home



Precinct 75, St Peters
Landscape DA Package

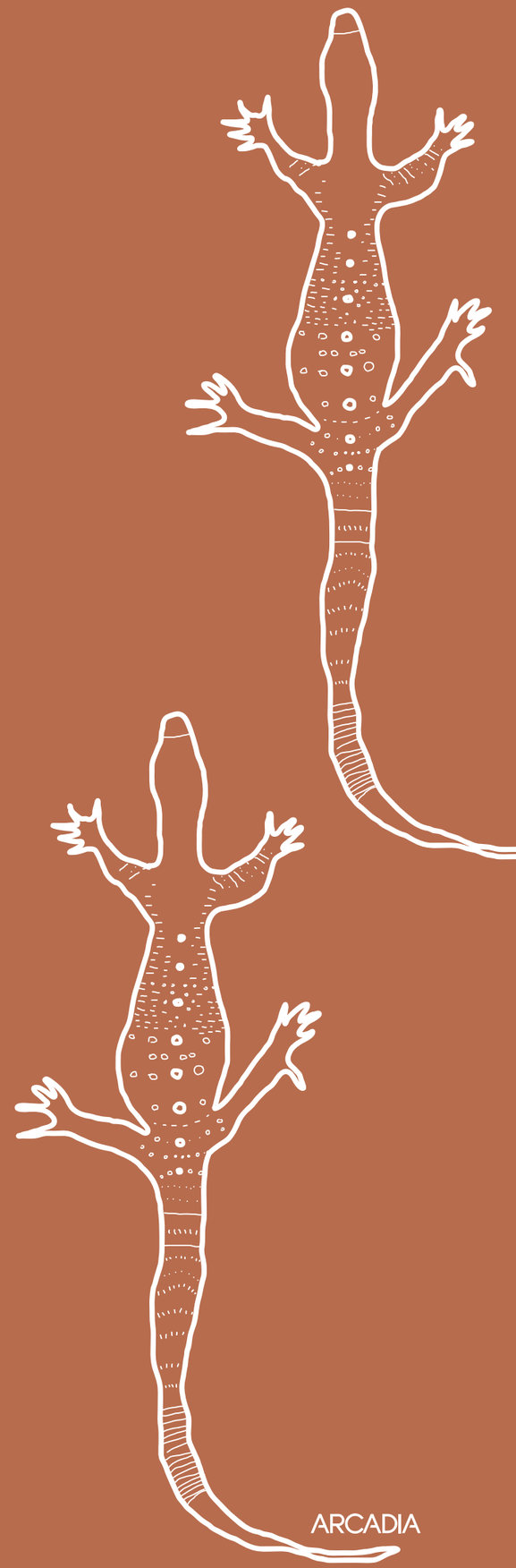
May 2023

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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A	Issued 14.03.2022	C.T.
Rev B	Issued 02.05.2022	C.T.
Rev C	Issued 04.05.2022	C.T
Rev D	Issued 30.06.2022	C.T
Rev E	Issued 06.07.2022	C.T
Rev F	Issued 07.07.2022	C.T
Rev G	Issued 08.07.2022	C.T
Rev H	Issued 24.10.2022	C.T
Rev I	Issued 26.10.2022	C.T
Rev J	Issued 27.10.2022	C.T
Rev K	Issued 12.05.2023	C.T
Rev L	Issued 30.05.2023	C.T



Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

This report has been prepared to accompany a Section 4.56 modification application being made to Inner West Council in relation to Precinct 75, St Peters (Lot 100 DP1283113). The modification seeks minor changes to the approved mixed-use redevelopment of the site to reflect design development, engineering co-ordination, compliance with design standards, improvements in accessibility throughout the public domain and changes to landscape design.

This report provides an assessment of the amended development proposal as required.

For further description of the changes proposed please refer to the Statement of Environmental Effects prepared by Ethos Urban.

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Table of Contents

01 Site Appreciation

Site Analysis 6
/ Regional Context 6

02 Landscape Vision

Design Principles 8
Spatial Program 9
Spatial Program 10

03 Landscape Design

Landscape Masterplan - Ground Level 12
Landscape Masterplan - All levels 13
Character Areas 14
Precincts 15
/ The Commons - Plan 15
/ The Commons - Section 16
/ The Garden - Plan 17
/ The Garden - Section 18
/ Overland Flow Path - Plan 19
/ Overland Flow Path - Section 20
/ The Grove - Plan 21
/ The Grove - Section 22
/ Mary St Lane - Plan 23
/ Mary St Lane - Sections 24
/ Makers Way - Plan 25
/ Makers Way - Section 26
/ The Mews - Plan 27
/ Communal Roof Terrace - Plan 28
/ Communal Roof Terrace - Section 29

04 Landscape Strategies

Public Domain Improvement Plan 31
Drainage Infrastructure 32
Green Facade Strategy 33
Green Facades - Elevations 34
Green Roof Strategy 35
Deep Soil Strategy 36
Scope 37
/ Material Strategy 37
/ Master Palette 38
Furniture and Walls 39
/ Tree Masterplan 40
/ Tree Palette 42
/ Shrubs and Understorey Planting Palette 43
/ Shrubs and Understorey Planting Palette 44
/ Typical Proposed Street Tree Section 45
/ Edith Street Typical Street Section 45
/ Typical Proposed Street Tree Section 45

05 Appendix

Section 4.56 Change Register 50

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1

SITE APPRECIATION

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Site Analysis
Regional Context

Historically an industrial area, St Peters has more recently transformed into a diverse range of residential, commercial and industrial uses.
It is now an area of change, evolving from its industrial past into a thriving and creative urban village.

According to Marrickville Council, ***"the area contains one of the highest percentages of artists, cultural workers and arts industries of any local government area in Australia."***

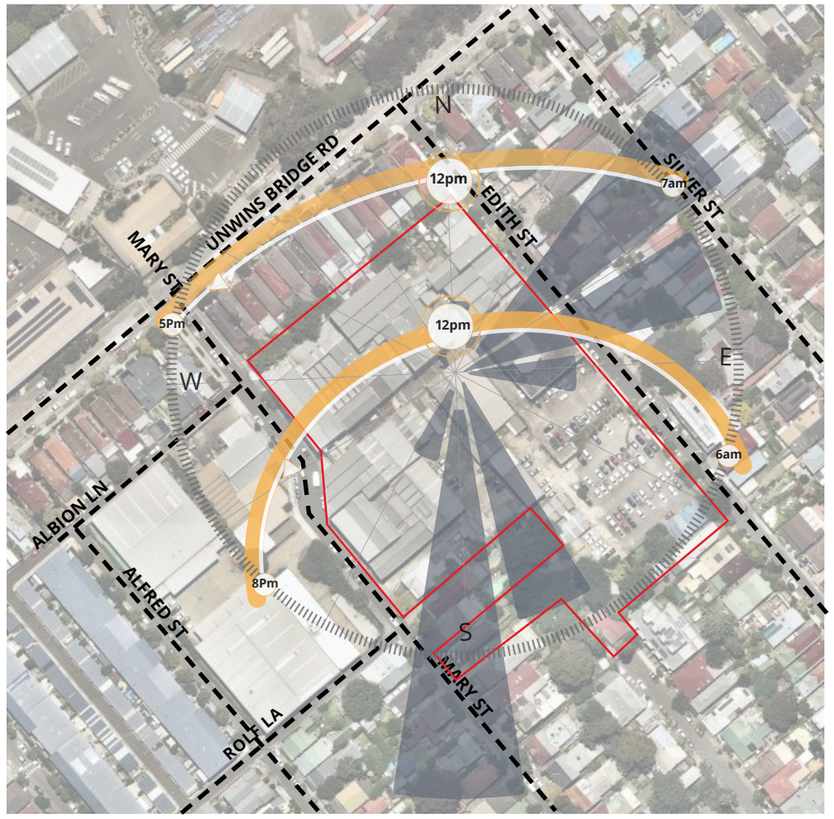
As such, the site has a strong sense of urban amenity, being host to popular quarterly design fairs (pre-COVID) providing the community a space to gather and enjoy .

In regards to green open space within the area, there are pockets of public open space within the broader local area, however the immediate vicinity of the site could benefit from increased access to walkable green open space.





Local Context



Natural Systems

KEY

- SITE
- GREEN OPEN SPACE
- CANOPY COVERAGE
- EDUCATION
- COMMERCIAL
- INDUSTRIAL
- CANAL
- MAJOR ROADS
- TRAIN STATION

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

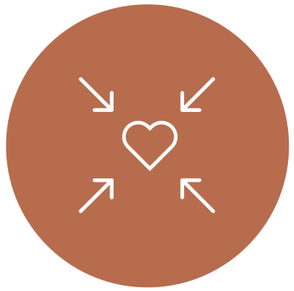


2

LANDSCAPE VISION

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Design Principles



CONNECTION

Precinct 75 is a place for a new and growing community and establishes itself as part of a social spine which responds to people's everyday life.

A place that facilitates both chance encounters between locals and organised events bringing the broader community together. Precinct 75 will be a place that:

- Supports integrated land use
- Provides strong pedestrian links into and within the site
- Is easily transversible by all user groups and abilities
- An ensemble of spaces tying into an urban park



GREENING

Green placemaking will be guiding an integrated approach to create a resilient, accessible and vibrant urban public space.

Consideration will be given to site materiality to ensure a visual connection which brings richness and comfort to the space and forms a scenic backdrop of activity created by users.

- Maximise canopy trees to improve green urban networks
- Provide plant selection which guarantees both foliage and colour contrast
- Use both native and exotic species for colour contrast and to improve biodiversity
- Address existing microclimate conditions to provide a better living environment for users



ACTIVATION

Improving the human experience and interaction with the site is fundamental. Basic user centric design principles form the base building blocks of the site to humanise the experience of the Commons:

- Provide a central social gathering space to form a connection point to surrounding buildings
- Support commercial tenancies through integration of appropriate outdoor furniture and lighting
- Encourages participation and engagement of stakeholders
- Provide spatial opportunities for community driven social, artistic and commercial activities



PLAY

The commons will become a green urban space, in which activities in the public can be linked to broader community and residential activities. Stepped seating and other integrated playful elements will make the central heart of the site an fun and joyful place to stay.

- Creating an open air podium space, relating to the European history of the site
- Establish a 'playscape' integrated into the overall space
- Maximise the value of level changes through a consolidated approach to design
- Provide flexible use for play to ensure social and cultural empowerment



STORY TELLING

Reconnecting the local community with their place, their story and their people. Local stories and identity that reflect community desires and diversity are to be infused to create ownership and transform space into 'Place'.

- Establish a strong site character through use of materials that compliment and reflect the surrounding architectural materiality.
- Reinforce the historical land use of the site in a visual poetic way
- Detailing which honours the past and looks towards a new future

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Spatial Program

Precinct 75 will be a must-visit lifestyle precinct that combines heritage, hospitality, retail and art in a way that Sydney has never seen before. The public domain and communal external areas consist of a series of linked and diverse experiences and places to support the restaurants, cafes, markets, artists, galleries, innovative retailers, and creatives – in St Peters.

The landscape design looks to reference the site's history, celebrating the heritage buildings and create a design that tells a story. The site's history is both a connection with Country and Colonial/ Industrial history. Throughout the design of these external spaces, the selection of planting and signage, we centre First Nations people and culture.

Precinct 75 domain and communal external areas unique layout allow for framed views, exploration, narrow spaces, passive and active - we design around and strengthen the key visual desire lines running through the site, establishing a public domain that feels intuitive and connected.

Key to the character of the Precinct 75 is the opportunity to create an urban centre for the wider surroundings. A wide offering of Community, Makers Studios, Retail and F+B tenancies create a small economy as an active focal point for the community. Below are a number of public domain and communal external spaces that look to create different characters:

These are:

/ The Commons
/ The Garden
/ The Grove
/ Mary Lane and Discovery Lane
/ Makers Way
/ The Mews

THE COMMONS

By creating an equitable and inviting addition to the public domain, the site can operate as a new urban heart for the community, providing much desired civic space to the surrounding area. We celebrate the non-conventional public space through a unique design enriched by the layers of history and meaning on site.

The size of the Commons and its future importance to the wider community naturally lends the site to hosting events. The landscape design is to function both on a day-to-day basis and on the occasion of large gatherings.

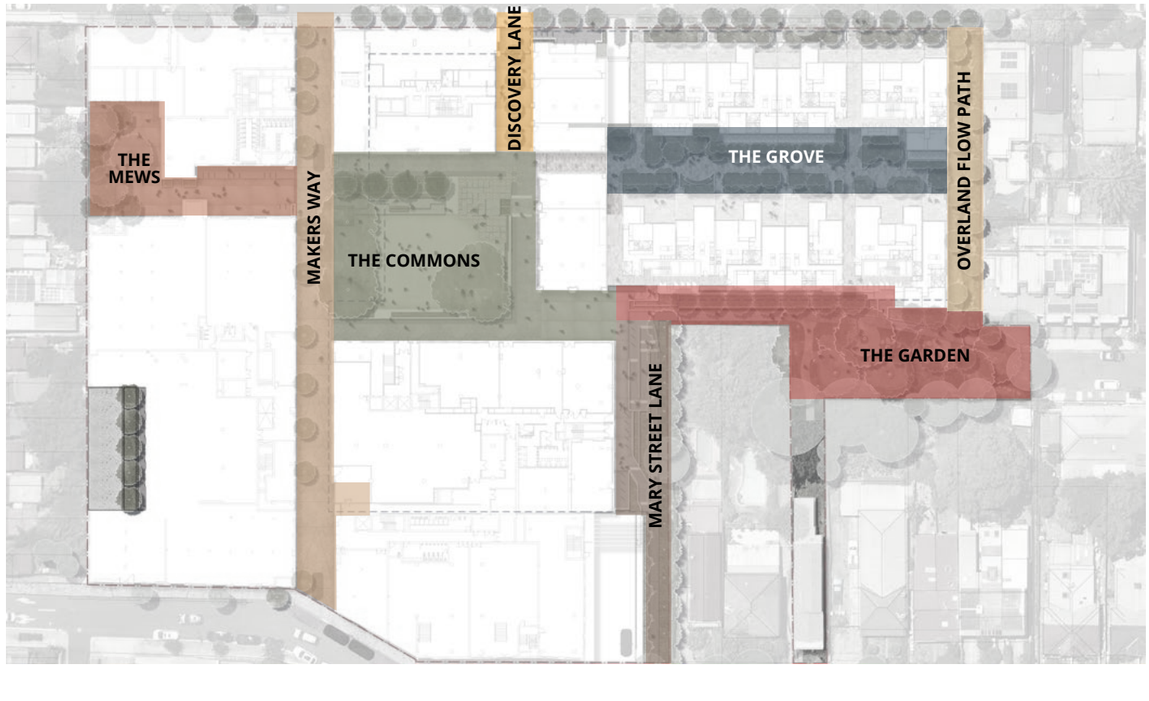
The main central open space of the site and offers a green flexible grass area for multiple purposes. The level difference around its edges provides the opportunity for seating edges and terraced areas, which will provide the opportunity to engage with the ground floor tenancies.

There is also the opportunity to provide deep soil and large trees on the northern side of the park, which will provide not only shade but sense of scale and variety to the space.

In line with its programmable nature, the site is enriched with an overlay of flexible elements. These can include art and lighting installations, pop-up elements, movable public furniture etc.

Visitors can explore lofty industrial warehouses, combined with sparkling new play and art, stage for performance and a series of social and conversation areas.

/ Social Lawn - Sunbathing /Stargazing/ Outdoor Cinema
/ Exercise /yoga / Pilates/ flexible play
/ Art Projection /Musical Audio
/ Play Area - Sculptural/ tactile/playful elements



THE GARDEN

Greening the site with native / endemic tree and understorey plant species is incredibly important, as well as a providing a rich supplementary layer of exotic tree and understorey plant species to create colour and textural diversity.

The Garden performs as a welcoming entry for those coming from Roberts Street. This space is about providing a calm and tranquil but contemporary garden that enhances the characteristics of the planting selection by grouping them and composing them to have a unique identity every time of the year. Breakfast nooks, outdoor garden for private and intimate conversation and a productive foodscape with culturally medicinal, bush tucker and tactile plant species.

It is also a space to celebrate and start telling the story of the precinct not only by using recycled materials from site in elements but also tell a story.

The Garden has significant deep soil and existing trees – providing an important ecological link and address to the Roberts Street Entrance.

Group seating opportunities and a dog park set amongst a garden setting aims to foster a sense of community and social interaction. Cultural planting speaks to the indigenous understanding of plants and the relationship they have to community and Country.

The feel of 'openness' is important to provide a level of safety, utilising all the best practice Crime Prevention Through Environmental Design (CPTED) principals.

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Spatial Program

THE GROVE

The Grove is a transition space between the public domain and the residential apartments. It is a secured private common area that also provides access to the ground floor apartments.

The Grove experience is a very important part of the series of places within external areas for diverse amenity and programming. The private communal area is tranquil to create a feeling of peaceful and quiet, almost homely in its experience.

The Grove is part of Precinct 75 with native / endemic tree and understorey plant species creating privacy but balancing with passive surveillance. A rich layer of exotic tree and understorey plant species are used to create colour and textural diversity. Planter beds will be raised in areas with seating opportunity as low-level lighting.

MARY STREET & DISCOVERY LANE

Mary Street Lane provides a pedestrian connection from Mary Street to the heart of the precinct. The design is aimed at creating an inviting entrance to Precinct 75. Tree and understory planting provide a level of amenity.

The access from Mary Street into The Commons has been designed to be open and welcoming. The access needs to allow for all abilities utilising all the best practice Crime Prevention Through Environmental Design (CPTED) principals. The scale and materiality are very important, balancing with landscape buffering the adjoining residents.

MAKERS WAY

The existing buildings with urban warehouse chic and featuring a series of interesting unique series looks to create a laneway experience that is like nothing else. Trees, fine grain paving, low level lighting and a suite of complimentary street furniture looks to provide a canvas for markets and celebration.

Iconic public domain opportunities exist on this social and cultural nexus performing a crucial part of the vehicle circulation, access and maintenance and most importantly pedestrian experience of the site and street level.

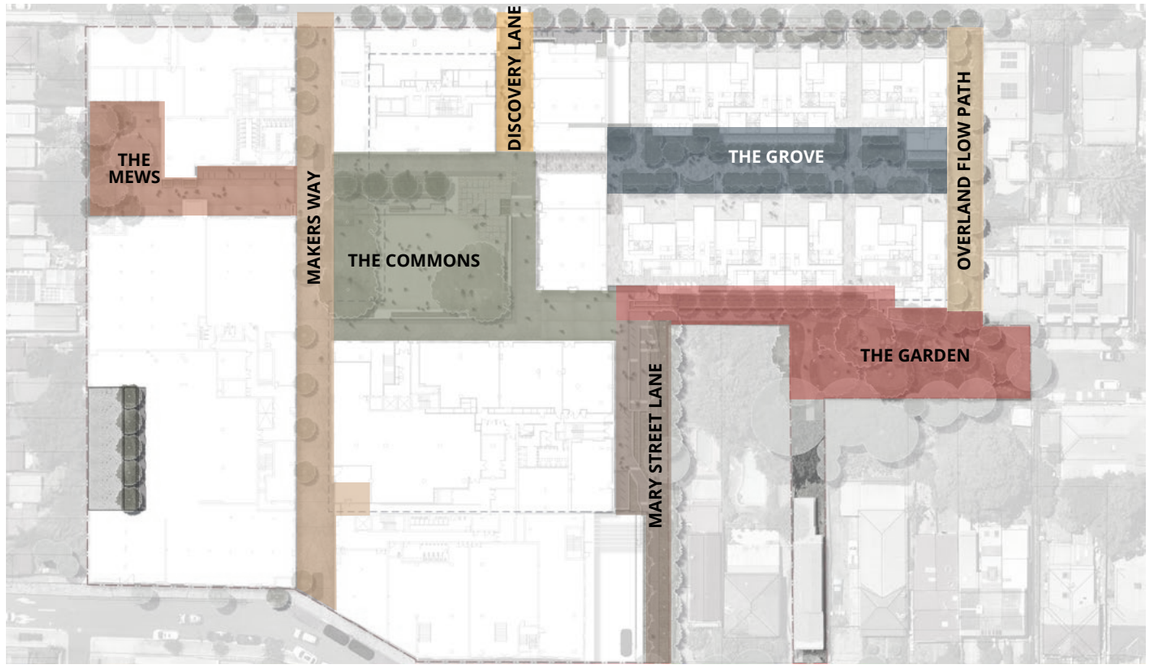
Public spaces thrive when they are designed to operate both during the day and at night. The design is to capture the aspect and activation of each zone throughout the times of day.

The circulation and access of Makers Way while maintaining a finer grain laneway experience is the objective of this space. The finer grain experience is looking to be achieved with tree planting, paving materials and patterns, aesthetic lighting and bespoke street furniture.

THE MEWS

A continuation of the ‘warehouse chic’ aesthetic with remnant industrial scaffolding and maintenance stairways branching out beyond the buidlings, The Mews is a popular spot within the precinct as it provides a shared flexibile, outdoor space for adjacent tennancies and user groups. The space is inviting yet semi-secluded, active yet relaxed in atmosphere.

The rich industrial character, and flexibility of the space are key drivers for the design, along with an inclusive approach to site grading.



GREEN ROOFS & FACADES

Significant areas of green roof are proposed across the new buildings and extension to existing buildings. The environmental advantages of installing green roofs include thermal insulation, increasing the life span of the roof structure, minimising surface run-off or reducing emissions through minimising the need for heating and cooling amongst other.

OVERLAND FLOW PATH

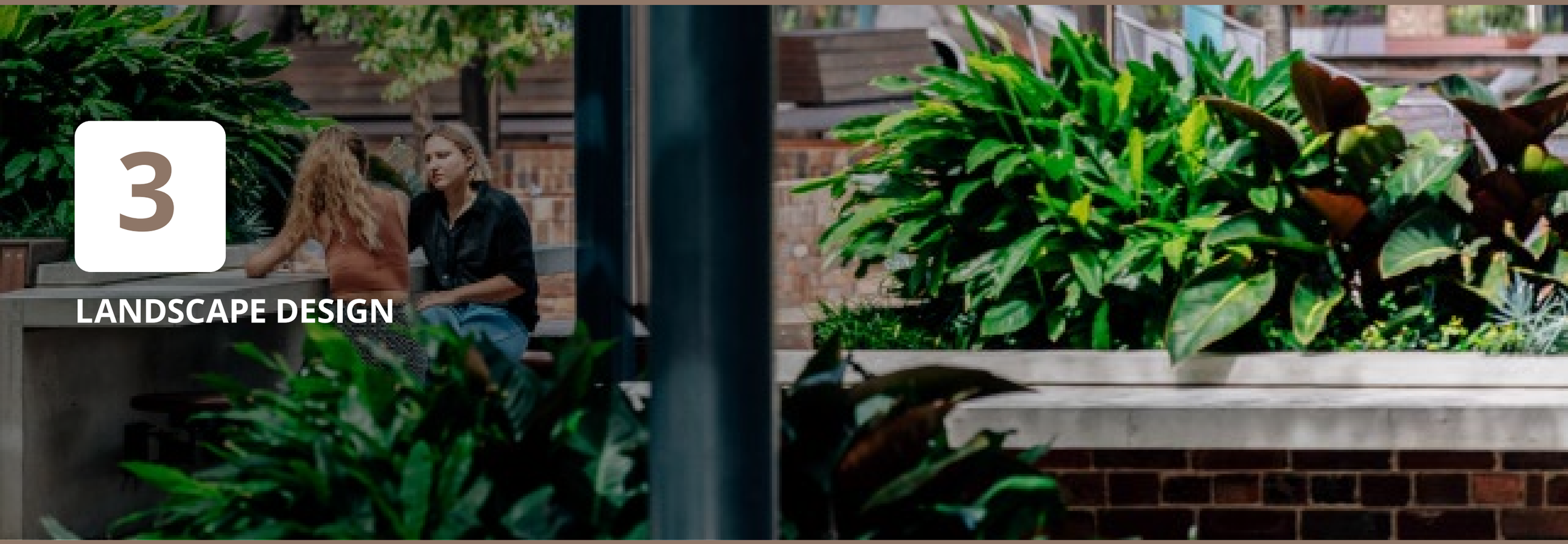
The overland flow path of the site addresses the off-site flooding issue which occurs at the trapped low point in Edith Street, while also collecting stormwater run- off from the eastern side of the site, and ensure stormwater from major weather events, is discharged in Roberts Street.

The invert of the swale meanders between a series of trees, and is lined with native grasses and sedges.

Additionally, the overland flow path provides:

- planting within deep soil zone
- canopy coverage to the eastern boundary
- privacy screening to adjacent properties
- habitat for indigenous fauna, and
- a rock lined energy dissipator to absorb the energy of flow, control the discharge, and prevent eroision

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



3

LANDSCAPE DESIGN

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Version: 1, Version Date: 12/07/2023

Landscape Masterplan - Ground Level



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0 2 5 10 15 20m

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Version: 1, Version Date: 12/07/2023

Landscape Masterplan - All levels

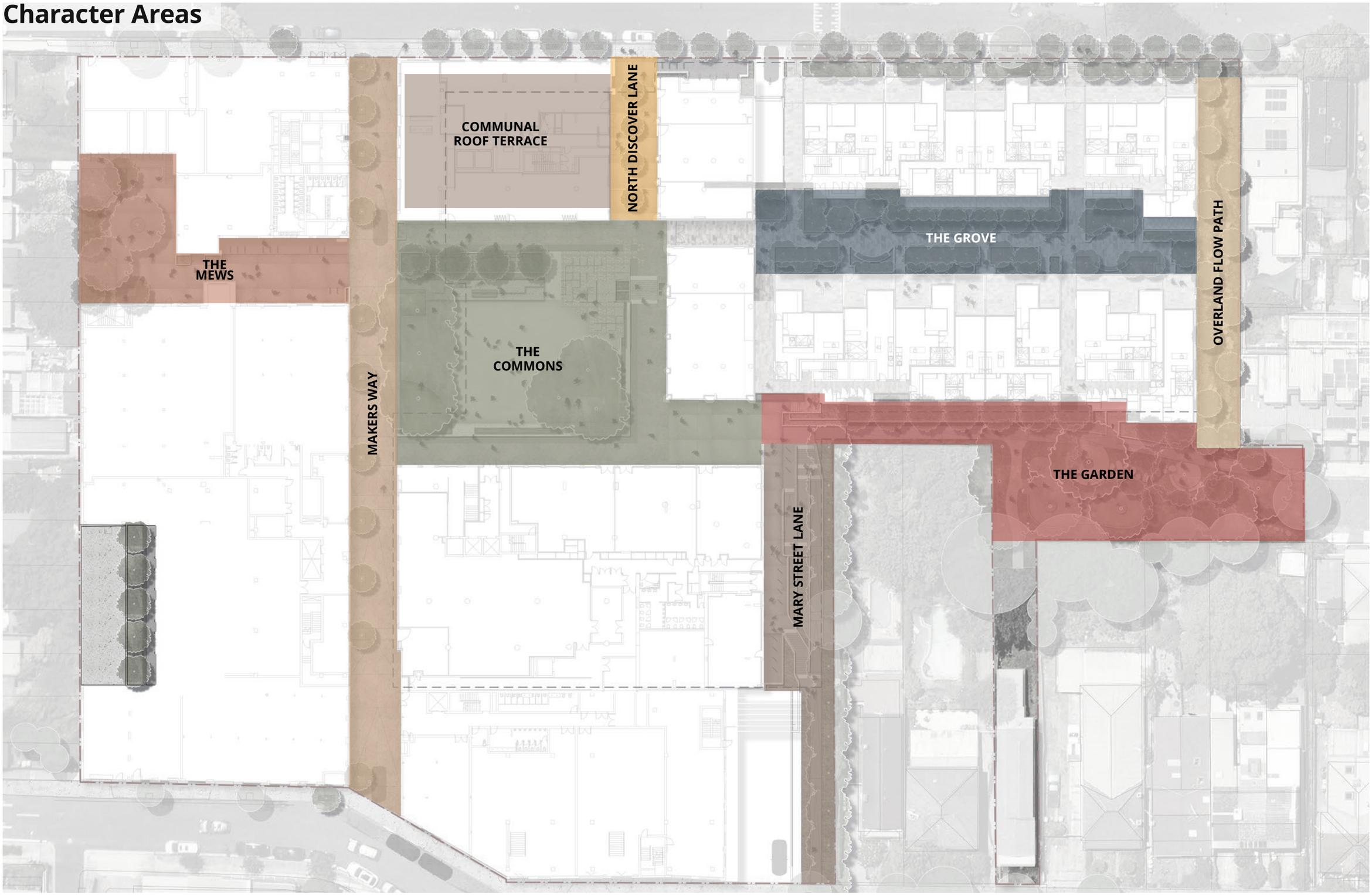


1:500 @ A3 0 2 5 10 15 20m

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Version: 1, Version Date: 12/07/2023

Character Areas



1:500 @ A3 0 2 5 10 15 20m

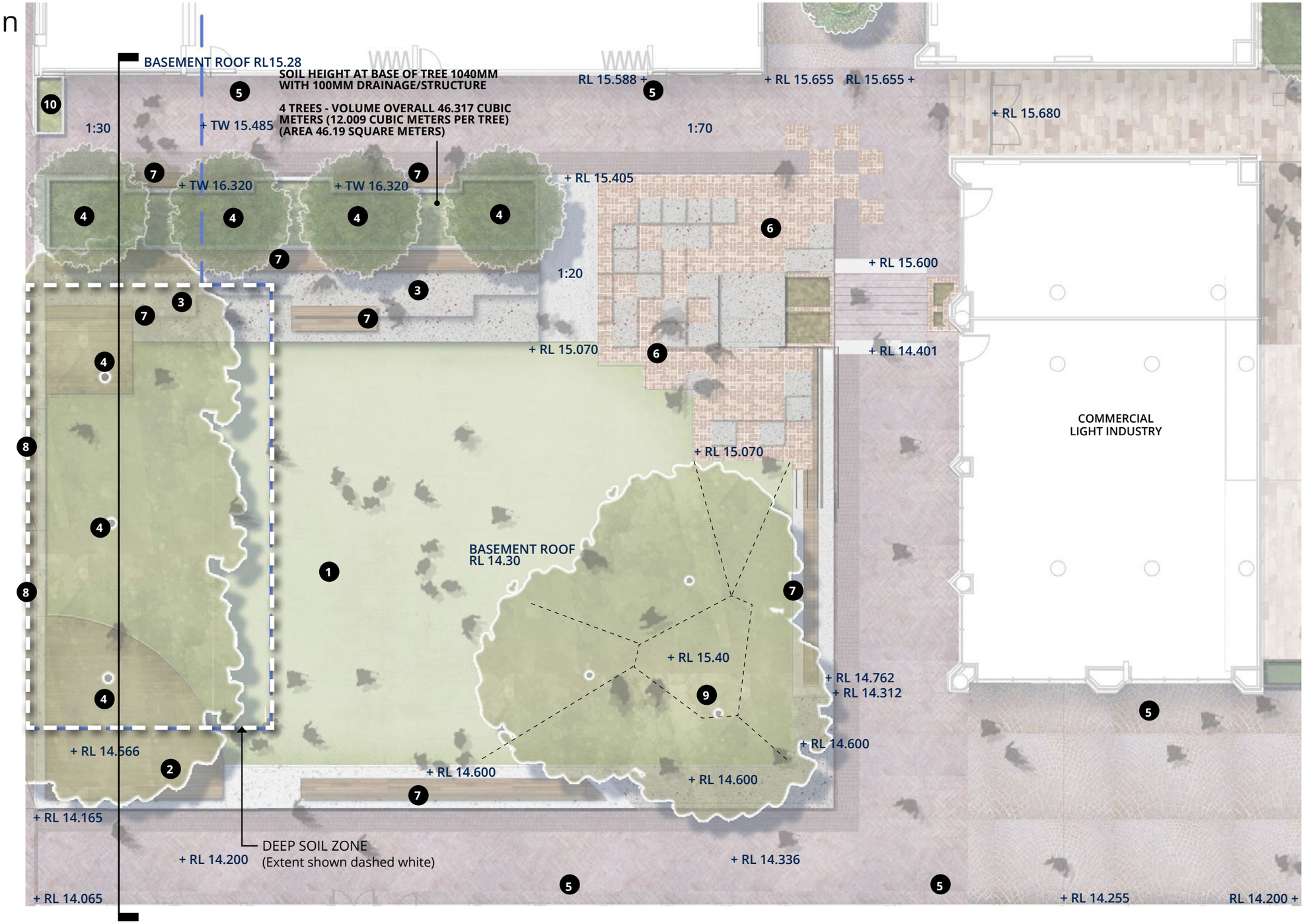
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Precincts
The Commons - Plan

Visitors can explore tiny historic, fine-grained workers cottages and lofty industrial warehouses, combined with sparkling new play and art, stage for performance and a series of social and conversation areas.

- / Social Lawn - Sunbathing /Stargazing/ Outdoor Cinema
- / Exercise /yoga / Pilates/ flexible play
- / Art Projection /Musical Audio
- / Play Area - Sculptural/ tactile/playful elements



KEY

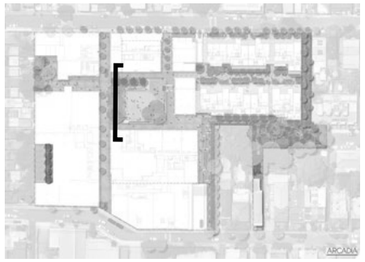
1. Central lawn for events and passive use
2. Timber stage with integrated canopy tree planting
3. Tiered seating overlooking lawn
4. Canopy tree planting
5. Outdoor commercial dining
6. Integrated informal play space with small slide
7. Raised seating edges with backrests
8. Makers Way with loading access and food truck opportunity
9. Gentle mounding in lawn to proposed new trees
10. Raised planter

1:300 @ A3 0 1 2 4 8 12m

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Version: 1, Version Date: 12/07/2023

Precincts
The Commons - Section



KEY

1. Central lawn for events and passive use
2. Timber decking stage with integrated canopy tree planting
3. Tiered seating overlooking lawn
4. Canopy tree planting in deep soil zone
5. Integrated raised panter overlooking centrel lawn
6. Outdoor commercial dining beyond walkway
7. Walkway



Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Precincts
The Garden - Plan

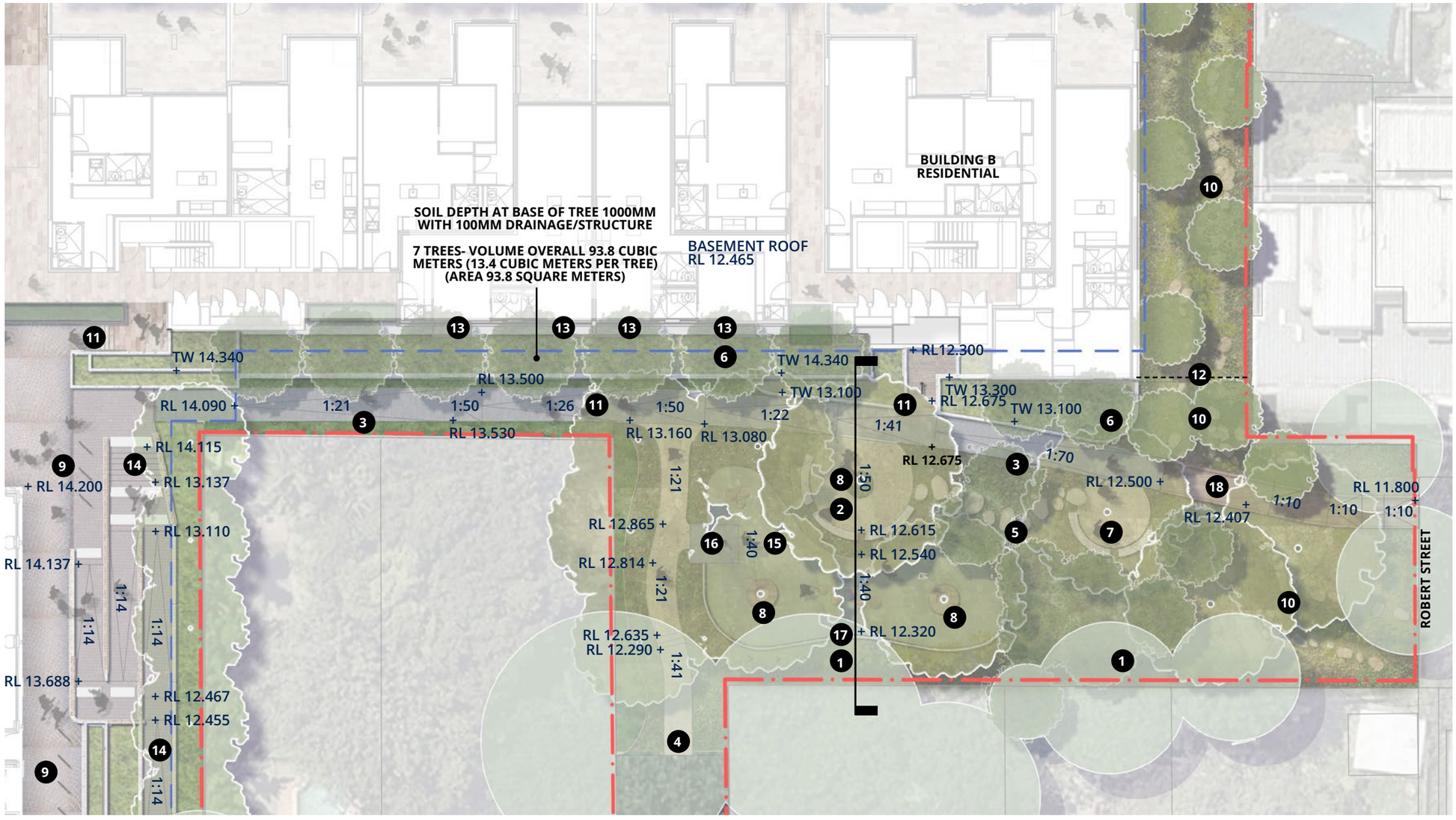
A Post Industrial Cultural Garden

Several seating opportunities, community, and cultural gardens - cultural planting speaks to Indigenous understanding of plants and the relationship they have to community and Country.

The feel of 'openness' is important to provide a level of safety, utilising all the best practice Crime Prevention Through Environmental Design (CPTED) principals.

KEY

1. Bioswale
2. Gathering space
3. Wide path bordered by low planting
4. Path connection to 67 Mary Street
5. Natural Stepping stones in granitic gravel pavement
6. Retaining walls with tree and shrub planting
7. Granitic gravel rest area with seating walls
8. Large indigenous feature tree
9. Proposed bicycle hoops
10. Planted swale
11. Security gate at egress
12. Fence at overland flow path
13. Privacy to bedrooms with buffer planting
14. Mary St Lane link
15. Fenced dog park
16. Dog park gated entrance
17. Retaining wall to swale
18. Elevated boardwalk with kickrails

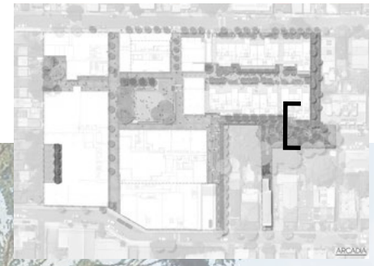


1:250 @ A3 0 1 2 4 6 10m

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Version: 1, Version Date: 12/07/2023

Precincts
The Garden - Section



KEY

1. Footpath connection
2. Raised planters to building interface
3. Boundary fence
4. Large native feature trees
5. Raised sandstone seating plinth
6. Fenced dog park
7. Permeable artificial turf surface
8. Retaining wall to swale
9. Bioswale
10. Fixed play furniture for dogs



1:100 @ A3 0 0.5 1 2 3 4m

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Version: 1, Version Date: 12/07/2023

Precincts
Overland Flow Path - Plan

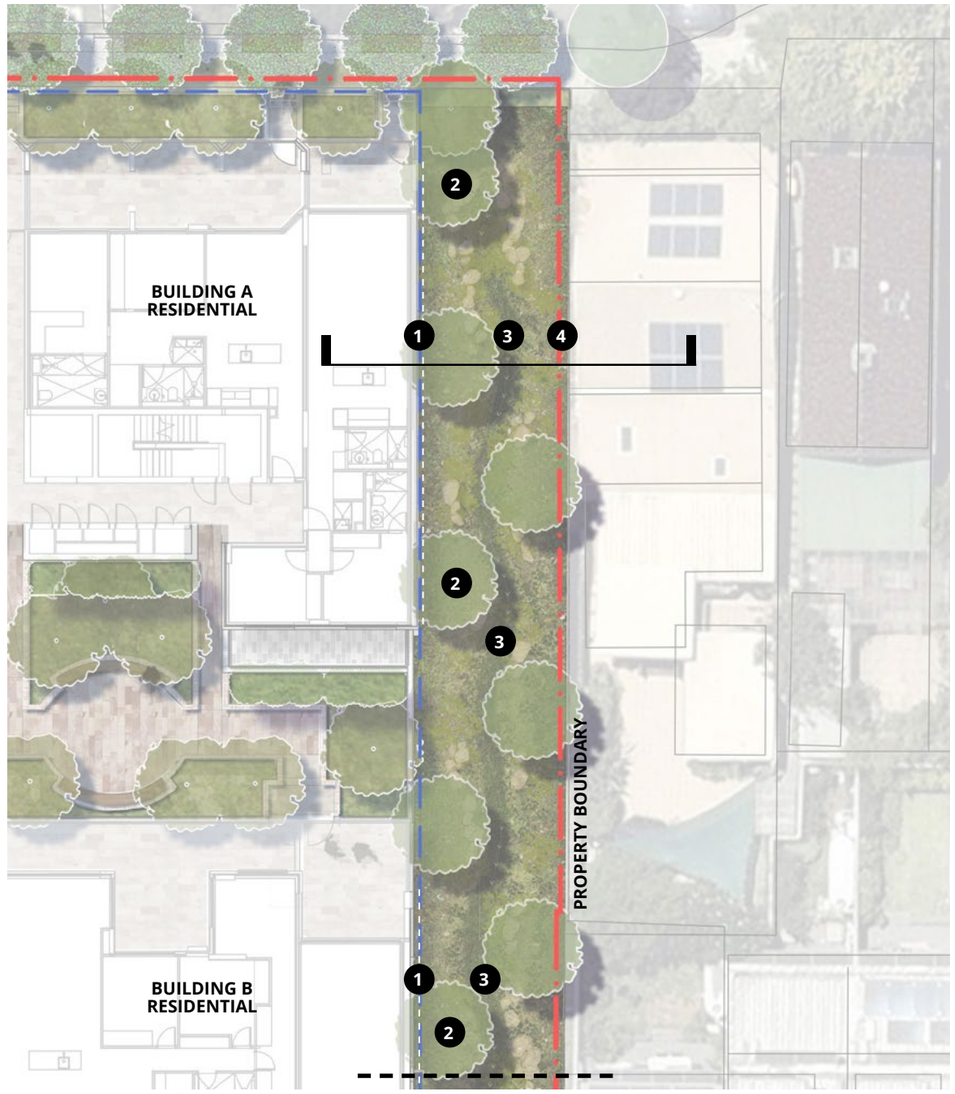
The overland flow path of the site addresses the off-site flooding issue which occurs at the trapped low point in Edith Street, while also collecting stormwater run- off from the eastern side of the site, and ensure stormwater from major weather events, is discharged in Roberts Street.

The invert of the swale meanders between a series of trees, and is lined with native grasses and sedges.

Note: The proposed stormwater infrastructure has been overlaid on the proposed landscape drawing to demonstrate that the proposed stormwater infrastructure will not compromise the landscape treatment between buildings A and B and the adjacent R2 Low Density Residential zoned lands Particular 3(a) can be resolved.

KEY

1. Cable Trellis with climber species
2. Native tree planting in alternating arrangement to general planting areas adjacent swale (Proposed *Elaeocarpus reticulatus*)
3. Native tussock and rush species planted swale with channel and batters at 300mm depth
4. 1800mm high powdercoated steel fence on retaining and/or waterproofing to boundary as per Civil Eng's req.



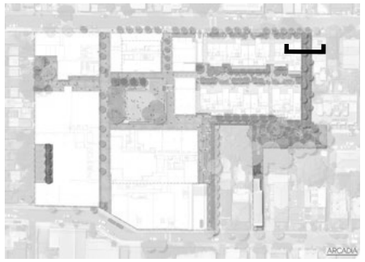


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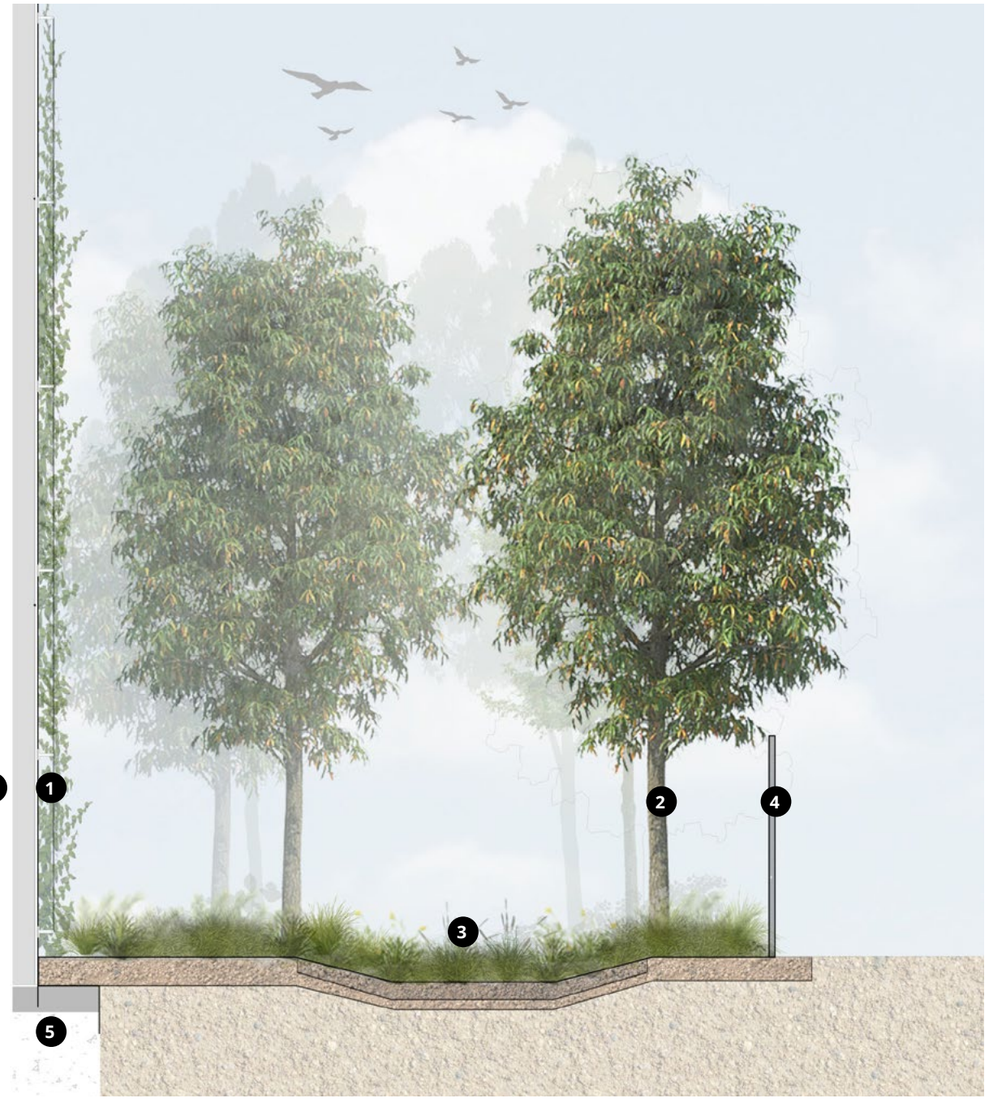
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Precincts
Overland Flow Path - Section



KEY

1. Cable Trellis with climber species
2. Native tree planting in alternating arrangement to general planting areas adjacent swale (Proposed *Elaeocarpus reticulatus*)
3. Native tussock and rush species planted swale with channel and rock lined batters at 300mm depth
4. 1800mm high powdercoated steel fence to boundary
5. Indicative extent of basement capping beam (Refer Arch dwg)
6. Proposed Building (Refer Arch details)

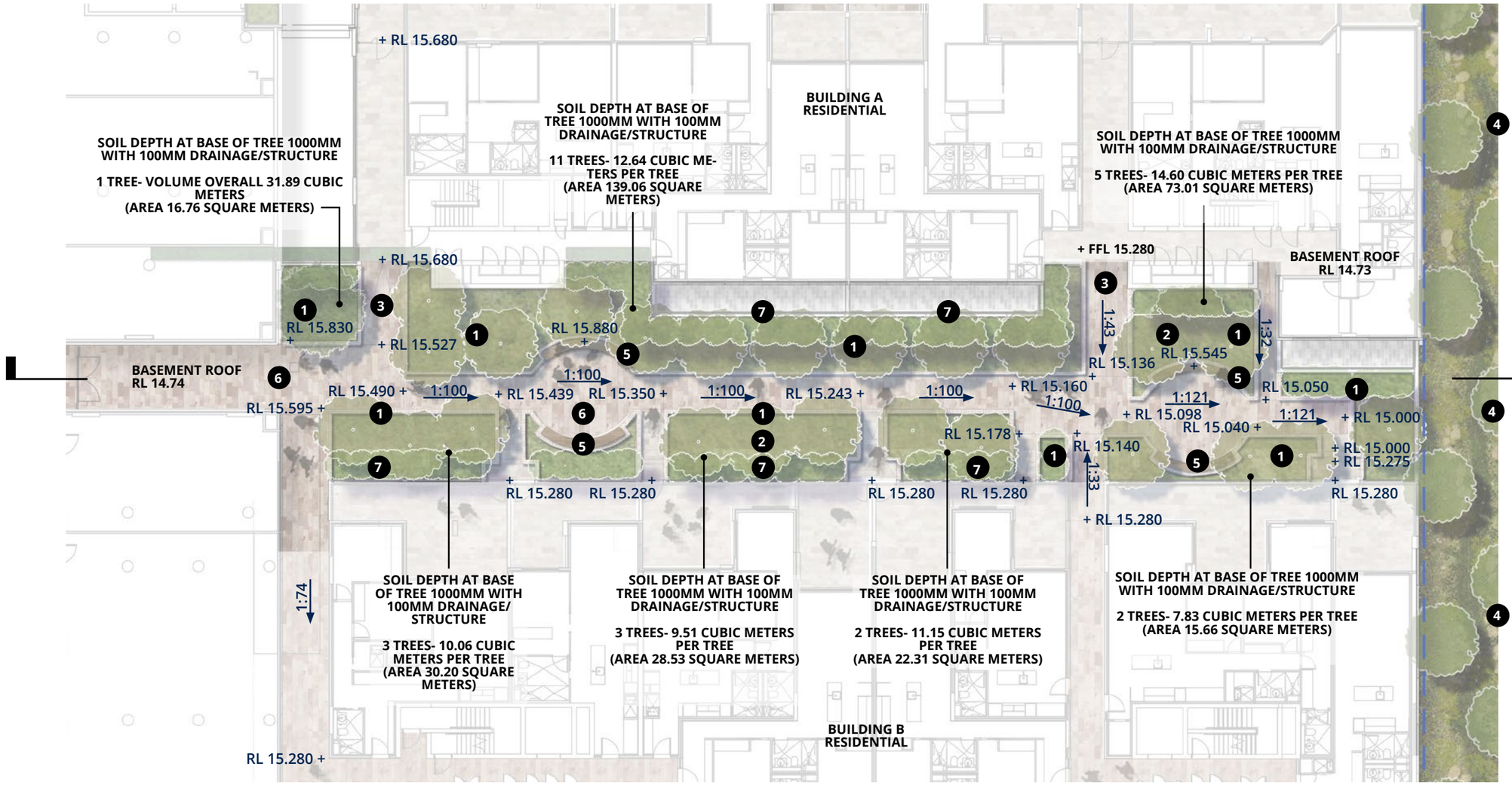


1:100 @ A3 0 0.5 1 2 3 4m

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Precincts
The Grove - Plan

The Grove is part of Precinct 75 with native / endemic tree and understorey plant species creating privacy but balancing with passive surveillance. A rich layer of exotic tree and understorey plant species are used to create colour and textural diversity. Planter beds will be raised in areas with seating opportunity and low-level lighting.



