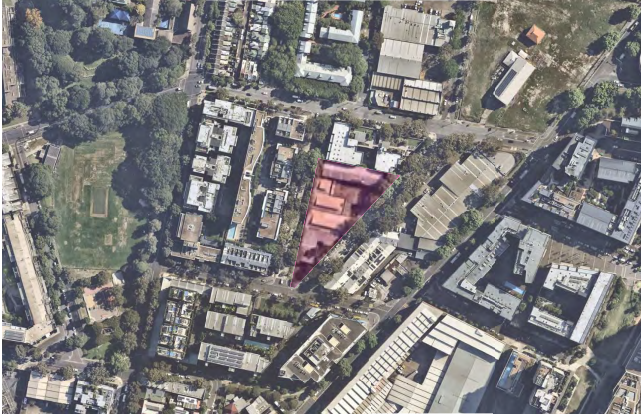


Attachment A3-1

Architectural Drawings

PLANNING PROPOSAL - CONCEPT REFERENCE SCHEME

242-258 YOUNG STREET WATERLOO



This Concept Reference Scheme Architectural Set as prepared by Plus Architecture is submitted to the Council of the City of Sydney (Council) to support a request for a Planning Proposal relating to land at 242-258 Young Street, Waterloo. The Planning Justification Report prepared by Ethos Urban outlines the proposed amendments to the Sydney Local Environmental Plan (Sydney LEP) 2012.

Sheet Index			
Series	Drawing No.	Drawing Name	Revision
PLA-PP-0000 PRELIMINARIES			
	PLA-PP-0000	COVER SHEET	A
PLA-PP-1000 GENERAL FLOOR PLANS			
	PLA-PP-1001	GENERAL FLOOR PLAN + BASEMENT 01	A
	PLA-PP-1000	GENERAL FLOOR PLAN + GROUND 00	A
	PLA-PP-1001	GENERAL FLOOR PLAN + LEVEL 01	A
	PLA-PP-1002	GENERAL FLOOR PLAN + LEVEL 02	A
	PLA-PP-1003	GENERAL FLOOR PLAN + LEVEL 03	A
	PLA-PP-1004	GENERAL FLOOR PLAN + LEVEL 04	A
	PLA-PP-1005	GENERAL FLOOR PLAN + LEVEL 05	A
	PLA-PP-1006	GENERAL FLOOR PLAN + LEVEL 06	A
	PLA-PP-1007	GENERAL FLOOR PLAN + ROOF PLAN	A
PLA-PP-2000 ELEVATIONS			
	PLA-PP-2000	ELEVATIONS - SHEET 01	A
	PLA-PP-2001	ELEVATIONS - SHEET 02	A
PLA-PP-2100 SECTIONS			
	PLA-PP-2100	SECTIONS - SHEET 01	A
	PLA-PP-2101	SECTIONS - SHEET 02	A
	PLA-PP-2102	SECTIONS - SHEET 03	A
PLA-PP-2200 SUN EYE VIEWS			
	PLA-PP-2200	SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 01	A
	PLA-PP-2201	SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 02	A
PLA-PP-2300 NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE)			
	PLA-PP-2300	NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 01	A
	PLA-PP-2301	NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 02	A
	PLA-PP-2302	NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 03	A
	PLA-PP-2303	NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 04	A
	PLA-PP-2304	NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 05	A
PLA-PP-2400 NEIGHBOURING HUNTER STREET APARTMENTS SOLAR STUDY (WINTER SOLSTICE)			
	PLA-PP-2400	HUNTER ST APARTMENTS SOLAR STUDY (WINTER SOLSTICE) - SHEET 01	A
	PLA-PP-2401	HUNTER ST APARTMENTS SOLAR STUDY (WINTER SOLSTICE) - SHEET 02	A
	PLA-PP-2402	HUNTER ST SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 01	A
	PLA-PP-2403	HUNTER ST SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 02	A
PLA-PP-2500 YOUNG STREET DEVELOPMENTS SOLAR STUDY (WINTER SOLSTICE)			
	PLA-PP-2500	YOUNG ST FUTURE DEVELOPMENTS SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 01	A
	PLA-PP-2501	YOUNG ST FUTURE DEVELOPMENTS SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 02	A
	PLA-PP-2502	YOUNG ST FUTURE DEVELOPMENTS SOLAR AMENITY PLANS - SHEET 01	A
	PLA-PP-2503	YOUNG ST FUTURE DEVELOPMENTS SOLAR AMENITY PLANS - SHEET 02	A
PLA-PP-2600 SHADOW DIAGRAMS (WINTER SOLSTICE)			
	PLA-PP-2600	SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 01	A
	PLA-PP-2601	SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 02	A
PLA-PP-2700 OPEN SPACE SOLAR STUDY (WINTER SOLSTICE)			
	PLA-PP-2700	OPEN SPACE SOLAR STUDY (WINTER SOLSTICE) - SHEET 01	A
	PLA-PP-2701	OPEN SPACE SOLAR STUDY (WINTER SOLSTICE) - SHEET 02	A

PLA-PP-3000 TREE CANOPIES		
PLA-PP-3000	TREE CANOPIES OVERVIEW	A
PLA-PP-3001	TREE CANOPY NO.2	A
PLA-PP-3002	TREE CANOPY NO.4	A
PLA-PP-3003	TREE CANOPY NO.8 AND 9	A
PLA-PP-3004	TREE CANOPY NO.10	A
PLA-PP-3005	TREE CANOPY NO.14	A
PLA-PP-3006	TREE CANOPY NO.15	A
PLA-PP-3007	TREE CANOPY NO.1	A
PLA-PP-3008	TREE CANOPY NO.5	A
PLA-PP-3009	TREE CANOPY NO.16	A
PLA-PP-3010	TREE CANOPY NO.23	A
PLA-PP-4000 ENVELOPE DRAWINGS		
PLA-PP-4000	ENVELOPE DIAGRAM - POWELL & YOUNG ST	A
PLA-PP-4001	ENVELOPE DIAGRAM - POWELL & HUNTER ST	A
PLA-PP-4002	ENVELOPE DIAGRAM - MCEVOY & HUNTER ST	A
PLA-PP-4003	ENVELOPE DIAGRAM - YOUNG ST	A
PLA-PP-5000 PERSPECTIVES		
PLA-PP-5000	PERSPECTIVES - SHEET 01	A
PLA-PP-5001	PERSPECTIVES - SHEET 02	A
PLA-PP-5002	PERSPECTIVES - SHEET 03	A
PLA-PP-6000 AREA DIAGRAMS		
PLA-PP-6000	AREA DIAGRAMS	A
PLA-PP-7000 DEVELOPMENT SCHEDULE		
PLA-PP-7000	DEVELOPMENT SCHEDULE	A
PLA-PP-7001	DEVELOPMENT OUTCOME	A

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

CONSULTANTS		CONTACT
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9992 6992
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 503 177
ARCHITECT	<input type="checkbox"/> ARCHIBRAND	T 0411 942 100
PLANNING	<input type="checkbox"/> WMA WATERS	T 051 659 866
SOILS/GEOTECHNICAL	<input type="checkbox"/> ANSA	T 02 9411 9018
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9990



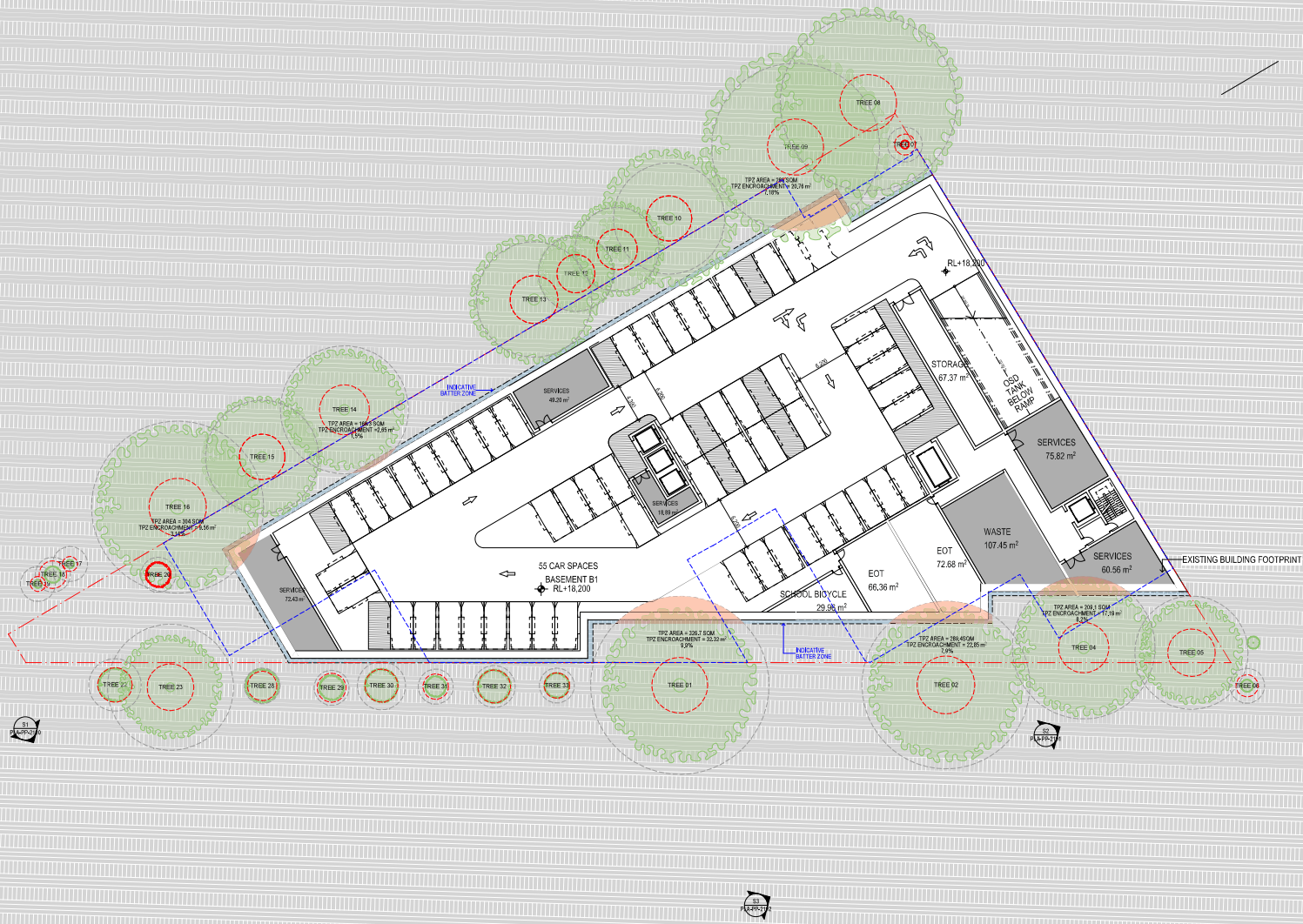
plus
architecture

114/114-120, Clarence Street
Sydney, NSW 2000 Australia
A/CN 16556282
Newcastle Australia (08) 9390
Aussie Alpha 1655 6282
Web: Plus 1200

PROJECT	DRAWING TITLE
242-258 Young Street Waterloo Sydney NSW	COVER SHEET

DATE	PILOT DATE	
15/01/2024	17/01/2024	
DRAWN	CHECKED	
IC	GH	
JOB NO.	DRAWING NO.	REVISION
20621	PLA-PP-0000	A

plus architecture reserves all rights in this document. The recipient agrees not to use this document for any other purpose than that intended and to indemnify plus architecture from all claims, damages, costs and expenses, including reasonable legal costs, arising from the use of this document for any other purpose. This document is the property of plus architecture and shall remain the property of plus architecture. This document is confidential and its disclosure to any third party without the prior written consent of plus architecture is strictly prohibited.



PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9696 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 525 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 2652
SOIL/SOIL OPERATIONS	<input type="checkbox"/> ANKA	T 02 941 9923
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9990

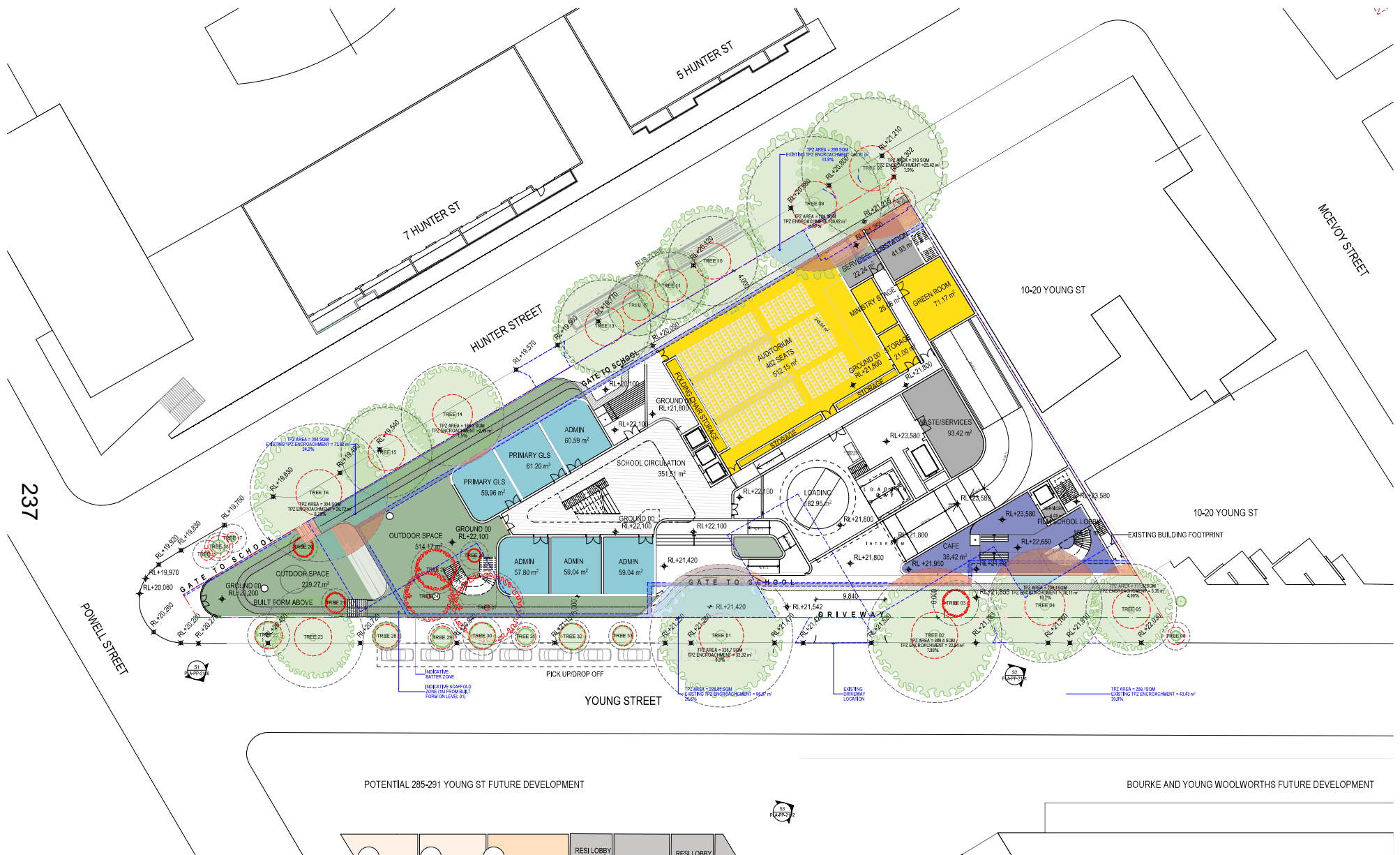
PROJECT
242-258 Young Street Waterloo Sydney NSW

plus
plus architecture
plus engineering

SDG

PROJECT 242-258 Young Street Waterloo Sydney NSW	DRAWING TITLE GENERAL FLOOR PLAN - BASEMENT 01	SCALE 1:250 @A1
		DATE 15/01/2024
		DRAWN GH
		CHECKED GH
JOB NO. 20621	DRAWING NO. PLA-PP-10B1	REVISION A

plus architecture and engineering are not responsible for the accuracy of the information contained in this document. It is the responsibility of the client to ensure that the information provided is accurate and up-to-date. plus architecture and engineering are not responsible for the accuracy of the information provided in this document. It is the responsibility of the client to ensure that the information provided is accurate and up-to-date.



PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	PROJECT NO.
PLANNER	T 021 999 6962
TRAFFIC	T 0415 553 177
ARCHITECT	T 0411 942 180
ENGINEERING	T 020 629 2652
SCCHOOL OPERATIONS	T 02 941 9763
LANDSCAPE	T 02 934 9960

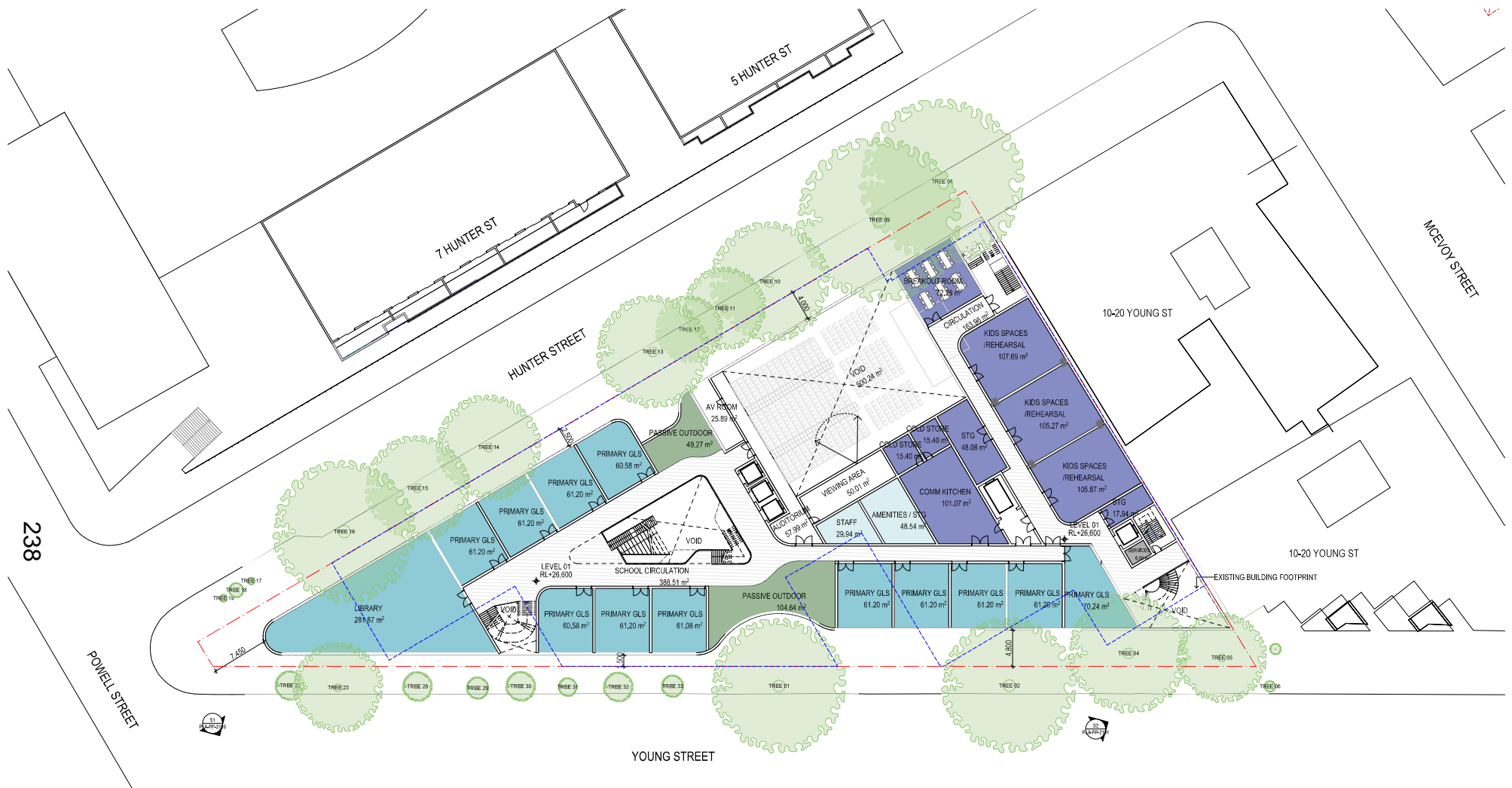
plus
architecture

plus
architecture

plus
architecture

plus
architecture

PROJECT 242-258 Young Street Waterloo Sydney NSW	DRAWING TITLE GENERAL FLOOR PLAN - GROUND 00	SCALE 1:250 @A1	DATE 15/01/2024	PLOT DATE 15/01/2024
DRAWN GH	CHECKED GH	JOB NO. 20621	DRAWING NO. PLA-PP-1000	REVISION A



