

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

No Changes

07	26/11/21	Joint Report Amendments	AV/NH	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
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01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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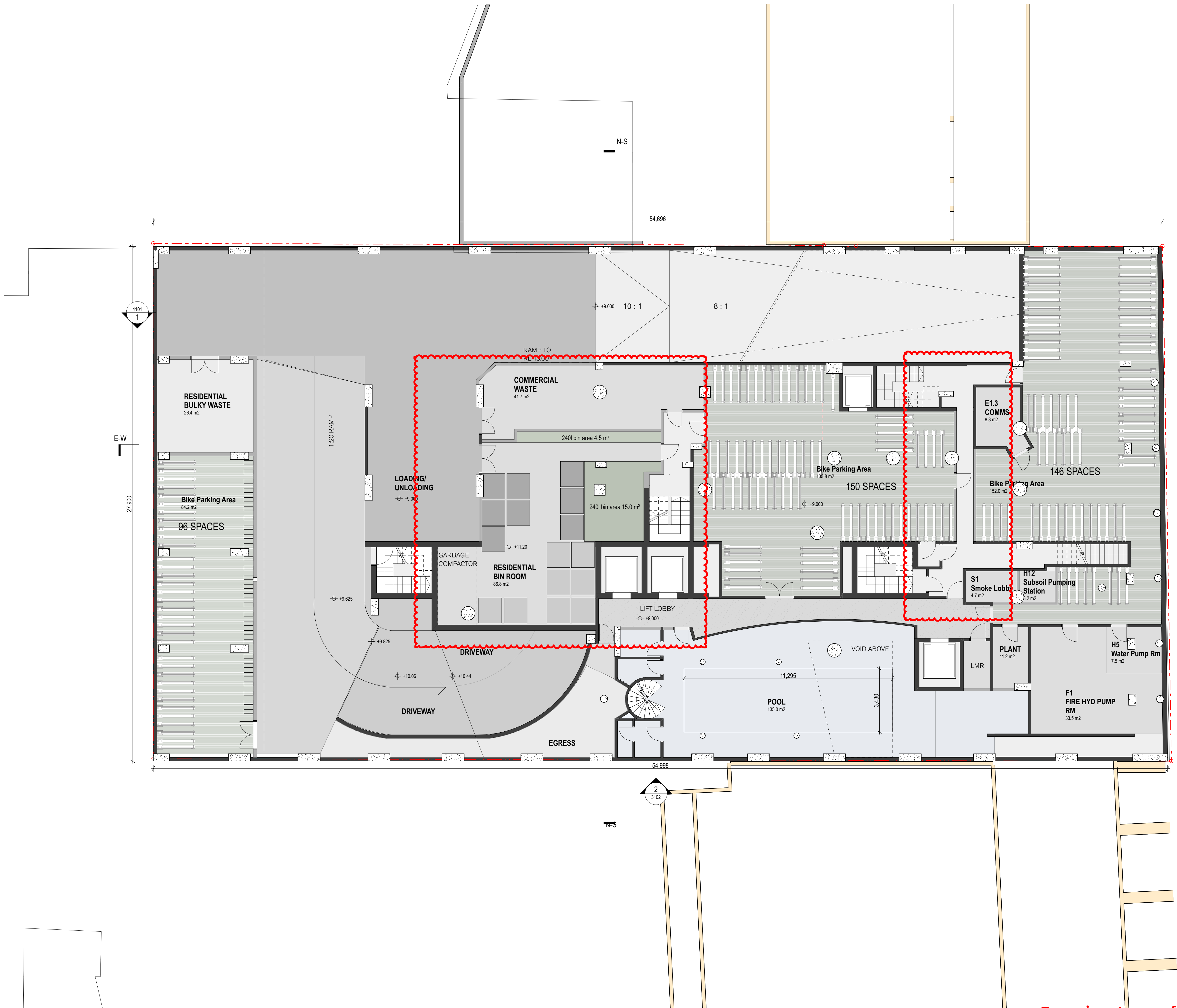


project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
General Arrangement Plans
Sub Basement

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	20B2	07	

Drawing Issue for Court Hearing



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- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
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WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
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- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV1)
Summary of Amendments:

- Storage space removed
- Water Tanks area decreased
- Bicycle parking added to the basement level (excluded from GFA)

(REV2)
Summary of Amendments:

- Bicycle parking added as per DCP
- Storage space decreased in size
- Ramp to upper floors retained
- Additional waste storage capacity added

(REV 6)
Summary of Amendments:

- Bicycle parking layout amended
- Waste storage increased and layout amended

(REV 7)
Summary of Amendments:

- residential waste storage increased and layout amended
- fire egress re-routed to allow ground floor changes
- bike parking re-arranged

07	26/11/21	Joint Report Amendments	AV/NH	KS
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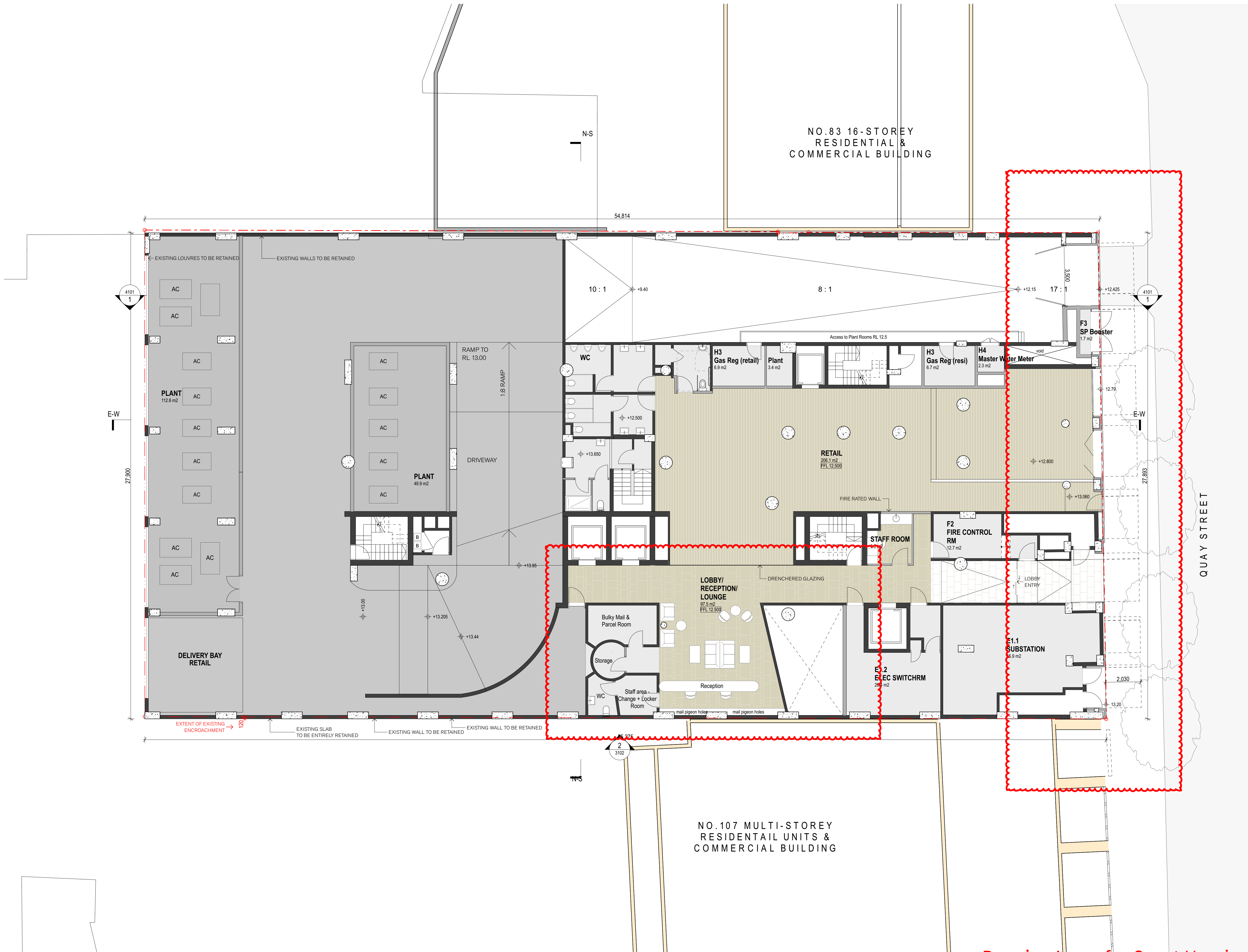
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
General Arrangement Plans
Basement 1 Plan

scale	1:100 @ A1	first issued	14/9/21
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EMAG	20B1	07	

Drawing Issue for Court Hearing



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keyplan

legend

BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

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- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV 1)
Summary of Amendments:

- Bicycle parking area removed
- Water tanks relocated
- Delivery bay for retail

(REV 2)
Summary of Amendments:

- Bicycle parking area added (included in GFA)
- Waste bins added by fire stair
- AC plant area added

(REV 6)
Summary of Amendments:

- Bicycle parking relocated to Basement
- Additional plant
- Quay St facade modified to provide more glazing
- Reception desk added

(REV 7)
Summary of Amendments:

- driveway reduced
- booster cabinet relocated into driveway area to allow for additional glazing to retail
- additional mail & parcel rooms next to reception
- additional storage room next to reception
- additional staff locker and change room next to reception

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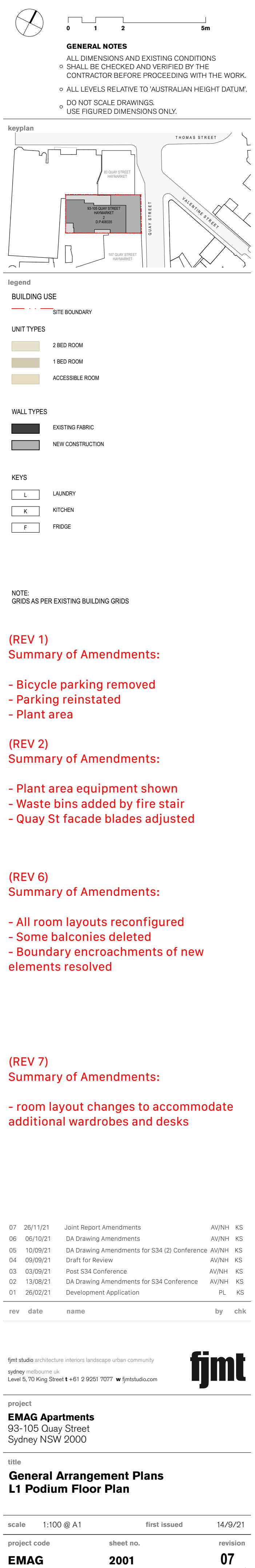
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93-105 Quay Street
Sydney NSW 2000

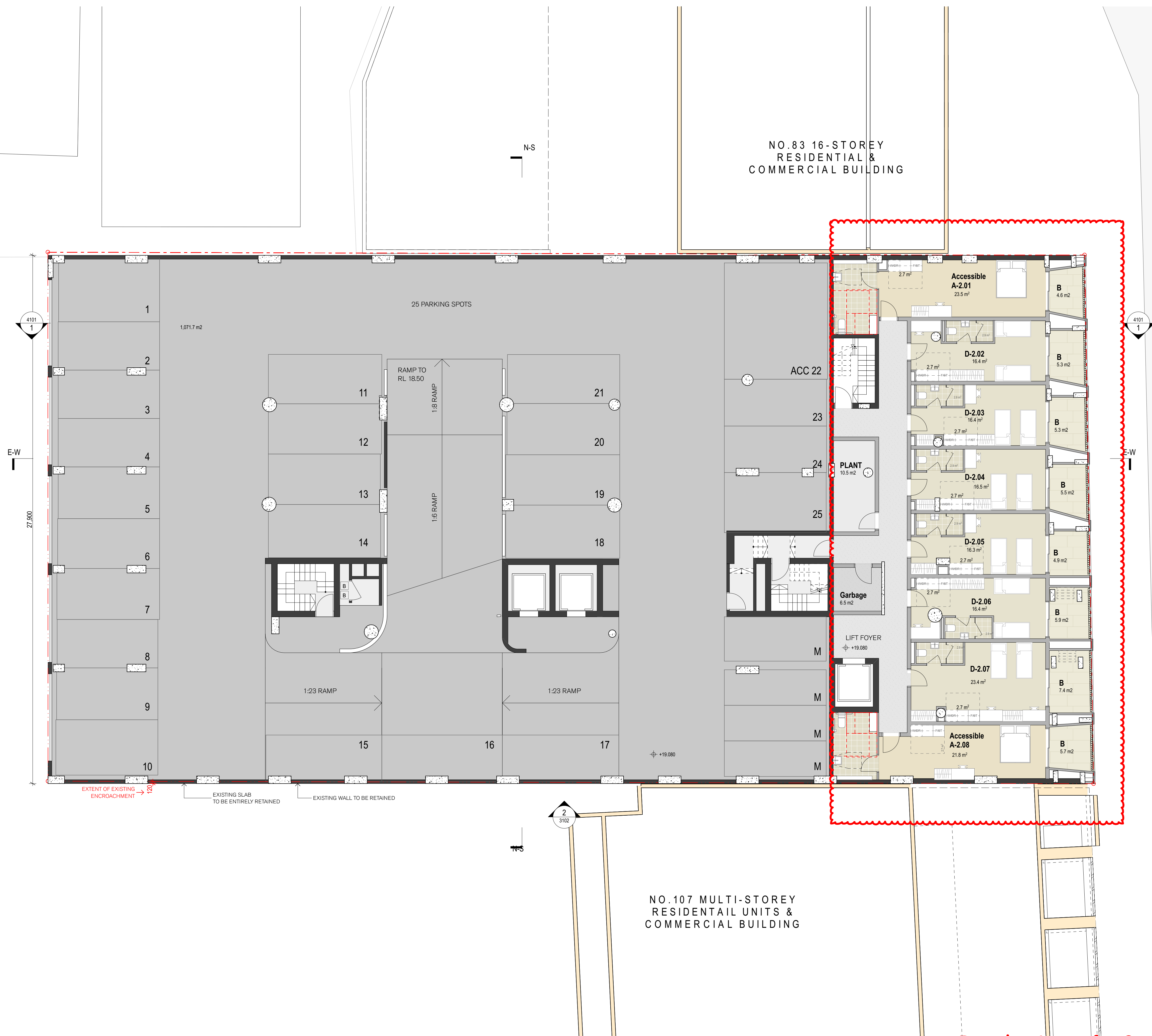
title
General Arrangement Plans
Ground Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code	EMAG	sheet no.	2000
		revision	07

Drawing Issue for Court Hearing



Drawing Issue for Court Hearing



Drawing Issue for Court Hearing

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BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV 1)

Summary of Amendments:

- Running track removed
- Car-parking reinstated

(REV 2)

Summary of Amendments:

- Quay St facade blades adjusted

(REV 6)

Summary of Amendments:

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved

(REV 7)

Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks

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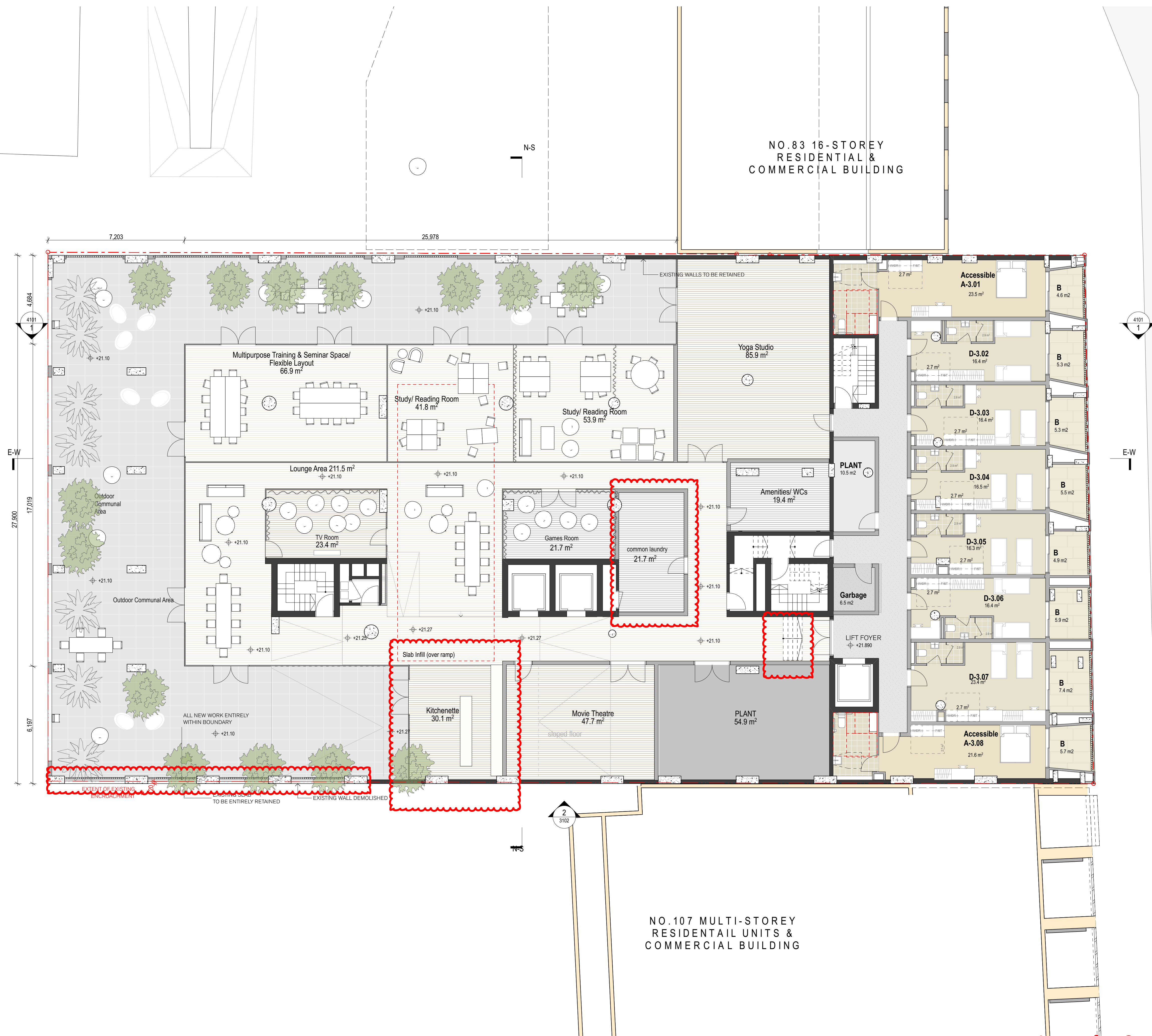
project

EMAG Apartments
93-105 Quay Street
Sydney NSW 2000


title

General Arrangement Plans
L2 Podium Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2002		07



Drawing Issue for Court Hearing

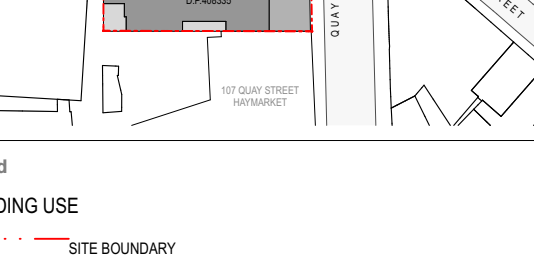


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keyplan



legend

BUILDING USE

--- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV 1)
Summary of Amendments:

- Outdoor gym removed.
- Indoor gym adjusted.
- Rooms added (GFA relocation from Level 19)
- Adjustments to Accessible Room and room adjacent to it.

(REV 2)
Summary of Amendments:

- Quay St facade blades adjusted
- Communal & gym area furnished
- Boarding room on the west removed
- Outdoor communal area added to south and west.

(REV 6)
Summary of Amendments:

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved
- Communal and training hub added

(REV 7)
Summary of Amendments:

- kitchenette location & extent
- southern external glazing line shifted
- new common laundry room
- new stair show
- existing spot levels and sloped floors shown
- new balustrades along southern wall entirely within boundary

rev	date	name	by	chk
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project

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93-105 Quay Street
Sydney NSW 2000

title

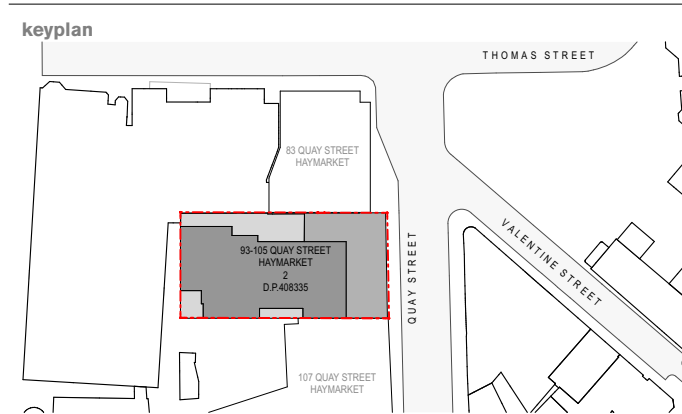
General Arrangement Plans
L3 Podium Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code			
EMAG	2003		07

revision

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legend

BUILDING USE

--- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

REV 7

- new drawings to illustrate level 3 clear height as per joint report request

1 PLAN Level 03 - Ceiling Plan
1:100

2 PLAN Level 03 - Section 01
1:100

3 PLAN Level 03 - Section 02
1:100

07	26/11/21	Joint Report Amendments	ABR	KS
rev	date	name	by	chk

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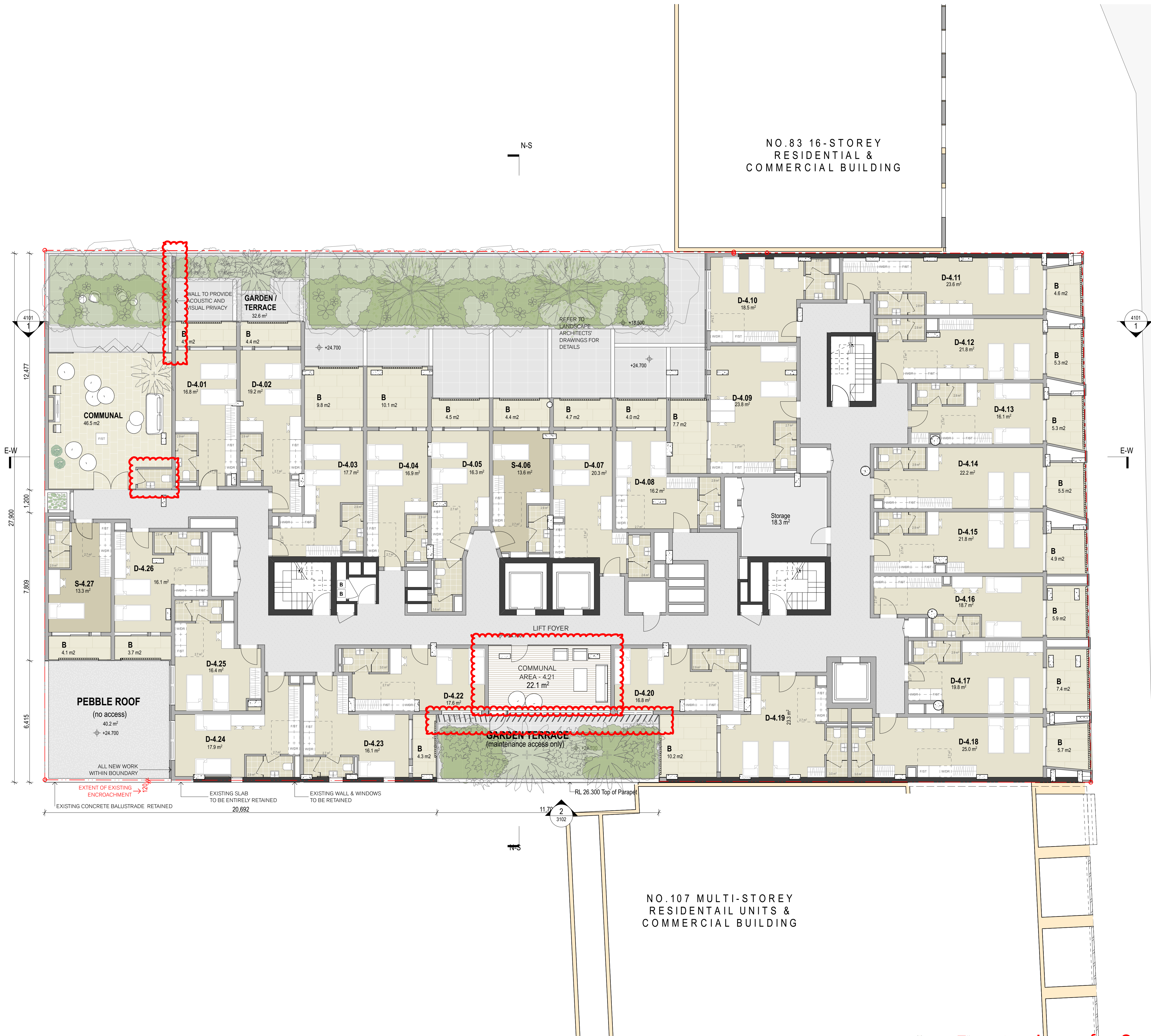
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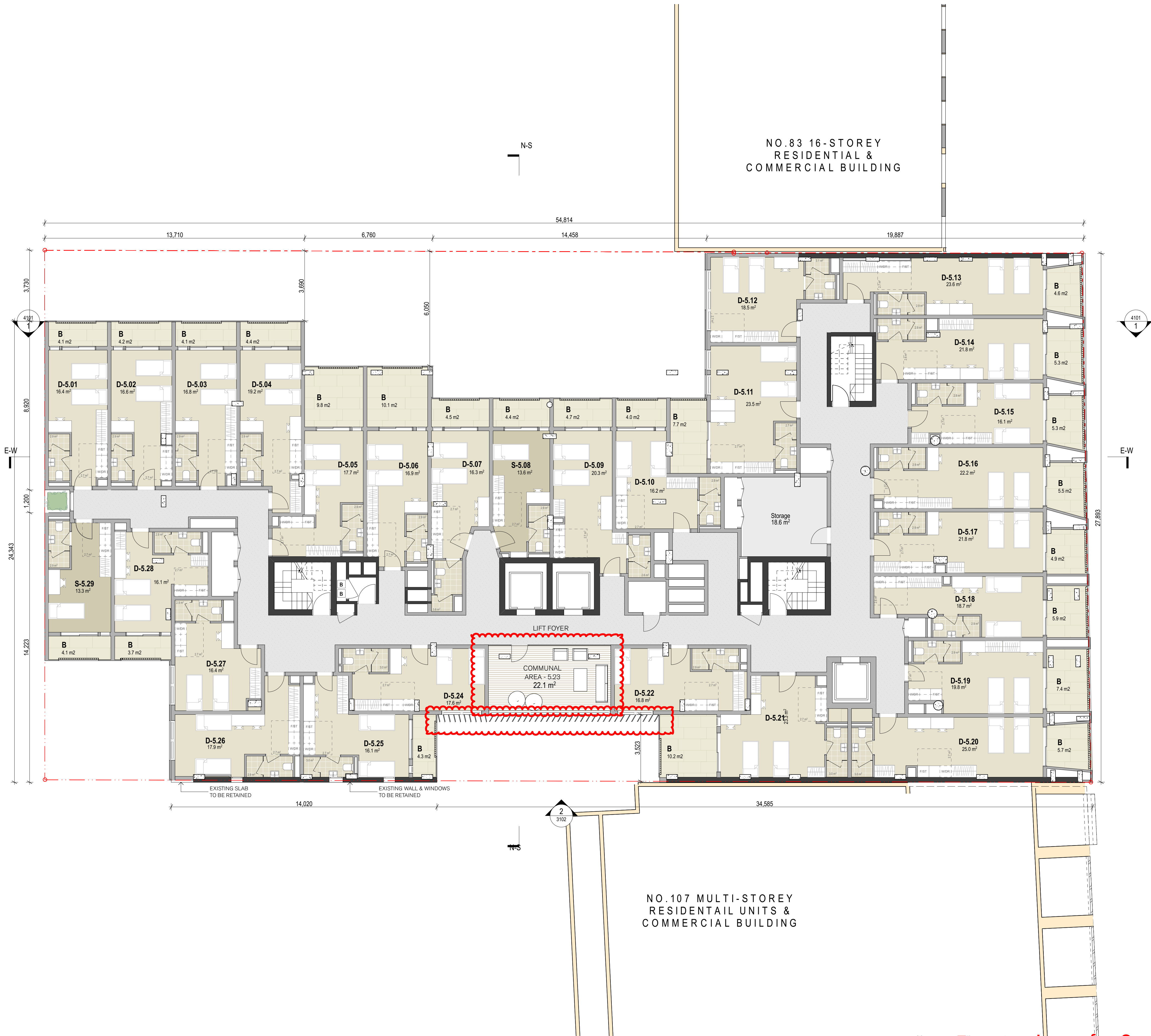
project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**General Arrangement Plans
Level 3 RCP & Sections**

scale	1:100 @ A1	first issued	DD/MM/YYYY
project code	sheet no.	revision	
EMAG	2003-A	07	

