



Energy Rating

Certificate Number 16540024

☐ single-dwelling rating

5.3 stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

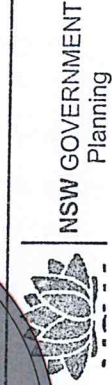
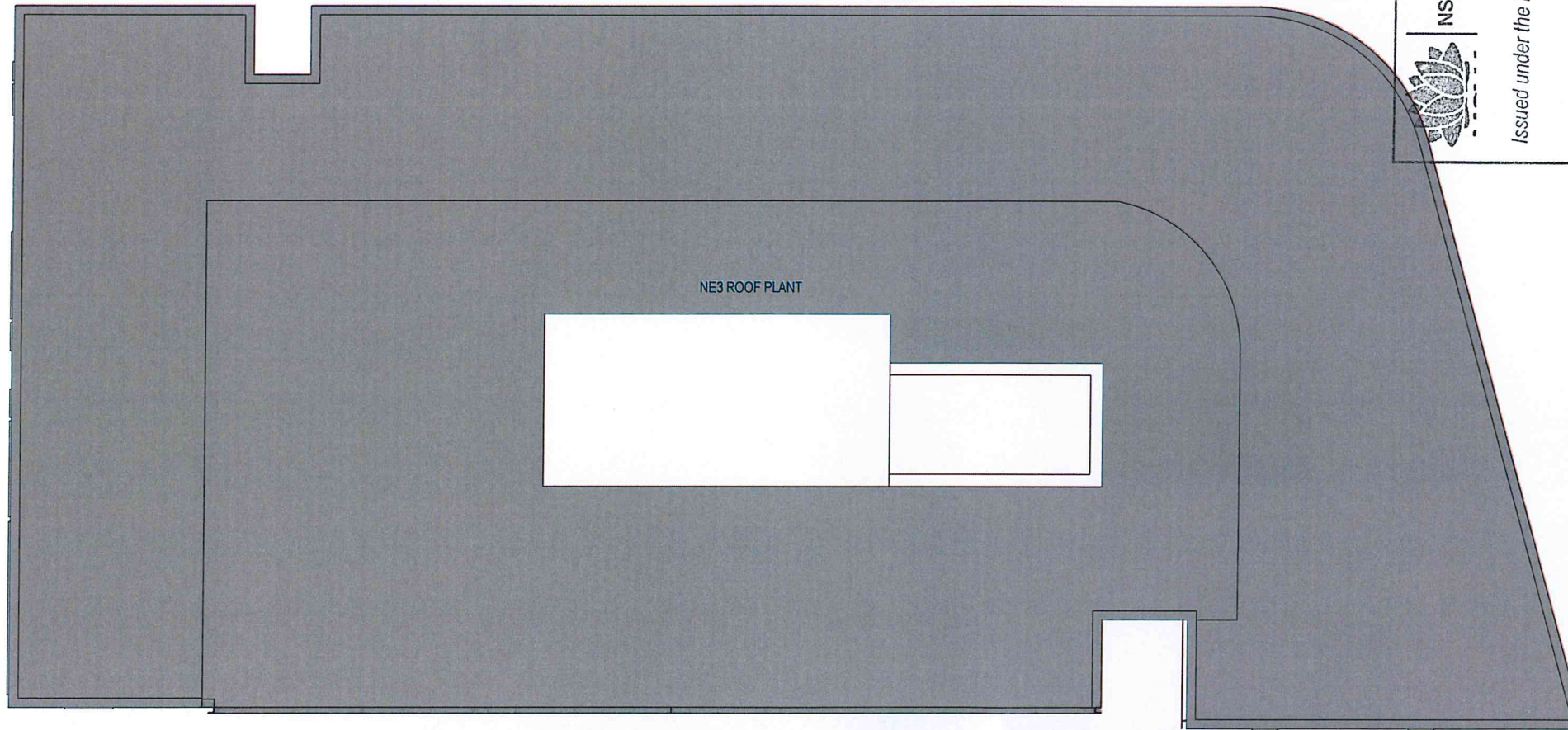
heating 24.6 MJ/m²

cooling 23.6 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDAV/14/1654

Assessor Signature Date 03/03/2015



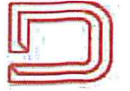
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 550 6626

granted on the 16/04/2015

Signed

Sheet No. 31 of 64



DARLING SQ.



Tzannes Associates ARCHITECTURE URBAN DESIGN

61 Myrtle Street
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F +61 2 9319 1170
tzannes@tzannes.com.au

Nominated Architects: Alec Tzannes 4174; Jonathan Evans 6612; Mladen Prnjavoric 7468

1:200 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

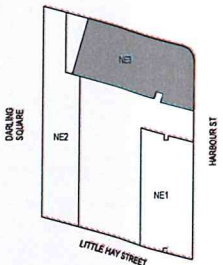
NE3 FLOOR PLAN LEVEL 41 -
PLANT

DHL_AD032600

DATE:
04/02/15

REV
G

REVISION SCHEDULE		
REV.	AMENDMENTS	DATE
B	Draft DA	29.09.14
C	Draft DA Update	03.10.14
D	Draft DA Update	07.10.14
E	Draft DA Review	15.10.14
F	Issued for DA	24.10.14
G	RTS Submission	04.02.15



LEGEND

- 1 BEDROOM
- 1 BEDROOM + STUDY
- 2 BEDROOM
- 2 BEDROOM, 1 BATH
- 3 BEDROOM
- 4 BEDROOM
- FOYER
- RETAIL
- RESIDENTIAL STORAGE
- SERVICE
- SOFT LANDSCAPING

Energy Rating Certificate Number **16540024**

☐ single-dwelling rating

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heating **5.3** stars
cooling **24.6** MJ/m²
23.6 MJ/m²

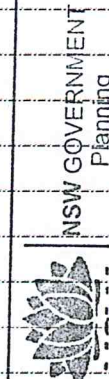
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature *[Signature]* Date **03/03/2015**



PARAMETER
PLAN OUTLINE



Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. **550/2015**
granted on the **16/04/2015**

Signed *Allyson*

Sheet No. **32** of **64**



DARLING SQ.

