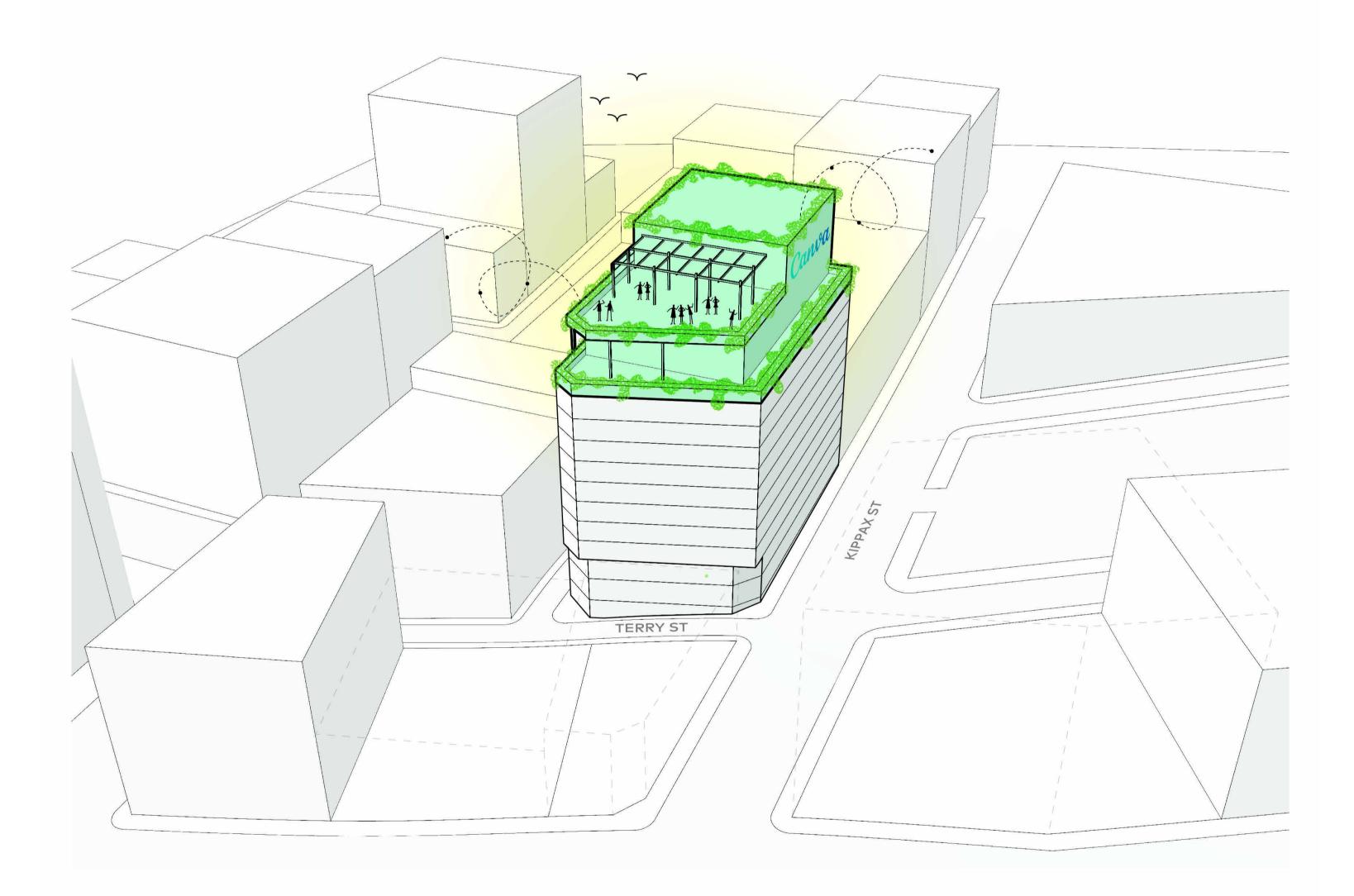
# **Attachment A3**

**Indicative Reference Scheme** 

# CANVA WORKPLACE

	DRAWING LIST - PLANNING PROPC	SAL
SHEET No.	SHEET NAME	Current Revision
Massing		
PP-0100	COVER SHEET - DRAWING INDEX	2
PP-1102	LOCATION PLAN	2
PP-1103	SITE PLAN	2
PP-2100	BASEMENT PLAN - ENVELOPE	2
PP-2101	LOWER GROUND PLAN - ENVELOPE	2
PP-2102	GROUND PLAN - ENVELOPE	2
PP-2103	LEVEL 1 PLAN - ENVELOPE	2
PP-2104	TYPICAL LEVEL PLAN - ENVELOPE	2
PP-2105	LEVEL 10 PLAN - ENVELOPE	2
PP-2106	LEVEL 11 PLAN - ENVELOPE	2
PP-2107	ROOF PLAN - ENVELOPE	2
PP-3100	ENVELOPE ELEVATIONS - SHEET 1	2
PP-3101	ENVELOPE ELEVATIONS - SHEET 2	2
PP-4100	ENVELOPE SECTION	2



# 8-24 KIPPAX STREET, SURRY HILLS 2010, AUSTRALIA 22058.0

Co-ordinated:		Drawn:
	LV	HC
Project Architect:		Scale:
	LV	@ A1
Project Director:		Date:
	RJ	04/04/2024
Drawing Number:		Revision:
	PP-0100	2

PLANNING PROPOSAL

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T + 61 2 9267 9599 coxarchitecture.com.au		
$\sim$	<b>\</b> /	

Project No.

Project

Acknowledgement

Drawing Title

Document Control Status:

١	Nominated Architects:
	Joe Agius no. 6491
	Russell Lee no. 6367

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8-24 KIPPAX STREET, SURRY HILLS

