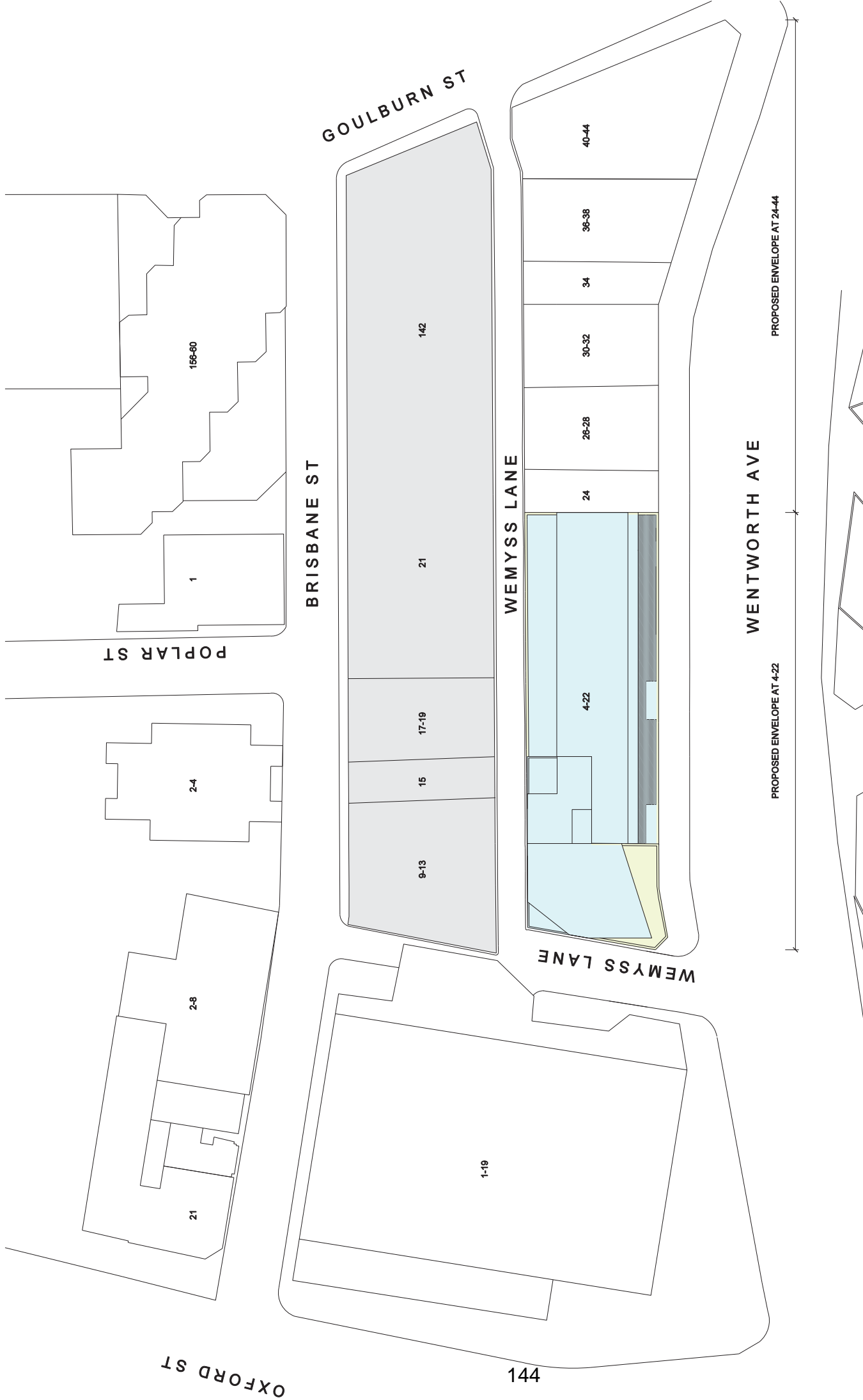


# **Attachment A3**

**Planning Proposal: Proponent's  
Indicative Plans**



TITLE: SITE PLAN  
 SCALE: 1:500 @ A3  
 DATE: 17 April 2019  
 DRAWING: 001



4-22 WENTWORTH AVENUE, SYDNEY  
 09005  
 PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

Lippmann  
 Masterplanning  
 Architecture  
 Interiors  
 Lippmann Partnership  
 570 Crown Street  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9318 0844

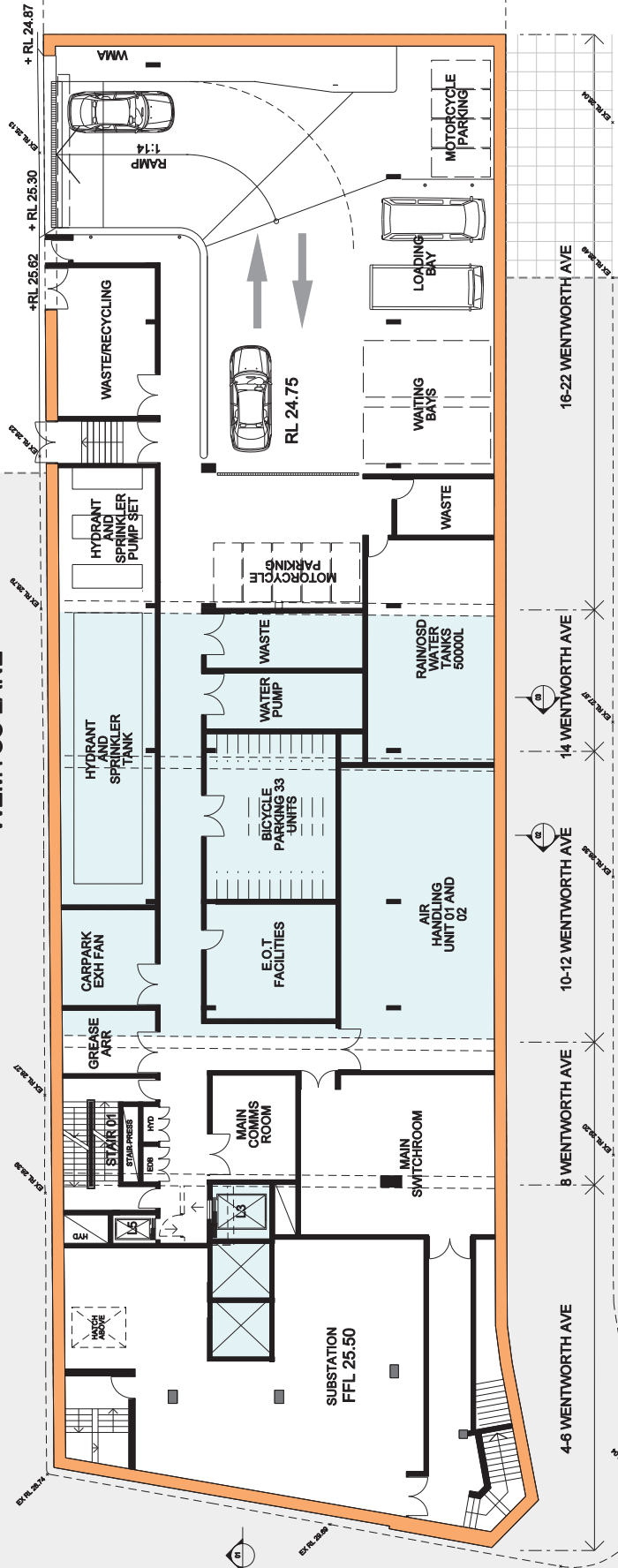
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BRISBANE STREET

- LEGEND**
- EXISTING
  - REFURBISHED IN EXISTING
  - NEW
  - EXISTING STRUCTURE
  - NEW STRUCTURE
  - DEMOLISHED

WEMYSS LANE



BASEMENT 01 RL 24.75\_25.50

TITLE: BASEMENT 01  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 002

CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005  
 4-22 WENTWORTH AVENUE, SYDNEY

PLANNING PROPOSAL

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 Sydney, Australia  
 +61 2 9261 0022

Lippmann  
 Masterplanning  
 Architecture  
 Interiors  
 570 Crown Street  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 931 81844



BRISBANE STREET

+ RL 29.76

+ RL 30.32

RL 30.72

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

- LEGEND
- EXISTING
  - REFURBISHED IN EXISTING
  - NEW
  - EXISTING STRUCTURE
  - NEW STRUCTURE
  - DEMOLISHED

AN UNTIMELY FOUNTAIN

DWELLING LYING AROUND

A SINGLE STAMP

PER RIGHT HAND TRAVEL

WEMYSS LANE

PLANTS AND BIRDS AND ROCKS AND THINGS +RL 26.60

+RL 27.39

+RL 28.14

+RL 28.32

+RL 28.39

RL 28.74

RL 28.69

146

24

+ RL 25.85

+ RL 27.65

+ RL 27.79

RL 28.12 +

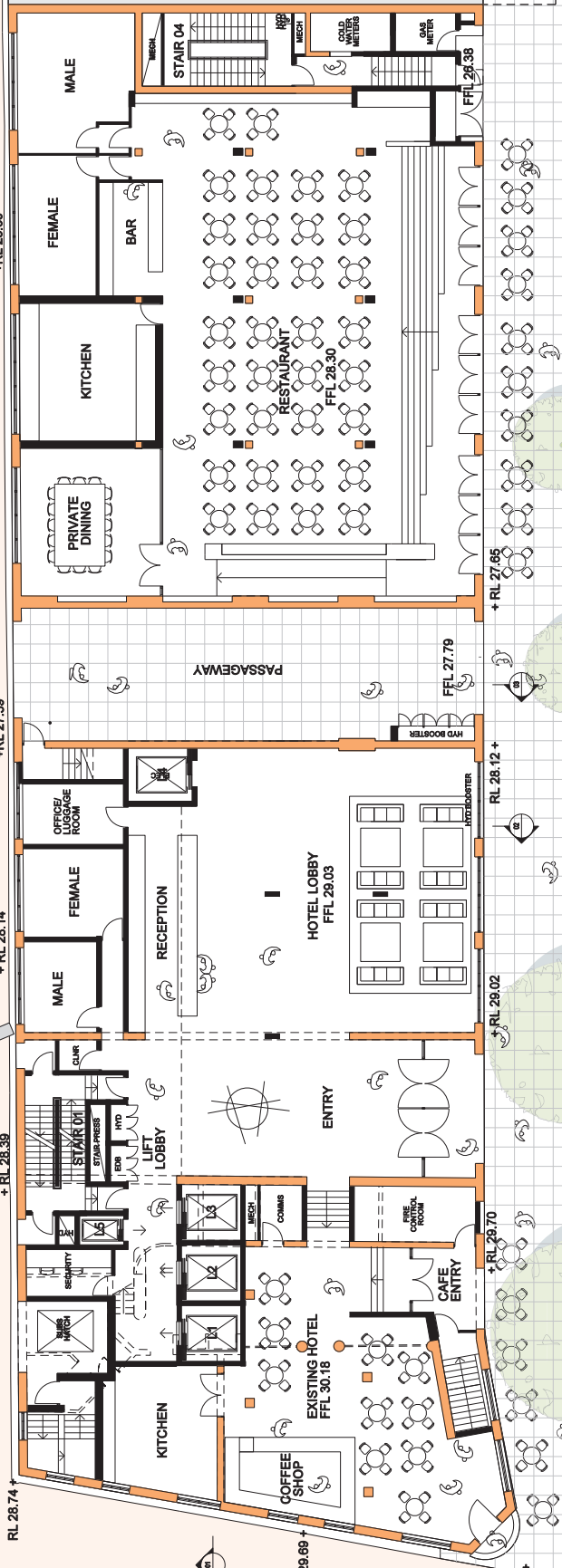
+RL 29.02

+RL 28.70

RL 30.26 +



GROUND LEVEL FFL 30.18, 29.03, 27.79, 28.30



CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005  
 4-22 WENTWORTH AVENUE, SYDNEY