KEY

1. Raised planters
2. Proposed feature trees
3. Egress stairs and lift access
4. Screen planting to neighbouring property interface
5. Integrated seating
6. Feature paving
7. Privacy to bedrooms with buffer planting

1:250 @ A3 0 1 2 4 6 10m

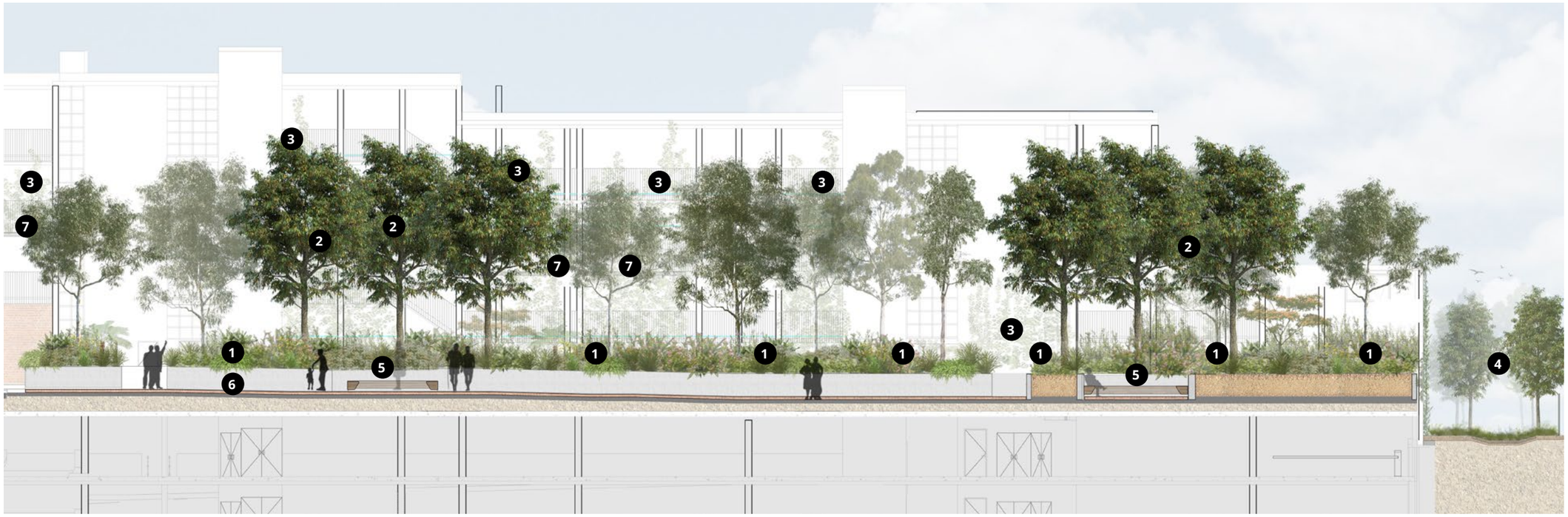
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Version: 1, Version Date: 12/07/2023

Precincts
The Grove - Section

KEY

1. Raised planters for trees and climber beds
2. Proposed feature trees
3. Climbers on stainless steel trellis
4. Screen planting to neighbouring property interface
5. Integrated seating
6. Feature paving
7. Level 2 planters for climbers



1:200 @ A3 0 1 2 4 6 8m

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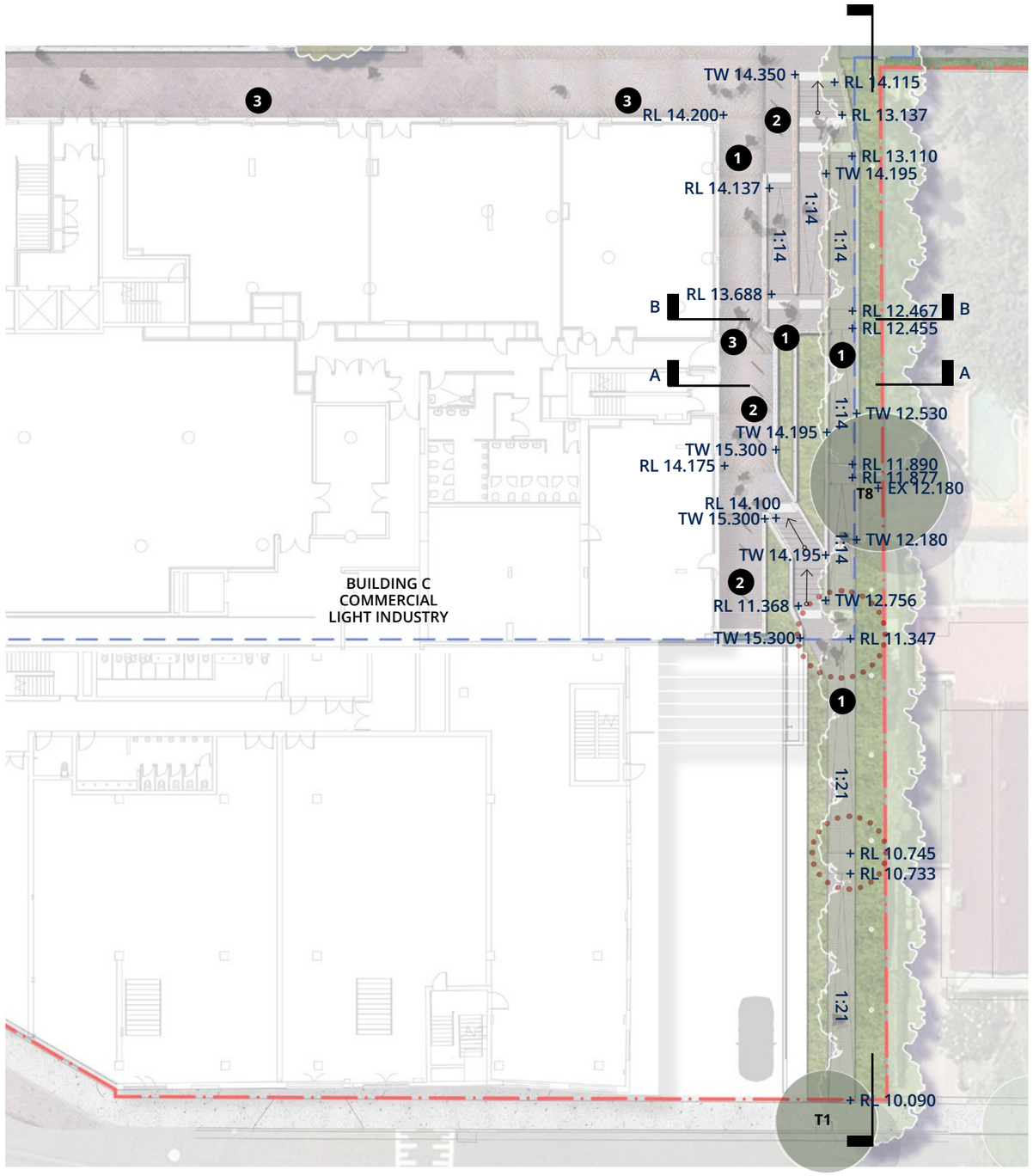
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Version: 1, Version Date: 12/07/2023

Precincts
Mary St Lane - Plan

The circulation and access of Makers Way while maintaining a finer grain laneway experience is the objective of this space. The finer grain experience is looking to be achieved with tree planting, mix of paving materials and patterns, aesthetic lighting and bespoke street furniture.

KEY

- Existing Tree to be Removed
- T1 Existing Tree to Be Retained
- 1 Hardscape pavement
- 2 Proposed bike parking
- 3 Outdoor dining interface



1:200 @ A3 0 1 2 4 6 8m

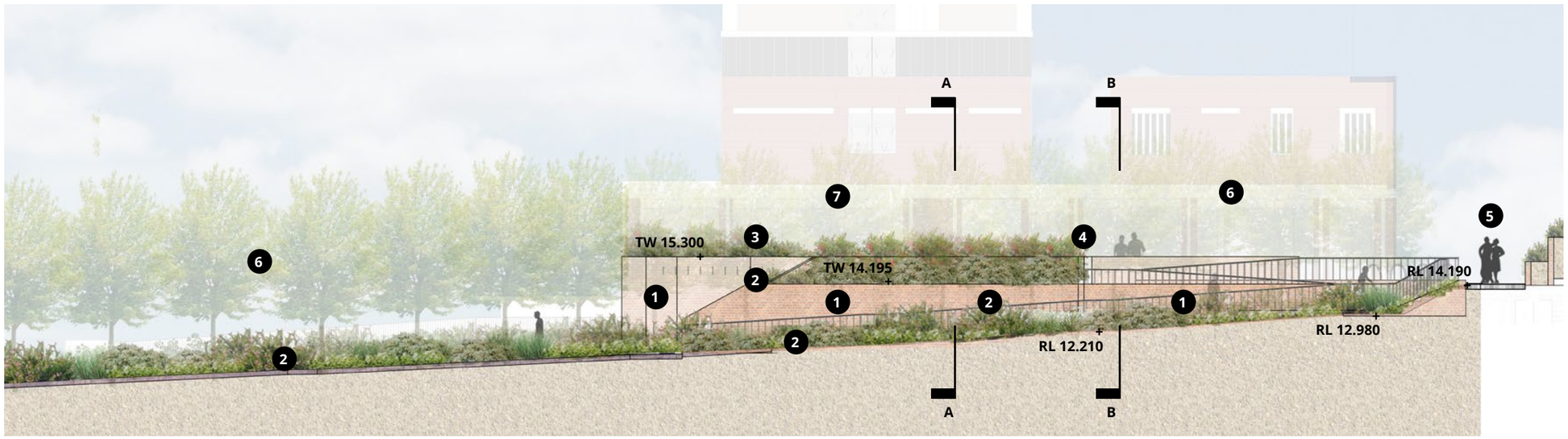
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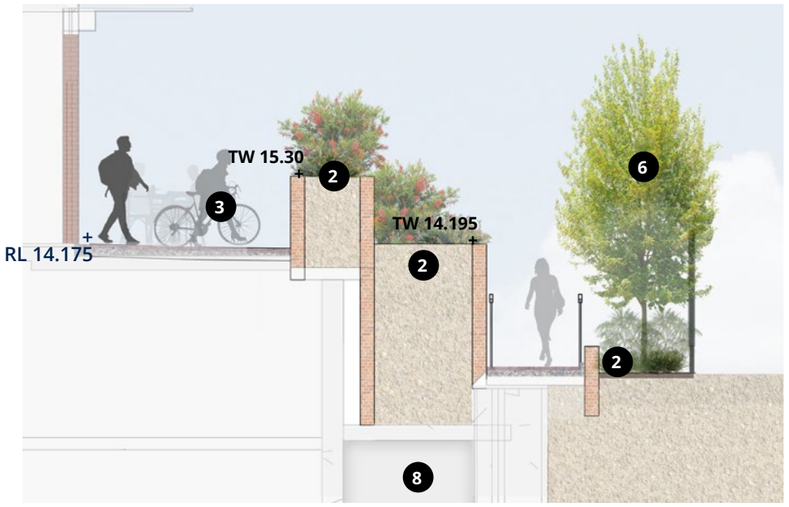
Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Precincts
Mary St Lane - Sections

KEY

1. Brick clad retaining walls
2. Shrub planting
3. Bicycle parking
4. Outdoor dining interface
5. Connection to Commons
6. Proposed buffer tree planting
7. Existing tree to be retained
8. Underground OSD / Rainwater tank





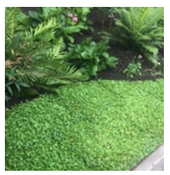
SECTION A



Waterhousea floribunda
'Green Avenue'



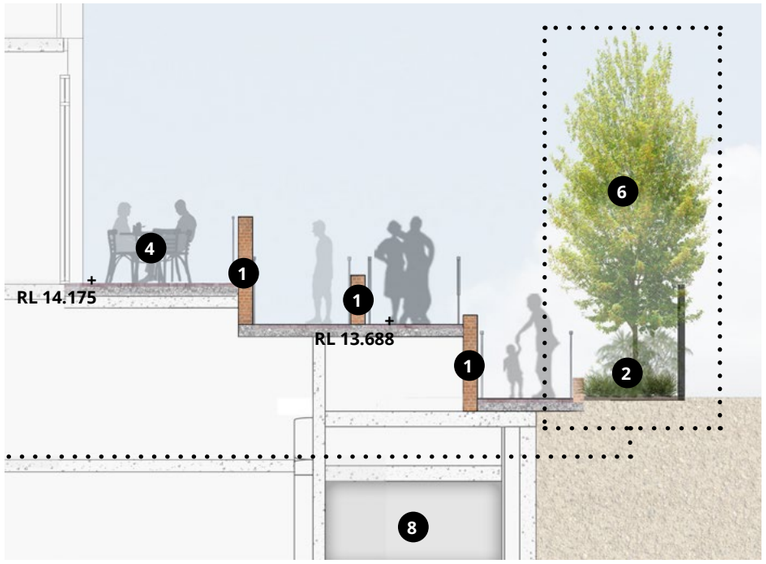
Pratia pedunculata



Dichondra repens



Lomandra longifolia



SECTION B

1:200 @ A3 0 1 2 4 6 8m

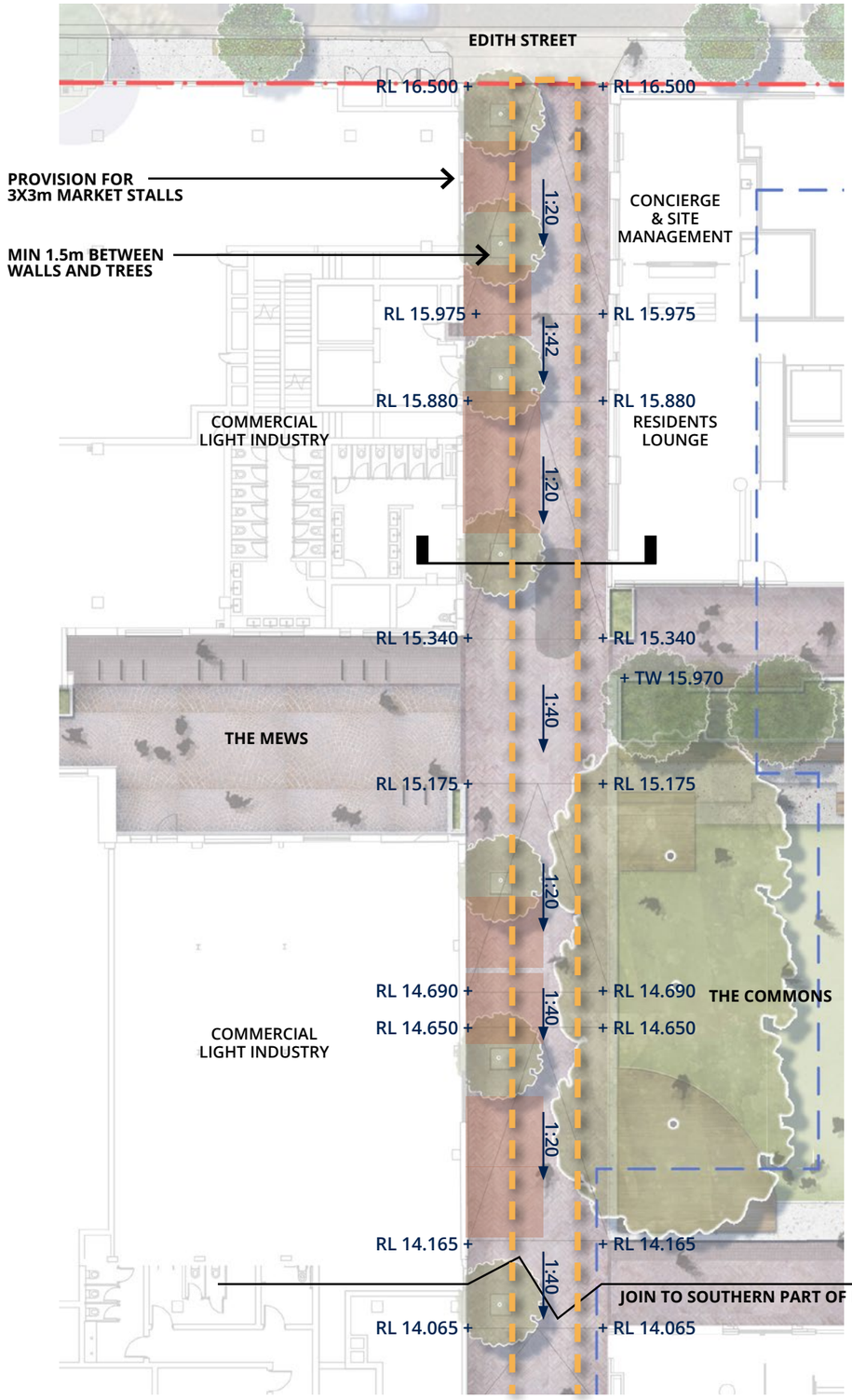
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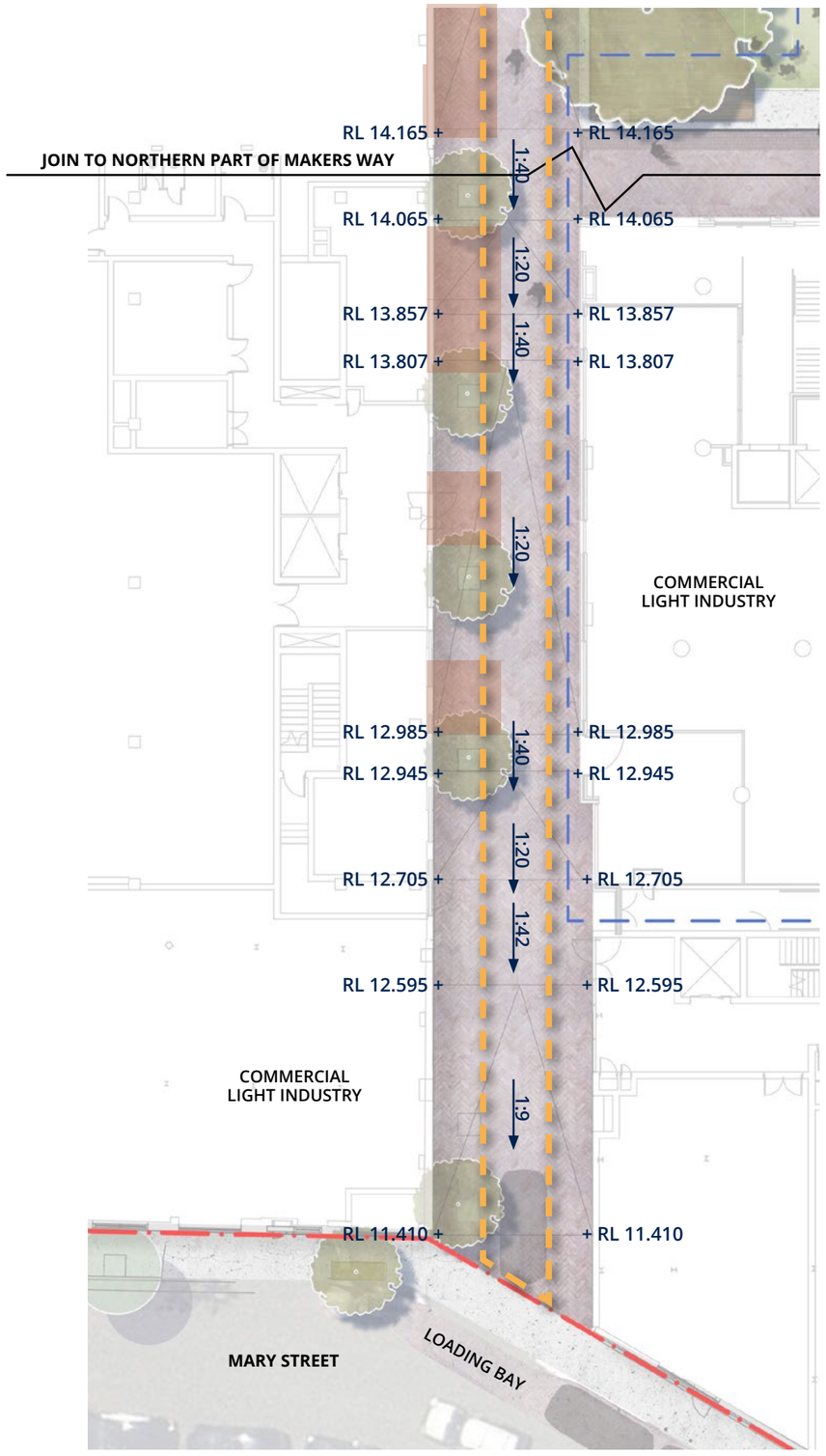
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Version: 1, Version Date: 12/07/2023

Precincts
Makers Way - Plan

The circulation and access of Makers Way while maintaining a finer grain laneway experience is the objective of this space.

The finer grain experience is looking to be achieved with tree planting, mix of paving materials and patterns, aesthetic lighting and bespoke street furniture.





KEY

- Market stall locations
- Vehicular/shared zone

1:250 @ A3

0 1 2 4 6 10m

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Version: 1, Version Date: 12/07/2023

Precincts
Makers Way - Section



KEY

1. Vehicular grade pavement to shared zone
2. Proposed street tree in tree grate
3. Deep soil zone (structural soil) to proposed trees

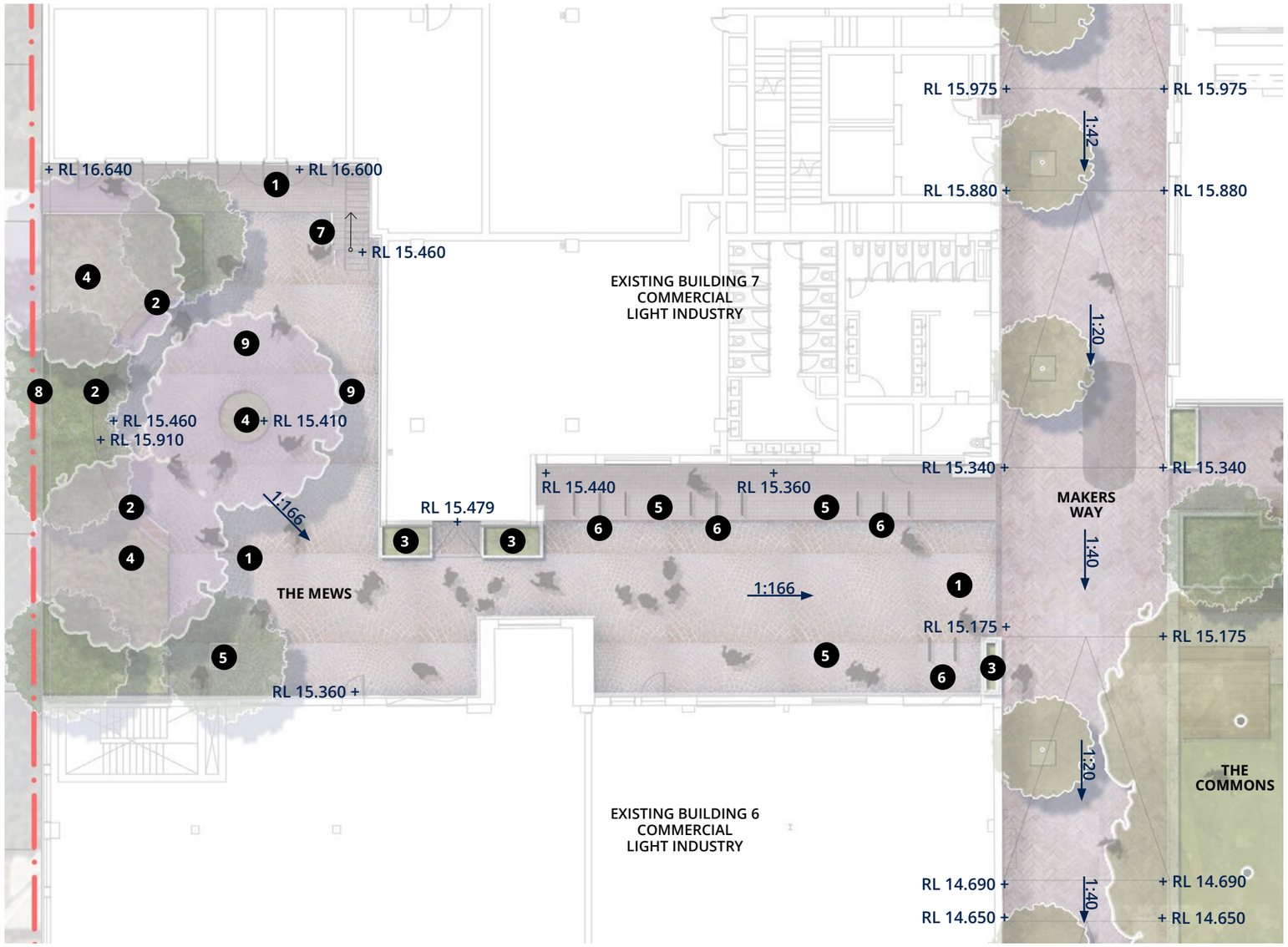
1:100 @ A3 0 0.5 1 2 3 4m

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Version: 1, Version Date: 12/07/2023

Precincts
The Mews - Plan

The objective of 'The Mews' is to highlight and enhance the existing experience and usage as a key communal space extending from the internal activity wthin the adjacent buildings. This will be achieved through added tree planting, a mix of paving materials and patterns, and aesthetic lighting to accentuate the atmosphere as a successful passive flexible outdoor space.



KEY

1. Propsoed Pavement
2. Bench seat edge to deep soil garden bed
3. Raised planter
4. Feature tree planting with low planting beneath
5. Tree with tree grate
6. Bicycle hoops
7. Stairs to service rooms
8. Acoustic wall to adjacent property
9. Outdoor commercial dining

1:200 @ A3

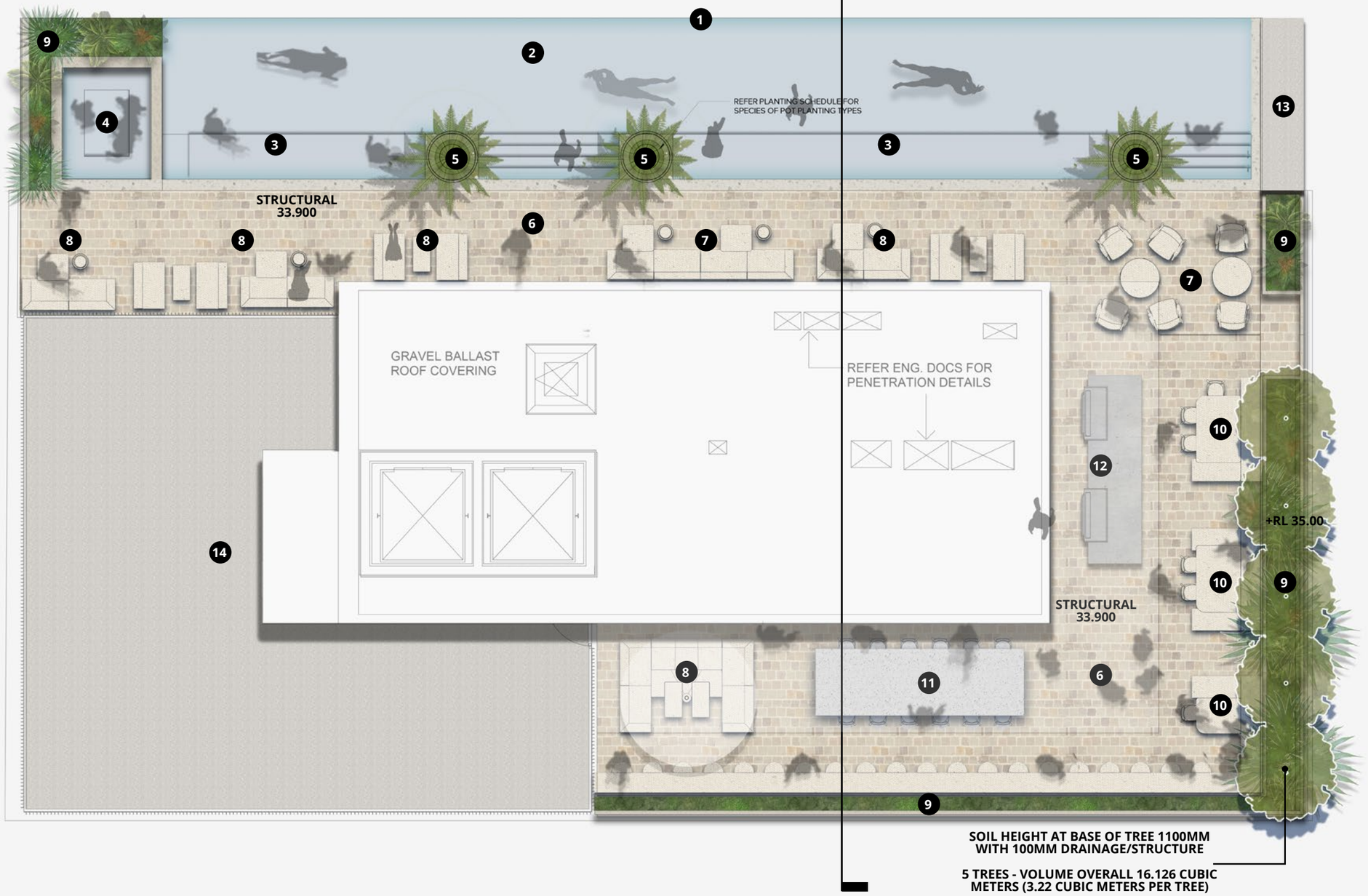
0 1 2 4 6 8m

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Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Precincts
Communal Roof Terrace - Plan

Located on the rooftop of building 8 is an 'urban resort retreat' consisting of a lap pool, spa, and a diverse array of lounge and dining opportunities, ranging from more intimate settings to larger group outdoor dining.



KEY

1. Lap pool
2. Pool deep zone
3. Tanning/ Seating Ledge
4. Spa area
5. Feature tree planting in pots
6. Feature paving
7. Outdoor group lounge area
8. Outdoor intimate seating area
9. Boundary raised planters
10. Outdoor dining tables and benches
11. Outdoor dining table
12. BBQ
13. Screened pool plant area
14. Roof plant area
15. Pool fence and gate

1:100 @ A3 0 0.5 1 2 3 4m

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Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Precincts
Communal Roof Terrace - Section



KEY

1. Lap pool
2. Small tree and shrub planting to raised planters
3. Feature unit paving
4. Integrated furniture and lounges

1:100 @ A3 0 0.5 1 2 3 4m

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Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

4

LANDSCAPE STRATEGIES

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Public Domain Improvement Plan

As part of the project scope, there are a number of proposed improvements to key interfaces outside of the project site boundary to both Edith Street and Mary Street to provide, safe access for site users, an improved user experience, and visual amenity along these streetscapes.

Improvement works to Edith Steet include:
- Installation of additional street trees, and footpath pavement and kerbs (to Civil Engineer's details) in line with Council standards to match in with the adjacent streetscape
- Upgraded vehicle crossover (to Civil Engineer's details)

Improvement works to Mary Street include:
- Footpath widening and re-grading (to Civil Engineer's details)
- Upgraded vehicle crossover (to Civil Engineer's details)

KEY

Improvement works outside of site boundary



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Version: 1, Version Date: 12/07/2023

Drainage Infrastructure

KEY

Drainage infrastructure
(Refer Civil Engineer's drawings
for further detail)

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Version: 1, Version Date: 12/07/2023

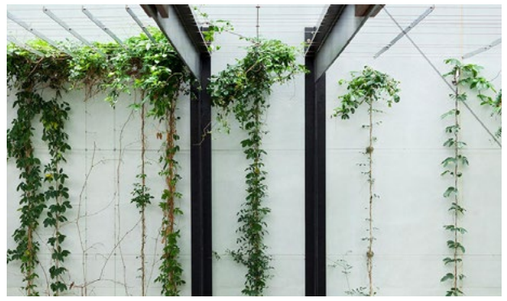
Green Facade Strategy

Facade greening to key residential interfaces contributes to a number of positive benefits including; enhanced visual amenity, and an increased sense of privacy whilst maintaining visual permeability, and greater micro-climatic comfort.

KEY

Facades with stainless steel trellis cables and climbing plants (Ground Level to Roof Level) Refer Architect's details for further details

INDICATIVE PRECEDENTS







Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

1:200 @ A3 0 1 2 4 6 8m

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Green Facades - Elevations

KEY

Locations of modular raised planters fixed to facade at Level 2 for climbers. Refer Architectural documentation for further details



BUILDING A



BUILDING B

1:200 @ A3 0 1 2 4 6 8m

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Version: 1, Version Date: 12/07/2023

Green Roof Strategy

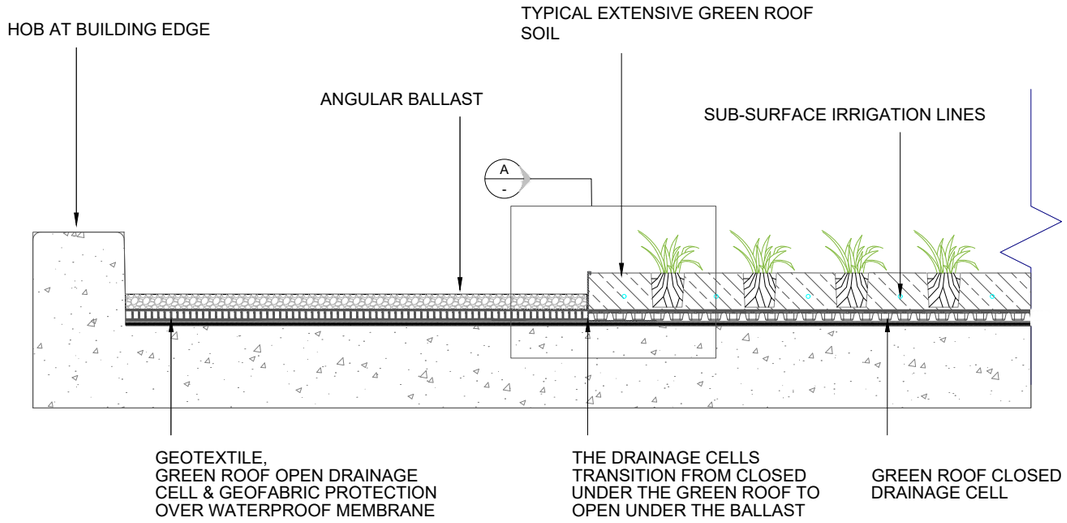
A large extent of the roof area for both new and refurbished buildings in the precinct is proposed to have green roofs. The environmental advantages of installing green roofs are widely known and include thermal insulation, minimising surface run-off and reducing emissions through minimising the need for heating and cooling.

INDICATIVE PRECEDENTS

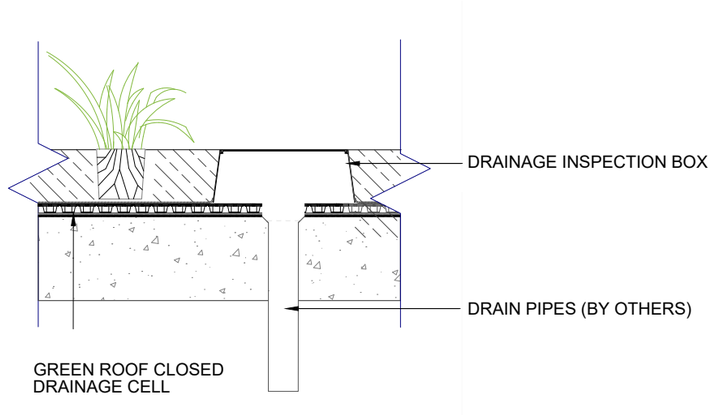




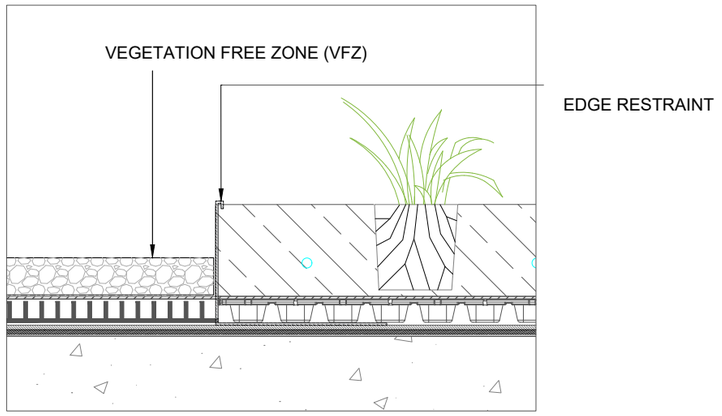
INDICATIVE DETAILS



SECTION - EXTENSIVE GREEN ROOF/MAINTENANCE ZONE JUNCTION
Scale 1:20



DETAIL SECTION - DRAINAGE OUTLET
Scale 1:16



DETAIL SECTION - EXTENSIVE GREEN ROOF METAL EDGE RESTRAINT
Scale 1:8

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Deep Soil Strategy

Opportunities for deep soil zones within the site have been maximised where feasible, particularly given the constrained nature of the site. Some of the key constraints to note include:
- DCP requirement to retain existing buildings, resulting in basement car parks for all cars on site being located below open space areas.

Soil profiles throughout the site have been divided into 3 key categories to provide a more detailed assessment of the approach to deep soil, particularly in more highly constrained areas of the site (eg. provision of 1m depth or greater of topsoil over structure to support healthy tree growth and maximise tree canopy coverage where suitable, use of permeable pavements to allow infiltration of water into ground below).

When these multiple factors are considered in combination, the coverage of what could feasibly be considered deep soil increases signfiicantly as outlined in the table below:



KEY

DEEP SOIL (ADG DEFINITION)

Deep Soil (Achieves minimum ADG dimensions)*

DEEP SOIL (OUTSIDE ADG DEFINITION)

Deep Soil
(>1m depth but does not achieve minimum ADG dimensions)*

Permeable pavement
(deep soil below pavement >1m depth
but does not achieve minimum ADG dimensions)*

Soil Over Structure
(minimum depth >1m to support tree and plant growth)*

OTHER SOFT LANDSCAPE AREAS

Soil Over Structure
(depth >300mm and <1m to support plant growth)*

DEEP SOIL CALCULATIONS (*Overall site measurement 15,427m²)

	Area (m²)	Coverage (%)	ADG (Design Criteria)
Deep Soil (ADG definition)	1104	7.16%	7%
Deep Soil (Outside ADG definition)	1029	6.67%	
Total	**2,136**	**13.83%**	

**Overall site measurement based on previous DA application total*

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Scope
Material Strategy

KEY

Palette 1: The Mews
The Extension From The Laneways With Larger Dedicated Space For Gathering And Spill-Out Activities Servicing Surrounding Light-Commercial Programming.

Palette 2: Laneways
Intimate Landscaped Pedestrian Focused Links That Allow Permeability And Connection To The Surrounding Residential Neighbourhood And The Precinct. References To Taubmans (Past).

Palette 3: The Commons
The Key Focal Spaces Of The Precinct That Is Green, 3-Dimensional And Provides Feature Colour, Celebrating Taubamans (Modern)

Palette 4: The Grove
An Intimate Luscious Park In Between Residential Buildings A And B. Allowing For A Green Backdrop Between The Two Residential Buildings For Passive Uses.

Palette 5: The Garden
A Welcoming Space, Aiming To Connect The Community To Country.

Palette 6: Streetscape



1:750 @ A3 0 3 6 12 18 30m

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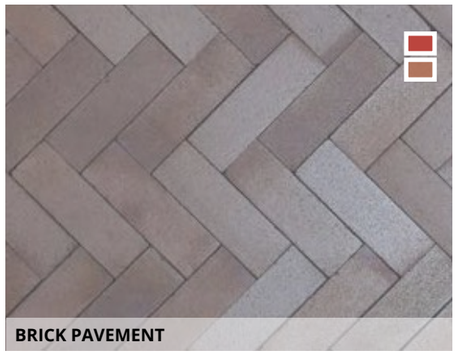
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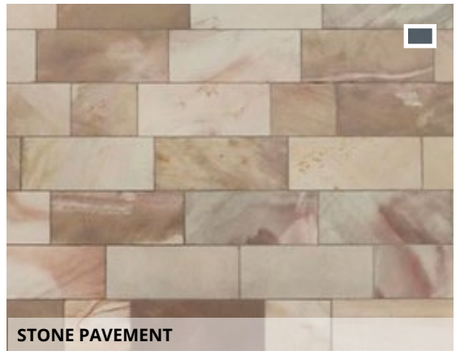
Paving
Master Palette

KEY

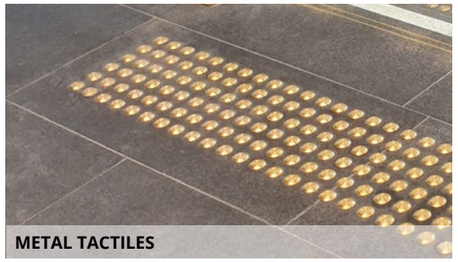
- PALETTE 1: THE MEWS
- PALETTE 2: LANEWAYS
- PALETTE 3: THE COMMONS
- PALETTE 4: THE GROVE
- PALETTE 5: THE GARDEN
- PALETTE 6: STREETSCAPE


COBBLESTONE PAVERS


BRICK PAVEMENT


STONE PAVEMENT


STONE STEPPERS


METAL TACTILES

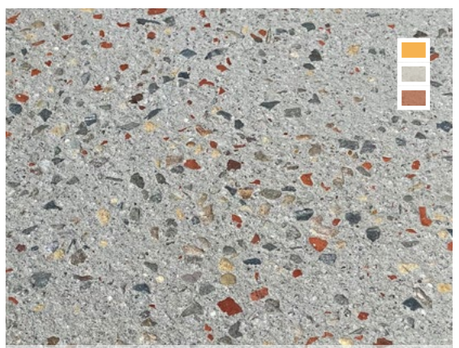

PORPHYRY PAVEMENT


INFILLABLE TREE PIT LIDS


BRICK PAVEMENT


SOFTFALL / SYNTHETIC RUBBER SURFACE


TIMBER


HONED CONCRETE


DECOMPOSED GRANITE


PERMEABLE PAVEMENT


CONCRETE PAVEMENT

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Version: 1, Version Date: 12/07/2023

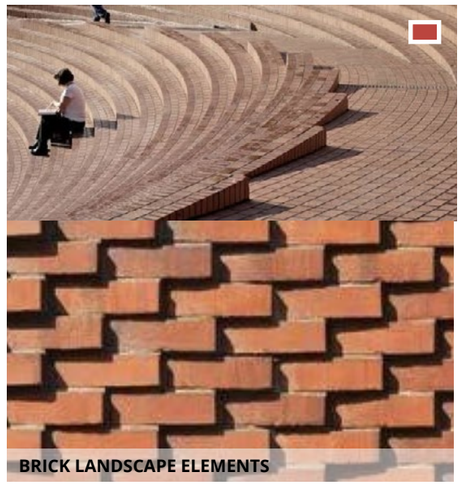
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Furniture and Walls
Master Palette

KEY

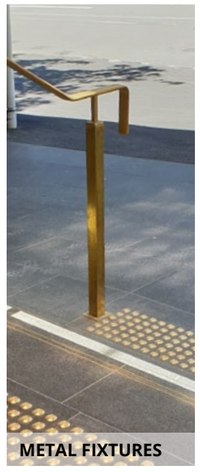
- PALETTE 1: THE MEWS
- PALETTE 2: LANEWAYS
- PALETTE 3: THE COMMONS
- PALETTE 4: THE GROVE
- PALETTE 5: THE GARDEN
- PALETTE 6: STREETSCAPE

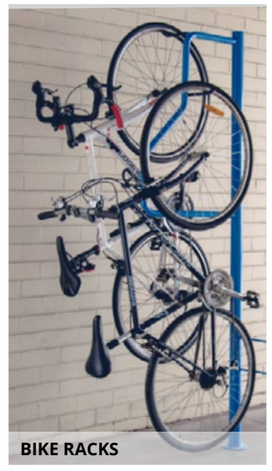

BRICK WALL


BRICK LANDSCAPE ELEMENTS

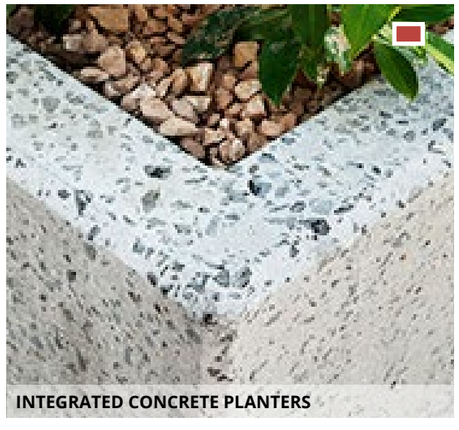

CORTEN STEEL


CORIAN

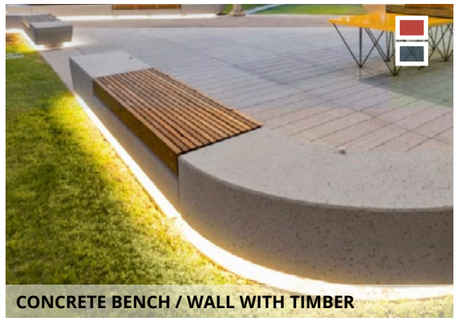

METAL FIXTURES


BIKE RACKS


CIRCULAR CONCRETE PLANTERS

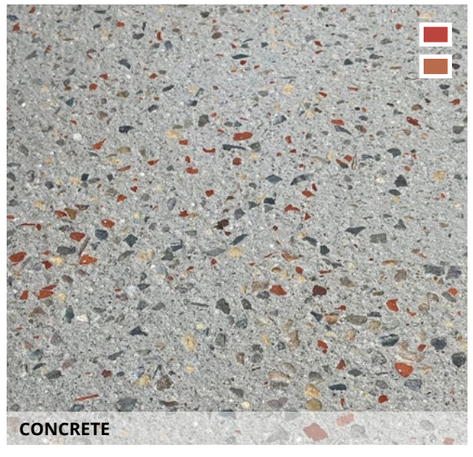

INTEGRATED CONCRETE PLANTERS


STONE WALL


CONCRETE BENCH / WALL WITH TIMBER


LAY-BACK TIMBER SEATING

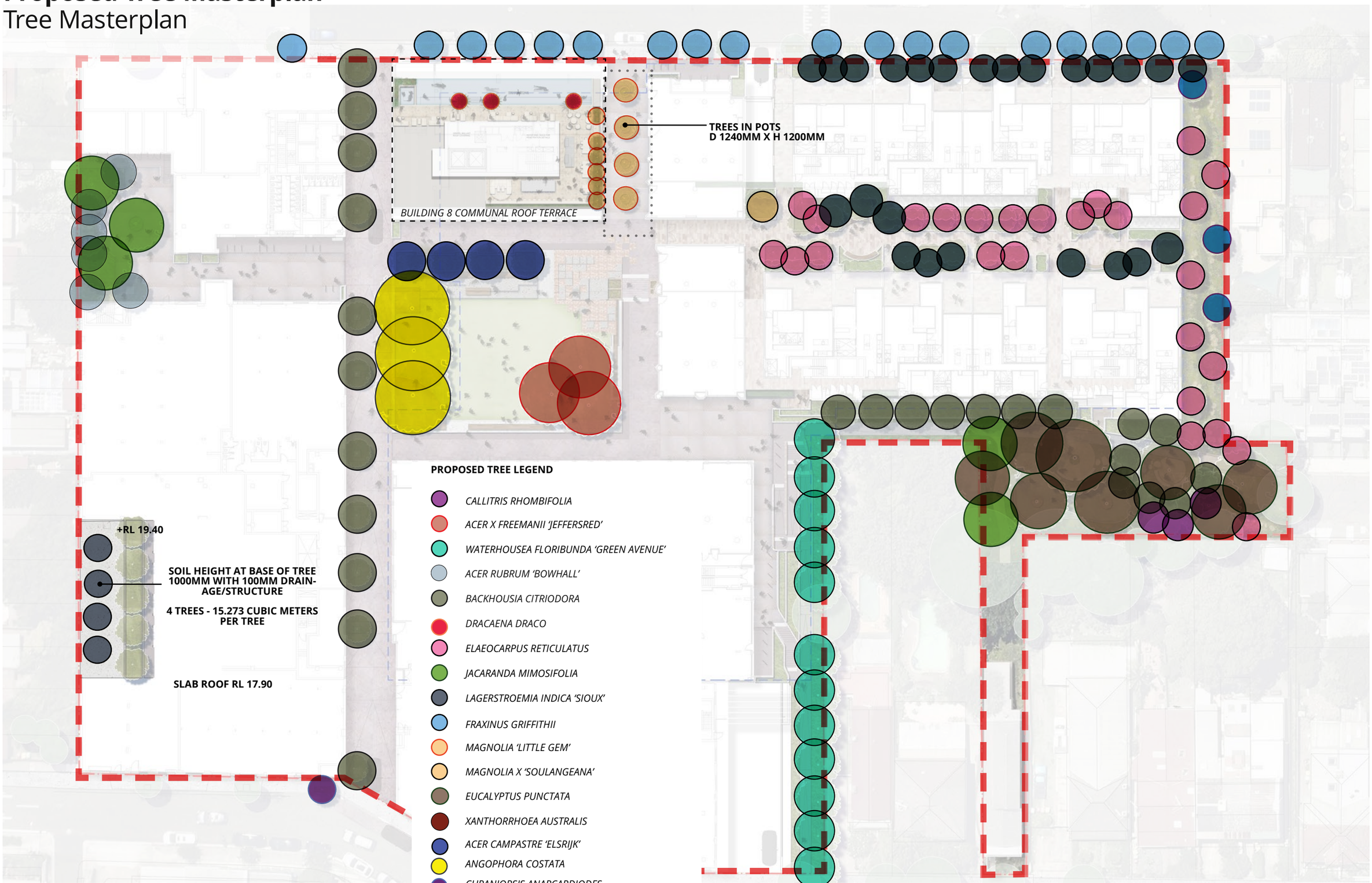

PLAY ELEMENTS


CONCRETE

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Proposed Tree Masterplan

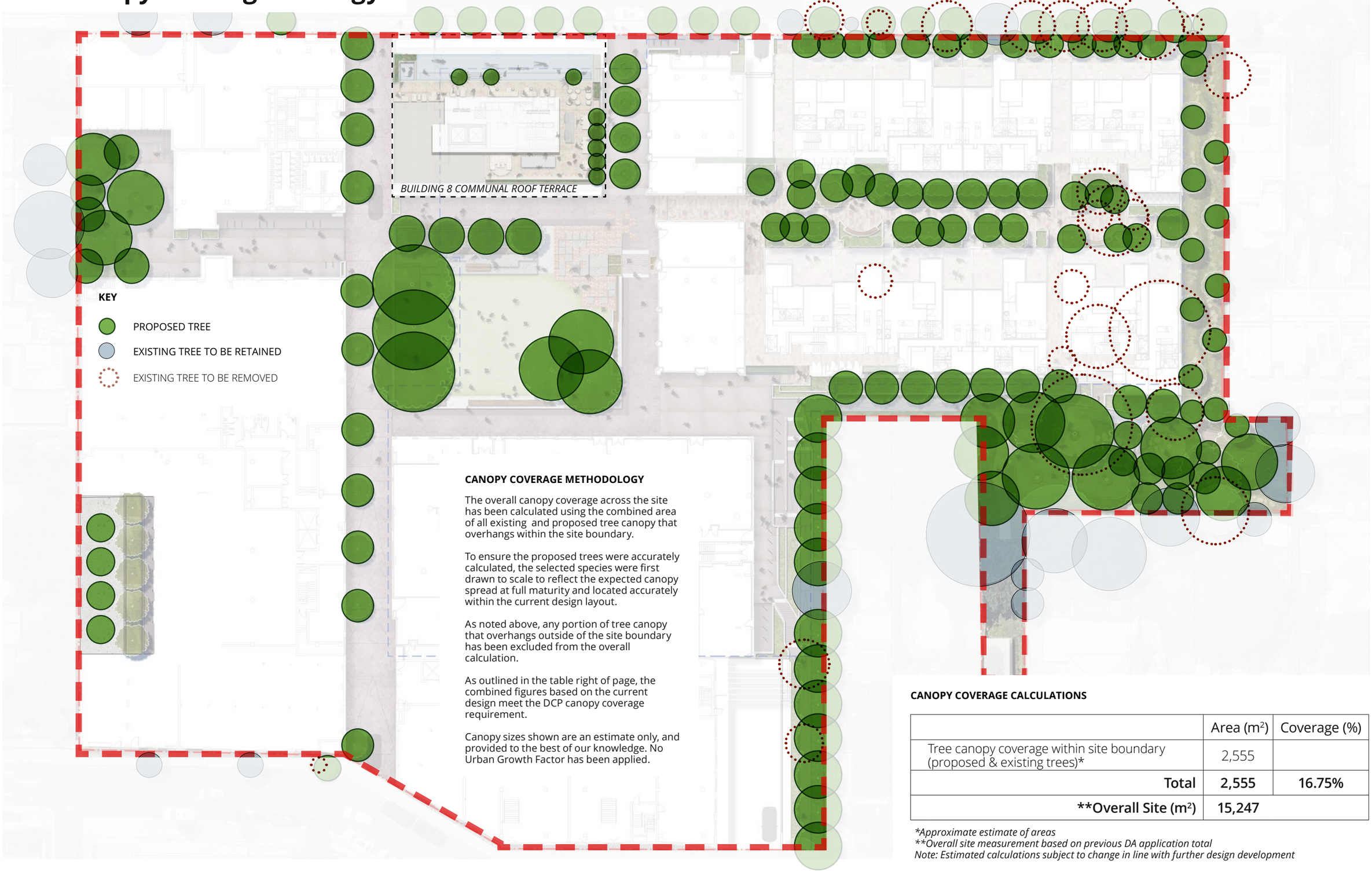
Tree Masterplan



Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

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Tree Canopy Coverage Strategy



CANOPY COVERAGE METHODOLOGY

The overall canopy coverage across the site has been calculated using the combined area of all existing and proposed tree canopy that overhangs within the site boundary.