COVER SHEET - DRAWING INDEX

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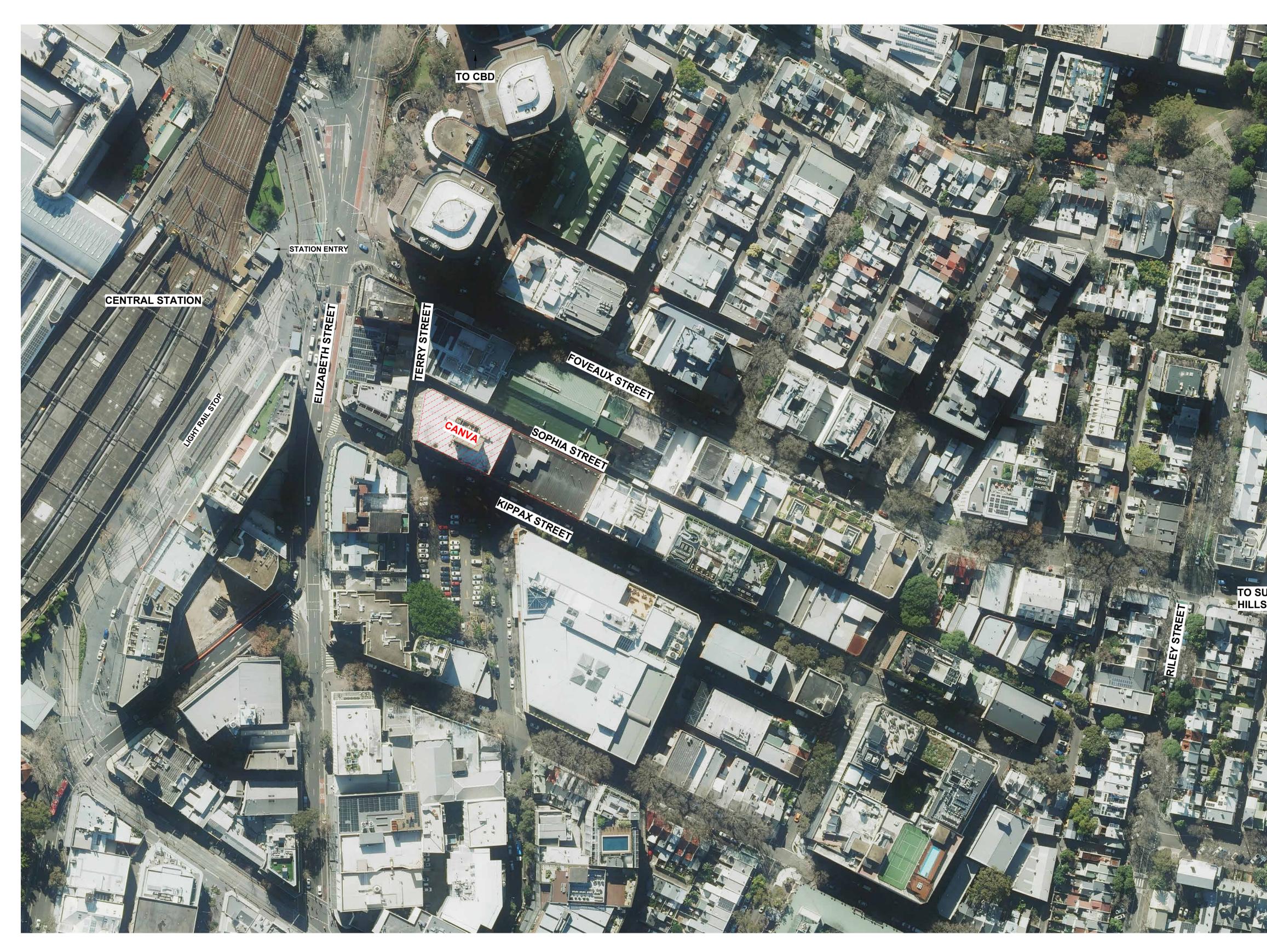
Date

06/12/2023

04/04/2024

**Rev** Description

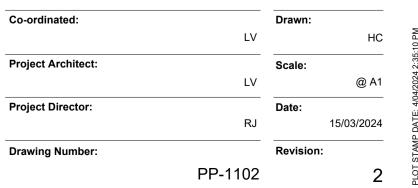
Issue For PP Submission





LOCATION PLAN





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LOCATION PLAN

Client

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Joe Agius no. 6491 Russell Lee no. 6367

Nominated Architects:

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SERVICES ENGINEER

33 Erskine St, Sydney NSW 2000 +61 408 679 459

WASTE CONSULTANT

TRAFFIC CONSULTANT

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FACADE ENGINEER 68 York St, Sydney NSW 2000 +61 2 9249 1400

Level 4/180 George St, Sydney NSW 2000 +61 410 291 014

Henry Lawson, Building, 408/19 Roseby St, Drummoyne +61 2 8541 6169

SPECIALIST FIRE ENGINEER / ESD

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Rev	Description	Ву	Date
1	Issue For PP Submission	LV	06/12/2023
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GENERATE PROPERTY GROUP

MEINHARDT

ETHOS URBAN

MRA CONSULTING

SURFACE DESIGN

E-LAB CONSULTING

JENSEN HUGHES

ADP

TTPA





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LV As indicated @ A1
Date:
RJ 04/04/2024
Revision:
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PLANNING PROPOSAL

Client	CANVA
Project No.	22058.0
Project	CANVA
8-2	24 KIPPAX STREET, SURRY HILLS
Acknowledgement	In the language of the Eora Nation people, this site is known as Gadigal land.
Drawing Title	SITE PLAN

Clie CANVA Proje \_\_\_\_\_ 2058.0 Proje \_\_\_\_\_ CANVA Y HILLS

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Document Control Status:



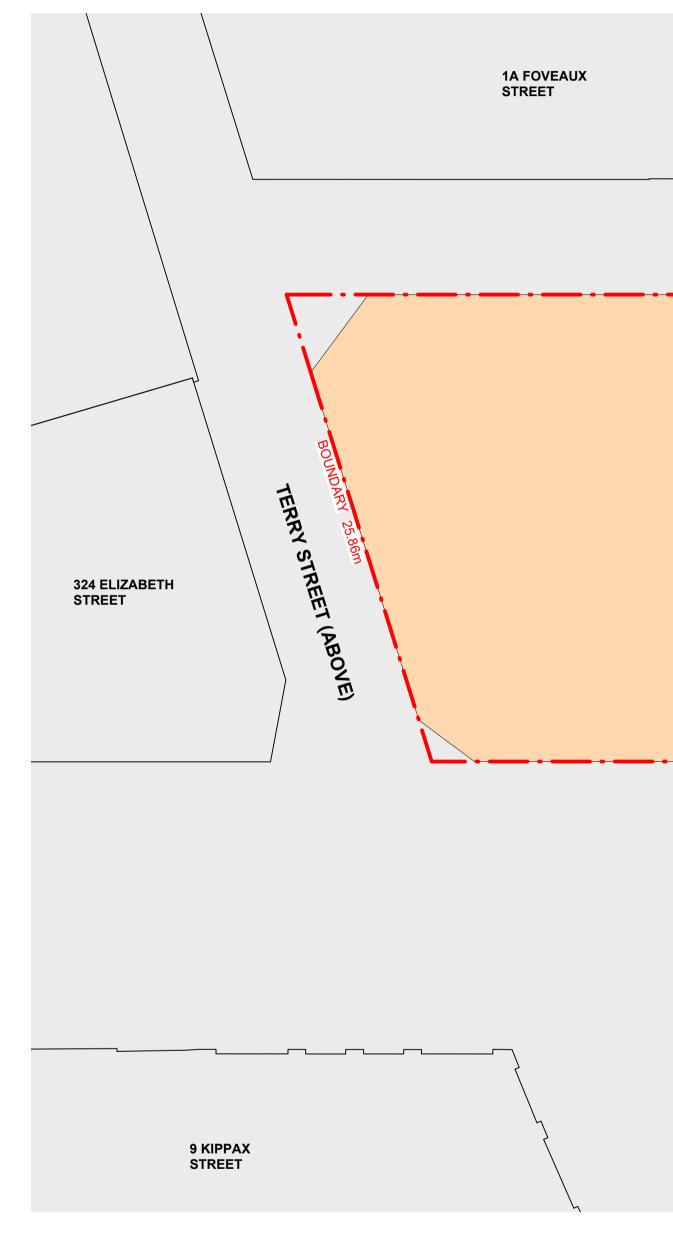
Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367

Cox Architecture

+61 2 9411 5360 LEGEND CONTEXT BUILDINGS COUNCIL TERRY STREET SHARED ZONE (PROPOSED) 8-24 KIPPAX STREET (EXISTING BUILDING) — - — BOUNDARY LINE

Rev	Description	Ву	Date
1	Issue For PP Submission	LV	06/12/2023
2	Amendments to PP Submission	LV	04/04/2024
	DJECT MANAGER 13/25 Bligh St, Sydney NSW 2000	GENERATE P	ROPERTY GROUP
4/66 0	RUCTURAL ENGINEER Clarence St, Sydney NSW 2000 14 950 668		MEINHARD
33 Er	RVICES ENGINEER skine St, Sydney NSW 2000 08 679 459		ADF
Level	VN PLANNER 4/180 George St, Sydney NSW 2000 10 291 014		ETHOS URBAN
Henry	STE CONSULTANT / Lawson, Building, 408/19 Roseby St, Drummoyne 2 8541 6169	ľ	MRA CONSULTING
10 He	AFFIC CONSULTANT Plp St, Chatswood NSW 2067 9411 5660		TTP#
68 Yo	CADE ENGINEER rk St, Sydney NSW 2000 9249 1400	:	SURFACE DESIGI
Level	CIALIST FIRE ENGINEER / ESD 11, 10 Carrington Street, Sydney, NSW, 2000 47 343 458	E-	LAB CONSULTING
BCA	A / DDA CONSULTANT 302, Level 3, 151 Castlereagh Street		JENSEN HUGHES

