

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

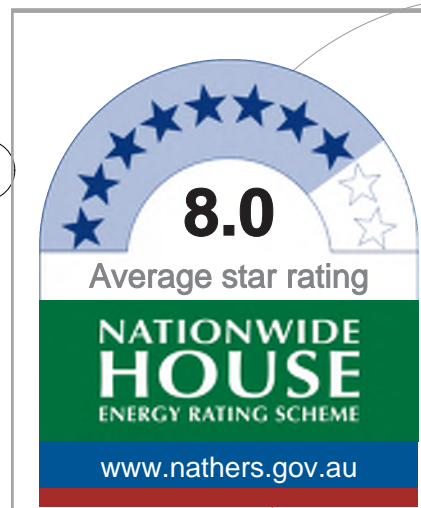
legend

- BUILDING USE**
- HOTEL
 - HOTEL FACILITIES
 - LOADING, PLANT
 - LIFTS, FIRE STAIRS, SERVICES
 - ANCILLARY, BOH
 - CIRCULATION
 - NEIGHBOURHOOD CENTRE
 - RETAIL
 - FOOD & BEVERAGE
 - RESIDENTIAL
 - RESIDENTIAL FACILITIES

- SITE BOUNDARY**
- EXISTING BUILT FORM**
- EXISTING BUILT FORM**
- EXTENT OF CAR STACKER BELOW**

EXTEND OF MODIFICATION 13 WORK AS SHOWN ON FJMT DOCUMENT REFER TO DWP DRAWING FOR FULL EXTEND & DEMARCATION OF MODIFICATION 13 WORK.

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



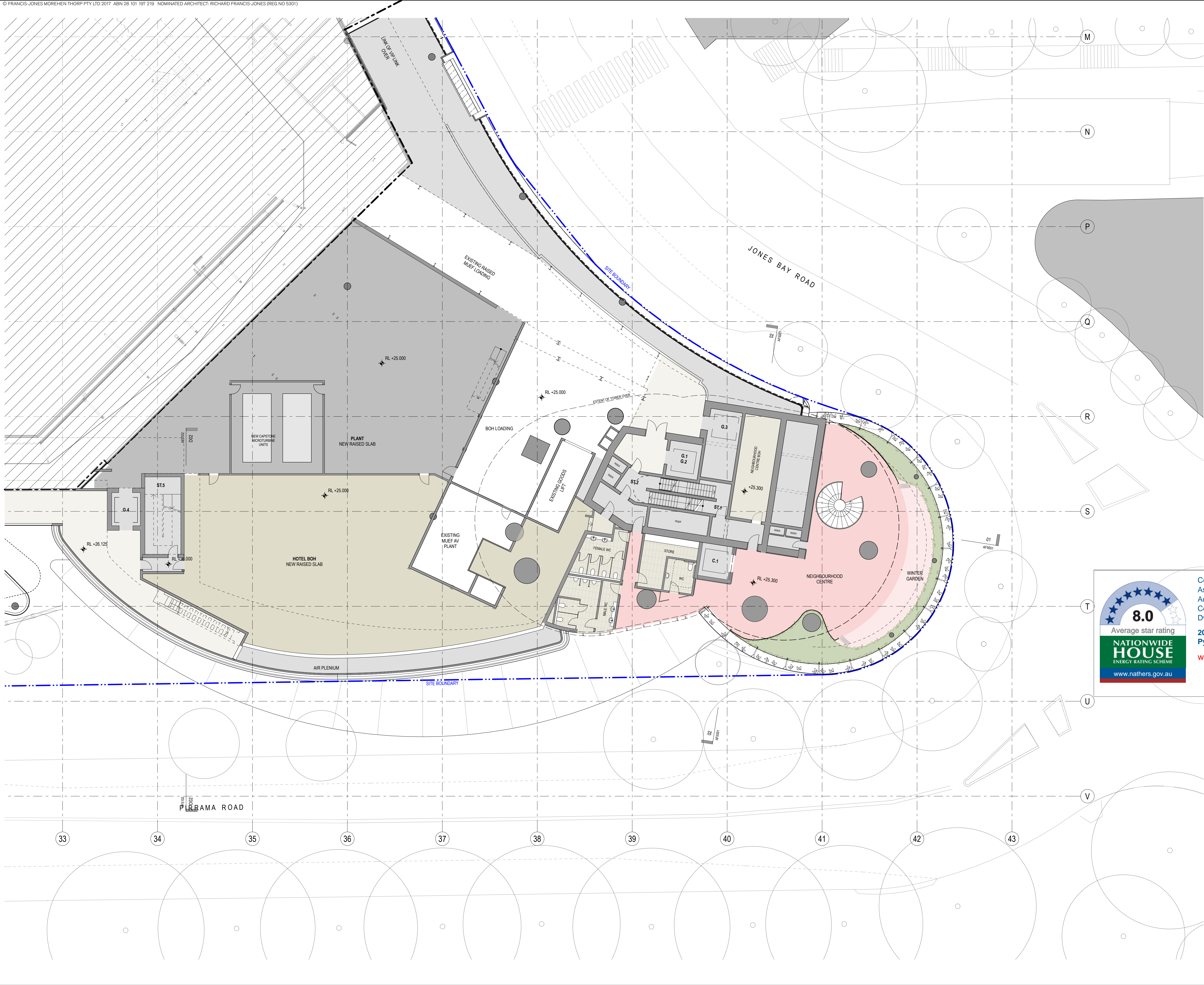
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 www.fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 03 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2003	DA01	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

- Legend
- BUILDING USE**
- HOTEL
 - HOTEL FACILITIES
 - LOADING, PLANT
 - LIFTS, FIRE STAIRS, SERVICES
 - ANCILLARY, BOH
 - CIRCULATION
 - NEIGHBOURHOOD CENTRE
 - RETAIL
 - FOOD & BEVERAGE
 - RESIDENTIAL
 - RESIDENTIAL FACILITIES
- SITE BOUNDARY**
- EXISTING BUILT FORM**
- EXISTING BUILT FORM**
- EXTENT OF CAR STACKER BELOW**

EXTEND OF MODIFICATION 13 WORK AS SHOWN ON FJMT DOCUMENT REFER TO DWP DRAWING FOR FULL EXTEND & DEMARCATION OF MODIFICATION 13 WORK.

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDAV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**
www.nathers.gov.au

8.0
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

<https://www.fjs.com.au/QRCodelanding?PublicId=GAD1RM2336&GpCert=>

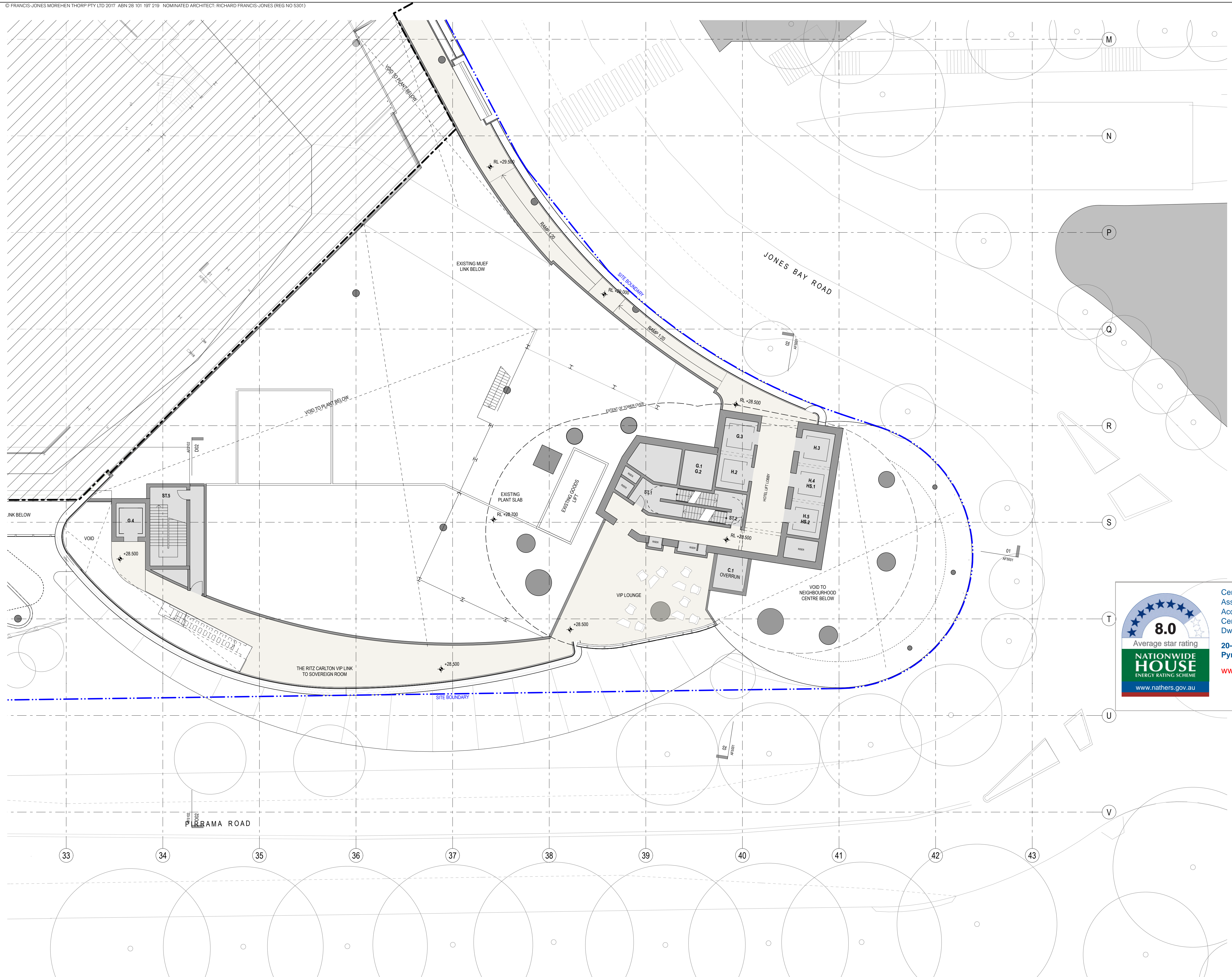
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 04 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2004	DA01	














GENERAL NOTES

- CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY

legend

BUILDING USE

- | | |
|---|------------------------------|
|  | HOTEL |
|  | HOTEL FACILITIES |
|  | LOADING, PLANT |
|  | LIFTS, FIRE STAIRS, SERVICES |
|  | RECEPTION, B&B |
|  | CIRCULATION |
|  | NEIGHBOURHOOD CENTRE |
|  | RETAIL |
|  | FOOD & BEVERAGE |
|  | RESIDENTIAL |
|  | RESIDENTIAL FACILITIES |

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

EXISTING BUILT FORM

EXTEND OF MODIFICATION 13 WORK AS
SHOWN ON FJMT DOCUMENT. RIFER TO
DWP DRAWING FOR FULL EXTEND &
DEMARCATON OF MODIFICATION 13 WORK.

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

20-80 Pyrmont St,
Pyrmont NSW 2009

www.nathers.gov.au

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018



<https://www.fr5.com.au/QRCodelanding?PublicId=GAD1BM2336&GmCot=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

project

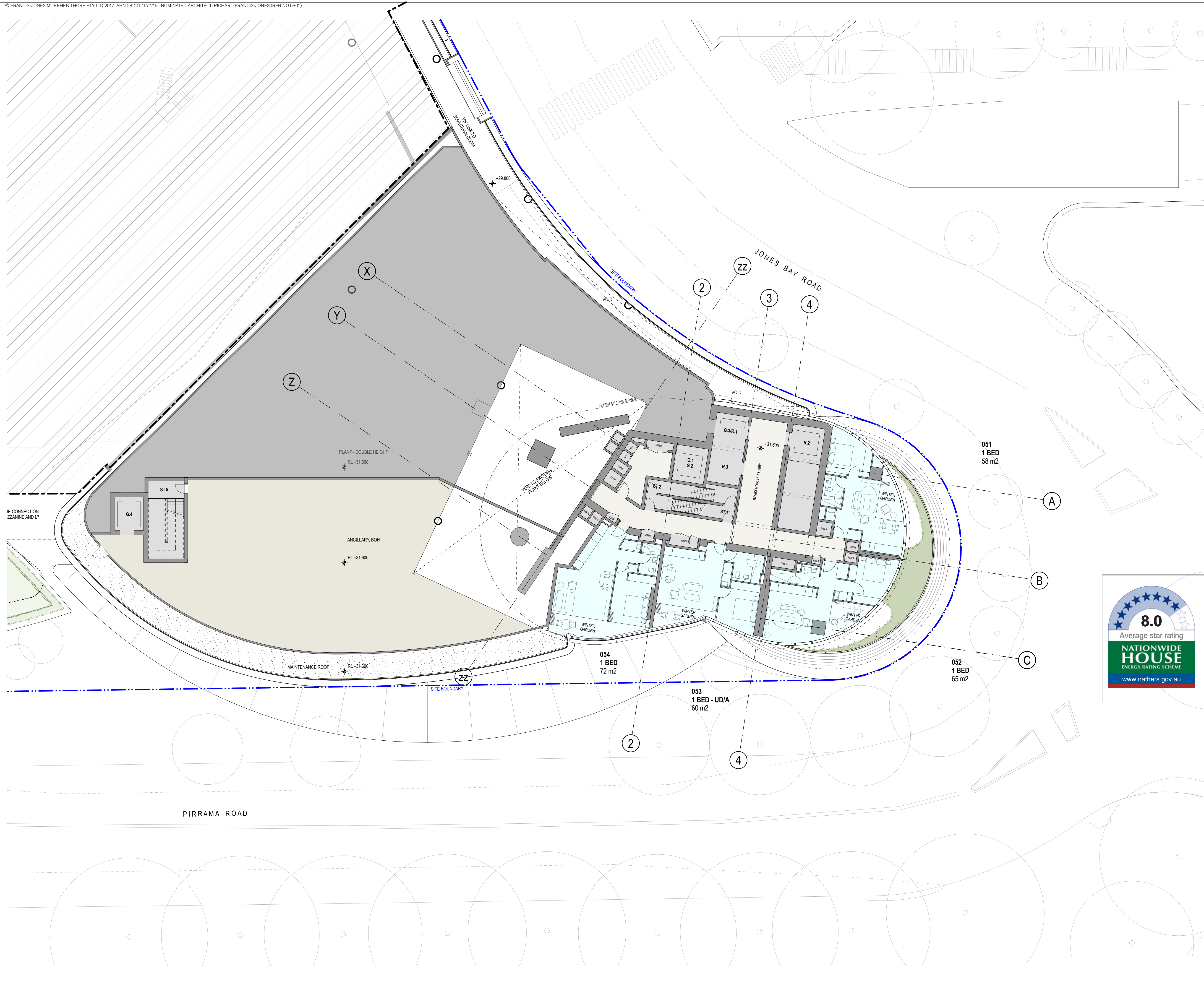
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 04 Mezz Floor Plan

scale	1:150 @ A1	first issued	1/9/17
-------	------------	--------------	--------

project code	sheet no.	revision
--------------	-----------	----------

SM13 AF2004 DA01



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT /
HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

3 BED 2 BATH

2 BED 2 BATH + STUDY

 2 BED 2 BATH

2B.1 PATH

1 BED STUDY

11

**NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1,
UPDATES AS REQUIRED AT DETAILED DESIGN**



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018



<https://www.fr5.com.au/QCodeLanding?PublicId=AD1PM2336&GrnCrt=>

www.nathers.gov.au

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
 Level 5, 70 King Street **t** +61 2 9251 7077 **w** fjmtstudio.com

fjmt

project

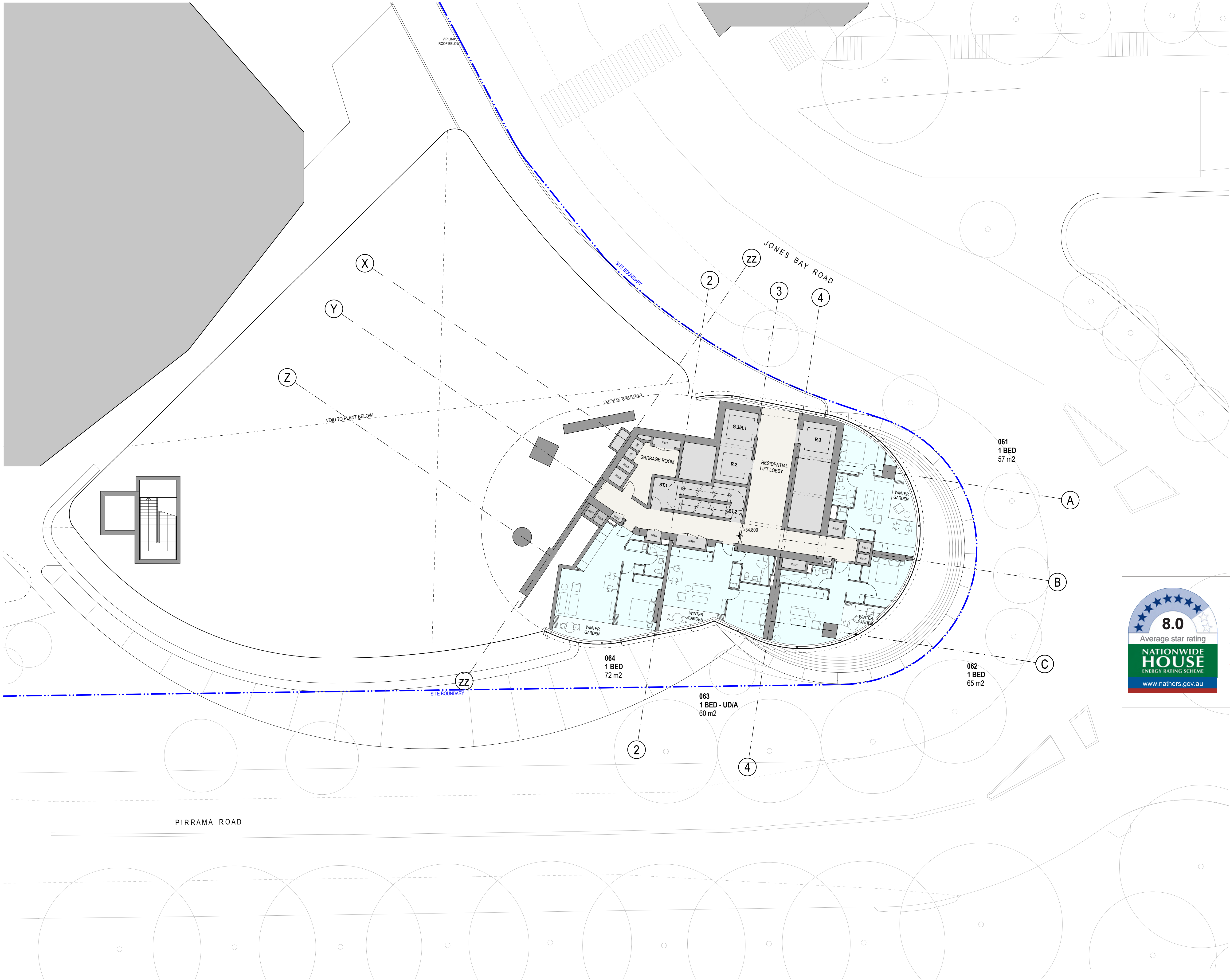
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

General Arrangement Plans Level 05 Sky Terrace

scale	1:150 @ A1	first issued	1/9/17
-------	------------	--------------	--------

project code	sheet no.	revision
--------------	-----------	----------

SM13 AF2005 DA01



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDAV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**
www.nathers.gov.au

8.0
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

QR Code: <https://www.f5.com.au/QRCODE/landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 06 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2006	DA01	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

- legend
- BUILDING USE**
- HOTEL
 - HOTEL FACILITIES
 - LOADING, PLANT
 - LIFTS, FIRE STAIRS, SERVICES
 - CIRCULATION
 - NEIGHBOURHOOD CENTRE
 - RETAIL
 - FOOD & BEVERAGE
 - RESIDENTIAL
 - RESIDENTIAL FACILITIES
- SITE BOUNDARY**
- EXISTING BUILT FORM**
- EXISTING BUILT FORM**
- EXTENT OF CAR STACKER BELOW**

EXTEND OF MODIFICATION 13 WORK AS SHOWN ON FJMT DOCUMENT REFER TO DWP DRAWING FOR FULL EXTEND & DEMARCATION OF MODIFICATION 13 WORK.

