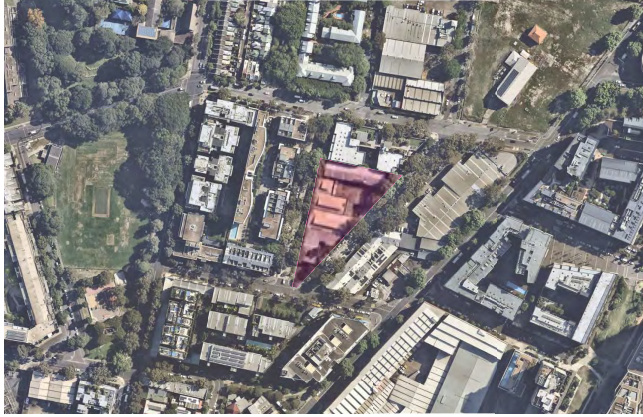


# **Attachment A3-1**

**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.

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### PLANNING PROPOSAL

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PLANNING	<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
PLANNING	<input type="checkbox"/> WMA WATER	T 051 629 2652
SOILS/OPEN SPACES	<input type="checkbox"/> ANSA	T 02 9411 9033
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 9394 9990

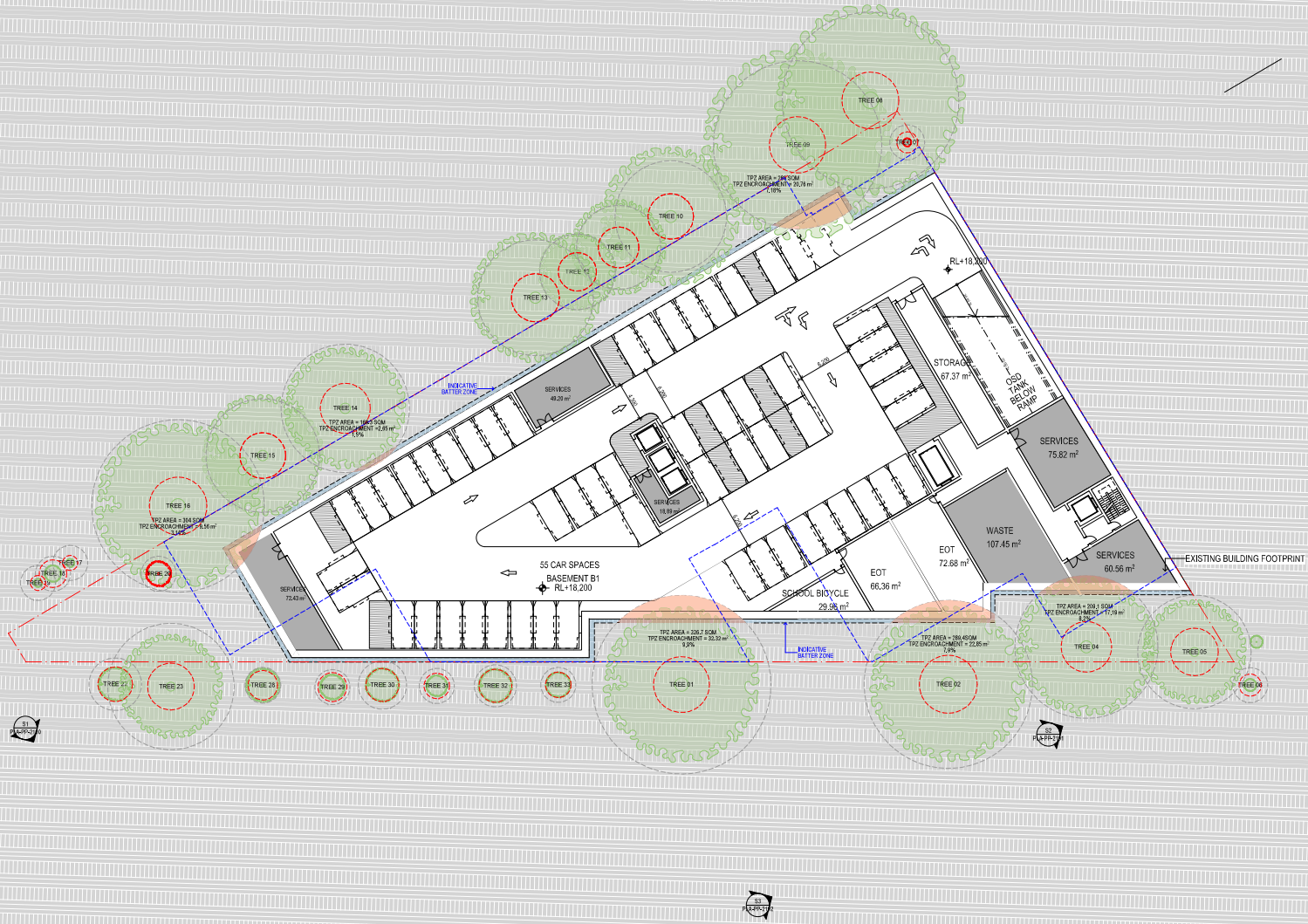


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PROJECT	DRAWING TITLE
242-258 Young Street Waterloo Sydney NSW	COVER SHEET

SCALE	DATE	PILOT DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
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Web: Plus 12000



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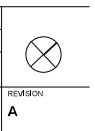
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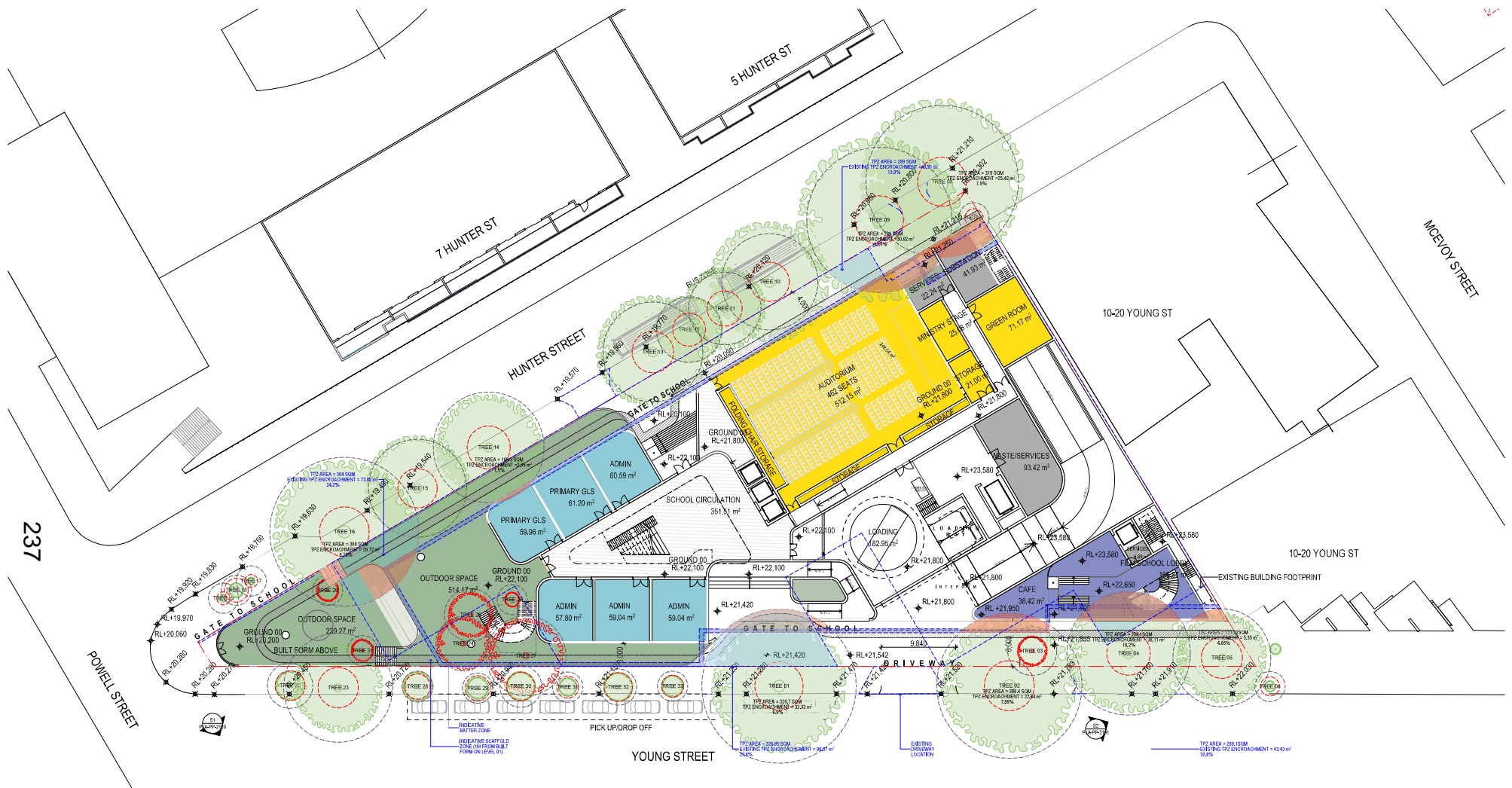
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**DRAWING TITLE**  
GENERAL FLOOR PLAN - BASEMENT 01

SCALE	DATE	DRAWN	IC	JOB NO.	DRAWING NO.	REVISION
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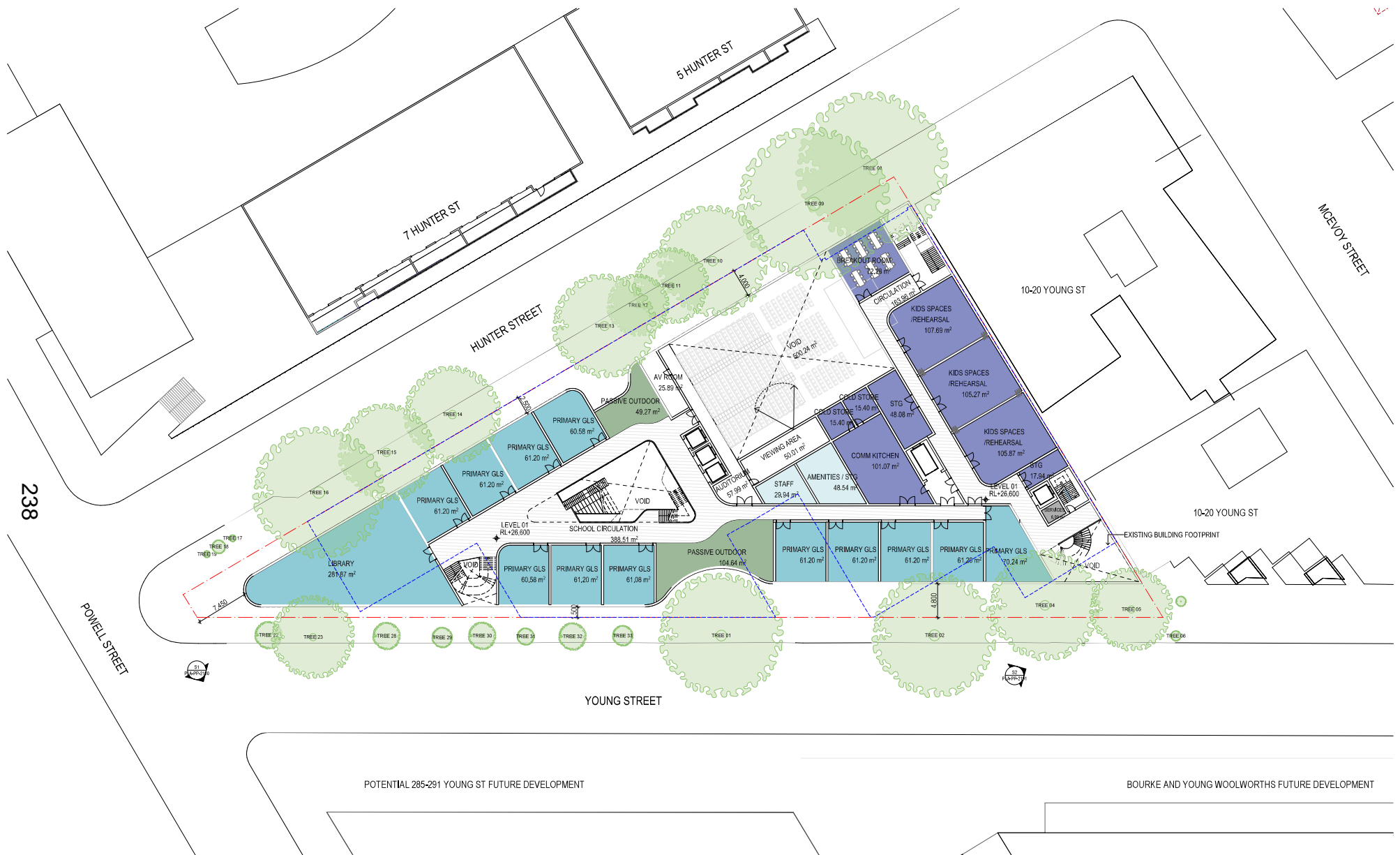
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<input type="checkbox"/>	WMA WATER	T 0300 629 265	<input type="checkbox"/>	ANSA	T 02 941 9263	<input type="checkbox"/>	TUPP DESIGN STUDIO	T 02 9334 9960

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PROJECT  
**242-258 Young Street Waterloo Sydney NSW**

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**GENERAL FLOOR PLAN - LEVEL 01**

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**1:250 @A1**

DATE  
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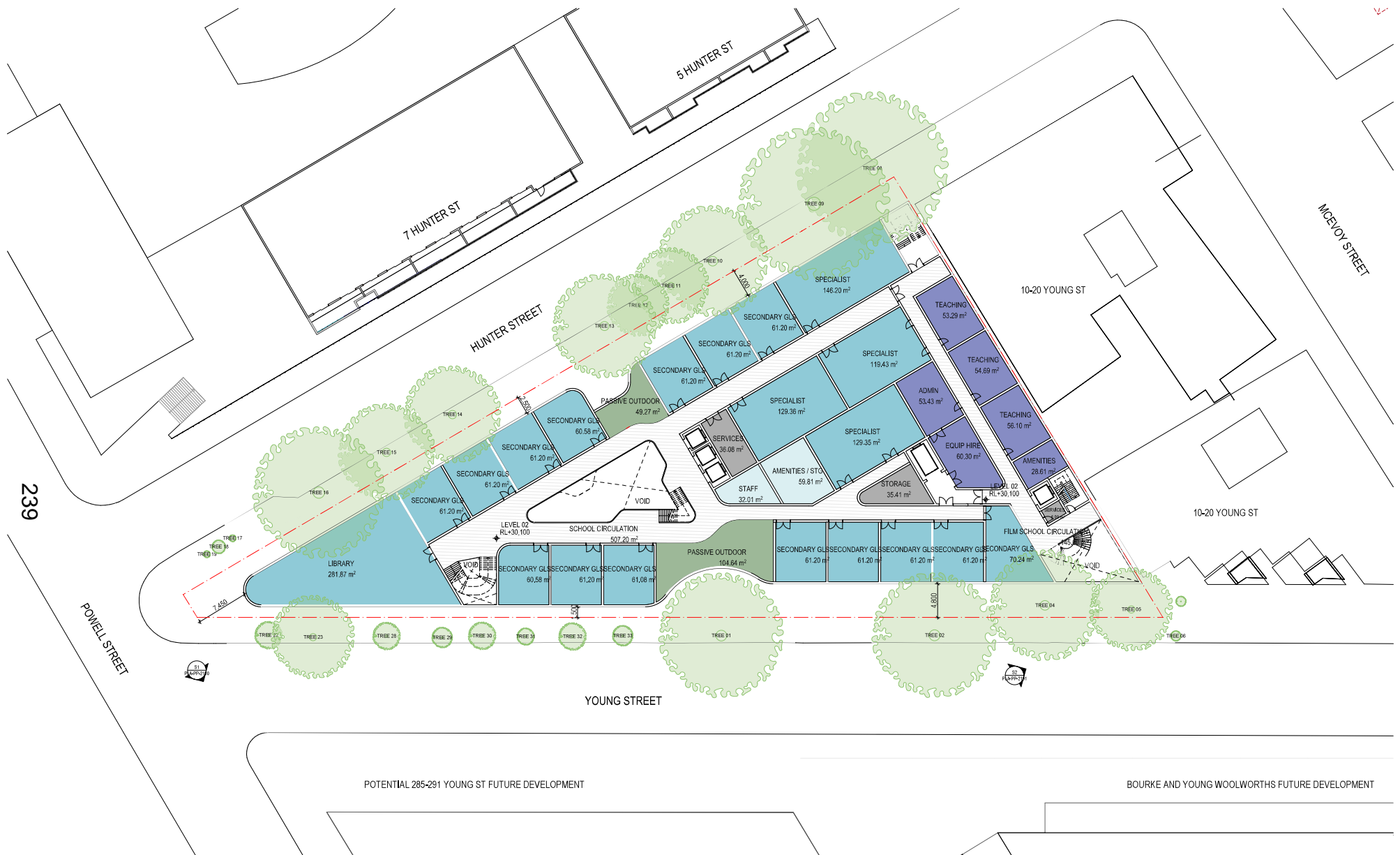
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FLOODING	<input type="checkbox"/> WWA WATER	T 060 629 2652	
SCHOOL OPERATIONS	<input type="checkbox"/> ANSA	T 02 941 9028	
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**242-258 Young Street Waterloo Sydney NSW**

DRAWING TITLE  
**GENERAL FLOOR PLAN - LEVEL 02**

SCALE  
**1:250 @A1**

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**15/01/2024**

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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	

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PROJECT		DRAWING TITLE	
242-258 Young Street Waterloo Sydney NSW		GENERAL FLOOR PLAN - LEVEL 03	
SCALE	1:250 @A1	DATE	15/01/2024
JOB NO.	20621	DRAWING NO.	PLA-PP-1003
DATE	15/01/2024	CHECKED	GH
DRAWN	GH	REVISION	A





POTENTIAL 285-291 YOUNG ST FUTURE DEVELOPMENT

BOURKE AND YOUNG WOOLWORTHS FUTURE DEVELOPMENT

**PLANNING PROPOSAL**

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DATE	REVISION	BY	CHK	NO.