POTENTIAL 285-291 YOUNG ST FUTURE DEVELOPMENT

BOURKE AND YOUNG WOOLWORTHS FUTURE DEVELOPMENT

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 525 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 080 029 2652	
SOILS/GEOTECHNICAL	<input type="checkbox"/> ANSA	T 02 9941 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 9394 9960	

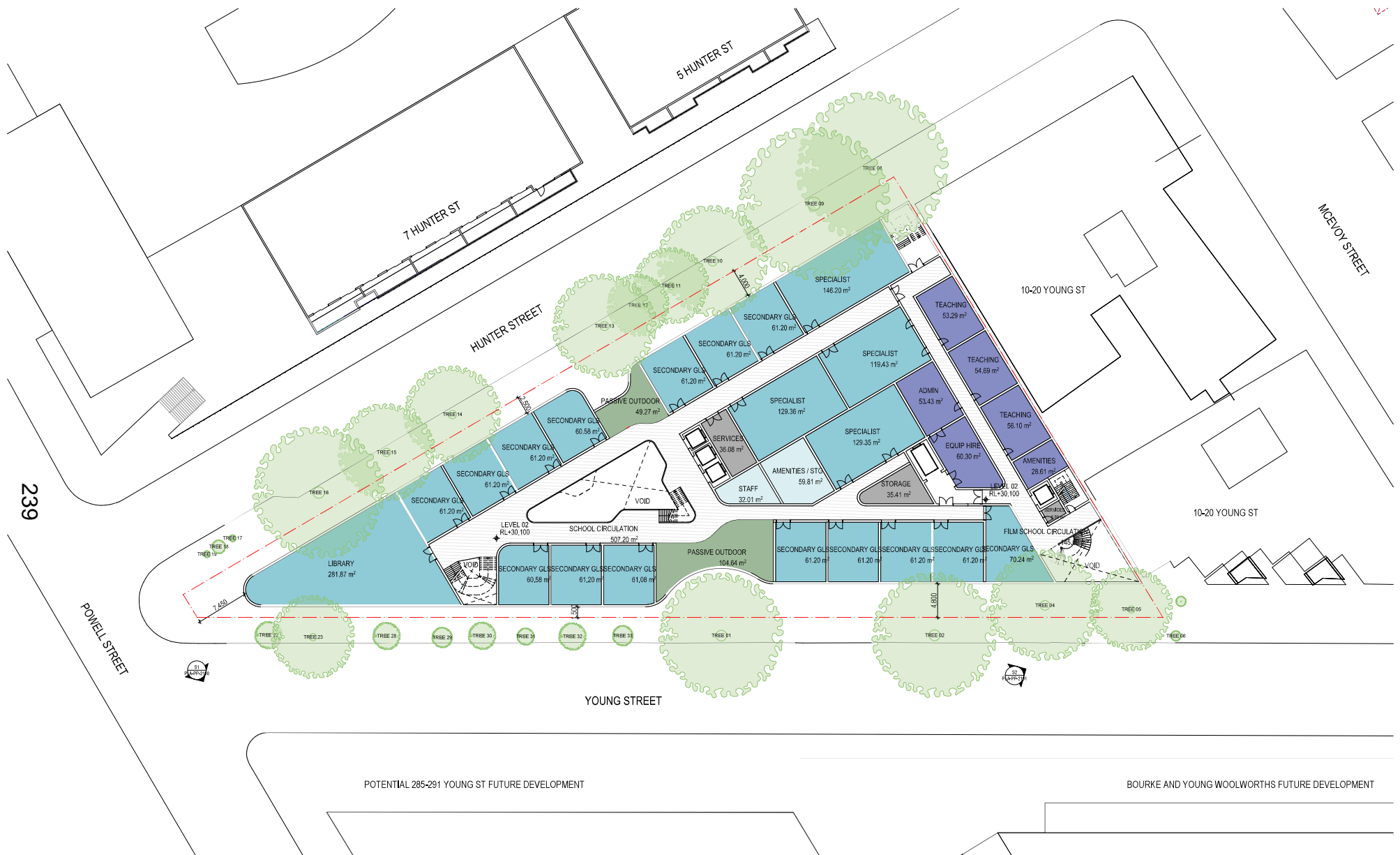


PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 01

SCALE	1:250 @A1
DATE	15/01/2024
DRAWN	IC
CHECKED	GH
JOB NO.	20621
DRAWING NO.	PLA-PP-1001
REVISION	A

I warrant that all drawings are prepared by me or under my direct supervision and that I am a duly qualified professional person in the profession of architecture, engineering or surveying. I warrant that the drawings are prepared in accordance with the provisions of the relevant legislation and that I am not aware of any circumstances which would render the drawings inaccurate or misleading. I warrant that the drawings are prepared in accordance with the provisions of the relevant legislation and that I am not aware of any circumstances which would render the drawings inaccurate or misleading.



PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 060 629 2652	
SCHOOL OPERATIONS	<input type="checkbox"/> ANSA	T 02 941 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 9394 9960	



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 02

SCALE
1:250 @A1

DATE
15/01/2024

DRAWN
IC

CHECKED
GH

JOB NO.
20621

DRAWING NO.
PLA-PP-1002

REVISION
A



By accepting and signing this document the recipient agrees that the information provided is for their use only and that they warrant the accuracy of the information provided. The recipient agrees not to use this document for any other purpose without the prior written consent of the architect. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any errors or omissions in this document.



POTENTIAL 285-291 YOUNG ST FUTURE DEVELOPMENT

BOURKE AND YOUNG WOOLWORTHS FUTURE DEVELOPMENT

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 060 629 2652	
SCHOOL OPERATIONS	<input type="checkbox"/> ANSA	T 02 941 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 9394 990	



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 03

SCALE	DATE	DATE	DATE	DATE
1:250 @A1	15/01/2024	15/01/2024	15/01/2024	15/01/2024
JOB NO.	DRAWING NO.	REVISION		
20621	PLA-PP-1003	A		

By accepting and signing this document the recipient agrees to the terms and conditions of the license of use of this document. The recipient agrees not to use this document for any purpose other than the intended use. The recipient agrees to indemnify the licensor from and hold the licensor harmless from all claims, damages, costs and expenses, including legal costs, arising from the use of this document for any purpose other than the intended use. The recipient agrees to keep this document confidential and to use it only for the intended purpose. The recipient agrees to return this document to the licensor upon completion of the intended use. The recipient agrees to delete this document from all devices and to ensure that it is not accessible to any other person. The recipient agrees to delete this document from all devices and to ensure that it is not accessible to any other person. The recipient agrees to delete this document from all devices and to ensure that it is not accessible to any other person.



POTENTIAL 285-291 YOUNG ST FUTURE DEVELOPMENT

BOURKE AND YOUNG WOOLWORTHS FUTURE DEVELOPMENT

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9956 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 080 029 2652	
SOIL/CLIMATE/GEOTECH	<input type="checkbox"/> ANSA	T 02 9411 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 9394 9960	

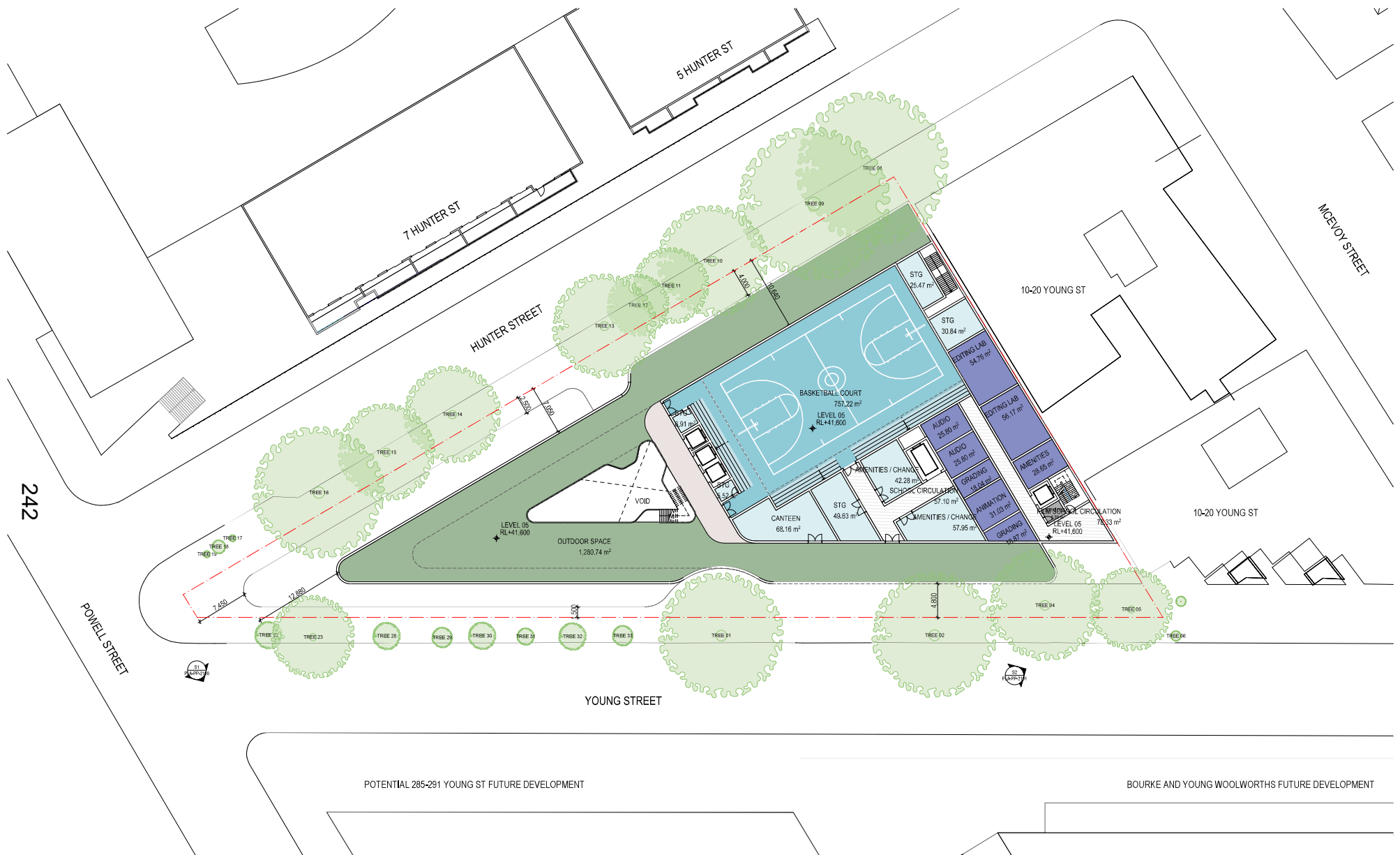


PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 04

SCALE	DATE	DRAWN	IC	JOB NO.	DRAWING NO.	REVISION
1:250 @A1	15/01/2024	GH	IC	20621	PLA-PP-1004	A

By accepting and signing this document the recipient agrees to the terms and conditions of the contract for the provision of the services and to the fact that the recipient is responsible for the accuracy and completeness of the information provided. The recipient agrees not to use this document for any other purpose than that for which it was prepared. The recipient agrees to indemnify the provider of the services from and against all claims, damages, losses and expenses, including legal costs, in connection with the use of this document for any other purpose than that for which it was prepared. The recipient agrees to indemnify the provider of the services from and against all claims, damages, losses and expenses, including legal costs, in connection with the use of this document for any other purpose than that for which it was prepared.



POTENTIAL 285-291 YOUNG ST FUTURE DEVELOPMENT

BOURKE AND YOUNG WOOLWORTHS FUTURE DEVELOPMENT

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	CONTACT	PHONE
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 02 955 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 553 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 02 959 2652
SOIL/GEOTECH/ROCK	<input type="checkbox"/> ANSA	T 02 941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 02 934 9960

Level 05, 242-258 Young Street
Sydney, NSW 2000 Australia
ACSI 00562620
Plan No. 242-258 Young Street
Level 05

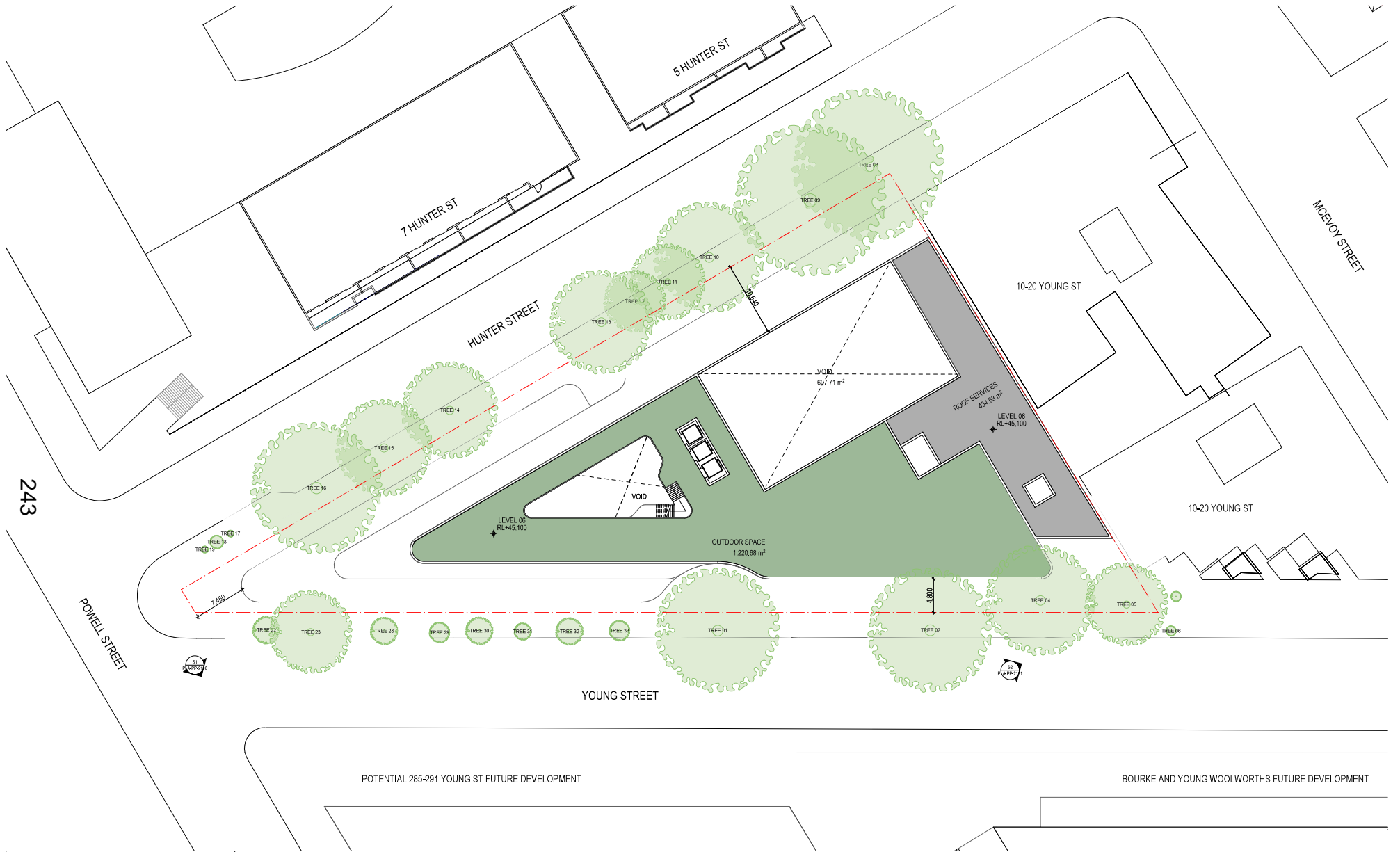
plus
Melbourne
Sydney
Western Australia
Auckland
Tel: 011 8322 1200
Email: info@plus.com.au
www.plus.com.au

PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 05

SCALE	DATE	DATE	DATE
1:250 @A1	15/01/2024	15/01/2024	15/01/2024
DRAWN	IC	CHECKED	GH
JOB NO.	DRAWING NO.	REVISION	
20621	PLA-PP-1005	A	

I warrant that all drawings are prepared by me or under my direct supervision and that I am a duly qualified professional person in the profession of architecture, engineering, or surveying. I warrant that the drawings are prepared in accordance with the provisions of the Professional Practice Act 2002 (NSW) and the Professional Practice Act 2002 (ACT). I warrant that the drawings are prepared in accordance with the provisions of the Professional Practice Act 2002 (NSW) and the Professional Practice Act 2002 (ACT). I warrant that the drawings are prepared in accordance with the provisions of the Professional Practice Act 2002 (NSW) and the Professional Practice Act 2002 (ACT).



PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	CONTACTS
PLANNER	<input type="checkbox"/> ETHOS URBAN T 02 9555 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING T 0415 555 177
ARCHITECT	<input type="checkbox"/> ANDERSON T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER T 080 029 2652
SOIL/GEOTECH/ROCK	<input type="checkbox"/> ANSA T 02 941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO T 02 9394 9960



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 06

SCALE	DATE	DRAWN	IC	JOB NO.	DRAWING NO.	REVISION
1:250 @A1	15/01/2024	GH	IC	20621	PLA-PP-1006	A

I warrant and certify that I have prepared the proposed plans for the above project in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW) and that I am a duly qualified and registered professional person in the relevant profession. I warrant and certify that I have prepared the proposed plans for the above project in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW) and that I am a duly qualified and registered professional person in the relevant profession.



PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
PLANNER	<input checked="" type="checkbox"/> ETHOS URBAN T 02 9556 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING T 0415 553 177
ARCHITECT	<input type="checkbox"/> ANDERSON T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER T 080 029 2652
SOICOL OPERATIONS	<input type="checkbox"/> ANSA T 02 9411 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO T 02 9334 9960

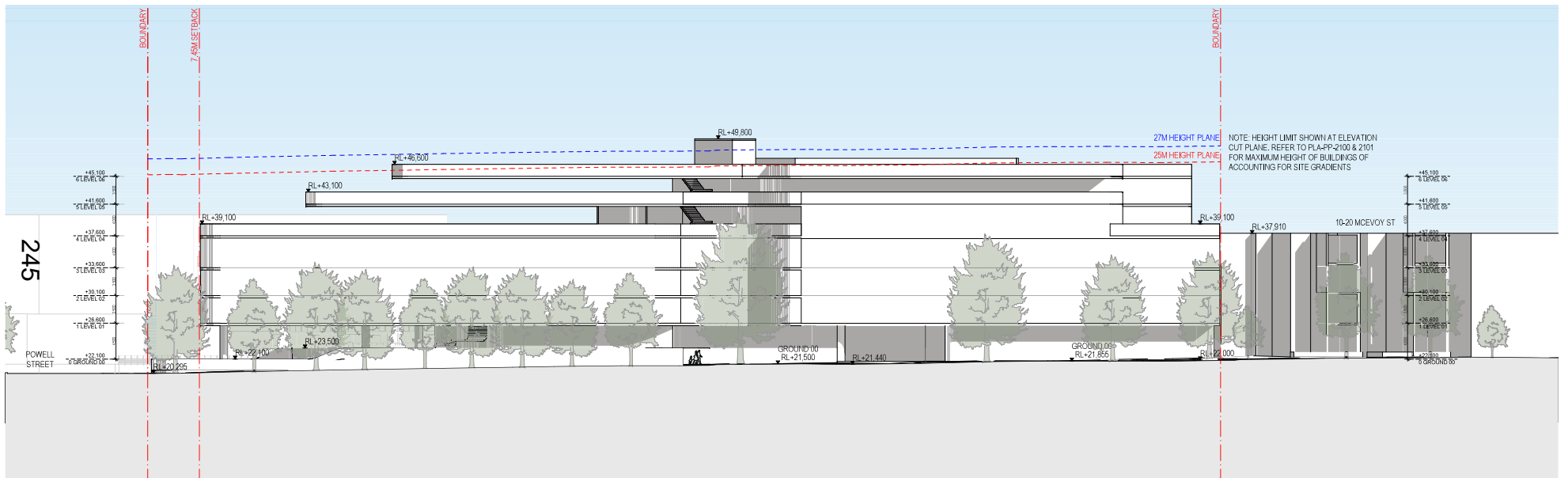


PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
GENERAL FLOOR PLAN - ROOF PLAN

SCALE	DATE	DRAWN	IC	JOB NO.	DRAWING NO.	REVISION
1:250 @A1	15/01/2024	GH	IC	20621	PLA-PP-1007	A

By accepting and allowing the proposed development to be implemented, the recipient agrees not to use this document for any other purpose than that intended and to indemnify the plus architecture Pty. Ltd. from all claims, damages, costs and expenses, including legal costs, that may be incurred by the recipient in connection with the proposed development. This document is the property of plus architecture Pty. Ltd. and shall remain the property of plus architecture Pty. Ltd. at all times. It is to be used for the purposes stated only and is not to be distributed, copied, reproduced or otherwise used without the prior written consent of plus architecture Pty. Ltd.



