

SBW STABLES THEATRE REDEVELOPMENT

PLANNING PROPOSAL

10 & 12 NIMROD STREET, DARLINGHURST



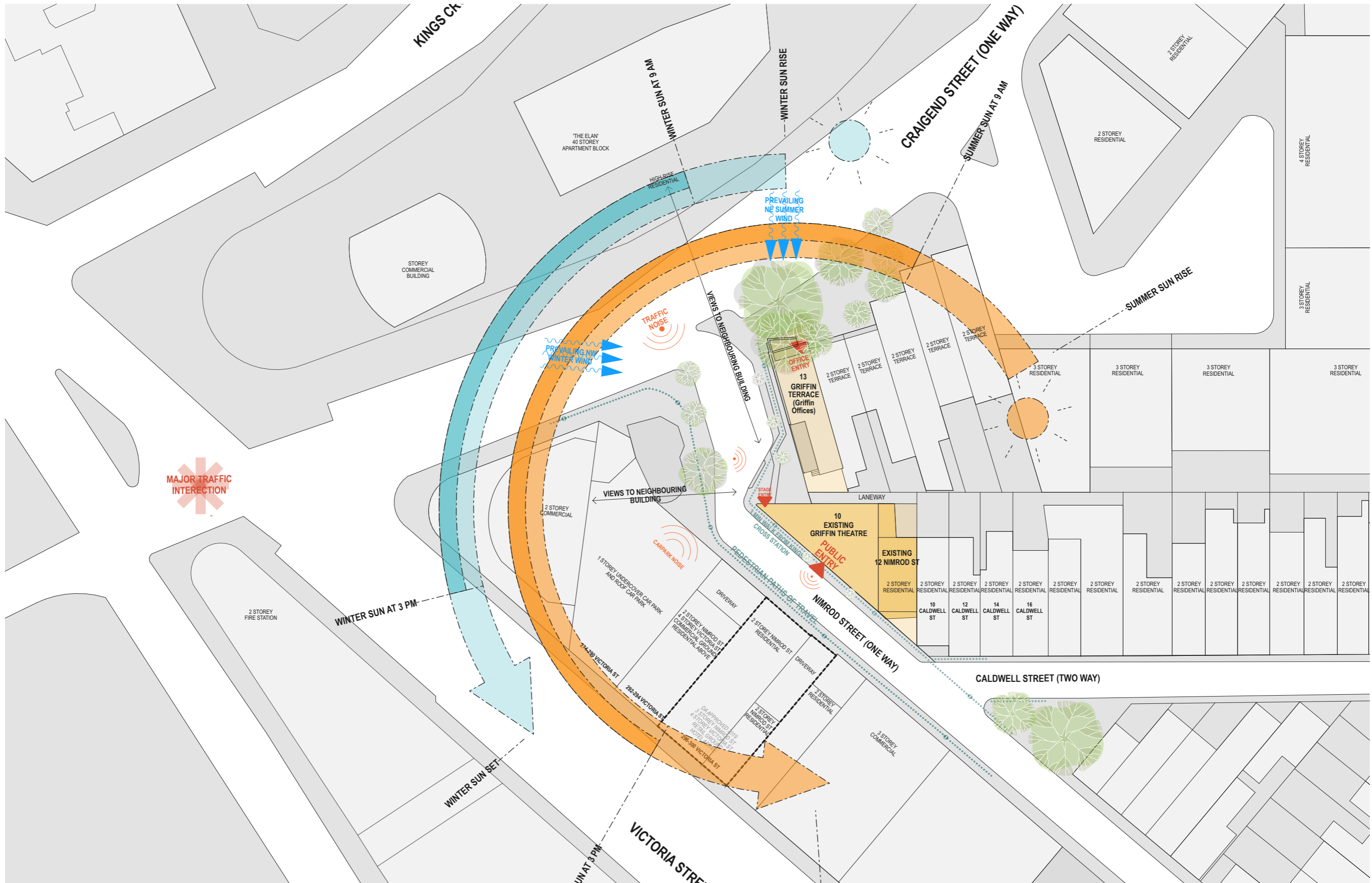
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DATE	REV	DESCRIPTION	NOTES	ACCESS CONSULTANT	ACOUSTIC ENGINEER	BCA CONSULTANT	CIVIL ENGINEER	ELECTRICAL ENGINEER	ESD CONSULTANT	CLIENT	PROJECT	ARCHITECT	DRAWING TITLE	DRAWN BY
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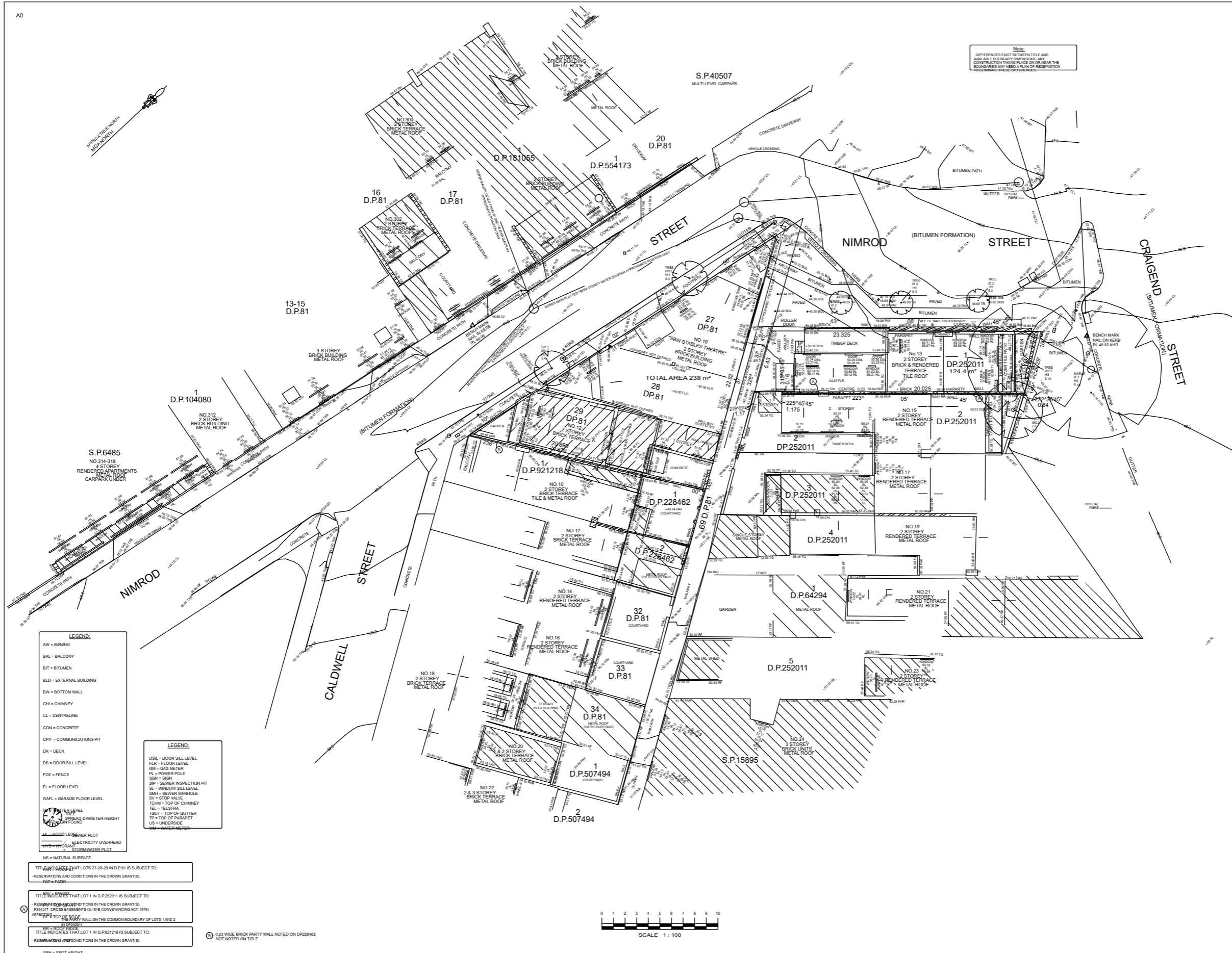


LEGEND	
Code	Description
ACC	Accessible
AFFL	Above finished floor level
BDY	Boundary
BR	Brickwork, fair faced
BRS	Brickwork, existing salvaged reused
CFH	Concrete finish, honed
CO1	Class 1 off form concrete, colour controlled
COS	Check on site
GLC	Glass, clear
GLVO	Glass louvre, operable
PBP	Plasterboard, paint finish
PBS	Plasterboard, suspended ceiling
RGBS	Roof gutter, box, stainless steel
SP	Steel plate
X	Existing
XBR	Brickwork, existing
XBRS	Brickwork, existing, to be salvaged and cleaned for reuse
XD	Existing door
XDTBS	Existing timber barn door, to be salvaged for reuse
XFG	Existing fence and gate
XMR	Existing Metal Roof
XT	Existing timber, to be salvaged for reuse
XW	Existing window

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Note:
 DIFFERENCES EXIST BETWEEN TITLE AND AVAILABLE BOUNDARY DIMENSIONS. ANY CONSTRUCTION TAKING PLACE ON OR NEAR THE BOUNDARIES MAY NEED A PLAN OF REDEFINITION.

NOTES

A FIELD SURVEY OF THE BOUNDARIES HAS BEEN CONDUCTED.
 WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.

IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.

IF ANY WALLS HAVE BEEN PLOTTED TO TITLE DIAGRAM DIMENSIONS, SPURT WALL THICKNESS CAN BE CONSIDERED.

THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBMITTED PLANS AND MUST NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE EXCLUSIVE USE OF GRIFFIN THEATRE COMPANY.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF SETOUT WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. CALL BEFORE YOU DIG SERVICES BY THIS SHOULD BE USED AND A FULL UTILITY INVESTIGATION INCLUDING A UTILITY LOCATION SURVEY SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.

SEWER MAIN PLOTTED FROM SONEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.

CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

CONTOURS SHOWN INDICATE THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

CONTOUR INTERVAL: 0.5 m (min) - SPOT LEVELS SHOULD BE ADOPTED.

POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).

THIS INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.

DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS.

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STEPHEN EMERY
 REGISTERED SURVEYOR BOSSI NUMBER 1005

HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM: MGA (GDA 2020)
 MARKS ADOPTED: SSM 17820 - SSM 91246

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PA 58335
 R.L.: 46.148 (CLASSIC)
 SOURCE: S.C.I.M.S. (22/09/2021)

1 FIRST ISSUE 15/10/2021

CLIENT:
 GRIFFIN THEATRE COMPANY
 NO 13 CRAIGEND STREET
 DARLINGHURST, NSW, 2010

BOUNDARY IDENTIFICATION AND DETAIL LEVEL SURVEY
 OVER LOT 27, 28 & 29 IN D.P.81,
 LOT 1 IN D.P.921218 & LOT 1 IN D.P.252011,
 10 & 12 NIMROD ST & 13 CRAIGEND ST.
 DARLINGHURST, NSW, 2010

C.M.S. Surveyors Pty Limited
 ACN: 096 240 201
 117 Reservoir Street
 ABN: 4600272349
 P: (02) 9215 4901
 F: (02) 9215 4901
 EMAIL: info@ctzg.com.au
 WEB: www.ctzg.com.au

LGA: SYDNEY		SHEET 1 OF 1	
SURVEYED: P/B	DRAWN: GP	CHECKED: P/B	APPROVED: DR
SURVEY INSTRUCTIONS: 6384A		SCALE: 1:100 @ A0	DATE OF SURVEY: 27/09/21
CAD FILE: 6384A.dwg		ISSUE: 1	

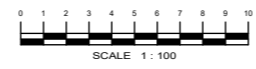
- LEGEND:**
- AW = AWNING
 - BAL = BALCONY
 - BIT = BITUMEN
 - BLD = EXTERNAL BUILDING
 - BW = BOTTOM WALL
 - CH = CHIMNEY
 - CL = CENTRELINE
 - CON = CONCRETE
 - CPIT = COMMUNICATIONS PIT
 - DK = DECK
 - DS = DOOR SILL LEVEL
 - FCE = FENCE
 - FL = FLOOR LEVEL
 - GAFL = GARAGE FLOOR LEVEL
 - TEL = TELEPHONE
 - TEL = TELSTRA
 - TL = TELEPHONE
 - US = UNDERSIDE
 - WM = WATER METER

- LEGEND:**
- DSL = DOOR SILL LEVEL
 - FLR = FLOOR LEVEL
 - GM = GAS METER
 - PK = POWER POLE
 - SGN = SIGN
 - SIP = SEWER INSPECTION PIT
 - SL = WINDOW SILL LEVEL
 - SMH = SEWER MANHOLE
 - SV = STOP VALVE
 - TCHM = TOP OF CHIMNEY
 - TEL = TELSTRA
 - TOUT = TOP OF TOWER
 - TP = TOP OF PARAPET
 - US = UNDERSIDE
 - WM = WATER METER

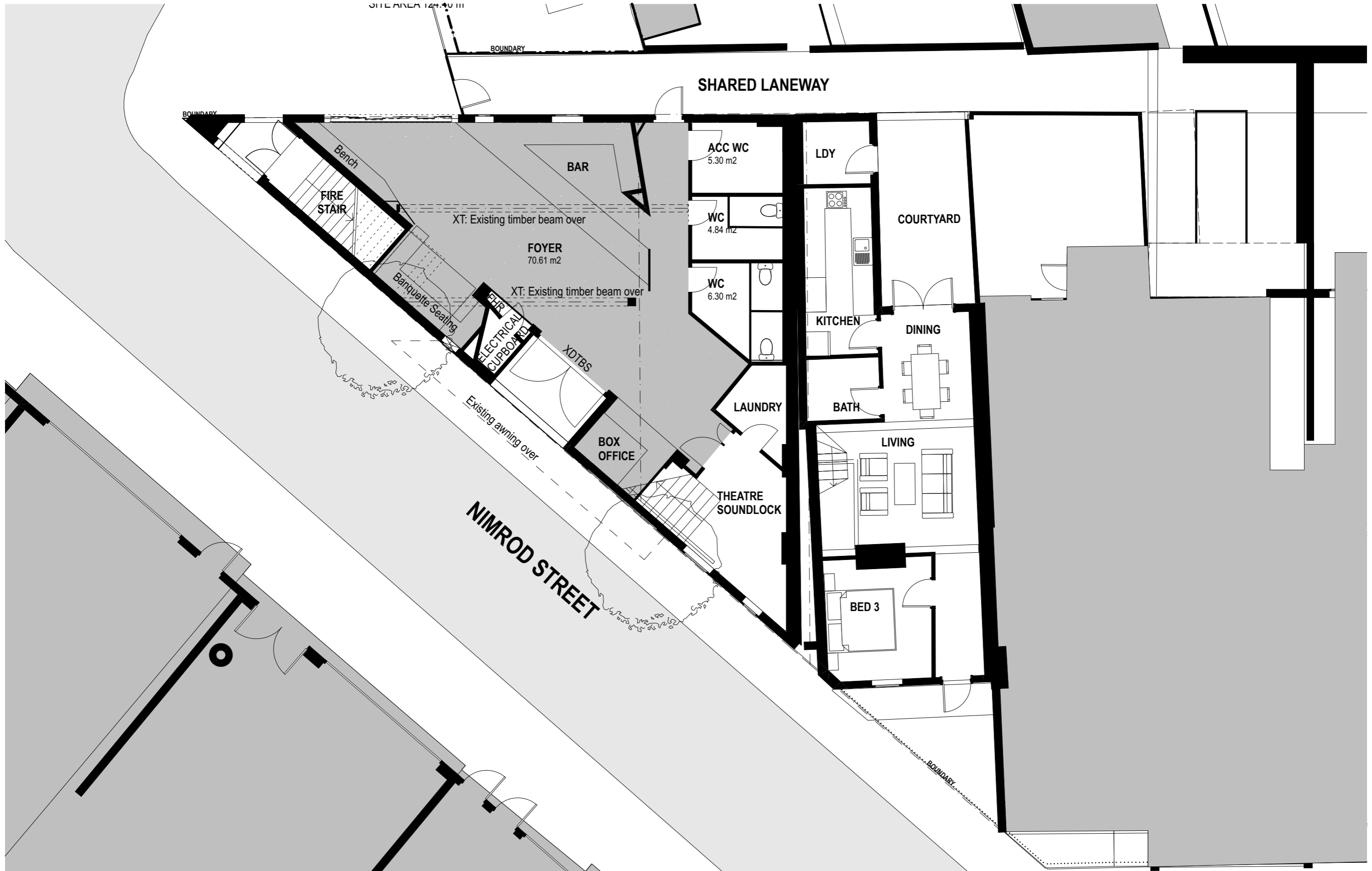
TITLE INDICATES THAT LOTS 27, 28, 29 IN D.P.81 IS SUBJECT TO:
 RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS(S)
 PWS - PWS20

TITLE INDICATES THAT LOT 1 IN D.P.252011 IS SUBJECT TO:
 RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS(S)
 -RS5127 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919)
 APPROVED TOP OF DOOR

TITLE INDICATES THAT LOT 1 IN D.P.921218 IS SUBJECT TO:
 RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS(S)
 SPH - SPOT HEIGHT



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DATE	REV	DESCRIPTION
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2/11/2022	A	PLANNING PROPOSAL (OUTLINES ONLY)

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REDEVELOPMENT

PROJECT NO : 21013

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DRAWING TITLE
EXISTING GROUND FLOOR PLAN