TITLE: GROUND LEVEL  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 003

PLANNING PROPOSAL

Lippmann  
 Metropolitan Partnership  
 Architecture  
 Sydney, Australia  
 +61 2 9318 0844



BRISBANE STREET

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

WEMYSS LANE



MEZZANINE LEVEL FFL 31.61

WENTWORTH AVENUE

TITLE: MEZZANINE LEVEL  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 004

CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005

PLANNING PROPOSAL

8 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

**Lippmann**  
 Partnership  
 Architecture  
 Interiors  
 570 Crown Street  
 Sydney NSW 2010  
 Australia  
 +61 2 931 81844

BRISBANE STREET

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

WEMYSS LANE



LEVEL 01 FFL 35.19- 34.43

WENTWORTH AVENUE

TITLE: LEVEL 01  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 005



4-22 WENTWORTH AVENUE, SYDNEY  
 09005  
 PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
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 Sydney, Australia  
 +61 2 9261 0022

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 Interiors  
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BRISBANE STREET

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

WEMYSS LANE



LEVEL 02 FFL 38.92-38.16

WENTWORTH AVENUE

TITLE: LEVEL 02  
SCALE: 1:200 @ A3  
DATE: 17 April 2019  
DRAWING: 005

CLIENT: PONGRASS PROPERTIES PTY LTD  
09005  
4-22 WENTWORTH AVENUE, SYDNEY

PLANNING PROPOSAL

Lippmann  
Metastudiobau  
Architecture  
Interiors  
570 Crown Street  
Sydney, NSW 2010  
Australia  
+61 2 9318 0844

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

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UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

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UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

UNIVERSITY OF TECHNOLOGY SYDNEY

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UNIVERSITY OF TECHNOLOGY SYDNEY

149

BRISBANE STREET

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

WEMYSS LANE



LEVEL 03 FFL-42.53

TITLE: LEVEL 03  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 007

CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005  
 4-22 WENTWORTH AVENUE, SYDNEY

PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

**Lippmann**  
 Partnership  
 Architecture  
 Interiors  
 570 Crown Street  
 Sydney NSW 2010  
 Australia  
 +61 2 931 81844





BRISBANE STREET

17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

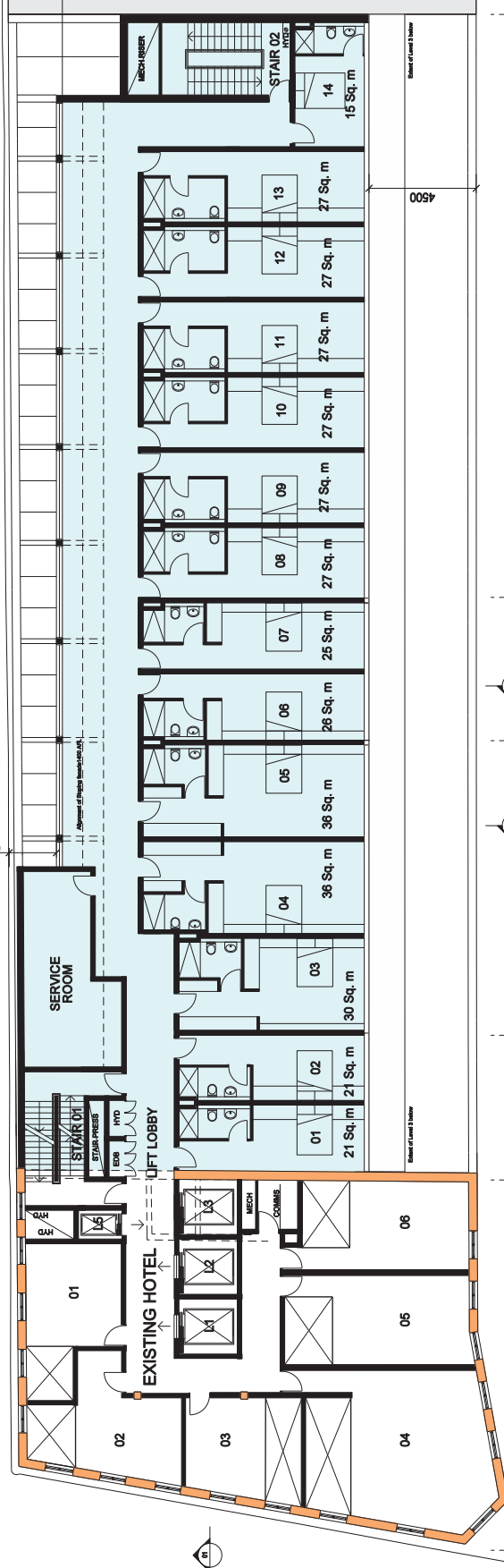
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COMMERCIAL  
2 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

WEMYSS LANE

2000



16-22 WENTWORTH AVE

14 WENTWORTH AVE

10-12 WENTWORTH AVE

8 WENTWORTH AVE

4-6 WENTWORTH AVE

WENTWORTH AVENUE

LEVEL 04 FFL-46.40

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

**Lippmann**  
 Membership  
 Architecture  
 Interiors  
 570 Crown Street  
 Sydney, NSW 2010  
 Australia  
 +61 2 9318 0844

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Australia  
 +61 2 9261 0022

4-22 WENTWORTH AVENUE, SYDNEY  
 09005  
 PLANNING PROPOSAL

1:200 @ A3  
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TITLE: LEVEL\_04  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 008

BRISBANE STREET

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

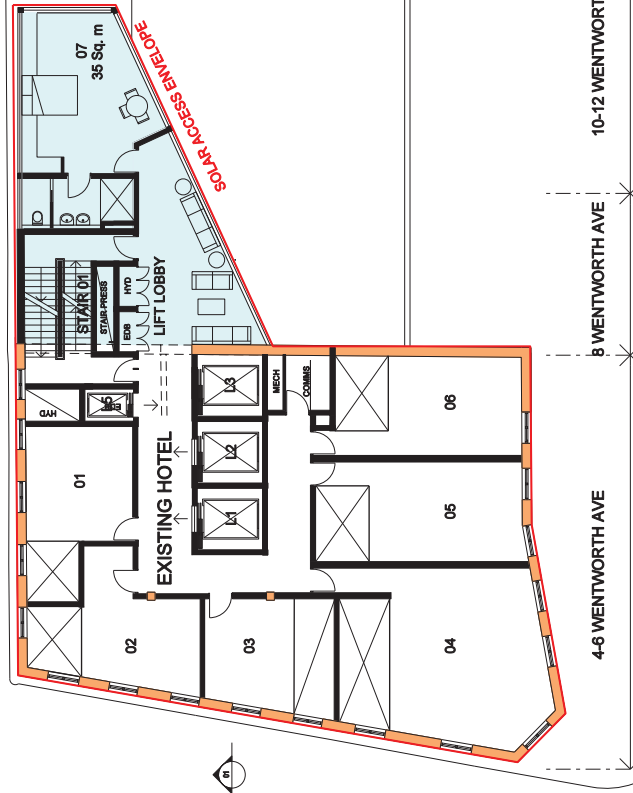
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META APARTMENTS  
MULTI STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

WEMYSS LANE



LEVEL 05 FFL-50.05

WENTWORTH AVENUE

16-22 WENTWORTH AVE

14 WENTWORTH AVE

10-12 WENTWORTH AVE

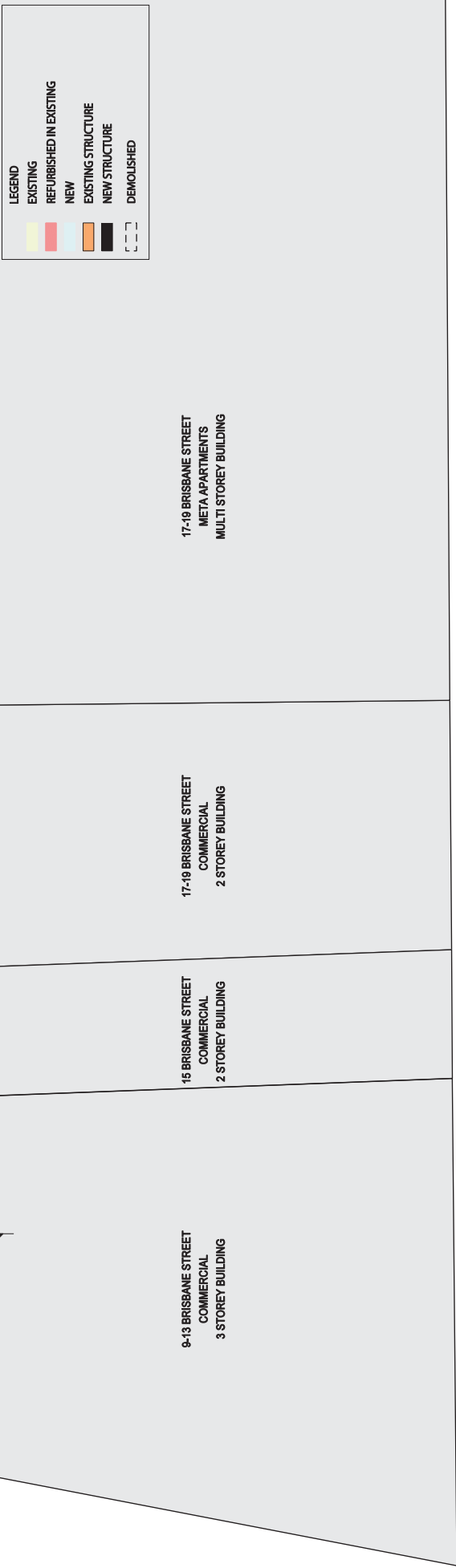
8 WENTWORTH AVE

4-6 WENTWORTH AVE

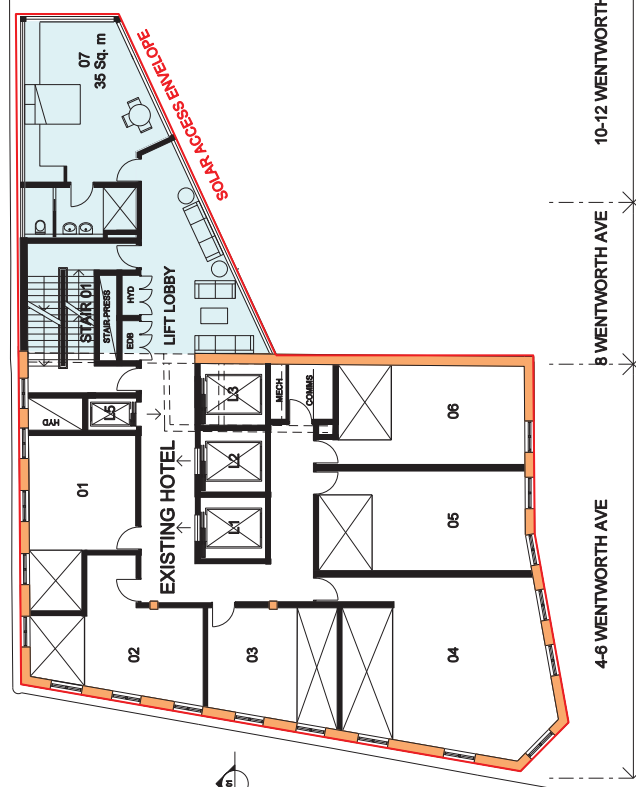
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BRISBANE STREET



WEMYSS LANE



LEVEL 06 FFL 53.49

4-6 WENTWORTH AVE

8 WENTWORTH AVE

10-12 WENTWORTH AVE

14 WENTWORTH AVE

16-22 WENTWORTH AVE

WENTWORTH AVENUE

TITLE: LEVEL 06  
SCALE: 1:200 @ A3  
DATE: 17 April 2019  
DRAWING: 010

CLIENT: PONGRASS PROPERTIES PTY LTD  
09005  
4-22 WENTWORTH AVENUE, SYDNEY

PLANNING PROPOSAL

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Masterplanning  
Architecture  
Interiors  
Lippmann Partnership  
570 Crown Street  
Sydney NSW 2010  
Australia  
+61 2 931 81844

