

Attachment B

Existing Approved Envelope Plans

Architectural Drawing List

Stage 1 DA Sheet List - Massing				
Sheet Number	Sheet Name	Scale	Revision	Date
PTW-1DA-0100	SHEET LIST - MASSING		AMENDED STAGE 1DA	22/08/17
PTW-1DA-1001	GROUND FLOOR PLAN	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-1002	LEVEL 1 PLAN	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-1003	LEVEL 2 - 3 TYPICAL PLAN	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-1004	LEVEL 4 PLAN	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-1005	LEVEL 5 PLAN	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-1006	ROOF PLAN	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-2001	ELEVATIONS - SITE	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-2002	ELEVATIONS - SITE	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-2101	ELEVATION - BUILDING A	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-2102	ELEVATION - BUILDING B	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-2103	ELEVATION - BUILDING C & D	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-2104	ELEVATION - BUILDING E	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-2105	ELEVATION - BUILDING F	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-2107	ELEVATION - BUILDING G	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-2108	ELEVATION - BUILDING H	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-3000	SECTIONS - CROSS SECTION	1:500	AMENDED STAGE 1DA	22/08/17
PTW-1DA-3001	SECTIONS - LONGITUDINAL	1:500	AMENDED STAGE 1DA	22/08/17

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D/2016/989/A
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DETAILED DESIGN OF BUILDINGS

The following Architectural Drawings are prepared having consideration of the following conditions imposed by City of Sydney DA Notice Of Determination Approval Application No: D/2016/989

(a) A landscape architect must be engaged with each entrant to the competitive design process as landscape design is integral to the proposal.

(b) The building roofs are to accommodate a minimum soil depth of 1m to 60% of the roof area to ensure that a diversity of vegetation layers are utilised that effectively target the City's priority species for urban ecology. Large connected planting cells are to be incorporated to achieve suitable habitat plantings. The remaining roof space should accommodate 20% area for people to access and maintain the roof landscaping and 20% for sustainable energy generation and water re-use.

(c) A minimum 6m setback, below ground and above ground, shall be incorporated into the building envelopes at all Sydney Park boundaries to provide the existing trees within Sydney Park to ability to continue to establish without being impeded by proposed structures or adversely impacted by building construction and ongoing building use. The increased setback must allow for an increased landscaped setback for an improved and substantially vegetated interface with Sydney Park including trees.

(d) A minimum 4m setback shall be incorporated to the top most floor to Buildings C, D, E, F, G and H from the Sydney Park facing edges toward the northern and western boundaries.

(e) The Euston Road building setbacks shall be increased along Euston Road to allow for the RMS required 3.5m footway widening in Condition 19 below. A minimum 3m building setback must be maintained to the realigned property boundary.

(f) Greens roofs and green walls are to be incorporated into the development during the competitive design process and Stage 2 development applications. The selection of zones, species and planting design must be sympathetic to the screening of the built form from Sydney Park, the palette and ecology of planting within Sydney Park and rooftop sustainability and infrastructure requirements.

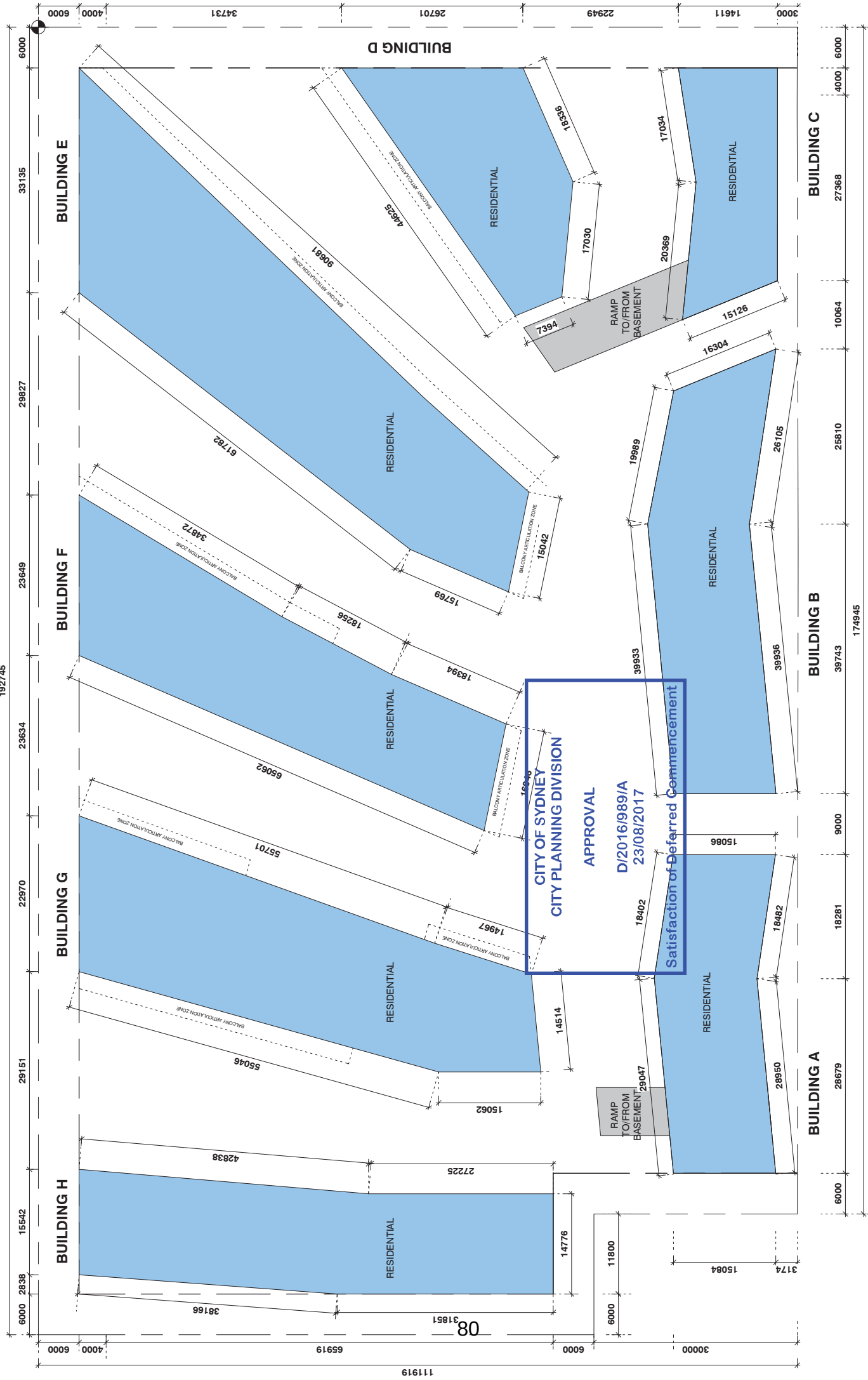
(g) Areas nominated as potential additional deep soil zones within the central plaza space must be incorporated as actual deep zone zones throughout the competitive design process and Stage 2 development applications.

(h) Deep soil zones must be unencumbered by built elements either above or below. This includes basements or on-site detention below and balconies above.