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TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177	
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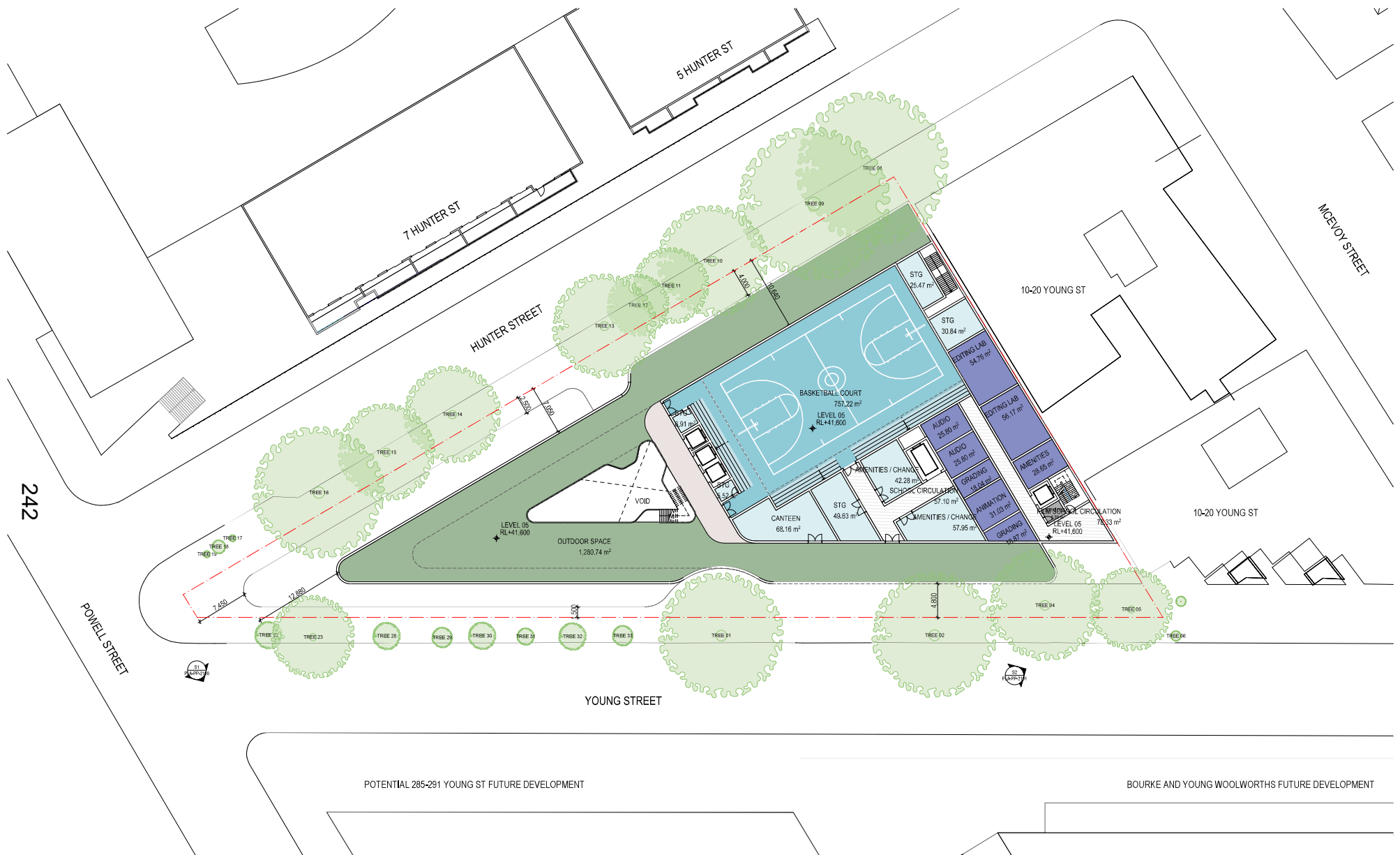
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**242-258 Young Street Waterloo Sydney NSW**

DRAWING TITLE  
**GENERAL FLOOR PLAN - LEVEL 04**

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ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 050 629 2652
SOIL/GEOTECH/FOUNDATION	<input type="checkbox"/> ANSA	T 02 941 9028
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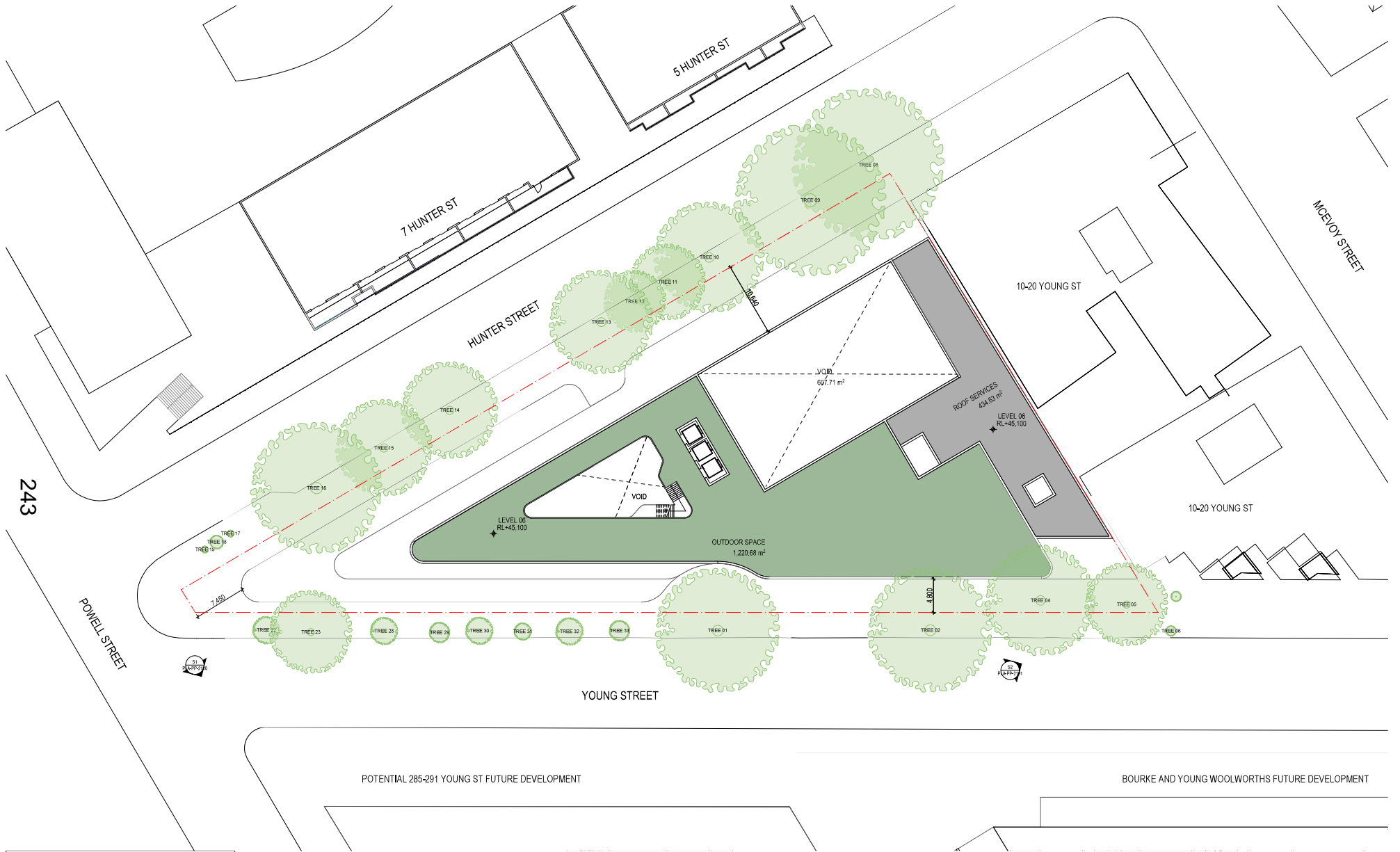


PROJECT  
**242-258 Young Street Waterloo Sydney NSW**

DRAWING TITLE  
**GENERAL FLOOR PLAN - LEVEL 05**

SCALE	DATE	DATE	DATE
1:250 @A1	15/01/2024	15/01/2024	15/01/2024
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20621	PLA-PP-1005	A	

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PLANNER	<input type="checkbox"/> ETHOS URBAN	T 02 9559 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
SCHOOL OPERATIONS	<input type="checkbox"/> ANSA	T 02 9411 923
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**PROJECT**  
242-258 Young Street Waterloo Sydney NSW

**DRAWING TITLE**  
GENERAL FLOOR PLAN - LEVEL 06

**SCALE**  
1:250 @A1

**DATE**  
15/01/2024

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20621

**DRAWING NO.**  
PLA-PP-1006

**REVISION**  
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POTENTIAL 285-291 YOUNG ST FUTURE DEVELOPMENT

BOURKE AND YOUNG WOOLWORTHS FUTURE DEVELOPMENT

**PLANNING PROPOSAL**

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TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 553 177	
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
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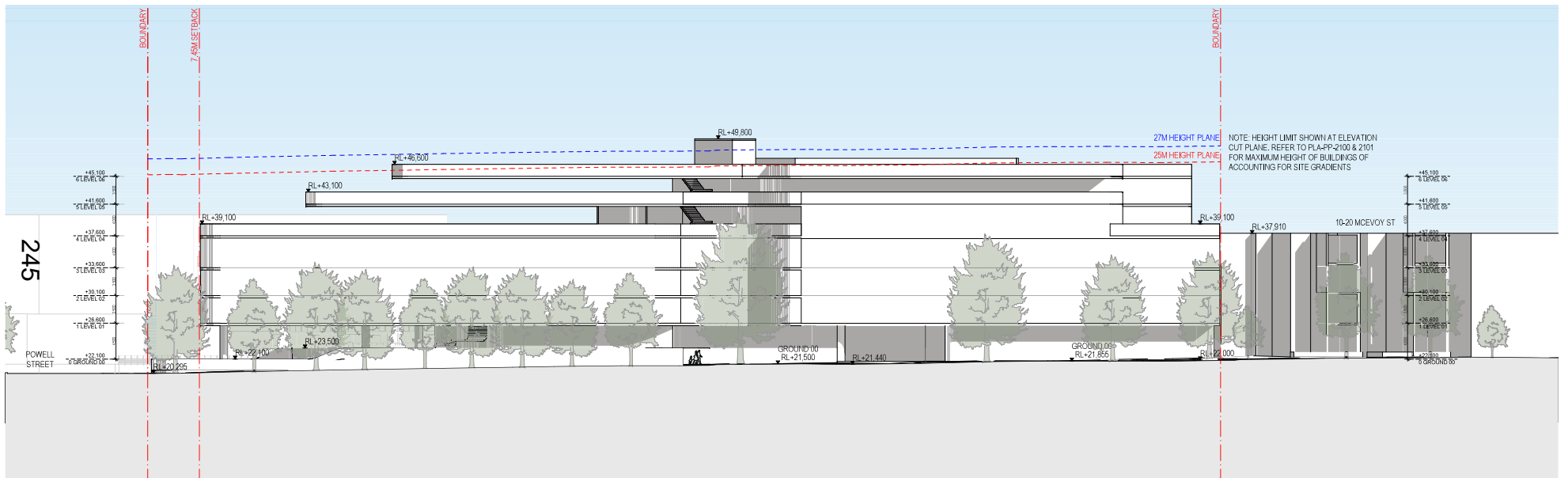


PROJECT  
**242-258 Young Street Waterloo Sydney NSW**

DRAWING TITLE  
**GENERAL FLOOR PLAN - ROOF PLAN**

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1:250 @A1	15/01/2024	GH	IC	20621	PLA-PP-1007	A

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NOTE: HEIGHT LIMIT SHOWN AT ELEVATION CUT PLANE. REFER TO PLA-PP-2100 & 2101 FOR MAXIMUM HEIGHT OF BUILDINGS OF ACCOUNTING FOR SITE GRADIENTS

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

**PLANNING PROPOSAL**

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ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180	
FLOODING	<input type="checkbox"/> WWA WATER	T 050 629 2652	
SOILS/OPERATIONS	<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**

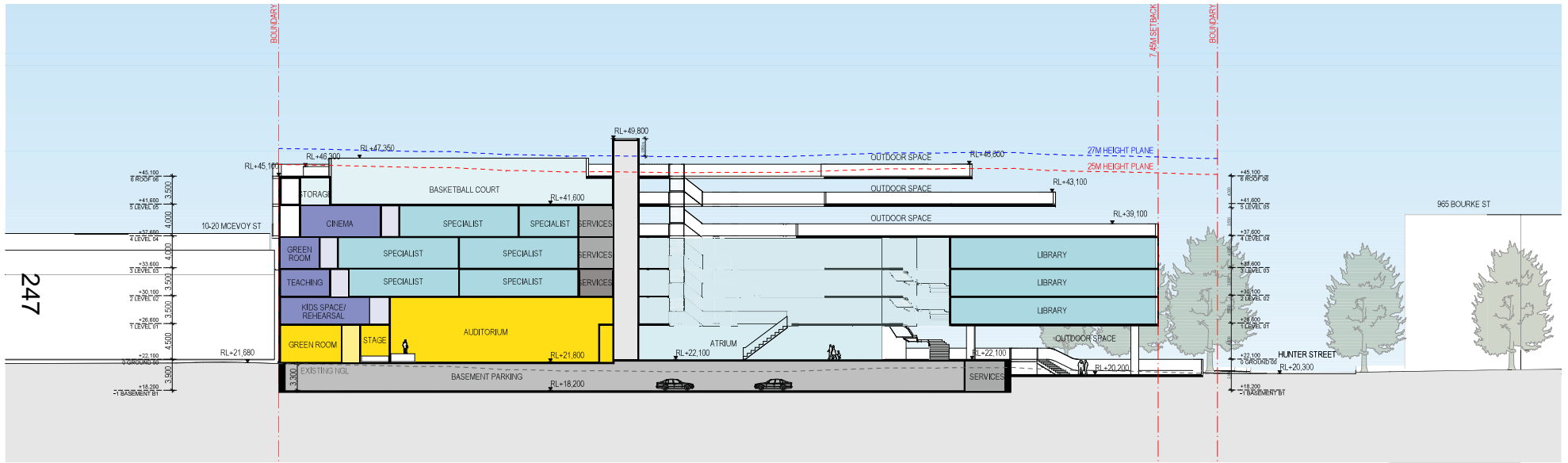
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SCALE	PROJECT	DRAWING NO.	REVISION
1:250 @A1	242-258 Young Street Waterloo Sydney NSW	PLA-PP-2000	A
DATE: 15/01/2024	DATE: 15/01/2024	JOB NO. 20621	
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SCALE 1:250 @A1

