

# **Attachment B**

<b>Concept Envelope Plans</b>
-------------------------------

DRAWING LIST

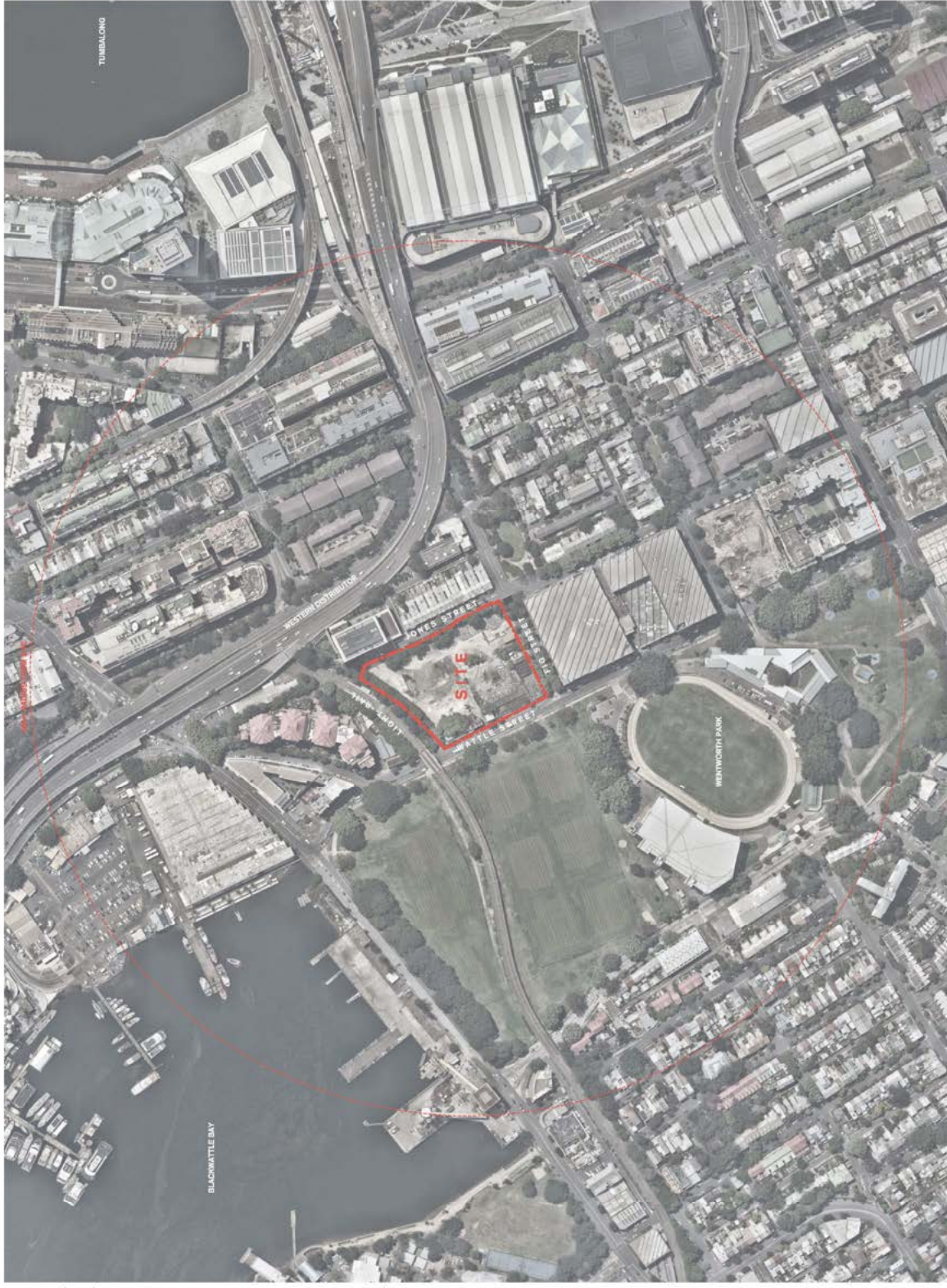
DRAWING NO.	DRAWING NAME	REV
DA1-0000	COVER SHEET	3
<b>CONCEPT ENVELOPE</b>		
DA1-0001	CONCEPT ENVELOPE - 3D - WEST	3
DA1-0002	CONCEPT ENVELOPE - 3D - EAST	3
DA1-0003	CONCEPT ENVELOPE - 3D - WEST SHOWING 10% ADDITIONAL HEIGHT ALLOCATION	3
DA1-0004	CONCEPT ENVELOPE - 3D - EAST SHOWING 10% ADDITIONAL HEIGHT ALLOCATION	3
DA1-0010	CONCEPT ENVELOPE - PLAN	3
DA1-0011	CONCEPT ENVELOPE - PLAN - INDICATIVE BUILDING OUTLINE	3
DA1-0012	CONCEPT ENVELOPE - PLAN - INDICATIVE BUILDING OUTLINE SHOWING 10% ADDITIONAL HEIGHT ALLOCATION	3
DA1-0013	CONCEPT ENVELOPE - PLAN - INDICATIVE BUILDING OUTLINE SHOWING 10% ADDITIONAL HEIGHT ALLOCATION	3
DA1-0020	CONCEPT ENVELOPE - ELEVATION - JONES STREET	3
DA1-0021	CONCEPT ENVELOPE - ELEVATION - WATTLE STREET	3
DA1-0022	CONCEPT ENVELOPE - ELEVATION - LIGHT RAIL	3
DA1-0023	CONCEPT ENVELOPE - ELEVATION - JONES STREET SHOWING 10% ADDITIONAL HEIGHT ALLOCATION	3
DA1-0024	CONCEPT ENVELOPE - ELEVATION - WATTLE STREET SHOWING 10% ADDITIONAL HEIGHT ALLOCATION	3
DA1-0025	CONCEPT ENVELOPE - ELEVATION - LIGHT RAIL SHOWING 10% ADDITIONAL HEIGHT ALLOCATION	3
DA1-0026	CONCEPT ENVELOPE - SHADOW DIAGRAMS SHEET 1 OF 2	3
DA1-0027	CONCEPT ENVELOPE - SHADOW DIAGRAMS SHEET 2 OF 2	3
DA1-0001	CONCEPT ENVELOPE - THROUGH SITE LINKS DESIGN PRINCIPLES	3
DA1-0000	CONCEPT ENVELOPE - THROUGH SITE LINKS DESIGN PRINCIPLES	3
DA1-0000	CONCEPT ENVELOPE - CLIP DESIGN PRINCIPLES	3
DA1-0000	CONCEPT ENVELOPE - CLIP DESIGN PRINCIPLES	3

