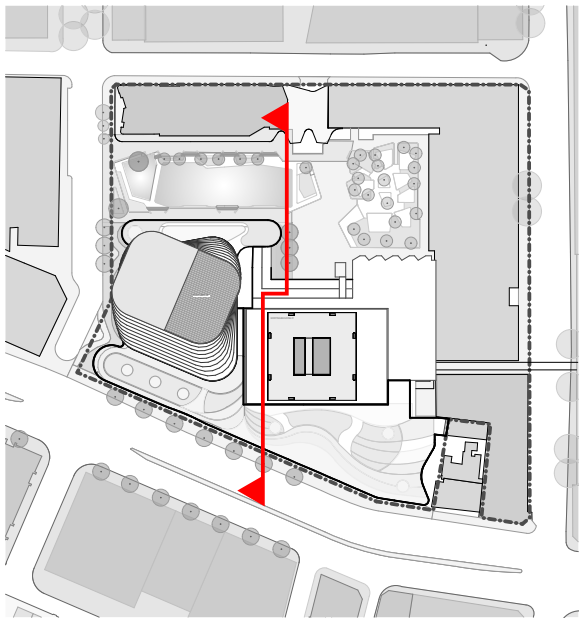
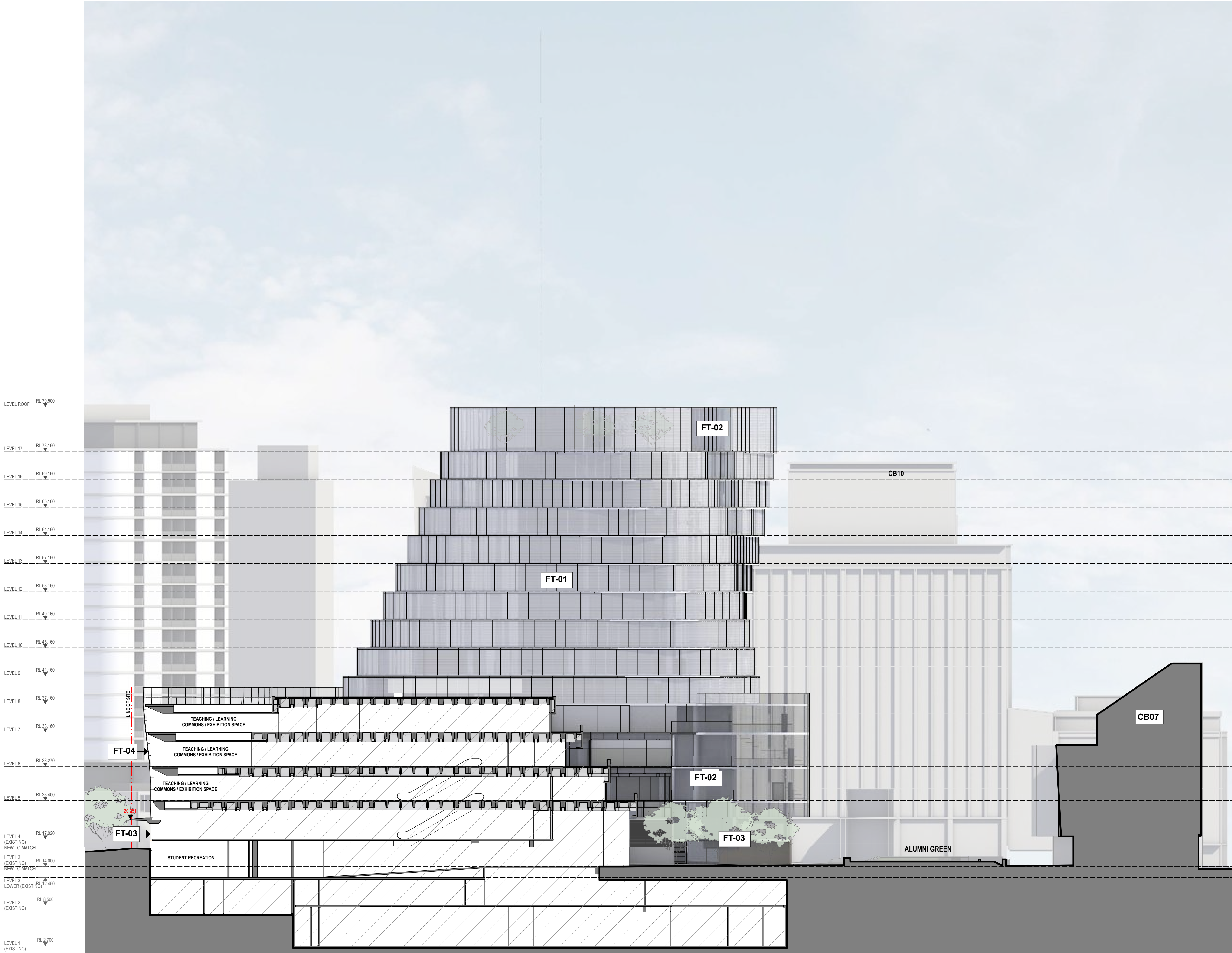




LEGEND

- EXTENT OF EXISTING USE
- BUILDING SEPARATION LINE
- EXTENT OF REFURBISHED AREA

FACADE TYPE LEGEND

- FT01 ALUMINIUM FRAMED CLOSED CAVITY CURTAIN WALL SYSTEM WITH INTEGRATED ALUMINIUM VENETIAN BLINDS.
- FT02 ALUMINIUM FRAMED DOUBLE GLAZED UNIT, OPERABLE FACADE SYSTEM.
- FT03 FRAMELESS SHOPFRONT GLAZING SYSTEM.
- FT04 FLUSH GLAZED FACADE SYSTEM.
- FT05 SOLID CLADDING

