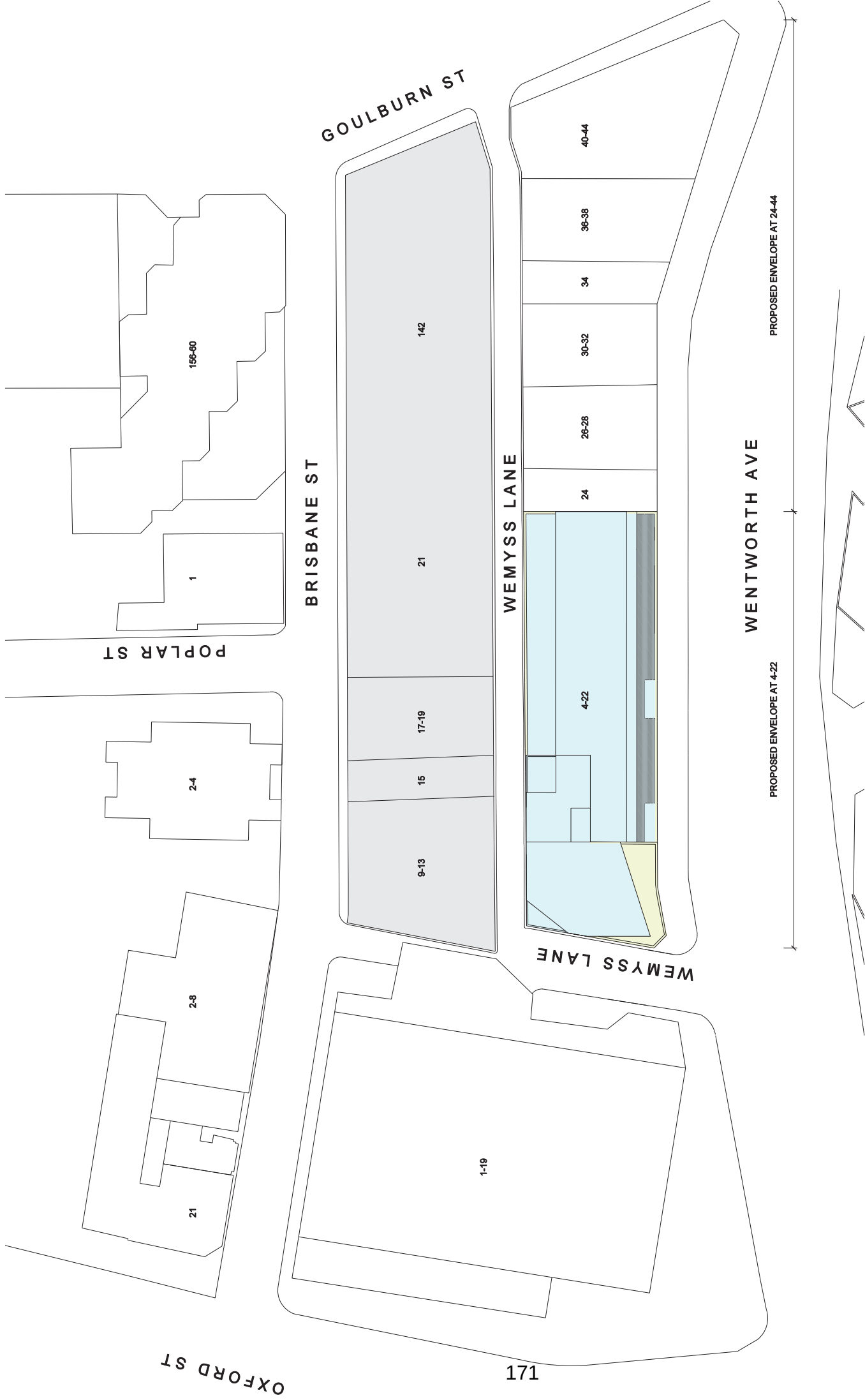


Attachment C3

Planning Proposal: Proponent's Indicative Plans



BRISBANE STREET



LEGEND

EXISTING

REFURBISHED IN EXISTING

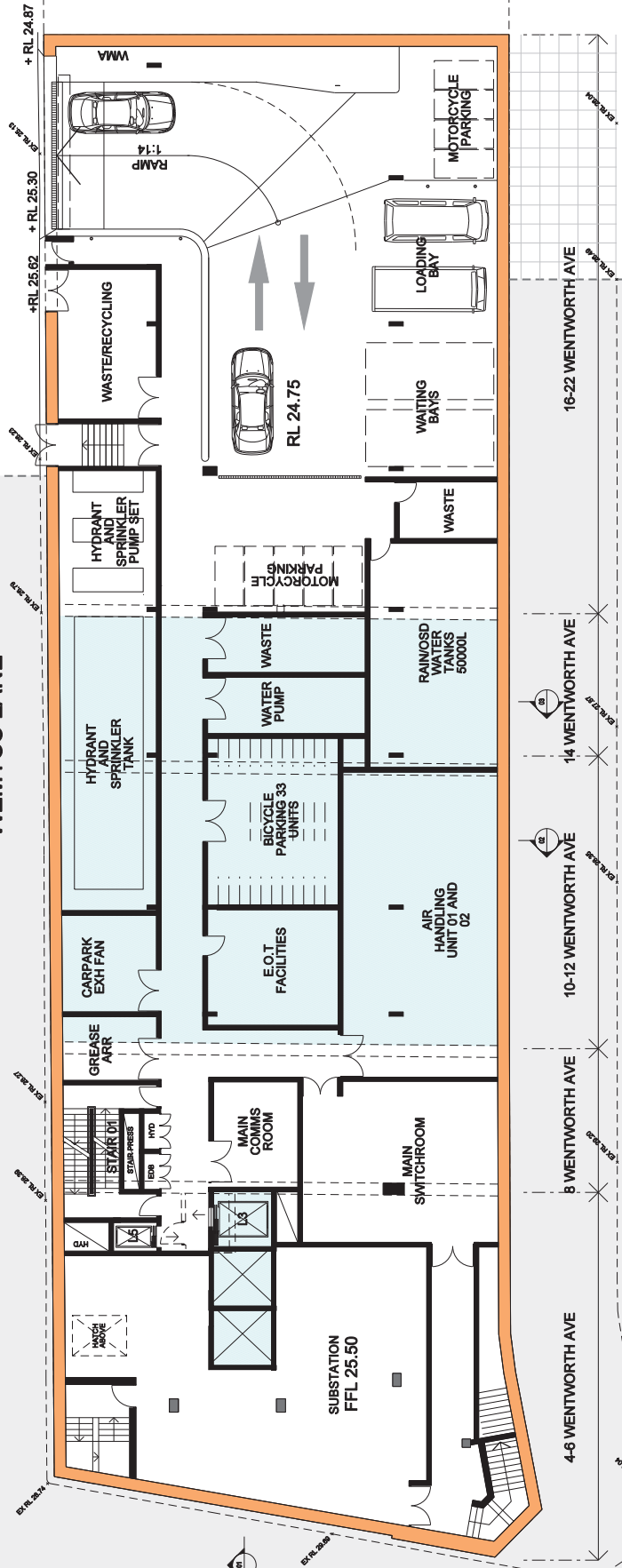
NEW

EXISTING STRUCTURE

NEW STRUCTURE

DEMOLISHED

WEMYSS LANE



BASEMENT 01 RL 24.75_25.50

TITLE: BASEMENT 01

SCALE: 1:200 @ A3

DATE: 17 April 2019

DRAWING: 002

CLIENT: PONGRASS PROPERTIES PTY LTD

8 Wentworth Avenue
Sydney NSW 2010
Sydney, Australia
+61 2 9261 0022

4-22 WENTWORTH AVENUE, SYDNEY

09005

PLANNING PROPOSAL

Lippmann

Masterplanning
Architecture
Interiors

Lippmann Partnership
570 Crown Street
Sydney NSW 2010
Sydney, Australia
+61 2 9318 0844

0 1 2 3 4 5m

1:200 @ A3

UNITED STATES OF AMERICA: ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF LIPPMMANN PARTNERSHIP. IT IS TO BE USED ONLY FOR THE PROJECT AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