Please refer to Attachment 7: Revised Landscaping Concept Plans for DA1-0000 series landscape drawings.

INDICATIVE REFERENCE SCHEME

RF-0001	INDICATIVE REFERENCE SCHEME - PROOF OF MASSING WEST VIEW	3
RF-0002	INDICATIVE REFERENCE SCHEME - PROOF OF MASSING EAST VIEW	3
RF-0003	INDICATIVE REFERENCE SCHEME - PROOF OF MASSING NORTH VIEW	3
RF-0004	INDICATIVE REFERENCE SCHEME - PROOF OF MASSING SOUTH VIEW	3
RF-1001	INDICATIVE REFERENCE SCHEME - BASEMENT 1 PLAN	3
RF-1002	INDICATIVE REFERENCE SCHEME - BASEMENT 2 PLAN	3
RF-1003	INDICATIVE REFERENCE SCHEME - LEVEL 1 PODIUM MID LEVEL 1 PLAN	3
RF-1004	INDICATIVE REFERENCE SCHEME - WATTLE LEVEL 2 MID LEVEL 2 JONES LEVEL 3 PLAN	3
RF-1005	INDICATIVE REFERENCE SCHEME - WATTLE LEVEL 4 MID LEVEL 4 JONES LEVEL 5 PLAN	3
RF-1006	INDICATIVE REFERENCE SCHEME - WATTLE LEVEL 6 MID LEVEL 6 JONES LEVEL 7 PLAN	3
RF-1007	INDICATIVE REFERENCE SCHEME - WATTLE LEVEL 8 MID LEVEL 8 JONES LEVEL 9 PLAN	3
RF-1008	INDICATIVE REFERENCE SCHEME - WATTLE LEVEL 10 MID LEVEL 10 JONES LEVEL 11 PLAN	3
RF-1009	INDICATIVE REFERENCE SCHEME - WATTLE LEVEL 12 MID LEVEL 12 JONES LEVEL 13 PLAN	3
RF-1010	INDICATIVE REFERENCE SCHEME - WATTLE LEVEL 14 MID LEVEL 14 JONES LEVEL 15 PLAN	3
RF-1011	INDICATIVE REFERENCE SCHEME - WATTLE LEVEL 16 MID LEVEL 16 JONES LEVEL 17 PLAN	3
RF-2001	INDICATIVE REFERENCE SCHEME - ELEVATION - JONES STREET	3
RF-2002	INDICATIVE REFERENCE SCHEME - ELEVATION - WATTLE STREET	3
RF-2003	INDICATIVE REFERENCE SCHEME - ELEVATION - LIGHT RAIL	3
RF-3001	INDICATIVE REFERENCE SCHEME - SECTION A	3
RF-3002	INDICATIVE REFERENCE SCHEME - SECTION B	3
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RF-3005	INDICATIVE REFERENCE SCHEME - SECTION E	3
RF-3006	INDICATIVE REFERENCE SCHEME - SECTION F	3
RF-4001	INDICATIVE REFERENCE SCHEME - SOLAR DIAGRAMS SHEET 1 OF 2	3
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RF-4003	INDICATIVE REFERENCE SCHEME - CROSS VENTILATION DIAGRAMS SHEET 1 OF 2	3
RF-4004	INDICATIVE REFERENCE SCHEME - CROSS VENTILATION DIAGRAMS SHEET 2 OF 2	3
RF-4005	INDICATIVE REFERENCE SCHEME - DEEP SOIL & COMMUNAL OPEN SPACE DIAGRAM	3
RF-4006	INDICATIVE REFERENCE SCHEME - SHADOW DIAGRAMS SHEET 1 OF 2	3
RF-4007	INDICATIVE REFERENCE SCHEME - SHADOW DIAGRAMS SHEET 2 OF 2	3
RF-5000	INDICATIVE REFERENCE SCHEME - DEVELOPMENT DATA	3

Please refer to Attachment 7: Revised Landscaping Concept Plans for RF-0000 series landscape drawings.



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**Client**  
Landream  
02 8577 6777