A	ISSUED FOR DEVELOPMENT APPLICATION	05/2016
REV.	DESCRIPTION	DATE

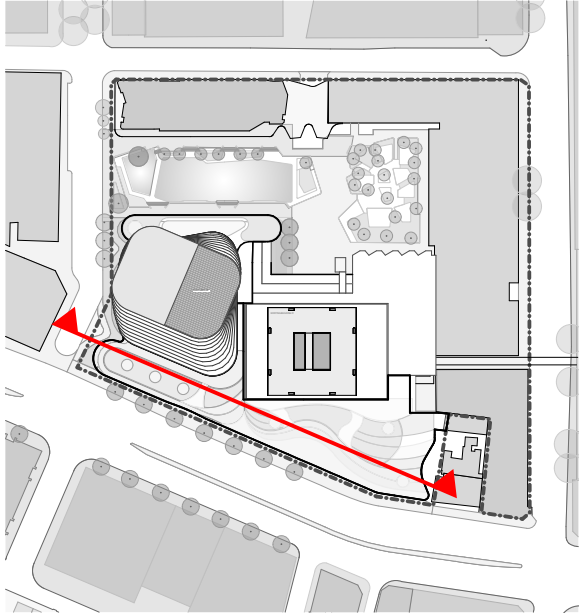
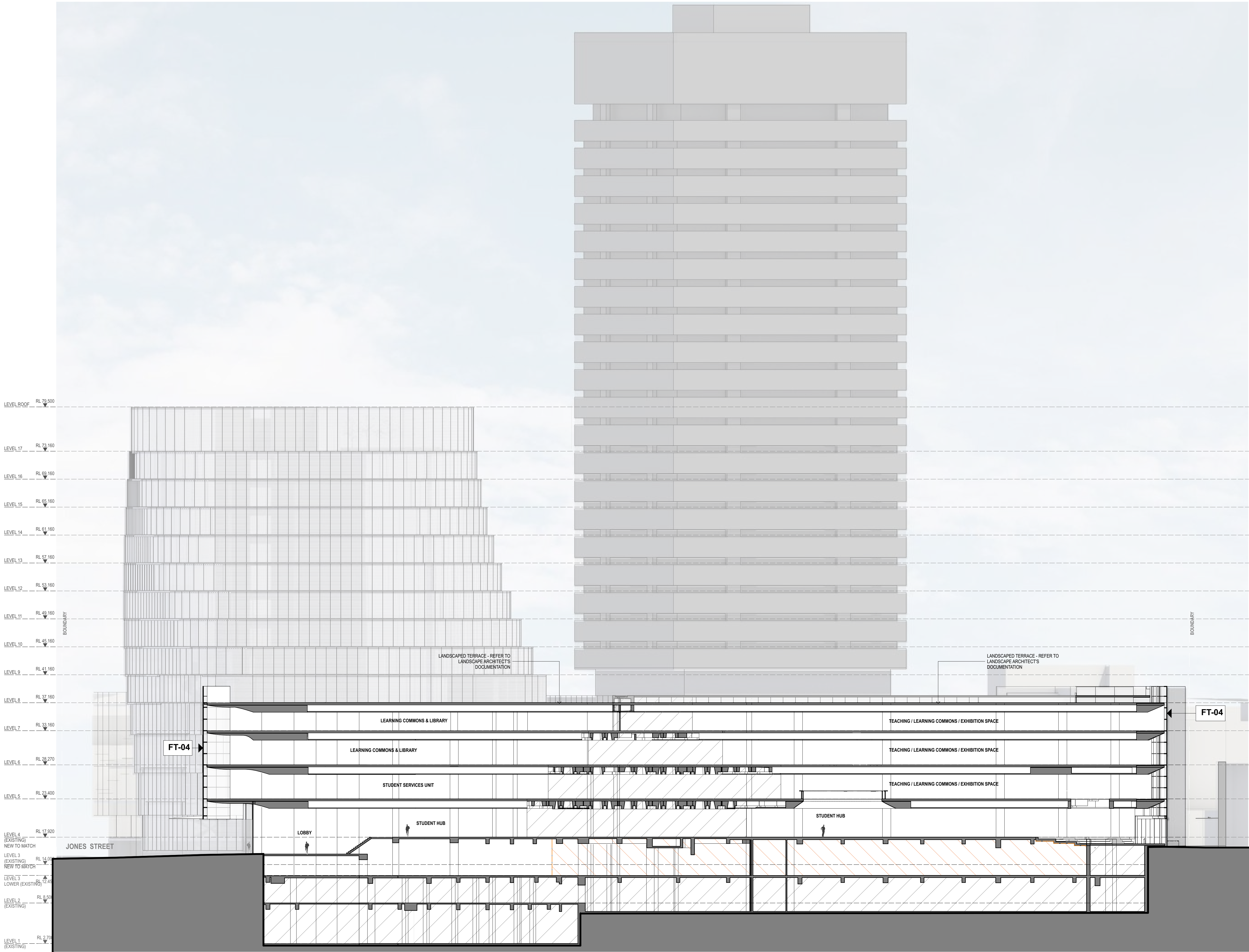
0 2.5 5 10m

1:250 @ A1

MAY 2016

For Approval

DA3013



LEGEND

- EXTENT OF EXISTING USE
- BUILDING SEPARATION LINE
- EXTENT OF REFURBISHED AREA

FACADE TYPE LEGEND

- FT01 ALUMINIUM FRAMED CLOSED CAVITY CURTAIN WALL SYSTEM WITH INTEGRATED ALUMINIUM VENETIAN BLINDS.
- FT02 ALUMINIUM FRAMED DOUBLE GLAZED UNIT, OPERABLE FACADE SYSTEM.
- FT03 FRAMELESS SHOPFRONT GLAZING SYSTEM.
- FT04 FLUSH GLAZED FACADE SYSTEM.
- FT05 SOLID CLADDING

A	ISSUED FOR DEVELOPMENT APPLICATION	05/2016
REV.	DESCRIPTION	DATE

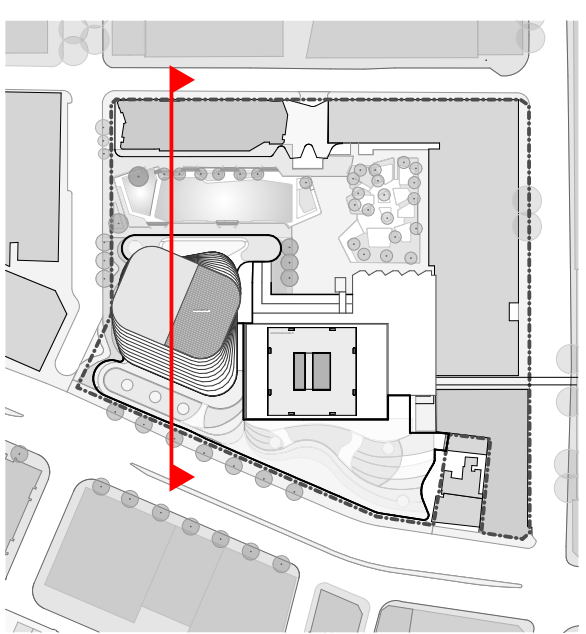
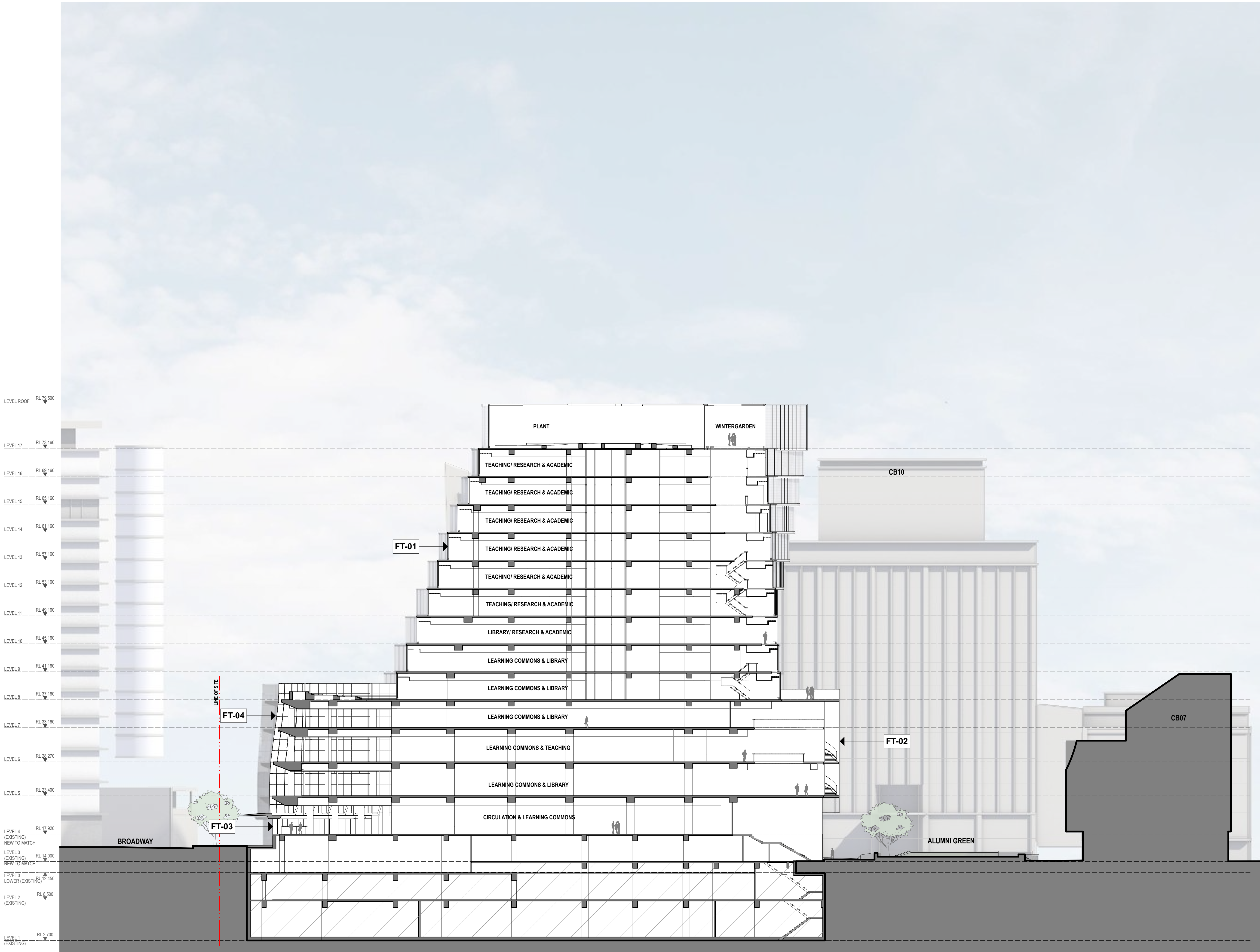
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1:250 @ A1

