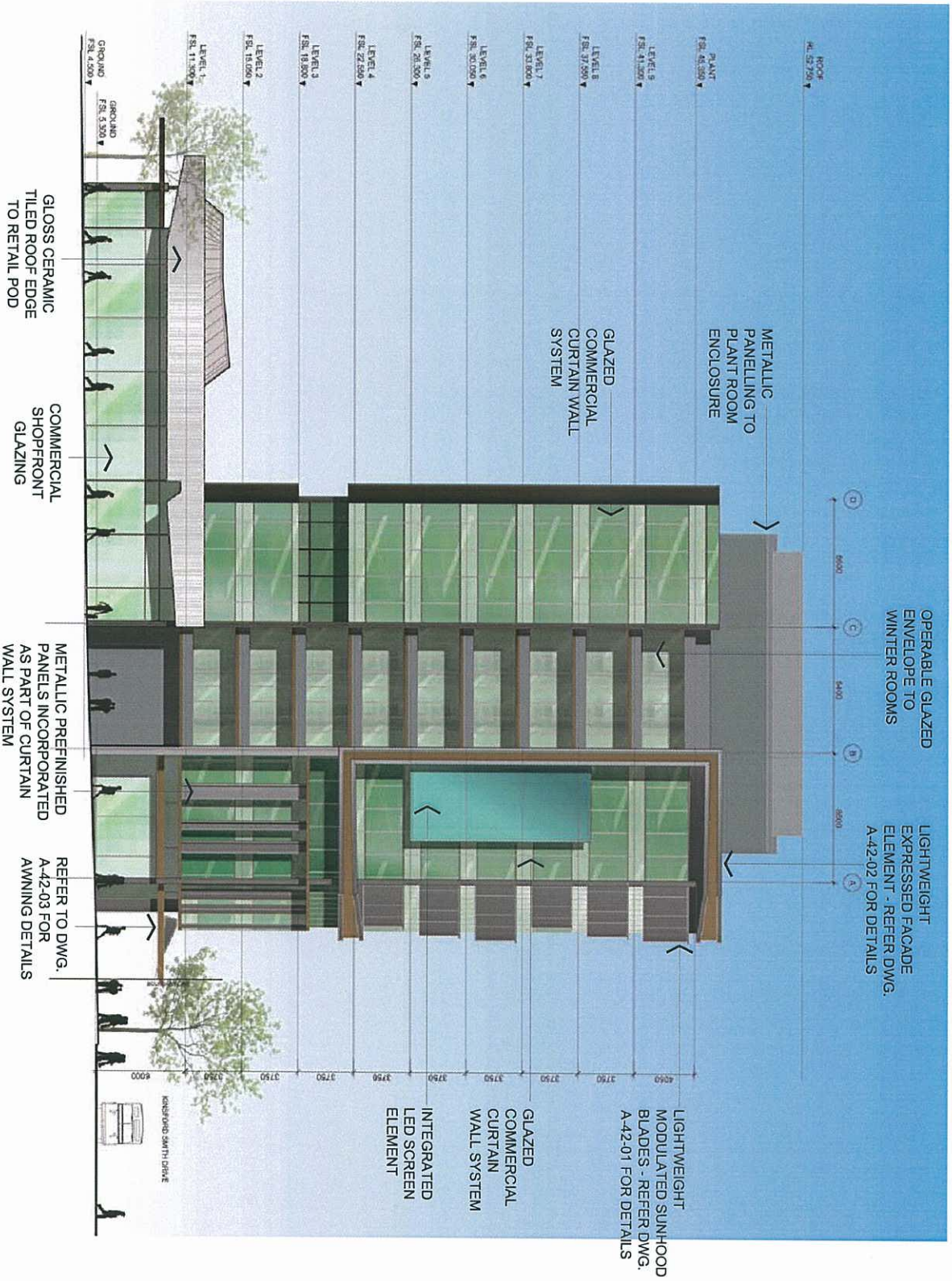
Proj. Architect	*	Date:
Proj. Director	*	Date:

