

DRAWING LIST

SHEET NUMBER	SHEET NAME	REV
PP001	DRAWING LIST	C
PP002	DEVELOPMENT SUMMARY	C
PP003	LOCATION PLAN	C
PP004	SITE PLAN	C
PP005	SETBACK DIAGRAM	C
PP100	GROUND - OVERALL	C
PP101	LEVEL 01 - OVERALL	C
PP102	LEVEL 02 - OVERALL	C
PP103	LEVEL 03 - OVERALL	C
PP104	LEVEL 04 - OVERALL	C
PP105	LEVEL 05 (L06 SIM) - OVERALL	C
PP107	LEVEL 07 - OVERALL	C
PP108	LEVEL 08 (L09-L11 SIM) - OVERALL	C
PP112	LEVEL 12 - OVERALL	C
PP151	BASEMENT 1	C
PP152	BASEMENT 2	C
PP400	NORTH ELEVATION	C
PP401	SOUTH ELEVATION	C
PP402	EAST & WEST ELEVATIONS	C
PP450	SECTION A-A	C
PP451	SECTION B-B	C
PP501	SHADOW DIAGRAMS - 21st JUNE	C
PP502	SHADOW DIAGRAMS - 21st JUNE	C
PP503	SHADOW DIAGRAMS - 20th MARCH	C
PP504	SHADOW DIAGRAMS- 22nd SEPT	C
PP505	ATCHINSON LANE SHADOW STUDY	C
PP506	ATCHINSON LANE SHADOW STUDY	C
PP507	ATCHINSON LANE SHADOW STUDY	C
PP508	OXLEY ST SHADOW STUDY	C
PP518	SUN EYE VIEWS SHEET 1	C
PP519	SUN EYE VIEWS SHEET 2	C
PP520	COMMUNAL OPEN SPACE	C
PP521	NON-RESIDENTIAL GFA PLANS	C
PP522	RESIDENTIAL GFA PLANS SHEET 1	C
PP523	RESIDENTIAL GFA PLANS SHEET 2	C

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



*LUIP 2036 FSR CONTROLS ; 4:1 FSR incl. 1:1 Non-Resi FSR

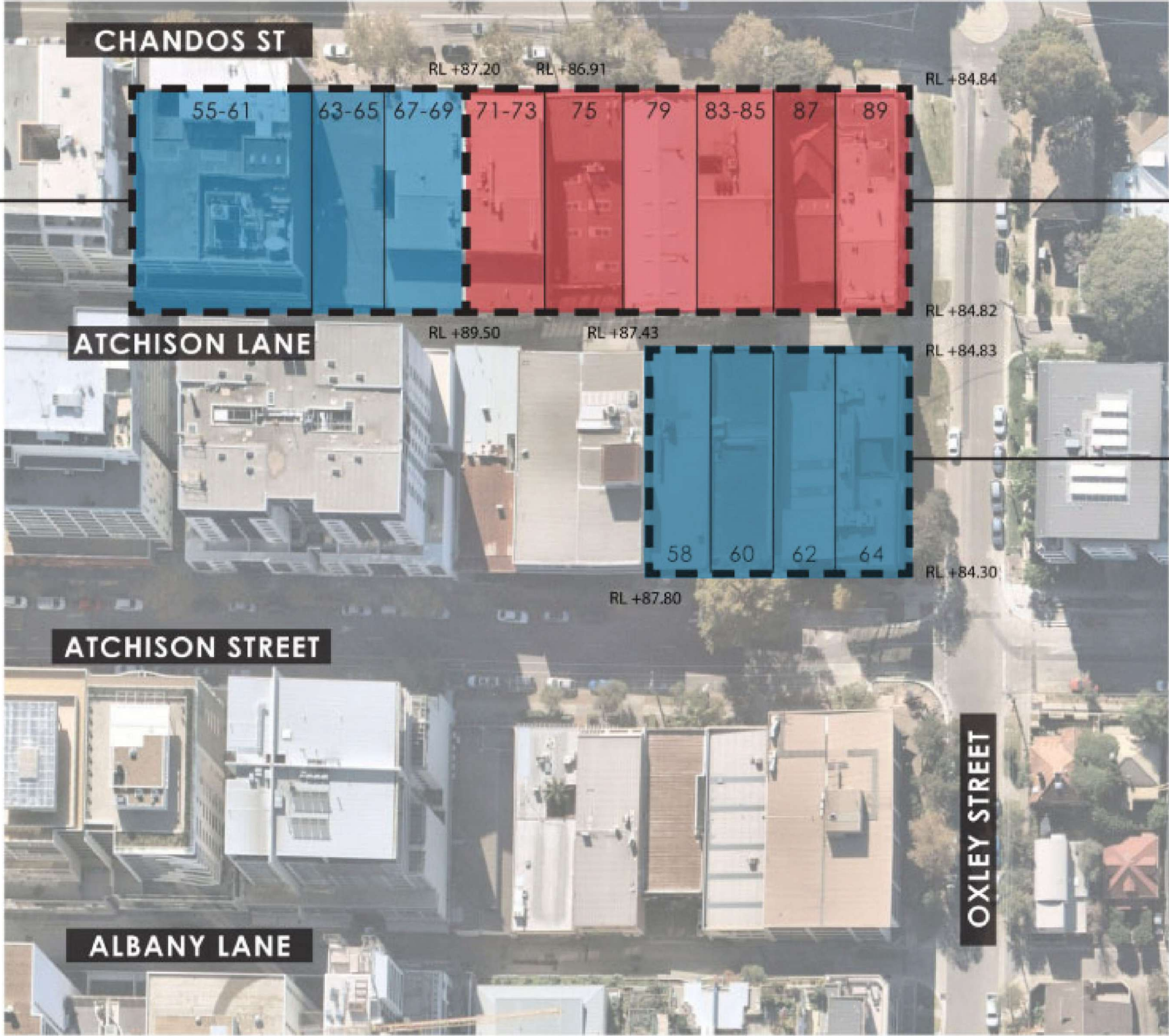
*LUIP 2036 FSR CONTROLS ; 4:1 FSR incl. 1:1 Non-Resi FSR

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

NOT SUBJECT TO THIS
PLANNING PROPOSAL

55-69 CHANDOS ST
SITE AREA : 1774.7m2

(LEC & DA APPROVALS)



SUBJECT OF THIS PLANNING
PROPOSAL

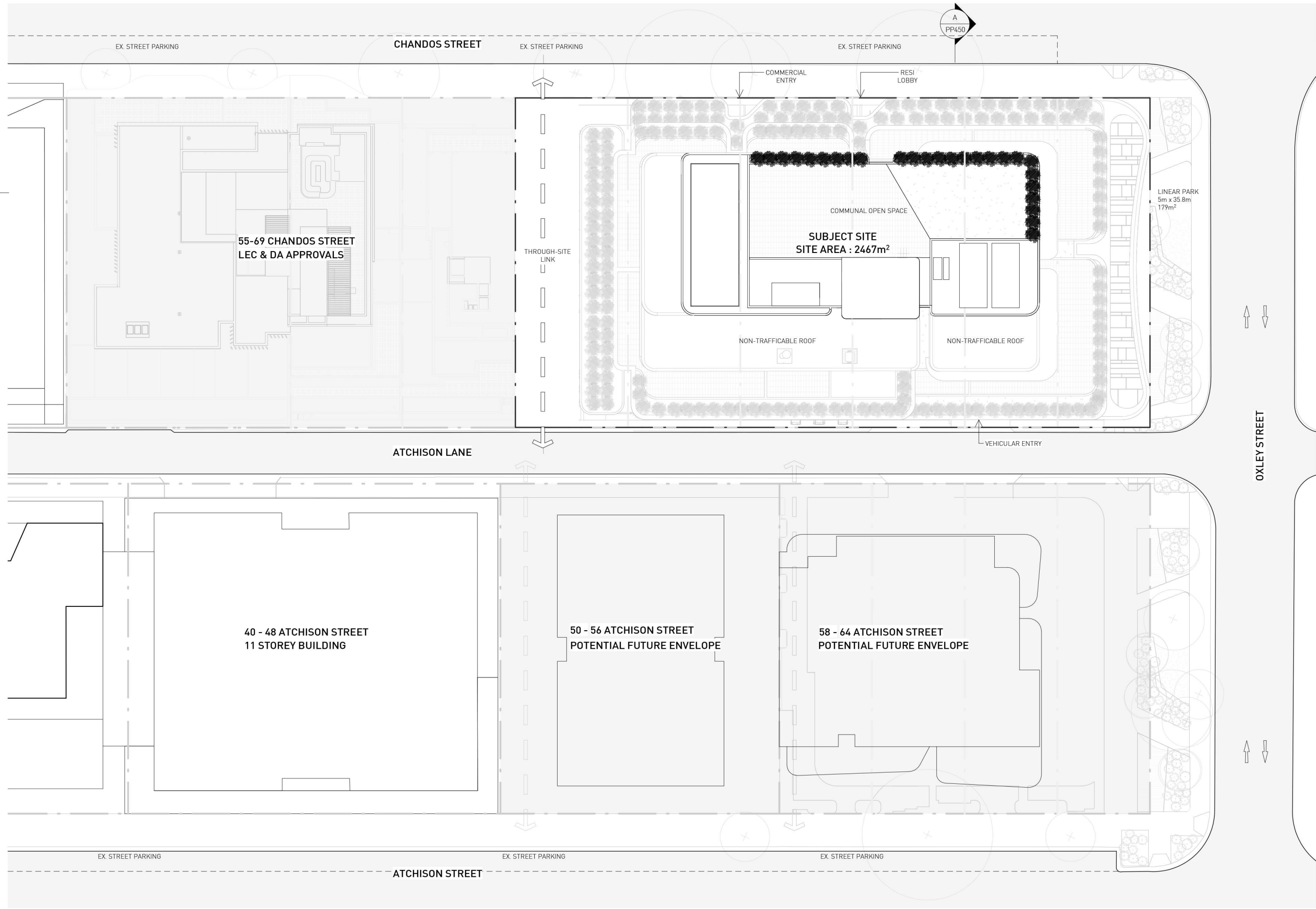
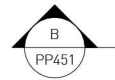
NORTHERN SITE
71-89 CHANDOS ST
SITE AREA : 2,467m2

NOT SUBJECT TO THIS
PLANNING PROPOSAL

SOUTHERN SITE
58-64 CHANDOS ST
SITE AREA : 1,441m2

(POTENTIAL FUTURE
DEVELOPMENT)





ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

14 STOKES AVE
ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

DISCLAIMER
SMART DESIGN STUDIO HAVE BEEN ENGAGED
TO MAKE AMENDMENTS TO THE PLANNING
PROPOSAL FOR 71-89 CHANDOS ST
ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT

DO NOT SCALE DRAWINGS

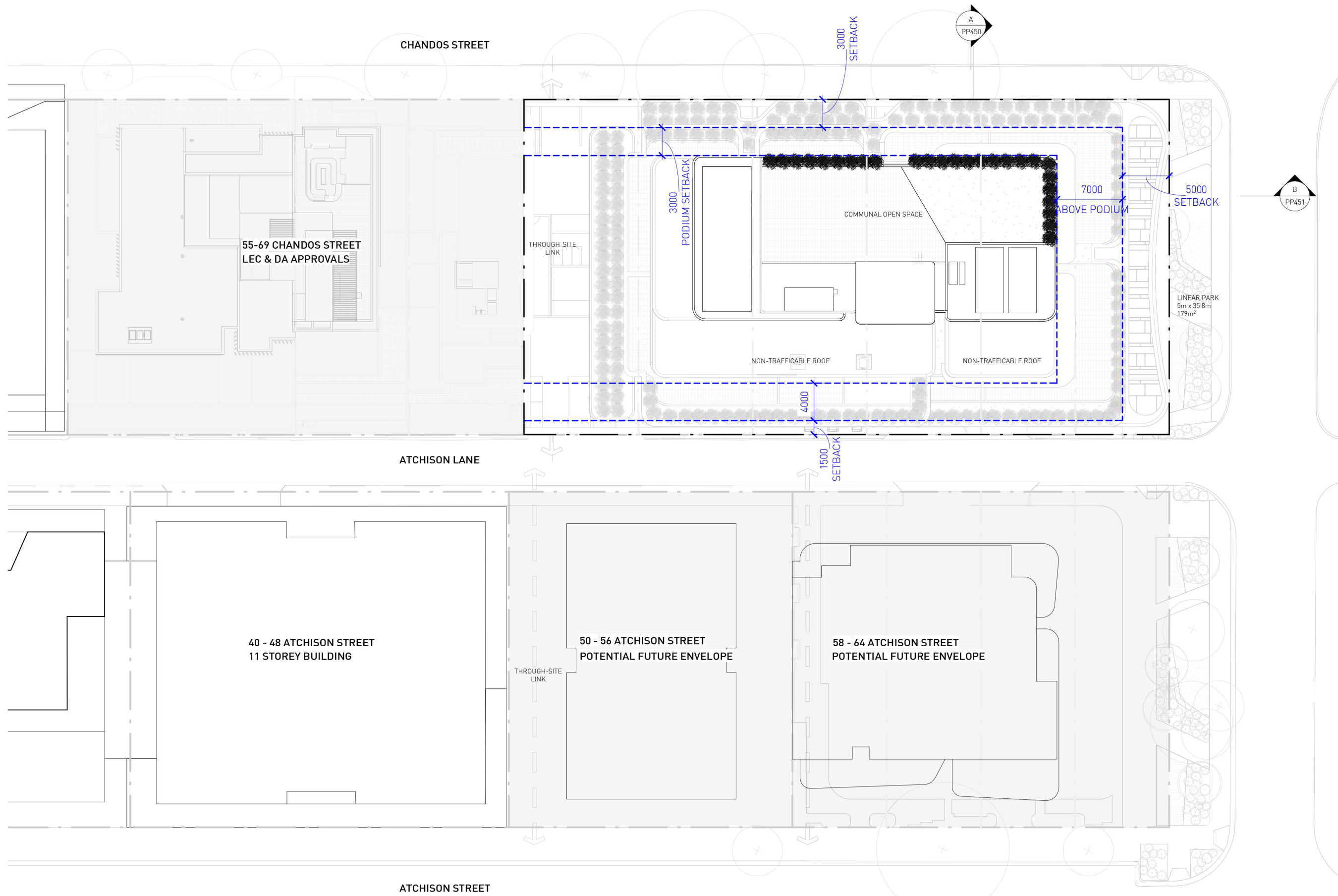
SCALE
1:400 @ A3 UNO



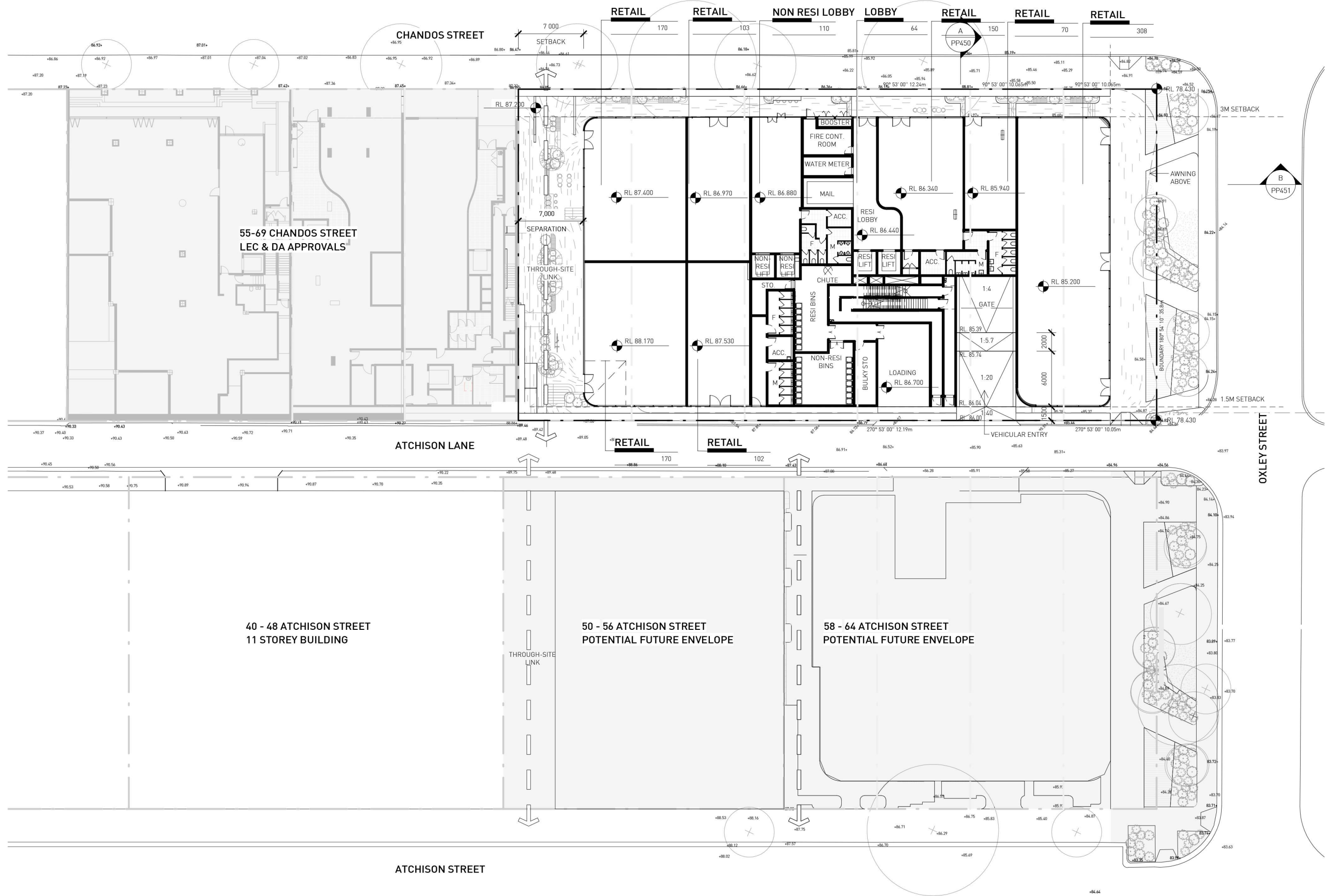
PROJECT
2126 CHANDOS 71-89
DRAWN SENIOR QA APP'D
AW CM HS