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN

8.0
Average star rating
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDAV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**
www.nathers.gov.au

<https://www.fjs.com.au/QRCodelanding?PublicId=GAD1RM2336&GpCert=>

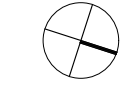
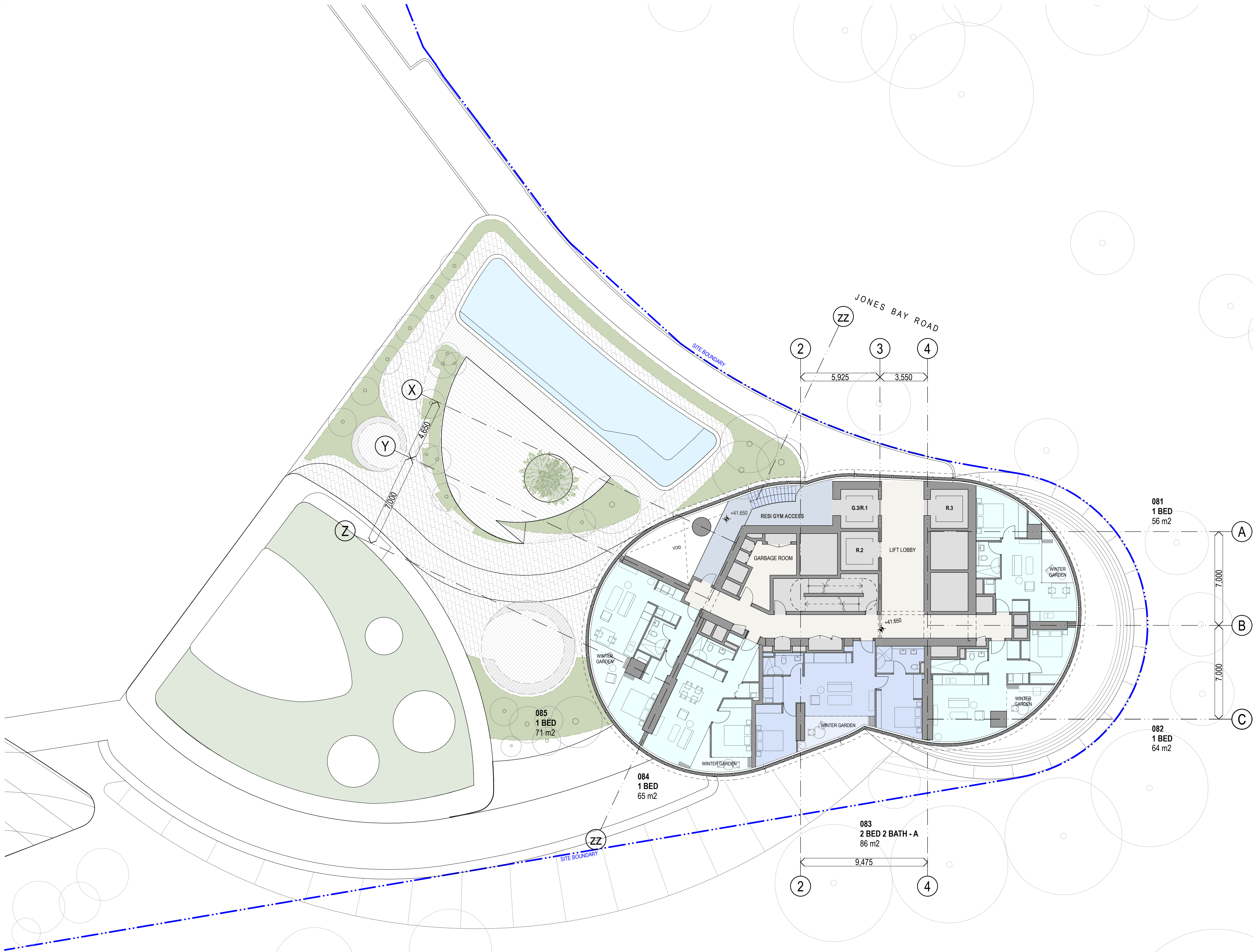
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 07 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2007	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

- legend
- RESIDENTIAL FACILITIES
 - SITE BOUNDARY
 - EXISTING BUILT FORM
 - EXISTING BUILT FORM
 - A ADAPTABLE APARTMENT / HOTEL ROOM
 - UD UNIVERSAL DESIGN
 - APARTMENT TYPE & NSA
 - 3 BED 2 BATH
 - 2 BED 2 BATH + STUDY
 - 2 BED 2 BATH
 - 2B 1 BATH
 - 1 BED + STUDY
 - 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.f5.com.au/QRCODElanding?PublicId=GAD1RM2336&GpCert#>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

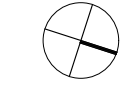
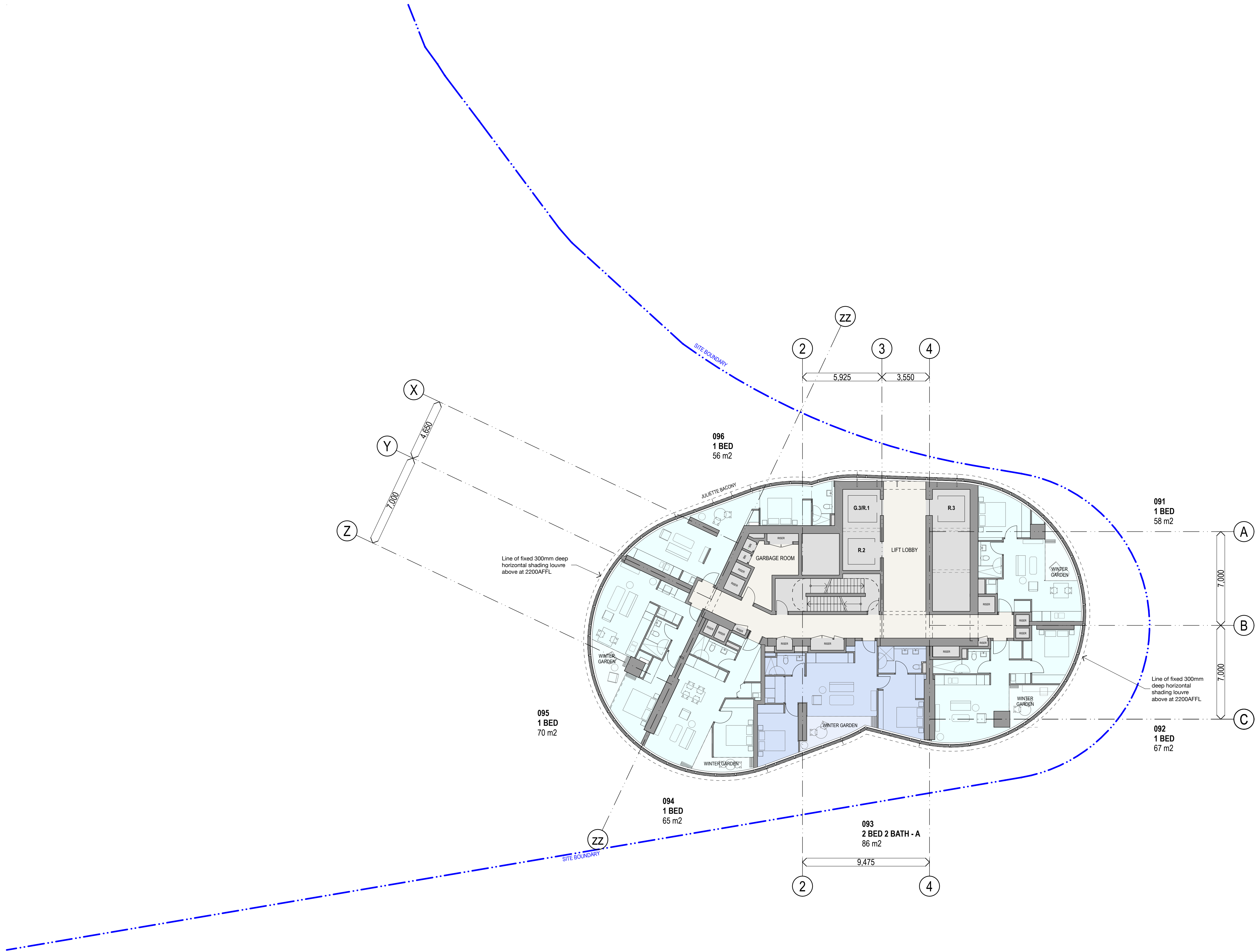
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 08 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2008	DA01	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
- CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.fjs.com.au/QRCODE/Landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

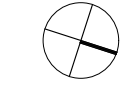
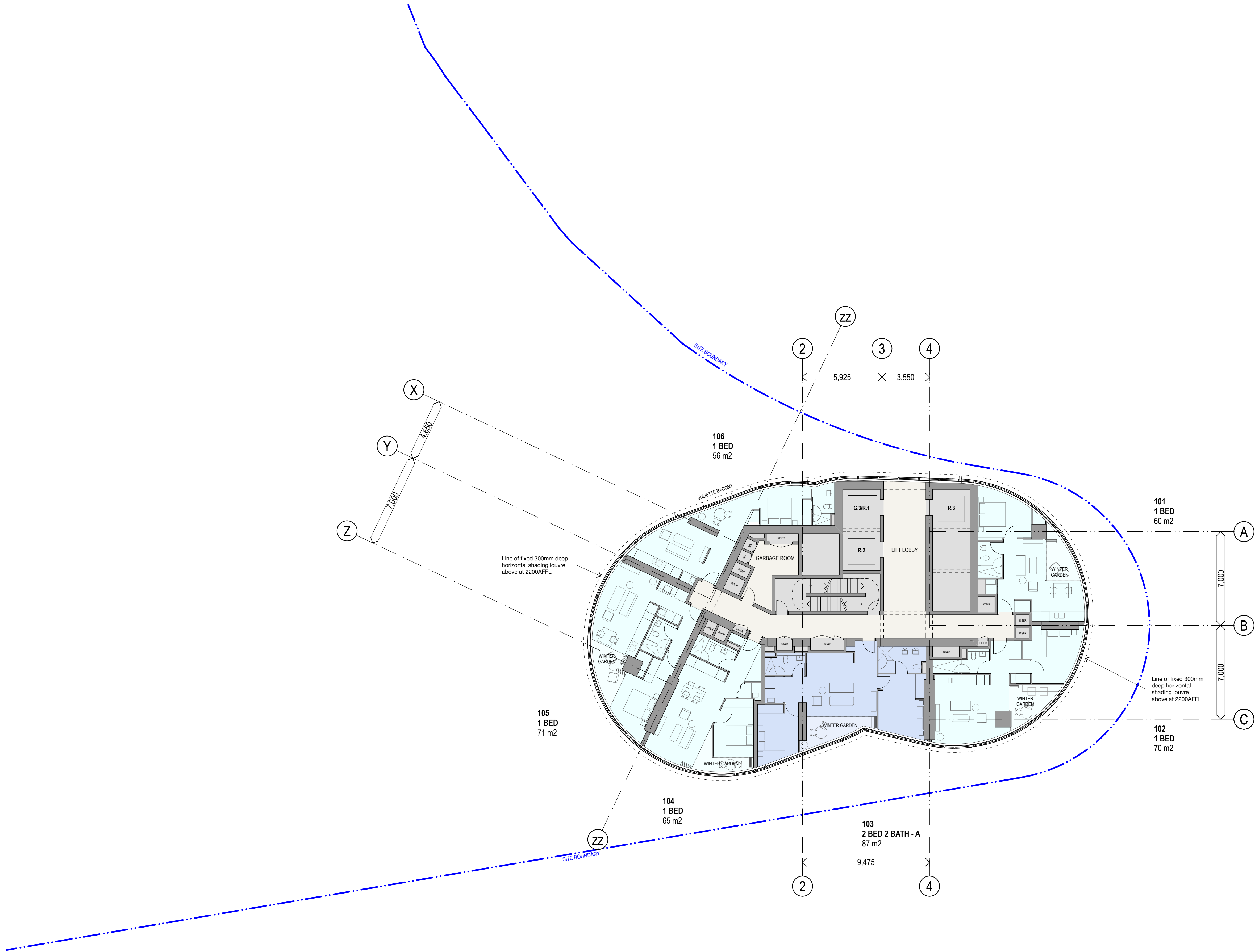
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 09 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2009	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.fjs.com.au/QRCodes/landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

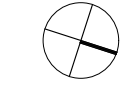
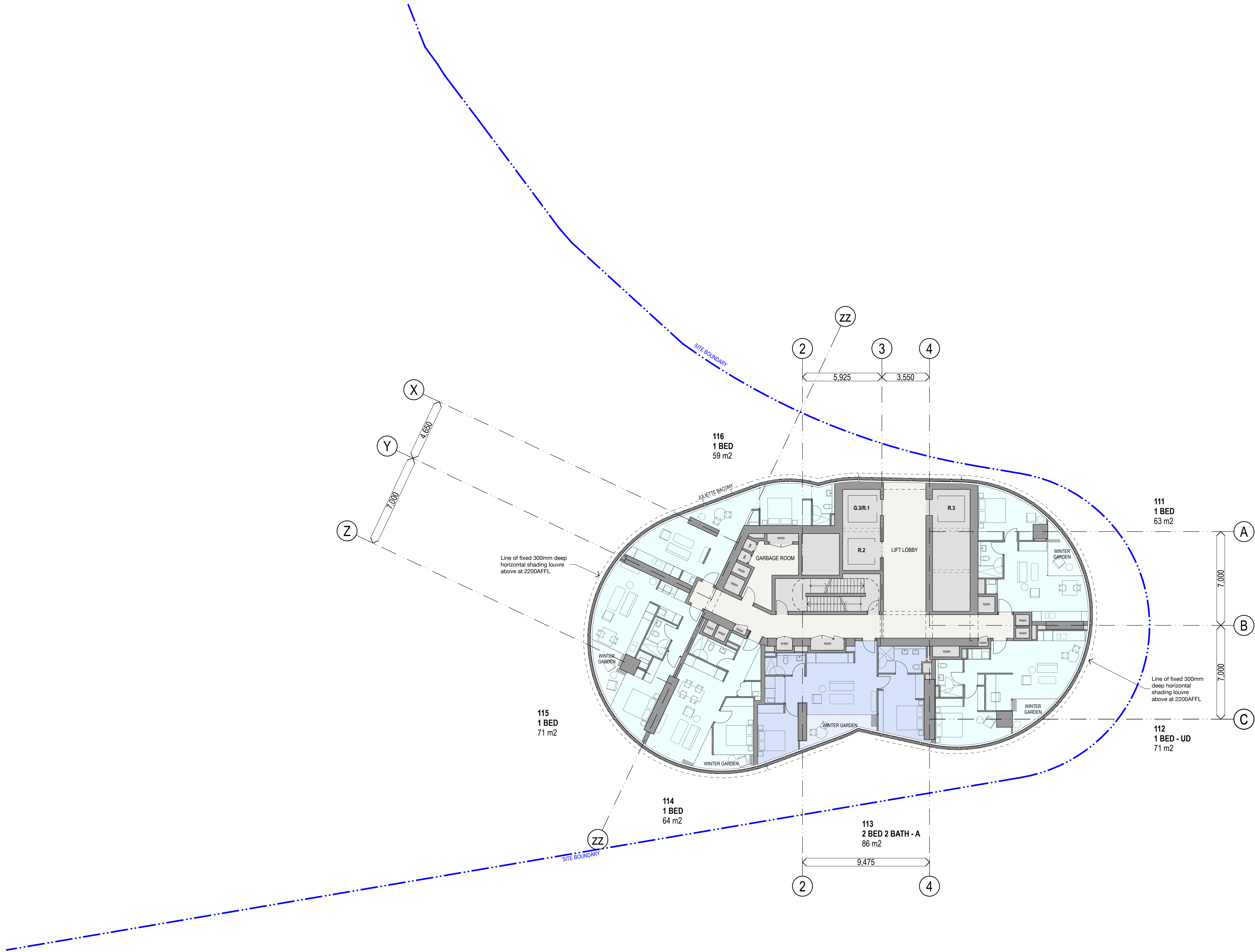
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 10 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2010	DA01	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
- CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.f5.com.au/QRCodes/Landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

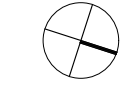
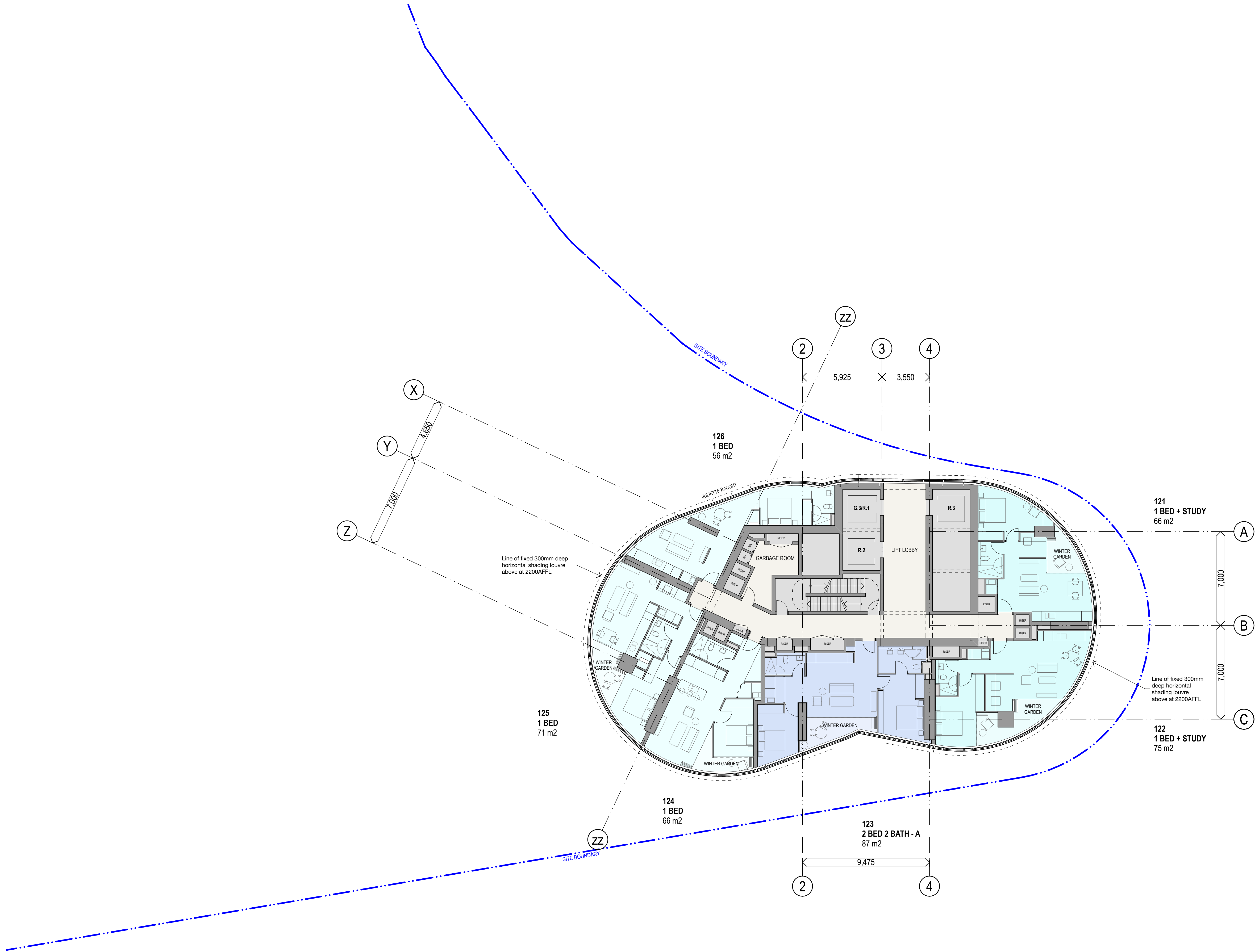
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 11 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2011	DA01	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
- CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018



<https://www.nthers.gov.au>
<https://www.nthers.gov.au/QRCodes/landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