**Project Manager**  
PDS Group  
02 8577 6777

**Team Planner**  
Mecotte  
02 8577 6777

**Structural Engineer**  
Webber  
02 8577 6777

**Building Services**  
IGS  
02 8577 6777

**Pool**  
Cardno  
02 8577 6777

**Call**  
Enspire  
02 8577 6777

**Trade Engineer**  
JMT Consulting  
04 315 981 177

**Legend**

**Scale**  
1 : 2000 @ A1

**Project**  
Fig & Wattle

**Address**  
14-26 Wattle Street,  
Pymont NSW 2009

**Drawn**  
JG

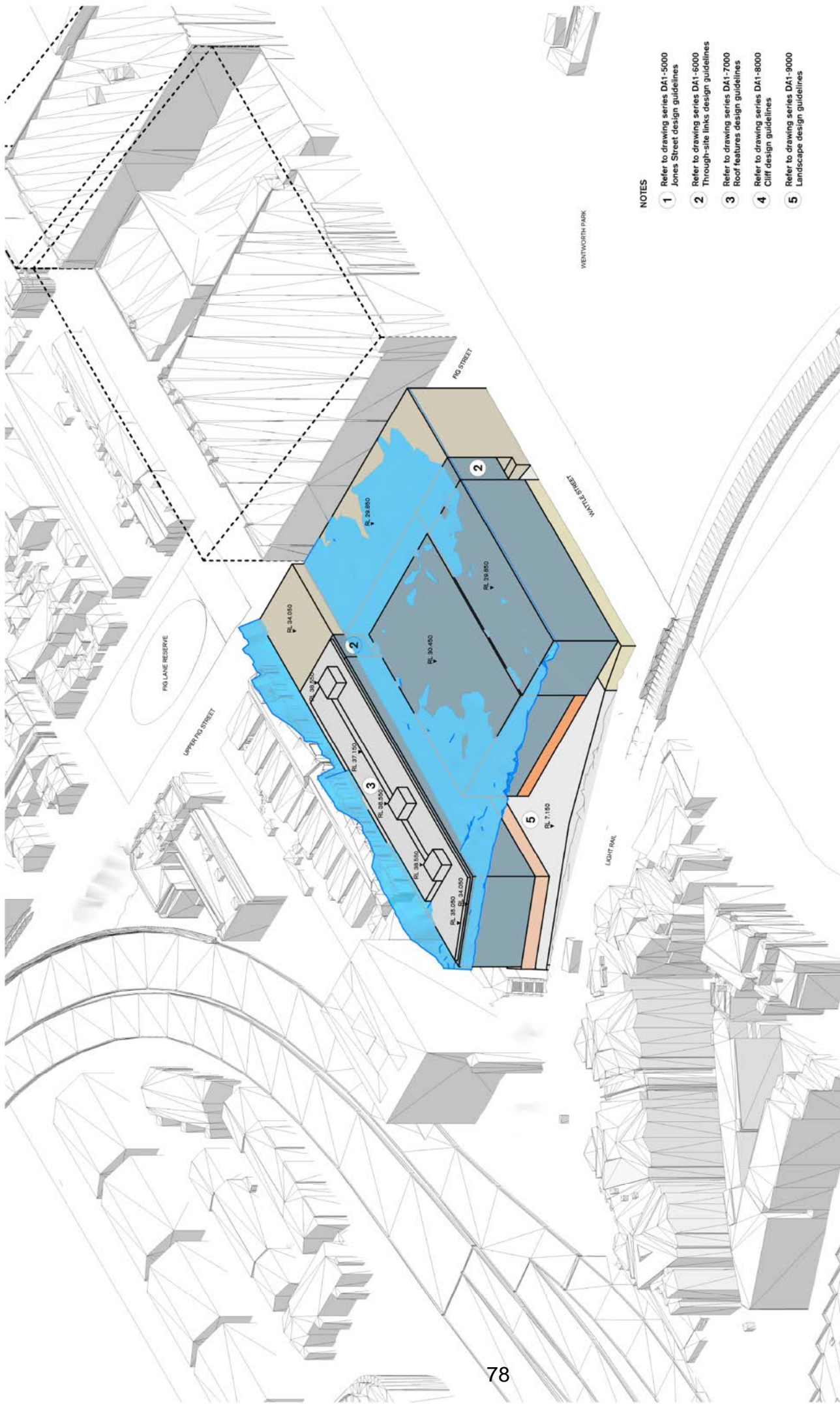
**Checked**  
CM

**Project No.**  
19001

**Revision**  
DA1-0000

**3**





WENTWORTH PARK

WATTLE STREET

LIGHT RAIL

POULANE RESERVE

UPPER PG STREET

PG STREET

### NOTES

- 1 Refer to drawing series DA1-5000 Jones Street design guidelines
- 2 Refer to drawing series DA1-6000 Through-site links design guidelines
- 3 Refer to drawing series DA1-7000 Roof features design guidelines
- 4 Refer to drawing series DA1-8000 Cliff design guidelines
- 5 Refer to drawing series DA1-9000 Landscape design guidelines

**Izannes**

Project  
**Fig & Wattle**

Drawing  
**CONCEPT ENVELOPE  
3D - WEST**

Date Created	17.05.19	Drawn	CM	Checked	CM
Project No.	19001	Drawing No.	DA1-0001	Revision	3

Address  
**14-26 Wattle Street,  
Pymont NSW 2009**

Scale  
**N.T.S**

North

NOT FOR CONSTRUCTION

Legend	Building Services	Client	Rev	Date	For
RESIDENTIAL	IGS	Landstream	1	09.04.20	For Review
COMMERCIAL	Cardno	Project Manager	2	09.04.20	Issue for Information
RETAIL	Cardno	IGS	3	17.04.20	Issue for Information
COMMUNITY - RECREATION CENTRE	Cardno	IGS			
COMMUNITY - CHILD CARE CENTRE	Cardno	IGS			
URB PARKING / SERVICES	Cardno	IGS			
ROOF NON-GFA FEATURES	Cardno	IGS			

Client	IGS	Rev	Date	For
Landstream	Cardno	1	09.04.20	For Review
Project Manager	Cardno	2	09.04.20	Issue for Information
IGS	Cardno	3	17.04.20	Issue for Information

Client	IGS	Rev	Date	For
Landstream	Cardno	1	09.04.20	For Review
Project Manager	Cardno	2	09.04.20	Issue for Information
IGS	Cardno	3	17.04.20	Issue for Information

