

# 2-18 STATION STRET MARRICKVILLE NSW 2204

## DEVELOPMENT APPLICATION (AFFORDABLE RENTAL HOUSING)

- 100 TITLE SHEET
- 100A CALCULATIONS
- 101 LOCATION PLAN
- 102 THE MARRICKVILLE STORY
- 120 THE INVESTIGATION OF THE TEXTURES OF MARRICKVILLE
- 129 THE USE OF COLOUR - PRECEDENTS
- 130 THE USE OF COLOUR - CONCEPT DESIGN
- 150 THE FORM MAKING PROCESS - PRECEDENTS
- 160 THE FORM MAKING PROCESS - CONCEPT DESIGN
- 170 THE CREATION OF A LIVING BUILDING - PRECEDENTS
- 180 THE CREATION OF A LIVING BUILDING - CONCEPT DESIGN SECTIONS
- 190 THE CREATION OF A LIVING BUILDING - CONCEPT DESIGN LOBBY SECTION
- 200 STREET ELEVATION - NORTH
- 201 ELEVATIONS 2
- 202 ELEVATIONS 3
- 202A SITE ANALYSIS
- 303 BASEMENTS 2 & 3 FLOOR PLANS
- 304 BASEMENT 1 & GROUND FLOOR PLANS
- 308 LEVEL 1 & LEVELS 2, 4, 6 FLOOR PLANS
- 310 LEVELS 8 & 9
- 311 ROOFTOP
- 314 SECTION AA
- 319 ILLAWARRA ROAD OVERPASS PERSPECTIVE
- 320 ILLAWARRA ROAD OVERPASS PERSPECTIVE 2
- 400 WINTER SHADOWS
- 401 WINTER SHADOWS 2
- 402 WINTER SHADOWS 3
- 403 WINTER SHADOWS 4
- 404 SUMMER SHADOWS
- 405 SUMMER SHADOWS 2
- 406 SUMMER SHADOWS 3
- 407 SUNS EYE DIAGRAMS
- 408 SUNS EYE DIAGRAMS 2
- 409 SUNS SYS DIAGRAMS 3
- 410 SUNS EYE DIAGRAMS 4
- 507 GROSS FLOOR AREA PLANS
- 508 GROSS FLOOR AREA PLANS
- 600 MATERIALS AND FINISHES
- 900 DESIGN DETAILS
- 901 HEIGHT BLANKET
- 902 ROLLOUT SECTION OF INNER EDGE OF DRIVEWAY
- 903 ROLLOUT SECTION OF OUTER EDGE OF DRIVEWAY



ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	
TITLE	TITLE SHEET	DRAWN	CHECKED
		PV	NN
		DWG No	100

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

DEVELOPMENT CONTROLS FOR BOARDING HOUSE		
	CONTROL	PROPOSED
SITE AREA		695m <sup>2</sup>
FSR	3:1	4.66:1
GFA	2085m <sup>2</sup>	3241m <sup>2</sup>
ROOM MIX		15 SINGLE + 103 DOUBLE
BUILDING HEIGHT	26m	32.21m
SOLAR ACCESS	3hrs communal room	>3hrs provided
POS manager	min. 8m <sup>2</sup>	10.2m <sup>2</sup>
PARKING	59 RESIDENTS	42 RESIDENTS + 3 COMMERCIAL
MOTORCYCLE	24	26
BICYCLE	24	28
COMMUNAL ROOM	1 min. 12m <sup>2</sup> (MDCP)	4 92m <sup>2</sup>
COMMUNAL OUTDOOR	min. 20m <sup>2</sup>	286m <sup>2</sup>
ACCESSIBLE UNITS	7	7

GROSS FLOOR AREA	
FLOOR	PROPOSED
GROUND	354m <sup>2</sup>
LEVEL 1	347m <sup>2</sup>
LEVEL 2	346m <sup>2</sup>
LEVEL 3	347m <sup>2</sup>
LEVEL 4	346m <sup>2</sup>
LEVEL 5	347m <sup>2</sup>
LEVEL 6	346m <sup>2</sup>
LEVEL 7	347m <sup>2</sup>
LEVEL 8	252m <sup>2</sup>
LEVEL 9	209m <sup>2</sup>
<b>TOTAL</b>	<b>3241m<sup>2</sup></b>

ROOM SCHEDULE				
ROOM	LEVEL	AREA	TYPE	ACCESSIBLE
100	LEVEL 1	20 m <sup>2</sup>	COMMUNAL INDOOR	
101	LEVEL 1	15 m <sup>2</sup>	SINGLE	
102	LEVEL 1	21 m <sup>2</sup>	DOUBLE	✓
103	LEVEL 1	18 m <sup>2</sup>	MANAGER	
104	LEVEL 1	17 m <sup>2</sup>	DOUBLE	
105	LEVEL 1	17 m <sup>2</sup>	DOUBLE	
106	LEVEL 1	17 m <sup>2</sup>	DOUBLE	
107	LEVEL 1	17 m <sup>2</sup>	DOUBLE	
108	LEVEL 1	17 m <sup>2</sup>	DOUBLE	
109	LEVEL 1	17 m <sup>2</sup>	DOUBLE	
110	LEVEL 1	16 m <sup>2</sup>	DOUBLE	
111	LEVEL 1	23 m <sup>2</sup>	DOUBLE	
112	LEVEL 1	16 m <sup>2</sup>	DOUBLE	
113	LEVEL 1	15 m <sup>2</sup>	SINGLE	
114	LEVEL 1	12 m <sup>2</sup>	SINGLE	
201	LEVEL 2	15 m <sup>2</sup>	SINGLE	
202	LEVEL 2	15 m <sup>2</sup>	SINGLE	
203	LEVEL 2	22 m <sup>2</sup>	DOUBLE	✓
204	LEVEL 2	18 m <sup>2</sup>	DOUBLE	
205	LEVEL 2	17 m <sup>2</sup>	DOUBLE	
206	LEVEL 2	17 m <sup>2</sup>	DOUBLE	
207	LEVEL 2	17 m <sup>2</sup>	DOUBLE	
208	LEVEL 2	17 m <sup>2</sup>	DOUBLE	
209	LEVEL 2	17 m <sup>2</sup>	DOUBLE	
210	LEVEL 2	17 m <sup>2</sup>	DOUBLE	
211	LEVEL 2	16 m <sup>2</sup>	DOUBLE	
212	LEVEL 2	23 m <sup>2</sup>	DOUBLE	
213	LEVEL 2	16 m <sup>2</sup>	DOUBLE	
214	LEVEL 2	16 m <sup>2</sup>	DOUBLE	
215	LEVEL 2	16 m <sup>2</sup>	DOUBLE	
301	LEVEL 3	20 m <sup>2</sup>	COMMUNAL ROOM	
302	LEVEL 3	15 m <sup>2</sup>	SINGLE	
303	LEVEL 3	21 m <sup>2</sup>	DOUBLE	✓
304	LEVEL 3	18 m <sup>2</sup>	DOUBLE	
305	LEVEL 3	17 m <sup>2</sup>	DOUBLE	
306	LEVEL 3	17 m <sup>2</sup>	DOUBLE	
307	LEVEL 3	17 m <sup>2</sup>	DOUBLE	
308	LEVEL 3	17 m <sup>2</sup>	DOUBLE	
309	LEVEL 3	17 m <sup>2</sup>	DOUBLE	
310	LEVEL 3	17 m <sup>2</sup>	DOUBLE	
311	LEVEL 3	16 m <sup>2</sup>	DOUBLE	
312	LEVEL 3	23 m <sup>2</sup>	DOUBLE	
313	LEVEL 3	16 m <sup>2</sup>	DOUBLE	
314	LEVEL 3	16 m <sup>2</sup>	DOUBLE	

ROOM SCHEDULE				
ROOM	LEVEL	AREA	TYPE	ACCESSIBLE
315	LEVEL 3	16 m <sup>2</sup>	DOUBLE	
401	LEVEL 4	15 m <sup>2</sup>	SINGLE	
402	LEVEL 4	15 m <sup>2</sup>	SINGLE	
403	LEVEL 4	22 m <sup>2</sup>	DOUBLE	✓
404	LEVEL 4	23 m <sup>2</sup>	DOUBLE	
405	LEVEL 4	17 m <sup>2</sup>	DOUBLE	
406	LEVEL 4	17 m <sup>2</sup>	DOUBLE	
407	LEVEL 4	17 m <sup>2</sup>	DOUBLE	
408	LEVEL 4	17 m <sup>2</sup>	DOUBLE	
409	LEVEL 4	17 m <sup>2</sup>	DOUBLE	
410	LEVEL 4	17 m <sup>2</sup>	DOUBLE	
411	LEVEL 4	16 m <sup>2</sup>	DOUBLE	
412	LEVEL 4	23 m <sup>2</sup>	DOUBLE	
413	LEVEL 4	16 m <sup>2</sup>	DOUBLE	
414	LEVEL 4	16 m <sup>2</sup>	DOUBLE	
415	LEVEL 4	16 m <sup>2</sup>	DOUBLE	
501	LEVEL 5	15 m <sup>2</sup>	COMMUNAL ROOM	
502	LEVEL 5	15 m <sup>2</sup>	SINGLE	
503	LEVEL 5	21 m <sup>2</sup>	DOUBLE	✓
504	LEVEL 5	23 m <sup>2</sup>	DOUBLE	
505	LEVEL 5	17 m <sup>2</sup>	DOUBLE	
506	LEVEL 5	17 m <sup>2</sup>	DOUBLE	
507	LEVEL 5	17 m <sup>2</sup>	DOUBLE	
508	LEVEL 5	17 m <sup>2</sup>	DOUBLE	
509	LEVEL 5	17 m <sup>2</sup>	DOUBLE	
510	LEVEL 5	17 m <sup>2</sup>	DOUBLE	
511	LEVEL 5	16 m <sup>2</sup>	DOUBLE	
512	LEVEL 5	23 m <sup>2</sup>	DOUBLE	
513	LEVEL 5	16 m <sup>2</sup>	DOUBLE	
514	LEVEL 5	16 m <sup>2</sup>	DOUBLE	
515	LEVEL 5	16 m <sup>2</sup>	DOUBLE	
601	LEVEL 6	15 m <sup>2</sup>	SINGLE	
602	LEVEL 6	15 m <sup>2</sup>	SINGLE	
603	LEVEL 6	22 m <sup>2</sup>	DOUBLE	✓
604	LEVEL 6	23 m <sup>2</sup>	DOUBLE	
605	LEVEL 6	17 m <sup>2</sup>	DOUBLE	
606	LEVEL 6	17 m <sup>2</sup>	DOUBLE	
607	LEVEL 6	17 m <sup>2</sup>	DOUBLE	
608	LEVEL 6	17 m <sup>2</sup>	DOUBLE	
609	LEVEL 6	17 m <sup>2</sup>	DOUBLE	
610	LEVEL 6	17 m <sup>2</sup>	DOUBLE	
611	LEVEL 6	16 m <sup>2</sup>	DOUBLE	
612	LEVEL 6	23 m <sup>2</sup>	DOUBLE	
613	LEVEL 6	16 m <sup>2</sup>	DOUBLE	

ROOM SCHEDULE				
ROOM	LEVEL	AREA	TYPE	ACCESSIBLE
614	LEVEL 6	16 m <sup>2</sup>	DOUBLE	
615	LEVEL 6	16 m <sup>2</sup>	DOUBLE	
701	LEVEL 7	15 m <sup>2</sup>	SINGLE	
702	LEVEL 7	15 m <sup>2</sup>	SINGLE	
703	LEVEL 7	21 m <sup>2</sup>	DOUBLE	✓
704	LEVEL 7	18 m <sup>2</sup>	DOUBLE	
705	LEVEL 7	17 m <sup>2</sup>	DOUBLE	
706	LEVEL 7	17 m <sup>2</sup>	DOUBLE	
707	LEVEL 7	17 m <sup>2</sup>	DOUBLE	
708	LEVEL 7	17 m <sup>2</sup>	DOUBLE	
709	LEVEL 7	17 m <sup>2</sup>	DOUBLE	
710	LEVEL 7	17 m <sup>2</sup>	DOUBLE	
711	LEVEL 7	16 m <sup>2</sup>	DOUBLE	
712	LEVEL 7	23 m <sup>2</sup>	DOUBLE	
713	LEVEL 7	16 m <sup>2</sup>	DOUBLE	
714	LEVEL 7	16 m <sup>2</sup>	DOUBLE	
715	LEVEL 7	16 m <sup>2</sup>	DOUBLE	
801	LEVEL 8	15 m <sup>2</sup>	SINGLE	
802	LEVEL 8	15 m <sup>2</sup>	SINGLE	
803	LEVEL 8	22 m <sup>2</sup>	DOUBLE	
804	LEVEL 8	18 m <sup>2</sup>	DOUBLE	
805	LEVEL 8	17 m <sup>2</sup>	DOUBLE	
806	LEVEL 8	17 m <sup>2</sup>	DOUBLE	
807	LEVEL 8	17 m <sup>2</sup>	DOUBLE	
808	LEVEL 8	17 m <sup>2</sup>	DOUBLE	
809	LEVEL 8	17 m <sup>2</sup>	DOUBLE	
810	LEVEL 8	37 m <sup>2</sup>	COMMUNAL ROOM	
901	LEVEL 9	21 m <sup>2</sup>	DOUBLE	
902	LEVEL 9	18 m <sup>2</sup>	MANAGER	
903	LEVEL 9	17 m <sup>2</sup>	DOUBLE	
904	LEVEL 9	17 m <sup>2</sup>	DOUBLE	
905	LEVEL 9	17 m <sup>2</sup>	DOUBLE	
906	LEVEL 9	17 m <sup>2</sup>	DOUBLE	
907	LEVEL 9	17 m <sup>2</sup>	DOUBLE	
908	LEVEL 9	17 m <sup>2</sup>	DOUBLE	
909	LEVEL 9	16 m <sup>2</sup>	DOUBLE	



1 - REDUCTION IN FSR FROM 4.99 TO 4.66 / REDUCTION IN GFA FROM 3467.6m<sup>2</sup> TO 3241m<sup>2</sup> / REDUCTION IN NUMBER OF ROOM FROM 130 TO 118  
REDUCTION IN HEIGHT FROM 34.26m TO 32.21m / INCREASE IN NUMBER OF COMMUNAL ROOMS FROM 2 TO 4

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISCIPLINE INFORMATION



SUBJECT SITE —

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED
TITLE	LOCATION PLAN	DWG No	101	

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

THE MARRICKVILLE STORY

Marrickville has historically been an active hub of local business activity, ranging in manufacturing, creative, small creative/manufacturing industries such as:

- Fashion design (encompassing garment-making, textiles and fabric)
- Theatre, circus and performing arts
- Furniture, wood and leather craft
- Ceramics
- Jewellery

1860s: Second largest tannery and boot making business in Sydney  
 1894: Woollen mill business, making tweeds and blankets; up to 2000 staff during the World War II. Mari was once Sydney's hub for woollen mills and textile manufacturing  
 1930s: More than 130 manufacturing business were in Mari, ranging from chocolates to fishing lines and guitars through to saucepans and shoes, radios and rugs to heavy-duty machinery and mowers, margarine, bathtubs and boots  
 1990s-current: Kings Knitwear is the last remaining textiles and knitwear factory in Marrickville. There are still many micro-enterprises, making local goods such as fashion, jewellery and ceramics.



ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

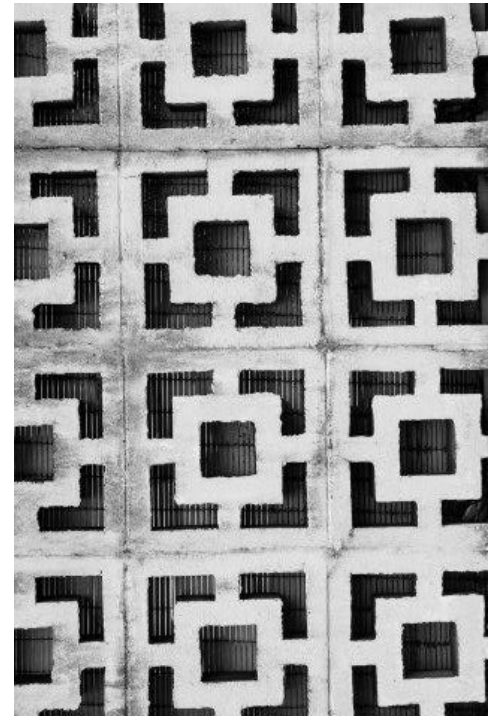
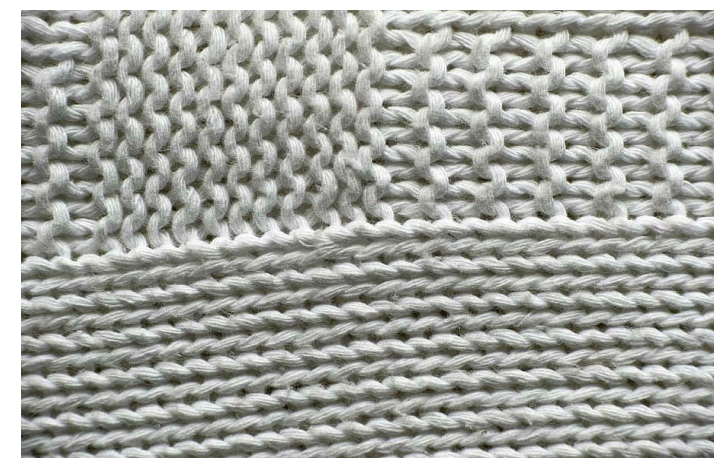


CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE	A3
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED	NN
TITLE	THE MARRICKVILLE STORY	DWG No	102		

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

THE INVESTIGATION OF THE TEXTURES OF MARRICKVILLE

The layers and textures in the local area; from the arrangement of roll of threads, the fabrics and textiles to the ordered textures on historical and modern buildings



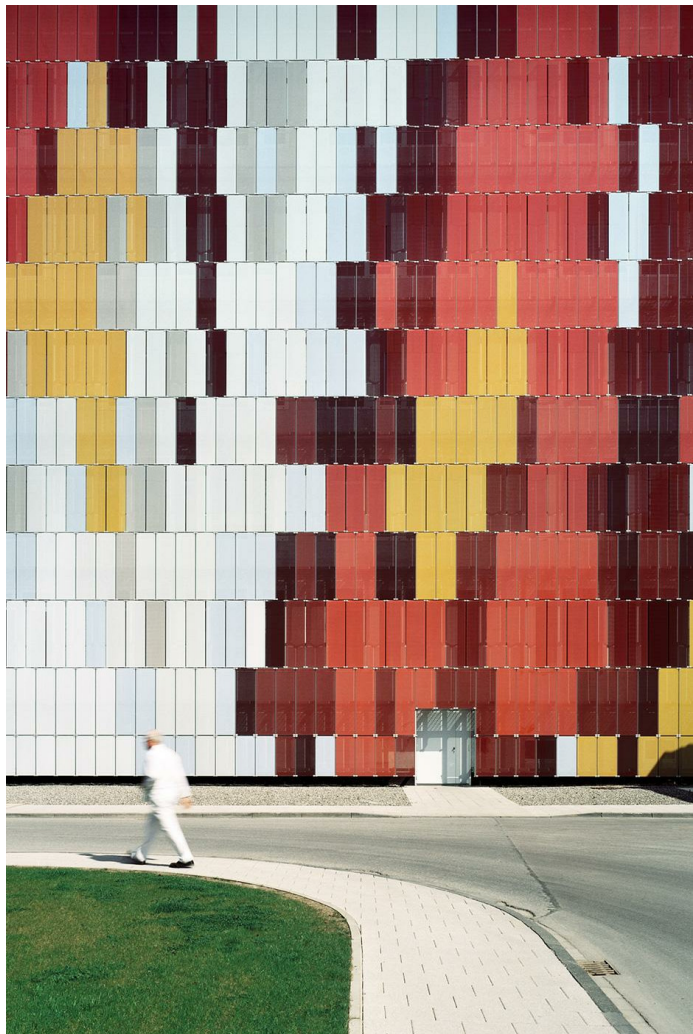
ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



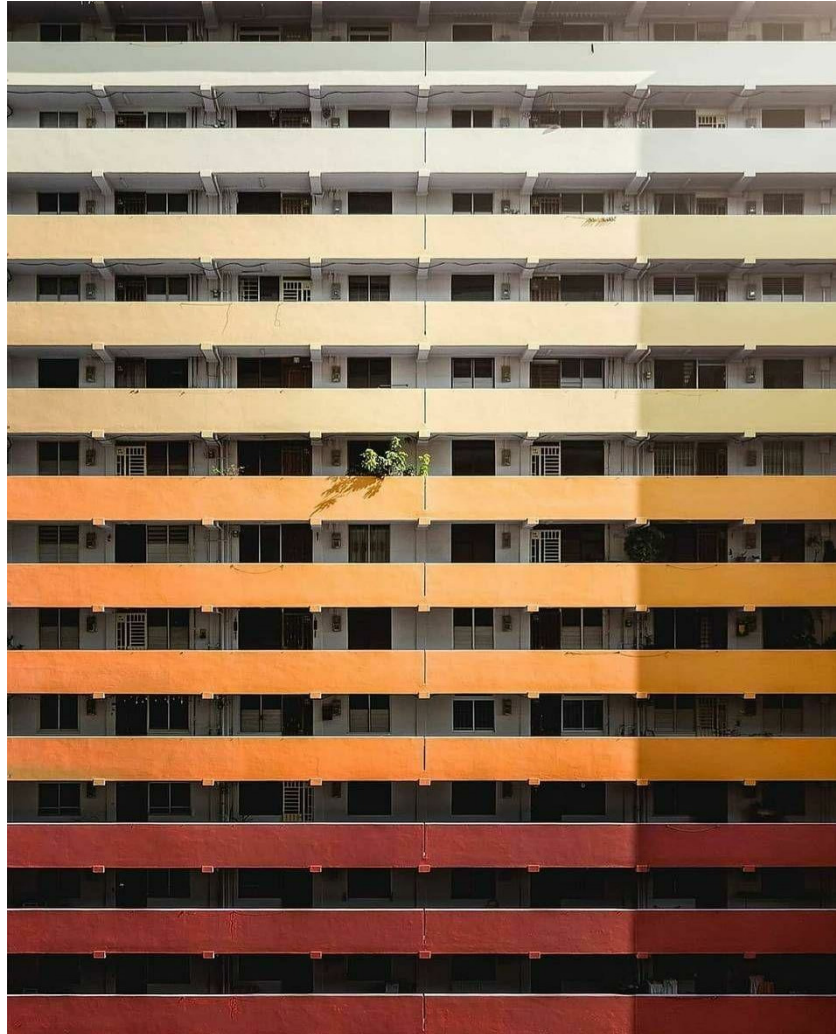
CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE	
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED	NN
TITLE	THE INVESTIGATION OF THE TEXTURES OF MARRICKVILLE	DWG No			120

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

The use of vibrant colours in pattern in a conceptual arrangement to create visual interest seen from close or afar.



