



- Key**
- Core
 - Lift
 - Carpark / Plant
 - Existing Building

Discovery Point, Wolli Creek
Concept Plan

Indicative Design Scheme
Basement 2 Plan



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

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Scale	1:500 @ A1 , 1:1000 @ A3		
Drawn	Author	Checked	Checker
Project no.	S11191		
Status	PLANNING		
Plot Date	15/06/2010 3:54:57 PM		
Plot File	C:\TEMP\masterplan-discovery-100129_Central_Amy Watkins - 5114.rvt		
Drawing no.	DA2-B02		Revision
			A

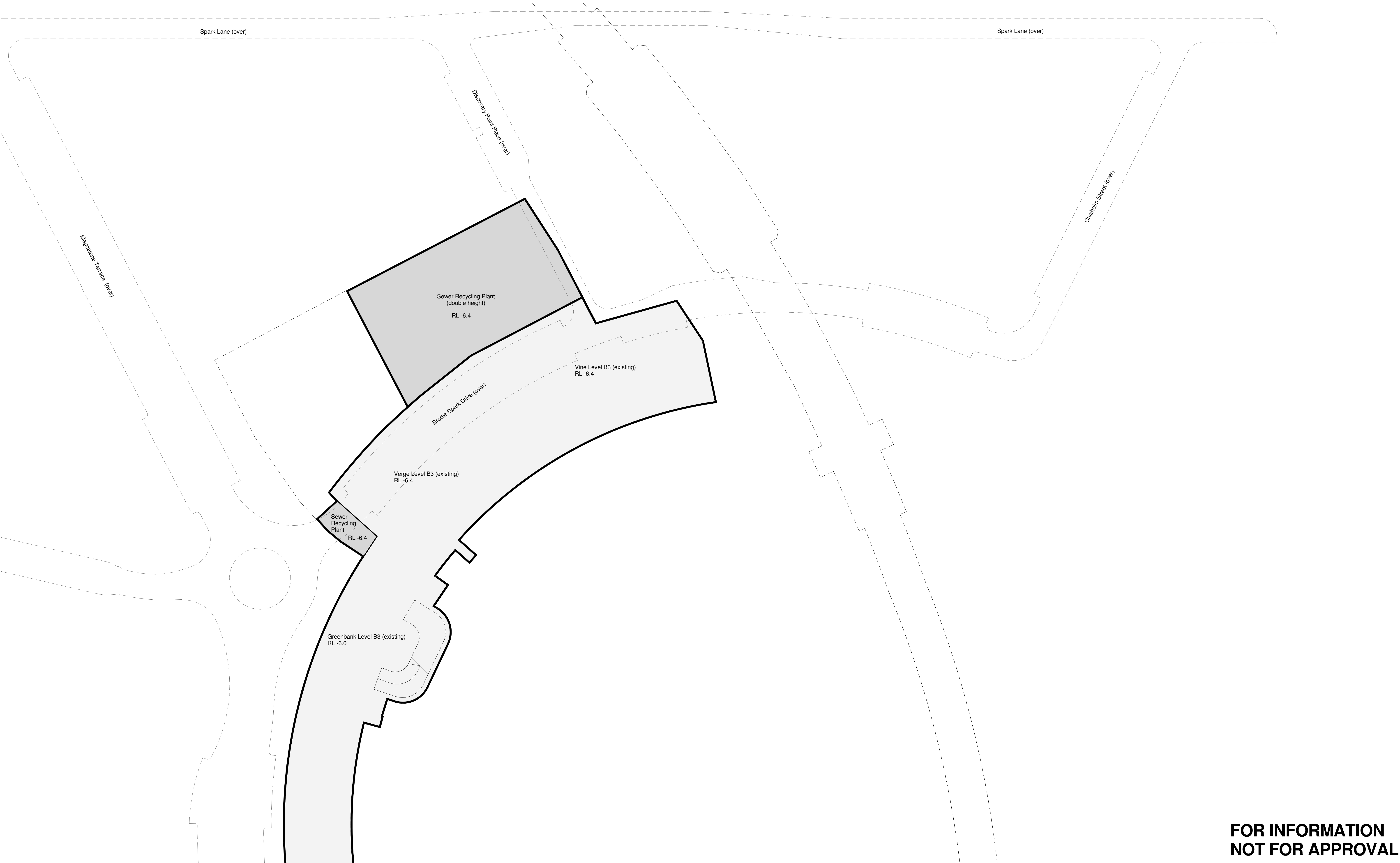
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Sydney 1/243 Liverpool Street
East Sydney NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Pty Ltd ABN 70 004 999 400

