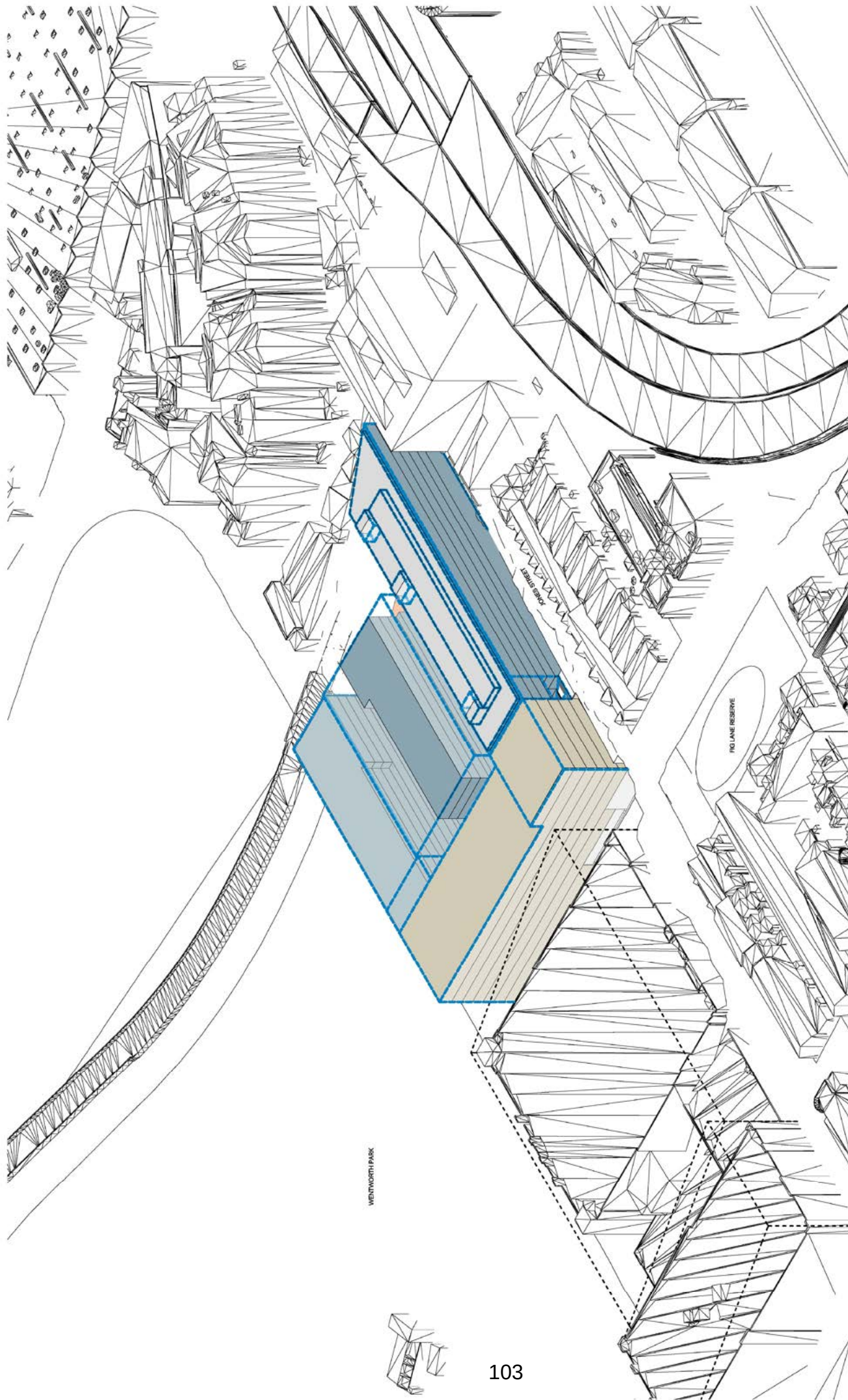


Attachment C

Indicative Reference Design Plans
--



INDICATIVE REFERENCE SCHEME
PROOF OF MASSING
EAST VIEW

Project No. 19001
Drawing No. RF-0002
Revision 3

Address 14-26 Watte Street,
Pymont NSW 2009

Scale N.T.S.
NOT FOR CONSTRUCTION

Fig & Watte

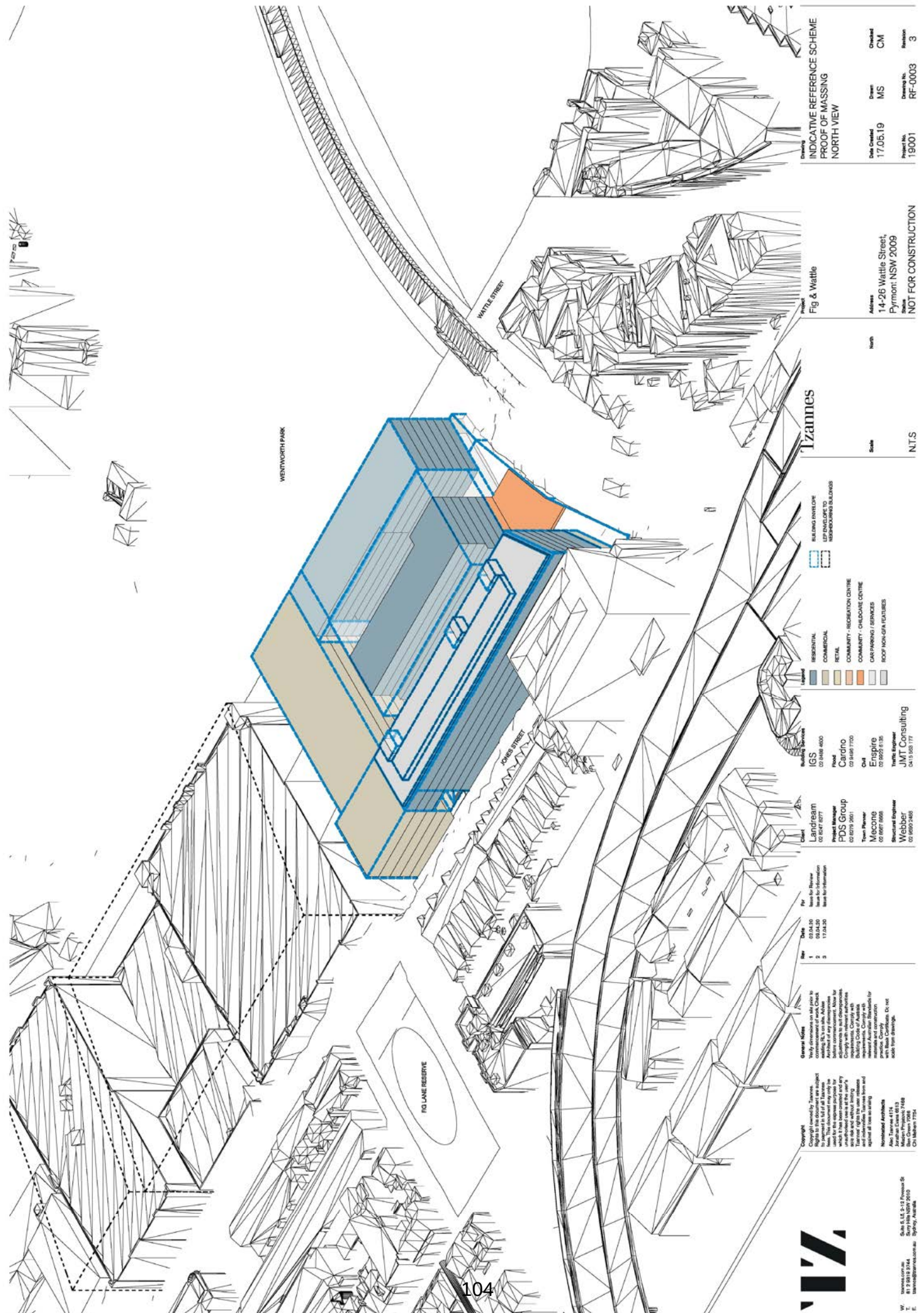
- RESIDENTIAL
- COMMERCIAL
- RETAIL
- COMMUNITY - RECREATION CENTRE
- COMMUNITY - CHILD CARE CENTRE
- CAFETERIA / SERVICES
- ROOF NON-GFA FEATURES

IGS
Cardno
Enspire
JMT Consulting

Landstream
PDS Group
Mecotte
Webber

Copyright
Notwithstanding to whomsoever
all rights in this document are subject
to the prior written consent of the
architect. This document may only be
used for the express purposes for
which it was prepared and may not
be reproduced, stored in a retrieval
system, or transmitted in any form
or by any means, electronic, mechanical,
photocopying, recording, or by any
information storage and retrieval
system, without the prior written
consent of the architect.

Notwithstanding to whomsoever
all rights in this document are subject
to the prior written consent of the
architect. This document may only be
used for the express purposes for
which it was prepared and may not
be reproduced, stored in a retrieval
system, or transmitted in any form
or by any means, electronic, mechanical,
photocopying, recording, or by any
information storage and retrieval
system, without the prior written
consent of the architect.



**INDICATIVE REFERENCE SCHEME
PROOF OF MASSING
NORTH VIEW**

Project No. 19001
Drawing No. RF-0003
Revision 3

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Scale
N.T.S.

Legend

BUILDING ENVELOPE
LEFT ENVELOPE TO
RIGHT ENVELOPE TO
RESIDUAL BUILDINGS

RESIDENTIAL
COMMERCIAL
RETAIL
COMMUNITY - RECREATION CENTRE
COMMUNITY - CHILD CARE CENTRE
COMMUNITY - SERVICES
ROOF NON-GFA FEATURES

