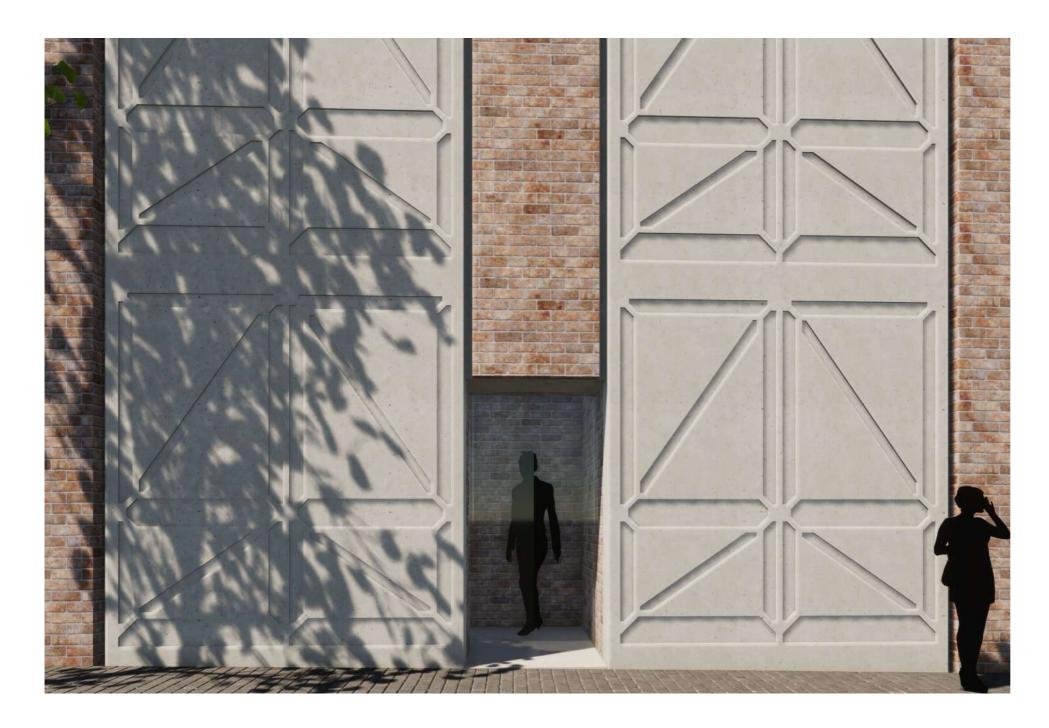
Attachment A3

Reference Scheme

SBW STABLES THEATRE REDEVELOPMENT

PLANNING PROPOSAL

10 & 12 NIMROD STREET, DARLINGHURST



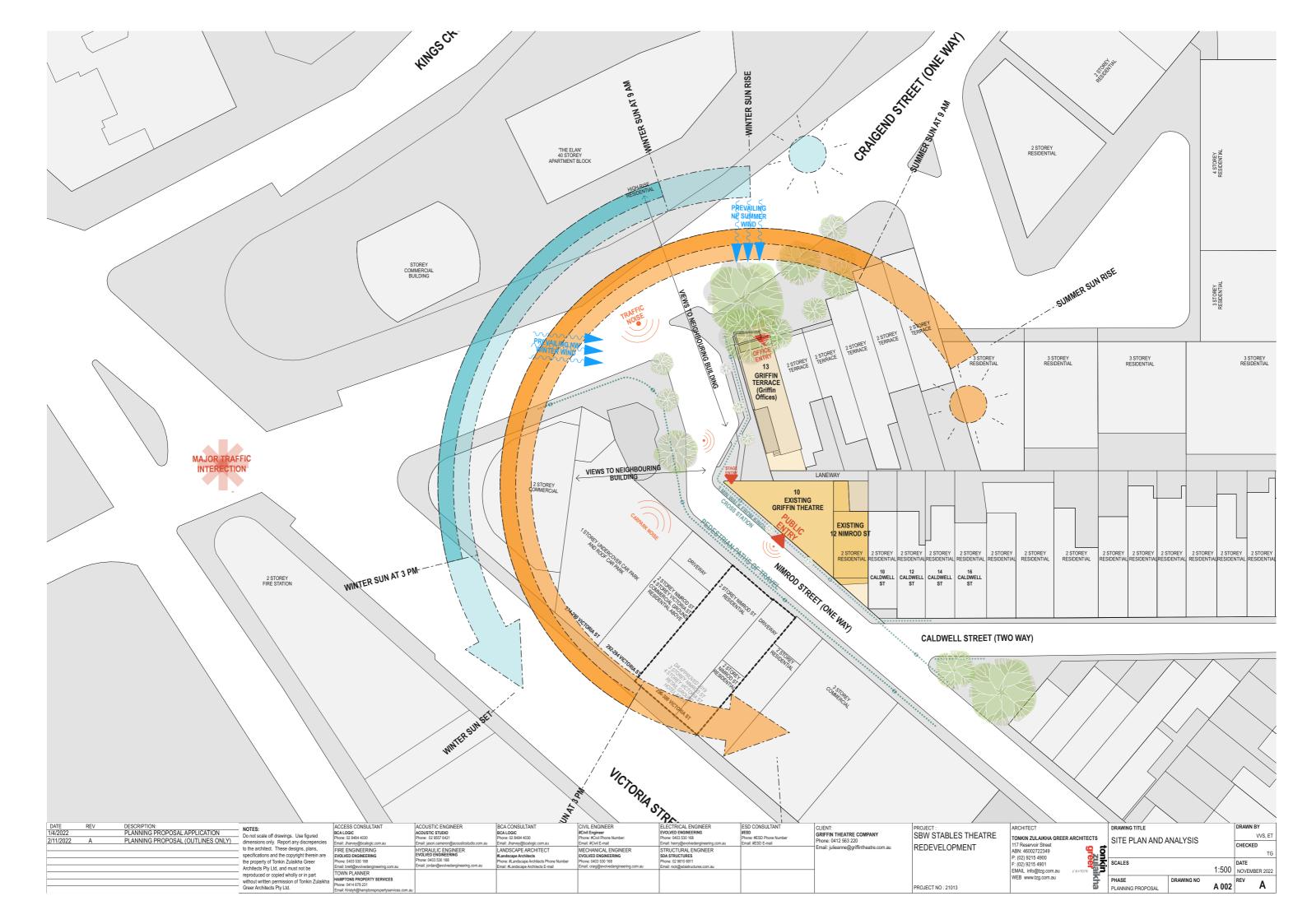
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-	A 001	CONTEXT PLAN AND LEGEND	
-	A 002	SITE PLAN AND ANALYSIS	1:500
=	A 003	10 NIMROD STREET AND 13 CRAIGEND RD - SURVEY PLAN	
A 010 EXIST	TING PLANS		
	A 010	EXISTING GROUND FLOOR PLAN	1:100
-	A 011	EXISTING LEVEL 1 PLAN	1:100
-	A 012	EXISTING ROOF PLAN	1:100
-	A 013	EXISTING ELEVATIONS	1:200
A 050 DEMO	DLITION PLA	NS	
	A 050	DEMOLITION GROUND FLOOR PLAN	1:100, 1:20
_	A 051	DEMOLITION LEVEL 1 PLAN	1:100, 1:20
-	A 052	DEMOLITION ROOF PLAN	1:100, 1:20
-	A 053	DEMOLITION WEST ELEVATION	1:100, 1:20
_	A 054	DEMOLITION EAST ELEVATION	1:100, 1:20
_	A 055	DEMOLITION NORTH ELEVATION	1:100, 1:20
A 100 GENE	RAL ARRAN	IGEMENT PLANS	
	A 100	BASEMENT PLAN	1:100
_	A 101	GROUND FLOOR PLAN	1:100
-	A 102	LOWER THEATRE PLAN	1:100
	A 103	UPPER THEATRE PLAN	1:100
	A 104	ROOF PLAN	1:100
A 200 ELEV	ATIONS		
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_	A 201	EAST ELEVATION - TERRACES	1:100
_	A 202	NORTH ELEVATION - LANEWAY	1:100
A 300 SECT	IONS		
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-	A 301	SECTIONS - 2	1:100
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A 500 AREA	SCHEDULE		
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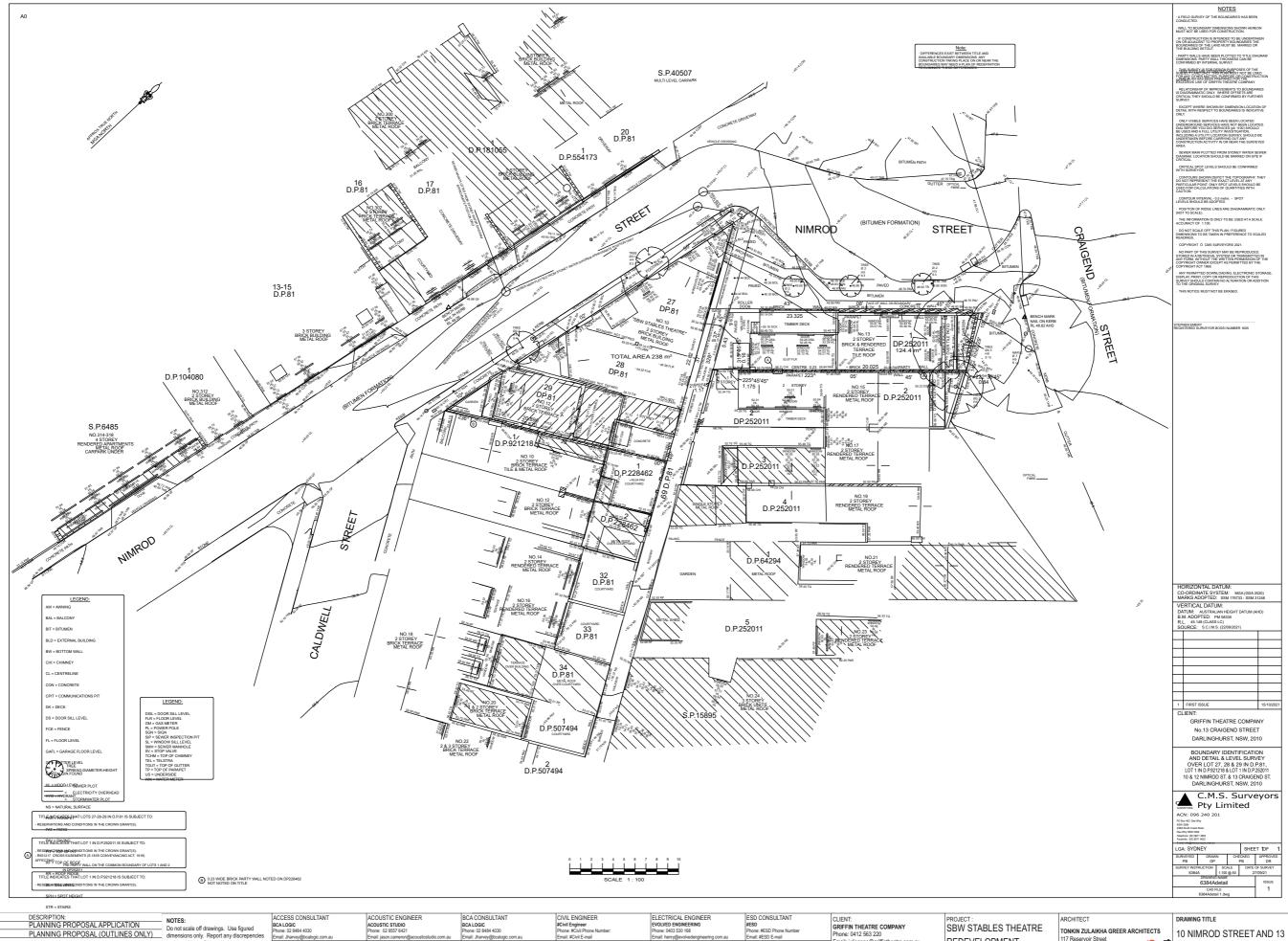
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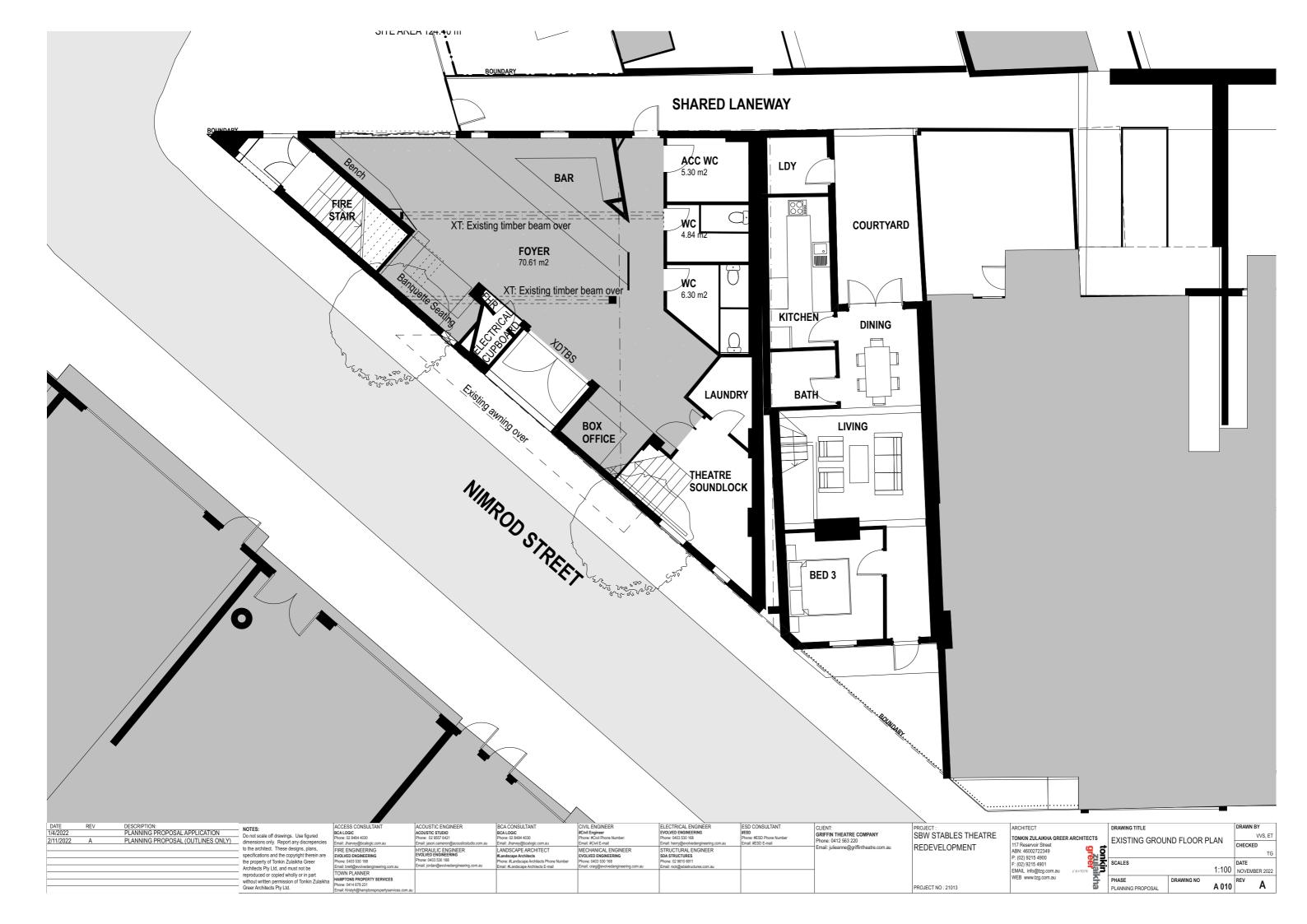
LEGEND	
Code	Description
ACC	Accessible
AFFL	Above finished floor level
BDY	Boundary
BR	Brickwork, fair faced
BRS	Brickwork, existing salvaged reused
CFH	Concrete finish, honed
CO1	Class 1 off form concrete, colour controlled
cos	Check on site
GLC	Glass, clear
GLVO	Glass louvre, operable
PBP	Plasterboard, paint finish
PBS	Plasterboard, suspended ceiling
RGBS	Roof gutter, box, stainless steel
SP	Steel plate
Х	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