Drawing Issue for Court Hearing





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legend

BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:

GRIDS AS PER EXISTING BUILDING GRIDS

- (REV 1)
Summary of Amendments:
- No Changes
- (REV 2)
Summary of Amendments:
- Quay St facade blades adjusted
 - Storage space added
 - Windows to corridors and room reconfigurations
- (REV 6)
Summary of Amendments:
- All room layouts reconfigured
 - Some balconies deleted
 - Boundary encroachments of new elements resolved
- (REV 7)
Summary of Amendments:
- room layout changes to accommodate additional wardrobes and desks
 - additional communal area opposite lift
 - new privacy screening external to southern communal area and room 20 & 22

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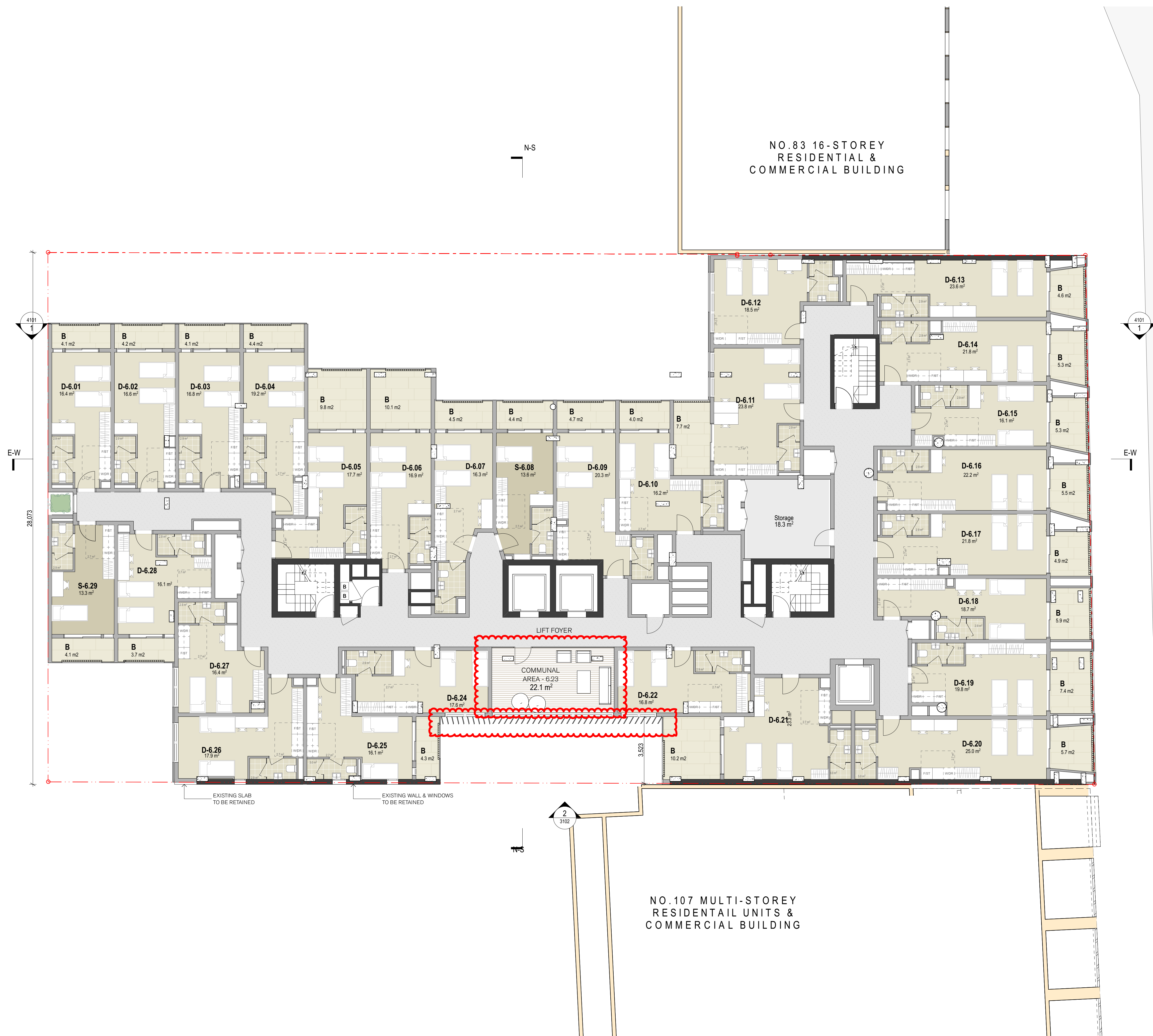
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
General Arrangement Plans
L5 Podium Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2005	07	

Drawing Issue for Court Hearing



Drawing Issue for Court Hearing

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LEGEND

BUILDING USE

— SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
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- ACCESSIBLE ROOM

ALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
RIDS AS PER EXISTING BUILDING GRIDS

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
REV 1	06/10/21	Summary of Amendments:	RA	KS
REV 2	06/10/21	Summary of Amendments:	AV/NH	KS
REV 3	09/09/21	Summary of Amendments:	AV/NH	KS
REV 4	03/09/21	Summary of Amendments:	AV/NH	KS
REV 5	13/08/21	Summary of Amendments:	AV/NH	KS
REV 6	26/02/21	Summary of Amendments:	PL	KS
REV 7	26/02/21	Summary of Amendments:	PL	KS

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
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REV 5	13/08/21	Summary of Amendments:	AV/NH	KS
REV 6	26/02/21	Summary of Amendments:	PL	KS
REV 7	26/02/21	Summary of Amendments:	PL	KS

PROJECT INFORMATION

PROJECT
MAG Apartments
13-105 Quay Street
Sydney NSW 2000

CONTACT
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13-105 Quay Street t +61 2 9251 7077 w fjmtstudio.com

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
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REV 6	26/02/21	Summary of Amendments:	PL	KS
REV 7	26/02/21	Summary of Amendments:	PL	KS

GENERAL ARRANGEMENT FLOOR PLANS
6 Podium Floor Plan

PROJECT
MAG Apartments
13-105 Quay Street
Sydney NSW 2000

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REV 5	13/08/21	Summary of Amendments:	AV/NH	KS
REV 6	26/02/21	Summary of Amendments:	PL	KS
REV 7	26/02/21	Summary of Amendments:	PL	KS

ROOM TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

YS

L	LAUNDRY
K	KITCHEN
F	FRIDGE

EV 1)
Summary of Amendments:
Foldable drying rack added to communal area

EV 2)
Summary of Amendments:

- Guay St facade blades adjusted
- outdoor communal area decreased in size
- indoor communal space adjusted
- East balconies increased in size
- Windows to corridors and room reconfigurations

EV 6)
Summary of Amendments:

 II room layouts reconfigured
 some balconies deleted
 boundary encroachments of new elements
 solved

Summary of Amendments:

- Room layout changes to accommodate additional wardrobes and desks
- WC to NE communal area
- Additional communal area opposite lift
- New privacy screening external to southern communal area and room 19 & 21
- Re-alignment of corridor and subsequent inversion of room 10 from double to single

date	name	by	chk
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General Arrangement Plans

Podium Floor Plan

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project code	sheet no.	revision
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MAG 2007 07

Drawing Issue for Court Hearing



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legend

BUILDING USE

- — — SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
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KEYS

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NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV 1)

Summary of Amendments:

No Changes

(REV 2)

Summary of Amendments:

- Quay St facade blades adjusted
- Windows to corridors and room reconfigurations

(REV 6)

Summary of Amendments:

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved

(REV 7)

Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks
- additional communal area opposite lift
- new privacy screening external to southern communal area and room 23 & 21
- re-alignment of corridor and subsequent conversion of room 10 from double to single

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project

EMAG Apartments

93-105 Quay Street

Sydney NSW 2000

title

General Arrangement Plans

L8-14 Typical Tower Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code		sheet no.	revision

EMAG2008

07



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BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

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KEYS

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NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV 1)
Summary of Amendments:

No Changes

(REV 2)
Summary of Amendments:

- Quay St facade blades adjusted
- Windows to corridors and room reconfigurations
- Lift overrun for single lift. (Lift stopped at L14)

(REV 6)
Summary of Amendments:

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved

(REV 7)
Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks
- additional communal area opposite lift
- new privacy screening external to southern communal area and room 23 & 21
- re-alignment of corridor and subsequent conversion of room 10 from double to single

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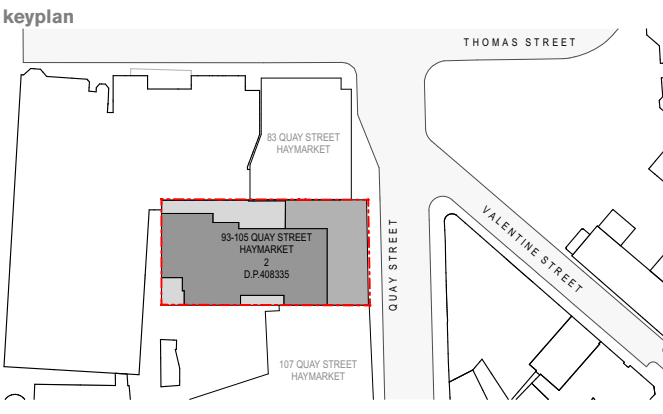
project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
General Arrangement Plans
L15 Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2008	07	

Drawing Issue for Court Hearing

- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
 - ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
 - DO NOT SCALE DRAWINGS.
 - USE FIGURED DIMENSIONS ONLY.



legend

BUILDING USE

--- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- Room number reduced to create roof terraces
- Setback from Quay St to align with neighbouring buildings

(REV 2)
Summary of Amendments:

- Windows to corridors and room reconfigurations
- Outdoor communal area increased in size
- Indoor communal area added
- Rooms added
- Hot water plant equipment shown

(REV 6)
Summary of Amendments:

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved

(REV 7)
Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks
- WC to NE communal area
- room 10 reconfigured
- new privacy screening external to southern communal area and room 9,10 & 11
- new walls adjacent to southern boundary

07	26/11/21	Joint Report Amendments	RA	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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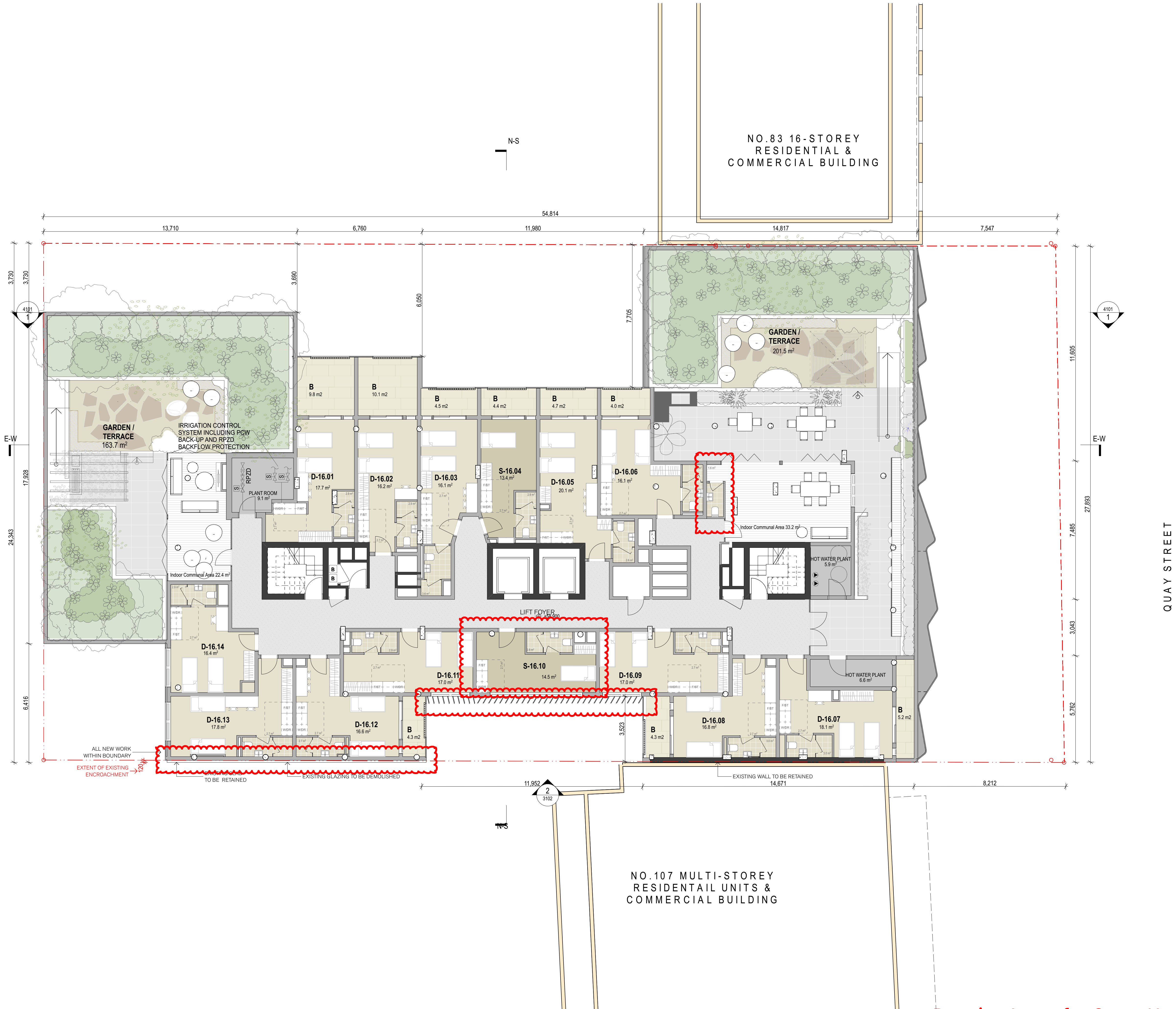
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
General Arrangement Plans
L16 Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2009	06	



Drawing Issue for Court Hearing



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV1)
Summary of Amendments:

- Room number reduced
- Level 17 is now top level

(REV 2)
Summary of Amendments:

- Windows to corridors and room reconfigurations
- Outdoor communal area adjusted
- Indoor communal area added
- Rooms added
- Room balconies increased in size

(REV 6)
Summary of Amendments:

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved

(REV 7)
Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks
- room 10 reconfigured
- new privacy screening external to southern communal area and room 9, 10 & 11
- new walls adjacent to boundary with 107 Quay St

07	26/11/21	Joint Report Amendments	RA	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

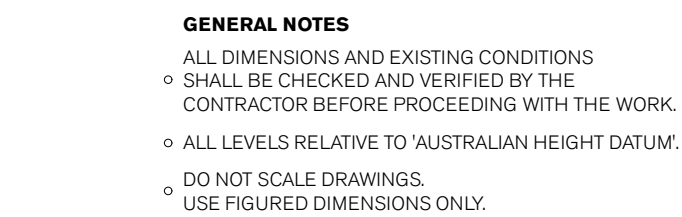
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
General Arrangement Plans
L17 Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2010	07	



- WALL TYPES
-  EXISTING FABRIC
- NEW CONSTRUCTION

- NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

- Roof plan adjusted to suit

- Roof plan adjusted to suit

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved

- roof built entirely within boundary

rev	date	name	by	chk
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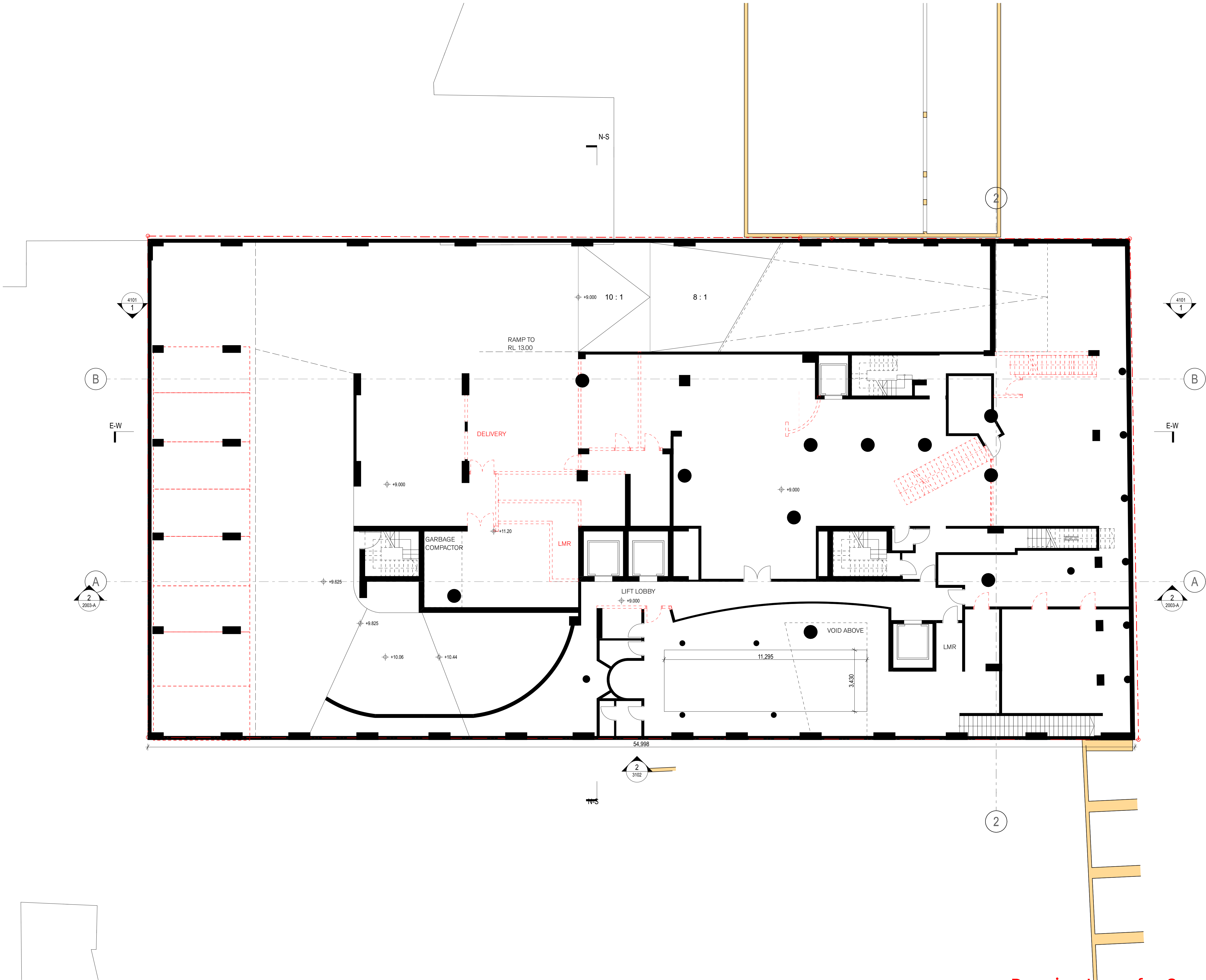
fjmt

title

General Arrangement Plans
Roof Plan

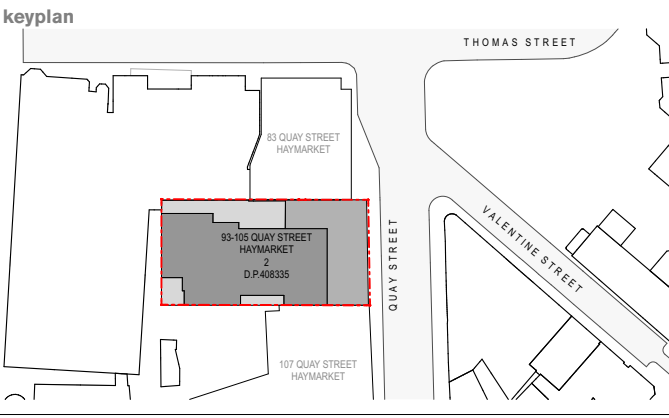
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project code	sheet no.	revision	
EMAG	2012	07	

Drawing Issue for Court Hearing



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.



legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- All carparks to be demolished

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

- minor additional demolition around waste rooms
- fire egress demolished and re-routed

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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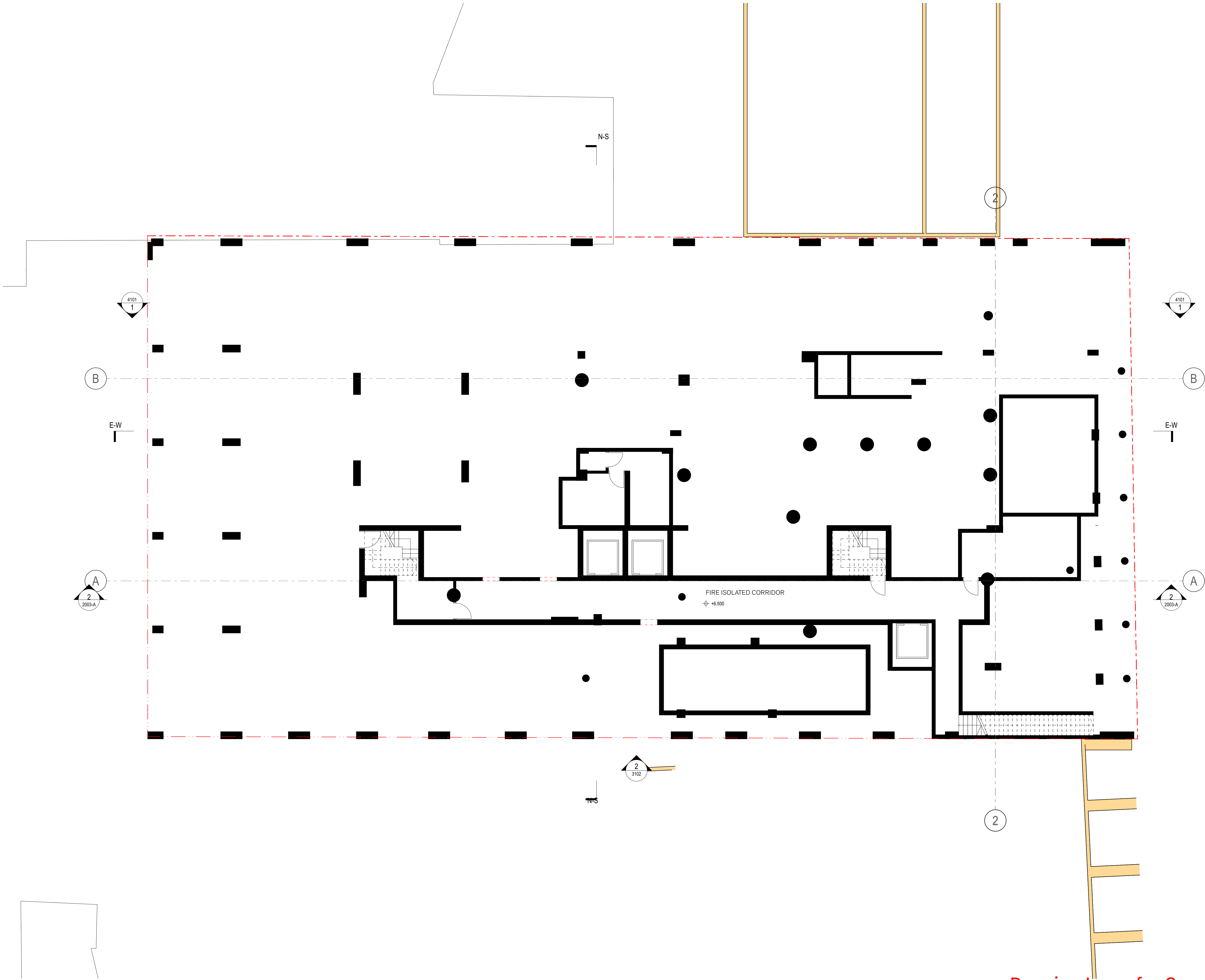
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**Demolition / Bulk Excavation
Demo Basement 1 Plan**

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	21B1	07	



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1

2

5m

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- No changes

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

- graphic corrections only

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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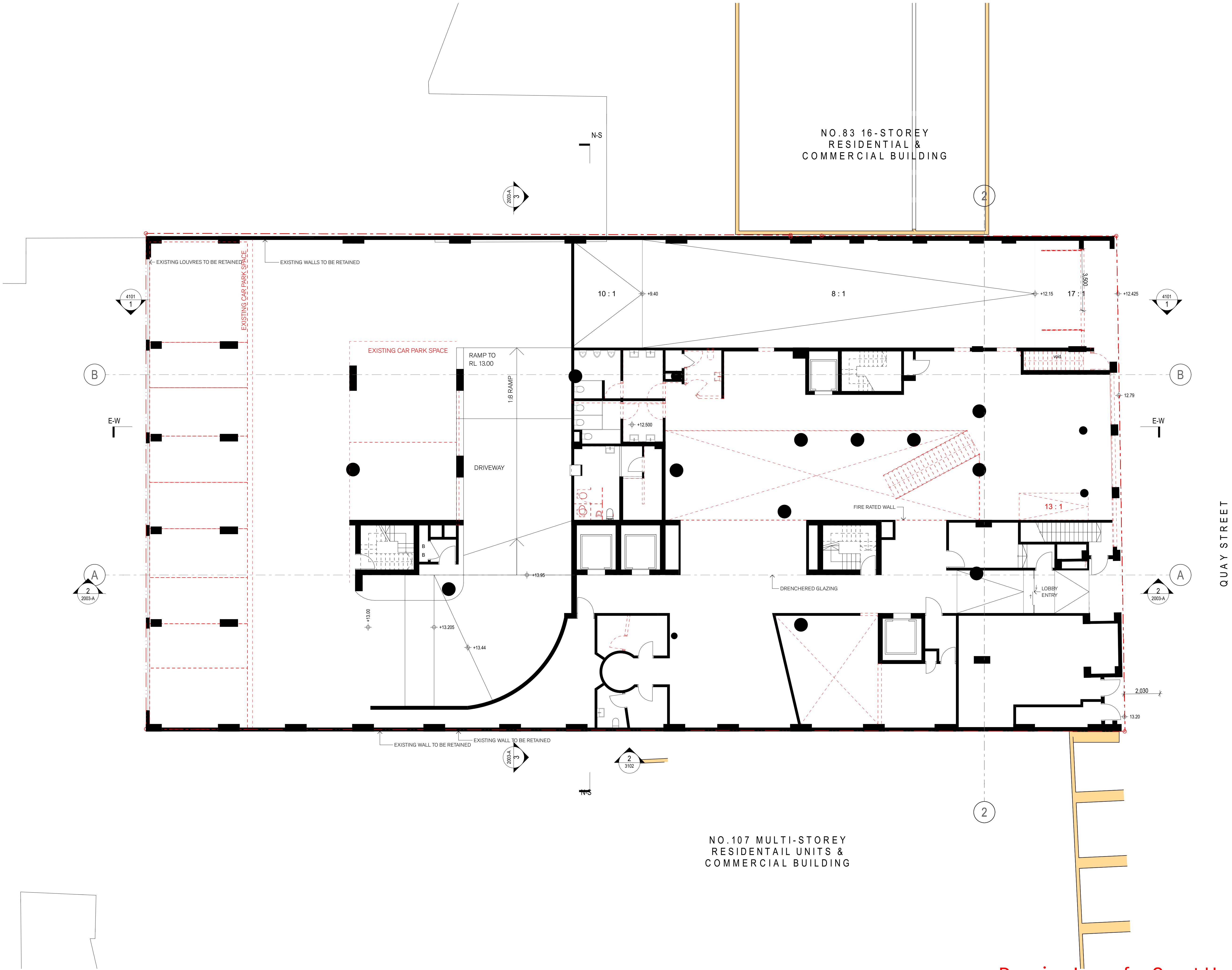


project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**Demolition / Bulk Excavation
Demo Sub Basement Plan**