Client	IGS	Rev	Date	For
Landstream	Cardno	1	09.04.20	For Review
Project Manager	Cardno	2	09.04.20	Issue for Information
IGS	Cardno	3	17.04.20	Issue for Information

Client	IGS	Rev	Date	For
Landstream	Cardno	1	09.04.20	For Review
Project Manager	Cardno	2	09.04.20	Issue for Information
IGS	Cardno	3	17.04.20	Issue for Information



# NOTES

- 1 Refer to drawing series DA1-5000 Jones Street design guidelines
- 2 Refer to drawing series DA1-6000 Through-site links design guidelines
- 3 Refer to drawing series DA1-7000 Roof features design guidelines
- 4 Refer to drawing series DA1-8000 Cliff design guidelines
- 5 Refer to drawing series DA1-9000 Landscape design guidelines

WENTWORTH PARK



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Rev	Date	For	By
1	09.04.20	For Review	JZ
2	09.04.20	Issue for Information	JZ
3	17.04.20	Issue for Information	JZ

<b>Client</b>	<b>Landstream</b> 02 8557 6771
<b>Project Manager</b>	<b>PDS Group</b> 02 8557 6771
<b>Team Planner</b>	<b>Mecone</b> 02 8557 6771
<b>Structural Engineer</b>	<b>Webber</b> 02 8557 6771
<b>Building Services</b>	<b>IGS</b> 02 8557 6771
<b>Roof</b>	<b>Cardno</b> 02 8557 6771
<b>Cost</b>	<b>Enspire</b> 02 8557 6771
<b>Traffic Engineer</b>	<b>JMT Consulting</b> 0415 563 177

Legend	Building Services
RESIDENTIAL	IGS
COMMERCIAL	Cardno
RETAIL	Enspire
COMMUNITY / RECREATION CENTRE	JMT Consulting
COMMUNITY / CHILD CARE CENTRE	
CAR PARKING / SERVICES	
ROOF NON-GFA FEATURES	

Scale: N.T.S.

Project: Fig & Wattie

Drawing: CONCEPT ENVELOPE  
3D - EAST

Address: 14-26 Wattie Street,  
Pyrmont NSW 2009  
Status: NOT FOR CONSTRUCTION

Scale: N.T.S.

Date Created: 17.05.19  
Drawn: JZ  
Checked: CM  
Project No: 19001  
Drawing No: DA1-0002  
Revision: 3



















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Pymont NSW 2009  
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Fax: 02 9557 6001  
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**Building Services**  
IGS  
14-26 Wattle Street,  
Pymont NSW 2009  
Tel: 02 9557 6000  
Fax: 02 9557 6001  
Email: info@igs.com.au

**Legend**  
10% ADDITIONAL ENVELOPE - COMMERCIAL  
10% ADDITIONAL ENVELOPE - RESIDENTIAL

**Scale**  
1:250 @ A1

**North**  
North arrow pointing towards the top right of the page.

**Project**  
Fig & Wattle

**Address**  
14-26 Wattle Street,  
Pymont NSW 2009

**Status**  
NOT FOR CONSTRUCTION

**Drawing No.**  
19001

**Project No.**  
DA1-0013

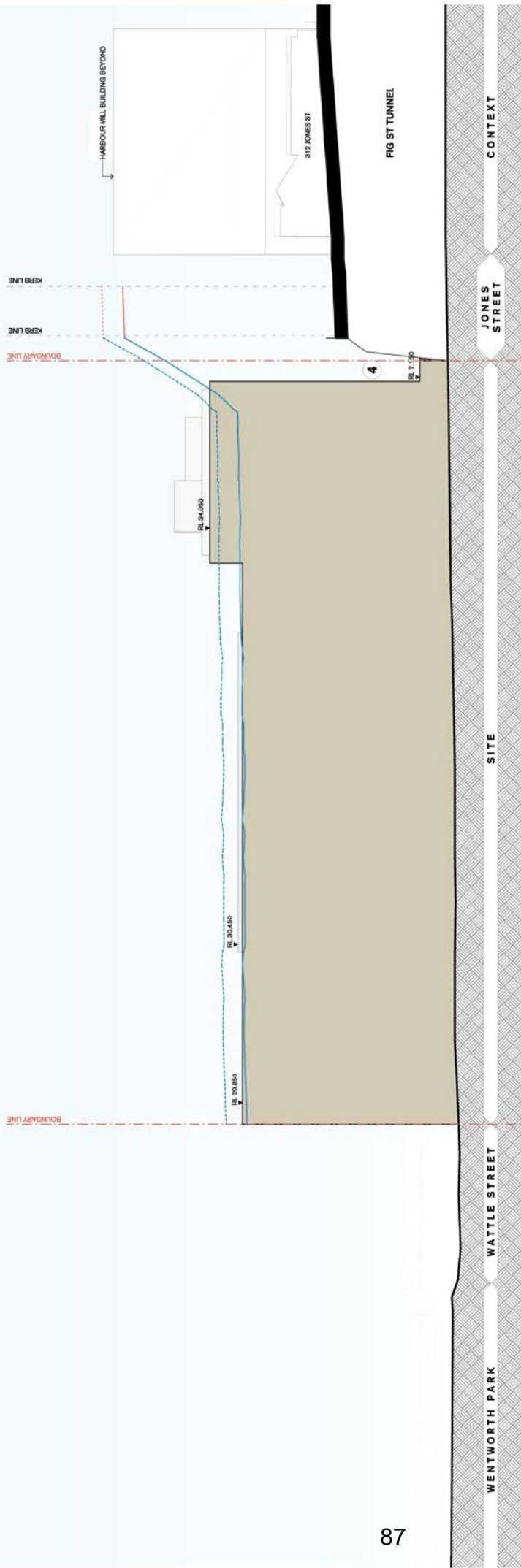
**Revision**  
1

**Notes**

- 1 Refer to drawing series DA1-5000 Jones Street design guidelines
- 2 Refer to drawing series DA1-6000 Through-site links design guidelines
- 3 Refer to drawing series DA1-7000 Roof features design guidelines
- 4 Refer to drawing series DA1-8000 Cliff design guidelines
- 5 Refer to drawing series DA1-9000 Landscape design guidelines