SCALES
1:100

PHASE
PLANNING PROPOSAL

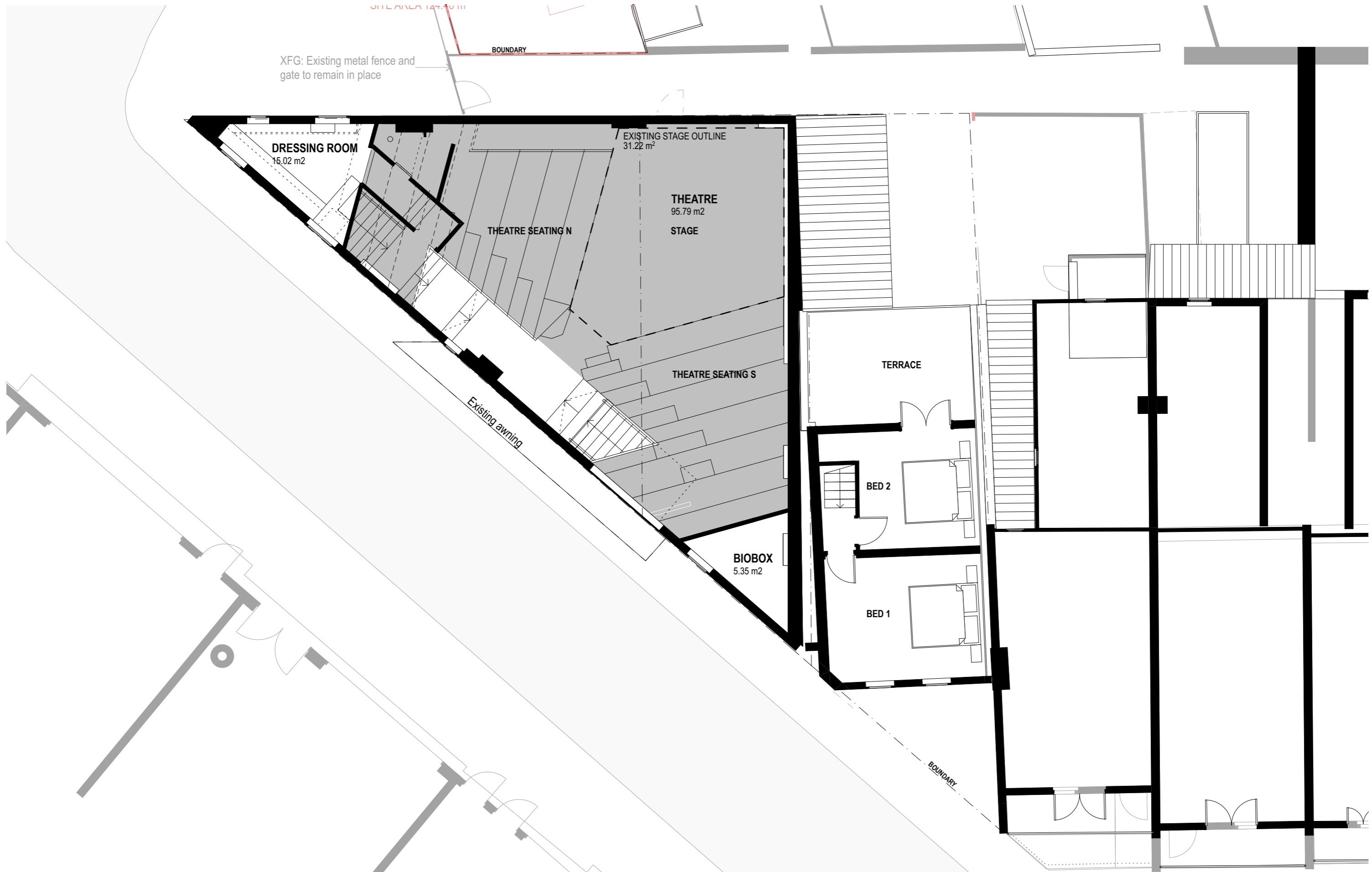
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PROJECT :
SBW STABLES THEATRE
REDEVELOPMENT

PROJECT NO : 21013

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WEB www.tzg.com.au

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EXISTING ROOF PLAN

SCALES
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PHASE
PLANNING PROPOSAL

DRAWING NO
A 012

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VVS, ET

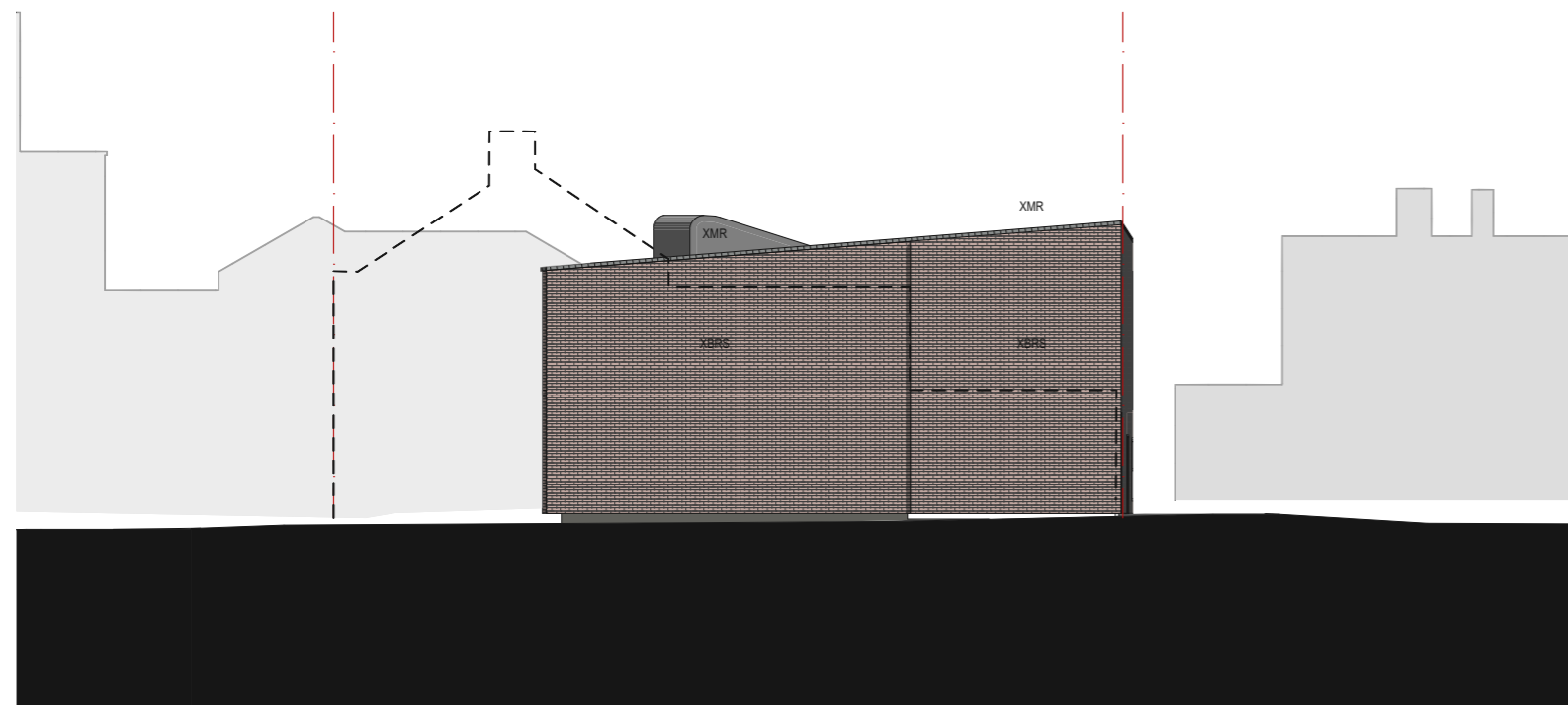
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DATE
NOVEMBER 2022

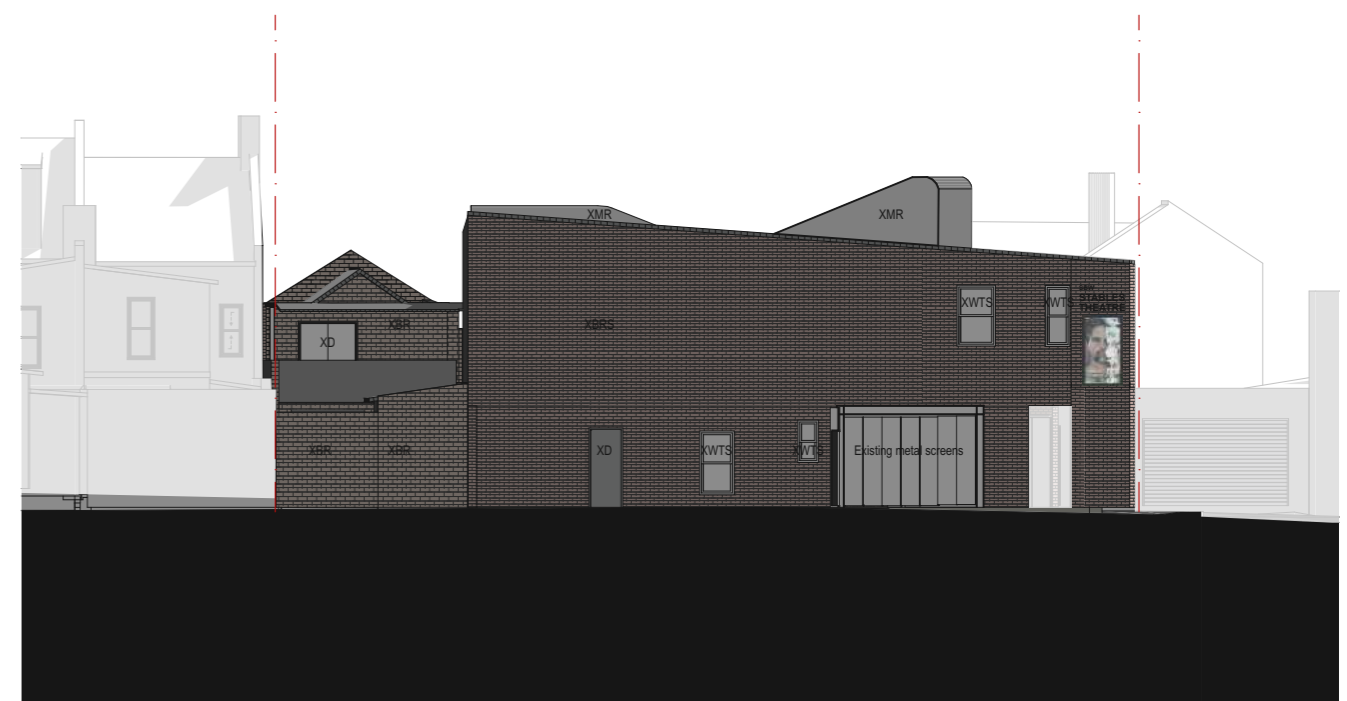
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A



1 EXISTING WEST ELEVATION - NIMROD ST
1:200

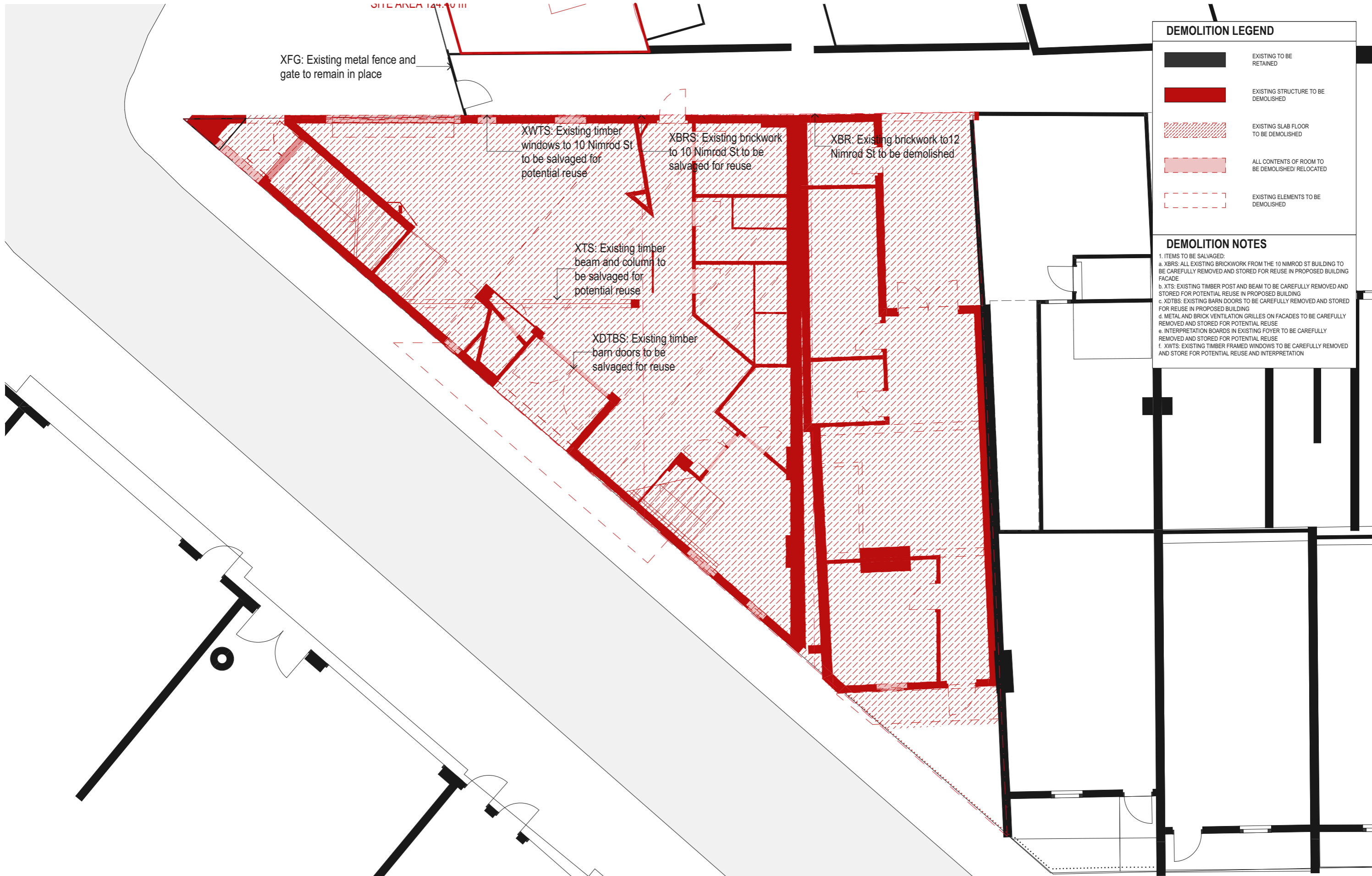


2 EXISTING EAST ELEVATION - TERRACES
1:200



3 EXISTING NORTH ELEVATION - LANEWAY
1:200

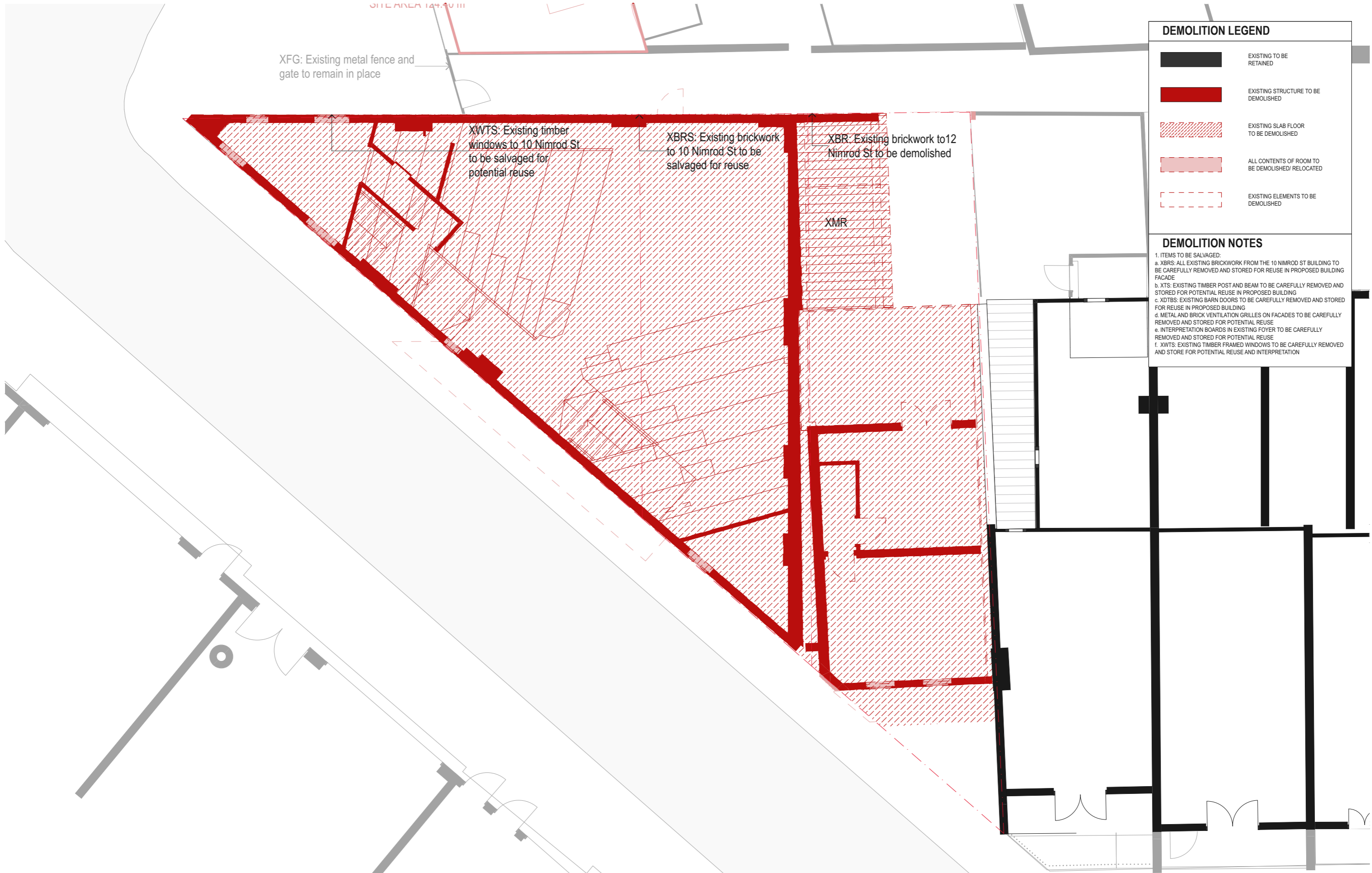
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DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING SLAB FLOOR TO BE DEMOLISHED
	ALL CONTENTS OF ROOM TO BE DEMOLISHED/ RELOCATED
	EXISTING ELEMENTS TO BE DEMOLISHED

