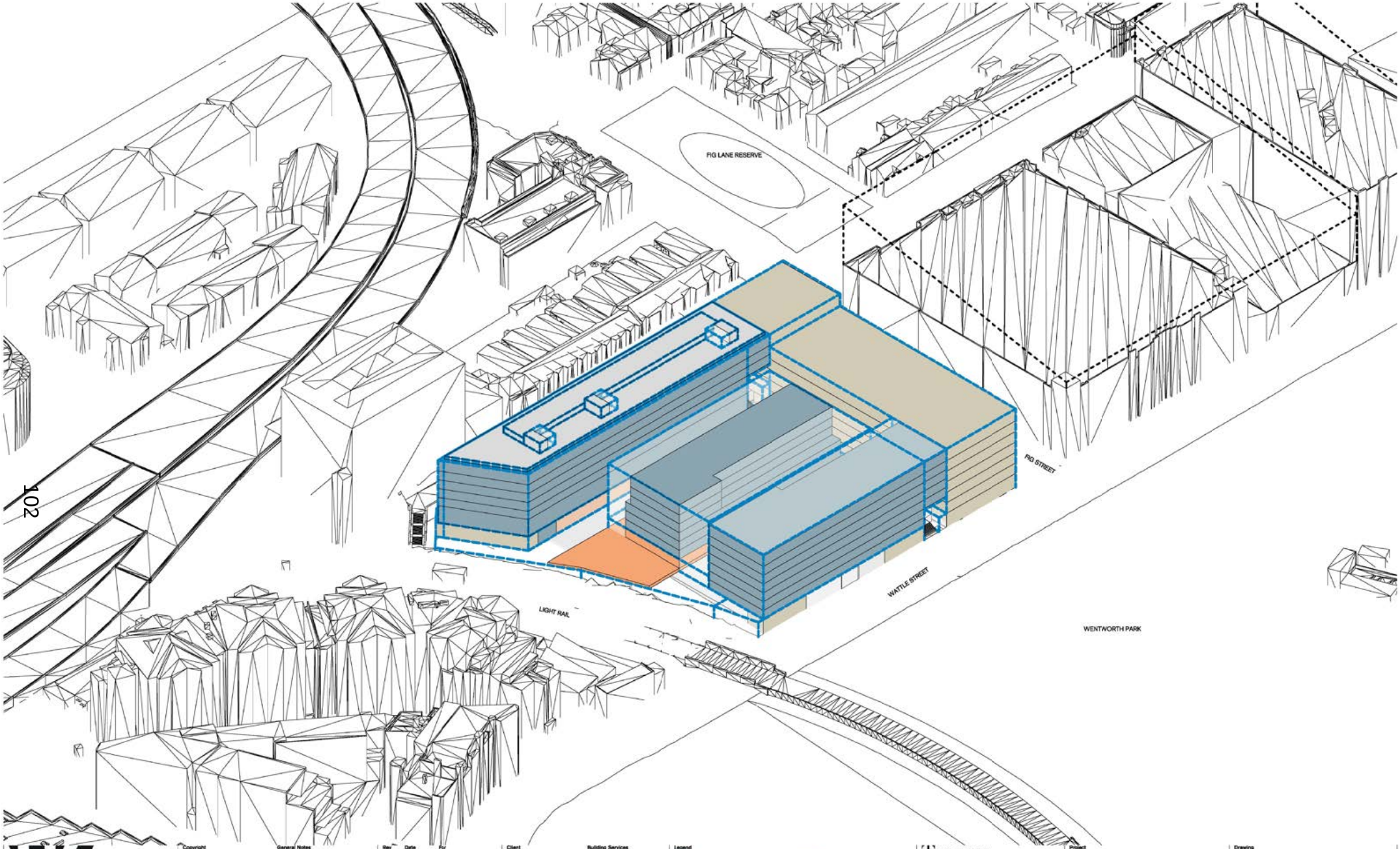
Attachment C

Indicative Reference Design Plans



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Jonathan Evans 6613
Mladen Pinjatovic 7468
Ben Green 7066
Chi Melham 7754

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1	02.04.20	Issue for Review
2	09.04.20	Issue for Information
3	17.04.20	Issue for Information

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PDS Group
02 8279 2601

Town Planner
Mecone
02 8667 8668

Structural Engineer
Webber
02 9690 2466

Building Services
IGS
02 8488 4600

Flood
Cardno
02 9496 7700

Civil
Enspire
02 9923 6135

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JMT Consulting
0415 568 177

Legend

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- COMMERCIAL
- RETAIL
- COMMUNITY - RECREATION CENTRE
- COMMUNITY - CHILDCARE CENTRE
- CAR PARKING / SERVICES
- ROOF NON-GFA FEATURES
- BUILDING ENVELOPE
- LEP ENVELOPE TO NEIGHBOURING BUILDINGS

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Scale N.T.S

North

Project
Fig & Wattle

Address
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Pyrmont NSW 2009

Status
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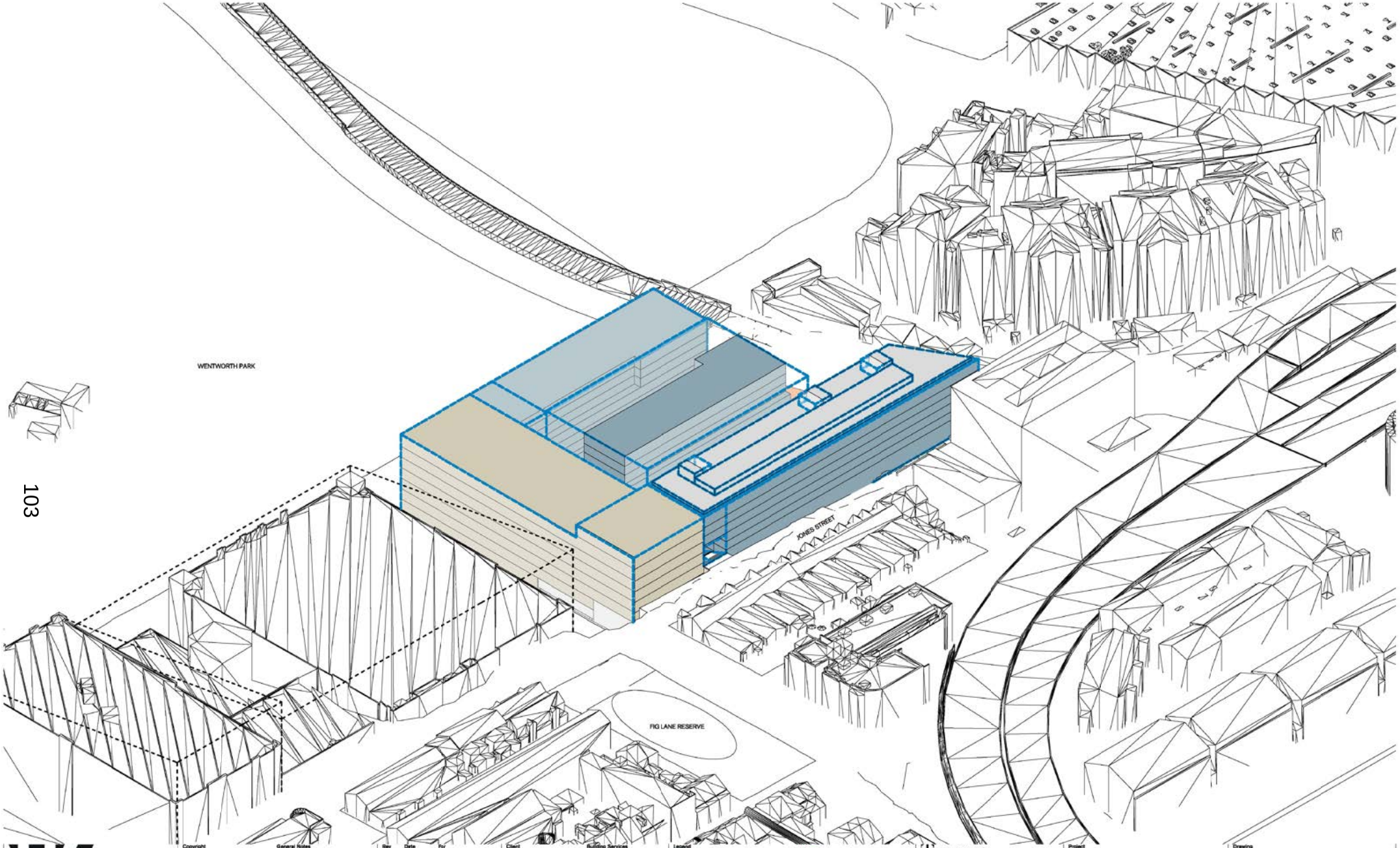
Drawing
INDICATIVE REFERENCE SCHEME
PROOF OF MASSING
WEST VIEW

Date Created	Drawn	Checked
17.05.19	MS	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-0001	3



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Status
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Drawing
INDICATIVE REFERENCE SCHEME
PROOF OF MASSING
EAST VIEW

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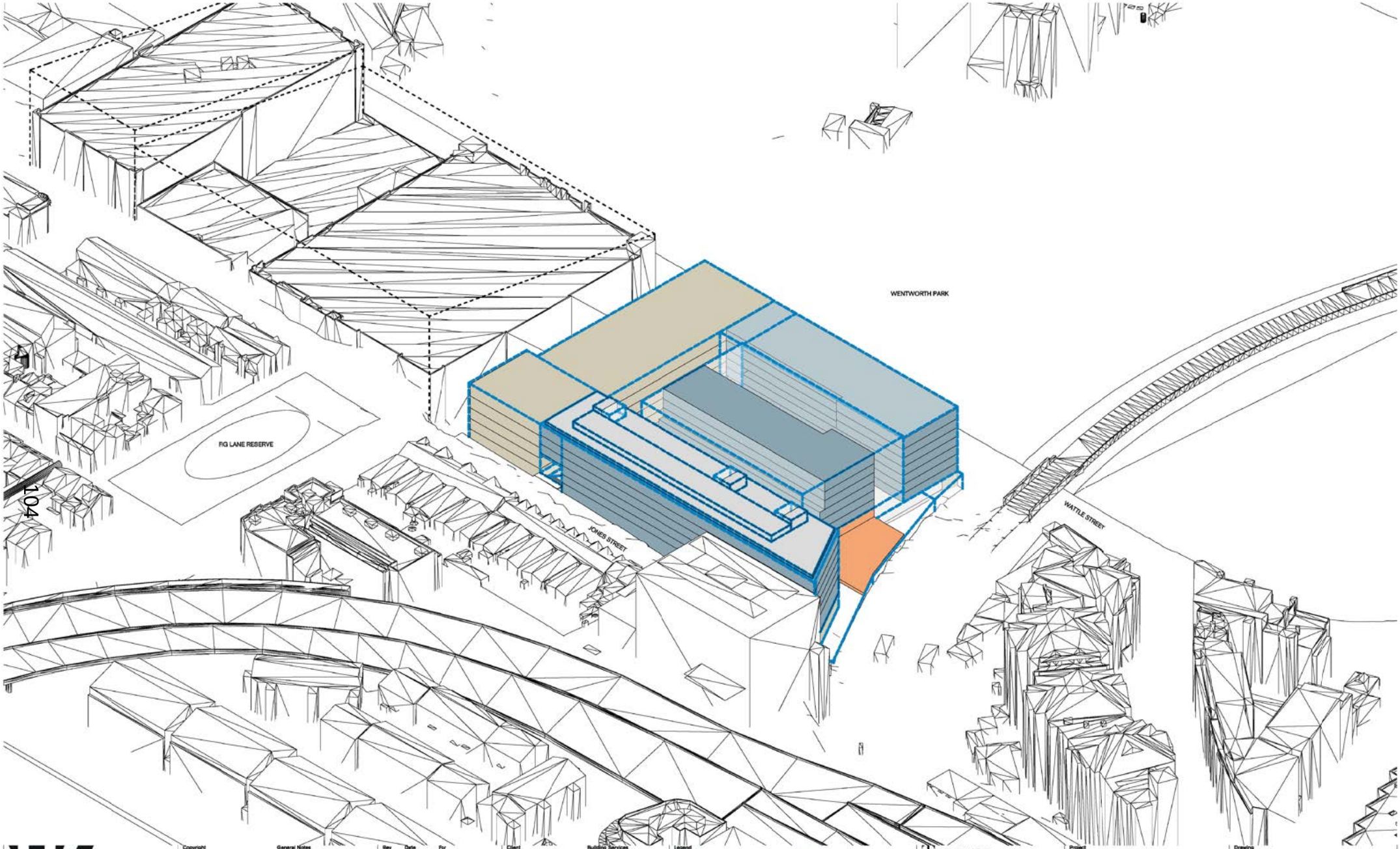

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Status
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Drawing
INDICATIVE REFERENCE SCHEME
PROOF OF MASSING
NORTH VIEW

