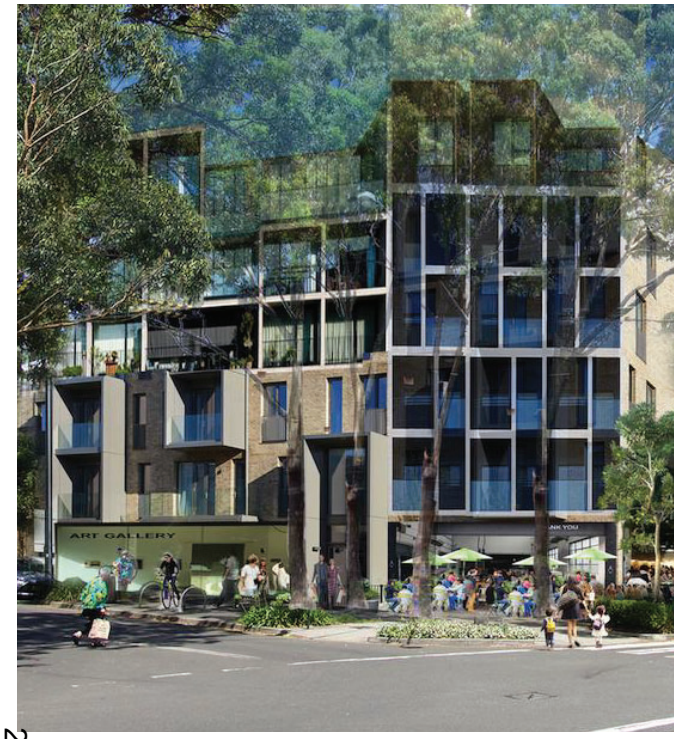
Attachment D3

Reference Scheme Drawings (indicative sections)



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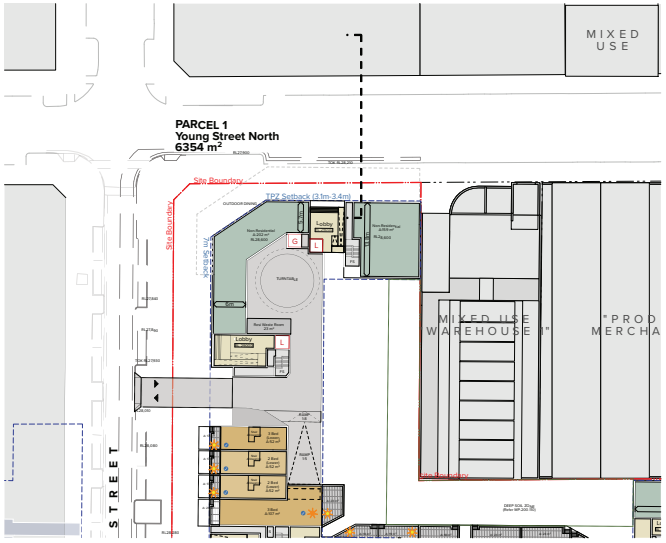

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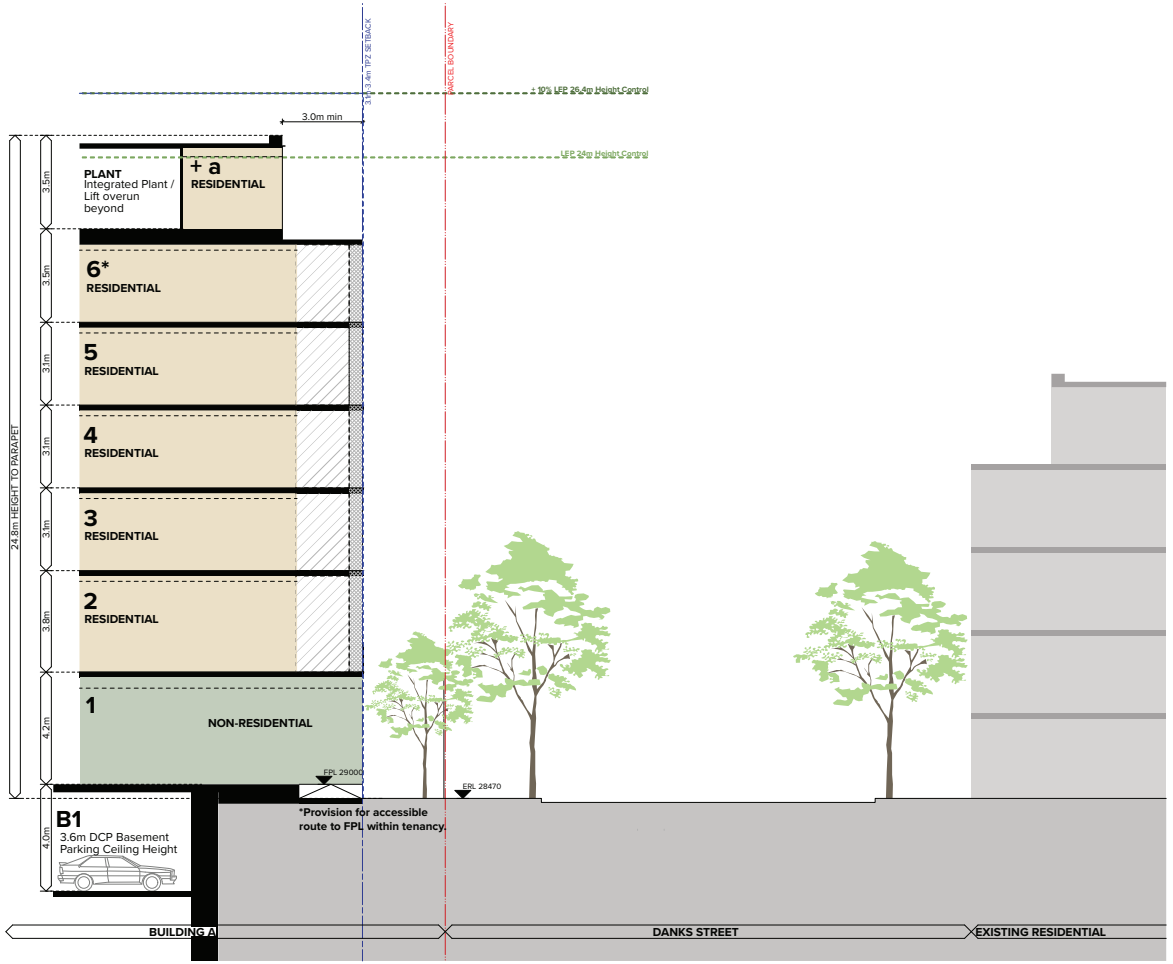

INDICATIVE SECTION

LEGEND

- SITE (REFER SURVEY)
- CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5.9 DANKS STREET SOUTH)
- NON-RESIDENTIAL
- RESIDENTIAL
- FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
- EXISTING RL (REFER SURVEY)
- Sydney LEP 2012 Height Control (from existing ground level)
- Design Excellence Height Control (10% addition to LEP Height Control)
- BUILDING ARTICULATION ZONE
- ZONE FOR PRIVATE OPEN SPACE
- 6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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DLCG Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 611

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Jeff Eisman

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Rev	Date	Approved By	Revision Notes
A	22.02.19	CM	Draft for coordination
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G	06.04.21	CM	DA Amendment
H	15.04.21	CM	DA Amendment
I	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building A

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-030-101
Drawn by: TURNER
Rev: I
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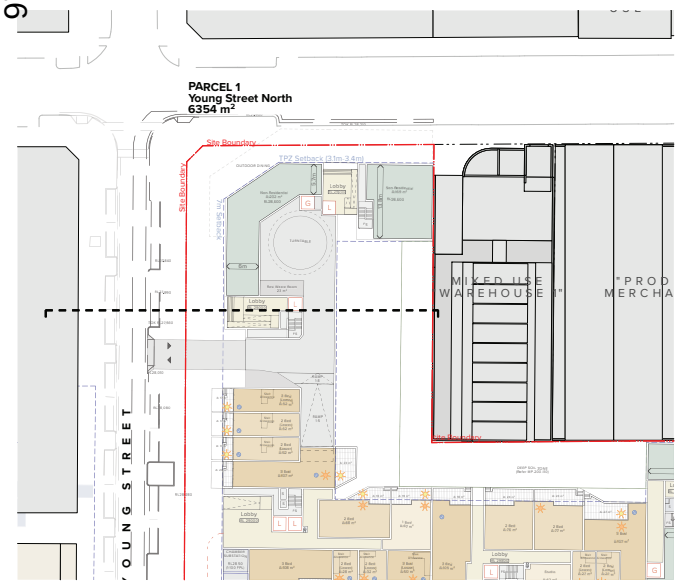
PRECEDENT COLLAGE