PHARMACOLOGICAL RESEARCH LABORATORIES  
SAUERBRUCH HUTTON ARCHITECTS



BEDOK COLOURFUL FLATS, SINGAPORE



A'BECKETT TOWER  
ELENBERG FRASER ARCHITECTS

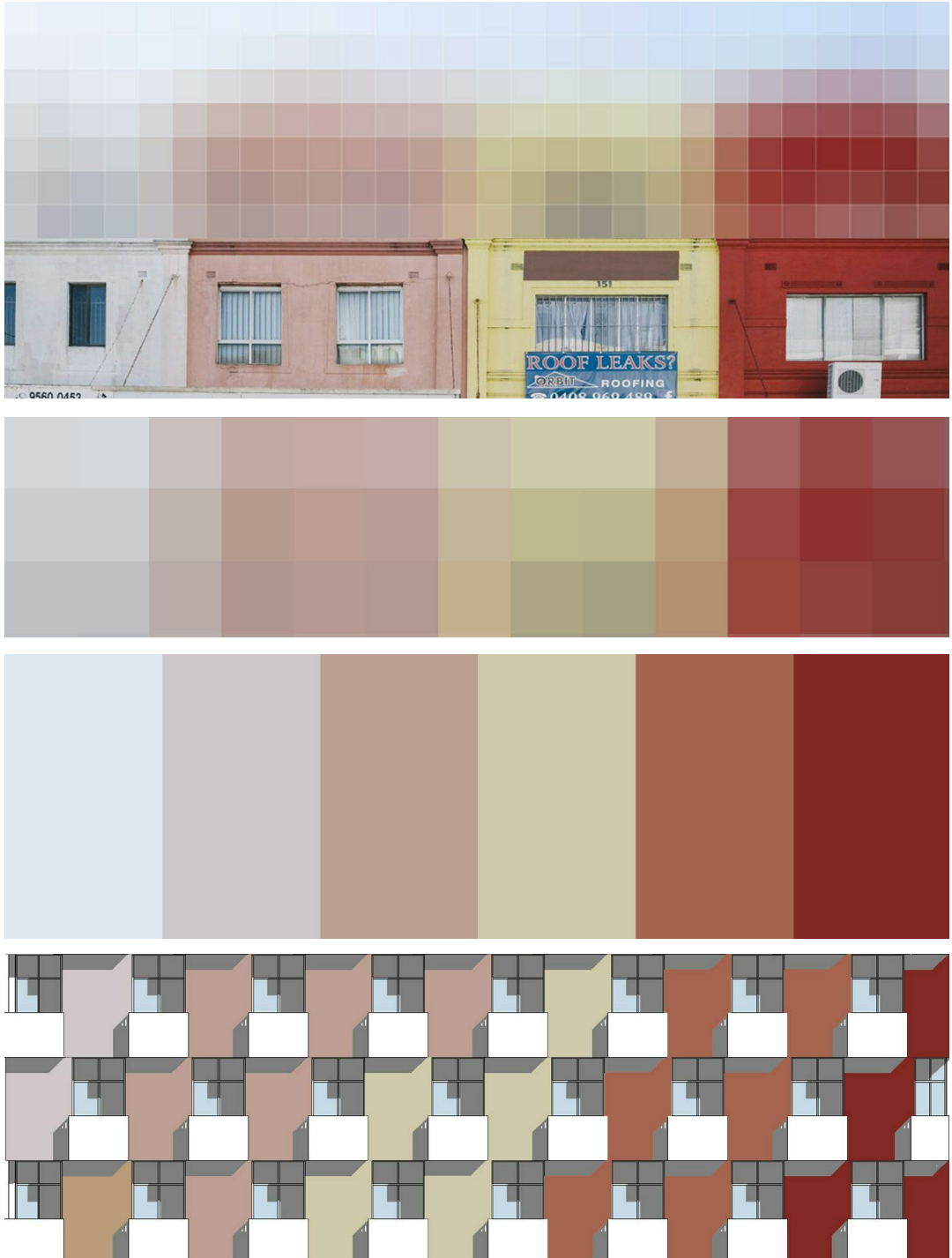
ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	
TITLE	THE USE OF COLOUR - PRECEDENTS	DRAWN	CHECKED
		PV	NN
		DWG No	129

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

THE USE OF COLOUR - CONCEPT DESIGN

The extraction of colours and tones present in Marrickville. The application of what is present in the area will further intensify the cultural, social and community presence.



ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE	A3
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED	NN
TITLE	THE USE OF COLOUR - CONCEPT DESIGN	DWG No	130		

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

The exploration of solid and void spaces, light and shade, openness and transparency



MARKER HOTEL - MACCAULEY DAYE O'CONNELL ARCHITECTS

FRAC ART MUSEUM - KENGO KUMA

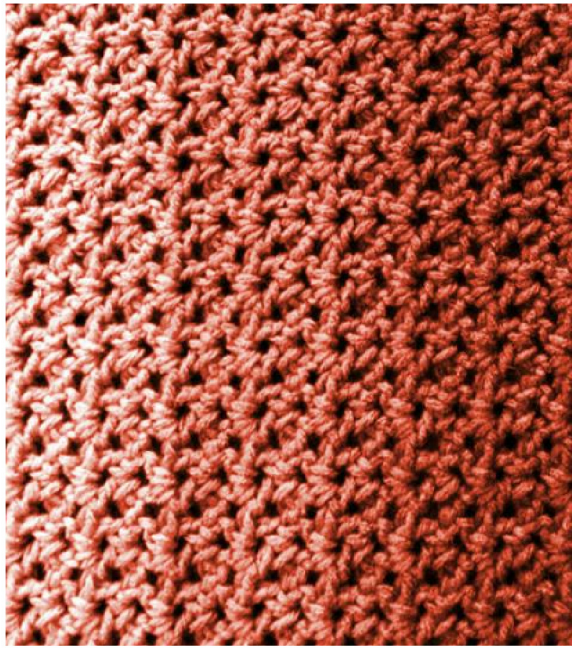
FPT UNIVERSITY - VO TRONG NGHIA ARCHITECTS

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED
TITLE	THE FORM MAKING PROCESS - PRECEDENTS	DWG No		150

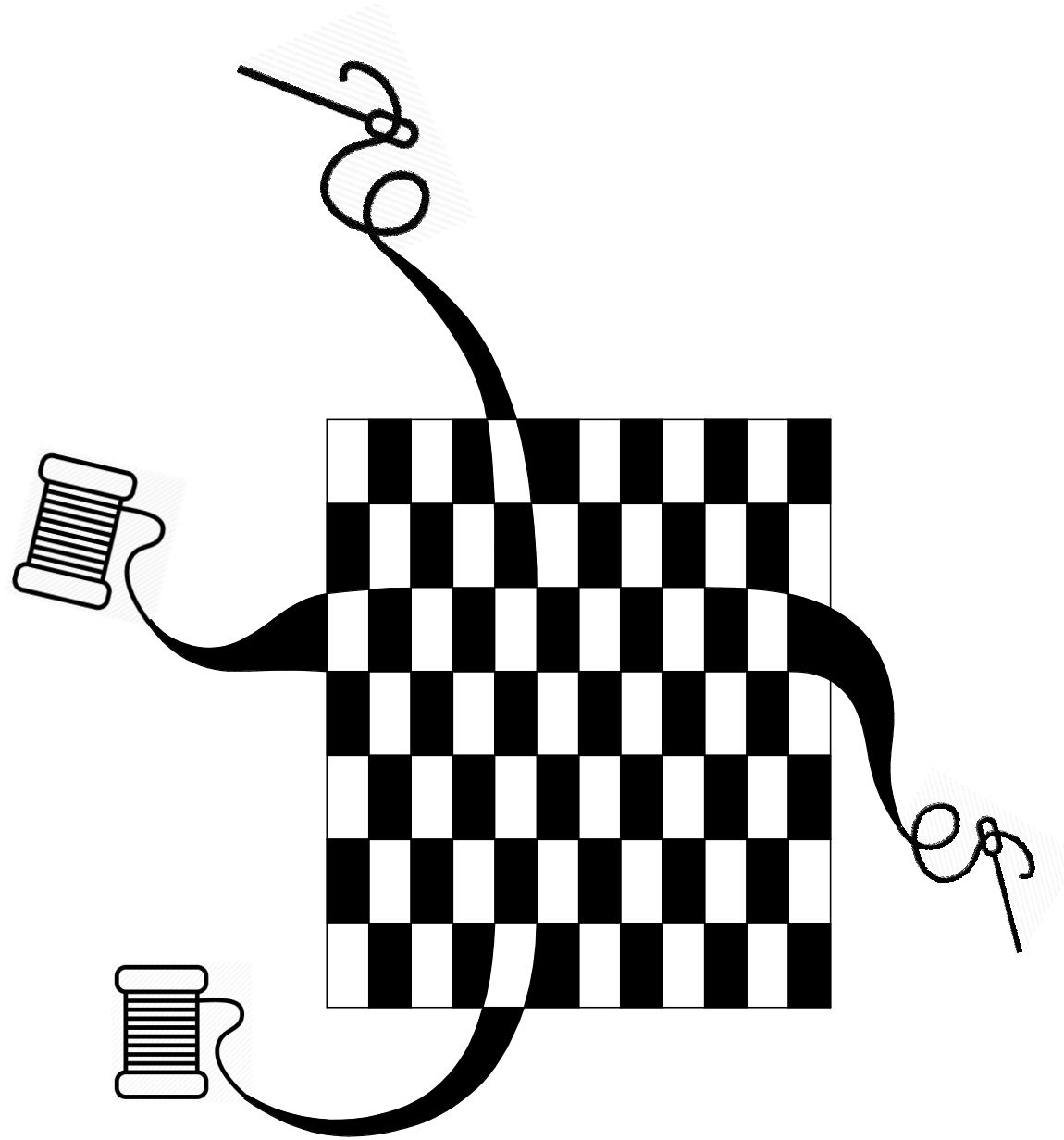
DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.





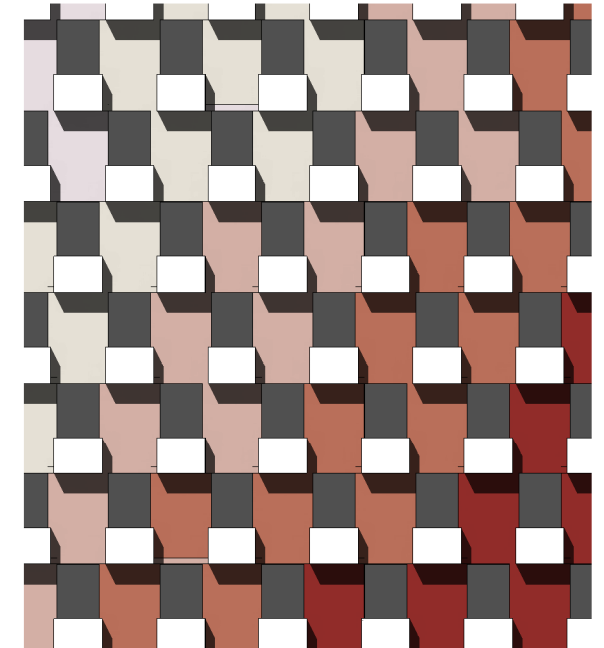
**The Context**

Marrickville's context and history of being a creative hub for fashion and textiles, theatre, circus and performing arts furniture, wood and leather works



**The Application**

Layers of Marrickville's historical and current qualities intertwined and interweaved to form a knit of its context.



**The Result**

A checkerboard interweave of Marrickville playing with colour, light and shade, solidity and transparency

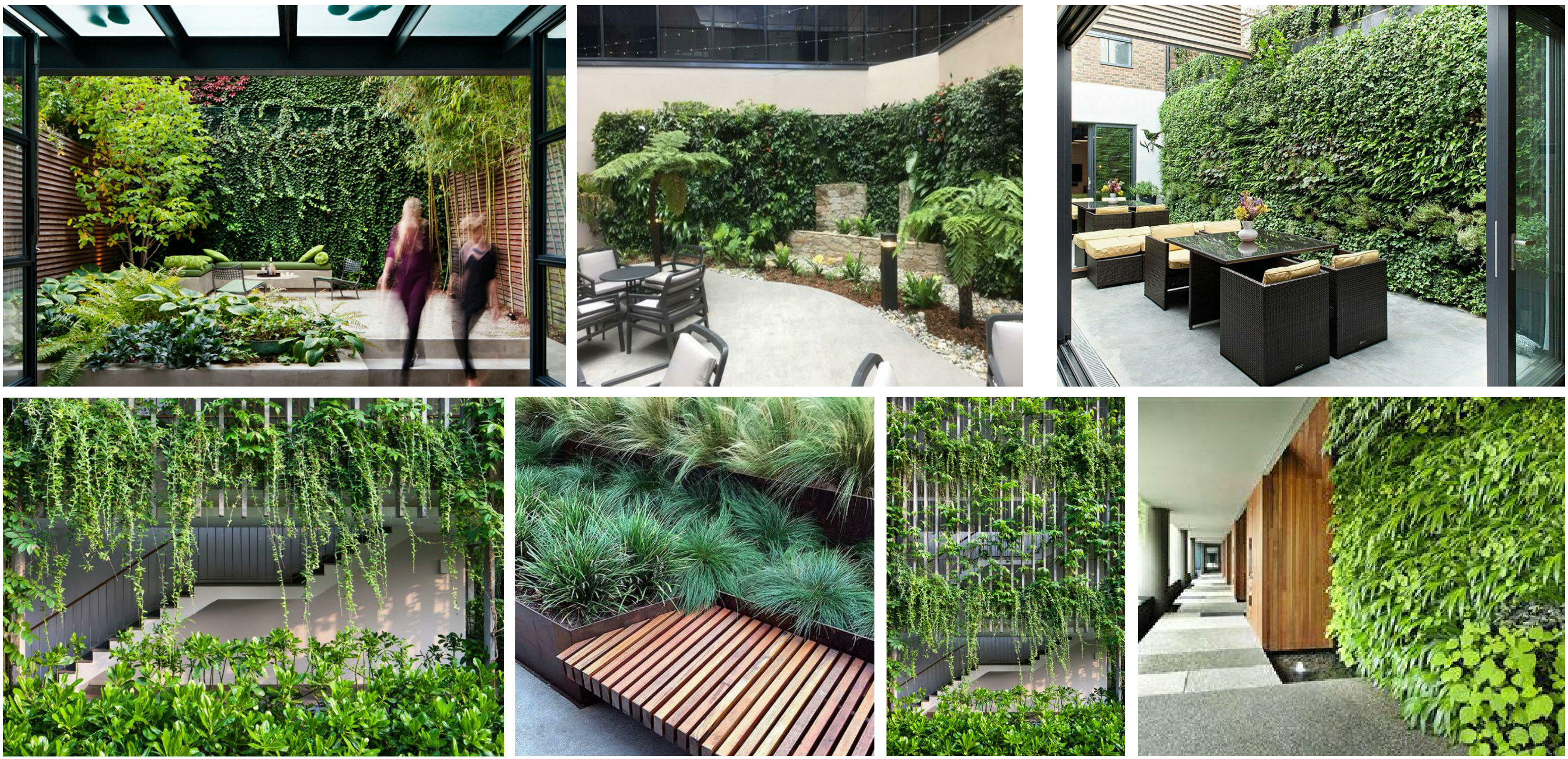
ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED NN
TITLE	THE FORM MAKING PROCESS - CONCEPT DESIGN	DWG No	160	

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

THE CREATION OF A LIVING BUILDING - PRECEDENTS

The creation of a living building; vines and leafy foliage presents itself as an urban oasis, where residents can unwind and relax with friends and family, enabling the escape from the urban city life



ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



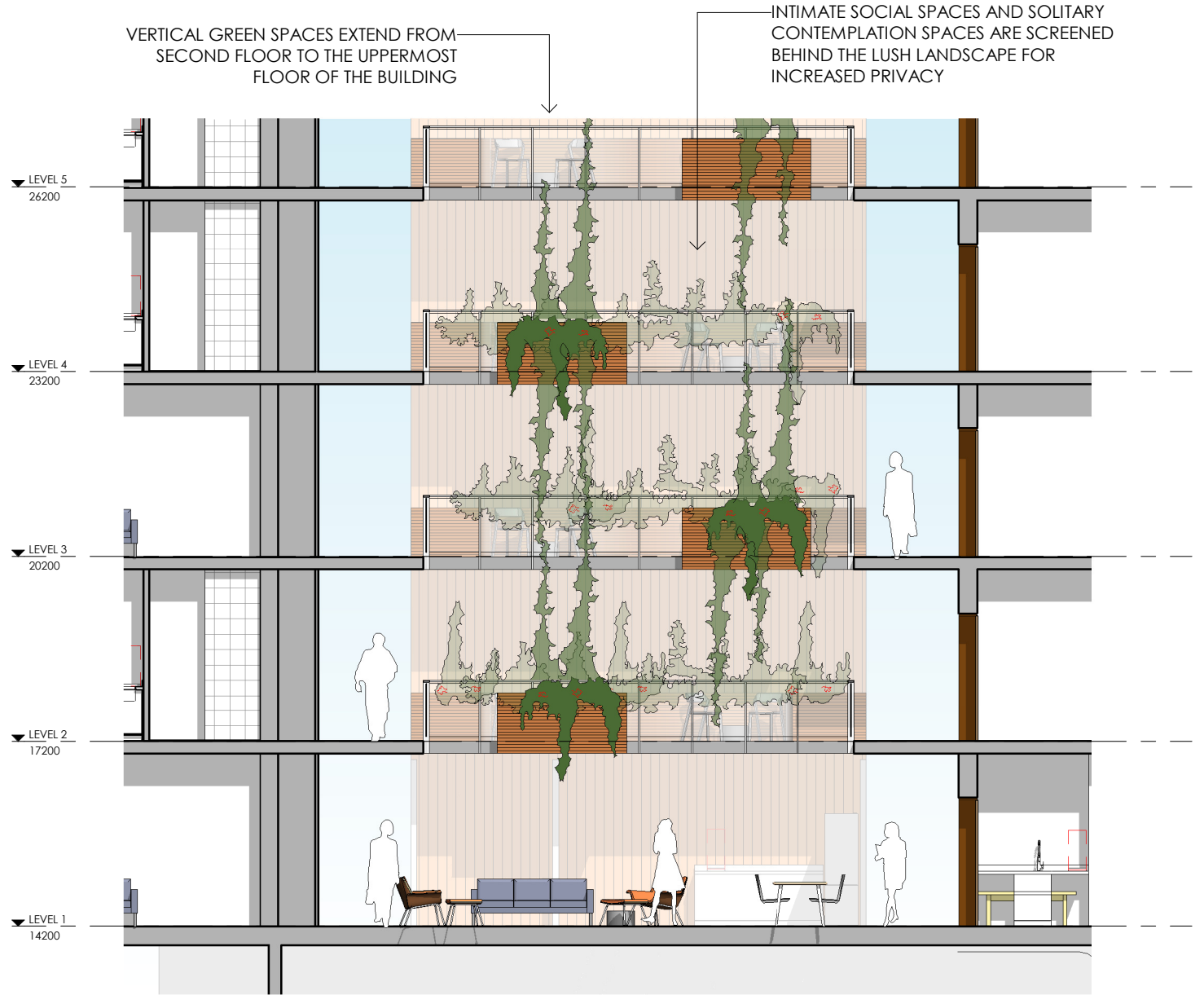
CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED
TITLE	THE CREATION OF A LIVING BUILDING - PRECEDENTS	DWG No	170	

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



LARGER LANDSCAPED SPACES ON FIRST FLOOR ACCOMMODATES FOR LARGER GROUP ACTIVITIES

1 SECTION BB - FIRST FLOOR URBAN OASIS  
1 : 100



2 SECTION CC  
1 : 100

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:100
TITLE	THE CREATION OF A LIVING BUILDING - CONCEPT DESIGN SECTIONS	DRAWN PV	CHECKED NN
		DWG No	180

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

THE CREATION OF A LIVING BUILDING - CONCEPT DESIGN LOBBY SECTION



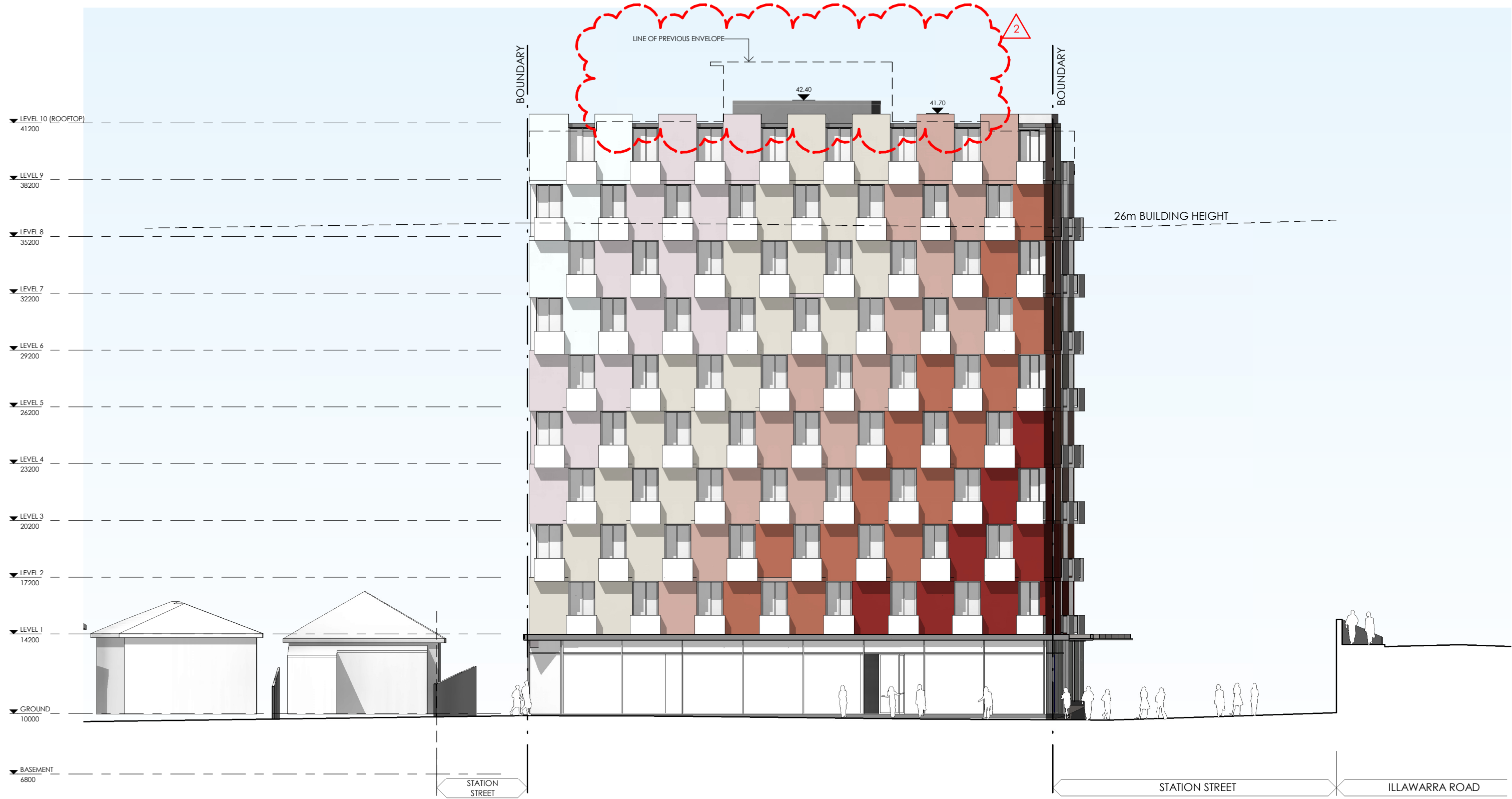
THE CREATION OF A LIVING BUILDING - CONCEPT DESIGN LOBBY SECTION

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE	A3 1:100
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED	NN
TITLE	THE CREATION OF A LIVING BUILDING - CONCEPT DESIGN LOBBY SECTION	DWG No	190		

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



2 - REDUCTION IN HEIGHT OF BUILDING

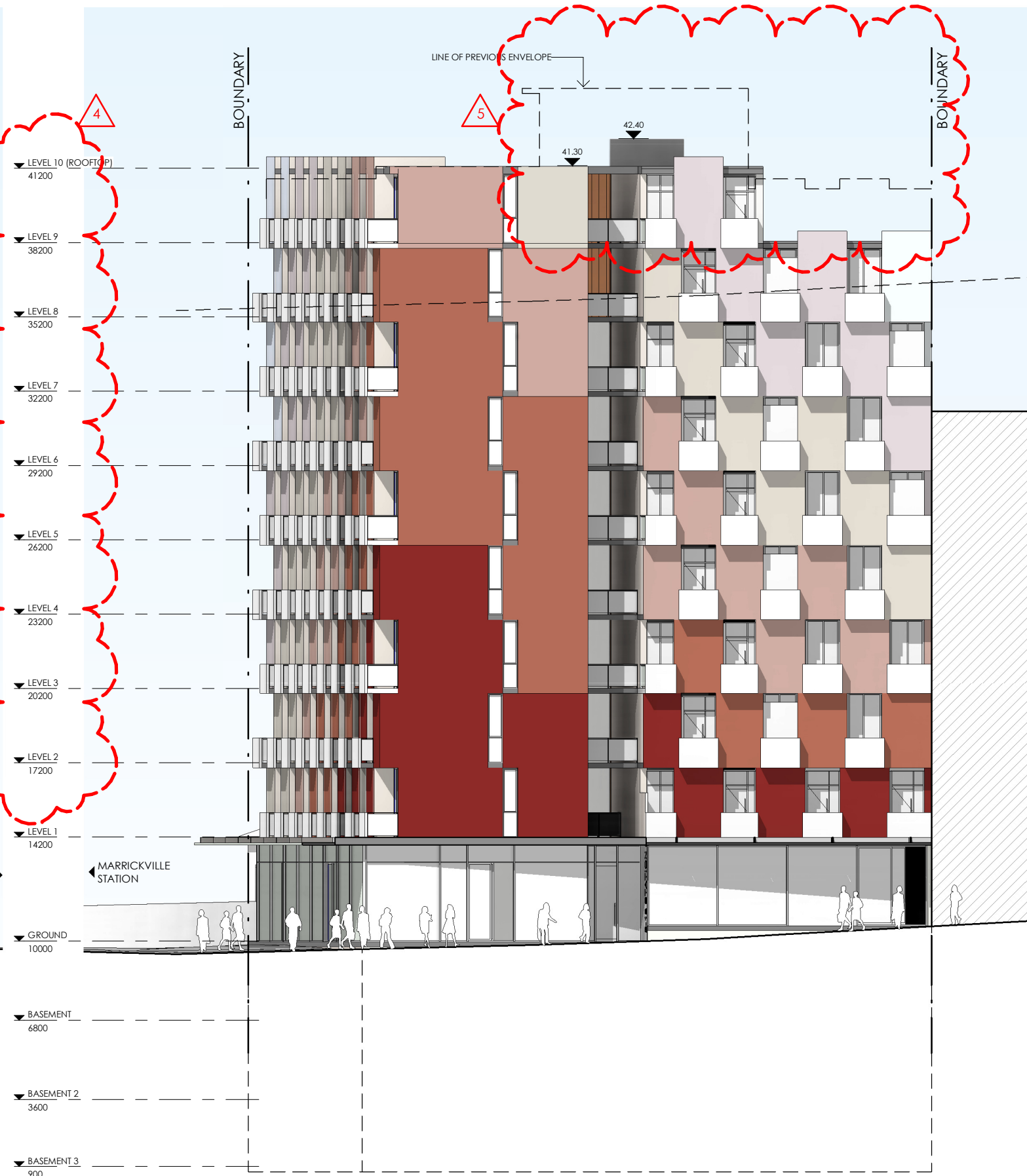
STREET ELEVATION - NORTH

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISCUSSING REVISIONS

**TIER**  
ARCHITECTS

CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:200
TITLE	STREET ELEVATION - NORTH	DRAWN	CHECKED
		PV	NN
		DWG No	200

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



1 EAST ELEVATION  
1 : 200

2 WEST ELEVATION  
1 : 200

3 - REDUCTION IN HEIGHT OF BUILDING / REDUCTION IN BUILT FROM TO EASTERN ELEVATION TO ASSIST IN TRANSITION / ADDITIONAL COMMUNAL OPEN SPACE ADDED TO LEVEL 8.

