



# Brewery Yard, Central Park Sydney

Response to Submission: City of Sydney (RTS2)

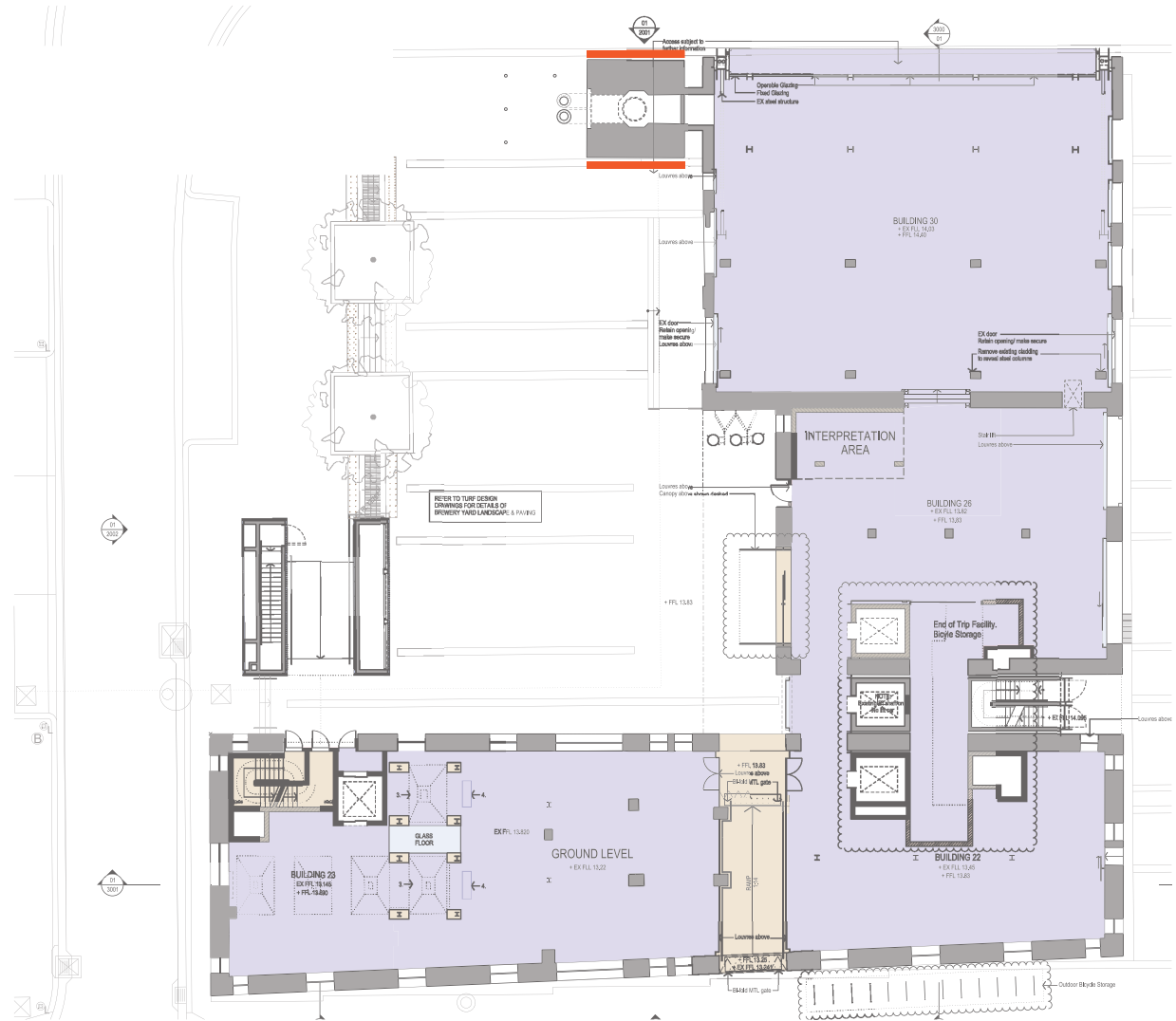
17 APRIL 2020

Tzannes

# Heritage Interpretation zone

Additional interpretation zone is proposed for the installation of large scale dramatic and evocative photos of the existing hoppers. The panels are to be installed externally, on the northern and southern wall of the existing chimney tower at ground level, enabling visitors to see both the photos and through the glazed wall.

Ground Floor Plan

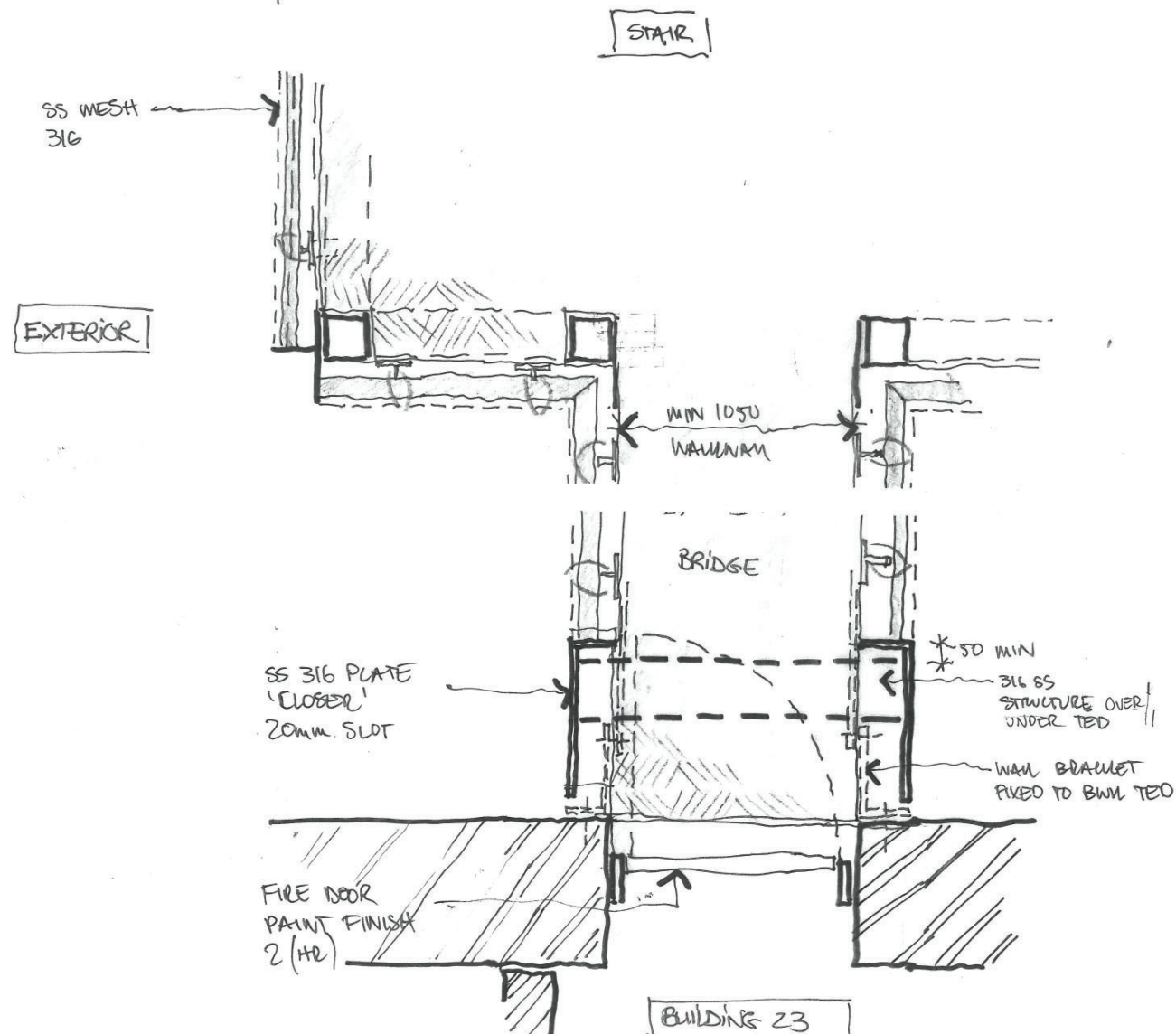


# Brick openings to the external stair

In consultation with the heritage consultant, the blind brick works are proposed to be removed and the size of the existing brick openings are to be maintained.

The elements are off set from the brick opening to allow an appropriate distance from the existing northern wall of the Brewery Building 23. This allows better views of the existing fabric as well the detailed resolution of the junction of old and new work to be better appreciated

**Detail plan**  
showing connection of new stair structure  
to opening in building 23 north facade

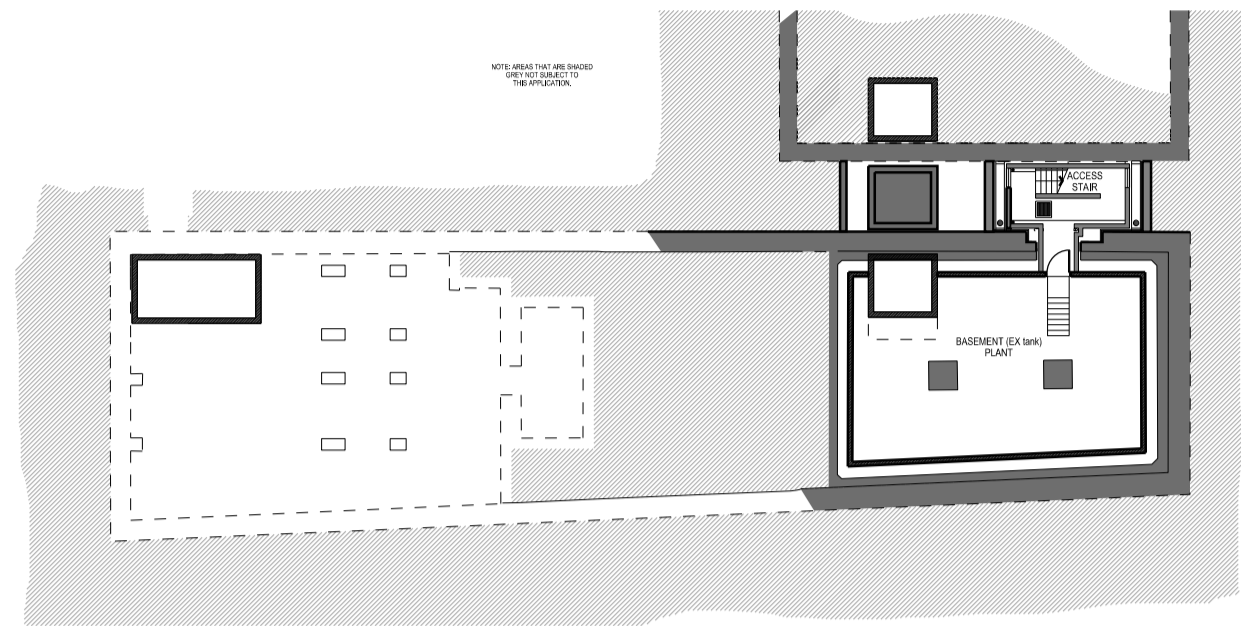


**TOTAL BUILDING GFA** 6266 m<sup>2</sup>

- GFA Assumptions:
- Based on definition in City of Sydney LEP 2005 for Frasers Broadway Site
  - Excluding external walls, structural columns, lifts, plant, service risers, thoroughfares, terraces and balconies with outer walls less than 1400mm
  - Including firestairs, terraces and balconies with outer walls more than 1400mm, heritage display areas, mezzanines
  - Not all structural columns are currently known

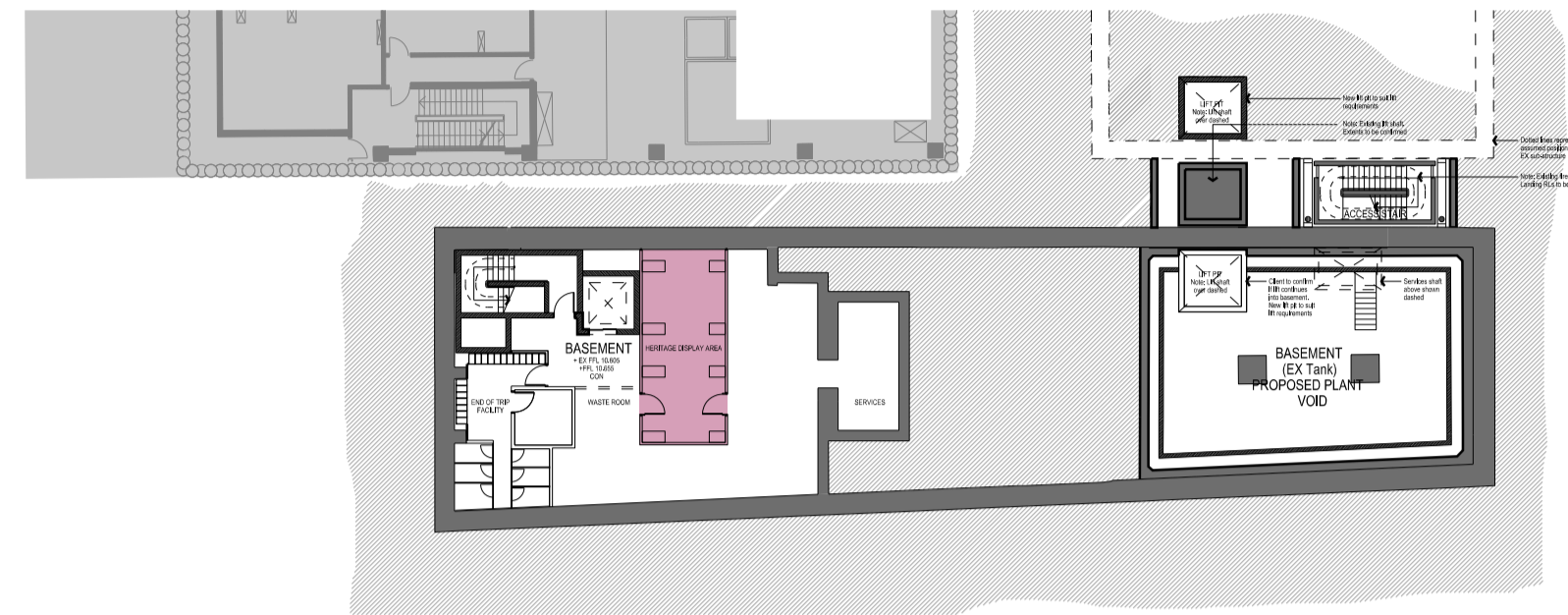
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GFA 0m<sup>2</sup>