Scale:	Project No:
AS NOTED	408035
Drawing Number:	Revision:

A-C2-30-01

3

NOMINAL COLOUR PALETTE
METALLIC PRE-FINISHED COLOUR PANELS - DEEP GUNMETAL GREY
GLAZED COMMERCIAL CURTAIN WALL SYSTEM - BODY TINT PALE GREEN
LIGHTWEIGHT MODULATED SUNHOOD BLADED - METALLIC BRONZE



C2-EAST ELEVATION

1:200 @ A1/1:400 @ A3

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/02/09

METALLIC PRE-FINISHED COLOUR PANELS - DEEP GUNMETAL GREY
GLAZED COMMERCIAL CURTAIN WALL SYSTEM - BODY TINT PALE GREEN
LIGHTWEIGHT MODULATED SUNHOOD BLADED - METALLIC BRONZE

[illegible]

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Client _____

Project:
HAMILTON HARBOUR
KINGSFORD SMITH DRIVE
HAMILTON

Drawing Title
COMMERCIAL C2
SOUTH ELEVATION

Document Control Status:

WDC ISSUE

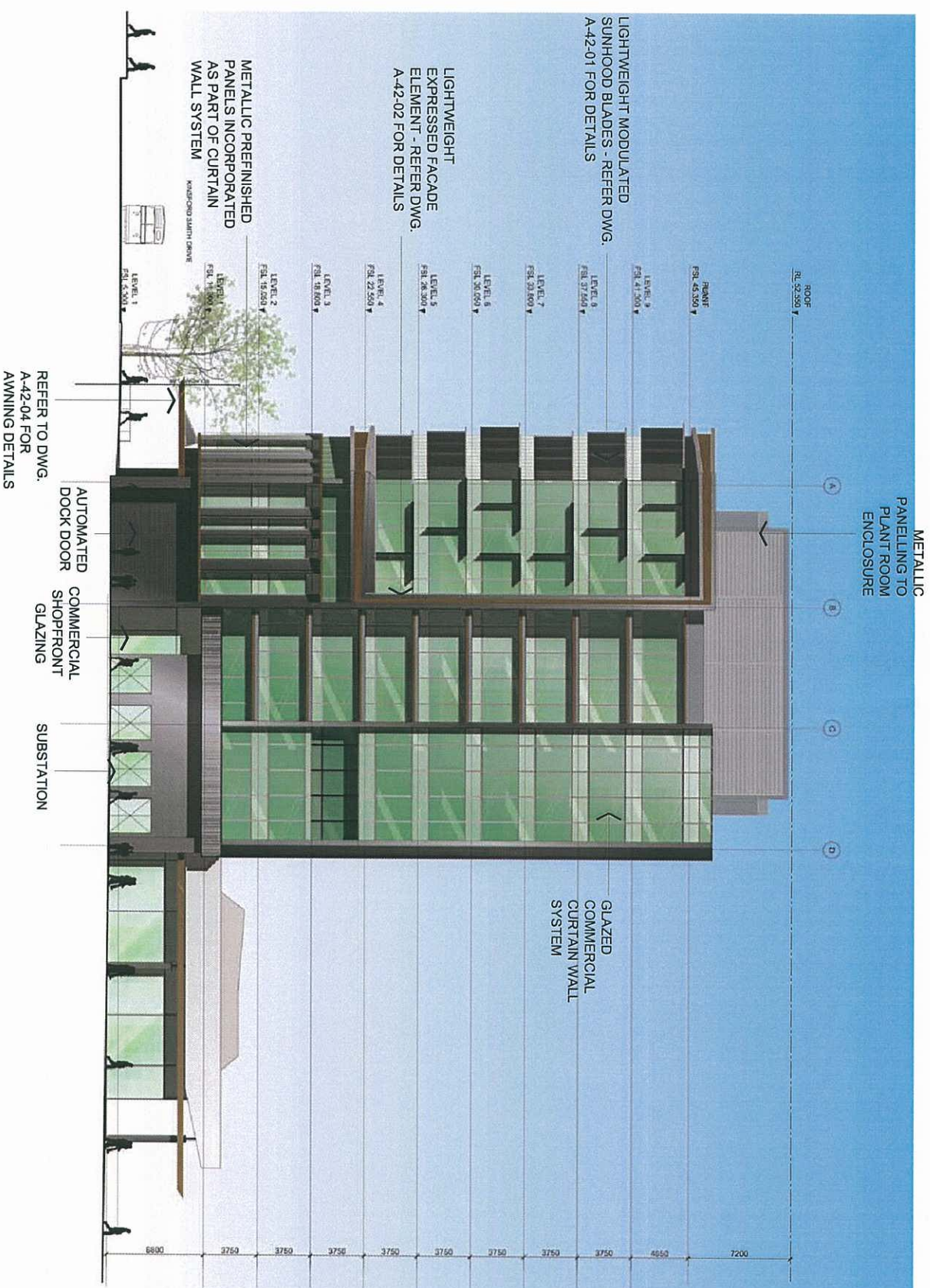
NOT FOR CONSTRUCTION

Original Scale at A1:

North:	Key Plan
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CAD File No:	K1	Date:	SEPT 2008
Dwgnr:	SD	Date:	
