



**Nominated Architects**

Alec Tzannes 4174  
Jonathan Evans 8613  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Meihem 7754

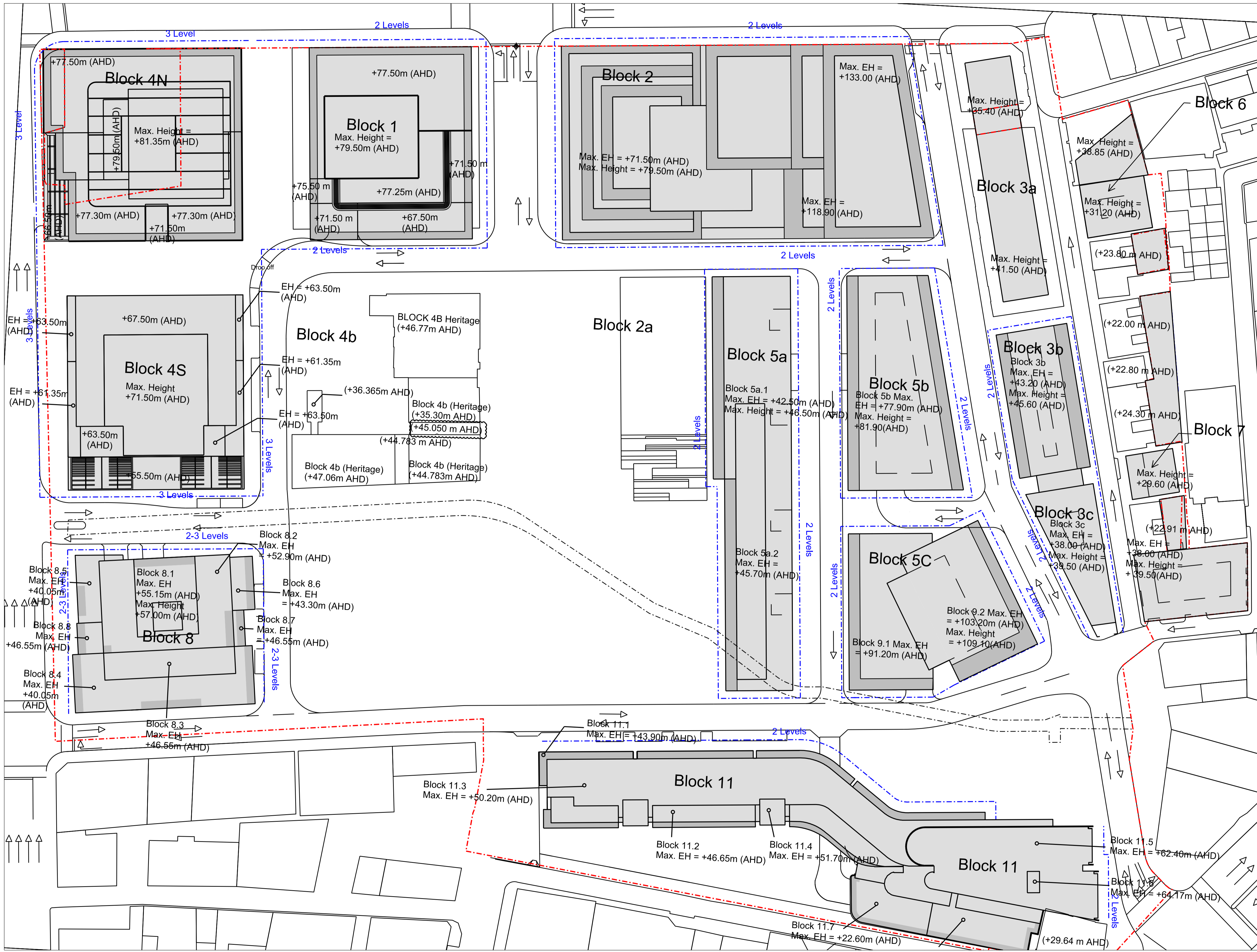
**Copyright**

Copyright owned by Tzannes. Rights to this document are subject to payment in full of all Tzannes fees. This document may only be used for the express purpose for which it has been created and any unauthorized use is at the user's sole risk and without limiting Tzannes rights the user releases and indemnifies Tzannes from and against all loss so arising.