Lend Lease

Tzannes Associates ARCHITECTURE URBAN DESIGN

61 Myrtle Street
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1:500 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

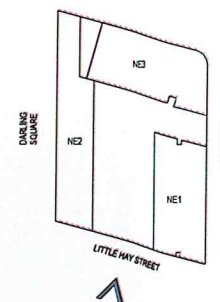
SOUTH ELEVATION

DHL_AD041000

DATE:
04/02/15

REV
H

REVISION SCHEDULE		
REV.	AMENDMENTS	DATE
C	Draft DA Update	03/10/14
D	Elevations for Information	07/10/14
E	Draft DA Update	07/10/14
F	Draft DA Review	15/10/14
G	Issued for DA	24/10/14
H	RTS Submission	04/02/15



ELEVATION LEGEND

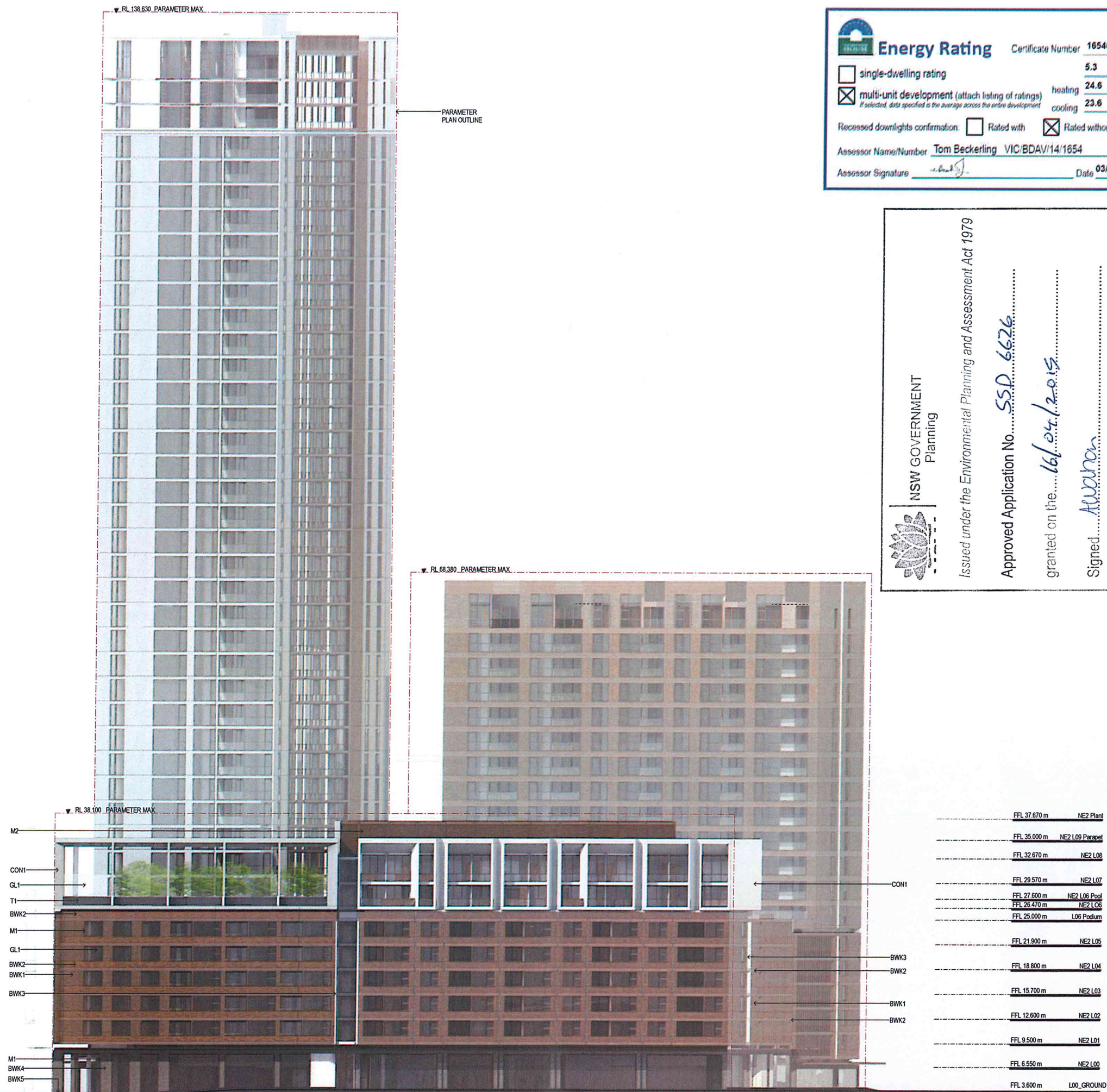
CODE	DESCRIPTION
BWK1	Brick Type 1 - Dry pressed brick, matt - mid brown
BWK2	Brick Type 2 - Dry pressed brick, gloss - mid brown to match BWK1
BWK3	Brick Type 3 - Dry pressed brick, glazed - white
BWK4	Brick Type 4 - Dry pressed brick, matt - dark
BWK5	Brick Type 5 - Dry pressed brick, gloss - dark to match BWK4
CON1	Concrete - Precast - white
CON2	Concrete - Insitu - white
GL1	Glazing - to meet environmental and acoustic requirements
M1	Metalwork - Aluminium (windows and door system) - powder coated - bronze
M2	Metalwork - Other (awning, louvres etc.) - colour to match window glazing
M3	Metalwork - Detailed Handrails - aluminium
T1	Pool Tiles - colour to be selected

