

# **Attachment A3**

**Reference Scheme**

# SBW STABLES THEATRE REDEVELOPMENT

# PLANNING PROPOSAL

10 & 12 NIMROD STREET, DARLINGHURST



150

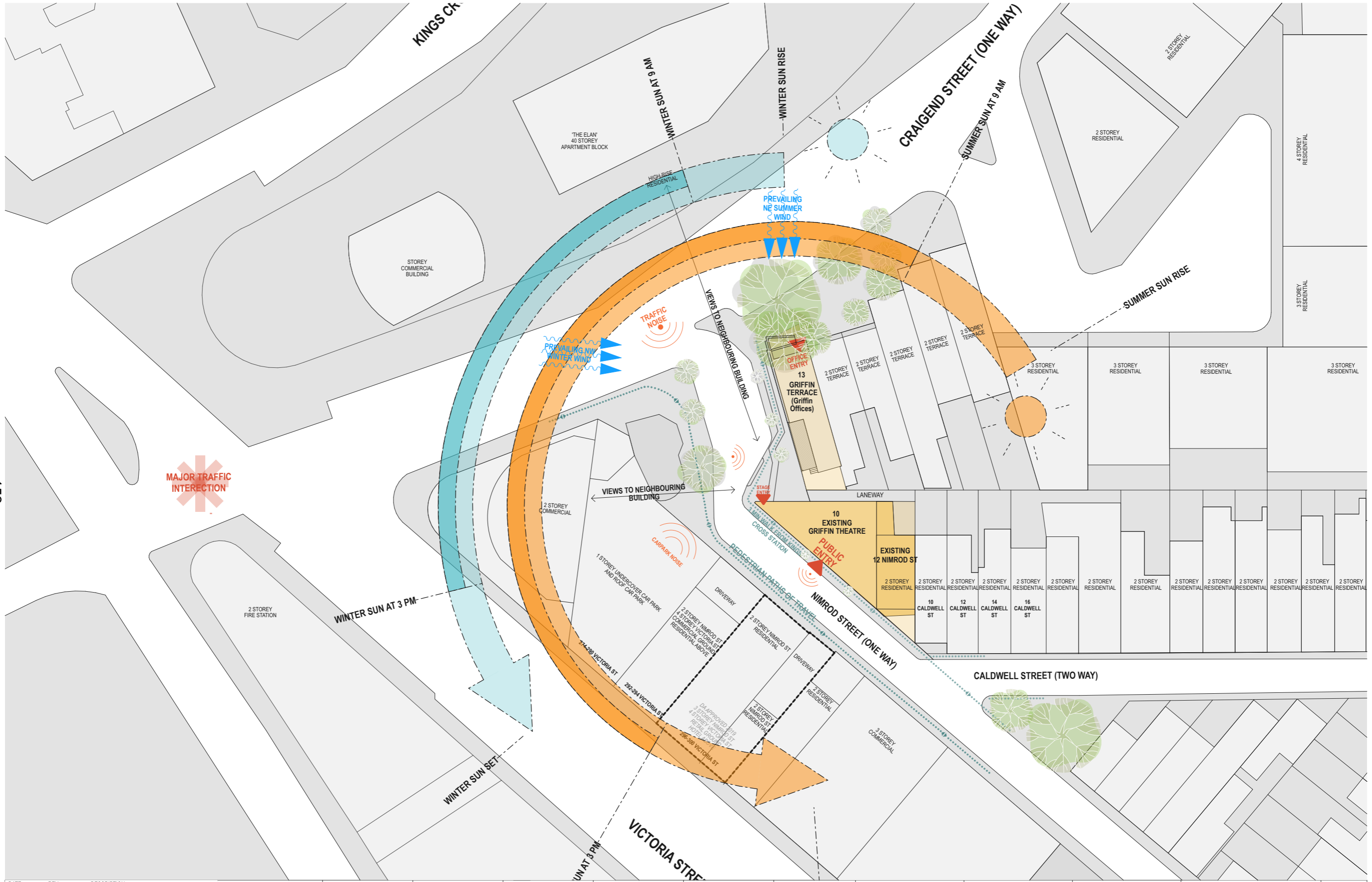
DRAWING LIST		Scale @ A3
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DATE	REV	DESCRIPTION	NOTES	ACCESS CONSULTANT	ACOUSTIC ENGINEER	BCA CONSULTANT	CIVIL ENGINEER	ELECTRICAL ENGINEER	ESD CONSULTANT	CLIENT	PROJECT	ARCHITECT	DRAWING TITLE	DRAWN BY
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2/11/2022	A	PLANNING PROPOSAL (OUTLINES ONLY)		DATE	NOVEMBER 2022									
				REV	A									
				DRAWING NO	A 000									
				PHASE	PLANNING PROPOSAL									
				PROJECT NO	21013									

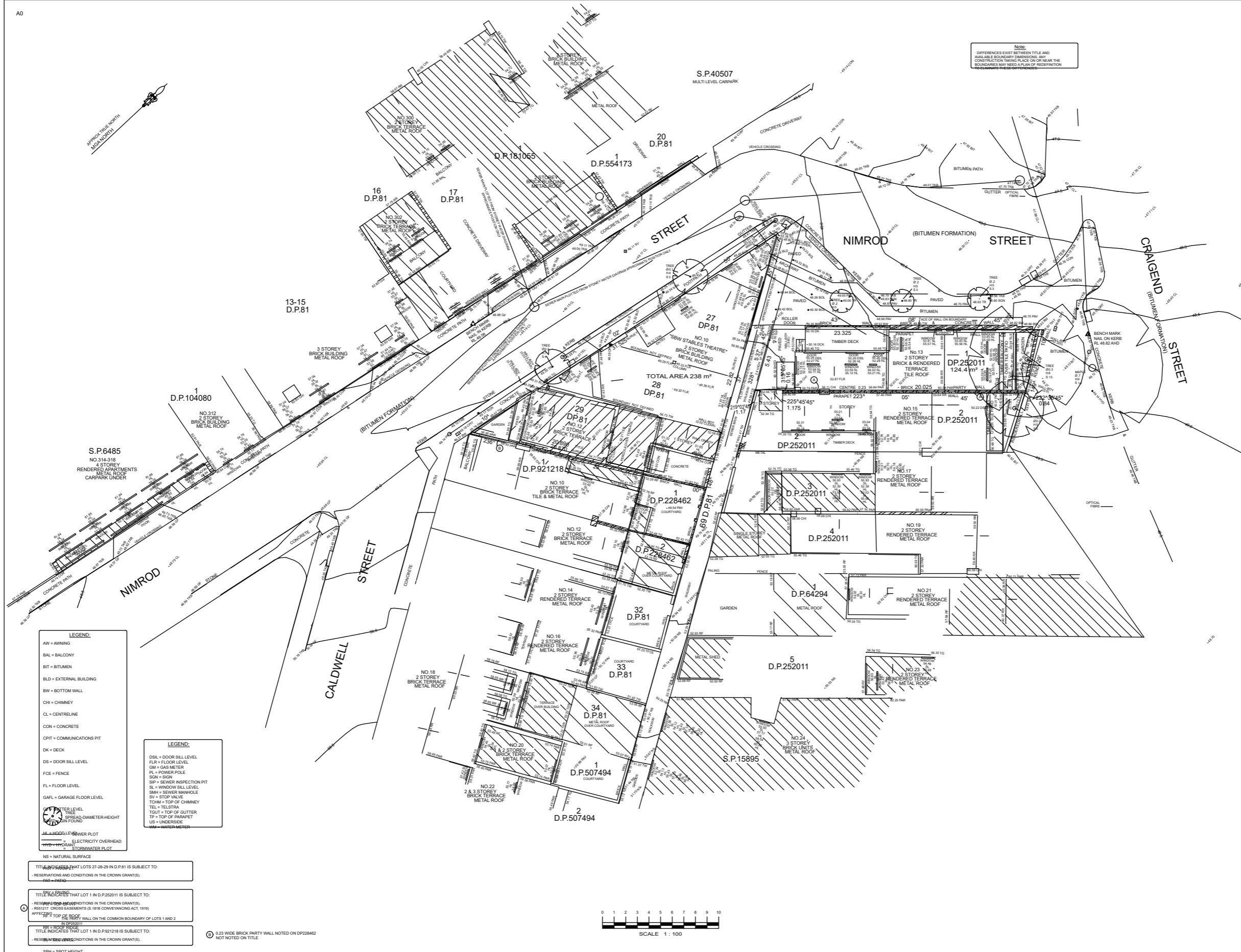


LEGEND	
Code	Description
ACC	Accessible
AFFL	Above finished floor level
BDY	Boundary
BR	Brickwork, fair faced
BRS	Brickwork, existing salvaged reused
CFH	Concrete finish, honed
CO1	Class 1 off form concrete, colour controlled
COS	Check on site
GLC	Glass, clear
GLVO	Glass louvre, operable
PBP	Plasterboard, paint finish
PBS	Plasterboard, suspended ceiling
RGBS	Roof gutter, box, stainless steel
SP	Steel plate
X	Existing
XBR	Brickwork, existing
XBRS	Brickwork, existing, to be salvaged and cleaned for reuse
XD	Existing door
XDTBS	Existing timber barn door, to be salvaged for reuse
XFG	Existing fence and gate
XMR	Existing Metal Roof
XT	Existing timber, to be salvaged for reuse
XW	Existing window

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				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9610 6911 Email: nick@sdastuctures.com.au					SCALES 1:500	CHECKED TG
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: KristyH@hamptonproperty.com.au									PHASE PLANNING PROPOSAL	DATE NOVEMBER 2022
													DRAWING NO A 002	REV A



**NOTES**

A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.

WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.

IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.

DIFFERENCES EXIST BETWEEN TITLE AND AVAILABLE BOUNDARY DIMENSIONS, ANY CONSTRUCTION TAKING PLACE ON OR NEAR THE BOUNDARIES MAY NEED A PLAN OF REDEFINITION.

IF ANY WALLS HAVE BEEN PLOTTED TO TITLE DIAGRAM DIMENSIONS, SPURT WALL THICKNESS CAN BE CONSIDERED.

THE SURVEY IS FOR DESIGN PURPOSES OF THE SUBMITTANT AND THE DRAWINGS MUST NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE EXCLUSIVE USE OF GRIFFIN THEATRE COMPANY.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC ONLY, WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF SETOUT WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED, UNDISCOVERED SERVICES HAVE NOT BEEN LOCATED, CALL BEFORE YOU DIG SERVICES BY THIS SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.

SEWER MAIN PLOTTED FROM EXISTING WATER SEWER DIAGRAM, LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.

CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

CONTOURS SHOWN INDICATE THE TOPOGRAPHY, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT, ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

CONTOUR INTERVAL: 0.5 METRE - SPOT LEVELS SHOULD BE ADOPTED.

POSITION OF RIDGE LINES ARE DIAGNOSTIC ONLY (NOT TO SCALE).

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.

DO NOT SCALE OFF THIS PLAN, FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.

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THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMBRY  
REGISTERED SURVEYOR BOSSI NUMBER 1005

HORIZONTAL DATUM:  
CO-ORDINATE SYSTEM: MGA (GDA 2020)  
MARKS ADOPTED: SSM 17923 - SSM 19346

VERTICAL DATUM:  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: PA4 56335  
R.L. 46.164 (CLASSIC)  
SOURCE: S.C.I.M.S. (22/09/2021)

- LEGEND:**
- AW = AWNING
  - BAL = BALCONY
  - BIT = BITUMEN
  - BLD = EXTERNAL BUILDING
  - BW = BOTTOM WALL
  - CH = CHIMNEY
  - CL = CENTRELINE
  - CON = CONCRETE
  - CPIT = COMMUNICATIONS PIT
  - DK = DECK
  - DS = DOOR SILL LEVEL
  - FLR = FLOOR LEVEL
  - FM = FENCE
  - FL = FLOOR LEVEL
  - GAFL = GARAGE FLOOR LEVEL
  - TEL = TELEPHONE
  - TEL = TELSTRA
  - TL = TELEPHONE LEVEL
  - TOP = TOP OF PARAPET
  - US = UNDERSIDE
  - WM = WATERMETER
- LEGEND:**
- DSK = DOOR SILL LEVEL
  - FLR = FLOOR LEVEL
  - GM = GAS METER
  - PK = POWER POLE
  - SGN = SIGN
  - SIP = SEWER INSPECTION PIT
  - SL = WINDOW SILL LEVEL
  - SMH = SEWER MANHOLE
  - SV = STOP VALVE
  - TCHM = TOP OF CHIMNEY
  - TEL = TELSTRA
  - TOP = TOP OF PARAPET
  - US = UNDERSIDE
  - WM = WATERMETER

TITLE INDICATES THAT LOTS 27-28-29 IN D.P.81 IS SUBJECT TO:  
RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS;  
PWS - PWS20

TITLE INDICATES THAT LOT 1 IN D.P.252011 IS SUBJECT TO:  
RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS;  
RES5127 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919)  
APPLICABLE TO TOP OF DOOR

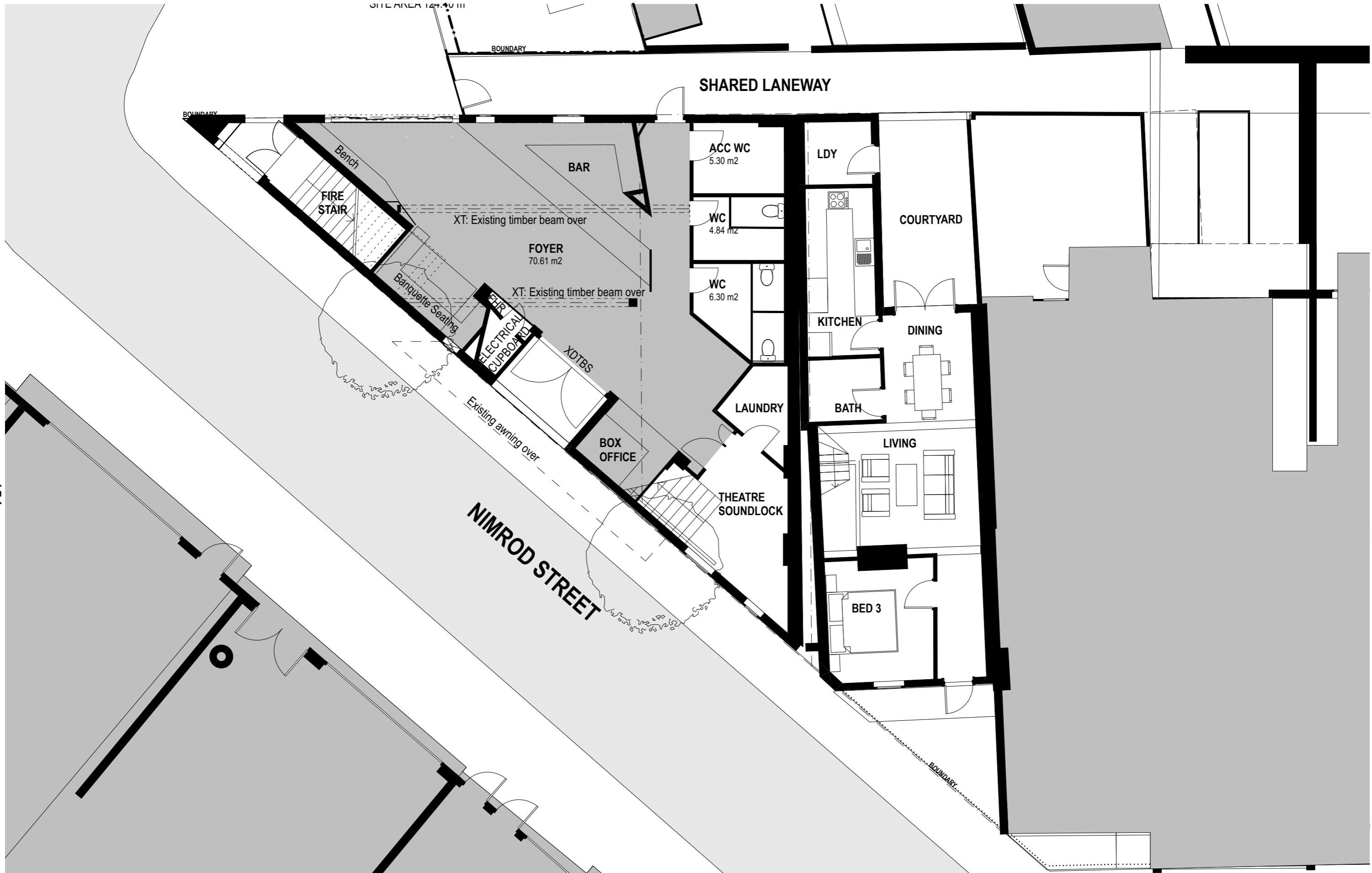
TITLE INDICATES THAT LOT 1 IN D.P.921218 IS SUBJECT TO:  
RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS;  
SPH - SPOT HEIGHT