**General Notes**

Verify dimensions on site prior to commencing of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with National Construction Code requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with BCA Section 1. Do not scale from drawings.

Legend	
--- (dashed line)	Maximum room height zone
--- (dotted line)	Development boundary
--- (dashed line)	City Datum Zone
--- (dotted line)	The Datum (to which match surrounding building heights)
--- (dotted line)	Block 2 = height ceiling zone - approx. 2.0m (to be verified on site)
--- (dotted line)	Block 3 = height of the Australian road.
--- (dotted line)	Battery Zone
--- (dotted line)	Adjusted Facade Zone
--- (dotted line)	Roof
--- (dotted line)	EH = External Height
--- (dotted line)	AHD = Australian Height Datum
--- (dotted line)	--- (dotted line)
--- (dotted line)	Possible building connection
--- (dotted line)	Indicative Roof Plane
--- (dotted line)	Indicative Building Development



**NOTE REGARDING PRINTING**  
Please ensure that this drawing set is printed in full colour throughout

Rev	Date	For
A	18.09.2019	Issued for Information
B	29.07.2020	Issued for Information

**Client**  
Chris Lock, IP Generation  
0402 995 749  
chris@ipgeneration.com.au

**Project & Construction Manager**  
Sam Gill, John Staff  
0438 197 533  
sam.gill@johnstaff.com.au

**Engineering, Services & Structural**  
Lloyd Wilkinson, Wood & Grieve  
0451 824 877  
lloyd.wilkinson@wgn.com.au

**Heritage**  
Stephen Davies, Urbis  
0438 029 797  
sdavies@urbis.com.au

**Planner**  
Samantha Miller, Ethos Urban  
9956 6962  
smiller@ethosurban.com

**Principal Certifying Authority & Building Surveyor**  
Vijay Perumal, McKenzie Group  
0498 777 842  
vperumal@mckenzie-group.com.au

**Tzannes**

Scale: North  
1:500 @ A1 (Double at A3)  
0 5 10 15 20 25m

**Project**  
Brewery Yard

**Address**  
Central Park  
Chippendale NSW 2008

**Status**  
Design Intent Only  
Not for Construction

**Drawing**  
Concept Plan  
Roof Plan  
Maximum Building Height (AHD)

Project No.	Drawing No.	Revision
17007	A0060	B

NOTE: THIS APPLICATION IS LIMITED TO BLOCK 4B (SHOWN CLOUDED). SURROUNDING BLOCKS ARE NOT SUBJECT TO THIS APPLICATION.

**Copyright**  
 Copyright owned by Tzannes.  
 Rights to this document are  
 subject to payment in full of  
 all Tzannes fees. This document  
 may only be used for the express  
 purpose for which it has been  
 created and any unauthorized use  
 is at the user's sole risk and  
 without limiting Tzannes rights  
 the user releases and  
 indemnifies Tzannes from and  
 against all loss so arising.

**General Notes**  
 Verify dimensions on site prior  
 to commencing work. Check  
 existing RL's on site. Advise  
 Architect of any discrepancies  
 before commencement. Allow for  
 adjustments to suit  
 discrepancies. Comply with  
 relevant authorities  
 requirements. Comply with  
 Building Code of Australia  
 requirements. Comply with  
 relevant Australian Standards  
 for materials and construction  
 practice. Comply with Section J.  
 Do not scale from drawings.

Rev	Date	For
29	04.08.2020	Issued for Information

**Client**  
 Chris Lock, IP Generation  
 0402 995 749      chris@ipgeneration.com.au

**Project & Construction Manager**  
 Sam Gill, John Staff  
 0438 197 533      sam.gill@johnstaff.com.au

**Engineering, Services & Structural**  
 Lloyd Wilkinson, Wood & Grieve  
 0451 824 877      lloyd.wilkinson@wge.com.au

**Heritage**  
 Stephen Davies, Urbis  
 0438 029 797      sdavies@urbis.com.au

**Planner**  
 Samantha Miller, Ethos Urban  
 9956 6962      smiller@ethosurban.com

**Principal Certifying Authority & Building Surveyor**  
 Vijay Perumal, McKenzie Group  
 0498 777 842      vperumal@mckenzie-group.com.au