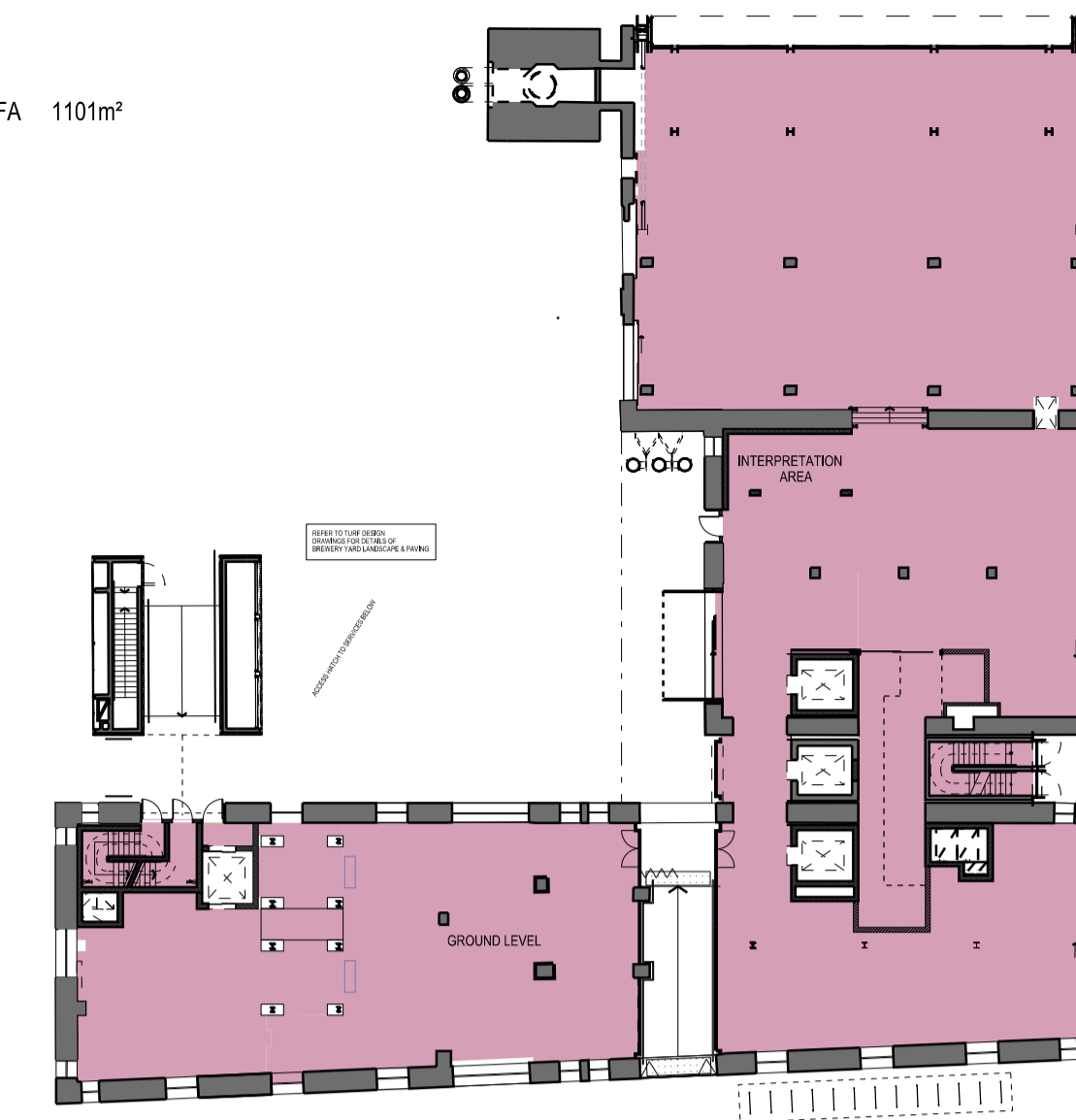
01. BASEMENT LEVEL 2

GFA 38m<sup>2</sup>



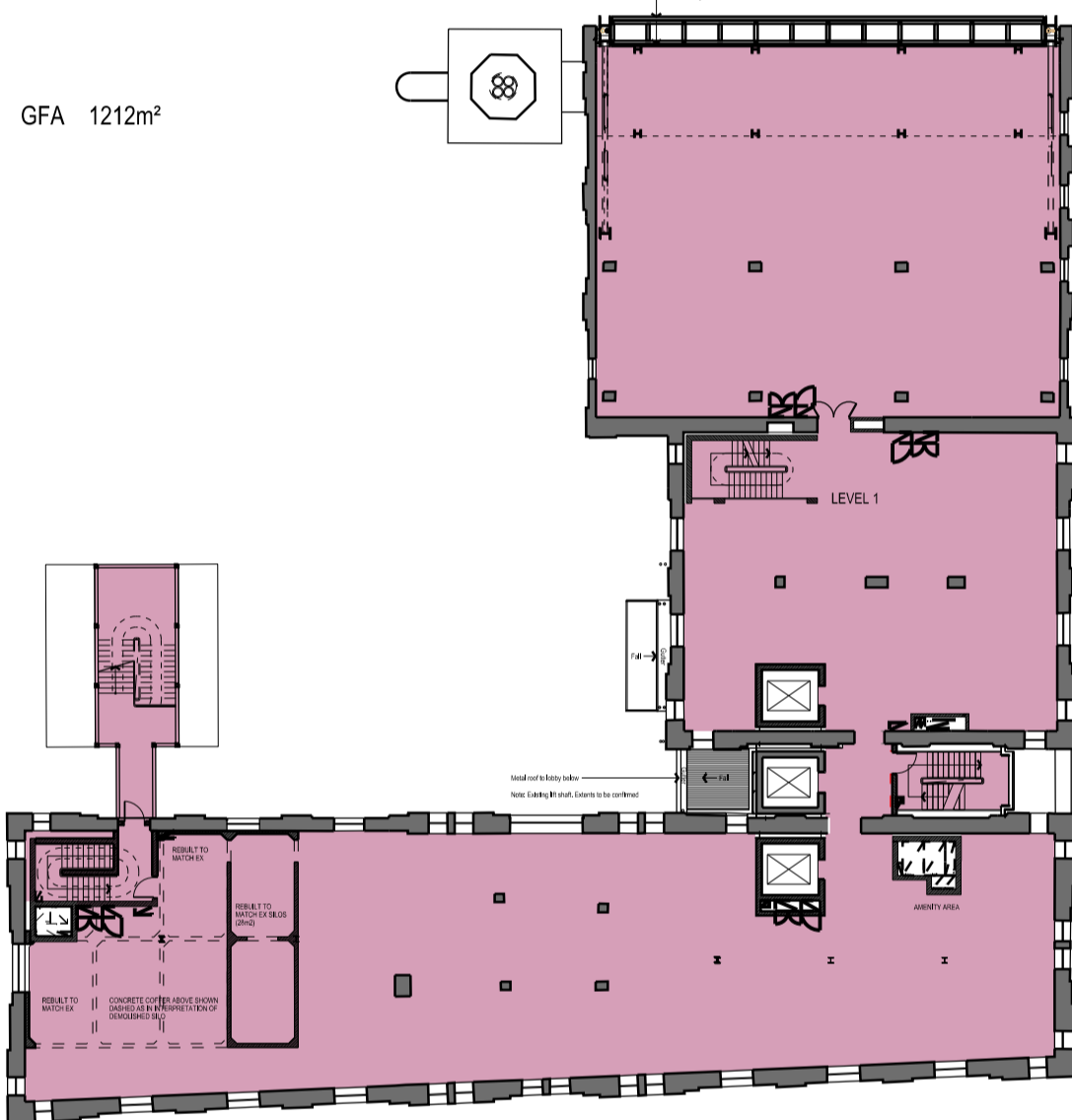
02. BASEMENT LEVEL 1

GFA 1101m<sup>2</sup>



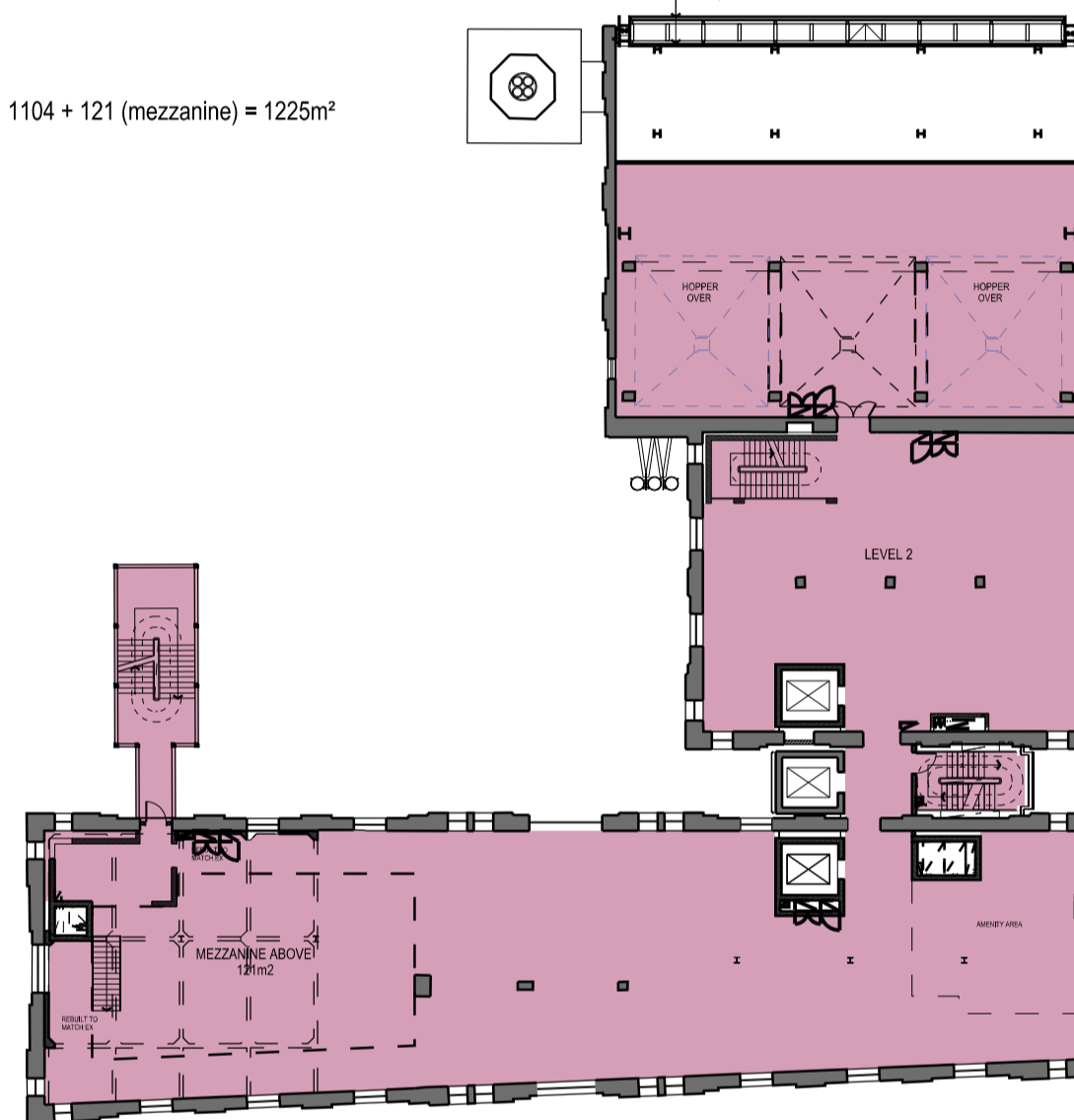
03. GROUND LEVEL

GFA 1212m<sup>2</sup>



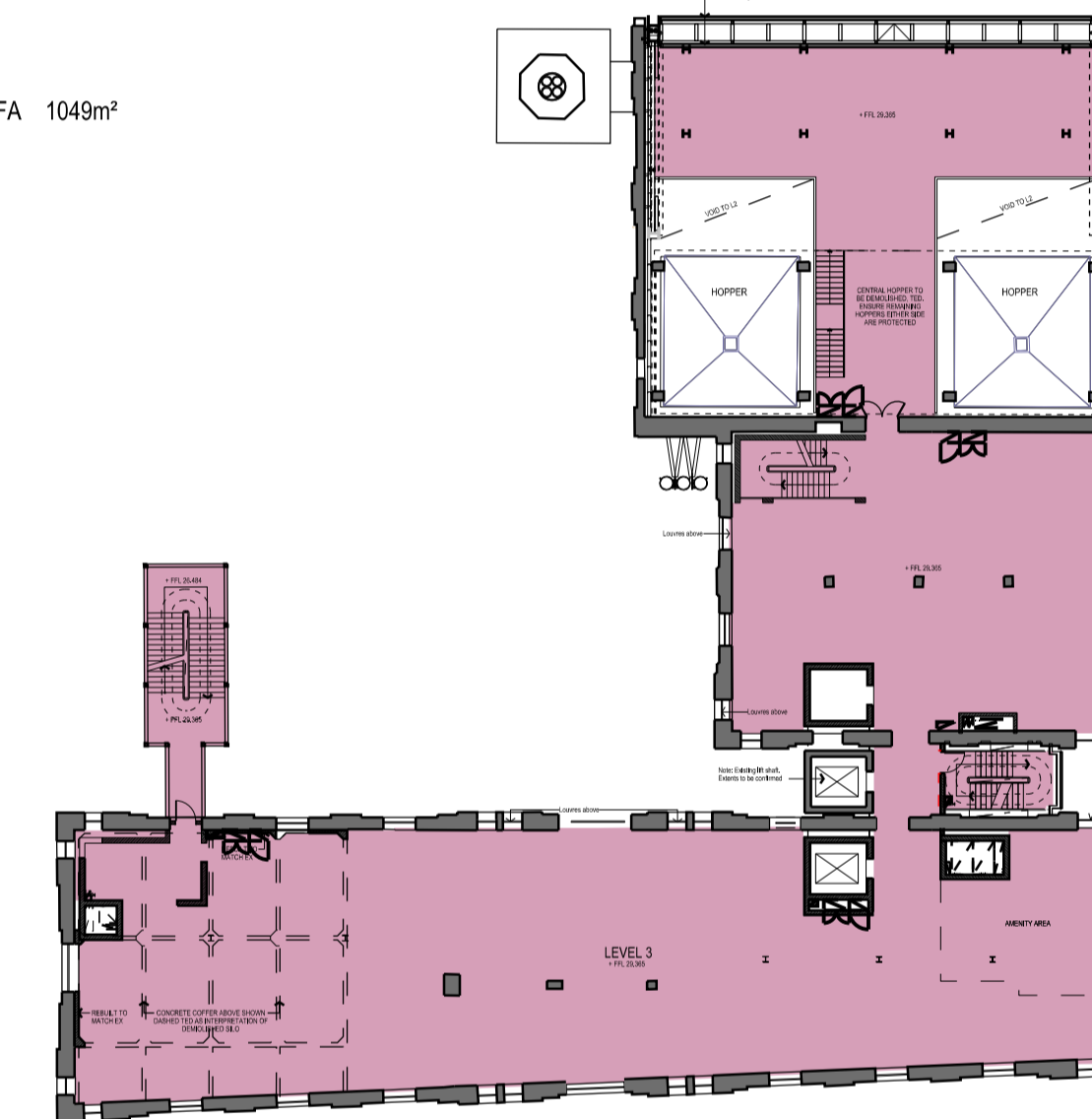
04. LEVEL 1

GFA 1104 + 121 (mezzanine) = 1225m<sup>2</sup>



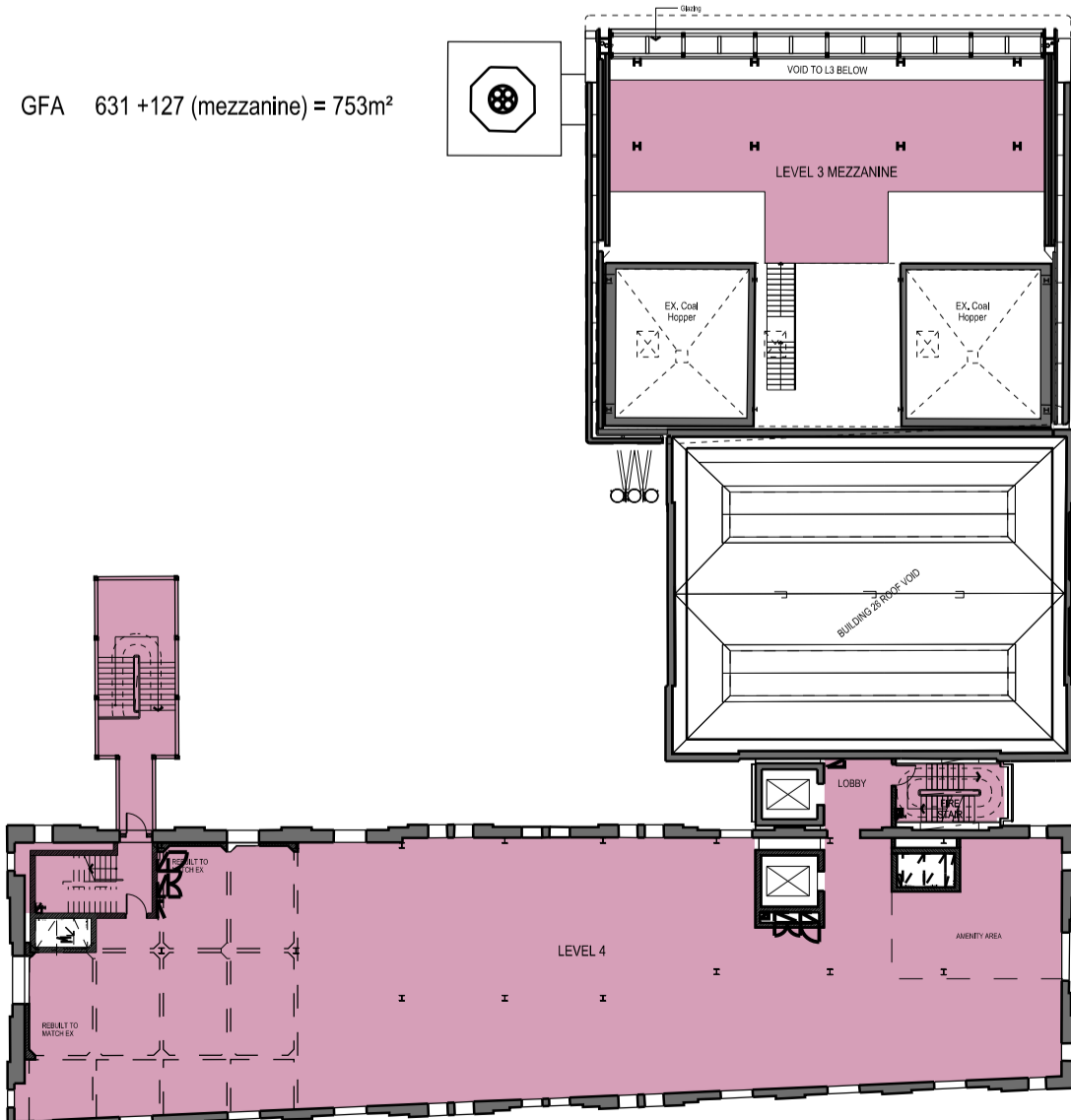
05. LEVEL 2

GFA 1049m<sup>2</sup>



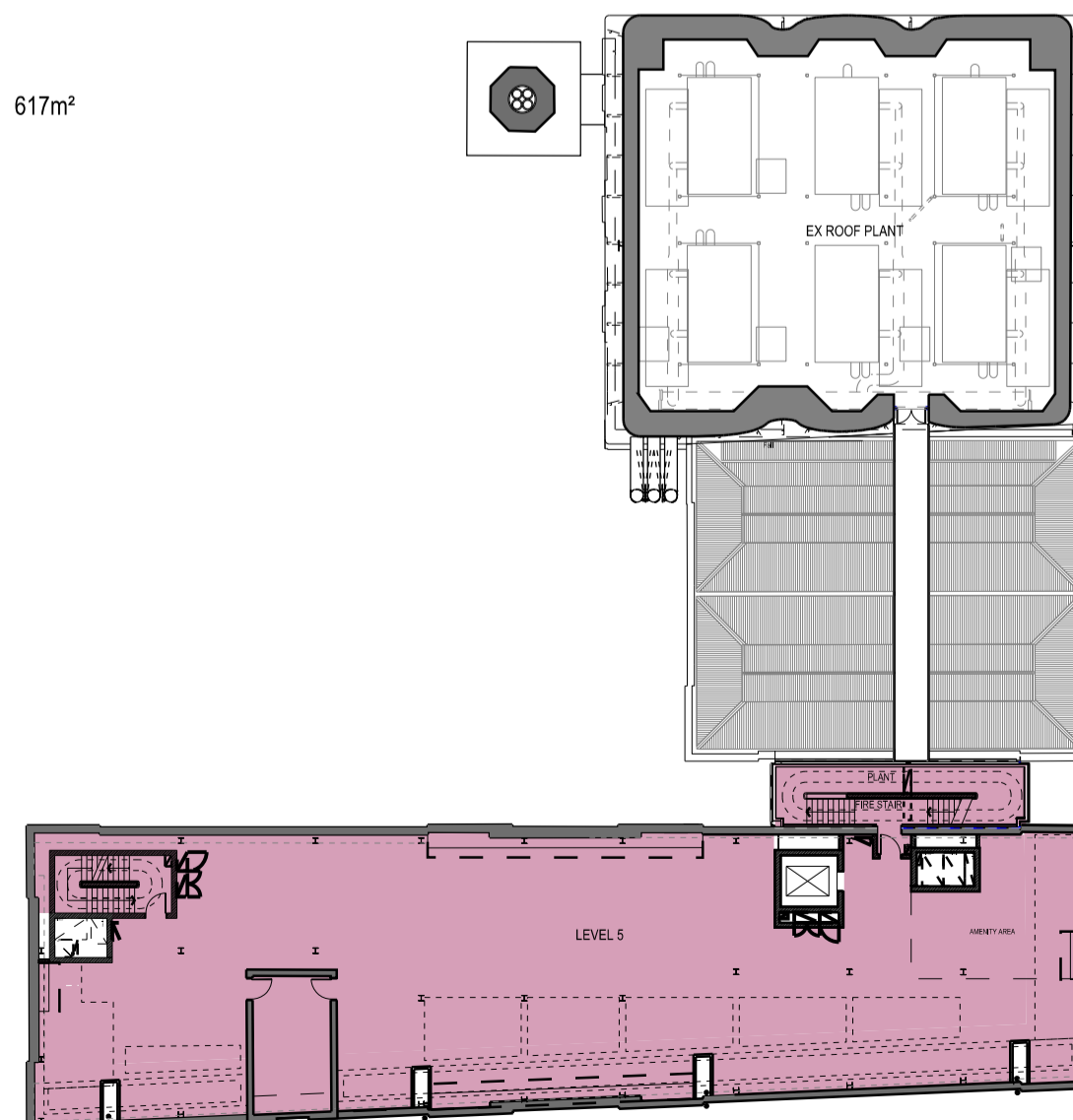
06. LEVEL 3

GFA 631 + 127 (mezzanine) = 753m<sup>2</sup>



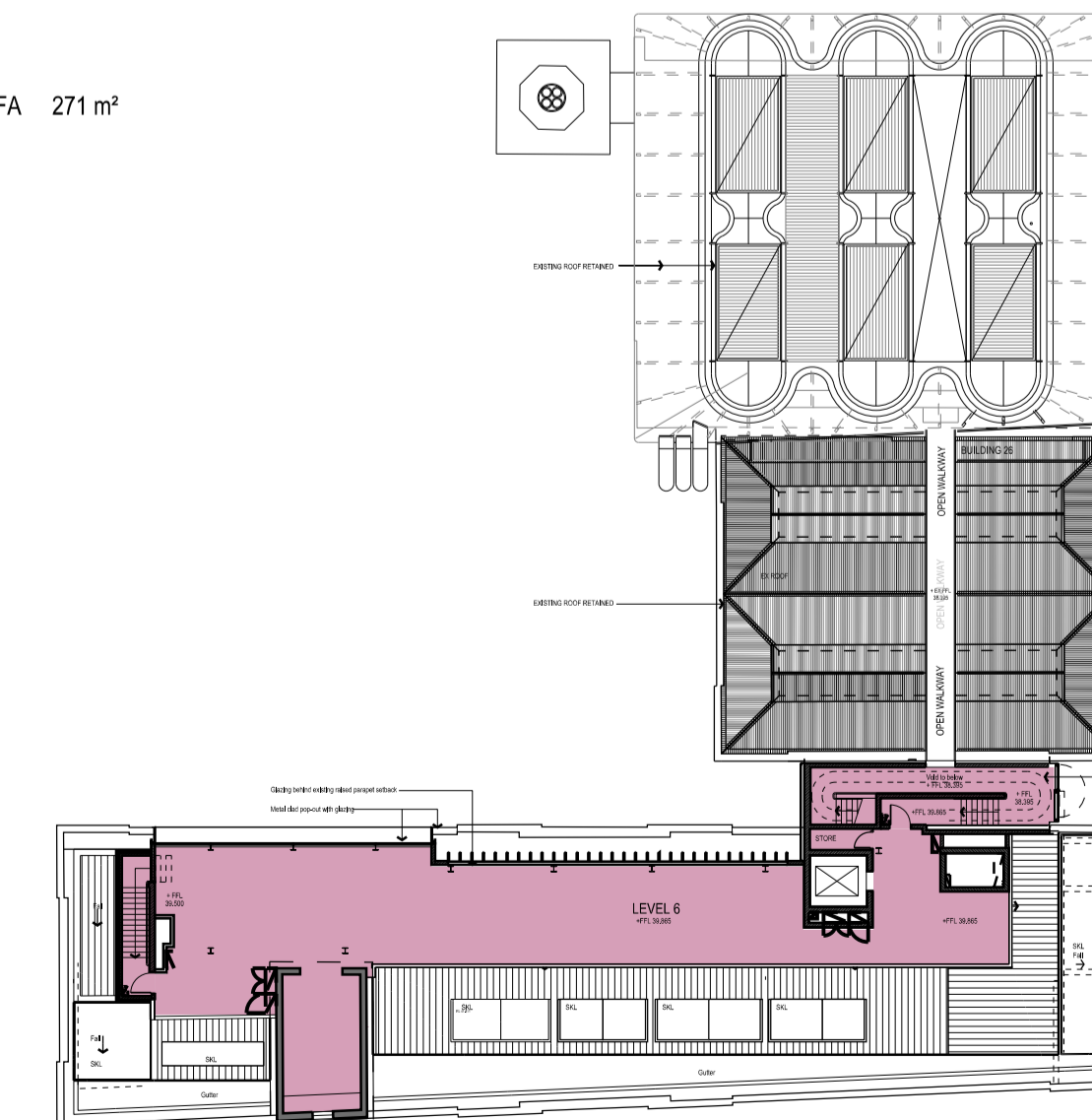
07. LEVEL 4

GFA 617m<sup>2</sup>



08. LEVEL 5

GFA 271m<sup>2</sup>



09. LEVEL 6



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**Nominated Architects**

Alec Tzannes 4174  
Jonathan Evans 6813  
Mladen Prnjaticovic 7468  
Ben Green 7066  
Chi Melhem 7754

**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
A	21.11.18	Issued for Development Application
B	12.12.18	Issued for Development Application
C		Issued for Development Application
D	03.02.20	Issued for Development Application
E	16.04.20	Issued for Development Application
F	17.04.20	Issued for Development Application
F	22.04.20	Issued for Development Application

**Client**

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**Planner**

