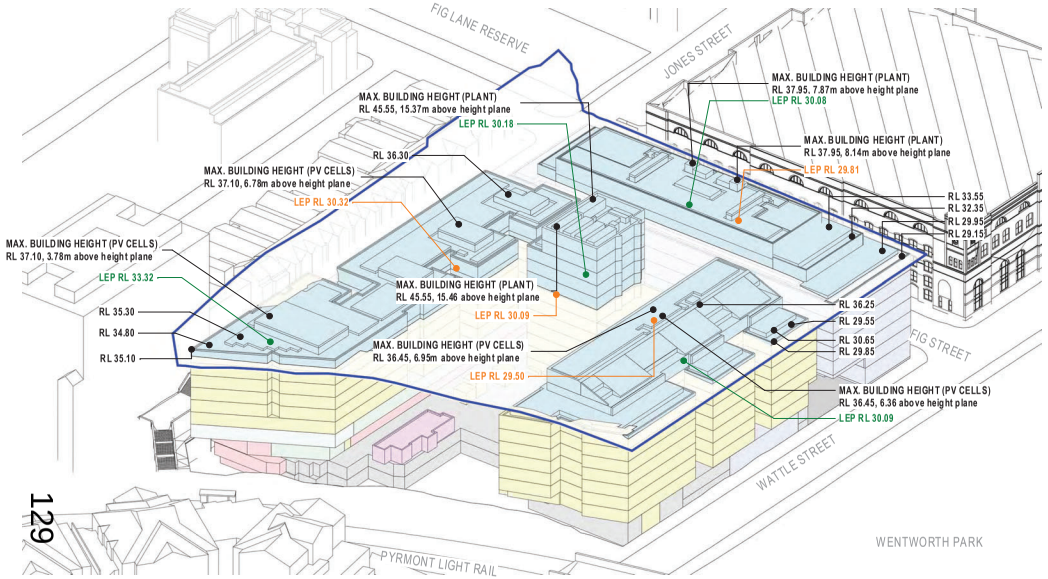
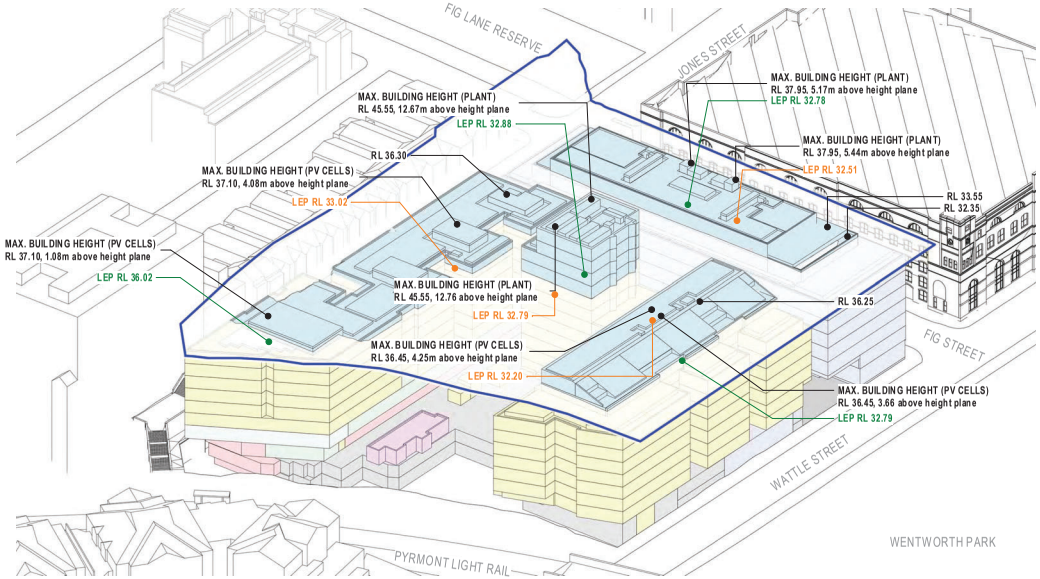
# Attachment C

## Amended Building Envelope Drawings




## STAGE 1 DA MODIFICATION MASSING - WEST

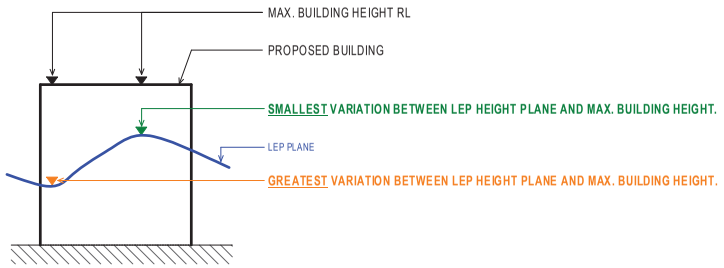
LEP HEIGHT LIMIT PLANE
(27M ABOVE EXISTING GROUND LEVEL)




## STAGE 1 DA MODIFICATION MASSING - WEST

LEP HEIGHT LIMIT + 10% PLANE
(29.7M ABOVE EXISTING GROUND LEVEL)

## KEY LEGEND



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Telephone +61 2 9281 7200
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|---|---|---|---|
| 01 | 23.11.22 | STAGE 1 DA MOD DRAFT 01 | |
| 02 | 6.10.23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 6.11.23 | STAGE 1 DA MOD SUBMISSION | |

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(02) 9068 7500

STRUCTURE
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(02) 9516 0722

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LANDSCAPE
OCULUS
(02) 9557 5533

CLIENT
LANDREAM

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE
0 20 00 50 00

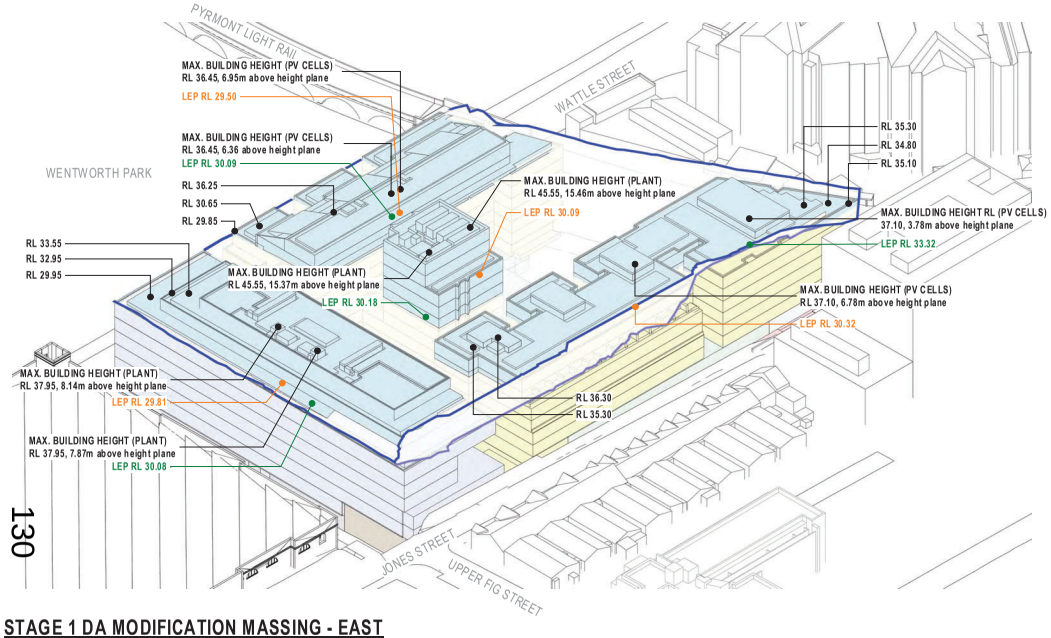
SCALE
As indicated @ A0
DO NOT SCALE

STATUS

DRAWING
CONCEPT ENVELOPE 3D WEST

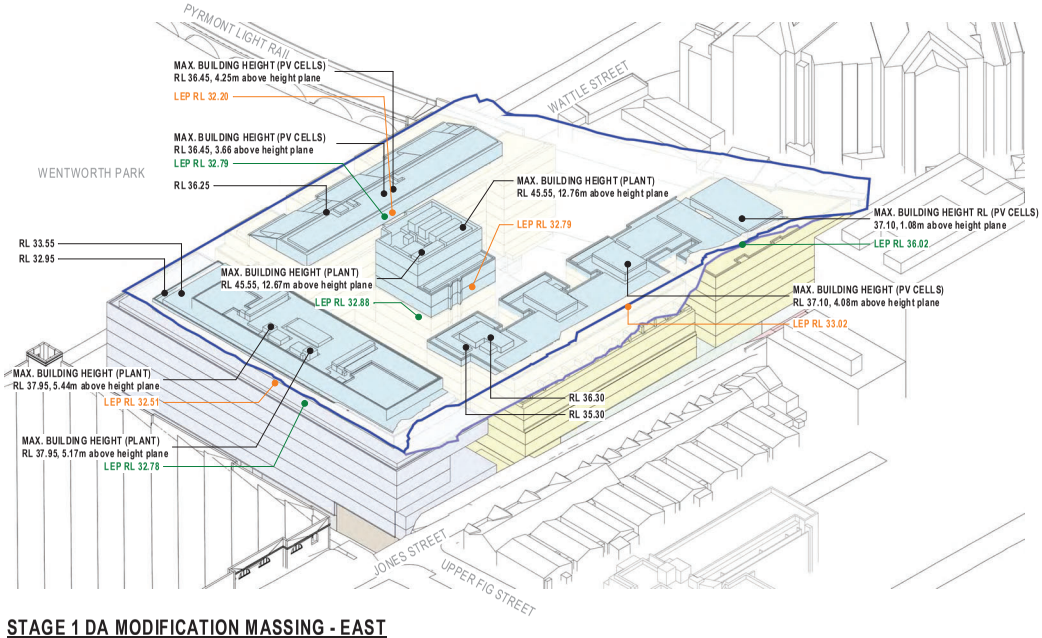
DRAWING NUMBER
AR-DA-MOD-0001

ISSUE
03




## STAGE 1 DA MODIFICATION MASSING - EAST

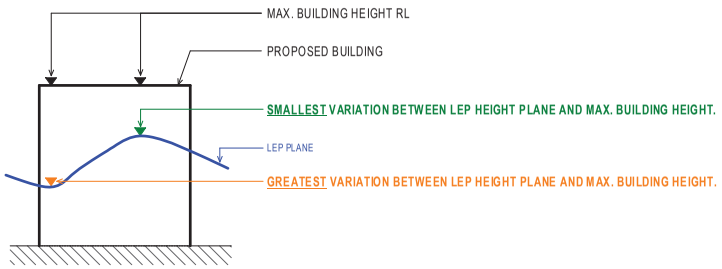
LEP HEIGHT LIMIT PLANE
(27M ABOVE EXISTING GROUND LEVEL)




## STAGE 1 DA MODIFICATION MASSING - EAST

LEP HEIGHT LIMIT + 10% PLANE
(29.7M ABOVE EXISTING GROUND LEVEL)

## KEY LEGEND



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|---|---|---|---|
| 01 | 23/12/22 | STAGE 1 DA MODIFICATION | |
| 02 | 03/02/23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03/10/23 | STAGE 1 DA MOD SUBMISSION | |

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PLANNER
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(02) 9068 7500

STRUCTURE
EI AUSTRALIA
(02) 9516 0722

SERVICES
IGS ENGINEERING
(02) 8488 4600

LANDSCAPE
OCULUS
(02) 9557 9533

CLIENT
LANDCEAM

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 25 50 100

SCALE
As indicated @ A1
DO NOT SCALE

STATUS

DRAWING
CONCEPT ENVELOPE 3D EAST

DRAWING NUMBER
AR-DA-MOD-0002

ISSUE
03

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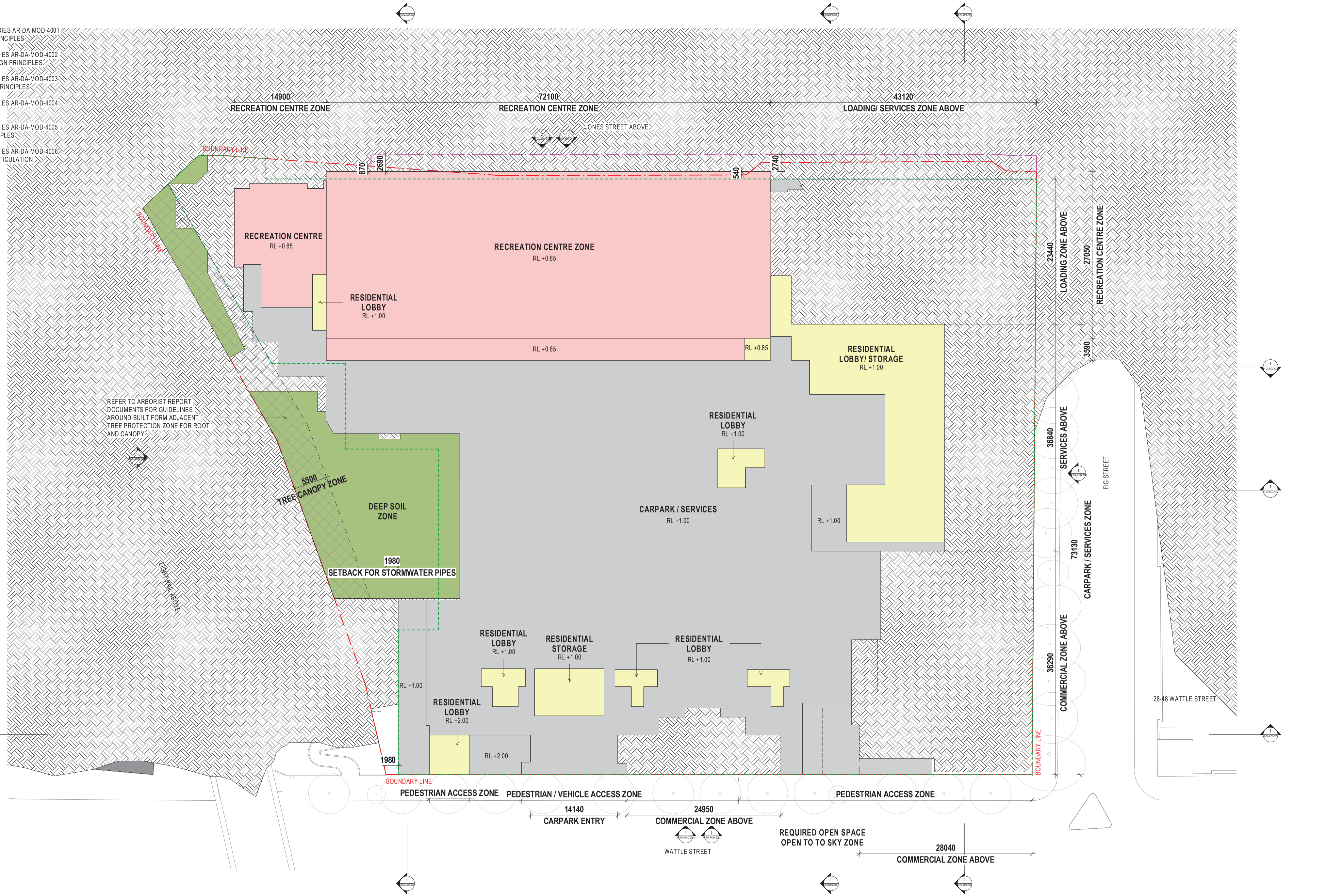
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES



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Telephone +61 2 8297 7200
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|---|---|---|---|
| 01 | 22/12/22 | STAGE 1 DA MOD DRAFT 01 | |
| 02 | 03/02/23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03/11/23 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (256 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,381 M²
- STAGE 1 DA ENVELOPE
- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING/ SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFT OVERRUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FINS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- ANY OPENING TO THIS FACADE IS NOT PRIMARY OPENING AND BELONGS TO ONE OF THE FOLLOWING SITUATIONS: 1. BELONGS TO A NON-HABITABLE ROOM 2. HAS PRIVACY SCREEN / LANDSCAPE BUFFER 3. DOESNT HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS 4. HAS NARROW SLOT WINDOWS WITH DEEP REVEALS 5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

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LANDSCAPE: OCULUS (02) 9557 5533

CLIENT: LANDREAM
CLIENT NUMBER
PROJECT MANAGER: ARGENTUM GROUP (02) 9037 0877

PROJECT: WATTLE STREET 14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER: 2109023

TRUE NORTH / PROJECT NORTH
GRAPHIC SCALE 0 2000 5000
SCALE: As indicated@A0 DO NOT SCALE
STATUS

DRAWING: GENERAL ARRANGEMENT PLAN - LEVEL 00
DRAWING NUMBER: AR-DA-MOD-1001
ISSUE: 03

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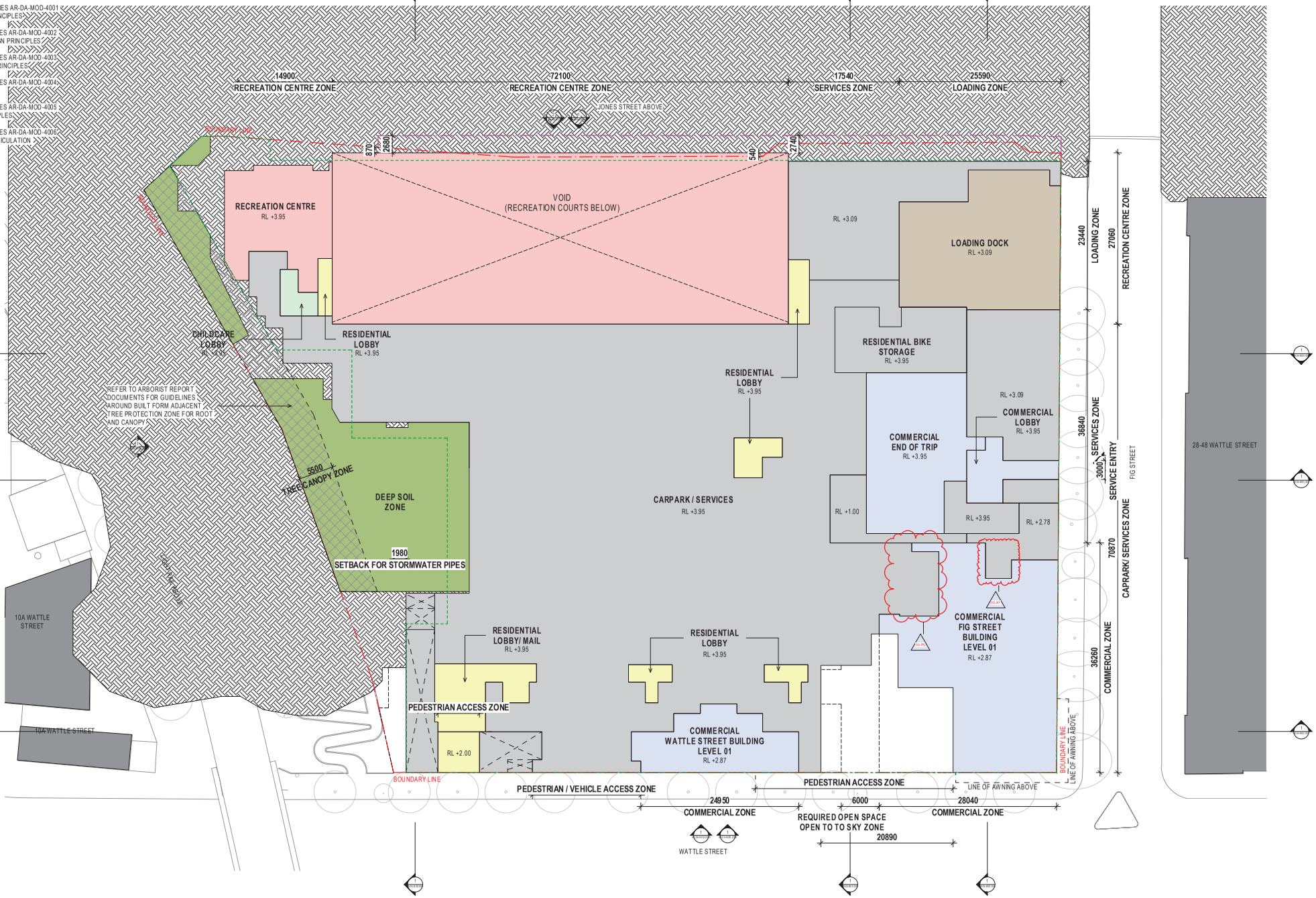
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES

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NSW
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PTA JAMIN 6367(SA)
CHU SIM PTA 6126 (ACT)
PETER WOODWARD 6326
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| 02 | 03/02/23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03/12/23 | STAGE 1 DA MOD SUBMISSION | |

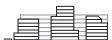
**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (256 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,381 M²).
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABRUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FINS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH

ANY OPENING TO THE FACADE IS NOT PRIMARY OPENING AND RELATES TO USE OF THE FACILOMINGSTAT ZONE
1. HAS DIRECT LINE OF SIGHT TO PUBLIC REALM
2. HAS PRIVACY SCREEN & LANDSCAPE BUFFER
3. DOESNT HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS
4. HAS MIRROR WALLOT WINDOWS WITH DEEP REVEALS
5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

KEY PLAN



PLANNER
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(02) 9068 7500

STRUCTURE
EI AUSTRALIA
(02) 9516 0722

SERVICES
IGS ENGINEERING
(02) 8488 4600

LANDSCAPE
OCULUS
(02) 9957 5533

CLIENT
LANDCEAN

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

STATUS

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
A1 on disable 1:00 A3
DO NOT SCALE

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 01

DRAWING NUMBER
AR-DA-MOD-1002

ISSUE
03

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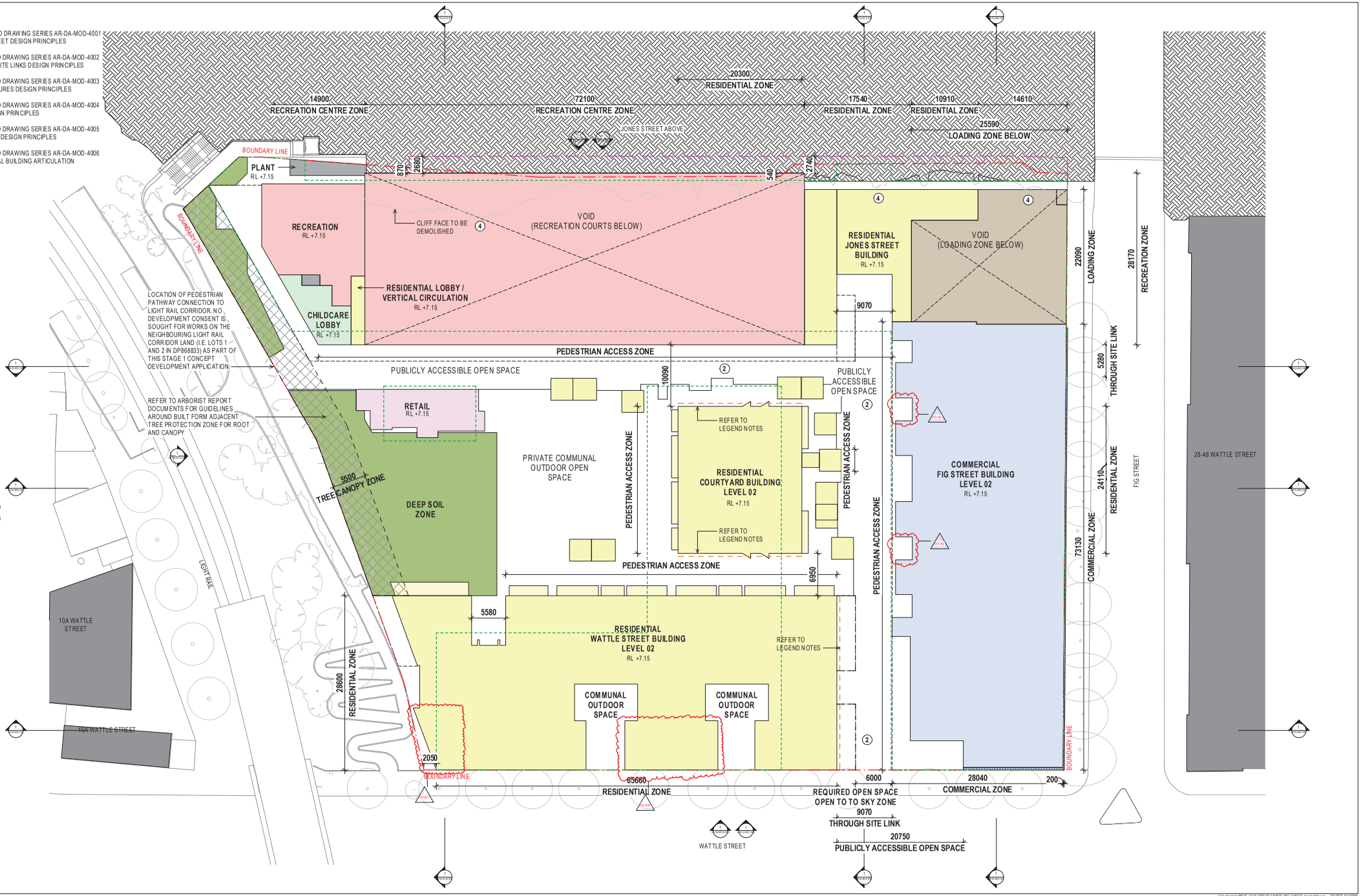
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES

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ARCHITECTS REGISTRATION BO ARD (NSW) NOMINATED ARCHITECTS:

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KEN WING TSONG FYFCHIN 6367
PETER JOHN FYFE 4 ALAN GARTON 7303
PETER FORSYTH 5 ALAN 7303
PETER JOHN FYFE 7 PAUL 7303
PETER FYFE 7 PAUL 7303
1947 ELIE ENGELMO
Tel Sydney +61 2 9287 7000
Tel Night line +61 2 9287 7200
Fax Australia +61 2 9287 7289
www.bvn.com.au

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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23.11.2023 | STAGE 1 DA MODIFICATION | |
| 02 | 01.02.2023 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03.11.2023 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (236 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,361M²
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABRUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FAIS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- ANY OPENING TO THIS FACADE IS NO TPRIMARY OPENING AND RELATES TO USE OF THE FOLLOWING SITUATIONS
  1. ONLY ADJACENT TO A NON-PUBLIC ZONE
  2. HAS PRIVACY SCREEN / LANDSCAPE BUFFER
  3. DOESNT HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS
  4. HAS MIRROR WALLOT WINDOWS WITH DEEP REVEALS
  5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

KEY PLAN

PLANNER
GYDE CONSULTING
(02) 9068 7500

STRUCTURE
EI AUSTRALIA
(02) 9516 0722

SERVICES
IGS ENGINEERING
(02) 8488 4600

LANDSCAPE
OCULUS
(02) 9957 9533

CLIENT
LANDREAM

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

STATUS

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
As indicated @ A1
DO NOT SCALE

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 02

DRAWING NUMBER
AR-DA-MOD-1003

ISSUE
03

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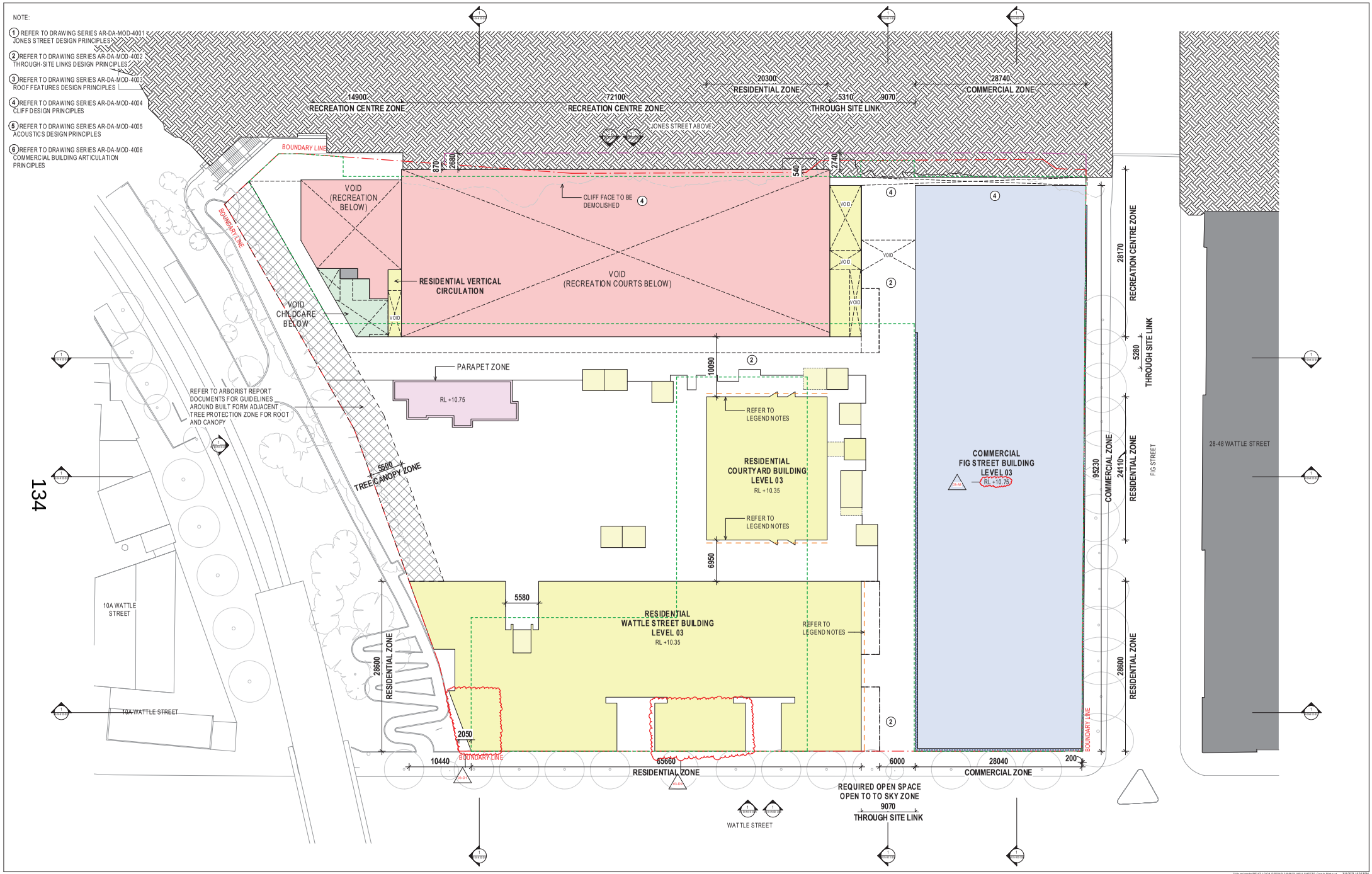
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES

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NOM INATED ARCHITECTS:

NSW
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NOTE
CON TRACTOR TO CHECK AND VERIFY ALL DIM NSIONS & NOTE PRIOR TO CO MMENCEMENT O F WO RK BE IN SPECIFIC N OF SHOP DR AWINGS, DO NOT SCALE THIS DRAWIN G

| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23.11.23 | STAGE 1 DA MOD DRAFT EE | |
| 02 | 01.02.23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03.12.23 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (256 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,381M²).
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTO HERUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FAIS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH

ANY OPENING TO THIS FAÇADE IS NO T PRIMARY OPENING AND RELATES TO USE OF THE FOLLOWING SITUATIONS
1. HAS DIRECT VIEW OF PUBLIC WALK WAYS
2. HAS PRIVACY SCREEN L INDSCAPE BUFFER
3. DOESNT HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS
4. HAS MIRRO W SLOT WINDOWS WITH DEEP R EVEALS
5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

KEY PLAN

PLANNER
GYDE CONSULTING
(02) 9068 7500
STRUCTURE
EI AUSTRALIA
(02) 9516 0722
SERVICES
IGS ENGINEERING
(02) 8488 4600
LANDSCAPE
OCULUS
(02) 9957 9533

CLIENT
LANDCEAN
CLIENT NUMBER
PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
As indicated @ A1
DO NOT SCALE
STATUS

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 03
DRAWING NUMBER
AR-DA-MOD-1004
ISSUE
03

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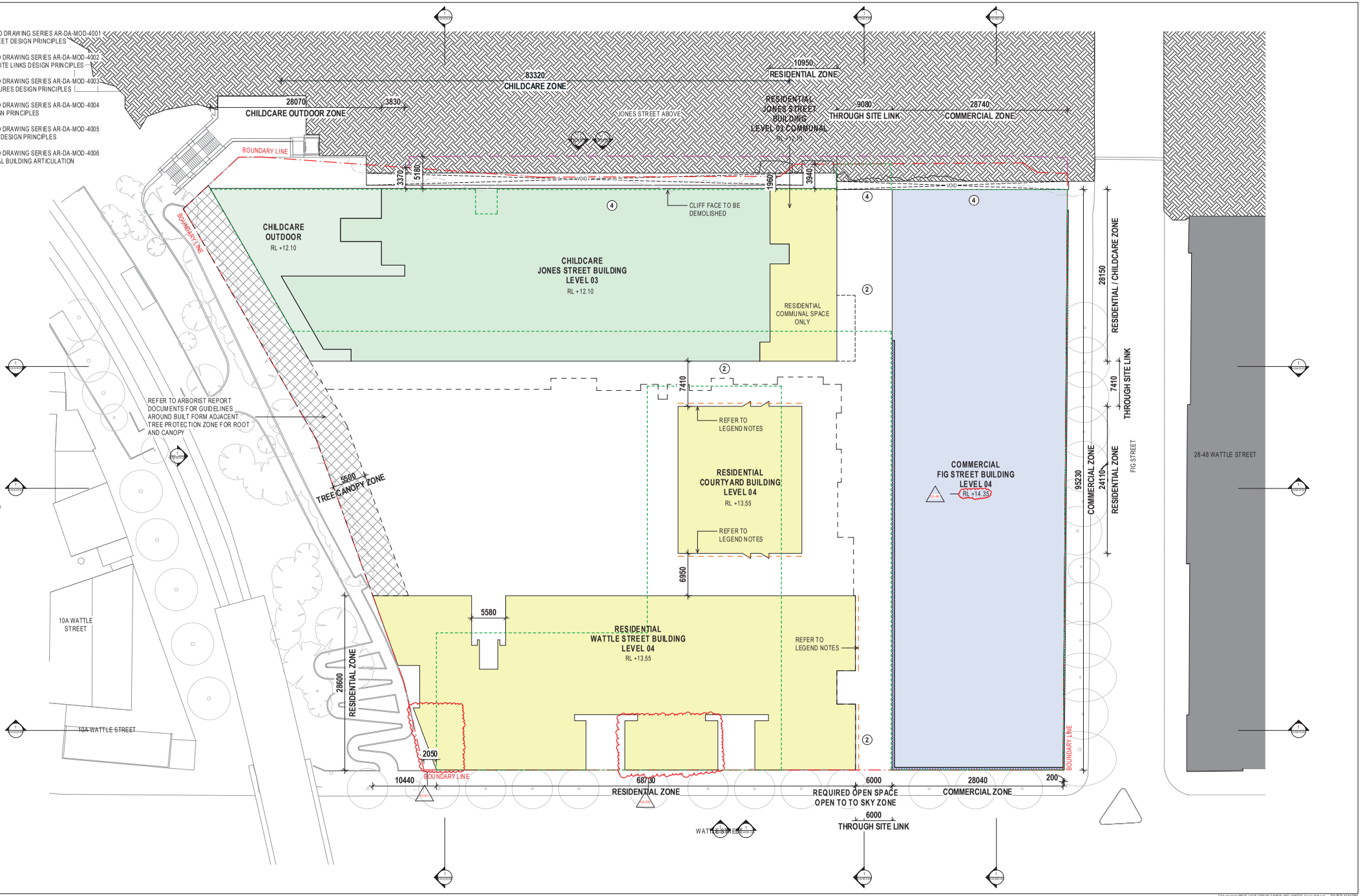
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES

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ROBERT JAMES DAVIS 7114
JULIAN JUNG 6710
CHU SIN FEI 6349
ANDREW JOHN MCNAMARA 6705
PAN PETER FYFE 6361
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WONG KAI YIN 6709
Telephone +61 2 9281 7200
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NOTE
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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23/12/23 | STAGE 1 DA MOD DRAFT EIS | |
| 02 | 01/02/23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03/12/23 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (236 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: (2,381 M²)
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABOVE
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FINS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH

ANY OPENING TO THIS FACADE IS NOT PRIMARY OPENING AND RELEVANT TO USE OF THE FOLLOWING SITUATIONS
1. HAS DIRECT LINE OF SIGHT TO THE PUBLIC REALM
2. HAS PRIVACY SCREEN / LANDSCAPE BUFFER
3. DOESN'T HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS
4. HAS MIRROR/ BLOT WINDOWS WITH DEEP REVEALS
5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

KEY PLAN

PLANNER
GYDE CONSULTING
(02) 9068 7500
STRUCTURE
EI AUSTRALIA
(02) 9516 0722
SERVICES
IGS ENGINEERING
(02) 8488 4600
LANDSCAPE
OCULUS
(02) 9957 9533

CLIENT
LANDREAM
CLIENT NUMBER
PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
As indicated @ A1
DO NOT SCALE
STATUS

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 03 & LEVEL 04
DRAWING NUMBER
AR-DA-MOD-1005
ISSUE
03