Co-ordinate:		Date:	
Proj. Architect:	*	Date:	
Proj. Director:	*	Date:	
Scale:	AS NOTED	Project No:	408035
Drawing Number:	A-C2-30-03	Revision:	3

NOMINAL COLOUR PALETTE
METALLIC PRE-FINISHED COLOUR PANELS - DEEP GUNMETAL GREY
GLAZED COMMERCIAL CURTAIN WALL SYSTEM - BODY TINT PALE GREEN
LIGHTWEIGHT MODULATED SUNHOOD BLADED - METALLIC BRONZE



1 C2-WEST ELEVATION
1:200 @ A1/1:400 @ A3

PLANS AND DOCUMENTS
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[illegible]

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Client

Project:
HAMILTON HARBOUR
KINGSFORD SMITH DRIVE
HAMILTON

Drawing Title

COMMERCIAL C2
WEST ELEVATION

Document Control Status:

WDC ISSUE
NOT FOR CONSTRUCTION

Original Scale at A1:

North:	Key Plan:
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CAD File No:	K\1	Date:	SEPT 2008
Drawn:	SD	Date:	
Co-ordinated:		Date:	
Proj. Architect:	-	Date:	
Proj. Director:	-	Date:	
Scale:	AS NOTED	Project No:	408035
Drawing Number:		Revision:	

