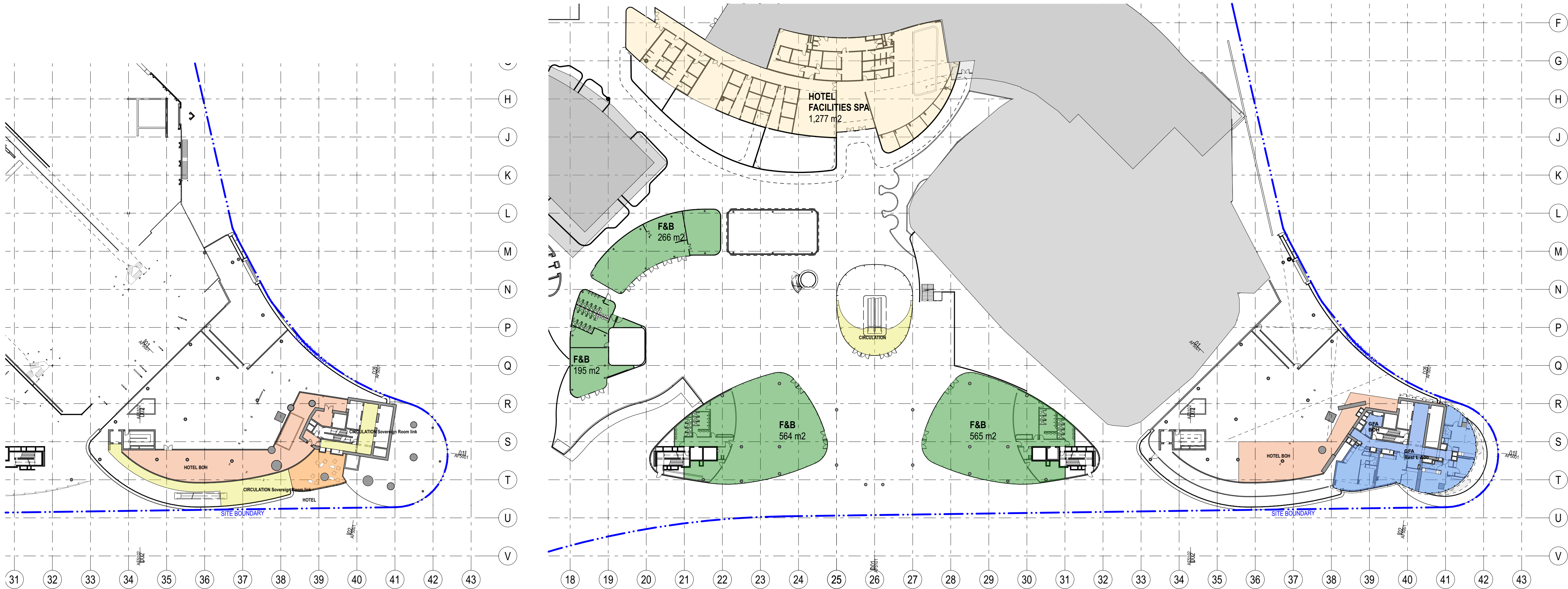




GENERAL NOTES

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- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
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- USE FIGURED DIMENSIONS ONLY

Legend

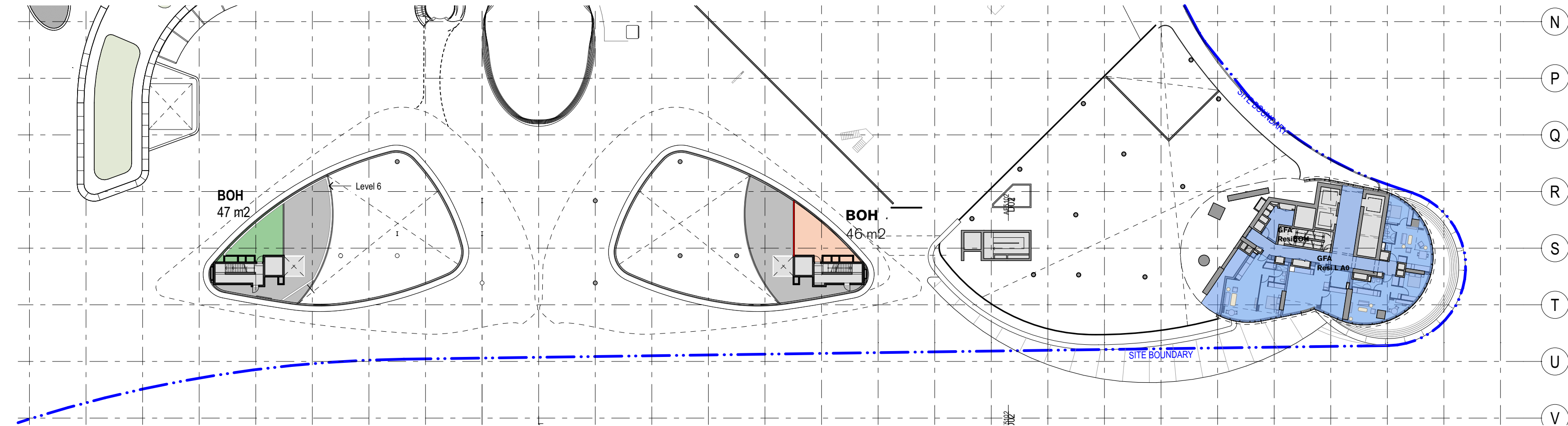
PROPOSED GFA

- HOTEL GFA
- HOTEL BOH GFA
- HOTEL FACILITIES GFA
- NEIGHBOURHOOD CENTRE GFA
- RETAIL F&B GFA
- CIRCULATION GFA
- RESIDENTIAL GFA
- RESIDENTIAL FACILITIES GFA

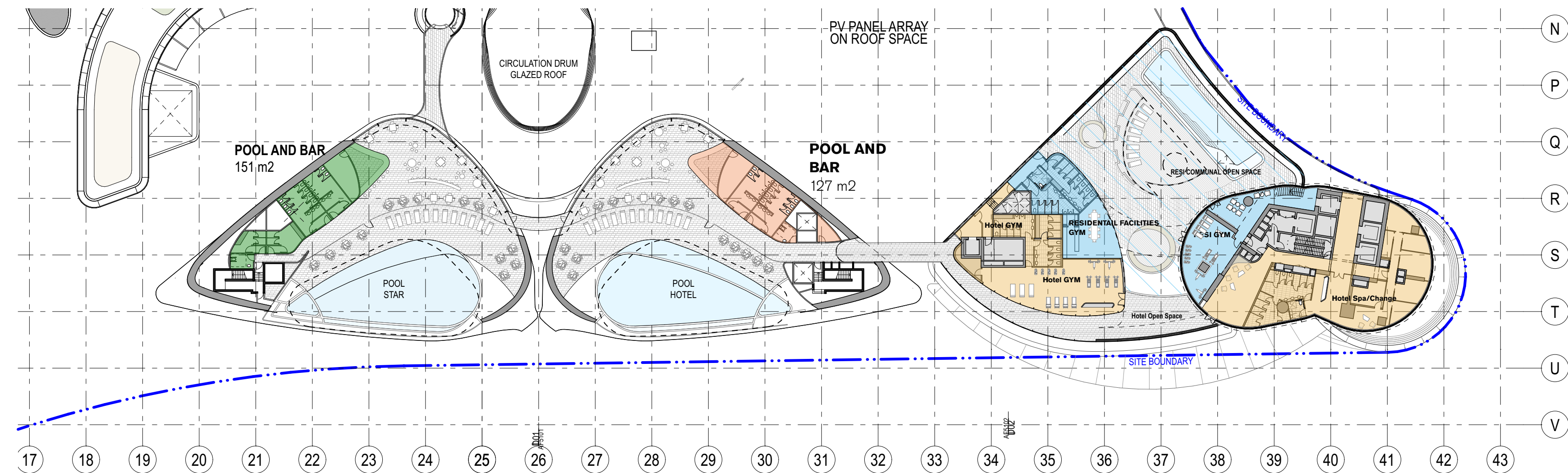
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303496_A9001_161205
303496_A9002_161205
303496_A9003_161205

LEVEL 04 Mezzanine VIP Link
1:500



LEVEL 06 A0
1:500



LEVEL 07 Pool Deck
1:500

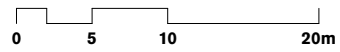
DA02	2/11/18	Response to Submissions	JRS	SMP
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
GFA Plans
Podium GFA Plans

scale	1:500 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF6102	DA02	



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- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

PROPOSED GFA

- HOTEL GFA
- HOTEL BOH GFA
- HOTEL FACILITIES GFA
- NEIGHBOURHOOD CENTRE GFA
- RETAIL F&B GFA
- CIRCULATION GFA
- RESIDENTIAL GFA
- RESIDENTIAL FACILITIES GFA

EXISTING GFA

- EXISTING F&B GFA
- EXISTING CIRCULATION GFA
- EXISTING OFFICE GFA
- EXISTING BOH GFA
- EXISTING RETAIL GFA

EXISTING GFA AS EXTRACTED FROM DWP SUTERS SUPPLIED DRAWINGS

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NOTE :
DEDUCT EXISTING (DEMOLISHED) GFA FROM PROPOSED FIGURES AS REQUIRED.

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Level	Fir code	Fir to fir	RESI	RESI FACILITES	RESI TOTAL
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Level 37	A29	3200	892		
Level 36	A28	3200	892		
Level 35	A27	3200	892		
Level 34	A26	3200	892		
Level 33	A25	3200	892		
Level 32	A24	3200	892		
Level 31	A23	3200	892		
Level 30	A22	3200	892		
Level 29	A21	3200	885		
Level 28	A20	3200	879		
Level 27	A19	3200	869		
Level 26	A18	3200	859		
Level 25	A17	3200	847		
Level 24	A16	3200	825		
Level 23	A15	3200	796		
Level 22	A14	3200	764		
Level 21	A13	3200	737		
Level 20	A12	3200	706		
Level 19	A11	3200	677		
Level 18	A10	3200	641		
Level 17	A9	3200	614		
Level 16	A8	3200	594		
Level 15	A7	3200	578		
Level 14	A6	3200	565		
Level 12	A5	3200	554		
Level 11	A4	3200	547		
Level 10	A3	3200	541		
Level 09	A2	3200	535		
Level 08	A1	3200	472	54	
TOTALS			22514	54	22567
REVISION B	22.06.17		RESI	RESI FACILITES	RESI TOTAL