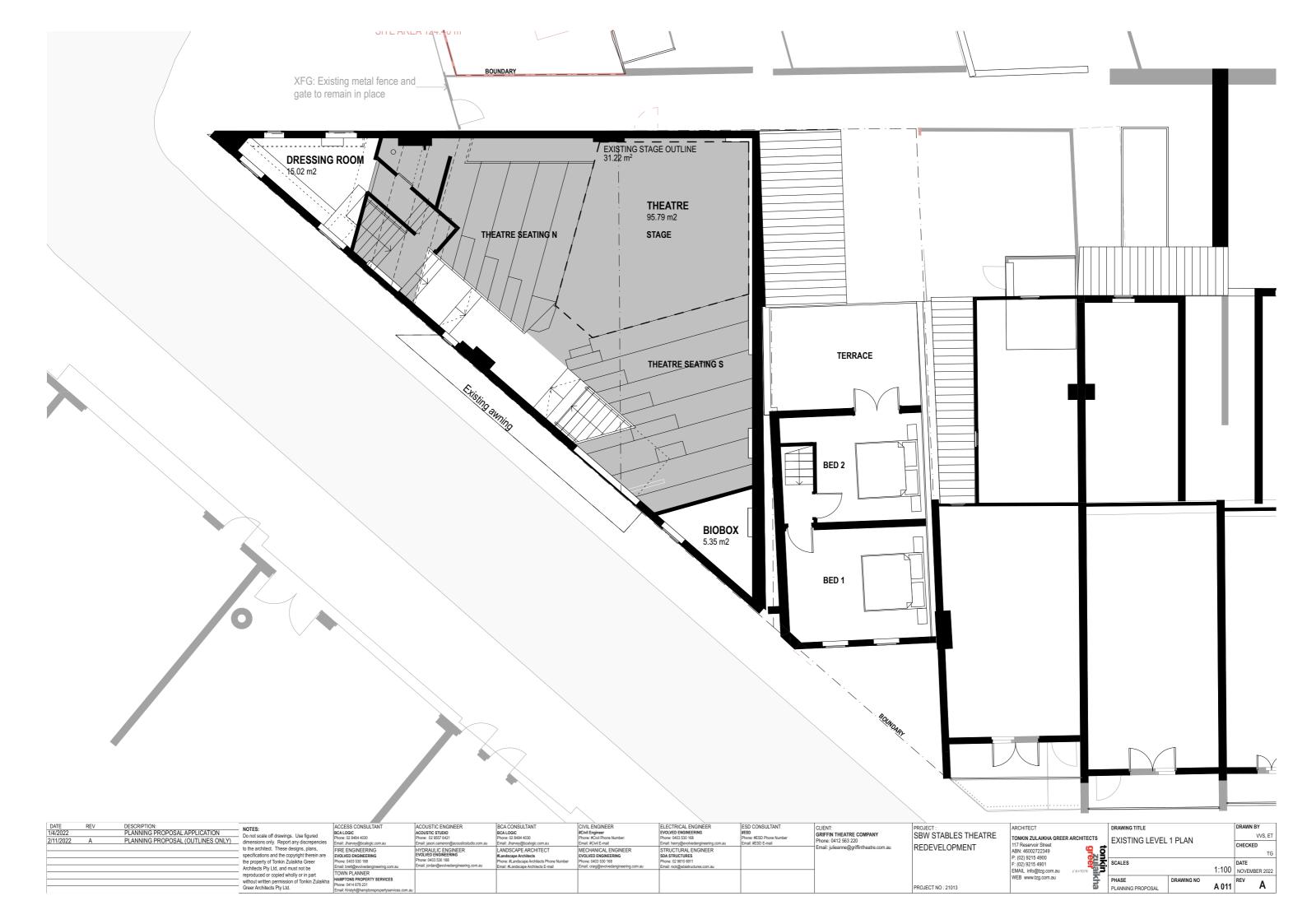
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2/11/2022	A	PLANNING PROPOSAL (OUTLINES ONLY)	dimensions only. Report any discrepencies	Email: Jharvey@bcalogic.com.au	Email: jason.cameron@acousticstudio.com.au	Email: Jharvey@bcalogic.com.au	Email: #Civil E-mail	Email: henry@evolvedengineering.com.au	Email: #ESD E-mail	Phone: 0412 563 220	DEDENTE OBMENT	117 Reservoir Street	CONTEXT PLANT	AND LEGEND	CHECKE	-in
			to the architect. These designs, plans,	EIDE ENGINEEDING	HADDVIII IC ENCINEED	LANDSCAPE ARCHITECT	MECHANICAL ENGINEER	STRUCTURAL ENGINEER		Email: julieanne@griffintheatre.com.au	REDEVELOPMENT	ABN: 46002722349	*		CIILCRLI	ا "
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			the property of Tonkin Zulaikha Greer	Phone: 0403 530 168	Phone: 0403 530 166	Phone: #Landscape Architects Phone Number	Phone: 0403 530 168	Phone: 02 9810 6911				F: (02) 9215 4901	SCALES		DATE	
			Architects Pty Ltd, and must not be	Email: brett@evolvedengineering.com.au	Email: jordan@evolvedengineering.com.au	Email: #Landscape Architects E-mail	Email: craig@evolvedengineering.com.au	Email: nick@sdastructures.com.au					•			
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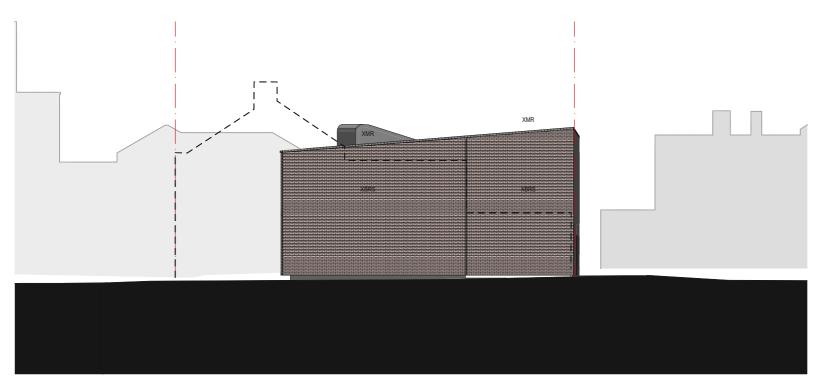








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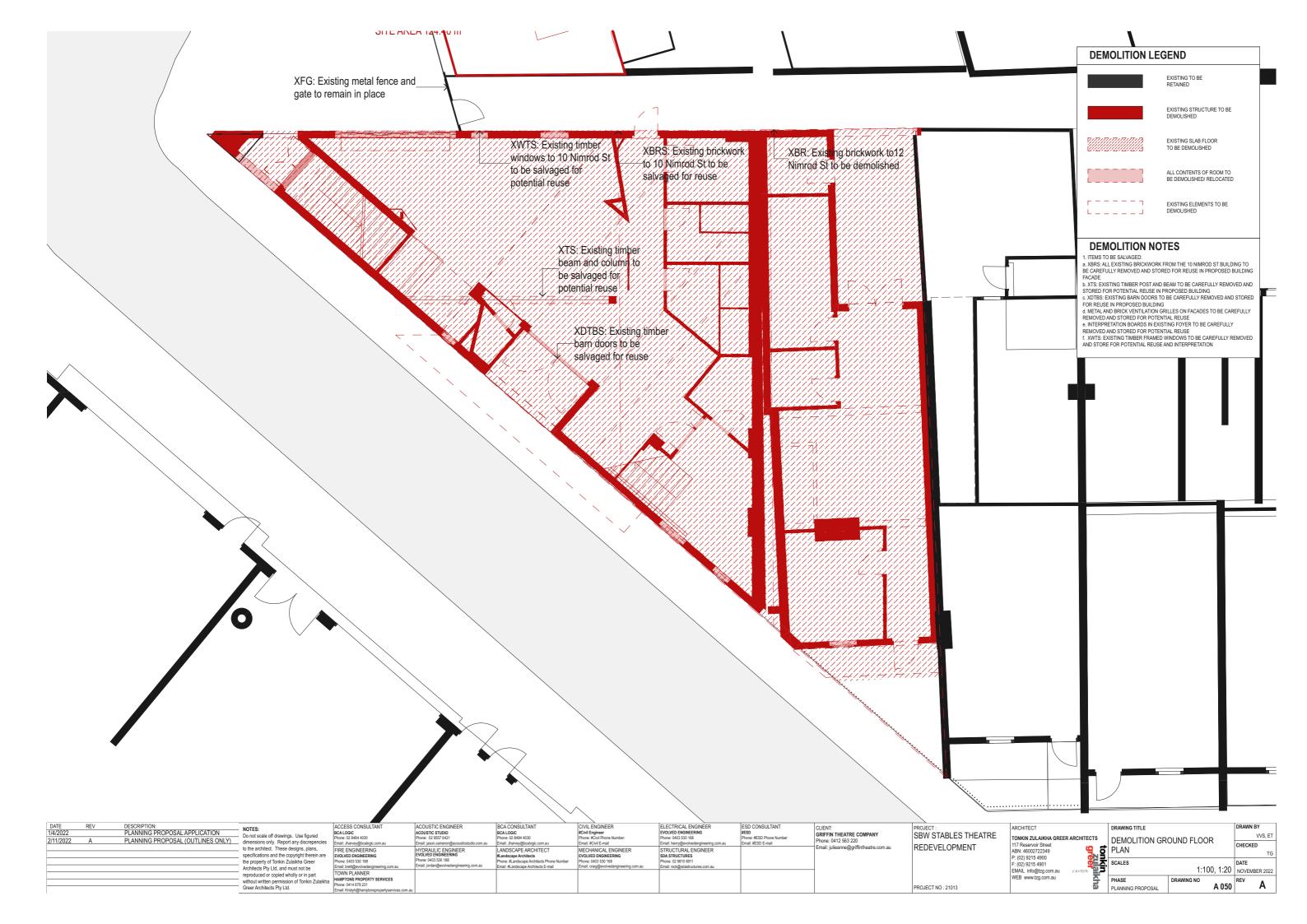