A-C2-30-04

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/02/09



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graph TD
    A{WALL TYPE?} -- NO --> B[ACQUISITION (ANALYSIS)]
    A -- YES --> C[HEIGHT?]
    C -- NO --> D[FLOOR HEIGHT]
    D --> E[FLOOR HEIGHT (FLOOR)]
    C -- YES --> E
    E -- NO --> B
    E -- YES --> B
    B -- NO --> B
    B -- YES --> B
  
```


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RESIDENTIAL TOWER 1
GROUND FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



Order no.	K1	Date:	NOV 2008
Drawn:	CC	Date:	
Co-ordinated:		Date:	
Proj. Architect:	*	Date:	
Proj. Director:	*	Date:	
Scale:	1:200	Project No:	406035
Drawing Number:		Revision:	7

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/02/09

[illegible]

WALL TAG CODE:		WALL TYPE:
	ACQUASTIC (WALLING)	1 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	2 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	3 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	4 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	5 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	6 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	7 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	8 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	9 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	10 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	11 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	12 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	13 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	14 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	15 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	16 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	17 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	18 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	19 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	20 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	21 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	22 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	23 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	24 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	25 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	26 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	27 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	28 - IN-SITU CONCRETE
	ACQUASTIC (WALLING)	29 - IN-SITU CONCRETE
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	ACQUASTIC (WALLING)	31 - IN-SITU CONCRETE
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	ACQUASTIC (WALLING)	35 - IN-SITU CONCRETE
	ACQUASTIC (PARTITION)	36 - IN-SITU CONCRETE

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Project
HAMILTON HARBOUR
KINGSFORD SMITH DRIVE
HAMILTON

Drawing Title
RESIDENTIAL TOWER 1
LEVEL 1 FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Original Scale at A1:



Key Plan	Original Scale at A1
0	0
1000	1000
2000	2000
3000	3000
4000	4000
5000	5000
6000	6000

1:200

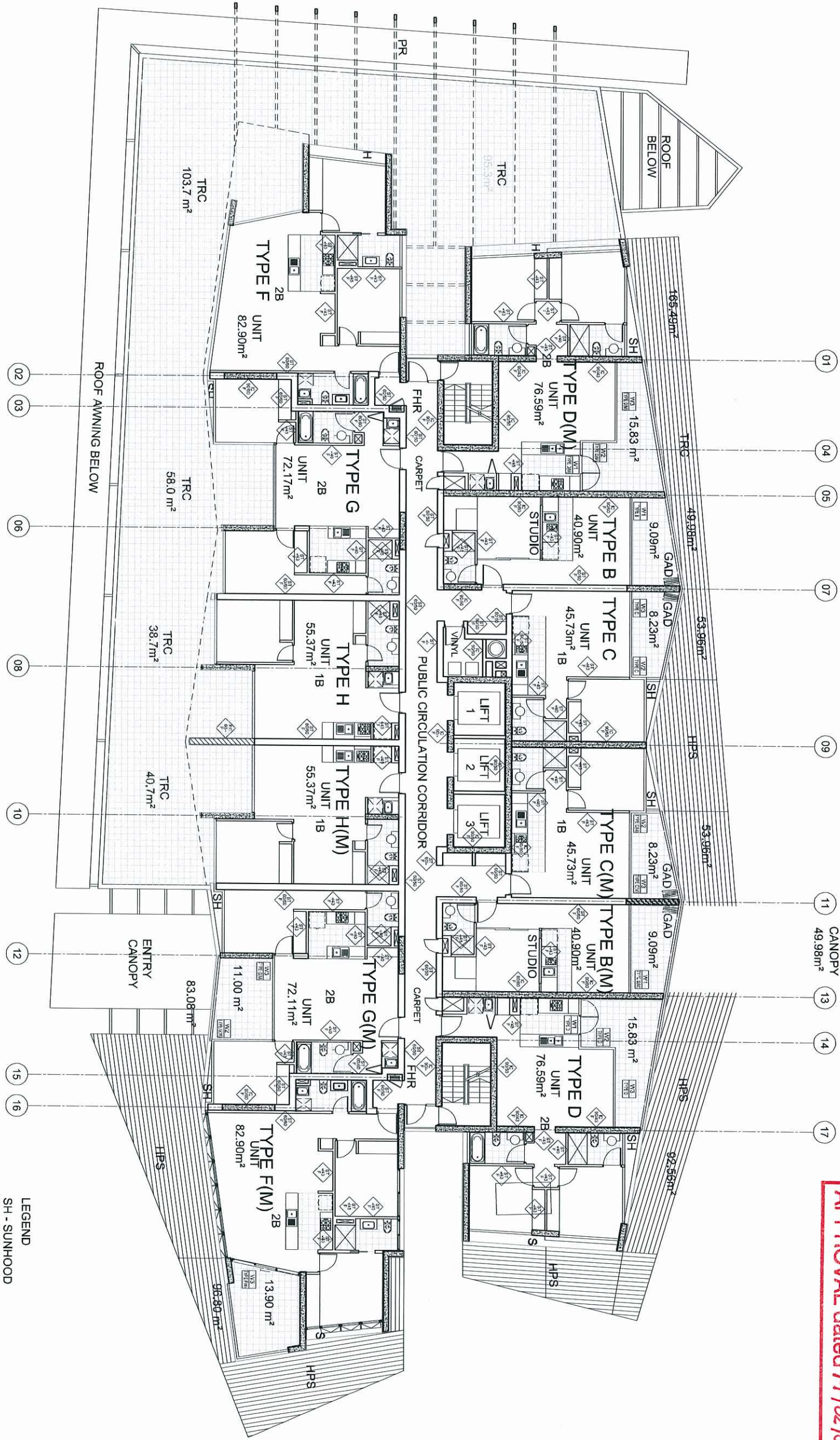
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Key Plan

Drawn:	CC	Date:	NOV 2008
Co-ordinated:		Date:	
Proj. Architect:		Date:	

Proj. Director:	-	Date:	
Scale:	1:200	Project No.:	408035
Drawing Number:	A-B1-21-02	Revision:	7