NE2 Plant	FFL 37.670 m
NE2 L09 Parapet	FFL 35.000 m
NE2 L08	FFL 32.670 m
NE2 L07	FFL 29.570 m
NE2 L06 Pool	FFL 27.600 m
NE2 L06	FFL 26.470 m
L06 Podium	FFL 25.000 m
NE2 L05	FFL 21.900 m
NE2 L04	FFL 18.800 m
NE2 L03	FFL 15.700 m
NE2 L02	FFL 12.600 m
NE2 L01	FFL 9.500 m
NE2 L00	FFL 6.550 m
L00_GROUND	FFL 3.600 m

M2	RL 38.100 PARAMETER MAX
CON1	
M2	
BWK1	
BWK2	
BWK2	
M1	
GL1	
BWK3	
M2	
BWK4	

BWK3	FFL 20.200 m	L05
GL1	FFL 17.100 m	L04
M1	FFL 14.000 m	L03
BWK1	FFL 10.900 m	L02
BWK2	FFL 7.800 m	L01
BWK4	FFL 3.000 m	L00_GROUND

8.6 Lift Overrun	FFL 138.560 m
L41 Parapet	FFL 135.360 m
L41 Lower Plant	FFL 133.160 m
L40	FFL 129.960 m
L39	FFL 126.860 m
L38 Transfer	FFL 123.760 m
L37	FFL 120.360 m
L36	FFL 117.260 m
L35	FFL 114.160 m
L34	FFL 111.060 m
L33	FFL 107.960 m
L32	FFL 104.860 m
L31	FFL 101.760 m
L30	FFL 98.660 m
L29	FFL 95.560 m
L28	FFL 92.460 m
L27	FFL 89.360 m
L26	FFL 86.260 m
L25	FFL 83.160 m
L24	FFL 80.060 m
L23	FFL 76.960 m
L22	FFL 73.860 m
L21	FFL 70.760 m
L20	FFL 67.660 m
L19	FFL 64.560 m
L18	FFL 61.460 m
L17	FFL 58.360 m
L16	FFL 55.260 m
L15	FFL 52.160 m
L14	FFL 49.060 m
L13	FFL 45.960 m
L12	FFL 42.860 m
L11	FFL 39.760 m
L10	FFL 36.660 m
L09	FFL 33.560 m
L08	FFL 30.460 m
L07	FFL 27.360 m
L06	FFL 24.260 m
L05	FFL 20.200 m
L04	FFL 17.100 m
L03	FFL 14.000 m
L02	FFL 10.900 m
L01	FFL 7.800 m
L00_GROUND	3.000 m



Energy Rating Certificate Number **16540024**

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☒ multi-unit development (attach listing of ratings)
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Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDAV/14/1654**

Assessor Signature *[Signature]* Date **03/03/2015**

5.3 stars

heating **24.6** MJ/m²

cooling **23.6** MJ/m²

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 6626**

granted on the **16/04/2015**

Signed **Awarman**

Sheet No. **34** of **64**

DARLING SQ.

Lend Lease

Tzannes Associates ARCHITECTURE URBAN DESIGN

62 Myrtle Street
Chippendale NSW 2008
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tzannes@tzannes.com.au

Nominated Architects: Alec Tzannes 4174, Jonathan Evans 6613, Mladen Prnjacic 7468

1:500 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

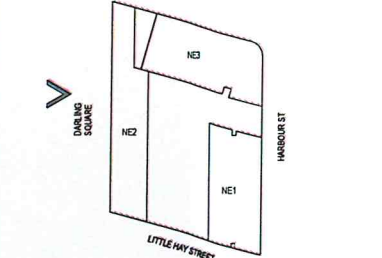
Development Application

WEST ELEVATION

DHL_AD042000

DATE: 04/02/15 REV H

REV.	AMENDMENTS	DATE
C	Draft DA Update	03.10.14
D	Elevations for Information	07.10.14
E	Draft DA Update	07.10.14
F	Draft DA Review	15.10.14
G	Issued for DA	24.10.14
H	RTS Submission	04.02.15



ELEVATION LEGEND

CODE	DESCRIPTION
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BWK2	Brick Type 2 - Dry pressed brick, gloss - mid brown to match BWK1
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BWK5	Brick Type 5 - Dry pressed brick, gloss - dark to match BWK4
CON1	Concrete - Precast - white
CON2	Concrete - Insitu - white
GL1	Glazing - to meet environmental and acoustic requirements
M1	Metalwork - Aluminium (windows and door system) - powder coated - bronze
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M3	Metalwork - Detailed Handrails - aluminium
T1	Pool Tiles - colour to be selected

8.6 Lift Overrun	FFL 138.560 m
L41 Parapet	FFL 135.360 m
L41 Lower Plant	FFL 133.160 m
L40	FFL 129.960 m
L39	FFL 126.860 m
L38 Transfer	FFL 123.760 m
L37	FFL 120.360 m
L36	FFL 117.260 m
L35	FFL 114.160 m
L34	FFL 111.060 m
L33	FFL 107.960 m
L32	FFL 104.860 m
L31	FFL 101.760 m
L30	FFL 98.660 m
L29	FFL 95.560 m
L28	FFL 92.460 m
L27	FFL 89.360 m
L26	FFL 86.260 m
L25	FFL 83.160 m
L24	FFL 80.060 m
L23	FFL 76.960 m
L22	FFL 73.860 m
L21	FFL 70.760 m
L20	FFL 67.660 m
L19	FFL 64.560 m
L18	FFL 61.460 m
L17	FFL 58.360 m
L16	FFL 55.260 m
L15	FFL 52.160 m
L14	FFL 49.060 m
L13	FFL 45.960 m
L12	FFL 42.860 m
L11	FFL 39.760 m
L10	FFL 36.660 m
L09	FFL 33.560 m
L08	FFL 30.460 m
L07	FFL 27.360 m
L06	FFL 24.260 m
L05	FFL 20.200 m
L04	FFL 17.100 m
L03	FFL 14.000 m
L02	FFL 10.900 m
L01	FFL 7.800 m
L00_GROUND	FFL 3.000 m