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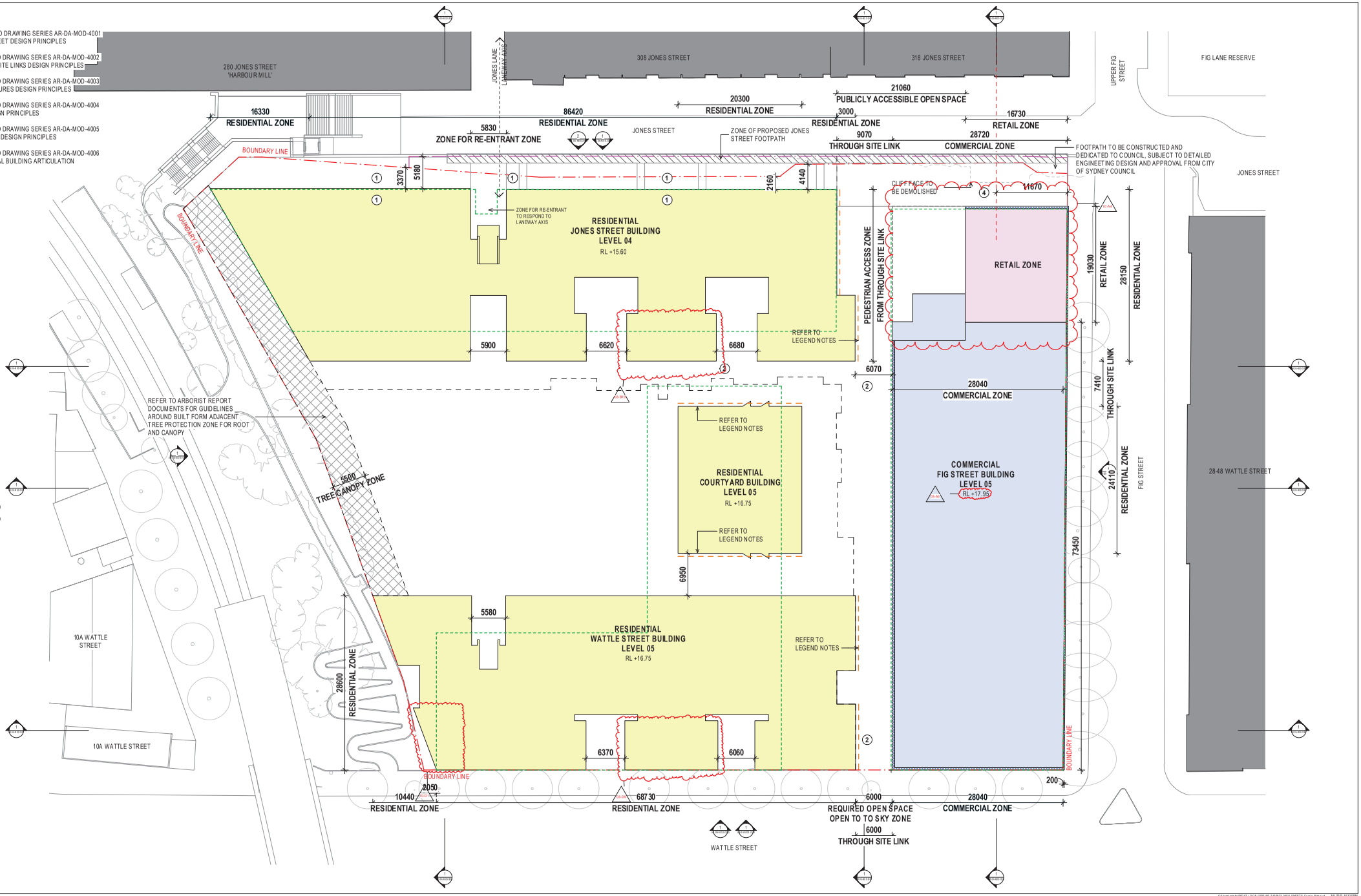
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES



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Level 8, 728 George Street
Sydney NSW 2000
Australia
Tel +61 2 9267 7200
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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23.11.23 | STAGE 1 DA MOD DRAFT EE | |
| 02 | 01.12.23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03.11.23 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (286 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,381M²)
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABOVE
- STAGE 2 DA ENVELOPE - BELOW
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FINS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH

ANY OPENING TO THIS FACADE IS NOT PRIMARY OPENING AND REFER TO THE OF THE FOLLOWING SITUATIONS
1. HAS DIRECT LINE OF SIGHT WITH TRAFFIC
2. HAS PRIVACY SCREEN & LANDSCAPE BUFFER
3. DOESNT HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS
4. HAS NARROW SLOT WINDOWS WITH DEEP REVEALS
5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

KEY PLAN

| | |
|---|---|
| PLANNER | GYDE CONSULTING (02) 9008 7500 |
| STRUCTURE | EI AUSTRALIA (02) 9516 0722 |
| SERVICES | IGS ENGINEERING (02) 8488 4600 |
| LANDSCAPE | OCULUS (02) 9957 9533 |
| CLIENT | LANDREAM |
| CLIENT NUMBER | |
| PROJECT MANAGER | ARGENTUM GROUP (02) 9037 0877 |
| PROJECT | WATTLE STREET 14-26 WATTLE STREET, PYRMONT |
| BVN PROJECT NUMBER | 2109023 |
| TRUE NORTH | |
| PROJECT NORTH | |
| GRAPHIC SCALE | 0 20.00 50.00 |
| SCALE | As indicated @ A1 — DO NOT SCALE |
| STATUS | |
| DRAWING | GENERAL ARRANGEMENT PLAN - LEVEL 04 & LEVEL 05 |
| DRAWING NUMBER | AR-DA-MOD-1006 |
| ISSUE | 03 |

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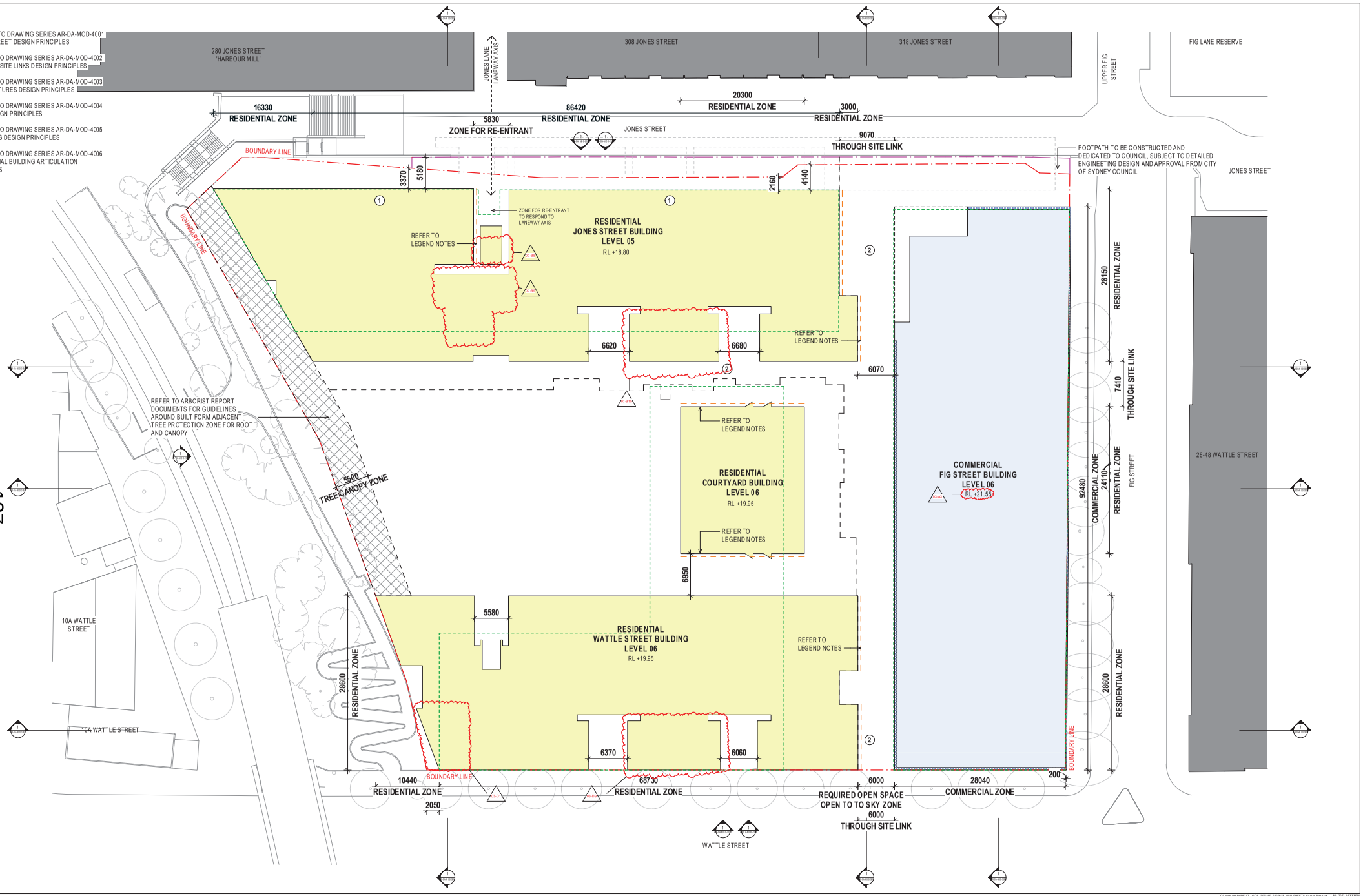
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES

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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23.11.23 | STAGE 1 DA MOD DRAFT EE | |
| 02 | 01.12.23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03.12.23 | STAGE 1 DA MOD SUBMISSION | |

LEGEND

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (286 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,381M²)
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABRUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FINS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH

ANY OPENING TO THIS FACADE IS NOT PRIMARY OPENING AND RELATES TO ONE OF THE FOLLOWING SITUATIONS:
1. HAS DIRECT LINE OF SIGHT WITH TWO BUILDINGS
2. HAS PRIVACY SCREEN & LANDSCAPE BUFFER
3. DOESNT HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS
4. HAS NARROW SLOT WINDOWS WITH DEEP REVEALS
5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

KEY PLAN

PLANNER
GYDE CONSULTING
(02) 9068 7500

STRUCTURAL
EI AUSTRALIA
(02) 9516 0722

SERVICES
IGS ENGINEERING
(02) 8488 4600

LANDSCAPE
OCULUS
(02) 9957 5533

CLIENT
LANDREAM

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

STATUS

TRUE NORTH / PROJECT NORTH

GRAPHIC SCALE
0 20.00 50.00

SCALE
As indicated @ A1 DO NOT SCALE

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 05 & LEVEL 06

DRAWING NUMBER
AR-DA-MOD-1007

ISSUE
03

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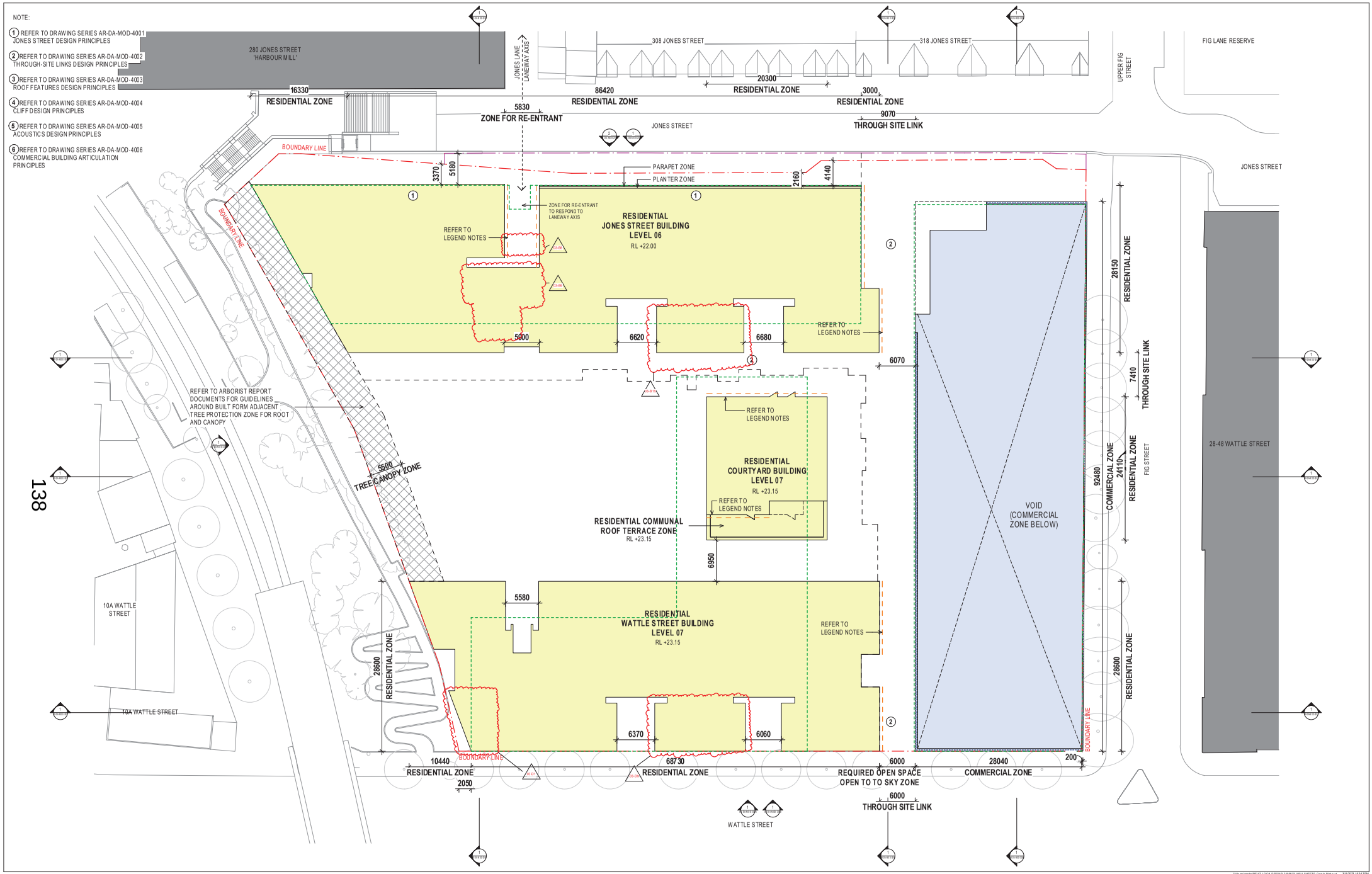
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES



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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23.11.22 | STAGE 1 DA MOD DRAFT EX | |
| 02 | 6.10.23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 6.31.12.3 | STAGE 1 DA MOD SUBMISSION | |

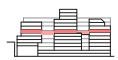
**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (286 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,381M²
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABRUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FINS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH

ANY OPENING TO THIS FACADE IS NOT PRIMARY OPENING AND RELATES TO ONE OF THE FOLLOWING SITUATIONS
1. HAS DIRECT LINE OF SIGHT INTO PUBLIC SPACE
2. HAS PRIVACY SCREEN & LANDSCAPE BUFFER
3. DOESNT HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS
4. HAS MIRROR WALL OR WINDOWS WITH DEEP REVEALS
5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

KEY PLAN



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IGS ENGINEERING
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LANDSCAPE
OCULUS
(02) 9957 5533

CLIENT
LANDREAM
CLIENT NUMBER
PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023
STATUS

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
As indicated @ A1
DO NOT SCALE

DRAWING
GENERAL ARRANGEMENT
PLAN - LEVEL 06 & LEVEL 07
DRAWING NUMBER
AR-DA-MOD-1008
ISSUE
03

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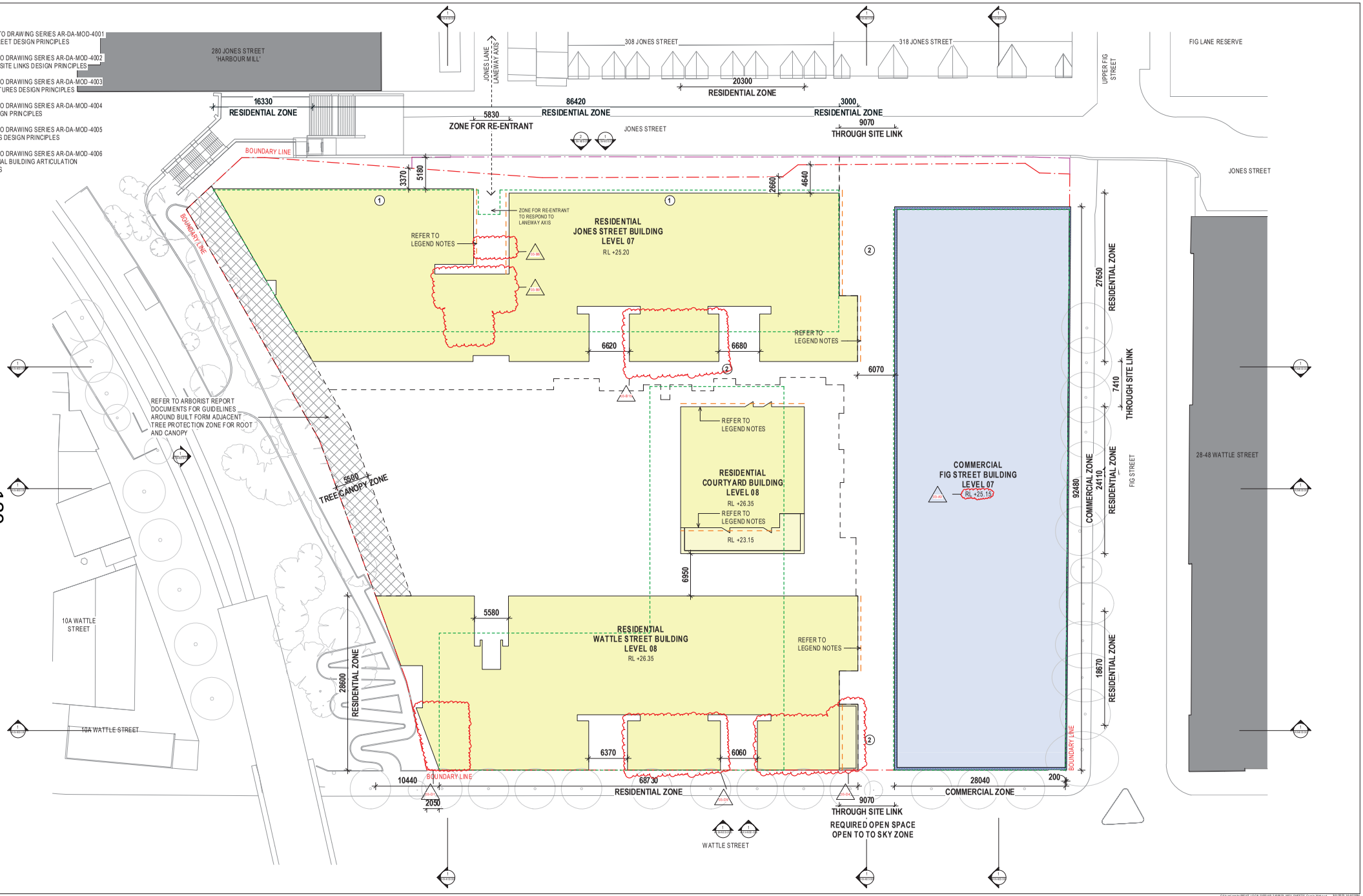
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES

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NOM RAITED ARCHITECTS:
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KEN NINETICHAL FYCHI 10407
PETER FOLLIS 7110
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PRINCIPAL PETER FOLLIS
PRINCIPAL PETER FYNN
1 NHC SLE ON BOS MS
Sydney NSW 2000 Australia
Telephone +61 2 9287 7200
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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23/12/22 | STAGE 1 DA MOD DRAFT EE | |
| 02 | 6/06/23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 6/31/12 3 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (286 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,381M²
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ERUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FAIS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELL S
- EARTH

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1. HAS DIRECT LINE OF SIGHT TO ADJACENT BUILDINGS
2. HAS PRIVACY SCREEN LANDSCAPE BUFFER
3. DOESNT HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS
4. HAS NARROW SLOT WINDOWS WITH DEEP REVEALS
5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

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(02) 9957 5533

CLIENT
LANDREAM
CLIENT NUMBER
PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023
STATUS

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
A1 on double A0 A1 DO NOT SCALE

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 07 & LEVEL 08
DRAWING NUMBER
AR-DA-MOD-1009
ISSUE
03

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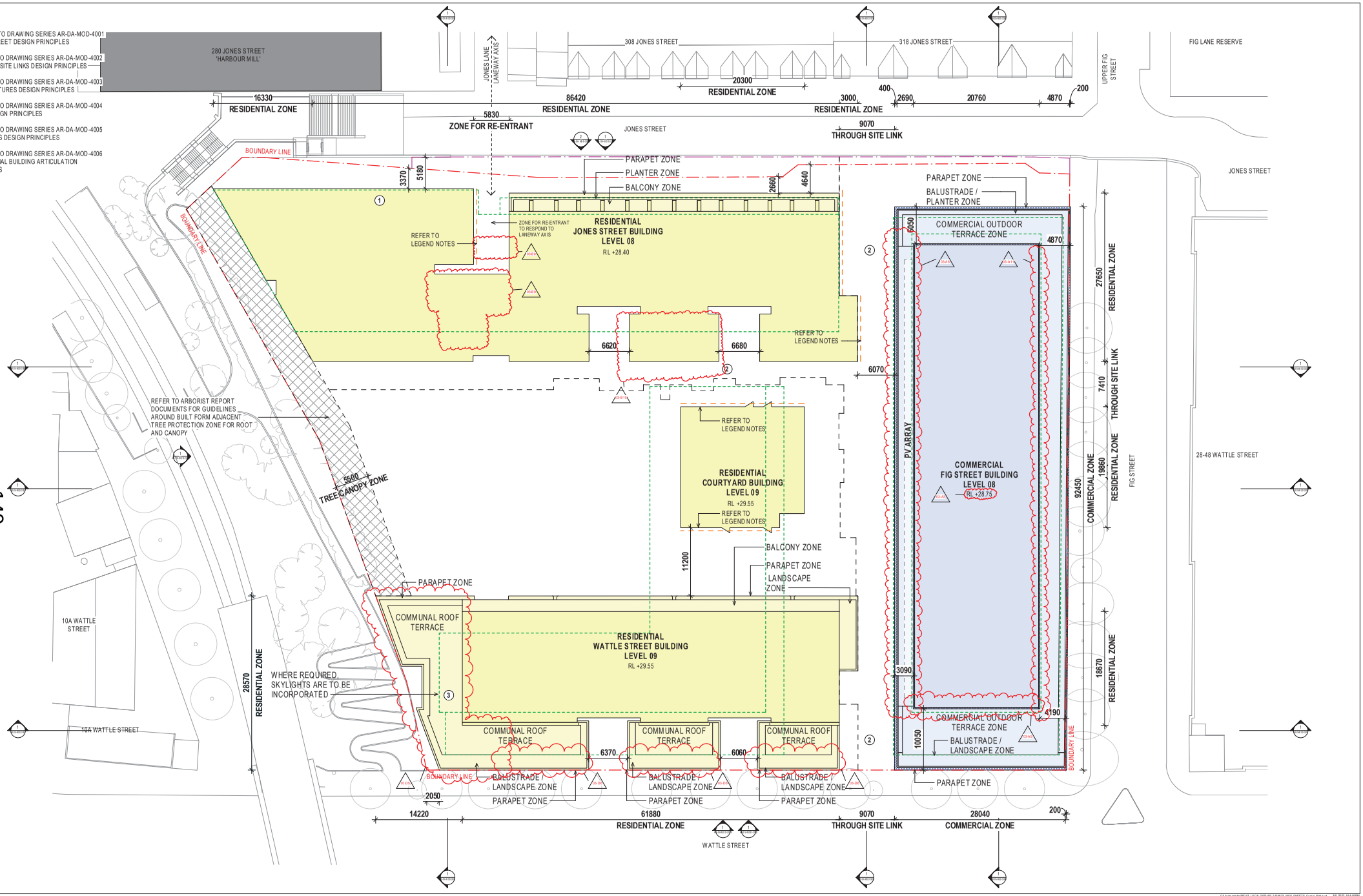
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES

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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23/12/23 | STAGE 1 DA MOD DRAFT EE | |
| 02 | 01/02/23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03/12/23 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

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CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
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PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

TRUE NORTH | PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
As indicated @ A1 | DO NOT SCALE
STATUS

DRAWING
GENERAL ARRANGEMENT
PLAN - LEVEL 08 & LEVEL 09
DRAWING NUMBER: AR-DA-MOD-1010
ISSUE: 03

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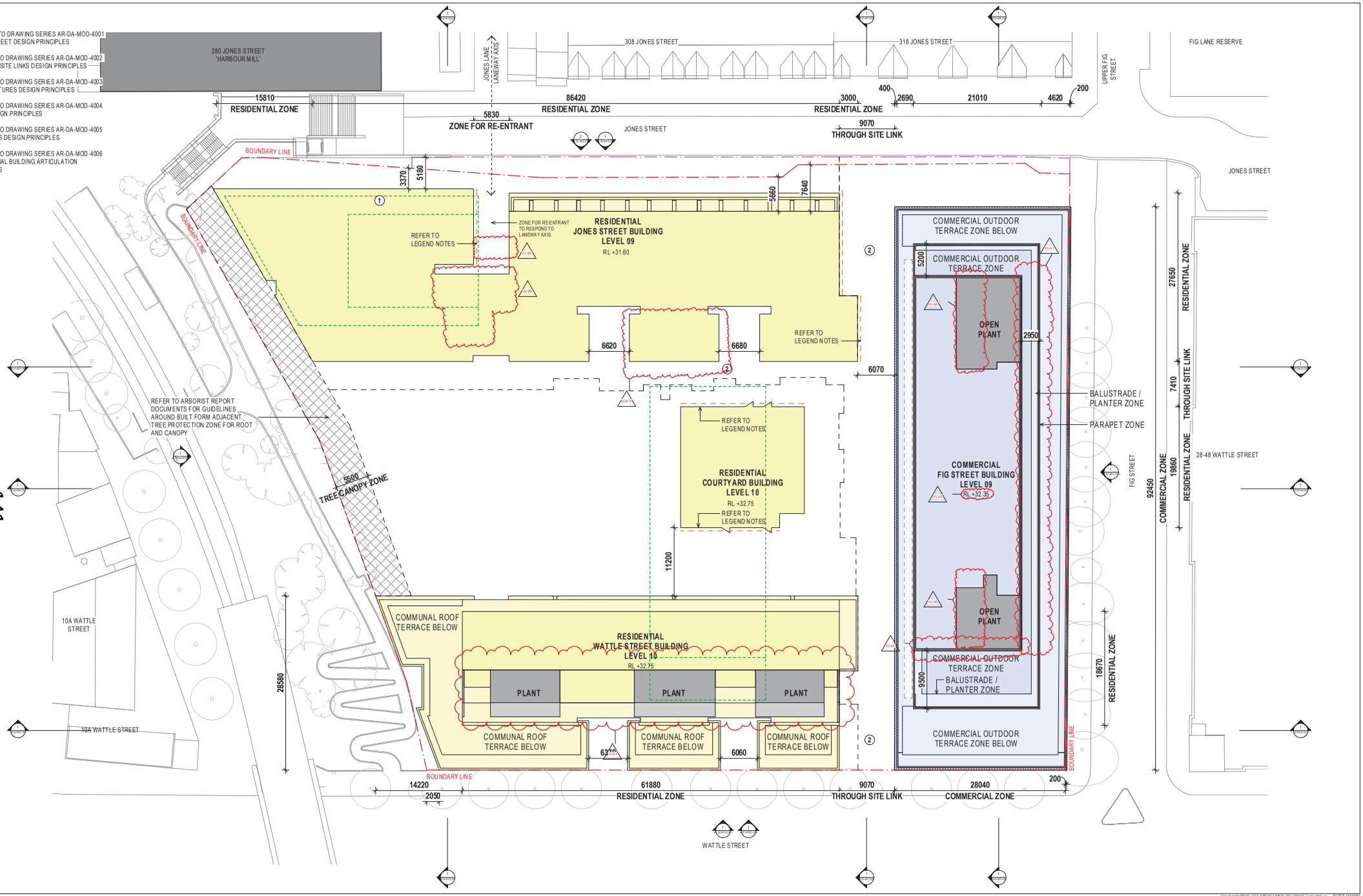
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES

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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23.11.23 | STAGE 1 DA MOD DRAFT EE | |
| 02 | 01.02.23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03.11.23 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
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CLIENT
LANDREAM
CLIENT NUMBER
PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
As indicated @ A1
DO NOT SCALE
STATUS

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 09 & LEVEL 10
DRAWING NUMBER
AR-DA-MOD-1011
ISSUE
03

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NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
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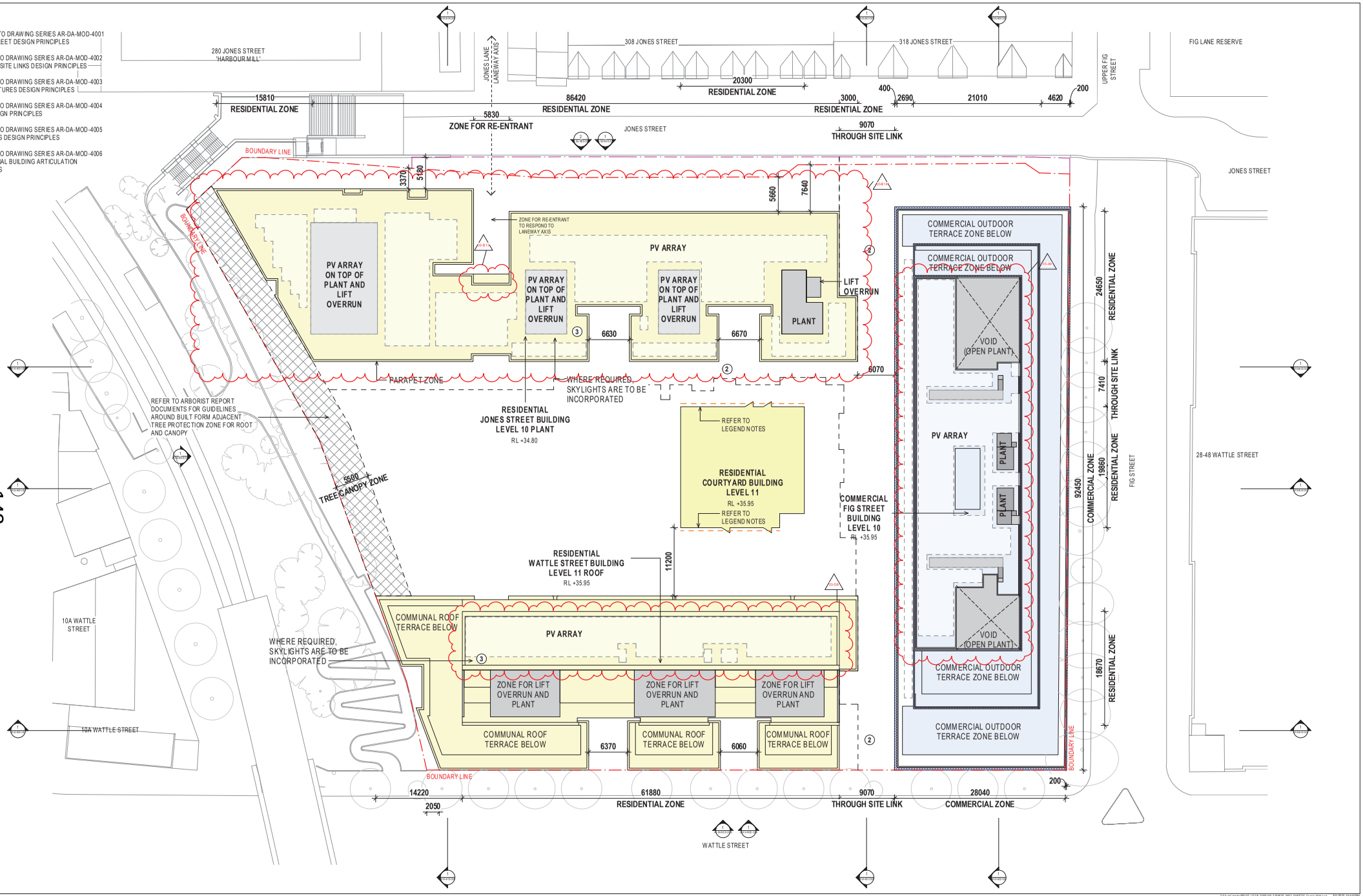
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES



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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23/12/22 | STAGE 1 DA MOD DRAFT EE | |
| 02 | 6/06/23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 6/31/23 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

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- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
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LANDREAM

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

STATUS

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
As indicated @ A0
DO NOT SCALE

DRAWING
GENERAL ARRANGEMENT
PLAN - LEVEL 10 & LEVEL 11

DRAWING NUMBER
AR-DA-MOD-1012

ISSUE
03

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NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
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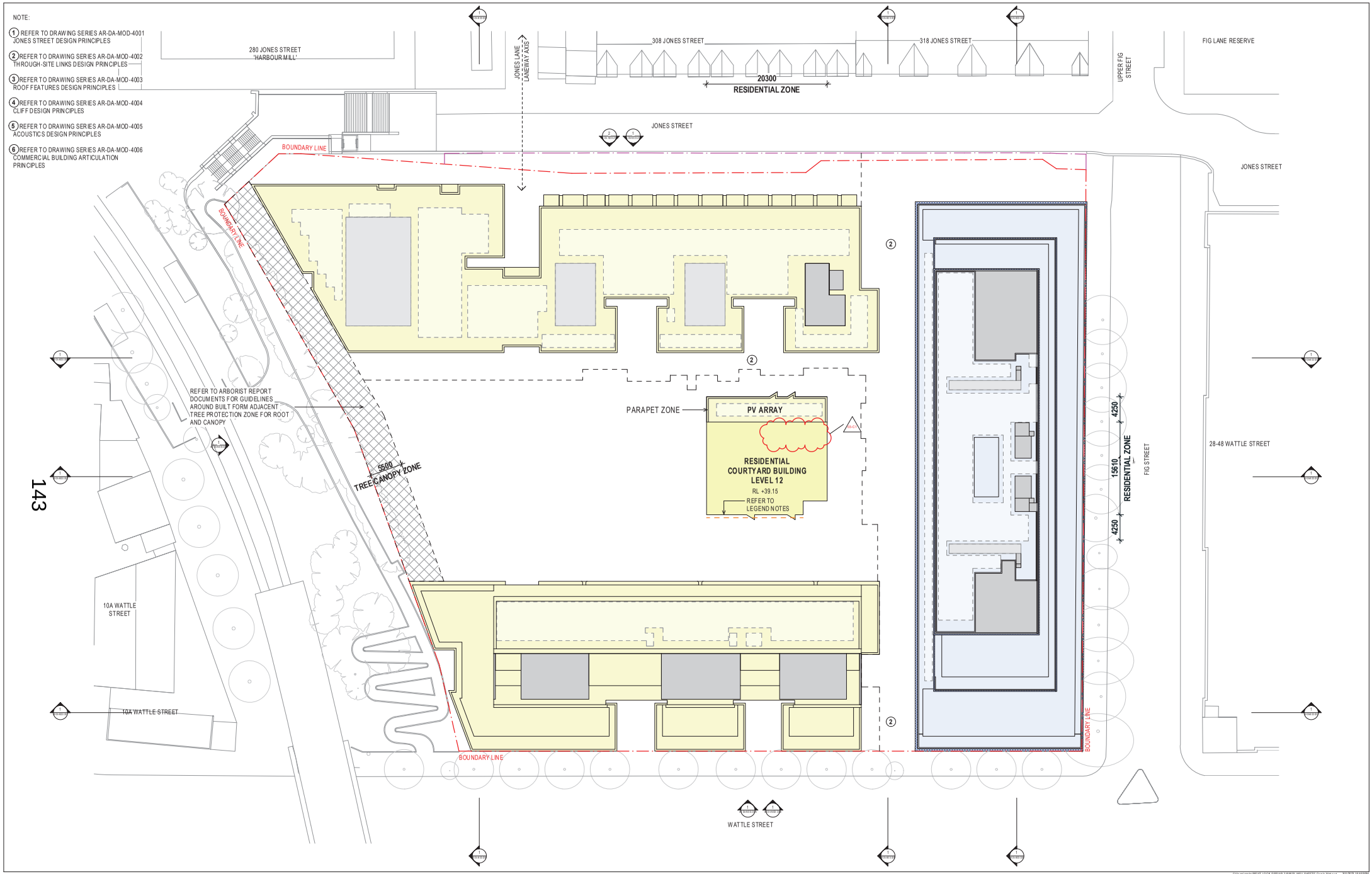
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES



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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23/12/23 | STAGE 1 DA MOD DRAFT EX | |
| 02 | 4/30/2023 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 6/31/12 3 | STAGE 1 DA MOD SUBMISSION | |

## LEGEND

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CLIENT NUMBER
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PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
As indicated @ A1
DO NOT SCALE
STATUS

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 11 & LEVEL 12
DRAWING NUMBER
AR-DA-MOD-1013
ISSUE
03