0 1 2 3 4 5m 1:200 @ A3

BRISBANE STREET

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

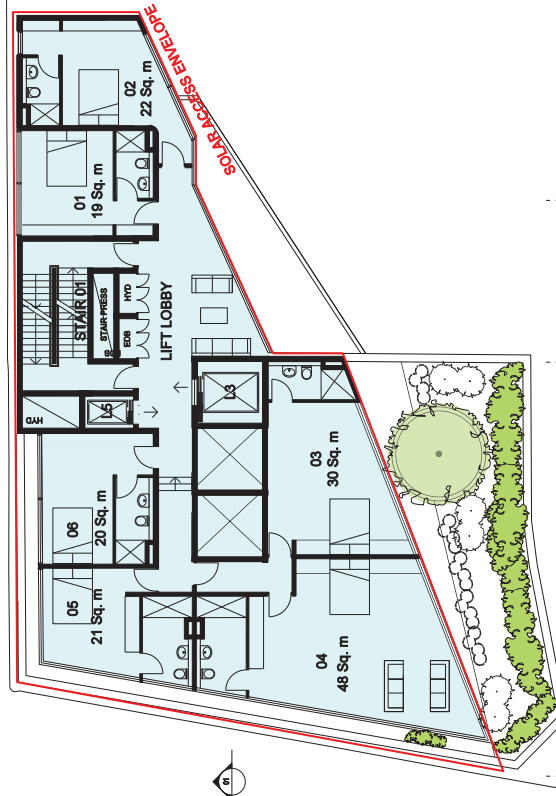
17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

WEMYSS LANE



16-22 WENTWORTH AVE

14 WENTWORTH AVE

10-12 WENTWORTH AVE

8 WENTWORTH AVE

4-6 WENTWORTH AVE

WENTWORTH AVENUE

LEVEL 07 FFL 56.53 - 56.93

TITLE: LEVEL 07  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 011

CLIENT: PONGRASS PROPERTIES PTY LTD  
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PLANNING PROPOSAL

8 Wentworth Avenue  
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 Sydney, Australia  
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**Lippmann**  
 Masterplanning  
 Architecture  
 Interiors  
 Lippmann Partnership  
 570 Crown Street  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 931 81844

BRISBANE STREET

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

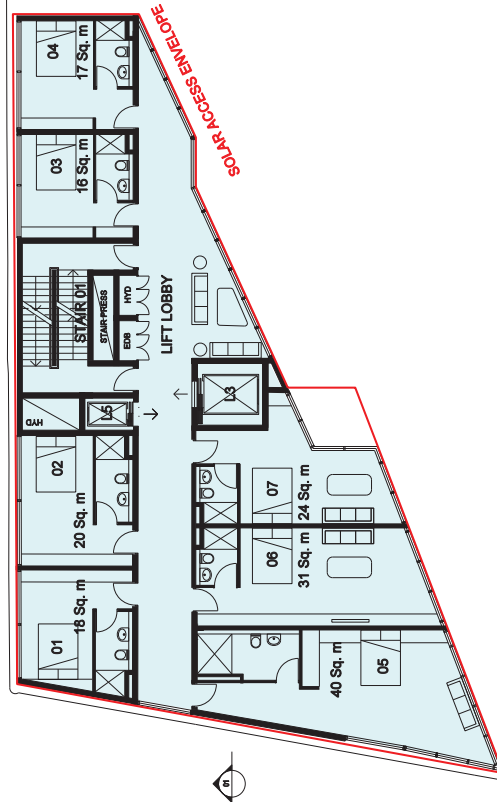
17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

WEMYSS LANE



24

16-22 WENTWORTH AVE

14 WENTWORTH AVE

10-12 WENTWORTH AVE

8 WENTWORTH AVE

4-6 WENTWORTH AVE

WENTWORTH AVENUE

LEVEL 08 FFL 59.98

TITLE: LEVEL 08  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 012

CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005

PLANNING PROPOSAL

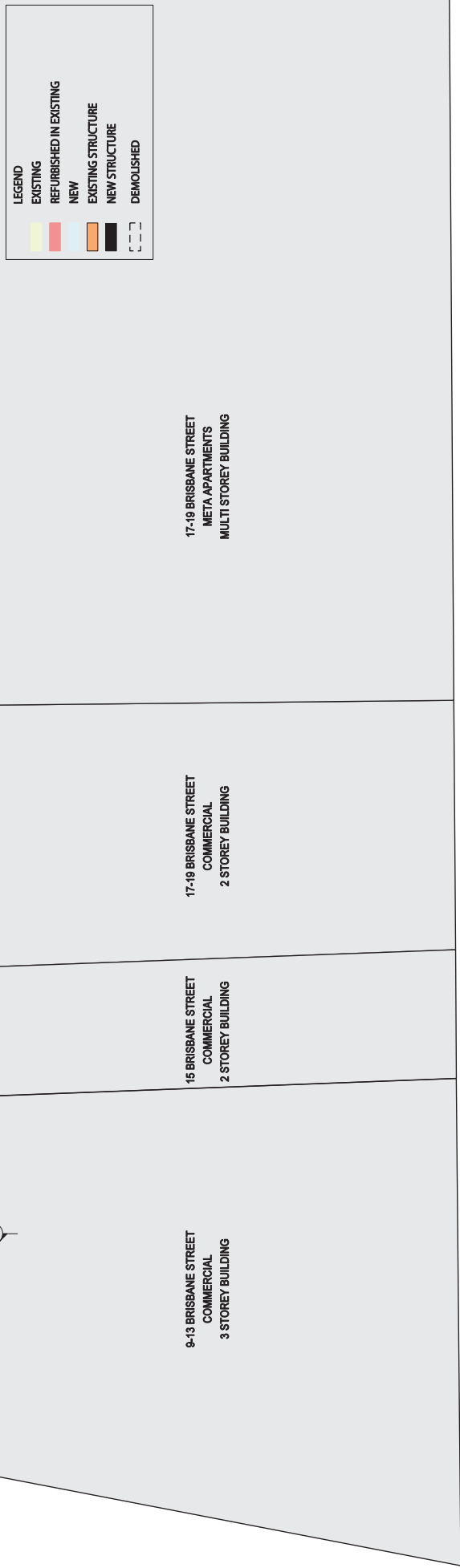
6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

**Lippmann**  
 Masterplanning  
 Architecture  
 Interiors

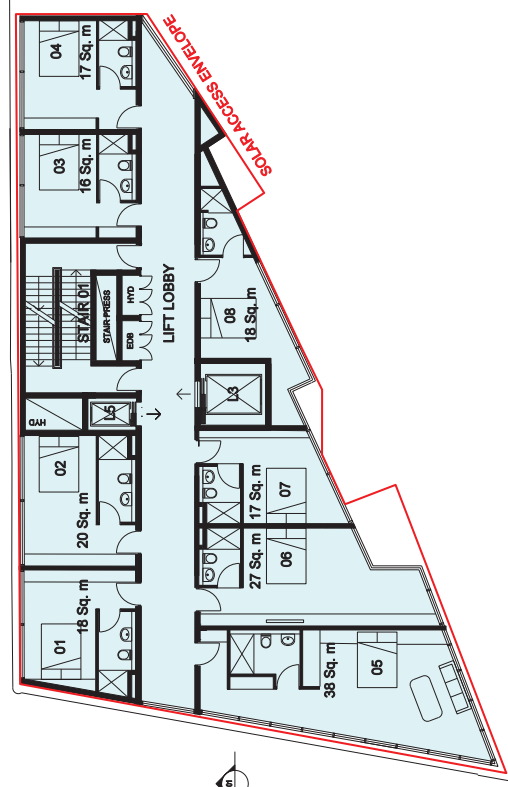
Lippmann Partnership  
 570 Crown Street  
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 Sydney, Australia  
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BRISBANE STREET



WEMYSS LANE



LEVEL 09 FFL 63.03

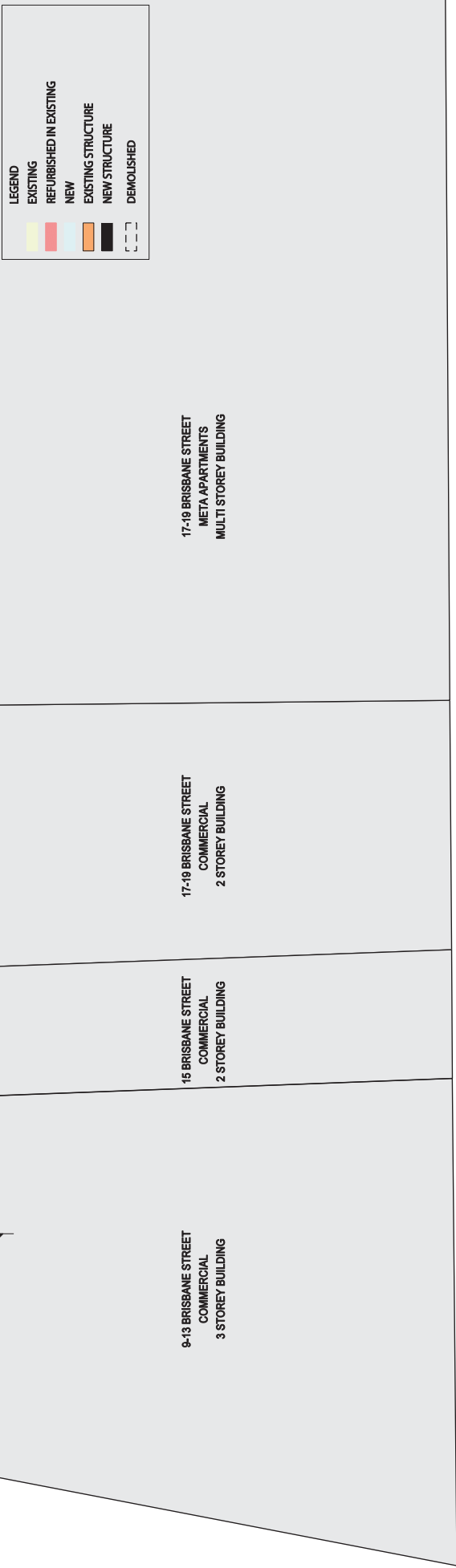
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TITLE: LEVEL 09  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 013

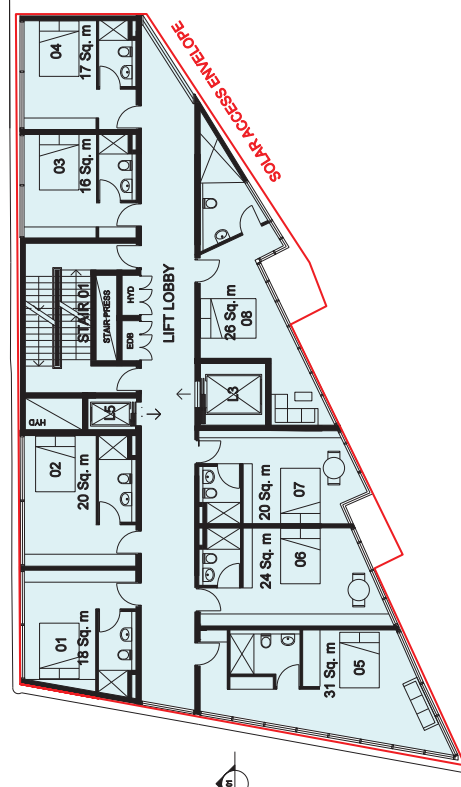
CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005  
 PLANNING PROPOSAL

Lippmann  
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 Architecture  
 Interiors  
 Lippmann Partnership  
 570 Crown Street  
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 Australia  
 +61 2 931 818 0844