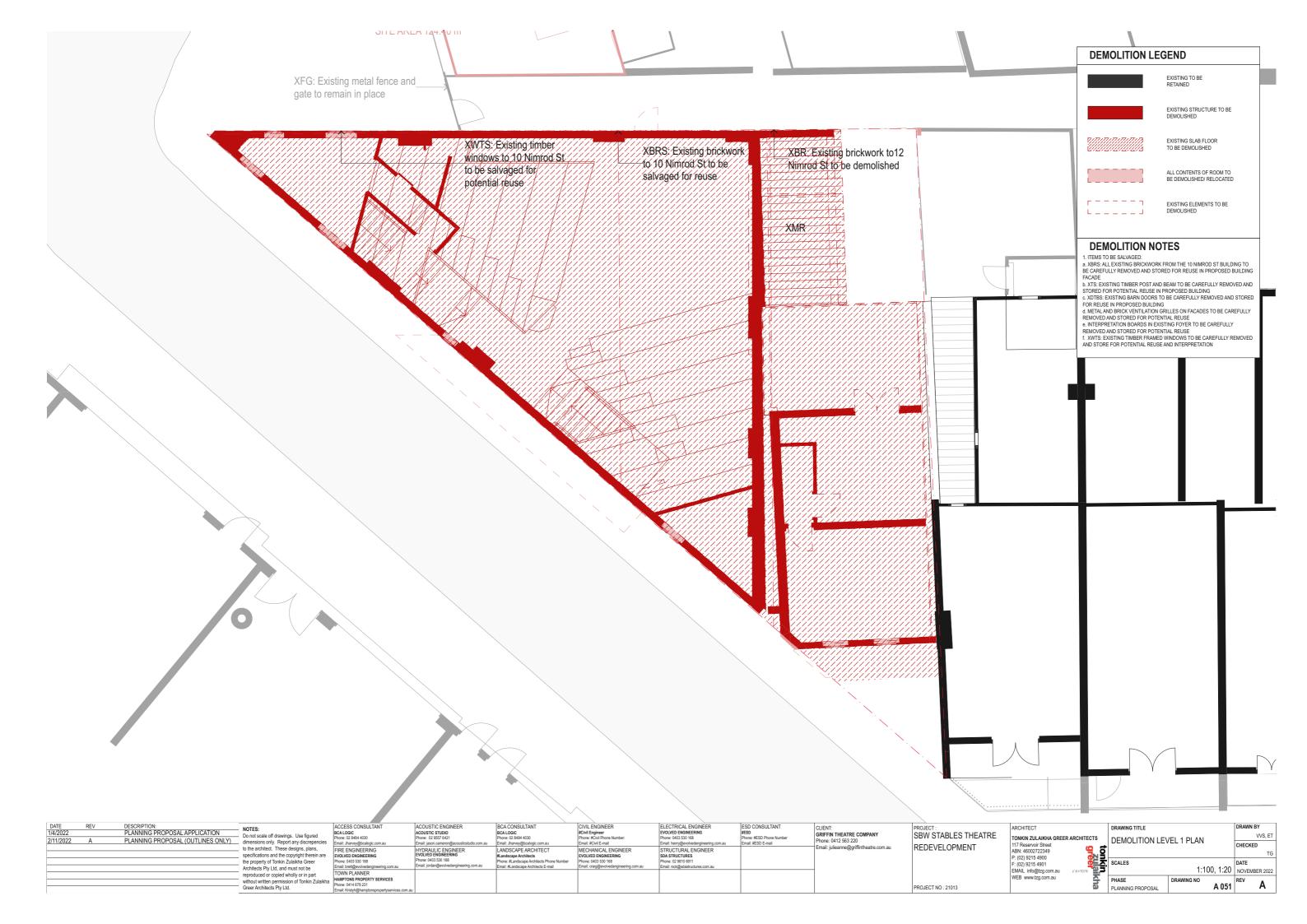


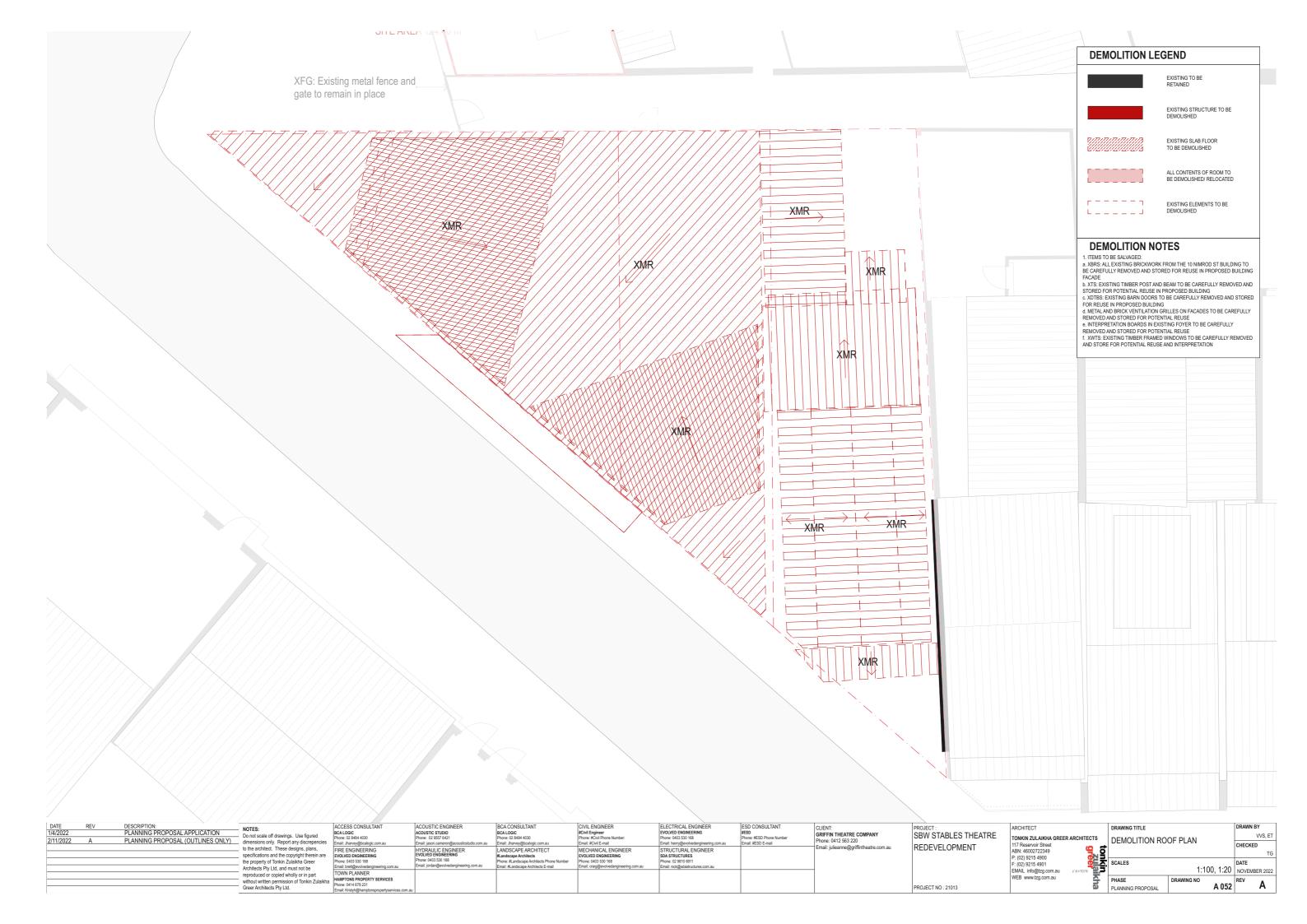
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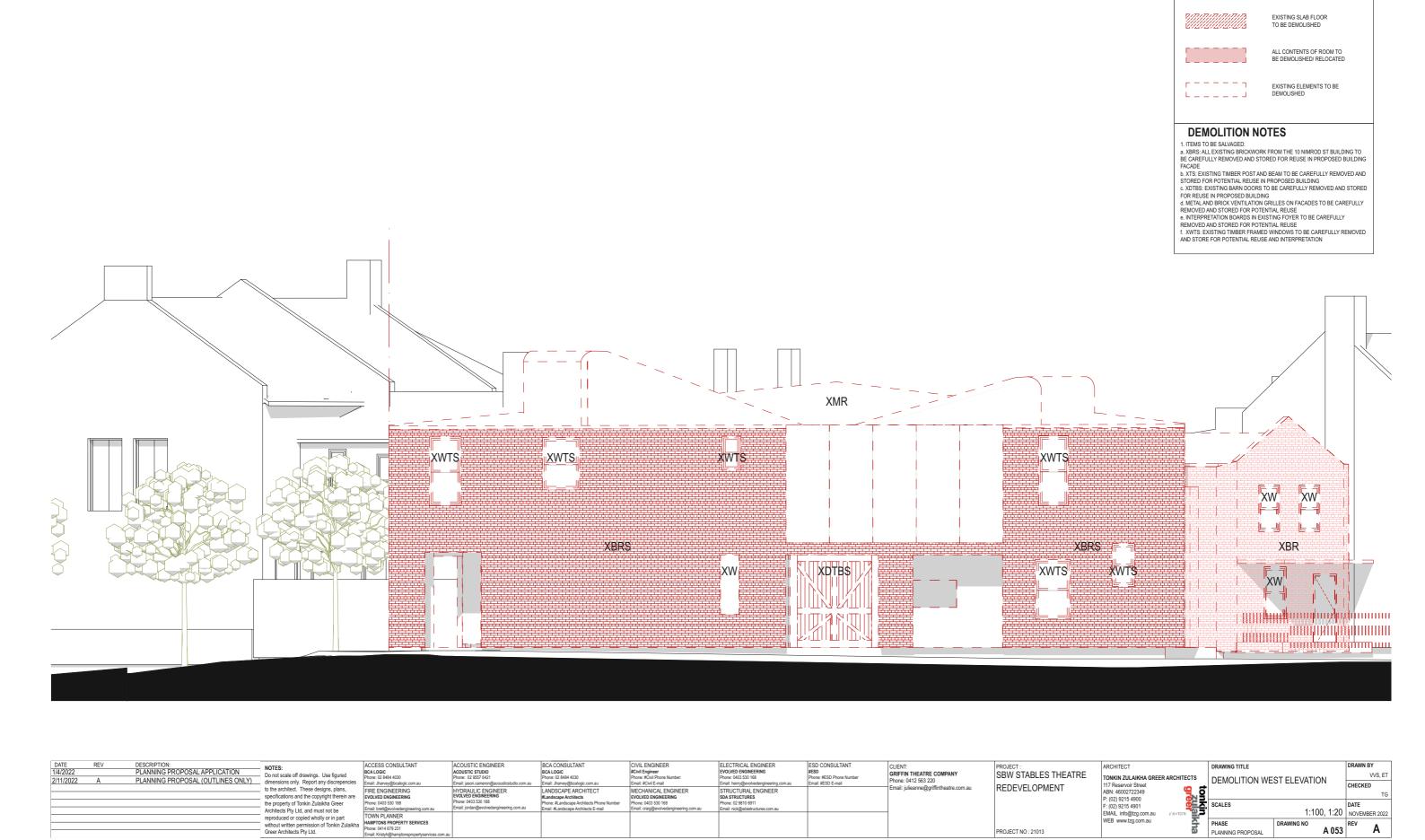
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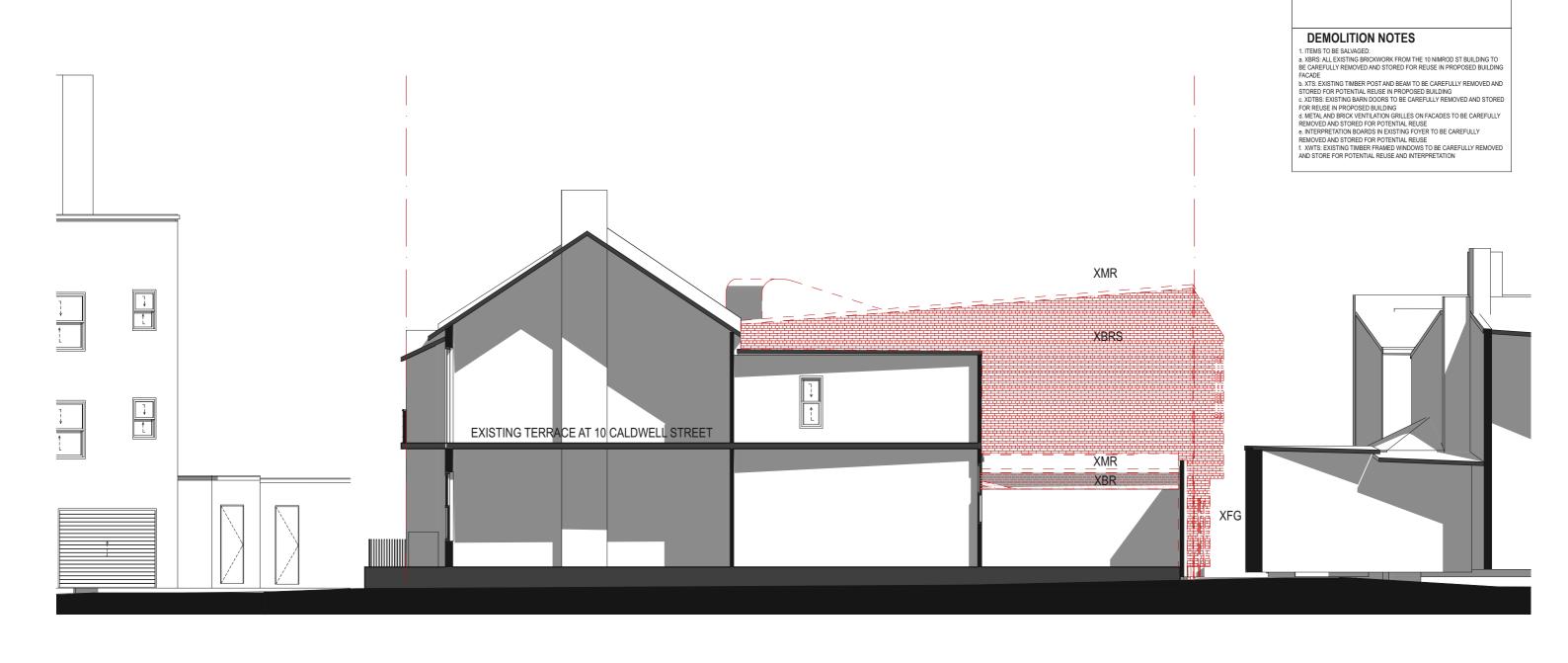
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PROJECT: SBW STABLES THEATRE