Energy Rating

Certificate Number **16540024**

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☒ multi-unit development (attach listing of ratings)
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5.3 stars

heating **24.6** MJ/m²

cooling **23.6** MJ/m²

Recessed downlights confirmation:
☐ Rated with
☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDAY/14/1654**

Assessor Signature *[Signature]* Date **03/03/2015**

NSW GOVERNMENT
Planning

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Application No. **550 6626**

granted on the **16/04/2015**

Signed **A. Wahan**

Sheet No. **35** of **64**

FFL 37.670 m	NE2 Plant
FFL 35.000 m	NE2 L09 Parapet
FFL 32.670 m	NE2 L08
FFL 29.570 m	NE2 L07
FFL 27.600 m	NE2 L06 Pool
FFL 26.470 m	NE2 L06
FFL 25.000 m	L06 Podium
FFL 21.900 m	NE2 L05
FFL 18.800 m	NE2 L04
FFL 15.700 m	NE2 L03
FFL 12.600 m	NE2 L02
FFL 9.500 m	NE2 L01
FFL 6.550 m	NE2 L00
FFL 3.000 m	L00_GROUND

DARLING SQ.

Lend Lease

Tzannes Associates ARCHITECTURE URBAN DESIGN
64 Myrtle Street
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tzannes@tzannes.com.au
Nominated Architects: Alec Tzannes 4174, Jonathan Evans 6612, Mladen Prnjatovic 7468

1:500 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

NORTH ELEVATION

DHL_AD043000

DATE: 04/02/15 REV H

REV.	AMENDMENTS	DATE
C	Draft DA Update	03/10/14
D	Electronics for Information	07/10/14
E	Draft DA Update	07/10/14
F	Draft DA Review	15/10/14
G	Issued for DA	24/10/14
H	RTIS Submission	04/02/15

ELEVATION LEGEND

CODE	DESCRIPTION
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8.6 Lift Overrun	FFL 138.560 m
L41 Parapet	FFL 135.360 m
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L40	FFL 129.960 m
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L37	FFL 120.360 m
L36	FFL 117.260 m
L35	FFL 114.160 m
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L33	FFL 107.960 m
L32	FFL 104.860 m
L31	FFL 101.760 m
L30	FFL 98.660 m
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L28	FFL 92.460 m
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L26	FFL 86.260 m
L25	FFL 83.160 m
L24	FFL 80.060 m
L23	FFL 76.960 m
L22	FFL 73.860 m
L21	FFL 70.760 m
NE1 L20 PARAPET	FFL 67.46 m
NE1 L19	FFL 64.660 m
NE1 L18	FFL 61.560 m
L17	FFL 58.360 m
L16	FFL 55.260 m
L15	FFL 52.160 m
L14	FFL 49.060 m
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L05	FFL 20.200 m
L04	FFL 17.100 m
L03	FFL 14.000 m
L02	FFL 10.900 m
L01	FFL 7.800 m
L00 Ground	FFL 3.600 m

Energy Rating Certificate Number **16540024**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

heating **5.3** stars
cooling **24.6** MJ/m²
23.6 MJ/m²

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature  Date **03/03/2015**

PARAMETER
PLAN OUTLINE

RL 138.630 PARAMETER MAX

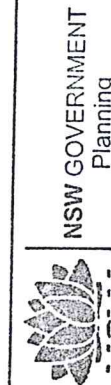
BUILDING RETURN BEYOND

RL 68.380 PARAMETER MAX

RL 25.030 PARAMETER MAX

RL 38.100 PARAMETER MAX

FFL 37.670 m	NE2 Plant
FFL 35.000 m	NE2 L09 Parapet
FFL 32.670 m	NE2 L08
FFL 29.570 m	NE2 L07
FFL 27.600 m	NE2 L06 Pool
FFL 26.470 m	NE2 L05
FFL 25.000 m	L06 Podium
FFL 21.900 m	NE2 L05
FFL 18.800 m	NE2 L04
FFL 15.700 m	NE2 L03
FFL 12.600 m	NE2 L02
FFL 9.500 m	NE2 L01
FFL 6.550 m	NE2 L00
FFL 3.000 m	L00_GROUND



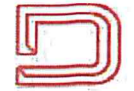
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No **SSD 6626**

granted on the **16/04/2015**

Signed **Aluxan**

Sheet No **36** of **64**



DARLING SQ.

Lend Lease

Tzannes Associates ARCHITECTURE URBAN DESIGN

63 Myrtle Street
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Nominated Architects: Alec Tzannes 4176, Jonathan Evans 6612, Mladen Prnjaticovic 7468

1:500 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

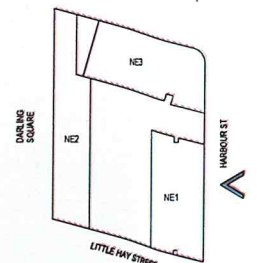
EAST ELEVATION

DHL_AD044000

DATE:
04/02/15

REV
H

REV.	AMENDMENTS	DATE
C	Draft DA Update	03.10.14
D	Elevations for Information	07.10.14
E	Draft DA Update	07.10.14
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ELEVATION LEGEND

CODE	DESCRIPTION
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L02	FFL 10.900 m
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L00 Ground	FFL 3.600 m