BRISBANE STREET

+ RL 29.76

+ RL 30.32

RL 30.72

RL 28.45

RL 28.77

RL 28.74

RL 28.69

RL 28.65

RL 28.60

RL 28.55

RL 28.50

RL 28.45

RL 28.40

RL 28.35

RL 28.30

RL 28.25

RL 28.20

RL 28.15

RL 28.10

RL 28.05

RL 28.00

RL 27.95

RL 27.90

RL 27.85

RL 27.80

RL 27.75

RL 27.70

RL 27.65

RL 27.60

RL 27.55

RL 27.50

RL 27.45

RL 27.40

RL 27.35

RL 27.30

RL 27.25

RL 27.20

RL 27.15

RL 27.10

RL 27.05

RL 27.00

RL 26.95

RL 26.90

RL 26.85

RL 26.80

RL 26.75

RL 26.70

RL 26.65

RL 26.60

RL 26.55

RL 26.50

RL 26.45

RL 26.40

RL 26.35

RL 26.30

RL 26.25

RL 26.20

RL 26.15

RL 26.10

RL 26.05

RL 26.00

RL 25.95

RL 25.90

RL 25.85

RL 25.80

RL 25.75

RL 25.70

RL 25.65

RL 25.60

RL 25.55

RL 25.50

RL 25.45

RL 25.40

RL 25.35

RL 25.30

RL 25.25

RL 25.20

RL 25.15

RL 25.10

RL 25.05

RL 25.00

RL 24.95

RL 24.90

RL 24.85

RL 24.80

RL 24.75

RL 24.70

RL 24.65

RL 24.60

RL 24.55

RL 24.50

RL 24.45

RL 24.40

RL 24.35

RL 24.30

RL 24.25

RL 24.20

RL 24.15

RL 24.10

RL 24.05

RL 24.00

RL 23.95

RL 23.90

RL 23.85

RL 23.80

RL 23.75

RL 23.70

RL 23.65

RL 23.60

RL 23.55

RL 23.50

RL 23.45

RL 23.40

RL 23.35

RL 23.30

RL 23.25

RL 23.20

RL 23.15

RL 23.10

RL 23.05

RL 23.00

RL 22.95

RL 22.90

RL 22.85

RL 22.80

RL 22.75

RL 22.70

RL 22.65

RL 22.60

RL 22.55

RL 22.50

RL 22.45

RL 22.40

RL 22.35

RL 22.30

RL 22.25

RL 22.20

RL 22.15

RL 22.10

RL 22.05

RL 22.00

RL 21.95

RL 21.90

RL 21.85

RL 21.80

RL 21.75

RL 21.70

RL 21.65

RL 21.60

RL 21.55

RL 21.50

RL 21.45

RL 21.40

RL 21.35

RL 21.30

RL 21.25

RL 21.20

RL 21.15

RL 21.10

RL 21.05

RL 21.00

RL 20.95

RL 20.90

RL 20.85

RL 20.80

RL 20.75

RL 20.70

RL 20.65

RL 20.60

RL 20.55

RL 20.50

RL 20.45

RL 20.40

RL 20.35

RL 20.30

RL 20.25

RL 20.20

RL 20.15

RL 20.10

RL 20.05

RL 20.00

RL 19.95

RL 19.90

RL 19.85

RL 19.80

RL 19.75

RL 19.70

RL 19.65

RL 19.60

RL 19.55

RL 19.50

RL 19.45

RL 19.40

RL 19.35

RL 19.30

RL 19.25

RL 19.20

RL 19.15

RL 19.10

RL 19.05

RL 19.00

RL 18.95

RL 18.90

RL 18.85

RL 18.80

RL 18.75

RL 18.70

RL 18.65

RL 18.60

RL 18.55

RL 18.50

RL 18.45

RL 18.40

RL 18.35

RL 18.30

RL 18.25

RL 18.20

RL 18.15

RL 18.10

RL 18.05

RL 18.00

RL 17.95

RL 17.90

RL 17.85

RL 17.80

RL 17.75

RL 17.70

RL 17.65

RL 17.60

RL 17.55

RL 17.50

RL 17.45

RL 17.40

RL 17.35

RL 17.30

RL 17.25

RL 17.20

RL 17.15

RL 17.10

RL 17.05

RL 17.00

RL 16.95

RL 16.90

RL 16.85

RL 16.80

RL 16.75

RL 16.70

RL 16.65

RL 16.60

RL 16.55

RL 16.50

RL 16.45

RL 16.40

RL 16.35

RL 16.30

RL 16.25

RL 16.20

RL 16.15

RL 16.10

RL 16.05

RL 16.00

RL 15.95

RL 15.90

RL 15.85

RL 15.80

RL 15.75

RL 15.70

RL 15.65

RL 15.60

RL 15.55

RL 15.50

RL 15.45

RL 15.40

RL 15.35

RL 15.30

RL 15.25

RL 15.20

RL 15.15

RL 15.10

RL 15.05

RL 15.00

RL 14.95

RL 14.90

RL 14.85

RL 14.80

RL 14.75

RL 14.70

RL 14.65

RL 14.60

RL 14.55

RL 14.50

RL 14.45

RL 14.40

RL 14.35

RL 14.30

RL 14.25

RL 14.20

RL 14.15

RL 14.10

RL 14.05

RL 14.00

RL 13.95

RL 13.90

RL 13.85

RL 13.80

RL 13.75

RL 13.70

RL 13.65

RL 13.60

BRISBANE STREET

LEGEND

EXISTING

REFURBISHED IN EXISTING

NEW

EXISTING STRUCTURE

NEW STRUCTURE

DEMOLISHED

WEMYSS LANE



MEZZANINE LEVEL FFL 31.61

WENTWORTH AVENUE

TITLE: MEZZANINE LEVEL
SCALE: 1:200 @ A3
DATE: 17 April 2019
DRAWING: 004

4-22 WENTWORTH AVENUE, SYDNEY
09005

PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD
8 Wentworth Avenue
Sydney NSW 2010
Australia
+61 2 9261 0022

Lippmann
Masterplanning
Architecture
Interiors
Lippmann Partnership
570 Crown Street
Sydney NSW 2010
Australia
+61 2 9318 0844

THIS DOCUMENT IS THE PROPERTY OF LIPPMMANN PARTNERSHIP. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF LIPPMMANN PARTNERSHIP.





- LEGEND
- EXISTING
 - REFURBISHED IN EXISTING
 - NEW
 - EXISTING STRUCTURE
 - NEW STRUCTURE
 - DEMOLISHED

17-19 BRISBANE STREET
META APARTMENTS
MULTI STOREY BUILDING

17-19 BRISBANE STREET
COMMERCIAL
2 STOREY BUILDING

15 BRISBANE STREET
COMMERCIAL
2 STOREY BUILDING

9-13 BRISBANE STREET
COMMERCIAL
3 STOREY BUILDING

WEMYSS LANE

24

16-22 WENTWORTH AVE

14 WENTWORTH AVE

10-12 WENTWORTH AVE

8 WENTWORTH AVE

4-6 WENTWORTH AVE

LEVEL 01 FFL 35.19- 34.43

TITLE: LEVEL 01
SCALE: 1:200 @ A3
DATE: 17 April 2019
DRAWING: 005

CLIENT: PONGRASS PROPERTIES PTY LTD
8 Wentworth Avenue
Sydney NSW 2010
Sydney Australia
+61 2 9261 0022

0 1 2 3 4 5m 1:200@ A3

4-22 WENTWORTH AVENUE, SYDNEY
09005
PLANNING PROPOSAL

Lippmann
Masterplanning
Architecture
Interiors
Lippmann Partnership
570 Crown Street
Sydney NSW 2010
Sydney Australia
+61 2 9318 0844

THIS DOCUMENT IS THE PROPERTY OF LIPPMMANN PARTNERSHIP AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF LIPPMMANN PARTNERSHIP.

BRISBANE STREET



9-13 BRISBANE STREET
COMMERCIAL
3 STOREY BUILDING

15 BRISBANE STREET
COMMERCIAL
2 STOREY BUILDING

17-19 BRISBANE STREET
COMMERCIAL
2 STOREY BUILDING

17-19 BRISBANE STREET
META APARTMENTS
MULTI STOREY BUILDING

WEMYSS LANE



LEVEL 02 FFL 38.92- 38.16

WENTWORTH AVENUE

16-22 WENTWORTH AVE

14 WENTWORTH AVE

10-12 WENTWORTH AVE

8 WENTWORTH AVE

4-6 WENTWORTH AVE

176

TITLE: LEVEL 02
SCALE: 1:200 @ A3
DATE: 17 April 2019
DRAWING: 005

CLIENT: PONGRASS PROPERTIES PTY LTD
09005
4-22 WENTWORTH AVENUE, SYDNEY
PLANNING PROPOSAL

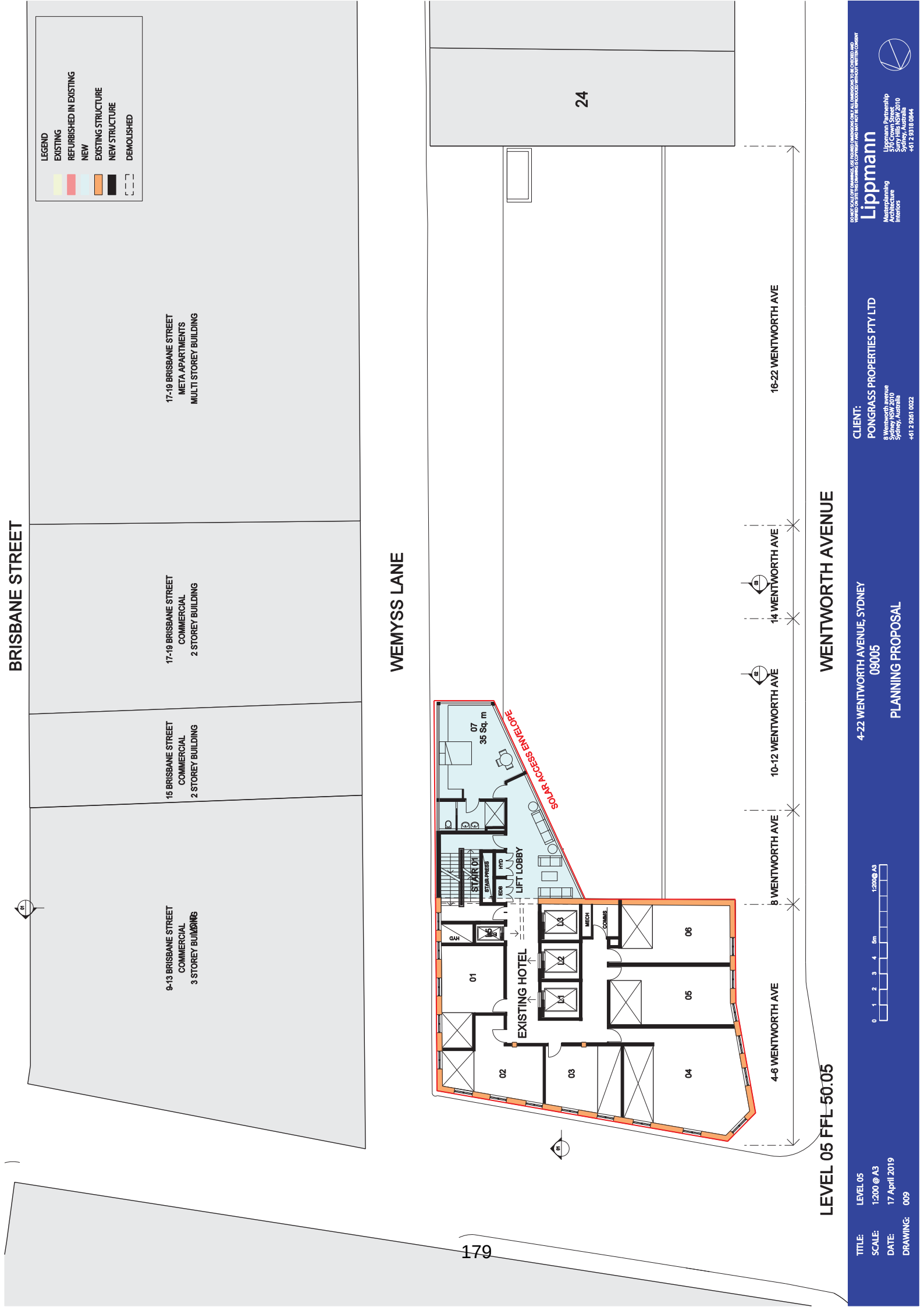


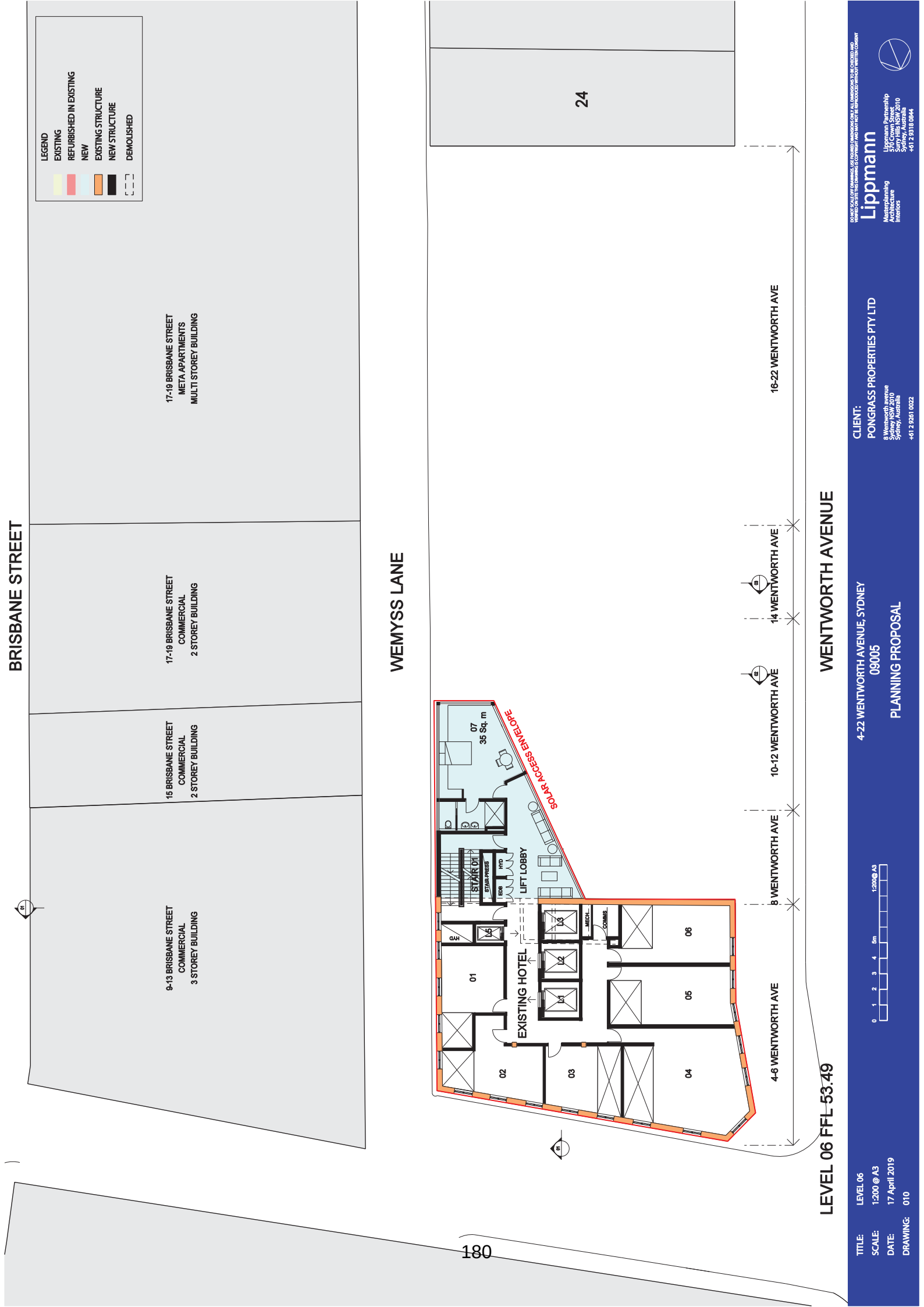
Lippmann
Masterplanning
Architecture
Interiors
570 Crown Street
Sydney NSW 2010
Australia
+61 2 9318 0844

