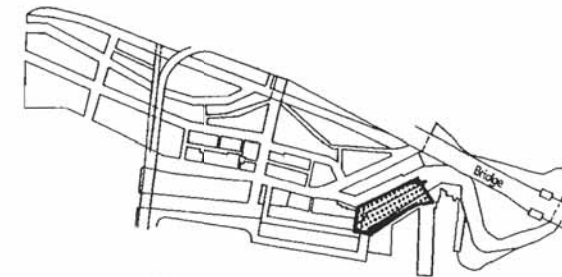
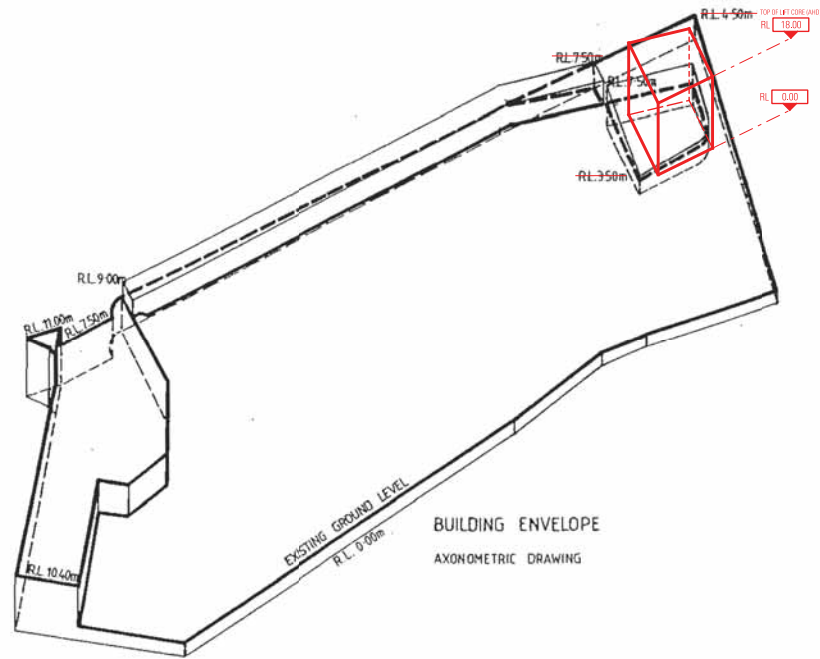


# 5.4

## **Appendix 4** SCRA, GFA, Land-Use, Site Coverage & Heritage Impact Comparison Diagrams



This drawing refers to the land shaded

**LEGEND**

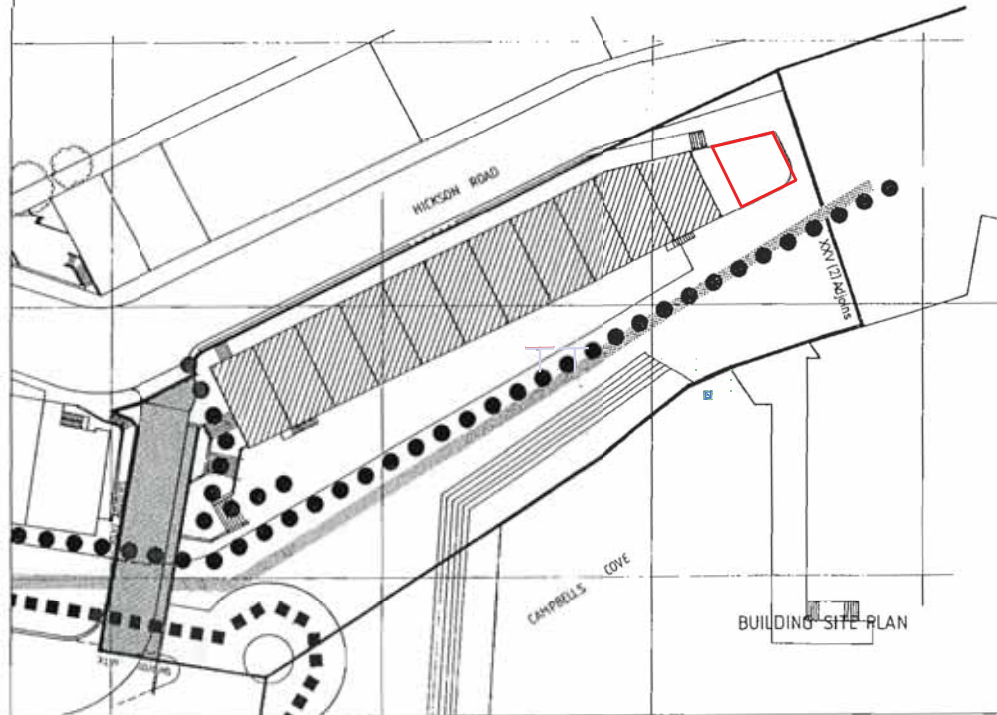
- SITE BOUNDARY
- EASEMENT
- HISTORIC BUILDINGS
- PEDESTRIAN ROUTE
- VEHICLE ROUTE