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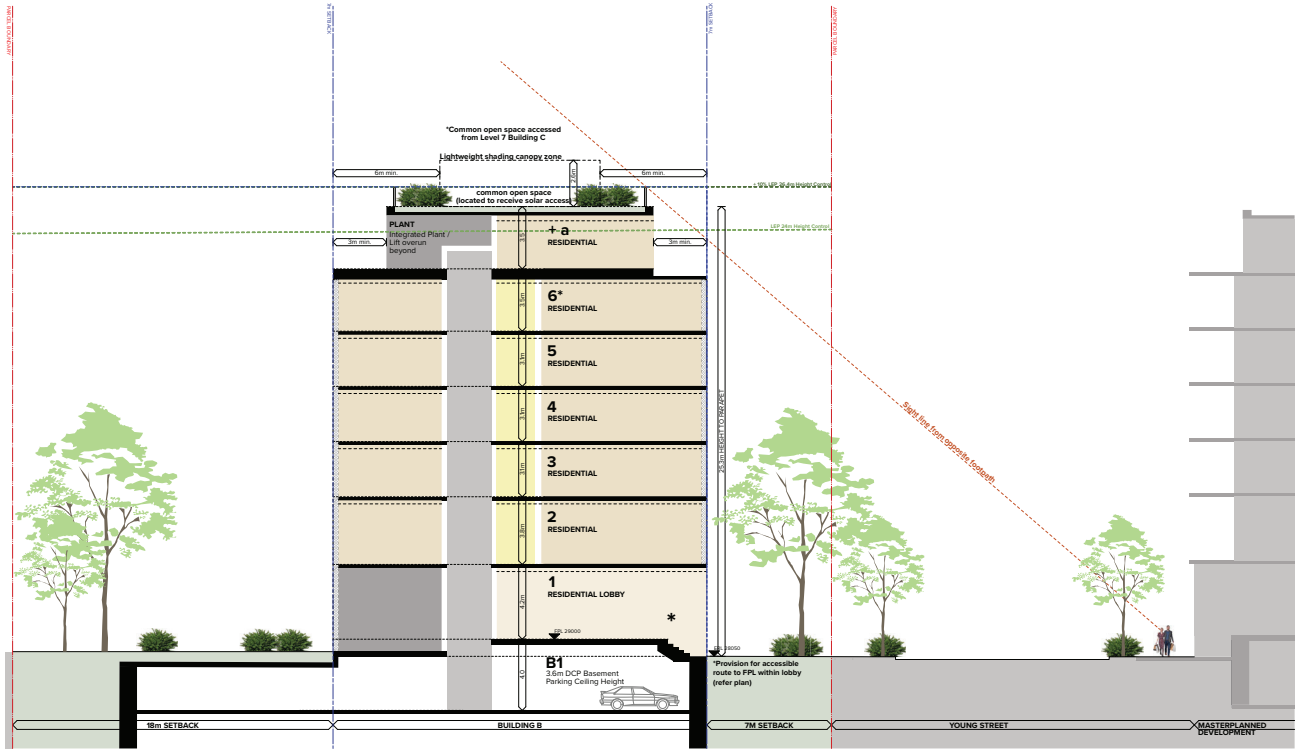

INDICATIVE SECTION

LEGEND

SITE
REFER SURVEY

CONCEPT + 10% ENVELOPE
SYDNEY DCP 2012 5.9 DARLING STREET SOUTH

NON-RESIDENTIAL

RESIDENTIAL

RL 39000 FLOOD PLANNING LEVEL
REFER CIVIL ENGINEER'S DOCUMENTATION

RL 29700 EXISTING RL
REFER SURVEY

Sydney LEP 2012 Height Control
(from existing ground level)

Design Excellence Height Control
(10% addition to LEP Height Control)

BUILDING ARTICULATION ZONE

ZONE FOR PRIVATE OPEN SPACE

6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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Rev	Date	Approved By	Revision Notes
01	06.04.21	CM	DA Amendment
A	15.04.21	CM	DA Amendment
B	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building B

Scale 1:150 @A1, 50%@A3
Status DA Submission
Project No. 13075
Dwg No. MP-030-102
Drawn by TURNER
Rev B
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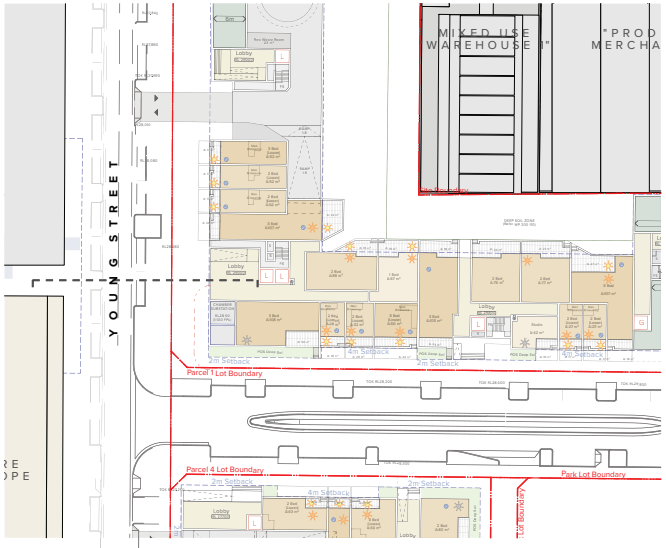
PRECEDENT COLLAGE

227



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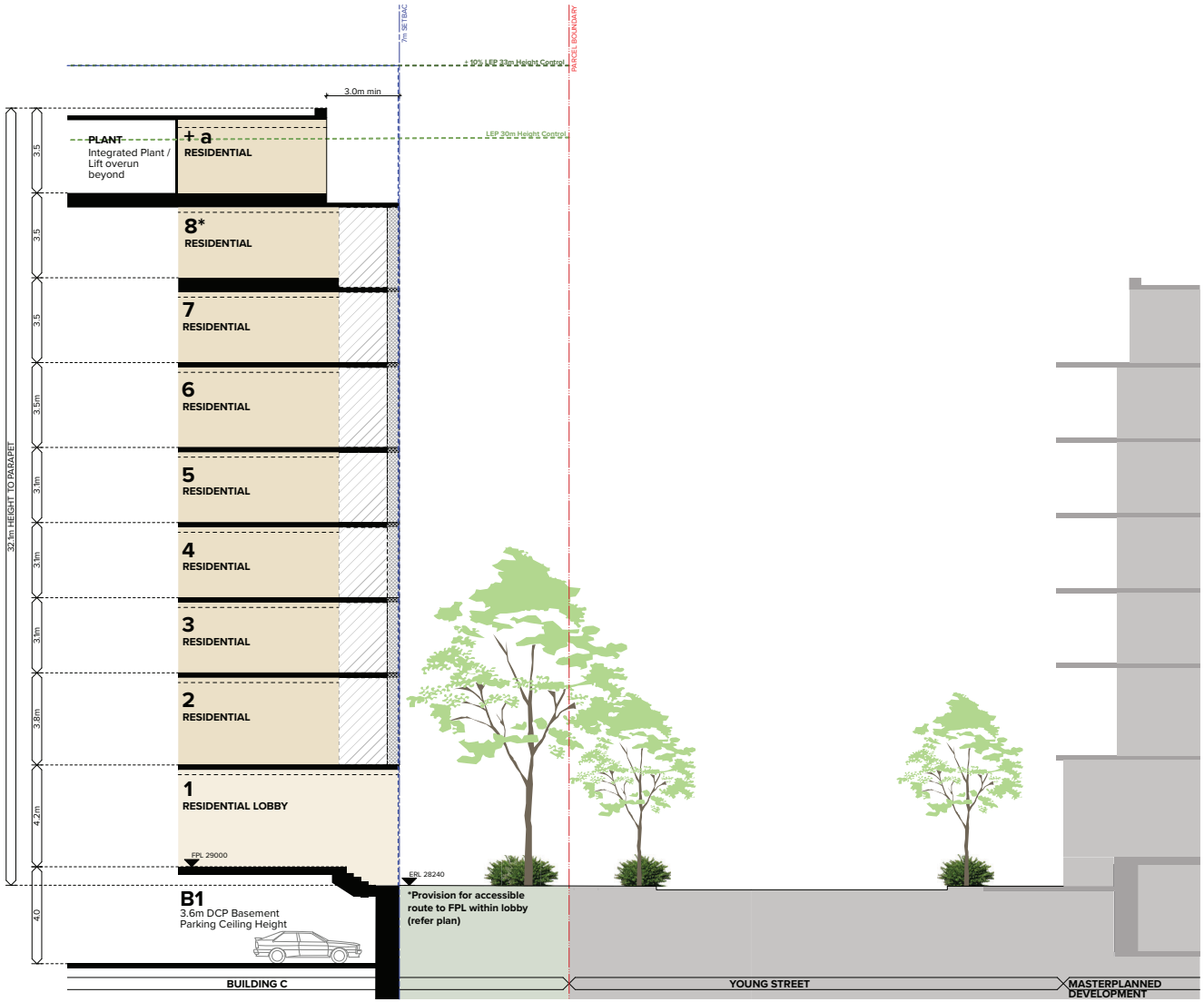

INDICATIVE SECTION

LEGEND

SITE (REFER SURVEY)
CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5-9 DANKS STREET SOUTH)
NON-RESIDENTIAL
RESIDENTIAL
FPL 29000 FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
FPL 29700 EXISTING RL (REFER SURVEY)
Sydney LEP 2012 Height Control (from existing ground level)
Design Excellence Height Control (10% addition to LEP Height Control)
BUILDING ARTICULATION ZONE
ZONE FOR PRIVATE OPEN SPACE
6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 611

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G	06.04.21	CM	DA Amendment
H	15.04.21	CM	DA Amendment
I	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building C