E1 YOUNG STREET ELEVATION
SCALE: 1:200 (A1)

PLANNING PROPOSAL

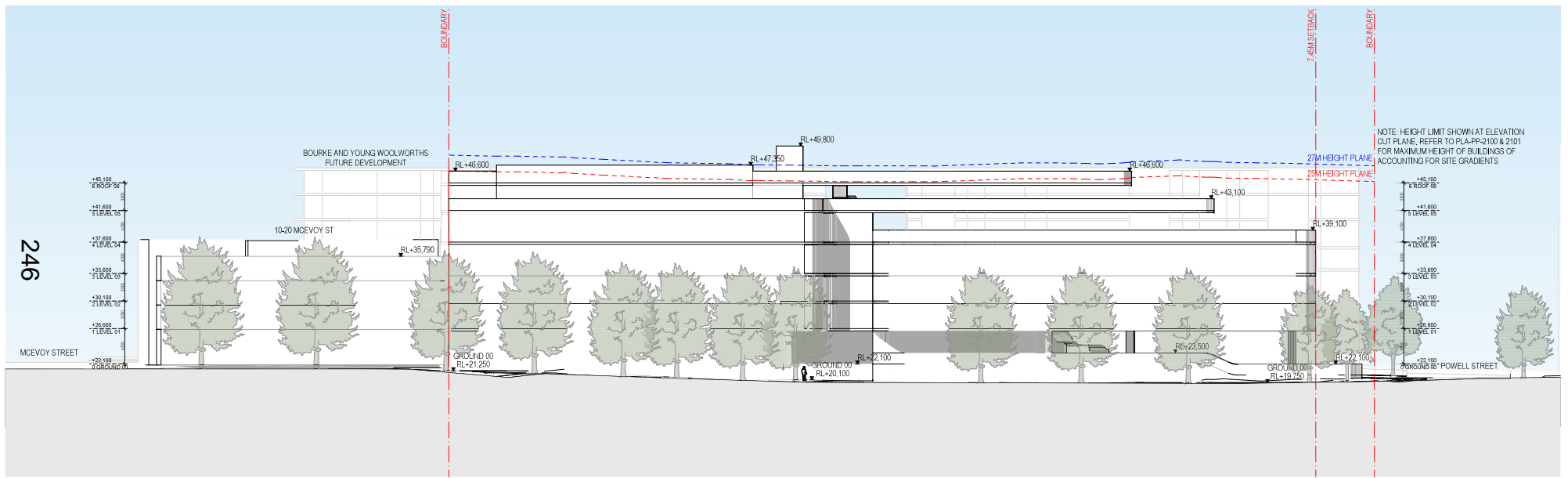
DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A					

CONSULTANTS	PLANNER	TRAFFIC	ARCHITECT	PLANNING	SOILS/OPERATIONS	LANDSCAPE	
<input type="checkbox"/> ETHOS URBAN	T 021 9956 6962	<input type="checkbox"/> JMT CONSULTING	T 0415 553 177	<input type="checkbox"/> ANDERSON	T 081 842 180	<input type="checkbox"/> ANNA	T 02 9541 9028
<input type="checkbox"/> TYP DESIGN STUDIO	T 021 8384 9990	<input type="checkbox"/> WWA WATER	T 081 629 2652	<input type="checkbox"/> ANNA	T 02 9541 9028	<input type="checkbox"/> TYP DESIGN STUDIO	T 021 8384 9990



PROJECT 242-258 Young Street Waterloo Sydney NSW		DRAWING TITLE ELEVATIONS - SHEET 01		SCALE 1:250 @A1	
DATE 15/01/2024		PLOT DATE 17/01/2024		JOB NO. 20621	
DRAWN IC		CHECKED GH		DRAWING NO. PLA-PP-2000	
JOB NO. 20621		DRAWING NO. PLA-PP-2000		REVISION A	

By accepting and allowing this document to be reproduced, the recipient agrees not to use this document for any other purpose than that for which it was prepared. It is the property of plus architecture and shall remain their property. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of plus architecture. This document is the property of plus architecture and shall remain their property. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of plus architecture.



E2 HUNTER STREET ELEVATION
SCALE: 1:250 @A1

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 553 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 020 629 2652	
SOILS/OPEN SPACES	<input type="checkbox"/> ANSA	T 02 9941 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9960	



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
ELEVATIONS - SHEET 02

SCALE
1:250 @A1

DATE
14/01/2024

DRAWN
IC

CHECKED
GH

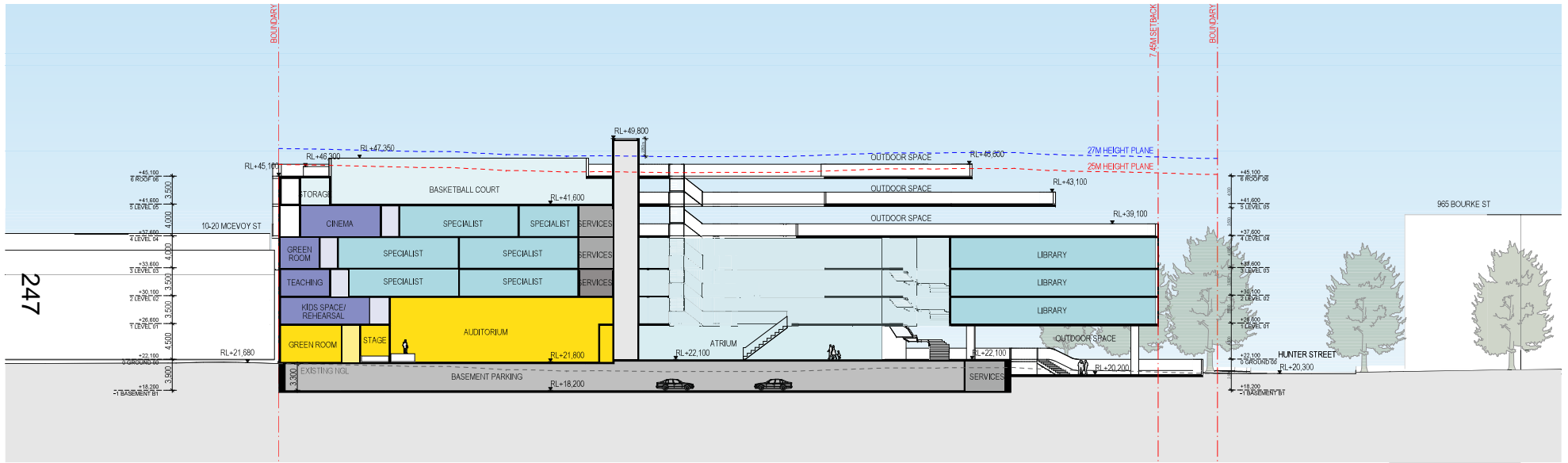
JOB NO.
20621

DRAWING NO.
PLA-PP-2001

REVISION
A

© 2024 plus architecture Pty Ltd. All rights reserved. This drawing is the property of plus architecture Pty Ltd. It is to be used for the project only and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of plus architecture Pty Ltd. The client agrees not to use this document for any other project without the prior written consent of plus architecture Pty Ltd. The client agrees to indemnify plus architecture Pty Ltd from and against all claims, damages, losses, costs, and expenses, including reasonable legal fees, incurred by plus architecture Pty Ltd in connection with this project. The client agrees to hold plus architecture Pty Ltd harmless from and against all claims, damages, losses, costs, and expenses, including reasonable legal fees, incurred by plus architecture Pty Ltd in connection with this project.

DATE	REVISION	BY	CHK	NO.



SECTION AA
SCALE 1:250@A1

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	
PLANNER	<input type="checkbox"/> ETHOS URBAN T 021 9956 692
TRAFFIC	<input type="checkbox"/> JMT CONSULTING T 0415 553 177
ARCHITECT	<input type="checkbox"/> ANDERSON T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER T 080 029 2652
SOIL/ROOF OPENINGS	<input type="checkbox"/> ANSA T 02 9941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO T 021 8394 990

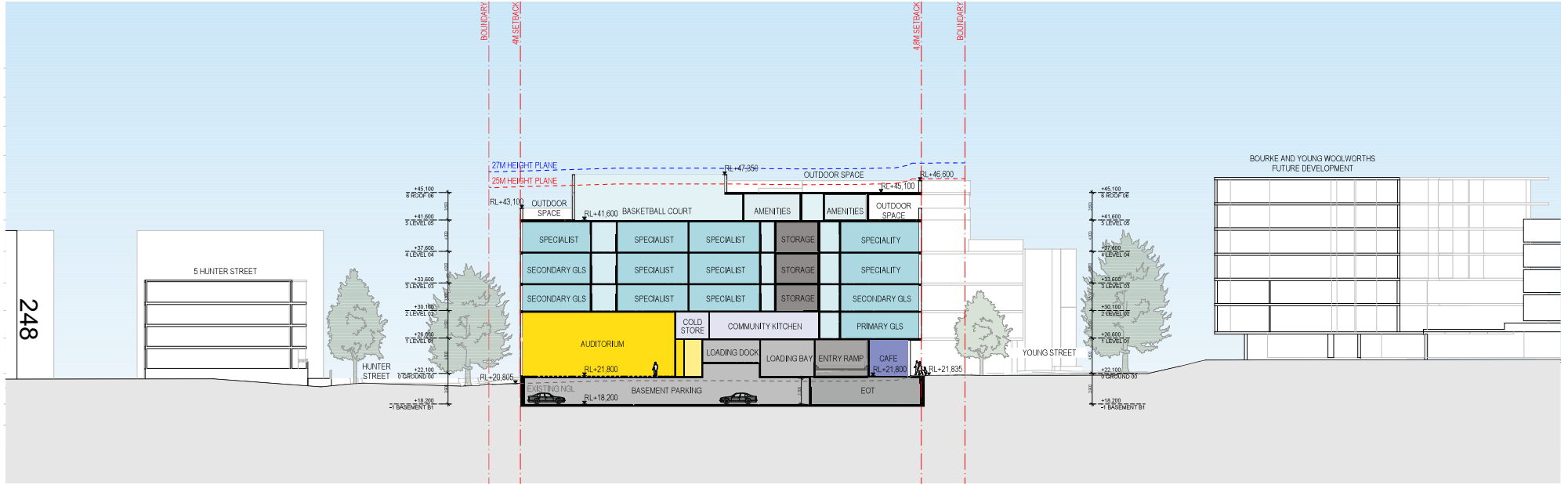


PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
SECTIONS - SHEET 01

Scale: 1:250 @A1
 DATE: 14/01/2024
 DRAWN: GH
 IC: GH
 JOB NO.: 20621
 DRAWING NO.: PLA-PP-2100
 REVISION: A

DATE	REVISION	BY	CHK	NO.



S2 SECTION BB
SCALE: 1:200 @ A1

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 2652	
SCHOOL OPERATIONS	<input type="checkbox"/> ANSA	T 02 941 9123	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 834 9960	

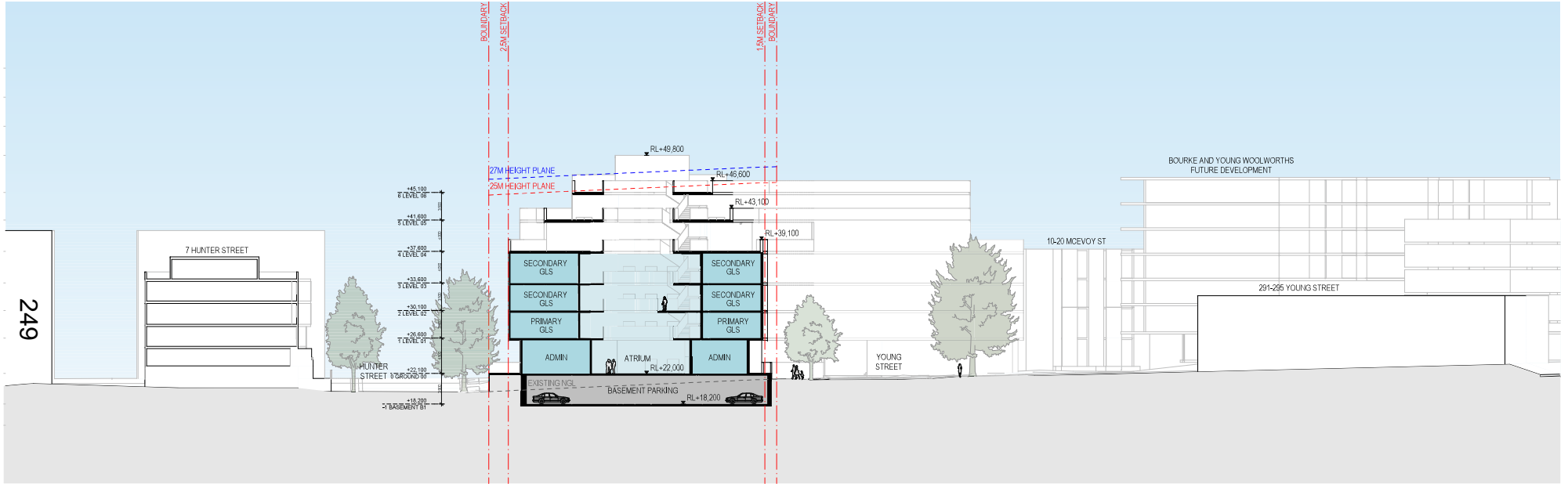


PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
SECTIONS - SHEET 02

SCALE	1:250 @ A1
DATE	15/01/2024
DRAWN	IC
CHECKED	GH
JOB NO.	20621
DRAWING NO.	PLA-PP-2101
REVISION	A

plus architecture Pty Ltd is a registered company in NSW. The information on this drawing is the property of plus architecture Pty Ltd and is not to be used for any other purpose without the written consent of plus architecture Pty Ltd. The information on this drawing is the property of plus architecture Pty Ltd and is not to be used for any other purpose without the written consent of plus architecture Pty Ltd. The information on this drawing is the property of plus architecture Pty Ltd and is not to be used for any other purpose without the written consent of plus architecture Pty Ltd.



S3 SECTION CC
SCALE: 1:200 @ A1

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 080 629 2652	
SOIL/GEOTECH/ROADS	<input type="checkbox"/> ANSA	T 02 9941 0928	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9960	



plus
architecture

Level 4, 120 Clarence Street
Sydney, NSW 2000 Australia
Phone: +61 2 9252 1200
Fax: +61 2 9252 1201
www.plusarchitecture.com.au

PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
SECTIONS - SHEET 03

SCALE
1:250 @ A1

DATE
15/01/2024

DRAWN
IC

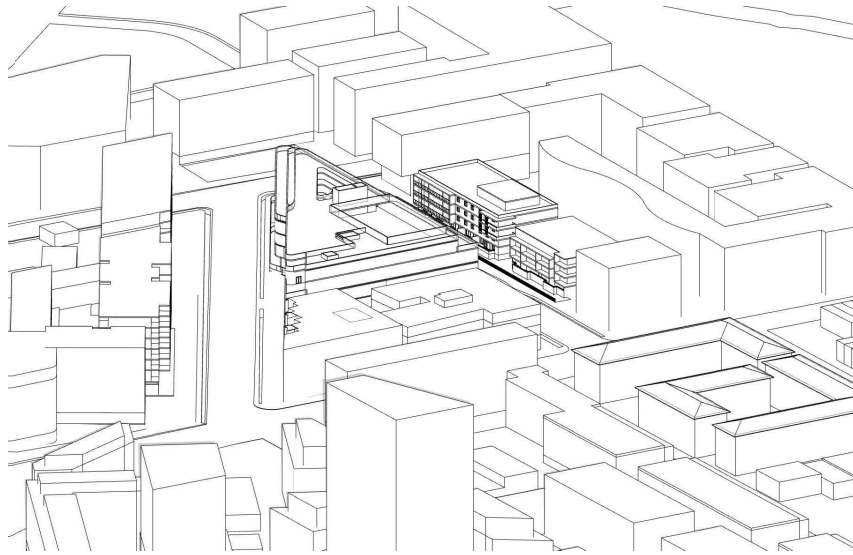
CHECKED
GH

JOB NO.
20621

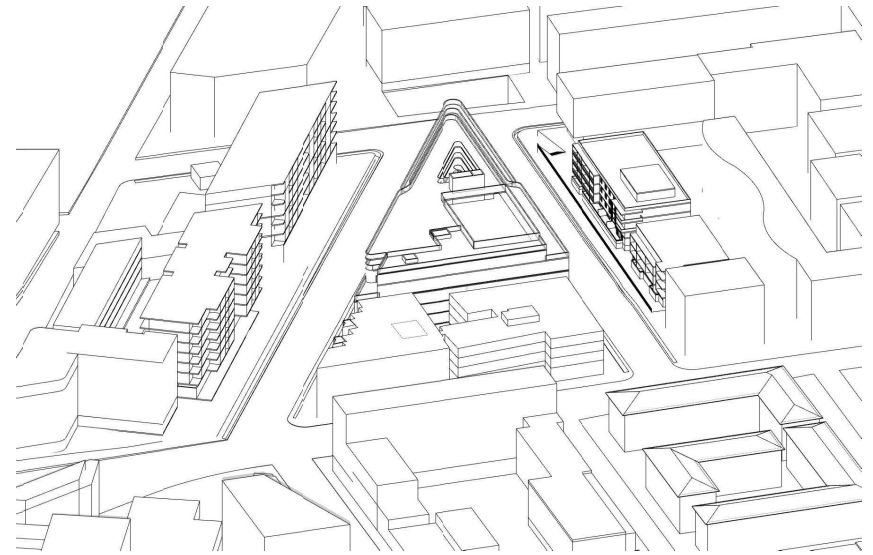
DRAWING NO.
PLA-PP-2102

REVISION
A

Plus Architecture and its staff accept no responsibility for the accuracy of the information contained in this document or any drawings or plans derived therefrom. The client is responsible for the accuracy of the information and for the accuracy of the drawings and plans. The client is responsible for the accuracy of the information and for the accuracy of the drawings and plans. The client is responsible for the accuracy of the information and for the accuracy of the drawings and plans.

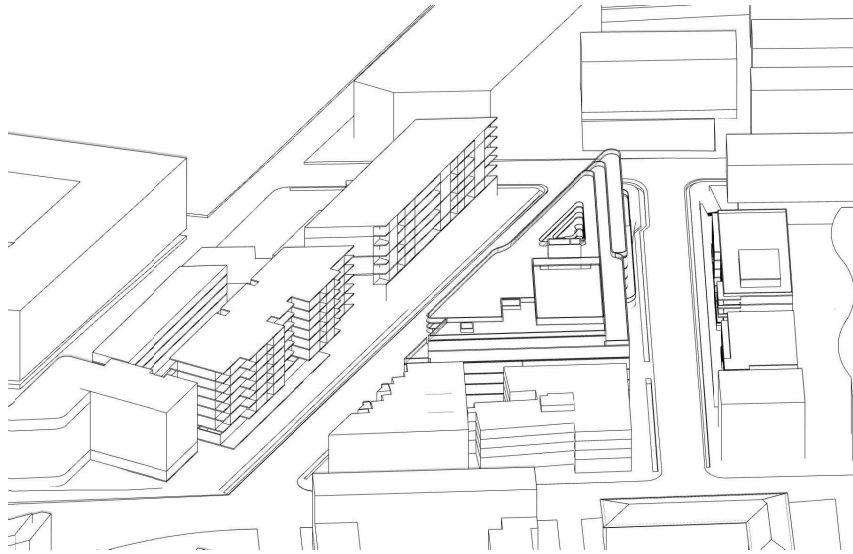


SUN EYE VIEW - 9AM
SCALE: N.T.S.