**PERMITTED USES**

- COMMERCIAL
- SPECIAL

**SPECIAL NOTE:**

THE ONLY ELEMENTS THAT MAY BE PERMITTED TO PROJECT ABOVE THIS DEVELOPMENT WOULD INCLUDE KIOSKS, OUTDOOR EA SUN PROTECTION AND SUPPORTING STRUCTURES, AND THE LIP



I, R. J. Carr Minister for Planning and Environment being the minister responsible for administering the Sydney Cove Redevelopment Authority Act 1968 hereby, pursuant to Section 17 of that Act, approve the variation to the approved scheme evidenced by this control drawing.

Date: March 1987

The general controls as shown on this drawing are subject to refinement of detail in relation to dimensions, easements, useages, open spaces and means of circulation and the sites shall be subject to such further conditions in relation to architectural details, financial considerations, staging and timing and system of approvals as the Authority may deem necessary and make known prior to the sites being offered for development.



**Sydney Cove Redevelopment Authority**

BUILDING SITE CONTROL DRAWING XXVII (2)

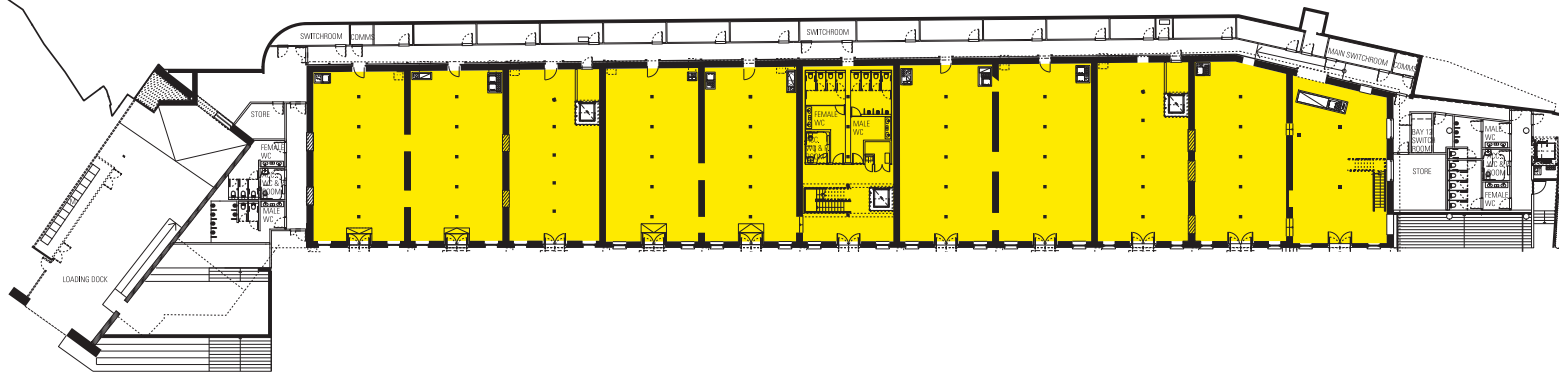
30 METRES

This drawing forms part of the scheme which, subject to the approval of the Minister will be the approved scheme under Part IV of the Sydney Cove Redevelopment Authority Act 1968.