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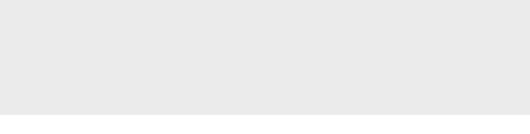


		1-15 FOVEAUX STREET	
_,			

# SOPHIA STREET (ABOVE)

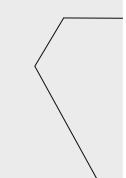
BOUNDARY 37.89m
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## KIPPAX STREET (ABOVE)









Scale 1:200				
0	2m	4m		

Document Control Status:		
PLANNING	PROPOS	SAL
Co-ordinated:		Drawn:
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	LV	HC
Project Architect:	Lv	Scale:
Project Architect:	LV	
Project Architect: Project Director:		Scale:
		Scale: As indicated @ A1
	LV	Scale: As indicated @ A1 Date:

8-24 KIPPAX STREET, SURRY HILLS

BASEMENT PLAN - ENVELOPE

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Project No.

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Drawing Title

Nominated Architects:

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— - — BOUNDARY LINE

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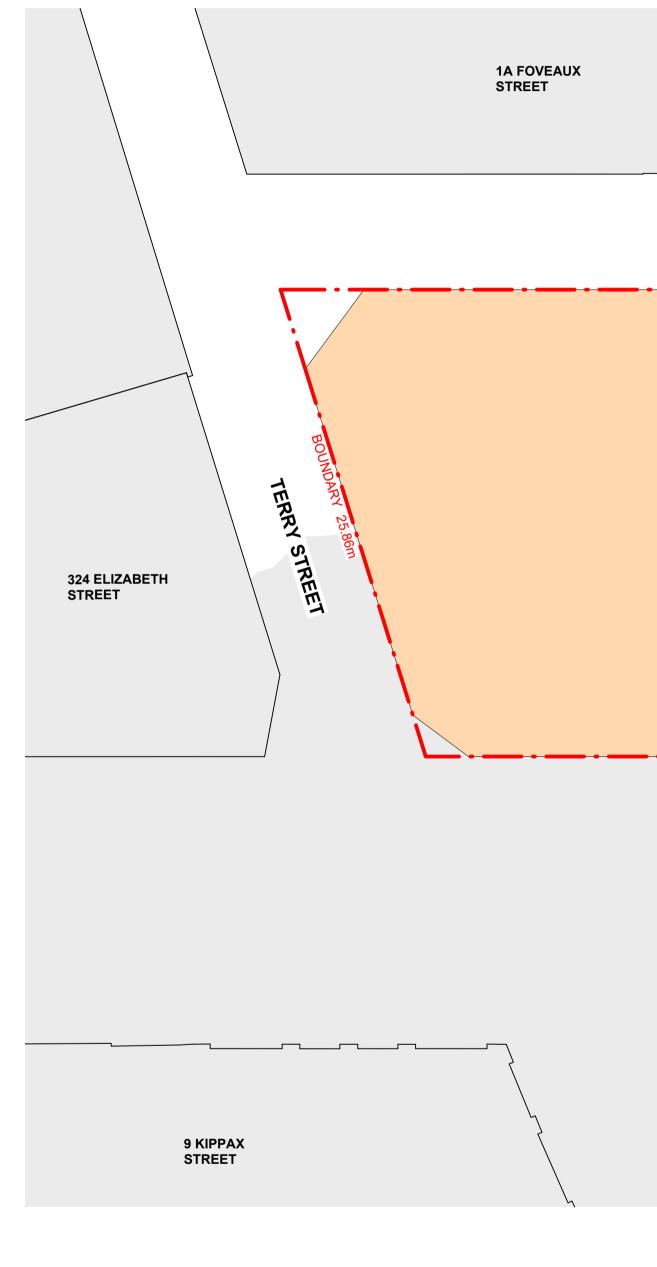
04/04/2024

Rev Description

Issue For PP Submission

Amendments to PP Submission

10m





	1-15 FOVEAUX
	STREET

# SOPHIA STREET

BOUNDARY 45.64m		
8-24 KIPPAX STREET	BOUNDARY 24.69m	26 KIPPAX STREET
BOUNDARY 37.89m		

# KIPPAX STREET (ABOVE)

	Drawn:
LV	HC
	Scale:
LV	As indicated @ A1
	Date:
RJ	04/04/2024
	Revision:
PP-2101	2
	LV RJ

PLANNING	PROPOSA

# Drawing Title LOWER GROUND PLAN - ENVELOPE

Document Control Status:

Project No. Project 8-24 KIPPAX STREET, SURRY HILLS Acknowledgement In the language of the Eora Nation people, this site is known as Gadigal land.

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Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367

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**LEGEND** CONTEXT BUILDINGS 8-24 KIPPAX STREET (EXISTING BUILDING) 8-24 KIPPAX STREET (EXTENSION) LEVEL 11 TERRACE LANDSCAPING / GREEN ROOF — - — BOUNDARY LINE

PROJECT MANAGER GENERATE PROPERTY GROUP Level 13/25 Bligh St, Sydney NSW 2000 MEINHARDT STRUCTURAL ENGINEER 4/66 Clarence St, Sydney NSW 2000 +61 414 950 668 SERVICES ENGINEER ADP 33 Erskine St, Sydney NSW 2000 +61 408 679 459 TOWN PLANNER ETHOS URBAN Level 4/180 George St, Sydney NSW 2000 +61 410 291 014 MRA CONSULTING WASTE CONSULTANT Henry Lawson, Building, 408/19 Roseby St, Drummoyne +61 2 8541 6169 TRAFFIC CONSULTANT TTPA 10 Help St, Chatswood NSW 2067 +61 2 9411 5660 FACADE ENGINEER 68 York St, Sydney NSW 2000 SURFACE DESIGN +61 2 9249 1400 SPECIALIST FIRE ENGINEER / ESD E-LAB CONSULTING Level 11, 10 Carrington Street, Sydney, NSW, 2000 +61 447 343 458 BCA / DDA CONSULTANT Suite 302, Level 3, 151 Castlereagh Street +61 2 9411 5360 JENSEN HUGHES