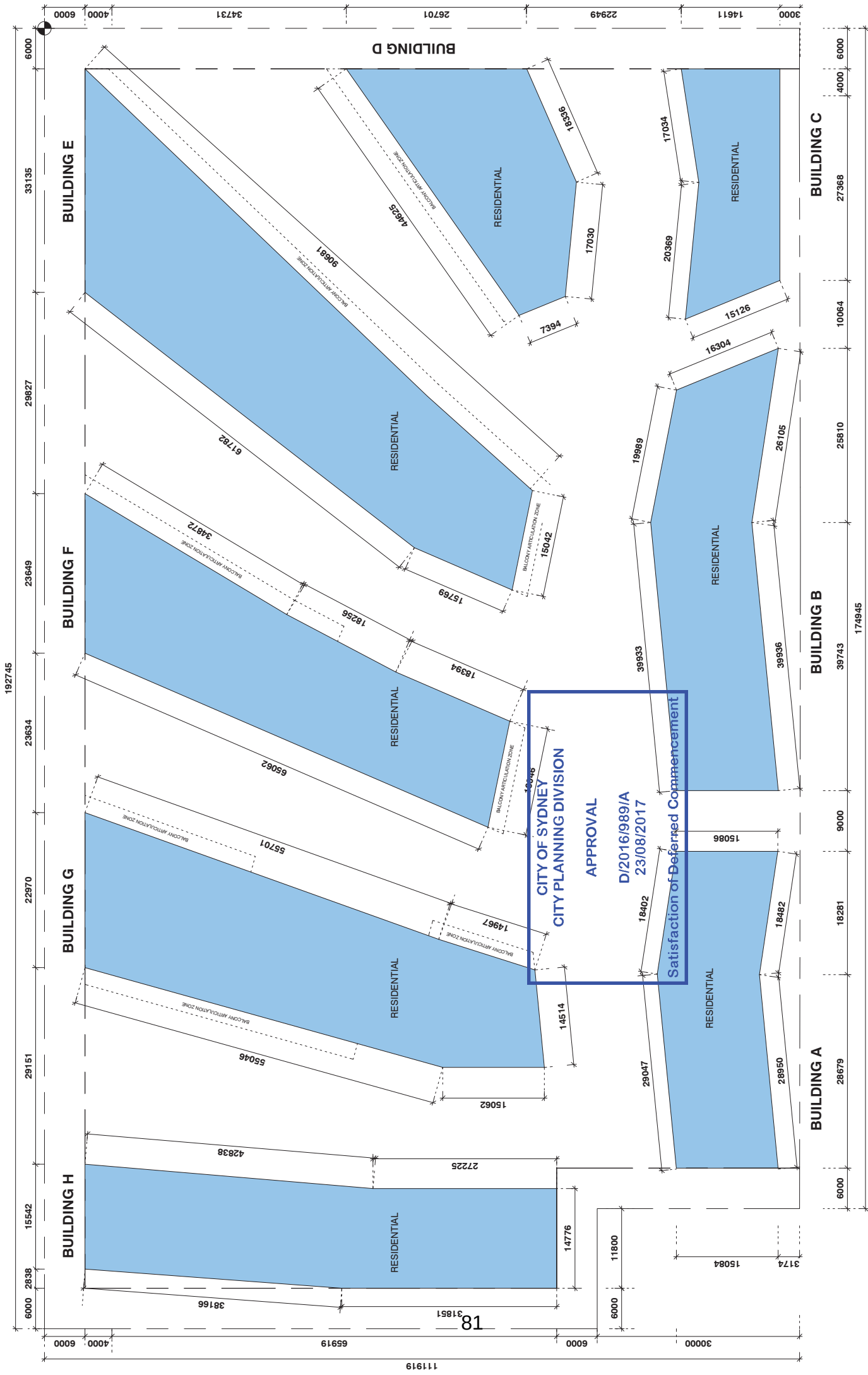
(i) Landscaped spaces between the building envelopes are to accommodate designs and scale that provide varied typologies to users. A diversity of activities is to be catered for. The scale of the space must facilitate a range of activities for individuals, groups and children.

(j) Tree planting must be approached to provide a minimum of 15% canopy cover across the site within 10 years of completion.

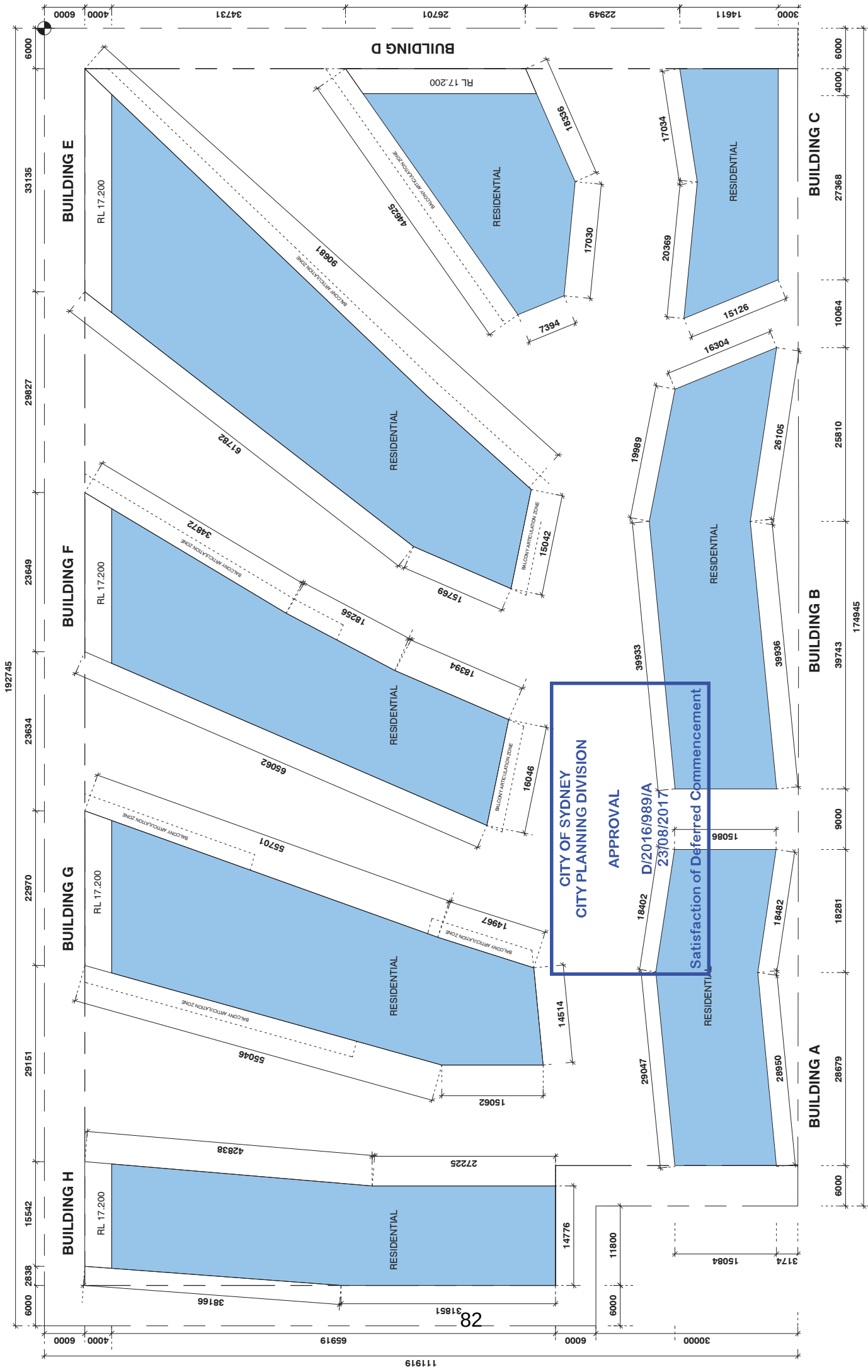
Location of existing property boundary.
Note Condition 4(e): Minimum 3m building setbacks on Euston Rd must be maintained following any boundary realignment for RMS required footway indicated as 3.5m wide.