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

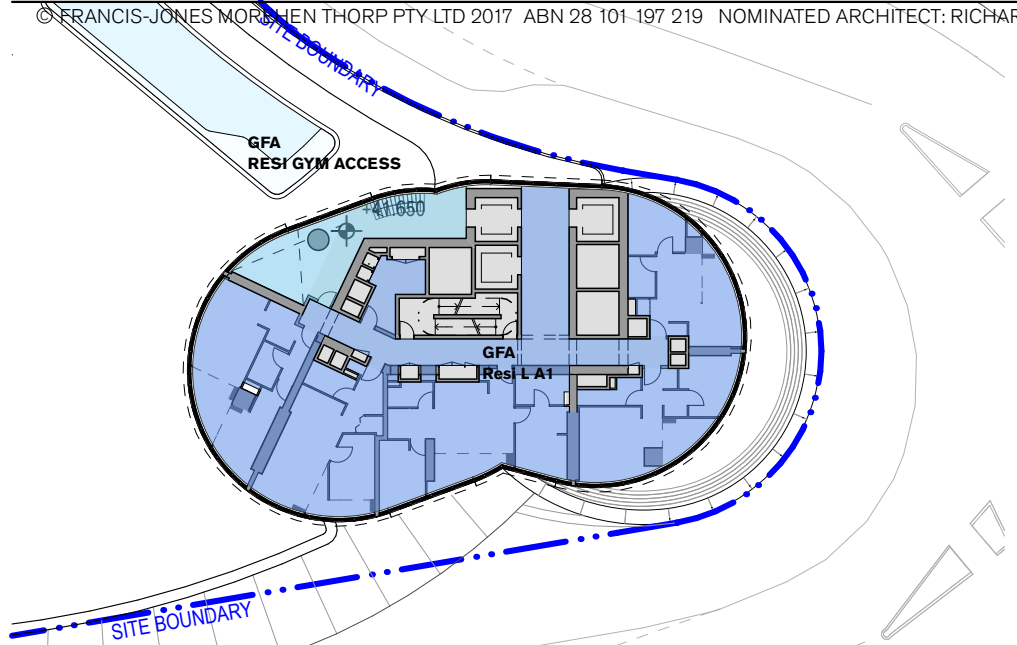
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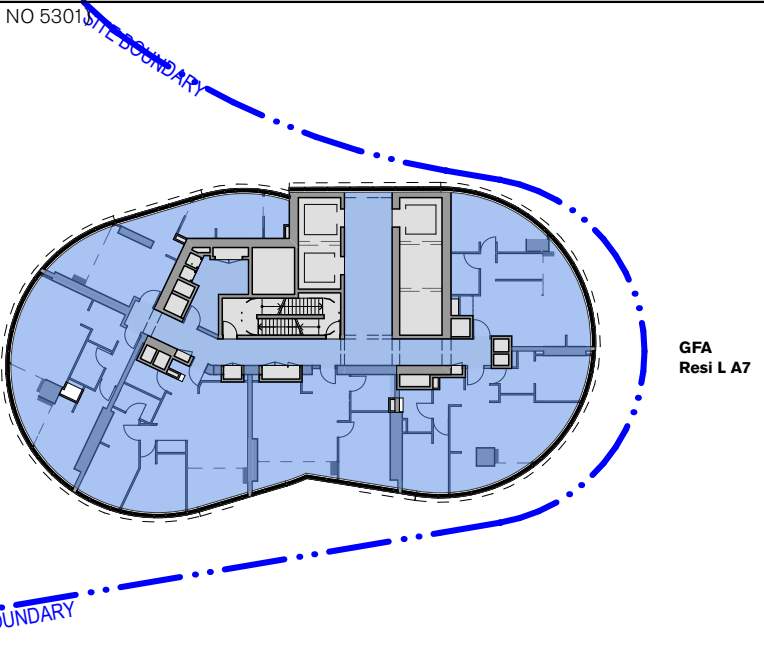
project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
GFA Plans
Tower Residential GFA Plans

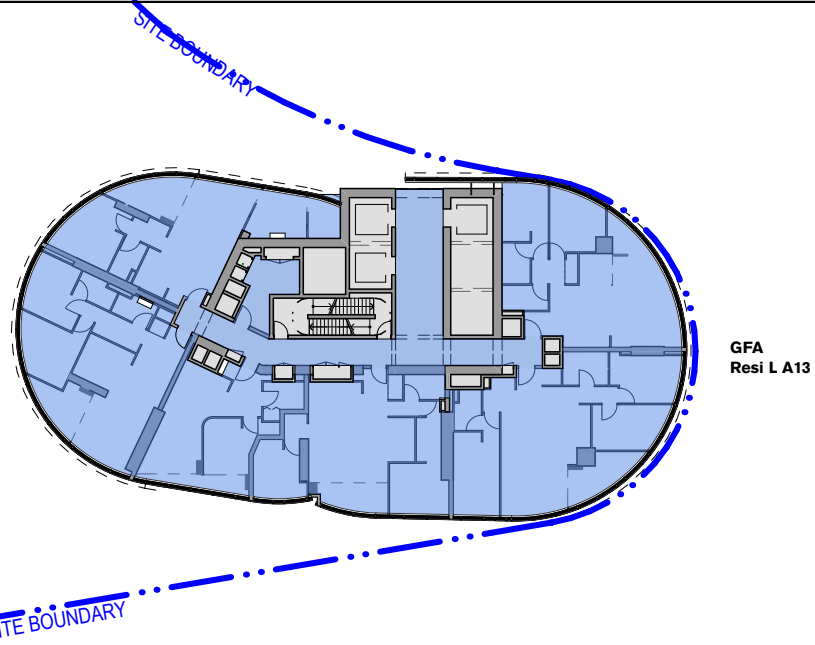
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project code	sheet no.	revision	
SM13	AF6200	DA01	



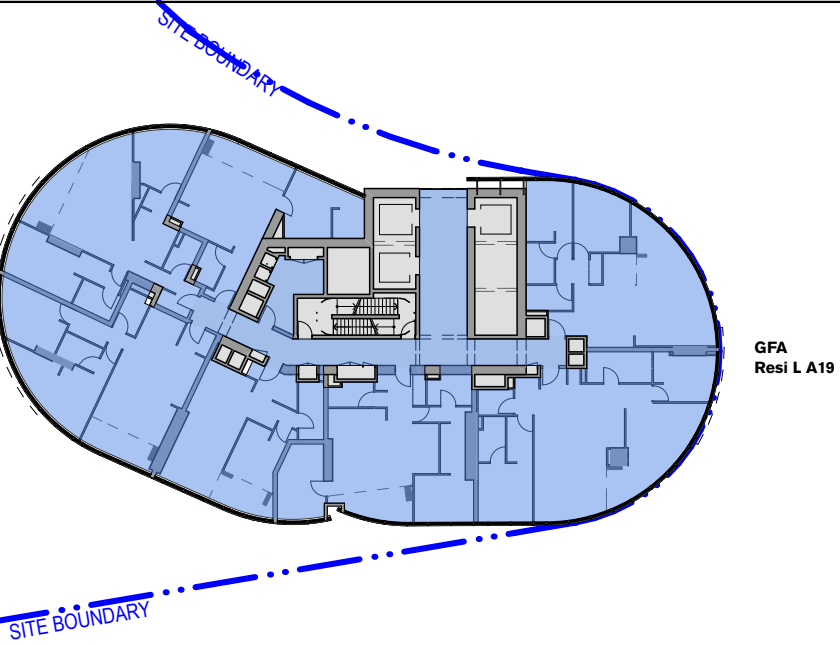
LEVEL 08 A1
1:500



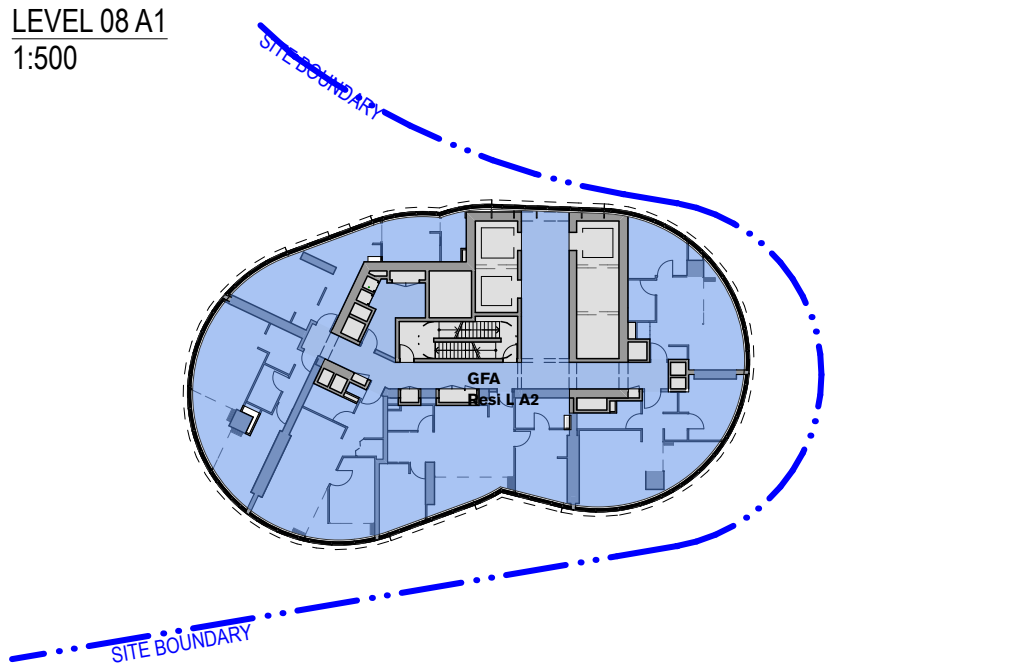
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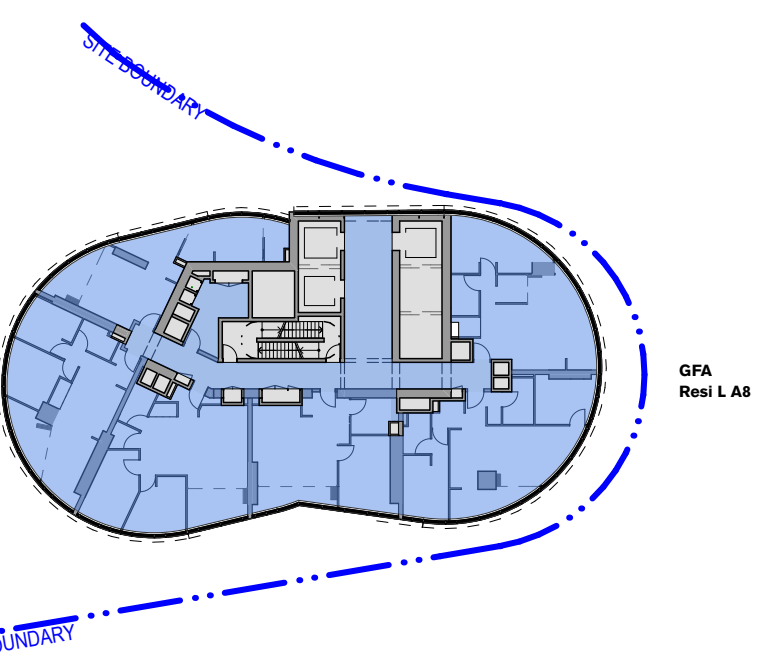
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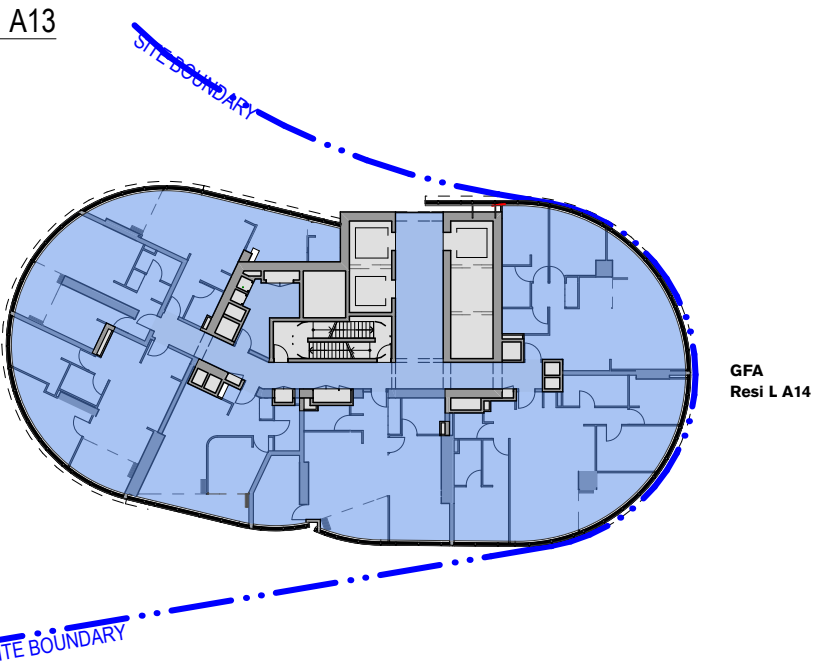
LEVEL 27 A19
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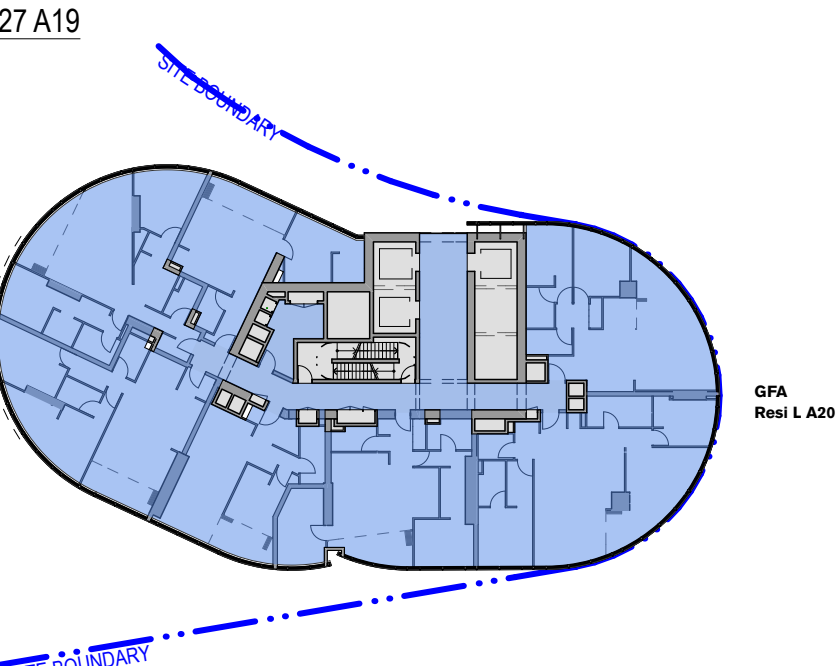
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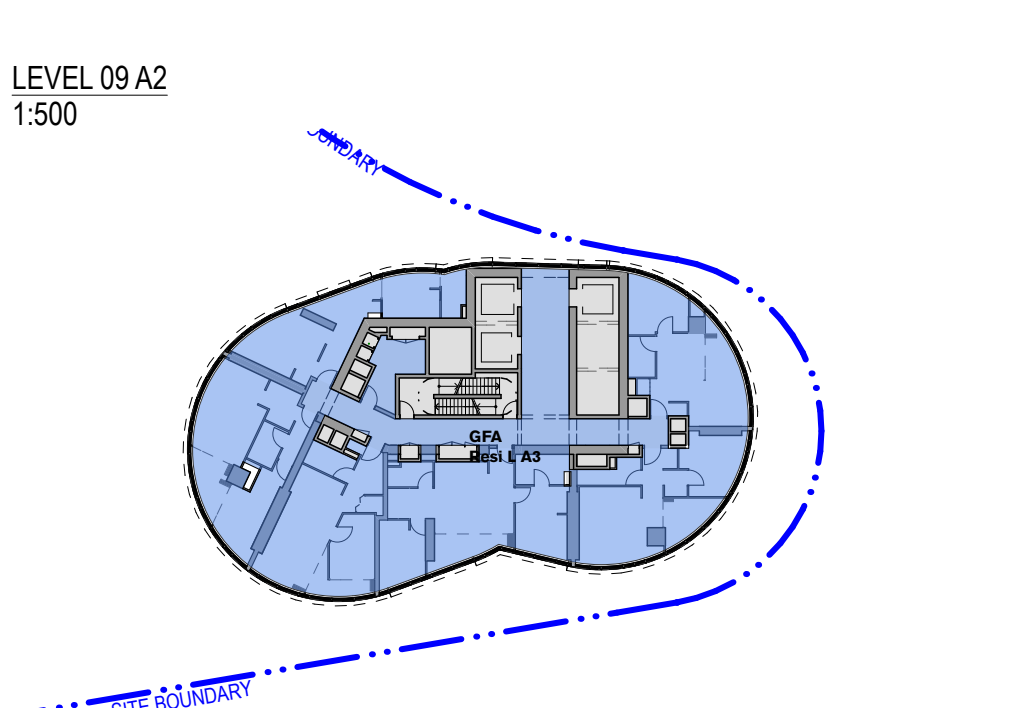
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1:500