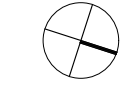
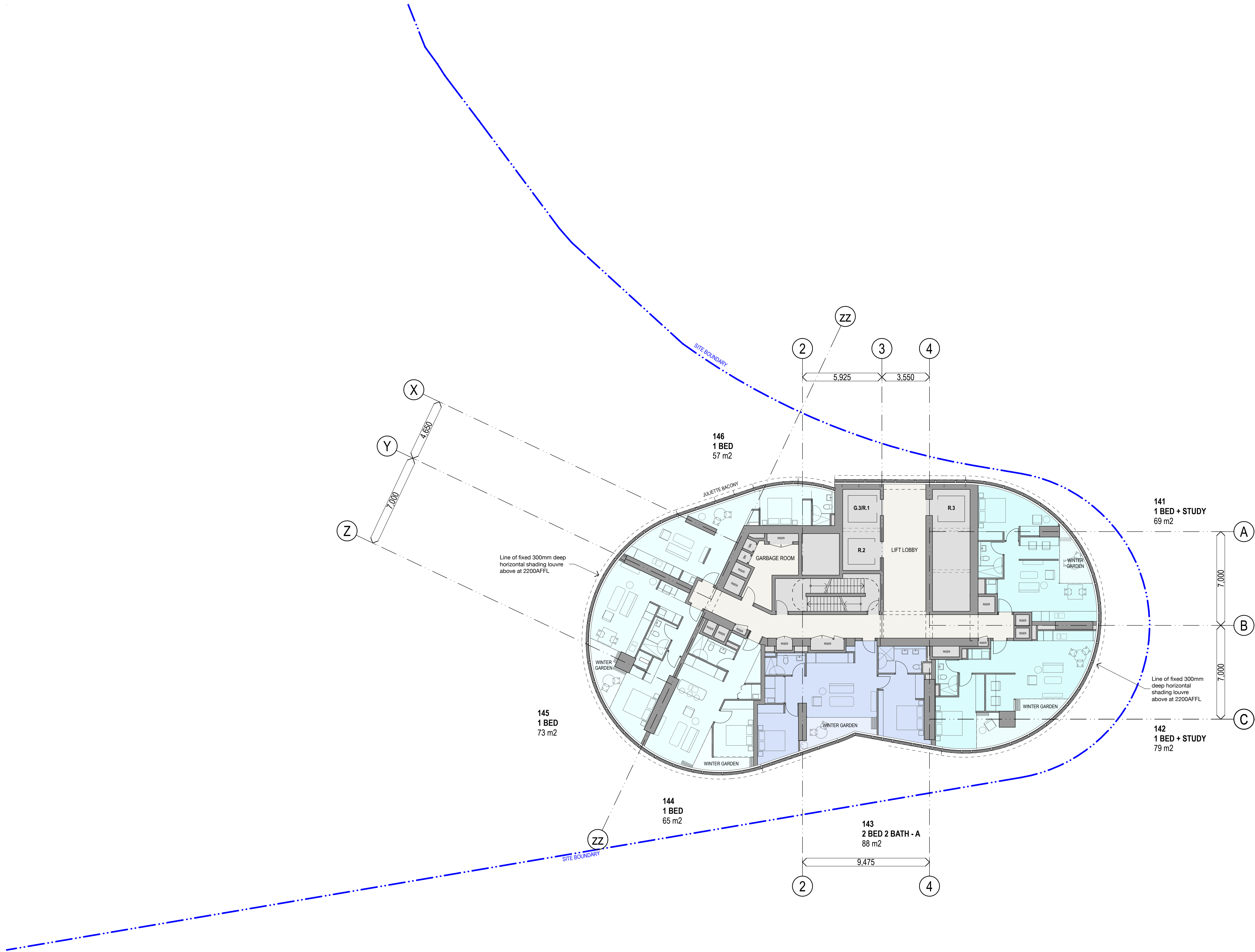
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 12 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2012	DA01	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend	
	RESIDENTIAL FACILITIES
	SITE BOUNDARY
	EXISTING BUILT FORM
	EXISTING BUILT FORM
A	ADAPTABLE APARTMENT / HOTEL ROOM
UD	UNIVERSAL DESIGN
APARTMENT TYPE & NSA	
	3 BED 2 BATH
	2 BED 2 BATH + STUDY
	2 BED 2 BATH
	2B 1 BATH
	1 BED + STUDY
	1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009

www.nathers.gov.au



<https://www.f5.com.au/QRCodelanding?PublicId=GAD1RM2336&GpCert#>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

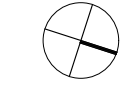
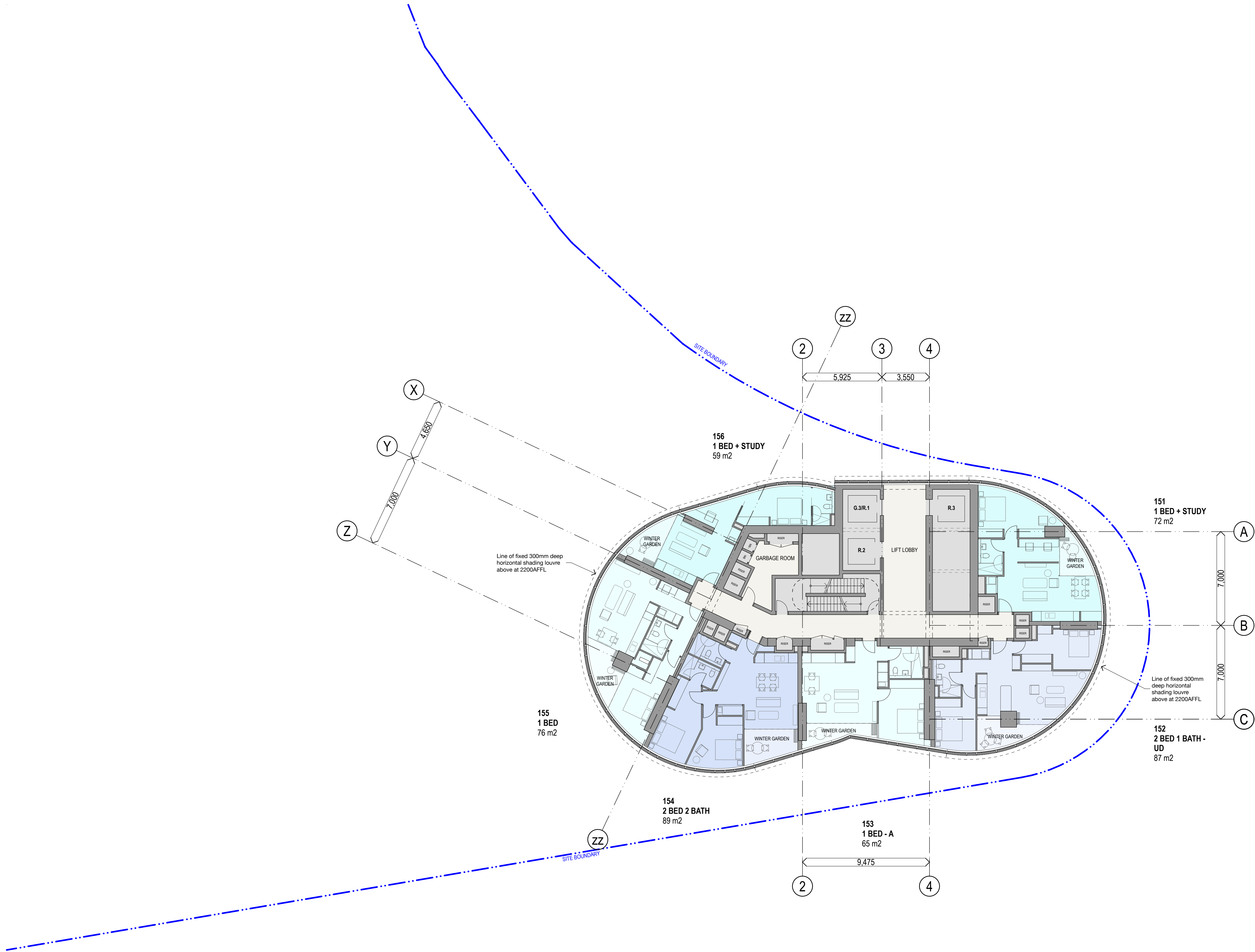
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street • +61 2 9251 7077 • fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 14 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2014	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009

www.nathers.gov.au



<https://www.fjs.com.au/QRCODElanding?PublicId=GAD1RM2336&GpCert#>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

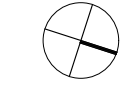
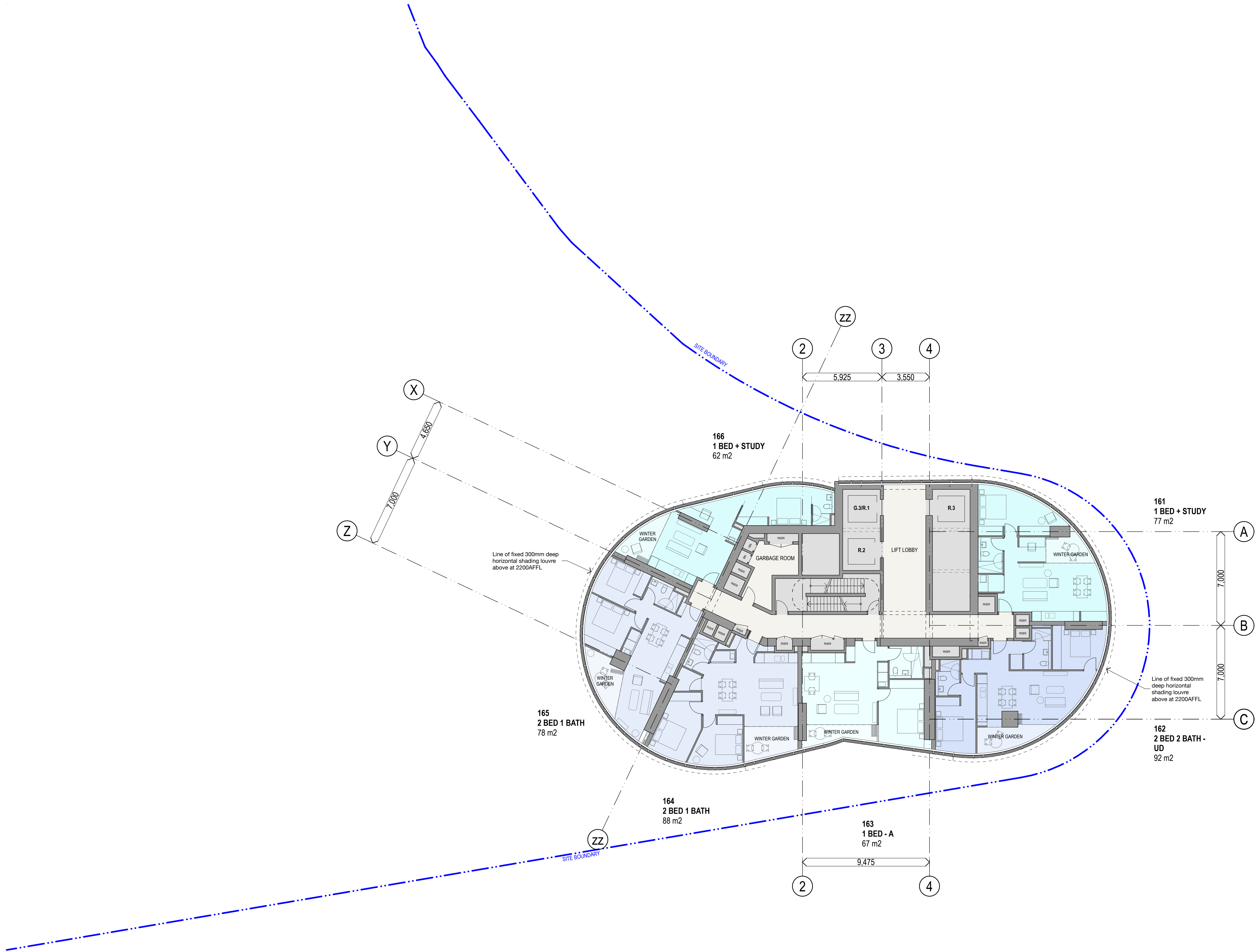
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 15 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2015	DA01	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.rfs.com.au/QRCodes/landing?PublicId=GAD1RM2336&GpCert#>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

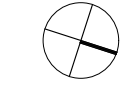
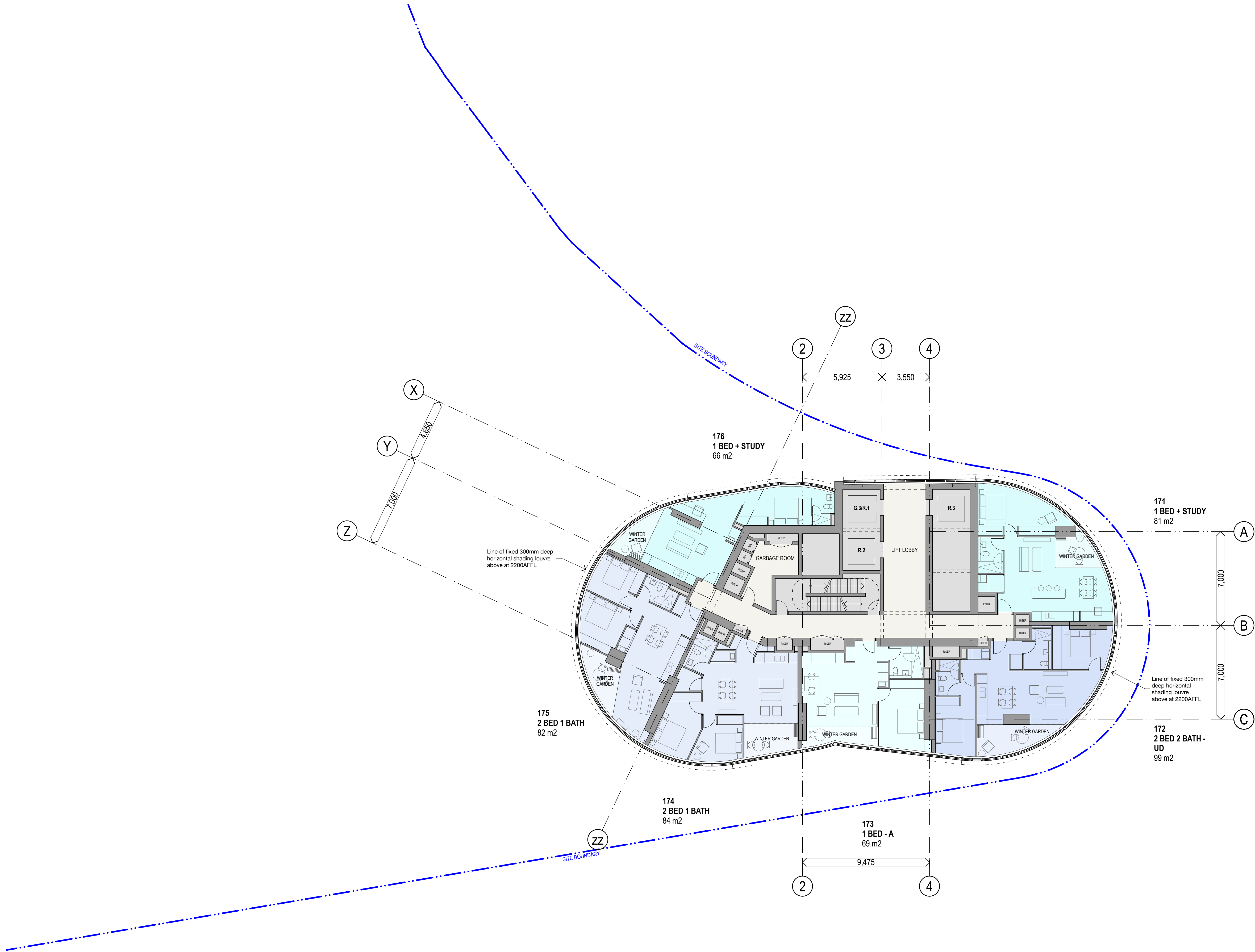
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 16 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2016	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

	RESIDENTIAL FACILITIES
	SITE BOUNDARY
	EXISTING BUILT FORM
	EXISTING BUILT FORM
A	ADAPTABLE APARTMENT / HOTEL ROOM
UD	UNIVERSAL DESIGN
APARTMENT TYPE & NSA	
	3 BED 2 BATH
	2 BED 2 BATH + STUDY
	2 BED 2 BATH
	2B 1 BATH
	1 BED + STUDY
	1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009

www.nathers.gov.au



<https://www.fjs.com.au/QRCodelanding?PublicId=GAD1RM2336&GpCert#>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

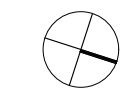
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 17 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2017	DA01	

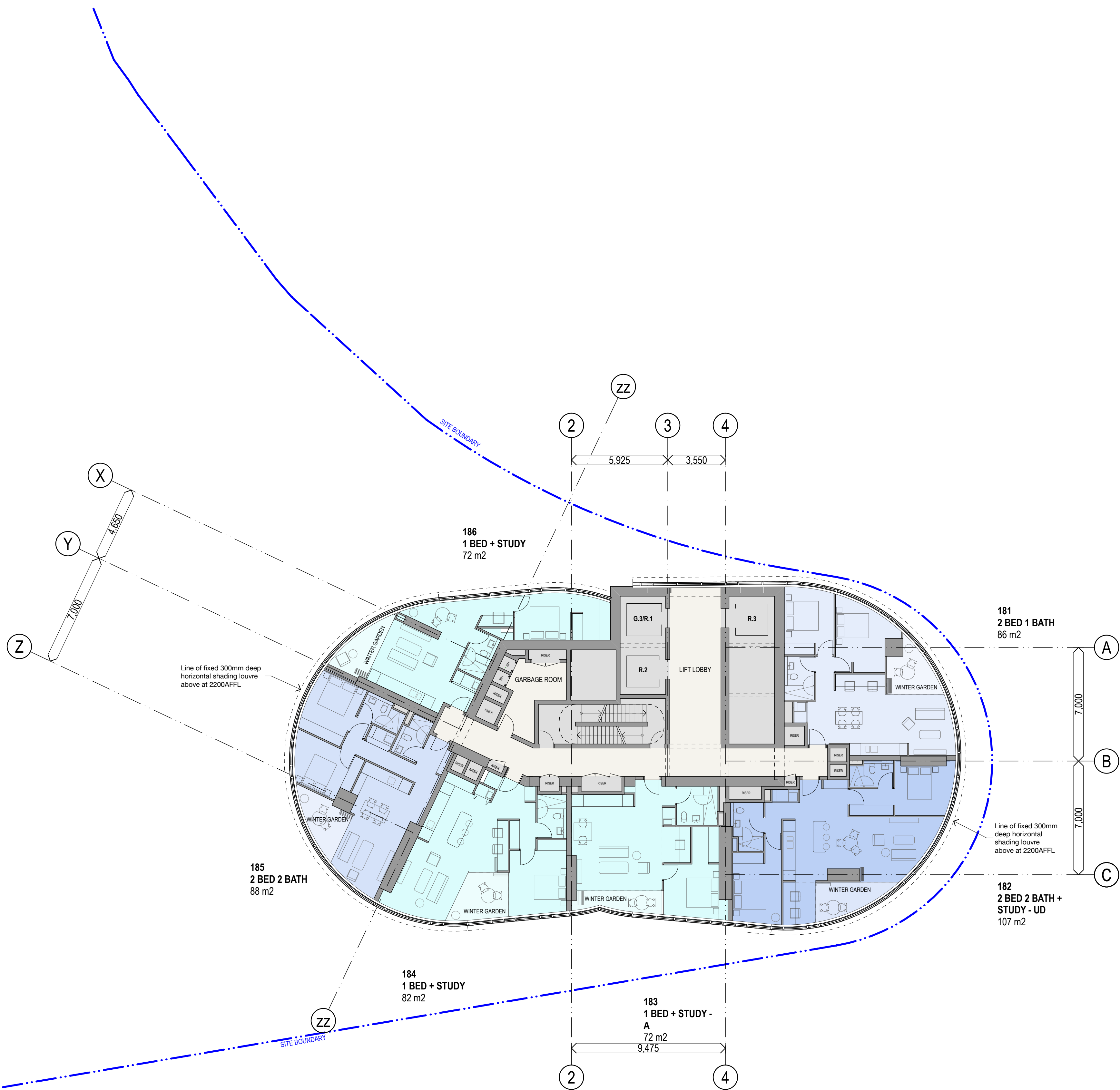


- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
 - CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

