PRECINCT 75

Address: Precinct 75, St Peters NSW 2044

Project No: 220160.03

Date: 02/10/2024

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Rev	Description	By	Date
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
12	FOR INFORMATION	MB	25.06.24
13	FOR COORDINATION	MB	26.07.24
14	FOR COORDINATION	MB	29.07.24
15	FOR SECTION 4.56	MB	02.10.24

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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

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S4.56 Changes Index

Change		Sheet/Document
1.01	Updates to Miscellaneous Details sheets that are consistent with consent conditions, due to detailed design coordination	DA-40-02 - SCREEN DETAIL SECTION DA-40-03 - MISCELLANEOUS DETAILS DA-40-04 - MISCELLANEOUS DETAILS DA-40-05 - MISCELLANEOUS DETAILS DA-40-06 - MISCELLANEOUS DETAILS DA-40-07 - BUILDING C FAÇADE DETAILS DA-40-08 - BUILDING C FAÇADE DETAILS
1.02	Updates to levels/floor to floor heights due to detailed design coordination	DA-21-0G - GROUND FLOOR PLAN 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 DA-30-10 - STREETSCAPE ELEVATION DA-40-00 - SECTION 1 AND 2 DA-40-01 - SECTION 3 AND 4
1.03	Inclusion of Right of Way to 49 Mary Street	DA-21-0G - GROUND FLOOR PLAN
1.04	Removal of Tree 1A Note - drafting error as tree does not exist	DA-21-0G - GROUND FLOOR PLAN DA-30-04 - SOUTH-WEST ELEVATIONS DA-30-10 - STREETSCAPE ELEVATION
1.05	Updates to external levels due to civil coordination	DA-21-0G - GROUND FLOOR PLAN
1.06	Grease arrestors relocated to basement due to services coordination	DA-21-0G - GROUND FLOOR PLAN DA-20-98 - BASEMENT 2 PLAN DA-20-99 - BASEMENT 1 PLAN
1.07	Updates to 67 Mary Street Note	DA-21-0G - GROUND FLOOR PLAN DA-21-01 - LEVEL 1 FLOOR PLAN DA-21-02 - LEVEL 2 FLOOR PLAN
1.08	Updates to material note to correct drafting error	DA-30-05 - SOUTH-WEST ELEVATIONS
1.09	Updates to Awnings due to detailed design coordination	DA-30-01 - NORTH-EAST ELEVATIONS DA-30-03 - NORTH-WEST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS
1.10	Updates to facade materials	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 DA-40-02 - SCREEN DETAIL SECTIONS
1.11	Minor Updates to Mary Street link retaining walls due to structural coordination	DA-21-0G - GROUND FLOOR PLAN
1.12	Updates to The Mews arrangement and levels due to detailed design coordination	DA-21-0G - GROUND FLOOR PLAN DA-30-00 - NORTH-EAST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS
1.13	Minor updates to roof plant due to services coordination	DA-21-04 - LEVEL 4 FLOOR PLAN DA-21-05 - LEVEL 5 FLOOR PLAN DA-21-06 - LEVEL 6 FLOOR PLAN DA-30-05 - SOUTH-WEST ELEVATIONS DA-40-00 - SECTION 1 AND 2 DA-40-01 - SECTION 3 AND 4
1.14	Updates to Makers way access and arrangement due to detailed design coordination and compliance	DA-21-0G - GROUND FLOOR PLAN DA-30-02 - NORTH-WEST ELEVATIONS
~~1.15~~	~~Removal of Tree 42 due to community consultation~~	~~NO LONGER IN USE~~
1.16	Updates to Fencing around The Garden and Overland Flow due to community consultation	DA-21-0G - GROUND FLOOR PLAN DA-30-05 - SOUTH-WEST ELEVATIONS DA-40-06 - MISCELLANEOUS DETAIL
1.17	Updates to bike storage arrangement due to detailed design coordination	DA-21-0G - GROUND FLOOR PLAN DA-83-09 - SEPP65 COMPLIANCE STORAGE
1.18	Updates to staging strategy to include Building 7 and The Mews	DA-90-04 - STAGING DIAGRAMS
~~1.19~~	~~Minor updates to Dog Park due to landscape design coordination~~	~~NO LONGER IN USE~~
~~1.20~~	~~Inclusion of Palm trees in landscape design~~	~~NO LONGER IN USE~~
1.21	Removal of hit and miss brickwork due to safety in design	DA-30-06 - SOUTH-EAST ELEVATIONS
1.22	Updates to solar calculation due to: Building 8: Changes to wall and window configurations, and revised height of Building 7. Buildings A/B: Revised heights for Buildings A and B, and revised height of Building 8.	DA-83-00 - SEPP65 COMPLIANCE SOLAR DIAGRAMS
1.23	Updates to GFA calculations due to detailed design coordination	DA-90-00 - DEVELOPMENT CALCULATIONS GFA DA-90-01 - DEVELOPMENT CALCULATIONS GFA

Change		Sheet/Document
~~1.24~~	~~Addition of Lourved screens for weather proofing to lift lobbies~~	~~NO LONGER IN USE~~
1.25	Updates to Car park layout and allocation due to detailed design coordination	DA-20-98 - BASEMENT 2 PLAN DA-20-99 - BASEMENT 1 PLAN
1.26	Removal of DAS room due to services coordination	DA-20-98 - BASEMENT 2 PLAN
1.27	Updates to Mary St entry ramp gradients due to traffic coordination	DA-20-98 - BASEMENT 2 PLAN DA-20-99 - BASEMENT 1 PLAN DA-40-00 - SECTION 1 AND 2
1.28	Removal of kerb to Edith St driveway entry due to traffic coordination	DA-21-0G - GROUND FLOOR PLAN
1.29	Updates to OSD Tank due to civil coordination	DA-20-98 - BASEMENT 2 PLAN DA-20-99 - BASEMENT 1 PLAN
1.30	Updates to basement slab tie due to structural coordination	DA-30-01 - NORTH-EAST ELEVATIONS DA-40-01 - SECTION 3 AND 4
1.31	Updates to staff bike parking arrangement due to detailed design coordination	DA-20-99 - BASEMENT 1 PLAN
1.32	Addition of enclosed lift lobbies due to detailed design coordination	DA-20-98 - BASEMENT 2 PLAN DA-20-99 - BASEMENT 1 PLAN
1.33	Updates to EOT and commercial storage arrangement due to detailed design coordination	DA-20-99 - BASEMENT 1 PLAN
1.34	Fire tank relocated to basement due to services coordination	DA-20-98 - BASEMENT 2 PLAN
~~1.35~~	~~Inclusion of Car Wash Bay~~	~~NO LONGER IN USE~~
1.36	Updates to Plant and garbage room wall alignments due to detailed design coordination	DA-20-98 - BASEMENT 2 PLAN DA-20-99 - BASEMENT 1 PLAN
1.37	Storage rearranged due to detailed design coordination	DA-20-98 - BASEMENT 2 PLAN DA-20-99 - BASEMENT 1 PLAN DA-83-09 - SEPP65 COMPLIANCE STORAGE DA-83-10 - SEPP65 COMPLIANCE STORAGE DA-83-11 - SEPP65 COMPLIANCE STORAGE
1.38	Minor updates to Edith Street planters due to detailed design coordination	DA-21-0G - GROUND FLOOR PLAN DA-30-00 - NORTH-EAST ELEVATIONS
1.39	Addition of awnings for weatherproofing	DA-21-01 - LEVEL 1 FLOOR PLAN DA-21-03 - LEVEL 3 FLOOR PLAN DA-21-04 - LEVEL 4 FLOOR PLAN DA-21-05 - LEVEL 5 FLOOR PLAN DA-30-05 - SOUTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS DA-30-07 - SOUTH-EAST ELEVATIONS
1.40	Addition of stair access to roof for compliance and safety in design	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-30-00 - 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 DA-40-00 - SECTION 1 AND 2 DA-40-01 - SECTION 3 AND 4
1.41	Addition of smoke doors to lobbies due to compliance	DA-21-0G - GROUND FLOOR PLAN
1.42	Updates to glazing alignments due to detailed design coordination	DA-21-0G - GROUND FLOOR PLAN 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-30-01 - NORTH-EAST ELEVATIONS DA-30-02 - NORTH-WEST ELEVATIONS DA-30-03 - NORTH-WEST ELEVATIONS DA-30-04 - SOUTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS
1.43	Removal of roof fire tank due to services coordination	DA-21-04 - LEVEL 4 FLOOR PLAN DA-30-00 - NORTH-EAST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS
1.44	Additional windows at existing wall	DA-30-07 - SOUTH-EAST ELEVATIONS
1.45	Addition of hinged doors off ground level courtyards for improved access	DA-21-0G - GROUND FLOOR PLAN
1.46	Deletion of operable skylights in Building C due to potential noise impact from rooftop plant and weatherproofing, and cross ventilation strategy amended in buildings A & B to achieve overall ADG compliance.	DA-21-0G - GROUND FLOOR PLAN 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-40-03 - MISCELLANEOUS DETAILS DA-83-08 - SEPP65 COMPLIANCE CROSS VENTILATION
1.47	Updates to parapet height due to landscape coordination	DA-30-00 - NORTH-EAST ELEVATIONS DA-30-03 - NORTH-WEST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS

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1.48	Removal of concrete lintels due to detailed design coordination	DA-30-01 - NORTH-EAST ELEVATIONS DA-30-02 - NORTH-WEST ELEVATIONS DA-30-06 - SOUTH-EAST ELEVATIONS
1.49	Updates to window position due to compliance	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-30-05 - SOUTH-WEST ELEVATIONS
1.50	Updates to The Grove Entry due to detailed design coordination	DA-30-03 - NORTH-WEST ELEVATIONS
1.51	Updates to facade arrangement due to detailed design coordination	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-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 DA-30-10 - STREETSCAPE ELEVATION DA-40-00 - SECTION 1 AND 2 DA-40-01 - SECTION 3 AND 4
1.52	Minor updates to stair and planter arrangement due to structural design coordination	DA-21-0G - GROUND FLOOR PLAN DA-30-05 - SOUTH-WEST ELEVATIONS
1.53	Minor updates to glazing alignments due to drafting error	DA-21-01 - LEVEL 1 FLOOR PLAN DA-21-02 - LEVEL 2 FLOOR PLAN DA-21-03 - LEVEL 3 FLOOR PLAN DA-30-06 - SOUTH-EAST ELEVATIONS
1.54	Updates to ground floor layout, levels and access due to detailed design coordination	DA-21-0G - GROUND FLOOR PLAN
1.55	Updates to commercial lobby stair and glazing arrangement	DA-21-0G - GROUND FLOOR PLAN
1.56	Addition of enclosed pool plant due to services coordination	DA-21-05 - LEVEL 5 FLOOR PLAN DA-30-02 - NORTH-WEST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS
1.57	Updates to residential amenity layout due to detailed design coordination	DA-21-04 - LEVEL 4 FLOOR PLAN
1.58	Updates to window arrangement due to compliance and safety in design	DA-21-01 - LEVEL 1 FLOOR PLAN DA-21-02 - LEVEL 2 FLOOR PLAN DA-21-03 - LEVEL 3 FLOOR PLAN DA-30-00 - NORTH-EAST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS DA-40-01 - SECTION 3 AND 4
1.59	Updates to pool level arrangement due to detailed design development	DA-21-05 - LEVEL 5 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-40-00 - SECTION 1 AND 2 DA-40-01 - SECTION 3 AND 4
1.60	Replacement of metal awning for concrete roof due to detailed design coordination	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-40-00 - SECTION 1 AND 2 DA-40-01 - SECTION 3 AND 4
1.61	Addition of gas meter room due to service coordination	DA-21-0G - GROUND FLOOR PLAN DA-30-00 - NORTH-EAST ELEVATIONS
1.62	Addition of tenancy access off edith street	DA-21-0G - GROUND FLOOR PLAN DA-30-00 - NORTH-EAST ELEVATIONS
1.63	Updates to mechanical ventilation detail	DA-40-03 - MISCELLANEOUS DETAILS
~~1.64~~	~~Updates to acoustic boundary wall due to detailed design coordination~~	~~NO LONGER IN USE~~
1.65	Updates to substation and main switch room arrangement and levels	DA-21-0G - GROUND FLOOR PLAN DA-40-00 - SECTION 1 AND 2
1.66	Updates to the extent of demolition of existing building due to compliance and safety	DA-15-0G - GROUND FLOOR DEMOLITION PLAN DA-15-01 - LEVEL 1 DEMOLITION PLAN DA-15-02 - LEVEL 2 DEMOLITION PLAN DA-15-08 - ROOF DEMOLITION PLAN DA-30-10 - STREETSCAPE ELEVATION

Change		Sheet/Document
1.67	Updates to floor plate arrangement and levels due to compliance, service coordination, detailed design coordination and reduced scope of work	DA-15-0G - GROUND FLOOR DEMOLITION PLAN DA-15-02 - LEVEL 2 DEMOLITION PLAN DA-21-0G - GROUND FLOOR PLAN 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-21-08 - ROOF PLAN DA-30-01 - NORTH-EAST ELEVATIONS DA-40-00 - SECTION 1 AND 2 DA-40-01 - SECTION 3 AND 4
1.68	Removal of non compliant stairs and replaced with decorative feature stair due to compliance and safety	DA-15-0G - GROUND FLOOR DEMOLITION PLAN DA-15-01 - LEVEL 1 DEMOLITION PLAN DA-15-02 - LEVEL 2 DEMOLITION PLAN DA-15-08 - ROOF DEMOLITION PLAN
1.69	Addition of note for underground services due to service coordination	DA-21-0G - GROUND FLOOR PLAN
1.70	Addition of ramp for compliance	DA-21-0G - GROUND FLOOR PLAN
1.71	Update to existing stair for compliance	DA-21-0G - GROUND FLOOR PLAN
~~1.72~~	~~Update to planter box due to extension of floor plate~~	~~NO LONGER IN USE~~
~~1.73~~	~~Update to existing amenity that is to be retained and make good for compliance~~	~~NO LONGER IN USE~~
1.74	Update to extent of demolition due to reduced scope of work	DA-15-0G - GROUND FLOOR DEMOLITION PLAN DA-15-01 - LEVEL 1 DEMOLITION PLAN DA-15-02 - LEVEL 2 DEMOLITION PLAN DA-15-08 - ROOF DEMOLITION PLAN DA-30-01 - NORTH-EAST ELEVATIONS DA-30-04 - SOUTH-WEST ELEVATIONS
1.75	Update to roof due to detail design coordination	DA-21-01 - LEVEL 1 FLOOR PLAN
~~1.76~~	~~Introduction of terrace due to floor plate extension~~	~~NO LONGER IN USE~~
1.77	Update to overhead walkways to allow to alts and adds as required	DA-15-02 - LEVEL 2 DEMOLITION PLAN DA-15-08 - ROOF DEMOLITION PLAN DA-30-01 - NORTH-EAST ELEVATIONS DA-30-02 - NORTH-WEST ELEVATIONS DA-30-04 - SOUTH-WEST ELEVATIONS DA-30-07 - SOUTH-EAST ELEVATIONS DA-30-10 - STREETSCAPE ELEVATION
1.78	Architectural steel element interpreting the existing bridge demolished	DA-30-02 - NORTH-WEST ELEVATIONS DA-30-05 - SOUTH-WEST ELEVATIONS DA-30-07 - SOUTH-EAST ELEVATIONS
1.79	Update to landscape and water fountain	DA-21-0G - GROUND FLOOR PLAN DA-30-05 - SOUTH-WEST ELEVATIONS
1.80	Update to precast extent	DA-30-06 - SOUTH-EAST ELEVATIONS
1.81	Removal of skylights	DA-21-07 - LEVEL 7 FLOOR PLAN DA-21-08 - ROOF PLAN

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Rev	Description	By	Date
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4	FOR SECTION 4.56	MB	02.10.24

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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
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Design Associates: FM
Project Director: RJ
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1 SITE PLAN
1 : 500

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
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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: 01.10.24

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1 SITE PLAN
1 : 500

Scale 1:500

0 5m 10m 25m 50m

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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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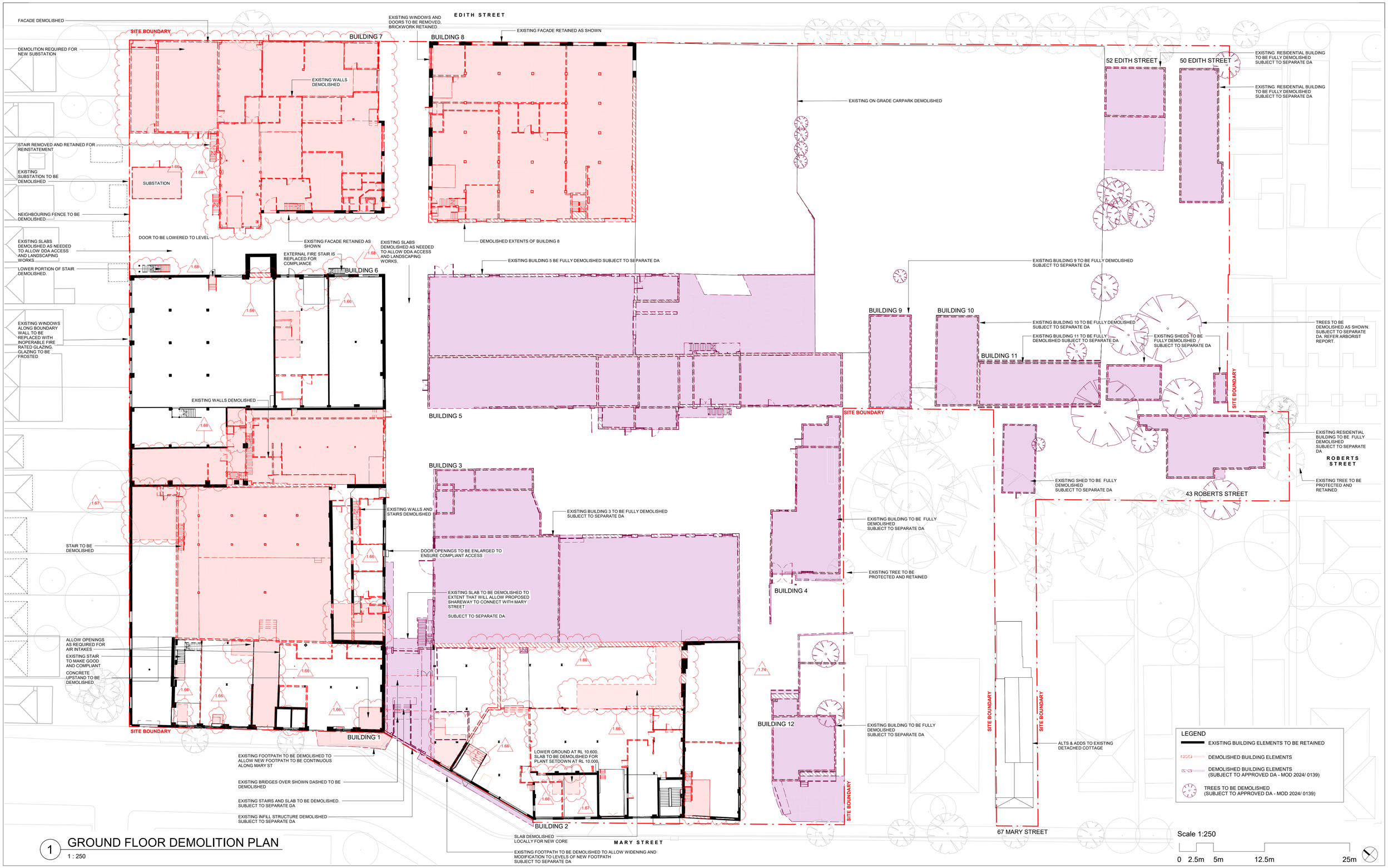
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PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

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: 01.10.24
Revision: 14

PLOT STAMP DATE: 27/03/2025 12:48:31 PM



1 GROUND FLOOR DEMOLITION PLAN

1 : 250

Architect

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Ramin Jahromi no. 10000

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Rev	Description	By	Date
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
13	FOR INFORMATION	MB	25.06.24
14	FOR COORDINATION	MB	26.07.24
15	FOR COORDINATION	MB	29.07.24
16	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title GROUND FLOOR DEMOLITION PLAN

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-15-0G

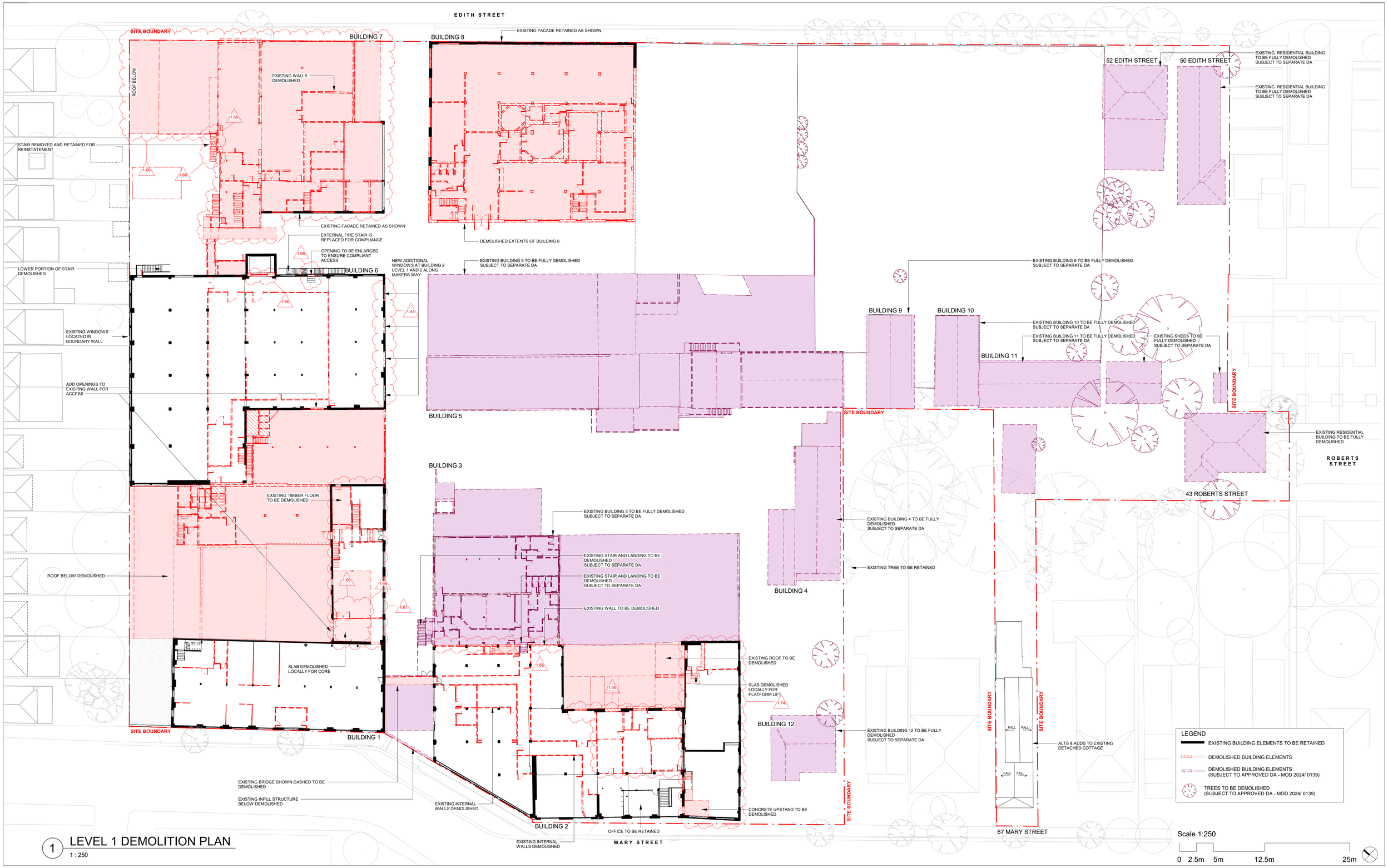
Drawn: MB

Scale: 1 : 250 @ A1

Date: 01.10.24

Revision: 16

PLOT STAMP DATE: 28/10/2025 11:31:00 AM



1 LEVEL 1 DEMOLITION PLAN
1 : 250

Architect

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14	FOR COORDINATION	MB	26.07.24
15	FOR COORDINATION	MB	29.07.24
16	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

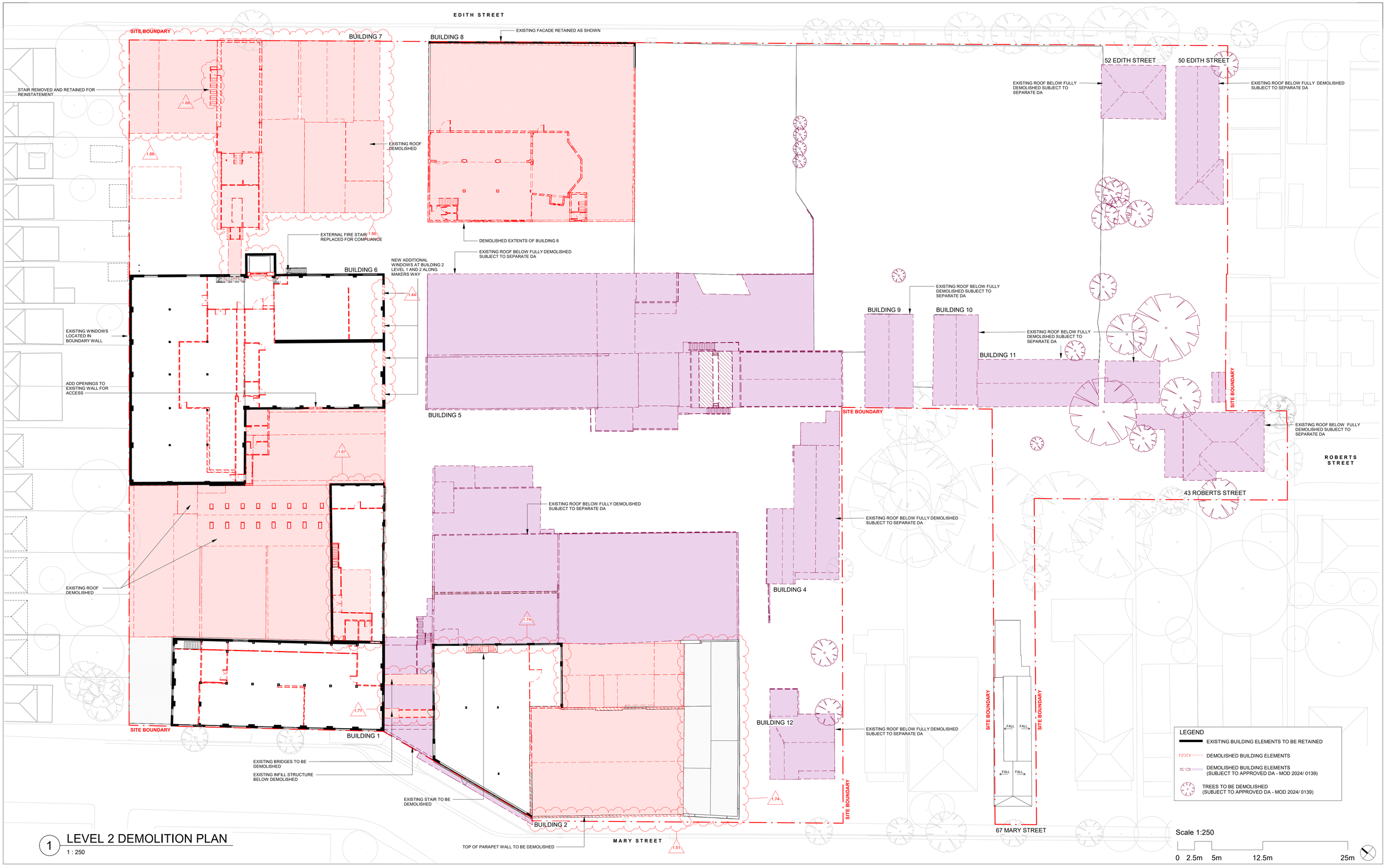
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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title LEVEL 1 DEMOLITION PLAN

Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
Drawing Number:	DA-15-01
Drawn:	MB
Scale:	1 : 250 @ A1
Date:	01.10.24
Revision:	16

PLOT STAMP DATE: 28/03/2025 11:29:47 AM



1 LEVEL 2 DEMOLITION PLAN
1 : 250

Architect

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15	FOR COORDINATION	MB	29.07.24
16	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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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

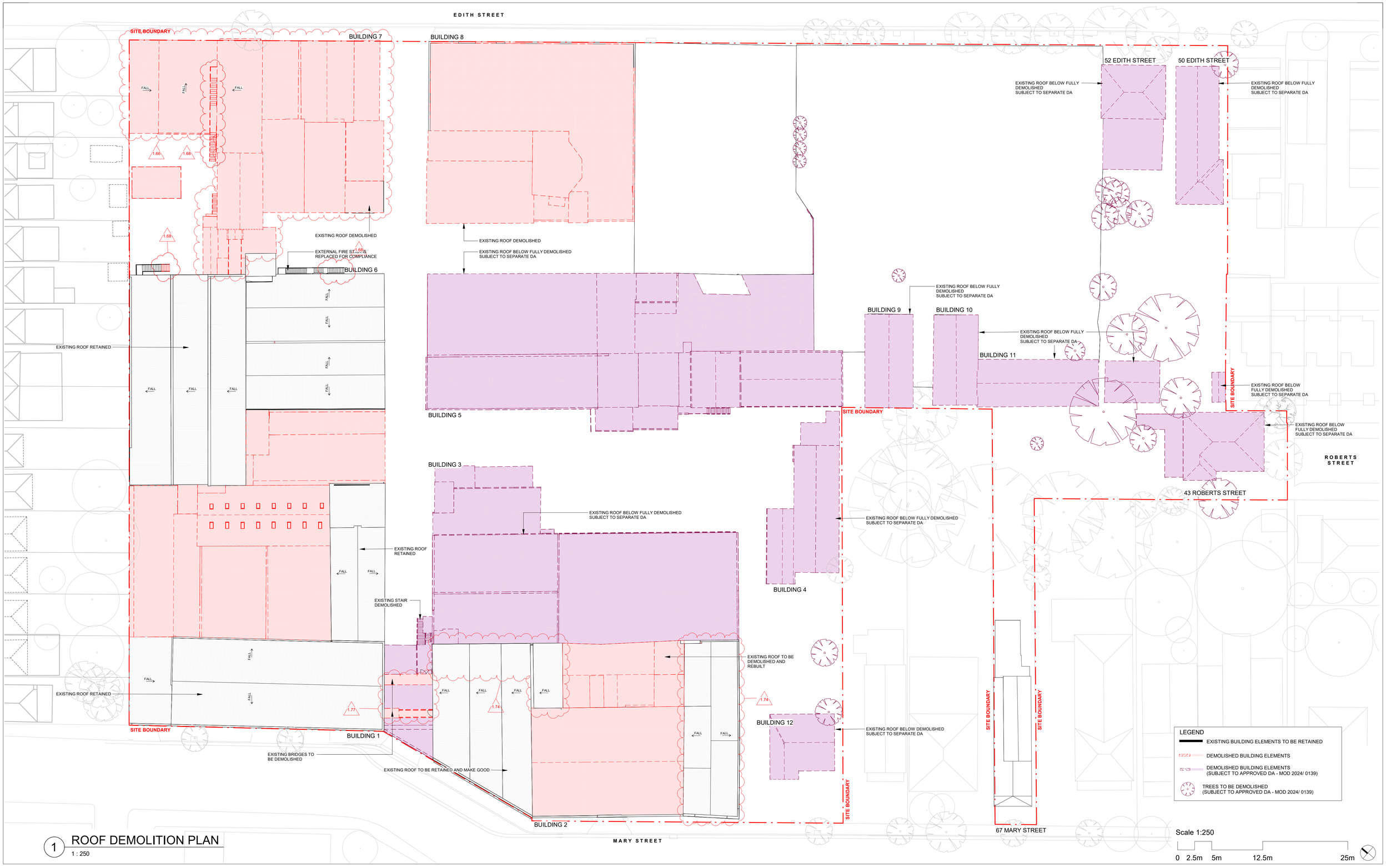
Drawn: MB / CK

Scale: 1 : 250 @ A1

Date: 01.10.24

Revision: 16

PLOT STAMP DATE: 28/03/2025 11:30:13 AM



1 ROOF DEMOLITION PLAN

1 : 250

Architect

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15	FOR COORDINATION	MB	29.07.24
16	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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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