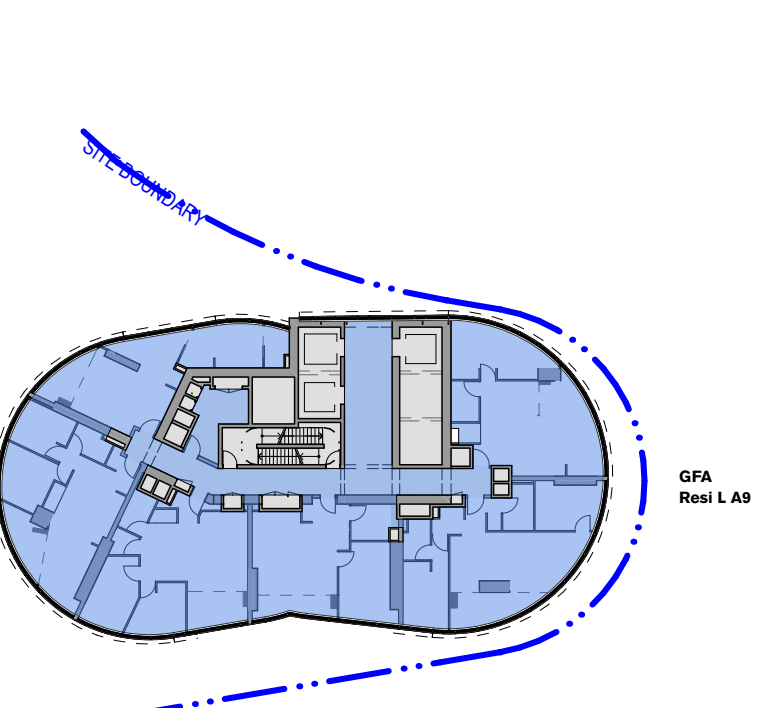
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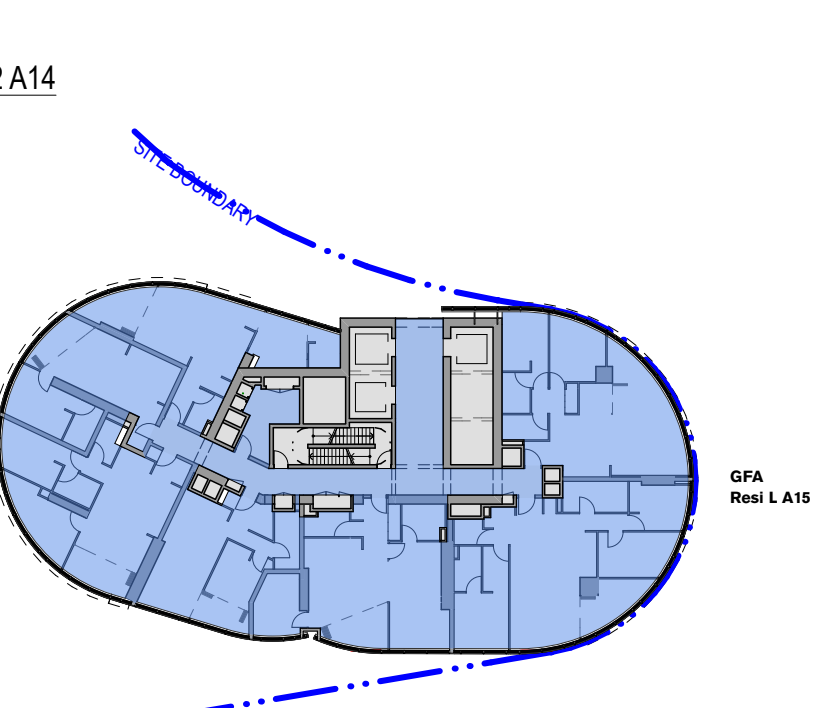
LEVEL 28 A20
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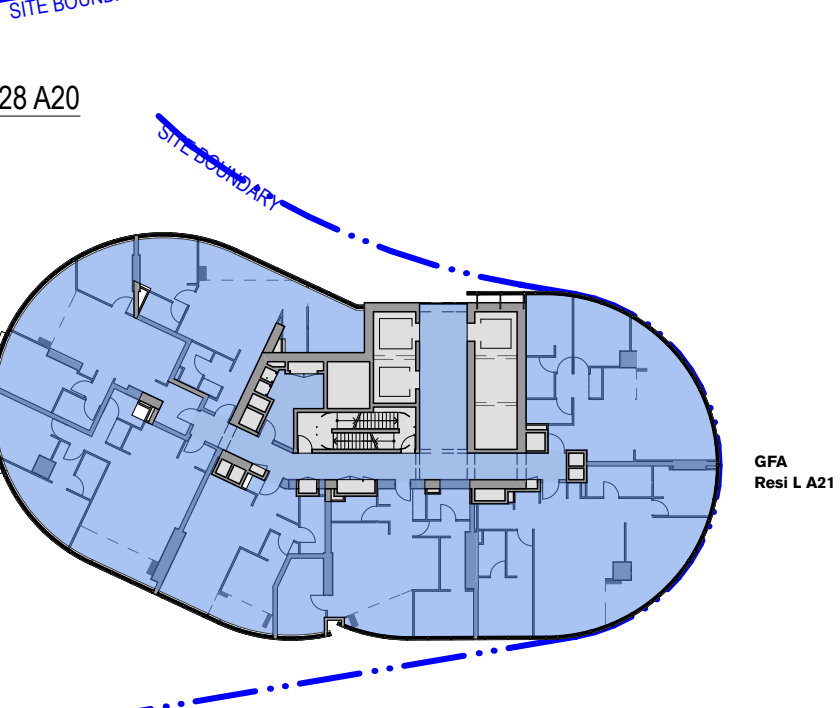
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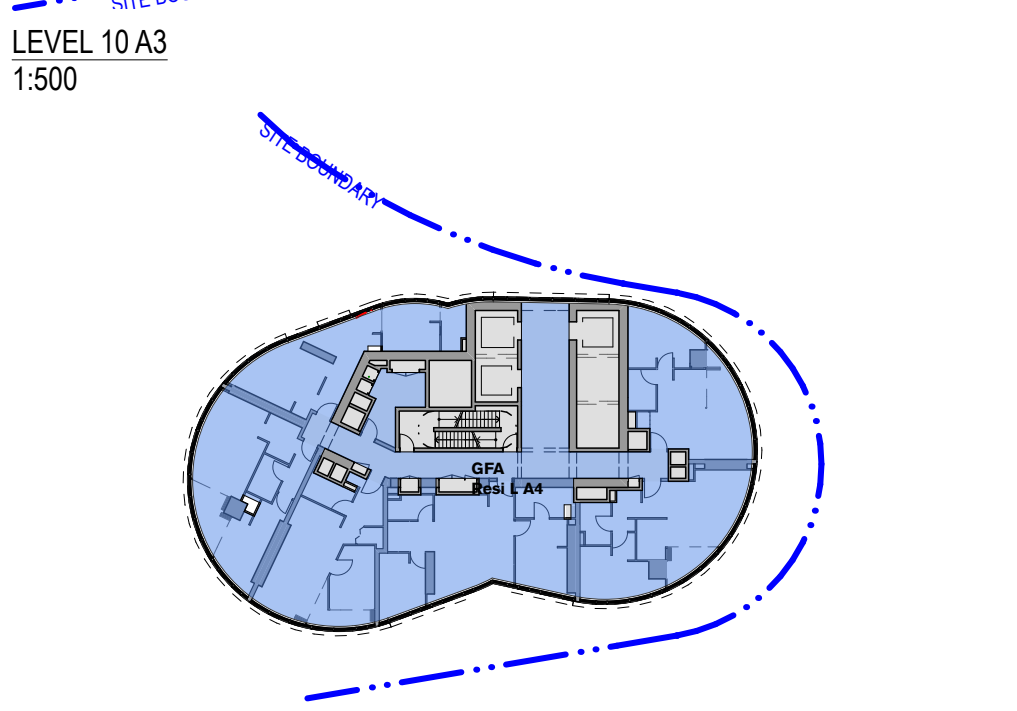
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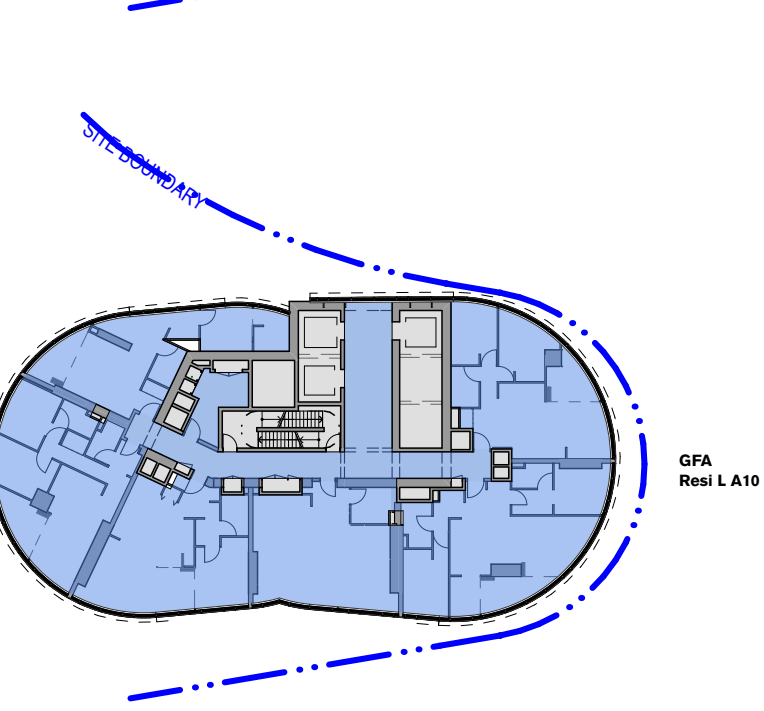
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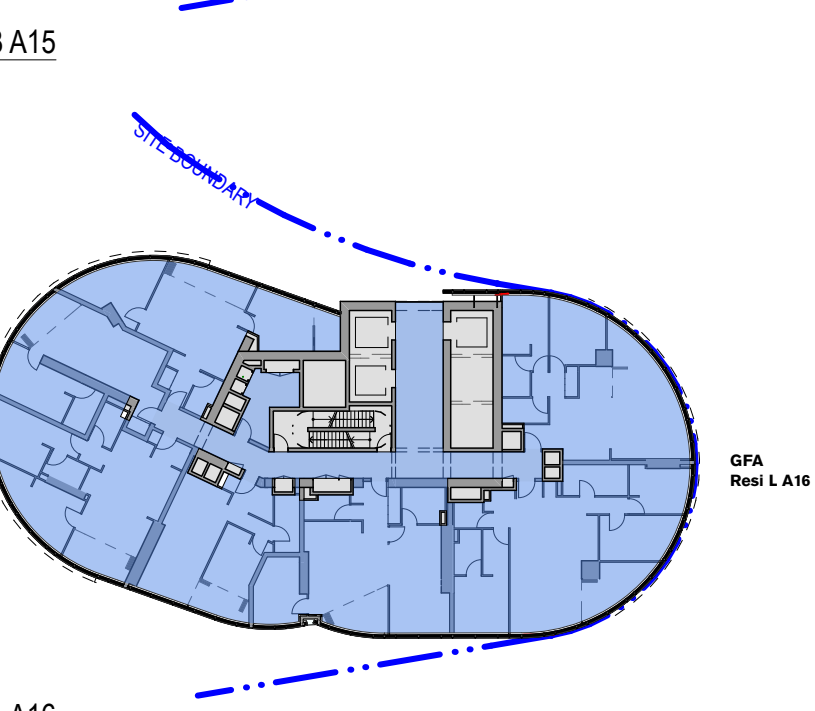
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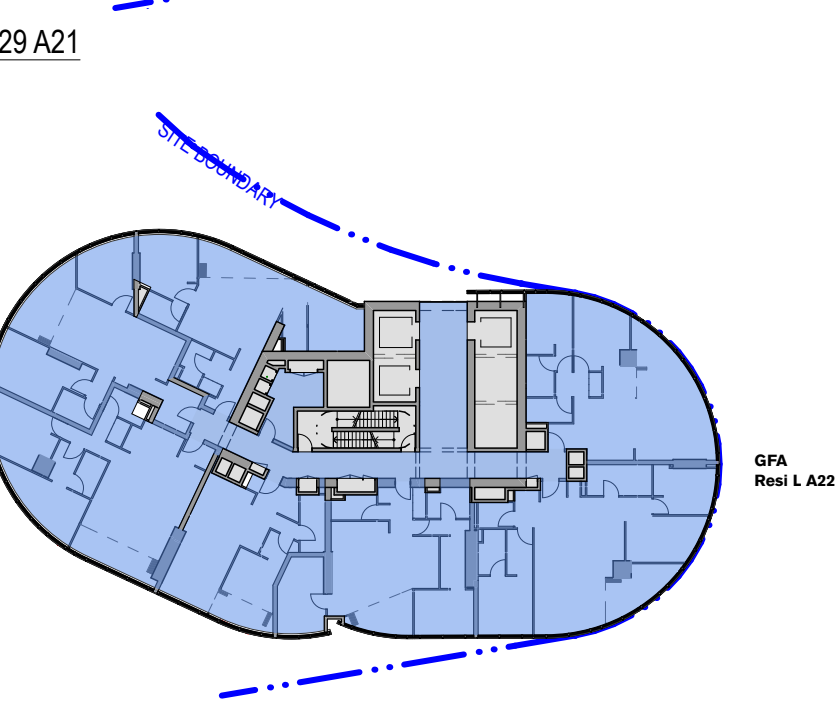
LEVEL 11 A4