Date Created	Drawn	Checked
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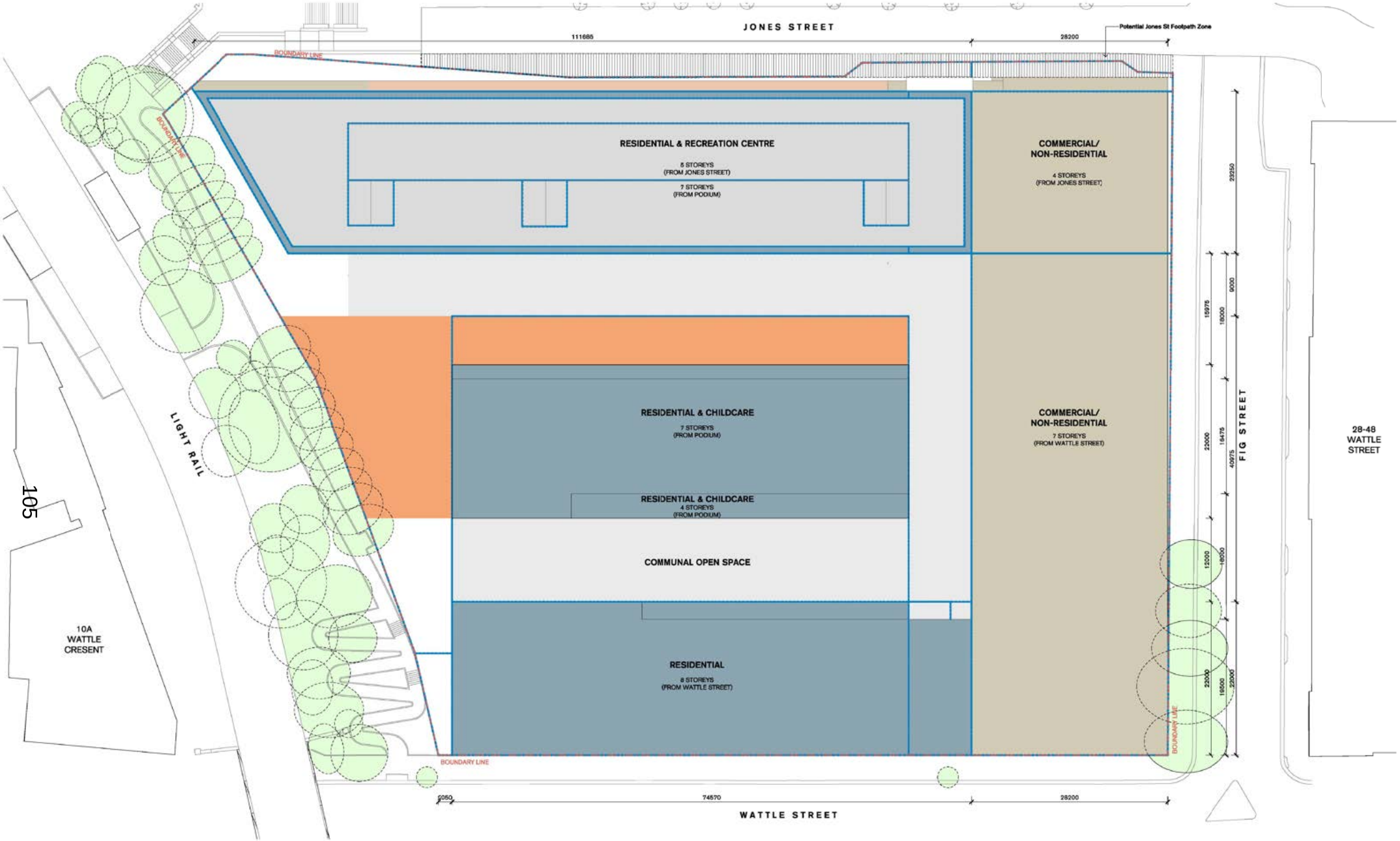

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Scale
1 : 250 @ A1
0 2.5 5 7.5 10 12.5 m

North

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Drawing
INDICATIVE REFERENCE SCHEME
PROOF OF MASSING
PLAN

Date Created	Drawn	Checked
07.06.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
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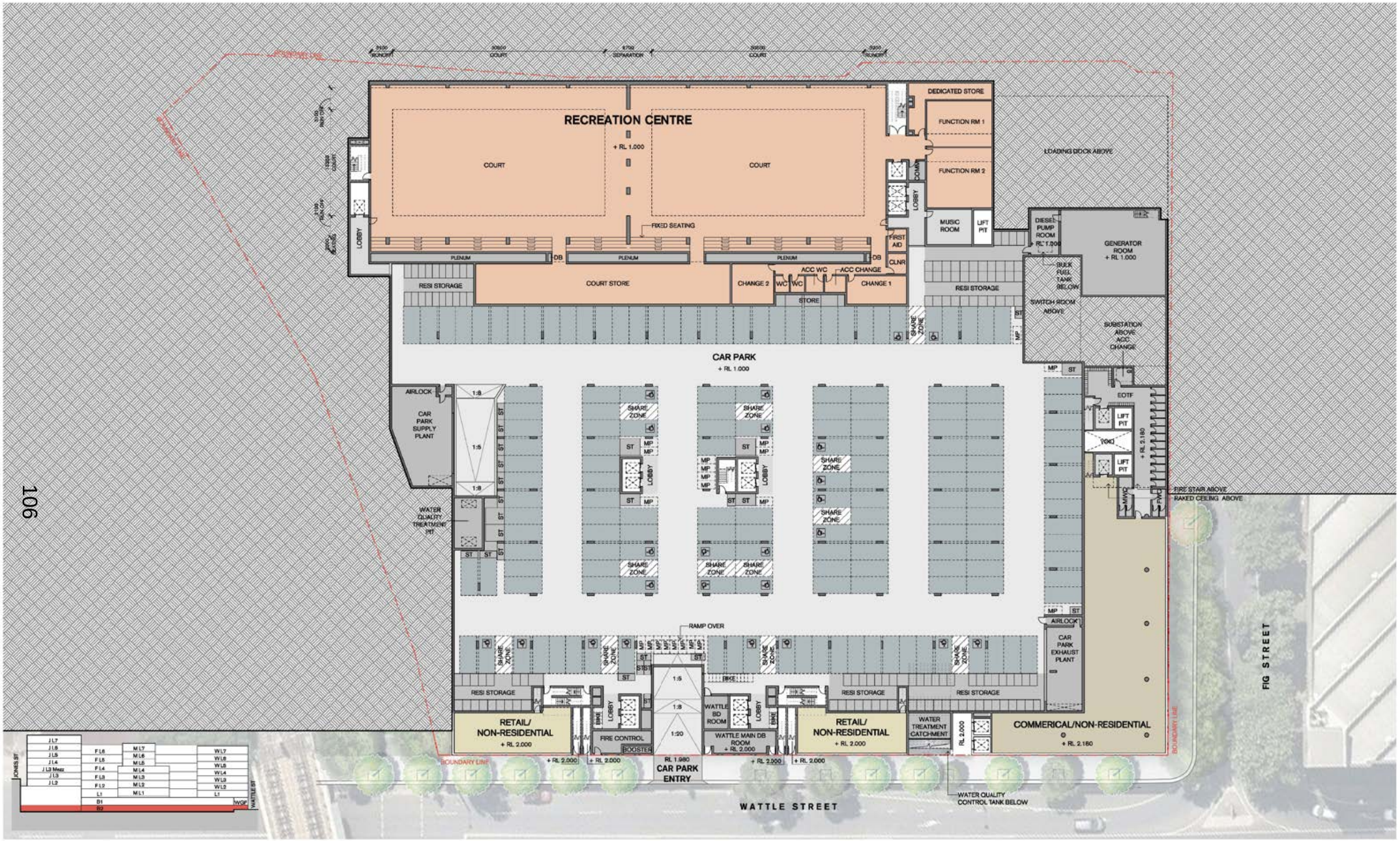

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- SERVICES
- BACK OF HOUSE

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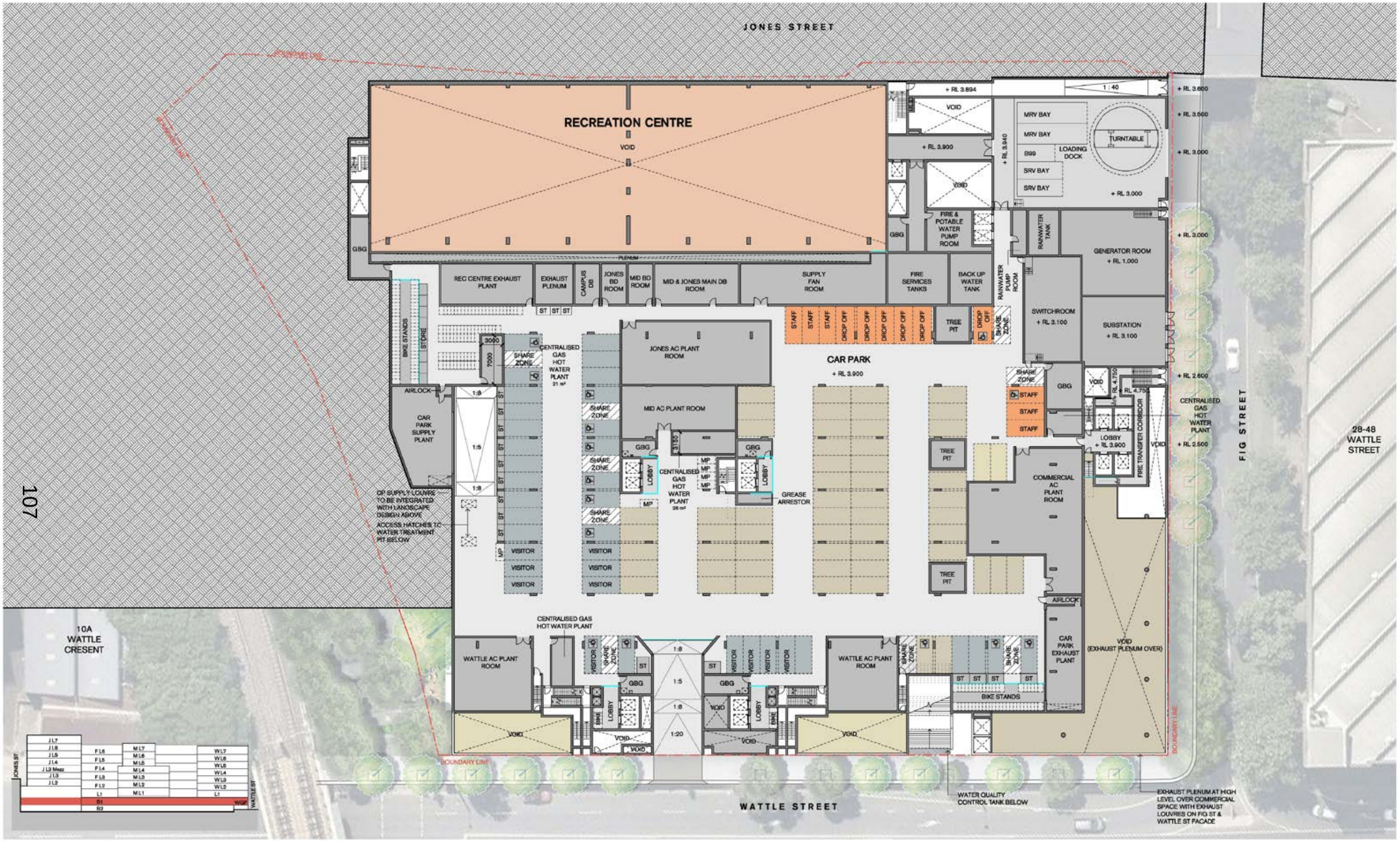
Drawing
INDICATIVE REFERENCE SCHEME
BASEMENT 2 PLAN

Date Created	Drawn	Checked
03.04.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-1001	3



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- CHILDCARE CENTRE
- RECREATION CENTRE
- CAR PARKING
- SERVICES
- BACK OF HOUSE

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

North

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Fig & Wattle

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Drawing
INDICATIVE REFERENCE SCHEME
BASEMENT 1 PLAN

Date Created	Drawn	Checked
05.04.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
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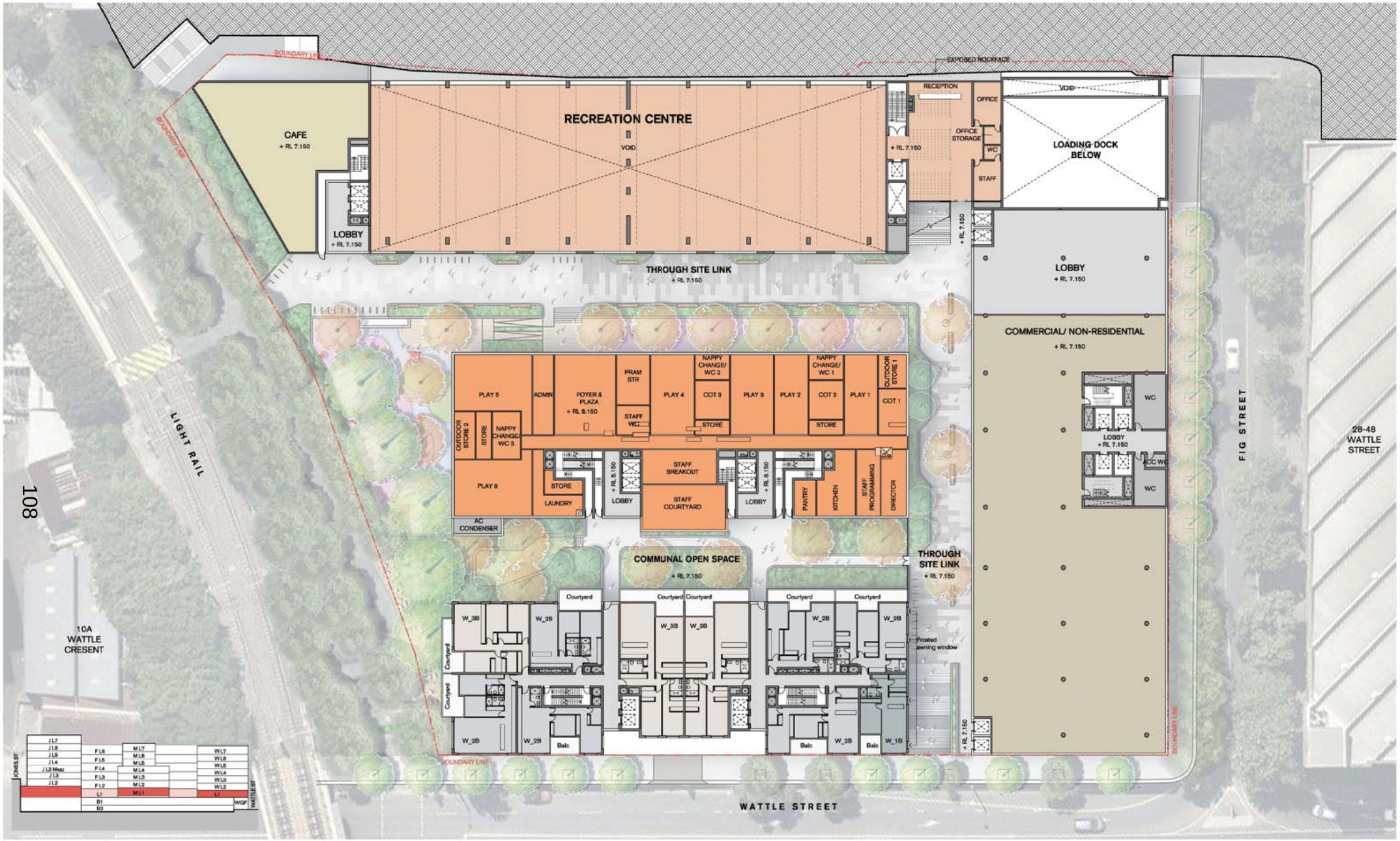

