

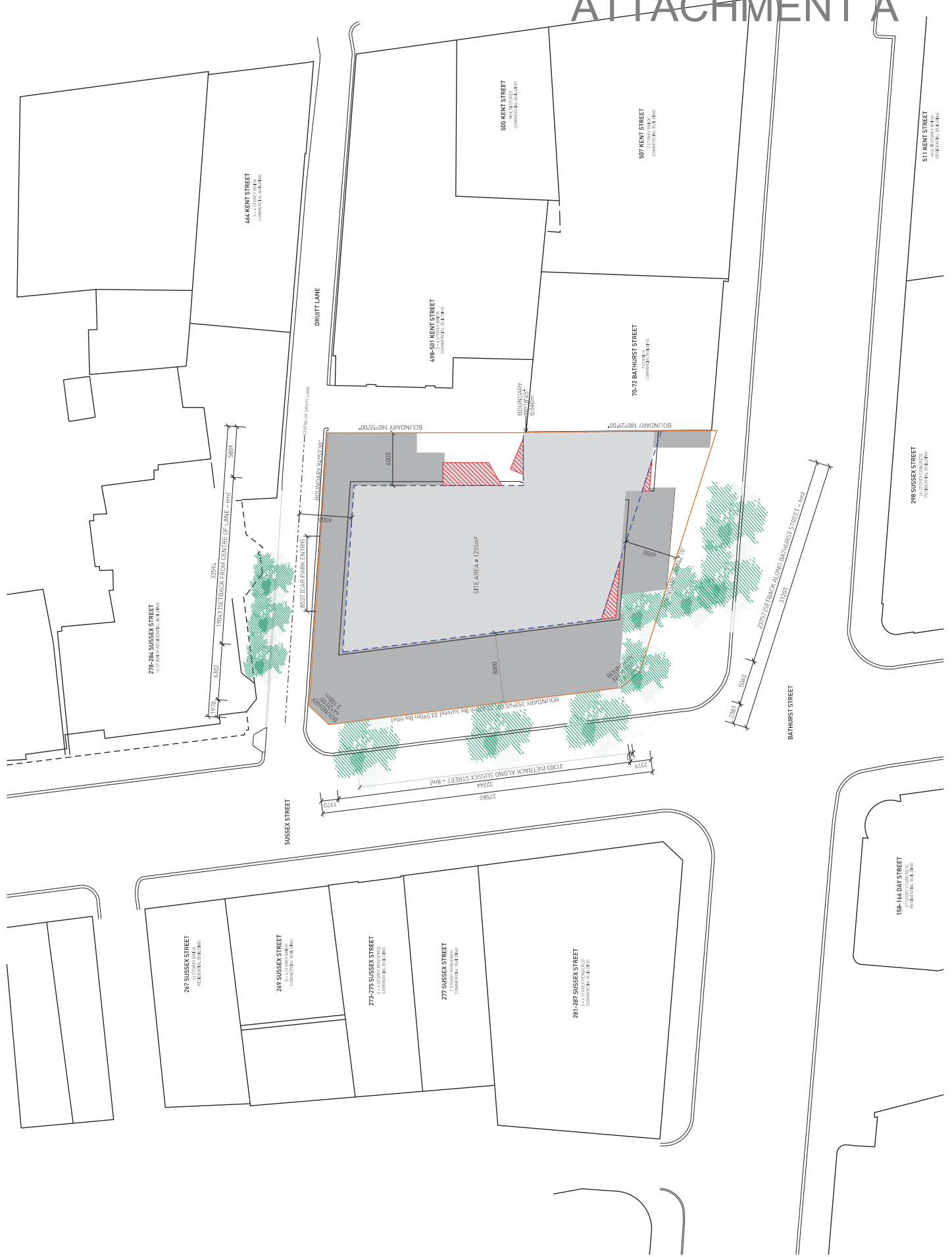
ATTACHMENT A

# ATTACHMENT A

**ENVELOPE MASSING PLANS**

**286-296 SUSSEX STREET, SYDNEY**





**LEGEND**

- SITE BOUNDARY
- PROPOSED ENVELOPE
- ARTICULATION ZONE
- STAGE 1 DA OUTLINE
- ADDITION TO STAGE 1 DA OUTLINE

- NOTES**
1. The site is shown in grey.
  2. The site is shown in grey.
  3. The site is shown in grey.
  4. The site is shown in grey.
  5. The site is shown in grey.
  6. The site is shown in grey.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

DATE: 20/11/23  
DRAWN BY: [Name]  
CHECKED BY: [Name]

182 BIRNING STREET  
SUDBURY NSW 2100  
WWW.SMARTDESIGNSTUDIO.COM

PROJECT: 1508 SUSSEX 286  
DRAWN: DT  
CHECKED: RK  
DATE: 20/11/23  
SCALE: 1:400 @ A3

DEVELOPER: [Name]  
CLIENT: [Name]