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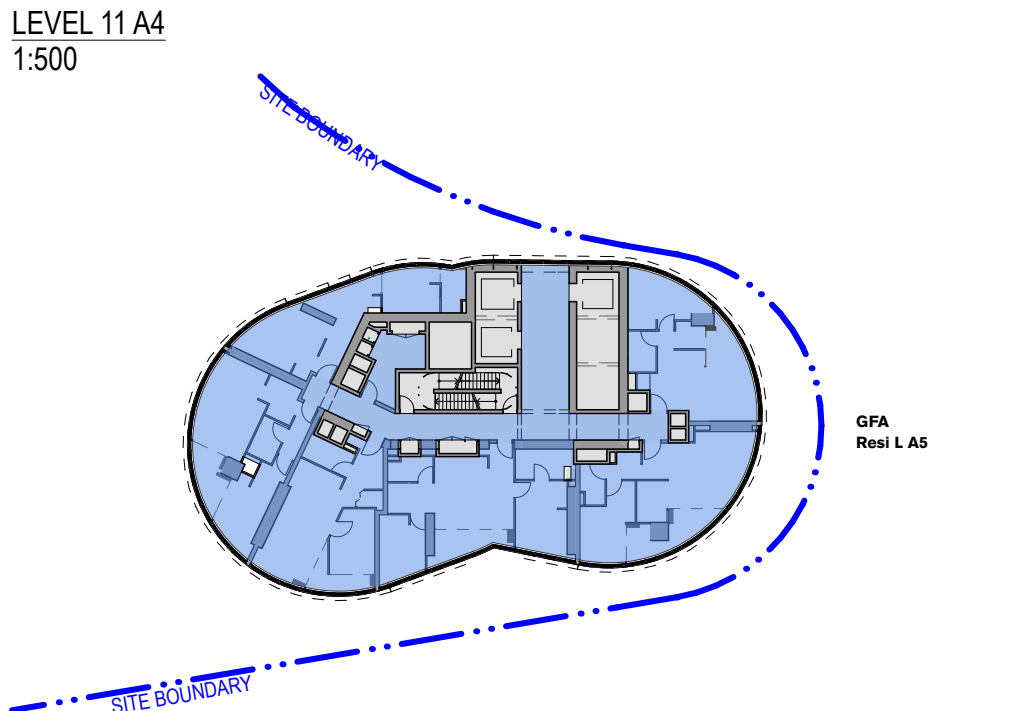
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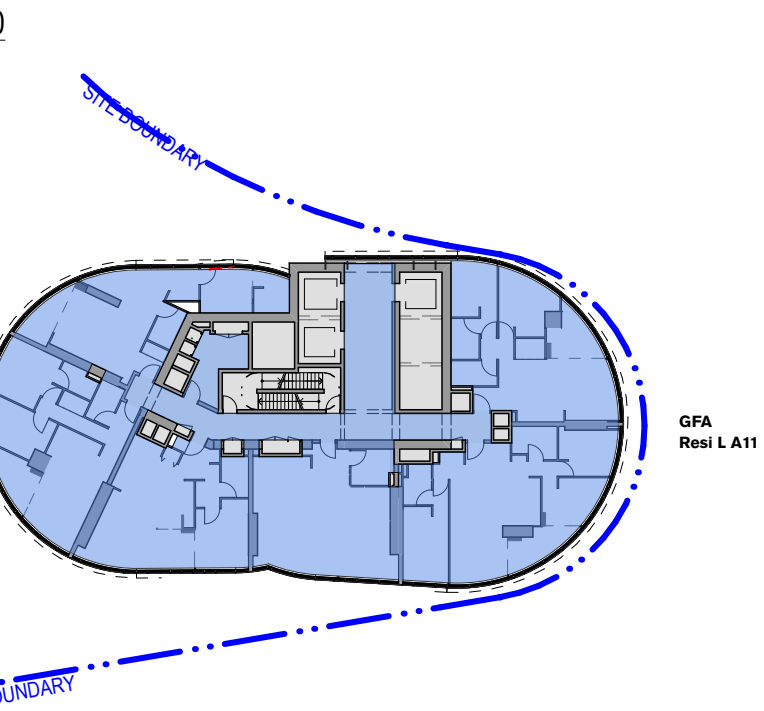
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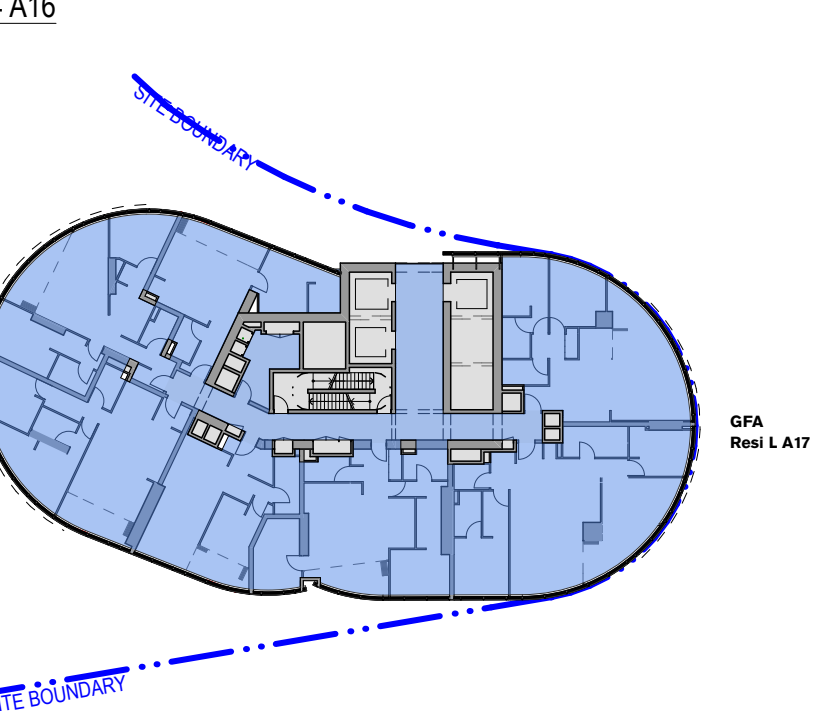
LEVEL 30 A22 - A30
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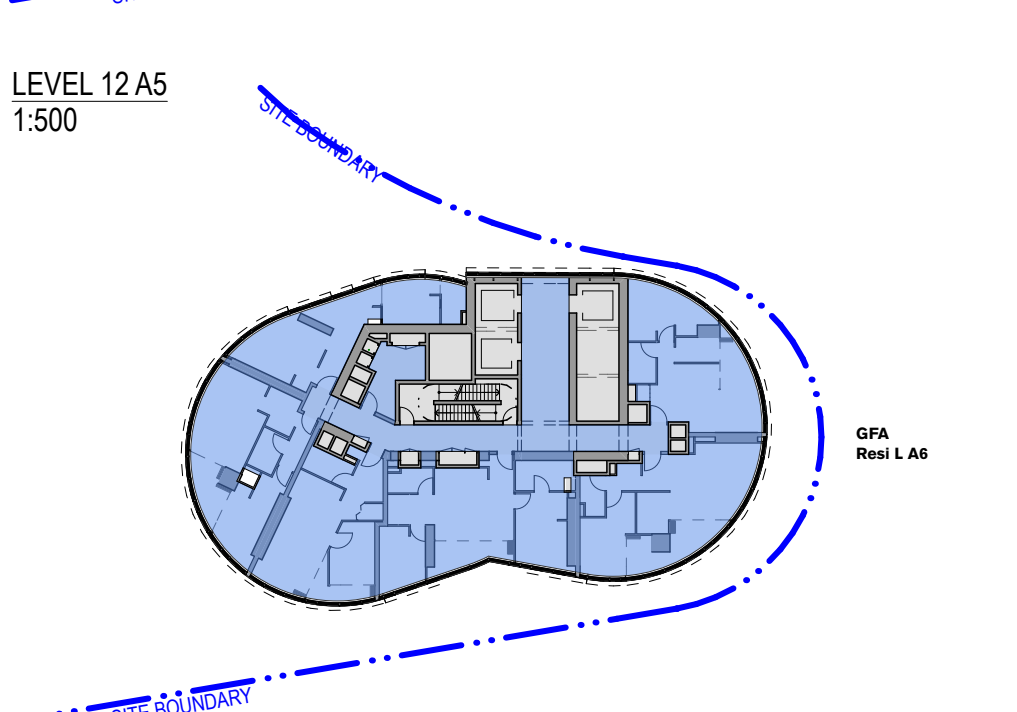
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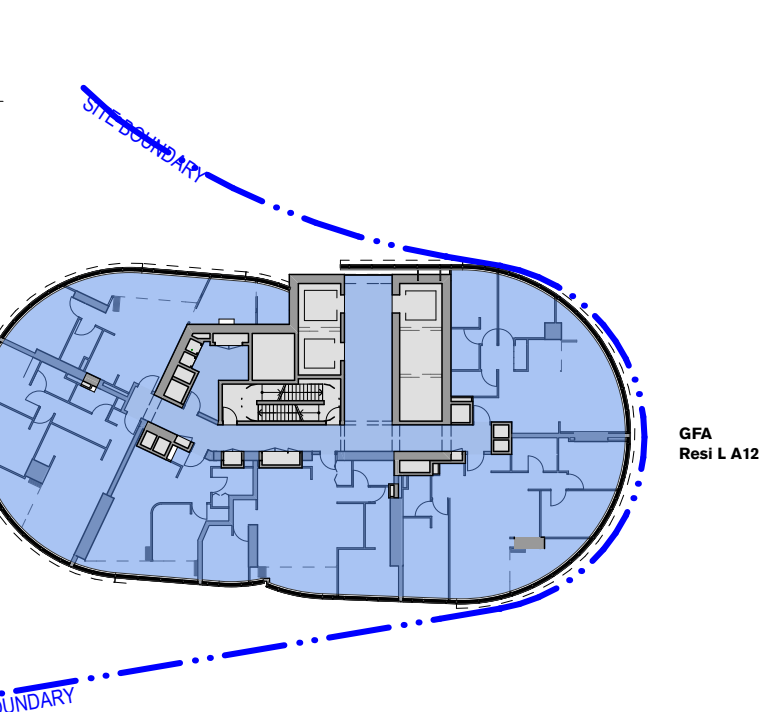
LEVEL 19 A11
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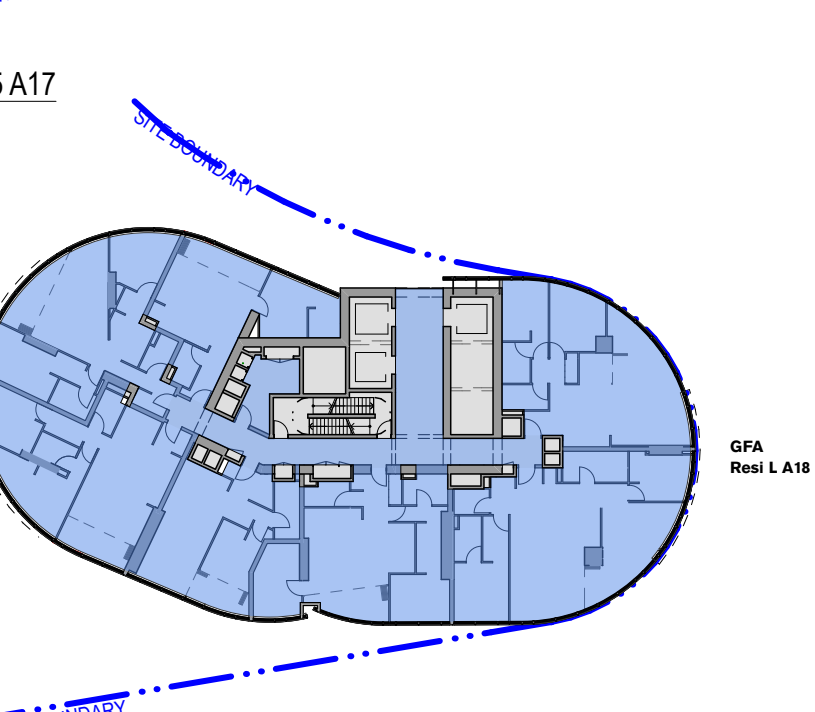
LEVEL 25 A17
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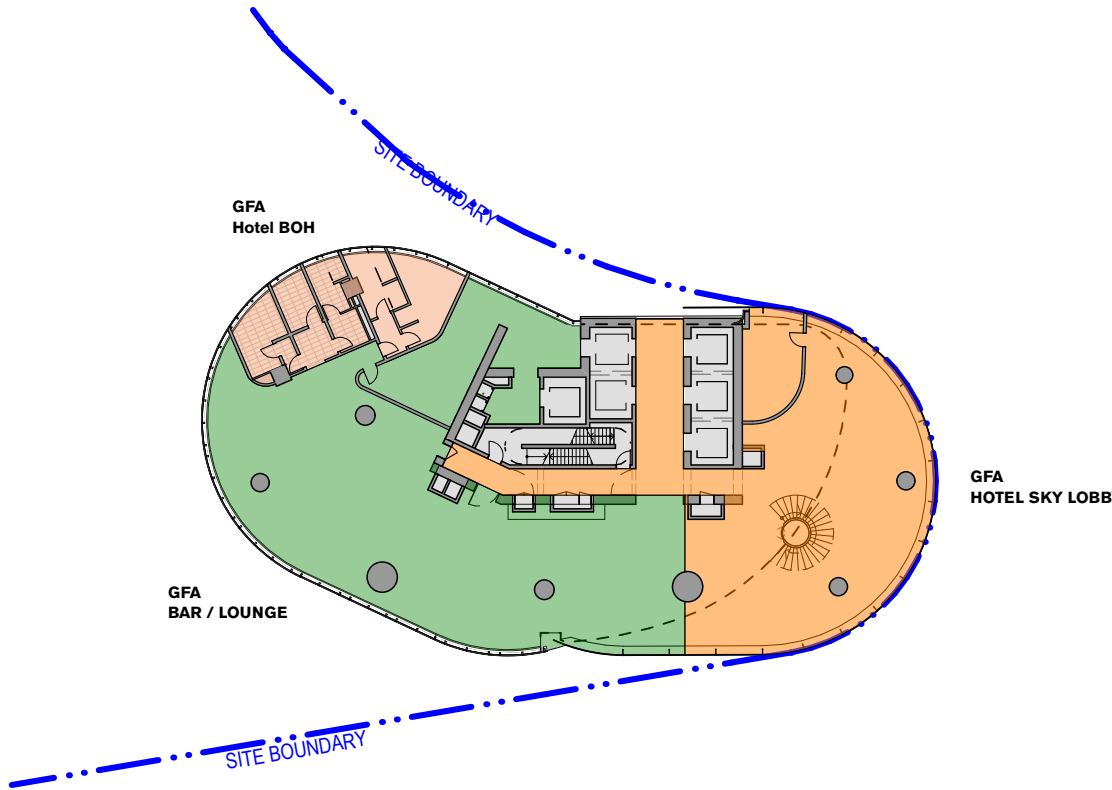