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- SERVICES
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Tzannes

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

North

Project
Fig & Wattle

Address
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Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
LEVEL 1 PODIUM
MID LEVEL 1 PLAN

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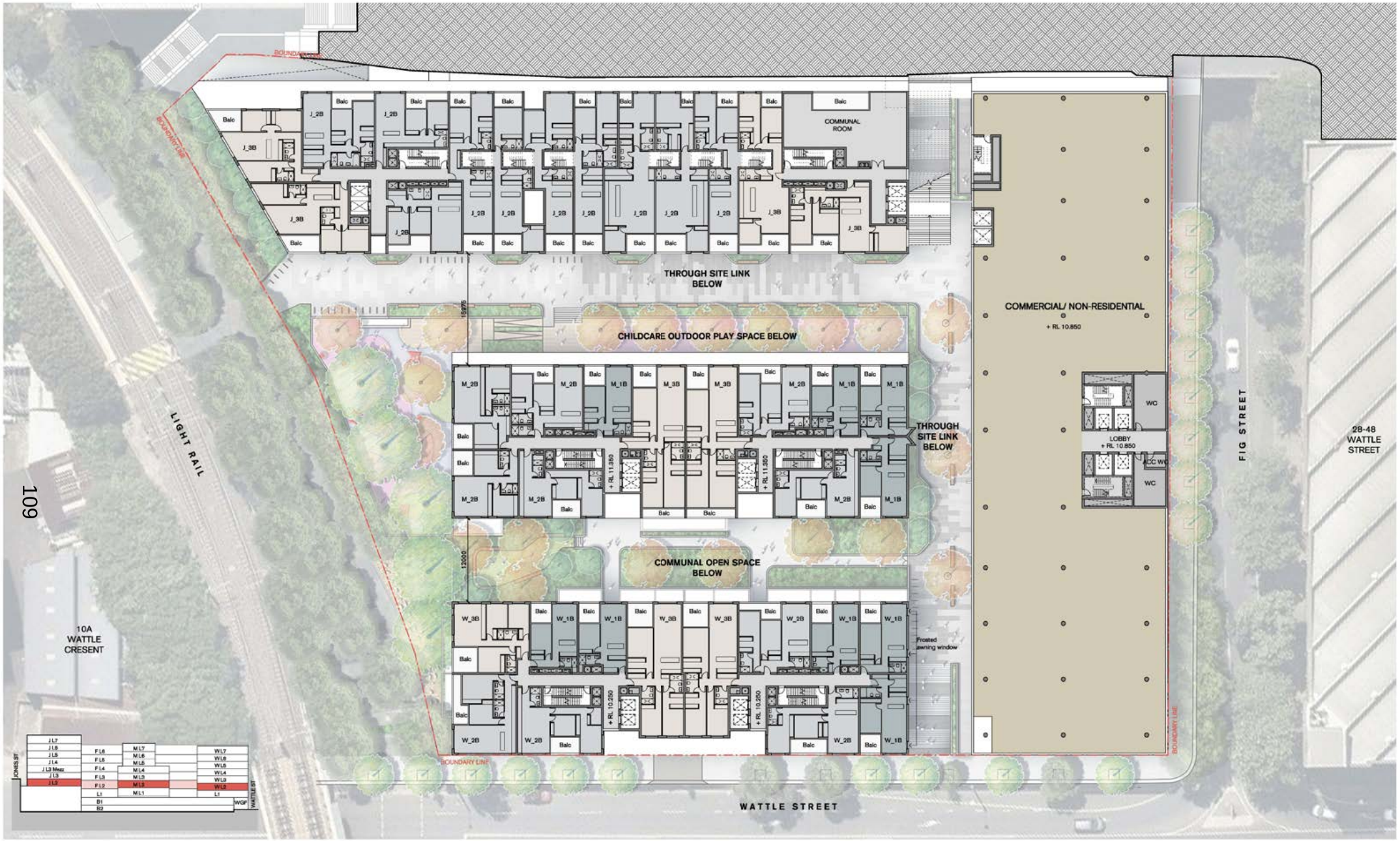
03.04.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-1003	3



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

North

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Status
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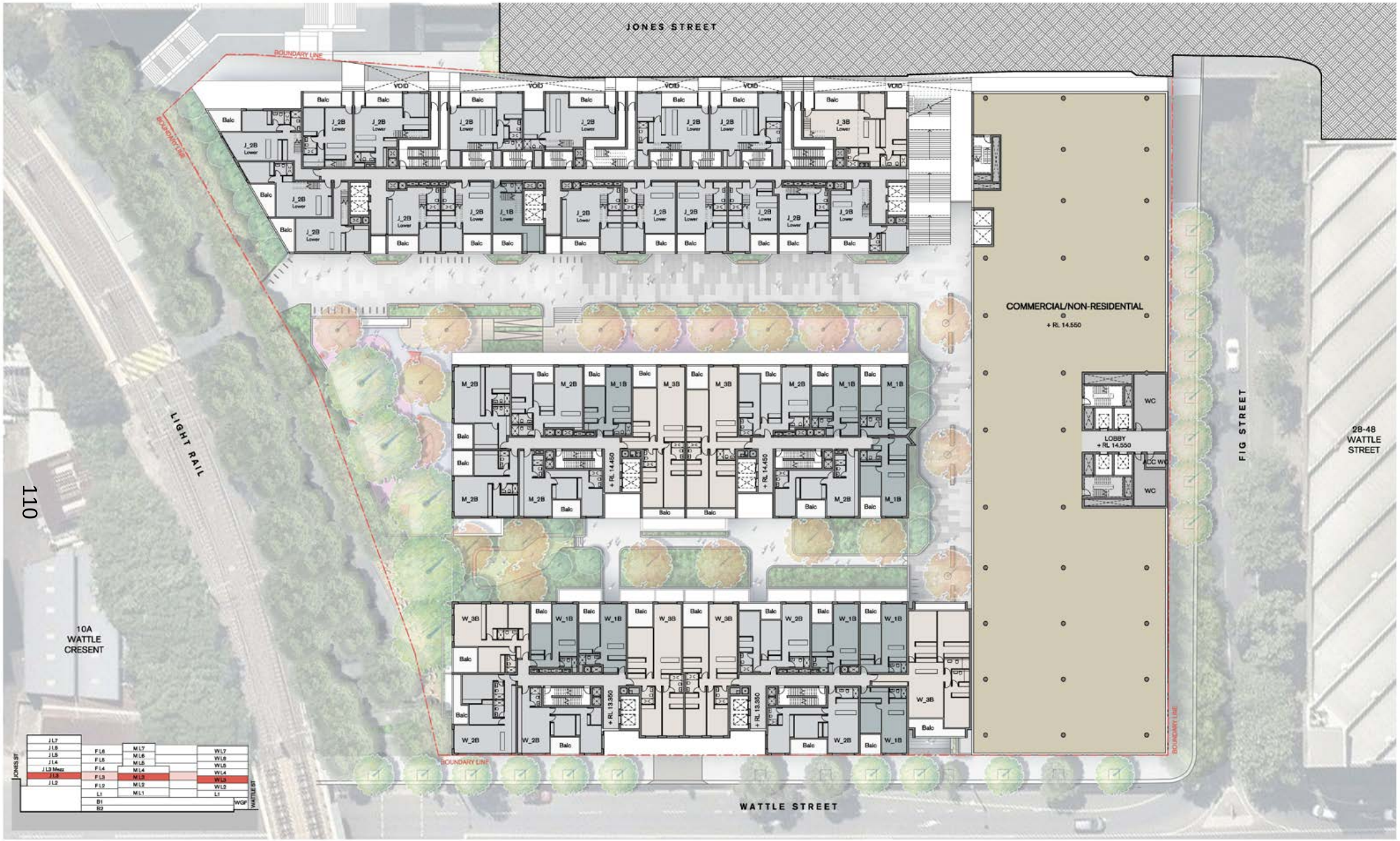
Drawing
INDICATIVE REFERENCE SCHEME
WATTLE LEVEL 2
FIG LEVEL 2
MID LEVEL 2
JONES LEVEL 2 PLAN

Date Created	Drawn	Checked
05.04.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-1004	3



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- SERVICES
- BACK OF HOUSE

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

North

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Address
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Status
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Drawing
INDICATIVE REFERENCE SCHEME
WATTLE LEVEL 3
FIG LEVEL 3
MID LEVEL 3
JONES LEVEL 3 PLAN

Date Created	Drawn	Checked
05.04.19	IZ	CM

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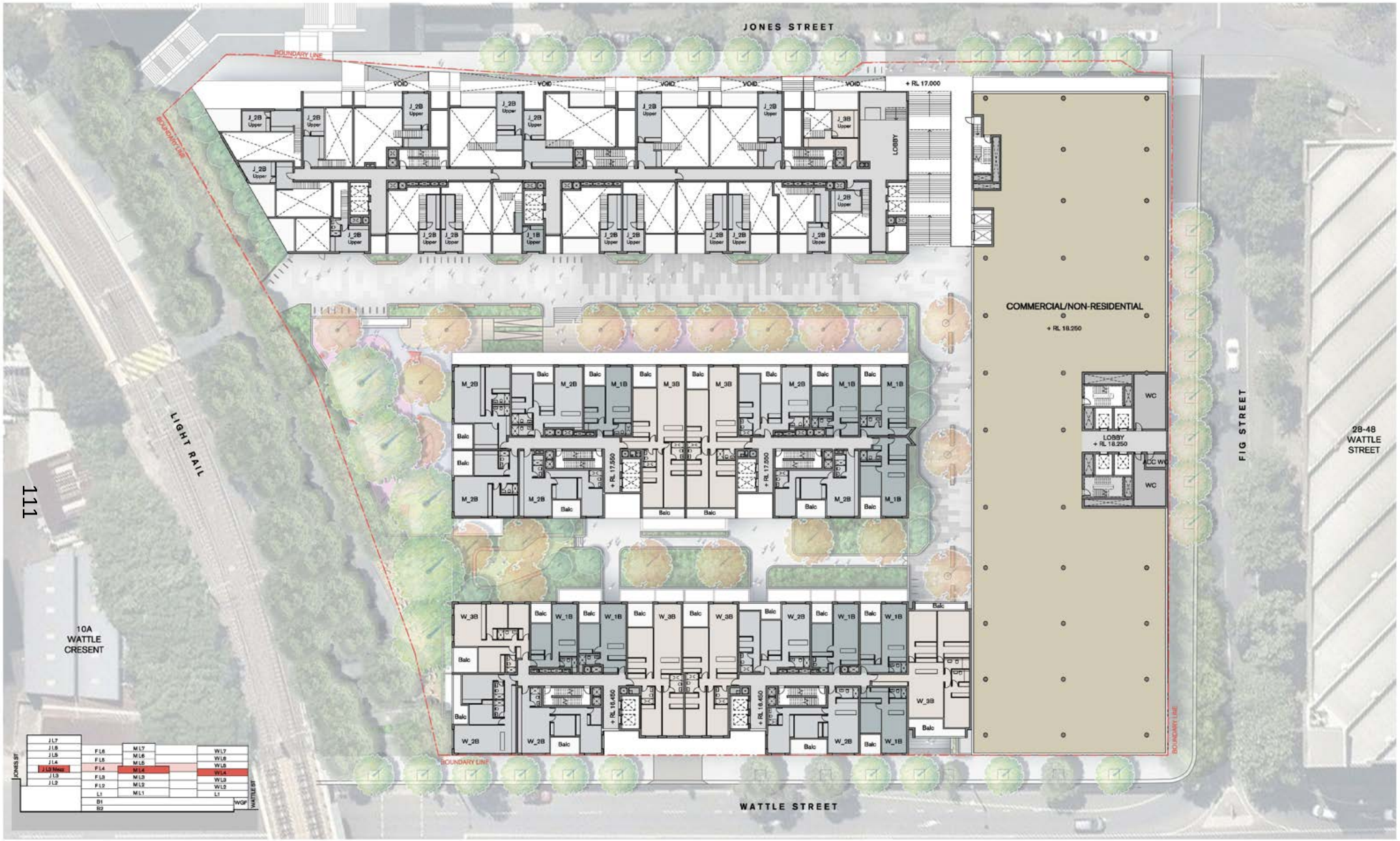