0.23 WIDE BRICK PARTY WALL NOTED ON DP228462 NOT NOTED ON TITLE



1	FIRST ISSUE	16/10/2021
CLIENT: GRIFFIN THEATRE COMPANY NO 13 CRAIGEND STREET DARLINGHURST, NSW, 2010		
BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 27, 28 & 29 IN D.P.81, LOT 1 IN D.P.921218 & LOT 1 IN D.P.252011, 10 & 12 NIMROD ST & 13 CRAIGEND ST. DARLINGHURST, NSW, 2010		
<b>C.M.S. Surveyors Pty Limited</b> ACN: 096 240 201 PO Box 483 Day Hwy 1000 SYDNEY NSW 1585 Tel: (02) 9372 2349 Fax: (02) 9215 4901 Email: info@cmssurveyors.com.au Licence No: 2021/017402		
LGA: SYDNEY	SHEET 1 OF 1	
SURVEYED: PJB	DRAWN: GP	CHECKED: PJB
SURVEY INSTRUCTIONS: 6384A	SCALE: 1:100 @ A0	DATE OF SURVEY: 27/09/21
6384A	6384A	6384A
CAD FILE	ISSUE	1
6384A	6384A	6384A

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				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brend@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9910 6911 Email: nick@sdastructures.com.au						PHASE PLANNING PROPOSAL	DRAWING NO A 003	DATE NOVEMBER 2022	REV A



154

DATE	REV	DESCRIPTION
1/4/2022		PLANNING PROPOSAL APPLICATION
2/11/2022	A	PLANNING PROPOSAL (OUTLINES ONLY)

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**PROJECT :**  
SBW STABLES THEATRE  
REDEVELOPMENT

PROJECT NO : 21013

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**DRAWING TITLE**  
EXISTING GROUND FLOOR PLAN

**SCALES**  
1:100

**PHASE**  
PLANNING PROPOSAL

**DRAWING NO**  
A 010

**DRAWN BY**  
VVS, ET

**CHECKED**  
TG

**DATE**  
NOVEMBER 2022

**REV**  
A





DATE	REV	DESCRIPTION
14/2/2022		PLANNING PROPOSAL APPLICATION
2/11/2022	A	PLANNING PROPOSAL (OUTLINES ONLY)

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REDEVELOPMENT

PROJECT NO : 21013

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**DRAWING TITLE**  
EXISTING ROOF PLAN

**SCALES**  
1:100

**PHASE**  
PLANNING PROPOSAL

**DRAWING NO**  
A 012

**DRAWN BY**  
VVS, ET

**CHECKED**  
TG

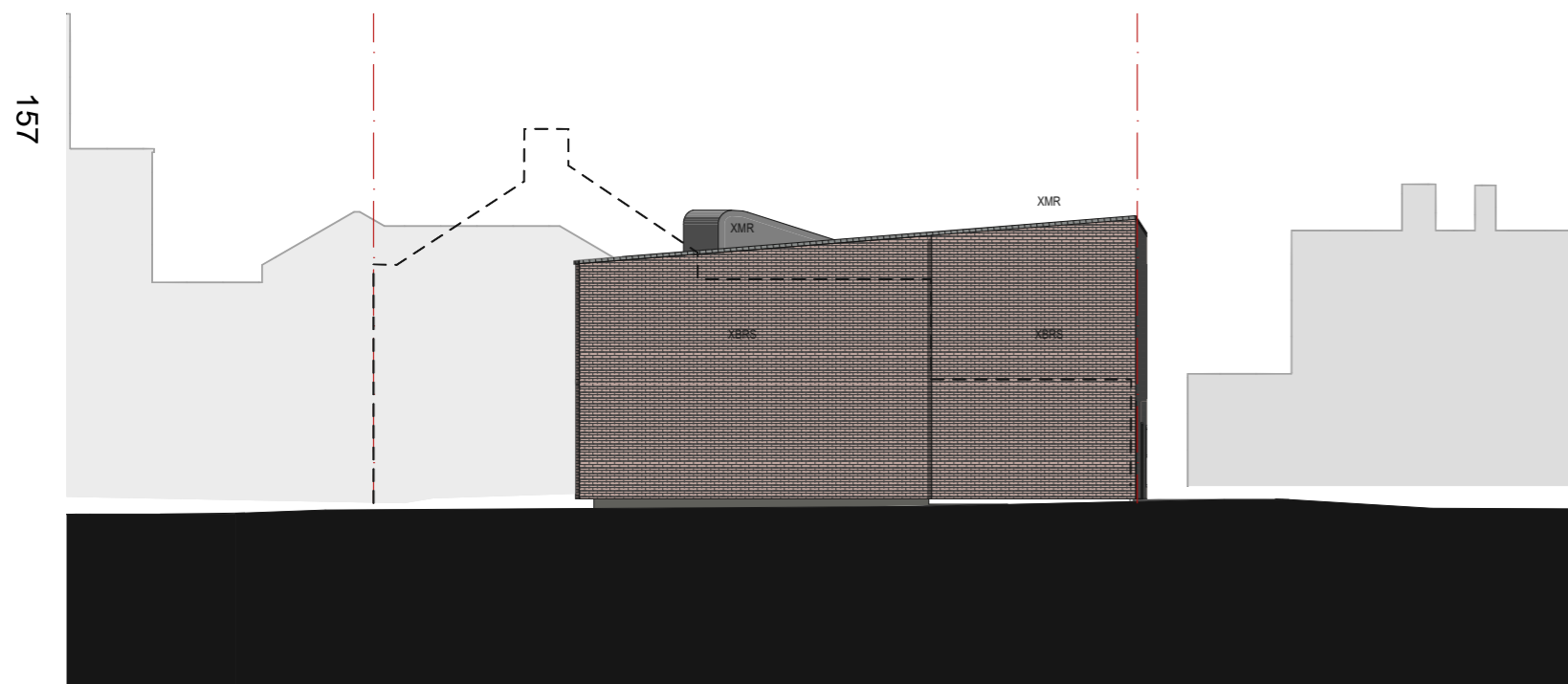
**DATE**  
NOVEMBER 2022

**REV**  
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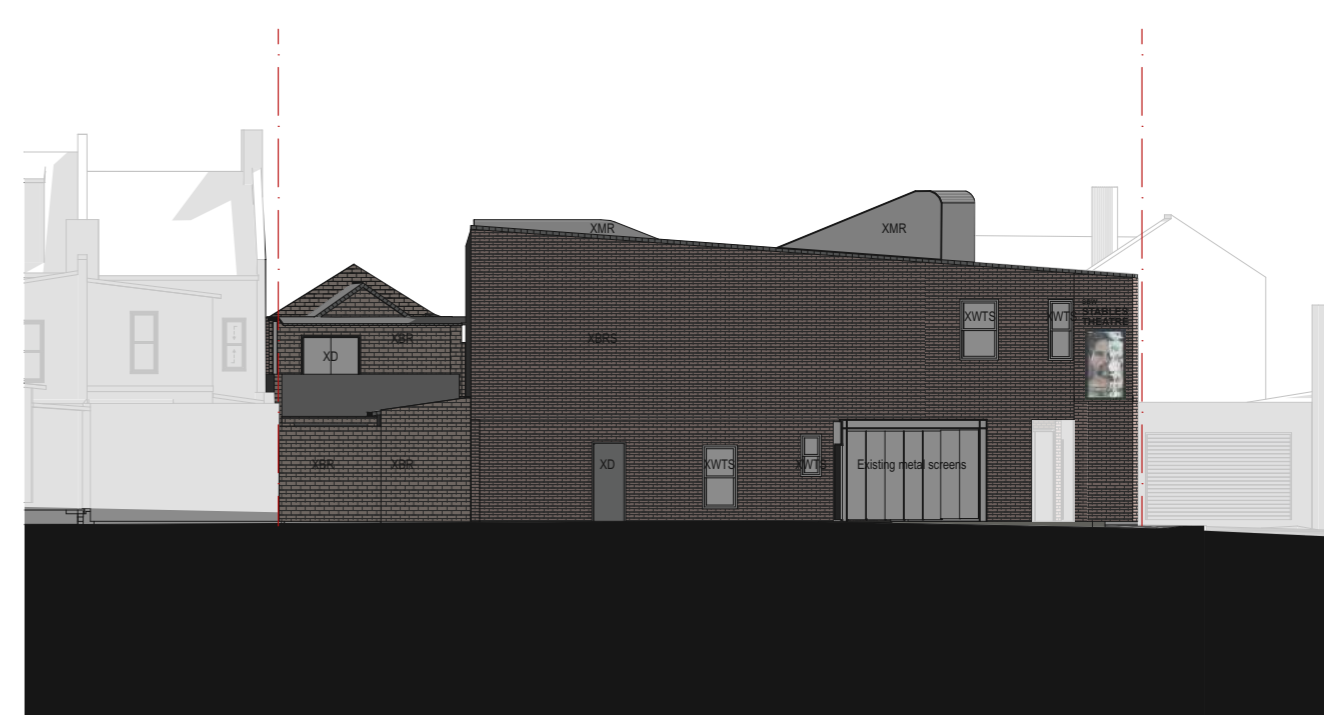




1 EXISTING WEST ELEVATION - NIMROD ST  
1:200

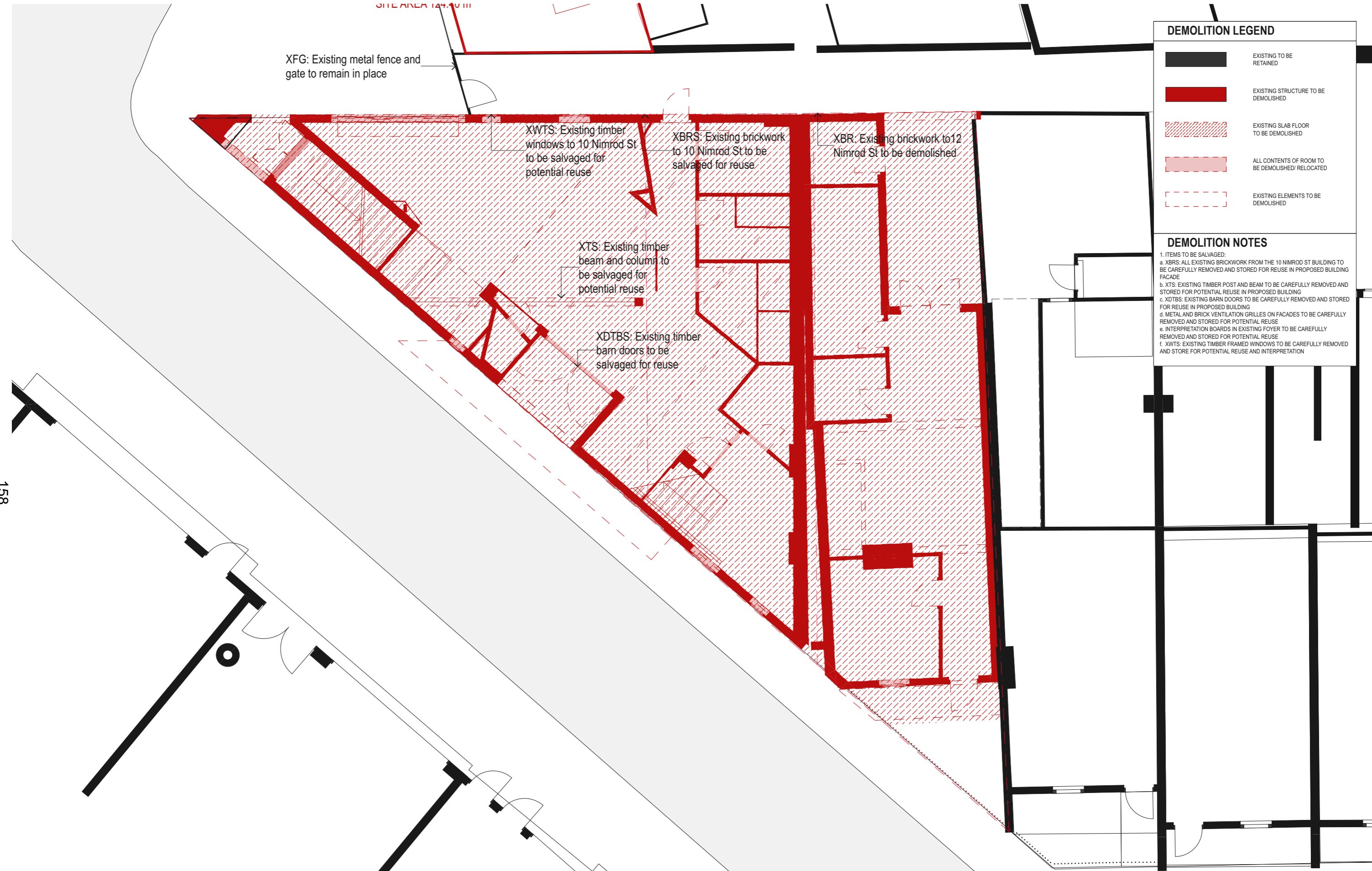


2 EXISTING EAST ELEVATION - TERRACES  
1:200



3 EXISTING NORTH ELEVATION - LANEWAY  
1:200

DATE 14/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT  PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tzg.com.au WEB www.tzg.com.au	DRAWING TITLE EXISTING ELEVATIONS  SCALES 1:200 PHASE PLANNING PROPOSAL	DRAWING NO A 013	DRAWN BY VVS, ET CHECKED TG DATE NOVEMBER 2022 REV A
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158

DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING SLAB FLOOR TO BE DEMOLISHED
	ALL CONTENTS OF ROOM TO BE DEMOLISHED/ RELOCATED
	EXISTING ELEMENTS TO BE DEMOLISHED