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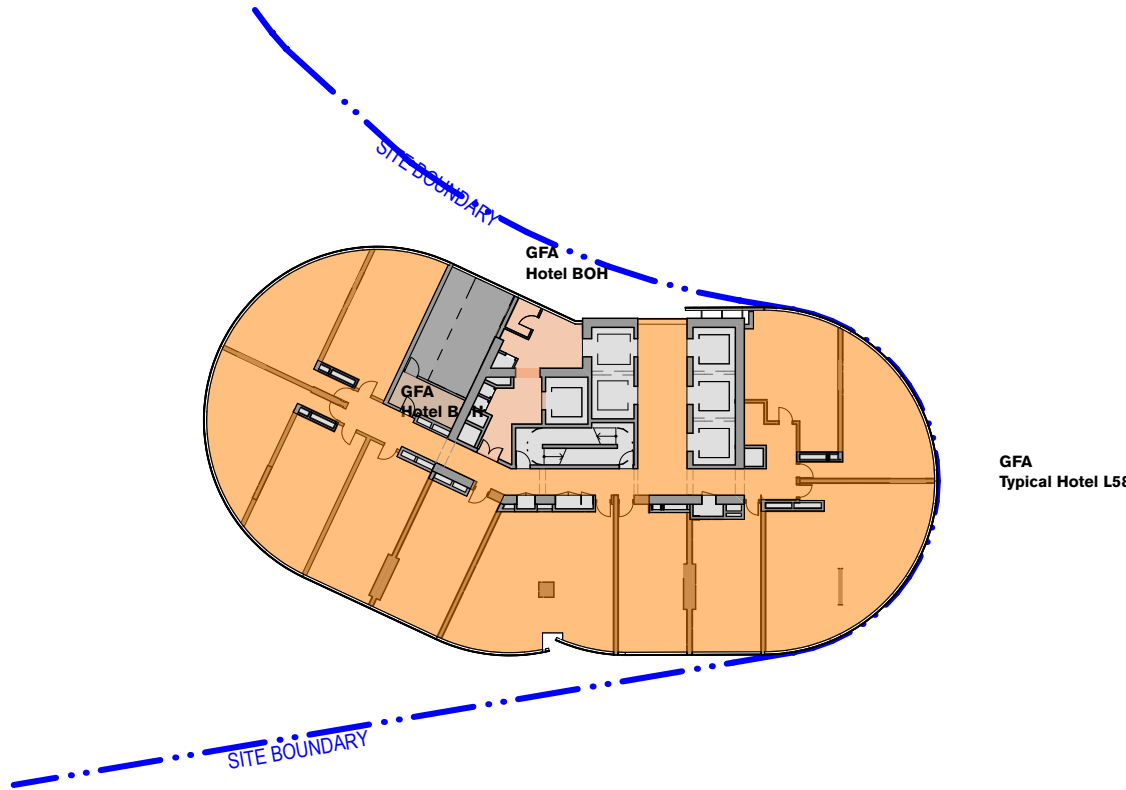
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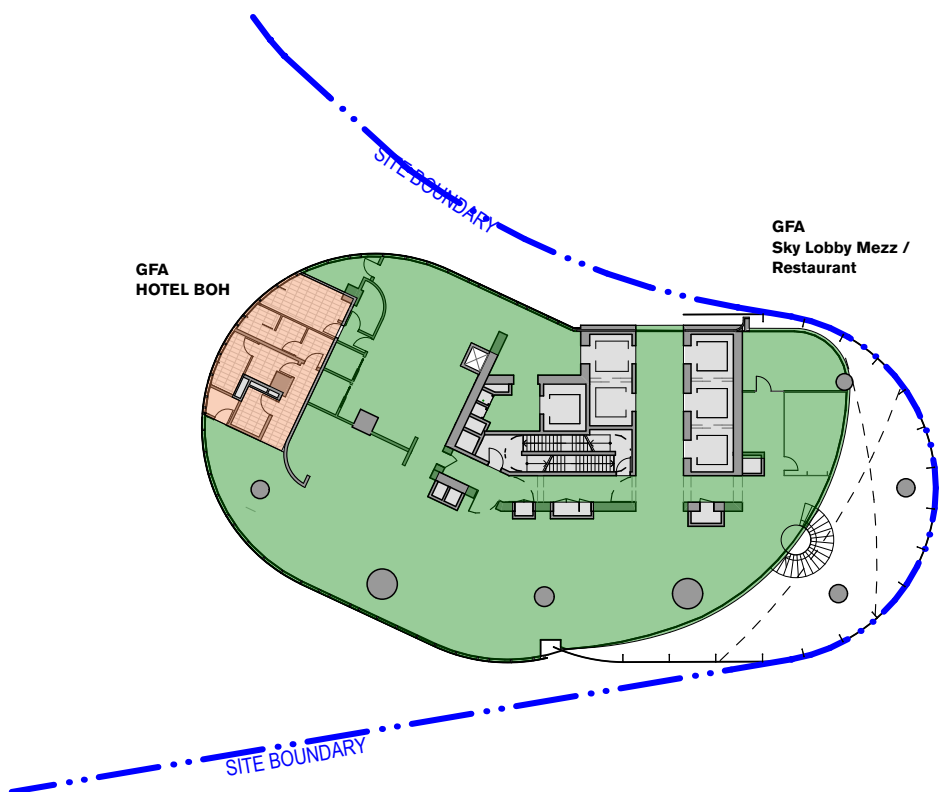
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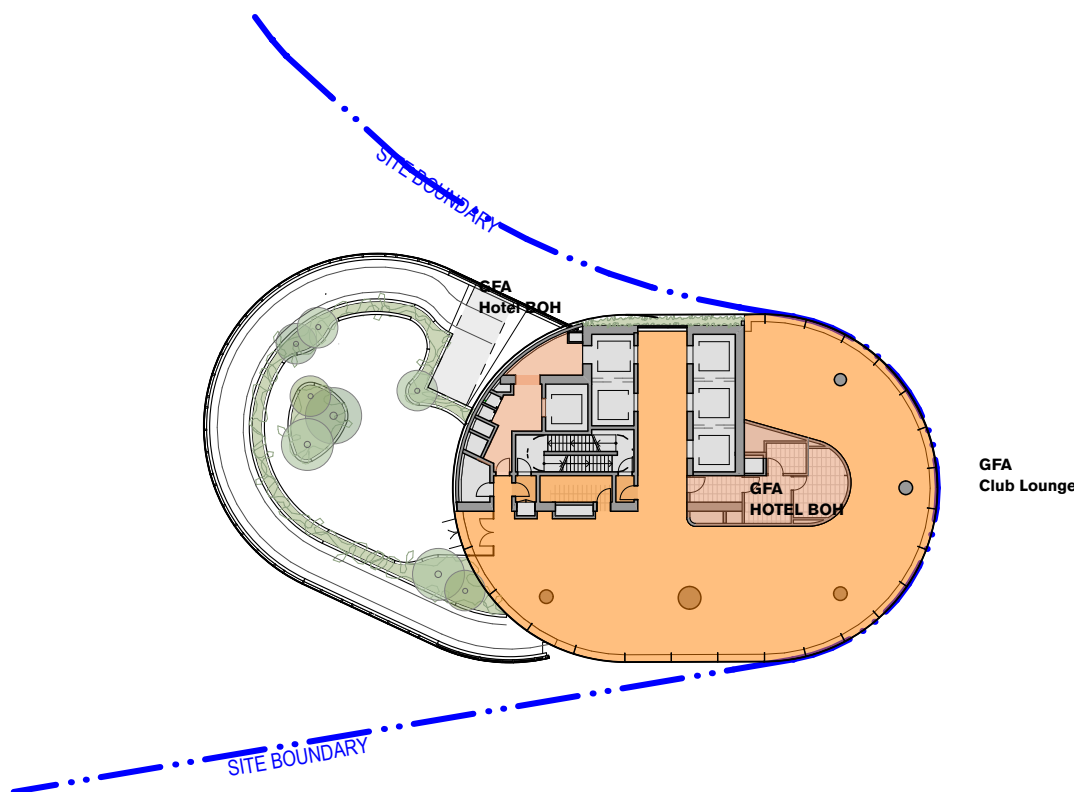
LEVEL 39 Hotel Sky Lobby
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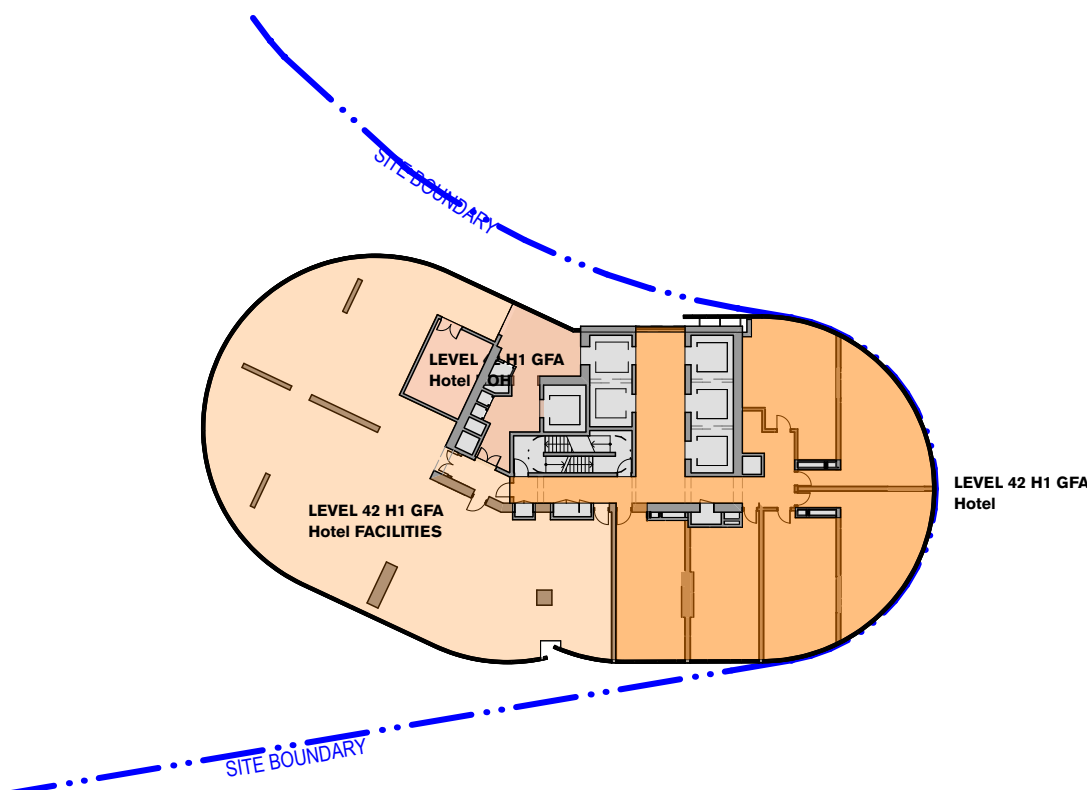
LEVEL 58 H17
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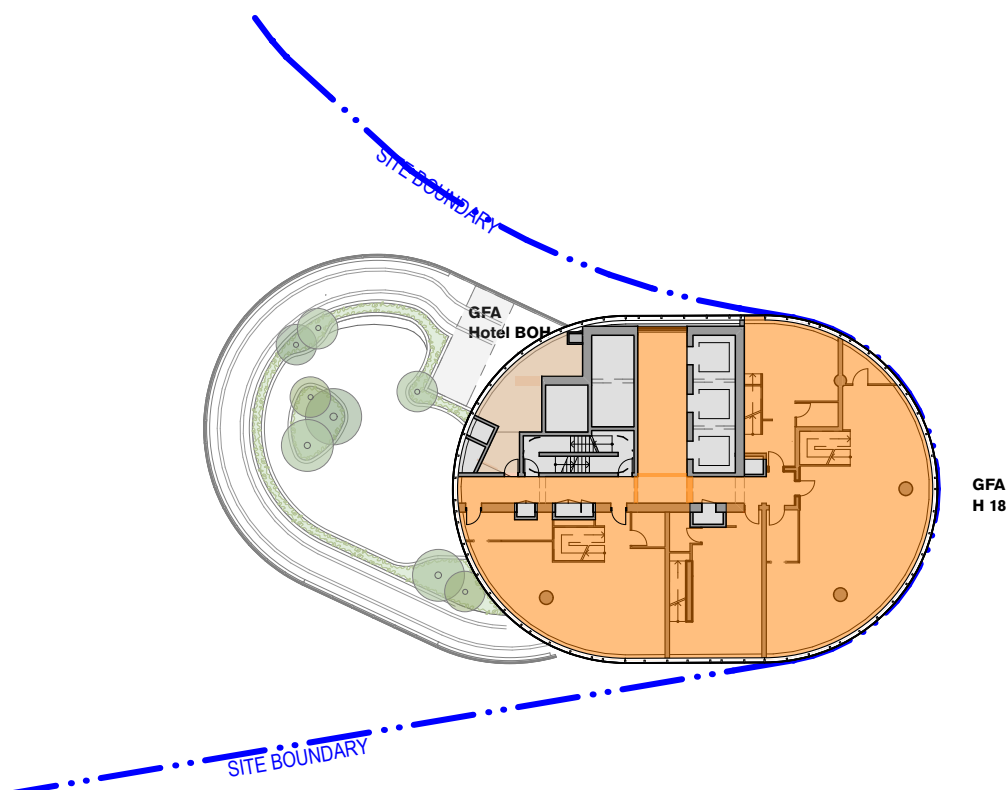
LEVEL 40 Hotel Restaurant
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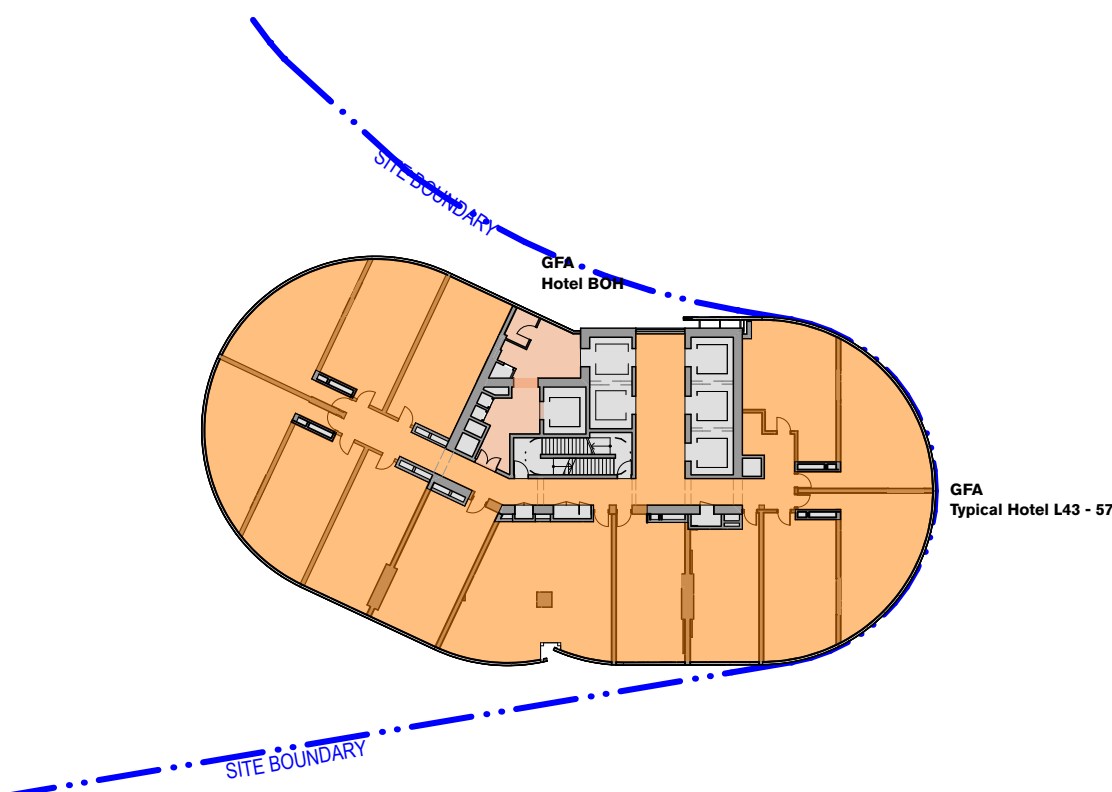
LEVEL 59 Club Lounge & Terrace
1:500