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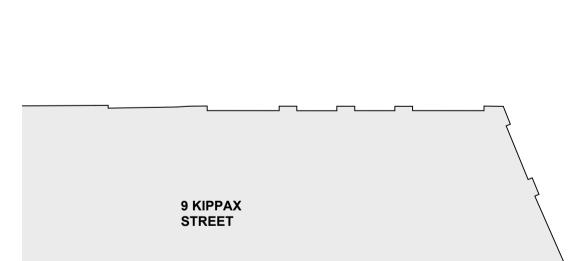
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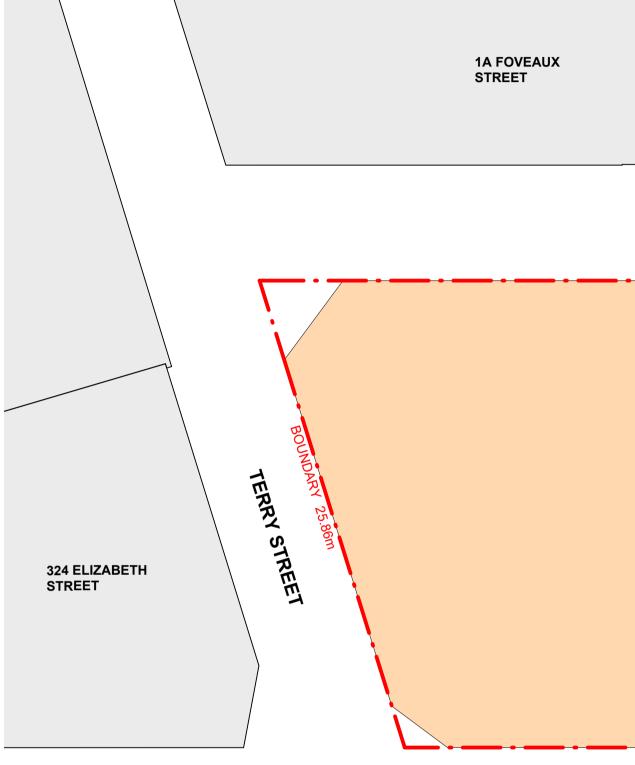
Issue For PP Submission

Amendments to PP Submission









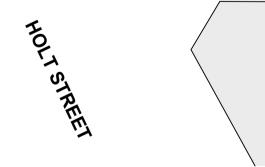
		I-15 FOVEAUX STREET	

# SOPHIA STREET (BELOW)

BOUNDARY 45.64m 26 KIPPAX STREET 8-24 KIPPAX STREET BOUNDARY 37.89m

# KIPPAX STREET





Scale 1:200			
0	2m	4m	

10m

Co-ordinated:		Drawn:
	LV	HC
Project Architect:		Scale:
	LV	As indicated @ A1
Project Director:		Date:
	RJ	04/04/2024
Drawing Number:		Revision:
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Project Director:		Date
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Drawing Title

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**GROUND PLAN - ENVELOPE** 

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8-24 KIPPAX STREET, SURRY HILLS

Project No.

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Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367

LEVEL 11 TERRACE LANDSCAPING / GREEN ROOF — - — BOUNDARY LINE

 $\sim$  $\sim$  $\backslash \sim$ 

8-24 KIPPAX STREET (EXISTING BUILDING)

8-24 KIPPAX STREET (EXTENSION)

LEGEND

CONTEXT BUILDINGS

PROJECT MANAGER Level 13/25 Bligh St, Sydney NSW 2000	GENERATE PROPERTY GROL
STRUCTURAL ENGINEER 4/66 Clarence St, Sydney NSW 2000 +61 414 950 668	MEINHARI
SERVICES ENGINEER 33 Erskine St, Sydney NSW 2000 +61 408 679 459	A
TOWN PLANNER Level 4/180 George St, Sydney NSW 2000 +61 410 291 014	ETHOS URBA
WASTE CONSULTANT Henry Lawson, Building, 408/19 Roseby St, Drummoyne +61 2 8541 6169	MRA CONSULTIN
TRAFFIC CONSULTANT 10 Help St, Chatswood NSW 2067 +61 2 9411 5660	TTP
FACADE ENGINEER 68 York St, Sydney NSW 2000 +61 2 9249 1400	SURFACE DESIG
SPECIALIST FIRE ENGINEER / ESD Level 11, 10 Carrington Street, Sydney, NSW, 2000 +61 447 343 458	E-LAB CONSULTIN
BCA / DDA CONSULTANT Suite 302, Level 3, 151 Castlereagh Street +61 2 9411 5360	JENSEN HUGHE

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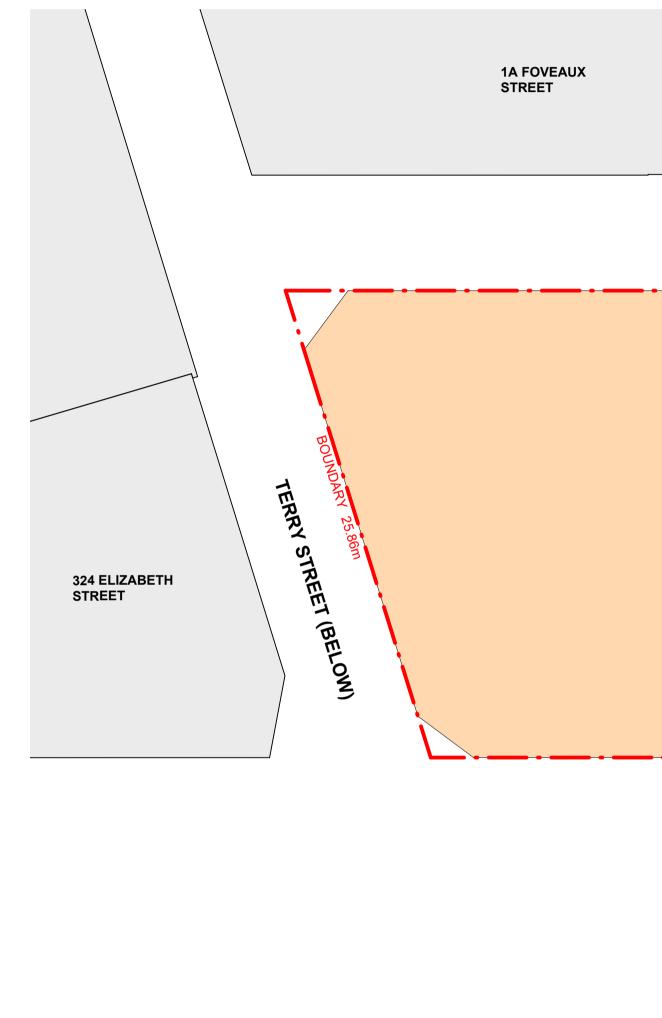
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Amendments to PP Submission

Date

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	1-15 FOVEAUX STREET	

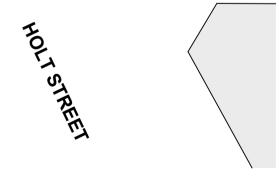
# SOPHIA STREET (BELOW)

BOUNDARY 45.64m

## BOUNDART 37.09III

# KIPPAX STREET (BELOW)





Sc	ale 1:2	00
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Co-ordinated:		Drawn:
	LV	HC
Project Architect:		Scale:
	LV	As indicated @ A1
Project Director:		Date:
	RJ	04/04/2024
Drawing Number:		Revision:
	PP-2103	2

8-24 KIPPAX STREET, SURRY HILLS

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LEVEL 1 PLAN - ENVELOPE

C O X

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Project

Acknowledgement

Drawing Title

Document Control Status:

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Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367

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 JENSEN HUGHES

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 +612 9411 5360

 LEGEND
 CONTEXT BUILDINGS

 B-24 KIPPAX STREET (EXISTING BUILDING)
 8-24 KIPPAX STREET (EXISTING BUILDING)

 B-24 KIPPAX STREET (EXTENSION)
 LEVEL 11 TERRACE

 LANDSCAPING / GREEN ROOF
 BOUNDARY LINE

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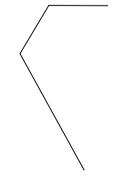
Amendments to PP Submission

10m



1-15 FOVEAUX STREET BELOW

26 KIPPAX STREET BELOW



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0	2m	4m

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LV	НС
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LV	As indicated @ A1
	Date:
RJ	04/04/2024
	Revision:
PP-2104	2
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Client			
	Client		

Project

Acknowledgement

Drawing Title

20m

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8-24 KIPPAX STREET, SURRY HILLS