NOTES

- 1 Refer to drawing series DA1-5000 Jones Street design guidelines
- 2 Refer to drawing series DA1-6000 Through-site links design guidelines
- 3 Refer to drawing series DA1-7000 Roof features design guidelines
- 4 Refer to drawing series DA1-8000 Cliff design guidelines
- 5 Refer to drawing series DA1-9000 Landscape design guidelines



Wentworth Park  
14-26 Wattie Street,  
Pyrmont NSW 2009  
Australia  
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Rev	Date	For
1	09.04.20	Issue for Review
2	09.04.20	Issue for Information
3	17.04.20	Issue for Information

<b>Client</b>	<b>Building Services</b>
Landstream 02 9550 2468	IGS 02 9550 4800
<b>Project Manager</b>	<b>Pool</b>
PDS Group 02 9550 2468	Cardino 02 9550 7100
<b>Town Planner</b>	<b>Call</b>
Mecotte 02 9550 6666	Enspire 02 9550 6130
<b>Structural Engineer</b>	<b>Traffic Engineer</b>
Webber 02 9550 2468	JMT Consulting 04 315 508 177

<b>Legend</b>	<b>Height Plane</b>
RESIDENTIAL	27m ABOVE NATURAL GROUND TOPOGRAPHY
COMMERCIAL	27m ABOVE NATURAL GROUND TOPOGRAPHY (10m)
RETAIL	27m ABOVE NATURAL GROUND TOPOGRAPHY (10m)
COMMUNITY - RECREATION CENTRE	27m ABOVE NATURAL GROUND TOPOGRAPHY (10m)
COMMUNITY - CHILD CARE CENTRE	27m ABOVE NATURAL GROUND TOPOGRAPHY (10m)
CAR PARKING / SERVICES	27m ABOVE NATURAL GROUND TOPOGRAPHY (10m)
ROOF NON-GFA FEATURES	27m ABOVE NATURAL GROUND TOPOGRAPHY (10m)

<b>Scale</b>	<b>North</b>
1 : 250 @ A1	North
0 2.5 5 7.5 10 12.5 m	

<b>Project</b>	<b>Address</b>	<b>Project No.</b>	<b>Design No.</b>	<b>Revision</b>
Fig & Wattie	14-26 Wattie Street, Pyrmont NSW 2009	19001	DA1-0021	3

CONCEPT ENVELOPE  
ELEVATION - FIG STREET

<b>Date Created</b>	<b>Drawn</b>	<b>Checked</b>
17.06.19	IZ	CM

















- 1 Refer to drawing series DA1-5000 Jones Street design guidelines
- 2 Refer to drawing series DA1-6000 Through-site links design guidelines
- 3 Refer to drawing series DA1-7000 Roof features design guidelines
- 4 Refer to drawing series DA1-8000 Cliff design guidelines
- 5 Refer to drawing series DA1-9000 Landscape design guidelines

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NonResistant Architects  
 Mac Tamesse 4174

# VI

Building Services  
**IGS**  
02 8458 4600

Flood  
**Cardno**  
02 8485 7700

Civil  
**Enspire**  
02 9922 6135

Traffic Engineer  
**JMT Const**  
0415 563 177

**Client**  
**Landream**  
02 8247 8277

**Project Manager**  
**PDS Group**  
02 8279 2601

**Town Planner**  
**Mecone**  
02 9567 8008

**Structural Engineer**  
**Webber**  
02 9550 2455

Row	Date	For
1	17.04.20	Share

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NonResistant Architects  
 Mac Tamesse 4174

# VI

HEIGHT PLANE  
 — 27% ABOVE NATURAL GROUND TOPOGRAPHY  
 - - - 28.7% ABOVE NATURAL GROUND TOPOGRAPHY (10%)  
 [ ] LEAP ENVELOPE TO NEIGHBOURING BUILDINGS