To ensure the proposed trees were accurately calculated, the selected species were first drawn to scale to reflect the expected canopy spread at full maturity and located accurately within the current design layout.

As noted above, any portion of tree canopy that overhangs outside of the site boundary has been excluded from the overall calculation.

As outlined in the table right of page, the combined figures based on the current design meet the DCP canopy coverage requirement.

Canopy sizes shown are an estimate only, and provided to the best of our knowledge. No Urban Growth Factor has been applied.

CANOPY COVERAGE CALCULATIONS

	Area (m^2)	Coverage (%)
Tree canopy coverage within site boundary (proposed & existing trees)*	2,555	
Total	**2,555**	**16.75%**
****Overall Site (m^2)**	**15,247**	

**Approximate estimate of areas*
***Overall site measurement based on previous DA application total*
Note: Estimated calculations subject to change in line with further design development

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

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Planting Strategy
Tree Palette

Green placemaking will be guiding the overall planting strategy and approach of creating a resilient and adaptable biodiverse environment. Evergreen and deciduous tree species have been strategically positioned to assist in creating a positive microclimate environment.

*NOTE: Tree dimensions shown are an estimate only, and are provided to the best of our knowledge. No Urban Growth Factor has been applied.

Large/ Medium Trees



Angophora costata



Acer x freemanii 'Jeffersred'



Lagerstroemia indica 'Sioux'



Eucalyptus punctata



Fraxinus griffithii



Jacaranda mimosifolia



Waterhousea floribunda 'Green Avenue'



Callitris rhombifolia

Tree Species	Common Name	H x W (m)*	Installation Size
Large/Medium Trees			
Angophora costata	Sydney Red Gum	20 x 10	400L
Acer x freemanii 'Jeffersred'	Red Maple	13 x 10	200L
Callitris rhombifolia	Cyrpress Pine	7 x 3	100L
Jacaranda mimosifolia	Jacaranda	10 x 8	100L
Lagerstroemia indica 'Sioux'	Crepe Myrtle	8 x 4	100L
Fraxinus griffithii	Evergreen Ash	8 x 4	100L
Eucalyptus punctata	Grey Gum	20 x 10	200L
Waterhousea floribunda 'Green Avenue'	Weeping Lily Pilly	15 x 9	200L
Small Trees			
Acer rubrum 'Bowhall'	Lipstick Maple	10 x 5	100L
Acer campestre 'Elsrijk'	Field Maple	7 x 5	200L
Backhousia citriodora	Lemon Scented Myrtle	10 x 5	100L
Cupaniopsis anacardioides	Tuckeroo	6-12 x 3-4	100L
Dracaena draco	Dragon Tree	10 x 4	100L
Elaeocarpus reticulatus	Blueberry Ash	8 x 4	100L
Magnolia 'Little Gem'	Dwarf Magnolia	8 x 5	100L
Pyrus calleryana 'Capital'	Capital Callery Pear	11-12 x 1-3	100L

Small Trees



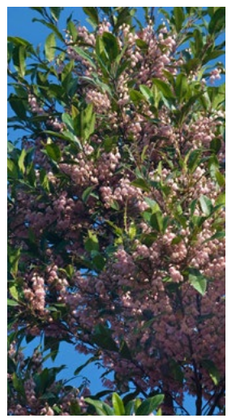
Acer rubrum 'Bowhall'



Backhousia citriodora



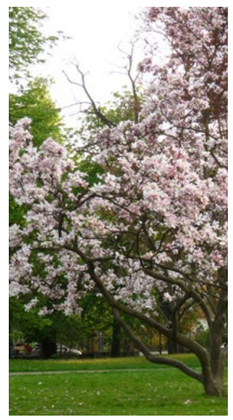
Dracaena draco



Elaeocarpus reticulatus



Magnolia 'Little Gem'



Magnolia 'soulangeana'



Xanthorrhoea australis



Acer campestre 'Elsrijk'



Cupaniopsis anacardioides



Pyrus calleryana 'Capital'

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

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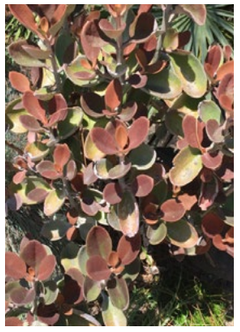
Planting Strategy
Shrubs and Understorey Planting Palette

The green strategy will provide a diverse range of both native and exotic plant species to ensure urban adaptability. The species selected feature a range of both native and exotic shrubs, groundcovers and grasses which have been chosen for their foliage contrast, biodiversity value and overall contribution to the landscape character of each precinct zone.

Shrub / Accent
2 per m2 minimum density

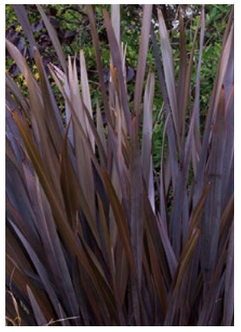

Alternanthera dentata 'Little ruby'


Banksia serrata


Kalanchoe orgyalis


Lavandula augustifolia


Pennisetum alopecuroides


Phormium tenax


Rhaphiolepis indica 'cosmic white'


Strelitzia nicolai


Westringia fruticosa


Crassula ovata


Callistemon 'Better John'


Kunzea ambigua


Loropetalum chinense


Leucophyta brownii


Philodendron 'Xanadu'


Pittosporum tobira var.


Viburnum suspensum

Grasses
4 per m2 minimum density


Carex appressa


Dianella caerulea


Dianella revoluta


Dianella 'Silver Streak'


Liriope giganteum


Liriope muscari variegata


Lomandra longifolia


Lomandra 'Tanika'


Patersonia glabrata

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Planting Strategy
Shrubs and Understorey Planting Palette

Groundcovers & Climbers
4 per m2 minimum density


Clematis aristata


Casuarina glauca 'Cousin It'


Grevillea juniperina


Hardenbergia violacea


Myoporum parvifolium


Rosemarinus officinalis 'Prostratus'


Stachys byzantina


Dichondra repens 'Silver Falls'


Dichondra repens


Ficus pumila


Hibbertia scandens


Rhipsalis baccifera


Pratia pedunculata


Viola hederacea


Trachelospermum jasminoides


Pyrostegia venusta


Pandorea pandorana


Cissus hypoglauca


Smilax glyciphylla

Ferns & Accents
4 per m2 minimum density


Asplenium australasicum


Adiantum hispidulum


Athyrium 'Ghost'


Blechnum nudum

Ferns & Accents


Cycas revoluta


Doryanthes excelsior

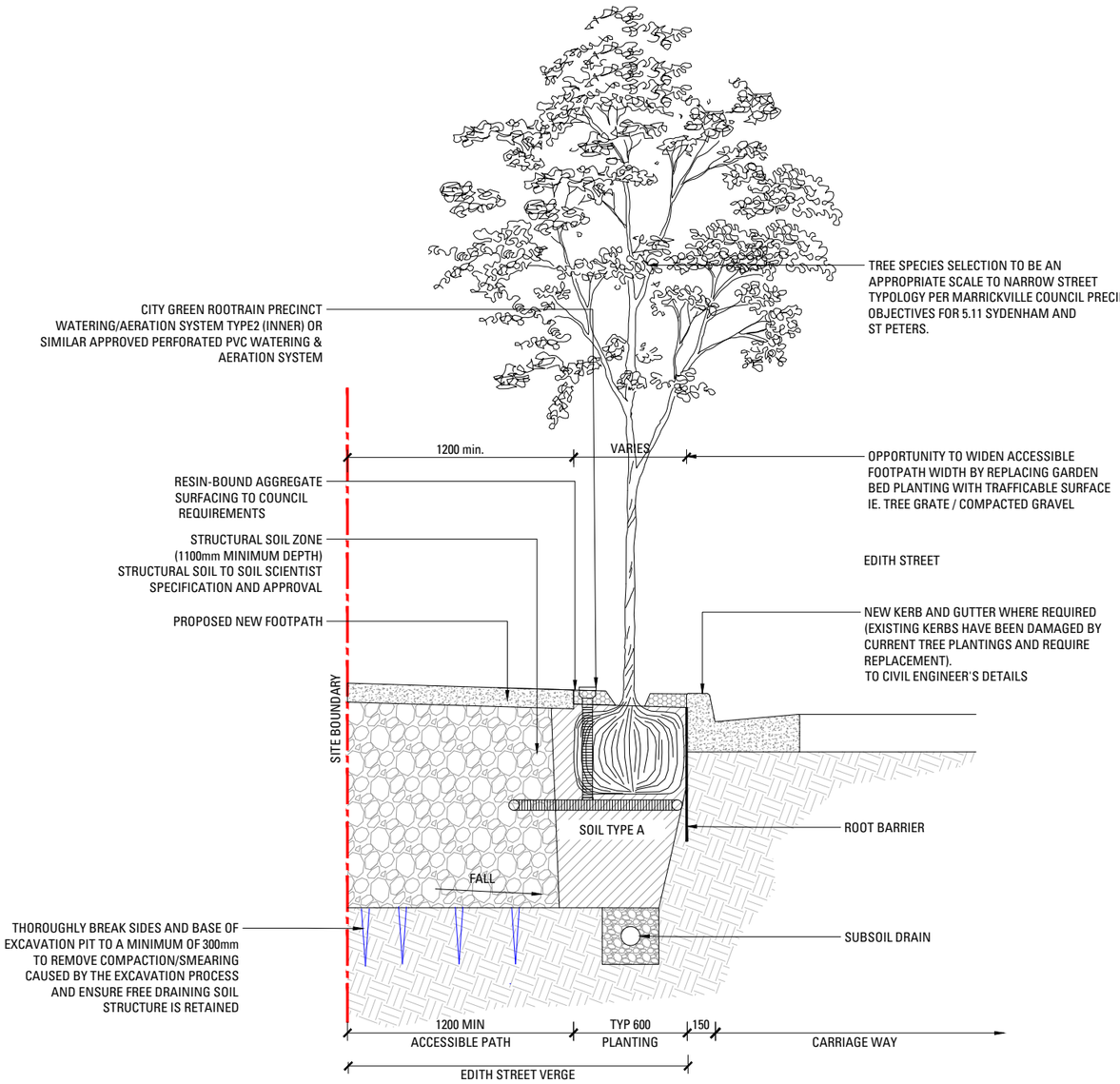

Cyathea cooperi


Dicksonia antarctica

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

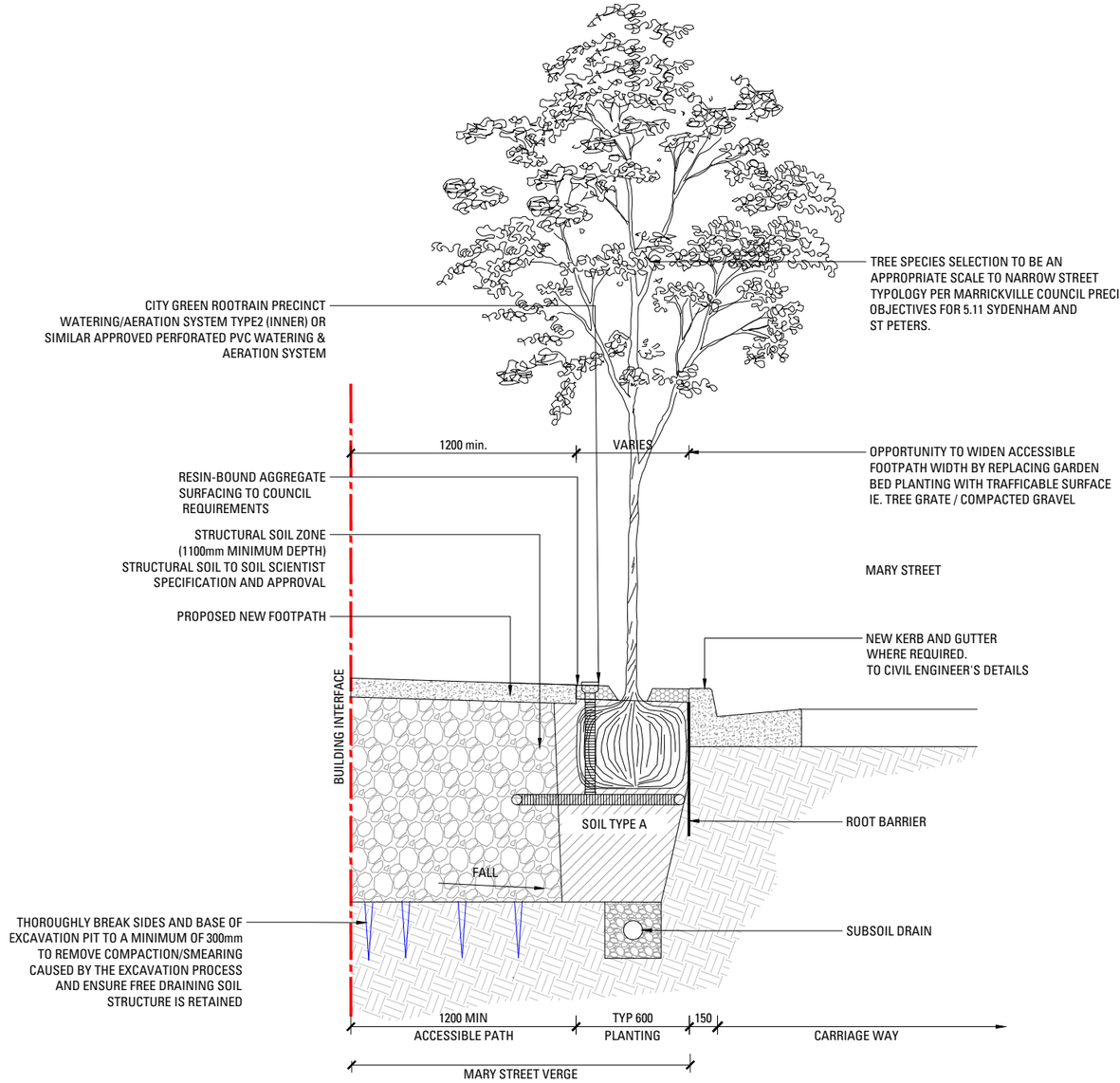
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Tree Soil Depth Information
Edith Street Typical Street Section



Edith Street

Typical Proposed Street Tree Section



Mary Street

Typical Proposed Street Tree Section

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Landscape Maintenance - Plant Establishment

General Vegetation Management and Maintenance Tasks

Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable and organic debris, scrub, trees (except trees to be retained), stumps, boulders and rubble.

Watering: Generally ensure that all planting is receiving sufficient water to ensure vigorous growth and maintenance in a healthy condition.

Litter and debris. Ensure that the site is kept clean, free of all litter landscape construction waste, and general debris at all times.

Re-mulch as necessary throughout the Landscape Maintenance Period to maintain mulched areas to the specified depths.

Equipment/ features maintenance. Monitor all features within the public domain for damage. Repair all elements as soon as notified to minimise further deterioration and prevent harm or access where security is compromised.

Eradicate weeds using environmentally acceptable methods, such as non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas.

Remove weed growth from an area 750mm diameter around the base of the trees in grassed areas.

Continue eradication throughout the course of the works and during the planting establishment period.

The Tree Management involves the following

The Management of Tree Planting involves the following:

Tree Periodic Inspection
Watering
Re-mulch
Weed Management
Pruning
Fertilizing
Replacement
Ties and tree stakes

Tree Periodic Inspection
Review all tree periodical to ensure there health:

Trees with foliage size, texture and colour at the time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species. Supply trees with extension growth consistent with that exhibited by vigorous specimens of the nominated species.

Trees shall not be diseased or show evidence of pest attack that could affect the long term health of the tree or adjoining plantings. Supply trees with foliage and soil free from attack by pests and diseases. For Australian native trees with a history of attack by native pests (eg. some Eucalyptus), evidence of previous attack must be restricted to less than 15% of the foliage and there must be no actively feeding insects or evidence of fungi.

Watering
Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required.
Provide additional watering, if necessary.

Re-mulch
As necessary throughout the Landscape Maintenance Period to maintain mulched areas to the specified depths.

Weed management
Use approved weedicides and insecticides.

Pruning
Pruning for safety, especially with regard operations of rail line, safety of public domain and CPTED surveillance. All pruning shall be a clean-cut at the branch collar, no lopping or topping of trees is to be carried out and the diameter of any wound must not exceed 50% of the caliper immediately above the point of pruning.

All pruning shall be clean-cuts at the branch collar complying with AS4373: Pruning of Amenity Trees.

Fertilizing
As appropriate to the species.
Replacement
Replacement of dead, diseased or struggling stock - may need assessment by Level 5 AQF Arborist.

Ties and tree stakes
Adjustment of tree ties and tree stakes, or replacement if required.

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Landscape Maintenance - Ongoing to accepted commercial standards

ALL Plant Species Management and Maintenance

The Management of Understory Planting involves the following:

Plant Replacement
Plant Growth
Weed Management
Pruning
Lawn/Turf
Spraying and Insect and pest control
Fertilizing,
Maintaining mulch
Slashing/Mowing
Watering
Stakes and Ties
Rubbish removal
Cleaning of the surrounding areas
Regenerating or re-vegetating areas of poor quality vegetation

Plant Replacement
Replace failed plants. A "failed" plant may not mean complete death of soft tissue but failure due to poor growth, appearance, or unacceptable time for plant to re-establish new growth following damage or vandalism. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the Landscape Contractor unless advised otherwise. Failure of the plant shall be at the sole discretion of the Landscape Architect.

Plant Growth
Trees, shrubs, native grasses and groundcovers shall at all times show signs of healthy vigorous growth. Spent flower heads or stalks shall be removed immediately following flowering.

Use approved weedicides and insecticides**.**

Pruning of Understorey ground cover planting management
Pruning for safety, especially with regard operations of rail line, safety of public domain and CPTED surveillance

Any pruning of damaged growth or miscellaneous pruning considered as beneficial to the condition of the plants.

All pruning works shall be undertaken in a manner equal to acceptable horticultural practice.

Lawn/Turf/Native Grasses
Mowing of turf and grassed lawns to occur where grass in turfed areas reach greater than 100mm

Topdressing of grass seeded areas as required to maintain healthy grass surface and coverage.

Fertilizing as appropriate to the species.

Spraying and Insect and pest control
Avoid spraying if ever possible. Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work.

Avoid spraying if ever possible.
Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material
Submit all proposals to apply chemicals and obtain approval before starting this work.

When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Record in a logbook.

When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Record in the logbook all relevant details of spraying activities including:

Product brand / manufacturer's name,
Chemical / product name,
Chemical contents,
Application quantity and rate,
Date of application and location,
Results of application, and
Use approval authority.

Fertilizing
Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations.

Maintaining mulch
Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as before specified.

Slashing/Mowing
Different native grassland species such as warm season or cool season grasses have growth periods at different times of the year
All native dry land grass maintenance to be compliant with Roads and Maritime Services IC-QA-R178

Slash/Mow the turf to maintain a grass height consistent with the APZ Requirements. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm as necessary to fill depressions and hollows in the surface.

Watering
Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required.

Provide additional watering, if necessary.

Stakes and Ties
Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).

Rubbish removal
During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas.

Remove all rubbish and debris left by you within the area of landscape planting, and recycle or dispose of them in a responsible manner, and leave the Site in a clean and tidy condition.

Cleaning of the surrounding areas
Ensure all planting areas have rock larger than 50mm removed to provide vigorous plant growth and avoid damaging of maintenance equipment.

Maintenance Log Book (Action Plan)

Recording when and what maintenance work has been done and what materials, as an example: including chemical materials, have been used. The records shall show when and where identified chemicals were used and why.

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Landscape Maintenance

Table	ACTIVITY	FREQUENCY						ACTION
		D	W	2W	M	3M	3or6M	Daily, Weekly, Monthly
1	Logbook					+		Complete a logbook entry every day at site. All actions listed below require a logbook entry. Upon request, make the logbook available for inspection. Submit copies of new entries in the logbook to the Contract Administrator on a monthly basis. Please note that more frequent, short, occasional inspection should result in less maintenance work when problems are observed earlier than they might otherwise have been seen.
2	Plant replacement				+			Inspect and replace failed plants within 2 weeks of observation of failure. Match species, size (original) and location of new with old.
3	Mulch				+			Inspect and replace mulch deficiencies within 2 weeks of observation. Prior to placing new mulch aerate the soil by fork turning to a depth of at least 100mm, roughly level the soil and then place mulch. Do not disturb major plant roots while aerating soil.
4	Erosion control			+				Inspect every two weeks and repair ground, soil and mulch immediately. Maintain erosion control device as necessary.
5	Stakes and ties			+				Inspect every two weeks, adjust and/or replace as necessary but remove as plants mature and are able to support themselves.
6	Weed and rubbish removal			+				Inspect and remove immediately upon observation. Leave no waste on site. Dispose of waste material at a designated waste disposal site.
7	Pruning			+				Inspect every 2 weeks and prune as necessary to remove dead wood, improve plant shape and promote healthy vigorous new growth.

Table	ACTIVITY	FREQUENCY						ACTION
		D	W	2W	M	3M	3or6M	Daily, Weekly, Monthly
8	Spraying			+				Inspect every 2 weeks and action as necessary. Do not spray if other non-chemical methods will satisfy the need to remove insects. Spray for disease control only when absolutely necessary.
9	Urgent works		+					Complete within 1 week (7 days) of notification. Inspect and clear drains.
10	Planting and fertilising			+			3m+	Inspect every 2 weeks and remove spent flowers and dead stalks as they become apparent. Fertilise gardens every 3 months or other frequency in accordance with fertiliser manufacturer's directions.
11	Watering			+				On Slab planting when and where necessary every day at site and at least every 2 weeks generally. Do not allow soil and plants to dehydrate. Allow for prolonged rain, windy and dry periods. Water in the early morning or late afternoon to avoid excessive evaporation during the heat of the day.

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

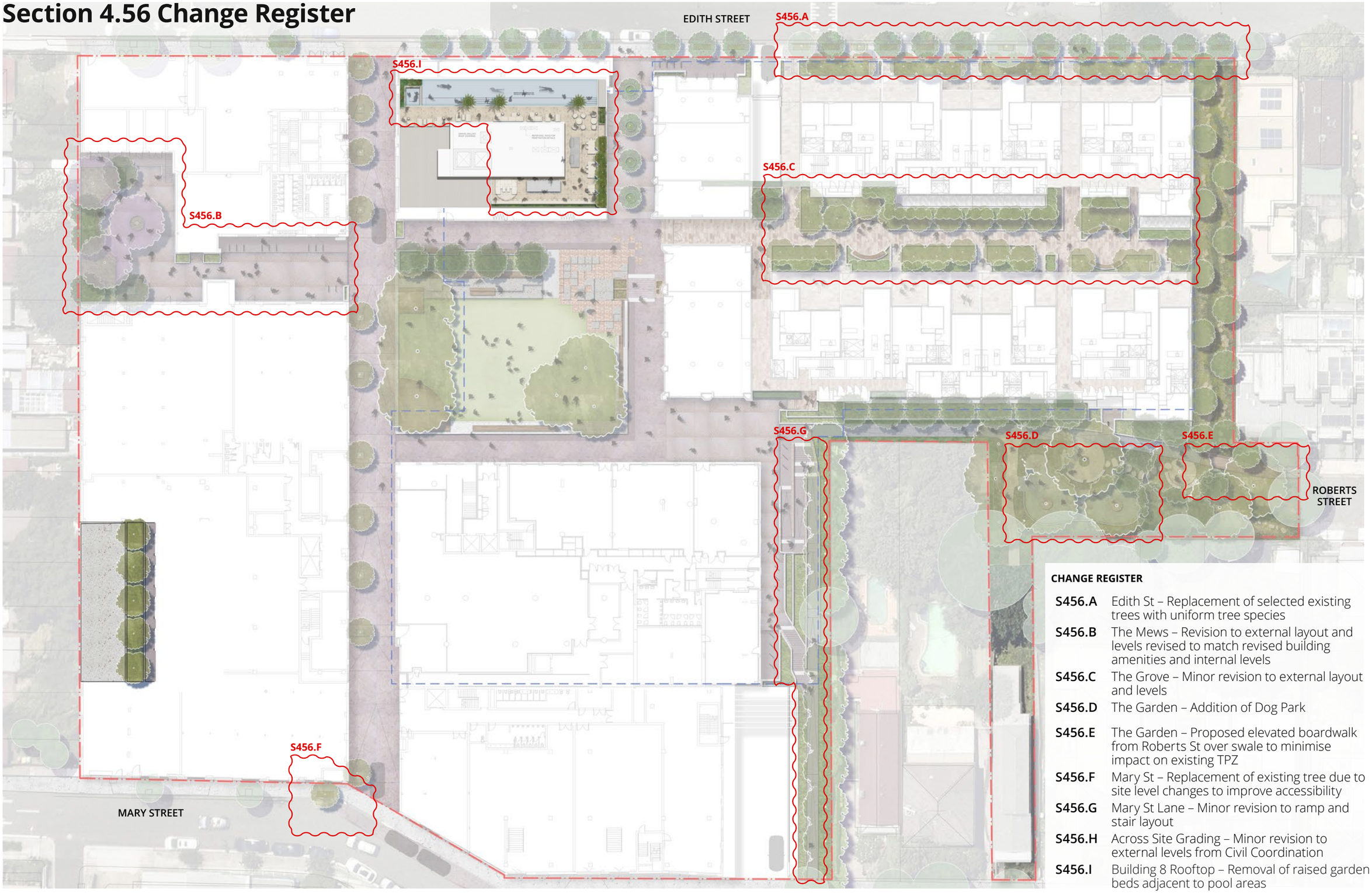
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APPENDIX

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Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Section 4.56 Change Register



CHANGE REGISTER

S456.A	Edith St – Replacement of selected existing trees with uniform tree species
S456.B	The Mews – Revision to external layout and levels revised to match revised building amenities and internal levels
S456.C	The Grove – Minor revision to external layout and levels
S456.D	The Garden – Addition of Dog Park
S456.E	The Garden – Proposed elevated boardwalk from Roberts St over swale to minimise impact on existing TPZ
S456.F	Mary St – Replacement of existing tree due to site level changes to improve accessibility
S456.G	Mary St Lane – Minor revision to ramp and stair layout
S456.H	Across Site Grading – Minor revision to external levels from Civil Coordination
S456.I	Building 8 Rooftop – Removal of raised garden beds adjacent to pool areas

1:500 @ A3

0 2 5 10 15 20m

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Version: 1, Version Date: 12/07/2023

ARCADIA

PRECINCT 75

Address: Precinct 75, St Peters NSW 2044

Project No: 220160.00

Date: 04/05/2022

DRAWING LIST

SHEET No.	SHEET NAME	Current Revision
01-09 Cover Sheets & Legends		
DA-01-00	COVER SHEET - DRAWING INDEX	11
DA-01-01	CHANGES INDEX	2
11 Site Plans		
DA-11-01	SITE ANALYSIS PLAN	9
DA-11-02	PROPOSED SITE PLAN	10
12 Existing Plans		
DA-12-0G	GROUND FLOOR EXISTING PLAN	9
DA-12-01	LEVEL 1 EXISTING PLAN	9
DA-12-02	LEVEL 2 EXISTING PLAN	9
DA-12-03	ROOF EXISTING PLAN	9
15 Demolition Plans		
DA-15-0G	GROUND FLOOR DEMOLITION PLAN	12
DA-15-01	LEVEL 1 DEMOLITION PLAN	12
DA-15-02	LEVEL 2 DEMOLITION PLAN	12
DA-15-08	ROOF DEMOLITION PLAN	12
21 General Arrangement Plans		
DA-20-98	BASEMENT 2 PLAN	26
DA-20-99	BASEMENT 1 PLAN	26
DA-21-0G	GROUND FLOOR PLAN	34
DA-21-01	LEVEL 1 FLOOR PLAN	28
DA-21-02	LEVEL 2 FLOOR PLAN	27
DA-21-03	LEVEL 3 FLOOR PLAN	27
DA-21-04	LEVEL 4 FLOOR PLAN	27
DA-21-05	LEVEL 5 FLOOR PLAN	27
DA-21-06	LEVEL 6 FLOOR PLAN	27
DA-21-07	LEVEL 7 FLOOR PLAN	26
DA-21-08	ROOF PLAN	23
30 Elevations		
DA-30-00	NORTH-EAST ELEVATIONS	15
DA-30-01	NORTH-EAST ELEVATIONS	16
DA-30-02	NORTH-WEST ELEVATIONS	16
DA-30-03	NORTH-WEST ELEVATIONS	15
DA-30-04	SOUTH-WEST ELEVATIONS	16
DA-30-05	SOUTH-WEST ELEVATIONS	17
DA-30-06	SOUTH-EAST ELEVATIONS	17
DA-30-07	SOUTH-EAST ELEVATIONS	16
DA-30-10	STREETSCAPE ELEVATIONS	4
40 Sections		
DA-40-00	SECTION 1 AND 2	20
DA-40-01	SECTION 3 AND 4	19
DA-40-02	SCREEN DETAIL SECTIONS	2
DA-40-03	MISCELLANEOUS DETAILS	2
DA-40-04	MISCELLANEOUS DETAILS	2
DA-40-05	MISCELLANEOUS DETAILS	2
DA-40-06	MISCELLANEOUS DETAILS	2
83 SEPP65		
DA-83-00	SEPP65 COMPLIANCE SOLAR DIAGRAMS	13
DA-83-08	SEPP65 COMPLIANCE CROSS VENTILATION	13
DA-83-09	SEPP65 COMPLIANCE STORAGE	8
DA-83-10	SEPP65 COMPLIANCE STORAGE	7
DA-83-11	SEPP65 COMPLIANCE STORAGE	7
84 Shadow Diagrams		
DA-84-00	SHADOW DIAGRAMS WINTER	9
DA-84-01	SHADOW DIAGRAMS EQUINOX	9
DA-84-02	SHADOW DIAGRAMS SUMMER	9
90-93 Schedules		
DA-90-00	DEVELOPMENT CALCULATIONS GFA	13
DA-90-01	DEVELOPMENT CALCULATIONS GFA	3
DA-90-02	ADAPTABLE UNIT PLANS	12
DA-90-03	BASIX NOTES	8
DA-90-04	STAGING DIAGRAMS	7



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Keyplan

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Rev	Description	By	Date
A	FOR DEVELOPMENT APPLICATION	MB	07.07.22
B	FOR DEVELOPMENT APPLICATION	MB	24.10.22
C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
D	FOR DEVELOPMENT APPLICATION	MB	10.11.22
E	FOR DEVELOPMETN APPLICATION	MB	10.11.22
F	FOR DEVELOPMENT APPLICATION	MB	22.11.22
10	DRAFT SECTION 456	MB	04.05.23
11	FOR SECTION 4.56	MB	24.05.23

Client HOME

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

COVER SHEET - DRAWING INDEX

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-01-00

Drawn: MB

Scale: NTS @ A1

Date: 24.05.23

Revision: 11

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S4.56 Changes Index

Change	Sheet
456.01 Updates to external levels and landscape design due to civil and, DDA and landscape coordination.	DA-11-02 - PROPOSED SITE PLAN DA-21-0G - GROUND FLOOR PLAN DA-30-02 - NORTH-WEST ELEVATIONS DA-30-07 - SOUTH-EAST ELEVATIONS DA-40-00 - SECTION 1 AND 2
456.02 Upgrades to Edith St including the removal and replacement of trees. Refer to landscape report.	DA-11-02 - PROPOSED SITE PLAN DA-15-08 - ROOF DEMOLITION PLAN DA-21-0G - GROUND FLOOR PLAN DA-30-00 - NORTH-EAST ELEVATIONS DA-30-10 - STREETSCAPE ELEVATIONS
456.03 Landscaping updates to garden including a dog park. Refer to landscape report.	DA-11-02 - PROPOSED SITE PLAN DA-21-0G - GROUND FLOOR PLAN
456.04 Change to neighbour boundary fence to address neighbour request.	DA-11-02 - PROPOSED SITE PLAN DA-21-0G - GROUND FLOOR PLAN DA-30-02 - NORTH-WEST ELEVATIONS DA-30-10 - STREETSCAPE ELEVATIONS
456.05 Removal and replacement of tree due to footpath upgrades. Refer to landscape report.	DA-11-02 - PROPOSED SITE PLAN DA-21-0G - GROUND FLOOR PLAN DA-30-04 - SOUTH-WEST ELEVATIONS
456.06 Changes to Mary St Lane ramp and landscaping due to structural coordination.	DA-21-0G - GROUND FLOOR PLAN DA-30-03 - NORTH-WEST ELEVATIONS DA-30-04 - SOUTH-WEST ELEVATIONS DA-40-01 - SECTION 3 AND 4 DA-40-04 - MISCELLANEOUS DETAILS
456.07 GFA Areas updated.	DA-90-00 - DEVELOPMENT CALCULATIONS GFA DA-90-01 - DEVELOPMENT CALCULATIONS GFA
456.08 Minor updates to basement due to detailed design coordination.	DA-20-98 - BASEMENT 2 PLAN DA-20-99 - BASEMENT 1 PLAN DA-30-03 - NORTH-WEST ELEVATIONS DA-30-04 - SOUTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS DA-40-00 - SECTION 1 AND 2 DA-40-01 - SECTION 3 AND 4 DA-83-09 - SEPP65 COMPLIANCE STORAGE
456.09 Rationalisation of basement footprint.	DA-20-98 - BASEMENT 2 PLAN DA-20-99 - BASEMENT 1 PLAN DA-83-09 - SEPP65 COMPLIANCE STORAGE
456.10 Material added to reflect approved design.	DA-30-00 - NORTH-EAST ELEVATIONS DA-30-01 - NORTH-EAST ELEVATIONS DA-30-02 - NORTH-WEST ELEVATIONS DA-30-03 - NORTH-WEST ELEVATIONS DA-30-04 - SOUTH-WEST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS DA-30-07 - SOUTH-EAST ELEVATIONS
456.11 Material updated to reflect approved design.	DA-30-00 - NORTH-EAST ELEVATIONS DA-30-01 - NORTH-EAST ELEVATIONS DA-30-02 - NORTH-WEST ELEVATIONS DA-30-03 - NORTH-WEST ELEVATIONS DA-30-04 - SOUTH-WEST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS DA-30-07 - SOUTH-EAST ELEVATIONS
456.12 Glazing system updated.	DA-30-00 - NORTH-EAST ELEVATIONS DA-30-01 - NORTH-EAST ELEVATIONS DA-30-02 - NORTH-WEST ELEVATIONS DA-30-03 - NORTH-WEST ELEVATIONS DA-30-04 - SOUTH-WEST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS DA-30-07 - SOUTH-EAST ELEVATIONS
456.13 Minor updates to Building 8 entry on South East facade.	DA-30-06 - SOUTH-EAST ELEVATIONS
456.14 Minor changes to Building 8 ground floor services, amenities layout, and entry.	DA-21-0G - GROUND FLOOR PLAN
456.15 Stair Core extended to allow maintenance access to roof.	DA-21-08 - ROOF PLAN DA-30-01 - NORTH-EAST ELEVATIONS DA-30-02 - NORTH-WEST ELEVATIONS DA-30-04 - SOUTH-WEST ELEVATIONS
456.16 Services riser added for Building 8 Level 5.	DA-21-05 - LEVEL 5 FLOOR PLAN
456.17 Awning added to Building 8 Level 5.	DA-11-02 - PROPOSED SITE PLAN DA-21-05 - LEVEL 5 FLOOR PLAN DA-21-06 - LEVEL 6 FLOOR PLAN DA-30-00 - NORTH-EAST ELEVATIONS DA-30-02 - NORTH-WEST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS DA-40-01 - SECTION 3 AND 4
456.18 Minor updates to Building A floorplates including DDA Compliance and services/structural coordination.	DA-90-02 - ADAPTABLE UNIT PLANS
456.19 Relocated grease arrester due to services coordination.	DA-21-0G - GROUND FLOOR PLAN
456.20 Minor detailing update to North East facade of Building A.	DA-30-00 - NORTH-EAST ELEVATIONS
456.21 Minor changes to glazing on South West facade of Building A.	DA-30-05 - SOUTH-WEST ELEVATIONS
456.22 Rooftop services riser update for Building A and B.	DA-21-01 - LEVEL 1 FLOOR PLAN DA-21-02 - LEVEL 2 FLOOR PLAN DA-21-03 - LEVEL 3 FLOOR PLAN DA-21-04 - LEVEL 4 FLOOR PLAN DA-21-04 - LEVEL 4 FLOOR PLAN DA-21-05 - LEVEL 5 FLOOR PLAN DA-21-0G - GROUND FLOOR PLAN DA-30-05 - SOUTH-WEST ELEVATIONS
456.23 Rooftop water tank RL updated on Building A due to services coordination.	DA-21-04 - LEVEL 4 FLOOR PLAN DA-30-00 - NORTH-EAST ELEVATIONS
456.24 Minor updates to Building B floorplates including DDA Compliance and services/structural coordination.	DA-21-01 - LEVEL 1 FLOOR PLAN DA-21-0G - GROUND FLOOR PLAN DA-83-09 - SEPP65 COMPLIANCE STORAGE DA-83-10 - SEPP65 COMPLIANCE STORAGE DA-90-02 - ADAPTABLE UNIT PLANS
456.25 Minor detailing update to North East facade of Building B.	DA-30-00 - NORTH-EAST ELEVATIONS
456.26 Minor changes to glazing on North West facade of Building B.	DA-30-03 - NORTH-WEST ELEVATIONS
456.27 Minor changes to glazing on South West facade of Building B.	DA-30-05 - SOUTH-WEST ELEVATIONS
456.28 Minor changes to Internal RL after Civil Coordination	DA-21-0G - GROUND FLOOR PLAN
456.29 Minor updates to Building C entry and core.	DA-21-0G - GROUND FLOOR PLAN DA-30-01 - NORTH-EAST ELEVATIONS DA-83-11 - SEPP65 COMPLIANCE STORAGE
456.30 Rationalisation of Building C core. Apartments 12 and 1 mirrored to match.	DA-21-01 - LEVEL 1 FLOOR PLAN DA-21-02 - LEVEL 2 FLOOR PLAN DA-21-03 - LEVEL 3 FLOOR PLAN DA-21-04 - LEVEL 4 FLOOR PLAN DA-21-05 - LEVEL 5 FLOOR PLAN DA-21-06 - LEVEL 6 FLOOR PLAN DA-21-07 - LEVEL 7 FLOOR PLAN DA-83-10 - SEPP65 COMPLIANCE STORAGE
456.31 Minor updates to Building C floorplates including DDA Compliance and services/structural coordination.	DA-21-02 - LEVEL 2 FLOOR PLAN DA-21-03 - LEVEL 3 FLOOR PLAN DA-21-04 - LEVEL 4 FLOOR PLAN DA-21-05 - LEVEL 5 FLOOR PLAN DA-21-06 - LEVEL 6 FLOOR PLAN DA-21-07 - LEVEL 7 FLOOR PLAN DA-21-08 - ROOF PLAN DA-90-02 - ADAPTABLE UNIT PLANS
456.32 Introduction of column to Building C as directed by structural engineer.	DA-30-02 - NORTH-WEST ELEVATIONS
456.33 Balcony rationalisation on South West facade of Building C as requested by court proceedings.	DA-21-02 - LEVEL 2 FLOOR PLAN DA-21-03 - LEVEL 3 FLOOR PLAN DA-21-04 - LEVEL 4 FLOOR PLAN DA-21-05 - LEVEL 5 FLOOR PLAN DA-21-06 - LEVEL 6 FLOOR PLAN DA-21-07 - LEVEL 7 FLOOR PLAN DA-21-08 - ROOF PLAN DA-30-04 - SOUTH-WEST ELEVATIONS
456.34 Rationalisation of external balcony glazing on Building 8 Level 4.	DA-21-04 - LEVEL 4 FLOOR PLAN

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Rev	Description	By	Date
1	DRAFT SECTION 456	MB	04.05.23
2	FOR SECTION 4.56	MB	24.05.23

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Project PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
CHANGES INDEX

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-01-01

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Scale: @ A1
Date: 24.05.23
Revision: 2

PLOT STAMP DATE: 25/05/2023 5:05:14 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 SITE PLAN
1 : 500

Scale 1:500
0 5m 10m 25m 50m

Architect

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

Applicant

Keyplan

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Rev	Description	By	Date
5	FOR INFORMATION	FM	11.03.22
6	FOR INFORMATION	FM	04.05.22
7	FOR INFORMATION	FM	18.05.22
A	FOR DEVELOPMENT APPLICATION	MB	07.07.22
B	FOR DEVELOPMENT APPLICATION	MB	24.10.22
C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
8	DRAFT SECTION 456	MB	04.05.23
9	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:
NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

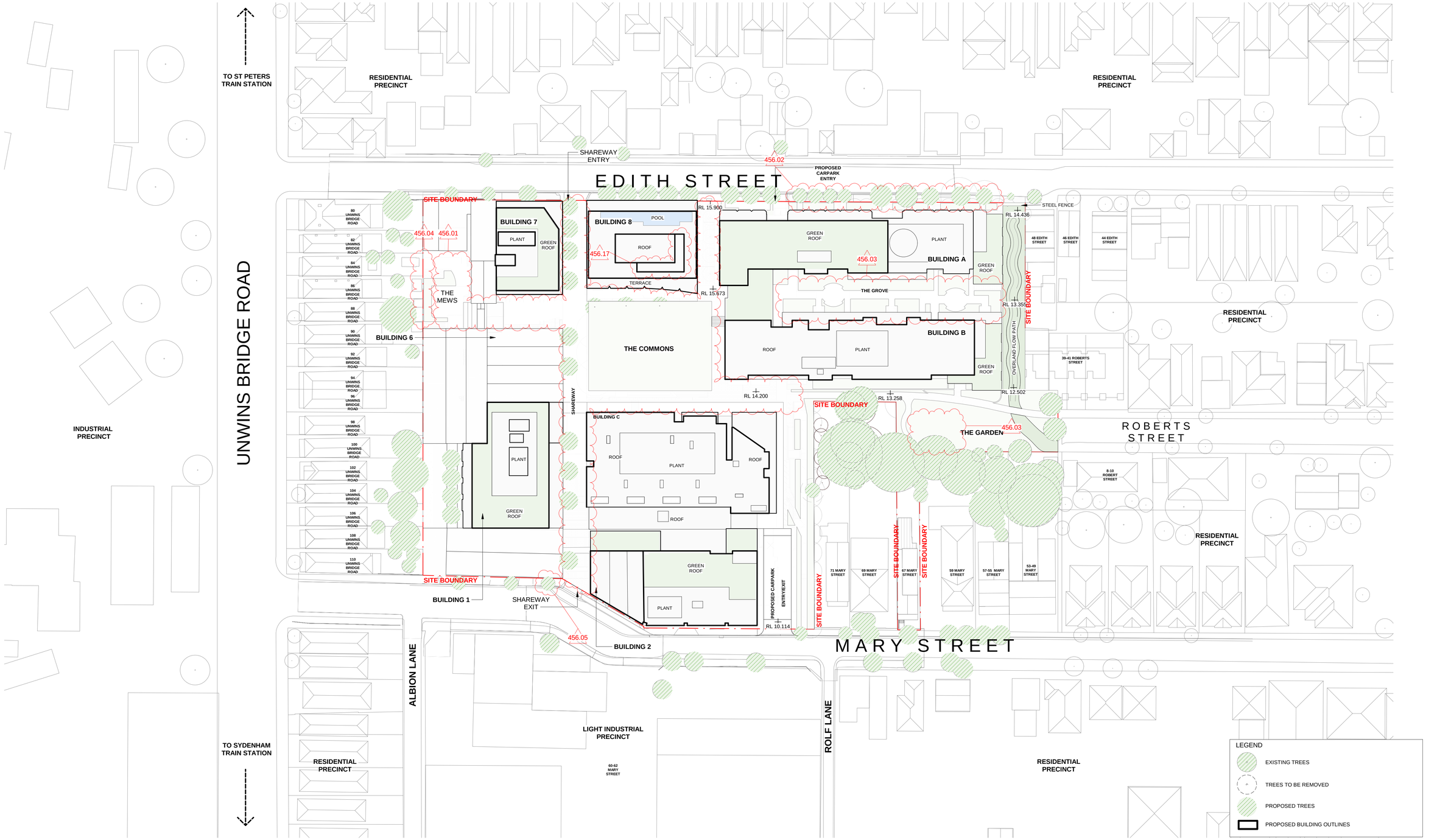
Drawing Title
SITE ANALYSIS PLAN

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-11-01

Drawn: MB
Scale: As indicated @ A1
Date: 24.05.23
Revision: 9

PLOT STAMP DATE: 24/05/2023 5:54:25 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 SITE PLAN
1 : 500

Scale 1:500

0 5m 10m 25m 50m

Architect

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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
9	DRAFT SECTION 456	MB	04.05.23
10	FOR SECTION 4.56	MB	24.05.23

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
PROPOSED SITE PLAN

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-11-02

Drawn: MB
Scale: As indicated @ A1
Date: 24.05.23
Revision: 10

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1 GROUND FLOOR EXISTING PLAN
1 : 250

Architect

Cox Architecture

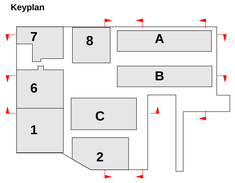
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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
8	DRAFT SECTION 456	MB	04.05.23
9	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

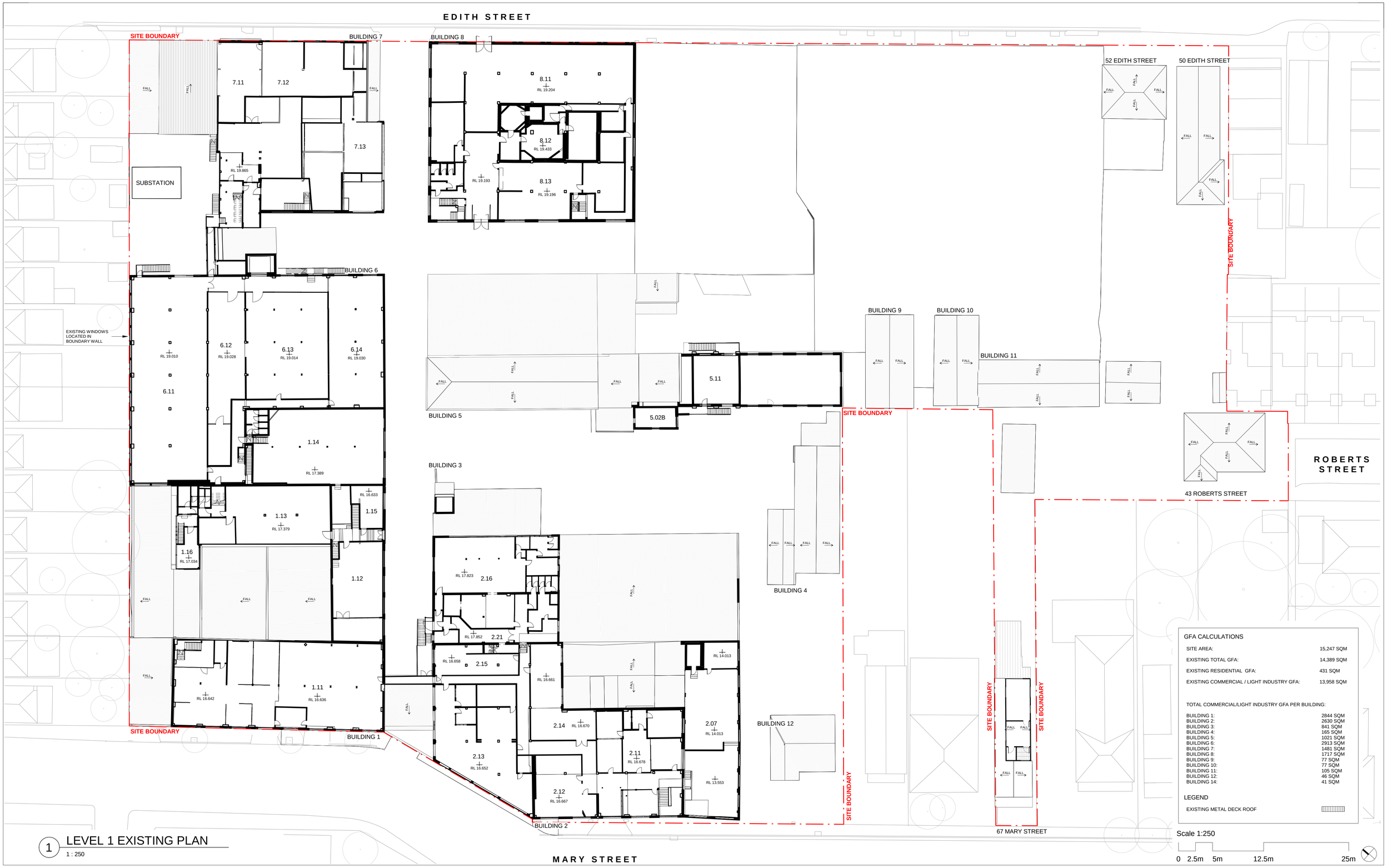
Drawing Title GROUND FLOOR EXISTING PLAN

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-12-0G

Drawn: CK
Scale: 1 : 250 @ A1
Date: 24.05.23
Revision: 9

PLOT STAMP DATE: 24/05/2023 5:56:14 PM

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1 LEVEL 1 EXISTING PLAN
1 : 250

Architect

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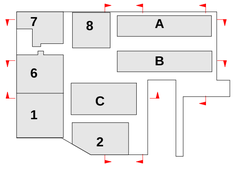
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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
8	DRAFT SECTION 456	MB	04.05.23
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Project No. 220160.00