182 BIRNING STREET  
SUDBURY NSW 2100  
WWW.SMARTDESIGNSTUDIO.COM

PROJECT: 1508 SUSSEX 286  
DRAWN: DT  
CHECKED: RK  
DATE: 20/11/23  
SCALE: 1:400 @ A3

smart design studio

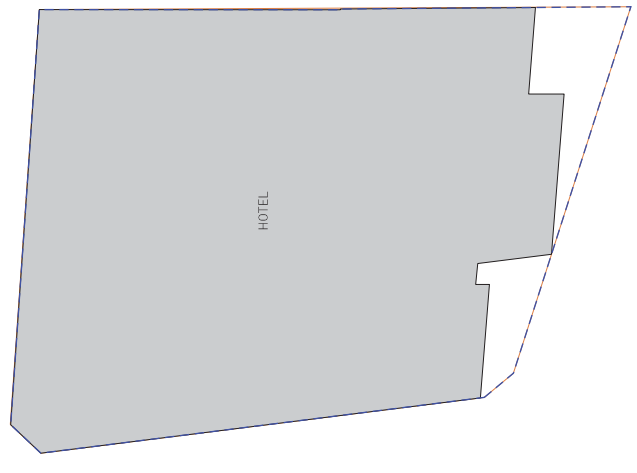
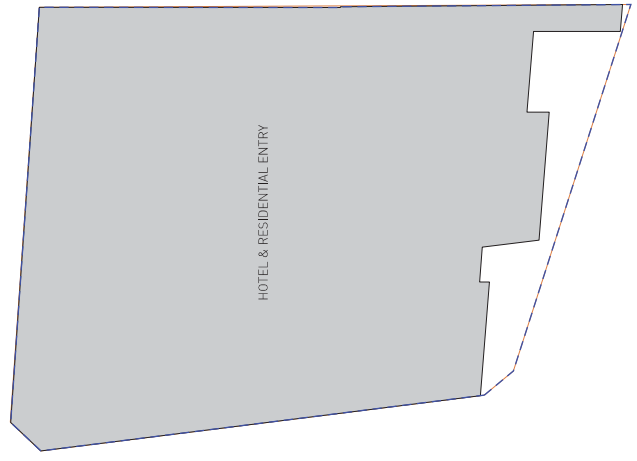
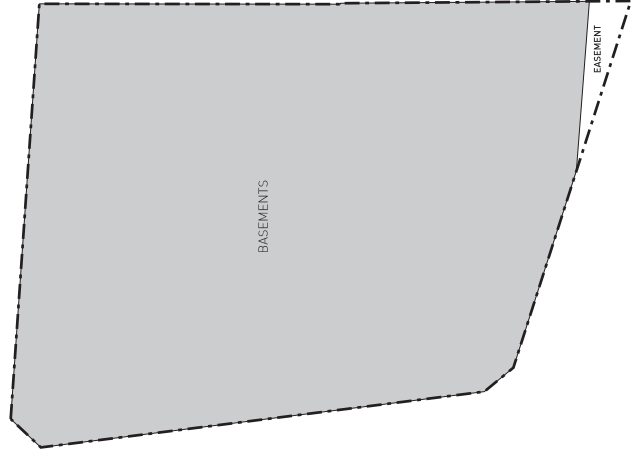
- LEGEND
- SITE BOUNDARY
- PROPOSED ENVELOPE
- ARTICULATION ZONE
- STAGE 1 DA OUTLINE
- ADDITION TO STAGE 1 DA OUTLINE

**NOTES**

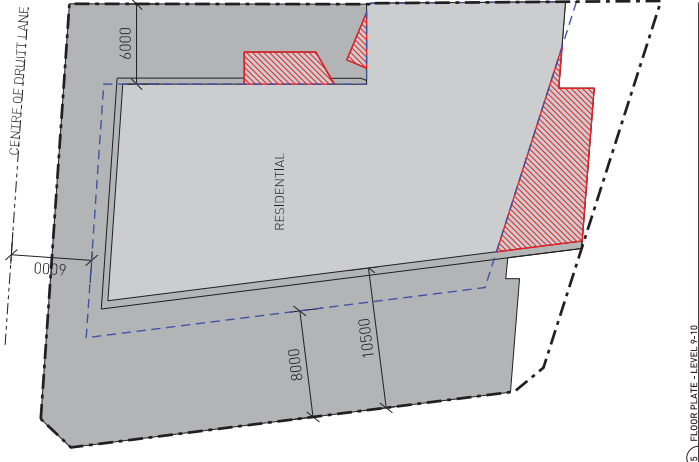
1. Refer to the site plan for the DA.
2. Refer to the site plan for the DA.
3. Refer to the site plan for the DA.
4. All dimensions are in millimetres unless otherwise stated.
5. All dimensions are in millimetres unless otherwise stated.
6. All dimensions are in millimetres unless otherwise stated.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSUE: 1  
DATE: 14/11/20  
PROJECT NO: 1508



1 FLOOR PLATE BASEMENT 1-5



3 FLOOR PLATE - LEVEL 1-10

2 FLOOR PLATE - GROUND FLOOR - MEZZANINE



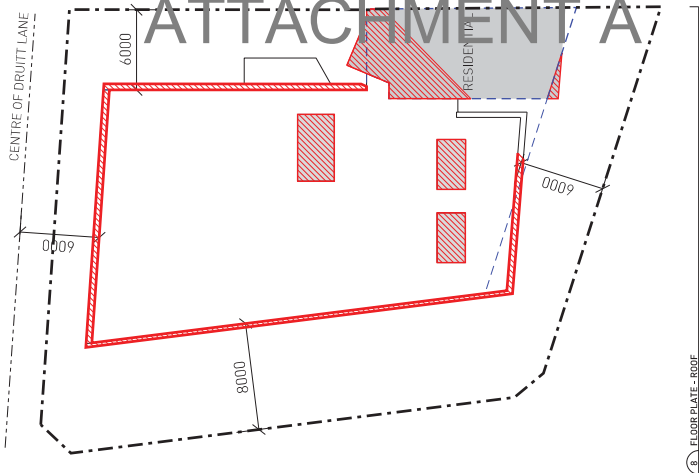
4 FLOOR PLATE - LEVEL 11-24

3 FLOOR PLATE - LEVEL 1



7 FLOOR PLATE - LEVEL 25

4 FLOOR PLATE - LEVEL 2-5



8 FLOOR PLATE - ROOF

- AS2 BUILDING SERVICE
- SUPPLY & INSTALL
- NON-RESIDENTIAL

THE SQUARE DEVELOPMENT

SCALE: 1:400 (B A3)