DWG TITLE
SITE PLAN
DWG NO REV
PP004 C

smart design studio

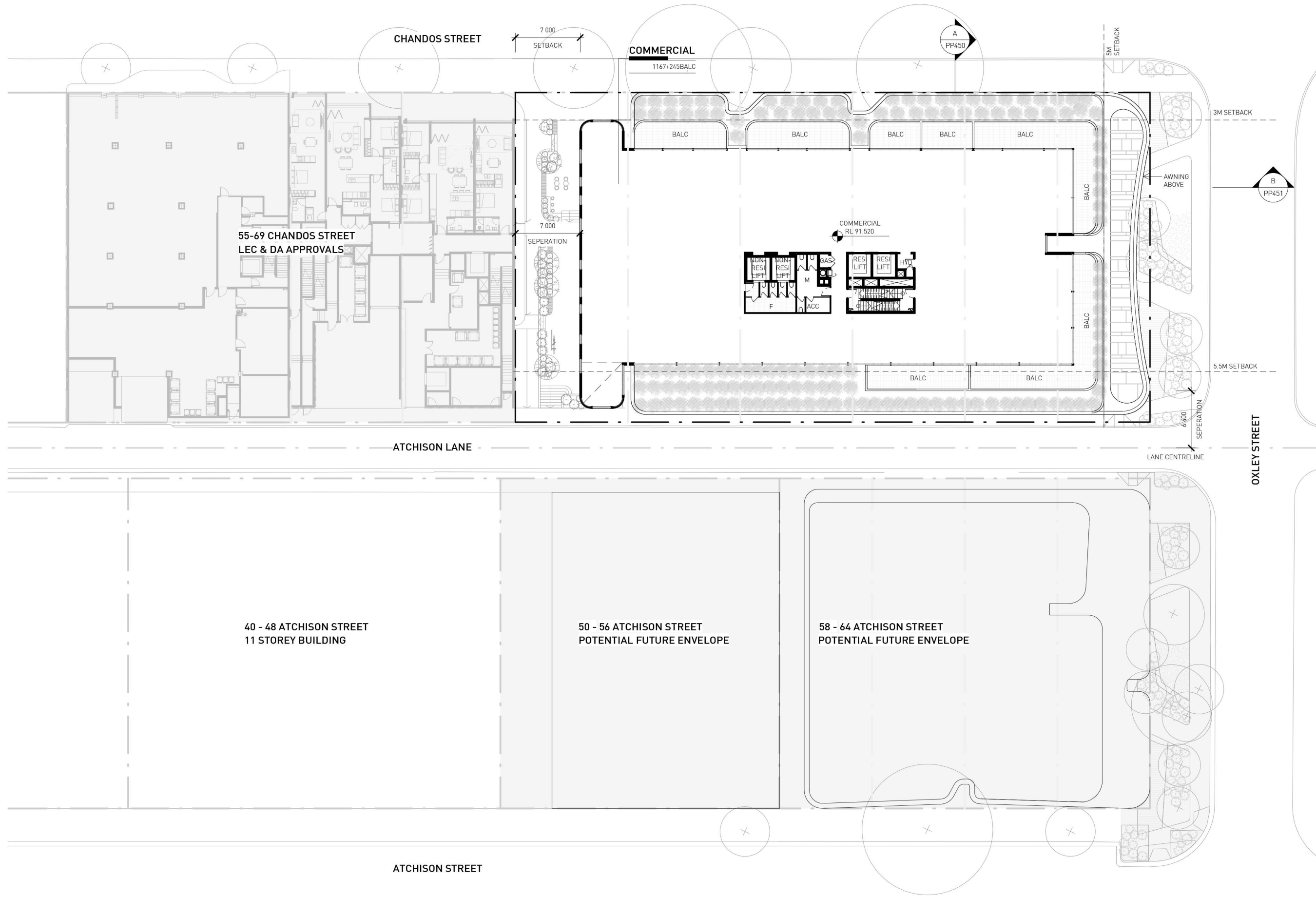


ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

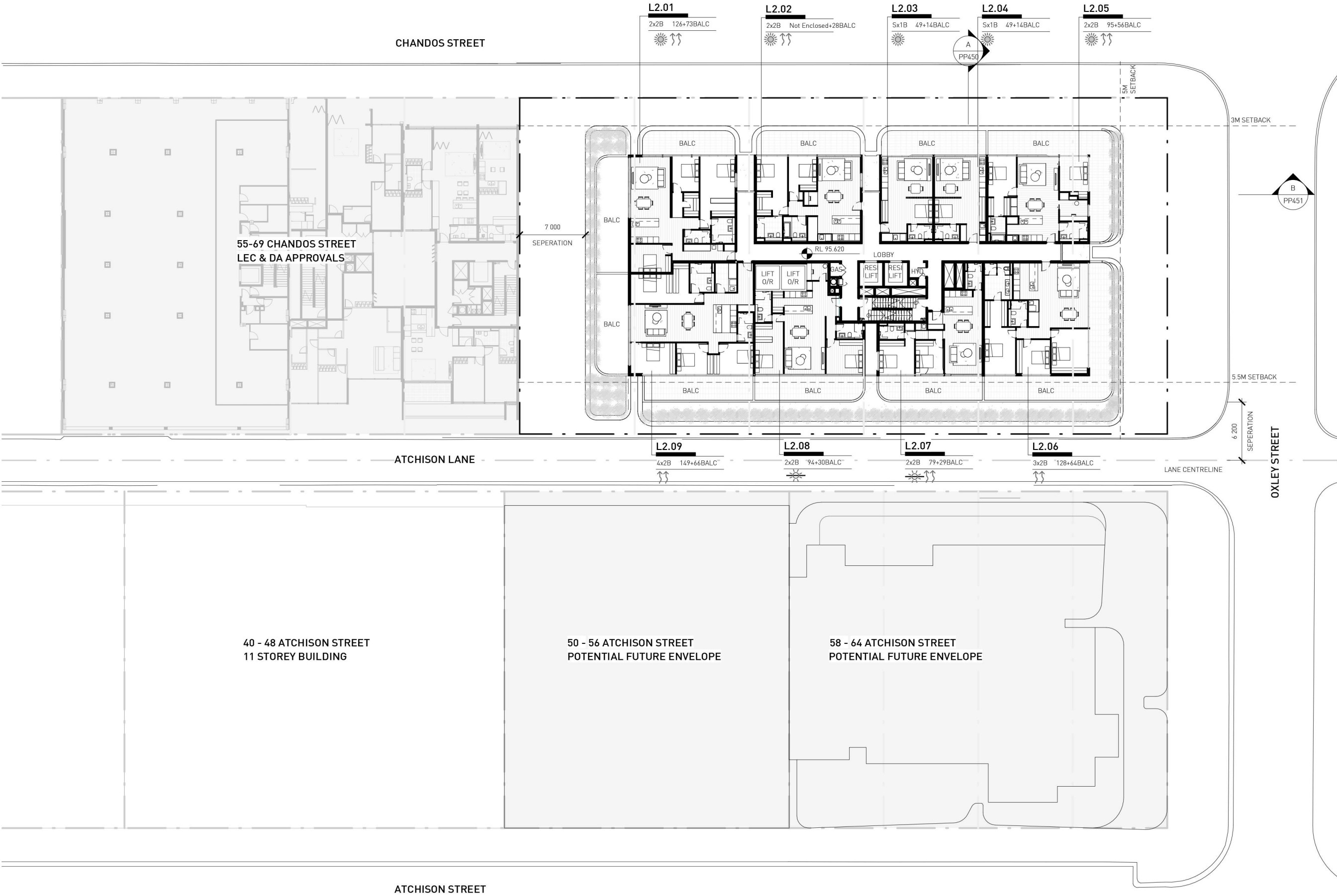


ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

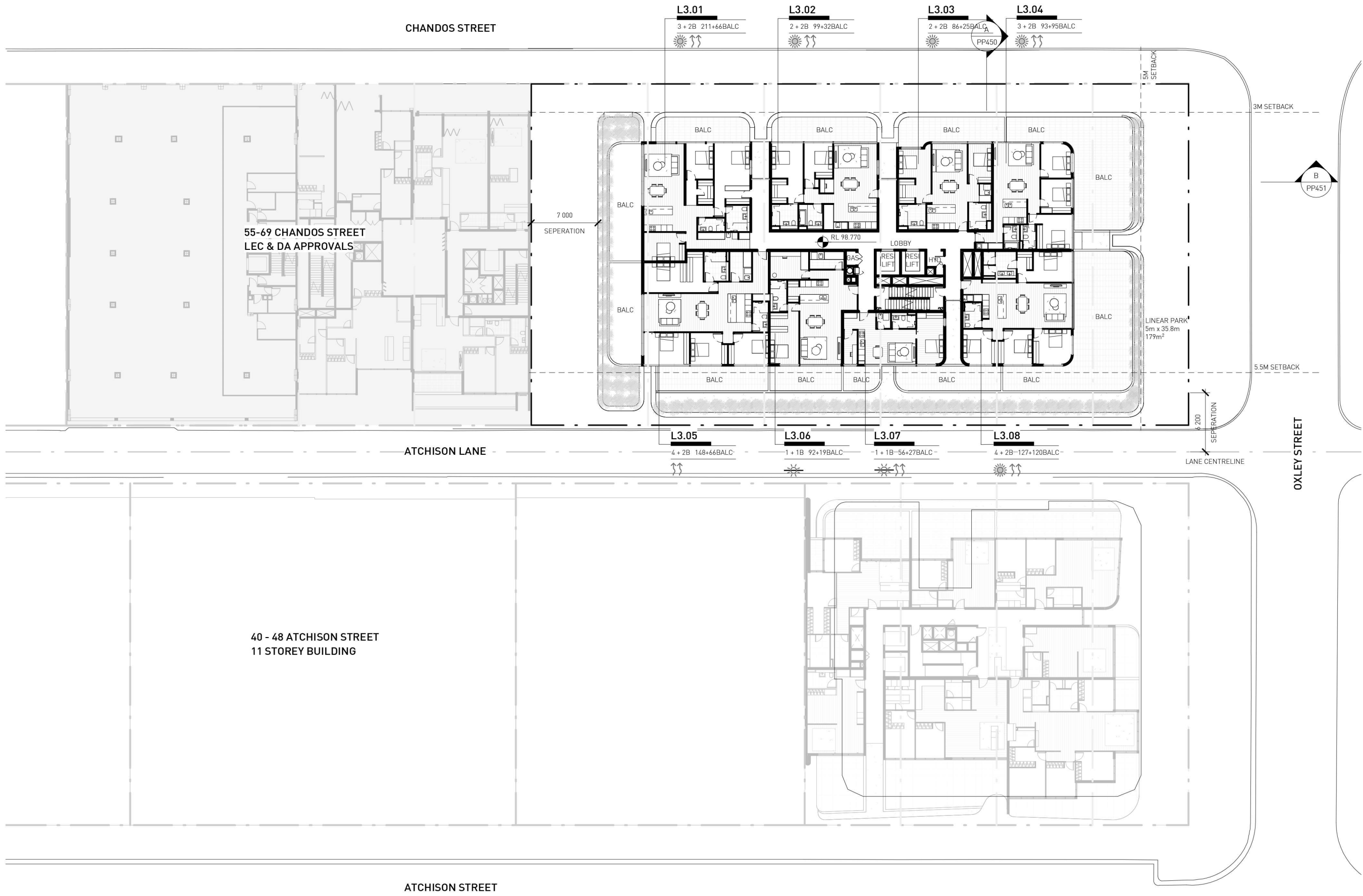




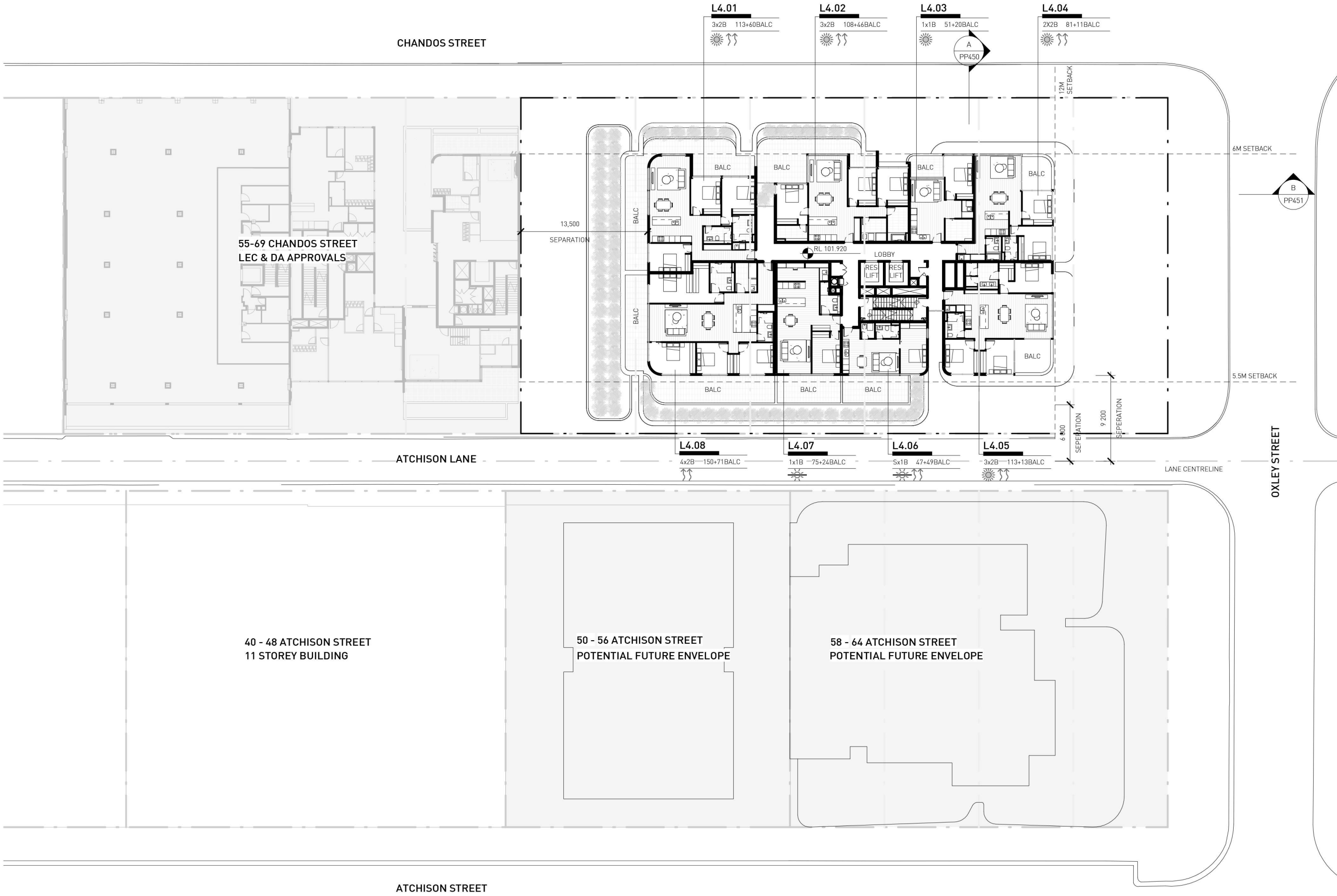
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

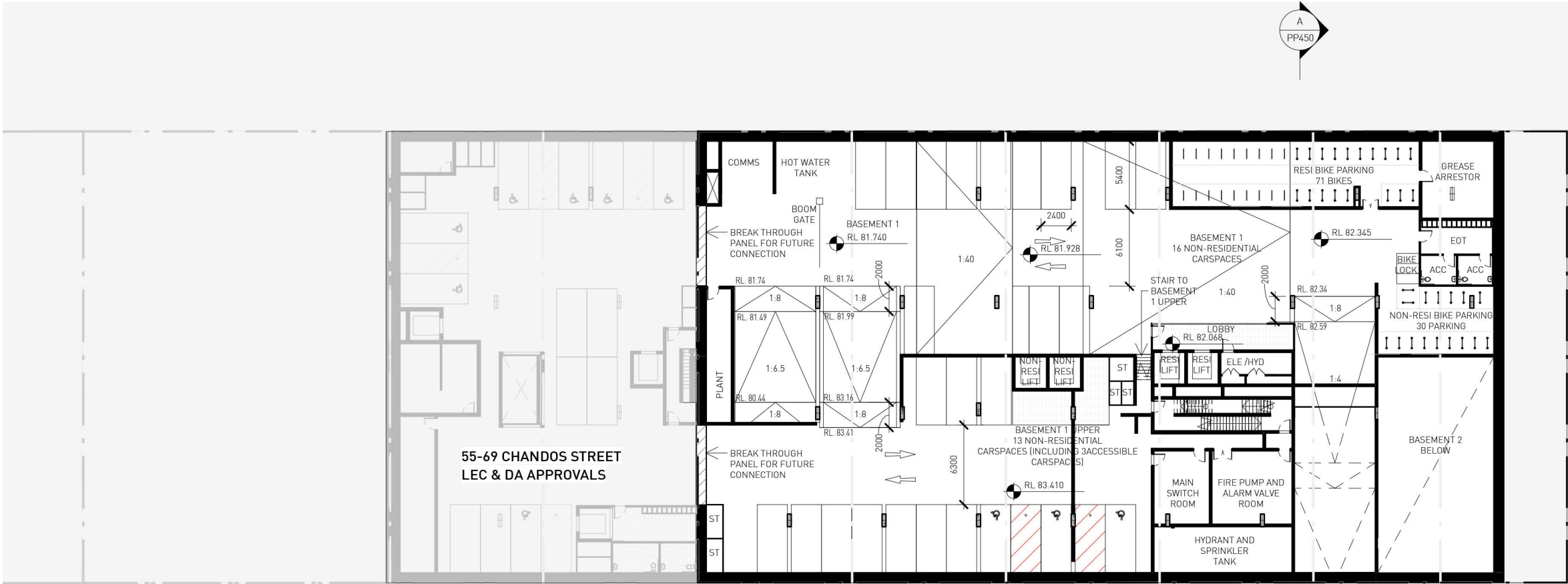


ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



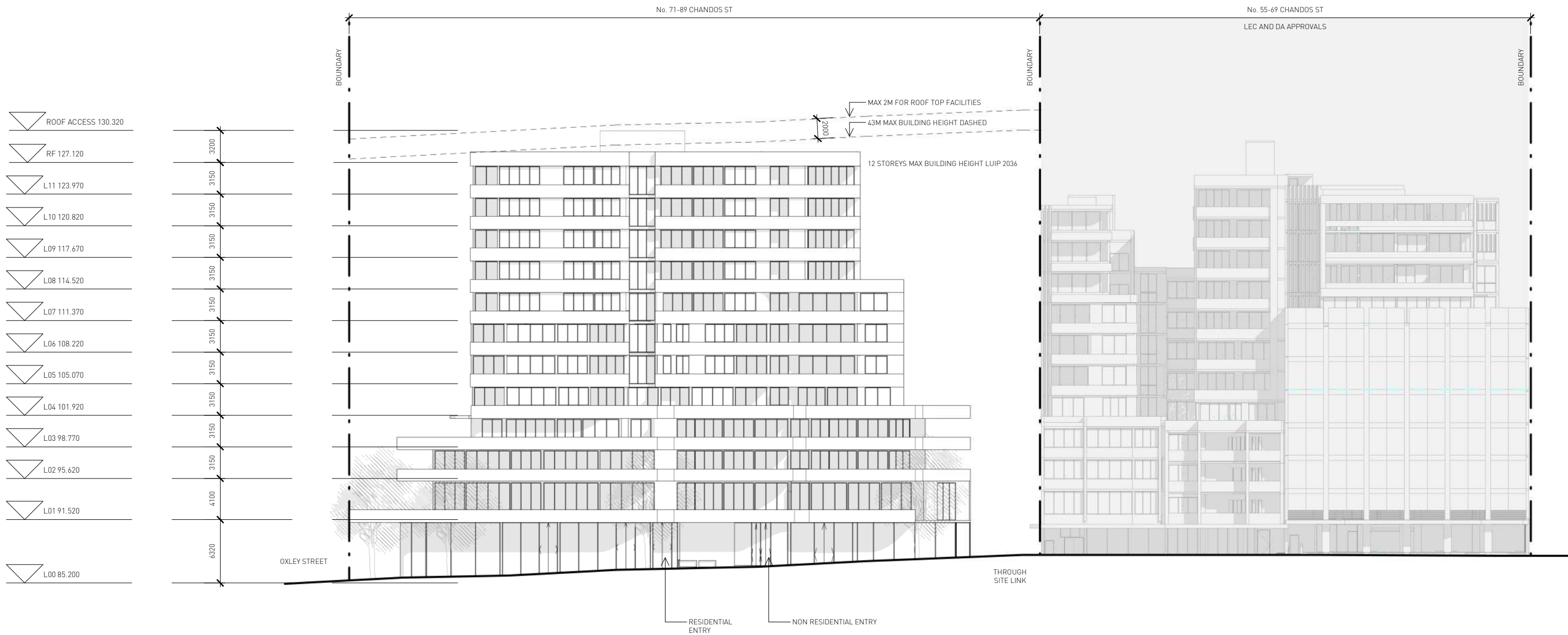
ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