TYPICAL LEVEL PLAN - ENVELOPE

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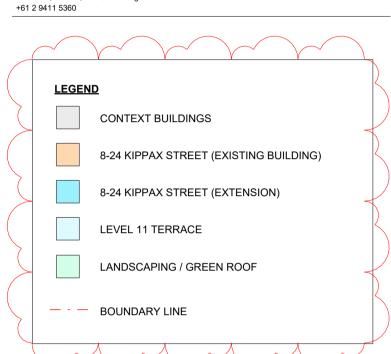
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Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367



PROJECT MANAGER Level 13/25 Bligh St, Sydney NSW 2000	GENERATE PROPERTY GROUP
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SERVICES ENGINEER 33 Erskine St, Sydney NSW 2000 +61 408 679 459	ADP
TOWN PLANNER Level 4/180 George St, Sydney NSW 2000 +61 410 291 014	ETHOS URBAN
WASTE CONSULTANT Henry Lawson, Building, 408/19 Roseby St, Drummoyne +61 2 8541 6169	MRA CONSULTING
<b>TRAFFIC CONSULTANT</b> 10 Help St, Chatswood NSW 2067 +61 2 9411 5660	ТТРА
FACADE ENGINEER           68 York St, Sydney NSW 2000           +61 2 9249 1400	SURFACE DESIGN
SPECIALIST FIRE ENGINEER / ESD Level 11, 10 Carrington Street, Sydney, NSW, 2000 +61 447 343 458	E-LAB CONSULTING
BCA / DDA CONSULTANT Suite 302, Level 3, 151 Castlereagh Street	JENSEN HUGHES

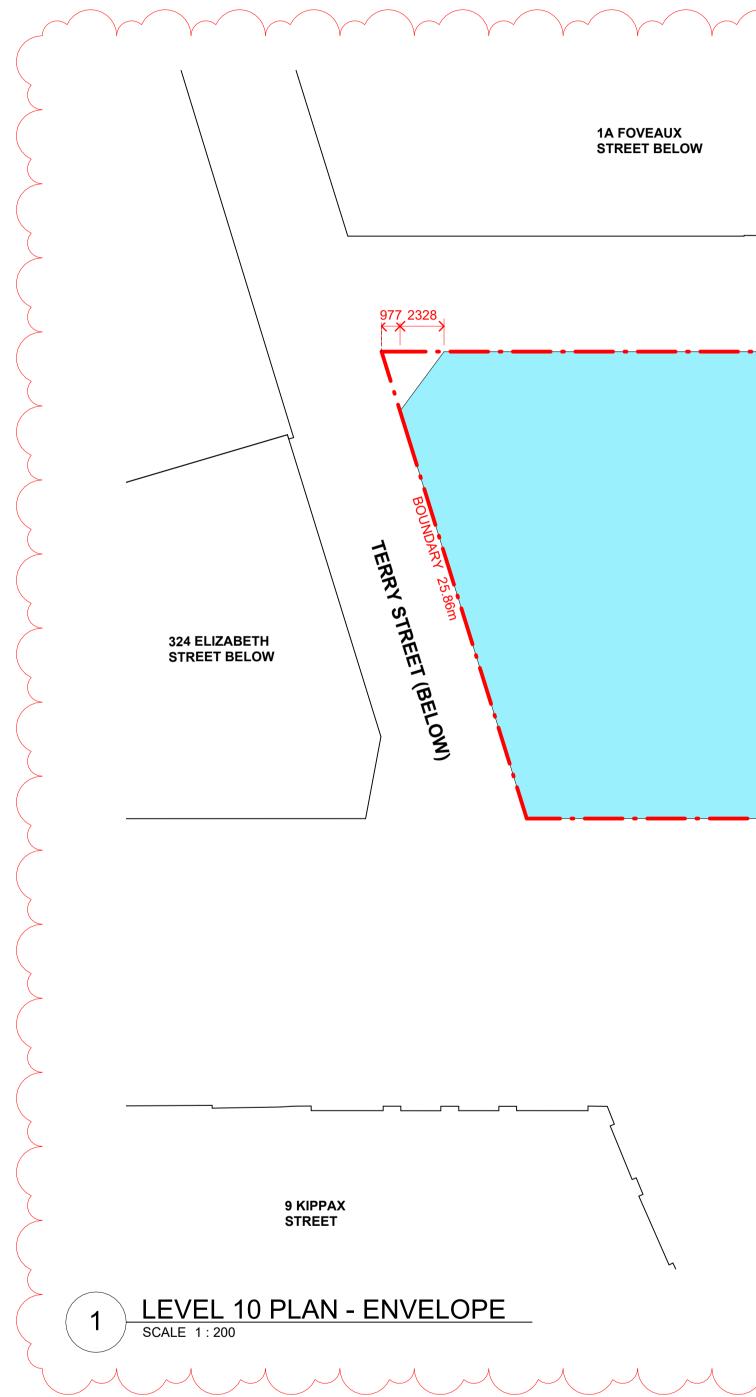
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> Date 06/12/2023

04/04/2024

 Rev
 Description

 1
 Issue For PP Submission



	1A FOVEAUX STREET BELOW	1-15 FOVEAUX STREET BELOW
977,2328	SOPHIA STREET (BELOW) BOUNDARY 45.64	
324 ELIZABETH STREET BELOW	8-24 KIPPAX STREET	26 KIPPAX STREET BELOW
	BOUNDARY 37.89m	
	KIPPAX STREET (BELOW)	
9 KIPPAX STREET		CARPARK BELOW

Scale 1:200			
0	2m	4m	

Co-ordinated:		Drawn:
	LV	HC
Project Architect:		Scale:
	LV	As indicated @ A1
Project Director:		Date:
	RJ	04/04/2024
Drawing Number:		Revision:
	PP-2105	2

PLANNING PROPOSAL

# Client Project No.

Project

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Drawing Title

Document Control Status:

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8-24 KIPPAX STREET, SURRY HILLS

LEVEL 10 PLAN - ENVELOPE

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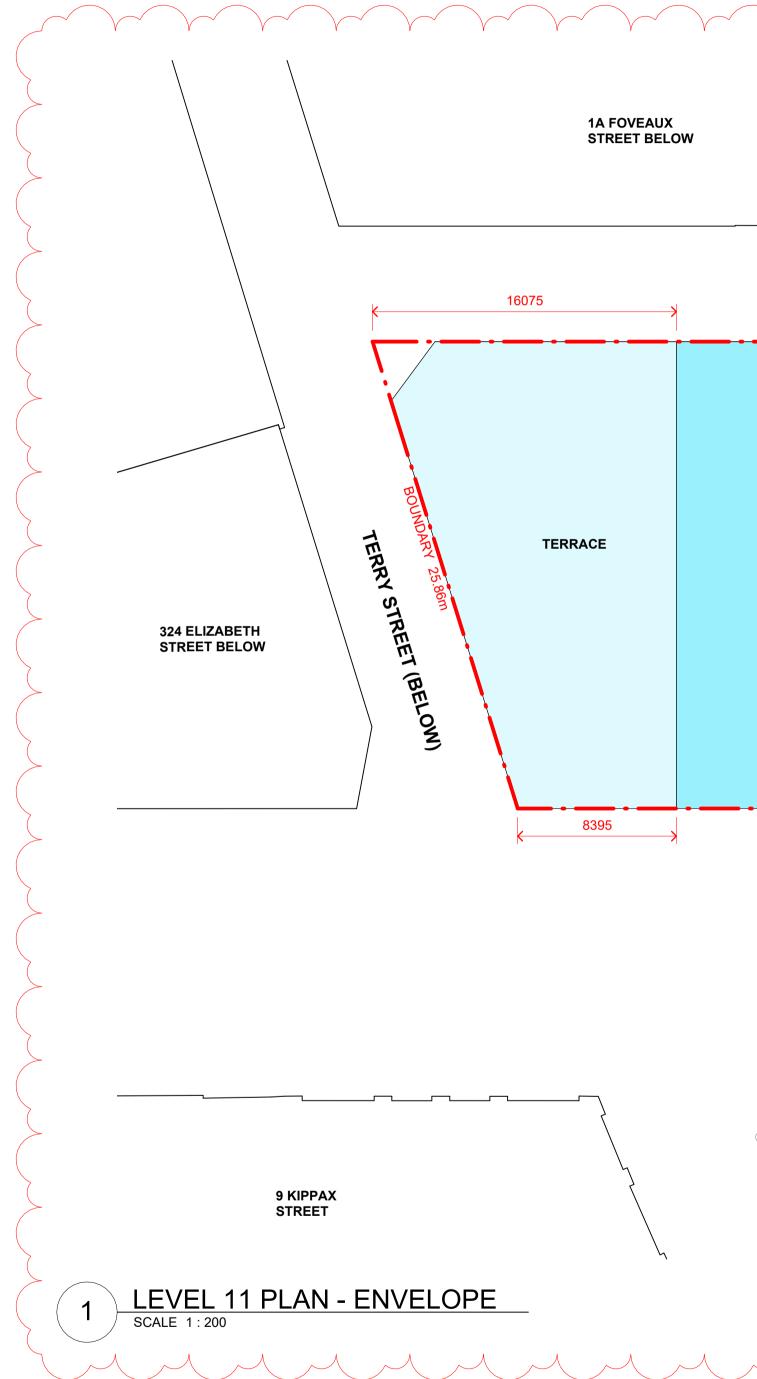
Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367