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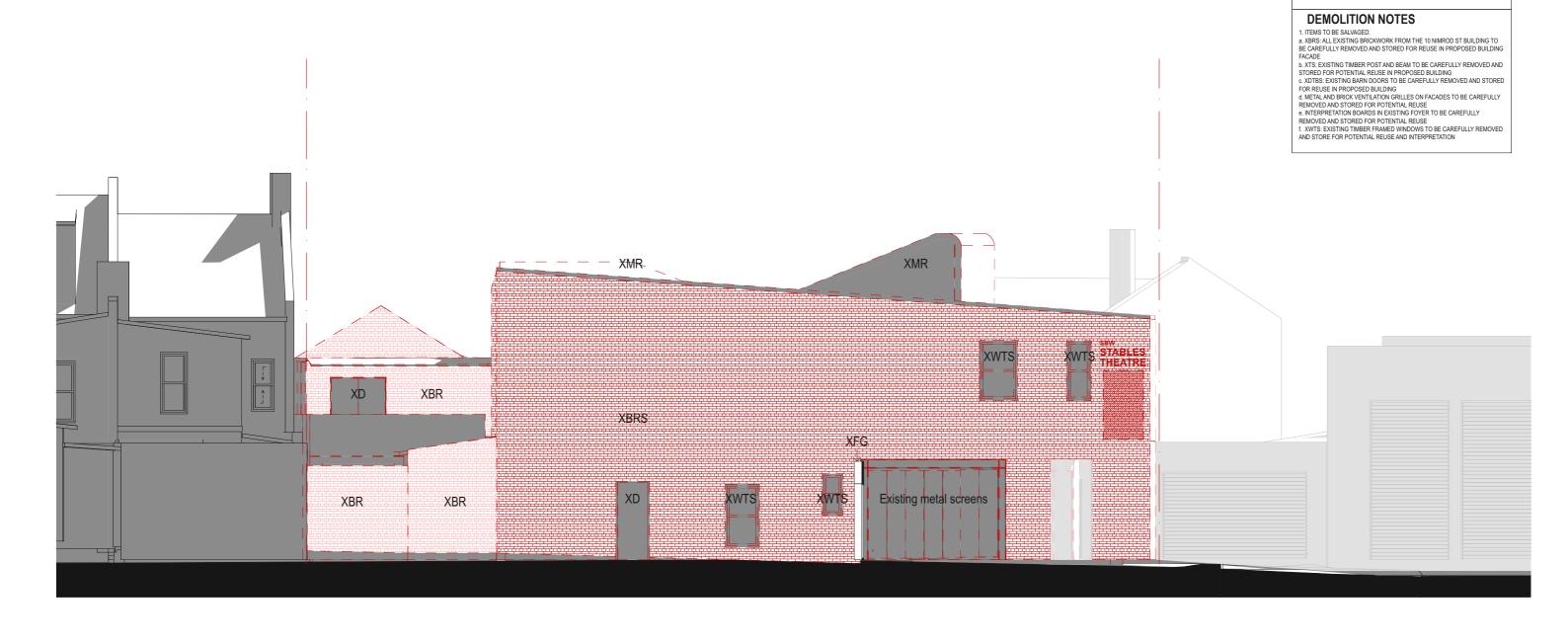
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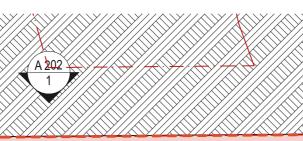
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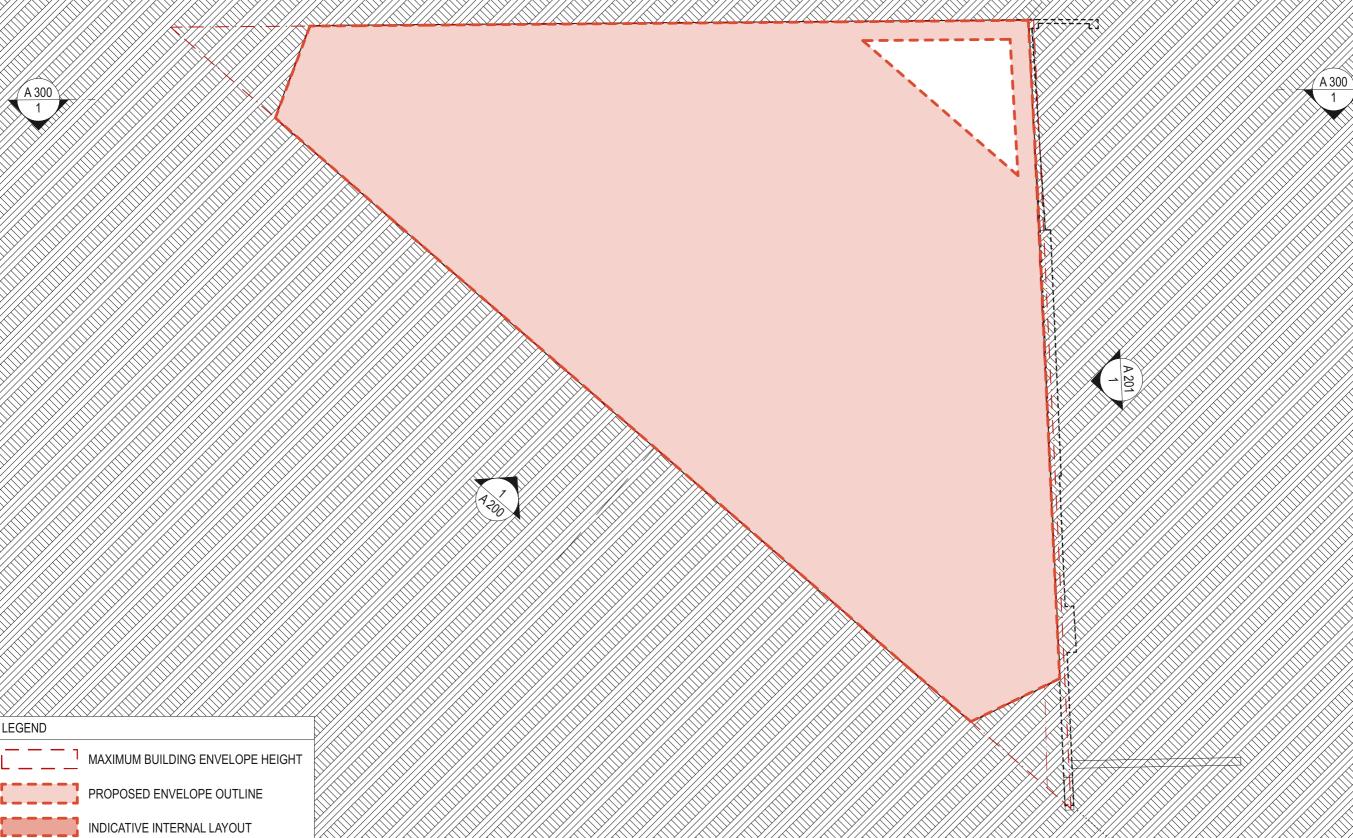
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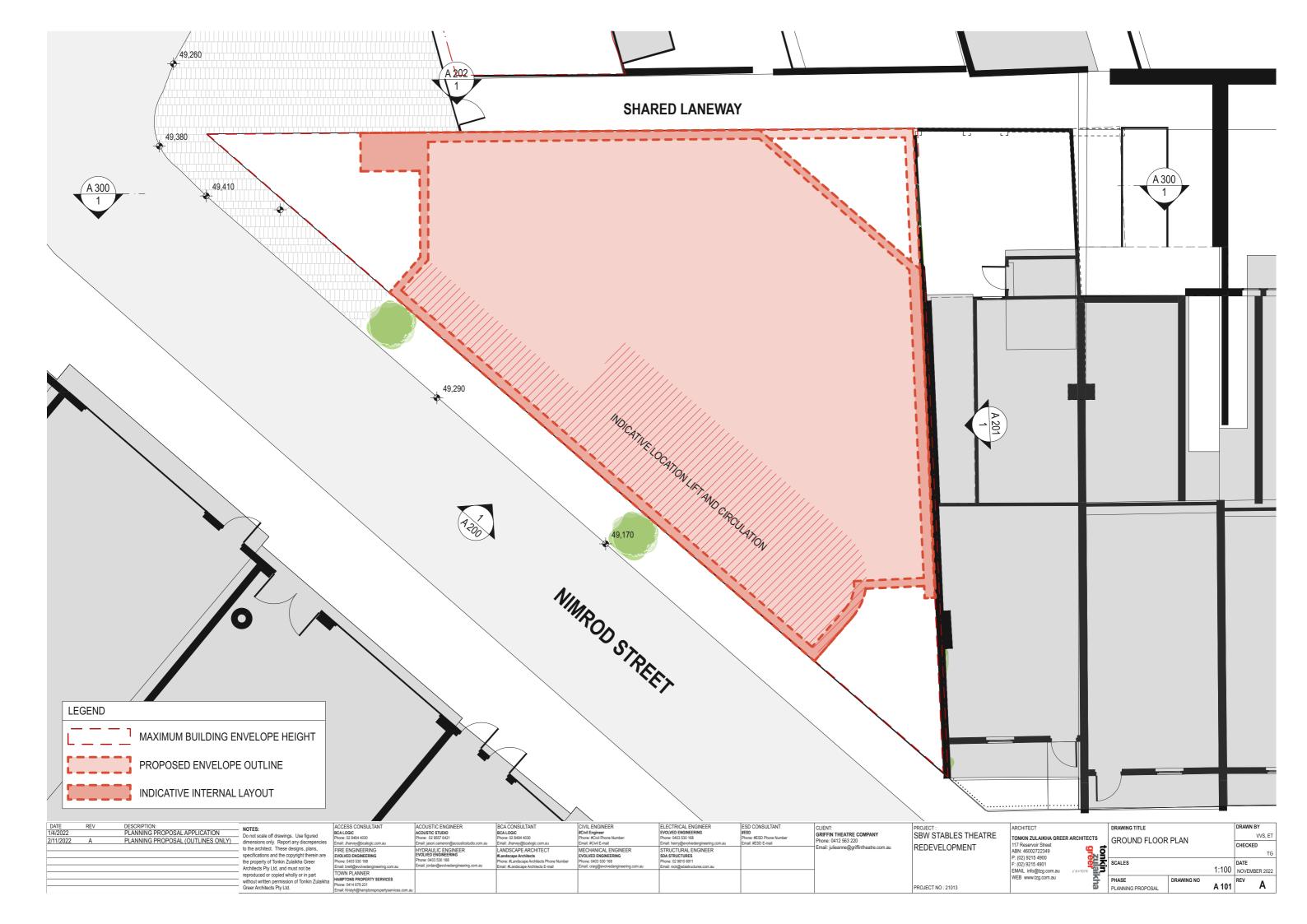
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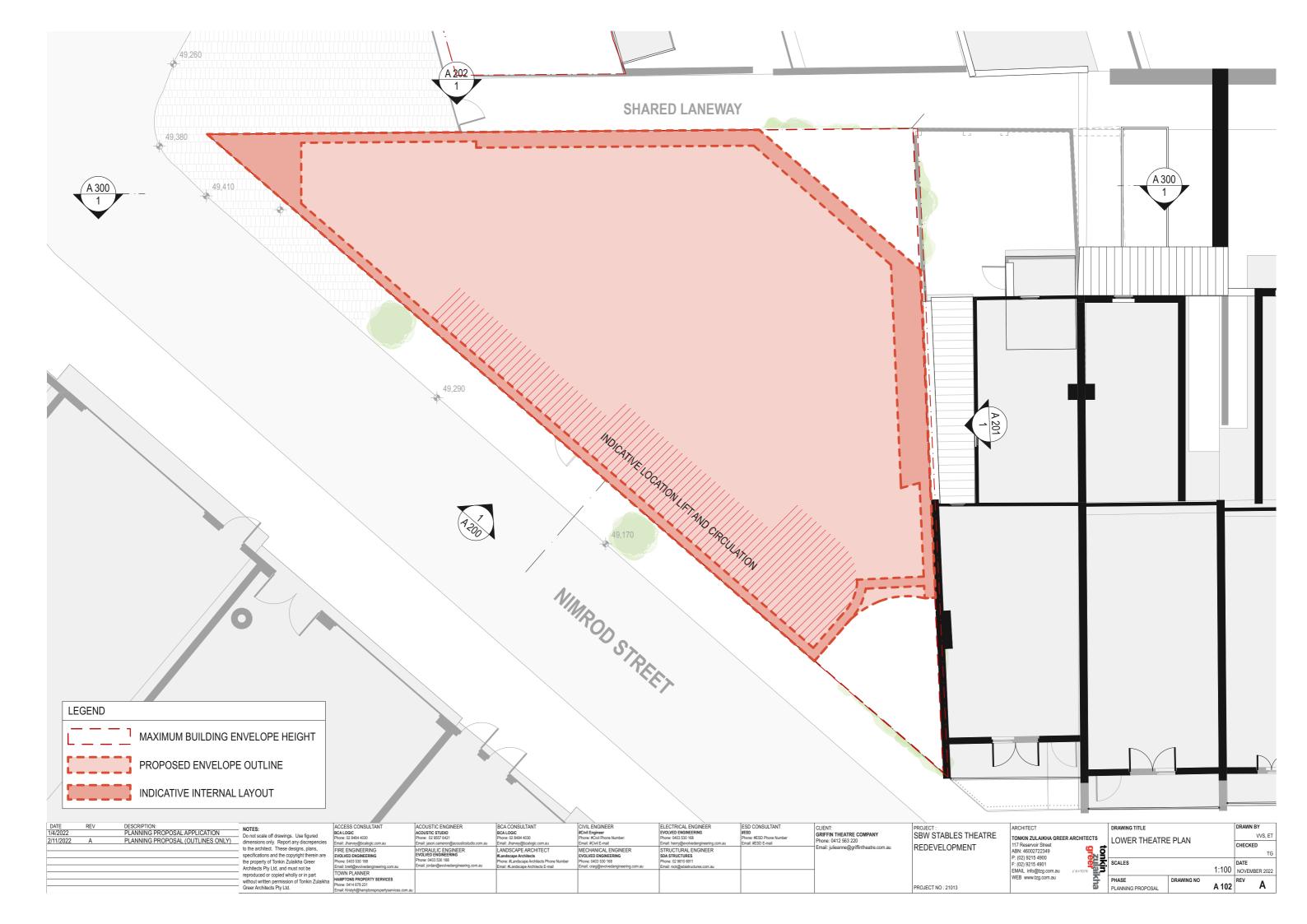
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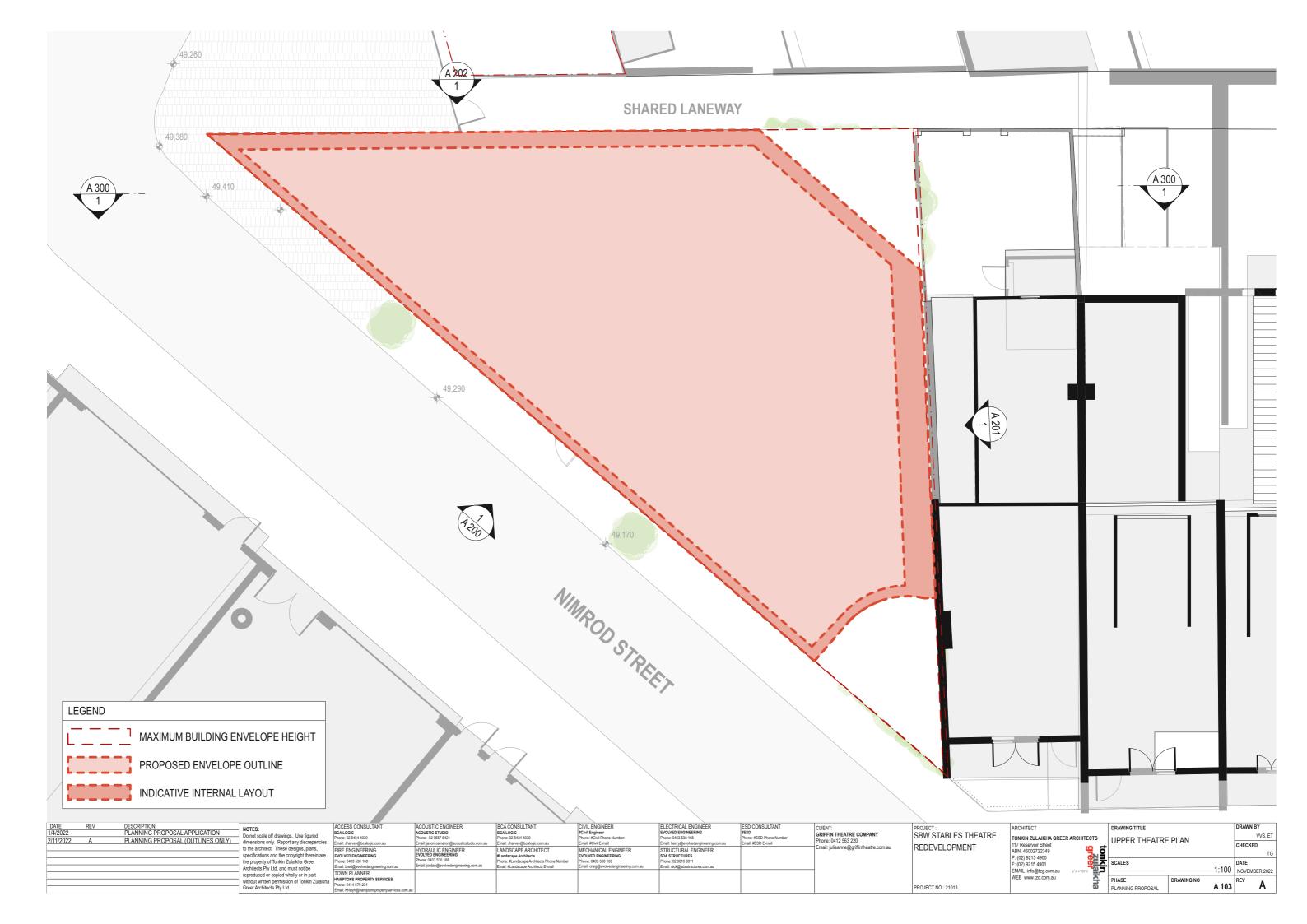