IGS
Cardino
02 9495 4800

Project Manager
Mecotte
02 9557 2511

Team Planner
Webber
02 9557 2460

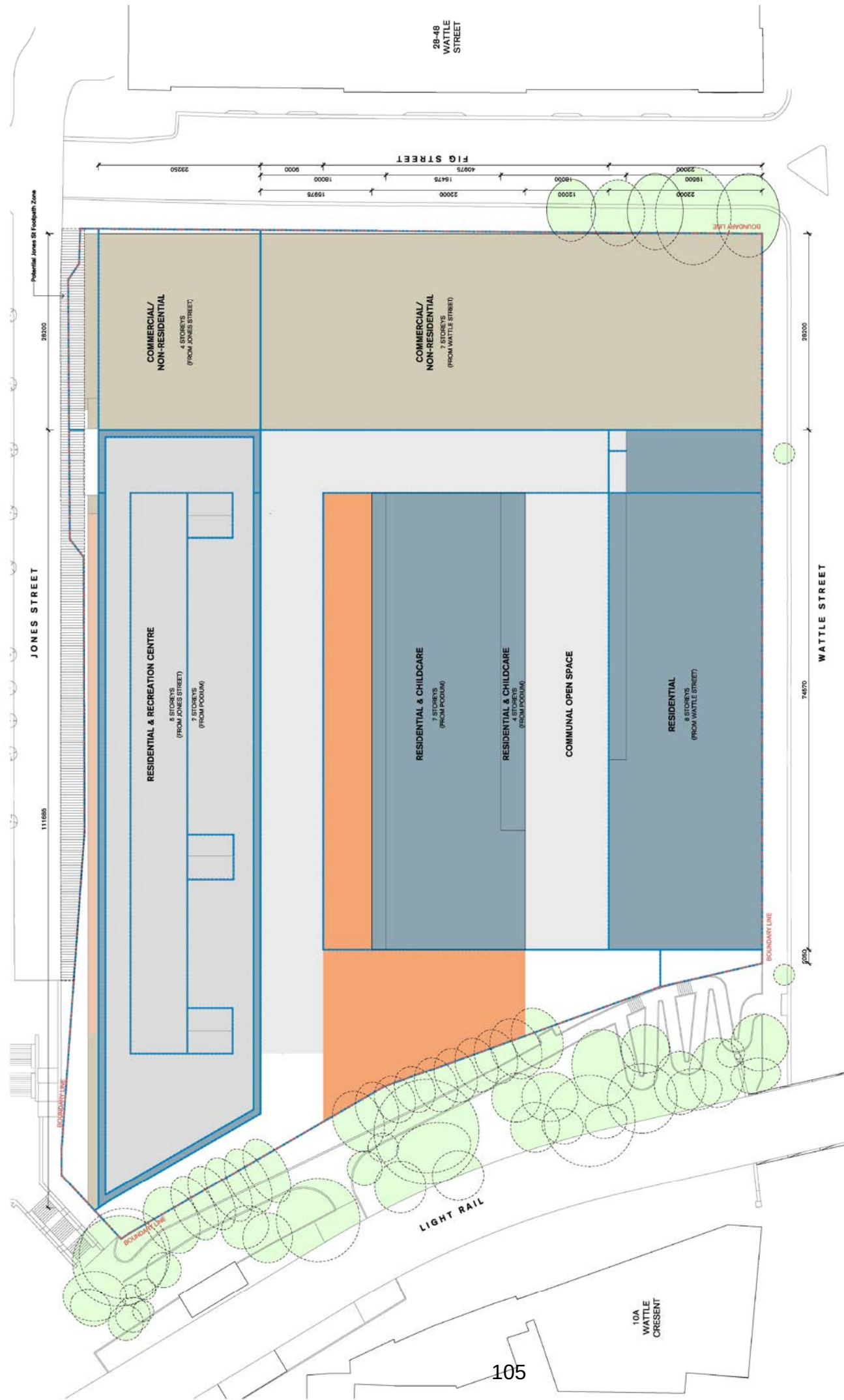
Structural Engineer
Webber
02 9557 2460

Travelling Engineer
JMT Consulting
04 13 958 1777

Copyright
Copyright © 2009 by JMT Consulting
All rights in this document are subject to the copyright of JMT Consulting. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of JMT Consulting.

General Notes
Verify all data on site prior to commencement of work. Check for any discrepancies between the information provided in this document and the information provided on site. All dimensions are in metres unless otherwise stated. All dimensions are to the centre of the building unless otherwise stated. All dimensions are to the finished floor level unless otherwise stated. All dimensions are to the finished ground level unless otherwise stated. All dimensions are to the finished roof level unless otherwise stated. All dimensions are to the finished wall level unless otherwise stated. All dimensions are to the finished floor level unless otherwise stated. All dimensions are to the finished ground level unless otherwise stated. All dimensions are to the finished roof level unless otherwise stated. All dimensions are to the finished wall level unless otherwise stated.

Normalized Architects
JMT Consulting
14-26 Wattle Street,
Pymont NSW 2009
Australia
Phone: 02 9557 2460
Fax: 02 9557 2460
Email: info@jmtconsulting.com.au
Web: www.jmtconsulting.com.au



Copyright
This document is the property of IZ. It is to be used for the purposes of the project only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of IZ.
Unauthorized use of this document is strictly prohibited. IZ will not be held responsible for any loss or damage arising from the use of this document.

Notwithstanding to whomsoever
This document is to be used for the purposes of the project only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of IZ.
Unauthorized use of this document is strictly prohibited. IZ will not be held responsible for any loss or damage arising from the use of this document.

Client
Landstream
02 957 6277

Project Manager
PDS Group
02 957 6277

Team Planner
Mecotte
02 957 6277

Structural Engineer
Webber
02 957 6277

Building Services
IGS
02 948 4820

Pool
Cardno
02 948 7100

Call
Enspire
02 957 6277

Trade Engineer
JMT Consulting
04 13 568 177

Legend

- RESIDENTIAL
- COMMERCIAL
- RETAIL
- COMMUNITY - RECREATION CENTRE
- COMMUNITY - CHILDRENS CENTRE
- COMMUNITY - SERVICES
- ROOF NON-GFA FEATURES

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Scale
1:250 @ A1

North

INDICATIVE REFERENCE SCHEME
PROOF OF MASSING
PLAN

Date Created
07.08.19

Drawn
IZ

Checked
CM

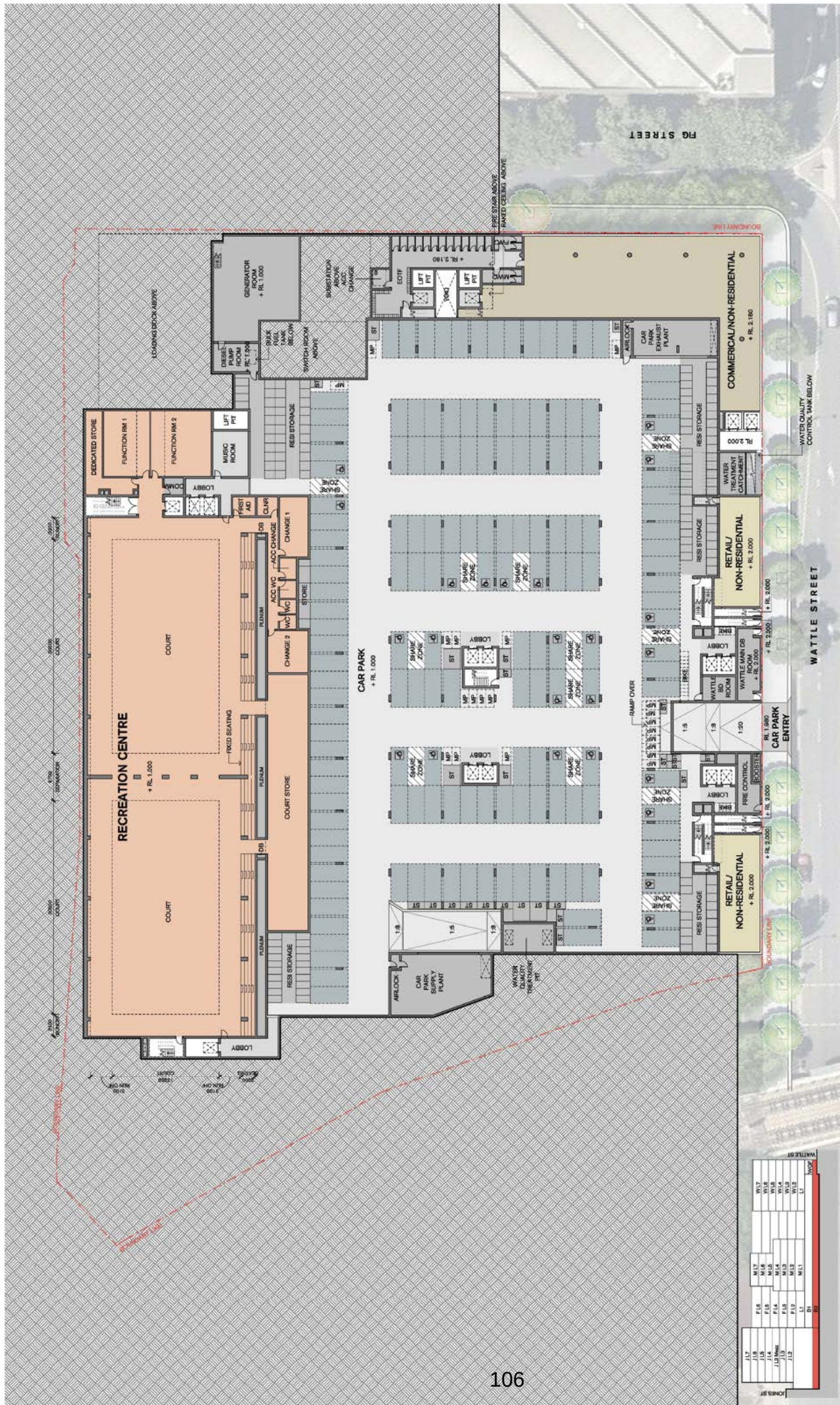
Project No.
19001

Drawing No.
RF-0004

Revision
3

IZ

105



Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Scale
1 : 250 @ A1

North

Stages
NOT FOR CONSTRUCTION

INDICATIVE REFERENCE SCHEME
BASEMENT 2 PLAN

Project No. 19001
Design No. RF-1001
Revision 3

Legend

- RETAIL
- RESIDENTIAL (STOCKY)
- RESIDENTIAL (1 BED)
- RESIDENTIAL (2 BED)
- RESIDENTIAL (3 BED)
- BALCONY
- GARDEN
- COMMON AREA
- LOBBY/COLLAB
- COMMERCIAL
- CHILD CARE CENTRE
- RECREATION CENTRE
- CAR PARKING
- SERVICES
- BACK OF HOUSE

Building Services

IGS
02 9450 4800

Client
Landstream
02 9571 6777

Project Manager
PDS Group
02 6719 2611

Town Planner
Mecotte
02 8557 6666

Structural Engineer
Webber
02 9550 2460

Trade Engineer
JMT Consulting
04 13 568 1777

Copyright
Copyright in this document is owned by L'zannes.
All rights in this document are subject to the copyright of L'zannes.
This document may only be used for the express purposes for which it was created and no part of it may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of L'zannes.
This document is the property of L'zannes and is loaned to you for your use only. It is not to be distributed, copied, or otherwise used in any way without the prior written permission of L'zannes.
This document is the property of L'zannes and is loaned to you for your use only. It is not to be distributed, copied, or otherwise used in any way without the prior written permission of L'zannes.

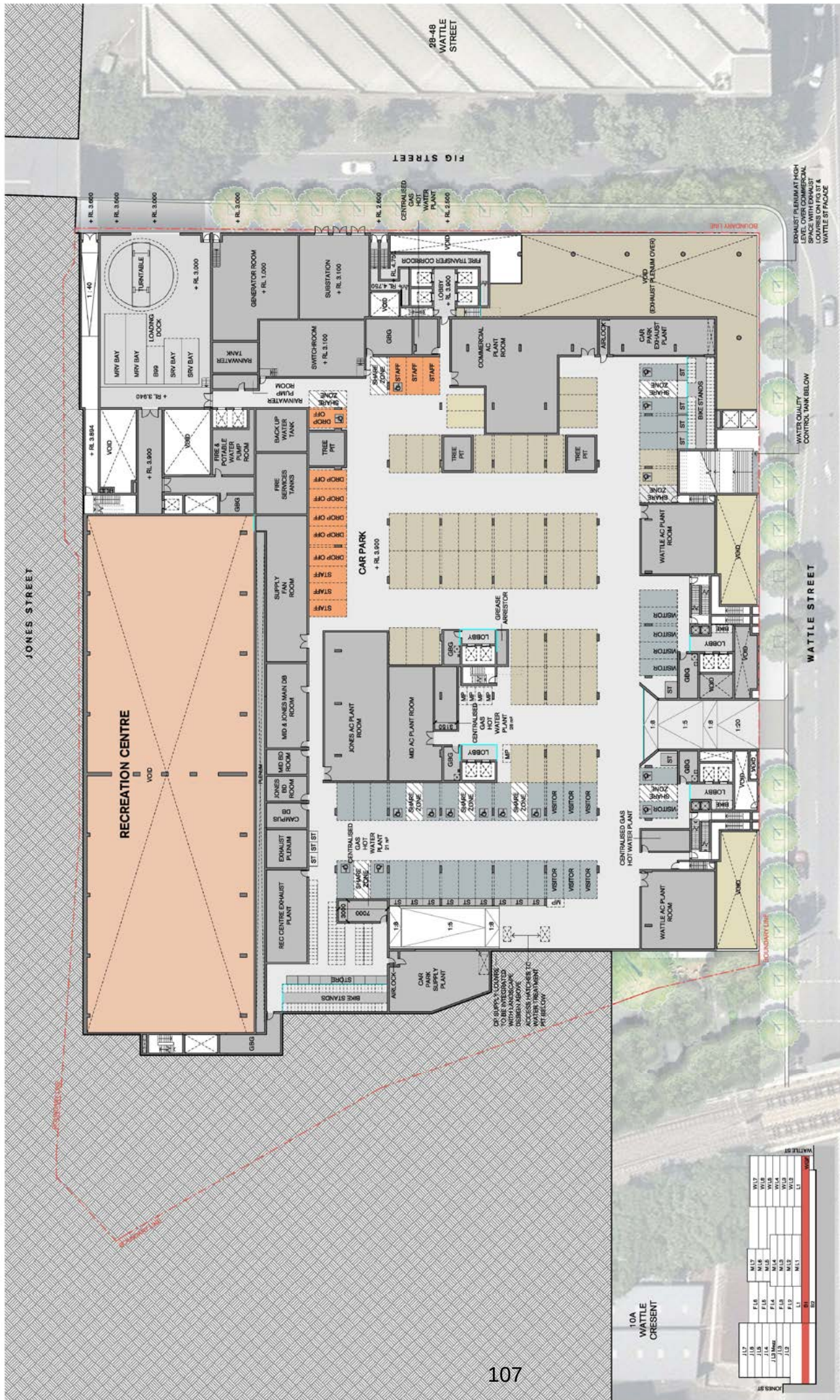
General Notes

1. Refer to the site plan for the location of the building.

2. Refer to the site plan for the location of the building.

3. Refer to the site plan for the location of the building.

Non-Residential Architects
Mason Property 2468
02 9550 2468
Mason Property 2468
02 9550 2468
Mason Property 2468
02 9550 2468