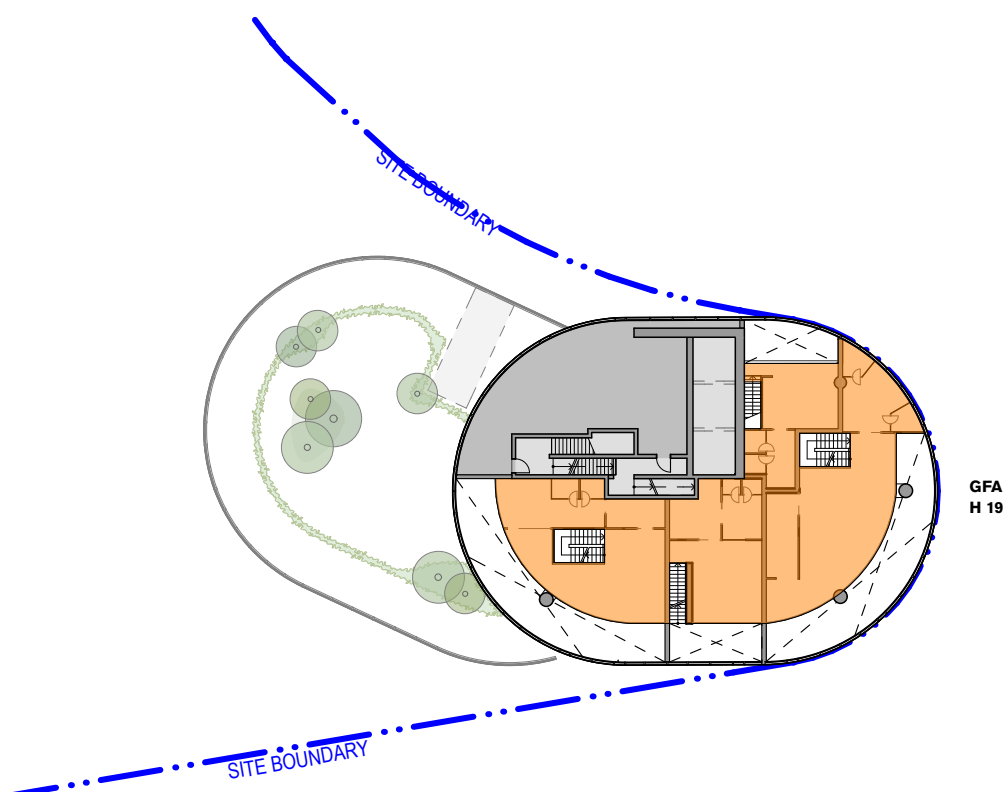
LEVEL 42 H1 - Hotel BOH
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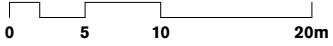
LEVEL 60 H18
1:500