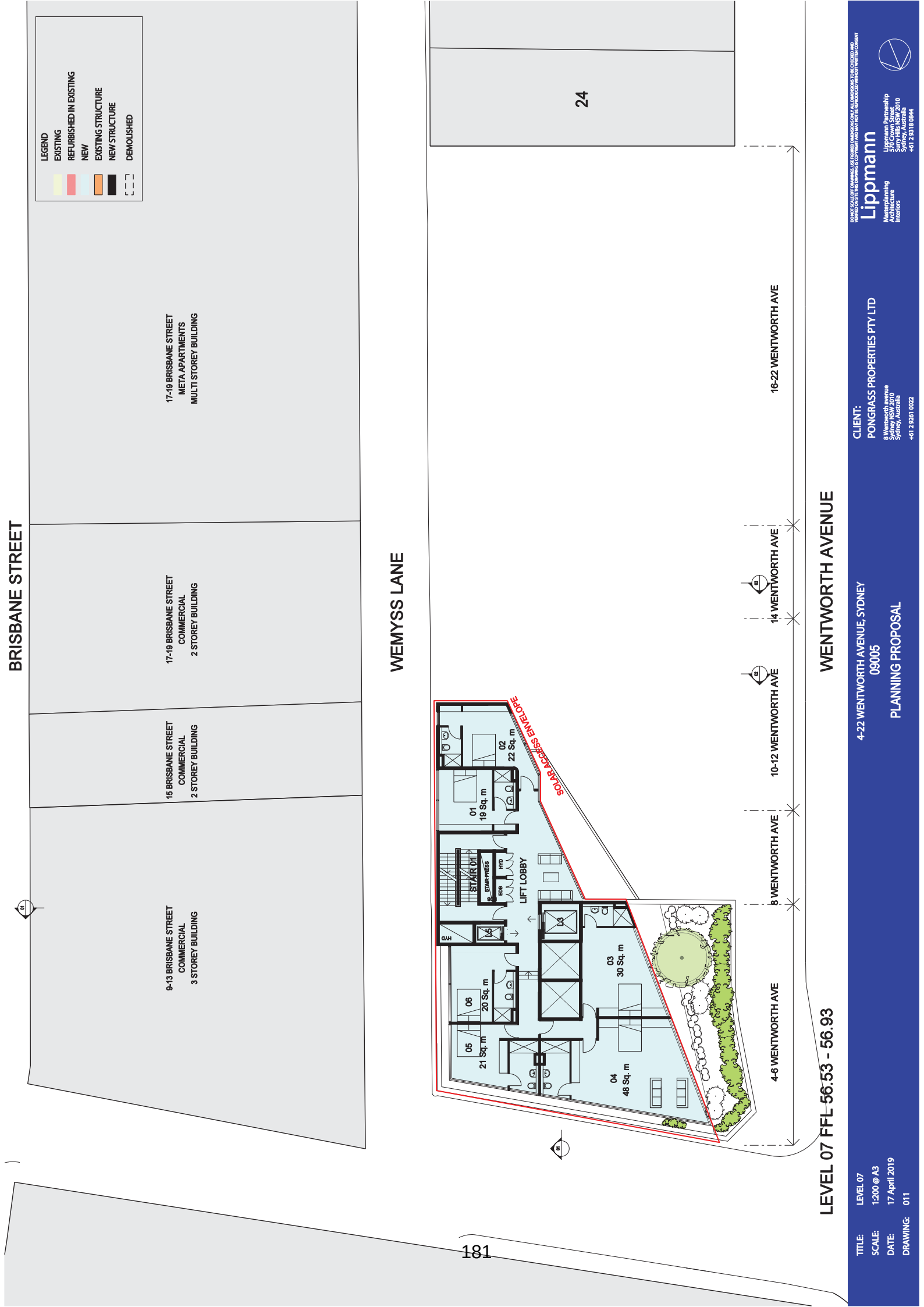
THIS DOCUMENT IS THE PROPERTY OF LIPPMMANN PTY LTD. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF LIPPMMANN PTY LTD.

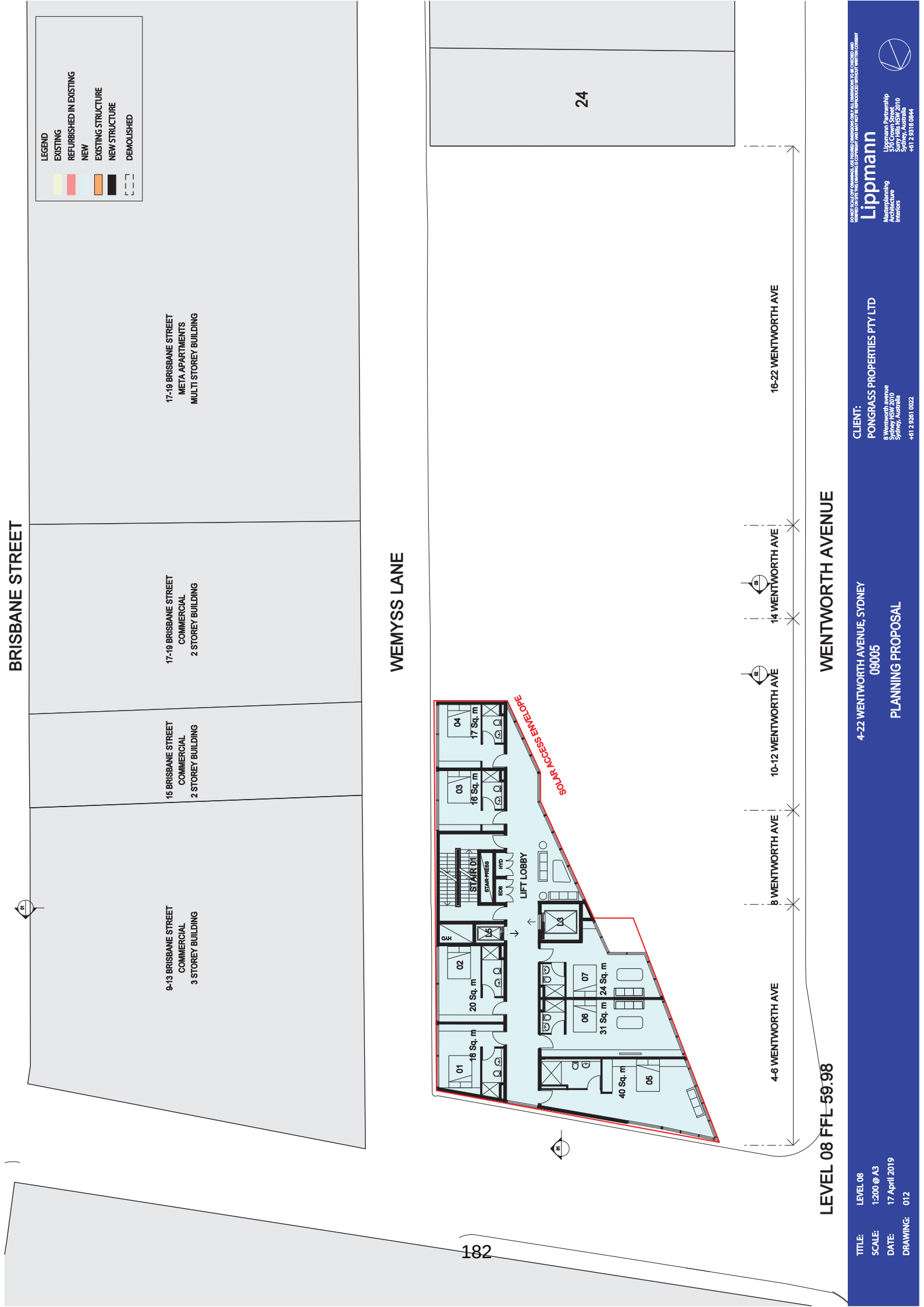












LEGEND

[Yellow Box]	EXISTING
[Pink Box]	REFURBISHED IN EXISTING
[Light Blue Box]	NEW
[Orange Box]	EXISTING STRUCTURE
[Dark Blue Box]	NEW STRUCTURE
[Dashed Line]	DEMOLISHED

17-19 BRISBANE STREET
META APARTMENTS
MULTI STOREY BUILDING

17-19 BRISBANE STREET
COMMERCIAL
2 STOREY BUILDING

15 BRISBANE STREET
COMMERCIAL
2 STOREY BUILDING

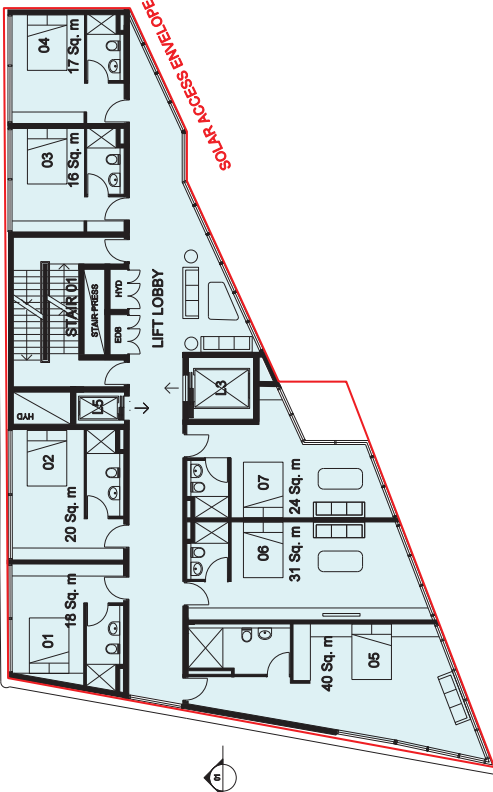
9-13 BRISBANE STREET
COMMERCIAL
3 STOREY BUILDING