Project: Fig & Wattle

Address: 14-26 Wattle Street, Pyrmont NSW 2009

Not for Construction

Scale: 1:250 @ A1

North

INDICATIVE REFERENCE SCHEME
BASEMENT 1 PLAN

Drawing: 19001

Date Created: 05.04.19

Drawn: IZ

Checked: CM

Project No: 19001

Revision: 3

Legend

- RESIDENTIAL (STOCKY)
- RESIDENTIAL (1 BED)
- RESIDENTIAL (2 BED)
- RESIDENTIAL (3 BED)
- BALCONY
- GARDEN
- COMMON AREA
- LOBBY/CORRIDOR
- RETAIL
- COMMERCIAL
- CHILD CARE CENTRE
- RECREATION CENTRE
- CAR PARKING
- SERVICES
- BACK OF HOUSE

Client

Landstream
02 9571 6777

Project Manager

PDS Group
02 9571 2611

Team Planner

Mecotte
02 9571 6666

Structural Engineer

Webber
02 9550 2460

Building Services

IGS
02 9492 4800

Pool

Cardino
02 9497 7100

Call

Empire
02 9557 6136

Trade Engineer

JMT Consulting
04 15 958 1777

General Notes

1. This drawing is for information only and is not to be used for construction purposes without the written consent of the architect.

2. The architect is not responsible for the accuracy of the information provided by the client or third parties.

3. The architect is not responsible for the accuracy of the information provided by the client or third parties.

4. The architect is not responsible for the accuracy of the information provided by the client or third parties.

5. The architect is not responsible for the accuracy of the information provided by the client or third parties.

Copyright

Copyright © 2019 L'zannes Pty Ltd. All rights reserved. This document may only be used for the express purposes for which it was created. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of L'zannes Pty Ltd.

Notwithstanding to whomsoever

This drawing is the property of L'zannes Pty Ltd. It is to be used for the purposes for which it was created and is not to be used for any other purpose without the prior written permission of L'zannes Pty Ltd.

Notwithstanding to whomsoever

This drawing is the property of L'zannes Pty Ltd. It is to be used for the purposes for which it was created and is not to be used for any other purpose without the prior written permission of L'zannes Pty Ltd.

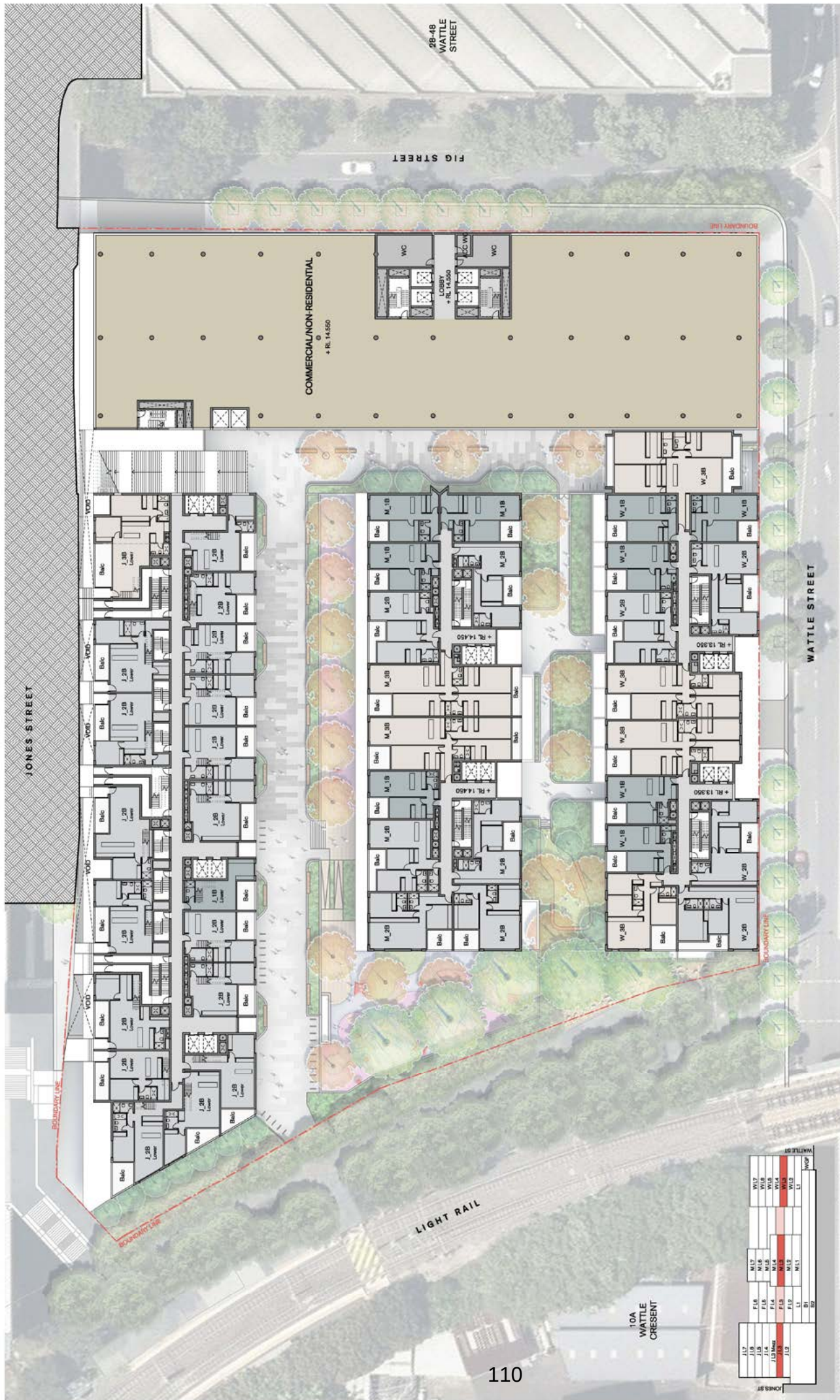
10A WATTLE CRESENT

28-48 WATTLE STREET

FIG STREET

WATTLE STREET

JONES STREET



Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Not for Construction

Scale
1:250 @ A1

North

Indicative Reference Scheme
WATTLE LEVEL 3
FIG LEVEL 3
MID LEVEL 3
JONES LEVEL 3 PLAN

Date Created
05.04.19

Drawn
IZ

Checked
CM

Project No.
19001

Drawing No.
RF-1005

Revision
3

Legend

- RESIDENTIAL (STUDIO)
- RESIDENTIAL (2 BED)
- RESIDENTIAL (3 BED)
- RESIDENTIAL (3 BED)
- BALCONY
- COMMON AREA
- LOBBY/COLLATION
- RETAIL
- COMMERCIAL
- CHILDREN'S CENTRE
- RECREATION CENTRE
- CAR PARKING
- SERVICES
- BACK OF HOUSE

Client
Landstream
02 9557 6777

Project Manager
PDS Group
02 9557 2611

Team Planner
Mecotte
02 9557 6666

Structural Engineer
Webber
02 9550 2460

Building Services
IGS
02 9495 4800

Pool
Cardino
02 9495 7100

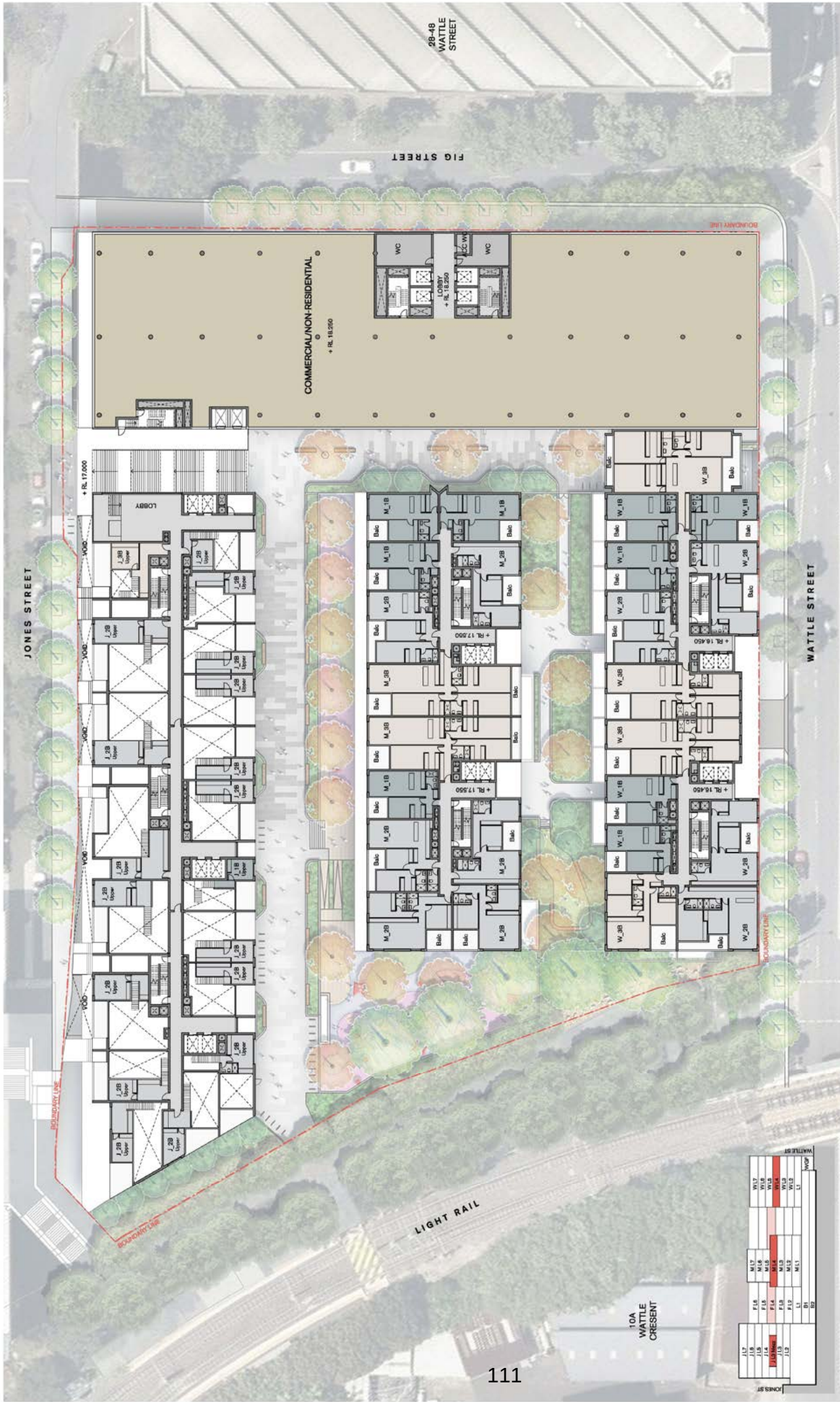
Call
Empire
02 9557 6136

Trade Engineer
JMT Consulting
04 15 958 1777

General Notes
Verify all notes on site prior to commencement of work. Check all dimensions and levels. All work to be carried out in accordance with the Australian Standard AS/NZS 4576:2012. All work to be carried out in accordance with the Australian Standard AS/NZS 4576:2012. All work to be carried out in accordance with the Australian Standard AS/NZS 4576:2012.