DEMOLITION NOTES	
1. ITEMS TO BE SALVAGED:	
a. XBRS: ALL EXISTING BRICKWORK FROM THE 10 NIMROD ST BUILDING TO BE CAREFULLY REMOVED AND STORED FOR REUSE IN PROPOSED BUILDING FACADE	
b. XTS: EXISTING TIMBER POST AND BEAM TO BE CAREFULLY REMOVED AND STORED FOR POTENTIAL REUSE IN PROPOSED BUILDING	
c. XDTBS: EXISTING BARN DOORS TO BE CAREFULLY REMOVED AND STORED FOR REUSE IN PROPOSED BUILDING	
d. METAL AND BRICK VENTILATION GRILLES ON FACADES TO BE CAREFULLY REMOVED AND STORED FOR POTENTIAL REUSE	
e. INTERPRETATION BOARDS IN EXISTING FOYER TO BE CAREFULLY REMOVED AND STORED FOR POTENTIAL REUSE	
f. XWTS: EXISTING TIMBER FRAMED WINDOWS TO BE CAREFULLY REMOVED AND STORE FOR POTENTIAL REUSE AND INTERPRETATION	






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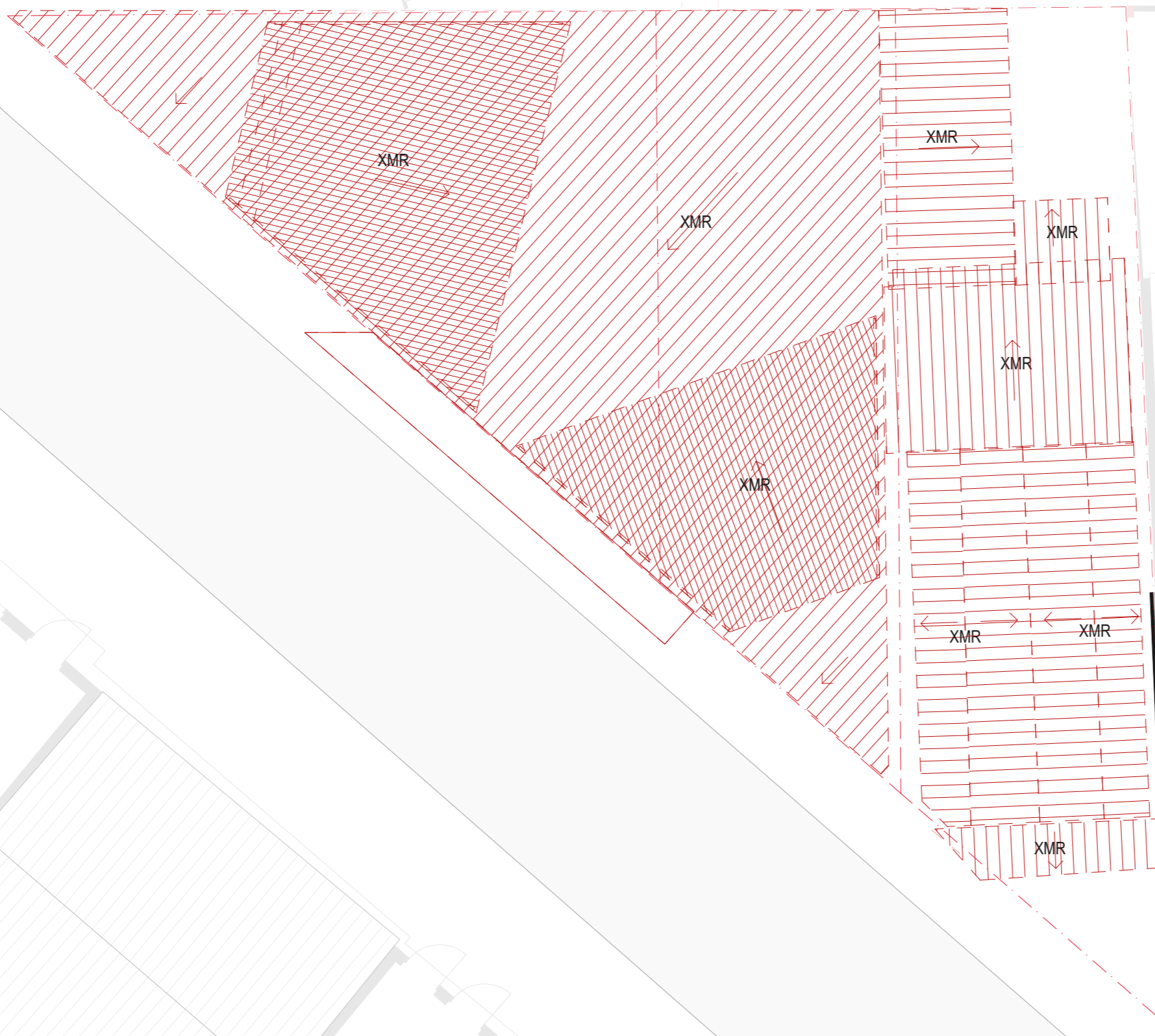
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OFF PLAN 149.7.0.01

XFG: Existing metal fence and gate to remain in place

DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING SLAB FLOOR TO BE DEMOLISHED
	ALL CONTENTS OF ROOM TO BE DEMOLISHED/ RELOCATED
	EXISTING ELEMENTS TO BE DEMOLISHED

DEMOLITION NOTES	
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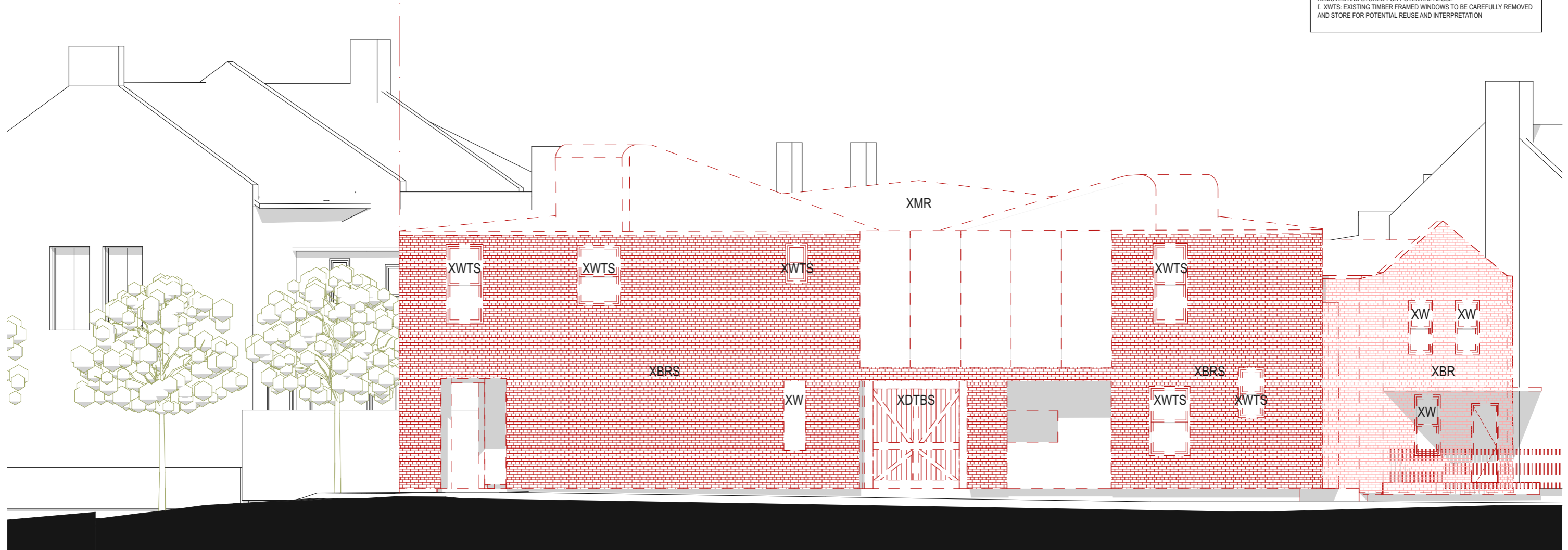
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DEMOLITION LEGEND

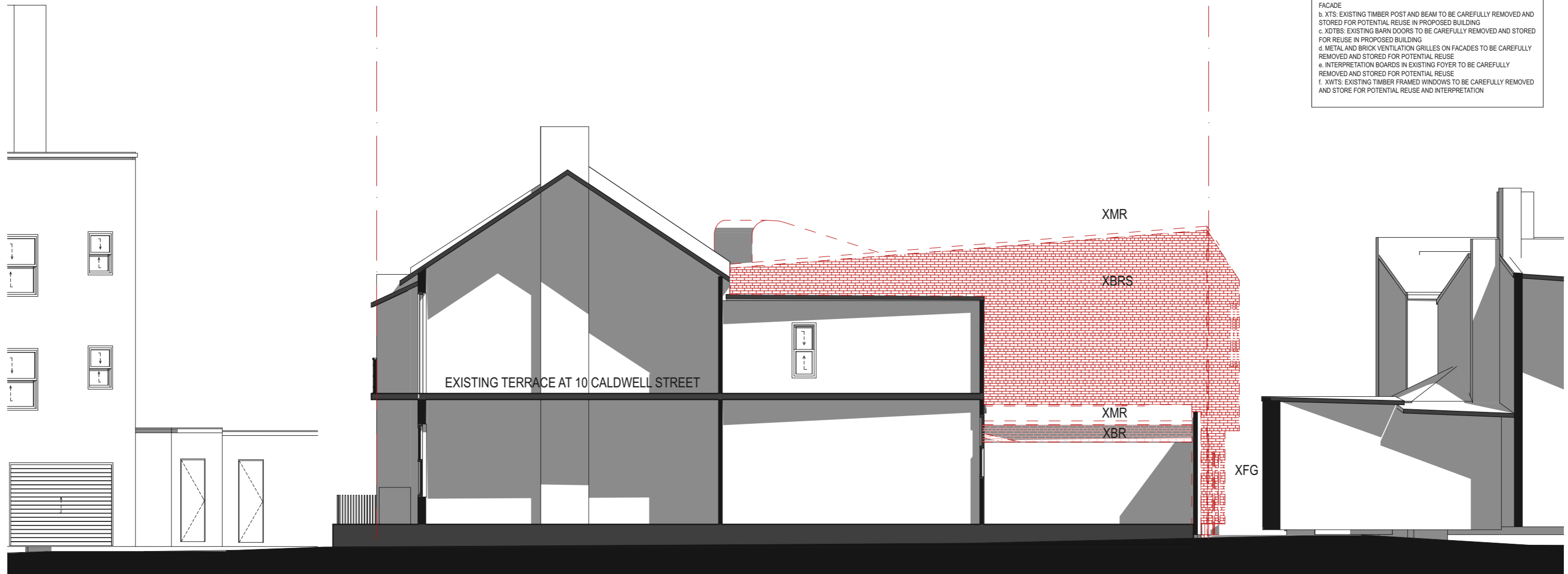
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													<p>CHECKED TG</p>	
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													<p>PROJECT NO 21013</p>	



DEMOLITION LEGEND

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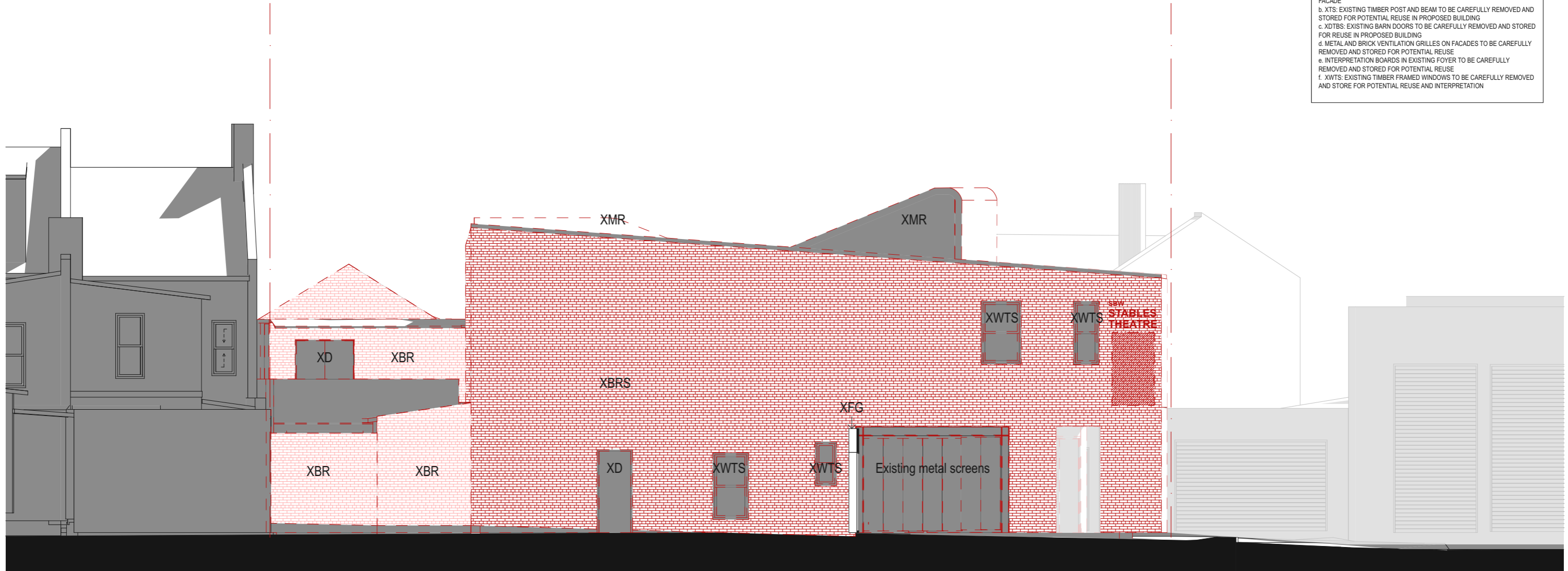
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DEMOLITION LEGEND