**DEMOLITION NOTES**

1. ITEMS TO BE SALVAGED:

a. XBRs: ALL EXISTING BRICKWORK FROM THE 10 NIMROD ST BUILDING TO BE CAREFULLY REMOVED AND STORED FOR REUSE IN PROPOSED BUILDING FACADE

b. XTS: EXISTING TIMBER POST AND BEAM TO BE CAREFULLY REMOVED AND STORED FOR POTENTIAL REUSE IN PROPOSED BUILDING

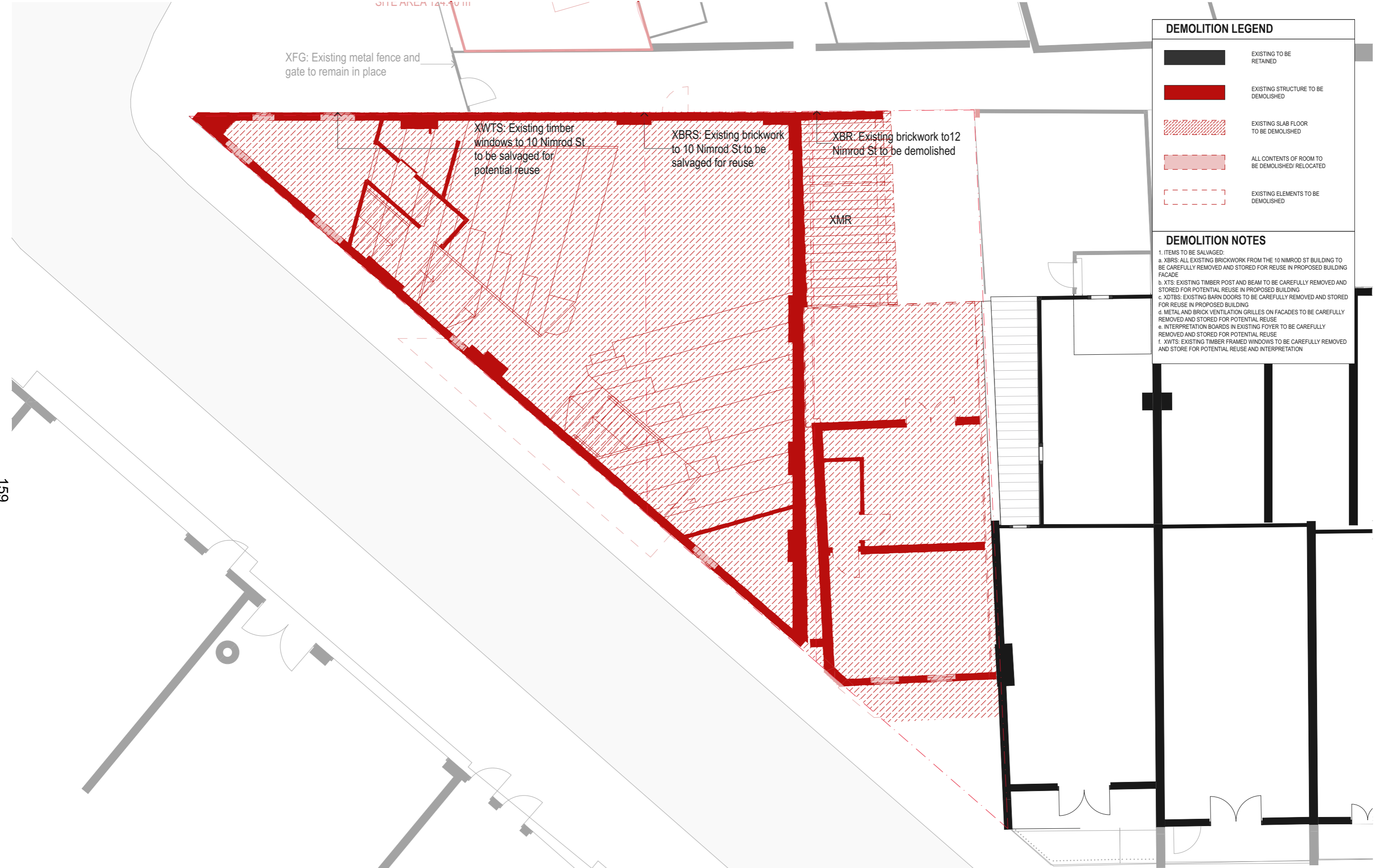
c. XDTBS: EXISTING BARN DOORS TO BE CAREFULLY REMOVED AND STORED FOR REUSE IN PROPOSED BUILDING

d. METAL AND BRICK VENTILATION GRILLES ON FACADES TO BE CAREFULLY REMOVED AND STORED FOR POTENTIAL REUSE

e. INTERPRETATION BOARDS IN EXISTING FOYER TO BE CAREFULLY REMOVED AND STORED FOR POTENTIAL REUSE

f. XWTS: EXISTING TIMBER FRAMED WINDOWS TO BE CAREFULLY REMOVED AND STORE FOR POTENTIAL REUSE AND INTERPRETATION

DATE 1/4/2022	REV A	DESCRIPTION PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE DEMOLITION GROUND FLOOR PLAN SCALES 1:100, 1:20 PHASE PLANNING PROPOSAL	DRAWING NO A 050	DRAWN BY VVS, ET CHECKED TG DATE NOVEMBER 2022 REV A
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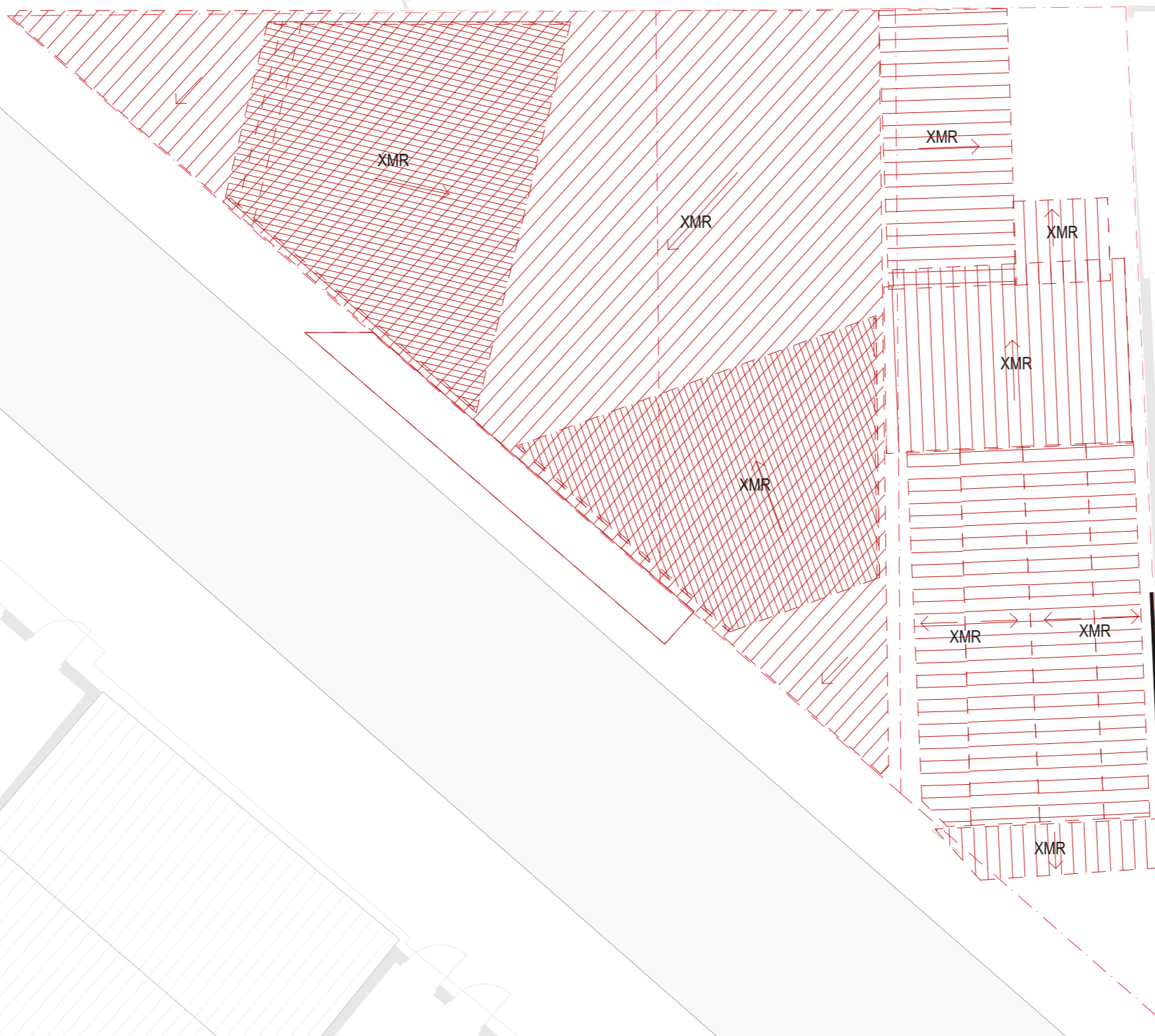
DATE 14/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE DEMOLITION LEVEL 1 PLAN SCALES 1:100, 1:20 PHASE PLANNING PROPOSAL	DRAWING NO A 051	DRAWN BY VVS, ET CHECKED TG DATE NOVEMBER 2022 REV A
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XFG: Existing metal fence and gate to remain in place

OFF AREA 149.7.0.01

DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING SLAB FLOOR TO BE DEMOLISHED
	ALL CONTENTS OF ROOM TO BE DEMOLISHED/ RELOCATED
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b. XTs: EXISTING TIMBER POST AND BEAM TO BE CAREFULLY REMOVED AND STORED FOR POTENTIAL REUSE IN PROPOSED BUILDING	
c. XTBS: EXISTING BARN DOORS TO BE CAREFULLY REMOVED AND STORED FOR REUSE IN PROPOSED BUILDING	
d. METAL AND BRICK VENTILATION GRILLES ON FACADES TO BE CAREFULLY REMOVED AND STORED FOR POTENTIAL REUSE	
e. INTERPRETATION BOARDS IN EXISTING FOYER TO BE CAREFULLY REMOVED AND STORED FOR POTENTIAL REUSE	
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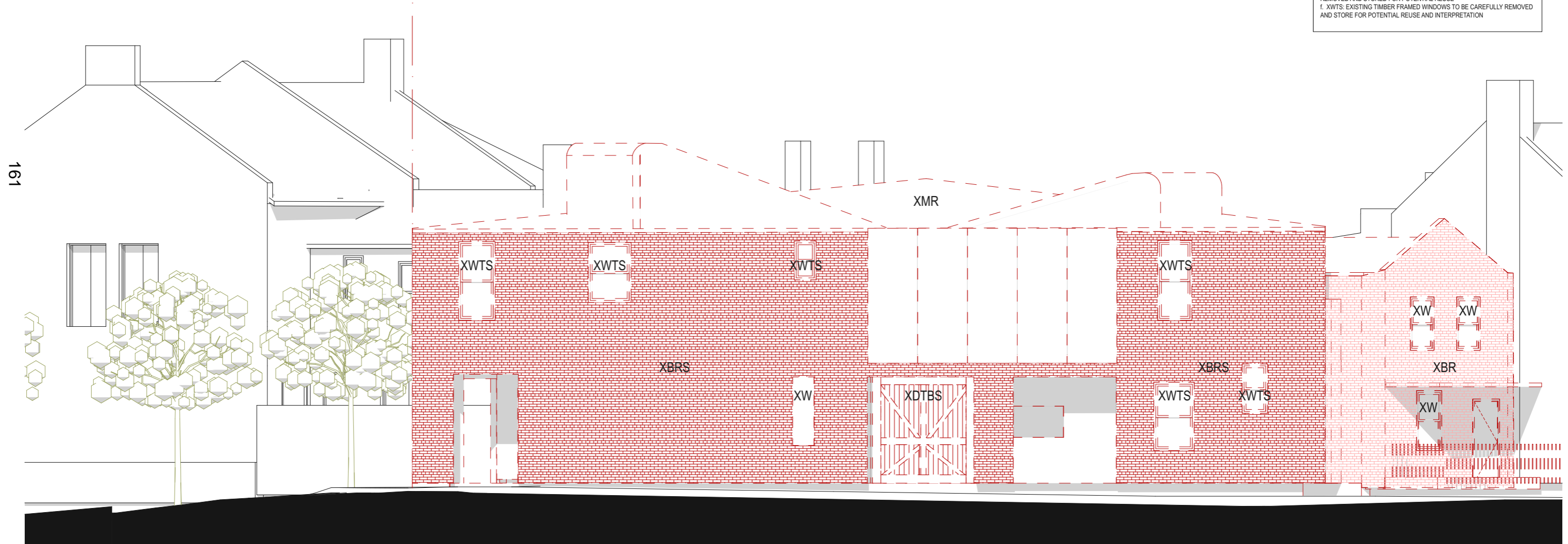
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**DEMOLITION LEGEND**

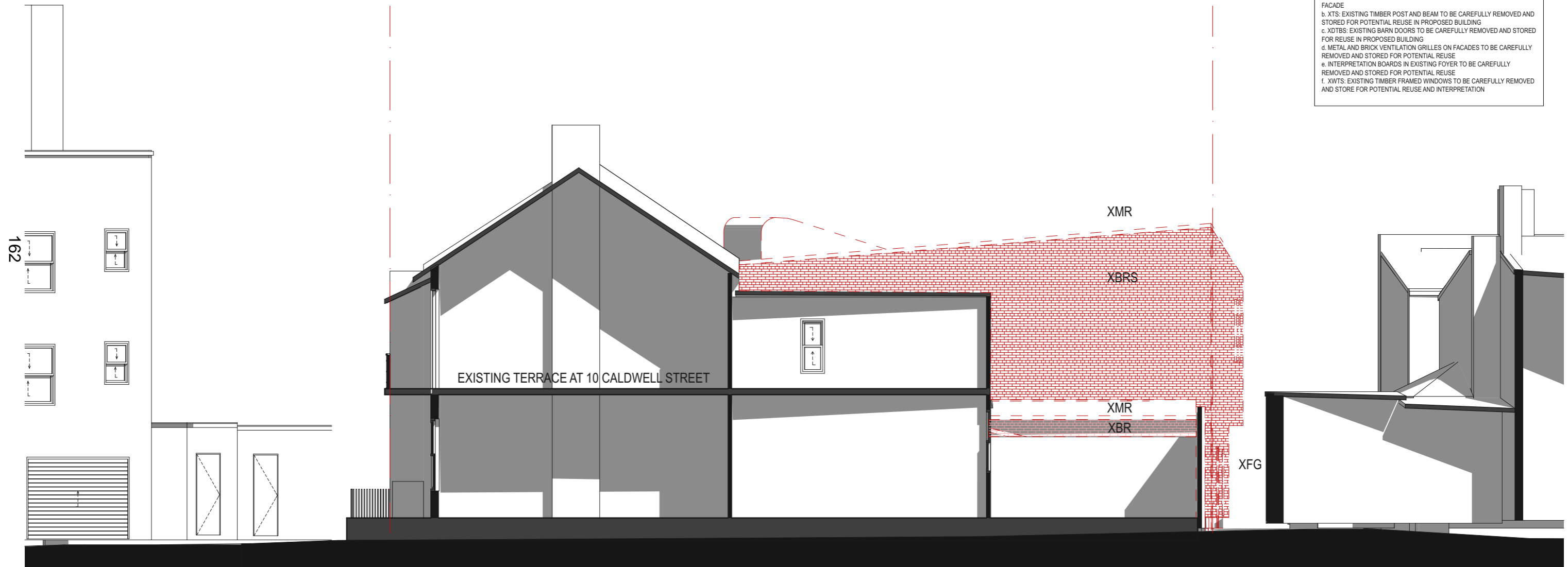
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**DEMOLITION LEGEND**