## CENTRAL PARK PRECINCT-WIDE GFA SUMMARY


### GFA Table for Concept Plan Mod 15

Residential Land Mix	MOD 15 Precinct-Wide GFA Summary		
	Non- Resi GFA (sqm)	Max Resi GFA (sqm)	Total GFA (sqm)
Block 1+4 (inc BY)	-	-	-
Block 1 (Split)	1,137	23,094	24,231
Block 4N (Split)	23,030	3,459	26,489
Block 4S	831	21,427	22,258
Block 4b (BY)	6,266	0	6,266
Block 2	19,235	48,391	67,626
Block 3	5,121	6,043	11,164
Block 5	1,432	26,884	28,316
Block 6	2,000	0	2,000
Block 7	1,000	0	1,000
Block 8	135	14,740	14,875
Block 9 (5C)	0	26,598	26,598
Block 10	10,303	1,541	1,844
Block 11	1,413	23,807	25,220
<b>Total</b>	<b>61,903</b>	<b>195,984</b>	<b>257,887</b>

NOTE: THIS APPLICATION IS LIMITED TO BLOCK 4B (SHOWN CLOUDED). SURROUNDING BLOCKS ARE NOT SUBJECT TO THIS APPLICATION.

NOTE: THIS DRAWING IS BASED ON INFORMATION PROVIDED FROM DRAWING A1002 REV 28 PROVIDED BY FOSTER + PARTNERS

Tzannes

Scale North  
 1:500 @ A1 (Double at A3)   
 0 5 10 15 20 25m

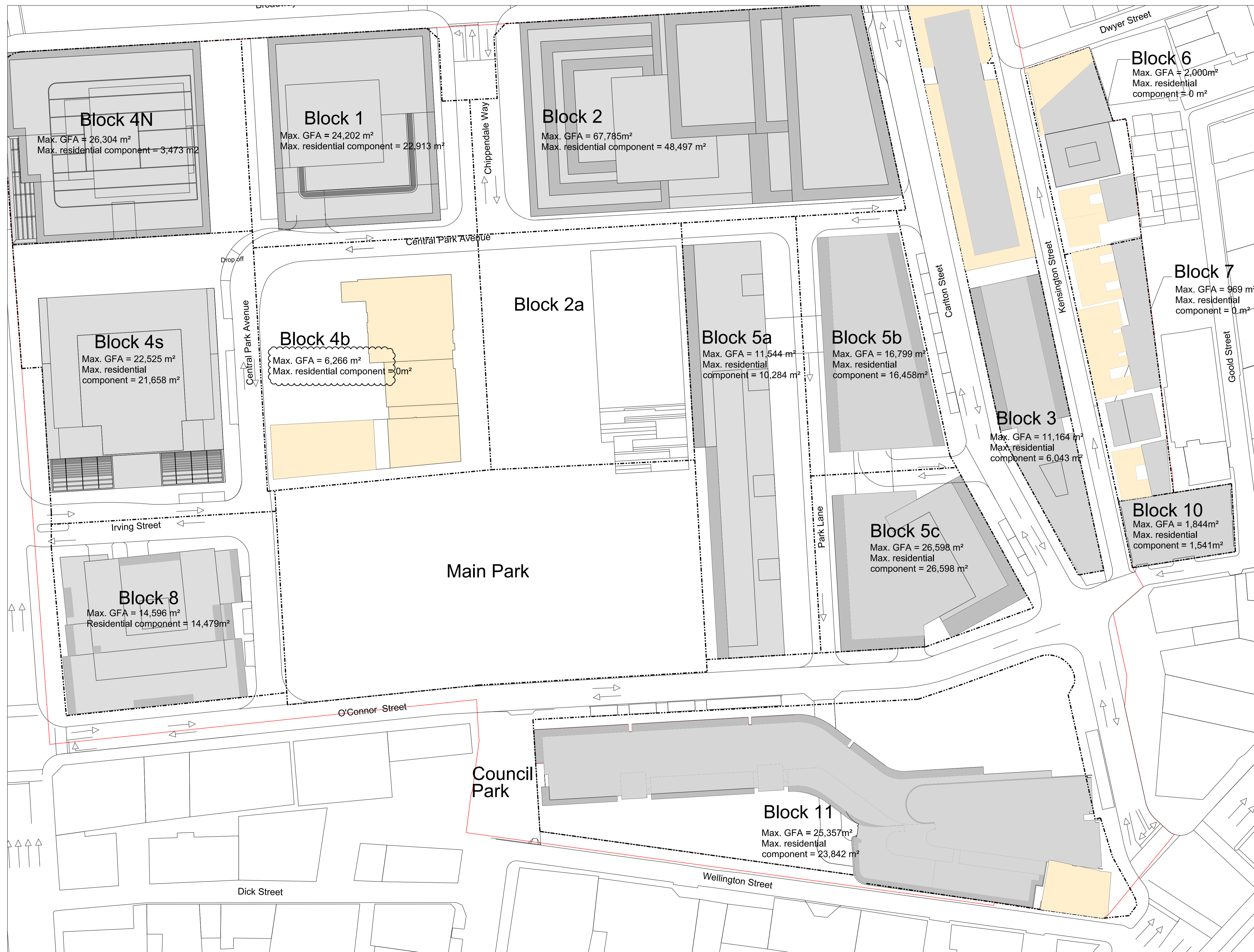
**Project**  
 Brewery Yard

**Address**  
 Central Park  
 Chippendale NSW 2008

**Status**  
 Design Intent Only  
 Not for Construction

**Drawing**  
 Concept Plan  
 Blocks and Max GFA

	Drawn JC	Checked
Project No. 17007	Drawing No. A-1002	Revision 29



NOTE: THIS APPLICATION IS LIMITED TO BLOCK 4B (SHOWN CLOUDED). SURROUNDING BLOCKS ARE NOT SUBJECT TO THIS APPLICATION.

NOTE: THIS DRAWING IS BASED ON INFORMATION PROVIDED FROM DRAWING A1253 REV 33 PROVIDED BY FOSTER + PARTNERS



W. tzannes.com.au  
T. 61 2 9319 3744  
E. tzannes@tzannes.com.au  
63 Myrtle Street  
Chippendale 2008  
Sydney Australia

**Copyright**  
Copyright owned by Tzannes. Rights to this document are subject to payment in full of all Tzannes fees. This document may only be used for the express purpose for which it has been created and any unauthorized use is at the user's sole risk and without limiting Tzannes rights the user releases and indemnifies Tzannes from and against all loss so arising.