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ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
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SOIL/ROOF OPEN/POOR	<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  
**SECTIONS - SHEET 01**

Scale  
1:250 @A1

DATE  
15/01/2024

DRAWN  
IC

CHECKED  
GH

JOB NO.  
20621

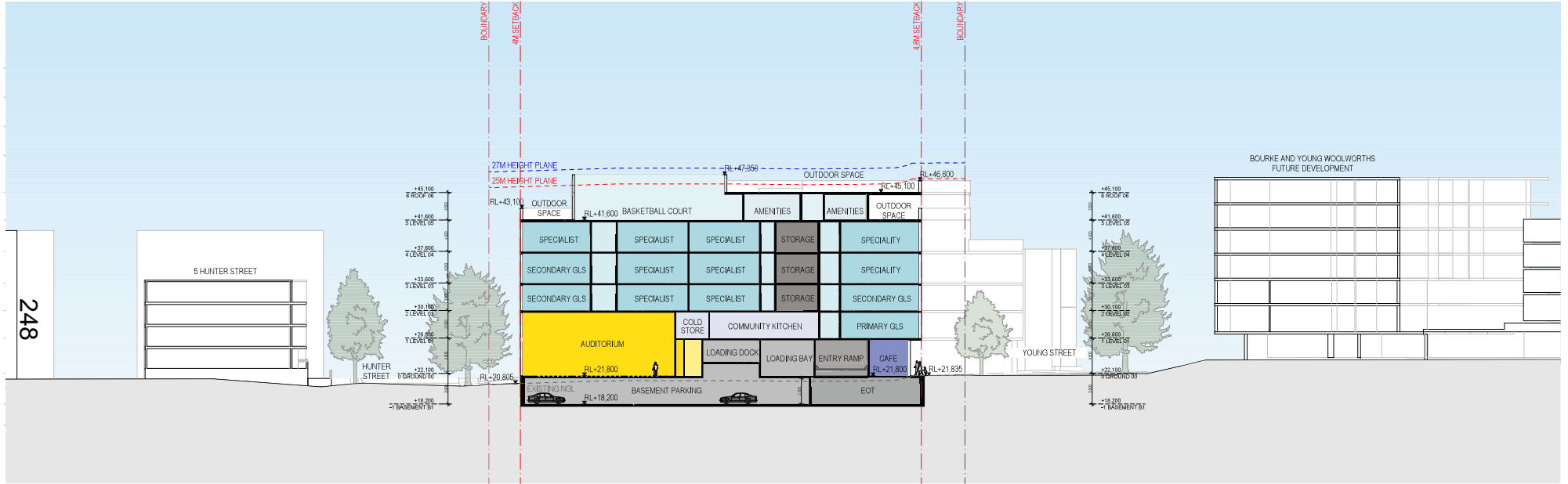
DRAWING NO.  
PLA-PP-2100

REVISION  
A

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Plus Architecture Pty. Ltd.  
ACN 60556280  
Newcastle Australia (NSW)  
www.plusarchitecture.com.au  
www.livestarchitecture.com.au  
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S2 SECTION BB  
SCALE: 1:200@A1

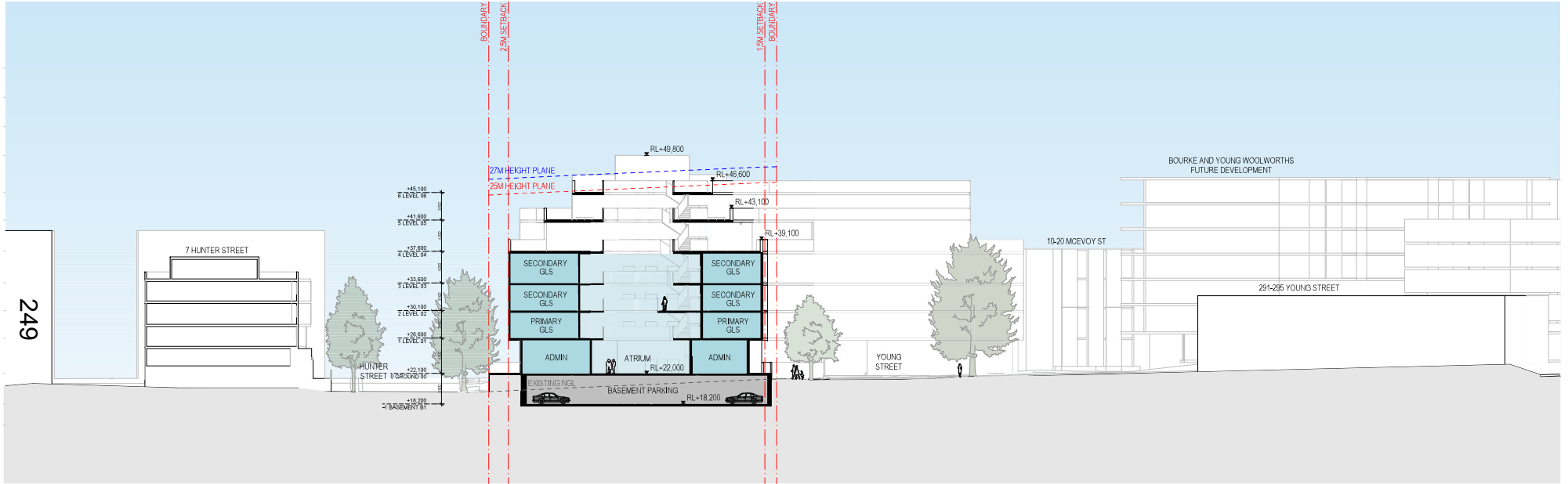
**PLANNING PROPOSAL**

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

CONSULTANTS		
PLANNER	<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 2662
SOILS/OPTIMISATION	<input type="checkbox"/> ANSA	T 02 9511 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 634 9960



PROJECT		DRAWING TITLE		SCALE	
242-258 Young Street Waterloo Sydney NSW		SECTIONS - SHEET 02		1:250 @A1	
DATE: 15/01/2024		PLOT DATE: 17/01/2024		DRAWN: IC	
CHECKED: GH		JOB NO. 20621		DRAWING NO. PLA-PP-2101	
REVISION: A					



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	
FLOORING	<input type="checkbox"/> WMA W/T/R	T 051 629 2652	
SCHOOL OPERATIONS	<input type="checkbox"/> ANSA	T 02 9541 0628	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 6394 990	



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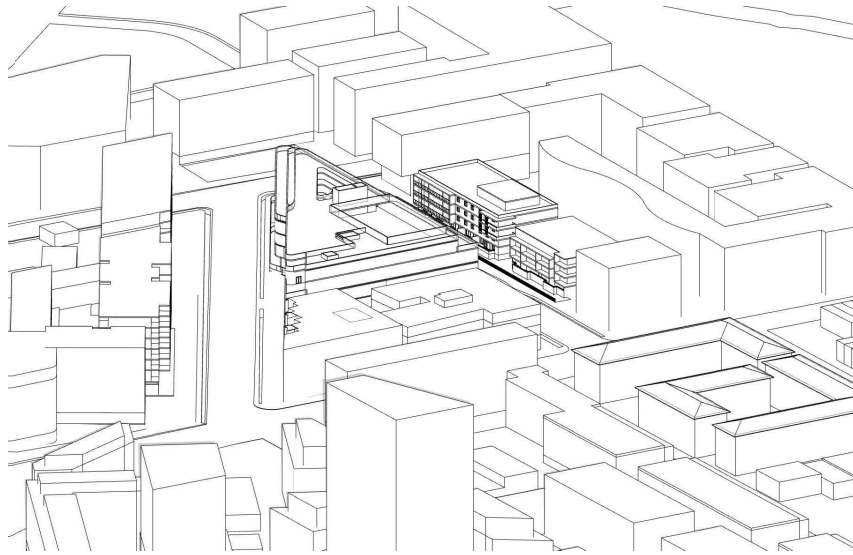
Level 4, 121 Clarence Street  
Sydney, NSW 2000 Australia  
Phone: +61 2 9550 2300  
ACSI 60556263  
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PROJECT	DRAWING TITLE
242-258 Young Street Waterloo Sydney NSW	SECTIONS - SHEET 03

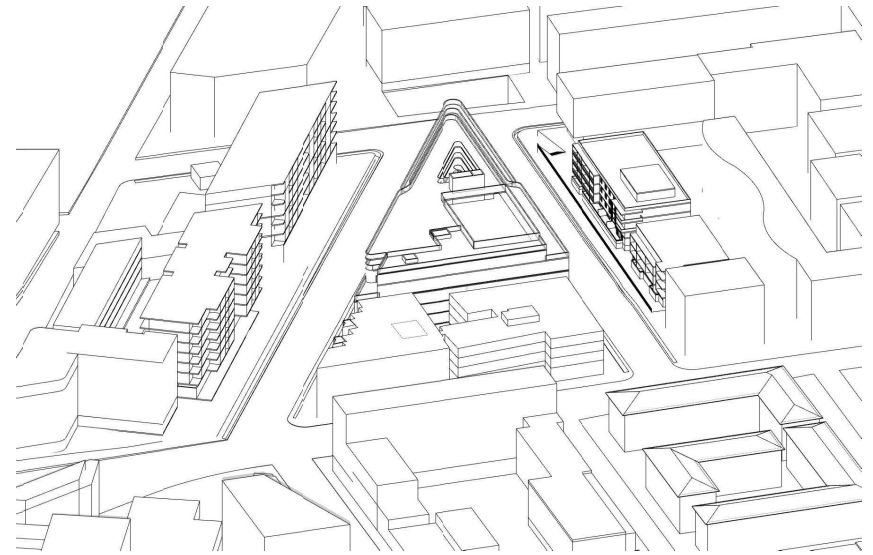
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DATE: 15/01/2024	DRAWN: IC	CHECKED: GH	PLOT DATE: 17/01/2024
DATE: 15/01/2024	DRAWN: IC	CHECKED: GH	PLOT DATE: 17/01/2024

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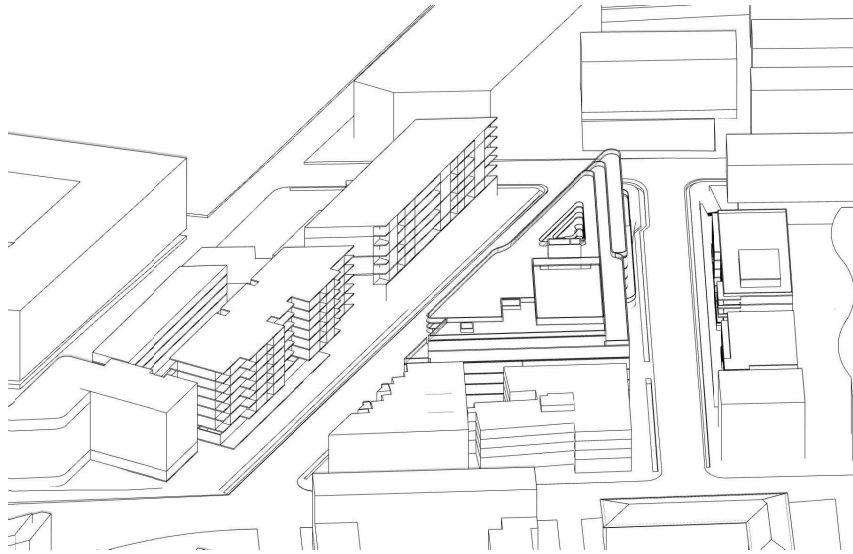


SUN EYE VIEW - 9AM  
SCALE: N.T.S.

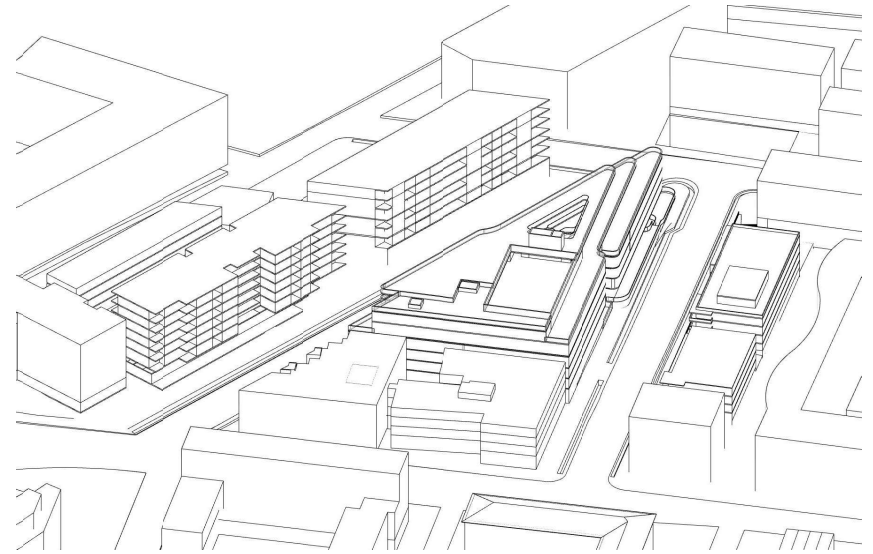


SUN EYE VIEW - 10AM  
SCALE: N.T.S.

250



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



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

**PLANNING PROPOSAL**

DATE	REVISION	BY	CHK	NO.	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 525 177
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 02 951 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 834 990



PROJECT  
**242-258 Young Street Waterloo Sydney NSW**

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

DATE  
15/01/2024

DATE  
15/01/2024

DRAWN  
GH

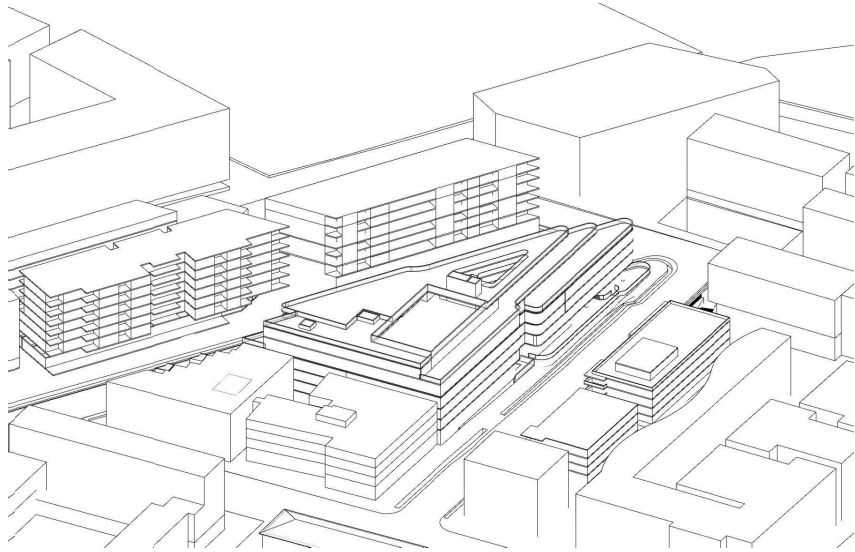
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JOB NO.  
**20621**

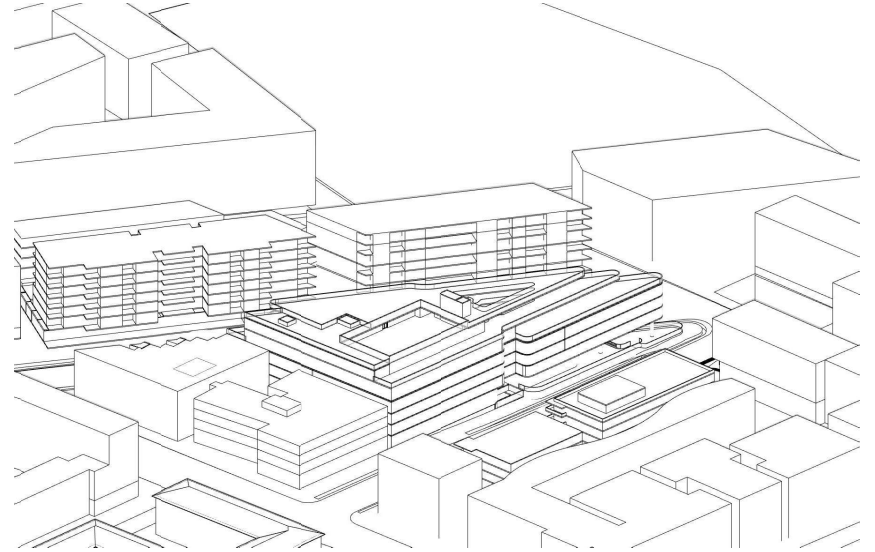
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**PLA-PP-2200**

REVISION  
**A**

DATE	REVISION	BY	CHK	NO.