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Flood
Cardno
02 9496 7700

Civil
Enspire
02 9923 6135

Traffic Engineer
JMT Consulting
0415 568 177

Legend

- RESIDENTIAL (STUDIO)
- RESIDENTIAL (1 BED)
- RESIDENTIAL (2 BED)
- RESIDENTIAL (3 BED)
- BALCONY
- GARDEN
- COMMON AREA
- LOBBY/ CICULATION
- RETAIL
- COMMERCIAL
- CHILDCARE CENTRE
- RECREATION CENTRE
- CAR PARKING
- SERVICES
- BACK OF HOUSE

Tzannes

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

North

Project
Fig & Wattle

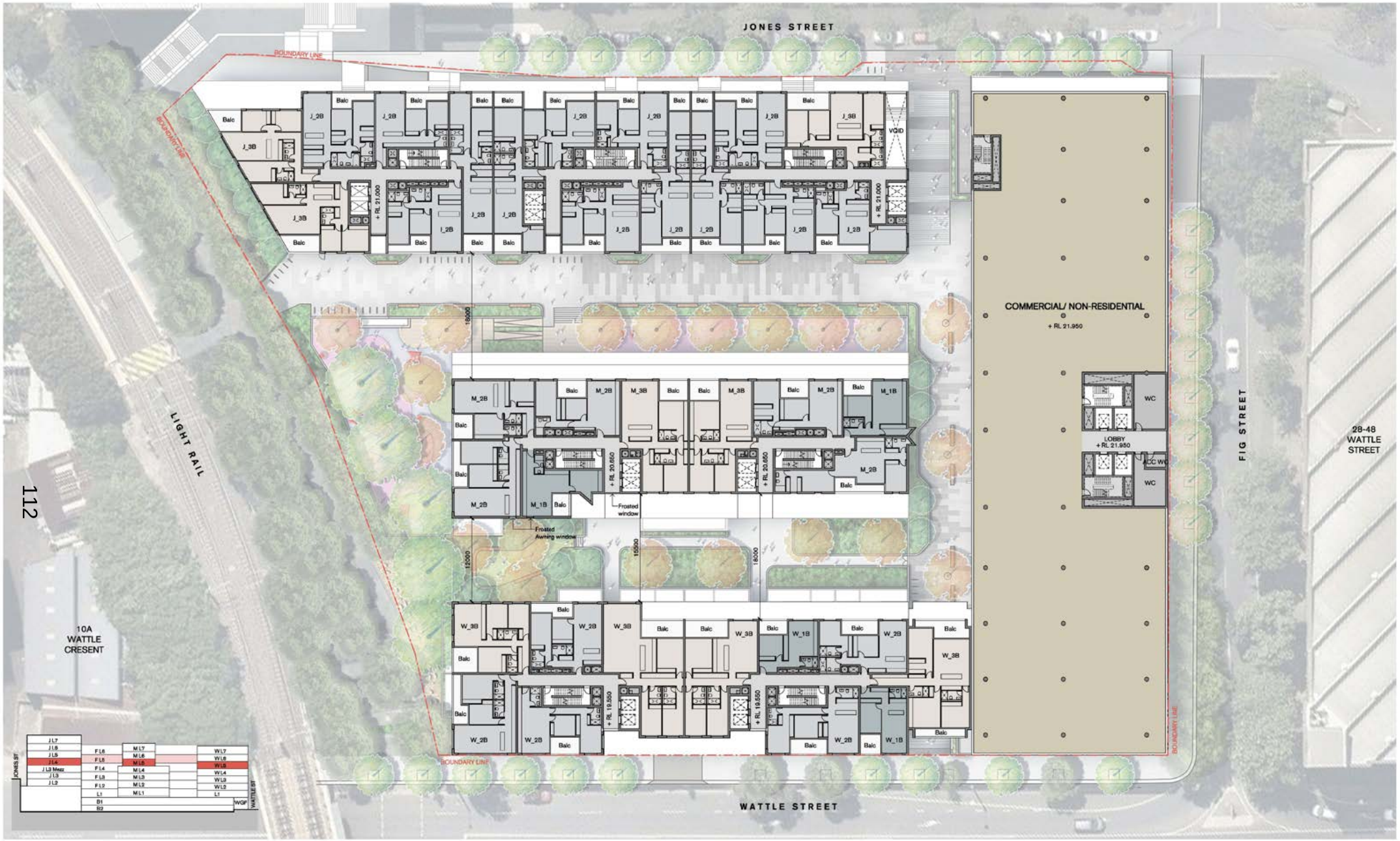
Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

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

Date Created	Drawn	Checked
05.04.19	IZ	CM

Project No.	Drawing No.	Revision
19001	RF-1006	3



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Nominated Architects

Alec Tzannes 4174
Jonathan Evans 6613
Mladen Pinjatovic 7468
Ben Green 7066
Chi Melham 7754

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1	02.04.20	Issue for Review
2	09.04.20	Issue for Information
3	17.04.20	Issue for Information

Client
Landream
02 8247 8277

Project Manager
PDS Group
02 8279 2601

Town Planner
Mecone
02 8667 8668

Structural Engineer
Webber
02 9690 2466

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Tzannes

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

North

Project
Fig & Wattle

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Pyrmont NSW 2009

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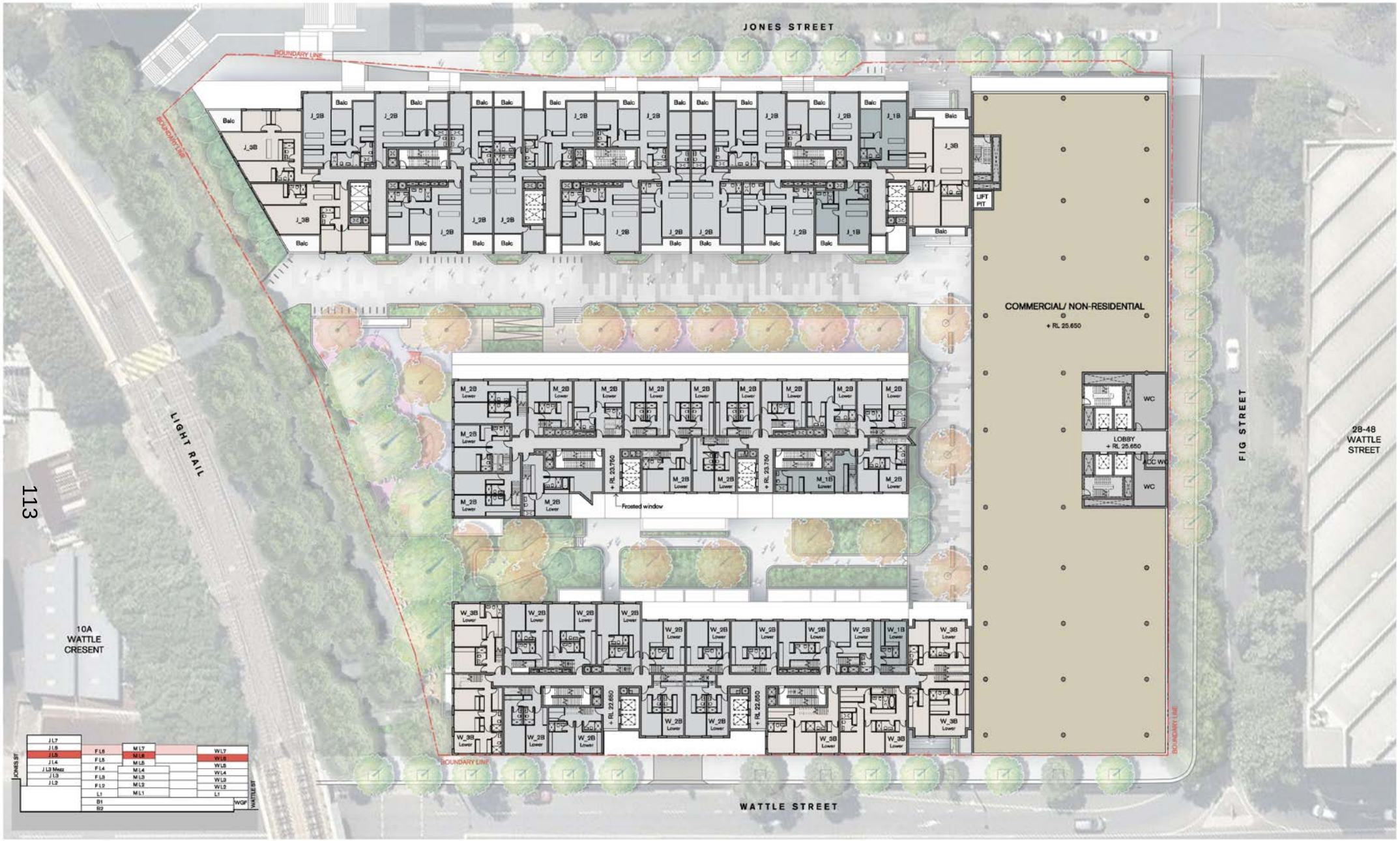
Drawing
INDICATIVE REFERENCE SCHEME
WATTLE LEVEL 5
FIG LEVEL 5
MID LEVEL 5
JONES LEVEL 4 PLAN

Date Created	Drawn	Checked
09.04.19	IZ	CM

Project No.	Drawing No.	Revision
19001	RF-1007	3



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- SERVICES
- BACK OF HOUSE

Tzannes

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

North

Project
Fig & Wattle

Address
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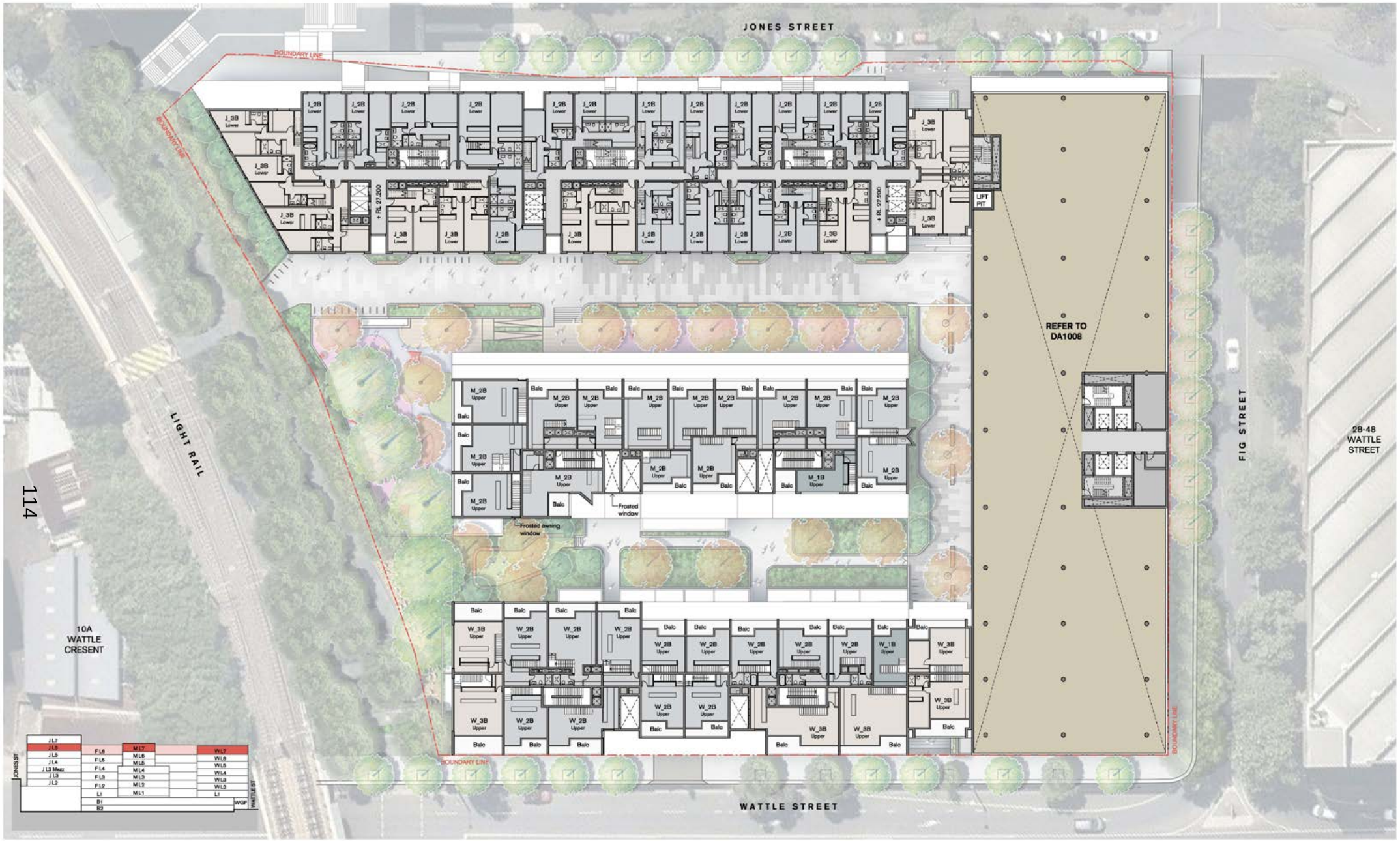
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