Energy Rating
Certificate Number **16540024**

☐ single-dwelling rating

5.3

stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating

24.6

MJ/m²

cooling

23.6

MJ/m²

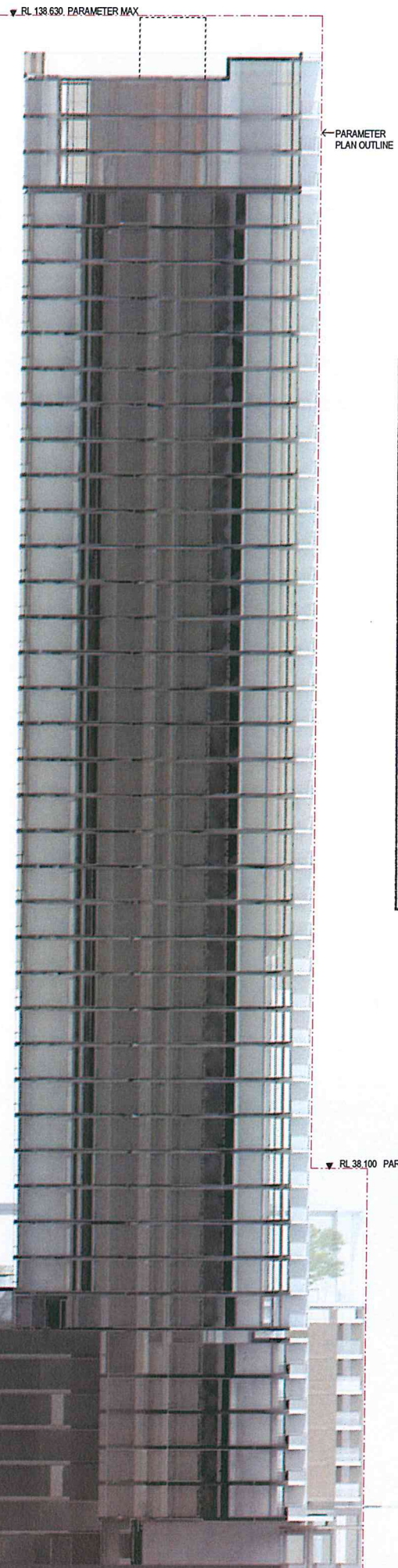
Recessed downlights confirmation:
☐ Rated with
☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDAV/14/1654**

Assessor Signature 
Date **03/03/2015**

RL 138.630, PARAMETER MAX

PARAMETER PLAN OUTLINE



NSW GOVERNMENT
Planning

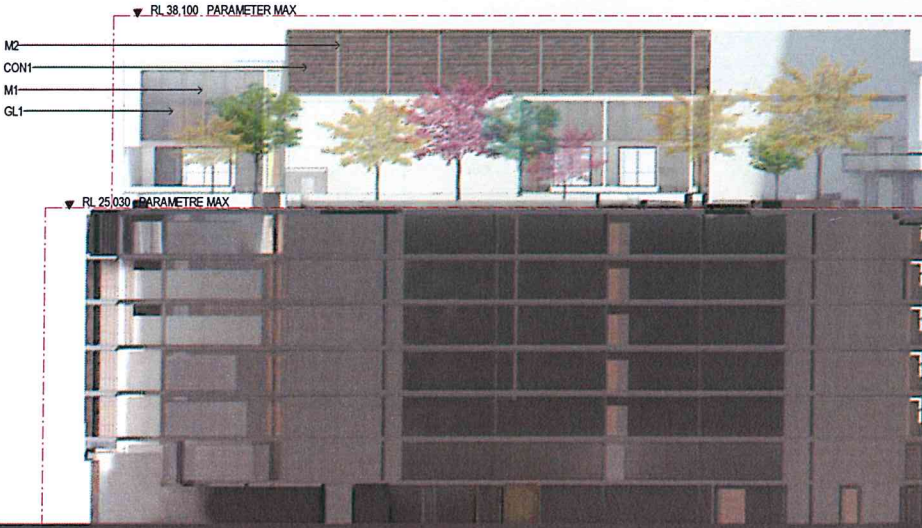
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No **550-6626**

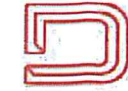
granted on the **16/04/2015**

Signed **ALEXANDER**

Sheet No **37** of **64**



FFL 37.670 m	NE2 Plant
FFL 35.000 m	NE2 L09 Parapet
FFL 32.670 m	NE2 L08
FFL 29.570 m	NE2 L07
FFL 27.600 m	NE2 L06 Pool
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FFL 9.500 m	NE2 L01
FFL 6.550 m	NE2 L00
FFL 3.000 m	L00_GROUND


DARLING SQ.



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Nominated Architects: Alec Tzannes 4114; Jonathan Evans 6613; Mladen Prnjacic 7468