MAY 2016

For Approval

DA3014



- LEGEND**
- EXTENT OF EXISTING USE
 - BUILDING SEPARATION LINE
 - EXTENT OF REFURBISHED AREA

- FACADE TYPE LEGEND**
- FT01** ALUMINIUM FRAMED CLOSED CAVITY CURTAIN WALL SYSTEM WITH INTEGRATED ALUMINIUM VENETIAN BLINDS.
 - FT02** ALUMINIUM FRAMED DOUBLE GLAZED UNIT, OPERABLE FACADE SYSTEM.
 - FT03** FRAMELESS SHOPFRONT GLAZING SYSTEM.
 - FT04** FLUSH GLAZED FACADE SYSTEM.
 - FT05** SOLID CLADDING

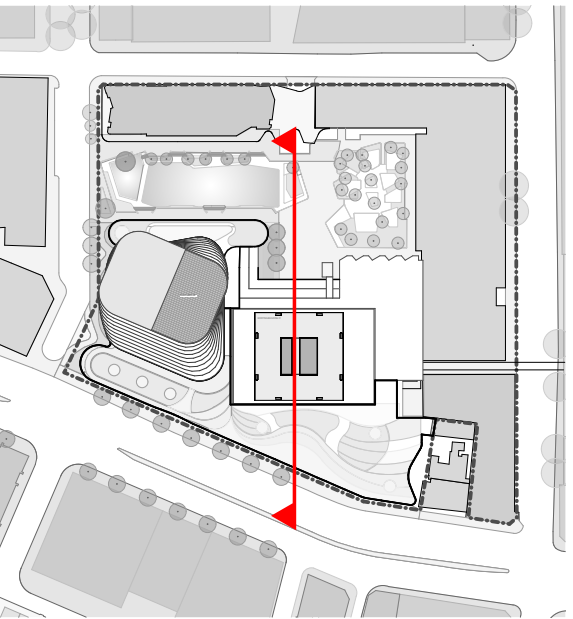
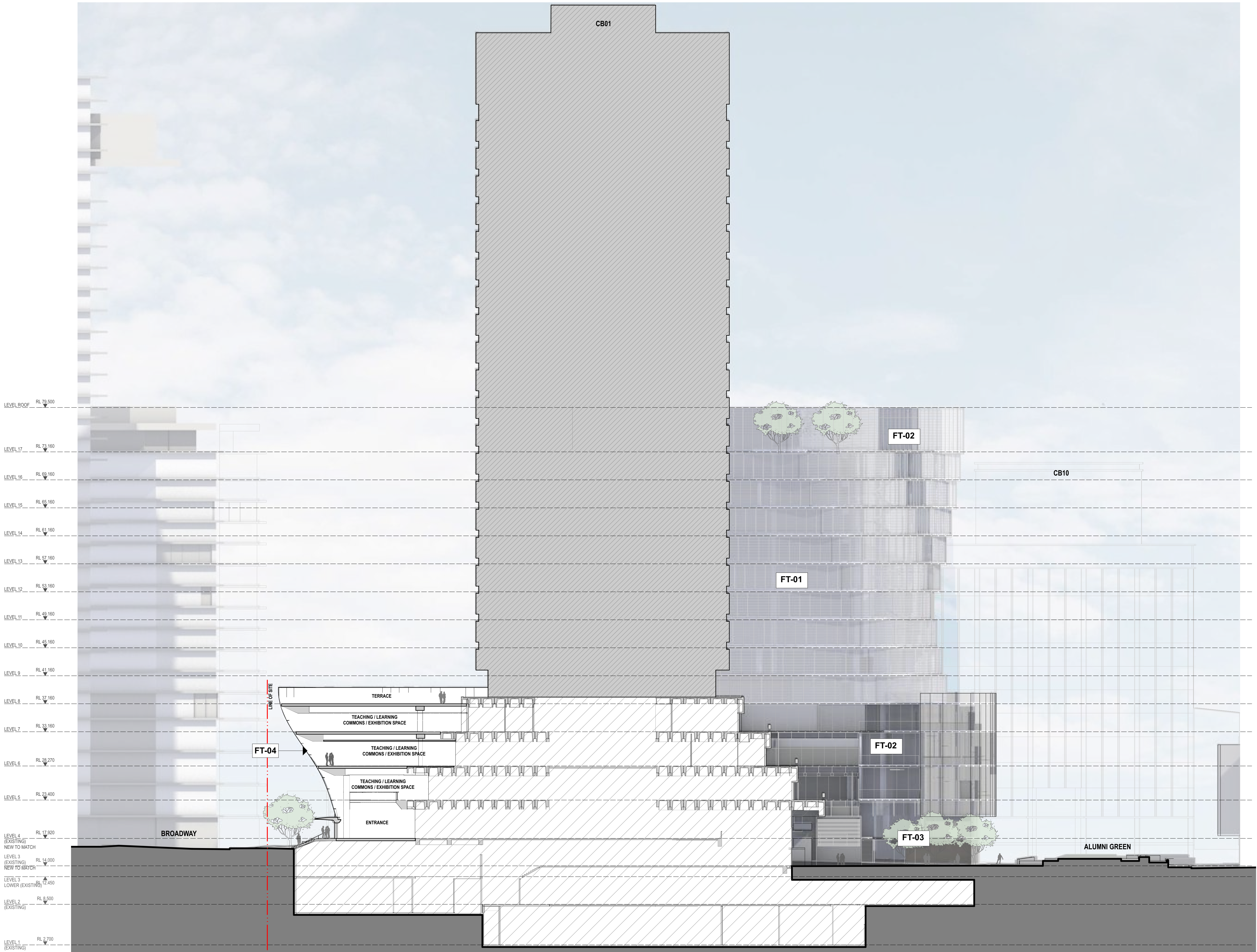
REV.	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	05/2016

1:250 @ A1

For Approval

MAY 2016

DA3015



- LEGEND**
- EXTENT OF EXISTING USE
 - BUILDING SEPARATION LINE
 - EXTENT OF REFURBISHED AREA

- FACADE TYPE LEGEND**
- FT01** ALUMINIUM FRAMED CLOSED CAVITY CURTAIN WALL SYSTEM WITH INTEGRATED ALUMINIUM VENETIAN BLINDS.
 - FT02** ALUMINIUM FRAMED DOUBLE GLAZED UNIT, OPERABLE FACADE SYSTEM.
 - FT03** FRAMELESS SHOPFRONT GLAZING SYSTEM.
 - FT04** FLUSH GLAZED FACADE SYSTEM.
 - FT05** SOLID CLADDING