10 2000 10000 10000

PROJECT: 1508 SUSSEX 286

CLIENT: DT RK HS

DATE: 14/11/20

SCALE: 1:400 (B A3)

PROJECT NO: 1508

DATE: 14/11/20

SCALE: 1:400 (B A3)

DATE TITLE: FLOOR PLATE SCHEDULE

PROJECT NO: 1508

DATE: 14/11/20

SCALE: 1:400 (B A3)

# ATTACHMENT A

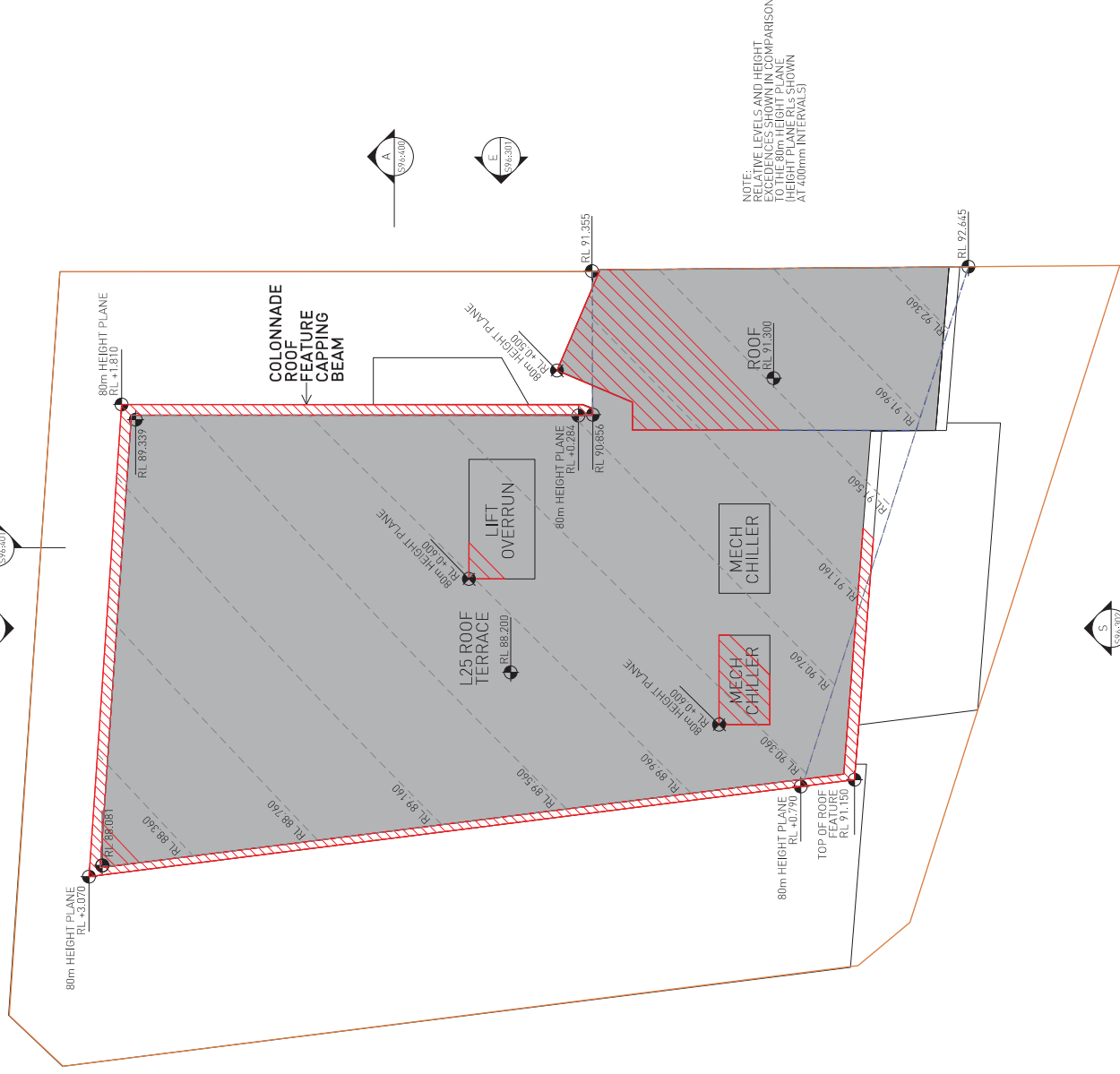
	<b>LEGEND</b>
	SITE BOUNDARY
	PROPOSED ENVELOPE
	ARTICULATION ZONE
	STAGE 1 DA OUTLINE
	CONTROL ENVELOPE (SHOWN AT 400mm HEIGHT INCREMENTS)
	HEIGHT EXCEEDENCE ABOVE 80m HEIGHT PLANE

