

Attachment A

**Plans and Documentation of the Rooftop
Plant Area and Parapet Zone of Building C**

From: [Stephen Kerr](#)
To: [Jessica Symons](#)
Cc: [Christopher Corradi](#); [Angela Guo](#); [Sky Zheng](#)
Subject: Wattle Street - Courtyard Building Plant Room
Date: Wednesday, 27 March 2024 2:11:01 PM
Attachments: [M-2013 HVAC - BUILDING C- ROOF\[\].pdf](#)
[M-5014 HVAC - BUILDING C- ROOF SECTIONS\[\].pdf](#)
[M-6015 HVAC - BUILDING C- ROOF ISOMETRIC\[\].pdf](#)

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Hi Jessica

Please find attached the mechanical plans that were tabled at yesterday's meeting. As discussed at the meeting and illustrated in the mechanical drawings and details:

- The roof of the courtyard building is proposed to accommodate the air-cooled chillers that will service the entire development.
- The chillers require unobstructed access to the sky and cannot be located in a basement. Pumps and other mechanical plant that do not require air and sky access have been located in the basement.
- Alternate locations for the chillers were investigated including the roof of the Jones Street building, however, this was deemed unsatisfactory by the applicant and Council's planning experts because of the visual impact.
- The height of the rooftop plant enclosure (parapet) corresponds with the height of the chillers as illustrated in the additional plans and details.
- Any lowering of the parapet will expose the chillers to view and disrupt the building architecture.
- Lowering the height of the rooftop plant, if it were possible, is not required to achieve compliance with numerical planning controls. It would not eliminate the need to vary the height of buildings development standard and the proposal, in its current form, complies with the controls that ensure adequate sunlight access to Wentworth Park.

Tree 40 (conditions 44 and 45)

Tree 40 (an oriental plane tree on Fig Street) was approved for removal in the concept development consent because of the impact on the TPZ (27%) pruning required by the Fig Street building (35% crown loss).

The second sentence in Paragraph 107 (a) of the assessment report I believe refers to the arborist's recommendation regarding tree 46 (discussed in paragraph (b)) but has mistakenly been attributed to tree 40.

We would be grateful if conditions 44 and 45 could be amended to permit the removal of tree 40 consistent with the concept development approval and the arborist report.

Thanks

Stephen Kerr
Executive Director

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AMENDMENTS/ISSUES		FROM	DATE

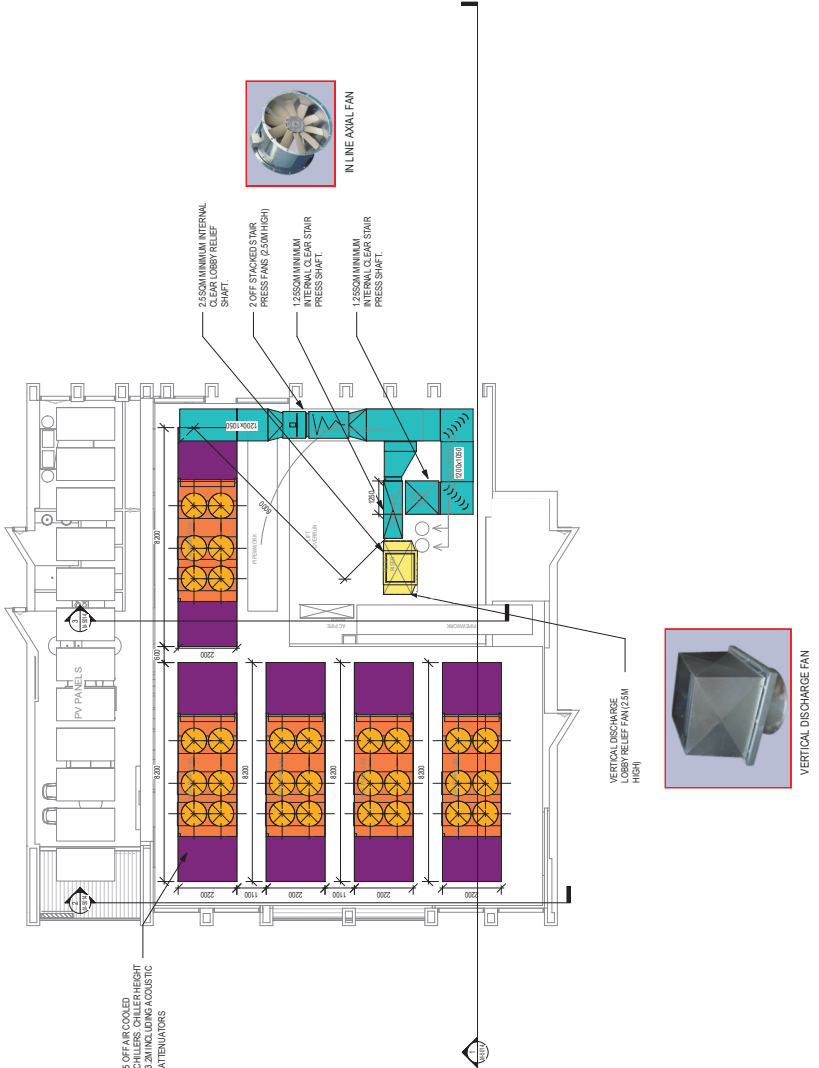
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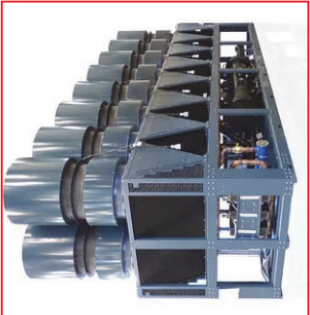
PROJECT
Argentum
 14/26 Watie St, Pyrmont NSW
 2009