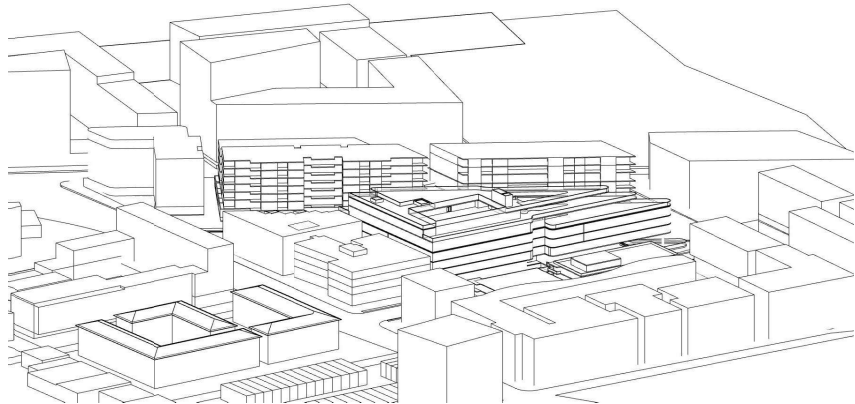


SUN EYE VIEW - 1PM  
SCALE: N.T.S.



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 9955 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 051 429 2652
SOILS/OPEN SPACE	<input type="checkbox"/> ANSA T 02 9541 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO T 021 8394 990



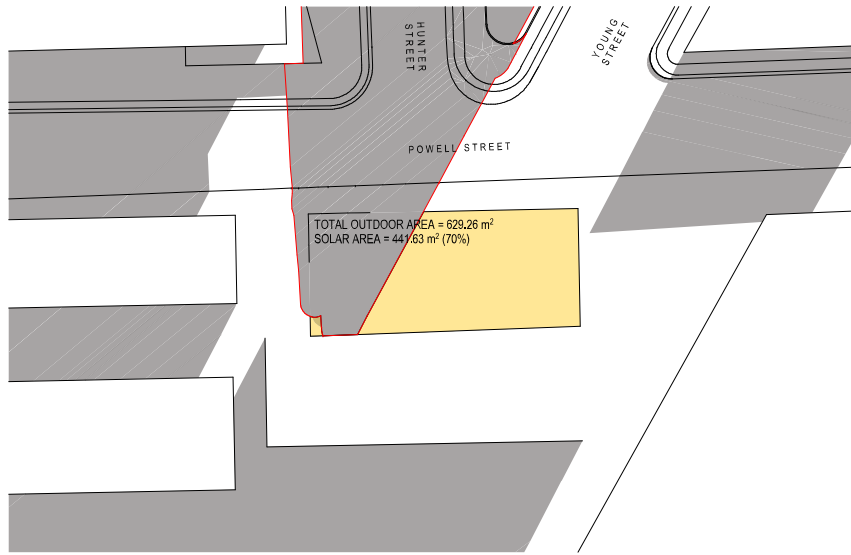
PROJECT  
**242-258 Young Street Waterloo Sydney NSW**

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

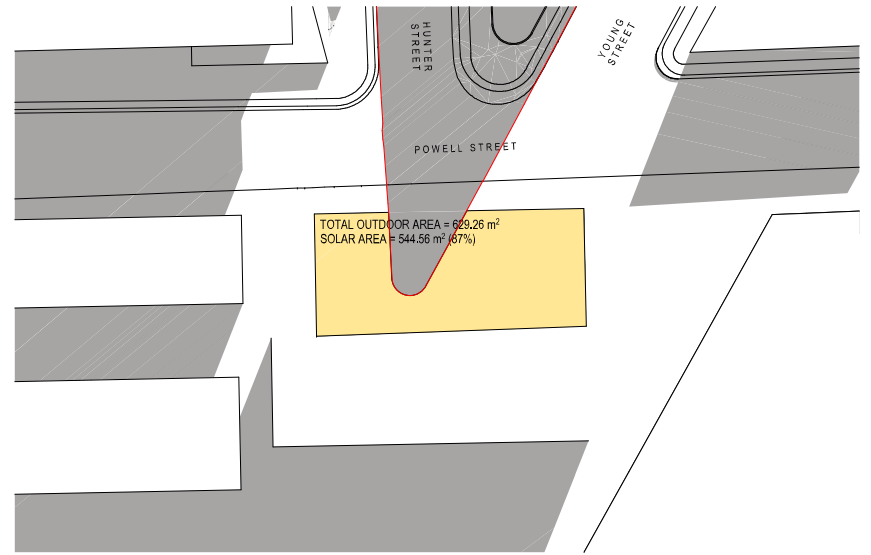
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M1	15/01/2024	17/01/2024
DRAWN	CHECKED	
IC	GH	
JOB NO.	DRAWING NO.	REVISION
20621	PLA-PP-2201	A

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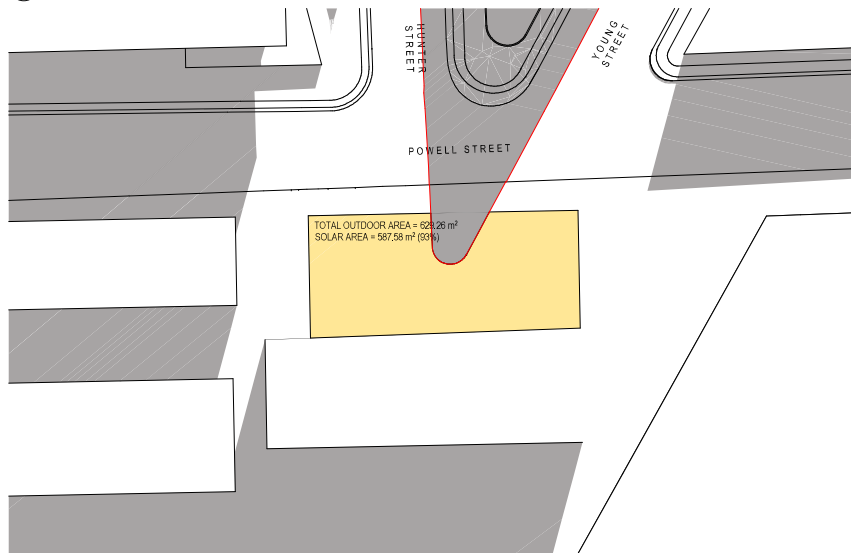
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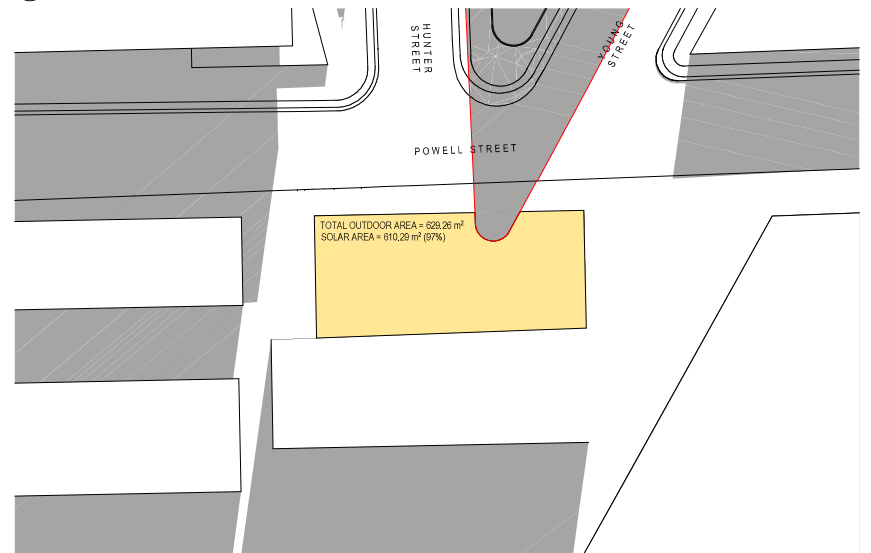
NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 9AM  
SCALE: 1:350@A1



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

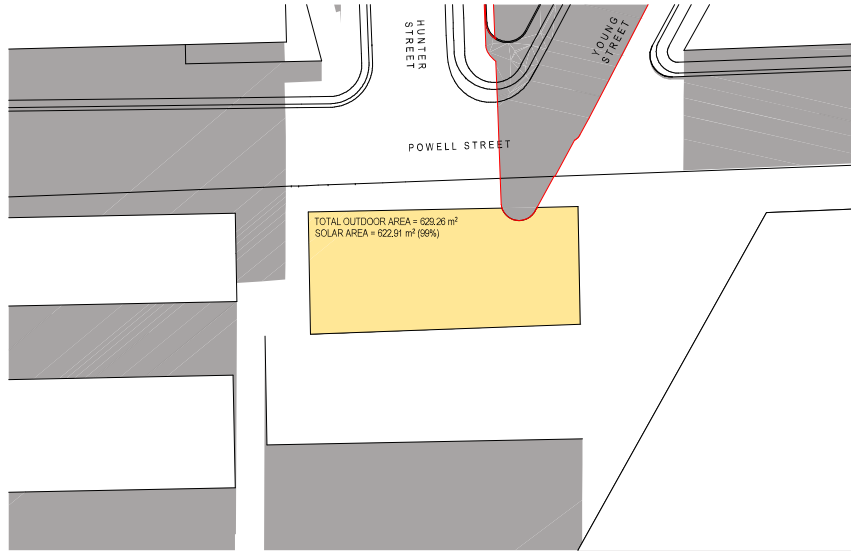
**PLANNING PROPOSAL**

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

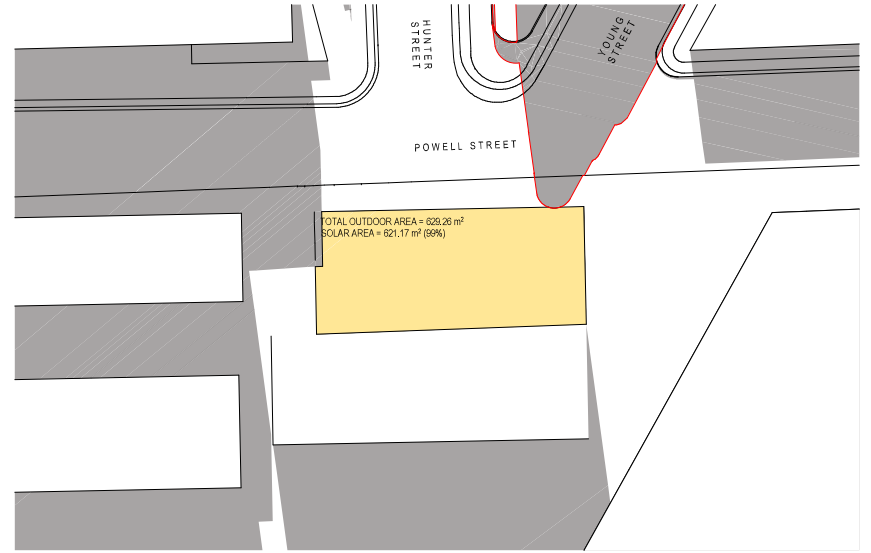
CONSULTANTS	DATE	REVISION	BY	CHK	NO.
PLANNER					
TRAFFIC					
ARCHITECT					
FLOODING					
SOILS/OPTIMISATION					
LANDSCAPE					

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 Melbourne Australia 03 9593 1000  
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 www.plusstructure.com.au

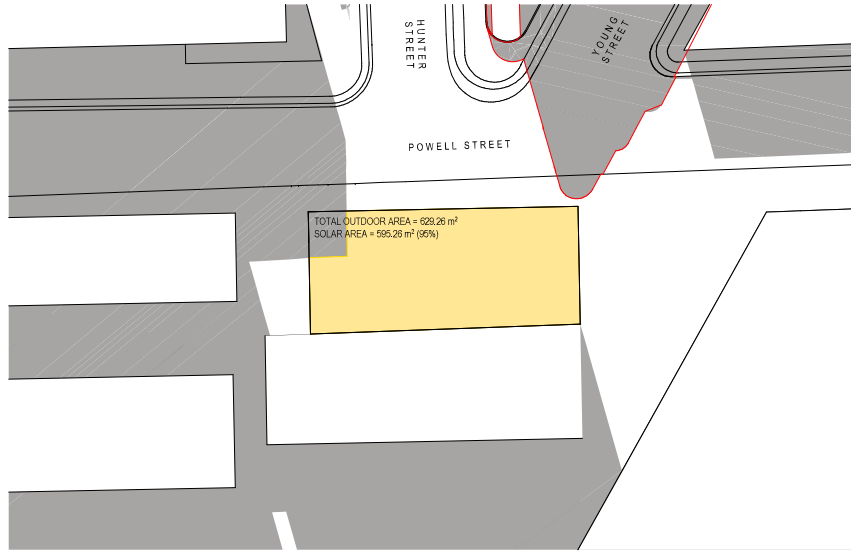
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DATE 15/01/2024	DRAWN IC	CHECKED GH	REVISION A
JOB NO. <b>20621</b>	DRAWING NO. <b>PLA-PP-2300</b>		



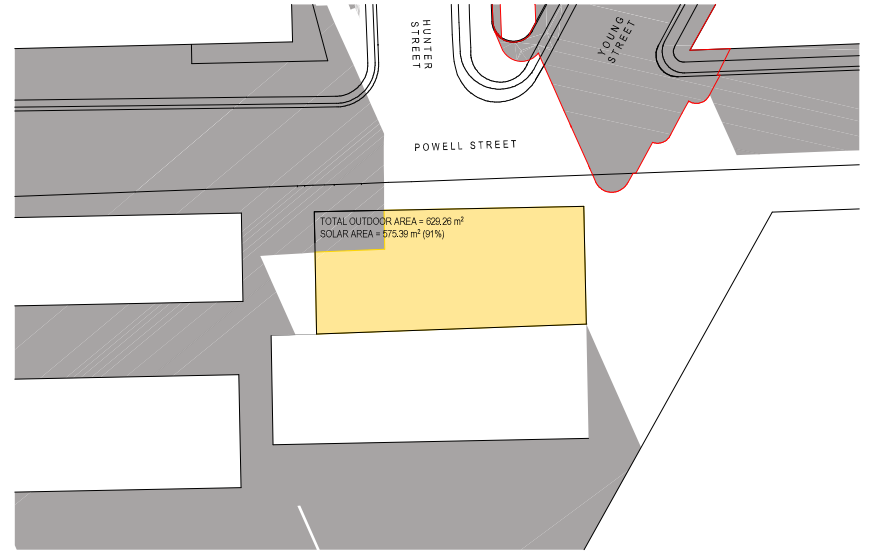
NEIGHBOURING OUTDOOR AREA SOLAR STUDY - 11AM  
SCALE: 1:350@A1



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		PHONE
PLANNER	<input checked="" 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
SOILS/OPTIMISATION	<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  
**NEIGHBOURING OUTDOOR AREA SOLAR STUDY (WINTER SOLSTICE) - SHEET 02**