LEVEL 43-57 Typical Hotel
1:500



LEVEL 61 H19
1:500



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legend

PROPOSED GFA

- HOTEL GFA
- HOTEL BOH GFA
- HOTEL FACILITIES GFA
- NEIGHBOURHOOD CENTRE GFA
- RETAIL F&B GFA
- CIRCULATION GFA
- RESIDENTIAL GFA
- RESIDENTIAL FACILITIES GFA

EXISTING GFA

- EXISTING F&B GFA
- EXISTING CIRCULATION GFA
- EXISTING OFFICE GFA
- EXISTING BOH GFA
- EXISTING RETAIL GFA

EXISTING GFA AS EXTRACTED FROM DWP SUTERS SUPPLIED DRAWINGS

303496_A90B2_161205
303496_A90B1_161205
303496_A9000_161205
303496_A9001_161205
303496_A9002_161205
303496_A9003_161205

NOTE :
DEDUCT EXISTING (DEMOLISHED) GFA FROM PROPOSED FIGURES AS REQUIRED.

STOREY / REFERENCE			PROPOSED GFA				
Level	Fir code	Fir to flr	HOTEL	HOTEL FACILITIES	HOTEL BOH	F&B	HOTEL TOTAL
Level 63	Plant						
Level 62	Plant						
Level 61	H19	3200	276				
Level 60	H18	3200	481		30		
Level 59	Club Lounge	4800	424		76		
Level 58	H17	3700	799		45		
Level 57	H16	3200	851		35		
Level 56	H15	3200	851		35		
Level 55	H14	3200	851		35		
Level 54	H13	3200	851		35		
Level 53	H12	3200	851		35		
Level 52	H11	3200	851		35		
Level 51	H10	3200	851		35		
Level 50	H9	3200	851		35		
Level 49	H8	3200	851		35		
Level 48	H7	3200	851		35		
Level 47	H6	3200	851		35		
Level 46	H5	3200	851		35		
Level 45	H4	3200	851		35		
Level 44	H3	3200	851		35		
Level 43	H2	3200	851		35		
Level 42	H1	3500	378	462	62		
Level 41	Plant	4800					
Level 40	Sky Lobby Mezz	4000		66		661	
Level 39	Sky Lobby	4000	346	95		461	
TOTALS			15467	622	739	1122	17951
REVISION B	22.06.17		HOTEL	HOTEL FACILITIES	HOTEL BOH	F&B	HOTEL TOTAL

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

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project
Modification 13
80 PYRMONT STREET
PYRMONT NSW 2009

title
GFA Plans
Tower Hotel GFA Plans

scale	1:500 @ A1	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF6300	DA01	

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legend

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

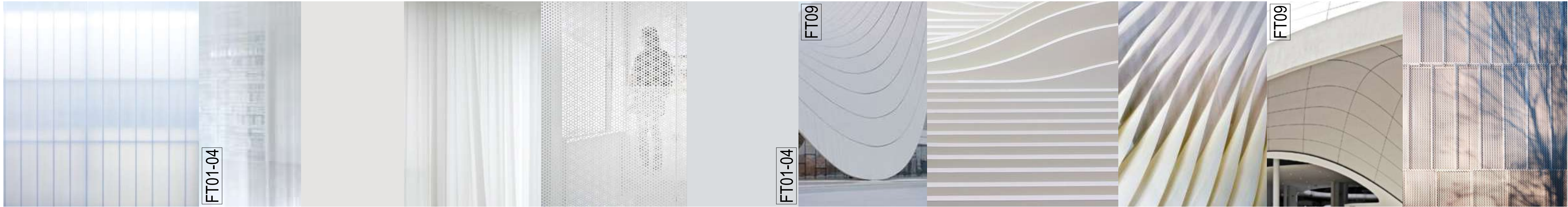
GREEN WALL
Living green wall - plant selection to future details
- FT12

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 behind
- FT14

JONES BAY WINDOW FACADE
Aluminium framed high performance glazing with exposed feature spandrel
- FT15

GLAZED AWNING
Steel framed glazed awning



DA02	2/11/18	Response to Submissions	JRS	SMP
DA01	1/9/17	DEVELOPMENT APPLICATION	NY	SMP
rev	date	name	by	chk

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project

Modification 13

80 PYRMONT STREET

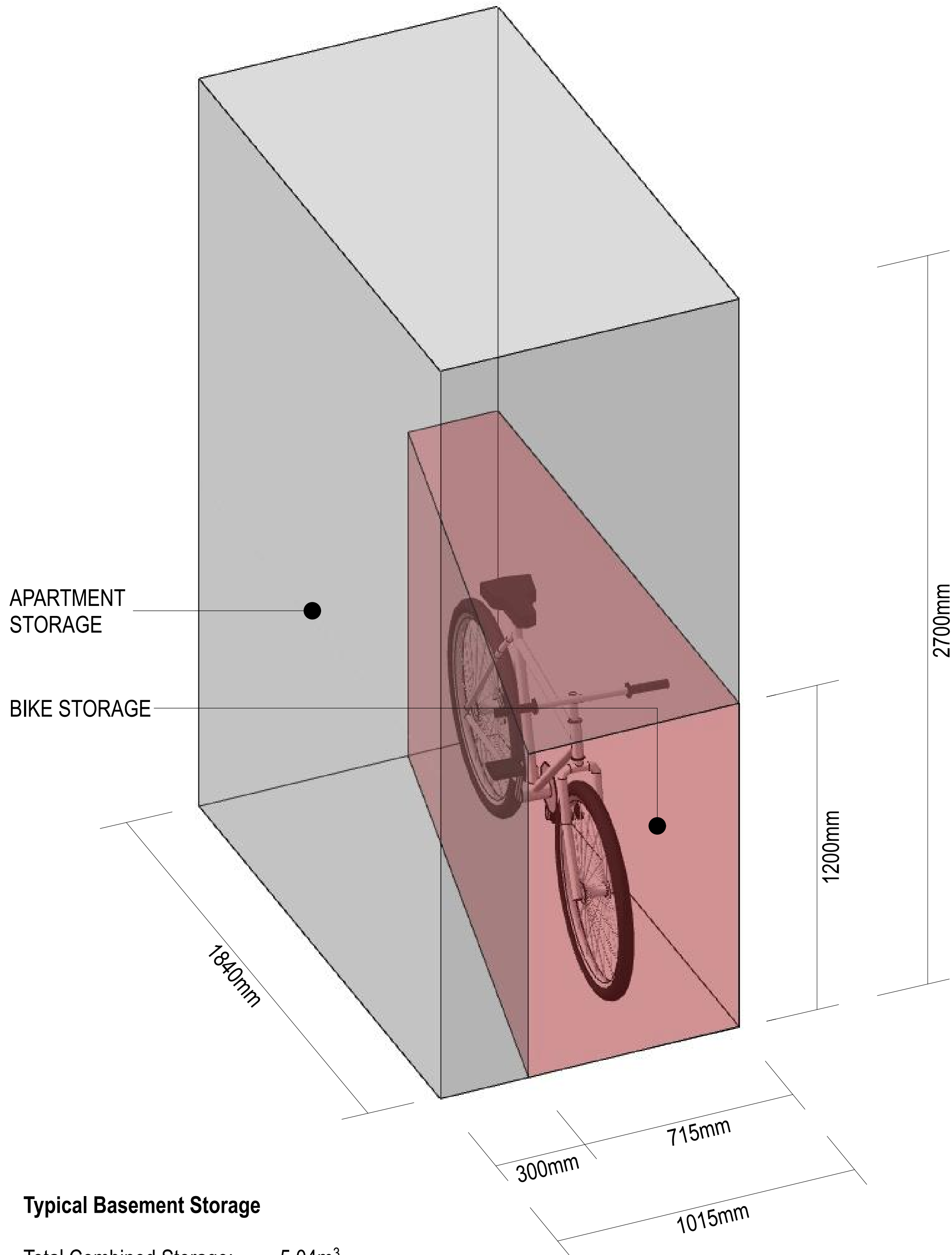
PYRMONT NSW 2009

title

Material Schedules

External Finishes Board

scale	Not to Scale	first issued	1/9/17
project code	sheet no.	revision	
SM13	AF7000	DA02	



Typical Basement Storage

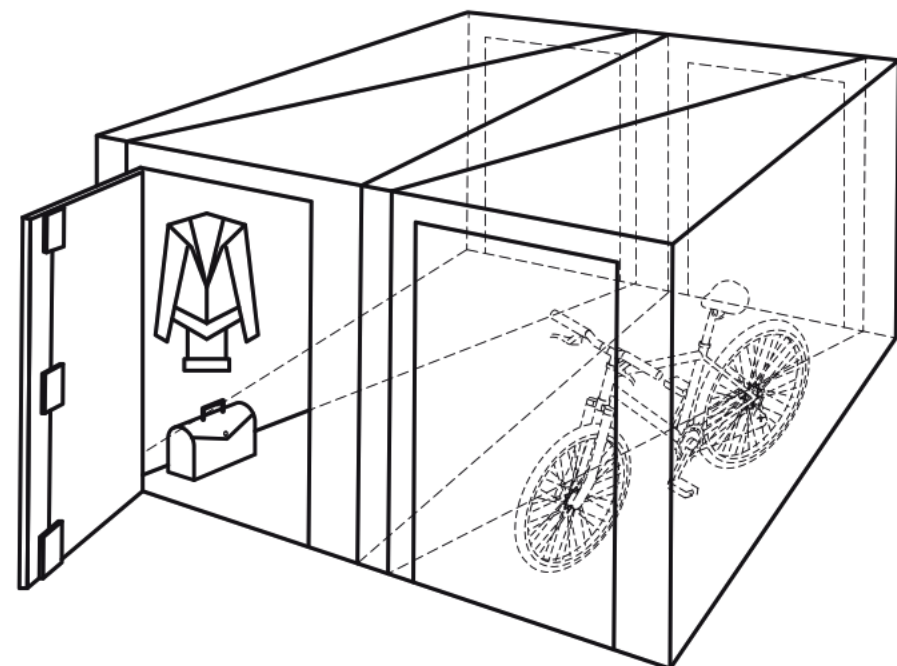
Total Combined Storage: 5.04m³
Bike Storage: -1.12m³
Total Storage: 3.92m³

AS 2890.3:2015

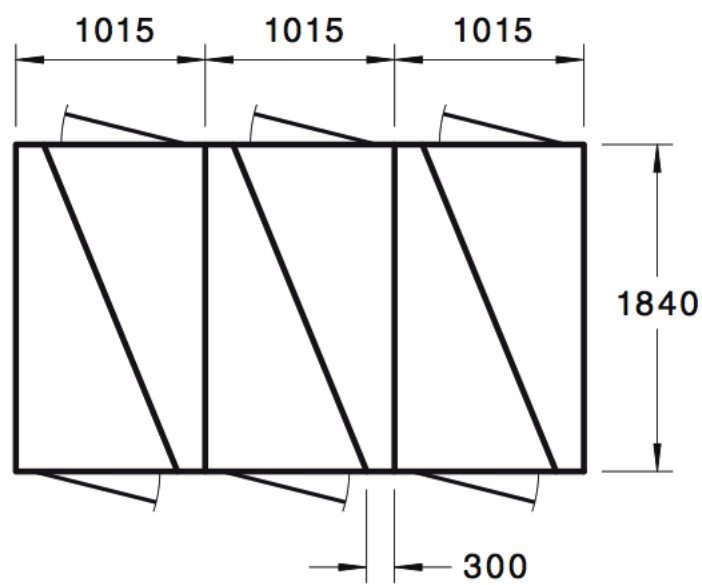
APPENDIX B
TYPICAL FORMS OF BICYCLE PARKING
(Informative)

B1 LOCKER

Figure B1 shows examples of typical bicycle locker design.