24

WEMYSS LANE

WENTWORTH AVENUE

LEVEL 08 FFL 59.98



TITLE: LEVEL 08
SCALE: 1:200 @ A3
DATE: 17 April 2019
DRAWING: 012

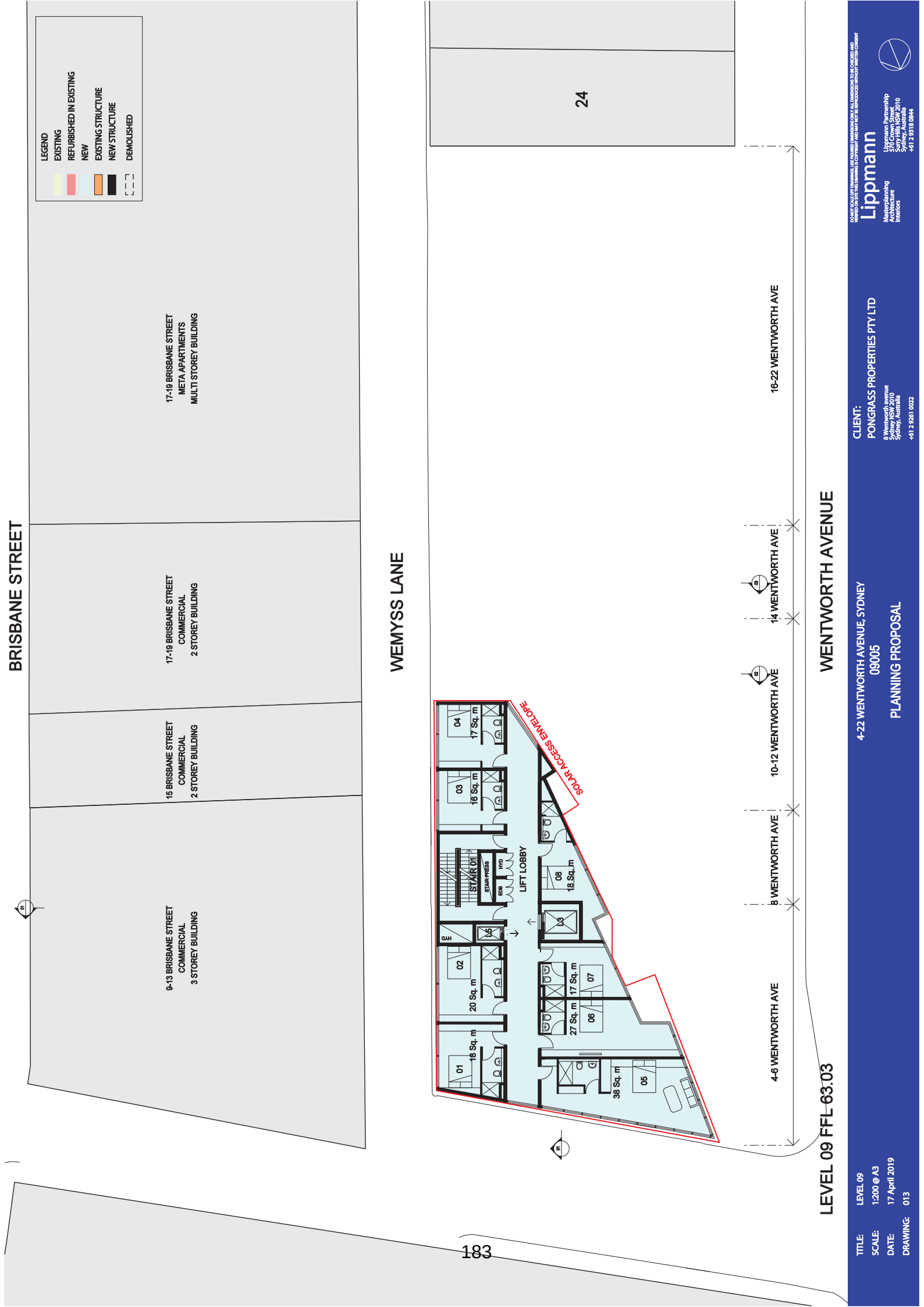
CLIENT: PONGRASS PROPERTIES PTY LTD
09005

PLANNING PROPOSAL

4-22 WENTWORTH AVENUE, SYDNEY
PONGRASS PROPERTIES PTY LTD
8 Wentworth Avenue
Sydney NSW 2010
Sydney, Australia
+61 2 9261 0022

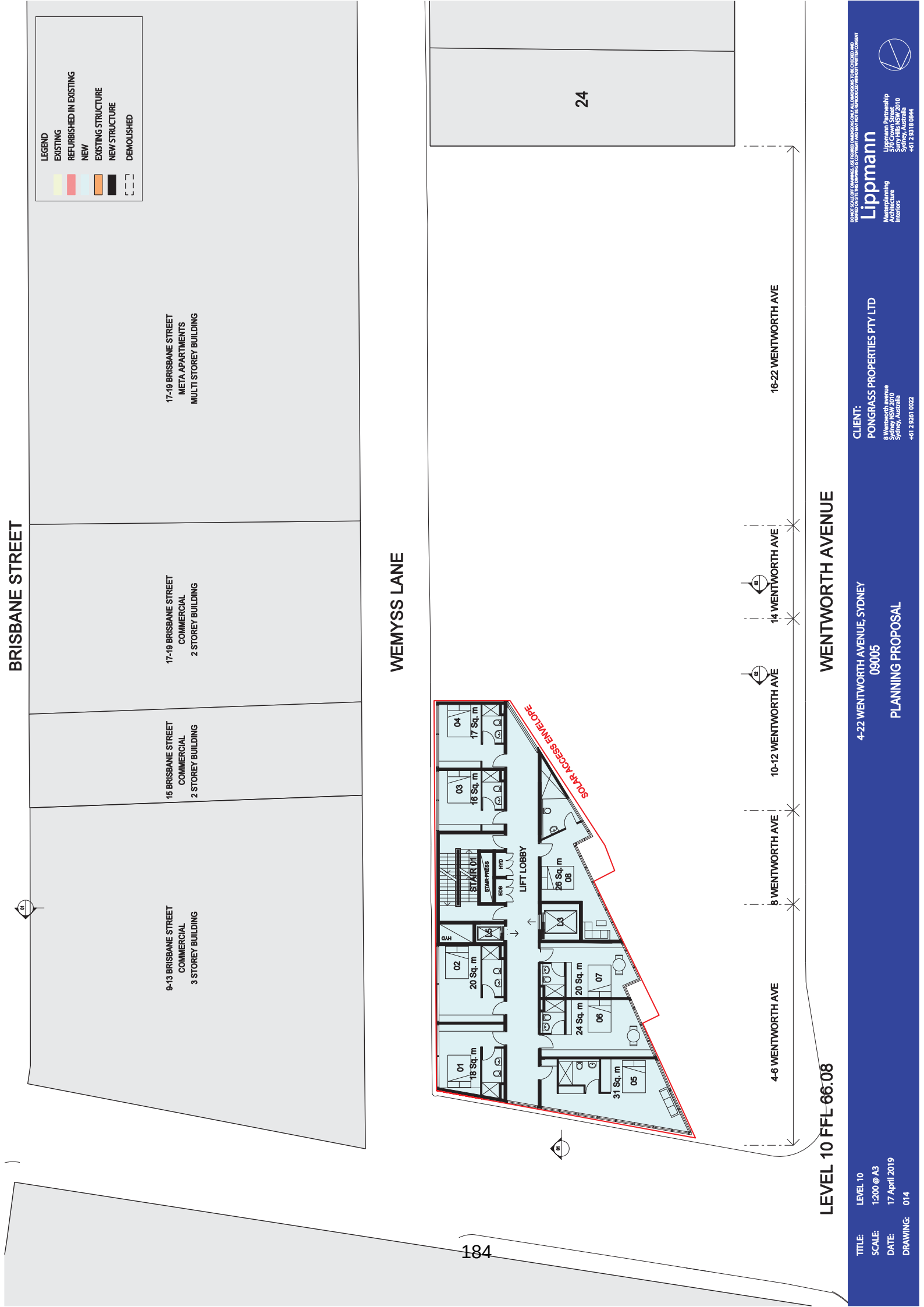
Lippmann
Masterplanning
Architecture
Interiors
Lippmann Partnership
570 Crown Street
Sydney NSW 2010
Sydney, Australia
+61 2 9318 0844

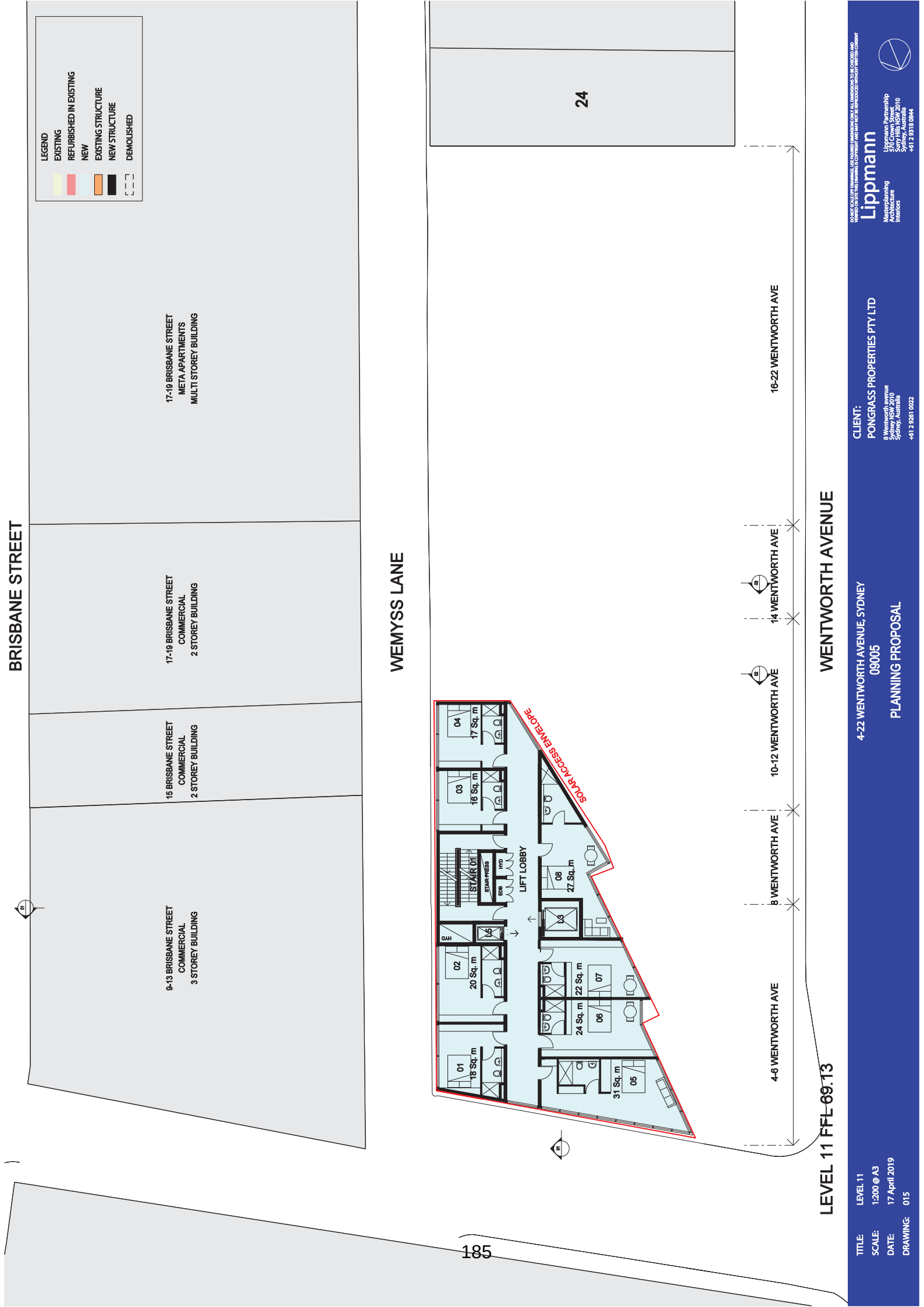
THIS DOCUMENT IS THE PROPERTY OF LIPPMANN PARTNERSHIP. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF LIPPMANN PARTNERSHIP.