4 - INCREASED FLOOR TO FLOOR HEIGHTS FOR ADDED INTERNAL AMENITY.

5 - REDUCTION IN HEIGHT OF BUILDING / REDUCTION IN BUILT FORM TO WESTERN AND SOUTHERN ELEVATION TO ASSIST TRANSITION.

ELEVATIONS 2

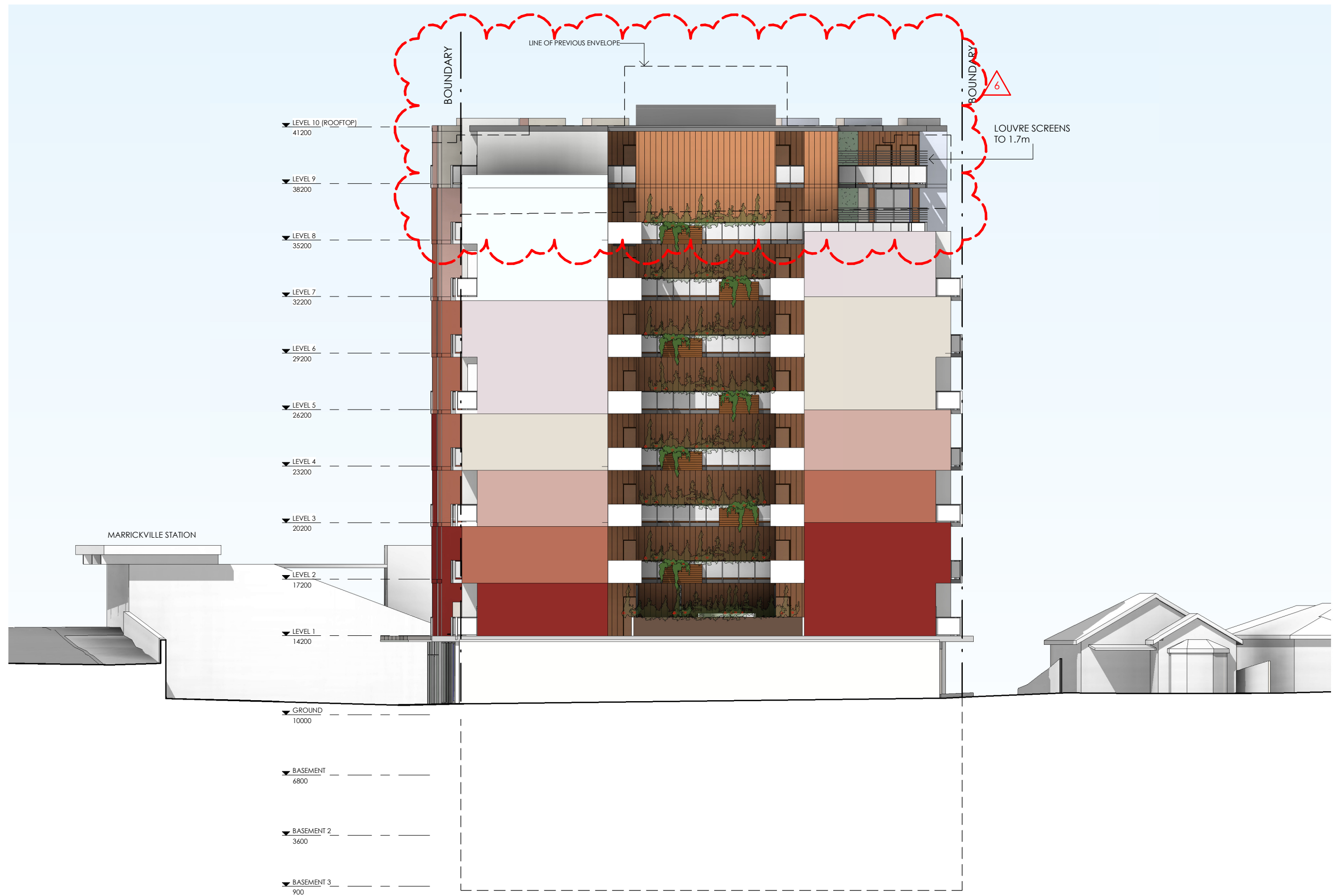
NEIGHBOURING BUILDING  
PERMISSIBLE ENVELOPE

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISBURSEMENT INFORMATION

**TIER**  
ARCHITECTS

CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE	indicated
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED	NN
TITLE	ELEVATIONS 2	DWG No			201

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



1 SOUTH ELEVATION  
1 : 200

6 - REDUCTION IN HEIGHT OF BUILDING / REDUCTION IN BUILT FORM TO SOUTHERN ELEVATION TO ASSIST TRANSITION.  
ADDITION OF LOUVRES TO PREVENT OVER LOOKING

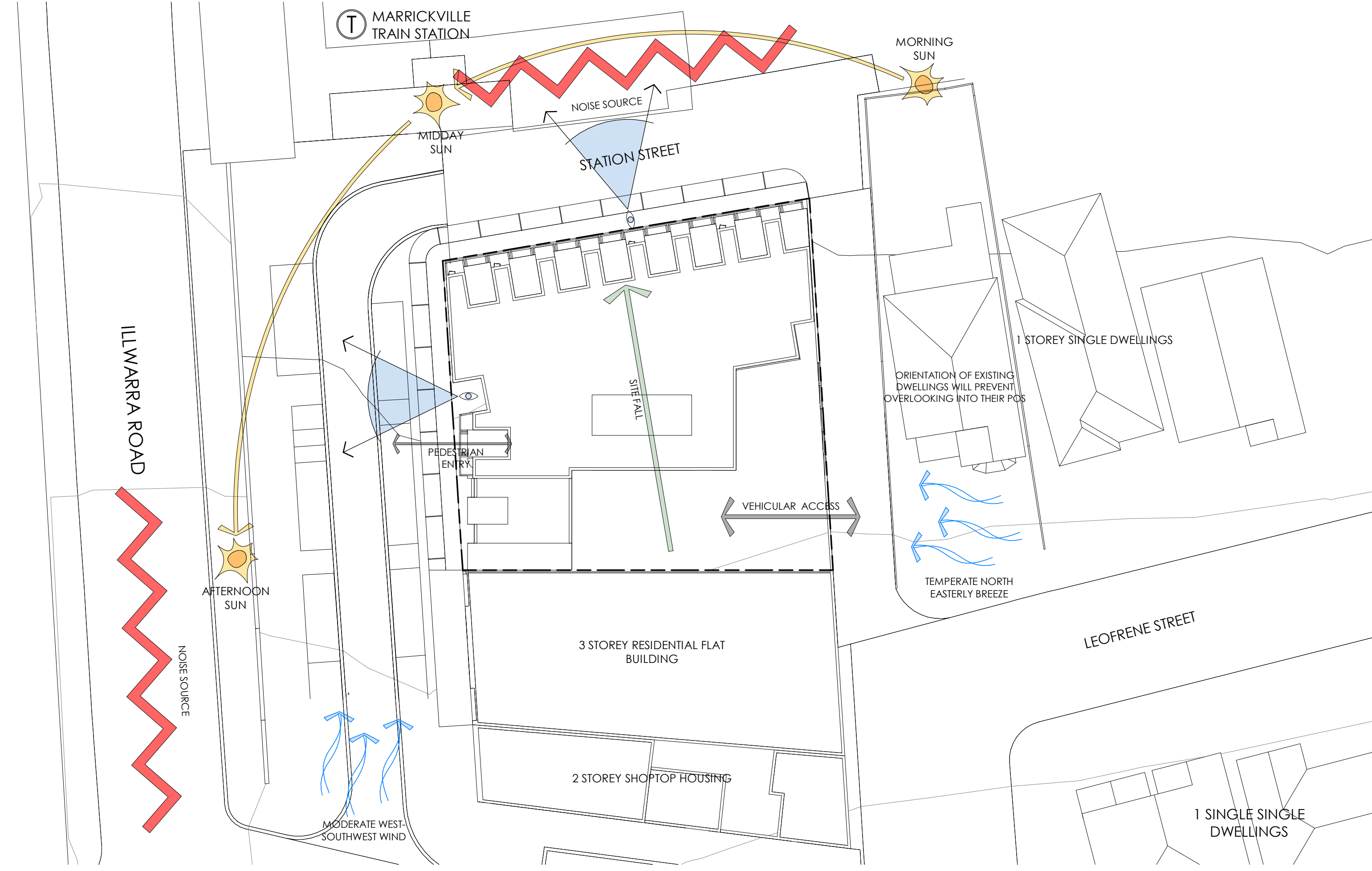
ELEVATIONS 3

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISSEMINATION INFORMATION

**TIER**  
ARCHITECTS

CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:200
TITLE	ELEVATIONS 3	DRAWN	CHECKED
		PV	NN
		DWG No	202

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



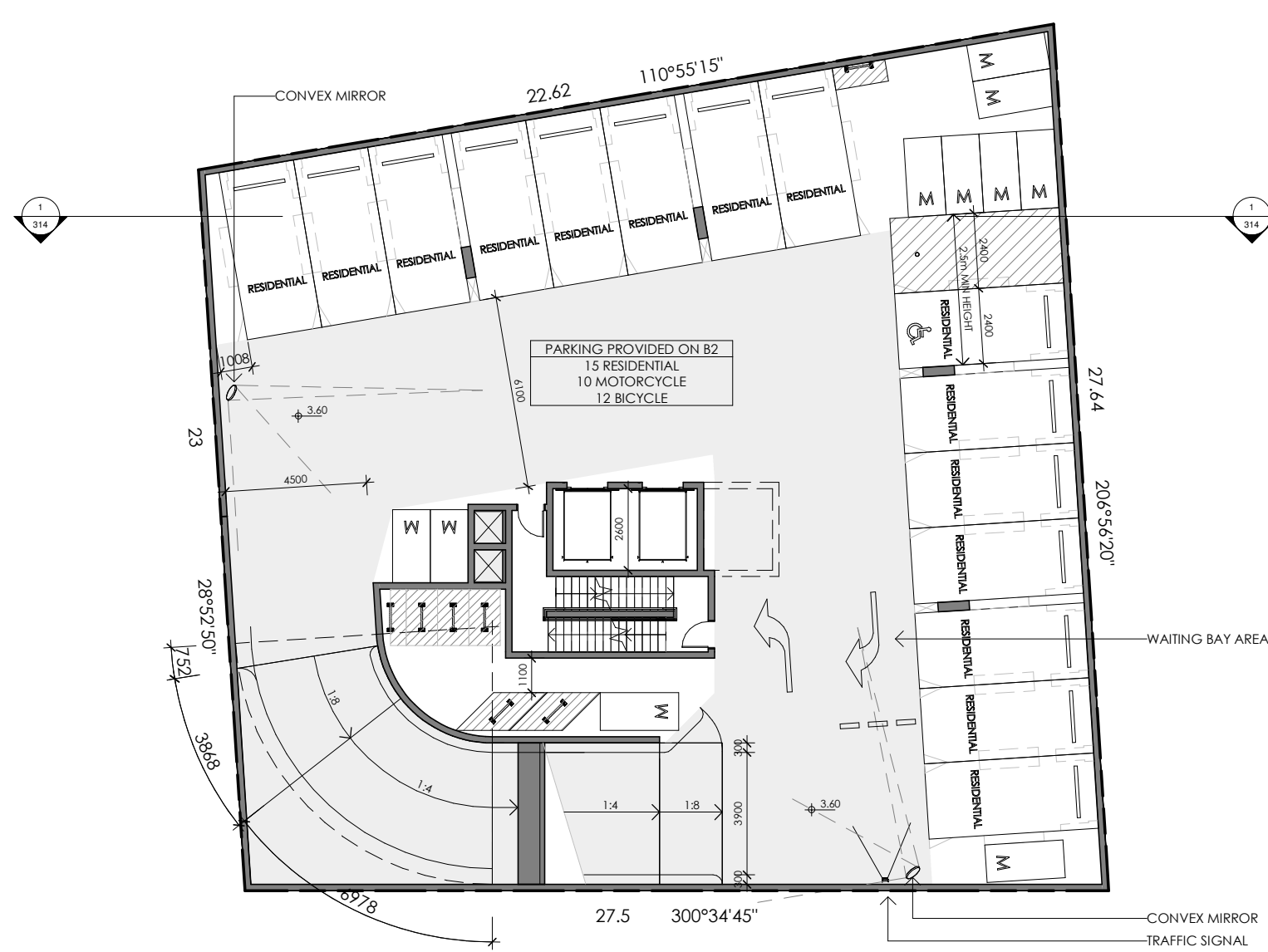
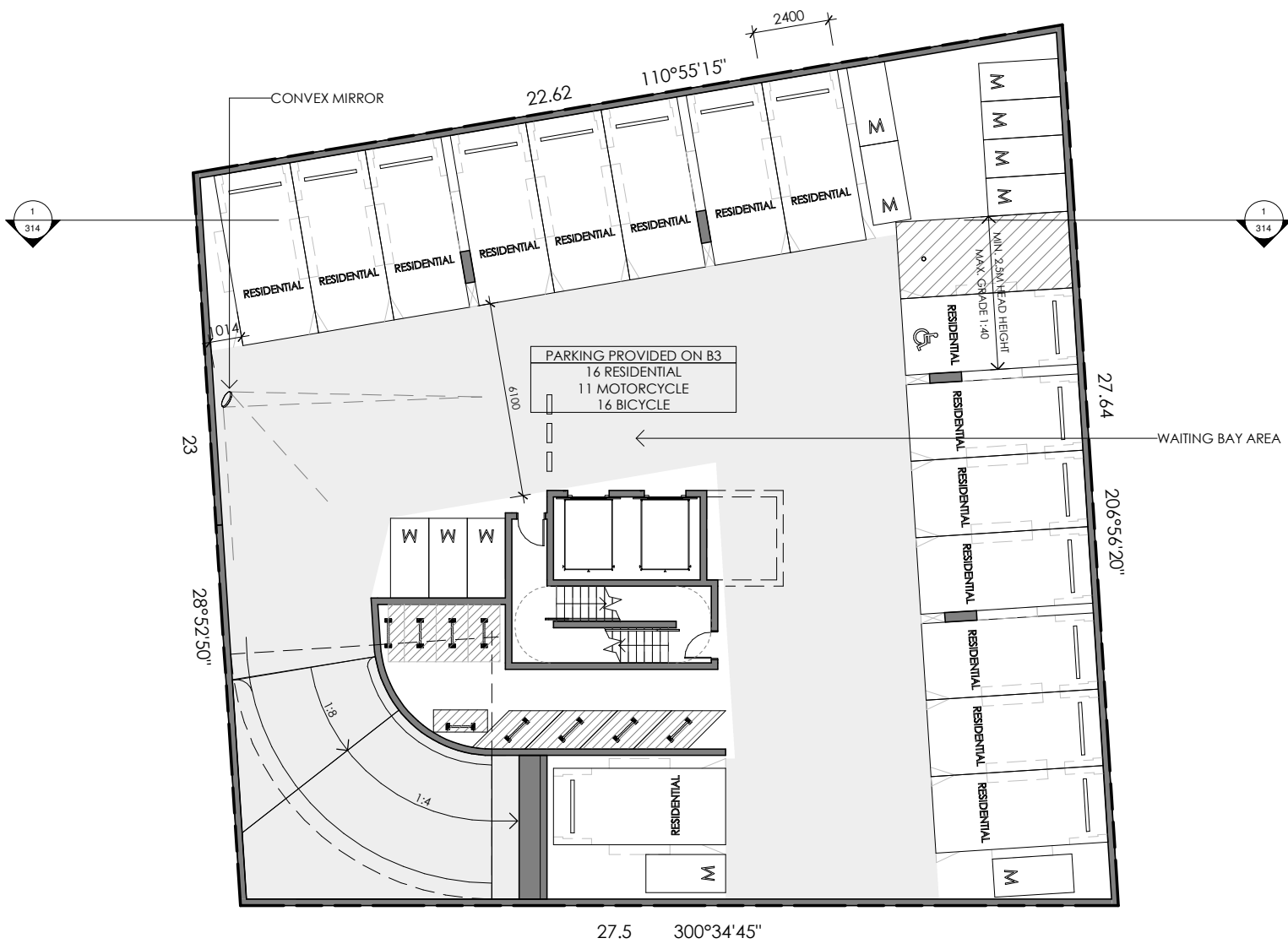
ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE	A3 1:250
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED	NN
TITLE	SITE ANALYSIS	DWG No	202A		

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.





1 BASEMENT 3  
1 : 200

2 BASEMENT 2  
1 : 200

BASEMENTS 2 & 3 FLOOR PLANS

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

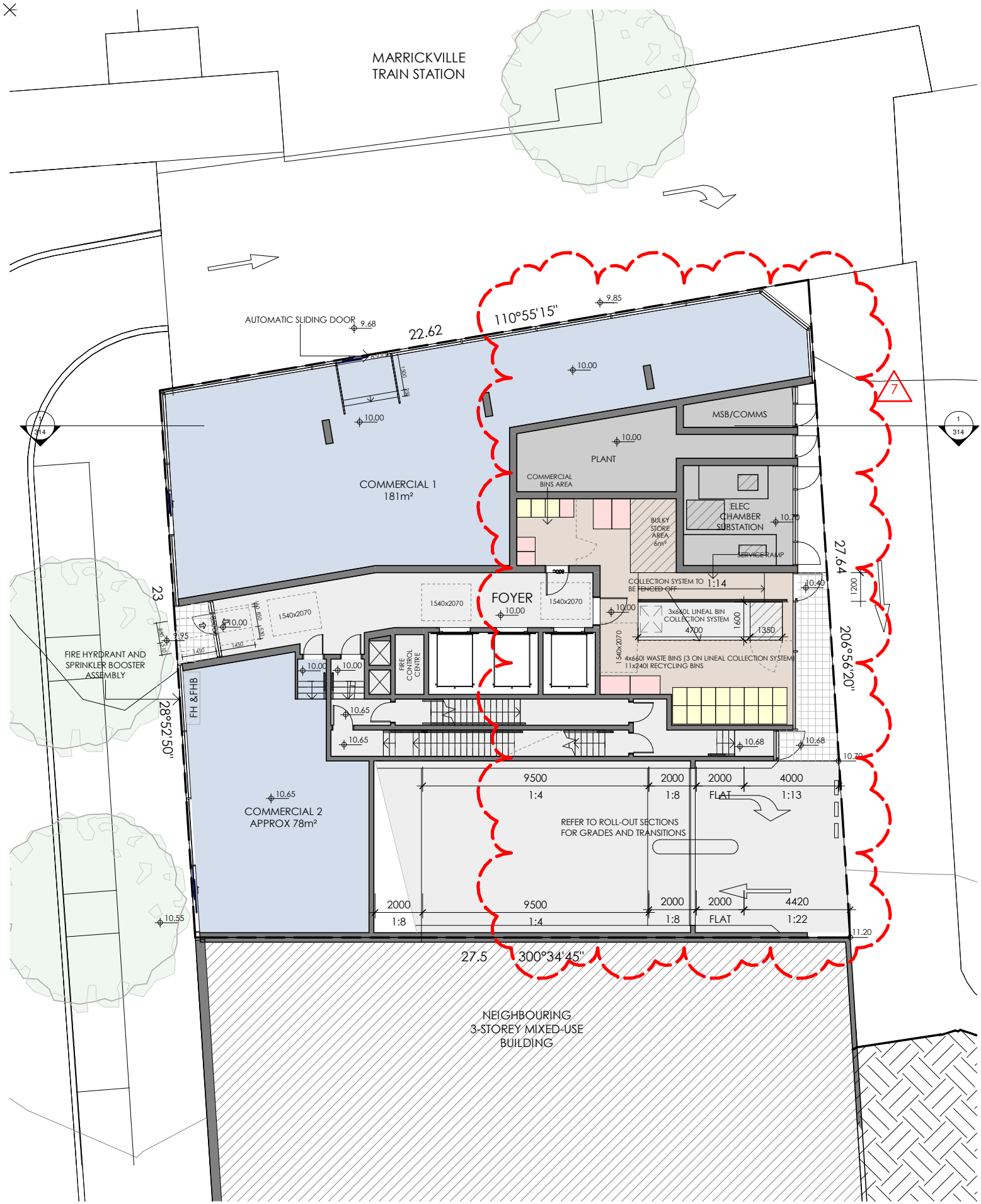


CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:200
TITLE	BASEMENTS 2 & 3 FLOOR PLANS	DRAWN	CHECKED
		PV	NN
		DWG No	303

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



**1** BASEMENT 1  
1 : 200



**2** GROUND  
1 : 200

7 - SPLAY ADDED TO NORTH EASTERN CORNER / SUBSTATION MOVED FROM WESTERN ELEVATION TO EASTERN SIDE ALONG WITH OTHER PLANT ROOMS / GARBAGE ROOM INCREASED IN SIZE / MINIMUM 6m TRANSITION TO BASEMENT RAMP

**BASEMENT 1 & GROUND FLOOR PLANS**

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISCIPLINARY INFORMATION



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:200
TITLE	BASEMENT 1 & GROUND FLOOR PLANS	DRAWN	CHKD
		FV	NN
		DWG No	304

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



**2** LEVEL 1  
1 : 200

- 8 - HALF AWNING WIDTH TO BE OBSCURE
- 9 - MANAGERS PRIVATE OPEN SPACE INCREASE IN SIZE.
- 10 - REARRANGEMENT OF COMMUNAL SPACES. LARGER COMMUNAL SPACE AT LEVEL 1 REPLACED WITH SMALLER ROOM. ADDITIONAL COMMUNAL ROOMS ADDED TO LEVELS ABOVE.
- 11 - INCREASED STORAGE AND ROBE SPACE TO ROOMS. TYPICAL TO SIMILAR ROOMS.