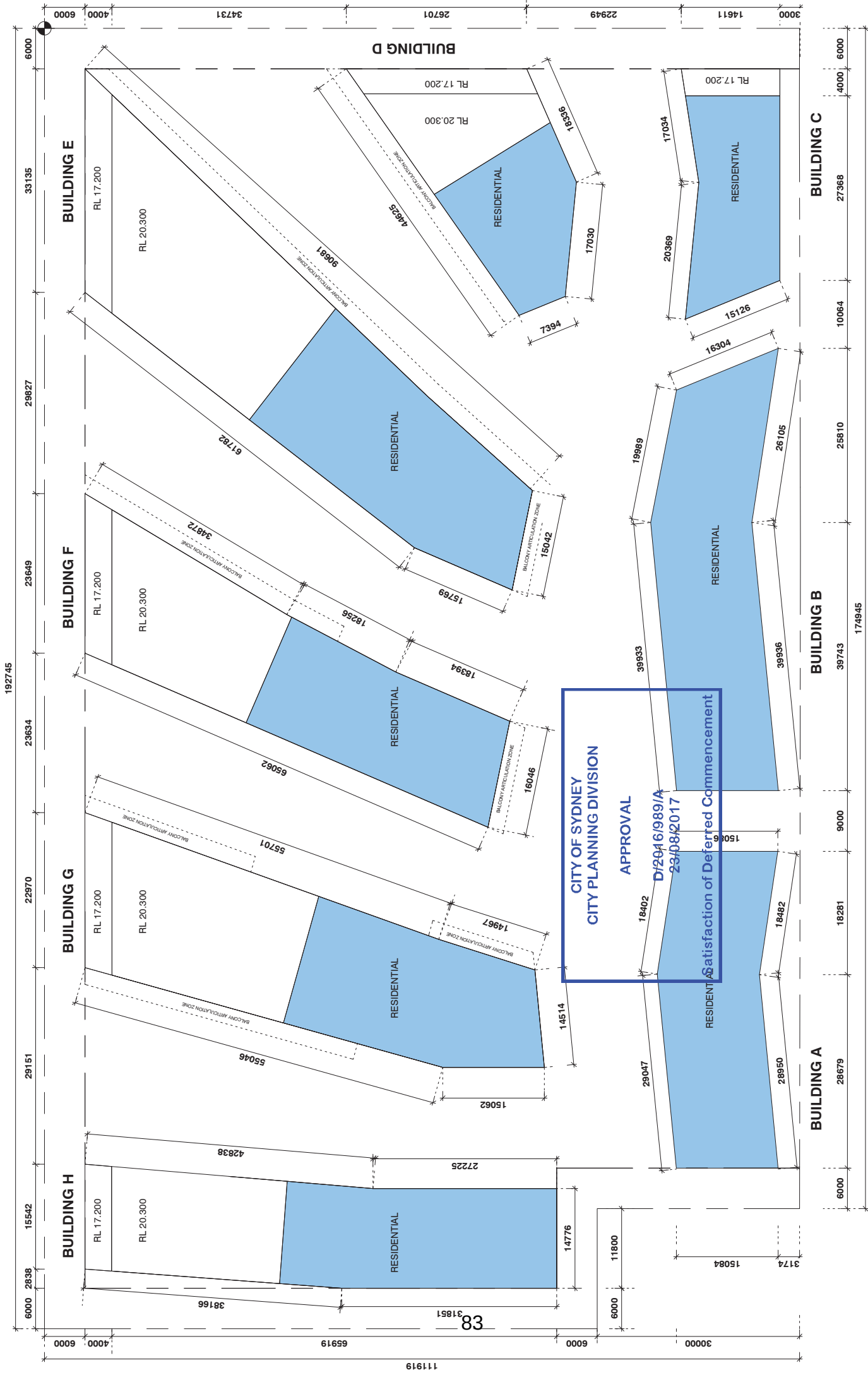
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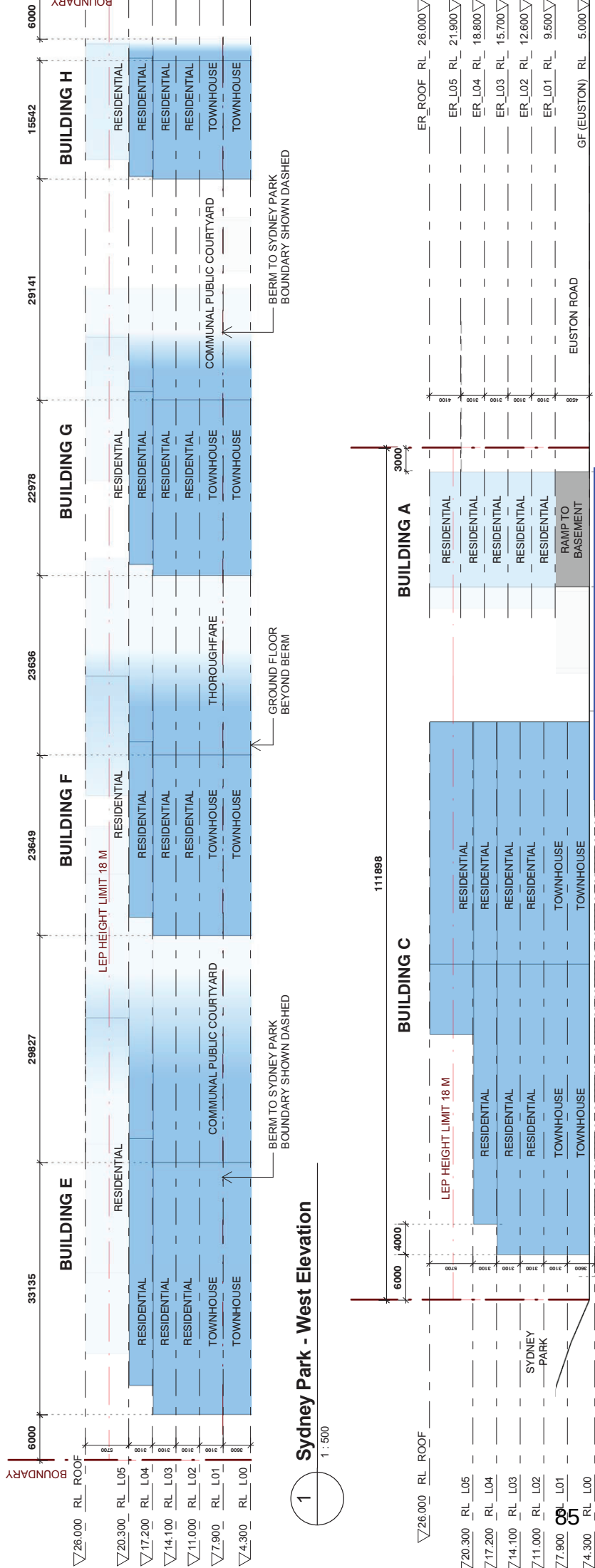


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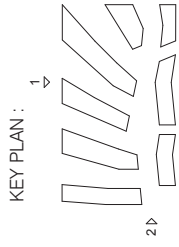


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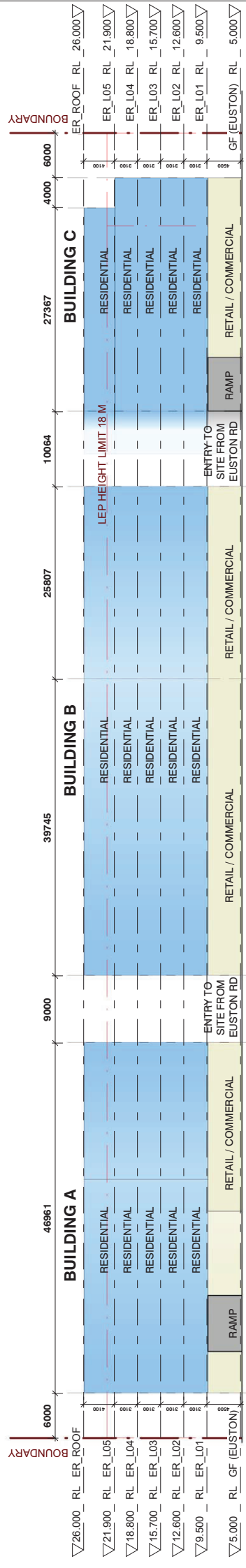