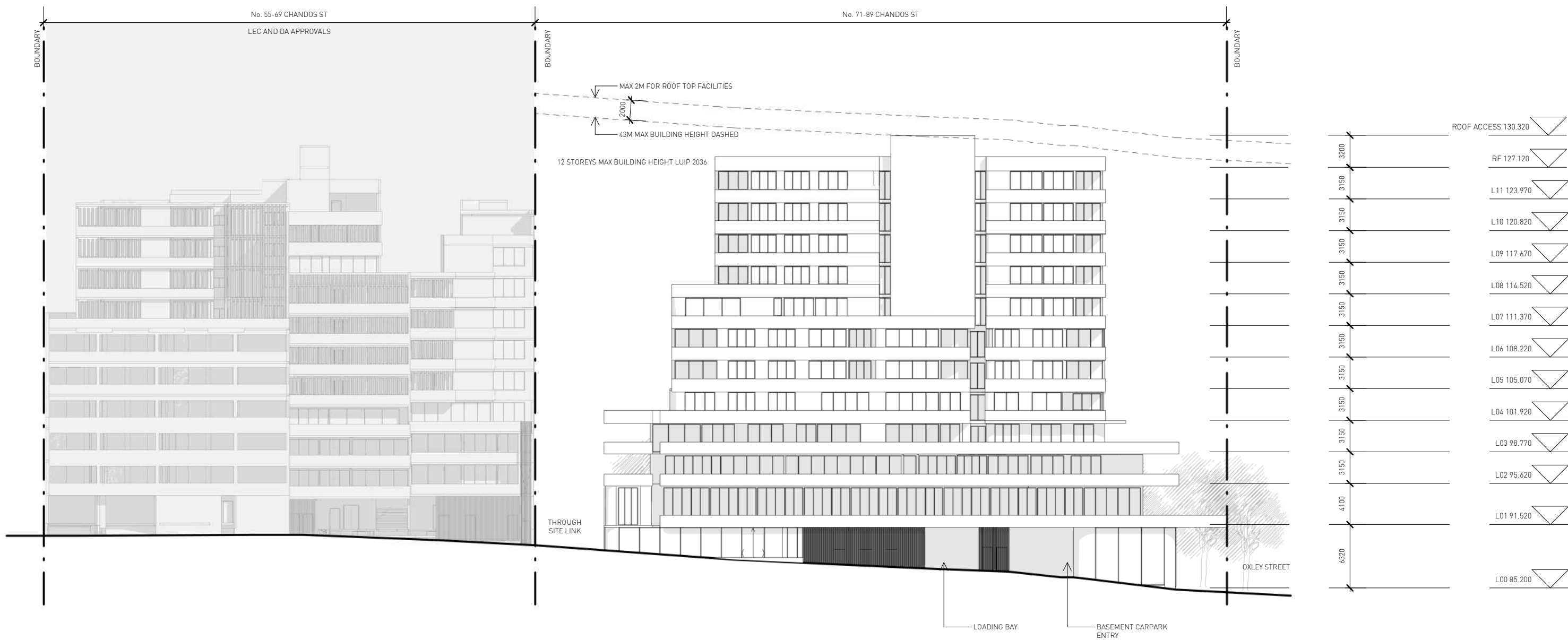


ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

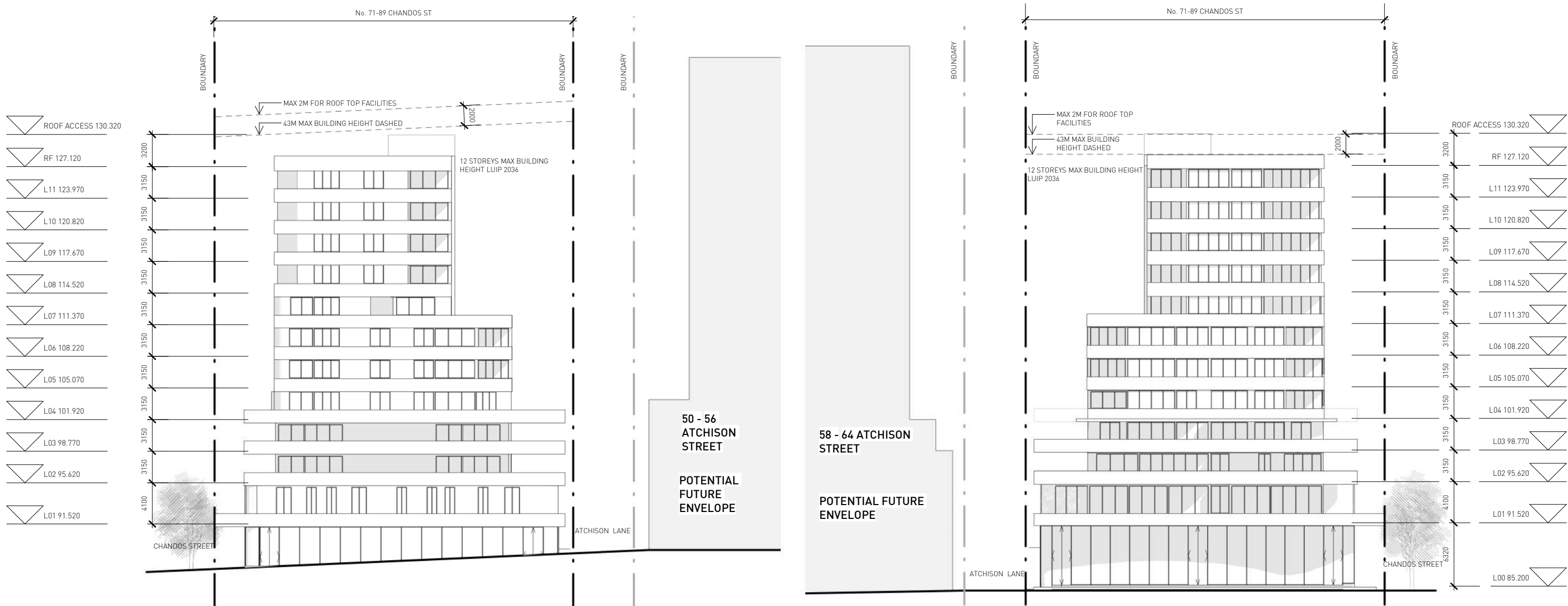




1 NORTH ELEVATION - CHANDOS STREET



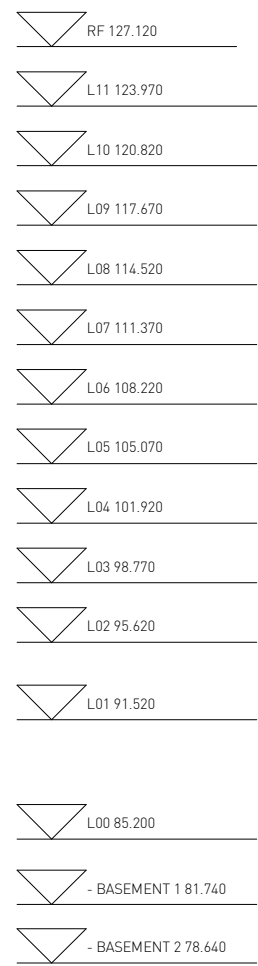
1 SOUTH ELEVATION - ATCHISON LANE



1 WEST ELEVATION THROUGH SITE LINK

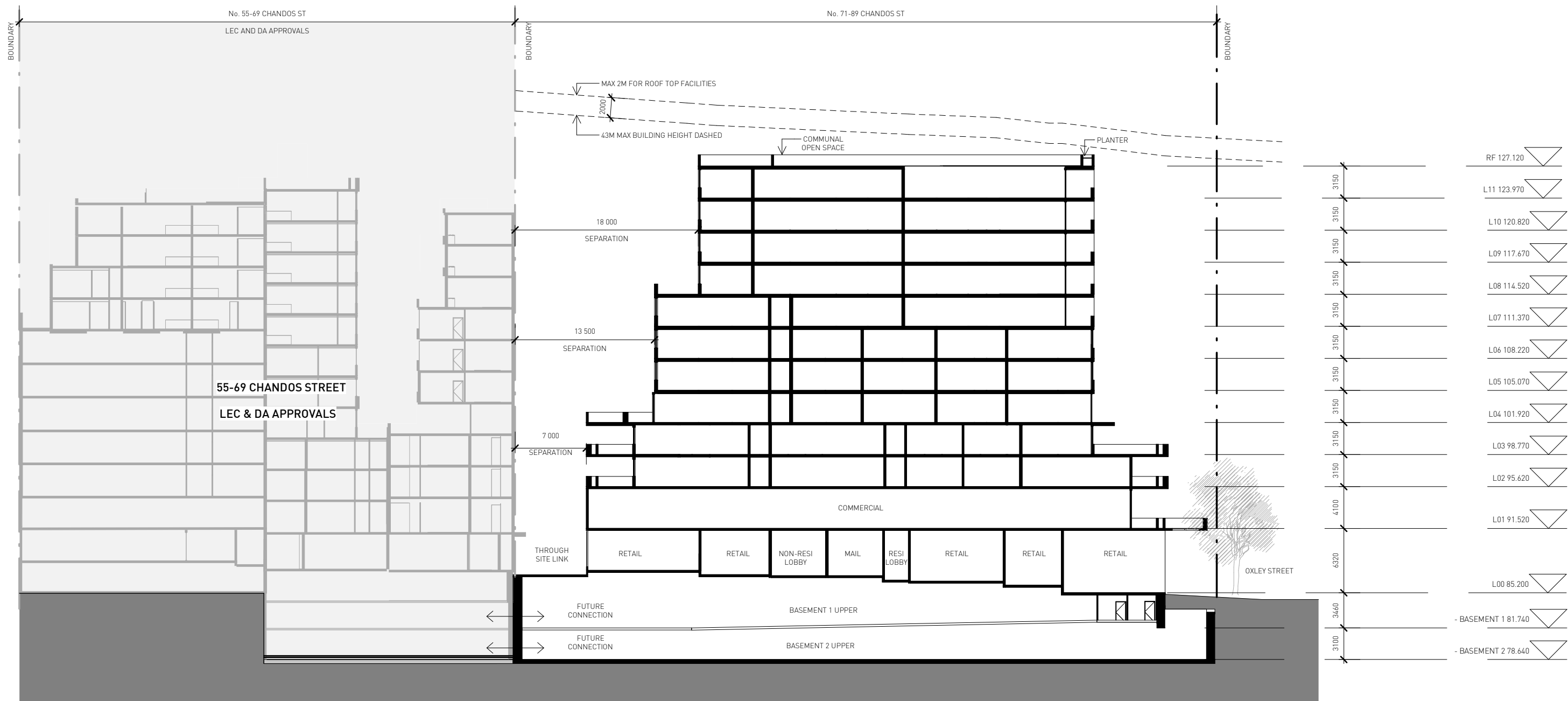
2 EAST ELEVATION - OXLEY STREET

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



DWG TITLE
SECTION A-A
DWG NO
PP450

REV
C



LEGEND

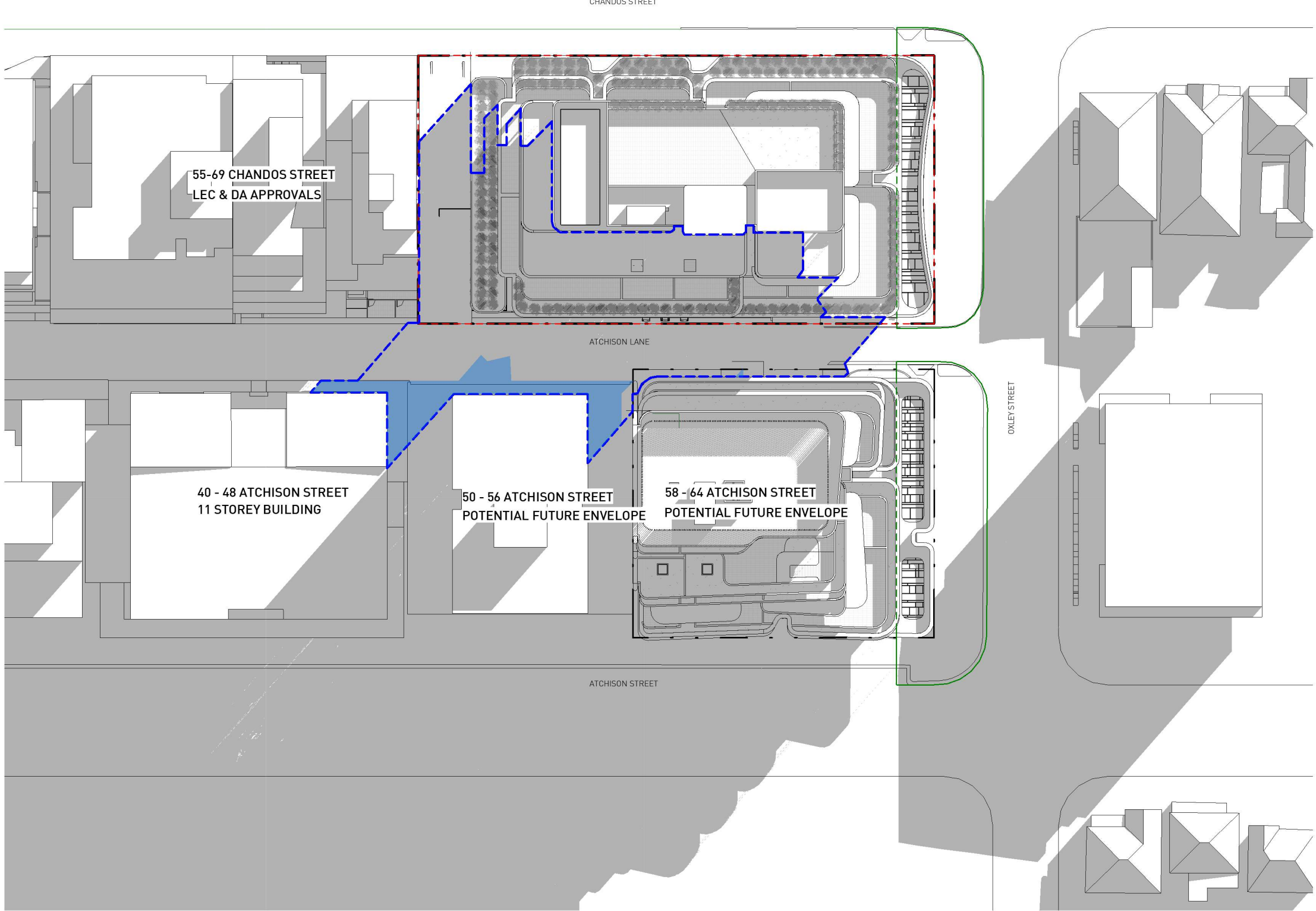
PROPOSED BUILDING SHADOW OUTLINE

--- SITE BOUNDARY

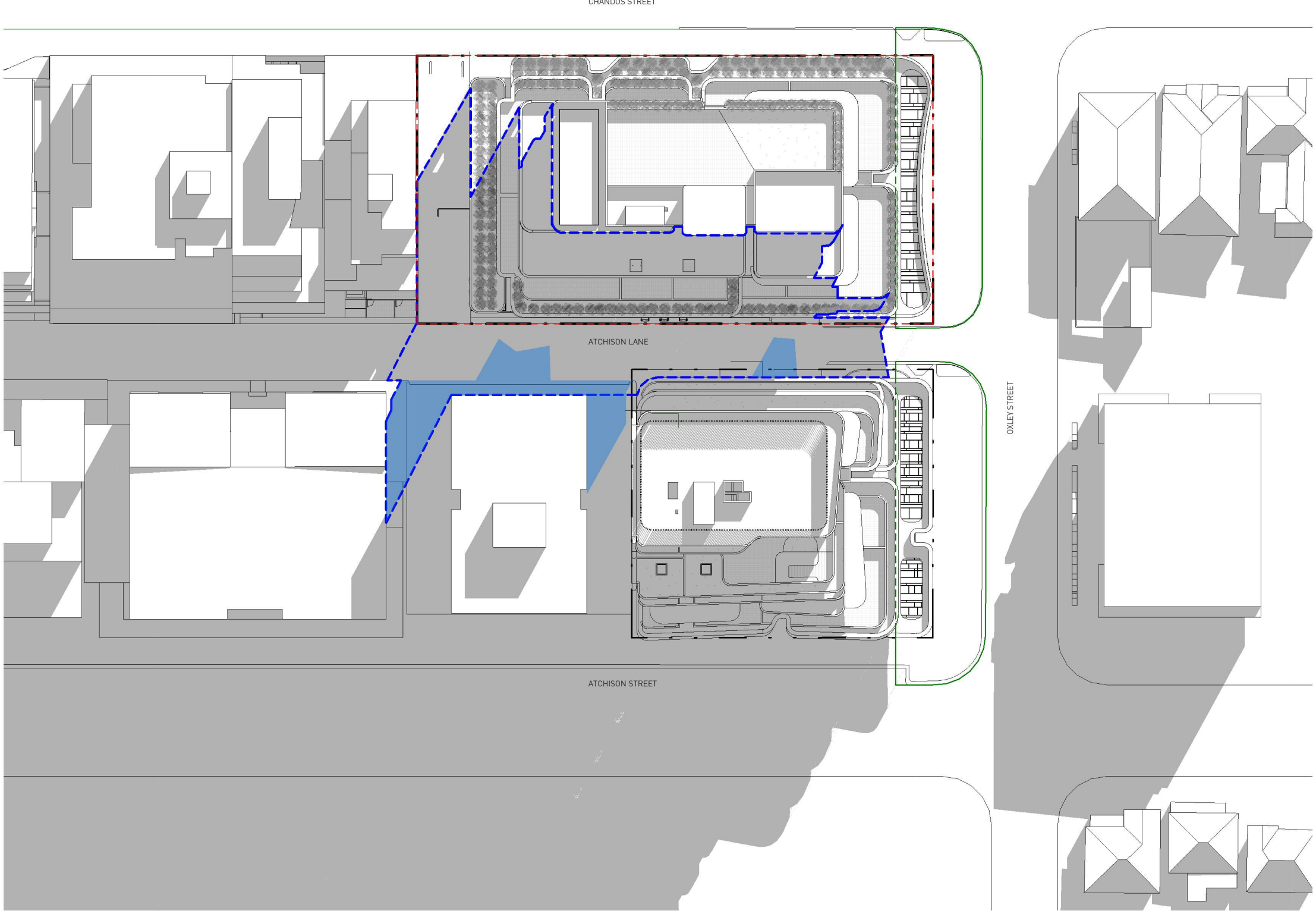
SHADOW ADDITION

SHADOW REDUCTION

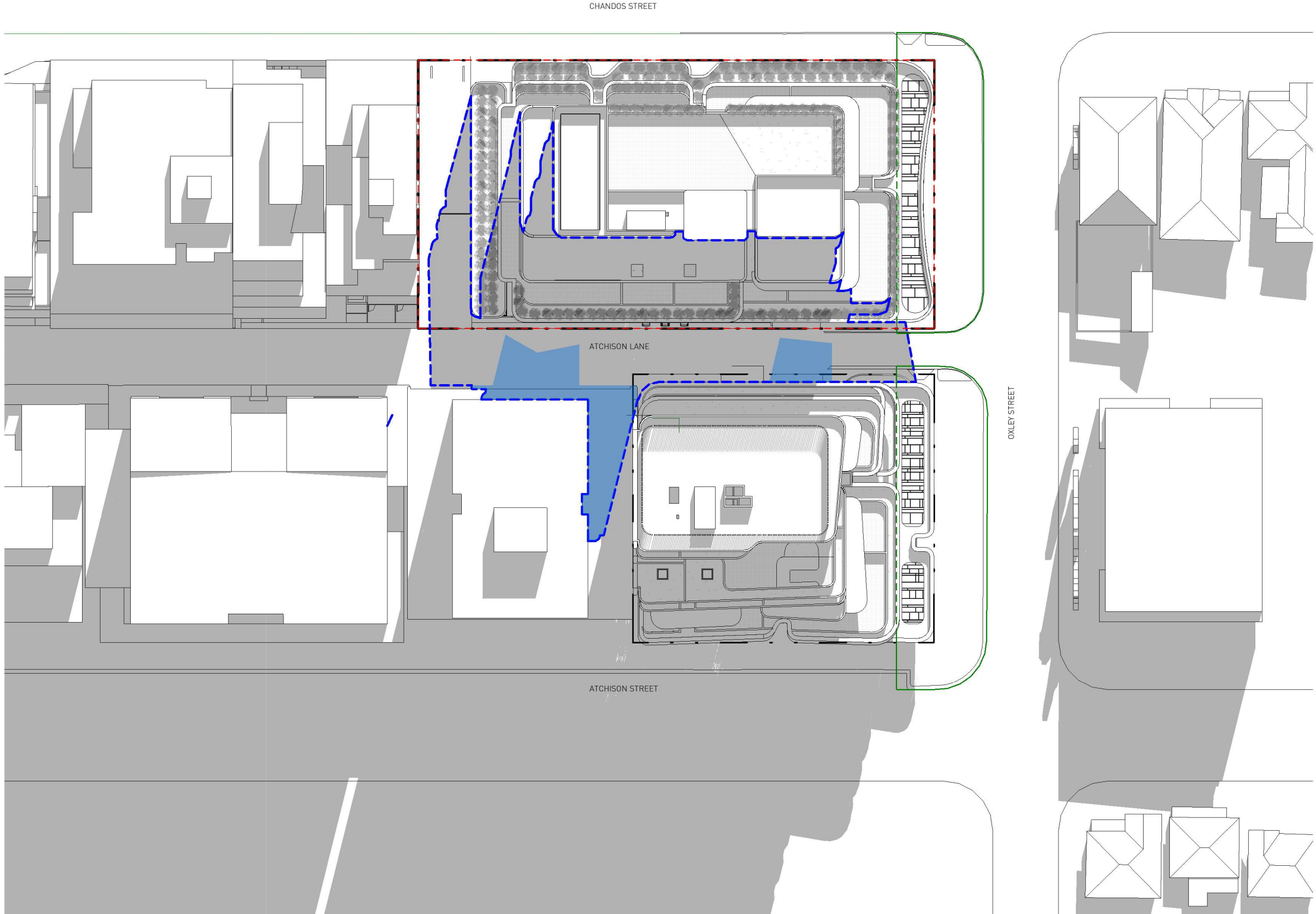
OXLEY LINEAR STREET PARK



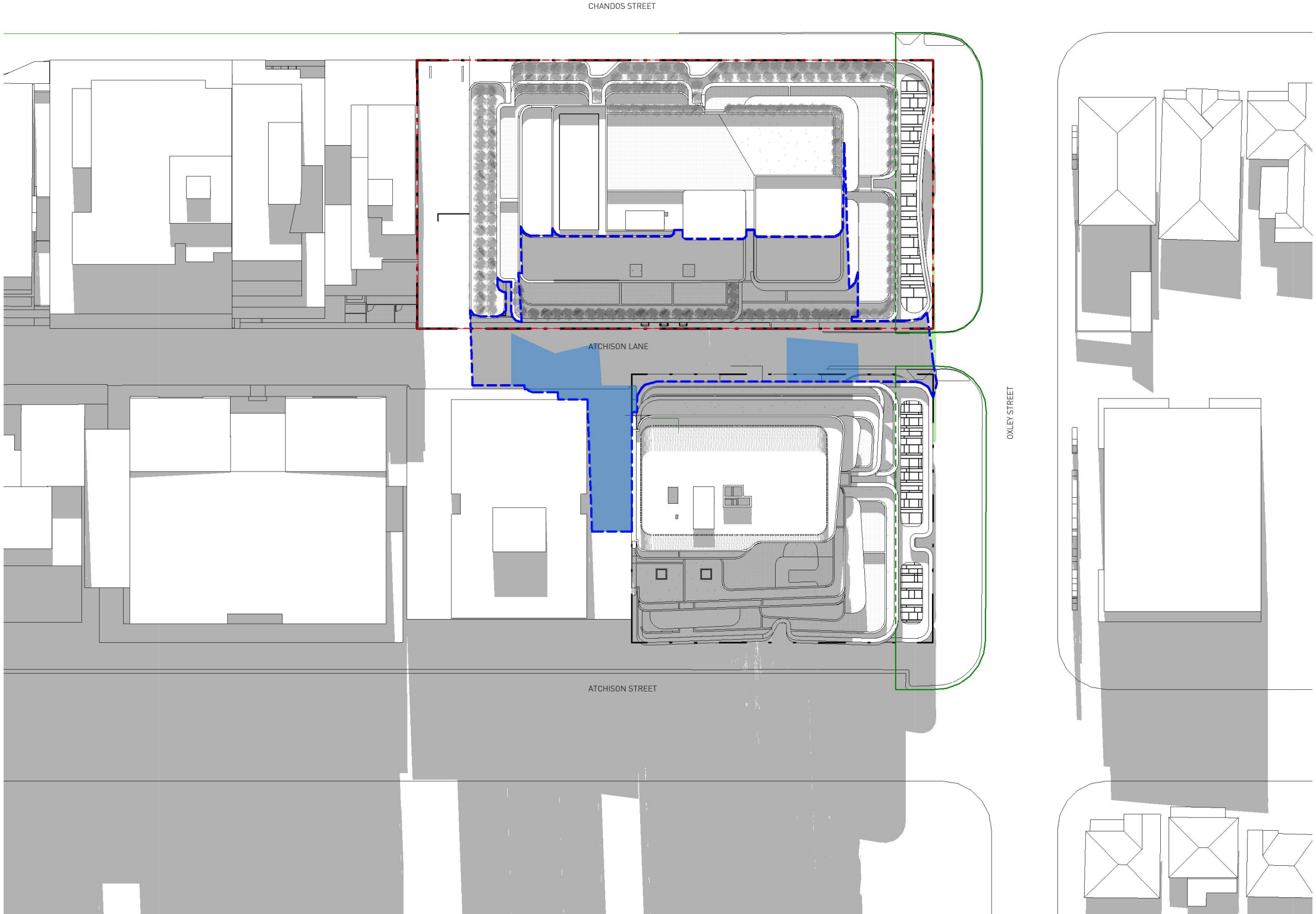