**LEVEL 1 & LEVELS 2, 4, 6 FLOOR PLANS**



**1** LEVELS 2, 4, 6  
1 : 200

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISCIPLINARY INFORMATION

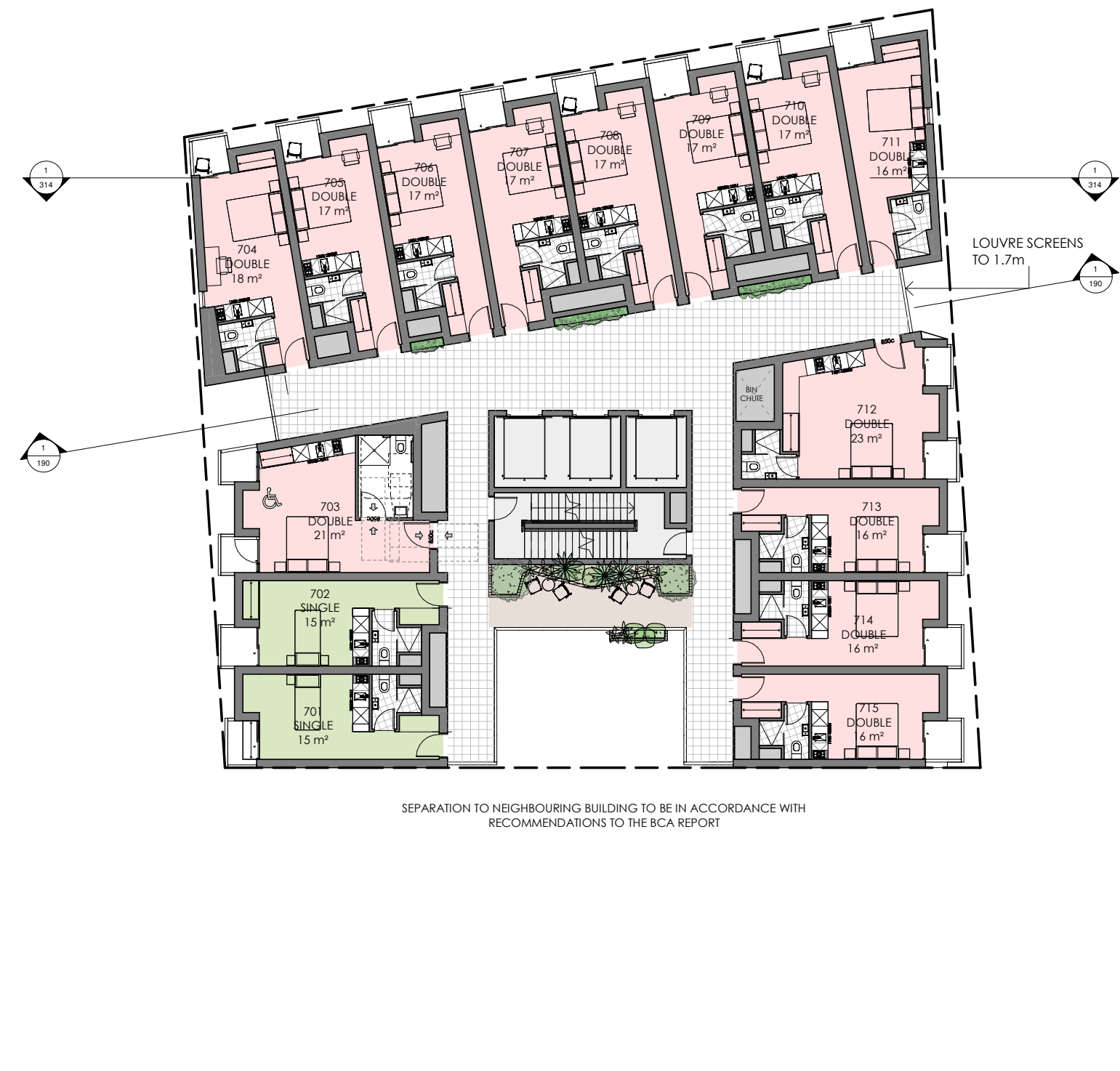


CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:200
TITLE	LEVEL 1 & LEVELS 2, 4, 6 FLOOR PLANS	DRAWN	CHECKED
		FV	NN
		DWG No	308

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

ALL GLAZING TO BE IN ACCORDANCE WITH RECOMMENDATIONS IN ACOUSTIC REPORT

ALL GLAZING TO BE IN ACCORDANCE WITH RECOMMENDATIONS IN ACOUSTIC REPORT



**1** LEVELS 3, 5  
1 : 200

**2** LEVEL 7  
1 : 200

12 - ADDITION OF COMMUNAL ROOM TO LEVELS 3 AND 5.

LEVELS 3, 5 & 7

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISCREPANCY INFORMATION



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE <td>07/01/2021</td> <td>A3 1:200</td>	07/01/2021	A3 1:200
TITLE	LEVELS 3, 5 & 7	DRAWN	CHECKED
		PV	NN
		DWG No	309

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

ALL GLAZING TO BE IN ACCORDANCE WITH RECOMMENDATIONS IN ACOUSTIC REPORT

ALL GLAZING TO BE IN ACCORDANCE WITH RECOMMENDATIONS IN ACOUSTIC REPORT



1 LEVEL 8  
1 : 200

2 LEVEL 9  
1 : 200

- 13 - ADDITION OF COMMUNAL ROOM TO 8
- 14 - ADDITION OF COMMUNAL OPEN SPACE TO LEVEL 8/REMOVAL OF ROOMS IN THIS AREA.
- 15 - ADDITION OF MANAGERS ROOM TO LEVEL 9.
- 16 - REMOVAL OF ROOMS TO ASSIST TRANSITION TO SOUTHERN BOUNDARY/NEIGHBOURING PROPERTIES

LEVELS 8 & 9

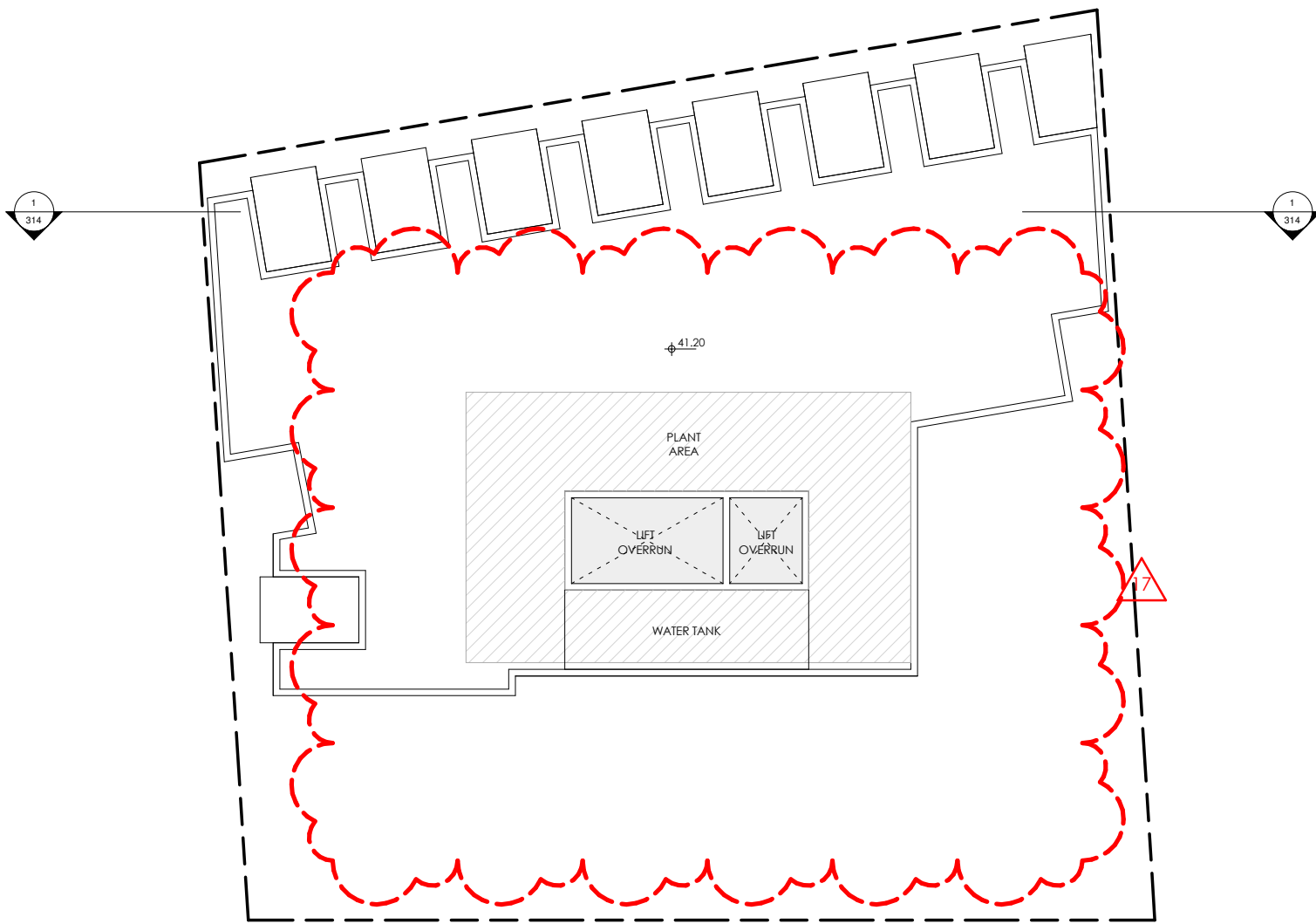
ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISCREPANCY/AMENDMENT

**TIER**  
ARCHITECTS



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:200
TITLE	LEVELS 8 & 9	DRAWN	CHECKED
		PV	NN
		DWG No	310

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



**1** LEVEL 10 (ROOFTOP)  
1 : 200

17 - ROOF TOP COMMUNAL OPEN SPACE REMOVED FROM LEVEL AS WELL AS A REDUCTION IN THE FOOTPLATE TO THIS LEVEL.

ROOFTOP

ISSUE	DATE	DESCRIPTION
8	29/09/2016	COUNCIL AMENDMENTS



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:200
TITLE	ROOFTOP	DRAWN PV	CHECKED NN
		DWG No	311

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



1 SECTION AA  
1 : 200

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:200
TITLE	SECTION AA	DRAWN	CHECKED
		PV	NN
		DWG No	314

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED NN
TITLE	ILLAWARRA ROAD OVERPASS PERSPECTIVE	DWG No		319

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

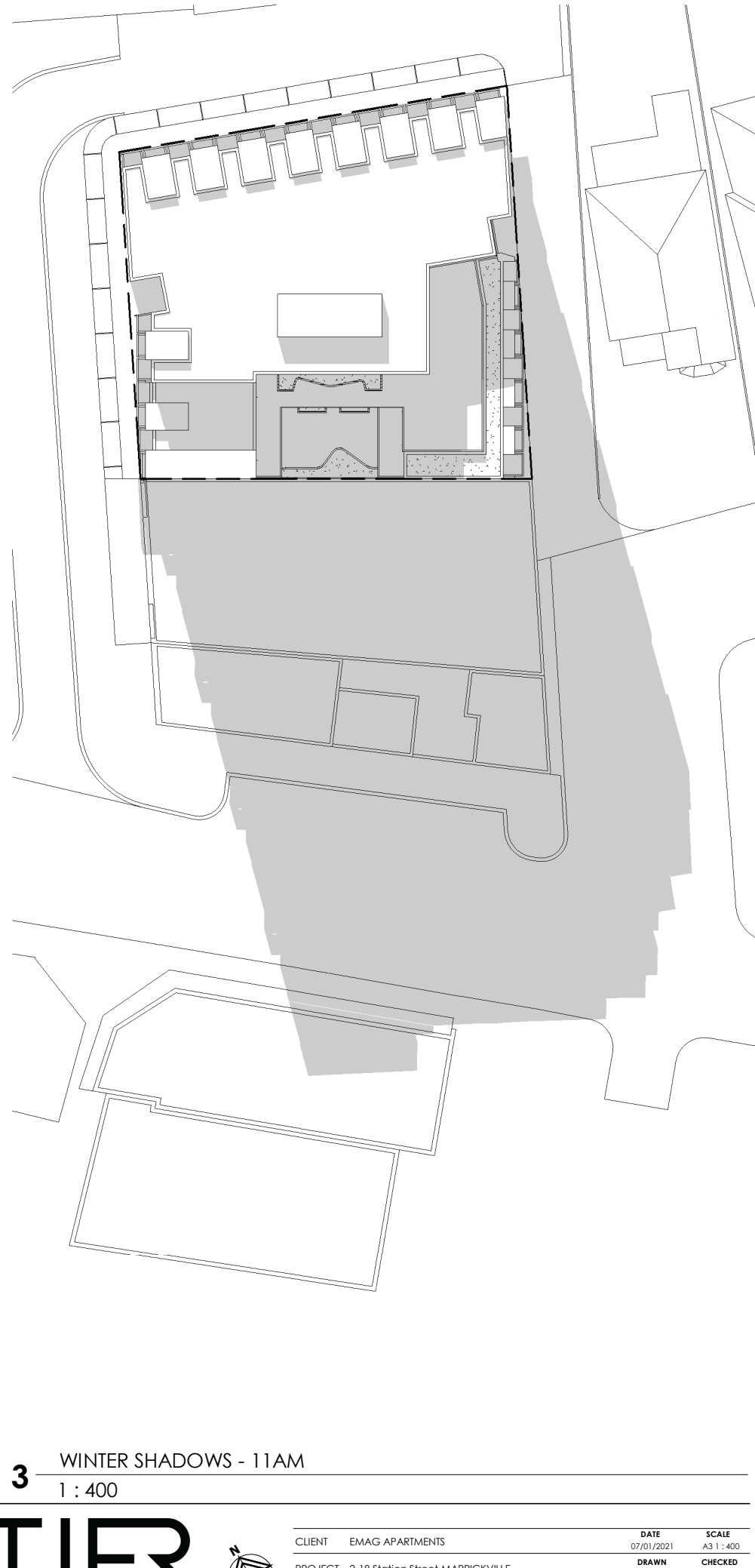
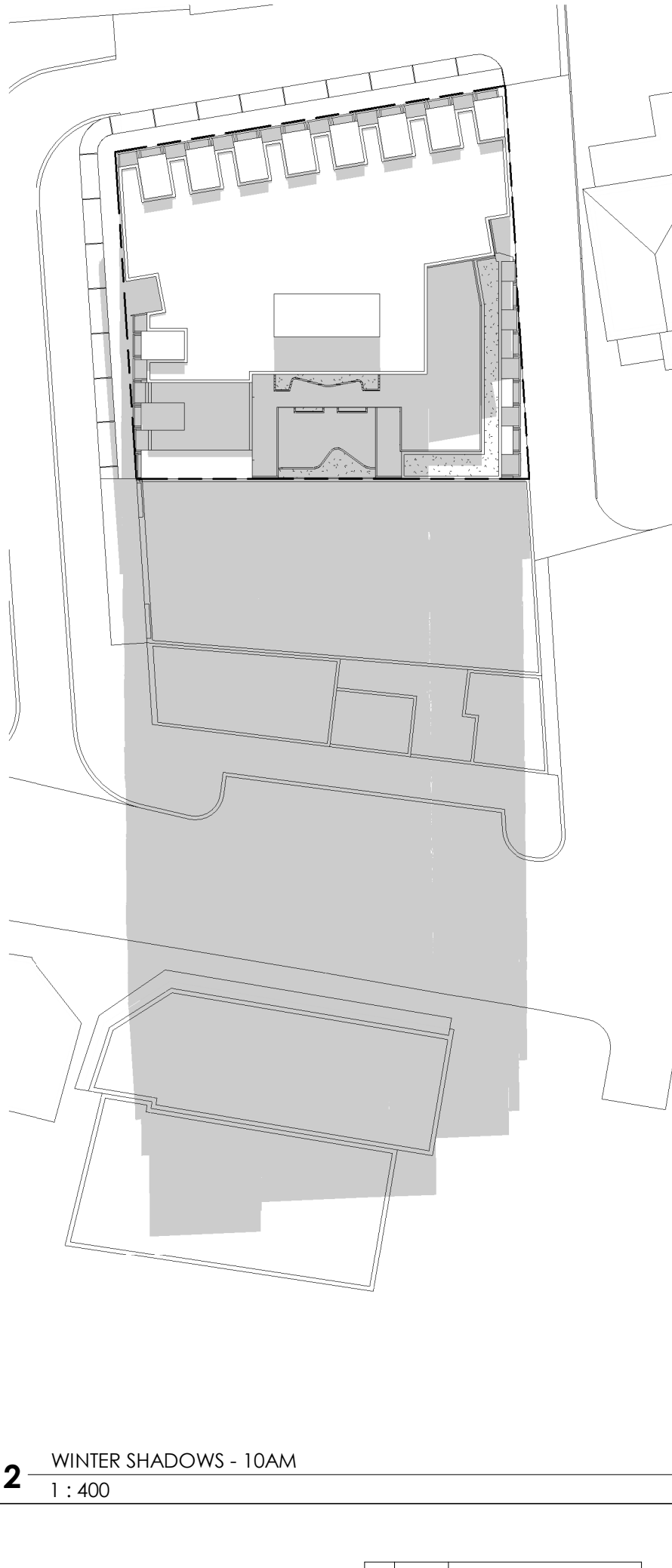
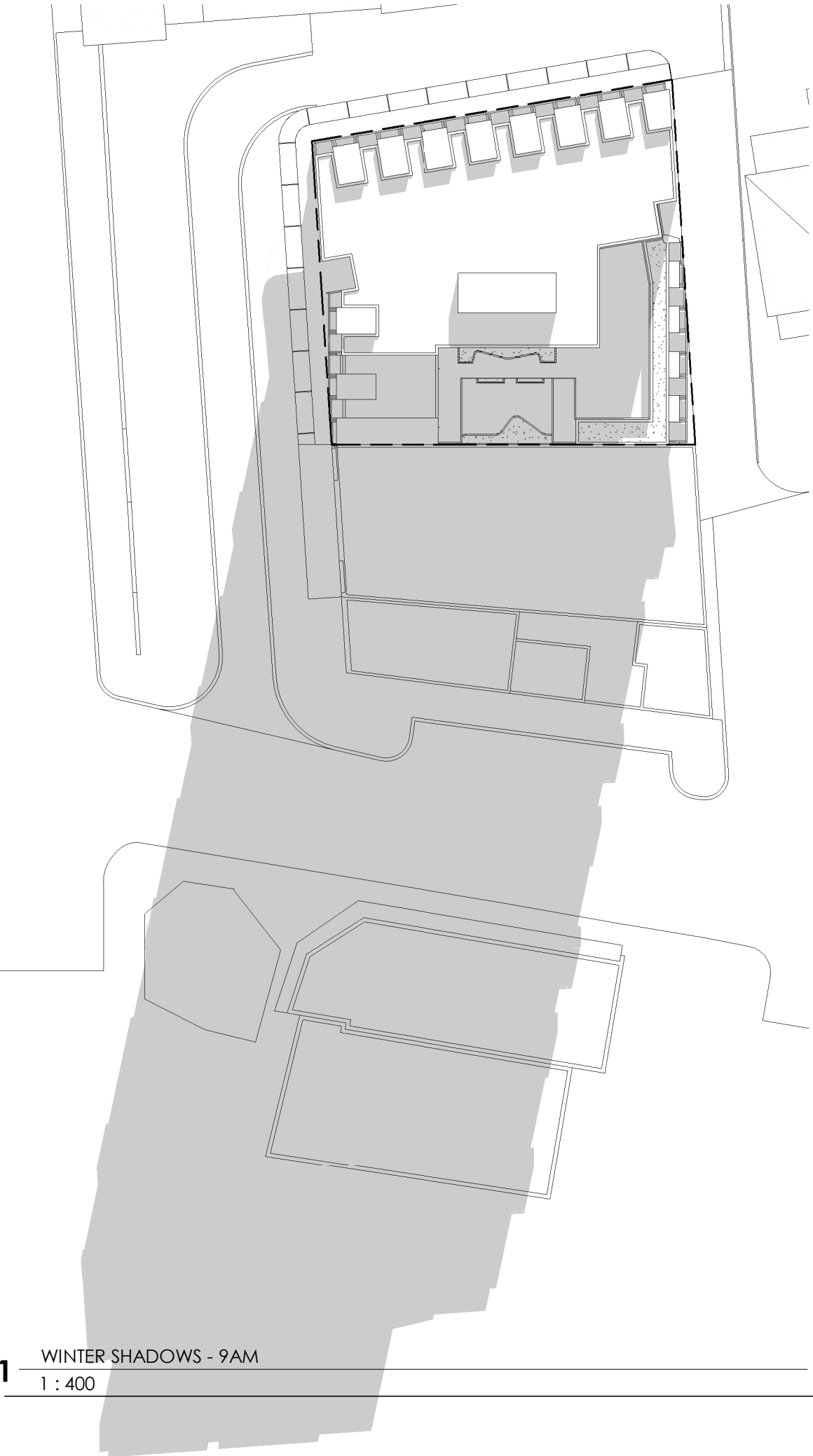




ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE	A3
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED	NN
TITLE	ILLAWARRA ROAD OVERPASS PERSPECTIVE 2	DWG No			320

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



**1** WINTER SHADOWS - 9AM  
1 : 400

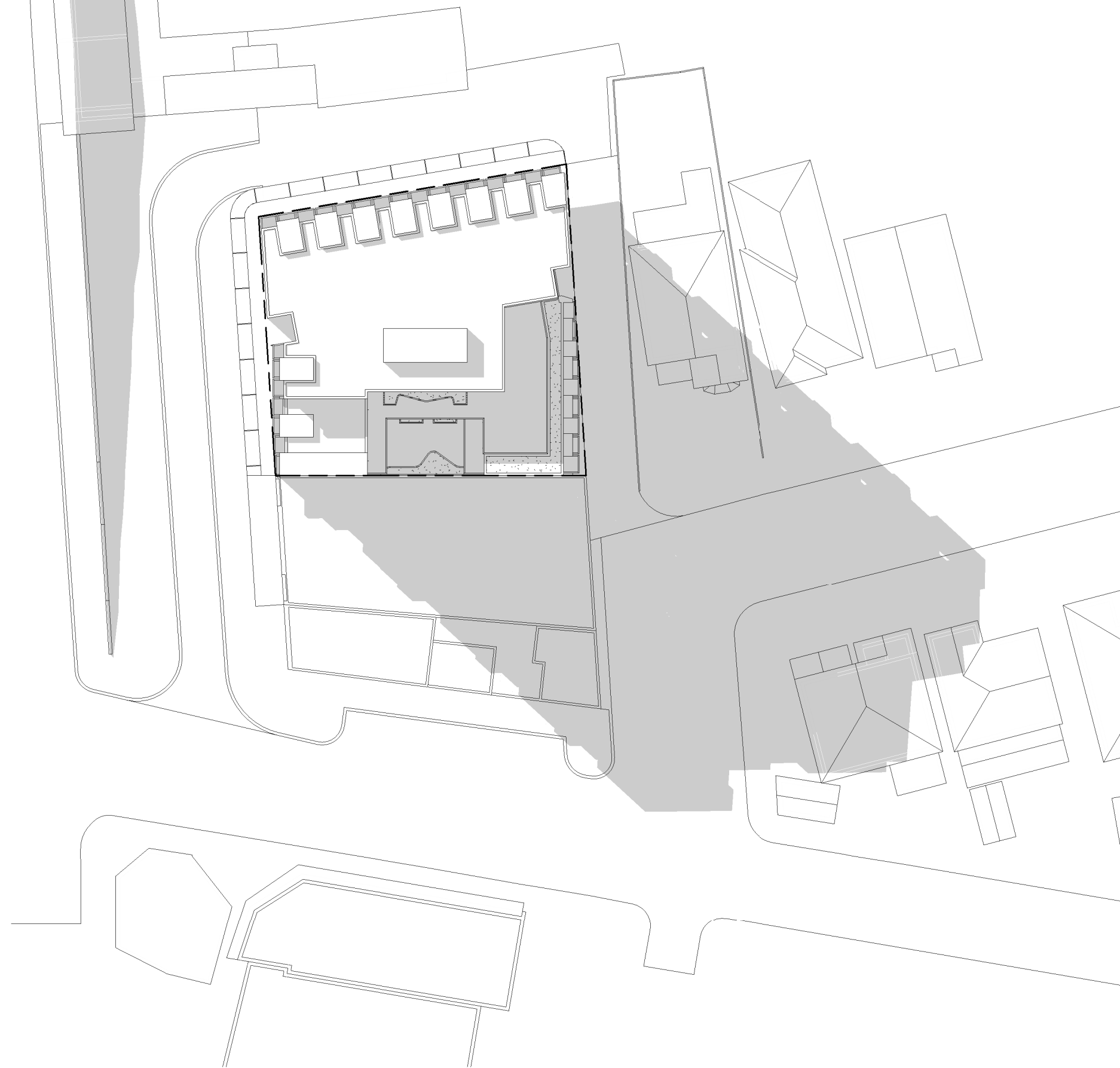
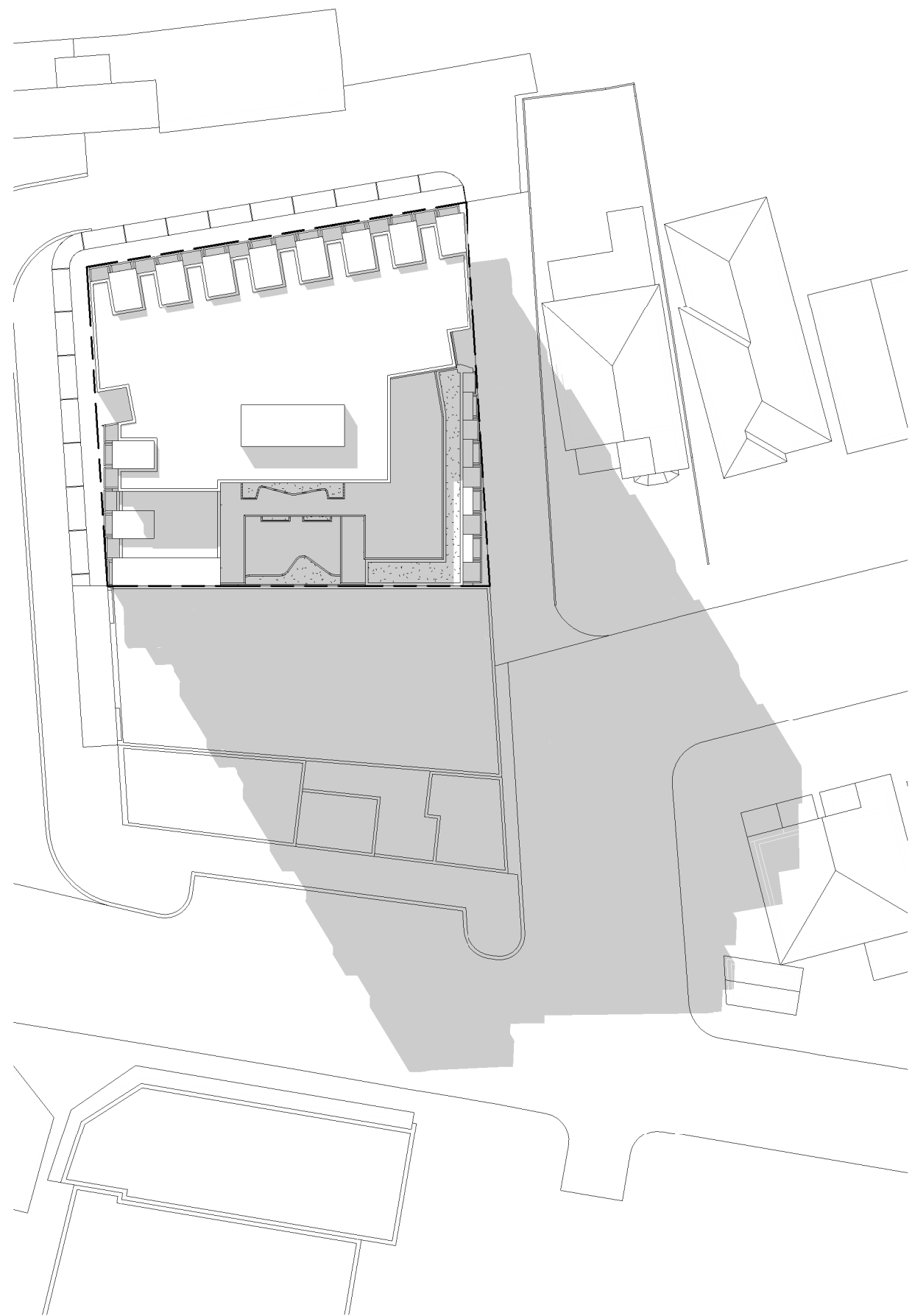
**2** WINTER SHADOWS - 10AM  
1 : 400