Scale  
1 : 250 @ A1

**Project**  
**Fig & Wattle**

Drawing  
**CONCEPT ENVELOPE**  
**ELEVATION - WATTLE STREET**  
**SHOWING 10% ADDITIONAL**  
**HEIGHT ALLOCATION**

Date Created  
 15.04.20

Drawn  
 IZ

Checked  
 CM

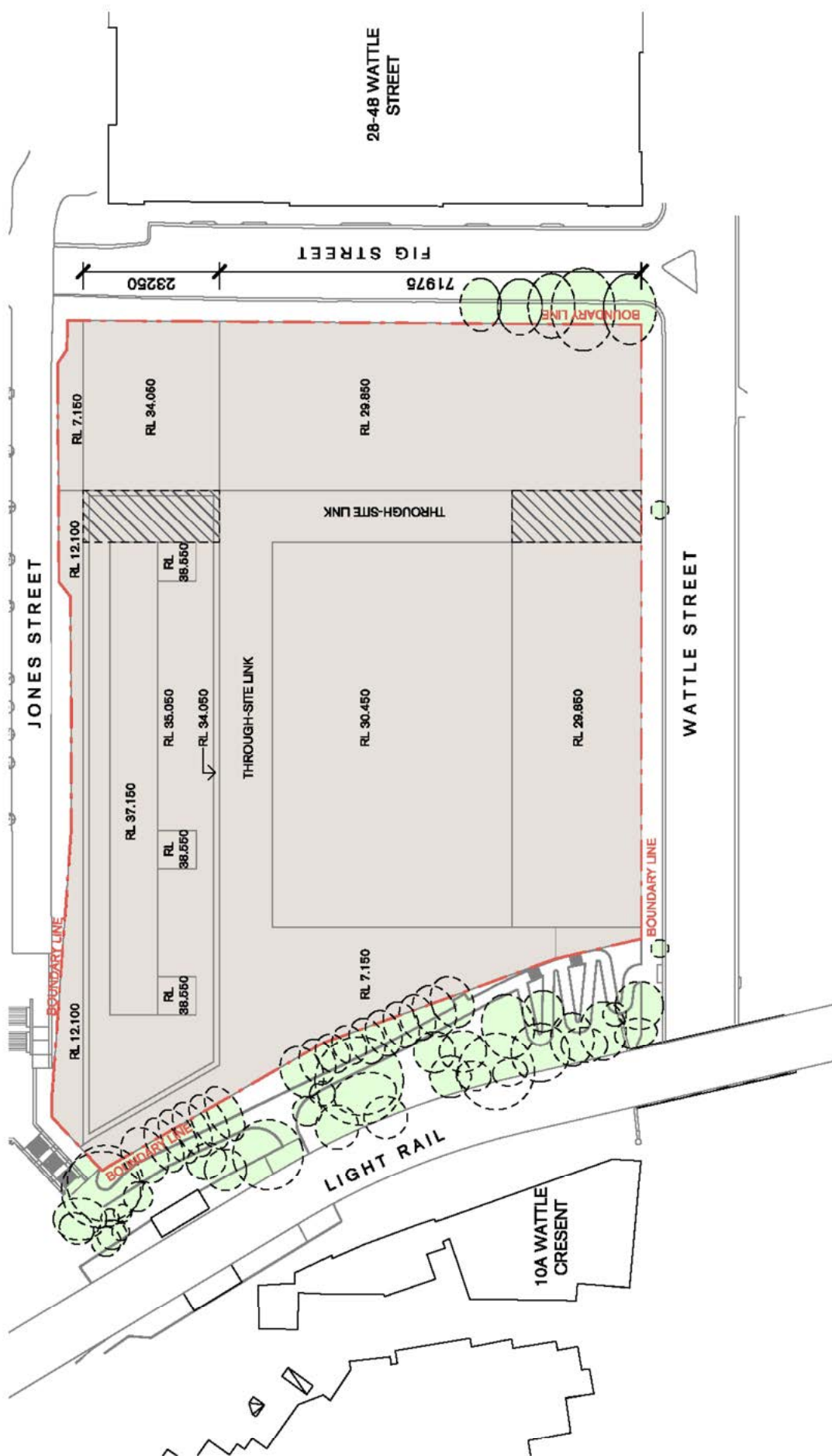
Project No.  
 19001

Drawing No.  
 DA1-0026

Revision  
 1







1:1000

0m 5m 10m 20m 50m



### Nominated Architects

Alec Tzannes 4174  
Jonathan Evans 5613  
Mladen Prnjatovic 7488  
Ben Green 7068  
Chi Melham 7754

REV.	AMENDMENTS	DATE
1	Issue for Information	09.04.20
2	Issue for Information	17.04.20

**Client**  
Landreem  
02 8247 8277

**Project Manager**  
PDS Group  
02 8279 2601

**Town Planner**  
Mecore  
02 8687 8688

**Structural Engineer**  
Webber  
02 9690 2488  
**Building Services**  
IGS  
02 8488 4600  
**Flood**  
Cardno  
02 9496 7700

**Civil**  
Ensign  
02 9922 6135

**Traffic Engineer**  
JMT Consulting  
0415 568 177

**FOR INFORMATION ONLY**

**Fig & Wattie**  
 14-28 Wattle Street, Pyrmont NSW 2008  
**CONCEPT ENVELOPE  
 NOTIFICATION PLAN**



4 | SHADOW DIAGRAM 14 APRIL 12PM  
1:2030

SHADOW DIAGRAM 14 APRIL 11 AM  
1:2000



2 | SHADOW DIAGRAM 14 APRIL 10AM  
1:2000



1 SHADOW DIAGRAM 14 APRIL 9AM  
1:2000

SHADOW DIAGRAM 14 APRIL 3PM  
1:2000

7 | SHADOW DIAGRAM 14 APRIL 2PM  
1:2000

5 | SHADOW DIAGRAM 14 APRIL 1 PM  
1:2000





4 SHADOW DIAGRAM 21 JUNE 12PM  
1:2000



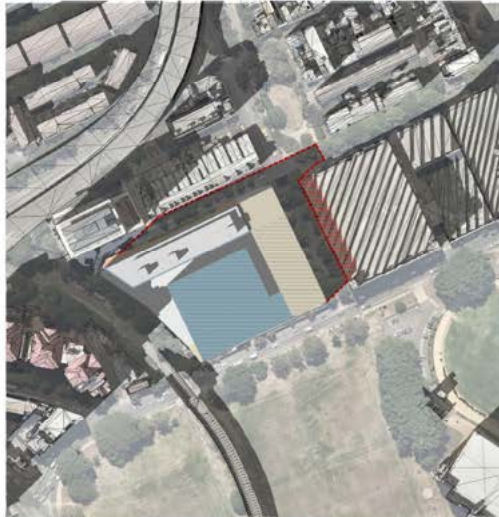
3 SHADOW DIAGRAM 21 JUNE 11AM  
1:2000



2 SHADOW DIAGRAM 21 JUNE 10AM  
1:2000



1 SHADOW DIAGRAM 21 JUNE 9AM  
1:2000



6 SHADOW DIAGRAM 21 JUNE 3PM  
1:2000



7 SHADOW DIAGRAM 21 JUNE 2PM  
1:2000



5 SHADOW DIAGRAM 21 JUNE 1PM  
1:2000



W  
Y  
E  
Suite 6.10.2, 175 Pitt Street  
Sydney, NSW 2000  
Tel: 02 9210 7000  
Email: info@l'zannes.com.au

