



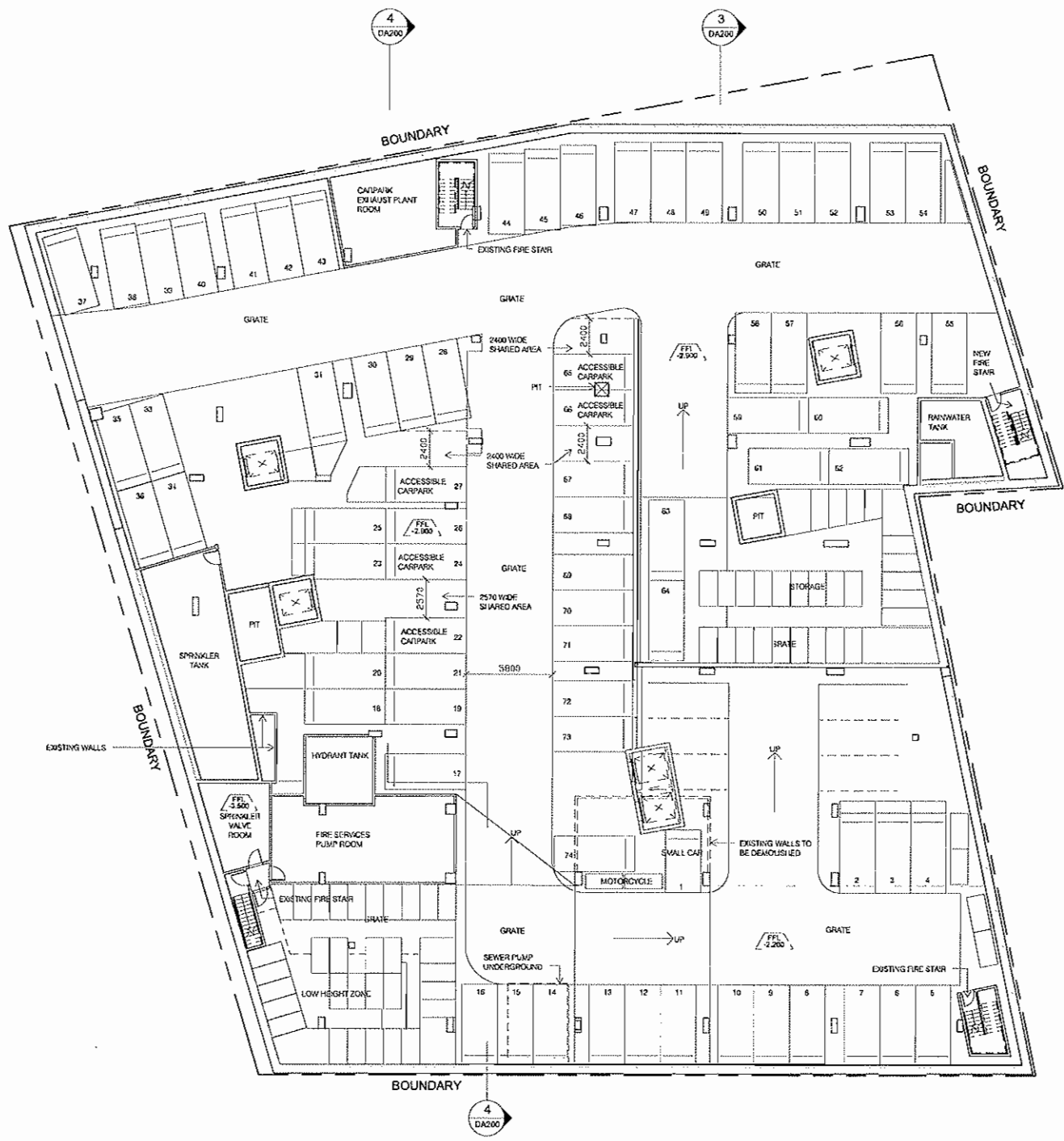
- LANE WAYS ()
- HERITAGE CONSERVATION ZONE
- OUTLINE OF PROPOSED BUILDING
- BOUNDARY LINE
- RESIDENTIAL
- RESIDENTIAL / RETAIL
- COMMERCIAL / RETAIL
- EXISTING HOTEL TO BE DEMOLISHED
- GAILBRIATH WALKWAY

SITE AREA : 3 670 m (APPROX.)

NOTE:
Inconsistencies + omissions of the surveys/
drawings provided by client to be confirmed at a
later date.

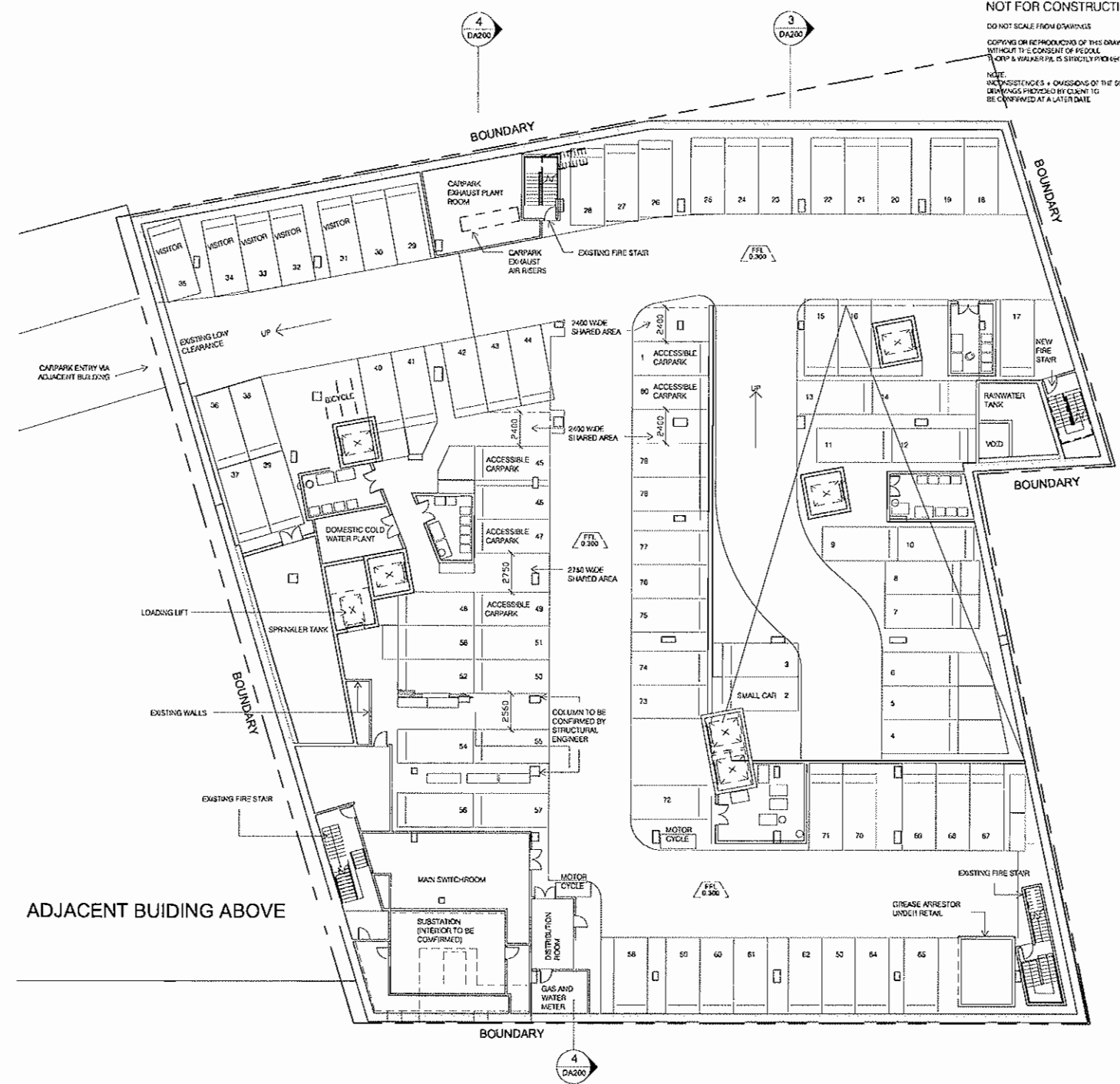
Details of easement, right of way, sewer main
and spot levels refer to survey plan.

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF PEOPLE'S CORP & WATERAFL IS STRICTLY PROHIBITED
NOTE: DIMENSIONS + DIMENSIONS OF THE DRAWING DIMENSIONS PROVIDED BY CLIENT TO BE CONFIRMED AT A LATER DATE



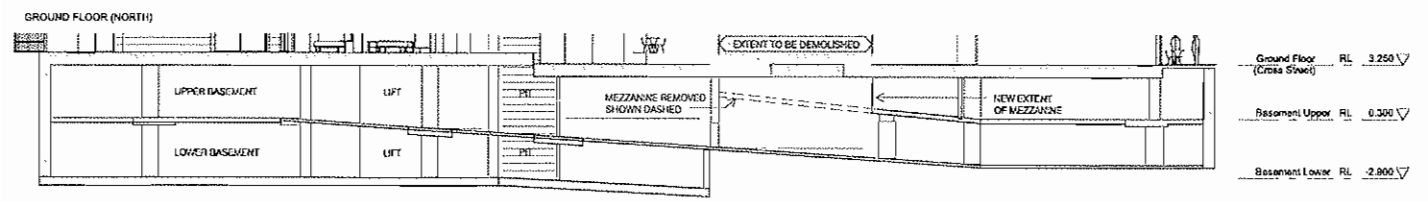
1 BASEMENT LOWER
1:200

NOTE:
COLUMN LOCATION TAKEN FROM
PROJECT SURVEYORS PLANS

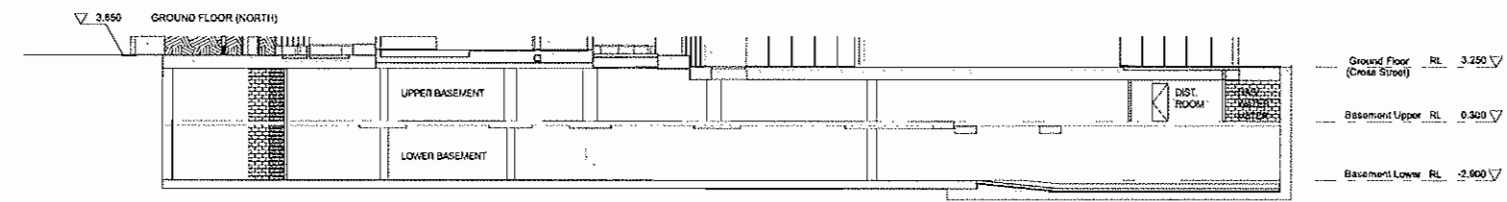


2 BASEMENT UPPER
1:200

Parking Schedule	
Basement Lower	74
Basement Upper	80
Grand total: 154	



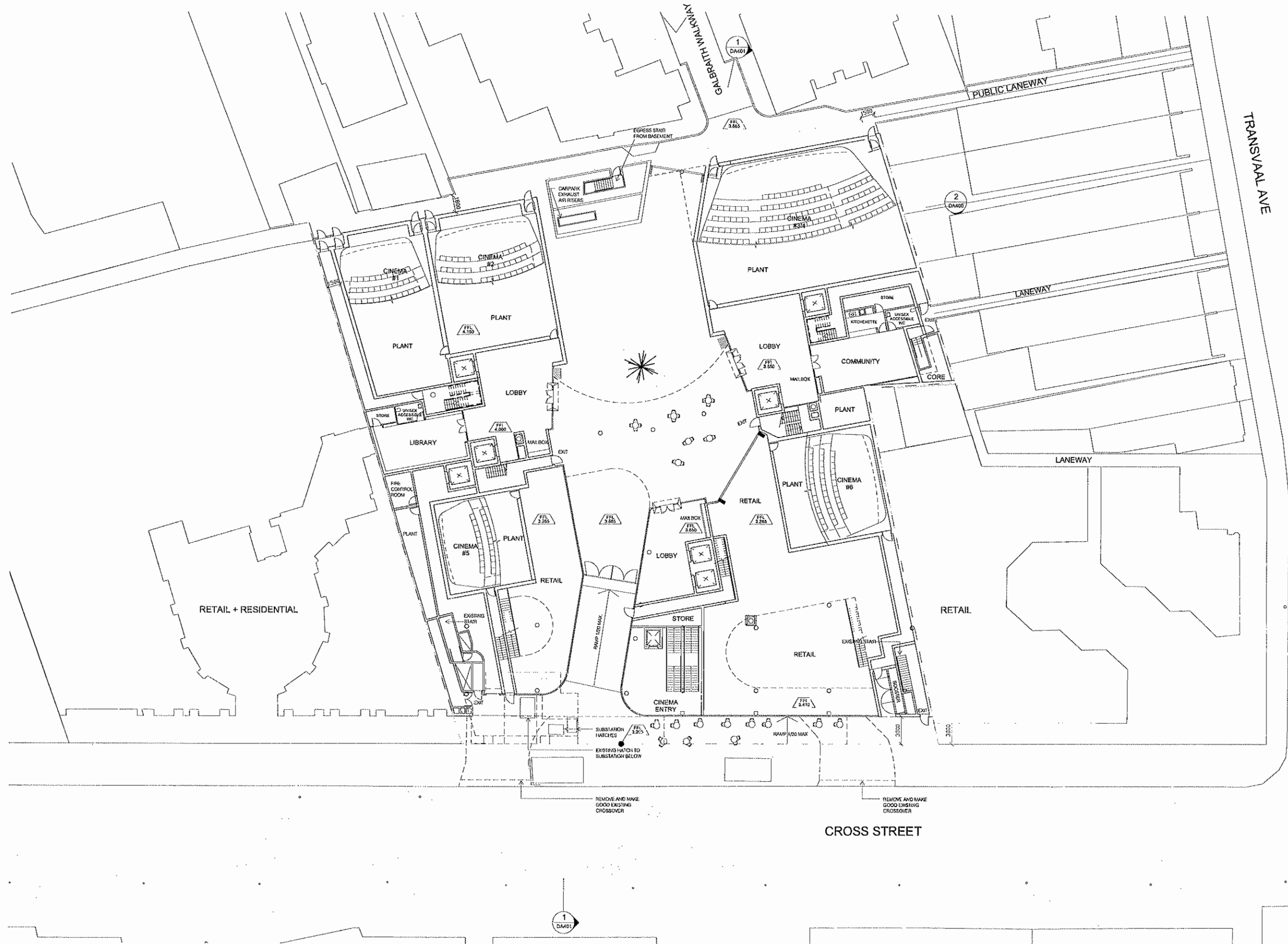
3 BASEMENT NS1
1:200

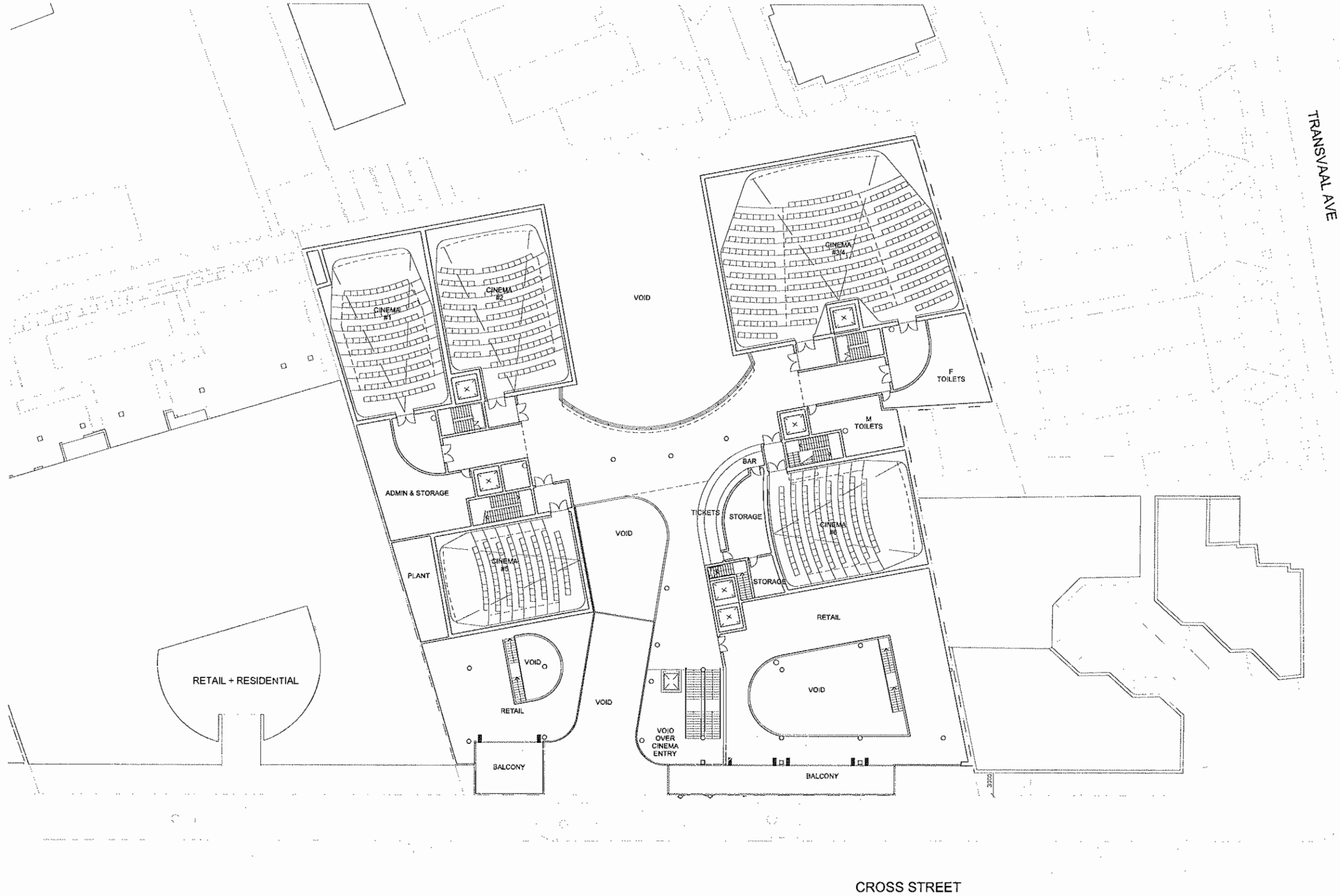


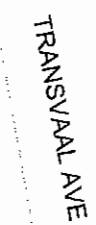
4 BASEMENT NS2
1:200

BASEMENT STORAGE = 500m3

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF PTW ARCHITECTS IS STRICTLY PROHIBITED
NOTE: DIMENSIONS OF THE SURVEYED BUILDINGS PROVIDED BY CLIENT TO BE CONFIRMED AT A LATER DATE
CINEMA PLANNING IS IN CONCEPT AT THIS STAGE