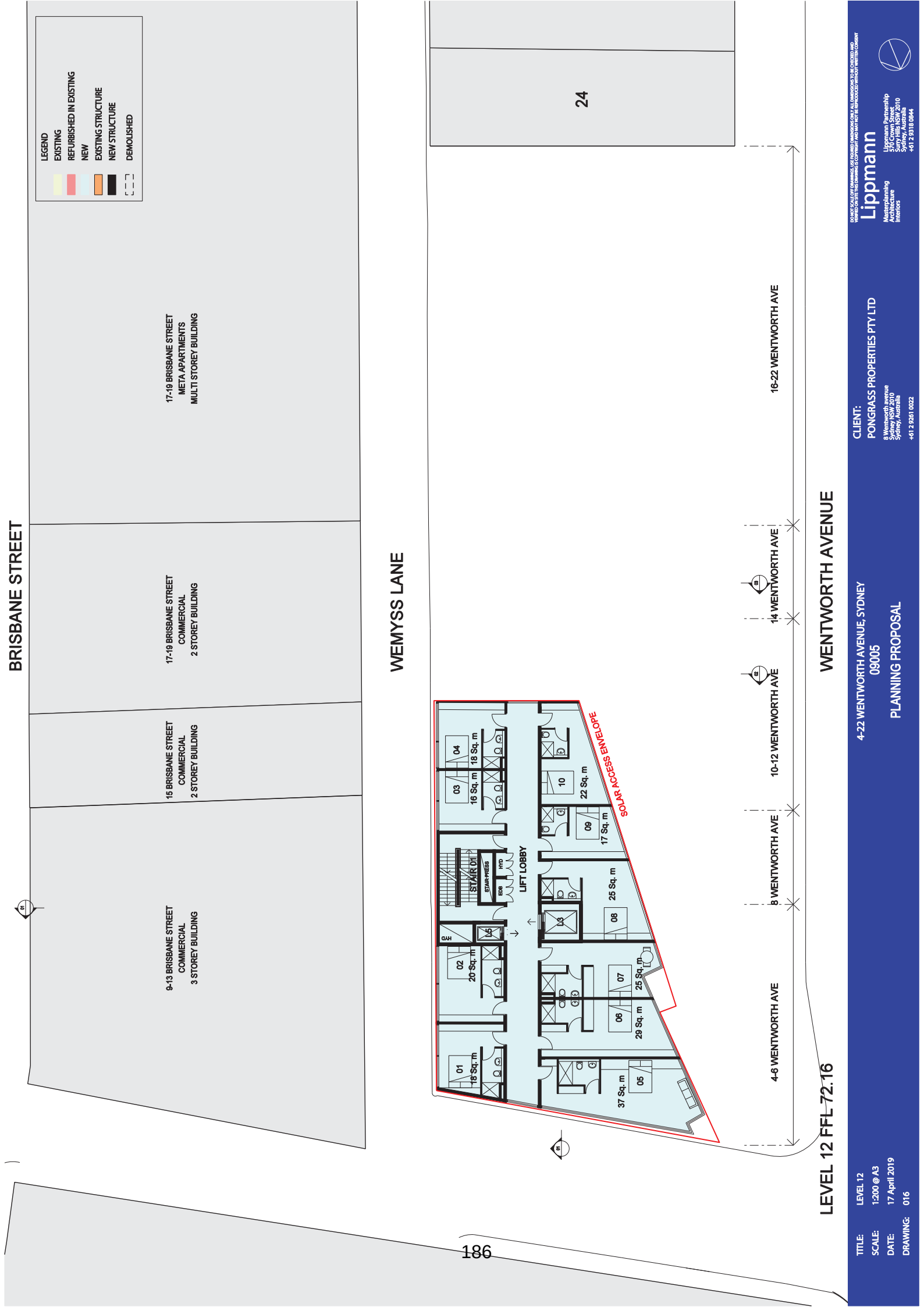


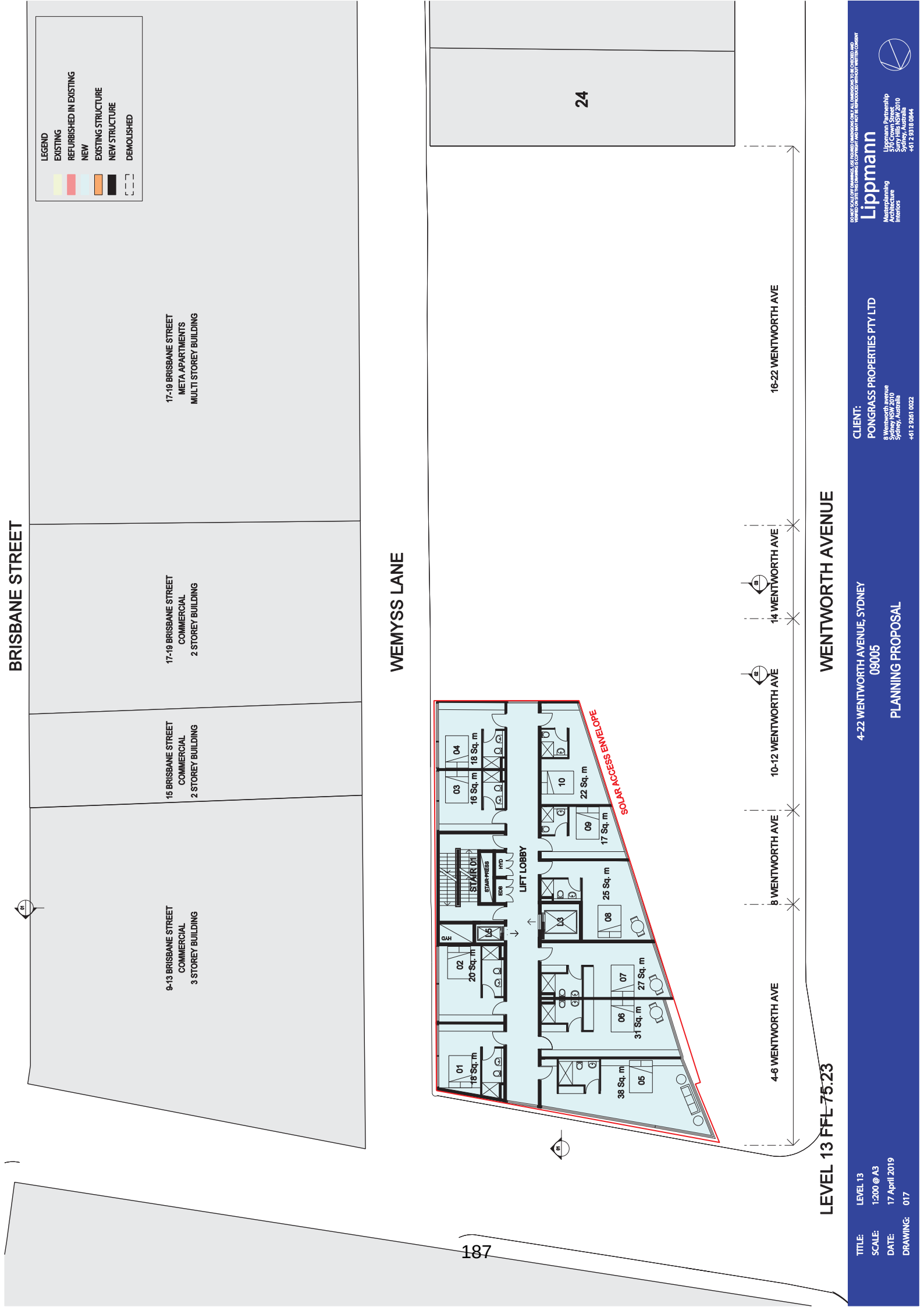
WEMYSS LANE

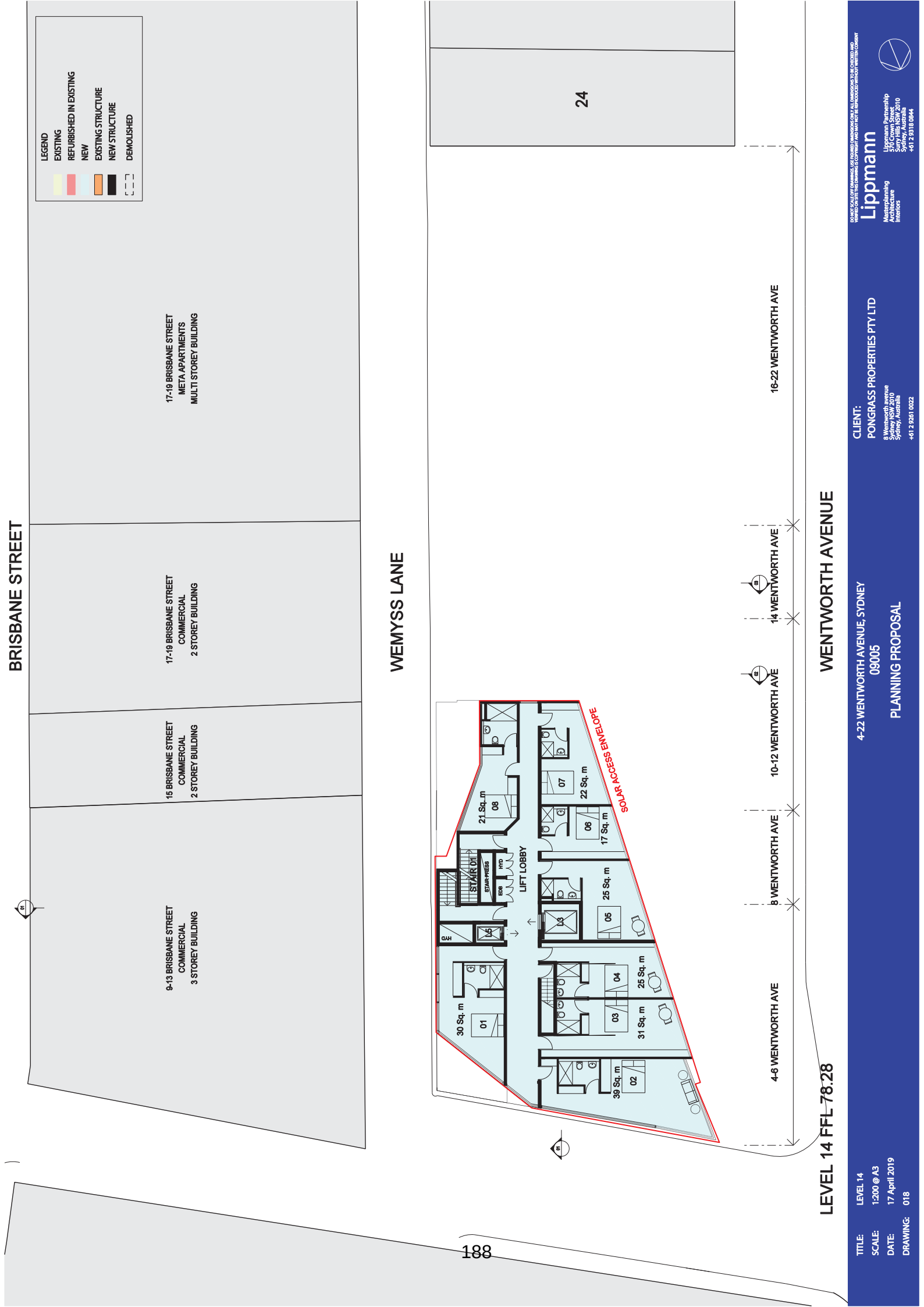
LEVEL 09 FFL 63.03

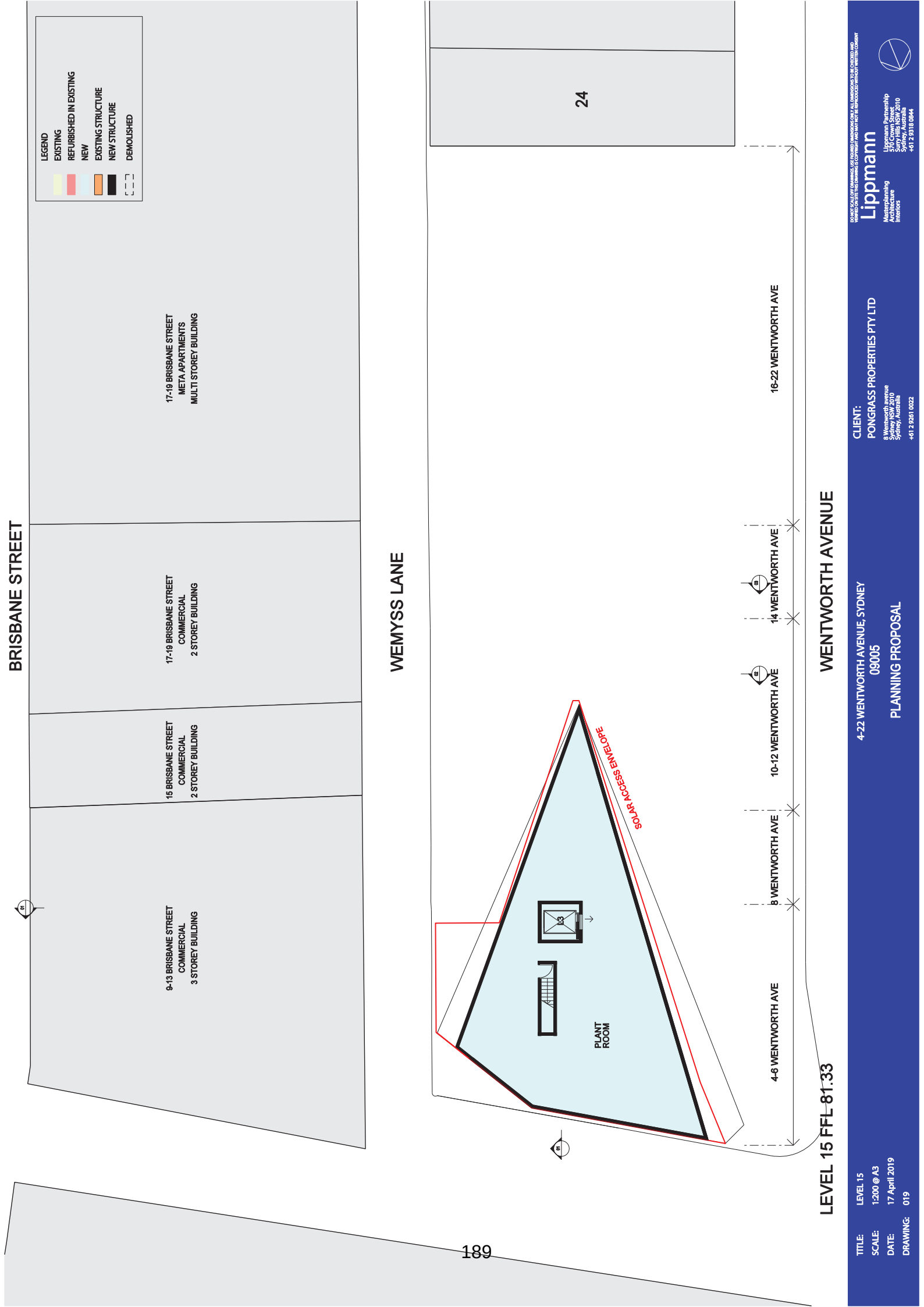












WEMYSS LANE

LEVEL 15 FFL 81.33

TITLE: LEVEL 15
SCALE: 1:200 @ A3
DATE: 17 April 2019
DRAWING: 019