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NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
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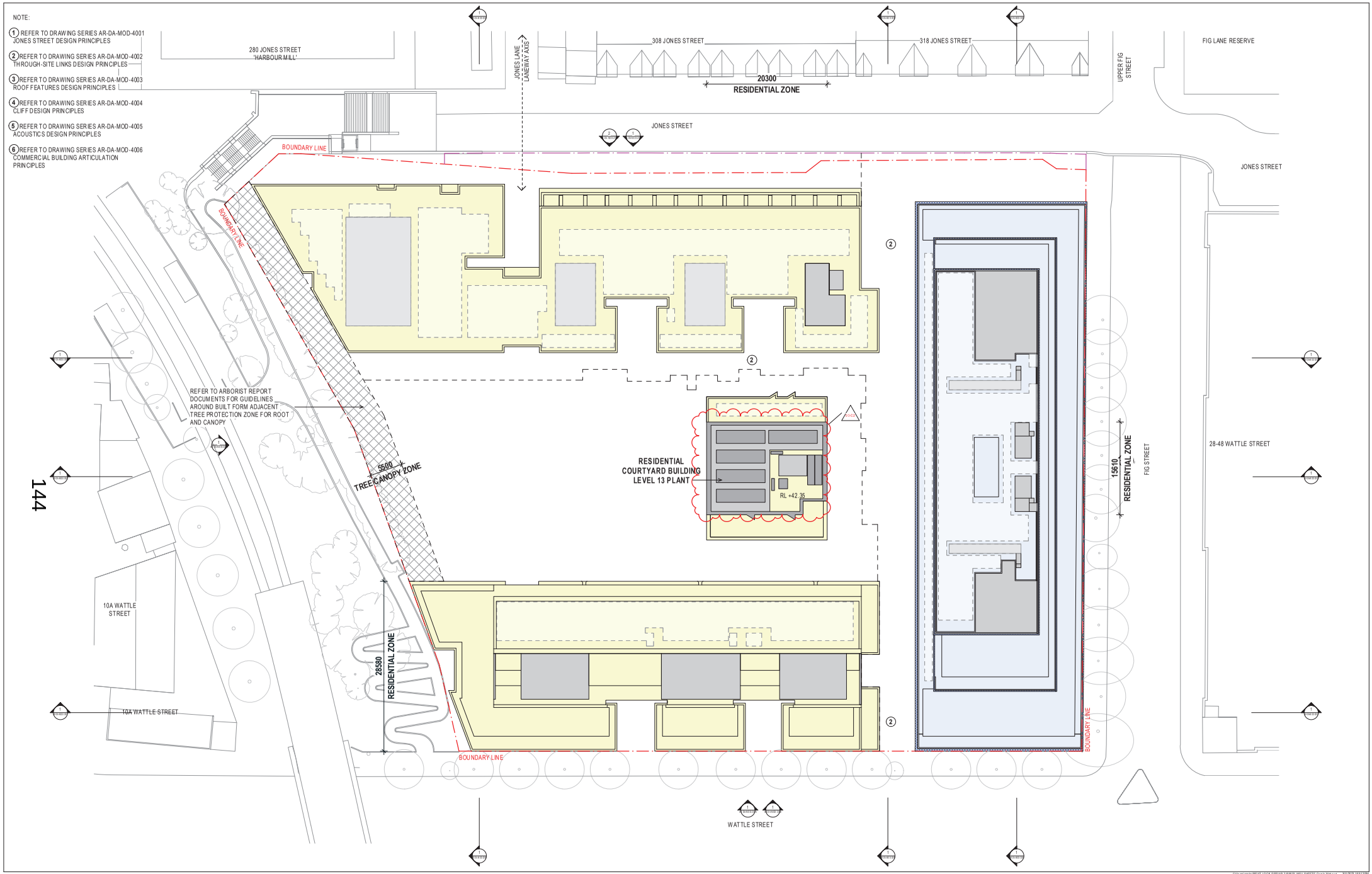




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ROD NEY LEE 5663
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7303 RM PIRSOS 6149
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NOTE
DON'T SCALE THIS DRAWING

| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23.11.23 | STAGE 1 DA MOD DRAFT EX | |
| 02 | 6.12.23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 6.31.12.3 | STAGE 1 DA MOD SUBMISSION | |

**LEGEND**

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (236 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,381 M²)
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABRUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FINS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH

ANY OPENING TO THIS FACADE IS NOT PRIMARY OPENING AND RELATES TO ONE OF THE FOLLOWING SITUATIONS
1. HAS DIRECT LINE OF SIGHT TO PUBLIC SPACE
2. HAS PRIVACY SCREEN & LANDSCAPE BUFFER
3. DOESNT HAVE DIRECT SIGHT LINE INTO ADJACENT BUILDINGS
4. HAS NARROW SLOT WINDOWS WITH DEEP REVEALS
5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

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CLIENT
LANDREAM
CLIENT NUMBER
PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00
SCALE
As indicated @ A1
DO NOT SCALE
STATUS

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 13
DRAWING NUMBER
AR-DA-MOD-1014
ISSUE
03

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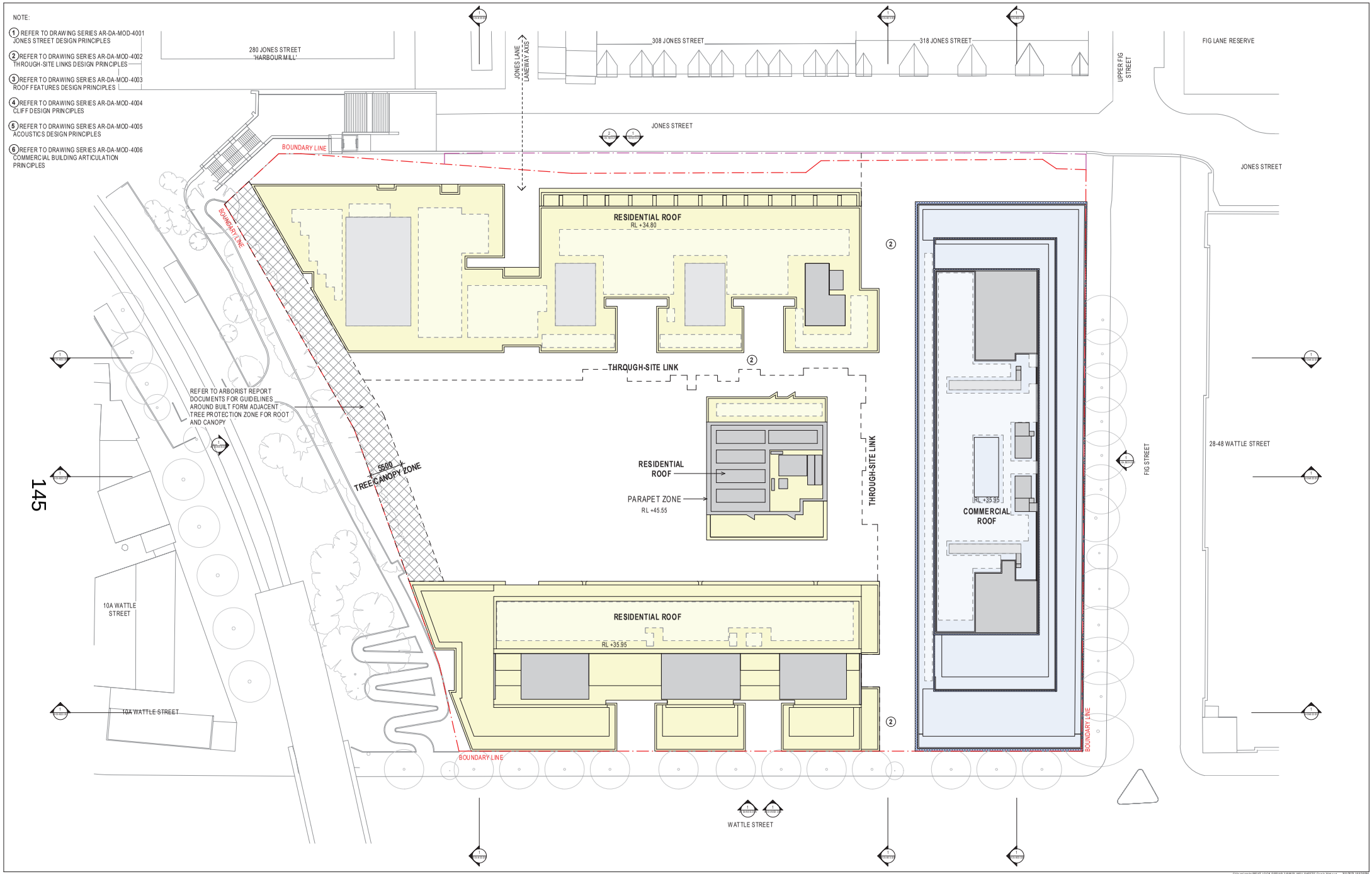
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




145

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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23/12/22 | STAGE 1 DA MOD DRAFT EX | |
| 02 | 6/06/23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 6/31/12 3 | STAGE 1 DA MOD SUBMISSION | |

## LEGEND

- SITE BOUNDARY TOTAL AREA: 12,125M²
- DENOTES BOUNDARY OF THE FUTURE ACQUISITION FROM COUNCIL LAND (286 M²). FINAL EXTENT OF BOUNDARY ALONG JONES STREET IS YET TO BE DETERMINED & FINALISED. TOTAL AREA: 12,381 M²)
- STAGE 1 DA ENVELOPE

- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABRUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - RESIDENTIAL PRIVATE OPEN SPACE
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL FINS OUTSIDE OF GLAZING LINE
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH

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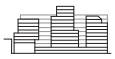
4. HAS MIRROR WALL OR WINDOWS WITH DEEP REVEALS
5. HAS WINDOWS OFFSET FROM OPPOSITE FACADE

KEY PLAN



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CLIENT
LANDREAM
CLIENT NUMBER
PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

TRUE NORTH | PROJECT NORTH
GRAPHIC SCALE
0 25 50 100
SCALE
As indicated @ A1 | DO NOT SCALE
STATUS
DA STAGE 2

DRAWING
GENERAL ARRANGEMENT PLAN - LEVEL 14
DRAWING NUMBER
AR-DA-MOD-1015
ISSUE
03

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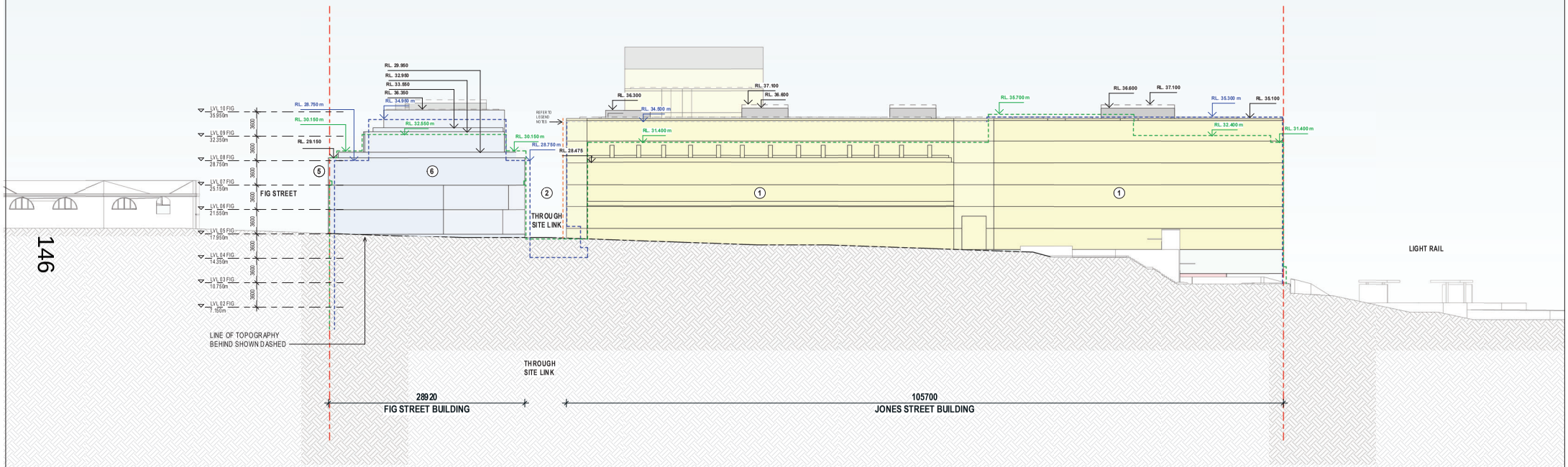
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




1 JONES ST ELEVATION
SCALE 1 : 200

146

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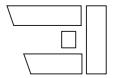
| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 3.10.2022 | PRE-DA | |
| 02 | 23.11.2022 | STAGE 1 DA MOD (DRAFT 01) | |
| 03 | 6.03.2023 | STAGE 1 DA MOD SUBMISSION | |
| 04 | 03.11.2023 | STAGE 1 DA MOD SUBMISSION | |

LEGEND

- SECTION OUTLINE OF STAGE 1 DA
- SITE BOUNDARY
- SITE BOUNDARY - AREA OF FUTURE ACQUISITION
- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABERLIN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - CHILD CARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- DEEP SOIL

KEY PLAN



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CLIENT
LANDREAM

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
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PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

GRAPHIC SCALE
0 4000 18000

SCALE
As indicated @ A1 DO NOT SCALE

STATUS

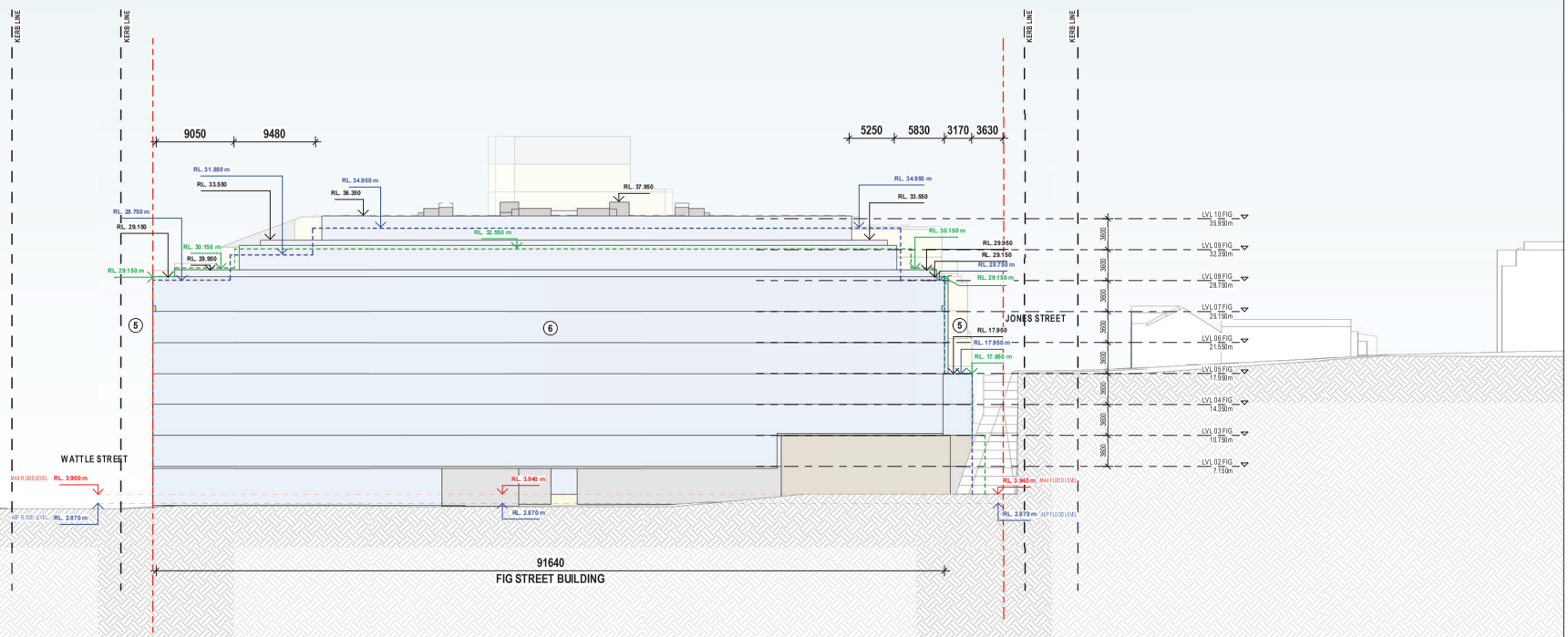
DRAWING
JONES ST ELEVATION

DRAWING NUMBER
AR-DA-MOD-2001

ISSUE
04

NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




147

1 FIG ST ELEVATION
SCALE : 1 : 200

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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23/12/22 | STAGE 1 DA MOD DRAFT 01 | |
| 02 | 03/02/23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03/12/23 | STAGE 1 DA MOD SUBMISSION | |

LEGEND
- SECTION OUTLINE OF STAGE 1 DA
- SITE BOUNDARY
- SITE BOUNDARY - AREA OF FUTURE ACQUISITION
- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABOVE RUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - CHILD CARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- DEEP SOIL

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CLIENT NUMBER
PROJECT MANAGER
ARGENTUM GROUP
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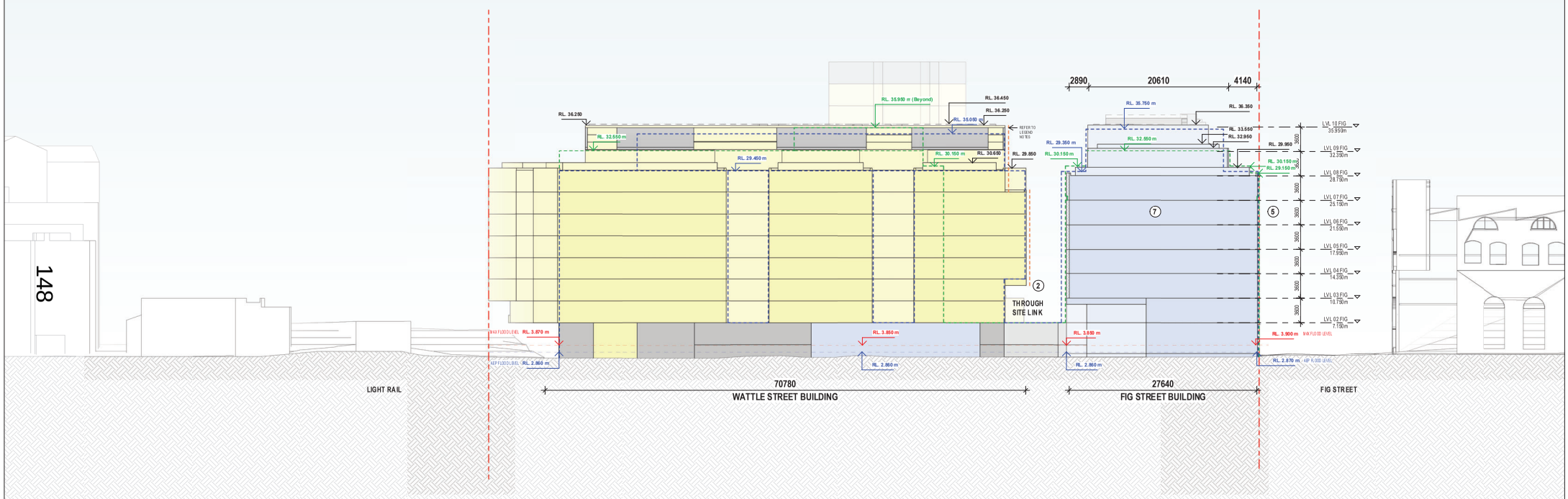
PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 25 50 100
SCALE
As indicated @ A1
DO NOT SCALE
STATUS