BRISBANE STREET



WEMYSS LANE



LEVEL 10 FFL 66.08

WENTWORTH AVENUE

BRISBANE STREET

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

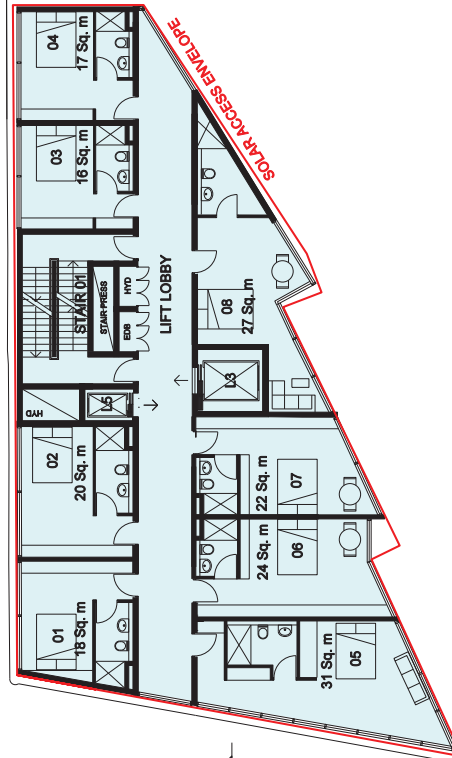
17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

WEMYSS LANE



24

16-22 WENTWORTH AVE

14 WENTWORTH AVE

10-12 WENTWORTH AVE

8 WENTWORTH AVE

4-6 WENTWORTH AVE

WENTWORTH AVENUE

LEVEL 11 FFL-69.13

TITLE: LEVEL 11  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 015

CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005

PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

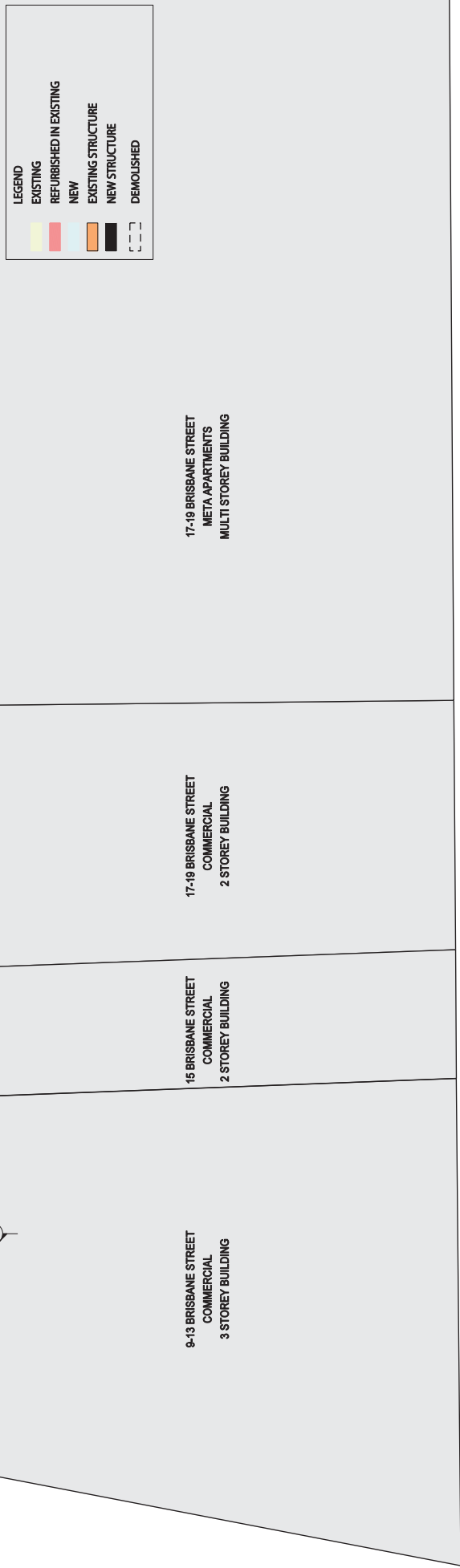
**Lippmann**  
 Lippmann Partnership  
 570 Crown Street  
 Surry Hills NSW 2010  
 Sydney, Australia  
 +61 2 931 81844

UNIVERSITY OF TECHNOLOGY SYDNEY

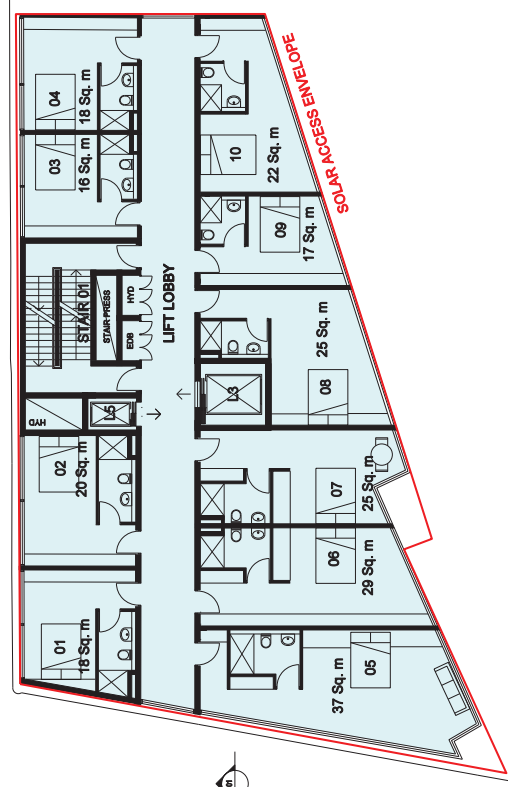




BRISBANE STREET



WEMYSS LANE



LEVEL 12 FFL 72.16

TITLE: LEVEL 12  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 016

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

09005  
 PLANNING PROPOSAL

Lippmann  
 Masterplanning  
 Architecture  
 Interiors  
 Lippmann Partnership  
 570 Crown Street  
 Surry Hills NSW 2010  
 Sydney, Australia  
 +61 2 931 18 0844

BRISBANE STREET

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

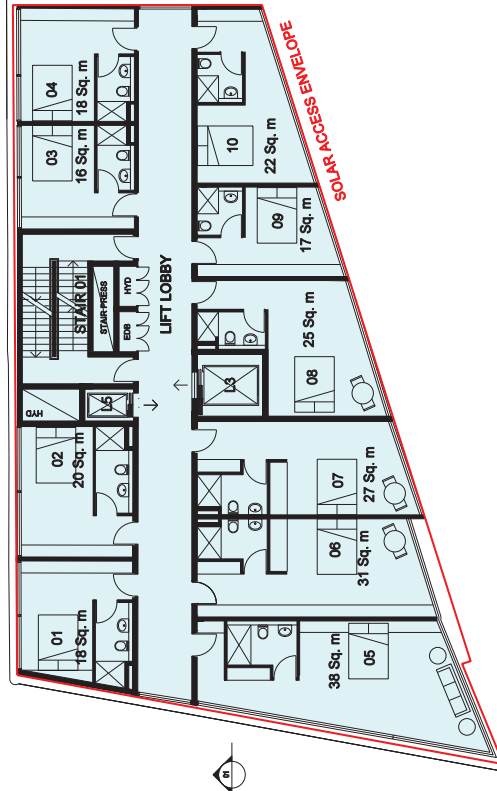
17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

WEMYSS LANE



24

16-22 WENTWORTH AVE

14 WENTWORTH AVE

10-12 WENTWORTH AVE

8 WENTWORTH AVE

4-6 WENTWORTH AVE

WENTWORTH AVENUE

LEVEL 13 FFL-75.23

TITLE: LEVEL 13  
SCALE: 1:200 @ A3  
DATE: 17 April 2019  
DRAWING: 017

CLIENT: PONGRASS PROPERTIES PTY LTD  
09005

PLANNING PROPOSAL

8 Wentworth Avenue  
Sydney NSW 2010  
Sydney, Australia  
+61 2 9261 0022

**Lippmann**  
Masterplanning  
Architecture  
Interiors

Lippmann Partnership  
570 Crown Street  
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BRISBANE STREET

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

17-19 BRISBANE STREET  
META APARTMENTS  
MULTI STOREY BUILDING

17-19 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

15 BRISBANE STREET  
COMMERCIAL  
2 STOREY BUILDING

9-13 BRISBANE STREET  
COMMERCIAL  
3 STOREY BUILDING

WEMYSS LANE



24

16-22 WENTWORTH AVE

14 WENTWORTH AVE

10-12 WENTWORTH AVE

8 WENTWORTH AVE

4-6 WENTWORTH AVE

WENTWORTH AVENUE

LEVEL 14 FFL 78.28

TITLE: LEVEL 14  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 018

CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005

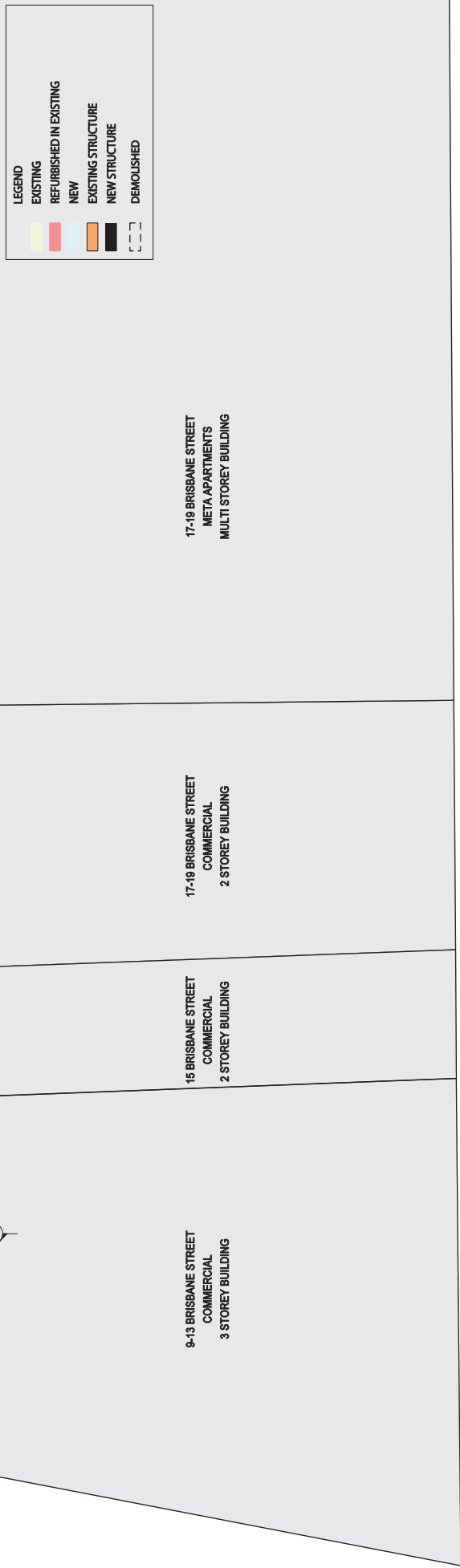
PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