Suite 302, Level 3, 151 Castlereagh Street +61 2 9411 5360 LEGEND CONTEXT BUILDINGS 8-24 KIPPAX STREET (EXISTING BUILDING) 8-24 KIPPAX STREET (EXTENSION) LEVEL 11 TERRACE LANDSCAPING / GREEN ROOF — - — BOUNDARY LINE

Rev	Description	Ву	Date
1	Issue For PP Submission	LV	06/12/2023
2	Amendments to PP Submission	LV	04/04/2024
	DJECT MANAGER 13/25 Bligh St, Sydney NSW 2000	GENERATE P	ROPERTY GROU
4/66 0	CUCTURAL ENGINEER Clarence St, Sydney NSW 2000 14 950 668		MEINHARD
33 Er:	RVICES ENGINEER skine St, Sydney NSW 2000 08 679 459		AD
Level	VN PLANNER 4/180 George St, Sydney NSW 2000 10 291 014		ETHOS URBA
WASTE CONSULTANT Henry Lawson, Building, 408/19 Roseby St, Drummoyne +61 2 8541 6169			
<b>TRAFFIC CONSULTANT</b> 10 Help St, Chatswood NSW 2067 +61 2 9411 5660			TTP
68 Yo	ADE ENGINEER rk St, Sydney NSW 2000 9249 1400	:	SURFACE DESIG
Level	CIALIST FIRE ENGINEER / ESD 11, 10 Carrington Street, Sydney, NSW, 2000 47 343 458	E-	LAB CONSULTIN
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10m



1A FOVEAUX STREET BELOW			1-15 FOVEAUX STREET BELOW	
	SOPHIA STREET (BELOW)			
>	BOUNDARY 45.64m			
TERRACE	8-24 KIPPAX STREET	BOUNDARY 24.69m	26 KIPPAX STREET BELOW	
8395	BOUNDARY 37.89m			
	KIPPAX STREET (BELOW)			
	CARPARK BELO	Ŵ		

Scale 1:200			
0	2m	4m	

Co-ordinated:		Drawn:
	LV	HC
Project Architect:		Scale:
	LV	As indicated @ A1
Project Director:		Date:
	RJ	04/04/2024
Drawing Number:		Revision:
	PP-2106	2

PLANNING PROPOSAL

Client



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Australia

Project No.

Project

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Drawing Title

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Document Control Status:

70 George Street The Rocks NSW 2000

T + 61 2 9267 9599 coxarchitecture.com.au

Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367

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8-24 KIPPAX STREET, SURRY HILLS

LEVEL 11 PLAN - ENVELOPE

In the language of the Eora Nation people, this site is known as Gadigal land.

Suite 302, Level 3, 151 Castlereagh Street +61 2 9411 5360

PROJECT MANAGER Level 13/25 Bligh St, Sydney NSW 2000	GENERATE PROPERTY GROUP
STRUCTURAL ENGINEER 4/66 Clarence St, Sydney NSW 2000 +61 414 950 668	MEINHARDT
SERVICES ENGINEER 33 Erskine St, Sydney NSW 2000 +61 408 679 459	ADP
TOWN PLANNER Level 4/180 George St, Sydney NSW 2000 +61 410 291 014	ETHOS URBAN
WASTE CONSULTANT Henry Lawson, Building, 408/19 Roseby St, Drummoyne +61 2 8541 6169	MRA CONSULTING
TRAFFIC CONSULTANT 10 Help St, Chatswood NSW 2067 +61 2 9411 5660	ТТРА
FACADE ENGINEER 68 York St, Sydney NSW 2000 +61 2 9249 1400	SURFACE DESIGN
SPECIALIST FIRE ENGINEER / ESD Level 11, 10 Carrington Street, Sydney, NSW, 2000 +61 447 343 458	E-LAB CONSULTING
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Date

06/12/2023

04/04/2024

Rev Description

Issue For PP Submission

Amendments to PP Submission



		1-15 FOVEAUX STREET BELOW
SOPHI		
	BOUNDARY 45.64m	
	8-24 KIPPAX STREET	26 KIPPAX STREET BELOW
BOUNDARY 3	7.89m	
KIPPA	→ X STREET (BELOW)	
	CARPARK BELOW	

Scale 1:200				
0	2m	4m		

Co-ordinated:		Drawn:
	LV	HC
Project Architect:		Scale:
	LV	As indicated @ A1
Project Director:		Date:
	RJ	04/04/2024
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WASTE CONSULTANT

TRAFFIC CONSULTANT

10 Help St, Chatswood NSW 2067 +61 2 9411 5660

FACADE ENGINEER 68 York St, Sydney NSW 2000

BCA / DDA CONSULTANT

**LEGEND** 

Suite 302, Level 3, 151 Castlereagh Street +61 2 9411 5360

+61 2 9249 1400

Level 4/180 George St, Sydney NSW 2000 +61 410 291 014

Henry Lawson, Building, 408/19 Roseby St, Drummoyne +61 2 8541 6169

SPECIALIST FIRE ENGINEER / ESD

Level 11, 10 Carrington Street, Sydney, NSW, 2000 +61 447 343 458

CONTEXT BUILDINGS

LEVEL 11 TERRACE

— - — BOUNDARY LINE

**Cox Architecture** 70 George Street The Rocks NSW 2000

T + 61 2 9267 9599

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Australia

Client

Project No.