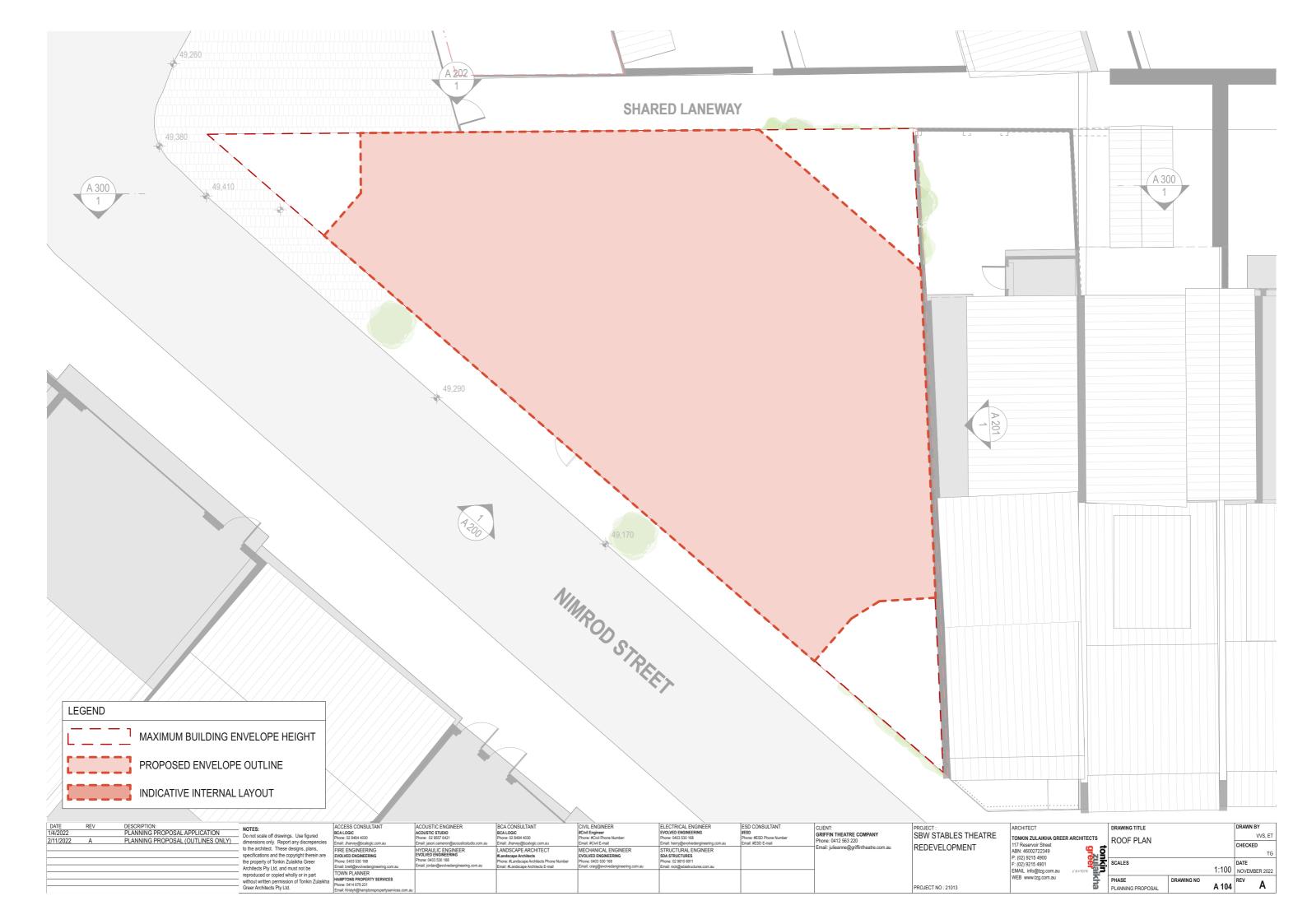


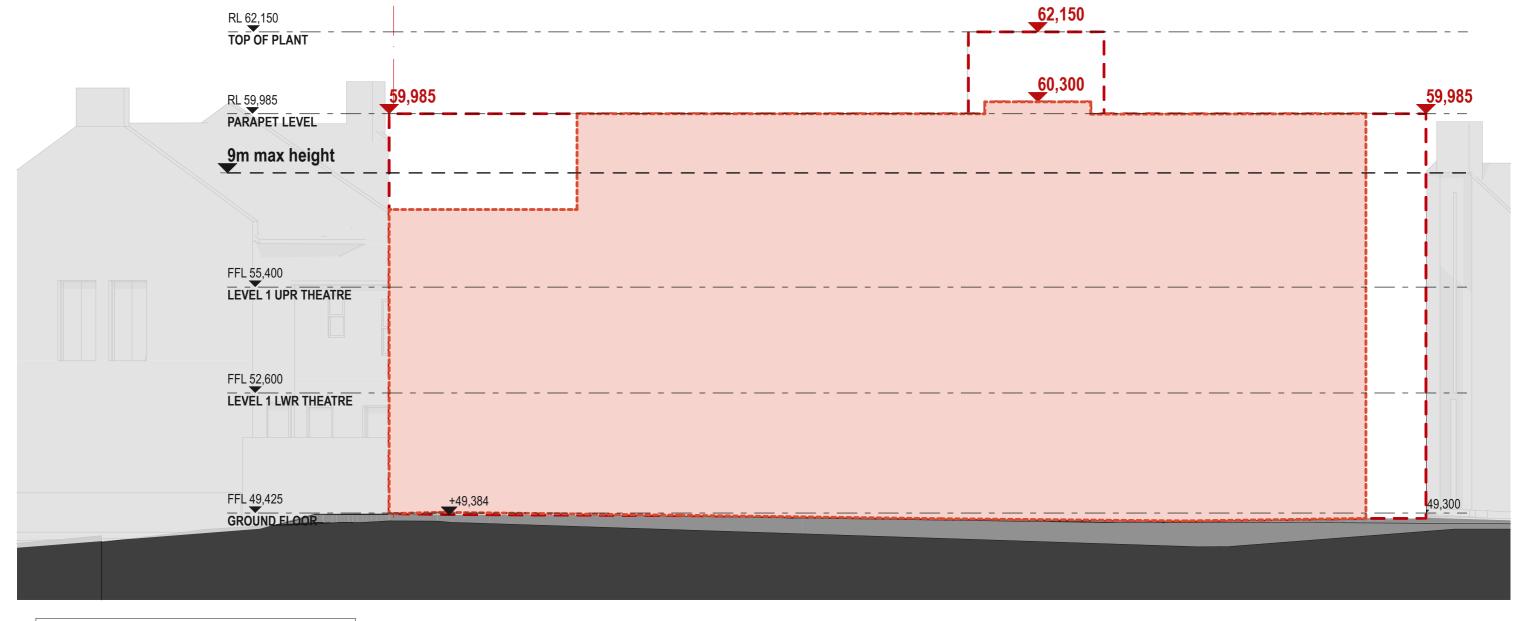
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			Architects Pty Ltd, and must not be	Email: brett@evolvedengineering.com.au	Email: jordan@evolvedengineering.com.au	Email: #Landscape Architects E-mail	Email: craig@evolvedengineering.com.au	Email: nick@sdastructures.com.au					OUNCED	1	1:100 NOVEMBI	D 0000
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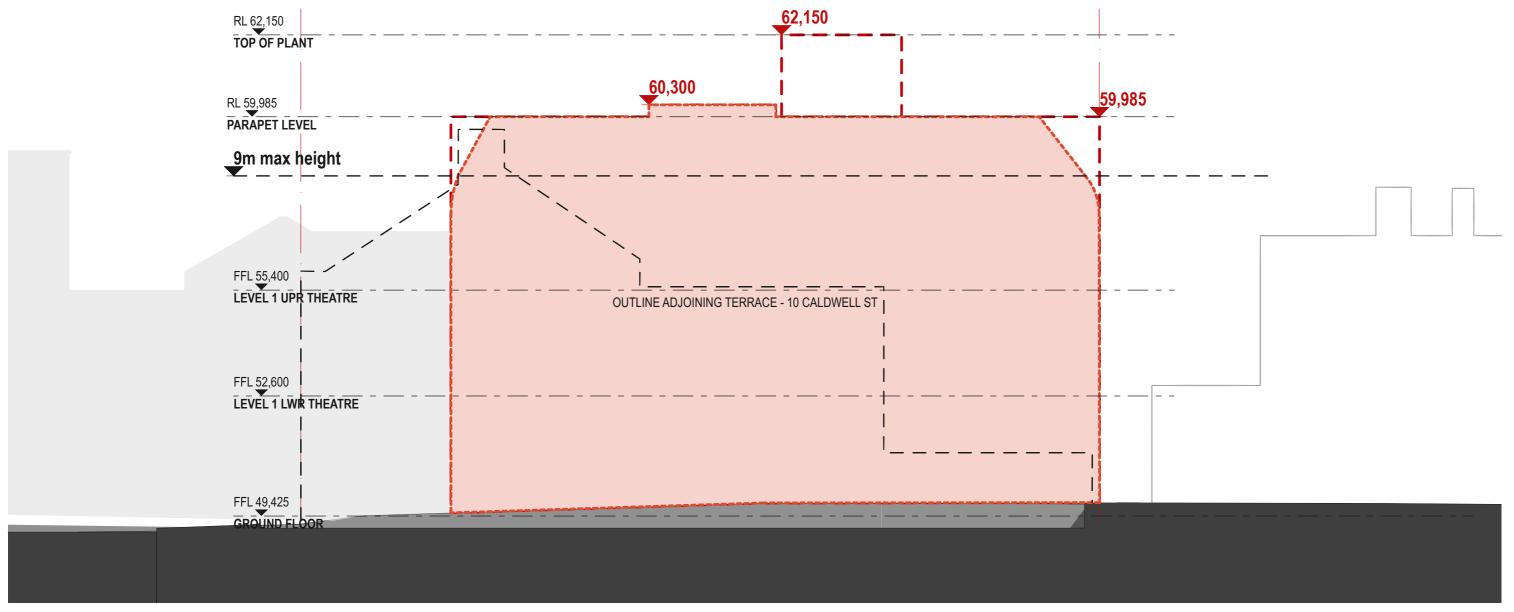
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ED ENGINEERING 0403 530 168	EVOLVED ENGINEERING Phone: 0403 530 168	#Landscape Architects Phone: #Landscape Architects Phone Number	EVOLVED ENGINEERING Phone: 0403 530 168	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au		Email: julieanne@griffintheatre.c
PLANNER						

PROJECT:	ARCHITECT
SBW STABLES THEATRE	TONKIN ZULAIKHA GREER ARCHITECTS
REDEVELOPMENT	117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tzg.com.au
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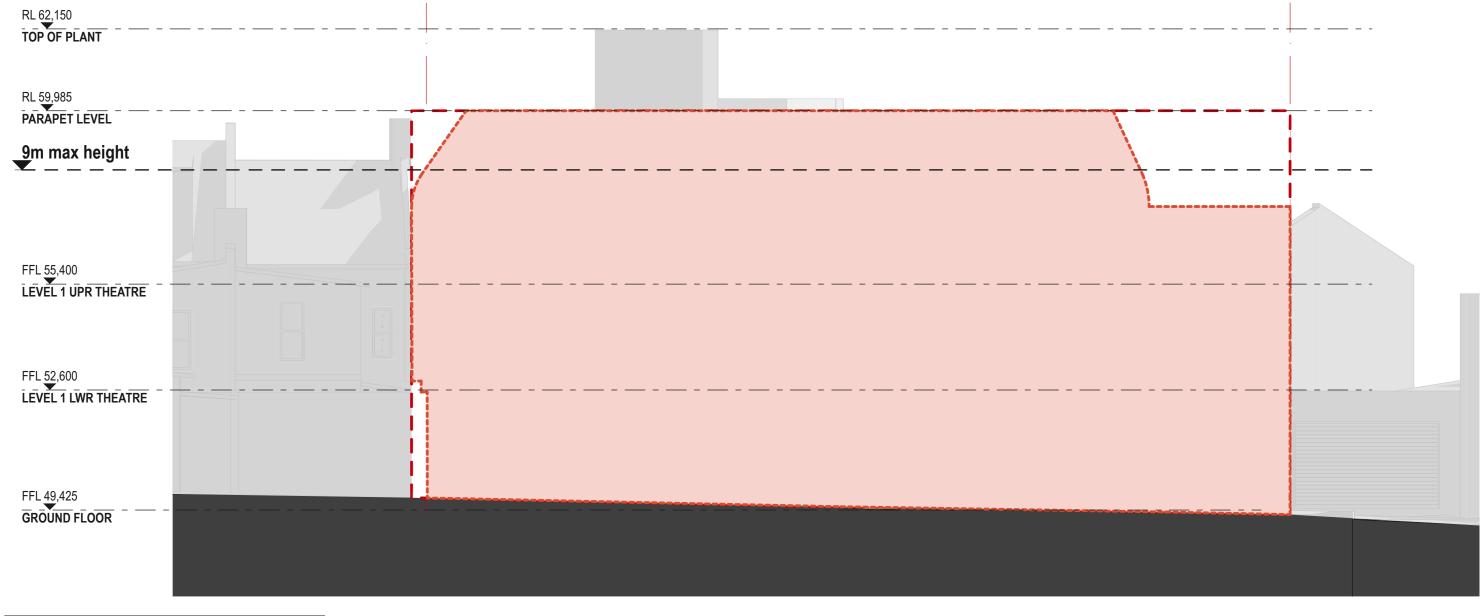