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-030-103
Drawn by: TURNER
Rev: I
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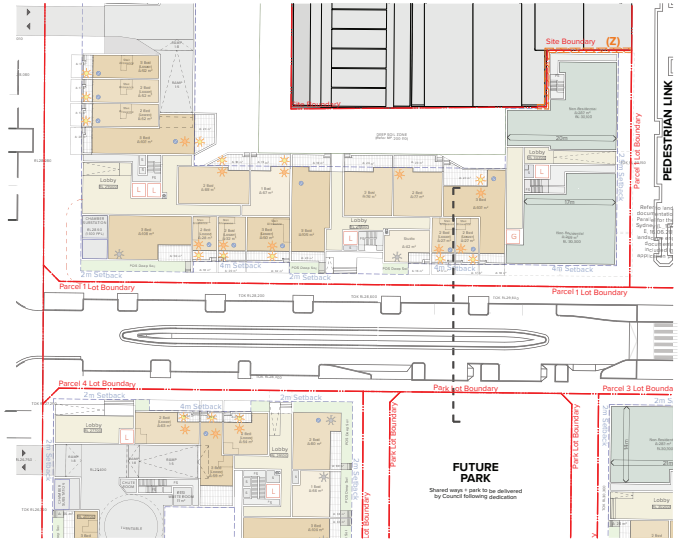
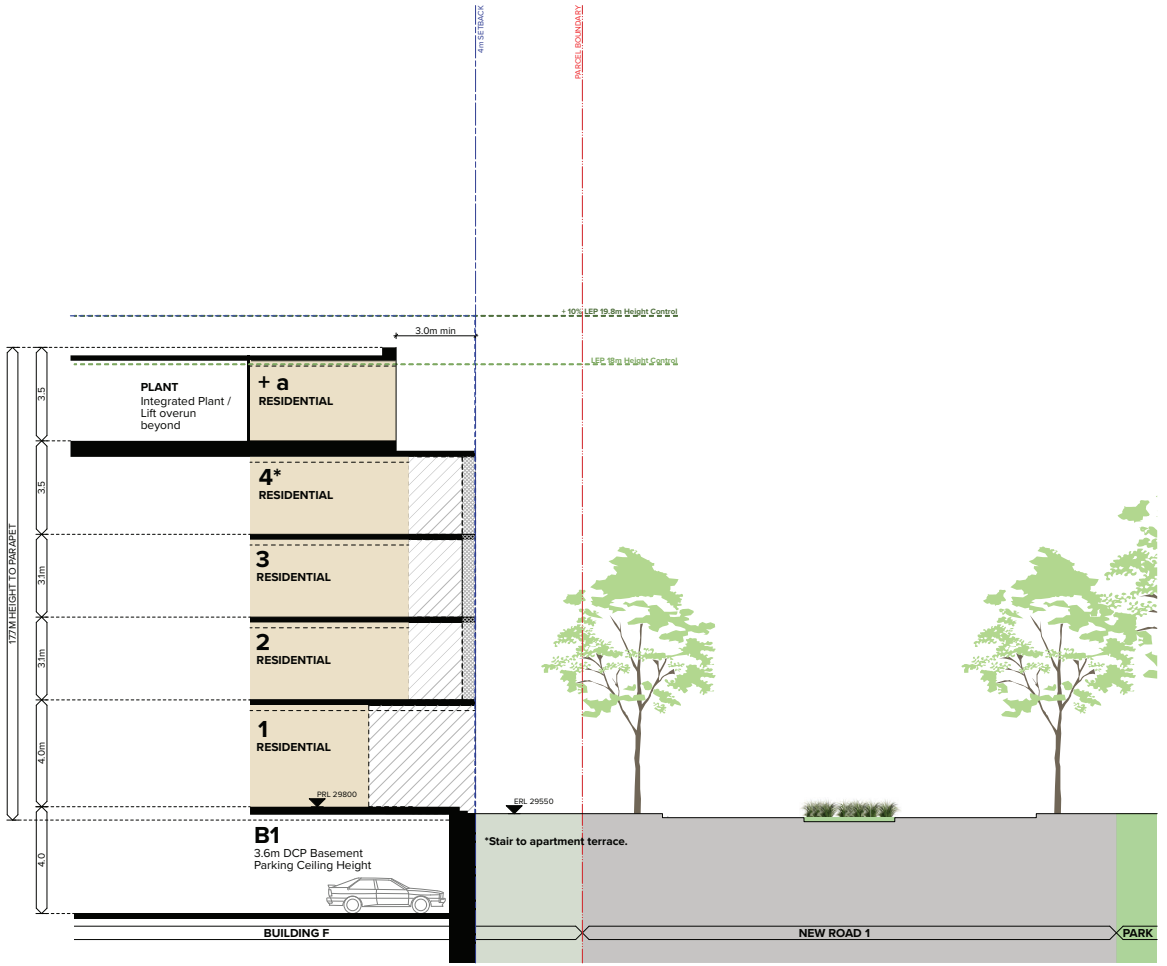
PRECEDENT COLLAGE



KEY PLAN



INDICATIVE SECTION

LEGEND

SITE
REFER SURVEY

CONCEPT + 10% ENVELOPE
SYDNEY DCP 2012 5-9 DARLING STREET SOUTH

NON-RESIDENTIAL

RESIDENTIAL

FLOOD PLANNING LEVEL
REFER CIVIL ENGINEER'S DOCUMENTATION

EXISTING RL
REFER SURVEY

Sydney LEP 2012 Height Control
(from existing ground level)

Design Excellence Height Control
(10% addition to LEP Height Control)

BUILDING ARTICULATION ZONE

ZONE FOR PRIVATE OPEN SPACE

6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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DLCG Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 611

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G	06.04.21	CM	DA Amendment
H	15.04.21	CM	DA Amendment
I	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building F

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-030-104
Drawn by: TURNER
Rev: I
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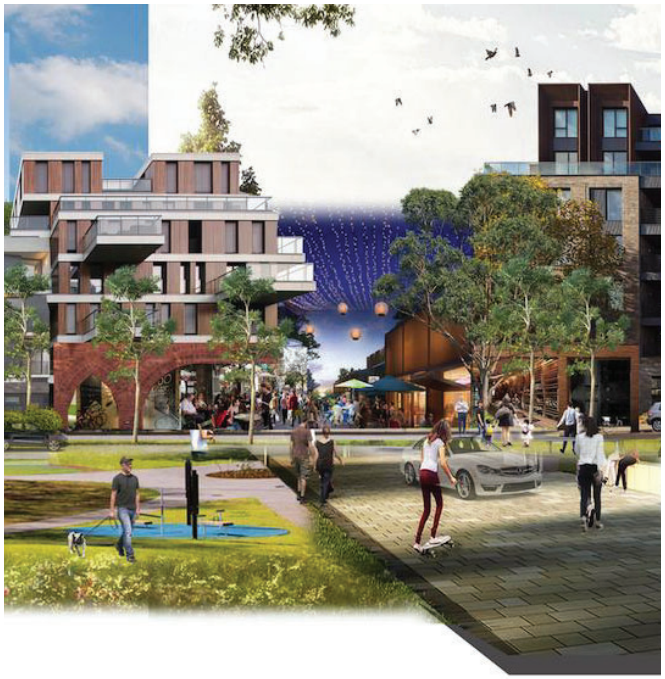

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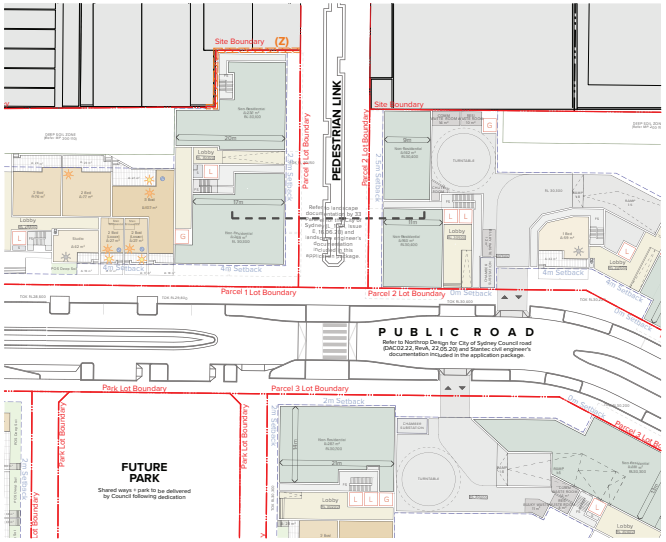
PRECEDENT COLLAGE