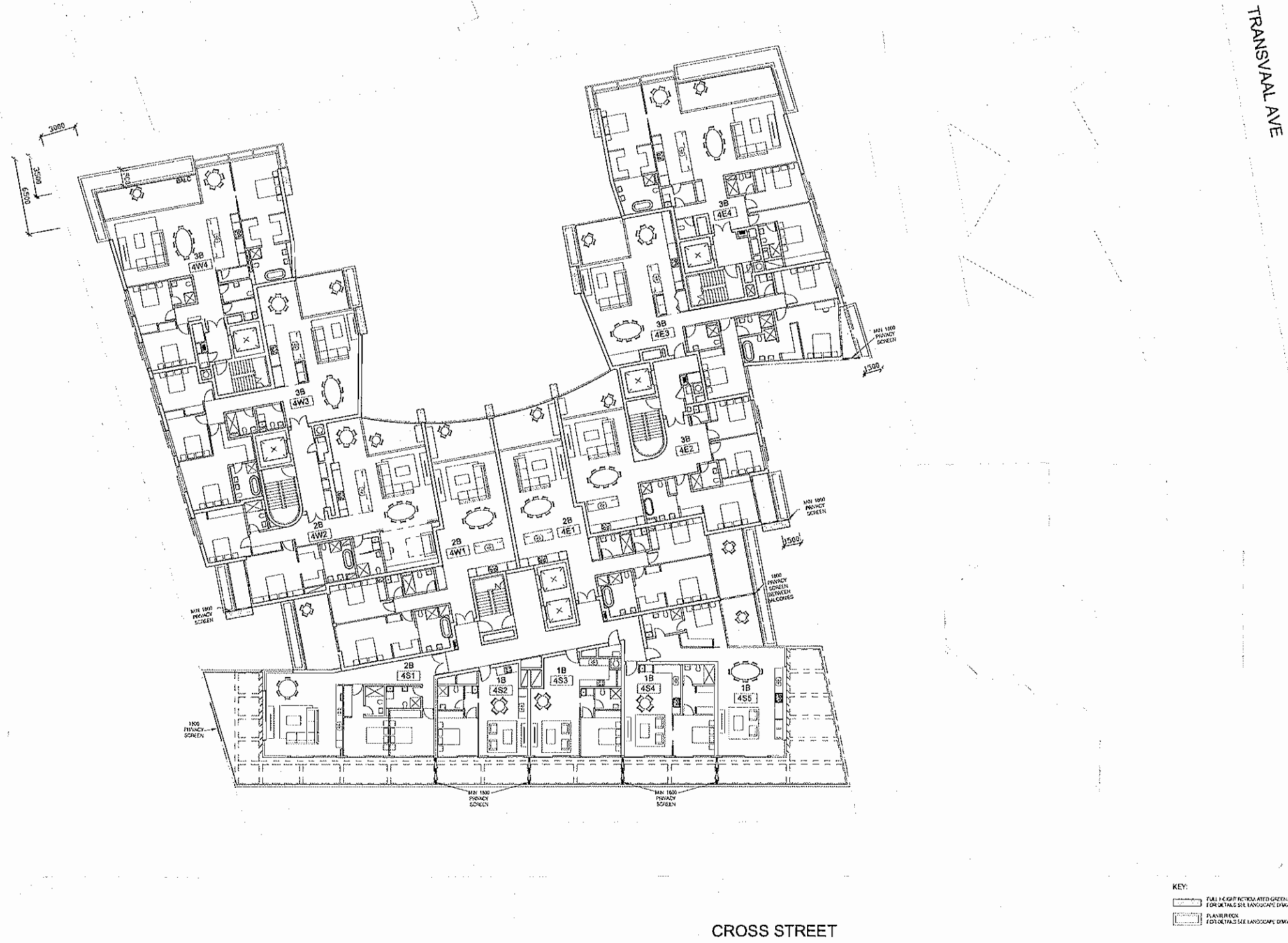


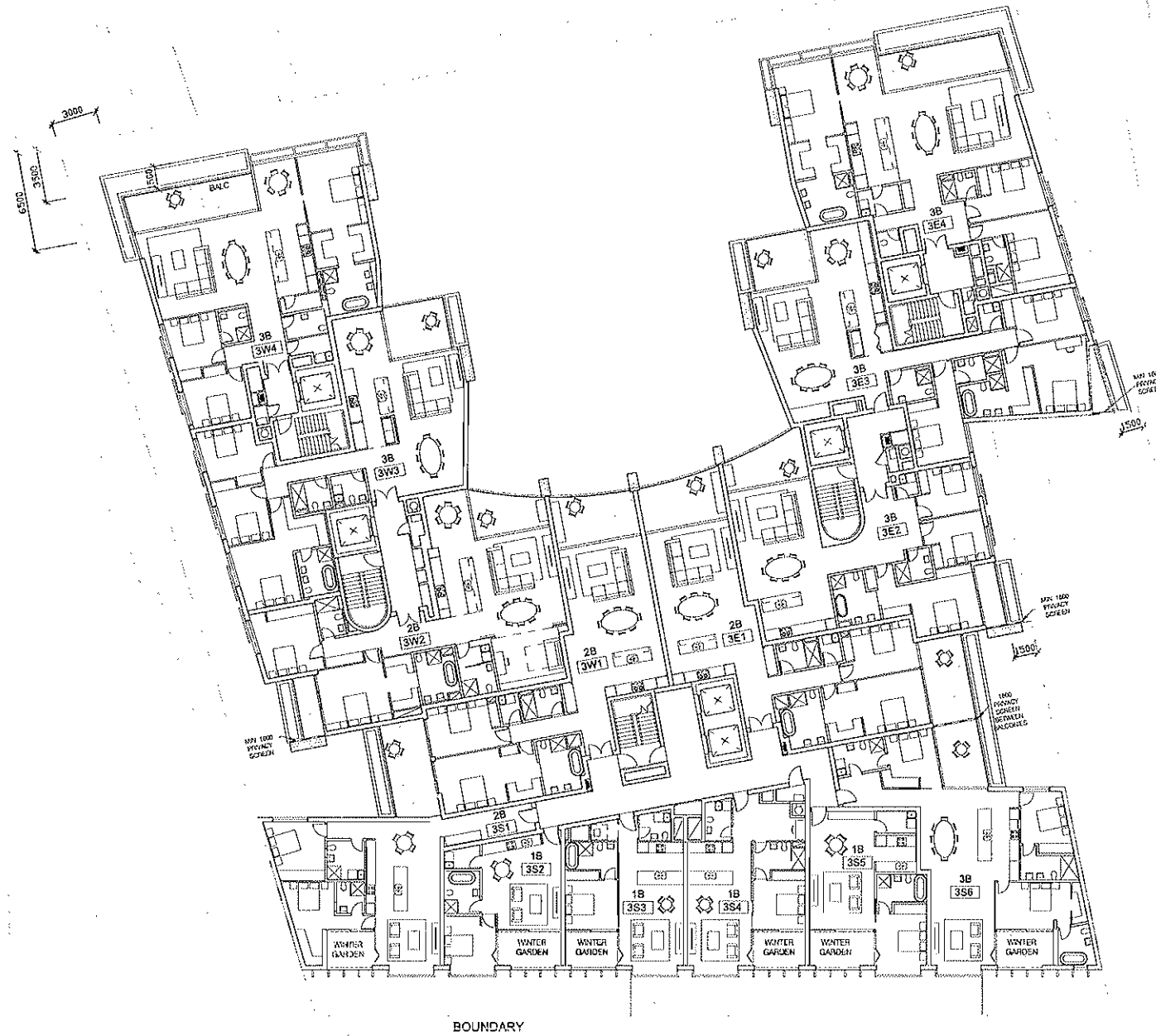


KEY:

	FULL HEIGHT RETICULATED GREEN PRIVACY SCREEN FRAMEWORK FOR DETAILS SEE LANDSCAPE DRAWINGS
	PLANTING BED FOR DETAILS SEE LANDSCAPE DRAWINGS

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCING OF THIS DRAWING
WITHOUT THE CONSENT OF PTW
THOMP & WALKER PTW IS STRICTLY PROHIBITED
NOTE:
INCONSISTENCIES & OMISSIONS OF THE SURVEY
DRAWINGS PROVIDED BY CLIENT TO
BE CORRECTED AT A LATER DATE

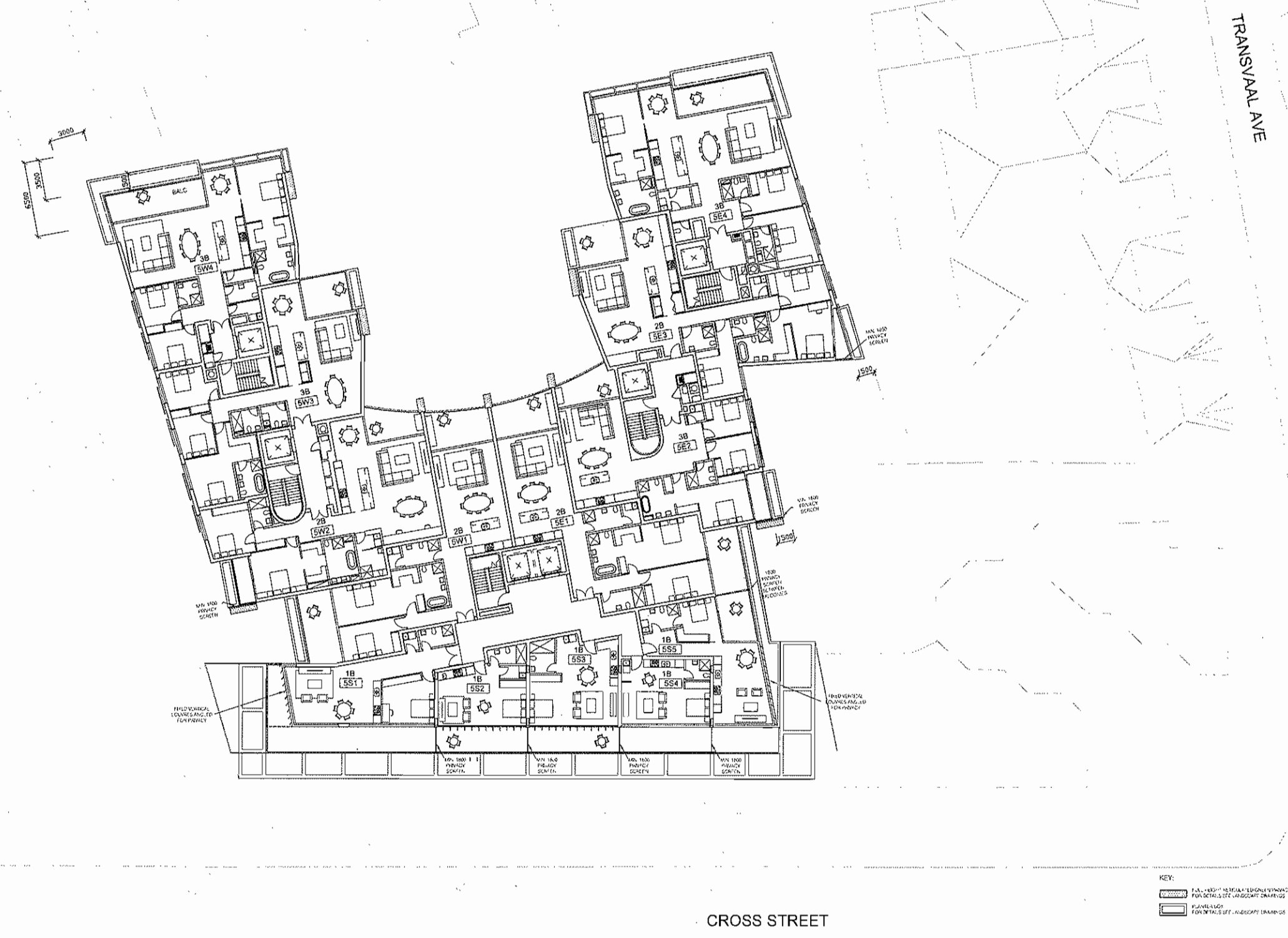


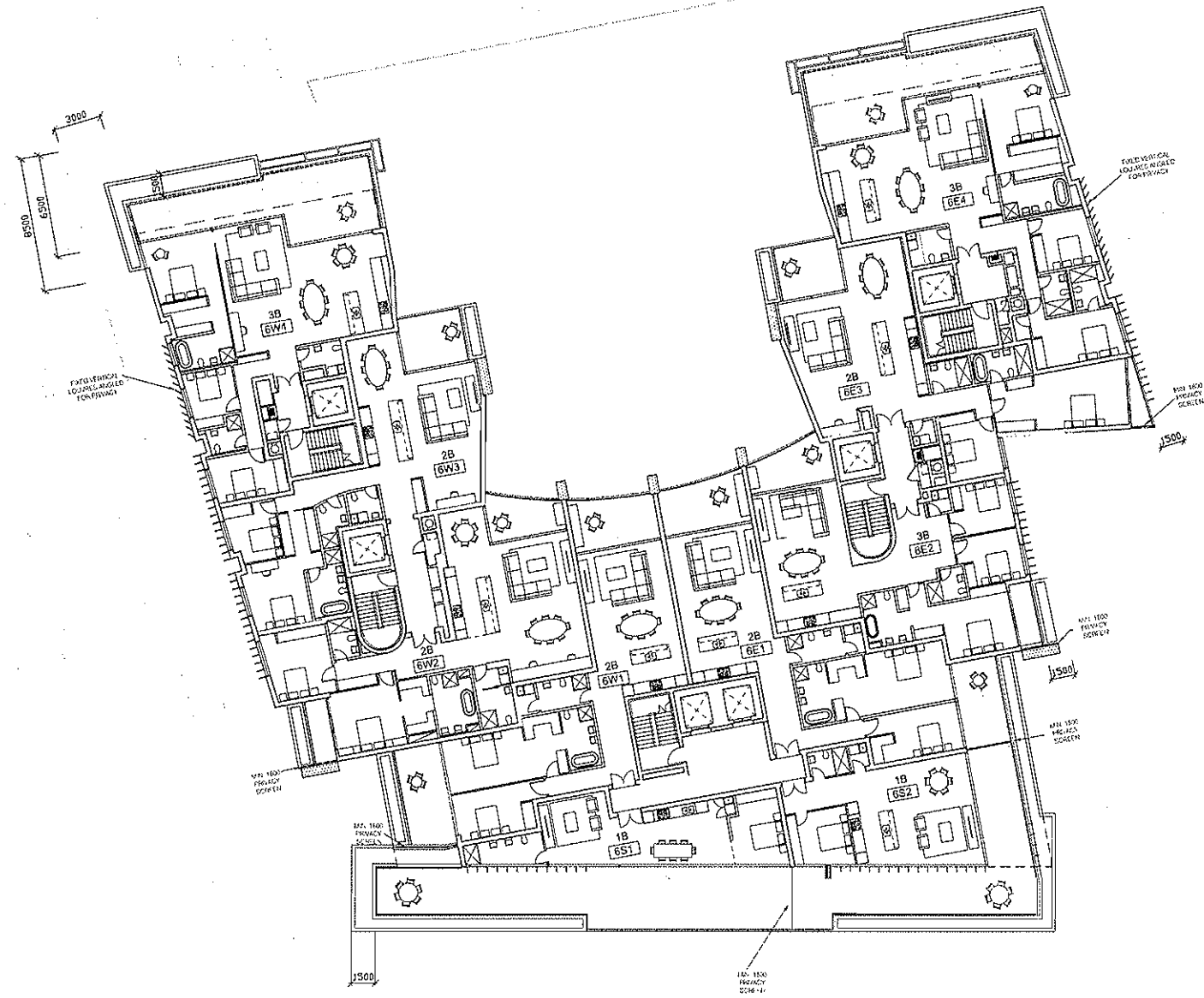


KEY:
FULL HEIGHT RETICULATED GREENPRAIRY SCREEN FRAMEWORK
FOR DETAILS SEE LANDSCAPE DRAWINGS
PLANTER BOX
FOR DETAILS SEE LANDSCAPE DRAWINGS

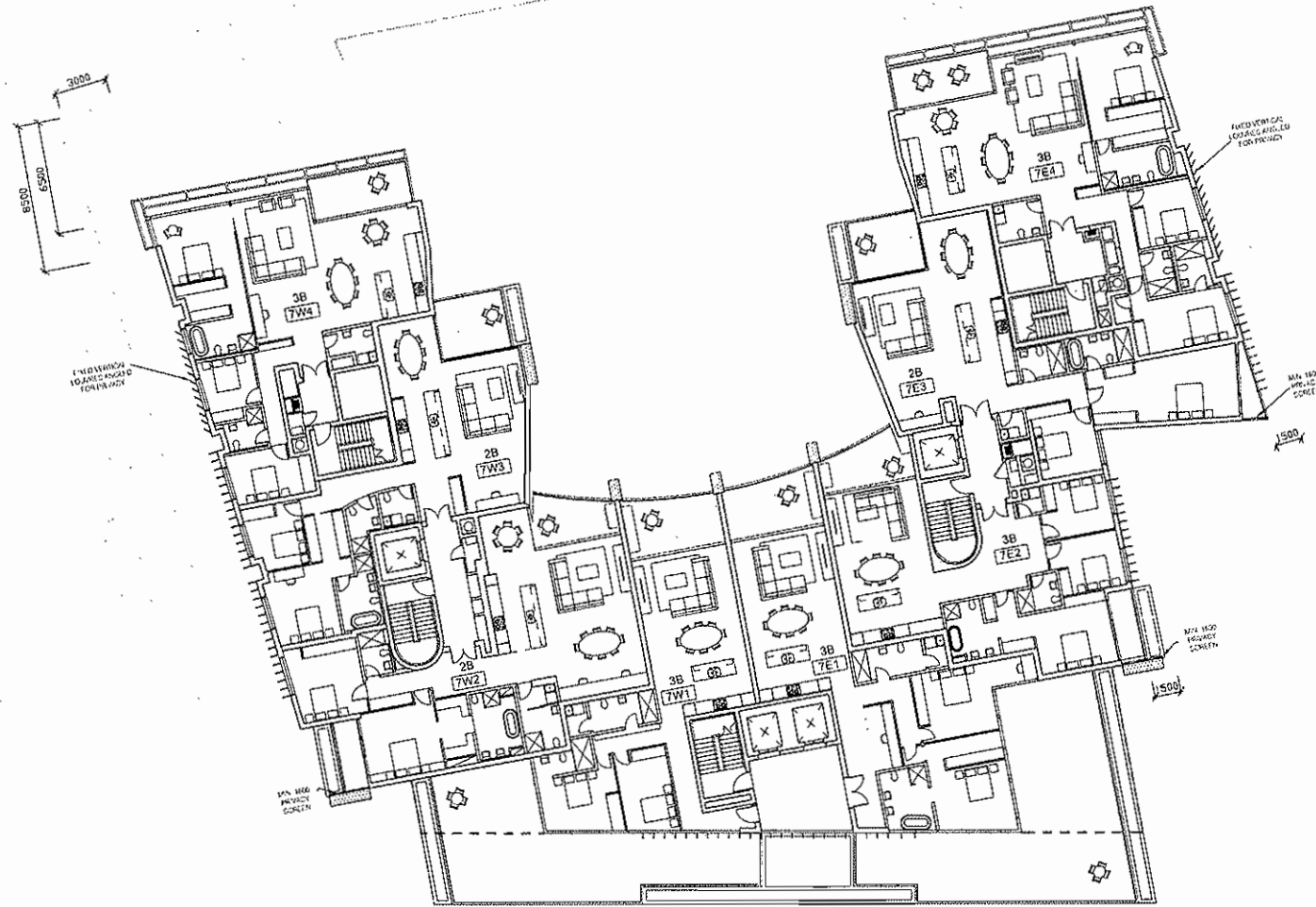
CROSS STREET

NOT FOR CONSTRUCTION
DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCING OF THIS DRAWING
WITHOUT THE CONSENT OF PTW
THEY & ALL RIGHTS ARE RESERVED
NOTE:
DISCREPANCIES - DISCREPANCIES OF THE SURVEY
DRAWINGS PRODUCED BY CLIENT TO
BE CORRECTED AT A LATER DATE





KEY:
FULLY-BUILT STRUCTURED GREENWALL SCREEN FRAMEWORK
CONCRETE SLAB LANDSCAPE DRAWINGS
PLAN ROOM
ON-SITE SCALE LANDSCAPE DRAWINGS



KEY:
FURNITURE DIMENSIONS FOR FURNITURE
FURNITURE DIMENSIONS FOR FURNITURE
FURNITURE DIMENSIONS FOR FURNITURE

NOT FOR CONSTRUCTION

DO NOT SCALE FROM DRAWINGS

COPYING OR REPRODUCING OF THIS DRAWING
WITHOUT THE CONSENT OF PTW
IS STRICTLY PROHIBITED

NOT
FOR CONSTRUCTION
DRAWINGS PRODUCED BY CLIENT TO
BE CONSIDERED AT A LATER DATE



THIS DRAWING IS NOT TO BE
USED FOR CONSTRUCTION
OR FOR ANY OTHER PURPOSE
WITHOUT THE CONSENT OF PTW

KEY:

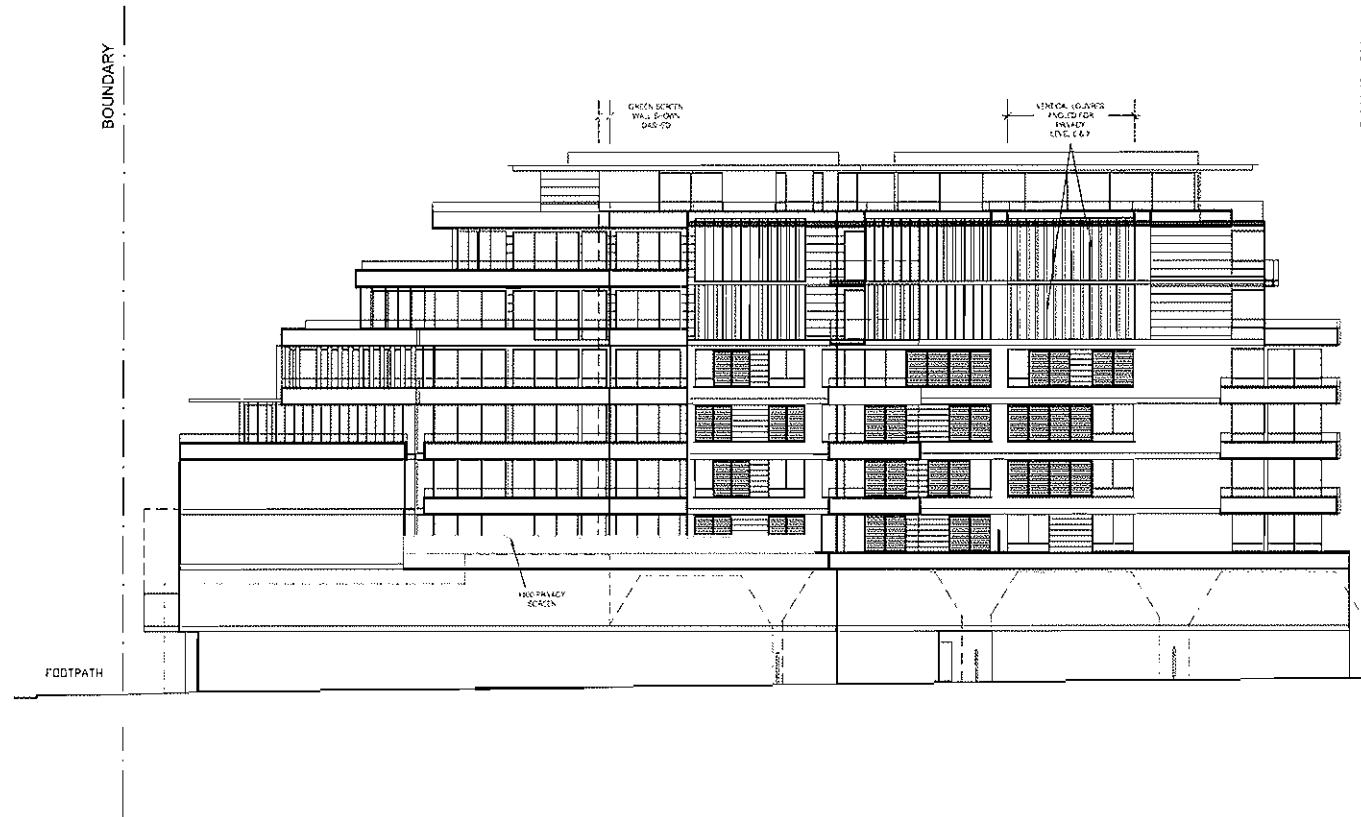
- 1. ALL VERTICAL GLAZED OFFSHOOTER SCREEN FRAMEWORK
FOR DETAILS SET LANDSCAPE DRAWINGS
- 2. PLANT ROOM
FOR DETAILS SET LANDSCAPE DRAWINGS



NOT FOR CONSTRUCTION

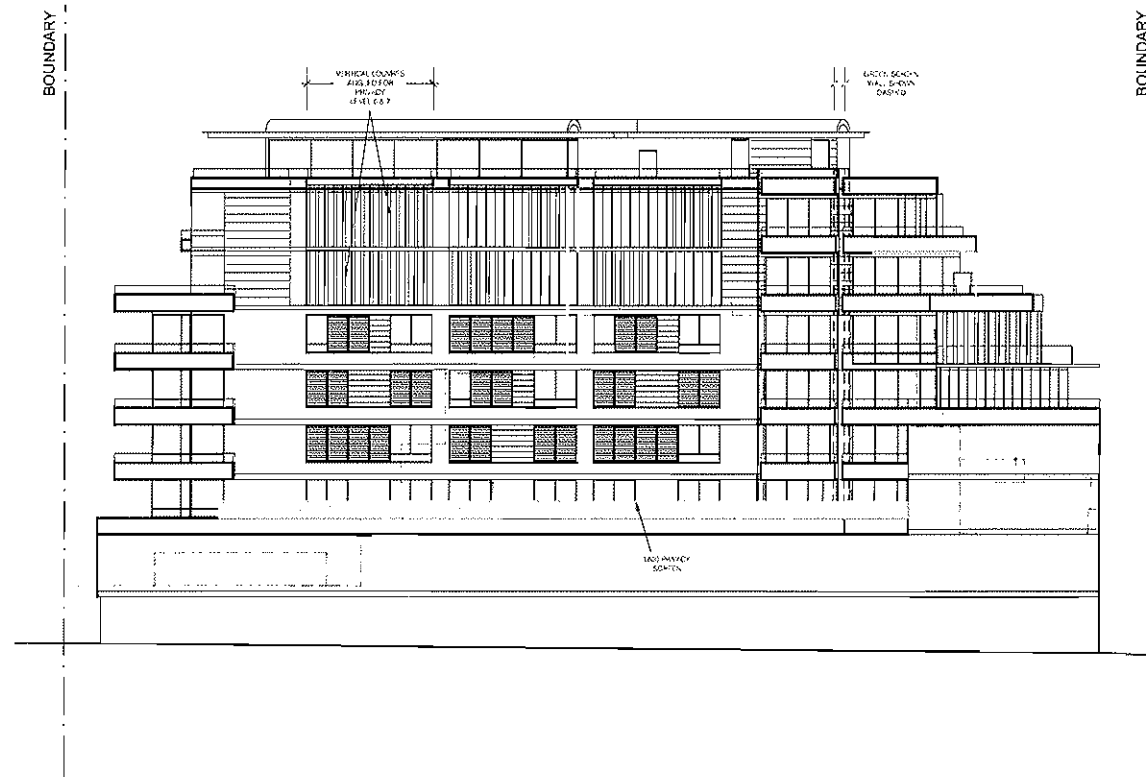
DO NOT SCALE DRAWINGS
COPYING OR REPRODUCING OF THIS DRAWING
WITHOUT THE CONSENT OF PTW ARCHITECTS
IS STRICTLY PROHIBITED

NOTE
INCORPORATED - DIMENSIONS OF THE DRAWN
DRAWINGS PROVIDED BY CLIENT TO
BE CORRECT AT A LATER DATE



Roof	RL 32.650	
Level 8 (Pondhouse)	RL 28.850	25M From Upper Ground
Level 7	RL 25.650	
Level 6	RL 22.450	
Level 5 (Cross St Seaback)	RL 19.250	
Level 4	RL 16.250	
Level 3	RL 13.250	
Level 2	RL 10.250	
Level 1	RL 6.850	
GROUND FLOOR FINISH	RL 3.850	
GROUND FLOOR FINISH	RL 3.250	
Basement Upper	RL 0.300	
Basement Lower	RL -2.900	

1 EAST ELEVATIONAL PROJECTION
1:200



EXISTING LIFT OVERRUN	Roof	RL 32.650	
Level 8 (Pondhouse)	RL 28.850	25M From Upper Ground	
Level 7	RL 25.650		
Level 6	RL 22.450		
Level 5 (Cross St Seaback)	RL 19.250		
Level 4	RL 16.250		
Level 3	RL 13.250		
Level 2	RL 10.250		
Level 1	RL 6.850		
FOOTPATH	CROSS ST	RL 3.850	650
		RL 3.250	650
	Basement Upper	RL 0.300	
	Basement Lower	RL -2.900	

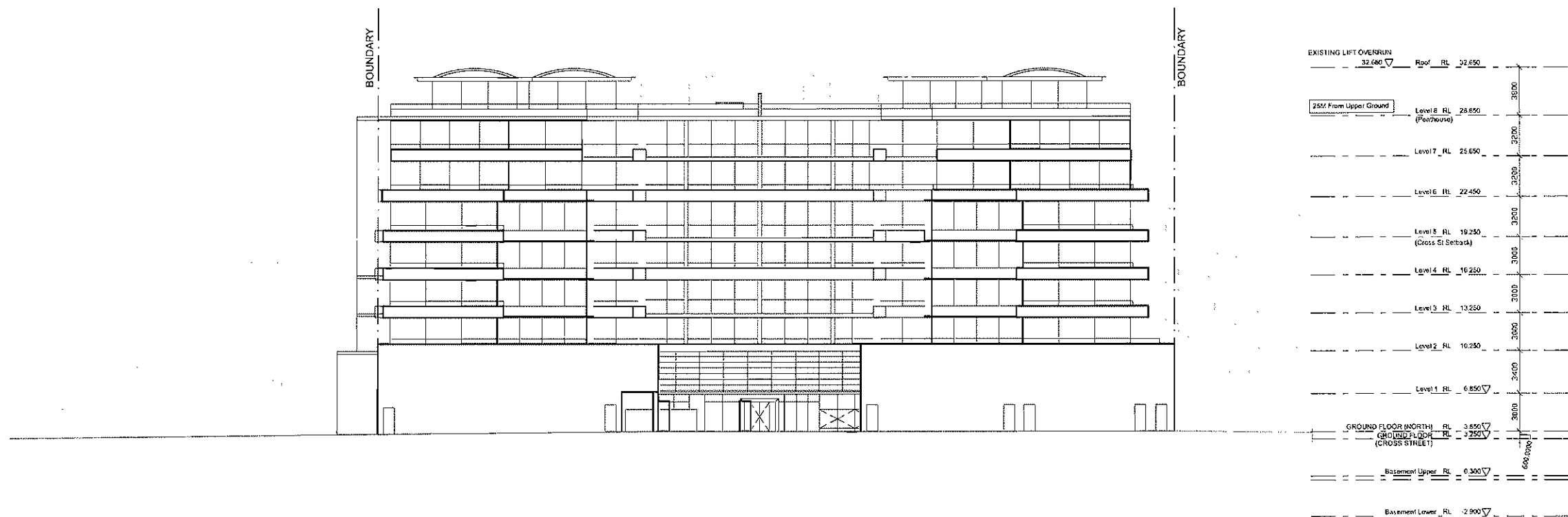
2 WEST ELEVATIONAL PROJECTION
1:200

NOT FOR CONSTRUCTION

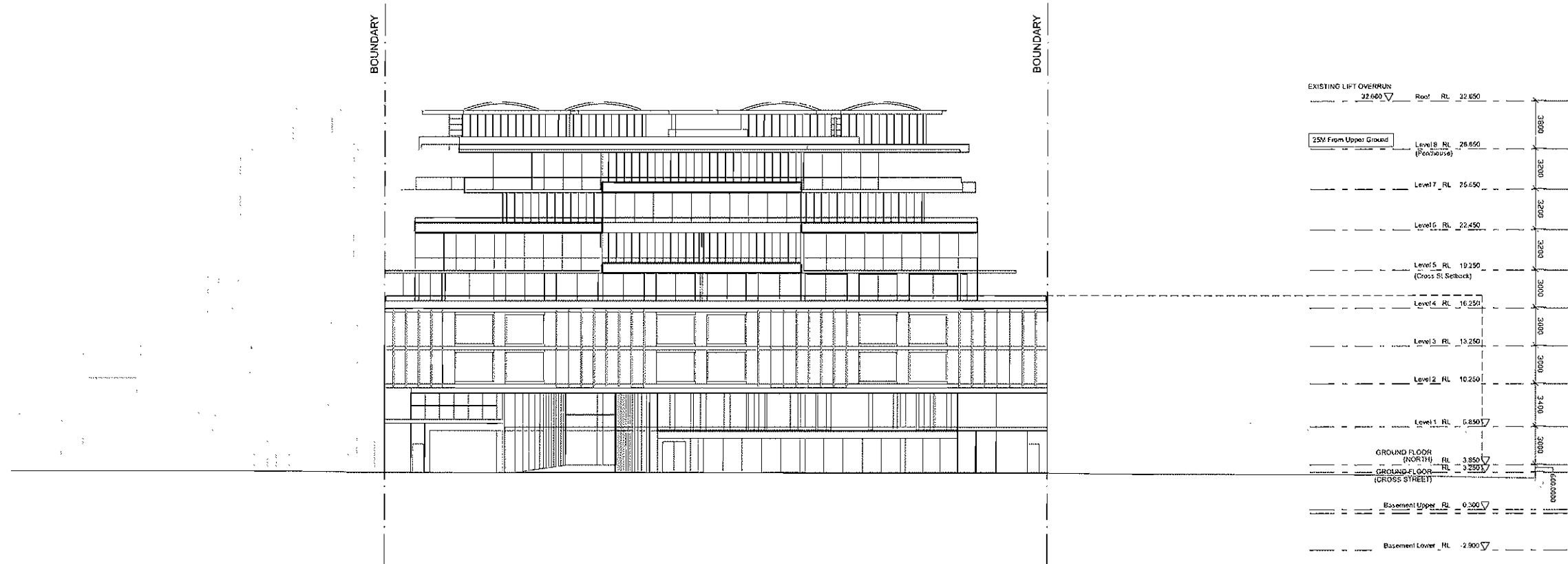
DO NOT SCALE FROM DRAWINGS

COPYING OR REPRODUCING OF THIS DRAWING WITHOUT THE CONSENT OF PTW ARCHITECTS IS STRICTLY PROHIBITED

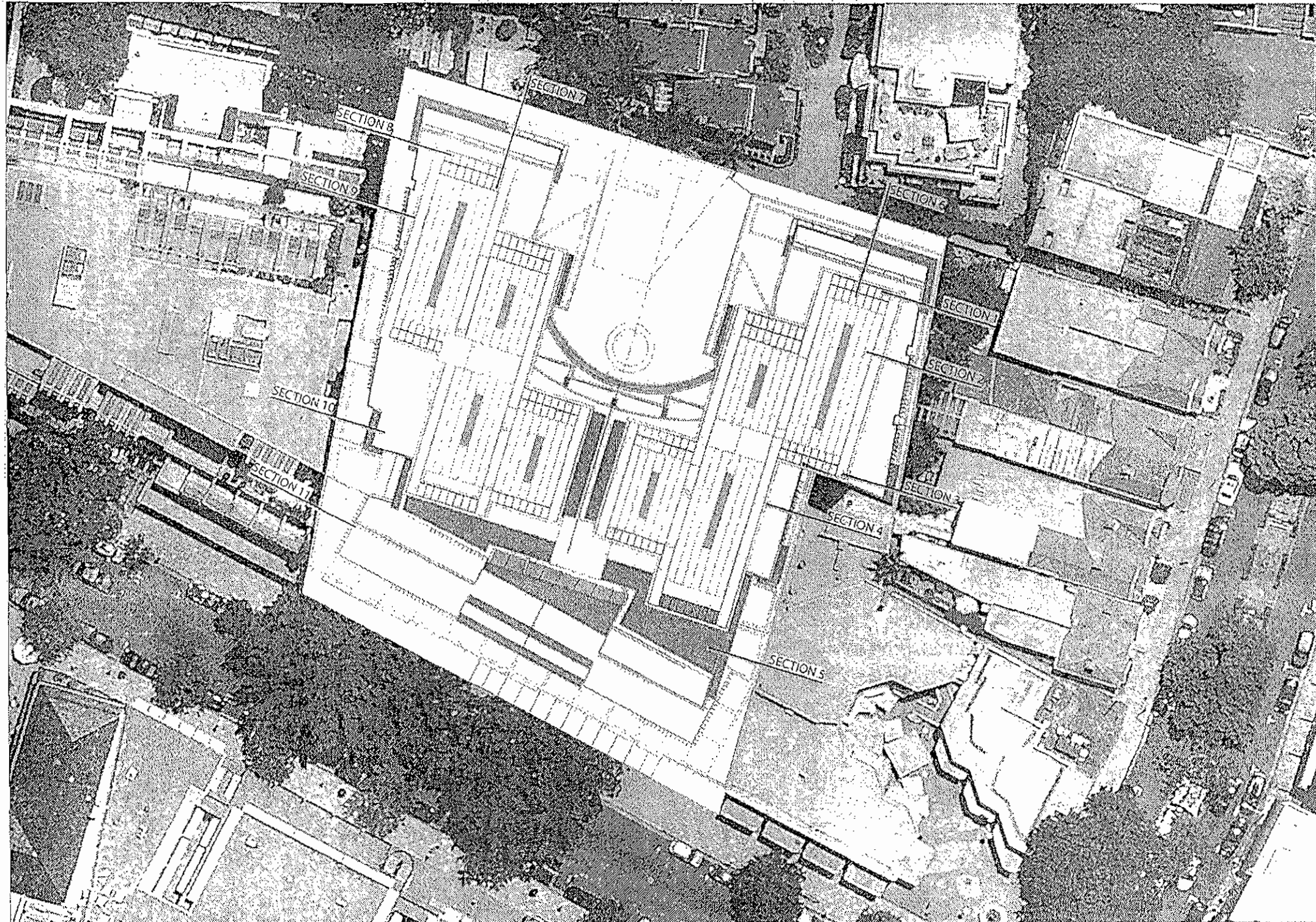
NOTE: DIMENSIONS SHOWN - DIMENSIONS OF THE SURVEY DRAWINGS PROVIDED BY CLIENT TO BE CONFIRMED AT A LATER DATE