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

Date Created	Drawn	Checked
09.04.19	IZ	CM

Project No.	Drawing No.	Revision
19001	RF-1008	3



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

North

Project
Fig & Wattle

Address
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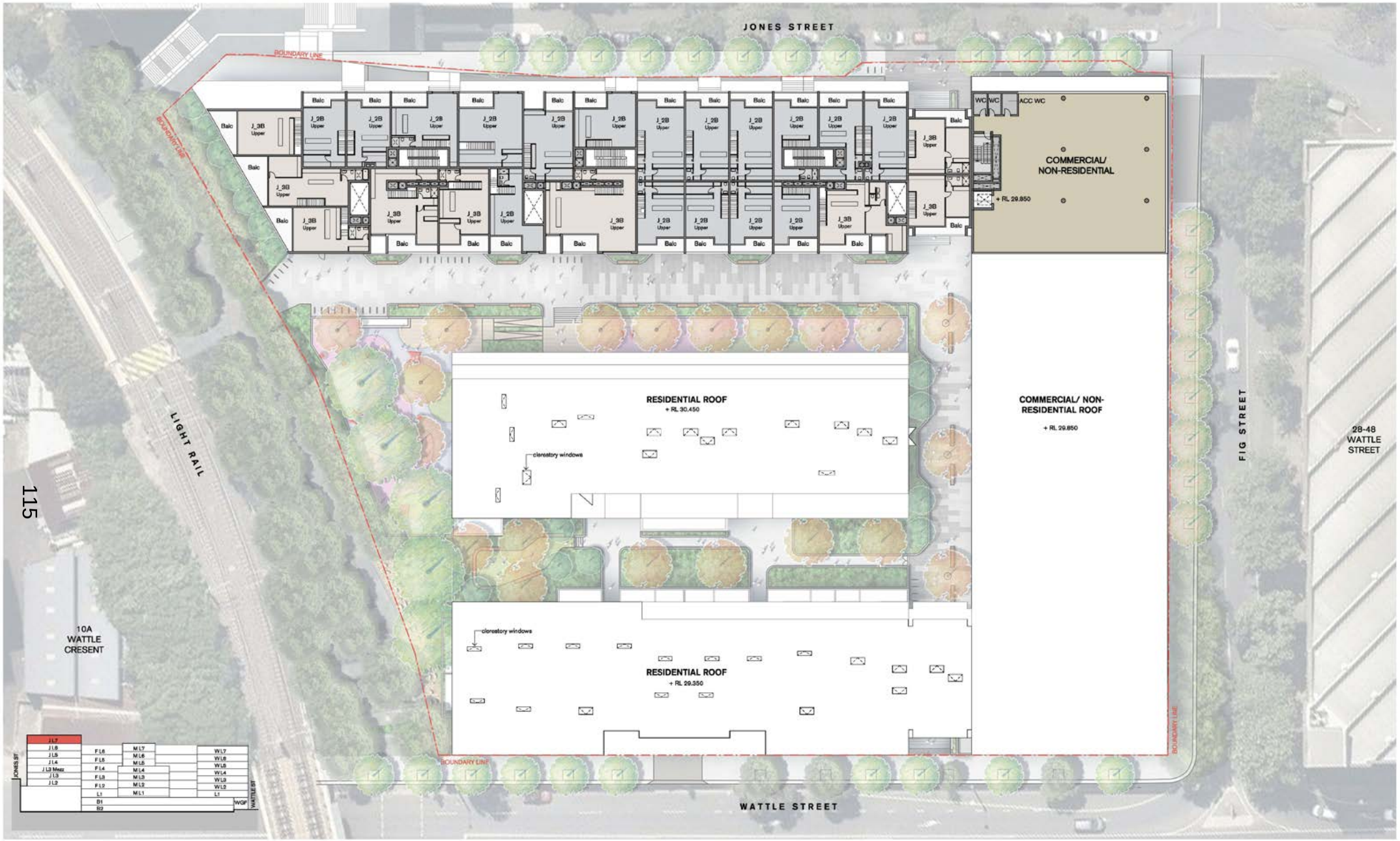
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
WATTLE LEVEL 7
FIG LEVEL 6
MID LEVEL 7
JONES LEVEL 6 PLAN

Date Created	Drawn	Checked
05.04.19	IZ	CM

Project No.	Drawing No.	Revision
19001	RF-1009	3



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- SERVICES
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Tzannes

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

North

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

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

Date Created	Drawn	Checked
17.05.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-1010	3

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Civil
Enspire
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Traffic Engineer
JMT Consulting
0415 568 177

Legend

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- RESIDENTIAL (3 BED)
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- RETAIL
- COMMERCIAL
- CHILDCARE CENTRE
- RECREATION CENTRE
- CAR PARKING
- SERVICES
- BACK OF HOUSE

Tzannes

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

North

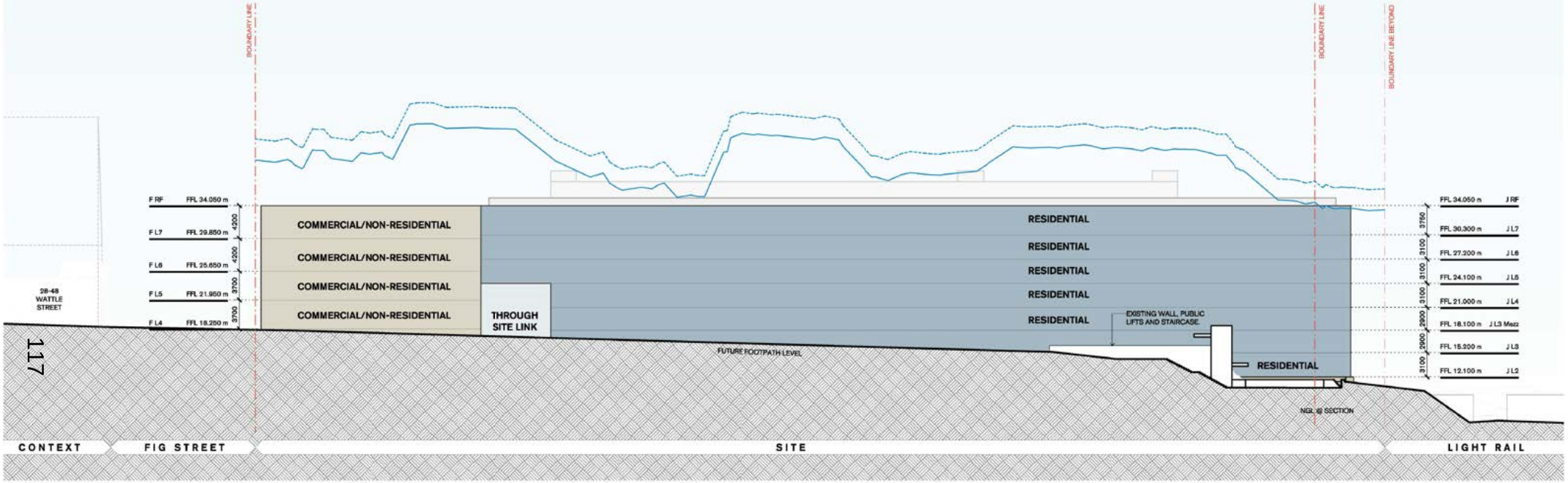
Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

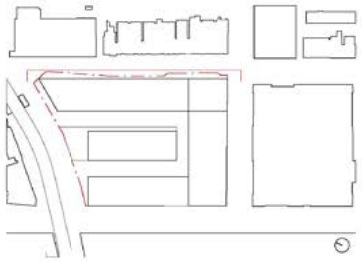
Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME ROOF PLAN

Date Created	Drawn	Checked
03.04.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-1014	3



1 | ELEVATION - JONES ST
1 : 250



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IGS
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Cardno
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02 9923 6135

Traffic Engineer
JMT Consulting
0415 568 177

Legend

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

HEIGHT PLANE

- 27m ABOVE NATURAL GROUND TOPOGRAPHY
- 29.7m ABOVE NATURAL GROUND TOPOGRAPHY (10%)
- 27m ABOVE FUTURE FOOTPATH LEVEL
- 29.7m ABOVE FUTURE FOOTPATH LEVEL (10%)
- LEP ENVELOPE TO NEIGHBOURING BUILDINGS

Tzannes

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

North

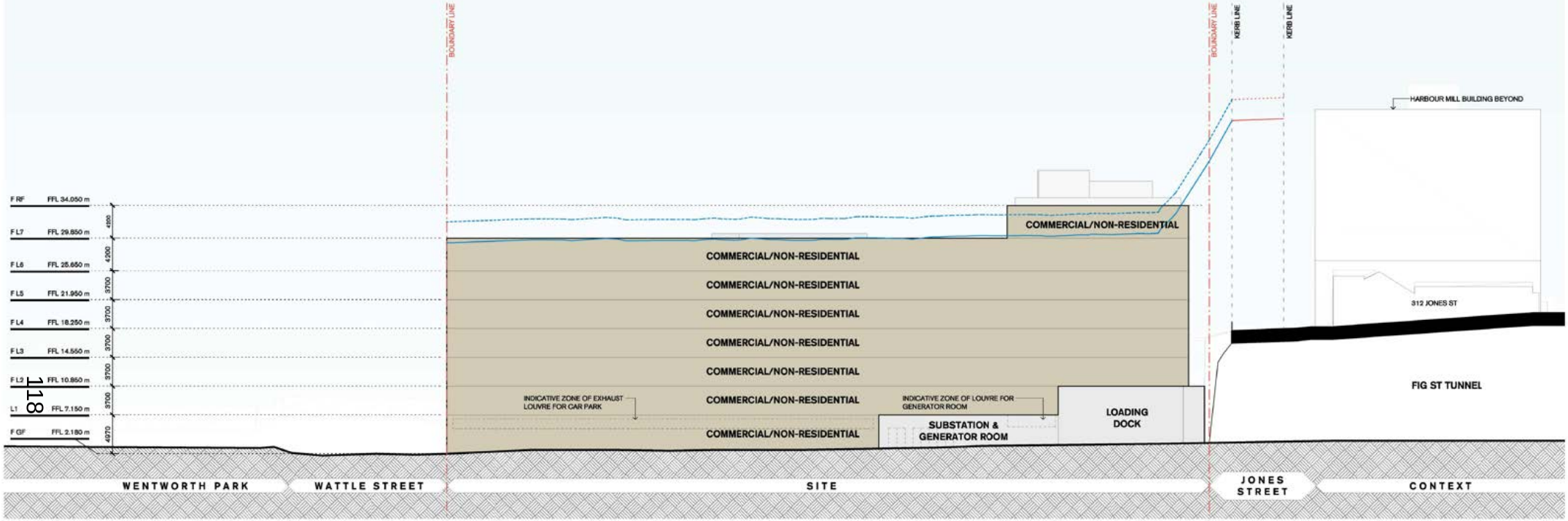
Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

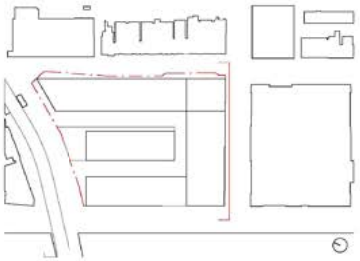
Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
ELEVATION - JONES STREET

Date Created	Drawn	Checked
03.04.19	MS	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-2001	3



1 | ELEVATION - FIG ST
1 : 250



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Tzannes

Scale
1 : 250 @ A1

0 2.5 5 7.5 10 12.5 m

North

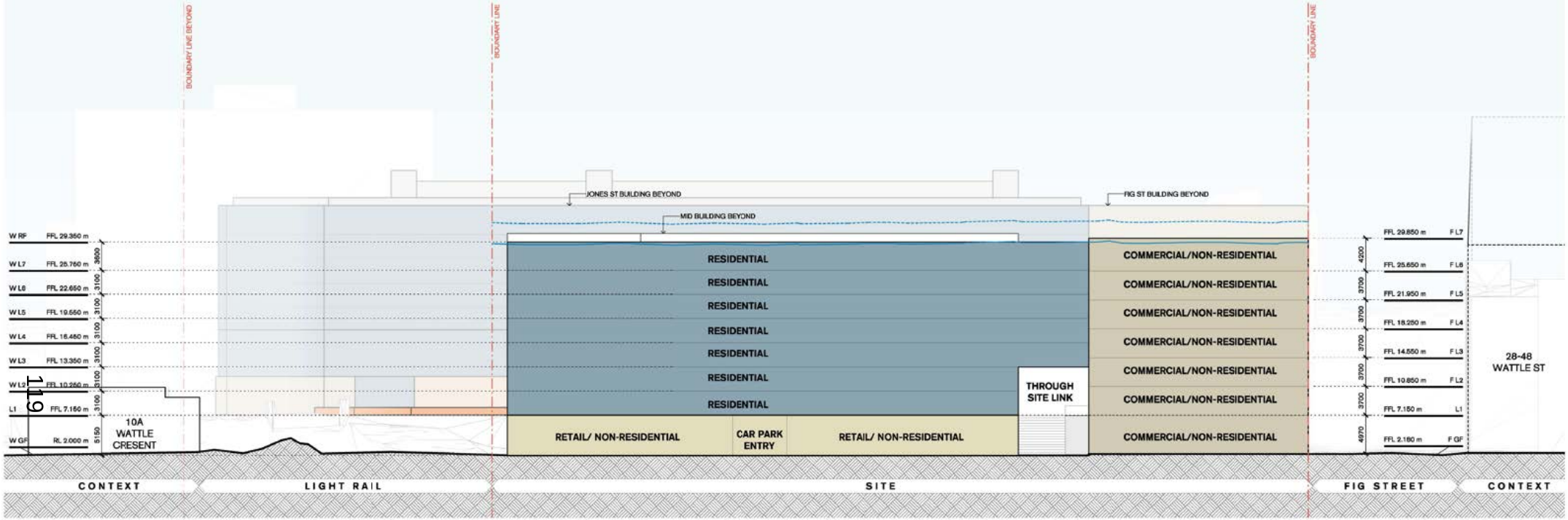
Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

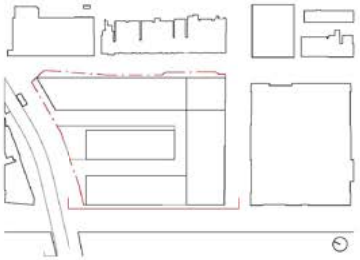
Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
ELEVATION - FIG STREET

Date Created	Drawn	Checked
05.04.19	MS	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-2002	3