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**Principal Certifying Authority & Building Surveyor**

Vijay Perumal, McKenzie Group

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**Legend**

BW	Blind Window
BWK	Brickwork
CON	Concrete
EX	Existing
FFL	Finished Floor Level
GLD	Glass Door
GLF	Glass Fixed Panel
LVR	Louvres
MW	Metal Window
RL	Relative Level

**Tzannes**

Scale North

NTS



**Project**

Brewery Yard

**Address**

Central Park  
Chippendale NSW 2008

**Status**

For Development Application  
Not for Construction

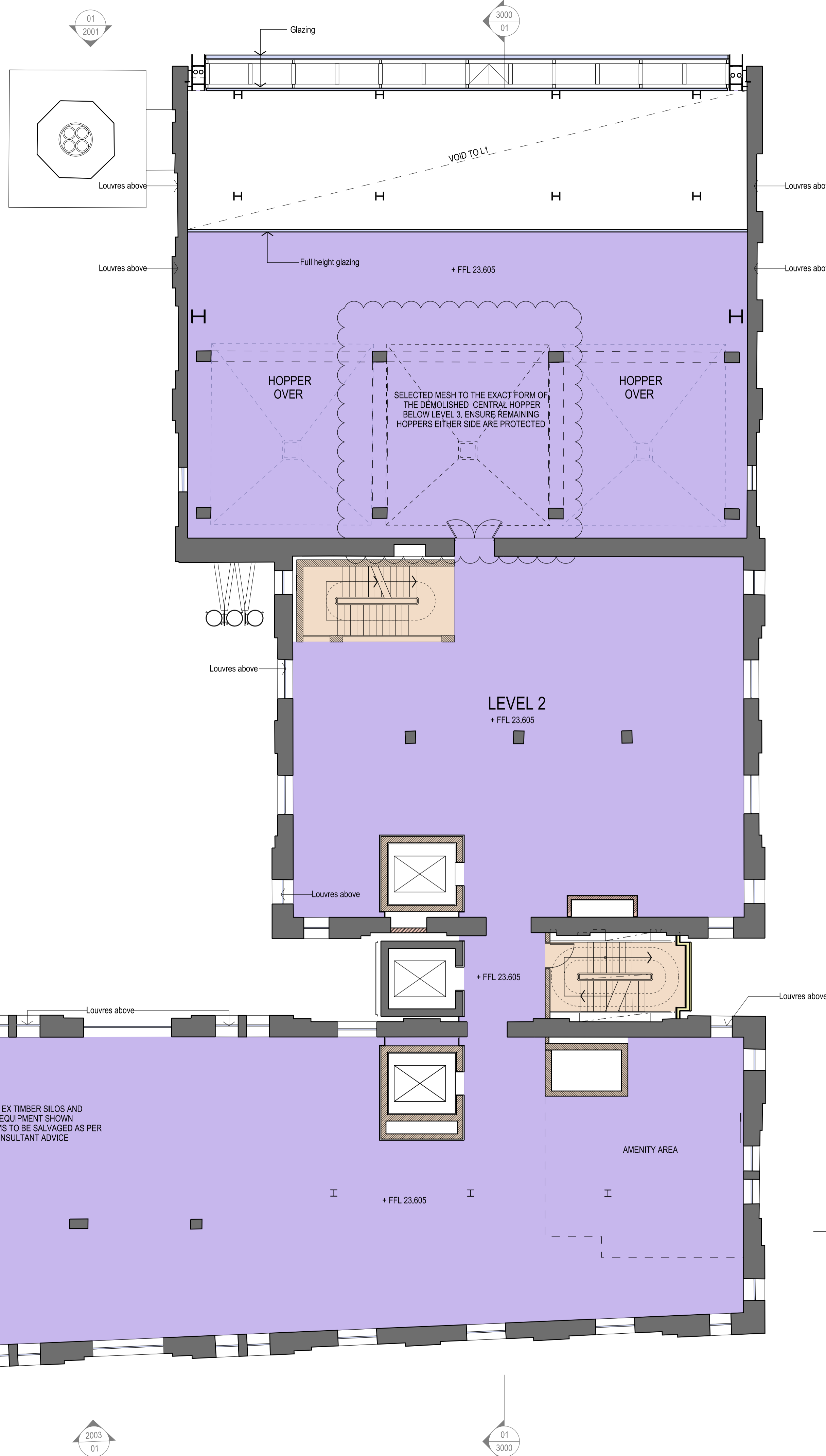
**Drawing**

Area Plans (GFA)

Drawn CD Checked AT

Project No. 17007 Drawing No. DA0100 Revision G

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**Heritage Key:**

- Equipment
- Road Hopper
- Malt Silo + Equipment
- Equipment
- Equipment No. 13 (Probe)
- Timber Blins
- Dust Control Equipment
- Metal Chutes
- Top of Metal Chutes
- Outline of Roof Addition Over
- Brick Archway
- Coal Hoppers

Significant items to be salvaged as per heritage consultants advice. Heritage interpretation zones are subject to design development and revised interpretation strategy.

**Wall Key:**

- Existing Wall to be Retained
- Existing and pending Approval to be Demolished
- Proposed New Wall
- Dotted Above

**Window Key (in elevation):**

- Blind Window
- Proposed Louvres
- New window opening