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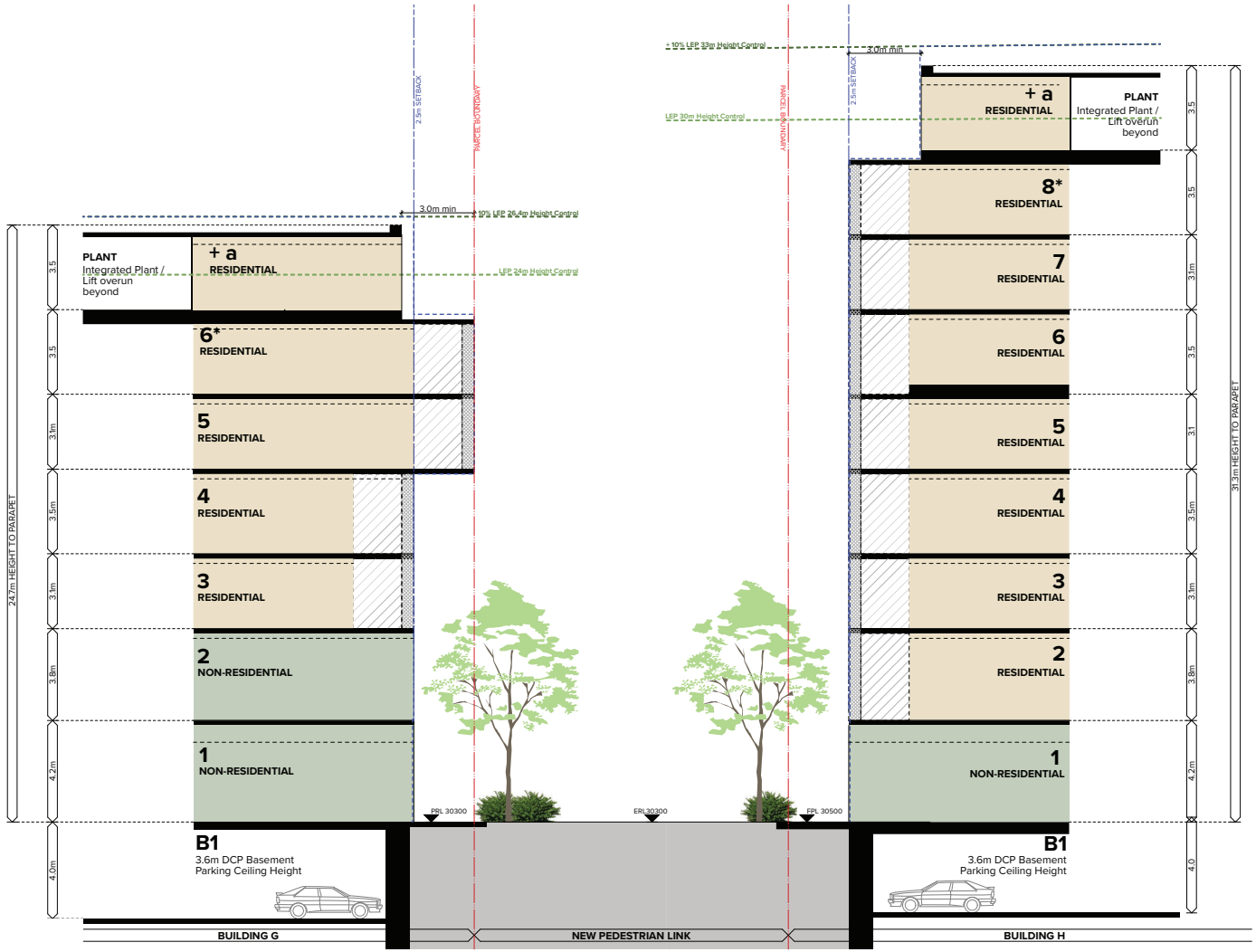

INDICATIVE SECTION

LEGEND

- SITE — REFER SURVEY
- CONCEPT + 10% ENVELOPE — SYDNEY DCP 2012 5-9 DANKS STREET SOUTH
- NON-RESIDENTIAL
- RESIDENTIAL
- FLOOD PLANNING LEVEL — REFER CIVIL ENGINEER'S DOCUMENTATION
- EXISTING RL — REFER SURVEY
- Sydney LEP 2012 Height Control — (from existing ground level)
- Design Excellence Height Control — (10% addition to LEP Height Control)
- BUILDING ARTICULATION ZONE
- ZONE FOR PRIVATE OPEN SPACE
- 6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 611

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G	06.04.21	CM	DA Amendment
H	15.04.21	CM	DA Amendment
I	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building G+H

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-030-105
Drawn by: TURNER
Rev: I
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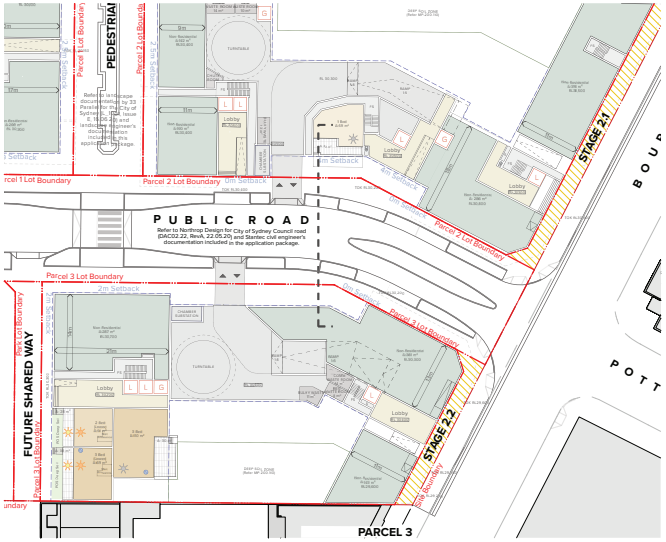
PRECEDENT COLLAGE



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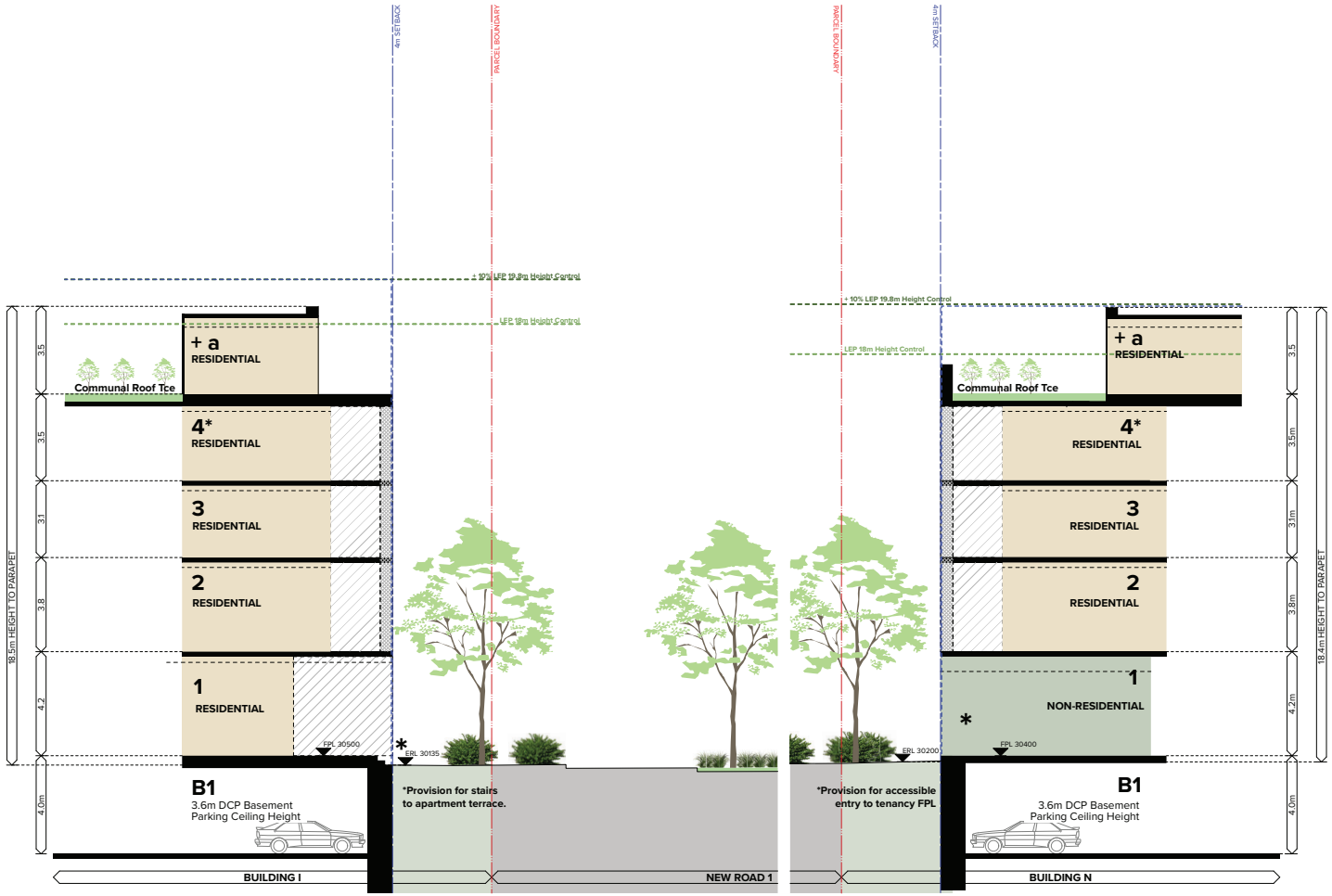

INDICATIVE SECTION

LEGEND

SITE (REFER SURVEY)
CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5.9 DARLING STREET SOUTH)
NON-RESIDENTIAL
RESIDENTIAL
FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
EXISTING RL (REFER SURVEY)
Sydney LEP 2012 Height Control (from existing ground level)
Design Excellence Height Control (10% addition to LEP Height Control)
BUILDING ARTICULATION ZONE
ZONE FOR PRIVATE OPEN SPACE
6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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Nominated Architect: Nicholas Turner 6665, ABN 86 064 064 611

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H	15.04.21	CM	DA Amendment
I	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building I+N