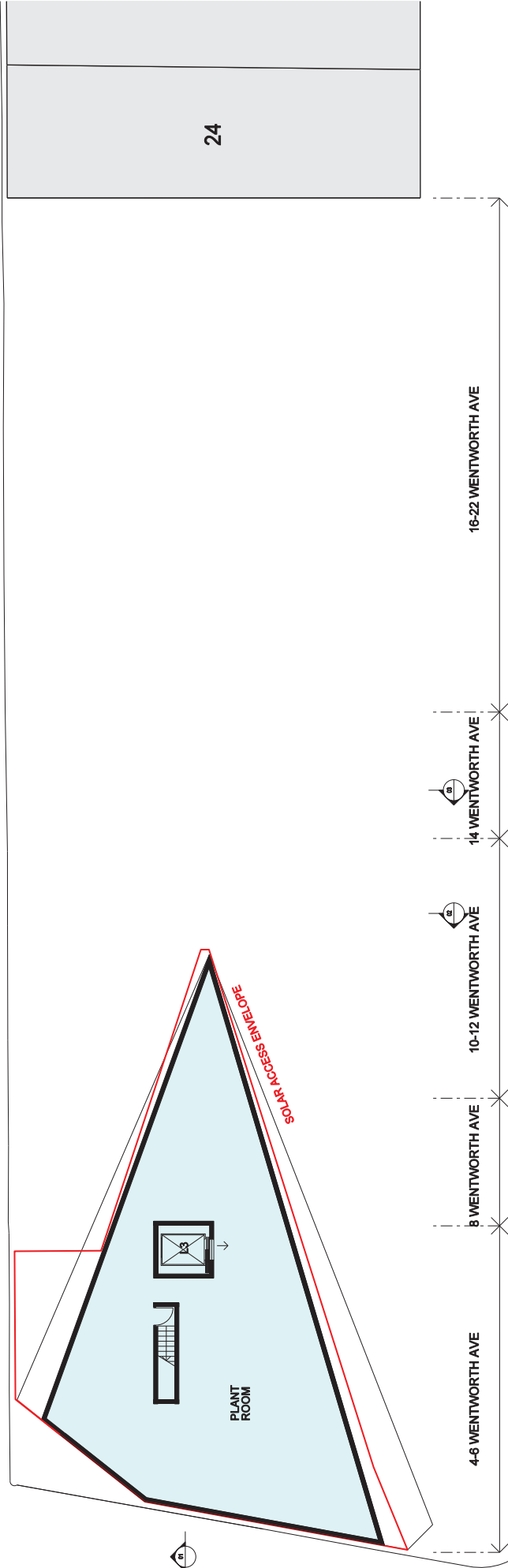
**Lippmann**  
 Masterplanning  
 Architecture  
 Interiors

Lippmann Partnership  
 570 Crown Street  
 Surry Hills NSW 2010  
 Sydney, Australia  
 +61 2 9318 0844

BRISBANE STREET



WEMYSS LANE



LEVEL 15 FFL 81.33

TITLE: LEVEL 15  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 019

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

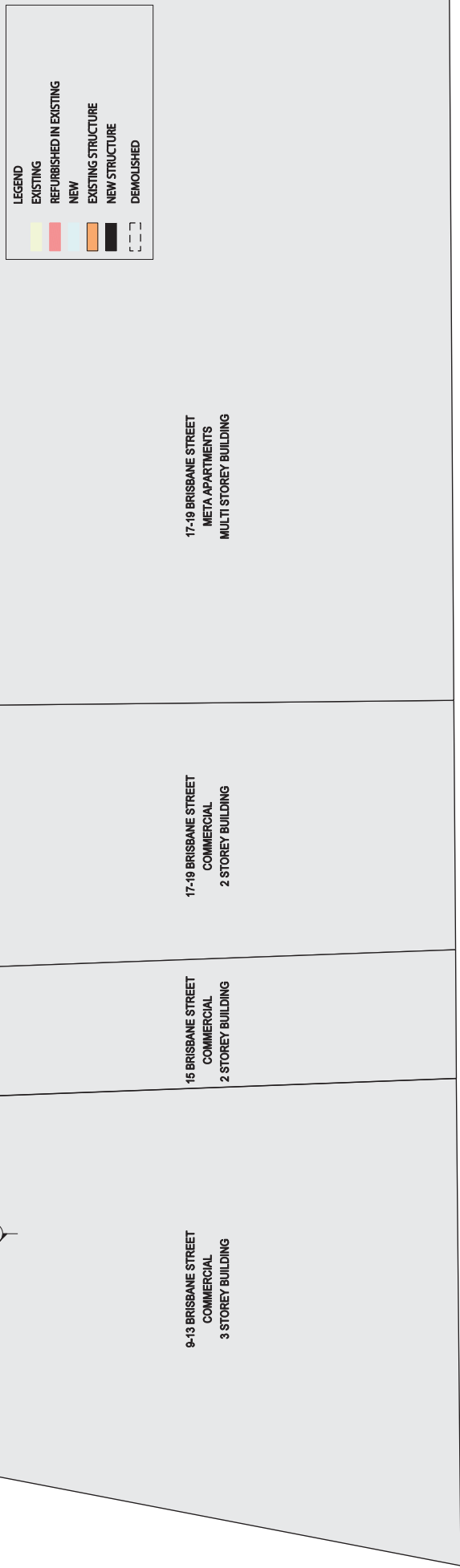
CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

Lippmann  
 Masterplanning  
 Architecture  
 Interiors  
 Lippmann Partnership  
 570 Crown Street  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 931 8 0844

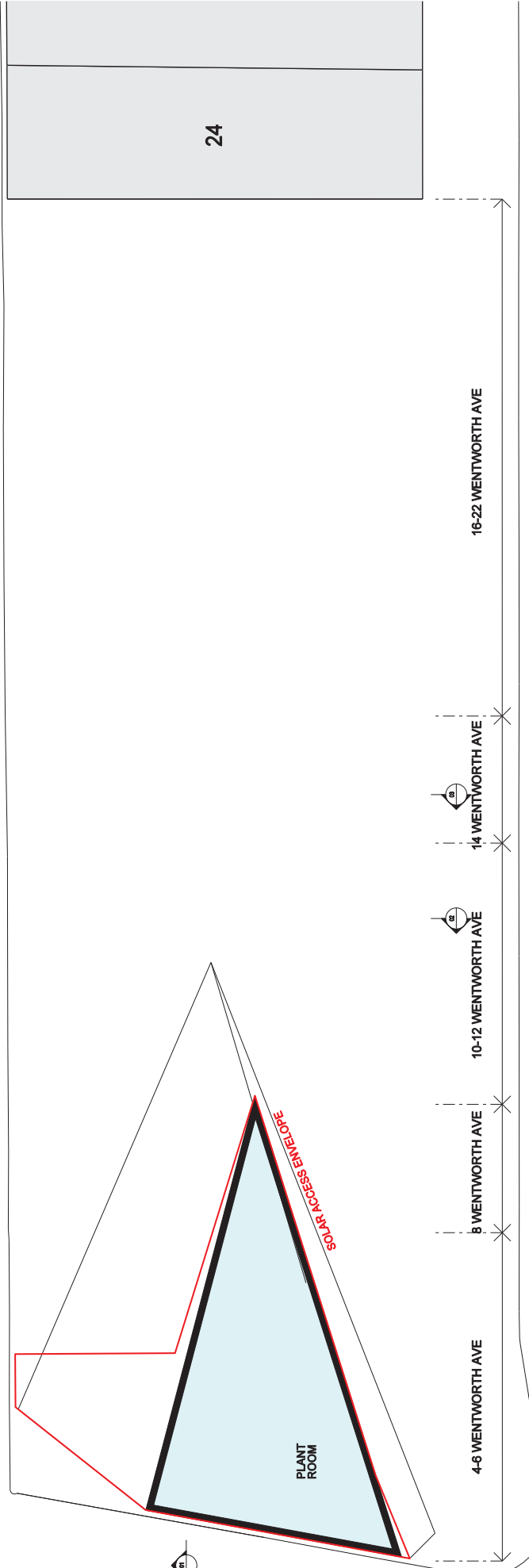


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BRISBANE STREET



WEMYSS LANE



LEVEL 16 FFL 84.38

TITLE: LEVEL 16  
 SCALE: 1:200 @ A3  
 DATE: 17 April 2019  
 DRAWING: 020

CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005  
 4-22 WENTWORTH AVENUE, SYDNEY

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 Interiors  
 Lippmann Partnership  
 570 Crown Street  
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1 OXFORD STREET

WEWYSS LANE

SUBJECT SITE 4-22 WENTWORTH AVENUE

24-40 WENTWORTH AVENUE

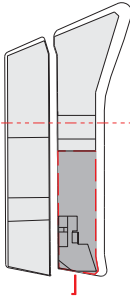
42-44 WENTWORTH AVENUE

GOULBURN STREET

2010 TOP BUILDING

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED



SOLAR ACCESS ENVELOPE

- LEVEL 16 RL 84.30
- LEVEL 15 RL 81.35
- LEVEL 14 RL 78.38
- LEVEL 13 RL 75.23
- LEVEL 12 RL 72.18
- LEVEL 11 RL 69.13
- LEVEL 10 RL 66.08
- LEVEL 09 RL 63.03
- LEVEL 08 RL 59.98
- LEVEL 07 RL 56.93
- LEVEL 06 RL 53.88
- LEVEL 05 RL 50.83
- LEVEL 04 RL 47.78
- LEVEL 03 RL 44.73
- LEVEL 02 RL 41.68
- EX LEVEL 01 RL 37.67
- LEVEL 00 RL 34.62
- MEZZANINE RL 33.57
- GROUND RL 29.53
- BASEMENT 01 RL 26.48
- BASEMENT 02

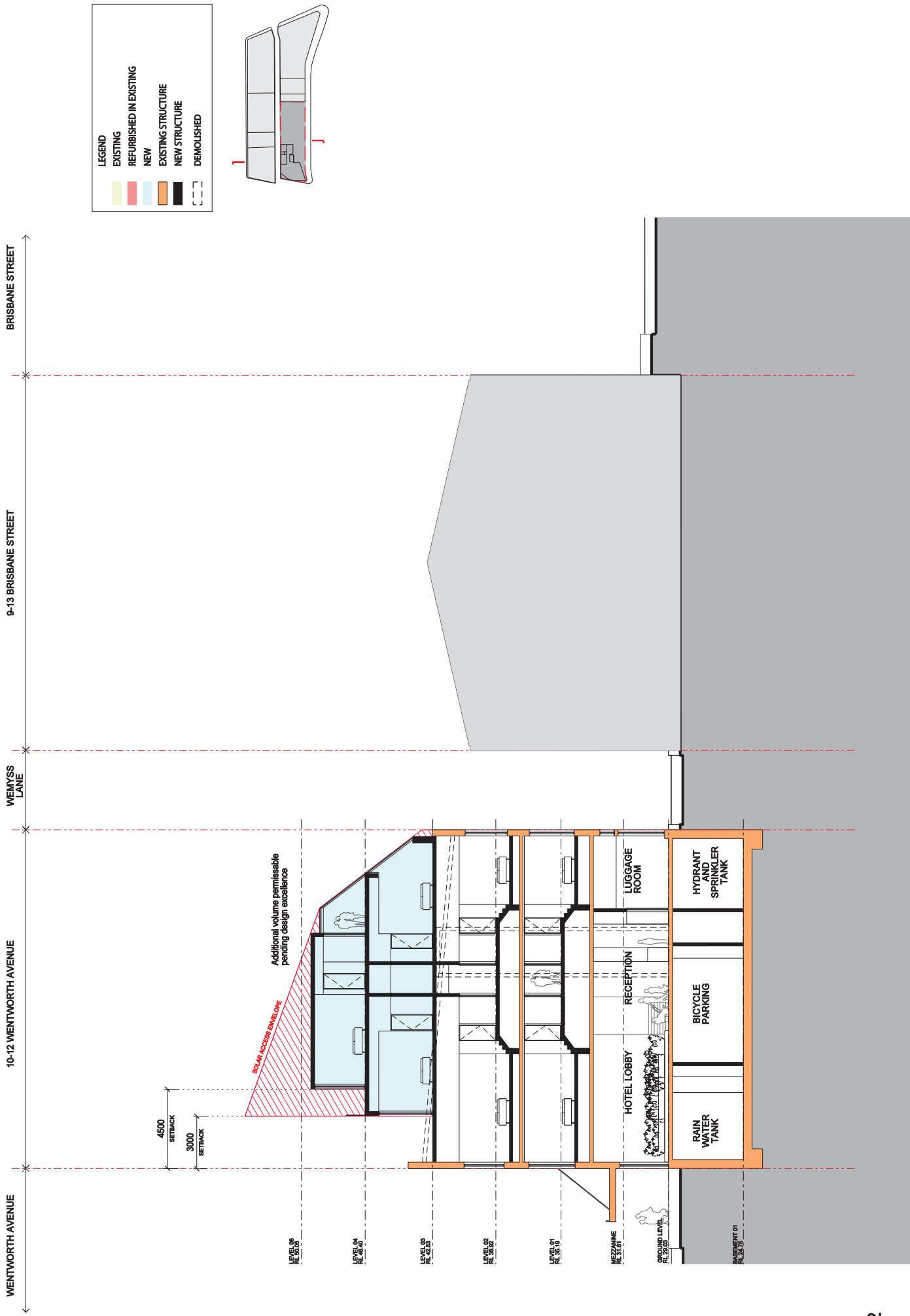
# SECTION 1

TITLE: SECTION 1: Long Section Thru Building  
 SCALE: 1:500 @ A3  
 DATE: 17 April 2019  
 DRAWING: 021