- RESIDENTIAL FACILITIES
- SITE BOUNDARY
- EXISTING BUILT FORM
- EXISTING BUILT FORM
- A ADAPTABLE APARTMENT / HOTEL ROOM
- UD UNIVERSAL DESIGN
- APARTMENT TYPE & NSA
- 3 BED 2 BATH
 - 2 BED 2 BATH + STUDY
 - 2 BED 2 BATH
 - 2B 1 BATH
 - 1 BED + STUDY
 - 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDAV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**
www.nathers.gov.au

8.0
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

QR Code: <https://www.f5.com.au/QRCODE/landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

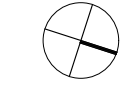
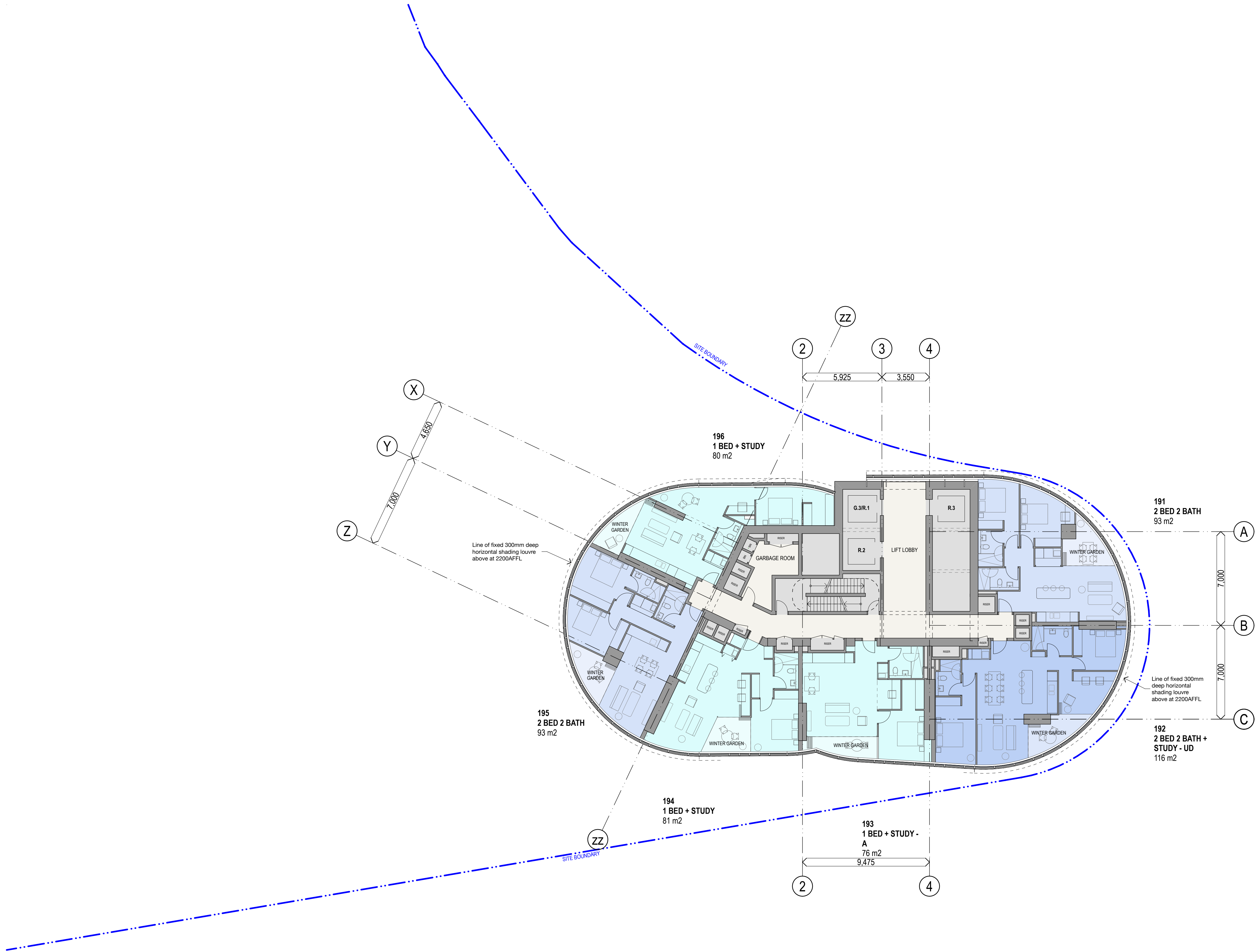
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 18 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2018	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.fjs.com.au/QRCodes/landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

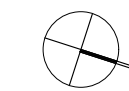
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 19 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2019	DA01	

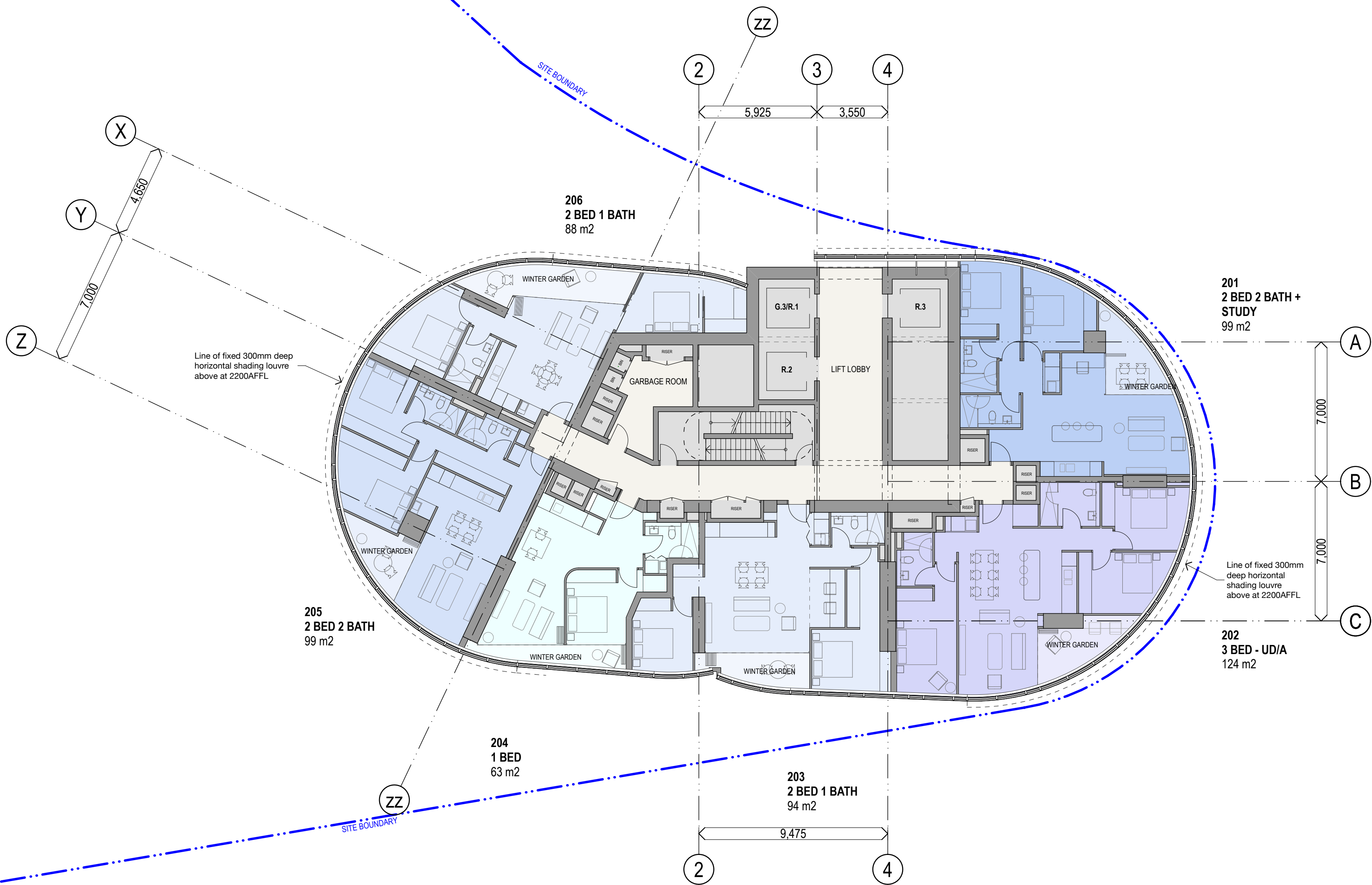


- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
 - CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

- RESIDENTIAL FACILITIES
- SITE BOUNDARY
- EXISTING BUILT FORM
- EXISTING BUILT FORM
- A ADAPTABLE APARTMENT / HOTEL ROOM
- UD UNIVERSAL DESIGN
- APARTMENT TYPE & NSA
- 3 BED 2 BATH
 - 2 BED 2 BATH + STUDY
 - 2 BED 2 BATH
 - 2B 1 BATH
 - 1 BED + STUDY
 - 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Average star rating
8.0
NATIONWIDE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDAV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**
www.nathers.gov.au

<https://www.fjs.com.au/QRCODE/landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

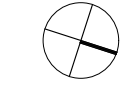
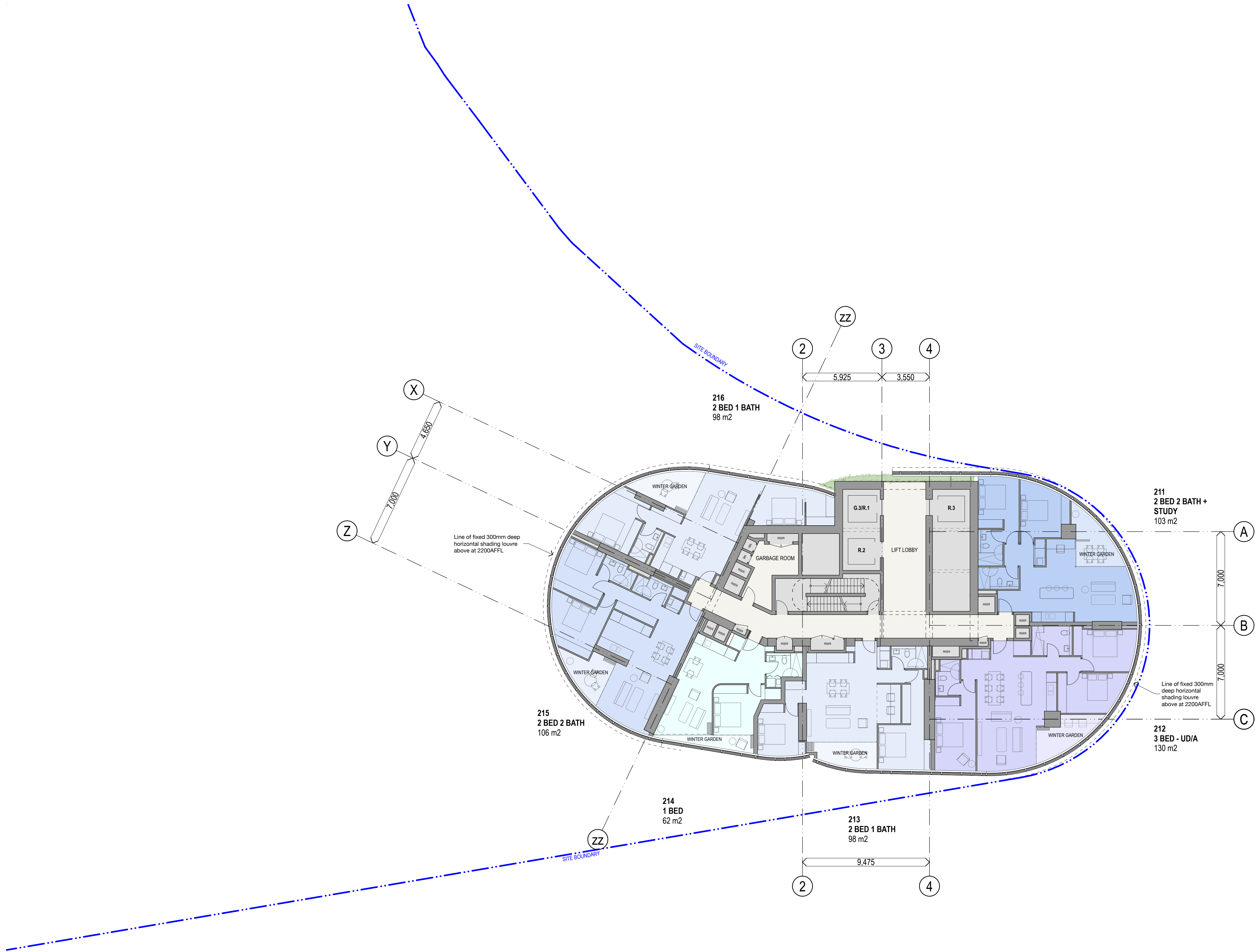
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 20 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2020	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

- legend
- RESIDENTIAL FACILITIES
 - SITE BOUNDARY
 - EXISTING BUILT FORM
 - EXISTING BUILT FORM
 - A ADAPTABLE APARTMENT / HOTEL ROOM
 - UD UNIVERSAL DESIGN
 - APARTMENT TYPE & NSA
 - 3 BED 2 BATH
 - 2 BED 2 BATH + STUDY
 - 2 BED 2 BATH
 - 2B 1 BATH
 - 1 BED + STUDY
 - 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN

Average star rating
8.0
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDAV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**
www.nathers.gov.au

<https://www.f55.com.au/QRCODE/Landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

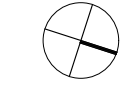
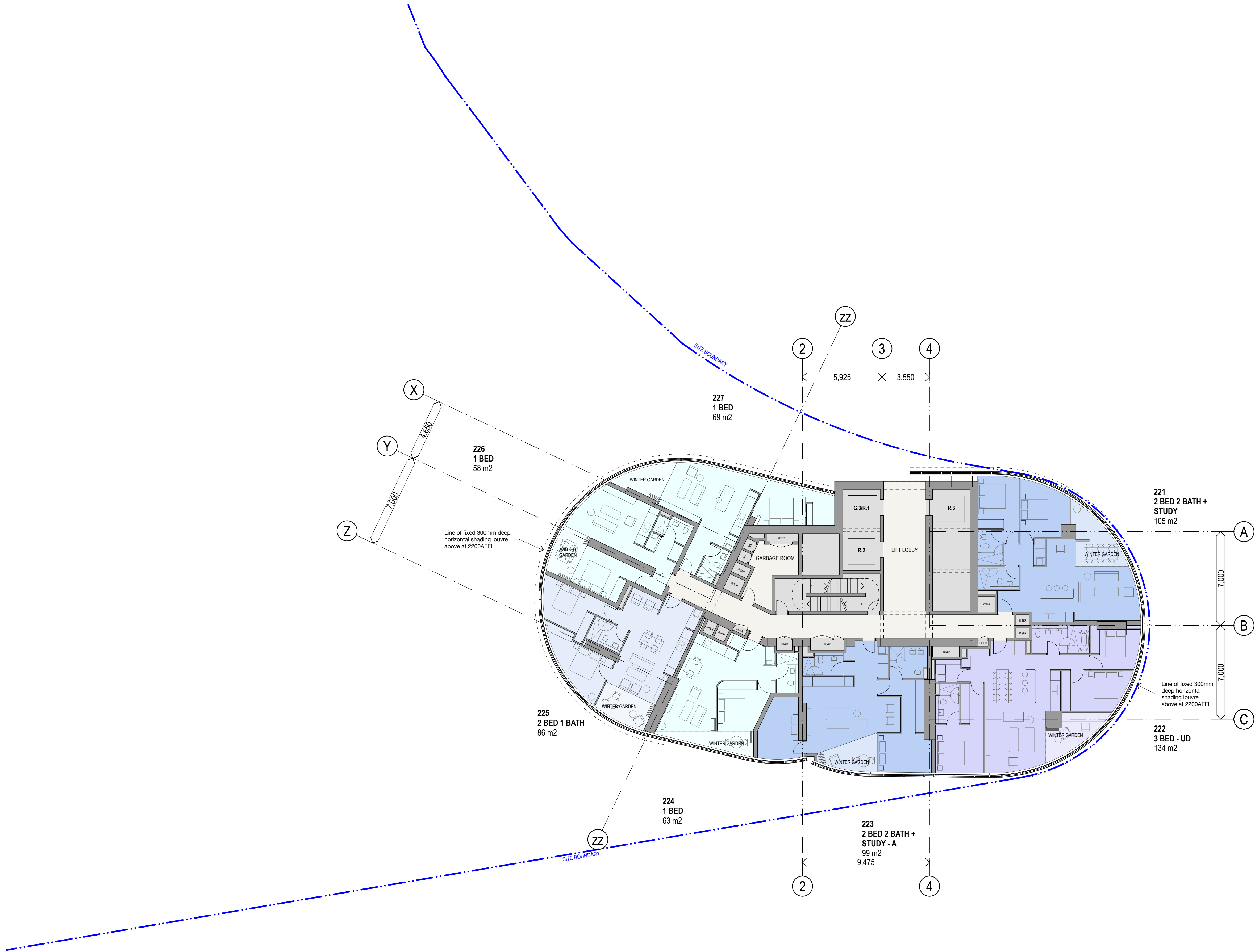
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 21 Floor Plan

scale 1:150 @ A1 first issued 1/9/17

project code SM13 sheet no. AF2021 revision DA01



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.fjs.com.au/QRCODE/Landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

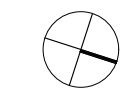
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 22 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2022	DA01	

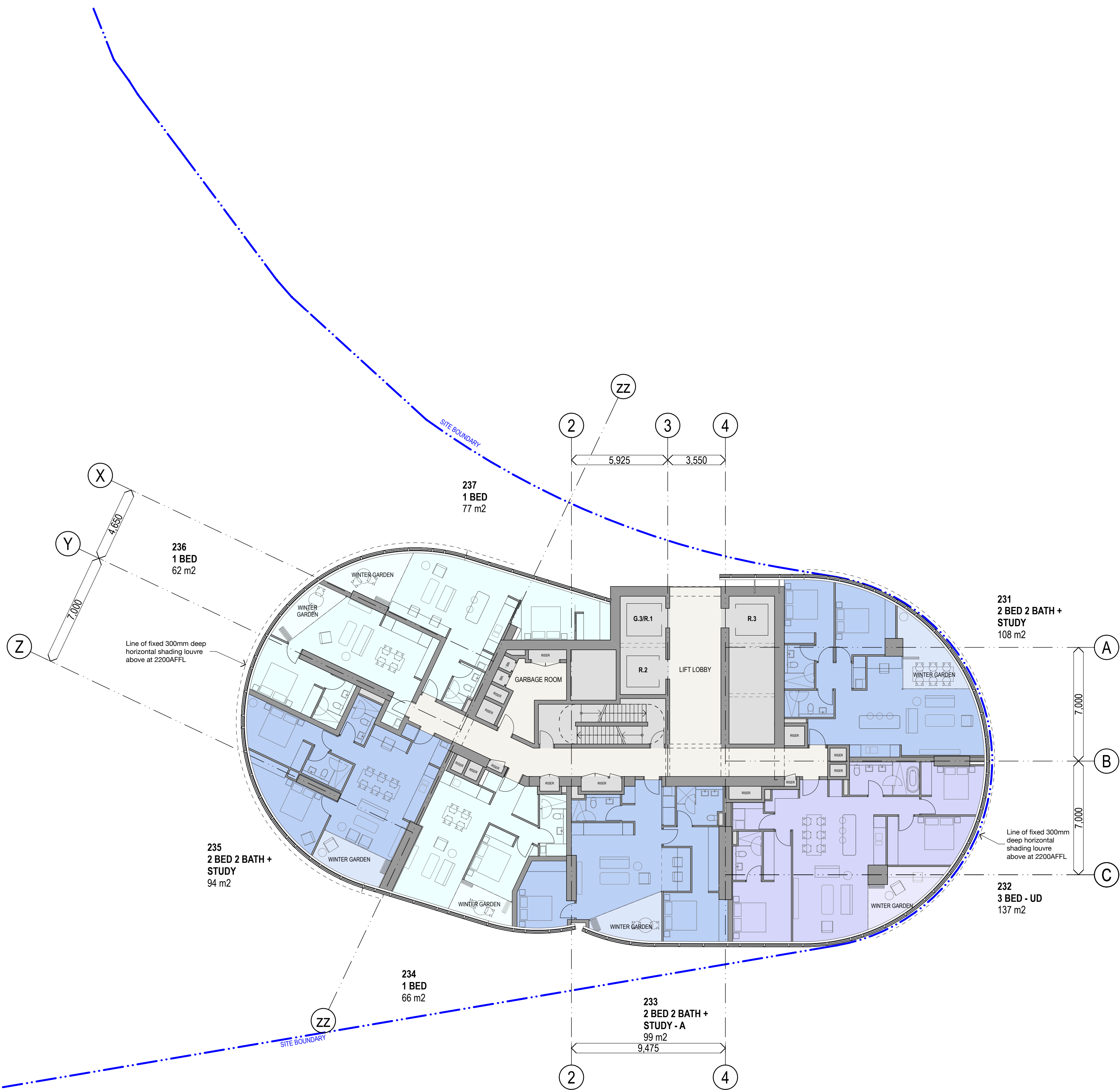


- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

- RESIDENTIAL FACILITIES
- SITE BOUNDARY
- EXISTING BUILT FORM
- EXISTING BUILT FORM
- A ADAPTABLE APARTMENT / HOTEL ROOM
- UD UNIVERSAL DESIGN
- APARTMENT TYPE & NSA
- 3 BED 2 BATH
 - 2 BED 2 BATH + STUDY
 - 2 BED 2 BATH
 - 2B 1 BATH
 - 1 BED + STUDY
 - 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Average star rating
8.0
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDAV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**
www.nathers.gov.au