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-030-106
Drawn by: TURNER
Rev: I
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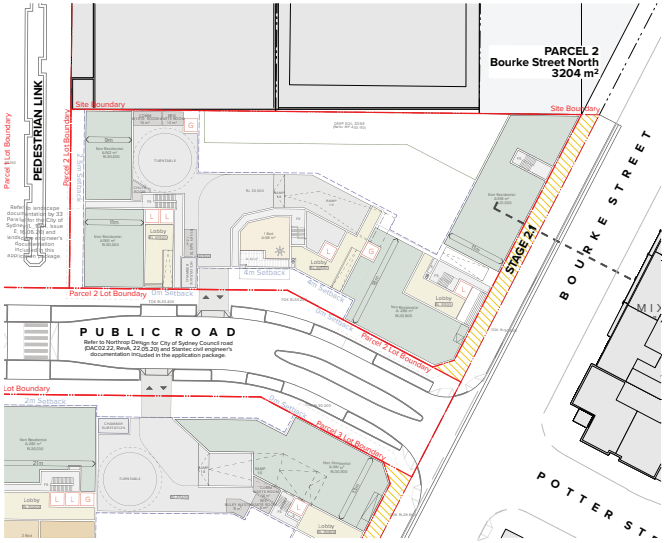
PRECEDENT COLLAGE



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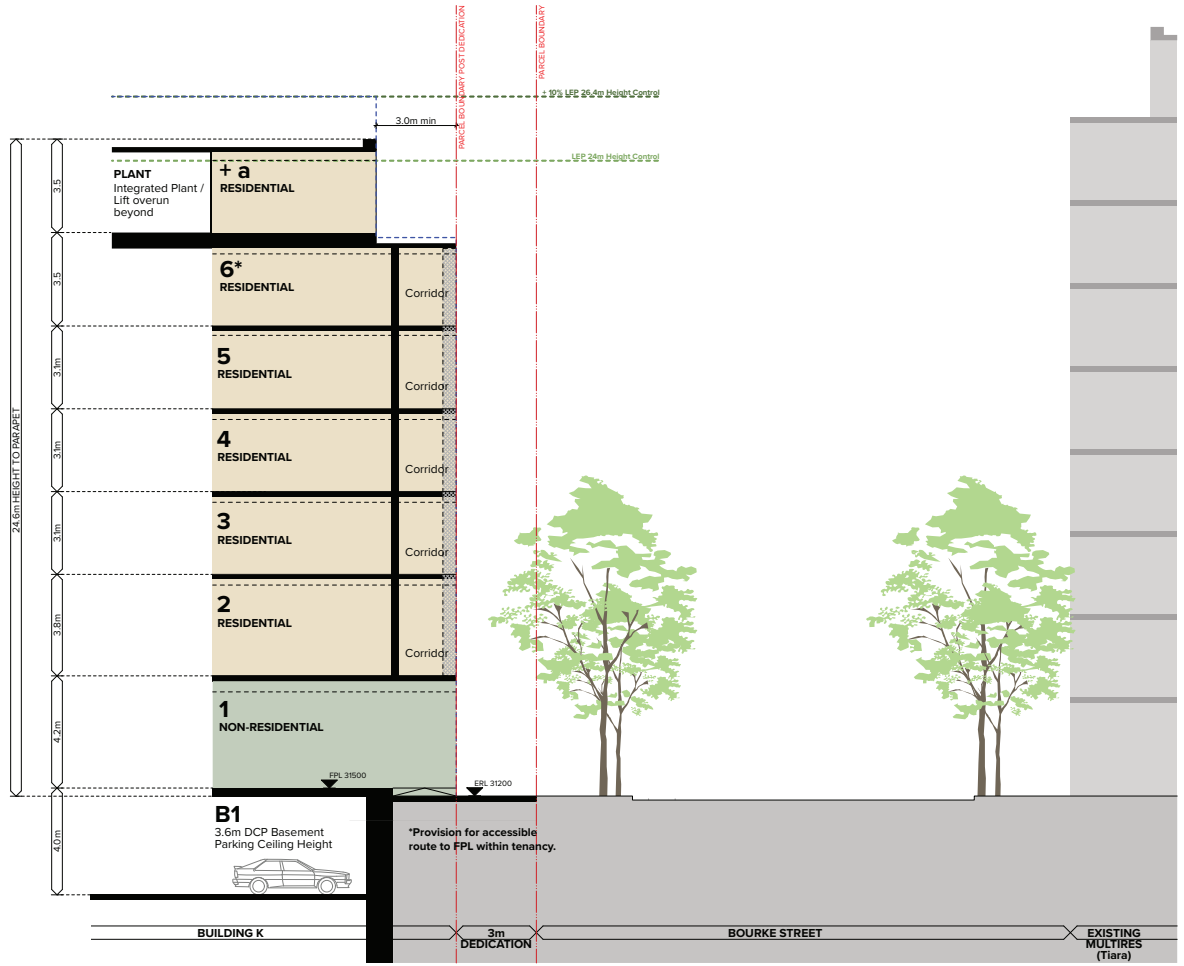

INDICATIVE SECTION

LEGEND

- SITE (REFER SURVEY)
- CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5.9 DARLING STREET SOUTH)
- NON-RESIDENTIAL
- RESIDENTIAL
- FPL 30000 FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
- ERL 29700 EXISTING RL (REFER SURVEY)
- Sydney LEP 2012 Height Control (from existing ground level)
- Design Excellence Height Control (10% addition to LEP Height Control)
- BUILDING ARTICULATION ZONE
- ZONE FOR PRIVATE OPEN SPACE
- 6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 611

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I	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building K

Scale: 1:100 @A1, 50%@A3
Project No.: 13075
Status: DA Submission
Dwg No.: MP-030-107
Drawn by: TURNER
Rev: I
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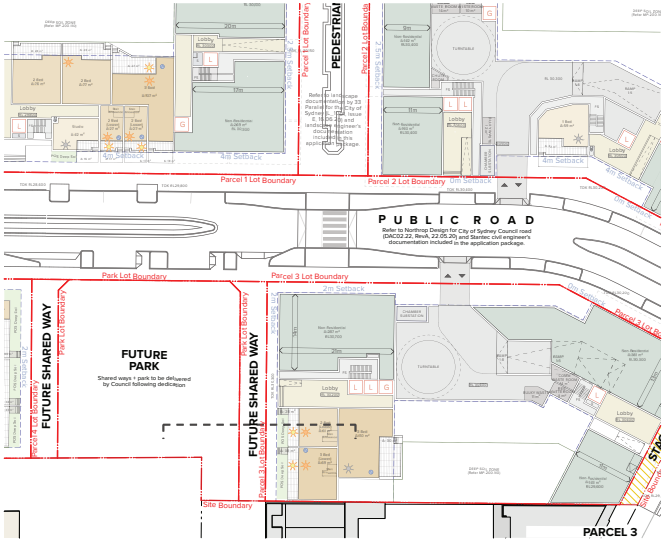
PRECEDENT COLLAGE



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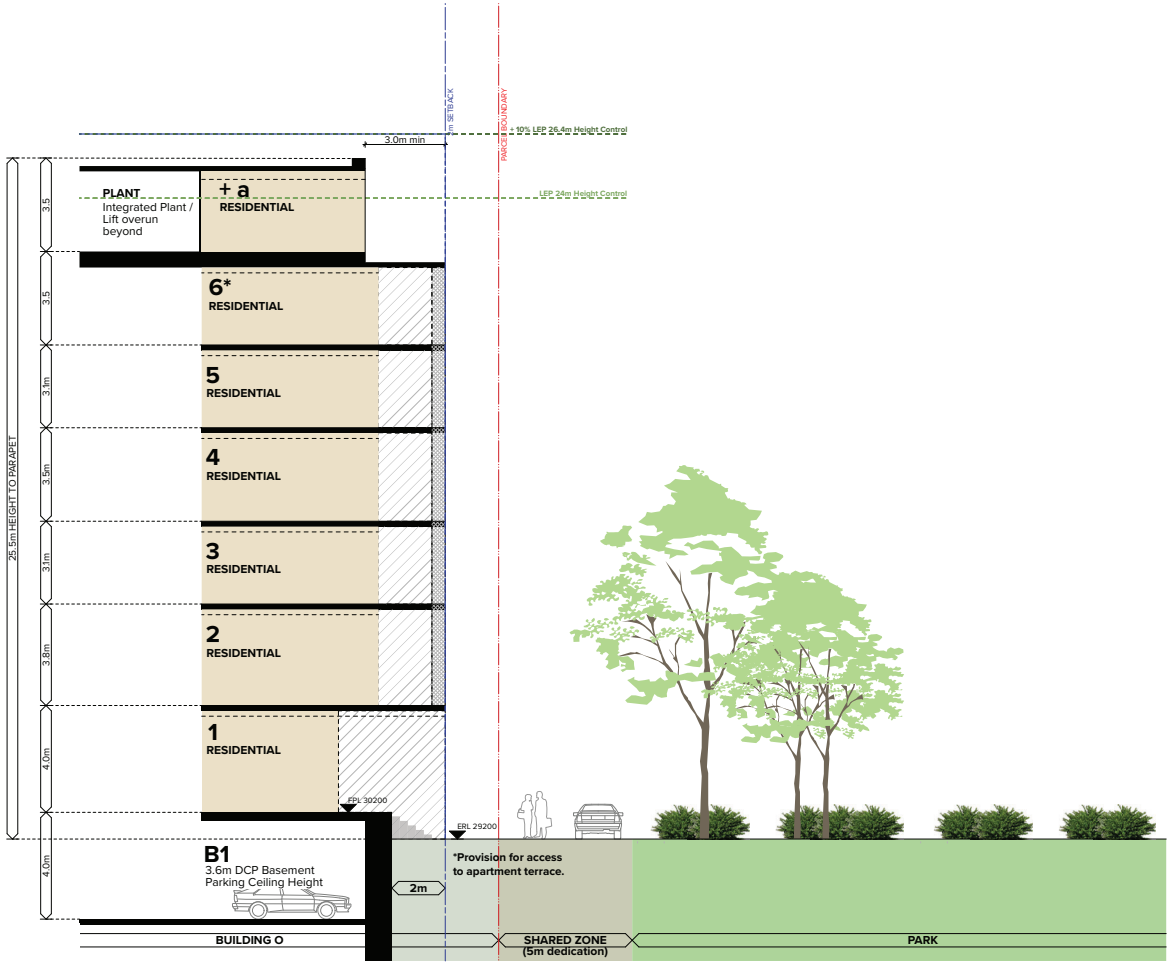