1 JUNE 21 PROPOSED - 0900



2 JUNE 21 PROPOSED - 1000



3 JUNE 21 PROPOSED - 1100

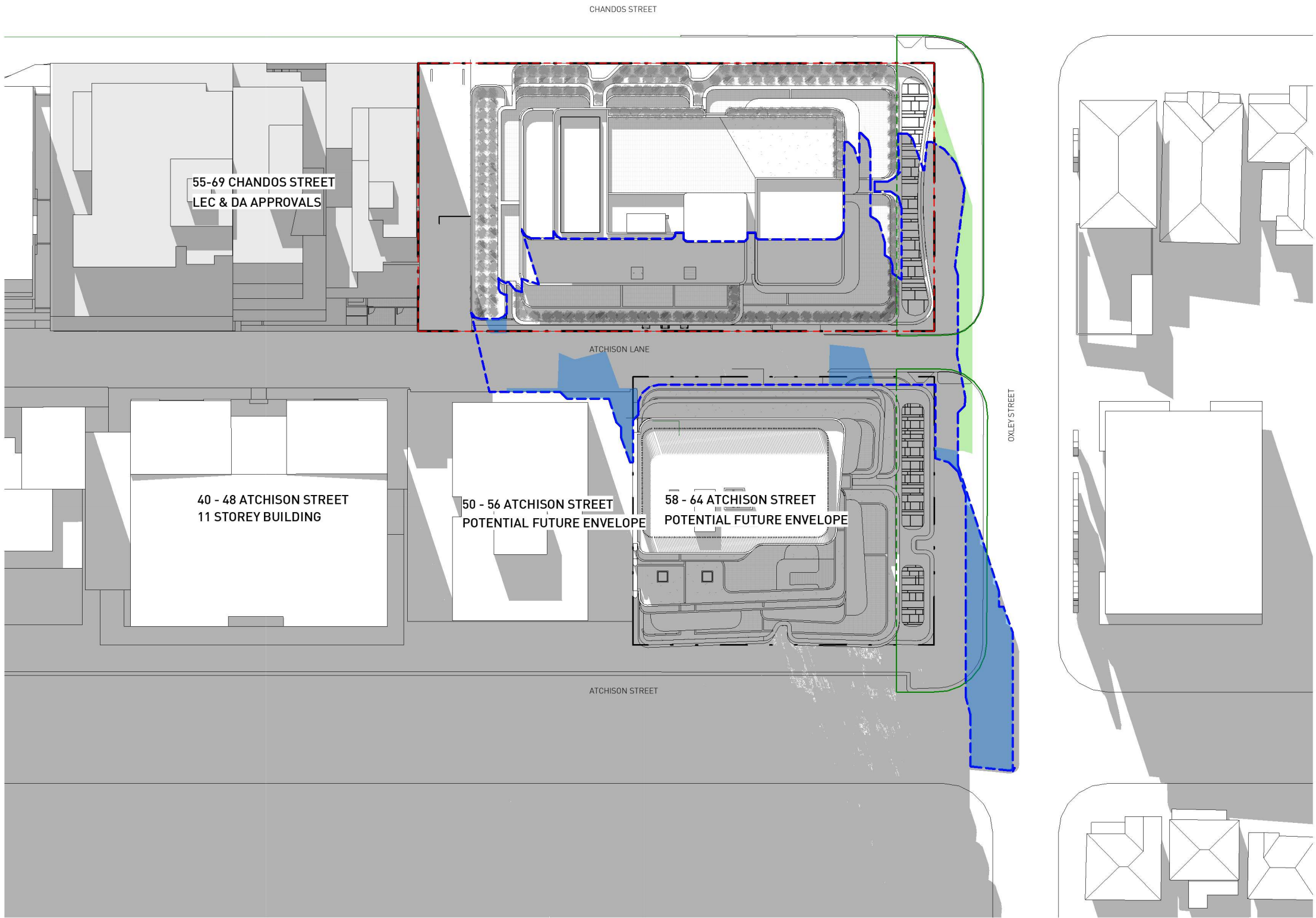


4 JUNE 21 PROPOSED - 1200

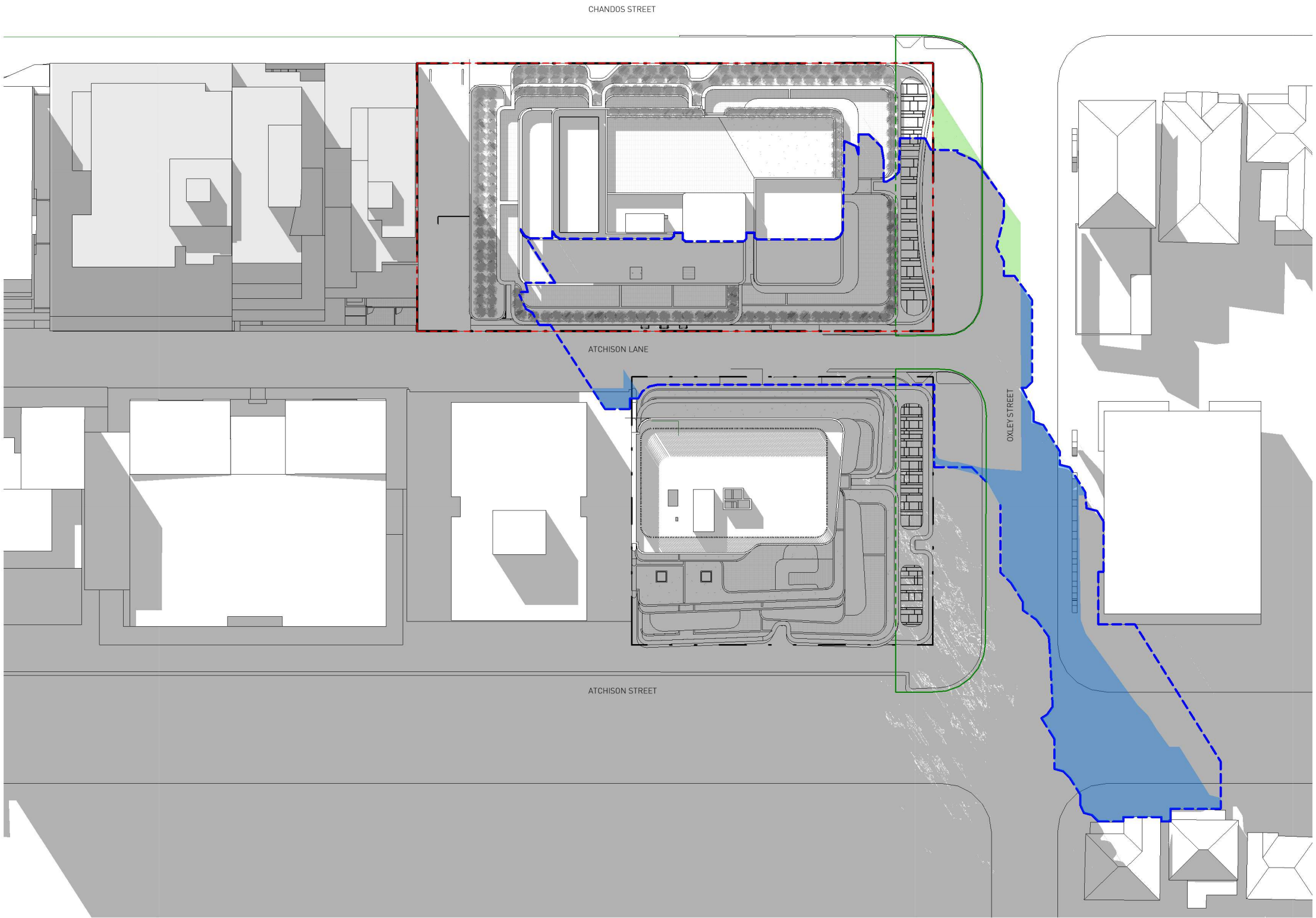


LEGEND

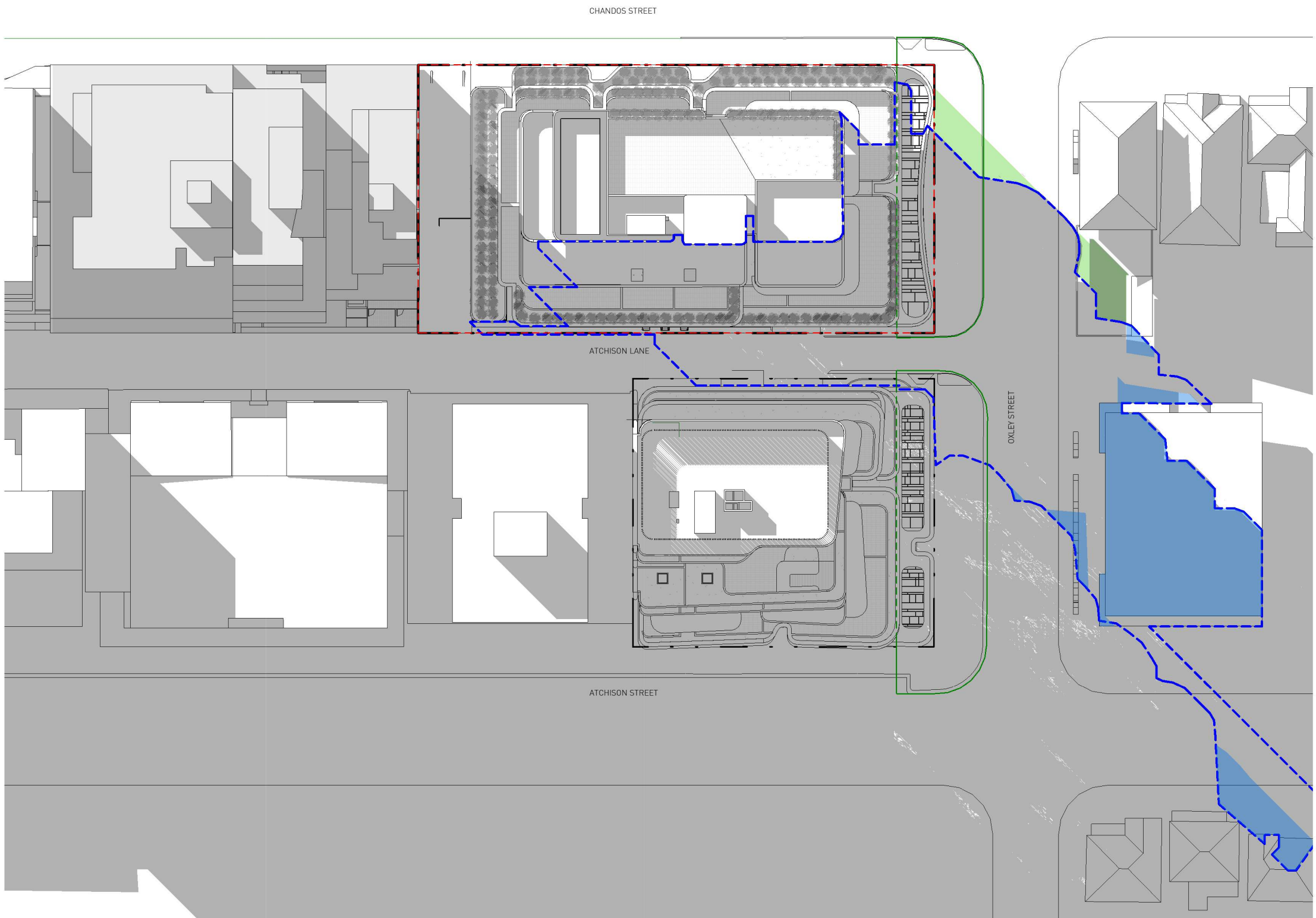
- PROPOSED BUILDING SHADOW OUTLINE
- SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK



1 JUNE 21 PROPOSED - 1300



2 JUNE 21 PROPOSED - 1400



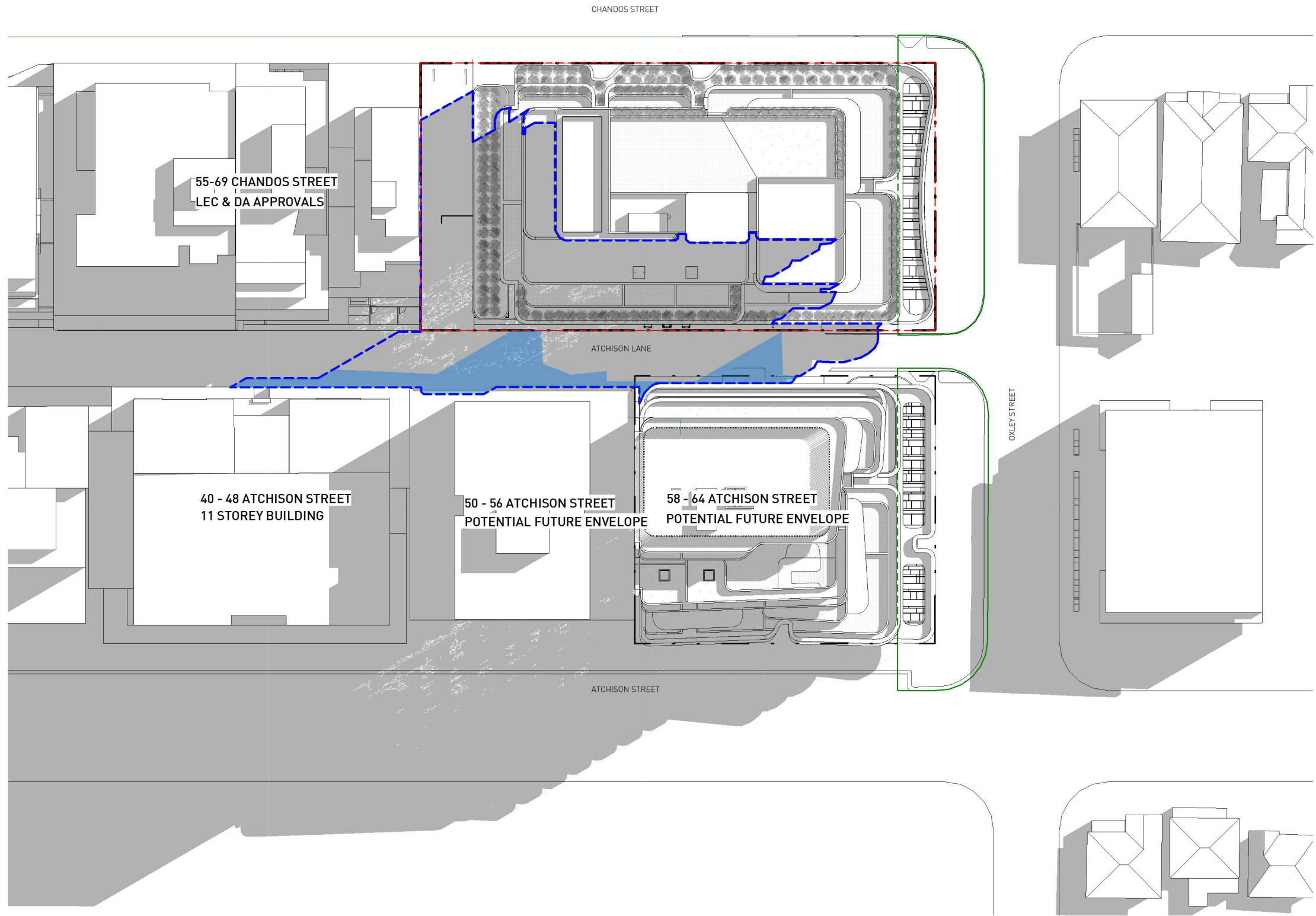
3 JUNE 21 PROPOSED - 1500

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

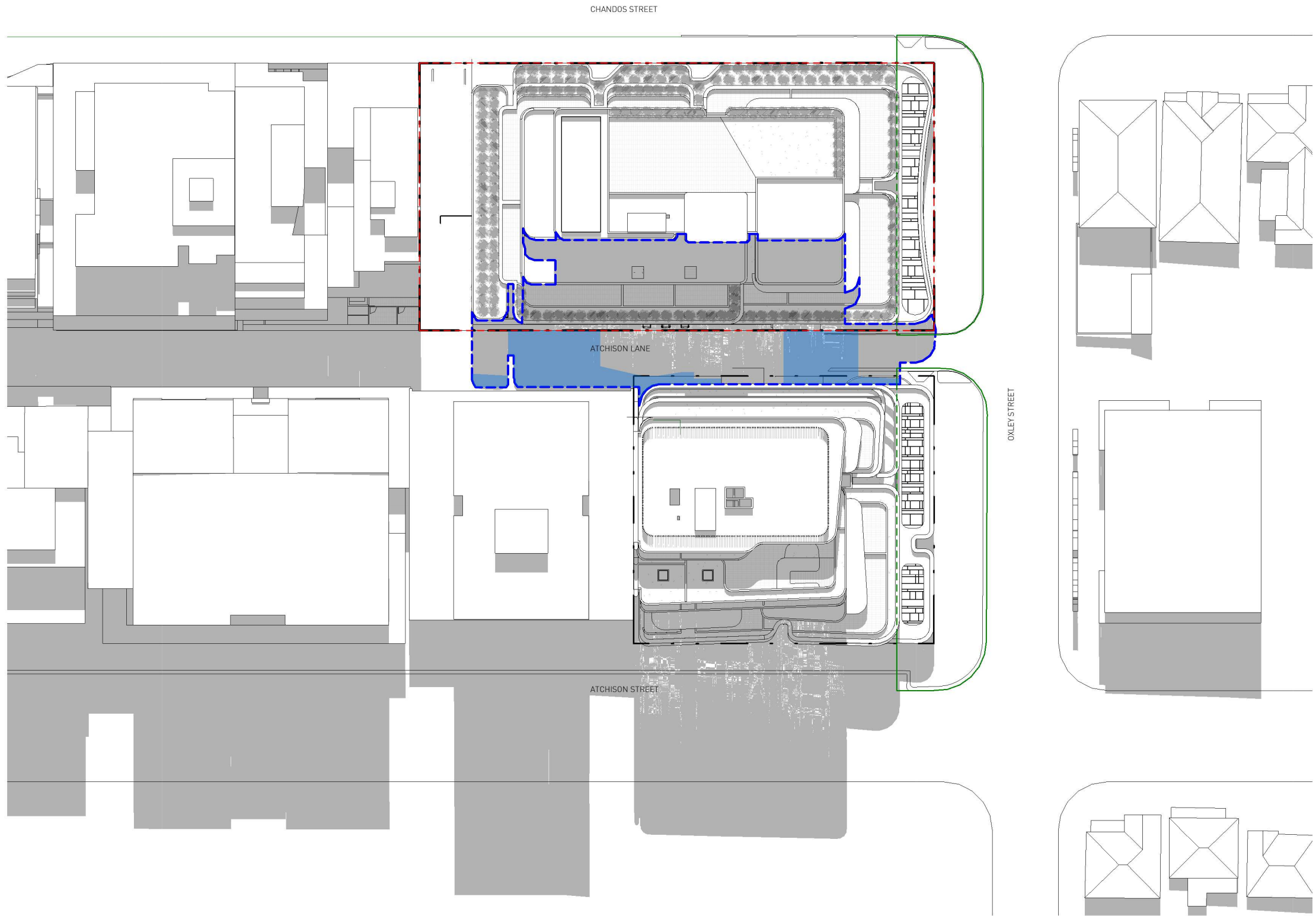


LEGEND

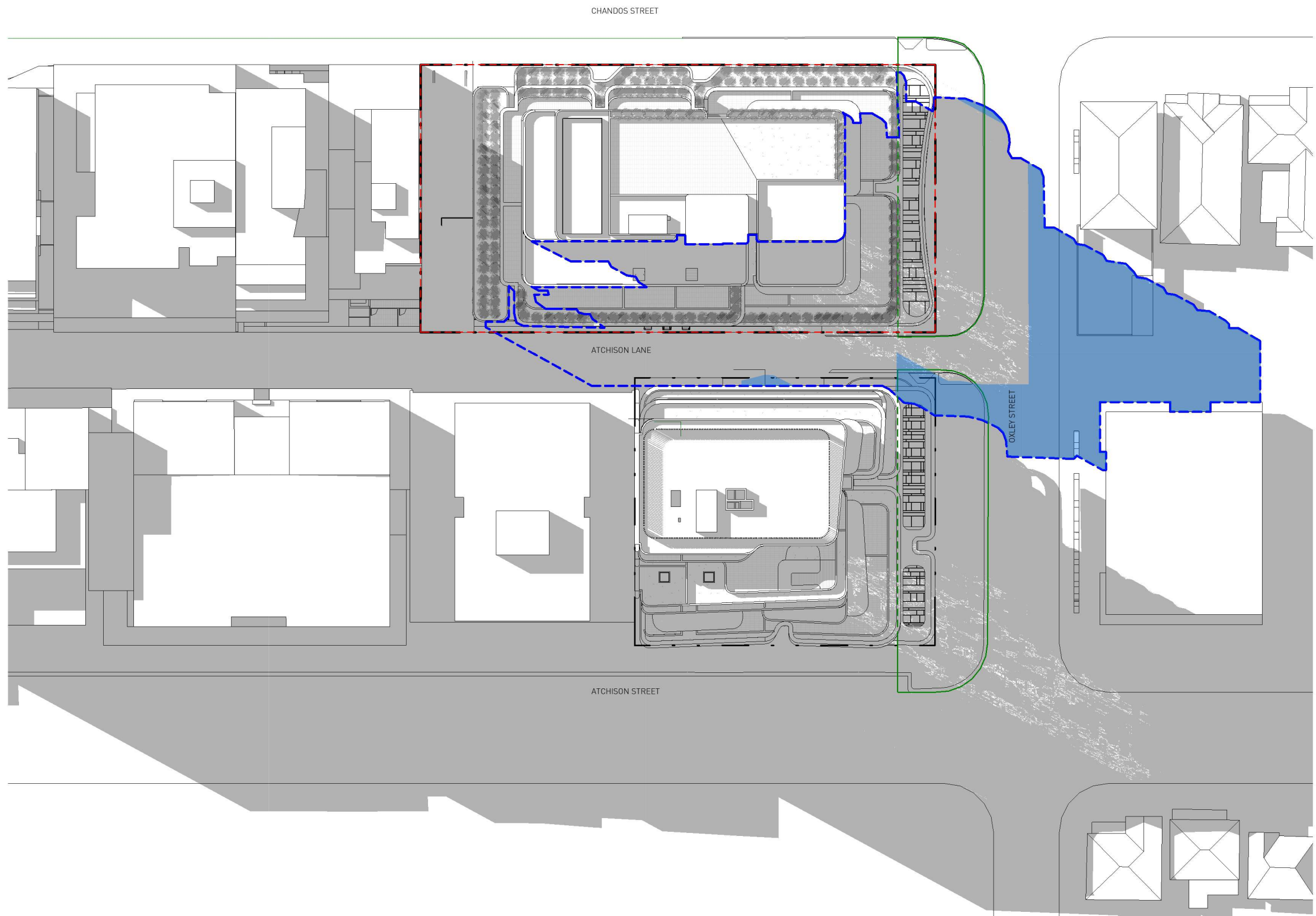
- PROPOSED BUILDING SHADOW OUTLINE
- SITE BOUNDARY
- SHADOW ADDITION
- SHADOW REDUCTION
- OXLEY LINEAR STREET PARK