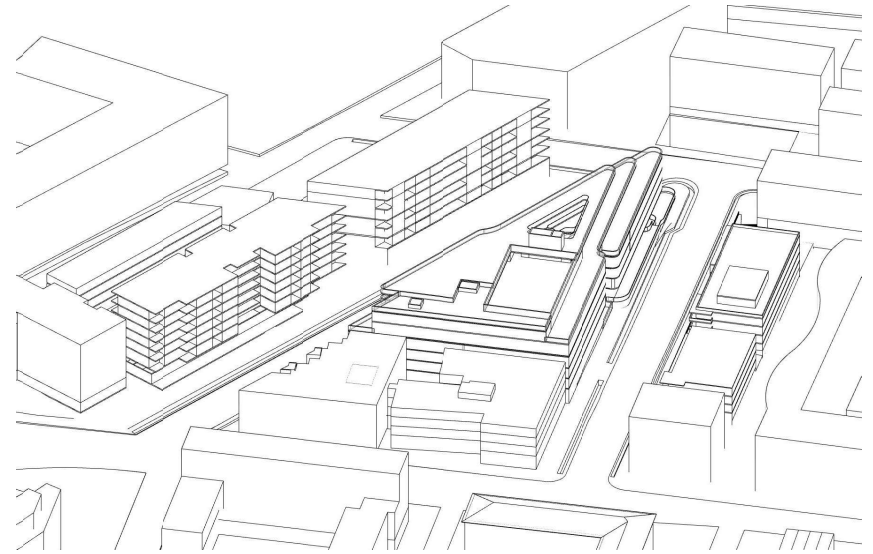


SUN EYE VIEW - 10AM
SCALE: N.T.S.

250



SUN EYE VIEW - 11AM
SCALE: N.T.S.



SUN EYE VIEW - 12PM
SCALE: N.T.S.

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

PLANNING	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 525 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 2652
SOIL/CLIMATE/ROOF	<input type="checkbox"/> ANERA	T 02 9541 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 990



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 01

SCALE
M1S @A1

DATE
15/01/2024

DRAWN
IC

CHECKED
GH

JOB NO.
20621

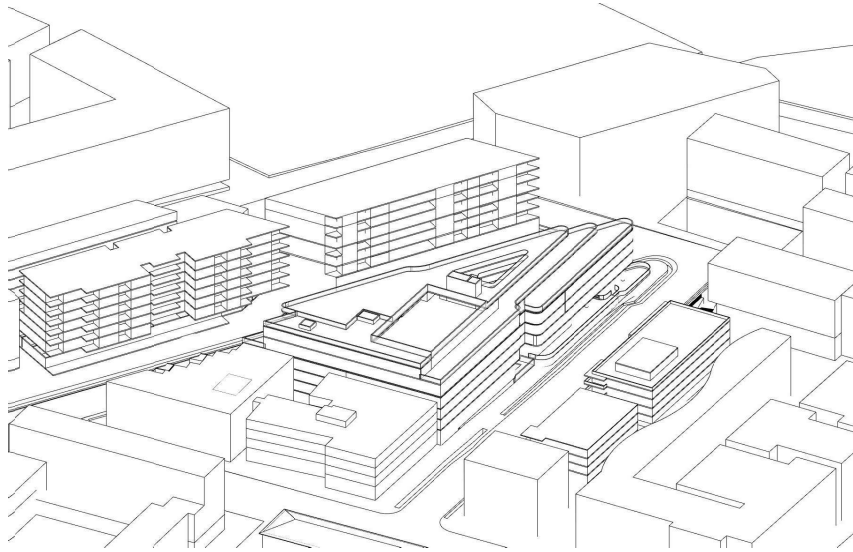
DRAWING NO.
PLA-PP-2200

REVISION
A

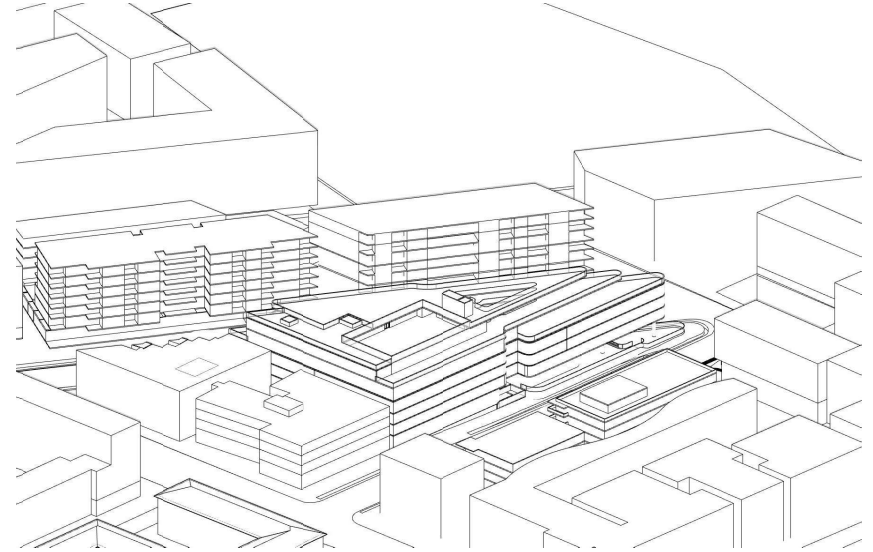
DATE	REVISION	BY	CHK	NO.

plus architecture Pty. Ltd. ACN 60556263
Newcastle Australia (NSW)
Avalon 1502
New York 1000

plus architecture Pty. Ltd. ACN 60556263
Newcastle Australia (NSW)
Avalon 1502
New York 1000

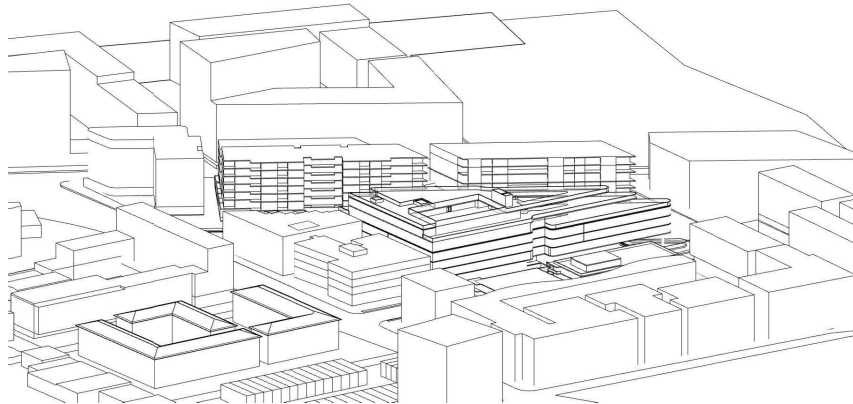


SUN EYE VIEW - 1PM
SCALE: N.T.S.



SUN EYE VIEW - 2PM
SCALE: N.T.S.

251



SUN EYE VIEW - 3PM
SCALE: N.T.S.

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	PHONE
PLANNER <input type="checkbox"/> ETHOS URBAN	T 021 9906 6962
TRAFFIC <input type="checkbox"/> JMT CONSULTING	T 0415 505 177
ARCHITECT <input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING <input type="checkbox"/> WWA WATER	T 051 629 2655
SOILS/GEOTECH <input type="checkbox"/> ANSA	T 02 9941 9103
LANDSCAPE <input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 990



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 02

SCALE
N.T.S.

DATE
15/01/2024

DRAWN
IC

CHECKED
GH

JOB NO.
20621

DRAWING NO.
PLA-PP-2201

REVISION
A

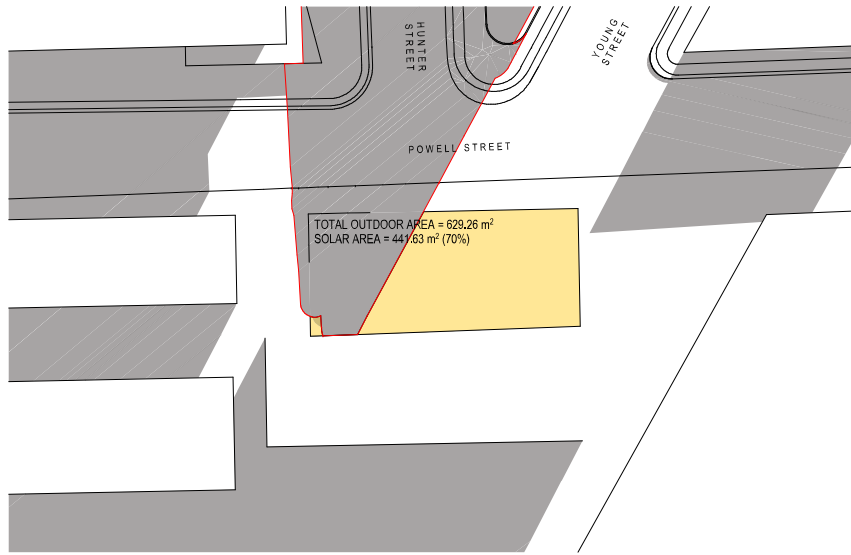
plus architecture Pty. Ltd.
ACN 60556263
Newcastle Australia (NSW)
Aust. A/cn 60556263
Web: P10 7109

plus architecture
Sydney
Waterloo
Australia
Tel: 02 8622 1300
Instagram: @plusarchitecture
www.plusarchitecture.com.au

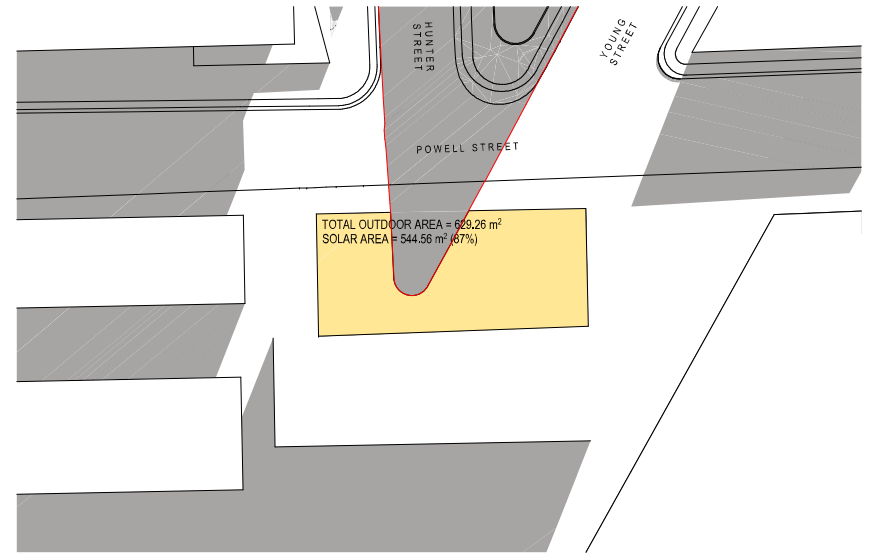
plus architecture Pty. Ltd. is a registered company in Australia (ACN 60556263) and is not a public company. The recipient agrees not to use this document for any other purpose than that for which it was prepared, and to indemnify plus architecture Pty. Ltd. from all claims, damages, losses, costs and expenses (including legal fees) arising from the use of this document for any other purpose. If there is any discrepancy between the printed and electronic versions, the printed version shall prevail.

DATE	REVISION	BY	CHK	NO.

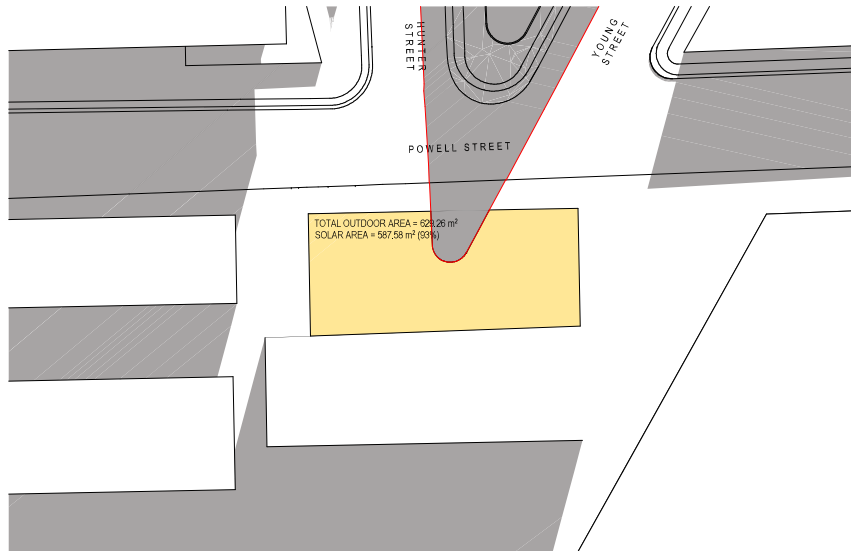
252



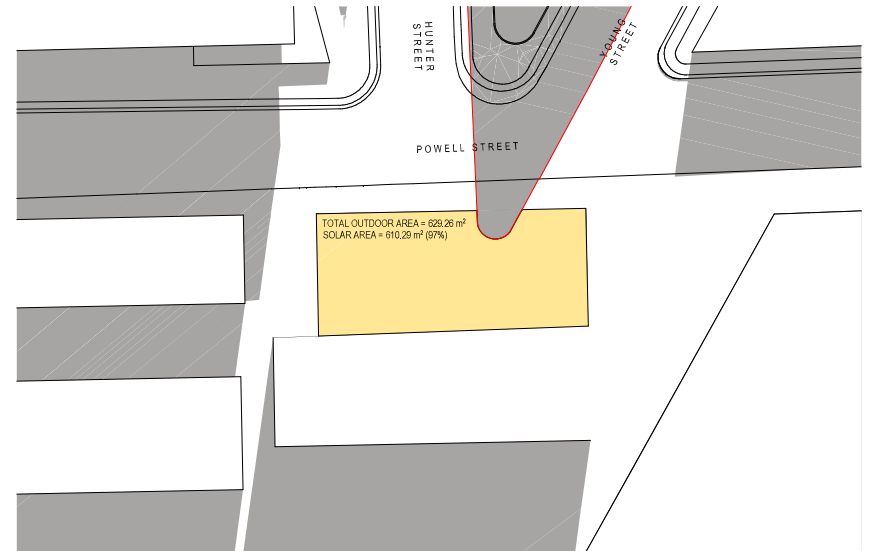
NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 9AM
SCALE: 1:350@A1



NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 9:30AM
SCALE: 1:350@A1



NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 10AM
SCALE: 1:350@A1



NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 10:30AM
SCALE: 1:350@A1

SOLAR OUTDOOR AREA
 PROPOSED SHADOWS
 EXISTING SHADOWS

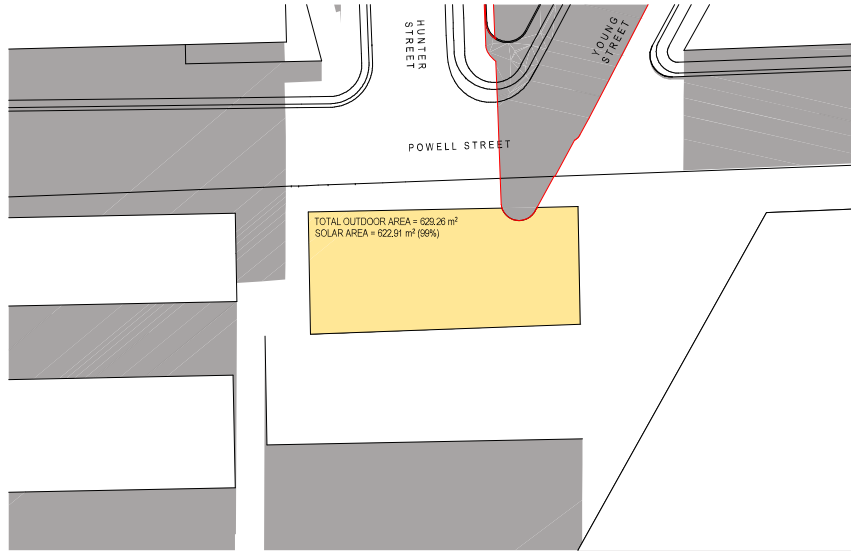
PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

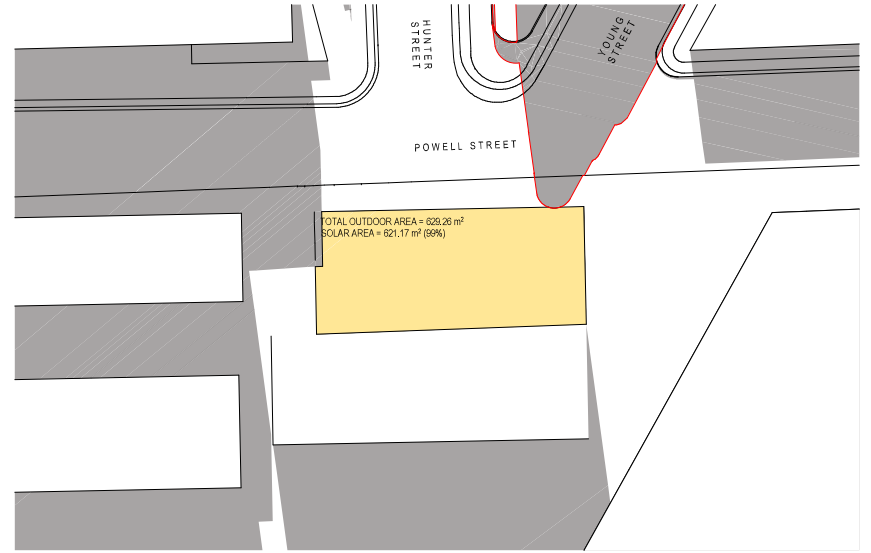
CONSULTANTS	DATE	REVISION	BY	CHK	NO.
PLANNER					
TRAFFIC					
ARCHITECT					
FLOODING					
SOILS/OPEN SPACES					
LANDSCAPE					

4/144-4/152 Glenmore Street
 Sydney, NSW 2000 Australia
 AU 61 02 9552 6203
 Melbourne Australia 03 9592 6203
 Auckland New Zealand 09 488 1552
 New York USA 212 904 1200

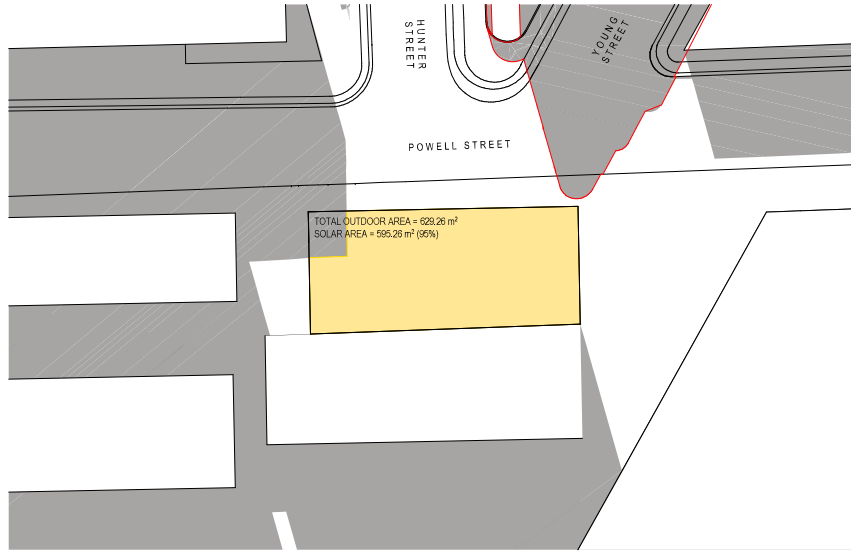
PROJECT	242-258 Young Street Waterloo Sydney NSW	DRAWING TITLE	NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 01	SCALE	1:350 @A1
DATE	15/01/2024	PLOT DATE	15/01/2024	JOB NO.	20621
DRAWN	IC	CHECKED	GH	DRAWING NO.	PLA-PP-2300
REVISION		REVISION	A		



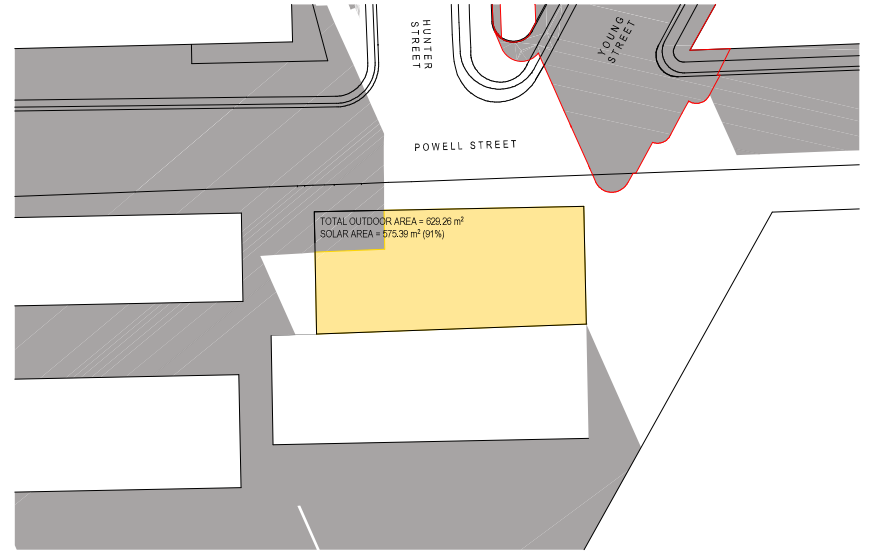
NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 11AM
SCALE: 1:350@A1



NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 11:30AM
SCALE: 1:350@A1



NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 12PM
SCALE: 1:350@A1



NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 12:30PM
SCALE: 1:350@A1

- SOLAR OUTDOOR AREA
- PROPOSED SHADOWS
- EXISTING SHADOWS

PLANNING PROPOSAL

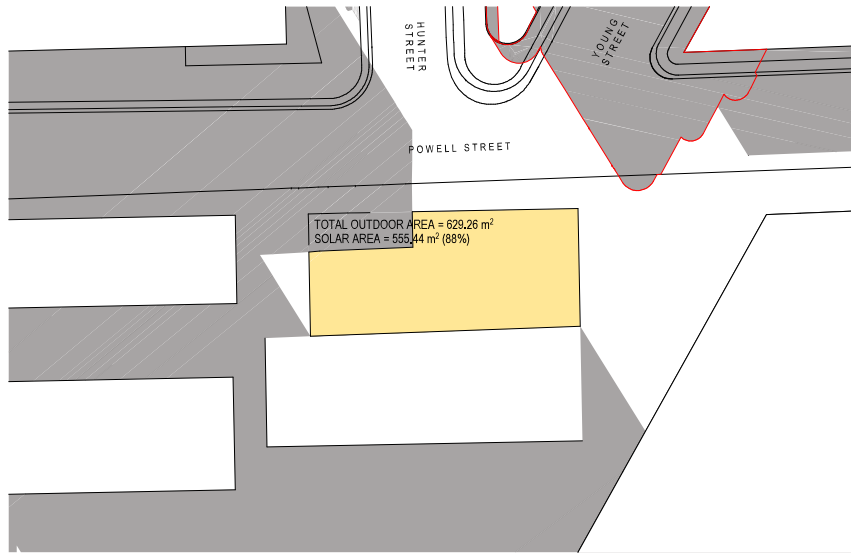
DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

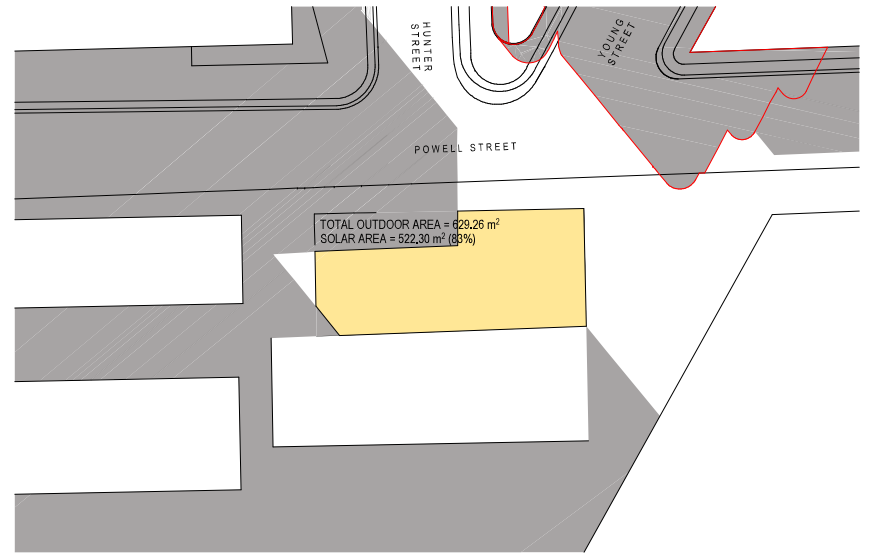
CONSULTANTS	CONTACT	PHONE
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 553 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 2652
SOILS/OPEN SPACE	<input type="checkbox"/> ANSA	T 02 941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 834 990



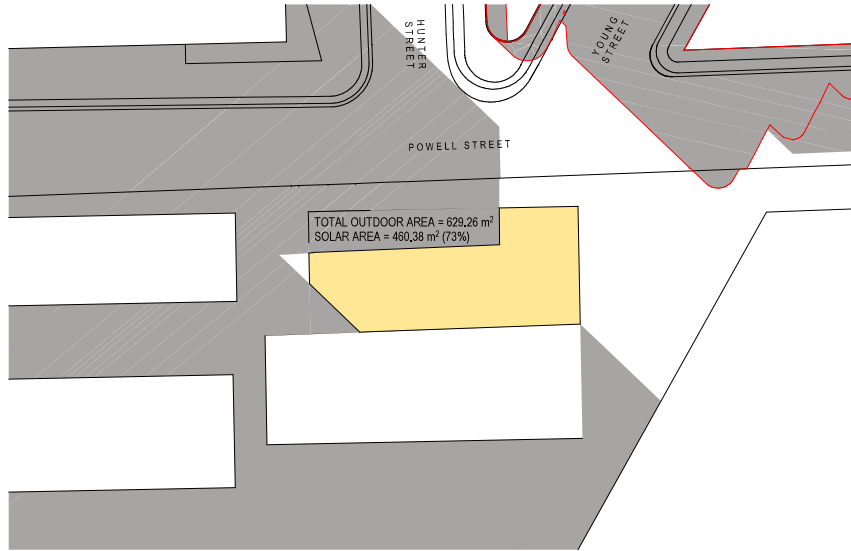
PROJECT 242-258 Young Street Waterloo Sydney NSW	DRAWING TITLE NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 02	SCALE 1:350 @A1	PILOT DATE 17/01/2024	
DATE 15/01/2024	DRAWN IC	CHECKED GH	REVISION A	
JOB NO. 20621	DRAWING NO. PLA-PP-2301			
<p><small>plus architecture Pty. Ltd. 4/14-1/21 Elizabeth Street Sydney, NSW 2000 Australia ACN 105592620 www.plusarchitecture.com.au Tel: 02 9222 1200 plus architecture (NSW) Pty. Ltd. 4/14-1/21 Elizabeth Street Sydney, NSW 2000 Australia ACN 105592620 www.plusarchitecture.com.au Tel: 02 9222 1200</small></p>				



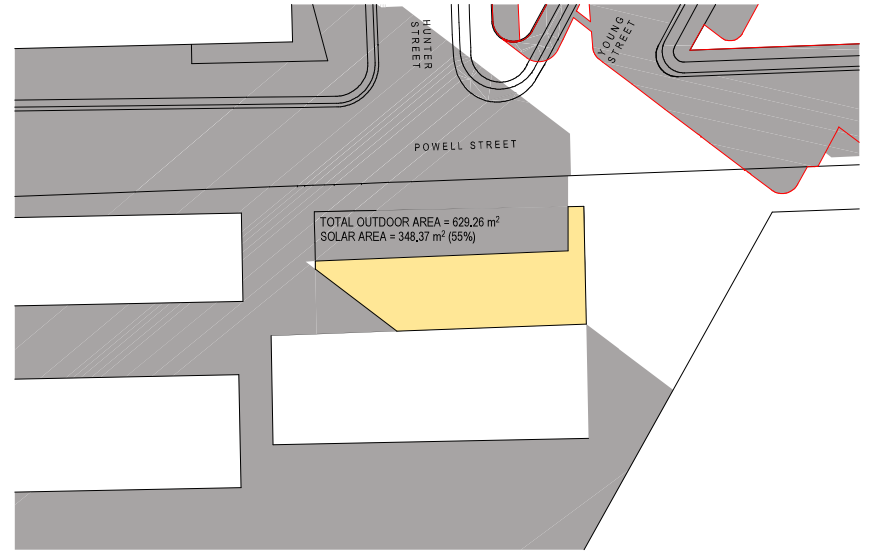
NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 1PM
SCALE: 1:350@A1



NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 1:30PM
SCALE: 1:350@A1



NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 2PM
SCALE: 1:350@A1



NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 2:30PM
SCALE: 1:350@A1

SOLAR OUTDOOR AREA
 PROPOSED SHADOWS
 EXISTING SHADOWS

254

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

CONSULTANTS	BY	CHK	NO.
PLANNER	<input type="checkbox"/> ETHOS URBAN		T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING		T 0415 553 177
ARCHITECT	<input type="checkbox"/> ANDERSON		T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER		T 051 629 2652
SOILS/GEOTECHNICAL	<input type="checkbox"/> ANSA		T 02 9941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO		T 021 8394 9990

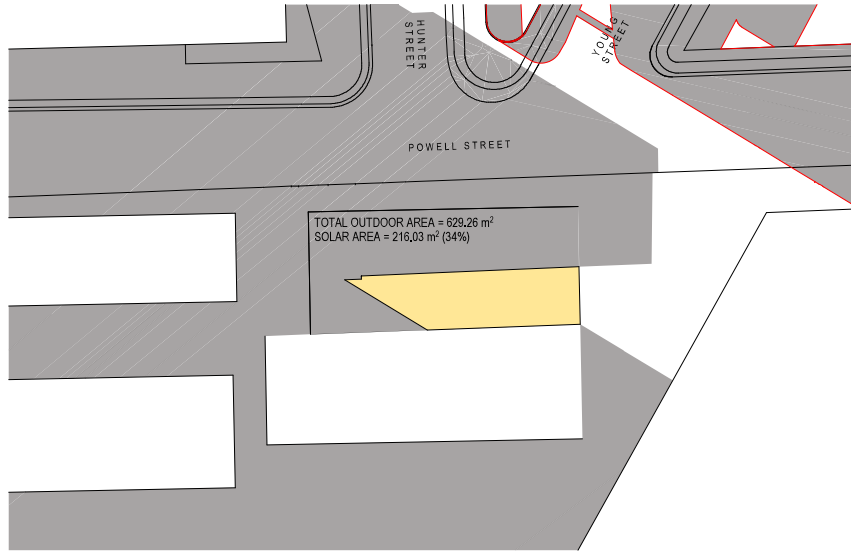


PROJECT: **242-258 Young Street Waterloo Sydney NSW**
 DRAWING TITLE: **NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 03**

 The drawings are being prepared for the proposed development. The client agrees not to use the drawings for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The architect is not responsible for any delays or costs incurred by the client or any other party as a result of the use of the drawings. The architect is not responsible for any damage to the drawings or for any loss of data. The architect is not responsible for any other matters relating to the drawings.

SCALE	DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
1:350 @A1	15/01/2024	IC	GH	20621	PLA-PP-2302	A





NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 3PM
SCALE: 1:350@A1

255

- SOLAR OUTDOOR AREA
- PROPOSED SHADOWS
- EXISTING SHADOWS

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 553 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 080 629 2652
SOILS/ OPEN SPACE	<input type="checkbox"/> ANSA	T 02 9541 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9990



plus
architecture
Sydney
Melbourne
Perth
Auckland

Level 4, 121 Clarence Street
Sydney, NSW 2000 Australia
Phone: +61 2 9239 2000
Fax: +61 2 9239 2003
www.plusarchitecture.com.au

PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 04

SCALE
1:350 @A1

DATE
15/01/2024

DRAWN
IC

CHECKED
GH

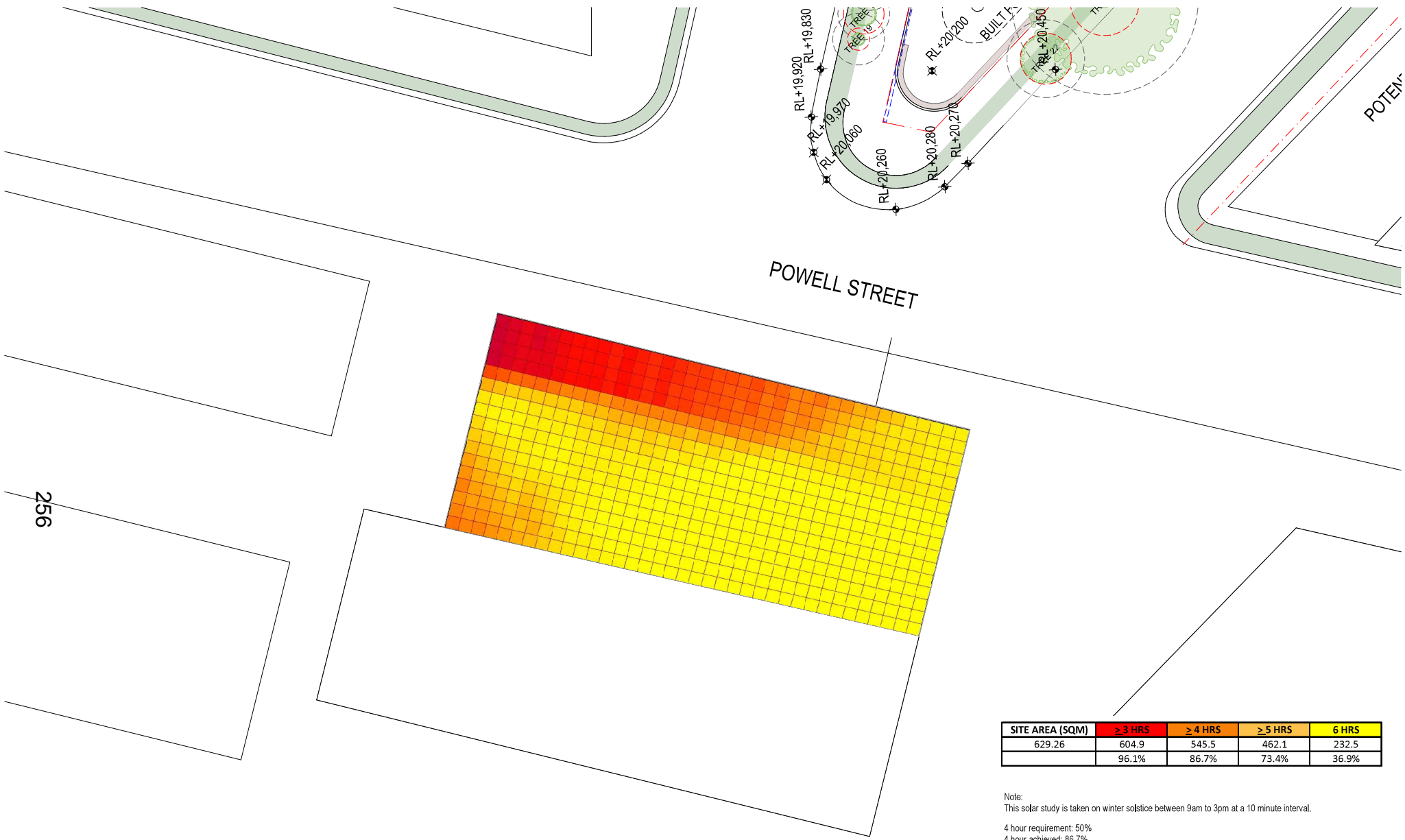
JOB NO.
20621

DRAWING NO.
PLA-PP-2303

REVISION
A



© 2024 Plus Architecture Pty Ltd. All rights reserved. This drawing is the property of Plus Architecture Pty Ltd. It is not to be used, copied, reproduced, or distributed in any form without the prior written consent of Plus Architecture Pty Ltd. The design and construction of any building or structure shall be in accordance with the relevant Australian Standards and Building Code of Australia. The design and construction of any building or structure shall be in accordance with the relevant Australian Standards and Building Code of Australia. The design and construction of any building or structure shall be in accordance with the relevant Australian Standards and Building Code of Australia.



POWELL STREET

POTENTIAL

256

SITE AREA (SQM)	≥ 3 HRS	≥ 4 HRS	≥ 5 HRS	6 HRS
629.26	604.9	545.5	462.1	232.5
	96.1%	86.7%	73.4%	36.9%

Note:
 This solar study is taken on winter solstice between 9am to 3pm at a 10 minute interval.
 4 hour requirement: 50%
 4 hour achieved: 86.7%

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 553 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 080 029 2652
SOCCOL OPERATIONS	<input type="checkbox"/> ANERA	T 02 9941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9990



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 05

SCALE
 NTS @A1

DATE

PLOT DATE

DRAWN
 IC

CHECKED
 GH

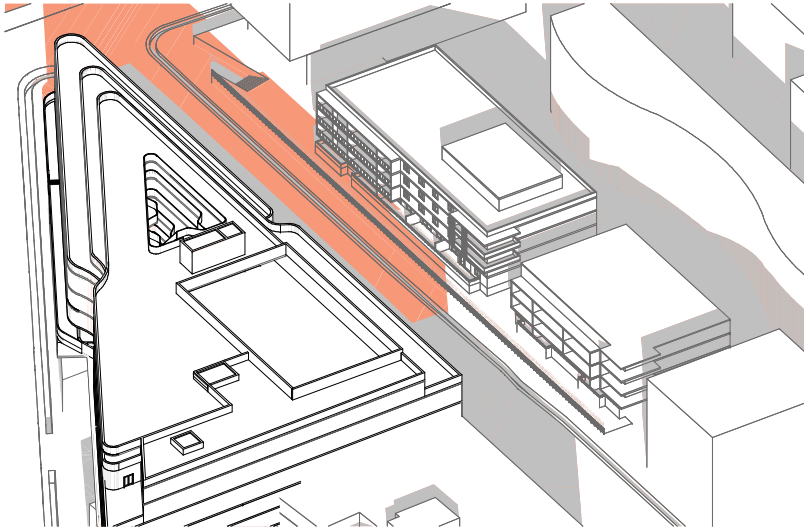
JOB NO.
20621

DRAWING NO.
PLA-PP-2304

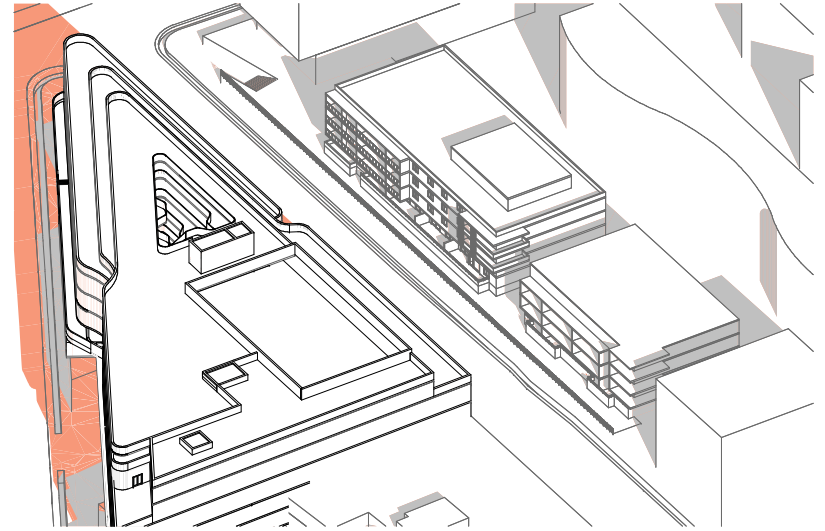
REVISION
 A



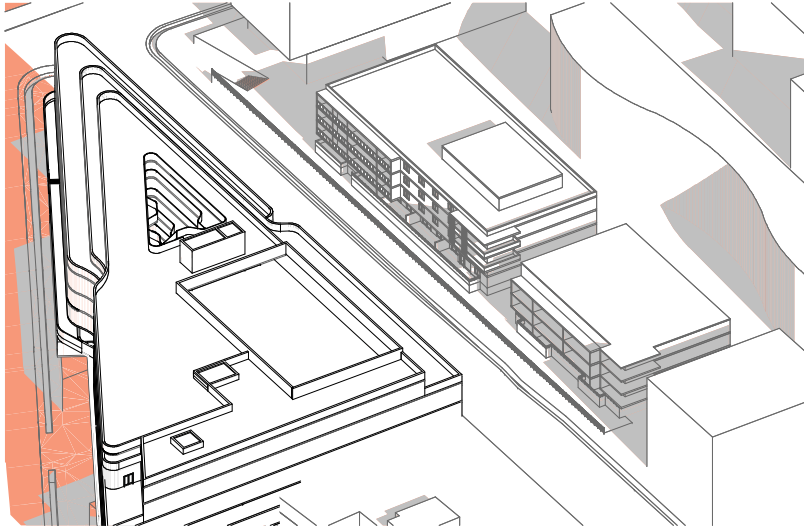
© 2024 SDG. All rights reserved. This drawing is the property of SDG and is not to be used, copied, or reproduced in any form without the written permission of SDG. The information contained herein is for the use of the client only and is not to be used for any other purpose. SDG is not responsible for any errors or omissions in this drawing. The client is responsible for ensuring that the information provided is accurate and complete. SDG is not liable for any consequences arising from the use of this drawing. The client is responsible for ensuring that the information provided is accurate and complete. SDG is not liable for any consequences arising from the use of this drawing.