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

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Key

- Carpark / Plant
- Existing Building

Discovery Point, Wolli Creek
Concept Plan

Indicative Design Scheme
Basement 3 Plan

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A	18.06.10	FOR INFORMATION ONLY	AW	MA
Revision	Date	Description	Initial	Checked



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Sydney 1/243 Liverpool Street
East Sydney NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

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Notes:

1. Awnings, sun control devices, architectural design features and the like are permitted to encroach beyond the building envelopes.
2. Where approved building separation distances are below RFDC 'Rules of thumb', suitable design measures to ensure privacy (e.g. dwelling orientation, privacy screens, hi-light windows and the like) must be demonstrated in detailed project applications



**Discovery Point, Wolli Creek
Concept Plan
Proposed Building Envelopes**

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A	16.06.10	FOR APPROVAL	AV	MA
Revision	Date	Description	Initial	Checked

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Drawing No.	Revision		
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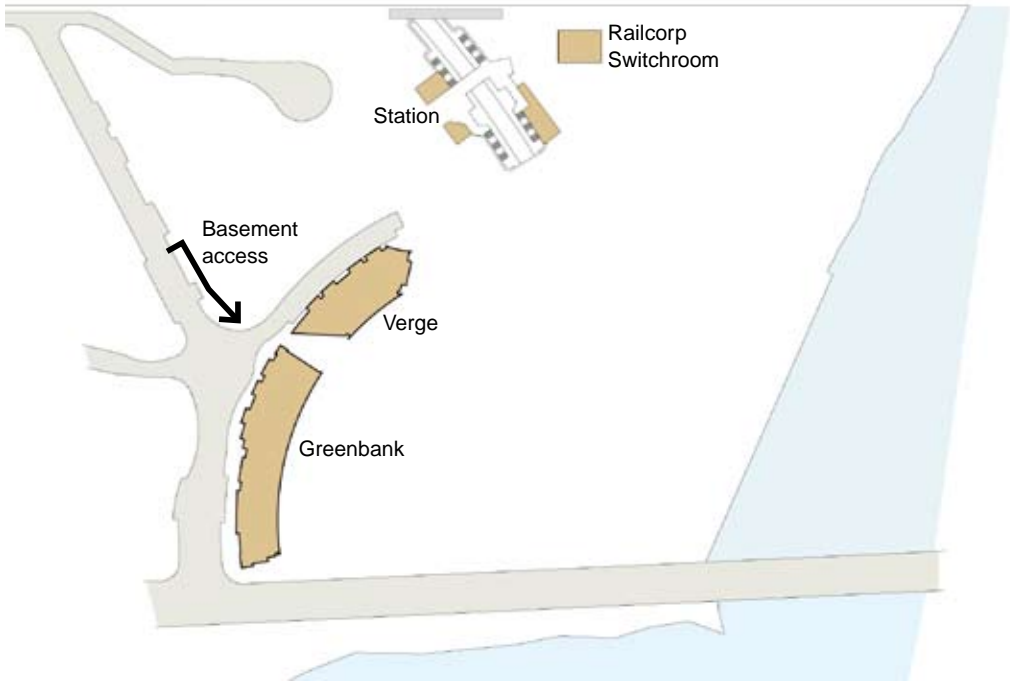
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Sydney 1/243 Liverpool Street
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T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
http://www.batesmart.com.au

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Existing situation

- > Bus turning circle provides access to station
- > Brodie Spark Drive terminates at Verge
- > Access to basement from Magdalene Terrace



Stage 00

- > Construct Vine
- > Extend Brodie Spark Drive to rail bridge
- > New entrance to carpark level B1 in Vine
- > Construct pedestrian access (stairs and lift) to station from Brodie Spark Drive
- > Construct part of crossover to Station Road from Brodie Spark Drive
- > Construct new bus turning circle at grade
- > Maintain existing basement access from Magdalene Terrace