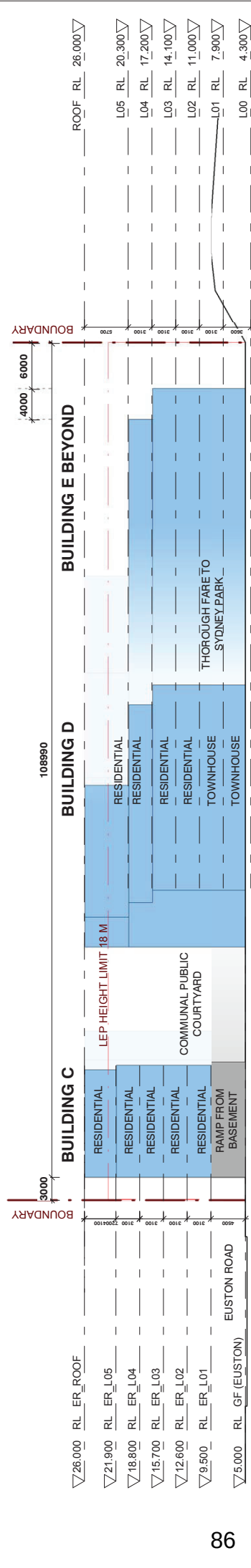
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Location of existing property boundary.
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1 Euston Road - East Elevation
1 : 500

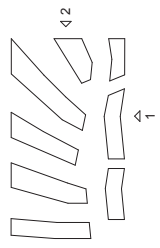


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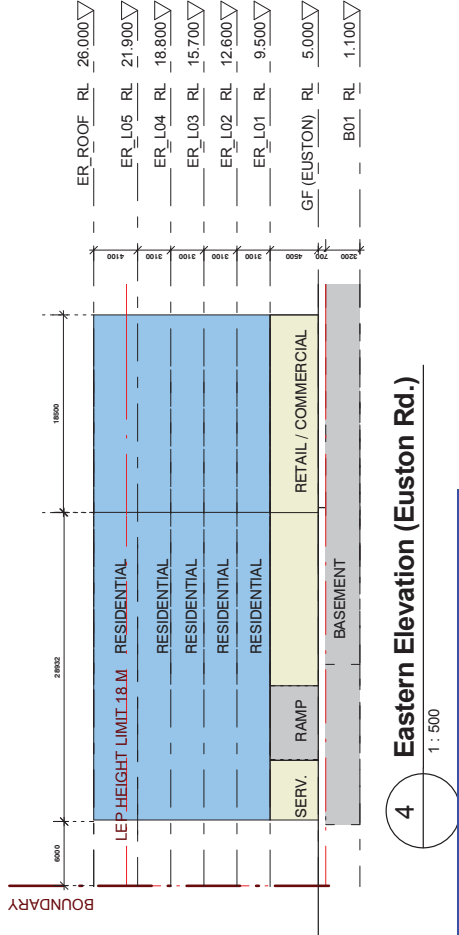
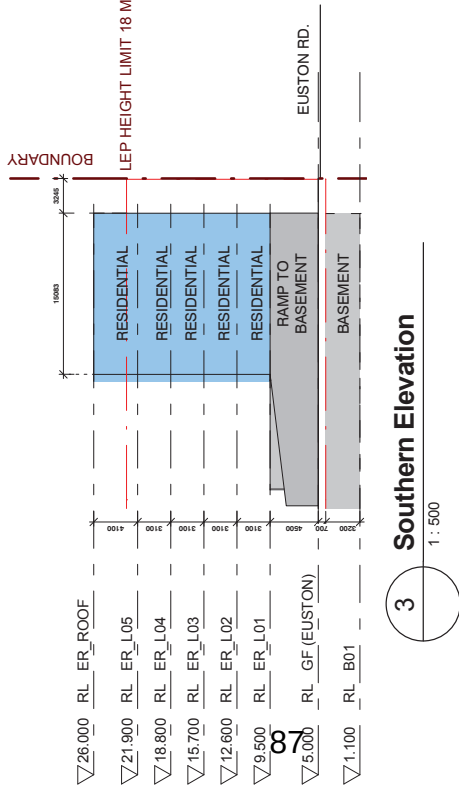
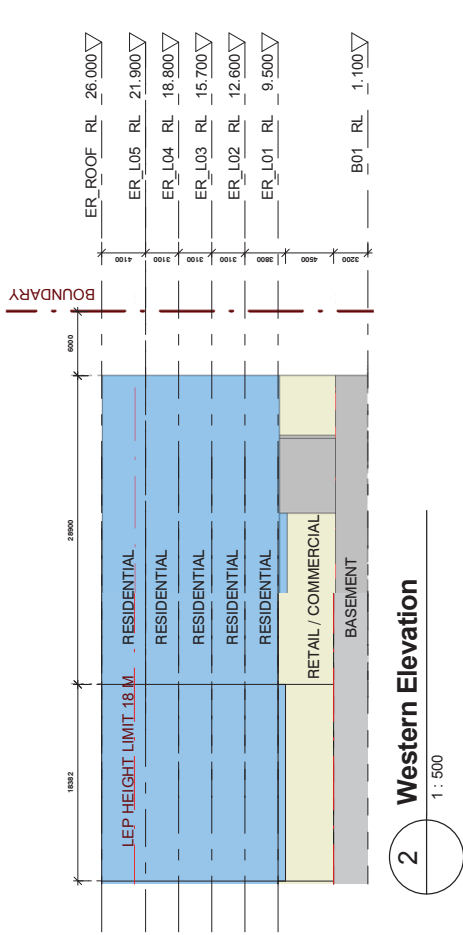
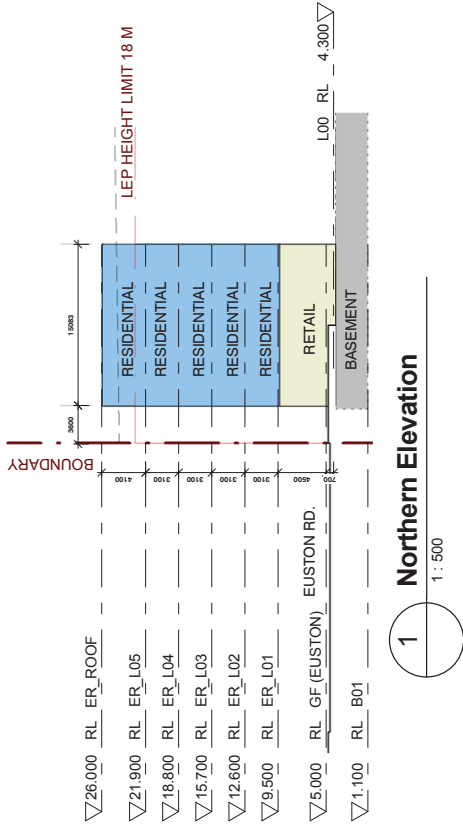
2 North Elevation
1 : 500

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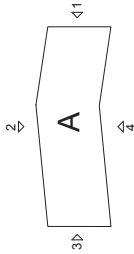
KEY PLAN :