01 LEVEL 1 - FLOOR PLAN
1:200@A3



LEGEND

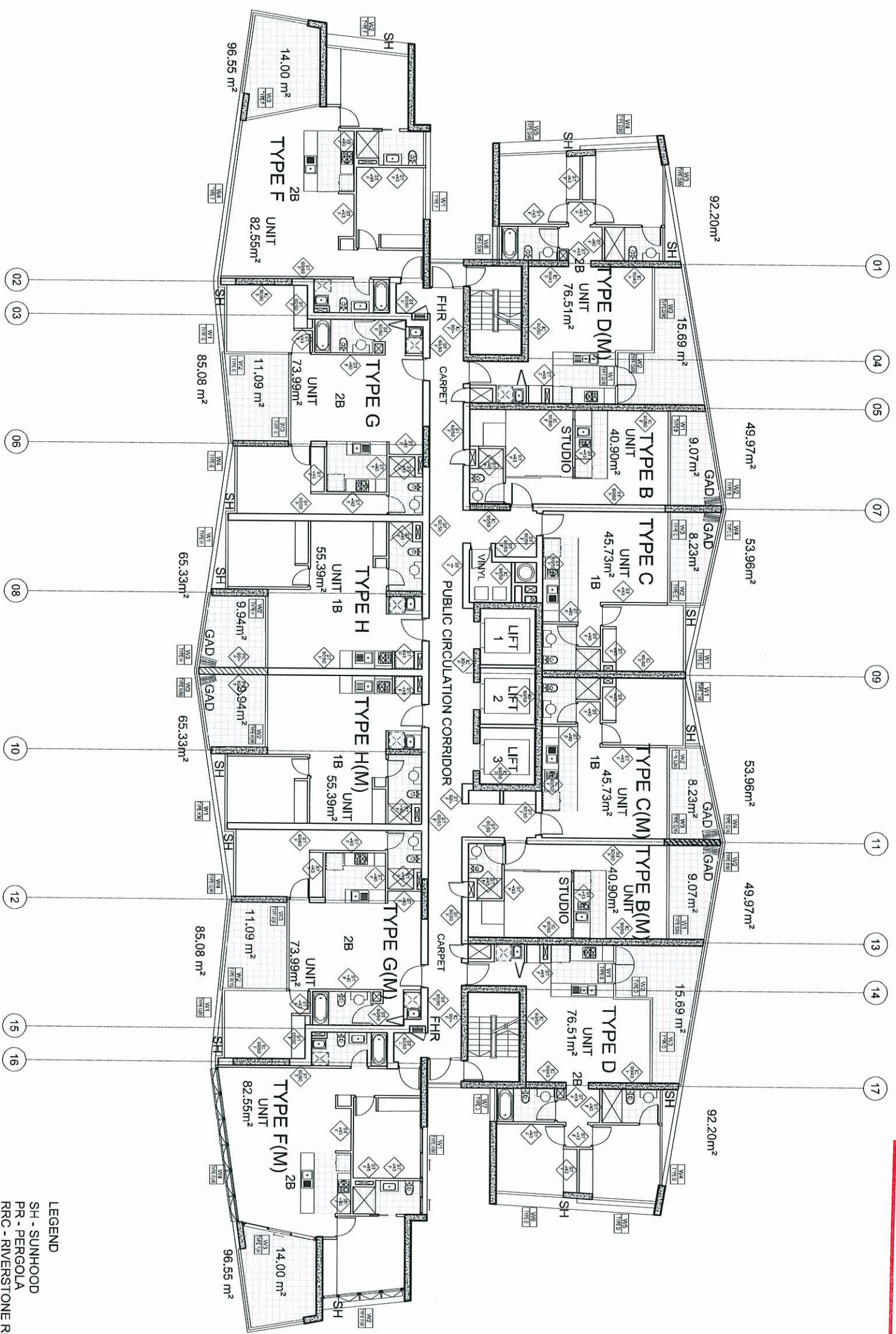
SH - SUNHOOD
PR - PERGOLA
RRC - RIVERSTONE ROOF COVER
PLT - PLANTER

HPS-HORIZONTAL PRIVACY SCREENING
TO EXTENDED TERRACES BELOW

GAD - GLAZED ALFRESCO DINING
1B - ONE BEDROOM APARTMENT
2B - TWO BEDROOM APARTMENT

3B - THREE BEDROOM APARTMENT

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/02/09



01 LEVELS 3 TO 16 FLOOR PLAN
1:200@A3

LEGEND

SH - SUNHOOD
PR - PERGOLA
RRC - RIVERSTONE ROOF COVER
PLT - PLANTER
TRC - TERRACE
HRS - HORIZONTAL PRIVACY SCREENING
TO EXTENDED TERRACES BELOW

GAD - GLAZED ALFRESCO DINING

1B - ONE BEDROOM APARTMENT

2B - TWO BEDROOM APARTMENT

3B - THREE BEDROOM APARTMENT

[illegible][illegible]

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Project
HAMILTON HARBOUR
KINGSFORD SMITH DRIVE
HAMILTON

**RESIDENTIAL TOWER 1
LEVELS 3 TO 16
FLOOR PLAN**

Grav. Filter	K1	Date:	NOV 2008
Drawn:	CC	Date:	
Co-ordinated:		Date:	
Proj. Architect:	*	Date:	
Proj. Director:	*	Date:	
Scale:		Project No:	408035
	1:200	Revision:	7
Drawing Number:	A-R1-21-04		

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/02/09

[illegible]

WALL TAG CODE:

WALL TYPE:
E-NISIT CONCRETE
EC-PRECAST CONCRETE
ST-DRYWALL STUD PARTITION SYSTEM

HIGHT:
C-FULL HEIGHT
P-PART HEIGHT

Diagram showing a diamond shape divided into four quadrants by an 'X'. The top quadrant contains 'XX', the bottom 'X', the left 'X', and the right 'XX'. Lines connect the center of each side of the diamond to labels: 'WALL TYPE' from the top, 'ACQUAIRE WALLING (HW)' from the bottom, 'HEIGHT' from the left, and 'HIGHT' from the right.