Copyright
Copyright © 2019 L'zannes. All rights reserved. This document is the property of L'zannes and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of L'zannes.

Non-Residential Architects
L'zannes Architects
Level 1, 10A Wattle Crescent
Pymont NSW 2009
Australia
Phone: 02 9557 2460
Fax: 02 9550 2460
Email: info@lzaness.com.au
Website: www.lzaness.com.au



Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Scale
1:250 @ A1

North

Scale
1:250 @ A1

Scale
1:250 @ A1

INDICATIVE REFERENCE SCHEME
WATTLE LEVEL 4
FIG LEVEL 4
MID LEVEL 4
JONES LEVEL 3 MEZZ PLAN

Date Created
05.04.19

Drawn
IZ

Checked
CM

Revision
3

Project No.
19001

Drawing No.
RF-1006

NOT FOR CONSTRUCTION

Legend

- RESIDENTIAL (STORY)
- RESIDENTIAL (2 BED)
- RESIDENTIAL (3 BED)
- RESIDENTIAL (3 BED)
- BALCONY
- COMMON AREA
- LOBBY (COLLATION)
- RETAIL
- COMMERCIAL
- CHILDRENS CENTRE
- RECREATION CENTRE
- CAR PARKING
- SERVICES
- BACK OF HOUSE

Client
Landstream
02 9457 6777

Project Manager
PDS Group
02 9457 2011

Team Planner
Mecotte
02 9457 6666

Structural Engineer
Webber
02 9550 2460

Building Services
IGS
02 9457 4800

Pool
Cardino
02 9457 7100

Call
Empire
02 9557 6136

Trade Engineer
JMT Consulting
04 515 958 177

General Notes

Verify all notes on site prior to commencement of work. Check for any discrepancies between the drawings and the site. All work must be carried out in accordance with the relevant Australian Standards and the Building Code of Australia. The drawings are for information only and do not constitute a contract. The client is responsible for obtaining all necessary permits and approvals. The drawings are for information only and do not constitute a contract. The client is responsible for obtaining all necessary permits and approvals.

Copyright

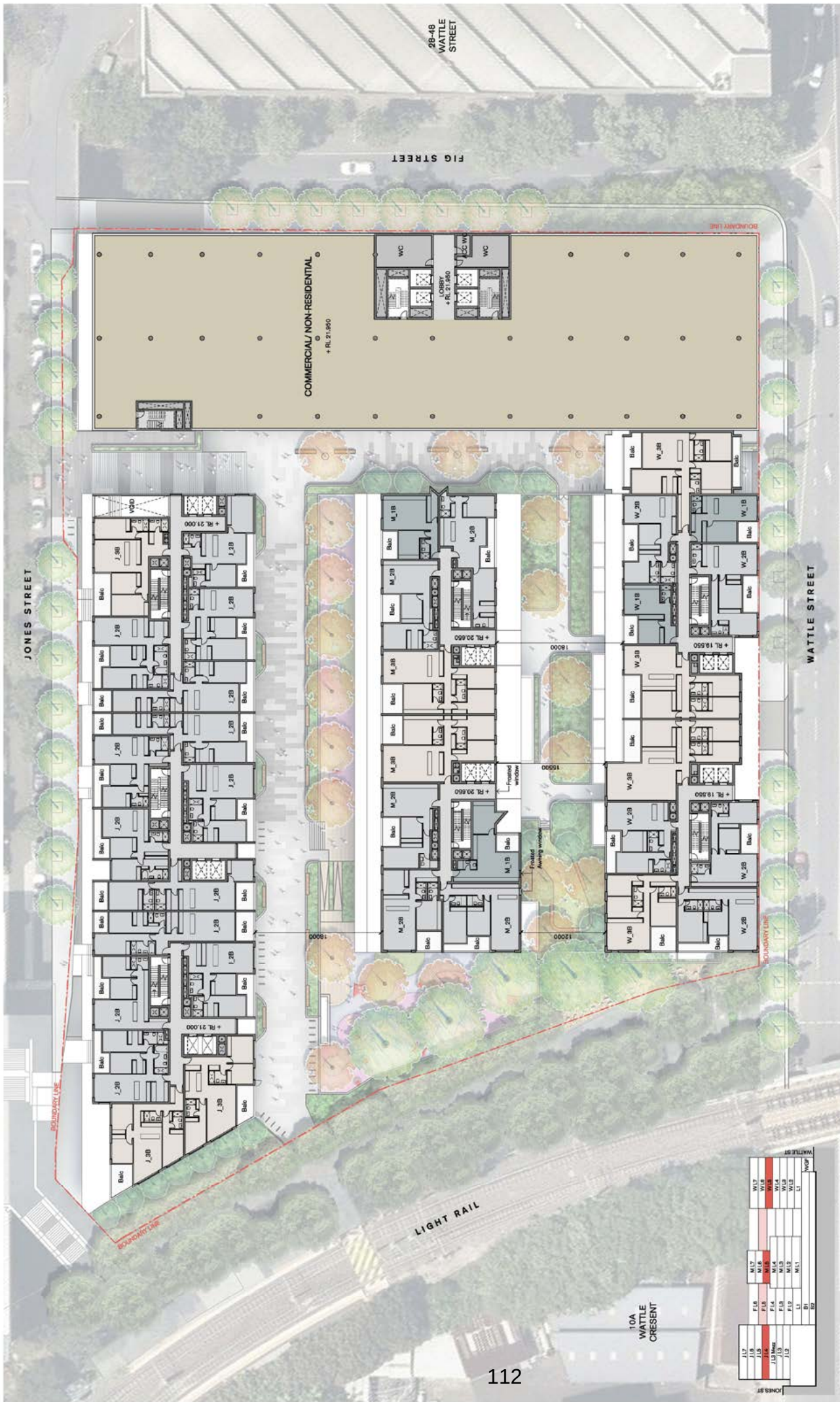
Copyright © 2019 L'zannes. All rights reserved. This document is the property of L'zannes and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of L'zannes. The drawings are for information only and do not constitute a contract. The client is responsible for obtaining all necessary permits and approvals.

Normalized Architects

Normalized Architects
10A Wattle Crescent
Pymont NSW 2009
Australia
02 9457 2460

Scale

Scale 1:250 @ A1



Copyright
 Rights in this document are subject to the terms and conditions of the license agreement. This document may only be used for the express purposes for which it was created. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

Notwithstanding
 to the maximum extent permitted by law, the copyright owner shall not be liable for any loss or damage, including any loss or damage to data or information, arising from the use of this document, even if such loss or damage could have been avoided.

Disclaimer
 This document is for information only and does not constitute an offer or any other financial product or service. It is not to be used as a basis for any investment decision. The information contained herein is not to be construed as an offer or any other financial product or service. It is not to be used as a basis for any investment decision.

General Notes
 Verify all notes on site prior to commencement of work. Check all dimensions and levels. All work to be done in accordance with the Australian Standards and the relevant local government requirements. All work to be done in accordance with the relevant local government requirements. All work to be done in accordance with the relevant local government requirements.

Client
 Landstream
 02 9557 6777

Project Manager
 PDS Group
 02 9557 6777

Team Planner
 Mecotte
 02 9557 6777

Structural Engineer
 Webber
 02 9557 2460

Building Services
 IGS
 02 9485 4800

Pool
 Cardno
 02 9485 7100

Call
 Engle
 02 9557 6130

Trade Engineer
 JMT Consulting
 04 15 958 177

Legend
 RETAIL
 RESIDENTIAL (STORY)
 RESIDENTIAL (2 BED)
 RESIDENTIAL (3 BED)
 RESIDENTIAL (3 BED)
 BALCONY
 COMMON AREA
 LOBBY/COLLEGE
 COMMERCIAL
 CHILDREN'S CENTRE
 RECREATION CENTRE
 CAR PARKING
 SERVICES
 BACK OF HOUSE