Stage 01

- Construct Station Road adjacent Site 1
- > Road suspended with single basement under
 - > Site services distributed under road
 - > Include semi-permanent access to station from amended pedestrian link (design TBC)
- Construct Supermarket (1A)
- > Ground + 1 storey residential podium and single basement
 - > Temporary loading area on Station Road
 - > Temporary access to retail parking from existing cul-de-sac including temporary down ramp
- Building 1 (1B)
- > Ground + 12 residential storeys and two basements
 - > B0 basement accessed from 1A
 - > B1 basement accessed from under Verge
- Neighbourhood Park
- > Permanent park constructed in deep soil zone
 - > Temporary park on Site 3
 - > Hoarding around Site 2



Stage 02

- Building 2
- > Ground + 20 residential storeys and two basements
 - > Basements accessed from basement 1B and under Verge
 - > Decommission existing basement access from Magdalene Terrace



Stage 03

- Building 3
- > Ground + 7 residential storeys and single basement
 - > Basement accessed from under Site 2
 - > New bus turning circle and temporary station access in Northern precinct



Stage 04

- > Decommission existing bus turning circle and station access from cul-de-sac
- > Continue suspended Station Road and suspended Spark Lane including service route

- Building 4
- > 11 residential storeys above three floors of parking (ground, first and single basement)
 - > Includes permanent supermarket loading dock at ground level
 - > Includes permanent access to B0 Retail/commercial carpark



Stage 05

- > Complete suspended Spark Lane including service route if required

- Building 5
- > 14 residential storeys above three floors of parking (ground, first and single basement)
 - > Includes permanent access to B0 residential carpark



Stage 06

- > Decommission bus turning circle if required
- > Continue suspended Brodie Spark Drive including main service route

- Building 6
- > Ground + 11 residential storeys and one basement
 - > Landscaping of deck over rail bridge
 - > Portion of carpark on Site 11
 - > Temporary access to Building 6 basement from site 11



Stage 07

- Building 7
- > Ground + 11 residential storeys and one basement
 - > Basement accessed from under Building 6
 - > Landscaping of Brodie Spark Drive extension and Cooks River edge



Stage 08

- > Continue suspended residential street including main services route
- Building 8
- > 14 residential storeys above four floors of parking (upper ground, first and two basements)
 - > Basements accessed from under Building 6/7
 - > Landscaping of Cooks River edge



Stage 09

- > Continue suspended residential street including main services route
- Building 9
- > 6 residential storeys above four floors of parking (upper ground, first and two basements)
 - > Construct 4 level riverfront podium - Residential at first, upper ground and lower ground
 - > Basements accessed from under Building 8
 - > Landscaping of Cooks River edge



Stage 10

- > Continue suspended residential street and Spark Lane including main services route
- Building 10
- > 14 residential storeys above four floors of parking (upper ground, first and two basements)
 - > Provide first permanent access to all parking storeys including basements
 - > Complete landscaping of Cooks River edge



Stage 11

- > Decommission temporary carpark and access to Building 6

Building 11

- > 11 residential storeys above four floors of parking (upper ground, first and two basements)
- > Construct 4 level podium - Residential fronting street at first and upper ground
- > Basement accessed from under Building 6/8/9



Stage 12

- > Continue suspended Spark Lane including main service route

Building 12

- > 11 residential storeys above four floors of parking (upper ground, first and two basements)
- > Provide second permanent access to all parking storeys



Stage 13

- > Complete Spark Lane (part suspended) including main service route

Building 13

- > 19 residential storeys above four floors of parking (upper ground, first and two basements)
- > Access to carpark storeys from under buildings 11/12
- > Complete landscape and northerly entrance to station



Stage 14

Building 14

- > Ground + 4 commercial storeys and single basement
- > Access to basement carpark from buildings 1 and 4
- > Construct southerly station entrance at street level including lift access



KEY

- | | | | | |
|----------------------|---------------------------------|-----------------------|------------------------------------|-------------------------|
| 1 Neighbourhood Park | 4 Community Gardens | 7 Water Terrace Steps | 10 Under Croft Gravel Seating Area | 13 Discovery Point Park |
| 2 Landscape Zone | 5 Barbeque / Pergola | 8 Water Front Park | 11 Station Park | 14 Park Arc Promenade |
| 3 Pools | 6 Station Plaza Landscape Strip | 9 Raised Seating Lawn | 12 Vine Planting | 15 Shared Zone |

	Client	Architect	Landscape Architect	Project	Drawing Title	Project No.	Dwg No.	Revision
				Discovery Point	Indicative landscape concept plan	1002	L-MP-02	I
						Scale 1:1000@A3	Date 26/05/10	
						Dwg Status Final		