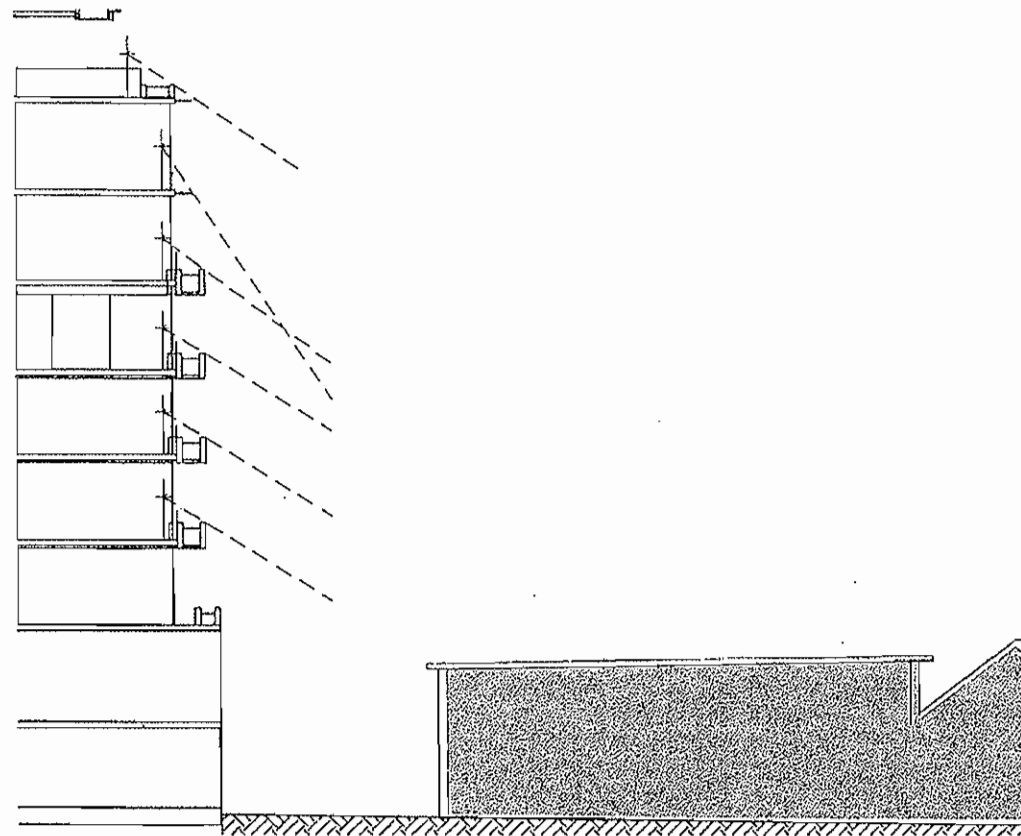


1 NORTH ELEVATIONAL PROJECTION
1:200

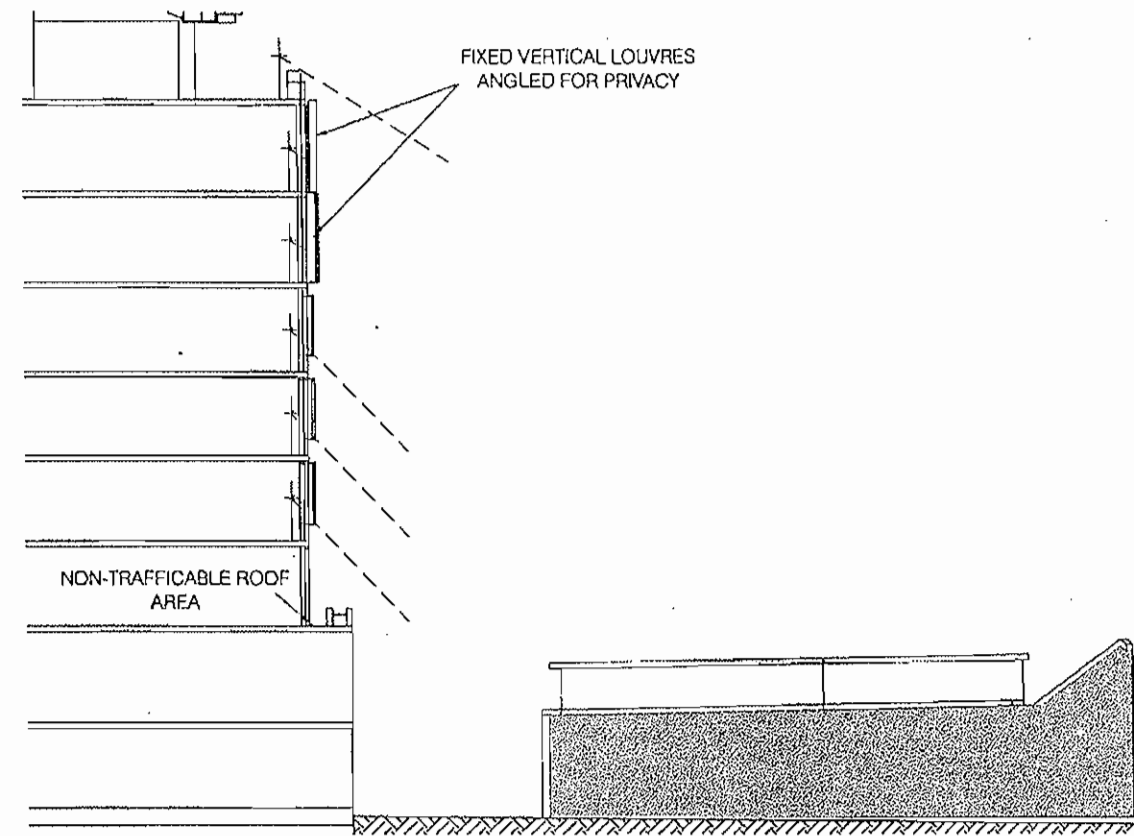


2 SOUTH ELEVATIONAL PROJECTION
1:200

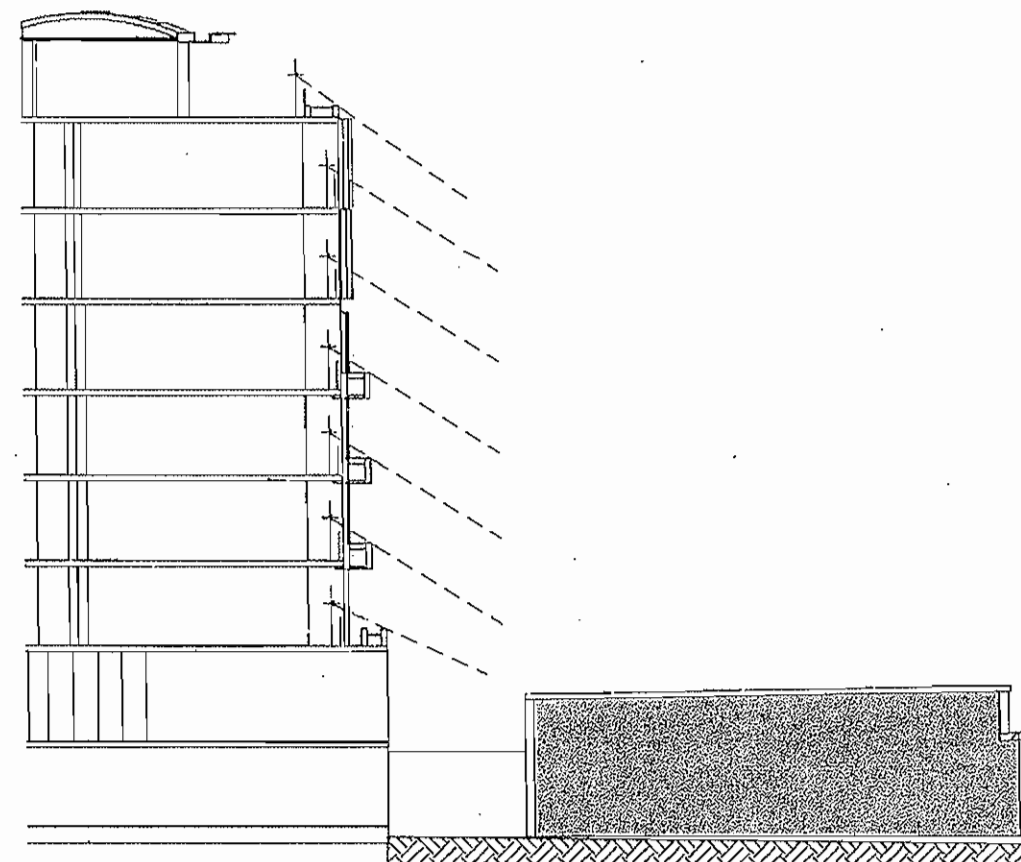




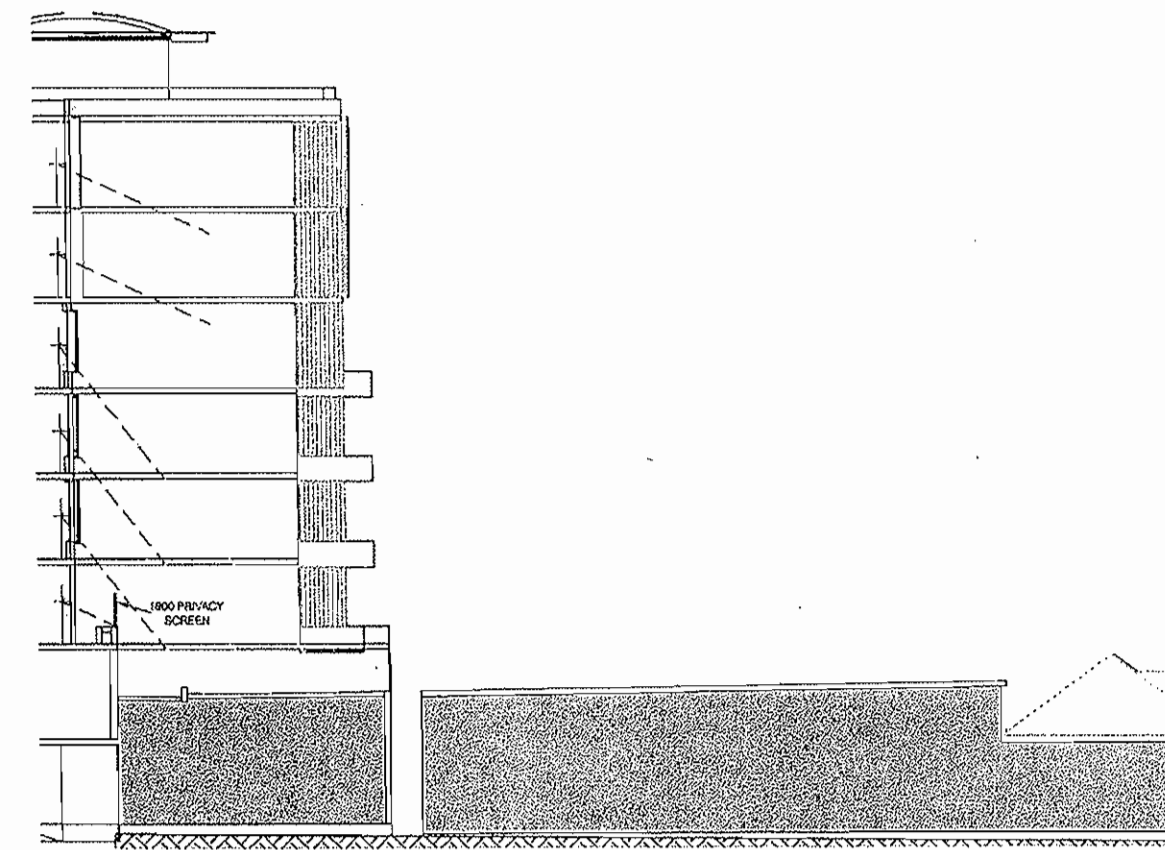
SECTION 1



SECTION 2

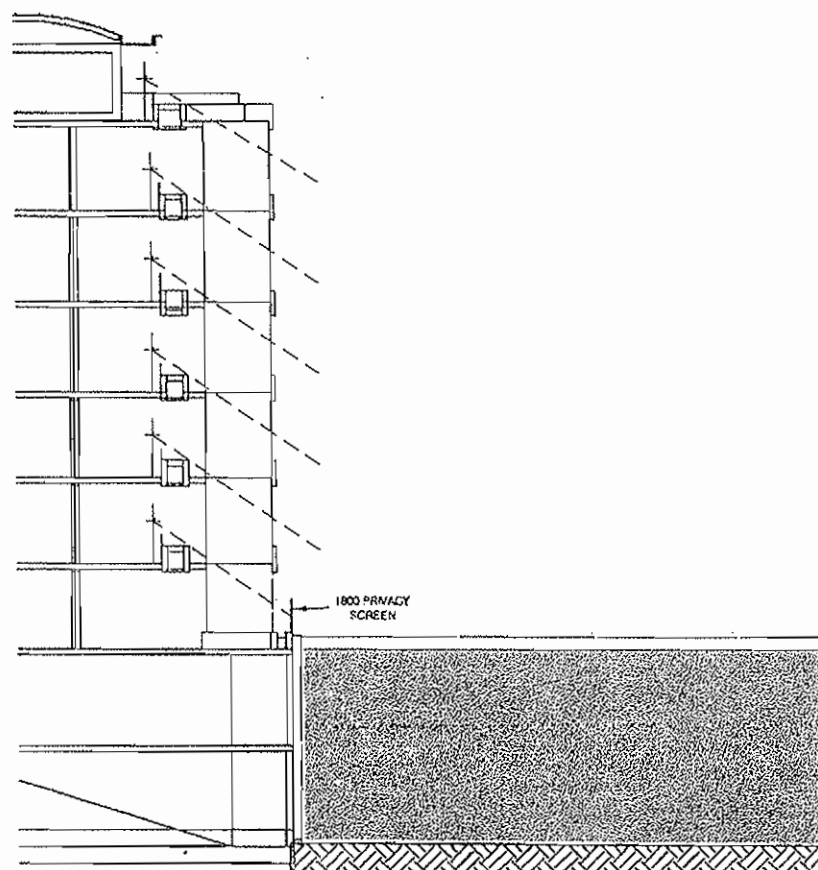


SECTION 3

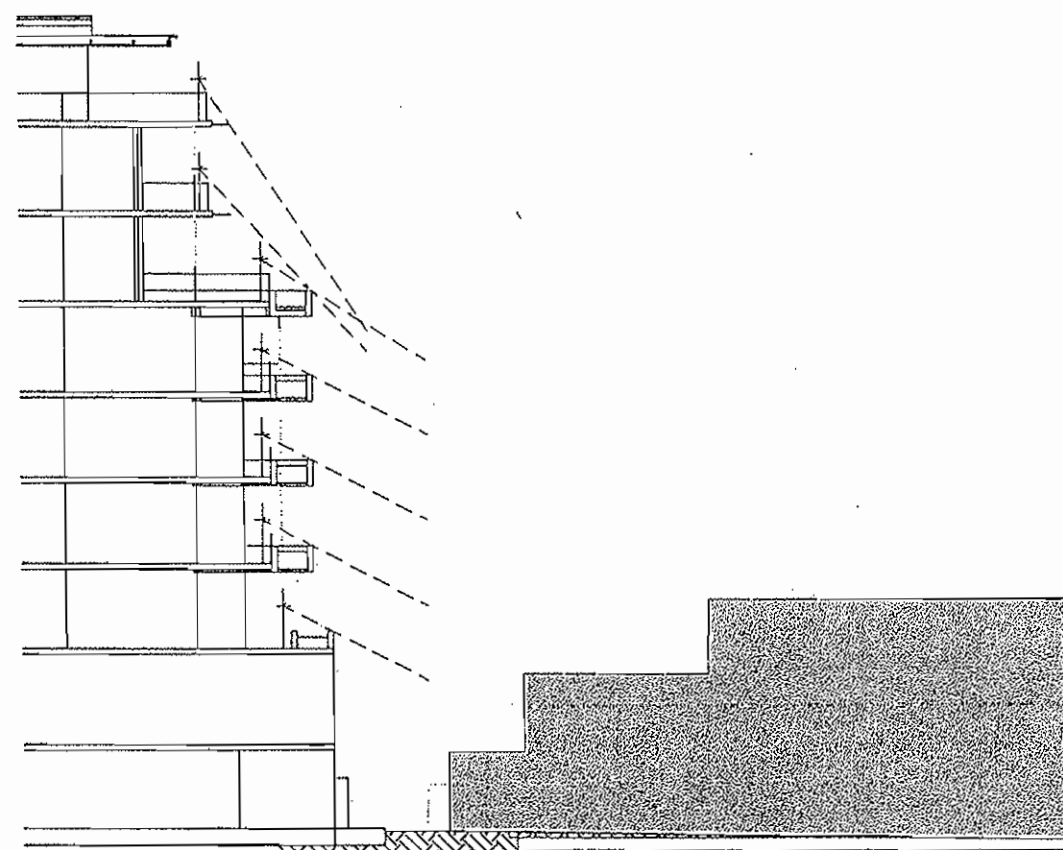


SECTION 4