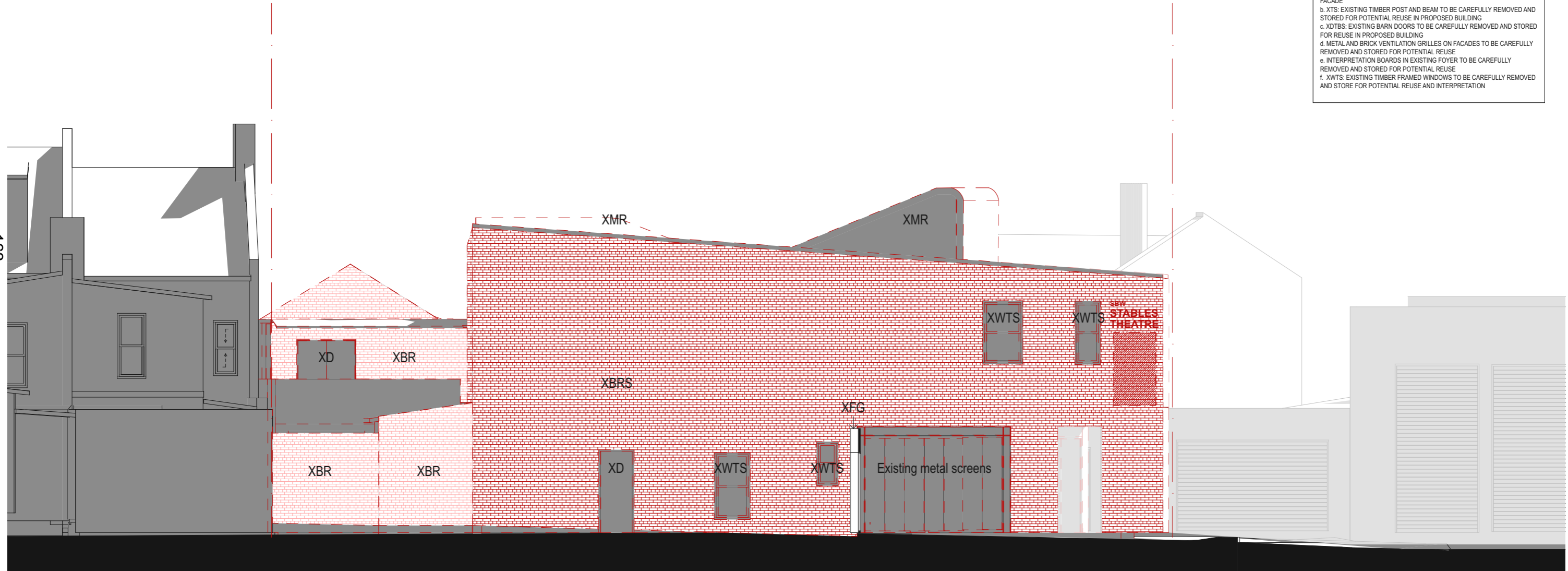
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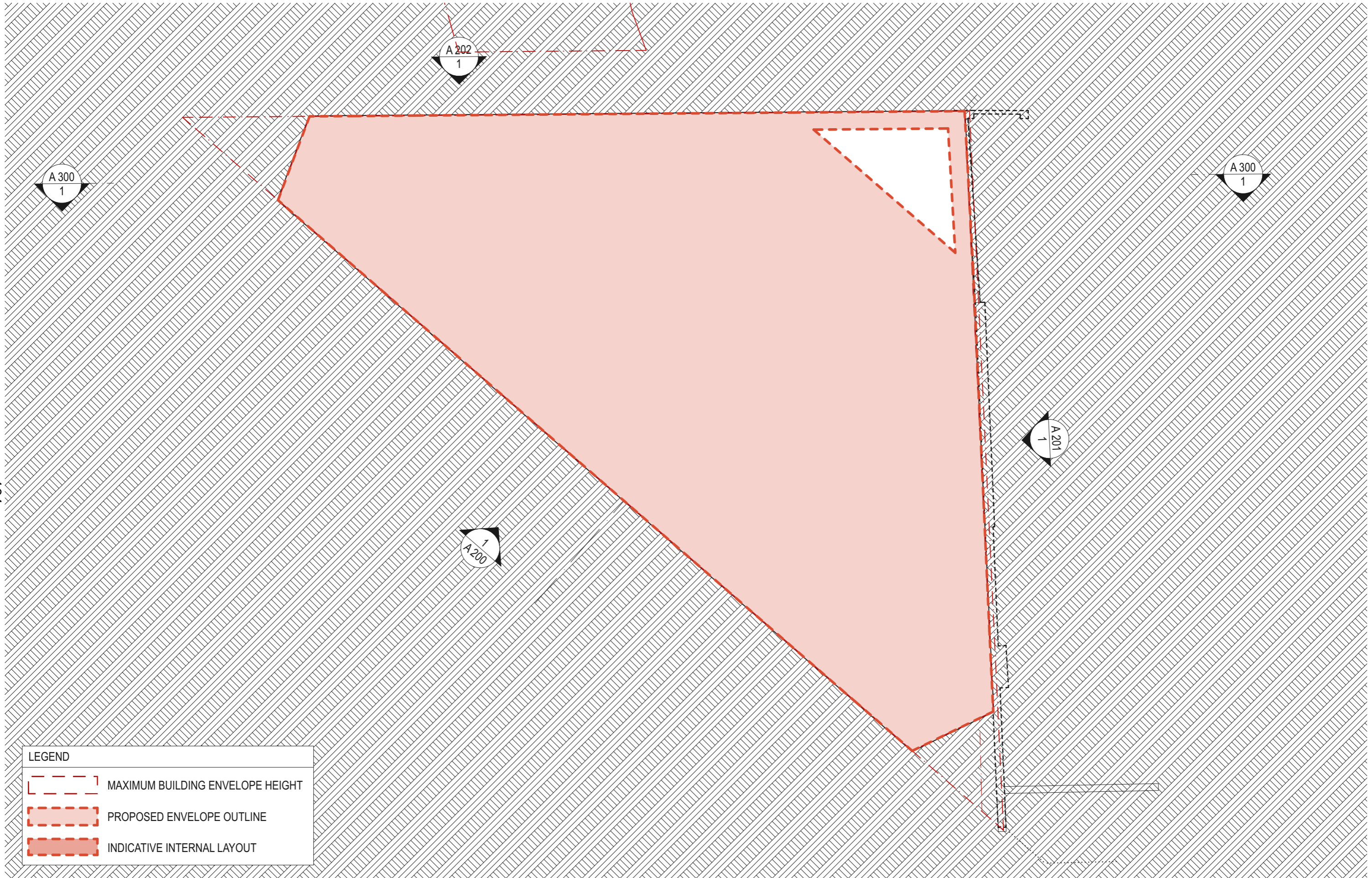
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LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

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LEGEND	
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				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9910 6911 Email: nick@sdastructures.com.au					ARCHITECT tonkin zulaikha greer architects A184121316	SCALES 1:100	CHECKED TG	DATE NOVEMBER 2022
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: KristyH@hamptonproperty.com.au									PHASE PLANNING PROPOSAL	DRAWING NO A 101	REV A



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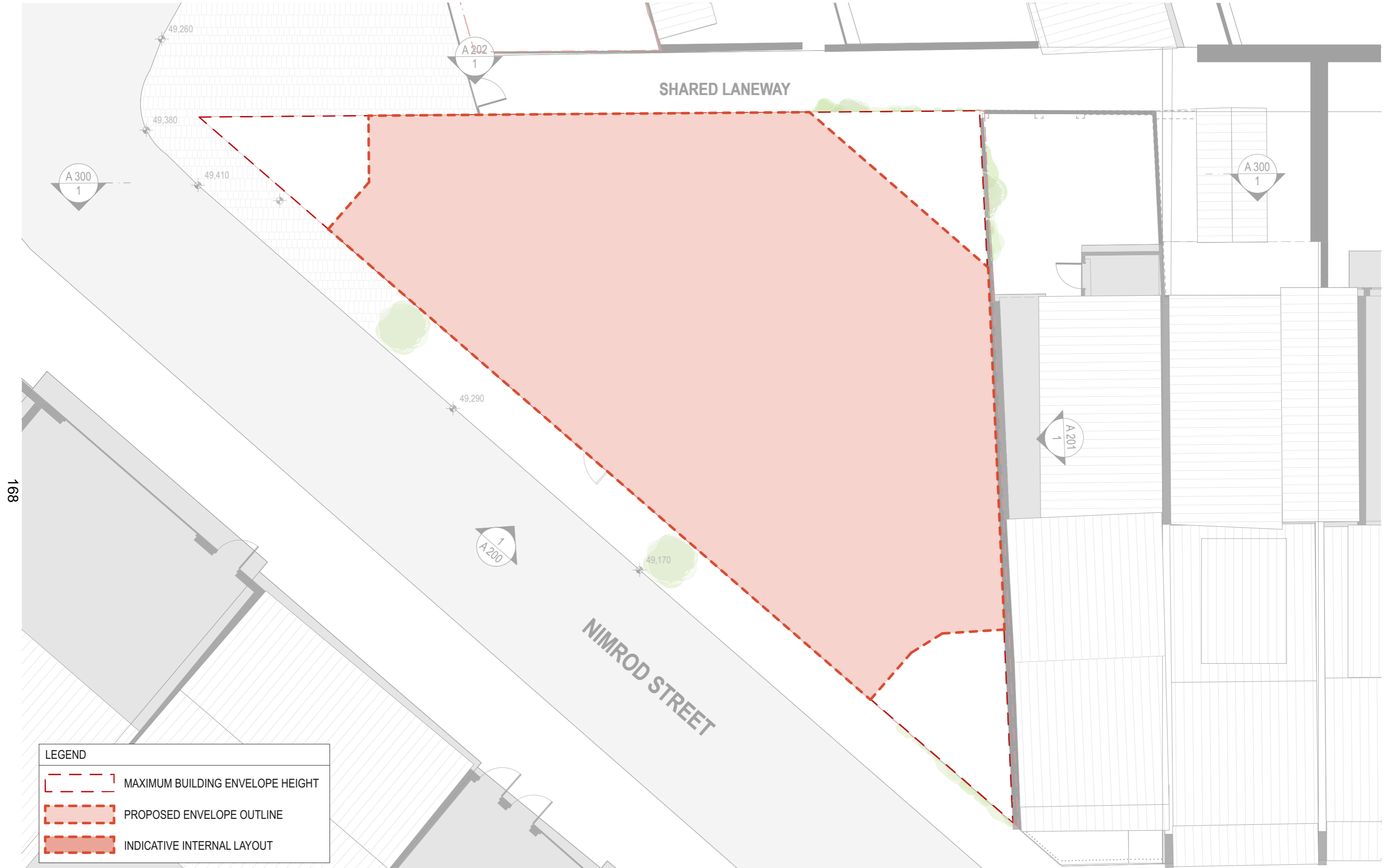
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				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au									PHASE PLANNING PROPOSAL	DRAWING NO A 102	REV A



LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

DATE 1/4/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 8484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 8484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE UPPER THEATRE PLAN	DRAWN BY VVS, ET	
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**LEGEND**

- MAXIMUM BUILDING ENVELOPE HEIGHT
- PROPOSED ENVELOPE OUTLINE
- INDICATIVE INTERNAL LAYOUT

DATE	REV	DESCRIPTION
14/2/2022		PLANNING PROPOSAL APPLICATION
2/11/2022	A	PLANNING PROPOSAL (OUTLINES ONLY)

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**PROJECT :**  
SBW STABLES THEATRE  
REDEVELOPMENT

PROJECT NO : 21013

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WEB www.tzg.com.au

**DRAWING TITLE**  
ROOF PLAN

**SCALES**  
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**PHASE**  
PLANNING PROPOSAL

**DRAWING NO**  
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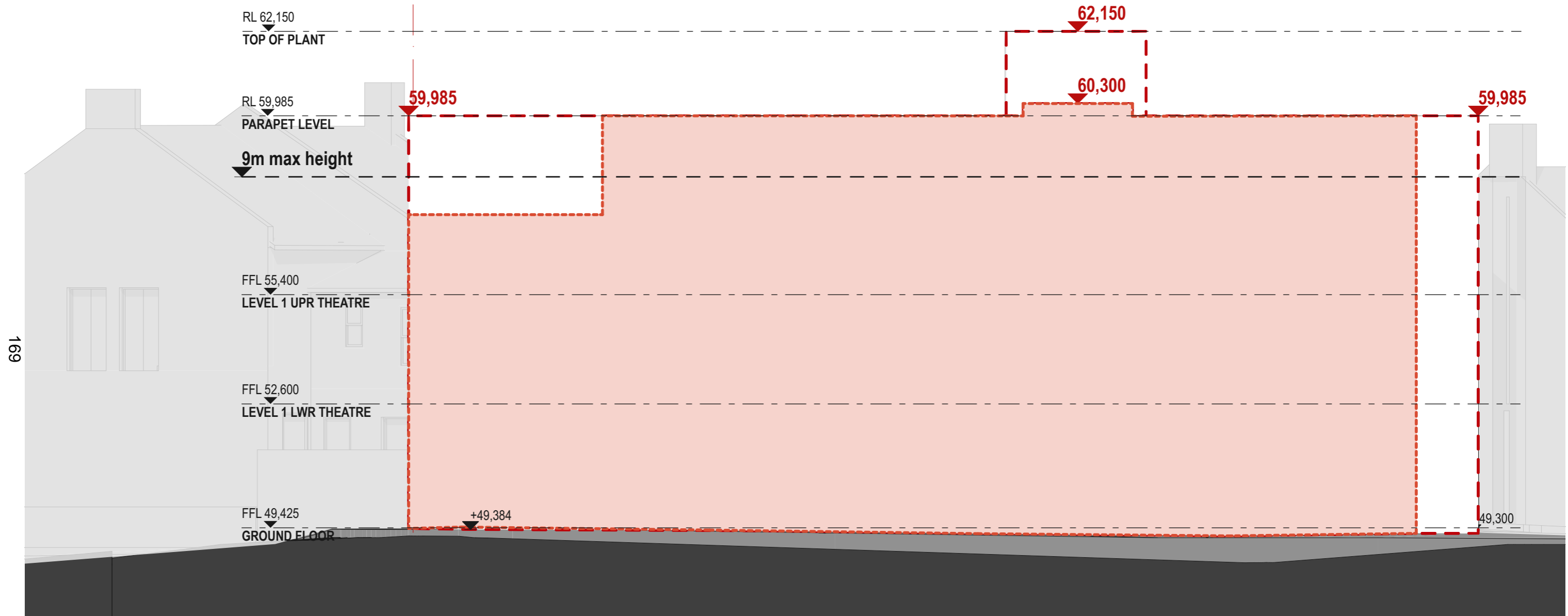
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**DATE**  
NOVEMBER 2022

**REV**  
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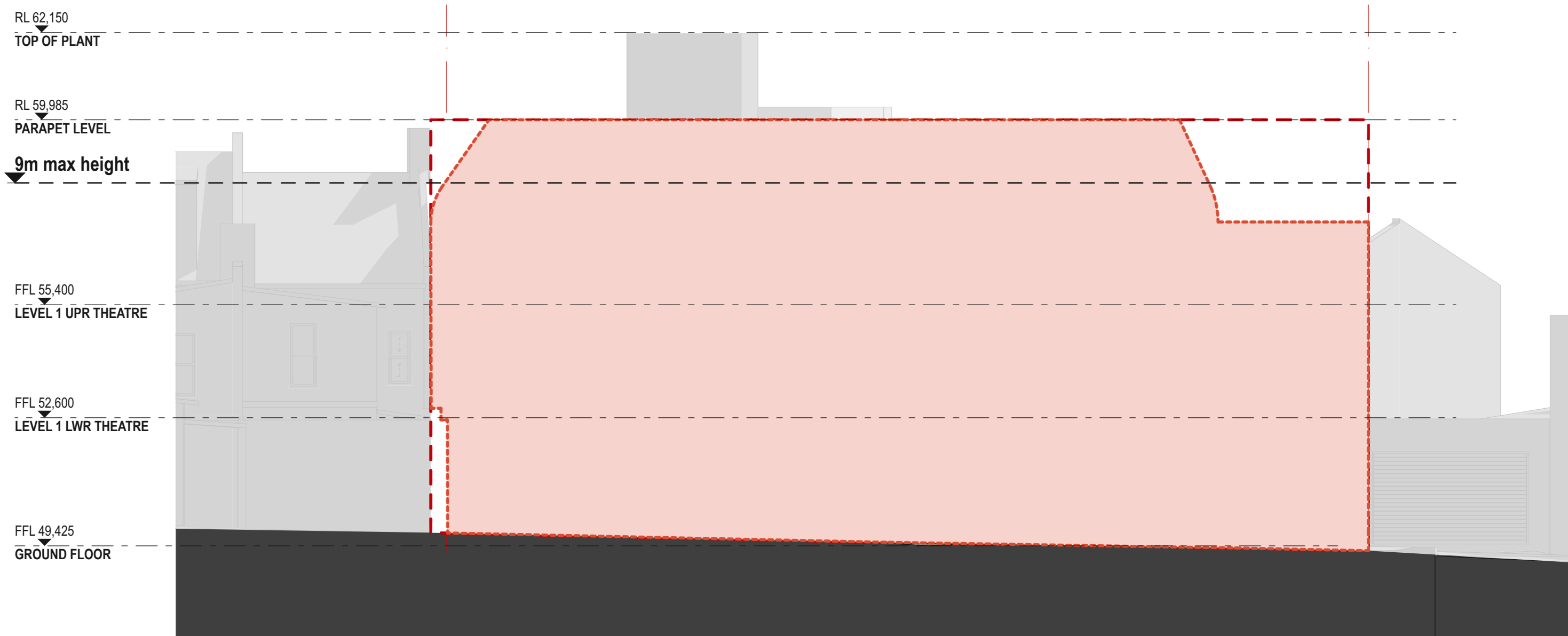




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	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