Document Control Status:
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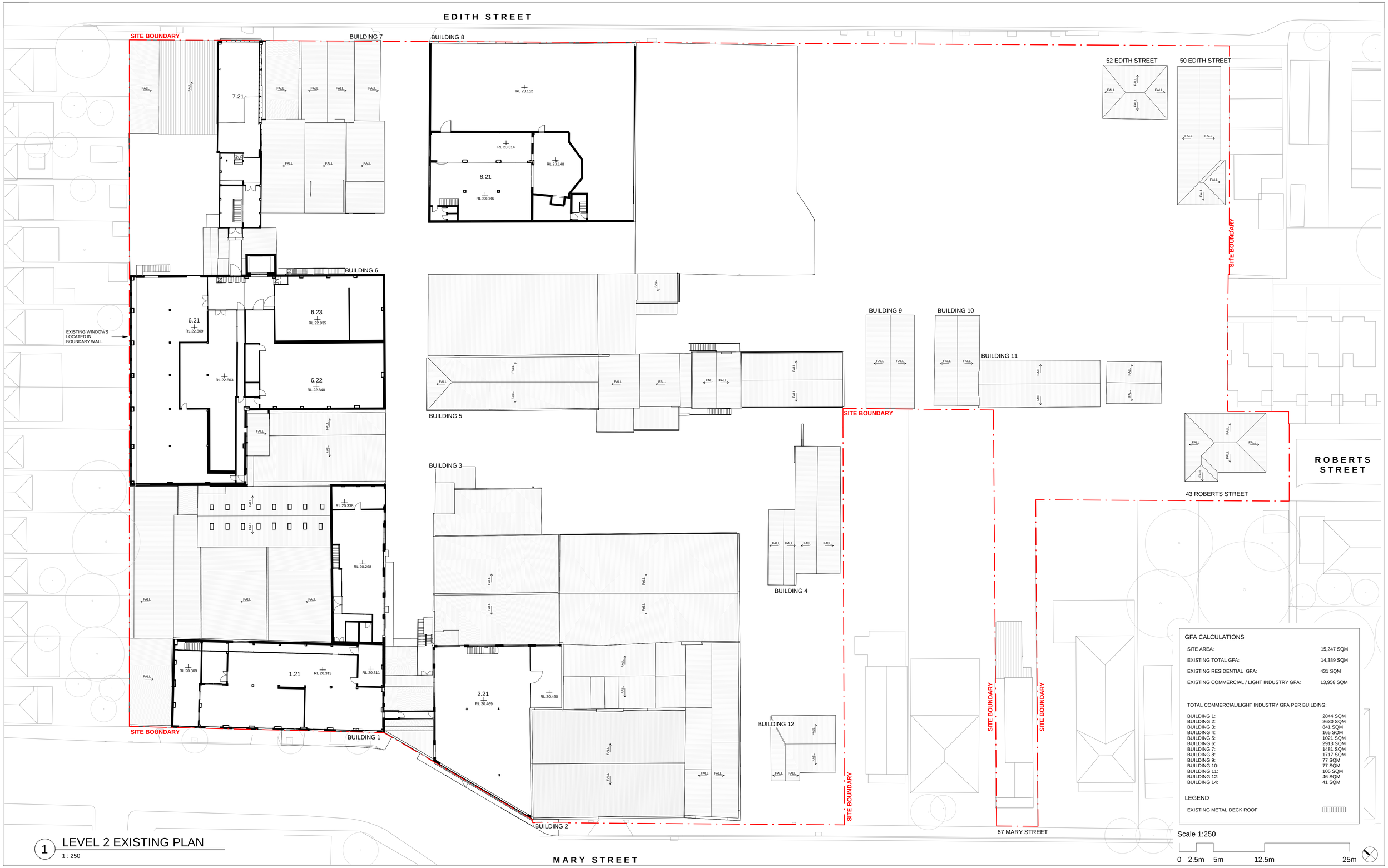
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
LEVEL 1 EXISTING PLAN

Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
Drawing Number:	DA-12-01
Drawn:	CK
Scale:	1 : 250 @ A1
Date:	24.05.23
Revision:	9

PLOT STAMP DATE: 24/05/2023 5:55:24 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 LEVEL 2 EXISTING PLAN
1 : 250

GFA CALCULATIONS

SITE AREA:	15,247 SQM
EXISTING TOTAL GFA:	14,389 SQM
EXISTING RESIDENTIAL GFA:	431 SQM
EXISTING COMMERCIAL / LIGHT INDUSTRY GFA:	13,958 SQM

TOTAL COMMERCIAL/LIGHT INDUSTRY GFA PER BUILDING:

BUILDING 1:	2844 SQM
BUILDING 2:	2630 SQM
BUILDING 3:	841 SQM
BUILDING 4:	165 SQM
BUILDING 5:	1021 SQM
BUILDING 6:	2913 SQM
BUILDING 7:	1481 SQM
BUILDING 8:	1717 SQM
BUILDING 9:	77 SQM
BUILDING 10:	77 SQM
BUILDING 11:	105 SQM
BUILDING 12:	46 SQM
BUILDING 14:	41 SQM

LEGEND

EXISTING METAL DECK ROOF

Scale 1:250

0 2.5m 5m 12.5m 25m

Architect

Cox Architecture

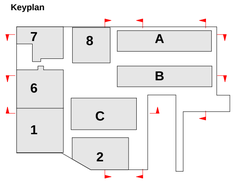
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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
8	DRAFT SECTION 456	MB	04.05.23
9	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
LEVEL 2 EXISTING PLAN

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-12-02

Drawn: CK

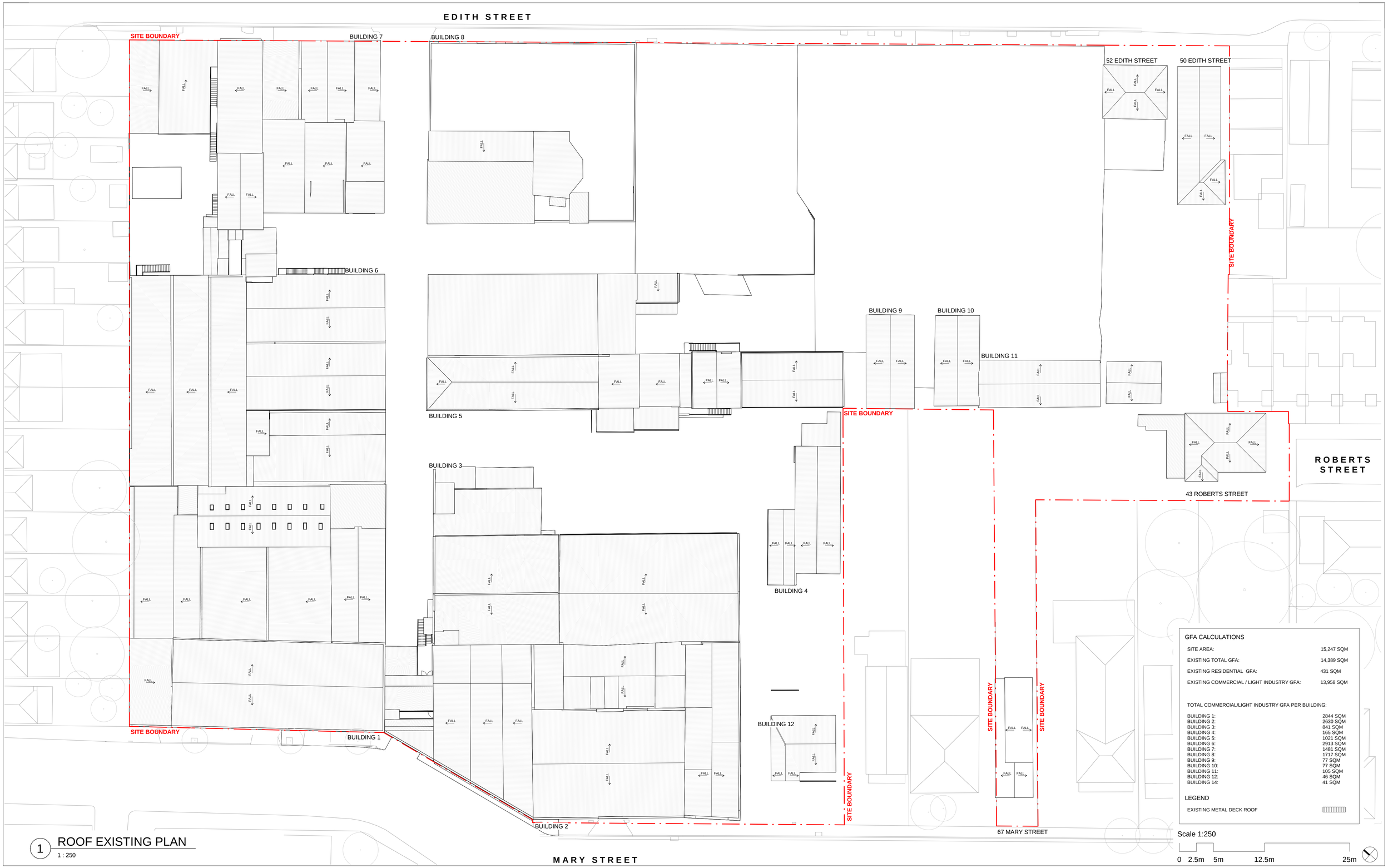
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Date: 24.05.23

Revision: 9

PLOT STAMP DATE: 24/05/2023 5:55:43 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 ROOF EXISTING PLAN
1 : 250

Scale 1:250

0 2.5m 5m 12.5m 25m

GFA CALCULATIONS

SITE AREA:	15,247 SQM
EXISTING TOTAL GFA:	14,389 SQM
EXISTING RESIDENTIAL GFA:	431 SQM
EXISTING COMMERCIAL / LIGHT INDUSTRY GFA:	13,958 SQM

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BUILDING 6:	2913 SQM
BUILDING 7:	1481 SQM
BUILDING 8:	1717 SQM
BUILDING 9:	77 SQM
BUILDING 10:	77 SQM
BUILDING 11:	105 SQM
BUILDING 12:	46 SQM
BUILDING 14:	41 SQM

LEGEND

EXISTING METAL DECK ROOF

Architect

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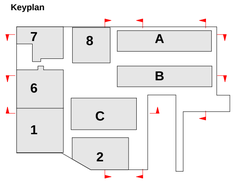
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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
8	DRAFT SECTION 456	MB	04.05.23
9	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

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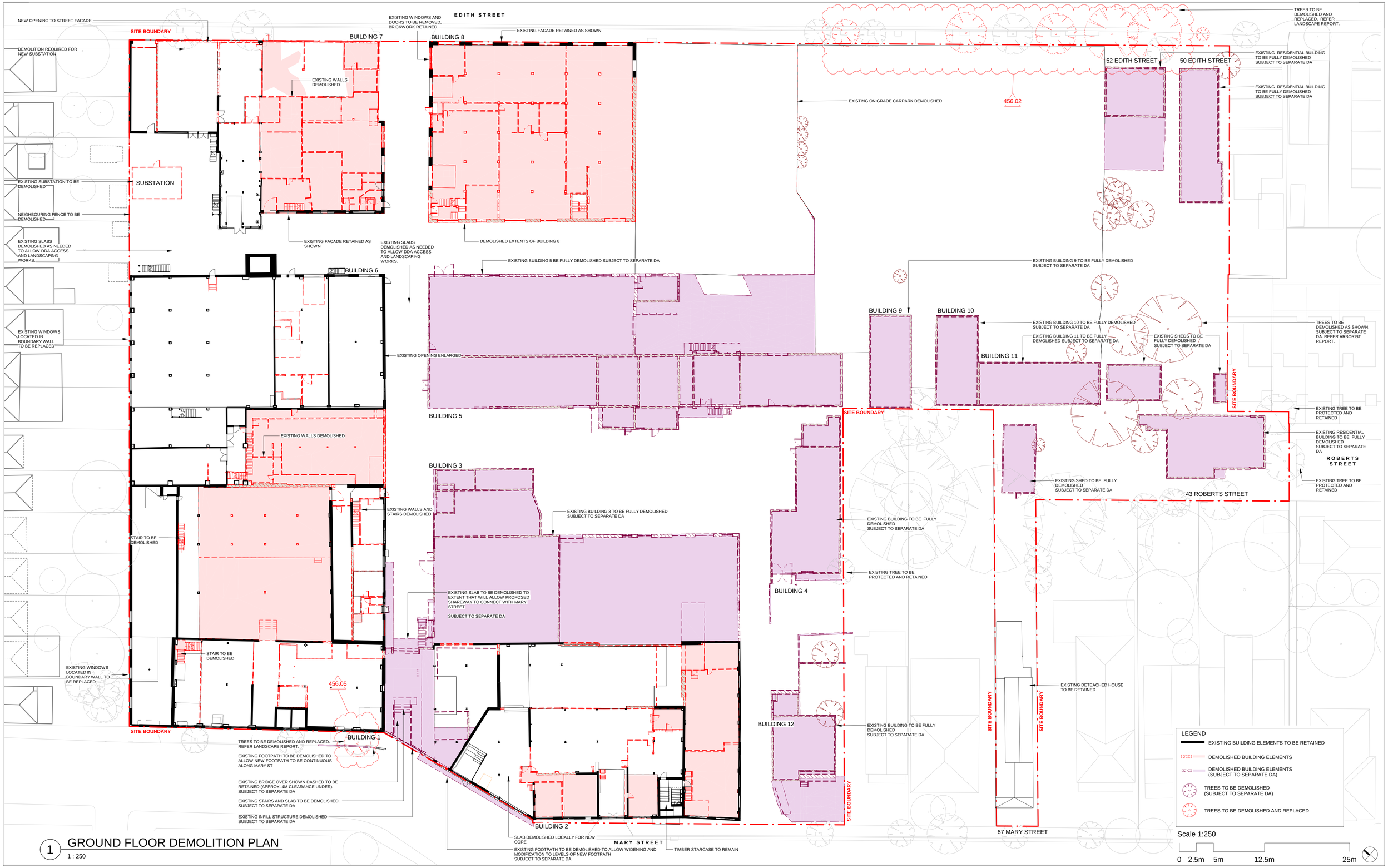
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
ROOF EXISTING PLAN

Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
Drawing Number:	DA-12-03
Drawn:	CK
Scale:	1 : 250 @ A1
Date:	24.05.23
Revision:	9

PLOT STAMP DATE: 24/05/2023 5:56:01 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 GROUND FLOOR DEMOLITION PLAN

1 : 250

Architect

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8	FOR INFORMATION	FM	18.05.22
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B	FOR DEVELOPMENT APPLICATION	MB	24.10.22
C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
10	FOR INFORMATION	MK	13.12.22
11	DRAFT SECTION 456	MB	04.05.23
12	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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PRECINCT 75
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St Peters 2044 NSW

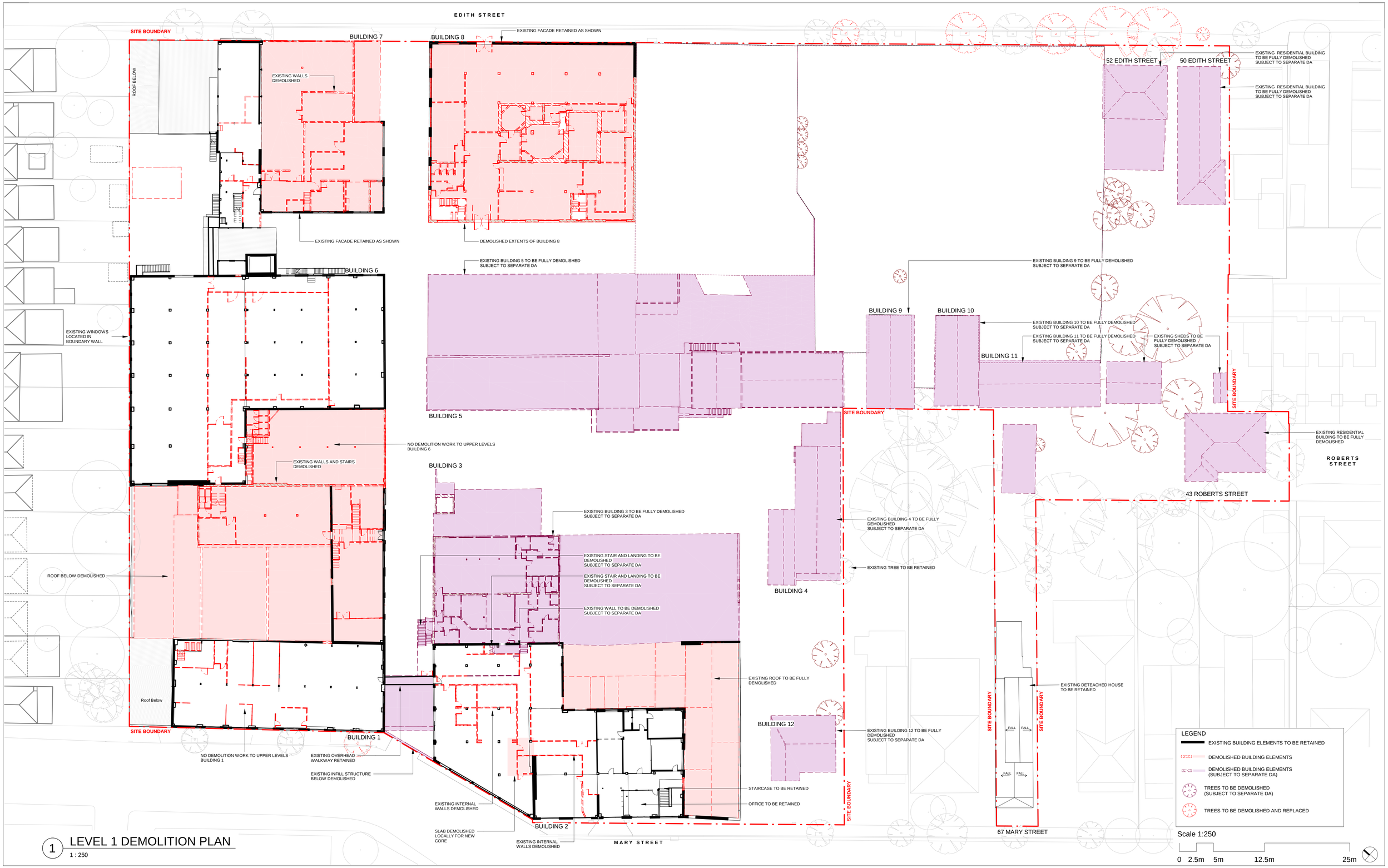
Drawing Title
GROUND FLOOR DEMOLITION PLAN

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-15-0G

Drawn: MB
Scale: 1 : 250 @ A1
Date: 24.05.23
Revision: 12

PLOT STAMP DATE: 24/05/2023 5:57:39 PM

Document Set ID: 37890565
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1 LEVEL 1 DEMOLITION PLAN
1 : 250

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11	DRAFT SECTION 456	MB	04.05.23
12	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:
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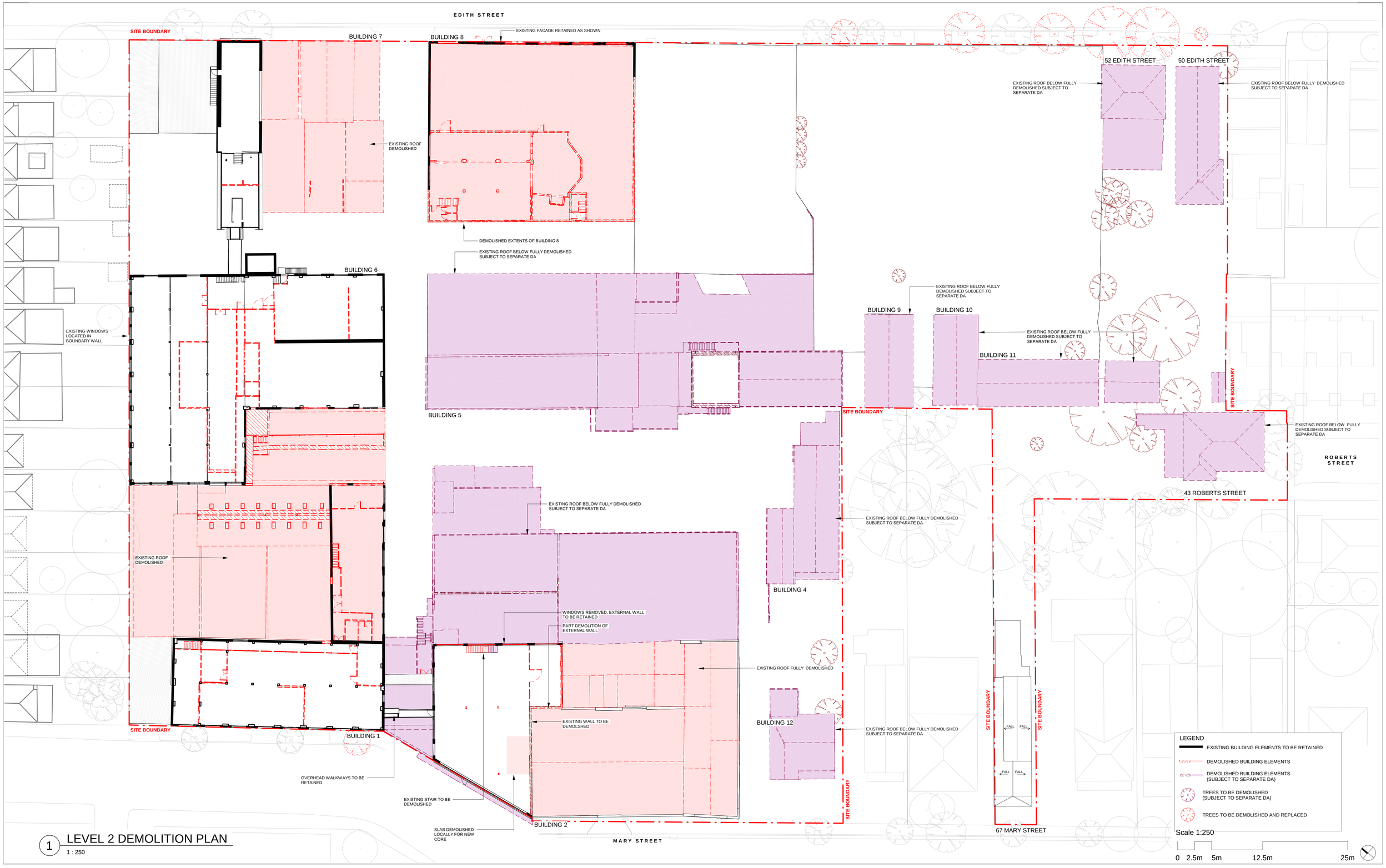
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
LEVEL 1 DEMOLITION PLAN

Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
Drawing Number:	DA-15-01
Drawn:	MB
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Date:	24.05.23
Revision:	12

PLOT STAMP DATE: 24/05/2023 5:56:34 PM

Document Set ID: 37890565
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1 LEVEL 2 DEMOLITION PLAN

1 : 250

Architect

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11	DRAFT SECTION 456	MB	04.05.23
12	FOR SECTION 4.56	MB	24.05.23

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

LEVEL 2 DEMOLITION PLAN

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-15-02

Drawn: MB / CK

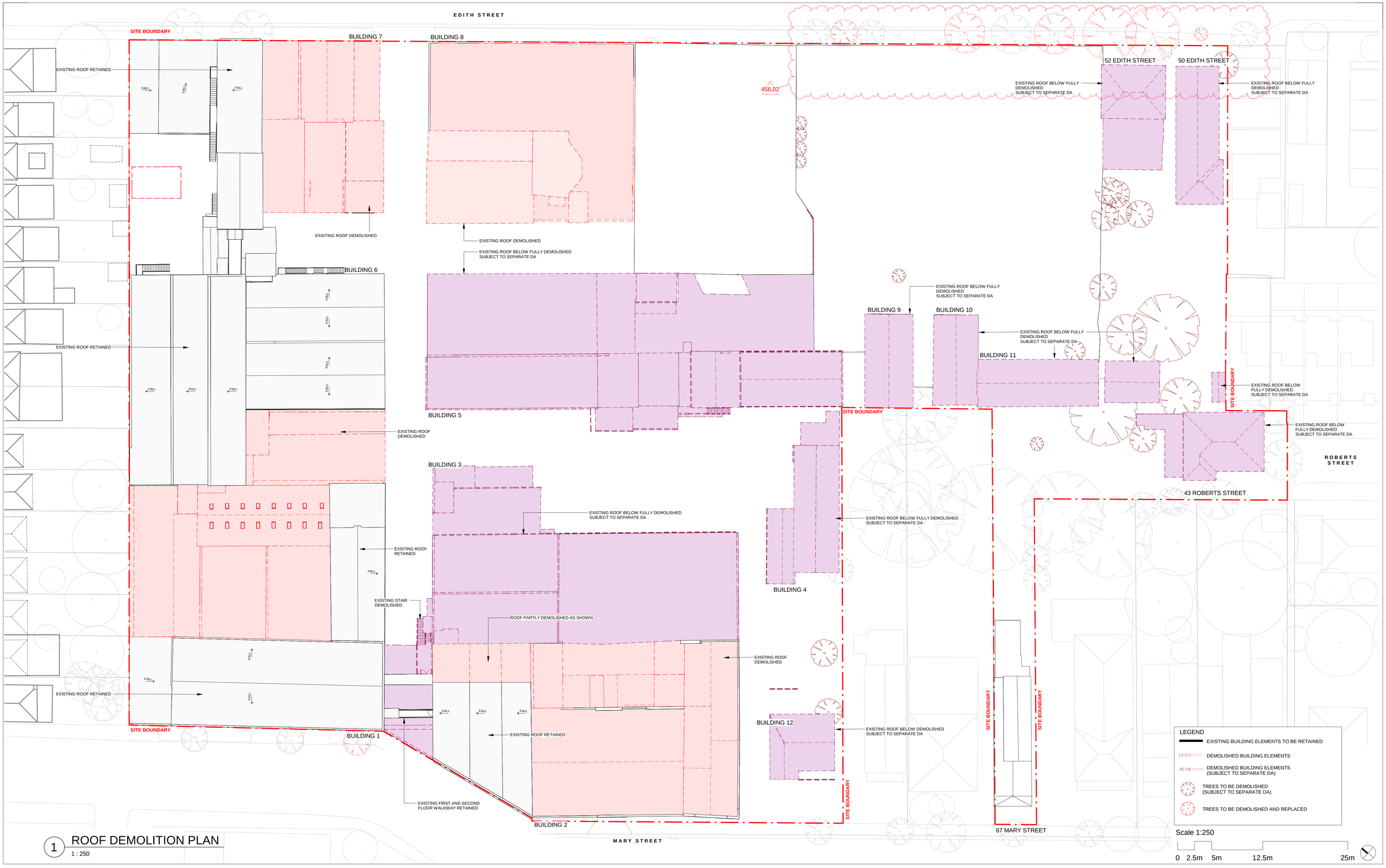
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1 ROOF DEMOLITION PLAN

1 : 250

Architect

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10	FOR INFORMATION	MK	13.12.22
11	DRAFT SECTION 456	MB	04.05.23
12	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project

PRECINCT 75
DEVELOPMENT APPLICATION

St Peters 2044 NSW

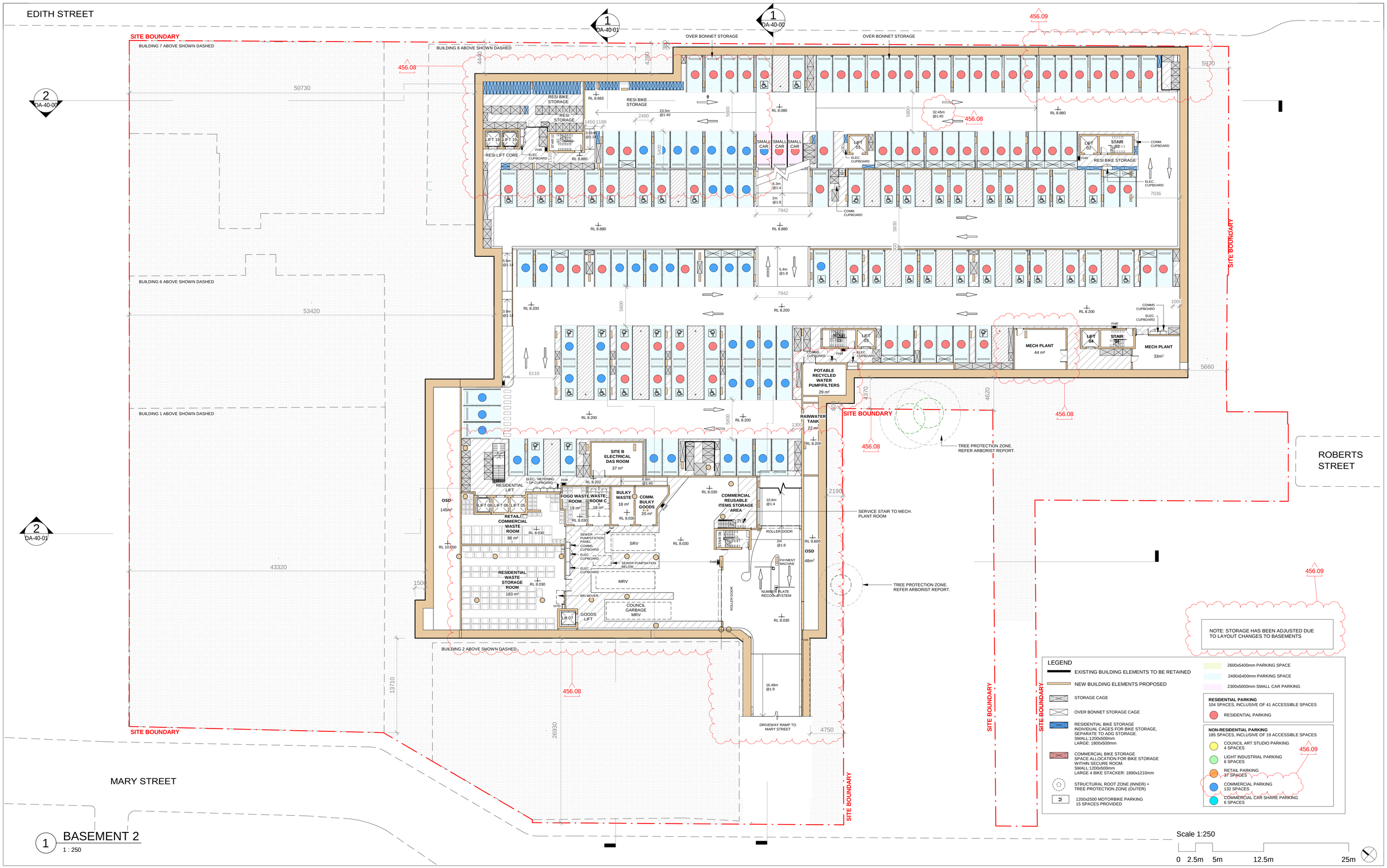
Drawing Title

ROOF DEMOLITION PLAN

Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
Drawing Number:	DA-15-08
Drawn:	MB
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Date:	24.05.23
Revision:	12

PLOT STAMP DATE: 24/05/2023 5:57:20 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



NOTE: STORAGE HAS BEEN ADJUSTED DUE TO LAYOUT CHANGES TO BASEMENTS

LEGEND

- EXISTING BUILDING ELEMENTS TO BE RETAINED
- NEW BUILDING ELEMENTS PROPOSED
- STORAGE CAGE
- OVER BONNET STORAGE CAGE
- RESIDENTIAL BIKE STORAGE
  INDIVIDUAL CAGES FOR BIKE STORAGE, SEPARATE TO ADG STORAGE.
  SMALL:1200x500mm
  LARGE: 1800x500mm
- COMMERCIAL BIKE STORAGE.
  SPACE ALLOCATION FOR BIKE STORAGE WITHIN SECURE ROOM.
  SMALL:1200x500mm
  LARGE 4 BIKE STACKER: 1890x1210mm
- STRUCTURAL ROOT ZONE (INNER) + TREE PROTECTION ZONE (OUTER)
- 1200x2500 MOTORBIKE PARKING
  15 SPACES PROVIDED
- 2600x5400mm PARKING SPACE
- 2400x5400mm PARKING SPACE
- 2300x5000mm SMALL CAR PARKING

RESIDENTIAL PARKING
104 SPACES, INCLUSIVE OF 41 ACCESSIBLE SPACES
- RESIDENTIAL PARKING

NON-RESIDENTIAL PARKING
185 SPACES, INCLUSIVE OF 19 ACCESSIBLE SPACES
- COUNCIL ART STUDIO PARKING
  4 SPACES
- LIGHT INDUSTRIAL PARKING
  6 SPACES
- RETAIL PARKING
  37 SPACES
- COMMERCIAL PARKING
  132 SPACES
- COMMERCIAL CAR SHARE PARKING
  6 SPACES

456.09

Architect

COX

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19	FOR INFORMATION	TP	24.02.23
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21	FOR INFORMATION	CK	13.03.23
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24	FOR INFORMATION	TP	04.04.23
25	DRAFT SECTION 456	MB	04.05.23
26	FOR SECTION 4.56	MB	24.05.23

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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
BASEMENT 2 PLAN

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-20-98

Drawn: MB

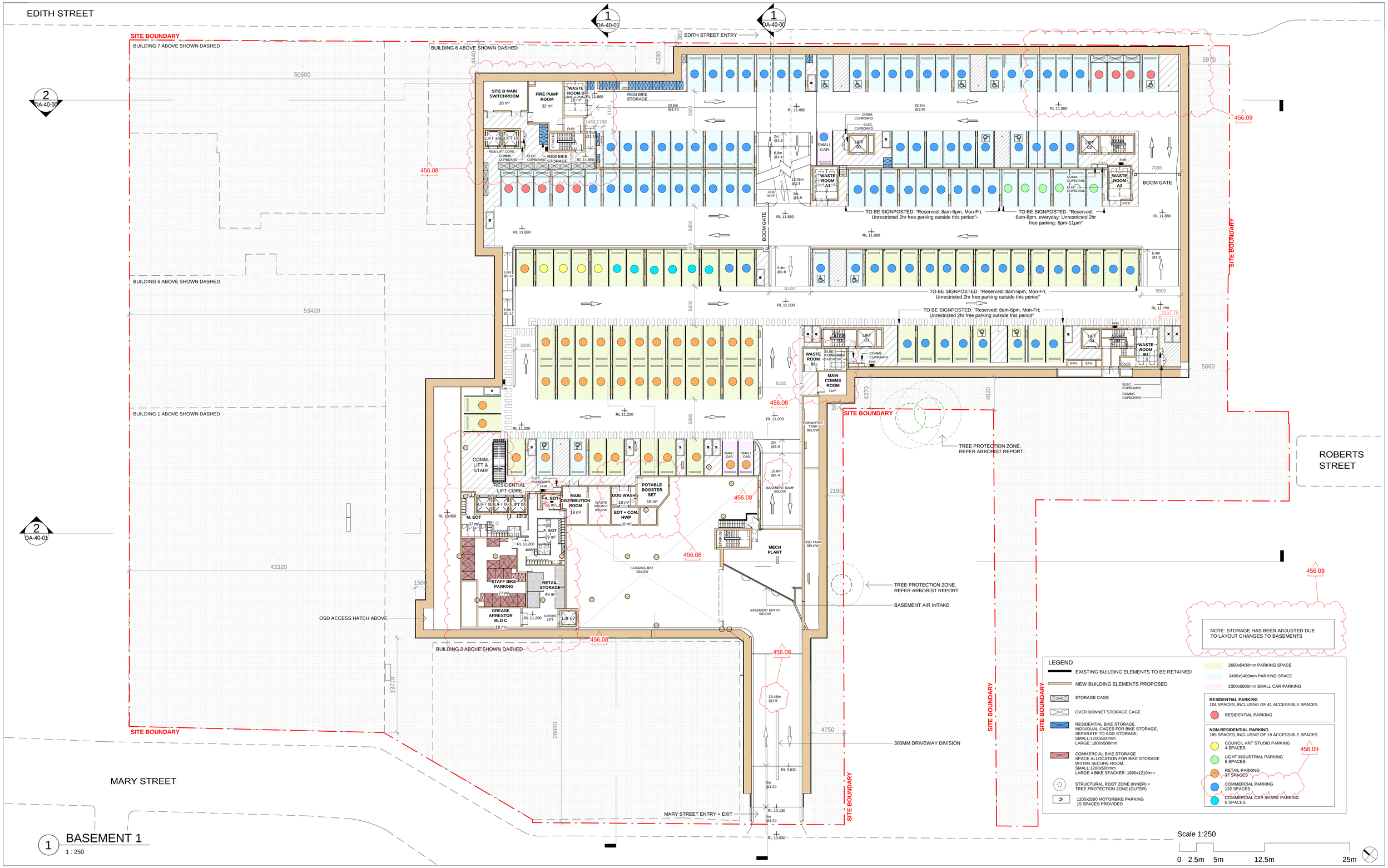
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Date: 24.05.23

Revision: 26

PLOT STAMP DATE: 24/05/2023 5:59:20 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 BASEMENT 1
1 : 250

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23	FOR INFORMATION	CK	24.03.23
24	FOR INFORMATION	TP	04.04.23
25	DRAFT SECTION 456	MB	04.05.23
26	FOR SECTION 4.56	MB	24.05.23

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

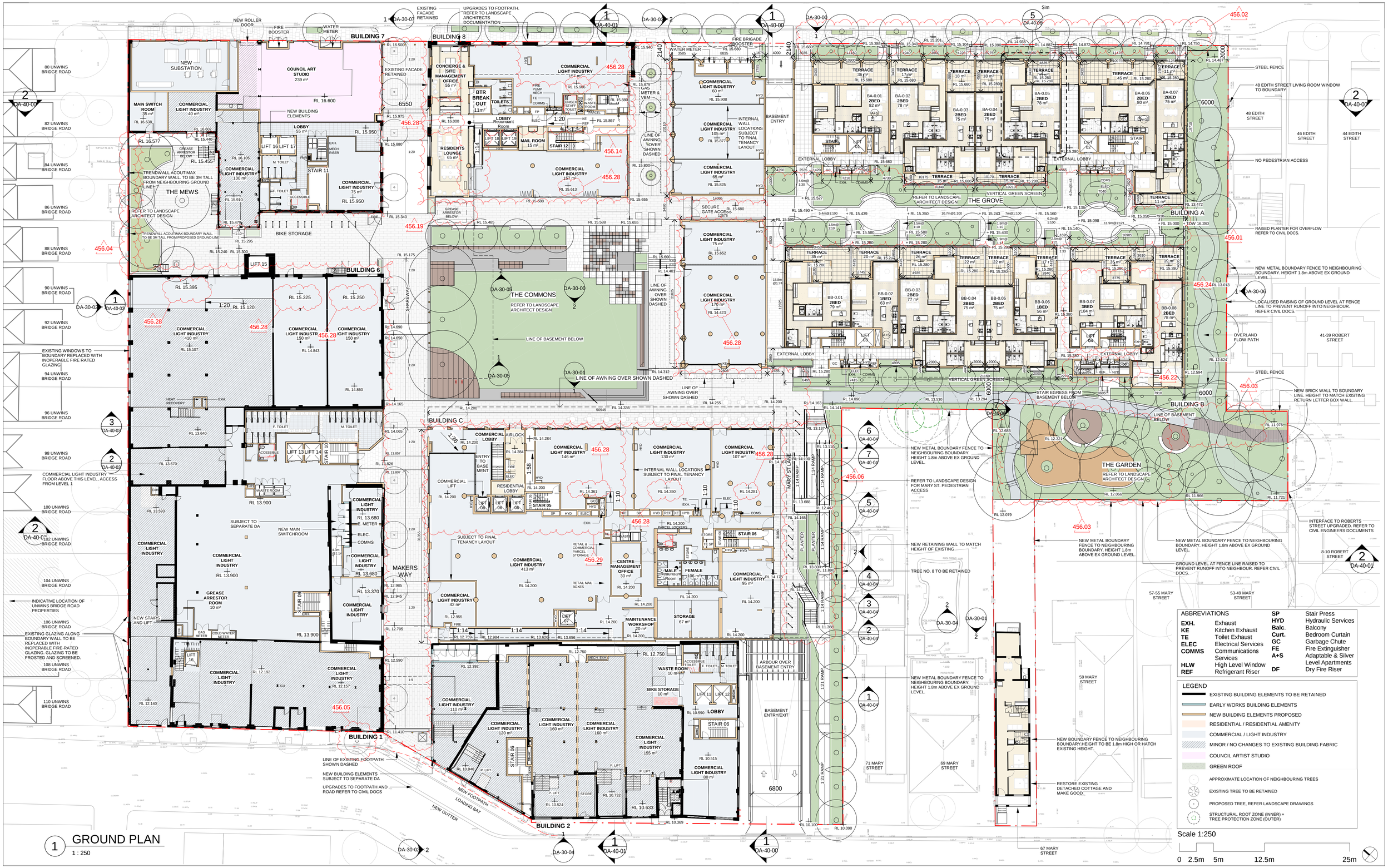
Drawing Title BASEMENT 1 PLAN

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-20-99

Drawn: MB
Scale: 1 : 250 @ A1
Date: 24.05.23
Revision: 26

PLOT STAMP DATE: 24/05/2023 5:58:40 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 GROUND PLAN
1 : 250

Scale 1:250

0 2.5m 5m 12.5m 25m

Architect

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30	FOR INFORMATION	CK	21.03.23
31	FOR INFORMATION	CK	24.03.23
32	FOR INFORMATION	TP	04.04.23
33	DRAFT SECTION 456	MB	04.05.23
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Project No. 220160.00

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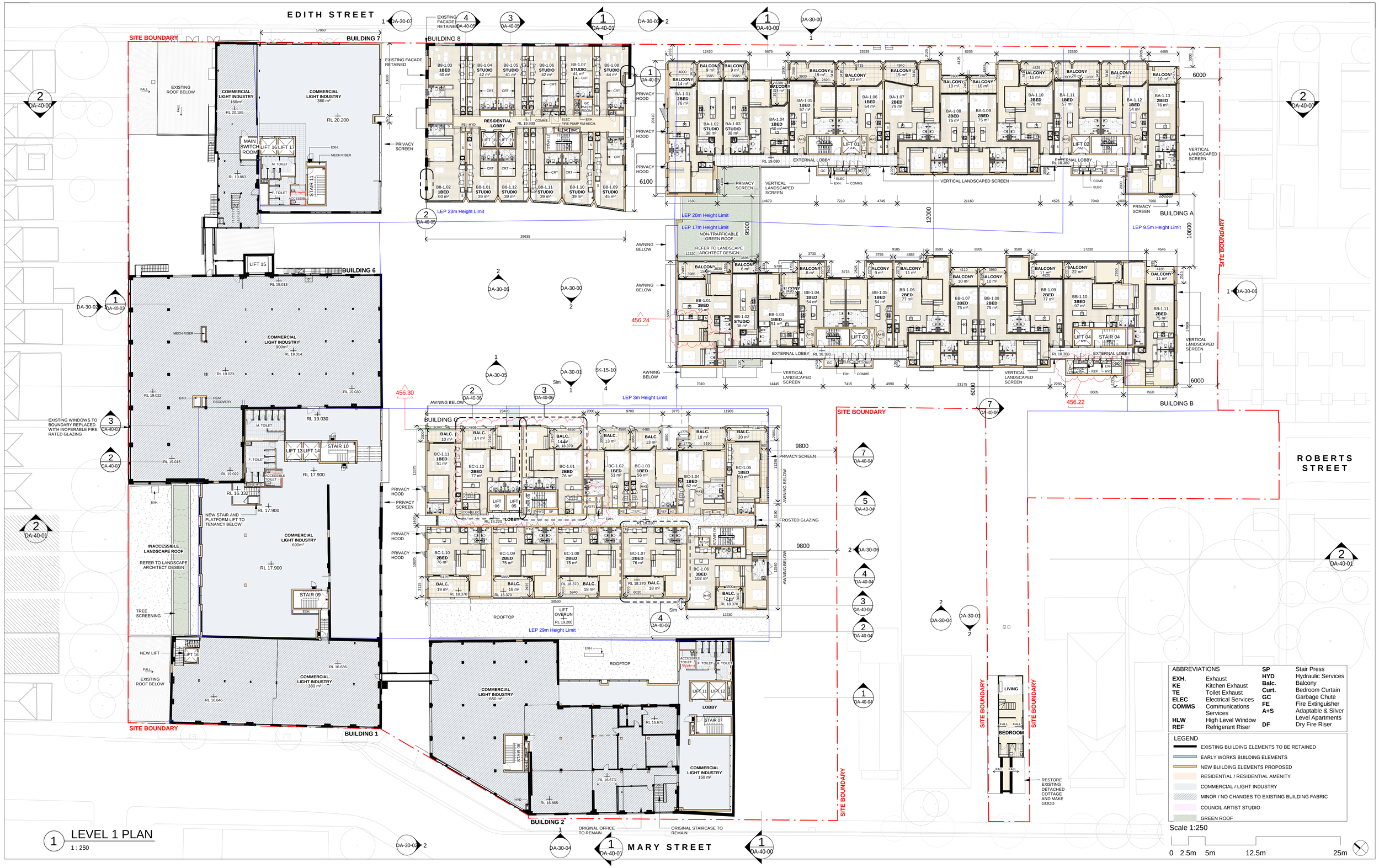
Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title GROUND FLOOR PLAN

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-21-0G
Drawn: MB
Scale: 1 : 250 @ A1
Date: 24.05.23
Revision: 34

PLOT STAMP DATE: 30/05/2023 4:30:19 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 LEVEL 1 PLAN
1 : 250

Scale 1:250
0 2.5m 5m 12.5m 25m

ABBREVIATIONS

EXH.	Exhaust	SP	Stair Press
KE	Kitchen Exhaust	HYD	Hydraulic Services
TE	Toilet Exhaust	Balc.	Balcony
ELEC	Electrical Services	Curt.	Bedroom Curtain
COMMS	Communications Services	GC	Garbage Chute
HLW	High Level Window	FE	Fire Extinguisher
REF	Refrigerant Riser	A+S	Adaptable & Silver Level Apartments
		DF	Dry Fire Riser

LEGEND
- EXISTING BUILDING ELEMENTS TO BE RETAINED
- EARLY WORKS BUILDING ELEMENTS
- NEW BUILDING ELEMENTS PROPOSED
- RESIDENTIAL / RESIDENTIAL AMENITY
- COMMERCIAL / LIGHT INDUSTRY
- MINOR / NO CHANGES TO EXISTING BUILDING FABRIC
- COUNCIL ARTIST STUDIO
- GREEN ROOF

Keyplan

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23	FOR INFORMATION	TP	09.03.23
24	FOR INFORMATION	CK	13.03.23
25	FOR INFORMATION	CK	24.03.23
26	FOR INFORMATION	TP	04.04.23
27	DRAFT SECTION 456	MB	04.05.23
28	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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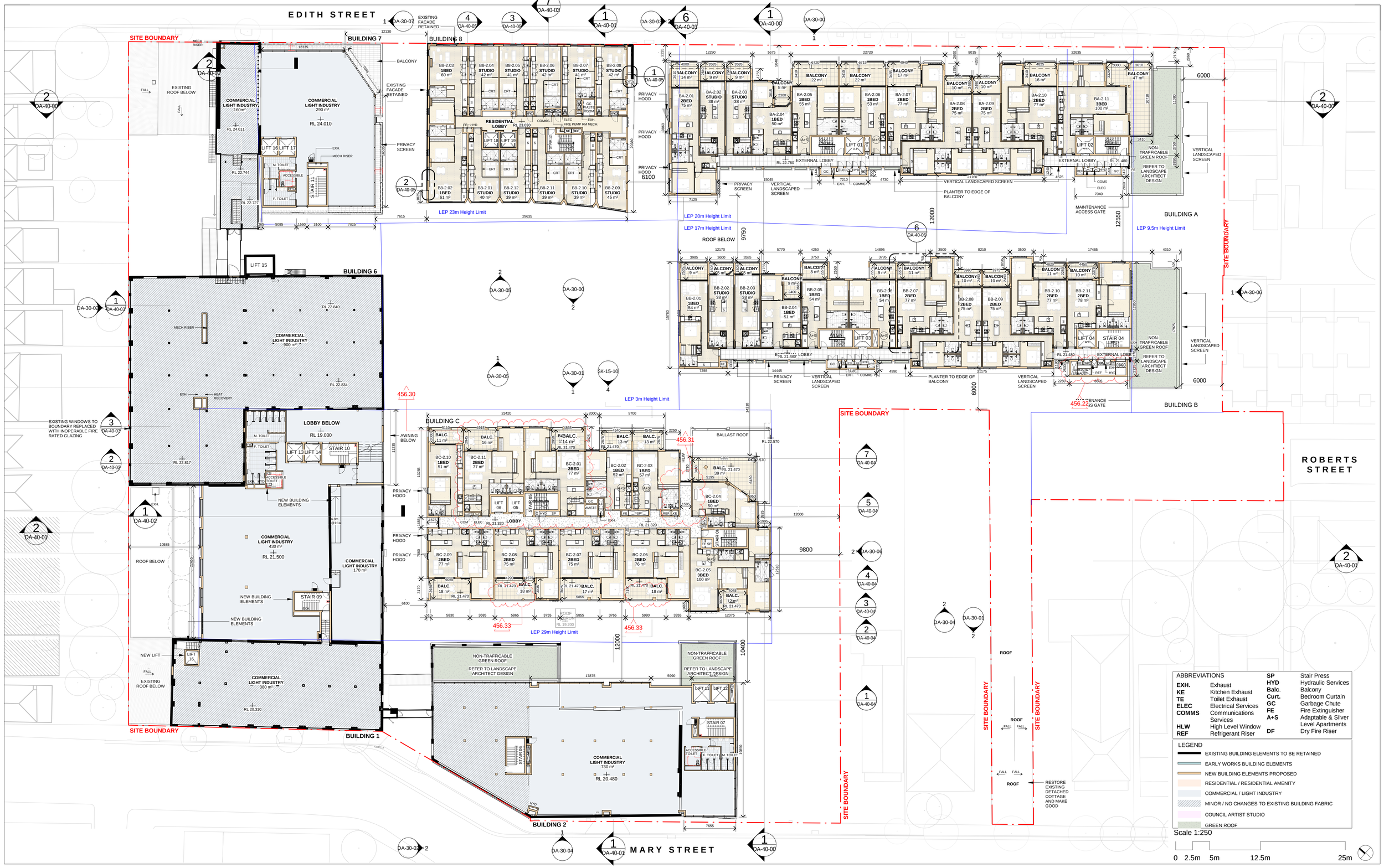
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
LEVEL 1 FLOOR PLAN

Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
Drawing Number:	DA-21-01
Drawn:	MB
Scale:	1 : 250 @ A1
Date:	24.05.23
Revision:	28

PLOT STAMP DATE: 24/05/2023 5:59:25 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



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26	DRAFT SECTION 456	MB	04.05.23
27	FOR SECTION 4.56	MB	24.05.23

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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
LEVEL 2 FLOOR PLAN

Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
Drawing Number:	DA-21-02
Drawn:	MB
Scale:	1 : 250 @ A1
Date:	24.05.23
Revision:	27

PLOT STAMP DATE: 24/05/2023 6:00:04 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



ABBREVIATIONS

EXH.	Exhaust	**SP**	Stair Press
KE	Kitchen Exhaust	**HYD**	Hydraulic Services
TE	Toilet Exhaust	**Balc.**	Balcony
ELEC	Electrical Services	**Curt.**	Bedroom Curtain
COMMS	Communications Services	**GC**	Garbage Chute
HLW	High Level Window	**FE**	Fire Extinguisher
REF	Refrigerant Riser	**A+S**	Adaptable & Silver Level Apartments
		DF	Dry Fire Riser

LEGEND

- EXISTING BUILDING ELEMENTS TO BE RETAINED
- EARLY WORKS BUILDING ELEMENTS
- NEW BUILDING ELEMENTS PROPOSED
- RESIDENTIAL / RESIDENTIAL AMENITY
- COMMERCIAL / LIGHT INDUSTRY
- MINOR / NO CHANGES TO EXISTING BUILDING FABRIC
- COUNCIL ARTIST STUDIO
- GREEN ROOF