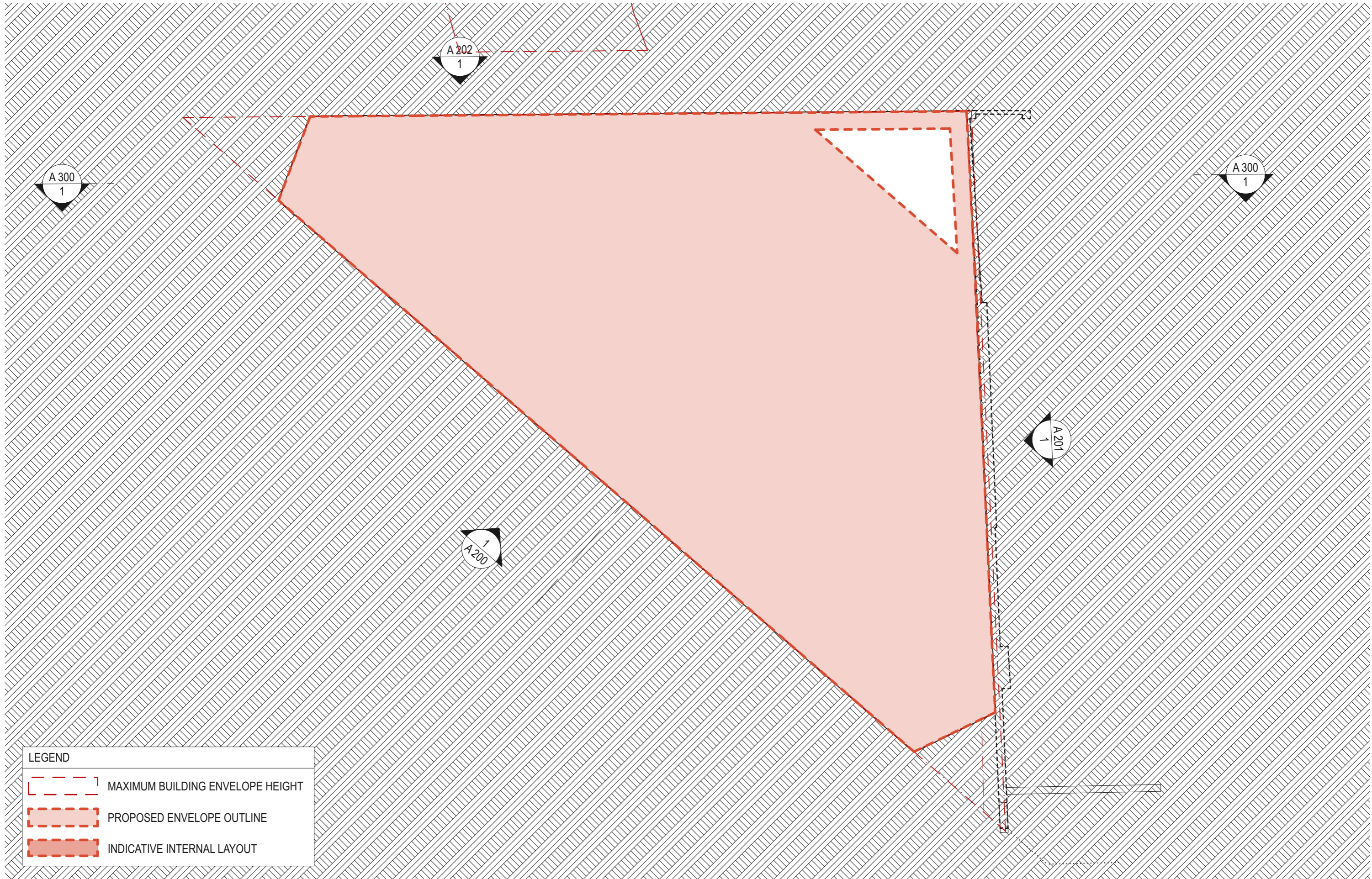
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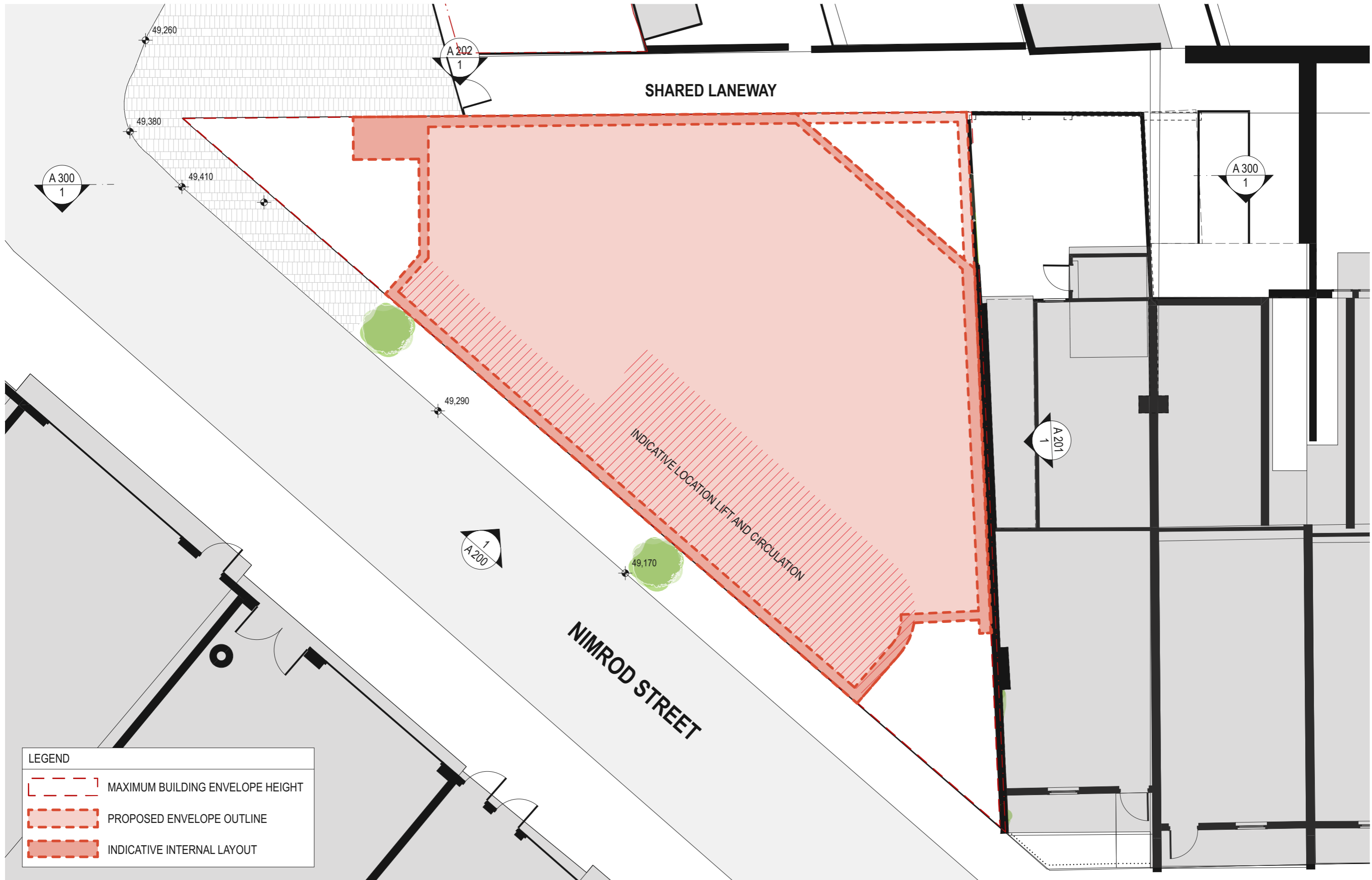


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														<p>SCALES 1:100, 1:20</p>	<p>CHECKED TG</p>
														<p>PHASE PLANNING PROPOSAL</p>	<p>DATE NOVEMBER 2022</p>
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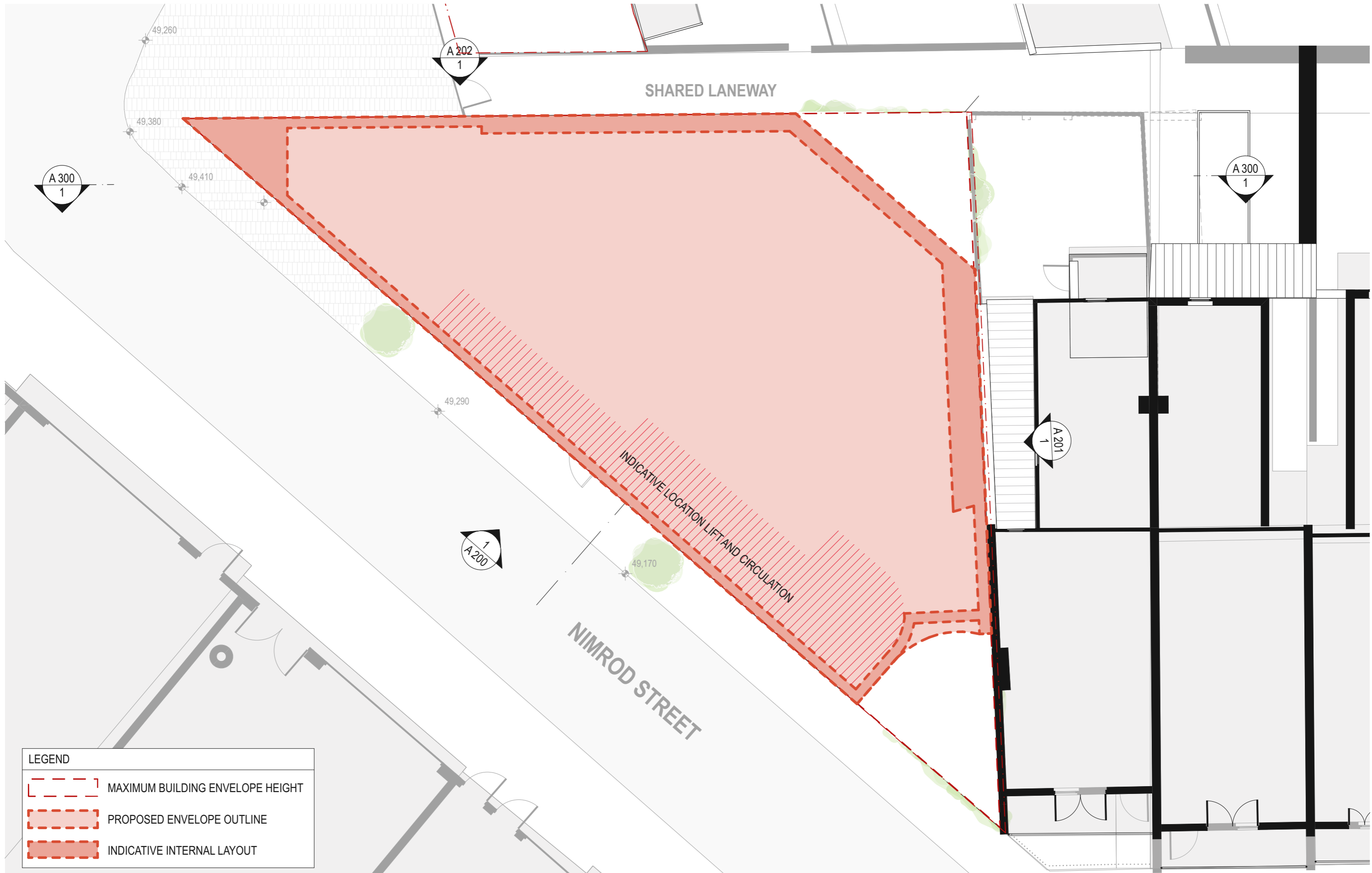
LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

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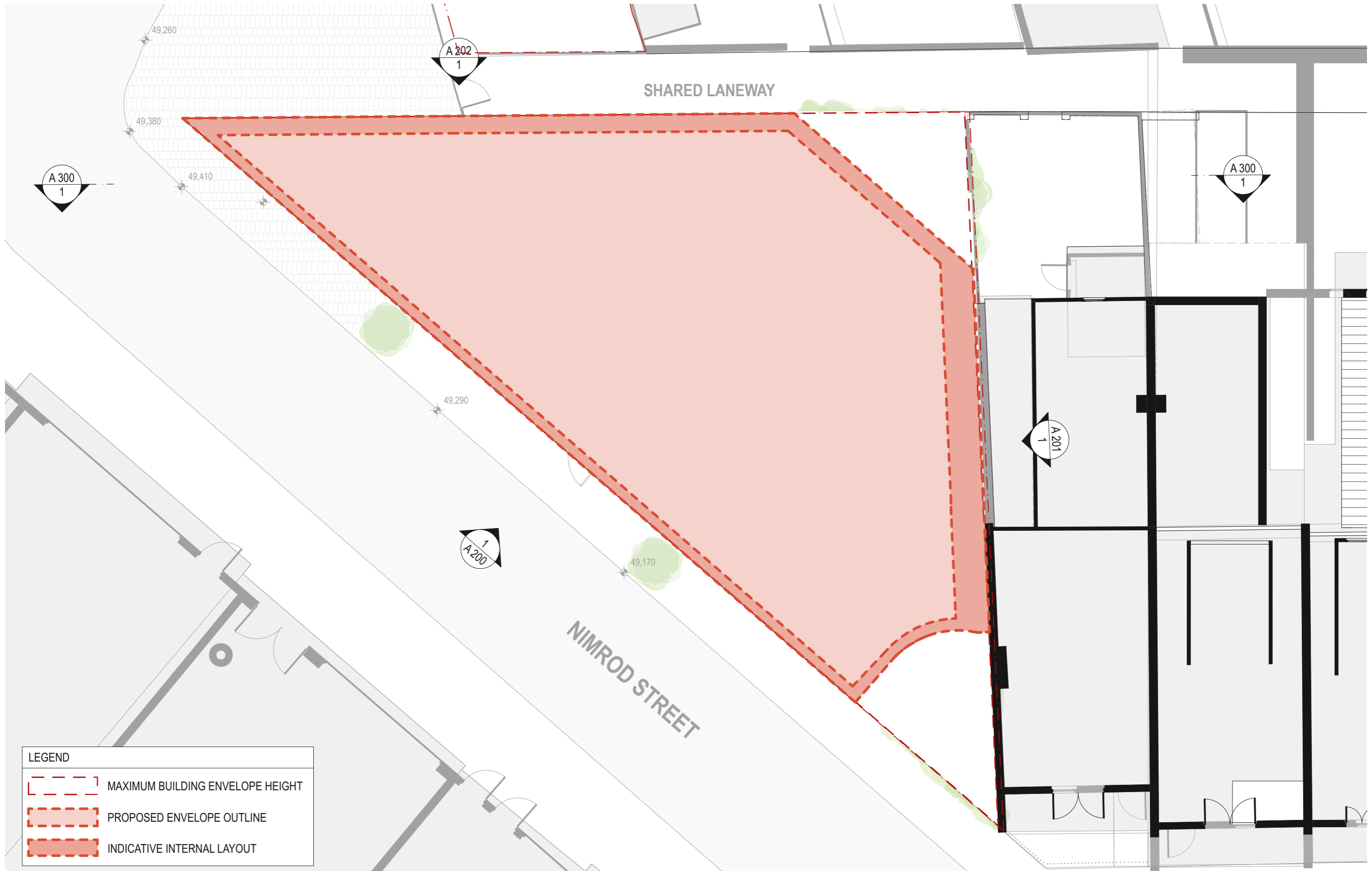
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				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9910 6911 Email: nick@sdastructures.com.au					ARCHITECT tonkin zulaikha greer architects A184181818	SCALES 1:100	CHECKED TG	DATE NOVEMBER 2022
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au									PHASE PLANNING PROPOSAL	DRAWING NO A 101	REV A



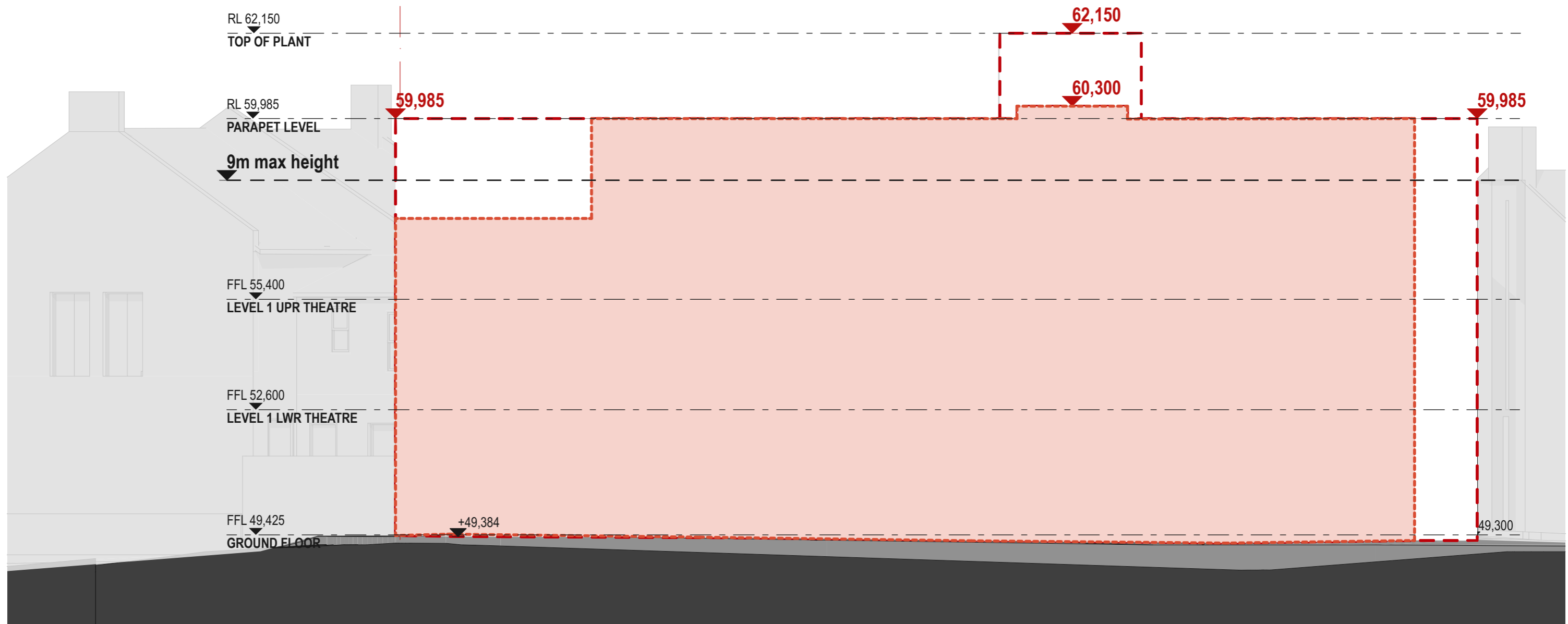
LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
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	INDICATIVE INTERNAL LAYOUT

DATE 1/4/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tztg.com.au WEB: www.tztg.com.au	DRAWING TITLE LOWER THEATRE PLAN	DRAWN BY VVS, ET	
				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastuctures.com.au					SCALES 1:100	CHECKED TG	DATE NOVEMBER 2022
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au									PHASE PLANNING PROPOSAL	DRAWING NO A 102	REV A