**Proposed Works Key:**

- Proposed Concrete
- Proposed Services
- Proposed Steel/Metal
- Proposed Glazing
- Proposed Floating Floor
- Proposed Metal Cladding
- Proposed Tiling
- Proposed Masonry
- Proposed Light Weight Wall
- Existing Fabric

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C	17.05.19	Issued for Development Application
D	30.01.2020	Issued for Development Application
E	16.04.2020	Hopper interpretation added

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GLF	Glass Fixed Panel
LVR	Louvres
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RL	Relative Level

**Tzannes**

Scale: 1:100 @ A1 (Double at A3) North

**Project**  
 Brewery Yard

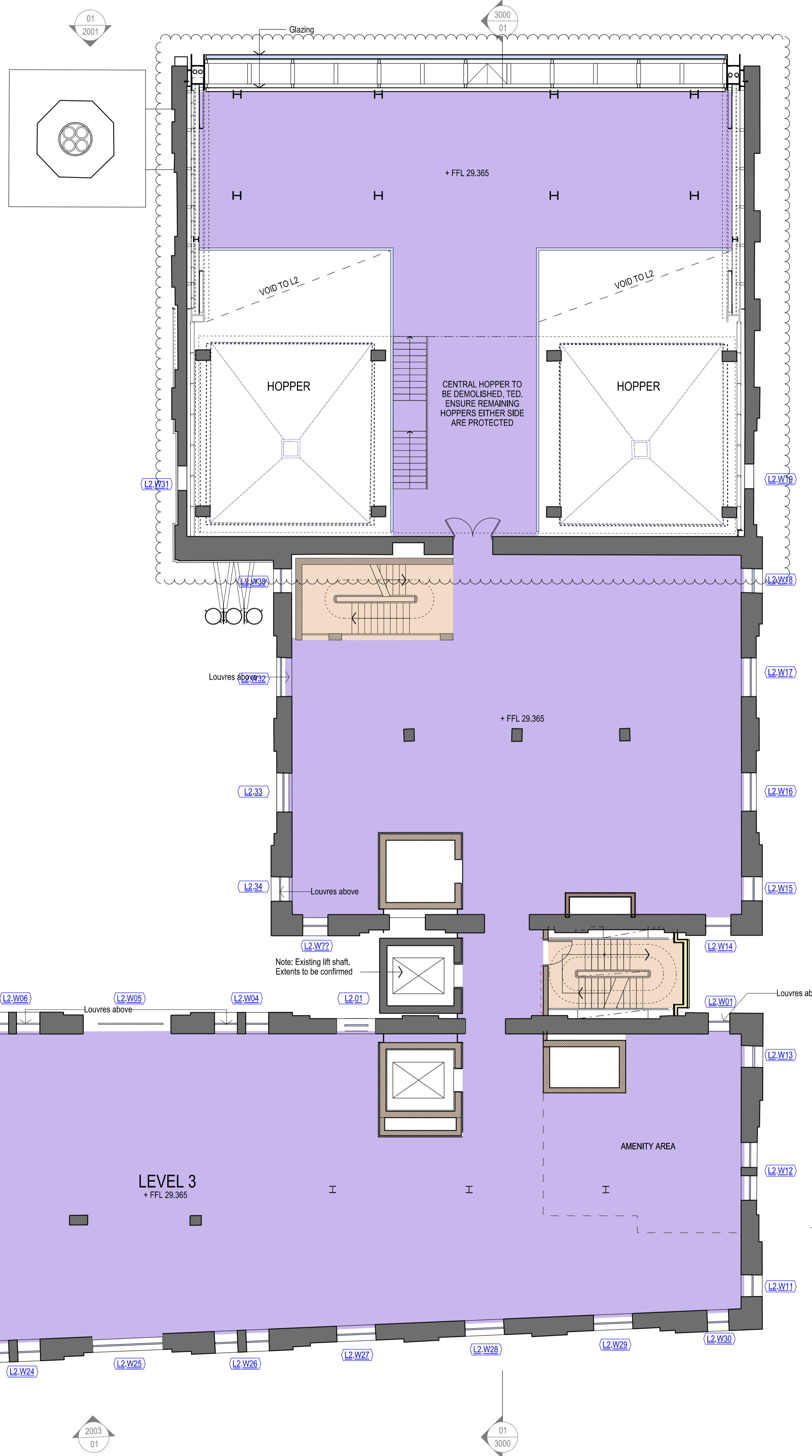
**Address**  
 Central Park  
 Chippendale NSW 2008

**Status**  
 For Development Application  
 Not for Construction

**Drawing**  
 Level 2 Floor Plan

Drawn	Checked	
JC	AT	
Project No.	Drawing No.	Revision
17007	DA 1104	E

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  - Proposed Light Weight Wall
  - Existing Fabric

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**Notes Regarding "For Construction Documents"**  
Tzannes believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent, and understand what building materials, techniques and methods are required to achieve that finished product.