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					EVOLVED ENGINEERING	#Landscape Architects		SDA STRUCTURES
			the property of Tonkin Zulaikha Greer	Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	Phone: 0403 530 168 Email: iordan@evolvedengineering.com.au			Phone: 02 9810 6911 Email: nick@sdastructures.co
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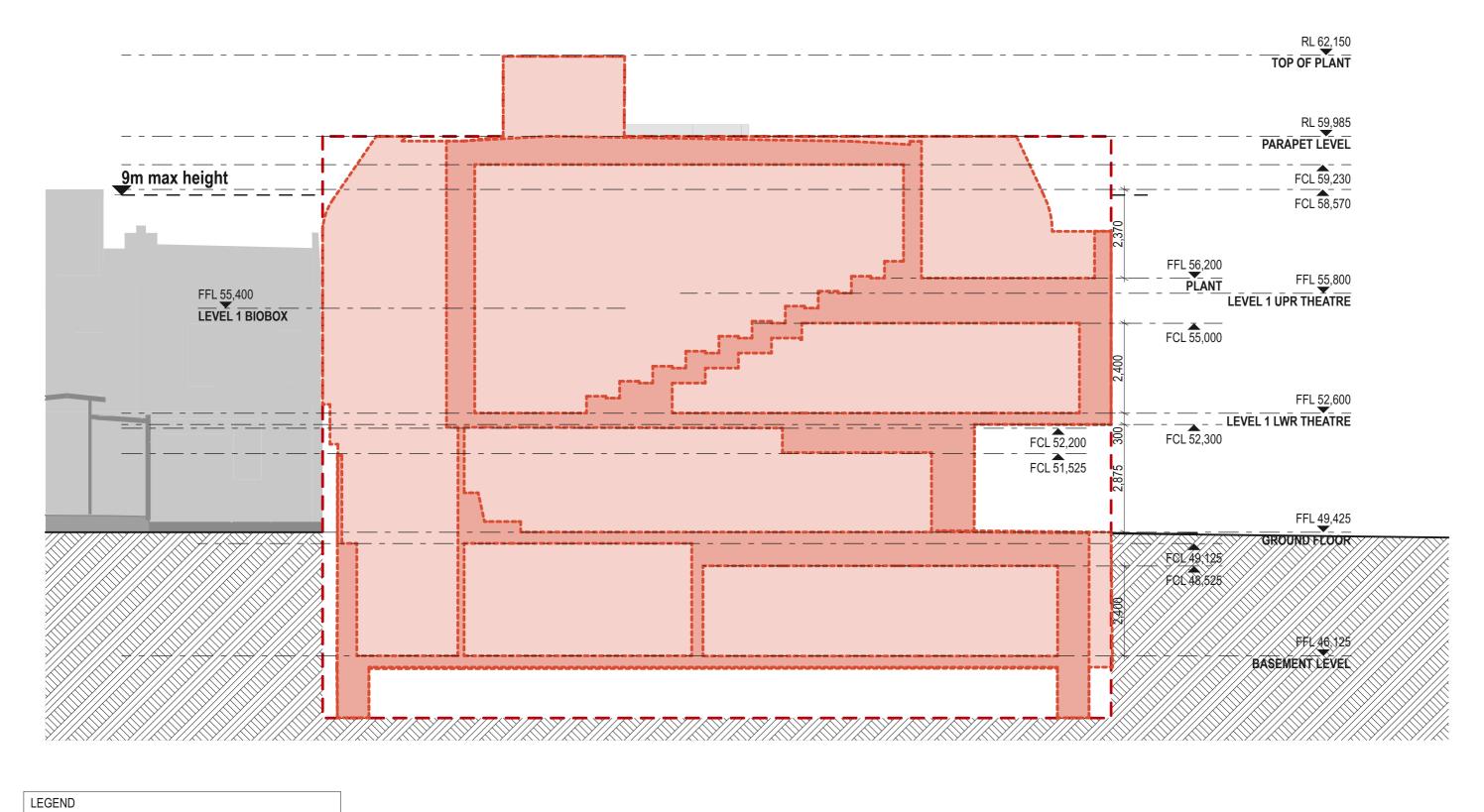
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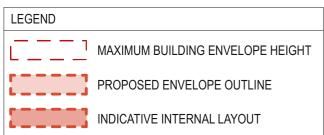
CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julieanne@griffintheatre.co



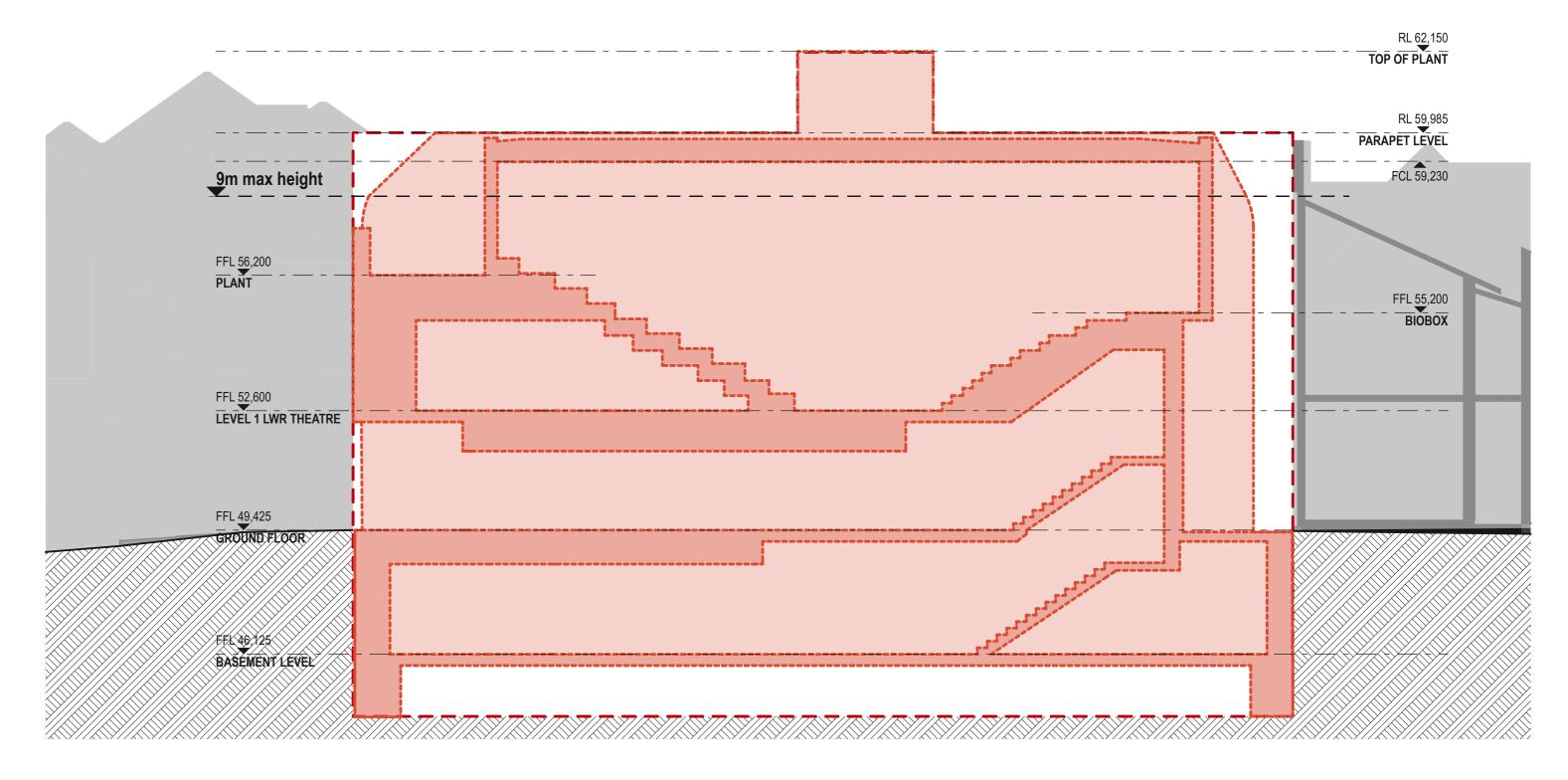
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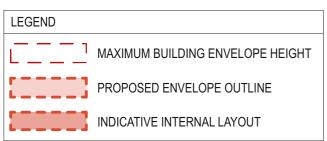
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			the property of Tonkin Zulaikha Greer	Phone: 0403 530 168	Phone: 0403 530 168	Phone: #Landscape Architects Phone Number	Phone: 0403 530 168	Phone: 02 9810 6911				P: (02) 9215 4900 F: (02) 9215 4901	SCALES		DATE	$\overline{}$
			Architects Pty Ltd, and must not be	Email: brett@evolvedengineering.com.au	Email: jordan@evolvedengineering.com.au	Email: #Landscape Architects E-mail	Email: craig@evolvedengineering.com.au	Email: nick@sdastructures.com.au		_		EMAIL info@tzg.com.au ASE41881		1.1	100 NOVEMBE	=D 2022
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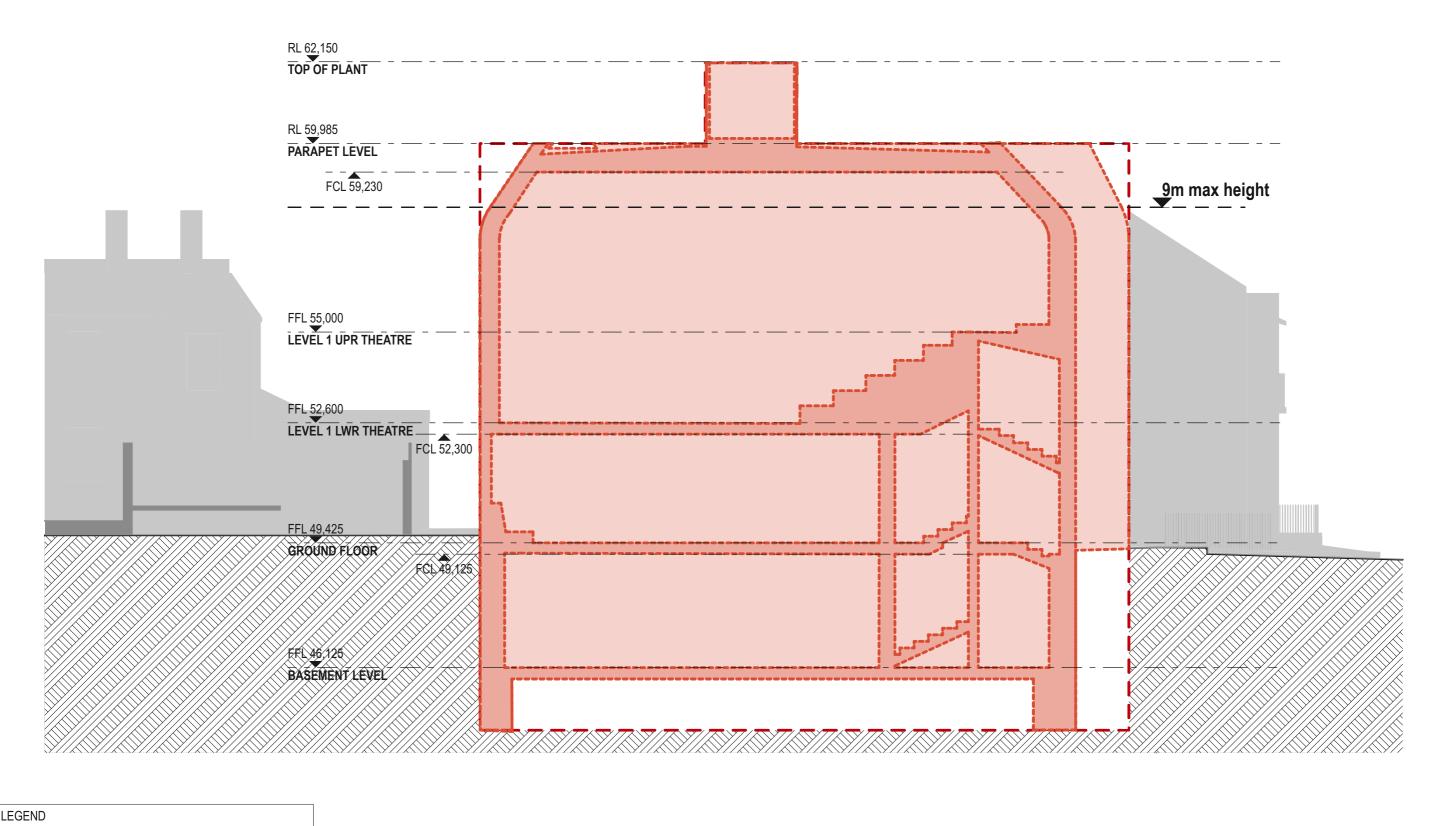


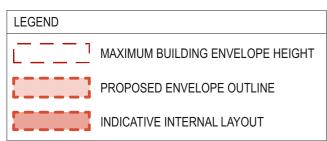
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2/11/2022	A	PLANNING PROPOSAL (OUTLINES ONLY)	Do not scale off drawings. Use figured dimensions only. Report any discrepencies	Phone: 02 8484 4030 Email: Jharvey@bcalogic.com.au	ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	Phone: 02 8484 4030 Email: Jharvey@bcalogic.com.au	Phone: #Civil Phone Number: Email: #Civil E-mail	Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	Phone: #ESD Phone Number Email: #ESD E-mail	Phone: 0412 563 220	SBW STABLES THEATRE	TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street	SECTIONS - 1	VVS, ET
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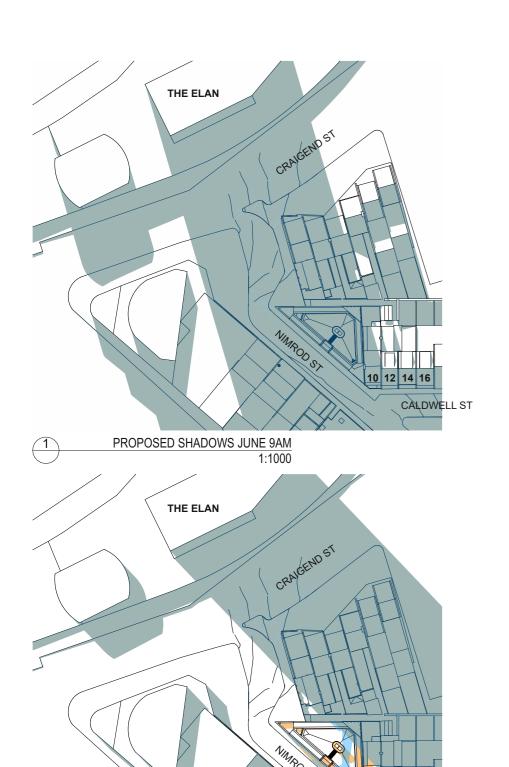


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2/11/2022	A	PLANNING PROPOSAL (OUTLINES ONLY)	Do not scale off drawings. Use figured dimensions only. Report any discrepencies	Phone: 02 8484 4030 Email: Jharvey@bcalogic.com.au	Phone: 02 9557 6421	Phone: 02 8484 4030 Email: Jharvey@bcalogic.com.au	Phone: #Civil Phone Number: Email: #Civil E-mail	Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	Phone: #ESD Phone Number Email: #ESD E-mail	Phone: 0412 563 220	SBW STABLES THEATRE	TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street	SECTIONS - 2		VVS, ET
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			Greer Architects Pty Ltd.	Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au							PROJECT NO: 21013	ត	PLANNING PROPOSAL	A 3	301 A