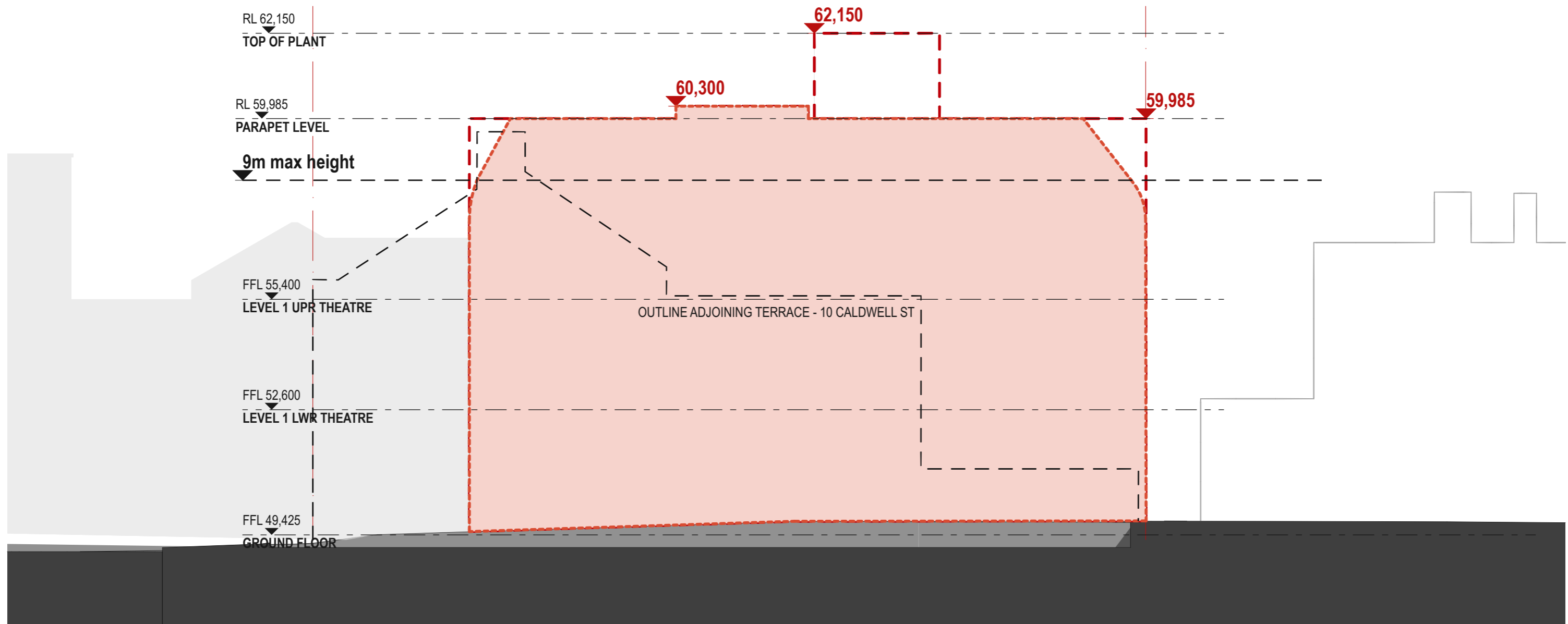
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DATE 14/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 8484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 8484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE UPPER THEATRE PLAN	DRAWN BY VVS, ET	
				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au					SCALES 1:100	CHECKED TG	DATE NOVEMBER 2022
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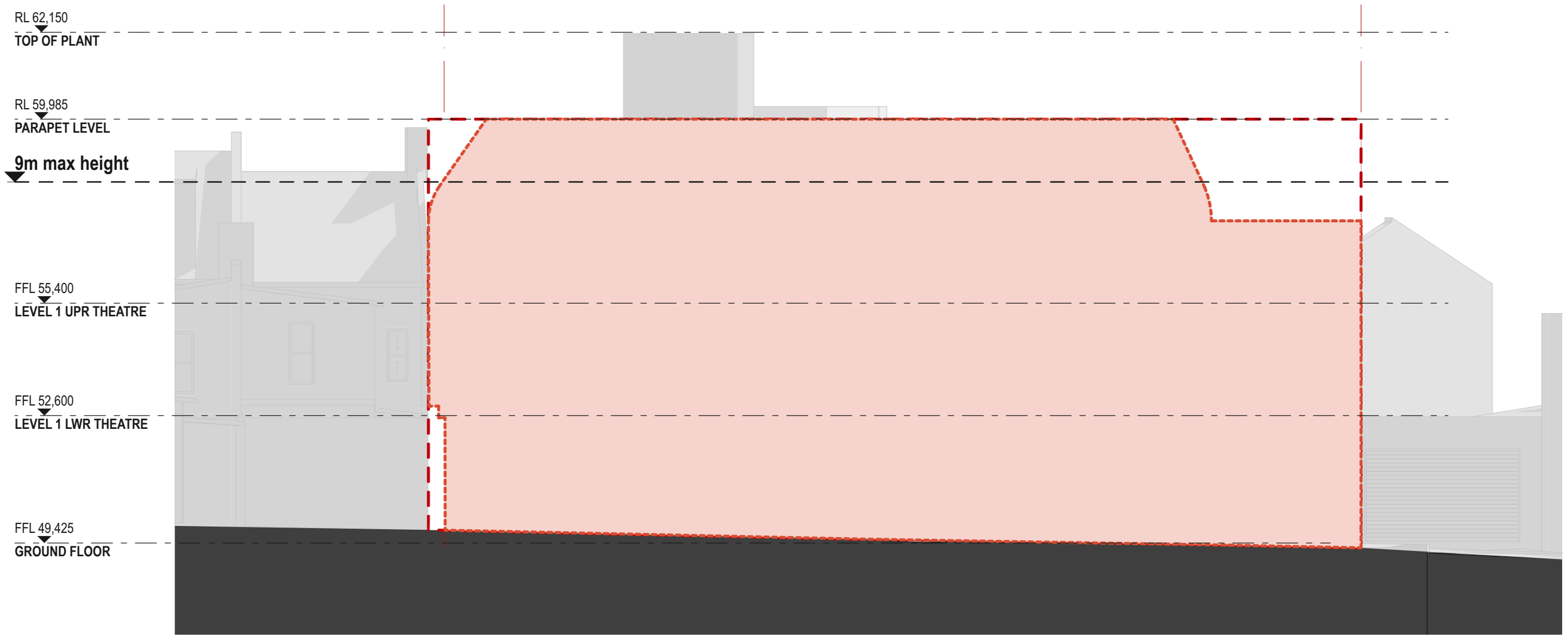
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DATE 14/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: herry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tzg.com.au WEB www.tzg.com.au	DRAWING TITLE WEST ELEVATION - NIMROD ST	DRAWN BY VVS, ET	
				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au					TONKIN ZULAIKHA GREER ARCHITECTS 117 + 118	SCALES 1:100	CHECKED TG
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonproperty.com.au										DATE NOVEMBER 2022	REV A
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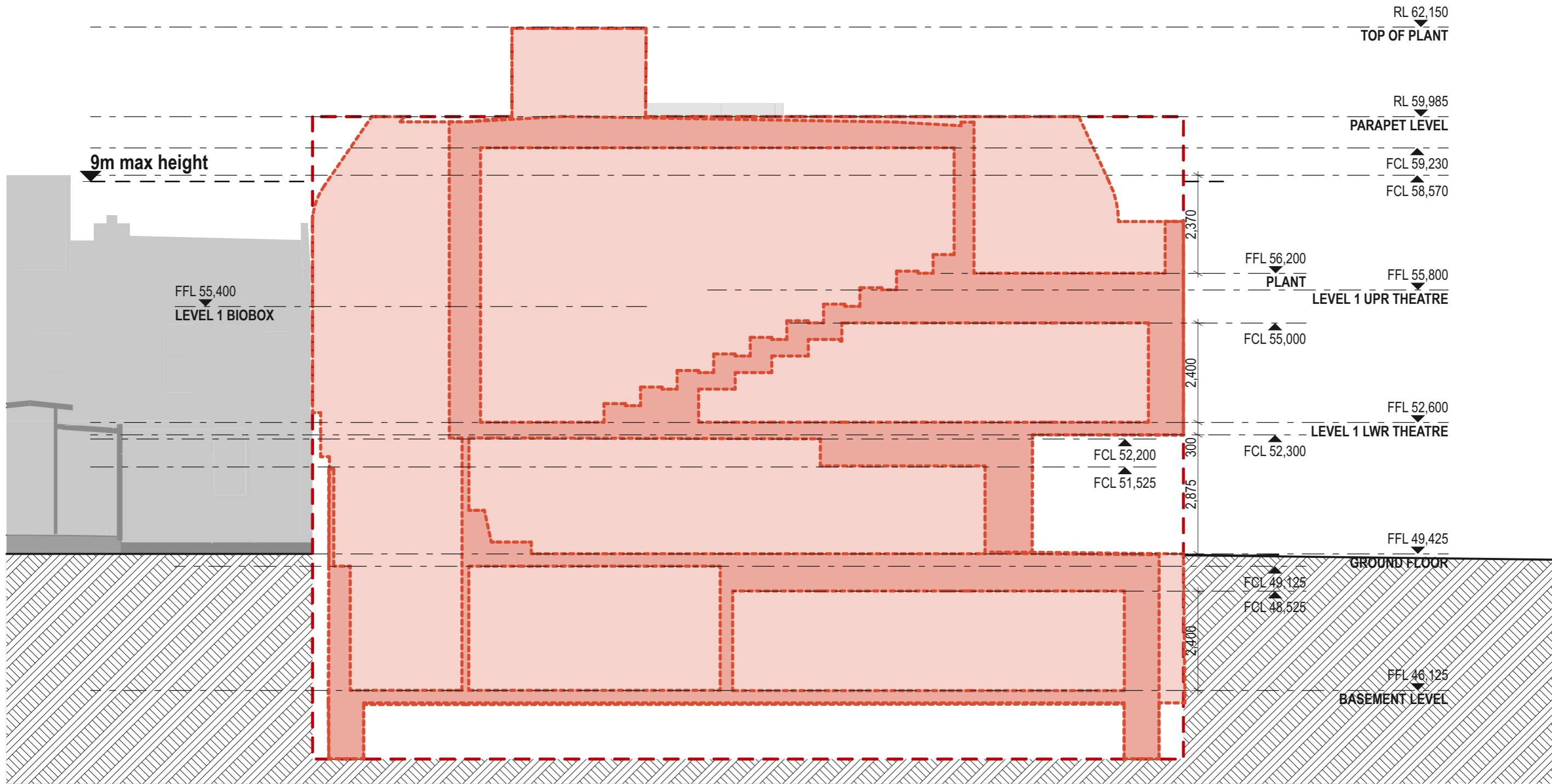
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				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au					SCALES 1:100	CHECKED TG	DATE NOVEMBER 2022
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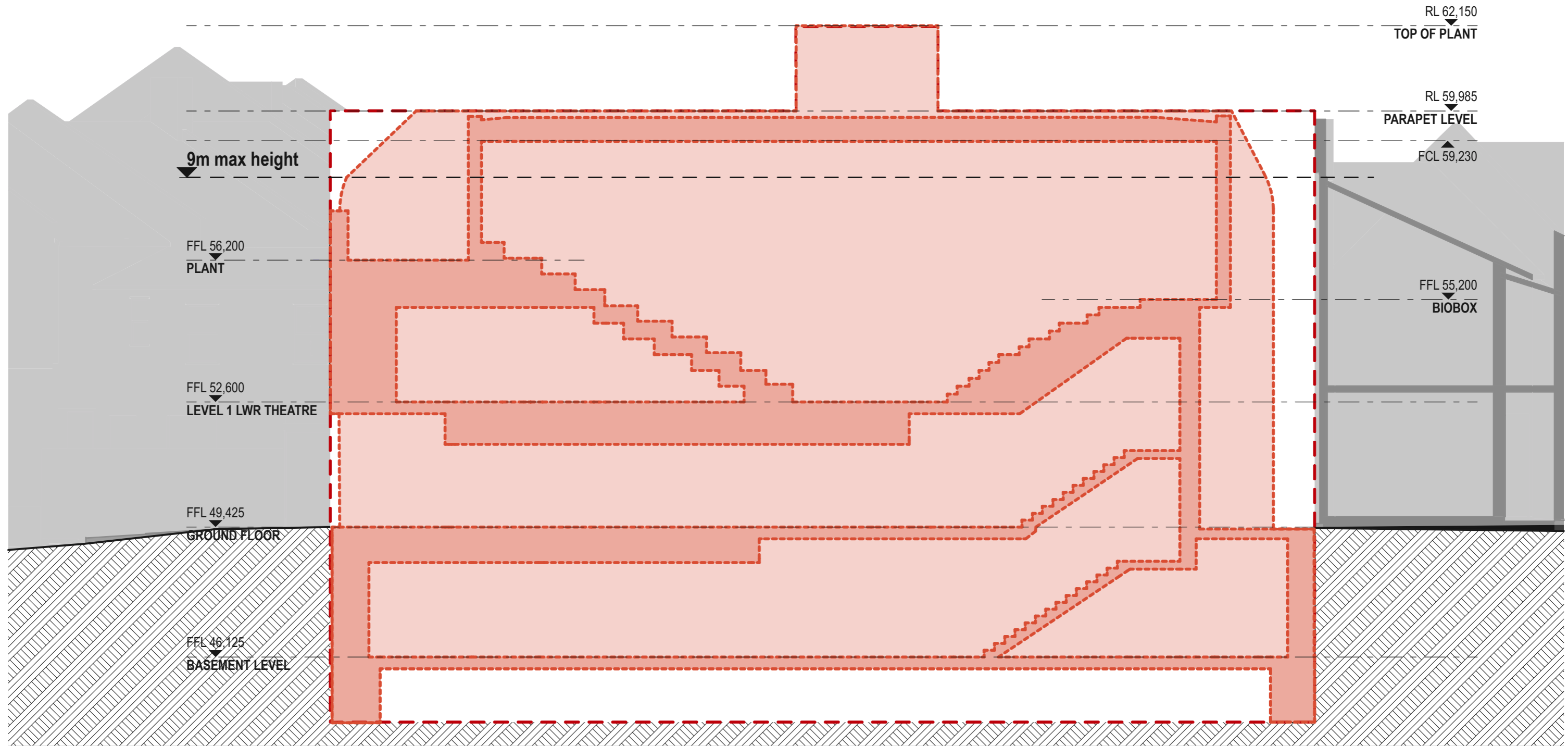
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DATE 1/4/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: herry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tzg.com.au WEB www.tzg.com.au	DRAWING TITLE NORTH ELEVATION - LANEWAY	DRAWN BY VVS, ET	
				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au					TONKIN ZULAIKHA GREER ARCHITECTS J18412111	SCALES 1:100	CHECKED TG
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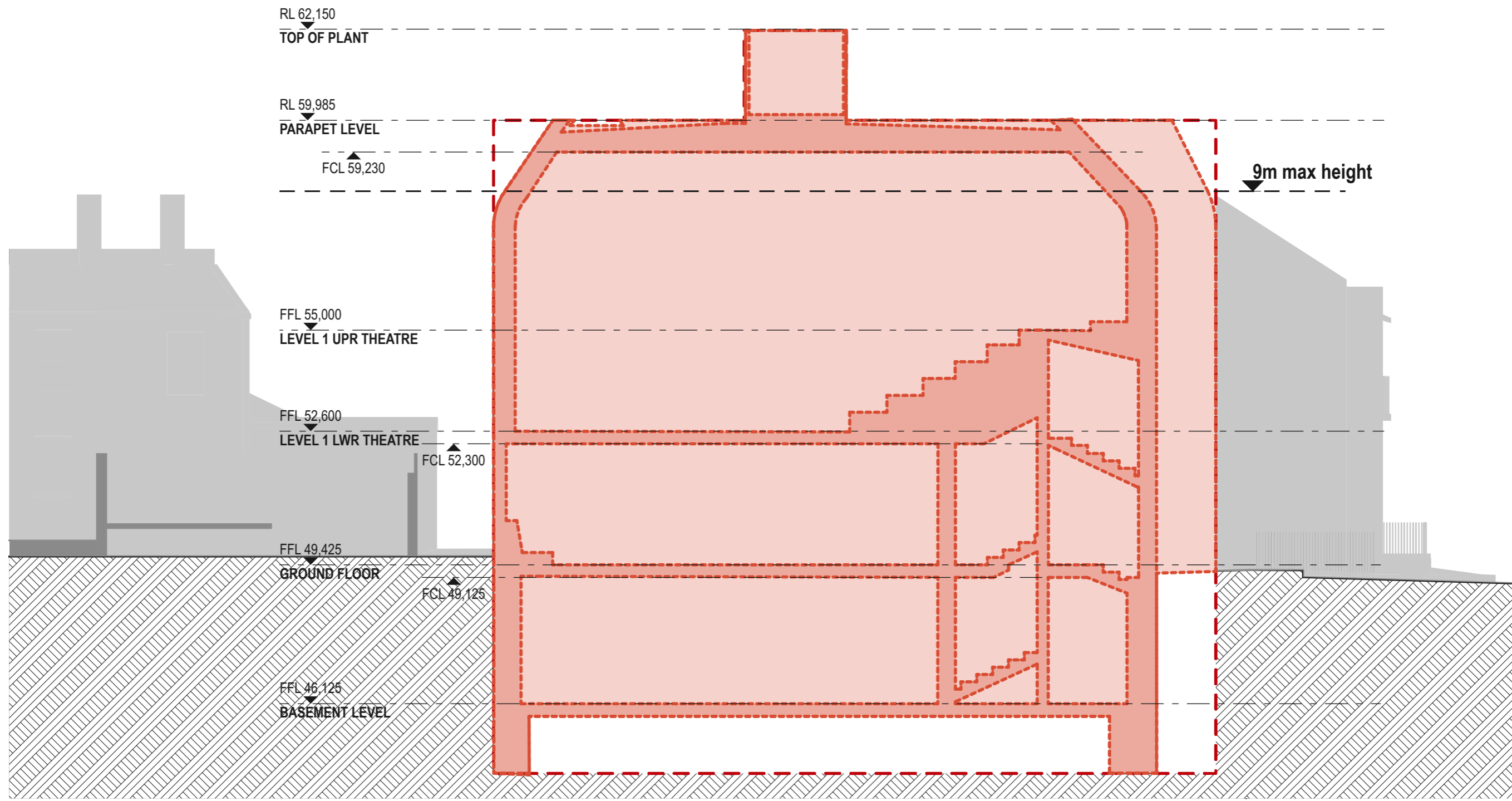
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				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9910 6911 Email: nick@sdastructures.com.au					SCALES 1:100	CHECKED TG	DATE NOVEMBER 2022
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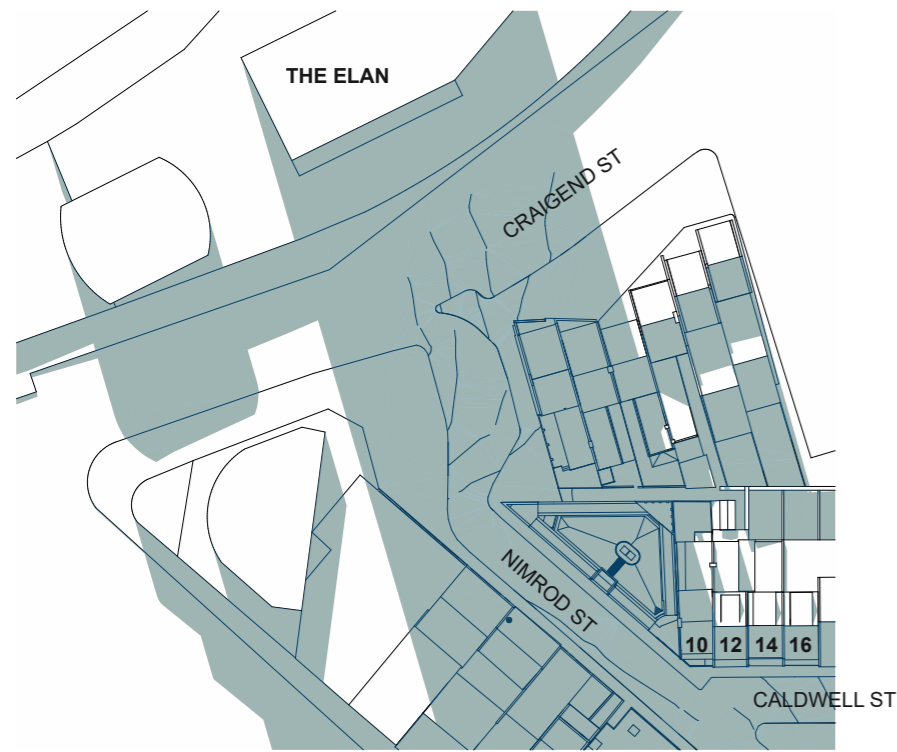
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DATE	REV	DESCRIPTION	NOTES	ACCESS CONSULTANT	ACOUSTIC ENGINEER	BCA CONSULTANT	CIVIL ENGINEER	ELECTRICAL ENGINEER	ESD CONSULTANT	CLIENT	PROJECT	ARCHITECT	DRAWING TITLE	DRAWN BY	
14/2/2022		PLANNING PROPOSAL APPLICATION	Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	BCA LOGIC Phone: 02 8484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA LOGIC Phone: 02 8484 4030 Email: jharvey@bcalogic.com.au	#Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	#ESD Phone: #ESD Phone Number Email: #ESD E-mail	GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	SBW STABLES THEATRE REDEVELOPMENT	TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tztg.com.au WEB: www.tztg.com.au	SECTIONS - 2	VVS, ET	
2/11/2022	A	PLANNING PROPOSAL (OUTLINES ONLY)		FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au				PROJECT NO : 21013	tonkin zulaikha greer architects	SCALES	1:100
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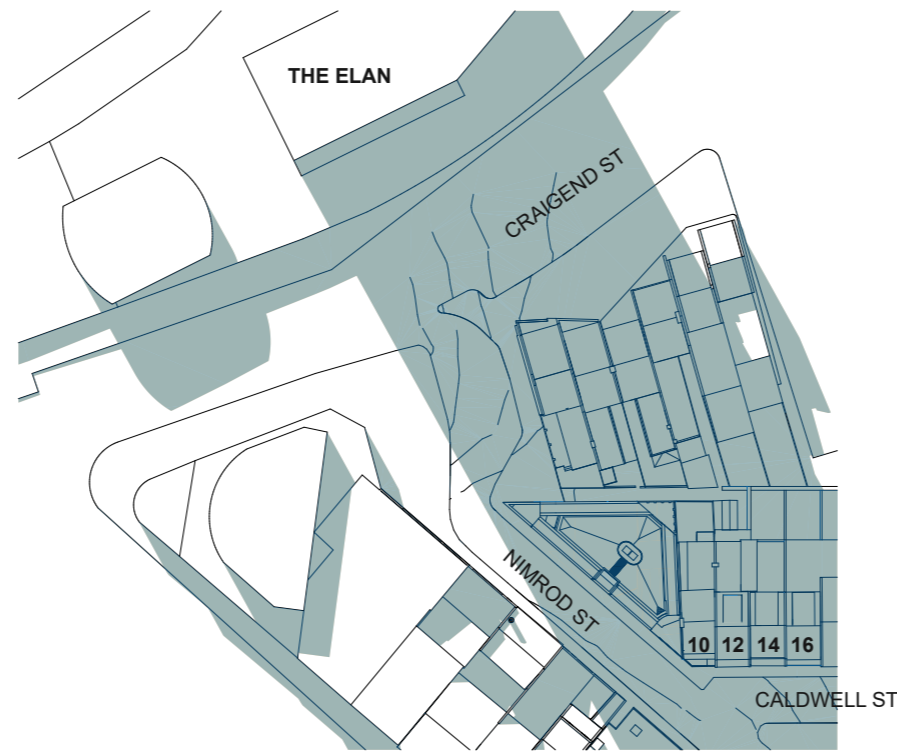