Scale
 1:250 @ A1

North

Project
 Fig & Wattle

Address
 14-26 Wattle Street,
 Pymont NSW 2009

Stages
 NOT FOR CONSTRUCTION

Project No.
 19001

Design No.
 RF-1007

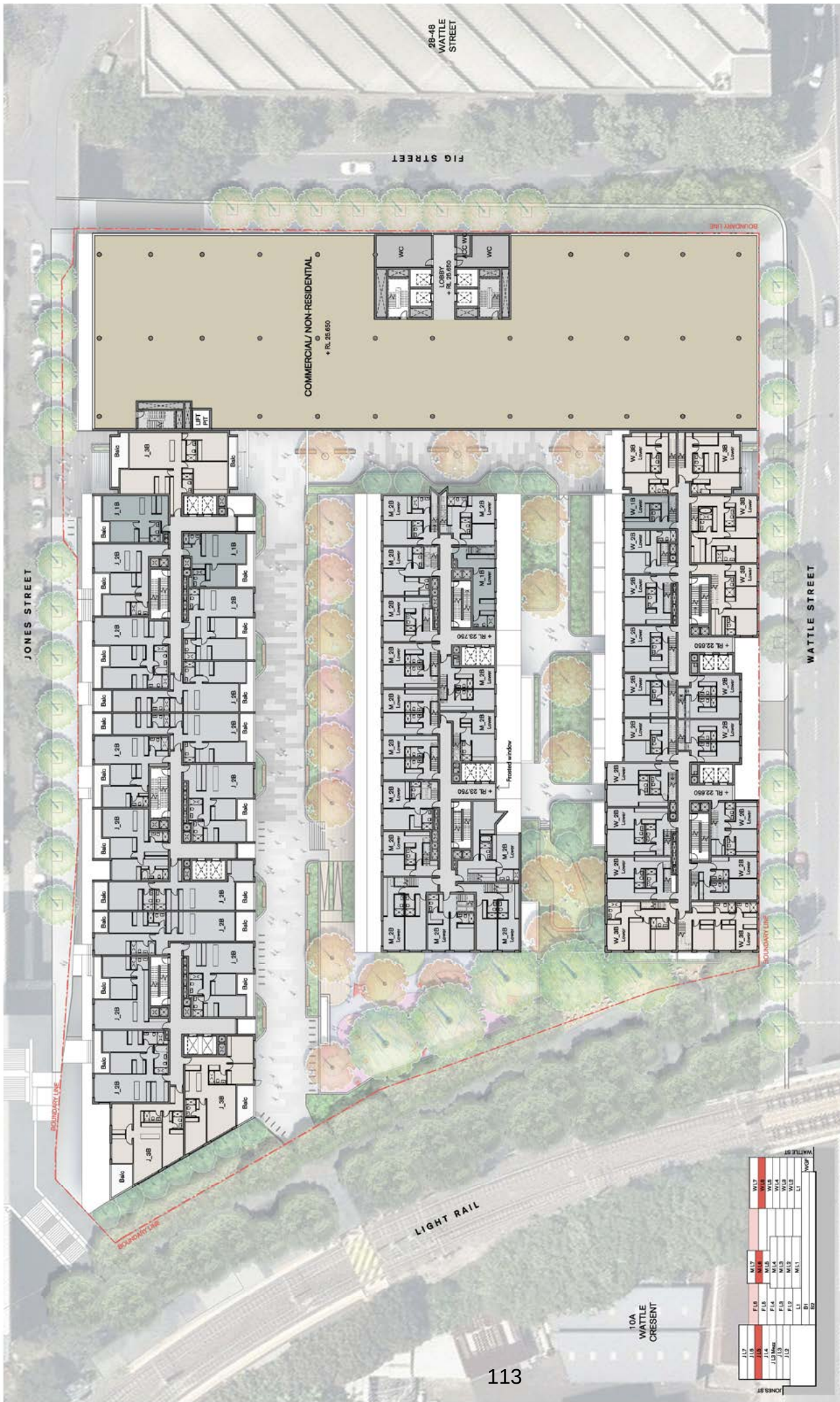
Revision
 3

INDICATIVE REFERENCE SCHEME
 WATTLE LEVEL 5
 FIG LEVEL 5
 MID LEVEL 5
 JONES LEVEL 4 PLAN

Date Created
 09.04.19

Drawn
 IZ

Checked
 CM



1:250 @ A1

Scale: 1:250 @ A1

North

12.5 m

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Not for Construction

INDICATIVE REFERENCE SCHEME
WATTLE LEVEL 6
FIG LEVEL 6
MID LEVEL 6
JONES LEVEL 5 PLAN

Date Created
09.04.19

Drawn
IZ

Checked
CM

Revision
3

Building Services
IGS
02 9485 4800

Client
Landstream
02 9485 4800

Project Manager
PDS Group
02 9485 4800

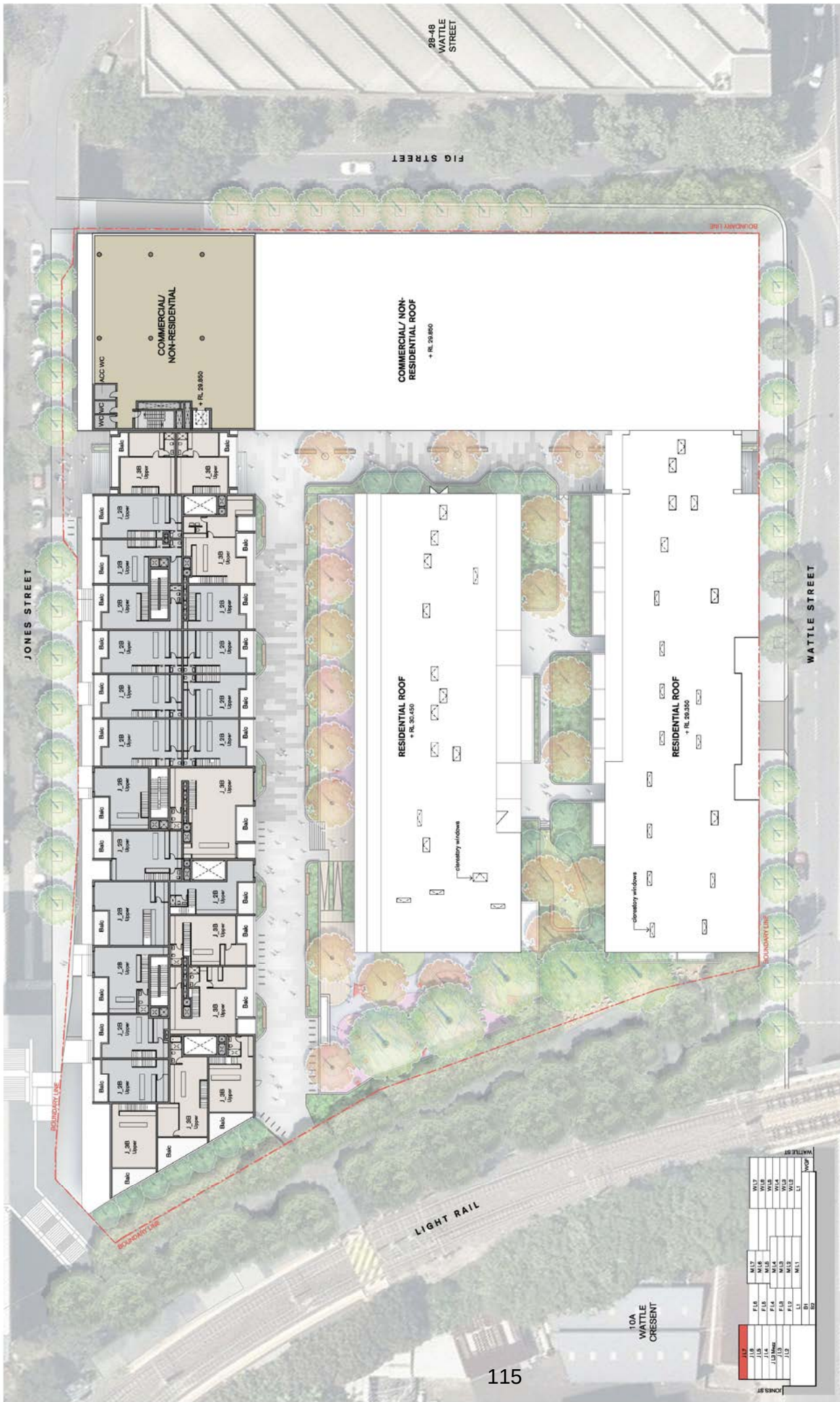
Team Planner
Mecotte
02 9485 4800

Structural Engineer
Webber
02 9485 4800

General Notes
Verify all notes on site prior to commencement of work. Check all dimensions and levels are correct. All work to be carried out in accordance with the Australian Standard AS/NZS 4576:2013. All work to be carried out in accordance with the Australian Standard AS/NZS 4576:2013. All work to be carried out in accordance with the Australian Standard AS/NZS 4576:2013.

Copyright
Copyright © 2019 L'zannes Pty Ltd. All rights reserved. This document may only be used for the express purposes for which it was created. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from L'zannes Pty Ltd.

Notwithstanding to Architects
Notwithstanding to Architects, the design and construction of the building shall be in accordance with the Australian Standard AS/NZS 4576:2013. All work to be carried out in accordance with the Australian Standard AS/NZS 4576:2013. All work to be carried out in accordance with the Australian Standard AS/NZS 4576:2013.



Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Scale
1:250 @ A1

North

Scale
0 2.5 5 7.5 10 12.5 m

INDICATIVE REFERENCE SCHEME
WATTLE ROOF
FIG LEVEL 7
MID ROOF
JONES LEVEL 7 PLAN

Date Created
17.06.19

Drawn
IZ

Checked
CM

Project No.
19001

Drawing No.
RF-1010

Revision
3

Legend

RESIDENTIAL (STICKY)	RETAIL
RESIDENTIAL (1 BED)	COMMERCIAL
RESIDENTIAL (2 BED)	CHILDRENS CENTRE
RESIDENTIAL (3 BED)	RECREATION CENTRE
BALCONY	CAR PARKING
COMMON AREA	SERVICES
GARDEN	BACK OF HOUSE
LOBBY/COLLATION	

Client
Landstream
02 957 6777

Project Manager
PDS Group
02 9576 2611

Team Planner
Mecotte
02 9557 6666

Structural Engineer
Webber
02 9550 2460

Building Services
IGS
02 9486 4800

Pool
Cardino
02 9487 7100

Call
Empire
02 9557 6136

Trade Engineer
JMT Consulting
04 515 958 177

Copyright
Copyright © 2019 L'zannes Pty Ltd. All rights reserved. This document is the property of L'zannes Pty Ltd. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of L'zannes Pty Ltd.

General Notes
1. Verify all dimensions on site prior to construction of work. Check dimensions against the approved plans. Any deviation from the approved plans must be approved by the architect in writing.
2. All dimensions are in millimeters unless otherwise stated.
3. All dimensions are to the centerline of the work unless otherwise stated.
4. All dimensions are to the finished surface unless otherwise stated.
5. All dimensions are to the centerline of the work unless otherwise stated.
6. All dimensions are to the finished surface unless otherwise stated.
7. All dimensions are to the centerline of the work unless otherwise stated.
8. All dimensions are to the finished surface unless otherwise stated.
9. All dimensions are to the centerline of the work unless otherwise stated.
10. All dimensions are to the finished surface unless otherwise stated.

Noted Architect
L'zannes Pty Ltd
14-26 Wattle Street
Pymont NSW 2009
Australia
02 9557 6666
www.lzannes.com.au

Scale
Scale 1:250 @ A1

Drawn
IZ

Checked
CM

Project No.
19001

Drawing No.
RF-1010

Revision
3



1:250 @ A1

Scale

0 2.5 5 7.5 10 12.5 m

North

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Stages
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
ROOF PLAN

Date Created
03.04.19

Drawn
IZ

Checked
CM

Project No.
19001

Drawing No.
RF-1014

Revision
3

Legend

RESIDENTIAL (1 BED)	RESIDENTIAL (2 BED)	RESIDENTIAL (3 BED)	RECREATION CENTRE	CHILD CARE CENTRE	COMMERCIAL	RETAIL
BALCONY	COMMON AREA	GARDEN	LOBBY/COLLATION	BACK OF HOUSE	SERVICES	CAR PARKING

Client

Landstream
02 857 6777

Project Manager

PDS Group
02 857 6777

Team Planner

Mecotte
02 857 6777

Structural Engineer

Webber
02 857 2460

Building Services

IGS
02 848 4800

Pool

Cardino
02 848 7100

Call

Empire
02 857 6130

Trade Engineer

JMT Consulting
04 13 958 1777

Copyright

Copyright © 2019 L'zannes Pty Ltd. All rights reserved. This document is the property of L'zannes Pty Ltd. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of L'zannes Pty Ltd.

General Notes

1. Verify all dimensions on site prior to construction of work. Check all dimensions against the approved plans. Any deviation from the approved plans must be approved by the architect.

2. All dimensions are in millimetres unless otherwise stated.

3. All dimensions are to the face of the work unless otherwise stated.

4. All dimensions are to the centre of the work unless otherwise stated.

5. All dimensions are to the top of the work unless otherwise stated.

6. All dimensions are to the bottom of the work unless otherwise stated.

7. All dimensions are to the side of the work unless otherwise stated.

8. All dimensions are to the front of the work unless otherwise stated.

9. All dimensions are to the back of the work unless otherwise stated.

10. All dimensions are to the top of the work unless otherwise stated.

11. All dimensions are to the bottom of the work unless otherwise stated.

12. All dimensions are to the side of the work unless otherwise stated.

13. All dimensions are to the front of the work unless otherwise stated.

14. All dimensions are to the back of the work unless otherwise stated.

15. All dimensions are to the top of the work unless otherwise stated.

16. All dimensions are to the bottom of the work unless otherwise stated.

17. All dimensions are to the side of the work unless otherwise stated.

18. All dimensions are to the front of the work unless otherwise stated.

19. All dimensions are to the back of the work unless otherwise stated.

20. All dimensions are to the top of the work unless otherwise stated.

Copyright

Copyright © 2019 L'zannes Pty Ltd. All rights reserved. This document is the property of L'zannes Pty Ltd. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of L'zannes Pty Ltd.

General Notes

1. Verify all dimensions on site prior to construction of work. Check all dimensions against the approved plans. Any deviation from the approved plans must be approved by the architect.