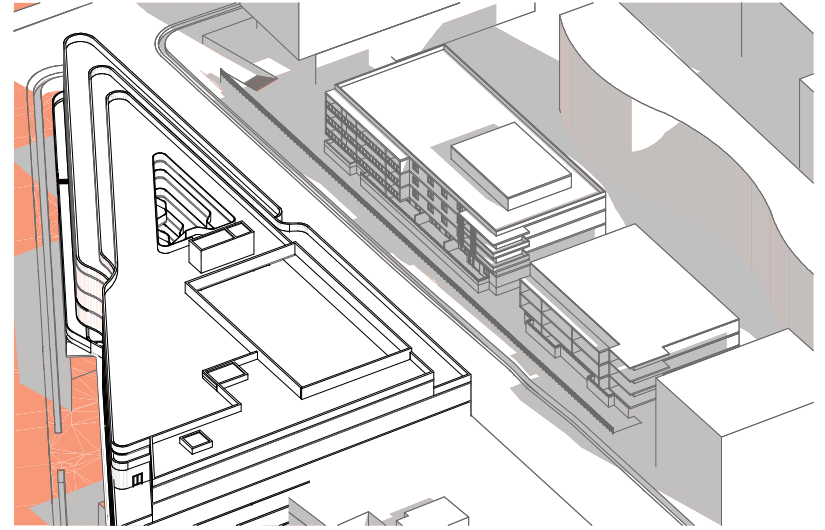
HUNTER ST APARTMENTS SOLAR STUDY 9AM
SCALE: N1:5



HUNTER ST APARTMENTS SOLAR STUDY 10AM
SCALE: N1:5



HUNTER ST APARTMENTS SOLAR STUDY 11AM
SCALE: N1:5



HUNTER ST APARTMENTS SOLAR STUDY 12PM
SCALE: N1:5

PROPOSED SHADOWS
EXISTING SHADOWS

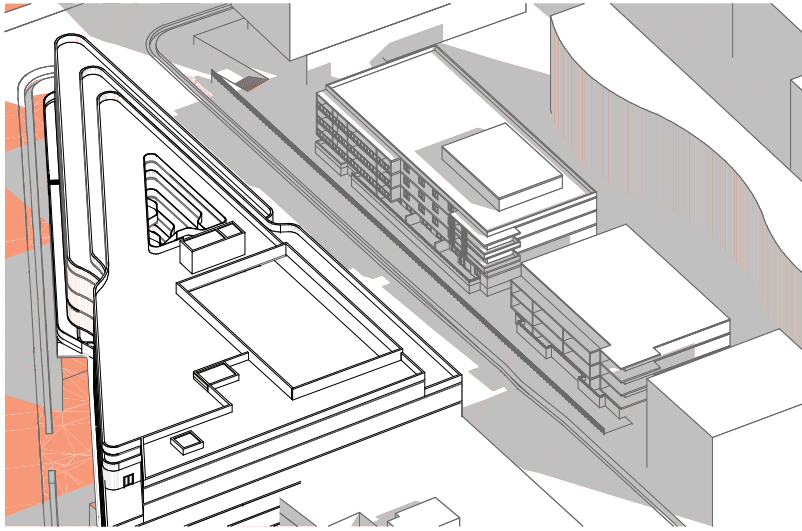
257

PLANNING PROPOSAL

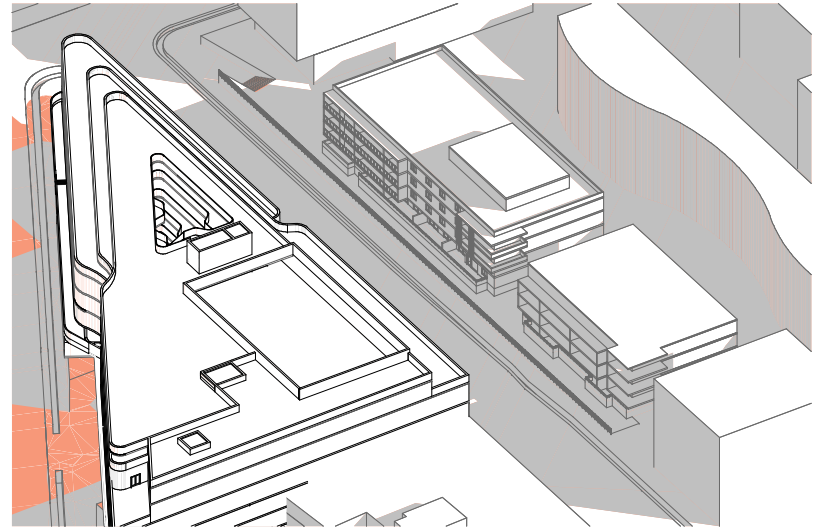
DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A					

CONSULTANTS	CONTACTS	PHONE
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9956 692
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 525 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 001 629 2652
SOILS/GEOTECH	<input type="checkbox"/> ANSA	T 02 941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 834 990

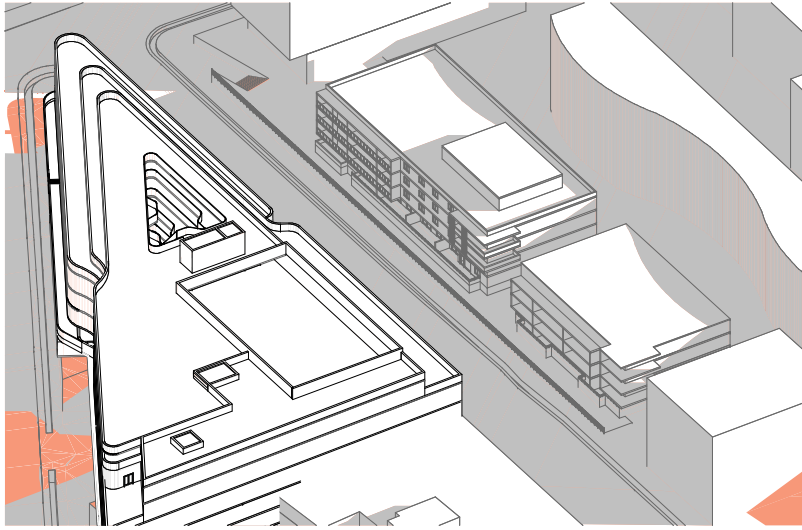
PROJECT 242-258 Young Street Waterloo Sydney NSW	DRAWING TITLE HUNTER ST APARTMENTS SOLAR STUDY (WINTER SOLSTICE) - SHEET 01	SCALE M1:5 @A1
		DATE 15/01/2024
		PILOT DATE 17/01/2024
		CHECKED GH
		DRAWN IC
		GH
JOB NO. 20621	DRAWING NO. PLA-PP-2400	REVISION A



HUNTER ST APARTMENTS SOLAR STUDY 1PM
SCALE: N.T.S.



HUNTER ST APARTMENTS SOLAR STUDY 2PM
SCALE: N.T.S.



HUNTER ST APARTMENTS SOLAR STUDY 3PM
SCALE: N.T.S.

258

PROPOSED SHADOWS
EXISTING SHADOWS

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A					

CONSULTANTS	CONTACTS	PHONE
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 080 029 2652
SOILS/GEOTECH	<input type="checkbox"/> ANSA	T 02 9541 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 834 990

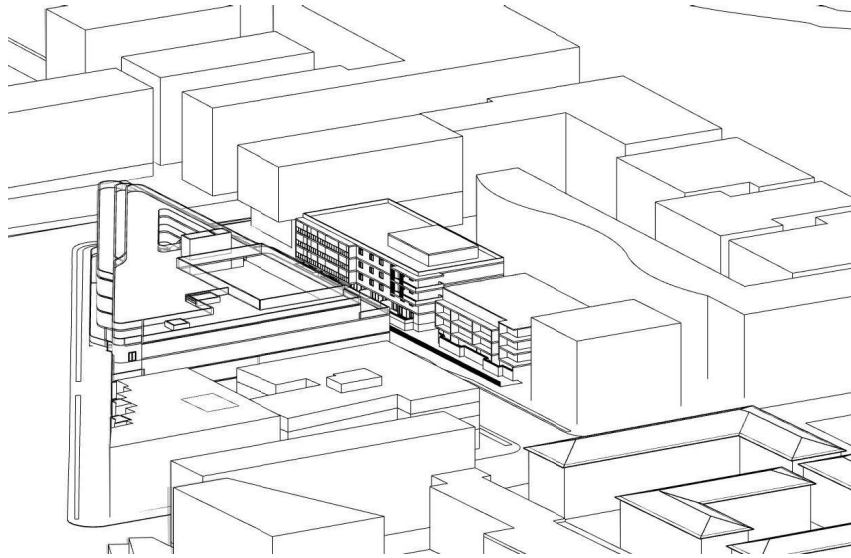


plus
Architecture
Sydney
Western Australia
Australasia

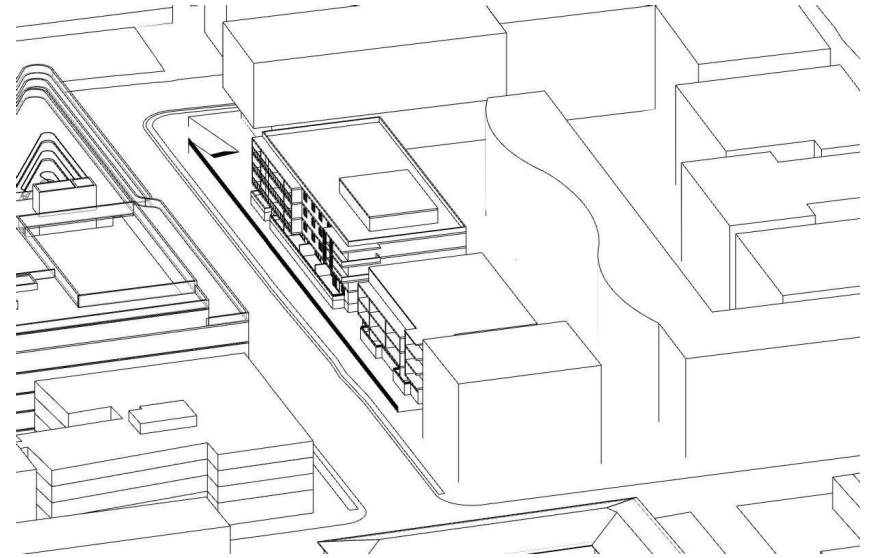
Level 4, 120 Elizabeth Street
Sydney, NSW 2000 Australia
Phone: +61 (0)2 9250 5000
ACSI 60556263
Newcastle Australia (NSW)
Avalon QLD 4216
New York USA

Tel: +61 (0)2 9250 5000
Tel: +61 (0)8 9477 3333
Tel: +1 212 693 1333
www.plusarchitecture.com.au

PROJECT	DRAWING TITLE	SCALE	DATE	PLOT DATE
242-258 Young Street Waterloo Sydney NSW	HUNTER ST APARTMENTS SOLAR STUDY (WINTER SOLSTICE) - SHEET 02	M15 @A1	15/01/2024	17/01/2024
			DRAWN	CHECKED
			IC	GH
JOB NO.	DRAWING NO.	REVISION		
20621	PLA-PP-2401	A		



HUNTER ST APARTMENTS SUN EYE - 9AM
SCALE: N.T.S.

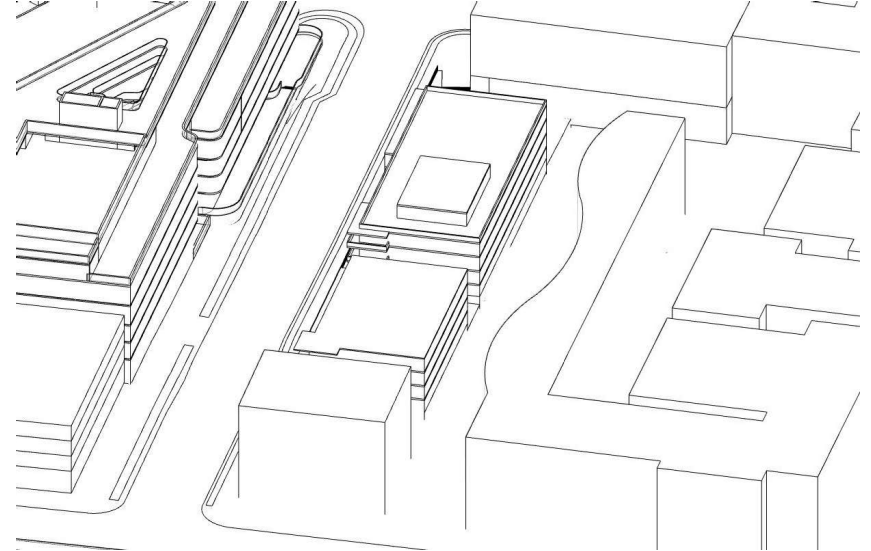


HUNTER ST APARTMENTS SUN EYE - 10AM
SCALE: N.T.S.

259



HUNTER ST APARTMENTS SUN EYE - 11AM
SCALE: N.T.S.



HUNTER ST APARTMENTS SUN EYE - 12PM
SCALE: N.T.S.

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A					

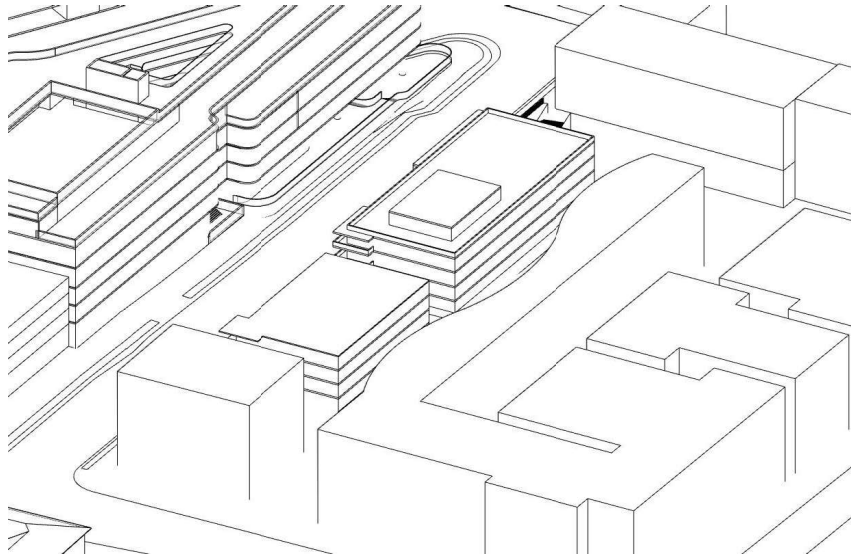
CONSULTANTS	CONTACTS	PHONE
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9906 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 525 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 2655
SOCIAL OPERATIONS	<input type="checkbox"/> AENA	T 02 9541 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 834 990



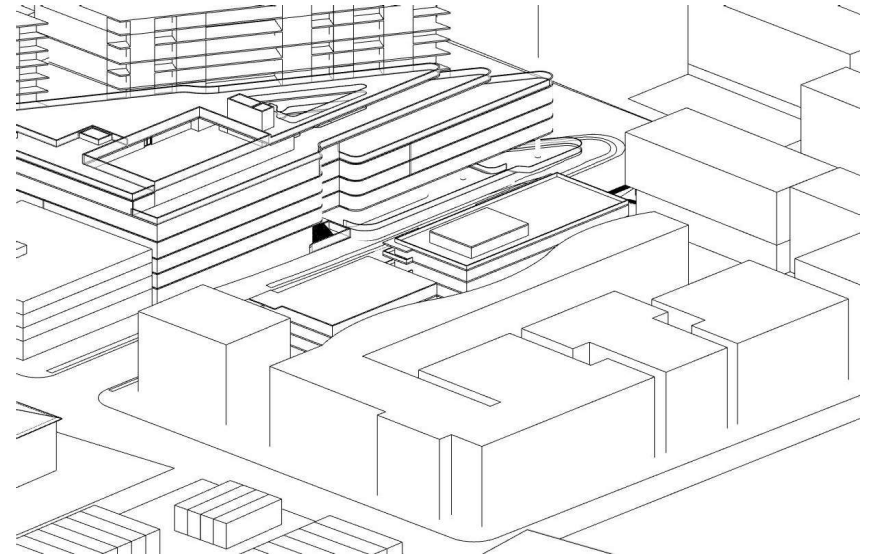
PROJECT	242-258 Young Street Waterloo Sydney NSW
DRAWING TITLE	HUNTER ST SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 01
SCALE	N.T.S.
DATE	15/01/2024
DRAWN	IC
CHECKED	GH
JOB NO.	20621
DRAWING NO.	PLA-PP-2402
REVISION	A

SCALE	N.T.S.
DATE	15/01/2024
DRAWN	IC
CHECKED	GH
JOB NO.	20621
DRAWING NO.	PLA-PP-2402
REVISION	A

This drawing is the property of plus interiors Pty Ltd. It is to be used for the project only and is not to be reproduced, copied, or distributed without the written consent of plus interiors Pty Ltd. The client agrees not to use this document for any other project without the written consent of plus interiors Pty Ltd. plus interiors Pty Ltd. is not responsible for any errors or omissions in this drawing. The client agrees to indemnify plus interiors Pty Ltd. for any and all claims, damages, losses, or expenses, including legal costs, arising from the use of this drawing.

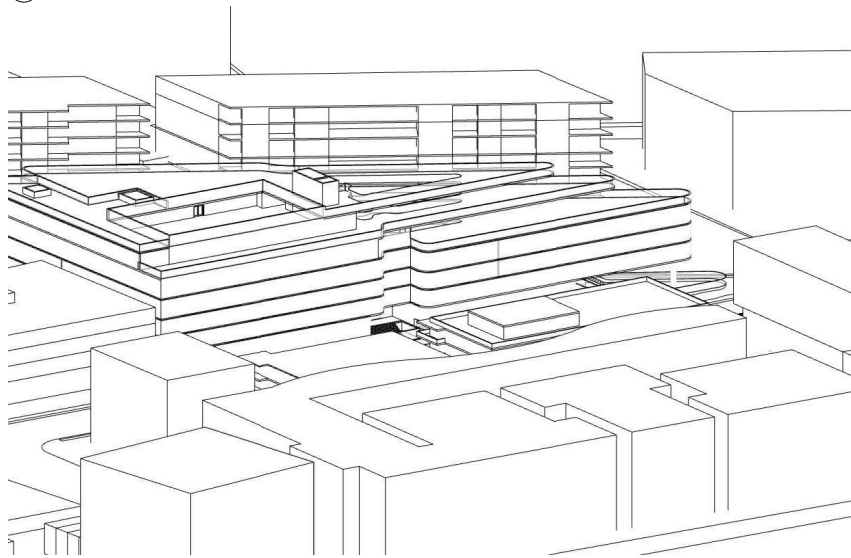


HUNTER ST APARTMENTS SUN EYE - 1PM
SCALE: N.T.S.



HUNTER ST APARTMENTS SUN EYE - 2PM
SCALE: N.T.S.

260



HUNTER ST APARTMENTS SUN EYE - 3PM
SCALE: N.T.S.