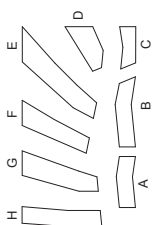
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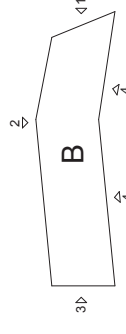
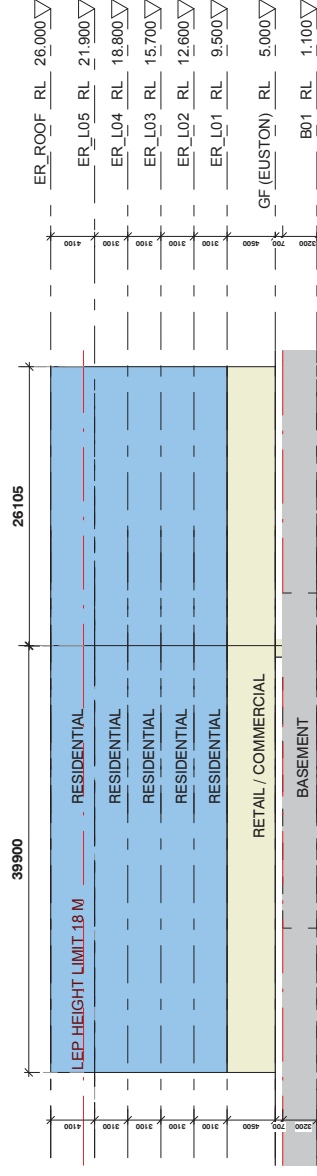
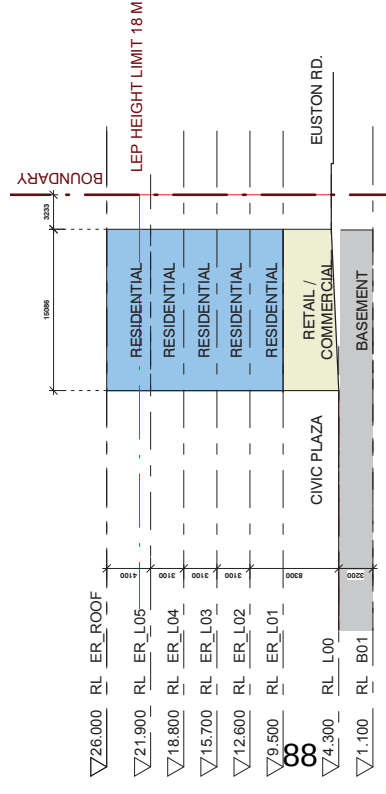
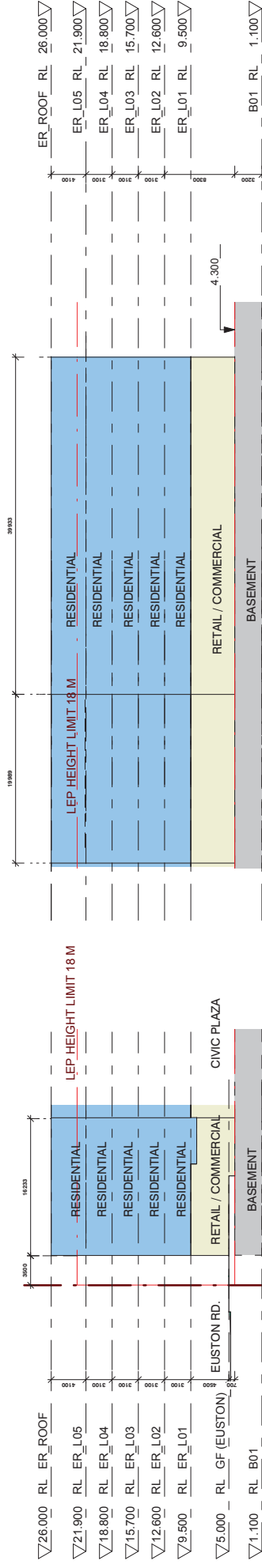
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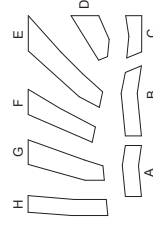
KEY PLAN :



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KEY PLAN :



BUILDING D

BUILDING D

BUILDING D

BUILDING C



1 Northern Elevation

2 Western Elevation

3 Southern Elevation

1 : 500

1 : 500

1 : 500

4 Eastern Elevation (Euston Rd.)

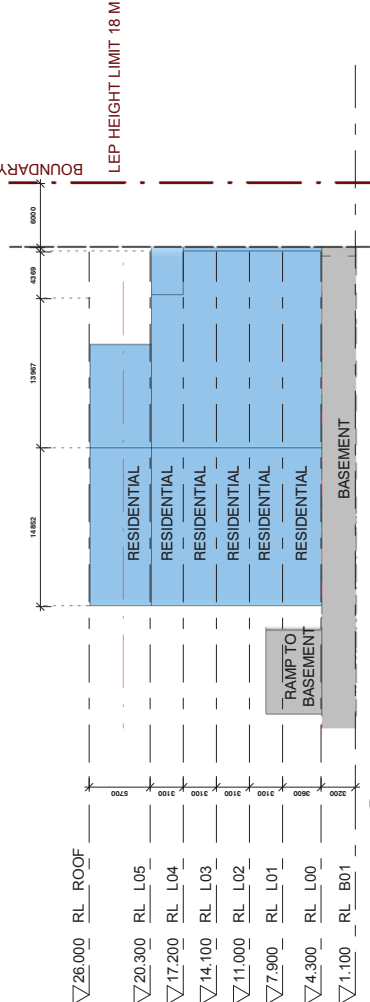
5 Northern Elevation

6 Western Elevation

1 : 500

1 : 500

1 : 500



7 Eastern Elevation

1 : 500

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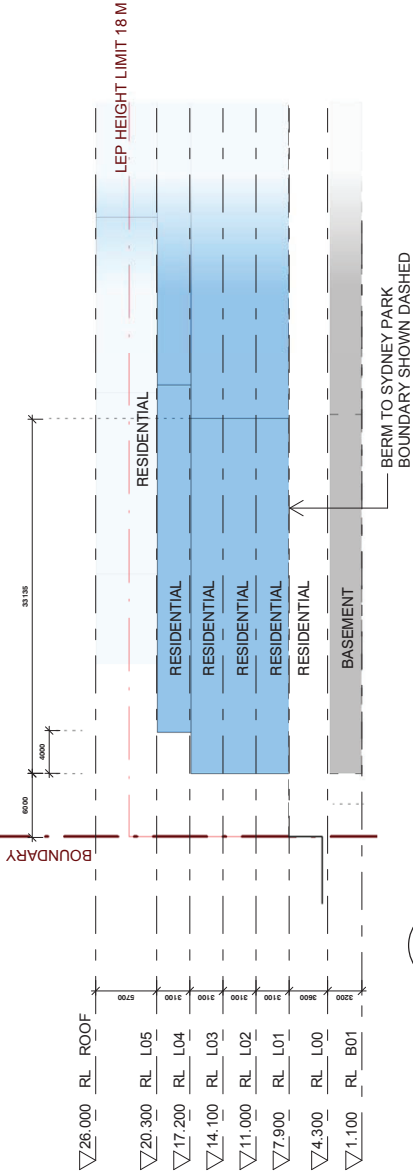
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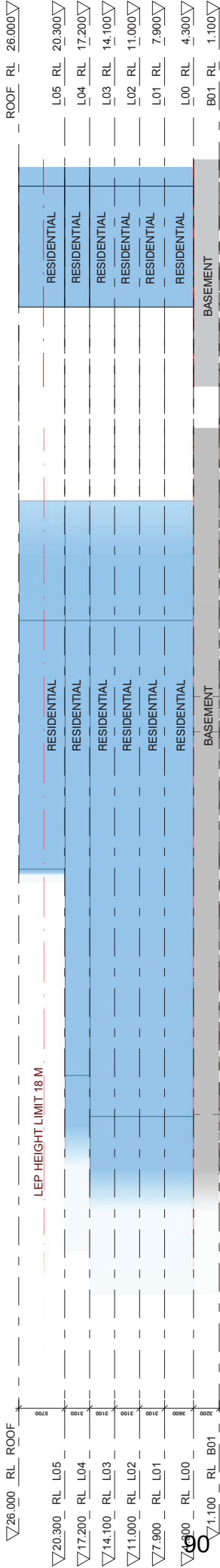
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1 Northern Elevation