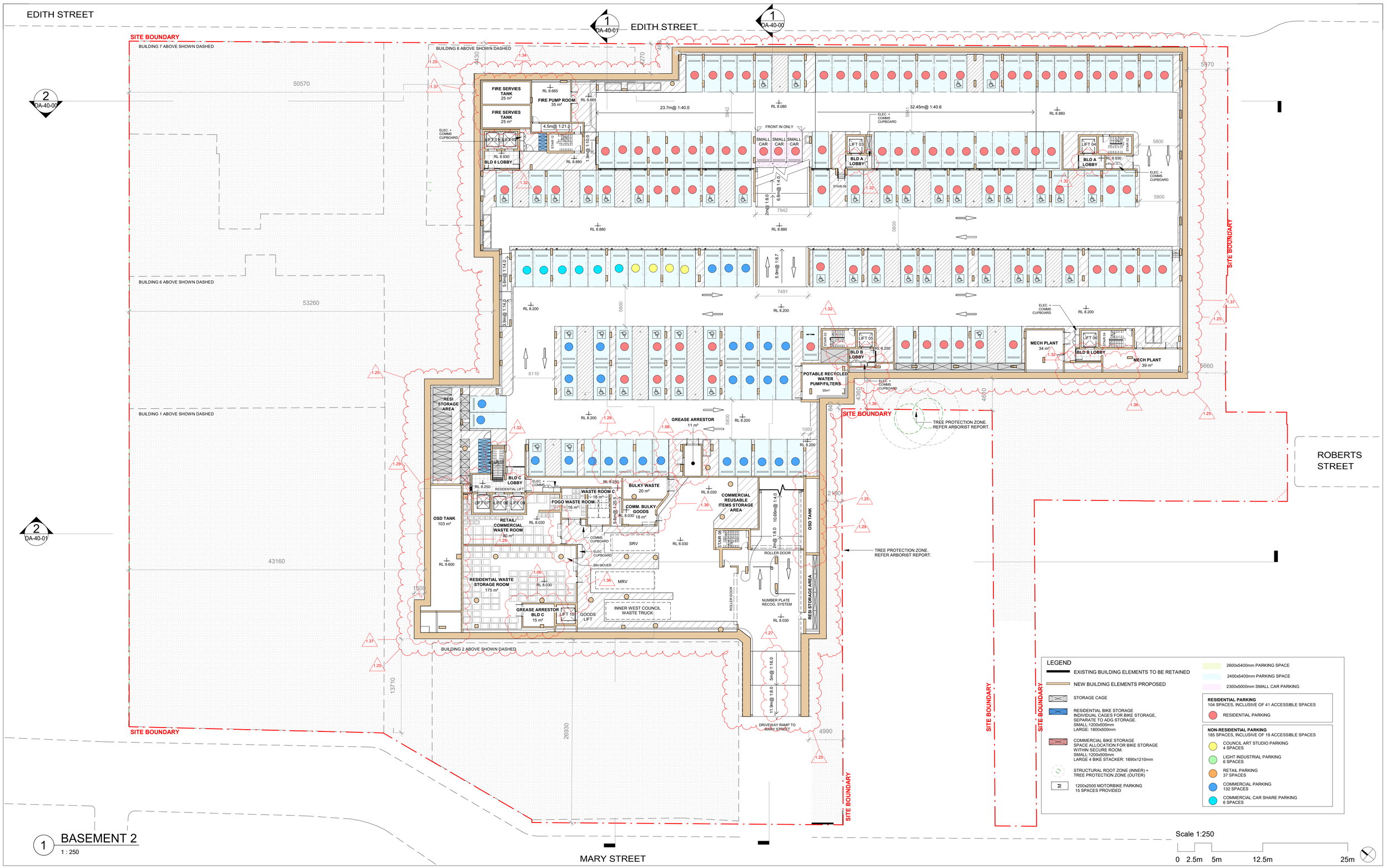
Drawn: MB

Scale: 1 : 250 @ A1

Date: 01.10.24

Revision: 16

PLOT STAMP DATE: 28/03/2025 11:30:46 AM



1 BASEMENT 2
1 : 250

Architect

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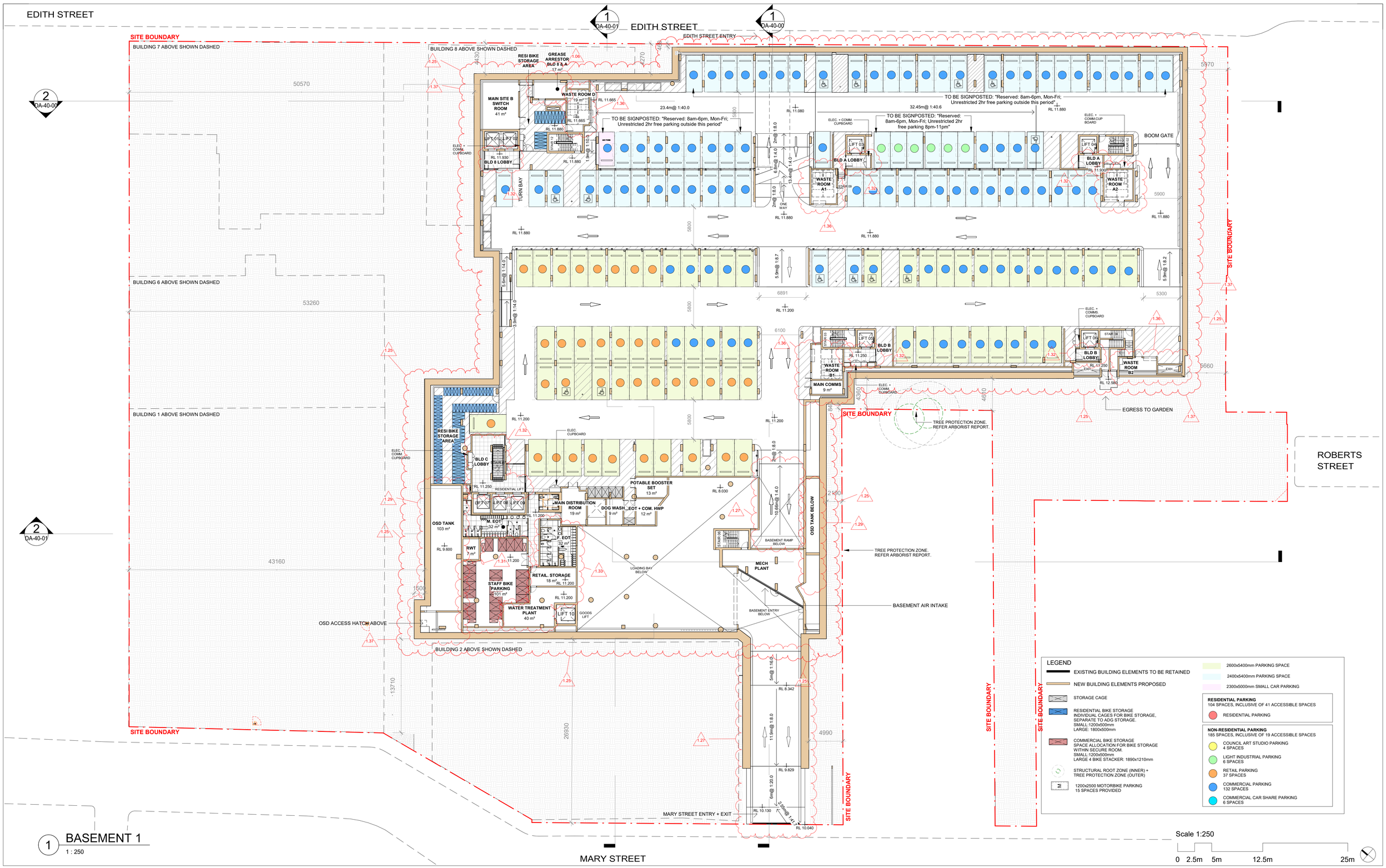
Rev	Description	By	Date
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29	FOR COORDINATION	MB	23.07.24
30	FOR COORDINATION	MB	26.07.24
31	FOR COORDINATION	MB	29.07.24
32	FOR INFORMATION	mb	11.08.24
33	FOR SECTION 4.56	MB	02.10.24

Client	CORONATION
Project No.	220160.03
Document Control Status:	NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

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
Scale:	1 : 250 @ A1
Date:	01.10.24
Revision:	33

PLOT STAMP DATE: 16/07/2025 5:21:57 PM



1 BASEMENT 1
1 : 250

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

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30	FOR COORDINATION	MB	26.07.24
31	FOR COORDINATION	MB	29.07.24
32	FOR INFORMATION	mb	11.08.24
33	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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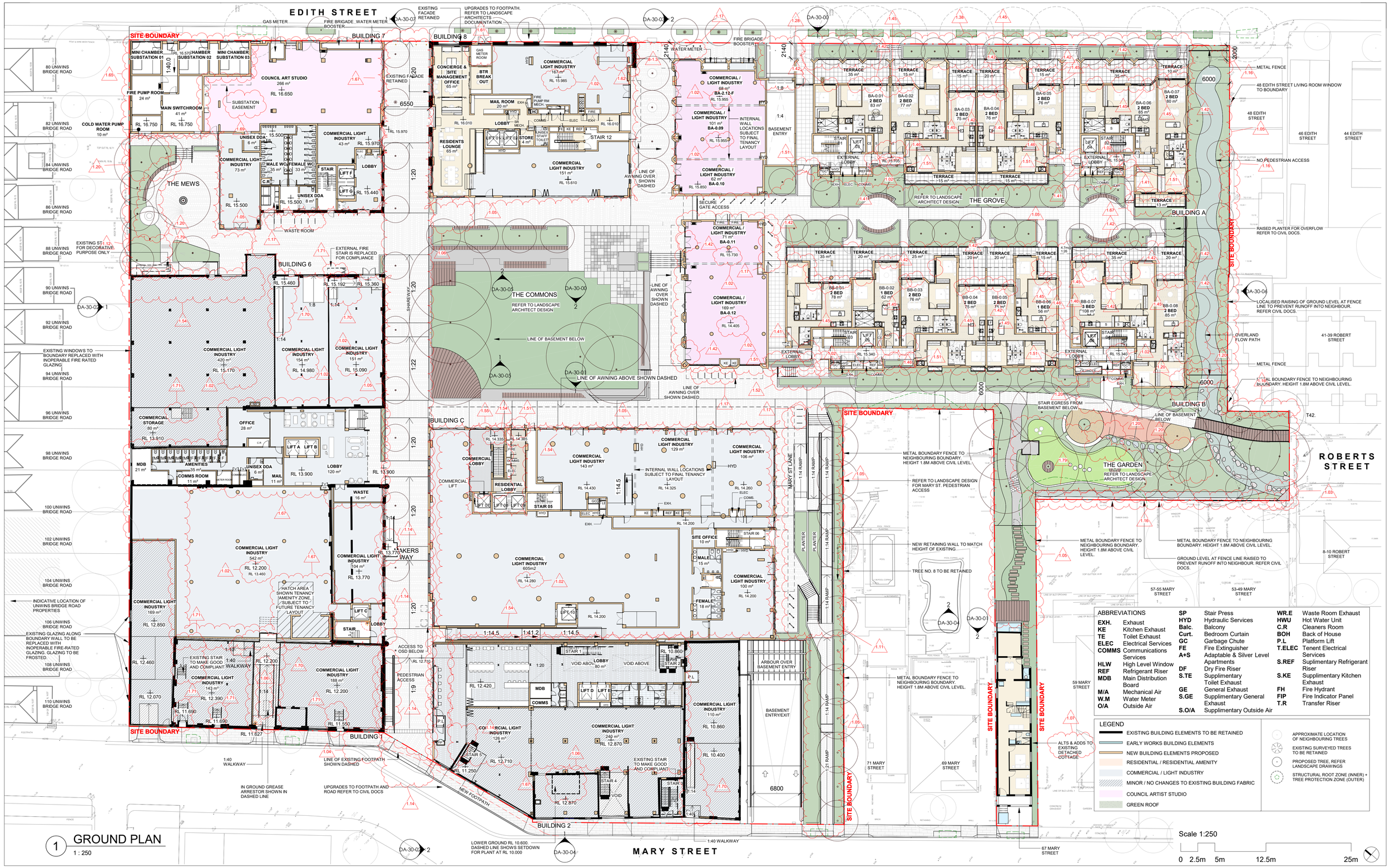
Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

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: 01.10.24
Revision: 33

PLOT STAMP DATE: 16/07/2025 5:22:16 PM



ABBREVIATIONS

EXH.	Exhaust	SP	Stair Press	WR.E	Waste Room Exhaust
KE	Kitchen Exhaust	HYD	Hydraulic Services	HWU	Hot Water Unit
TE	Toilet Exhaust	Balc.	Balcony	C.R	Cleaners Room
ELEC	Electrical Services	Curt.	Bedroom Curtain	BOH	Back of House
COMMS	Communications Services	GC	Garbage Chute	P.L	Platform Lift
HLW	High Level Window	FE	Fire Extinguisher	T.ELEC	Tenent Electrical Services
REF	Refrigerant Riser	A+S	Adaptable & Silver Level Apartments	S.REF	Suplimentary Refrigerant Riser
MDB	Main Distribution Board	DF	Dry Fire Riser	S.KE	Supplimentary Kitchen Exhaust
M/A	Mechanical Air	S.TE	Supplimentary Toilet Exhaust	FH	Fire Hydrant
W.M	Water Meter	GE	General Exhaust	FIP	Fire Indicator Panel
O/A	Outside Air	S.GE	Supplimentary General Exhaust	T.R	Transfer Riser
		S.O/A	Supplimentary Outside Air		

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
- APPROXIMATE LOCATION OF NEIGHBOURING TREES
- EXISTING SURVEYED TREES TO BE RETAINED
- PROPOSED TREE, REFER LANDSCAPE DRAWINGS
- STRUCTURAL ROOT ZONE (INNER) + TREE PROTECTION ZONE (OUTER)

1 GROUND PLAN
1 : 250

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

Architect

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37	FOR COORDINATION	MB	23.07.24
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39	FOR COORDINATION	MB	29.07.24
40	FOR INFORMATION	mb	11.08.24
41	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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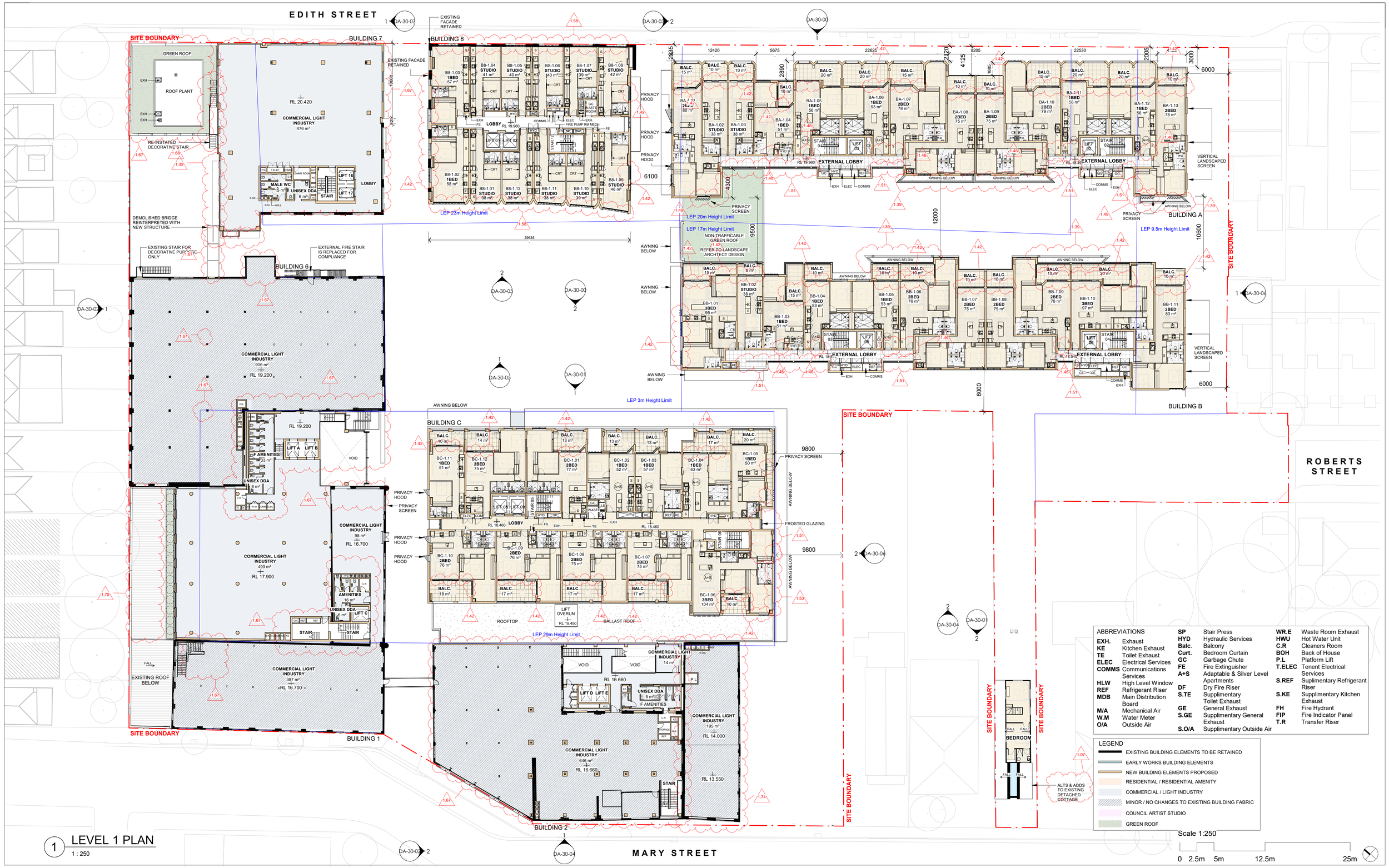
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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

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:	01.10.24
Revision:	41

PLOT STAMP DATE: 16/07/2025 5:23:04 PM



1 LEVEL 1 PLAN
1 : 250

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

ABBREVIATIONS

EXH.	Exhaust	SP	Stair Press	WR.E	Waste Room Exhaust
KE	Kitchen Exhaust	HYD	Hydraulic Services	HWU	Hot Water Unit
TE	Toilet Exhaust	Balc.	Balcony	C.R	Cleaners Room
ELEC	Electrical Services	Curt.	Bedroom Curtain	BOH	Back of House
COMMS	Communications Services	GC	Garbage Chute	P.L	Platform Lift
HLW	High Level Window	FE	Fire Extinguisher	T.ELEC	Tenent Electrical Services
REF	Refrigerant Riser	A+S	Adaptable & Silver Level Apartments	S.REF	Suplimentary Refrigerant Riser
MDB	Main Distribution Board	DF	Dry Fire Riser	S.KE	Supplimentary Kitchen Exhaust
M/A	Mechanical Air	S.TE	Supplimentary Toilet Exhaust	FH	Fire Hydrant
W.M	Water Meter	GE	General Exhaust	FIP	Fire Indicator Panel
O/A	Outside Air	S.GE	Supplimentary General Exhaust	T.R	Transfer Riser
		S.O/A	Supplimentary Outside Air		

LEGEND

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- COUNCIL ARTIST STUDIO
- GREEN ROOF

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33	FOR COORDINATION	MB	29.07.24
34	FOR INFORMATION	mb	11.08.24
35	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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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:	01.10.24
Revision:	35

PLOT STAMP DATE: 28/03/2025 12:35:21 PM



ABBREVIATIONS

EXH.	Exhaust	**SP**	Stair Press	**WR.E**	Waste Room Exhaust
KE	Kitchen Exhaust	**HYD**	Hydraulic Services	**HWU**	Hot Water Unit
TE	Toilet Exhaust	**Balc.**	Balcony	**C.R**	Cleaners Room
ELEC	Electrical Services	**Curt.**	Bedroom Curtain	**BOH**	Back of House
COMMS	Communications Services	**GC**	Garbage Chute	**P.L**	Platform Lift
HLW	High Level Window	**FE**	Fire Extinguisher	**T.ELEC**	Tenent Electrical Services
REF	Refrigerant Riser	**A+S**	Adaptable & Silver Level Apartments	**S.REF**	Suplimentary Refrigerant Riser
MDB	Main Distribution Board	**DF**	Dry Fire Riser	**S.KE**	Supplimentary Kitchen Exhaust
M/A	Mechanical Air	**S.TE**	Supplimentary Toilet Exhaust	**FH**	Fire Hydrant
W.M	Water Meter	**GE**	General Exhaust	**FIP**	Fire Indicator Panel
O/A	Outside Air	**S.GE**	Supplimentary General Exhaust	**T.R**	Transfer Riser
		S.O/A	Supplimentary Outside Air		

LEGEND

- EXISTING BUILDING ELEMENTS TO BE RETAINED
- EARLY WORKS BUILDING ELEMENTS
- NEW BUILDING ELEMENTS PROPOSED
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- 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

1 LEVEL 2 PLAN

1 : 250

Architect

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32	FOR COORDINATION	MB	29.07.24
33	FOR INFORMATION	mb	11.08.24
34	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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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: 01.10.24

Revision: 34

PLOT STAMP DATE: 28/03/2025 12:15:39 PM



1 LEVEL 3 PLAN
1 : 250

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

ABBREVIATIONS

EXH.	Exhaust	SP	Stair Press	WR.E	Waste Room Exhaust
KE	Kitchen Exhaust	HYD	Hydraulic Services	HWU	Hot Water Unit
TE	Toilet Exhaust	Balc.	Balcony	C.R	Cleaners Room
ELEC	Electrical Services	Curt.	Bedroom Curtain	BOH	Back of House
COMMS	Communications Services	GC	Garbage Chute	P.L	Platform Lift
HLW	High Level Window	FE	Fire Extinguisher	T.ELEC	Tenent Electrical Services
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W.M	Water Meter	GE	General Exhaust	FIP	Fire Indicator Panel
O/A	Outside Air	S.GE	Supplimentary General Exhaust	T.R	Transfer Riser
		S.O/A	Supplimentary Outside Air		

LEGEND
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- 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

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32	FOR COORDINATION	MB	29.07.24
33	FOR INFORMATION	mb	11.08.24
34	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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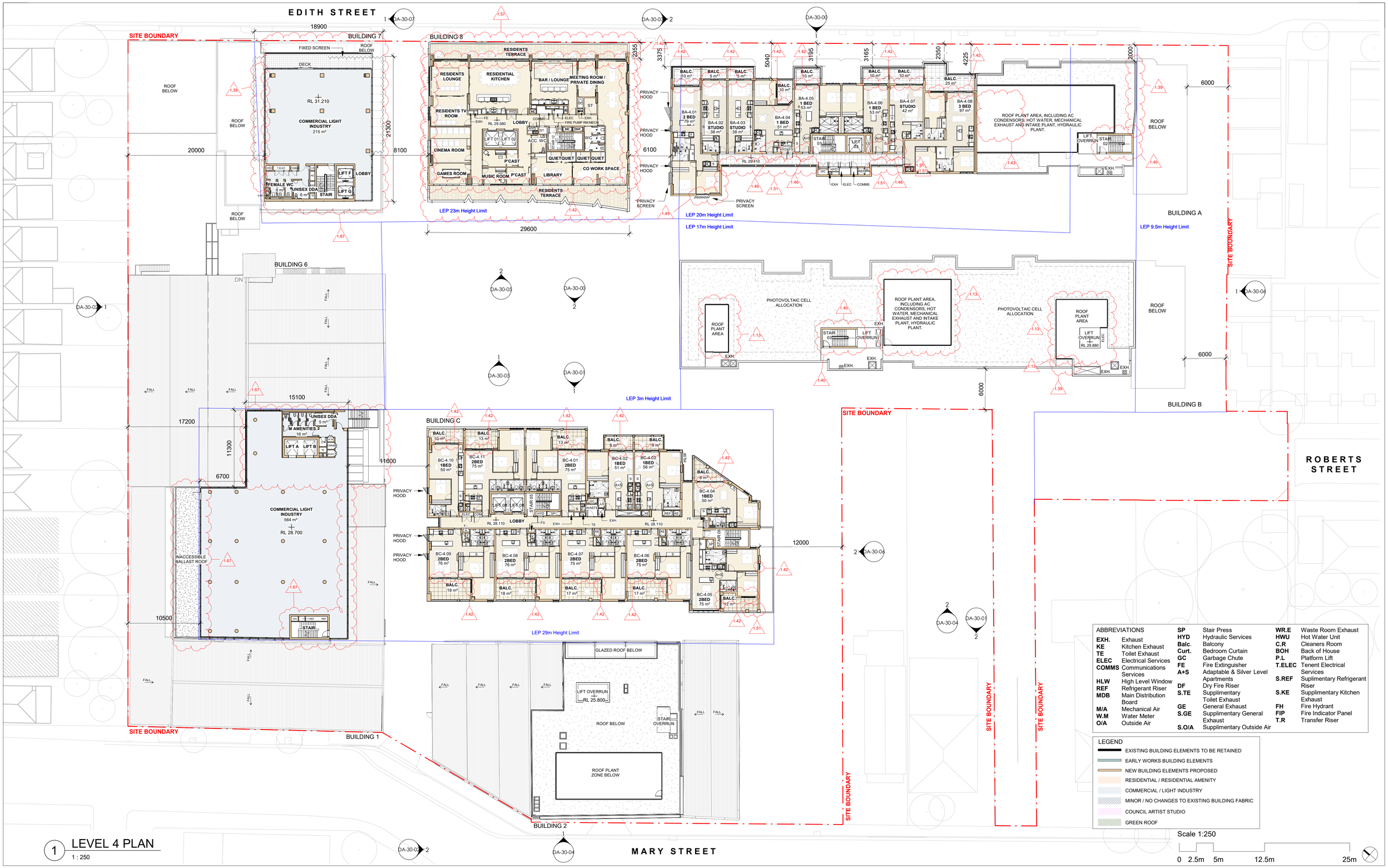
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
LEVEL 3 FLOOR PLAN

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-21-03

Drawn: MB
Scale: 1 : 250 @ A1
Date: 01.10.24
Revision: 34

PLOT STAMP DATE: 28/03/2025 10:13:59 AM



1 LEVEL 4 PLAN
1 : 250

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

ABBREVIATIONS

EXH.	Exhaust	**SP**	Stair Press	**WR.E**	Waste Room Exhaust
KE	Kitchen Exhaust	**HYD**	Hydraulic Services	**HWU**	Hot Water Unit
TE	Toilet Exhaust	**Balc.**	Balcony	**C.R**	Cleaners Room
ELEC	Electrical Services	**Curt.**	Bedroom Curtain	**BOH**	Back of House
COMMS	Communications Services	**GC**	Garbage Chute	**P.L**	Platform Lift
HLW	High Level Window	**FE**	Fire Extinguisher	**T.ELEC**	Tenent Electrical Services
REF	Refrigerant Riser	**A+S**	Adaptable & Silver Level Apartments	**S.REF**	Suplimentary Refrigerant Riser
MDB	Main Distribution Board	**DF**	Dry Fire Riser	**S.KE**	Supplimentary Kitchen Exhaust
M/A	Mechanical Air	**S.TE**	Supplimentary Toilet Exhaust	**FH**	Fire Hydrant
W.M	Water Meter	**GE**	General Exhaust	**FIP**	Fire Indicator Panel
O/A	Outside Air	**S.GE**	Supplimentary General Exhaust	**T.R**	Transfer Riser
		S.O/A	Supplimentary Outside Air		

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

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Nominated Architects
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Ramin Jahromi no. 10000

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30	FOR COORDINATION	MB	23.07.24
31	FOR COORDINATION	MB	26.07.24
32	FOR COORDINATION	MB	29.07.24
33	FOR INFORMATION	mb	11.08.24
34	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

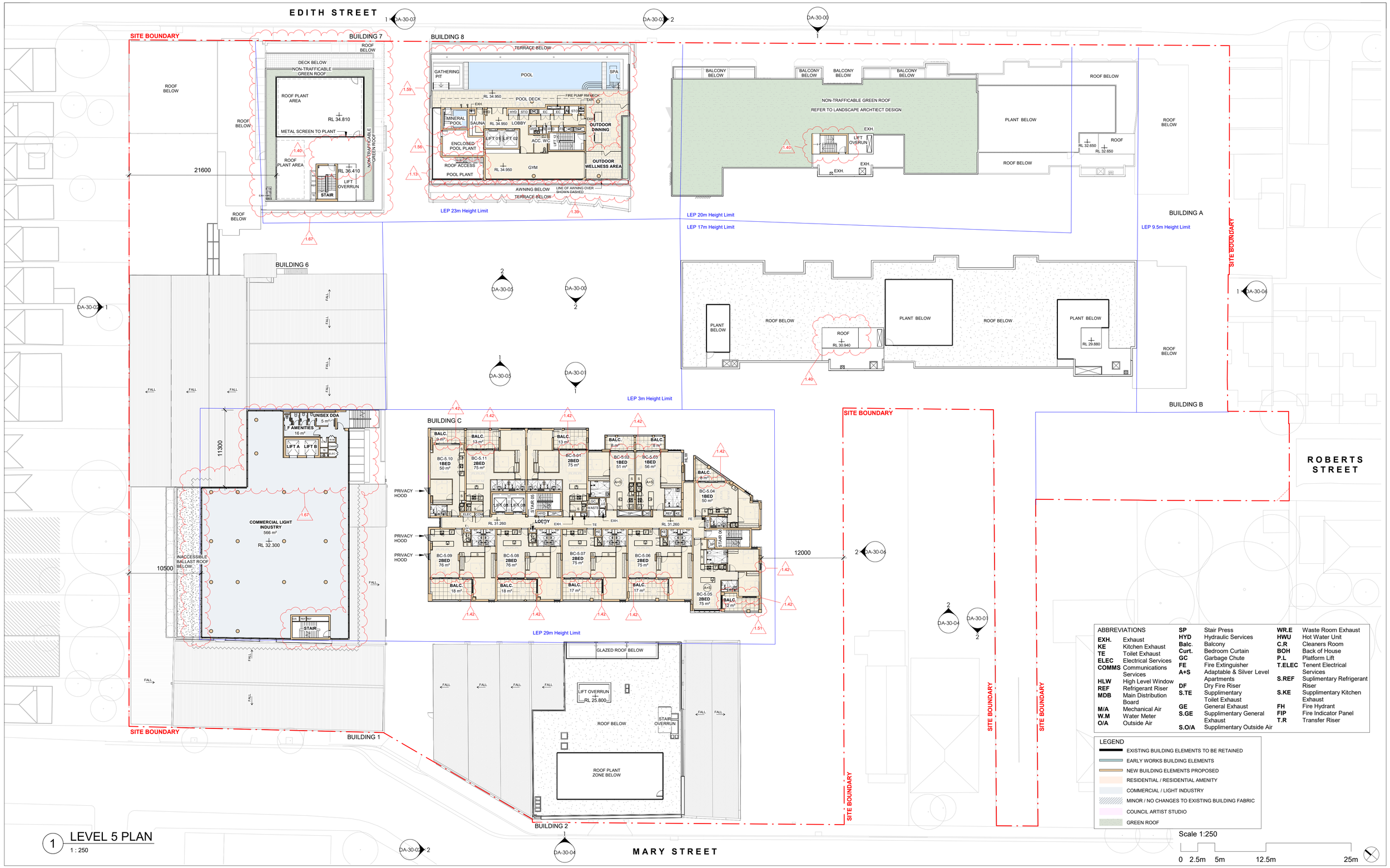
Document Control Status:
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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