DRAWING
FIG ST ELEVATION
DRAWING NUMBER
AR-DA-MOD-2002
ISSUE
03

NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




1 WATTLE ST ELEVATION
SCALE 1:200

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NOTE
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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 23.11.22 | STAGE 1 DA MOD DRAFT 01 | |
| 02 | 03.02.23 | STAGE 1 DA MOD SUBMISSION | |
| 03 | 03.11.23 | STAGE 1 DA MOD SUBMISSION | |

LEGEND

- SECTION OUTLINE OF STAGE 1 DA
- SITE BOUNDARY
- SITE BOUNDARY - AREA OF FUTURE ACQUISITION
- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABOVE RUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - CHILD CARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- DEEP SOIL

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CLIENT NUMBER

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ARGENTUM GROUP
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PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 20.00 50.00

SCALE
As indicated @ A1 DO NOT SCALE

STATUS

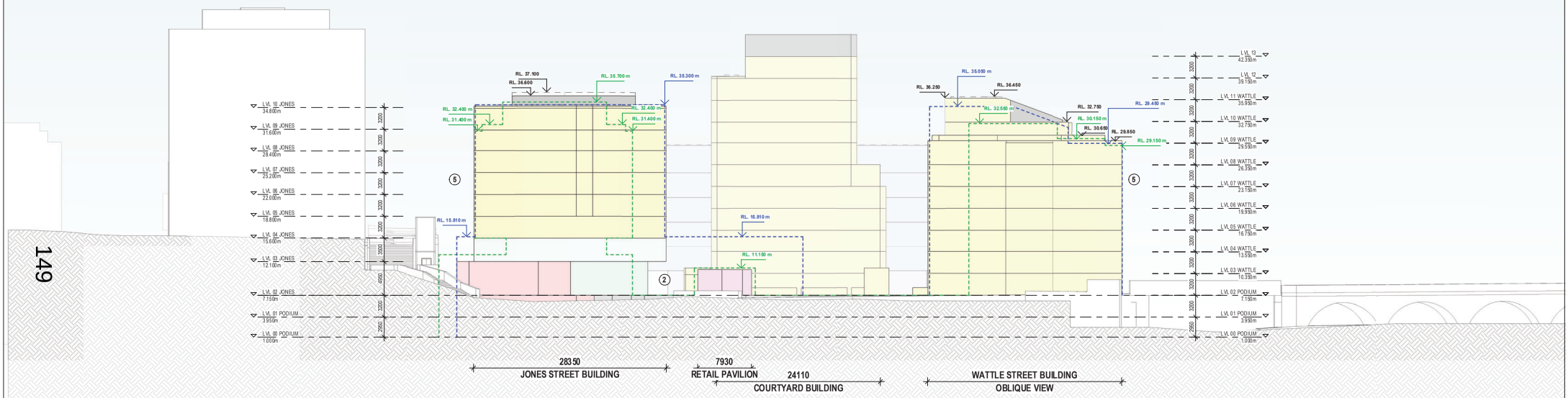
DRAWING
WATTLE ST ELEVATION

DRAWING NUMBER
AR-DA-MOD-2003

ISSUE
03

NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




1 LIGHT RAIL ELEVATION
SCALE: 1 : 200

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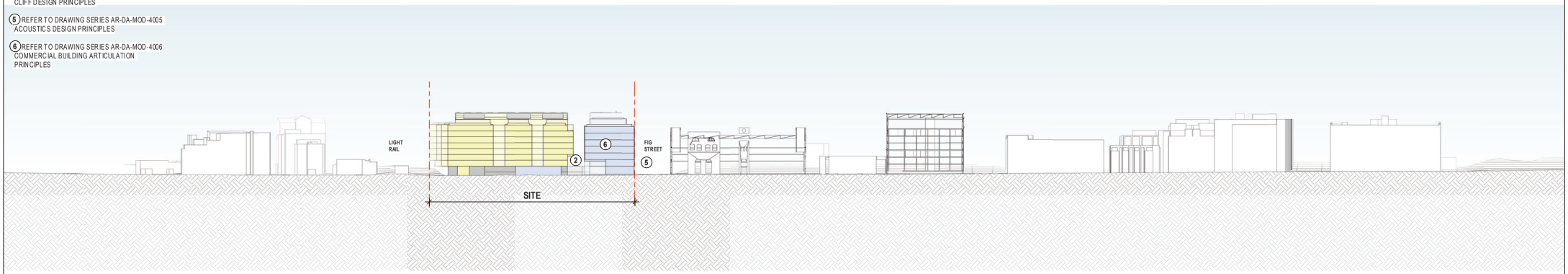
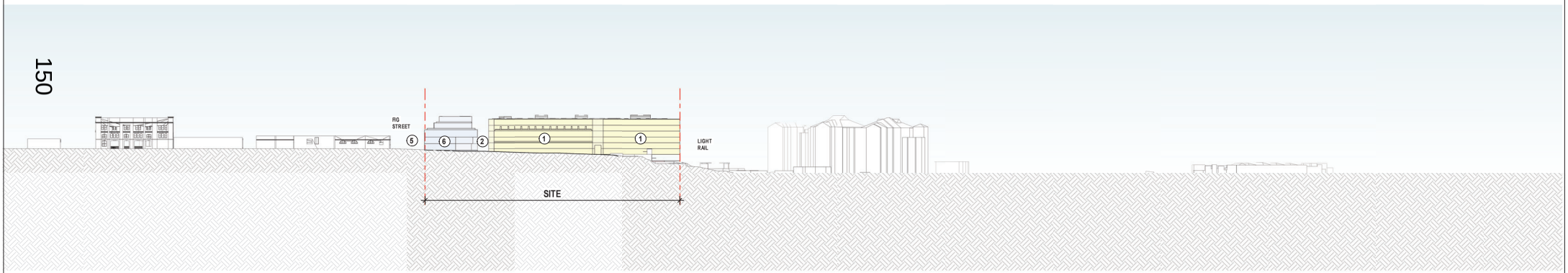
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




1 **WATTLE ST STREETSCAPE ELEVATION**
SCALE: 1 : 750

150




2 **JONES ST STREETSCAPE ELEVATION**
SCALE: 1 : 750

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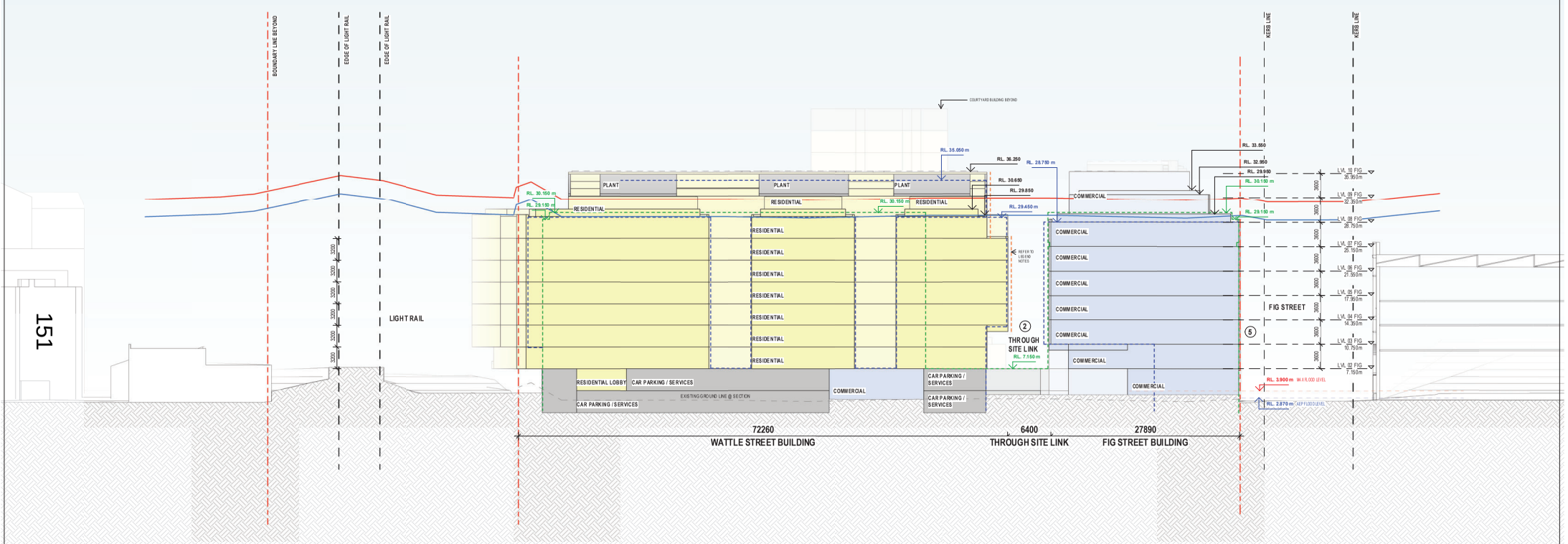
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




1 SECTION A
SCALE: 1:200

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7847 (QLD)
ROD SIMPSON 6367
Telephone +61 2 9281 7200
Facsimile +61 2 9281 7299
www.bvn.com.au

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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 3.10.2022 | PRE-DA | |
| 02 | 2.11.2022 | STAGE 1 DA MOD (DRAFT ID) | |
| 03 | 6.03.2023 | STAGE 1 DA MOD SUBMISSION | |
| 04 | 03.11.2023 | STAGE 1 DA MOD SUBMISSION | |

LEGEND

- LEP HEIGHT PLANE
- LEP HEIGHT PLANE + 10%
- SECTION OUTLINE OF STAGE 1 DA
- SECTION OUTLINE OF COMPETITION DESIGN
- SITE BOUNDARY
- SITE BOUNDARY - AREA OF FUTURE ACQUISITION
- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING/ SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABERLIN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL RISE OUTSIDE OF GLAZED BOUNDARY
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- DEEP SOIL

KEY PLAN

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GYDE CONSULTING
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STRUCTURE
EI AUSTRALIA
(02) 9516 0722

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IGS ENGINEERING
(02) 8488 4600

LANDSCAPE
OCULUS
(02) 9557 5533

CLIENT
LANDREAM

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

GRAPHIC SCALE
0 4000 18000

SCALE
As indicated @ A1 DO NOT SCALE

STATUS

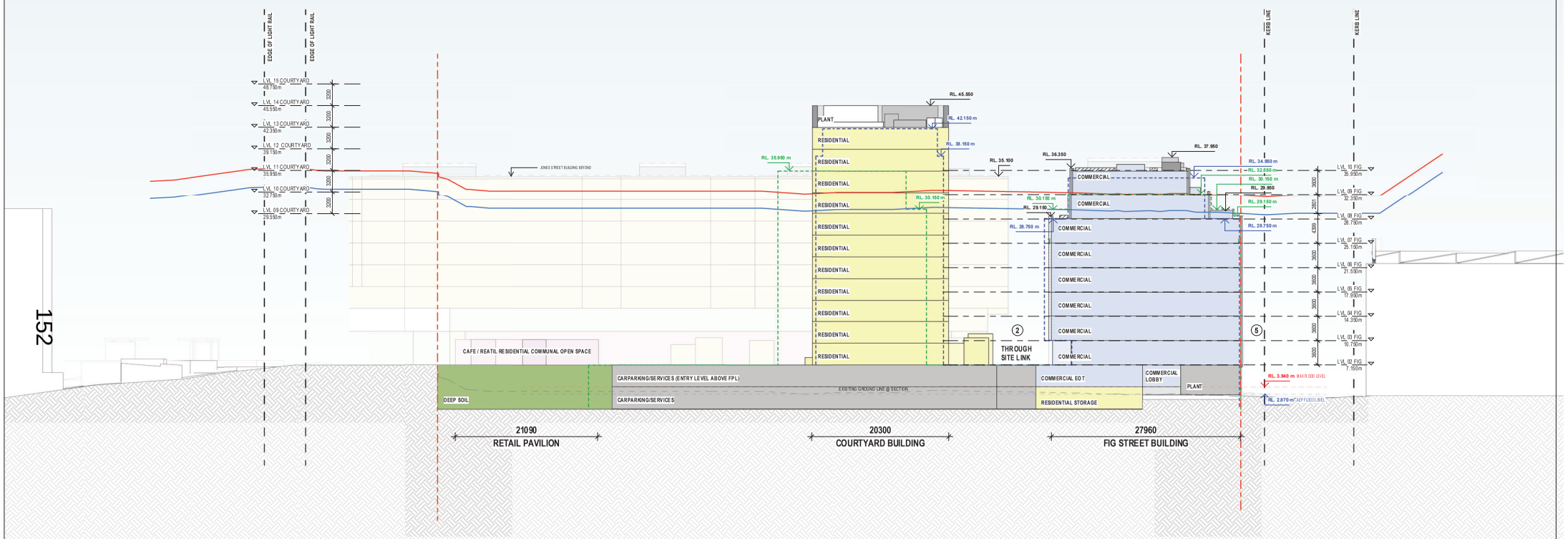
DRAWING
SECTION A

DRAWING NUMBER
AR-DA-MOD-3001

ISSUE
04

NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




152

1 SECTION B
SCALE : 1:200

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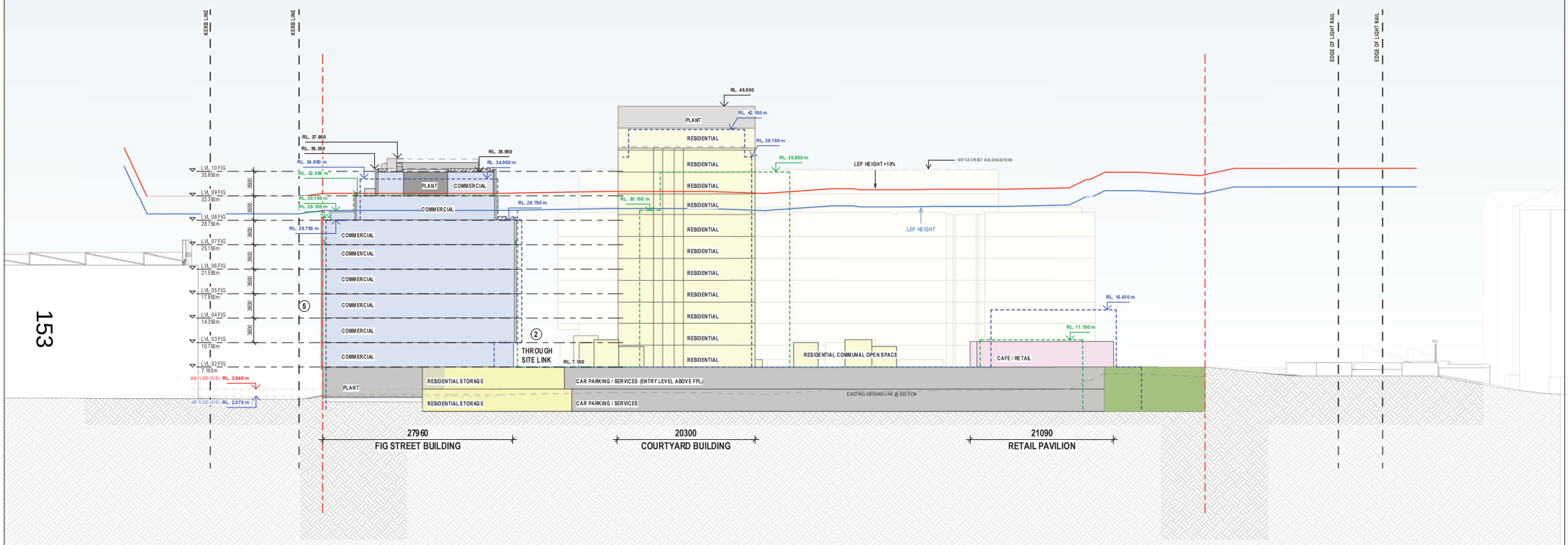
NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




1 SECTION C
SCALE: 1 : 200

153

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7300 PETER FLETCHER
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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 3.10.2022 | PRE-DA | |
| 02 | 2.11.2022 | STAGE 1 DA MOD (DRAFT 01) | |
| 03 | 3.10.2023 | STAGE 1 DA MOD SUBMISSION | |
| 04 | 03.10.23 | STAGE 1 DA MOD SUBMISSION | |

LEGEND

- LEP HEIGHT PLANE
- LEP HEIGHT PLANE + 10%
- SECTION OUTLINE OF STAGE 1 DA
- SECTION OUTLINE OF COMPETITION DESIGN
- SITE BOUNDARY
- SITE BOUNDARY - AREA OF FUTURE ACQUISITION
- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTO HERUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL RAIS OUTSIDE OF GLAZED BOUNDARY
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- DEEP SOIL