2. All dimensions are in millimetres unless otherwise stated.

3. All dimensions are to the face of the work unless otherwise stated.

4. All dimensions are to the centre of the work unless otherwise stated.

5. All dimensions are to the top of the work unless otherwise stated.

6. All dimensions are to the bottom of the work unless otherwise stated.

7. All dimensions are to the side of the work unless otherwise stated.

8. All dimensions are to the front of the work unless otherwise stated.

9. All dimensions are to the back of the work unless otherwise stated.

10. All dimensions are to the top of the work unless otherwise stated.

11. All dimensions are to the bottom of the work unless otherwise stated.

12. All dimensions are to the side of the work unless otherwise stated.

13. All dimensions are to the front of the work unless otherwise stated.

14. All dimensions are to the back of the work unless otherwise stated.

15. All dimensions are to the top of the work unless otherwise stated.

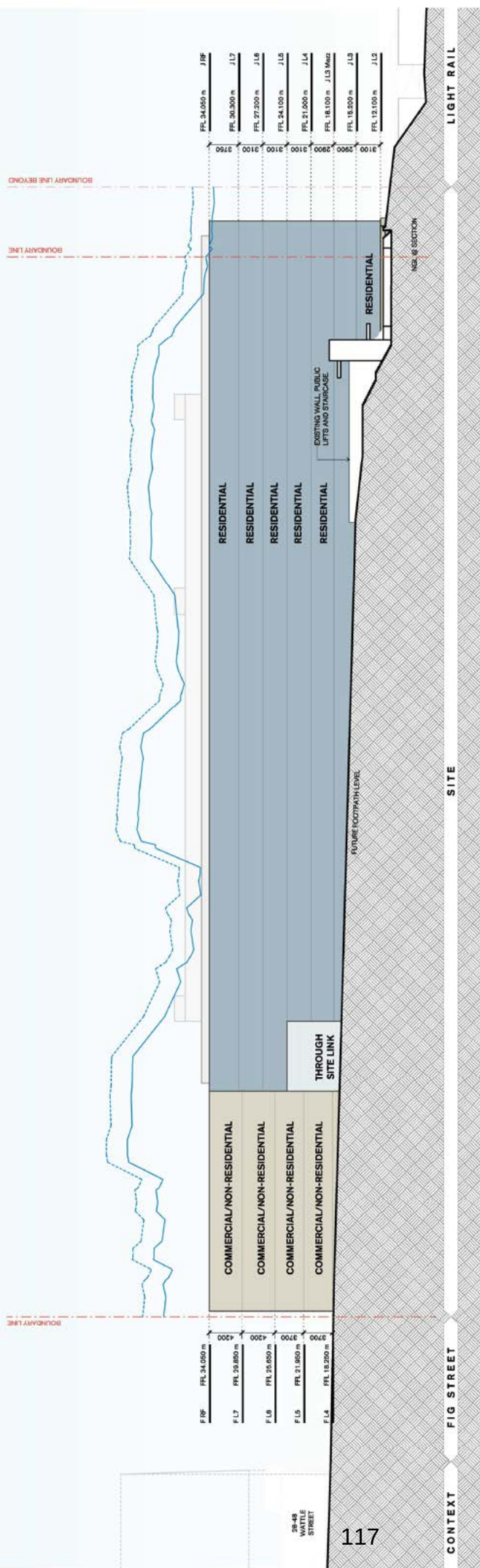
16. All dimensions are to the bottom of the work unless otherwise stated.

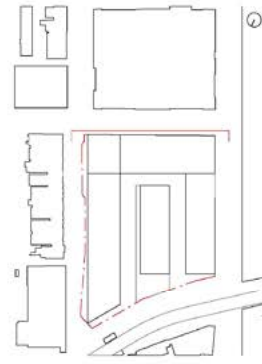
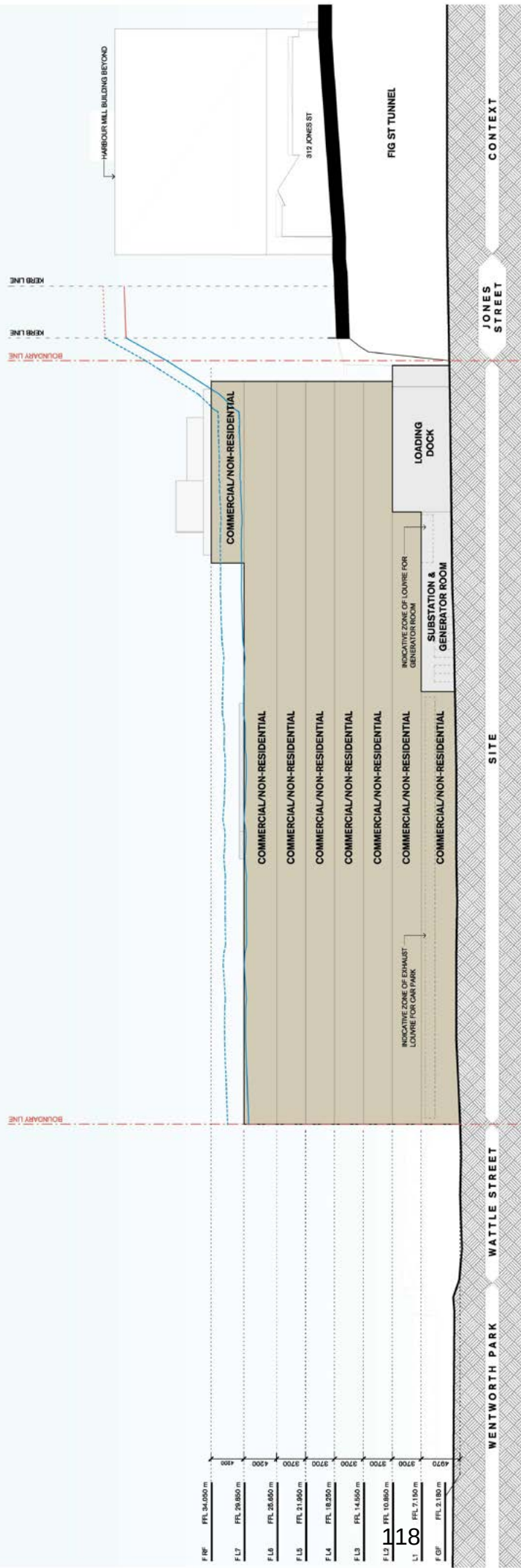
17. All dimensions are to the side of the work unless otherwise stated.

18. All dimensions are to the front of the work unless otherwise stated.

19. All dimensions are to the back of the work unless otherwise stated.

20. All dimensions are to the top of the work unless otherwise stated.





[illegible]

Row	Date	For
1	03.04.20	leave for Review
2	09.04.20	leave for information
3	17.04.20	leave for information

Client
Landream
02 8247 8277

Project Manager
PDS Group
02 8279 2601

Town Planner
Mecone
02 8507 8008

Structural Engineer
Webber

Building Services
IGS
02 8458 4600

Flood
Cardno
02 9436 7700

Clut
Enspire
02 9922 6135

Traffic Engineer
JMT Consult
0415 563 177

Legend

HEIGHT PLANE

- 27m ABOVE NATURAL GROUND TOPOGRAPHY
- - - 28.7m ABOVE NATURAL GROUND TOPOGRAPHY (19m)
- [] LIP ENVELOPE TO NEIGHBOURING BUILDINGS

Scale
1 : 250 @ A1
0 2.5 5 7.5 10

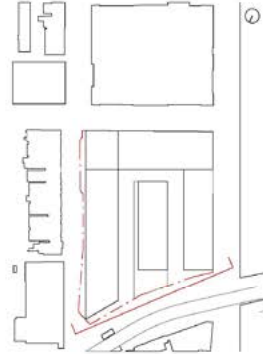
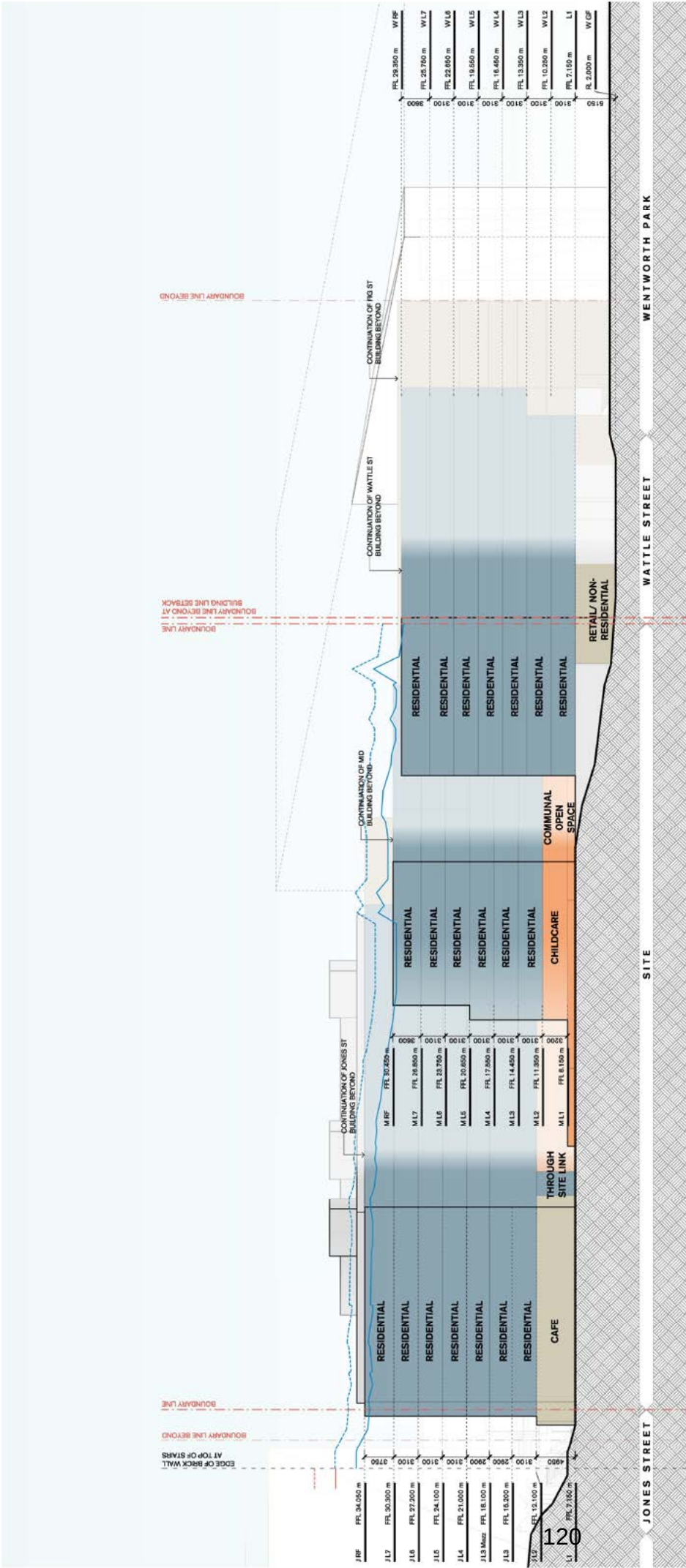
Project
Fig & Wattle

Address
14-26 Wattle
Pyrmont NSW

Status
NOT FOR CONSTRUCTION

Drawing	Date Created	Drawn	Checked
INDICATIVE REFERENCE SCHEME ELEVATION - WATTLE STREET	05.04.19	MS	CM
	Project No.	Drawing No.	Revision
	19001	RF-2003	3

W. trainees.com.au
T. 01 2 9319 9744
E. trainee@trainee.com.au



Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Station
NOT FOR CONSTRUCTION

Scale
1:250 @ A1

North

INDICATIVE REFERENCE SCHEME
ELEVATION - LIGHT RAIL

Drawing
19001

Date Created
05.04.19

Drawn
MS

Checked
CM

Project No.
RF-2004

Revision
3

General Notes

Copyright
All rights reserved by L'zannes.
This document is the property of L'zannes and is not to be reproduced or used in any form without the written permission of L'zannes.
This document may only be used for the express purposes for which it was prepared and is not to be used for any other purpose without the written permission of L'zannes.
The information contained herein is for general information only and does not constitute a contract or any other legal document.
The information contained herein is for general information only and does not constitute a contract or any other legal document.
The information contained herein is for general information only and does not constitute a contract or any other legal document.

Client

Landstream
02 857 6777

Project Manager
PDS Group
02 857 6777

Team Planner
Mecotte
02 857 6777

Structural Engineer
Webber
02 857 2460

Building Services

IGS
02 848 4800

Pool
Cardno
02 848 7100

Call
Engire
02 857 6130

Trade Engineer
JMT Consulting
04 13 558 177

For

Date

1 09.04.20

2 09.04.20

3 17.04.20

Copyright

All rights reserved by L'zannes.
This document is the property of L'zannes and is not to be reproduced or used in any form without the written permission of L'zannes.
This document may only be used for the express purposes for which it was prepared and is not to be used for any other purpose without the written permission of L'zannes.
The information contained herein is for general information only and does not constitute a contract or any other legal document.
The information contained herein is for general information only and does not constitute a contract or any other legal document.
The information contained herein is for general information only and does not constitute a contract or any other legal document.