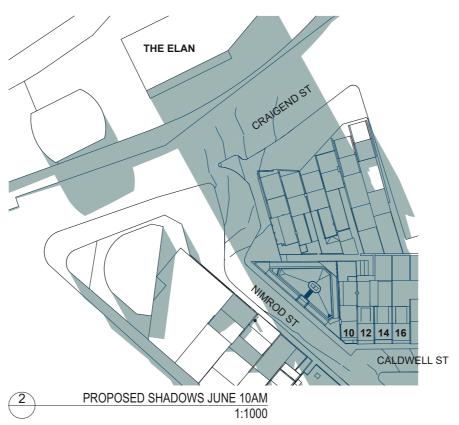
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2/11/2022	Α	PLANNING PROPOSAL (OUTLINES ONLY)	Do not scale off drawings. Use figured dimensions only. Report any discrepencies	Phone: 02 8484 4030 Email: Jharvey@bcalogic.com.au	Phone: 02 9557 6421	Phone: 02 8484 4030	Phone: #Civil Phone Number: Email: #Civil E-mail	Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	Phone: #ESD Phone Number Email: #ESD E-mail	Phone: 0412 563 220	SBW STABLES THEATRE	TONKIN ZULAIKHA GREER ARCHITECTS	SECTIONS - 3		VVS, ET
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			the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be	Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	Phone: 02 9810 6911 Email: nick@sdastructures.com.au				301	SCALES	1:100	0 DATE NOVEMBER 2022
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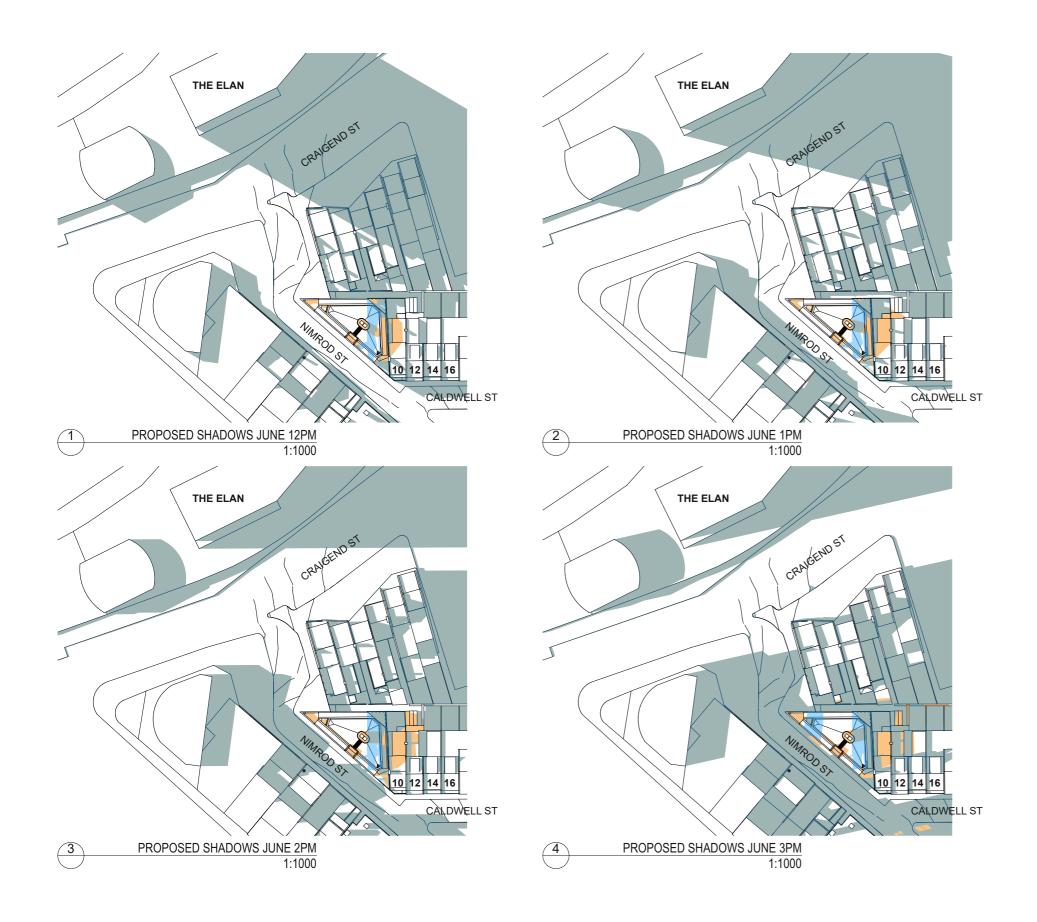
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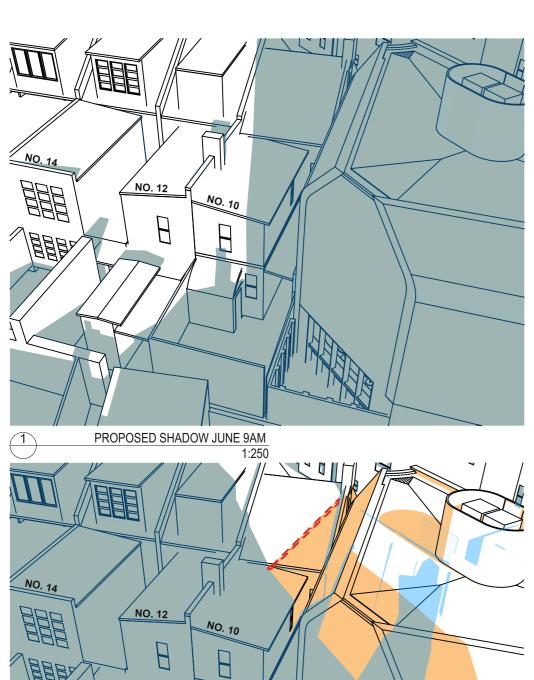


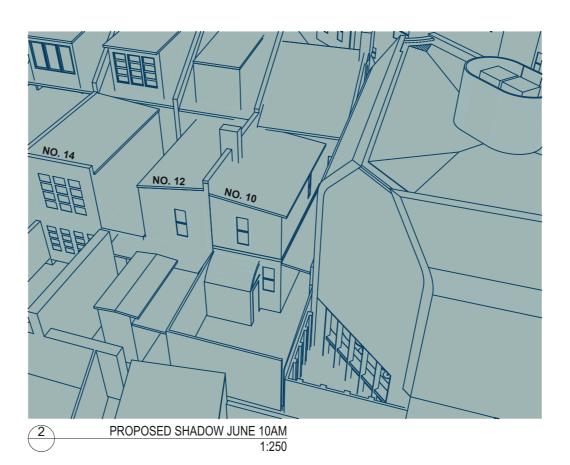
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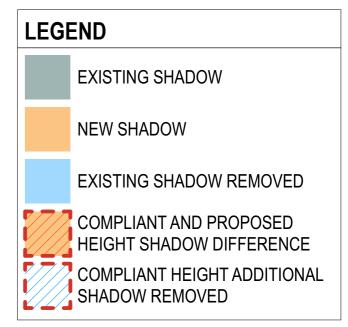




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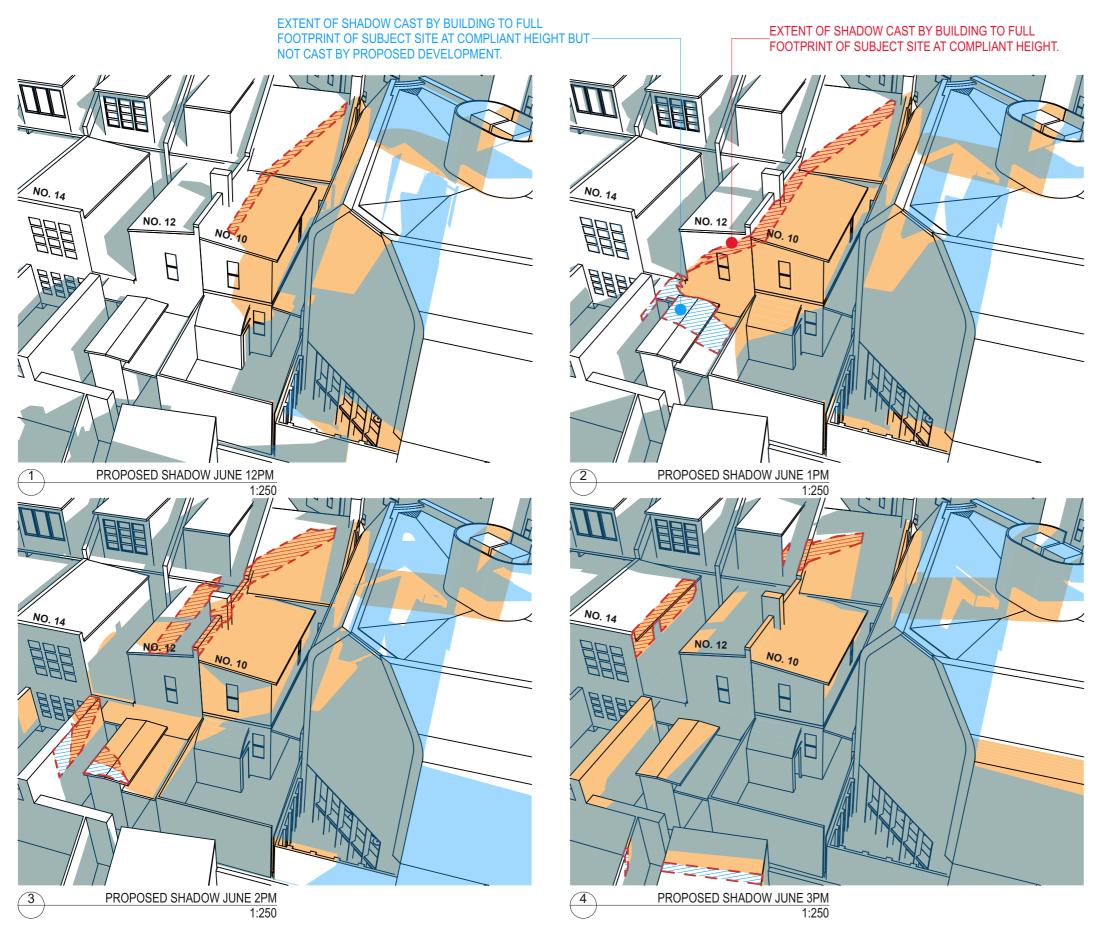






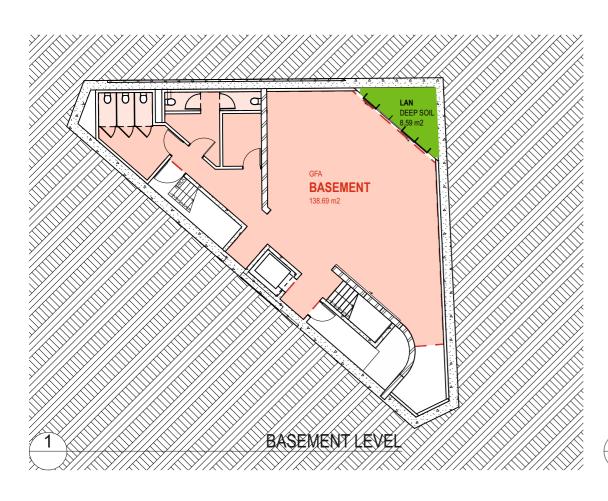
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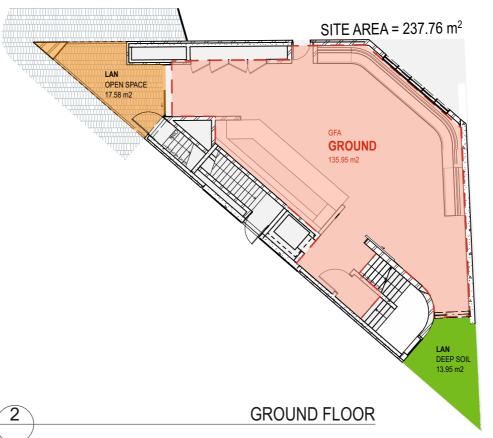
DATE	REV	DESCRIPTION:		ACCESS CONSULTANT	ACOUSTIC ENGINEER	BCA CONSULTANT	CIVIL ENGINEER	ELECTRICAL ENGINEER	ESD CONSULTANT						DRAWN BY
1/4/2022	ILLV	PLANNING PROPOSAL APPLICATION	NOTES:	BCA LOGIC		BCA LOGIC	#Civil Engineer	EVOLVED ENGINEERING	#FSD CONSULTAINT	CLIENT:	PROJECT:	ARCHITECT	DRAWING TITLE		
17472022			Do not scale off drawings. Use figured	Phone: 02 8484 4030	Phone: 02 9557 6421	Phone: 02 8484 4030	Phone: #Civil Phone Number:	Phone: 0403 530 168	Phone: #ESD Phone Number	GRIFFIN THEATRE COMPANY Phone: 0412 563 220	SBW STABLES THEATRE	TONKIN ZULAIKHA GREER ARCHITECTS	3D SHADOW DIAG	DAMO ILINE	VVS, ET
			dimensions only. Report any discrepencies		Email: jason.cameron@acousticstudio.com.au	Email: Jharvey@bcalogic.com.au	Email: #Civil E-mail	Email: henry@evolvedengineering.com.au	Email: #ESD E-mail		DEDEVEL ODMENT	117 Reservoir Street		KAIVIO JUINE (X	CHECKED
			to the architect. These designs, plans,	FIRE ENGINEERING	HYDRAULIC ENGINEER	LANDSCAPE ARCHITECT	MECHANICAL ENGINEER	STRUCTURAL ENGINEER		Email: julieanne@griffintheatre.com.au	REDEVELOPMENT	ABN: 46002722349	5 AM	V.	7
			specifications and the copyright therein are		EVOLVED ENGINEERING	#Landscape Architects	EVOLVED ENGINEERING	SDA STRUCTURES				P: (02) 9215 4900	3		10
			the property of Tonkin Zulaikha Greer	Phone: 0403 530 168	Phone: 0403 530 168	Phone: #Landscape Architects Phone Number	Phone: 0403 530 168	Phone: 02 9810 6911				F: (02) 9215 4901	SCALES		DATE
			Architects Pty Ltd, and must not be	Email: brett@evolvedengineering.com.au	Email: jordan@evolvedengineering.com.au	Email: #Landscape Architects E-mail	Email: craig@evolvedengineering.com.au	Email: nick@sdastructures.com.au				1. (02) 32 13 4301	* ·	1.25	50 NOVEMBER 2022
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			Groot Architecte Phy I td	Phone: 0414 679 231							PRO IECT NO : 21013	<u>~</u>	DI ANNINO DEODOCAL	Δ 40	02
			Groot Architecte Pty Ltd								PROJECT NO : 21013	ਜ਼ ਜ਼	PLANNING PROPOSAL	A 40	02



LEGI	END							
	EXISTING SHADOW							
	NEW SHADOW							
	EXISTING SHADOW REMOVED							
	COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE							
	COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED							