KEY PLAN

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CLIENT
LANDREAM

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

STATUS

GRAPHIC SCALE
0 4000 18000

SCALE
As indicated @ A1 DO NOT SCALE

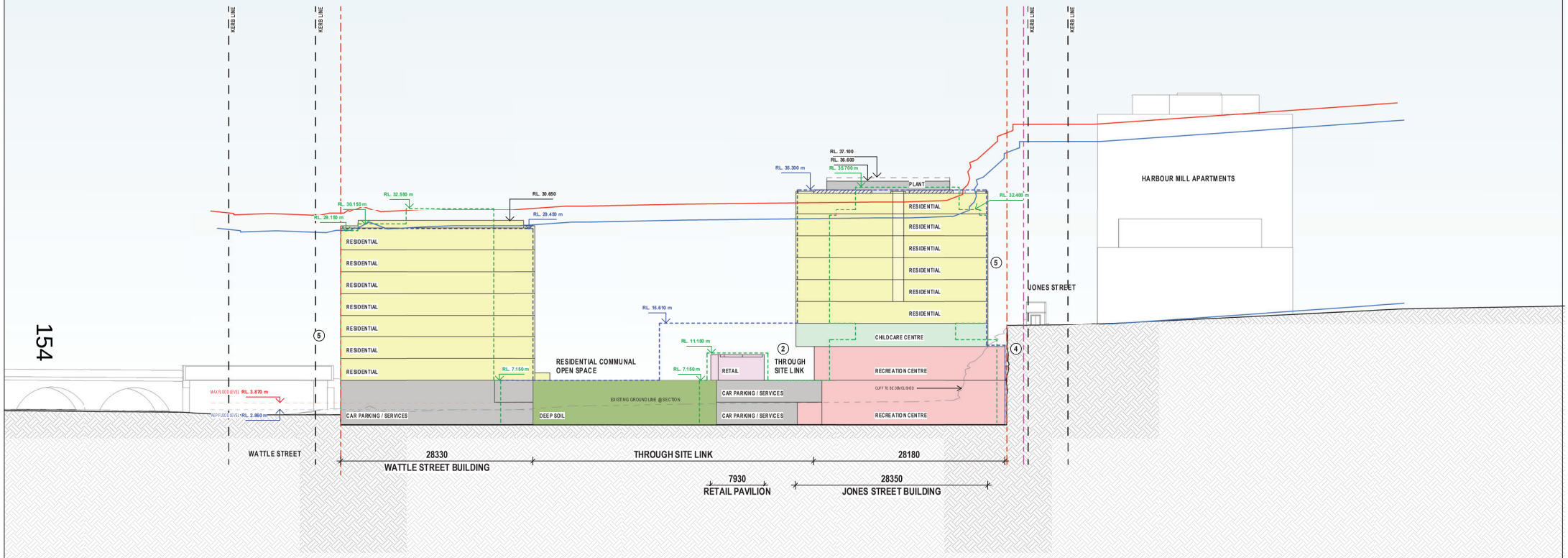
DRAWING
SECTION C

DRAWING NUMBER
AR-DA-MOD-3003

ISSUE
04

NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




1 SECTION D
SCALE: 1 : 200

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ITU ALAN SUNTOP
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7305 (NSW 10007)
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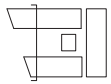
| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 3.10.2022 | PRE-DA | |
| 02 | 2.11.2022 | STAGE 1 DA MOD (DRAFT ID) | |
| 03 | 6.03.2023 | STAGE 1 DA MOD SUBMISSION | |
| 04 | 03.11.2023 | STAGE 1 DA MOD SUBMISSION | |

LEGEND

- LEP HEIGHT PLANE
- LEP HEIGHT PLANE + 10%
- SECTION OUTLINE OF STAGE 1 DA
- SECTION OUTLINE OF COMPETITION DESIGN
- SITE BOUNDARY
- SITE BOUNDARY - AREA OF FUTURE ACQUISITION
- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTOVERRUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL PINS OUTSIDE OF GLAZED BOUNDARY
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- DEEP SOIL

KEY PLAN



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CLIENT NUMBER

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ARGENTUM GROUP
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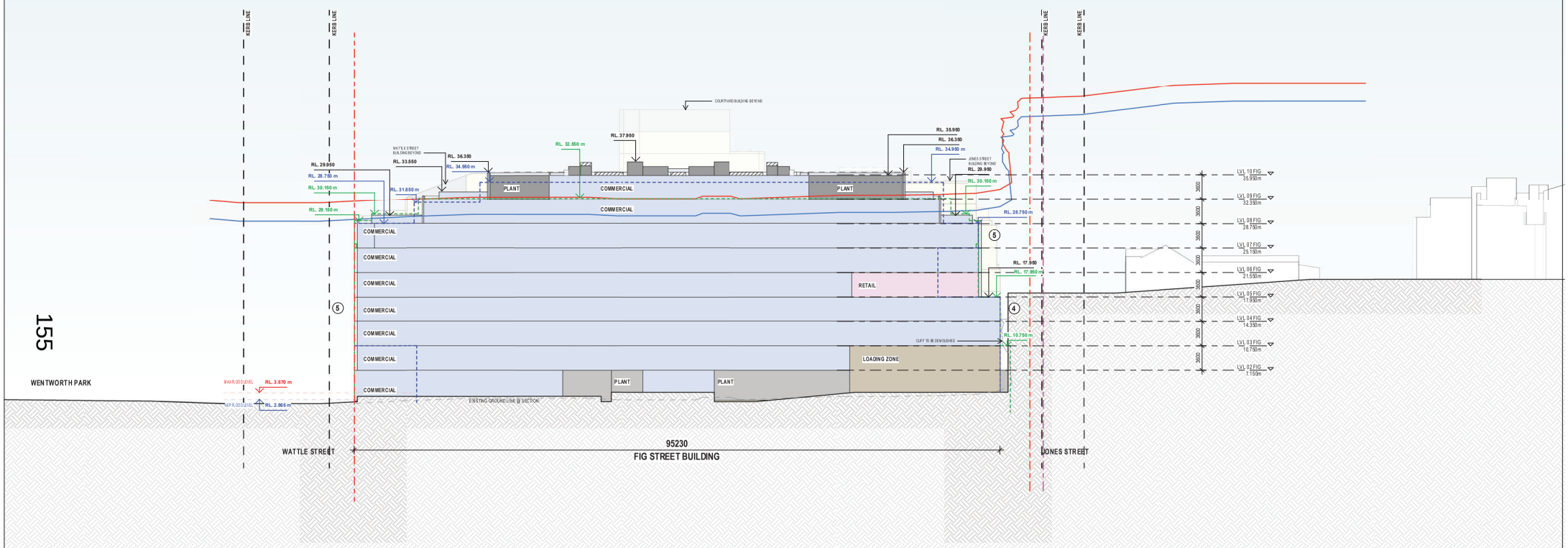
PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
2109023

GRAPHIC SCALE
0 4000 18000
SCALE
As indicated @ A1 DO NOT SCALE
STATUS

DRAWING
SECTION D
DRAWING NUMBER
AR-DA-MOD-3004
ISSUE
04

NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




1 SECTION E
SCALE: 1 : 200

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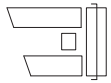
| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 31.08.22 | PRE-DA | |
| 02 | 23.11.22 | STAGE 1 DA MOD (DRAFT 01) | |
| 03 | 03.03.23 | STAGE 1 DA MOD SUBMISSION | |
| 04 | 03.10.23 | STAGE 1 DA MOD SUBMISSION | |

LEGEND

- LEP HEIGHT PLANE
- LEP HEIGHT PLANE + 10%
- SECTION OUTLINE OF STAGE 1 DA
- SECTION OUTLINE OF COMPETITION DESIGN
- SITE BOUNDARY
- SITE BOUNDARY - AREA OF FUTURE ACQUISITION
- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABOVE
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL PINS OUTSIDE OF GLAZED BOUNDARY
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- DEEP SOIL

KEY PLAN



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CLIENT
LANDREAM

CLIENT NUMBER

PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

PROJECT
WATTLE STREET
14-26 WATTLE STREET, PYRMONT

BVN PROJECT NUMBER
2109023

GRAPHIC SCALE
0 4000 18000

SCALE
As indicated @ A1 DO NOT SCALE

STATUS

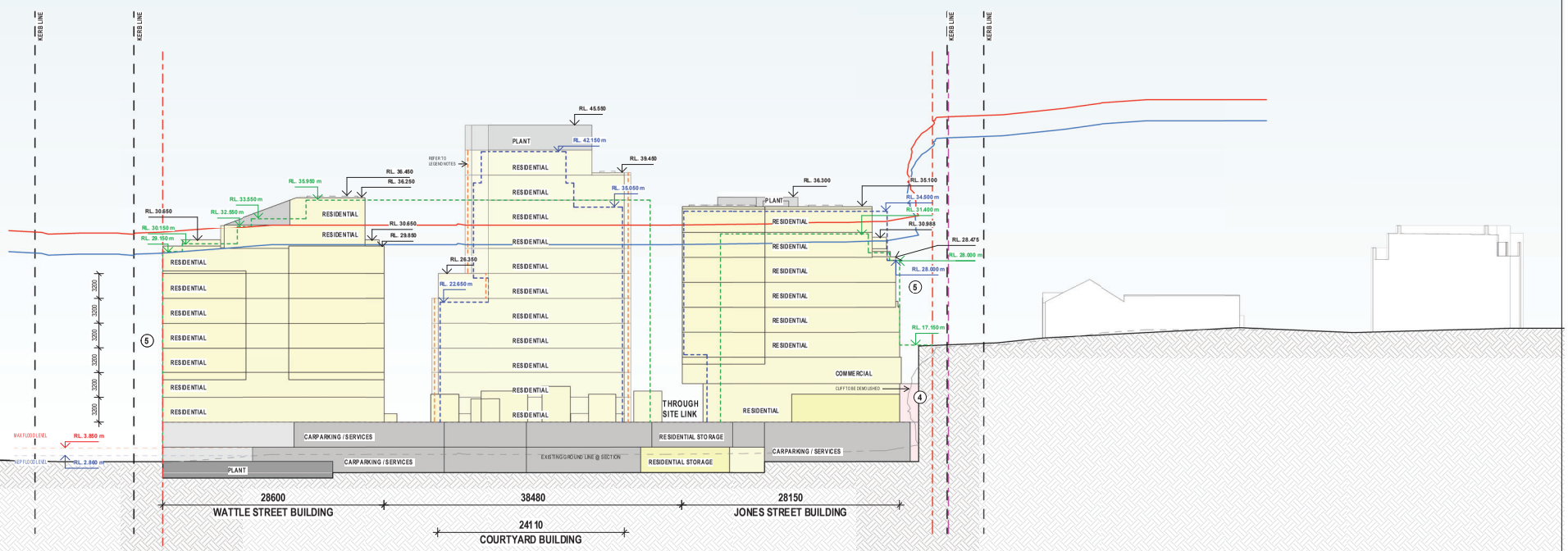
DRAWING
SECTION E

DRAWING NUMBER
AR-DA-MOD-3005

ISSUE
04

NOTE:

1. REFER TO DRAWING SERIES AR-DA-MOD-4001 JONES STREET DESIGN PRINCIPLES
2. REFER TO DRAWING SERIES AR-DA-MOD-4002 THROUGH-SITE LINKS DESIGN PRINCIPLES
3. REFER TO DRAWING SERIES AR-DA-MOD-4003 ROOF FEATURES DESIGN PRINCIPLES
4. REFER TO DRAWING SERIES AR-DA-MOD-4004 CLIFF DESIGN PRINCIPLES
5. REFER TO DRAWING SERIES AR-DA-MOD-4005 ACOUSTICS DESIGN PRINCIPLES
6. REFER TO DRAWING SERIES AR-DA-MOD-4006 COMMERCIAL BUILDING ARTICULATION PRINCIPLES




156

1 SECTION F
SCALE: 1:200

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| ISSUE | DATE | FOR | CHKD |
|---|---|---|---|
| 01 | 31.10.22 | PRE-DA | |
| 02 | 23.11.22 | STAGE 1 DA MOD (DRAFT 01) | |
| 03 | 03.02.23 | STAGE 1 DA MOD SUBMISSION | |
| 04 | 03.11.23 | STAGE 1 DA MOD SUBMISSION | |

LEGEND

- LEP HEIGHT PLANE
- LEP HEIGHT PLANE + 10%
- SECTION OUTLINE OF STAGE 1 DA
- SECTION OUTLINE OF COMPETITION DESIGN
- SITE BOUNDARY
- SITE BOUNDARY - AREA OF FUTURE ACQUISITION
- STAGE 2 DA ENVELOPE - RECREATION CENTRE
- STAGE 2 DA ENVELOPE - RETAIL
- STAGE 2 DA ENVELOPE - CAR PARKING SERVICES
- STAGE 2 DA ENVELOPE - PLANT AND LIFTS ABOVE RUN
- STAGE 2 DA ENVELOPE - BEYOND
- STAGE 2 DA ENVELOPE - RESIDENTIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL
- STAGE 2 DA ENVELOPE - COMMERCIAL PANS OUTSIDE OF GLAZED BOUNDARY
- STAGE 2 DA ENVELOPE - CHILDCARE CENTRE
- PHOTOVOLTAIC CELLS
- EARTH
- DEEP SOIL

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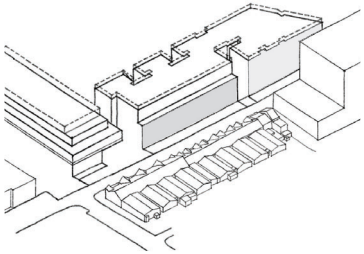
04

The following design principles provide a framework for the Jones Street building.

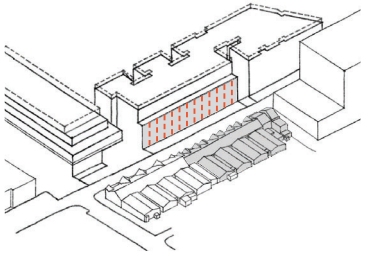
These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design Excellence Competition.

## Design Principle 1 - Jones Street Articulation.



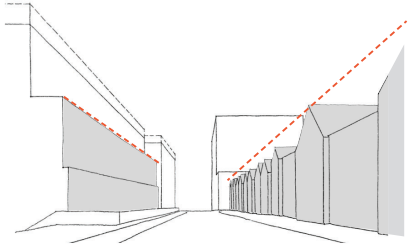
### 1.1 Residential Streetwall division

The Jones Street building is to be separated into 2 main masses and have a main vertical articulation to break the length of the streetwall, to create 'fine grain' built form and varied architectural character as per Sydney Development Control Plan 2012 4.2.4 intents.



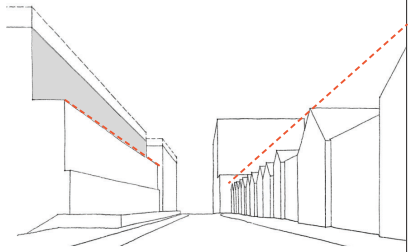
### 1.2 Vertical facade rhythm of the terraces opposite the site

A vertical rhythm in the facade must be achieved to reference the vertical rhythm of the terraces. This articulation can be achieved by, but not limited to:
- materiality;
- facade detailing;
- facade openings;
- shadowlines;
- facade projections.



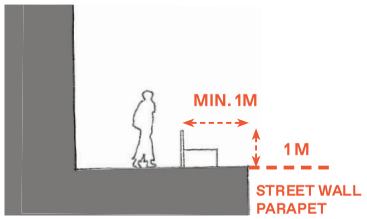
### 1.3 Horizontal Articulation

Horizontal articulation must be integrated into the architecture of the east facade of the Jones Street residential building opposite the terraces. The horizontal articulation should reference the streetwall established by the concept envelope and scale of the existing terraces. This can be achieved by, but not limited to:
- materiality;
- re-entrants and shadow lines;
- projections;
- setbacks;
- detailing of building elements.



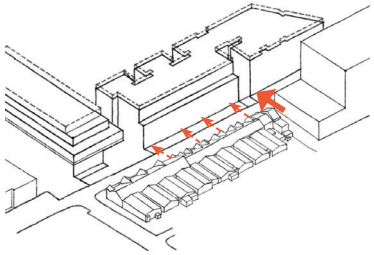
### 1.4 Articulation Upper Level

The upper floors of the Jones Street building must be articulated from the lower floors. This can be achieved by, but not limited to:
- materiality;
- setbacks;
- re-entrants and shadow lines;
- built form;
- variation to architectural character.



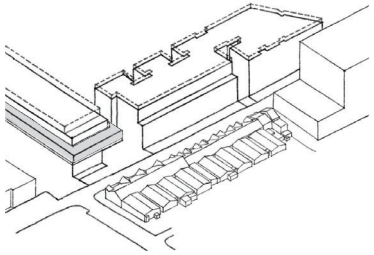

### 1.5 Balustrade above the streetwall podium

The balustrade above the podium must be setback a minimum of 1m from the building edge along Jones Street, for both the Jones Street and Fig Street blocks. It is setback to avoid visual privacy impact on nearby residential properties, improve safety and enhance facade depth.



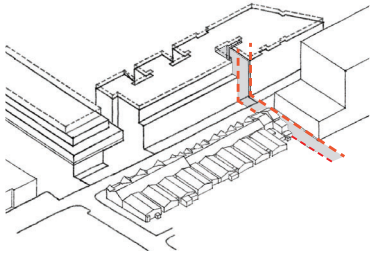
### 1.6 Residential Entries

The main residential entry from Jones Street is legible on the facade as primary entry and distinctive from any individual apartment entries. These entries provide opportunities for individual entries / addresses to the ground floor apartments without compromising daylighting to the levels below and visibility of the cliff face.



### 1.7 Transition of Built Form Character

The upper floor of the commercial building is to reference the streetwall height of the Winchcombe & Carson Building. The principles for this reference is further outlined in principle 7 on drawing AR-DA-MOD-4006.



### 1.8 Building Re-entrant Zone

The zone for the building re-entrant should respond to the laneway.



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NSW
BOB WHITTIE REG NO 5147
PETER GERATWOHL
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ROD MATTHEW 6140
ROBERT DARD REGISTRATION
ROM PETER FRIEDERICHS
RYAN FULLER 9299 55
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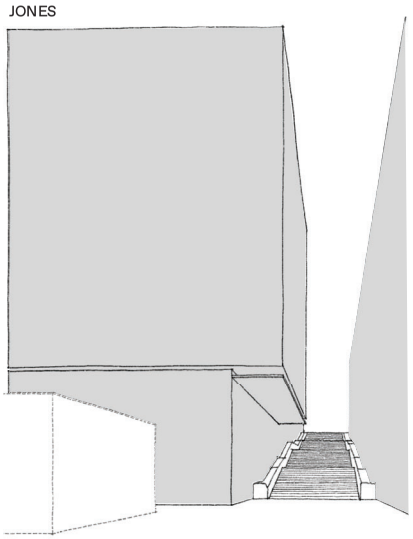
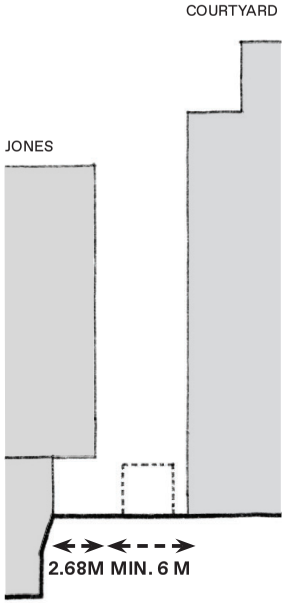
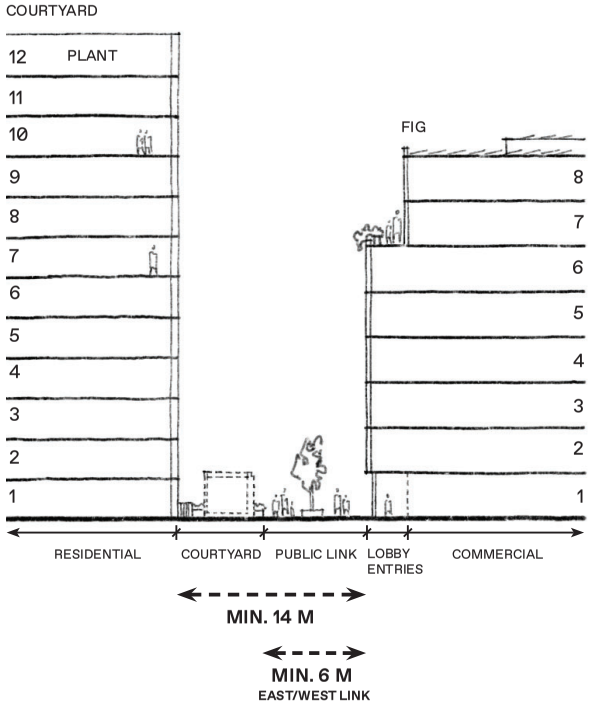
The following design principles provide a framework for the through site link entries. Massing shown on diagrams reflects a built form assuming design excellence height achieved.