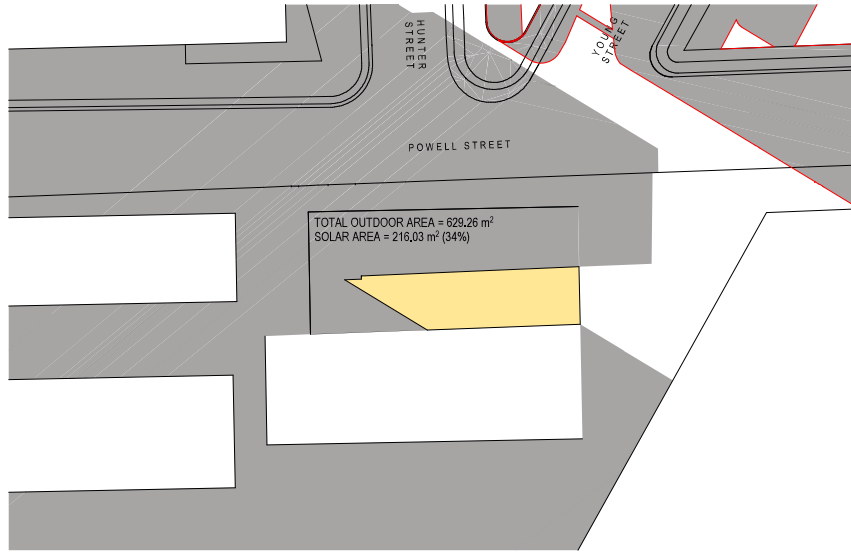
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SCALE	PROJECT	REVISION
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DATE	DATE	DATE
15/01/2024	15/01/2024	15/01/2024
DRAWN	CHECKED	DRAWN
IC	GH	IC
JOB NO.	DRAWING NO.	REVISION
20621	PLA-PP-2301	A









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 080 029 2652
SOILS/ OPEN SPACE	<input type="checkbox"/> ANSA	T 02 9541 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9990



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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

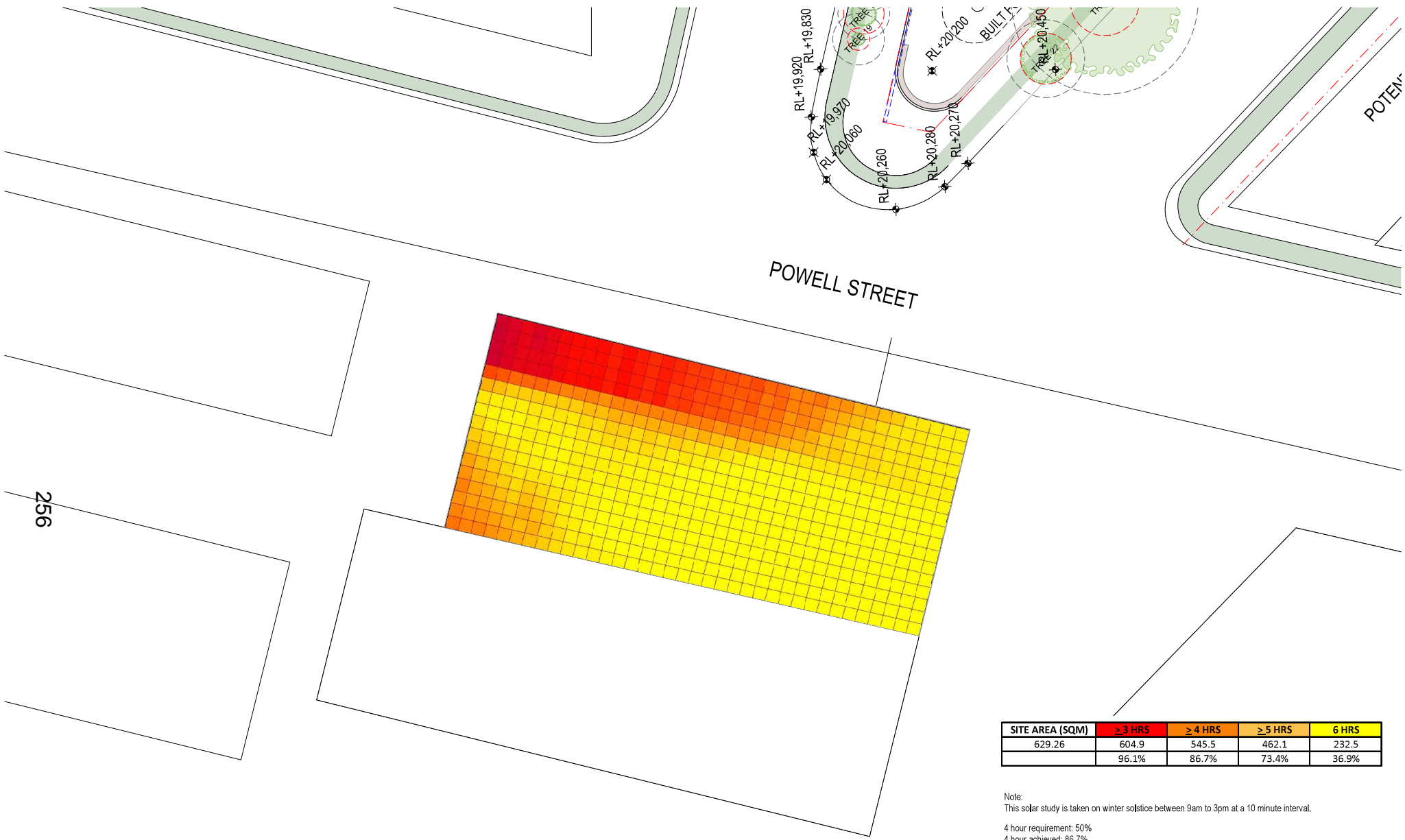
JOB NO.  
**20621**

DRAWING NO.  
**PLA-PP-2303**

REVISION  
A



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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	CONTACTS
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
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SOCCOL OPERATIONS	<input type="checkbox"/> ANBA 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  
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DATE

PLOT DATE

DRAWN  
 IC

CHECKED  
 GH

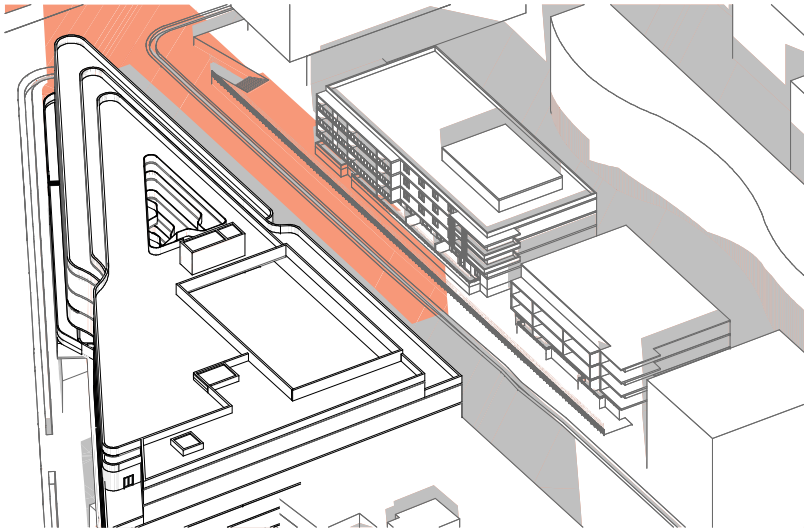
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DRAWING NO.  
**PLA-PP-2304**

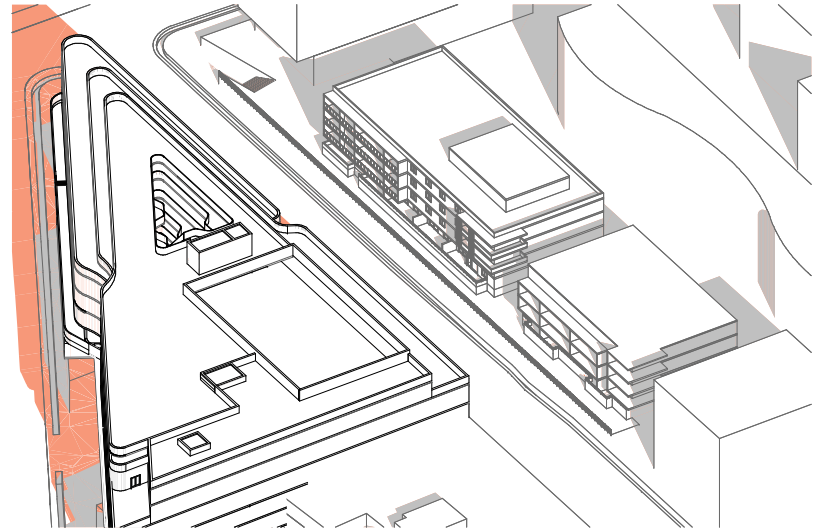
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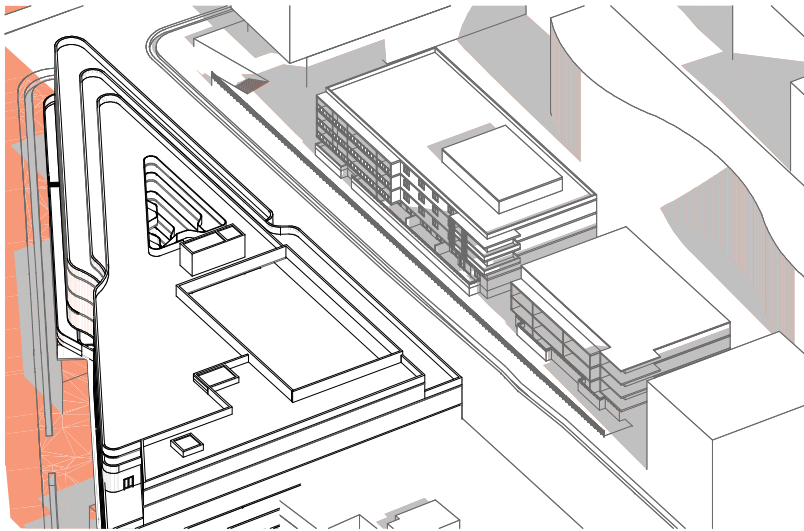
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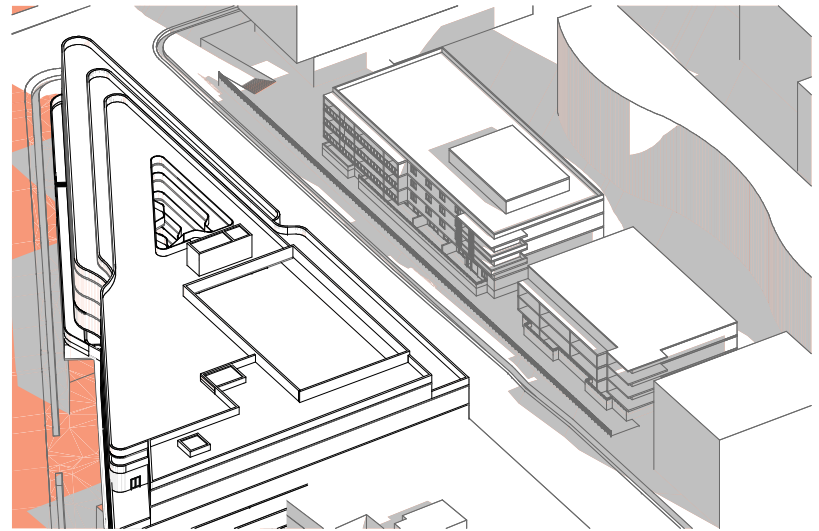
HUNTER ST APARTMENTS SOLAR STUDY 9AM  
SCALE: N1:5



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

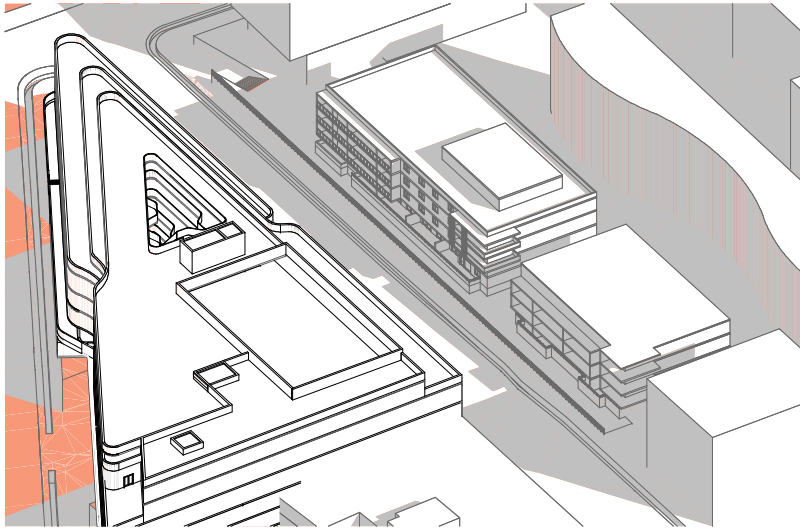
257

PLANNING PROPOSAL

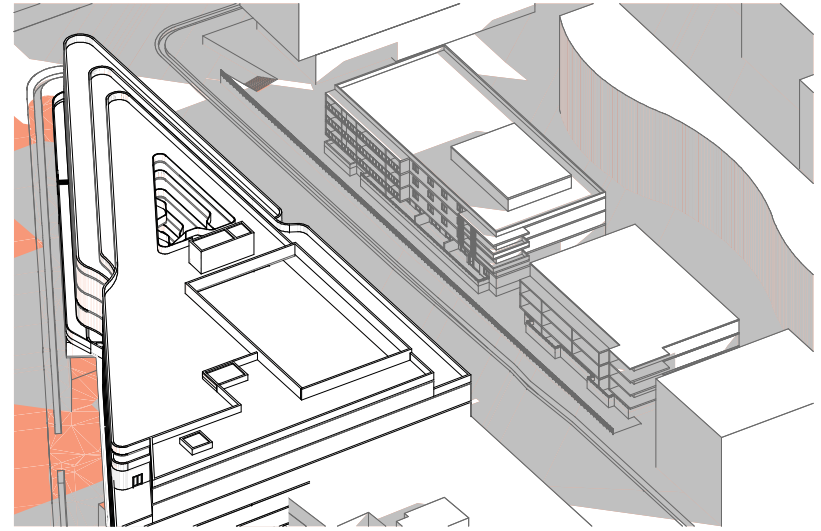
DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
15/01/2024	PLANNING PROPOSAL	IC	GH	A					

CONSULTANTS	CONTACTS	PHONE
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 525 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
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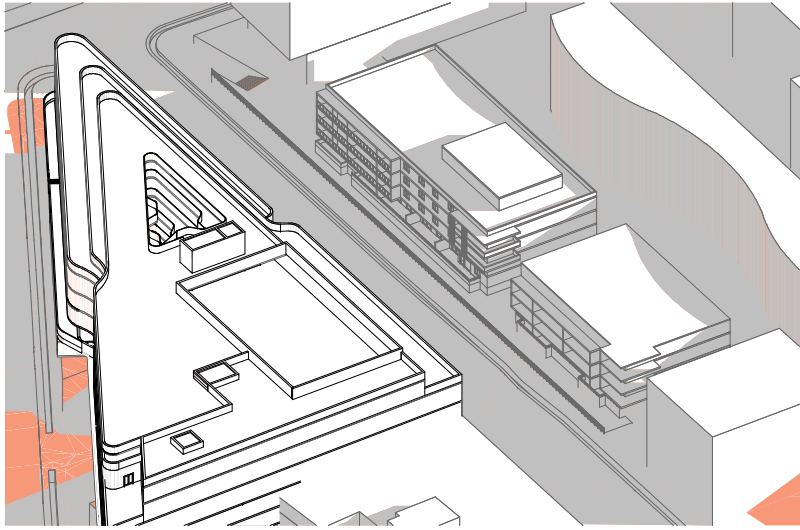
PROJECT <b>242-258 Young Street Waterloo Sydney NSW</b>	DRAWING TITLE <b>HUNTER ST APARTMENTS SOLAR STUDY (WINTER SOLSTICE) - SHEET 01</b>	SCALE M1:5 @A1	PROJECT NO.	REVISION
		DATE 15/01/2024	20621	A
		DRAWN IC	PLA-PP-2400	
		CHECKED GH		
		JOB NO.		
		DRAWING NO.		
		REVISION		