## NOTES

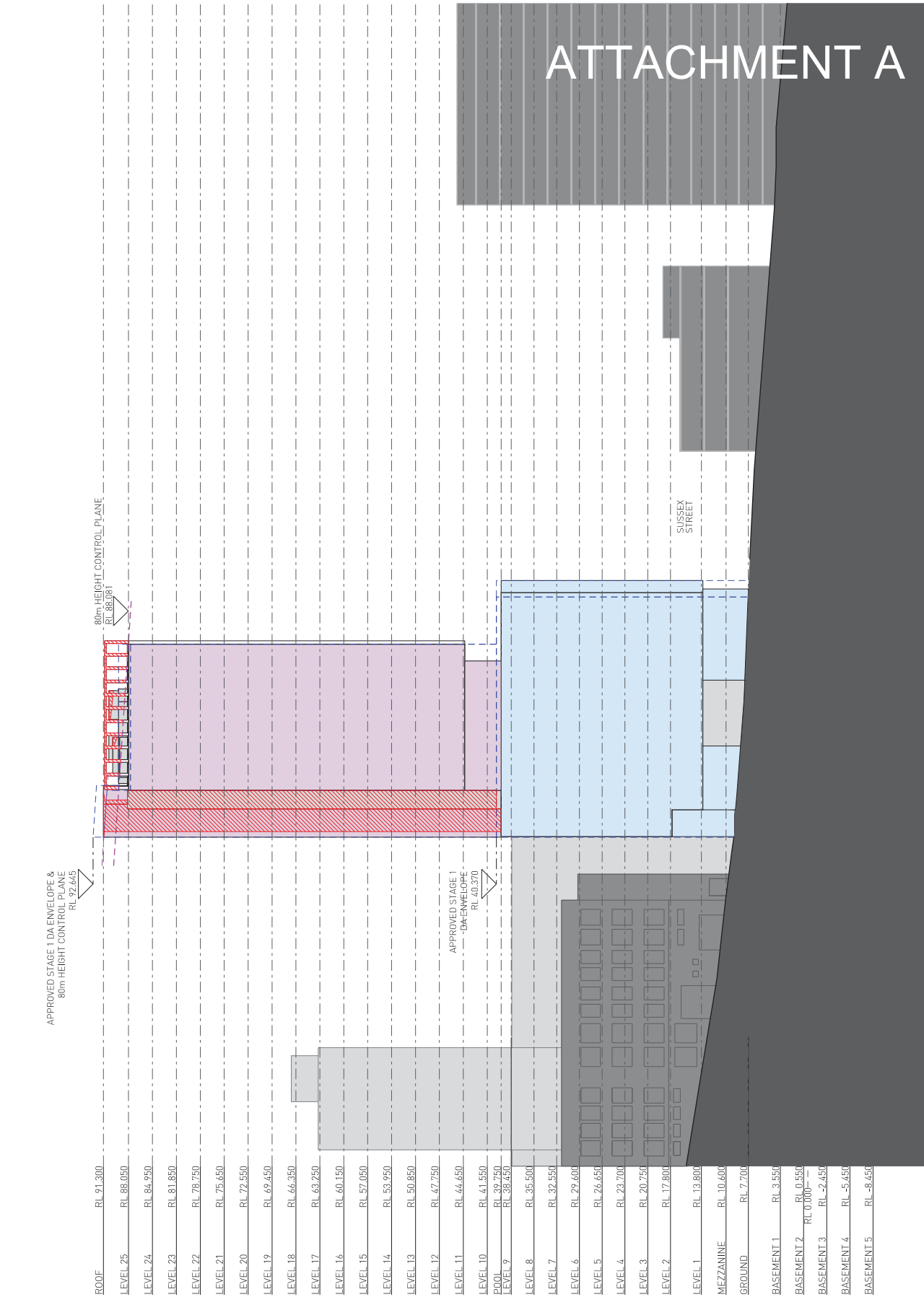
- All dimensions to be verified on site.
- Report any discrepancies or omissions to SDS prior to construction.
- Refer to architect for ambiguous details or when clarification is required.
- All drawings to be read in conjunction with specification.
- All drawings to be read in conjunction with consultants drawings.
- All structures to incorporate engineer's details.
- Heightener to Tzannes Stage 1 DA approved 3D Envelope

## PRELIMINARY NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
1	FOR S96 TO STAGE 1 DA ISSUE	19.11.15
2	REVISED S96 SUBMISSION	27.04.16
3	REVISED S96 SUBMISSION	20.06.16



# ATTACHMENT A



**LEGEND**

- APARTMENT ENVELOPE
- HOTEL ENVELOPE
- ROOF FEATURE
- PLANT/ROOF INSULATION/CAR PARK ENTRY
- STAGE 1 DA OUTLINE
- 80m HEIGHT PLANE
- ADDITIONS TO STAGE 1 DA & HEIGHT EXCEEDANCE ABOVE 80m HEIGHT PLANE

- NOTES**
- All dimensions to be verified on site.
  - Report any discrepancies or omissions to SDS prior to construction.
  - Refer to architect for ambiguous details or when clarification is required.
  - All drawings to be read in conjunction with specification.
  - All drawings to be read in conjunction with consultants drawings.
  - All structure to structural engineer's details.