DRAWING TITLE
MECHANICAL SERVICES
HVAC - BUILDING C-ROOF

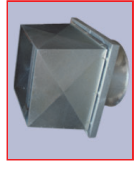
PRELIMINARY		LEVEL/EP	DATE
DESIGN	ISSUED		
JP	MR	NT.S	
PROJECT NO.	DRAWING NO.		
	ENH21_214		M-2013



CHILLER



CHILLER WITH ACOUSTIC ATTENUATORS



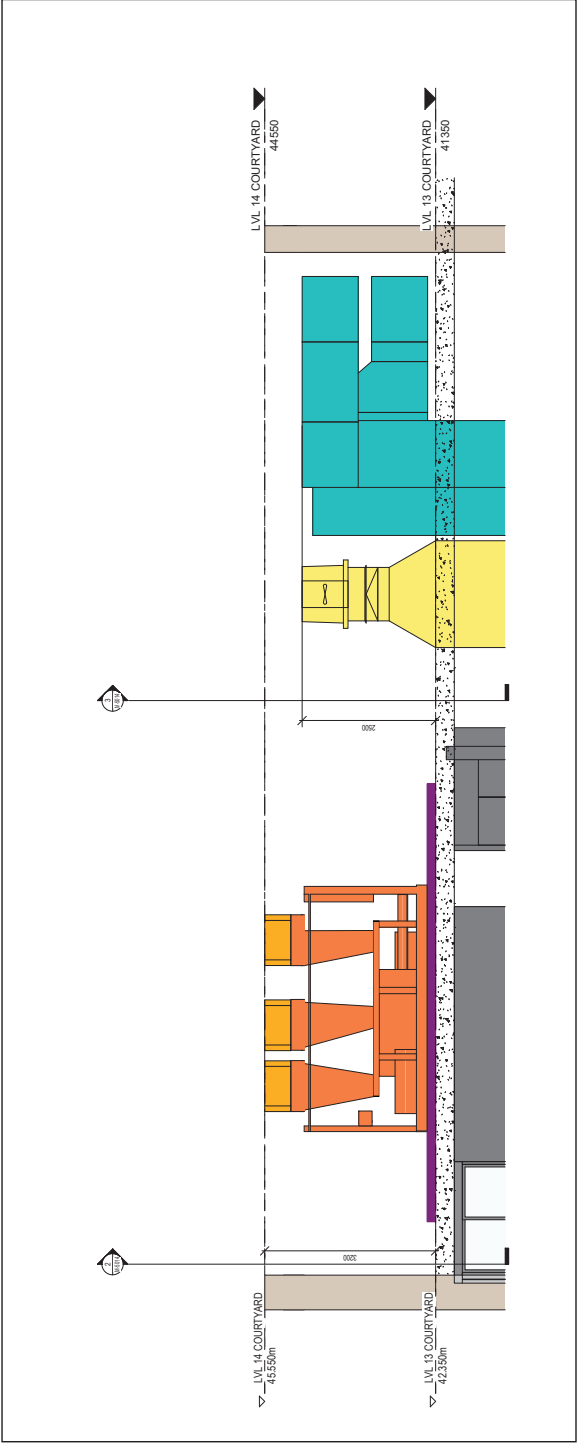
VERTICAL DISCHARGE LOUVER RELEASE FAN (2500mm HIGH)