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					

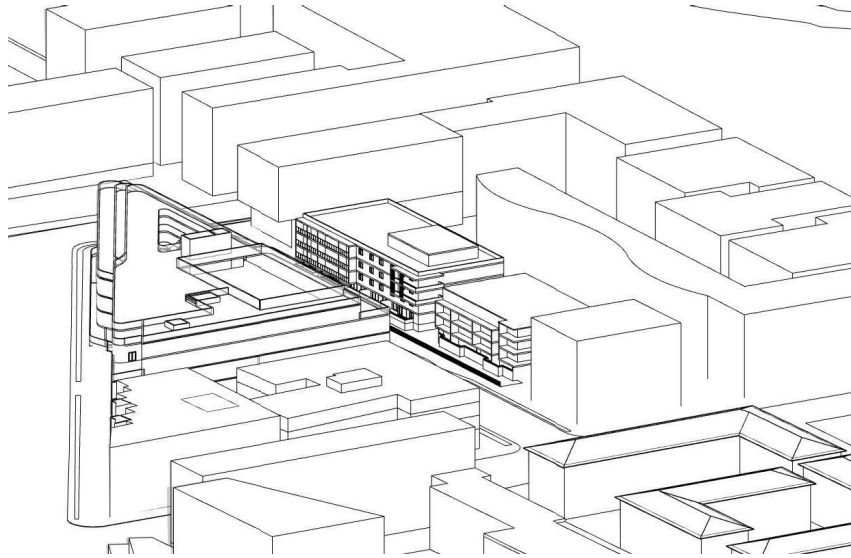
CONSULTANTS	CONTACTS	PHONE
PLANNER	<input type="checkbox"/> ETHOS URBAN	T 021 9995 6962
TRAFFIC	<input type="checkbox"/> JMT CONSULTING	T 0415 555 177
ARCHITECT	<input type="checkbox"/> ANDERSON	T 0411 842 180
FLOODING	<input type="checkbox"/> WWA WATER	T 080 029 2652
SOILS/GEOTECH	<input type="checkbox"/>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



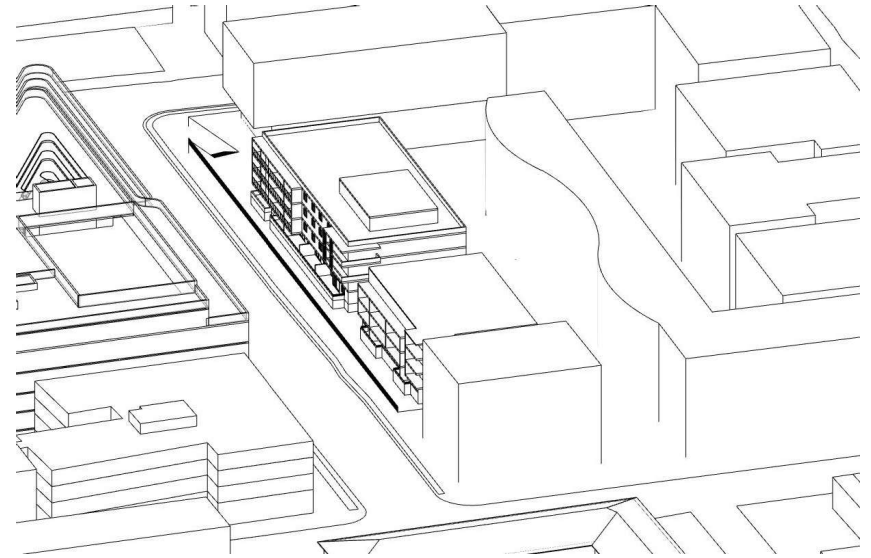

Level 4/121 Clarence Street  
Sydney, NSW 2000 Australia  
Phone: +61 2 9239 1111  
ACSI 60556263  
www.plusarchitecture.com.au

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





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

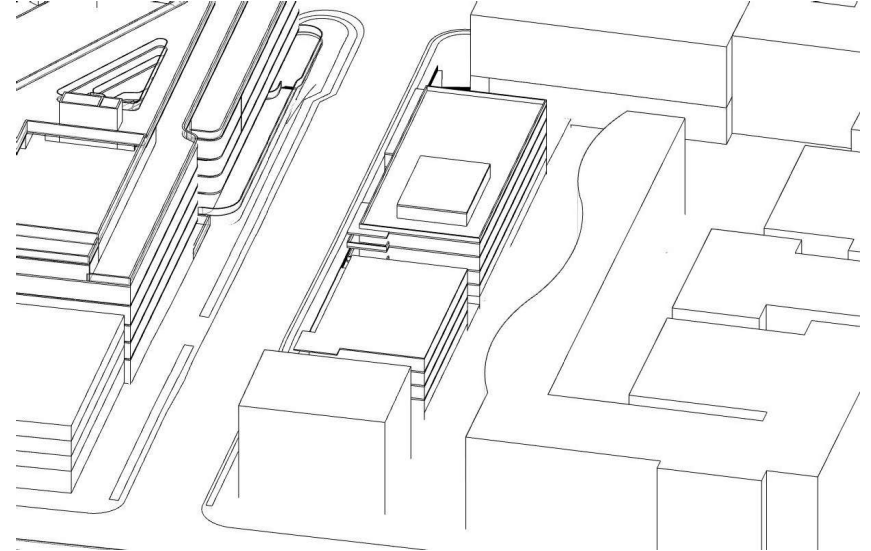


HUNTER ST APARTMENTS SUN EYE - 10AM  
SCALE: N.T.S.

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
SOCCIAL OPERATIONS	<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  
**HUNTER ST SUN EYE VIEWS (WINTER SOLSTICE) - SHEET 01**

SCALE  
M1S @A1

DATE  
15/01/2024

DRAWN  
IC

CHECKED  
GH

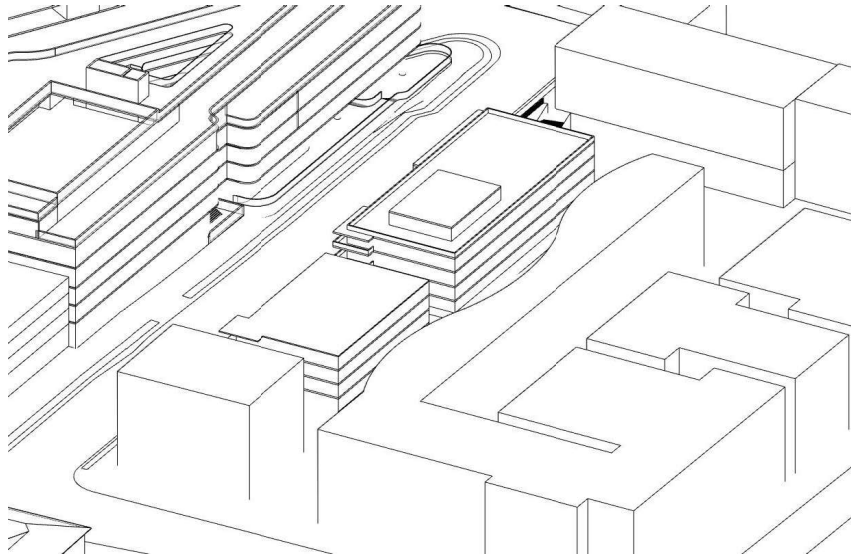
JOB NO.  
**20621**

DRAWING NO.  
**PLA-PP-2402**

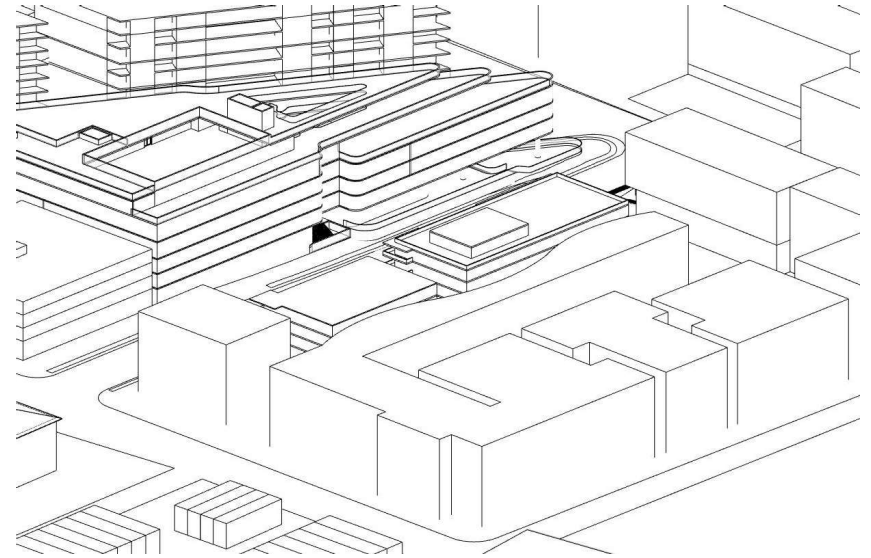
REVISION  
**A**

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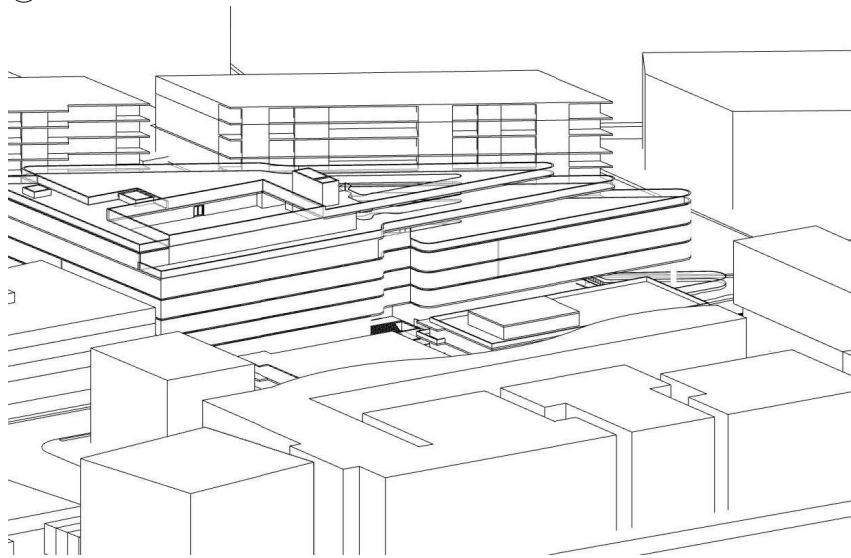


HUNTER ST APARTMENTS SUN EYE - 1PM  
SCALE: N.T.S.



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 051 629 2652	
SOILS/GEOTECHNICAL	<input type="checkbox"/> ANSA	T 02 9541 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 834 9960	



PROJECT  
**242-258 Young Street Waterloo Sydney NSW**

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

SCALE  
M1S @A1

DATE  
15/01/2024

DRAWN  
IC

CHECKED  
GH

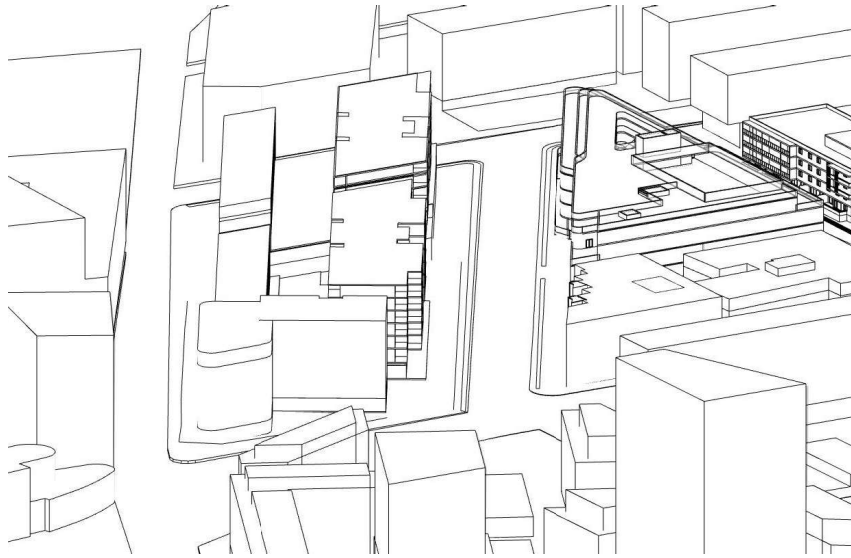
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**20621**

DRAWING NO.  
**PLA-PP-2403**

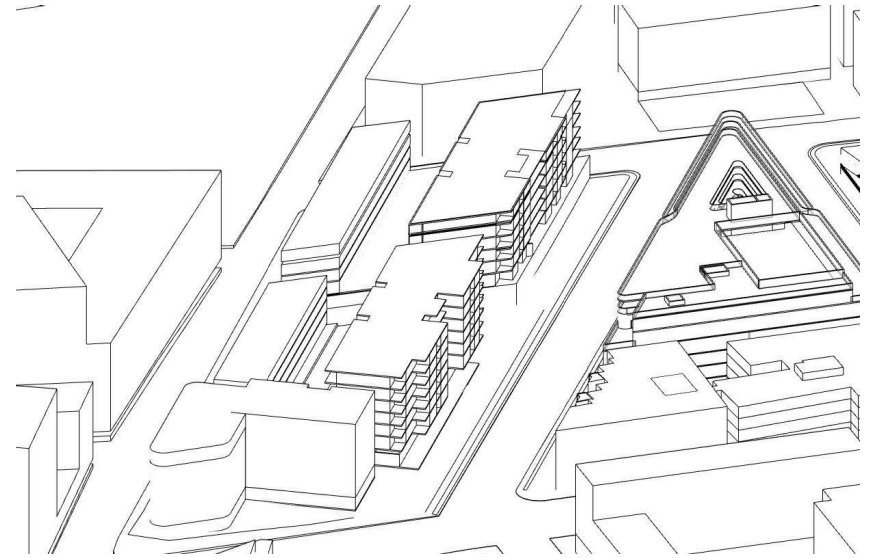
REVISION  
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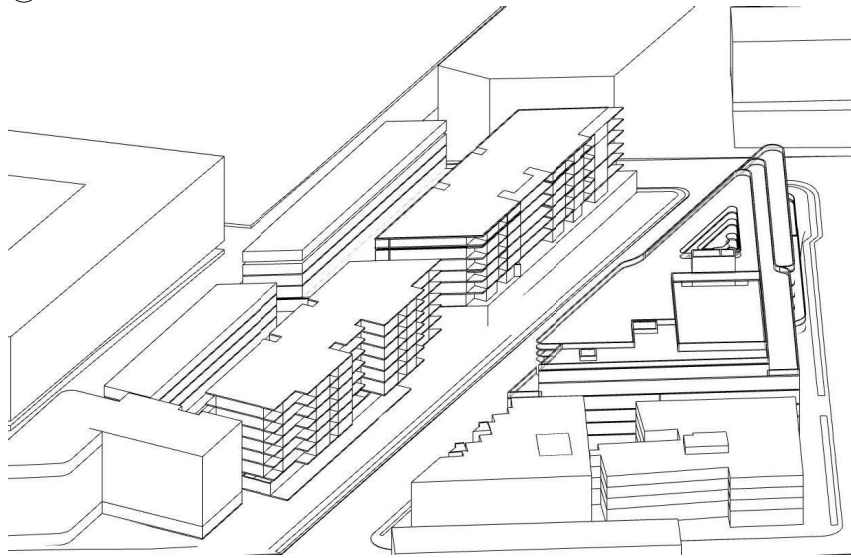
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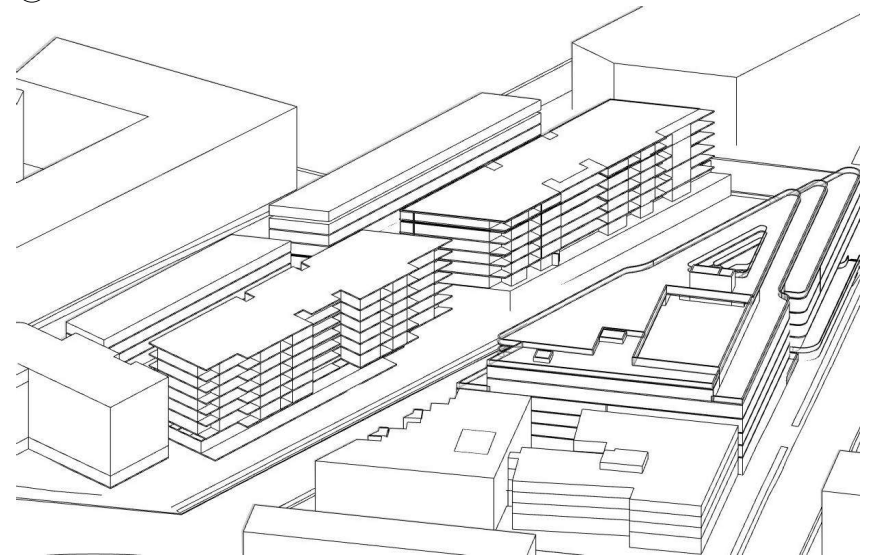
YOUNG ST FUTURE DEVELOPMENT SUN EYE - 9AM  
SCALE: N.T.S.