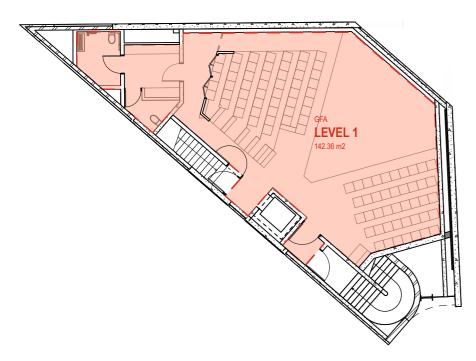
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1/4/2022		PLANNING PROPOSAL APPLICATION	- Do not scale off drawings. Use figured	BCA LOGIC	ACOUSTIC STUDIO Phone: 02 9557 6421	BCA LOGIC Phone: 02 8484 4030	#Civil Engineer Phone: #Civil Phone Number:	EVOLVED ENGINEERING Phone: 0403 530 168	#ESD Phone: #ESD Phone Number	GRIFFIN THEATRE COMPANY	SBW STABLES THEATRE	TONKIN ZULAIKHA GREER ARCHITECTS			VVS, ET
			dimensions only. Report any discrepencies	Email: Jharvey@bcalogic.com.au	Email: jason.cameron@acousticstudio.com.au	Email: Jharvey@bcalogic.com.au	Email: #Civil E-mail	Email: henry@evolvedengineering.com.au	Fmail: #FSD F-mail	Phone: 0412 563 220			3D SHADOW DIAG	BRAMS JUNE	CHECKED
			to the architect. These designs, plans,	FIRE ENGINEERING	HYDRAULIC ENGINEER	LANDSCAPE ARCHITECT	MECHANICAL ENGINEER	STRUCTURAL ENGINEER		Email: julieanne@griffintheatre.com.au	REDEVELOPMENT	117 Reservoir Street ABN: 46002722349	6 PM		CIILORED
			specifications and the copyright therein are	EVOLVED ENGINEERING	EVOLVED ENGINEERING	#Landscape Architects	EVOLVED ENGINEERING	SDA STRUCTURES				P: (02) 9215 4900	3		10
			the property of Tonkin Zulaikha Greer	Phone: 0403 530 168	Phone: 0403 530 168	Phone: #Landscape Architects Phone Number	Phone: 0403 530 168	Phone: 02 9810 6911					SCALES		DATE
			Architects Pty Ltd, and must not be	Email: brett@evolvedengineering.com.au	Email: jordan@evolvedengineering.com.au	Email: #Landscape Architects E-mail	Email: craig@evolvedengineering.com.au	Email: nick@sdastructures.com.au				1. (02) 3210 4301	- COALEG	1.	:250 NOVEMBER 2022
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				Phone: 0414 679 231							PROJECT NO: 21013			Λ	403
			Greer Architects Pty Ltd.	Email: Kristvh@hamptonspropertyservices.com.au							PROJECT NO: 21013	<u> </u>	PLANNING PROPOSAL		403

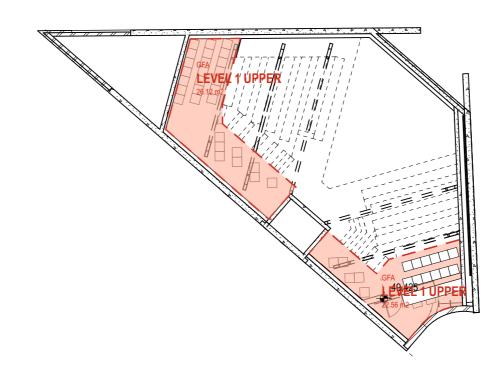




SITE AREA = 238m²

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



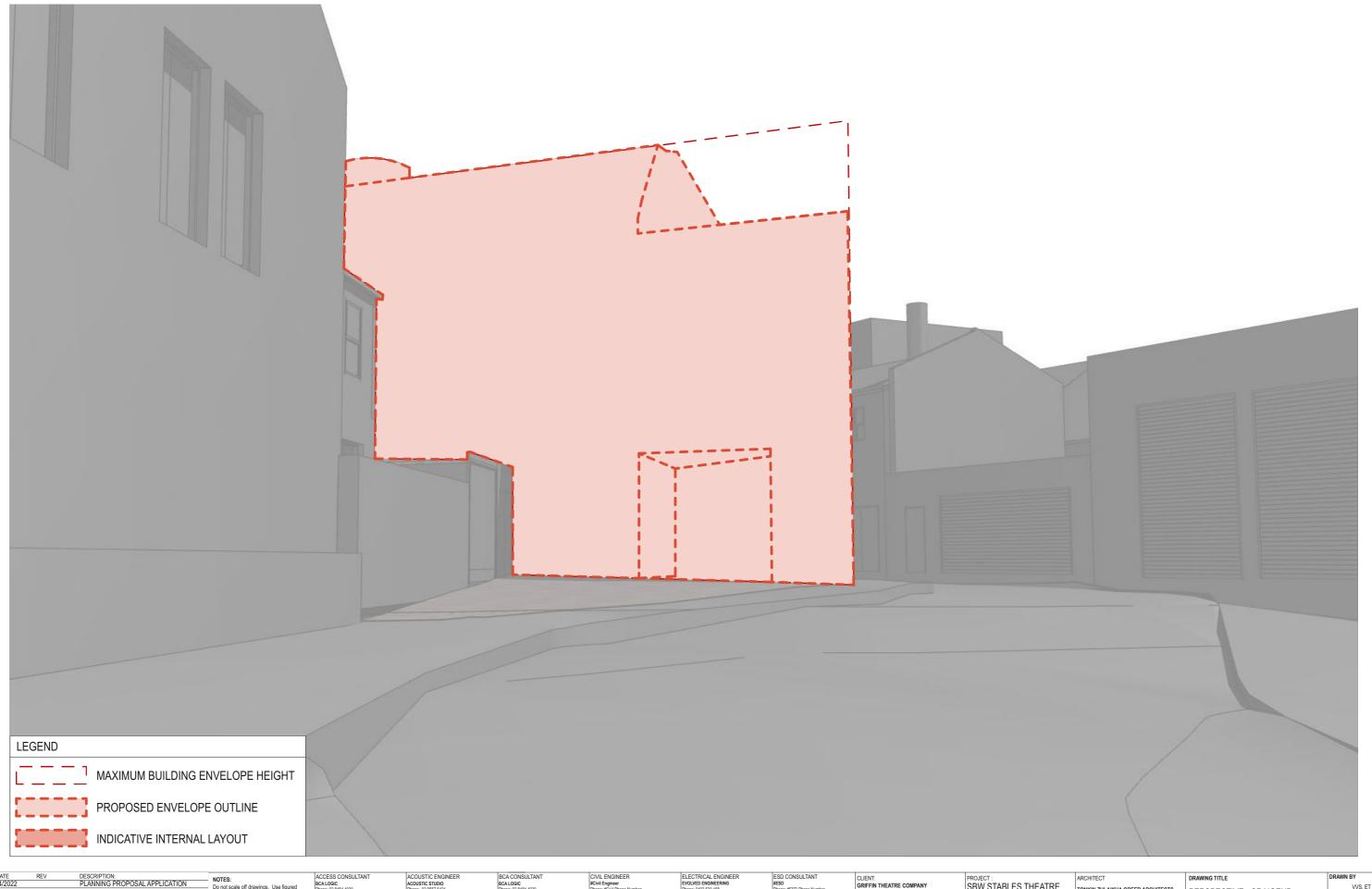


GROSS FLOOR AREA BREAKDOWN										
LEVEL	GFA									
BASEMENT	138.69									
GROUND	135.95									
LEVEL 1	142.36									
LEVEL 1 UPPER	48.68									
	465.68 m²									

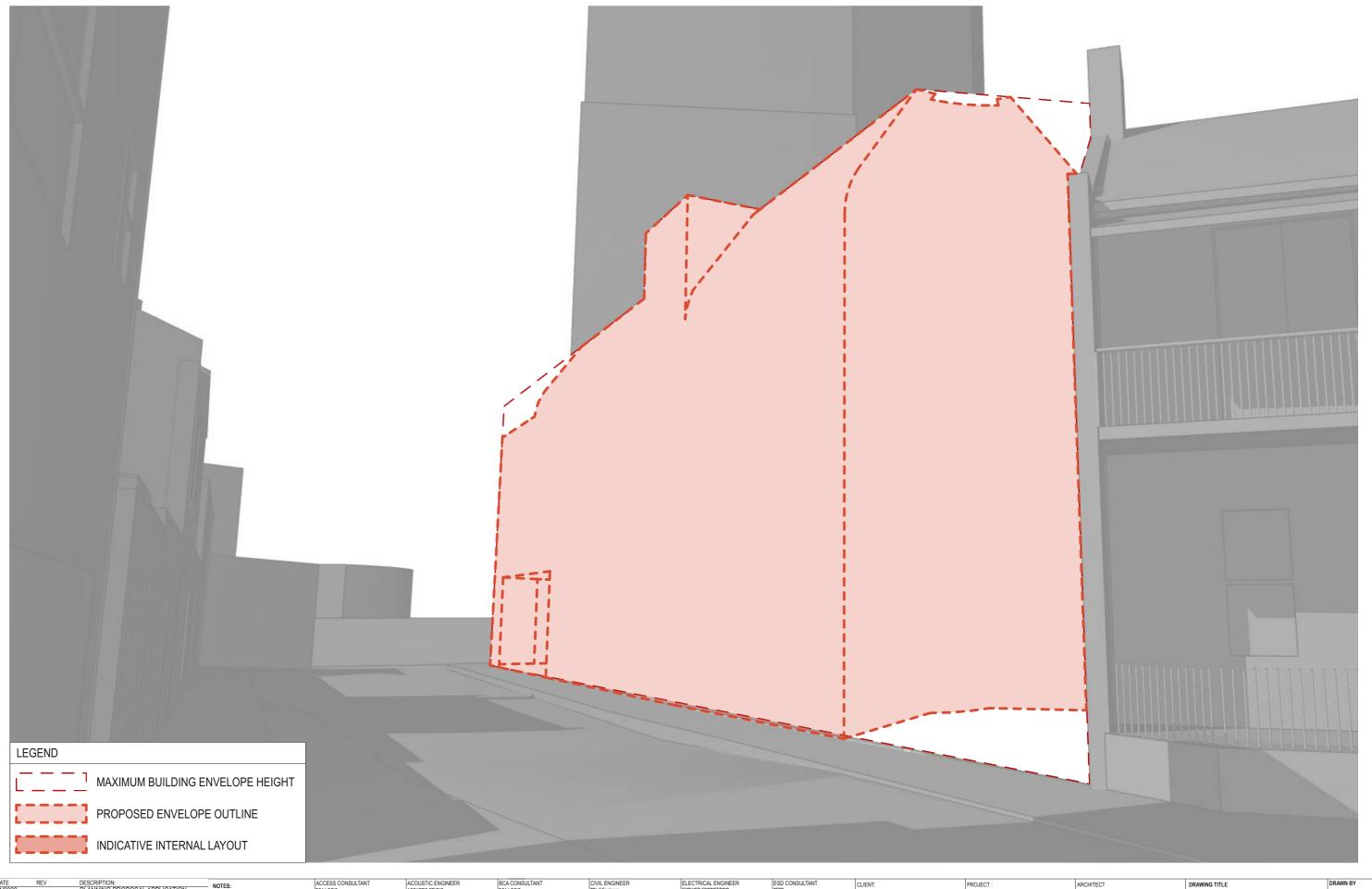
LEVEL 1 LOWER THEATRE PLAN

LEVEL 1 UPPER THEATRE PLAN

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1/4/2022 2/11/2022	A	PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)		BCA LOGIC Phone: 02 8484 4030 Email: Jharvey@bcalogic.com.au	ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA LOGIC Phone: 02 8484 4030 Email: Jharvey@bcalogic.com.au	#Civil Engineer Phone: #Civil Phone Number: Email: #Civil E-mail	Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	Phone: #ESD Phone Number Email: #ESD E-mail	Phone: 0412 563 220	SBW STABLES THEATRE	TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street	GFA DIAGRAMS		CHECK	VVS, ET
			to the architect. These designs, plans, specifications and the copyright therein are		HYDRAULIC ENGINEER EVOLVED ENGINEERING	LANDSCAPE ARCHITECT #Landscape Architects	MECHANICAL ENGINEER EVOLVED ENGINEERING	STRUCTURAL ENGINEER SDA STRUCTURES		Email: julieanne@griffintheatre.com.au	REDEVELOPMENT	ABN: 46002722349 P: (02) 9215 4900			CILCA	TG
			the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be	Phone: 0403 530 168 Email: brett@evolvedengineering.com.au TOWN PLANNER	Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	Phone: 02 9810 6911 Email: nick@sdastructures.com.au				F: (02) 9215 4901 EMAIL info@tzg.com.au	SCALES		1:200 DATE NOVEN	MBER 2022
			reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	HAMPTONS PROPERTY SERVICES Phone: 0414 679 231							PROJECT NO: 21013	WEB www.tzg.com.au	PHASE PLANNING PROPOSAL	DRAWING NO	A 500 REV	Α



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2/11/2022	A	PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	Do not scale off drawings. Use figured dimensions only. Report any discrepencies	BCA LOGIC Phone: 02 8484 4030 Email: Jhayyay@healonic.com.au	ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA LOGIC Phone: 02 8484 4030 Email: Jharvey@bcalogic.com.au	#Civil Engineer Phone: #Civil Phone Number: Email: #Civil E-mail	Phone: 0403 530 168 Email: henry@eynlyedengineering.com.au	Phone: #ESD Phone Number Email: #ESD E-mail	GRIFFIN THEATRE COMPANY Phone: 0412 563 220	SBW STABLES THEATRE	TONKIN ZULAIKHA GREER ARCHITECTS	PERSPECTIVE - 0	CRAIGEND		VVS, ET
			to the architect. These designs, plans, specifications and the copyright therein are	FIRE ENGINEERING EVOLVED ENGINEERING	HYDRAULIC ENGINEER EVOLVED ENGINEERING	LANDSCAPE ARCHITECT #Landscape Architects	MECHANICAL ENGINEER EVOLVED ENGINEERING	STRUCTURAL ENGINEER SDA STRUCTURES		Email: julieanne@griffintheatre.com.au	REDEVELOPMENT	117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900	3		CHECK	TG
			the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be	Phone: 0403 530 168 Email: brett@evolvedengineering.com.au TOWN PLANNER	Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	Phone: 02 9810 6911 Email: nick@sdastructures.com.au				F: (02) 9215 4901 EMAIL info@tzg.com.au A3643661	SCALES		DATE NOVE	MBER 2022
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2/11/2022	Λ Λ	PLANNING PROPOSAL (OUTLINES ONLY)		Phone: 02 8484 4030	Phone: 02 9557 6421	Phone: 02 8484 4030	Phone: #Civil Phone Number:	Phone: 0403 530 168	Phone: #ESD Phone Number	Phone: 0412 563 220	ODW STADLES THEATINE	TONKIN ZULAIKHA GREER ARCHITECTS	PERSPECTIVE - NIM	IDOD	V V S, L I
2/11/2022	<u> </u>			Email: Jharvey@bcalogic.com.au	Email: jason.cameron@acousticstudio.com.au	Email: Jharvey@bcalogic.com.au	Email: #Civil E-mail	Email: henry@evolvedengineering.com.au	Email: #ESD E-mail		DEDEMENT	117 Reservoir Street	PERSPECTIVE - INIIV	IKUD	CHECKED
			to the architect. These designs, plans,	FIRE ENGINEERING	HYDRAULIC ENGINEER	LANDSCAPE ARCHITECT	MECHANICAL ENGINEER	STRUCTURAL ENGINEER		Email: julieanne@griffintheatre.com.au	REDEVELOPMENT	ABN: 46002722349	₹		CHECKED
			specifications and the copyright therein are	EVOLVED ENGINEERING	EVOLVED ENGINEERING	#Landscape Architects	EVOLVED ENGINEERING	SDA STRUCTURES					4 ∣		TG
			the property of Tonkin Zulaikha Greer	Phone: 0403 530 168	Phone: 0403 530 168	Dhone: #I andresse Architecte Dhone Number	Dhana: 0402 520 169	Phone: 02 9810 6911				P: (02) 9215 4900 @22	SCALES		1
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