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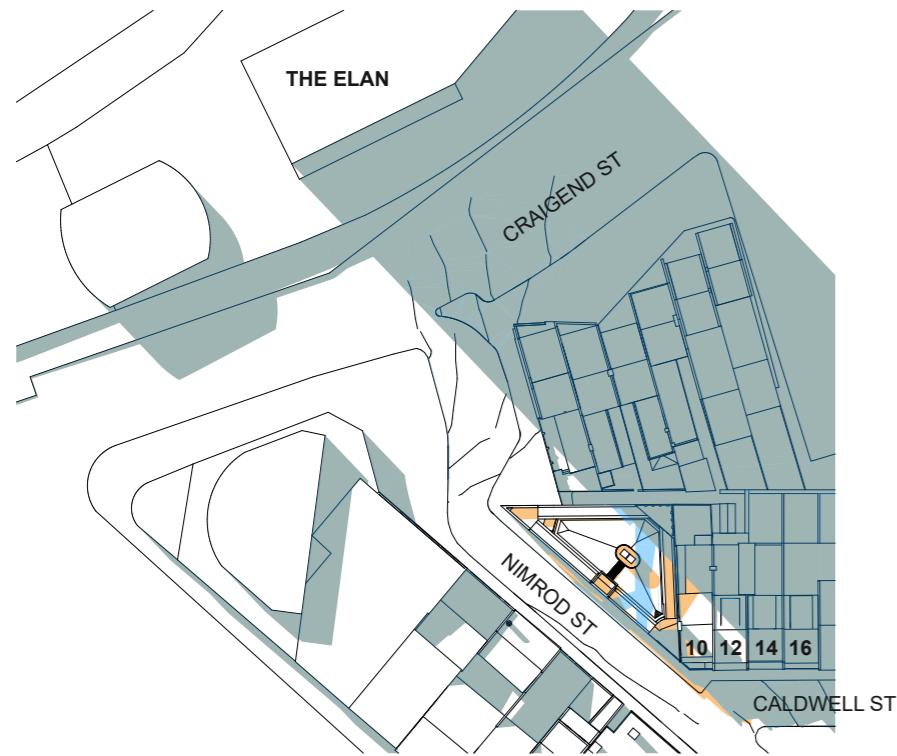
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				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastuctures.com.au					SCALES 1:100	CHECKED TG	DATE NOVEMBER 2022
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au									PHASE PLANNING PROPOSAL	DRAWING NO A 302	REV A



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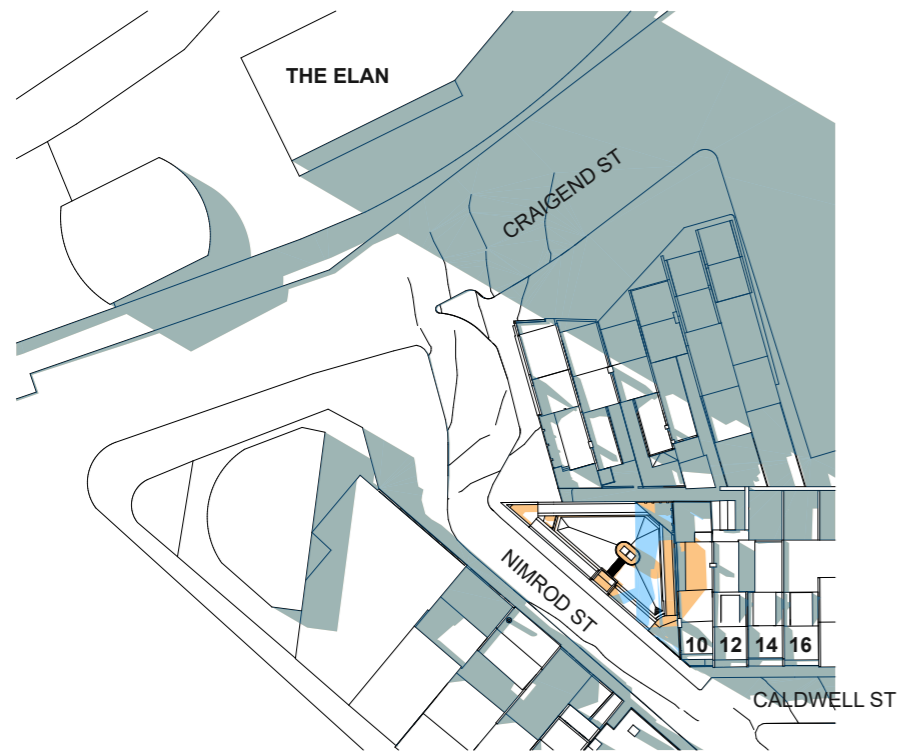


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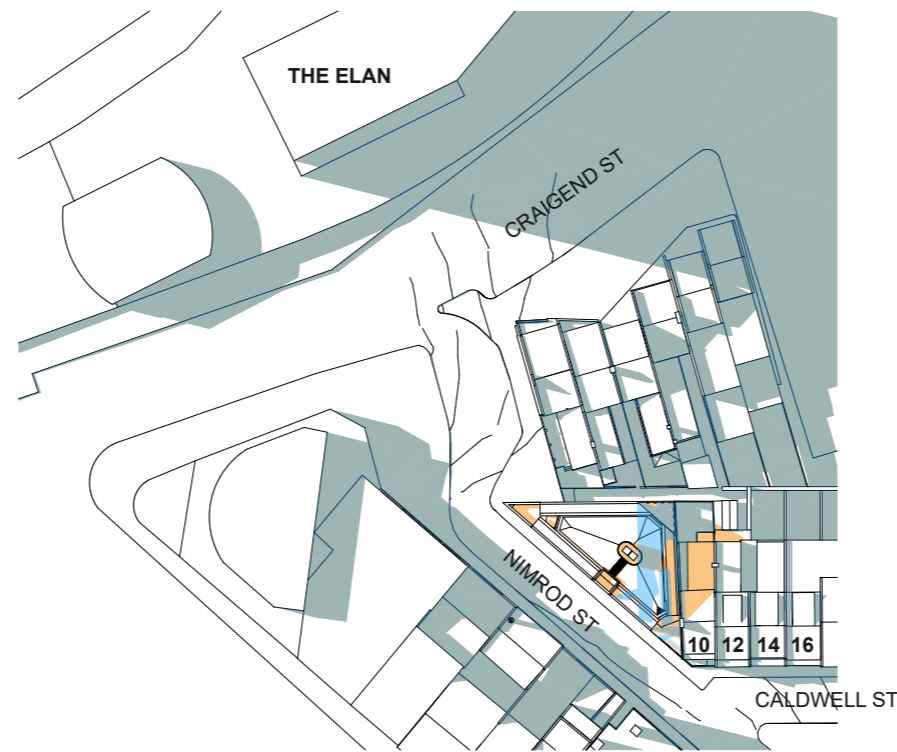
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- NEW SHADOW
- EXISTING SHADOW REMOVED
- COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE
- COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

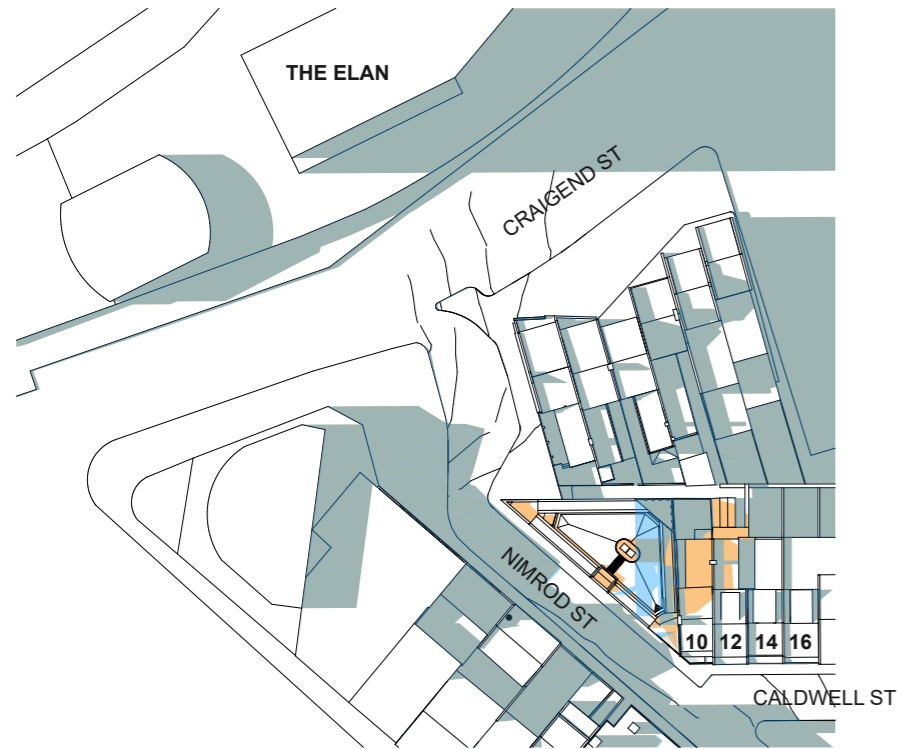
DATE 1/4/2022	REV	DESCRIPTION: PLANNING PROPOSAL APPLICATION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT : SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tztg.com.au WEB www.tztg.com.au	DRAWING TITLE AERIAL SHADOW DIAGRAMS JUNE AM	DRAWN BY VVS, ET CHECKED TG
				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9810 6911 Email: nick@sdastructures.com.au				SCALES 1:1000	DATE NOVEMBER 2022	
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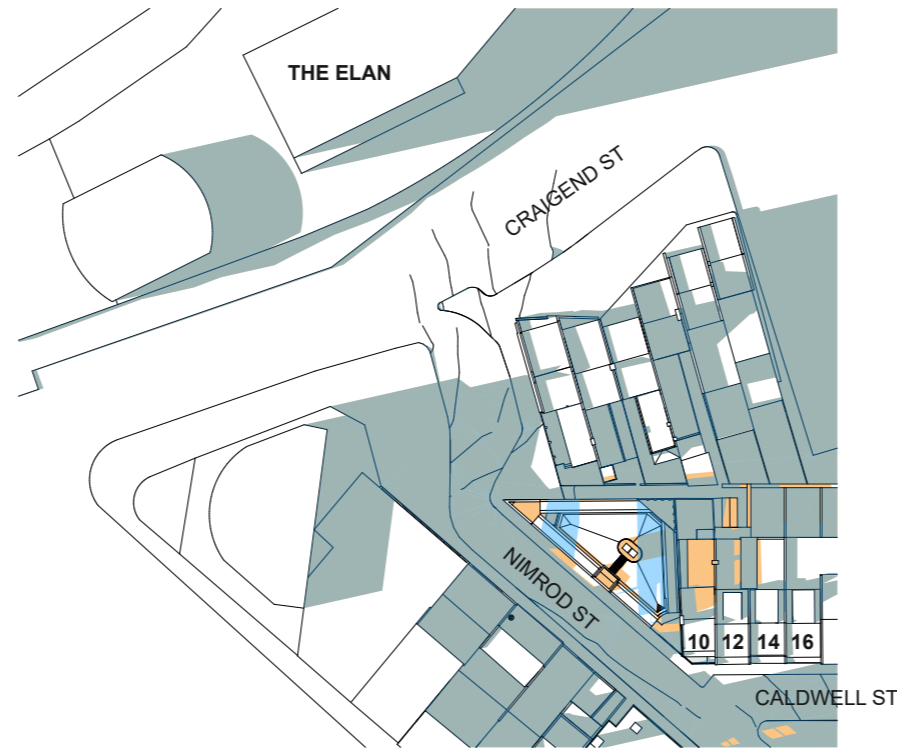
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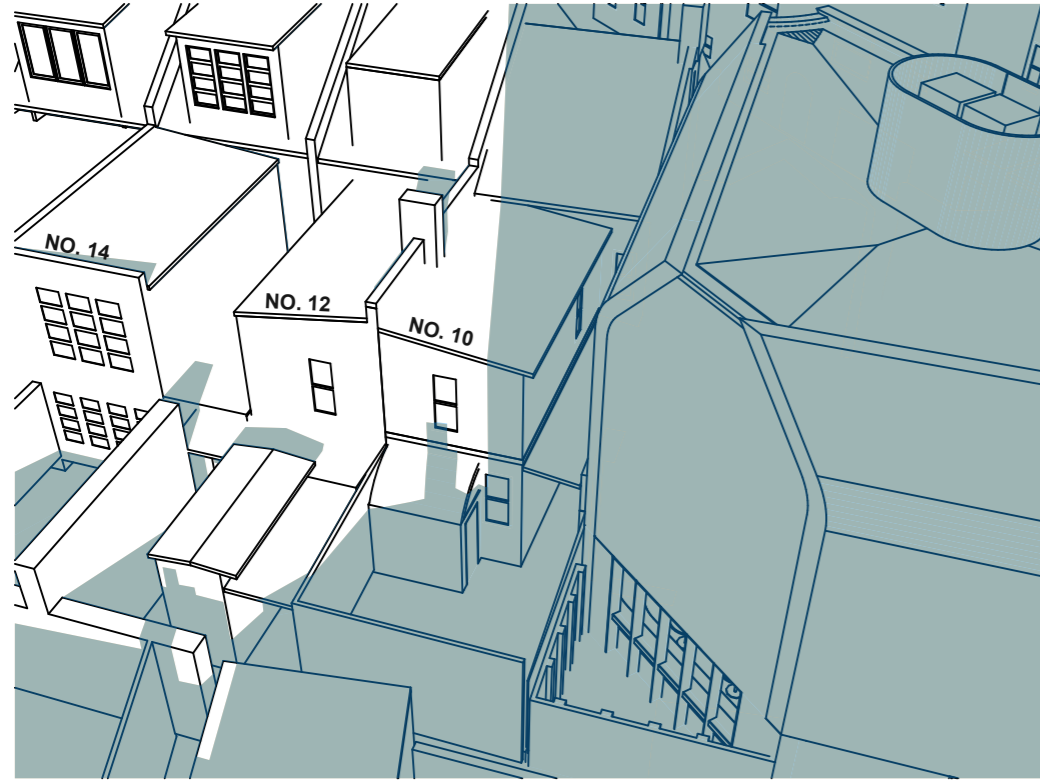