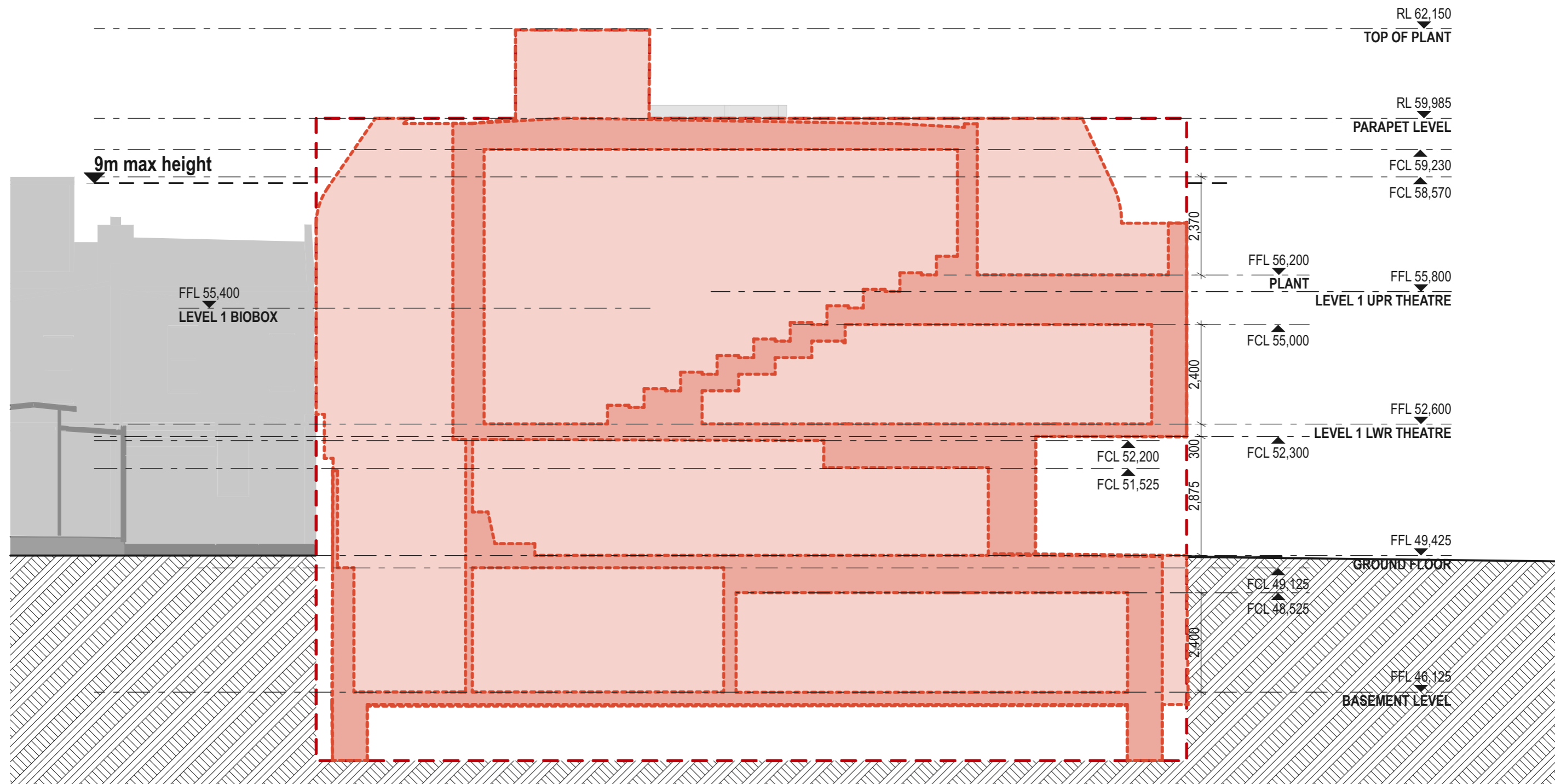
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				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au					TONKIN ZULAIKHA GREER ARCHITECTS A18412111	SCALES 1:100	CHECKED TG
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au										DATE NOVEMBER 2022	REV A
														PHASE PLANNING PROPOSAL	DRAWING NO A 200





LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

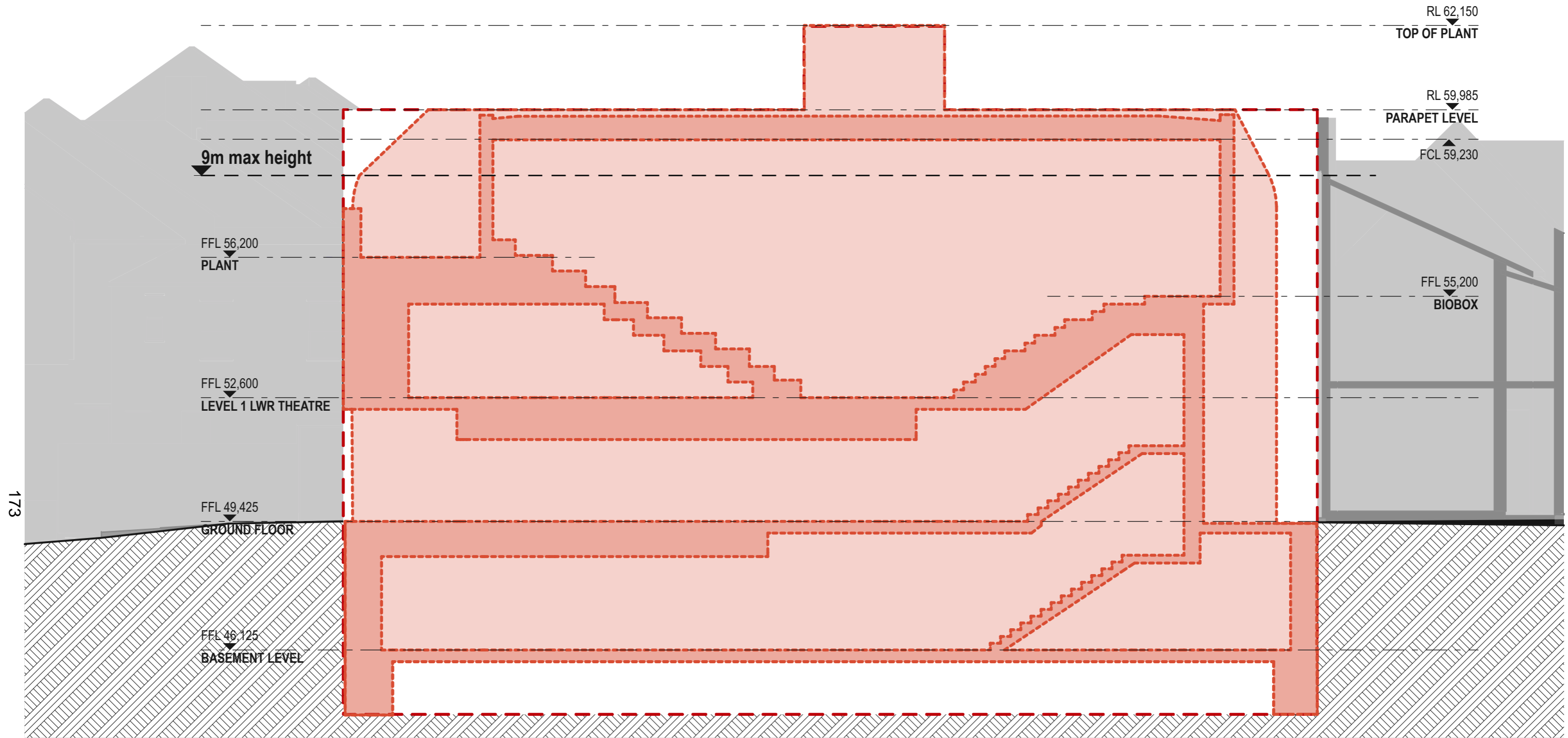
DATE 14/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: herry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT : SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tzg.com.au WEB www.tzg.com.au	DRAWING TITLE NORTH ELEVATION - LANEWAY	DRAWN BY VVS, ET	
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				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au									PHASE PLANNING PROPOSAL	DRAWING NO A 202	REV A



LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

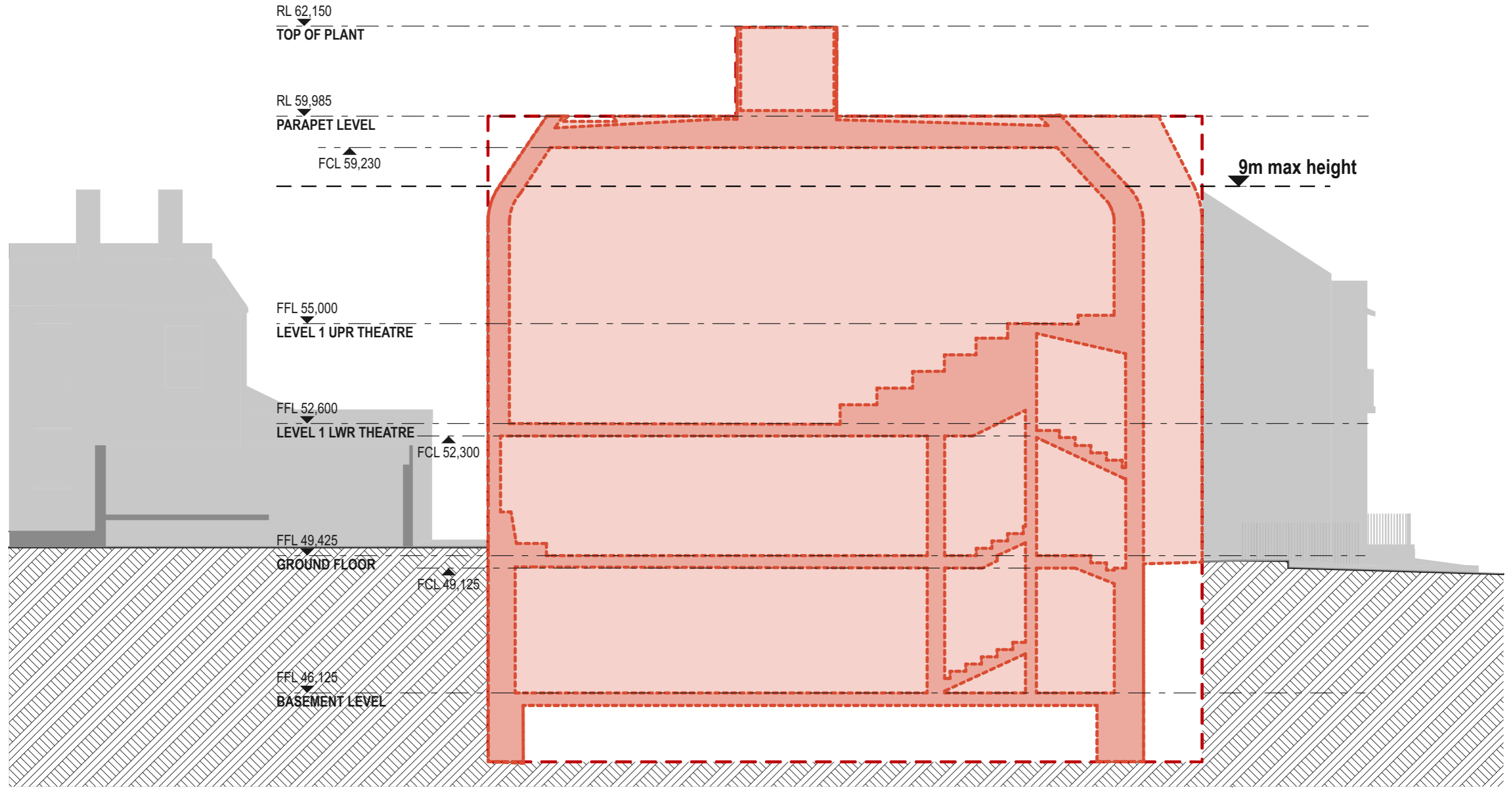
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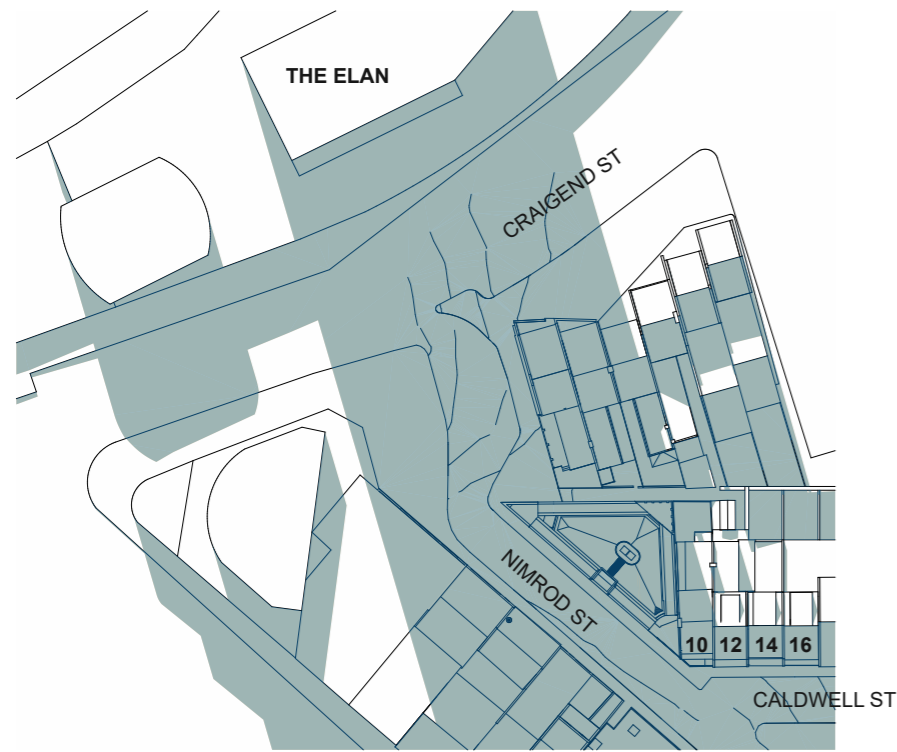
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	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
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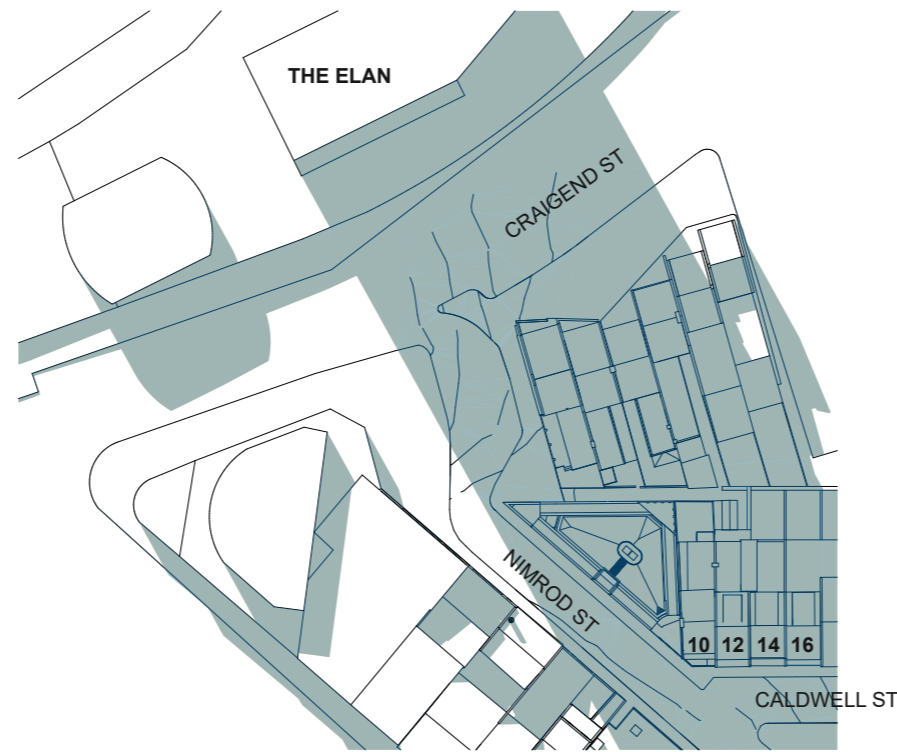


LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

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				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au										DATE NOVEMBER 2022	
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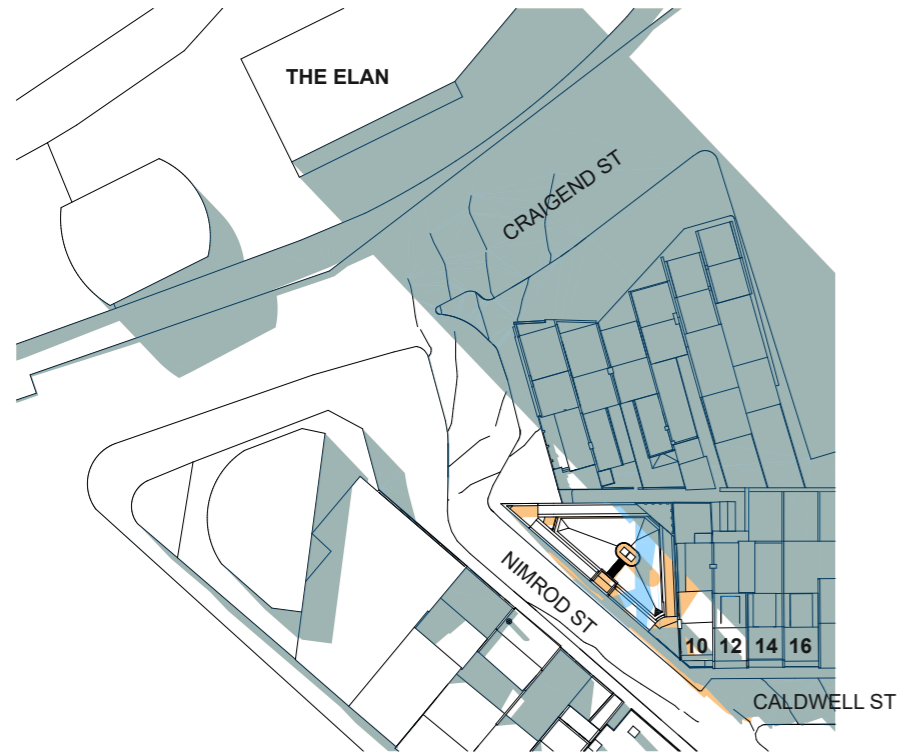


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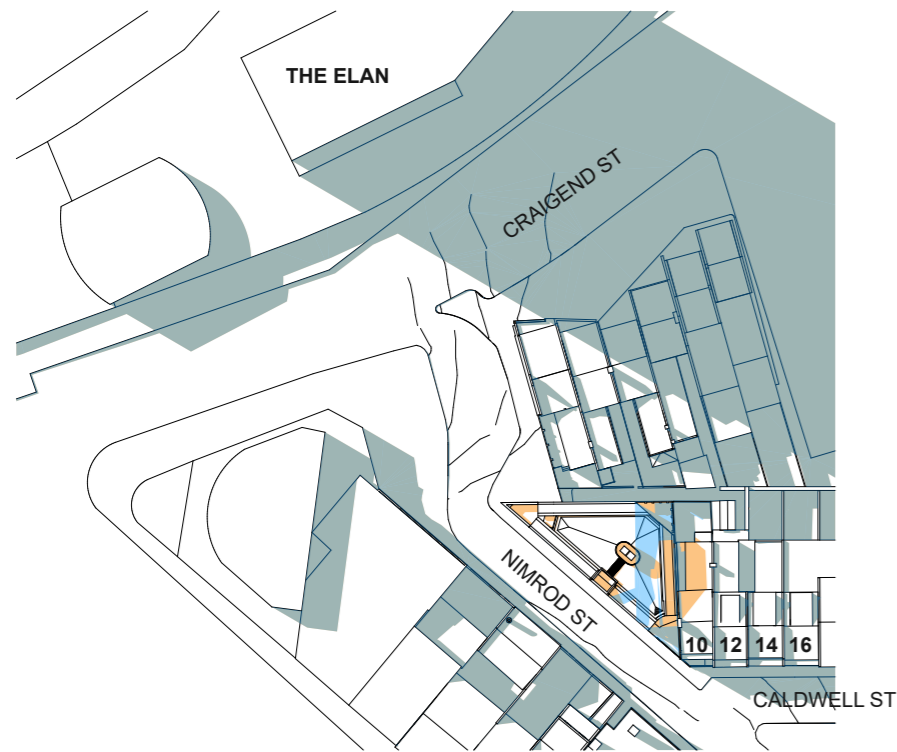
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- NEW SHADOW
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- COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

175

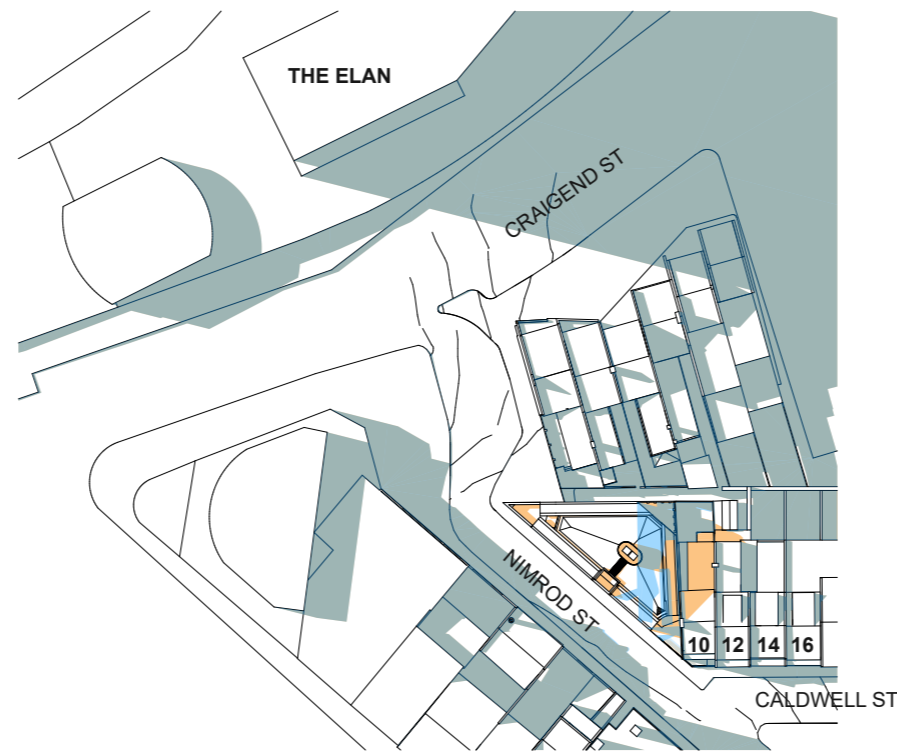


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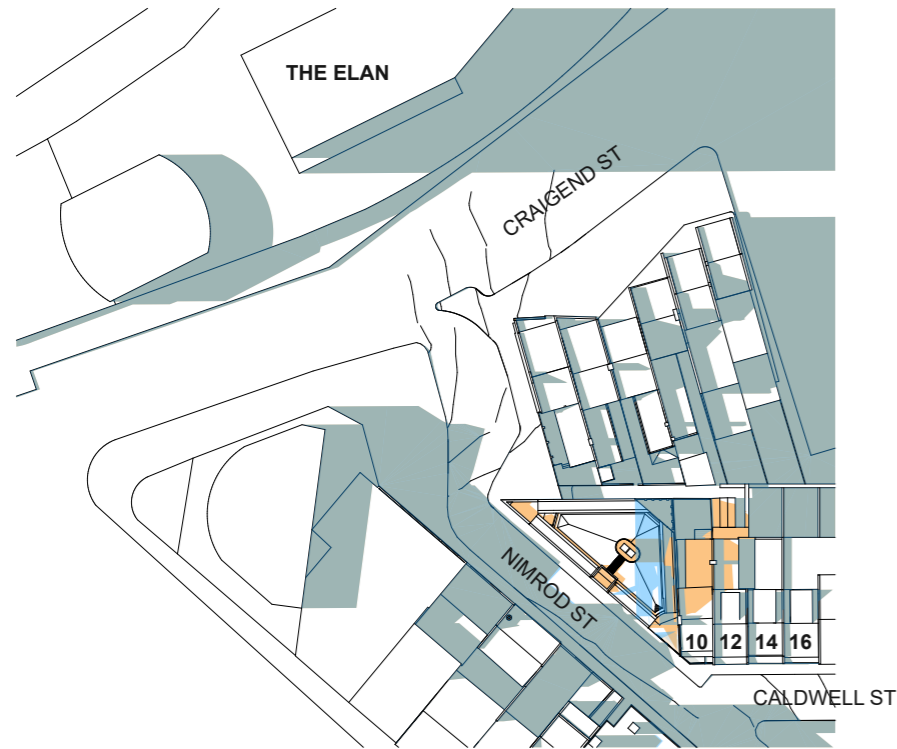
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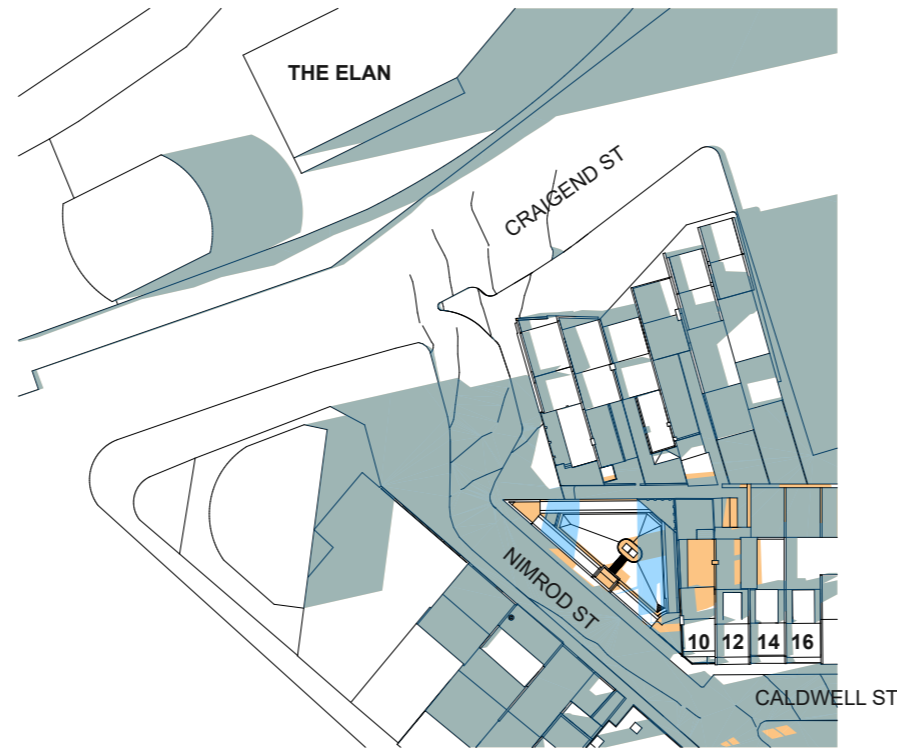
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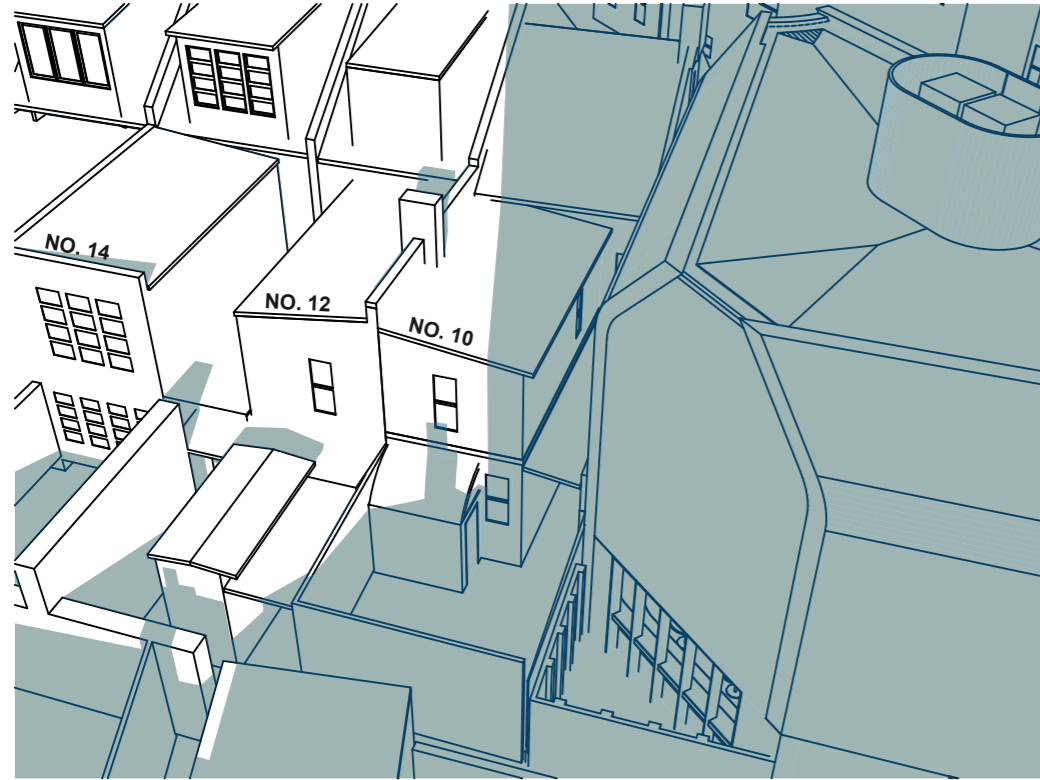
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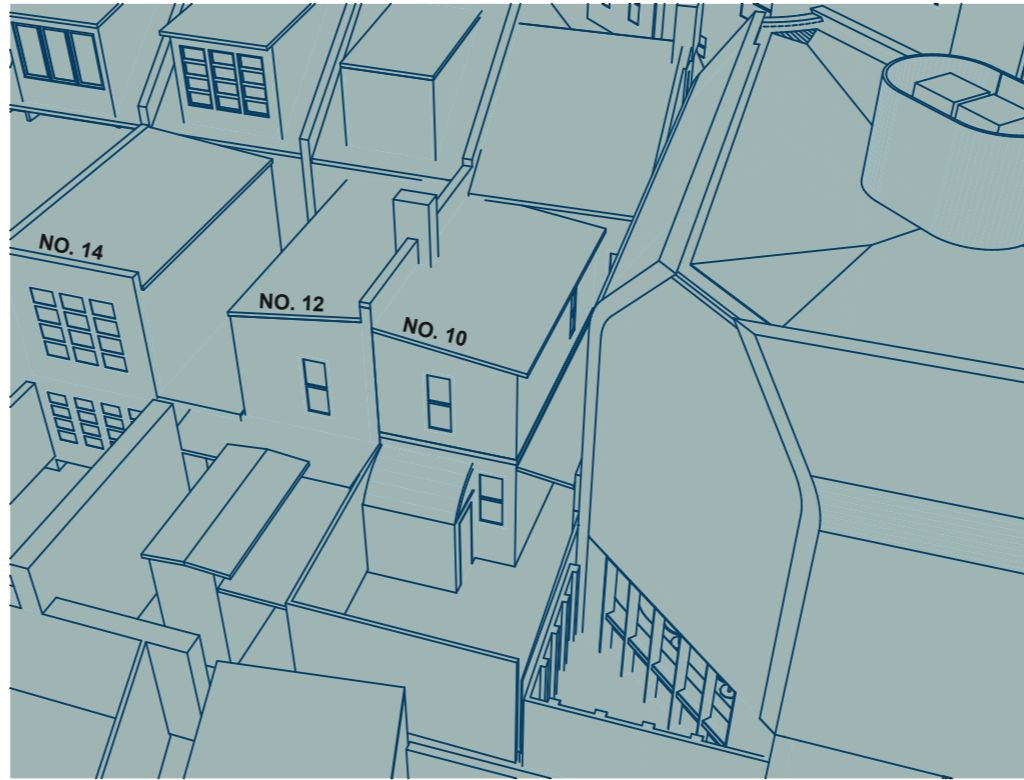
- EXISTING SHADOW
- NEW SHADOW
- EXISTING SHADOW REMOVED
- COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE
- COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