<https://www.f55.com.au/QRCODE/Landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

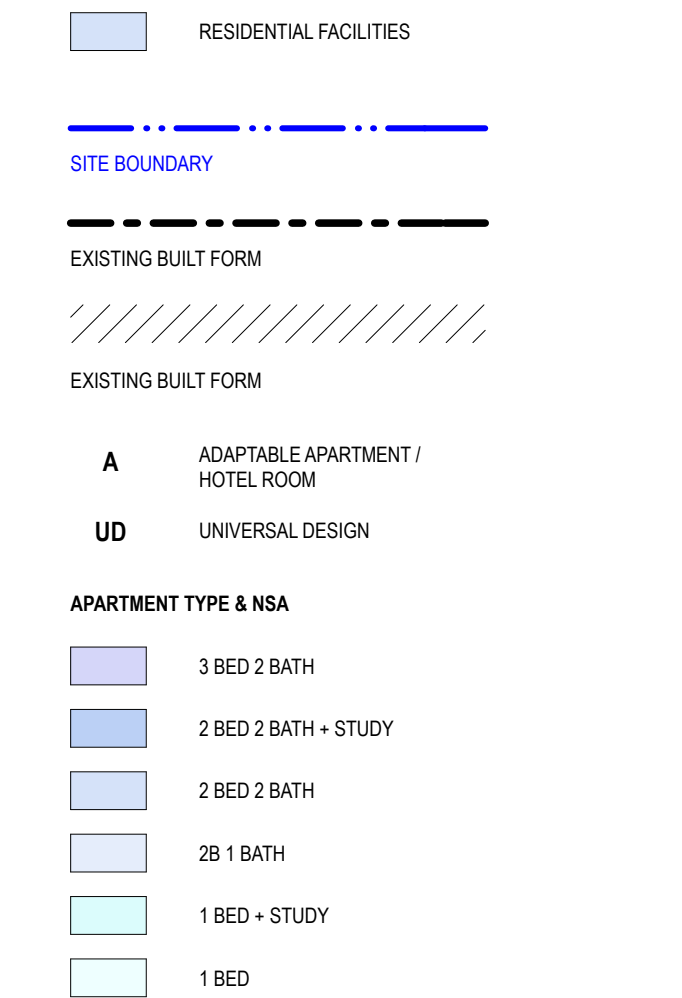
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com




project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 23 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2023	DA01	





Average star rating

**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME


www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAA/16/1712
2 Aug 2018

**20-80 Pyrmont St,
Pyrmont NSW 2009**

www.nathers.gov.au



<https://www.rfs.com.au/QRCODE/landing?PublicId=GAD1RM2336&GrpCert=>

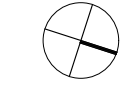
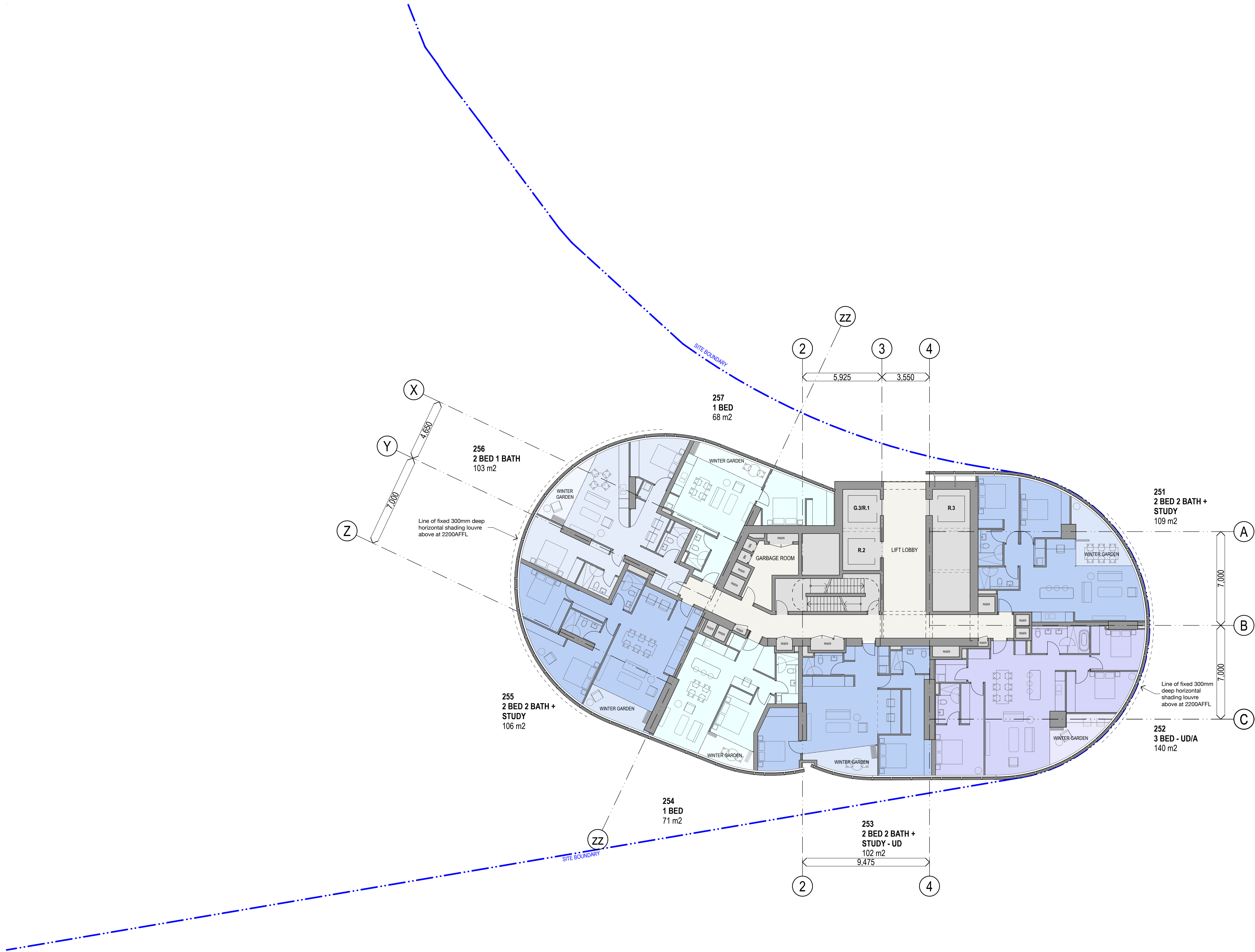
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
 Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

fjmt

title

General Arrangement Plans
Level 24 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2024	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

- legend
- RESIDENTIAL FACILITIES
 - SITE BOUNDARY
 - EXISTING BUILT FORM
 - EXISTING BUILT FORM
 - A ADAPTABLE APARTMENT / HOTEL ROOM
 - UD UNIVERSAL DESIGN
 - APARTMENT TYPE & NSA
 - 3 BED 2 BATH
 - 2 BED 2 BATH + STUDY
 - 2 BED 2 BATH
 - 2B 1 BATH
 - 1 BED + STUDY
 - 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.fjs.com.au/QRCODElanding?PublicId=GAD1RM2336&GpCert#>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

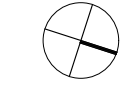
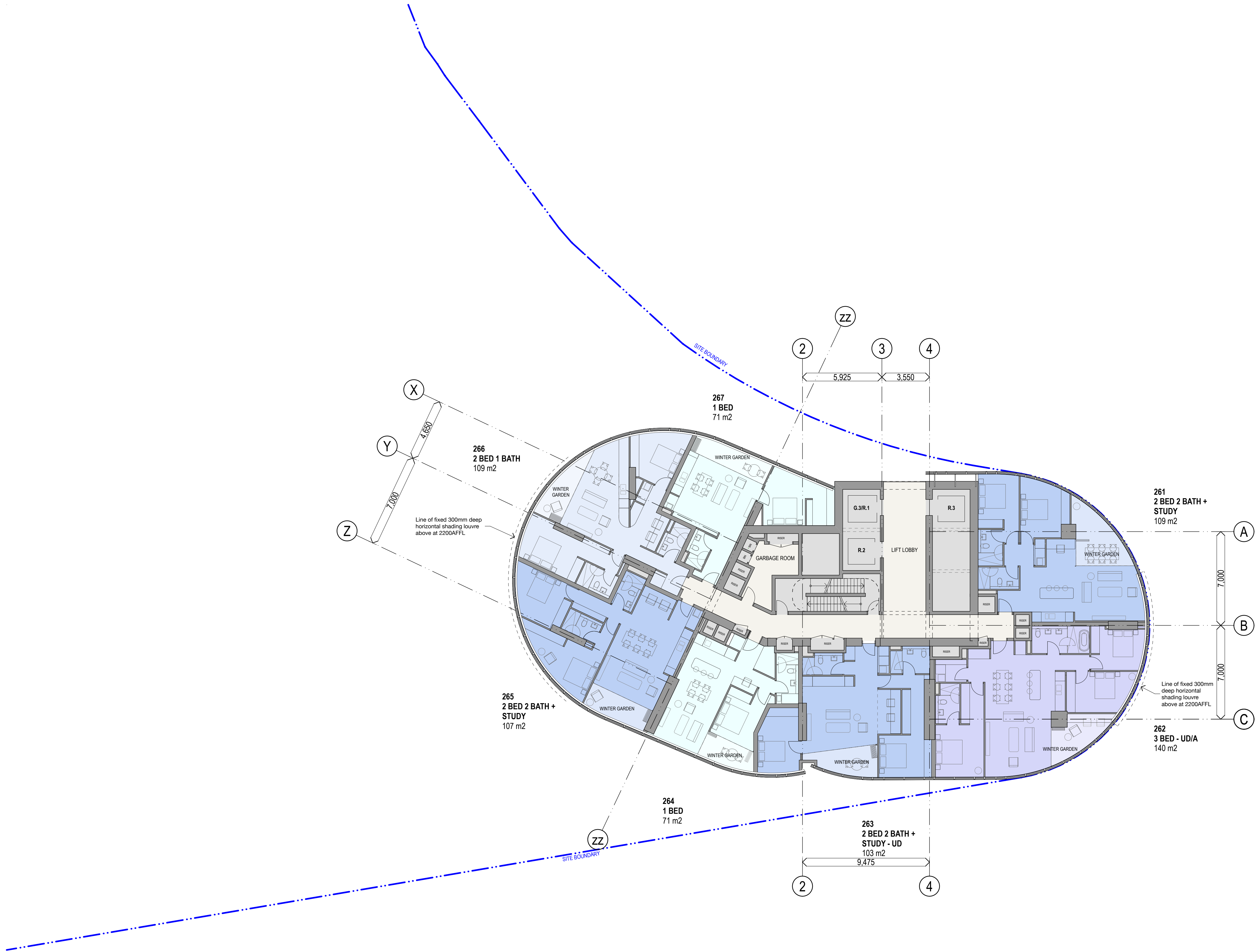
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 25 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2025	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009

www.nathers.gov.au



<https://www.fjs.com.au/QRCODElanding?PublicId=GAD1RM2336&GpCert#>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

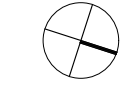
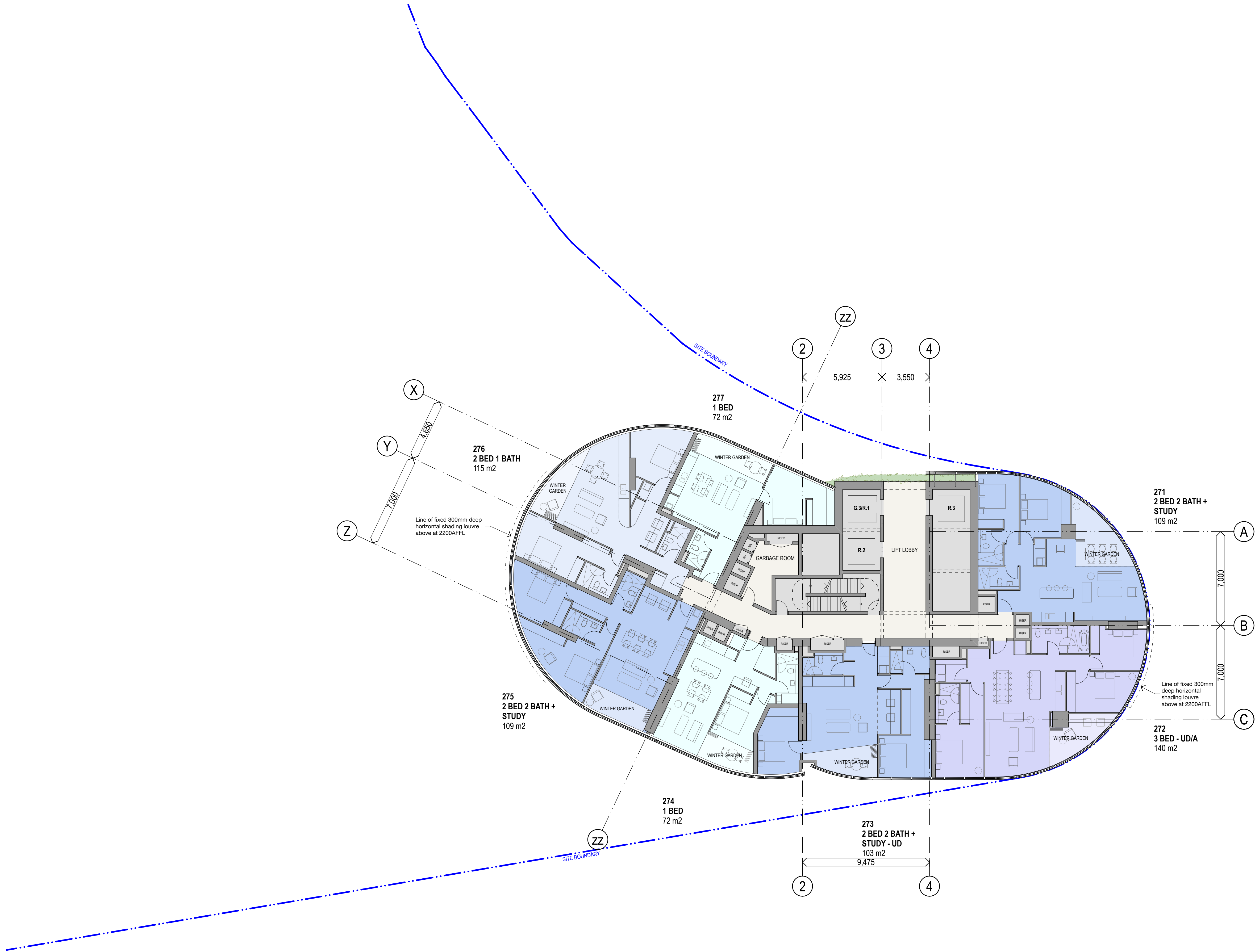
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 26 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2026	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009

www.nathers.gov.au



https://www.fjs.com.au/Q
RCodelanding?PublicId=
GAD1RM2336&GpCert#

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

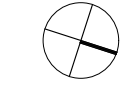
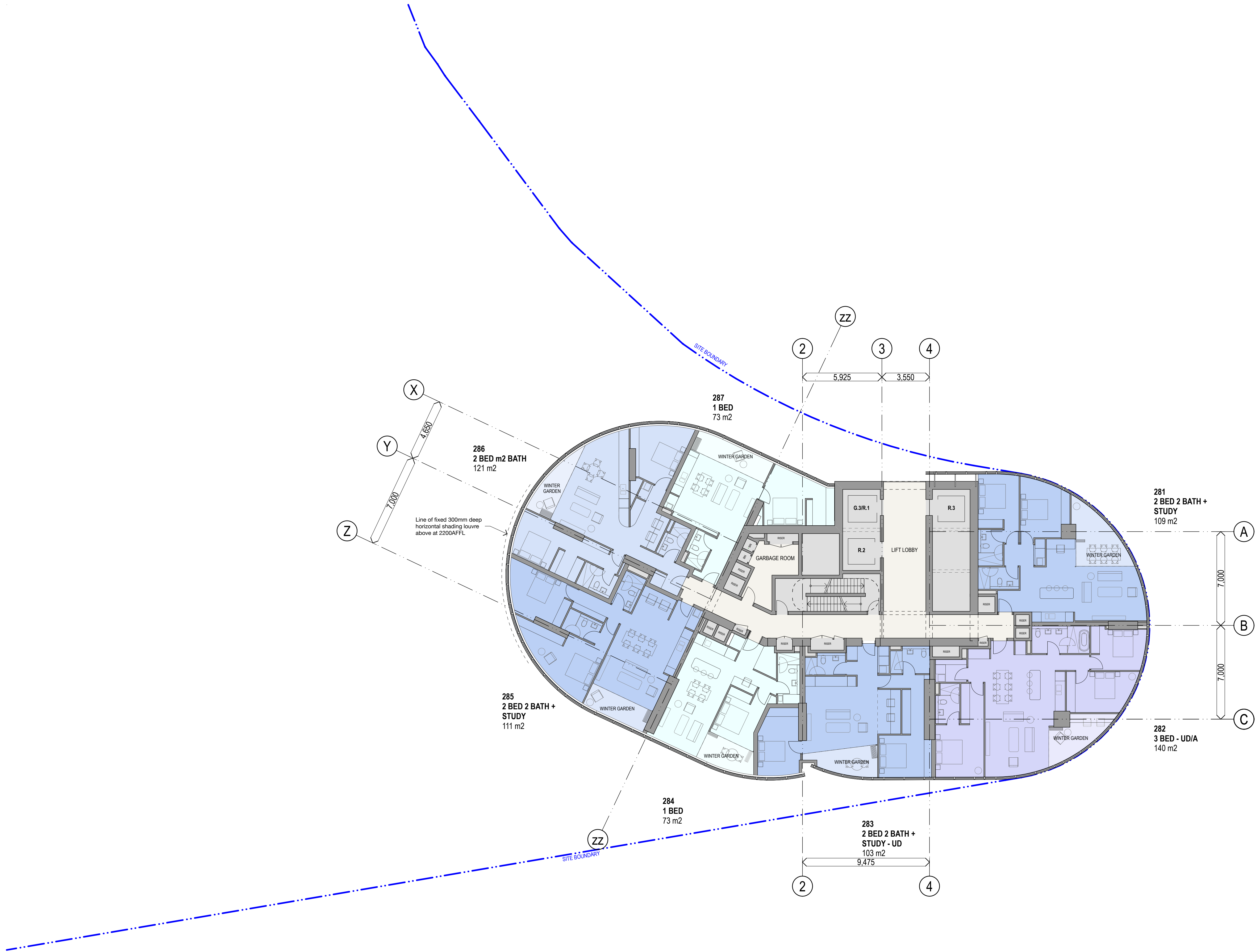
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 27 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2027	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018