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**Rev**    **Date**    **For**

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D	30.01.20	Issued for Development Application
E	17.04.20	Issued for Development Application

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**Tzannes**

Scale    North

1:100 @ A1 (Double at A3)

0 1 2 3 4 5m

**Project**  
Brewery Yard

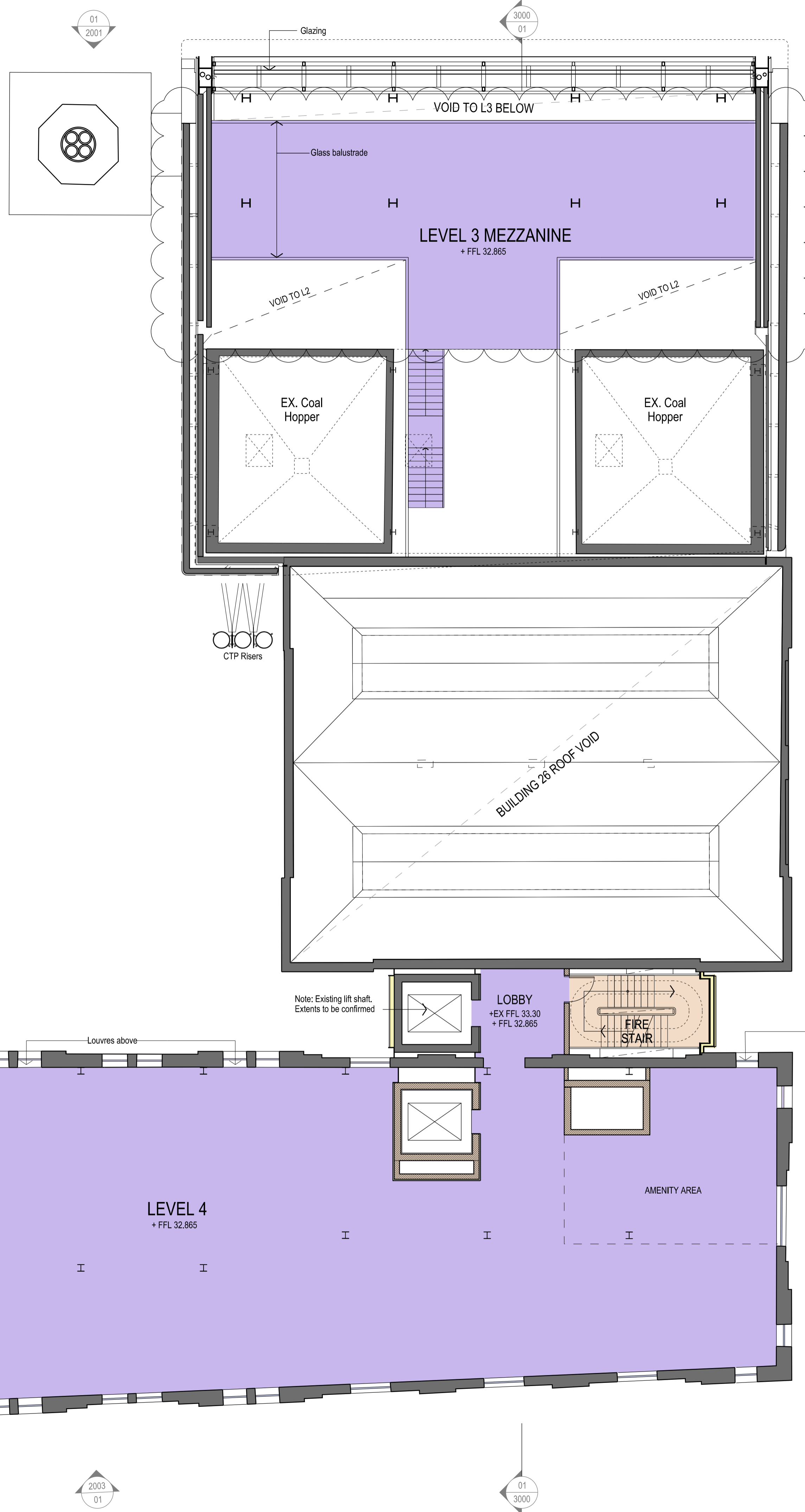
**Address**  
Central Park  
Chippendale NSW 2008

**Status**  
For Development Application  
Not for Construction

**Drawing**  
Level 3 Floor Plan

Drawn	Checked	
JC	AT	
Project No.	Drawing No.	Revision
17007	DA 1105	E

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C	17.05.19	Issued for Development Application
D	30.01.2020	Issued for Development Application
E	16.04.2020	B30 Mezzanine floor reduced
F	17.04.2020	B30 Mezzanine floor reduced

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**Legend**

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RL	Relative Level

**Tzannes**

Scale: 1:100 @ A1 (Double at A3)

Project: **Brewery Yard**

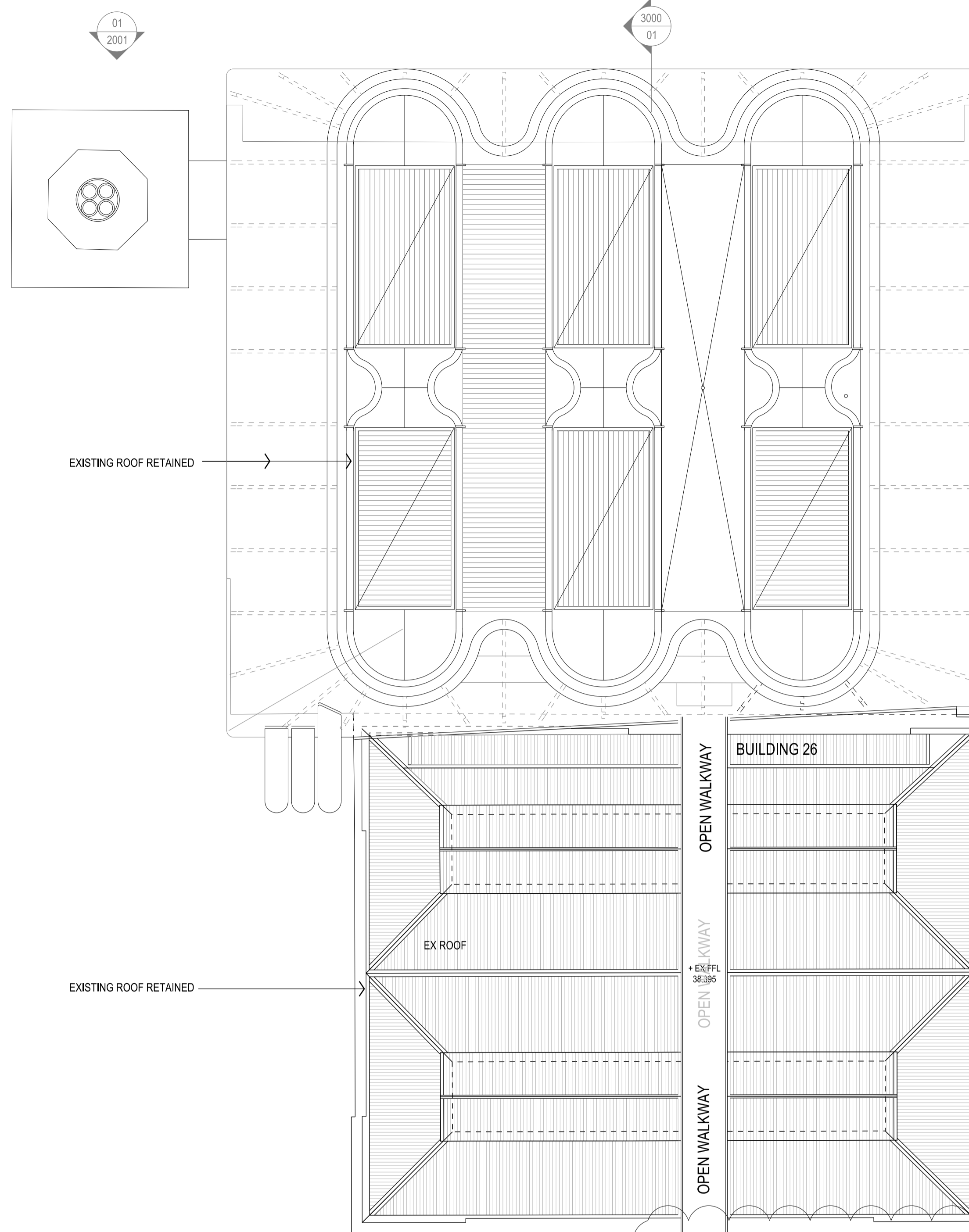
Address: **Central Park Chippendale NSW 2008**

Status: **For Development Application Not for Construction**

Drawing: **Level 4 Floor Plan**

Drawn	Checked	
JC	AT	
Project No.	Drawing No.	Revision
17007	DA 1106	F

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C	17.05.19	Issued for Development Application
D	16.04.20	Roof form amended

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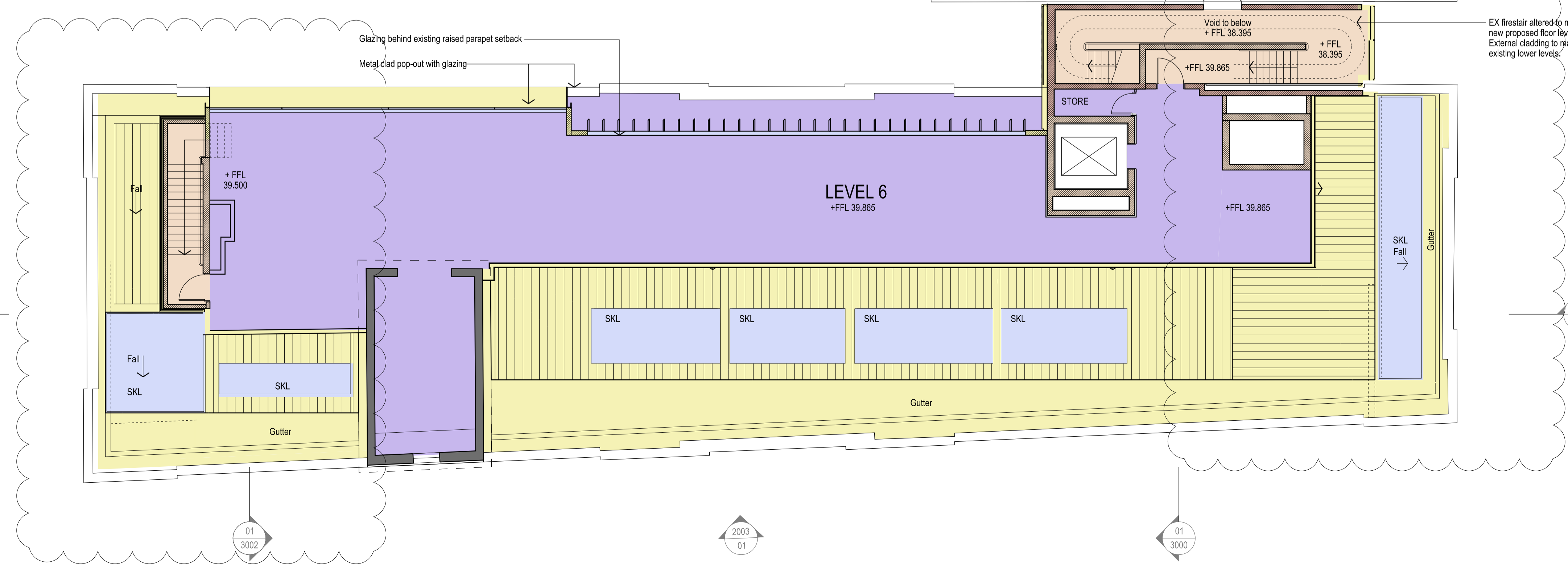
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RL	Relative Level