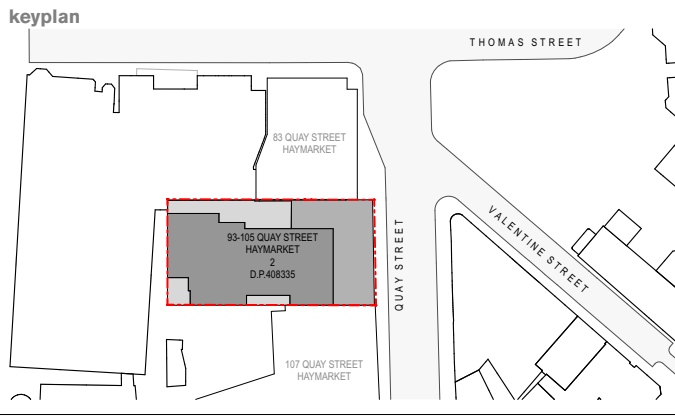
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project code	sheet no.	revision	
EMAG	21B2	07	

Drawing Issue for Court Hearing



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.



legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- No changes

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

- carpark entry doors demolished
- fire egress demolished and re-routed

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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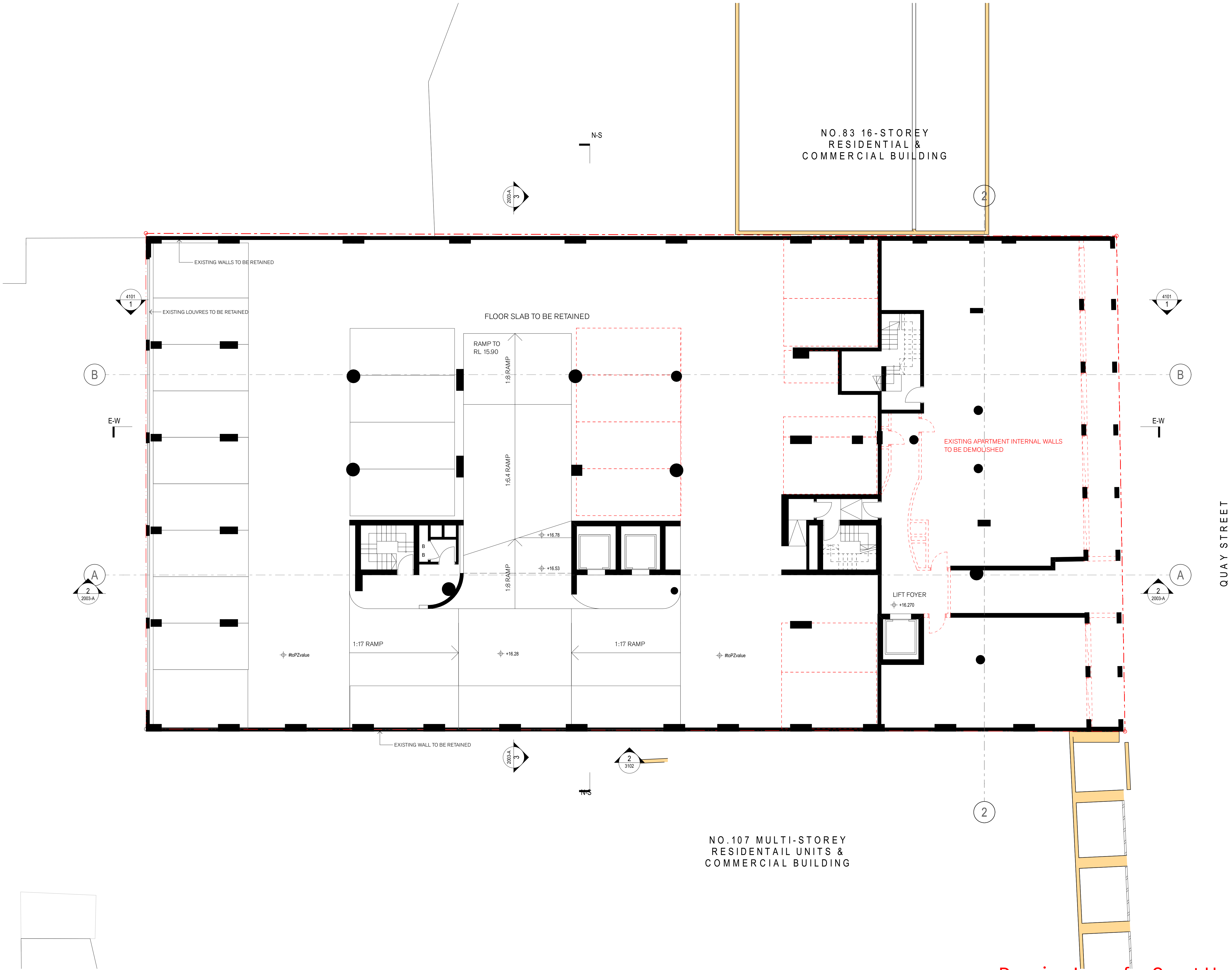
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project
EMAG Apartments
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Sydney NSW 2000

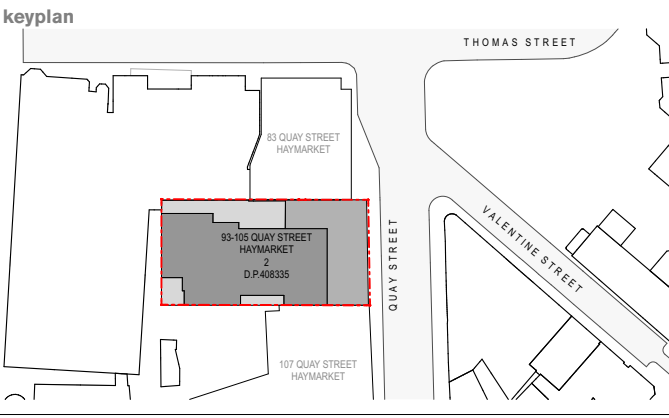
title
**Demolition / Bulk Excavation
Demo Ground Floor Plan**

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2100	07	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.



legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- Some carparks to be retained

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

- no changes

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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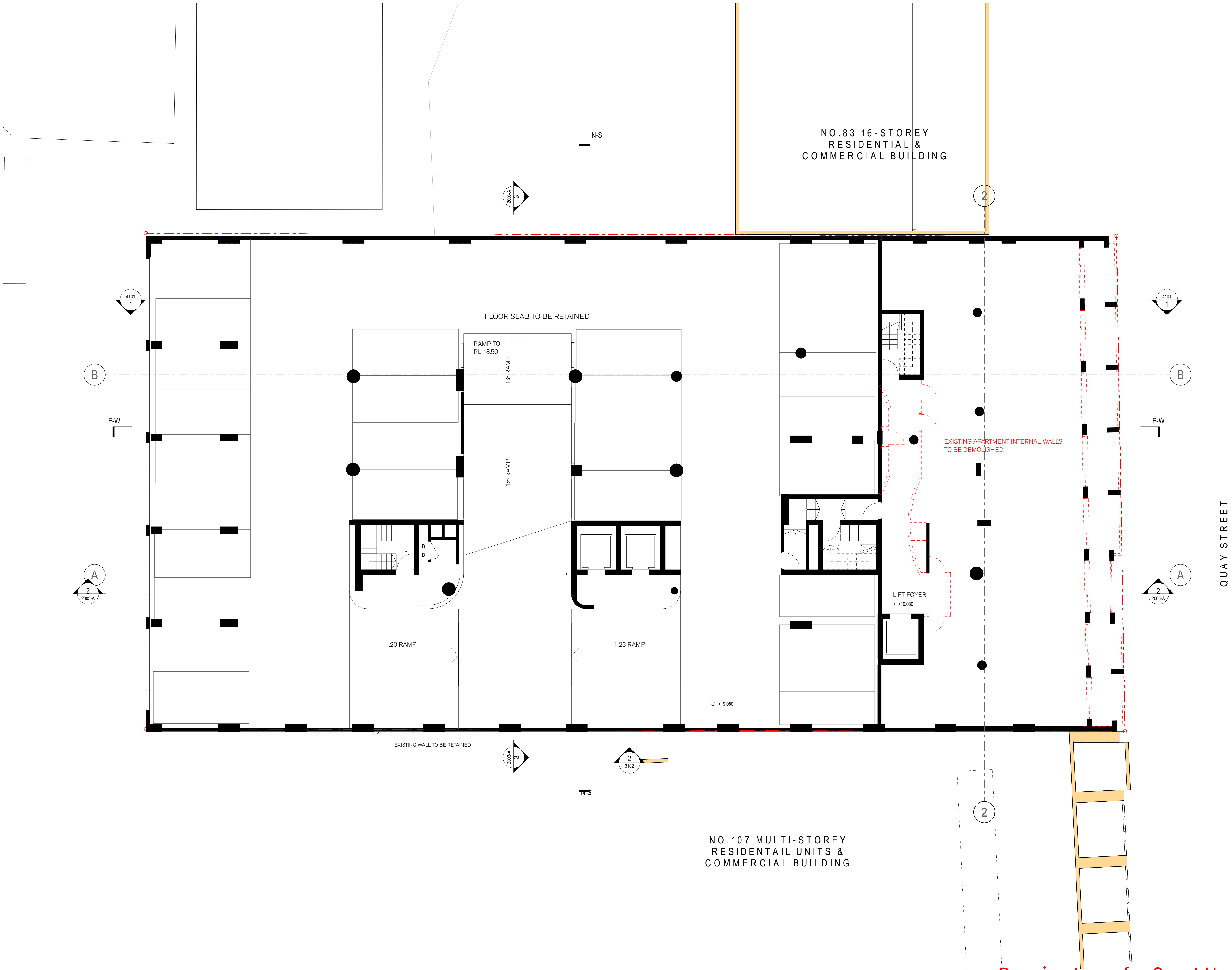
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**Demolition / Bulk Excavation
Demo L1 Podium Floor Plan**

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2101	07	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- All carparks to be retained

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

- no changes

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**Demolition / Bulk Excavation
Demo L2 Podium Floor Plan**

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2102	07	

Drawing Issue for Court Hearing



NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

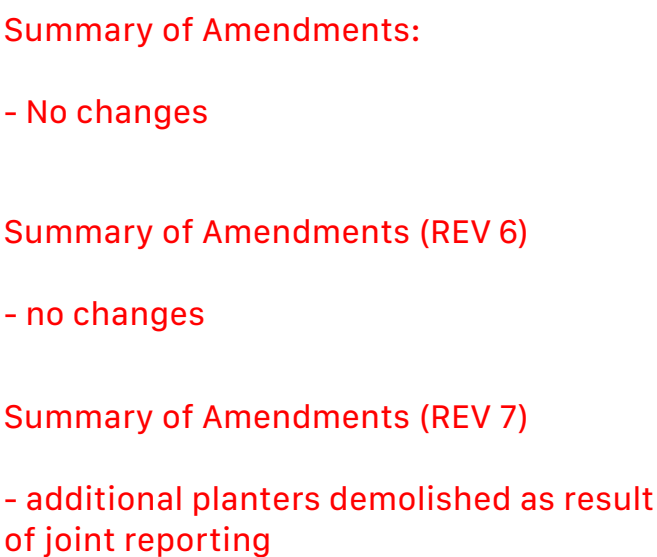
Summary of Amendments:

- Ramp to Level 2 to be demolished

Summary of Amendments (REV 6)

- no openings to north and south facade

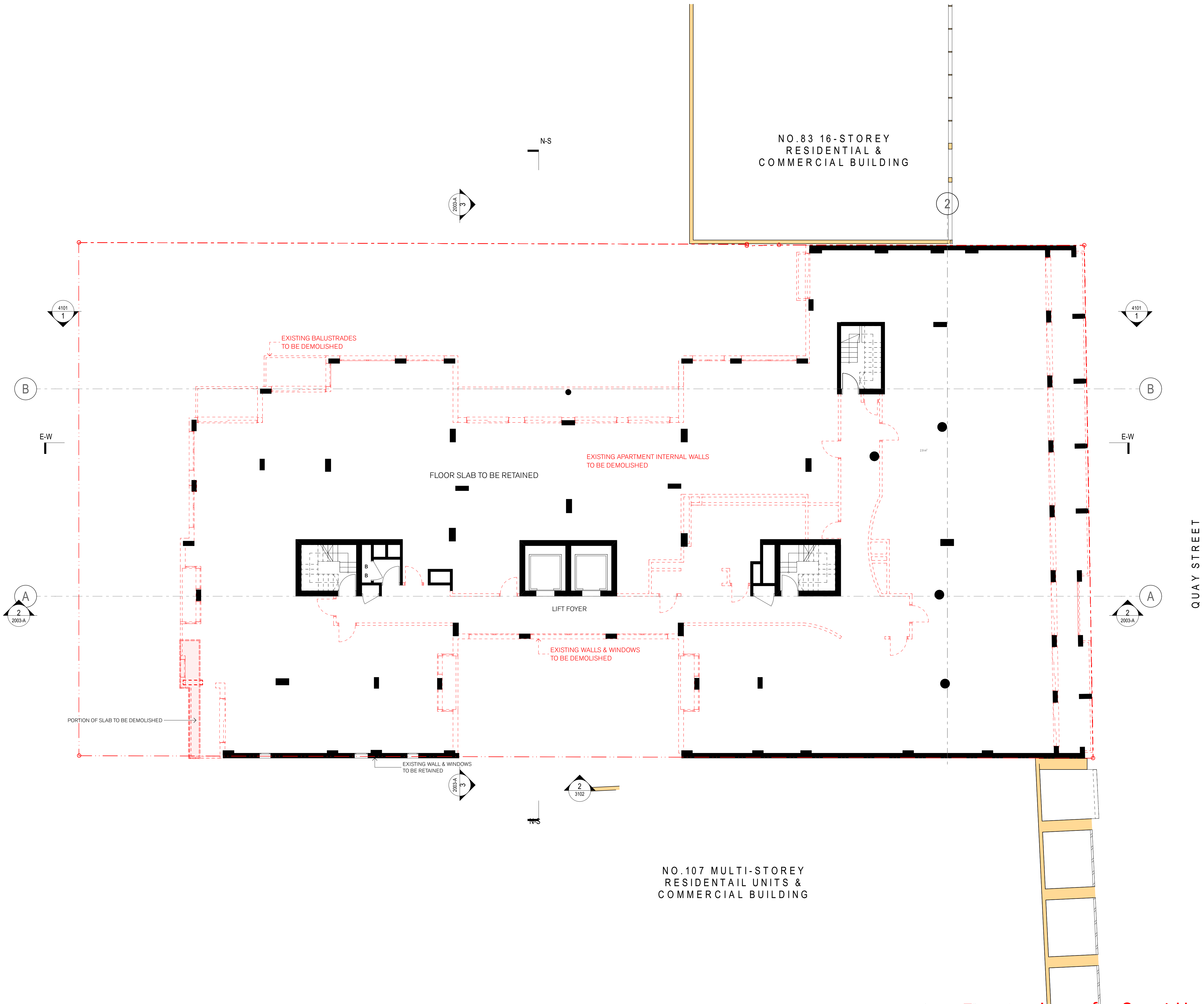
scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2103	07	



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title
Demolition / Bulk Excavation
Demo L4 Podium Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2104	07	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- No changes

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

- minor graphic and annotation changes

06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

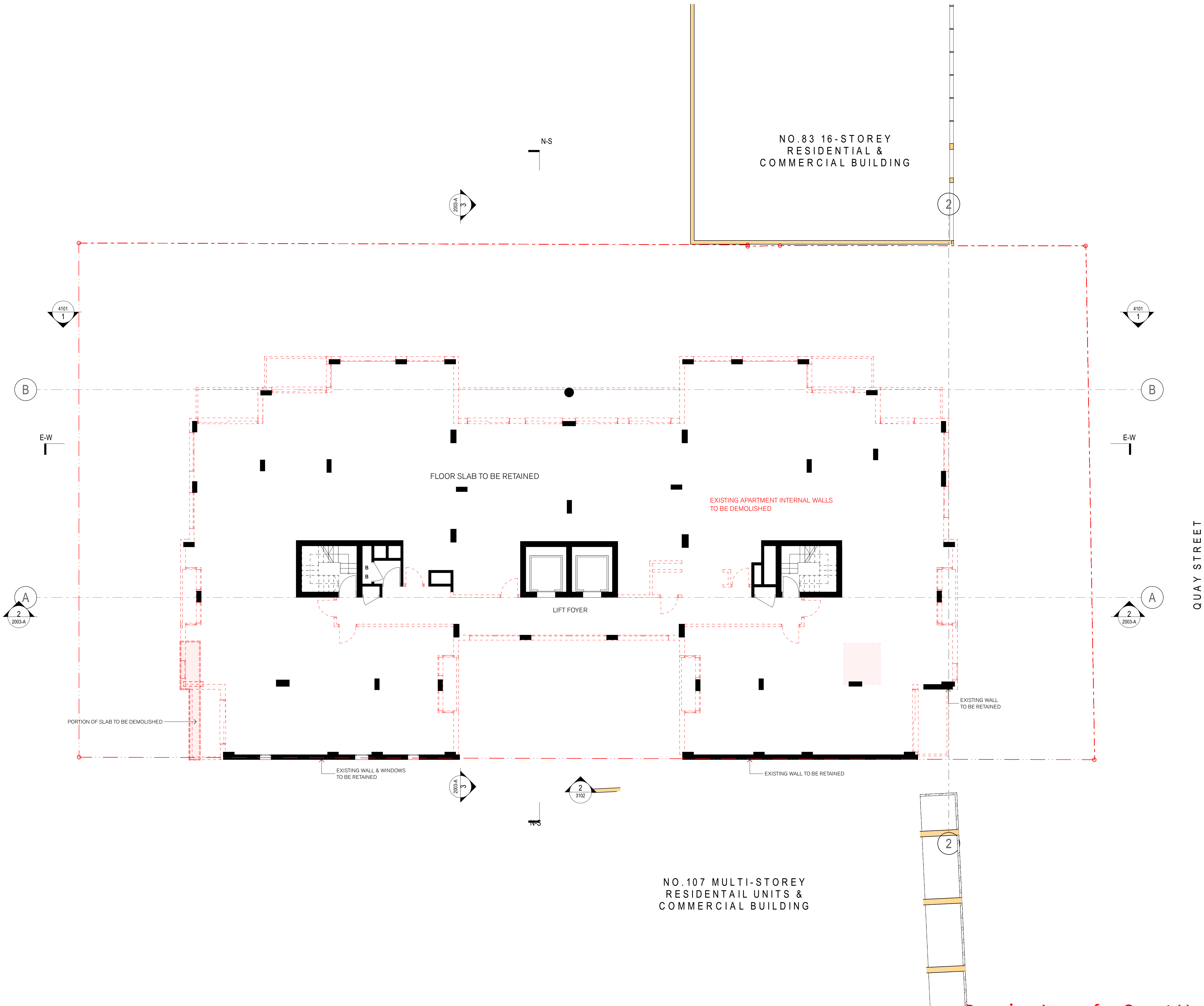
rev	date	name	by	chk
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**Demolition / Bulk Excavation
Demo L5 Podium Floor Plan**

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2105	07	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- No changes

Summary of Amendments (REV 6)


- no changes

Summary of Amendments (REV 7)

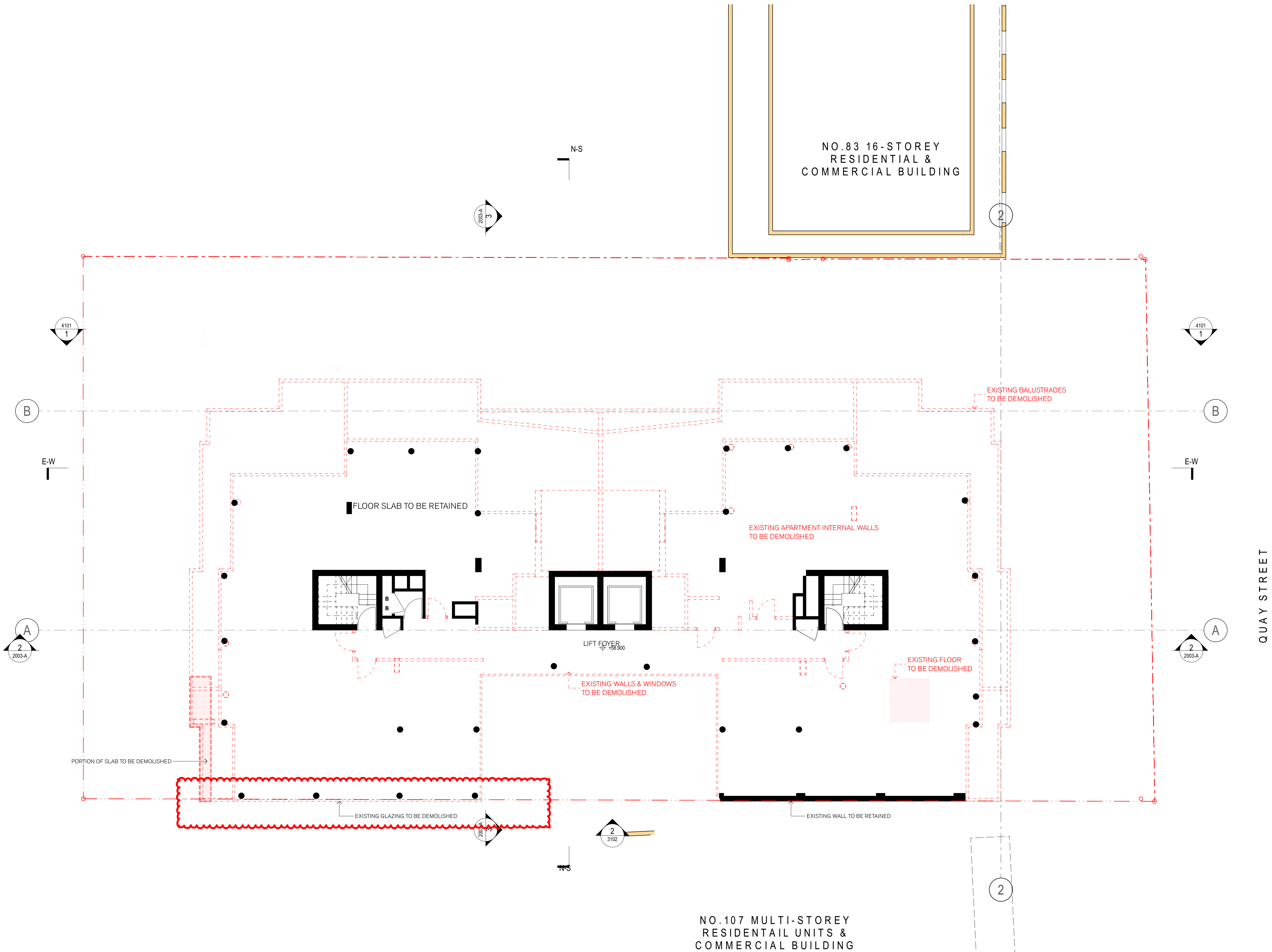
- minor graphic and annotation changes

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS
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project				
EMAG Apartments				
93-105 Quay Street				
Sydney NSW 2000				
title				
Demolition / Bulk Excavation				
Demo L8-15 Typical Floor Plan				
scale	1:100 @ A1	first issued	14/9/21	
project code	sheet no.	revision		
EMAG	2108	07		



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- No changes

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

-additional demolition of a glazed wall along southern boundary

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

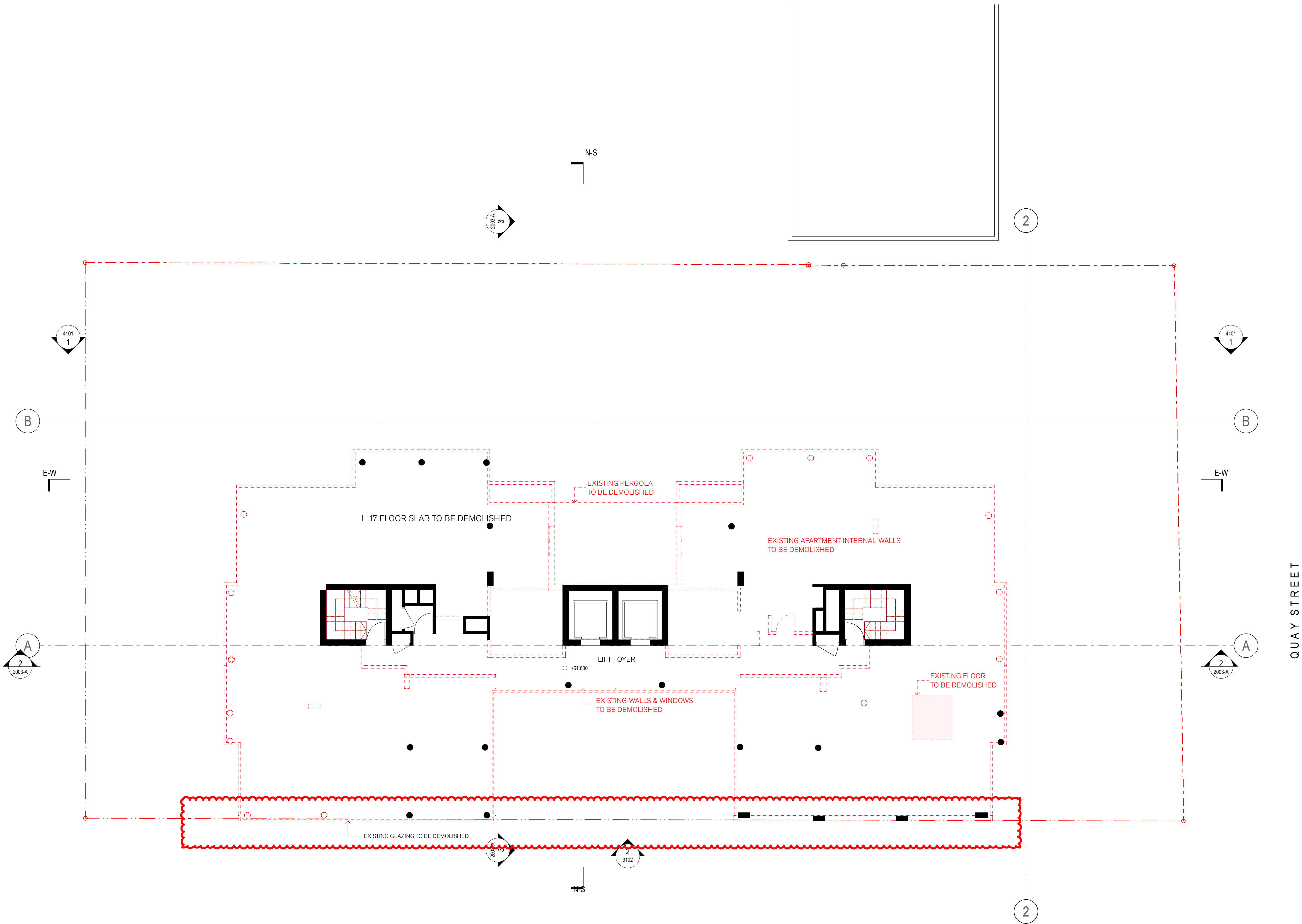
rev	date	name	by	chk
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**Demolition / Bulk Excavation
Demo L16 Floor Plan**

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2109	07	



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- No changes

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

-additional demolition of glazed and concrete wall along southern boundary

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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sydney melbourne uk
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**Demolition / Bulk Excavation
Demo L17 Floor Plan**

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2110	07	

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GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.

DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

keyplan

legend

EXISTING FABRIC

EXISTING FABRIC TO BE REMOVED

FLOOR OR ROOF TO BE REMOVED

NOTE:

GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- No changes

Summary of Amendments (REV 6)

- no changes

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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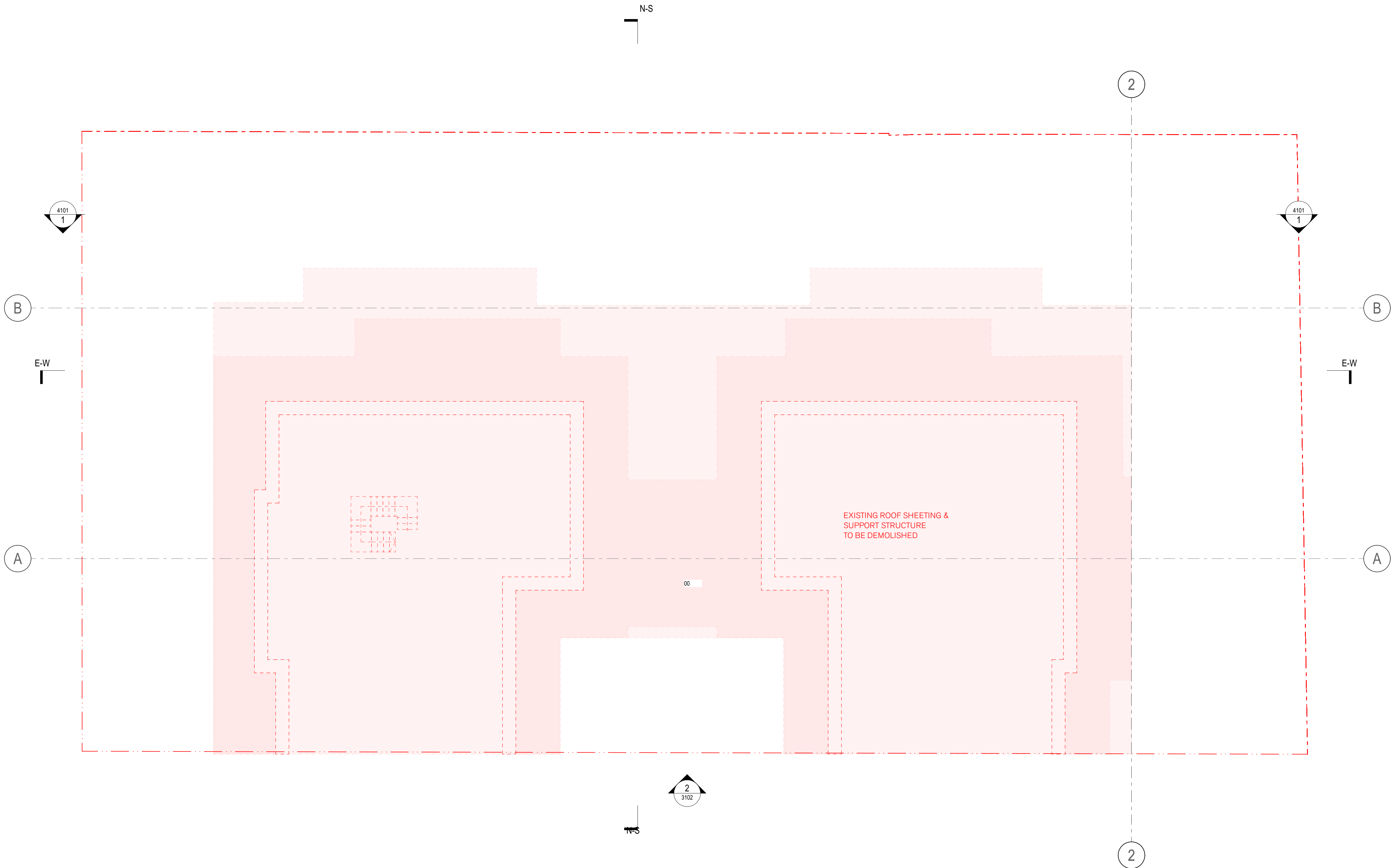
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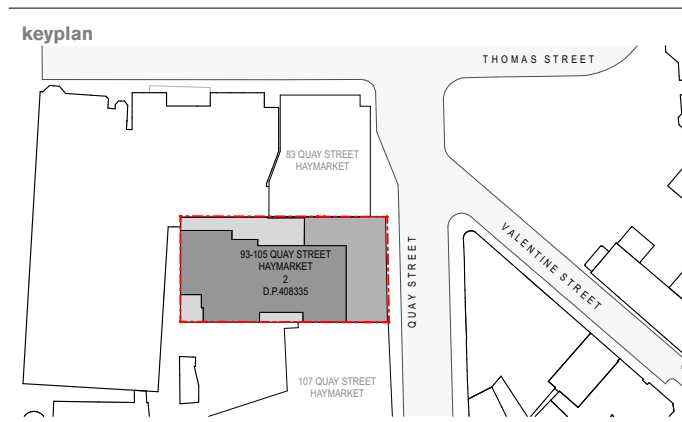
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title

Demolition / Bulk Excavation
Demo L18 Roof Plan

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2111	07	





NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV 2)
Summary of Amendments:

- Roof terraces adjusted
- Building height to match existing at 64.95m

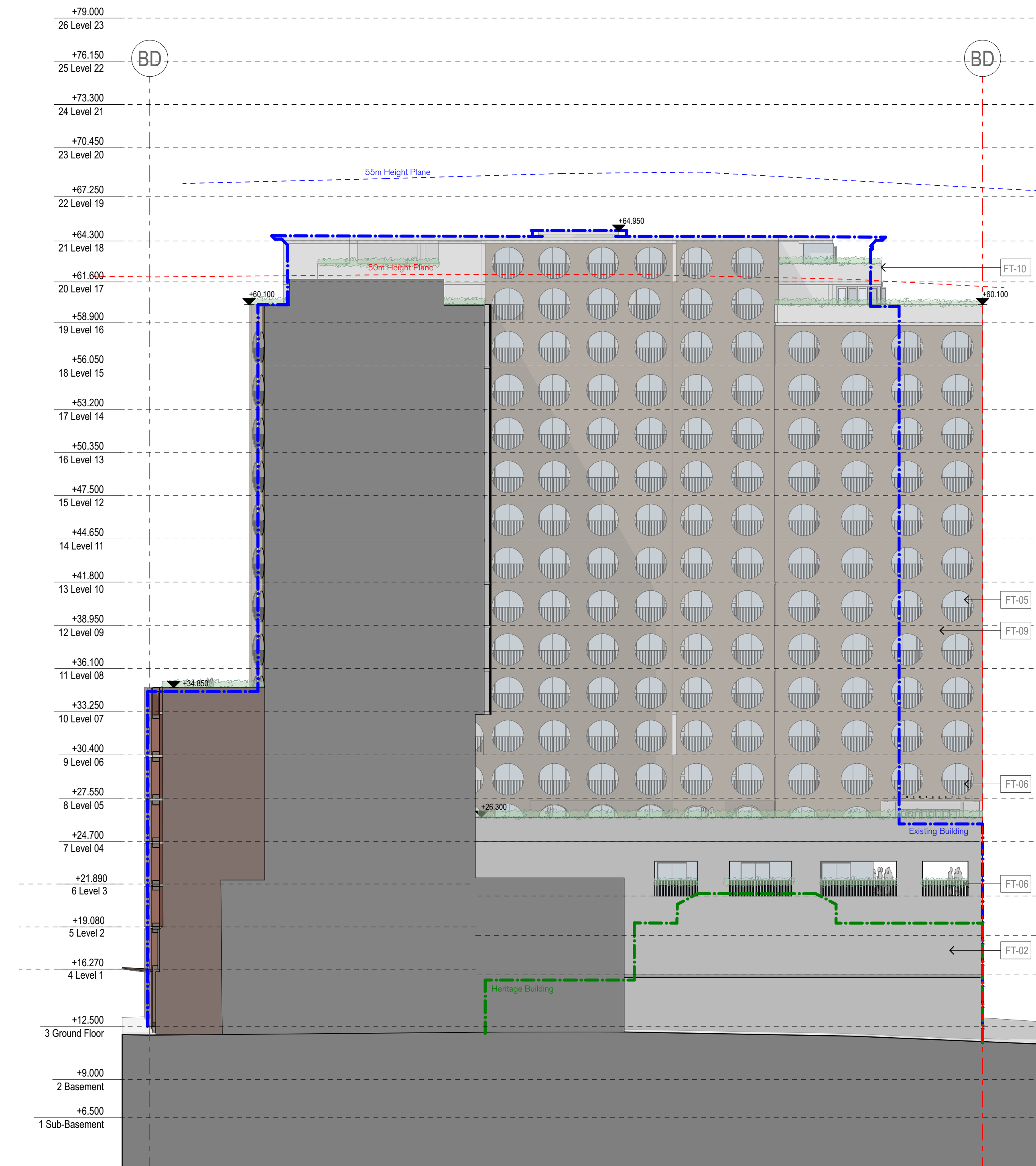
(REV 7)
Summary of Amendments:

- driveway reduced
- booster cabinet relocated into driveway area to allow for additional glazing to retail

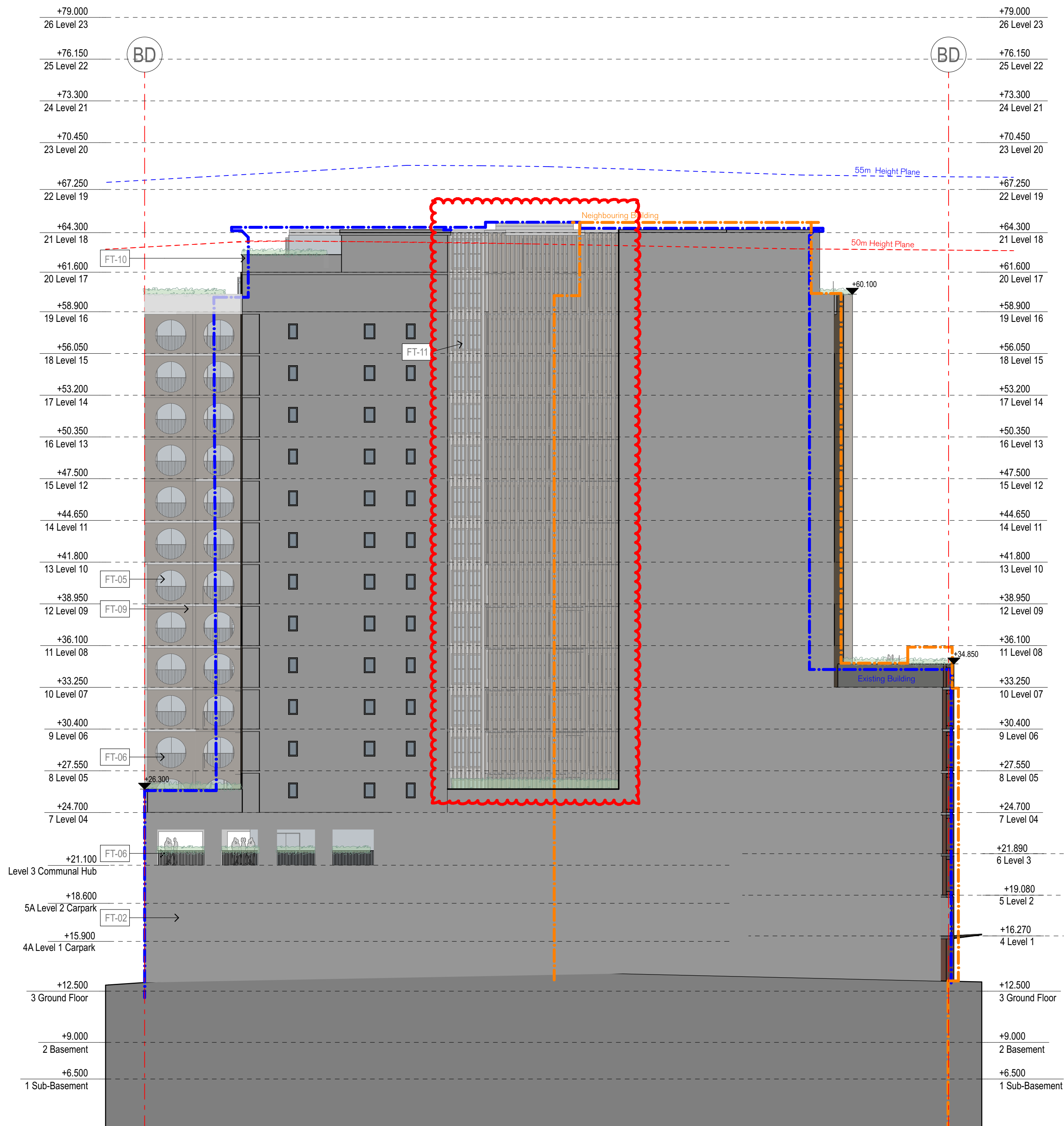
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sydney melbourne uk
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title
3100 1:200 Elevations
East Elevation (Quay St)

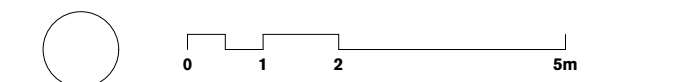
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project code	sheet no.	revision	
EMAG	3100	07	



1 ELEVATION North Elevation 1:200

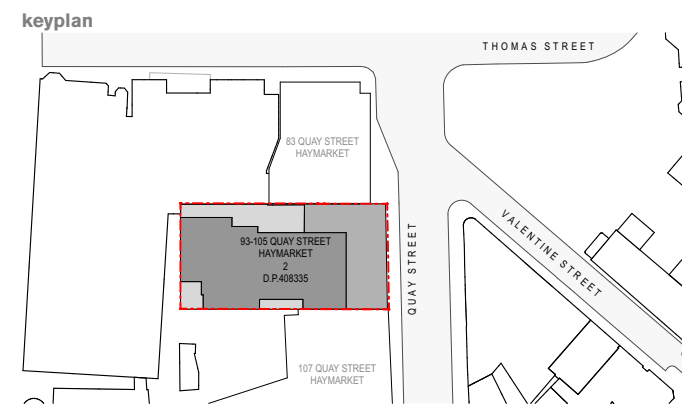


2 ELEVATION South Elevation 1:200



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.



FACADE TYPES	
FT-01	RECYCLED BRICK WORK
FT-02	EXISTING CONCRETE WALL
FT-03	ANODISED ALUMINIUM AWNING
FT-04	ANODISED ALUMINIUM C-CHANNEL
FT-05	GLAZING
FT-06	BAULTRADE
FT-07	MASONRY CLADDING
FT-08	TIMBER PERGOLA
FT-09	PERFORATED ANODISED ALUMINIUM SCREEN
FT-10	RENDERED CONCRETE WALL
FT-11	FRED ANODISED ALUMINIUM LOUVRES (COLOUR TO MATCH SCREEN)

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV 1)
Summary of Amendments:

- Level 19 & 18 removed
- Level 17 & 16 reduced footprint

- EXISTING BUILDING
- NEIGHBOURING BUILDING
- HERITAGE BUILDING

(REV 2)
Summary of Amendments:

- Roof terraces adjusted
- Building height to match existing at 64.95m

(REV 6)
Summary of Amendments:

- new openings to level 3
- minor adjustments to perforated screen facade

(REV 7)
Summary of Amendments:

- fixed aluminium louvres to new communal area and adjacent rooms to improve privacy

07	26/11/21	Joint Report Amendments	KS/RA	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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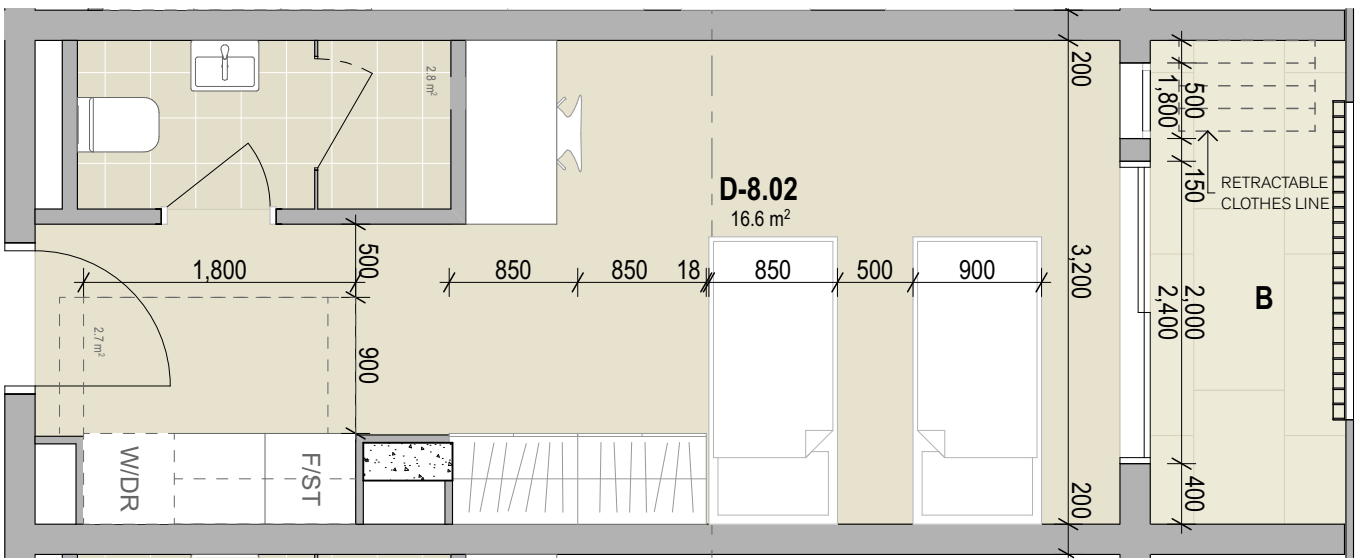


project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

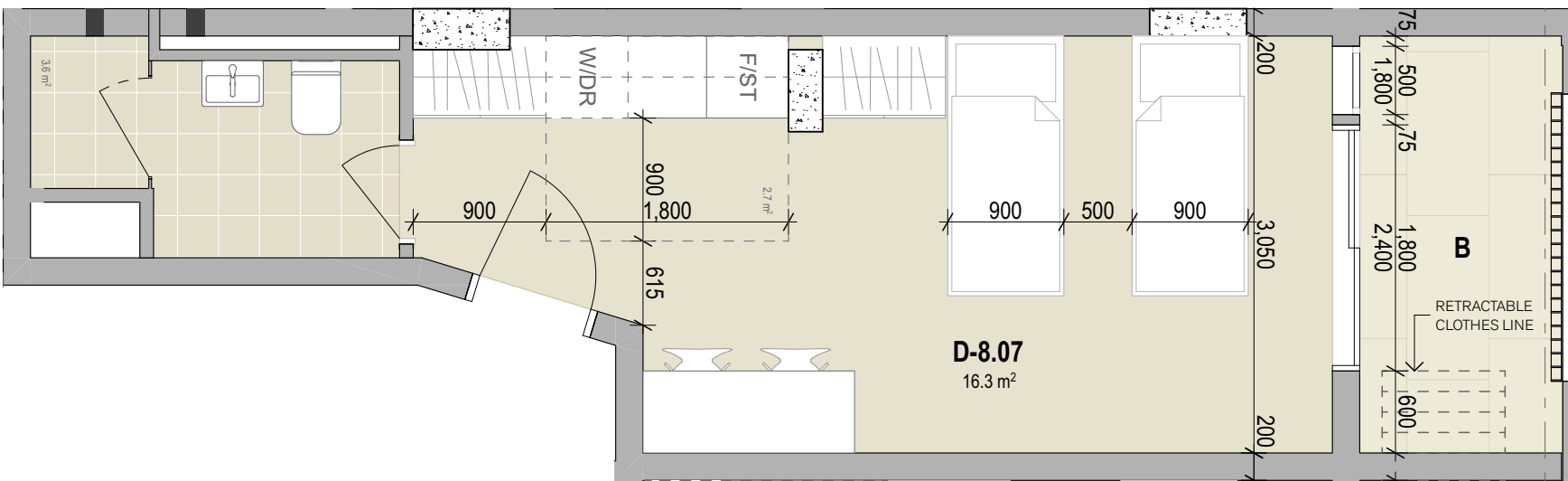
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3100 1:200 Elevations
North and South Elevations

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project code	sheet no.	revision	
EMAG	3102	07	