**General Notes**  
Verify dimensions on site prior to commencing work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Section J. Do not scale from drawings.

Notes	
	Heritage Buildings
	Proposed Buildings
	Balcony Zone/ Articulated
	Development Boundary
	Block Boundary

Rev	Date	For
34	04.08.2020	Issued for Information

**Client**  
Chris Lock, IP Generation  
0402 995 749 chris@ipgeneration.com.au

**Project & Construction Manager**  
Sam Gill, John Staff  
0438 197 533 sam.gill@johnstaff.com.au

**Engineering, Services & Structural**  
Lloyd Wilkinson, Wood & Grieve  
0451 824 877 lloyd.wilkinson@wge.com.au

**Heritage**  
Stephen Davies, Urbis  
0438 029 797 sdavies@urbis.com.au

**Planner**  
Samantha Miller, Ethos Urban  
9956 6962 smiller@ethosurban.com

**Principal Certifying Authority & Building Surveyor**  
Vijay Perumal, McKenzie Group  
0498 777 842 vperumal@mckenzie-group.com.au

## Tzannes

Scale North  
1:500 @ A1 (Double at A3) ↑  
0 5 10 15 20 25m

**Project**  
Brewery Yard

**Address**  
Central Park  
Chippendale NSW 2008

**Status**  
Design Intent Only  
Not for Construction

**Drawing**  
Concept Plan  
Blocks and Max GFA

Project No.	Drawing No.	Revision
17007	A-1253	34

Drawn **JC** Checked



**Copyright**  
 Copyright owned by Tzannes. Rights to this document are subject to payment in full of all Tzannes fees. This document may only be used for the express purpose for which it has been created and any unauthorized use is at the user's sole risk and without limiting Tzannes rights the user releases and indemnifies Tzannes from and against all loss so arising.

**General Notes**  
 Verify dimensions on site prior to commencing work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Section J. Do not scale from drawings.