01  
2002

01  
3001



**Tzannes**

Scale: 1:100 @ A1 (Double at A3) North

0 1 2 3 4 5m

**Project**  
Brewery Yard

**Address**  
Central Park  
Chippendale NSW 2008

**Status**  
For Development Application  
Not for Construction

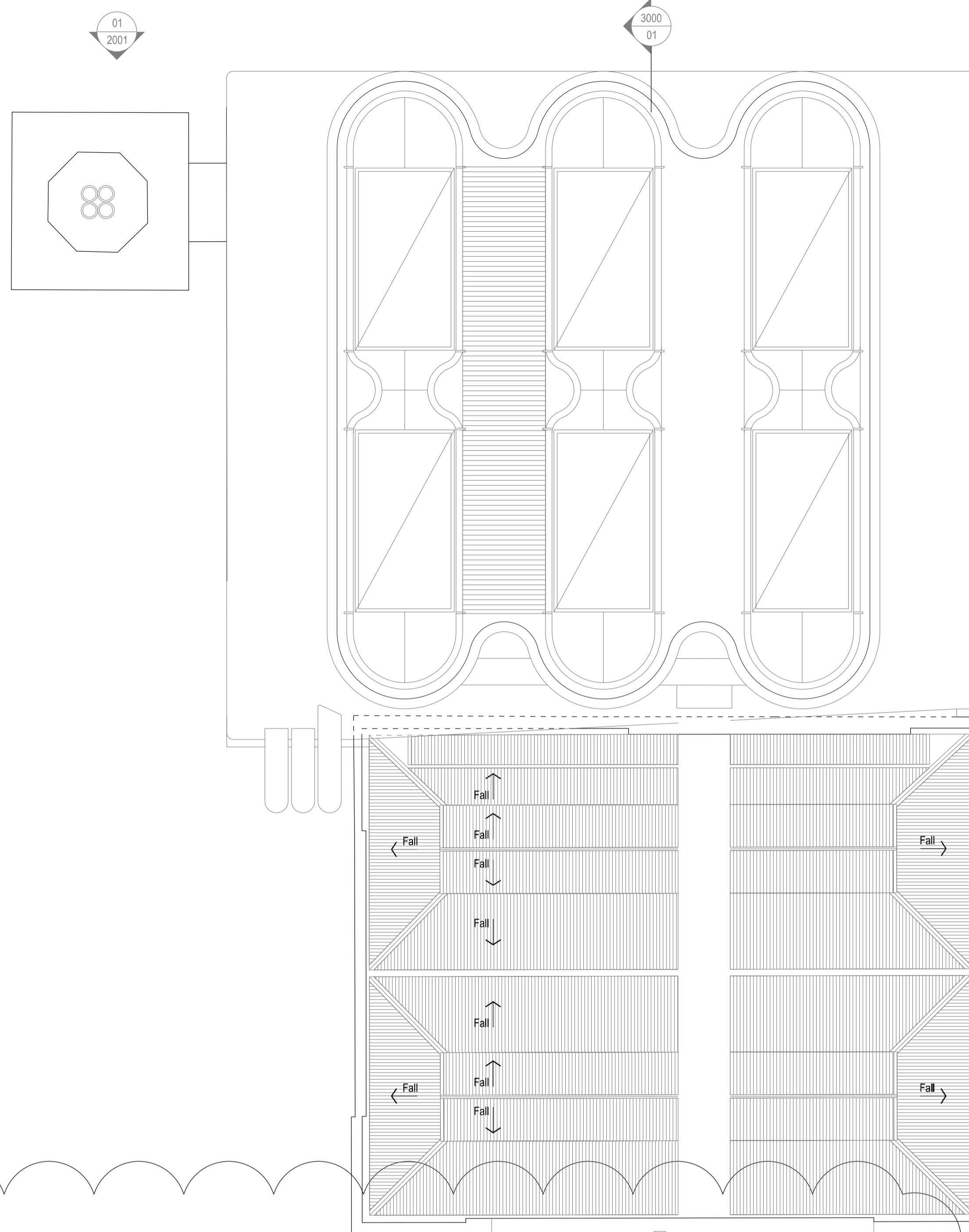
**Drawing**  
Level 6 Floor Plan

Drawn	Checked
JC	AT

Project No.	Drawing No.	Revision
17007	DA 1108	D



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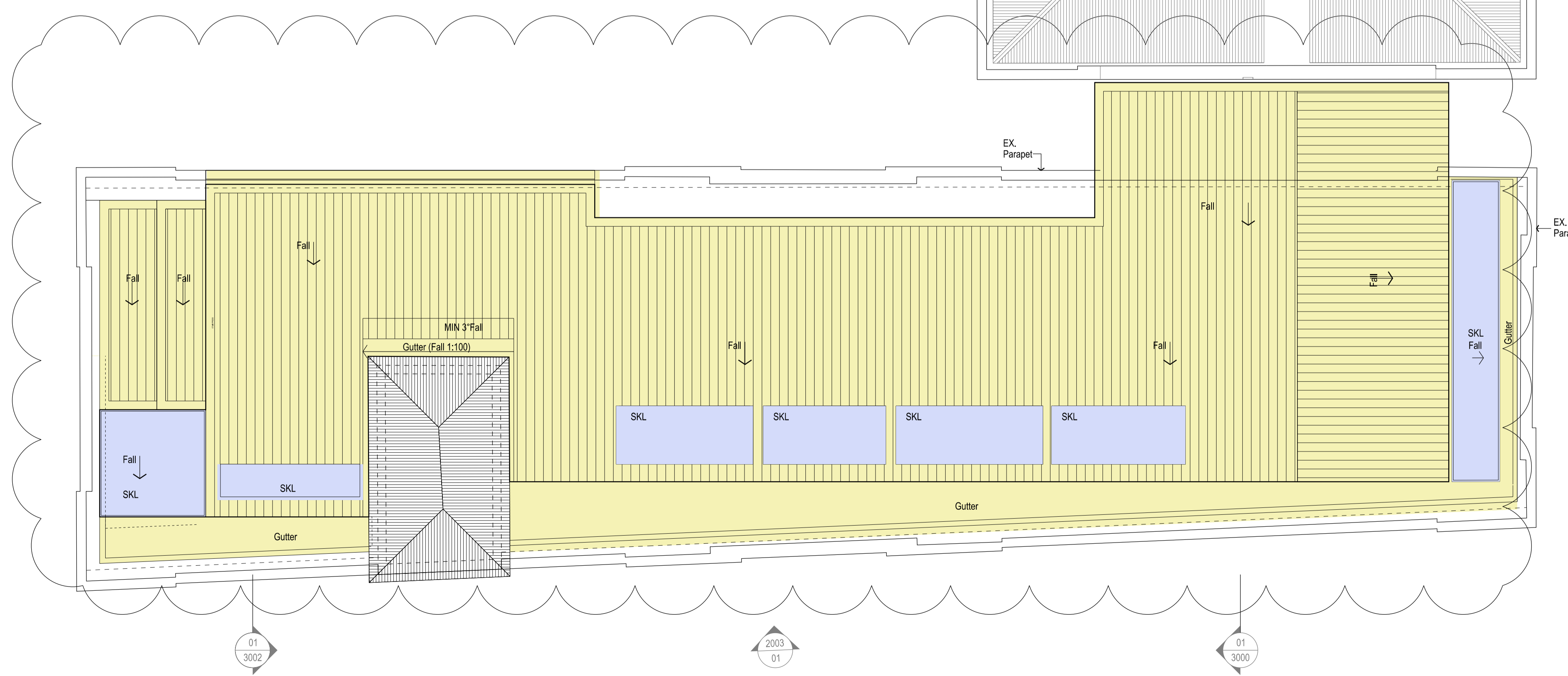
**Heritage**  
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**Planner**  
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 9956 6962 smiller@ethosurban.com

**Principal Certifying Authority & Building Surveyor**  
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 0498 777 842 vperumal@mckenzie-group.com.au

**Legend**

BW	Blind Window
BWK	Brickwork
CON	Concrete
EX	Existing
FFL	Finished Floor Level
GLD	Glass Door
GLF	Glass Fixed Panel
LVR	Louvres
MW	Metal Window
RL	Relative Level



**Tzannes**

**Scale** 1:100 @ A1 (Double at A3) North

**Project**  
**Brewery Yard**

**Address**  
**Central Park  
 Chippendale NSW 2008**

**Status**  
**For Development Application  
 Not for Construction**

**Drawing**  
**Roof Plan**

Project No.	17007	Drawing No.	DA 1109	Revision	D
Drawn	JC	Checked	AT		

THESE DRAWINGS ARE BASED ON SURVEY INFORMATION PROVIDED BY DEGOTARDI, SMITH & PARTNERS (DRAWINGS 31420A15 dated 01/08/08). THE FULL ACCURACY OF THESE DRAWINGS ARE SUBJECT TO A FULL SURVEY CHECK BY A QUALIFIED SURVEYOR.

TOP OF FLUES RL 47.783

RIDGE LINE (BEYOND) RL 45.51  
EX ENCLOSURE RL 44.783

B25 PARAPET RL 41.625

L6 FFL 39.865

EX WALKWAY RL 38.395

L5 FFL 36.520

L4 FFL 32.865

L3 FFL 29.365

L2 MEZZANINE FFL 26.355

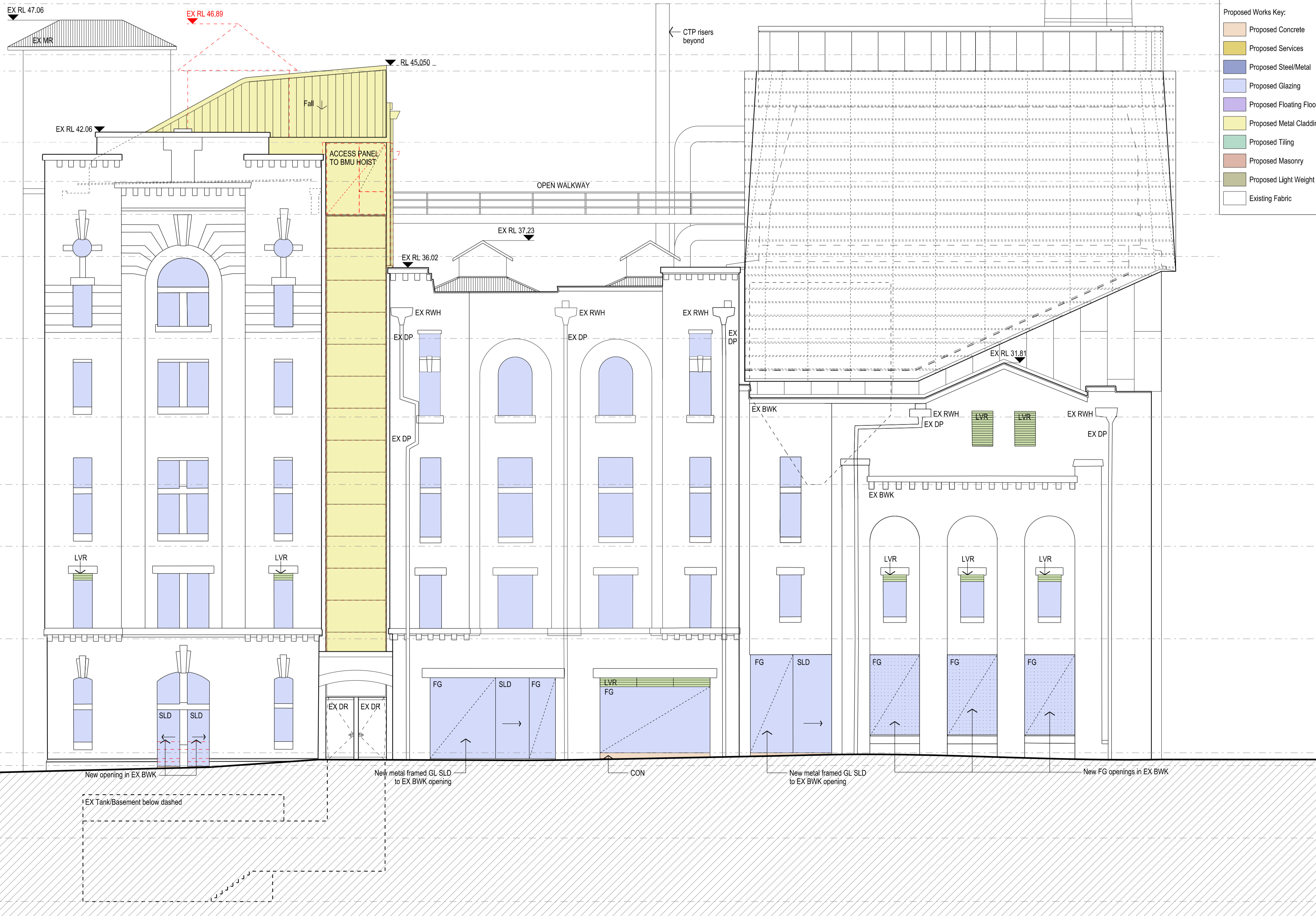
L2 FFL 23.605

L1 FFL 19.479

UPPER GROUND FFL 14.400  
LOWER GROUND FFL 13.830

B1 EX FFL 10.600

B2 SSL 7.770



Heritage Key:

1. Equipment
2. Road Hopper
3. Malt Silo + Equipment
4. Equipment
5. Equipment No. 13 (Probe)
6. Timber Blins
7. Dust Control Equipment
8. Metal Chutes
9. Top of Metal Chutes
10. Outline of Roof Addition Over
11. Brick Archway
12. Coal Hoppers

Significant items to be salvaged as per heritage consultants advice. Heritage interpretation zones are subject to design development and revised interpretation strategy.