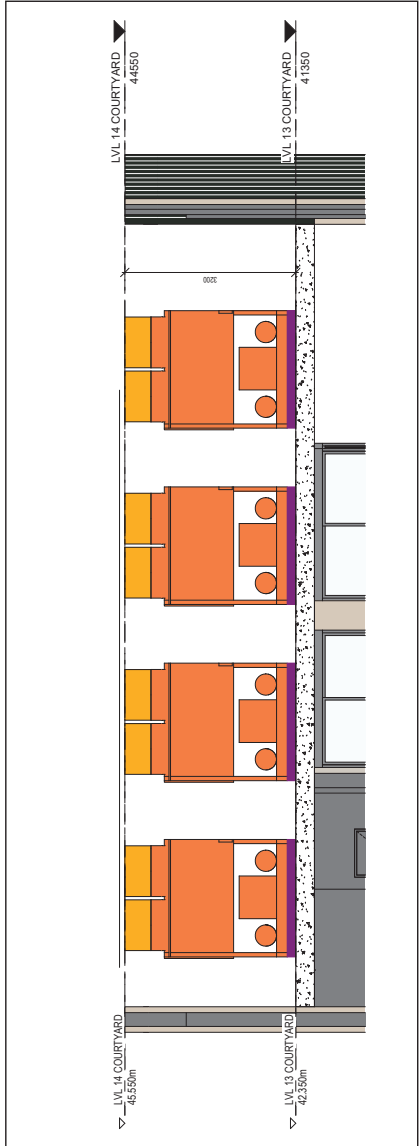
INLINE AXIAL FAN

5 OFF FAN COOLED CONDENSER UNITS WITH 4 LOUVER ACOUSTIC ATTENUATORS

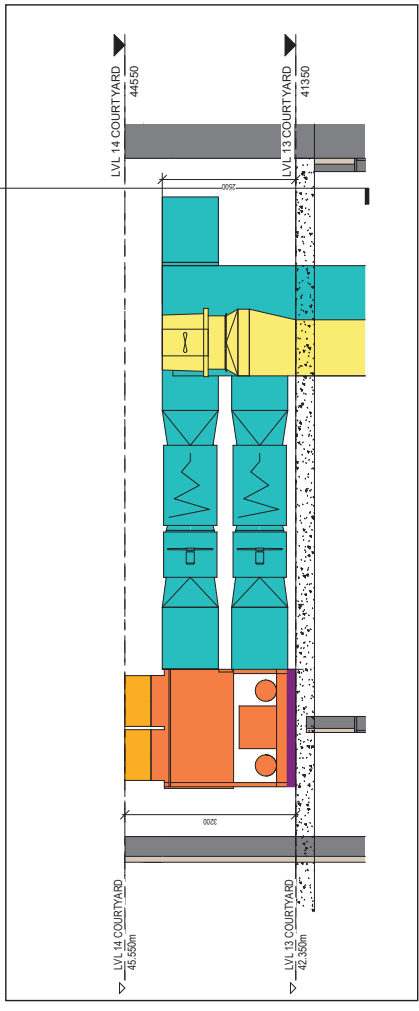
- 2 x 250MM DIA INTERNAL PRESS SHAFT (500mm HIGH)
- 2 OFF STACKED STAR PRESS SHAFT (250mm HIGH)
- 1 x 250MM DIA INTERNAL CLEAR STAIR PRESS SHAFT
- 1 x 250MM DIA INTERNAL CLEAR STAIR PRESS SHAFT