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:	01.10.24
Revision:	34

PLOT STAMP DATE: 14/07/2025 5:55:36 PM



1 LEVEL 5 PLAN
1 : 250

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

ABBREVIATIONS

EXH.	Exhaust	**SP**	Stair Press	**WR.E**	Waste Room Exhaust
KE	Kitchen Exhaust	**HYD**	Hydraulic Services	**HWU**	Hot Water Unit
TE	Toilet Exhaust	**Balc.**	Balcony	**C.R**	Cleaners Room
ELEC	Electrical Services	**Curt.**	Bedroom Curtain	**BOH**	Back of House
COMMS	Communications Services	**GC**	Garbage Chute	**P.L**	Platform Lift
HLW	High Level Window	**FE**	Fire Extinguisher	**T.ELEC**	Tenent Electrical Services
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M/A	Mechanical Air	**S.TE**	Supplimentary Toilet Exhaust	**FH**	Fire Hydrant
W.M	Water Meter	**GE**	General Exhaust	**FIP**	Fire Indicator Panel
O/A	Outside Air	**S.GE**	Supplimentary General Exhaust	**T.R**	Transfer Riser
		S.O/A	Supplimentary Outside Air		

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32	FOR COORDINATION	MB	29.07.24
33	FOR INFORMATION	mb	11.08.24
34	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

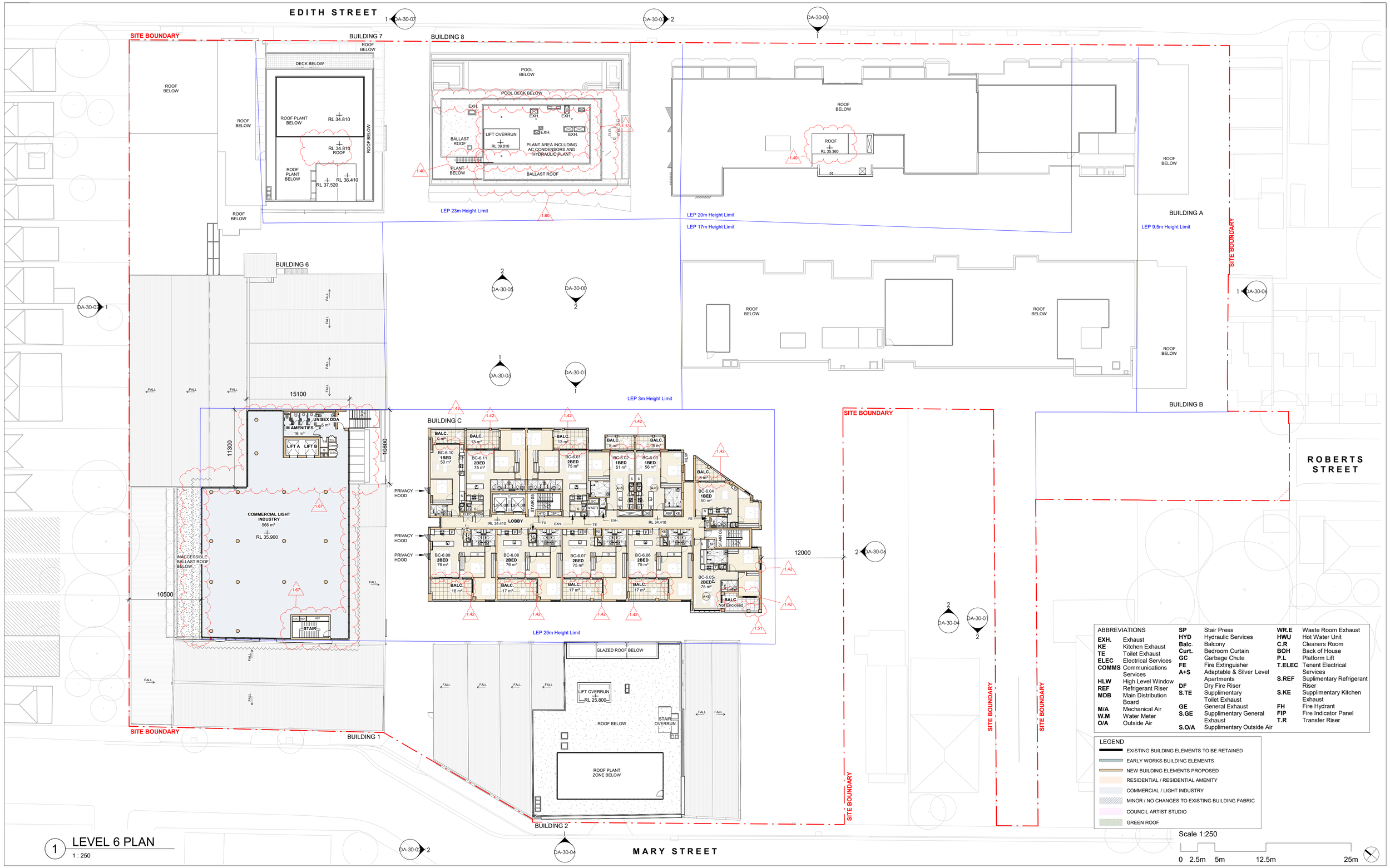
Document Control Status:
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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

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:	01.10.24
Revision:	34

PLOT STAMP DATE: 14/07/2025 5:51:13 PM



1 LEVEL 6 PLAN
1 : 250

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

ABBREVIATIONS

EXH.	Exhaust	**SP**	Stair Press	**WR.E**	Waste Room Exhaust
KE	Kitchen Exhaust	**HYD**	Hydraulic Services	**HWU**	Hot Water Unit
TE	Toilet Exhaust	**Balc.**	Balcony	**C.R**	Cleaners Room
ELEC	Electrical Services	**Curt.**	Bedroom Curtain	**BOH**	Back of House
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M/A	Mechanical Air	**S.TE**	Supplimentary Toilet Exhaust	**FH**	Fire Hydrant
W.M	Water Meter	**GE**	General Exhaust	**FIP**	Fire Indicator Panel
O/A	Outside Air	**S.GE**	Supplimentary General Exhaust	**T.R**	Transfer Riser
		S.O/A	Supplimentary Outside Air		

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Client CORONATION

Project No. 220160.03

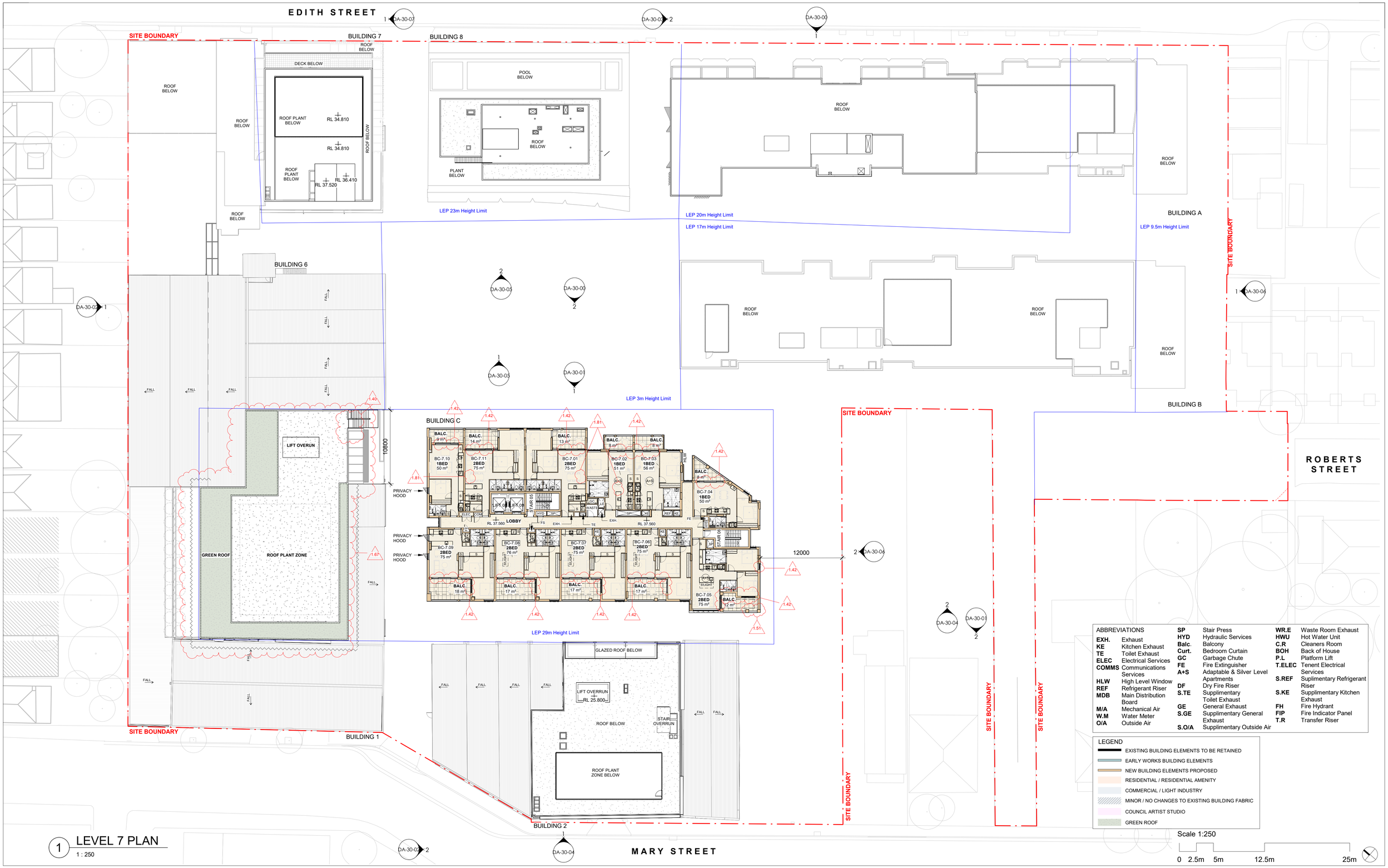
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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

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:	01.10.24
Revision:	34

PLOT STAMP DATE: 14/07/2025 5:51:50 PM



ABBREVIATIONS

EXH.	Exhaust	**SP**	Stair Press	**WR.E**	Waste Room Exhaust
KE	Kitchen Exhaust	**HYD**	Hydraulic Services	**HWU**	Hot Water Unit
TE	Toilet Exhaust	**Balc.**	Balcony	**C.R**	Cleaners Room
ELEC	Electrical Services	**Curt.**	Bedroom Curtain	**BOH**	Back of House
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M/A	Mechanical Air	**S.TE**	Supplimentary Toilet Exhaust	**FH**	Fire Hydrant
W.M	Water Meter	**GE**	General Exhaust	**FIP**	Fire Indicator Panel
O/A	Outside Air	**S.GE**	Supplimentary General Exhaust	**T.R**	Transfer Riser
		S.O/A	Supplimentary Outside Air		

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- MINOR / NO CHANGES TO EXISTING BUILDING FABRIC
- COUNCIL ARTIST STUDIO
- GREEN ROOF

Scale 1:250

0 2.5m 5m 12.5m 25m

1 LEVEL 7 PLAN

1 : 250

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32	FOR INFORMATION	mb	11.08.24
33	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
LEVEL 7 FLOOR PLAN

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-21-07

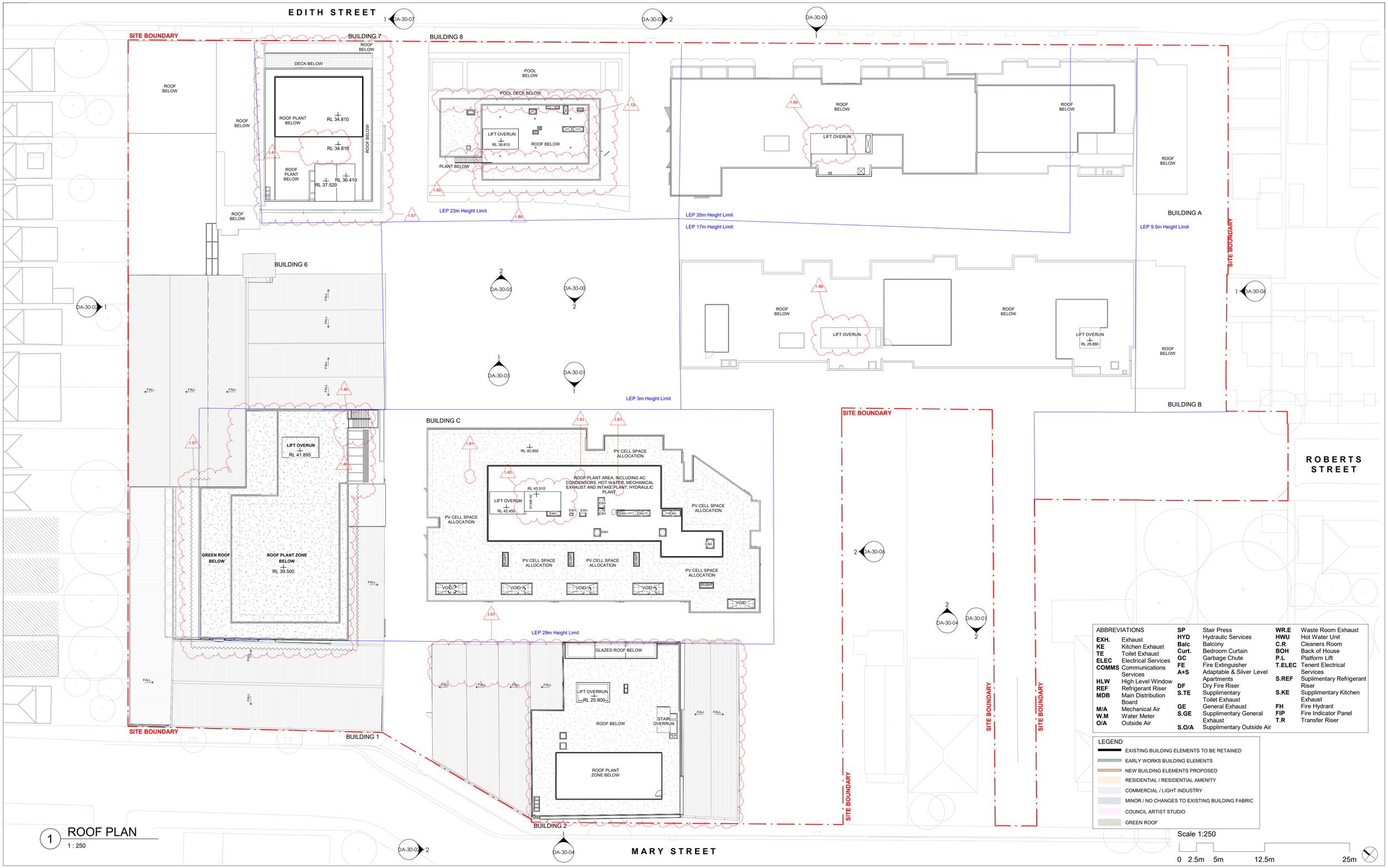
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Date: 01.10.24

Revision: 33

PLOT STAMP DATE: 14/07/2025 5:52:25 PM



1 ROOF PLAN
1 : 250

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

ABBREVIATIONS

EXH.	Exhaust	**SP**	Stair Press	**WR.E**	Waste Room Exhaust
KE	Kitchen Exhaust	**HYD**	Hydraulic Services	**HWU**	Hot Water Unit
TE	Toilet Exhaust	**Balc.**	Balcony	**C.R**	Cleaners Room
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LEGEND
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Ramin Jahromi no. 10000

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30	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

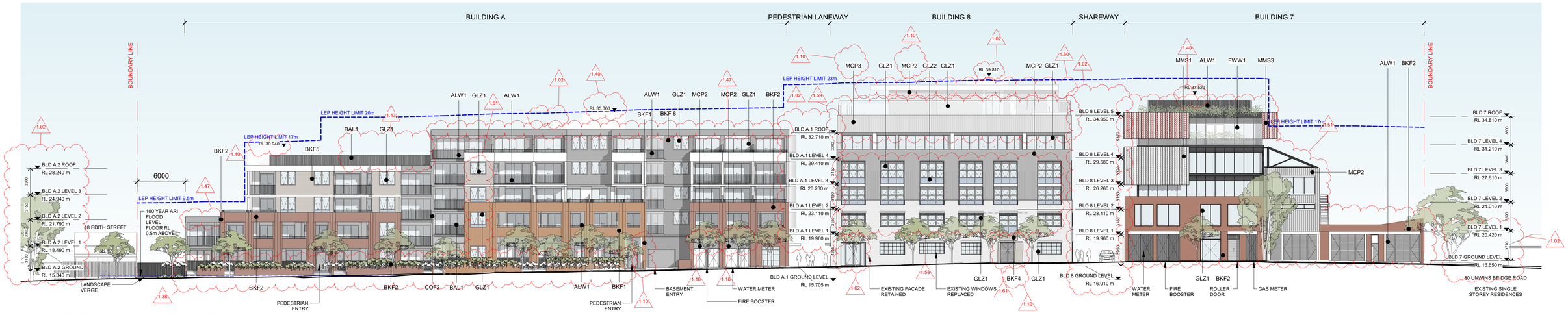
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Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
ROOF PLAN

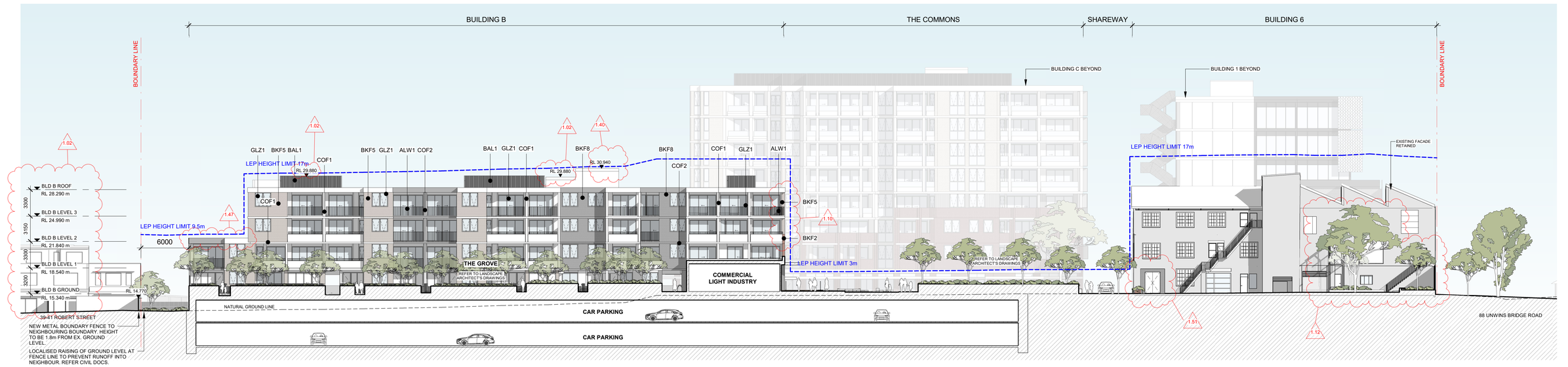
Project Architect:	MB
Design Associates:	FM
Project Director:	RJ
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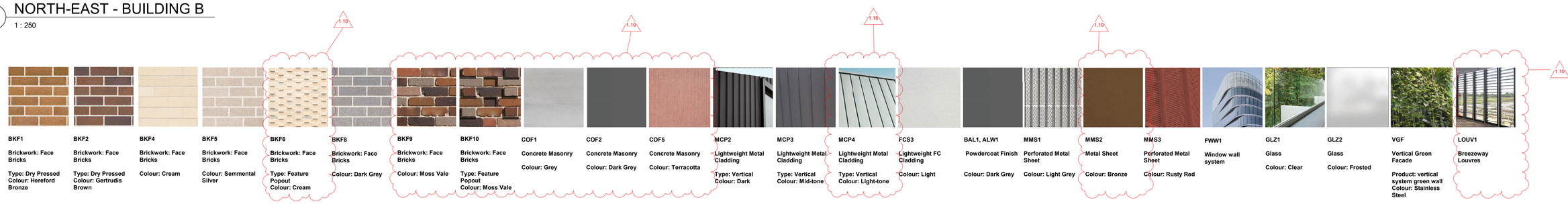
1 NORTH-EAST - EDITH ST

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

BKF4 Brickwork: Face Bricks. Colour: Cream

BKF5 Brickwork: Face Bricks. Colour: Semmental Silver

BKF6 Brickwork: Face Bricks. Type: Feature Popout Colour: Cream

BKF8 Brickwork: Face Bricks. Colour: Dark Grey

BKF9 Brickwork: Face Bricks. Colour: Moss Vale

BKF10 Brickwork: Face Bricks. Type: Feature Popout Colour: Moss Vale

COF1 Concrete Masonry. Colour: Grey

COF2 Concrete Masonry. Colour: Dark Grey

COF5 Concrete Masonry. Colour: Terracotta

MCP2 Lightweight Metal Cladding. Type: Vertical Colour: Dark

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

MCP4 Lightweight Metal Cladding. Type: Vertical Colour: Light-tone

FCS3 Lightweight FC Cladding. Colour: Light

BAL1, ALW1 Powdercoat Finish. Colour: Dark Grey

MMS1 Perforated Metal Sheet. Colour: Light Grey

MMS2 Metal Sheet. Colour: Bronze

MMS3 Perforated Metal Sheet. Colour: Rusty Red

FWW1 Window wall system

GLZ1 Glass. Colour: Clear

GLZ2 Glass. Colour: Frosted

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

LOUV1 Breezeway Louvres

LEGEND

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- 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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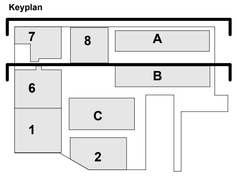
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Nominated Architects
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Ramin Jahromi no. 10000

Applicant

CORONATION

Keyplan



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20	FOR COORDINATION	MB	29.07.24
21	FOR INFORMATION	mb	11.08.24
22	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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-30-00

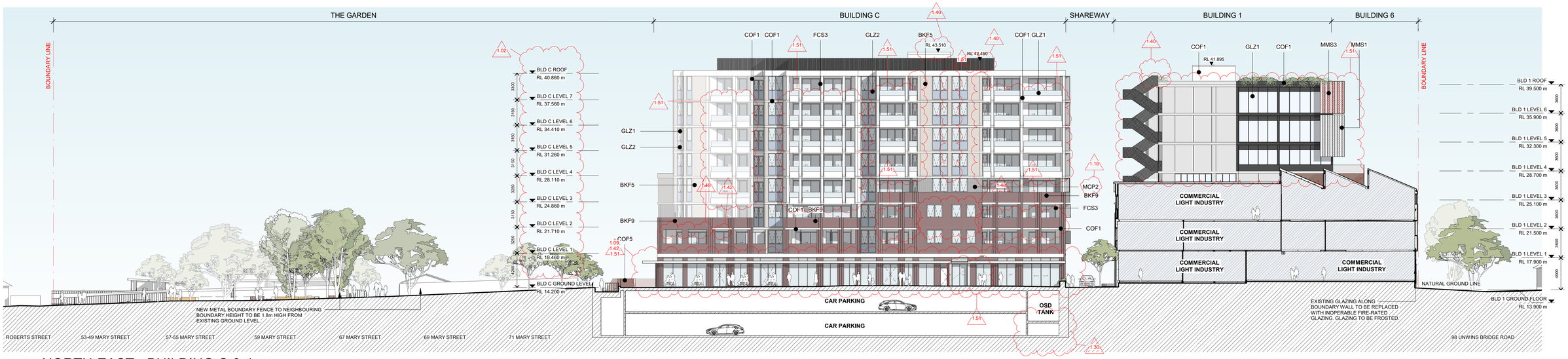
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Date: 01.10.24

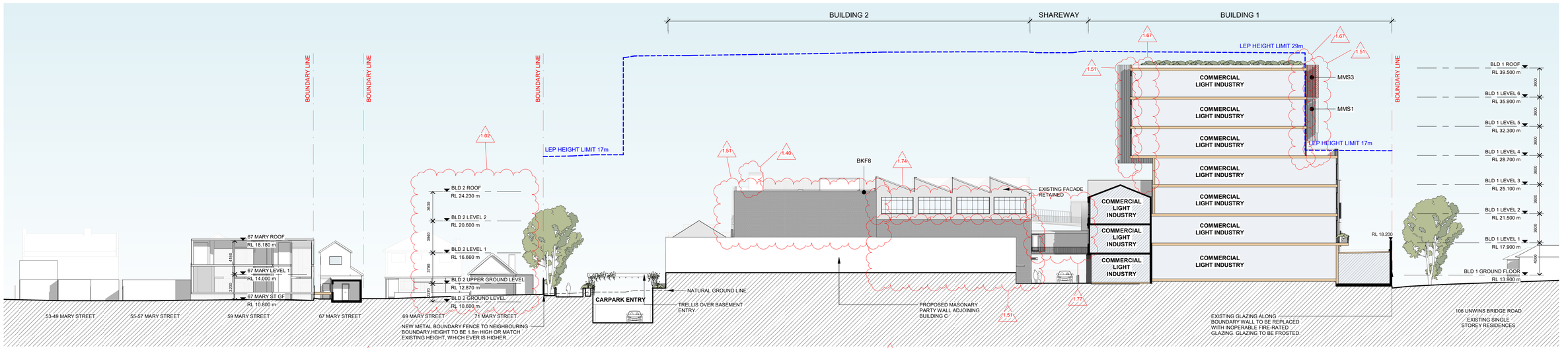
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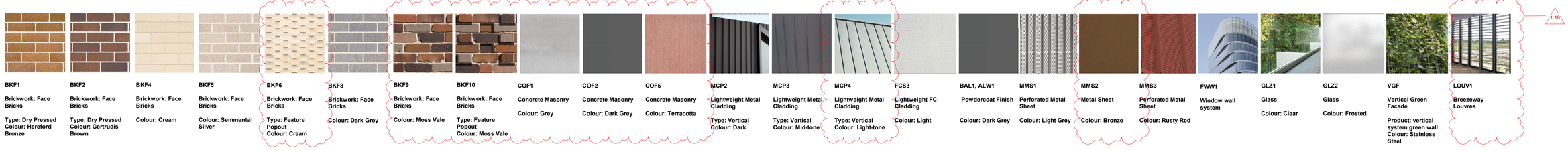
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1 : 250



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

BKF4 Brickwork: Face Bricks. Colour: Cream

BKF5 Brickwork: Face Bricks. Colour: Semmental Silver

BKF6 Brickwork: Face Bricks. Type: Feature Popout Colour: Cream

BKF8 Brickwork: Face Bricks. Colour: Dark Grey

BKF9 Brickwork: Face Bricks. Colour: Moss Vale

BKF10 Brickwork: Face Bricks. Type: Feature Popout Colour: Moss Vale

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COF2 Concrete Masonry. Colour: Dark Grey

COF5 Concrete Masonry. Colour: Terracotta

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

MCP4 Lightweight Metal Cladding. Type: Vertical Colour: Light-tone

FCS3 Lightweight FC Cladding. Colour: Light

BAL1, ALW1 Powdercoat Finish. Colour: Dark Grey

MMS1 Perforated Metal Sheet. Colour: Light Grey

MMS2 Metal Sheet. Colour: Bronze

MMS3 Perforated Metal Sheet. Colour: Rusty Red

FWW1 Window wall system

GLZ1 Glass. Colour: Clear

GLZ2 Glass. Colour: Frosted

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

LOUV1 Breezeway Louvres

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Scale 1:250

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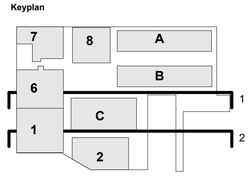
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22	FOR INFORMATION	mb	11.08.24
23	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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-30-01