A	ISSUED FOR DEVELOPMENT APPLICATION	05/2016
REV.	DESCRIPTION	DATE

0 2.5 5 10m

1:250 @ A1

MAY 2016

For Approval

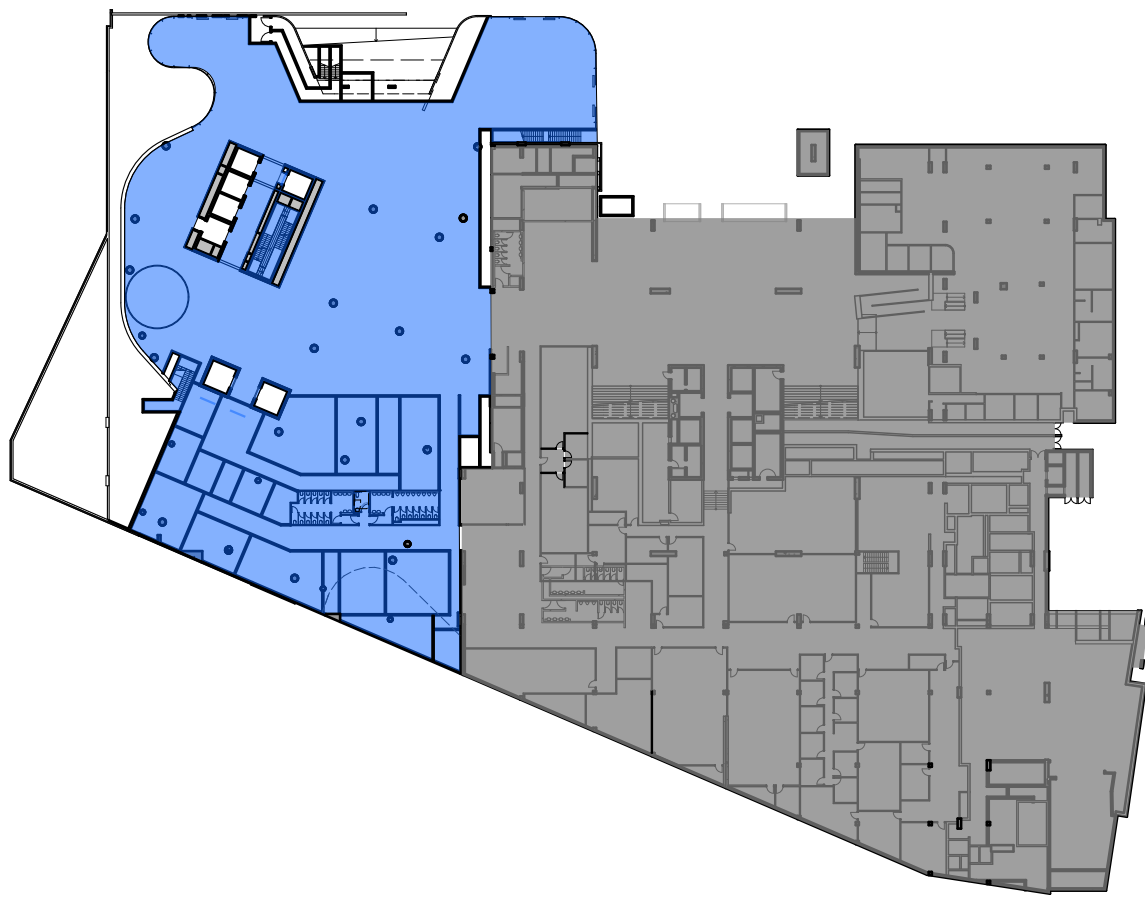
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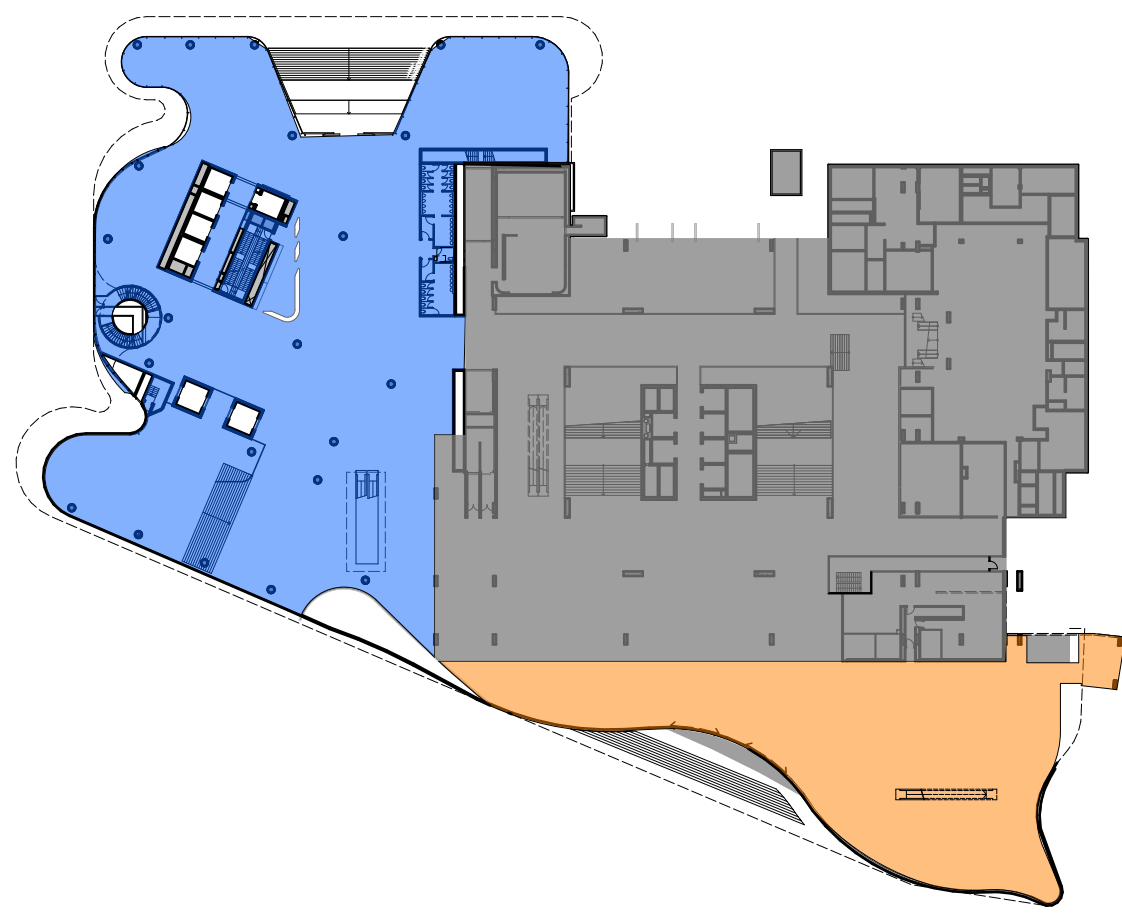
1 PLAN Gross Floor Area - Level 01