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Rev	Date	For
1	09.04.20	Issue for Review
2	09.04.20	Issue for Information
3	17.04.20	Issue for Information

<b>Client</b> Landstream 02 8507 6211	<b>Building Services</b> IGS 02 8488 4800
<b>Project Manager</b> PDS Group 02 8507 6211	<b>Pool</b> Cardno 02 8488 4800
<b>Town Planner</b> Mecone 02 8507 6211	<b>Cost</b> Enspire 02 8488 4800
<b>Structural Engineer</b> Webber 02 8507 2488	<b>Traffic Engineer</b> JMT Consulting 0415 563 177

**Legend**  
--- Dashed line  
--- Solid line  
--- Hatched area  
--- Stippled area

**NOTE:**  
EXISTING BUILDINGS AND TOPOGRAPHY ARE BASED ON AAM MODEL AND PROVIDED FOR INFORMATION ONLY.

**Scale**  
1:2000 @ A1  
0 20 40 60 80 100 m

**North**  
North arrow pointing up

**Project**  
Fig & Wattie

**Address**  
14-26 Wattie Street,  
Pymont NSW 2009

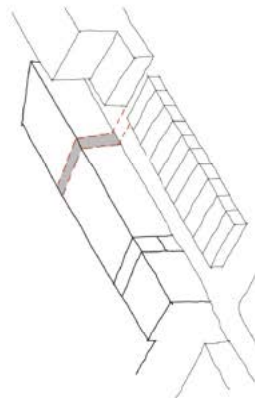
**Stages**  
NOT FOR CONSTRUCTION

<b>Drawing</b> SHADOW DIAGRAMS	<b>Date Created</b> 02.04.20	<b>Drawn</b> IZ	<b>Checked</b> CM
<b>Project No.</b> 19001	<b>Drawing No.</b> DA1-4001	<b>Revision</b> 3	



These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design Excellence Competition.

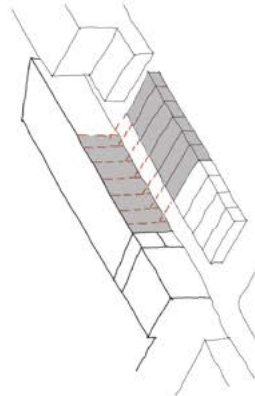
## Design Principle 1 - Jones Street Articulation



### 1.1 Massing Articulation

The massing of the Jones Street building must be vertically articulated in a zone which references the lane between the Harbour Mill and terraces. This articulation can be achieved by, but not limited:

- a setback of at least 2m from the building line;
- a minimum 600mm deep re-entrants in the vertical face;
- a break in the building.

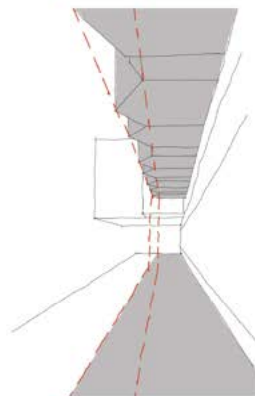


### 1.2 Vertical facade rhythm

A vertical rhythm in the facade must be achieved to reference the existing rhythm of the terraces. This articulation can be achieved by, but not limited:

- materiality;
- facade detailing;
- facade openings;
- shadowlines;
- facade projections.

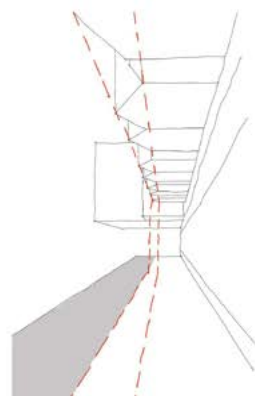
This rhythm must be secondary to the main massing articulation.



### 1.3 Horizontal Articulation

Horizontal articulation must be integrated into the architecture of the east facade of the Jones Street residential building. The horizontal articulation should reference the streetwall established by the existing terraces. This can be achieved by, but not limited to:

- materiality;
  - re-entrants and shadow lines;
  - projections;
- detailing of building elements.



#### 1.4 Articulated Upper Level

The upper floors of the Jones Street building must be articulated from the lower floors. This can be achieved by, but not limited to:

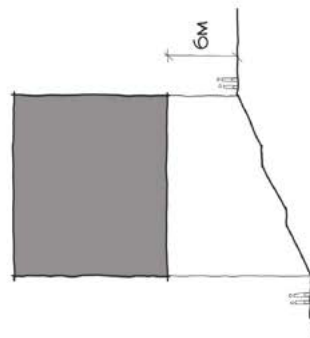
- materiality;
- re-entrants and shadow lines;
- built form;
- variation to architectural character.



The following design principles provide a framework for the through site link entries.

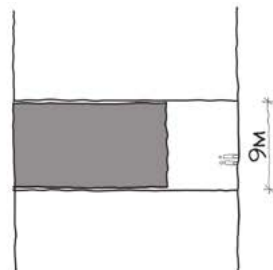
These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design Excellence Competition.

## Design Principle 2 - Through Site Link



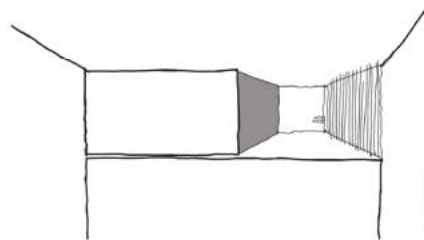
## 2.1 Height

The minimum clear height of the through site entry volume is 6m.