1 | ELEVATION - WATTLE ST
1 : 250



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- COMMUNITY - CHILDCARE CENTRE
- CAR PARKING / SERVICES
- ROOF NON-GFA FEATURES

HEIGHT PLANE
- 27m ABOVE NATURAL GROUND TOPOGRAPHY
- 29.7m ABOVE NATURAL GROUND TOPOGRAPHY (10%)
- LEP ENVELOPE TO NEIGHBOURING BUILDINGS

Tzannes

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

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Status
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Drawing
INDICATIVE REFERENCE SCHEME
ELEVATION - WATTLE STREET

Date Created	Drawn	Checked
05.04.19	MS	CM

Project No.	Drawing No.	Revision
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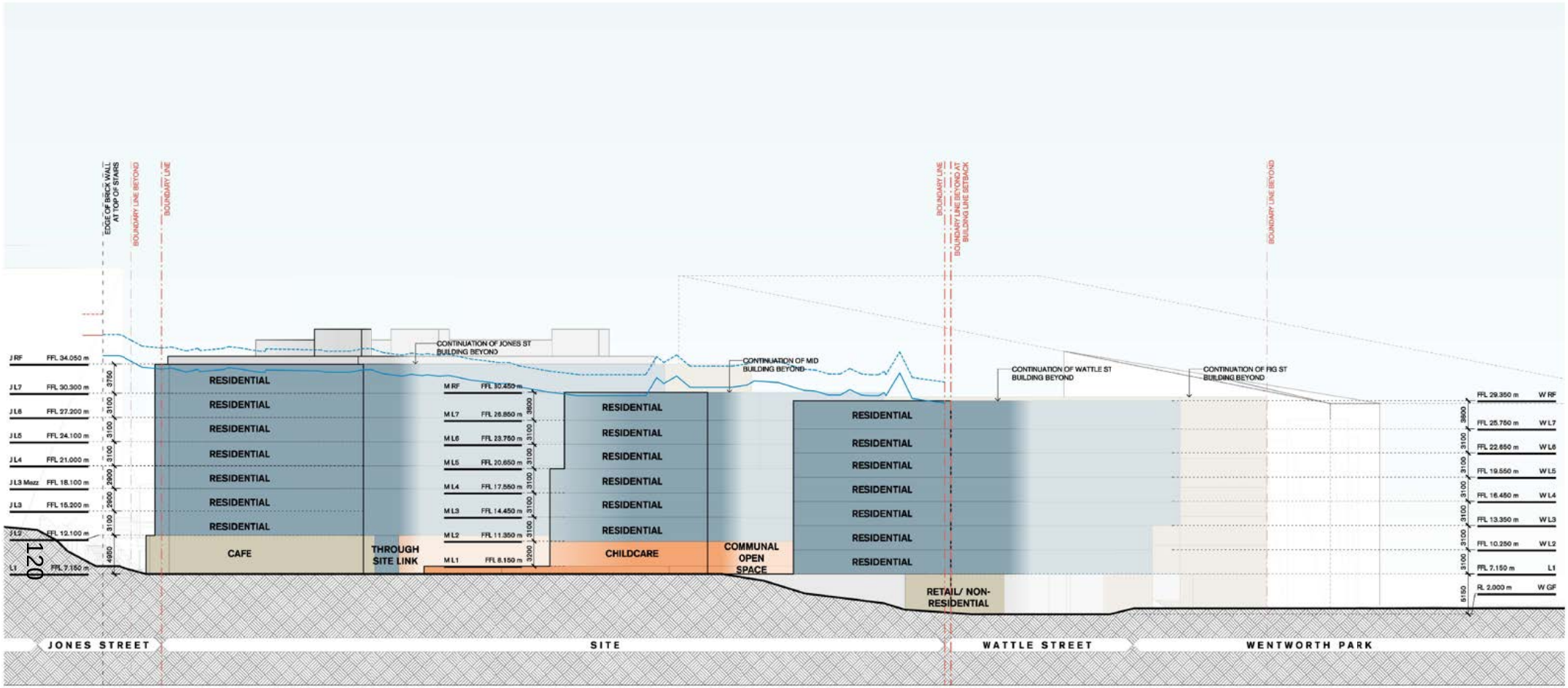

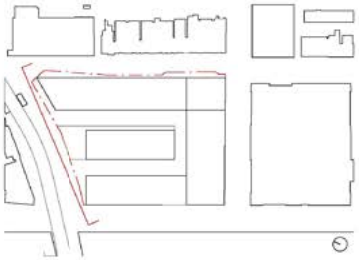

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Ben Green 7066
Chi Melham 7754

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Rev	Date	For
1	02.04.20	Issue for Review
2	09.04.20	Issue for Information
3	17.04.20	Issue for Information

Client
Landream
02 8247 8277

Project Manager
PDS Group
02 8279 2601

Town Planner
Mecone
02 8667 8668

Structural Engineer
Webber
02 9690 2466

Building Services
IGS
02 8488 4600

Flood
Cardno
02 9496 7700

Civil
Enspire
02 9923 6135

Traffic Engineer
JMT Consulting
0415 568 177

Legend

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

HEIGHT PLANE

- 27m ABOVE NATURAL GROUND TOPOGRAPHY
- 29.7m ABOVE NATURAL GROUND TOPOGRAPHY (19%)
- LEP ENVELOPE TO NEIGHBOURING BUILDINGS

Tzannes

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

North

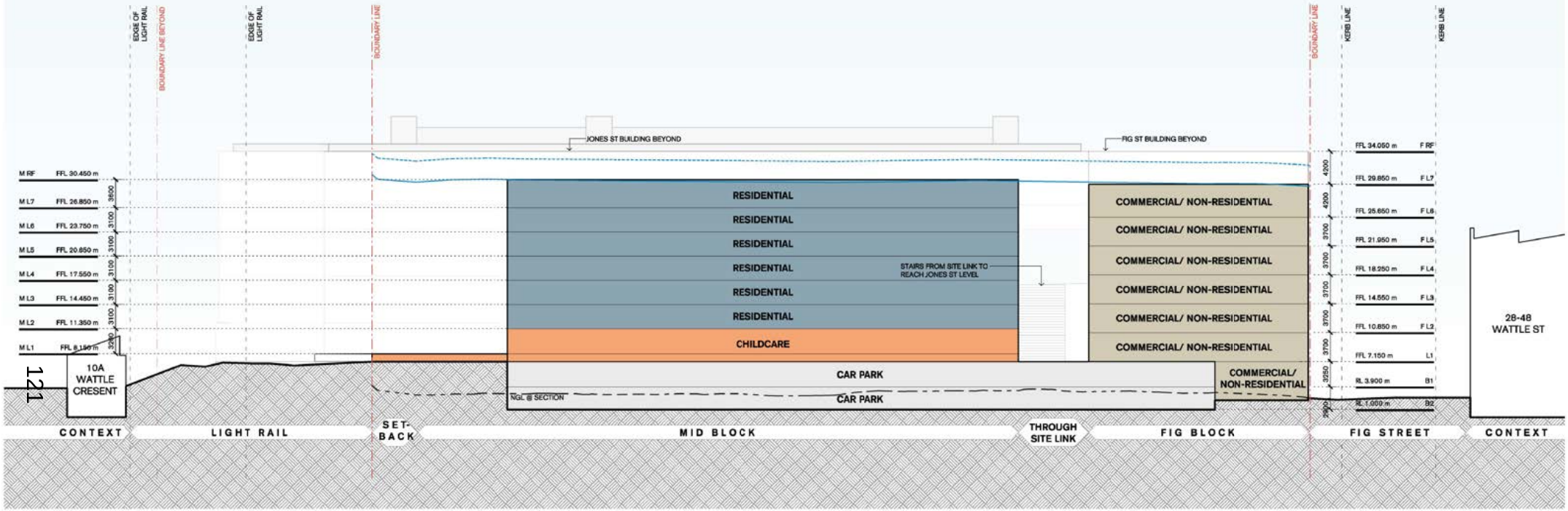
Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
ELEVATION - LIGHT RAIL

Date Created	Drawn	Checked
05.04.19	MS	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-2004	3



1 | SECTION B
1 : 250

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Civil
Enspire
02 9922 6135

Traffic Engineer
JMT Consulting
0415 568 177

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- RETAIL
- COMMUNITY - RECREATION CENTRE
- COMMUNITY - CHILDCARE CENTRE
- CAR PARKING / SERVICES
- ROOF NON-GFA FEATURES

HEIGHT PLANE
- 27m ABOVE NATURAL GROUND TOPOGRAPHY
- 29.7m ABOVE NATURAL GROUND TOPOGRAPHY (10%)

Tzannes

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

North

Project
Fig & Wattle

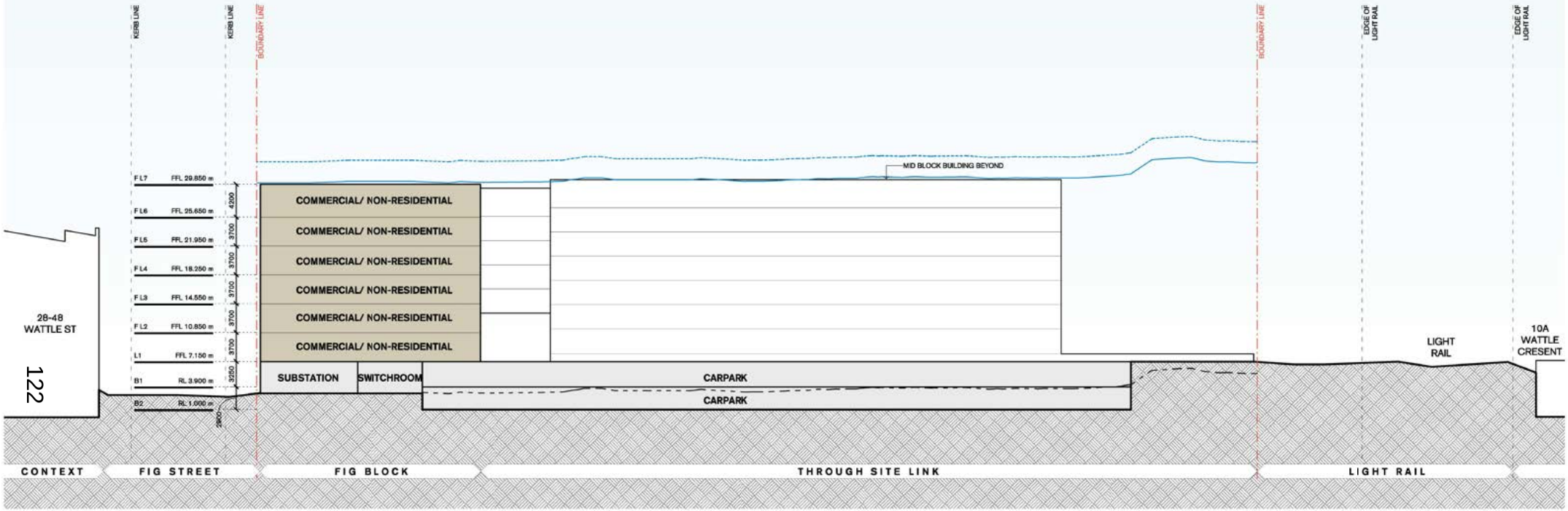
Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
SECTION B

Date Created	Drawn	Checked
05.04.19	MS	CM

Project No.	Drawing No.	Revision
19001	RF-3002	3



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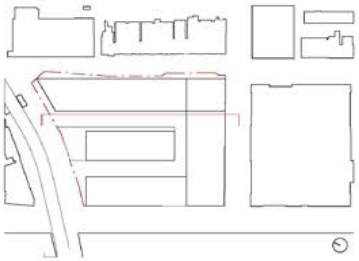
1 : 250



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Flood
Cardno
02 9496 7700

Civil
Enspire
02 9929 6135

Traffic Engineer
JMT Consulting
0415 568 177

Legend
- RESIDENTIAL
- COMMERCIAL
- RETAIL
- COMMUNITY - RECREATION CENTRE
- COMMUNITY - CHILDCARE CENTRE
- CAR PARKING / SERVICES
- ROOF NON-GFA FEATURES

HEIGHT PLANE
- 27m ABOVE NATURAL GROUND TOPOGRAPHY
- 29.7m ABOVE NATURAL GROUND TOPOGRAPHY (10%)

Tzannes

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

North

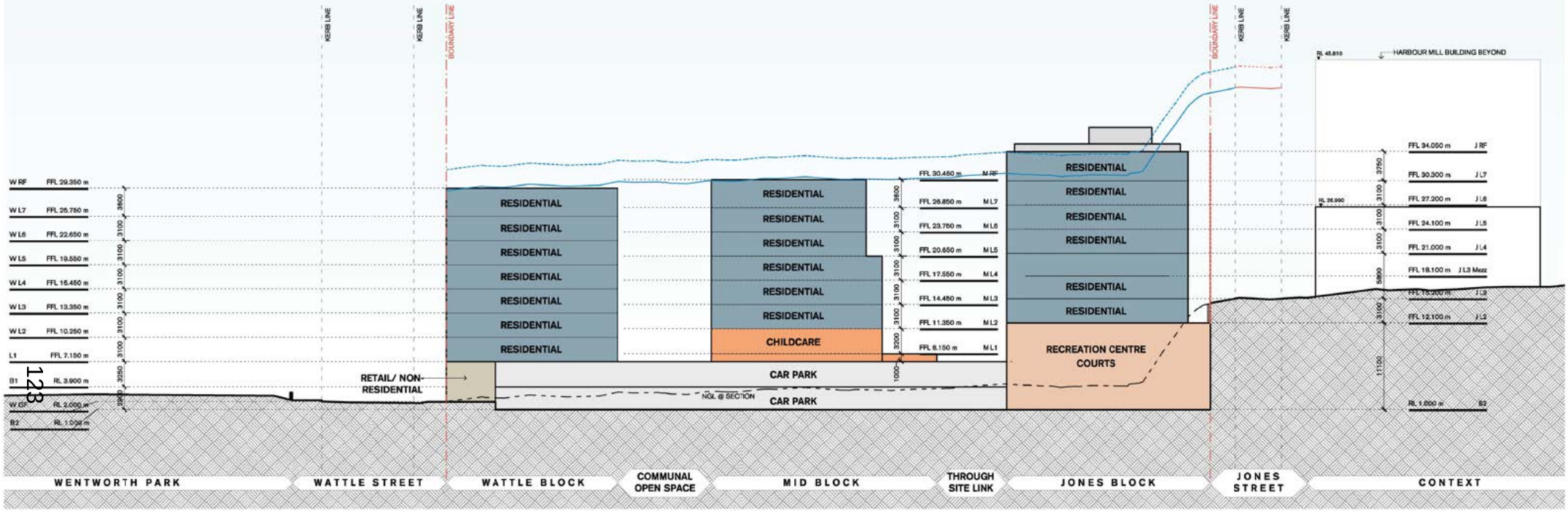
Project
Fig & Wattle

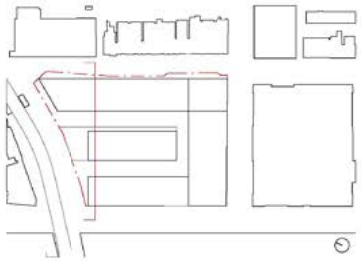
Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
SECTION C