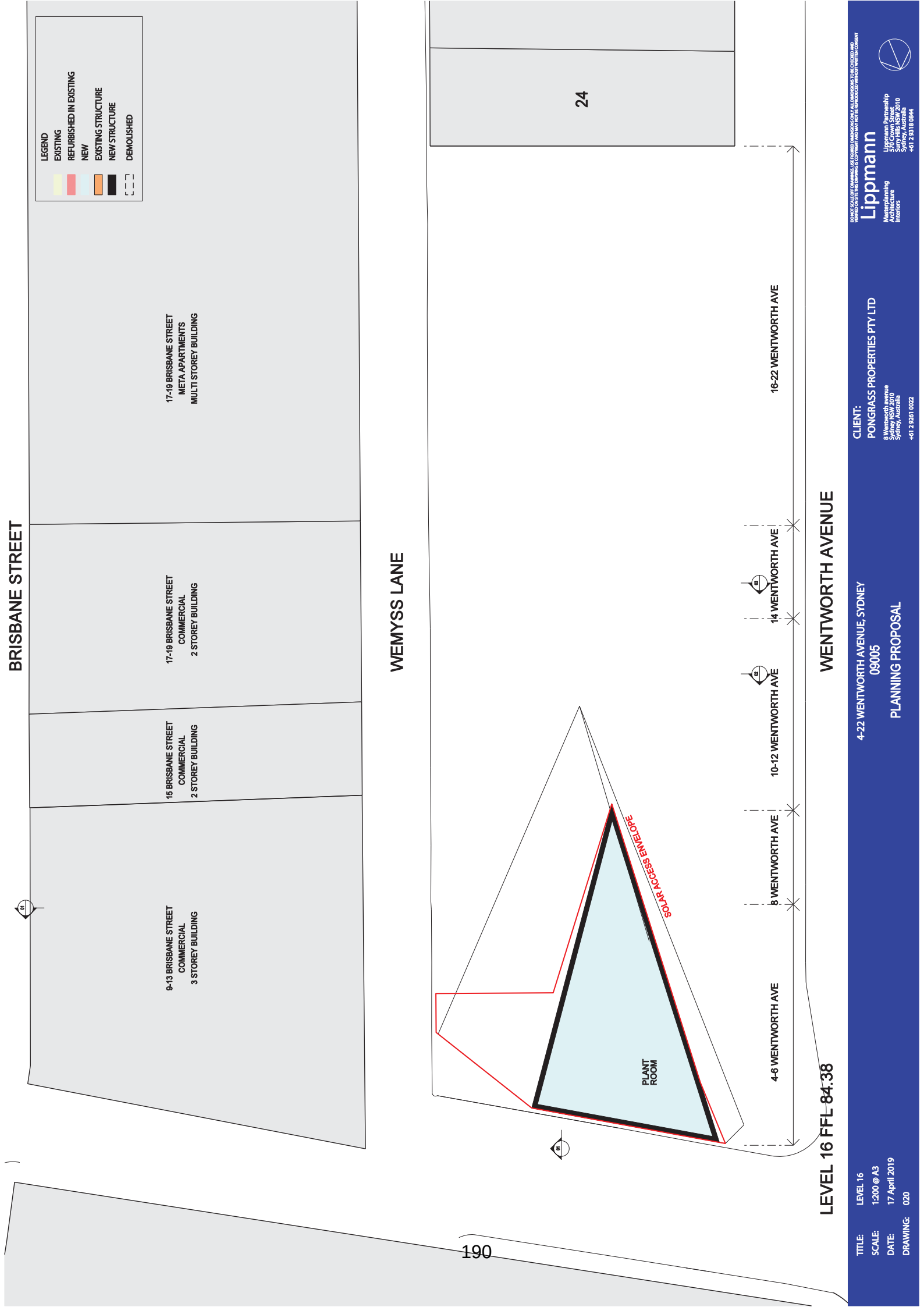
CLIENT: 4-22 WENTWORTH AVENUE, SYDNEY
09005

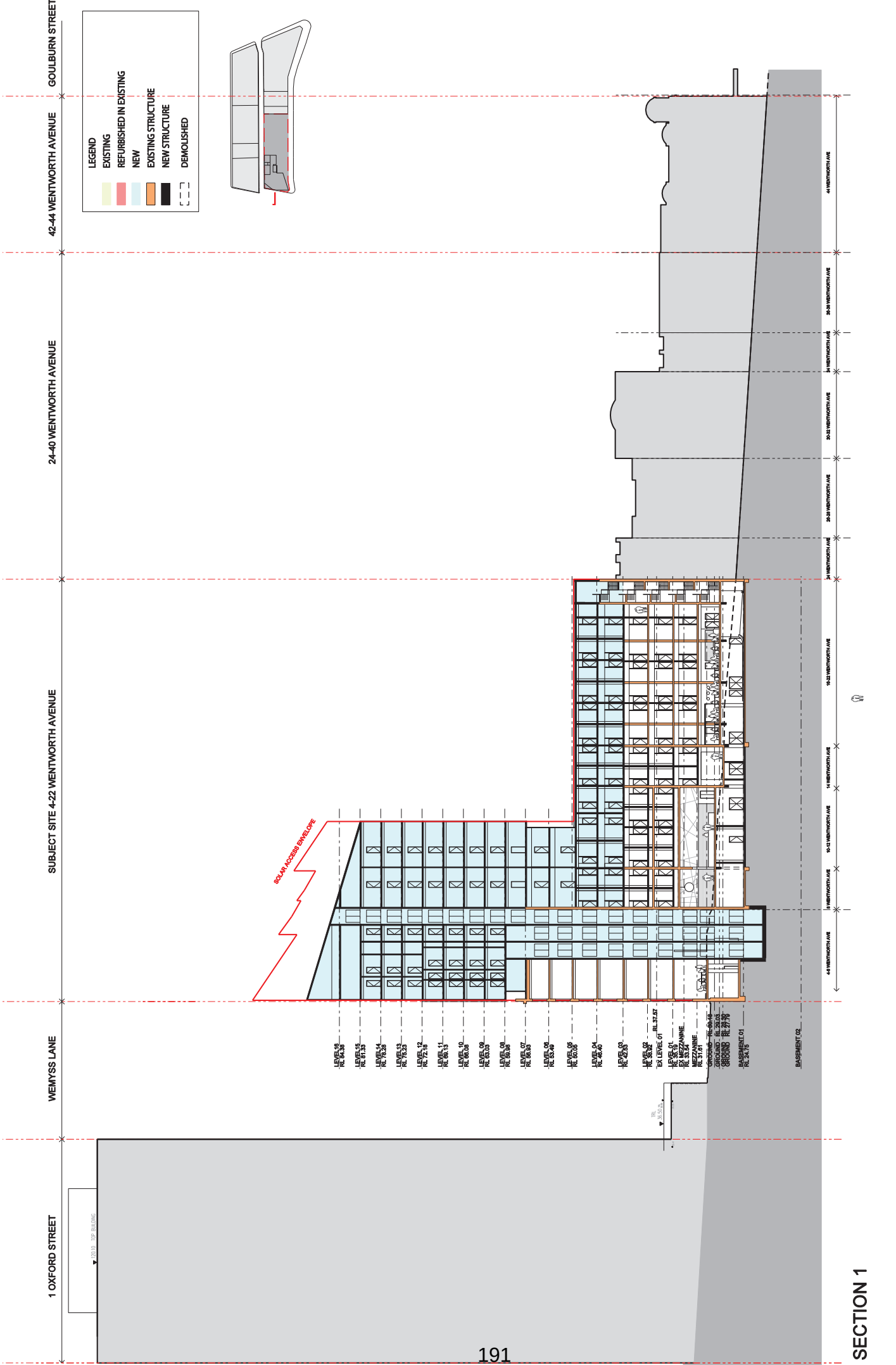
PLANNING PROPOSAL

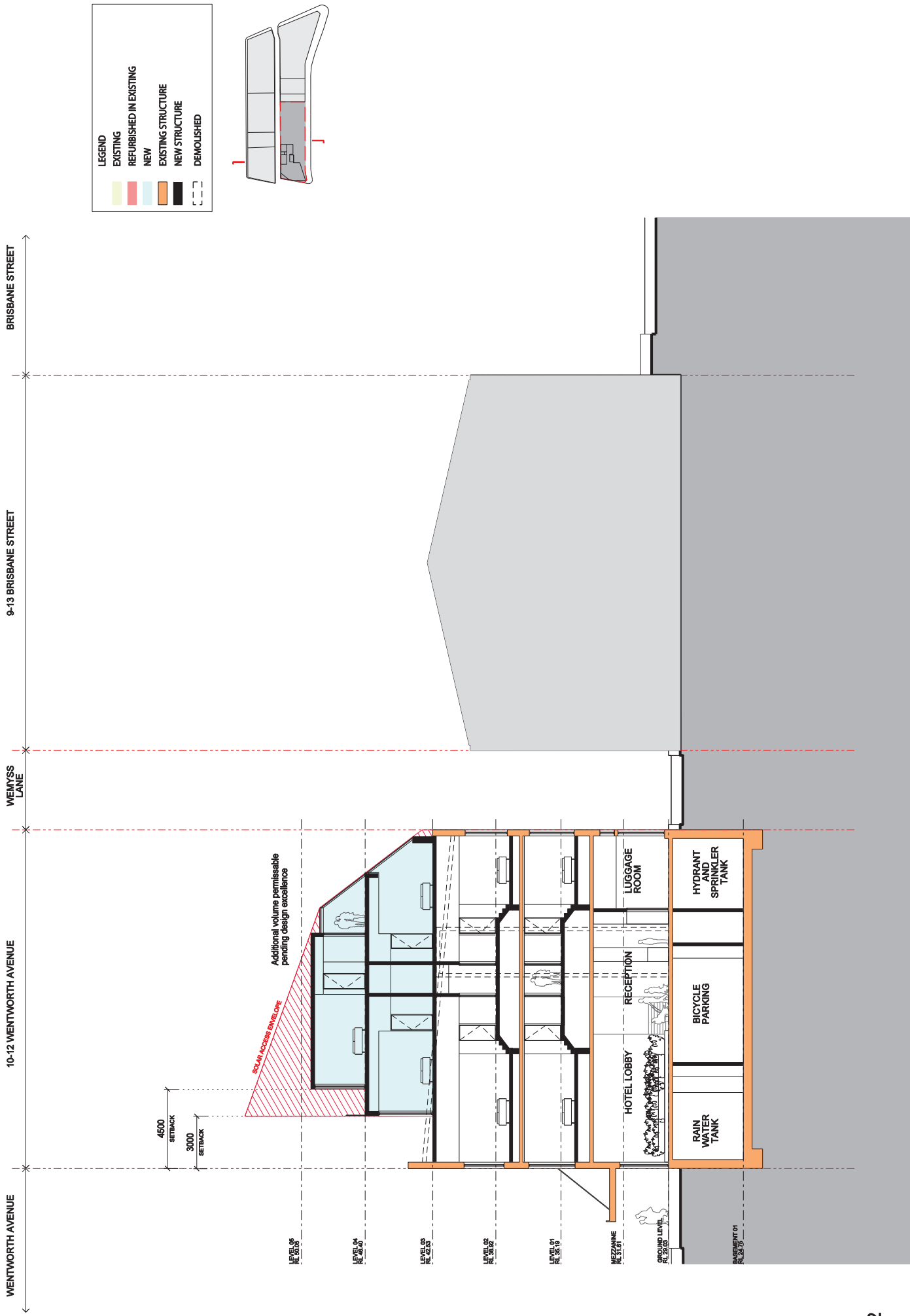
CLIENT: PONGRASS PROPERTIES PTY LTD
Pongrass Properties
8 Wentworth Avenue
Sydney NSW 2010
Sydney Australia
+61 2 9261 0022