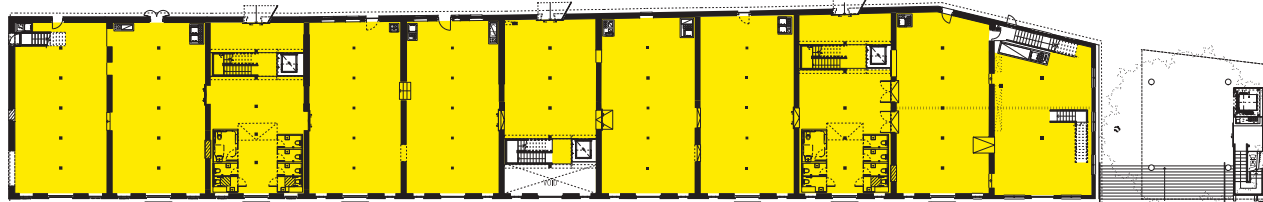
Prepared by Sydney Cove Redevelopment Authority

March 1987

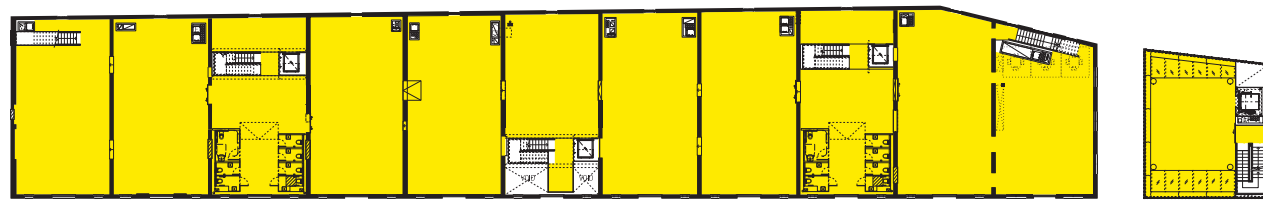




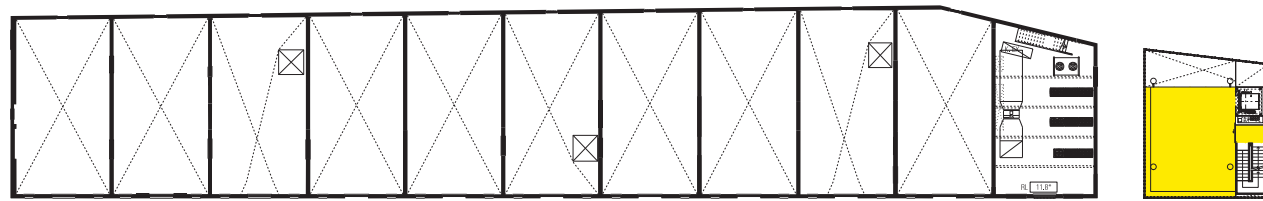
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SCALE: 1:200