Rev	Date	For
21	04.08.2020	Issued for Information

**Client**  
 Chris Lock, IP Generation  
 0402 995 749      chris@ipgeneration.com.au

**Project & Construction Manager**  
 Sam Gill, John Staff  
 0438 197 533      sam.gill@johnstaff.com.au

**Engineering, Services & Structural**  
 Lloyd Wilkinson, Wood & Grieve  
 0451 824 877      lloyd.wilkinson@wge.com.au

**Heritage**  
 Stephen Davies, Urbis  
 0438 029 797      sdavies@urbis.com.au

**Planner**  
 Samantha Miller, Ethos Urban  
 9956 6962      smiller@ethosurban.com

**Principal Certifying Authority & Building Surveyor**  
 Vijay Perumal, McKenzie Group  
 0498 777 842      vperumal@mckenzie-group.com.au

## Tzannes

Scale North  
 1:500 @ A1 (Double at A3) ↑  
 0 5 10 15 20 25m

**Project**  
 Brewery Yard

**Address**  
 Central Park  
 Chippendale NSW 2008

**Status**  
 Design Intent Only  
 Not for Construction

**Drawing**  
 Concept Plan  
 Public Domain

Project No.	Drawing No.	Revision
17007	A-1254	21



Notes	
	Public open space / Park
	Public Street Reservation: Footpaths, Street parking, Roadways, Shared ways
	Publicly Accessible Open space
	Publicly Accessible Throughway
	Publicly Accessible Road
	Public Landscaped Area
	Private Roadway / Publicly Accessible Open Space
	Development Boundary
	Private Land
	Area Identification

NOTE: THIS APPLICATION IS LIMITED TO BLOCK 4B (SHOWN CLOUDED). SURROUNDING BLOCKS ARE NOT SUBJECT TO THIS APPLICATION.

NOTE: THIS DRAWING IS BASED ON INFORMATION PROVIDED FROM DRAWING A1254 REV 20 PROVIDED BY FOSTER + PARTNERS



W. tzannes.com.au  
 T. 61 2 9319 3744  
 E. tzannes@tzannes.com.au  
 63 Myrtle Street  
 Chippendale 2008  
 Sydney Australia

**Copyright**  
 Copyright owned by Tzannes. Rights to this document are subject to payment in full of all Tzannes fees. This document may only be used for the express purpose for which it has been created and any unauthorized use is at the user's sole risk and without limiting Tzannes rights the user releases and indemnifies Tzannes from and against all loss so arising.

**General Notes**  
 Verify dimensions on site prior to commencing work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Section J. Do not scale from drawings.

	Drop Off
	General Vehicle Access
	Service Vehicle Access
	Drop Off and Taxi only
	Traffic Direction
	Residential only
	Parking lots
	Development boundary

Rev	Date	For
19	04.08.2020	Issued for Information

**Client**  
 Chris Lock, IP Generation  
 0402 995 749 chris@ipgeneration.com.au

**Project & Construction Manager**  
 Sam Gill, John Staff  
 0438 197 533 sam.gill@johnstaff.com.au

**Engineering, Services & Structural**  
 Lloyd Wilkinson, Wood & Grieve  
 0451 824 877 lloyd.wilkinson@wge.com.au

**Heritage**  
 Stephen Davies, Urbis  
 0438 029 797 sdavies@urbis.com.au

**Planner**  
 Samantha Miller, Ethos Urban  
 9956 6962 smiller@ethosurban.com.au

**Principal Certifying Authority & Building Surveyor**  
 Vijay Perumal, McKenzie Group  
 0498 777 842 vperumal@mckenzie-group.com.au

## Tzannes

Scale North  
 1:500 @ A1 (Double at A3)   
 0 5 10 15 20 25m

**Project**  
 Brewery Yard

**Address**  
 Central Park  
 Chippendale NSW 2008

**Status**  
 Design Intent Only  
 Not for Construction

**Drawing**  
 Concept Plan  
 Traffic Access, Parking

Project No.	17007	Drawn	JC	Checked	
Drawing No.	A-1257	Revision	19		

NOTE: THIS APPLICATION IS LIMITED TO BLOCK 4B (SHOWN CLOUDED). SURROUNDING BLOCKS ARE NOT SUBJECT TO THIS APPLICATION.

NOTE: THIS DRAWING IS BASED ON INFORMATION PROVIDED FROM DRAWING A1257 REV 17 PROVIDED BY FOSTER + PARTNERS