Project

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Drawing Title

Document Control Status:

8-24 KIPPAX STREET (EXISTING BUILDING)

8-24 KIPPAX STREET (EXTENSION)

LANDSCAPING / GREEN ROOF

TOWN PLANNER

+61 414 950 668

Level 13/25 Bligh St, Sydney NSW 2000

**STRUCTURAL ENGINEER** 4/66 Clarence St, Sydney NSW 2000

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Amendments to PP Submission

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06/12/2023

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MEINHARDT

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MRA CONSULTING

SURFACE DESIGN

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Nominated Architects:

Joe Agius no. 6491 Russell Lee no. 6367

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8-24 KIPPAX STREET, SURRY HILLS

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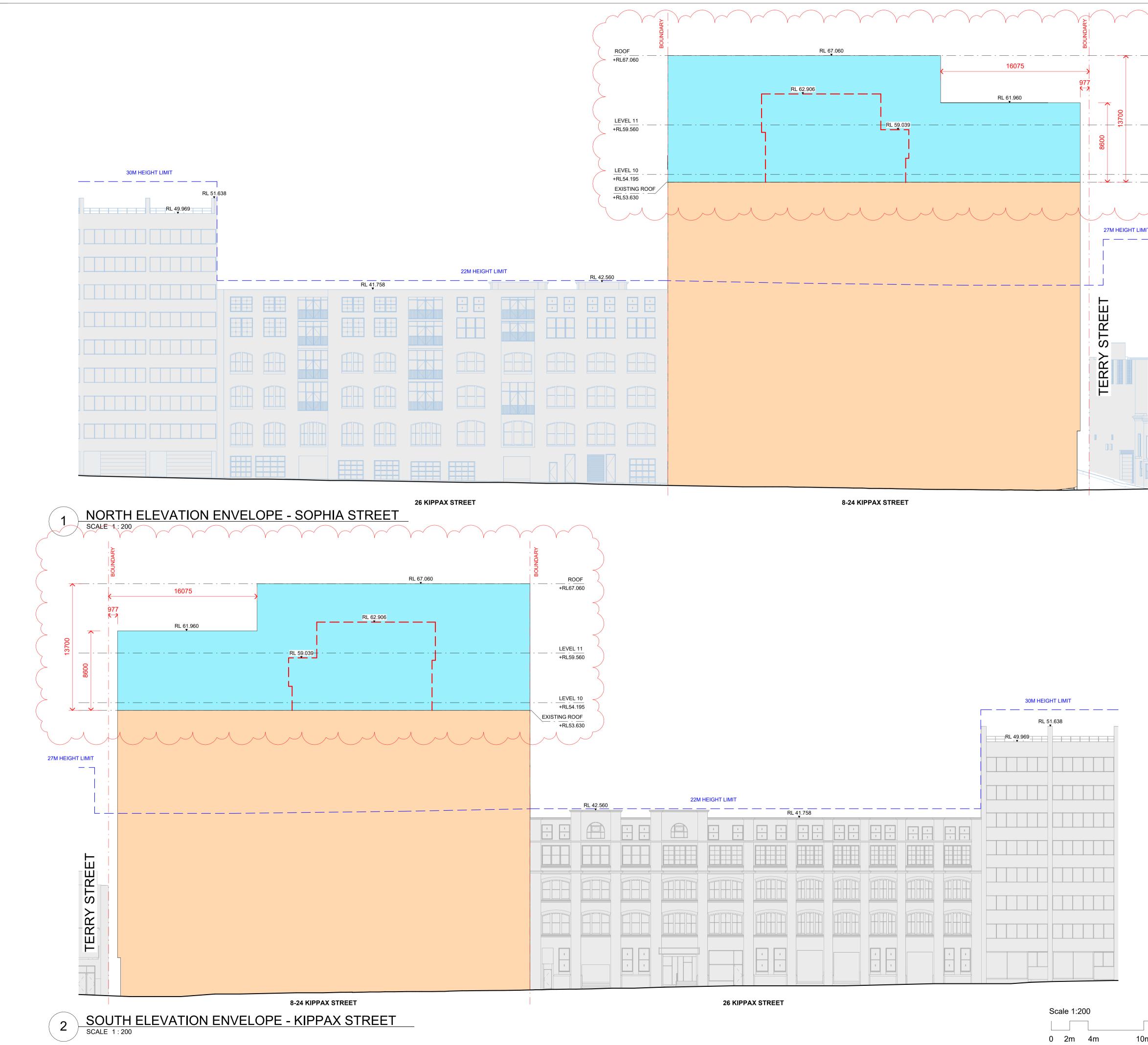
ROOF PLAN - ENVELOPE

JENSEN HUGHES

ADP

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20m	



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Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367	<b>bx Architecture</b> ) George Street ne Rocks NSW 2000 ustralia
	+ 61 2 9267 9599 xarchitecture.com.au
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# 27M HEIGHT LIMIT

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ETHOS URBAN

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SURFACE DESIGN

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33 Erskine St, Sydney NSW 2000 +61 408 679 459

WASTE CONSULTANT

TRAFFIC CONSULTANT

10 Help St, Chatswood NSW 2067

BCA / DDA CONSULTANT

**LEGEND** 

Suite 302, Level 3, 151 Castlereagh Street

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Level 4/180 George St, Sydney NSW 2000

Henry Lawson, Building, 408/19 Roseby St, Drummoyne

SPECIALIST FIRE ENGINEER / ESD

Level 11, 10 Carrington Street, Sydney, NSW, 2000

CONTEXT BUILDINGS

- - EXISTING PLANT OUTLINE

- HEIGHT LIMIT PLANE

- - BOUNDARY LINE

8-24 KIPPAX STREET (EXISTING BUILDING)

8-24 KIPPAX STREET (EXTENSION)

TOWN PLANNER

+61 410 291 014

+61 2 8541 6169

+61 2 9411 5660

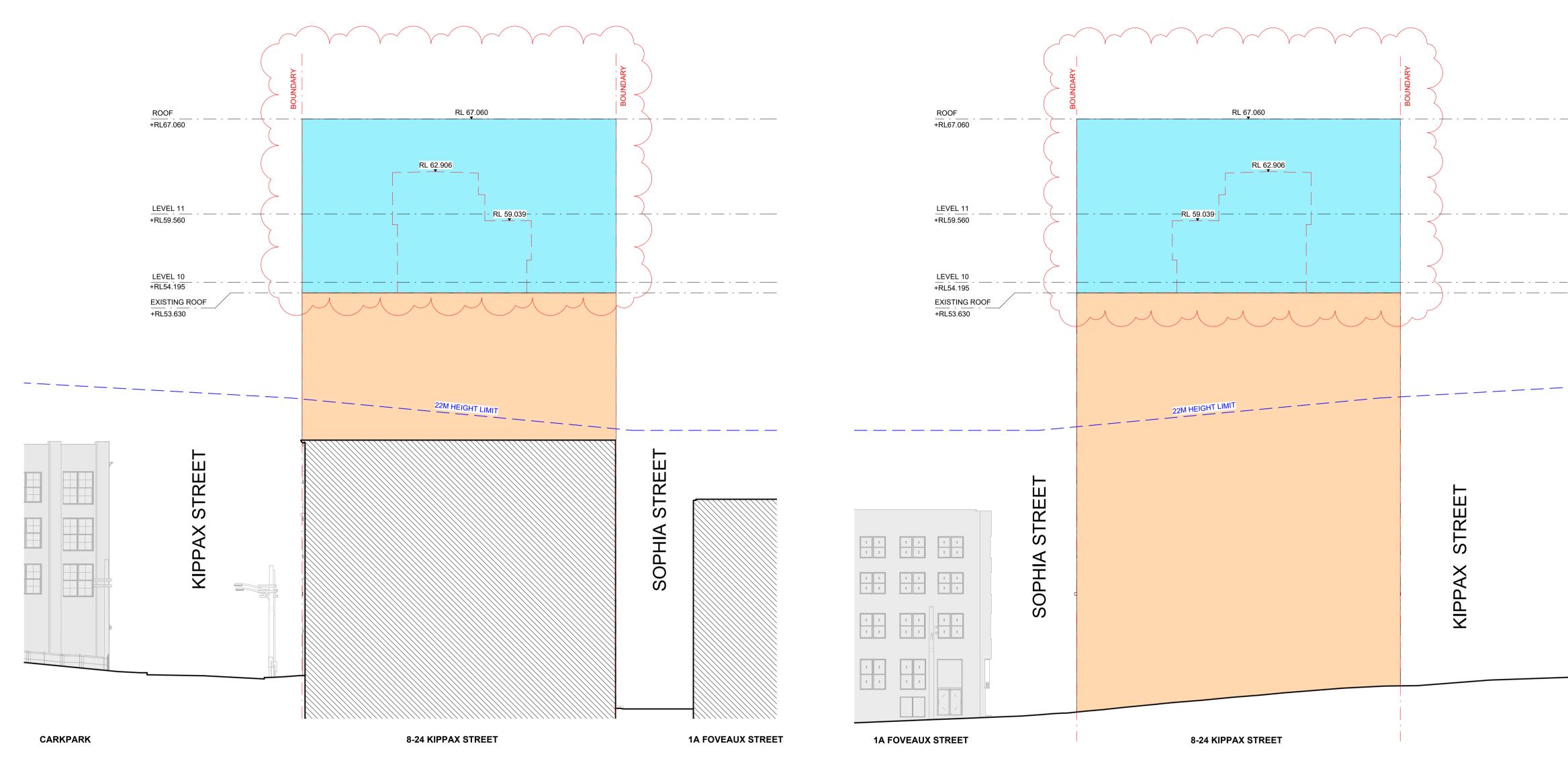
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2