NOTE: IF FOR WALL AND PRESSURE TANKS AND STRUCTURAL WALL REINFORCEMENTS REFER TO STRUCTURAL ENGINEERS DETAIL NOT 22 FOR LEVEL 16 WALL, BELO-115 OVER, REFER TO STUD PARTITION WALL, STRUCTURE OR TRAILING REINFORCEMENT.

NOTE: IF FOR ACROUSTIC WALL SYSTEM OPTIONS, REFER TO ACROUSTIC REPORT PREPARED BY GASTELT ENGINEERS.

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Project

**HAMILTON HARBOUR
KINGSFORD SMITH DRIVE**

HAMILTON

Drawing Title
RESIDENTIAL TOWER 1

LEVELS 17 TO 21
FLOOD PLAIN

FLOOR PLAN

Document Control Status:

PRELIMINARY
NOT FOR CONSTRUCTION

Original Scale at A1:

Age Group	Number
15-24	~100
25-34	~150
35-44	~200
45-54	~250
55-64	~300
65-74	~350
75+	~400



C&D File No:	K-1
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Drawn:	CC	Date:	NOV 2008
Co-ordinated:		Date:	

Proj. Architect:	-	Date:
Proj. Director:	-	Date:

Scale:	Project No:
1:200	408035

Drawing Number: **A-R1-21-05** Revision: **8**

01 LEVELS 17 TO 21 FLOOR PLAN

1:200@A3

The floor plan illustrates a multi-unit residential building layout. Key features include:

- Unit Types and Areas:**
 - TYPE D (M):** 15.69 m² (top right), 76.51 m² (top center), 15.69 m² (bottom right).
 - TYPE I:** 13.02 m² (top center), 85.97 m² (center), 13.02 m² (center right), 85.97 m² (bottom center).
 - TYPE K (M):** 107.51 m² (center left), 107.51 m² (bottom left).
 - TYPE J (M):** 102.91 m² (top left), 102.91 m² (bottom left).
- Public Circulation Corridor:** A central corridor with three lifts (LIFT 1, LIFT 2, LIFT 3) and stairs.