**3** WINTER SHADOWS - 11AM  
1 : 400

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1 : 400
TITLE	WINTER SHADOWS	DRAWN	CHECKED
		PV	NN
		DWG No	400

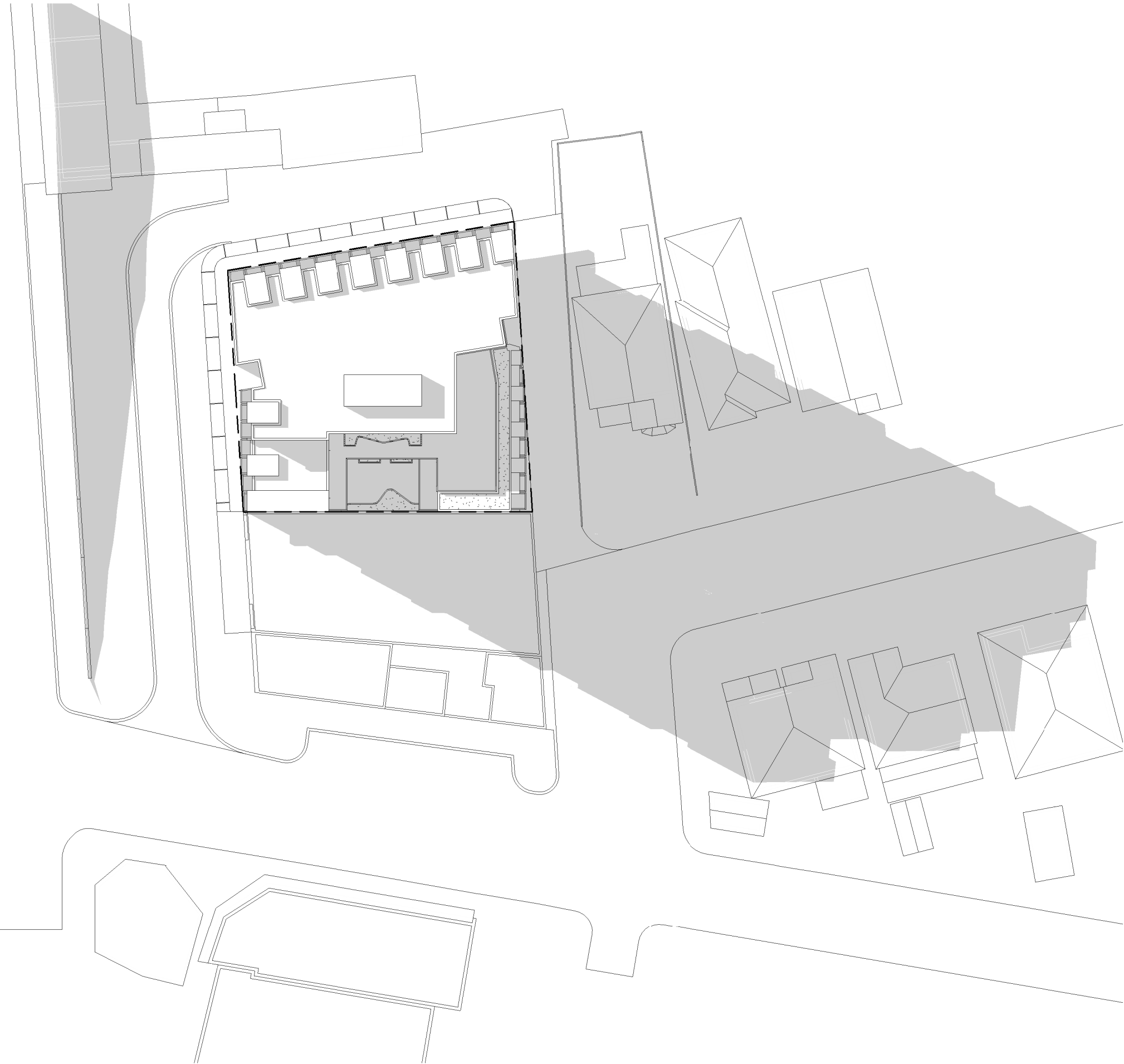
DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



**1** WINTER SHADOWS - 12PM  
1 : 400

**2** WINTER SHADOWS - 1PM  
1 : 400

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



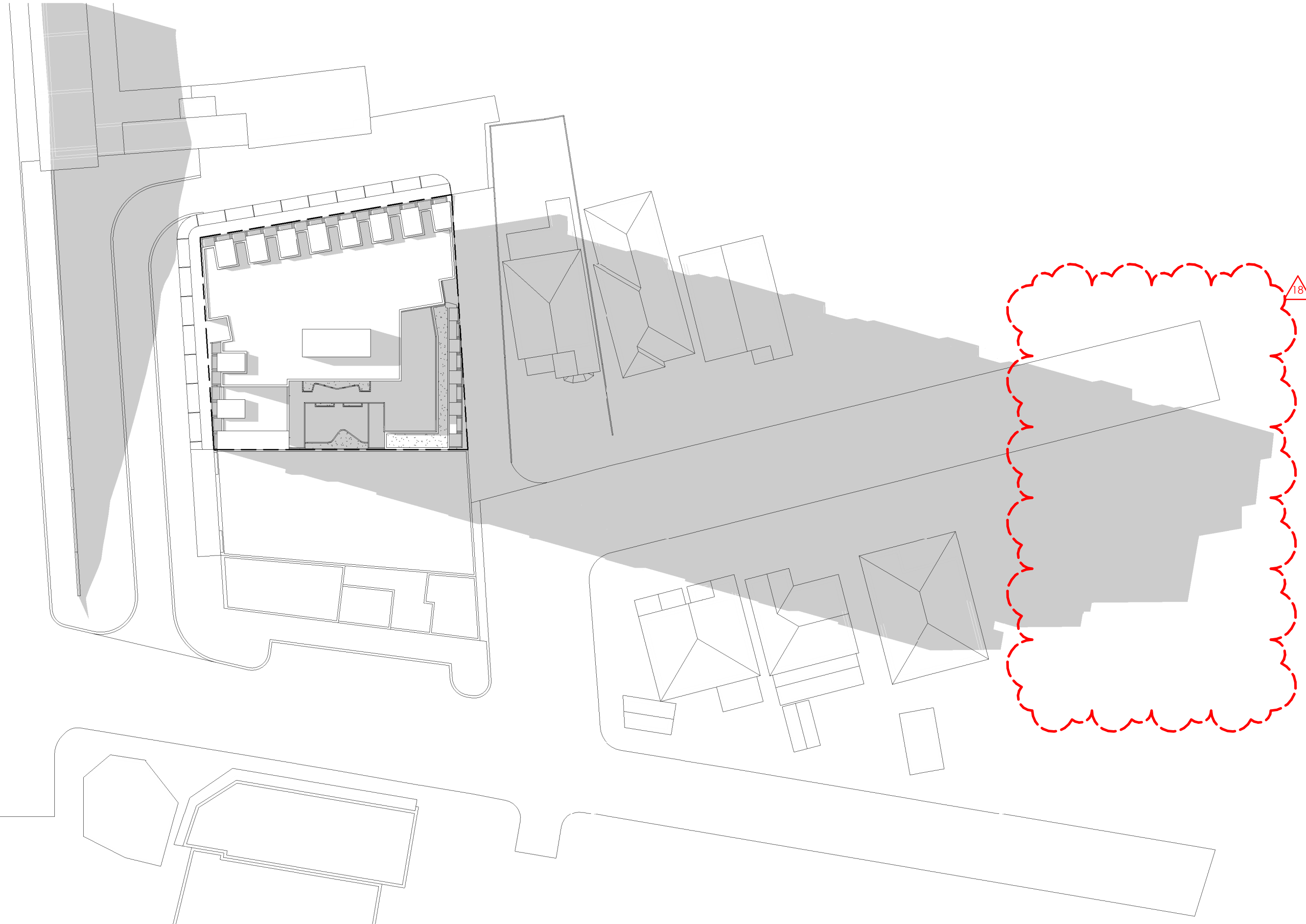
**1** WINTER SHADOWS - 2PM  
1 : 400

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1 : 400
TITLE	WINTER SHADOWS 3	DRAWN PV	CHECKED NN
		DWG No	402

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



**1** WINTER SHADOWS - 3PM  
1 : 400

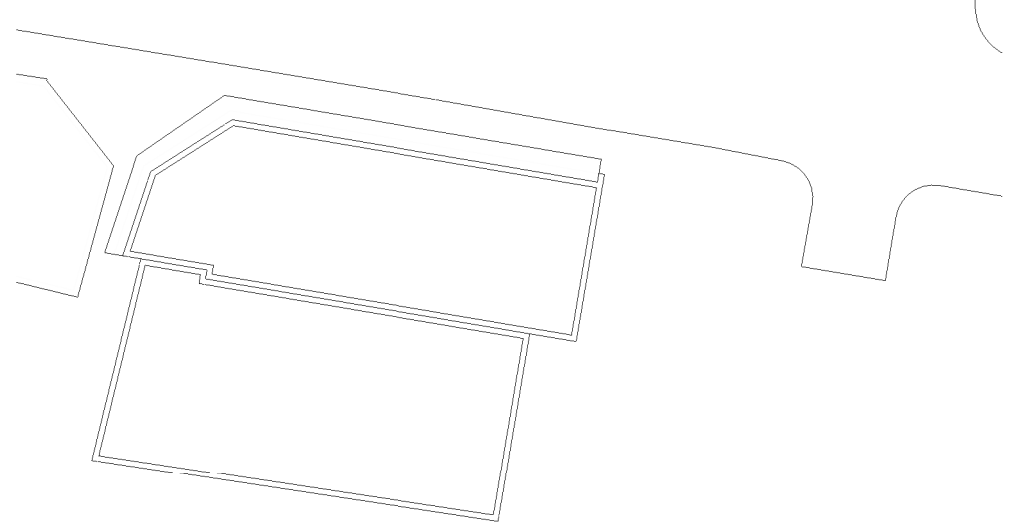
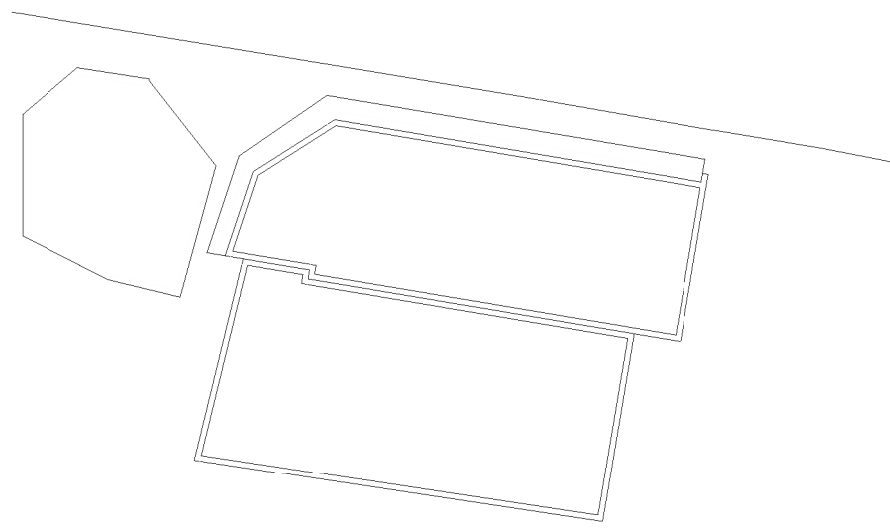
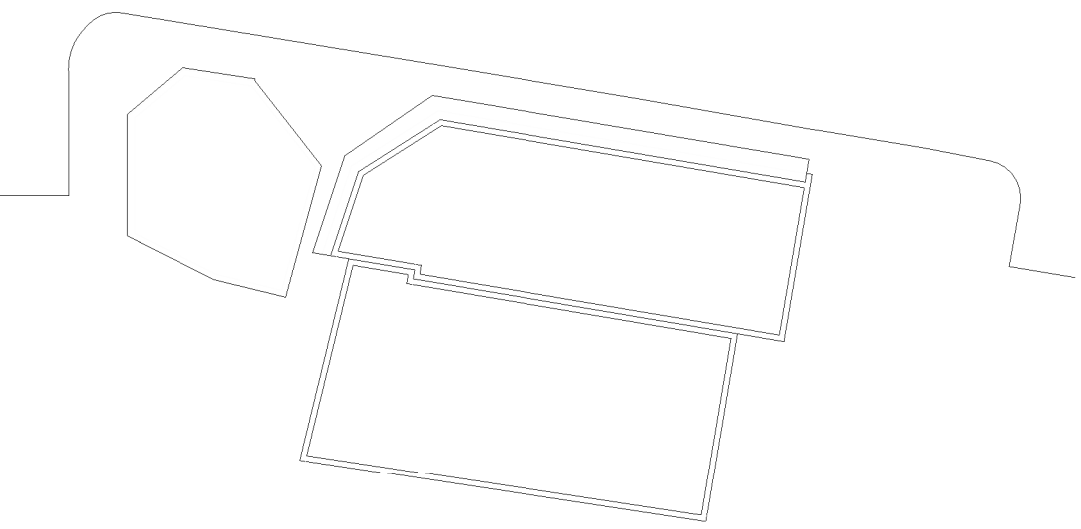
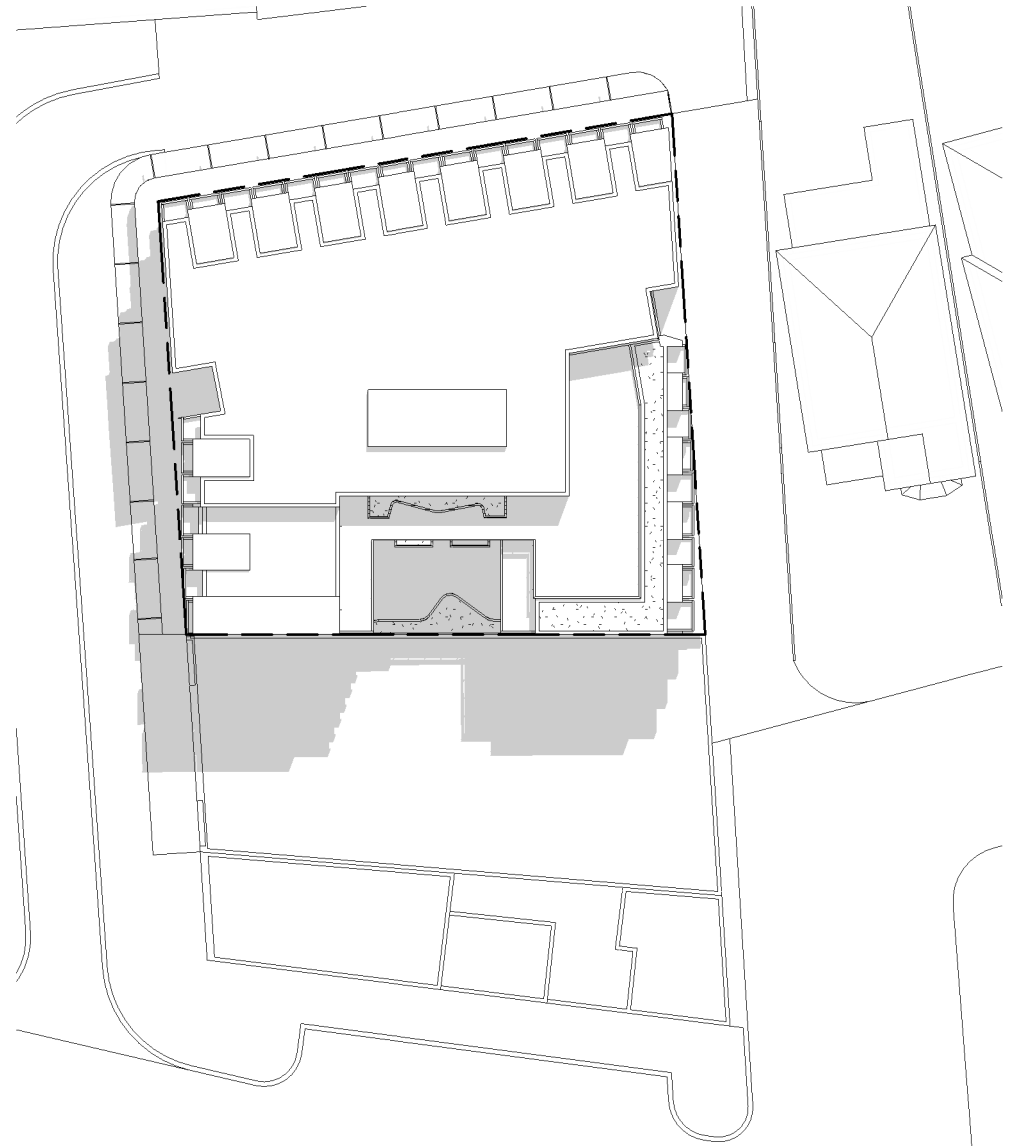
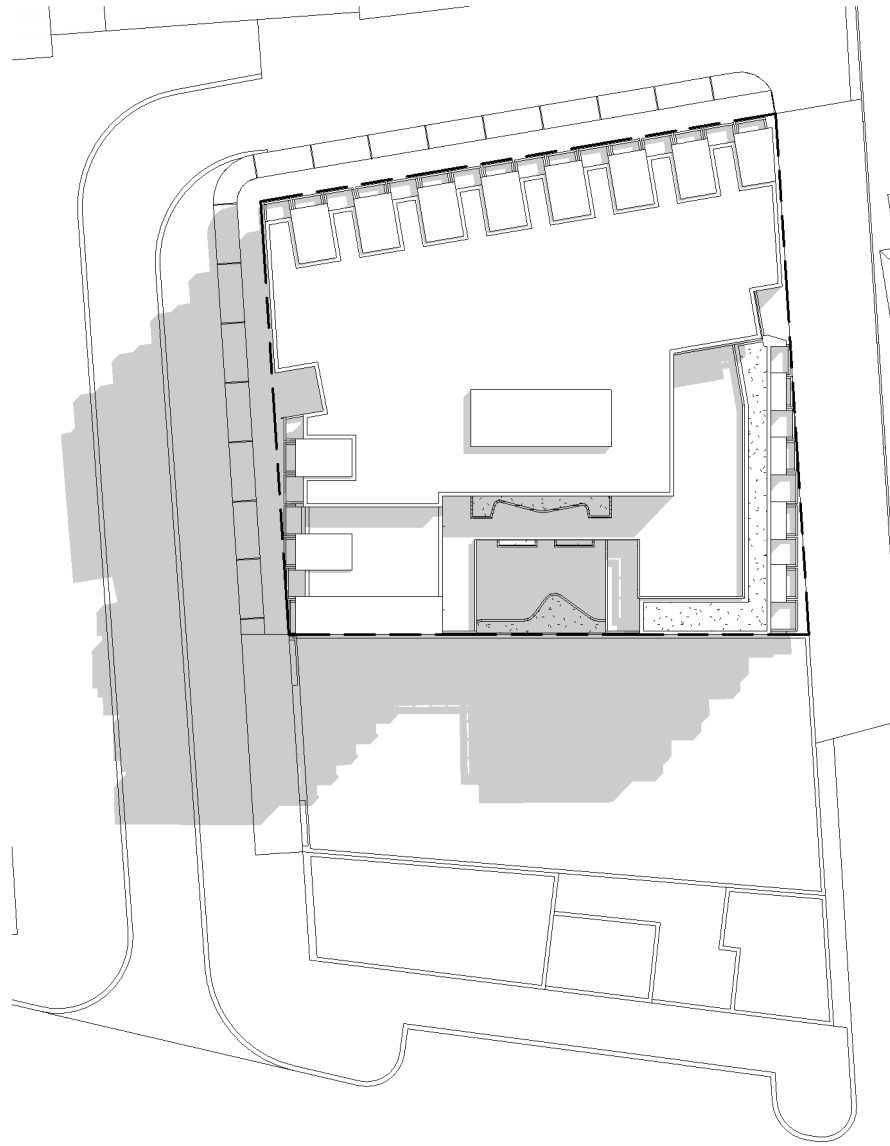
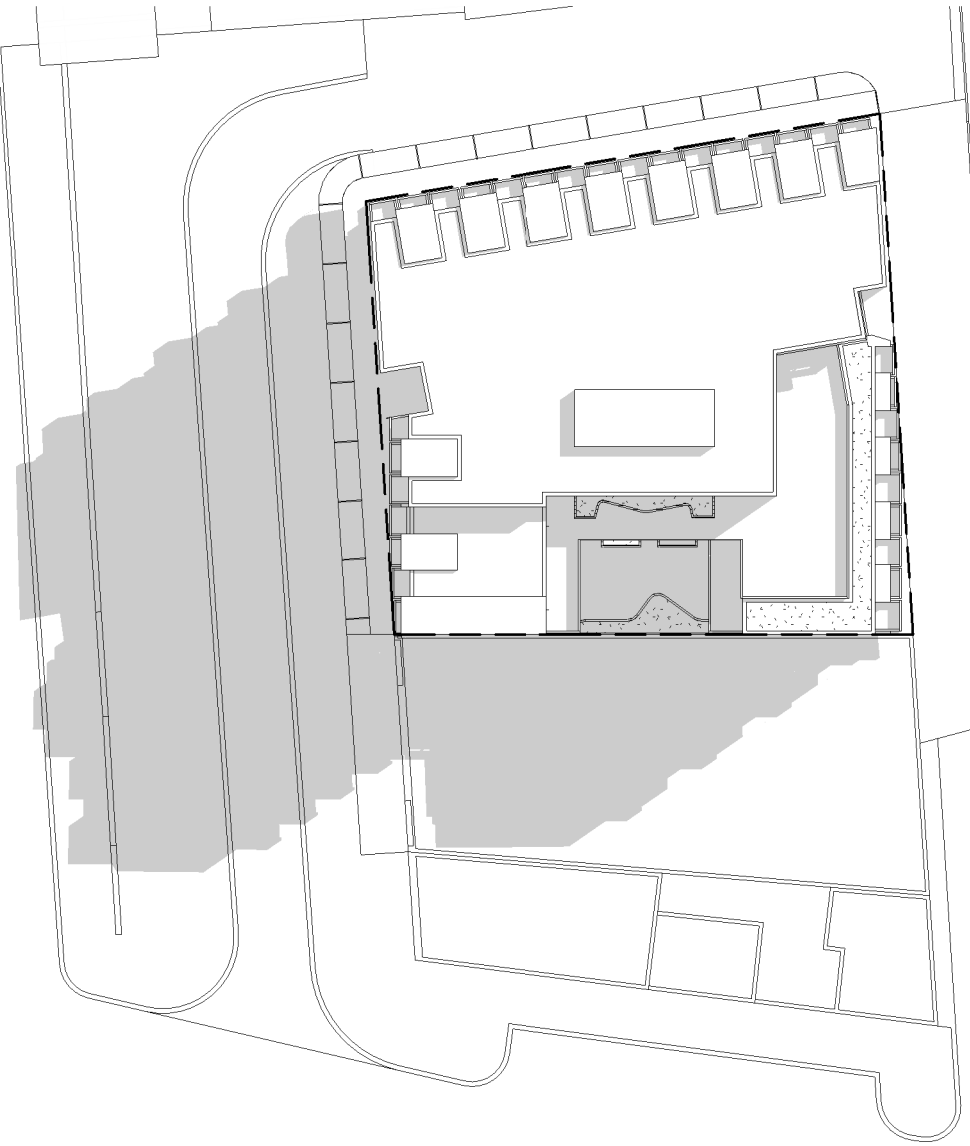
18 - MODEL EXTENTED TO SHOW FULL SHADOW CAST.