INDICATIVE SECTION

LEGEND

SITE (REFER SURVEY)
CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5.9 DARLING STREET SOUTH)
NON-RESIDENTIAL
RESIDENTIAL
FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
EXISTING RL (REFER SURVEY)
Sydney LEP 2012 Height Control (from existing ground level)
Design Excellence Height Control (10% addition to LEP Height Control)
BUILDING ARTICULATION ZONE
ZONE FOR PRIVATE OPEN SPACE
6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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D	09.05.19	CM	For DA Submission
E	09.12.19	CH	For DA Submission
F	13.11.20	CM	DA Amendment
G	06.04.21	CM	DA Amendment
H	15.04.21	CM	DA Amendment
I	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building O

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-030-108
Drawn by: TURNER
Rev: I
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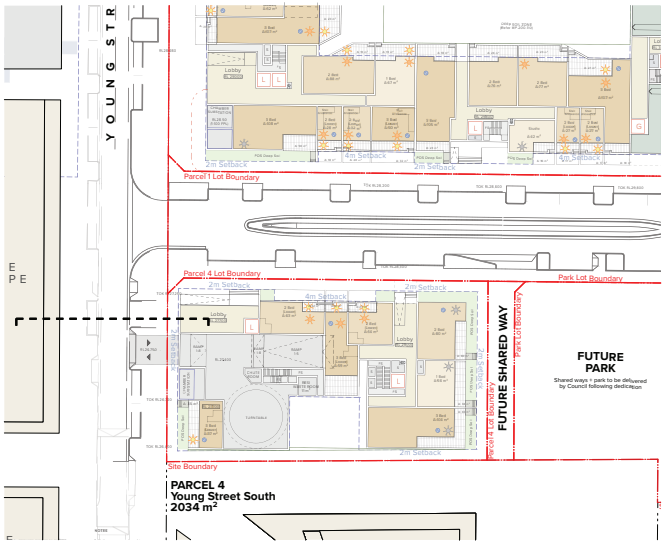
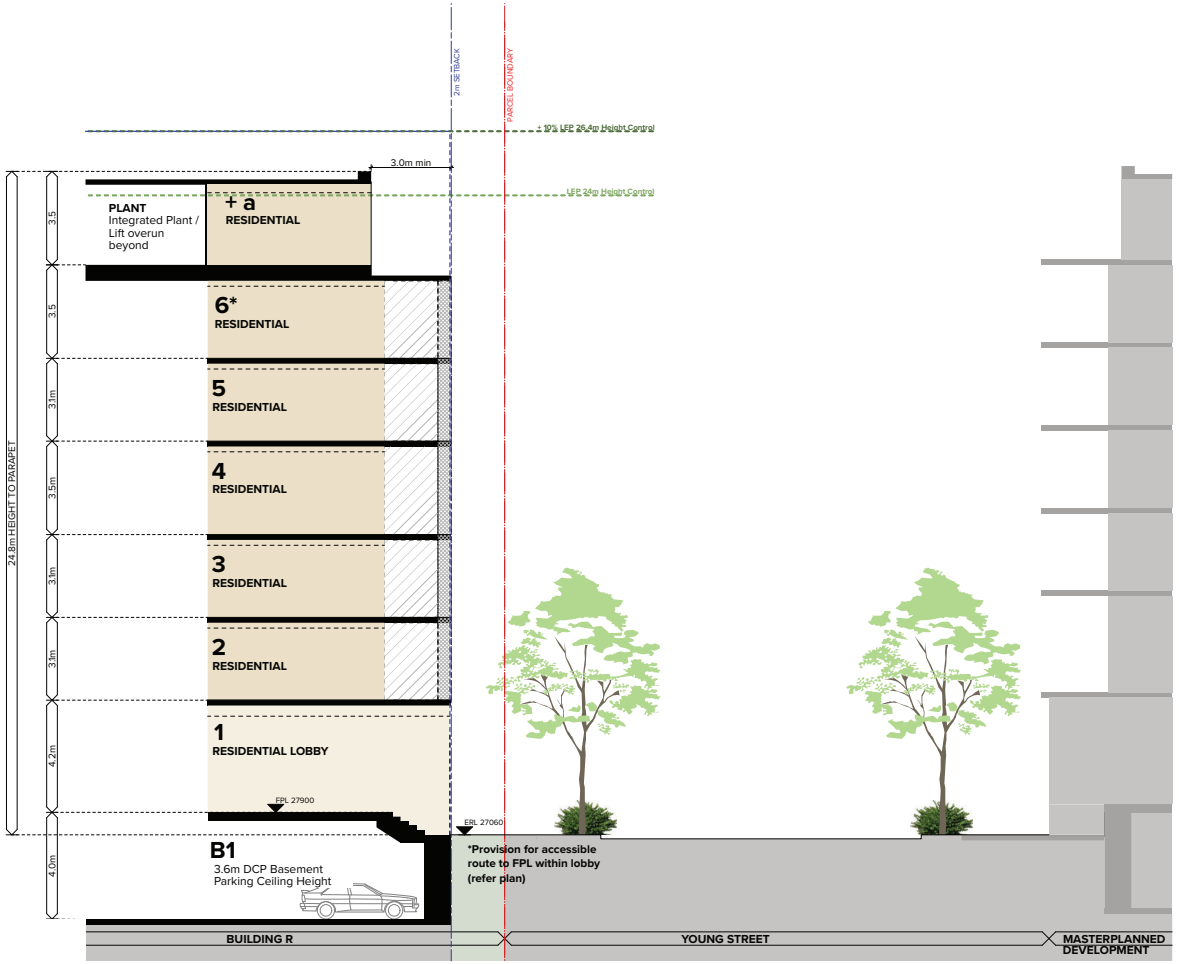
PRECEDENT COLLAGE



KEY PLAN



INDICATIVE SECTION

LEGEND

SITE (REFER SURVEY)
CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5.9 DARLING STREET SOUTH)
NON-RESIDENTIAL
RESIDENTIAL
EFL 39000 FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
EFL 29700 EXISTING RL (REFER SURVEY)
Sydney LEP 2012 Height Control (from existing ground level)
Design Excellence Height Control (10% addition to LEP Height Control)
BUILDING ARTICULATION ZONE
ZONE FOR PRIVATE OPEN SPACE
6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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DLCG Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6665, ABN 86 064 064 611

CLIENT
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Rev	Date	Approved By	Revision Notes
A	22.02.19	CM	Draft for coordination
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H	15.04.21	CM	DA Amendment
I	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building R