Wall Key:

- Existing Wall to be Retained
- Existing and pending Approval to be Demolished
- Proposed New Wall
- Dotted Above

Window Key (in elevation):

- Blind Window
- Proposed Louvres
- New window opening

Proposed Works Key:

- Proposed Concrete
- Proposed Services
- Proposed Steel/Metal
- Proposed Glazing
- Proposed Floating Floor
- Proposed Metal Cladding
- Proposed Tiling
- Proposed Masonry
- Proposed Light Weight Wall
- Existing Fabric



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**Nominated Architects**  
Alec Tzannes 4174  
Jonathan Evans 6813  
Mladen Prnjatovic 7488  
Ben Green 7066  
Chi Melhem 7754

**General Notes**  
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Rev	Date	For
A	21.11.18	Issued for Development Application
B	12.12.18	Issued for Development Application
C	16.04.20	Roof form amended

**Client**  
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**Planner**  
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**Legend**

BW	Blind Window
BWK	Brickwork
CON	Concrete
EX	Existing
FFL	Finished Floor Level
GLD	Glass Door
GLF	Glass Fixed Panel
LVR	Louvres
MW	Metal Window
RL	Relative Level

Tzannes

Scale North  
1:100 @ A1 (Double at A3)  
0 1 2 3 4 5m

**Project**  
Brewery Yard

**Address**  
Central Park  
Chippendale NSW 2008

**Status**  
For Development Application  
Not for Construction

**Drawing**  
Eastern Elevation

Drawn JC Checked AT

Project No. 17007 Drawing No. DA 2000 Revision C

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- Heritage Key:**
1. Equipment
  2. Road Hopper
  3. Malt Silo + Equipment
  4. Equipment
  5. Equipment No. 13 (Probe)
  6. Timber Bins
  7. Dust Control Equipment
  8. Metal Chutes
  9. Top of Metal Chutes
  10. Outline of Roof Addition Over
  11. Brick Archway
  12. Coal Hoppers
- Significant items to be salvaged as per heritage consultants advice. Heritage interpretation zones are subject to design development and revised interpretation strategy.
- Wall Key:**
- Existing Wall to be Retained
  - Existing and pending Approval to be Demolished
  - Proposed New Wall
  - Dotted Above
- Window Key (in elevation):**
- Blind Window
  - Proposed Louvres
  - New window opening
- Proposed Works Key:**
- Proposed Concrete
  - Proposed Services
  - Proposed Steel/Metal
  - Proposed Glazing
  - Proposed Floating Floor
  - Proposed Metal Cladding
  - Proposed Tiling
  - Proposed Masonry
  - Proposed Light Weight Wall
  - Existing Fabric

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Mladen Prnjajcovic 7468  
Ben Green 7066  
Chi Melhem 7754

**Notes Regarding "For Construction Documents"**  
Tzannes believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent; and understand what building materials, techniques and methods are required to achieve that finished product.

**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.

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A	21.11.18	Issued for Development Application
B	12.12.18	Issued for Development Application
C	17.05.19	Issued for Development Application
D	30.01.20	Issued for Development Application
E	16.04.20	Roof form amended

**Client**  
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**Principal Certifying Authority & Building Surveyor**  
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BW Blind Window  
BWK Brickwork  
CON Concrete  
EX Existing  
FFL Finished Floor Level  
GLD Glass Door  
GLF Glass Fixed Panel  
LVR Louvres  
MW Metal Window  
RL Relative Level

Tzannes

Scale North

1:100 @ A1 (Double at A3)

0 1 2 3 4 5m

**Project**  
Brewery Yard

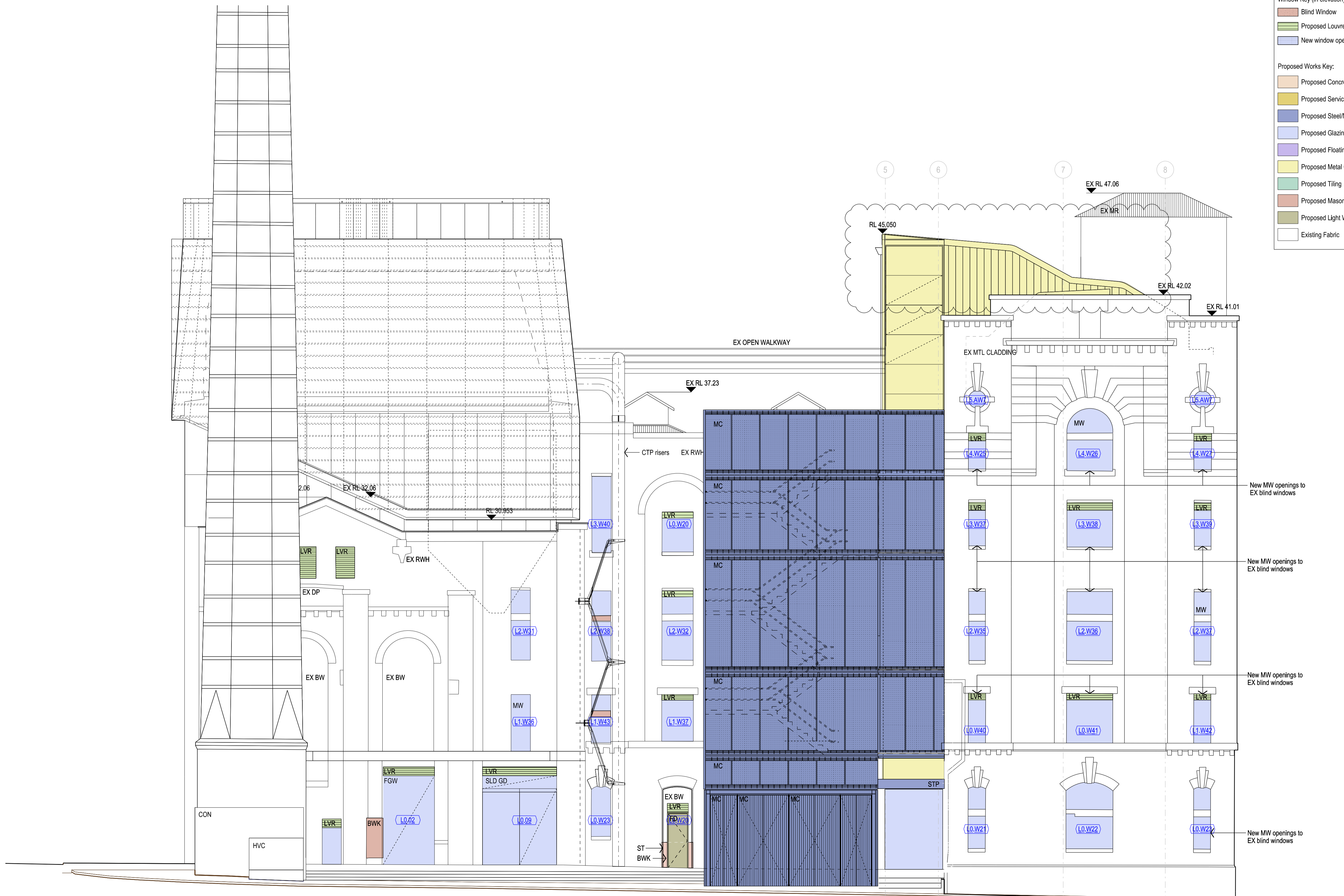
**Address**  
Central Park  
Chippendale NSW 2008

**Status**  
Not for Construction

**Drawing**  
Western Elevation

Drawn **JC** Checked **AT**

Project No. **17007** Drawing No. **DA 2002** Revision **E**



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**Heritage Key:**

- Equipment
- Road Hopper
- Malt Silo + Equipment
- Equipment
- Equipment No. 13 (Probe)
- Timber Blins
- Dust Control Equipment
- Metal Chutes
- Top of Metal Chutes
- Outline of Roof Addition Over
- Brick Archway
- Coal Hoppers

Significant items to be salvaged as per heritage consultants advice. Heritage interpretation zones are subject to design development and revised interpretation strategy.

**Wall Key:**

- Existing Wall to be Retained
- Existing and pending Approval to be Demolished
- Proposed New Wall
- Dotted Above

**Window Key (in elevation):**

- Blind Window
- Existing Louvres
- New window opening

**Proposed Works Key:**

- Proposed Concrete
- Proposed Services
- Proposed Steel/Metal
- Proposed Glazing
- Proposed Floating Floor
- Proposed Metal Cladding
- Proposed Tiling
- Proposed Masonry
- Proposed Light Weight Wall
- Existing Fabric

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Chi Melhem 7754

**Notes Regarding "For Construction Documents"**  
Tzannes believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent, and understand what building materials, techniques and methods are required to achieve that finished product.

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Rev	Date	For
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B	12.12.18	Issued for Development Application
C	16.04.20	Roof form amended

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**Legend**

BW	Blind Window
BWK	Brickwork
CON	Concrete
EX	Existing
FFL	Finished Floor Level
GLD	Glass Door
GLF	Glass Fixed Panel
LVR	Louvres
MW	Metal Window
RL	Relative Level

**Tzannes**

Scale North  
1:100 @ A1 (Double at A3)  
0 1 2 3 4 5m

**Project**  
Brewery Yard

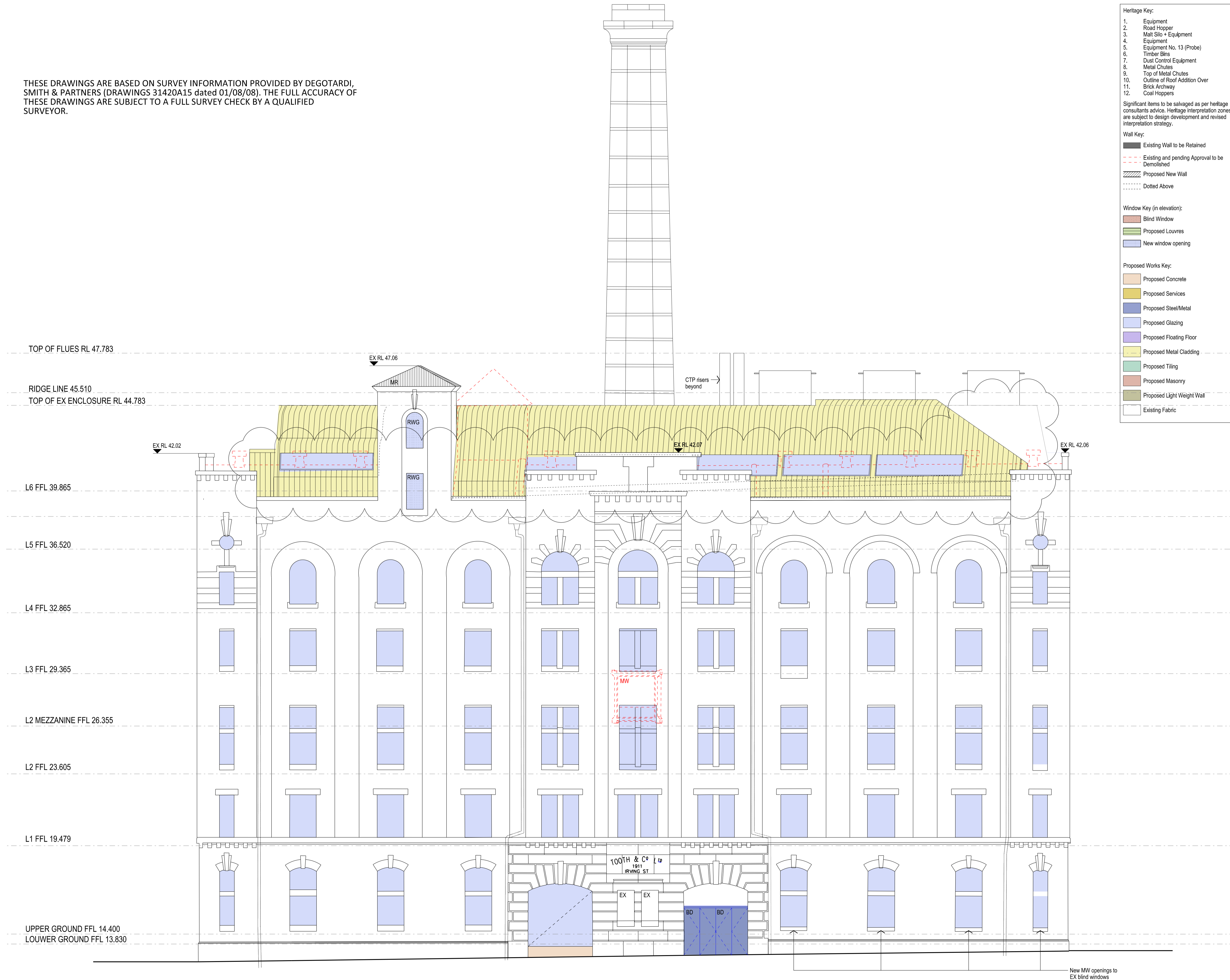
**Address**  
Central Park  
Chippendale NSW 2008

**Status**  
Not for Construction

**Drawing**  
Southern Elevation

Drawn **JC** Checked **AT**

Project No. **17007** Drawing No. **DA2003** Revision **C**



New MW openings to EX blind windows

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Jonathan Evans 6813  
Mladen Prnjatovic 7488  
Ben Green 7066  
Chi Melhem 7754

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C	17.05.19	Issued for Development Application
D	30.01.2020	Issued for Development Application
E	16.04.2020	Issued for Development Application

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BW	Blind Window
BWK	Brickwork
CON	Concrete
EX	Existing
FFL	Finished Floor Level
GLD	Glass Door
GLF	Glass Fixed Panel
LVR	Louvers
MW	Metal Window
RL	Relative Level

**Tzannes**

Scale North

1:100 @ A1 (Double at A3)