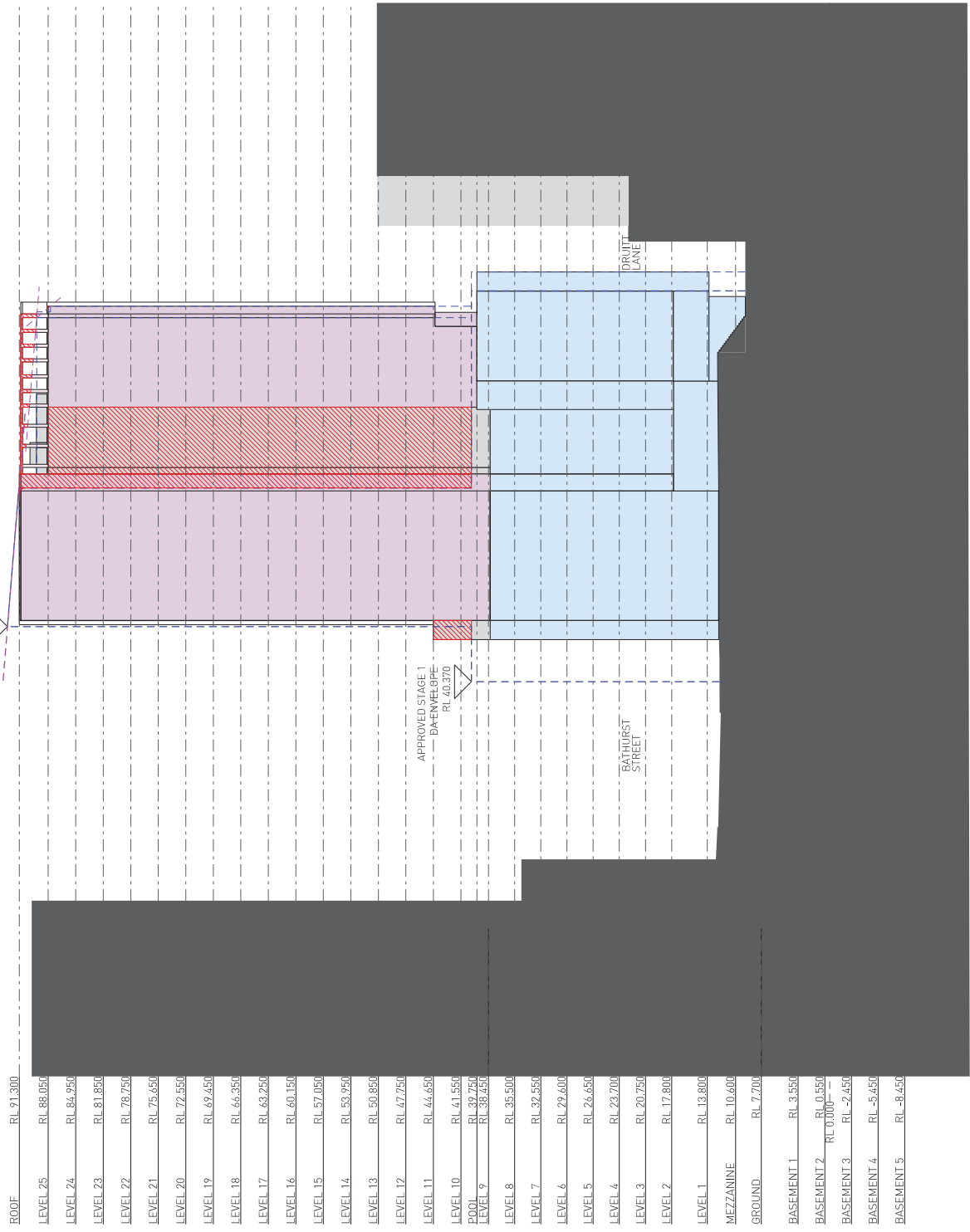
**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSUE	REASON	DATE
1	FOR S94 TO STAGE 1	19.11.15
2	DA ISSUE REVISED S96 SUBMISSION	27.04.16
3	REVISED S96 SUBMISSION	20.06.16

**1 ELEVATION NORTH**

# ATTACHMENT A

LEGEND	
[Solid Grey Box]	APARTMENT ENVELOPE
[Solid Blue Box]	HOTEL ENVELOPE
[Solid Red Box]	ROOF FEATURE
[Hatched Box]	PLANT/ROOF INSULATION
[Dashed Blue Box]	STAGE 1 DA APPROVED ENVELOPE
[Dashed Red Box]	80m HEIGHT PLANE
[Hatched Box]	ADDITIONS TO STAGE 1 DA & HEIGHT EXCEEDANCE ABOVE 80m HEIGHT PLANE



LEVEL	RL
ROOF	RL 91.300
LEVEL 25	RL 88.050
LEVEL 24	RL 84.950
LEVEL 23	RL 81.850
LEVEL 22	RL 78.750
LEVEL 21	RL 75.650
LEVEL 20	RL 72.550
LEVEL 19	RL 69.450
LEVEL 18	RL 66.350
LEVEL 17	RL 63.250
LEVEL 16	RL 60.150
LEVEL 15	RL 57.050
LEVEL 14	RL 53.950
LEVEL 13	RL 50.850
LEVEL 12	RL 47.750
LEVEL 11	RL 44.650
LEVEL 10	RL 41.550
POOL	RL 39.750
LEVEL 9	RL 38.450
LEVEL 8	RL 35.500
LEVEL 7	RL 32.550
LEVEL 6	RL 29.600
LEVEL 5	RL 26.650
LEVEL 4	RL 23.700
LEVEL 3	RL 20.750
LEVEL 2	RL 17.800
LEVEL 1	RL 13.800
MEZZANINE	RL 10.600
GROUND	RL 7.700
BASEMENT 1	RL 3.650
BASEMENT 2	RL 0.600
BASEMENT 3	RL -2.450
BASEMENT 4	RL -5.450
BASEMENT 5	RL -8.450

- NOTES**
- All dimensions to be verified on site.
  - Report any discrepancies or omissions to SDS prior to construction.
  - Refer to architect for ambiguous details or when clarification is required.
  - All drawings to be read in conjunction with specification.
  - All drawings to be read in conjunction with consultants drawings.
  - All structure to structural engineer's details.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

ISSUE	REASON	DATE
1	FOR 5% TO STAGE 1 DA ISSUE	19.11.15
2	REVISED 5% SUBMISSION	27.04.16
3	REVISED 5% SUBMISSION	20.06.16