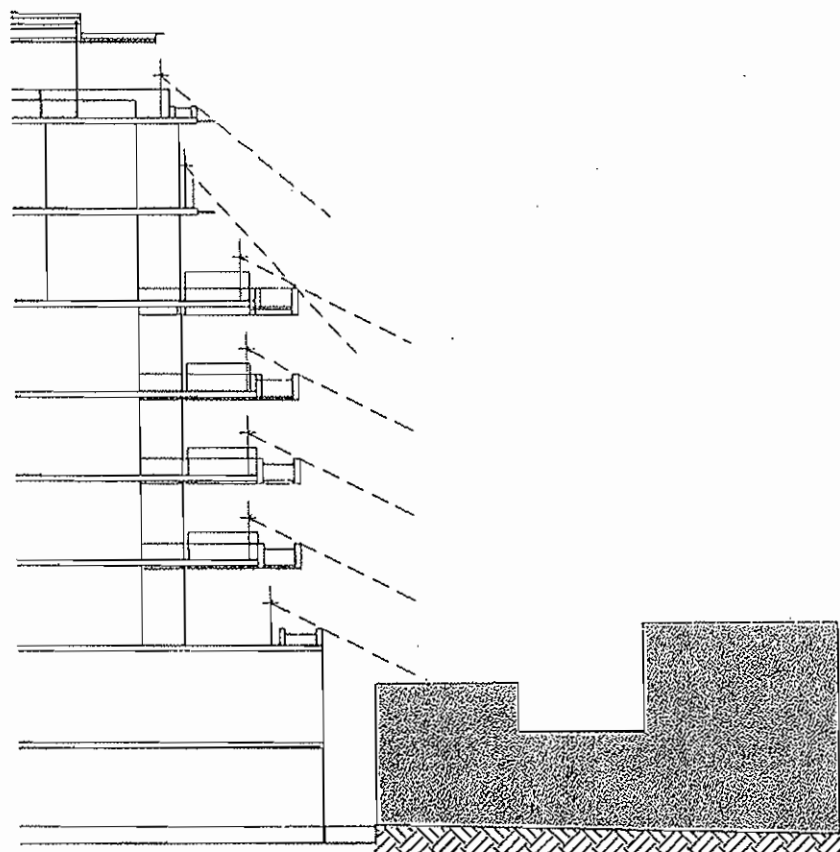




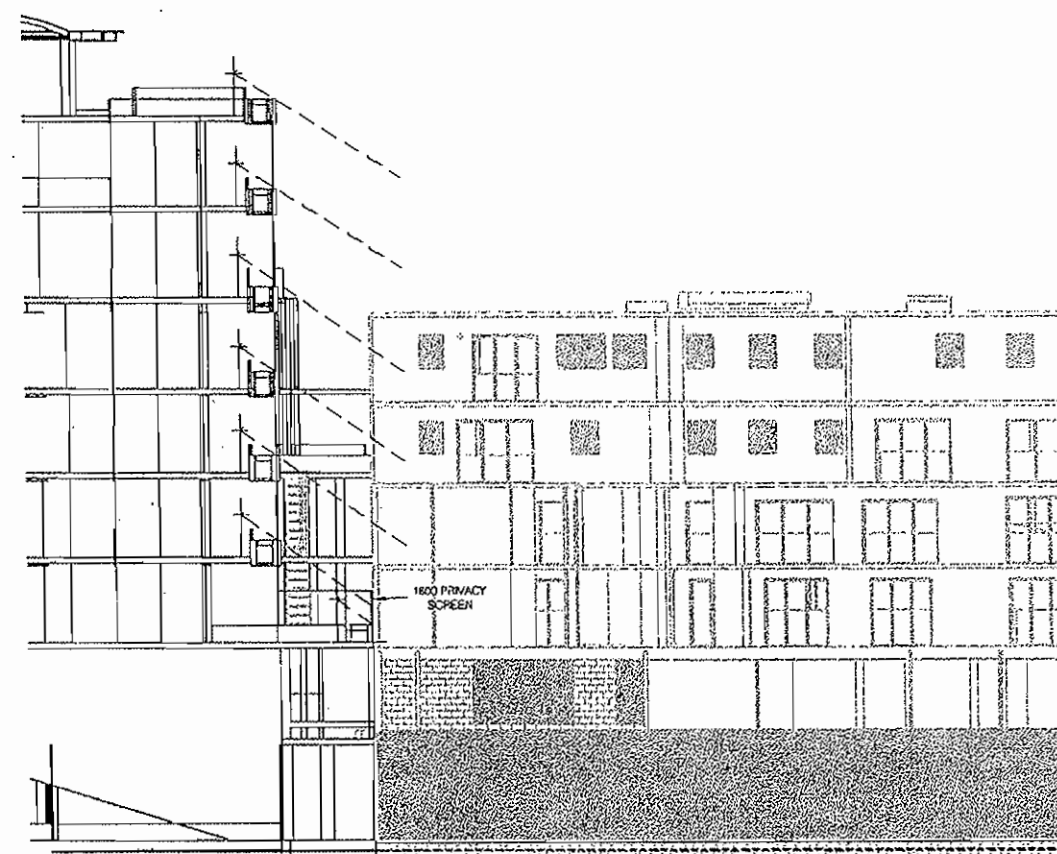
SECTION 5



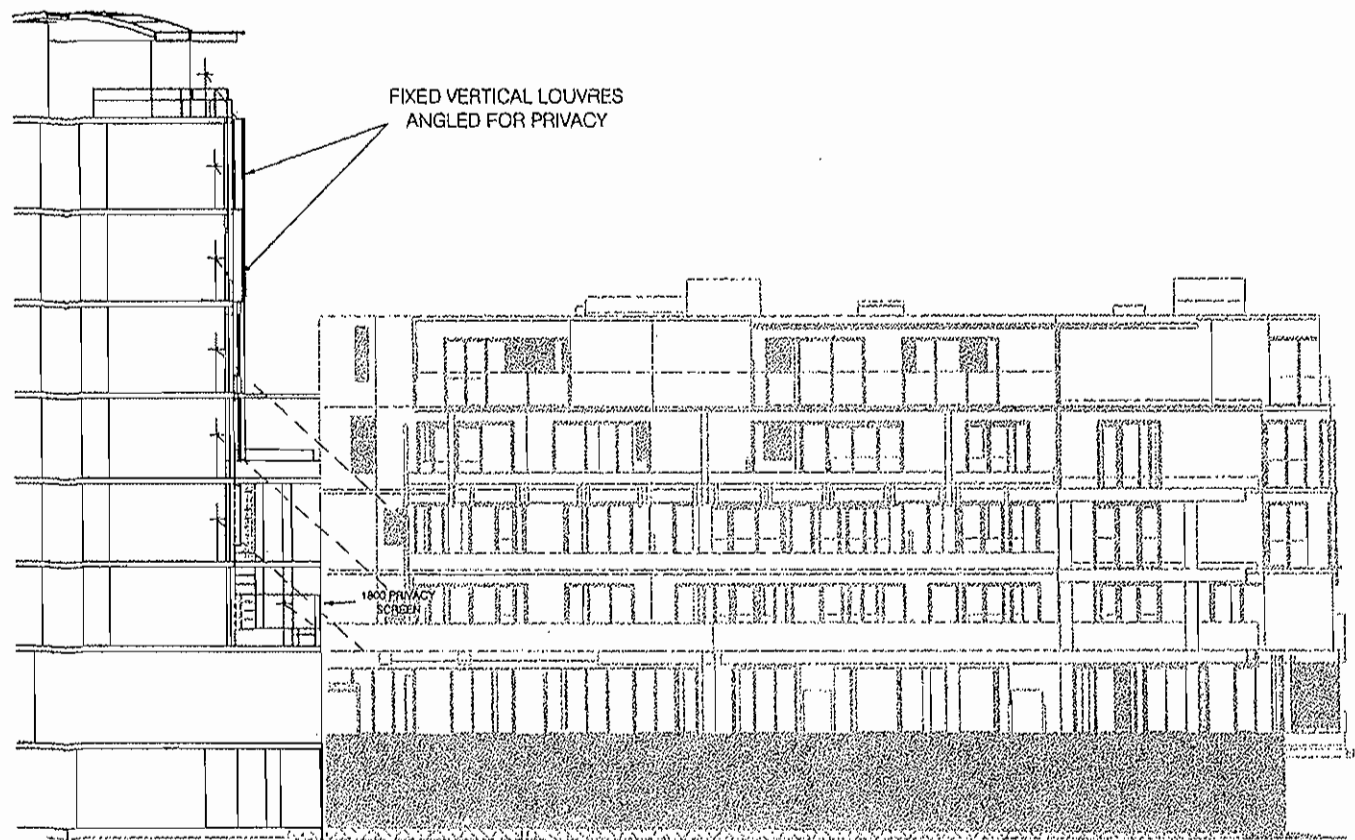
SECTION 6



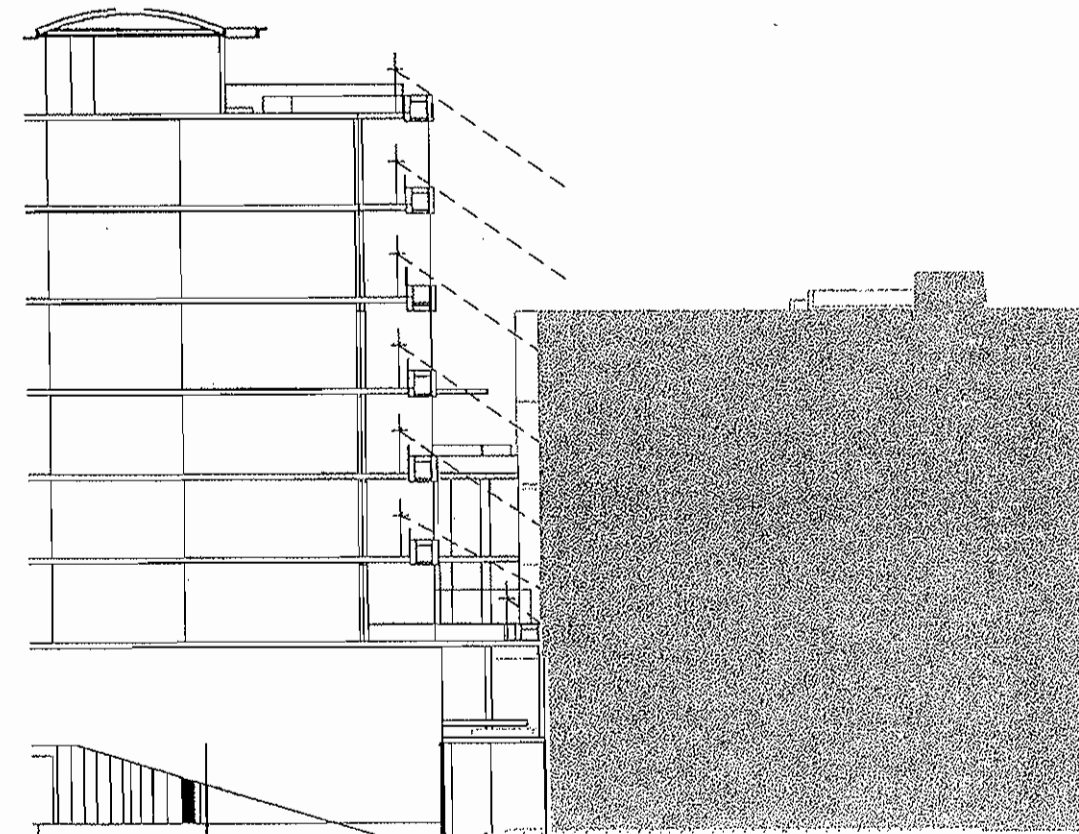
SECTION 7



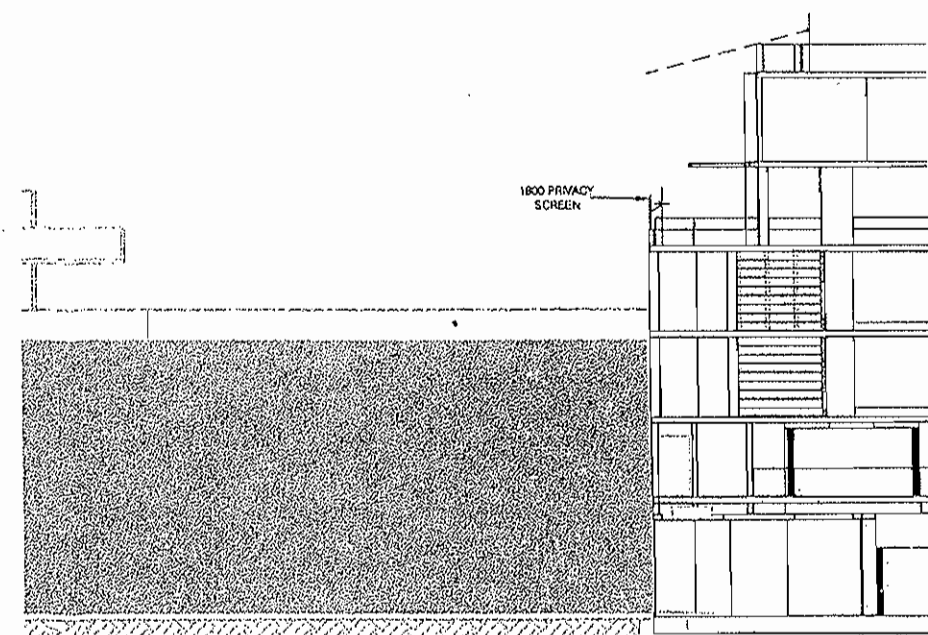
SECTION 8



SECTION 9

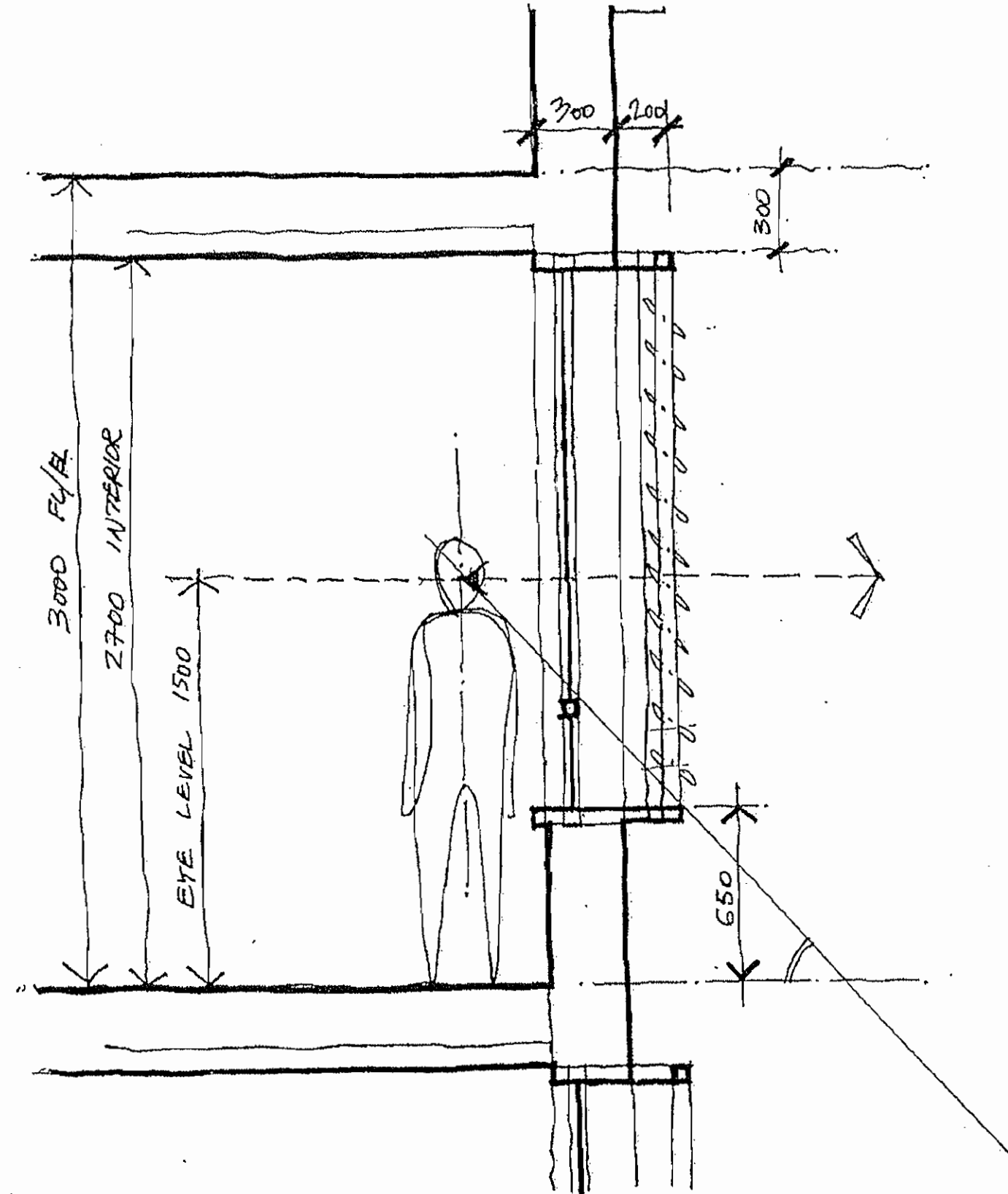


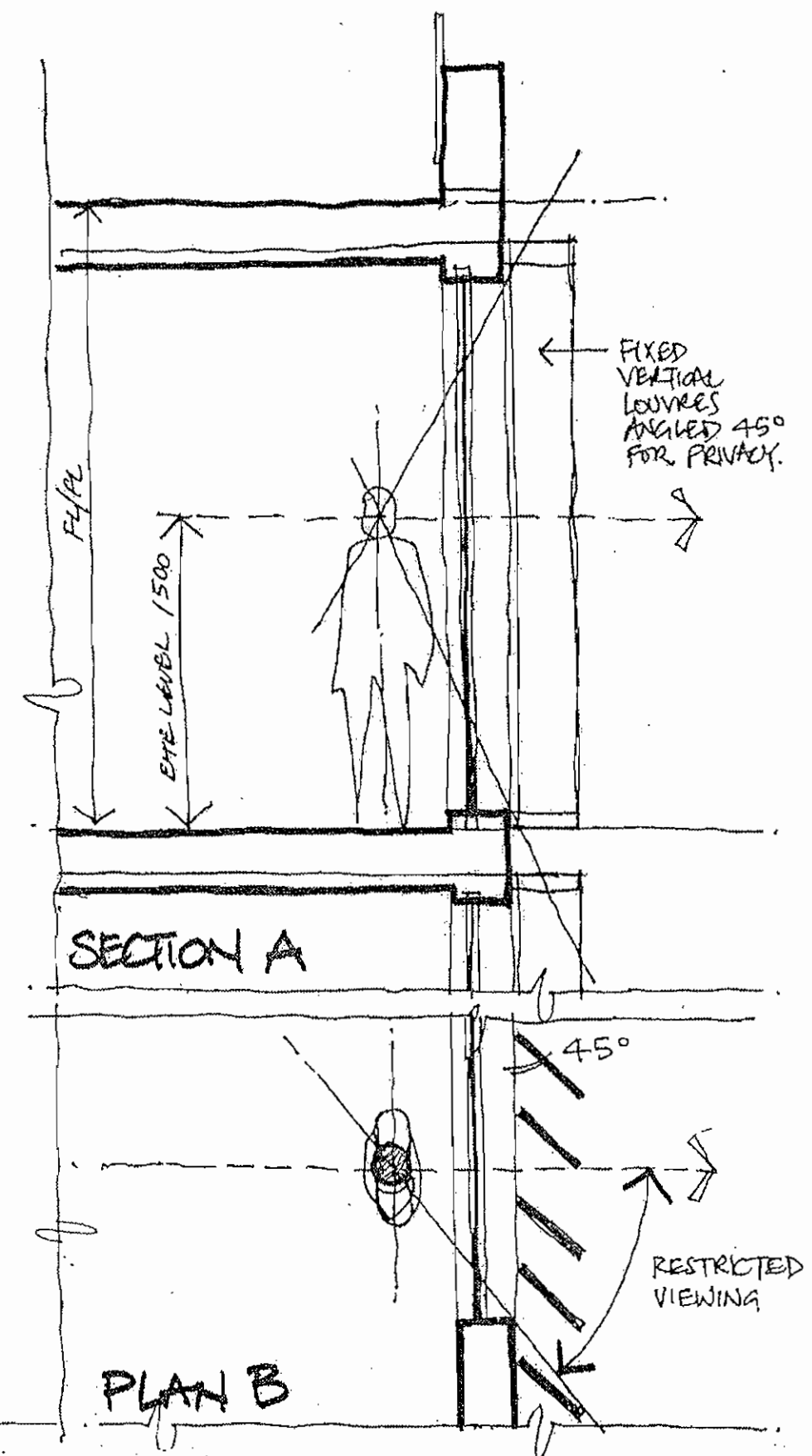
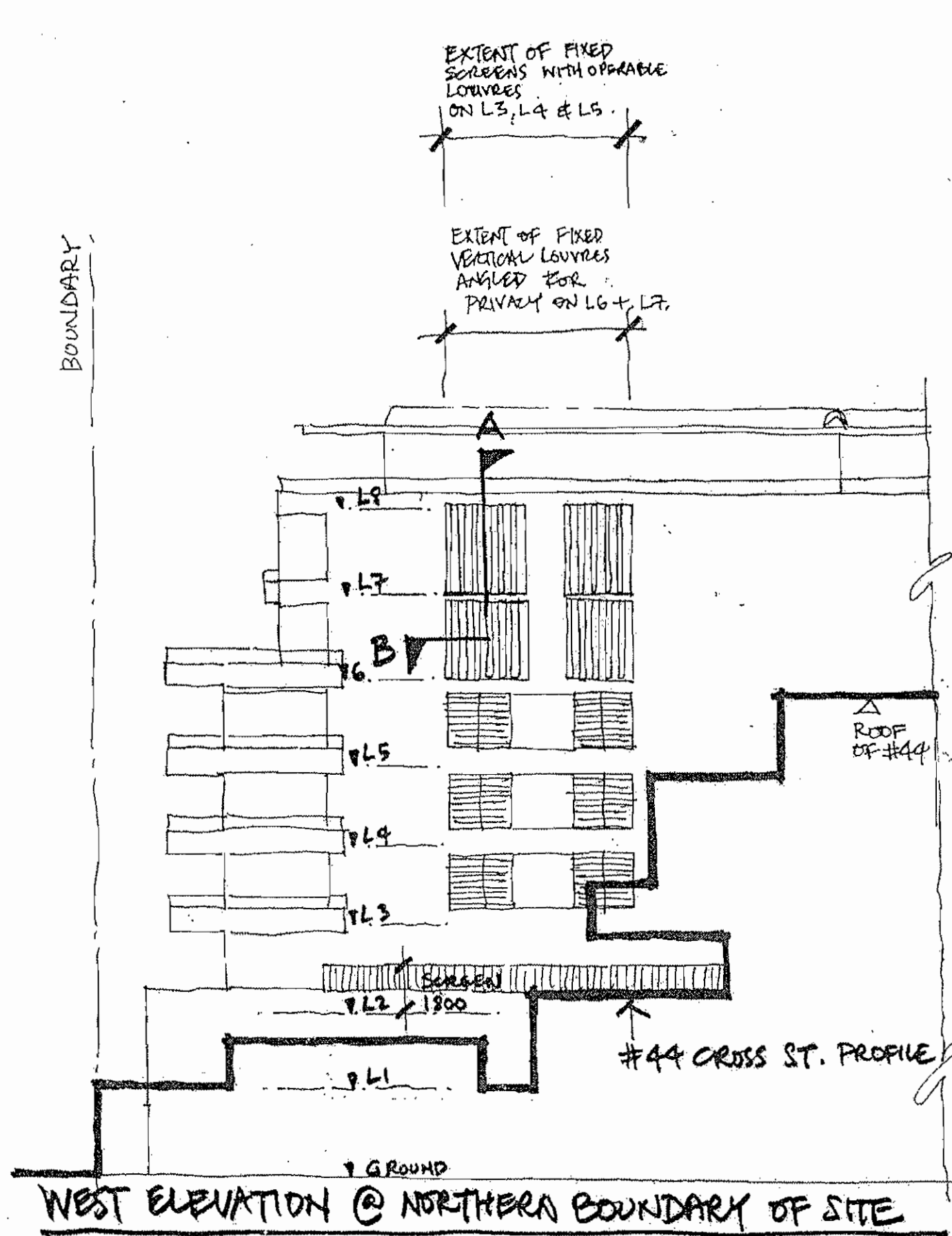
SECTION 10