Client

Landstream
02 857 6777

Project Manager
PDS Group
02 857 6777

Team Planner
Mecotte
02 857 6777

Structural Engineer
Webber
02 857 2460

Building Services

IGS
02 848 4800

Pool
Cardno
02 848 7100

Call
Engire
02 857 6130

Trade Engineer
JMT Consulting
04 13 558 177

For

Date

1 09.04.20

2 09.04.20

3 17.04.20

Copyright

All rights reserved by L'zannes.
This document is the property of L'zannes and is not to be reproduced or used in any form without the written permission of L'zannes.
This document may only be used for the express purposes for which it was prepared and is not to be used for any other purpose without the written permission of L'zannes.
The information contained herein is for general information only and does not constitute a contract or any other legal document.
The information contained herein is for general information only and does not constitute a contract or any other legal document.
The information contained herein is for general information only and does not constitute a contract or any other legal document.

Client

Landstream
02 857 6777

Project Manager
PDS Group
02 857 6777

Team Planner
Mecotte
02 857 6777

Structural Engineer
Webber
02 857 2460

Building Services

IGS
02 848 4800

Pool
Cardno
02 848 7100

Call
Engire
02 857 6130

Trade Engineer
JMT Consulting
04 13 558 177

For

Date

1 09.04.20

2 09.04.20

3 17.04.20

Copyright

All rights reserved by L'zannes.
This document is the property of L'zannes and is not to be reproduced or used in any form without the written permission of L'zannes.
This document may only be used for the express purposes for which it was prepared and is not to be used for any other purpose without the written permission of L'zannes.
The information contained herein is for general information only and does not constitute a contract or any other legal document.
The information contained herein is for general information only and does not constitute a contract or any other legal document.
The information contained herein is for general information only and does not constitute a contract or any other legal document.

Client

Landstream
02 857 6777

Project Manager
PDS Group
02 857 6777

Team Planner
Mecotte
02 857 6777

Structural Engineer
Webber
02 857 2460

Building Services

IGS
02 848 4800

Pool
Cardno
02 848 7100

Call
Engire
02 857 6130

Trade Engineer
JMT Consulting
04 13 558 177

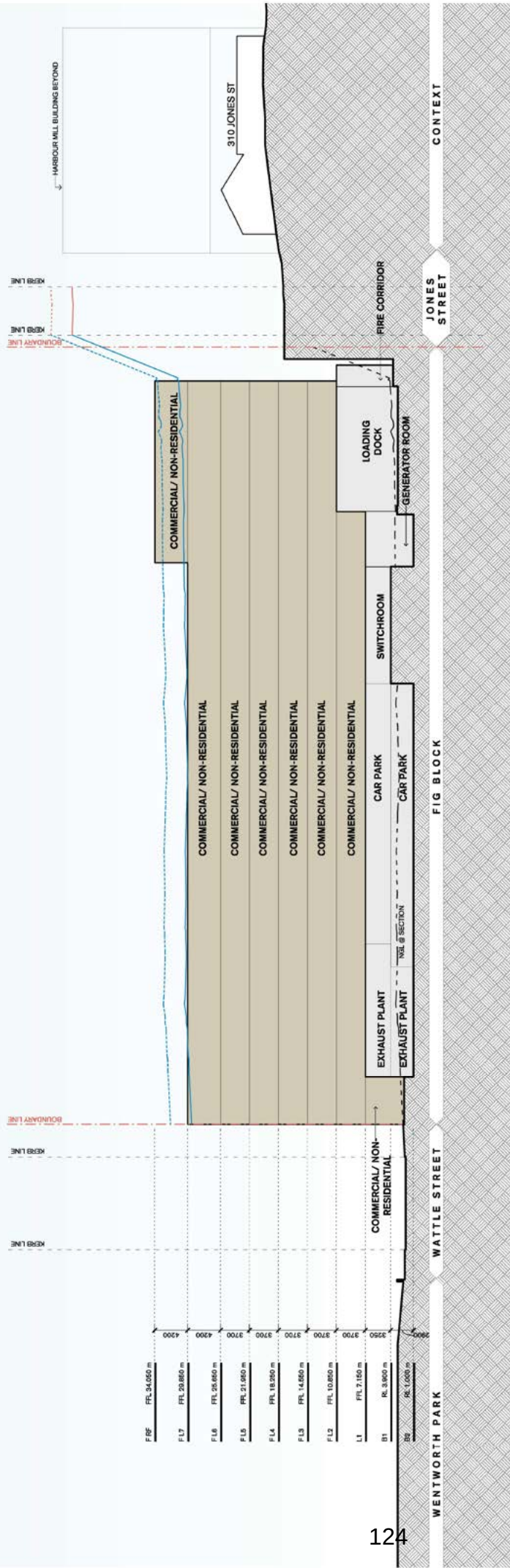
For

Date

1 09.04.20

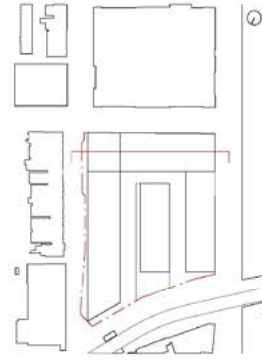
2 09.04.20

3 17.04.20



124

1 SECTION E
1:250



Copyright
Copyright is reserved by Jzannes.
All rights in this document are subject to the copyright of Jzannes.
This document may only be used for the express purposes for which it was prepared and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Jzannes.
This document is the property of Jzannes and is to be returned to Jzannes upon completion of the project.
Jzannes is not responsible for any errors or omissions in this document.

General Notes
Verify all dimensions on site prior to construction of work. Check all dimensions against the approved plans. All dimensions are in millimeters unless otherwise stated.
All dimensions are to the centerline of the building unless otherwise stated.
All dimensions are to the finished floor level unless otherwise stated.
All dimensions are to the finished ground level unless otherwise stated.
All dimensions are to the finished roof level unless otherwise stated.

Client
Landstream
02 9557 6277

Project Manager
PDS Group
02 9557 6277

Design Team
Town Planner
Mecotte
02 9557 6277

Structural Engineer
Webber
02 9557 2460

Building Services
IGS
02 9557 4820

Pool
Cardno
02 9557 7120

Call
Engire
02 9557 6130

Trade Engineer
JMT Consulting
04 13 558 1777

Legend

RESIDENTIAL
COMMERCIAL
RETAIL
COMMUNITY - RECREATION CENTRE
COMMUNITY - CHILD CARE CENTRE
CAR PARKING / SERVICES
ROOF NON-GFA FEATURES

Height Plane
27m ABOVE NATURAL GROUND TOPOGRAPHY
27m ABOVE NATURAL GROUND TOPOGRAPHY (10m)
27m ABOVE FUTURE GROUND TOPOGRAPHY (10m)
27m ABOVE FUTURE ROOFTOP LEVEL (10m)

Scale
1:250 @ A1
0 2.5 5 7.5 10 12.5 m

North

Project
Fig & Wattle

Jzannes

INDICATIVE REFERENCE SCHEME
SECTION E

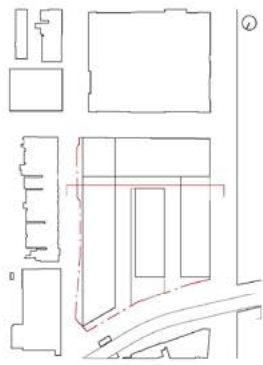
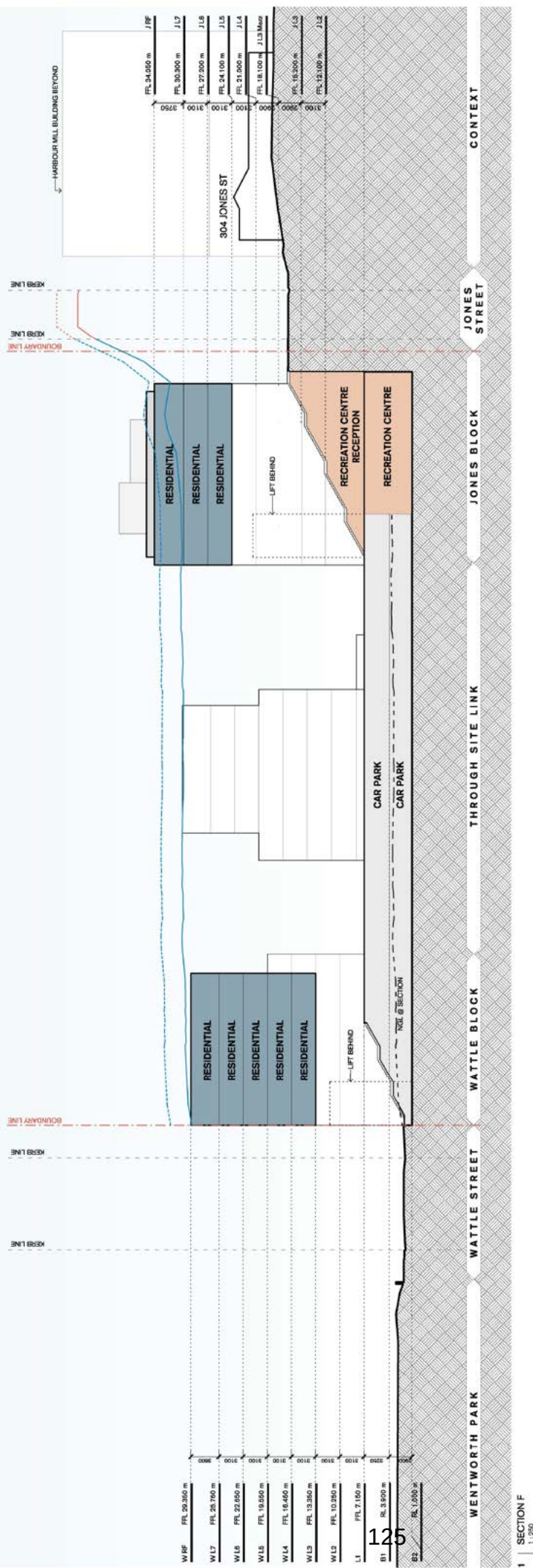
Address
14-26 Wattle Street,
Pymont NSW 2009

Project No.
19001

Design No.
RF-3005

Revision
3

Wentworth Park
14-26 Wattle Street
Pymont NSW 2009









Cross Ventilation - Jones St Residential		
Cross Ventilated	Number	Percentage
Yes	58	62.4%

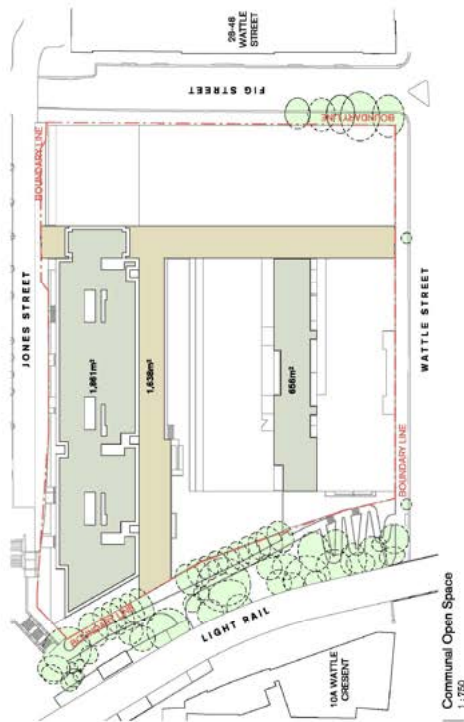
Cross Ventilation - Middle Residential		
Cross Ventilated	Number	Percentage
Yes	41	67.2%

Cross Ventilation - Wattle St Residential		
Cross Ventilated	Number	Percentage
Yes	56	71.8%



1 | Deep Soil
1:175

Requirement	Proposed	Compliance
Apartment Design Guide Deep Soil Zone (Objective 3E-1, Design criteria 1) Deep soil zone for site with an area greater than 1,500m² to be 7% of the area with a minimum thickness of 80mm. Site area = 12,125m² Required deep soil zone = 848.75m²	Deep Soil Area = 817m² 1.1m Depth Constructed Deep Soil Area = 1,543m² Deep Subsoil Soil Pockets to Carpark Below = 81m² 500mm Depth Constructed Deep Soil Area = 257m² Total Deep Soil Area = 2,207m²	No. However, objectives of the ADG have been met with additional and volumed over structure to facilitate viable landscaping and tree canopy. Refer to Attachment 7: Revised Landscape and Tree Canopy Plan and Attachment 8: Tree Management Response to Council Report.