## 1 ELEVATION EAST

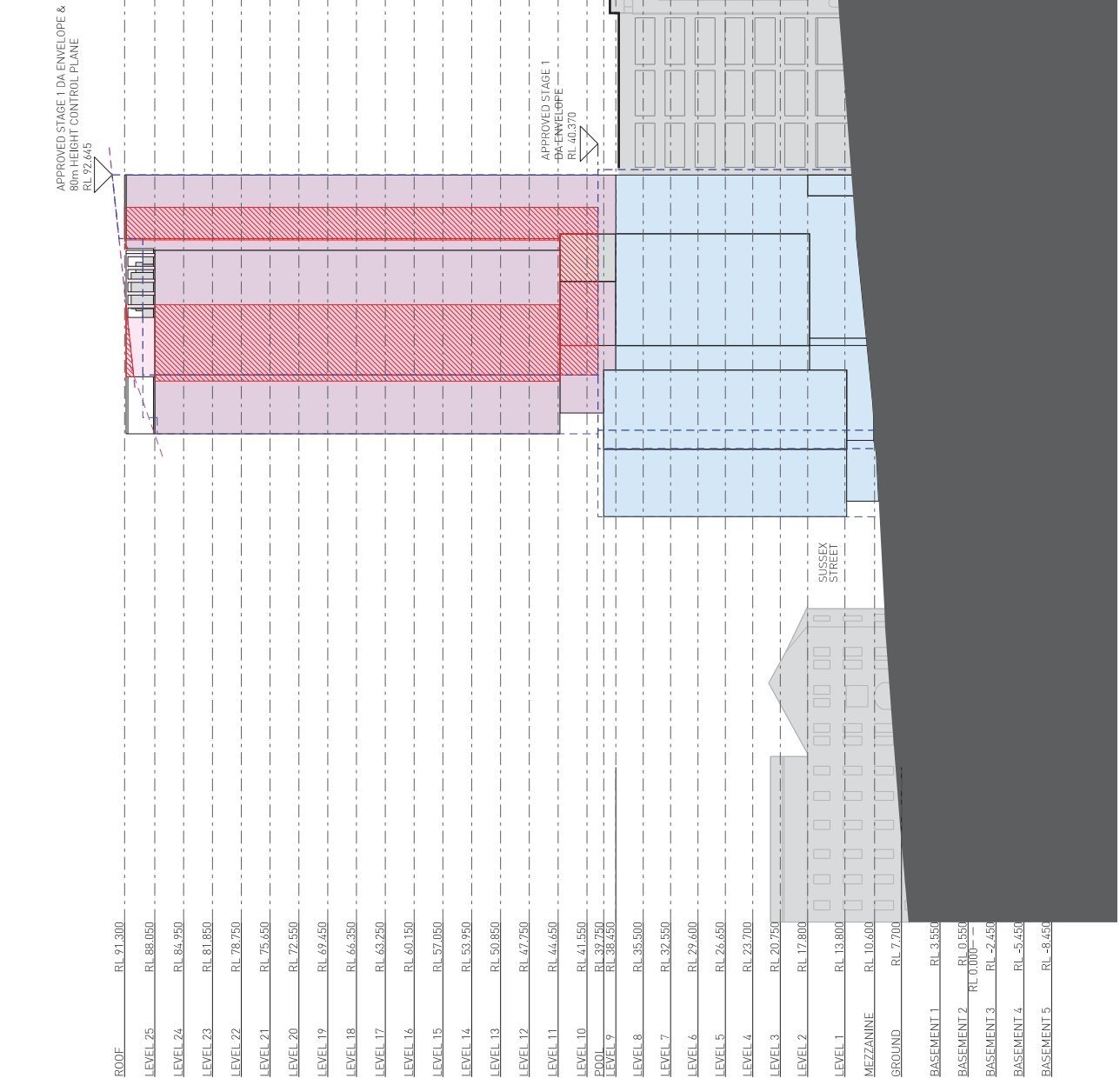
PROJECT	1508 SUSSEX 286
DRAWN	DT
SENDER QA	RK
APPD	HS

THIS DRAWING IS COPYRIGHT  
DO NOT SCALE DRAWINGS  
SCALE 1:500 @ A3  
20000  
10000  
0

DWG TITLE  
**EAST ELEVATION**  
DWG NO  
596:301  
REV  
3

632 BOURKE STREET  
SURRY HILLS NSW 2010  
TEL +61 2 8532 4333  
NDM ARCH WILLIAM SMART 6381

# ATTACHMENT A



**LEGEND**

APARTMENT ENVELOPE
HOTEL ENVELOPE
ROOF FEATURE
PLANT/ROOF INSULATION
STAGE 1 DA APPROVED ENVELOPE
80m HEIGHT PLANE
ADDITIONS TO STAGE 1 DA & HEIGHT EXCEEDANCE ABOVE 80m HEIGHT PLANE

**NOTES**

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- Refer to architect for ambiguous details or when clarification is required.
- All drawings to be read in conjunction with specification.
- All drawings to be read in conjunction with consultants drawings.
- All structure to structural engineer's details.