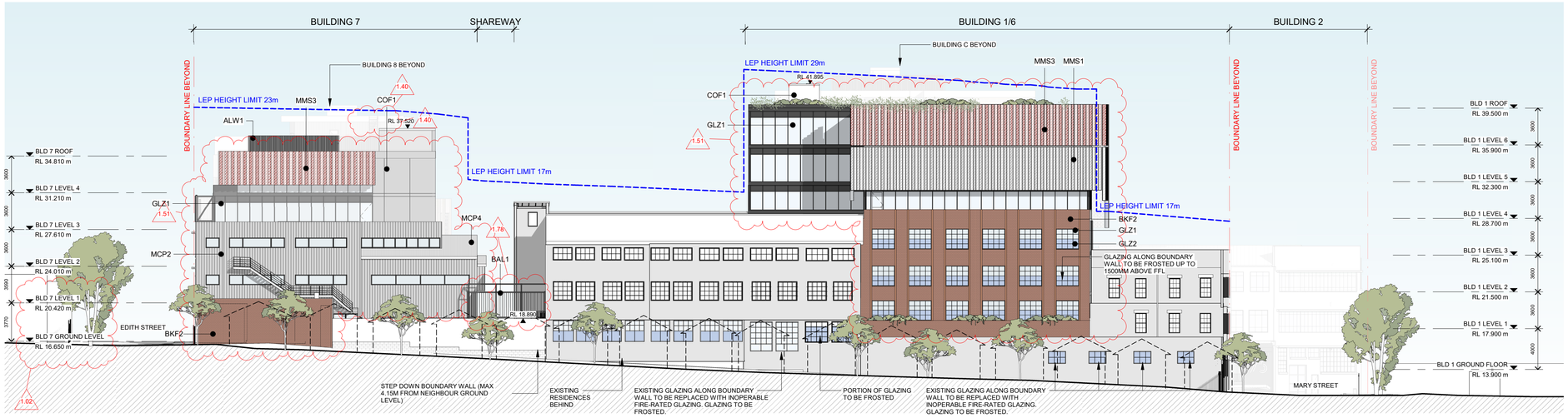
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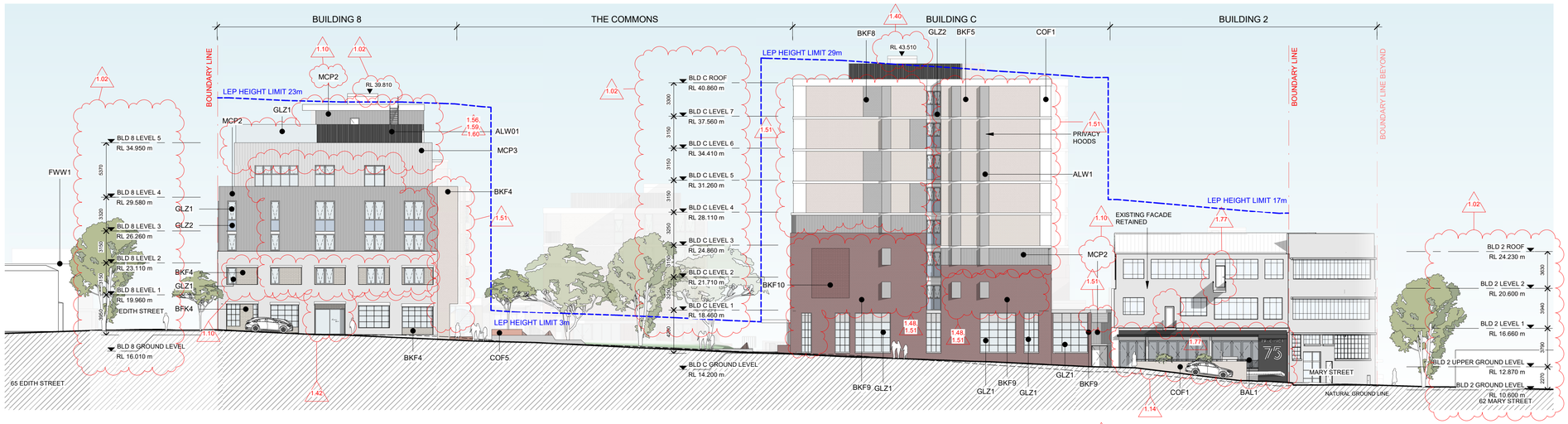
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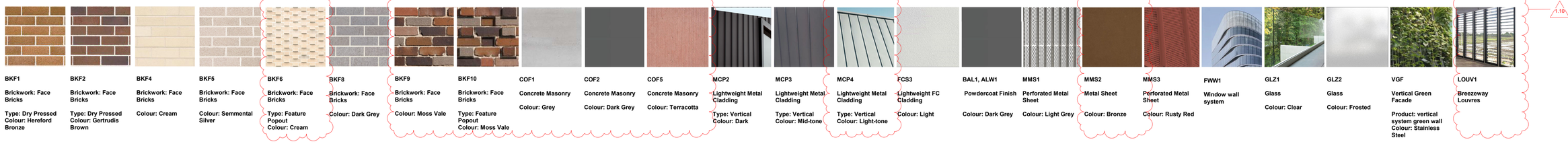
1 NORTH-WEST - UNWINS BRIDGE RD

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

BKF4 — Brickwork: Face Bricks — Colour: Cream

BKF5 — Brickwork: Face Bricks — Colour: Semmental Silver

BKF6 — Brickwork: Face Bricks — Type: Feature Popout Colour: Cream

BKF8 — Brickwork: Face Bricks — Colour: Dark Grey

BKF9 — Brickwork: Face Bricks — Colour: Moss Vale

BKF10 — Brickwork: Face Bricks — Type: Feature Popout Colour: Moss Vale

COF1 — Concrete Masonry — Colour: Grey

COF2 — Concrete Masonry — Colour: Dark Grey

COF5 — Concrete Masonry — Colour: Terracotta

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

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

MCP4 — Lightweight Metal Cladding — Type: Vertical Colour: Light-tone

FCS3 — Lightweight FC Cladding — Colour: Light

BAL1, ALW1 — Powdercoat Finish — Colour: Dark Grey

MMS1 — Perforated Metal Sheet — Colour: Light Grey

MMS2 — Metal Sheet — Colour: Bronze

MMS3 — Perforated Metal Sheet — Colour: Rusty Red

FWW1 — Window wall system

GLZ1 — Glass — Colour: Clear

GLZ2 — Glass — Colour: Frosted

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

LOUV1 — Breezeway Louvres

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

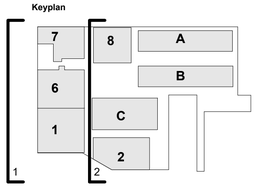
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Nominated Architects
Joe Agius no. 6491
Ramin Jahromi no. 10000

Applicant

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Keyplan



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22	FOR INFORMATION	mb	11.08.24
23	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

NORTH-WEST ELEVATIONS

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-30-02

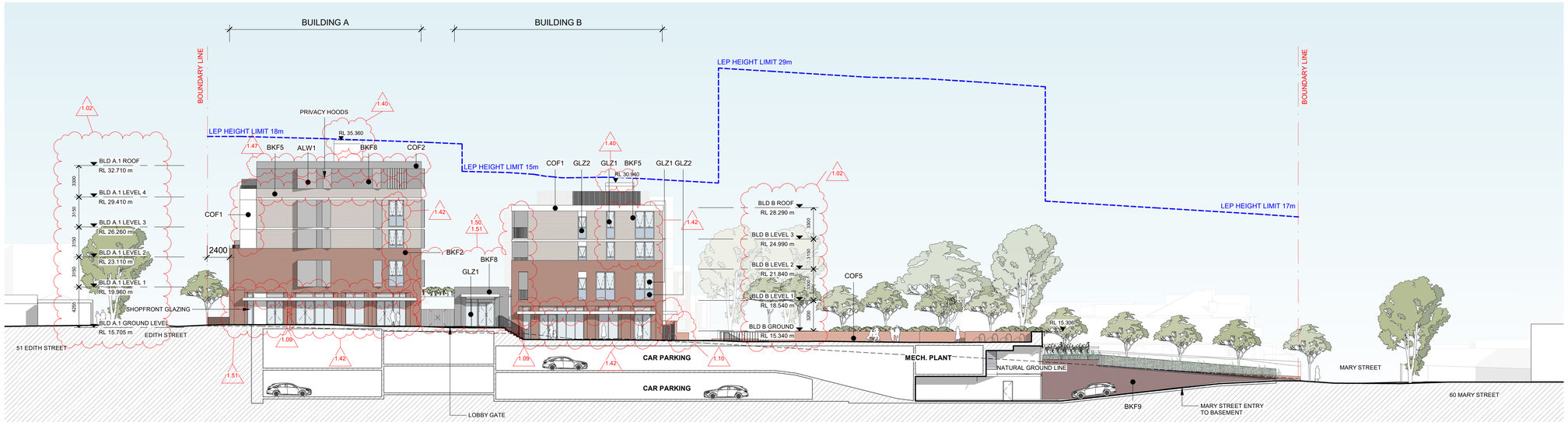
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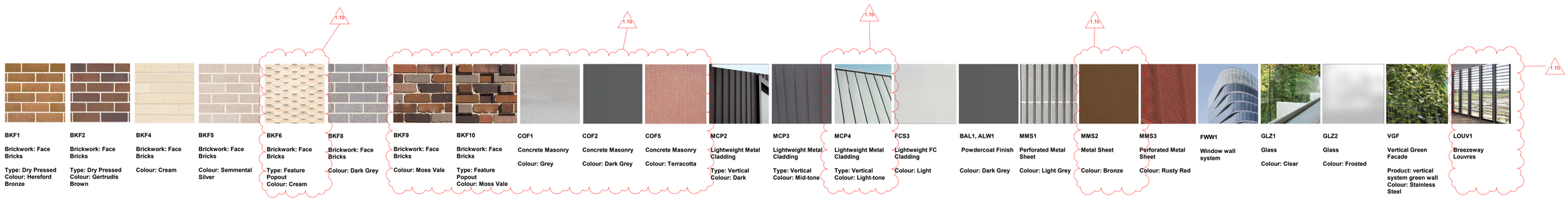
Revision: 23

PLOT STAMP DATE: 14/07/2025 6:09:05 PM



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

BKF4
Brickwork: Face Bricks
Colour: Cream

BKF5
Brickwork: Face Bricks
Colour: Semmental Silver

BKF6
Brickwork: Face Bricks
Type: Feature Popout
Colour: Cream

BKF8
Brickwork: Face Bricks
Colour: Dark Grey

BKF9
Brickwork: Face Bricks
Colour: Moss Vale

BKF10
Brickwork: Face Bricks
Type: Feature Popout
Colour: Moss Vale

COF1
Concrete Masonry
Colour: Grey

COF2
Concrete Masonry
Colour: Dark Grey

COF5
Concrete Masonry
Colour: Terracotta

MCP2
Lightweight Metal Cladding
Type: Vertical
Colour: Dark

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

MCP4
Lightweight Metal Cladding
Type: Vertical
Colour: Light-tone

FCS3
Lightweight FC Cladding
Colour: Light

BAL1, ALW1
Powdercoat Finish
Colour: Dark Grey

MMS1
Perforated Metal Sheet
Colour: Light Grey

MMS2
Metal Sheet
Colour: Bronze

MMS3
Perforated Metal Sheet
Colour: Rusty Red

FWW1
Window wall system

GLZ1
Glass
Colour: Clear

GLZ2
Glass
Colour: Frosted

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

LOUV1
Breezeway Louvres

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

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Architect

COX

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F + 61 2 9264 5844

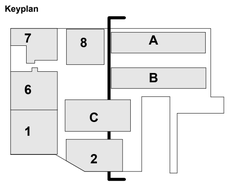
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Nominated Architects
Joe Agius no. 6491
Ramin Jahromi no. 10000

Applicant

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20	FOR COORDINATION	MB	29.07.24
21	FOR INFORMATION	mb	11.08.24
22	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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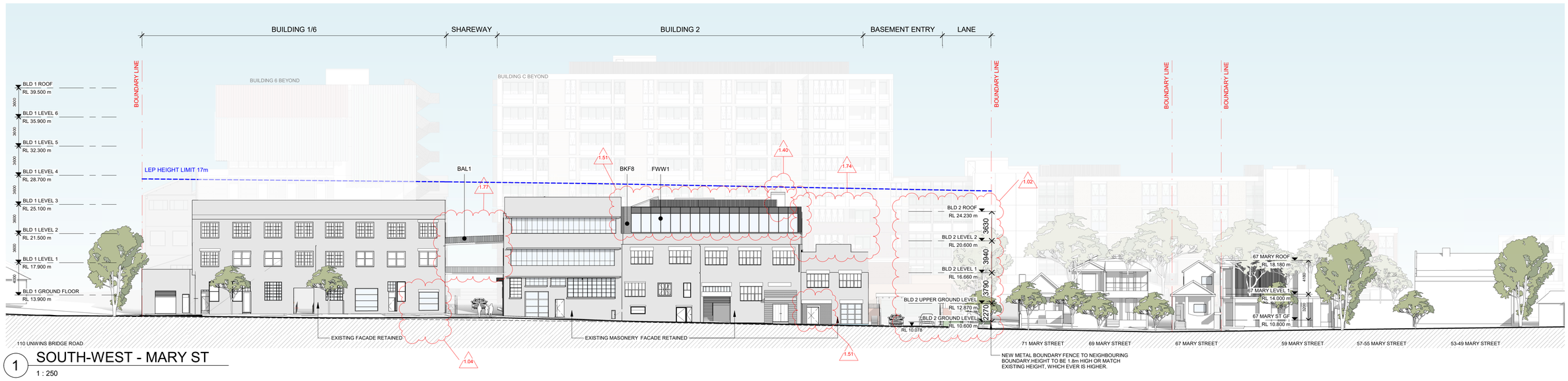
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
NORTH-WEST ELEVATIONS

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

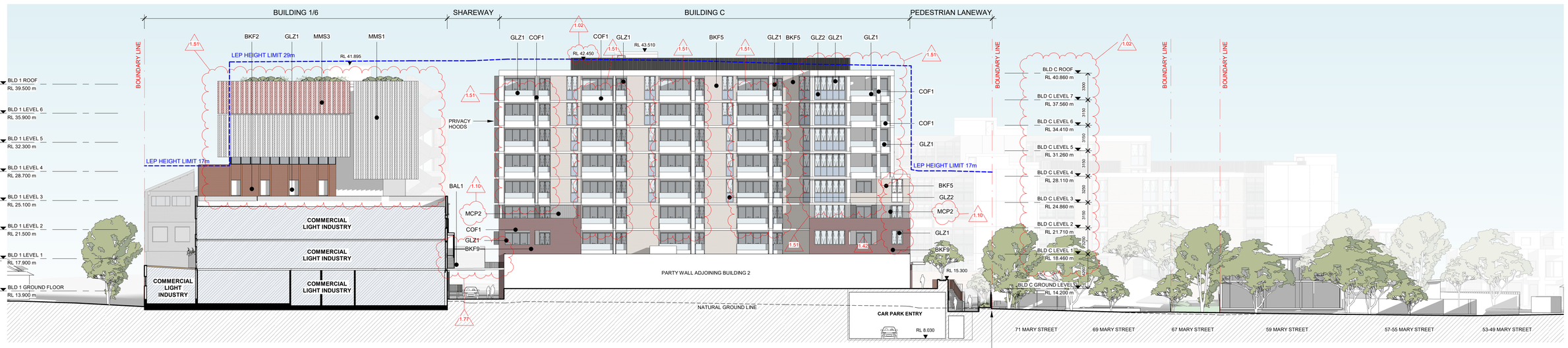
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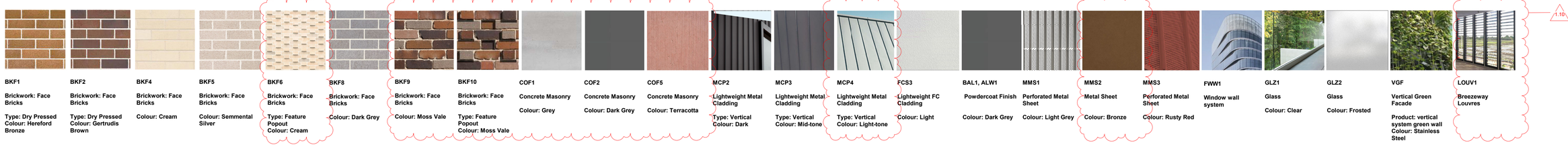
1 SOUTH-WEST - MARY ST

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

BKF4 Brickwork: Face Bricks — Colour: Cream

BKF5 Brickwork: Face Bricks — Colour: Semmental Silver

BKF6 Brickwork: Face Bricks — Type: Feature Popout Colour: Cream

BKF8 Brickwork: Face Bricks — Colour: Dark Grey

BKF9 Brickwork: Face Bricks — Colour: Moss Vale

BKF10 Brickwork: Face Bricks — Type: Feature Popout Colour: Moss Vale

COF1 Concrete Masonry — Colour: Grey

COF2 Concrete Masonry — Colour: Dark Grey

COF5 Concrete Masonry — Colour: Terracotta

MCP2 Lightweight Metal Cladding — Type: Vertical Colour: Dark

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

MCP4 Lightweight Metal Cladding — Type: Vertical Colour: Light-tone

FCS3 Lightweight FC Cladding — Colour: Light

BAL1, ALW1 Powdercoat Finish — Colour: Dark Grey

MMS1 Perforated Metal Sheet — Colour: Light Grey

MMS2 Metal Sheet — Colour: Bronze

MMS3 Perforated Metal Sheet — Colour: Rusty Red

FWW1 Window wall system

GLZ1 Glass — Colour: Clear

GLZ2 Glass — Colour: Frosted

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

LOUV1 Breezeway Louvres

LEGEND

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- NEW BUILDING ELEMENTS PROPOSED
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Scale 1:250

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Architect

COX

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NSW 2000, Australia
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F + 61 2 9264 5844

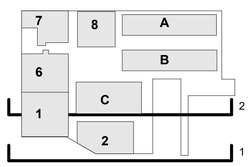
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Nominated Architects
Joe Agius no. 6491
Ramin Jahromi no. 10000

Applicant

CORONATION

Keyplan



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23	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status: NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

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

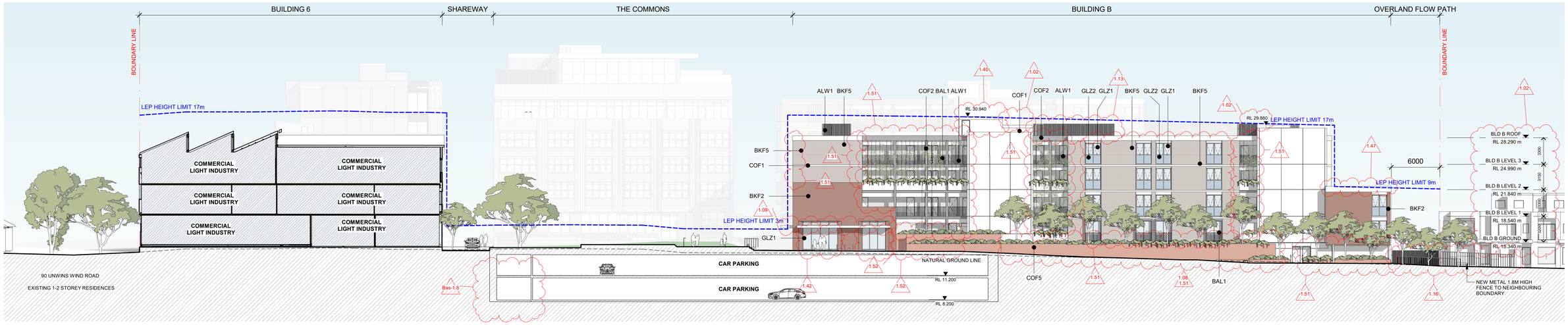
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Date: 01.10.24

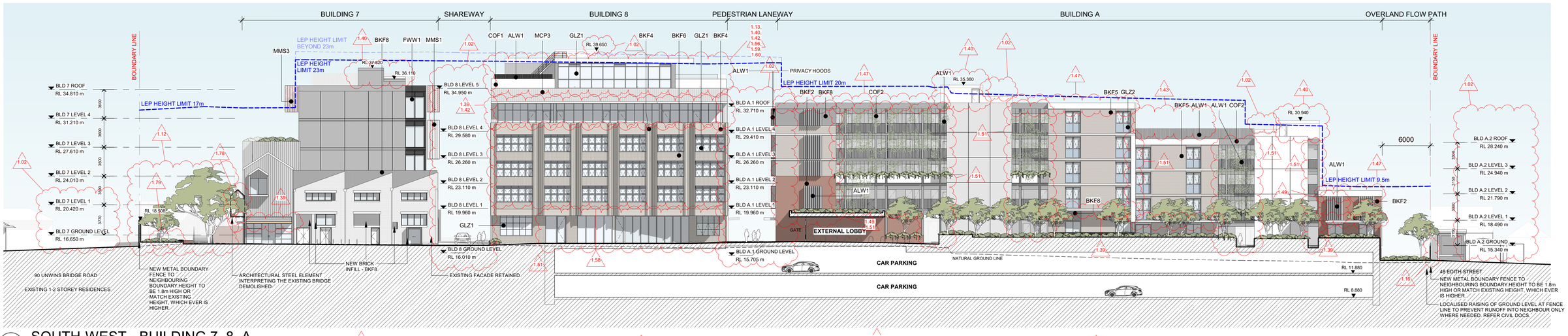
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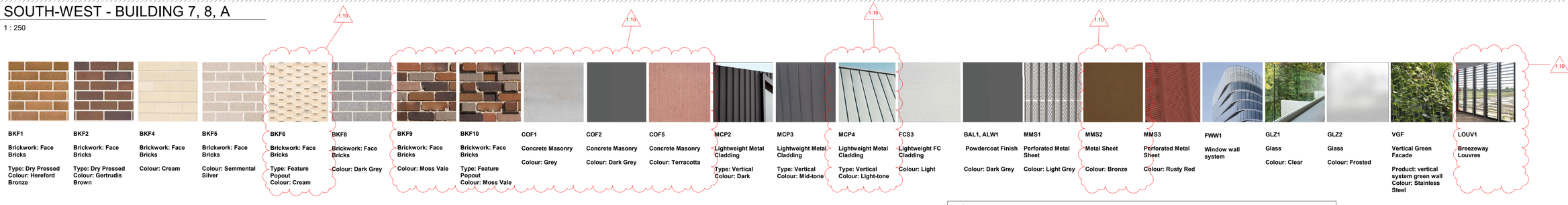
1 SOUTH-WEST - BUILDING B

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

BKF4 Brickwork: Face Bricks — Colour: Cream

BKF5 Brickwork: Face Bricks — Colour: Semmental Silver

BKF6 Brickwork: Face Bricks — Type: Feature Popout Colour: Cream

BKF8 Brickwork: Face Bricks — Colour: Dark Grey

BKF9 Brickwork: Face Bricks — Colour: Moss Vale

BKF10 Brickwork: Face Bricks — Type: Feature Popout Colour: Moss Vale

COF1 Concrete Masonry — Colour: Grey

COF2 Concrete Masonry — Colour: Dark Grey

COF5 Concrete Masonry — Colour: Terracotta

MCP2 Lightweight Metal Cladding — Type: Vertical Colour: Dark

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

MCP4 Lightweight Metal Cladding — Type: Vertical Colour: Light-tone

FCS3 Lightweight FC Cladding — Colour: Light

BAL1, ALW1 Powdercoat Finish — Colour: Dark Grey

MMS1 Perforated Metal Sheet — Colour: Light Grey

MMS2 Metal Sheet — Colour: Bronze

MMS3 Perforated Metal Sheet — Colour: Rusty Red

FWW1 Window wall system

GLZ1 Glass — Colour: Clear

GLZ2 Glass — Colour: Frosted

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

LOUV1 Breezeway Louvres

LEGEND
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- NEW BUILDING ELEMENTS PROPOSED
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Scale 1:250

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Architect

COX

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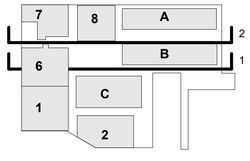
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Nominated Architects
Joe Agius no. 6491
Ramin Jahromi no. 10000

Applicant

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22	FOR COORDINATION	MB	29.07.24
23	FOR INFORMATION	mb	11.08.24
24	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status: NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

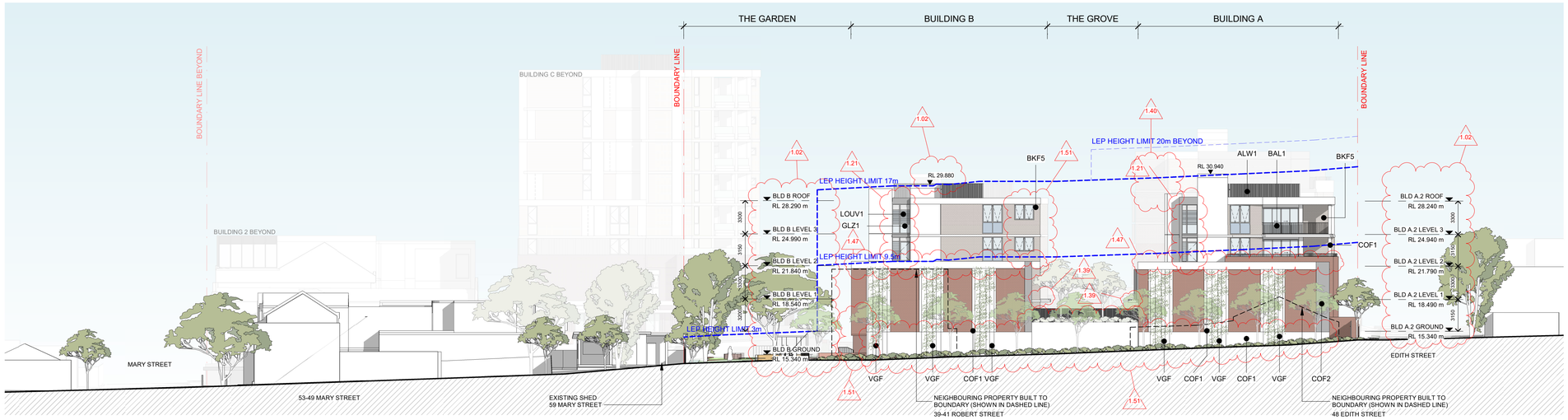
Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title SOUTH-WEST ELEVATIONS

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

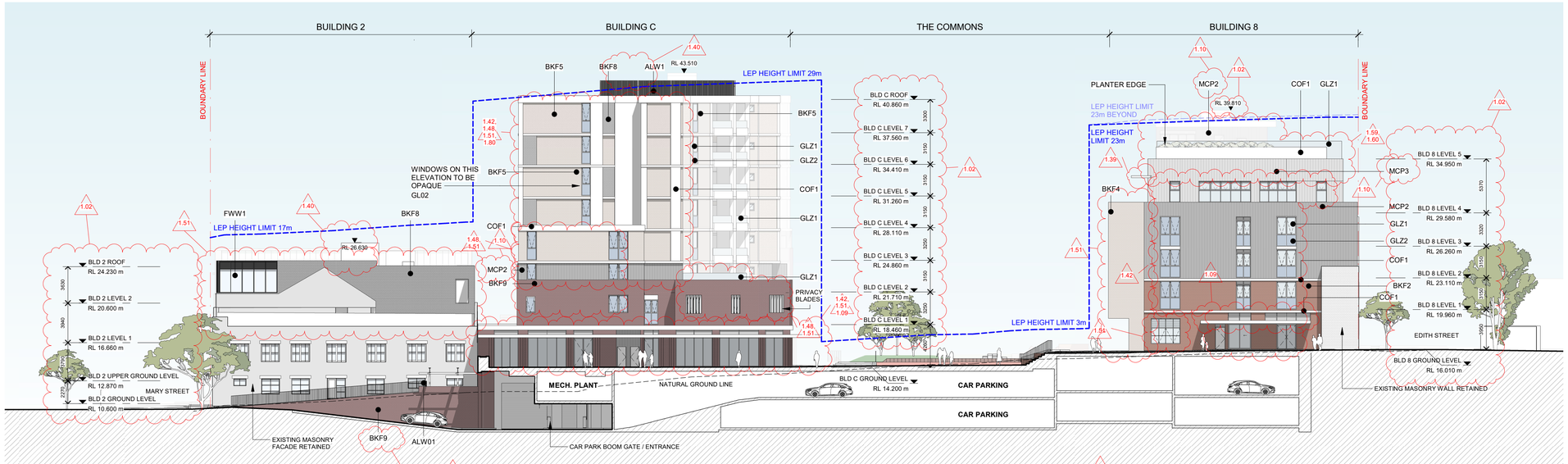
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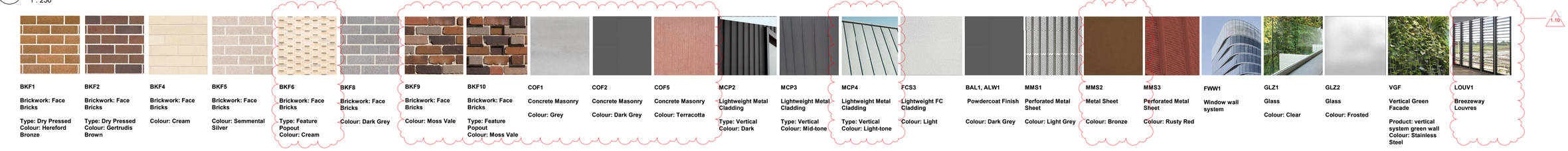
1 SOUTH-EAST - BUILDING A&B

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

BKF4 Brickwork: Face Bricks. Colour: Cream

BKF5 Brickwork: Face Bricks. Colour: Semmental Silver

BKF6 Brickwork: Face Bricks. Type: Feature Popout Colour: Cream

BKF8 Brickwork: Face Bricks. Colour: Dark Grey

BKF9 Brickwork: Face Bricks. Colour: Moss Vale

BKF10 Brickwork: Face Bricks. Type: Feature Popout Colour: Moss Vale

COF1 Concrete Masonry. Colour: Grey

COF2 Concrete Masonry. Colour: Dark Grey

COF5 Concrete Masonry. Colour: Terracotta

MCP2 Lightweight Metal Cladding. Type: Vertical Colour: Dark

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

MCP4 Lightweight Metal Cladding. Type: Vertical Colour: Light-tone

FCS3 Lightweight FC Cladding. Colour: Light

BAL1, ALW1 Powdercoat Finish. Colour: Dark Grey

MMS1 Perforated Metal Sheet. Colour: Light Grey

MMS2 Metal Sheet. Colour: Bronze

MMS3 Perforated Metal Sheet. Colour: Rusty Red

FWW1 Window wall system

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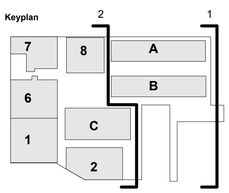
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Nominated Architects
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Ramin Jahromi no. 10000

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Keyplan



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22	FOR COORDINATION	MB	29.07.24
23	FOR INFORMATION	mb	11.08.24
24	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status: NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

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

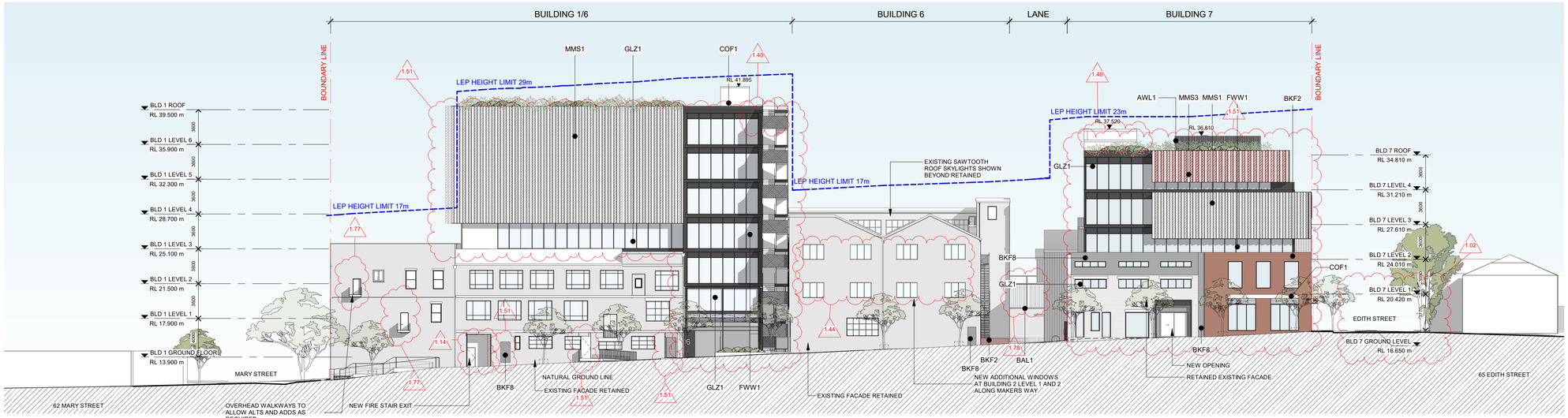
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Date: 01.10.24