2 | Communal Open Space
1:175

Requirement	Proposed	Compliance
Apartment Design Guide Communal Open Space (Objective 3E-1, Design criteria 1) Communal open space has a minimum area equal to 25% of the site. Site area = 12,125m² Required communal open space = 3,031.25m²	Communal Open Space Area = 3,031.25m² Publicly Accessible Open Space Area = 1,838m² Total Open Space Area = 4,169m²	No. Although the minimum area requirements may not be met, the site is located in a prime open space, the proximity to Werriworth Park and Fig Line Reserve provide a high level of amenity for residents to access.



W: info@iz.com.au
E: timothy@iz.com.au
Suite 5, L1, 5-15 Pittman St
Sydney, Australia

Copyright
Copyright is reserved by Izannes.
Rights in this document are subject to the terms of the license.
This document may only be used for the express purposes for which it was created and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Izannes.
This document is the property of Izannes and is loaned to you for your use only. It is to be returned to Izannes upon completion of the project.
Unauthorized use or distribution of this document is strictly prohibited.

General Notes
Verify dimensions on site prior to construction of work. Check for any discrepancies with the Architect or any documents.
Before commencement, allow for any necessary approvals from the relevant authorities.
Comply with relevant authorities.
Building Code of Australia.
Refer to the relevant authorities for any necessary approvals.
Refer to the relevant authorities for any necessary approvals.
Refer to the relevant authorities for any necessary approvals.

Client
Landstream
02 857 6577

Project Manager
PDS Group
02 857 6577

Team Planner
Mecotte
02 857 6577

Structural Engineer
Webber
02 857 6577

Building Services
IGS
02 857 6577

Pool
Cardno
02 857 6577

Call
Engire
02 857 6577

Traffic Engineer
JMT Consulting
04 13 558 1777

Legend

- DEEP SOIL
- 1.1m DEEP CONSTRUCTED DEEP SOIL
- 0.5m DEEP CONSTRUCTED DEEP SOIL
- DEEP RETENTION SOIL POCKET TO CARPARK BELOW
- COMMUNAL OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE

Scale
As indicated @ A1

North

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pymont NSW 2009

Stages
NOT FOR CONSTRUCTION

Project No.
19001

Design No.
RF-4006

Revision
3

INDICATIVE REFERENCE SCHEME
DEEP SOIL & COMMUNAL OPEN
SPACE DIAGRAMS



SHADOW DIAGRAM 14 APRIL 12PM
1:2000



SHADOW DIAGRAM 14 APRIL 11AM
1:2000



SHADOW DIAGRAM 14 APRIL 10AM
1:2000



SHADOW DIAGRAM 14 APRIL 9AM
1:2000



SHADOW DIAGRAM 14 APRIL 3PM
1:2000



SHADOW DIAGRAM 14 APRIL 2PM
1:2000



SHADOW DIAGRAM 14 APRIL 1PM
1:2000



Project
Fig & Wattie

Address
14-26 Wattie Street,
Pyrmont NSW 2009

Scale
1:2000 @ A1

North


Drawing
INDICATIVE REFERENCE SCHEME
SHADOW DIAGRAMS
SHEET 1 OF 2

Date Created
18.06.19

Project No.
19001

Drawn
MS

Checked
CM

Revision
3

NOT FOR CONSTRUCTION

Legend

OUTLINE OF SHADOW CAST BY
CONCEPT ENVELOPE

ADDITIONAL SHADOW CAST BY 15%
ADDITIONAL VOLUME ENVELOPE

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

Client
Landstream
02 8517 6271

Project Manager
PDS Group
02 8517 6271

Team Planner
Mecone
02 8517 6271

Structural Engineer
Webber
02 8517 6271

Building Services
IGS
02 8517 6271

Pool
Cardno
02 8517 6271

Cost
Enspire
02 8517 6271

Traffic Engineer
JMT Consulting
0415 563 177

Copyright
Copyright © 2019 L'zannes
All rights reserved. This document is the property of L'zannes and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from L'zannes.

General Notes
This document is for illustrative purposes only. It is not to be used for construction or any other purpose. The design is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The design is based on the information provided by the client. The client is responsible for the accuracy of the information provided.

Normalized Architects
L'zannes
14-26 Wattie Street
Pyrmont NSW 2009
Australia
Phone: 02 8517 6271
Fax: 02 8517 6271
Email: info@l-zannes.com.au
Web: www.l-zannes.com.au



1 SHADOW DIAGRAM 21 JUNE 12PM
1:2000



2 SHADOW DIAGRAM 21 JUNE 11AM
1:2000



3 SHADOW DIAGRAM 21 JUNE 10AM
1:2000



4 SHADOW DIAGRAM 21 JUNE 9AM
1:2000



5 SHADOW DIAGRAM 21 JUNE 3PM
1:2000



6 SHADOW DIAGRAM 21 JUNE 2PM
1:2000



7 SHADOW DIAGRAM 21 JUNE 1PM
1:2000



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

North
↑

INDICATIVE REFERENCE SCHEME
SHADOW DIAGRAMS
SHEET 2 OF 2

Project
Fig & Wattie

Address
14-26 Wattie Street,
Pymont NSW 2009

Stages
NOT FOR CONSTRUCTION

Design
Date Created
30.05.19
Drawn
MS
Checked
CM
Project No.
19001
Drawing No.
RF-4008
Revision
3

Copyright
Copyright © 2019 L'zannes Pty Ltd. All rights reserved. This document is the property of L'zannes Pty Ltd. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of L'zannes Pty Ltd. This document may only be used for the specific purpose for which it was prepared and is not to be used for any other purpose without the prior written permission of L'zannes Pty Ltd.

General Notes
These diagrams are indicative only and are not to be used for construction purposes. They are provided for information only and are not to be used for any other purpose without the prior written permission of L'zannes Pty Ltd.

Disclaimer
The diagrams are provided for information only and are not to be used for any other purpose without the prior written permission of L'zannes Pty Ltd.

Client
Landstream
02 8517 6211
Project Manager
PDS Group
02 8517 6211
Town Planner
Mecone
02 8517 6211
Structural Engineer
Webber
02 8517 6211

Building Services
IGS
02 8517 6211
Roof
Cardno
02 8517 6211
Civil
Enspire
02 8517 6211
Traffic Engineer
JMT Consulting
0415 563 177

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

Legend
OUTLINE OF SHADOW CAST BY
CONCEPT ENVELOPE
ADDITIONAL SHADOW CAST BY 15%
ADDITIONAL VOLUME ENVELOPE

132

SLIP PERMISSIBLE FOR 4:1

GFA_Development Overall	FSR
GFA m²	3.68 : 1
44,591 m²	

Apartment Mix Overall		
Apartment Type	Number	Mix
Residential (1 Bed)	37	15.9%
Residential (2 Bed)	143	61.6%
Residential (3 Bed)	52	22.4%
Total No. of Apartments	232	100.0%

NLA_Commercial & Retail	NLA m²
Level	

Commercial		
F L7		565 m ³
F L6		2,328 m ³
F L5		2,336 m ³
F L4		2,316 m ³
F L3		2,320 m ³
F L2		2,305 m ³
L1		1,478 m ³
FGF		501 m ³
		14,149 m³
Retail		
L1		347 m ³
W GF		193 m ³
		540 m³
Total		14,690 m³

F&A, Non-Residential	Level	GFA m²
childcare	HL1	1,295 m²
		1,295 m²
commercial	1	1,996 m²
	L7	588 m²
	L6	2,447 m²
	L5	2,456 m²
	L4	2,435 m²
	L3	2,439 m²
	L2	2,439 m²
GF	636 m²	
recreation Centre		15,437 m²
2	1	292 m²
	2	2,075 m²
total		2,303 m²
GF	1	193 m²
	2	347 m²
total		540 m²
		19,575 m²

General Notes

Verify dimensions on site prior to commencing work. Check measuring R/L on site. Achieve correct fit of all components. No force or damage to self-disciplines. Comply with relevant authorities' requirements. Comply with relevant Code of Australia standards. Comply with relevant Australian Standards for materials and construction methods. Comply with local building codes. Do not take from drawings.

Row	Date	For
1	03.04.20	Issue for Review
2	09.04.20	Issue for Information
3	17.04.20	Issue for Information

Client	Landream	Project Manager	PDS Group	Town Planner	Mecone	Structural Engineer	Webber
Building Services	IGS	Flood	Cardno	Quit	Enspire	Terrell Engineer	JMT Const
	02 8458 4600	02 8456 7700	02 8456 7700	02 8456 7700	02 8456 7700	02 8456 7700	02 8456 7700
	02 8457 8277	02 8279 2601	02 8279 2601	02 8667 5905	02 8667 5905	02 8667 5905	02 8667 5905

Apartment Type
Residential (1 Bed)
Residential (2 Bed)
Residential (3 Bed)
Total No. of Apartments

Apartment Type
Residential (1 Bed)
Residential (2 Bed)
Residential (3 Bed)
Total No. of Apartments

Apartment Type	Total No. of Apartments
Residential (1 Bed)	
Residential (2 Bed)	
Residential (3 Bed)	

NSA_Residential	Level	NSA m²
Jones Block	UL7	1,561 m²
	UL6	1,793 m²
	UL5	1,588 m²
	UL4	1,452 m²
	UL3 Mezz	455 m²
	UL3	1,262 m²

Mid Block	
M.L7	648 m ²
M.L6	831 m ²
M.L5	773 m ²
M.L4	977 m ²
M.L3	977 m ²
M.L2	977 m ²
	5,162 m²
Wattle Block	
W.L7	866 m ²
W.L6	1,074 m ²
W.L5	991 m ²
W.L4	1,084 m ²
W.L3	1,084 m ²
W.L2	947 m ²
L1	971 m ²
	7,016 m²
Total	21,686 m²

Residential	GEA m²
Block	66 m²
	2,330 m²
	2,330 m²
	2,330 m²
	2,180 m²
MEZZ	2,180 m²

[illegible]

Car Parking Schedule
Bay Type
B1
Childcare
Accessible
Childcare Drop-off
Childcare Drop-off Accessible
Standard

Standard	Accessible
Standard	Standard
Residential	Residential
Accessible	Accessible
Standard	Standard
Residential (Visitor)	Residential (Visitor)
Accessible	Accessible
Standard	Standard
Retail	Retail
Standard	Standard
B2	Residential
Accessible	Accessible
Standard	Standard
Parking Total	Parking Total

Note: 1. DCP2012 requires a minimum of 15% of total housing. DCP2012 also requires one accessible unit for every adaptable residential unit.

Bicycle Parking Schedule	
Level	
B1	
B2	
Storage Cages	
Public Domain	
Parking Total	

Notes:

1. All visitors bicycle parking are accommodated through bicycle parking racks.

Motorbike Parking Schedule	
Level	
B1	
B2	
Parking Total	

Storage Cage Schedule	
Unit Type	
B1	
Residential (2 Bed)	
Residential (3 Bed+)	
B2	
Residential (1 Bed)	
Residential (2 Bed)	
Residential (3 Bed+)	
Storage Cage Total	

1. It is assumed that for 32 of the 1 bedroom apartments, 29 of the 3 bedroom apartments and 29 of the 3 bedroom apartments, the volume of storage will be met within the apartment.