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	CONTACTS	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
SOILS/ OPEN SPACE	<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  
N.T.S.

DATE  
15/01/2024

DRAWN  
IC

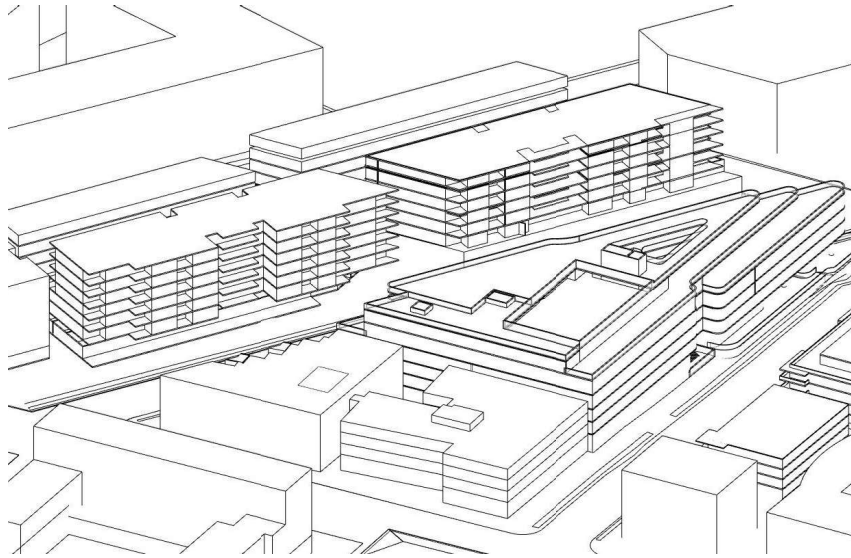
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JOB NO.  
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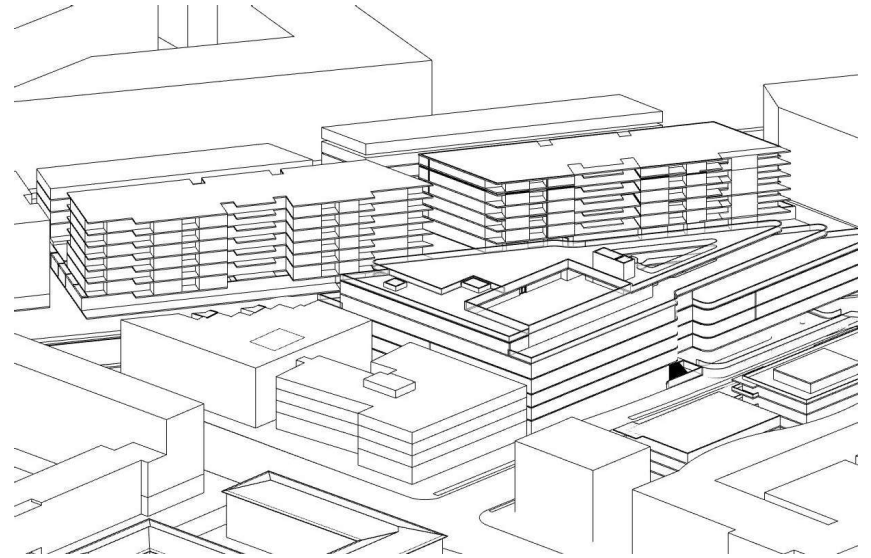
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REVISION  
**A**

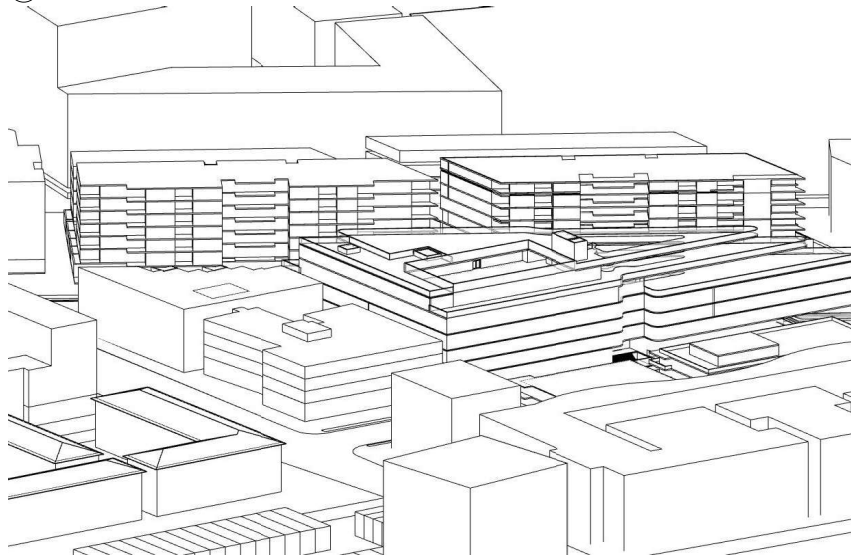
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YOUNG ST FUTURE DEVELOPMENT SUN EYE - 1PM  
SCALE: N.T.S.



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



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

262

**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 9415 525 177	
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FLOODING	<input type="checkbox"/> WWA WATER	T 080 0299 2655	
SOCCOL OPERATIONS	<input type="checkbox"/> ANERA	T 02 9541 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 9960	



PROJECT  
**242-258 Young Street Waterloo Sydney NSW**

DRAWING TITLE  
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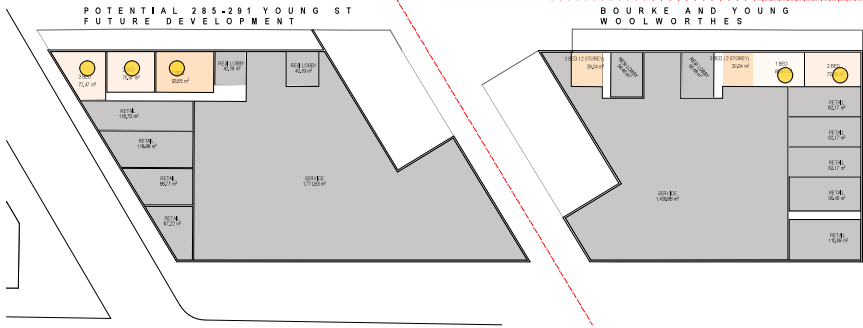
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JOB NO. 20621  
DRAWING NO. PLA-PP-2501  
REVISION A

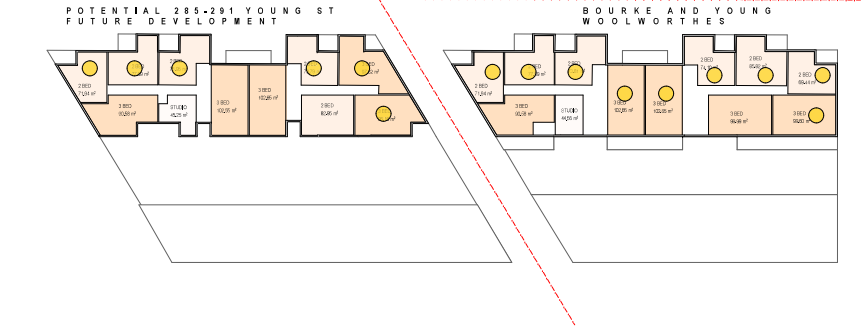
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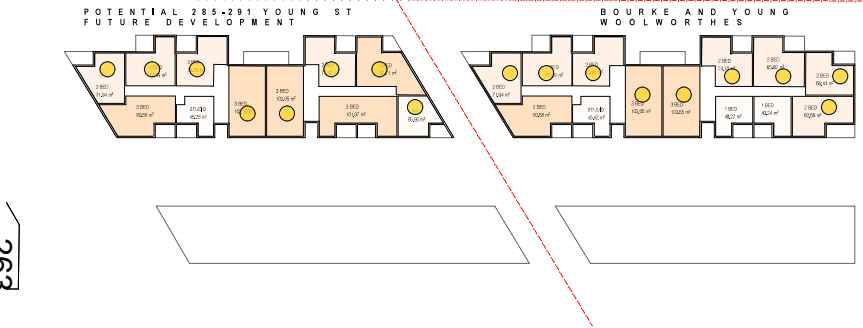




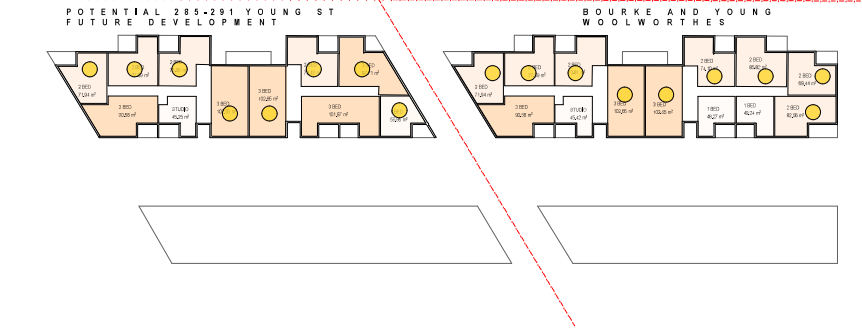
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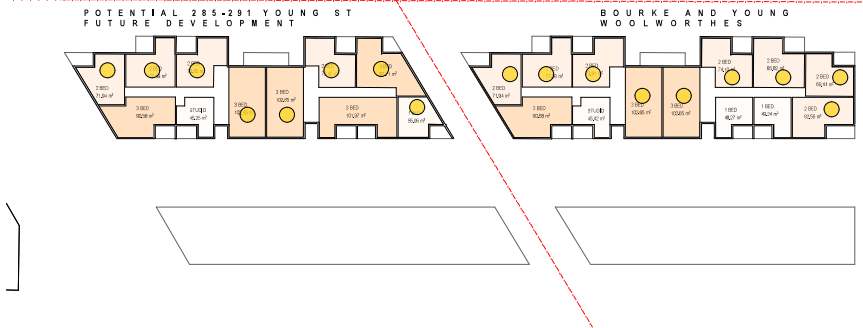
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SCALE: 1:500@A1



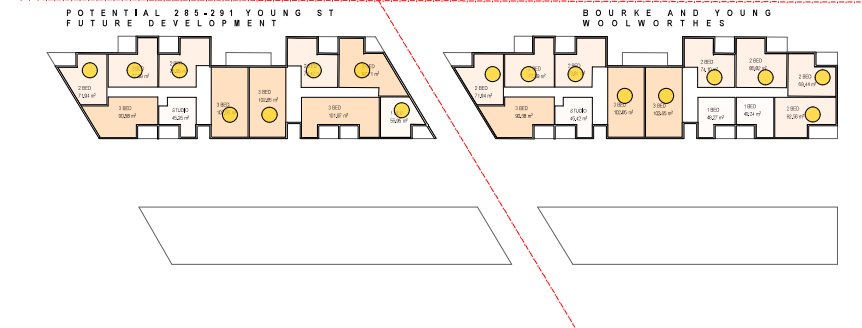
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SCALE: 1:500@A1



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

**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 2652
SOIL/GEOTECH/FOUNDATION	<input type="checkbox"/> ANSA	T 02 941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 990

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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

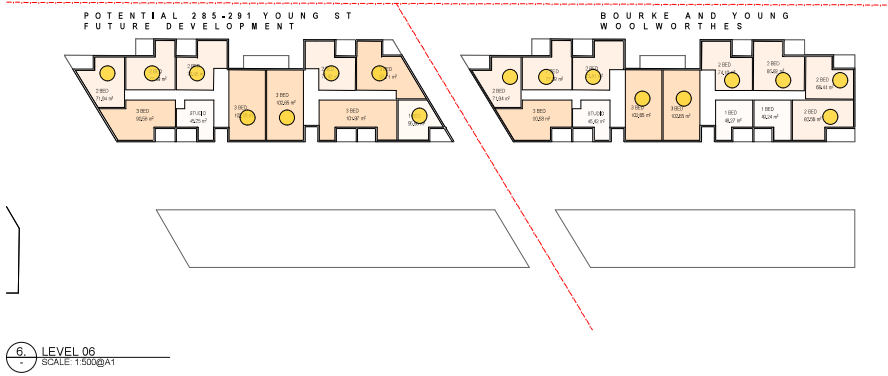
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JOB NO.  
20621

DRAWING NO.  
PLA-PP-2502

REVISION  
A

SCALE	DATE	DRAWN	CHECKED	JOB NO.	DRAWING NO.	REVISION
1:500 @A1	15/01/2024	IC	GH	20621	PLA-PP-2502	A



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 080 629 2652	
SOILS/GEOTECHNICAL	<input type="checkbox"/> ANSA	T 02 9541 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 6394 9990	



**PROJECT**  
242-258 Young Street Waterloo Sydney NSW

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

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Plan Architecture Pty Ltd  
ACN 105562820  
Newcastle Australia (NSW)  
Aust Job# 1052  
Web: P1029

plus architecture  
Melbourne  
Sydney  
Western Australia  
Auckland

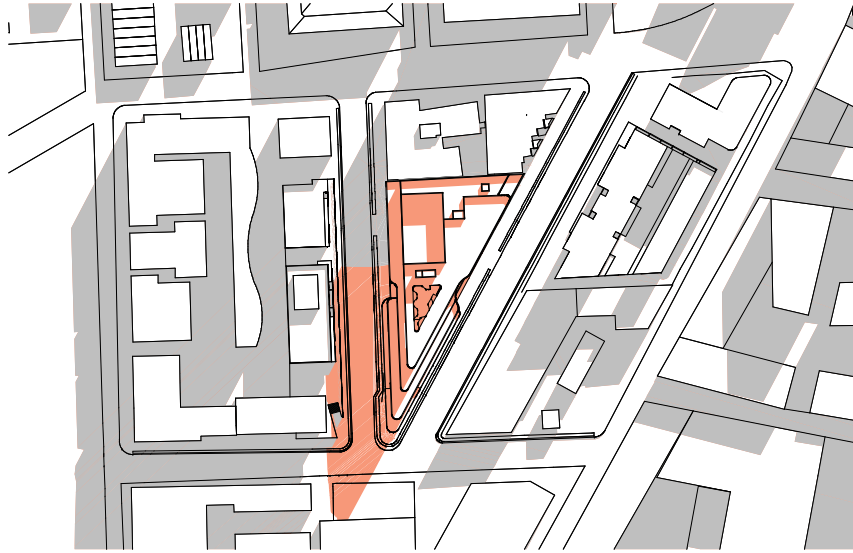
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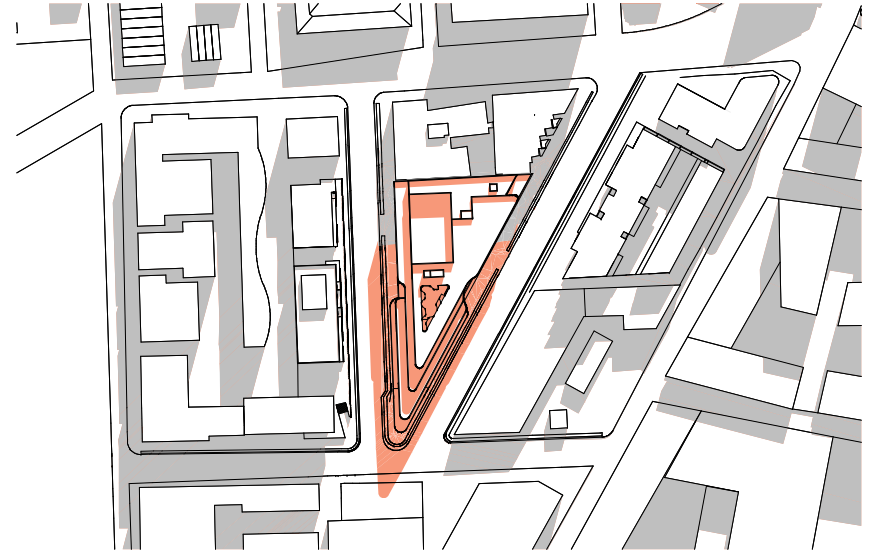
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DATE	DATE	PILOT DATE
15/01/2024	15/01/2024	15/01/2024
DRAWN	CHECKED	
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JOB NO.	DRAWING NO.	REVISION
20621	PLA-PP-2503	A