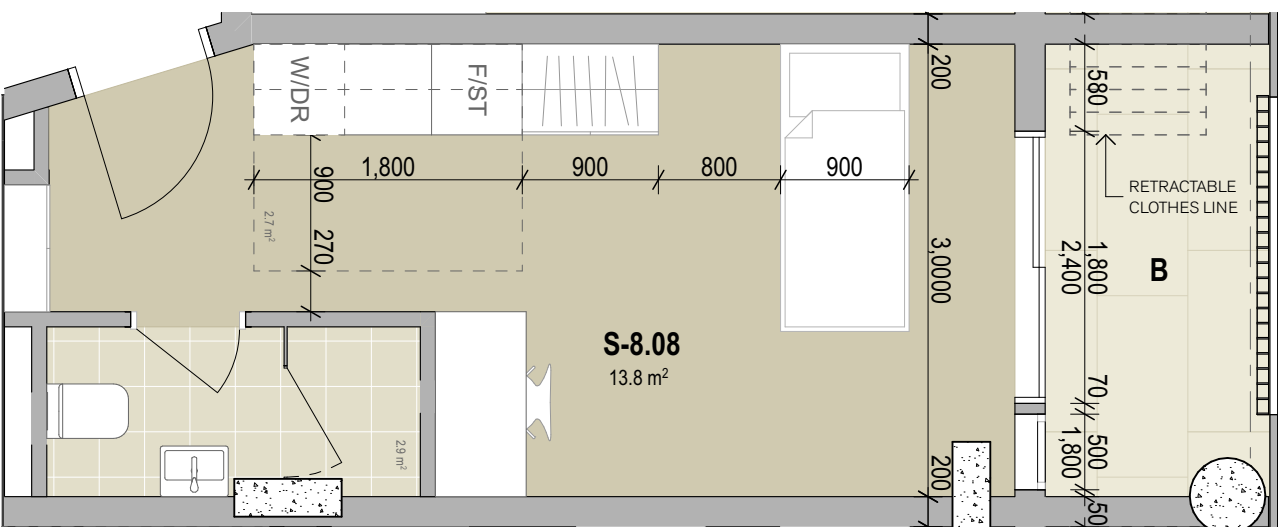
Drawing Issue for Court Hearing



1 PLAN Room Type A
1:50



2 PLAN Room Type B
1:50



3 PLAN Room Type C
1:50

TYPE A

Level 1

RM 02 - RM 04
RM 06

Level 2-3

RM 03 - RM 05

Level 4

RM 01
RM 02
RM 04
RM 11
RM 14 - RM 15
RM 17

Level 5-6

RM 01 - RM 04
RM 06
RM 13
RM 15 - RM 17
RM 19

Level 7

RM 01 - RM 04
RM 06
RM 15

Level 8-14 Typical Floor

RM 01 - RM 04
RM 06
RM 13
RM 14
RM 17

Level 15

RM 01 - RM 04
RM 06
RM 13
RM 14
RM 17

Level 16-17

RM 02

TYPE B

Level 4

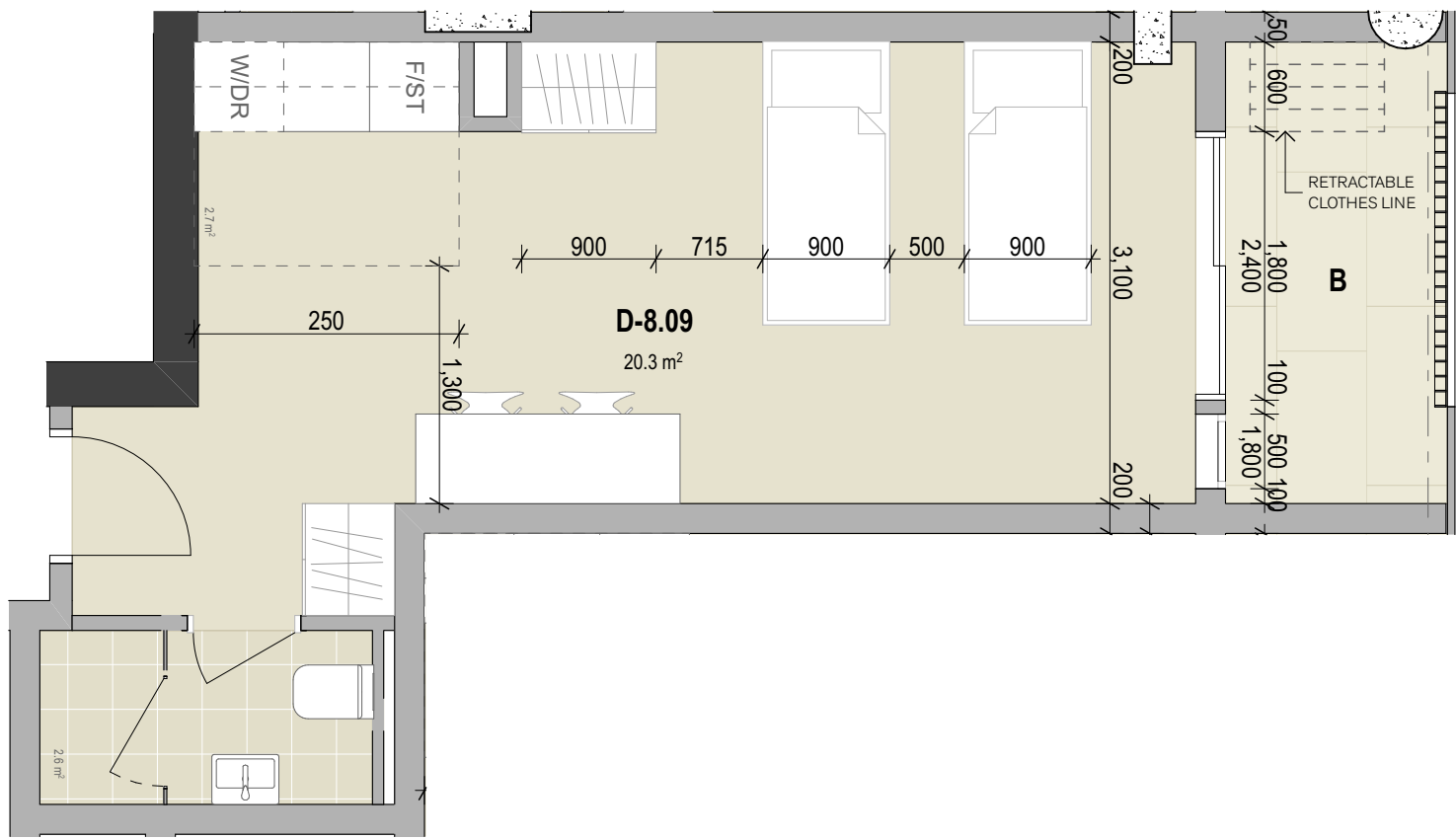
RM 05

Level 5-15

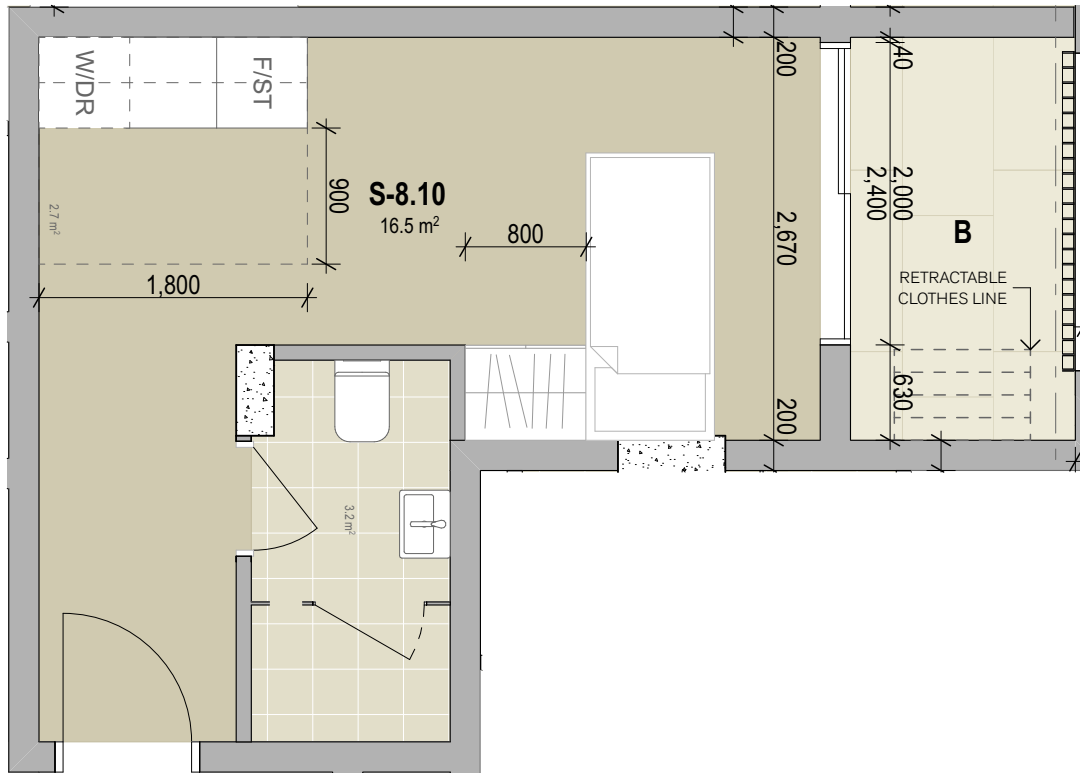
RM 07

Level 16-17

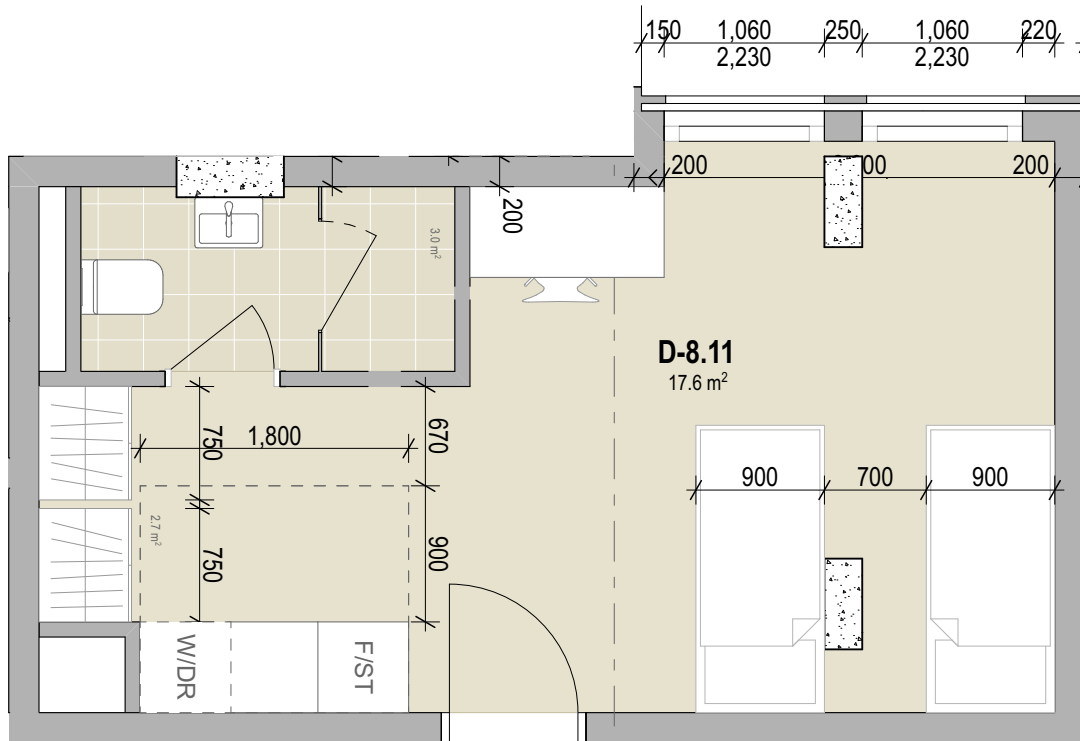
RM 03



4 PLAN Room Type D
1:50



5 PLAN Room Type E
1:50



6 PLAN Room Type F
1:50

TYPE E

Level 7-15

RM 10

Level 16-17

RM 06

TYPE F

Level 7-15

RM 11

TYPE D

Level 4

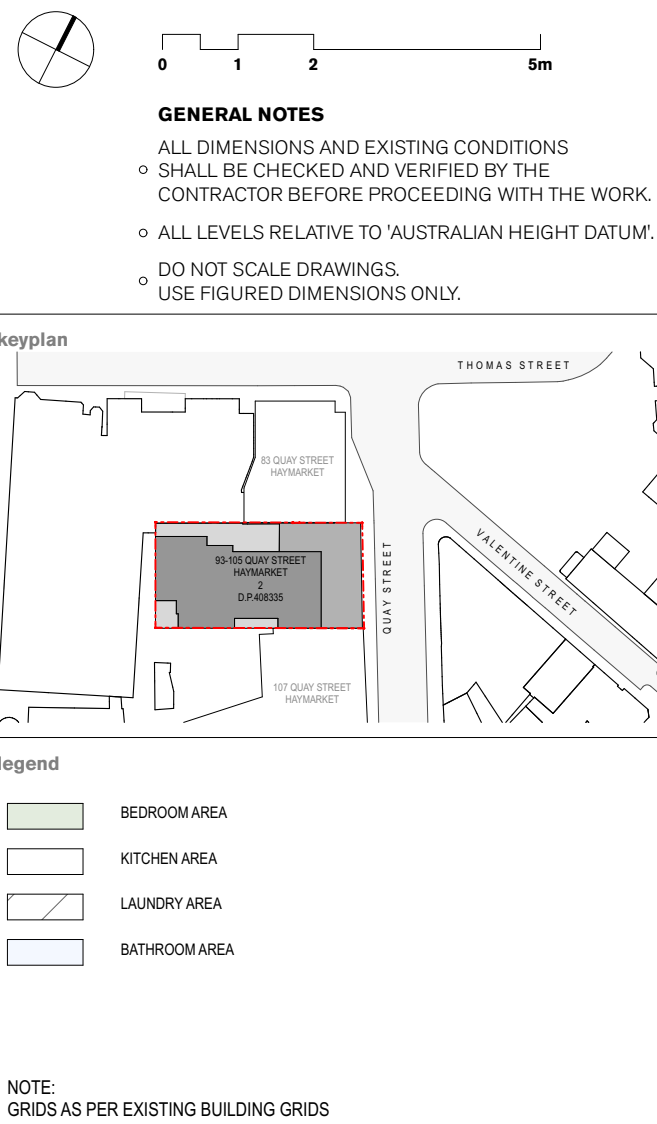
RM 07

Level 5-15

RM 09

Level 16-17

RM 05



Summary of Amendments:

(REV 2)
New room layouts to all levels

(REV 7)
Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks

Note:
All units of the same type are similar, different lengths and widths might apply but the overall arrangement is the same

07	26/11/21	Joint Report Amendments	RA	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
Compliance Diagrams
Typical Units

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	5202	07	

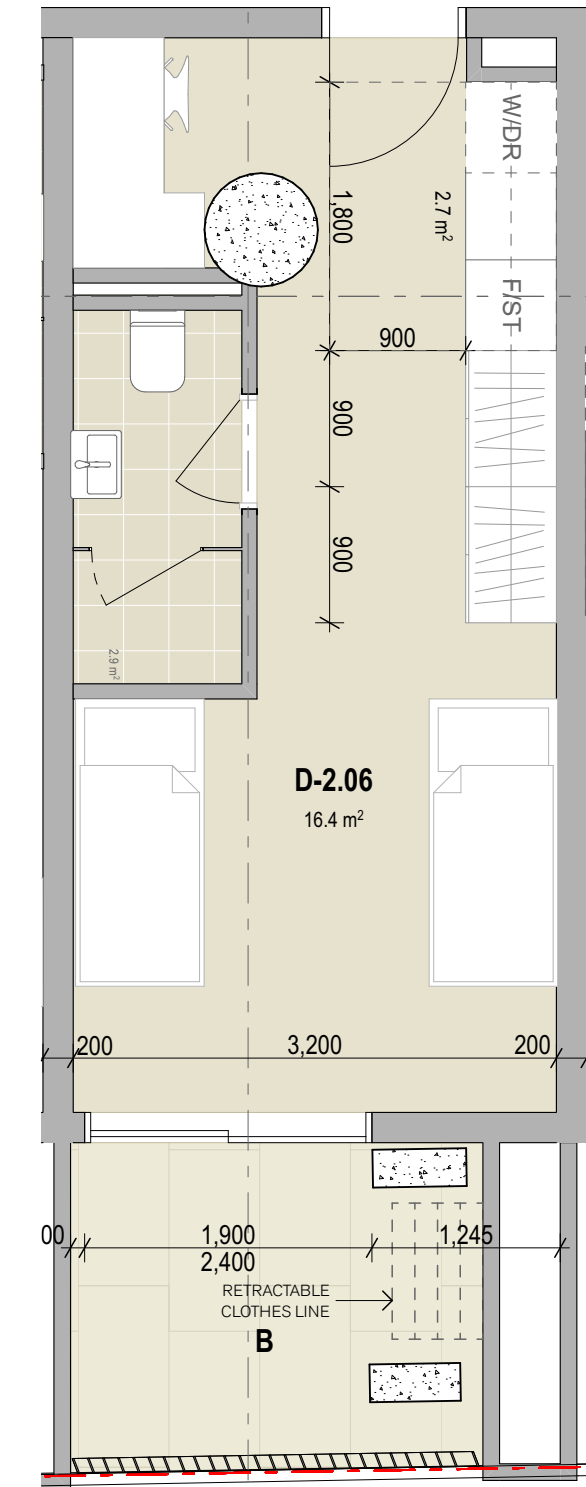
0125m

keyplan

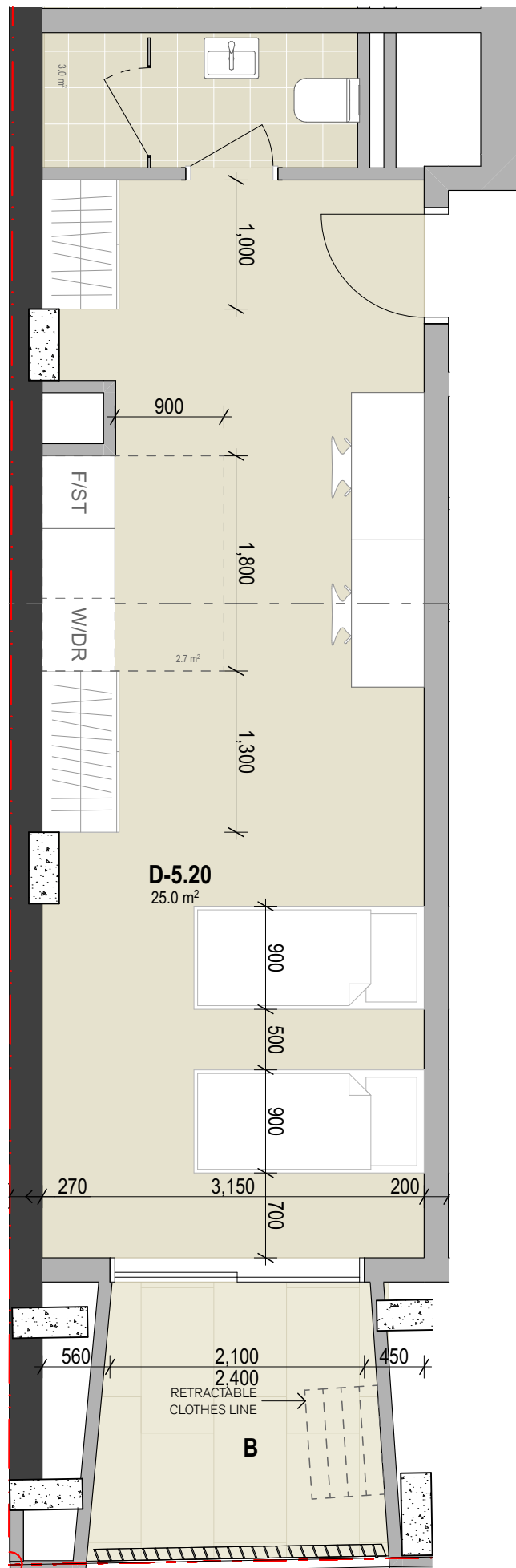
GENERAL NOTES

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◦ SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
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◦ USE FIGURED DIMENSIONS ONLY.

legend



1 PLAN Room Type S
1:50

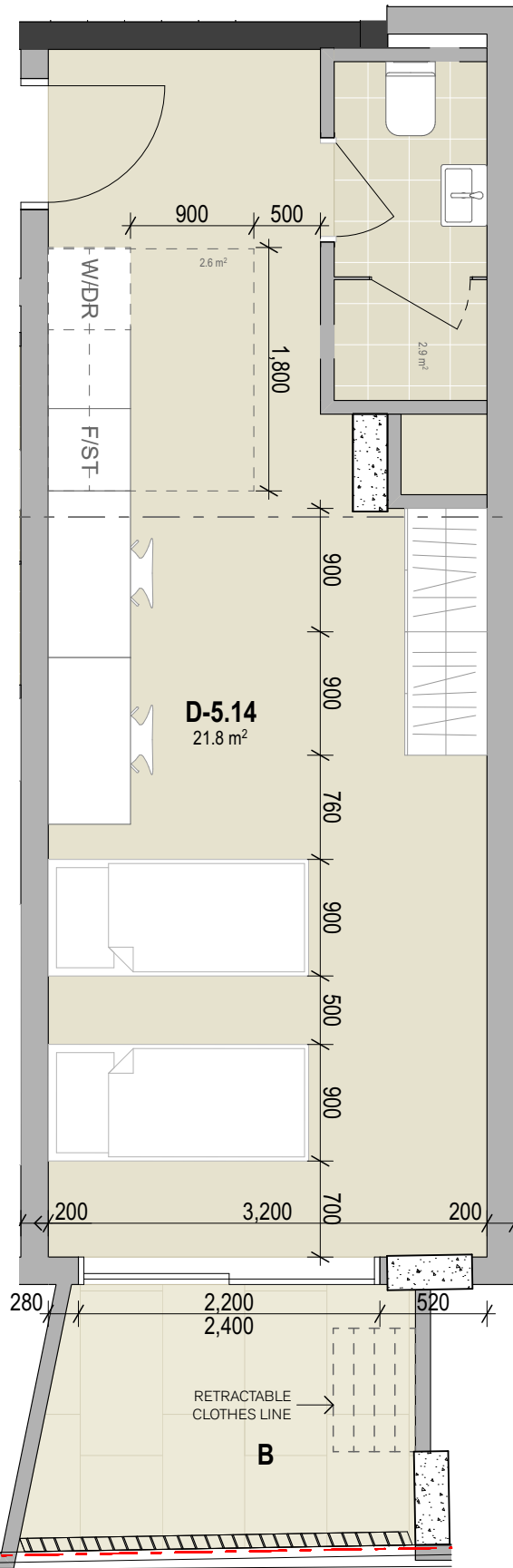


2 PLAN Room Type T
1:50

TYPE R
Level 2-3
RM 02
RM 06

TYPE S
Level 4
RM 18

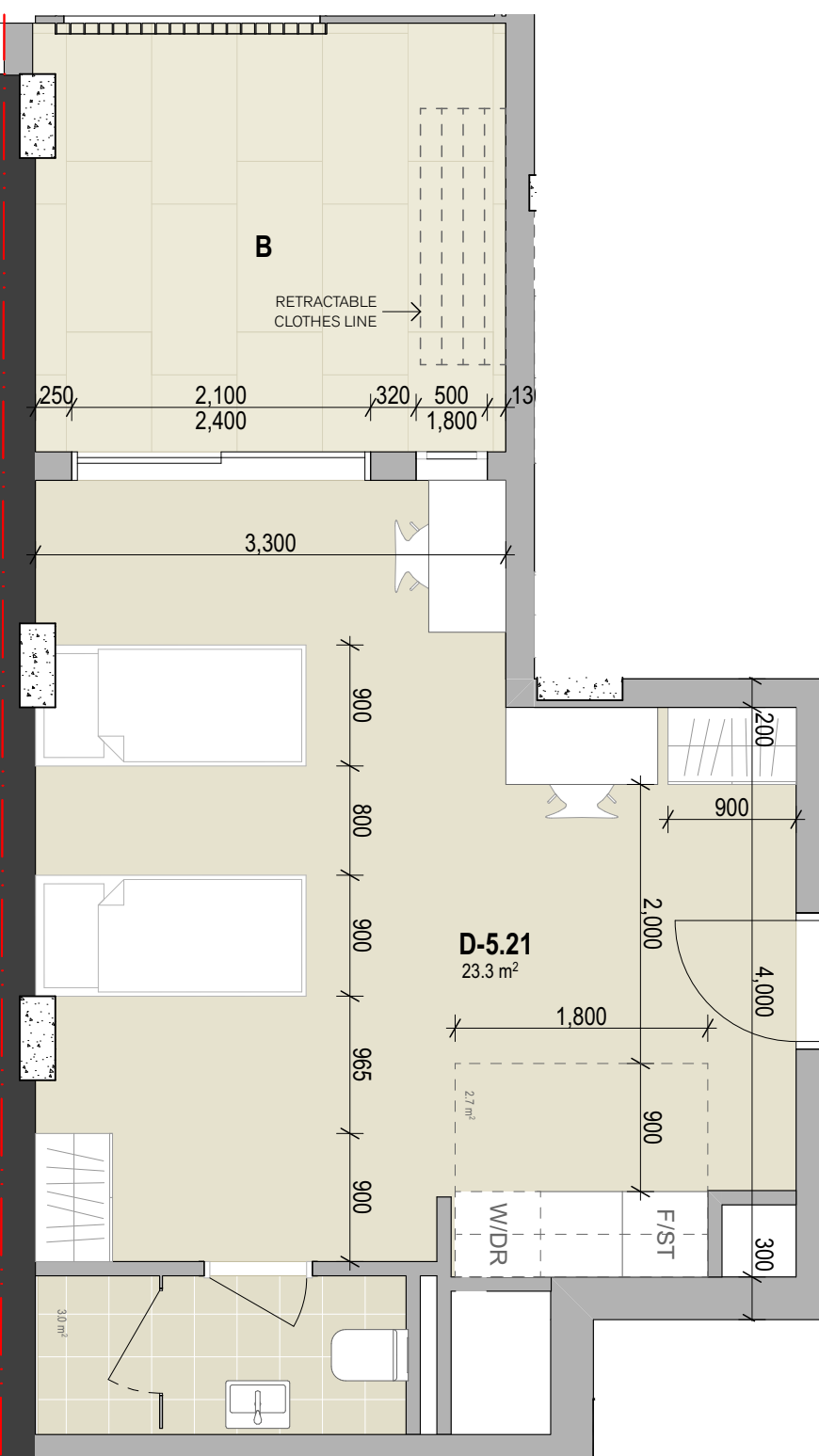
Level 5-6
RM 20



3 PLAN Room Type U
1:50

TYPE T
Level 4
RM 12

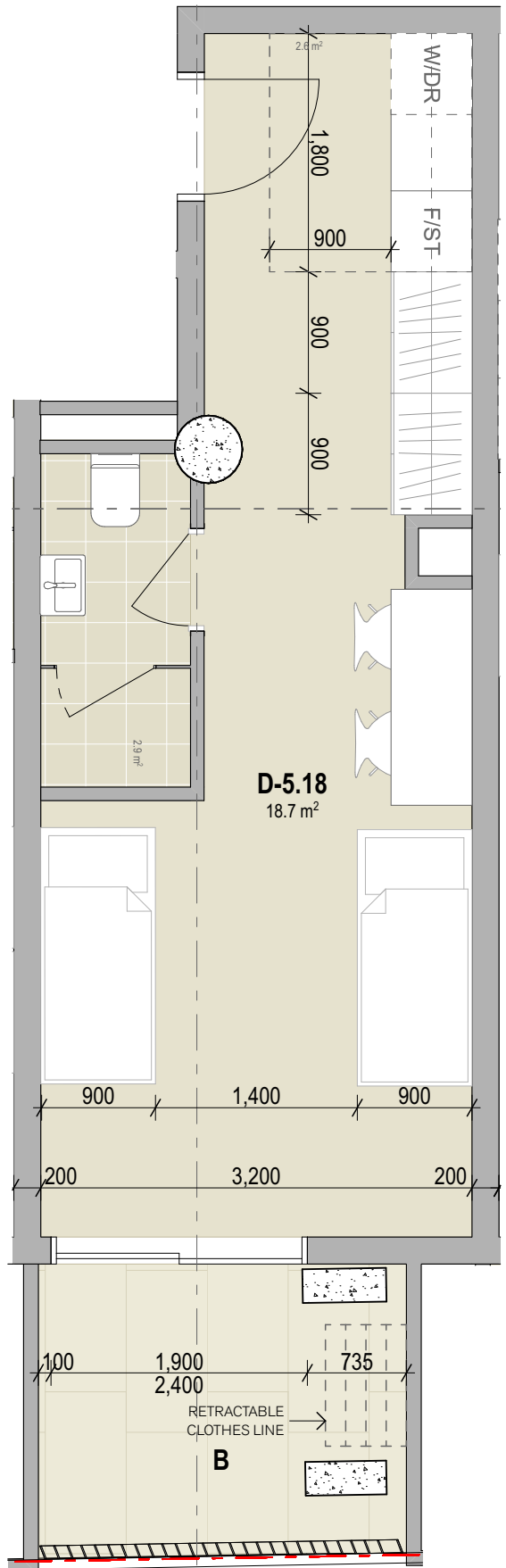
Level 5-6
RM 14



4 PLAN Room Type V
1:50

TYPE U
Level 4
RM 19

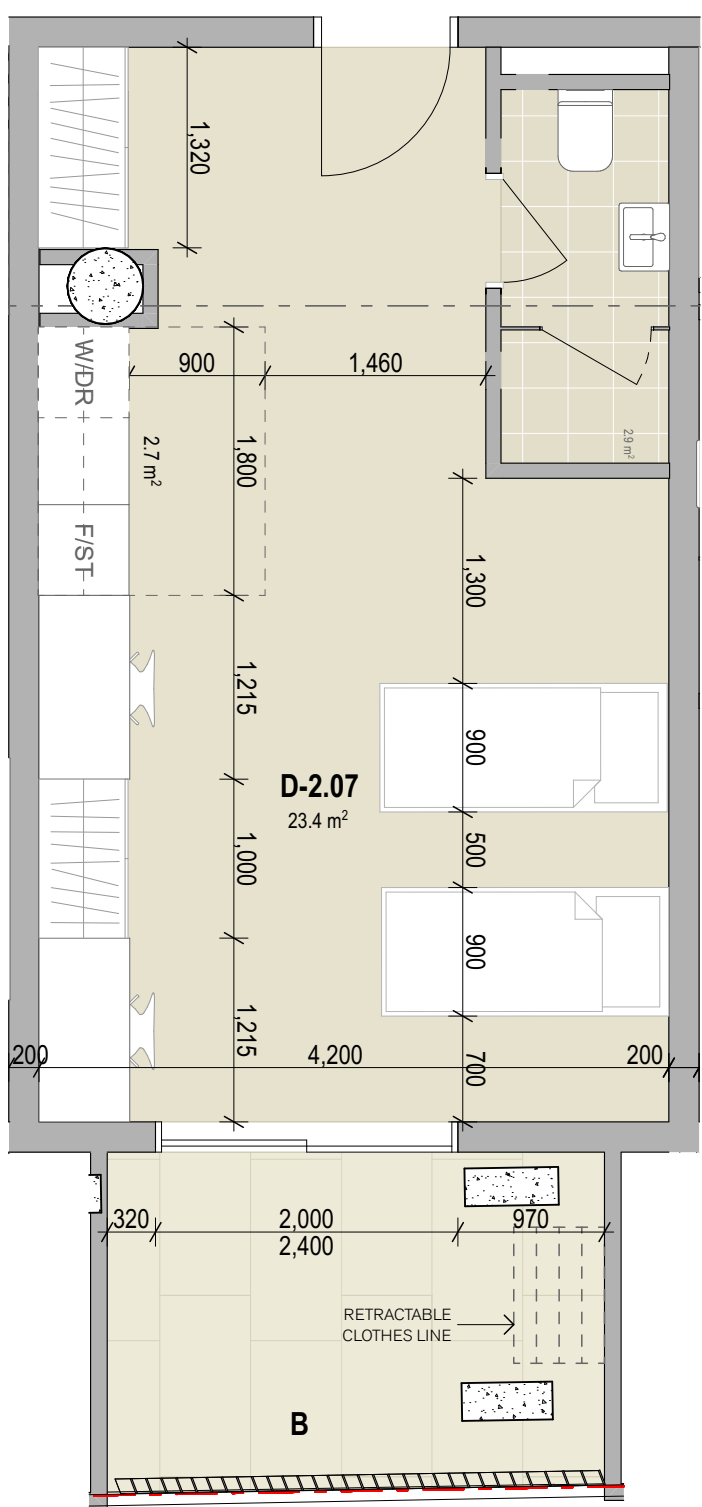
Level 5-6
RM 21



5 PLAN Room Type W
1:50

TYPE V
Level 4
RM 16

Level 5-6
RM 18



6 PLAN Room Type S
1:50

TYPE W
Level 2-3
RM 07

Summary of Amendments:

(REV 2)
New room layouts to all levels

(REV 7)
Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks

Note:
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07	26/11/21	Joint Report Amendments	RA	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
rev	date	name	by	chk