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-030-109
Drawn by: TURNER
Rev: I
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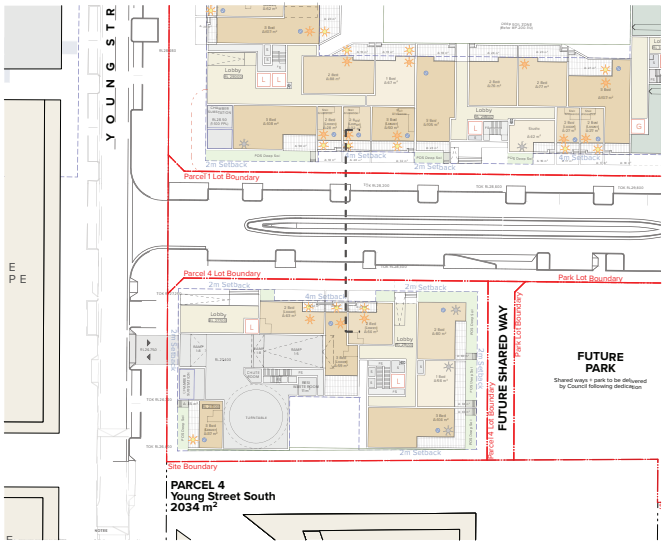
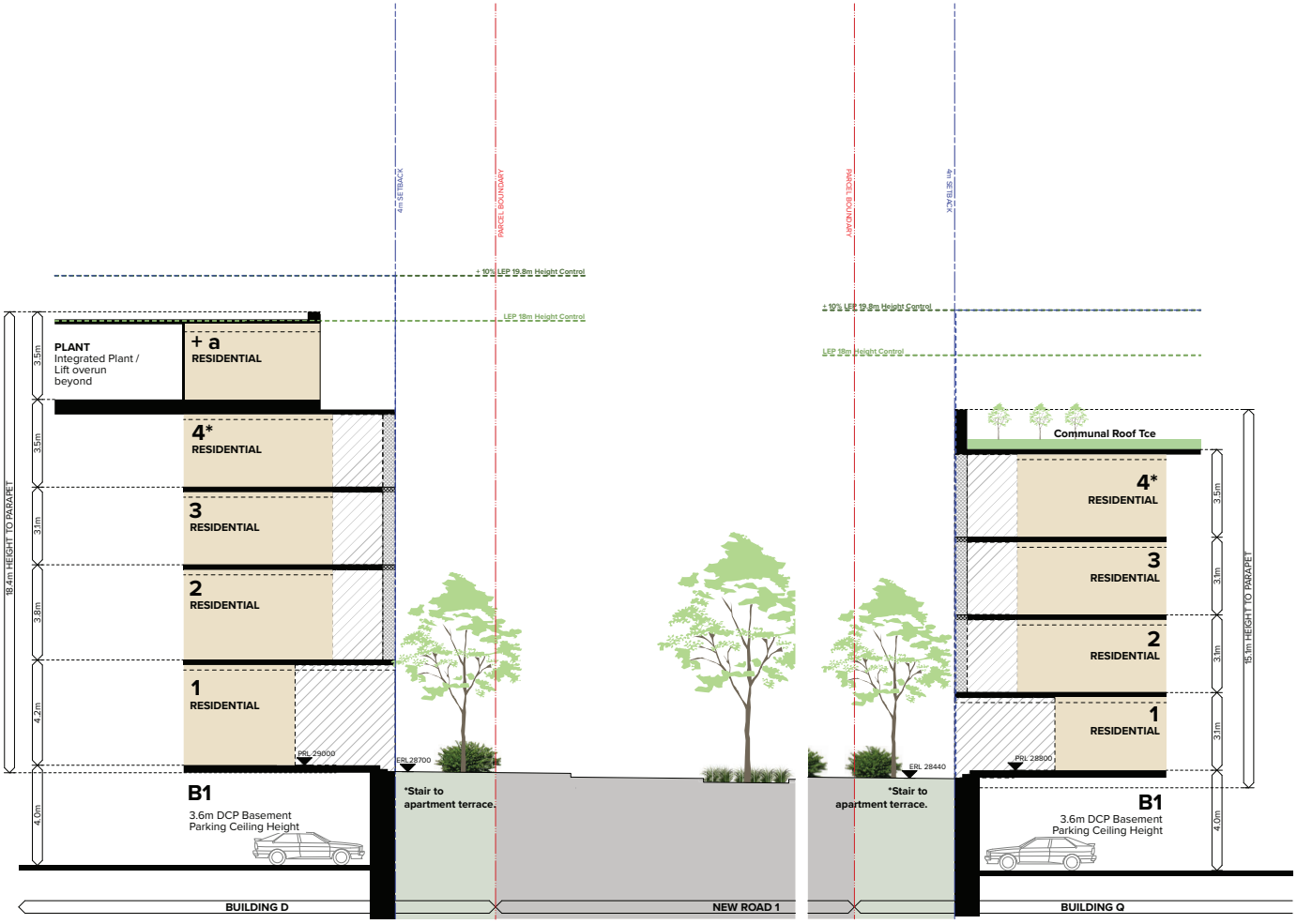
PRECEDENT COLLAGE



KEY PLAN



INDICATIVE SECTION

LEGEND

SITE (REFER SURVEY)
CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5.9 DARLING STREET SOUTH)
NON-RESIDENTIAL
RESIDENTIAL
EPL 29000 FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
EPL 29700 EXISTING RL (REFER SURVEY)
Sydney LEP 2012 Height Control (from existing ground level)
Design Excellence Height Control (10% addition to LEP Height Control)
BUILDING ARTICULATION ZONE
ZONE FOR PRIVATE OPEN SPACE
6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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Nominated Architect: Nicholas Turner 6665. ABN 86 064 084 611

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G	06.04.21	CM	DA Amendment
H	15.04.21	CM	DA Amendment
I	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Indicative Section: Building D+Q

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-030-110
Drawn by: TURNER
Rev: I
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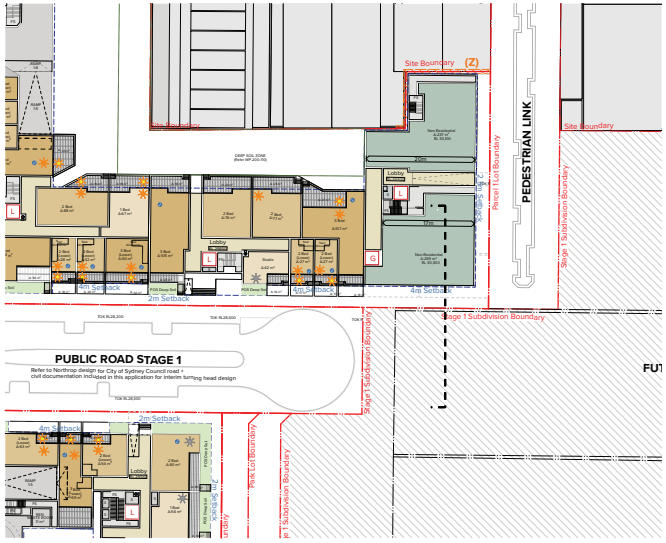
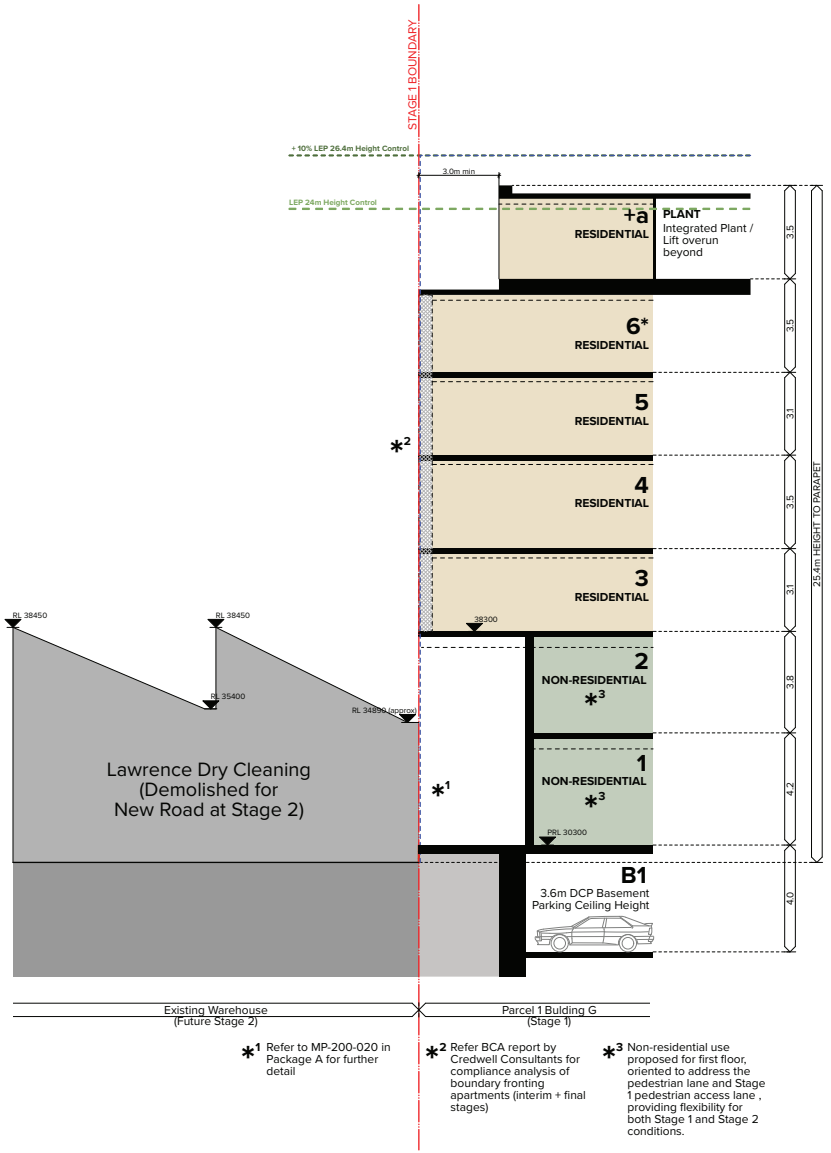


KEY PLAN



*1 Refer to MP-200-020 in Package A for further detail

*2 Refer BCA report by Credwell Consultants for compliance analysis of boundary fronting apartments (interim + final stages)

*3 Non-residential use proposed for first floor, oriented to address the pedestrian lane and Stage 1 pedestrian access lane , providing flexibility for both Stage 1 and Stage 2 conditions.