**PRELIMINARY NOT FOR CONSTRUCTION**

ISSUE	REASON	DATE
1	DA ISSUE FOR S94 TO STAGE 1	19.11.15
2	REVISED S96 SUBMISSION	27.04.16
3	REVISED S96 SUBMISSION	20.06.16

ROOF	RL 91.300
LEVEL 25	RL 88.050
LEVEL 24	RL 84.950
LEVEL 23	RL 81.850
LEVEL 22	RL 78.750
LEVEL 21	RL 75.650
LEVEL 20	RL 72.550
LEVEL 19	RL 69.450
LEVEL 18	RL 66.350
LEVEL 17	RL 63.250
LEVEL 16	RL 60.150
LEVEL 15	RL 57.050
LEVEL 14	RL 53.950
LEVEL 13	RL 50.850
LEVEL 12	RL 47.750
LEVEL 11	RL 44.650
LEVEL 10	RL 41.550
POOL	RL 39.750
LEVEL 9	RL 38.450
LEVEL 8	RL 35.500
LEVEL 7	RL 32.550
LEVEL 6	RL 29.600
LEVEL 5	RL 26.650
LEVEL 4	RL 23.700
LEVEL 3	RL 20.750
LEVEL 2	RL 17.800
LEVEL 1	RL 13.800
MEZZANINE	RL 10.600
GROUND	RL 7.700
BASEMENT 1	RL 3.650
BASEMENT 2	RL 0.650
BASEMENT 3	RL -2.450
BASEMENT 4	RL -5.450
BASEMENT 5	RL -8.450

1 STAGE 1 DA: ELSS



**LEGEND**

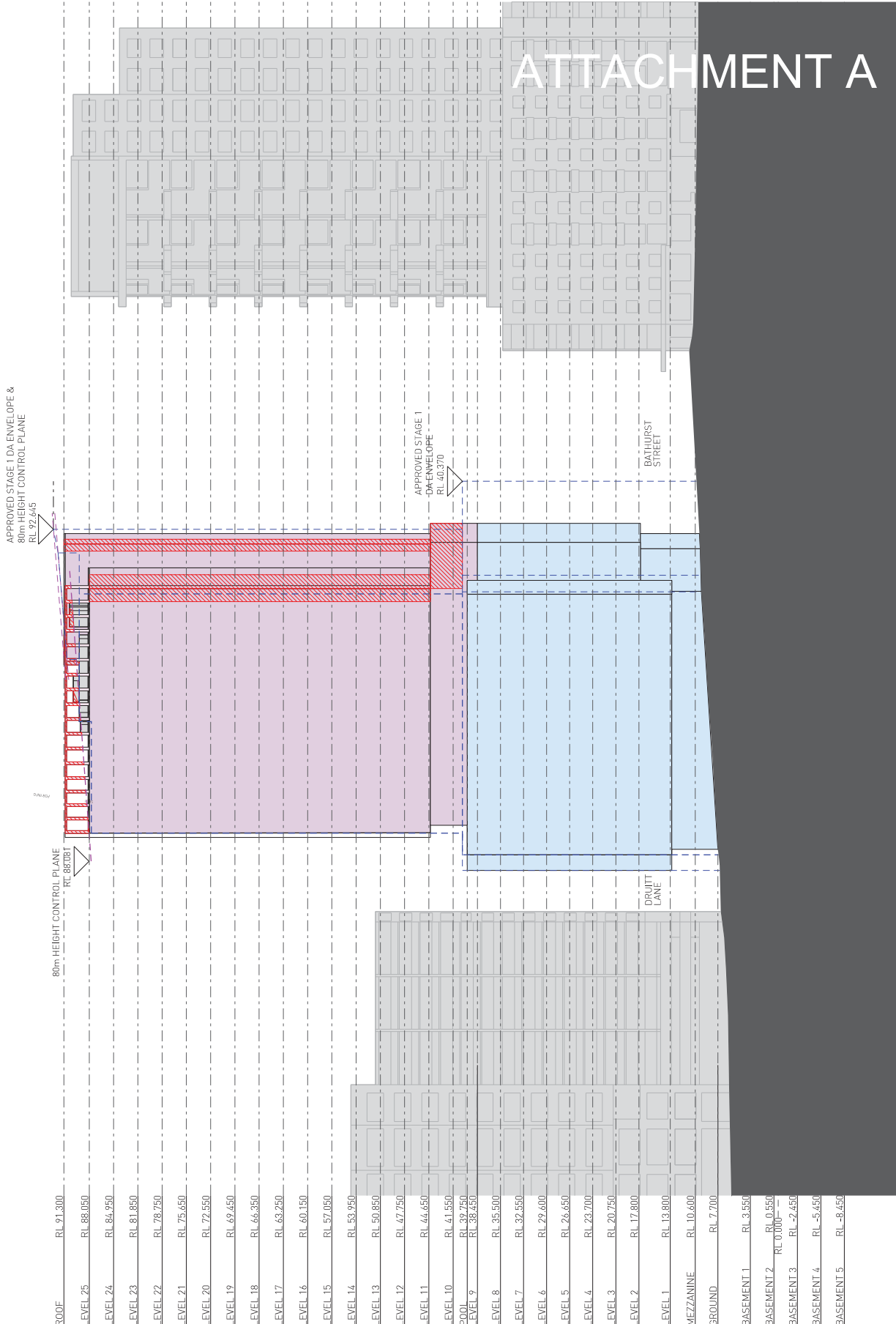
- APARTMENT ENVELOPE
- HOTEL ENVELOPE
- ROOF FEATURE
- PLANT / ROOF INSULATION
- STAGE 1 DA-APPROVED ENVELOPE
- 80m HEIGHT PLANE
- ADDITIONS TO STAGE 1 DA & HEIGHT EXCEEDANCE ABOVE 80m HEIGHT PLANE

**NOTES**

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5. All drawings to be read in conjunction with consultants drawings.
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**P R E L I M I N A R Y  
NOT FOR CONSTRUCTION**

ISSUE	REASON	DATE
1	DA ISSUE FOR S94 TO STAGE 1	19.11.15
2	REVISED S96 SUBMISSION	27.04.16
3	REVISED S96 SUBMISSION	20.06.16