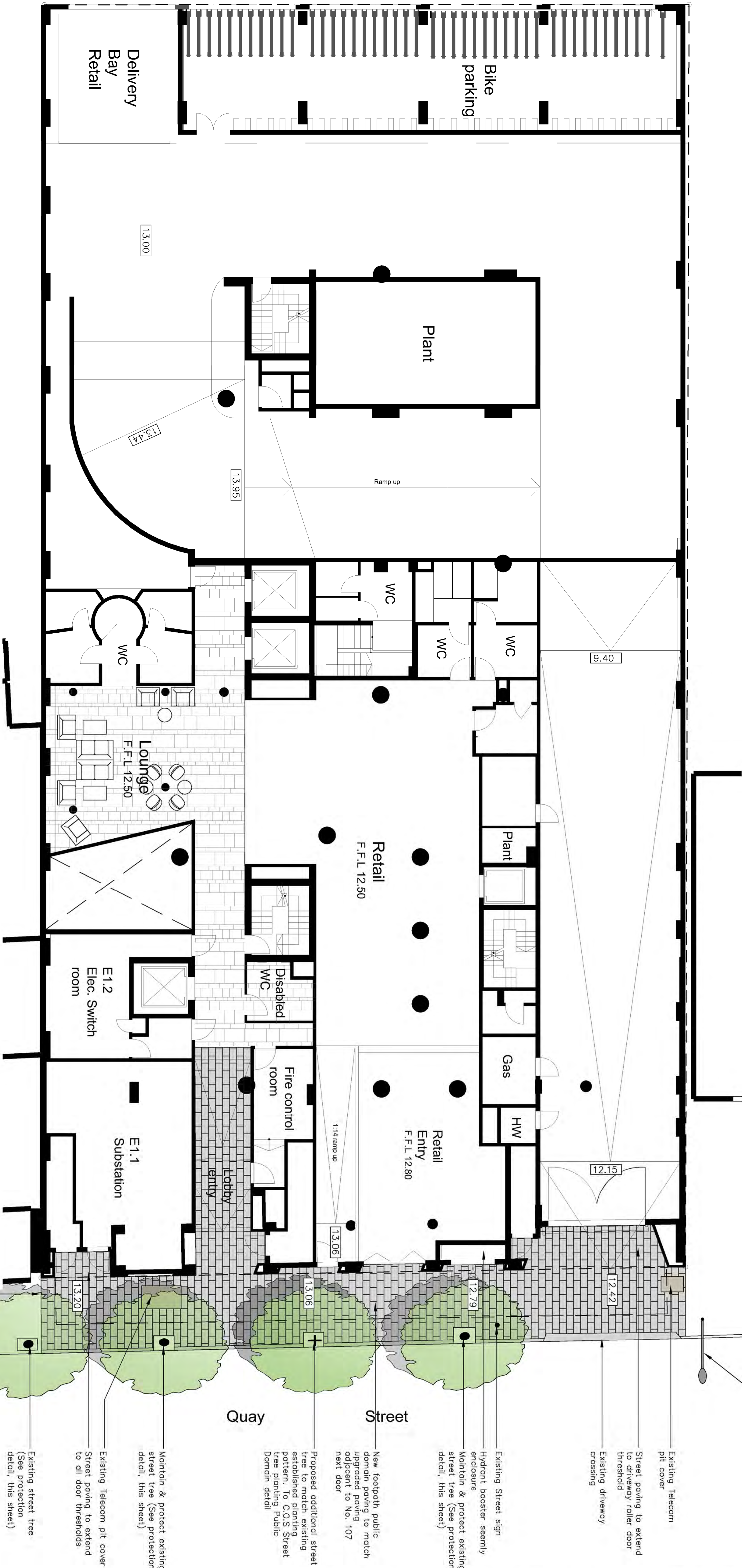
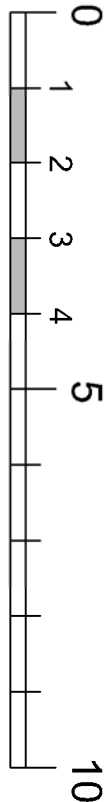
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project
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Sydney NSW 2000

title
**Compliance Diagrams
Typical Units (3)**

scale	1:100 @ A1	first issued	DD/MM/YYYY
project code	sheet no.	revision	

EMAG 5205 07

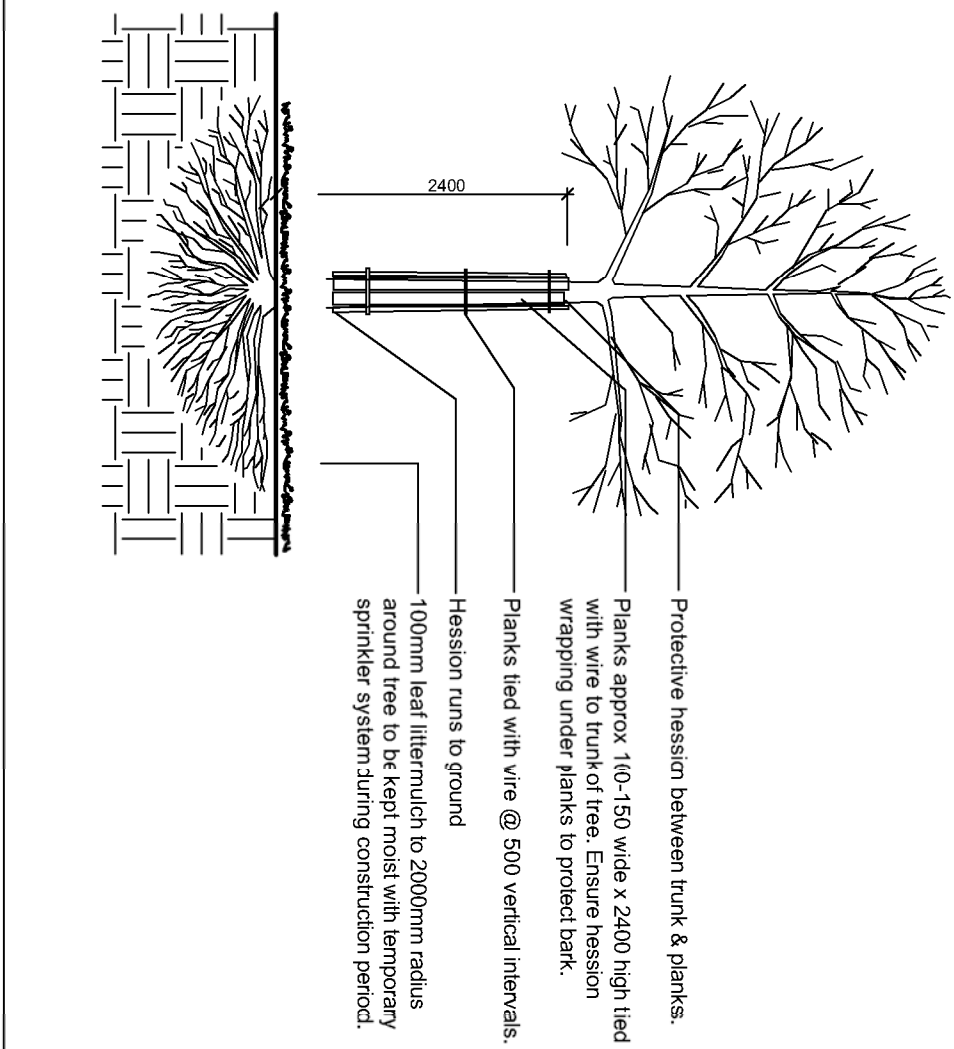


Drawing schedule

- Sheet 1: Ground floor plan & drawing schedule
- Sheet 2: Level 3 plan
- Sheet 3: Level 4 plan
- Sheet 4: Level 4 sections / elevations AA – CC
- Sheet 5: Level 5 typical plan
- Sheet 6: Level 7 plan
- Sheet 7: Level 7 section and elevations DD – FF
- Sheet 8: Level 8 – 15 typical plan
- Sheet 9: Level 16 plan
- Sheet 10: Level 16 sections & elevation GG – II
- Sheet 11: Level 17 plan
- Sheet 12: Details & notes
- Sheet 13: In-situ planter areas layout
- Sheet 14: Landscape lighting plan A
- Sheet 15: Landscape lighting plan B & fixtures

Detail 1.

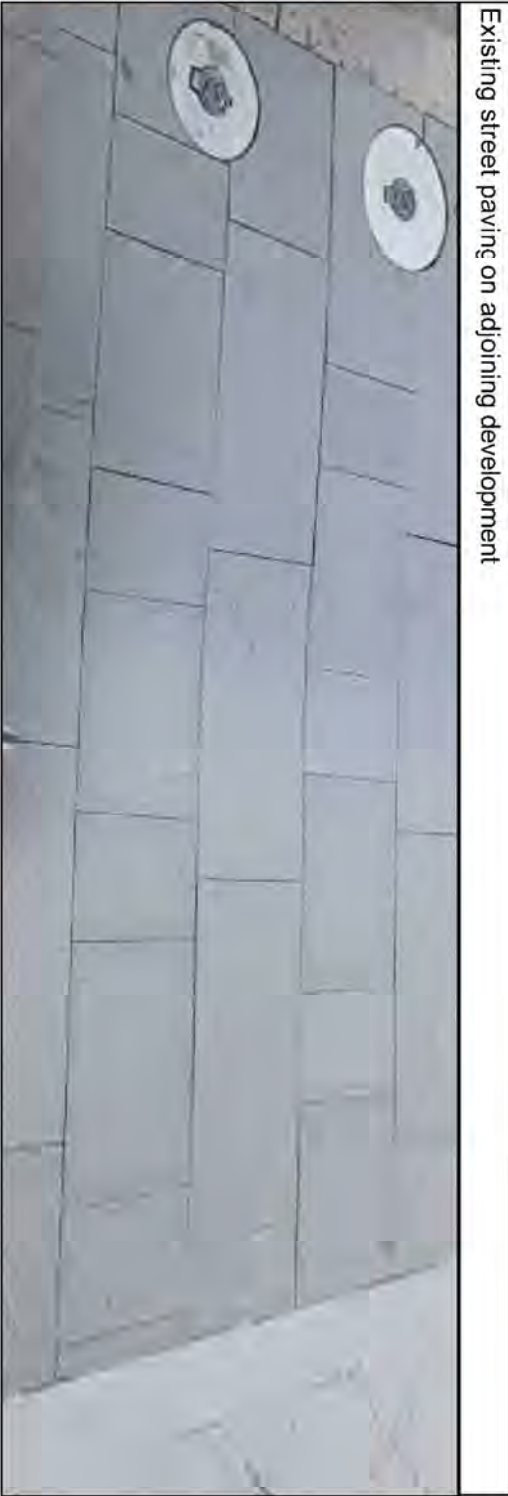
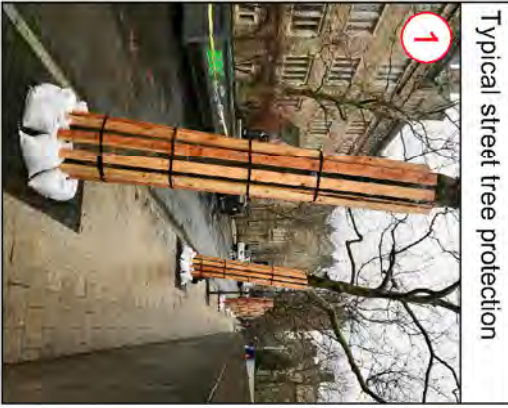
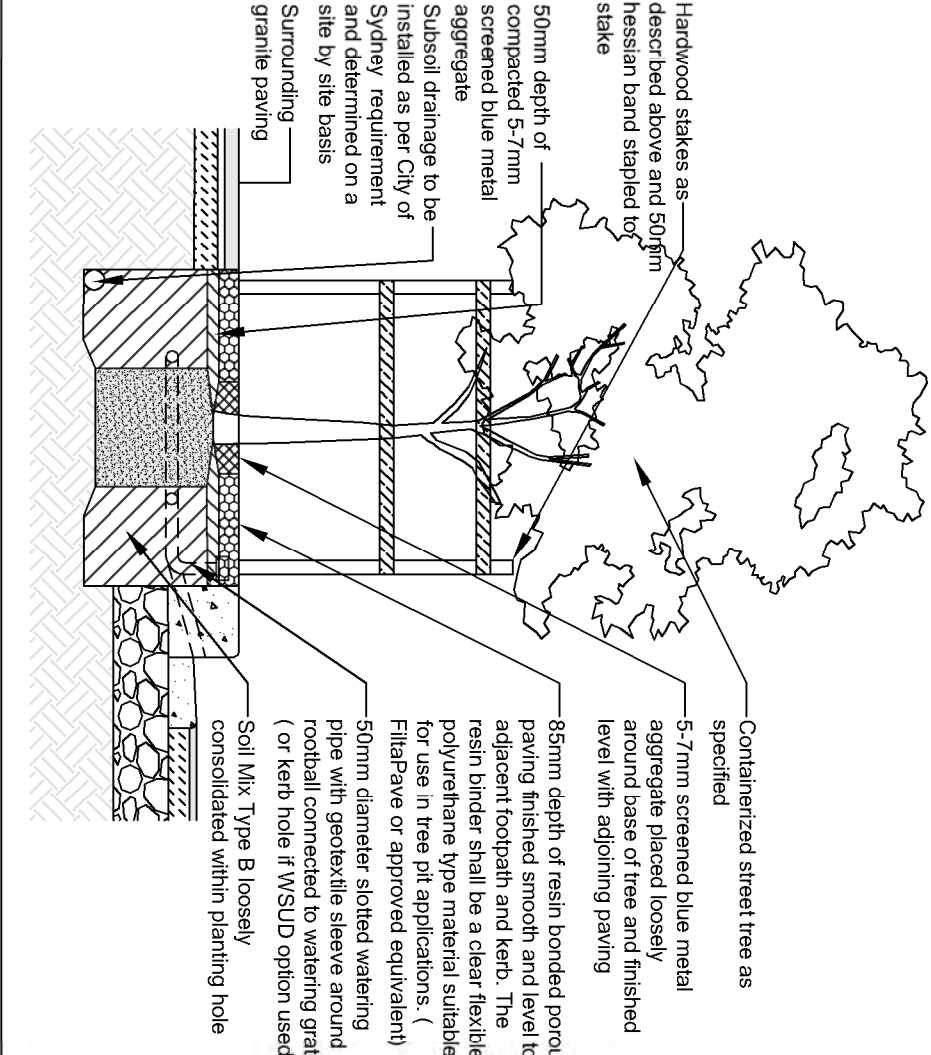
Tree protection measure Type 1 n.t.s.



Detail 2.

Planting in granite Paving

As sourced from C.O.S street tree masterplan technical specification



AMENDMENTS

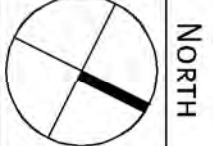
I	18.11.21	JC FINAL
H	17.11.21	JC AMENDMENTS



PAUL SCRIVENER LANDSCAPE

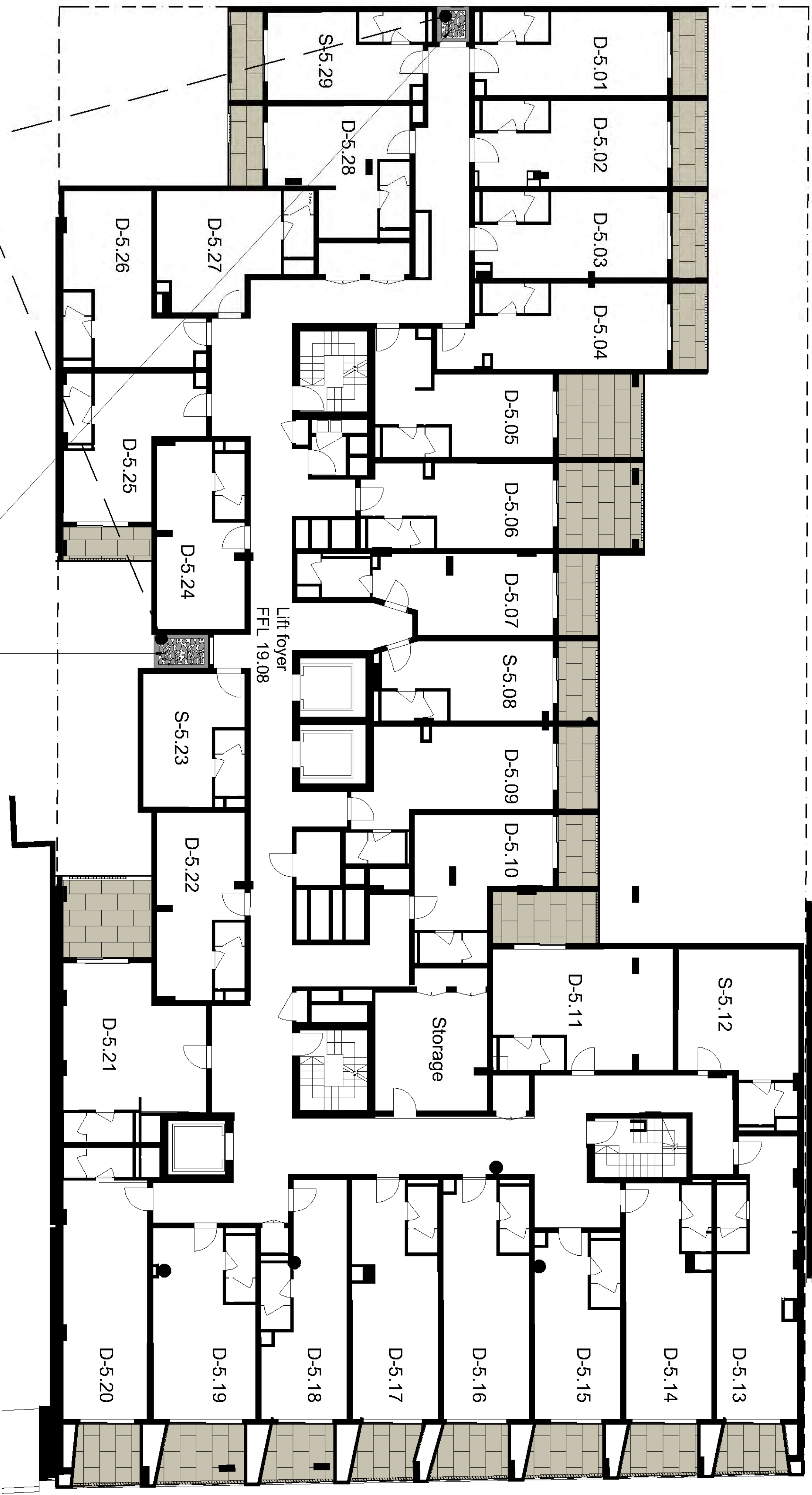
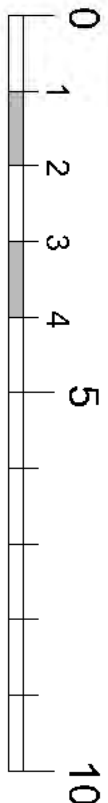
PO Box 4050, ACT 2602
ABN: 16 946 100 279
PHONE: 02 9907 8011
WWW.SCRIVENER-DESIGN.COM
EMAIL: PAUL@SCRIVENER-DESIGN.COM
PROJECT: EMAG APARTMENTS
93-105 QUAY STREET
SYDNEY NSW 2000
DWG: GROUND FLOOR PLAN

DATE: 18.11.21
SCALE: 1:100 @A1
JOB REF: 202230



ISSUE-1

1 of 15



Riverstones on exposed
slab in building/ window
recess



AMENDMENTS

I	18.11.21	JC FINAL
H	17.11.21	JC AMENDMENTS



PAUL SCRIVENER
LANDSCAPE

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93-105 QUAY STREET
SYDNEY NSW 2000

DWG: LEVELS 5-6 TYPICAL

DATE: 18.11.21

SCALE: 1:100 @A1

JOB REF: 202230

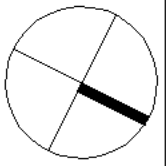
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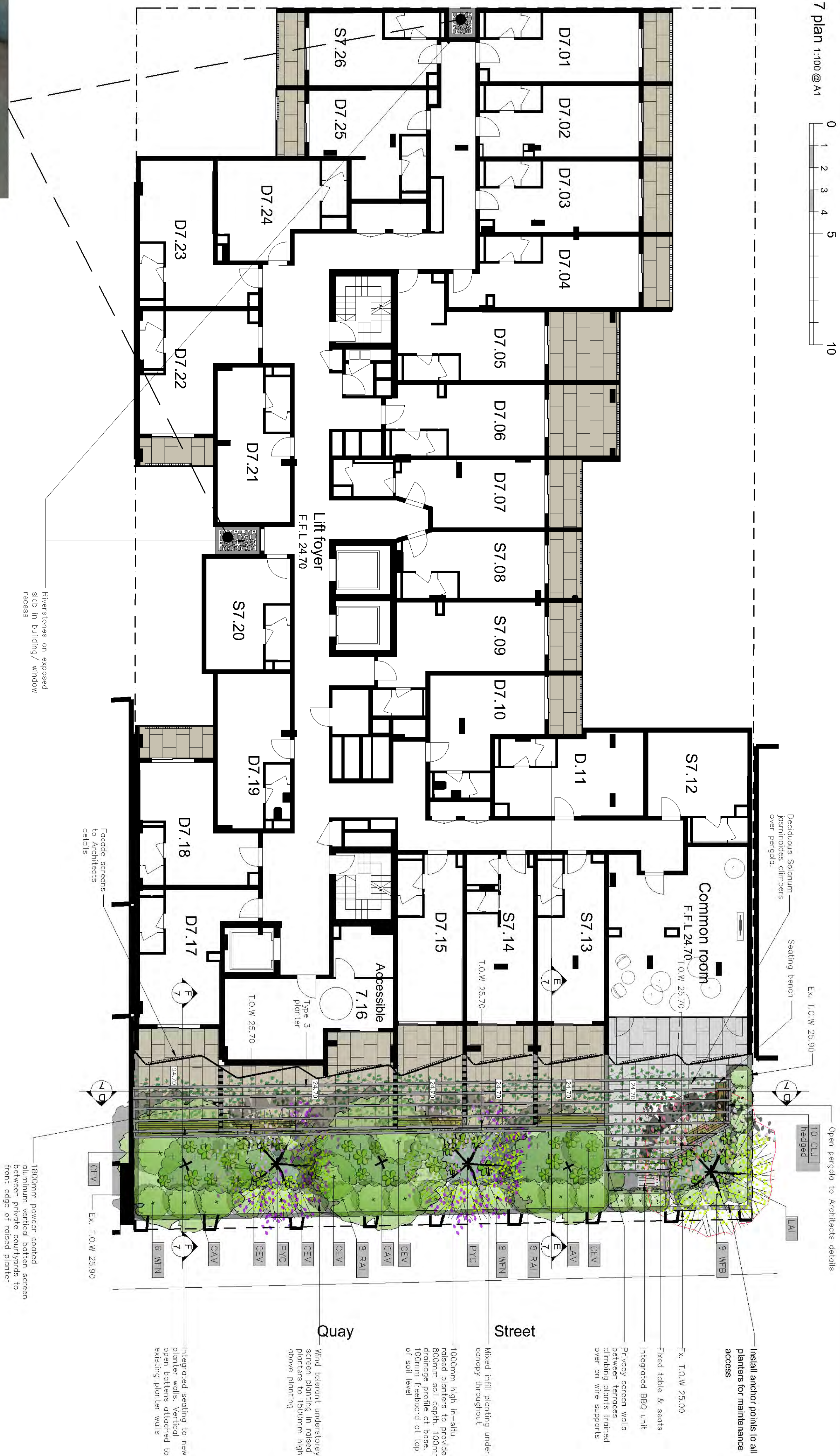
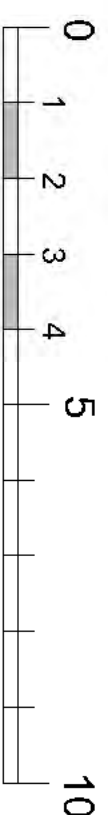
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NORTH



ISSUE-1

5 OF 15



AMENDMENTS	
I	18.11.21 JC FINAL
H	17.11.21 JC AMENDMENTS



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ABN: 16 949 100 279	
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EMAIL: PAUL@SCRIENER-DESIGN.COM	
PROJECT: EMAC APARTMENTS	
93-105 QUAY STREET	
SYDNEY NSW 2000	
DWG: LEVEL 7 PLAN	

DATE: 18.11.21

JOB REF: 20/2230

BUILDER MUST VERIFY ALL DIMENSIONS
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FIGURED DIMENSIONS SHOULD BE
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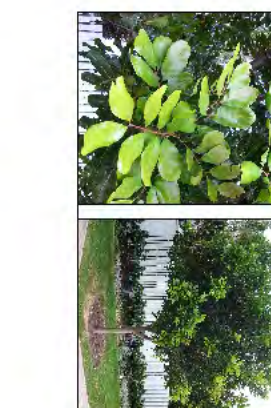
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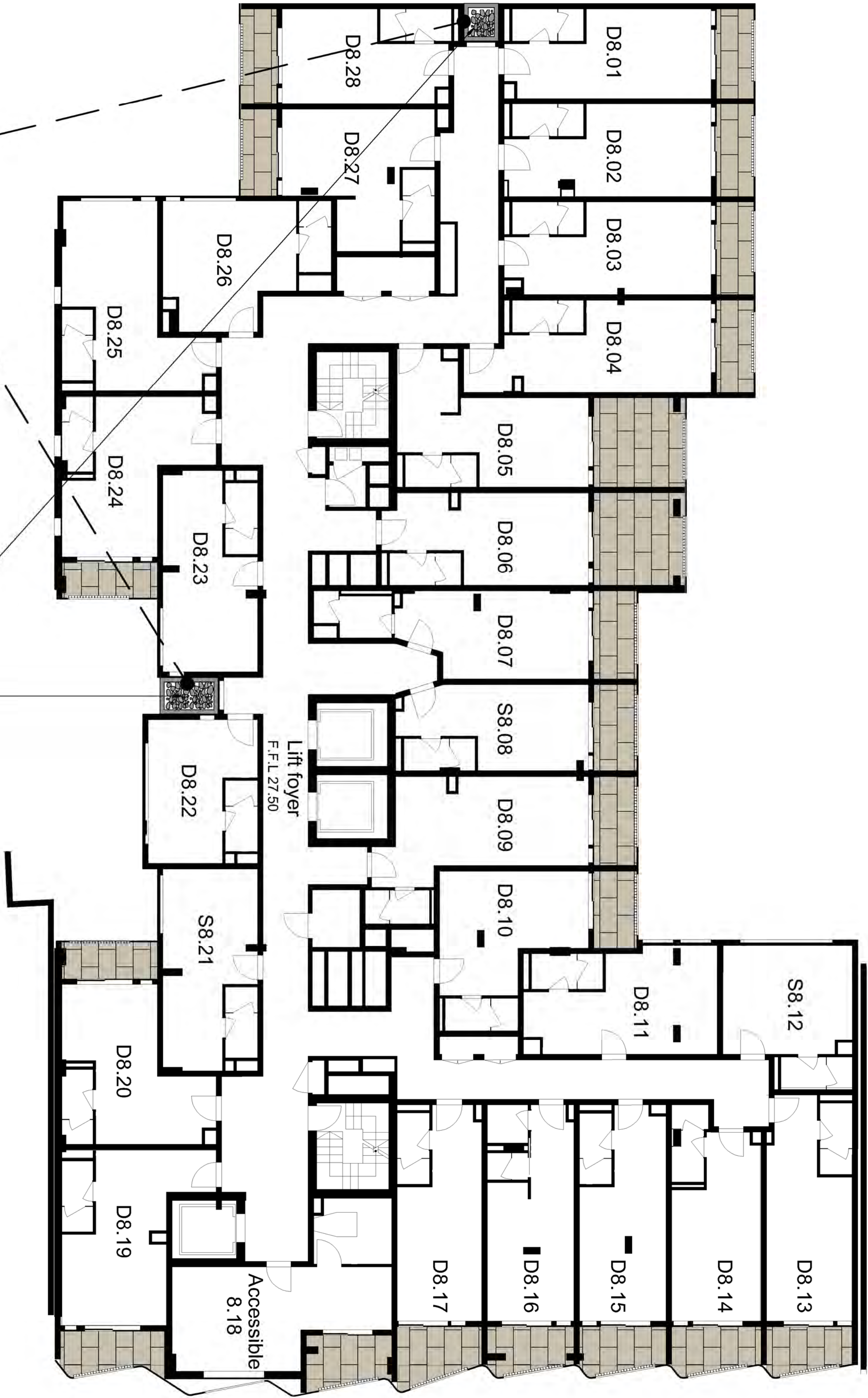
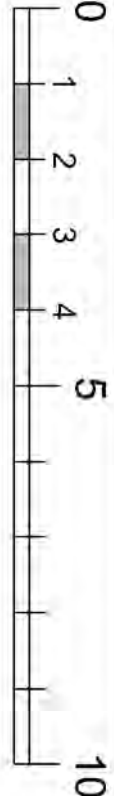
SCALE: 1:100 @A1