Scale 1:250

0 2.5m 5m 12.5m 25m

Keyplan

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26	DRAFT SECTION 456	MB	04.05.23
27	FOR SECTION 4.56	MB	24.05.23

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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
LEVEL 3 FLOOR PLAN

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-21-03

Drawn: MB

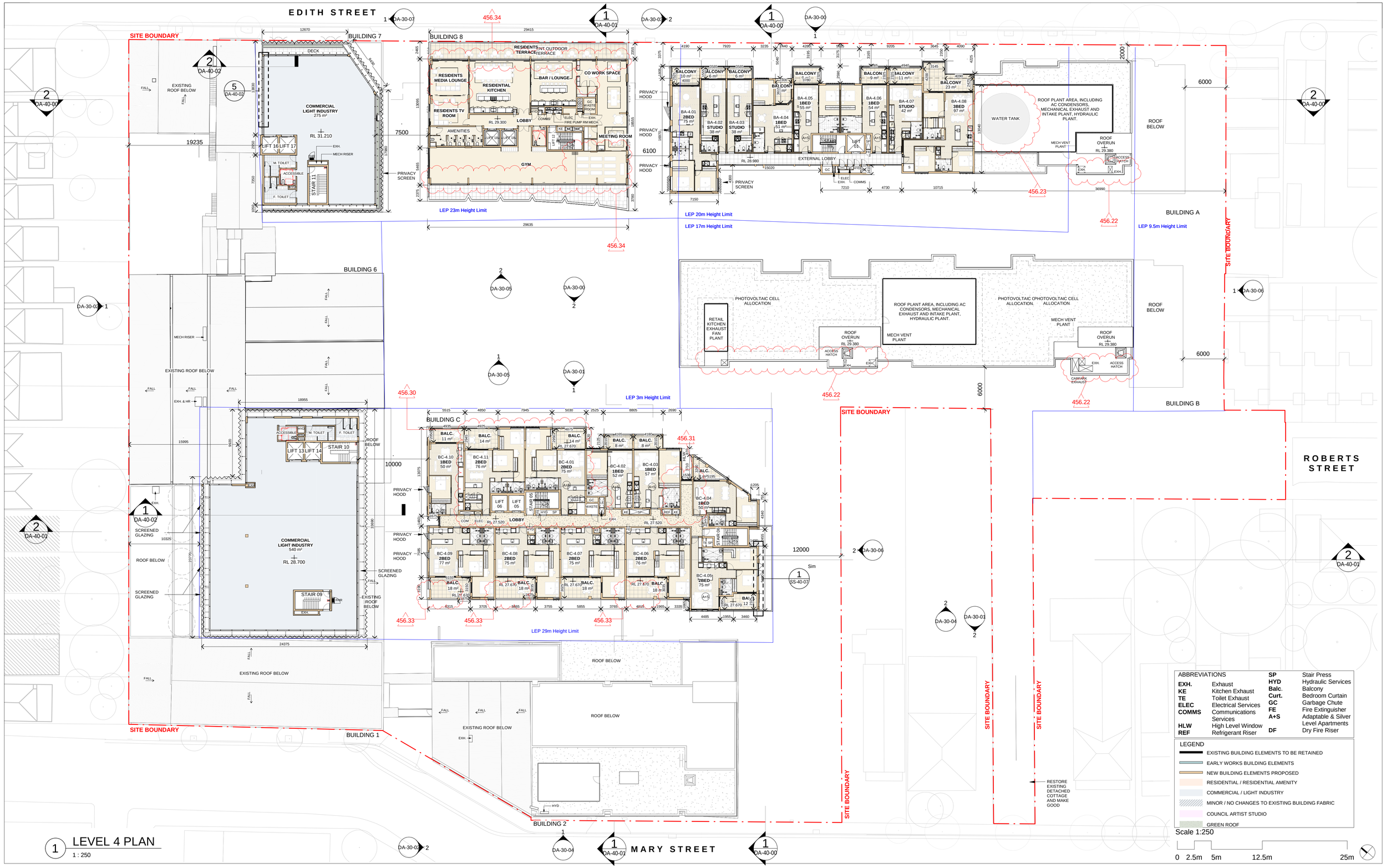
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Date: 24.05.23

Revision: 27

PLOT STAMP DATE: 24/05/2023 6:00:46 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



ABBREVIATIONS

EXH.	Exhaust	**SP**	Stair Press
KE	Kitchen Exhaust	**HYD**	Hydraulic Services
TE	Toilet Exhaust	**Balc.**	Balcony
ELEC	Electrical Services	**Curt.**	Bedroom Curtain
COMMS	Communications Services	**GC**	Garbage Chute
HLW	High Level Window	**FE**	Fire Extinguisher
REF	Refrigerant Riser	**A+S**	Adaptable & Silver Level Apartments
		DF	Dry Fire Riser

LEGEND

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- COMMERCIAL / LIGHT INDUSTRY
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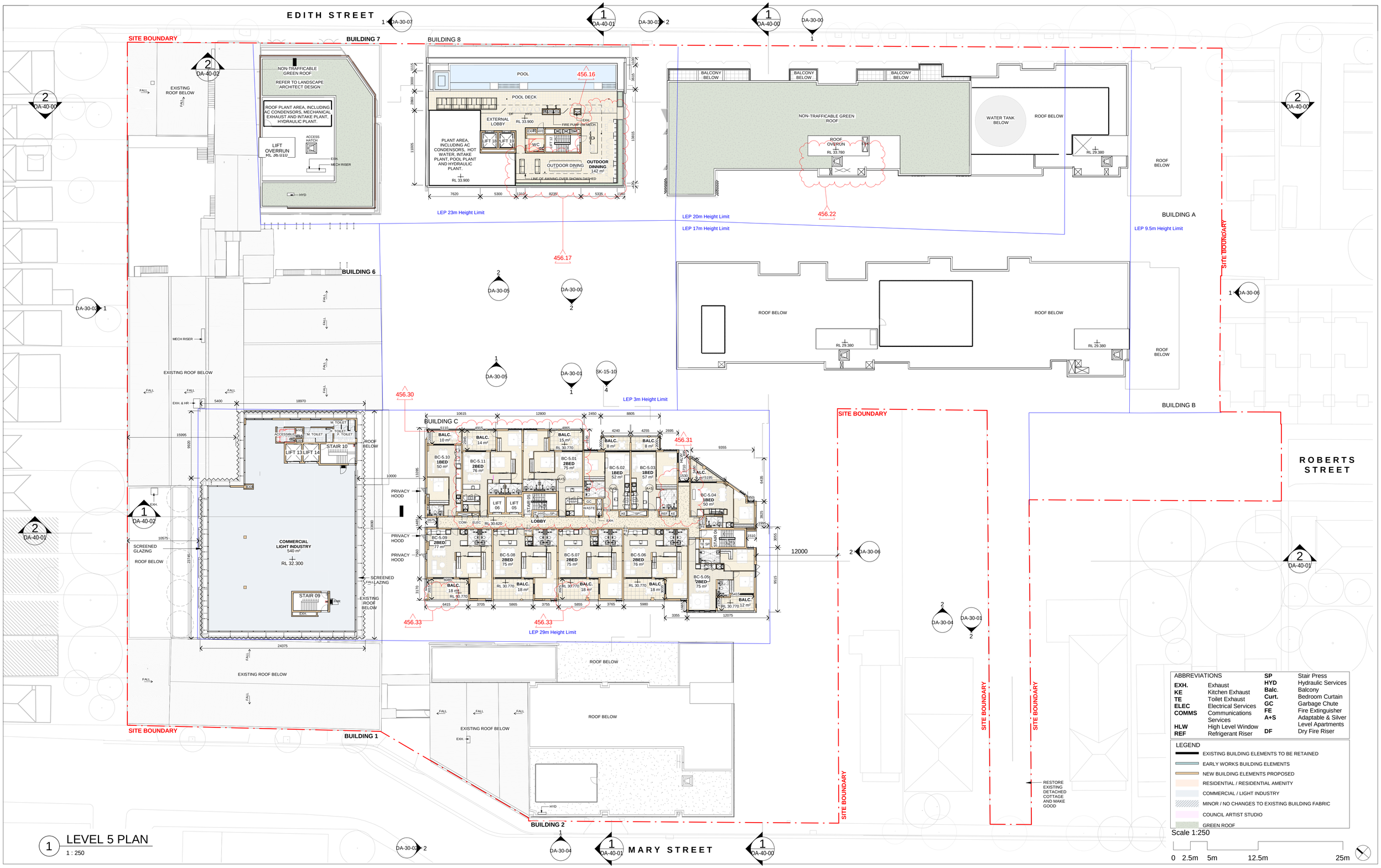
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PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
LEVEL 4 FLOOR PLAN

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-21-04
Drawn: MB
Scale: 1 : 250 @ A1
Date: 24.05.23
Revision: 27

PLOT STAMP DATE: 25/05/2023 5:05:42 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 LEVEL 5 PLAN
1 : 250

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27	FOR SECTION 4.56	MB	24.05.23

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

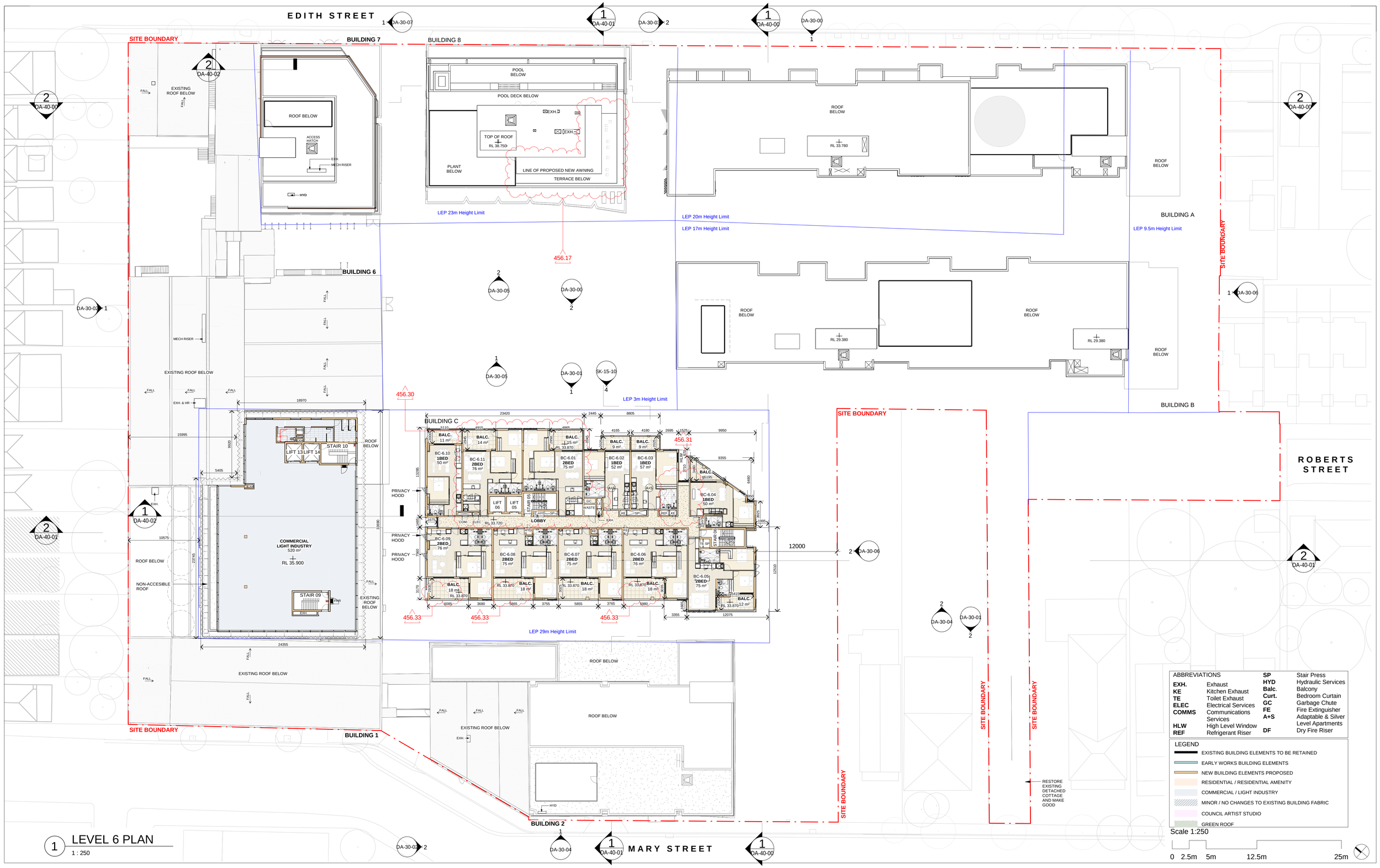
Drawing Title LEVEL 5 FLOOR PLAN

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-21-05

Drawn: MB
Scale: 1 : 250 @ A1
Date: 24.05.23
Revision: 27

PLOT STAMP DATE: 24/05/2023 6:17:46 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 LEVEL 6 PLAN
1 : 250

Scale 1:250
0 2.5m 5m 12.5m 25m

ABBREVIATIONS			
EXH.	Exhaust	**SP**	Stair Press
KE	Kitchen Exhaust	**HYD**	Hydraulic Services
TE	Toilet Exhaust	**Balc.**	Balcony
ELEC	Electrical Services	**Curt.**	Bedroom Curtain
COMMS	Communications Services	**GC**	Garbage Chute
		FE	Fire Extinguisher
HLW	High Level Window	**A+S**	Adaptable & Silver Level Apartments
REF	Refrigerant Riser	**DF**	Dry Fire Riser

LEGEND
- EXISTING BUILDING ELEMENTS TO BE RETAINED
- EARLY WORKS BUILDING ELEMENTS
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- COMMERCIAL / LIGHT INDUSTRY
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- GREEN ROOF

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26	DRAFT SECTION 456	MB	04.05.23
27	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

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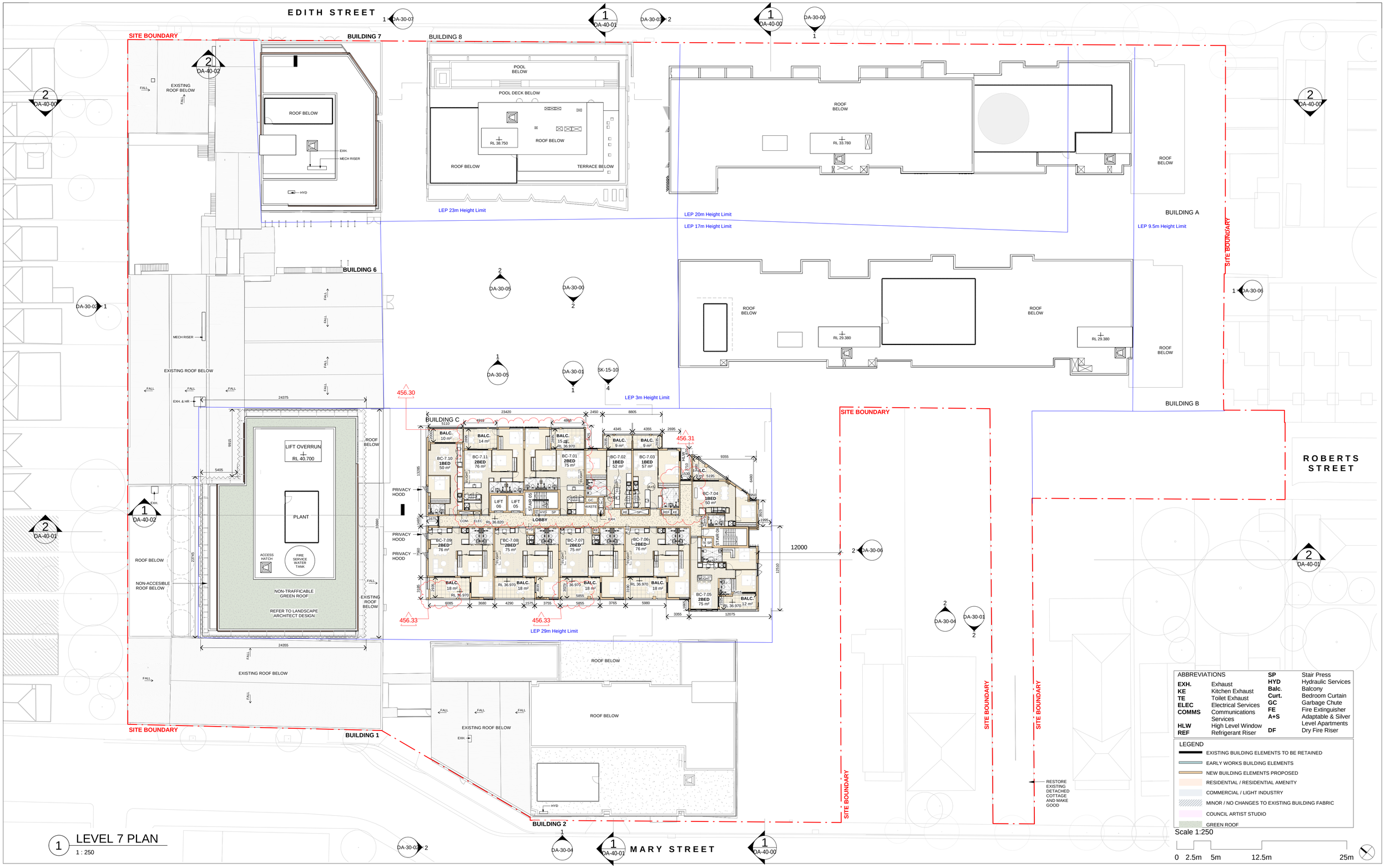
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St Peters 2044 NSW

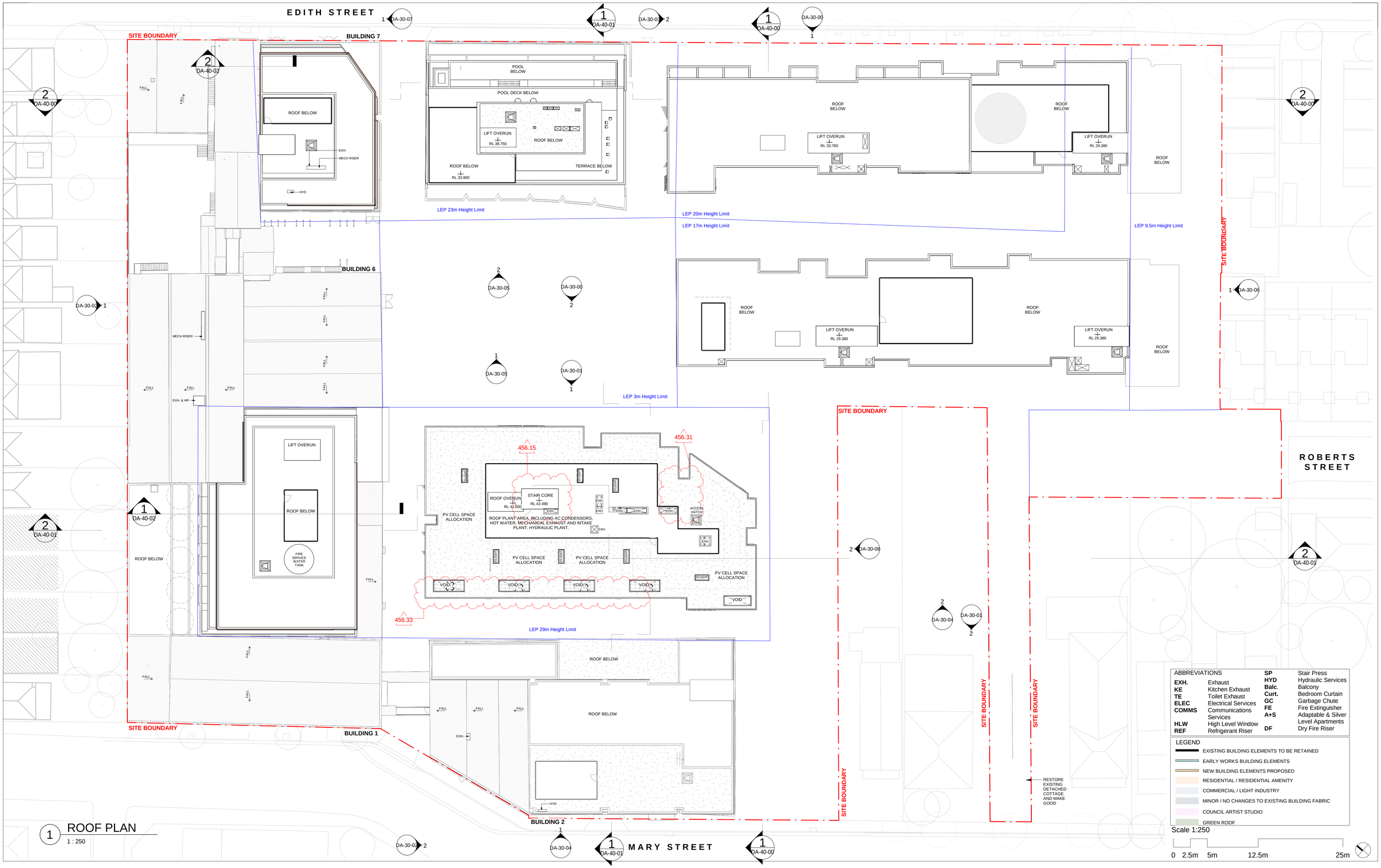
Drawing Title
LEVEL 6 FLOOR PLAN

Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
Drawing Number:	DA-21-06
Drawn:	MB
Scale:	1 : 250 @ A1
Date:	24.05.23
Revision:	27

PLOT STAMP DATE: 24/05/2023 6:18:26 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023


EDITH STREET
SITE BOUNDARY
BUILDING 7
BUILDING 8
BUILDING 6
BUILDING A
BUILDING B
BUILDING C
BUILDING 1
BUILDING 2
ROBERTS STREET
MARY STREET
SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
SITE BOUNDARY
EXISTING ROOF BELOW
ROOF BELOW
POOL BELOW
POOL DECK BELOW
TERRACE BELOW
RL 38.750
RL 33.780
RL 29.380
RL 40.700
LIFT OVERRUN
PLANT
ACCESS HATCH
FIRE SERVICE WATER TANK
NON-TRAFFICABLE GREEN ROOF
REFER TO LANDSCAPE ARCHITECT DESIGN
NON-ACCESIBLE ROOF BELOW
MECH RISER
EXH.
HYD
LEP 23m Height Limit
LEP 20m Height Limit
LEP 17m Height Limit
LEP 9.5m Height Limit
LEP 3m Height Limit
LEP 29m Height Limit
456.30
456.31
456.33
456.33
PRIVACY HOOD
PRIVACY HOOD
PRIVACY HOOD
RESTORE EXISTING DETACHED COTTAGE AND MAKE GOOD
LOBBY
RL 36.820
BC-7.10 1BED 50 m²
BC-7.11 2BED 76 m²
BC-7.01 2BED 75 m²
BC-7.02 1BED 52 m²
BC-7.03 1BED 57 m²
BC-7.04 1BED 50 m²
BC-7.05 2BED 75 m²
BC-7.06 2BED 76 m²
BC-7.07 2BED 75 m²
BC-7.08 2BED 75 m²
BC-7.09 2BED 76 m²
BALC. 10 m²
BALC. 14 m²
BALC. 15 m²
BALC. 9 m²
BALC. 18 m²
BALC. 12 m²
LIFT 06
LIFT 05
STAIR 06
STAIR 05
WASTE
GC
SP
REF
A+S
LAUNDRY
LIGHT
23420
8805
12000
12950
13285
7500
3185
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6085
3680
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9915
24375
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23745
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4355
2695
4915
4865
2135
2135
2135



1 ROOF PLAN
1 : 250

Scale 1:250
0 2.5m 5m 12.5m 25m

ABBREVIATIONS			
EXH.	Exhaust	**SP**	Stair Press
KE	Kitchen Exhaust	**HYD**	Hydraulic Services
TE	Toilet Exhaust	**Balc.**	Balcony
ELEC	Electrical Services	**Curt.**	Bedroom Curtain
COMMS	Communications Services	**GC**	Garbage Chute
		FE	Fire Extinguisher
HLW	High Level Window	**A+S**	Adaptable & Silver Level Apartments
REF	Refrigerant Riser	**DF**	Dry Fire Riser

LEGEND
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- COUNCIL ARTIST STUDIO
- GREEN ROOF

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20	FOR INFORMATION	CK	24.03.23
21	FOR INFORMATION	TP	04.04.23
22	DRAFT SECTION 456	MB	04.05.23
23	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

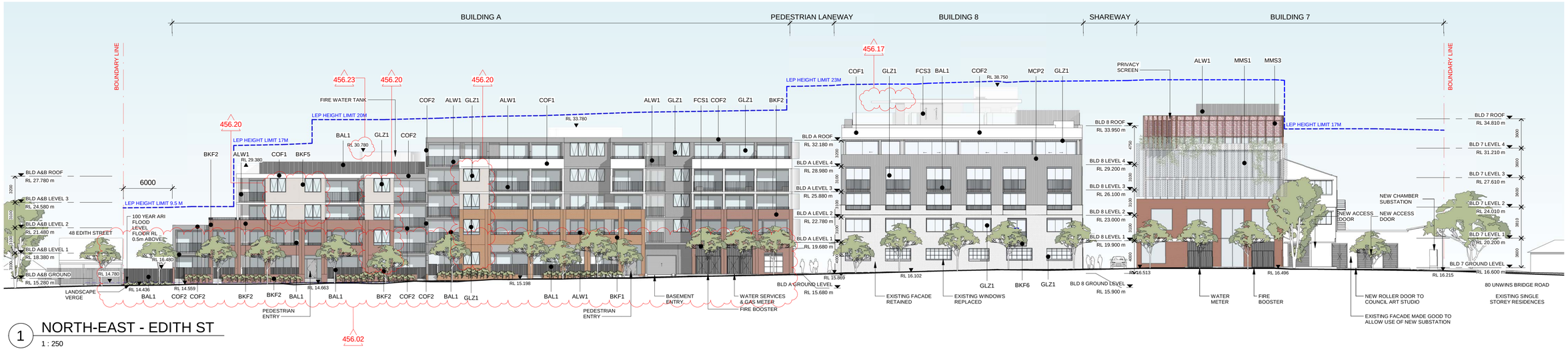
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Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-21-08

Drawn: MB
Scale: 1 : 250 @ A1
Date: 24.05.23
Revision: 23

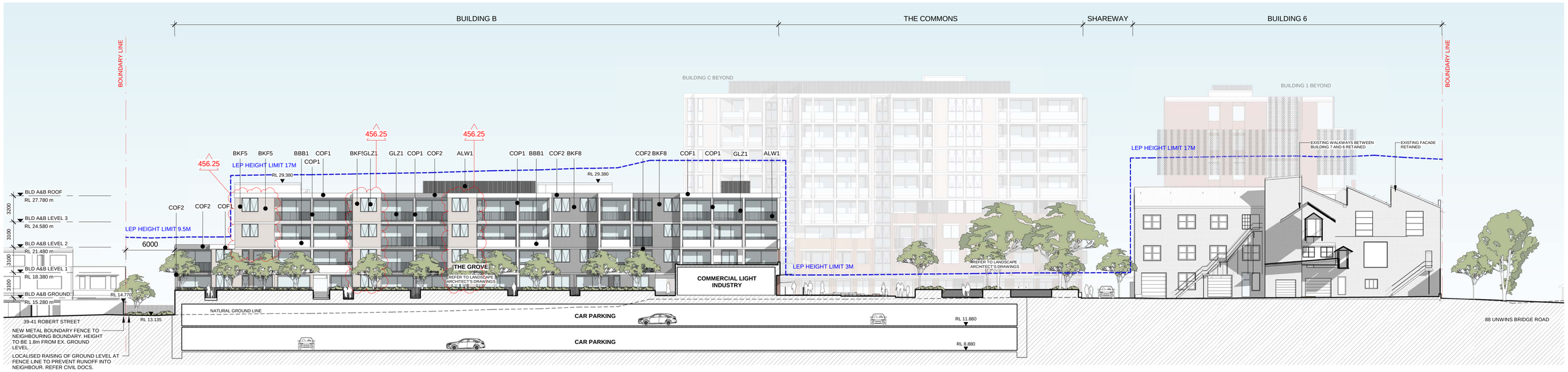
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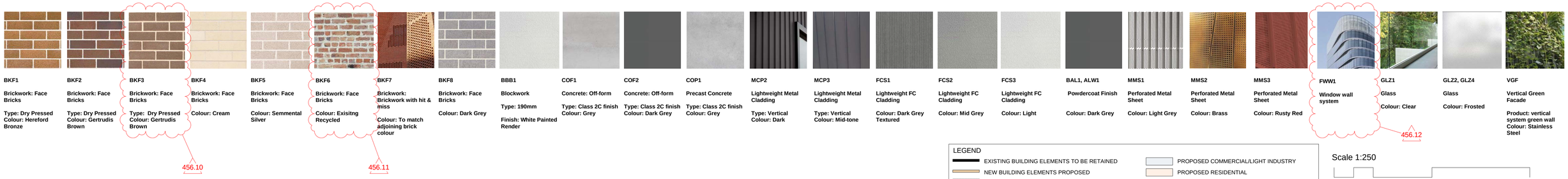
1 NORTH-EAST - EDITH ST

1 : 250



2 NORTH-EAST - BUILDING B

1 : 250



BKF1 Brickwork: Face Bricks — Type: Dry Pressed Colour: Hereford Bronze

BKF2 Brickwork: Face Bricks — Type: Dry Pressed Colour: Gertrudis Brown

BKF3 Brickwork: Face Bricks — Type: Dry Pressed Colour: Gertrudis Brown

BKF4 Brickwork: Face Bricks — Colour: Cream

BKF5 Brickwork: Face Bricks — Colour: Semmental Silver

BKF6 Brickwork: Face Bricks — Colour: Exisitng Recycled

BKF7 Brickwork: Brickwork with hit & miss — Colour: To match adjoining brick colour

BKF8 Brickwork: Face Bricks — Colour: Dark Grey

BBB1 Blockwork — Type: 190mm — Finish: White Painted Render

COF1 Concrete: Off-form — Type: Class 2C finish Colour: Grey

COF2 Concrete: Off-form — Type: Class 2C finish Colour: Dark Grey

COP1 Precast Concrete — Type: Class 2C finish Colour: Grey

MCP2 Lightweight Metal Cladding — Type: Vertical Colour: Dark

MCP3 Lightweight Metal Cladding — Type: Vertical Colour: Mid-tone

FCS1 Lightweight FC Cladding — Colour: Dark Grey Textured

FCS2 Lightweight FC Cladding — Colour: Mid Grey

FCS3 Lightweight FC Cladding — Colour: Light

BAL1, ALW1 Powdercoat Finish — Colour: Dark Grey

MMS1 Perforated Metal Sheet — Colour: Light Grey

MMS2 Perforated Metal Sheet — Colour: Brass

MMS3 Perforated Metal Sheet — Colour: Rusty Red

FWW1 Window wall system

GLZ1 Glass — Colour: Clear

GLZ2, GLZ4 Glass — Colour: Frosted

VGF Vertical Green Facade — Product: vertical system green wall Colour: Stainless Steel

LEGEND
- EXISTING BUILDING ELEMENTS TO BE RETAINED
- NEW BUILDING ELEMENTS PROPOSED
- MINOR / NO CHANGES TO EXISTING BUILDING FABRIC
- PROPOSED COMMERCIAL/LIGHT INDUSTRY
- PROPOSED RESIDENTIAL

Scale 1:250

0 2.5m 5m 12.5m 25m

Architect

Cox Architecture

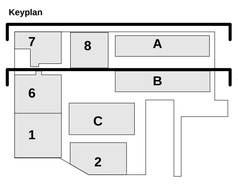
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NSW 2000, Australia
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F + 61 2 9264 5844

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

Applicant

Keyplan



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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
12	FOR INFORMATION	MK	15.03.23
13	FOR INFORMATION	CK	24.03.23
14	DRAFT SECTION 456	MB	04.05.23
15	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

NORTH-EAST ELEVATIONS

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-30-00

Drawn: CK

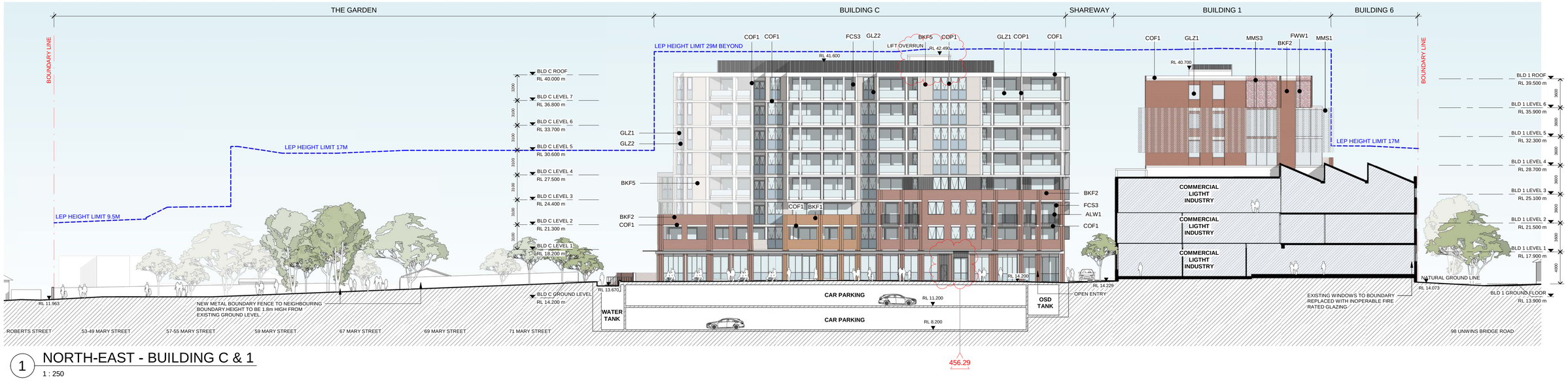
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Revision: 15

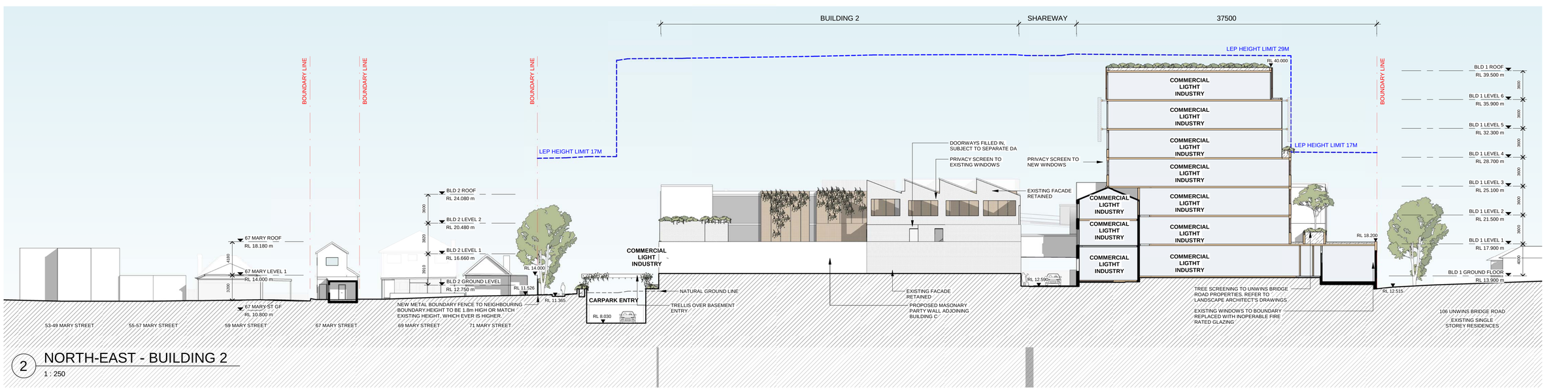
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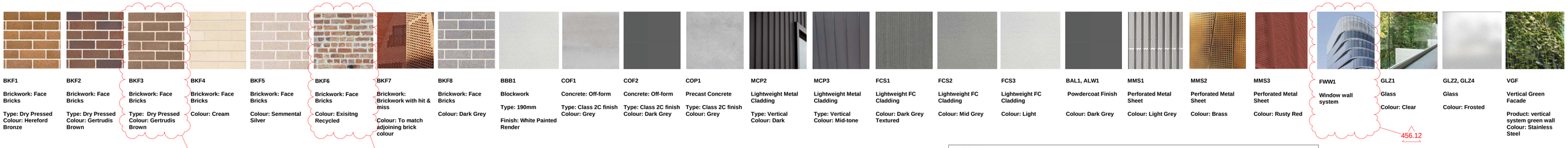
1 NORTH-EAST - BUILDING C & 1

1 : 250



2 NORTH-EAST - BUILDING 2

1 : 250



BKF1 Brickwork: Face Bricks — Type: Dry Pressed Colour: Hereford Bronze

BKF2 Brickwork: Face Bricks — Type: Dry Pressed Colour: Gertrudis Brown

BKF3 Brickwork: Face Bricks — Type: Dry Pressed Colour: Gertrudis Brown — 456.10

BKF4 Brickwork: Face Bricks — Colour: Cream

BKF5 Brickwork: Face Bricks — Colour: Semmental Silver

BKF6 Brickwork: Face Bricks — Colour: Exisitng Recycled — 456.11

BKF7 Brickwork: Brickwork with hit & miss — Colour: To match adjoining brick colour

BKF8 Brickwork: Face Bricks — Colour: Dark Grey

BBB1 Blockwork — Type: 190mm — Finish: White Painted Render

COF1 Concrete: Off-form — Type: Class 2C finish Colour: Grey

COF2 Concrete: Off-form — Type: Class 2C finish Colour: Dark Grey

COP1 Precast Concrete — Type: Class 2C finish Colour: Grey

MCP2 Lightweight Metal Cladding — Type: Vertical Colour: Dark

MCP3 Lightweight Metal Cladding — Type: Vertical Colour: Mid-tone

FCS1 Lightweight FC Cladding — Colour: Dark Grey Textured

FCS2 Lightweight FC Cladding — Colour: Mid Grey

FCS3 Lightweight FC Cladding — Colour: Light

BAL1, ALW1 Powdercoat Finish — Colour: Dark Grey

MMS1 Perforated Metal Sheet — Colour: Light Grey

MMS2 Perforated Metal Sheet — Colour: Brass

MMS3 Perforated Metal Sheet — Colour: Rusty Red

FWW1 Window wall system — 456.12

GLZ1 Glass — Colour: Clear

GLZ2, GLZ4 Glass — Colour: Frosted

VGF Vertical Green Facade — Product: vertical system green wall Colour: Stainless Steel

LEGEND

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Scale 1:250

0 2.5m 5m 12.5m 25m

Architect

COX

Cox Architecture

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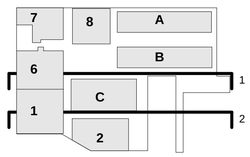
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Nominated Architects
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Russell Lee no. 6367

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15	DRAFT SECTION 456	MB	04.05.23
16	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

NORTH-EAST ELEVATIONS

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-30-01

Drawn: CK

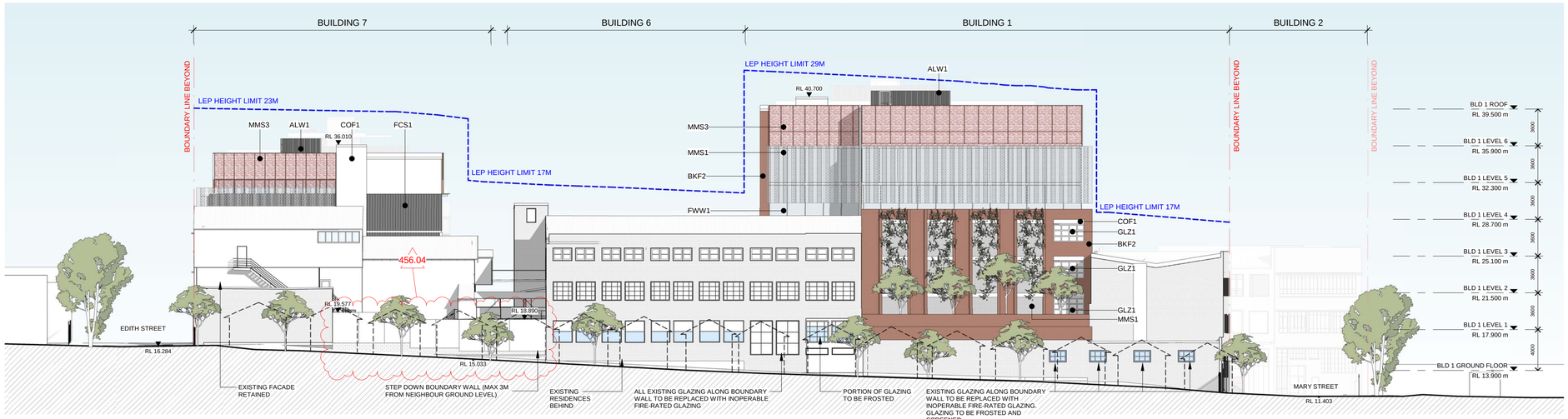
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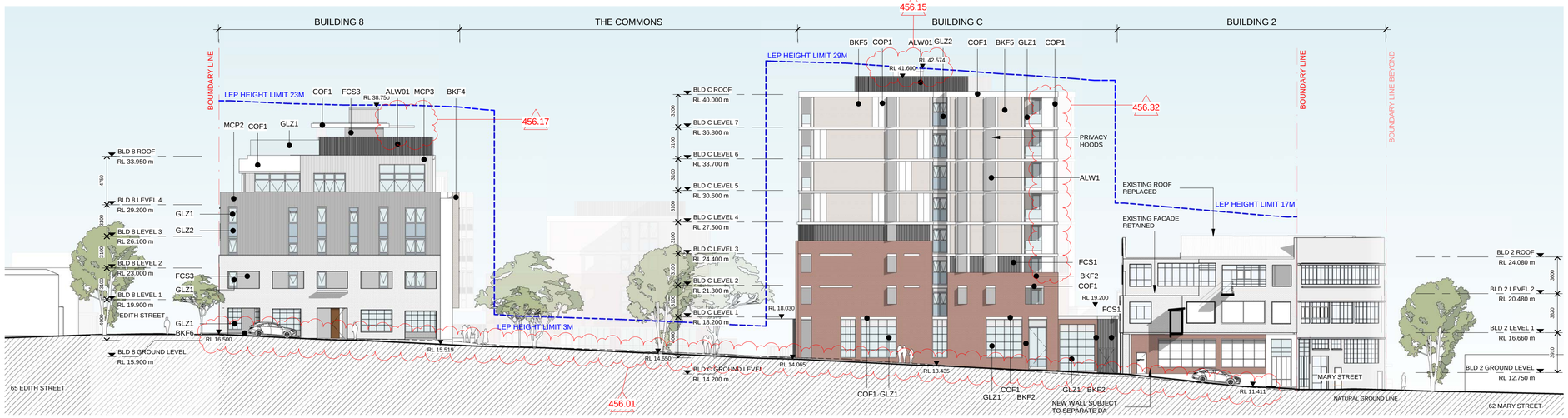
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Version: 1, Version Date: 12/07/2023



1 NORTH-WEST - UNWINS BRIDGE RD

1 : 250



2 NORTH-WEST - BUILDING 8, C, 2

1 : 250



BKF1
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Hereford Bronze

BKF2
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown

BKF3
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown

BKF4
Brickwork: Face Bricks
Colour: Cream

BKF5
Brickwork: Face Bricks
Colour: Semmental Silver

BKF6
Brickwork: Face Bricks
Colour: Exisitng Recycled

BKF7
Brickwork: Brickwork with hit & miss
Colour: To match adjoining brick colour

BKF8
Brickwork: Face Bricks
Colour: Dark Grey

BBB1
Blockwork
Type: 190mm
Finish: White Painted Render

COF1
Concrete: Off-form
Type: Class 2C finish
Colour: Grey

COF2
Concrete: Off-form
Type: Class 2C finish
Colour: Dark Grey

COP1
Precast Concrete
Type: Class 2C finish
Colour: Grey

MCP2
Lightweight Metal Cladding
Type: Vertical
Colour: Dark

MCP3
Lightweight Metal Cladding
Type: Vertical
Colour: Mid-tone

FCS1
Lightweight FC Cladding
Colour: Dark Grey Textured

FCS2
Lightweight FC Cladding
Colour: Mid Grey

FCS3
Lightweight FC Cladding
Colour: Light

BAL1, ALW1
Powdercoat Finish
Colour: Dark Grey

MMS1
Perforated Metal Sheet
Colour: Light Grey

MMS2
Perforated Metal Sheet
Colour: Brass

MMS3
Perforated Metal Sheet
Colour: Rusty Red

FWW1
Window wall system

GLZ1
Glass
Colour: Clear

GLZ2, GLZ4
Glass
Colour: Frosted

VGF
Vertical Green Facade
Product: vertical system green wall
Colour: Stainless Steel

456.10
456.11
456.12

LEGEND
- EXISTING BUILDING ELEMENTS TO BE RETAINED
- NEW BUILDING ELEMENTS PROPOSED
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- PROPOSED RESIDENTIAL

Scale 1:250
0 2.5m 5m 12.5m 25m

Architect

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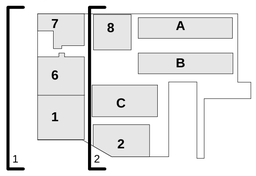
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Nominated Architects
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Russell Lee no. 6367

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D	FOR DEVELOPMENT APPLICATION	MB	22.11.22
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13	FOR INFORMATION	MK	15.03.23
14	FOR INFORMATION	CK	24.03.23
15	DRAFT SECTION 456	MB	04.05.23
16	FOR SECTION 4.56	MB	24.05.23

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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

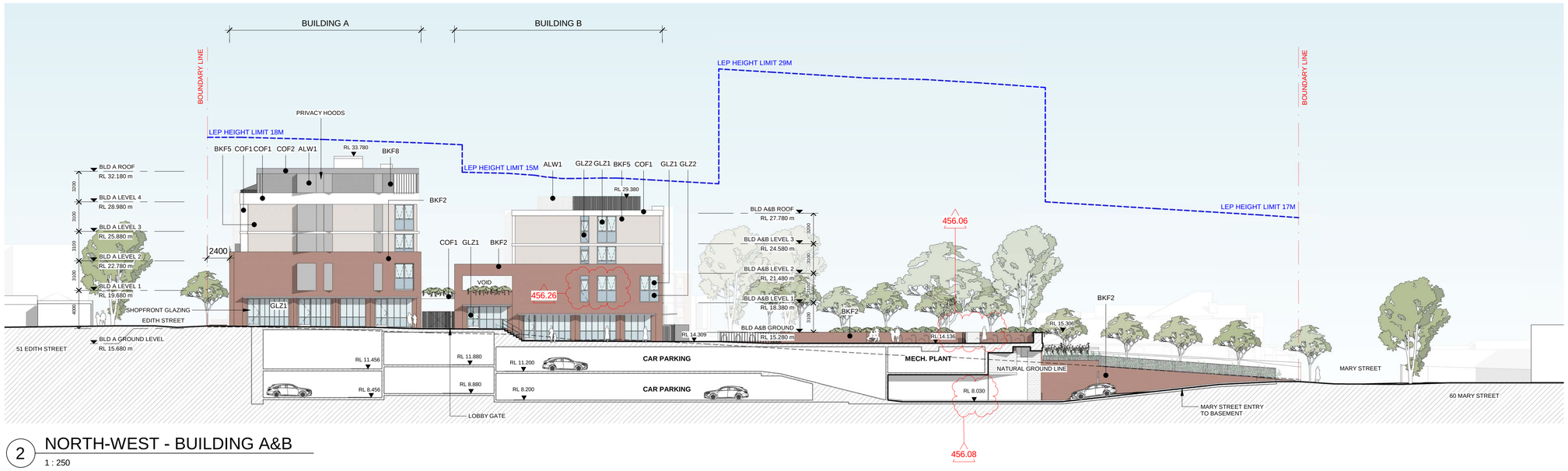
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NORTH-WEST ELEVATIONS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-30-02

Drawn: CK
Scale: As indicated @ A1
Date: 24.05.23
Revision: 16

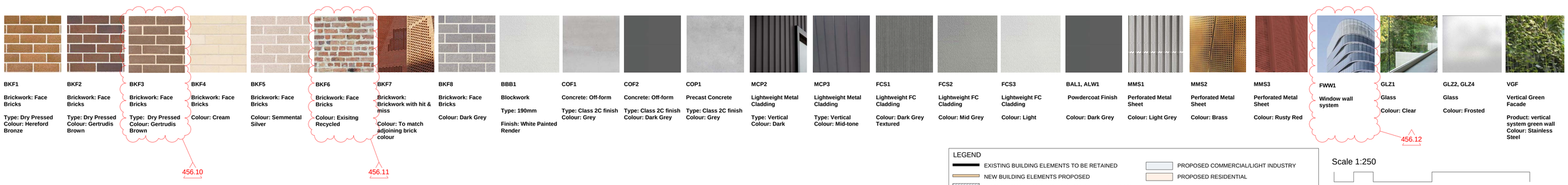
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Version: 1, Version Date: 12/07/2023



2 NORTH-WEST - BUILDING A&B

1 : 250



BKF1
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Hereford Bronze

BKF2
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown

BKF3
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown

BKF4
Brickwork: Face Bricks
Colour: Cream

BKF5
Brickwork: Face Bricks
Colour: Semmental Silver

BKF6
Brickwork: Face Bricks
Colour: Exisitng Recycled

BKF7
Brickwork: Brickwork with hit & miss
Colour: To match adjoining brick colour

BKF8
Brickwork: Face Bricks
Colour: Dark Grey

BBB1
Blockwork
Type: 190mm
Finish: White Painted Render

COF1
Concrete: Off-form
Type: Class 2C finish
Colour: Grey

COF2
Concrete: Off-form
Type: Class 2C finish
Colour: Dark Grey

COP1
Precast Concrete
Type: Class 2C finish
Colour: Grey

MCP2
Lightweight Metal Cladding
Type: Vertical
Colour: Dark

MCP3
Lightweight Metal Cladding
Type: Vertical
Colour: Mid-tone

FCS1
Lightweight FC Cladding
Colour: Dark Grey Textured

FCS2
Lightweight FC Cladding
Colour: Mid Grey

FCS3
Lightweight FC Cladding
Colour: Light

BAL1, ALW1
Powdercoat Finish
Colour: Dark Grey

MMS1
Perforated Metal Sheet
Colour: Light Grey

MMS2
Perforated Metal Sheet
Colour: Brass

MMS3
Perforated Metal Sheet
Colour: Rusty Red

FWW1
Window wall system

GLZ1
Glass
Colour: Clear

GLZ2, GLZ4
Glass
Colour: Frosted

VGF
Vertical Green Facade
Product: vertical system green wall
Colour: Stainless Steel

456.10
456.11
456.12

LEGEND
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Scale 1:250
0 2.5m 5m 12.5m 25m

Architect

COX

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NSW 2000, Australia
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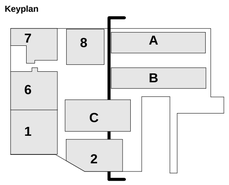
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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

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1

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14	DRAFT SECTION 456	MB	04.05.23
15	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project
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DEVELOPMENT APPLICATION
St Peters 2044 NSW