1 MARCH 21 PROPOSED - 0900



2 MARCH 21 PROPOSED - 1200



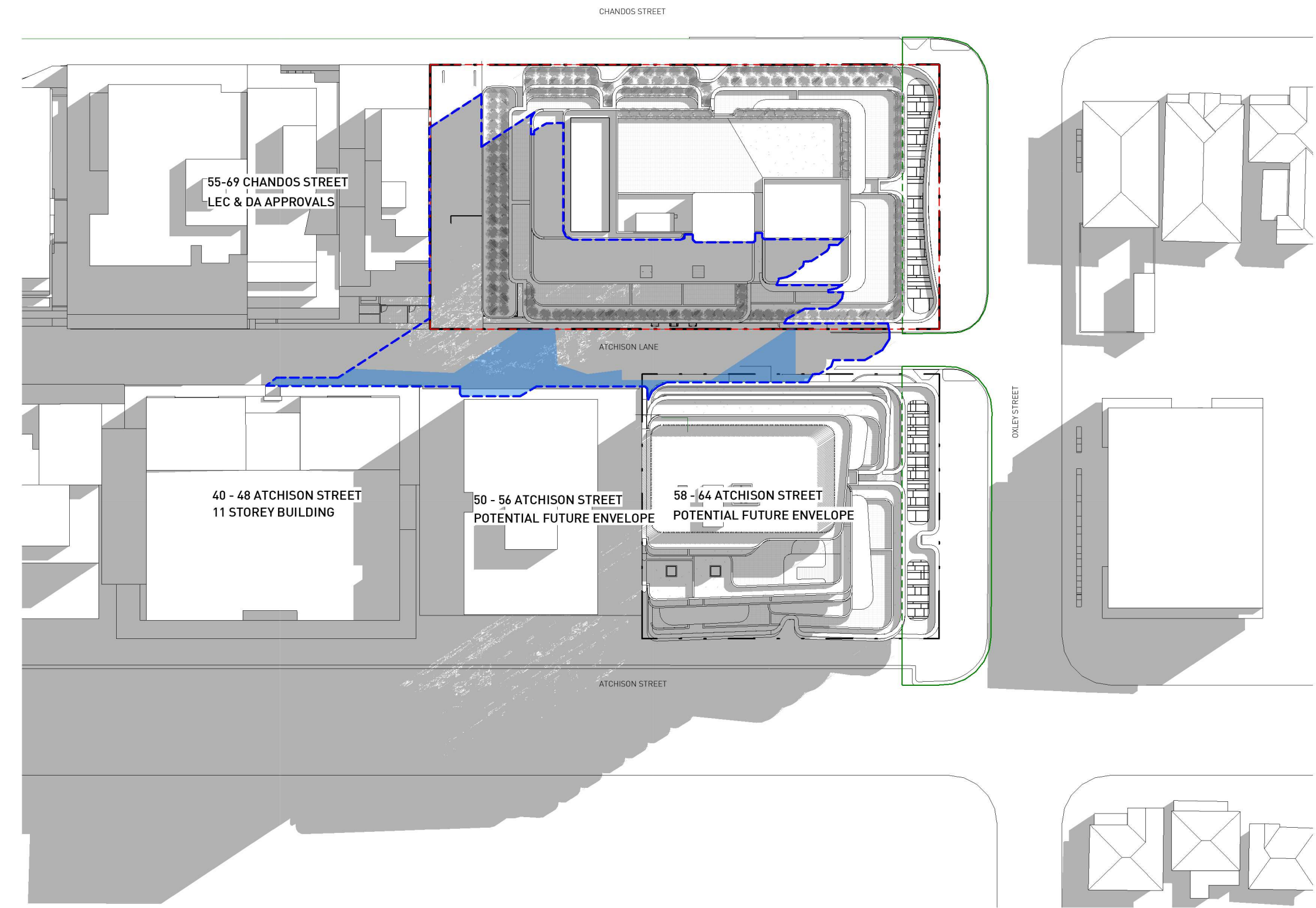
3 MARCH 21 PROPOSED - 1500

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

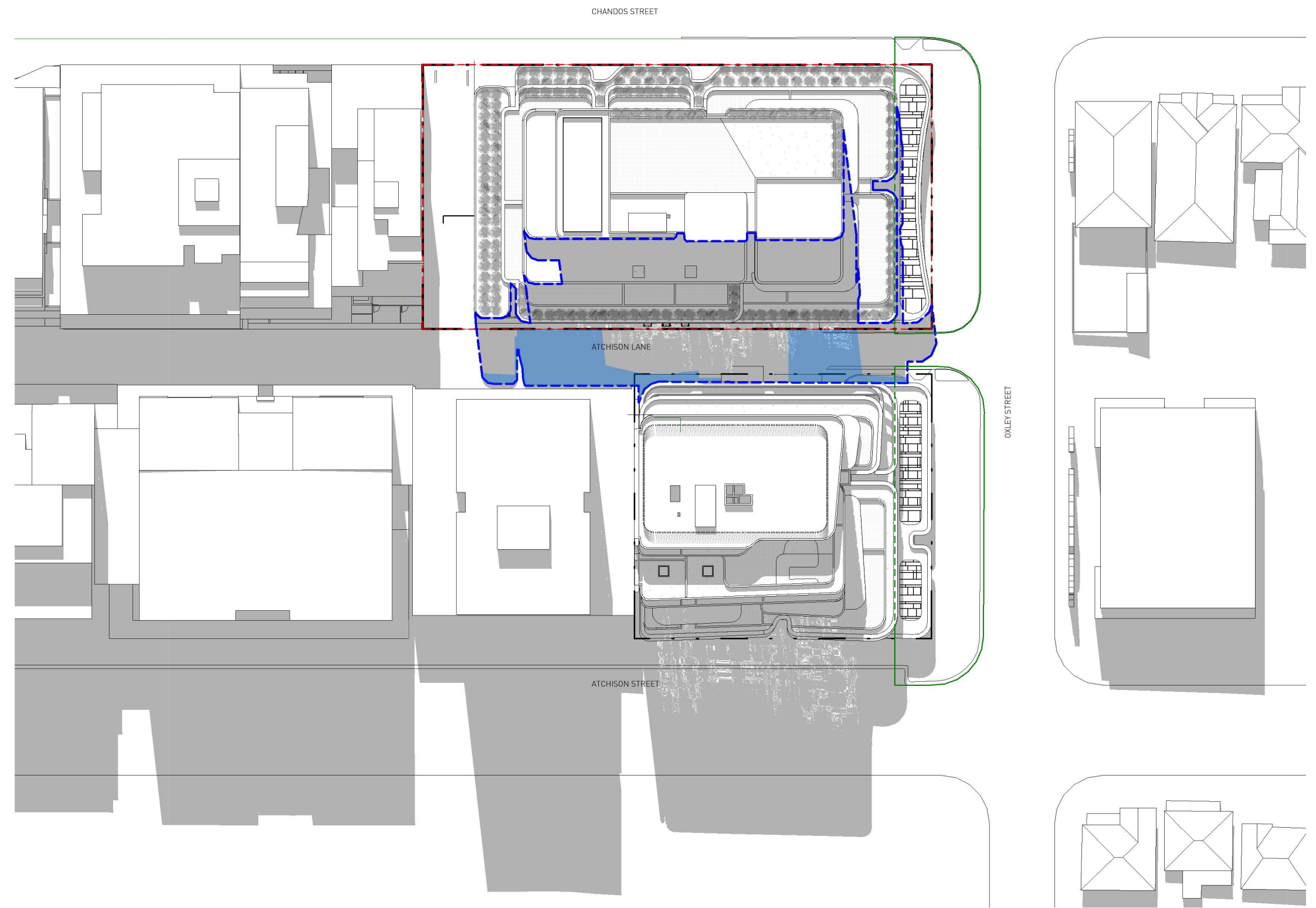


LEGEND

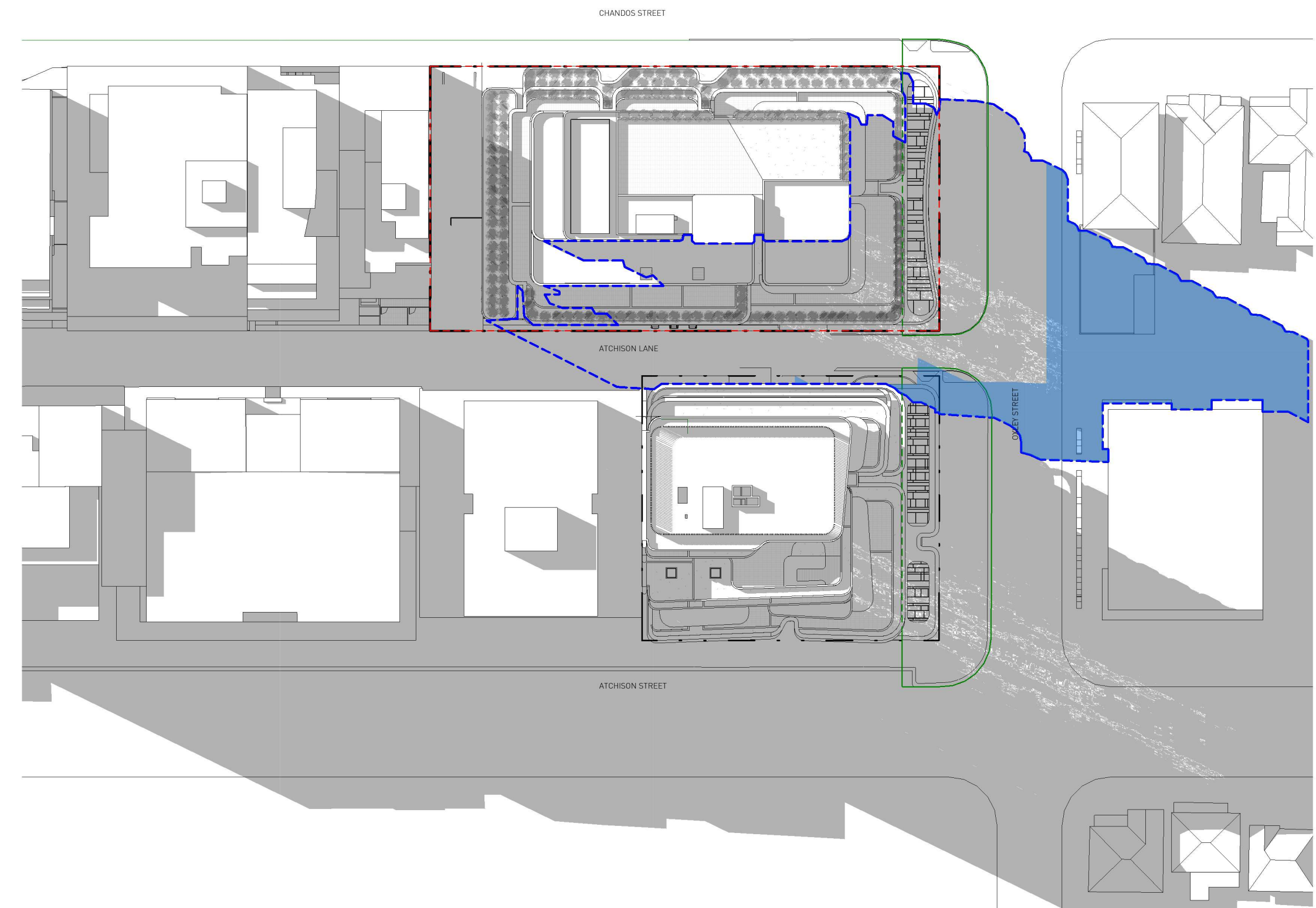
- PROPOSED BUILDING SHADOW OUTLINE
- SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK



1 SEPT 21 PROPOSED - 0900



2 SEPT 21 PROPOSED - 1200



3 SEPT 21 PROPOSED - 1500

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



14 STOKES AVE
ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

smart design studio

THIS DRAWING IS COPYRIGHT

DO NOT SCALE DRAWINGS

SCALE
1:600 @ A1 UNO

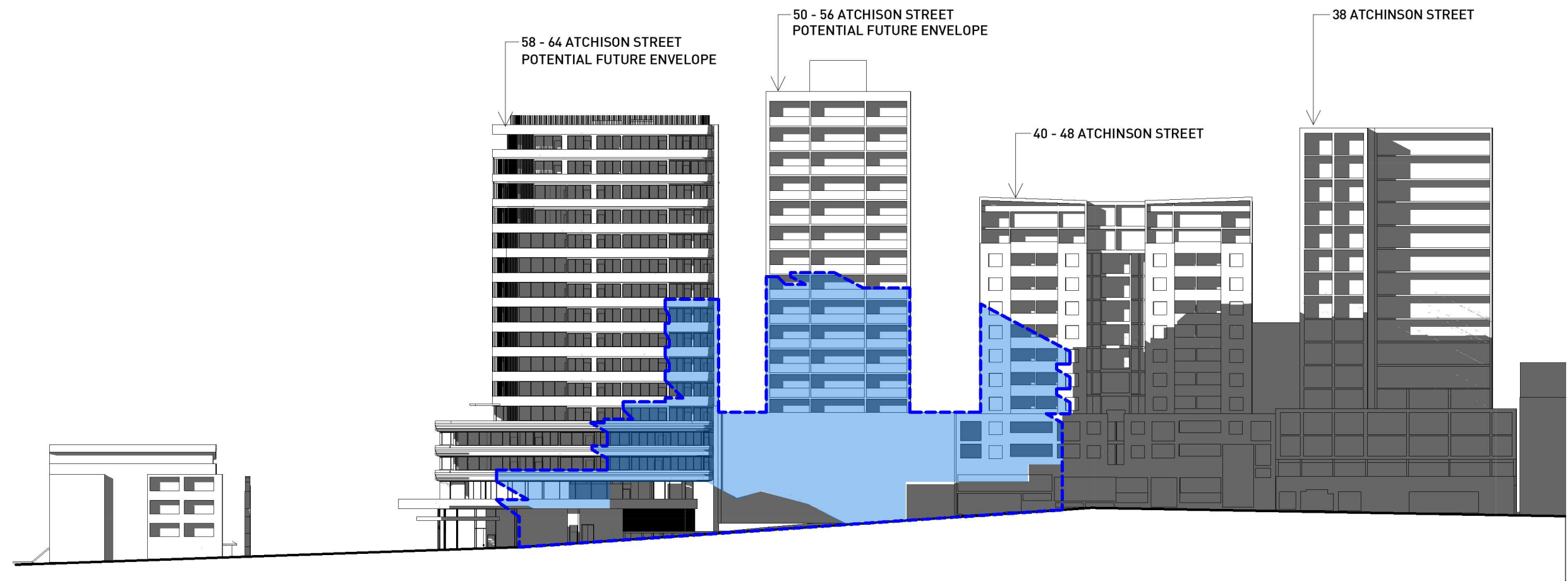


PROJECT
2126 CHANDOS 71-89
DRAWN
AW SENIOR GA
CM APP'D
HS

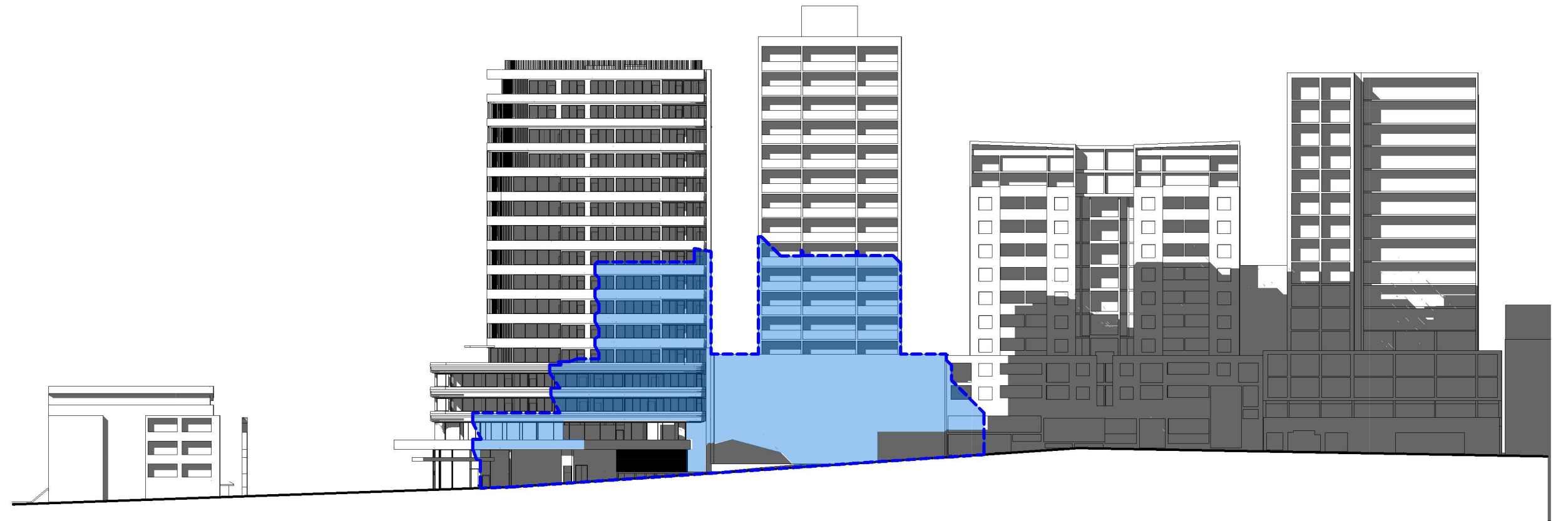
DWG TITLE
SHADOW DIAGRAMS- 22nd SEPT
DWG NO
PP504 REV
C

LEGEND

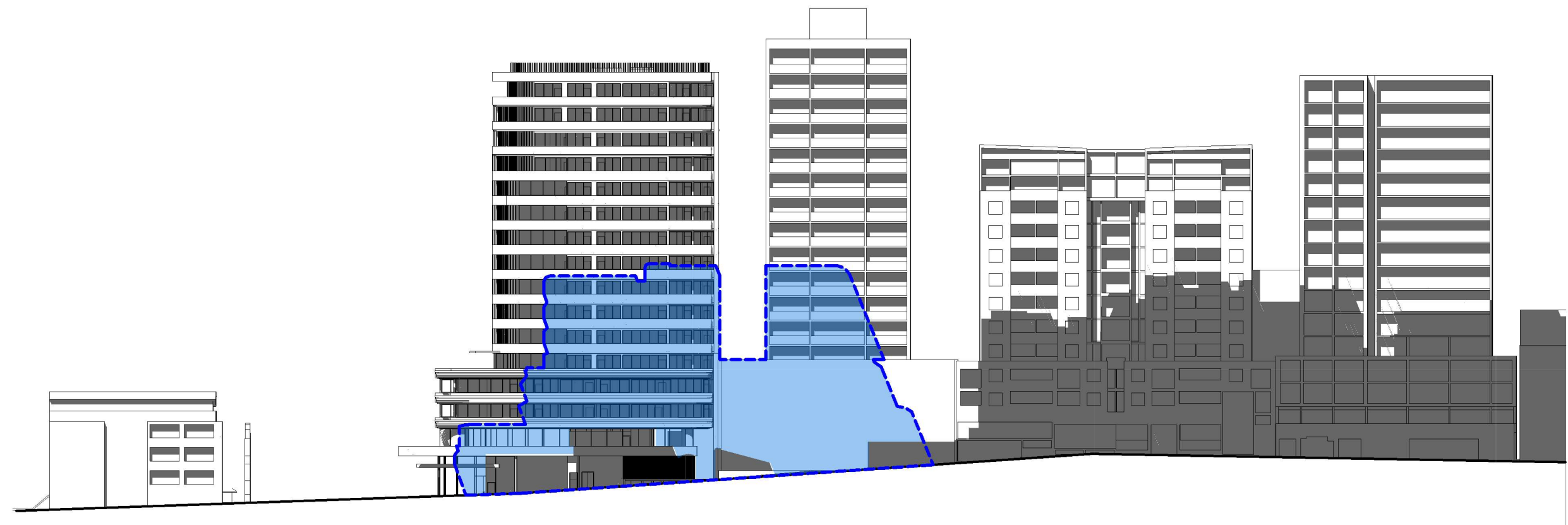
- PROPOSED BUILDING SHADOW OUTLINE
--- SITE BOUNDARY
SHADOW ADDITION
SHADOW REDUCTION
OXLEY LINEAR STREET PARK