- Room Details:** Units include bedrooms (BR), living areas (LIV), kitchens (KIT), bathrooms (BATH), and storage areas (STOR). Common areas include a central hall (HALL) and a public circulation corridor.
- Area Measurements:** Various rooms and corridors are labeled with their respective areas in square meters (e.g., 14.00 m², 19.77 m², 92.20 m², 98.99 m²).
- Architectural Symbols:** The plan uses standard architectural symbols for doors, windows, furniture, and structural elements.

APPROVAL data

LEGEND

SH - SUNHOOD
DB - DEPCOLA

RRC - RIVERSTONE ROOF COVER

PLT - PLANTER
TRC - TERRACE

HPS - HORIZONTAL PRIVACY SCREENING
TO EXTENDED TERRACES BELONG

10 EXTENDED TERRACES B
GAD - GLAZED ALFRESCO DINING

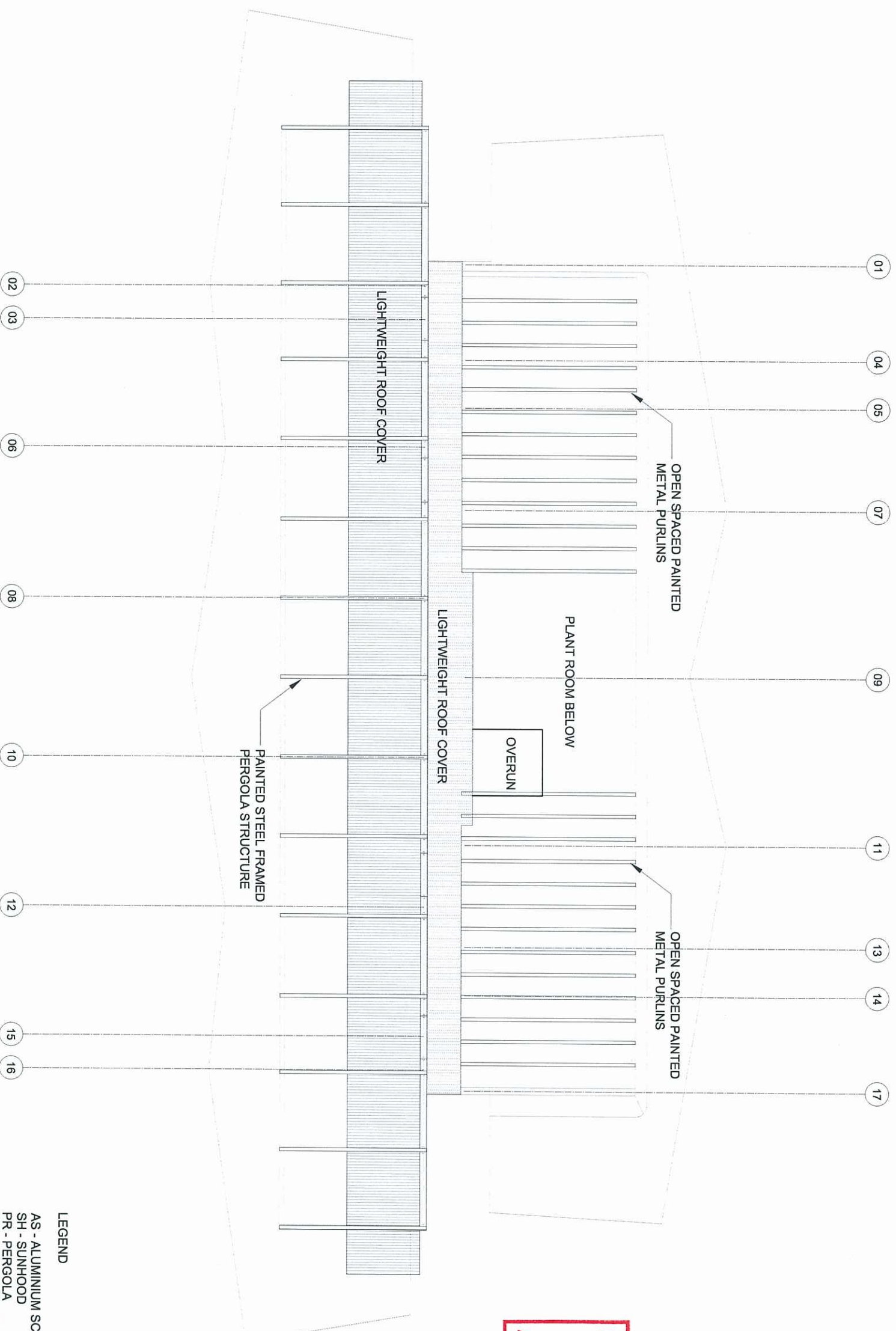
1B - ONE BEDROOM APARTMENT

2B - TWO BEDROOM APARTMENT

3B - THREE BEDROOM APARTMENT

[illegible]

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/02/09



LEGEND

- AS - ALUMINUM SCREENS
SH - SUNHOOD
PR - PERGOLA
RRC - RIVERSTONE ROOF COVER
PLT - PLANTER
TRC - TERRACE
HPS - HORIZONTAL PRIVACY SCREENING
TO EXTENDED TERRACES BELOW
- | |
|------------------------------|
| GAD - GLAZED ALFRESCO DINING |
| 1B - ONE BEDROOM APARTMENT |
| 2B - TWO BEDROOM APARTMENT |
| 3B - THREE BEDROOM APARTMENT |

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Project
HAMILTON HARBOUR
KINGSFORD SMITH DRIVE
HAMILTON

Drawing Title

RESIDENTIAL TOWER 1
ROOF PLAN

Document Control Status

PRELIMINARY
NOT FOR CONSTRUCTION



North:	300	4000
Key Plans:		



CAU File No.	K1	Date:	NOV 2008
Drawing:	CC	Date:	
Co-ordinated:		Date:	
Proj. Architect:	-	Date:	
Proj. Director:	-	Date:	
Scale:	1:200	Project No.	408035
Drawing Number:	A-R1-21-07	Revision:	7