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISMISSAL OF PREVIOUS PERMITS



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1 : 400
TITLE	WINTER SHADOWS 4	DRAWN	CHECKED
		PV	NN
		DWG No	403

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



**1** SUMMER SHADOW - 9AM  
1 : 400

**2** SUMMER SHADOW - 10AM  
1 : 400

**3** SUMMER SHADOW - 11AM  
1 : 400

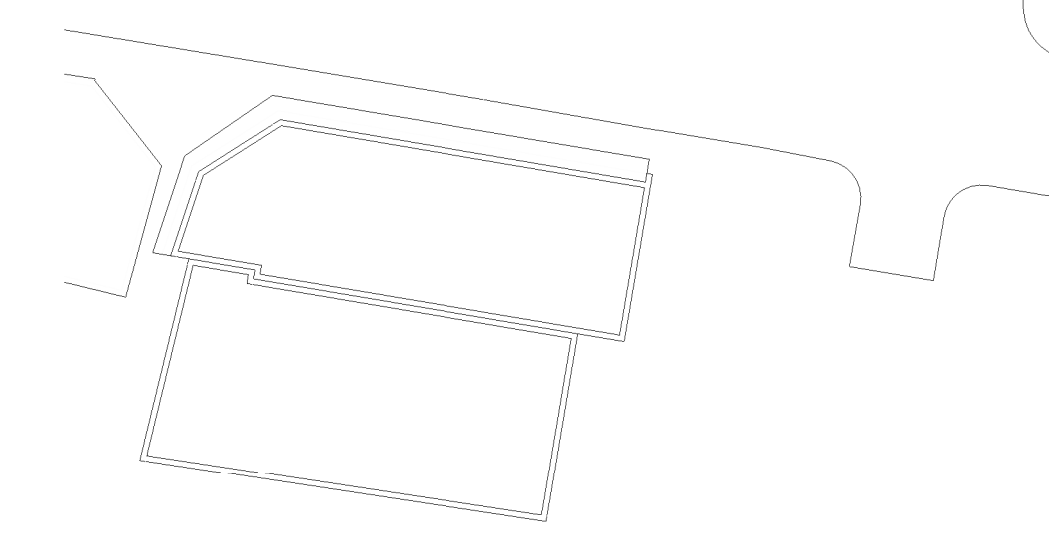
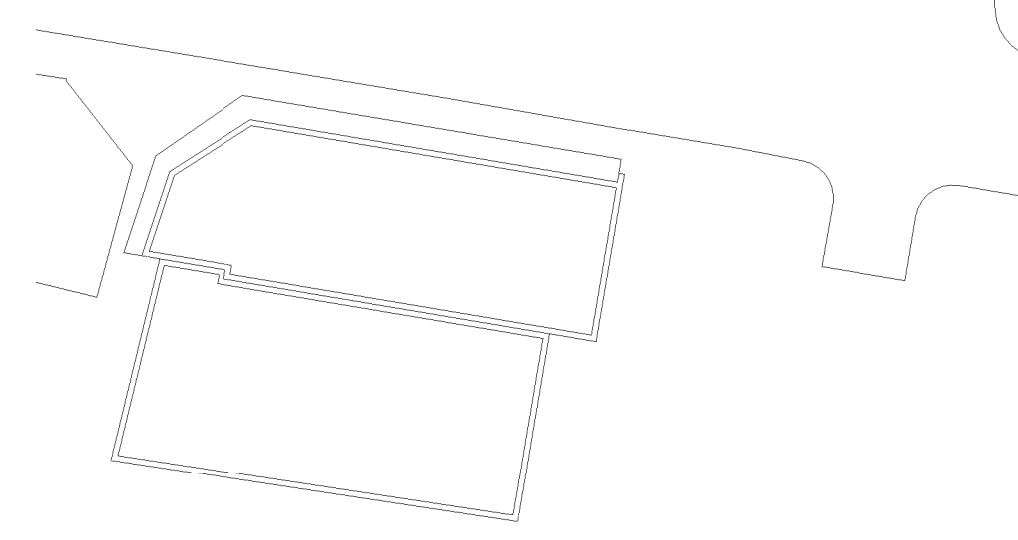
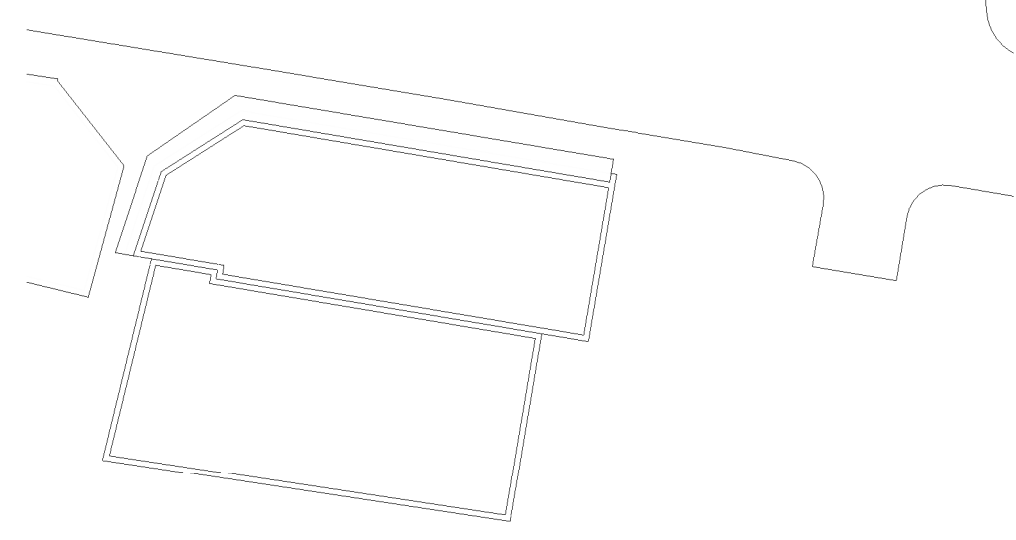
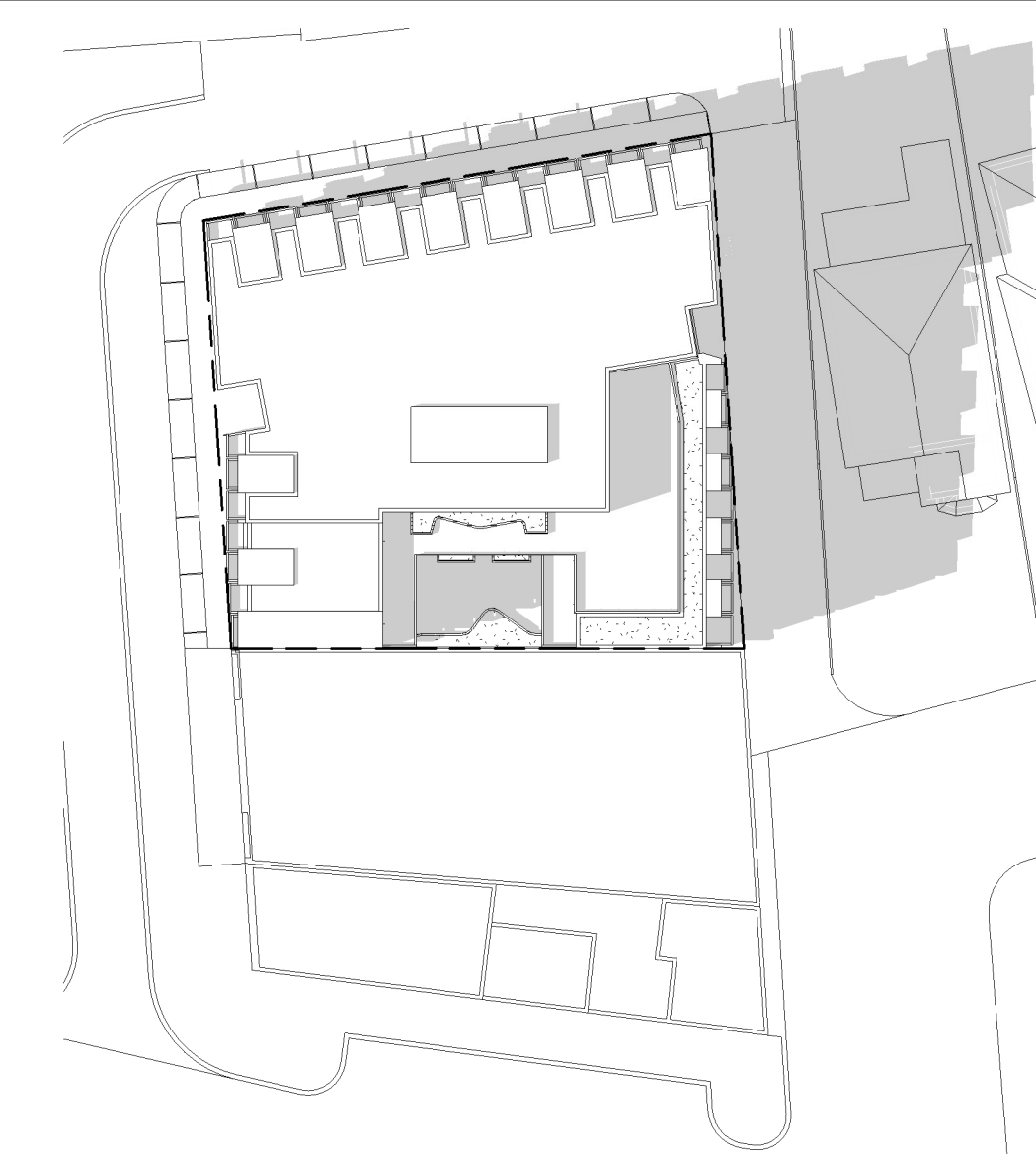
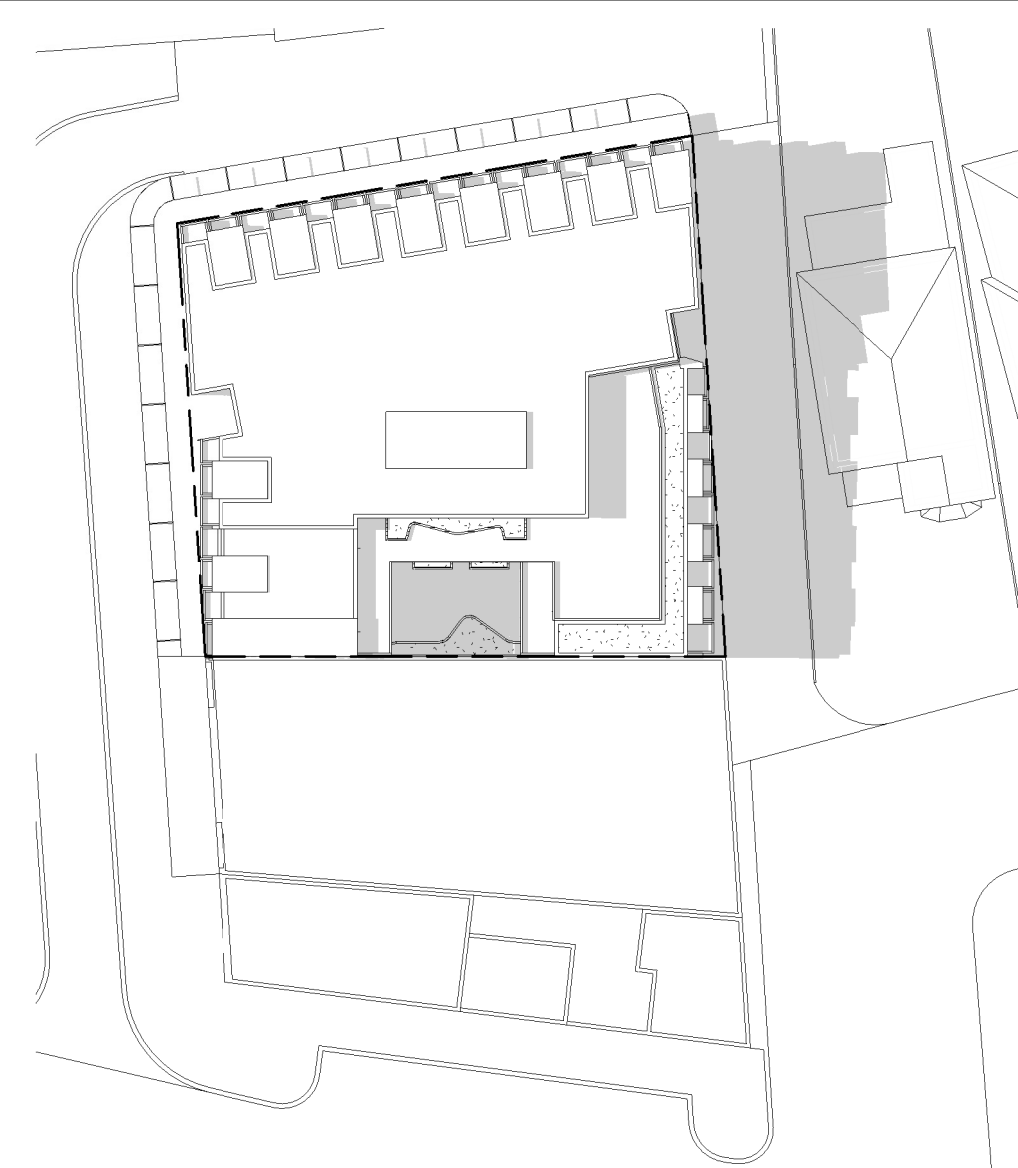
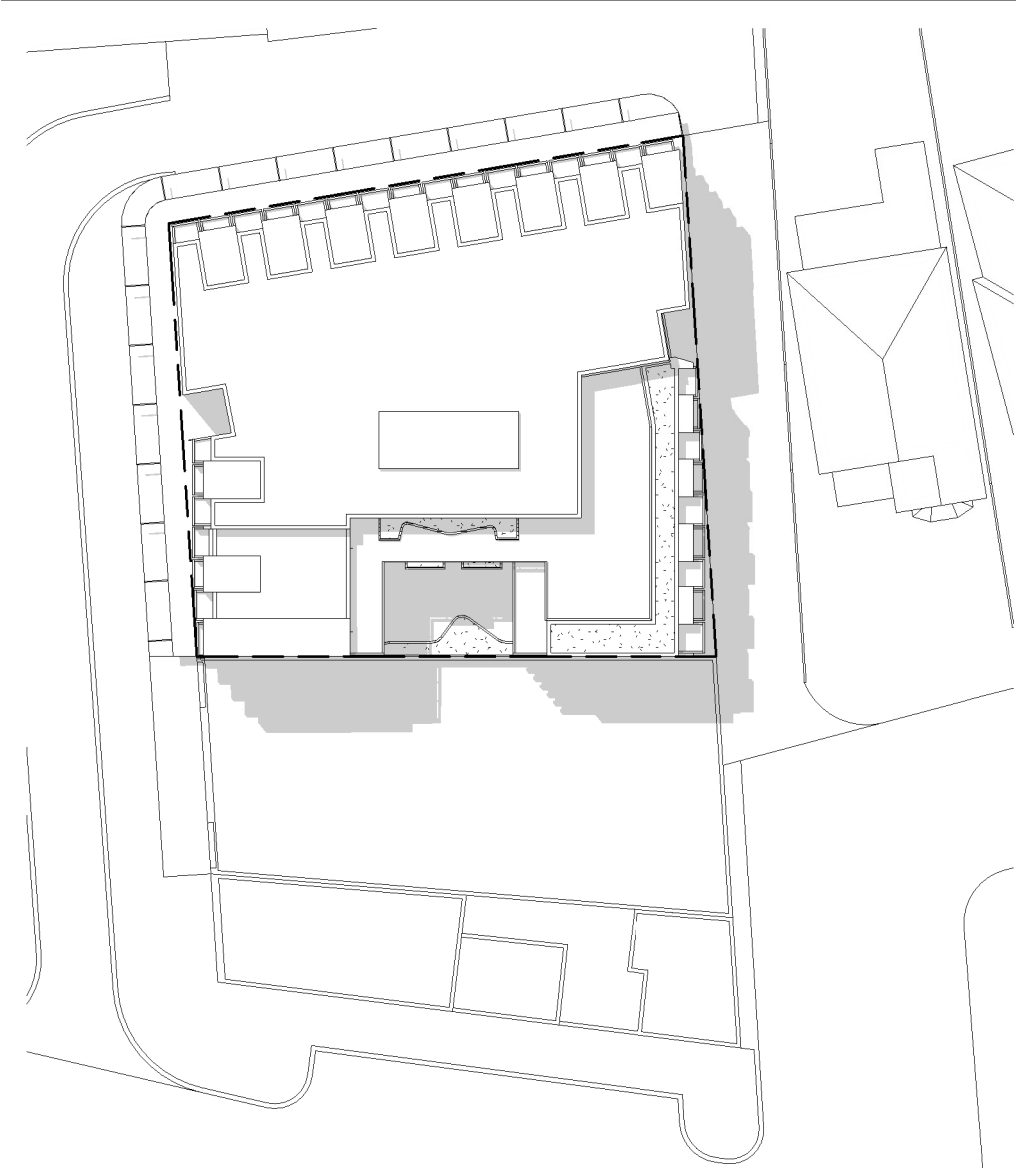
SUMMER SHADOWS

ISSUE	DATE	DESCRIPTION



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1 : 400
TITLE	SUMMER SHADOWS	DRAWN	CHECKED
		PV	NN
		DWG No	404

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.