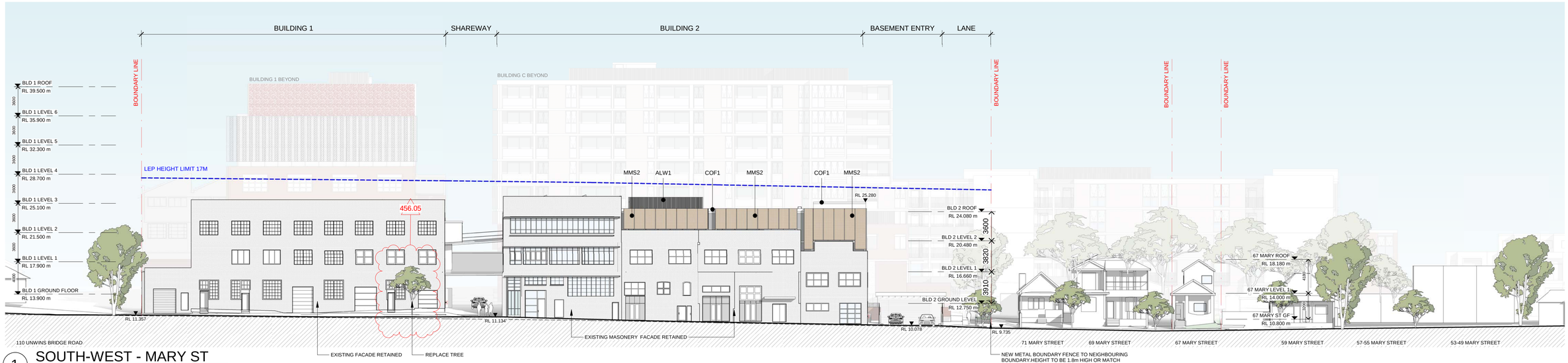
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NORTH-WEST ELEVATIONS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-30-03

Drawn: CK
Scale: As indicated @ A1
Date: 24.05.23
Revision: 15

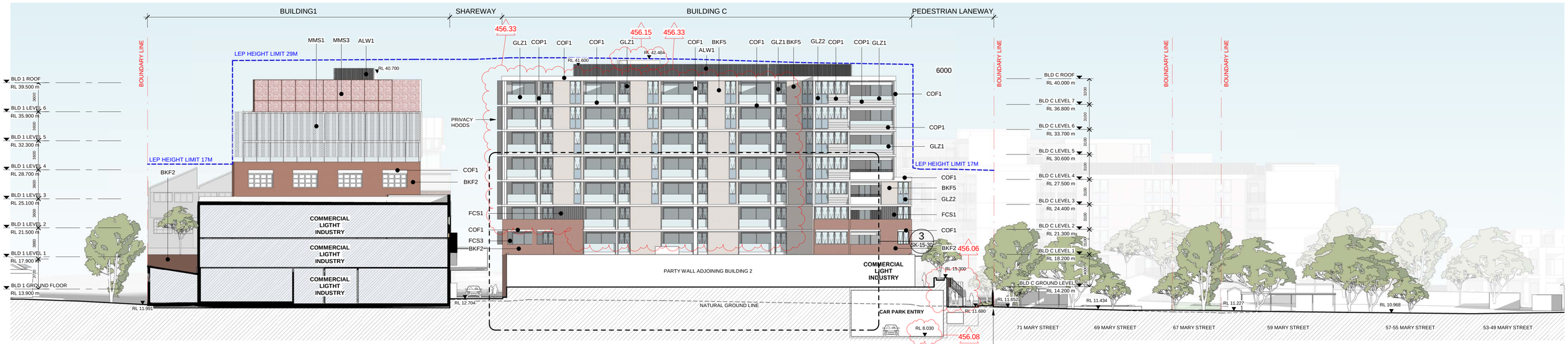
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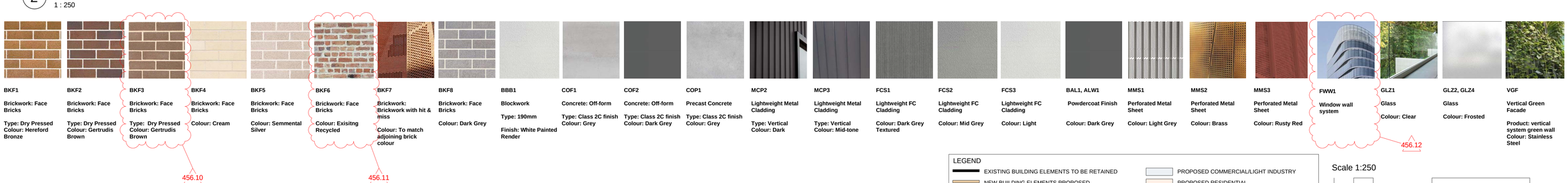
1 SOUTH-WEST - MARY ST

1 : 250



2 SOUTH-WEST - BUILDING C, 1

1 : 250



BKF1 — Brickwork: Face Bricks. Type: Dry Pressed Colour: Hereford Bronze

BKF2 — Brickwork: Face Bricks. Type: Dry Pressed Colour: Gertrudis Brown

BKF3 — Brickwork: Face Bricks. Type: Dry Pressed Colour: Gertrudis Brown

BKF4 — Brickwork: Face Bricks. Colour: Cream

BKF5 — Brickwork: Face Bricks. Colour: Semmental Silver

BKF6 — Brickwork: Face Bricks. Colour: Exisitng Recycled

BKF7 — Brickwork: Brickwork with hit & miss. Colour: To match adjoining brick colour

BKF8 — Brickwork: Face Bricks. Colour: Dark Grey

BBB1 — Blockwork. Type: 190mm. Finish: White Painted Render

COF1 — Concrete: Off-form. Type: Class 2C finish Colour: Grey

COF2 — Concrete: Off-form. Type: Class 2C finish Colour: Dark Grey

COP1 — Precast Concrete. Type: Class 2C finish Colour: Grey

MCP2 — Lightweight Metal Cladding. Type: Vertical Colour: Dark

MCP3 — Lightweight Metal Cladding. Type: Vertical Colour: Mid-tone

FCS1 — Lightweight FC Cladding. Colour: Dark Grey Textured

FCS2 — Lightweight FC Cladding. Colour: Mid Grey

FCS3 — Lightweight FC Cladding. Colour: Light

BAL1, ALW1 — Powdercoat Finish. Colour: Dark Grey

MMS1 — Perforated Metal Sheet. Colour: Light Grey

MMS2 — Perforated Metal Sheet. Colour: Brass

MMS3 — Perforated Metal Sheet. Colour: Rusty Red

FWW1 — Window wall system

GLZ1 — Glass. Colour: Clear

GLZ2, GLZ4 — Glass. Colour: Frosted

VGF — Vertical Green Facade. Product: vertical system green wall Colour: Stainless Steel

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Scale 1:250

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Architect

COX

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NSW 2000, Australia
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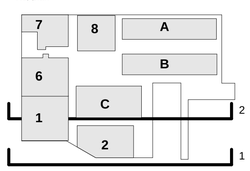
Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

Applicant

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Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023

Keyplan



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Client HOME

Project No. 220160.00

Document Control Status:

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

SOUTH-WEST ELEVATIONS

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-30-04

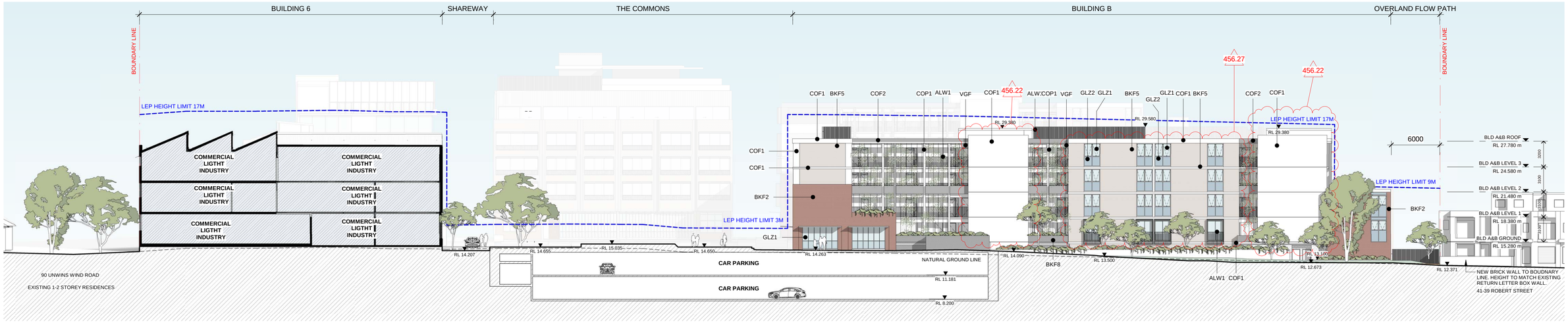
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Scale: As indicated @ A1

Date: 24.05.23

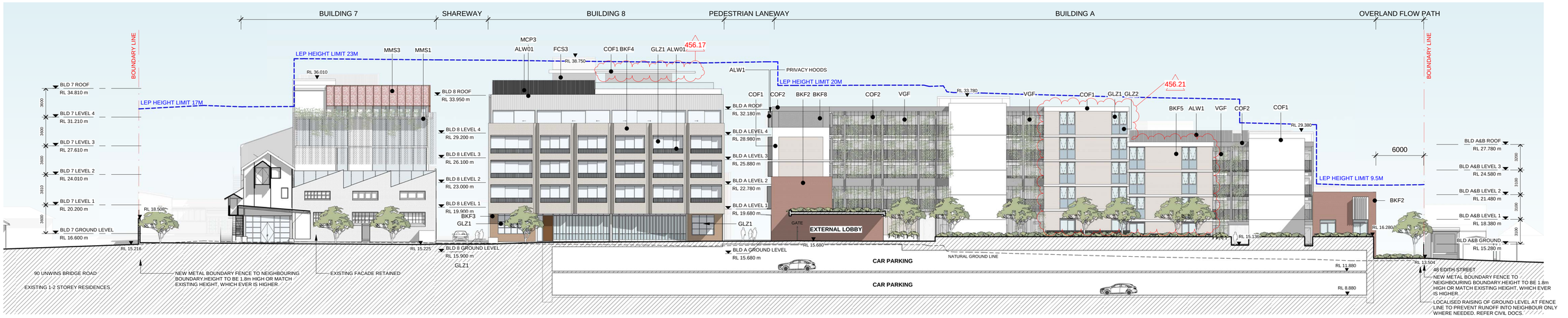
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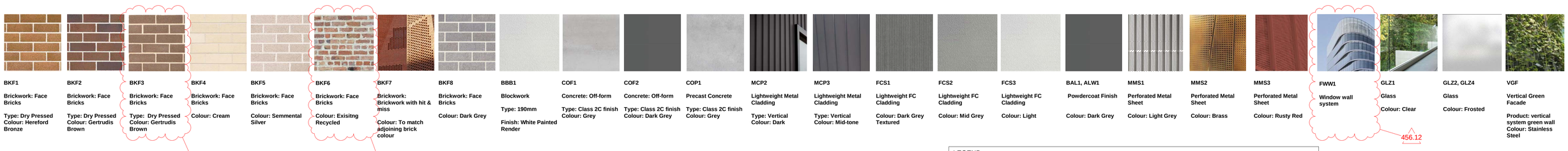
1 SOUTH-WEST - BUILDING B

1 : 250



2 SOUTH-WEST - BUILDING 7, 8, A

1 : 250



BKF1 — Brickwork: Face Bricks — Type: Dry Pressed Colour: Hereford Bronze

BKF2 — Brickwork: Face Bricks — Type: Dry Pressed Colour: Gertrudis Brown

BKF3 — Brickwork: Face Bricks — Type: Dry Pressed Colour: Gertrudis Brown

BKF4 — Brickwork: Face Bricks — Colour: Cream

BKF5 — Brickwork: Face Bricks — Colour: Semmental Silver

BKF6 — Brickwork: Face Bricks — Colour: Exisitng Recycled

BKF7 — Brickwork: Brickwork with hit & miss — Colour: To match adjoining brick colour

BKF8 — Brickwork: Face Bricks — Colour: Dark Grey

BBB1 — Blockwork — Type: 190mm — Finish: White Painted Render

COF1 — Concrete: Off-form — Type: Class 2C finish Colour: Grey

COF2 — Concrete: Off-form — Type: Class 2C finish Colour: Dark Grey

COP1 — Precast Concrete — Type: Class 2C finish Colour: Grey

MCP2 — Lightweight Metal Cladding — Type: Vertical Colour: Dark

MCP3 — Lightweight Metal Cladding — Type: Vertical Colour: Mid-tone

FCS1 — Lightweight FC Cladding — Colour: Dark Grey Textured

FCS2 — Lightweight FC Cladding — Colour: Mid Grey

FCS3 — Lightweight FC Cladding — Colour: Light

BAL1, ALW1 — Powdercoat Finish — Colour: Dark Grey

MMS1 — Perforated Metal Sheet — Colour: Light Grey

MMS2 — Perforated Metal Sheet — Colour: Brass

MMS3 — Perforated Metal Sheet — Colour: Rusty Red

FWW1 — Window wall system

GLZ1 — Glass — Colour: Clear

GLZ2, GLZ4 — Glass — Colour: Frosted

VGF — Vertical Green Facade — Product: vertical system green wall Colour: Stainless Steel

LEGEND
- EXISTING BUILDING ELEMENTS TO BE RETAINED
- NEW BUILDING ELEMENTS PROPOSED
- MINOR / NO CHANGES TO EXISTING BUILDING FABRIC
- PROPOSED COMMERCIAL/LIGHT INDUSTRY
- PROPOSED RESIDENTIAL

Scale 1:250

0 2.5m 5m 12.5m 25m

Architect

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F + 61 2 9264 5844

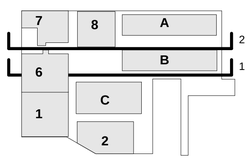
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Nominated Architects
Joe Agius no. 6491
Russell Lee no. 6367

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13	FOR INFORMATION	MK	15.03.23
14	FOR INFORMATION	CK	21.03.23
15	FOR INFORMATION	CK	24.03.23
16	DRAFT SECTION 456	MB	04.05.23
17	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

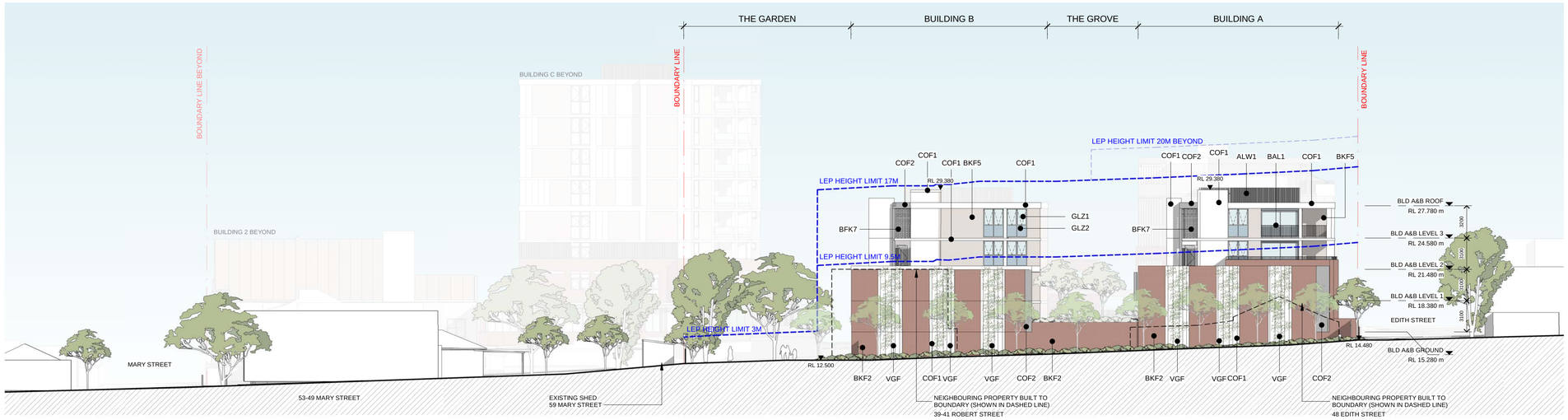
Drawing Title SOUTH-WEST ELEVATIONS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-30-05

Drawn: CK
Scale: As indicated @ A1
Date: 24.05.23
Revision: 17

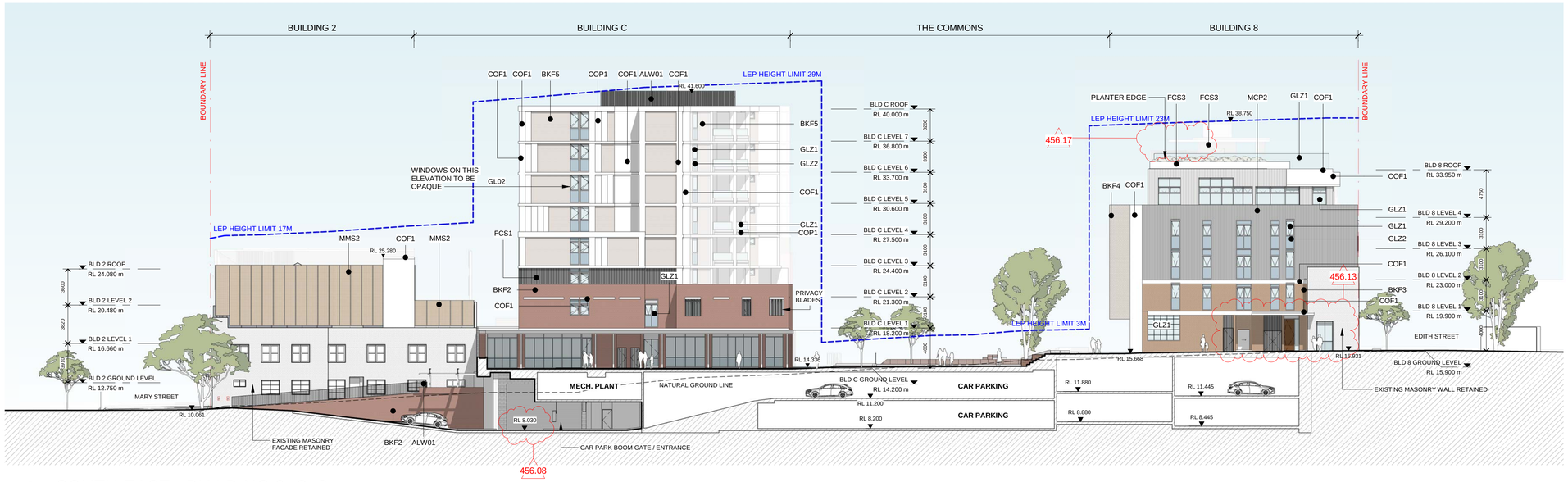
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Version: 1, Version Date: 12/07/2023



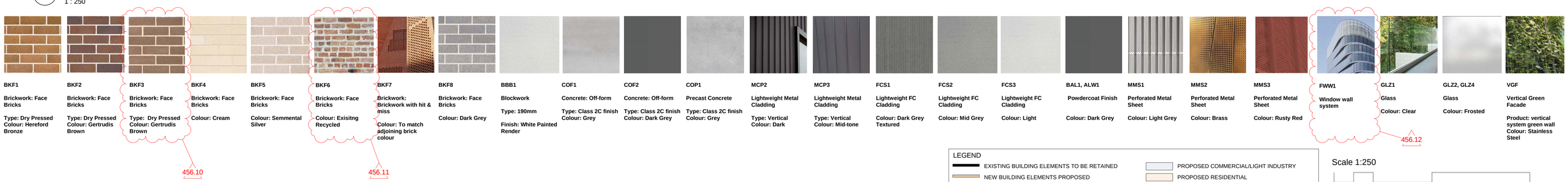
1 SOUTH-EAST - BUILDING A&B

1 : 250



2 SOUTH-EAST - BUILDING 8, C, 2

1 : 250



BKF1
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Hereford Bronze

BKF2
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown

BKF3
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown
456.10

BKF4
Brickwork: Face Bricks
Colour: Cream

BKF5
Brickwork: Face Bricks
Colour: Semmental Silver

BKF6
Brickwork: Face Bricks
Colour: Exisitng Recycled
456.11

BKF7
Brickwork: Brickwork with hit & miss
Colour: To match adjoining brick colour

BKF8
Brickwork: Face Bricks
Colour: Dark Grey

BBB1
Blockwork
Type: 190mm
Finish: White Painted Render

COF1
Concrete: Off-form
Type: Class 2C finish
Colour: Grey

COF2
Concrete: Off-form
Type: Class 2C finish
Colour: Dark Grey

COP1
Precast Concrete
Type: Class 2C finish
Colour: Grey

MCP2
Lightweight Metal Cladding
Type: Vertical
Colour: Dark

MCP3
Lightweight Metal Cladding
Type: Vertical
Colour: Mid-tone

FCS1
Lightweight FC Cladding
Colour: Dark Grey Textured

FCS2
Lightweight FC Cladding
Colour: Mid Grey

FCS3
Lightweight FC Cladding
Colour: Light

BAL1, ALW1
Powdercoat Finish
Colour: Dark Grey

MMS1
Perforated Metal Sheet
Colour: Light Grey

MMS2
Perforated Metal Sheet
Colour: Brass

MMS3
Perforated Metal Sheet
Colour: Rusty Red

FWW1
Window wall system
456.12

GLZ1
Glass
Colour: Clear

GLZ2, GLZ4
Glass
Colour: Frosted

VGF
Vertical Green Facade
Product: vertical system green wall
Colour: Stainless Steel

LEGEND
- EXISTING BUILDING ELEMENTS TO BE RETAINED
- NEW BUILDING ELEMENTS PROPOSED
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- PROPOSED RESIDENTIAL

Scale 1:250
0 2.5m 5m 12.5m 25m

Architect

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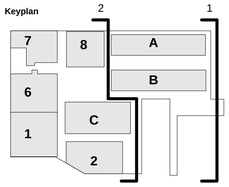
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Nominated Architects
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Russell Lee no. 6367

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14	FOR INFORMATION	CK	21.03.23
15	FOR INFORMATION	CK	24.03.23
16	DRAFT SECTION 456	MB	04.05.23
17	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

Document Control Status:
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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

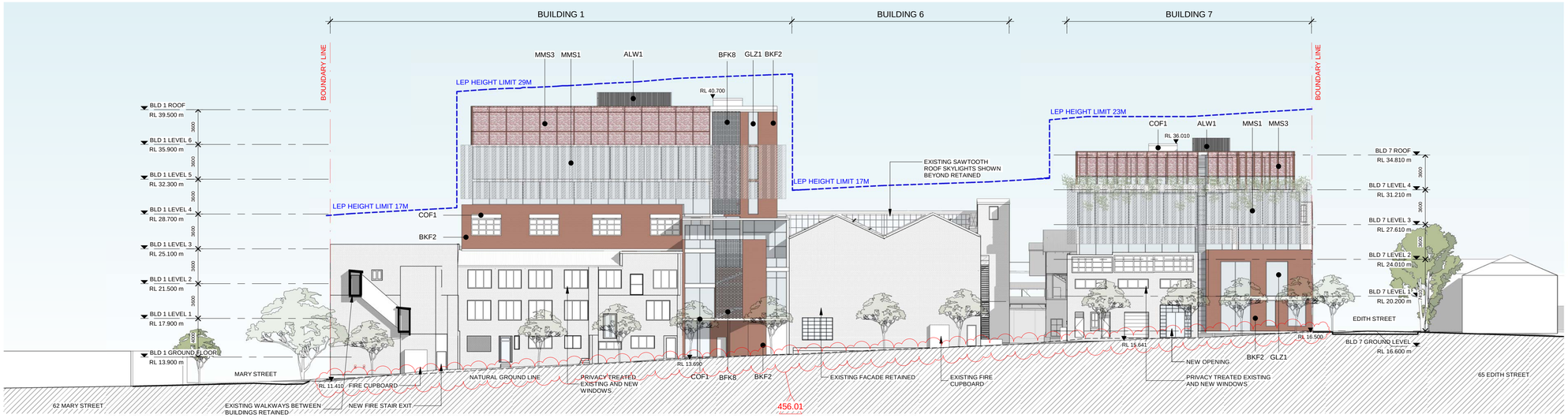
Drawing Title
SOUTH-EAST ELEVATIONS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-30-06

Drawn: CK
Scale: As indicated @ A1
Date: 24.05.23
Revision: 17

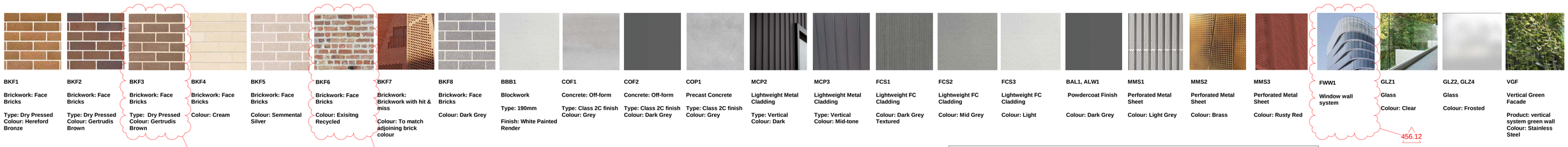
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Version: 1, Version Date: 12/07/2023



1 SOUTH-EAST - BUILDING 7, 6, 1

1 : 250



BKF1
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Hereford Bronze

BKF2
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown

BKF3
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown

456.10

BKF4
Brickwork: Face Bricks
Colour: Cream

BKF5
Brickwork: Face Bricks
Colour: Semmental Silver

BKF6
Brickwork: Face Bricks
Colour: Exisitng Recycled

456.11

BKF7
Brickwork: Brickwork with hit & miss
Colour: To match adjoining brick colour

BKF8
Brickwork: Face Bricks
Colour: Dark Grey

BBB1
Blockwork
Type: 190mm
Finish: White Painted Render

COF1
Concrete: Off-form
Type: Class 2C finish
Colour: Grey

COF2
Concrete: Off-form
Type: Class 2C finish
Colour: Dark Grey

COP1
Precast Concrete
Type: Class 2C finish
Colour: Grey

MCP2
Lightweight Metal Cladding
Type: Vertical
Colour: Dark

MCP3
Lightweight Metal Cladding
Type: Vertical
Colour: Mid-tone

FCS1
Lightweight FC Cladding
Colour: Dark Grey Textured

FCS2
Lightweight FC Cladding
Colour: Mid Grey

FCS3
Lightweight FC Cladding
Colour: Light

BAL1, ALW1
Powdercoat Finish
Colour: Dark Grey

MMS1
Perforated Metal Sheet
Colour: Light Grey

MMS2
Perforated Metal Sheet
Colour: Brass

MMS3
Perforated Metal Sheet
Colour: Rusty Red

FWW1
Window wall system

456.12

GLZ1
Glass
Colour: Clear

GLZ2, GLZ4
Glass
Colour: Frosted

VGF
Vertical Green Facade
Product: vertical system green wall
Colour: Stainless Steel

LEGEND
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- PROPOSED RESIDENTIAL

Scale 1:250

0 2.5m 5m 12.5m 25m

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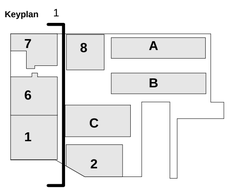
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Russell Lee no. 6367

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13	FOR INFORMATION	MK	15.03.23
14	FOR INFORMATION	CK	24.03.23
15	DRAFT SECTION 456	MB	04.05.23
16	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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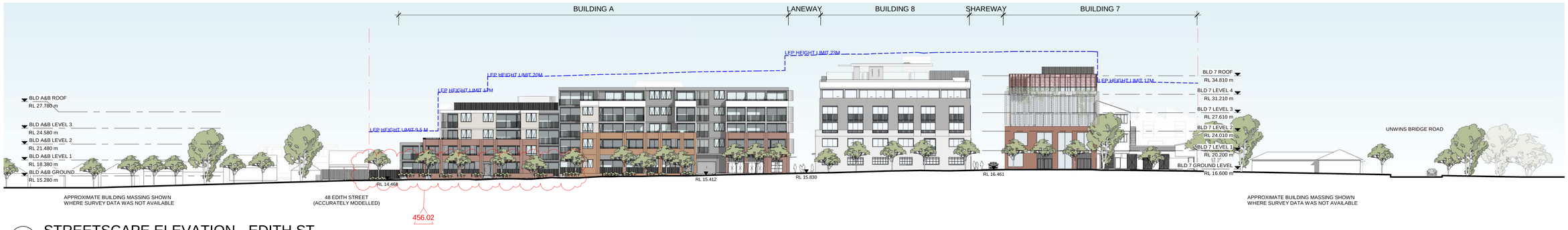
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
SOUTH-EAST ELEVATIONS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-30-07
Drawn: CK
Scale: As indicated @ A1
Date: 24.05.23
Revision: 16

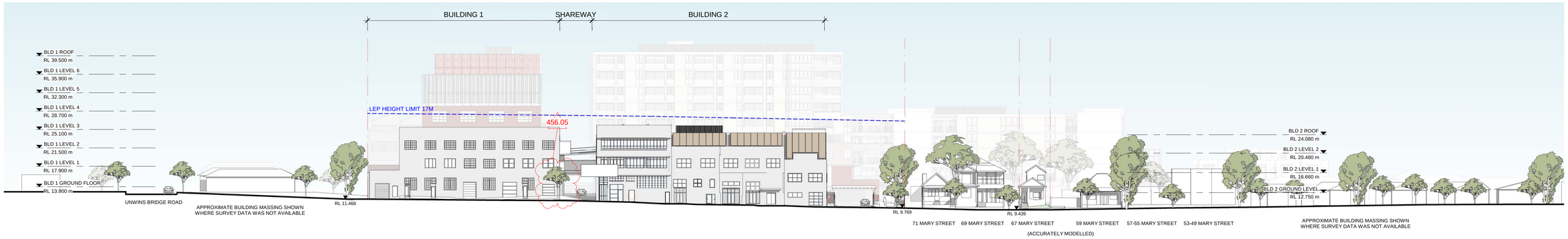
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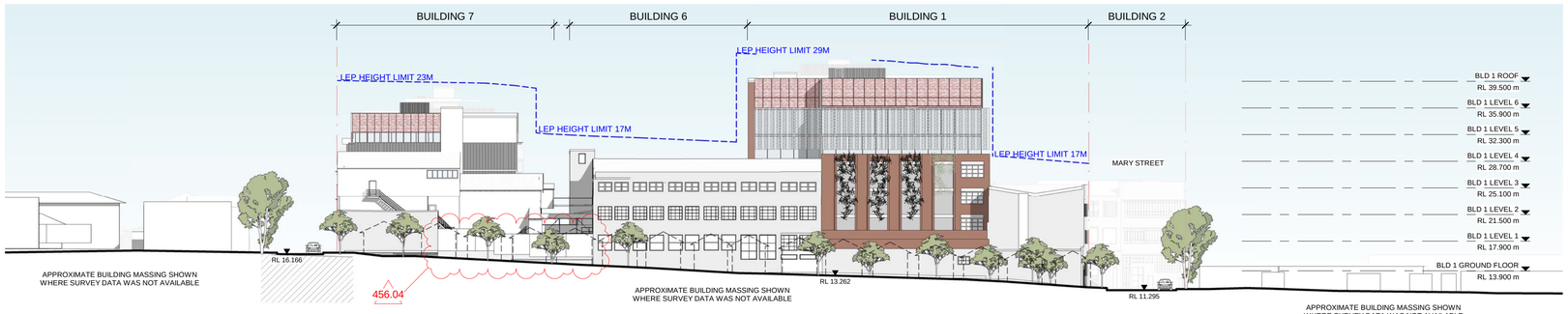
1 STREETSCAPE ELEVATION - EDITH ST

1 : 400



2 STREETSCAPE ELEVATION - MARY ST

1 : 400



3 STREETSCAPE ELEVATION - UNWINS BRIDGE RD

1 : 400

Scale 1:400

0 4m 8m 20m 40m

Architect

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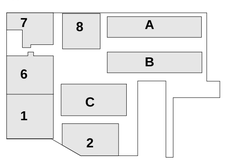
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2	FOR INFORMATION	MK	15.03.23
3	DRAFT SECTION 456	MB	04.05.23
4	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project

PRECINCT 75
DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

STREETSCAPE ELEVATIONS

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-30-10

Drawn: KH

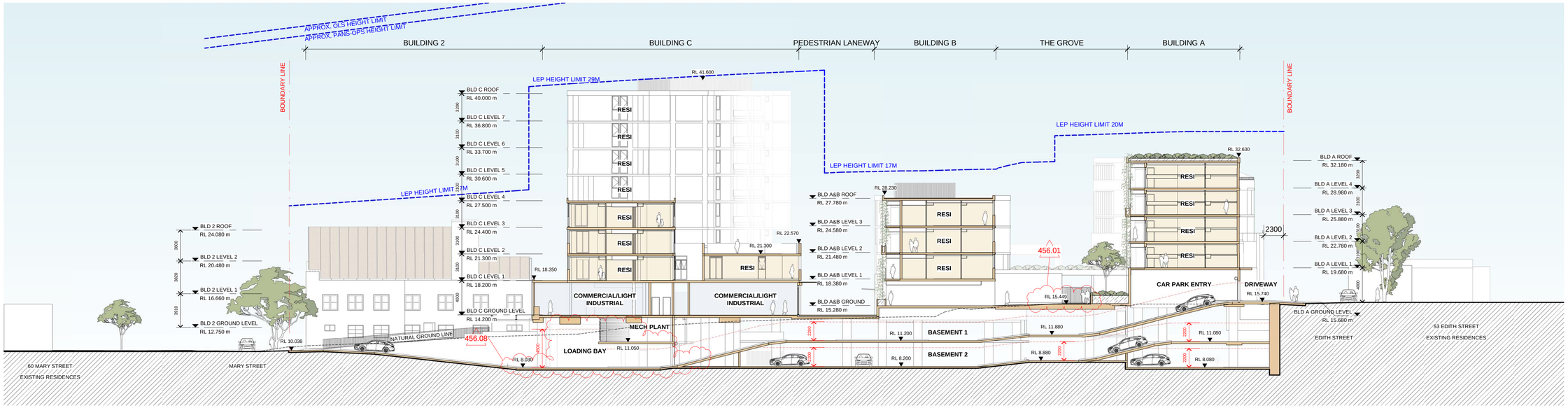
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Revision: 4

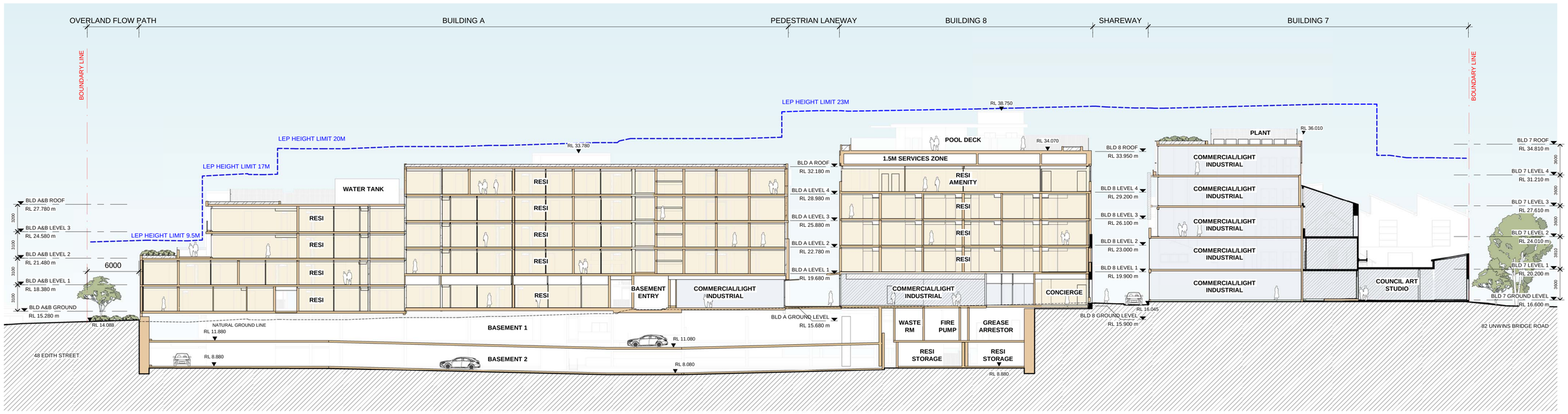
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Version: 1, Version Date: 12/07/2023



1 SECTION 1

1 : 250



2 SECTION 2

1 : 250

LEGEND

- EXISTING BUILDING ELEMENTS TO BE RETAINED
- NEW BUILDING ELEMENTS PROPOSED
- MINOR / NO CHANGES TO EXISTING BUILDING FABRIC
- PROPOSED COMMERCIAL/LIGHT INDUSTRY
- PROPOSED RESIDENTIAL

Scale 1:250

0 2.5m 5m 12.5m 25m

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NSW 2000, Australia
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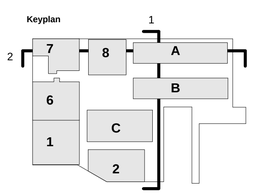
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Russell Lee no. 6367

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Keyplan



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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
17	FOR INFORMATION	CK	21.03.23
18	FOR INFORMATION	CK	24.03.23
19	DRAFT SECTION 456	MB	04.05.23
20	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

SECTION 1 AND 2

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-40-00

Drawn: DP

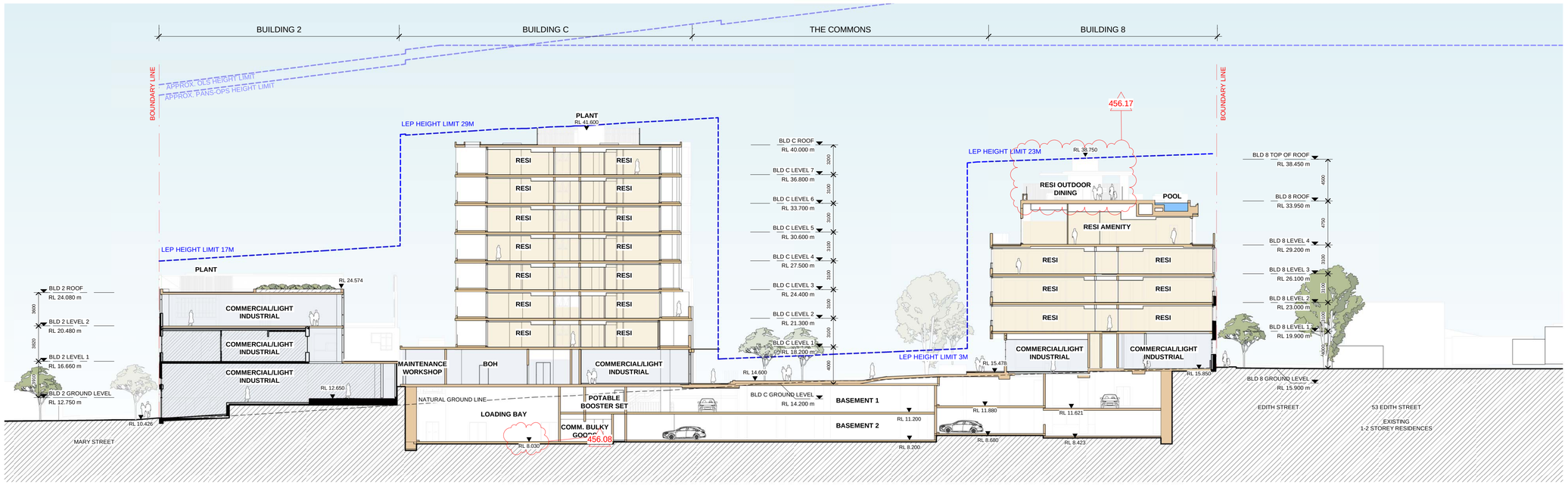
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Date: 24.05.23

Revision: 20

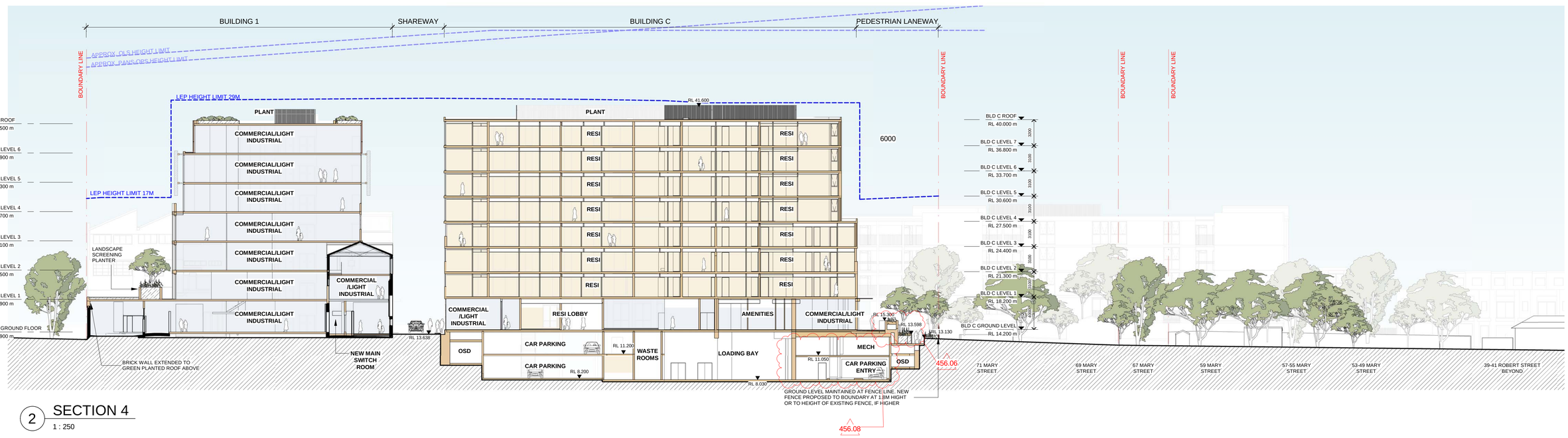
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Version: 1, Version Date: 12/07/2023



1 SECTION 3

1 : 250



2 SECTION 4

1 : 250

FINAL ISSUE

LEGEND

- EXISTING BUILDING ELEMENTS TO BE RETAINED
- NEW BUILDING ELEMENTS PROPOSED
- MINOR / NO CHANGES TO EXISTING BUILDING FABRIC
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Scale 1:250

0 2.5m 5m 12.5m 25m

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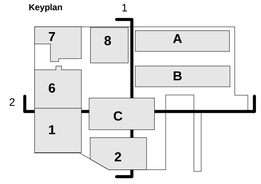
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Russell Lee no. 6367

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16	FOR INFORMATION	CK	21.03.23
17	FOR INFORMATION	CK	24.03.23
18	DRAFT SECTION 456	MB	04.05.23
19	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

SECTION 3 AND 4

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-40-01

Drawn: MB

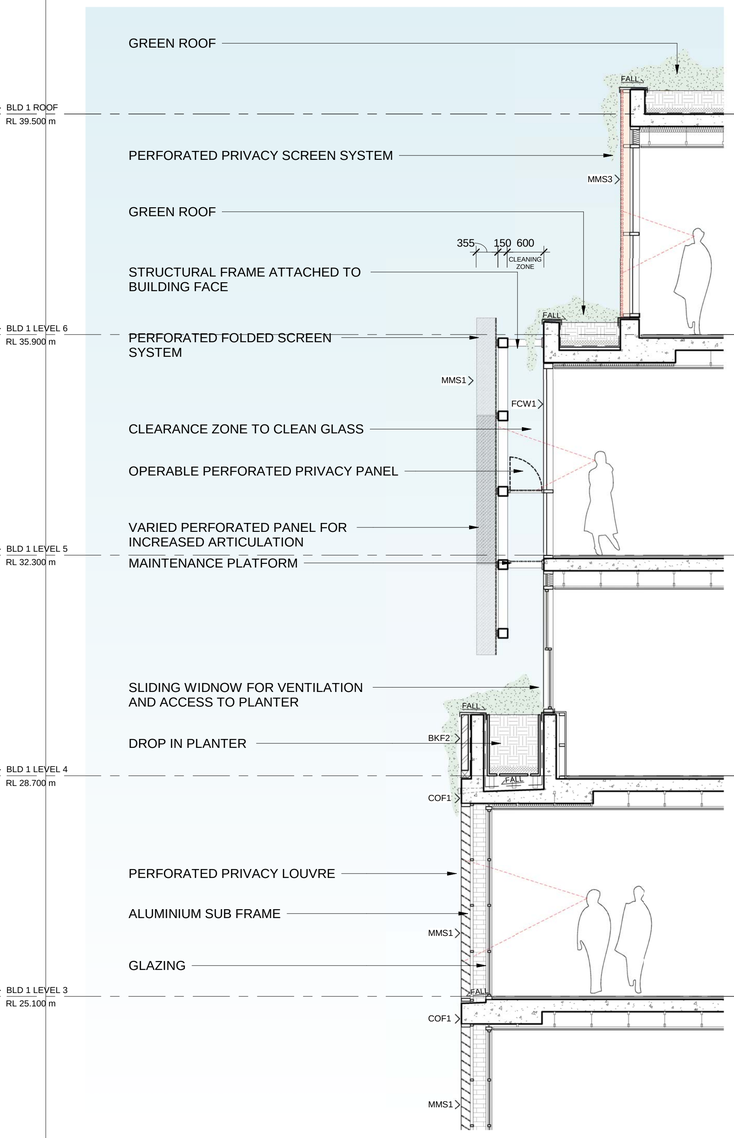
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Date: 24.05.23

Revision: 19

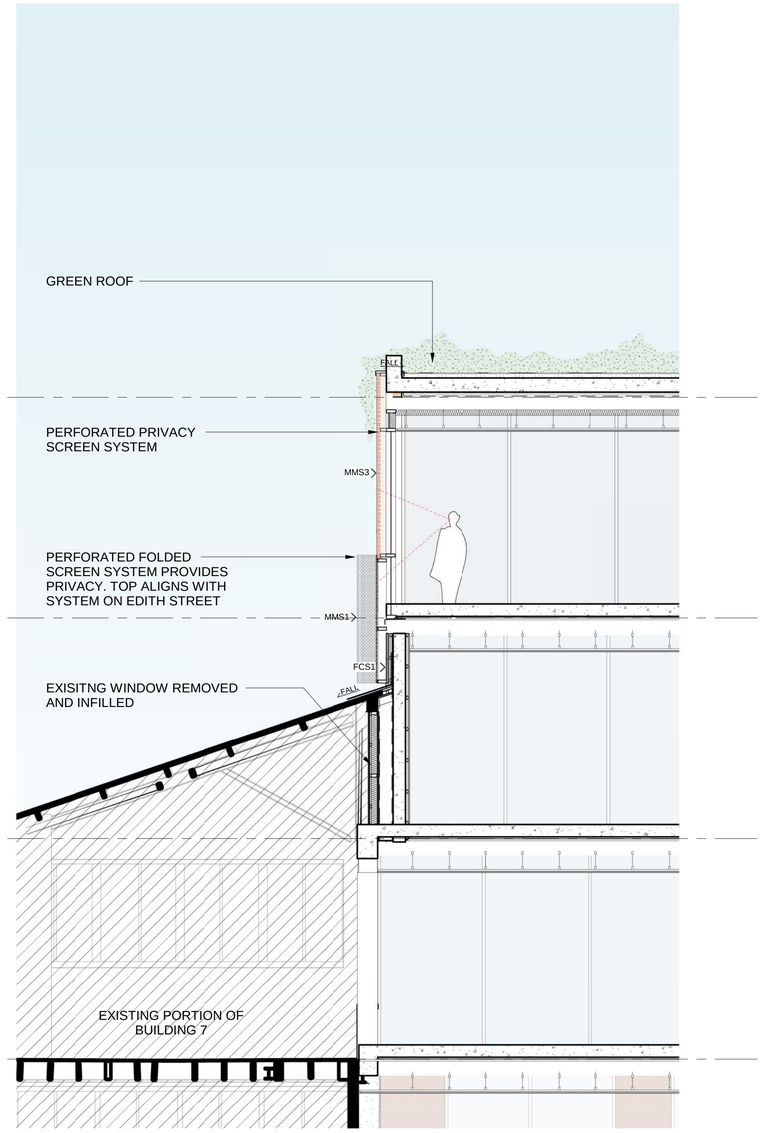
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Version: 1, Version Date: 12/07/2023



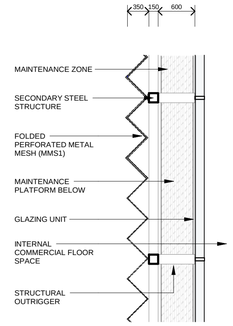
1 BUILDING 1 SCREEN - DETAIL SECTION

1 : 50



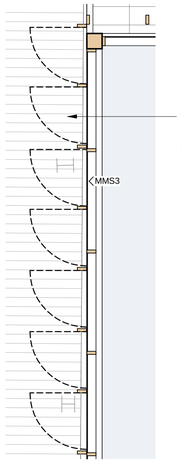
2 BUILDING 7 SCREEN - DETAIL SECTION

1 : 50



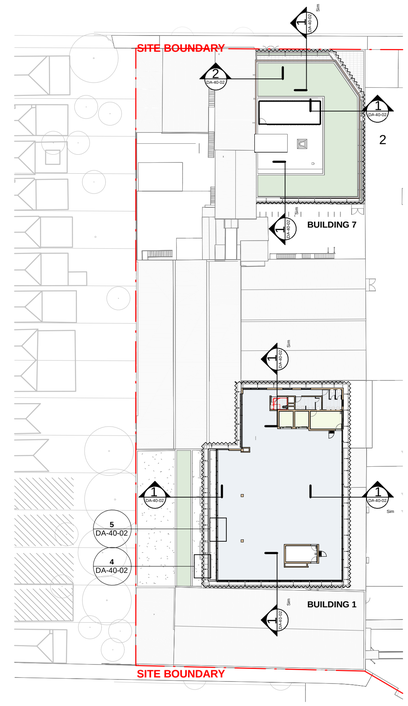
4 MMS1 SCREEN PLAN DETAIL

1 : 50



5 MMS3 SCREEN PLAN DETAIL

1 : 50



3 KEY PLAN

1 : 500



BKF1
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Hereford Bronze

BKF2
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown

BKF3
Brickwork: Face Bricks
Type: Dry Pressed
Colour: Gertrudis Brown

BKF4
Brickwork: Face Bricks
Colour: Cream

BKF5
Brickwork: Face Bricks
Colour: Semmental Silver

BKF6
Brickwork: Face Bricks
Colour: Exisitng Recycled

BKF7
Brickwork: Brickwork with hit & miss
Colour: To match adjoining brick colour

BKF8
Brickwork: Face Bricks
Colour: Dark Grey

BBB1
Blockwork
Type: 190mm
Finish: White Painted Render

COF1
Concrete: Off-form
Type: Class 2C finish
Colour: Grey

COF2
Concrete: Off-form
Type: Class 2C finish
Colour: Dark Grey

COP1
Precast Concrete
Type: Class 2C finish
Colour: Grey

MCP2
Lightweight Metal Cladding
Type: Vertical
Colour: Dark

MCP3
Lightweight Metal Cladding
Type: Vertical
Colour: Mid-tone

FCS1
Lightweight FC Cladding
Colour: Dark Grey Textured

FCS2
Lightweight FC Cladding
Colour: Mid Grey

FCS3
Lightweight FC Cladding
Colour: Light

BAL1, ALW1
Powdercoat Finish
Colour: Dark Grey

MMS1
Perforated Metal Sheet
Colour: Light Grey

MMS2
Perforated Metal Sheet
Colour: Brass

MMS3
Perforated Metal Sheet
Colour: Rusty Red

FWW1
Window wall system

GLZ1
Glass
Colour: Clear

GLZ2, GLZ4
Glass
Colour: Frosted

VGF
Vertical Green Facade
Product: vertical system green wall
Colour: Stainless Steel

Scale 1:50

0 0.5m 1m 2.5m 5m

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Keyplan

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A	FOR DEVELOPMENT APPLICATION	MB	08.11.22
B	FOR DEVELOPMENT APPLICATION	MB	10.11.22
C	FOR DEVELOPMENT APPLICATION	MB	22.11.22
1	DRAFT SECTION 456	MB	04.05.23
2	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:
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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

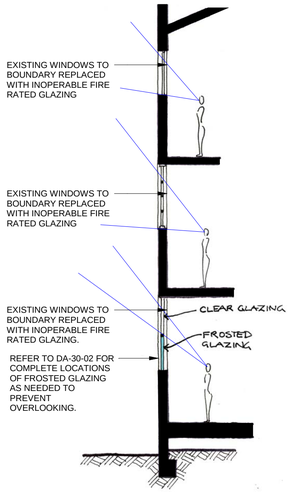
Drawing Title
SCREEN DETAIL SECTIONS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-40-02

Drawn: CK
Scale: As indicated @ A1
Date: 24.05.23
Revision: 2

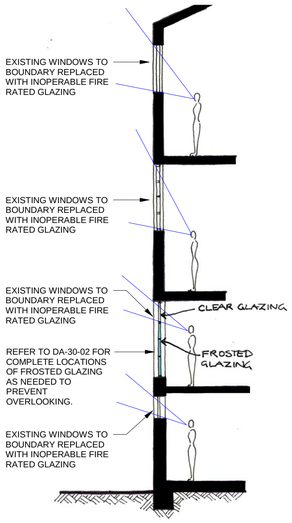
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Version: 1, Version Date: 12/07/2023



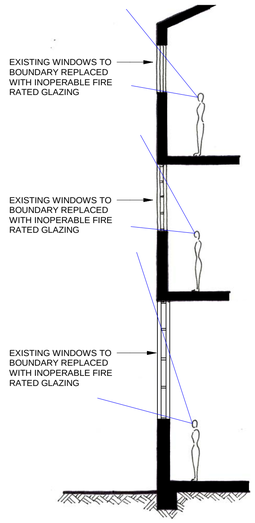
1 BUILDING 6 BOUNDARY WALL DETAIL 01

1 : 100



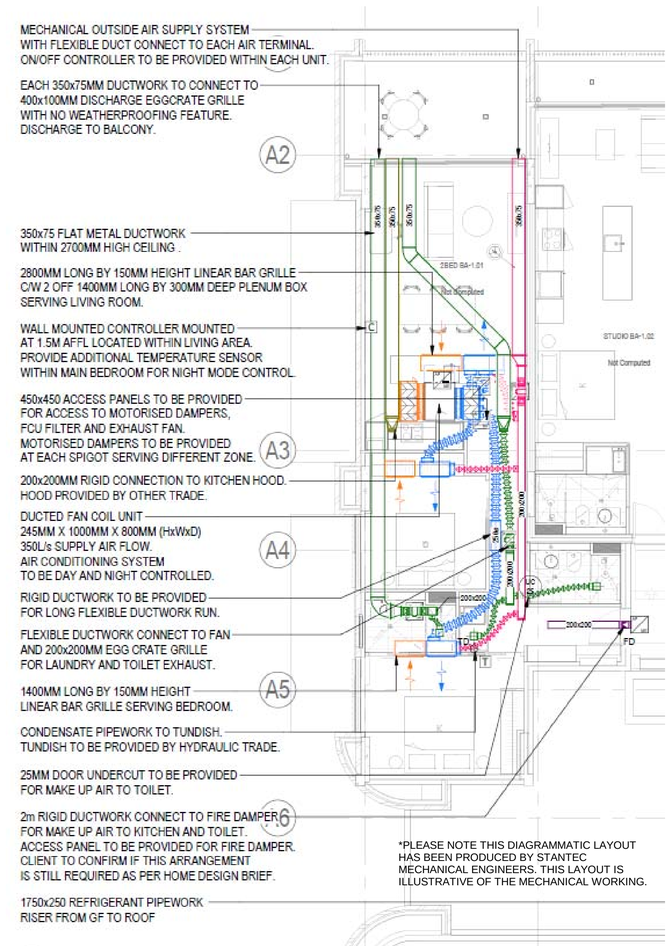
2 BUILDING 6 BOUNDARY WALL DETAIL 02

1 : 100

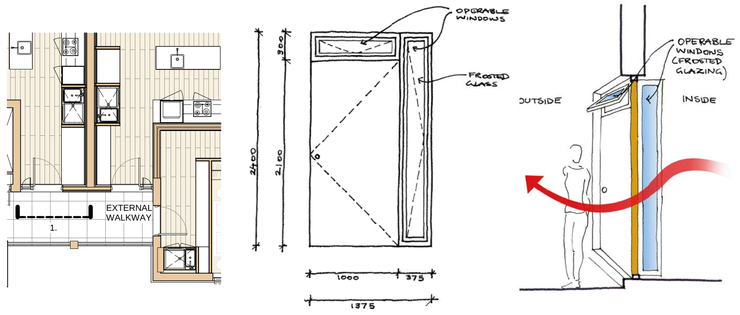


3 BUILDING 6 BOUNDARY WALL DETAIL 03

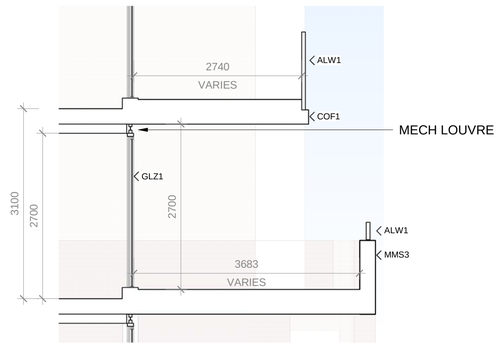
1 : 100



8 TYPICAL MECHANICAL SERVICES DIAGRAM



5 BUILDING A + B SIDELIGHT AND FANLIGHT CROSS VENTILATION DETAILS

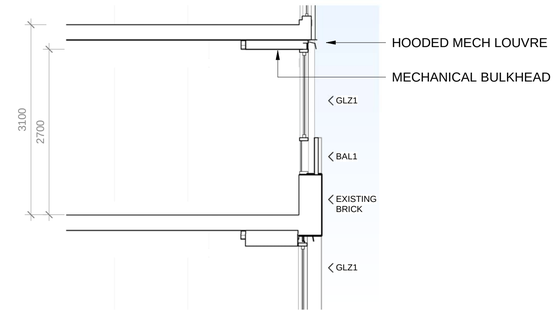


6 TYPICAL MECHANICAL VENTILATION DETAIL 02

1 : 50

TYPICAL BALCONY DETAIL

Mechanical louvres located above glazing to balcony



7 TYPICAL MECHANICAL VENTILATION DETAIL 01

1 : 50

BUILDING 8 FACADE DETAIL

Mechanical louvres located above glazing.
Metal hood incorporated to prevent water ingress.