SECTION 11







1. 33 CROSS ST. DOUBLE BAY . NTS @ A3 . PRIVACY STUDY SK 971 . PTW



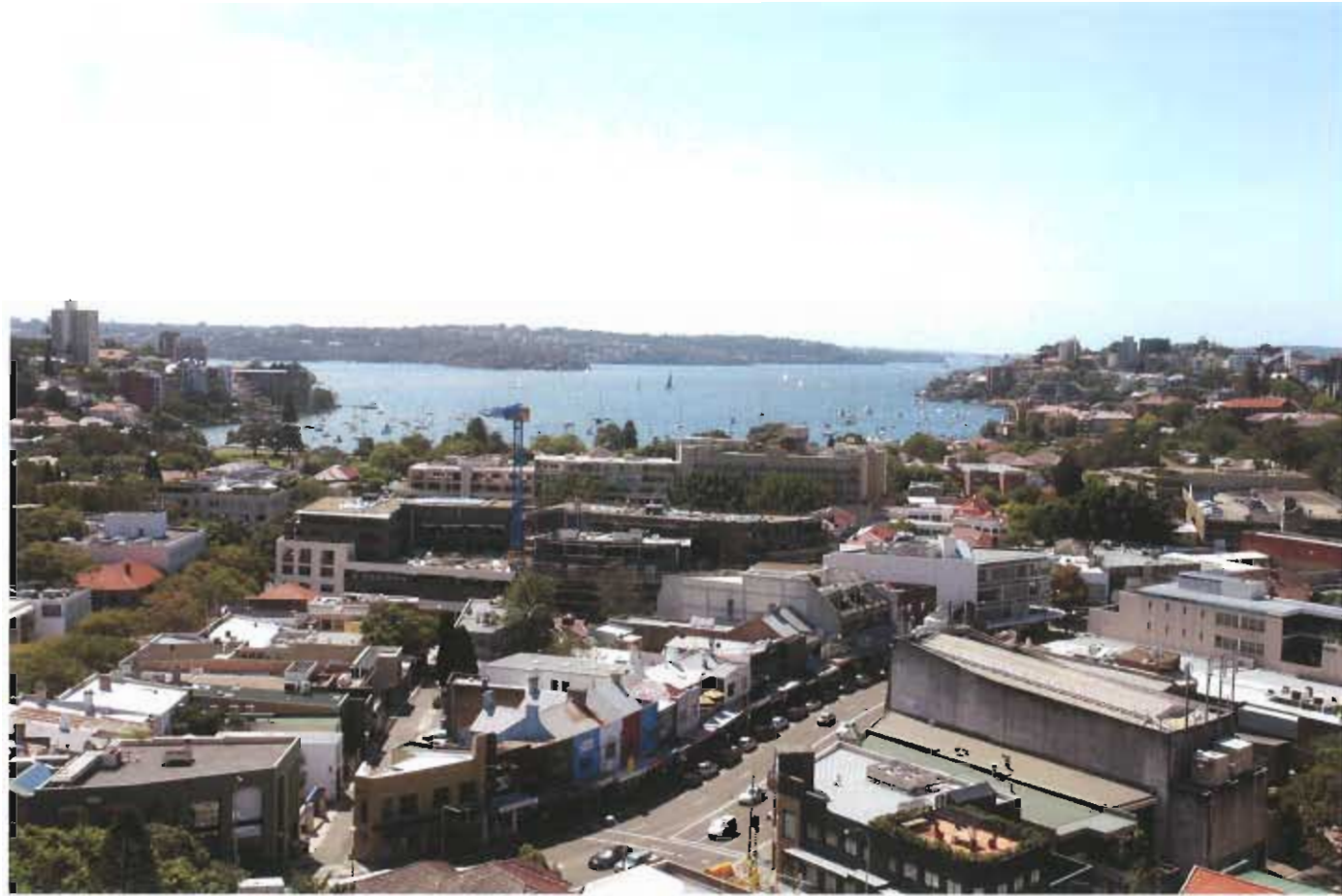
EXISTING



ASHINGTON 2009



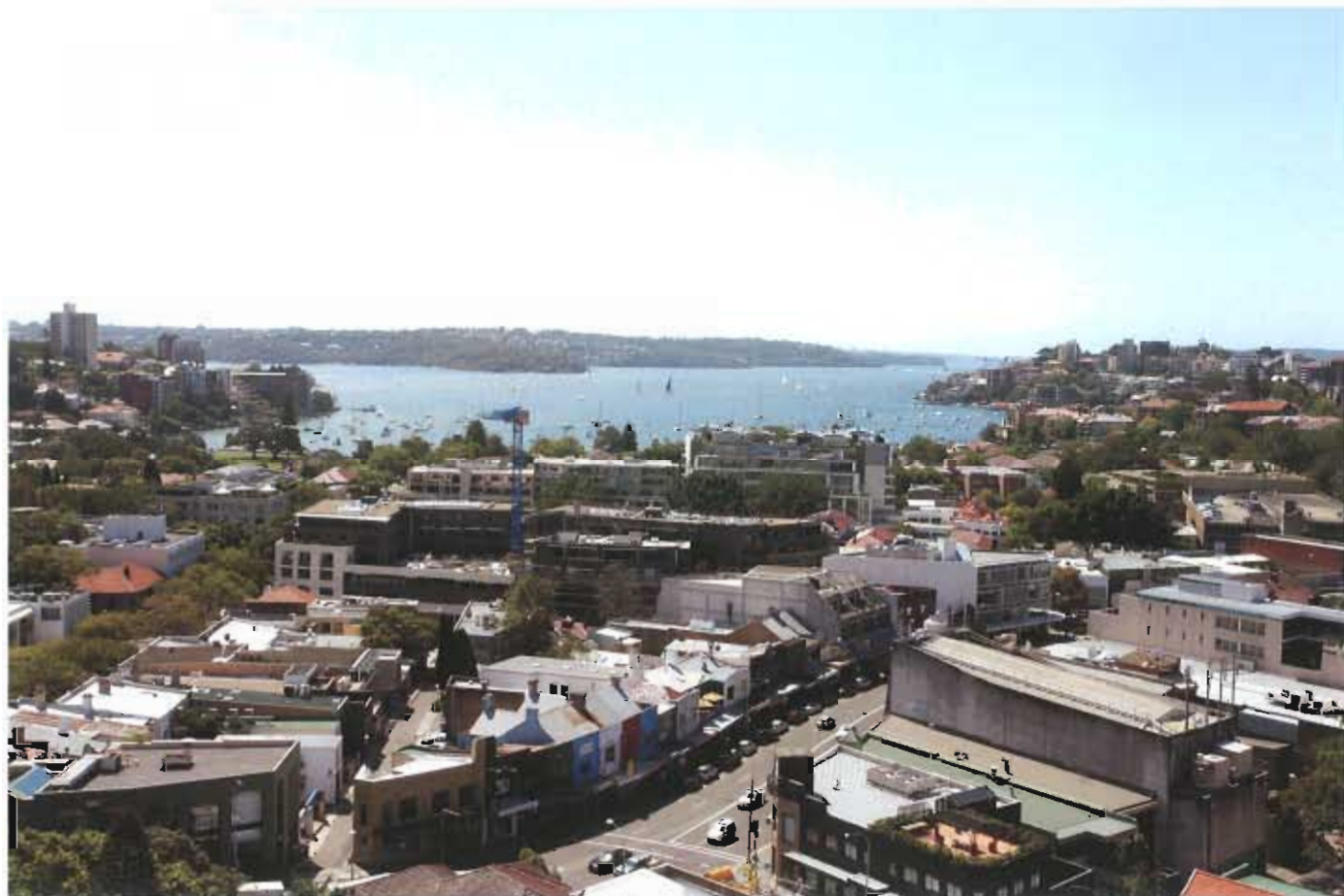
PROPOSED



EXISTING



ASHINGTON 2009



PROPOSED



PROPOSED WITH CORNER DCP ENVELOPE



EXISTING



ASHINGTON 2009



PROPOSED



PROPOSED WITH CORNER DCP ENVELOPE



EXISTING



ASHINGTON 2009



PROPOSED



EXISTING



ASHINGTON 2009



PROPOSED



EXISTING



ASHINGTON 2009



PROPOSED



EXISTING



ASHINGTON 2009



PROPOSED



PROPOSED WITH CORNER DCP ENVELOPE



EXISTING



ASHINGTON 2009



PROPOSED

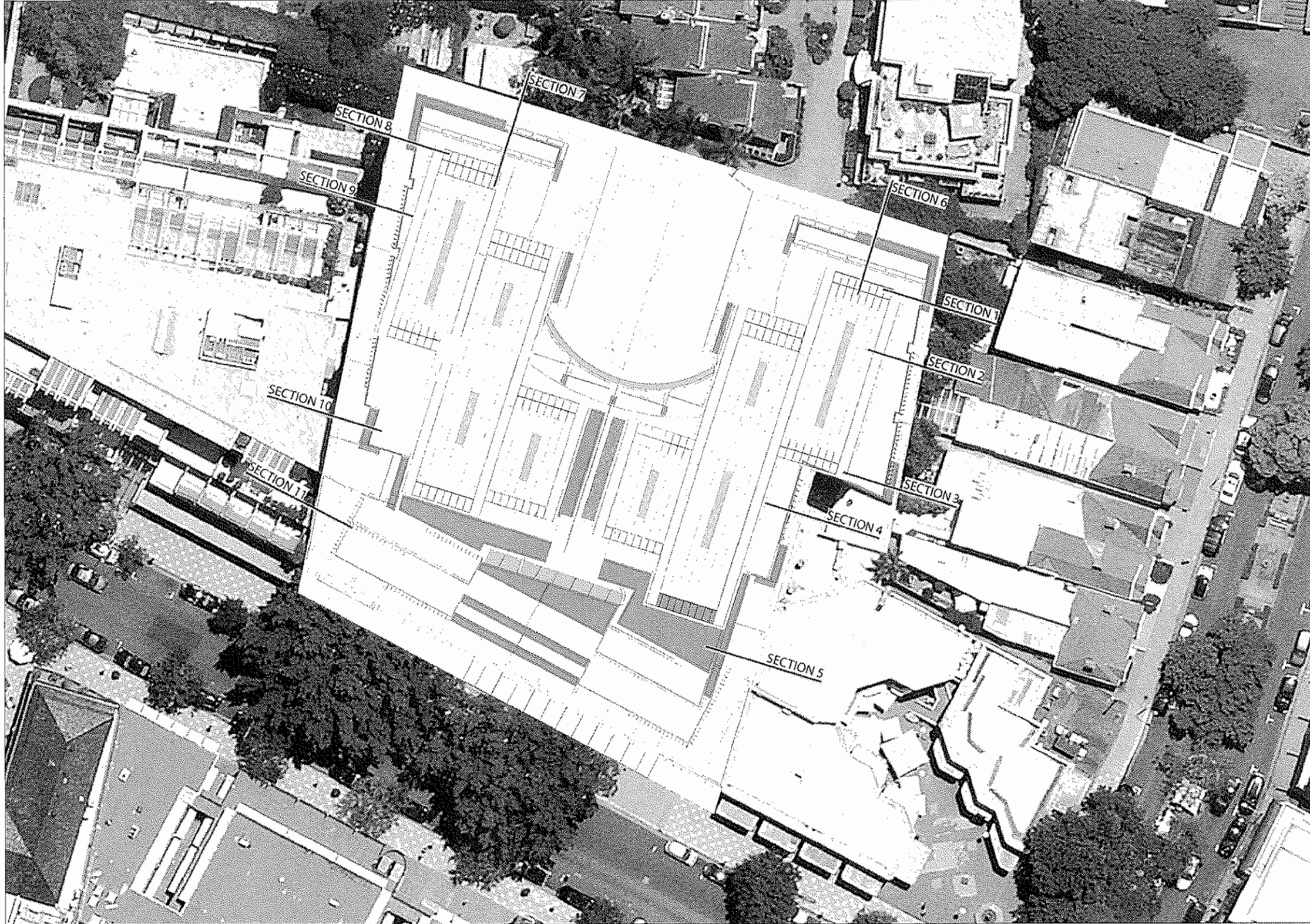


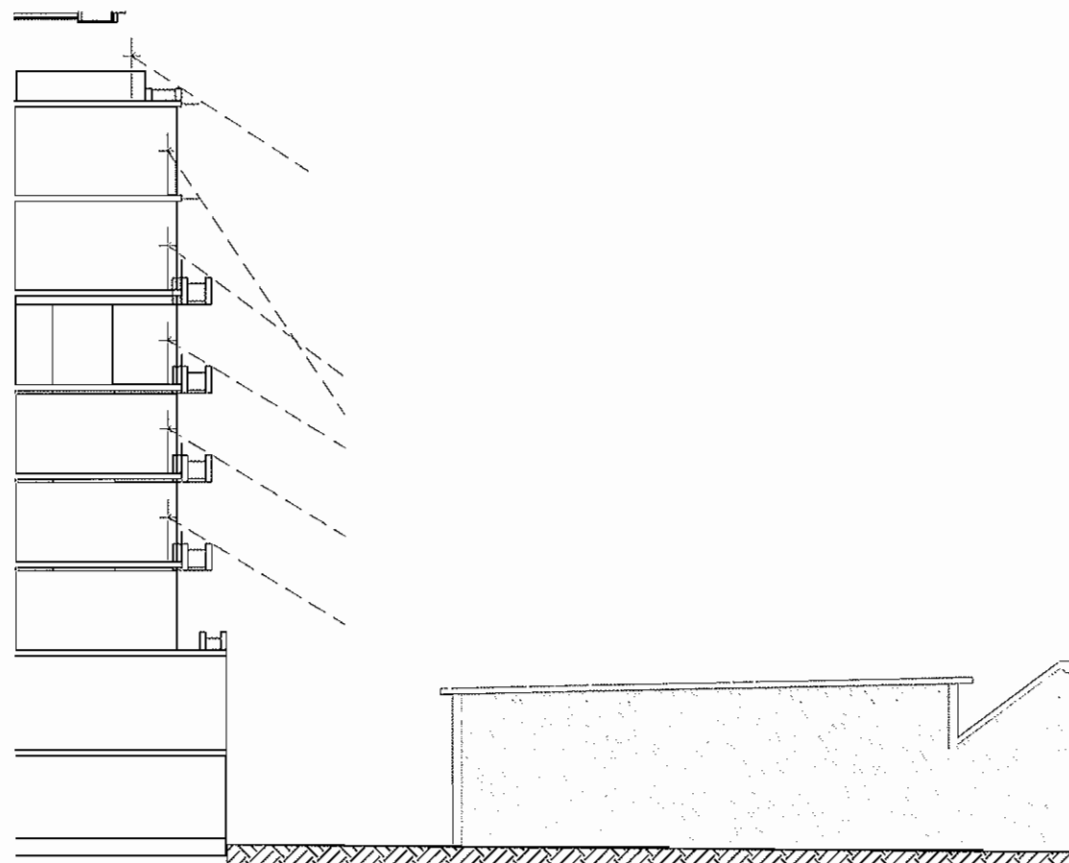
PROPOSED WITH CORNER DCP ENVELOPE



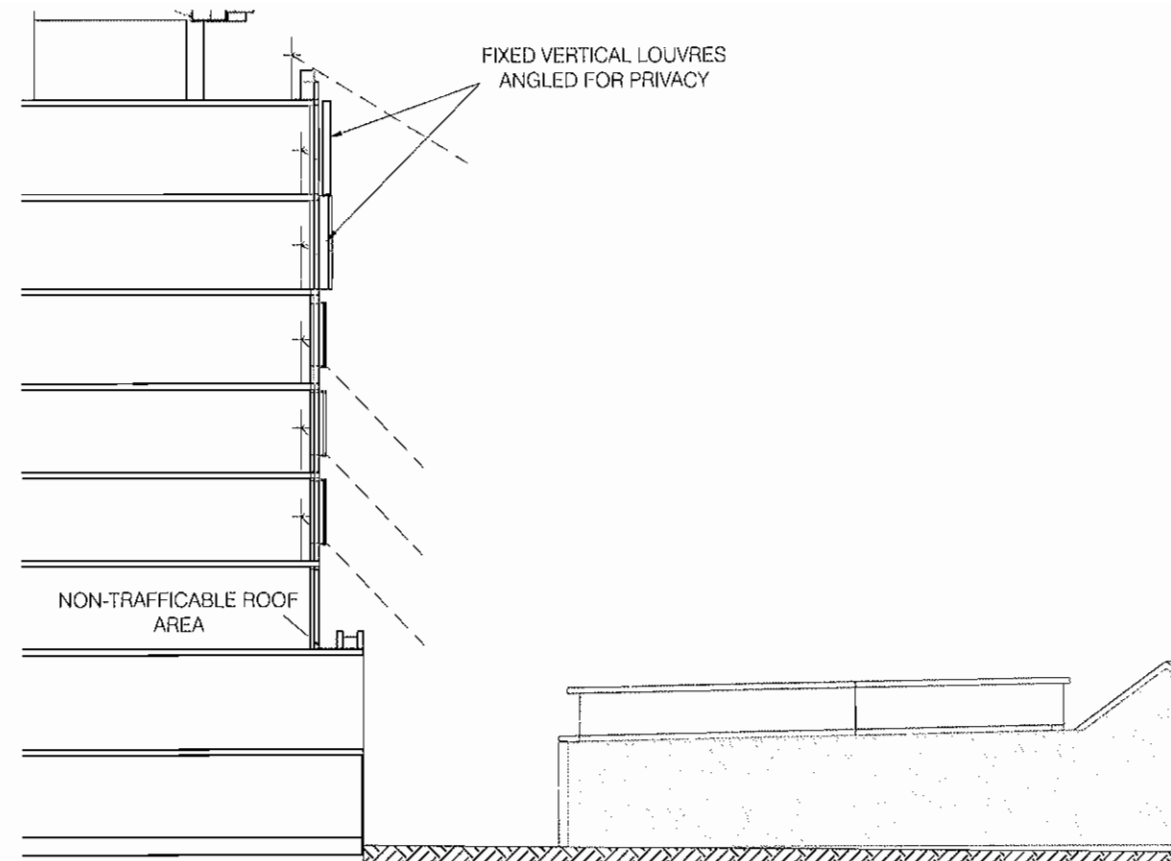




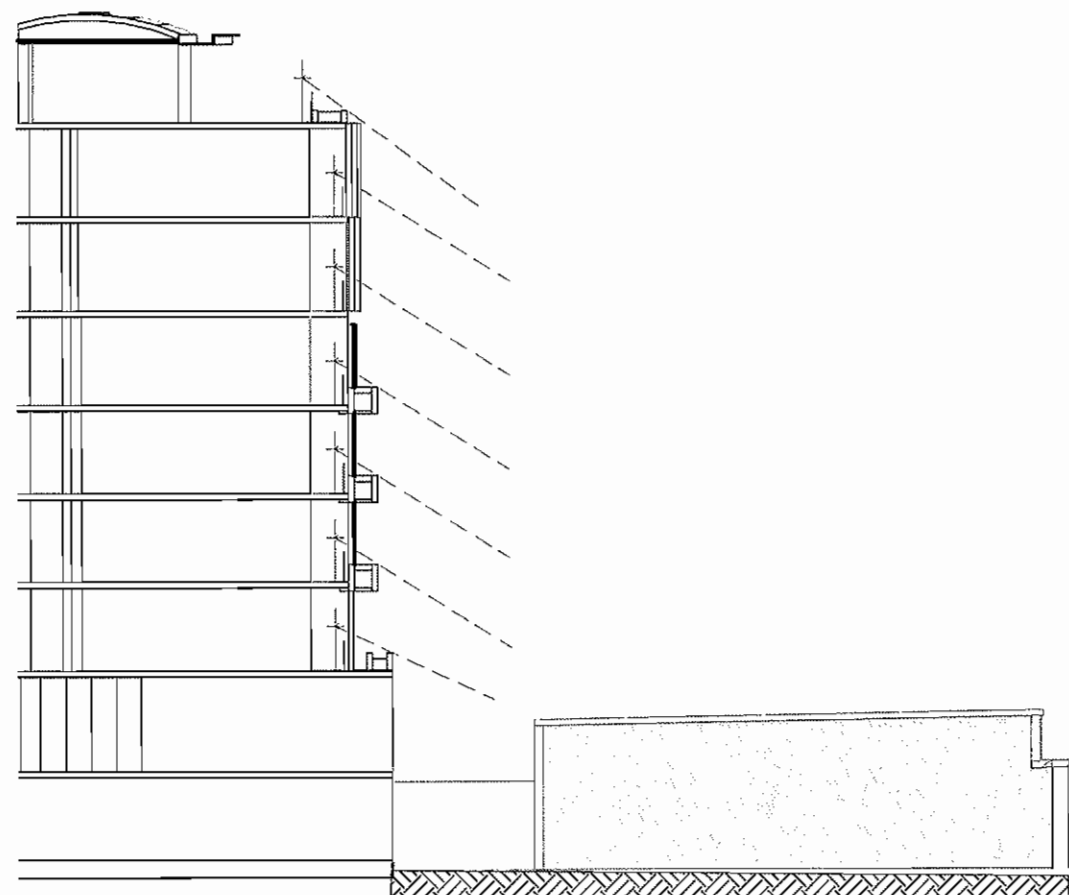




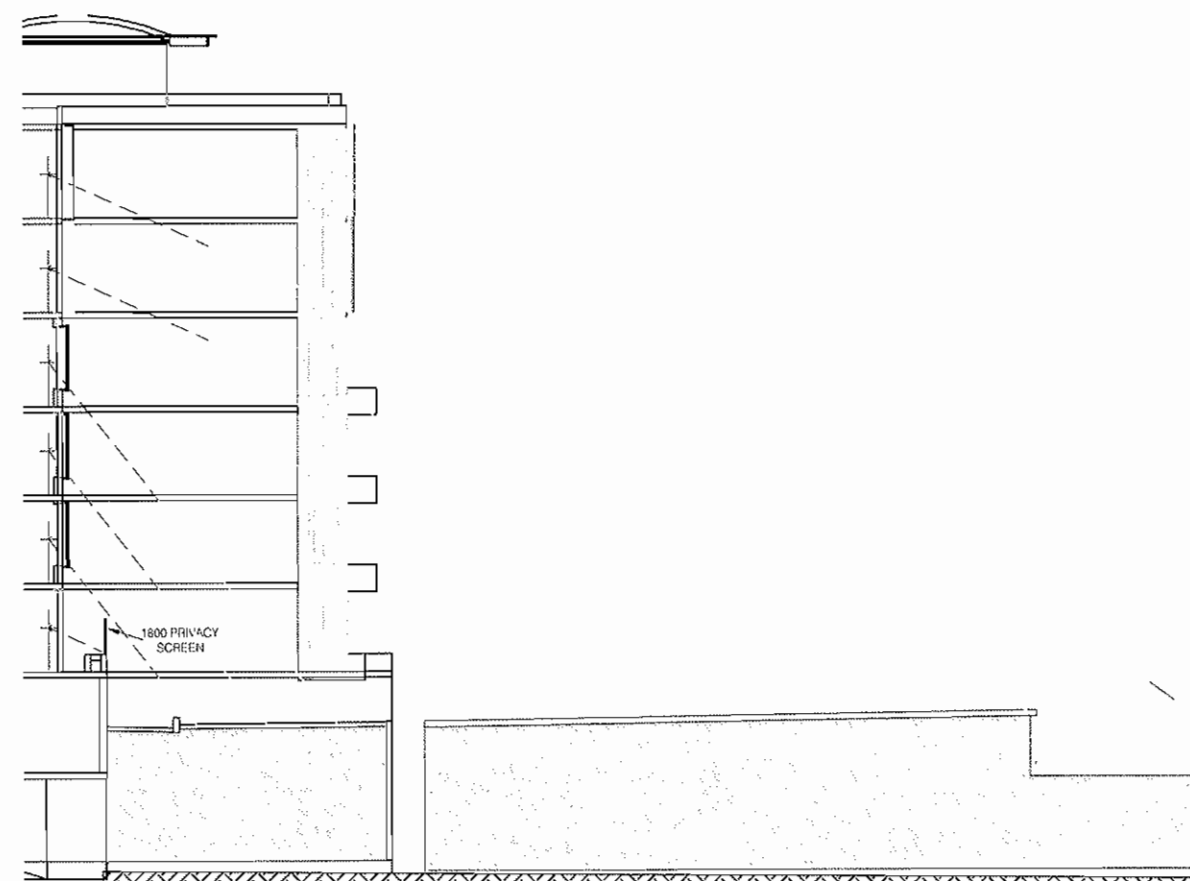
SECTION 1



SECTION 2

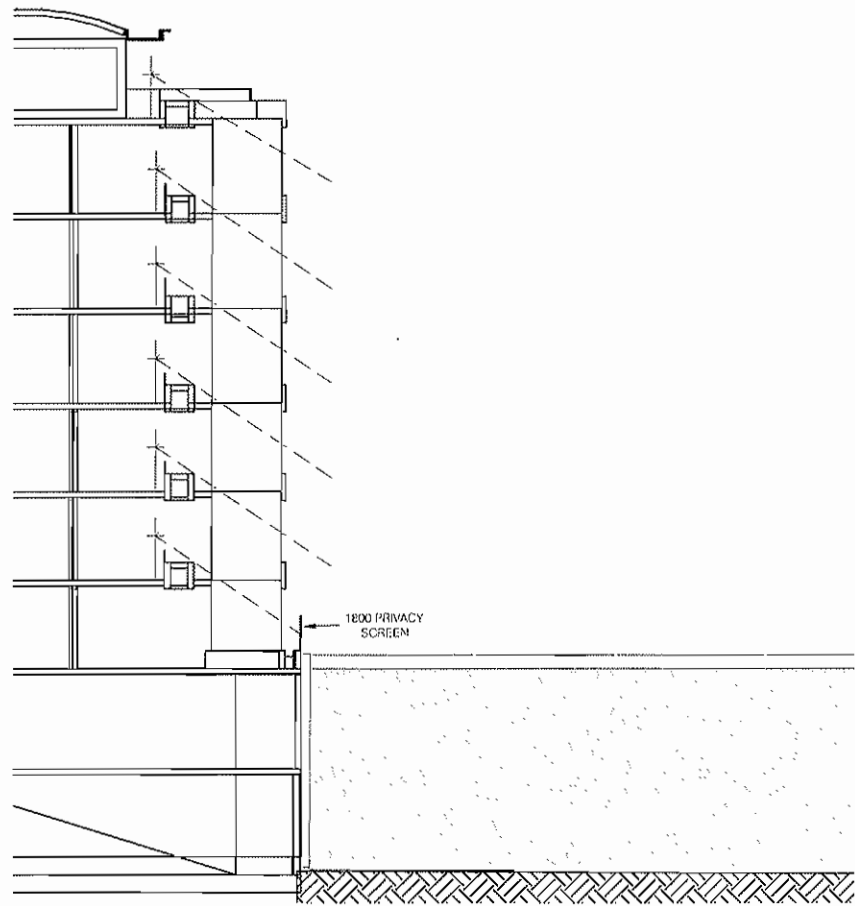


SECTION 3

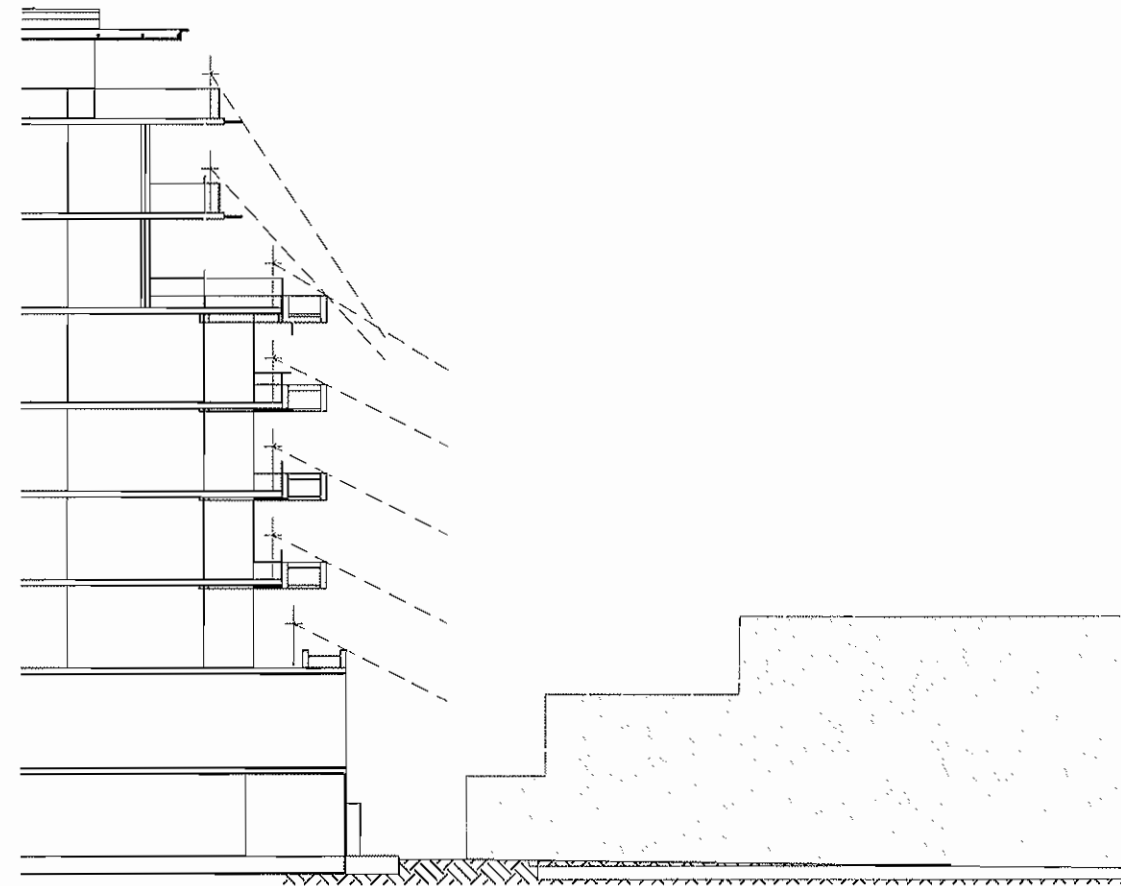


SECTION 4

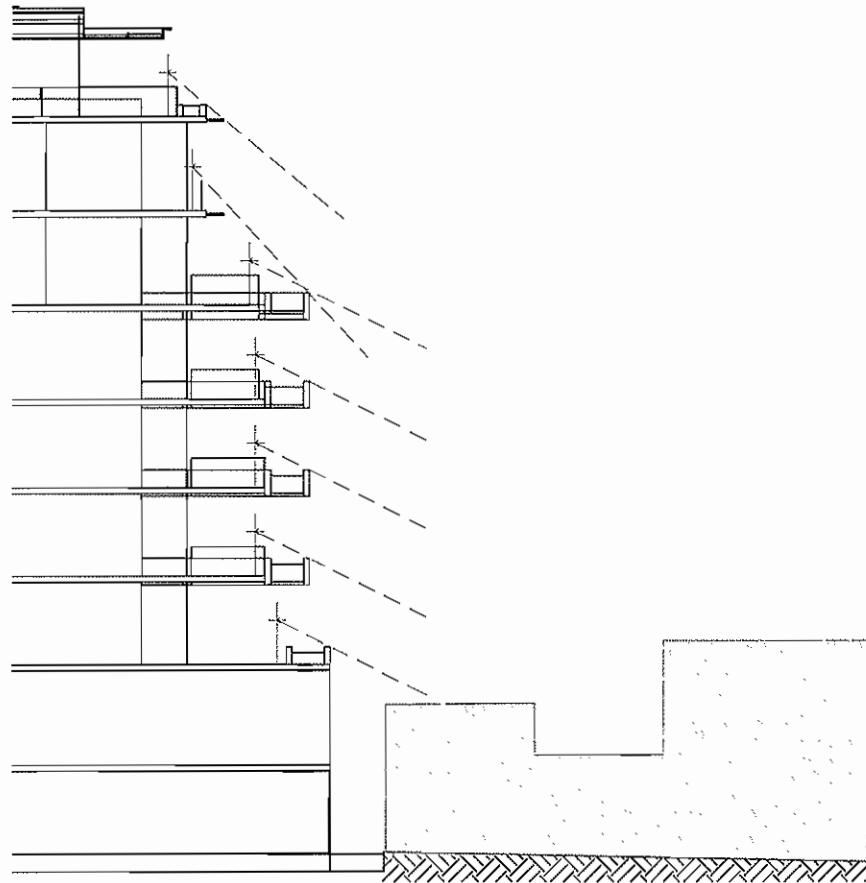




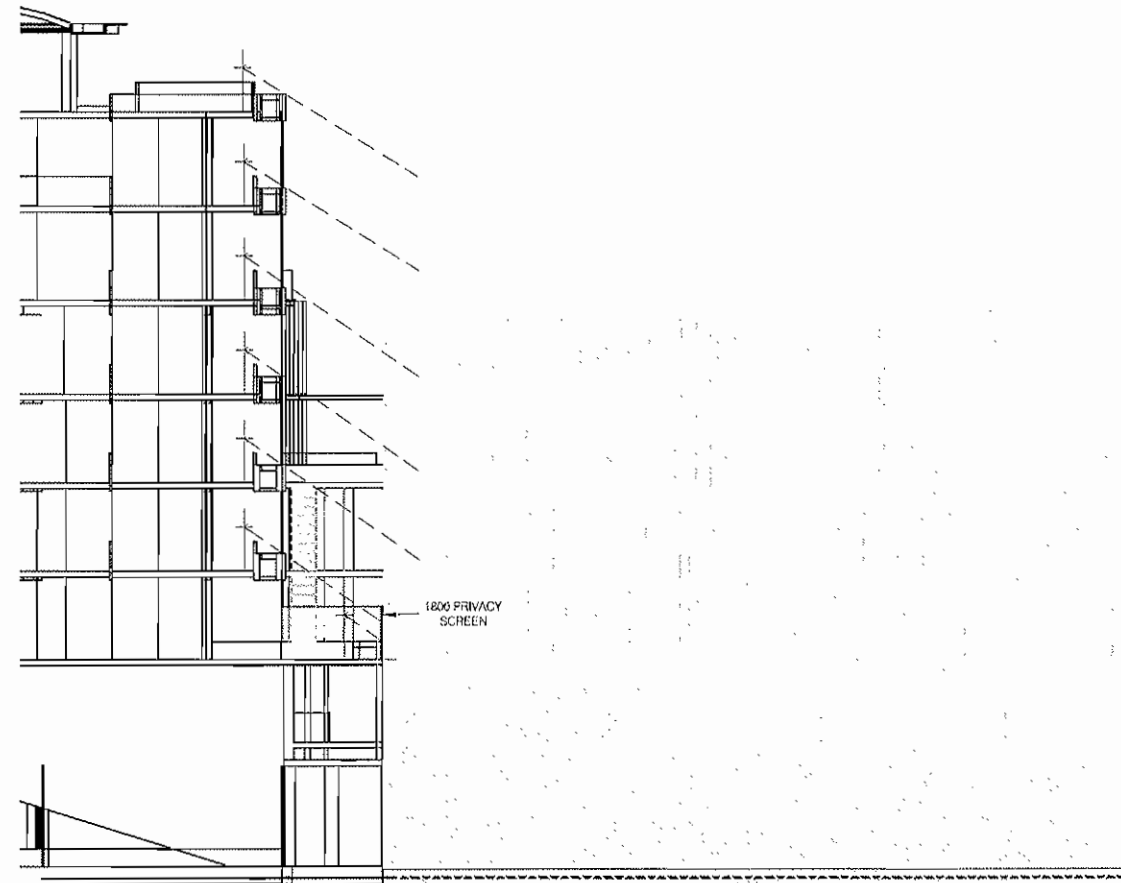
SECTION 5



SECTION 6

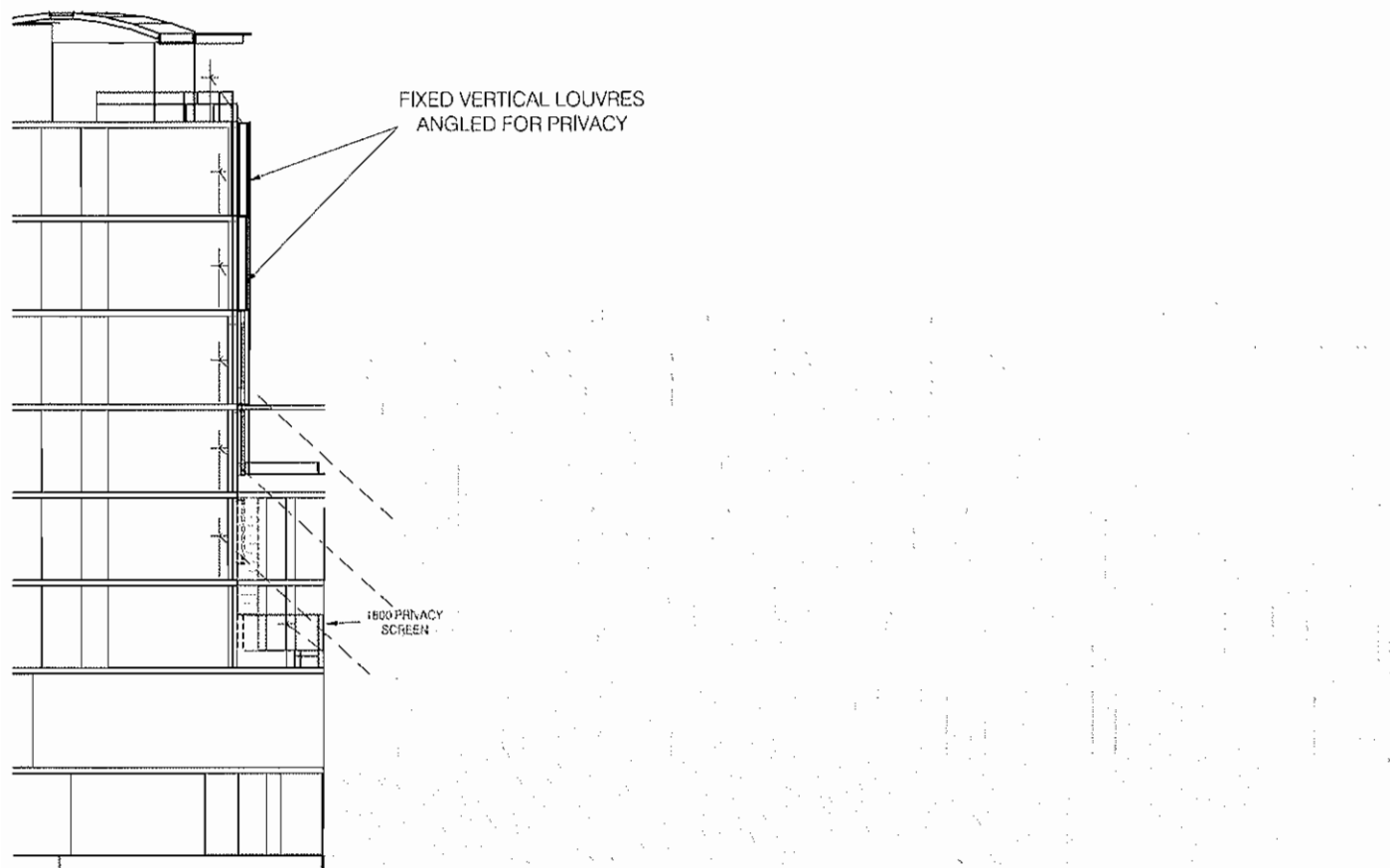


SECTION 7

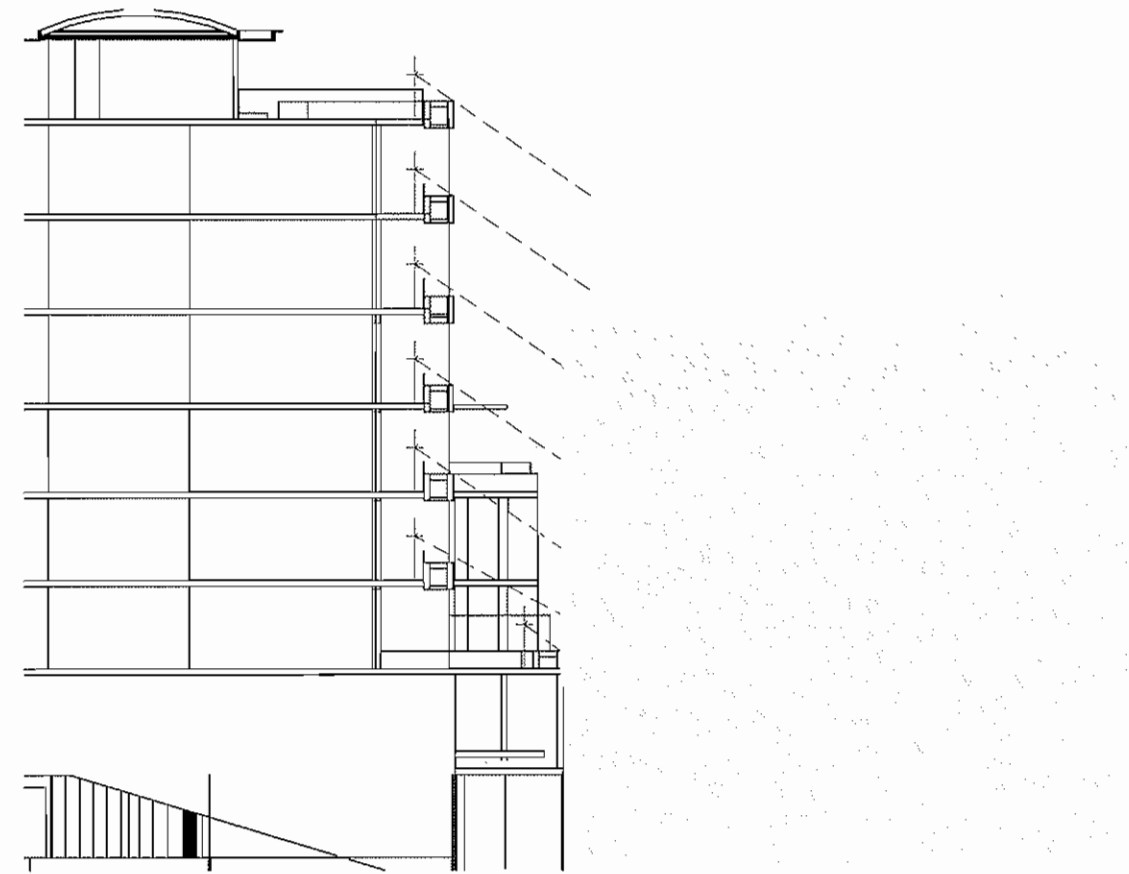


SECTION 8