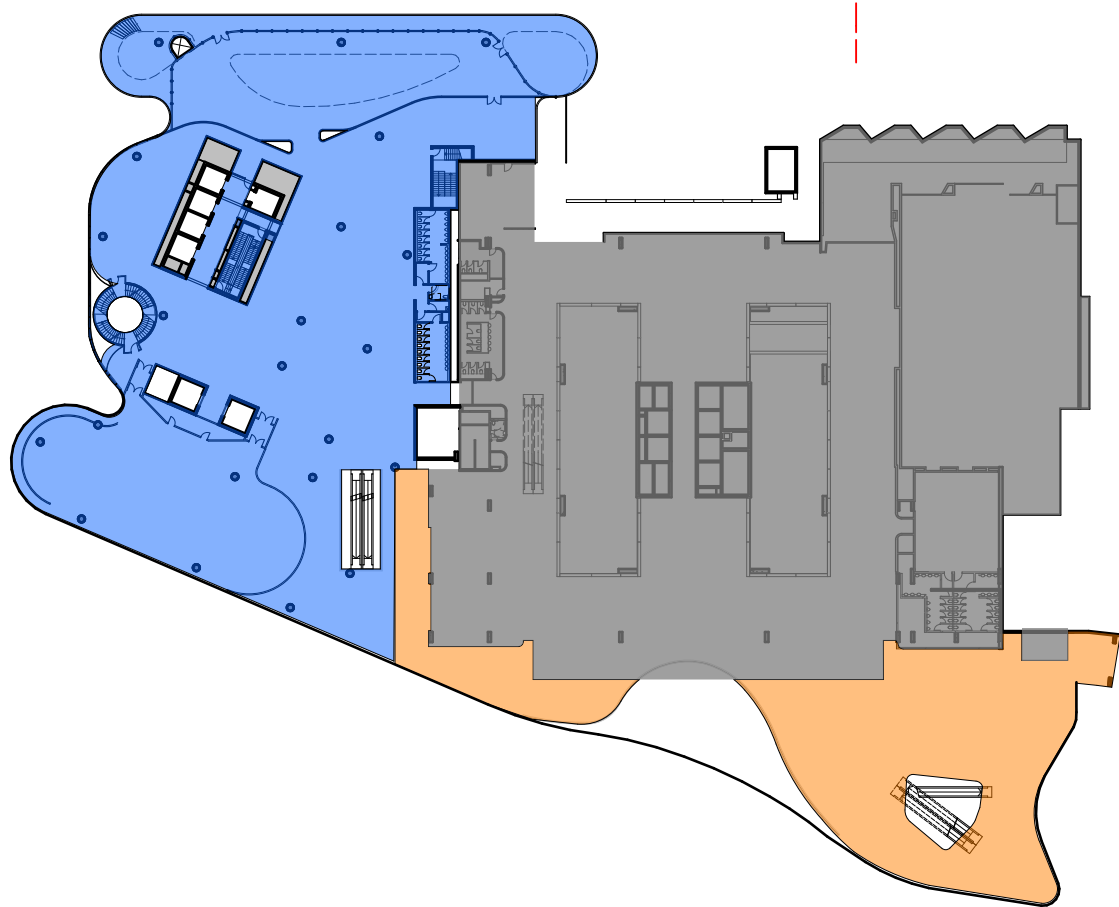
2 PLAN Gross Floor Area - Level 02



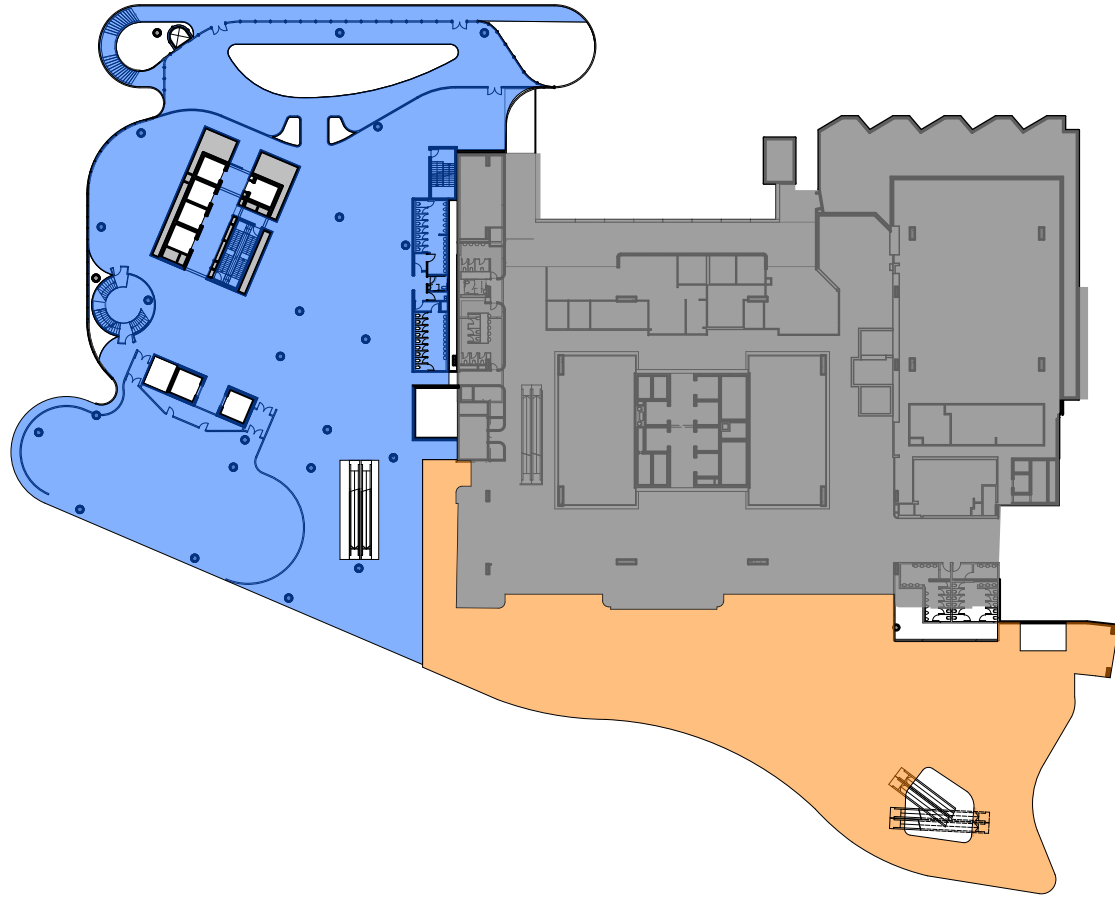
3 PLAN Gross Floor Area - Level 03



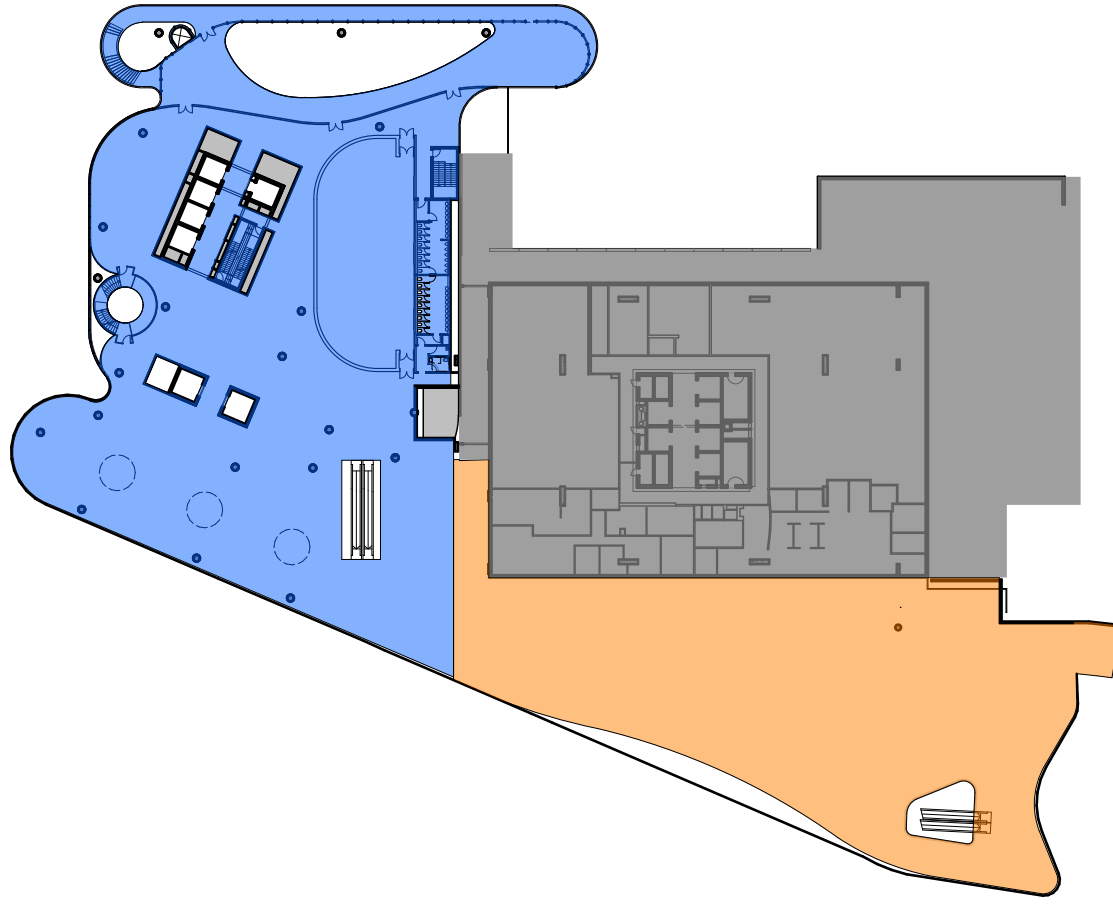
4 PLAN Gross Floor Area - Level 04



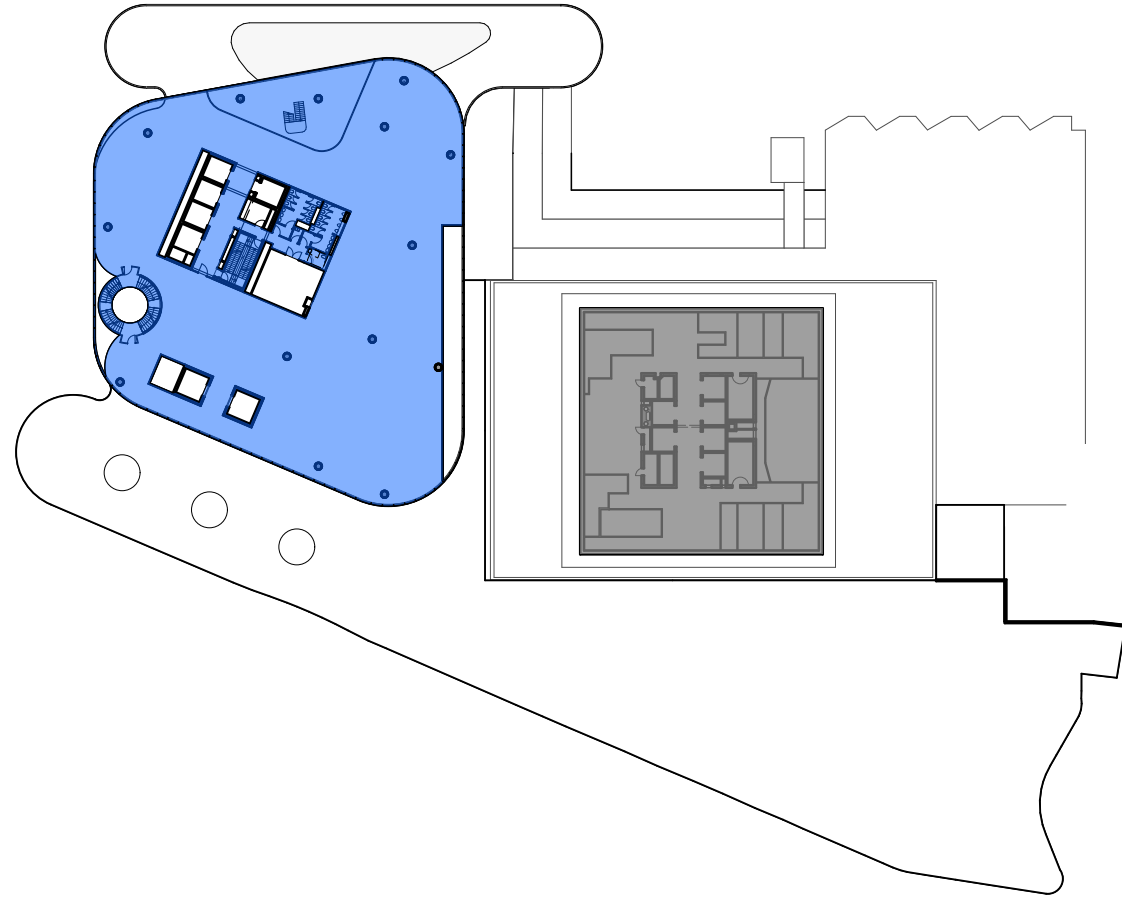