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C	FOR DEVELOPMETN APPLICATION	MB	10.11.22
1	DRAFT SECTION 456	MB	04.05.23
2	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

Document Control Status:

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

MISCELLANEOUS DETAILS

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-40-03

Drawn: MB

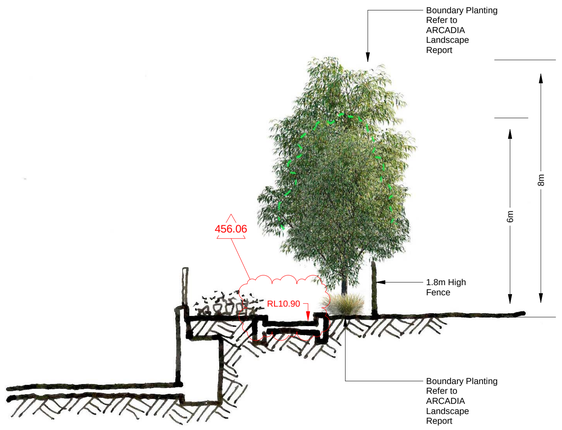
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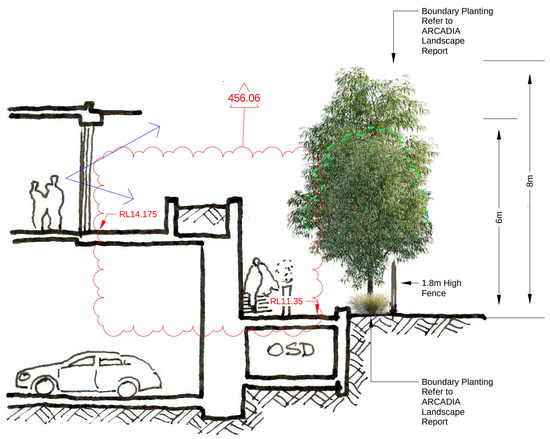
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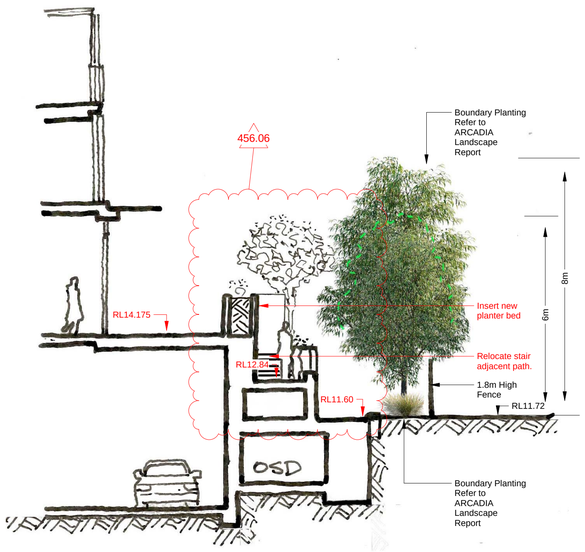
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Version: 1, Version Date: 12/07/2023



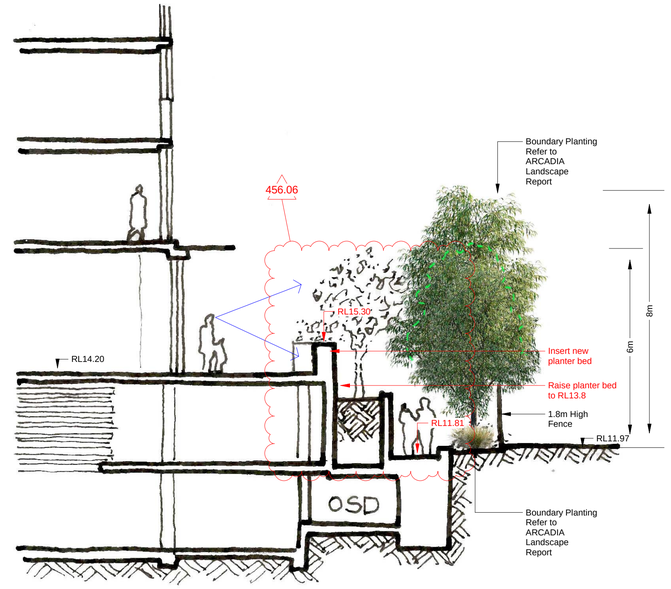
1 BLD C PEDESTRIAN LINK - SECTION A
1 : 100



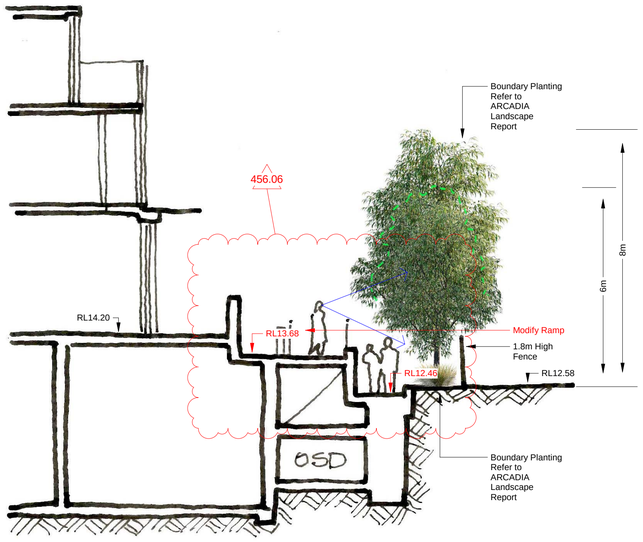
2 BLD C PEDESTRIAN LINK - SECTION B
1 : 100



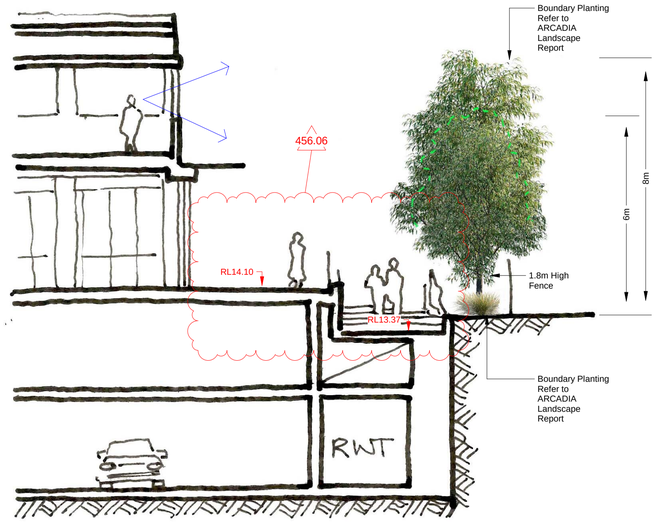
3 BLD C PEDESTRIAN LINK - SECTION C
1 : 100



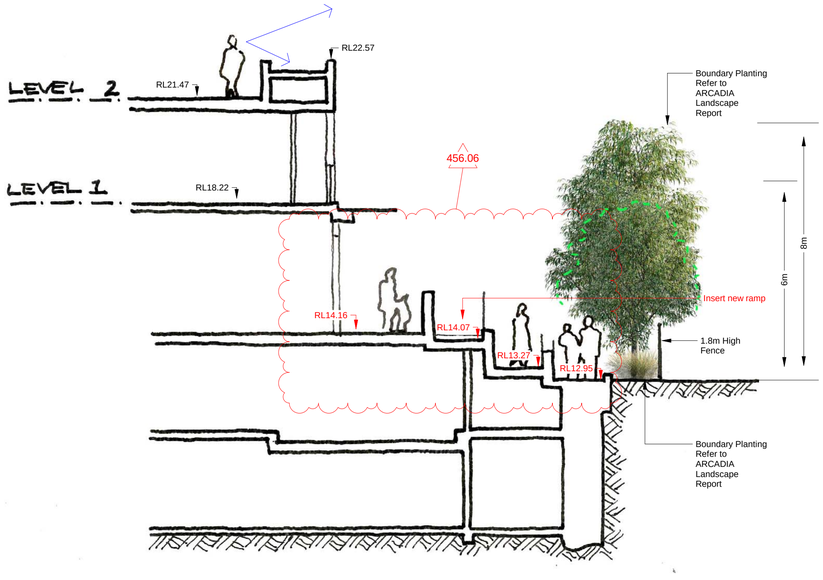
4 BLD C PEDESTRIAN LINK - SECTION D
1 : 100



5 BLD C PEDESTRIAN LINK - SECTION E
1 : 100



6 BLD C PEDESTRIAN LINK - SECTION F
1 : 100



7 BLD C PEDESTRIAN LINK - SECTION G
1 : 100

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1	DRAFT SECTION 456	MB	04.05.23
2	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

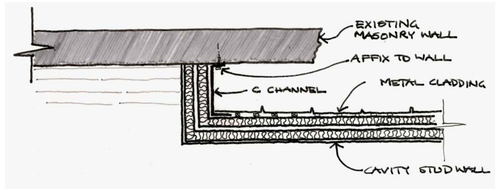
Drawing Title
MISCELLANEOUS DETAILS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-40-04

Drawn: MB
Scale: 1 : 100 @ A1
Date: 24.05.23
Revision: 2

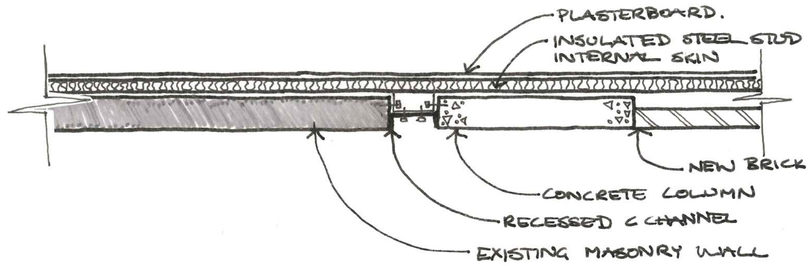
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1 BUILDING 8 PLAN DETAIL 01

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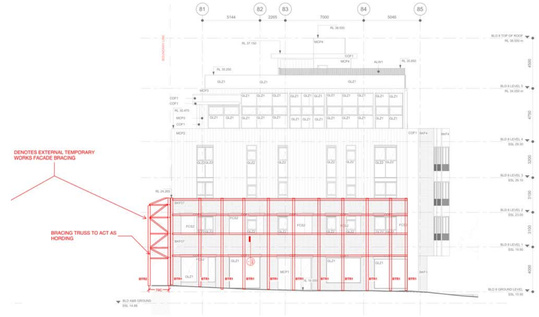


2 BUILDING 8 PLAN DETAIL 02

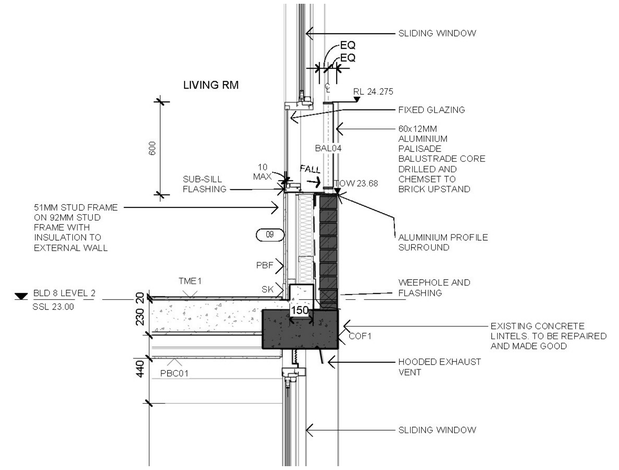
1 : 25



1 NORTH-EAST - BUILDING 8 - ELEVATION
SCALE: 1 : 100

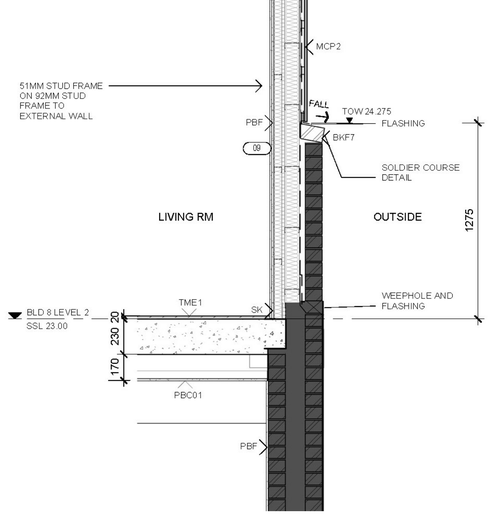


3 NORTH-WEST - BUILDING 8 - ELEVATION
SCALE: 1 : 100



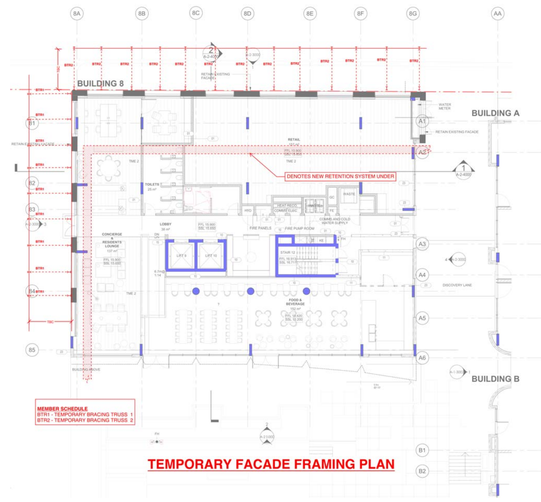
3 BUILDING 8 SECTION DETAIL 01

1 : 20



4 BUILDING 8 SECTION DETAIL 02

1 : 20



TEMPORARY FACADE FRAMING PLAN

5 BUILDING TEMPORARY FACADE FRAMING PLAN

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2	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

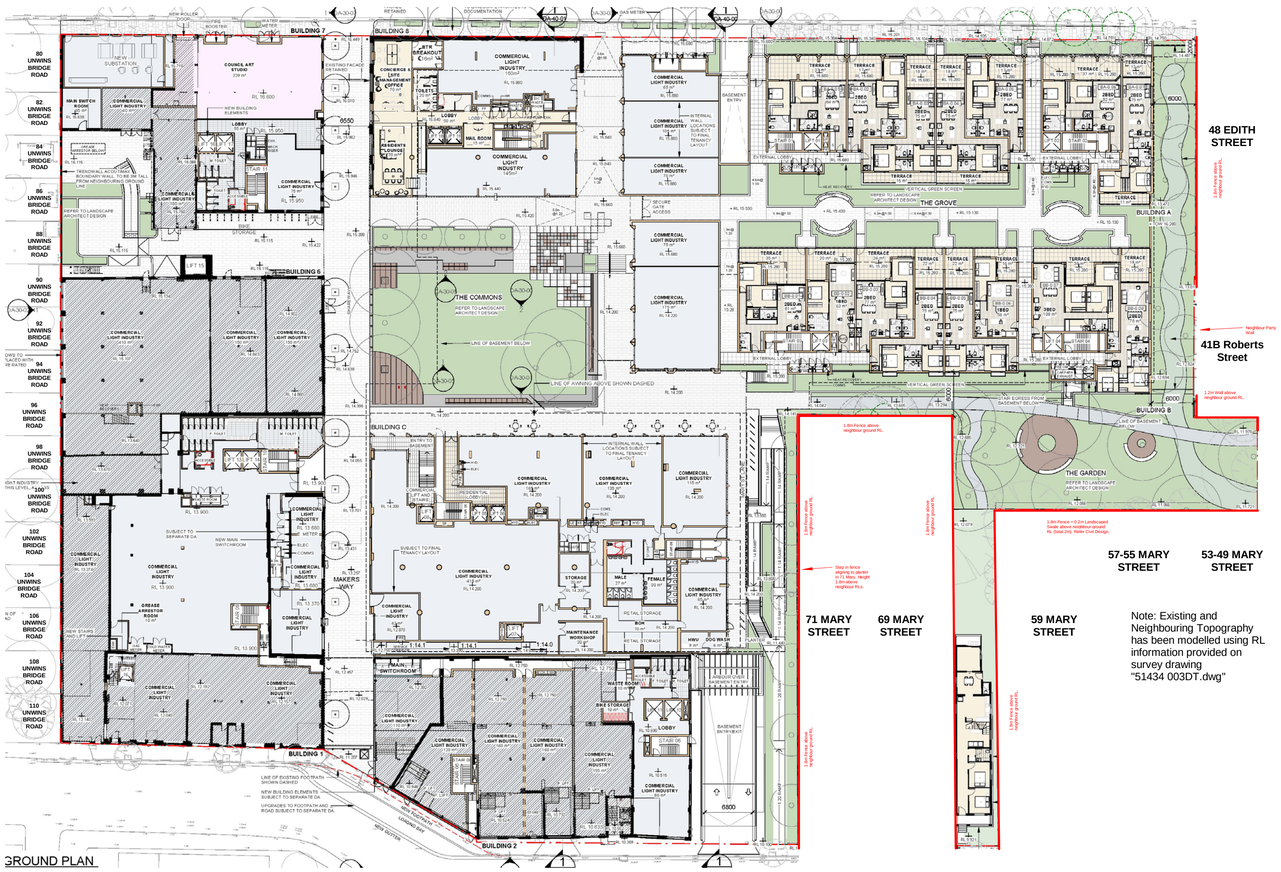
Drawing Title
MISCELLANEOUS DETAILS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-40-05

Drawn: MB
Scale: As indicated @ A1
Date: 24.05.23
Revision: 2

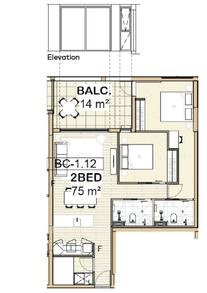
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GROUND PLAN

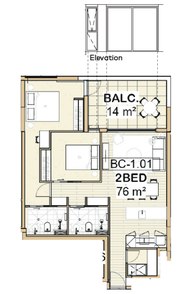
1 NEW NEIGHBOUR FENCES HEIGHT DIAGRAM
1 : 500



TYPICAL BUILDING C 2 BED

2B Type 1
Bedroom Area: 9m2
Window Size: 600x2650mm
10% Floor Area: 0.9m2
5% Floor Area: 0.45m2
Window Area: 1.59m2
Openable Area: 0.75m2
Compliance: Yes

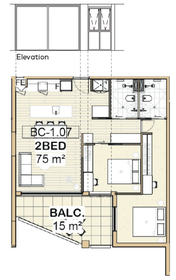
2 NATURAL VENT. CALC. DIAGRAM 01



TYPICAL BUILDING C 2 BED

2B Type 2
Bedroom Area: 9m2
Window Size: 600x2650mm
10% Floor Area: 0.9m2
5% Floor Area: 0.45m2
Window Area: 1.59m2
Openable Area: 0.75m2
Compliance: Yes

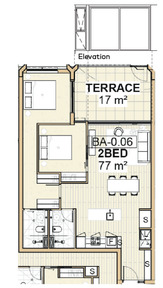
3 NATURAL VENT. CALC. DIAGRAM 02
1 : 200



TYPICAL BUILDING C 2BED

2B Type 4
Bedroom Area: 10.8m2
Window Size: 1300x2650mm
10% Floor Area: 0.11m2
5% Floor Area: 0.05m2
Window Area: 3.45m2
Openable Area: 1.83m2
Compliance: Yes

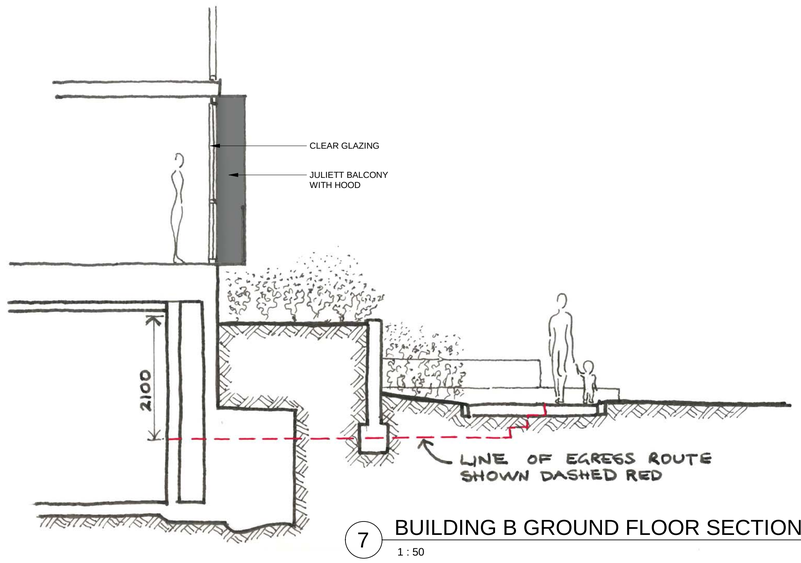
4 NATURAL VENT. CALC. DIAGRAM 03
1 : 200



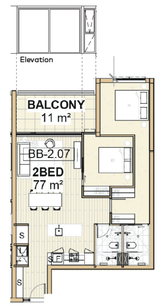
TYPICAL BUILDINGS A+B 2 BED

2B Type 6
Bedroom Area: 9.1m2
Window Size: 700x2650mm
10% Floor Area: 0.91m2
5% Floor Area: 0.46m2
Window Area: 1.86m2
Openable Area: 0.70m2
Compliance: Yes

5 NATURAL VENT. CALC. DIAGRAM 04
1 : 200



7 BUILDING B GROUND FLOOR SECTIONAL DETAIL
1 : 50



TYPICAL BUILDINGS A+B 2BED

2B Type 12
Bedroom Area: 9.1m2
Window Size: 700x2650mm
10% Floor Area: 0.91m2
5% Floor Area: 0.46m2
Window Area: 1.86m2
Openable Area: 0.70m2
Compliance: Yes

6 NATURAL VENT. CALC. DIAGRAM 05
1 : 200

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Rev	Description	By	Date
A	FOR DEVELOPMENT APPLICATION	MB	10.11.22
B	FOR DEVELOPMETN APPLICATION	MB	10.11.22
1	DRAFT SECTION 456	MB	04.05.23
2	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:
NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
MISCELLANEOUS DETAILS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-40-06

Drawn: MB
Scale: As indicated @ A1
Date: 24.05.23
Revision: 2

PLOT STAMP DATE: 24/05/2023 6:18:15 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 GROUND PLAN - SOLAR ACCESS DIAGRAM
1 : 1000



2 LEVEL 1 PLAN - SOLAR ACCESS DIAGRAM
1 : 1000



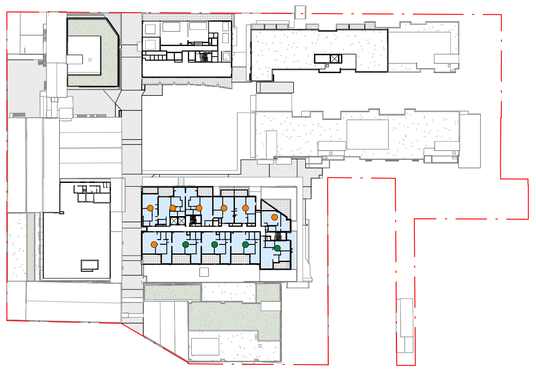
3 LEVEL 2 PLAN - SOLAR ACCESS DIAGRAM
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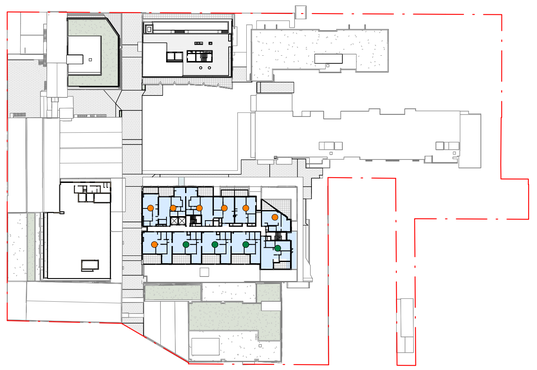
4 LEVEL 3 PLAN - SOLAR ACCESS DIAGRAM
1 : 1000



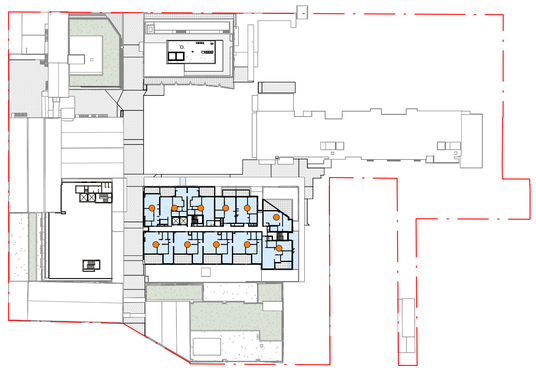
5 LEVEL 4 PLAN - SOLAR ACCESS DIAGRAM
1 : 1000



6 LEVEL 5 PLAN - SOLAR ACCESS DIAGRAM
1 : 1000



7 LEVEL 6 PLAN - SOLAR ACCESS DIAGRAM
1 : 1000



8 LEVEL 7 PLAN - SOLAR ACCESS DIAGRAM
1 : 1000

SUNLIGHT ACCESS CALCULATION (ADG):

TOTAL SITE WIDE

- 144/205 = 70.4% >2HRS SUN MIDWINTER
- 16/205 = 7.8% 0HRS SUN MIDWINTER

BUILDINGS A

- 50/50 = 100% >2HRS SUN MIDWINTER
- 0/50 = 0% 0HRS SUN MIDWINTER

BUILDING C

- 50/78 = 64.1%>2HRS SUN MIDWINTER
- 10/78= 13% 0HRS SUN MIDWINTER

BUILDINGS B

- 24/41 = 58.5%>2HRS SUN MIDWINTER
- 2/41 = 4.9% 0HRS SUN MIDWINTER

BUILDING 8

- 20/36 = 55.6%>2HRS SUN MIDWINTER
- 4/36 = 11% 0HRS SUN MIDWINTER

LEGEND

- 2HRS SOLAR
- LESS THAN 2 HRS SOLAR
- NO SOLAR

Scale 1:1000

0 10m 20m 50m 100m

Architect

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Nominated Architects
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9	FOR INFORMATION	FM	04.05.22
10	FOR INFORMATION	FM	18.05.22
11	FOR INFORMATION	MB	24.06.22
A	FOR DEVELOPMENT APPLICATION	MB	07.07.22
B	FOR DEVELOPMENT APPLICATION	MB	24.10.22
C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
12	DRAFT SECTION 456	MB	04.05.23
13	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

SEPP65 COMPLIANCE SOLAR DIAGRAMS

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-83-00

Drawn: TP

Scale: As indicated @ A1

Date: 24.05.23

Revision: 13

PLOT STAMP DATE: 24/05/2023 6:00:54 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 GROUND PLAN - CROSS VENTILATION DIAGRAM
1 : 1000



2 LEVEL 1 PLAN - CROSS VENTILATION DIAGRAM
1 : 1000



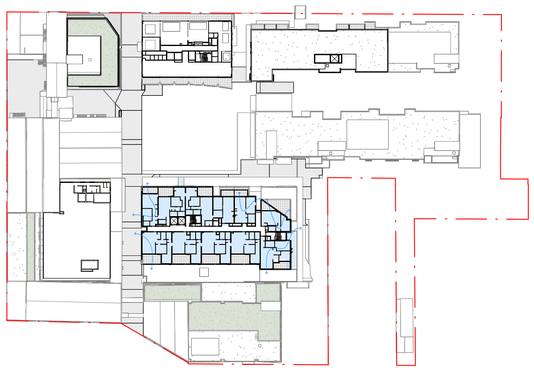
3 LEVEL 2 PLAN - CROSS VENTILATION DIAGRAM
1 : 1000



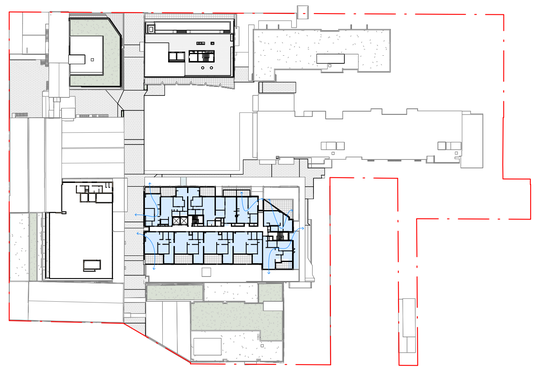
4 LEVEL 3 PLAN - CROSS VENTILATION DIAGRAM
1 : 1000



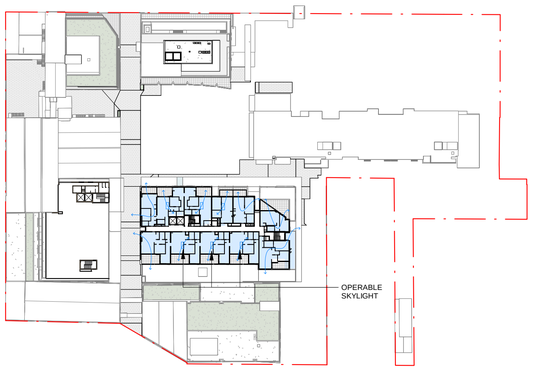
5 LEVEL 4 PLAN - CROSS VENTILATION DIAGRAM
1 : 1000



6 LEVEL 5 PLAN - CROSS VENTILATION DIAGRAM
1 : 1000



7 LEVEL 6 PLAN - CROSS VENTILATION DIAGRAM
1 : 1000



8 LEVEL 7 PLAN - CROSS VENTILATION DIAGRAM
1 : 1000

CROSS VENTILATION CALCULATION (ADG):

TOTAL SITE WIDE

61%

125/205 ACHIEVE CROSS VENTILATION

BUILDING A

78%

39/50 ACHIEVE CROSS VENTILATION

BUILDING B

83%

34/41 ACHIEVE CROSS VENTILATION

BUILDING C

51%

40/78 ACHIEVE CROSS VENTILATION

BUILDING 8

33%

12/36 ACHIEVE CROSS VENTILATION

LEGEND

CROSS VENTILATION

Scale 1:1000

0 10m 20m 50m 100m

Architect

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Russell Lee no. 6367

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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
12	DRAFT SECTION 456	MB	04.05.23
13	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

SEPP65 COMPLIANCE CROSS VENTILATION

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-83-08

Drawn: Author

Scale: As indicated @ A1

Date: 24.05.23

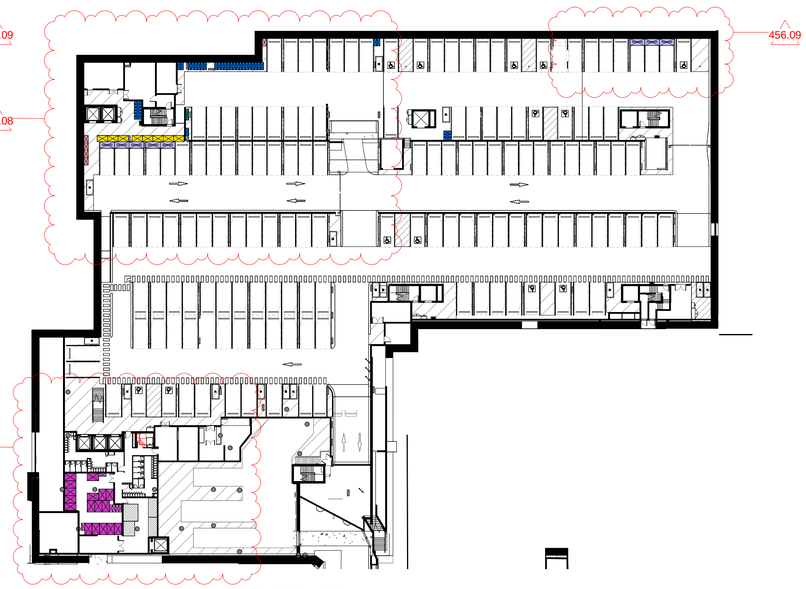
Revision: 13

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1 BASEMENT 2 STORAGE
1 : 500



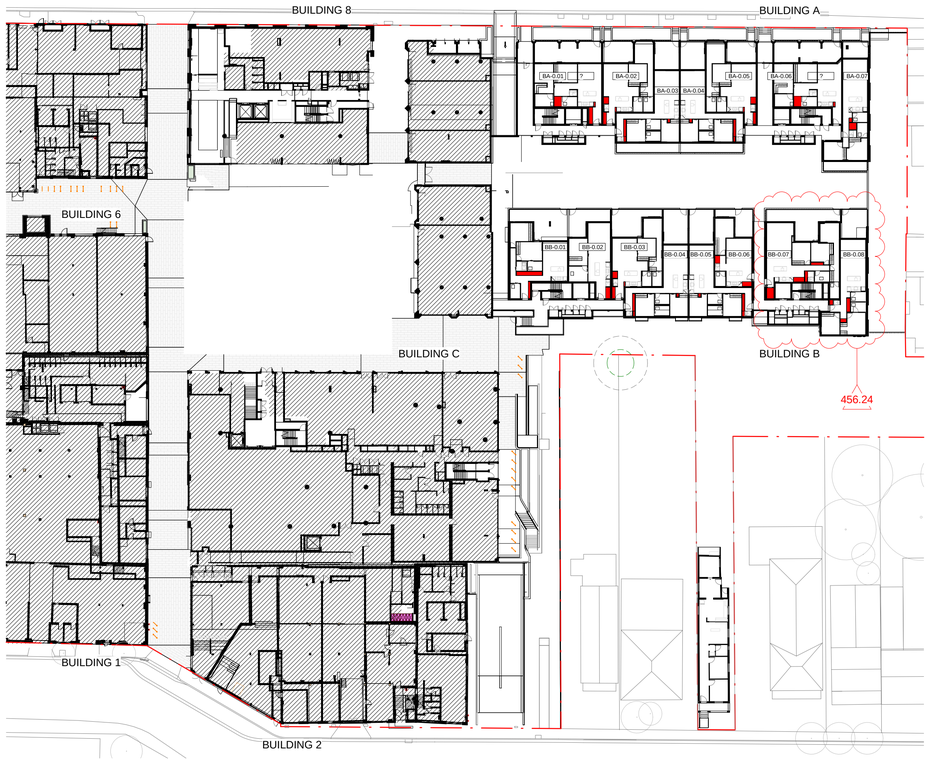
2 BASEMENT 1 STORAGE
1 : 500

Residential Basement Storage (B2)	
Storage Type	Count
2 m³ - Storage Cage	22
3 m³ - Storage Cage	38
3 m³ - Over Bonnet Storage	23
4 m³ - Storage Cage	47
5 m³ - Storage Cage	11

Residential Basement Storage (B1)	
Storage Type	Count
3 m³ - Over Bonnet Storage	8
2 m³ - Storage Cage	5
4 m³ - Storage Cage	8

Bicycle Schedule	
Storage Type	Count
Residential - Individual Lockers	
Bike - Horizontal	36
Bike - Vertical	67
Commercial Stacker - Within Secure Room	
Bike - Double Decker Bike Rack (4 Bikes)	17
Commercial - Within Secure Room	
Bike - Vertical	13
Commercial	
Bike - Hoop (2 bikes per hoop)	28

ADG - Storage Calculations - Building A&B (G)				
Unit Number	Unit Type	Internal Storage	External Storage	Total Storage
BLD A				
BLD A GROUND LEVEL				
BA-0.01	2BED	9.21 m³	0.00 m³	9.21 m³
BA-0.02	2BED	4.92 m³	4.00 m³	8.92 m³
BA-0.03	2BED	4.15 m³	4.00 m³	8.15 m³
BLD A&B GROUND				
BA-0.04	2BED	4.15 m³	4.00 m³	8.15 m³
BA-0.05	2BED	4.92 m³	4.00 m³	8.92 m³
BA-0.06	2BED	5.46 m³	3.00 m³	8.46 m³
BA-0.07	2BED	4.14 m³	4.00 m³	8.14 m³
BLD B				
BLD A&B GROUND				
BB-0.01	2BED	8.82 m³	0.00 m³	8.82 m³
BB-0.02	1BED	3.34 m³	3.00 m³	6.34 m³
BB-0.03	2BED	4.92 m³	4.00 m³	8.92 m³
BB-0.04	2BED	4.15 m³	4.00 m³	8.15 m³
BB-0.05	2BED	4.15 m³	4.00 m³	8.15 m³
BB-0.06	1BED	4.95 m³	2.00 m³	6.95 m³
BB-0.07	3BED	7.27 m³	5.00 m³	12.27 m³
BB-0.08	2BED	5.75 m³	3.00 m³	8.75 m³



3 GROUND PLAN STORAGE
1 : 500

Scale 1:500
0 5m 10m 25m 50m

Architect

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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
7	DRAFT SECTION 456	MB	04.05.23
8	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:
NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
SEPP65 COMPLIANCE STORAGE

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-83-09

Drawn: KH
Scale: As indicated @ A1
Date: 24.05.23
Revision: 8

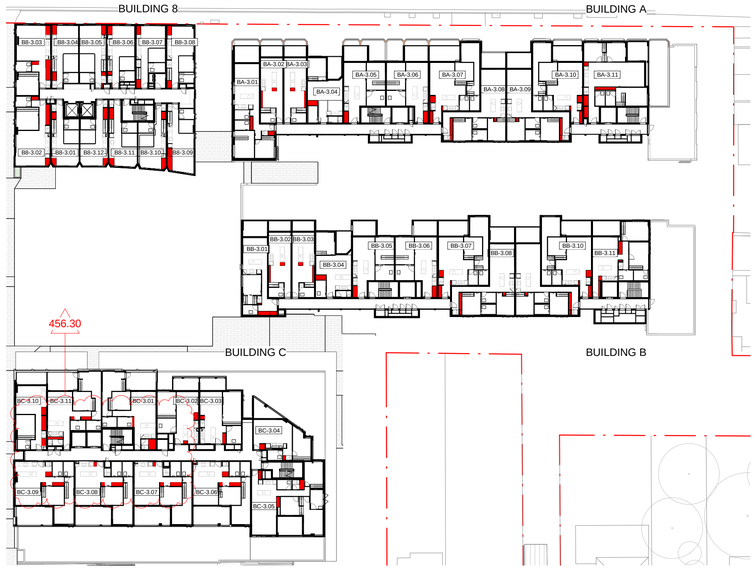
PLOT STAMP DATE: 24/05/2023 6:02:48 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 LEVEL 1 PLAN STORAGE

1 : 500



3 LEVEL 3 PLAN STORAGE

1 : 500



2 LEVEL 2 PLAN STORAGE

1 : 500

ADG - Storage Calculations - Building A (L1-3)

Unit Number	Unit Type	Internal Storage	External Storage	Total Storage
BLD A				
LEVEL 1				
BA-1.01	2BED	4.49 m³	4.00 m³	8.49 m³
BA-1.02	STUDIO	3.02 m³	2.00 m³	5.02 m³
BA-1.03	STUDIO	3.02 m³	2.00 m³	5.02 m³
BA-1.04	1BED	3.07 m³	3.00 m³	6.07 m³
BA-1.05	1BED	3.37 m³	3.00 m³	6.37 m³
BA-1.06	1BED	3.37 m³	3.00 m³	6.37 m³
BA-1.07	2BED	4.50 m³	4.00 m³	8.50 m³
BA-1.08	2BED	4.15 m³	4.00 m³	8.15 m³
BA-1.09	2BED	5.63 m³	3.00 m³	8.63 m³
BA-1.10	2BED	4.53 m³	4.00 m³	8.53 m³
BA-1.11	1BED	3.37 m³	3.00 m³	6.37 m³
BA-1.12	1BED	3.34 m³	3.00 m³	6.34 m³
BA-1.13	2BED	4.15 m³	4.00 m³	8.15 m³
LEVEL 2				
BA-2.01	2BED	4.49 m³	4.00 m³	8.49 m³
BA-2.02	STUDIO	3.02 m³	2.00 m³	5.02 m³
BA-2.03	STUDIO	3.02 m³	2.00 m³	5.02 m³
BA-2.04	1BED	3.07 m³	3.00 m³	6.07 m³
BA-2.05	1BED	3.45 m³	3.00 m³	6.45 m³
BA-2.06	1BED	3.45 m³	3.00 m³	6.45 m³
BA-2.07	2BED	4.92 m³	4.00 m³	8.92 m³
BA-2.08	2BED	4.15 m³	4.00 m³	8.15 m³
BA-2.09	2BED	4.15 m³	4.00 m³	8.15 m³
BA-2.10	2BED	4.92 m³	4.00 m³	8.92 m³
BA-2.11	3BED	11.29 m³	0.00 m³	11.29 m³
LEVEL 3				
BA-3.01	2BED	4.49 m³	4.00 m³	8.49 m³
BA-3.02	STUDIO	3.02 m³	2.00 m³	5.02 m³
BA-3.03	STUDIO	3.02 m³	2.00 m³	5.02 m³
BA-3.04	1BED	3.07 m³	3.00 m³	6.07 m³
BA-3.05	1BED	3.45 m³	3.00 m³	6.45 m³
BA-3.06	1BED	3.45 m³	3.00 m³	6.45 m³
BA-3.07	2BED	4.92 m³	4.00 m³	8.92 m³
BA-3.08	2BED	4.15 m³	4.00 m³	8.15 m³
BA-3.09	2BED	4.15 m³	4.00 m³	8.15 m³
BA-3.10	2BED	4.92 m³	4.00 m³	8.92 m³
BA-3.11	3BED	11.29 m³	0.00 m³	11.29 m³
BLD B				
BLD A&B LEVEL 1				
BB-1.01	3BED	5.78 m³	5.00 m³	10.78 m³
BB-1.02	STUDIO	3.02 m³	2.00 m³	5.02 m³
BB-1.03	1BED	3.07 m³	3.00 m³	6.07 m³
BB-1.04	1BED	3.45 m³	3.00 m³	6.45 m³
BB-1.05	1BED	3.45 m³	3.00 m³	6.45 m³
BB-1.06	2BED	4.64 m³	4.00 m³	8.64 m³
BB-1.07	2BED	4.15 m³	4.00 m³	8.15 m³
BB-1.08	2BED	4.15 m³	4.00 m³	8.15 m³
BB-1.09	2BED	4.92 m³	4.00 m³	8.92 m³
BB-1.10	3BED	7.63 m³	5.00 m³	12.63 m³
BB-1.11	2BED	5.72 m³	3.00 m³	8.72 m³
BLD A&B LEVEL 2				
BB-2.01	1BED	5.15 m³	2.00 m³	7.15 m³
BB-2.02	STUDIO	3.02 m³	2.00 m³	5.02 m³
BB-2.03	STUDIO	3.02 m³	2.00 m³	5.02 m³
BB-2.04	1BED	3.07 m³	3.00 m³	6.07 m³
BB-2.05	1BED	3.45 m³	3.00 m³	6.45 m³
BB-2.06	1BED	3.45 m³	3.00 m³	6.45 m³
BB-2.07	2BED	4.64 m³	4.00 m³	8.64 m³
BB-2.08	2BED	4.15 m³	4.00 m³	8.15 m³
BB-2.09	2BED	4.15 m³	4.00 m³	8.15 m³
BB-2.10	2BED	4.92 m³	4.00 m³	8.92 m³
BB-2.11	2BED	6.59 m³	2.00 m³	8.59 m³
BLD A&B LEVEL 3				
BB-3.01	1BED	5.15 m³	2.00 m³	7.15 m³
BB-3.02	STUDIO	3.02 m³	2.00 m³	5.02 m³
BB-3.03	STUDIO	3.02 m³	2.00 m³	5.02 m³
BB-3.04	1BED	3.07 m³	3.00 m³	6.07 m³
BB-3.05	1BED	3.45 m³	3.00 m³	6.45 m³
BB-3.06	1BED	3.45 m³	3.00 m³	6.45 m³
BB-3.07	2BED	4.64 m³	4.00 m³	8.64 m³
BB-3.08	2BED	4.15 m³	4.00 m³	8.15 m³
BB-3.09	2BED	4.15 m³	4.00 m³	8.15 m³
BB-3.10	2BED	4.92 m³	4.00 m³	8.92 m³
BB-3.11	2BED	6.59 m³	2.00 m³	8.59 m³

ADG - Storage Calculations - Building C (L1-3)