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A					

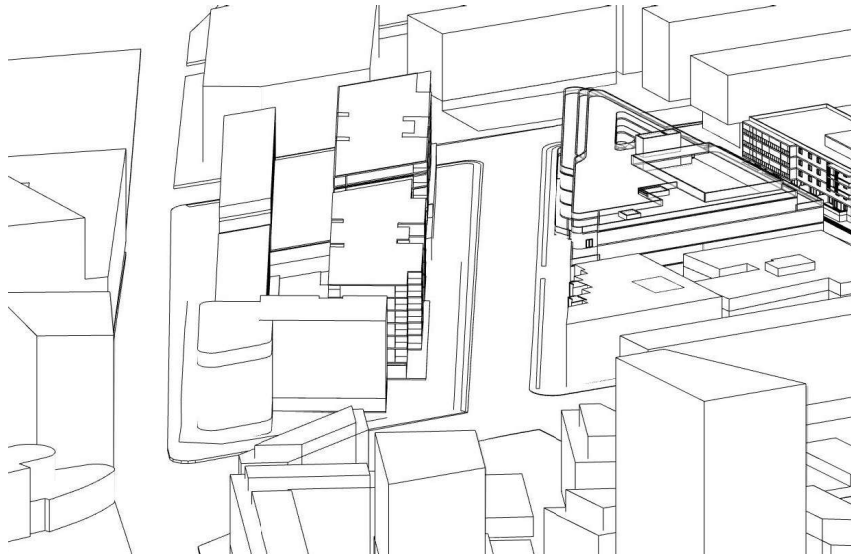
CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 525 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 080 029 2652	
SOILS/GEOTECHNICAL	<input type="checkbox"/> ANSA	T 02 9541 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 990	



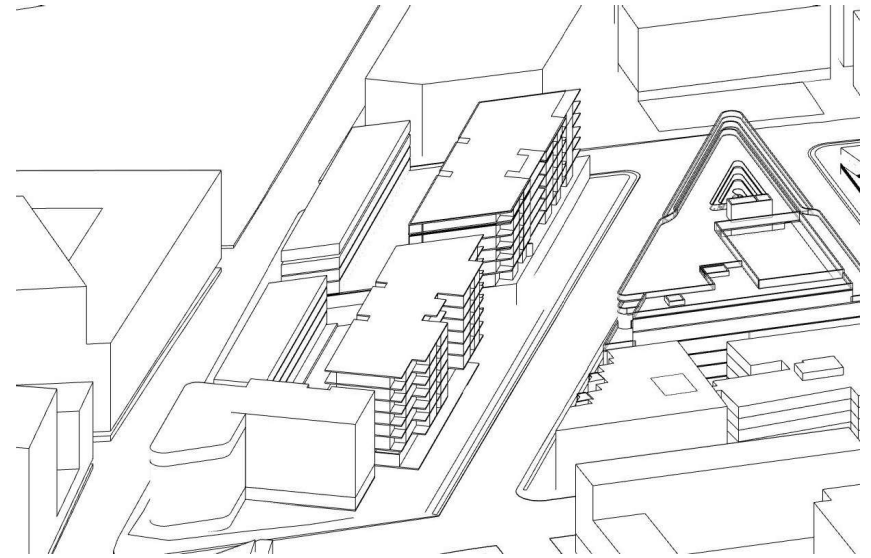
PROJECT	DRAWING TITLE
242-258 Young Street Waterloo Sydney NSW	HUNTER ST SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 02

SCALE	DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
M1	15/01/2024	IC	GH	20621	PLA-PP-2403	A

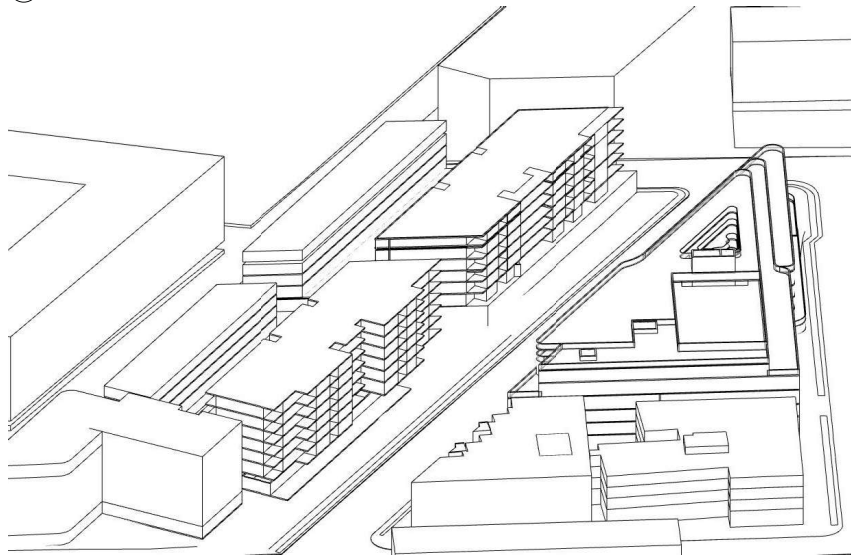
© 2024 plus architecture. All rights reserved. This drawing is the property of plus architecture. It is not to be used, copied, reproduced, or distributed without the written consent of plus architecture. The design is preliminary and subject to change without notice. The client agrees to use this document for the project and not for any other purpose. The client agrees to indemnify plus architecture from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising from the use of this document for any purpose other than that intended. The client agrees to hold plus architecture harmless from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising from the use of this document for any purpose other than that intended.



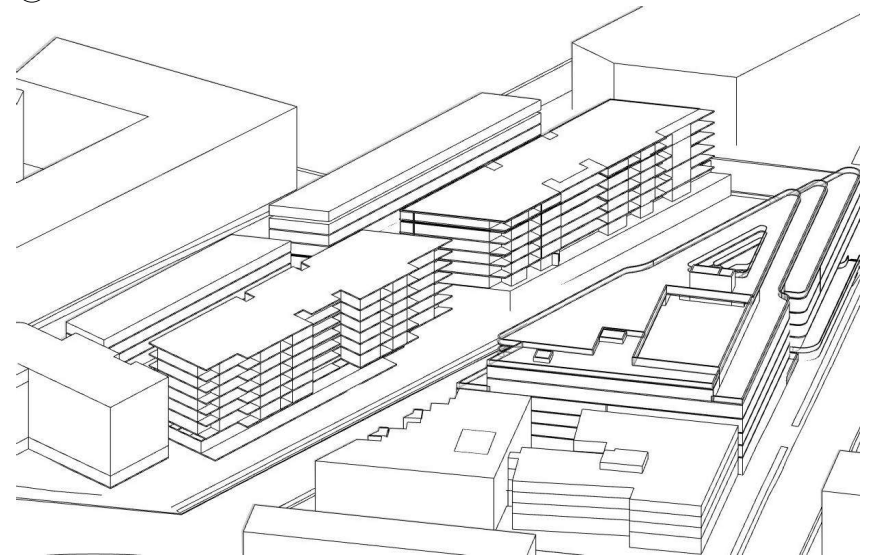
YOUNG ST FUTURE DEVELOPMENT SUN EYE - 9AM
SCALE: N.T.S.



YOUNG ST FUTURE DEVELOPMENT SUN EYE - 10AM
SCALE: N.T.S.



YOUNG ST FUTURE DEVELOPMENT SUN EYE - 11AM
SCALE: N.T.S.



YOUNG ST FUTURE DEVELOPMENT SUN EYE - 12PM
SCALE: N.T.S.

261

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A					

CONSULTANTS	PHONE
PLANNING <input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC <input type="checkbox"/> JMT CONSULTING	T 0415 525 177
ARCHITECT <input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING <input type="checkbox"/> WWA WATER	T 051 629 2652
SCHOOL OPERATIONS <input type="checkbox"/> ANSA	T 02 9541 9028
LANDSCAPE <input type="checkbox"/> TURF DESIGN STUDIO	T 021 834 990



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
YOUNG ST FUTURE DEVELOPMENTS SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 01

SCALE
N1S @A1

DATE
15/01/2024

DRAWN
IC

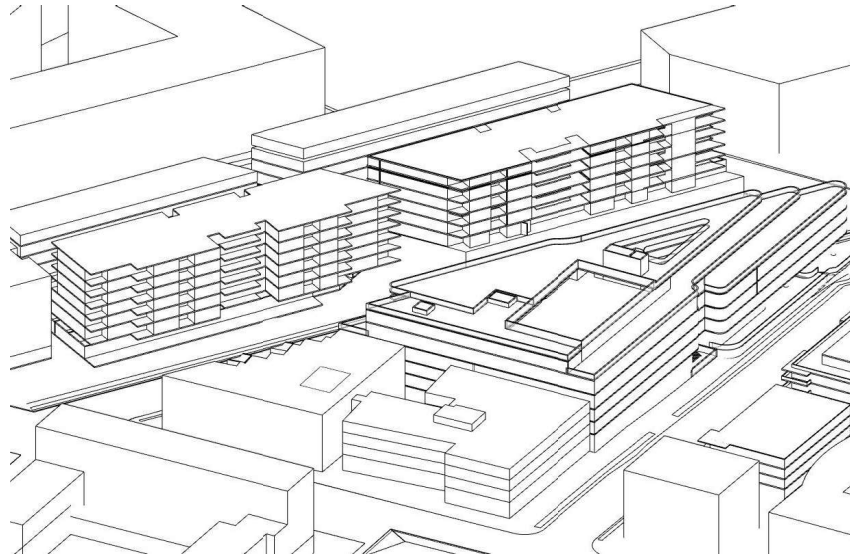
CHECKED
GH

JOB NO.
20621

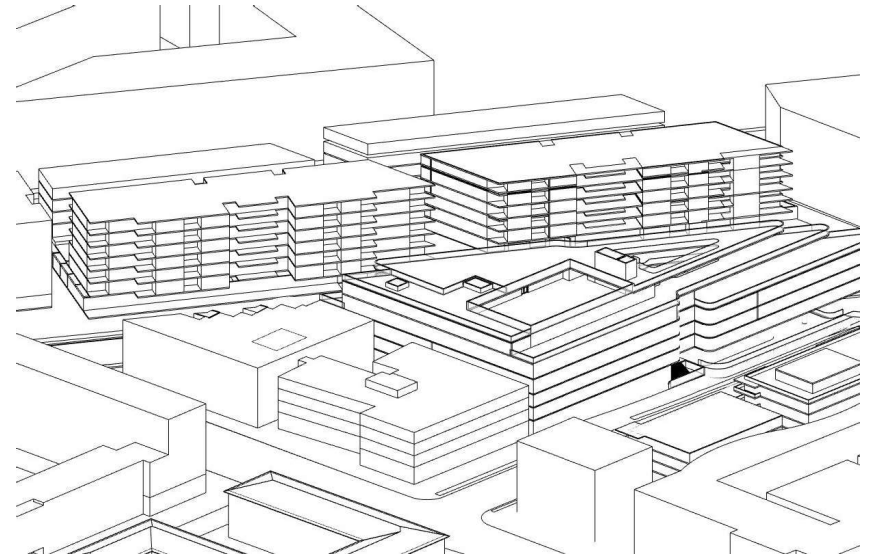
DRAWING NO.
PLA-PP-2500

REVISION
A

© 2024 plus architecture. All rights reserved. This drawing is the property of plus architecture. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of plus architecture.

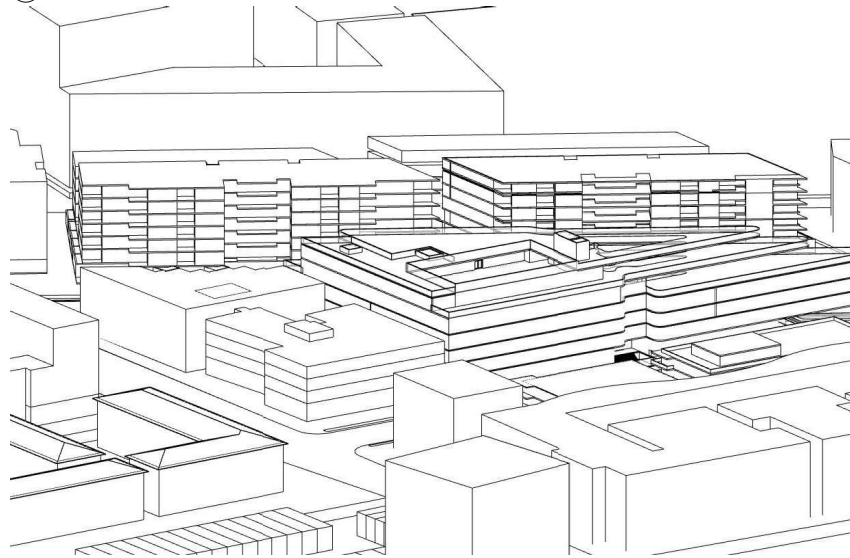


YOUNG ST FUTURE DEVELOPMENT SUN EYE - 1PM
SCALE: N.T.S.



YOUNG ST FUTURE DEVELOPMENT SUN EYE - 2PM
SCALE: N.T.S.

262



YOUNG ST FUTURE DEVELOPMENT SUN EYE - 3PM
SCALE: N.T.S.

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNING	<input type="checkbox"/> ETHOS URBAN	T 021 9505 6902	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 9415 525 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 9411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 021 6229 2652	
SCHOOL OPERATIONS	<input type="checkbox"/> AEMA	T 02 9541 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9990	



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
YOUNG ST FUTURE DEVELOPMENTS SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 02

SCALE
M1S @A1

DATE
15/01/2024

DRAWN
IC

CHECKED
GH

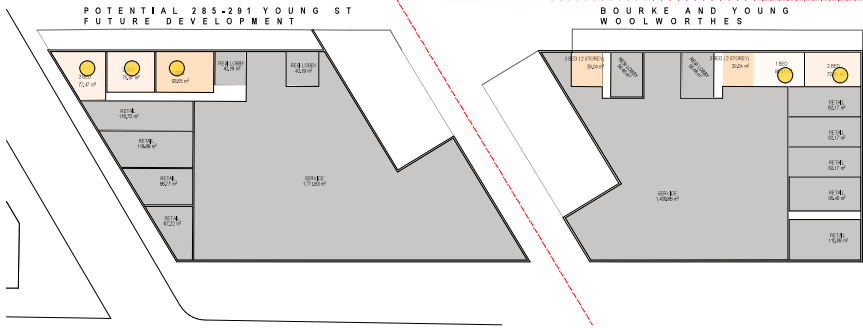
JOB NO.
20621

DRAWING NO.
PLA-PP-2501

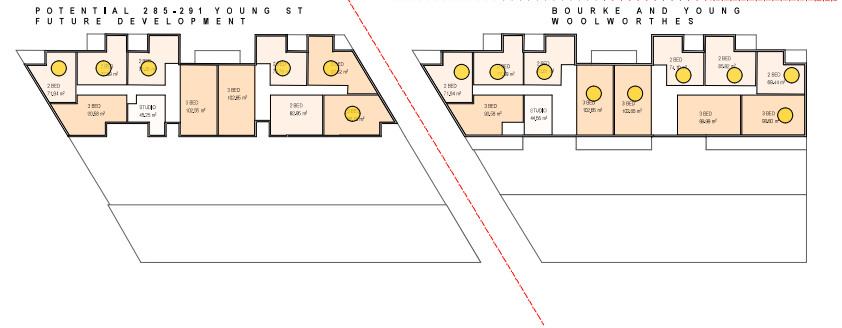
REVISION
A

plus architecture
Melbourne Sydney Western Australia Adelaide
Tel: 03 9439 2000
Instagram @plusarchitecture
www.plusarchitecture.com.au

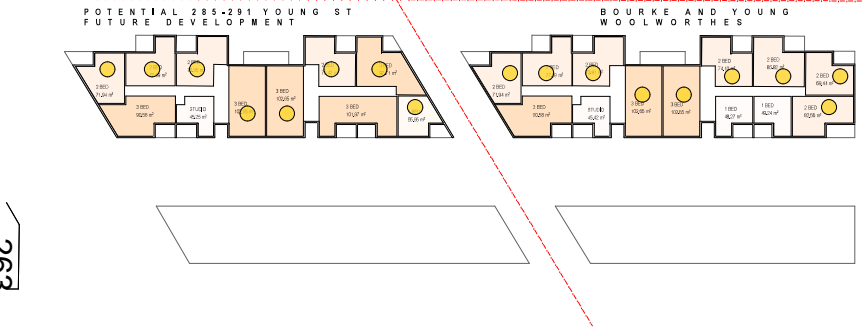
© 2024 plus architecture. All rights reserved. This drawing is the property of plus architecture. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of plus architecture. The design and construction of the project are subject to the requirements of the relevant authorities and the client's instructions. The client agrees to indemnify plus architecture and its consultants from all claims, damages, costs, and expenses, including legal costs, arising from the use of this drawing for any purpose other than that for which it was intended. The client also agrees to indemnify plus architecture and its consultants from all claims, damages, costs, and expenses, including legal costs, arising from the use of this drawing for any purpose other than that for which it was intended.



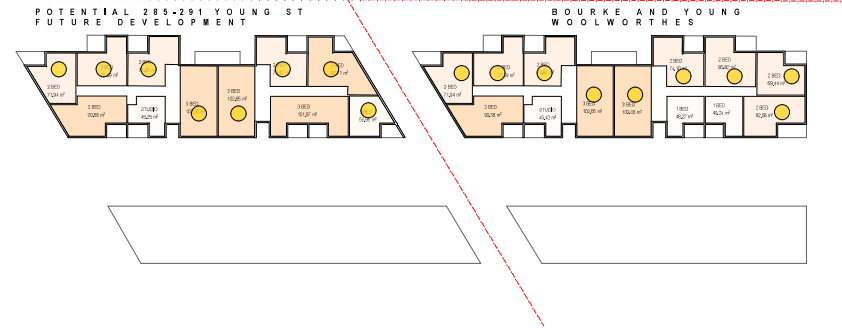
0. GROUND 00
SCALE: 1:500 @A1



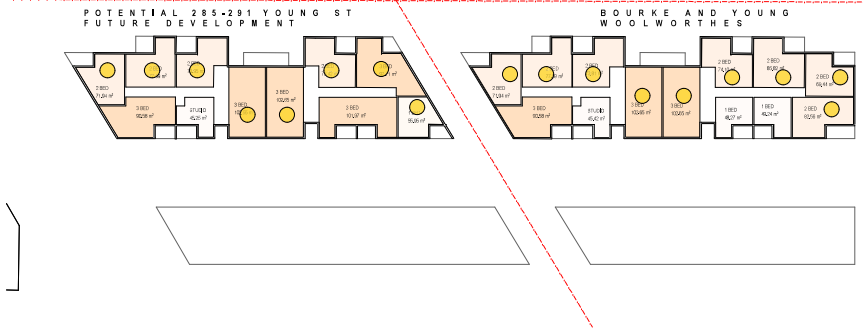
1. LEVEL 01
SCALE: 1:500 @A1



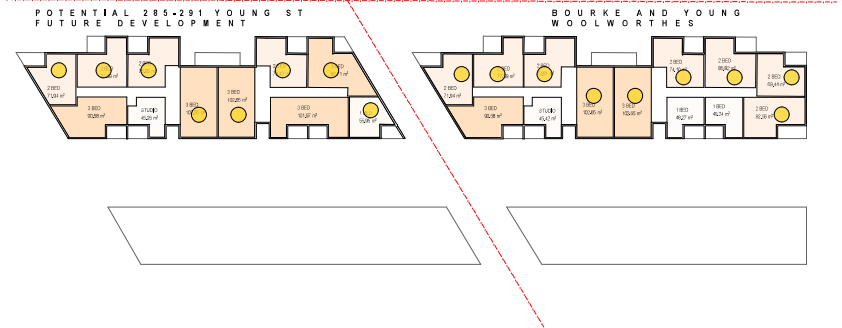
2. LEVEL 02
SCALE: 1:500 @A1



3. LEVEL 03
SCALE: 1:500 @A1



4. LEVEL 04
SCALE: 1:500 @A1



5. LEVEL 05
SCALE: 1:500 @A1

○ 2 HOURS OF SUNLIGHT DURING WINTER SOLSTICE

263

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		PHONE
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 2655
SOIL/GEOTECH/FOUNDATION	<input type="checkbox"/> ANKA	T 02 941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 834 990



plus
architecture
Melbourne
Sydney
Western Australia
Auckland
Tel: 0411 832 1200
Email: info@plusarch.com.au
www.plusarch.com.au

PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
YOUNG ST FUTURE DEVELOPMENTS SOLAR AMENITY PLANS - SHEET 01

SCALE
1:500 @A1

DATE
15/01/2024

DRAWN
IC

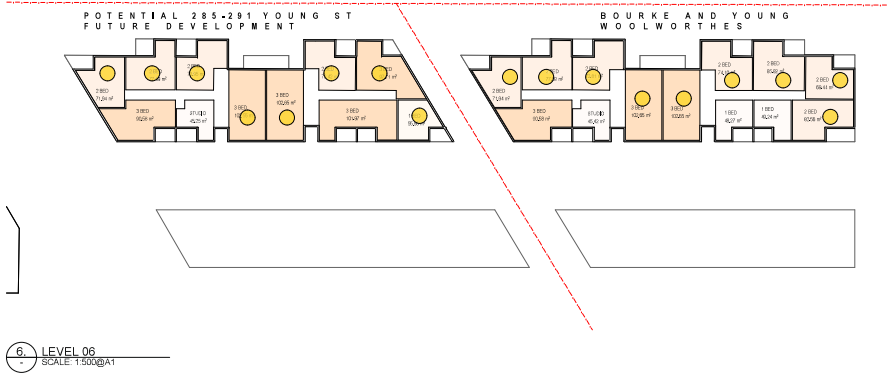
CHECKED
GH

JOB NO.
20621

DRAWING NO.
PLA-PP-2502

REVISION
A

© 2024 plus architecture. All rights reserved. This drawing is the property of plus architecture and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of plus architecture. The design of this drawing is the property of plus architecture and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of plus architecture.