176

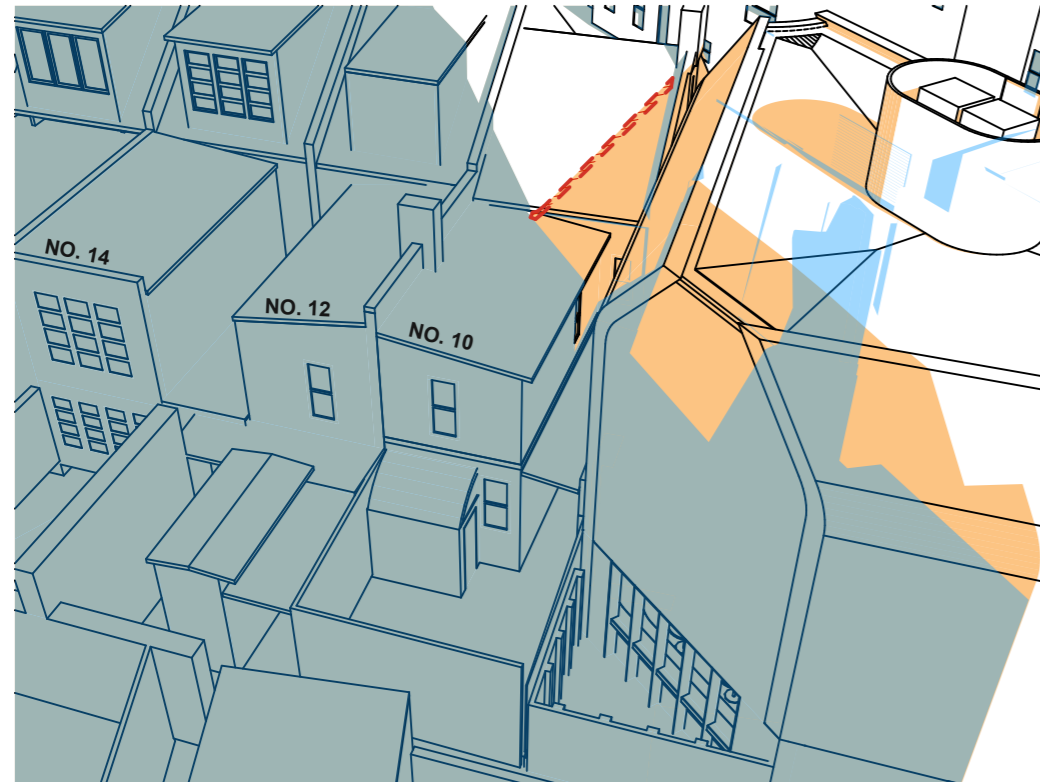
DATE 1/4/2022	REV	DESCRIPTION: PLANNING PROPOSAL APPLICATION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT  PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE AERIAL SHADOW DIAGRAMS JUNE PM  SCALES 1:1000  PHASE PLANNING PROPOSAL	DRAWING NO A 401	DRAWN BY VVS, ET CHECKED TG DATE NOVEMBER 2022 REV
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1 PROPOSED SHADOW JUNE 9AM  
1:250



2 PROPOSED SHADOW JUNE 10AM  
1:250



3 PROPOSED SHADOW JUNE 11AM  
1:250

### LEGEND

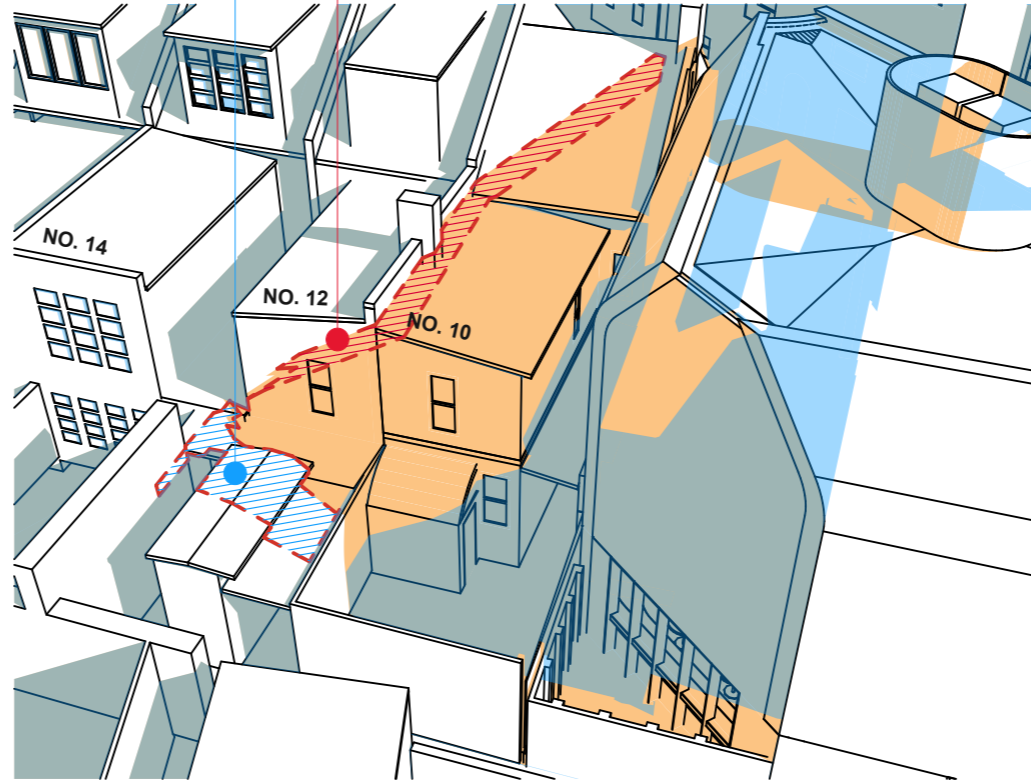
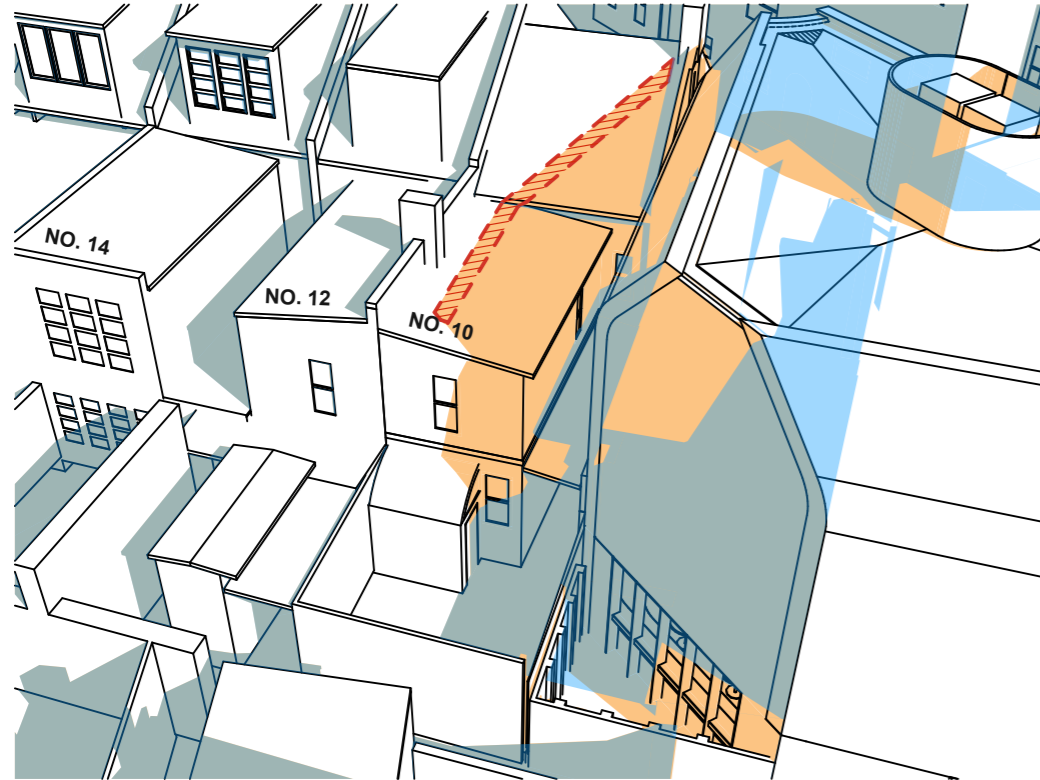
- EXISTING SHADOW
- NEW SHADOW
- EXISTING SHADOW REMOVED
- COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE
- COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

177

DATE 14/2022	REV	DESCRIPTION: PLANNING PROPOSAL APPLICATION	<b>NOTES:</b> Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	<b>ACCESS CONSULTANT</b> BCA LOGIC Phone: 02 8484 4030 Email: J.harvey@bcalogic.com.au	<b>ACOUSTIC ENGINEER</b> ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	<b>BCA CONSULTANT</b> BCA LOGIC Phone: 02 8484 4030 Email: J.harvey@bcalogic.com.au	<b>CIVIL ENGINEER</b> #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	<b>ELECTRICAL ENGINEER</b> EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	<b>ESD CONSULTANT</b> #ESD Phone: #ESD Phone Number Email: #ESD E-mail	<b>CLIENT:</b> <b>GRIFFIN THEATRE COMPANY</b> Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	<b>PROJECT :</b> <b>SBW STABLES THEATRE REDEVELOPMENT</b>  PROJECT NO : 21013	<b>ARCHITECT</b> <b>TONKIN ZULAIKHA GREER ARCHITECTS</b> 117 Reservoir Street ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tztg.com.au WEB www.tztg.com.au	<b>DRAWING TITLE</b> 3D SHADOW DIAGRAMS JUNE AM  <b>SCALES</b> PHASE PLANNING PROPOSAL	<b>DRAWING NO</b> <b>A 402</b>	<b>DRAWN BY</b> VVS, ET <b>CHECKED</b> TG <b>DATE</b> NOVEMBER 2022 <b>REV</b>
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EXTENT OF SHADOW CAST BY BUILDING TO FULL FOOTPRINT OF SUBJECT SITE AT COMPLIANT HEIGHT BUT NOT CAST BY PROPOSED DEVELOPMENT.

EXTENT OF SHADOW CAST BY BUILDING TO FULL FOOTPRINT OF SUBJECT SITE AT COMPLIANT HEIGHT.

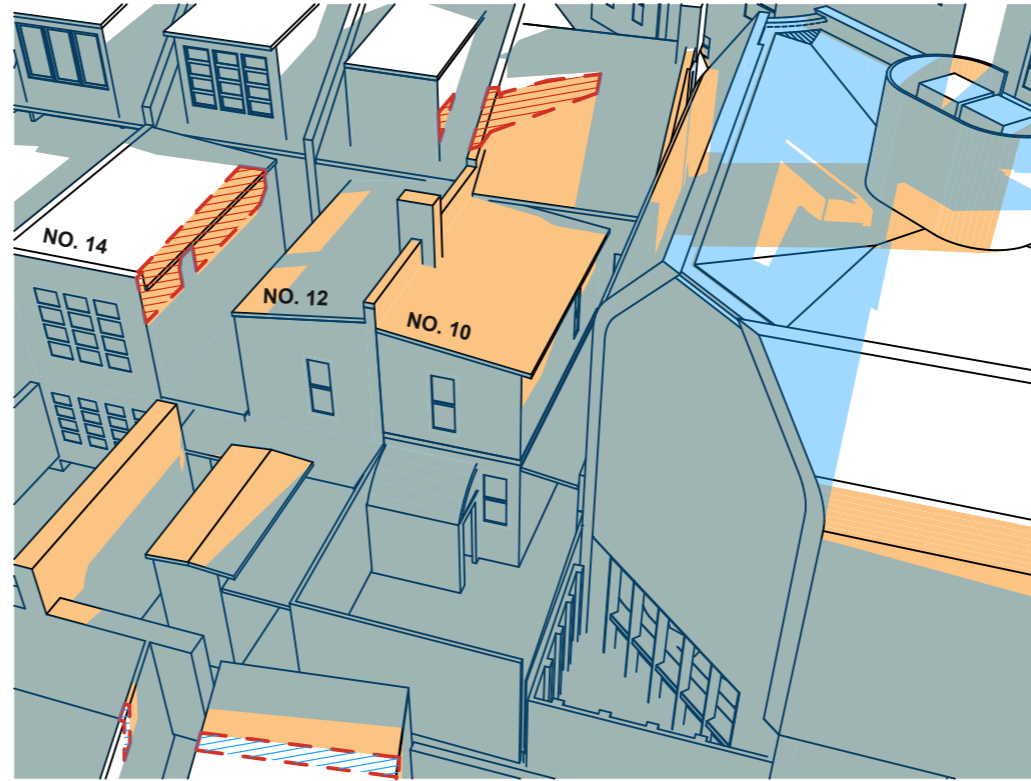
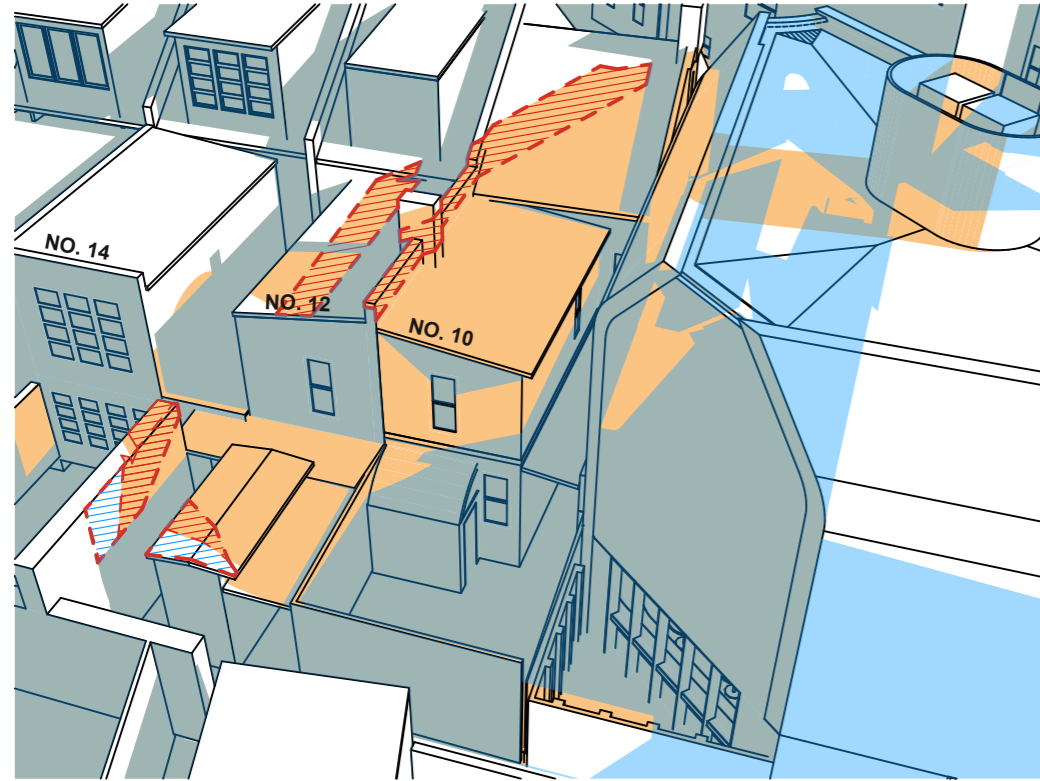


**LEGEND**

- EXISTING SHADOW
- NEW SHADOW
- EXISTING SHADOW REMOVED
- COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE
- COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