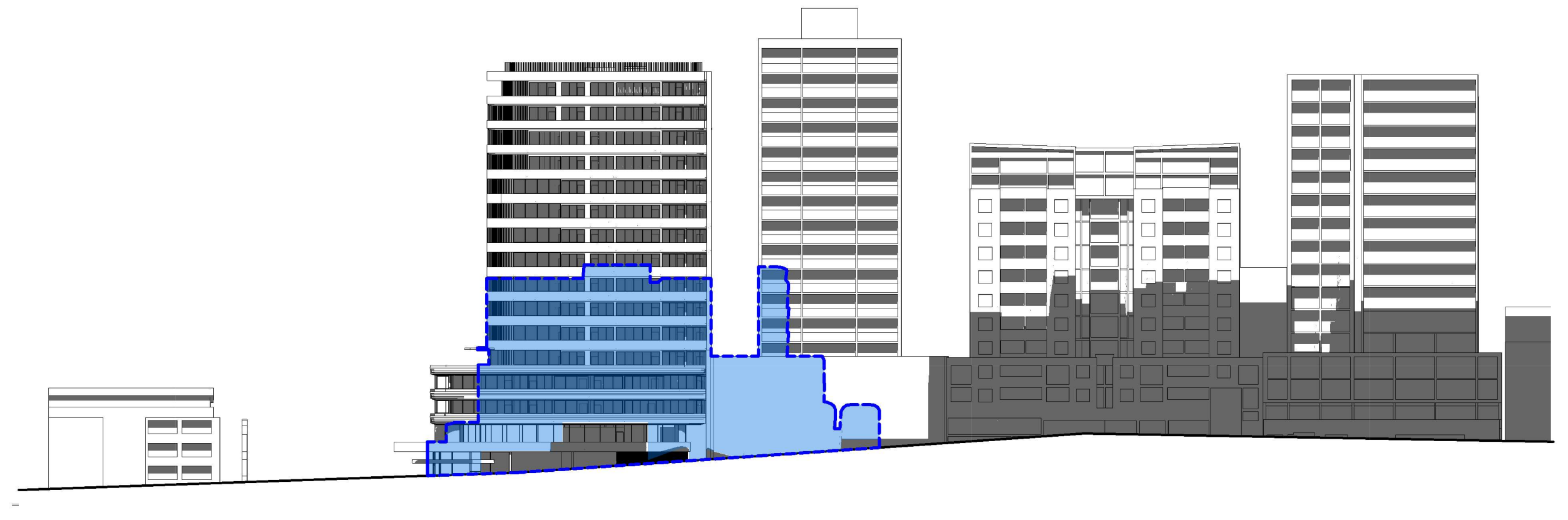
1 ATCHINSON LANE JUNE 21, 09.00



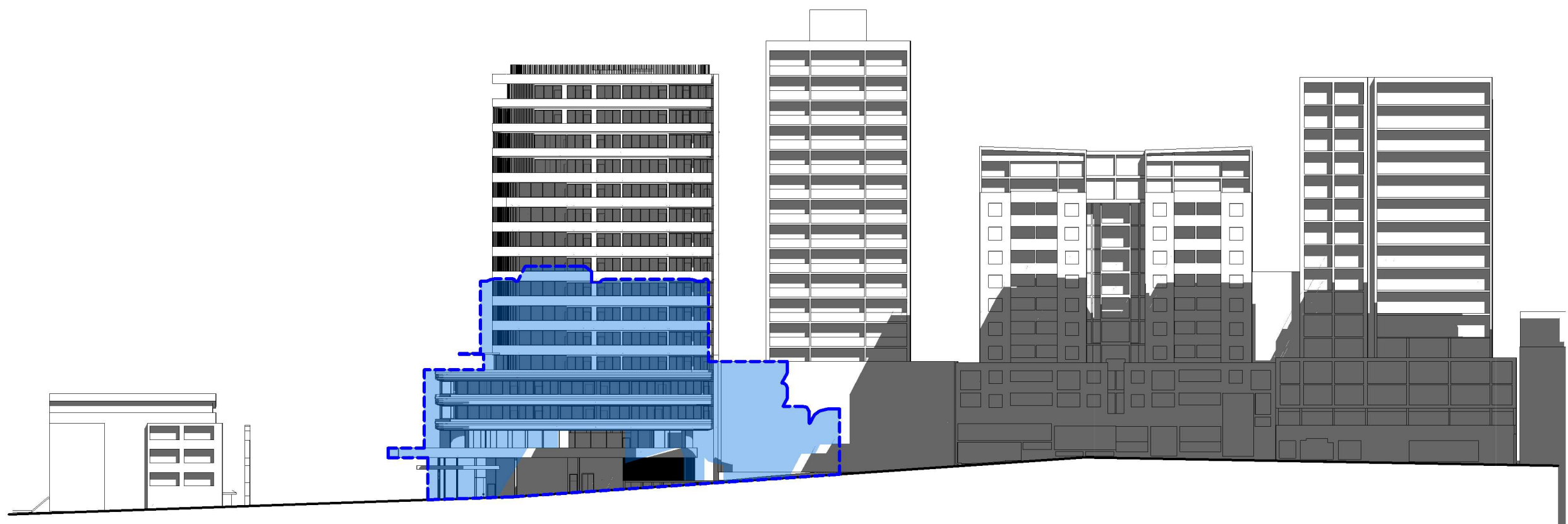
2 ATCHINSON LANE JUNE 21, 10.00



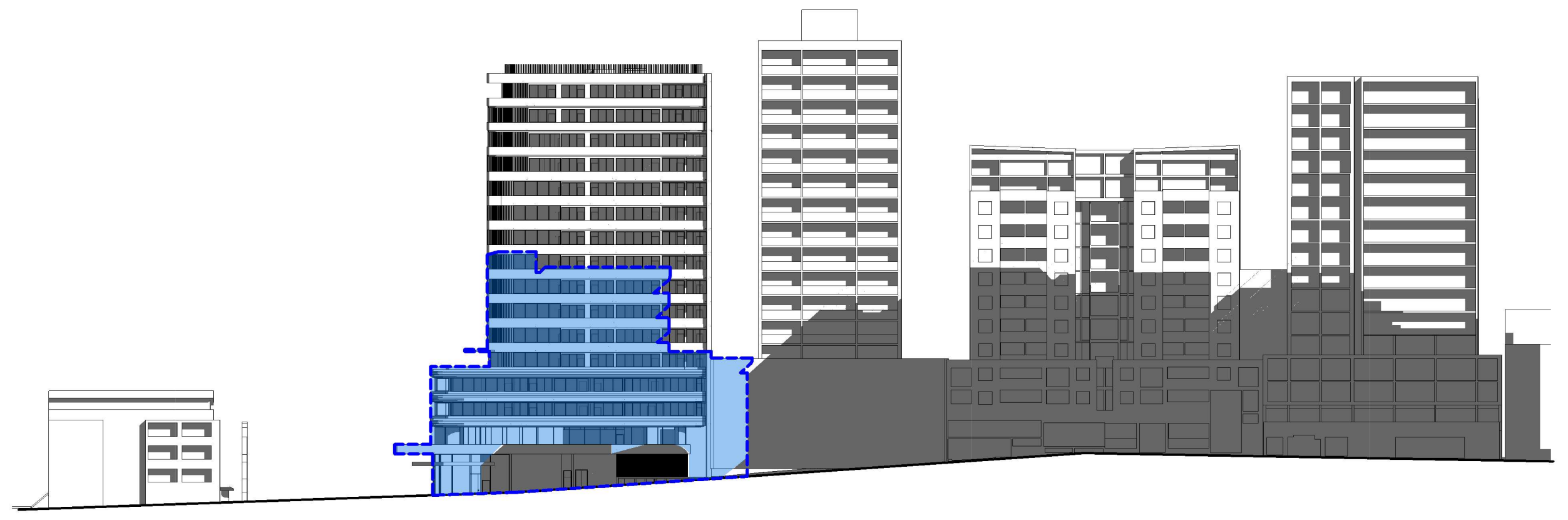
3 ATCHINSON LANE JUNE 21, 11.00



4 ATCHINSON LANE JUNE 21, 12.00



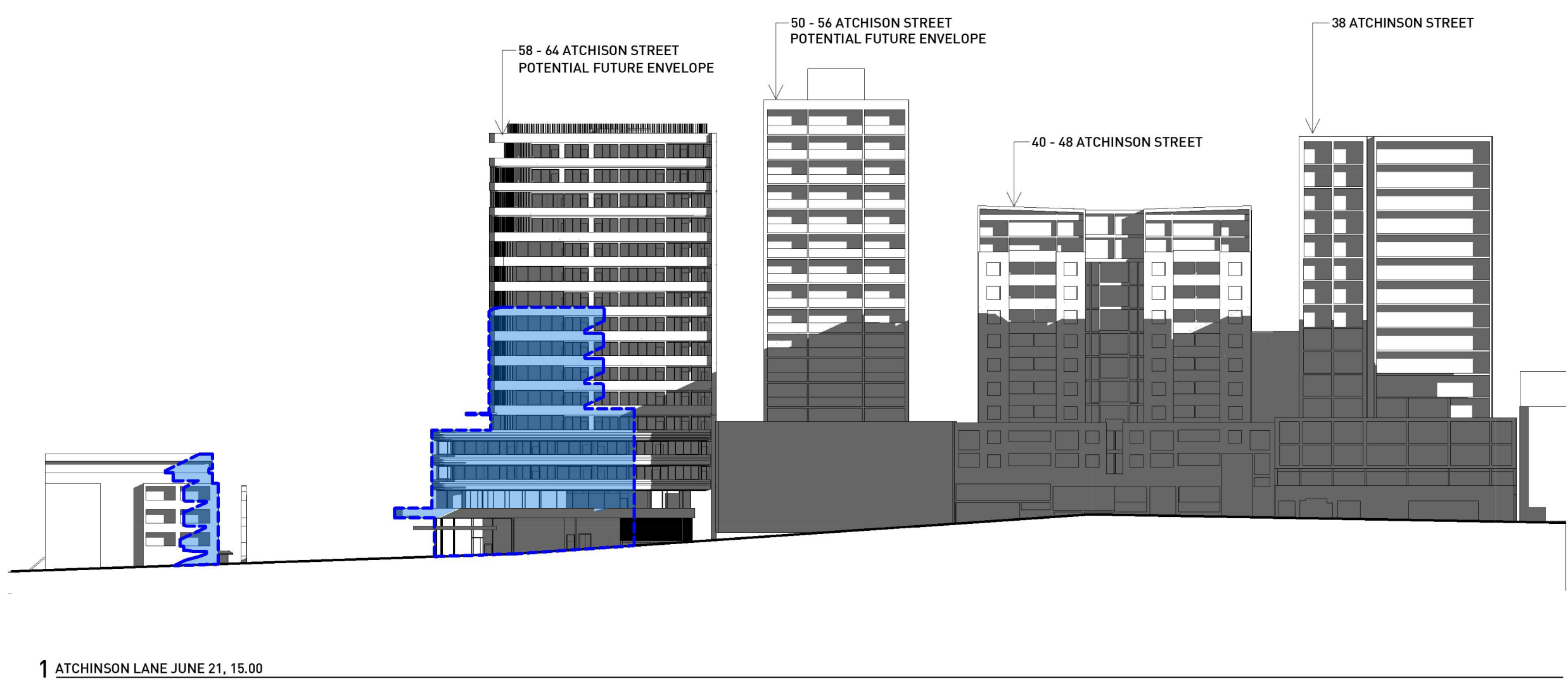
5 ATCHINSON LANE JUNE 21, 13.00



6 ATCHINSON LANE JUNE 21, 14.00



- LEGEND
- PROPOSED BUILDING SHADOW OUTLINE
 - SITE BOUNDARY
 - SHADOW ADDITION
 - SHADOW REDUCTION
 - OXLEY LINEAR STREET PARK



ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



LEGEND

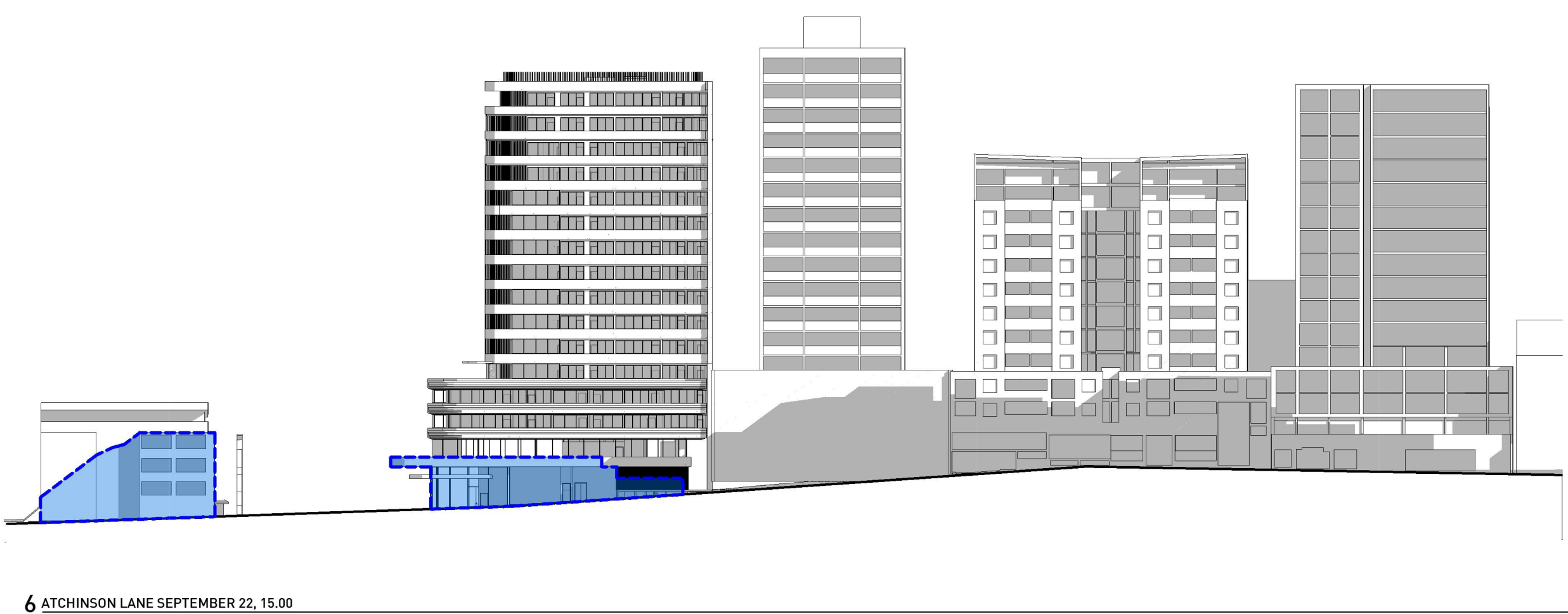
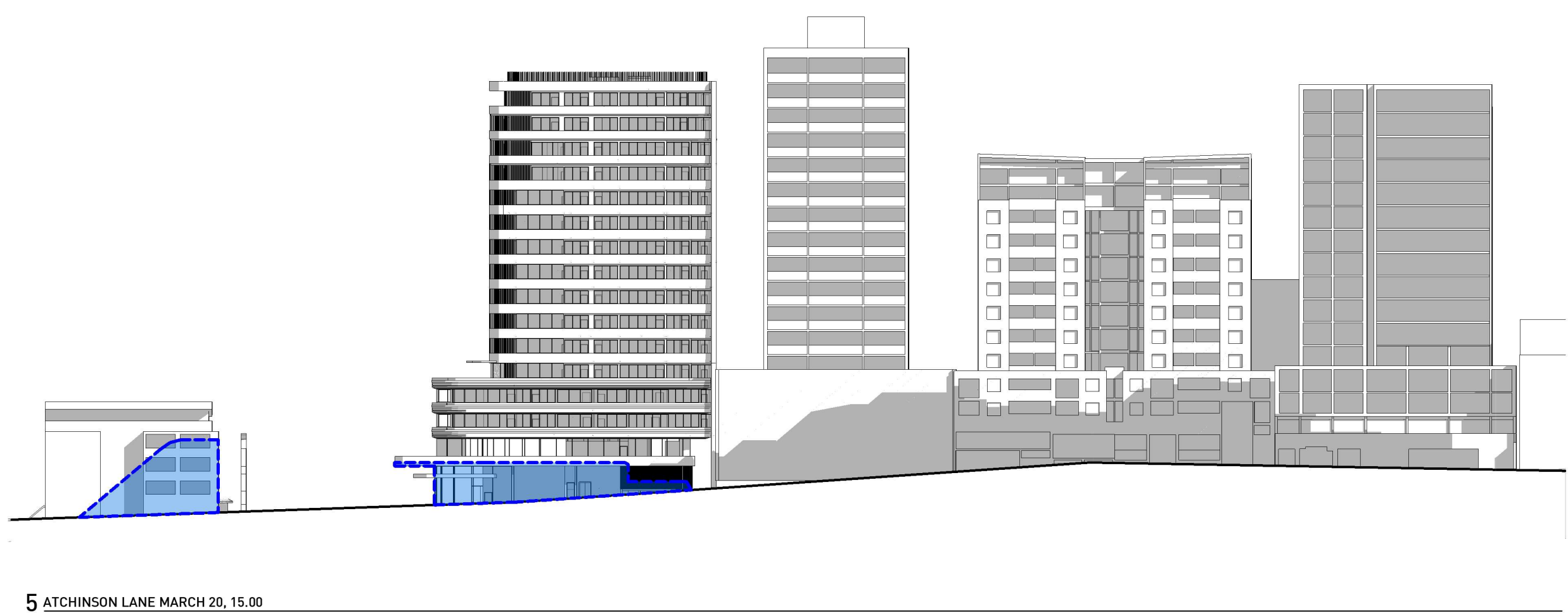
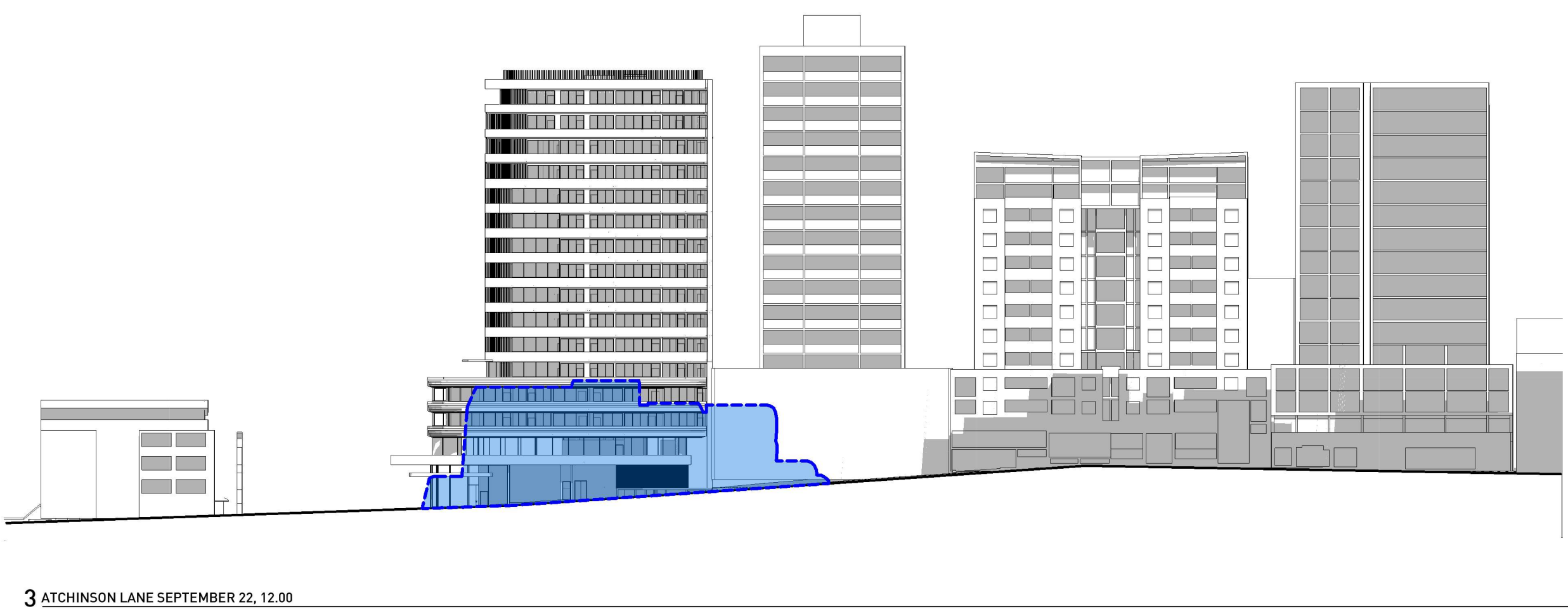
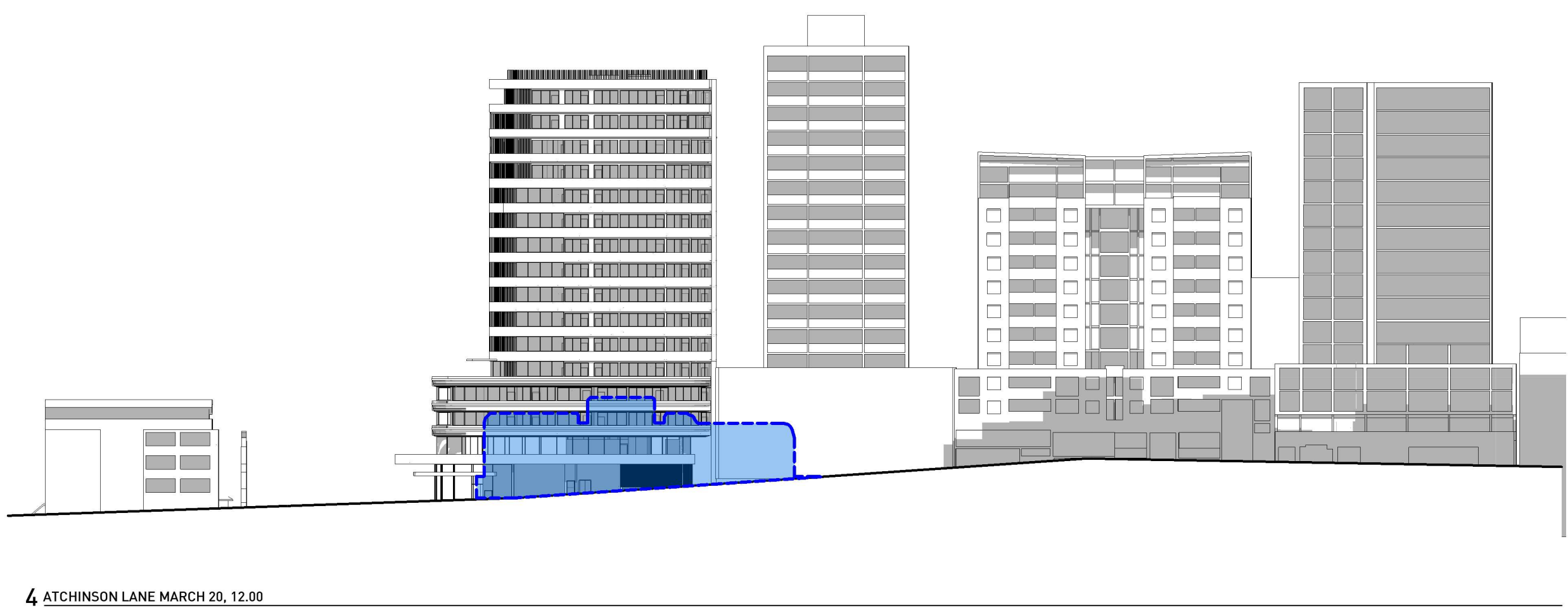
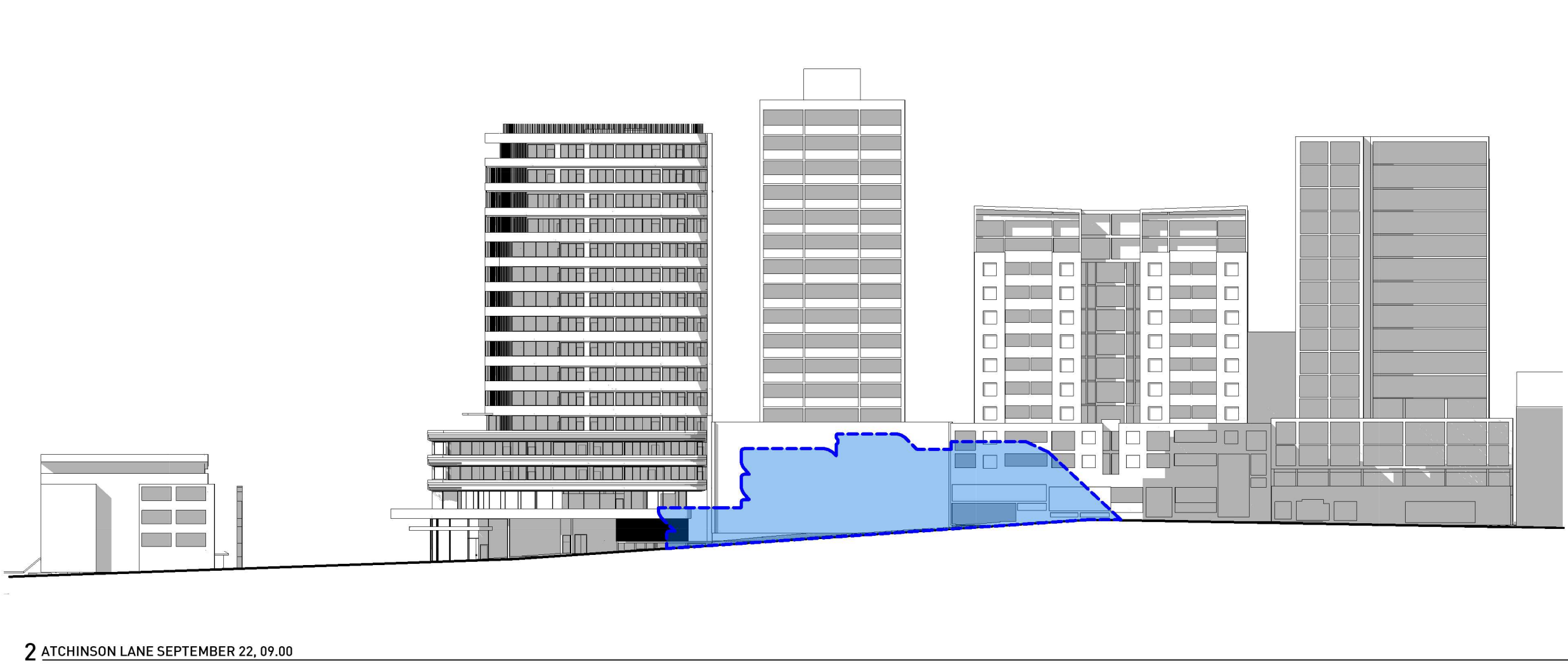
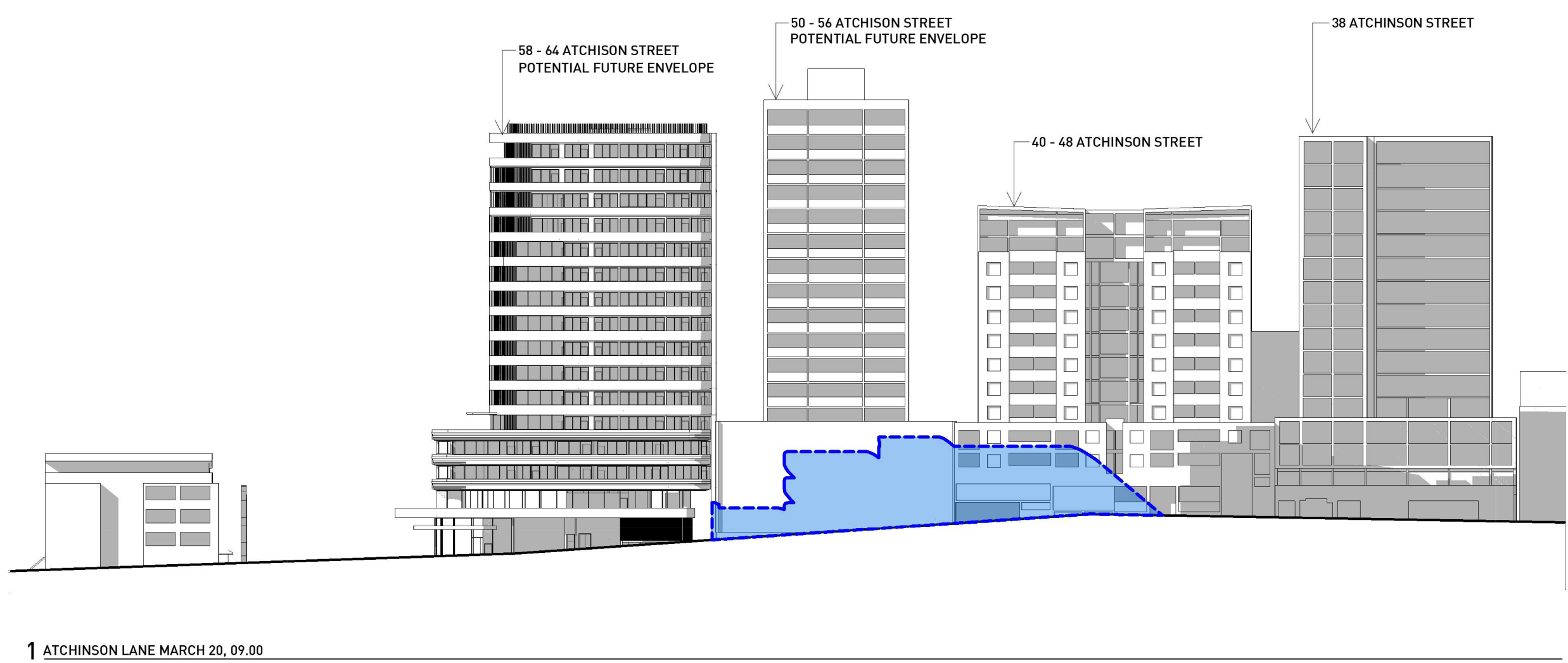
PROPOSED BUILDING SHADOW OUTLINE