Date Created	Drawn	Checked
05.04.19	MS	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-3003	3





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Town Planner
Mecone
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Structural Engineer
Webber
02 9690 2466

Building Services
IGS
02 8488 4600

Flood
Cardno
02 9496 7700

Civil
Enspire
02 9925 6135

Traffic Engineer
JMT Consulting
0415 568 177

Legend

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- COMMERCIAL
- RETAIL
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- CAR PARKING / SERVICES
- ROOF NON-GFA FEATURES

HEIGHT PLANE
- 27m ABOVE NATURAL GROUND TOPOGRAPHY
- 35.7m ABOVE NATURAL GROUND TOPOGRAPHY (10%)

Tzannes

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

North

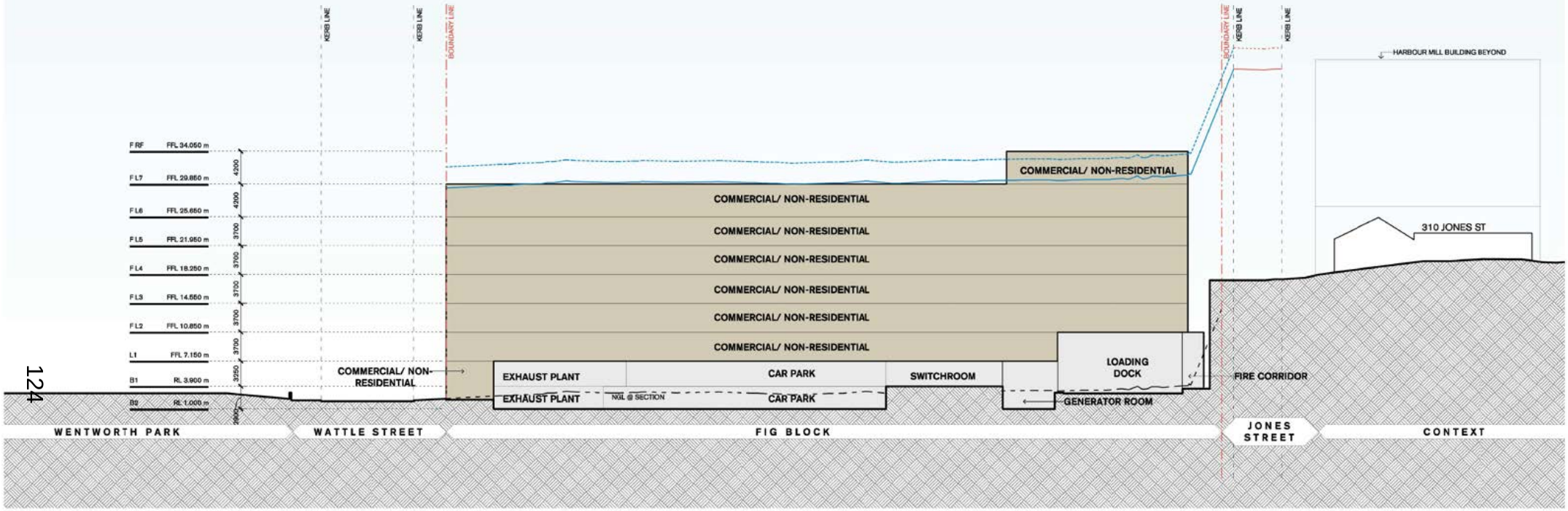
Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

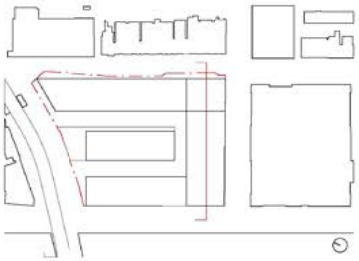
Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
SECTION D

Date Created	Drawn	Checked
03.04.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-3004	3



1 | SECTION E
1 : 250



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Town Planner
Mecone
02 8667 8668

Structural Engineer
Webber
02 9690 2466

Building Services
IGS
02 8488 4600

Flood
Cardno
02 9496 7700

Civil
Enspire
02 9923 6135

Traffic Engineer
JMT Consulting
0415 568 177

Legend
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- COMMERCIAL
- RETAIL
- COMMUNITY - RECREATION CENTRE
- COMMUNITY - CHILDCARE CENTRE
- CAR PARKING / SERVICES
- ROOF NON-GFA FEATURES

HEIGHT PLANE
- 27m ABOVE NATURAL GROUND TOPOGRAPHY
- 29.7m ABOVE NATURAL GROUND TOPOGRAPHY (10%)
- 27m ABOVE FUTURE FOOTPATH LEVEL
- 29.7m ABOVE FUTURE FOOTPATH LEVEL (10%)

Tzannes

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

North

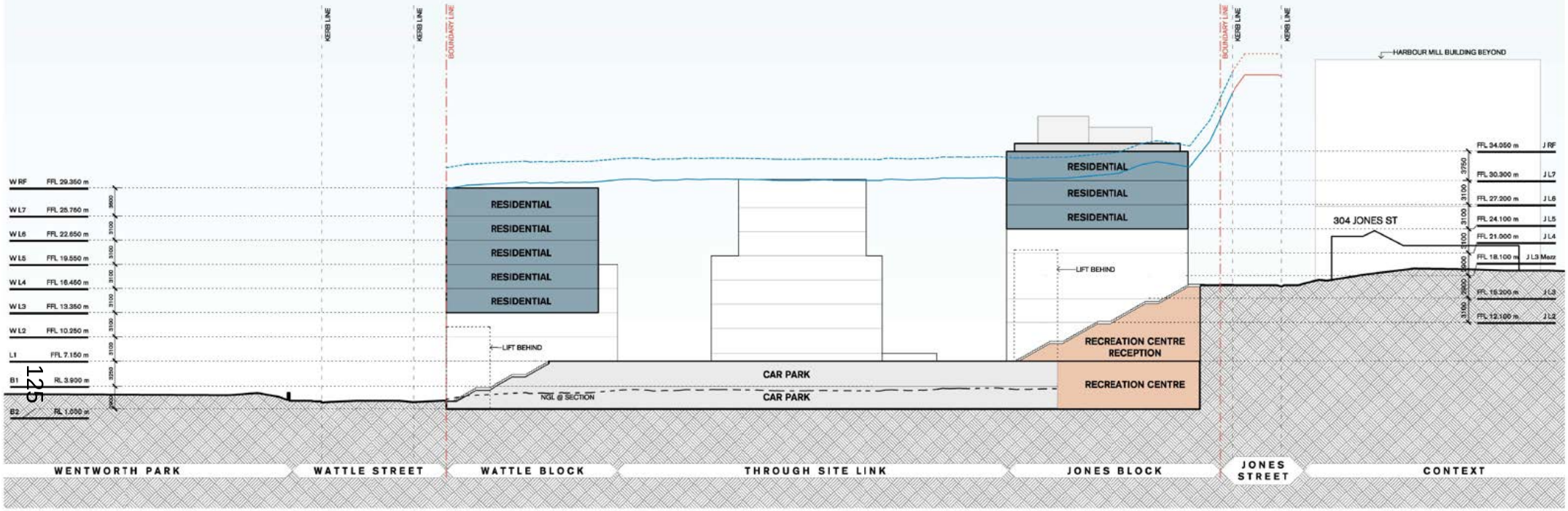
Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

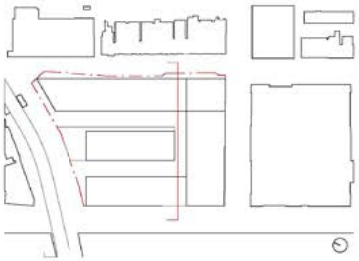
Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
SECTION E

Date Created	Drawn	Checked
03.04.19	MS	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-3005	3



1 | SECTION F
1 : 250



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IGS
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Flood
Cardno
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Civil
Enspire
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Traffic Engineer
JMT Consulting
0415 568 177

Legend

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- RETAIL
- COMMUNITY - RECREATION CENTRE
- COMMUNITY - CHILDCARE CENTRE
- CAR PARKING / SERVICES
- ROOF NON-GFA FEATURES

HEIGHT PLANE

- 27m ABOVE NATURAL GROUND TOPOGRAPHY
- 29.7m ABOVE NATURAL GROUND TOPOGRAPHY (10%)
- 27m ABOVE FUTURE FOOTPATH LEVEL
- 29.7m ABOVE FUTURE FOOTPATH LEVEL (10%)

Tzannes

Scale
1 : 250 @ A1

0 2.5 5 7.5 10 12.5 m

North

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
SECTION F

Date Created	Drawn	Checked
03.04.19	MS	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-3006	3

1 | Level 1 Podium Mid Level 1 Plan
1 : 750

2 | Wattle Level 2 Fig Level 2 Mid Level 2 Jones Level 2 Plan
1 : 750

3 | Wattle Level 3 Fig Level 3 Mid Level 3 Jones Level 2 Mezz Plan
1 : 750

4 | Wattle Level 4 Fig Level 4 Mid Level 4 Jones Level 3 Plan
1 : 750

5 | Wattle Level 5 Fig Level 5 Mid Level 5 Jones Level 4 Plan
1 : 750

6 | Wattle Level 6 Fig Level 6 Mid Level 6 Jones Level 5 Plan
1 : 750

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Civil
Enspire
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Legend

APARTMENTS RECEIVING MIN. 2HRS OF DIRECT SUNLIGHT

Tzannes

Scale
As indicated @ A1
0 7.5 15 22.5 30 37.5 m

North

Project
Fig & Wattle

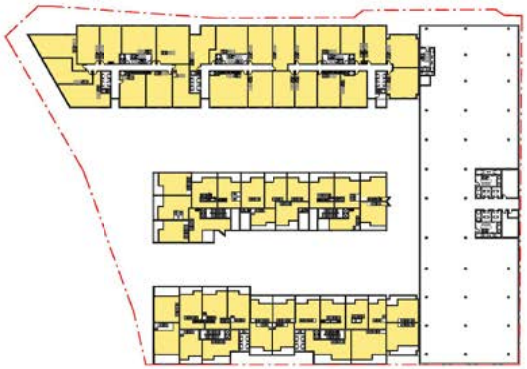
Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
SOLAR DIAGRAMS
SHEET 1 OF 2

Date Created	Drawn	Checked
07.06.19	IZ	CM

Project No.	Drawing No.	Revision
19001	RF-4000	3



1 | Wattle Level 7 Fig Level 6 Mid Level 7 Jones Level 6 Plan
1 : 750

2 | Wattle Roof Fig Level 7 Mid Roof Jones Level 7 Plan
1 : 750

Apartment Design Guide

Solar Access (Objective 4A-1, Design criteria 1)
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area

Solar Access (Total)		
2hrs of Solar Access	Number	Percentage
Yes	148	63.8%

Solar Access - Jones St Residential		
2hrs of Solar Access	Number	Percentage
Yes	50	53.8%

Solar Access - Middle Residential		
2hrs of Solar Access	Number	Percentage
Yes	43	70.5%

Solar Access - Wattle St Residential		
2hrs of Solar Access	Number	Percentage
Yes	55	70.5%

Apartment Design Guide

No Direct Sunlight (Objective 4A-1, Design criteria 3)
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.