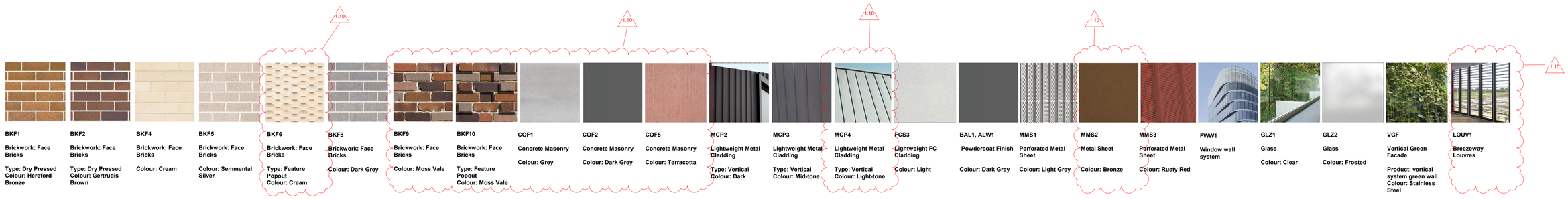
Revision: 24

PLOT STAMP DATE: 28/10/2025 11:49:02 AM



1 SOUTH-EAST - BUILDING 7, 6, 1

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

Architect

COX

Cox Architecture

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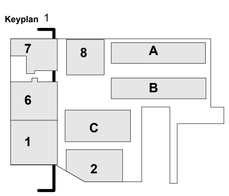
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Nominated Architects
Joe Agius no. 6491
Ramin Jahromi no. 10000

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Keyplan 1



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16	FOR SECTION 4.56	MB	24.05.23
17	FOR INFORMATION	MB	25.06.24
18	FOR COORDINATION	MB	19.07.24
19	FOR COORDINATION	MB	23.07.24
20	FOR COORDINATION	MB	26.07.24
21	FOR COORDINATION	MB	29.07.24
22	FOR INFORMATION	mb	11.08.24
23	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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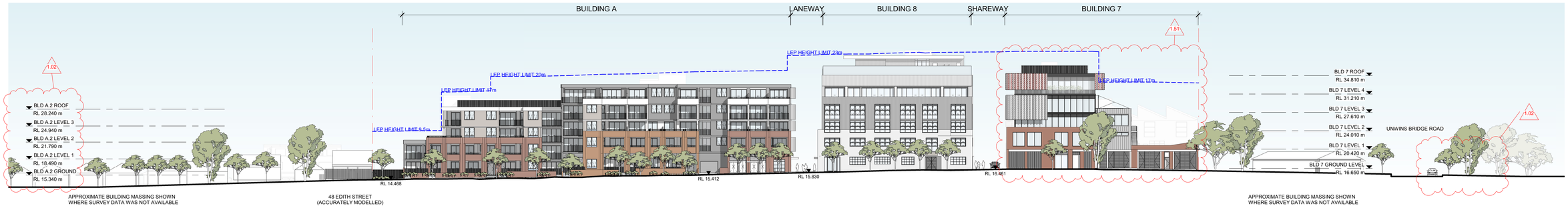
Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title SOUTH-EAST ELEVATIONS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-30-07

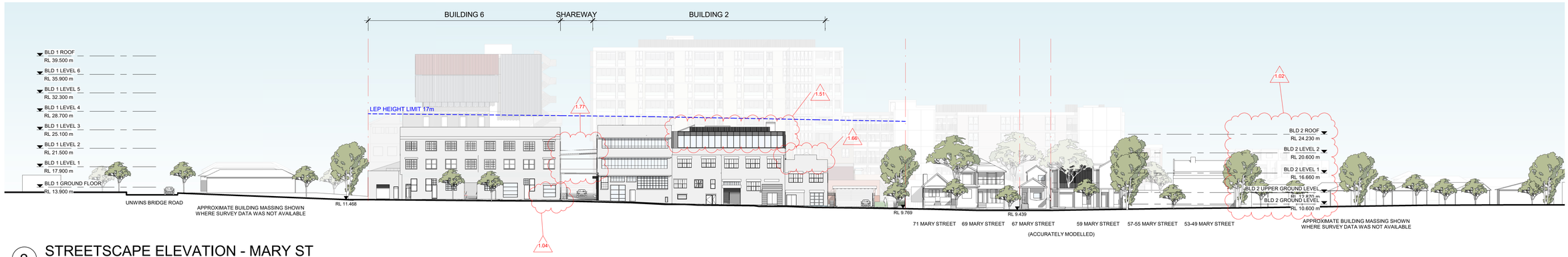
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Scale: As indicated @ A1
Date: 01.10.24
Revision: 23

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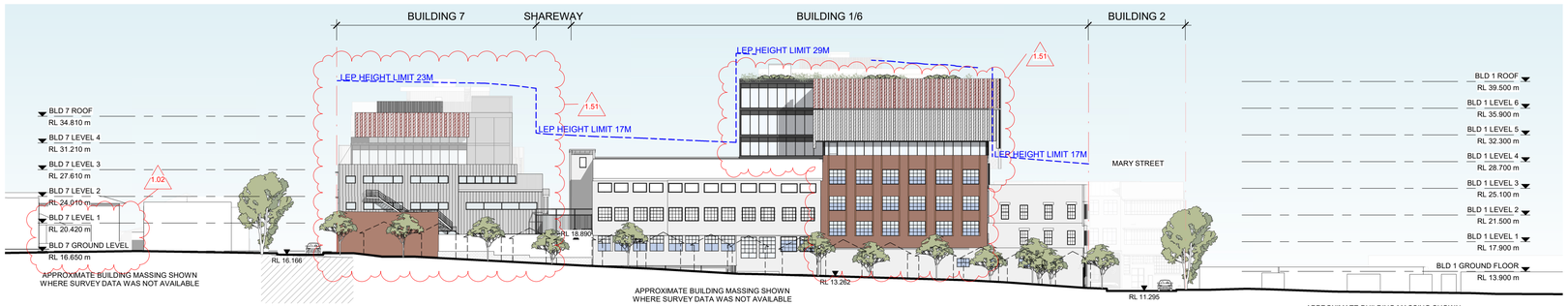
1 STREETSCAPE ELEVATION - EDITH ST

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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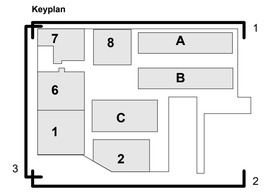
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Nominated Architects
Joe Agius no. 6491
Ramin Jahromi no. 10000

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7	FOR COORDINATION	MB	23.07.24
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9	FOR COORDINATION	MB	29.07.24
10	FOR INFORMATION	mb	11.08.24
11	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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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

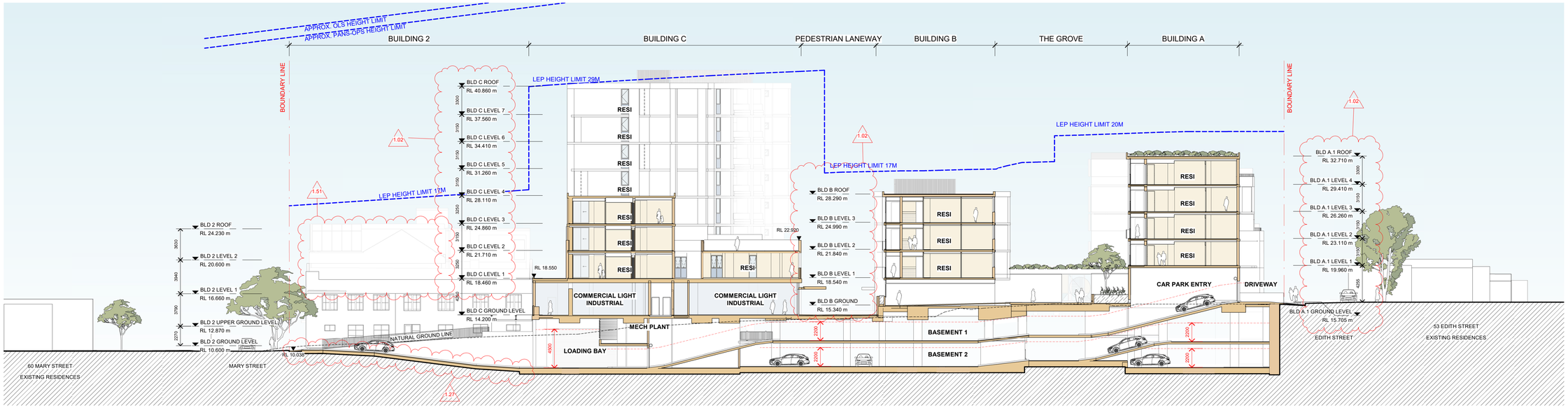
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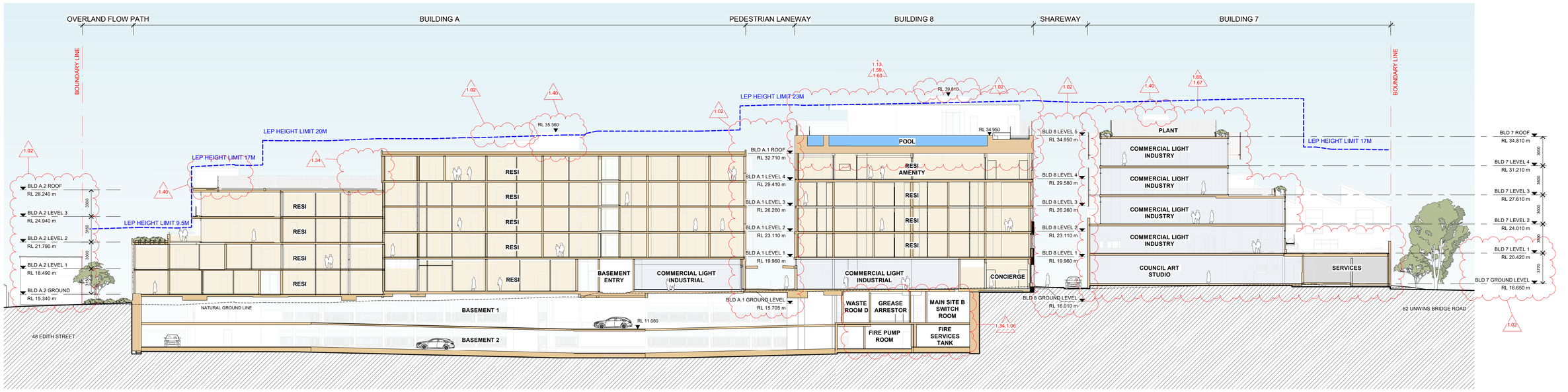
Date: 01.10.24

Revision: 11

PLOT STAMP DATE: 14/07/2025 6:05:44 PM



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

Architect

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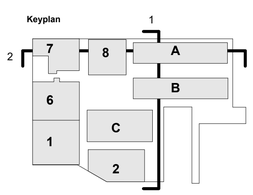
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Nominated Architects
Joe Agius no. 6491
Ramin Jahromi no. 10000

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24	FOR COORDINATION	MB	26.07.24
25	FOR COORDINATION	MB	29.07.24
26	FOR INFORMATION	mb	11.08.24
27	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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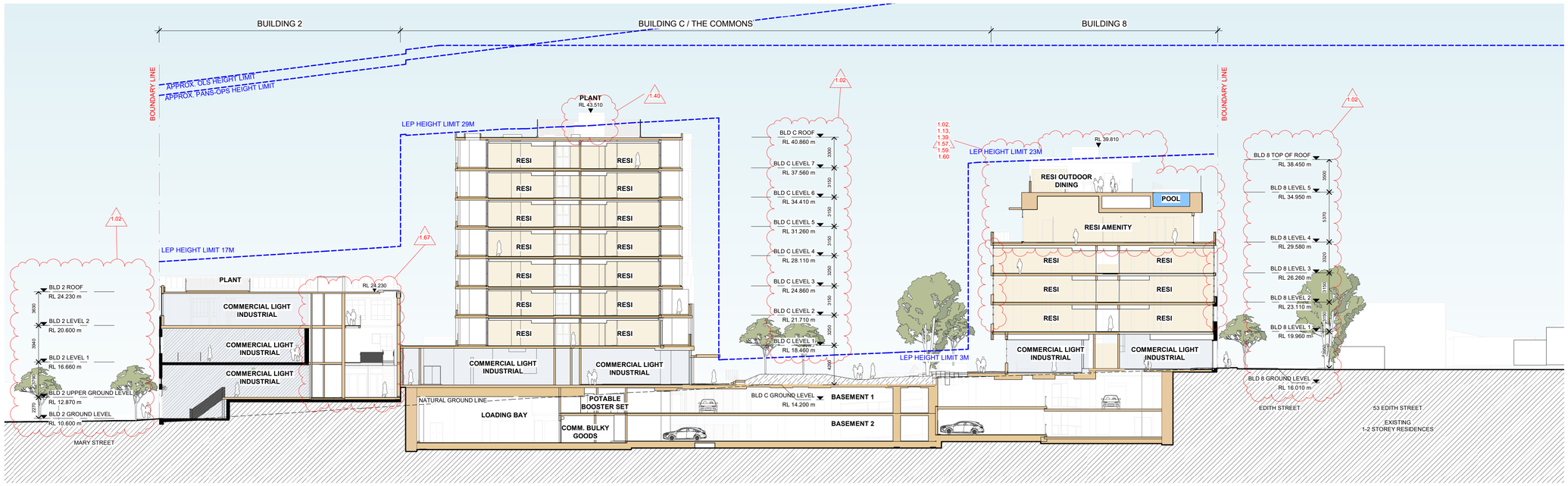
Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title SECTION 1 AND 2

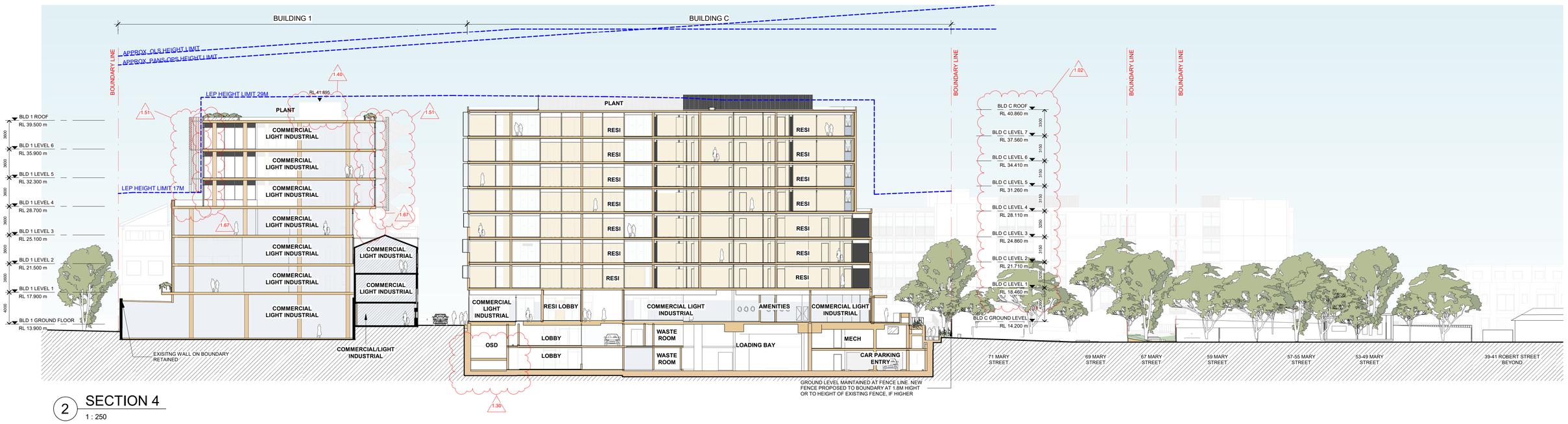
Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-40-00

Drawn: DP
Scale: 1 : 250 @ A1
Date: 01.10.24
Revision: 27

PLOT STAMP DATE: 26/03/2025 1:19:21 PM



1 SECTION 3
1 : 250



2 SECTION 4
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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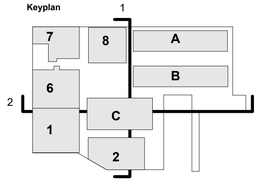
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Nominated Architects
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Ramin Jahromi no. 10000

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23	FOR COORDINATION	MB	26.07.24
24	FOR COORDINATION	MB	29.07.24
25	FOR INFORMATION	mb	11.08.24
26	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

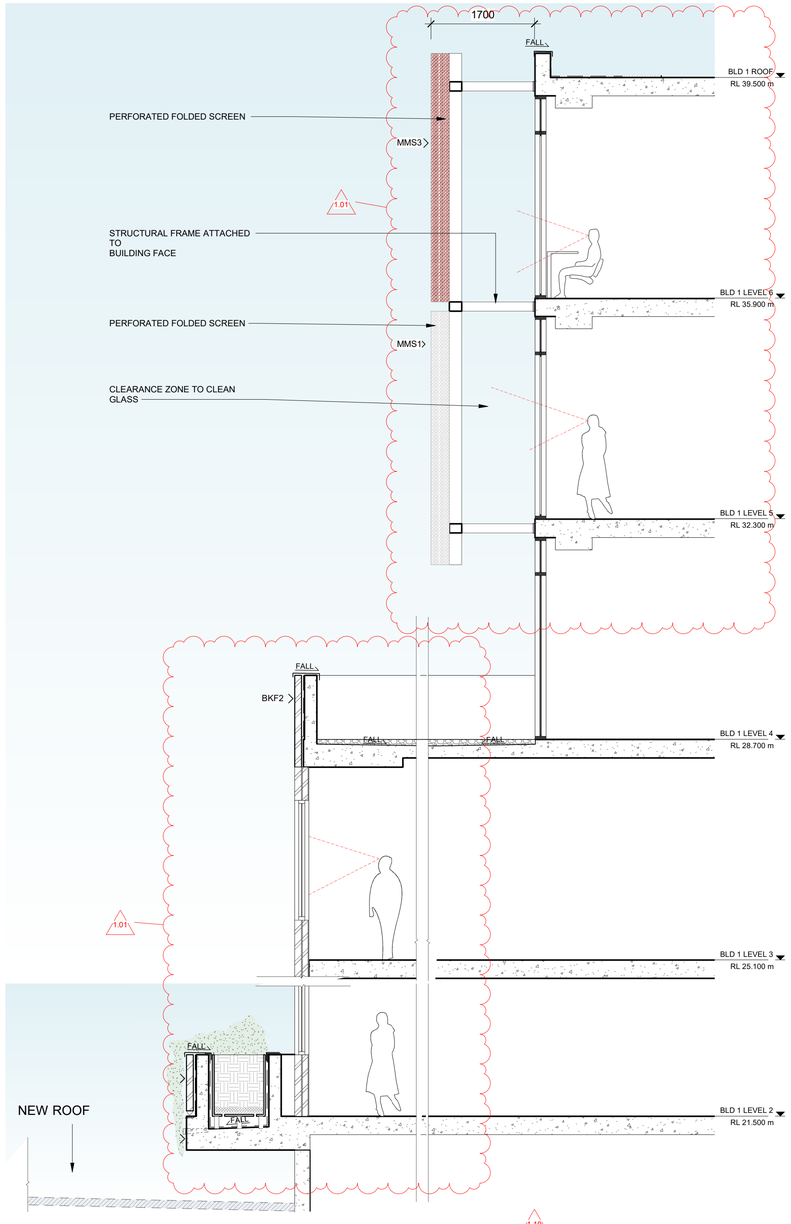
Drawing Title

SECTION 3 AND 4

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-40-01

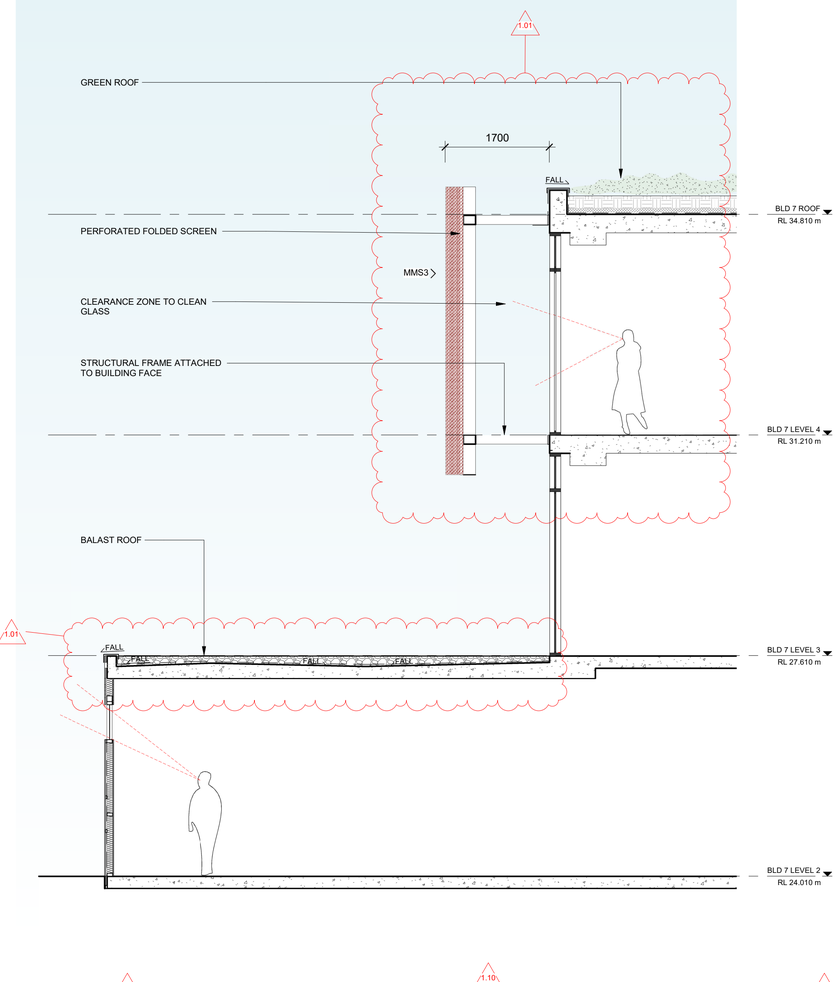
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Date: 01.10.24
Revision: 26

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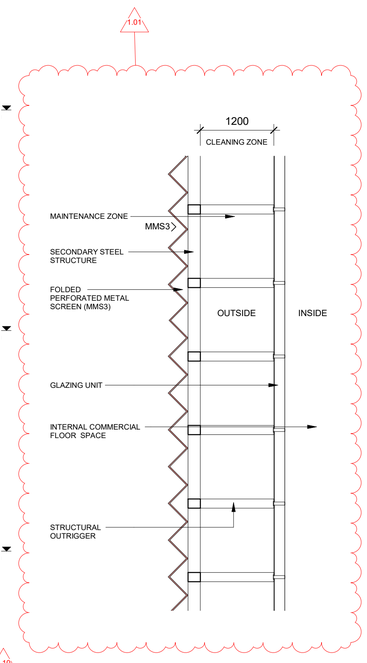
1 BUILDING 1 SCREEN - DETAIL SECTION

1 : 50



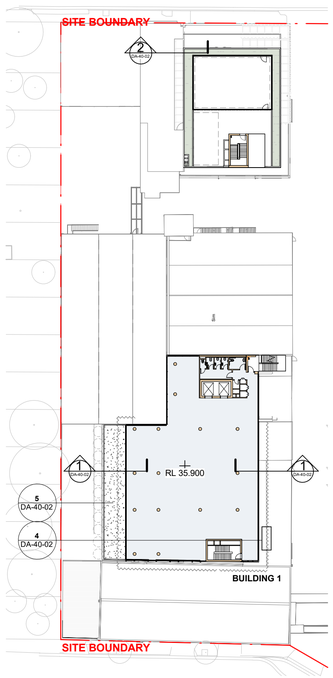
2 BUILDING 7 FACADE- SECTION

1 : 50



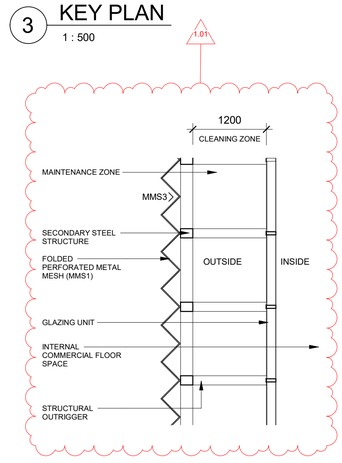
5 MMS3 SCREEN PLAN DETAIL

1 : 50



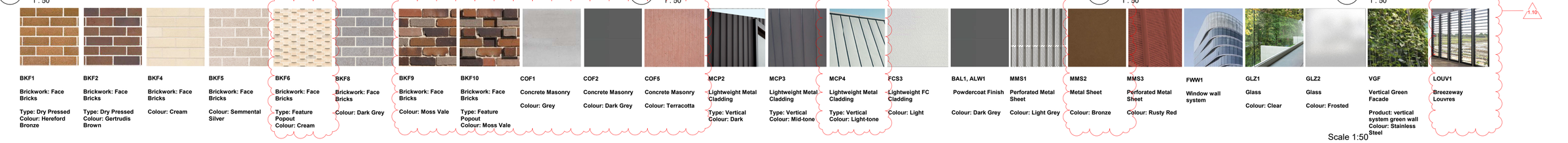
3 KEY PLAN

1 : 500



4 MMS1 SCREEN PLAN DETAIL

1 : 50



BKF1	BKF2	BKF4	BKF5	BKF6	BKF8	BKF9	BKF10	COF1	COF2	COF5	MCP2	MCP3	MCP4	FCS3	BAL1, ALW1	MMS1	MMS2	MMS3	FWW1	GLZ1	GLZ2	VGF	LOUV1
Brickwork: Face Bricks Type: Dry Pressed Colour: Hereford Bronze	Brickwork: Face Bricks Type: Dry Pressed Colour: Gertrudis Brown	Brickwork: Face Bricks Colour: Cream	Brickwork: Face Bricks Colour: Semmental Silver	Brickwork: Face Bricks Type: Feature Popout Colour: Cream	Brickwork: Face Bricks Colour: Dark Grey	Brickwork: Face Bricks Colour: Moss Vale	Brickwork: Face Bricks Type: Feature Popout Colour: Moss Vale	Concrete Masonry Colour: Grey	Concrete Masonry Colour: Dark Grey	Concrete Masonry Colour: Terracotta	Lightweight Metal Cladding Type: Vertical Colour: Dark	Lightweight Metal Cladding Type: Vertical Colour: Mid-tone	Lightweight Metal Cladding Type: Vertical Colour: Light-tone	Lightweight FC Cladding Colour: Light	Powdercoat Finish Colour: Dark Grey	Perforated Metal Sheet Colour: Light Grey	Metal Sheet Colour: Bronze	Perforated Metal Sheet Colour: Rusty Red	Window wall system	Glass Colour: Clear	Glass Colour: Frosted	Vertical Green Facade Product: vertical system green wall Colour: Stainless Steel	Breezeway Louvres

Scale 1:50

0 0.5m 1m 2.5m 5m

Architect

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Nominated Architects
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Ramin Jahromi no. 10000

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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
3	FOR INFORMATION	MB	25.06.24
4	FOR COORDINATION	MB	29.07.24
5	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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

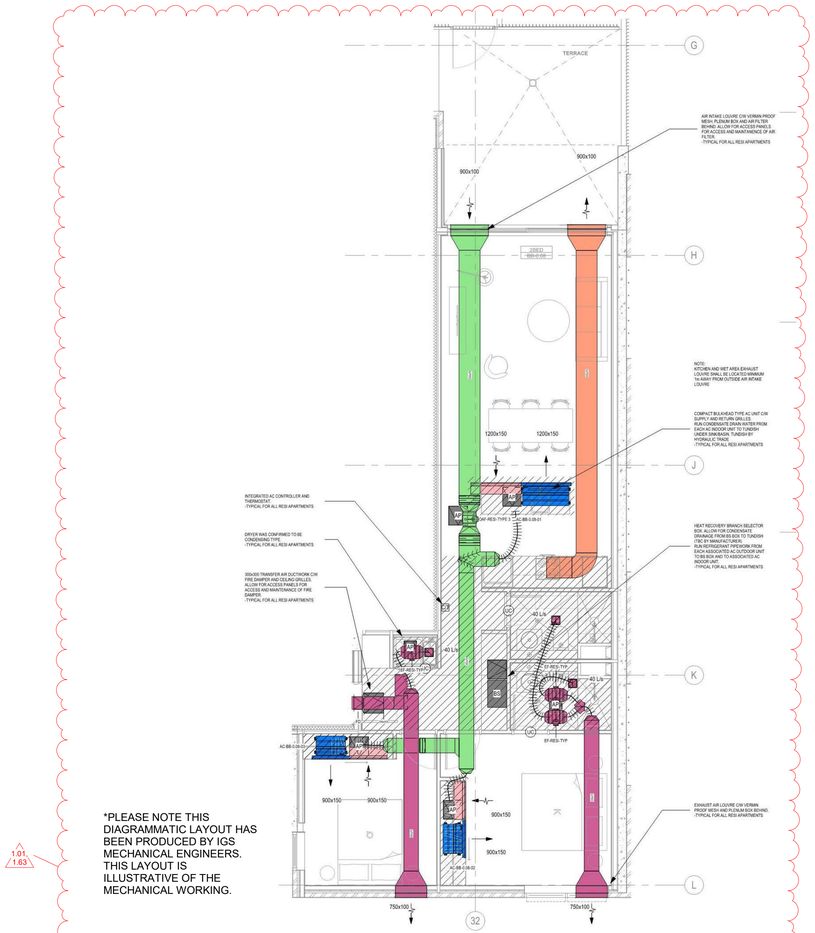
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Date: 01.10.24

Revision: 5

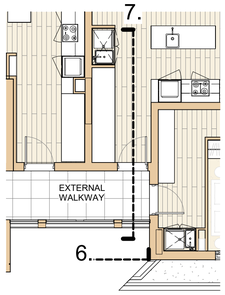
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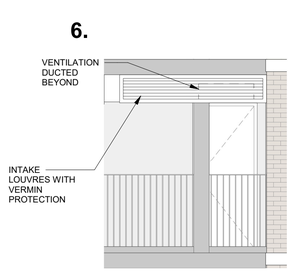


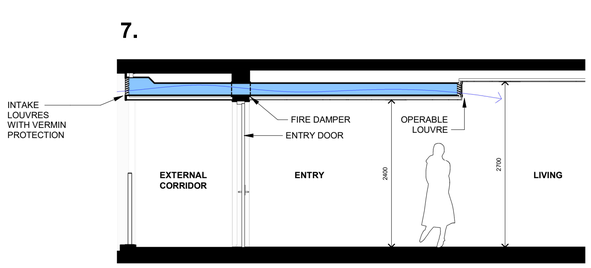
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4 TYPICAL MECHANICAL SERVICES DIAGRAM

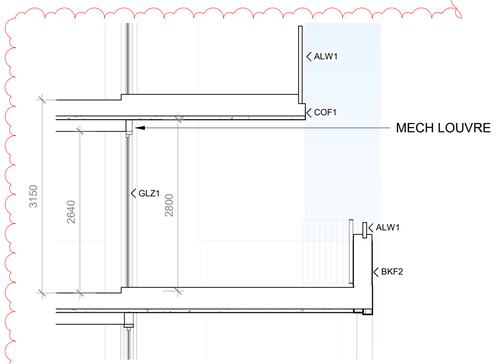
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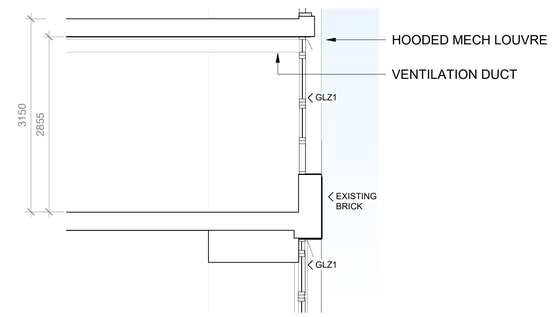
5 BUILDING A&B CROSS VENTILATION DUCT DETAILS



8 TYPICAL MECHANICAL VENTILATION DETAIL 02

1 : 50

TYPICAL BALCONY DETAIL
Mechanical louvres located in extended subhead



9 TYPICAL MECHANICAL VENTILATION DETAIL 01

1 : 50

BUILDING 8 FACADE DETAIL
Mechanical louvres located above glazing.
Metal hood incorporated to prevent water ingress.