Lippmann
Lippmann Partnership
Masterplanning
Architecture
Interiors
570 Crown Street
Sydney NSW 2010
Sydney Australia
+61 2 9318 0844

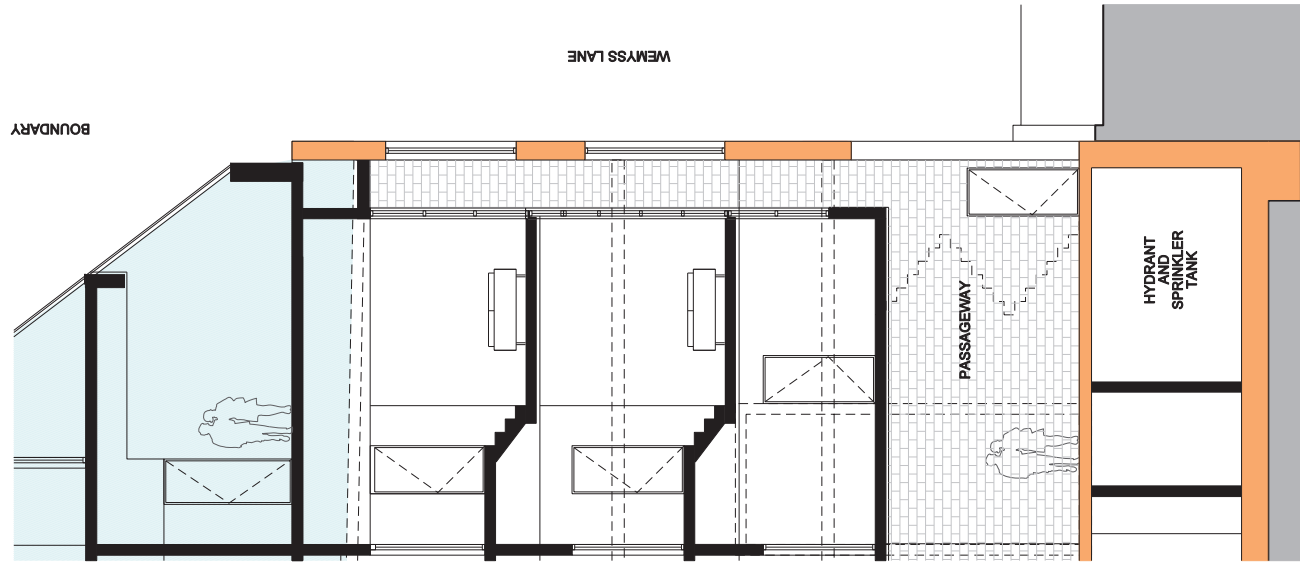
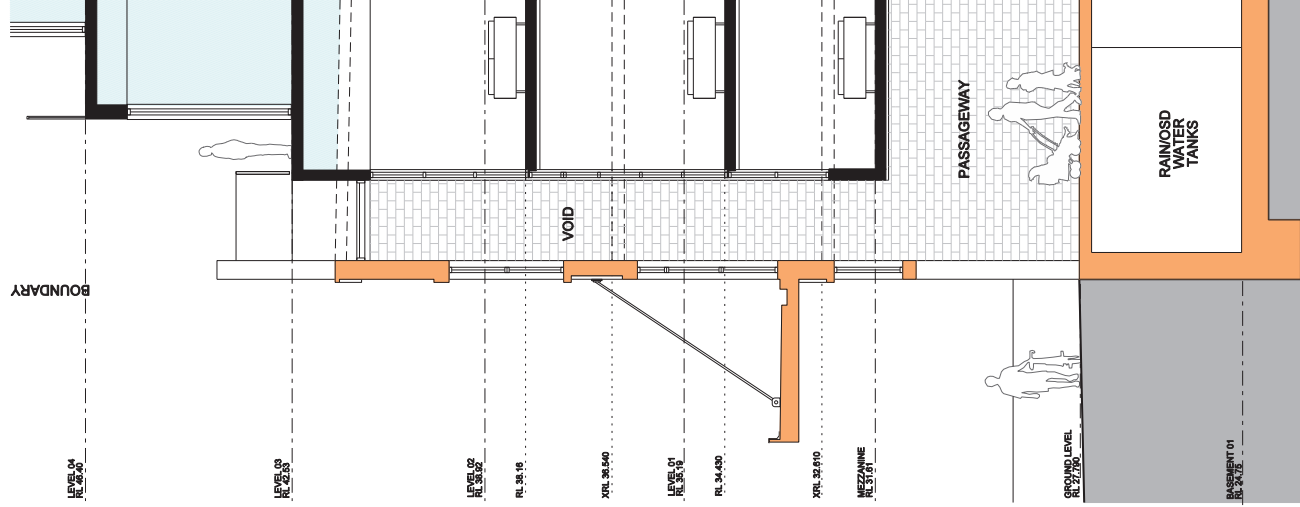
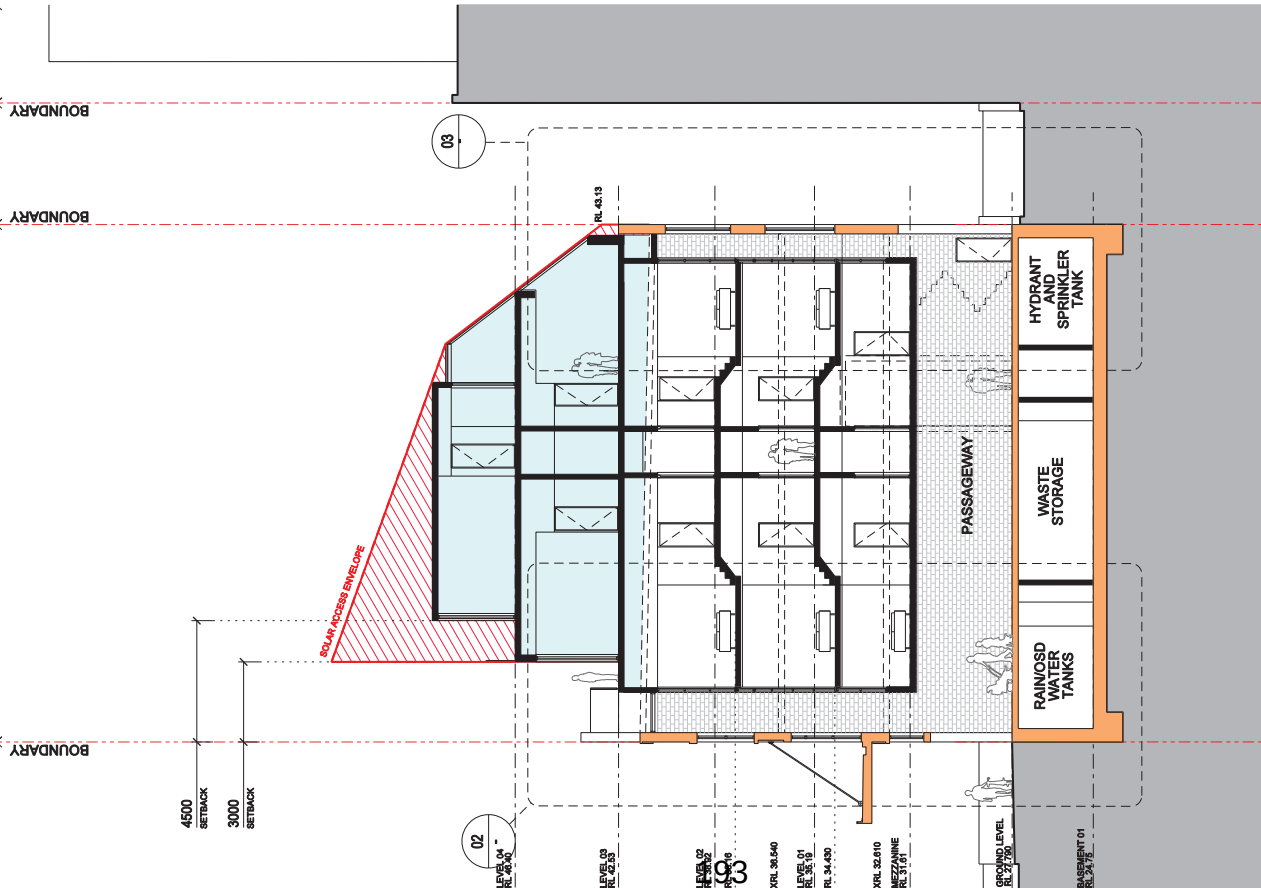
THIS DOCUMENT IS THE PROPERTY OF LIPPMMANN PARTNERSHIP. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF LIPPMMANN PARTNERSHIP.