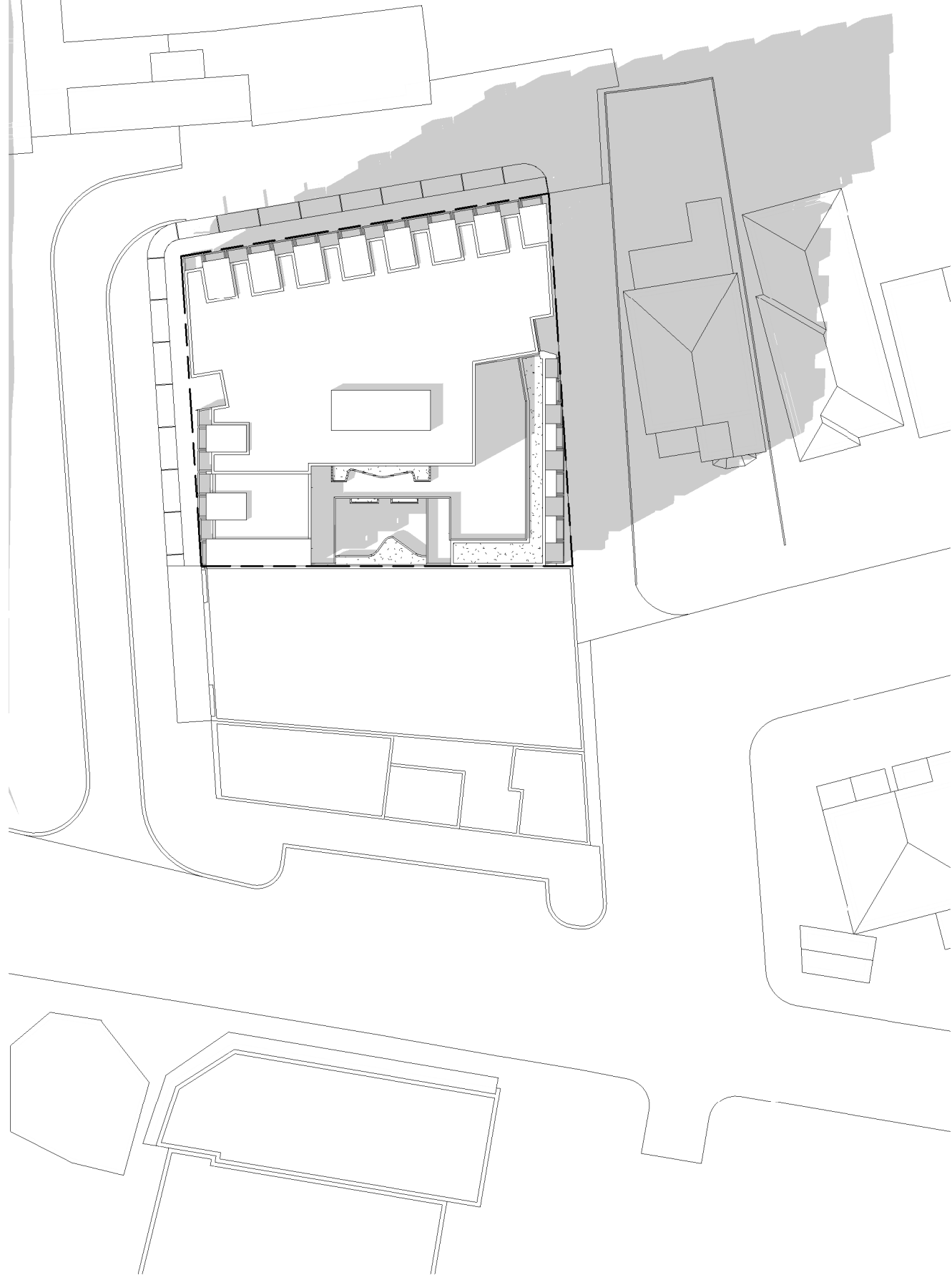


**1** SUMMER SHADOW - 12PM  
1 : 400

**2** SUMMER SHADOW - 1PM  
1 : 400

**3** SUMMER SHADOW - 2PM  
1 : 400

ISSUE	DATE	DESCRIPTION



**1** SUMMER SHADOW - 3PM  
1 : 400

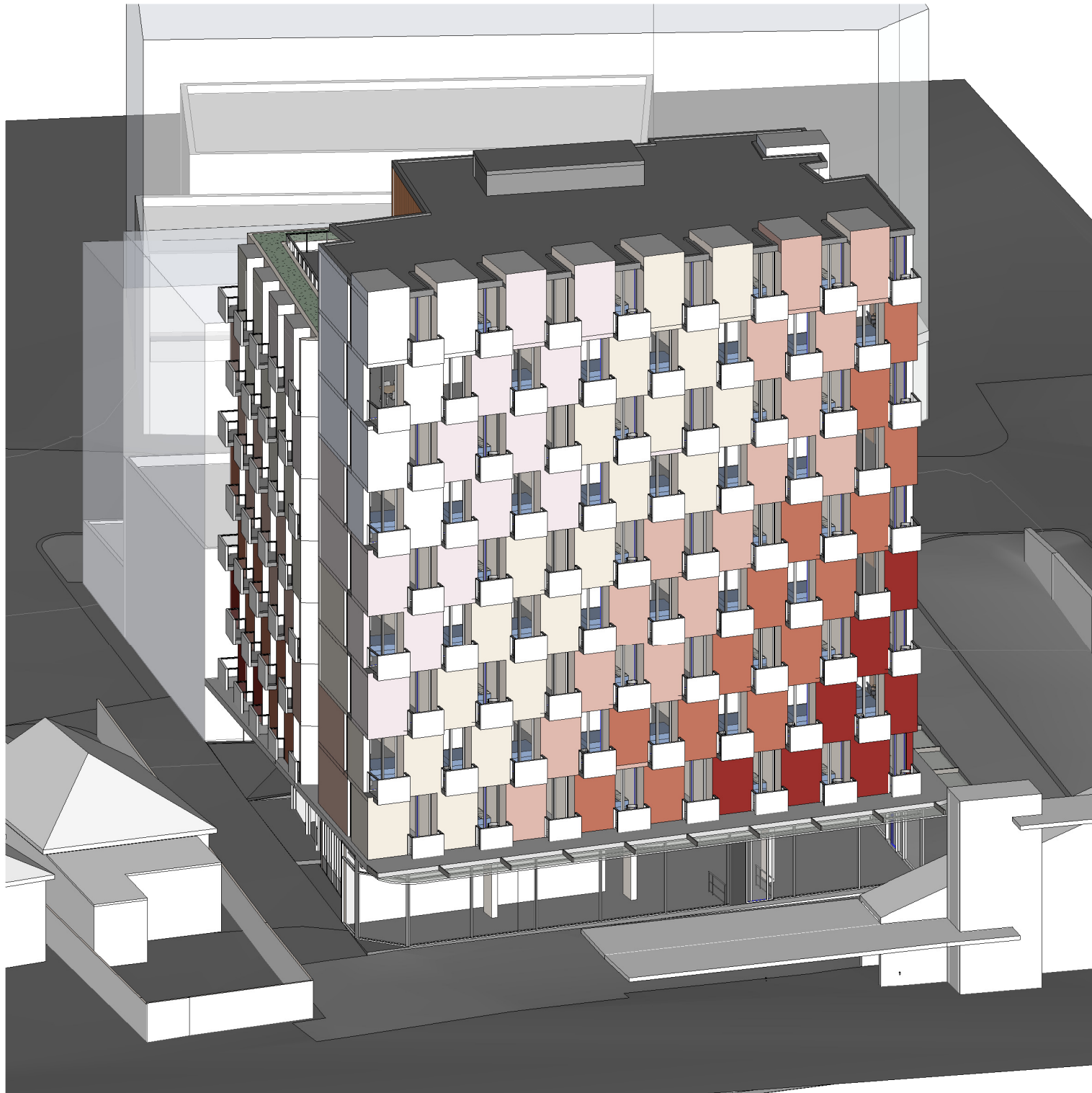
ISSUE	DATE	DESCRIPTION



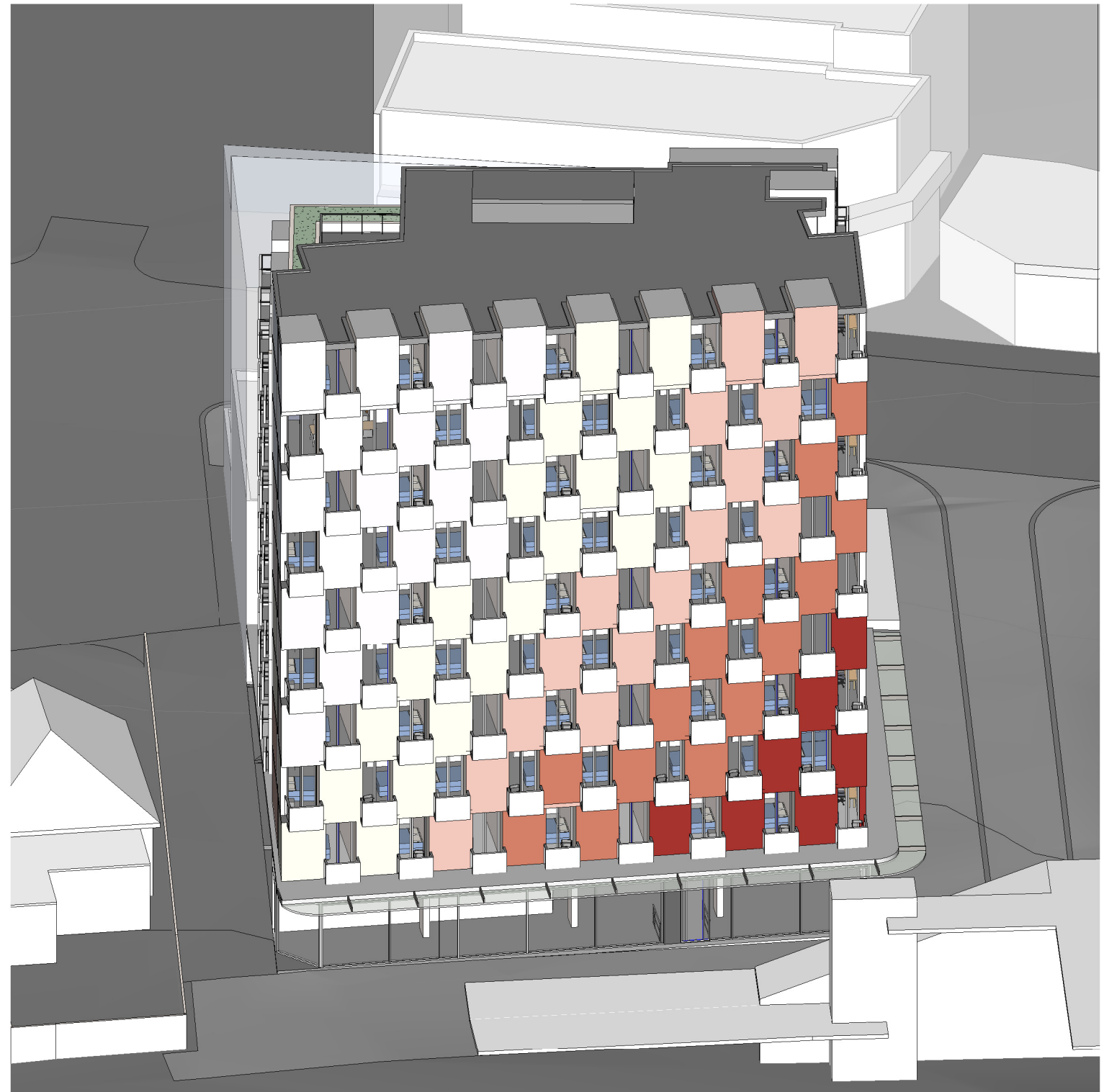
CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1 : 400
TITLE	SUMMER SHADOWS 3	DRAWN	CHECKED
		PV	NN
		DWG No	406

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



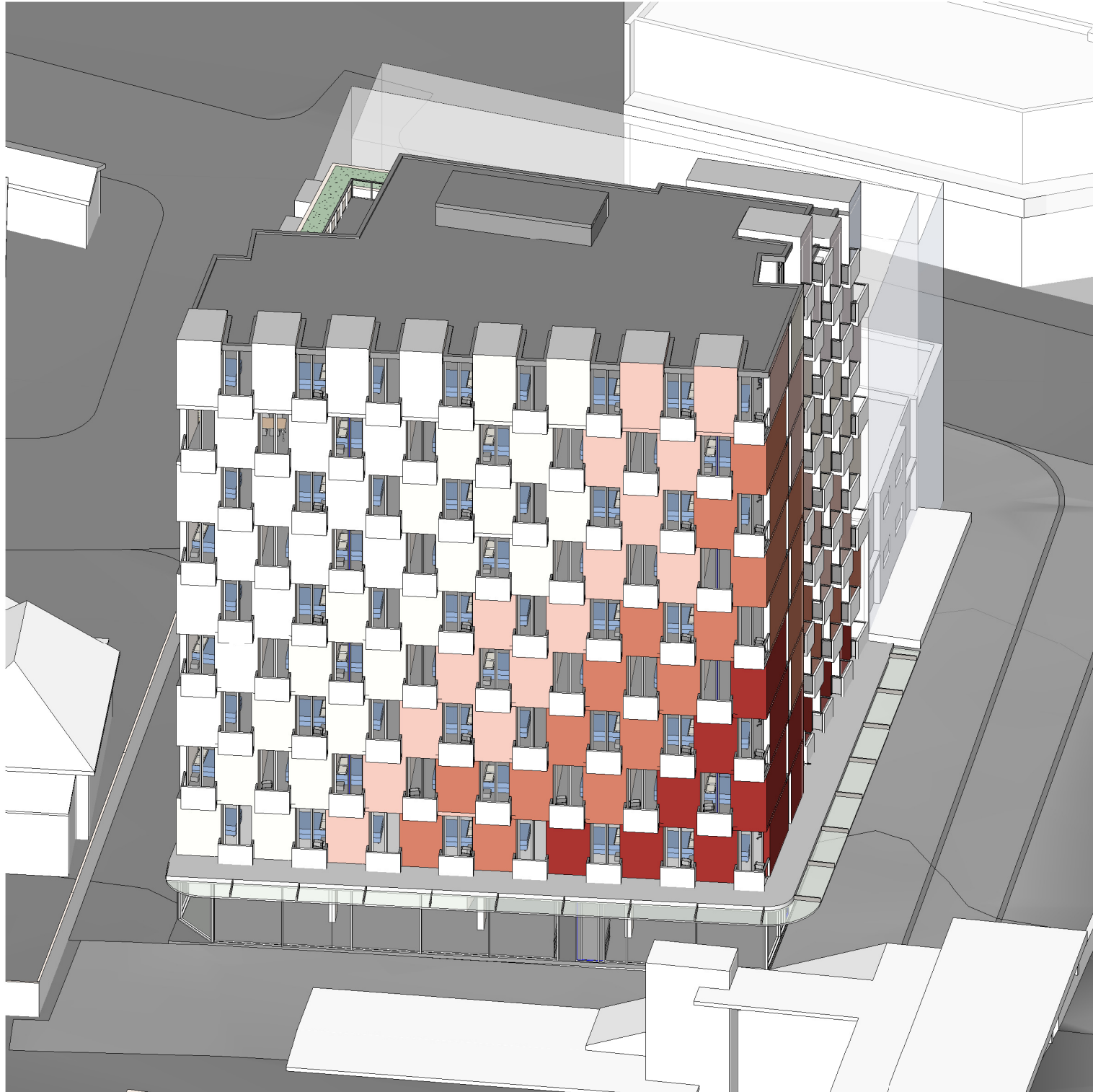


1 JUNE21 - 9AM

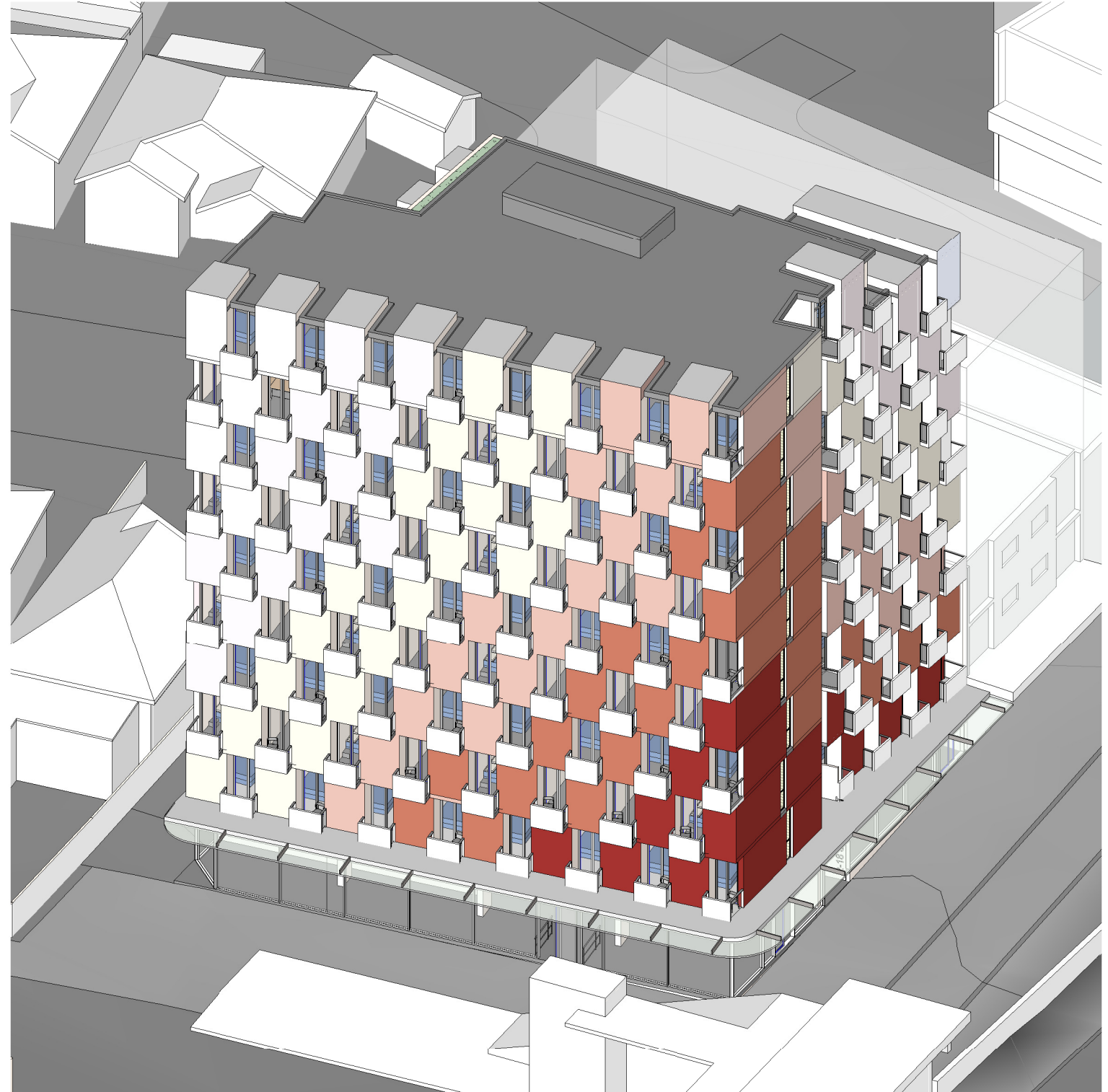


2 JUNE21 - 10AM

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



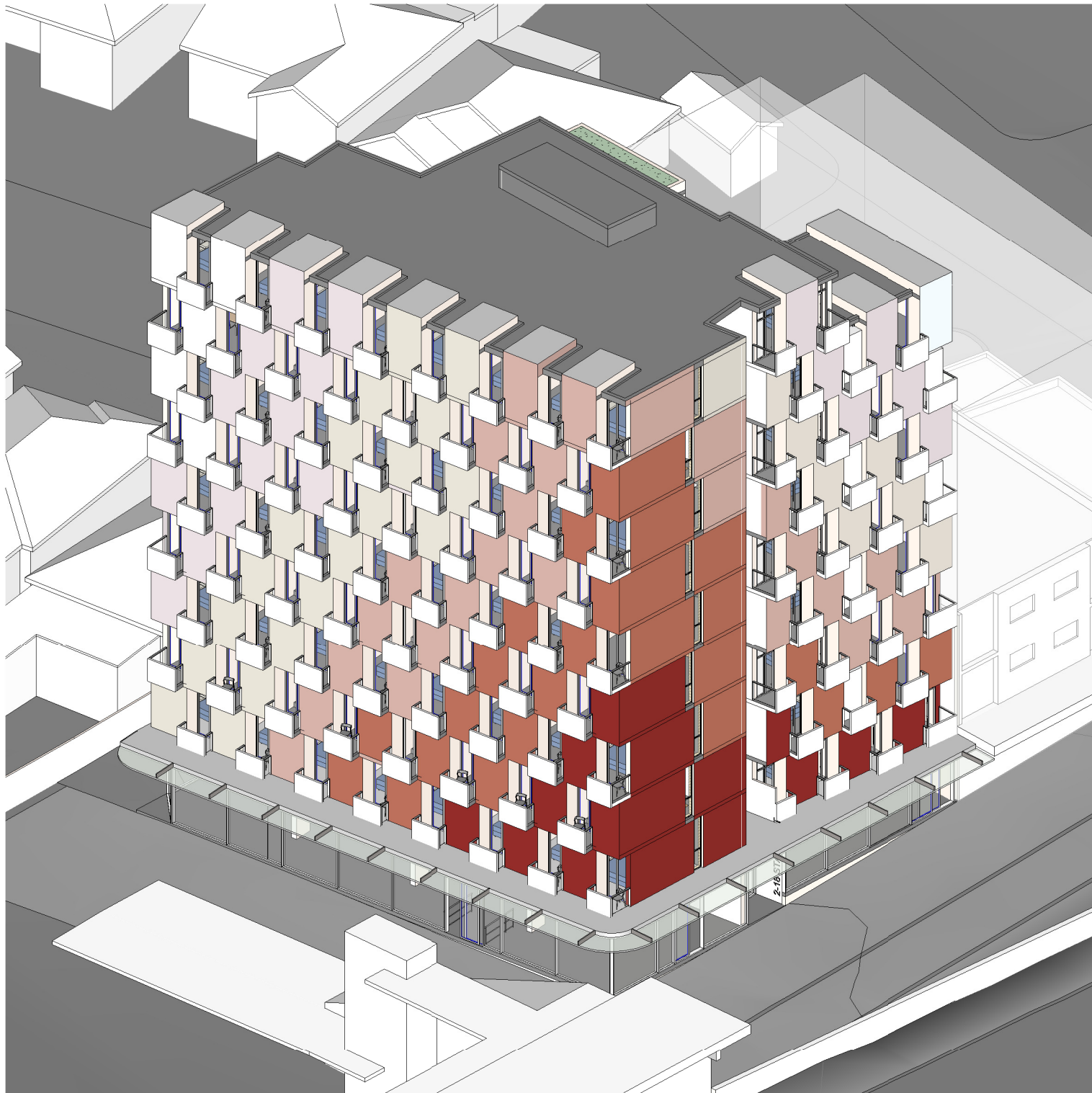
1 JUNE21 - 11AM



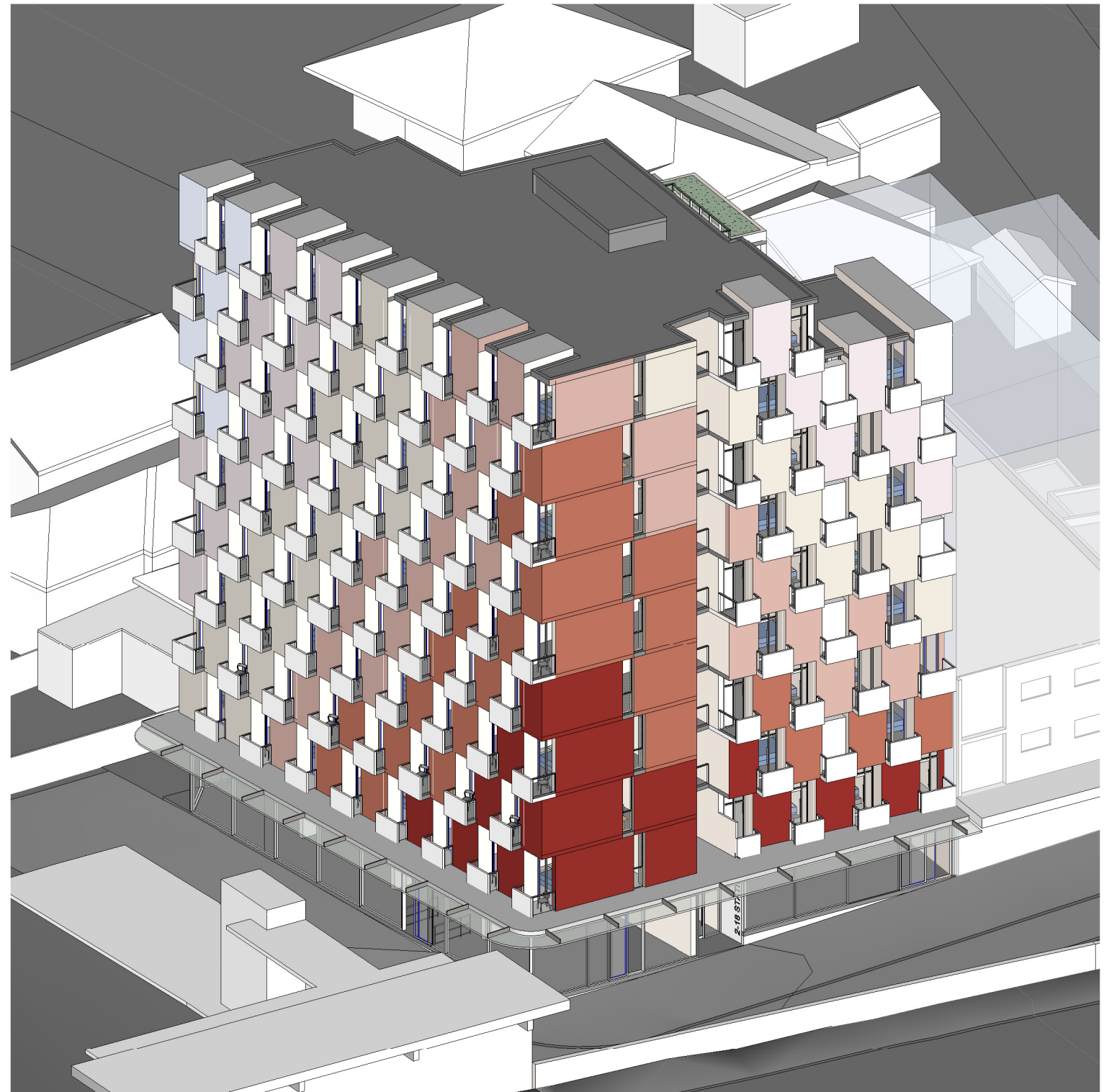
2 JUNE21 - 12PM

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	07/01/2021	SCALE	A3
PROJECT	2-18 Station Street MARRICKVILLE	DRAWN	PV	CHECKED	NN
TITLE	SUNS EYE DIAGRAMS 2	DWG No			408