INDICATIVE SECTION

LEGEND

- SITE (REFER SURVEY)
- CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5-9 DARLING STREET SOUTH)
- NON-RESIDENTIAL
- RESIDENTIAL
- FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
- EXISTING RL (REFER SURVEY)
- Sydney LEP 2012 Height Control (from existing ground level)
- Design Excellence Height Control (10% addition to LEP Height Control)
- BUILDING ARTICULATION ZONE
- ZONE FOR PRIVATE OPEN SPACE
- 6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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Rev	Date	Approved By	Revision Notes
A	13.11.20	CM	DA Amendment
B	06.04.21	CM	DA Amendment
C	15.04.21	CM	DA Amendment
D	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Interim Interface Condition: Parcel 1

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-040-111
Drawn by: TURNER
Rev: D
North

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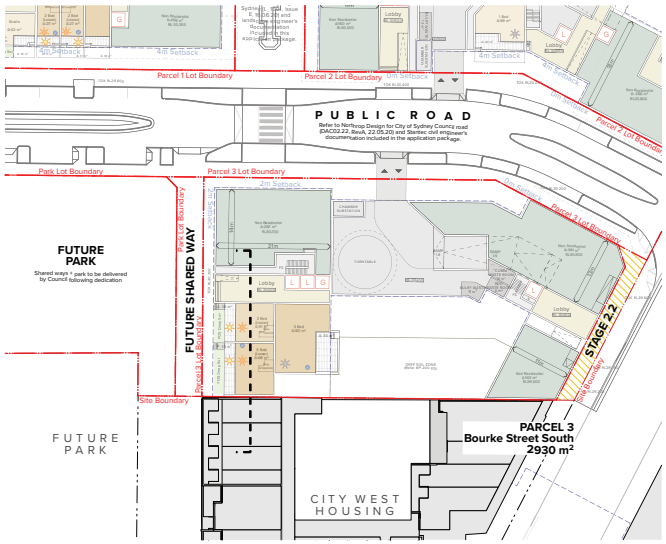
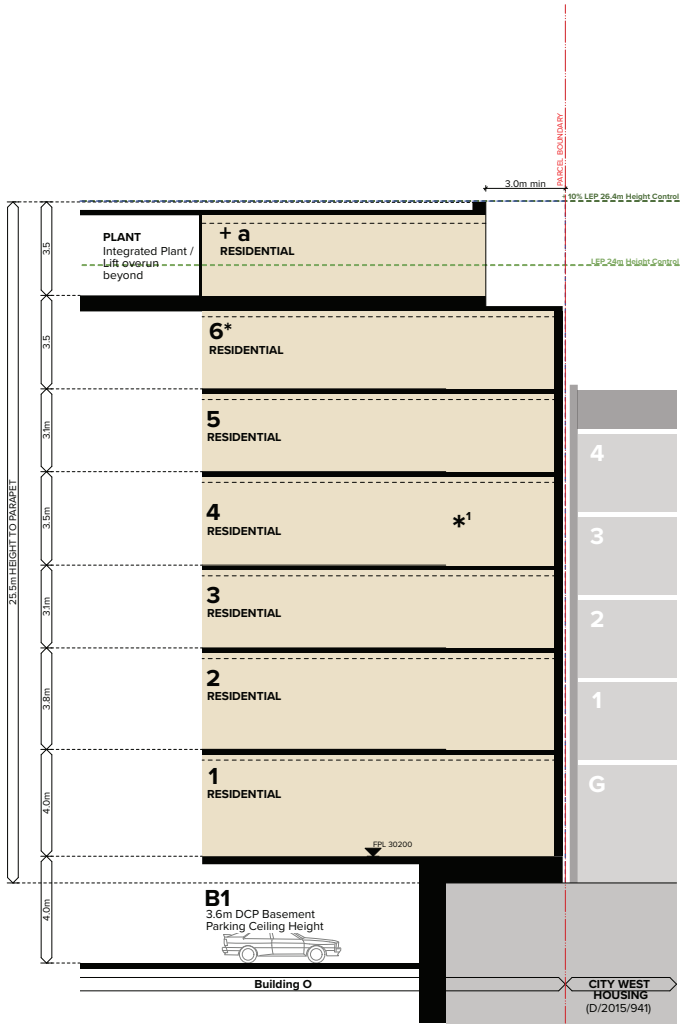


KEY PLAN



*1 Extension of DCP envelope to boundary with CityWest Development. Refer Planning Report and MP-200-040 in Package A for further detail

INDICATIVE SECTION

LEGEND

- SITE (REFER SURVEY)
- CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5.9 DARLING STREET SOUTH)
- NON-RESIDENTIAL
- RESIDENTIAL
- FPL 30000 FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
- EXISTING RL (REFER SURVEY)
- Sydney LEP 2012 Height Control (from existing ground level)
- Design Excellence Height Control (10% addition to LEP Height Control)
- BUILDING ARTICULATION ZONE
- ZONE FOR PRIVATE OPEN SPACE
- 6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 611

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Rev	Date	Approved By	Revision Notes
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D	23.04.21	CM	DA Amendment

Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Interim Interface Condition: Parcel 3

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-040-112
Drawn by: TURNER
Rev: D
North

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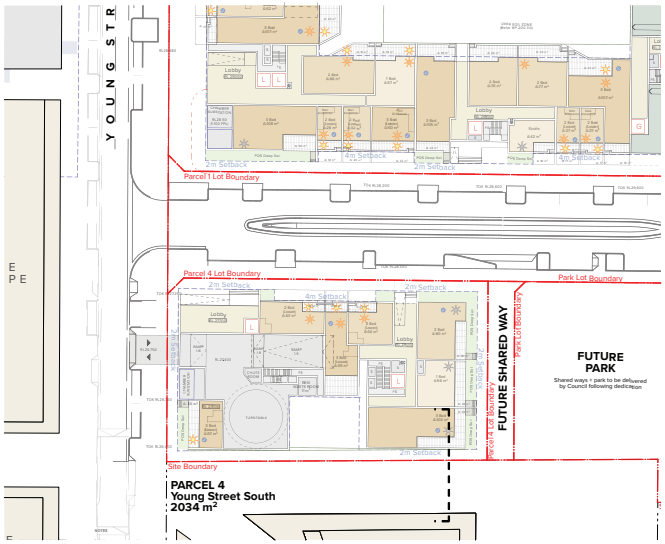

KEY PLAN

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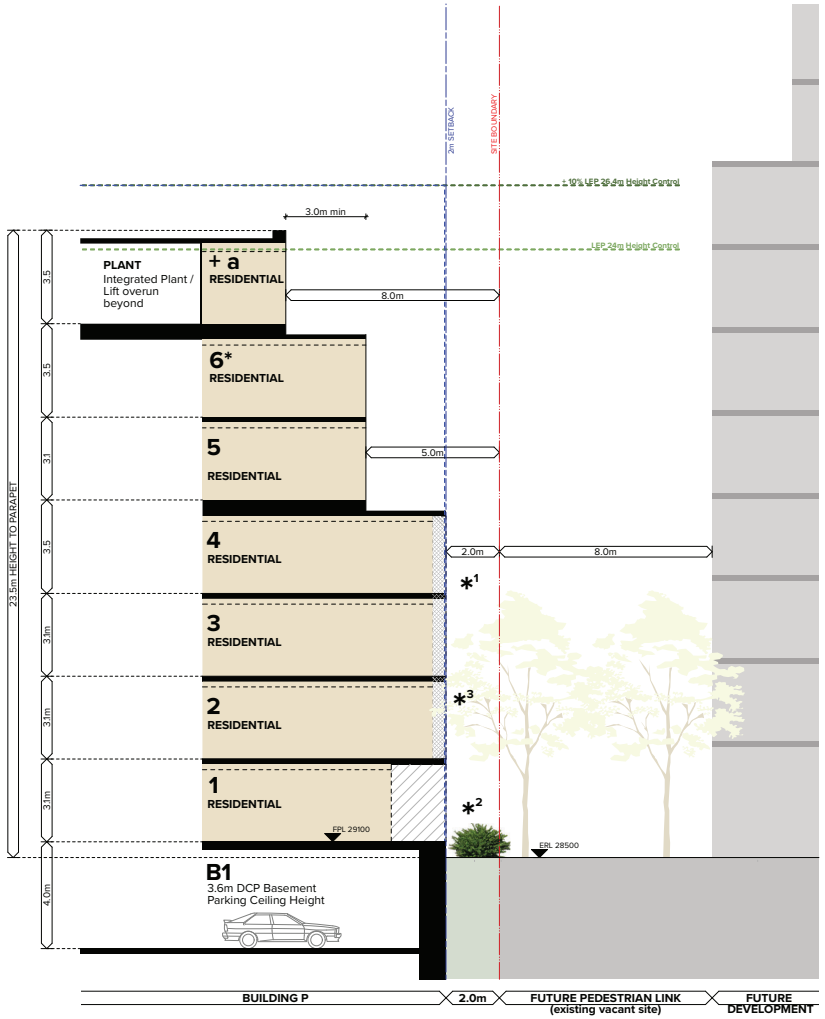

*1 Apartments designed to have primary outlook to east and west (rather than to side boundary, refer reference planning). Refer BCA Report by Credwell Consultants for compliance analysis of habitable rooms (such as secondary bedrooms to side boundary).

*2 Landscaped setback to provide interim buffer

*3 In accordance with area specific DCP, setback to neighbouring building provides ADG compliant visual privacy separation to Parcel 4 envelope (opportunity for habitable rooms to face future pedestrian link)

INDICATIVE SECTION

LEGEND

SITE (REFER SURVEY)
CONCEPT + 10% ENVELOPE (SYDNEY DCP 2012 5.9 DARLING STREET SOUTH)
NON-RESIDENTIAL
RESIDENTIAL
FLOOD PLANNING LEVEL (REFER CIVIL ENGINEER'S DOCUMENTATION)
EXISTING RL (REFER SURVEY)
Sydney LEP 2012 Height Control (from existing ground level)
Design Excellence Height Control (10% addition to LEP Height Control)
BUILDING ARTICULATION ZONE
ZONE FOR PRIVATE OPEN SPACE
6* ADDITIONAL STOREY

REFER TO MP-010-010 ENVELOPE MASSING GUIDELINES FOR STOREY HEIGHT RATIONALE

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Project Title
881-893 BOURKE STREET + 207-229 YOUNG STREET
Waterloo NSW

Drawing Title
Planning Strategies
Interim Interface Condition: Parcel 4

Scale: 1:100 @A1, 50%@A3
Status: DA Submission
Project No.: 13075
Dwg No.: MP-040-113
Drawn by: TURNER
Rev: D
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