1:500 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

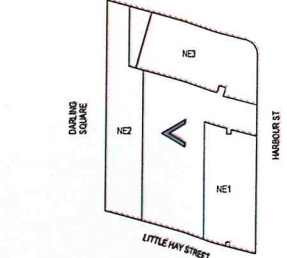
Development Application

ELEVATION EAST NE2

DHL_AD044100

DATE: 04/02/15 REV H

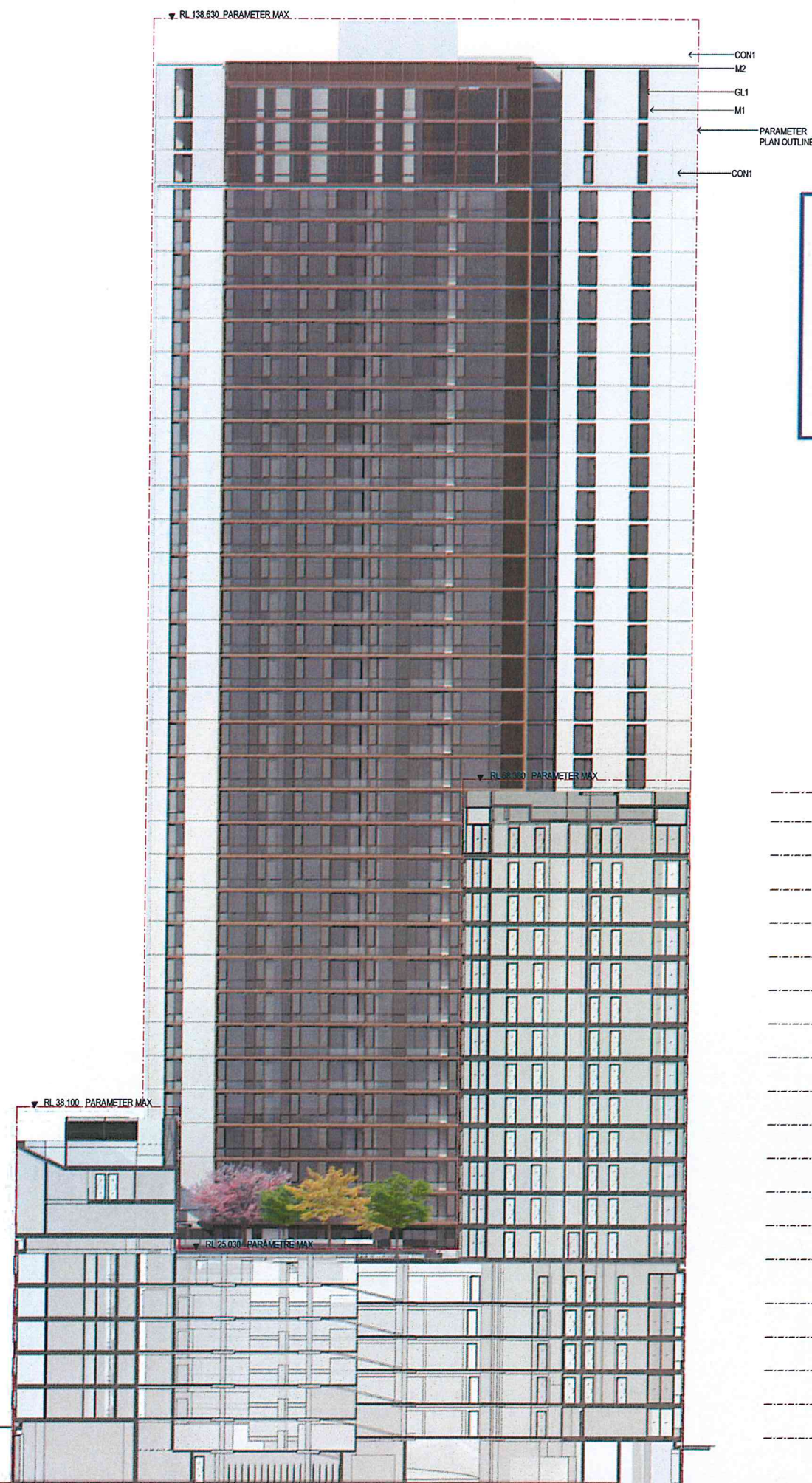
REV.	AMENDMENTS	DATE
C	Draft DA Update	03.10.14
D	Elevations for Information	07.10.14
E	Draft DA Update	07.10.14
F	Draft DA Review	15.10.14
G	Issued for DA	24.10.14
H	RTS Submission	04.02.15



ELEVATION LEGEND

CODE	DESCRIPTION
BWK1	Brick Type 1 - Dry pressed brick, matt - mid brown
BWK2	Brick Type 2 - Dry pressed brick, gloss - mid brown to match BWK1
BWK3	Brick Type 3 - Dry pressed brick, glazed - white
BWK4	Brick Type 4 - Dry pressed brick, matt - dark
BWK5	Brick Type 5 - Dry pressed brick, gloss - dark to match BWK4
CON1	Concrete - Precast - white
CON2	Concrete - In situ - white
GL1	Glazing - to meet environmental and acoustic requirements
M1	Metawork - Aluminium (windows and door system) - powder coated - bronze
M2	Metawork - Other (awning, louvres etc.) - colour to match window glazing
M3	Metawork - Detailed handrails - aluminium
T1	Pool Tiles - colour to be selected

NE2 Plant	FFL 37.670 m
NE2 L09 Parapet	FFL 35.000 m
NE2 L08	FFL 32.670 m
NE2 L07	FFL 29.570 m
NE2 L06 Pool	FFL 27.600 m
NE2 L06	FFL 26.470 m
L06 Podium	FFL 25.000 m
NE2 L05	FFL 21.900 m
NE2 L04	FFL 18.800 m
NE2 L03	FFL 15.700 m
NE2 L02	FFL 12.600 m
NE2 L01	FFL 9.500 m
NE2 L00	FFL 6.550 m
L00_Ground	FFL 3.600 m



		Energy Rating		Certificate Number 16540024	
☐	single-dwelling rating			5.3	stars
☒	multi-unit development (attach listing of ratings)	heating	24.6	MJ/m ²	
<i>If selected, data specified is the average across the entire development</i>		cooling	23.6	MJ/m ²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without					
Assessor Name/Number Tom Beckerling		VIC: BDAV/14/1654			
Assessor Signature 		Date 03/03/2015			