WENTWORTH AVENUE 14 WENTWORTH AVENUE WEMYSS LANE 17 BRISBANE STREET



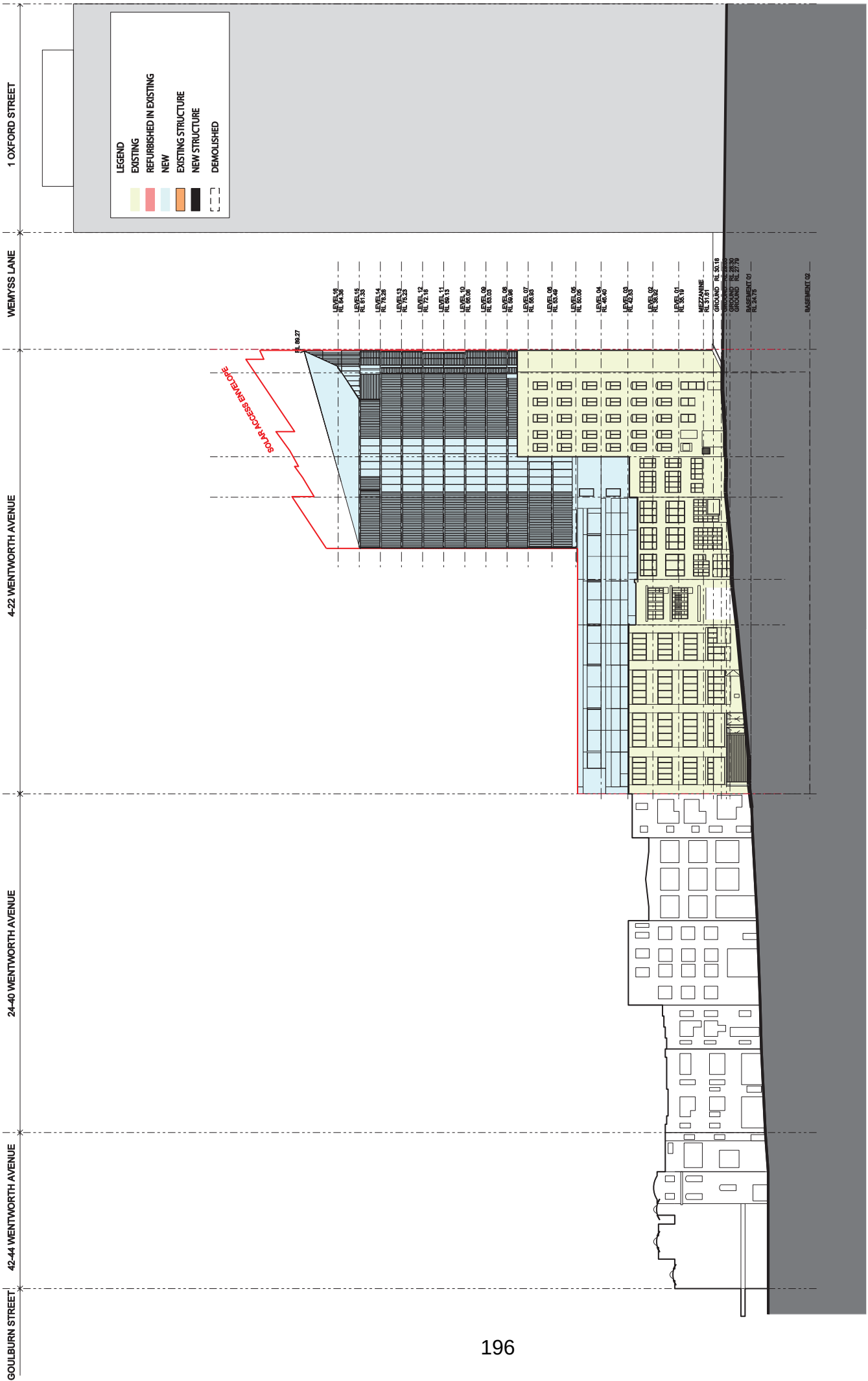
TITLE: SECTION 3 : Through Building 14 Wentworth Ave
SCALE: AS SHOWN
DATE: 17 April 2019
DRAWING: 023

4-22 WENTWORTH AVENUE, SYDNEY
09005
PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD
8 Wentworth Avenue
Sydney NSW 2010
Sydney Australia
+61 2 9261 0022

Lippmann
Masterplanning
Architecture
Interiors
Lippmann Partnership
570 Crown Street
Sydney NSW 2010
Sydney Australia
+61 2 9318 0844

THIS DOCUMENT IS THE PROPERTY OF LIPPMMANN PARTNERSHIP AND MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



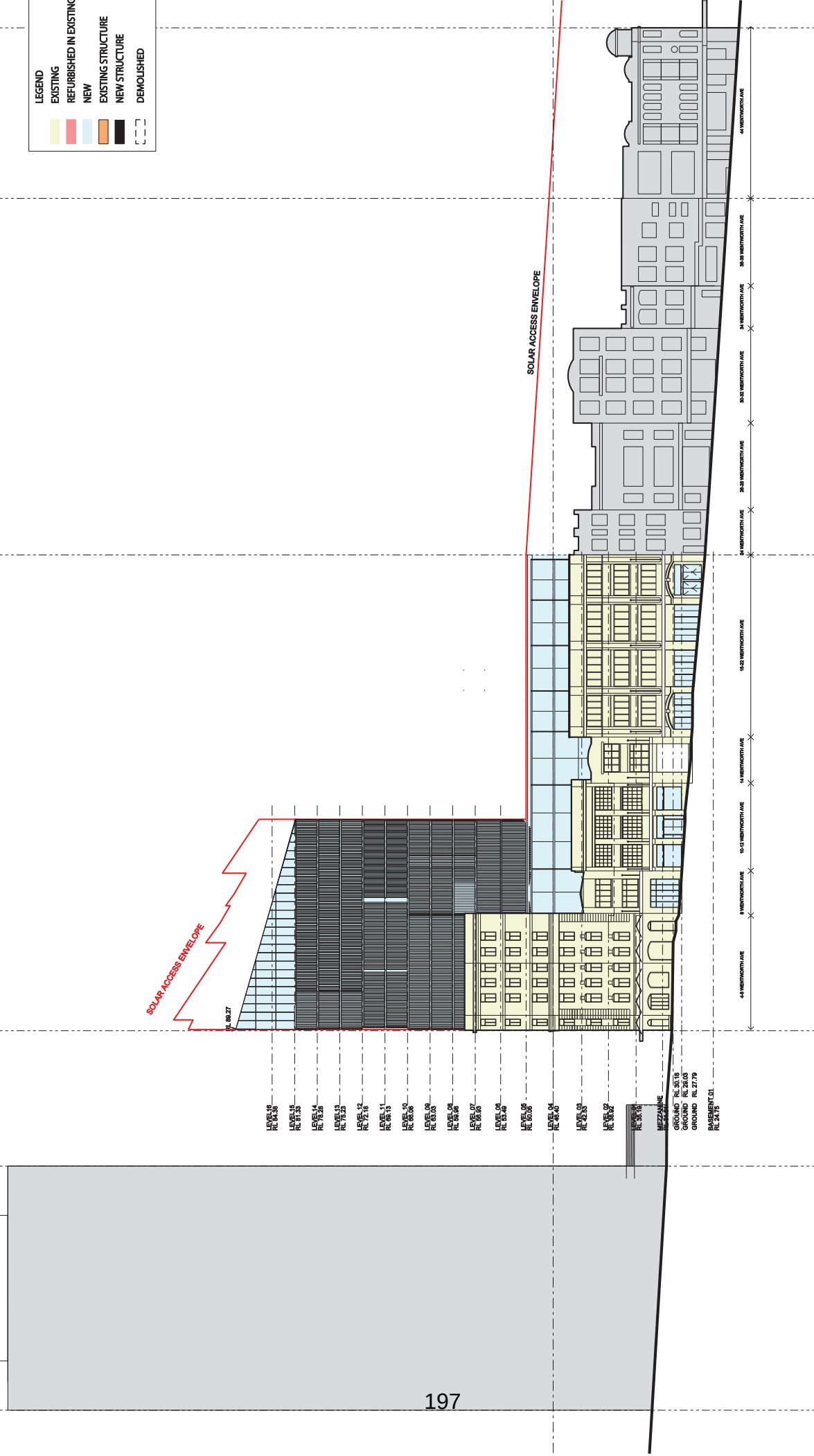
EAST ELEVATION

TITLE: EAST ELEVATION
 SCALE: 1:500 @ A3
 DATE: 17 April 2019
 DRAWING: 026

4-22 WENTWORTH AVENUE, SYDNEY
 09005
 PLANNING PROPOSAL

CLIENT: PONGRASS PROPERTIES PTY LTD
 8 Wentworth Avenue
 Sydney NSW 2010
 Sydney Australia
 +61 2 9261 0022

Lippmann
 Masterplanning
 Architecture
 Interiors
 Lippmann Partnership
 570 Crown Street
 Surry Hills NSW 2010
 Sydney Australia
 +61 2 9318 0844



WEST ELEVATION

TITLE: WEST ELEVATION
SCALE: 1:500 @ A3
DATE: 17 April 2019
DRAWING: 027

4-22 WENTWORTH AVENUE, SYDNEY
09005

PLANNING PROPOSAL

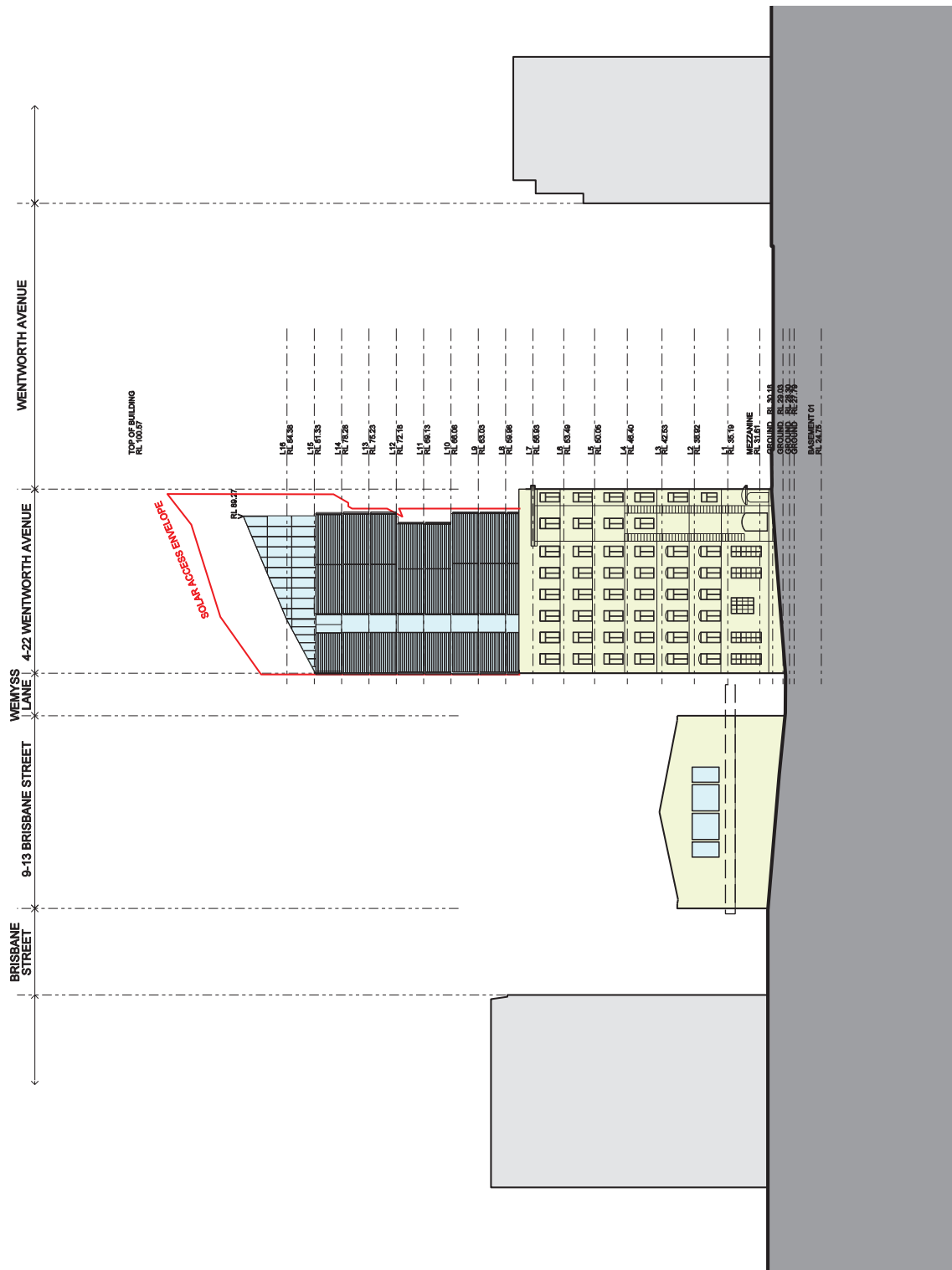
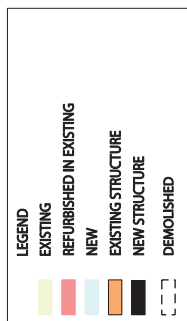
CLIENT:
PONGRASS PROPERTIES PTY LTD
8 Wentworth Avenue
Sydney NSW 2010
Sydney, Australia
+61 2 9261 0022

Masterplanning
 Architecture
 Interiors

Lippmann

Lippmann Partnership
 570 Crown Street
 Sunny Hills NSW 2010
 Sydney, Australia
 +61 2 9318 0844

VERIFIED ON SITE THE DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



NORTH ELEVATION