https://www.fjs.com.au/Q
RCODELanding?PublicId=
GAD1RM2336&GpCert#

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

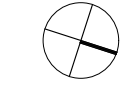
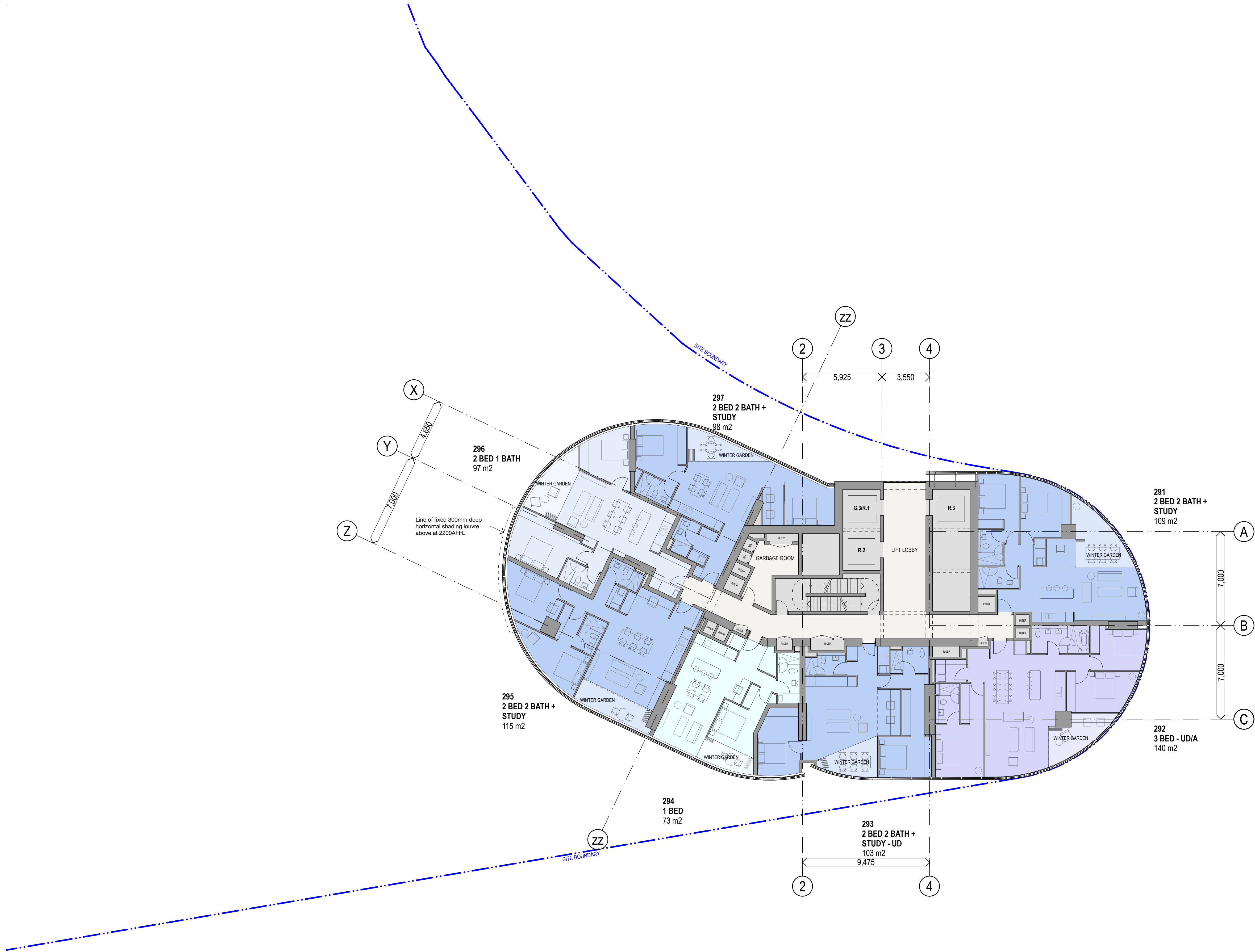
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 28 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2028	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

- legend
- RESIDENTIAL FACILITIES
 - SITE BOUNDARY
 - EXISTING BUILT FORM
 - EXISTING BUILT FORM
 - A ADAPTABLE APARTMENT / HOTEL ROOM
 - UD UNIVERSAL DESIGN
 - APARTMENT TYPE & NSA
 - 3 BED 2 BATH
 - 2 BED 2 BATH + STUDY
 - 2 BED 2 BATH
 - 2B 1 BATH
 - 1 BED + STUDY
 - 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:
**20-80 Pyrmont St,
Pyrmont NSW 2009**
www.nathers.gov.au

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

<https://www.frs.com.au/QRCODE/Landing?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

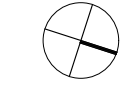
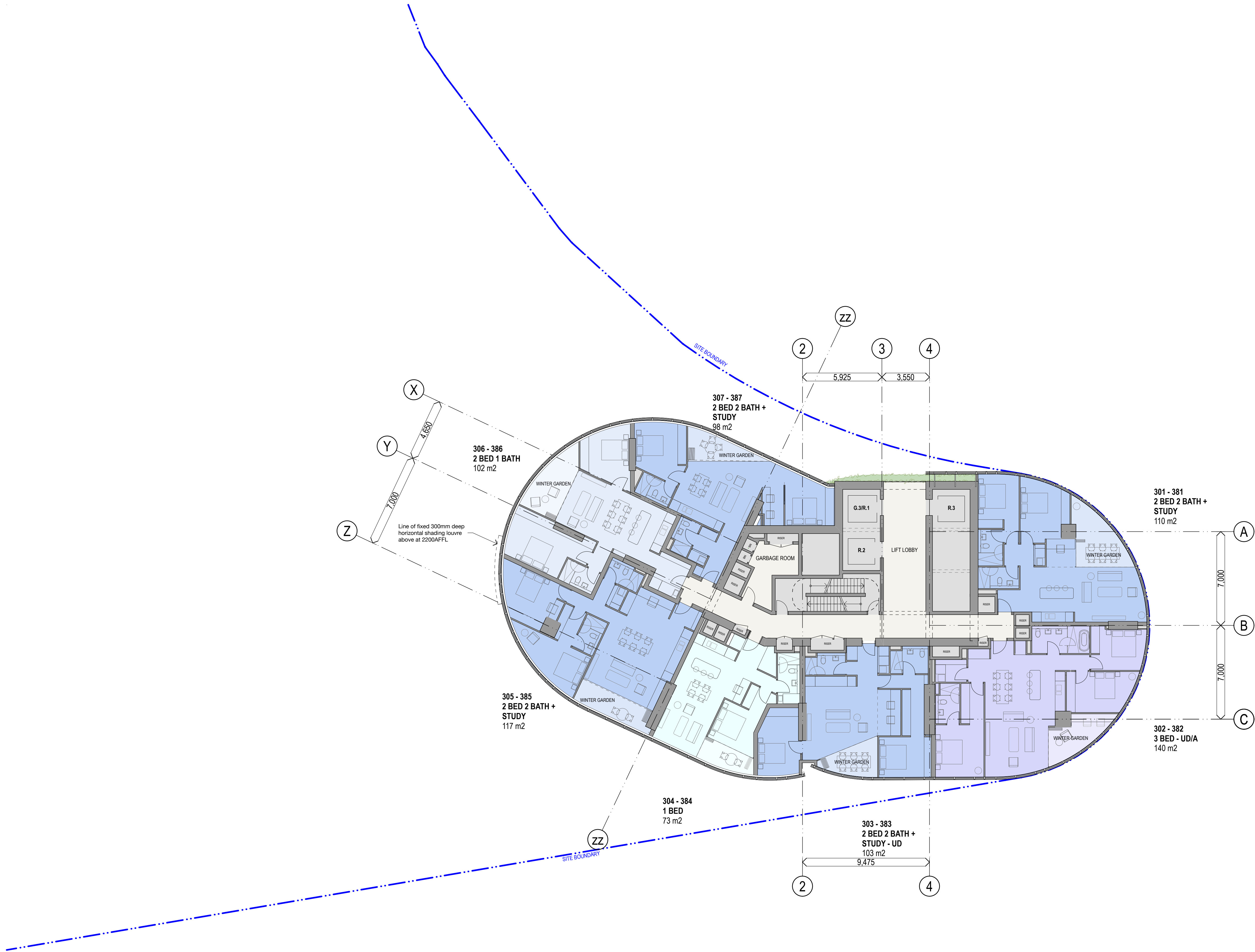
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
**General Arrangement Plans
Level 29 Floor Plan**

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2029	DA01	



- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
 - CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY

legend

RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

APARTMENT TYPE & NSA

- 3 BED 2 BATH
- 2 BED 2 BATH + STUDY
- 2 BED 2 BATH
- 2B 1 BATH
- 1 BED + STUDY
- 1 BED

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009

www.nathers.gov.au



https://www.fjs.com.au/Q
RCodelanding?PublicId=
GAD1RM2336&GpCert#

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

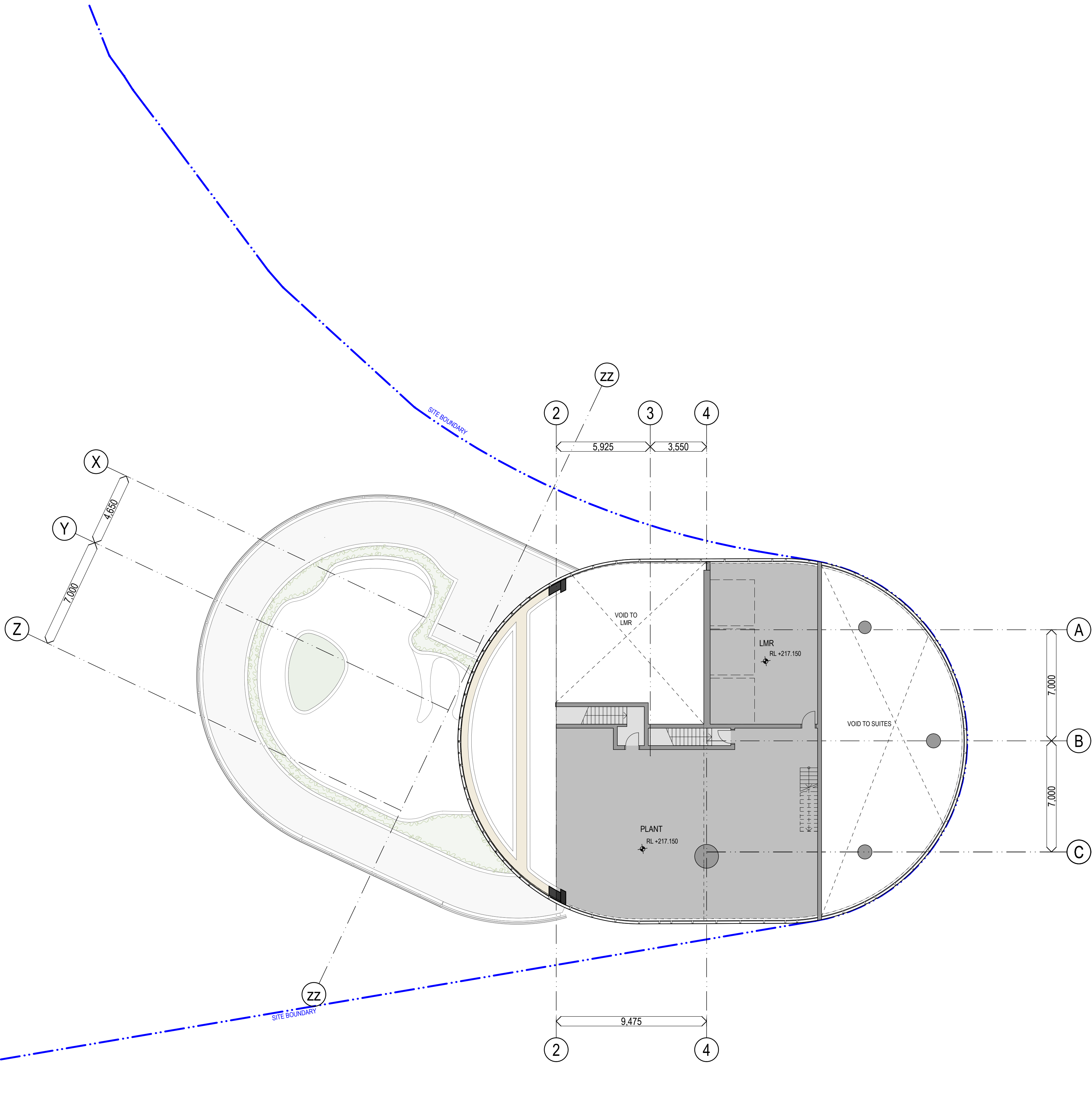
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 30 - 38 Floor Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2030	DA01	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

BUILDING USE

- HOTEL
- HOTEL FACILITIES
- LOADING, PLANT
- LIFTS, FIRE STAIRS, SERVICES
- ANCILLARY, BOH
- CIRCULATION
- NEIGHBOURHOOD CENTRE
- RETAIL
- FOOD & BEVERAGE
- RESIDENTIAL
- RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

EXTENT OF CAR STACKER BELOW

- ADAPTABLE APARTMENT / HOTEL ROOM
- UNIVERSAL DESIGN

HOTEL TYPES

- DOUBLE QUEEN
- KING
- CORNER EXECUTIVE
- SUITE
- 2 LEVEL SUITE
- PRESIDENTIAL SUITE
- RITZ-CARLTON SUITE

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.fjs.com.au/QRCODElanding?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

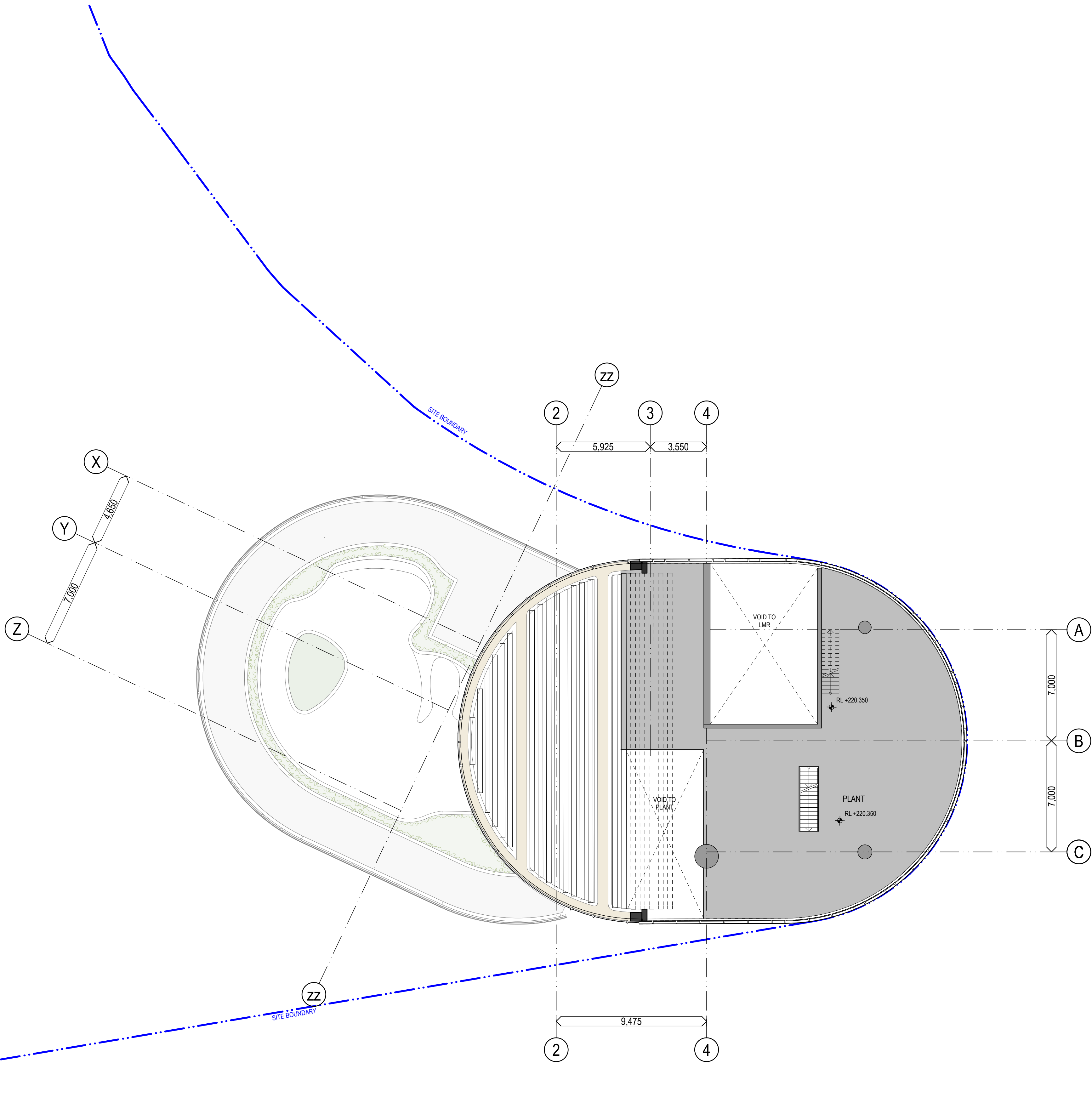


project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 62 Roof Plant Floor Plan

scale 1:150 @ A1 first issued 1/9/17

project code SM13 sheet no. AF2062 revision DA01



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

BUILDING USE

- HOTEL
- HOTEL FACILITIES
- LOADING, PLANT
- LIFTS, FIRE STAIRS, SERVICES
- ANCILLARY, BOH
- CIRCULATION
- NEIGHBOURHOOD CENTRE
- RETAIL
- FOOD & BEVERAGE
- RESIDENTIAL
- RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

EXTENT OF CAR STACKER BELOW

- A ADAPTABLE APARTMENT / HOTEL ROOM
- UD UNIVERSAL DESIGN

HOTEL TYPES

- DOUBLE QUEEN
- KING
- CORNER EXECUTIVE
- SUITE
- 2 LEVEL SUITE
- PRESIDENTIAL SUITE
- RITZ-CARLTON SUITE

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.f5.com.au/QRCODE/landing?PublicId=GAD1RM2336&gpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 63 Roof Plant Floor Plan

scale 1:150 @ A1 first issued 1/9/17

project code SM13 sheet no. AF2063 revision DA01

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
- CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

BUILDING USE

- HOTEL
- HOTEL FACILITIES
- LOADING, PLANT
- LIFTS, FIRE STAIRS, SERVICES
- ANCILLARY, BOH
- CIRCULATION
- NEIGHBOURHOOD CENTRE
- RETAIL
- FOOD & BEVERAGE
- RESIDENTIAL
- RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

EXTENT OF CAR STACKER BELOW

A ADAPTABLE APARTMENT / HOTEL ROOM

UD UNIVERSAL DESIGN

HOTEL TYPES

- DOUBLE QUEEN
- KING
- CORNER EXECUTIVE
- SUITE
- 2 LEVEL SUITE
- PRESIDENTIAL SUITE
- RITZ-CARLTON SUITE

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.fjs.com.au/QRCodeLanding?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