1 : 500

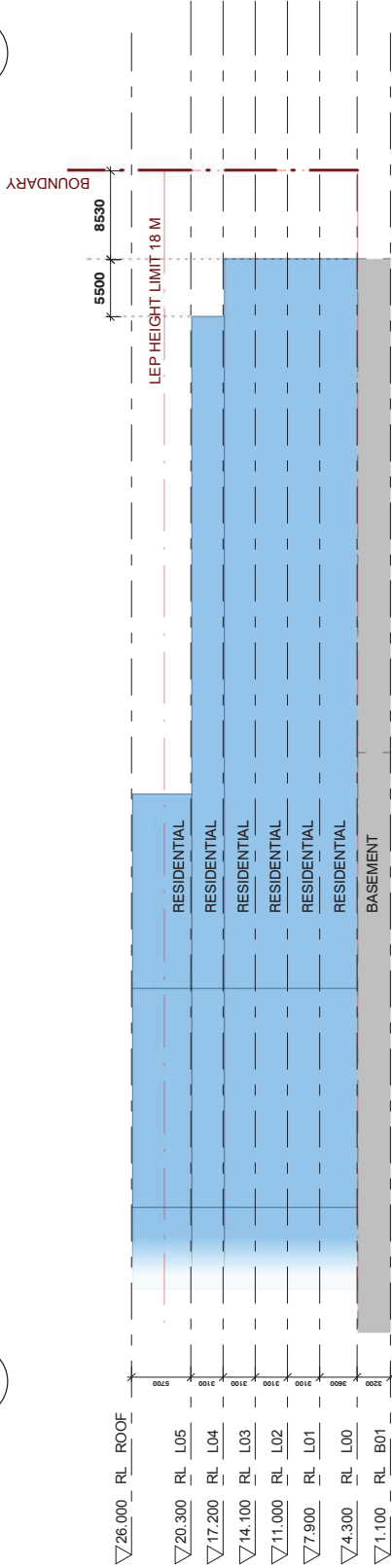


2 Western Elevation

1 : 500

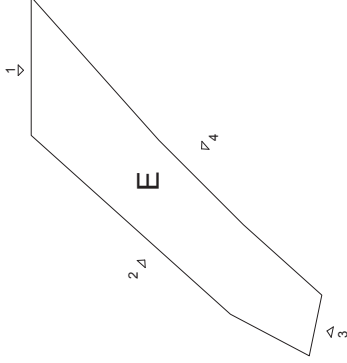
3 Southern Elevation

1 : 500

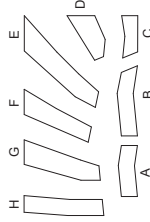


4 Eastern Elevation

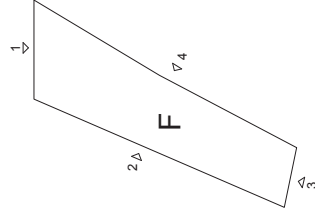
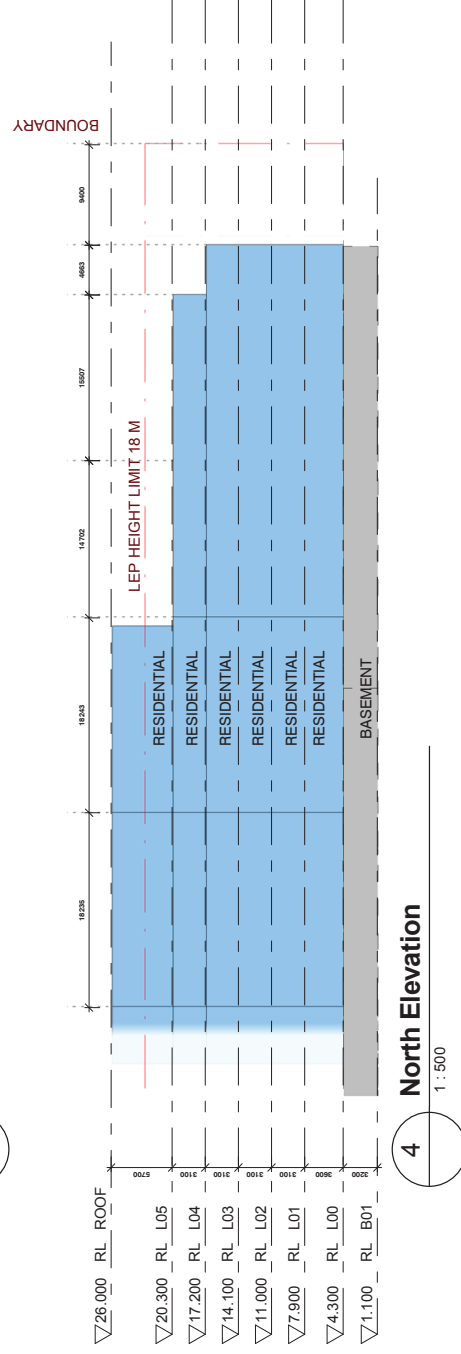
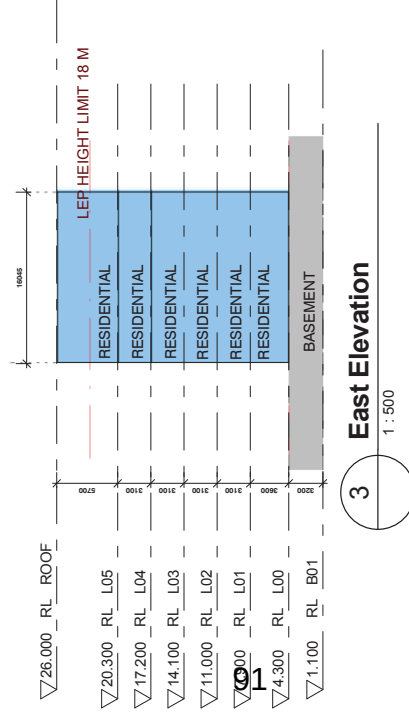
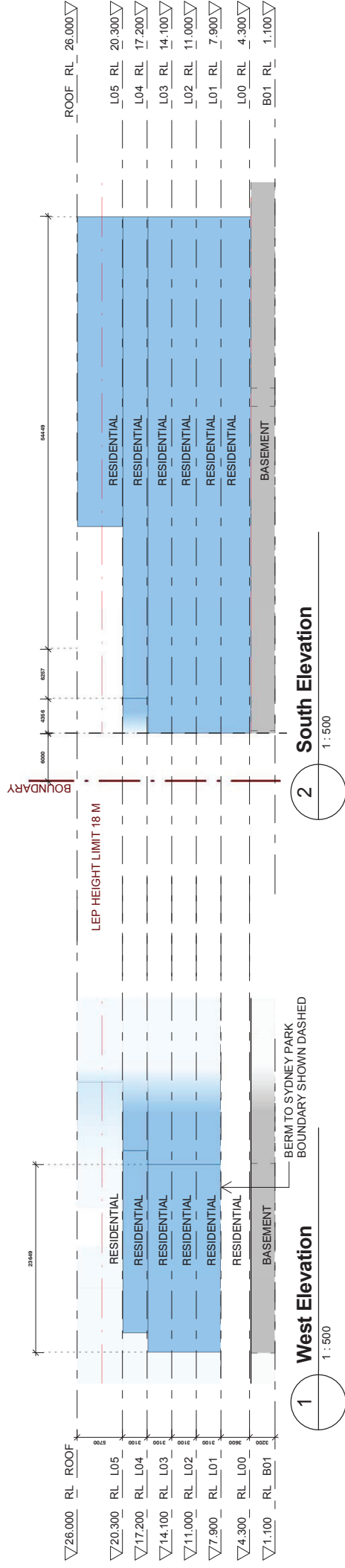
1 : 500



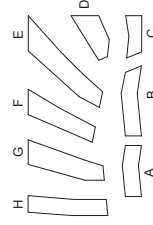
KEY PLAN :