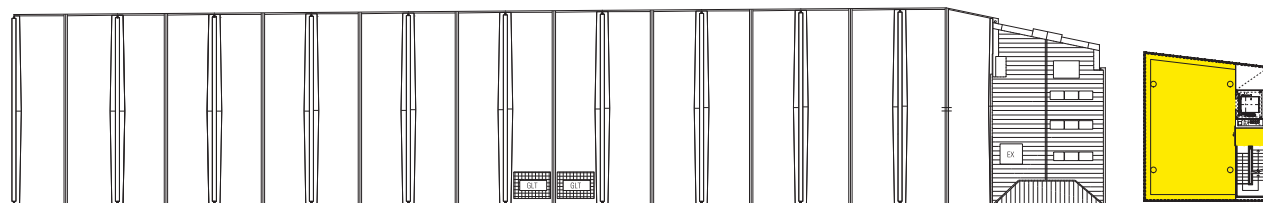
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SCALE: 1:200



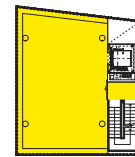
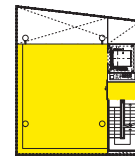
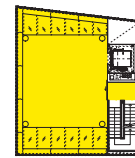
03 LEVEL 02  
SCALE: 1:200



04 LEVEL 03  
SCALE: 1:200



05 ROOF  
SCALE: 1:200



LAND USE	
GROUND FLOOR	RETAIL
LEVEL 01	RETAIL
LEVEL 02	RETAIL
LEVEL 03	RETAIL
LEVEL 04	RETAIL

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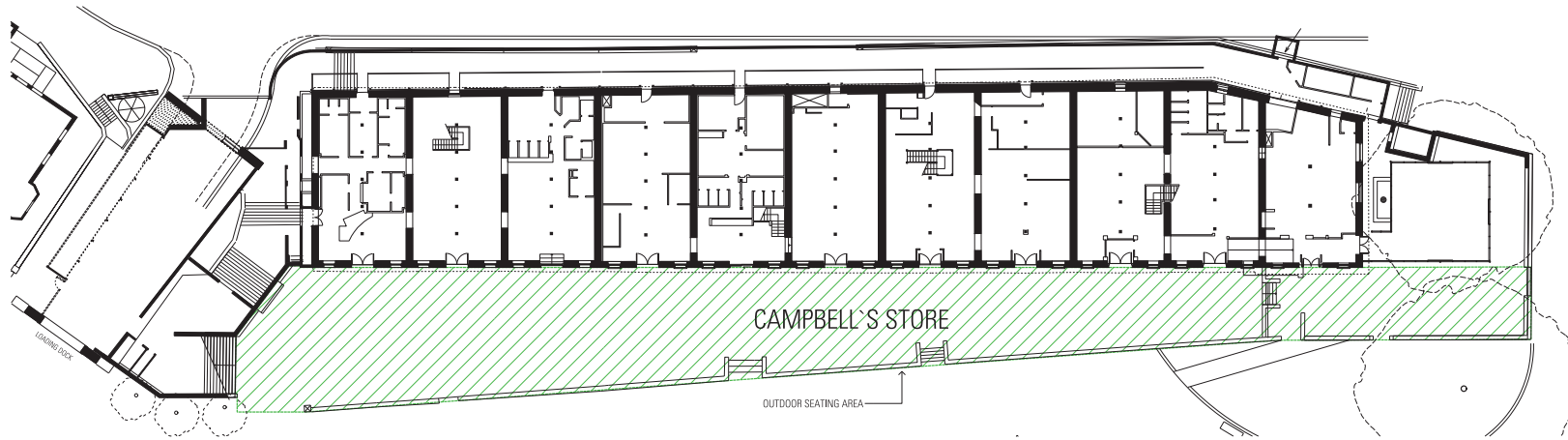
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01 EXISTING GROUND LEVEL  
SCALE: 1:200



02 PROPOSED GROUND LEVEL  
SCALE: 1:200

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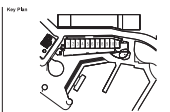
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Existing Works  
New Works  
1:100 to 1:500 Scale