SCALE 1:200 1



# WEST ELEVATION ENVELOPE - TERRY STREET

Scale 1:200				
0	2m	4m		

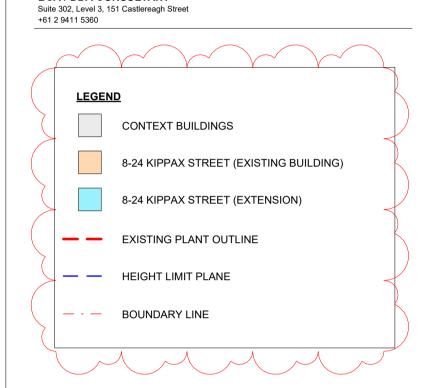
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	8-24 KIPPAX STREET, S	URRY HILLS
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Project Architec	t: So LV LV LV RJ	HC cale: As indicated @ A1 ate:



CARKPARK

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Y/	
KK E	



Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367

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Cox Architecture

Australia

Client

Project No.

Project

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T + 61 2 9267 9599 coxarchitecture.com.au

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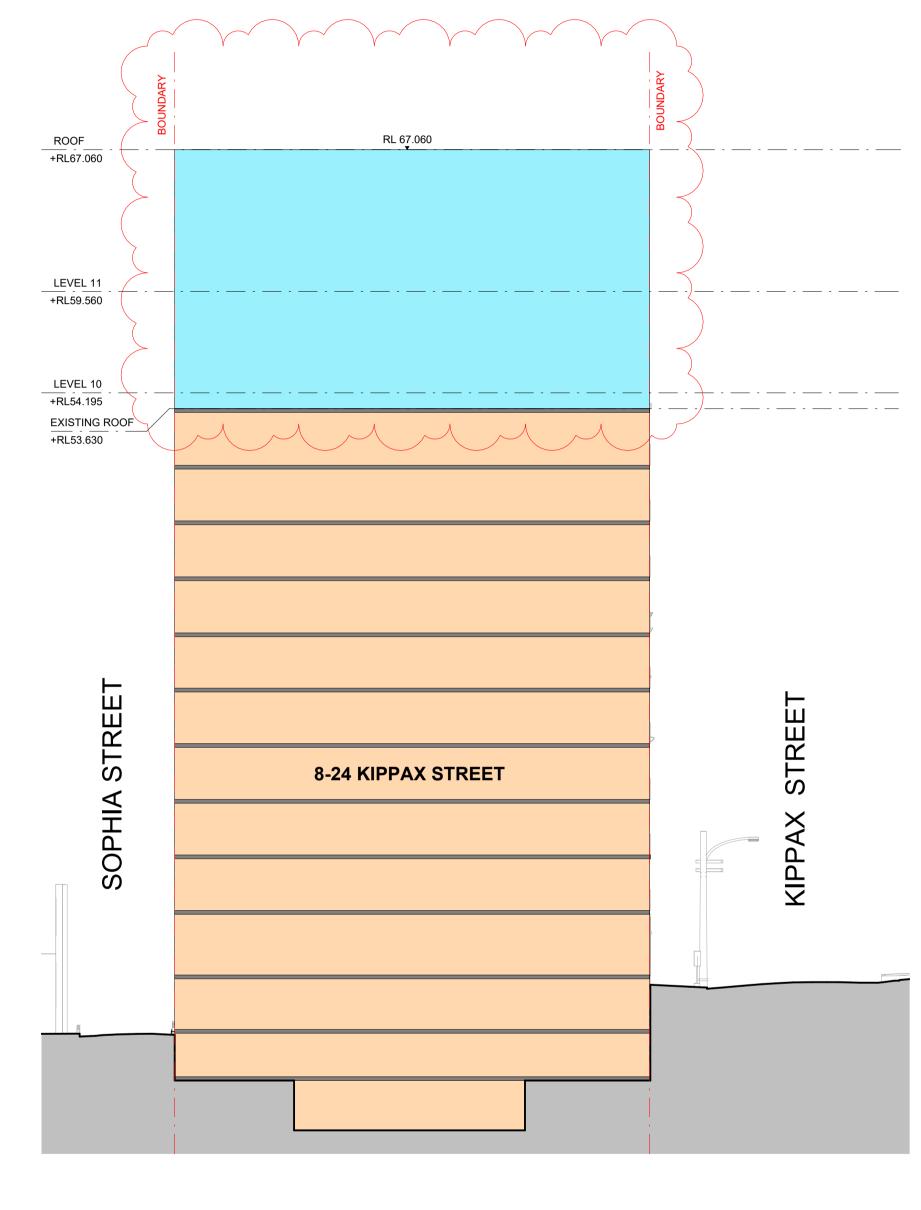
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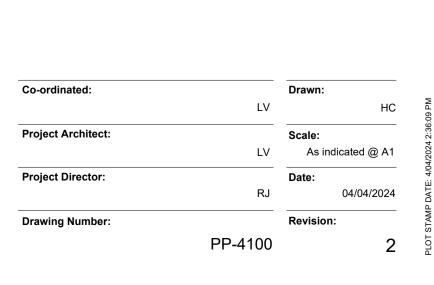
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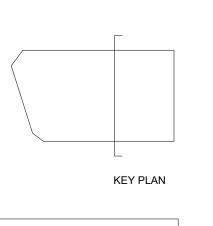




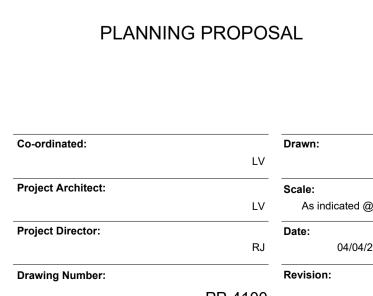
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10m





20m



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8-24 KIPPAX STREET, SURRY HILLS

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ENVELOPE SECTION

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Nominated Architects: Joe Agius no. 6491 Russell Lee no. 6367

BCA / DDA CONSULTANT Suite 302, Level 3, 151 Castlereagh Street +61 2 9411 5360 JENSEN HUGHES LEGEND CONTEXT BUILDINGS 8-24 KIPPAX STREET (EXISTING BUILDING) 8-24 KIPPAX STREET (EXTENSION) - - EXISTING PLANT OUTLINE - HEIGHT LIMIT PLANE — - — BOUNDARY LINE

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