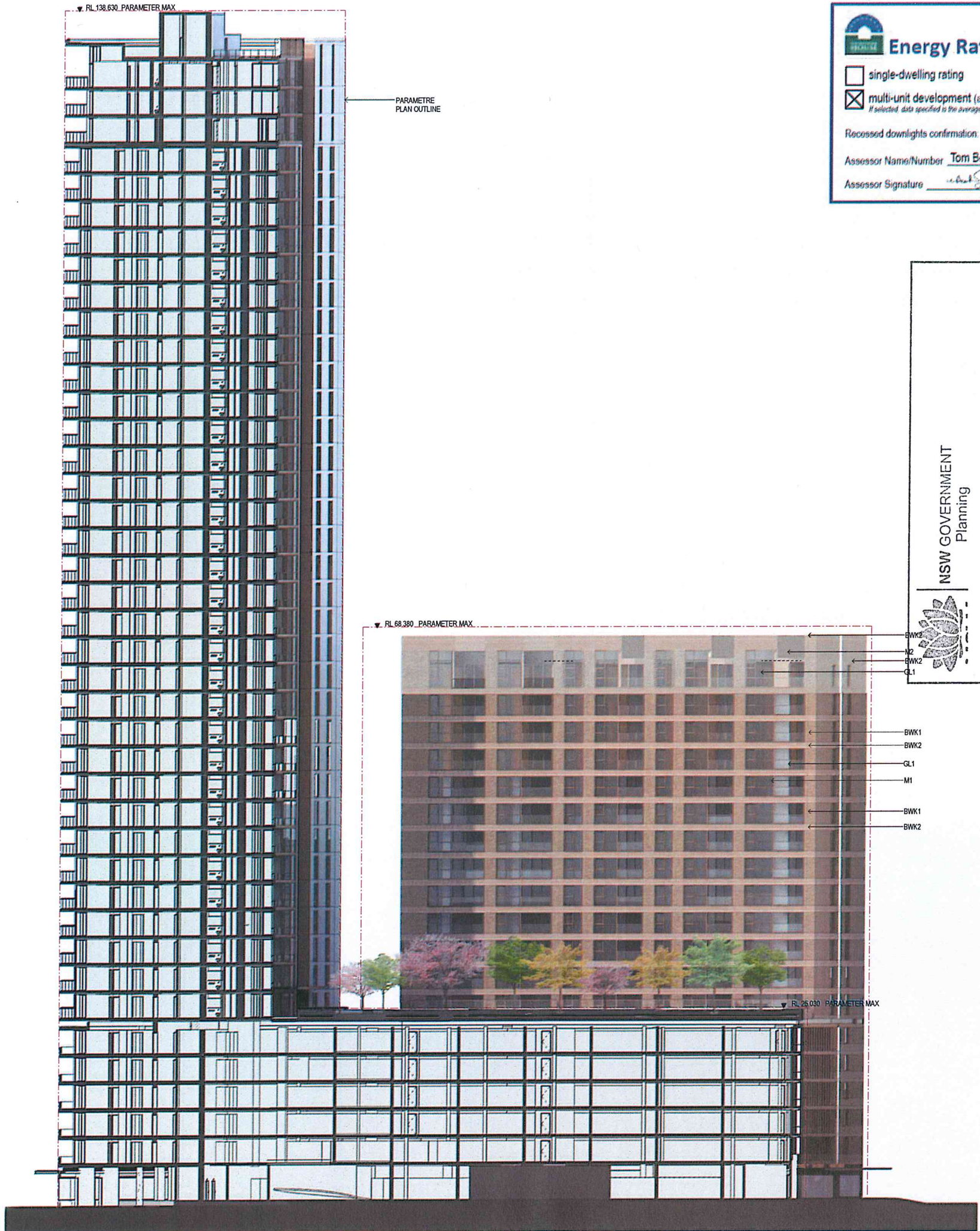
Approved Application No. SSD 6676
 granted on the 16/04/2015
 Signed Awarhan
 Sheet No. 38 of 64

REVISION SCHEDULE		
REV.	AMENDMENTS	DATE
C	Draft DA Update	03.10.14
D	Elevations for Information	07.10.14
E	Draft DA Update	07.10.14
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G	Issued for DA	24.10.14
M	RTS Submission	24.10.15



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M2	Metawork - Other (swing, louvres etc) - colour to match window glazing
M3	Metawork - Detailed Handrails - aluminium
T1	Pool Tiles - colour to be selected

8.5 Lift Overrun	FFL 138.560 m
L41 Parapet	FFL 135.360 m
L41 Lower Plant	FFL 133.160 m
L40	FFL 129.960 m
L39	FFL 126.860 m
L38 Transfer	FFL 123.760 m
L37	FFL 120.360 m
L36	FFL 117.260 m
L35	FFL 114.160 m
L34	FFL 111.060 m
L33	FFL 107.960 m
L32	FFL 104.860 m
L31	FFL 101.760 m
L30	FFL 98.660 m
L29	FFL 95.560 m
L28	FFL 92.460 m
L27	FFL 89.360 m
L26	FFL 86.260 m
L25	FFL 83.160 m
L24	FFL 80.060 m
L23	FFL 76.960 m
L22	FFL 73.860 m
L21	FFL 70.760 m
L20	FFL 67.660 m
L19	FFL 64.560 m
L18	FFL 61.460 m
L17	FFL 58.360 m
L16	FFL 55.260 m
L15	FFL 52.160 m
L14	FFL 49.060 m
L13	FFL 45.960 m
L12	FFL 42.860 m
L11	FFL 39.760 m
L10	FFL 36.660 m
L09	FFL 33.560 m
L08	FFL 30.460 m
L07	FFL 27.360 m
L06	FFL 24.260 m
L05	FFL 20.200 m
L04	FFL 17.100 m
L03	FFL 14.000 m
L02	FFL 10.900 m
L01	FFL 7.800 m
L00_GROUND	FFL 3.000 m



Energy Rating Certificate Number **16540024**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

heating **5.3** stars
cooling **24.8** MJ/m²
cooling **23.8** MJ/m²

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature *[Signature]* Date **03/03/2015**

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 6626**

granted on the **16/04/2015**

Signed **A. Urban**

Sheet No. **39** of **64**

DARLING SQ.

Lend Lease

Tzannes Associates ARCHITECTURE URBAN DESIGN

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
T +61 2 9319 3744
F +61 2 9319 1170
tzannes@tzannes.com.au

Nominated Architects: Alec Tzannes 4174, Jonathan Evans 6613, Mladen Prnjatovic 7468