Structural Notes  
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2. ALL WORK SHALL BE IN ACCORDANCE WITH THE SYDNEY LOCAL GOVERNMENT ENGINEERING REGULATIONS (SLGER) AND THE SYDNEY LOCAL GOVERNMENT ENGINEERING REGULATIONS (SLGER).  
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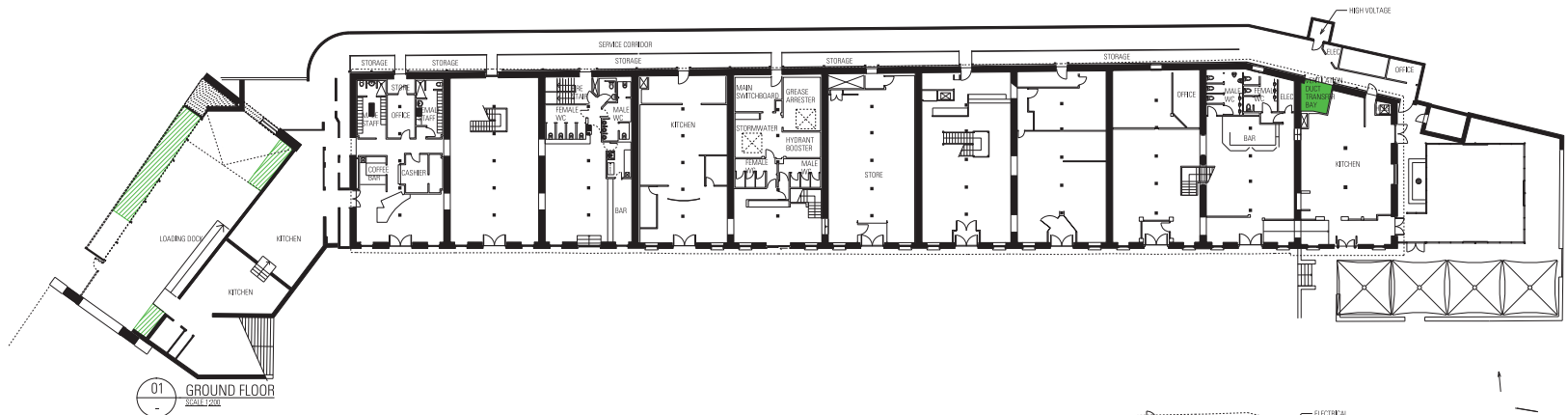
Rev. Date  
1/2018  
App. Chg. Reason or reason for Issue  
New Drawings

Scale (North Point)  
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Do not scale from this drawing. All measurements should be taken from the original drawing. The Architect is not responsible for any errors or omissions in this drawing. The Architect is not responsible for any errors or omissions in this drawing.

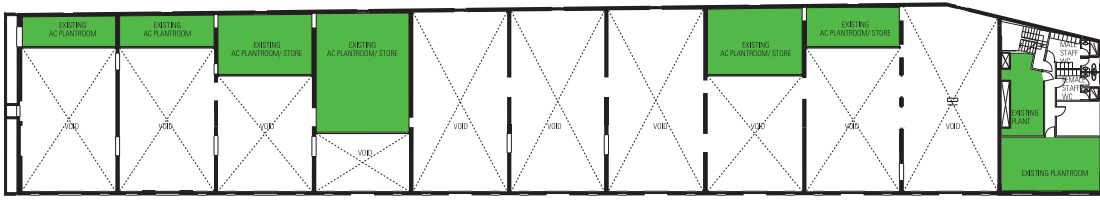
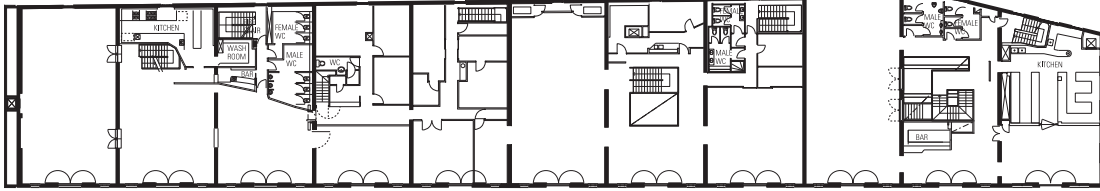
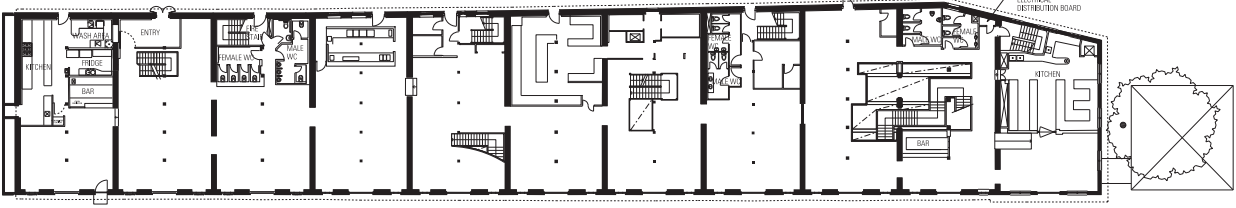