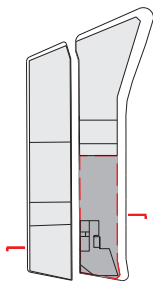
4-22 WENTWORTH AVENUE, SYDNEY  
 09005  
 PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

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 Masterplanning  
 Architecture  
 Interiors  
 Lippmann Partnership  
 570 Crown Street  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 931 18 0844



- LEGEND**
- EXISTING
  - REFURBISHED IN EXISTING
  - NEW
  - EXISTING STRUCTURE
  - NEW STRUCTURE
  - DEMOLISHED



WENTWORTH AVENUE      10-12 WENTWORTH AVENUE      WEMYSS LAINE      9-13 BRISBANE STREET      BRISBANE STREET

4500 SETBACK  
3000 SETBACK

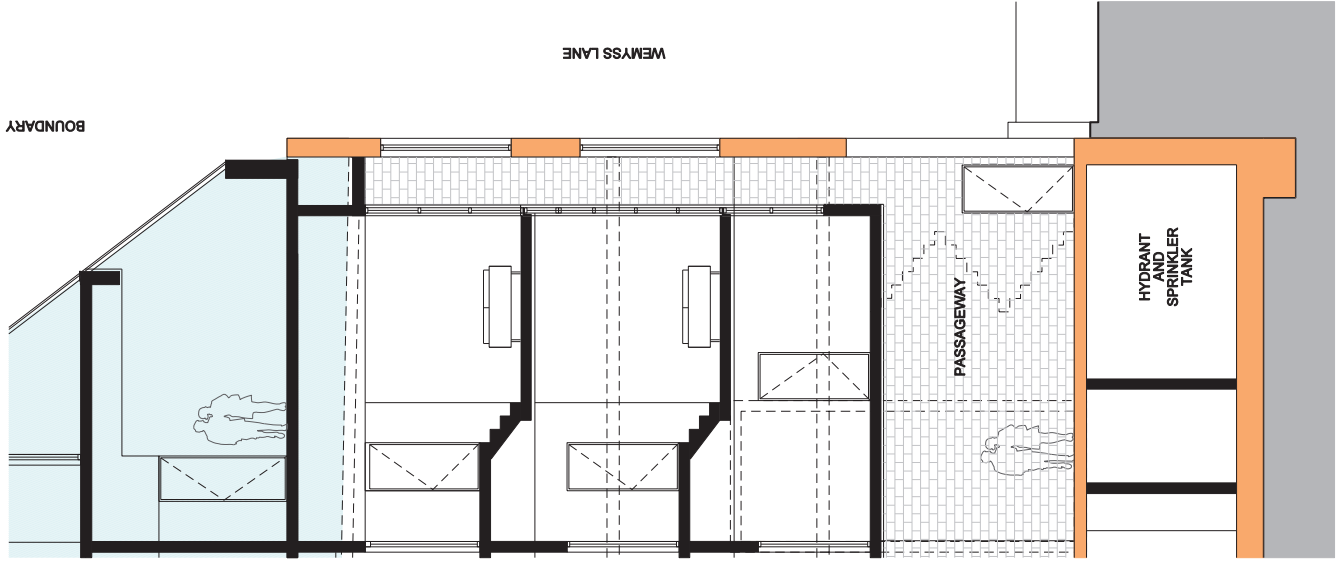
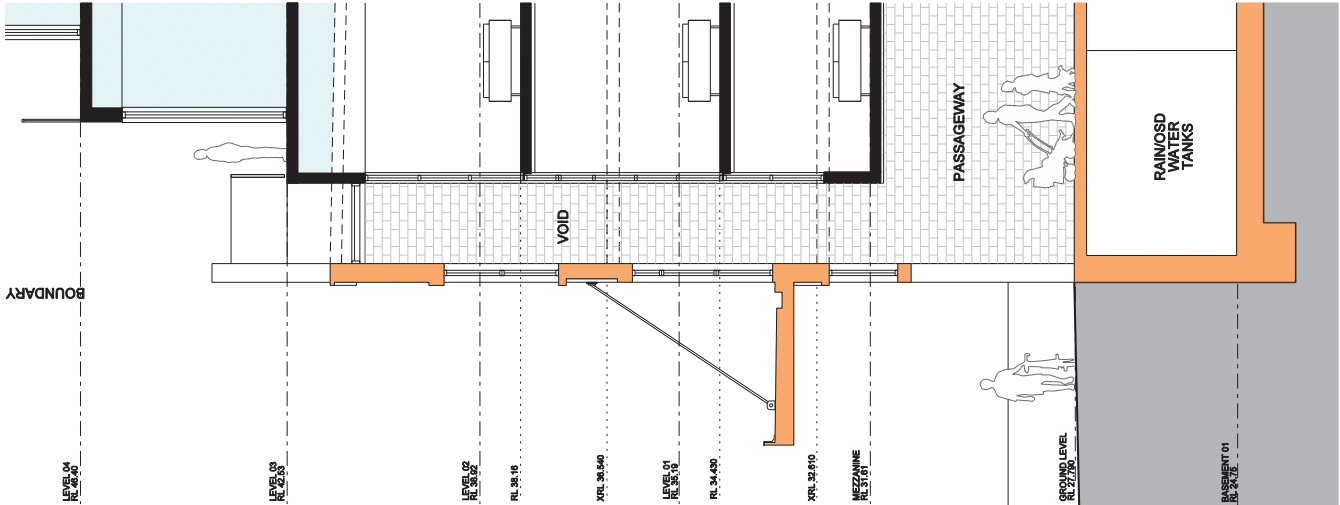
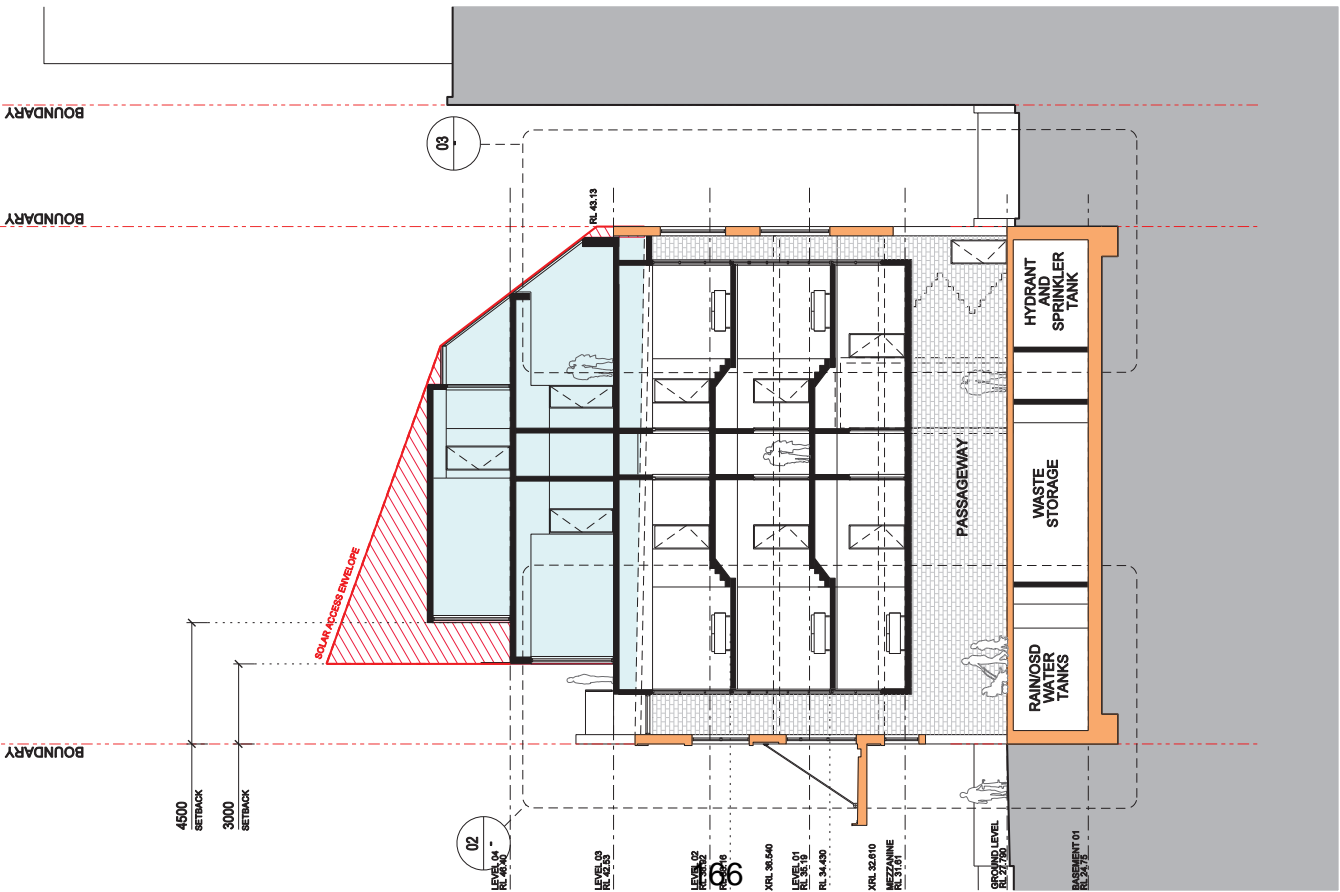
SCAN ACCESS ENVELOPE  
Additional volume permissible pending design excellence

LEVEL 05  
RL 26.10  
LEVEL 04  
RL 26.00  
LEVEL 03  
RL 25.90  
LEVEL 02  
RL 25.80  
LEVEL 01  
RL 25.70  
MEZZANINE  
RL 25.70  
GROUND LEVEL  
RL 25.70  
REAR PART of BUILDING