2 HOURS OF SUNLIGHT DURING WINTER SOLSTICE

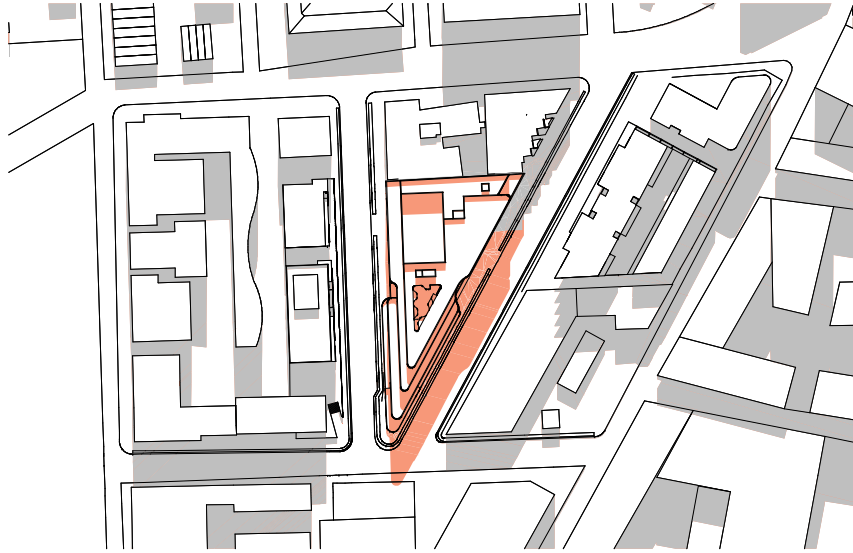




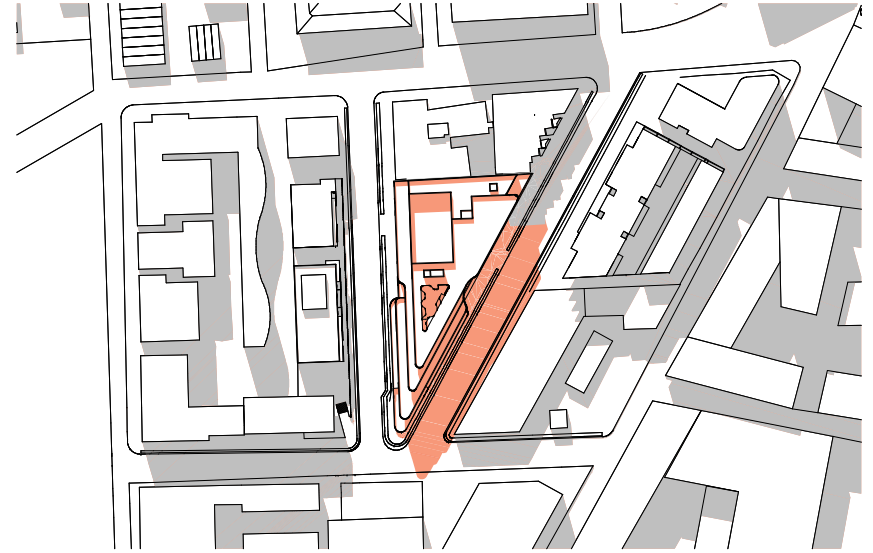
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SCALE: N.T.S.



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



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



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

PROPOSED SHADOWS  
EXISTING SHADOWS

265

PLANNING PROPOSAL

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

CONSULTANTS	CONTACT	PHONE
PLANNING	<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
SOIL/ROCK OPERATIONS	<input type="checkbox"/> ANSA	T 02 9941 9028
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 9394 9960

4 Level 4/201 Elizabeth Street  
Sydney, NSW 2000 Australia  
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Newcastle Australia (08) 951  
Aussie Jobs 1800  
New York 1209

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www.plustrustors.com.au

PROJECT  
**242-258 Young Street Waterloo Sydney NSW**

DRAWING TITLE  
**SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 01**

SCALE  
MTR @A1

DATE  
15/01/2024

DRAWN  
IC

CHECKED  
GH

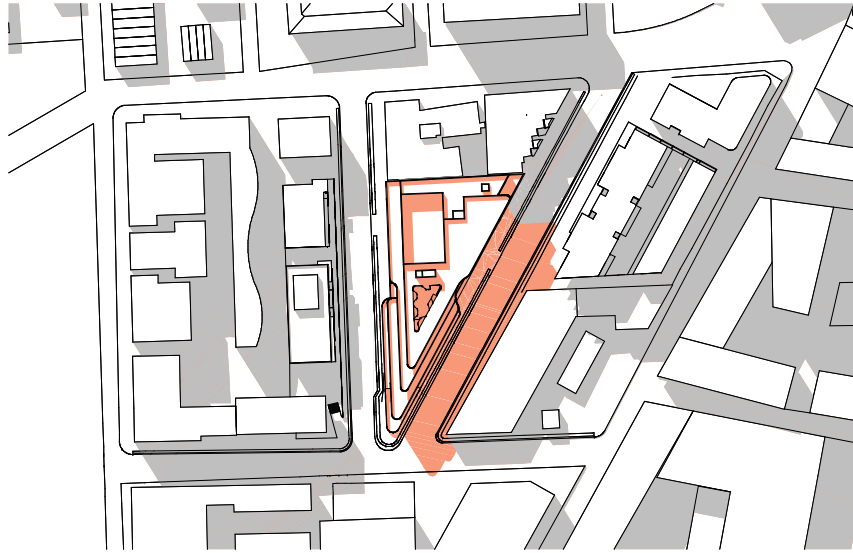
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DRAWING NO.  
**PLA-PP-2600**

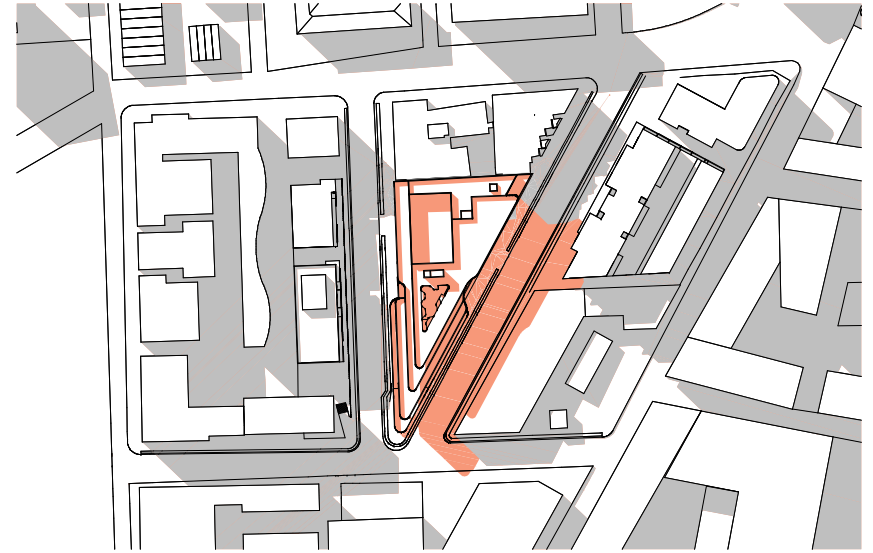
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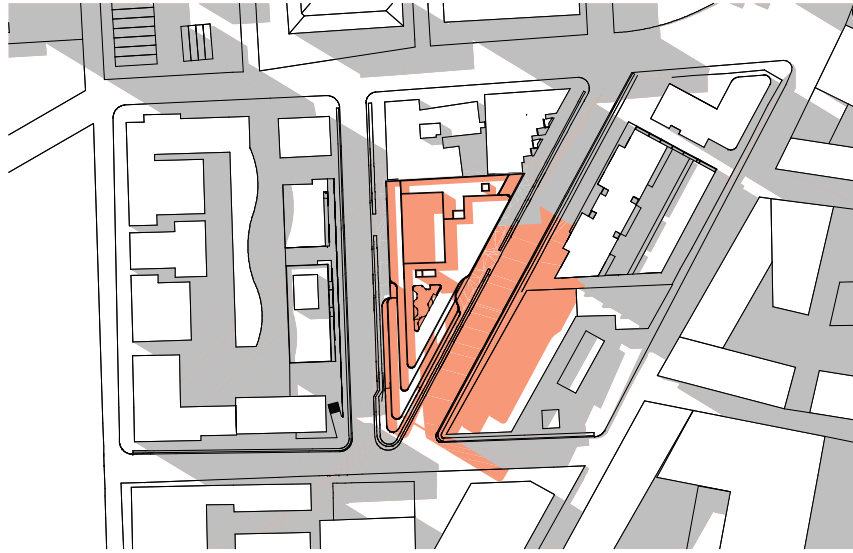




SHADOW DIAGRAM - 1PM  
SCALE: N.T.S.



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 9955 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	
SOILS/OPTIMISATION	<input type="checkbox"/> ANSA	T 02 9541 9028	
LANDSCAPE	<input type="checkbox"/> TURF DESIGN STUDIO	T 021 8394 990	



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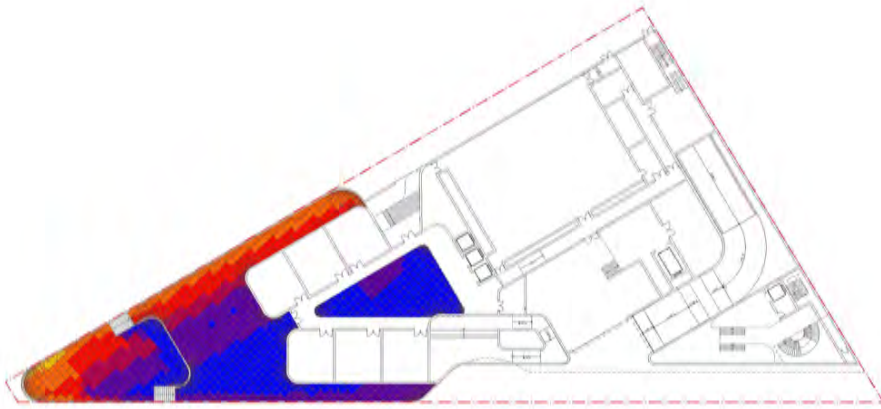
PROJECT  
**242-258 Young Street Waterloo Sydney NSW**

DRAWING TITLE  
**SHADOW DIAGRAMS (WINTER SOLSTICE) - SHEET 02**

SCALE	DATE	PILOT DATE	REVISION
M15 @A1	15/01/2024	15/01/2024	A
DRAWN	CHECKED		
IC	GH		
JOB NO.	DRAWING NO.	REVISION	
20621	PLA-PP-2601	A	



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



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

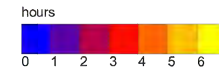
267



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**

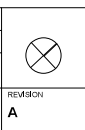
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15/01/2024	PLANNING PROPOSAL	IC	GH	A

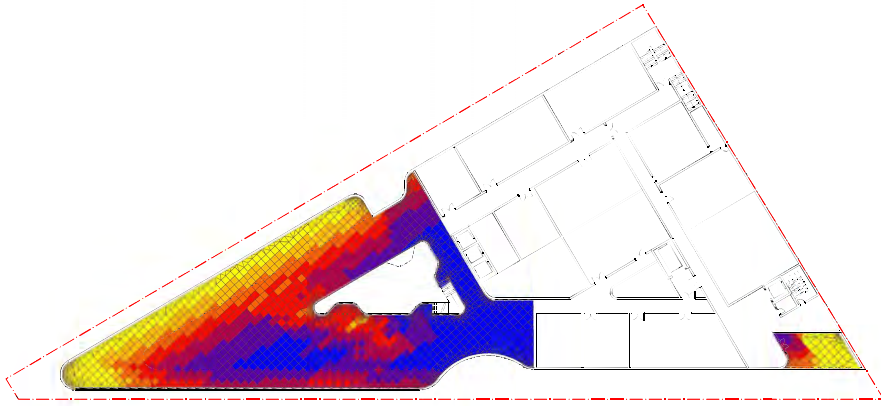
DATE	REVISION	BY	CHK	NO.

CONSULTANTS	DATE	REVISION	BY	CHK	NO.
PLANNER: <input type="checkbox"/> ETHOS URBAN					T 021 9956 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 8394 990

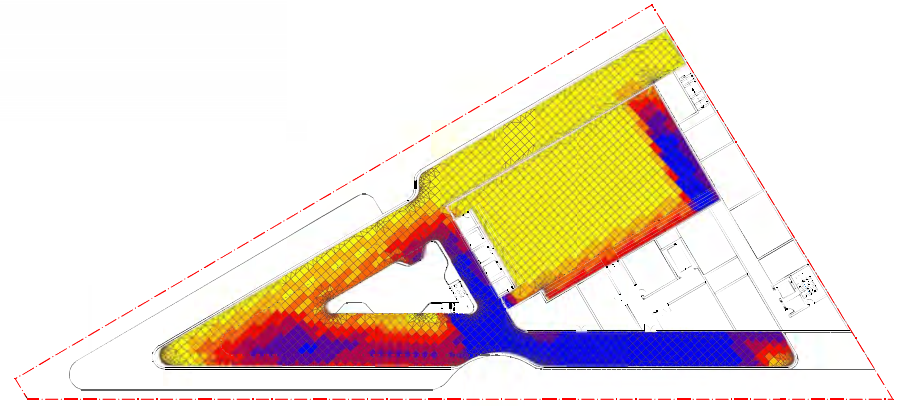


PROJECT: 242-258 Young Street Waterloo Sydney NSW  
DRAWING TITLE: OPEN SPACE SOLAR STUDY (WINTER SOLSTICE) - SHEET 01  
SCALE: 1:400 @A1  
DATE: 15/01/2024  
DRAWN: IC  
CHECKED: GH  
JOB NO.: 20621  
DRAWING NO.: PLA-PP-2700  
REVISION: A



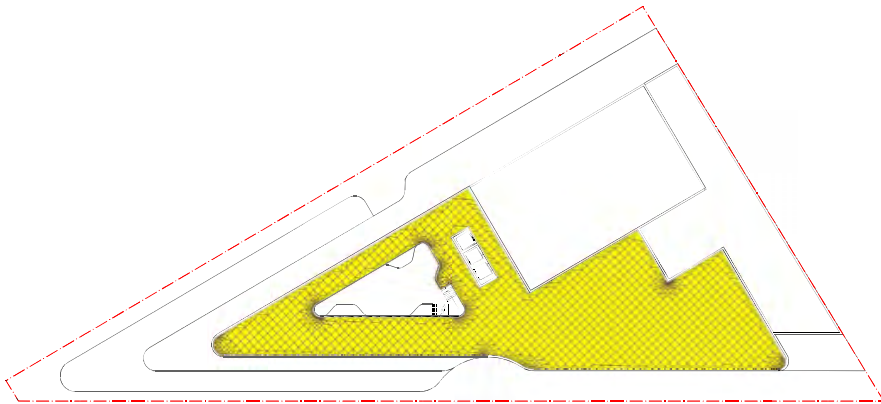


4. LEVEL 04 OPEN SPACE SOLAR ACCESS  
SCALE: 1:400@A1

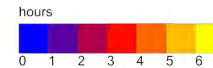


5. LEVEL 05 OPEN SPACE SOLAR ACCESS  
SCALE: 1:400@A1

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 8394 9990



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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