1:500 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

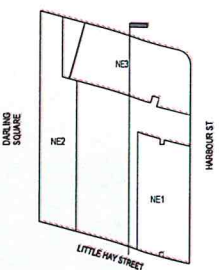
Development Application

SECTION BB

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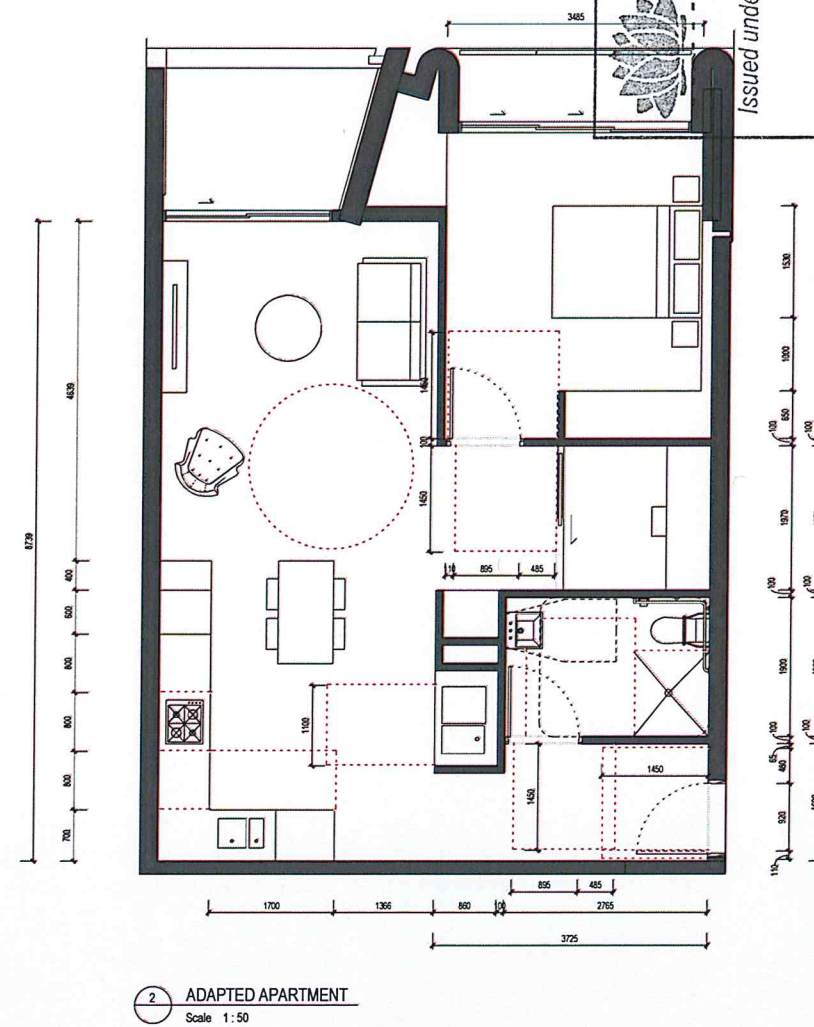
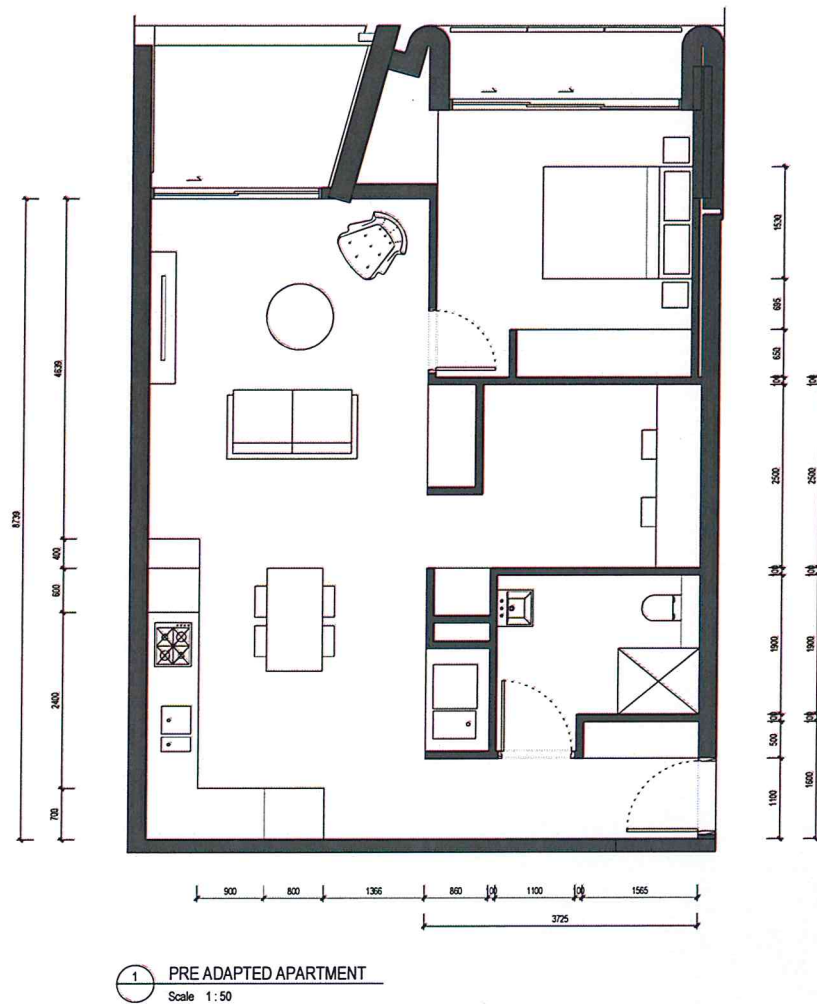
DATE: 04/02/15 REV H

REV.	AMENDMENTS	DATE
C	Draft DA Update	03.10.14
D	Elevations for Information	07.10.14
E	Draft DA Update	07.10.14
F	Draft DA Review	15.10.14
G	Issued for DA	24.10.14
H	RTS Submission	04.02.15



ELEVATION LEGEND

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T1	Pool Tiles - colour to be selected



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 550 6626

granted on the 16/04/2015

Signed Alwahan

Sheet No. 40 of 64



DARLING SQ.

Lend Lease

Tzannes Associates ARCHITECTURE URBAN DESIGN

61 Myrtle Street
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Sydney Australia
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F +61 2 9319 1170
tzannes@tzannes.com.au
Nominated Architects: Alec Tzannes 4174, Jonathan Evans 6612, Mladen Prnjekovic 7468

1:100 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

NE1 ADAPTABLE APARTMENT
LAYOUT

DHL_AD070001

DATE:
24/02/15

REV
C

REVISION SCHEDULE		
REV.	AMENDMENTS	DATE
A	Draft DA Review	15/10/14
B	Issued for DA	24/10/14
C	RTS Submission - Study Update	24/02/15