Unit Number	Unit Type	Internal Storage	External Storage	Total Storage
BLD C				
BLD C LEVEL 1				
BC-1.01	2BED	5.97 m³	3.00 m³	8.97 m³
BC-1.02	1BED	3.44 m³	3.00 m³	6.44 m³
BC-1.03	1BED	3.35 m³	3.00 m³	6.35 m³
BC-1.04	1BED	6.30 m³	0.00 m³	6.30 m³
BC-1.05	1BED	6.10 m³	0.00 m³	6.10 m³
BC-1.06	3BED	7.60 m³	5.00 m³	12.60 m³
BC-1.07	2BED	6.07 m³	2.00 m³	8.07 m³
BC-1.08	2BED	4.94 m³	4.00 m³	8.94 m³
BC-1.09	2BED	4.94 m³	4.00 m³	8.94 m³
BC-1.10	2BED	5.89 m³	3.00 m³	8.89 m³
BC-1.11	1BED	8.55 m³	0.00 m³	8.55 m³
BC-1.12	2BED	5.22 m³	3.00 m³	8.22 m³
BLD C LEVEL 2				
BC-2.01	2BED	5.97 m³	3.00 m³	8.97 m³
BC-2.02	1BED	3.44 m³	3.00 m³	6.44 m³
BC-2.03	1BED	3.35 m³	3.00 m³	6.35 m³
BC-2.04	1BED	3.12 m³	3.00 m³	6.12 m³
BC-2.05	3BED	7.60 m³	5.00 m³	12.60 m³
BC-2.06	2BED	6.07 m³	2.00 m³	8.07 m³
BC-2.07	2BED	4.94 m³	4.00 m³	8.94 m³
BC-2.08	2BED	4.94 m³	4.00 m³	8.94 m³
BC-2.09	2BED	5.89 m³	3.00 m³	8.89 m³
BC-2.10	1BED	8.55 m³	0.00 m³	8.55 m³
BC-2.11	2BED	5.22 m³	3.00 m³	8.22 m³
BLD C LEVEL 3				
BC-3.01	2BED	5.97 m³	3.00 m³	8.97 m³
BC-3.02	1BED	3.44 m³	3.00 m³	6.44 m³
BC-3.03	1BED	3.35 m³	3.00 m³	6.35 m³
BC-3.04	1BED	3.12 m³	3.00 m³	6.12 m³
BC-3.05	3BED	7.60 m³	5.00 m³	12.60 m³
BC-3.06	2BED	6.07 m³	2.00 m³	8.07 m³
BC-3.07	2BED	4.94 m³	4.00 m³	8.94 m³
BC-3.08	2BED	4.94 m³	4.00 m³	8.94 m³
BC-3.09	2BED	5.89 m³	3.00 m³	8.89 m³
BC-3.10	1BED	8.55 m³	0.00 m³	8.55 m³
BC-3.11	2BED	5.22 m³	3.00 m³	8.22 m³
BLD 8				
BLD 8 LEVEL 1				
B8-1.01	STUDIO	4.29 m³	0.00 m³	4.29 m³
B8-1.02	1BED	8.99 m³	0.00 m³	8.99 m³
B8-1.03	1BED	9.93 m³	0.00 m³	9.93 m³
B8-1.04	STUDIO	5.29 m³	0.00 m³	5.29 m³
B8-1.05	STUDIO	4.05 m³	0.00 m³	4.05 m³
B8-1.06	STUDIO	4.06 m³	0.00 m³	4.06 m³
B8-1.07	STUDIO	5.20 m³	0.00 m³	5.20 m³
B8-1.08	STUDIO	7.29 m³	0.00 m³	7.29 m³
B8-1.09	STUDIO	6.17 m³	0.00 m³	6.17 m³
B8-1.10	STUDIO	5.28 m³	0.00 m³	5.28 m³
B8-1.11	STUDIO	5.46 m³	0.00 m³	5.46 m³
B8-1.12	STUDIO	5.22 m³	0.00 m³	5.22 m³
BLD 8 LEVEL 2				
B8-2.01	STUDIO	4.29 m³	0.00 m³	4.29 m³
B8-2.02	1BED	8.99 m³	0.00 m³	8.99 m³
B8-2.03	1BED	9.93 m³	0.00 m³	9.93 m³
B8-2.04	STUDIO	5.29 m³	0.00 m³	5.29 m³
B8-2.05	STUDIO	4.05 m³	0.00 m³	4.05 m³
B8-2.06	STUDIO	4.06 m³	0.00 m³	4.06 m³
B8-2.07	STUDIO	5.20 m³	0.00 m³	5.20 m³
B8-2.08	STUDIO	4.92 m³	0.00 m³	4.92 m³
B8-2.09	STUDIO	6.17 m³	0.00 m³	6.17 m³
B8-2.10	STUDIO	5.28 m³	0.00 m³	5.28 m³
B8-2.11	STUDIO	5.46 m³	0.00 m³	5.46 m³
B8-2.12	STUDIO	5.22 m³	0.00 m³	5.22 m³
BLD 8 LEVEL 3				
B8-3.01	STUDIO	4.29 m³	0.00 m³	4.29 m³
B8-3.02	1BED	8.99 m³	0.00 m³	8.99 m³
B8-3.03	1BED	9.93 m³	0.00 m³	9.93 m³
B8-3.04	STUDIO	5.29 m³	0.00 m³	5.29 m³
B8-3.05	STUDIO	4.05 m³	0.00 m³	4.05 m³
B8-3.06	STUDIO	4.06 m³	0.00 m³	4.06 m³
B8-3.07	STUDIO	5.20 m³	0.00 m³	5.20 m³
B8-3.08	STUDIO	4.92 m³	0.00 m³	4.92 m³
B8-3.09	STUDIO	6.17 m³	0.00 m³	6.17 m³
B8-3.10	STUDIO	5.28 m³	0.00 m³	5.28 m³
B8-3.11	STUDIO	5.46 m³	0.00 m³	5.46 m³
B8-3.12	STUDIO	5.22 m³	0.00 m³	5.22 m³

Scale 1:500

0 5m 10m 25m 50m

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B	FOR DEVELOPMENT APPLICATION	MB	24.10.22
C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
6	DRAFT SECTION 456	MB	04.05.23
7	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

SEPP65 COMPLIANCE STORAGE

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-83-10

Drawn: KH

Scale: 1 : 500 @ A1

Date: 24.05.23

Revision: 7

PLOT STAMP DATE: 24/05/2023 6:03:27 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



1 LEVELS 4 PLAN STORAGE

1 : 500



2 LEVELS 5-7 PLAN STORAGE

1 : 500

ADG - Storage Calculations - Building A (L4)				
Unit Number	Unit Type	Internal Storage	External Storage	Total Storage
BLD A				
LEVEL 4				
BA-4.01	2BED	4.49 m³	4.00 m³	8.49 m³
BA-4.02	STUDIO	3.02 m³	2.00 m³	5.02 m³
BA-4.03	STUDIO	3.02 m³	2.00 m³	5.02 m³
BA-4.04	1BED	3.07 m³	3.00 m³	6.07 m³
BA-4.05	1BED	3.45 m³	3.00 m³	6.45 m³
BA-4.06	1BED	3.45 m³	3.00 m³	6.45 m³
BA-4.07	STUDIO	3.34 m³	2.00 m³	5.34 m³
BA-4.08	3BED	7.77 m³	5.00 m³	12.77 m³

ADG - Storage Calculations - Building C (L4-7)				
Unit Number	Unit Type	Internal Storage	External Storage	Total Storage
BLD C				
BLD C LEVEL 4				
BC-4.01	2BED	5.97 m³	3.00 m³	8.97 m³
BC-4.02	1BED	3.44 m³	3.00 m³	6.44 m³
BC-4.03	1BED	3.35 m³	3.00 m³	6.35 m³
BC-4.04	1BED	3.12 m³	3.00 m³	6.12 m³
BC-4.05	2BED	4.11 m³	4.00 m³	8.11 m³
BC-4.06	2BED	6.07 m³	2.00 m³	8.07 m³
BC-4.07	2BED	4.94 m³	4.00 m³	8.94 m³
BC-4.08	2BED	4.94 m³	4.00 m³	8.94 m³
BC-4.09	2BED	5.89 m³	3.00 m³	8.89 m³
BC-4.10	1BED	8.55 m³	0.00 m³	8.55 m³
BC-4.11	2BED	5.22 m³	3.00 m³	8.22 m³
BLD C LEVEL 5				
BC-5.01	2BED	5.97 m³	3.00 m³	8.97 m³
BC-5.02	1BED	3.44 m³	3.00 m³	6.44 m³
BC-5.03	1BED	3.35 m³	3.00 m³	6.35 m³
BC-5.04	1BED	3.12 m³	3.00 m³	6.12 m³
BC-5.05	2BED	4.11 m³	4.00 m³	8.11 m³
BC-5.06	2BED	6.07 m³	2.00 m³	8.07 m³
BC-5.07	2BED	4.94 m³	4.00 m³	8.94 m³
BC-5.08	2BED	4.94 m³	4.00 m³	8.94 m³
BC-5.09	2BED	5.89 m³	3.00 m³	8.89 m³
BC-5.10	1BED	8.55 m³	0.00 m³	8.55 m³
BC-5.11	2BED	5.22 m³	3.00 m³	8.22 m³
BLD C LEVEL 6				
BC-6.01	2BED	5.97 m³	3.00 m³	8.97 m³
BC-6.02	1BED	3.44 m³	3.00 m³	6.44 m³
BC-6.03	1BED	3.35 m³	3.00 m³	6.35 m³
BC-6.04	1BED	3.12 m³	3.00 m³	6.12 m³
BC-6.05	2BED	4.11 m³	4.00 m³	8.11 m³
BC-6.06	2BED	6.07 m³	2.00 m³	8.07 m³
BC-6.07	2BED	4.94 m³	4.00 m³	8.94 m³
BC-6.08	2BED	4.94 m³	4.00 m³	8.94 m³
BC-6.09	2BED	5.89 m³	3.00 m³	8.89 m³
BC-6.10	1BED	8.55 m³	0.00 m³	8.55 m³
BC-6.11	2BED	5.22 m³	3.00 m³	8.22 m³
BLD C LEVEL 7				
BC-7.01	2BED	5.97 m³	3.00 m³	8.97 m³
BC-7.02	1BED	3.44 m³	3.00 m³	6.44 m³
BC-7.03	1BED	3.35 m³	3.00 m³	6.35 m³
BC-7.04	1BED	3.12 m³	3.00 m³	6.12 m³
BC-7.05	2BED	4.11 m³	4.00 m³	8.11 m³
BC-7.06	2BED	6.07 m³	2.00 m³	8.07 m³
BC-7.07	2BED	4.94 m³	4.00 m³	8.94 m³
BC-7.08	2BED	4.94 m³	4.00 m³	8.94 m³
BC-7.09	2BED	5.89 m³	3.00 m³	8.89 m³
BC-7.10	1BED	8.55 m³	0.00 m³	8.55 m³
BC-7.11	2BED	5.22 m³	3.00 m³	8.22 m³

Scale 1:500

0 5m 10m 25m 50m

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6	DRAFT SECTION 456	MB	04.05.23
7	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

SEPP65 COMPLIANCE STORAGE

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-83-11

Drawn: KH

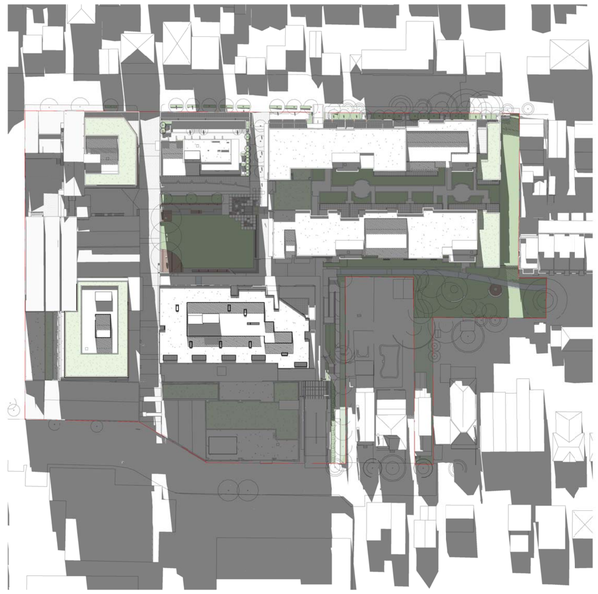
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Revision: 7

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Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023



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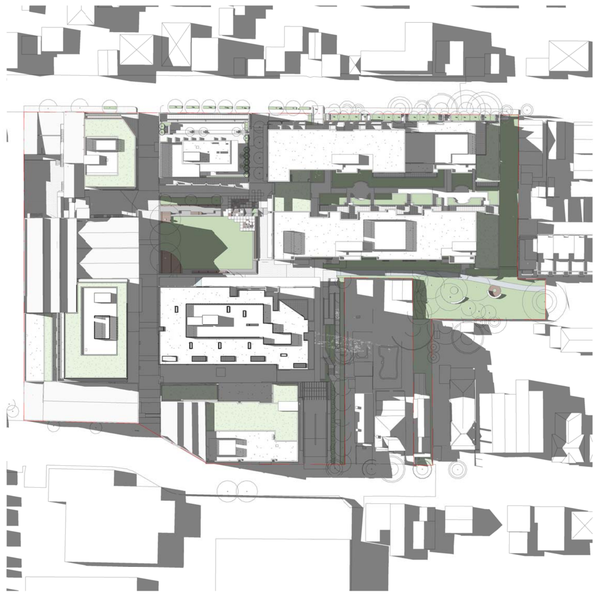
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6 WINTER 2PM
1 : 1000



7 WINTER 3PM
1 : 1000

Scale 1:1000

0 10m 20m 50m 100m

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9	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

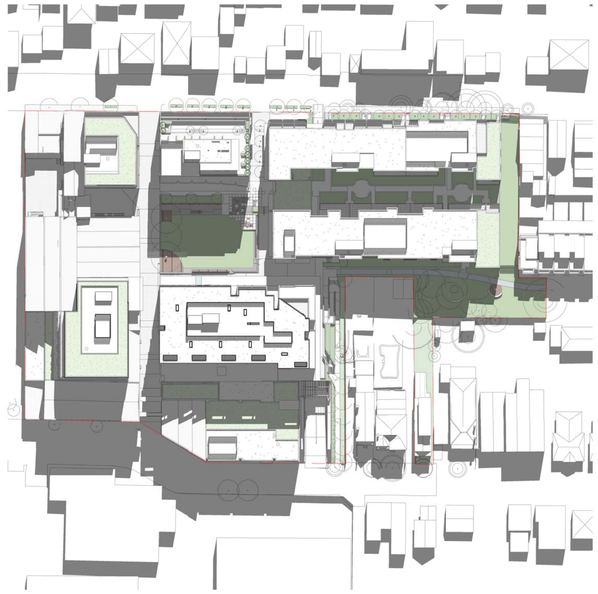
Drawing Title
SHADOW DIAGRAMS
WINTER

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-84-00

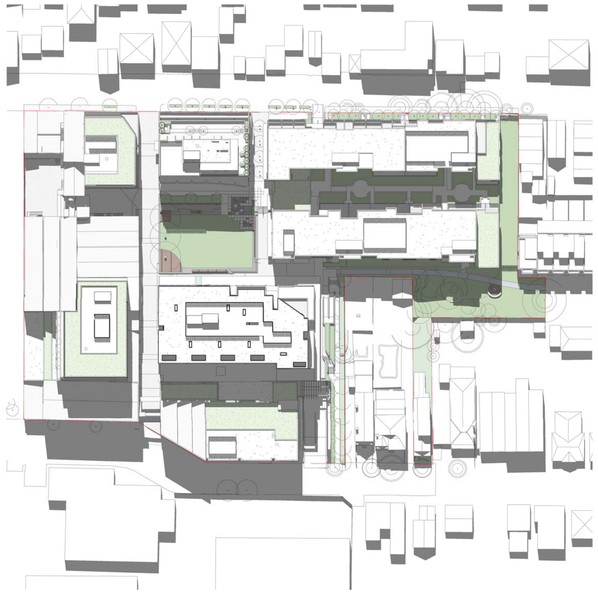
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Revision: 9

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Version: 1, Version Date: 12/07/2023



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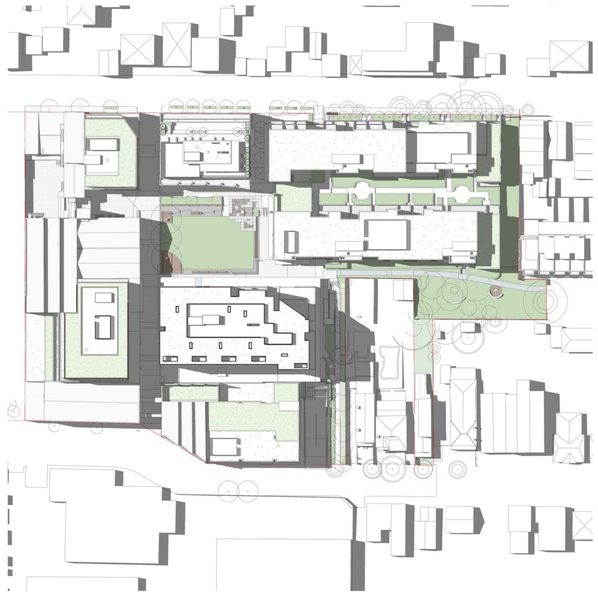
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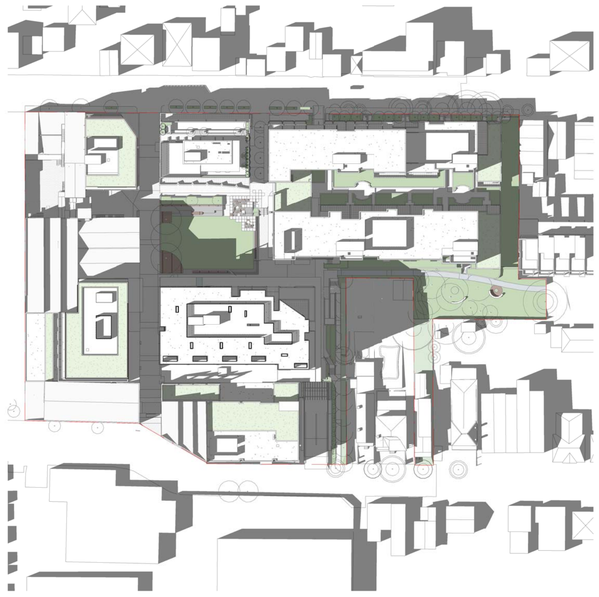
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5 EQUINOX 1PM
1 : 1000



6 EQUINOX 2PM
1 : 1000



7 EQUINOX 3PM
1 : 1000

Scale 1:1000

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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
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9	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title SHADOW DIAGRAMS EQUINOX

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-84-01

Drawn: MB
Scale: 1 : 1000 @ A1
Date: 24.05.23
Revision: 9

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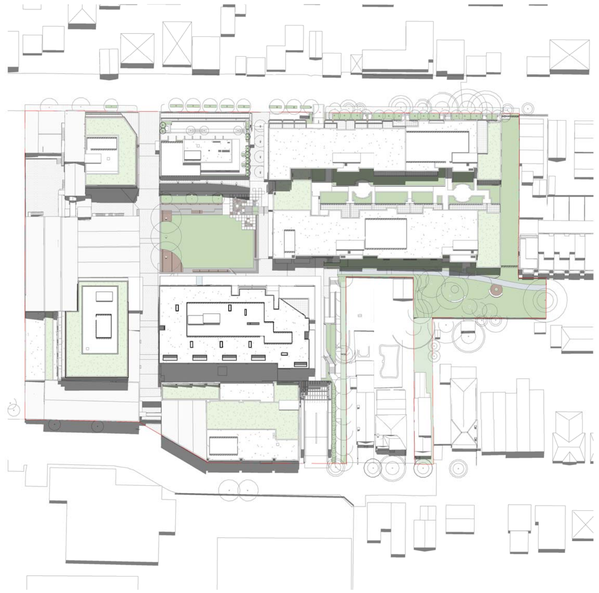
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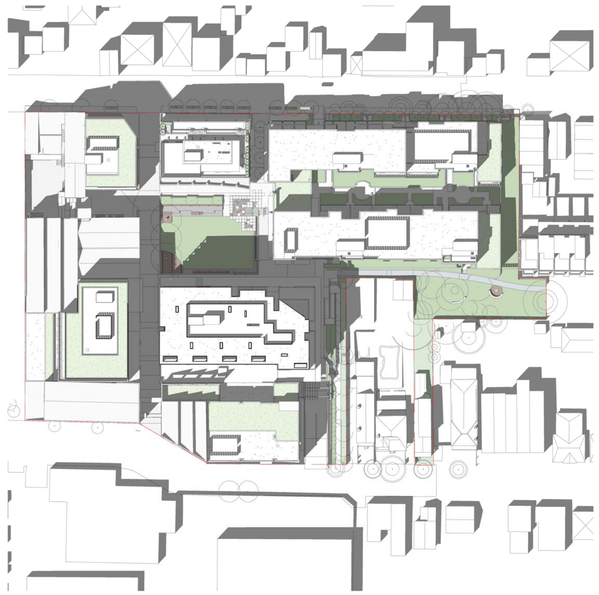
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5 SUMMER 1PM
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6 SUMMER 2PM
1 : 1000



7 SUMMER 3PM
1 : 1000

Scale 1:1000

0 10m 20m 50m 100m

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

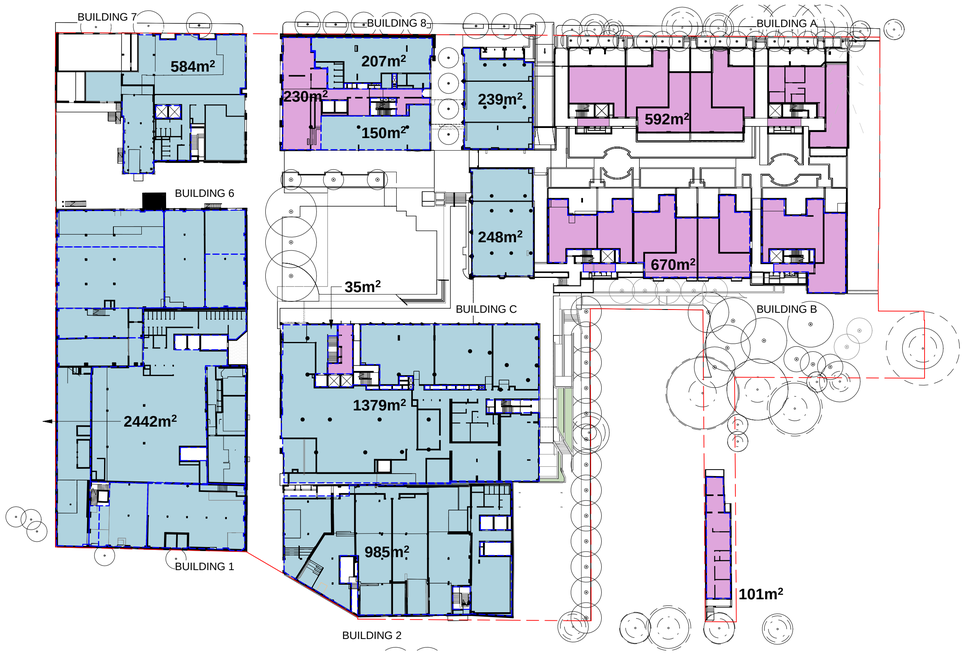
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SHADOW DIAGRAMS SUMMER

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-84-02

Drawn: MB
Scale: 1 : 1000 @ A1
Date: 24.05.23
Revision: 9

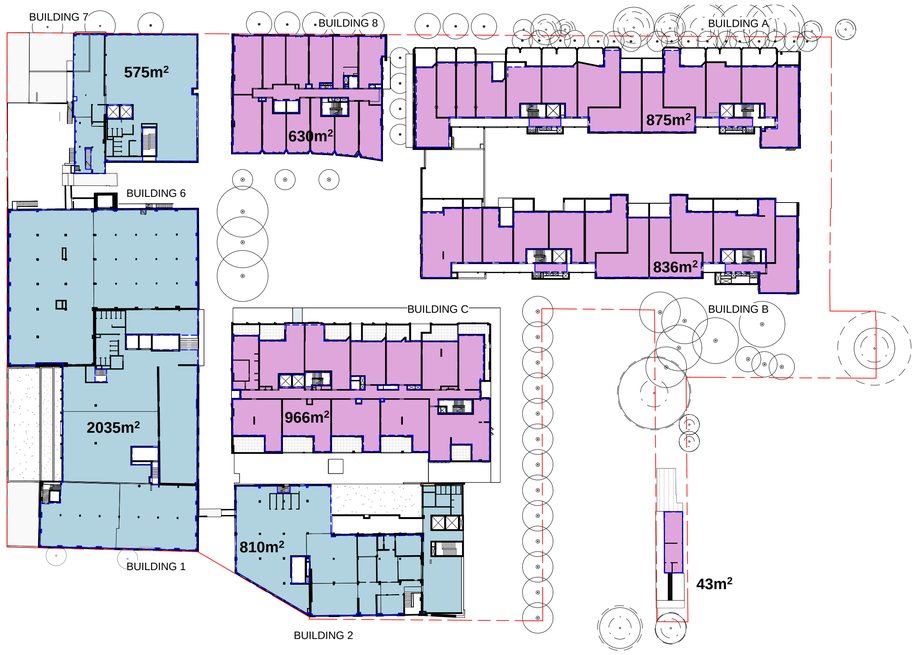
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Version: 1, Version Date: 12/07/2023



2 GROUND PLAN GFA

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3 LEVEL 1 PLAN GFA

1 : 600



1 LEVEL 2 PLAN GFA

1 : 600



5 LEVEL 3 PLAN GFA

1 : 600

LEGEND

- RESIDENTIAL/RESIDENTIAL AMENITY GFA
- NON-RESIDENTIAL GFA

GFA CALCULATIONS

SITE AREA:	15,247 SQM
MLEP FLOOR SPACE RATIO	2.2 : 1
ALLOWABLE TOTAL GFA:	33,543 SQM
ALLOWABLE RESIDENTIAL / RESI. AMENITY GFA:	16,772 SQM
PROPOSED TOTAL GFA:	31,396 SQM
PROPOSED RESIDENTIAL / RESI. AMENITY GFA:	15,525 SQM
PROPOSED COMMERCIAL / LIGHT INDUSTRY GFA:	15,871 SQM
PROPOSED FLOOR SPACE RATIO	2.06 : 1

456.07

Scale 1:1000

0 10m 20m 50m 100m

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D	FOR DEVELOPMENT APPLICATION	MB	08.11.22
12	DRAFT SECTION 456	MB	04.05.23
13	FOR SECTION 4.56	MB	24.05.23

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Project No. 220160.00

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Project

PRECINCT 75
DEVELOPMENT APPLICATION

St Peters 2044 NSW

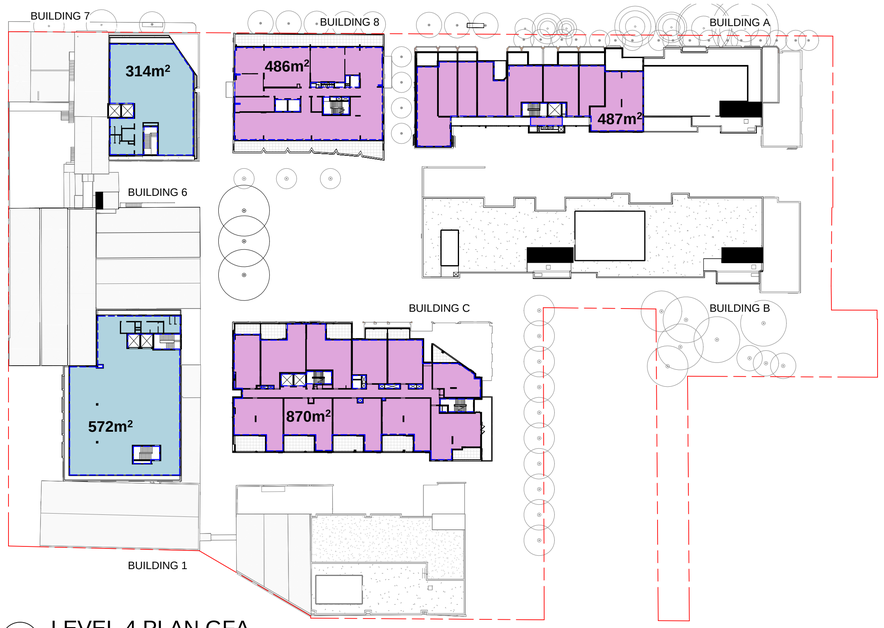
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DEVELOPMENT CALCULATIONS GFA

Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
Drawing Number:	DA-90-00
Drawn:	MB
Scale:	As indicated @ A1
Date:	24.05.23
Revision:	13

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Version: 1, Version Date: 12/07/2023



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1 LEVEL 5 PLAN GFA

1 : 600



2 LEVEL 6 PLAN GFA

1 : 600



3 LEVEL 7 PLAN GFA

1 : 600

LEGEND

- RESIDENTIAL/RESIDENTIAL AMENITY GFA
- NON-RESIDENTIAL GFA

GFA CALCULATIONS

SITE AREA:	15,247 SQM
MLEP FLOOR SPACE RATIO	2.2 : 1
ALLOWABLE TOTAL GFA:	33,543 SQM
ALLOWABLE RESIDENTIAL / RESI. AMENITY GFA:	16,772 SQM
PROPOSED TOTAL GFA:	31,396 SQM
PROPOSED RESIDENTIAL / RESI. AMENITY GFA:	15,525 SQM
PROPOSED COMMERCIAL / LIGHT INDUSTRY GFA:	15,871 SQM
PROPOSED FLOOR SPACE RATIO	2.06 : 1

456.07

Scale 1:250

0 2.5m 5m 12.5m 25m

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D	FOR DEVELOPMENT APPLICATION	MB	08.11.22
2	DRAFT SECTION 456	MB	04.05.23
3	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
DEVELOPMENT CALCULATIONS GFA

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-90-01

Drawn: MB

Scale: As indicated @ A1

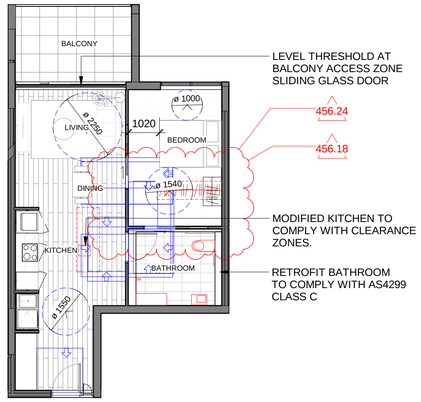
Date: 24.05.23

Revision: 3

PLOT STAMP DATE: 24/05/2023 6:02:45 PM

Document Set ID: 37890565
Version: 1, Version Date: 12/07/2023





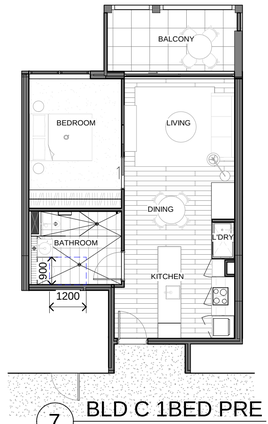
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2 BLD A&B 1BED POST

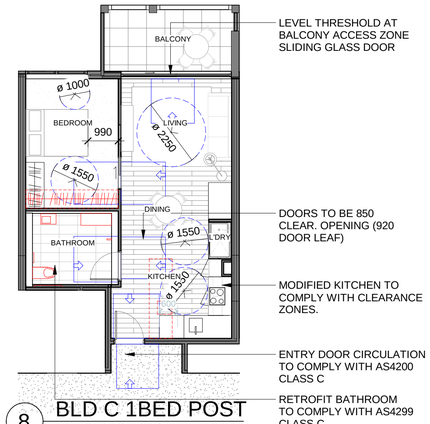
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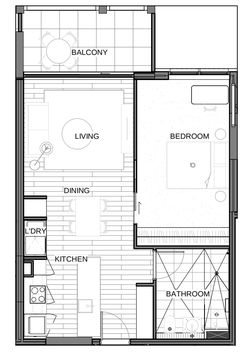
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8 BLD C 1BED POST

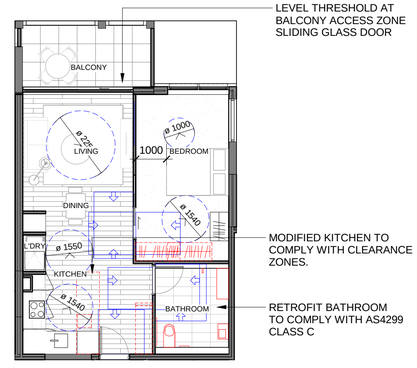
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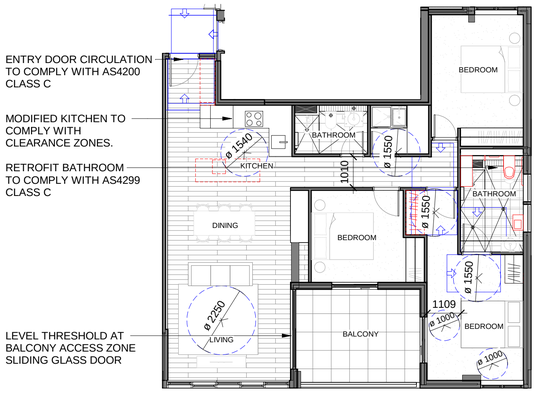
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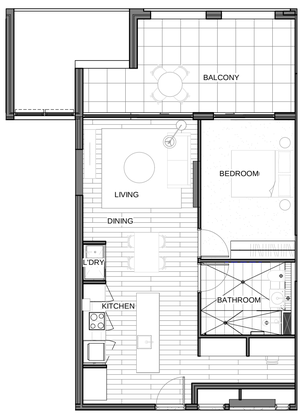
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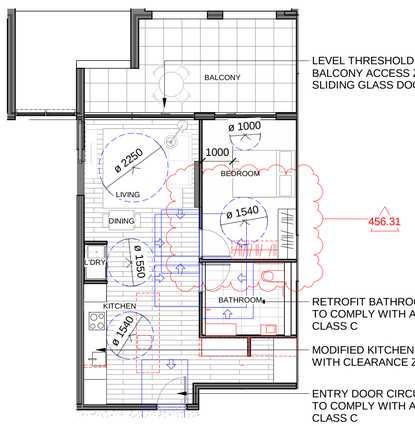
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TYPICAL ADAPTABLE UNIT NUMBER
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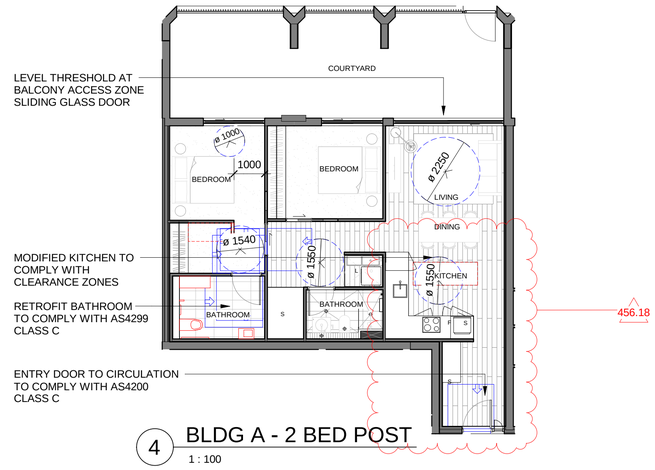
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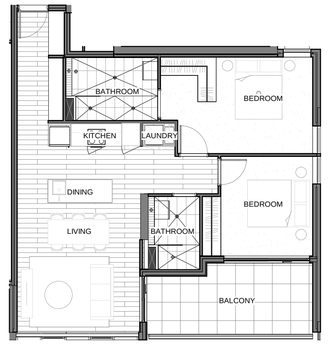
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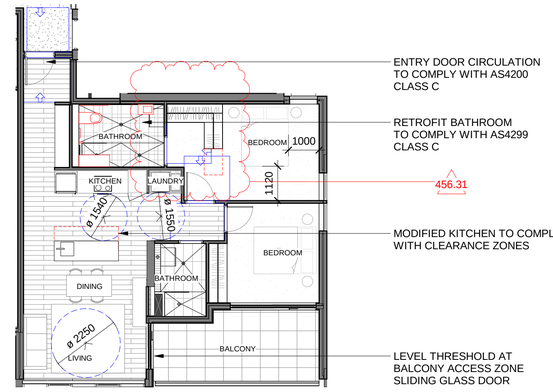
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TYPICAL ADAPTABLE UNIT NUMBER
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5 BLDG C - 2 BED PRE

1 : 100



6 BLDG C - 2 BED POST

1 : 100

TYPICAL ADAPTABLE UNIT NUMBER
BC-4.05, BC-5.05, BC-6.05, BC-7.05

Scale 1:100

0 1m 2m 5m 10m

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Keyplan

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Rev	Description	By	Date
8	FOR INFORMATION	FM	04.05.22
9	FOR INFORMATION	FM	18.05.22
A	FOR DEVELOPMENT APPLICATION	MB	07.07.22
B	FOR DEVELOPMENT APPLICATION	MB	24.10.22
C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
10	FOR INFORMATION	MK	15.03.23
11	DRAFT SECTION 456	MB	04.05.23
12	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
ADAPTABLE UNIT PLANS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-90-02

Drawn: MB
Scale: 1 : 100 @ A1
Date: 24.05.23
Revision: 12

PLOT STAMP DATE: 24/05/2023 6:03:25 PM

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5. Design Specification

5.1 BASIX Compliant Design Specification

5.1.1 Design Specification - FABRIC

Design Specification - FABRIC

External Walls:

A minimum Total R-Value of R2.8 is required for the external walls.

Walls to corridors:

A minimum Total R-Value of R1.8 insulation is required to all dwelling walls that adjoin a naturally ventilated corridor. i.e., All dwellings in Building 8 and Building C

Internal Walls to Adjoining Apartment:

As the adjoining apartment is considered a conditioned space there is no thermal insulation requirement for this wall. Therefore, the insulation to this wall shall be as per acoustic requirements.

Ceilings:

We have assumed floor to ceiling heights as indicated on the architectural drawings received.

Roof Type:

A minimum Total R-Value of R3.2 insulation is required for all apartments below roof and where there is an exposed terrace/balcony area above.

Suspended Floor Slabs:

A minimum Total R-Value of R2.2 insulation is required for the underside of exposed and enclosed suspended concrete slabs (i.e., to non-enclosed external zones **and to all ground level units of Building A**). Refer to insulation mark-up

A minimum Total R-Value of R2.7 insulation is required for the underside of enclosed suspended concrete slabs **(i.e. to Building B ground level units 0.01 to 0.08)** Refer to insulation mark-up

A minimum Total R-Value of R1.7 insulation to the underside of enclosed suspended concrete slabs (i.e. enclosed zones below). Refer to insulation mark-up

Floor Coverings

The following design specifications have been included within the NatHERS Assessments:

Carpet to all bedrooms

Timber floorboards to the living spaces; and

Ceramic tiles to the bathrooms/wet areas.

Windows and Glazed Doors (Fixed and/or Operable):

Single Glazed Units

Building/Units	Fixed/Sliding		Awning/Casement	
	U Value	SHGC	U-Value	SHGC
SG Clear				
A/ All units except 1.01, 2.01, 3.01, 4.01 **B/ All units except** 0.02, 0.03, 0.04, 0.05, 0.06, 0.07, 1.07, 1.08, 1.11, 3.08, 3.09, 3.11 **C/ All units except** 1.02, 1.05,1.10, 2.02, 3.02, 3.04, 3.05, 3.09, 4.02, 4.04, 4.09, 5.02, 5.04, 5.09, 6.04, 6.09, 7.02, 7.05, 7.04, 7.06, 7.07, 7.08, 7.09, 7.11 **8/ All units except** 1.02, 1.05, 1.08, 1.09, 2.02, 2.04, 2.05, 2.06, 2.07, 2.08, 3.02, 3.09	6.7	0.7	6.7	0.57
SG Low-E Low Solar Gain				
C/ 1.02, 2.02, 3.02, 3.04, 4.02, 4.04, 5.02, 5.04, 6.04, 7.02, 7.11 **8/** 2.04, 2.05, 2.06, 2.07	5.6	0.41	5.6	0.36
SG Low-E High Solar Gain				
B/ 0.02, 0.03, 0.04, 0.06, 1.07, 1.08 **C/** 3.05, 5.09, 6.09	5.4	0.58	5.4	0.49

Double Glazed Units

Building/Units	Fixed/ Sliding		Awning/Casement	
	U Value	SHGC	U Value	SHGC
DG CLEAR				
A/ 2.01, 3.01 **B/** 0.05, 0.07, 1.11, 3.08, 3.09, 3.11 **C/** 1.05,1.10, 3.09, 4.09, 7.08, 7.09 **8/** 3.02	4.8	0.59	4.8	0.51
DG Low-E Low Solar Gain				
C/ 7.04 **8/** 1.02, 1.09, 2.02, 2.08, 3.02, 3.09	4.9	0.33	4.9	0.33
DG Low E High Solar Gain				
A/ 1.01, 4.01 **C/** 7.05, 7.06, 7.07	4.3	0.53	4.3	0.47

All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047.

Note: The thermal performance values for all windows detailed above are for glass and framing system combined.

Skylight:

Building/ Units	Skylight	
	U Value	SHGC
DG CLEAR **C/** 7.01, 7.02, 7.05, 7.06, 7.07, 7.08, 7.11	4.22	0.73

Ceilings fans:

	Building A	Building B	Building C	Building 8
1 * 1200 mm diameter ceiling fan (Kitchen living)		0.02, 0.04, 0.05, 0.06, 0.07, 0.08, 1.01, 1.02, 1.07, 1.08, 1.09, 1.10, 2.01, 2.02, 2.09, 2.10, 2.11, 3.01, 3.02, 3.08, 3.09, 3.10, 3.11	1.03, 1.04, 1.05, 1.06,1.11,1.12, 2.04, 2.05, 2.10, 3.02, 3.05, 3.08, 3.10, 4.02, 4.05, 4.10, 5.02, 5.05, 5.10, 6.02, 6.05, 6.10, 7.03, 7.07, 7.08, 7.10	All units except 1.01, 2.05, 2.08, 2.09, 2.12, 3.08
2 * 1200 mm diameter ceiling fan (each in Kitchen living and a bedroom)		1.11, 2.09, 3.01	1.02, 2.03, 2.04, 3.03, 4.03, 5.03, 6.03	
1 * 1400 mm diameter ceiling fan (Kitchen Living)			7.11	1.01, 2.05, 2.08, 2.09, 2.12, 3.08
2 * 1400 mm diameter ceiling fan (each in Kitchen living and a bedroom)		2.08	2.02, 3.04, 4.04, 5.04, 6.04, 7.02, 7.04, 7.05	

5.1.2 Design Specification - WATER

Design Specification – WATER

Alternative Water Supply

A rainwater tank of 13,000L is required to collect rainwater from 2,346 m² of roof area for irrigation of 1000 m² of landscaped area.

For stormwater requirements, please refer to the Civil Engineer's detailed specifications.

Outdoor Pool

An outdoor pool with a volume of 113kL is located on level 05 roof of building 8.

Fixtures & Fittings:

We note that fixtures with the following WELS ratings have been included in the BASIX Assessment:

Common Areas (as applicable) & all dwellings:

- 4 Star WELS minimum rated Showerheads (> 6 but <= 7.5 L/min)
- 4 Star WELS minimum rated Toilets
- 5 Star WELS minimum rated Kitchen taps
- 5 Star WELS minimum rated Bathroom taps
- 3 Star WELS minimum rated Dishwashers
- Clothes washers do not have a specified water rating requirement.

We note a reduction in the quality of these appliances will affect the water aspect of the BASIX rating.

Common Areas:

Fire sprinkler test water will be contained in a closed system.

5.1.3 Design Specification - ENERGY

Design Specification - ENERGY

Alternative Energy Supply/ Solar Photovoltaic System

99kW peak PV system has been specified within the BASIX certificate.

Air Leakage

Kitchen, bathroom, and laundry exhaust shall be via individual fan ducted to the façade or roof. Refer to BASIX certificate and Mechanical Ventilation System section below for operation control.

Back-draft dampers must be installed to prevent air infiltration.

Hot Water System

A centralised hot water system (Electric heat pump, Gas boosted) is to be installed to serve all dwellings.

Domestic Hot Water internal pipework is required to have minimum R1.0 insulation.

It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target.

Pool Heating System

An outdoor pool with an electric heat pump heating system controlled by timer has been specified within the BASIX certificate.

Mechanical Ventilation Systems:

Common Areas:

Ventilation supply + exhaust with a carbon monoxide monitor and VSD fan

- Car Park basement 1&2

Ventilation exhaust only

- Garbage room & Ground floor toilets, Building 8 Amenities (level 4 toilets)

Ventilation supply only, thermostatically controlled.

- Mech plant room

Ventilation supply only, time clock or BMS controlled.

- Fire staircase in Basement 1 and 2, Building C and 8 Fire Staircase, Main Switch Room, Building C GF shared corridor, Building C Entry to basement lobby, Building 8 Mail Room, Building 8 Level 5 Corridor, Building C GF Lobby, Store

Ventilation supply + exhaust, time clock or BMS controlled.

- Fire pump room, Fire Pump Room – Building 8

Ventilation supply + exhaust, thermostatically controlled.

- Potable Recycled Water Pump/Filters

No mechanical ventilation

- All rooftop plantrooms, Building A and B Fire staircase, Building C and 8 corridors.

Air conditioning system –

- Main Comms room, residential amenities, and club on level 4 of building 8, Building 8 Ground Floor Residential Lobby

Dwellings:

Kitchen, bathroom, and laundry exhaust will be ducted to the external façade or roof (manual on/off switch).

Central Cooling Systems:

Centralised cooling system - VRV units (electric driven compressor, air cooled condenser, Unit efficiency (min): medium - COP 3.5 –5.5 is required for all the ILUs.

Central Heating Systems:

Centralised heating system – VRV units (electric driven compressor, air sourced evaporator, unit efficiency (min): medium - COP 3.5 –5.5) is required for all the ILUs

Lighting:
Common Areas:

Dedicated LED lamps throughout.

Timeclocks and Motion Sensor to

- Ground floor toilets

Manual on/off switch to:

- All plant, tank, switch and comms rooms, Residential Amenity/Club Room

Motion Sensors to:

- Car Park Basement 1 & 2, All Fire Stairs, Store Rooms, Garbage rooms

All lifts: LED connected to lift call button

Motion and Daylight Sensor to:

- Building C, 8 Shared corridor, Building A, C, 8 entry to basement lobby, Building 8 level 5 corridor, Building C ground floor lobby, Building A, C, 8 corridor, Residential amenities and lobby – building 8

Dwellings:

Dedicated LED Lamps throughout.

Vertical Transportation:

Gearless traction lifts with VVVF regenerative drive motor serving all storeys of all buildings have been specified within the BASIX certificate.

Appliance Specifications:

The following minimum energy performance specifications have been included within the BASIX assessment:

- Induction cooktops and electric ovens to all dwellings.
- Dishwasher – A minimum 4 star energy rating
- Refrigerator – not specified

All single bedroom unit/studio dwellings:

- Clothes Washer/Dryer Combo – A minimum 5 star energy rating washer/ 4 star energy rating dryer

All 2+ bedroom unit dwellings:

- Clothes Dryer- A minimum 2 star energy rating

Compliance Note: A reduction in the quality of any of these appliances will affect the energy aspect of the BASIX rating. Client to confirm which appliances are to be included within base-building design.

Other

- Day/night AC Zoning
- Common area clothes drying line

Architect

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4	FOR INFORMATION	FM	11.03.22
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A	FOR DEVELOPMENT APPLICATION	MB	07.07.22
B	FOR DEVELOPMENT APPLICATION	MB	24.10.22
C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
7	DRAFT SECTION 456	MB	04.05.23
8	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

Document Control Status:

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

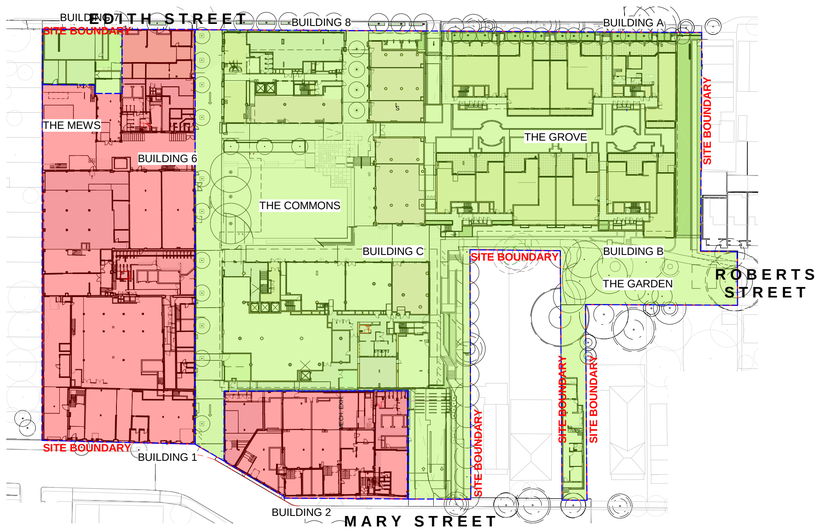
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Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-90-03

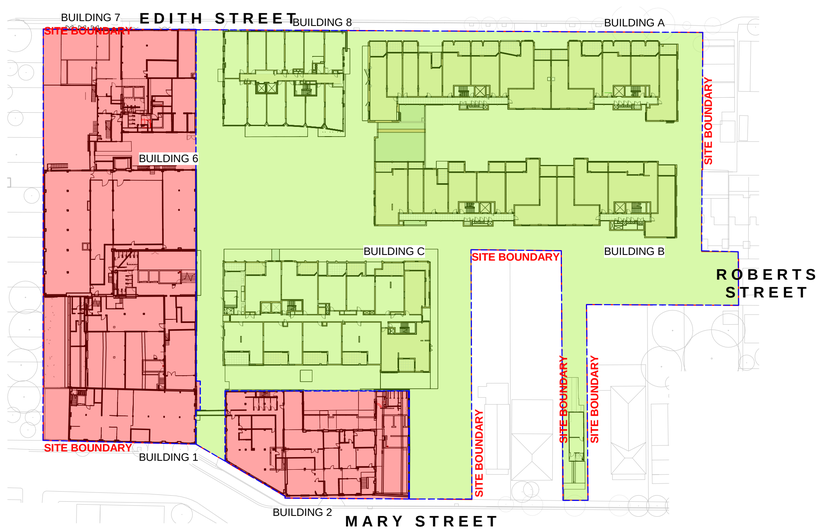
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Date: 24.05.23
Revision: 8

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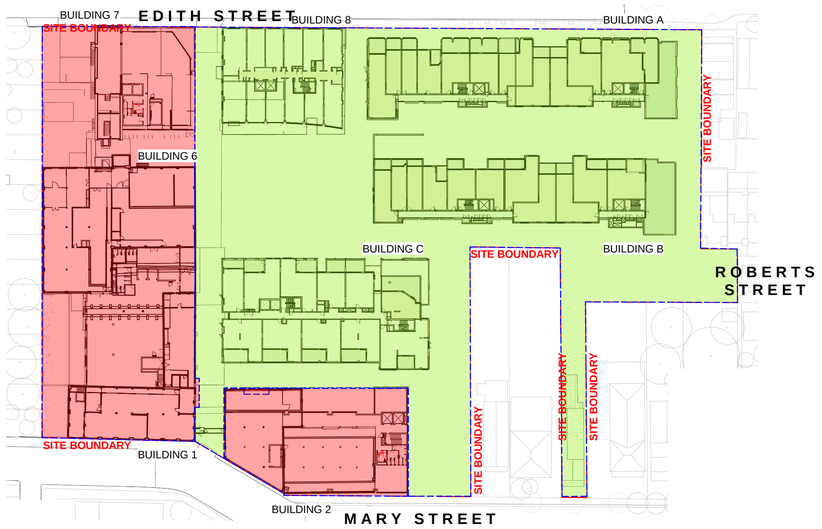
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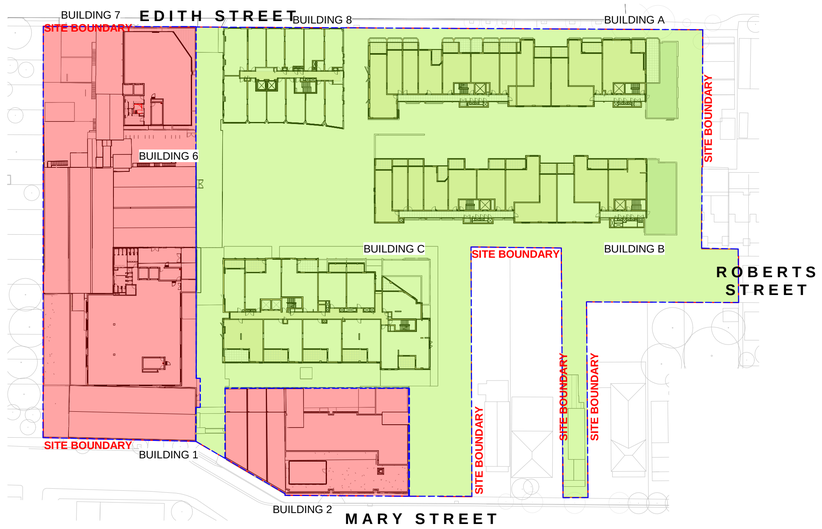
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2 LEVEL 1 PLAN
1 : 750



3 LEVEL 2 PLAN
1 : 750



4 LEVEL 3-7 PLAN
1 : 750

LEGEND
- STAGE 1
- STAGE 2

Scale 1:750
0 7.5m 15m 37.5m 75m

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C	FOR DEVELOPMENT APPLICATION	MB	08.11.22
6	DRAFT SECTION 456	MB	04.05.23
7	FOR SECTION 4.56	MB	24.05.23

Client HOME

Project No. 220160.00

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title STAGING DIAGRAMS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-90-04

Drawn: CK
Scale: As indicated @ A1
Date: 24.05.23
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