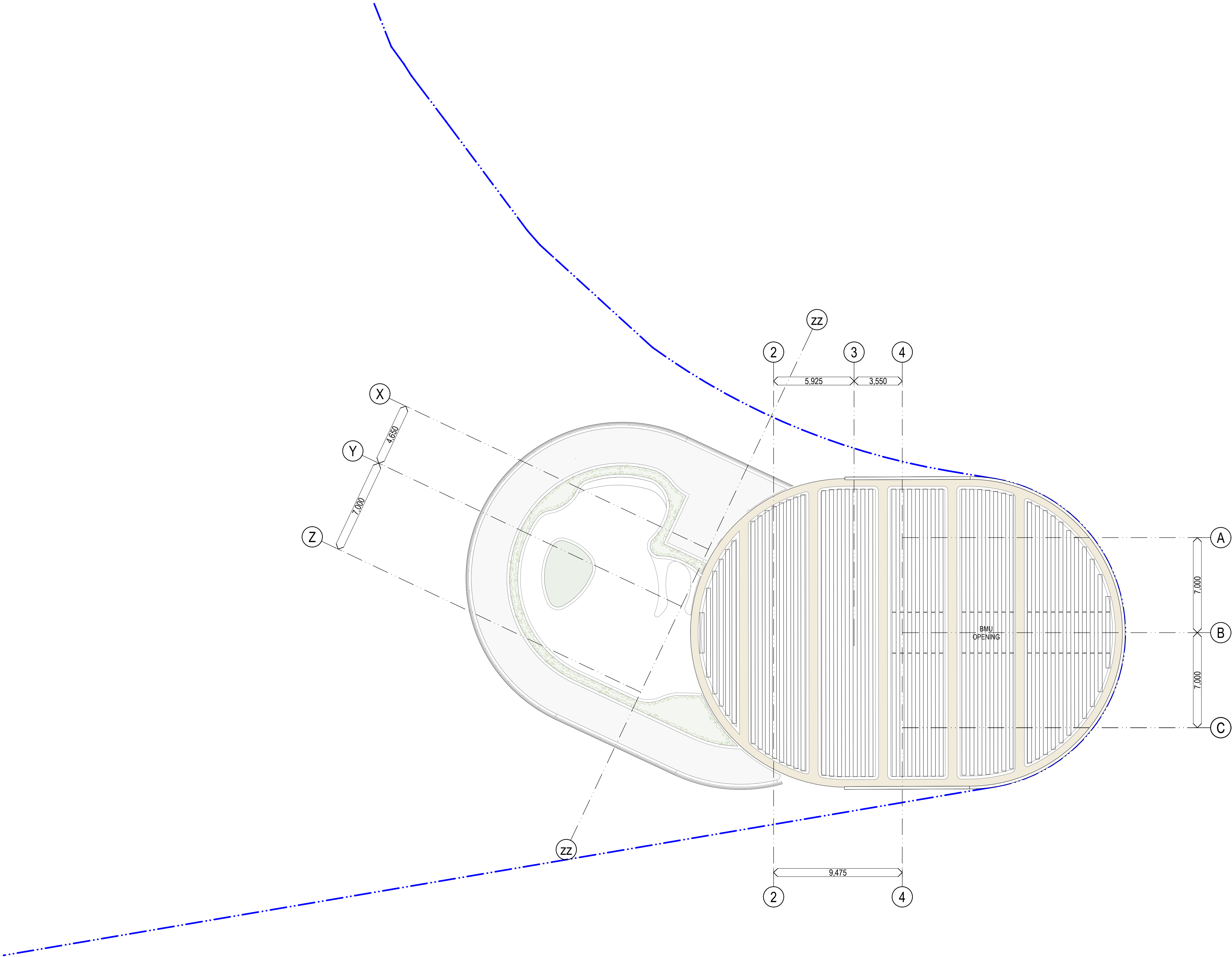


project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 64 Roof Plant Floor Plan

scale 1:150 @ A1 first issued 1/9/17

project code SM13 sheet no. AF2064 revision DA01



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
- CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

BUILDING USE

- HOTEL
- HOTEL FACILITIES
- LOADING, PLANT
- LIFTS, FIRE STAIRS, SERVICES
- ANCILLARY, BOH
- CIRCULATION
- NEIGHBOURHOOD CENTRE
- RETAIL
- FOOD & BEVERAGE
- RESIDENTIAL
- RESIDENTIAL FACILITIES

SITE BOUNDARY

EXISTING BUILT FORM

EXISTING BUILT FORM

EXTENT OF CAR STACKER BELOW

- ADAPTABLE APARTMENT / HOTEL ROOM
- UNIVERSAL DESIGN

HOTEL TYPES

- DOUBLE QUEEN
- KING
- CORNER EXECUTIVE
- SUITE
- 2 LEVEL SUITE
- PRESIDENTIAL SUITE
- RITZ-CARLTON SUITE

NOTE: SPATIAL PROVISION INCLUDED TO ACCOMMODATE AS1428.1, UPDATES AS REQUIRED AT DETAILED DESIGN



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GAD1RM2336
Nicholas Asha
VIC/BDAV/16/1712
2 Aug 2018

20-80 Pyrmont St,
Pyrmont NSW 2009
www.nathers.gov.au



<https://www.fjs.com.au/QRCODElanding?PublicId=GAD1RM2336&GpCert=>

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

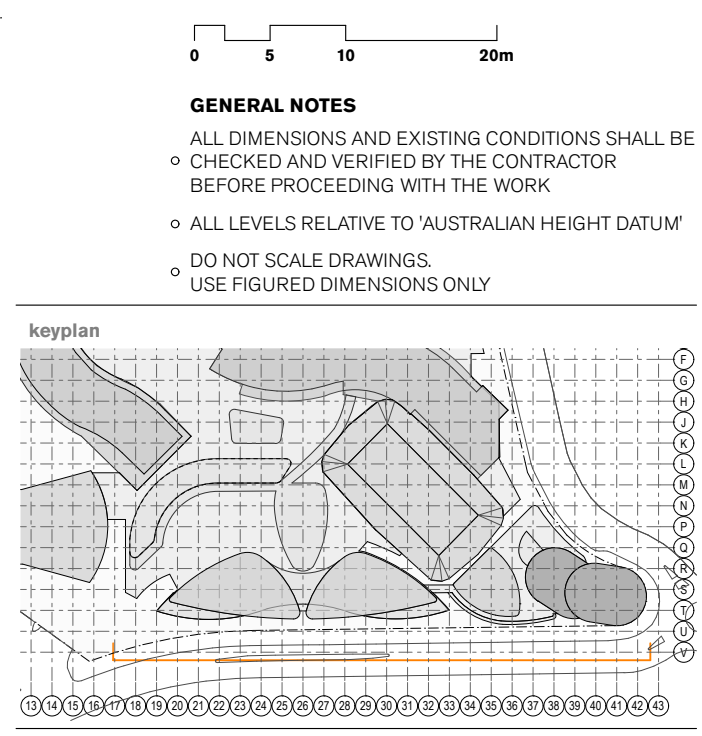
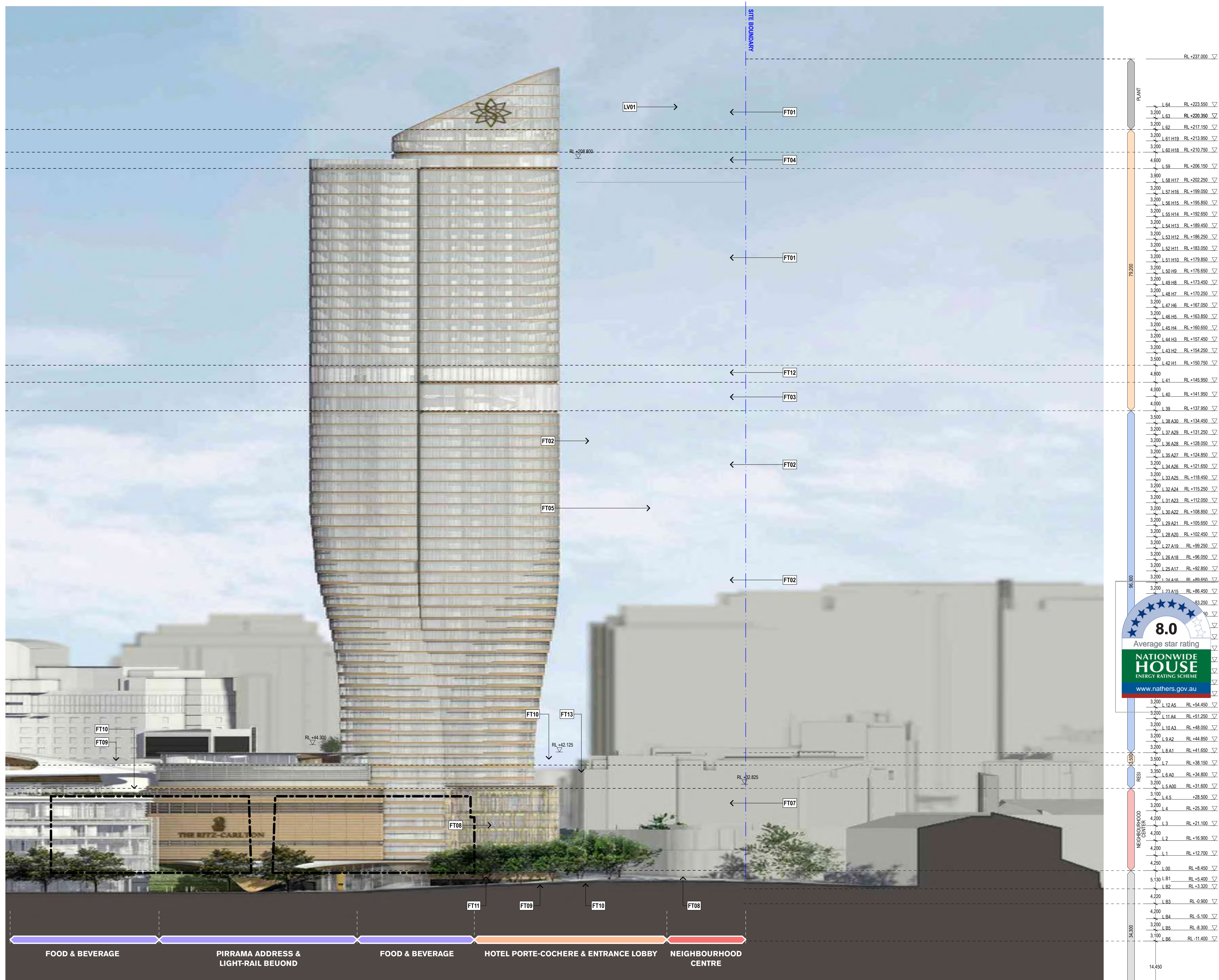
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
General Arrangement Plans
Level 65 Roof Plan

scale	1:150 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF2065	DA01	



SITE BOUNDARY

EXISTING BUILT FORM

FACADE TYPES

- FT01** **HOTEL FACADE**
Aluminium framed high performance glazing with operable interstitial light shutter curtain and medium tinted sandstone coloured spandrel.
 - FT02** **RESIDENTIAL FACADE**
Aluminium framed high performance glazing with operable interstitial light shutter curtain and medium tinted sandstone coloured spandrel, in 10-750mm randomised modules. Slot girds in spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvre with building integrated PV panels to top side and various spandrel heights refer to detail elevations AF4103, AF4104 and AF2000 series plans.
 - FT03** **SKY LOBBY**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
 - FT04** **CLUB LOUNGE**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
 - FT05** **VERTICAL SLOTT - EASTERN**
Dark coloured utilised cladding material
 - FT06** **CORE CLADDING**
Aluminium tinted cladding with planters and grow wires located on specified levels to create a 'green screen'. See AF2000 plans and AF4003 for glatter details.
 - FT07** **NEIGHBOURHOOD FACADE**
Point fixed framed high performance glazing with operable vertical timber shading elements.
 - FT08** **SANDSTONE PODIUM FACADE**
Aluminium or medium tinted sandstone coloured precast concrete facade panels and louvers on structural steel support.
 - FT09** **SHELL / RIBBON FACADE**
Opaque solid cladding panels on timber grid structure
 - FT10** **PODIUM GLAZING**
Aluminium framed high performance glazing units with concealed/exposed spandrel
 - FT11** **GREEN WALL**
Living green wall - plant selection to future details
 - FT12** **TOWER PLANT FACADE**
Aluminium framed fixed glass louvers with aluminium plant louvers behind
 - FT13** **PODIUM PLANT FACADE**

Certificate Number: **GAD1RM2336**
 Assessor Name: **Nicholas Asha**
 Accreditation number: **VIC/BDIV/16/1712**
 Certificate date: **2 Aug 2018**
 Dwelling address:



www.nathers.gov.au

LV02 PLANT LOU 
Large format au
LV01 (above) on automated northern BMU unit

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

project

Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

Overall Elevations
Pirrama Road Elevation

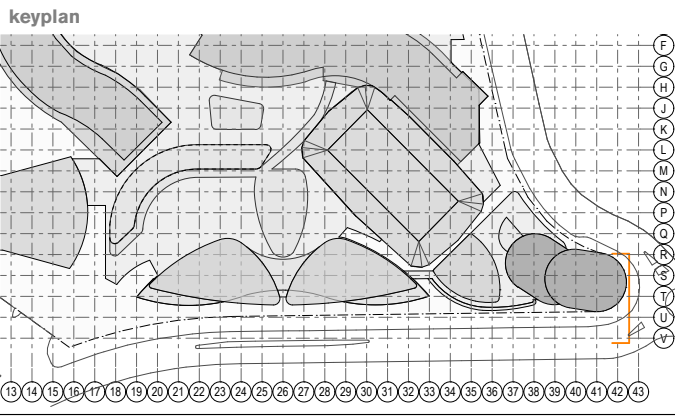
scale	1:500 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF4001	DA01	



Northern Elevation

0 5 10 20m

- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS
 - USE FIGURED DIMENSIONS ONLY



SITE BOUNDARY

EXISTING BUILT FORM

FACADE TYPES

- FT01 HOTEL FACADE**
Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel.
- FT02 RESIDENTIAL FACADE**
Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel. In 500-750mm randomised modules. Slot grille in spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvre with building integrated PV panels to top side and various spandrel heights refer to detail elevations AF4103, AF4104 and AF2000 series plans.
- FT03 SKY LOBBY**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT04 CLUB LOUNGE**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT05 VERTICAL SLOT - EASTERN**
Dark coloured utilised cladding material
- FT06 CORE CLADDING**
Utilised medium tinted cladding with planters and grow wires located on specified levels to create a 'green seam'. See AF2000 plans and AF4003 for planter details.
- FT07 NEIGHBOURHOOD FACADE**
Point fixed framed high performance glazing with operable vertical timber shading elements.
- FT08 SANDSTONE PODIUM FACADE**
Sandstone or medium tinted sandstone coloured precast concrete facade panels and louvres on structural steel support.
- FT09 SHELL / RIBBON FACADE**
Opaque solid cladding panels on timber grid structure
- FT10 PODIUM GLAZING**
Aluminium framed high performance glazing units with concealed/exposed spandrel
- FT11 GREEN WALL**
Living green wall - plant selection to future details
- FT12 TOWER PLANT FACADE**
Aluminium framed fixed glass louvres with aluminium plant louvres behind
- FT13 PODIUM PLANT FACADE**
Stainless steel rolled bars with aluminium plant louvres

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**

www.nath.gov.au

LV02 PLANT LOU
Large format aluminium plant louvre unit

DA01 1/9/17 DEVELOPMENT APPLICATION NY SMP
rev date name by chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street • +61 2 9251 7077 • fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

Overall Elevations
Northern Elevation

scale 1:500 @ A1 first issued 1/9/17
project code sheet no. revision
SM13 AF4002 DA01





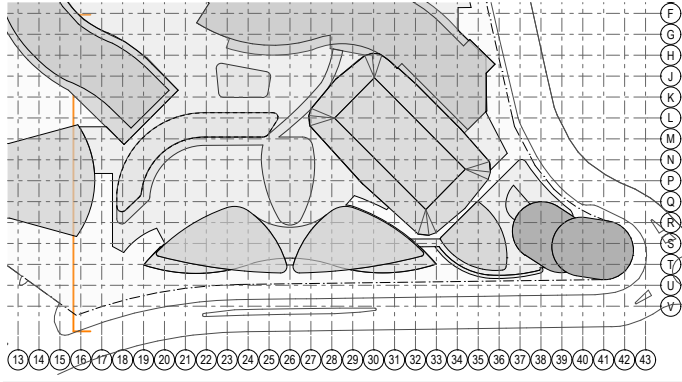
Southern Elevation

0 5 10 20m

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

keyplan



legend

SITE BOUNDARY

EXISTING BUILT FORM

FAÇADE TYPES

- FT01 HOTEL FAÇADE**
Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel.
- FT02 RESIDENTIAL FAÇADE**
Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel. In 500-750mm randomised modules. Slot grille in spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvre with building integrated PV panels to top side and various spandrel heights refer to detail elevations AF4103, AF4104 and AF2000 series plans.
- FT03 SKY LOBBY**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT04 CLUB LOUNGE**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT05 VERTICAL SLOT - EASTERN**
Dark coloured utilised cladding material
- FT06 CORE CLADDING**
Utilised medium tinted cladding with planters and grow wires located on specified levels to create a 'green seam'. See AF2000 plans and AF4003 for planter details.
- FT07 NEIGHBOURHOOD FAÇADE**
Point fixed framed high performance glazing with operable vertical timber shading elements.
- FT08 SANDSTONE PODIUM FAÇADE**
Sandstone or medium tinted sandstone coloured precast concrete facade panels and louvres on structural steel support.
- FT09 SHELL / RIBBON FAÇADE**
Opaque solid cladding panels on timber grid structure
- FT10 PODIUM GLAZING**
Aluminium framed high performance glazing units with concealed/exposed spandrel
- FT11 GREEN WALL**
Living green wall - plant selection to future details
- FT12 TOWER PLANT FAÇADE**
Aluminium framed fixed glass louvres with aluminium plant louvres behind
- FT13 PODIUM PLANT FAÇADE**
Stainless steel rolled bars with aluminium plant louvres

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDAV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**

www.nathers.gov.au

LV02 PLANT LOU
Large format aluminium plant louvre unit

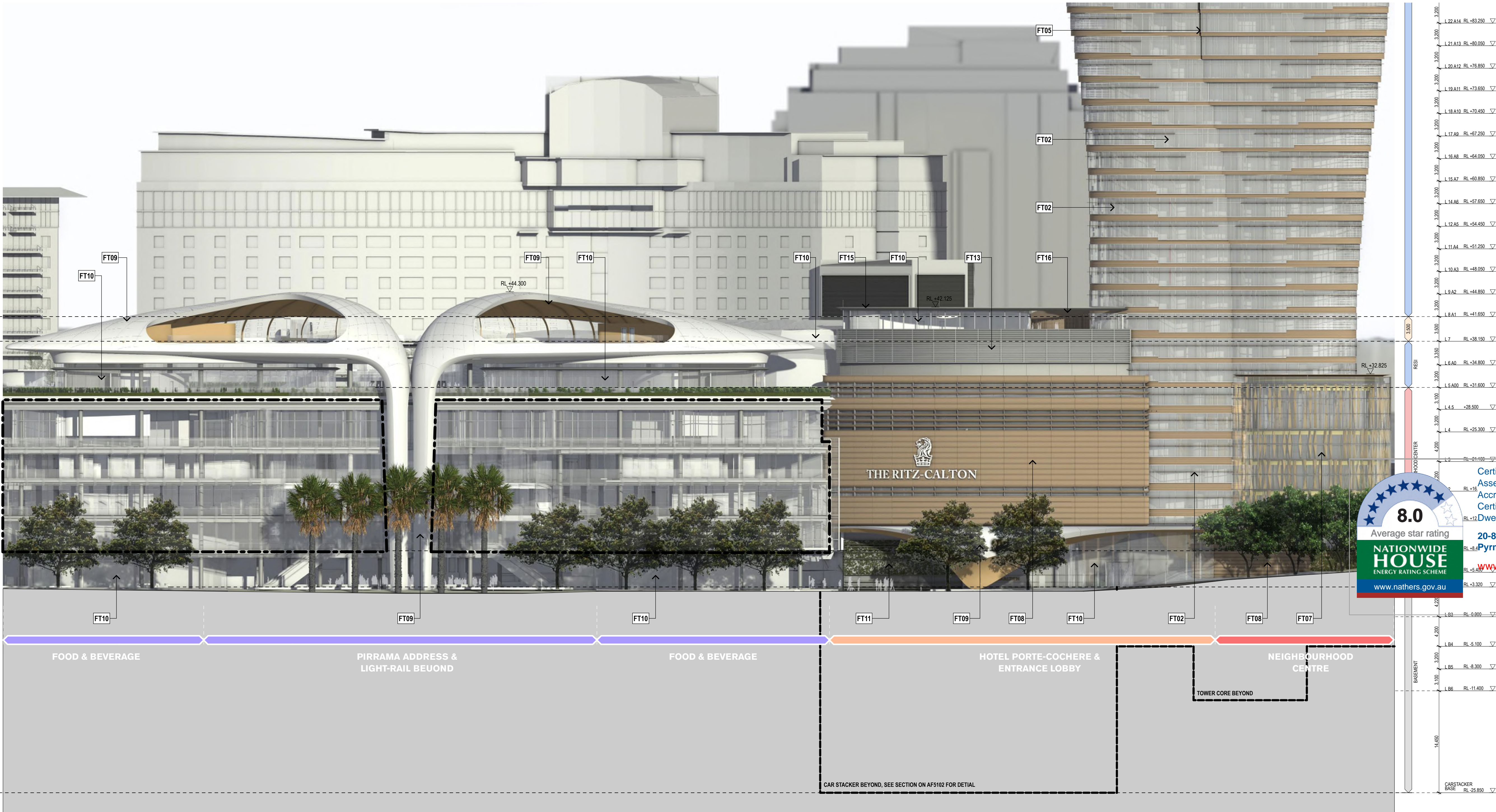
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street • +61 2 9251 7077 • fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