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12006  
Drawing Date  
EA  
Drawing Number  
EA-A-0002  
Revision  
A

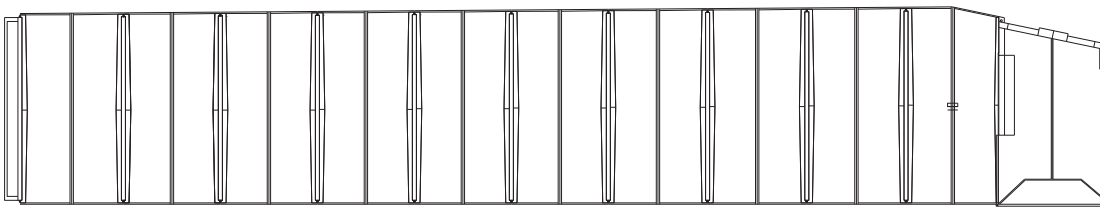




GROUND LEVEL  
 BAY X - 33.3m<sup>2</sup>  
 BAY 11 - 7.5m<sup>2</sup>  
 HATCHED AREA NOT COUNTED INTO THE TOTAL AS IT IS OUTSIDE THE HERITAGE BUILDING FABRIC



LEVEL 03  
 BAY 1 - 22.2m<sup>2</sup>  
 BAY 2 - 22.2m<sup>2</sup>  
 BAY 3 - 44.6m<sup>2</sup>  
 BAY 4 - 87.6m<sup>2</sup>  
 BAY 8 - 49.8m<sup>2</sup>  
 BAY 9 - 28.8m<sup>2</sup>  
 BAY 11 - 63.3m<sup>2</sup>  
 TOTAL - 318.5m<sup>2</sup>



PLANT ROOM AREAS	
GROUND LEVEL-	7.5m <sup>2</sup>
LEVEL 03-	318.5m <sup>2</sup>
<b>TOTAL -</b>	<b>326m<sup>2</sup></b>
FCU NOT COUNTED IN CALCULATION	

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As Made By	As Made By	As Made By
PAVEL	GLT	SL
PAVEL	GLT	
PAVEL	PC	
PAVEL	GB	
PAVEL	TKM	
OSPITAL	MAP	
GLT	MS	

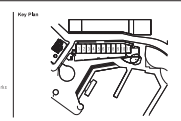
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[Hatched Area]	Existing Plant Room



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 Checked By: [Name]  
 Date: [Date]  
 Scale: 1:200

Rev. Date: [Date]  
 App. Chg: [Name]  
 Reason for Issue: [Text]

Scale: 1:200  
 North Arrow  
 Drawing Date: [Date]



Drawing Title: EXISTING PLANT ROOMS  
 Project Number: 12095  
 Drawing Date: EA  
 Drawing Number: EA-EX PLANT ROOM  
 Revision: A