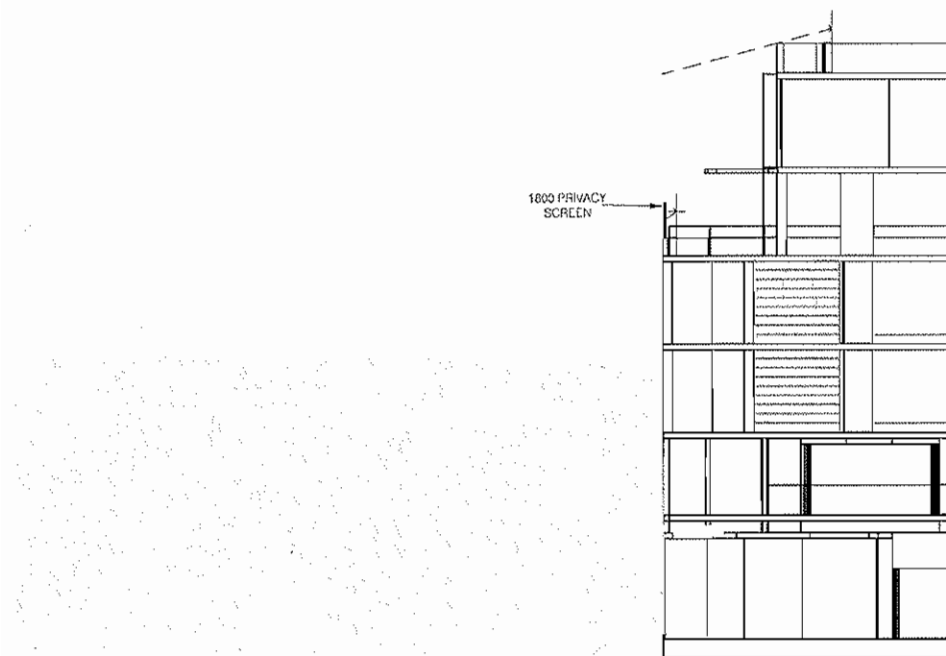




SECTION 9

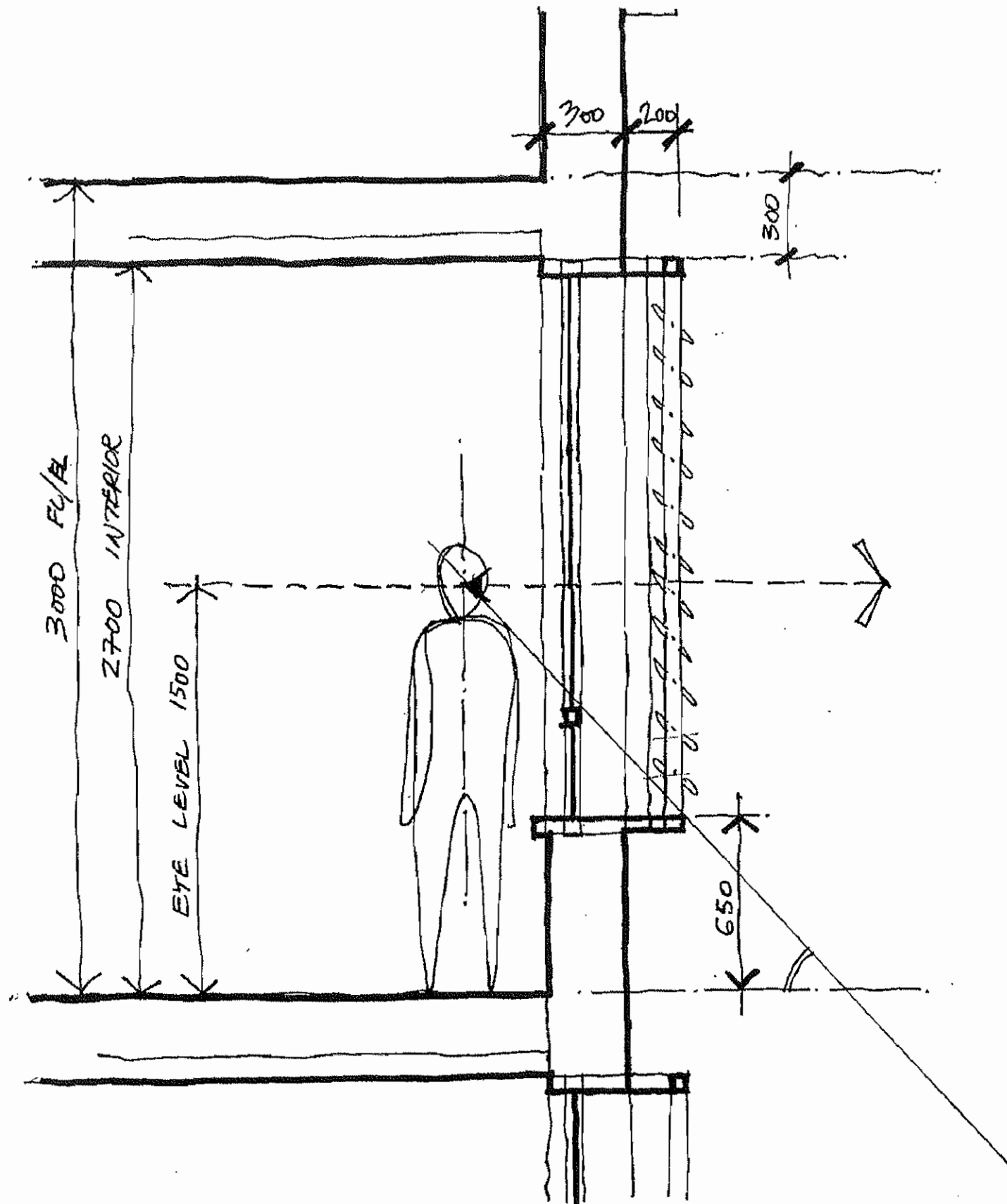


SECTION 10



SECTION 11



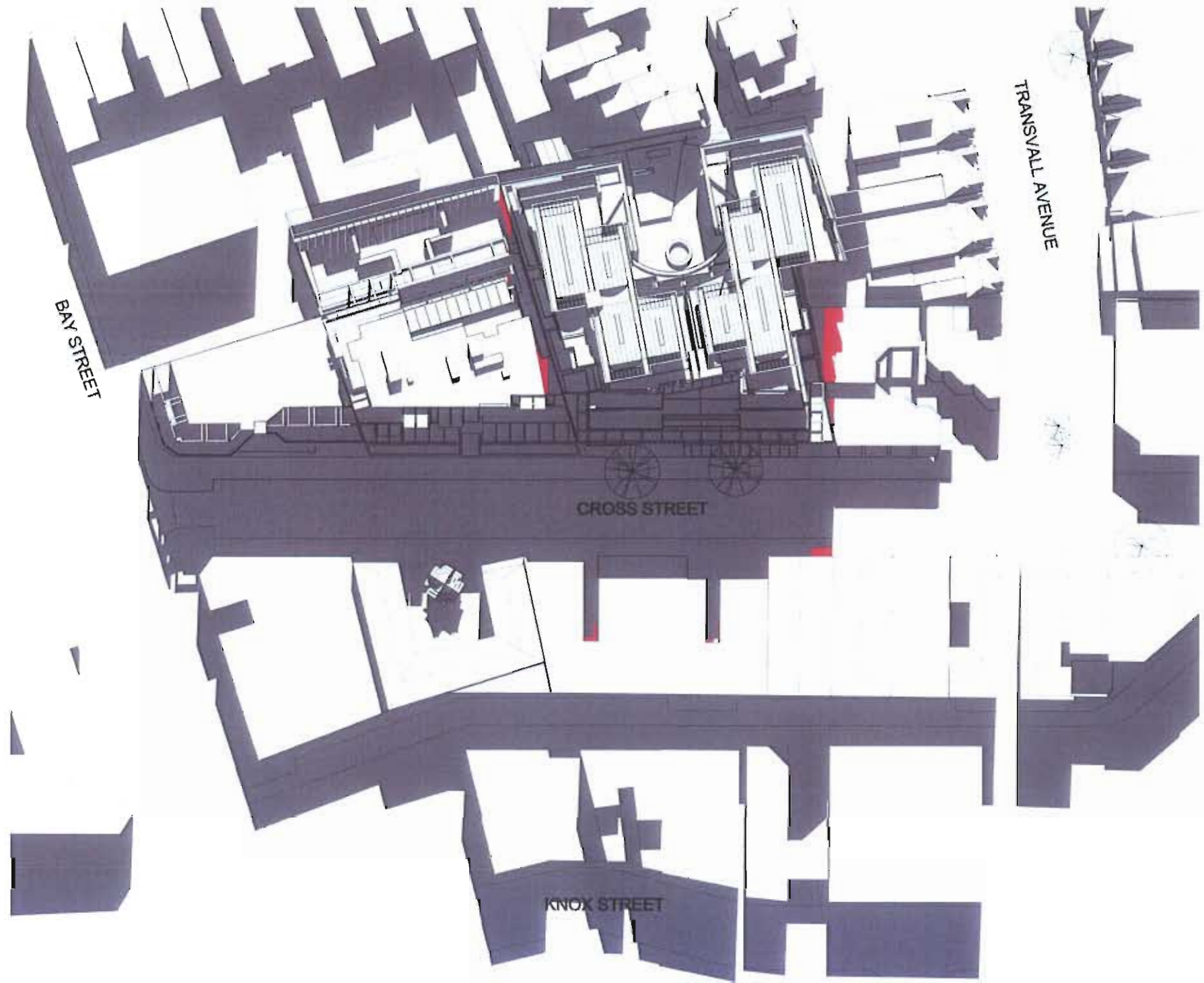


DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCING OF THIS DRAWING WITHOUT THE CONSENT OF PTW
THEIR & VALUER IS STRICTLY PROHIBITED
NOTE
INCORPORATED - CHANGES OF THE SURVEY DRAWINGS PROVIDED BY CLIENT TO
BE CONFIRMED AT A LATER DATE



- EXISTING SHADOWS
- PROPOSED SHADOWS

DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF PTW
IS STRICTLY PROHIBITED
NOTE
PROPOSED SHADOWS - ON BASIS OF THE SURVEY DATA PROVIDED BY CLIENT TO
BE CONFIRMED AT A LATER DATE



EXISTING SHADOWS
PROPOSED SHADOWS

DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCTIONS OF THIS DRAWING WITHOUT THE CONSENT OF PTW
TRADE MARKS ARE STRICTLY PROHIBITED
NOTE
RECONSTRUCTION & DIMENSIONS OF THE SURVEY DRAWINGS PROVIDED BY CLIENT TO
BE CONFIRMED AT A LATER DATE



EXISTING SHADOWS
PROPOSED SHADOWS



Site location plan
Scale: 1:500
Date: 24/10/2011
Drawing No: DA503.2
Drawing Title: SHADOW DIAGRAMS

PTW Architects
Level 11, 33 Castlereagh St
Sydney NSW 2000 Australia

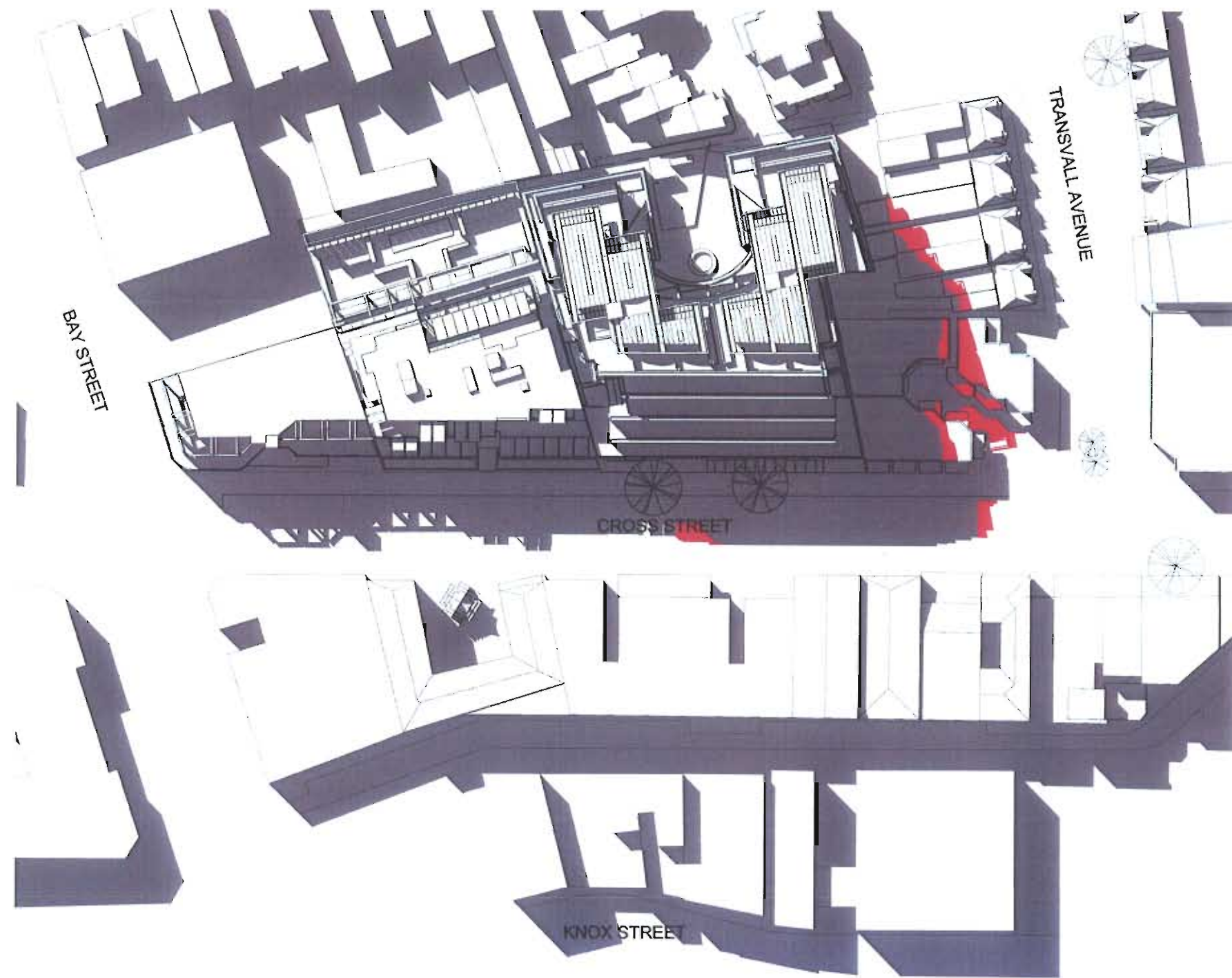
PTW
T +61 (0)2 922 5077
F +61 (0)2 922 5129

DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCTIONS OF THIS DRAWING WITHOUT THE CONSENT OF PTW & WALKER PTW IS STRICTLY PROHIBITED
NOTE
INCONSISTENCIES - OMISSIONS OF THE SURVEY DRAWINGS PROVIDED BY CLIENT TO BE CONFIRMED AT A LATER DATE



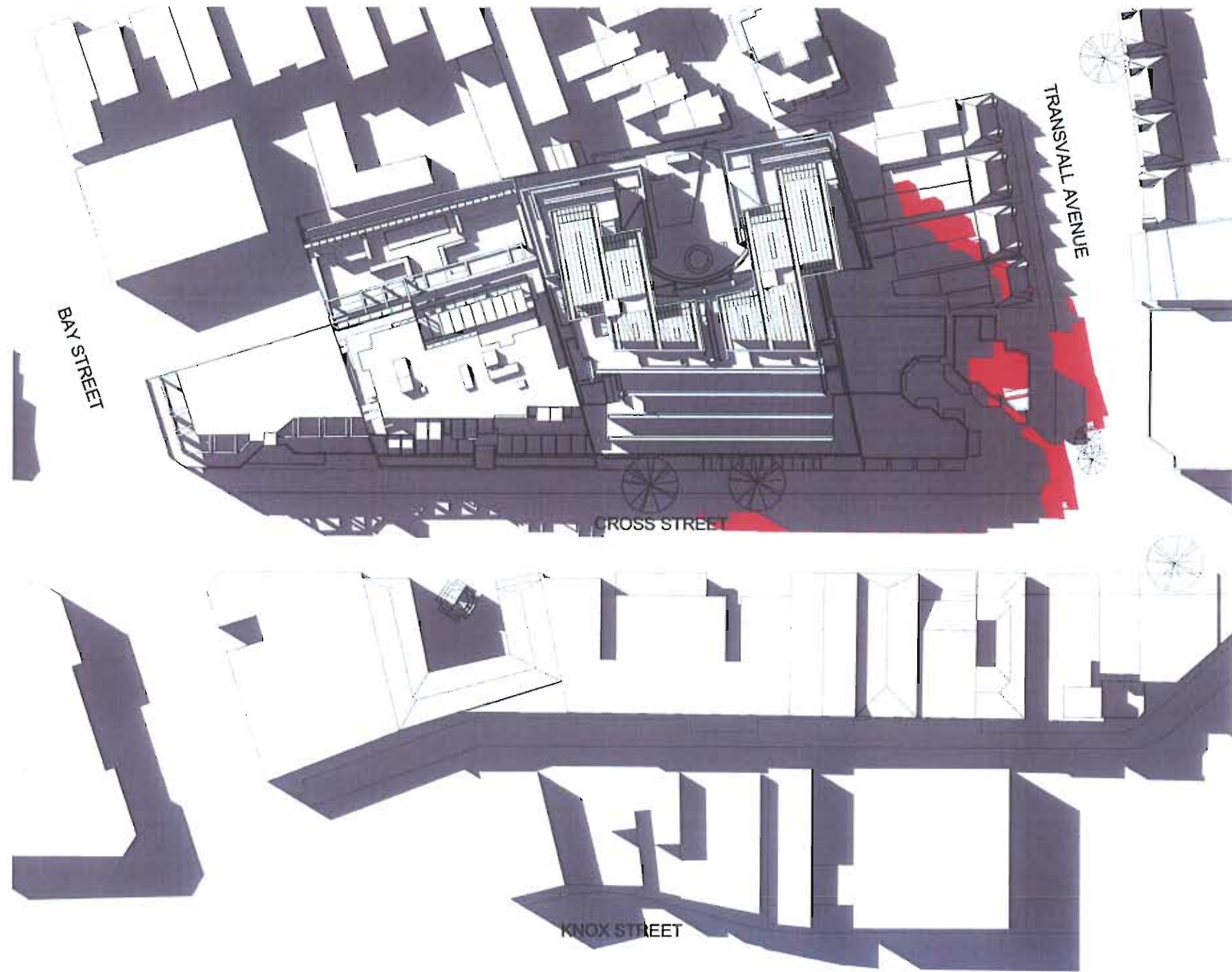
EXISTING SHADOWS
PROPOSED SHADOWS

DO NOT SCALE FROM DRAWINGS
COPYRIGHT REPRODUCED OF THIS DRAWING WITHOUT THE CONSENT OF PTWP & PARTNER IS STRICTLY PROHIBITED
NOTE: INCONSISTENCIES + OMISSIONS OF THE SURVEY DRAWINGS PROVIDED BY CLIENT TO BE CONFIRMED AT A LATER DATE



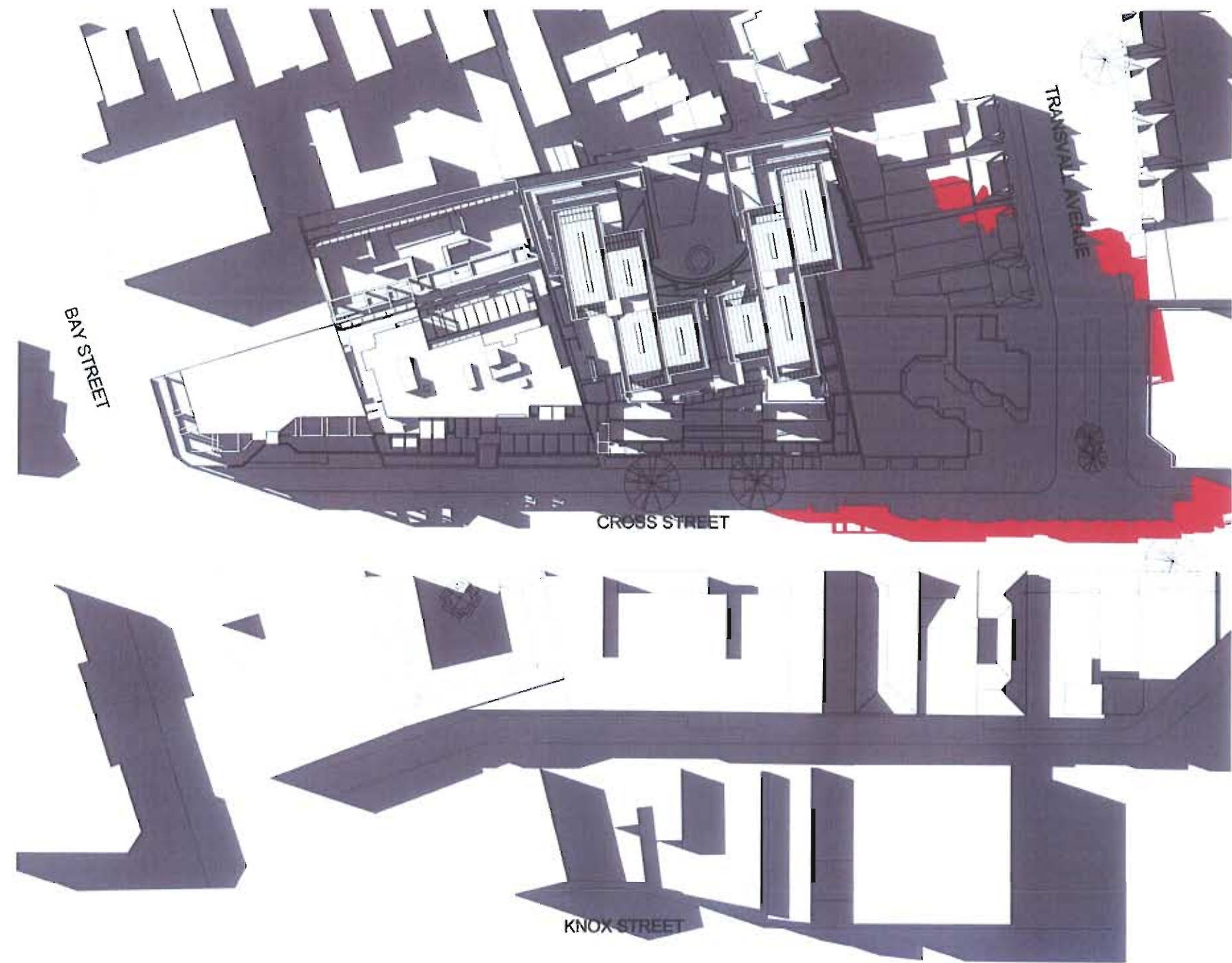
- EXISTING SHADOWS
- PROPOSED SHADOWS

DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCING OF THIS DRAWING WITHOUT THE CONSENT OF PEGGEE THOMP & ASSOCIATES IS STRICTLY PROHIBITED
NOTE: DISCREPANCIES & OMISSIONS OF THE SURVEY DRAWINGS PROVIDED BY CLIENT TO BE CONFIRMED AT A LATER DATE



EXISTING SHADOWS
PROPOSED SHADOWS

DO NOT SCALE FROM DRAWINGS
COPYING OR REPRODUCING OF THIS DRAWING WITHOUT THE CONSENT OF PEOPLE
THORP & WATKINS PTW IS STRICTLY PROHIBITED
NOTE:
INCONSISTENCIES & OMISSIONS OF THE SURVEY DRAWINGS PROVIDED BY CLIENT TO
BE CONFIRMED AT A LATER DATE



EXISTING SHADOWS
PROPOSED SHADOWS