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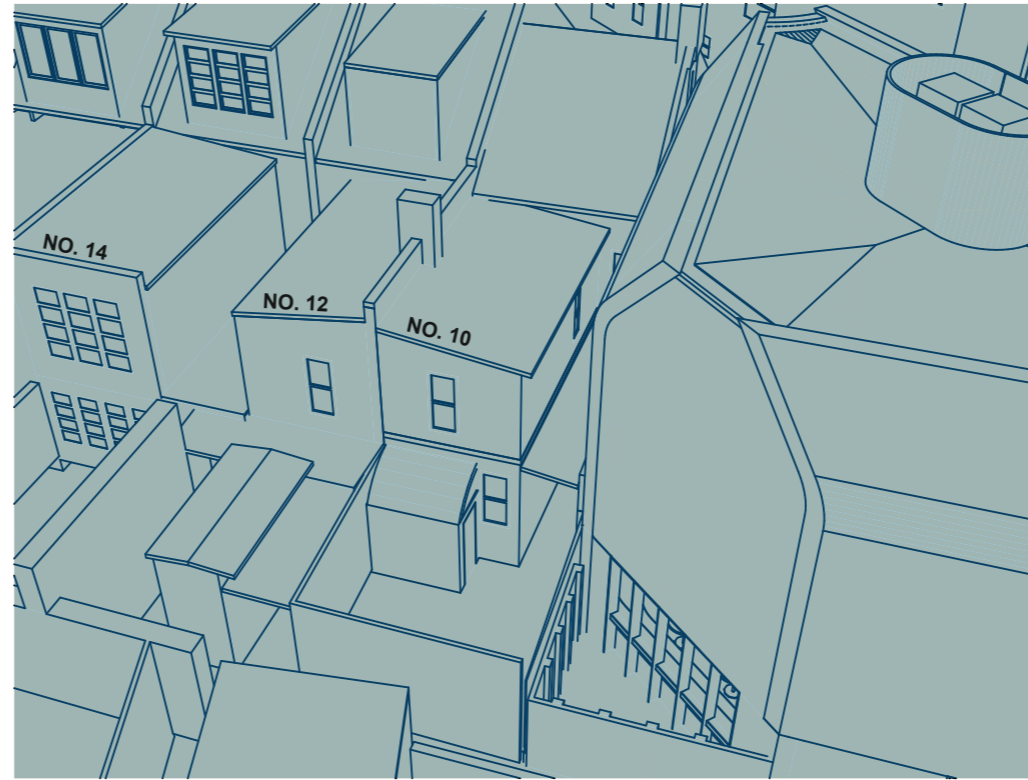
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- NEW SHADOW
- EXISTING SHADOW REMOVED
- COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE
- COMPLIANT HEIGHT ADDITIONAL SHADOW REMOVED

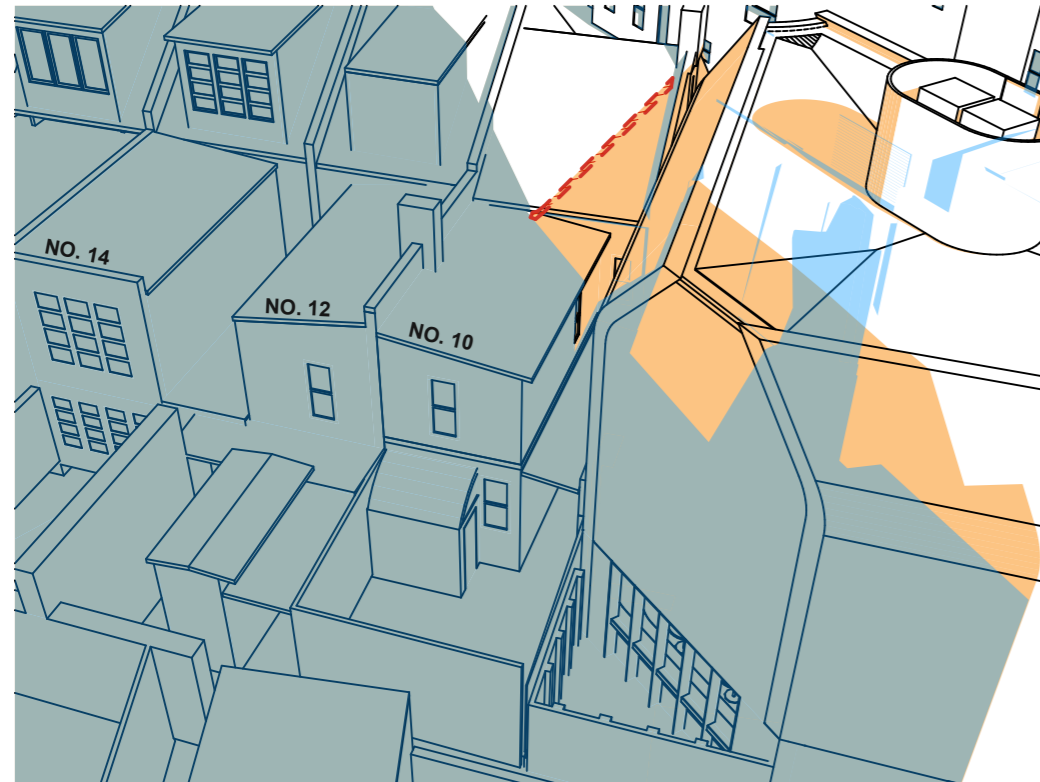
DATE 1/4/2022	REV	DESCRIPTION: PLANNING PROPOSAL APPLICATION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: jharvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE AERIAL SHADOW DIAGRAMS JUNE PM	DRAWN BY VVS, ET
				FIRE ENGINEERING EVOLVED ENGINEERING Phone: 0403 530 168 Email: brett@evolvedengineering.com.au	HYDRAULIC ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: jordan@evolvedengineering.com.au	LANDSCAPE ARCHITECT #Landscape Architects Phone: #Landscape Architects Phone Number Email: #Landscape Architects E-mail	MECHANICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: craig@evolvedengineering.com.au	STRUCTURAL ENGINEER SDA STRUCTURES Phone: 02 9910 6911 Email: nick@sdastructures.com.au					SCALES 1:1000	CHECKED TG
				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: Kristyh@hamptonspropertyservices.com.au									PHASE PLANNING PROPOSAL	DATE NOVEMBER 2022
													DRAWING NO A 401	REV



1 PROPOSED SHADOW JUNE 9AM
1:250



2 PROPOSED SHADOW JUNE 10AM
1:250



3 PROPOSED SHADOW JUNE 11AM
1:250

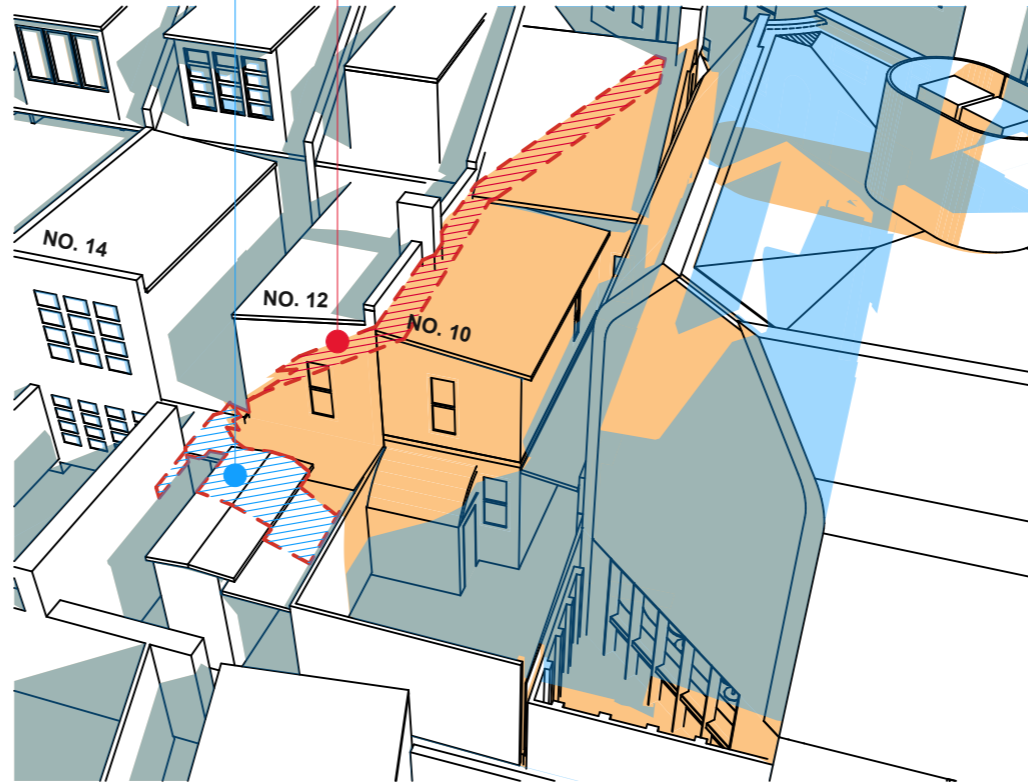
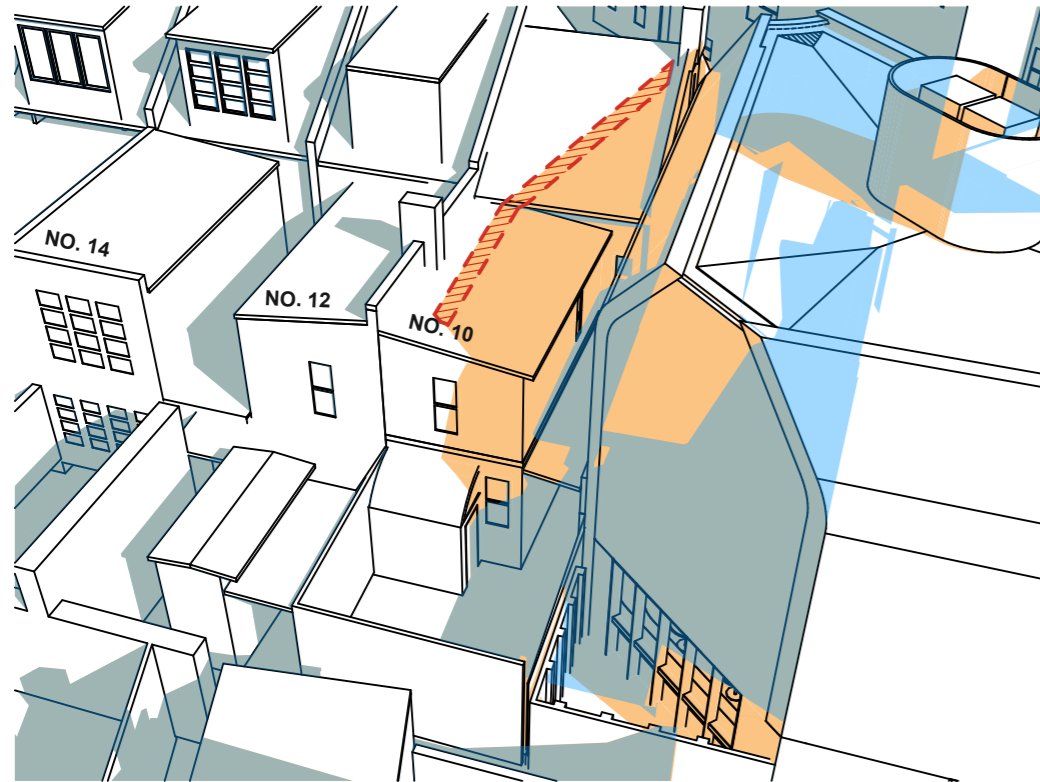
LEGEND

- EXISTING SHADOW
- NEW SHADOW
- EXISTING SHADOW REMOVED
- COMPLIANT AND PROPOSED HEIGHT SHADOW DIFFERENCE
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		SCALES										1:250			DATE NOVEMBER 2022
		PHASE										DRAWING NO			REV
		PLANNING PROPOSAL										A 402			