## 2.2 Width

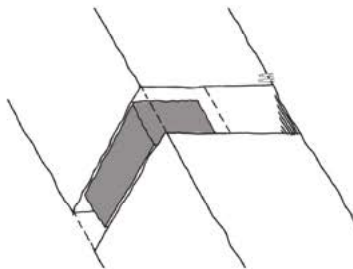
The minimum clear width of the through site link entry volume is 9m.



### 2.3 Soffit

The soffit must be designed to create a distinctive architectural feature and enhance the experience of pedestrians. This can be achieved by, but not limited to:

- materiality;
- detail;
- sculpted structural forms;
- public art;
- lighting.



## 2.4 Articulation

The through site link entry must be articulated from the adjoining facade. This can be achieved by, but not limited to:

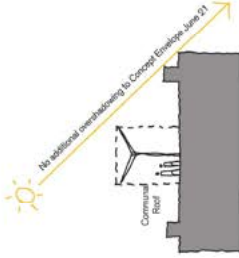
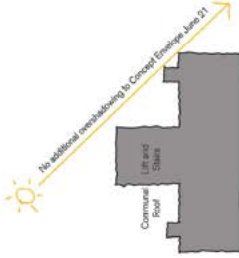
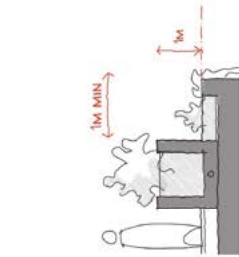
- materiality;
- setbacks;
- re-entrants and shadow lines;
- reduced parapet height;
- distinctive architectural treatment.

The following design principles provide a framework for the Jones Street Rooftop.

These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design Excellence Competition.

Design Principle 3 - Jones Street Rooftop

The roof to the Wattle Street building will be trafficable to provide a communal roof terrace. The design principles for the roof top are set out below.



3.1 Balustrade and landscaped edge

The balustrade and landscaped planting zone must be set back a minimum of 1m and no more than 1m from the roof top FFL.

3.2 Lift and Fire Stairs

The lift and fire stairs must be set back from the parapet edge and not cause any additional overshadowing to the concept plan envelope.

3.3 Pergola

Any pergolas structures must be sit within the zone of the core and not cause any additional overshadowing to the concept plan envelope.

The pergolas are to be open structures and not contain any GFA.

3.4 Landscaping

Landscaping is to be provided on the roof allowing for tree canopies, seating edges and planting zones to enhance the amenity of the roof space.

3.5 Plant

Plant is not to be located on the roof.



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Rev	Date	For
1	09.04.20	Issue for Review
2	09.04.20	Issue for Information
3	17.04.20	Issue for Information

Client	Building Services
Landstream 02 8577 5577	IGS 02 9488 4820
Project Manager PDS Group 02 8577 5577	Cardno 02 9487 7100
Town Planner Mecone 02 8577 5577	Enspire 02 9552 6130
Structural Engineer Webber 02 9552 2688	Traffic Engineer JMT Consulting 0415 558 177

Legend
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Scale	North
N.T.S	

Project	Address	State
Fig & Wattle	14-26 Wattle Street, Pyramont NSW 2009	NOT FOR CONSTRUCTION

Drawing	Date Created	Drawn	Checked
CONCEPT ENVELOPE ROOF FEATURES DESIGN PRINCIPLES		IZ	CM
Project No.	Drawing No.	Revision	
19001	DA1-7000	3	



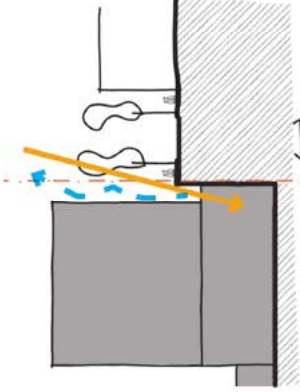
The following design principles provide a framework for the cliff face.

Benchmarks are shown here for reference. These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design Excellence Competition.

Design Principle 4 - Cliff Design Benchmarks



Benchmarks



4.5 Increased setback - site benefit  
The increased setback allows for additional light and air to enhance the experience of the rockface.

Public Domain | Apple Plaza Library | MONA

Milan - Designed by Foster+Partners | Tassanias - Fowler Katallidis Architects.

4.1 Maximise the Experience of the Rockface from the Public Domain.

The setback of the buildings along Jones Street provides opportunities for the rockface to be experienced from the public domain. Consideration of visual permeability and site access should be maximised through creative design of the public stairs, the interface with the through site link and potential active uses under the stairs.

Recreation Centre | UTS Ross Milbourne Sports Hall

Sydney - Designed by PTW Architects

4.2 Maximise the Experience of the Rockface from the Recreation Centre.

The splay in the site boundary towards the north-eastern corner provides possibilities for the rockface to interface with the recreation centre. Consideration for maximising light, drainage and air movement will be explored to ensure the quality of this space can be appreciated and incorporated into the design of the recreation centre.

Commercial | The Bond

Sydney - Designed by PTW Architects

4.3 Maximise the Experience of the Rockface from the Commercial Building.

Visibility to the rockface can be experienced from the commercial building. There is potential to integrate the sandstone wall with the internal uses of the work space to enhance the spatial amenity and design character. Consideration of the facade design to the commercial building can further increase the visibility of the rockface from Fig Street.

Art Strategy | Ngaruranga Ngaranga

Sydney - Artwork by Judy Watson

4.4 Re-interpret and Reuse the cut sandstone.

Opportunities to reuse the cut sandstone should be explored in the landscape design, public domain, heritage interpretation strategy and public art. Guidelines for the potential reuse will be further defined for the Design Competition stage.



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Project  
Fig & Wattie

Address  
14-26 Wattie Street,  
Pyrmont NSW 2009

Scale  
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Project No.  
19001

Drawing No.  
DA1-8000

Revision  
3