Overall Elevations
Southern Elevation

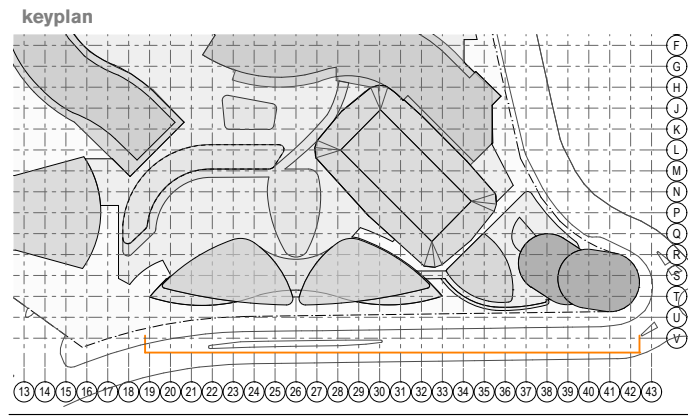
scale	1:500 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF4004	DA01	



Pirrama Road Street Elevation

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY



SITE BOUNDARY

EXISTING BUILT FORM

FACADE TYPES

- FT01 HOTEL FACADE**
Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel.
- FT02 RESIDENTIAL FACADE**
Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel. In 500-750mm randomised modules. Slot grille in spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvre with building integrated PV panels to top side and various spandrel heights refer to detail elevations AF4103, AF4104 and AF2000 series plans.
- FT03 SKY LOBBY**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT04 CLUB LOUNGE**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT05 VERTICAL SLOT - EASTERN**
Dark coloured utilised cladding material
- FT06 CORE CLADDING**
Utilised medium tinted cladding with planters and grow wires located on specified levels to create a 'green seam'. See AF2000 plans and AF4003 for planter details.
- FT07 NEIGHBOURHOOD FACADE**
Point fixed framed high performance glazing with operable vertical timber shading elements.
- FT08 SANDSTONE PODIUM FACADE**
Sandstone or medium tinted sandstone coloured precast concrete facade panels and louvers on structural steel support.
- FT09 SHELL / RIBBON FACADE**
Opaque solid cladding panels on timber grid structure
- FT10 PODIUM GLAZING**
Aluminium framed high performance glazing units with concealed/exposed spandrel
- FT11 GREEN WALL**
Living green wall - plant selection to future details
- FT12 TOWER PLANT FACADE**
Aluminium framed fixed glass louvers with aluminium plant louvers behind
- FT13 PODIUM PLANT FACADE**
Stainless steel rolled bars with aluminium plant louvers
- LV02 PLANT LOU**
Large format au LV01 (above) on automated northern DMU unit

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDAV/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**
www.nathers.gov.au

8.0
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

QR Code: <https://www.f5.com.au/QRCODE/landing?PublicId=RCD1RM2336&gpcCert=>

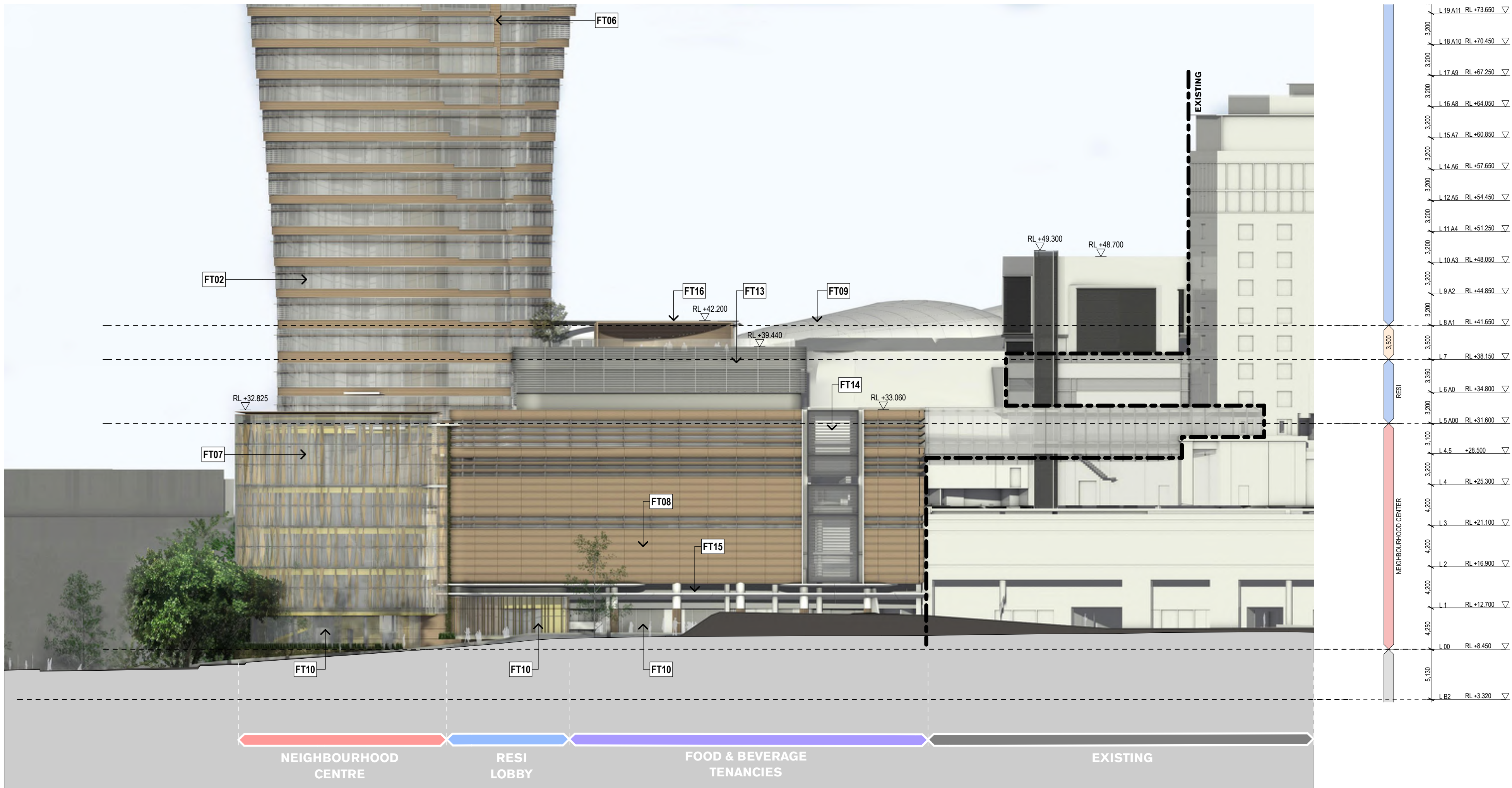
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street • +61 2 9251 7077 • fjmtstudio.com

project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Detail Elevations
Pirrama Road Street Elevation

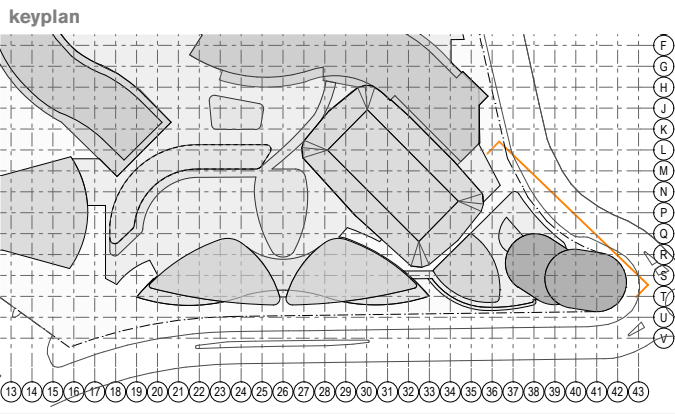
scale	1:300 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF4101	DA01	



Jones Bay Road Street Elevation

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY



.....

SITE BOUNDARY

EXISTING BUILT FORM

FACADE TYPES

- FT01 HOTEL FACADE**
Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel.
- FT02 RESIDENTIAL FACADE**
Aluminium framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel, in 500-750mm randomised modules. Slot grille in spandrel for apartment horizontal ventilation. For location of fixed medium tinted horizontal shading louvre with building integrated PV panels to top side and various spandrel heights refer to detail elevations AF4103, AF4104 and AF2000 series plans.
- FT03 SKY LOBBY**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT04 CLUB LOUNGE**
Glass fin supported high performance glazing with recessed medium tinted sandstone coloured spandrel.
- FT05 VERTICAL SLOT - EASTERN**
Dark coloured utilised cladding material
- FT06 CORE CLADDING**
Utilised medium tinted cladding with planters and grow wires located on specified levels to create a 'green seam'. See AF2000 plans and AF4003 for planter details.
- FT07 NEIGHBOURHOOD FACADE**
Point fixed framed high performance glazing with operable vertical timber shading elements.
- FT08 SANDSTONE PODIUM FACADE**
Sandstone or medium tinted sandstone coloured precast concrete facade panels and louvres on structural steel support.
- FT09 SHELL / RIBBON FACADE**
Opaque solid cladding panels on timber grid structure
- FT10 PODIUM GLAZING**
Aluminium framed high performance glazing units with concealed/exposed spandrel
- FT11 GREEN WALL**
Living green wall - plant selection to future details
- FT12 TOWER PLANT FACADE**
Aluminium framed fixed glass louvres with aluminium plant louvres behind
- FT13 PODIUM PLANT FACADE**
Stainless steel rolled bars with aluminium plant louvres

Average star rating
8.0
NATIONWIDE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **GAD1RM2336**
Assessor Name: **Nicholas Asha**
Accreditation number: **VIC/BDVA/16/1712**
Certificate date: **2 Aug 2018**
Dwelling address: **20-80 Pyrmont St, Pyrmont NSW 2009**

www.nathers.gov.au

<https://www.f5.com.au/QRCodelanding?PublicId=GAD1RM2336&pCert=>

- LV02 PLANT LOU**
Large format au
LV01 (above) on automated northern DMU unit

DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

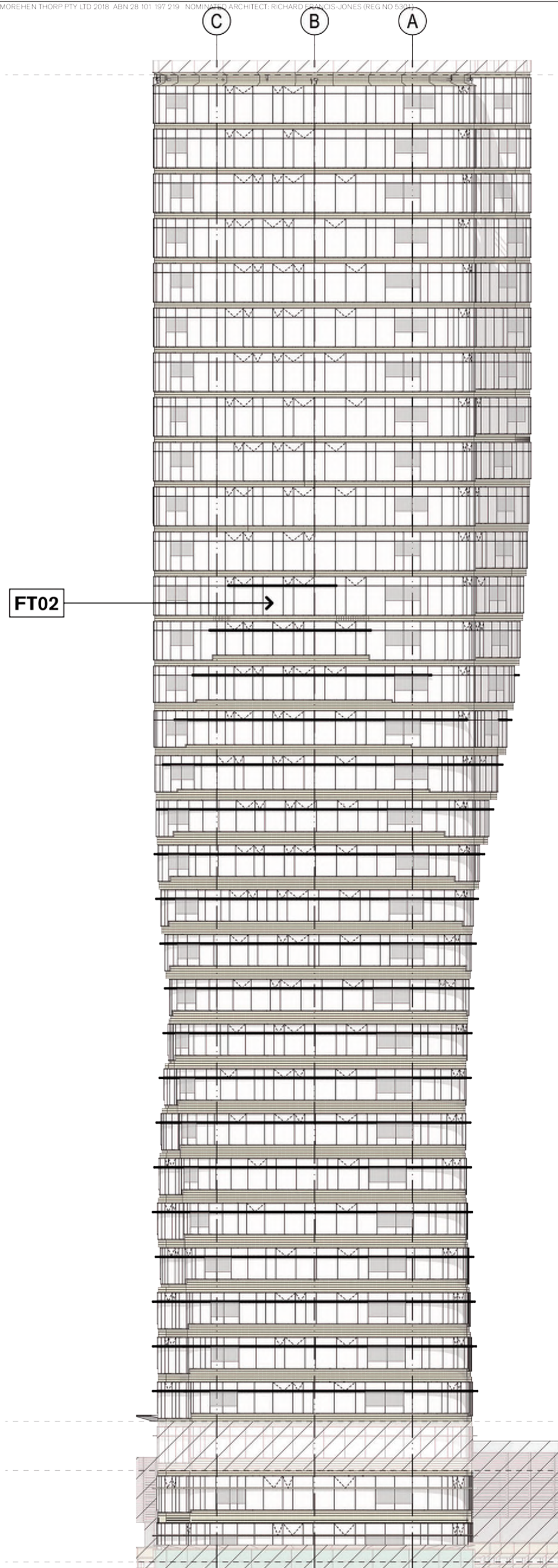
fjmt studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



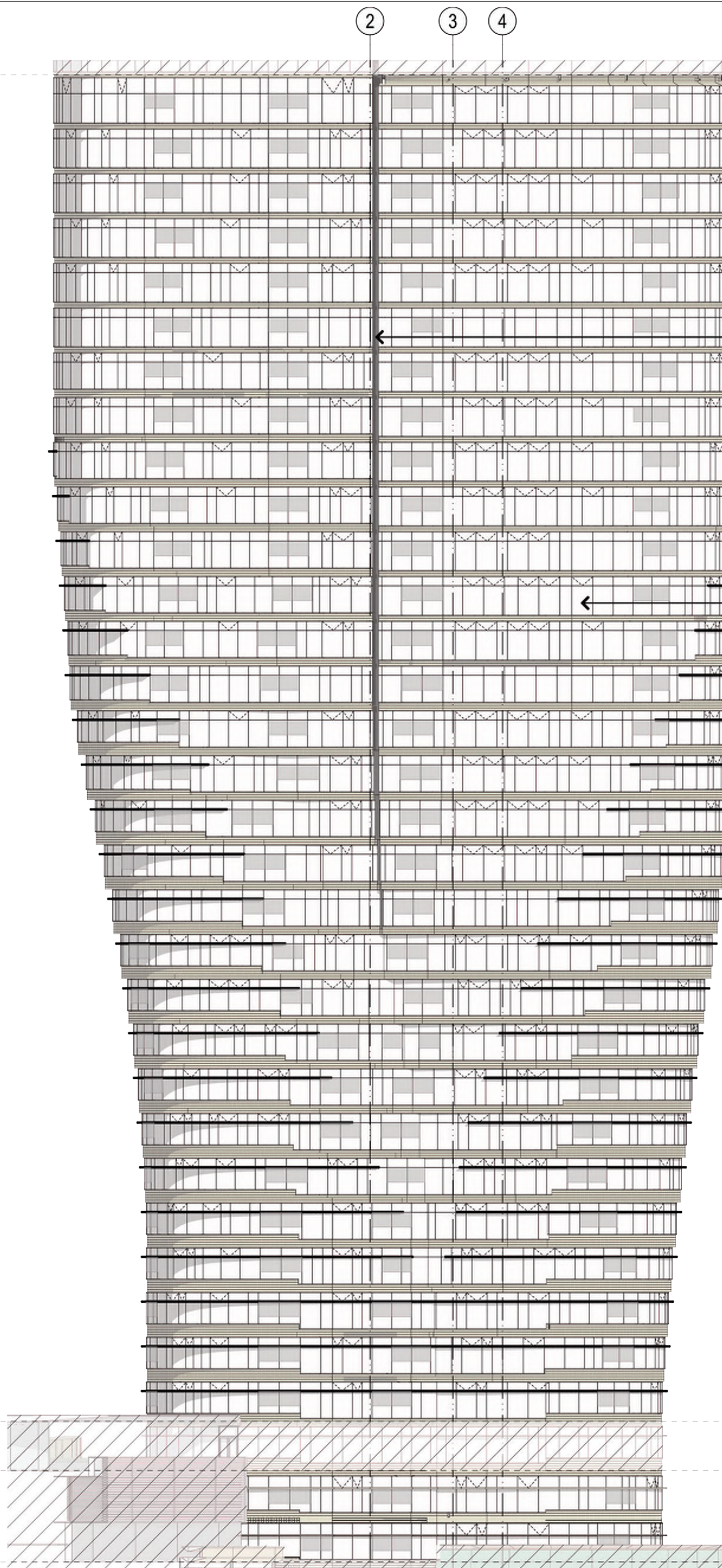
project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
Detail Elevations
Jones Bay Road Street Elevation

scale	1:300 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF4102	DA01	



North Residential Elevation
1:200



East Residential Elevation
1:200

FT05

FT02

96.300

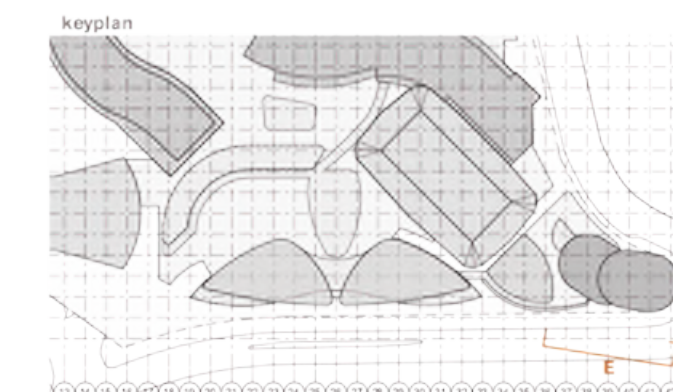
3.500

RESI

L 39	RL +137.950	▽
L 38 A30	RL +134.450	▽
L 37 A29	RL +131.250	▽
L 36 A28	RL +128.050	▽
L 35 A27	RL +124.850	▽
L 34 A26	RL +121.650	▽
L 33 A25	RL +118.450	▽
L 32 A24	RL +115.250	▽
L 31 A23	RL +112.050	▽
L 30 A22	RL +108.850	▽
L 29 A21	RL +105.650	▽
L 28 A20	RL +102.450	▽
L 27 A19	RL +99.250	▽
L 26 A18	RL +96.050	▽
L 25 A17	RL +92.850	▽
L 24 A16	RL +89.650	▽
L 23 A15	RL +86.450	▽
L 22 A14	RL +83.250	▽
L 21 A13	RL +80.050	▽
L 20 A12	RL +76.850	▽
L 19 A11	RL +73.650	▽
L 18 A10	RL +70.450	▽
L 17 A9	RL +67.250	▽
L 16 A8	RL +64.050	▽
L 15 A7	RL +60.850	▽
L 14 A6	RL +57.650	▽
L 12 A5	RL +54.450	▽
L 11 A4	RL +51.250	▽
L 10 A3	RL +48.050	▽
L 9 A2	RL +44.850	▽
L 8 A1	RL +41.650	▽
L 7	RL +38.150	▽
L 6 A0	RL +34.800	▽
L 5 A00	RL +31.600	▽

0 2 5 10m

- GENERAL NOTES
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
 - DO NOT SCALE DRAWINGS.
 - USE FIGURED DIMENSIONS ONLY



- Operable Facade Legend
- SITE BOUNDARY
- NON-RESIDENTIAL
- High Performance Glazing
Aluminum framed
 - Aluminium Spandrel
Sandstone coloured, insulation backed
 - Wintergarden Operable Facade
2x 1400x1000mm openings
 - Shading Louvre
300mm deep @ 2200mm AFFL
 - Awning Window
- 1 module = 1400x400mm opening
- 1.5 modules = 1400x400mm + 700x400mm opening
- 2 modules = 1400x400mm + 1400x400mm opening

FACADE TYPES

FT02 RESIDENTIAL FACADE
Aluminum framed high performance glazing with operable interstitial light sheer curtain and medium tinted sandstone coloured spandrel, in 500-750mm randomized modules. Glazing is spandrel-free.

Certificate Number: GAD1RM2336
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAY/16/1
Certificate date: 2 Aug 2018
Dwelling address: 20-80 Pyrmont St, Pyrmont NSW 2009
www.nathers.gov.au

8.0
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

www.nathers.gov.au

DATE	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
REV	date	name	by	chk
project	fjmt studio architecture interiors landscape urban community sydney melbourne uk Level 5, 70 King Street +61 2 9250 7070 fjmtstudio.com			
project	Modification 13 80 PYRMONT STREET PYRMONT NSW 2009			
title	Detail Elevations North & East Residential Elevations			
scale	1:200 @ A1	first issued	1/9/17	
project code	sheet no.	revision		
SM13	AF4103	DA01		