No Direct Sunlight (Total)		
No Direct Sunlight	Number	Percentage
	0	0%

No Direct Sunlight - Jones St Residential		
No Direct Sunlight	Number	Percentage
	0	0%

No Direct Sunlight - Middle Residential		
No Direct Sunlight	Number	Percentage
	0	0%

No Direct Sunlight - Wattle St Residential		
No Direct Sunlight	Number	Percentage
	0	0%

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Legend
APARTMENTS RECEIVING MIN. 3HRS OF DIRECT SUNLIGHT

Tzannes

Scale
As indicated @ A1
0 7.5 15 22.5 30 37.5 m

North

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
SOLAR DIAGRAMS
SHEET 2 OF 2

Date Created	Drawn	Checked
07.06.19	IZ	CM

Project No.	Drawing No.	Revision
19001	RF-4001	3

1 | Level 1 Podium Mid Level 1 Plan
1 : 750

2 | Wattle Level 2 Fig Level 2 Mid Level 2 Jones Level 2 Plan
1 : 750

3 | Wattle Level 3 Fig Level 3 Mid Level 3 Jones Level 2 Mezz Plan
1 : 750

4 | Wattle Level 4 Fig Level 4 Mid Level 4 Jones Level 3 Plan
1 : 750

5 | Wattle Level 5 Fig Level 5 Mid Level 5 Jones Level 4 Plan
1 : 750

6 | Wattle Level 6 Fig Level 6 Mid Level 6 Jones Level 5 Plan
1 : 750

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Civil
Enspire
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Traffic Engineer
JMT Consulting
0415 568 177

Legend

APARTMENTS THAT ARE NATURALLY CROSS VENTILATED

Tzannes

Scale
As indicated @ A1
0 7.5 15 22.5 30 37.5 m

North

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
NOT FOR CONSTRUCTION

Drawing
INDICATIVE REFERENCE SCHEME
CROSS VENTILATION DIAGRAMS
SHEET 1 OF 2

Date Created	Drawn	Checked
07.06.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-4003	3

1 | Wattle Level 7 Fig Level 6 Mid Level 7 Jones Level 6 Plan
1 : 750

2 | Wattle Roof Fig Level 7 Mid Roof Jones Level 7 Plan
1 : 750

Apartment Design Guide

Natural Cross Ventilation (Objective 4B-3, Design criteria 1)
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.

Cross Ventilation (Total)		
Cross Ventilated	Number	Percentage
Yes	155	66.8%

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%

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Mladen Pinjatovic 7468
Ben Green 7066
Chi Melhem 7754

General Notes
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Rev	Date	For
1	02.04.20	Issue for Review
2	09.04.20	Issue for Information
3	17.04.20	Issue for Information

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Cardno
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Civil
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JMT Consulting
0415 568 177

Legend
APARTMENTS THAT ARE NATURALLY CROSS VENTILATED

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Scale
As indicated @ A1
0 7.5 15 22.5 30 37.5 m

North

Project
Fig & Wattle

Address
14-26 Wattle Street,
Pyrmont NSW 2009

Status
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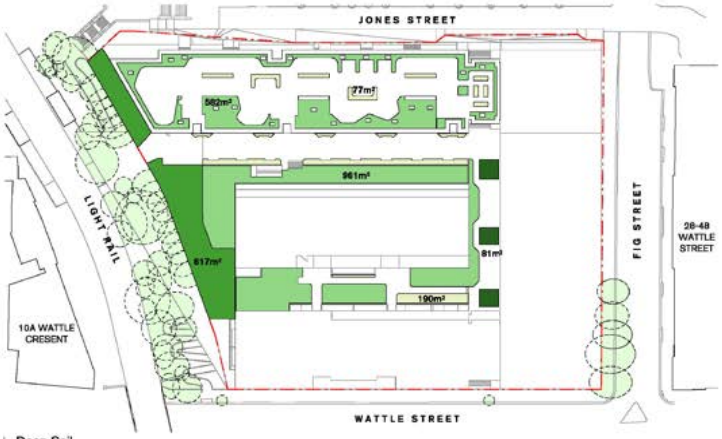
Drawing
INDICATIVE REFERENCE SCHEME
CROSS VENTILATION DIAGRAMS
SHEET 1 OF 2

Date Created	Drawn	Checked
07.06.19	IZ	CM

Project No.	Drawing No.	Revision
19001	RF-4004	3



1 | Deep Soil
1 : 750

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 site area with a minimum dimension of 6m. Site area = 12,125m² **Required deep soil zone = 848.75m²**	Deep Soil Area = 617m² 1.1m Depth Constructed Deep Soil Area = 1,543m² Deep Setdown Soil Pockets to Carpark Below = 81m² 500mm Depth Constructed Deep Soil Area = 267m² **Total Deep Soil Area = 2,507m²**	No However, objectives of the ADG have been met with additional soil volumes over structure to facilitate viable landscaping and tree canopies. Refer to Attachment 7: Revised Landscape Concept Plans and Attchement 2: Tzannes Response to Council Report.

2 | Communal Open Space
1 : 750

Requirement	Proposed	Compliance
Apartment Design Guide **Communal Open Space (Objective 3D-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 =2,518m² Publicly Accessible Open Space Area =1,638m² **Total Open Space Area = 4,156m²**	No Although the minimum area requirements may not be achieved for private open space, the through-site links and close proximity to Wentworth Park and Fig Lane Reserve provide additional public open space amenity for residents to access.

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Legend
- DEEP SOIL
- 1.1m DEEP CONSTRUCTED DEEP SOIL
- 0.5m DEEP CONSTRUCTED DEEP SOIL
- DEEP SETDOWN SOIL POCKETS TO CARPARK BELOW
- COMMUNAL OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE

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Scale
As indicated @ A1
0 7.5 15 22.5 30 37.5 m

North

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Drawing
INDICATIVE REFERENCE SCHEME
DEEP SOIL & COMMUNAL OPEN SPACE DIAGRAMS

Date Created	Drawn	Checked
11.06.19	IZ	CM
Project No.	**Drawing No.**	**Revision**
19001	RF-4006	3

1 SHADOW DIAGRAM 14 APRIL 9AM
1 : 2000

2 SHADOW DIAGRAM 14 APRIL 10AM
1 : 2000

3 SHADOW DIAGRAM 14 APRIL 11AM
1 : 2000

4 SHADOW DIAGRAM 14 APRIL 12PM
1 : 2000

5 SHADOW DIAGRAM 14 APRIL 1PM
1 : 2000

7 SHADOW DIAGRAM 14 APRIL 2PM
1 : 2000

6 SHADOW DIAGRAM 14 APRIL 3PM
1 : 2000

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Legend

OUTLINE OF SHADOW CAST BY CONCEPT ENVELOPE

ADDITIONAL SHADOW CAST BY 10% ADDITIONAL VOLUME ENVELOPE

NOTE:

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

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

North

Project
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Address
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Status
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Drawing
INDICATIVE REFERENCE SCHEME
SHADOW DIAGRAMS
SHEET 1 OF 2

Date Created	Drawn	Checked
18.06.19	MS	CM

Project No.	Drawing No.	Revision
19001	RF-4007	3

1 SHADOW DIAGRAM 21 JUNE 9AM
1 : 2000

2 SHADOW DIAGRAM 21 JUNE 10AM
1 : 2000

3 SHADOW DIAGRAM 21 JUNE 11AM
1 : 2000

4 SHADOW DIAGRAM 21 JUNE 12PM
1 : 2000

5 SHADOW DIAGRAM 21 JUNE 1PM
1 : 2000

6 SHADOW DIAGRAM 21 JUNE 2PM
1 : 2000

7 SHADOW DIAGRAM 21 JUNE 3PM
1 : 2000

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Legend

OUTLINE OF SHADOW CAST BY CONCEPT ENVELOPE

ADDITIONAL SHADOW CAST BY 10% ADDITIONAL VOLUME ENVELOPE

NOTE:

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Tzannes

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

North

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Address
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Pyrmont NSW 2009

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Drawing
INDICATIVE REFERENCE SCHEME
SHADOW DIAGRAMS
SHEET 2 OF 2

Date Created	Drawn	Checked
30.05.19	MS	CM

Project No.	Drawing No.	Revision
19001	RF-4008	3

OVERALL DATA

SITE AREA = 12,125m²

SLEP PERMISSIBLE FSR 4:1

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

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%**

NON-RESIDENTIAL AREAS

NLA_Commercial & Retail	
Level	NLA m²
Commercial	
F L7	565 m²
F L6	2,328 m²
F L5	2,336 m²
F L4	2,316 m²
F L3	2,320 m²
F L2	2,306 m²
L1	1,478 m²
F GF	501 m²
	14,149 m²
Retail	
L1	347 m²
W GF	193 m²
	540 m²
Total	**14,689 m²**

GFA_Non-Residential	
Level	GFA m²
Childcare	
M L1	1,295 m²
	1,295 m²
Commercial	
L1	1,996 m²
F L7	588 m²
F L6	2,447 m²
F L5	2,456 m²
F L4	2,435 m²
F L3	2,439 m²
F L2	2,439 m²
F GF	636 m²
	15,437 m²
Recreation Centre	
L1	228 m²
B2	2,075 m²
	2,303 m²
Retail	
W GF	193 m²
L1	347 m²
	540 m²
Total	**19,575 m²**

GBA_Non Residential	
Level	GBA m²
Childcare Indoor	
M L1	1,339 m²
	1,339 m²
Childcare Outdoor	
M L1	960 m²
	960 m²
Commercial	
W GF	747 m²
L1	2,181 m²
F L7	656 m²
F L6	2,685 m²
F L5	2,685 m²
F L4	2,669 m²
F L3	2,669 m²
F L2	2,669 m²
B1	149 m²
	17,110 m²
Public	
W GF	18 m²
L1	32 m²
F L4	16 m²
B1	16 m²
	82 m²
Recreation Centre	
L1	333 m²
B2	2,595 m²
B1	265 m²
	3,193 m²
Retail	
W GF	224 m²
J L1	364 m²
	588 m²
Total	**23,272 m²**

RESIDENTIAL YIELD

Wattle Block Apartment Mix		
Apartment Type	Number	Mix
Residential (1 Bed)	19	24.4%
Residential (2 Bed)	35	44.9%
Residential (3 Bed)	24	30.8%
Total No. of Apartments	**78**	**100.0%**

Mid Block Apartment Mix		
Apartment Type	Number	Mix
Residential (1 Bed)	15	24.6%
Residential (2 Bed)	38	62.3%
Residential (3 Bed)	8	13.1%
Total No. of Apartments	**61**	**100.0%**

Jones Block Apartment Mix		
Apartment Type	Number	Mix
Residential (1 Bed)	3	3.2%
Residential (2 Bed)	70	75.3%
Residential (3 Bed)	20	21.5%
Total No. of Apartments	**93**	**100.0%**

RESIDENTIAL AREAS

NSA_Residential	
Level	NSA m²
Jones Block	
J L7	1,561 m²
J L6	1,793 m²
J L5	1,588 m²
J L4	1,452 m²
J L3 Mezz	455 m²
J L3	1,262 m²
J L2	1,376 m²
	9,487 m²
Mid Block	
M L7	648 m²
M L6	831 m²
M L5	773 m²
M L4	977 m²
M L3	977 m²
M L2	977 m²
	5,182 m²
Wattle Block	
W L7	866 m²
W L6	1,074 m²
W L5	991 m²
W L4	1,084 m²
W L3	1,084 m²
W L2	947 m²
L1	971 m²
	7,016 m²
Total	**21,686 m²**

GFA_Residential	
Level	GFA m²
Jones Block	
L1	41 m²
J L7	1,639 m²
J L6	2,052 m²
J L5	1,809 m²
J L4	1,659 m²
J L3 MEZZ	752 m²
J L3	1,500 m²
J L2	1,735 m²
B2	32 m²
	11,218 m²
Mid Block	
M L7	700 m²
M L6	974 m²
M L5	877 m²
M L4	1,094 m²
M L3	1,093 m²
M L2	1,094 m²
L1	60 m²
	5,892 m²
Wattle Block	
W L7	917 m²
W L6	1,252 m²
W L5	1,110 m²
W L4	1,212 m²
W L3	1,214 m²
W L2	1,069 m²
L1	1,133 m²
	7,905 m²
Total	**25,016 m²**

GBA_ Residential	
Level	GBA m²
Jones Block	
L1	66 m²
J L7	2,330 m²
J L6	2,330 m²
J L5	2,330 m²
J L4	2,180 m²
J L3 MEZZ	2,180 m²
J L3	2,180 m²
J L2	2,180 m²
B2	128 m²
B1	32 m²
	15,936 m²
Mid Block	
M L7	1,143 m²
M L6	1,143 m²
M L5	1,143 m²
M L4	1,408 m²
M L3	1,408 m²
M L2	1,408 m²
M L1	219 m²
B2	30 m²
B1	43 m²
	7,945 m²
Wattle Block	
W L7	1,429 m²
W L6	1,429 m²
W L5	1,429 m²
W L4	1,547 m²
W L3	1,547 m²
W L2	1,374 m²
L1	1,374 m²
B2	65 m²
B1	67 m²
	10,261 m²
Total	**34,142 m²**

PARKING SCHEDULE

Car Parking Schedule	
Bay Type	Number
B1	
Childcare	
Accessible	1
Childcare Drop-off	5
Childcare Drop-off Accessible	1
Standard	5
Commercial	
Accessible	1
Standard	54
Residential	
Accessible	11
Standard	15
Residential (Visitor)	
Accessible	1
Standard	10
Retail	
Standard	2
B2	
Residential	
Accessible	24
Standard	140
Parking Total	**270**

Note:

1. DCP2012 requries a minimum of 15% of total dwellings to be adaptable housing. DCP2012 also requires one accessible car parking space to be provided for every adaptable residential unit.

Bicycle Parking Schedule	
Level	Number
B1	186
B2	23
Storage Cages	178
Public Domain	85
Parking Total	**472**

Note:

1. All visitors bicycle parking are accommodated in the public domain through bicycle parking racks.

Motorbike Parking Schedule	
Level	Number
B1	6
B2	21
Parking Total	**27**

RESIDENTIAL STORAGE SCHEDULE

Storage Cage Schedule	
Unit Type	Number
B1	
Residential (2 Bed)	11
Residential (3 Bed+)	16
B2	
Residential (1 Bed)	5
Residential (2 Bed)	123
Residential (3 Bed+)	23
Storage Cage Total	**178**

Note:

1. It is assumed that for 32 of the 1 bedroom apartments, 20 of the 2 bedroom apartments and 29 of the 3 bedroom apartments, their required volume of storage will be met within the aparments.

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Legend

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N.T.S

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Drawing
INDICATIVE REFERENCE SCHEME DEVELOPMENT DATA

Date Created	Drawn	Checked
28.05.19	MS	CM
Project No.	**Drawing No.**	**Revision**
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