**Project**

Brewery Yard

**Address**

Central Park  
Chippendale NSW 2008

**Status**

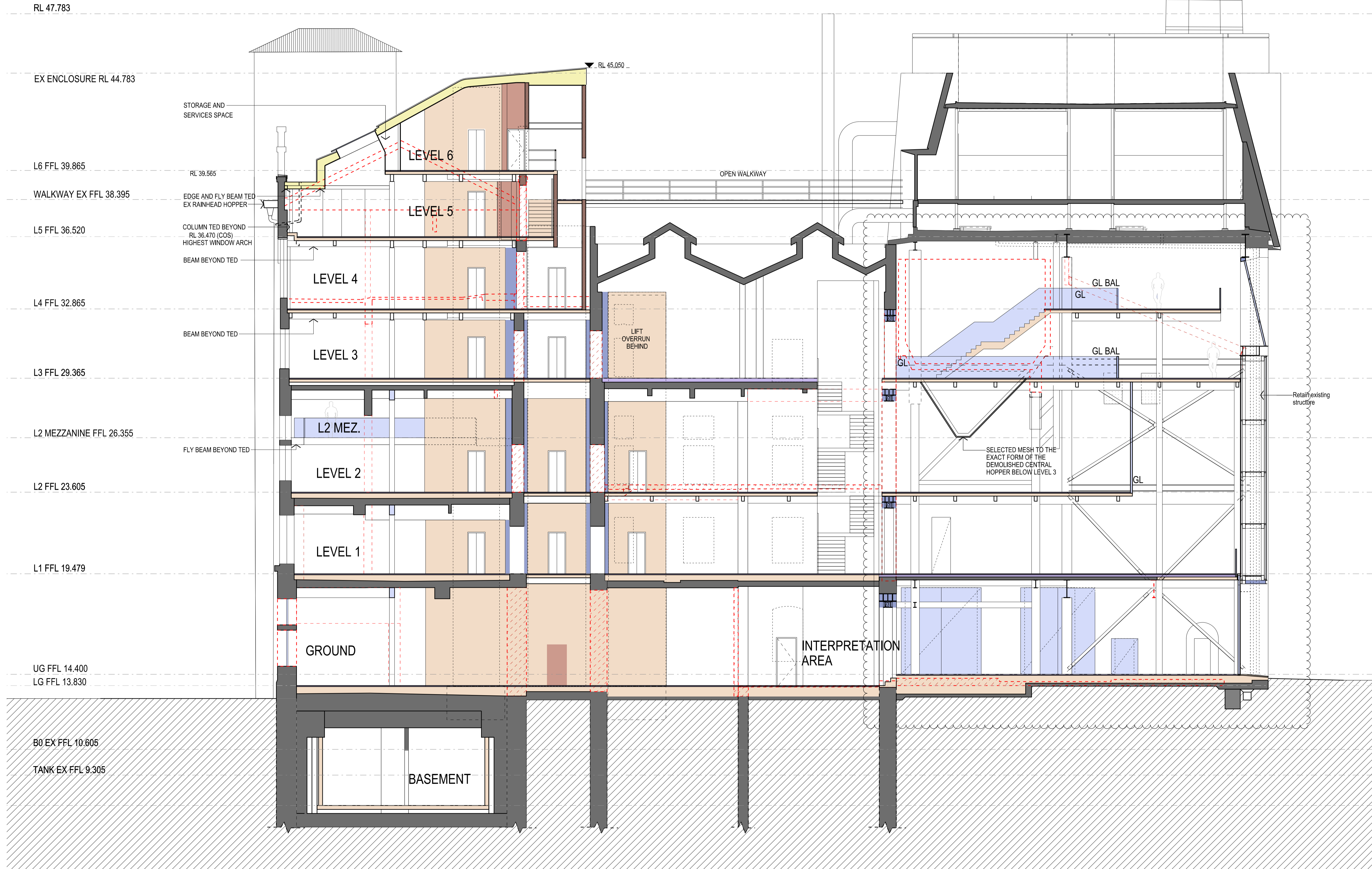
Not for Construction

**Drawing**

Section 1

Drawn CD Checked AT

Project No. 17007 Drawing No. DA3000 Revision E



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E	16.04.20	Roof form amended

**Client**

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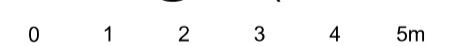
**Legend**

BW	Blind Window
BWK	Brickwork
CON	Concrete
EX	Existing
FFL	Finished Floor Level
GLD	Glass Door
GLF	Glass Fixed Panel
LVR	Louvres
MW	Metal Window
RL	Relative Level

**Tzannes**

Scale North

1:100 @ A1 (Double at A3)



**Project**

Brewery Yard

**Address**

Central Park  
Chippendale NSW 2008

**Status**

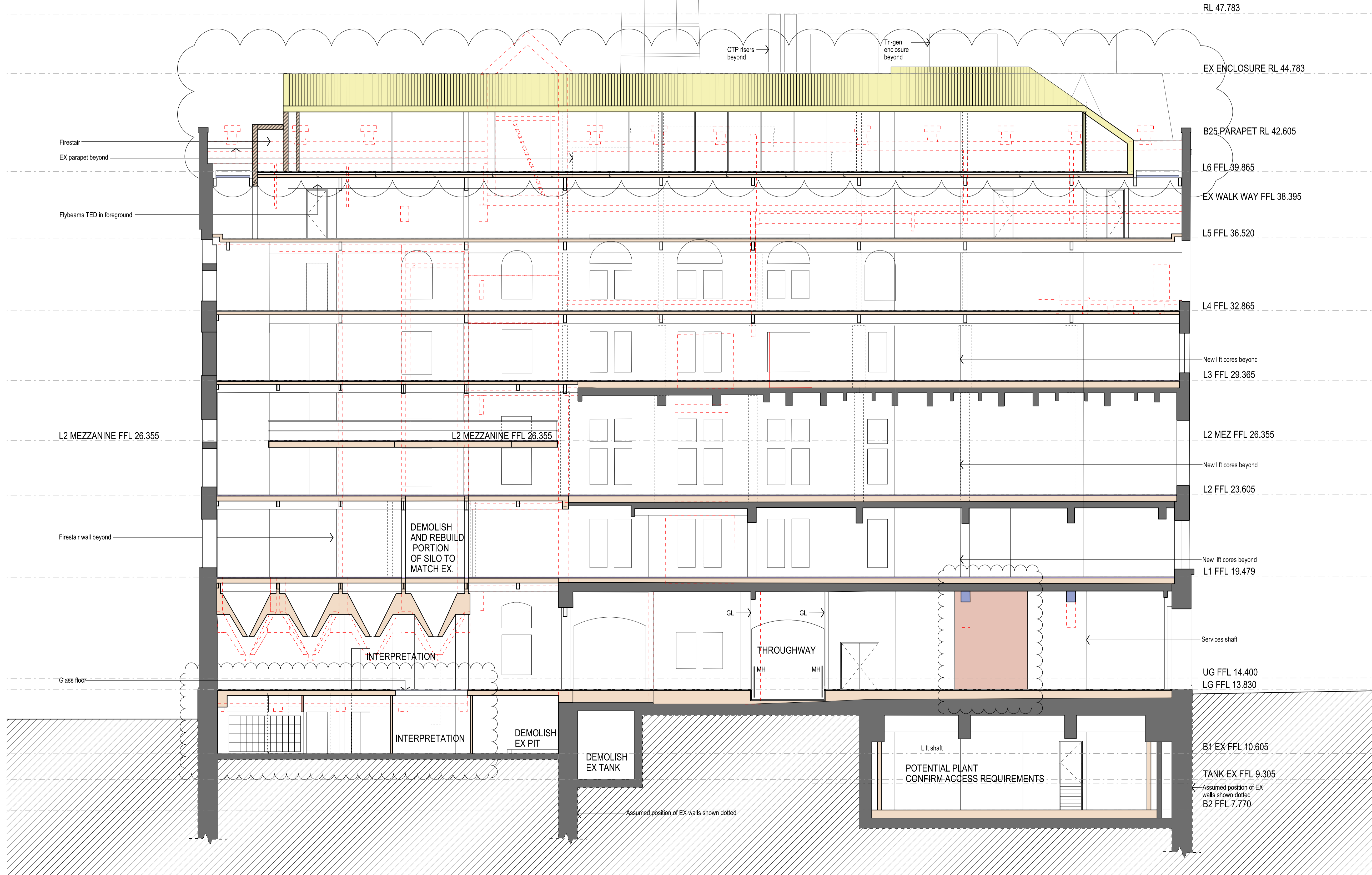
Not for Construction

**Drawing**

Section 2

Drawn CD Checked AT

Project No. 17007 Drawing No. DA3001 Revision E



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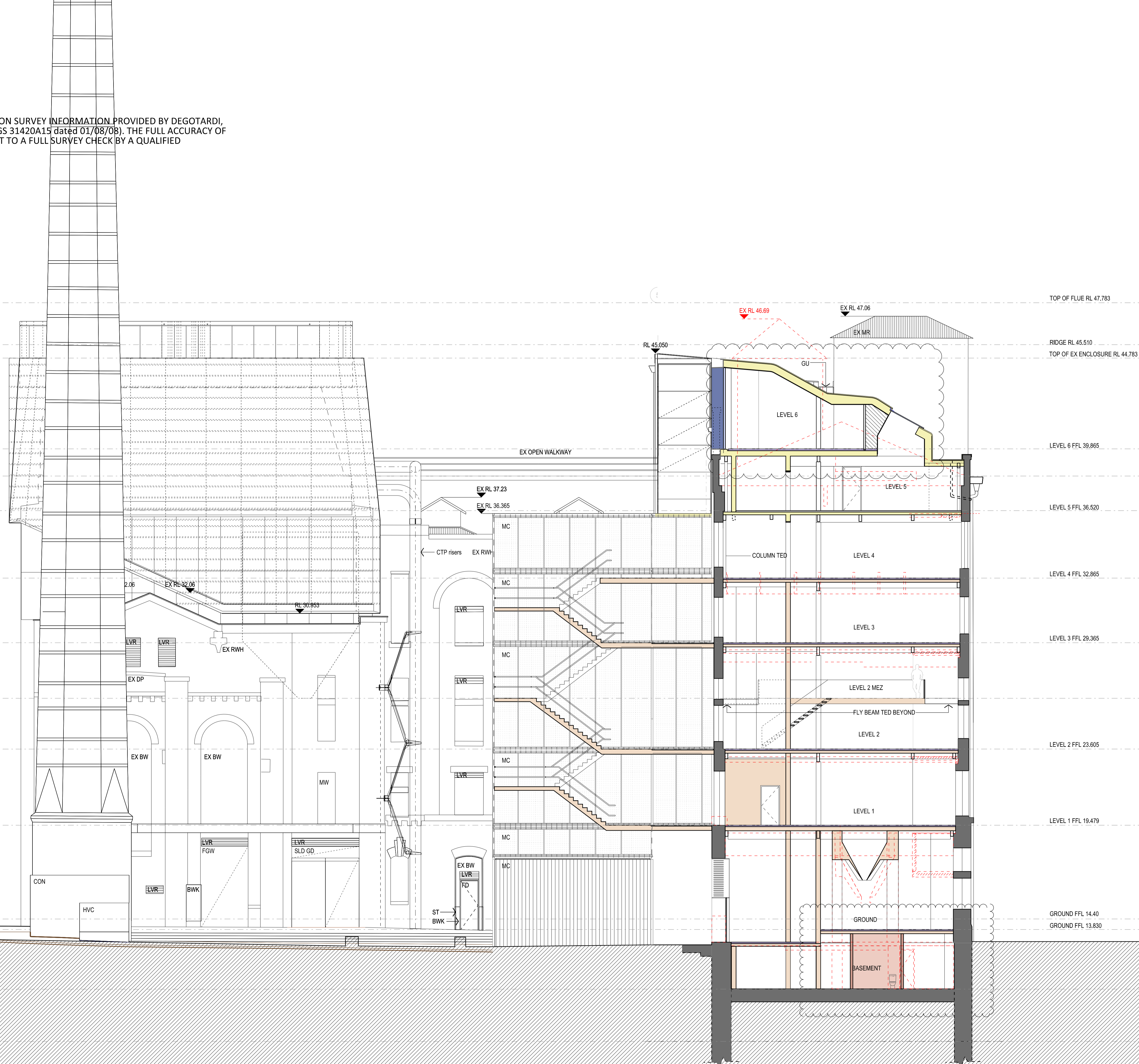


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C	17.05.19	Issued for Development Application
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E	16.04.20	Roof form amended

**Client**  
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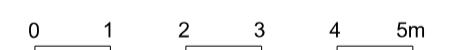
**Principal Certifying Authority & Building Surveyor**  
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BW    Blind Window  
BWK   Brickwork  
CON   Concrete  
EX    Existing  
FFL   Finished Floor Level  
GLD   Glass Door  
GLF   Glass Fixed Panel  
LVR   Louvres  
MW   Metal Window  
RL   Relative Level

**Tzannes**

Scale North

1:100 @ A1 (Double at A3)



**Project**  
Brewery Yard

**Address**  
Central Park  
Chippendale NSW 2008

**Status**  
Not for Construction

Drawing  
Section 3

Drawn	Checked	
CD	AT	
Project No.	Drawing No.	Revision
17007	DA3002	E