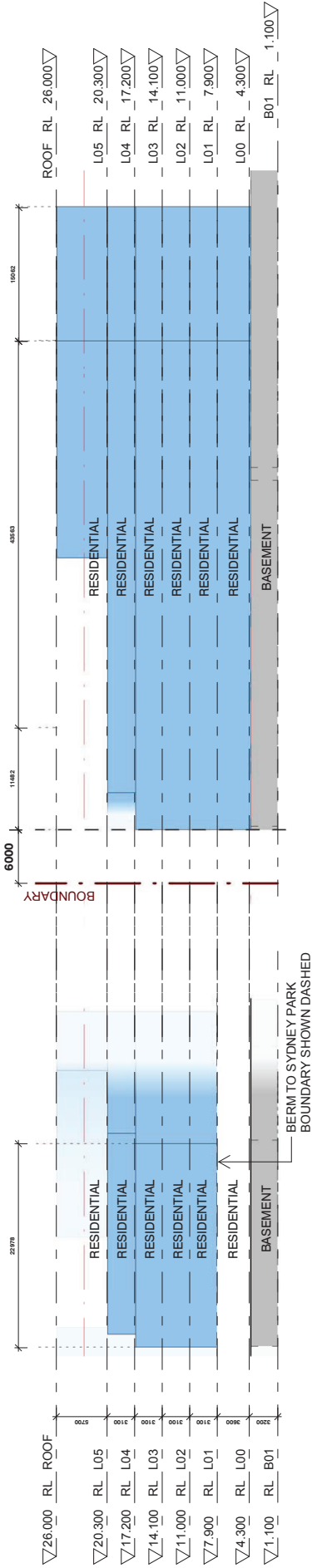


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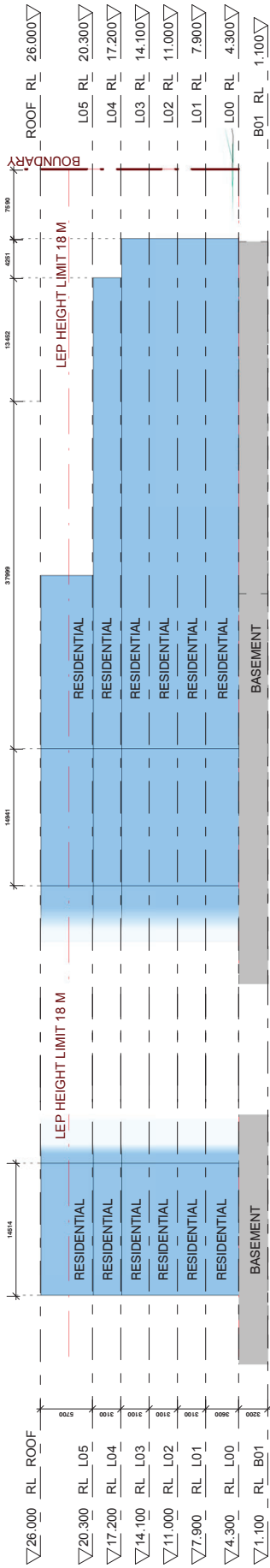
KEY PLAN :





1 BUILDING G - WEST ELEVATION
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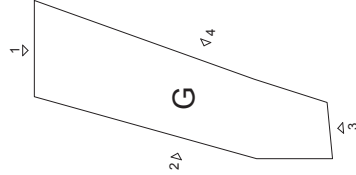
2 BUILDING G - SOUTH ELEVATION
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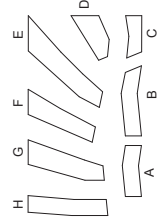
3 BUILDING G - EAST ELEVATION
1 : 500

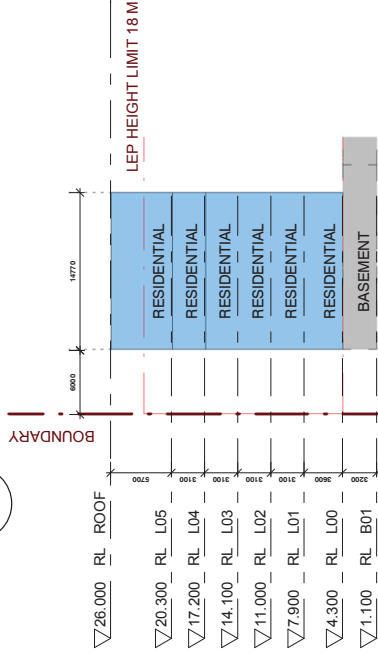
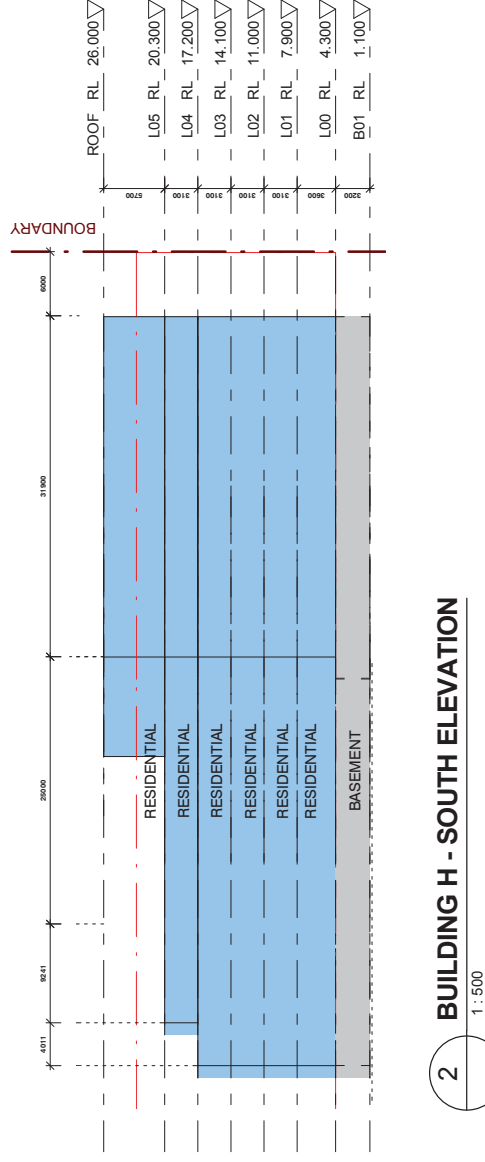
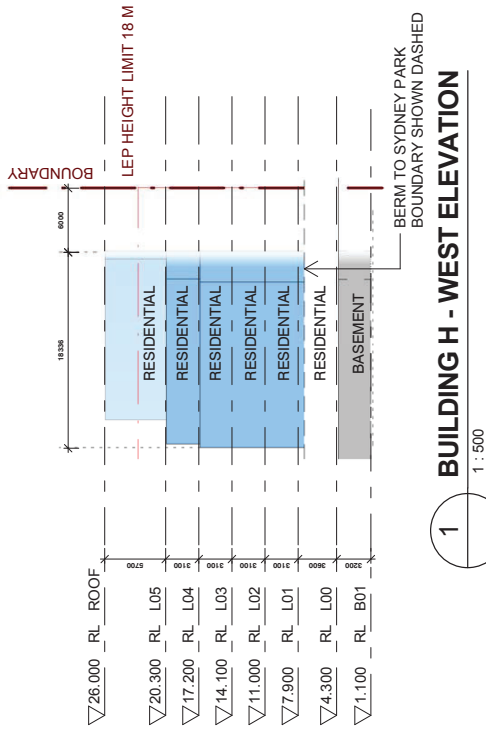
4 BUILDING G - NORTH ELEVATION
1 : 500

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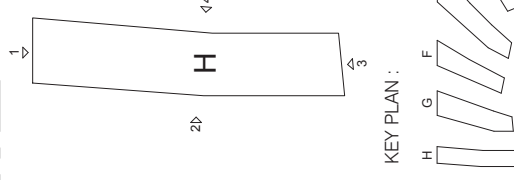