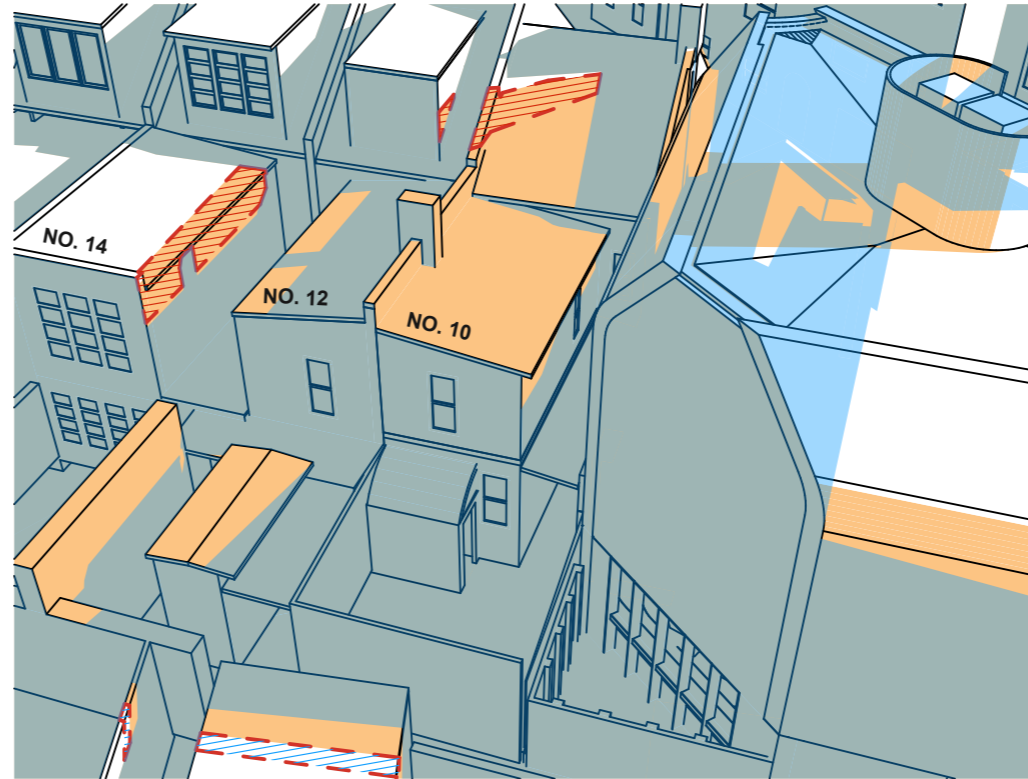
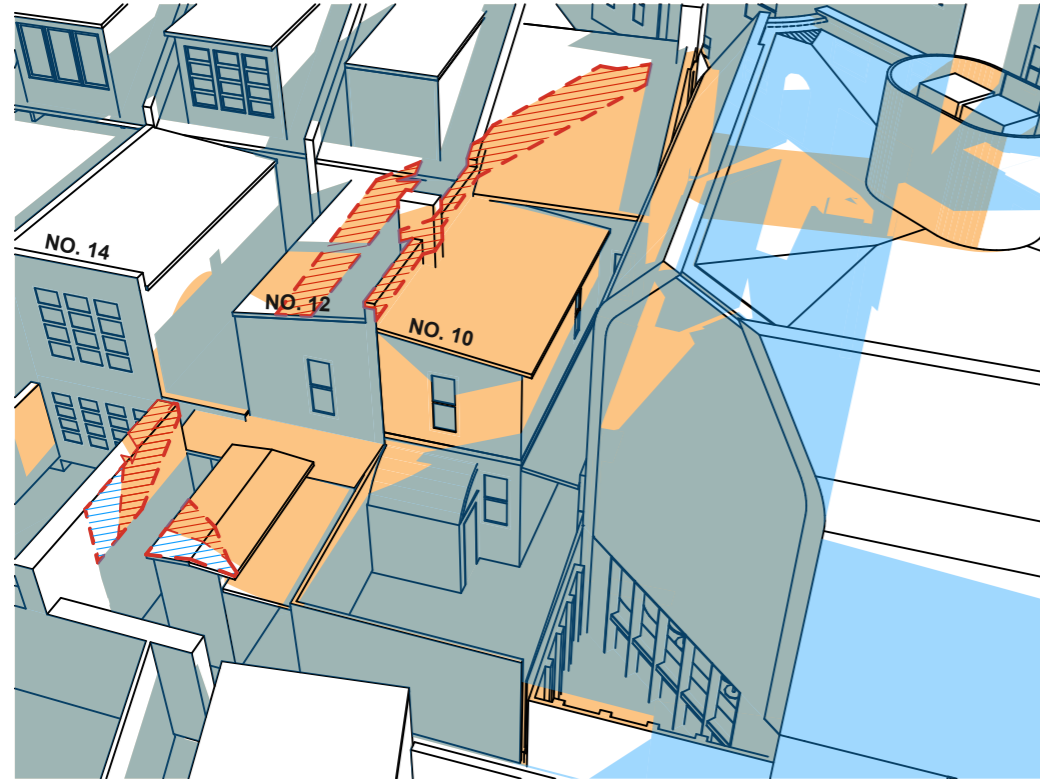
EXTENT OF SHADOW CAST BY BUILDING TO FULL FOOTPRINT OF SUBJECT SITE AT COMPLIANT HEIGHT BUT NOT CAST BY PROPOSED DEVELOPMENT.

EXTENT OF SHADOW CAST BY BUILDING TO FULL FOOTPRINT OF SUBJECT SITE AT COMPLIANT HEIGHT.



1 PROPOSED SHADOW JUNE 12PM
1:250

2 PROPOSED SHADOW JUNE 1PM
1:250



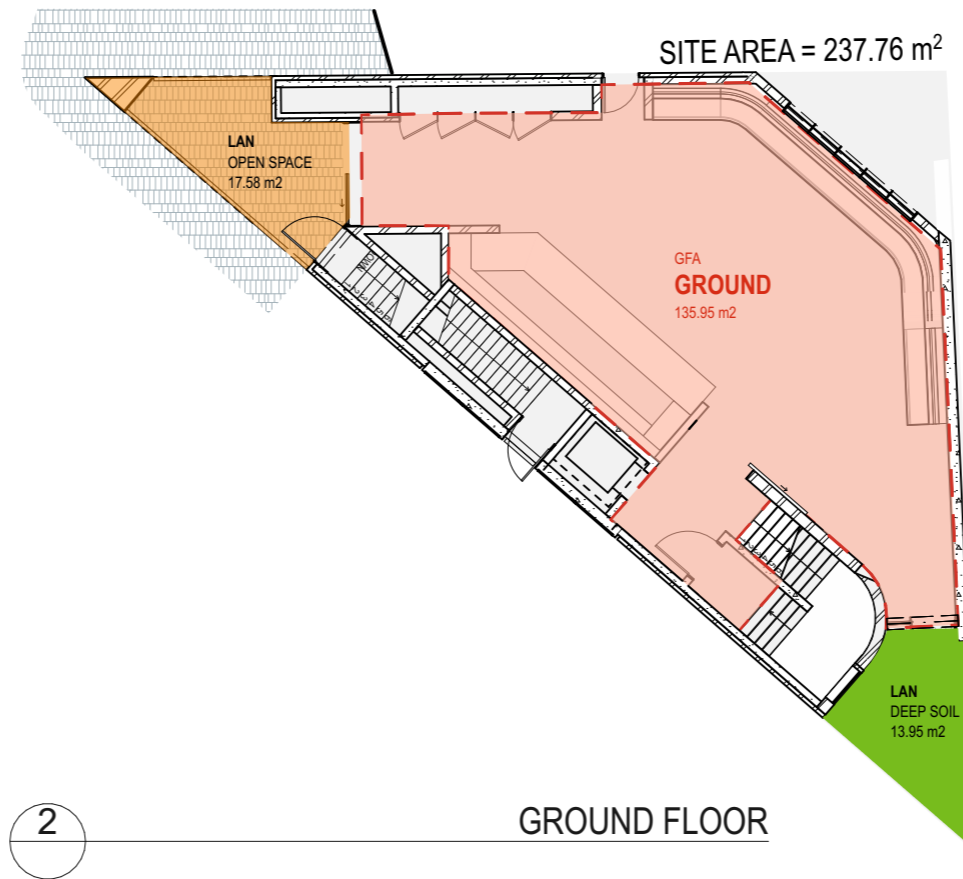
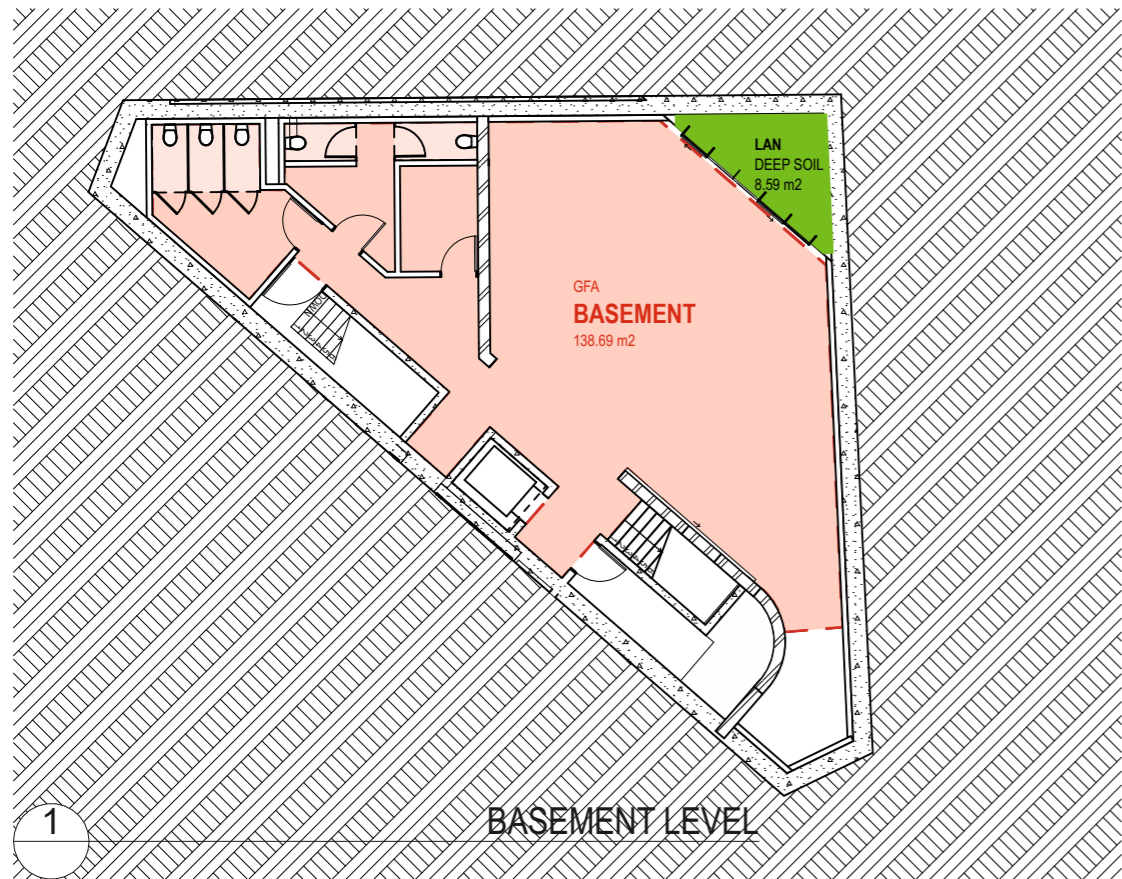
3 PROPOSED SHADOW JUNE 2PM
1:250

4 PROPOSED SHADOW JUNE 3PM
1:250

LEGEND

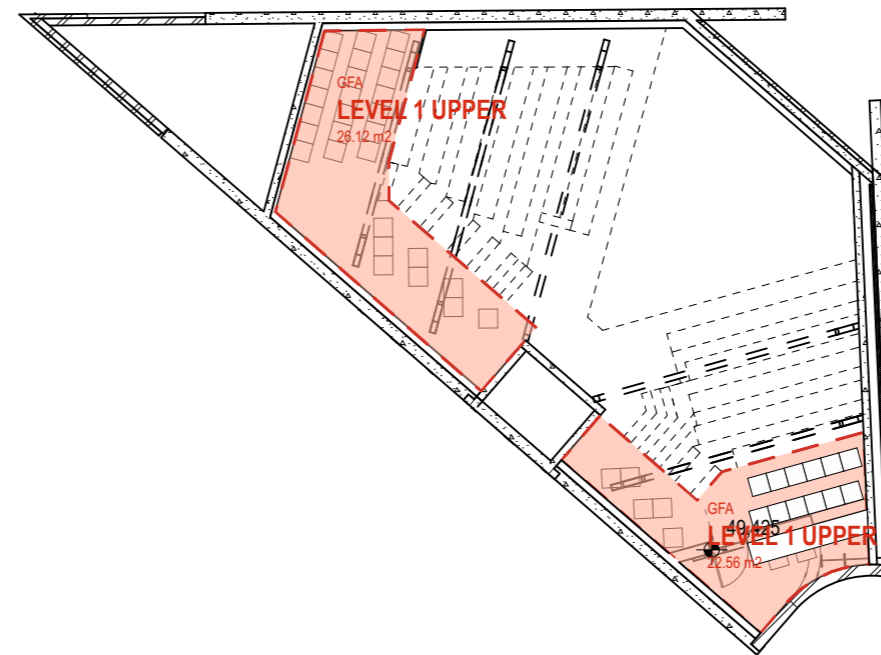
- EXISTING SHADOW
- NEW SHADOW
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				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: KristyH@hamptonproperty.com.au									DATE NOVEMBER 2022		
													PHASE PLANNING PROPOSAL	DRAWING NO A 403	REV



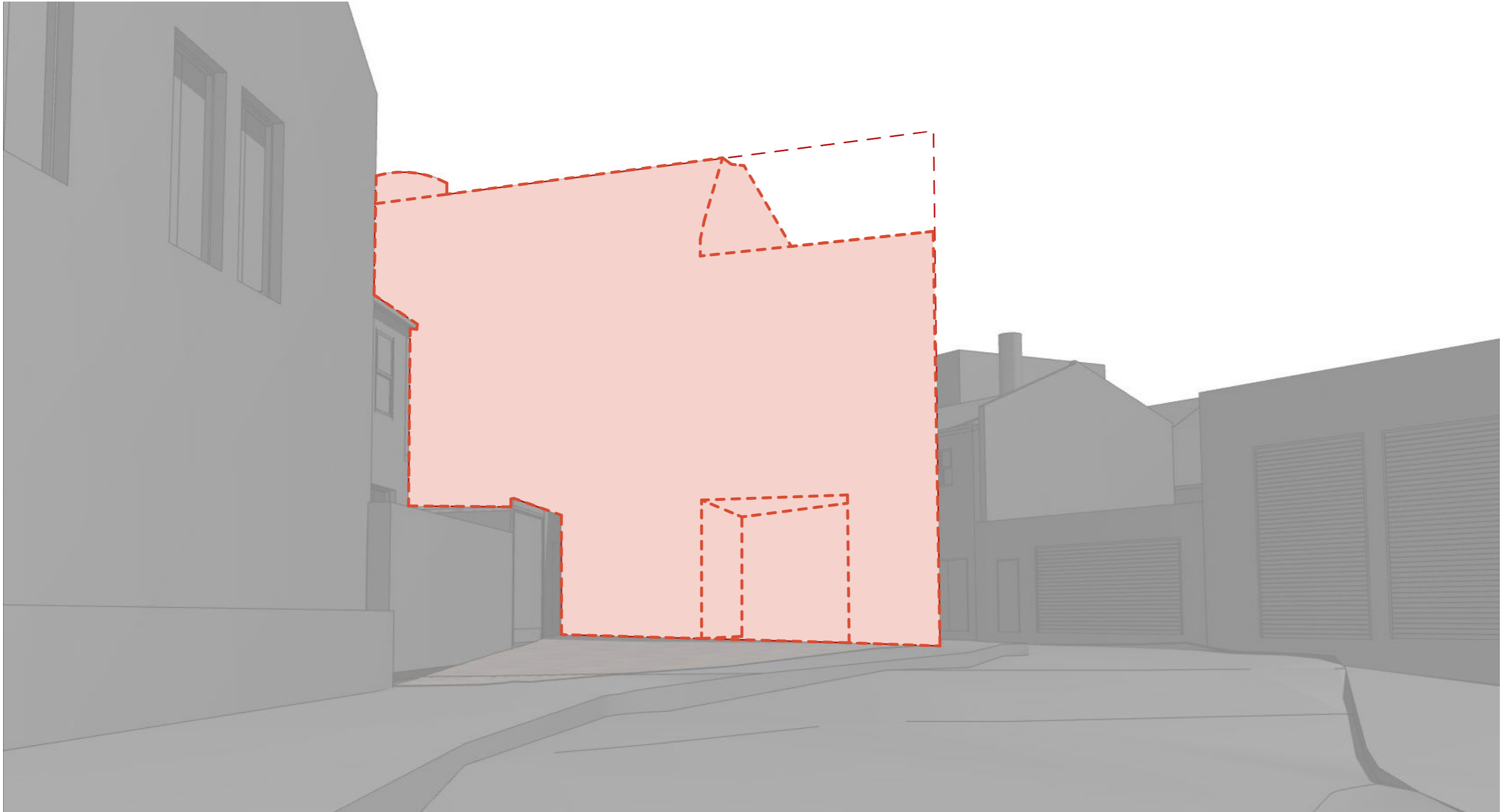
SITE AREA = 238m²




	PERMITTED	PROPOSED
GFA	416.5m ²	465.68m ²
FSR	1.75:1	1.95:1
DEEP SOIL FOR MIXED USE AND NON RESIDENTIAL DEVELOPMENT TYPES	23.8m ² MIN 10% OF SITE AREA	22.94m ²
OPEN SPACE		40.52m ²



GROSS FLOOR AREA BREAKDOWN	
LEVEL	GFA
BASEMENT	138.69
GROUND	135.95
LEVEL 1	142.36
LEVEL 1 UPPER	48.68
	465.68 m²

DATE 1/4/2022	REV A	DESCRIPTION PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: j.harvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: j.harvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT: SBW STABLES THEATRE REDEVELOPMENT	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE GFA DIAGRAMS	DRAWN BY VVS, ET	
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				TOWN PLANNER HAMPTONS PROPERTY SERVICES Phone: 0414 679 231 Email: KristyH@hamptonsservices.com.au								PHASE PLANNING PROPOSAL	DRAWING NO A 500	REV A	



LEGEND	
	MAXIMUM BUILDING ENVELOPE HEIGHT
	PROPOSED ENVELOPE OUTLINE
	INDICATIVE INTERNAL LAYOUT

DATE 14/2022	REV A	DESCRIPTION: PLANNING PROPOSAL APPLICATION PLANNING PROPOSAL (OUTLINES ONLY)	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	ACOUSTIC ENGINEER ACOUSTIC STUDIO Phone: 02 9557 6421 Email: jason.cameron@acousticstudio.com.au	BCA CONSULTANT BCA LOGIC Phone: 02 9484 4030 Email: J.harvey@bcalogic.com.au	CIVIL ENGINEER #Civil Engineer Phone: #Civil Phone Number Email: #Civil E-mail	ELECTRICAL ENGINEER EVOLVED ENGINEERING Phone: 0403 530 168 Email: henry@evolvedengineering.com.au	ESD CONSULTANT #ESD Phone: #ESD Phone Number Email: #ESD E-mail	CLIENT: GRIFFIN THEATRE COMPANY Phone: 0412 563 220 Email: julianne@griffintheatre.com.au	PROJECT : SBW STABLES THEATRE REDEVELOPMENT PROJECT NO : 21013	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL info@tzg.com.au WEB www.tzg.com.au	DRAWING TITLE PERSPECTIVE - CRAIGEND	DRAWN BY VVS, ET	
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