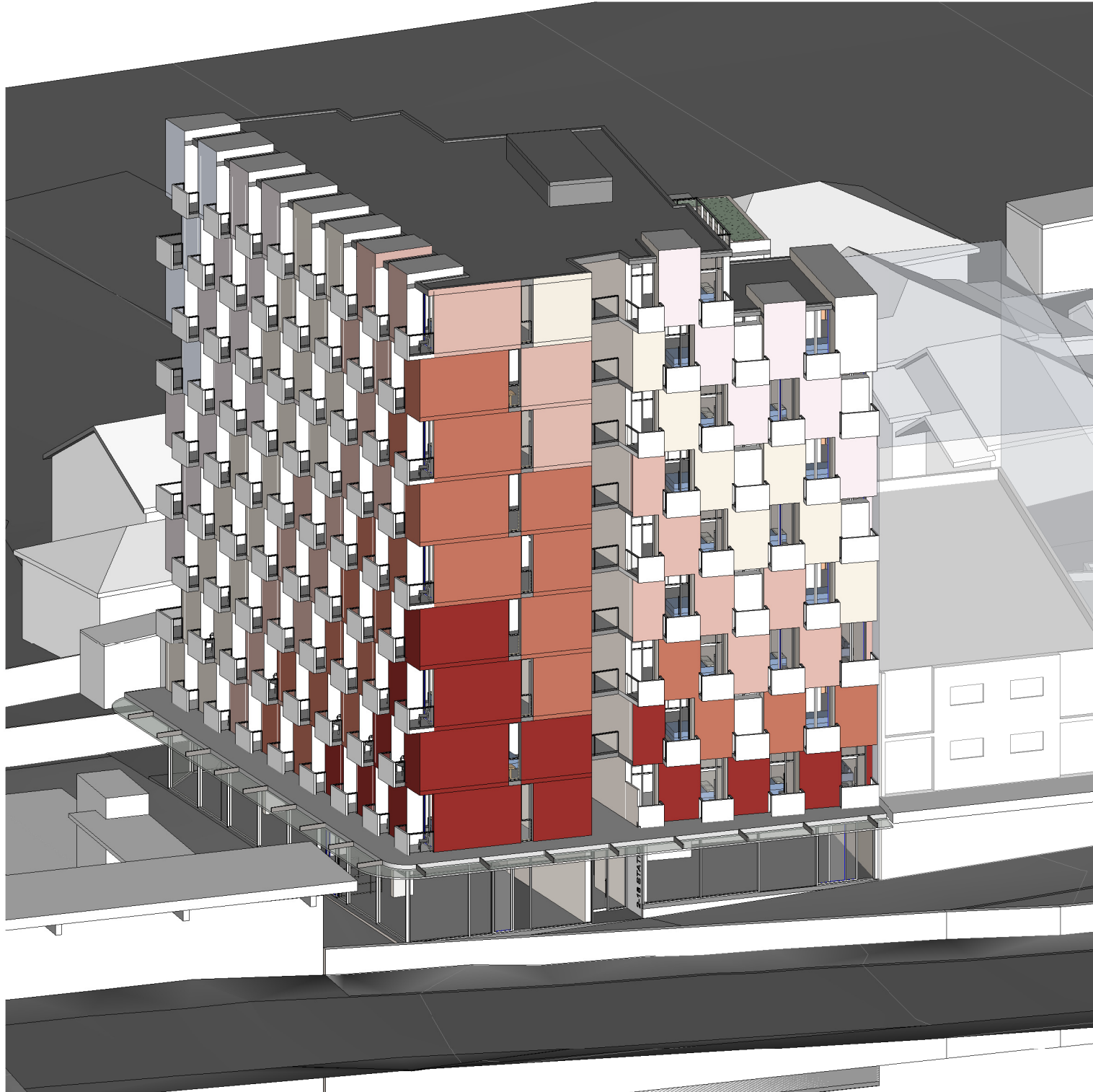


1 JUNE21 - 1PM



2 JUNE21 - 2PM

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

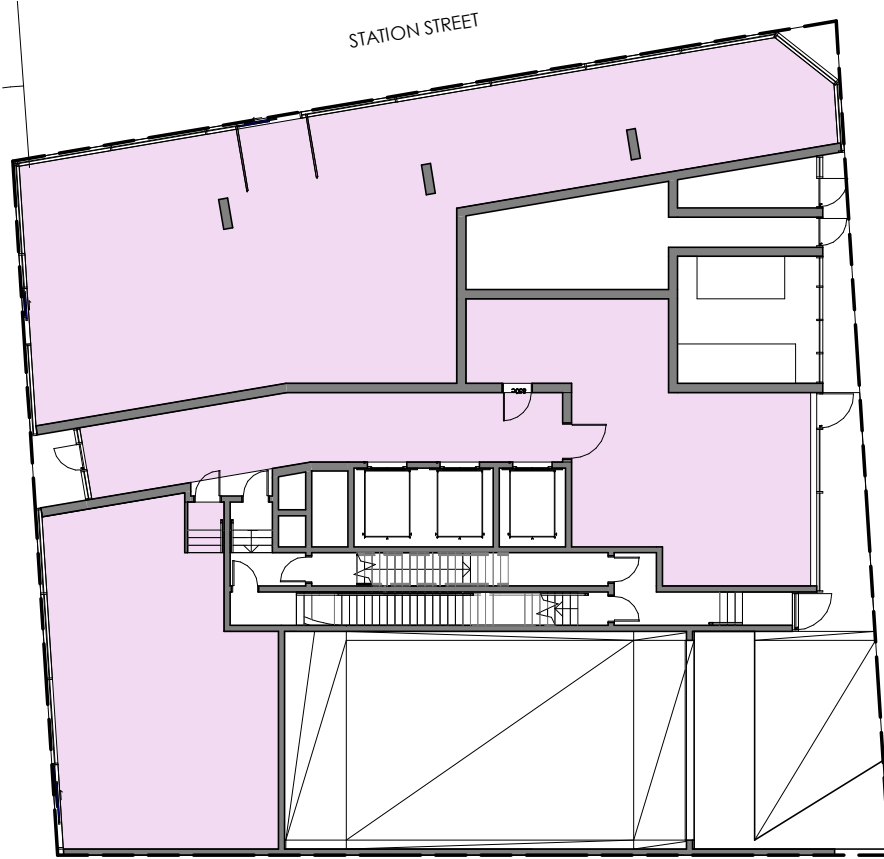


1 JUNE21 - 3PM

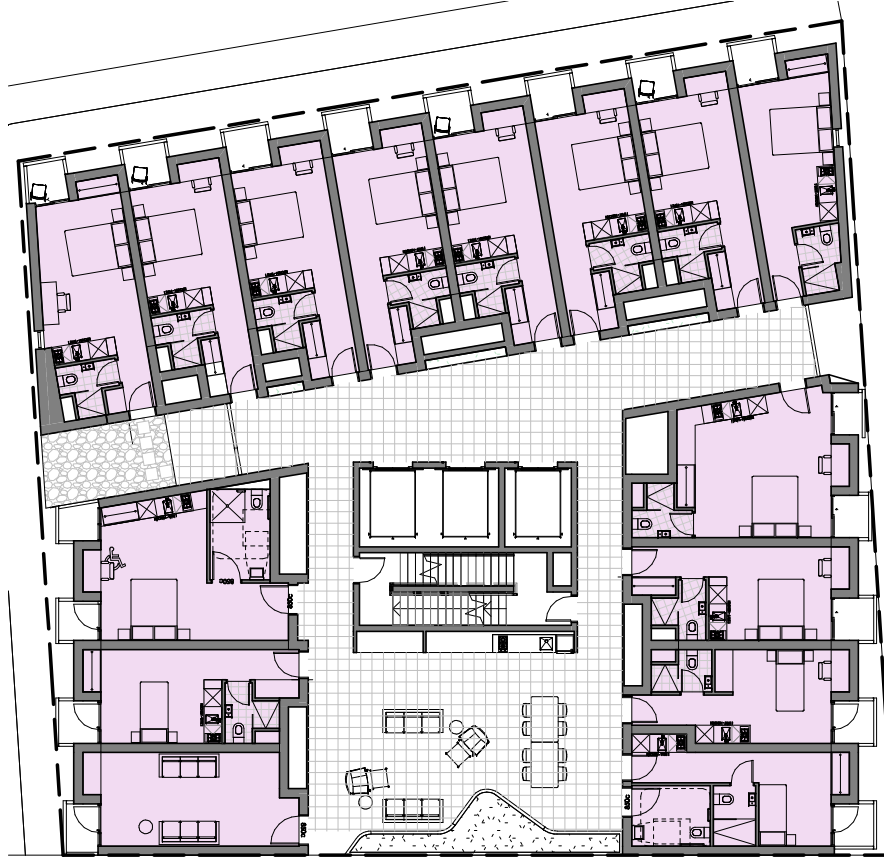
ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3
TITLE	SUNS EYE DIAGRAMS 4	DRAWN	CHECKED
		PV	NN
		DWG No	410

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



1 GROUND  
1 : 250



2 LEVEL 1  
1 : 250



3 LEVEL 2  
1 : 250



4 LEVEL 3  
1 : 250



5 LEVEL 4  
1 : 250



6 LEVEL 5  
1 : 250

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1 : 250
TITLE	GROSS FLOOR AREA PLANS	DRAWN	CHECKED
		PV	NN
		DWG No	507

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



1 LEVEL 6  
1 : 250



2 LEVEL 7  
1 : 250



3 LEVEL 8  
1 : 250



4 LEVEL 9  
1 : 250

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

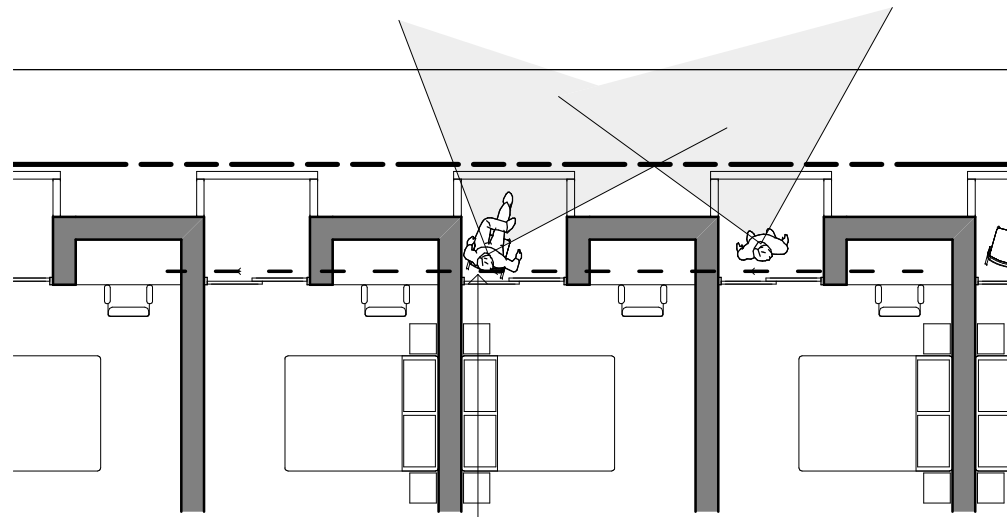
- 1. SEMI-FRAMELESS BALUSTRADE 
- 2. PRE FINISHED PANEL COLOUR 
- 3. PRE FINISHED PANEL COLOUR 
- 4. PRE FINISHED PANEL COLOUR 
- 5. PRE FINISHED PANEL COLOUR 
- 6. PRE FINISHED PANEL COLOUR 
- 7. PRE FINISHED PANEL COLOUR 
- 8. PRE FINISHED PANEL COLOUR 
- 9. ALUMINIUM WINDOW AND DOOR FRAMES 
- 10. DEBOSSSED LETTERING IN CONCRETE WALL 



ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION

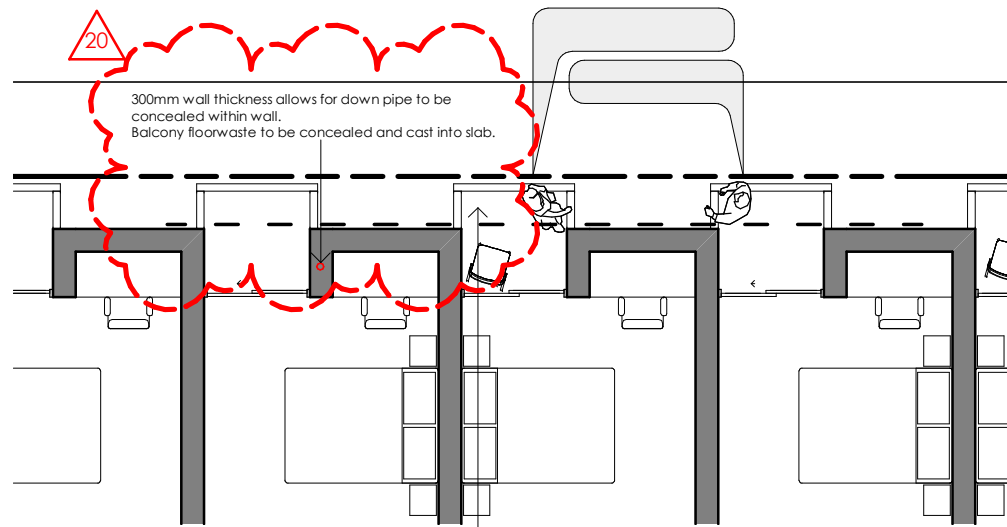
CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	
TITLE	MATERIALS AND FINISHES	DRAWN	CHECKED
		PV	NN
		DWG No	600

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



PARTIALLY WALLED-IN BALCONY  
ALLOWS FOR SOLITARY SPACE

**1** DETAIL - BALCONY PRIVACY  
1 : 100

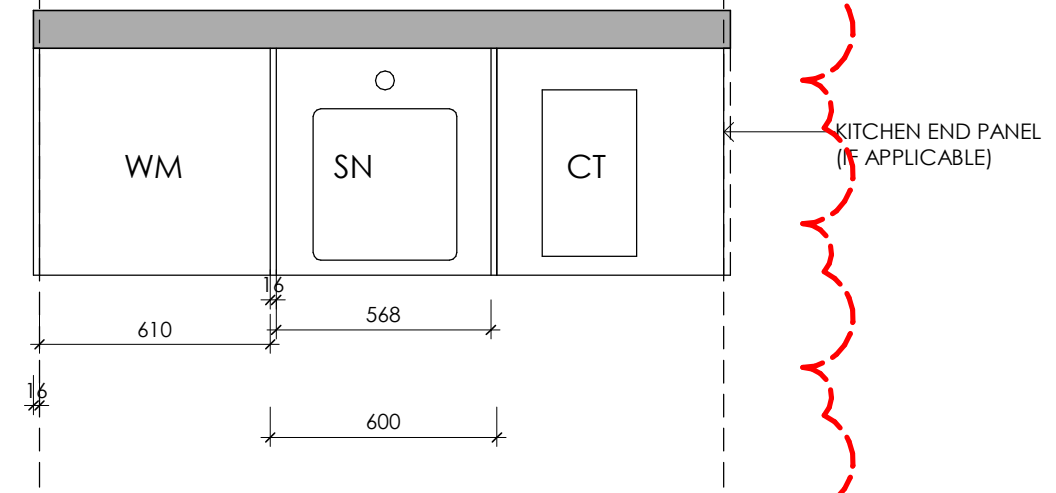


20  
300mm wall thickness allows for down pipe to be  
concealed within wall.  
Balcony floorwaste to be concealed and cast into slab.

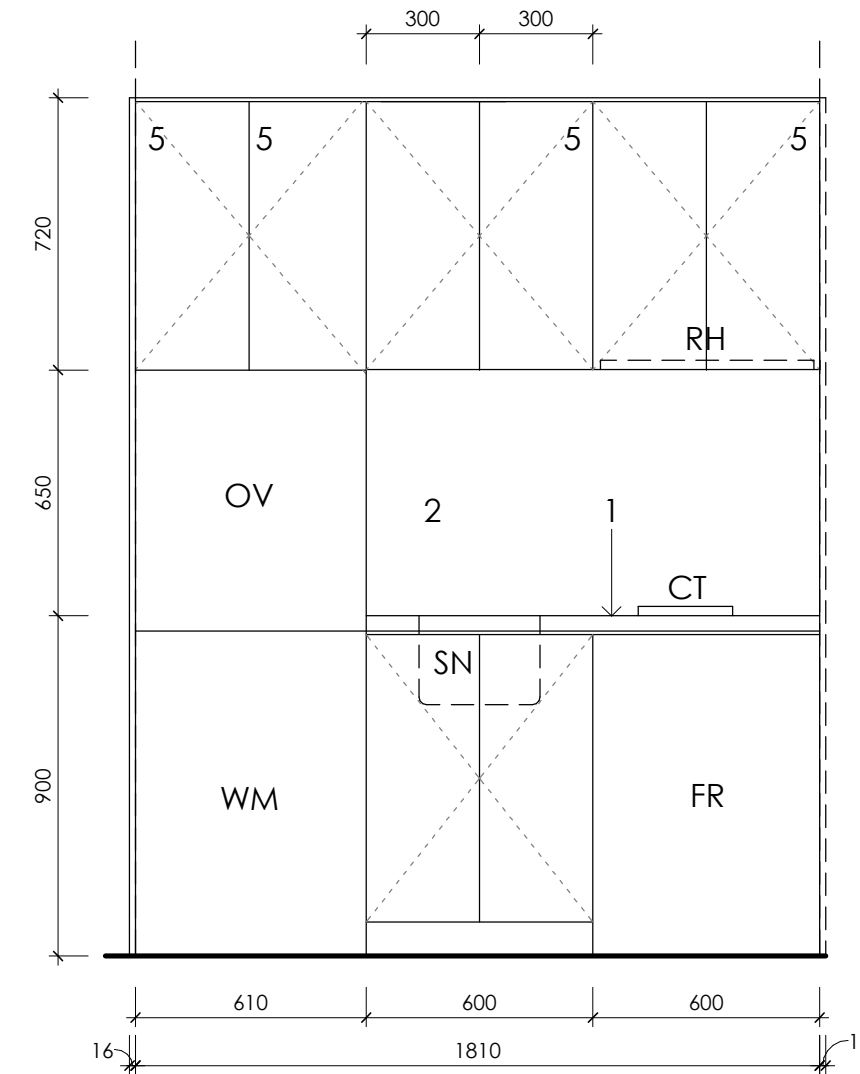
PARTIALLY OPEN BALCONY  
ENCOURAGES SOCIAL INTERACTION

**2** DETAIL - BALCONY PUBLIC  
1 : 100

KITCHEN TYPE 1 PLAN



KITCHEN TYPE 1 ELEVATION



LEGEND  
SN - SINK  
DW - DISHWASHER  
CT - COOKTOP  
OV - OVEN  
RH - RANGEHOOD  
WM - COMBINED WASHER/ DRYER  
FR - REFRIDGERATOR

19 - KITCHEN DETAIL SHOWING PROVISION OF SERVICES IN EACH ROOM. NOTE A COMBINED WASHING MACHINE/DRYER.  
20 - DOWNPIPES AND BALCONY FLOOR WASTES TO BE CONCEALED WITHIN BUILDING ENVELOPE/STRUCTURE.

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISCIPLINE INFORMATION

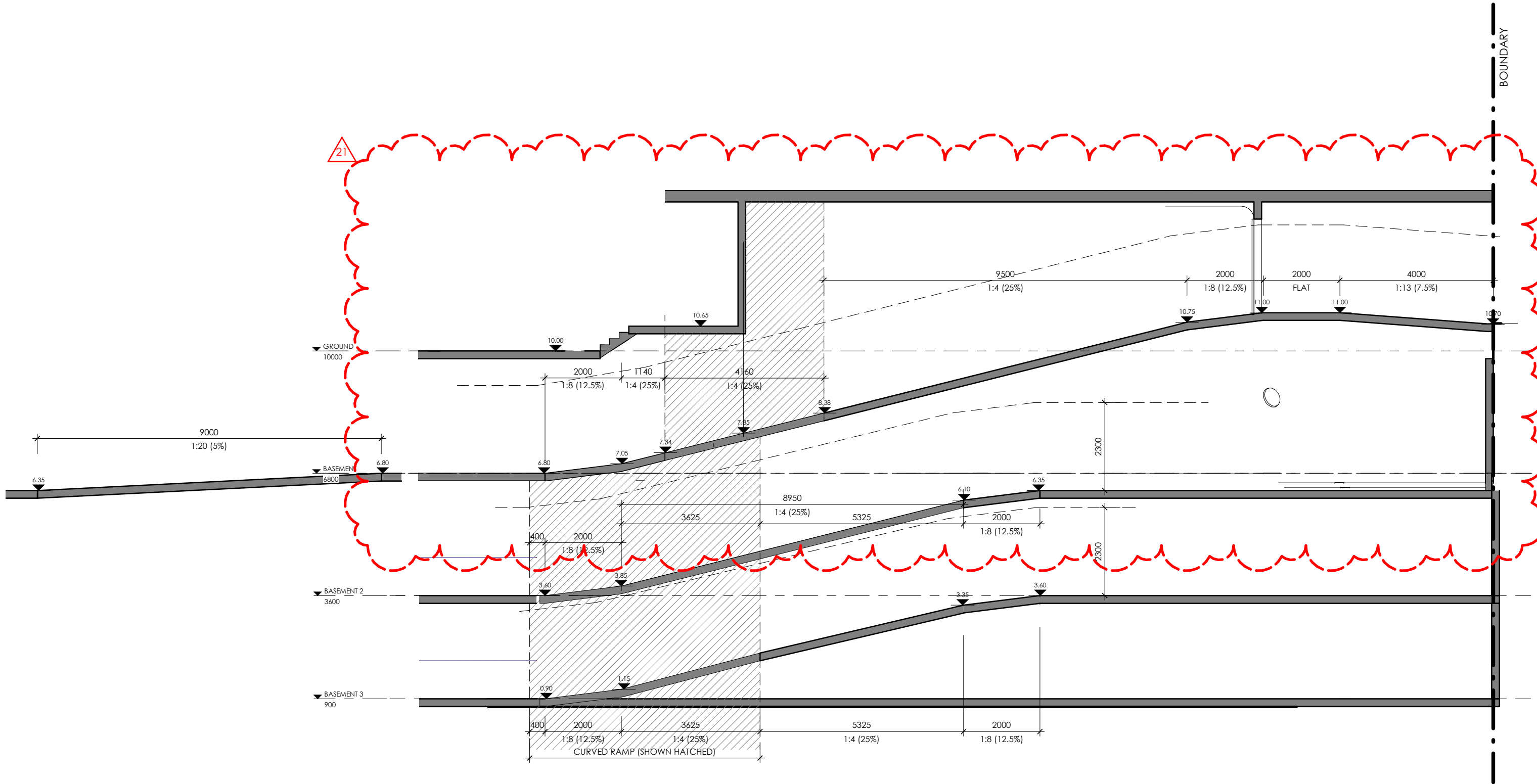
CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE <td>07/01/2021 <td></td> </td>	07/01/2021 <td></td>	
TITLE	DESIGN DETAILS	DRAWN PV	CHECKED NN
		DWG No	900

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.  
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.





ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	18/05/2020	DEVELOPMENT APPLICATION



21 - RAMP GRADIENTS REVISED

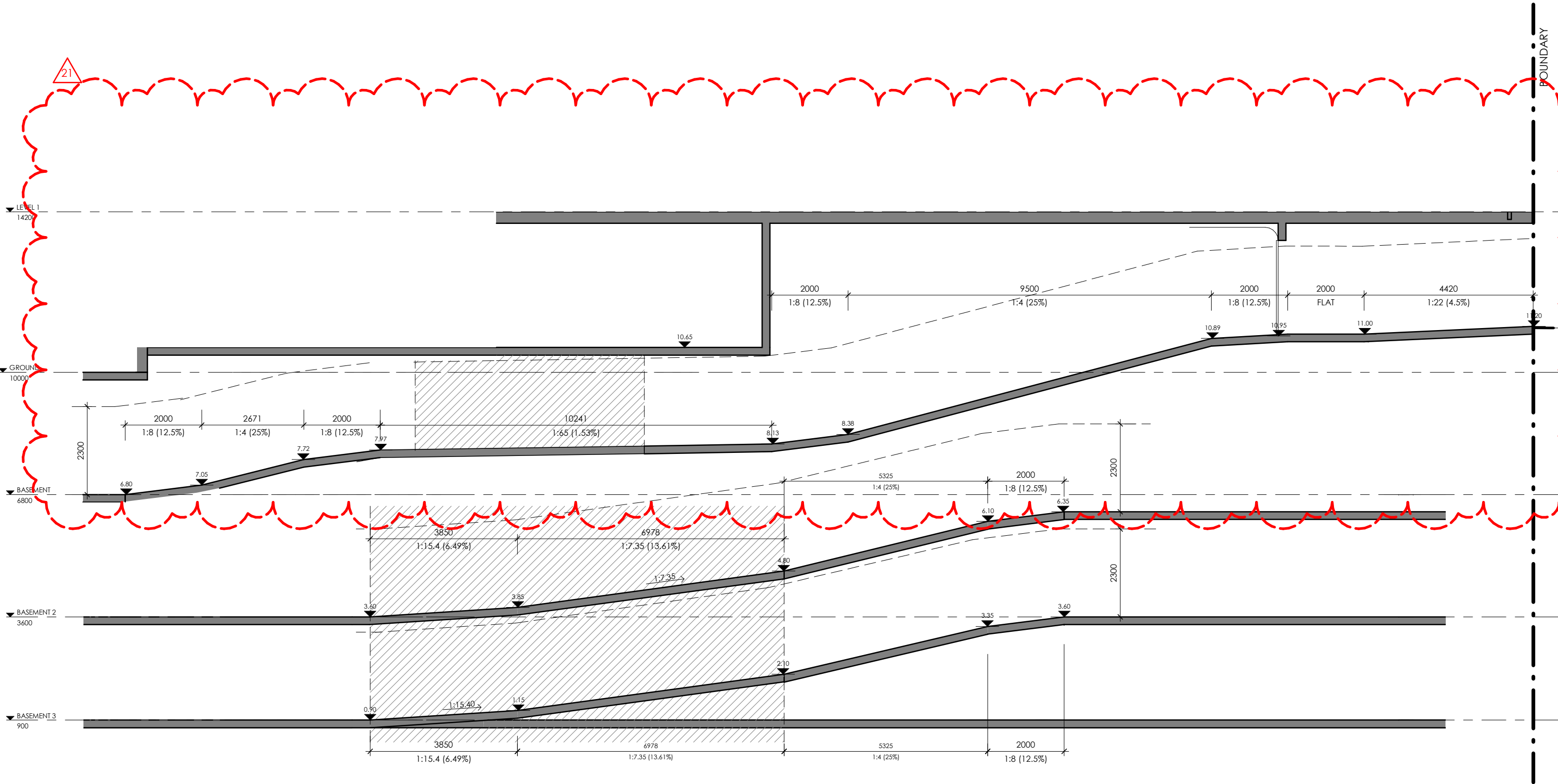
ROLLOUT SECTION OF INNER EDGE OF DRIVEWAY

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISCUSSING REVISIONS



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE <td>07/01/2021 <td>A3 1:100 </td></td>	07/01/2021 <td>A3 1:100 </td>	A3 1:100
TITLE	ROLLOUT SECTION OF INNER EDGE OF DRIVEWAY <td>DRAWN</td> <td>CHECKED</td>	DRAWN	CHECKED
		PV	NN
		DWG No	902

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.



21 - RAMP GRADIENTS REVISED

ROLLOUT SECTION OF OUTER EDGE OF DRIVEWAY

ISSUE	DATE	DESCRIPTION
B	07/01/2021	AMENDED PLANS
A	28/09/2019	DISCUSSING REVISIONS



CLIENT	EMAG APARTMENTS	DATE	SCALE
PROJECT	2-18 Station Street MARRICKVILLE	07/01/2021	A3 1:100
TITLE	ROLLOUT SECTION OF OUTER EDGE OF DRIVEWAY	DRAWN	CHECKED
		PV	NN
		DWG No	903

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION. COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF TIER ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN TIER ARCHITECTS AND THE INSTRUCTING PARTY.