5 PLAN Gross Floor Area - Level 05



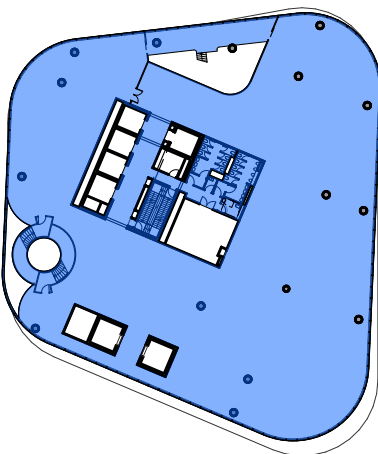
6 PLAN Gross Floor Area - Level 06



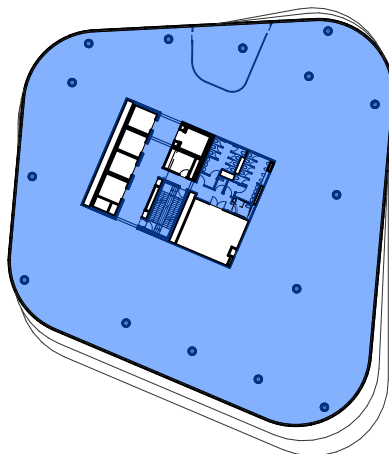
7 PLAN Gross Floor Area - Level 07



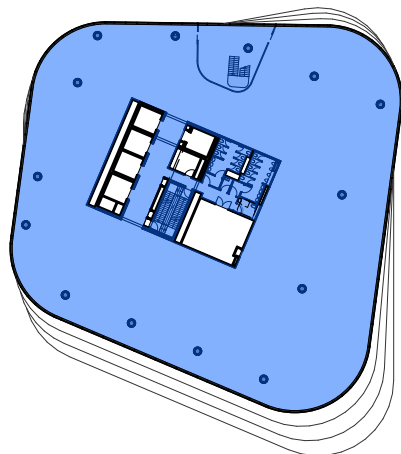
8 PLAN Gross Floor Area - Level 08
1:1000