6. LEVEL 06
SCALE: 1:500 @A1

264

BOURKE AND YOUNG WOOLWORTH SOLAR COUNT			
STORY	NO. OF APT	2H SOLAR ACCESS	
LEVEL 06	13	9	69%
LEVEL 05	13	9	69%
LEVEL 04	13	9	69%
LEVEL 03	13	9	69%
LEVEL 02	13	9	69%
LEVEL 01	12	9	75%
LEVEL GL	2	2	100%
	79	56	71%

YOUNG ST FUTURE BLDG SOLAR COUNT			
STORY	NO. OF APT	2H SOLAR ACCESS	
LEVEL 06	11	8	73%
LEVEL 05	11	8	73%
LEVEL 04	11	8	73%
LEVEL 03	11	8	73%
LEVEL 02	11	8	73%
LEVEL 01	11	6	55%
LEVEL GL	3	3	100%
	69	49	71%

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 942 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 265	
SOILS/GEOTECHNICAL	<input type="checkbox"/> ANSA	T 02 9541 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9990	



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
YOUNG ST FUTURE DEVELOPMENTS SOLAR AMENITY PLANS - SHEET 02

Level 4-121 Bourke Street Sydney, NSW 2000 Australia
Plan Architecture Pty Ltd
ACN 105562820
Newcastle Australia (NSW)
Aust Job# 1052
Web: Plan 1200

plus architecture
Melbourne
Sydney
Western Australia
Auckland

Tel: 08 822 1200
Instagram: @plusarchitecture
www.plusarchitecture.com.au

By accepting and allowing the proposed development to be constructed, the recipient agrees not to use this document to promote the project or to use the information contained herein for any other purpose. The recipient agrees to indemnify the recipient of this document for any and all costs, including legal costs, incurred by the recipient in connection with the construction of the project. The recipient agrees to indemnify the recipient of this document for any and all costs, including legal costs, incurred by the recipient in connection with the construction of the project.

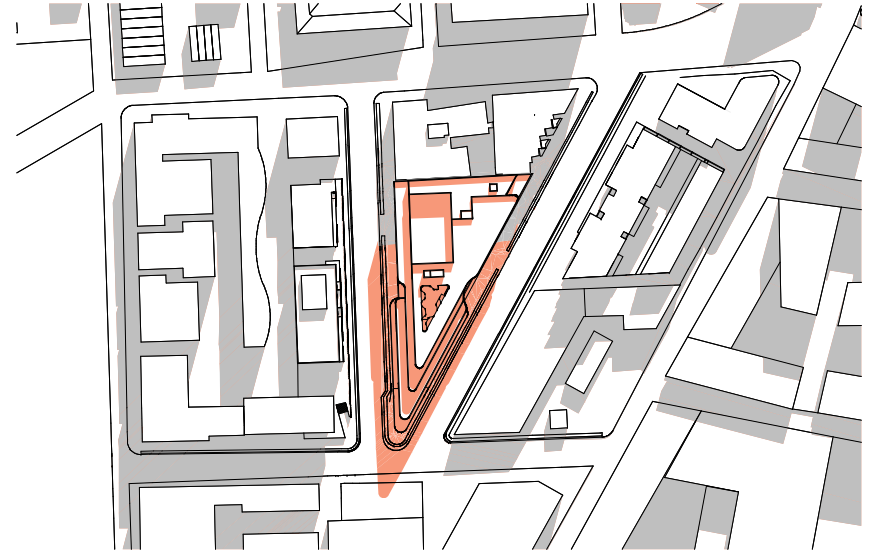
2 HOURS OF SUNLIGHT DURING WINTER SOLSTICE

SCALE	PROJECT	REVISION
1:500 @A1	242-258 Young Street Waterloo Sydney NSW	
DATE: 15/01/2024	PILOT DATE: 15/01/2024	
DRAWN: IC	CHECKED: GH	
JOB NO.: 20621	DRAWING NO.: PLA-PP-2503	REVISION: A



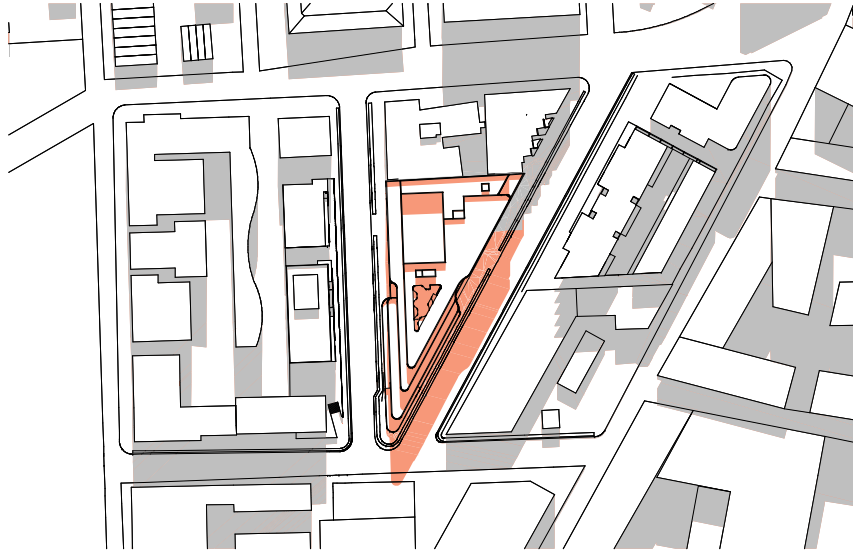


SHADOW DIAGRAM - 9AM
SCALE: N.T.S.

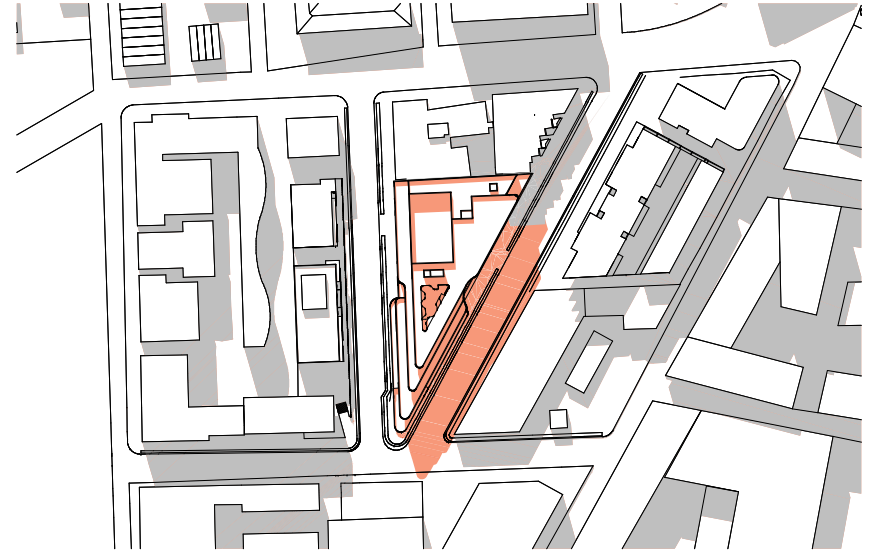


SHADOW DIAGRAM - 10AM
SCALE: N.T.S.

265



SHADOW DIAGRAM - 11AM
SCALE: N.T.S.



SHADOW DIAGRAM - 12PM
SCALE: N.T.S.

PROPOSED SHADOWS
EXISTING SHADOWS

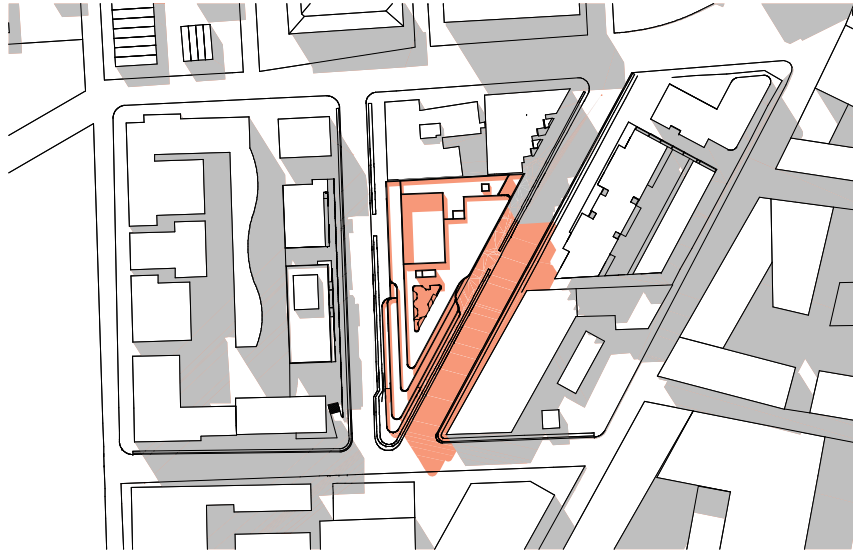
PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A					

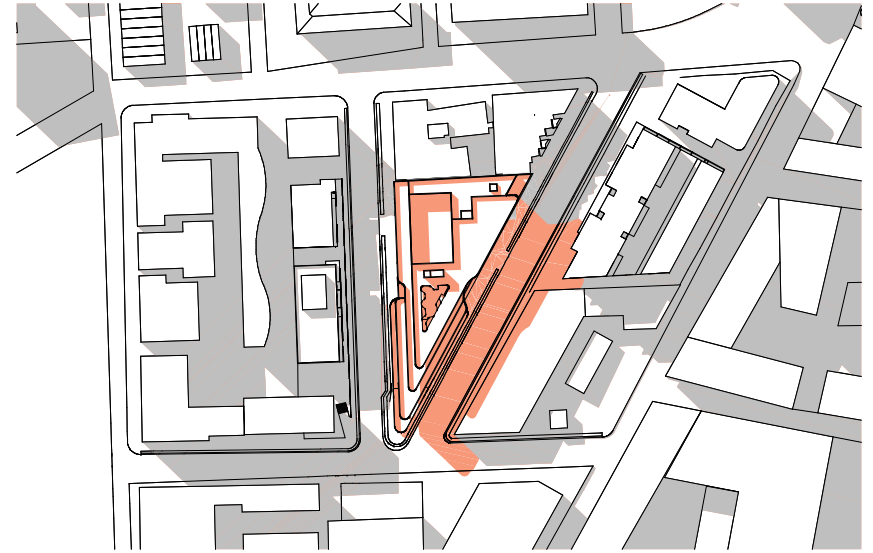
CONSULTANTS	CONTACTS	PHONE
PLANNING	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 505 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 2652
SOIL/ROCK OPERATIONS	<input type="checkbox"/> ANSA	T 02 9941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9960

4/4-6/4/21 Brisbane Street
 Sydney, NSW 2000 Australia
 ACN 105562620
 Registered Architect (NSW)
 No. 171294

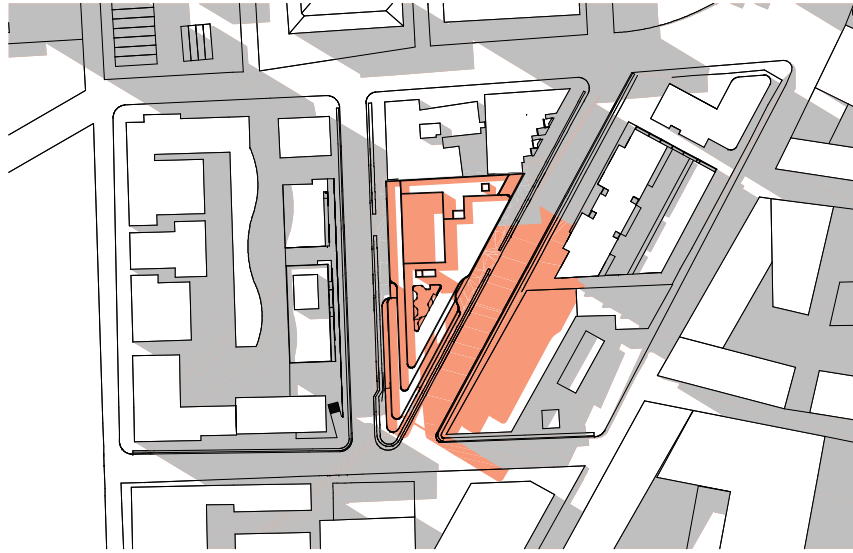
PROJECT		DRAWING TITLE	
242-258 Young Street Waterloo Sydney NSW		SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 01	
SCALE	@A1	DATE	15/01/2024
DATE	15/01/2024	PLOT DATE	15/01/2024
DRAWN	IC	CHECKED	GH
JOB NO.	20621	DRAWING NO.	PLA-PP-2600
REVISION	A		



SHADOW DIAGRAM - 1PM
SCALE: N.T.S.



SHADOW DIAGRAM - 2PM
SCALE: N.T.S.



SHADOW DIAGRAM - 3PM
SCALE: N.T.S.

266

PROPOSED SHADOWS
EXISTING SHADOWS

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A					

CONSULTANTS			
PLANNING	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 525 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 2652	
SOIL/GEOTECH/ROCK	<input type="checkbox"/> ANSA	T 02 9541 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 990	

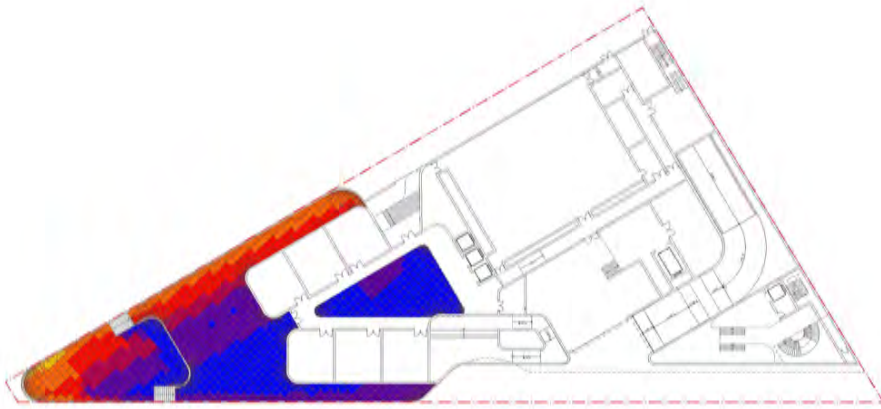


PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 02

Scale: N.T.S.
DATE: 15/01/2024
DRAWN: IC
CHECKED: GH
JOB NO.: 20621
DRAWING NO.: PLA-PP-2601
REVISION: A

DATE	REVISION	BY	CHK	NO.



0 GROUND 00 OPEN SPACE SOLAR ACCESS
SCALE: 1:400@A1



1 LEVEL 01 OPEN SPACE SOLAR ACCESS
SCALE: 1:400@A1

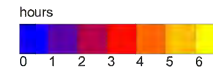
267



2 LEVEL 02 OPEN SPACE SOLAR ACCESS
SCALE: 1:400@A1



3 LEVEL 03 OPEN SPACE SOLAR ACCESS
SCALE: 1:400@A1



Note:
This is an indicative solar study taken on winter solstice between 9am to 3pm.
Data is indicative only and is subject to being verified by an expert consultant.

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	CONTACTS	PHONE
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9906 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 503 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 080 029 2662
SOILS/ OPEN SPACE	<input type="checkbox"/> ANSA	T 02 9541 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 990



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
OPEN SPACE SOLAR STUDY (WINTER SOLSTICE) - SHEET 01

SCALE
1:400 @A1

DATE
15/01/2024

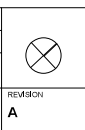
DRAWN
IC

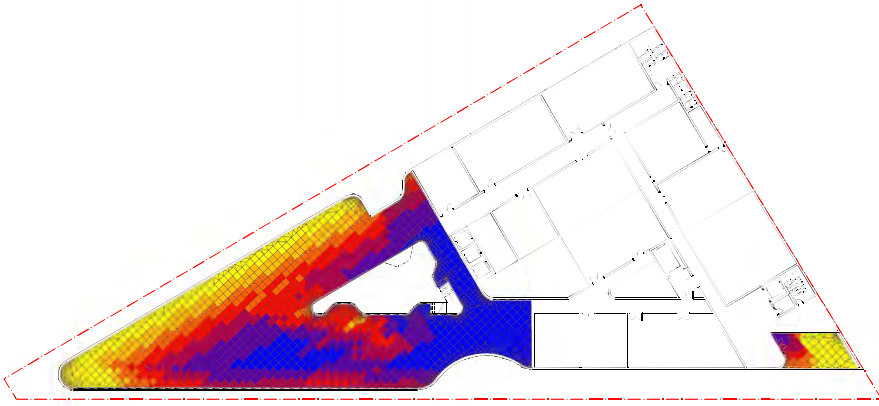
CHECKED
GH

JOB NO.
20621

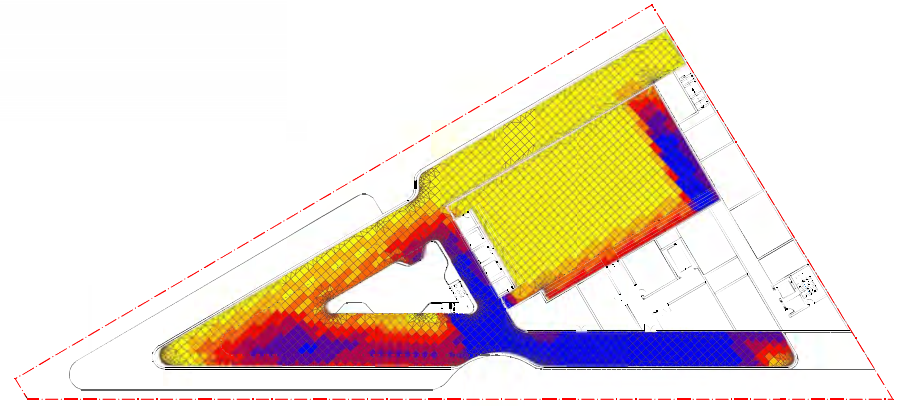
DRAWING NO.
PLA-PP-2700

REVISION
A



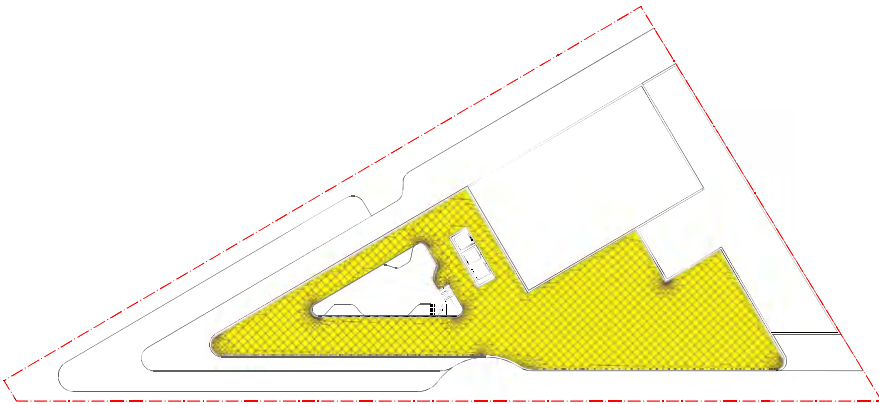


4 LEVEL 04 OPEN SPACE SOLAR ACCESS
SCALE: 1:400@A1

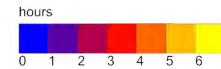


5 LEVEL 05 OPEN SPACE SOLAR ACCESS
SCALE: 1:400@A1

268



6 LEVEL 02 OPEN SPACE SOLAR ACCESS
SCALE: 1:400@A1



Note:
This is an indicative solar study taken on winter solstice between 9am to 3pm.
Data is indicative only and is subject to being verified by an expert consultant.

PLANNING PROPOSAL

DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962	
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 553 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 051 629 2652	
SOILS/ OPEN SPACE	<input type="checkbox"/> ANSA	T 02 9541 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 9394 990	



PROJECT
242-258 Young Street Waterloo Sydney NSW

DRAWING TITLE
OPEN SPACE SOLAR STUDY (WINTER SOLSTICE) - SHEET 02

SCALE
1:400 @A1

DATE
15/01/2024

DRAWN
IC

CHECKED
GH

JOB NO.
20621

DRAWING NO.
PLA-PP-2701

REVISION
A

plus architecture Pty. Ltd. is a registered company in NSW, Australia. All drawings are the property of plus architecture Pty. Ltd. and are not to be used for any other purpose without the written consent of plus architecture Pty. Ltd. All drawings are the property of plus architecture Pty. Ltd. and are not to be used for any other purpose without the written consent of plus architecture Pty. Ltd. All drawings are the property of plus architecture Pty. Ltd. and are not to be used for any other purpose without the written consent of plus architecture Pty. Ltd.