Architect

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2	FOR SECTION 4.56	MB	24.05.23
3	FOR INFORMATION	MB	25.06.24
4	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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

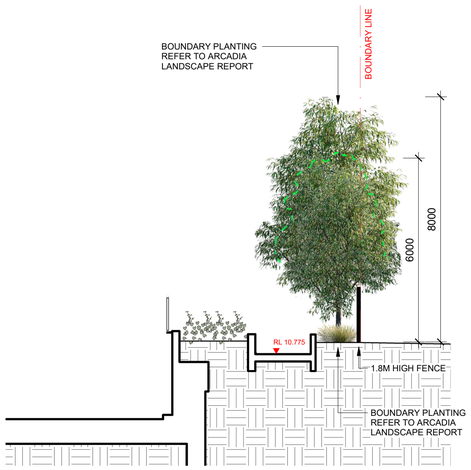
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Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-40-03

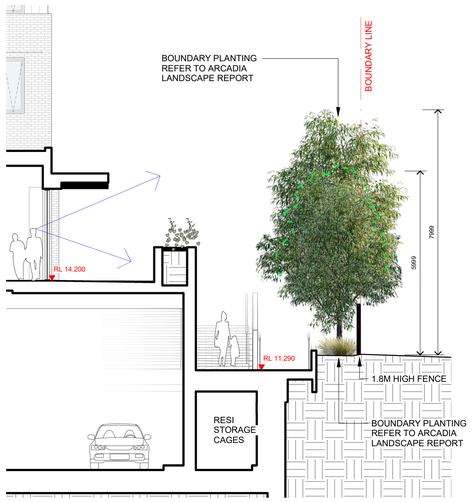
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Revision: 4

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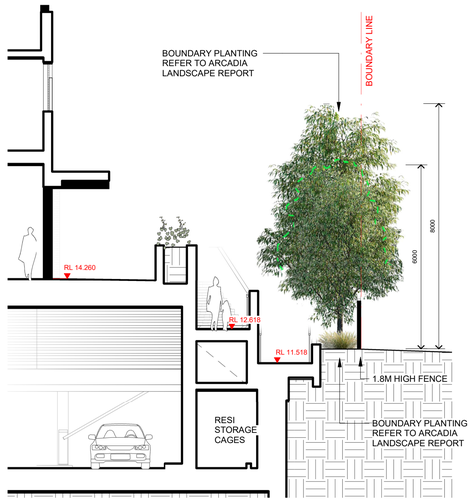
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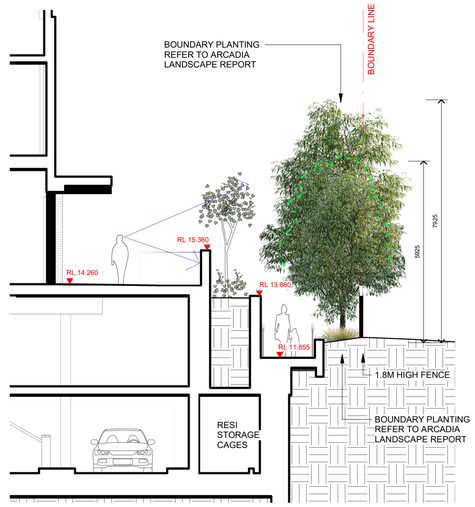
A BLD C PEDESTRIAN LINK - SECTION A
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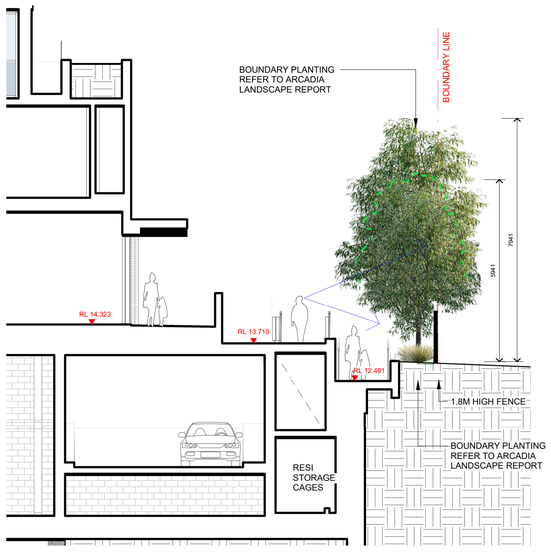
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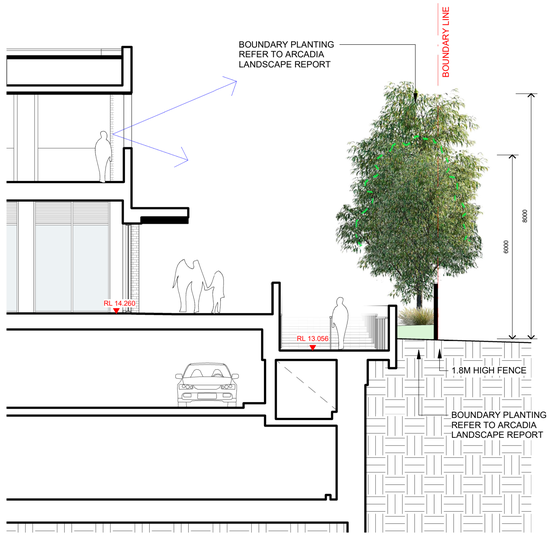
C BLD C PEDESTRIAN LINK - SECTION C
1 : 100



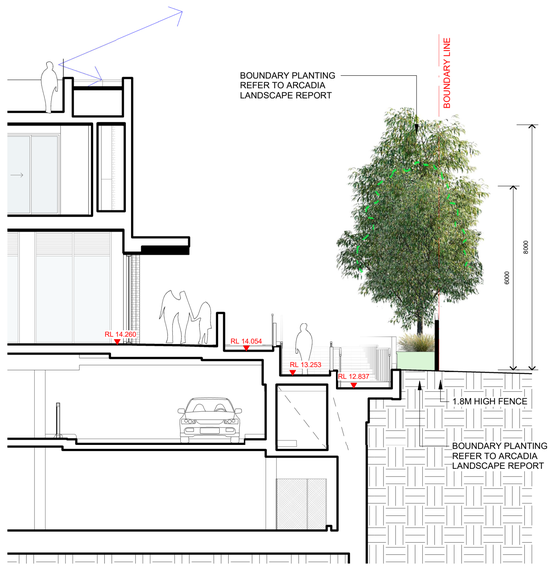
D BLD C PEDESTRIAN LINK - SECTION D
1 : 100



E BLD C PEDESTRIAN LINK - SECTION E
1 : 100



F BLD C PEDESTRIAN LINK - SECTION F
1 : 100



7 BLD C PEDESTRIAN LINK - SECTION G
1 : 100

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Ramin Jahromi no. 10000

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A	FOR DEVELOPMENT APPLICATION	MB	08.11.22
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1	DRAFT SECTION 456	MB	04.05.23
2	FOR SECTION 4.56	MB	24.05.23
3	FOR INFORMATION	MB	25.06.24
4	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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-40-04

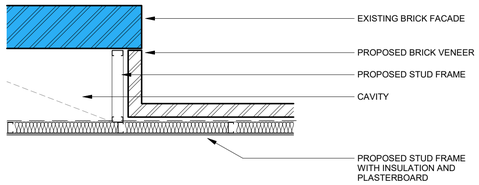
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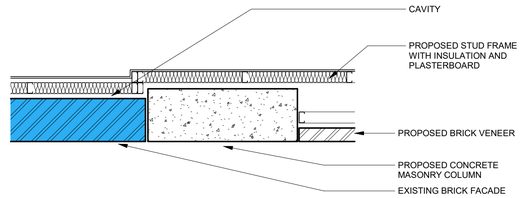
Date: 01.10.24

Revision: 4

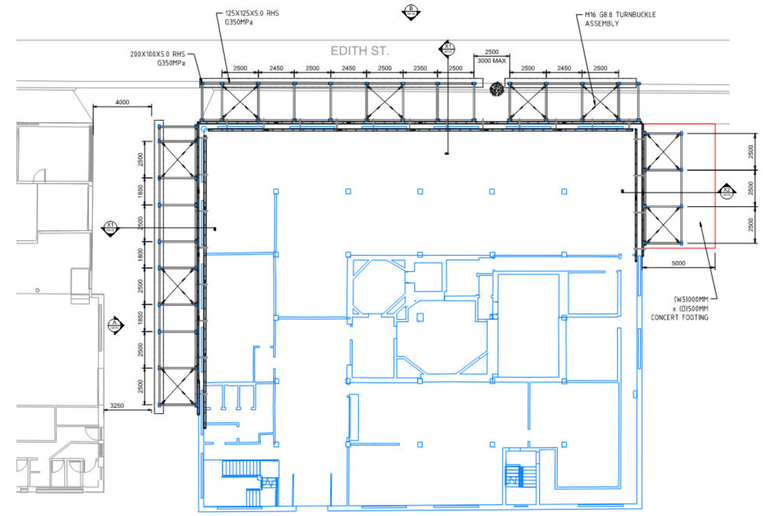
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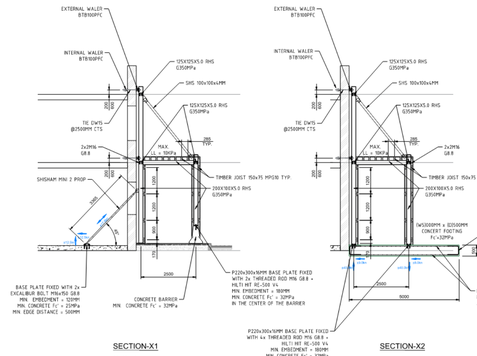
1 BUILDING 8 PLAN DETAIL 01



2 BUILDING 8 PLAN DETAIL 02

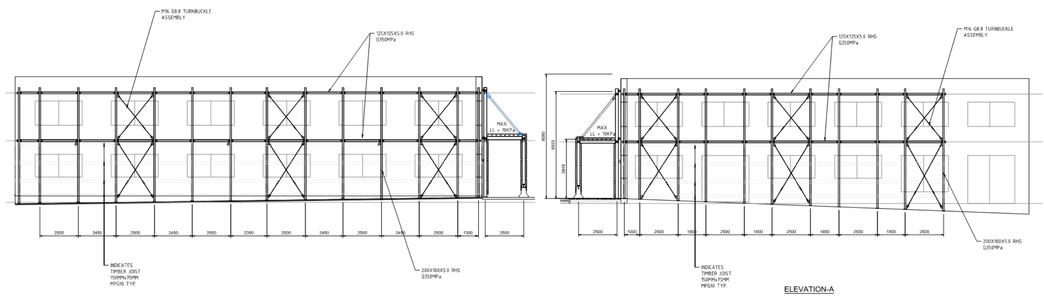


TEMPORARY FACADE BRACING PLAN



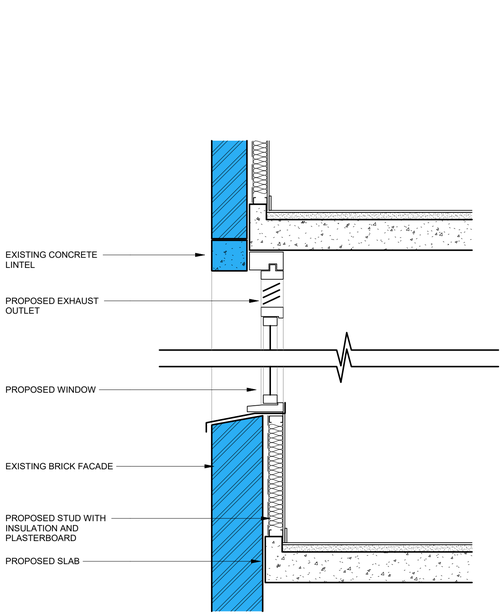
SECTION-X1 SECTION-X2

SECTION DIAGRAMS OF BRACING STRUCTURE

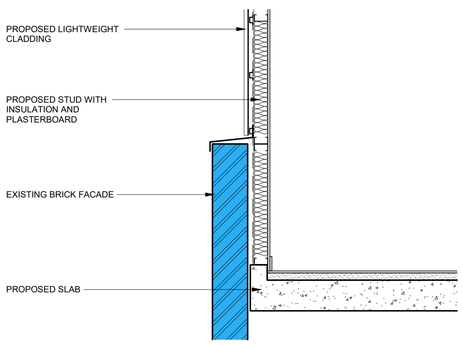


ELEVATION-B ELEVATION-A

ELEVATION DIAGRAMS OF BRACING STRUCTURE



3 BUILDING 8 SECTION DETAIL 01



4 BUILDING 8 SECTION DETAIL 02

5 BUILDING TEMPORARY FACADE FRAMING PLAN

NOTE: THESE SCAFFOLDING DIAGRAMS HAVE BEEN PREPARED WITH ACE CIVIL AND ARE PRELIMINARY ONLY. DIMENSIONS AND DETAILS ARE INDICATIVE ONLY.

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Client CORONATION

Project No. 220160.03

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-40-05

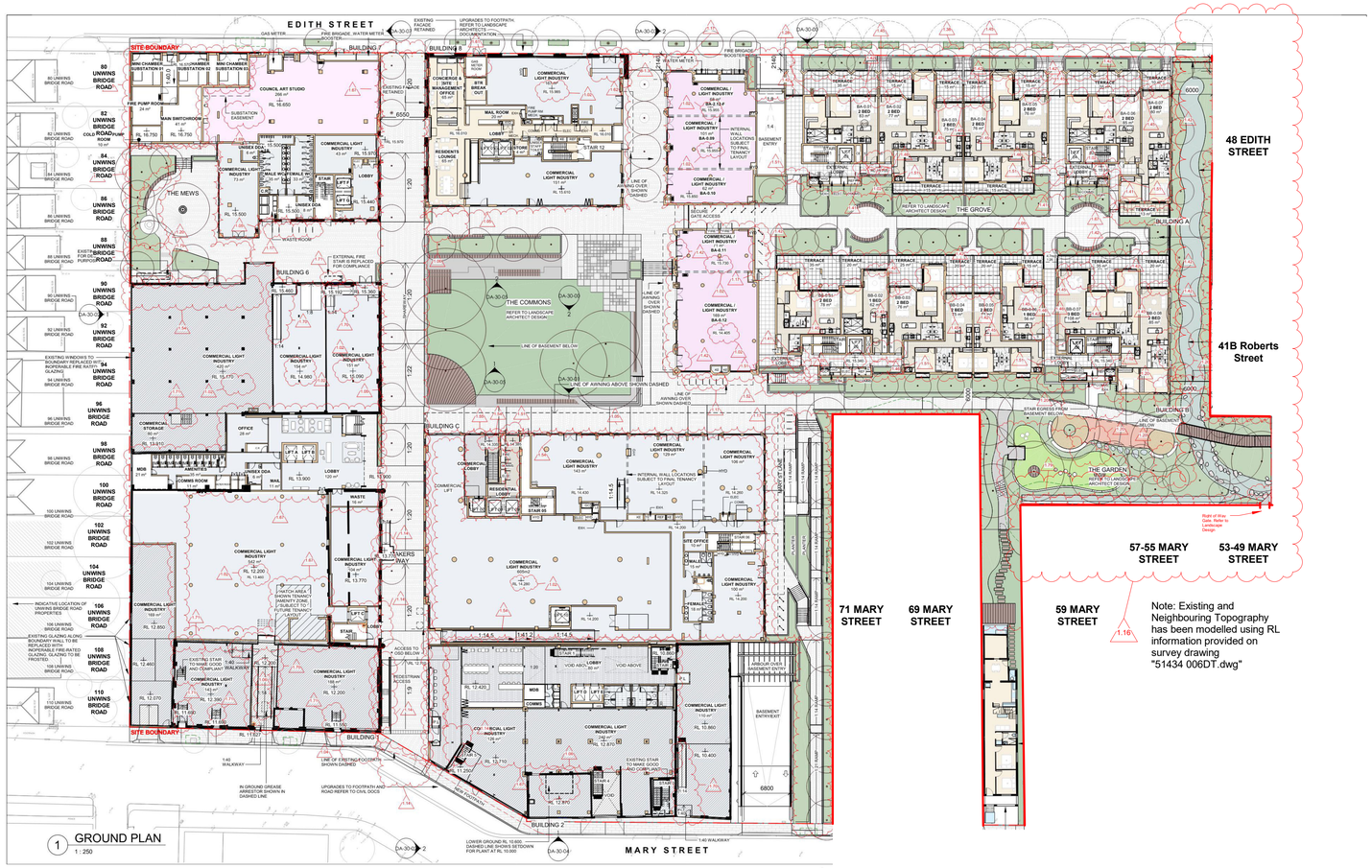
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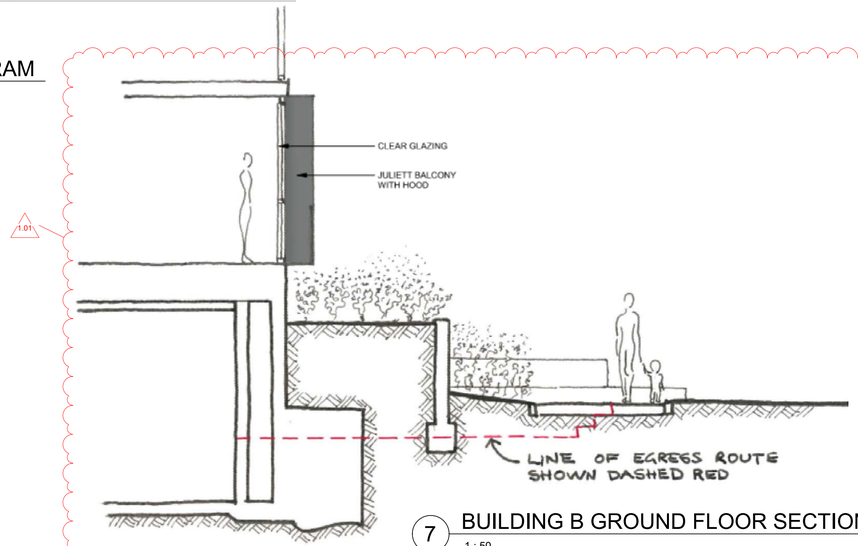
Date: 01.10.24

Revision: 4

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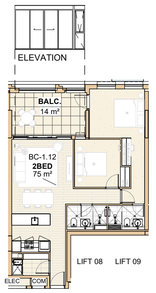


1 GROUND PLAN
1 : 250



1 NEW NEIGHBOUR FENCES HEIGHT DIAGRAM
1 : 500

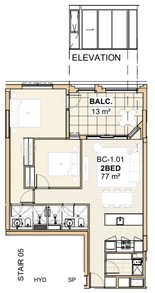
7 BUILDING B GROUND FLOOR SECTIONAL DETAIL
1 : 50



TYPICAL BUILDING C 2 BED

2B Type 1
Bedroom Area: 9.4m²
Window Size: 670x2610mm
10% Floor Area: 0.94m²
5% Floor Area: 0.47m²
Window Area: 1.74m²
Openable Area: 0.82m²
Compliance: Yes

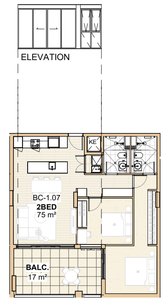
2 NATURAL VENT. CALC. DIAGRAM 01
1 : 200



TYPICAL BUILDING C 2 BED

2B Type 2
Bedroom Area: 9.4m²
Window Size: 670x2610mm
10% Floor Area: 0.94m²
5% Floor Area: 0.47m²
Window Area: 1.74m²
Openable Area: 0.82m²
Compliance: Yes

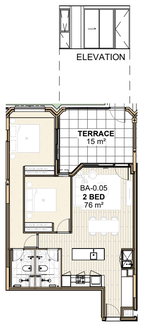
3 NATURAL VENT. CALC. DIAGRAM 02
1 : 200



TYPICAL BUILDING C 2BED

2B Type 4
Bedroom Area: 9.69m²
Window Size: 1370x2610mm
10% Floor Area: 0.97m²
5% Floor Area: 0.49m²
Window Area: 3.57m²
Openable Area: 1.74m²
Compliance: Yes

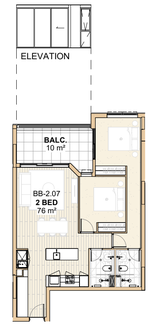
4 NATURAL VENT. CALC. DIAGRAM 03
1 : 200



TYPICAL BUILDINGS A+B 2 BED

2B Type 6
Bedroom Area: 9.68m²
Window Size: 700x2610mm
10% Floor Area: 0.97m²
5% Floor Area: 0.49m²
Window Area: 1.82m²
Openable Area: 0.86m²
Compliance: Yes

5 NATURAL VENT. CALC. DIAGRAM 04
1 : 200



TYPICAL BUILDINGS A+B 2BED

2B Type 12
Bedroom Area: 9.68m²
Window Size: 700x2610mm
10% Floor Area: 0.97m²
5% Floor Area: 0.49m²
Window Area: 1.82m²
Openable Area: 0.86m²
Compliance: Yes

6 NATURAL VENT. CALC. DIAGRAM 05
1 : 200

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3	FOR INFORMATION	MB	25.06.24
4	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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

Drawing Title
MISCELLANEOUS DETAILS

Drawing Number: DA-40-06

Revision: 4

Project Architect: MB

Design Associates: FM

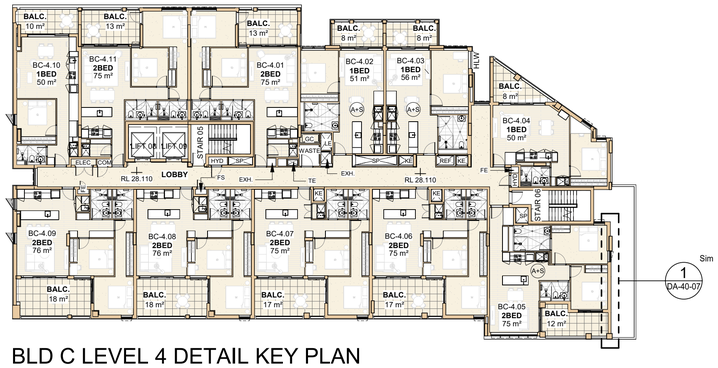
Project Director: RJ

Drawn: MB

Scale: As indicated @ A1

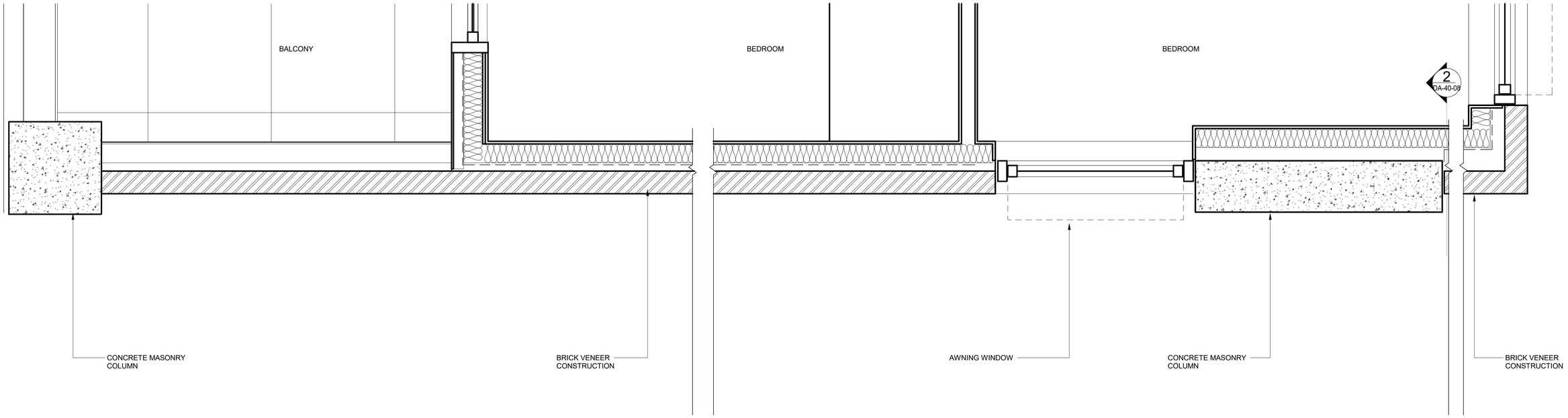
Date: 01.10.24

PLOT STAMP DATE: 16/07/2025 5:39:23 PM



BLD C LEVEL 4 DETAIL KEY PLAN

1.01



1 BLD C LEVEL 4 DETAIL PLAN

1 : 10

Scale 1:10

0 0.1m 0.2m 0.5m 1m

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2	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

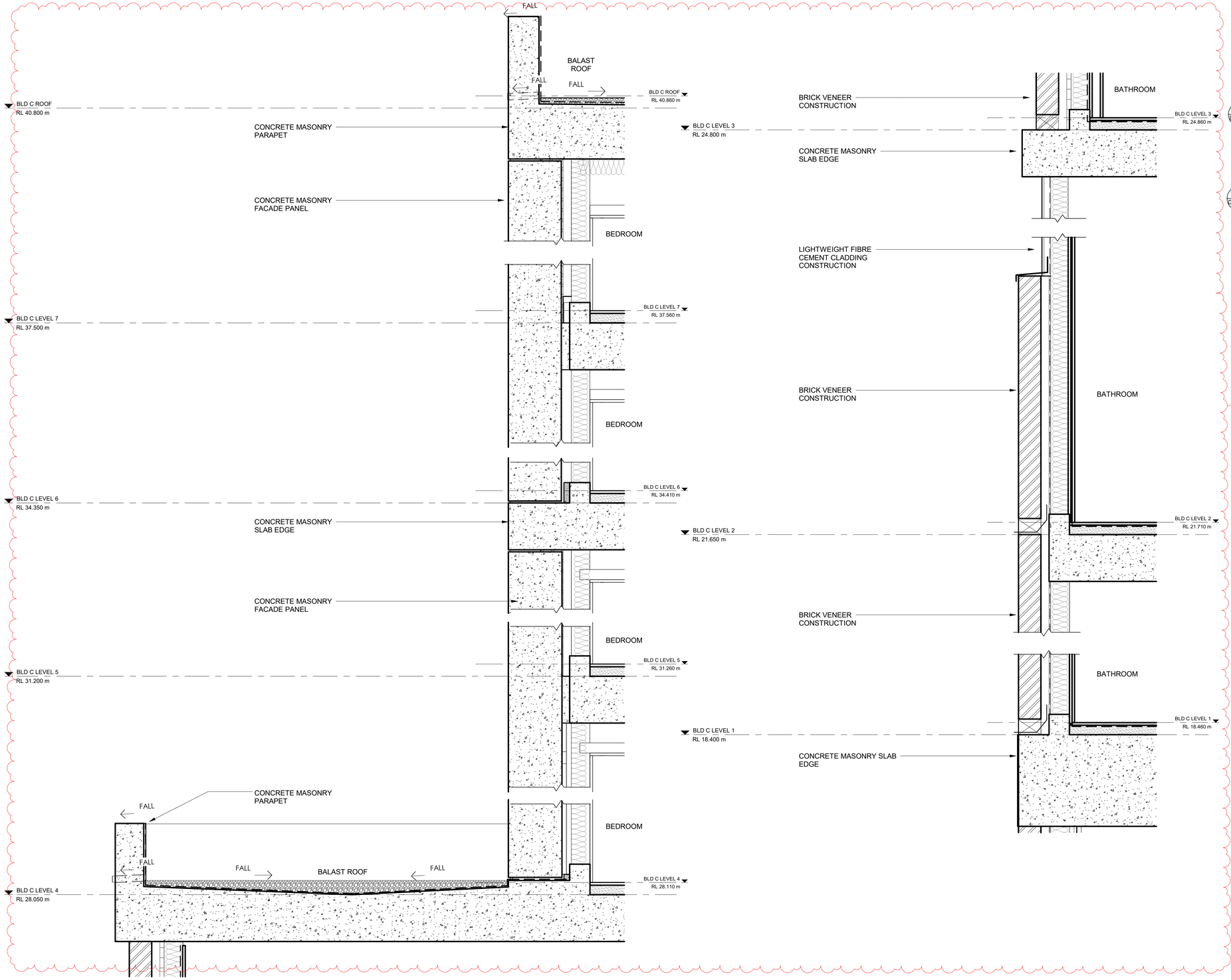
Project PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
BUILDING C FACADE DETAILS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-40-07

Drawn: CK
Scale: As indicated @ A1
Date: 01.10.24
Revision: 2

PLOT STAMP DATE: 6/03/2025 1:30:24 PM



BLD C SOUTH-EAST FACADE KEY PLAN

2 BC FACADE DETAIL SECTION - UPPER
1 : 10

1 BC FACADE DETAIL SECTION - LOWER
1 : 10

Scale 1:10

0 0.1m 0.2m 0.5m 1m

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Rev	Description	By	Date
1	DRAFT SECTION 456	MB	04.05.23
2	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

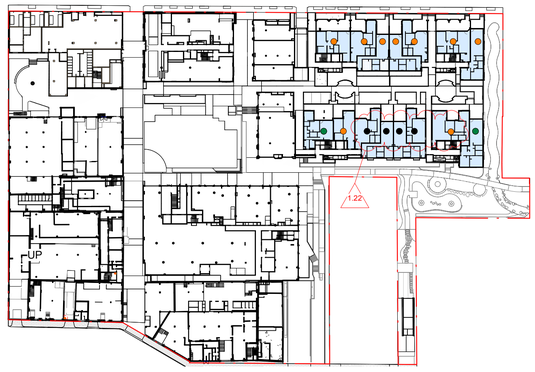
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
BUILDING C FACADE DETAILS

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-40-08

Drawn: CK
Scale: As indicated @ A1
Date: 01.10.24
Revision: 2

PLOT STAMP DATE: 6/03/2025 1:31:05 PM



1 GROUND PLAN - SOLAR ACCESS DIAGRAM
1 : 1000



2 LEVEL 1 PLAN - SOLAR ACCESS DIAGRAM
1 : 1000



3 LEVEL 2 PLAN - SOLAR ACCESS DIAGRAM
1 : 1000



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 = 70.2% >2HRS SUN MIDWINTER

22/205 = 10.7% 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

6/41 = 14.6% 0HRS SUN MIDWINTER

BUILDING 8

20/36 = 55.6%>2HRS SUN MIDWINTER

6/36 = 16.6% 0HRS SUN MIDWINTER

LEGEND

2HRS SOLAR

LESS THAN 2 HRS SOLAR

NO SOLAR

Scale 1:1000

0 10m 20m 50m 100m

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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
14	FOR INFORMATION	MB	25.06.24
15	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