HOTEL LOBBY  
RECEPTION  
LUGGAGE ROOM  
HYDRANT AND SPRINKLER TANK  
BICYCLE PARKING  
RAIN WATER TANK

**SECTION 2**

WENTWORTH AVENUE 14 WENTWORTH AVENUE WEMYSS LANE 17 BRISBANE STREET



TITLE: SECTION 3 : Through Building 14 Wentworth Ave

SCALE: AS SHOWN

DATE: 17 April 2019

DRAWING: 023

4-22 WENTWORTH AVENUE, SYDNEY

09005

PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD

6 Wentworth Avenue  
Sydney NSW 2010  
Sydney, Australia

+61 2 9261 0022

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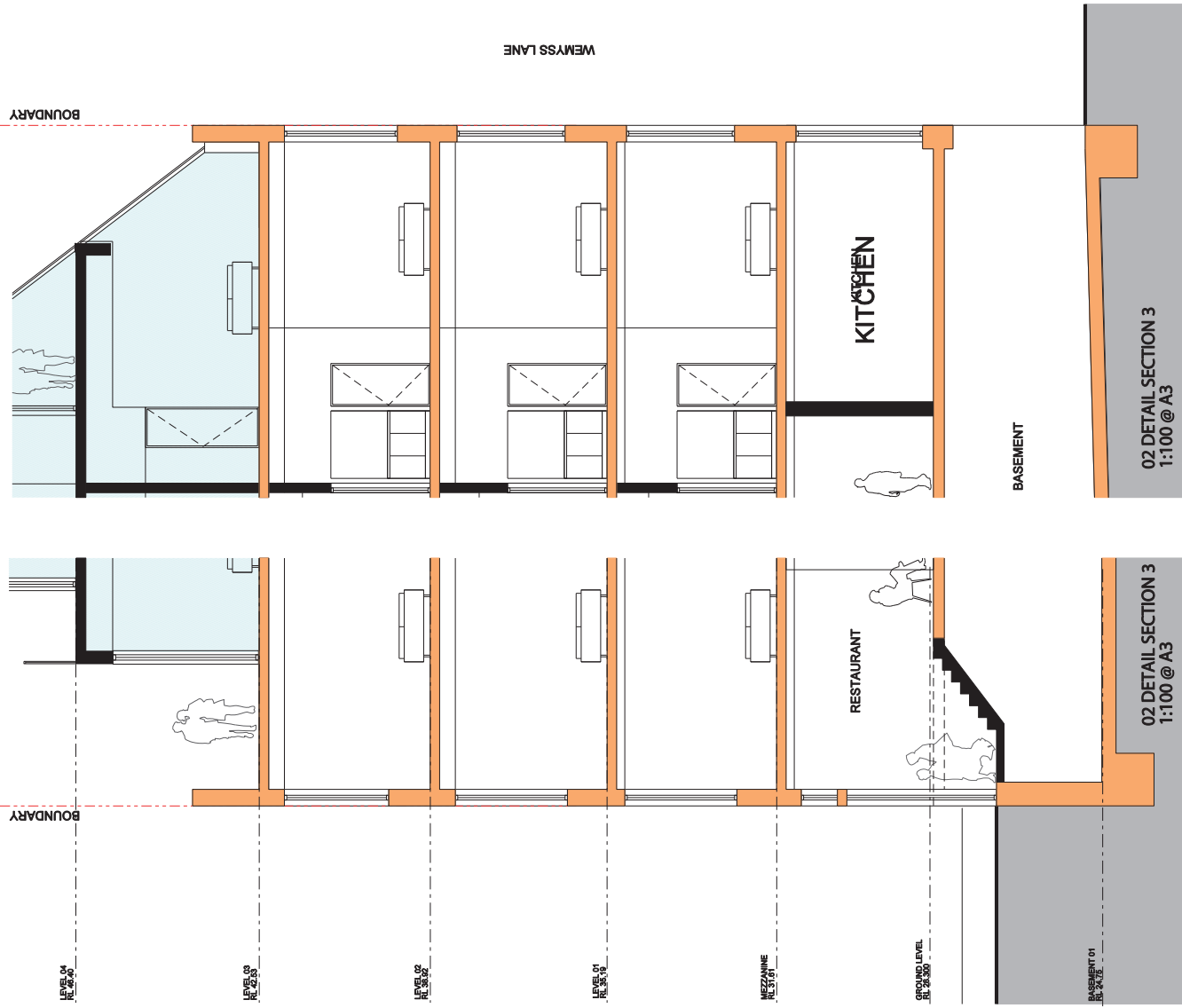
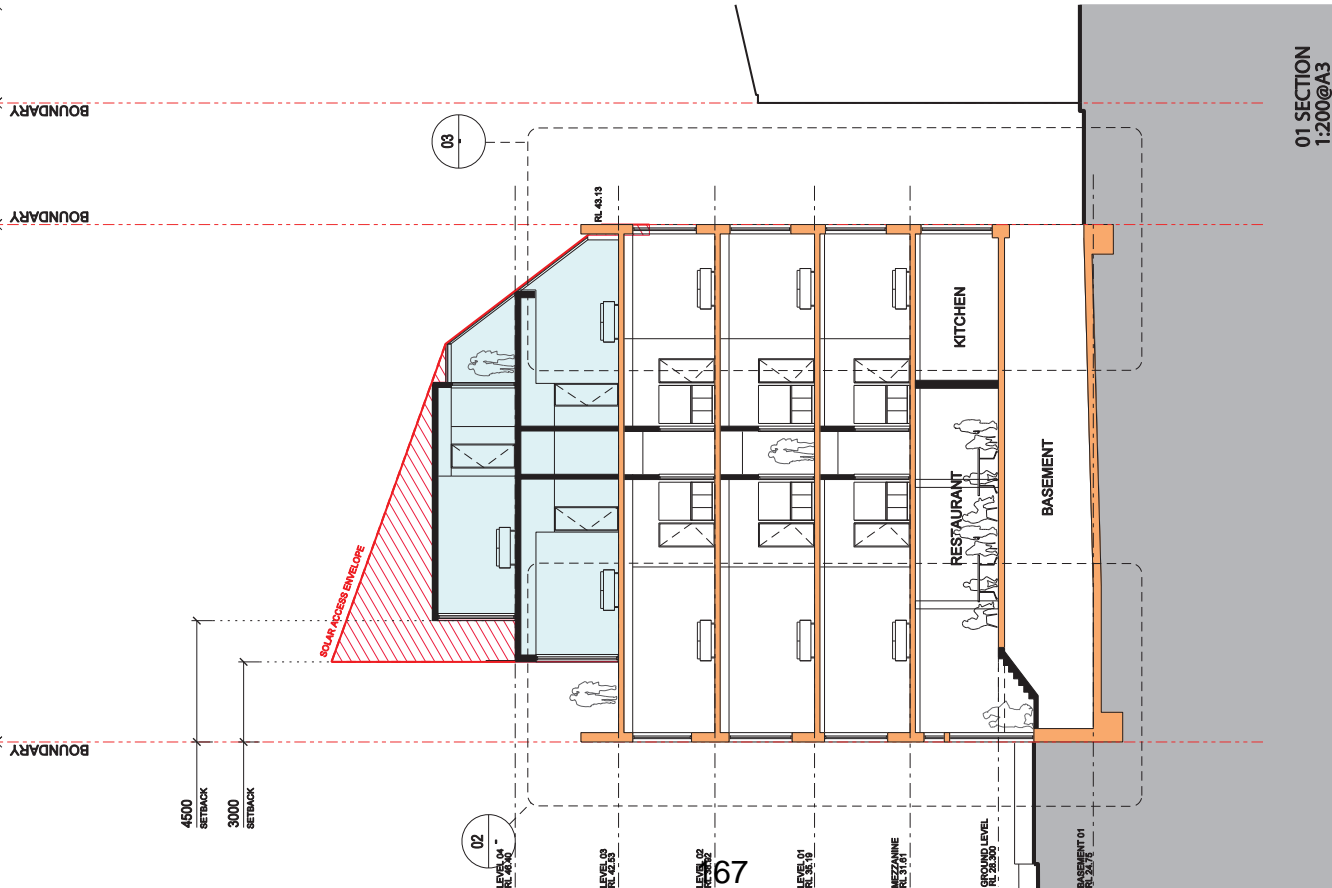
Lippmann

Partnership  
570 Crown Street  
Sydney, Australia 2010

+61 2 9318 0844



WENTWORTH AVENUE 14 WENTWORTH AVENUE WEMYSS LANE 17 BRISBANE STREET



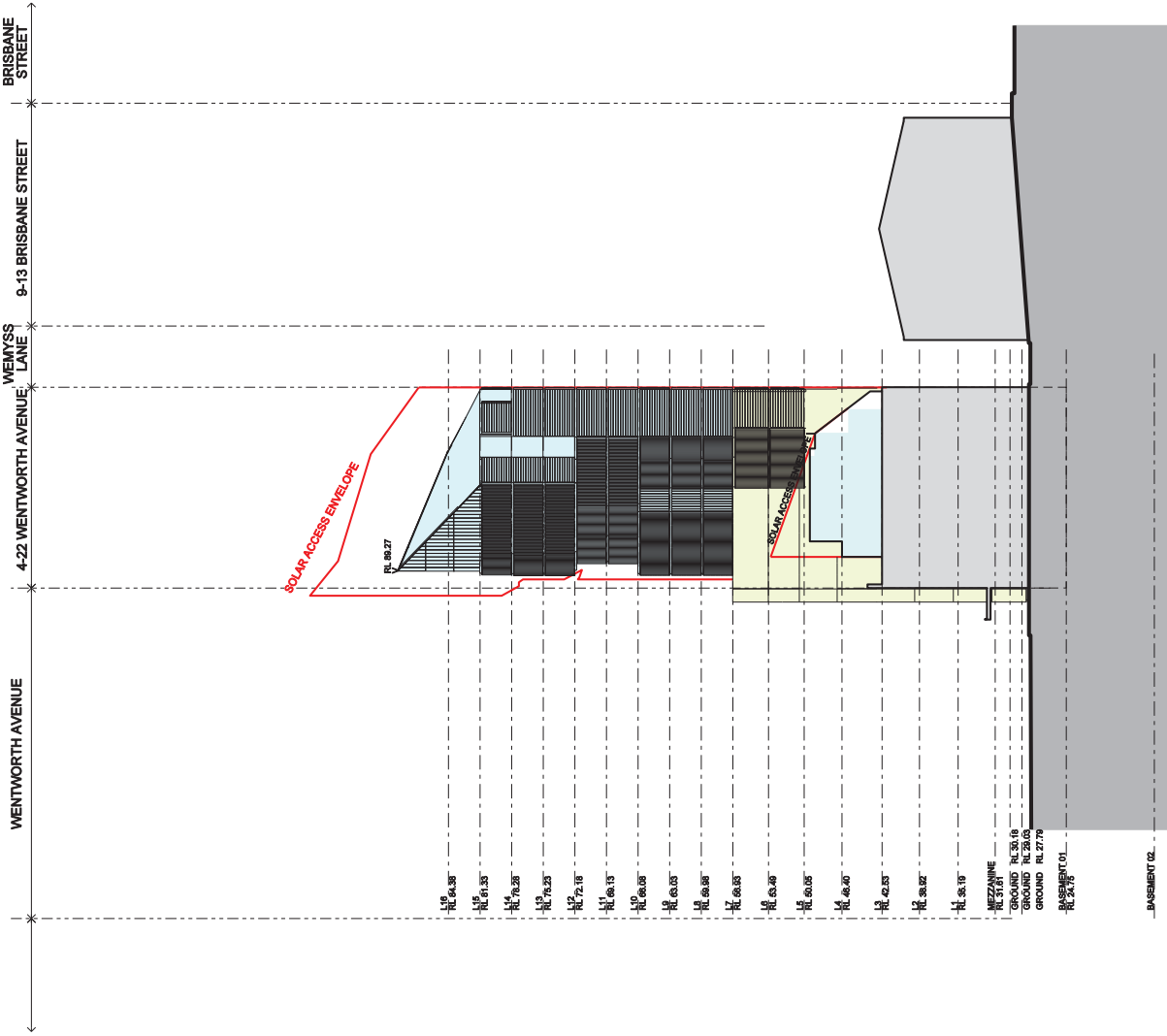
TITLE: SECTION 4 : Through Building 16-22 Wentworth Ave  
 SCALE: AS SHOWN  
 DATE: 17 April 2019  
 DRAWING: 024

CLIENT: PONGRASS PROPERTIES PTY LTD  
 09005  
 4-22 WENTWORTH AVENUE, SYDNEY

PLANNING PROPOSAL  
 Lippmann  
 Masterplanning  
 Architecture  
 Interiors  
 Lippmann Partnership  
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 Sydney NSW 2010  
 Australia  
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**SOUTH ELEVATION**