--- SITE BOUNDARY

SHADOW ADDITION

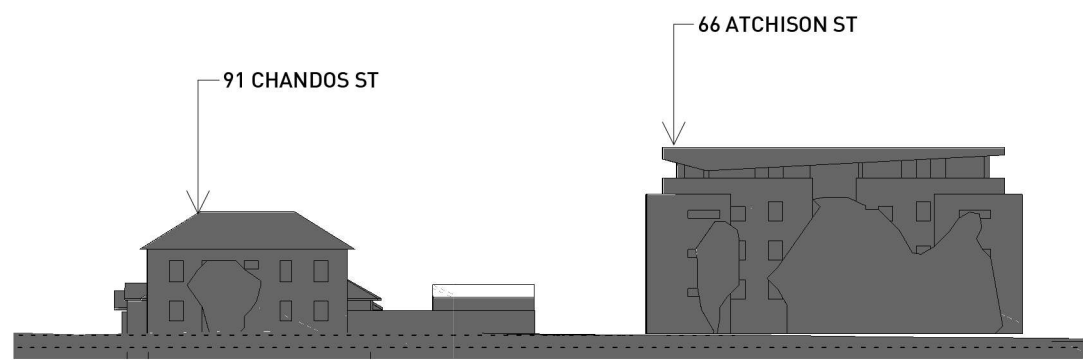
SHADOW REDUCTION

OXLEY LINEAR STREET PARK

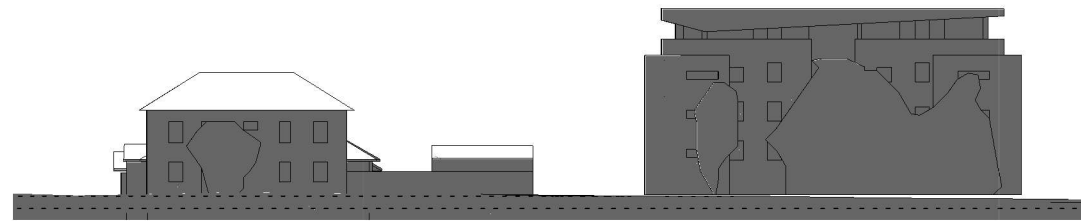


ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

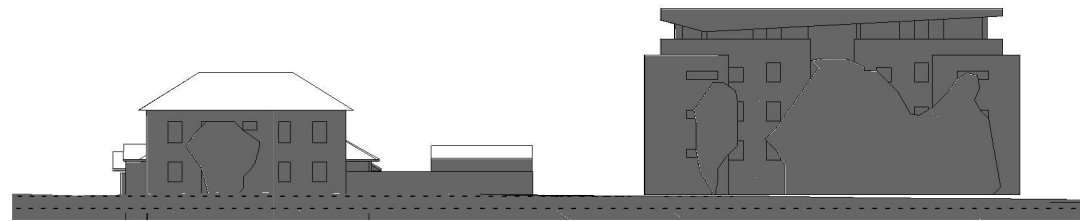




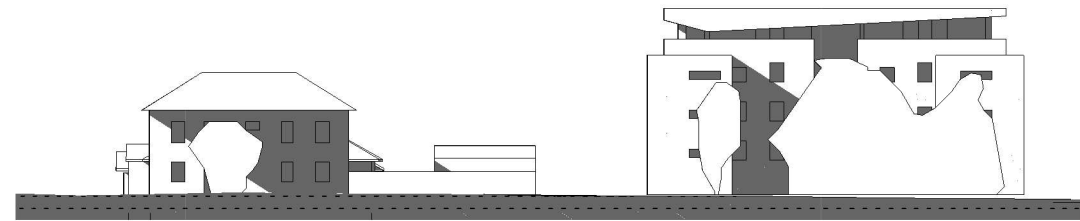
1 OXLEY ST JUNE 21, 09.00



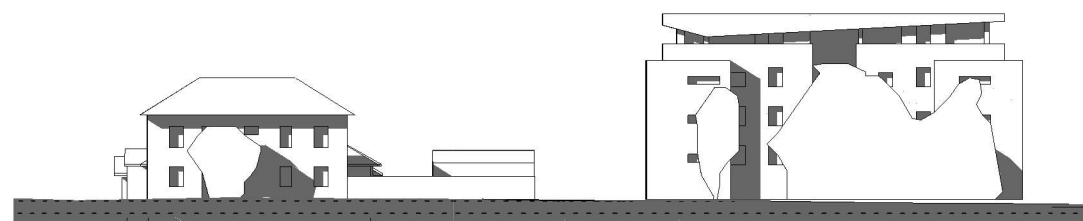
2 OXLEY ST JUNE 21, 10.00



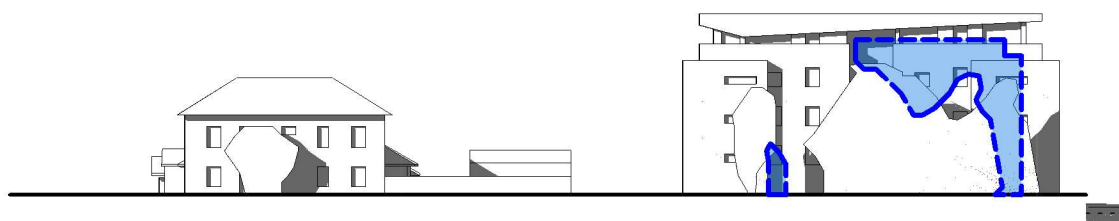
3 OXLEY ST JUNE 21, 11.00



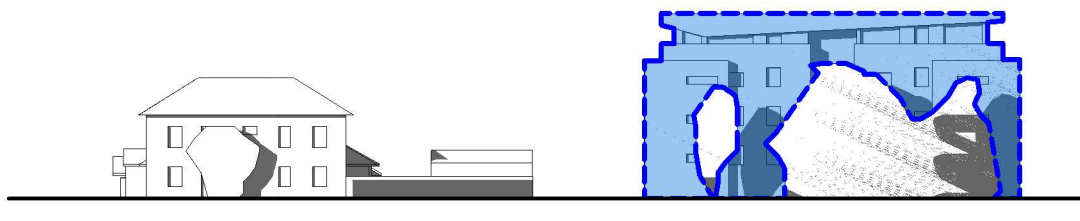
4 OXLEY ST JUNE 21, 12.00



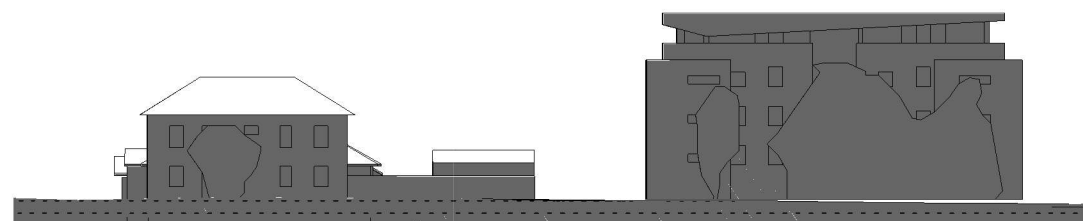
5 OXLEY ST JUNE 21, 13.00



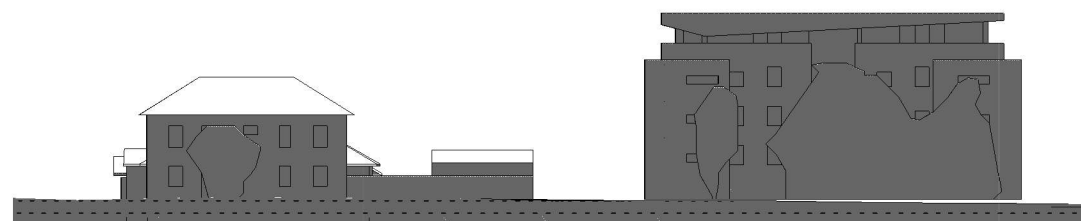
6 OXLEY ST JUNE 21, 14.00



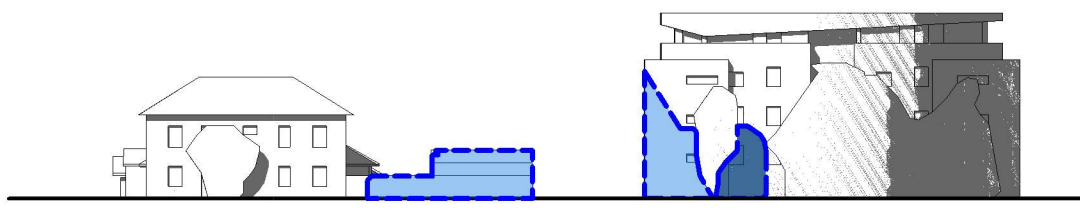
7 OXLEY ST JUNE 21, 15.00



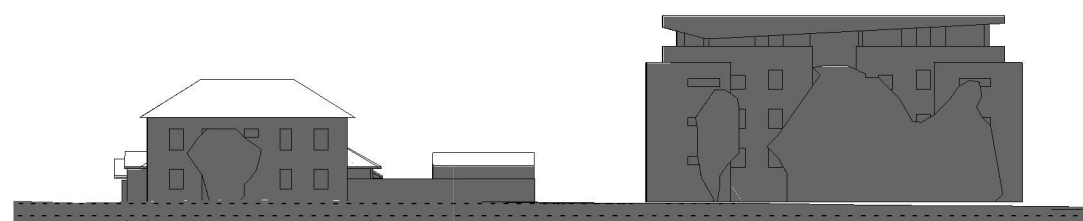
10 OXLEY ST MARCH 20, 09.00



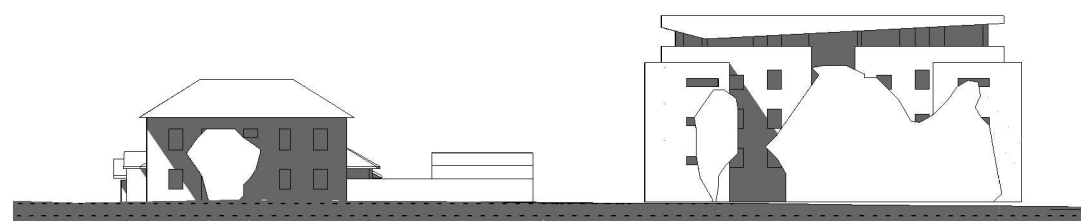
11 OXLEY ST MARCH 20, 12.00



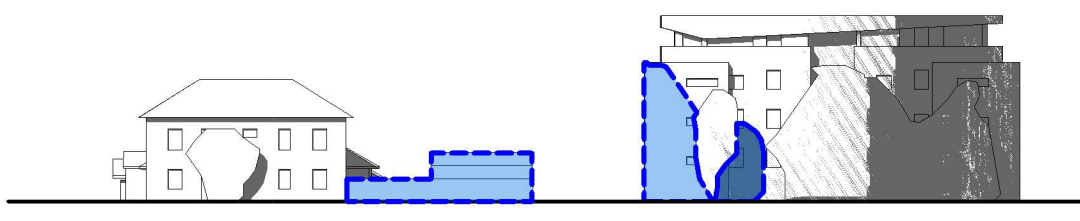
12 OXLEY ST MARCH 20, 15.00



14 OXLEY ST SEPTEMBER 22, 09.00



15 OXLEY ST SEPTEMBER 22, 12.00

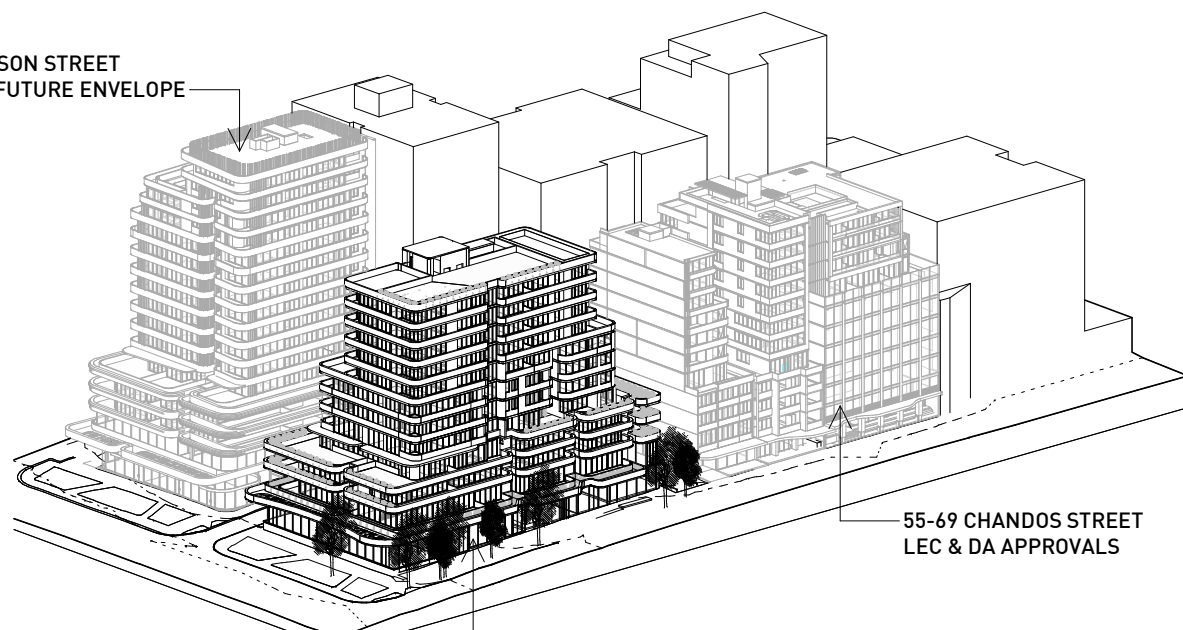


16 OXLEY ST SEPTEMBER 22, 15.00

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



58-64 ATCHISON STREET
POTENTIAL FUTURE ENVELOPE

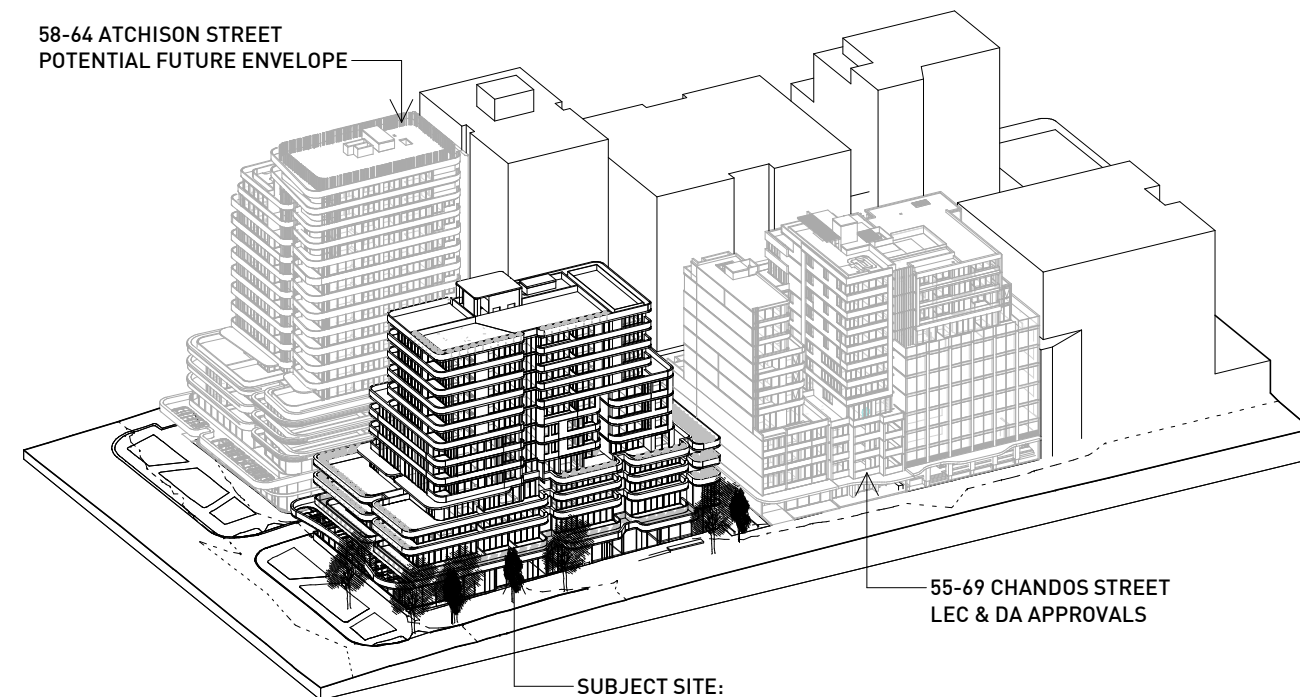


55-69 CHANDOS STREET
LEC & DA APPROVALS

SUBJECT SITE:
71-89 CHANDOS STREET

1 SUN STUDY JUNE 21, 09.00

58-64 ATCHISON STREET
POTENTIAL FUTURE ENVELOPE

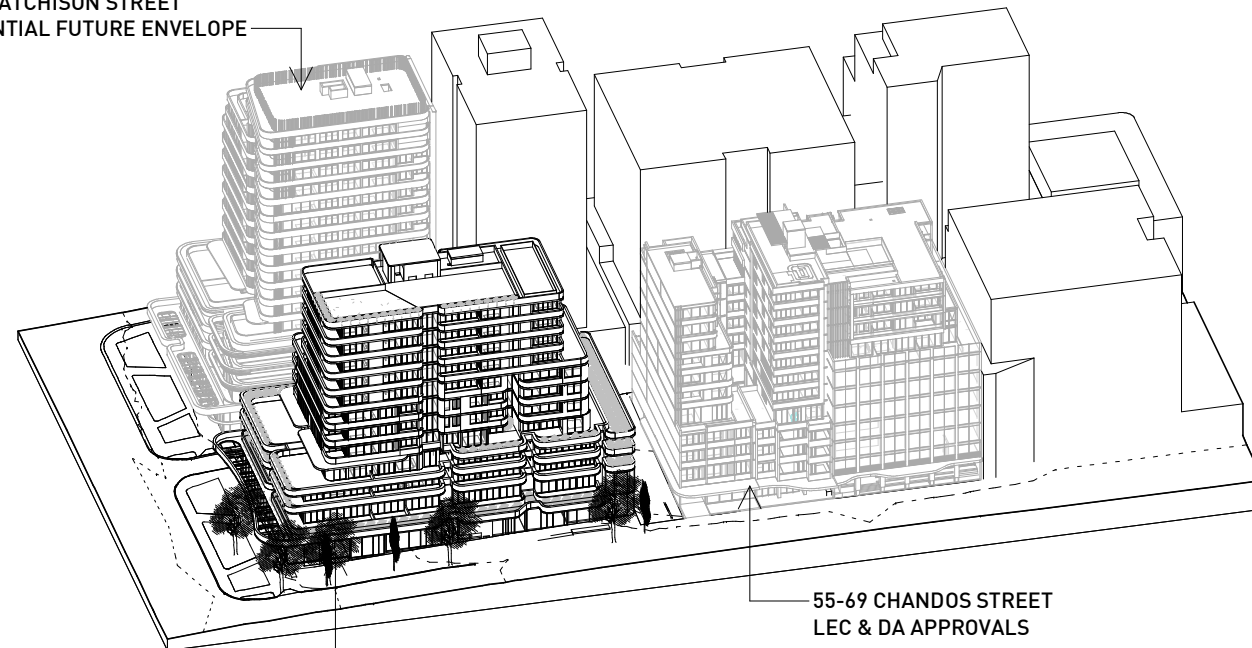


55-69 CHANDOS STREET
LEC & DA APPROVALS

SUBJECT SITE:
71-89 CHANDOS STREET

2 SUN STUDY JUNE 21, 10.00

58-64 ATCHISON STREET
POTENTIAL FUTURE ENVELOPE

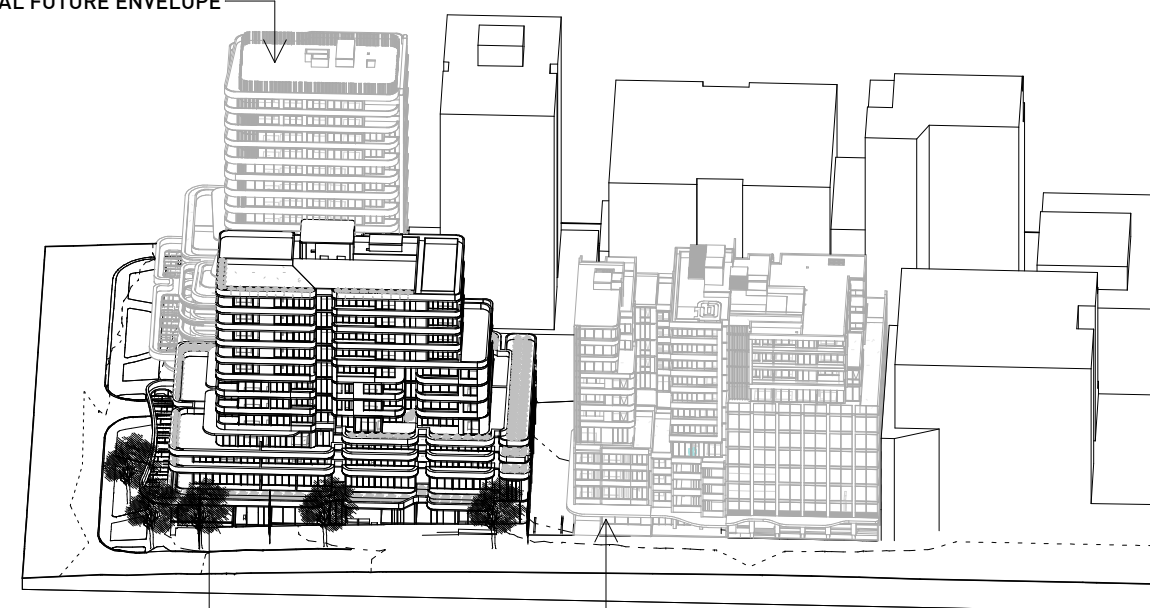


55-69 CHANDOS STREET
LEC & DA APPROVALS

SUBJECT SITE:
71-89 CHANDOS STREET

3 SUN STUDY JUNE 21, 11.00

58-64 ATCHISON STREET
POTENTIAL FUTURE ENVELOPE



SUBJECT SITE:
71-89 CHANDOS STREET

55-69 CHANDOS STREET
LEC & DA APPROVALS

4 SUN STUDY JUNE 21, 12.00

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023

14 STOKES AVE
ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

smart design studio

DISCLAIMER
SMART DESIGN STUDIO HAVE BEEN ENGAGED
TO MAKE AMENDMENTS TO THE PLANNING
PROPOSAL FOR 71-89 CHANDOS ST
ORIGINALLY PREPARED BY A+ DESIGN GROUP