These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design Excellence Competition.

## Design Principle 2 - Public Through Site Links.




### 2.1 Open to the sky

All public through-site links are designed to optimise opening to the sky.

### 2.2 North-South Public Link

The North-South link may comprise a combination of open, colonnaded and sheltered pathway to provide good pedestrian amenity. The link is to acheive a general width of 6m.

Detached, low-impact buildings or structures, such as retail suites, pod buildings, kiosks or shelters, may encroach upon the north-south link if they:
- are single-storey in height
- contribute to activation of the link
- demonstrate adequate clear width for circulation
- maintain sightline towards the light rail station

### 2.3 East/West Public Link

The minimum clear width of the through site link is 6m.
The link may be partially cantilevered provided a minimum clear width of 6m opening to the sky is maintained as per principle 2.1, and that a minimum building separation of 14m in between Courtyard and Fig building is achieved:
The link should provide:
- adequate privacy to the residential courtyards through a landscaping buffer zone;
- clear and legible entries to Commercial Building and Residential Foyers;
- Adequate lighting for CPTED



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PJU PHILLIP RUSSINSTON
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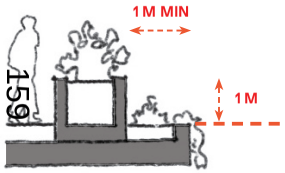
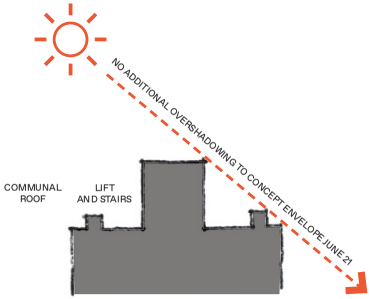
The following design principles provide a framework for the Wattle Street Rooftop.

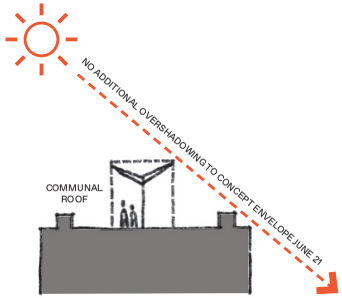
These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design Excellence Competition.

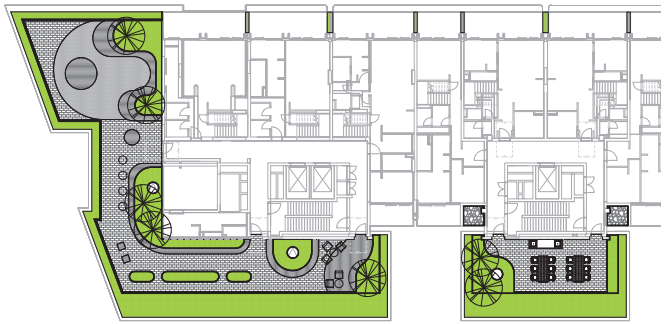
## Design Principle 3 - Rooftop

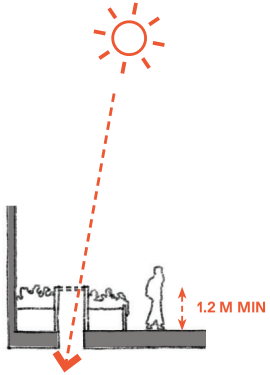
The roof to the Wattle Street building to the north will be trafficable to provide a communal roof terrace. The design principles for the rooftop are set out below.






### 3.1 Balustrade and landscape edge

The balustrade and landscaped planting zone must be set back a minimum of 1m and no more than 1m from the rooftop FFL to minimise visual bulk and enhance articulation to the building facade.

### 3.2 Lift and Fire Stairs

The lift and fire stairs must be set back from the parapet edge and / or not cause any additional overshadowing to the concept plan envelope.

### 3.3 Shading Structure

Any shading structures must sit within the zone of the core and not cause any additional overshadowing to the concept plan envelope. They are to be open structures and not contain any GFA.

### 3.4 Landscaping

Landscaping is to be provided on the roof allowing for tree canopies, seating edges and planting zones to enhance the amenity of the roof space.

### 3.5 Plant

Plant is not to be located on the roof except essential services.

### 3.6 Skylight

Skylight proposed should be located away from any usable Communal Open Space area, for example within raised planter area.



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The following design principles provide a framework for the cliff face.

Benchmarks are shown here for reference. These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design
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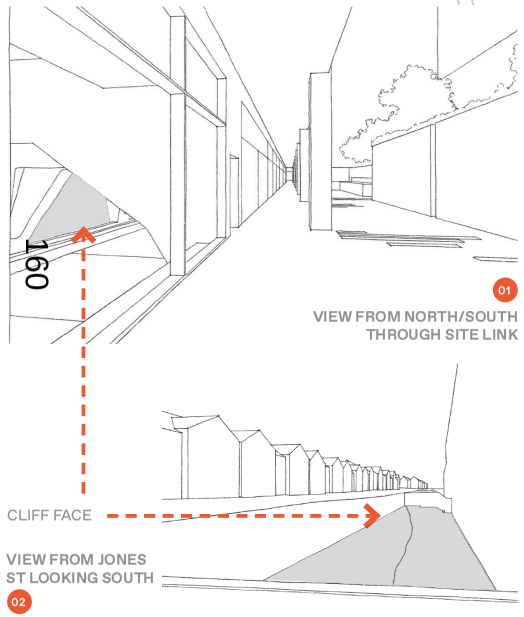
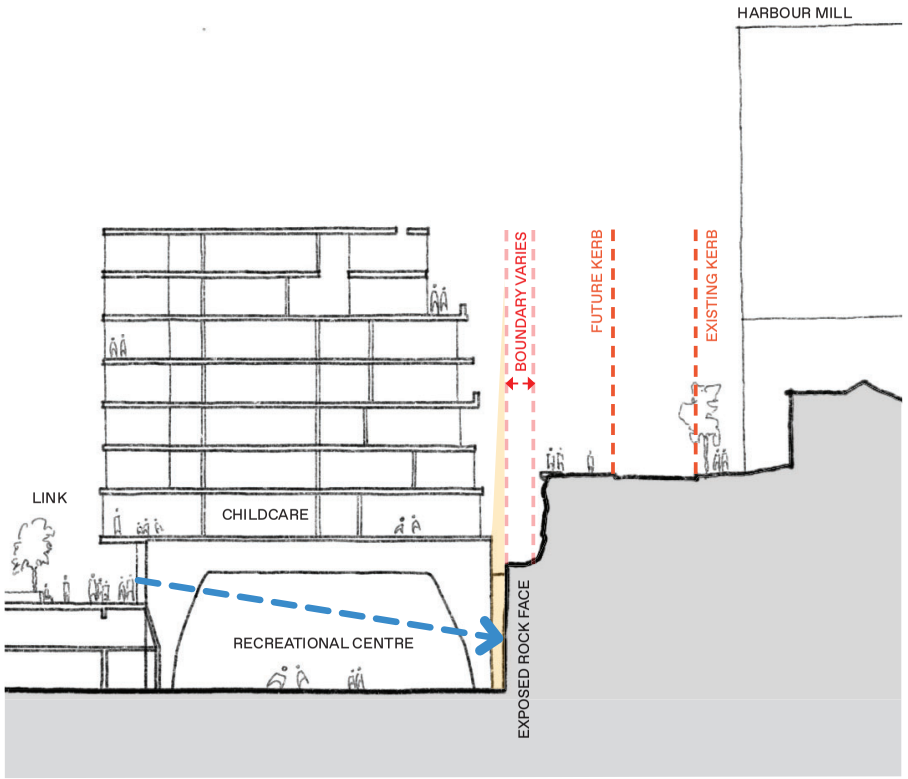
## Design Principle 4 - Cliff Design Benchmarks

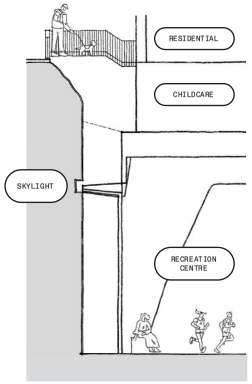


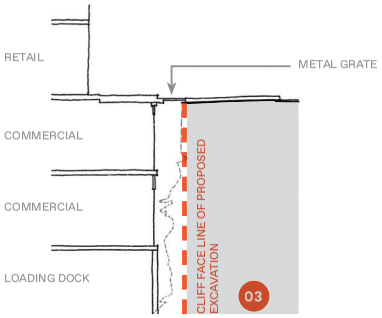

### 4.4 increased setback - site benefit

The increased setback allows for additional light and air to enhance the experience of the rockface.

*The sketch section illustrates how principles 4.1, 4.2, 4.4 and 4.5 could be translated.*



*Recreation Centre: UTS Ross Milbourne Sports Hall, Sydney - Designed by PTW Architects*



### 4.1 Maximise the Experience of the Rockface from the Public Domain

The setback of the buildings along Jones Street provides opportunities for the rockface to be experienced from the public domain through sightlines from the footpath. This is facilitated by sightlines to the rock face adjacent to the Recreation Centre from the through-site link

### 4.2 Maximise the Experience of the Rockface from the Recreation Centre.

The splay in the site boundary towards the north-eastern corner provides opportunities for the rock face to be visible and accessible from within the Recreation Centre. Consideration for maximising light, drainage and air movement will be explored to ensure the quality of this space can be appreciated and incorporated into the design of the recreation centre.

### 4.3 Maximise the Experience of the Rockface from the Commercial Building.

Visibility to the rockface is to be achieved from the commercial building.

### 4.4 Re-interpret and Reuse the cut sandstone.

Opportunities to reuse the cut sandstone should be explored in the landscape design, public domain, heritage interpretation strategy and public art. Guidelines for the potential reuse will be further defined for the Design Competition stage.


BVN

ARCHITECTURE@BVNARCHITECTS.COM.AU
NOMINATED ARCHITECTS
NSW
BOB WAKEFIELD NSW 6361
PETER HUNT NSW 6367
PETER JOHNSON NSW 6366
ROY MATTHEW NSW 6365
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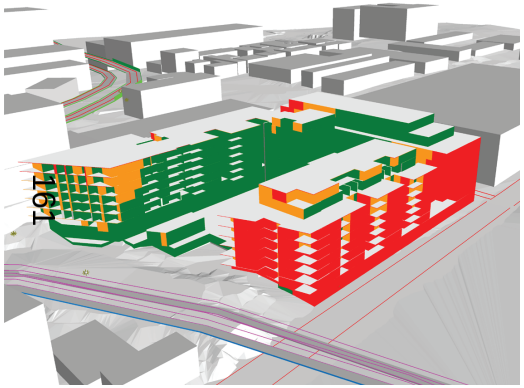
The following design principles provide a framework for the acoustic treatment. Massing shown on diagrams reflects a built form assuming a design excellence height achieved.

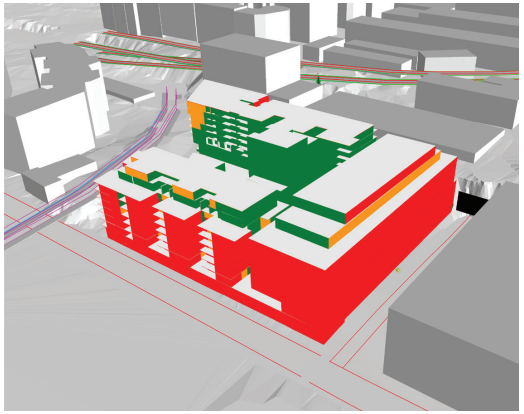
These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design Excellence Competition.

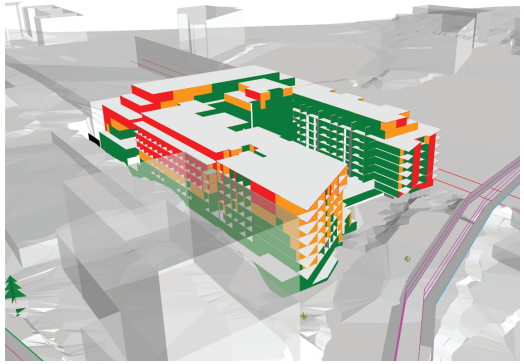
## Design Principle 5 - Acoustics

The information below has been extracted from Stantec 'Acoustic Impact Assessment' report.

Refer to above report for acoustic/ventilation requirements for wall plenums in the future Detailed DA, where required, to achieve Natural Ventilation in accordance with the ADG and Council's Natural Ventilation Guidelines where acoustic impacts require it.





**Acoustic design principles:**

- No spaces within a residential apartment will require an alternative means of ventilation and will be able to rely on opening their windows to achieve the natural ventilation requirements.
- A bedroom only within a residential apartment space will require an alternative means of natural ventilation.
- A bedroom or living room within a residential apartment space will require an alternative means of natural ventilation.


BVN

ARCHITECTURE@BVNARCHITECTS
NOMINATED ARCHITECTS

NSW
BOB WAKTIGE ARCHITECT 4601
PETER DUNCAN 5663
PTY. JULIAN JOBE 5724
JOCO MATTHEW BLAIR
JOCO ANDREW CHARLES FOX
JOCO PETER FRIEDERICH
SHAYNA JOON 5696
JOCO ANDREW JOHN MCCARTHY 5696

Telephone +61 2 8217 7200
Facsimile +612 8217 7299
www.bvn.com.au

QLD
SCOT NEIL LOGAN 5
JOCO ANDREW JOHN
TOM MARK BEARDSEN
JOCO DAVID K GLEN
SHAE KEVIN CLARE 5



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(02) 9068 7500
STRUCTURE
EI AUSTRALIA
(02) 9516 0722
SERVICES
IGS ENGINEERING
(02) 8488 4600
LANDSCAPE
OCULUS
(02) 9557 5533

CLIENT
LANDREAM
CLIENT NUMBER
PROJECT MANAGER
ARGENTUM GROUP
(02) 9037 0877

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14-26 WATTLE STREET, PYRMONT
BVN PROJECT NUMBER
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The following design principles provide a framework for the commercial building articulation design.

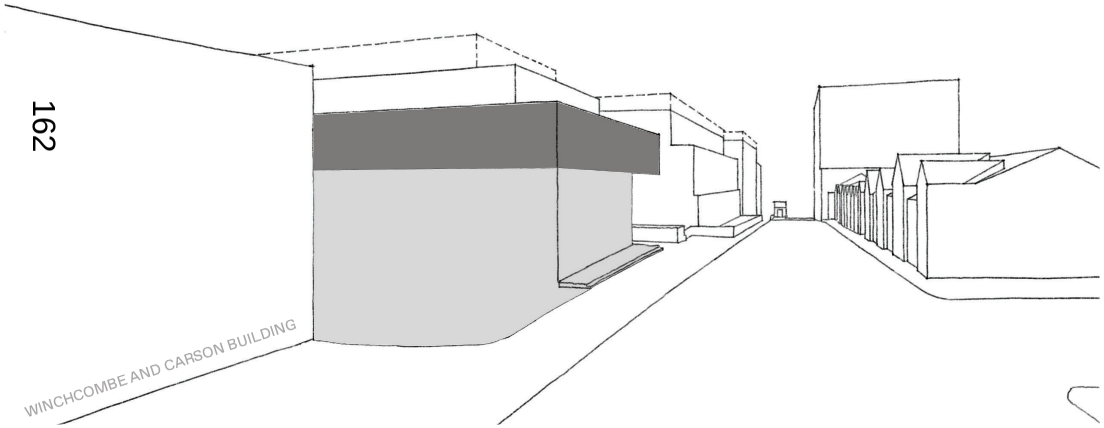
These design principles establish design guidance and requirements without unduly compromising opportunity for a creative response in the Design Excellence Competition.

## Design Principle 6 - Commercial Building Articulation

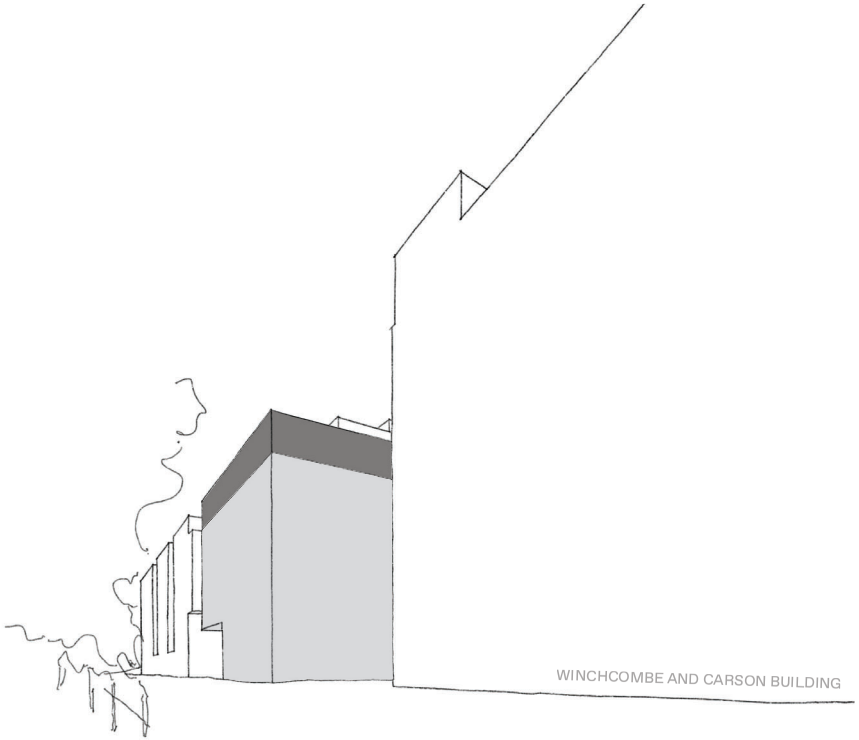
To reference the heritage scale to the Winchcombe & Carson building, the top floor of the commercial building must be articulated from the base. This can be achieved through but not limited to:

- facade articulation;
- fenestration and detailing;
- materiality and/or colour scheme;
- built form and massing.






Jones Street




Wattle Street

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NOMINATED ARCHITECTS
NSW
BOB MARTIN AM FTE MIEAS RT
PTY. LTD. ACN 010 487 032
PTY. LTD. ACN 010 487 032
ROD MATTHEW BLAIR
NSW ARCHITECTS REGISTRATION
ROD PETER FRIEDERICHS
NSW ARCHITECTS REGISTRATION
SYDNEY NSW 2010 AUSTRALIA
Telephone +61 2 9361 9700
Facsimile +61 2 9357 7239
www.bvn.com.au
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