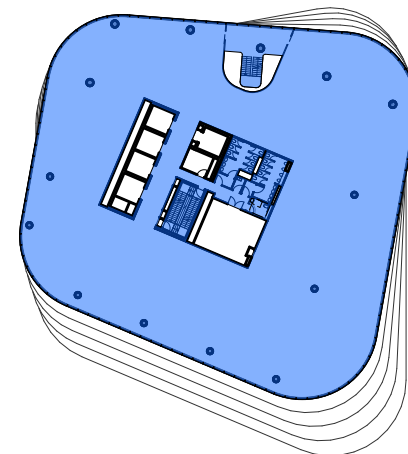
9 PLAN Gross Floor Area - Level 09



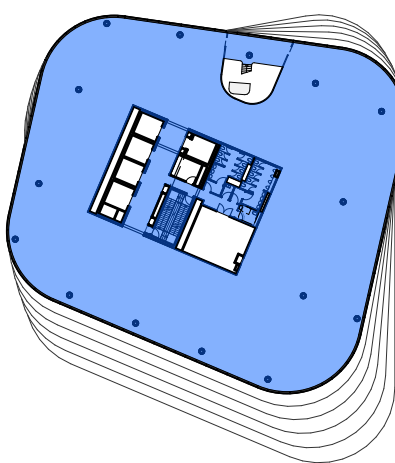
10 PLAN Gross Floor Area - Level 10



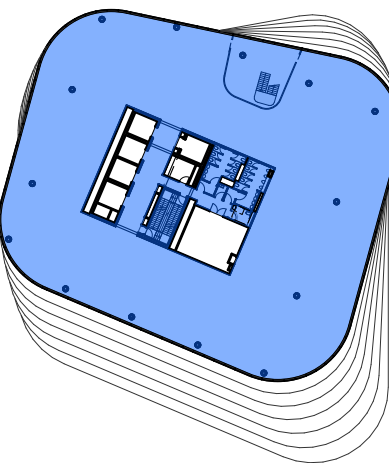
11 PLAN Gross Floor Area - Level 11



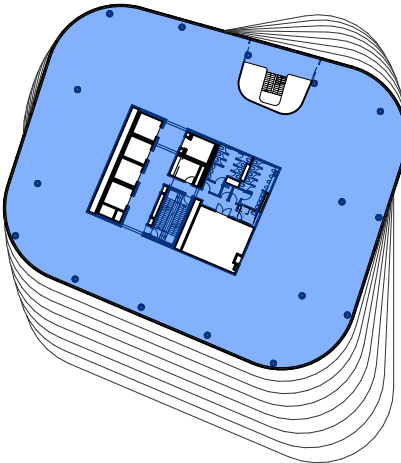
12 PLAN Gross Floor Area - Level 12



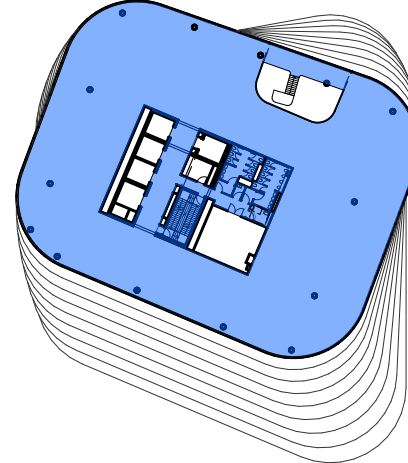
13 PLAN Gross Floor Area - Level 13



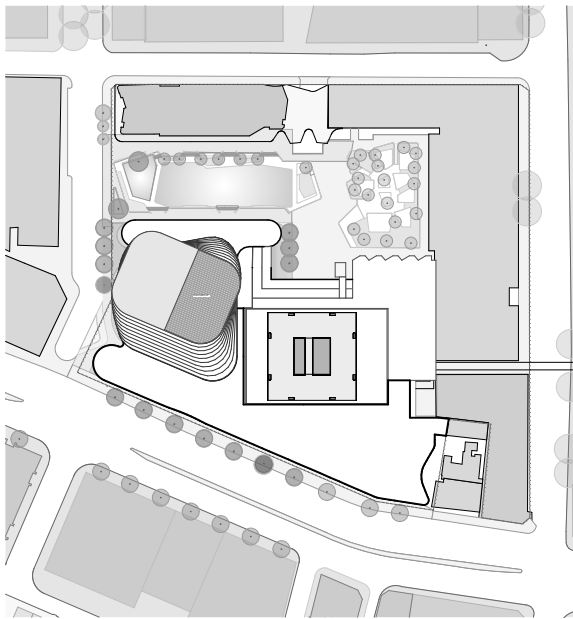
14 PLAN Gross Floor Area - Level 14



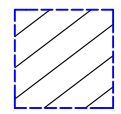
15 PLAN Gross Floor Area - Level 15



16 PLAN Gross Floor Area - Level 16



LEGEND



EXTENT OF EXISTING USE



EXTENT OF REFURBISHED AREA

CB02 AREA CALCULATION - GFA

LEVEL	AREA IN (SQM)
Level 01	3,083
Level 02	2,909
Level 03	3,163
Level 04	3,136
Level 05	3,524
Level 06	3,345
Level 07	3,393
Level 08	2,094
Level 09	2,018
Level 10	2,040
Level 11	1,963
Level 12	1,911
Level 13	1,774
Level 14	1,734
Level 15	1,613
Level 16	1,533
	39,233 m²

LEGEND - AREA

- CB02 GFA
- CB01 GFA
- CB01 EXISTING

GFA Sydney LEP 2005

gross floor area of a building within Ultimo-Pyrmont, means the sum of the areas of each floor of the building, where the area of each floor is taken to be the area within the inner faces of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, but excluding:

(a) columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external walls, and

(b) lift towers, cooling towers, machinery and plant rooms, and airconditioning and ventilation ducts, and

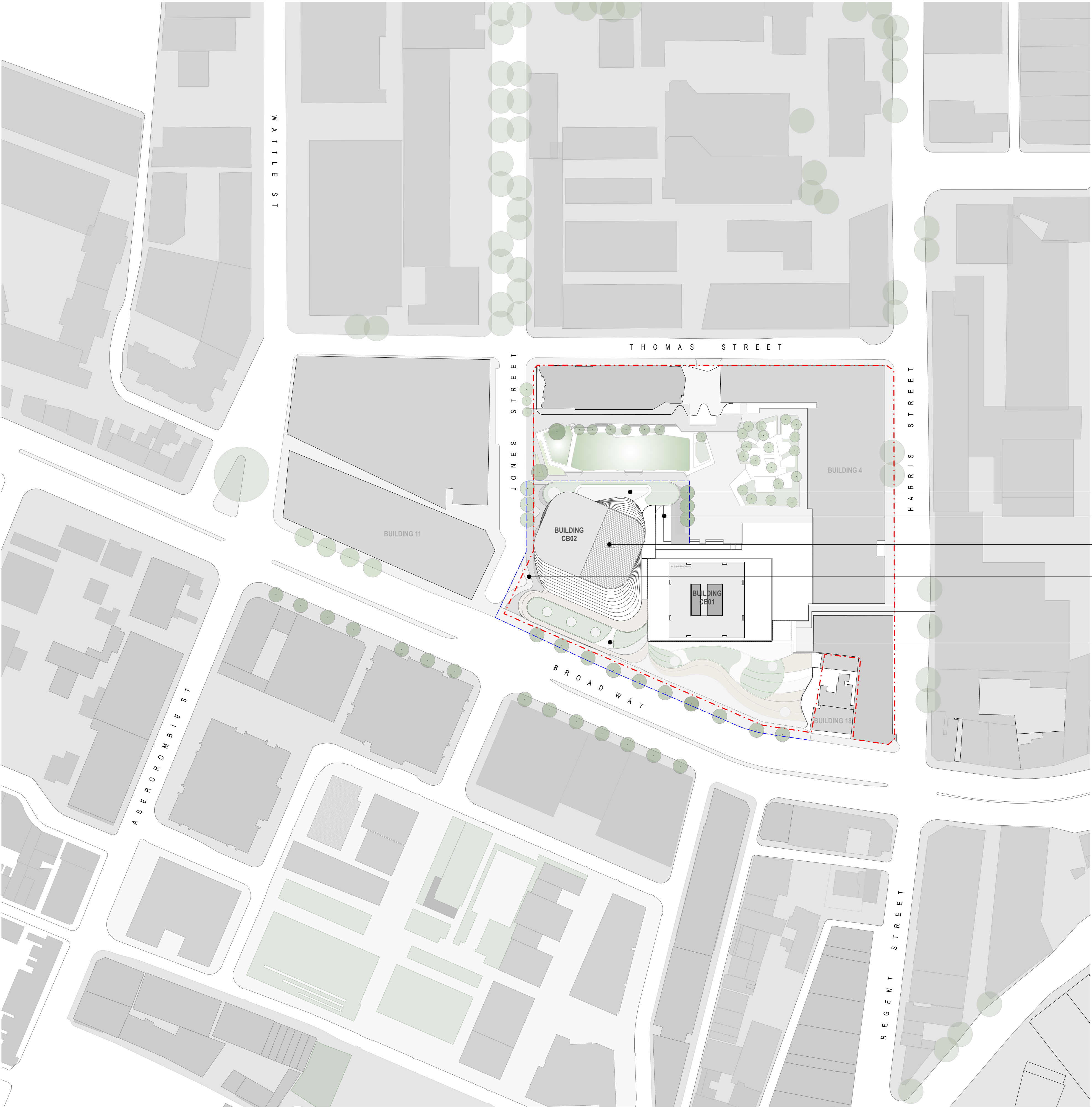
(c) ancillary car parking and any associated internal designated vehicular and pedestrian access to it, and

(d) space for the loading and unloading of goods, and

(e) internal public areas, such as arcades, atria and thoroughfares, and terraces and balconies with outer walls less than 1,400 millimetres high.