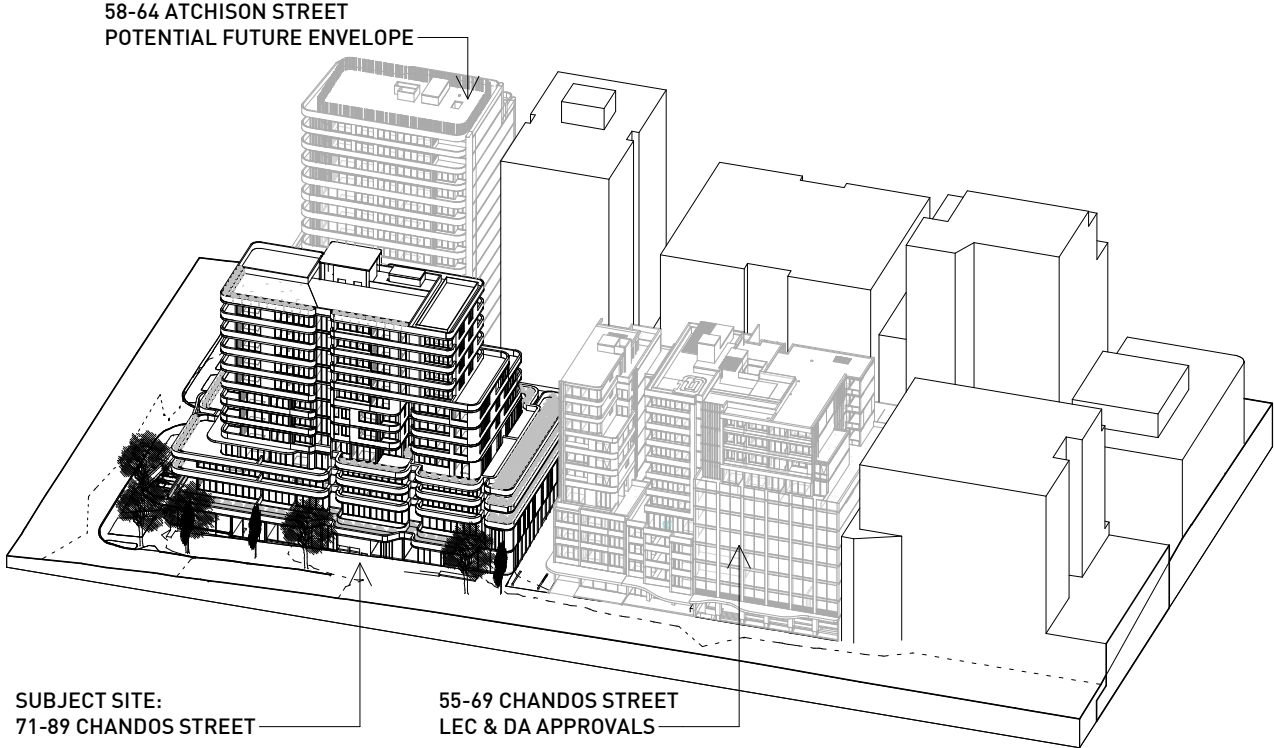
THIS DRAWING IS COPYRIGHT

DO NOT SCALE DRAWINGS

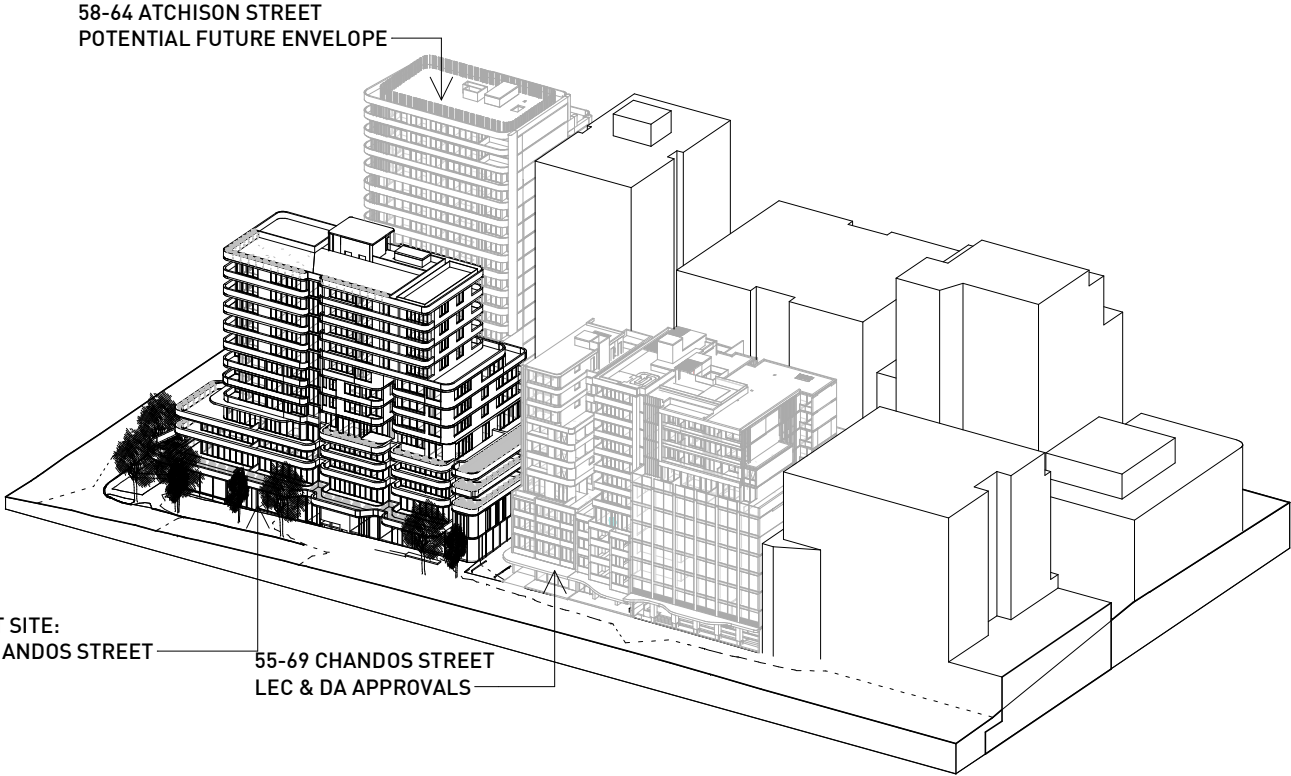
SCALE
1:1200 @ A3 UNO

PROJECT
2126 CHANDOS 71-89
DRAWN SENIOR QA APP'D
AW CM HS

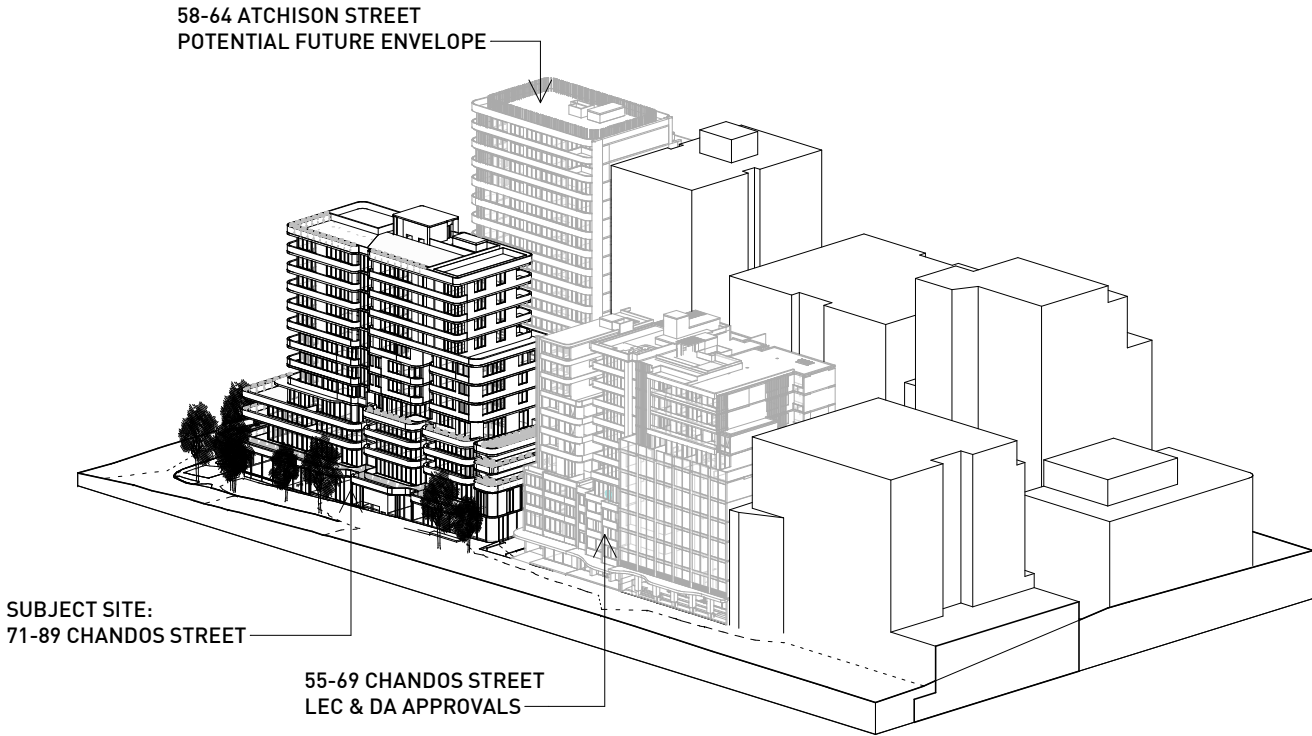
DWG TITLE
SUN EYE VIEWS SHEET 1
DWG NO REV
PP518 C



1 SUN STUDY JUNE 21, 13.00



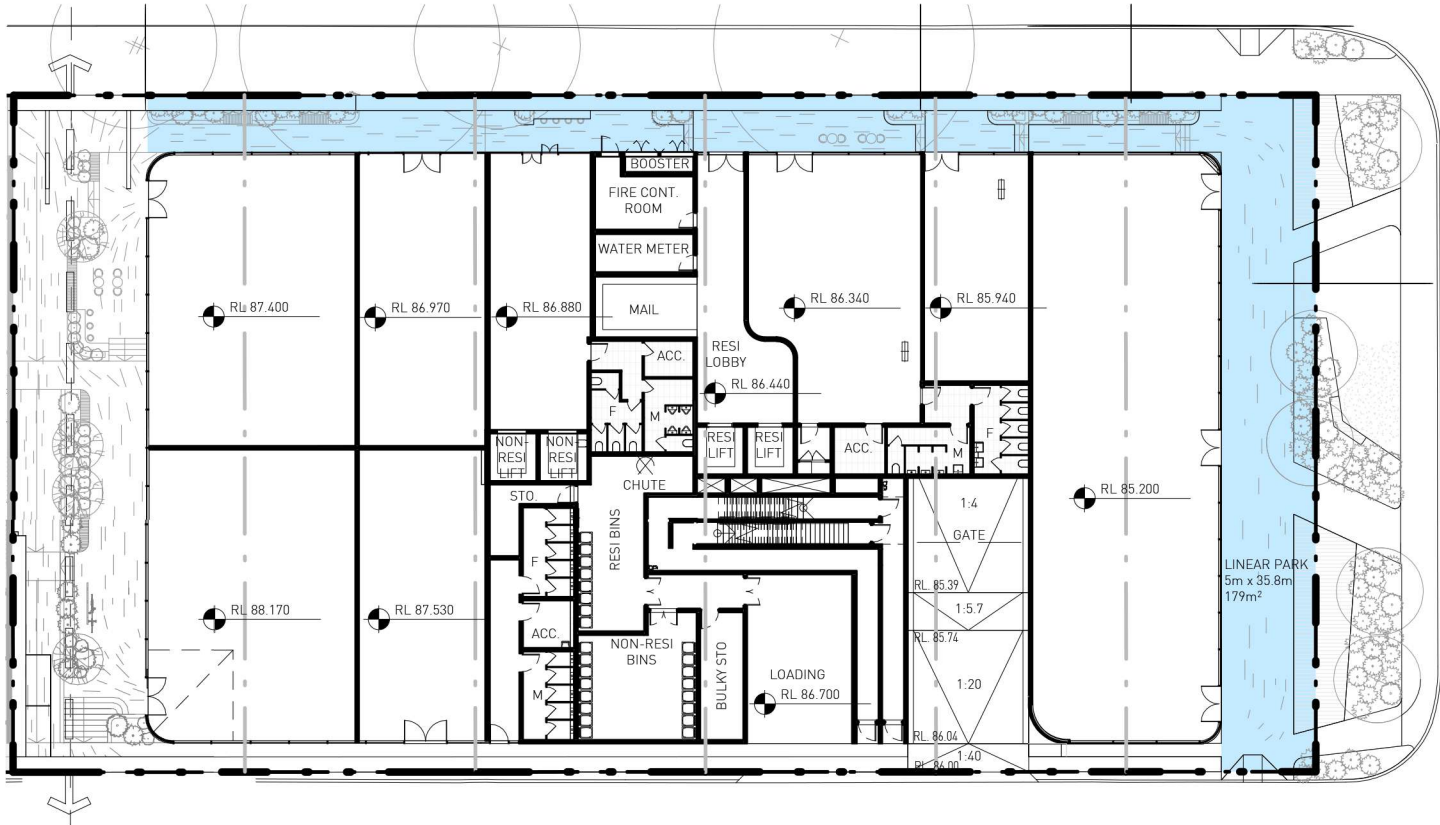
2 SUN STUDY JUNE 21, 14.00



3 SUN STUDY JUNE 21, 15.00

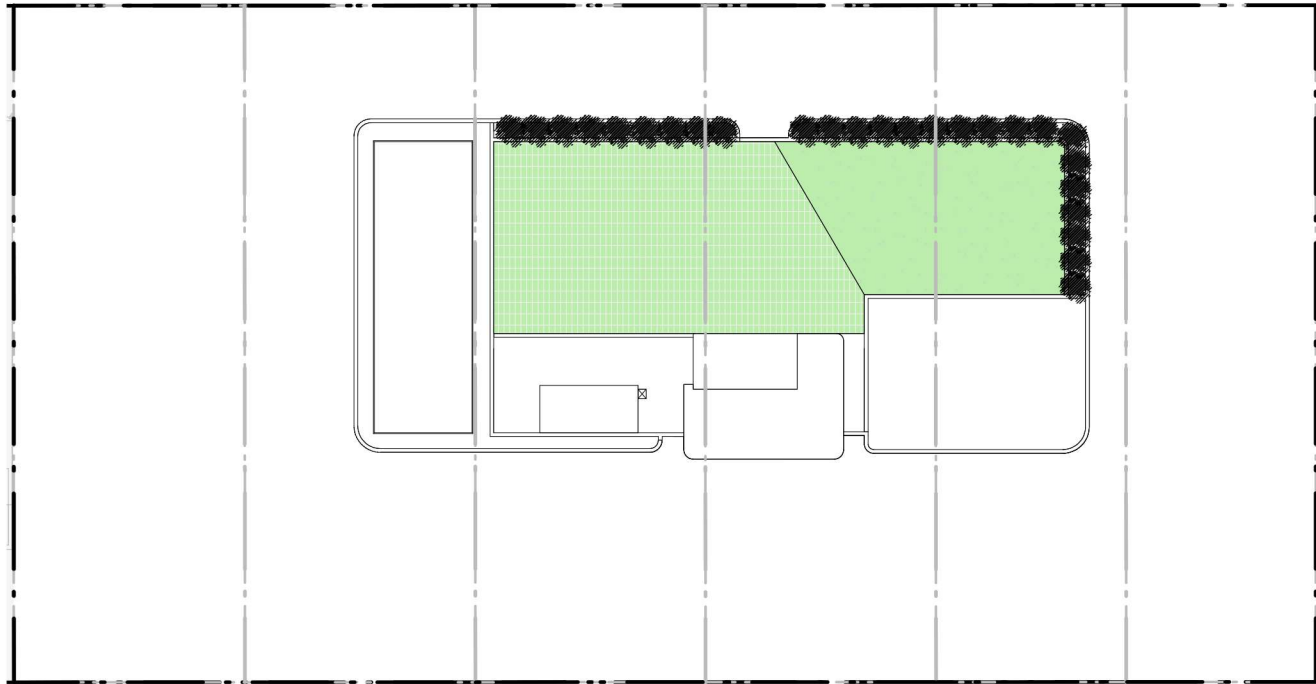
LEGEND

- PROPOSED PUBLIC OPEN SPACE (POS)
- PROPOSED COMMUNAL OPEN SPACE (COS)



71-89 CHANDOS STREET			
SITE AREA			2467m ²
ADG REQUIREMENT	25% SITE AREA		616m ²
GROUND			355m ²
LEVEL 12			285m ²
TOTAL			640m ² (COMPLIES)

1 COMMUNAL OPEN SPACE - GROUND



2 COMMUNAL OPEN SPACE - L12

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



1174m²

1:1

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DWG NO
PP521

REV
C

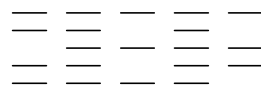
1. **Identify the main idea or topic of the text.**

The image is a detailed architectural floor plan of a building. Two specific areas are highlighted in orange. The upper orange area, located in the central-right portion of the plan, is labeled '64m²'. The lower orange area, situated below the first and to the left, is labeled '74m²'. The plan includes numerous rooms of varying sizes, corridors, and structural details like walls, doors, and stairs. The overall layout is rectangular with a complex internal division of space.

Architectural floor plan of a building. The plan shows a central staircase and a large orange-shaded area labeled 1049m². The plan includes various rooms, corridors, and a central staircase. The orange-shaded area covers most of the central part of the building, excluding the staircase and some peripheral rooms.

869m²

ISSUE	REASON	DATE
A	ISSUE FOR PP	16/03/2022
B	AMMEND PP	07/07/2022
C	AMMEND PP	21/06/2023



14 STOKES AVE
ALEXANDRIA NSW 2015
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

DISCLAIMER
SMART DESIGN STUDIO HAVE BEEN ENGAGED
TO MAKE AMENDMENTS TO THE PLANNING
PROPOSAL FOR 71-89 CHANDOS ST
ORIGINALLY PREPARED BY A+ DESIGN GROUP

THIS DRAWING IS COPYRIGHT



DO NOT SCALE DRAWINGS

SCALE
1:500 @ A3 UNO



PROJECT

2126 CHANDOS 71-89

DRAWN SENIOR QA APP'D
AW CM HS

DWG TITLE

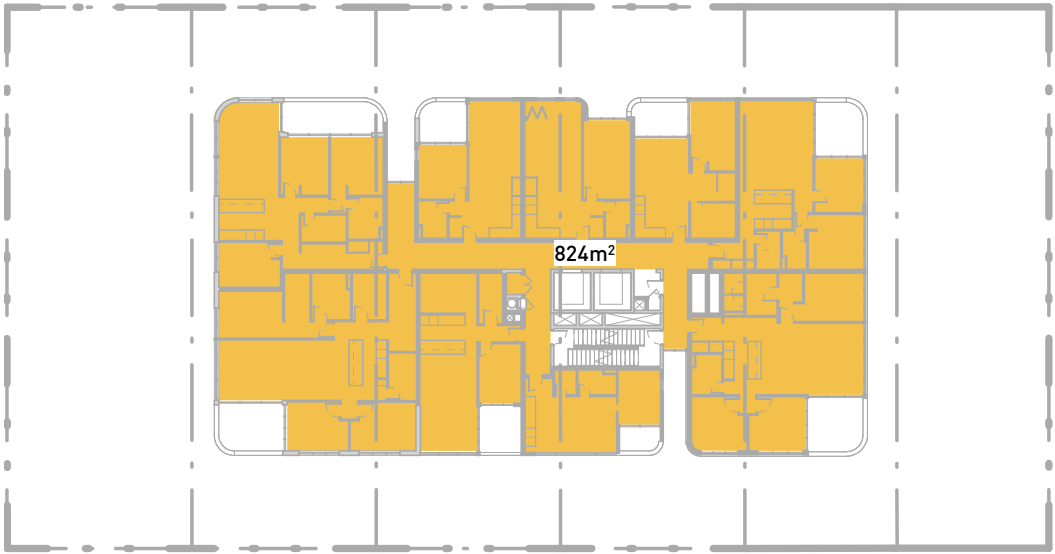
RESIDENTIAL GFA PLANS SHEET 1

DWG NO
PP522

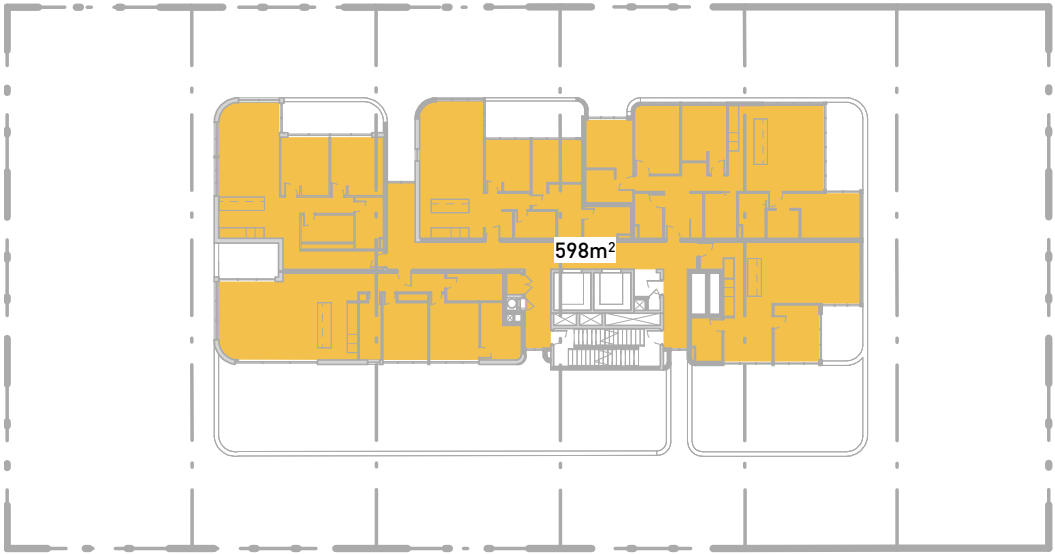
REV
C

LEGEND

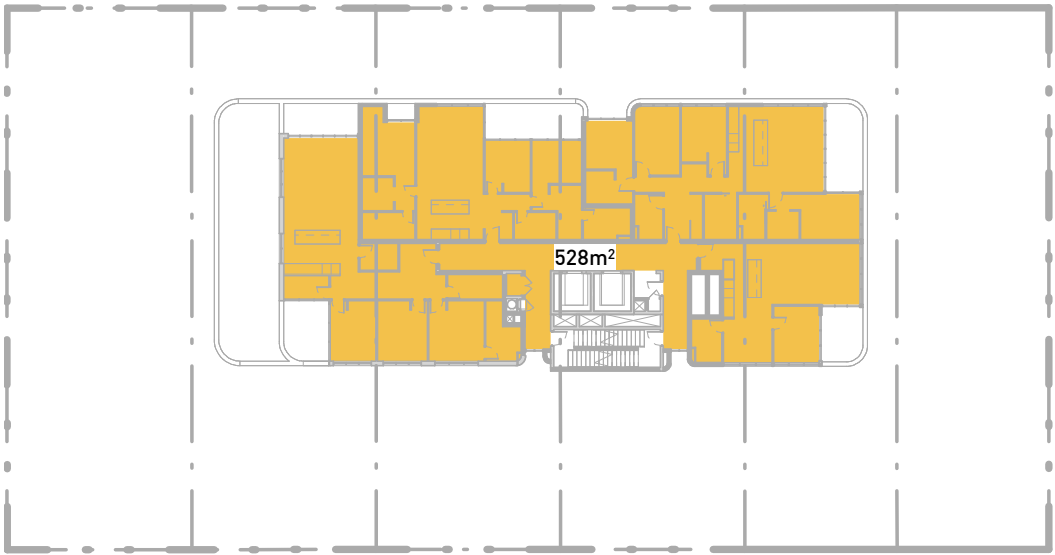
RESIDENTIAL GFA



1 RESI GFA L05-L06



2 RESI GFA L07



3 RESI GFA L08-L11

71-89 CHANDOS STREET

SITE AREA		2467m ²
GROUND	RESI GFA	138m ²
LEVEL 2	RESI GFA	1049m ²
LEVEL 3	RESI GFA	987m ²
LEVEL 4	RESI GFA	869m ²
LEVEL 5	RESI GFA	824m ²
LEVEL 6	RESI GFA	824m ²
LEVEL 7	RESI GFA	598m ²
LEVEL 8	RESI GFA	528m ²
LEVEL 9	RESI GFA	528m ²
LEVEL 10	RESI GFA	528m ²
LEVEL 11	RESI GFA	528m ²
TOTAL		7401m ²
FSR		3:1