SEPP65 COMPLIANCE SOLAR DIAGRAMS

Drawing Number: DA-83-00

Project Architect: MB

Design Associates: FM

Project Director: RJ

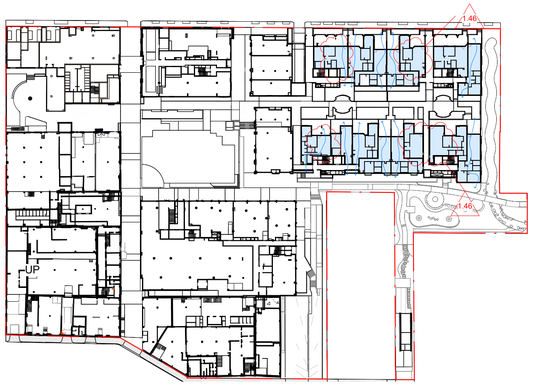
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Scale: As indicated @ A1

Date: 01.10.24

Revision: 15

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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



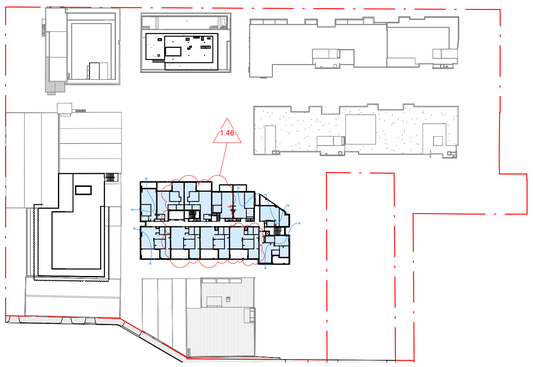
5 LEVEL 4 PLAN - CROSS VENTILATION DIAGRAM
1 : 1000



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

84%

42/50 ACHIEVE CROSS VENTILATION

BUILDING B

90%

37/41 ACHIEVE CROSS VENTILATION

BUILDING C

43%

34/78 ACHIEVE CROSS VENTILATION

BUILDING 8

33%

12/36 ACHIEVE CROSS VENTILATION

LEGEND

NATURAL CROSS VENTILATION

Scale 1:1000

0 10m 20m 50m 100m

Architect

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Keyplan

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14	FOR INFORMATION	MB	25.06.24
15	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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: 01.10.24

Revision: 15

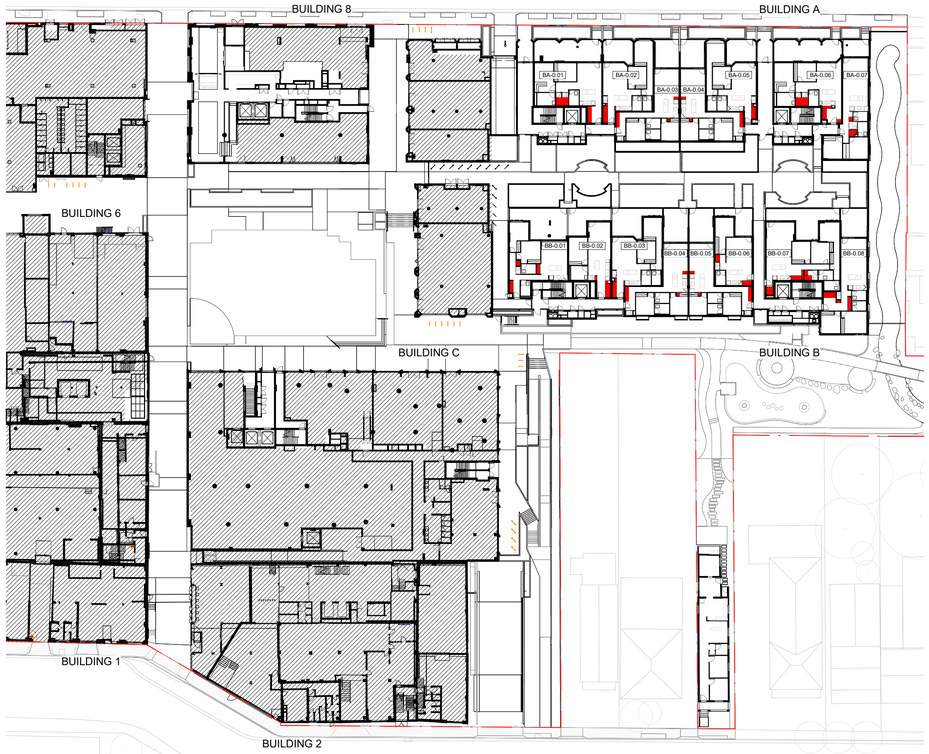
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1 BASEMENT 2 STORAGE
1 : 500



2 BASEMENT 1 STORAGE
1 : 500



3 GROUND PLAN STORAGE
1 : 500

1:17
1:37

Residential Basement Storage (B2)	
Storage Type	Count
3 m³ - Storage Cage	9
3.5 m³ - Storage Cage	9
4.5 m³ - Storage Cage	1
5.4 m³ - Storage Cage	2
6 m³ - Storage Cage	15
8.2 m³ - Storage Cage	2
17 m³ - Storage Cage	1

Residential Basement Storage (B1)	
Storage Type	Count
3 m³ - Storage Cage	6

Bicycle Schedule	
Storage Type	Count
Residential - Within Secure Area	
Bike Storage - Horizontal	40
Bike Storage - Vertical	63
Commercial Stacker - Within Secure Room	
Bike Storage - Double Decker Bike Rack (4 Bikes)	20
Commercial - Within Secure Room	
Bike Storage - Vertical	5
Commercial	
Bike - Hoop (2 bikes per hoop)	23

ADG - Storage Calculations - Building A&B (G)		
Unit Number	Unit Type	Internal Storage
BLD A		
BLD A GROUND LEVEL		
BA-0.01	2BED	10.46 m³
BA-0.02	2BED	4.00 m³
BA-0.03	2BED	4.54 m³
BLD A&B GROUND		
BA-0.04	2BED	4.54 m³
BA-0.05	2BED	4.28 m³
BA-0.06	2BED	11.32 m³
BA-0.07	2BED	4.38 m³
BLD B		
BLD A&B GROUND		
BB-0.01	2BED	6.87 m³
BB-0.02	1BED	5.37 m³
BB-0.03	2BED	4.00 m³
BB-0.04	2BED	5.36 m³
BB-0.05	2BED	5.36 m³
BB-0.06	1BED	5.05 m³
BB-0.07	3BED	11.44 m³
BB-0.08	2BED	8.29 m³

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

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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
9	FOR INFORMATION	MB	25.06.24
10	FOR INFORMATION	CK	08.08.24
11	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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: 01.10.24
Revision: 11

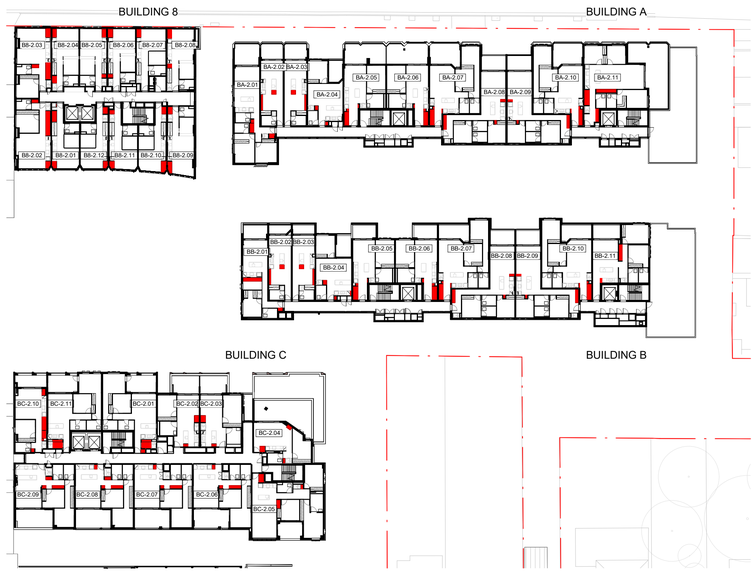
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1 LEVEL 1 PLAN STORAGE
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3 LEVEL 3 PLAN STORAGE
1 : 500



2 LEVEL 2 PLAN STORAGE
1 : 500

ADG - Storage Calculations - Building A (L1-3)		
Unit Number	Unit Type	Internal Storage
BLD A		
LEVEL 1		
BA-1.01	2BED	4.67 m³
BA-1.02	STUDIO	3.25 m³
BA-1.03	STUDIO	3.25 m³
BA-1.04	1BED	1.93 m³
BA-1.05	1BED	4.86 m³
BA-1.06	1BED	4.86 m³
BA-1.07	2BED	6.00 m³
BA-1.08	2BED	4.46 m³
BA-1.09	2BED	4.51 m³
BA-1.10	2BED	6.00 m³
BA-1.11	1BED	4.01 m³
BA-1.12	1BED	6.51 m³
BA-1.13	2BED	4.38 m³
LEVEL 2		
BA-2.01	2BED	5.07 m³
BA-2.02	STUDIO	3.25 m³
BA-2.03	STUDIO	3.25 m³
BA-2.05	1BED	4.86 m³
BA-2.06	1BED	4.86 m³
BA-2.07	2BED	5.41 m³
BA-2.08	2BED	4.00 m³
BA-2.09	2BED	4.46 m³
BA-2.10	2BED	5.41 m³
BA-2.11	3BED	4.00 m³
LEVEL 3		
BA-3.01	2BED	5.07 m³
BA-3.02	STUDIO	3.25 m³
BA-3.03	STUDIO	3.25 m³
BA-3.05	1BED	4.86 m³
BA-3.06	1BED	4.86 m³
BA-3.07	2BED	5.41 m³
BA-3.08	2BED	4.54 m³
BA-3.09	2BED	4.00 m³
BA-3.10	2BED	5.41 m³
BA-3.11	3BED	12.38 m³
		4.00

ADG - Storage Calculations - Building C (L1-3)		
Unit Number	Unit Type	Internal Storage
BLD C		
BLD C LEVEL 1		
BC-1.01	2BED	5.52 m³
BC-1.02	1BED	3.45 m³
BC-1.03	1BED	3.18 m³
BC-1.04	1BED	6.50 m³
BC-1.05	1BED	3.57 m³
BC-1.06	3BED	6.49 m³
BC-1.07	2BED	4.76 m³
BC-1.08	2BED	4.76 m³
BC-1.09	2BED	6.12 m³
BC-1.10	2BED	5.45 m³
BC-1.11	1BED	8.86 m³
BC-1.12	2BED	5.52 m³
BLD C LEVEL 2		
BC-2.01	2BED	5.52 m³
BC-2.02	1BED	3.45 m³
BC-2.03	1BED	3.18 m³
BC-2.04	1BED	4.15 m³
BC-2.05	3BED	6.49 m³
BC-2.06	2BED	4.76 m³
BC-2.07	2BED	4.76 m³
BC-2.08	2BED	6.12 m³
BC-2.09	2BED	5.45 m³
BC-2.10	1BED	8.86 m³
BC-2.11	2BED	5.52 m³
BLD C LEVEL 3		
BC-3.01	2BED	5.52 m³
BC-3.02	1BED	3.45 m³
BC-3.03	1BED	3.18 m³
BC-3.04	1BED	4.15 m³
BC-3.05	3BED	6.49 m³
BC-3.06	2BED	4.76 m³
BC-3.07	2BED	4.76 m³
BC-3.08	2BED	6.12 m³
BC-3.09	2BED	5.45 m³
BC-3.10	1BED	8.86 m³
BC-3.11	2BED	5.52 m³

BLD B

BLD B LEVEL 1		
BB-1.01	3BED	5.91 m³
BB-1.02	STUDIO	3.25 m³
BB-1.03	1BED	1.99 m³
BB-1.04	1BED	5.28 m³
BB-1.05	1BED	5.56 m³
BB-1.06	2BED	5.11 m³
BB-1.07	2BED	5.33 m³
BB-1.08	2BED	4.00 m³
BB-1.09	2BED	4.00 m³
BB-1.10	3BED	7.17 m³
BB-1.11	2BED	8.30 m³
BLD B LEVEL 2		
BB-2.01	1BED	5.74 m³
BB-2.02	STUDIO	3.25 m³
BB-2.03	STUDIO	3.25 m³
BB-2.04	1BED	1.99 m³
BB-2.05	1BED	5.28 m³
BB-2.06	1BED	5.56 m³
BB-2.07	2BED	5.11 m³
BB-2.08	2BED	4.00 m³
BB-2.09	2BED	4.00 m³
BB-2.10	2BED	5.11 m³
BB-2.11	2BED	4.45 m³
BLD B LEVEL 3		
BB-3.01	1BED	5.64 m³
BB-3.02	STUDIO	3.25 m³
BB-3.03	STUDIO	3.25 m³
BB-3.04	1BED	1.99 m³
BB-3.05	1BED	5.28 m³
BB-3.06	1BED	5.56 m³
BB-3.07	2BED	5.11 m³
BB-3.08	2BED	4.00 m³
BB-3.09	2BED	4.001 m³
BB-3.10	2BED	5.11 m³
BB-3.11	2BED	4.45 m³

BLD 8

BLD 8 LEVEL 1		
B8-1.01	STUDIO	6.11 m³
B8-1.02	1BED	10.73 m³
B8-1.03	1BED	10.00 m³
B8-1.04	STUDIO	4.57 m³
B8-1.05	STUDIO	3.38 m³
B8-1.06	STUDIO	4.01 m³
B8-1.07	STUDIO	2.46 m³
B8-1.08	STUDIO	3.88 m³
B8-1.09	STUDIO	5.00 m³
B8-1.10	STUDIO	5.69 m³
B8-1.11	STUDIO	3.61 m³
B8-1.12	STUDIO	4.53 m³
BLD 8 LEVEL 2		
B8-2.01	STUDIO	6.11 m³
B8-2.02	1BED	10.94 m³
B8-2.03	1BED	10.18 m³
B8-2.04	STUDIO	4.57 m³
B8-2.05	STUDIO	3.38 m³
B8-2.06	STUDIO	4.01 m³
B8-2.07	STUDIO	2.46 m³
B8-2.08	STUDIO	3.88 m³
B8-2.09	STUDIO	5.00 m³
B8-2.10	STUDIO	5.69 m³
B8-2.11	STUDIO	3.61 m³
B8-2.12	STUDIO	4.53 m³
BLD 8 LEVEL 3		
B8-3.01	STUDIO	6.11 m³
B8-3.02	1BED	10.94 m³
B8-3.03	1BED	10.18 m³
B8-3.04	STUDIO	4.57 m³
B8-3.05	STUDIO	3.38 m³
B8-3.06	STUDIO	4.01 m³
B8-3.07	STUDIO	2.46 m³
B8-3.08	STUDIO	3.88 m³
B8-3.09	STUDIO	5.00 m³
B8-3.10	STUDIO	5.69 m³
B8-3.11	STUDIO	3.61 m³
B8-3.12	STUDIO	4.53 m³

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

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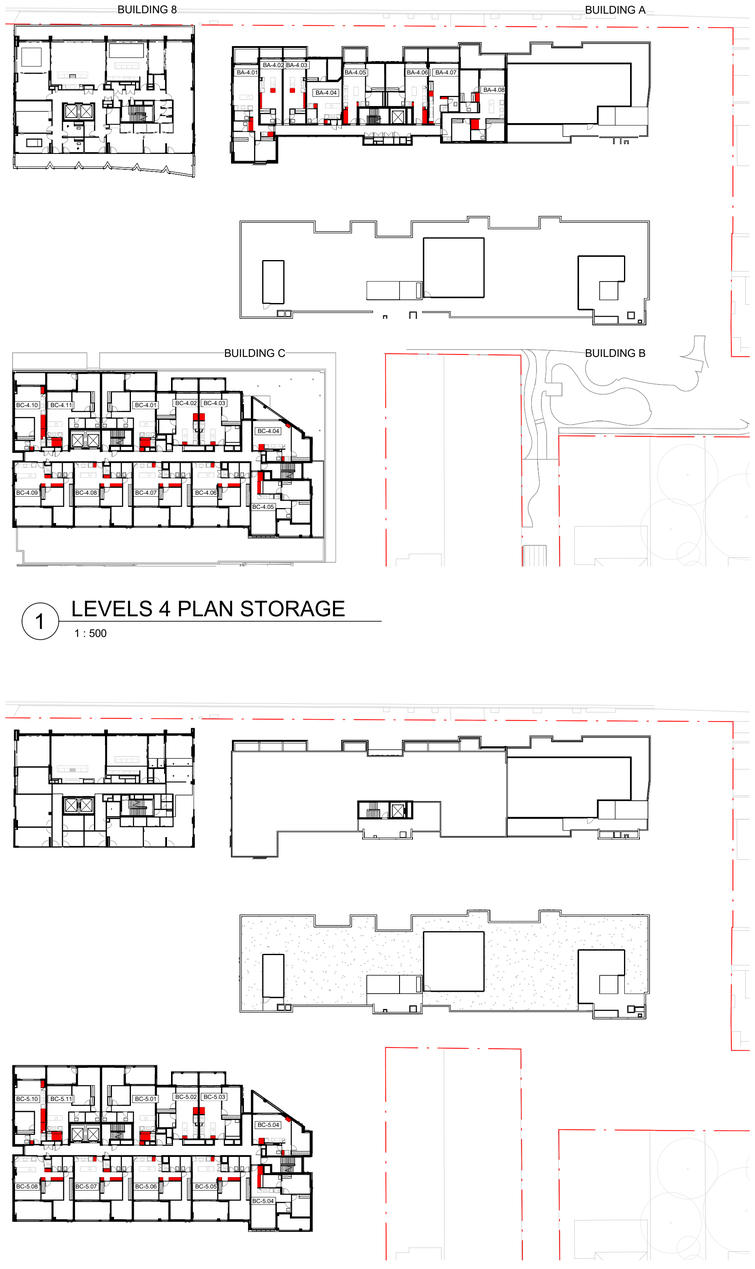
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7	FOR SECTION 4.56	MB	24.05.23
8	FOR INFORMATION	MB	25.06.24
9	FOR SECTION 4.56	MB	02.10.24

Client CORONATION
Project No. 220160.03
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: 01.10.24
Revision: 9

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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
BLD A		
LEVEL 4		
BA-4.01	2BED	5.07 m³
BA-4.02	STUDIO	3.25 m³
BA-4.03	STUDIO	3.25 m³
BA-4.04	1BED	1.93 m³
BA-4.05	1BED	4.86 m³
BA-4.06	1BED	4.86 m³
BA-4.07	STUDIO	3.25 m³
BA-4.08	3BED	7.23 m³

ADG - Storage Calculations - Building C (L4-7)		
Unit Number	Unit Type	Internal Storage
BLD C		
BLD C LEVEL 4		
BC-4.01	2BED	5.52 m³
BC-4.02	1BED	3.45 m³
BC-4.03	1BED	3.18 m³
BC-4.04	1BED	4.15 m³
BC-4.05	2BED	5.19 m³
BC-4.06	2BED	4.76 m³
BC-4.07	2BED	4.76 m³
BC-4.08	2BED	6.12 m³
BC-4.09	2BED	5.45 m³
BC-4.10	1BED	8.93 m³
BC-4.11	2BED	5.52 m³
BLD C LEVEL 5		
BC-5.01	2BED	5.52 m³
BC-5.02	1BED	3.45 m³
BC-5.03	1BED	3.18 m³
BC-5.04	1BED	4.15 m³
BC-5.05	2BED	5.19 m³
BC-5.06	2BED	4.76 m³
BC-5.07	2BED	4.76 m³
BC-5.08	2BED	6.12 m³
BC-5.09	2BED	5.45 m³
BC-5.10	1BED	8.93 m³
BC-5.11	2BED	5.52 m³
BLD C LEVEL 6		
BC-6.01	2BED	5.52 m³
BC-6.02	1BED	3.45 m³
BC-6.03	1BED	3.18 m³
BC-6.04	1BED	4.15 m³
BC-6.05	2BED	5.19 m³
BC-6.06	2BED	4.76 m³
BC-6.07	2BED	4.76 m³
BC-6.08	2BED	6.12 m³
BC-6.09	2BED	5.45 m³
BC-6.10	1BED	8.93 m³
BC-6.11	2BED	5.52 m³
BLD C LEVEL 7		
BC-7.01	2BED	5.52 m³
BC-7.02	1BED	3.45 m³
BC-7.03	1BED	3.18 m³
BC-7.04	1BED	4.15 m³
BC-7.05	2BED	5.19 m³
BC-7.06	2BED	4.76 m³
BC-7.07	2BED	4.76 m³
BC-7.08	2BED	6.12 m³
BC-7.09	2BED	5.45 m³
BC-7.10	1BED	8.86 m³
BC-7.11	2BED	5.52 m³

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

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Project No. 220160.03

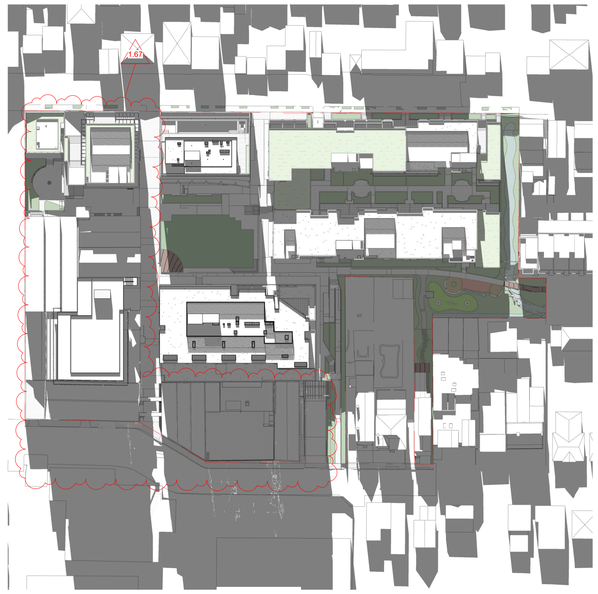
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Project PRECINCT 75 DEVELOPMENT APPLICATION
St Peters 2044 NSW

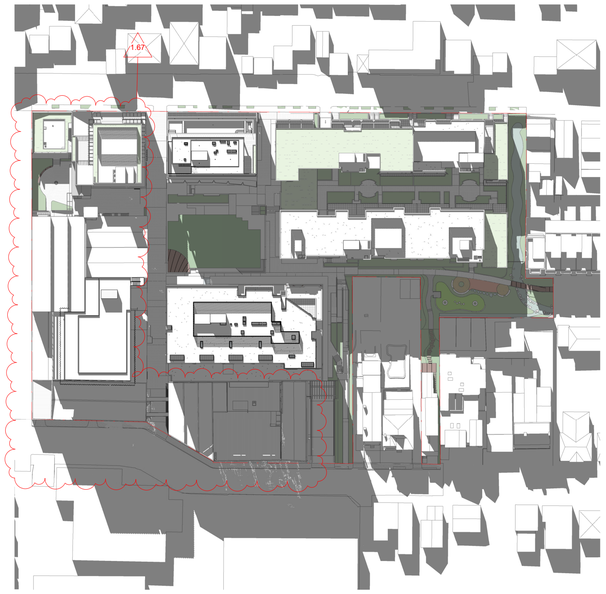
Drawing Title
SEPP65 COMPLIANCE STORAGE

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-83-11
Drawn: KH
Scale: 1 : 500 @ A1
Date: 01.10.24
Revision: 9

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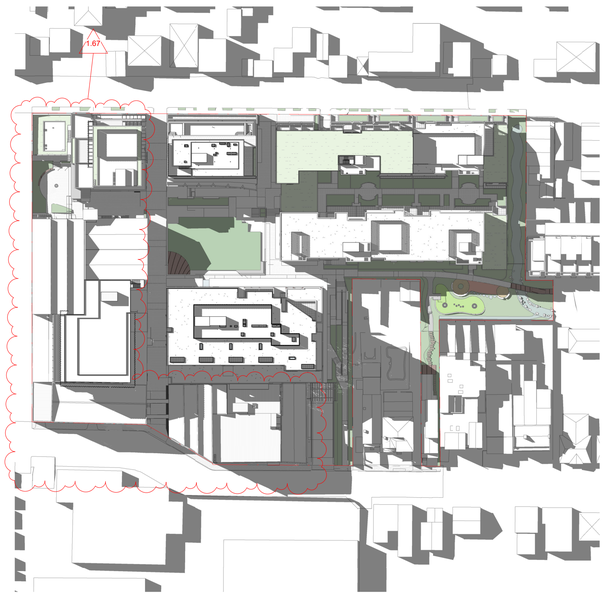
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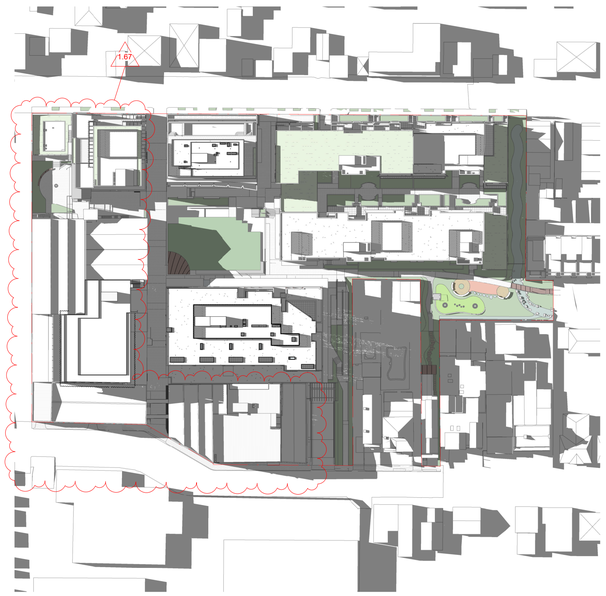
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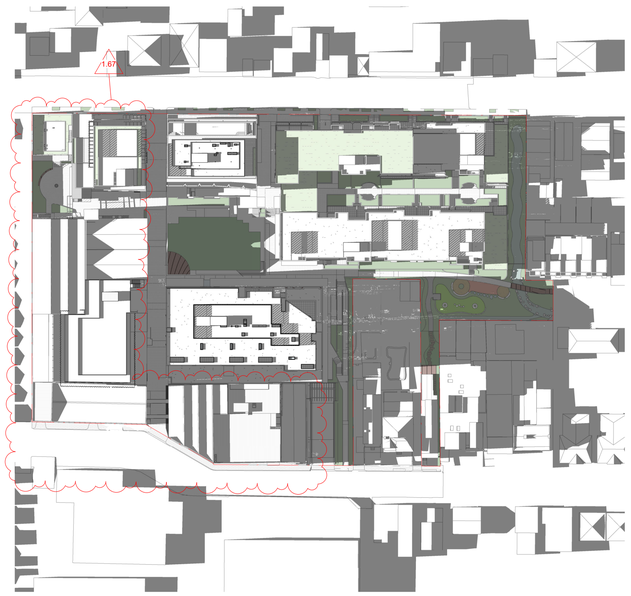
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5 WINTER 1PM
1 : 1000



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
10	FOR INFORMATION	MB	25.06.24
11	FOR SECTION 4.56	MB	02.10.24

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Project No. 220160.03

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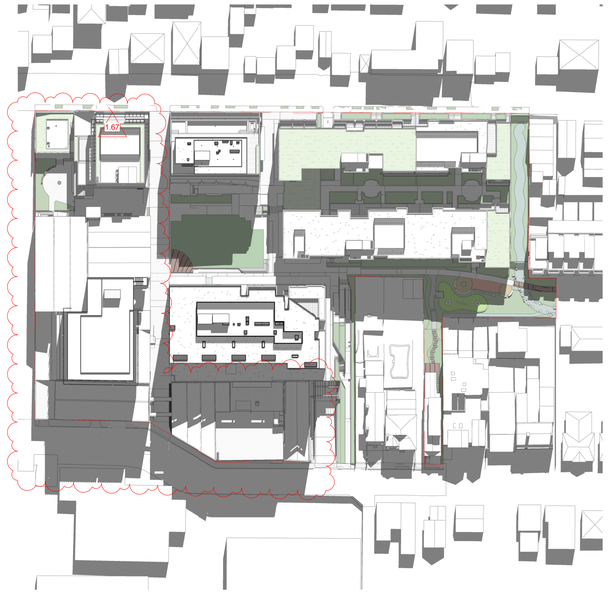
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
SHADOW DIAGRAMS
WINTER

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

Drawn: MB
Scale: 1 : 1000 @ A1
Date: 01.10.24
Revision: 11

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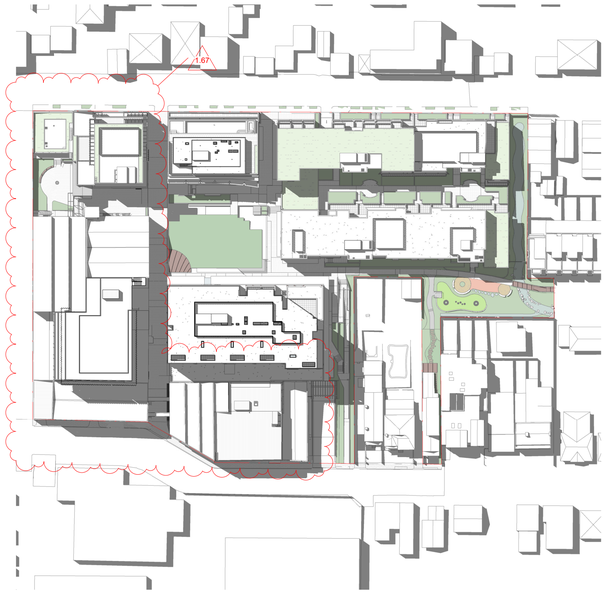
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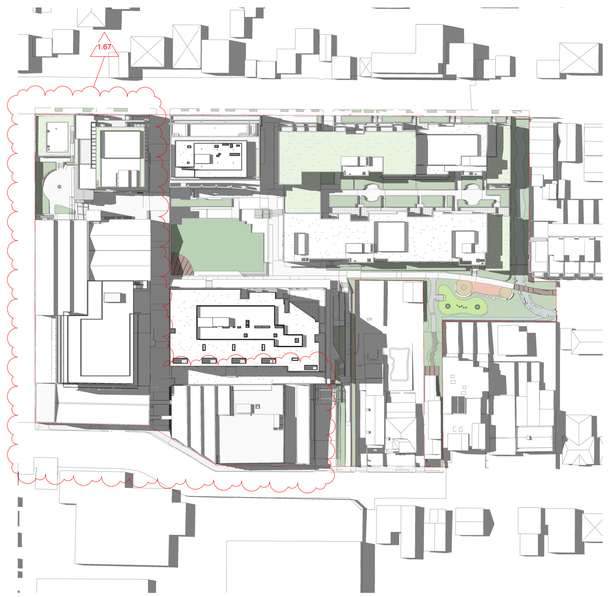
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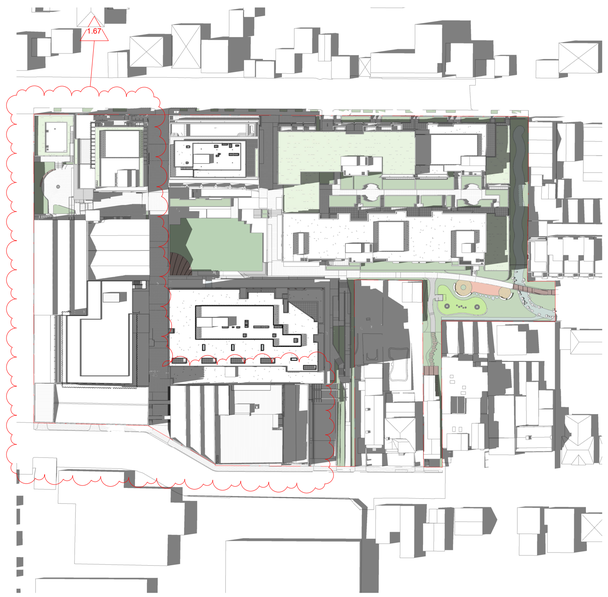
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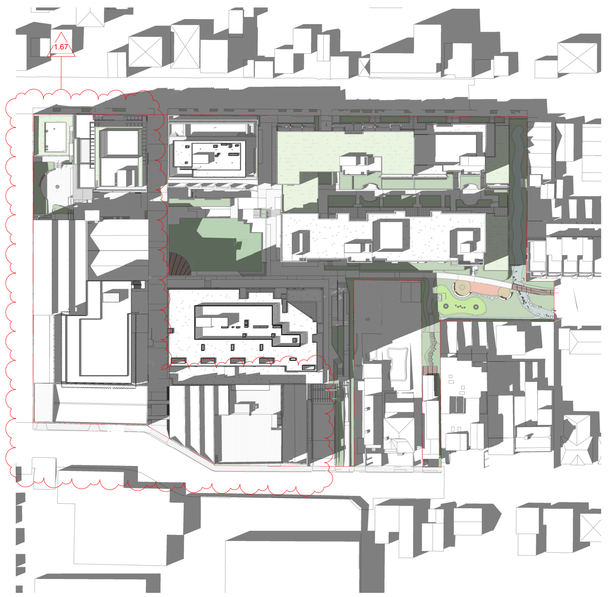
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5 EQUINOX 1PM
1 : 1000