SECTION VIEW 1



SECTION VIEW 2



SECTION VIEW 3

AMENDMENTS/REVISIONS	
No.	Description

NOTES

DATE	BY	CHKD

CLIENT



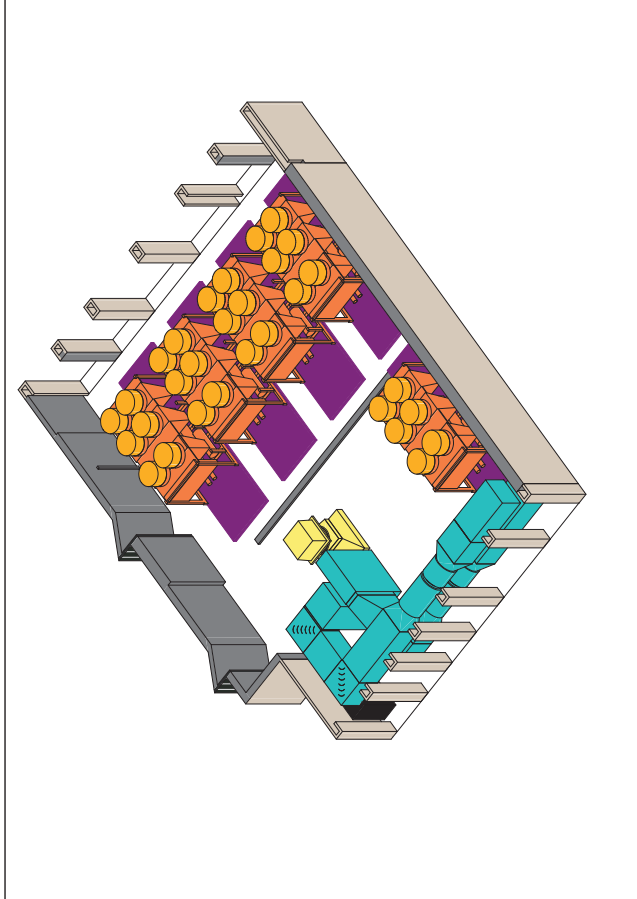
ARCHITECT



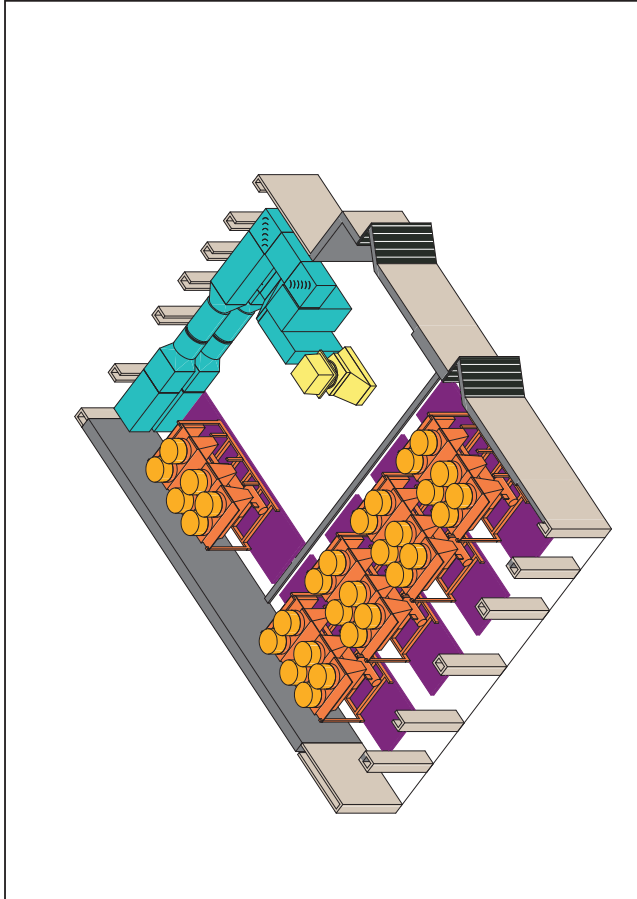
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DRAWING TITLE
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 SECTIONS

PRELIMINARY		
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JP	MR	1.50
DRAWING NO. M-5014		



ISOMETRIC VIEW 2



ISOMETRIC VIEW 1

REV	DESCRIPTION	ISSUED	DATE

NOTES

NORTH



CLIENT



ARCHITECT



CONSULTANT



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DRAWING TITLE
**MECHANICAL SERVICES
 HVAC - BUILDING C-ROOF
 ISOMETRIC**

DATE	ISSUED BY	CHECKED BY	SCALE	DATE

PROJECT NO: EN-N21_214
 DRAWING NO: M-6015
 REVISION:

PRELIMINARY