1 PROPOSED SHADOW JUNE 12PM  
1:250

2 PROPOSED SHADOW JUNE 1PM  
1:250

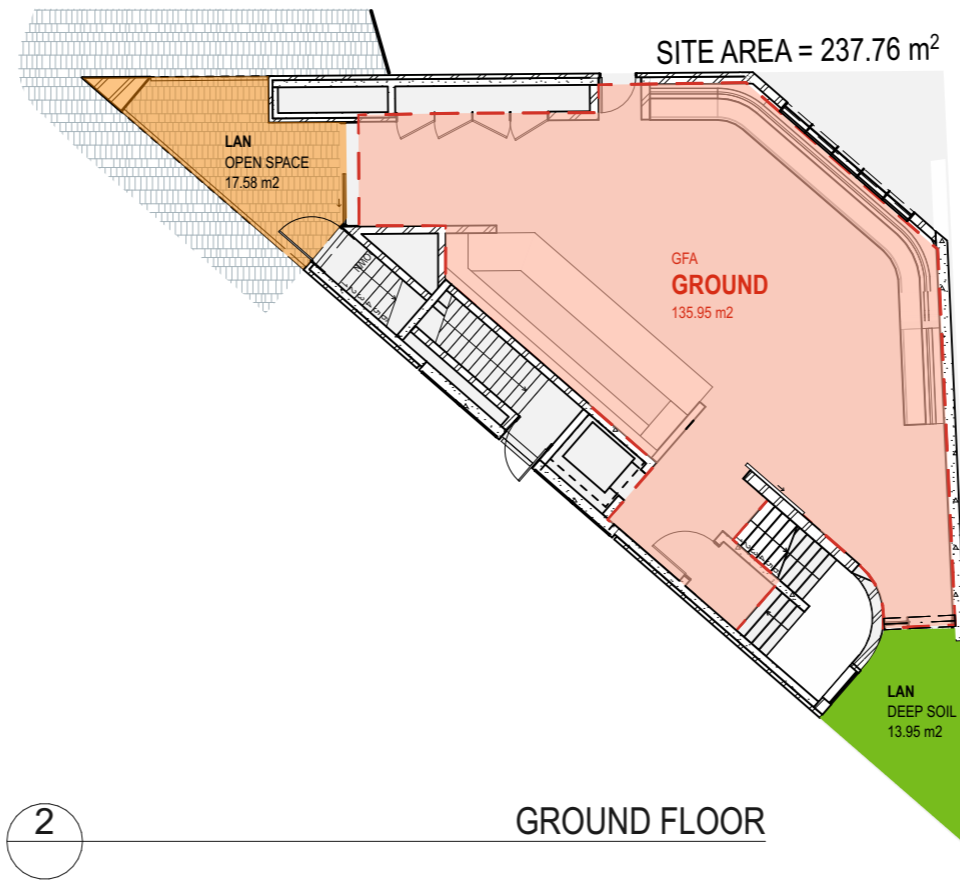
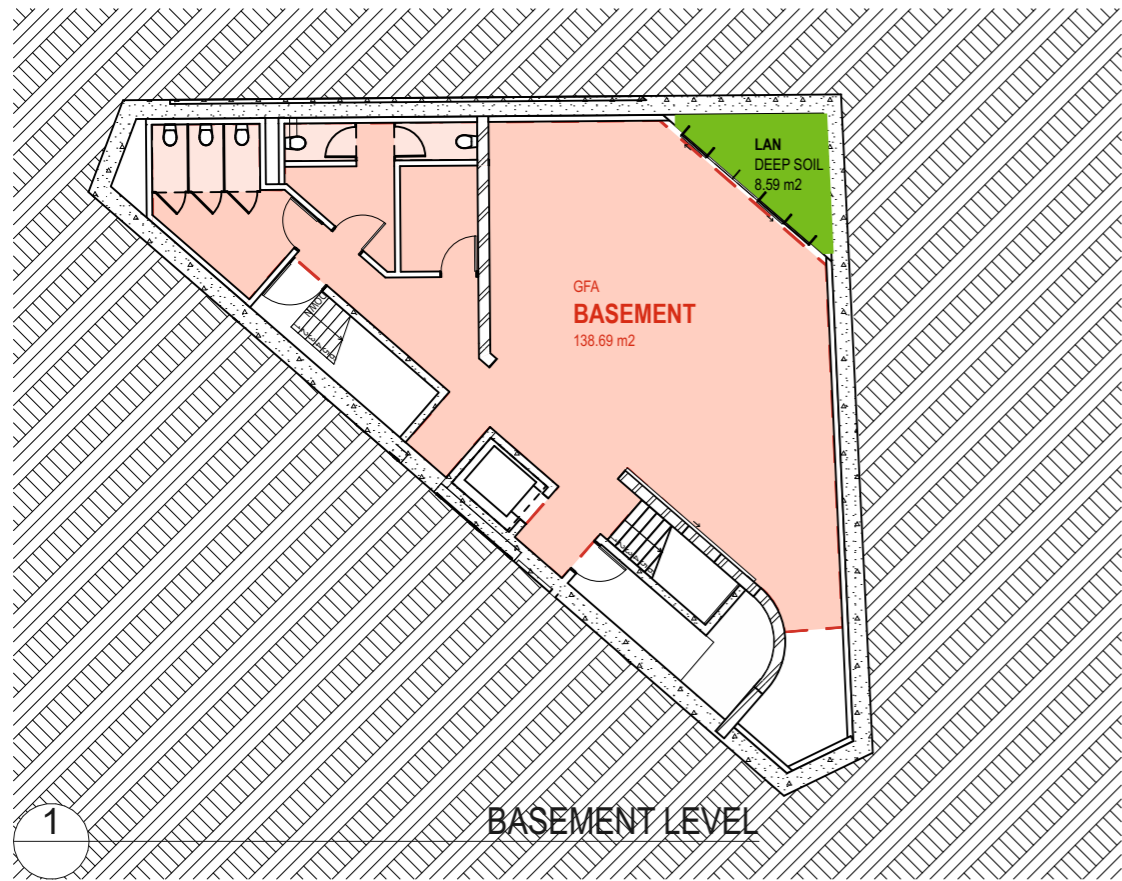


3 PROPOSED SHADOW JUNE 2PM  
1:250

4 PROPOSED SHADOW JUNE 3PM  
1:250

178

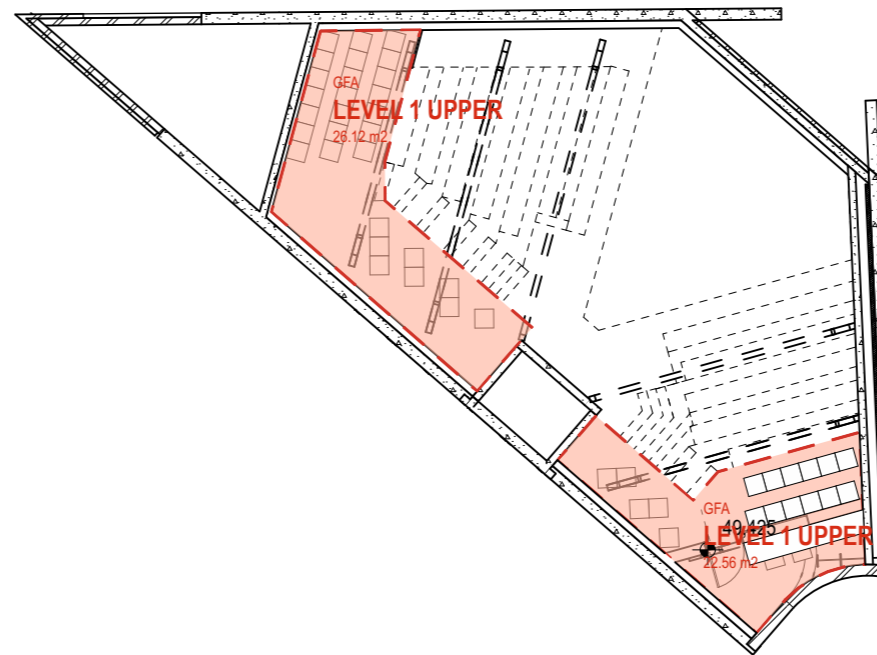
DATE 1/4/2022	REV	DESCRIPTION: PLANNING PROPOSAL APPLICATION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tztg.com.au WEB: www.tztg.com.au	DRAWING TITLE 3D SHADOW DIAGRAMS JUNE PM	DRAWN BY VVS, ET
				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9910 6911 Email: nick@sdastructures.com.au			PROJECT NO : 21013	TONKIN ZULAIKHA GREER ARCHITECTS A18412111	SCALES 1:250	CHECKED TG
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: KristyH@hamptonproperty.com.au									DATE NOVEMBER 2022	
													PHASE PLANNING PROPOSAL	REV
													DRAWING NO A 403	



SITE AREA = 238m<sup>2</sup>

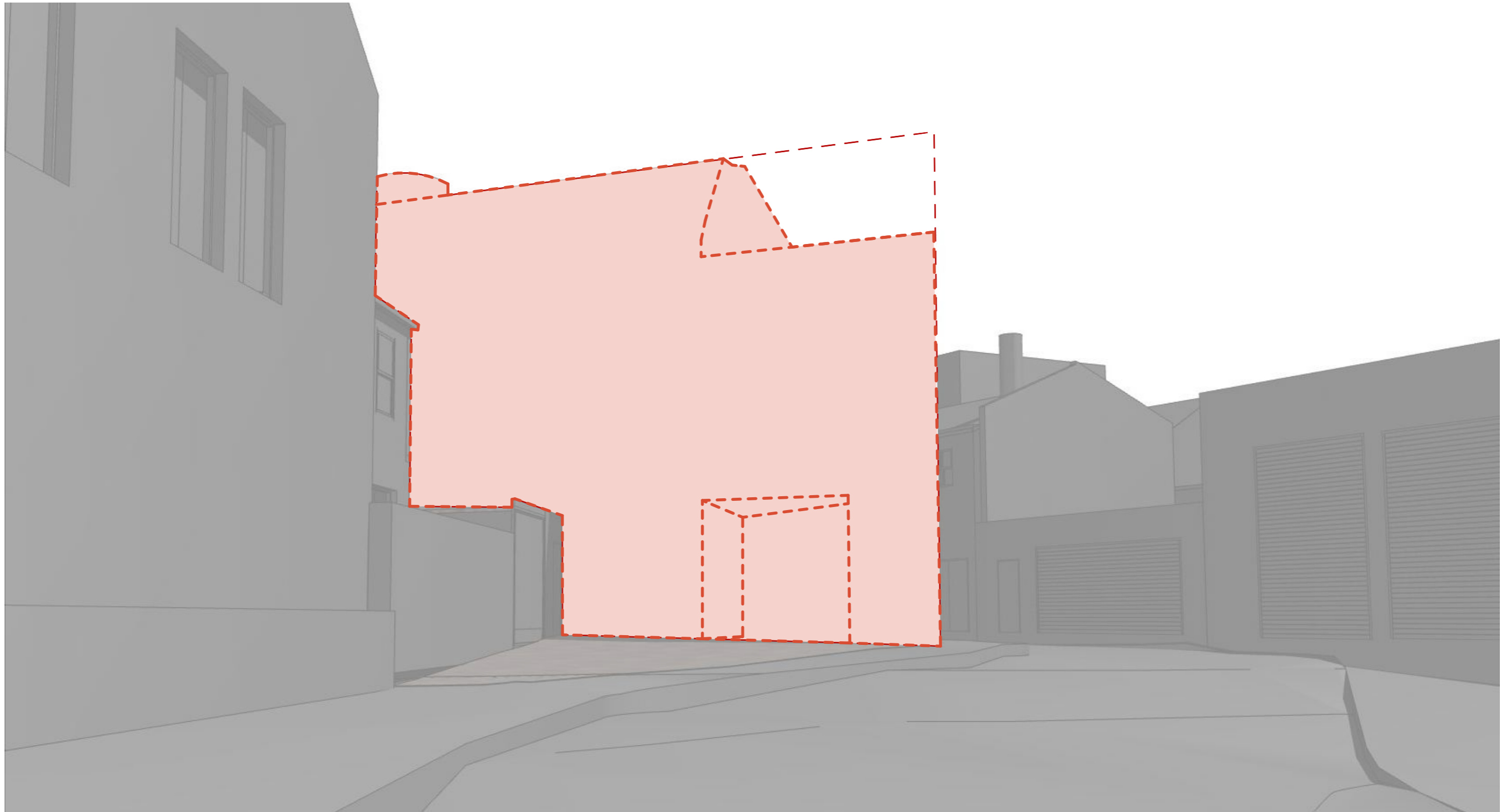
	PERMITTED	PROPOSED
<b>GFA</b>	416.5m <sup>2</sup>	465.68m <sup>2</sup>
<b>FSR</b>	1.75:1	1.95:1
<b>DEEP SOIL</b> FOR MIXED USE AND NON RESIDENTIAL DEVELOPMENT TYPES	23.8m <sup>2</sup> MIN 10% OF SITE AREA	22.94m <sup>2</sup>
<b>OPEN SPACE</b>		40.52m <sup>2</sup>

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GROSS FLOOR AREA BREAKDOWN	
LEVEL	GFA
BASEMENT	138.69
GROUND	135.95
LEVEL 1	142.36
LEVEL 1 UPPER	48.68
	<b>465.68 m<sup>2</sup></b>

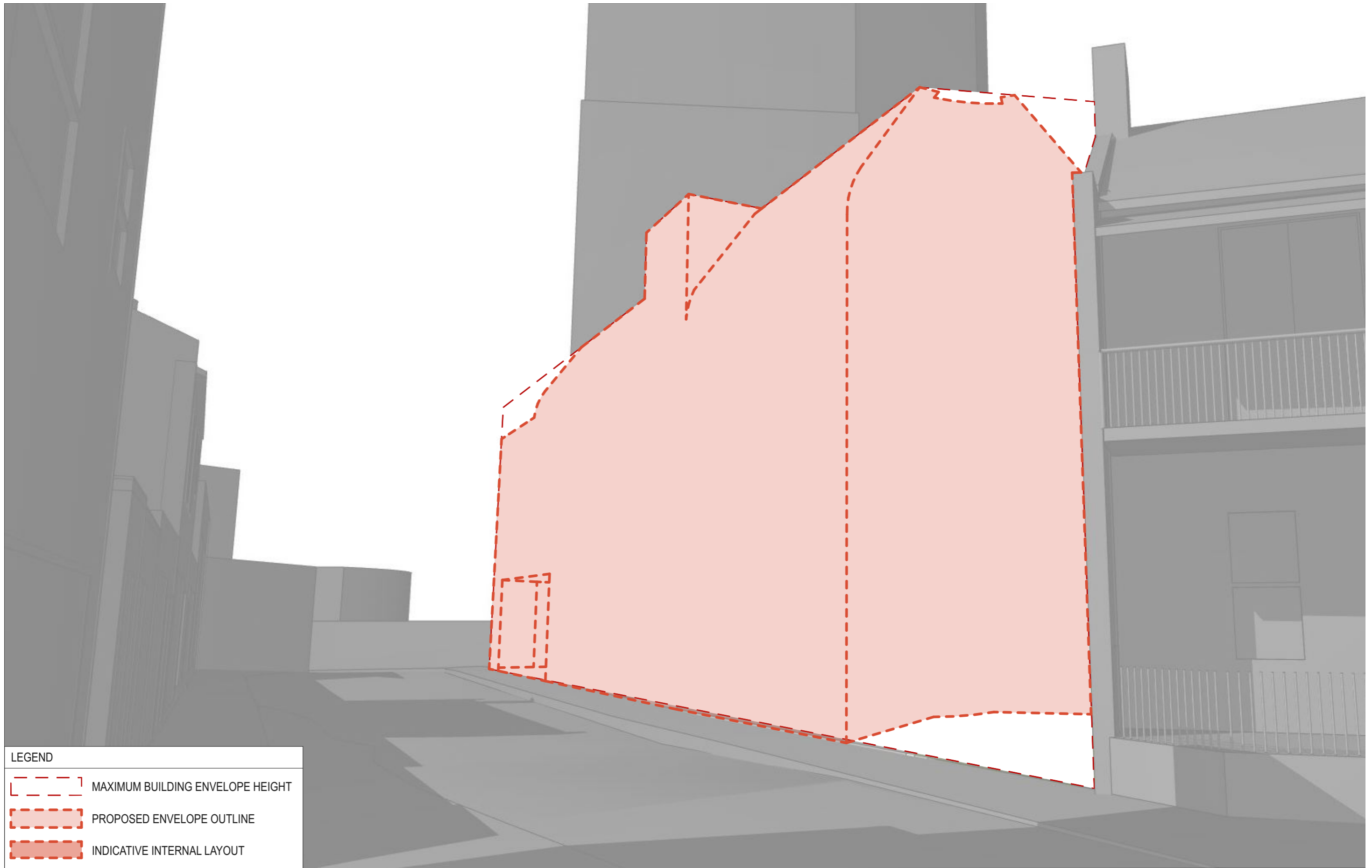
DATE 1/4/2022	REV A	DESCRIPTION PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: j.harvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: j.harvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE GFA DIAGRAMS	DRAWN BY VVS, ET	
				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au					TONKIN ZULAIKHA GREER ARCHITECTS 117 + 111	SCALES 1:200	CHECKED TG
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonsservices.com.au										DATE NOVEMBER 2022	REV A






LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

DATE 14/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT : SBW STABLES THEATRE REDEVELOPMENT  PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tzg.com.au WEB www.tzg.com.au	DRAWING TITLE PERSPECTIVE - CRAIGEND	DRAWN BY VVS, ET	
				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au				ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tzg.com.au WEB www.tzg.com.au	SCALES	CHECKED TG	DATE NOVEMBER 2022
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au									PHASE PLANNING PROPOSAL	DRAWING NO A 600	REV A





LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

DATE 14/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 8484 4030 Email: j.harvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 8484 4030 Email: j.harvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT : SBW STABLES THEATRE REDEVELOPMENT  PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tzg.com.au WEB www.tzg.com.au	DRAWING TITLE PERSPECTIVE - NIMROD  SCALES  PHASE PLANNING PROPOSAL	DRAWING NO A 601	DRAWN BY VVS, ET CHECKED TG DATE NOVEMBER 2022 REV A
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