60F15

NORTH

ISSUE-1





Proposed planting species

Symbol	Botanical name	Common name	Cont. size	Staking / hession supports	Exp. mature height	req.
Trees (to provide min 15% site canopy coverage after 10 years. (Configured for 1000mm raised planters with 5500 x 3500mm soil area requirements. See sheet 13 of 15)						
BAK	Baccharis myrtilloides	Grey Myrtle (Native tree in deep soil)	100Lt	Typical detail 1 sheet 12	5-7.0M	
CAV	Callistemon viminalis	Weeping Bottlebrush (Indigenous small tree)	100Lt	Typical detail 1 sheet 12	6-8.0M	
CUP	Cupaniopsis anacardioides	Tuckeroo (Small to medium native tree. Hardy street tree)	100Lt	Typical detail 1 sheet 12	7-8.0M	
GOA	Gordonia axillaris	Fried Egg Tree, Gordonia (Small flowering tree)	100Lt	Typical detail 1 sheet 12	5-7.0M	
LAI	Lagerstroemia indica	Crape Myrtle (Small deciduous tree for planterbox)	100Lt	Typical detail 1 sheet 12	5-6.0M	
PVC	Pyrus calleryana 'Capital'	Ornamental Pear (Medium deciduous narrow tree)	100Lt	Typical detail 1 sheet 12	6-8.0M	
SYP	Syzygium paniculatum	Magenta Cherry (Need native tree)	100Lt	Typical detail 1 sheet 12	7-8.0M	
TLL	Tristanopsis laurina 'Luscious'	Water Gum cultivar (Indigenous small-need tree)	100Lt	Typical detail 1 sheet 12	5-7.0M	
Screen plants / small trees						
CKS	Callistemon Kings Park Special	Bottlebrush small (Native tree for planterbox)	300mm	2x50x50x1800	3-3.5M	
CLS	Callistemon 'Little Jet'	Little Jet Bottlebrush (Dense plant suitable for wind protection)	200mm	nil	1-1.4M	
CSJ	Cannella japonica	Cannella japonica (Shade tolerant small tree)	45Lt	2x50x50x1800	3-4.0M	
CVE	Callistemon citrinus 'Endeavor'	Endeavor Chinese Bottlebrush (Flowering native small tree)	300mm	2x50x50x1800	3-4.0M	
MLG	Magnolia 'Little Gem'	Little Gem (Small ornamental standard tree)	300mm	2x50x50x1800	4-5.0M	
PLU	Plumeria acutifolia	Frangipani (Small flowering deciduous tree)	45Lt	2x50x50x1800	4-5.0M	
PTT	Pittosporum tobira 'Miss Muffet'	Miss Muffet Pittosporum (Bright green foliage hedge)	300mm	hedged	0.8-1.0M	
RAI	Raphiolepis indica	Indian Hawthorn (Dense plant suitable for wind protection)	300mm	hedged	1.2-1.8M	
SBB	Syzygium 'Baby Boomer'	Dwarf Lilly Pilly (Flowering informal plant)	200mm	hedged to req height	1.2-1.5M	
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Lilly Pilly (Flowering formal plant)	200mm	hedged	1-1.4M	
WFN	Westringia fruticosa 'Naringa'	Ozbreed Naringa (Dense plant suitable for wind protection)	200mm	hedged	1.5-1.8M	
Palms / Succulents						
AGV	Agave attenuata	Century plant (Striking spiky leaved succulent)	200mm	nil	0.5M	
ALR	Alcornoque 'Rhubra'	Giant Bromeliad (Large succulent leaved ornamental plant)	300mm	nil	1.0M	
BGU	Bambusa quadrangensis	Dwarf Chinese Bamboo (Ornamental bamboo can be hedged)	200mm	nil	2.5-3.5M	
COR(M)	Cordyline spp. Mini	Selected Dwarf Cordyline (Shade tolerant bright foliage)	200mm	nil	0.6M	
COR(S)	Cordyline stricta	Bamboo Palm (Shade tolerant bright foliage)	200mm	nil	2.0M	
CHZ	Chamaedorea seifrizii	Bamboo Palm (Shade tolerant small Palm)	200mm	nil	2.0M	
DRA	Dracaena marginata	Dragon Tree (Vertical spiky feature plant)	250mm	nil	1.5M	
DRD	Dracaena draco	Kentia Palm (Tall palm)	semi-adv	nil	2.5-3.5M	
HOF	Howea forsteriana	Kentia Palm (Tall palm)	semi-adv	wire guys	6-8.0M	
RHA	Raphia excelsior	Lady Finger Palm (Shade tolerant small Palm)	300mm	nil	2-2.5M	
YUC	Yucca elephantipes	Giant Yucca (Multi trunked spiky feature plant)	300mm	nil	1.5M	
Groundcovers/Climbers						
CIS	Cissus Antartica	Kangaroo Vine (Native groundcover)	140mm	nil	0.2M	
CWH	Carphobrotus fossilis 'White Hot'	White Pigface (Very hardy, salt wind tolerant trailing groundcover)	140mm	nil	0.3M	
HH	Hedera helix	English Ivy (Shade tolerant climbing plant)	200mm	vertical wire cables	5.0M	
HIS	Hibiscus scandens	Guinea Flower (Flowering climber / groundcover)	200mm	nil	0.3M	
MYP	Myopium parvifolium	Creeeping Bobbilia (Native cascading groundcover)	140mm	nil	0.2M	
PAR	Pandorea pandoriana	Wonga Wonga Vine (Native climbing plant / groundcover)	200mm	wire supports on fence	3.0M	
SCA	Scaevola aemula	Fan Flower (Flowering cascading groundcover)	140mm	nil	0.3M	
SEN	Senecio serpens	Blue Chalk Sticks (Silver blue low succulent groundcover)	200mm	nil	0.2M	
TJA	Trachelospermum asiaticum	Flametal Star Jasmine (TJOT) Ozbreed hybrid groundcover)	200mm	nil	0.2M	
TJT	Trachelospermum tricolor	Variegated Star Jasmine (Variegated colour groundcover)	200mm	nil	0.5M	
WIS	Wisteria sinensis	Chinese Wisteria (Deciduous climber over pergola)	300mm	over pergola	5.0M	
Ornamental grasses/strappy leaved plants						
AGV	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	
CM	Chloris miniata	Kaffir Lily (Shade tolerant groundcover)	200mm	nil	0.5M	
CHS	Chelicostylis speciosa 'Red Stem'	Red Stem Ginger (Compact Ginger White flowers)	200mm	nil	1-2.8M	
DIC	Dianella 'Cassa Blue'	Hybrid Flax Lily (Native grass like plant)	100mm	nil	0.4M	
LIM	Liriope Evergreen Giant	Turf Lily (Shade tolerant groundcover)	140mm	nil	0.4M	
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (Native mass planted groundcover)	140mm	nil	0.4M	
Mixed groundcovers/ornamental grasses infill planting for raised planters						
Carphobrotus glaucescens	Pigface (Very hardy, salt wind tolerant trailing groundcover)	200mm	nil	0.2M		
Carphobrotus fossilis 'White Hot'	White Pigface (Very hardy, salt wind tolerant trailing groundcover)	140mm	nil	0.3M		
Dichondra Silver Falls	Silver Falls (Cascading groundcover in roof garden)	200mm	nil	0.15M		
Gazania rigens	Orange Flowering Daisy (Low hardy coastal groundcover)	140mm	nil	0.3M		
Gazania tonensis	Yellow Flowering Daisy (Low hardy coastal groundcover)	140mm	nil	0.3M		
Hibiscus scandens	Guinea Flower (Flowering climber / groundcover)	200mm	nil	0.3M		
Hardenbergia violacea 'Meema'	Meema Purple Coral Pea (Purple flower native groundcover)	200mm	nil	0.4M		
Myopium parvifolium	Creeeping Bobbilia (Native cascading groundcover)	140mm	nil	0.2M		
Scaevola aemula	Fan Flower (Flowering cascading groundcover)	140mm	nil	0.3M		
Senecio serpens	Blue Chalk Sticks (Silver blue low succulent groundcover)	200mm	nil	0.2M		
Trachelospermum tricolor	Variegated Star Jasmine (Variegated colour groundcover)	200mm	nil	0.5M		
Liriope Evergreen Giant	Turf Lily (Shade tolerant groundcover)	140mm	nil	0.4M		



Riverstones on exposed slab in of building / window recess

AMENDMENTS

I	18.11.21	JC FINAL
H	17.11.21	JC AMENDMENTS

PAUL SCRIVENER LANDSCAPE

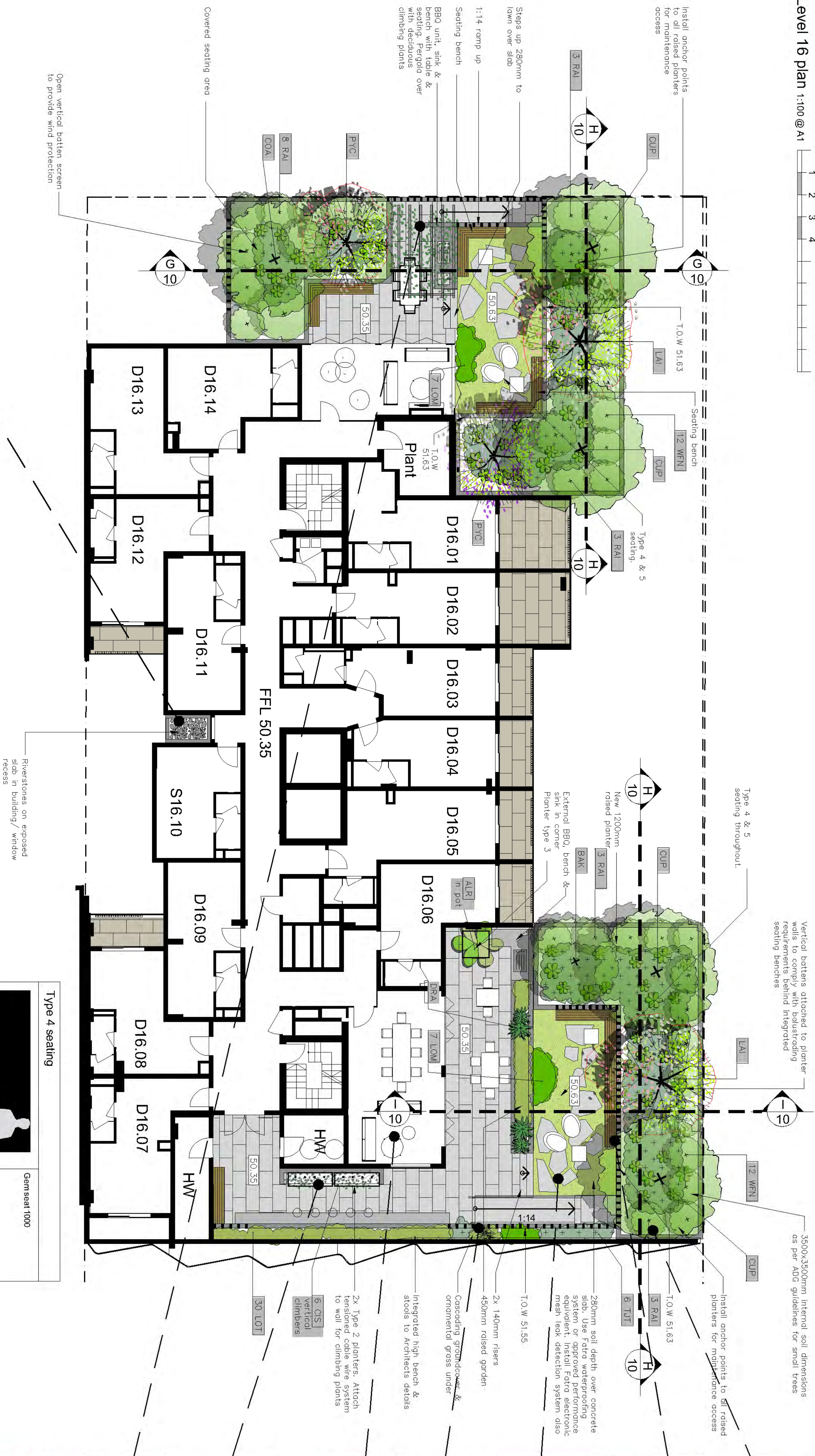
PO Box 4050, ACT 2602
ABN: 16 949 100 279
PHONE: 02 9907 8011
WWW.SCRIVENER-DESIGN.COM
EMAIL: PAUL@SCRIVENER-DESIGN.COM
PROJECT: EMAG APARTMENTS
93-105 QUAY STREET
SYDNEY NSW 2000
DWG: LEVELS 8-15 TYPICAL
& SCHEDULE

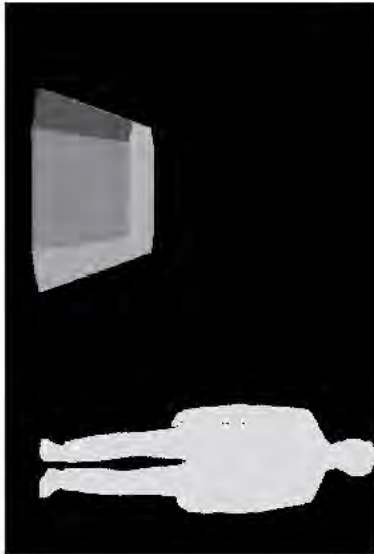
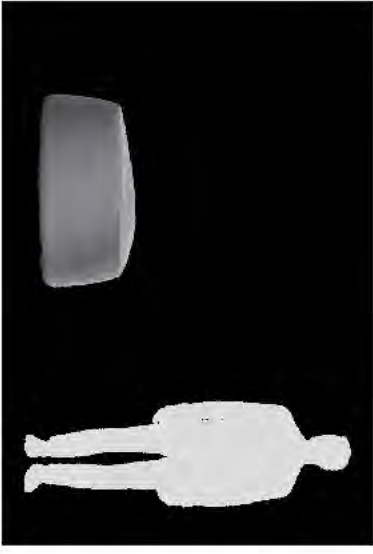
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JOB REF: 202230
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80 of 15

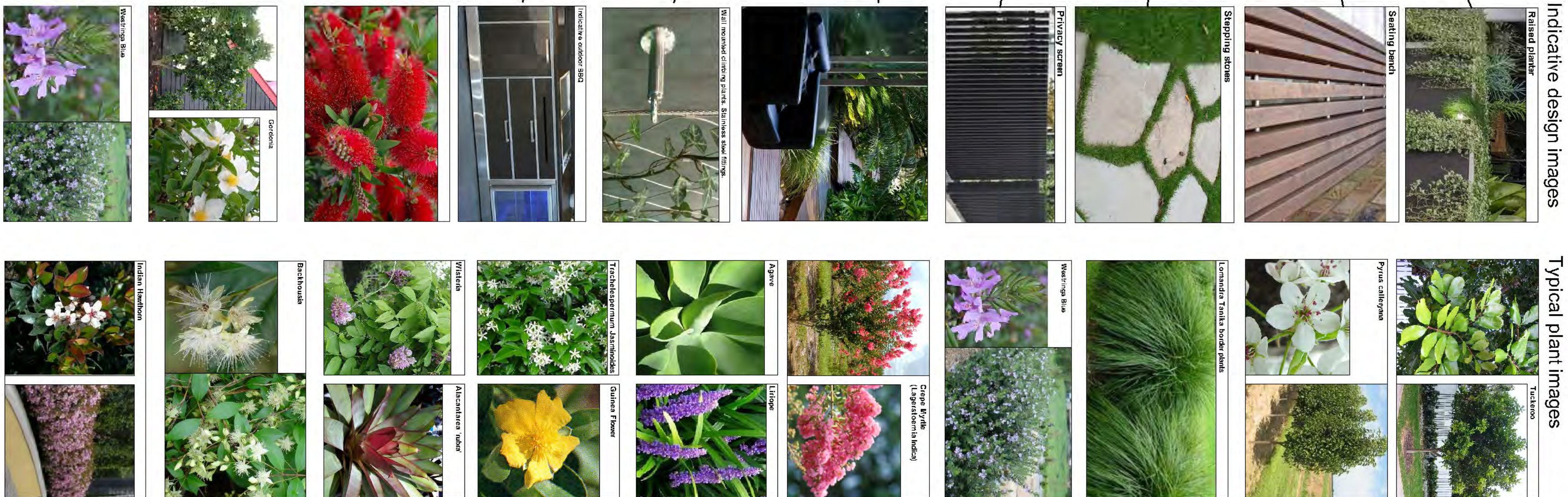
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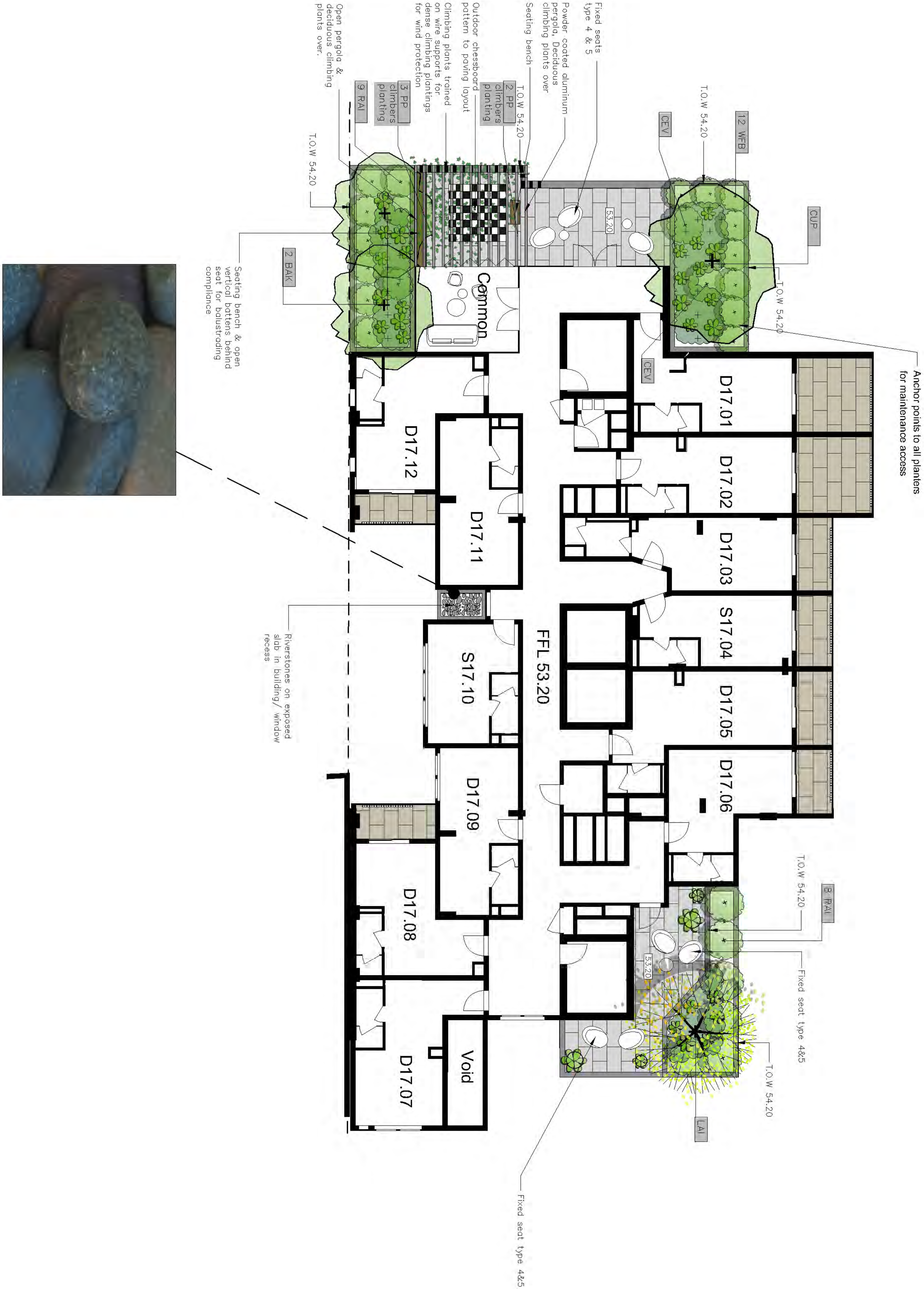
ISSUE-1



Type 4 seating		Gem seat 1000
Type 5 seating		Medium pebble seat 1050

AMENDMENTS	
I	18.11.21 jC FINAL
H	17.11.21 jC AMENDMENTS

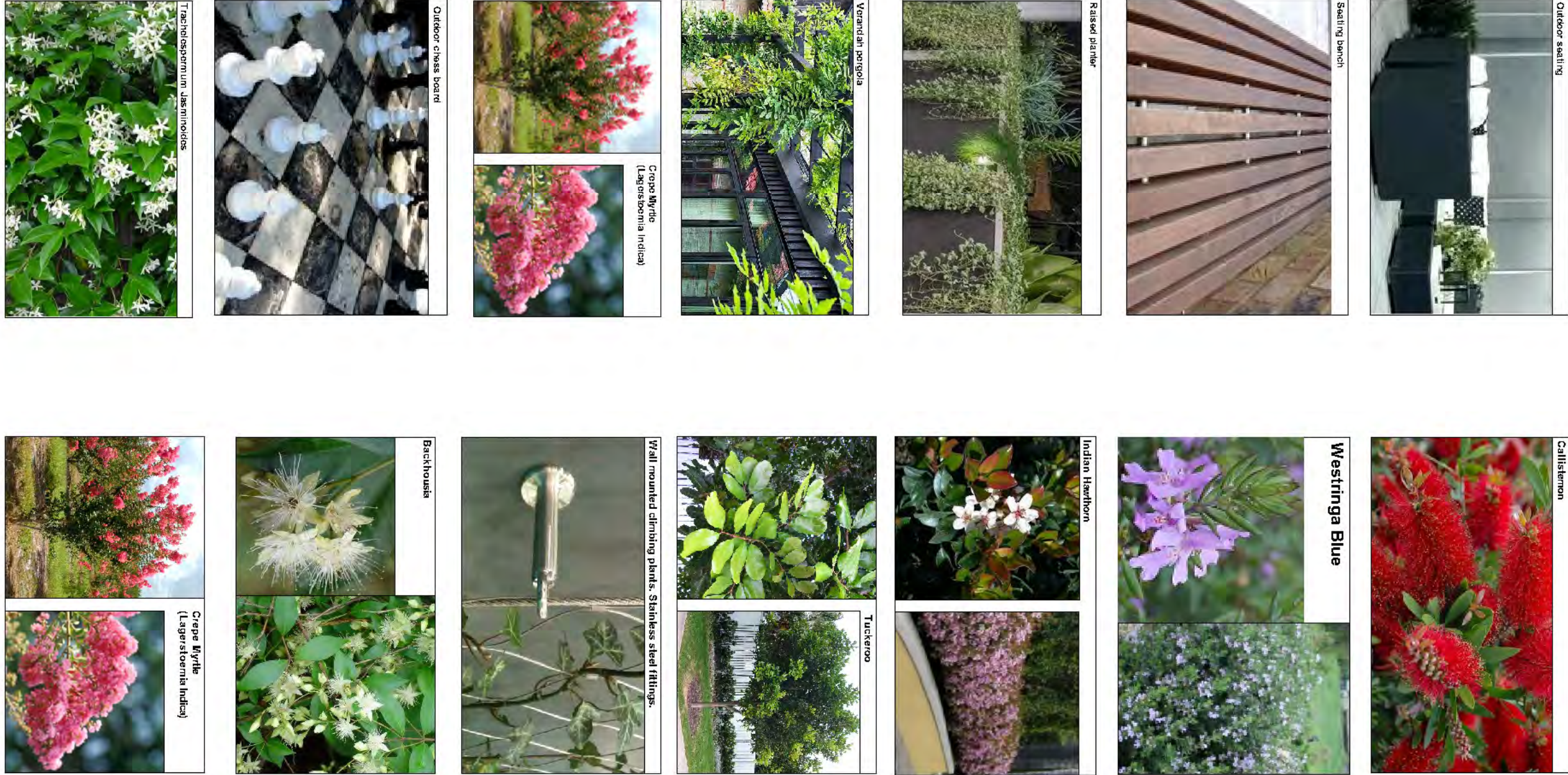




Planting symbol (See schedule, sheet 8)

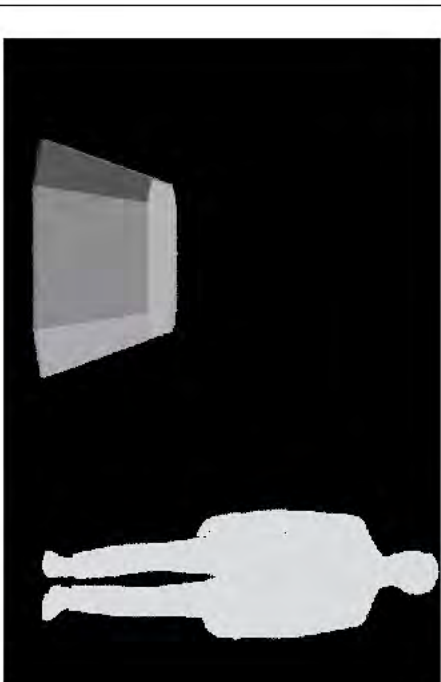
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Typical design images



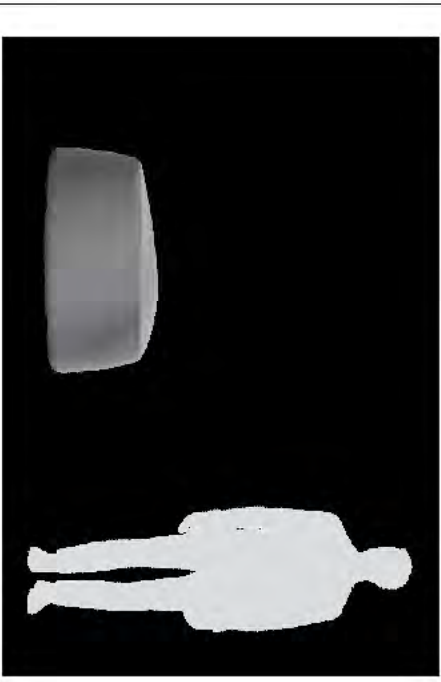
Type 4 seating

Gem seat 1000



Type 5 seating

Medium pebble seat 1050



AMENDMENTS

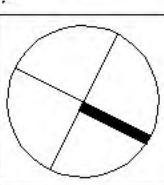
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H	17.11.21	JC AMENDMENTS	



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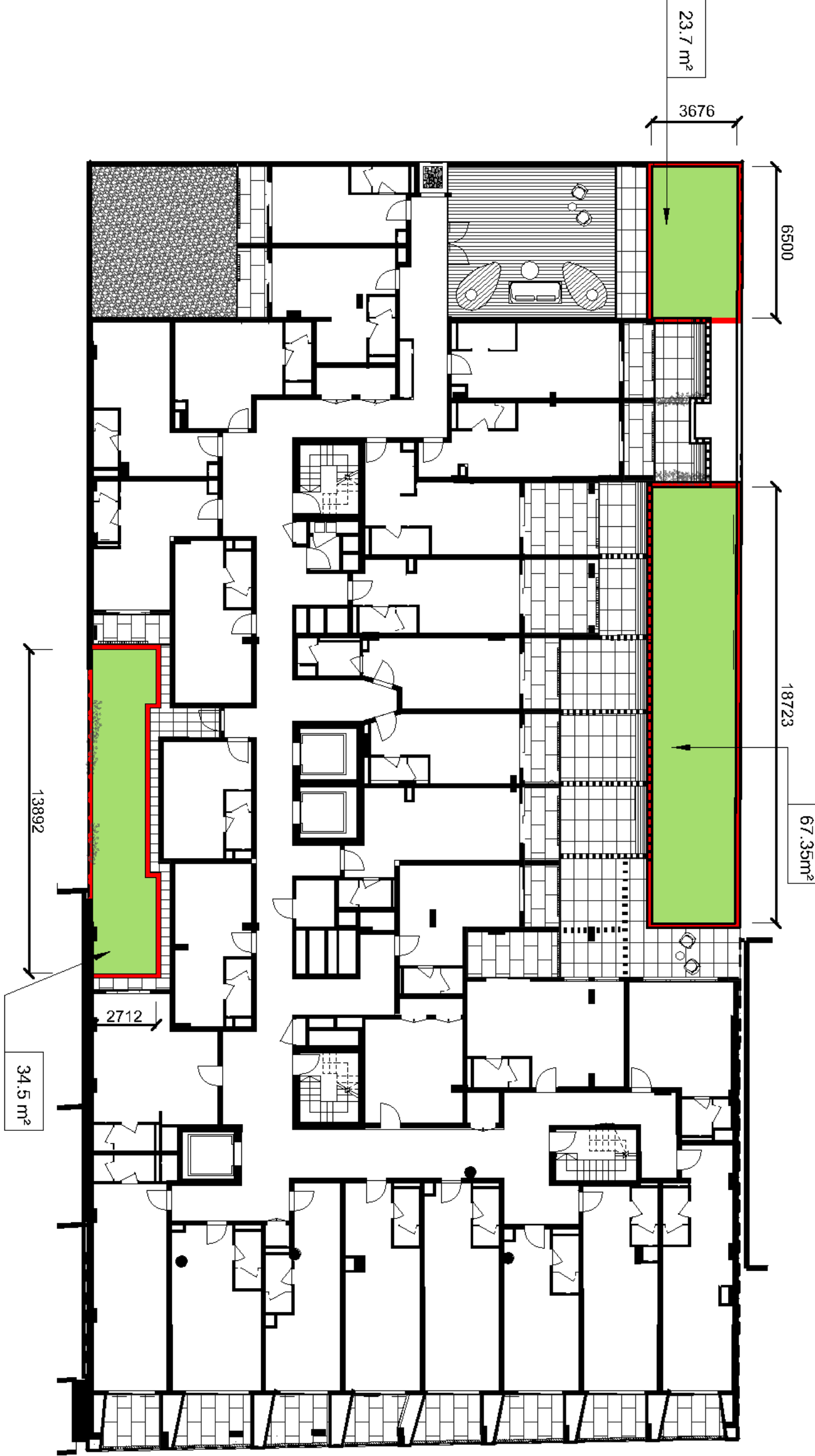
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PROJECT: EMAG APARTMENTS
93-105 QUAY STREET
SYDNEY NSW 2000
DWG: LEVEL 17 PLAN