(a) Typical bicycle lockers



(b) Typical double-sided layouts

STOREY / REFERENCE				Storage (m3)					TOTAL	Excess Storage (m3)
Level	Fir code	Apartment No.	Type	Briefed area (m2)	In-apartment	Basement	Reduction of Blue Volume			
Level 38	A30	387	2 BED	8.0	7.5	5.8	1.1	12.2	4.2	
		386	2 BED	8.0	6.0	5.6	1.1	10.5	2.5	
		385	2 BED	8.0	7.8	5.6	1.1	12.3	4.3	
		384	1 BED	6.0	11.1	5.6	1.1	15.6	9.6	
		383	2 BED	8.0	17.6	5.6	1.1	22.1	14.1	
		382	3 BED	10.0	7.0	6.0	1.1	11.9	1.9	
Level 37	A29	381	2 BED	8.0	5.1	5.6	1.1	9.6	1.6	
		377	2 BED	8.0	7.5	5.6	1.1	12.0	4.0	
		376	2 BED	8.0	6.0	5.6	1.1	10.5	2.5	
		375	2 BED	8.0	7.8	5.6	1.1	12.3	4.3	
		374	1 BED	6.0	11.1	5.6	1.1	15.6	9.6	
		373	2 BED	8.0	17.6	5.6	1.1	22.1	14.1	
Level 36	A28	372	3 BED	10.0	7.0	10.6	1.1	16.5	6.5	
		371	2 BED	8.0	5.1	5.6	1.1	9.6	1.6	
		367	2 BED	8.0	7.5	5.6	1.1	12.0	4.0	
		366	2 BED	8.0	6.0	5.6	1.1	10.5	2.5	
		365	2 BED	8.0	7.8	5.6	1.1	12.3	4.3	
		364	1 BED	6.0	11.1	5.6	1.1	15.6	9.6	
Level 35	A27	363	2 BED	8.0	17.6	5.6	1.1	22.1	14.1	
		362	3 BED	10.0	7.0	7.1	1.1	13.0	3.0	
		361	2 BED	8.0	5.1	5.6	1.1	9.6	1.6	
		357	2 BED	8.0	7.5	5.6	1.1	12.0	4.0	
		356	2 BED	8.0	6.0	5.6	1.1	10.5	2.5	
		355	2 BED	8.0	7.8	5.6	1.1	12.3	4.3	
Level 34	A26	354	1 BED	6.0	11.1	6.0	1.1	16.0	10.0	
		353	2 BED	8.0	17.6	6.0	1.1	22.5	14.5	
		352	3 BED	10.0	7.0	6.2	1.1	12.1	2.1	
		351	2 BED	8.0	5.1	6.0	1.1	10.0	2.0	
		347	2 BED	8.0	7.5	6.0	1.1	12.4	4.4	
		346	2 BED	8.0	6.0	6.0	1.1	10.9	2.9	
Level 33	A25	345	2 BED	8.0	7.8	6.0	1.1	12.7	4.7	
		344	1 BED	6.0	11.1	6.0	1.1	16.0	10.0	
		343	2 BED	8.0	17.6	6.0	1.1	22.5	14.5	
		342	3 BED	10.0	7.0	6.5	1.1	12.4	2.4	
		341	2 BED	8.0	5.1	6.0	1.1	10.0	2.0	
		337	2 BED	8.0	7.5	6.7	1.1	13.1	5.1	
Level 32	A24	336	2 BED	8.0	6.0	6.7	1.1	11.6	3.6	
		335	2 BED	8.0	7.8	5.0	1.1	11.7	3.7	
		334	1 BED	6.0	11.1	5.0	1.1	15.0	9.0	
		333	2 BED	8.0	17.6	6.8	1.1	23.3	15.3	
		332	3 BED	10.0	7.0	6.5	1.1	12.4	2.4	
		331	2 BED	8.0	5.1	6.8	1.1	10.8	2.8	
Level 31	A23	327	2 BED	8.0	7.5	5.0	1.1	11.4	3.4	
		326	2 BED	8.0	6.0	5.0	1.1	9.9	1.9	
		325	2 BED	8.0	7.8	8.8	1.1	15.5	7.5	
		324	1 BED	6.0	11.1	7.5	1.1	17.5	11.5	
		323	2 BED	8.0	17.6	8.8	1.1	25.3	17.3	
		322	3 BED	10.0	7.0	5.7	1.1	11.6	1.6	
Level 30	A22	321	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		317	2 BED	8.0	7.5	5.0	1.1	11.4	3.4	
		316	2 BED	8.0	6.0	5.0	1.1	9.9	1.9	
		315	2 BED	8.0	7.8	5.0	1.1	11.7	3.7	
		314	1 BED	6.0	11.1	5.0	1.1	15.0	9.0	
		313	2 BED	8.0	17.6	5.0	1.1	21.5	13.5	
Level 29	A21	312	3 BED	10.0	7.0	7.2	1.1	13.1	3.1	
		311	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		307	2 BED	8.0	7.5	5.0	1.1	11.4	3.4	
		306	2 BED	8.0	6.0	5.0	1.1	9.9	1.9	
		305	2 BED	8.0	7.8	5.0	1.1	11.7	3.7	
		304	1 BED	6.0	11.1	5.0	1.1	15.0	9.0	
Level 28	A20	303	2 BED	8.0	17.6	5.0	1.1	21.5	13.5	
		302	3 BED	10.0	7.0	5.0	1.1	10.9	0.9	
		301	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		297	2 BED	8.0	7.5	5.0	1.1	11.4	3.4	
		296	2 BED	8.0	6.0	5.0	1.1	9.9	1.9	
		295	2 BED	8.0	7.8	5.0	1.1	11.7	3.7	
Level 27	A19	294	1 BED	6.0	11.1	5.0	1.1	15.0	9.0	
		293	2 BED	8.0	17.6	5.0	1.1	21.5	13.5	
		292	3 BED	10.0	7.0	6.3	1.1	12.2	2.2	
		291	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		287	1 BED	6.0	3.7	5.0	1.1	7.6	1.6	
		286	2 BED	8.0	10.1	5.0	1.1	14.0	6.0	
Level 26	A18	285	2 BED	8.0	7.6	7.9	1.1	14.4	6.4	
		284	1 BED	6.0	11.7	5.0	1.1	15.6	9.6	
		283	2 BED	8.0	17.0	5.0	1.1	20.9	12.9	
		282	3 BED	10.0	7.0	6.7	1.1	12.6	2.6	
		281	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		277	1 BED	6.0	3.7	5.0	1.1	7.6	1.6	
Level 25	A17	276	2 BED	8.0	10.1	5.0	1.1	14.0	6.0	
		275	2 BED	8.0	7.6	5.0	1.1	11.5	3.5	
		274	1 BED	6.0	11.1	5.0	1.1	15.0	9.0	
		273	2 BED	8.0	16.9	5.0	1.1	20.8	12.8	
		272	3 BED	10.0	7.0	5.7	1.1	11.6	1.6	
		271	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
Level 24	A16	267	1 BED	6.0	3.7	5.0	1.1	7.6	1.6	
		266	2 BED	8.0	9.6	5.0	1.1	13.4	5.4	
		265	2 BED	8.0	7.6	5.0	1.1	11.5	3.5	
		264	1 BED	6.0	11.1	5.0	1.1	15.0	9.0	
		263	3 BED	10.0	16.9	5.0	1.1	20.8	12.8	
		262	3 BED	10.0	7.0	9.0	1.1	14.9	4.9	
Level 23	A15	261	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		257	1 BED	6.0	3.7	5.0	1.1	7.6	1.6	
		256	2 BED	8.0	9.7	5.0	1.1	13.6	5.6	
		255	2 BED	8.0	7.3	5.0	1.1	11.2	3.2	
		254	1 BED	6.0	11.1	5.0	1.1	15.0	9.0	
		253	2 BED	8.0	16.9	5.0	1.1	20.8	12.8	
Level 22	A14	252	3 BED	10.0	7.0	5.8	1.1	11.7	1.7	
		251	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		247	2 BED	8.0	5.6	5.0	1.1	9.5	1.5	
		246	1 BED	6.0	3.1	5.0	1.1	7.0	1.0	
		245	2 BED	8.0	7.6	5.0	1.1	11.4	3.4	
		244	1 BED	6.0	8.6	5.0	1.1	12.4	6.4	
Level 21	A13	243	2 BED	8.0	15.2	5.5	1.1	19.6	11.6	
		242	3 BED	10.0	6.9	5.0	1.1	10.8	0.8	
		241	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		237	1 BED	6.0	3.1	5.0	1.1	7.0	1.0	
		236	1 BED	6.0	3.2	5.0	1.1	7.1	1.1	
		235	2 BED	8.0	4.4	5.0	1.1	8.3	0.3	
Level 20	A12	234	1 BED	6.0	8.6	8.5	1.1	15.9	9.9	
		233	2 BED	8.0	15.2	5.5	1.1	19.6	11.6	
		232	3 BED	10.0	6.9	5.0	1.1	10.8	0.8	
		231	2 BED	8.0	5.1	8.3	1.1	12.3	4.3	
		227	1 BED	6.0	3.6	5.0	1.1	7.5	1.5	
		226	1 BED	6.0	3.0	5.0	1.1	6.9	0.9	
Level 19	A11	225	2 BED	8.0	5.8	5.0	1.1	9.6	1.6	
		224	1 BED	6.0	5.4	5.0	1.1	9.2	6.2	
		223	2 BED	8.0	15.4	5.0	1.1	19.3	11.3	
		222	3 BED	10.0	6.2	5.3	1.1	10.3	0.3	
		221	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		216	2 BED	8.0	5.9	5.0	1.1	9.8	1.8	
Level 18	A10	215	2 BED	8.0	5.2	6.4	1.1	10.4	2.4	
		214	1 BED	6.0	5.4	6.4	1.1	10.6	4.6	
		213	2 BED	8.0	15.4	5.0	1.1	19.3	11.3	
		212	3 BED	10.0	6.2	5.3	1.1	10.3	0.3	
		211	2 BED	8.0	5.1	5.0	1.1	9.0	1.0	
		206	2 BED	8.0	4.9	5.1	1.1	8.9	0.9	
Level 17	A9	205	2 BED	8.0	5.8	5.0	1.1	9.6	1.6	
		204	1 BED	6.0	5.4	5.0	1.1	9.2	6.2	
		203	2 BED	8.0	1					
		202	3 BED	10.0	7.0	6.0	1.1	11.9	1.9	
		201	2 BED	8.0	7.5	5.6	1.1	12.0	4.0	
		200	1 BED	6.0	11.1	5.6	1.1	15.6	9.6	



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

DA01	2/11/18	Response to Submissions	JRS
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
ADG Compliance Diagrams
Communal Open Space Area

scale	1:150 @ A1	first issued	2/11/18
project code	sheet no.	revision	
SM13	AF8002	DA01	