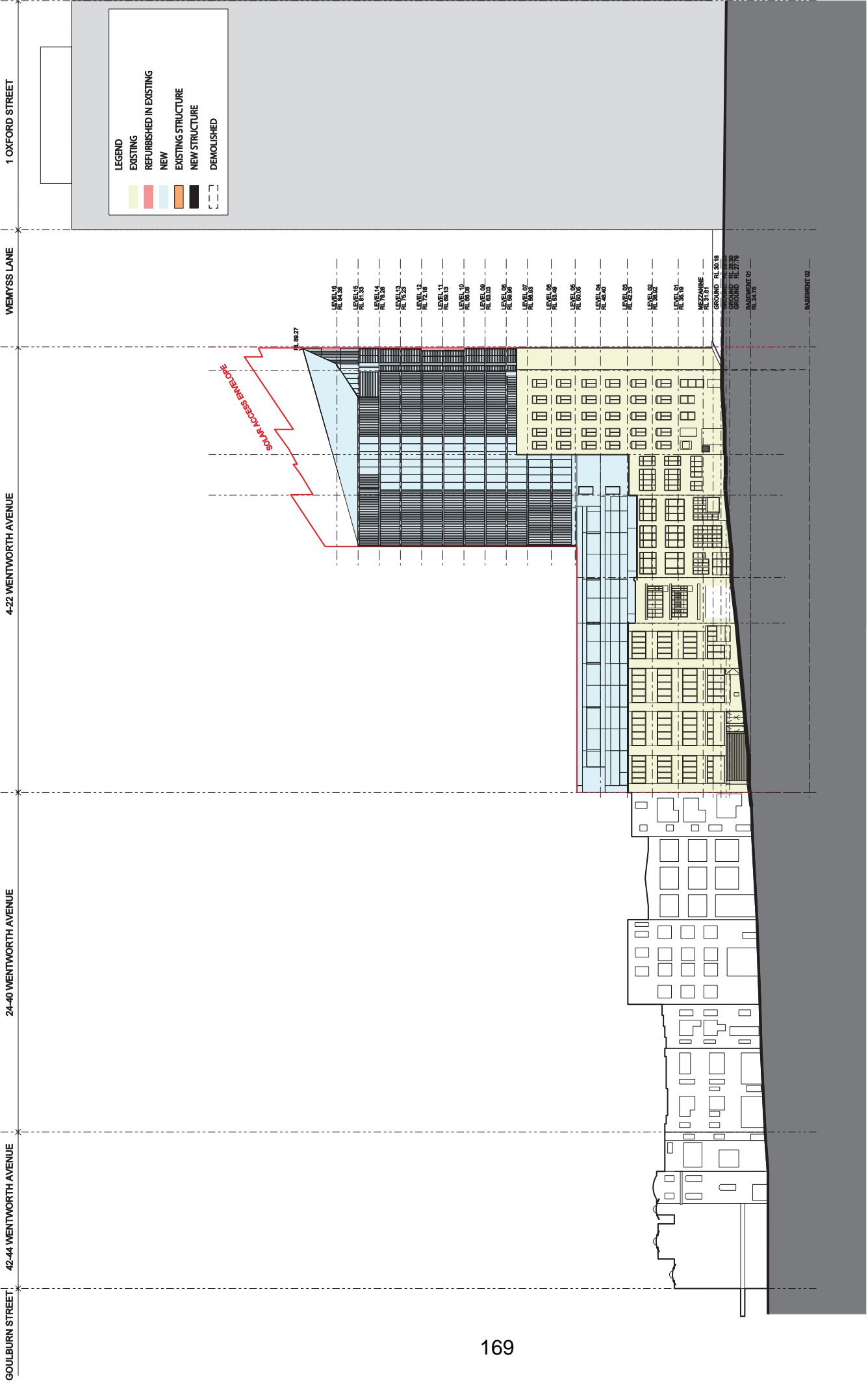


TITLE: SOUTH ELEVATION  
 SCALE: 1:500 @ A3  
 DATE: 17 April 2019  
 DRAWING: 025

4-22 WENTWORTH AVENUE, SYDNEY  
 09005  
 PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Australia  
 +61 2 9261 0022

**Lippmann**  
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 Interiors  
 Lippmann Partnership  
 570 Crown Street  
 Sydney NSW 2010  
 Australia  
 +61 2 9318 0844



**LEGEND**

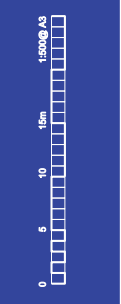
- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED

LEVEL 10 RL: 64.36  
 LEVEL 15 RL: 67.33  
 LEVEL 14 RL: 75.26  
 LEVEL 13 RL: 75.23  
 LEVEL 12 RL: 72.16  
 LEVEL 11 RL: 66.13  
 LEVEL 10 RL: 66.20  
 LEVEL 09 RL: 63.03  
 LEVEL 08 RL: 66.06  
 LEVEL 07 RL: 64.04  
 LEVEL 06 RL: 63.49  
 LEVEL 05 RL: 60.06  
 LEVEL 04 RL: 60.40  
 LEVEL 03 RL: 55.33  
 LEVEL 02 RL: 55.02  
 LEVEL 01 RL: 55.19  
 MEZZANINE RL: 60.40  
 GROUND RL: 30.18  
 MEZZANINE 01 RL: 27.79  
 GROUND RL: 27.79  
 BASEMENT 01 RL: 24.75  
 BASEMENT 02

**Lippmann**  
 Masterplanning  
 Architecture  
 Interiors  
 Lippmann Partnership  
 570 Crown Street  
 Surry Hills, NSW 2010  
 Australia  
 +61 2 931 18 0844

**CLIENT:**  
 PONGRASS PROPERTIES PTY LTD  
 6 Wentworth Avenue  
 Sydney NSW 2010  
 Sydney, Australia  
 +61 2 9261 0022

4-22 WENTWORTH AVENUE, SYDNEY  
 09005  
 PLANNING PROPOSAL



**TITLE:** EAST ELEVATION  
**SCALE:** 1:500 @ A3  
**DATE:** 17 April 2019  
**DRAWING:** 026

**EAST ELEVATION**

1 OXFORD STREET

WEIMYSS LANE

SUBJECT SITE 4-22 WENTWORTH AVENUE

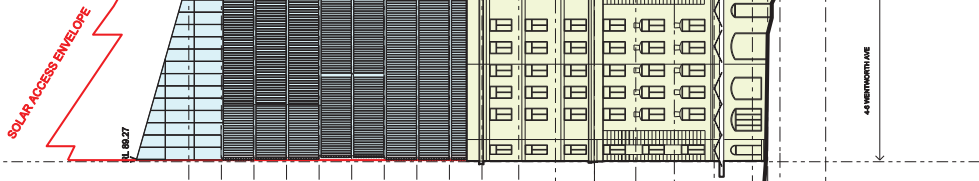
24-40 WENTWORTH AVENUE

42-44 WENTWORTH AVENUE

GOULBURN STREET

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED



- LEVEL 18 RL 84.36
- LEVEL 15 RL 81.33
- LEVEL 14 RL 79.36
- LEVEL 13 RL 76.33
- LEVEL 12 RL 72.18
- LEVEL 11 RL 68.13
- LEVEL 10 RL 65.36
- LEVEL 09 RL 63.03
- LEVEL 08 RL 60.06
- LEVEL 07 RL 56.04
- LEVEL 06 RL 53.49
- LEVEL 05 RL 50.06
- LEVEL 04 RL 46.04
- LEVEL 03 RL 43.33
- LEVEL 02 RL 39.04
- LEVEL 01 RL 35.16
- MEZZANINE
- GROUND RL 28.16
- GROUND RL 26.03
- GROUND RL 27.79
- BASEMENT 01 RL 24.75

170

**WEST ELEVATION**

TITLE: WEST ELEVATION  
 SCALE: 1:500 @ A3  
 DATE: 17 April 2019  
 DRAWING: 027



4-22 WENTWORTH AVENUE, SYDNEY  
 09005

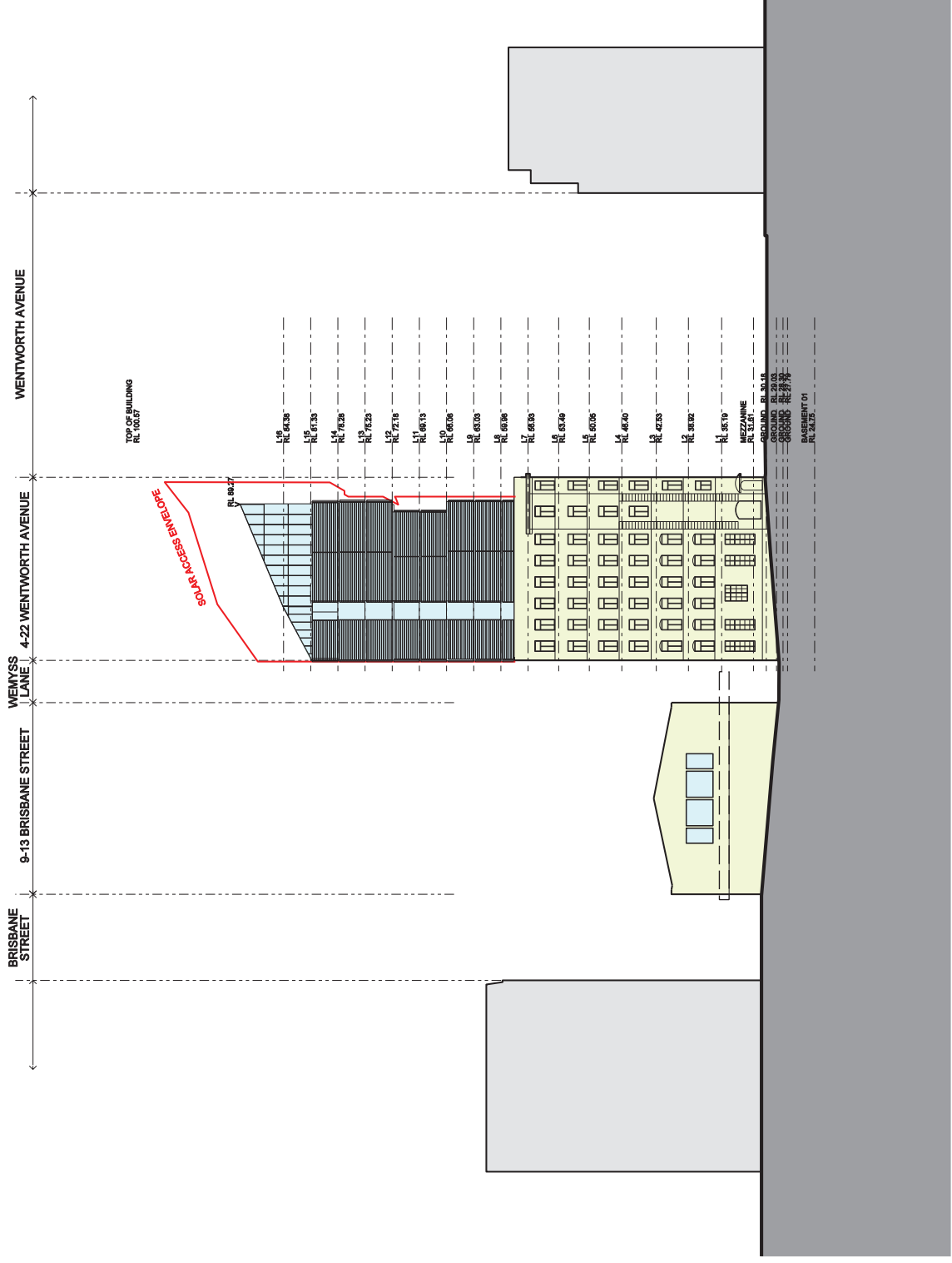
**PLANNING PROPOSAL**

CLIENT: PONGRASS PROPERTIES PTY LTD  
 61 Wentworth Avenue  
 Sydney NSW 2010  
 Australia

**Lippmann**  
 Masterplanning  
 Architecture  
 Interiors  
 570 Crown Street  
 Sydney NSW 2010  
 Australia  
 +61 2 931 18 0844

**LEGEND**

- EXISTING
- REFURBISHED IN EXISTING
- NEW
- EXISTING STRUCTURE
- NEW STRUCTURE
- DEMOLISHED



**NORTH ELEVATION**