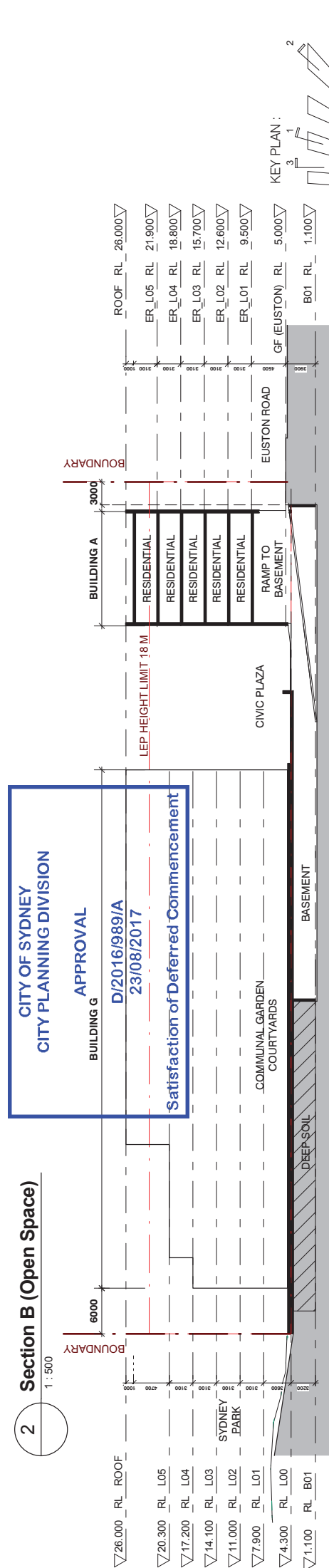
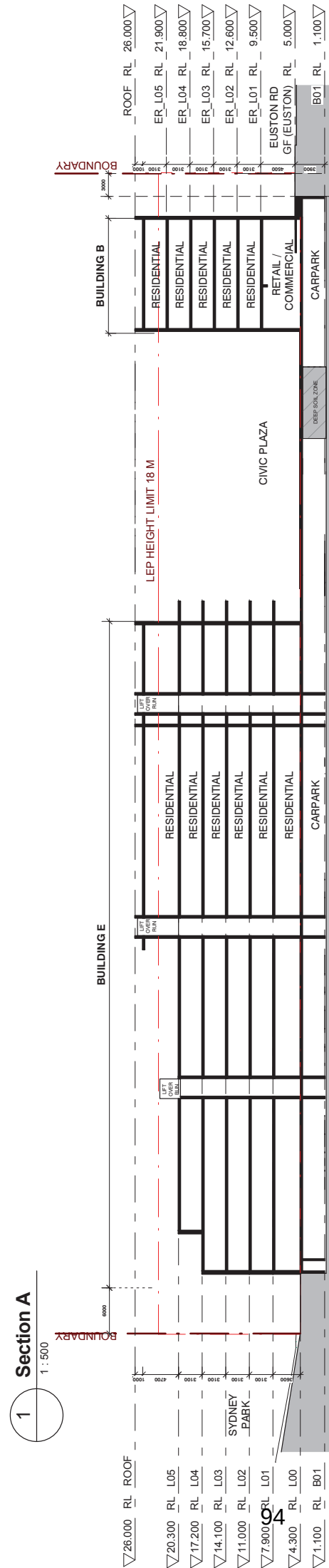
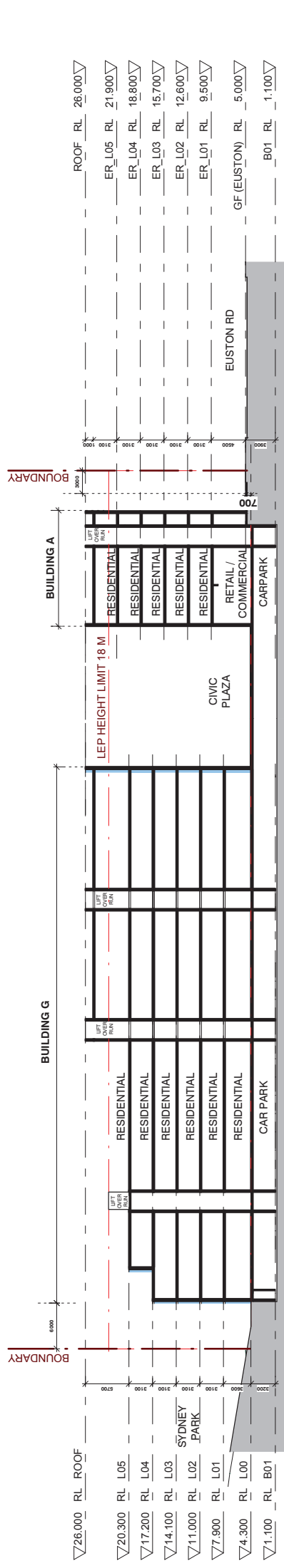
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1

Section A

1:500

2

Section B (Open Space)

1:500

3

Section C (Basement Ramp)

1:500

Location of existing property boundary.
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Project: Sydney Park, Alexandria

Client: Hailiang Group

Dwg No: 2*408/17

SECTIONS - CROSS SECTION

D/2016/989/A

23/08/2017

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1:500 @ A3

0

5

10

20

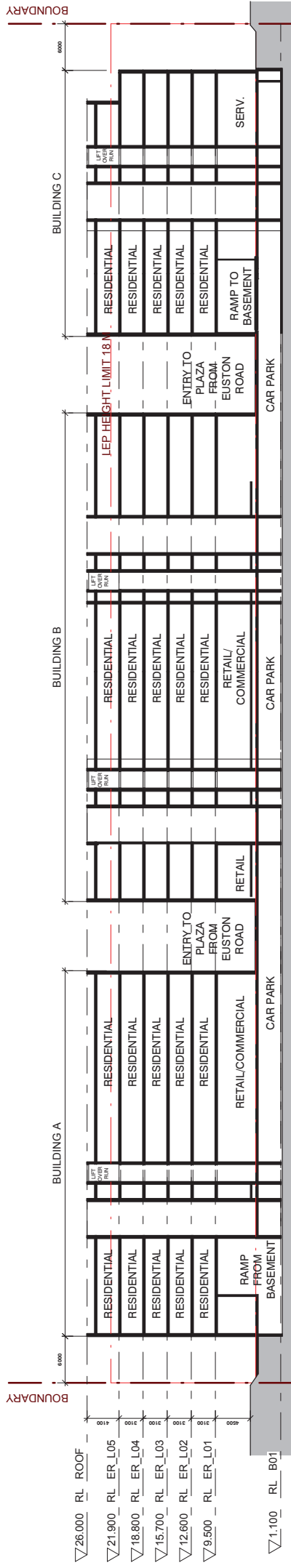
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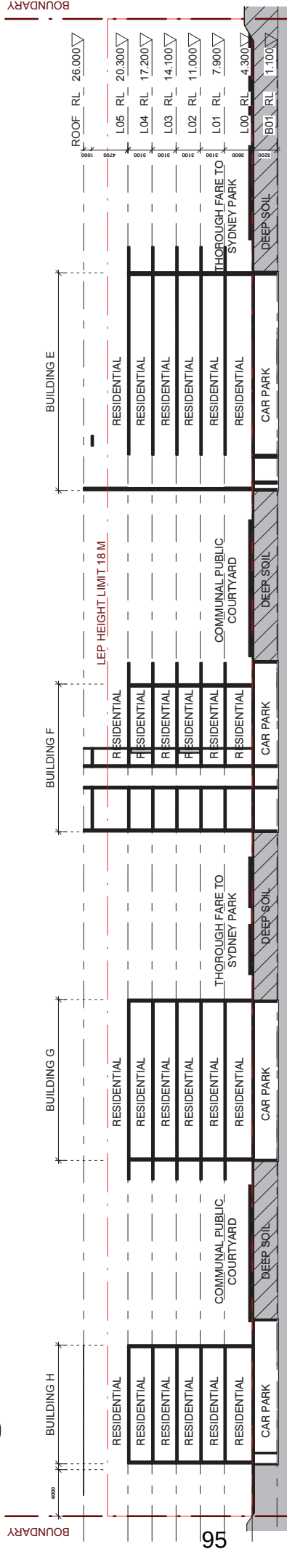
PTW Architects

Level 13, 9 Castlereagh St. T +612 9232 2877
Sydney NSW 2000 Australia F +612 9221 4139

NSW Registered Architects
B Project Architect No 9008
A Project No 176



1 Section D
1 : 500



2 Section E (Open Space)
1 : 500

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