**1 STAGE 1 DA: ELWW**

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- 
- 
- 

632 BOURKE STREET  
SURREY HILLS NSW 2010  
TEL +61 2 8532 4333  
NDM ARCH WILLIAM SMART 6581

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SCALE 1:500 @ A3

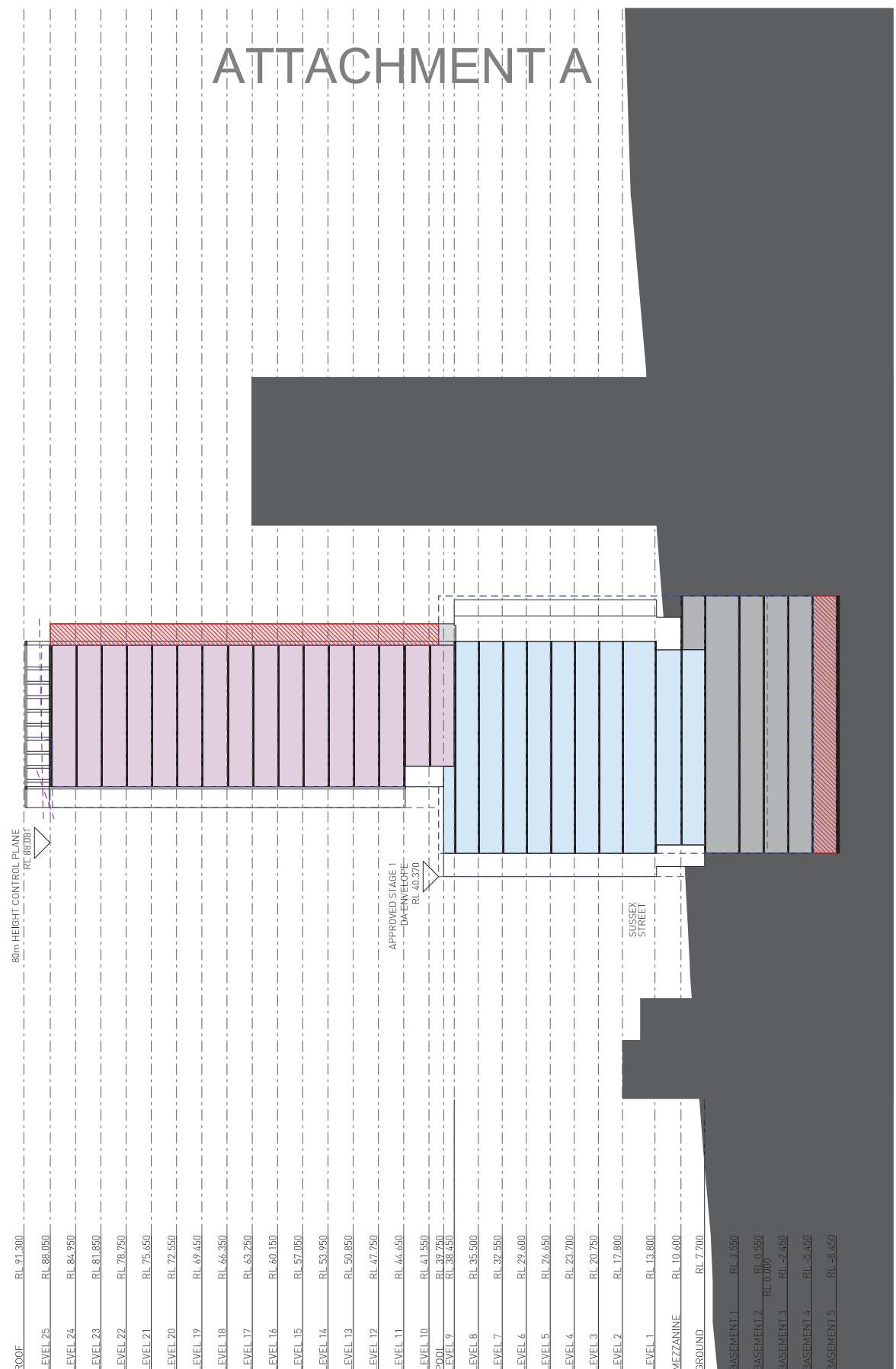
PROJECT  
**1508 SUSSEX 286**  
DRAWN SENOR QA APPD  
DT RK HS

DWG TITLE  
**WEST ELEVATION**  
DWG NO  
**596:303**  
REV  
**3**

**ATTACHMENT A**

# ATTACHMENT A

LEGEND	
[Solid Grey Box]	APARTMENT ENVELOPE
[Solid Blue Box]	HOTEL ENVELOPE
[Dashed Grey Box]	PLANT/ROOF OUTLINE
[Solid Grey Box]	CAR PARK
[Dashed Blue Box]	STAGE 1 DA APPROVED ENVELOPE
[Dashed Red Box]	80m HEIGHT PLANE
[Hatched Red Box]	ADDITIONS TO STAGE 1 DA & HEIGHT EXCEEDING ABOVE 80m HEIGHT PLANE



ROOF	RL 91.300
LEVEL 25	RL 88.050
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BASEMENT 1	RL 3.650
BASEMENT 2	RL 0.650
BASEMENT 3	RL -2.450
BASEMENT 4	RL -5.450
BASEMENT 5	RL -8.450

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NOT FOR CONSTRUCTION**

ISSUE	REASON	DATE
1	FOR S94 TO STAGE 1	19.11.15
2	DA ISSUE	27.04.16
3	REVISSED S94 SUBMISSION	20.06.16

1 STAGE 1 DA: ELSS