CB01 AREA CALCULATION - GFA

LEVEL	AREA IN (SQM)
Level 04	1,397
Level 05	288
Level 05	983
Level 06	1,946
Level 07	2,303
	6,917 m²



MASTER PLANTING SCHEDULE

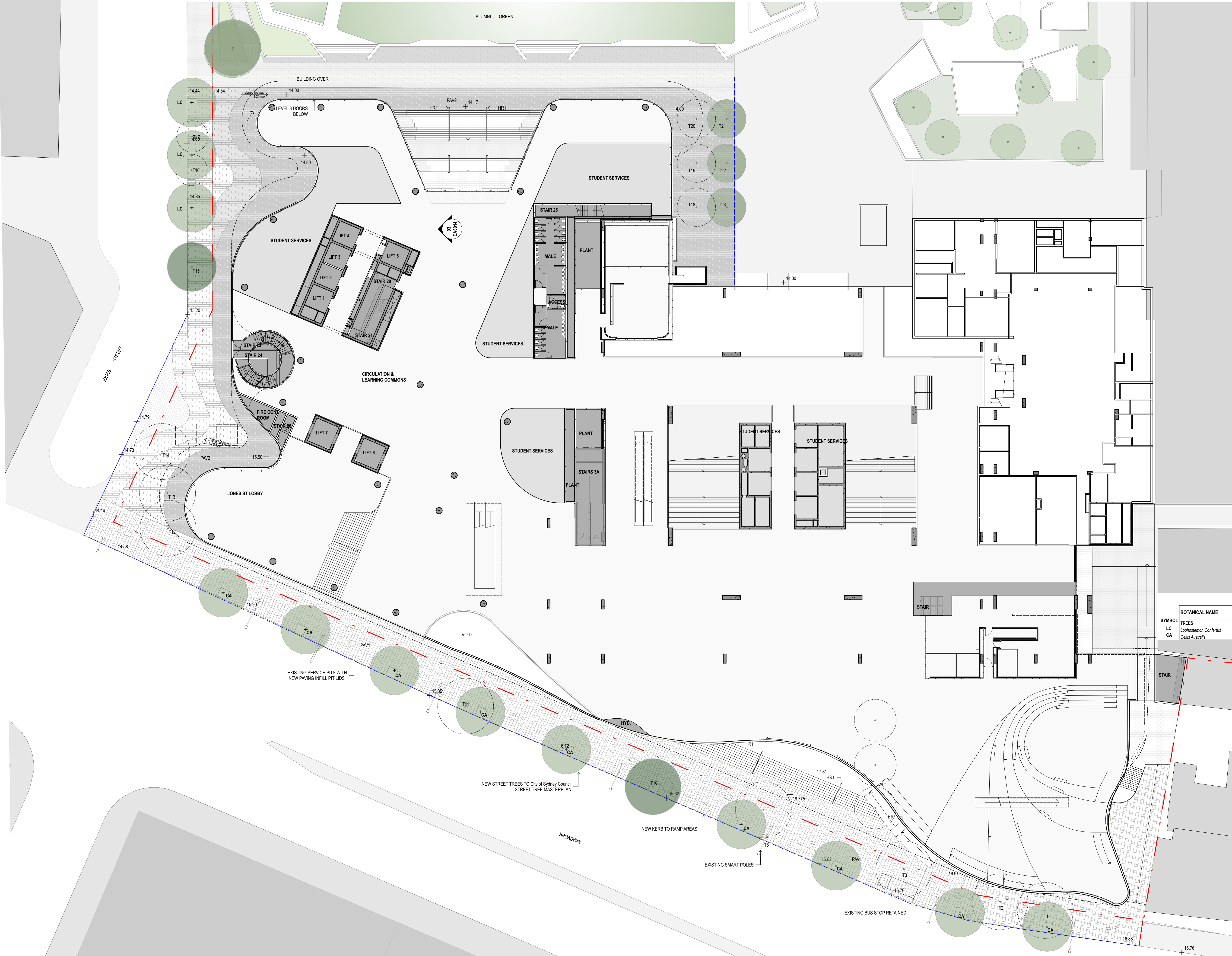
BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
TREES			
<i>Loghostemon Confertus</i>	Brush Box	200L	As shown
<i>Celtis Australis</i>	Southern Hackberry	200L	As shown
<i>Lagerstroemia indica 'Natchez'</i>	Crape Myrtle	600L	As shown
SHRUBS			
<i>Acmena 'Ailyn Magic'</i>	Ailyn Magic	200mm	6 per m2
<i>Asplenium marginata</i>	Birds Nest Fern	200mm	6 per m2
<i>Meibomia 'Little Red'</i>	Little Red	200mm	6 per m2
<i>Ficus Lyrata</i>	Fiddle Leaf Fig	200mm	6 per m2
<i>Philodendron 'Xanadu'</i>	Xanadu	200mm	6 per m2
<i>Philodendron 'Raj Congo'</i>	Philodendron Congo	200mm	6 per m2
<i>Rhaphiolepis indica 'Oriental Pearl'</i>	Indian Hawthorn	200mm	6 per m2
<i>Syzygium 'Cascade'</i>	Syzygium 'Cascade'	200mm	6 per m2
<i>Westringia fruticosa 'Zena'</i>	Coast Rosemary	200mm	6 per m2
GROUND COVERS			
<i>Carpobrotus glaucescens</i>	Pig Face	150mm	6 per m2
<i>Cissus antarctica</i>	Kangaroo Vine	150mm	6 per m2
<i>Convolvulus mauritanicus</i>	Purple convolvulus	150mm	6 per m2
<i>Cornus alba</i>	White Cornus	150mm	6 per m2
<i>Convolvulus creorum</i>	Silver bush	150mm	6 per m2
<i>Dichondra 'Silver Falls'</i>	Silver Falls	150mm	6 per m2
<i>Elettaria cardamomum</i>	Cardamom	150mm	6 per m2
<i>Juniperus conferta</i>	Shore Juniper	150mm	6 per m2
<i>Leucopogon parviflorus</i>	Coastal Beard-Heath, Native Currant	150mm	6 per m2
<i>Mycoporum parvifolium</i>	Creeping Boobilla	150mm	6 per m2
<i>Palafoxia sericea</i>	Native Iris / Purple Flag	150mm	6 per m2
<i>Trachelospermum jasminoides</i>	Star Jasmine	150mm	6 per m2
<i>Dichondra 'Silver Falls'</i>	Silver Falls	150mm	9 per m2
<i>Trachelospermum jasminoides</i>	Star Jasmine	150mm	9 per m2
GRASSES			
<i>Austrodanthonia sp.</i>	Wallaby Grass	150mm	9 per m2
<i>Dianella caerulea 'Breeze'</i>	Blue Flax-lily 'Breeze'	150mm	9 per m2
<i>Dianella longifolia</i>	Spreading Flax Lily	150mm	9 per m2
<i>Libertia parviflora</i>	Basket Grass	150mm	9 per m2
<i>Themeda Mini</i>	Kangaroo grass	100mm	9 per m2
<i>Liriope muscari 'Evergreen Giant'</i>	New Zealand Iris	150mm	9 per m2
<i>Lomandra katinus</i>	Mat-Rush	150mm	9 per m2

LEGEND

- NEW TREES
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- BOUNDARY LINE
- SCOPE OF WORKS

- MPB AREAS OF MASS PLANTING
- TRF AREAS OF TURF
- PAV1 NEW GRANITE PAVING TO CITY OF SYDNEY SPECIFICATION
- PAV2 NEW PRECAST CONCRETE PAVING WITH VARIOUS FINISHES (RADIAL PATTERN)
- TD2 NEW TIMBER DECKING
- PAV3 PAVING LAID ON PAVING SUPPORTS
- PAV4 PRECAST CONCRETE PLANKS
- RTW1 RETAINING WALLS
- HR1 HANDRAIL
- BO1 BOLLARD
- TD1 TIMBER BENCH SEATS

A	ISSUED FOR DEVELOPMENT APPLICATION	05/2016
REV.	DESCRIPTION	DATE



LEGEND

- NEW TREES
- TREES TO BE RETAINED
- TREES TO BE REMOVED

- BOUNDARY LINE
- SCOPE OF WORKS

- MPB AREAS OF MASS PLANTING
- TRF AREAS OF TURF
- PAV1 NEW GRANITE PAVING TO CITY OF SYDNEY SPECIFICATION
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- PAV4 PRECAST CONCRETE PLANKS
- RTW1 RETAINING WALLS
- HR1 HANDRAIL
- BO1 BOLLARD
- TD1 TIMBER BENCH SEATS

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
TREES				
LC	Lophospermum confertus	Brush Box	200L	As shown
CA	Celtis australis	Southern Hackberry	200L	As shown

REV.	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	05/2016