6 EQUINOX 2PM
1 : 1000



7 EQUINOX 3PM
1 : 1000

Scale 1:1000

0 10m 20m 50m 100m

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11	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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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: 01.10.24

Revision: 11

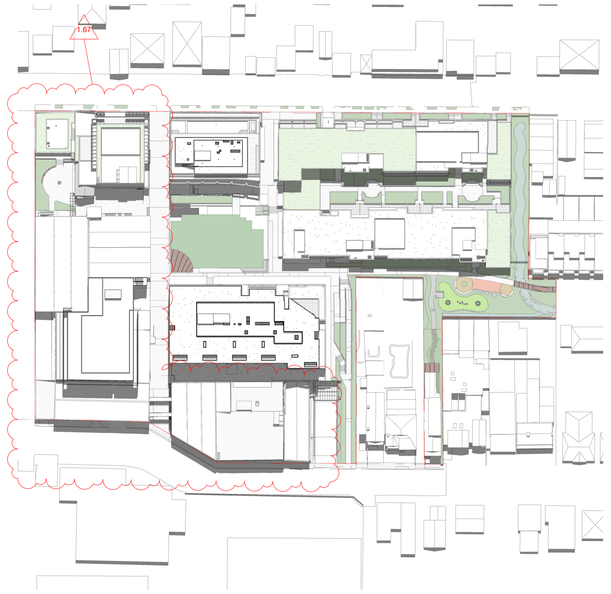
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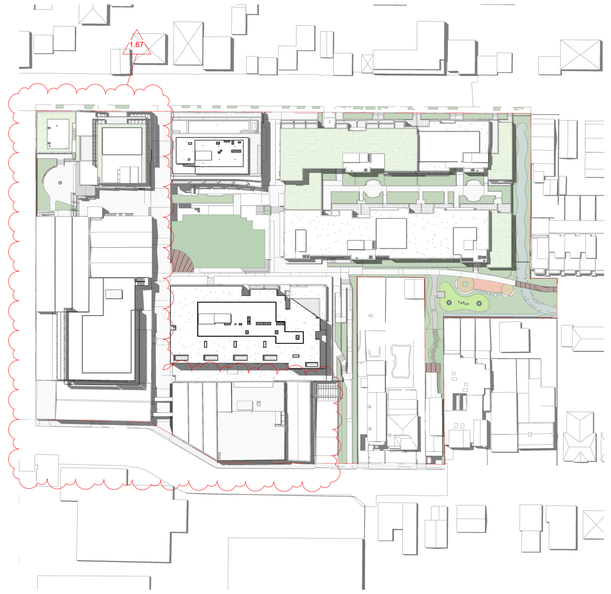
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2 SUMMER 10AM
1 : 1000



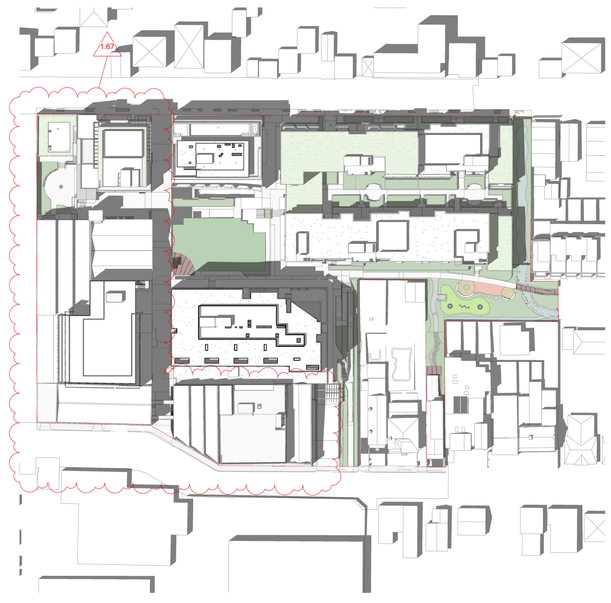
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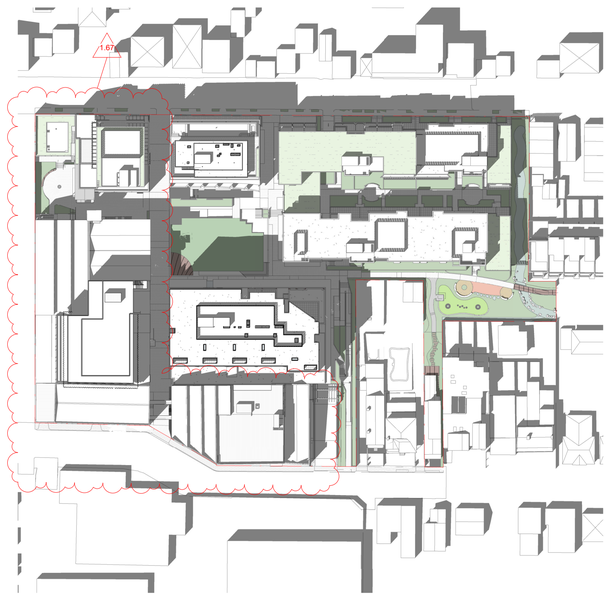
4 SUMMER 12PM
1 : 1000



5 SUMMER 1PM
1 : 1000



6 SUMMER 2PM
1 : 1000



7 SUMMER 3PM
1 : 1000

Scale 1:1000

0 10m 20m 50m 100m

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Nominated Architects
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Ramin Jahromi no. 10000

Applicant

CORONATION

Keyplan

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Rev	Description	By	Date
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
10	FOR INFORMATION	MB	25.06.24
11	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project PRECINCT 75 DEVELOPMENT APPLICATION

St Peters 2044 NSW

Drawing Title

SHADOW DIAGRAMS SUMMER

Project Architect: MB

Design Associates: FM

Project Director: RJ

Drawing Number: DA-84-02

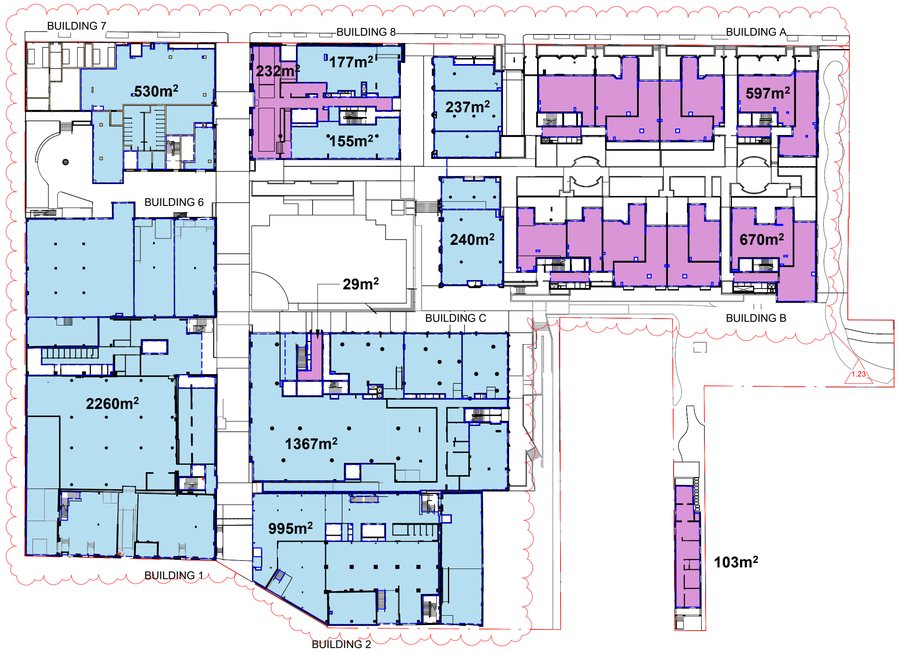
Drawn: MB

Scale: 1 : 1000 @ A1

Date: 01.10.24

Revision: 11

PLOT STAMP DATE: 7/03/2025 7:07:37 PM



1 GROUND FLOOR PLAN GFA
1 : 600



2 LEVEL 1 PLAN GFA
1 : 600



3 LEVEL 2 PLAN GFA
1 : 600



4 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:	31,134 SQM
PROPOSED RESIDENTIAL / RESI. AMENITY GFA:	15,484 SQM
PROPOSED COMMERCIAL / LIGHT INDUSTRY GFA:	15,650 SQM
PROPOSED FLOOR SPACE RATIO	2.05 : 1

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
14	FOR INFORMATION	MB	25.06.24
15	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

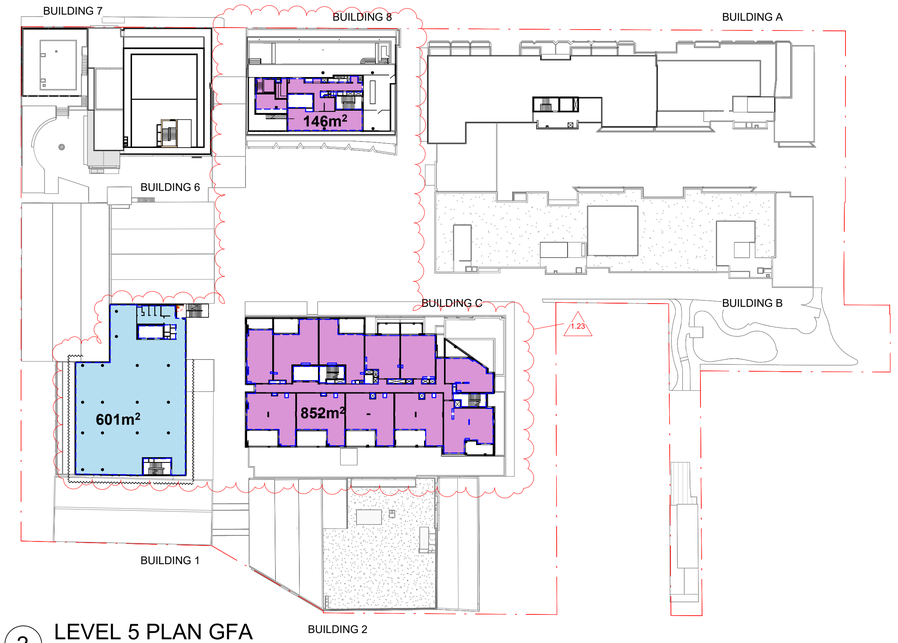
Drawing Title
DEVELOPMENT CALCULATIONS GFA

Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-90-00
Drawn: MB
Scale: As indicated @ A1
Date: 01.10.24
Revision: 15

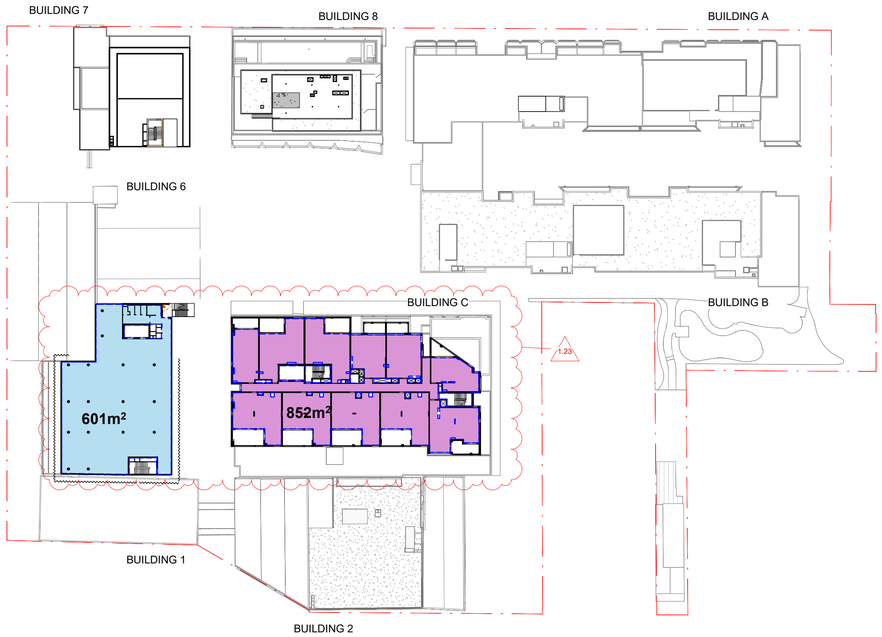
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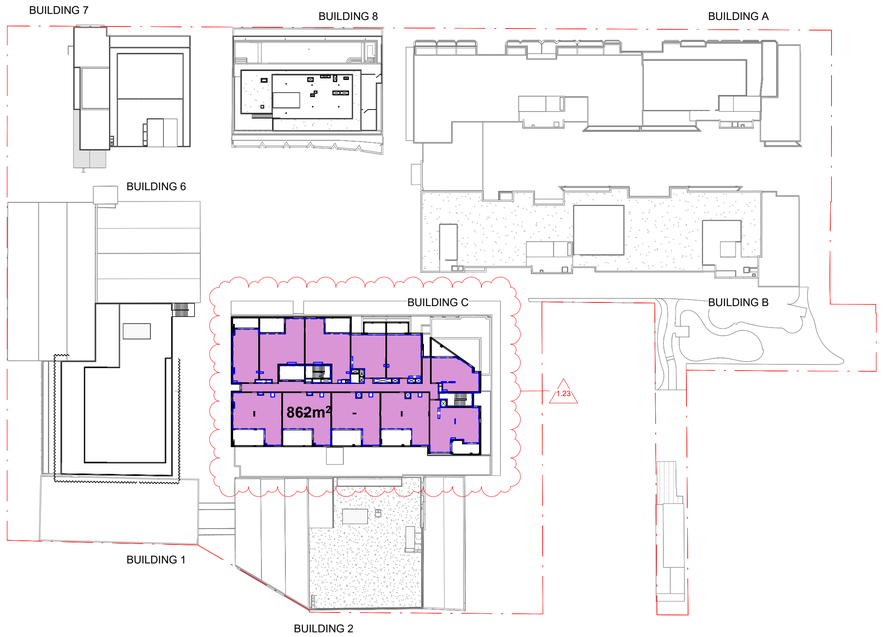
1 LEVEL 4 PLAN GFA
1 : 600



2 LEVEL 5 PLAN GFA
1 : 600



3 LEVEL 6 PLAN GFA
1 : 600



4 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:	31,134 SQM
PROPOSED RESIDENTIAL / RESI. AMENITY GFA:	15,484 SQM
PROPOSED COMMERCIAL / LIGHT INDUSTRY GFA:	15,650 SQM
PROPOSED FLOOR SPACE RATIO	2.05 : 1

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
4	FOR INFORMATION	MB	25.06.24
5	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

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: 01.10.24

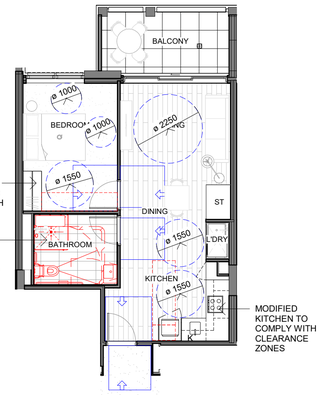
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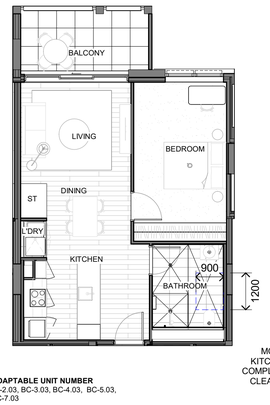


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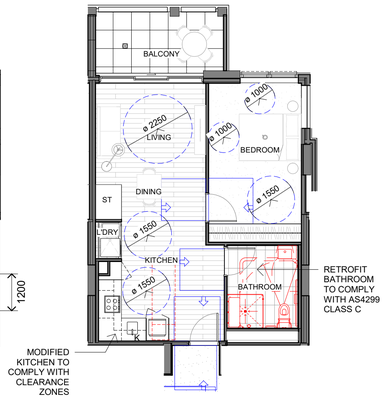


2 BLD C 1BED POST
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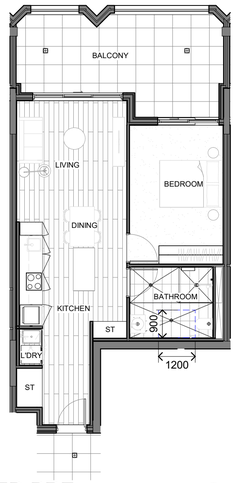


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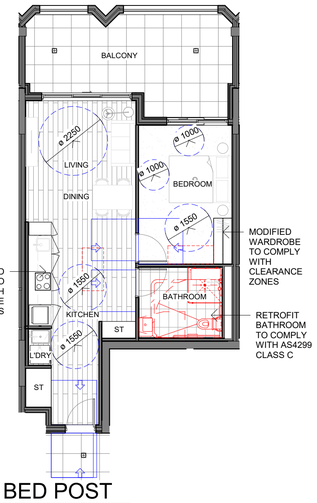


4 BLD C 1BED POST
1 : 100



TYPICAL ADAPTABLE UNIT NUMBER
BA-1.11

5 BLD A 1BED PRE
1 : 100



6 BLD A 1BED POST
1 : 100



TYPICAL ADAPTABLE UNIT NUMBER
BC-1.06, BC-2.05, BC-3.05

7 BLD C 3BED PRE
1 : 100

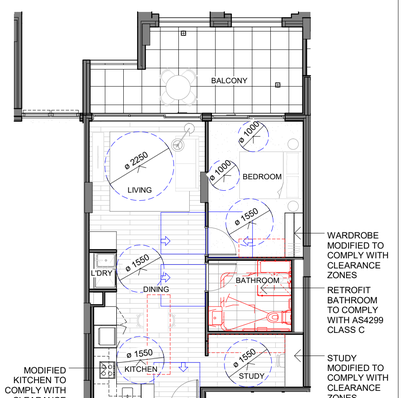


8 BLD C 3BED POST
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9 BLD C 1BED PRE B
1 : 100

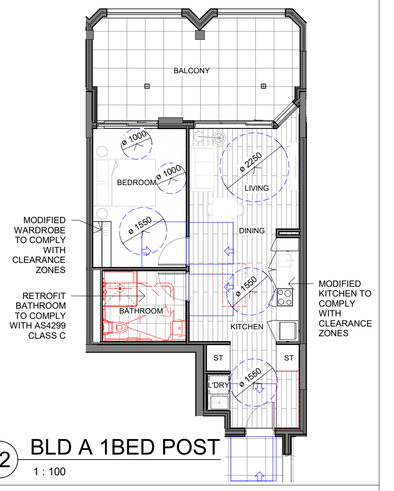


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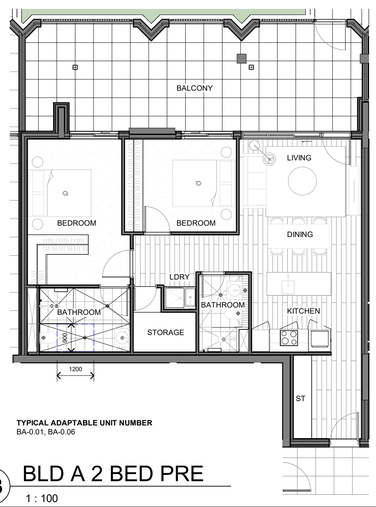


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11 BLD A 1BED PRE
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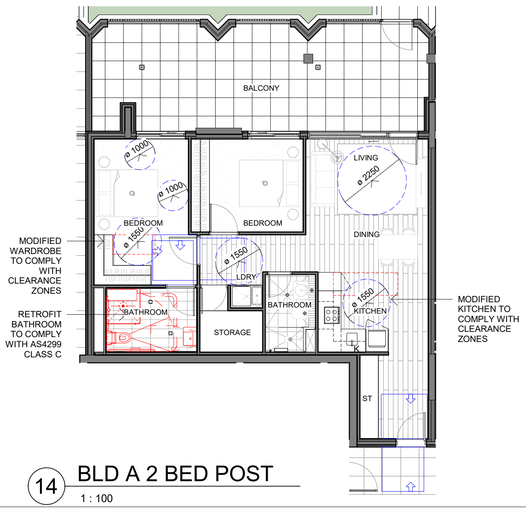


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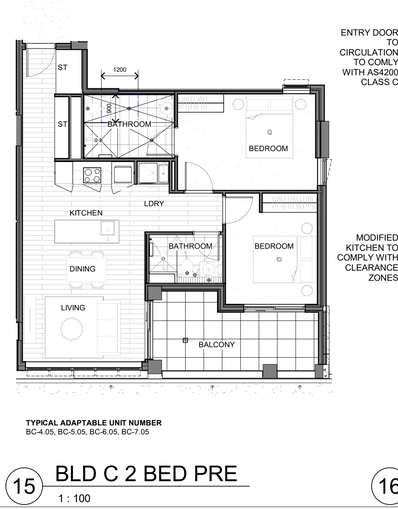


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BA-0.01, BA-0.06

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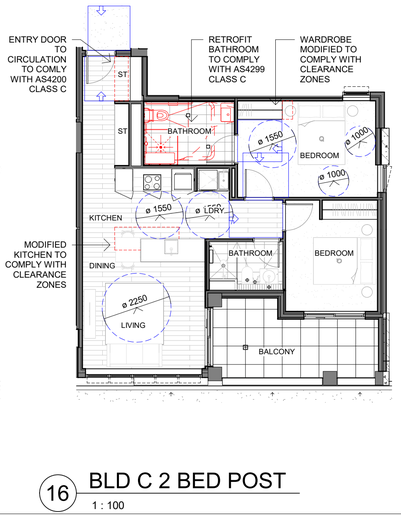


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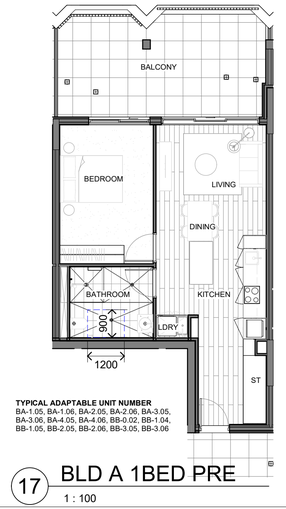


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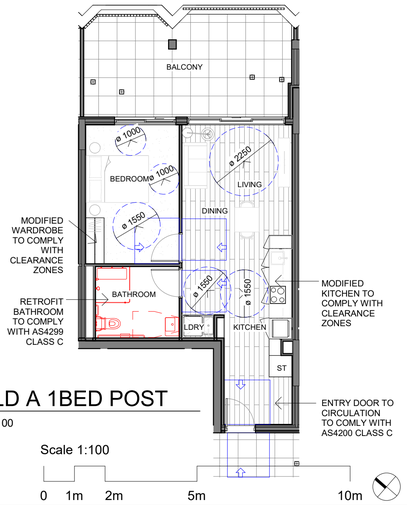


16 BLD C 2 BED POST
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17 BLD A 1BED PRE
1 : 100



18 BLD A 1BED POST
1 : 100

Scale 1:100

0 1m 2m 5m 10m

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Nominated Architects
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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
13	FOR INFORMATION	MB	25.06.24
14	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:

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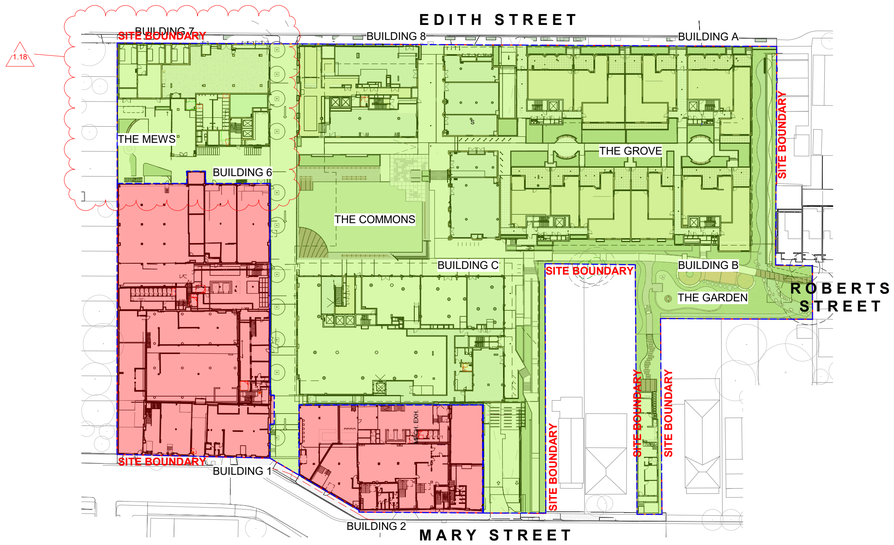
Project
PRECINCT 75
DEVELOPMENT APPLICATION
St Peters 2044 NSW

Drawing Title
ADAPTABLE UNIT PLANS

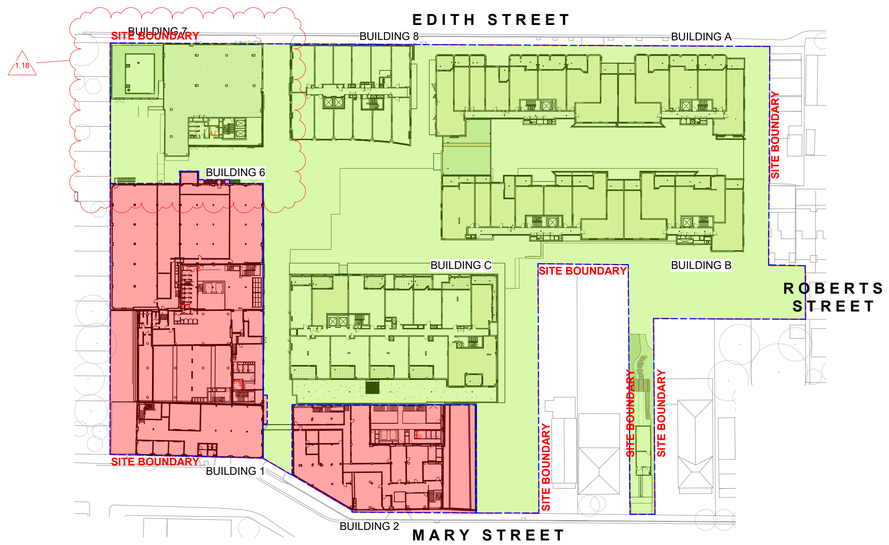
Project Architect: MB
Design Associates: FM
Project Director: RJ
Drawing Number: DA-90-02

Drawn: MB
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Date: 01.10.24
Revision: 14

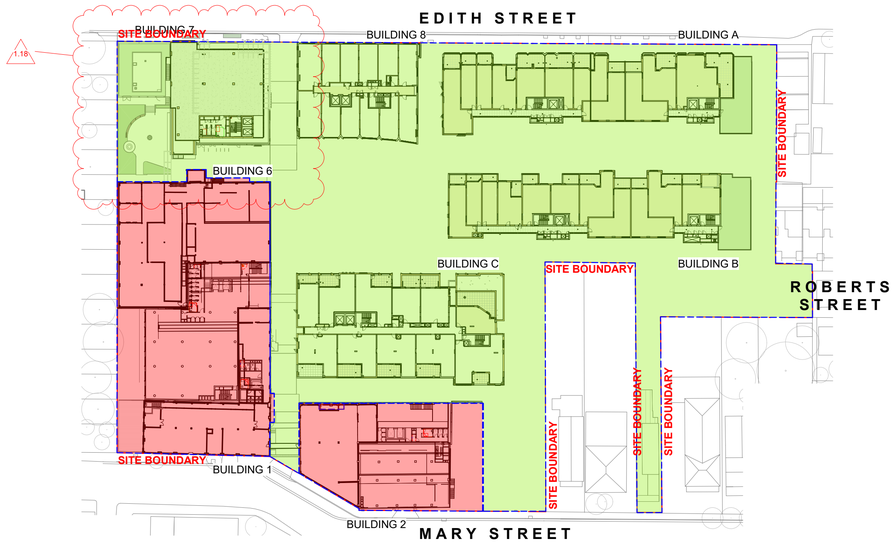
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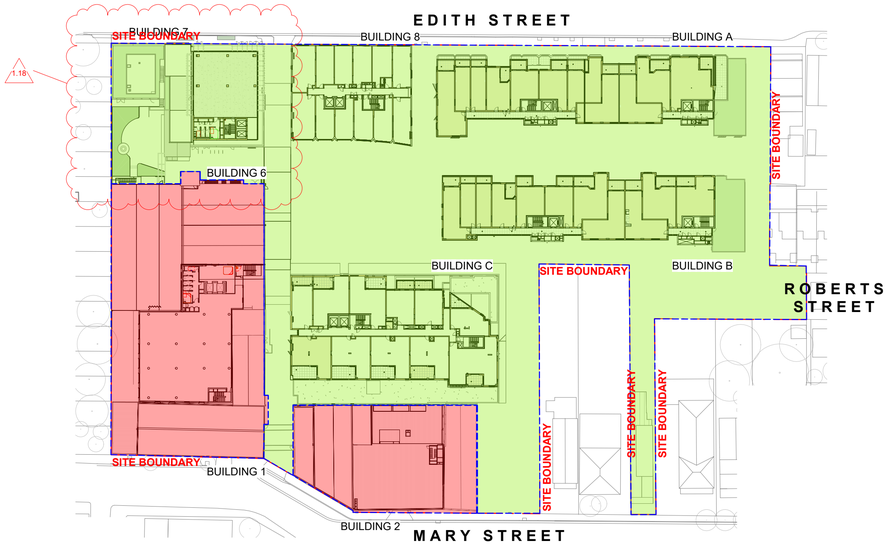
1 GROUND PLAN
1 : 750



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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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
8	FOR INFORMATION	CK	09.02.24
9	FOR INFORMATION	MB	25.06.24
10	FOR COORDINATION	MB	29.07.24
11	FOR SECTION 4.56	MB	02.10.24

Client CORONATION

Project No. 220160.03

Document Control Status:
NOT FOR CONSTRUCTION FOR DEVELOPMENT APPLICATION

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: 01.10.24
Revision: 11

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