ISSUE-1

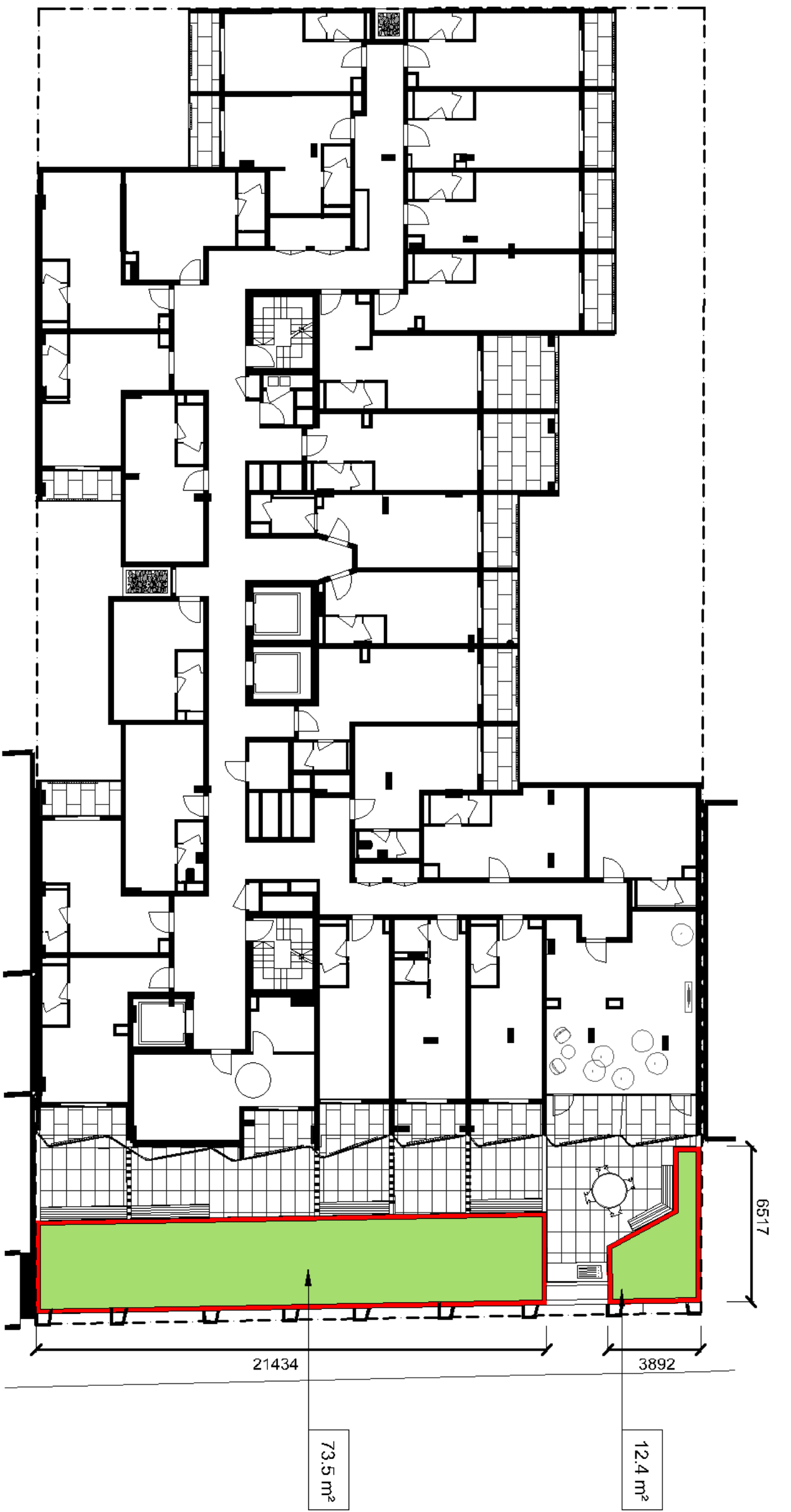
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0 1 2 3 4 5 10



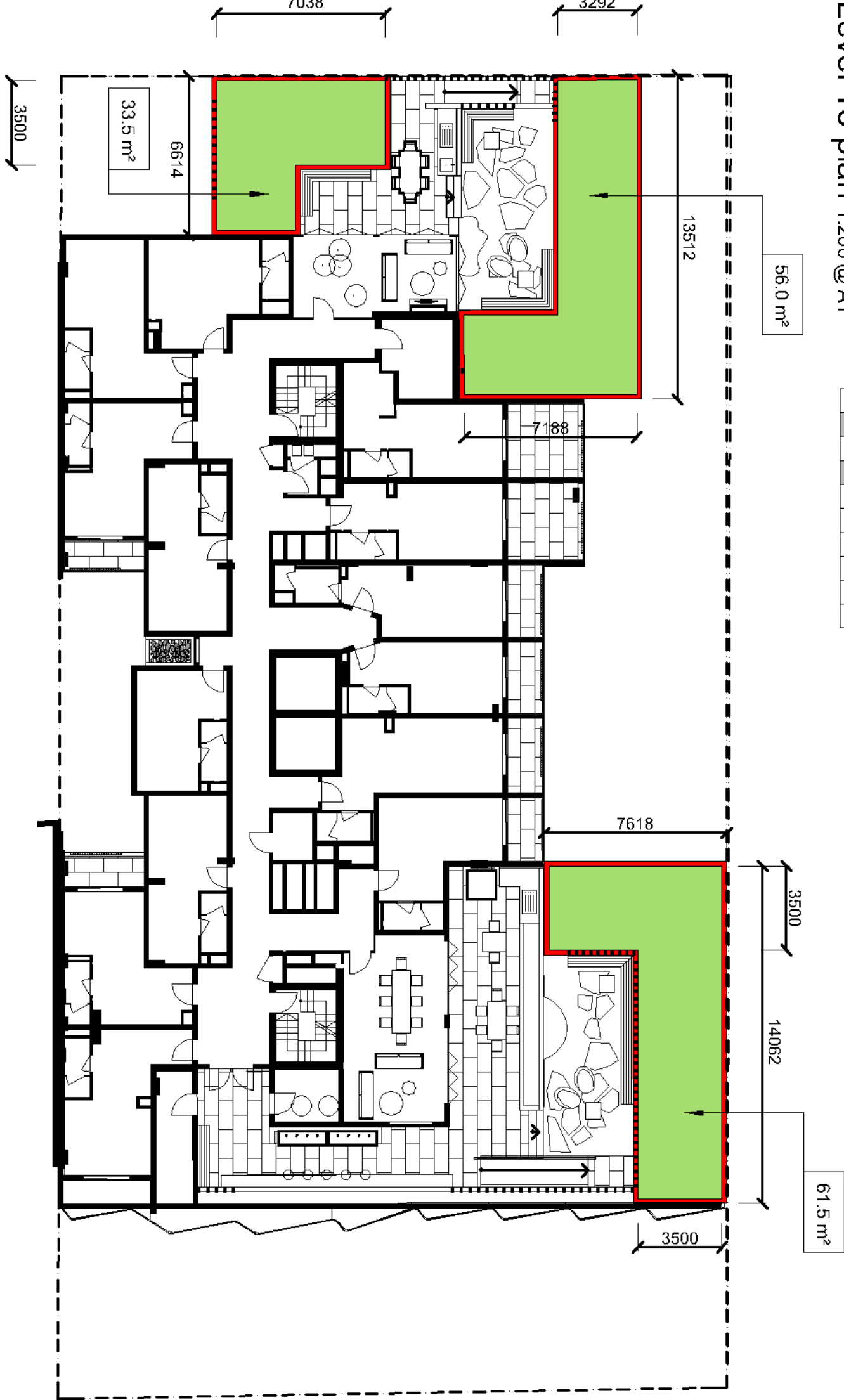
Level 7 plan 1:200 @ A1

0 1 2 3 4 5 10



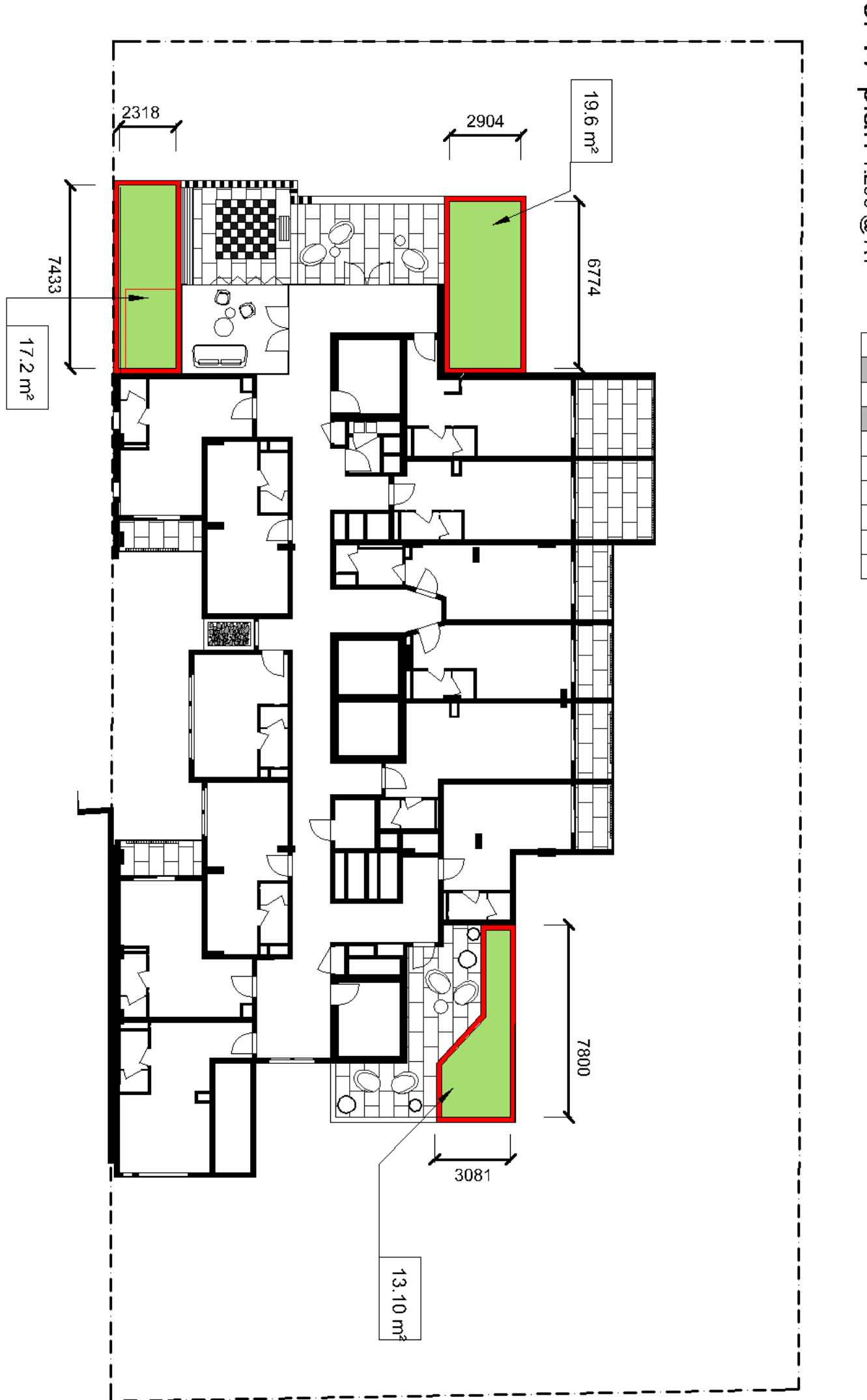
Level 16 plan 1:200 @ A1

0 1 2 3 4 5 10



Level 17 plan 1:200 @ A1

0 1 2 3 4 5 10



1000mm raised planter
800mm minimum soil depth
Minimum 3500mm internal width dimension
Unless otherwise noted

413.82 m²

AMENDMENTS

I	18.11.21	JC FINAL
H	17.11.21	JC AMENDMENTS

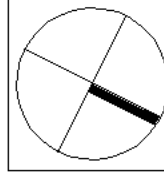


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PROJECT: EMAC APARTMENTS
9105 DUNDY STREET
SPRING BUSH 2000
DWG: CANOPY TREE RAISED
PLANTER ZONES

DATE: 18.11.21
JOB REF: 202230

SCALE: 1:100 @A1

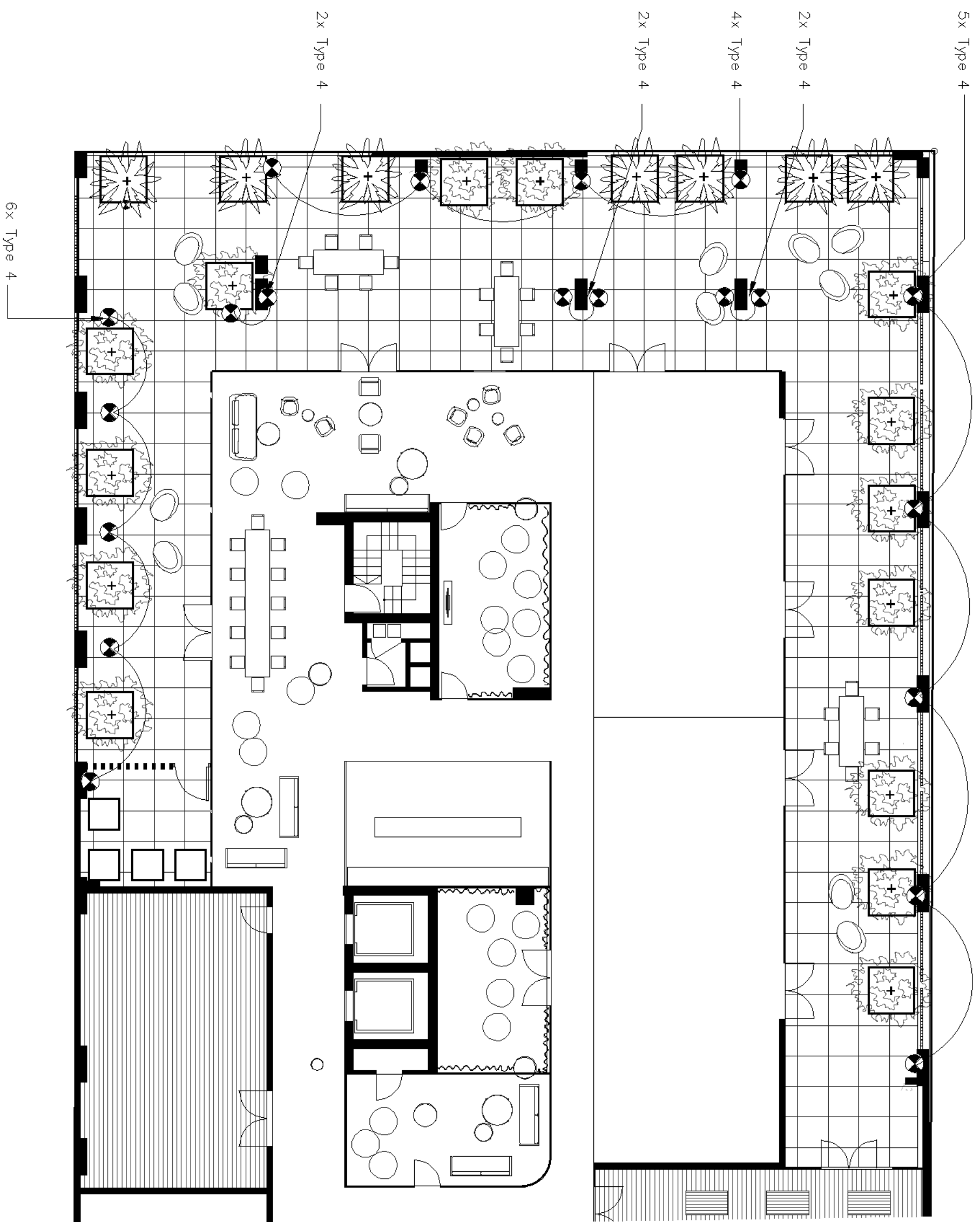
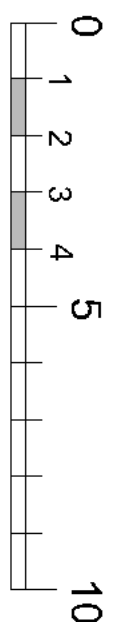


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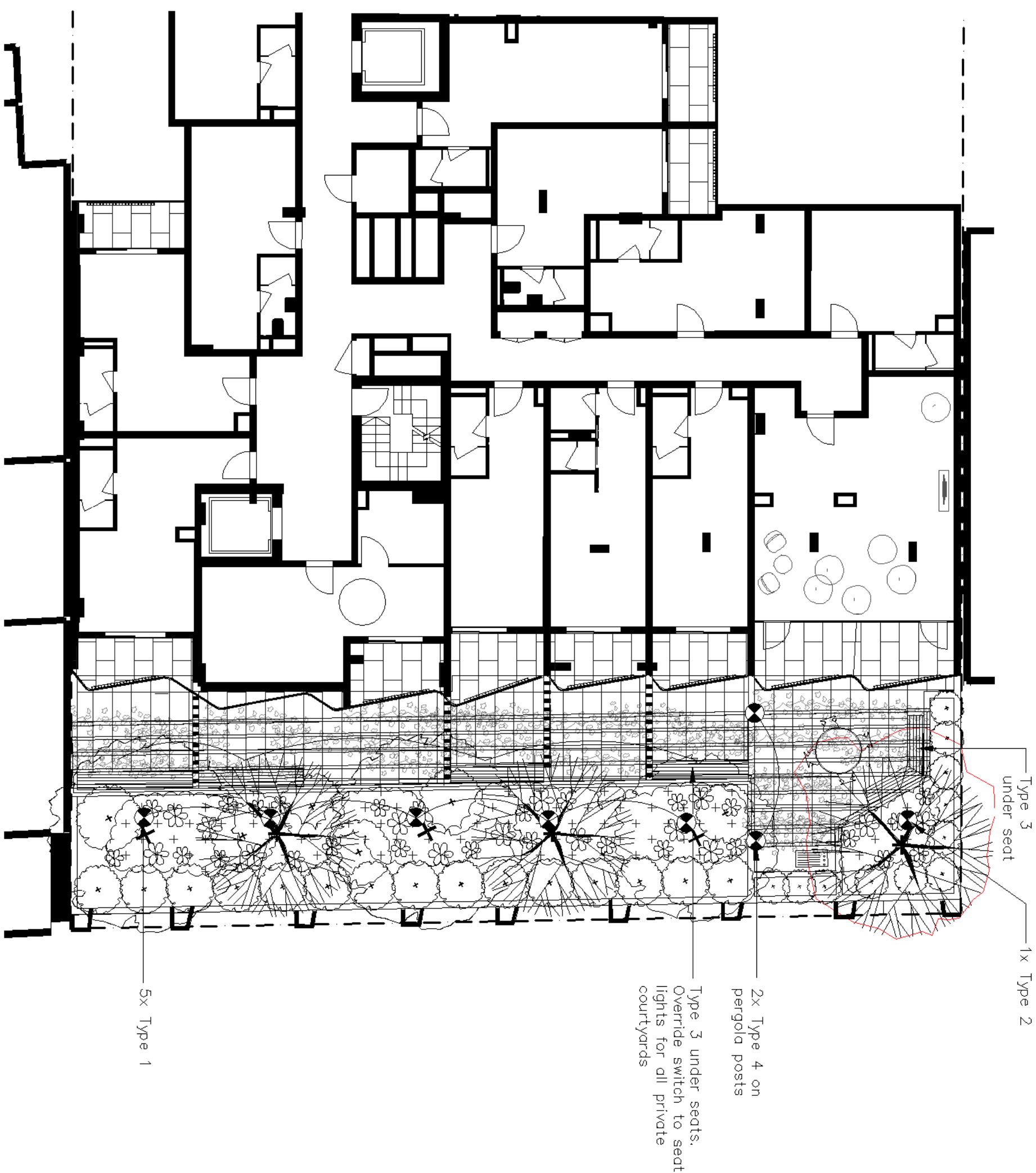
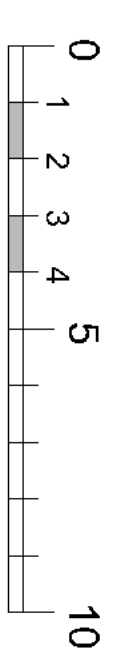
ISSUE-1

13 OF 15

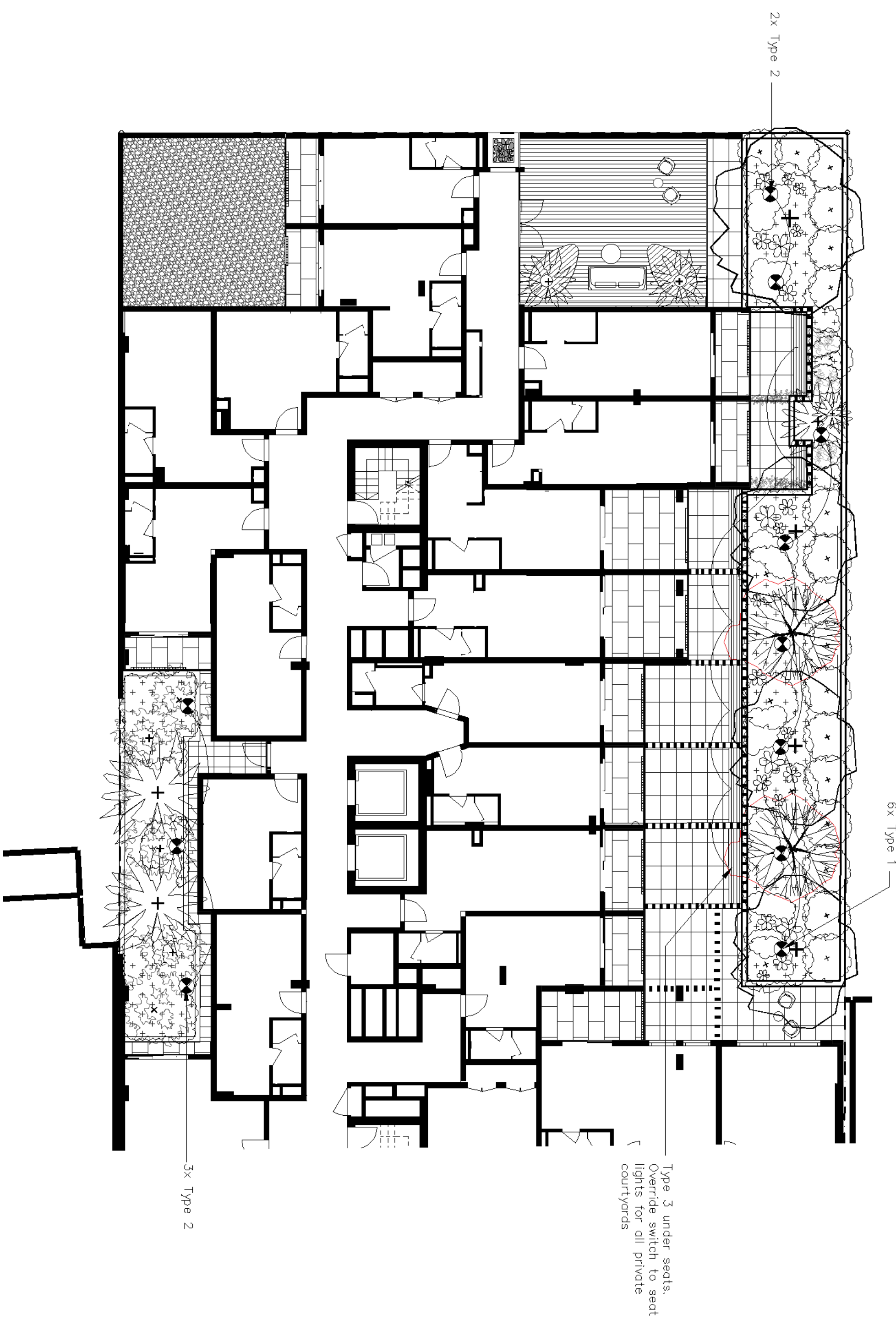
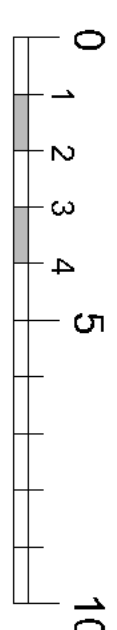
Lighting plan - Level 3 1:150 @ A1



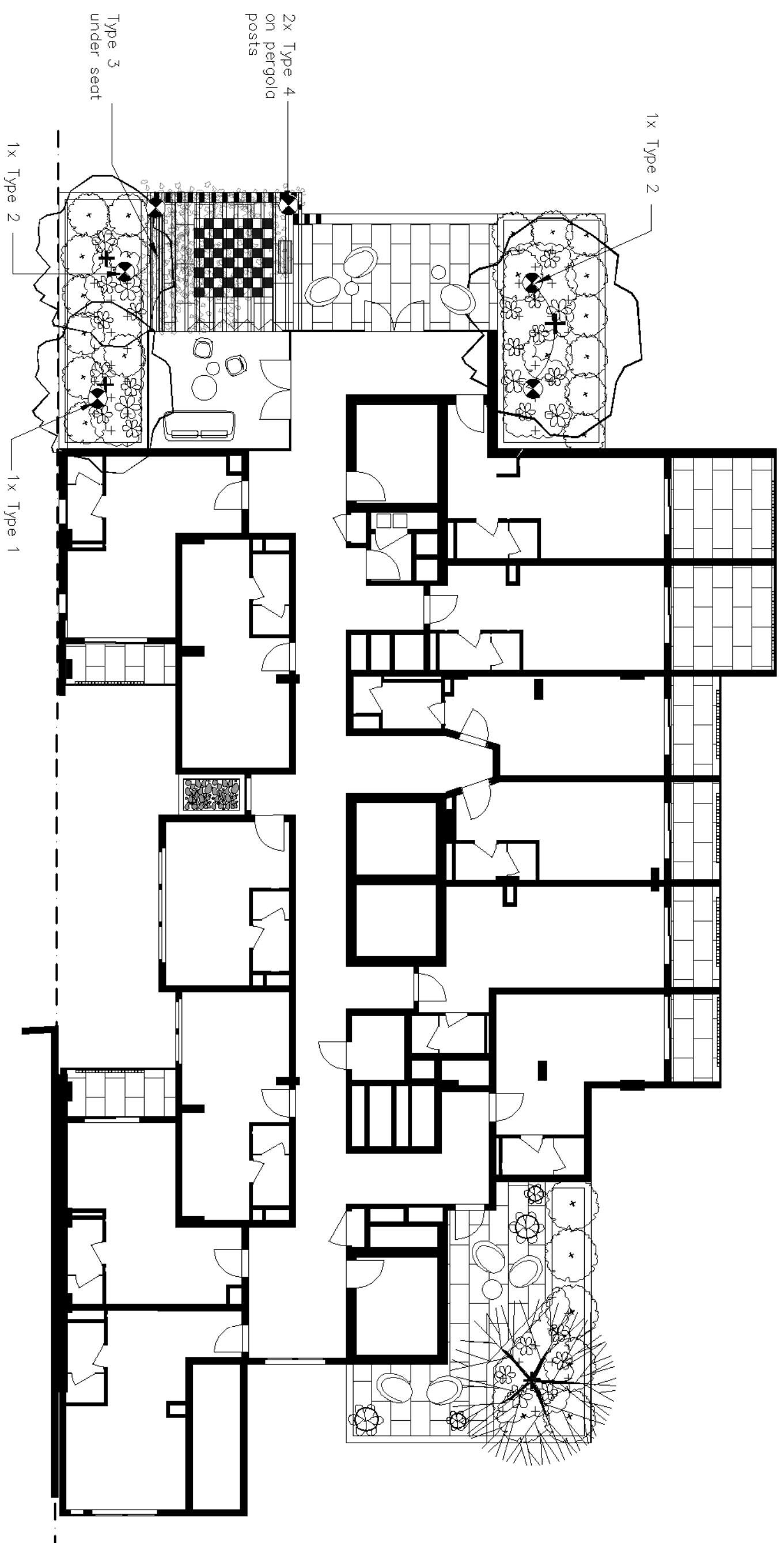
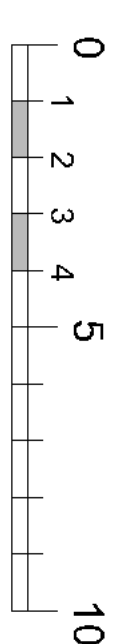
Lighting plan - Level 7 1:150 @ A1



Lighting plan - Level 4 1:150 @ A1



Lighting plan - Level 17 1:150 @ A1



AMENDMENTS

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—	—	—
—	—	—
—	—	—
—	—	—
I	18.11.21	JC FINAL
H	17.11.21	JC AMENDMENTS

PAUL SCRIVENER
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PO BOX 4050 ACT 2600
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PROJECT: EMAA APARTMENTS
93-105 QUAY STREET
SYDNEY NSW 2000

Dwg: LANDSCAPE LIGHTING A

DATE: 18.1.21

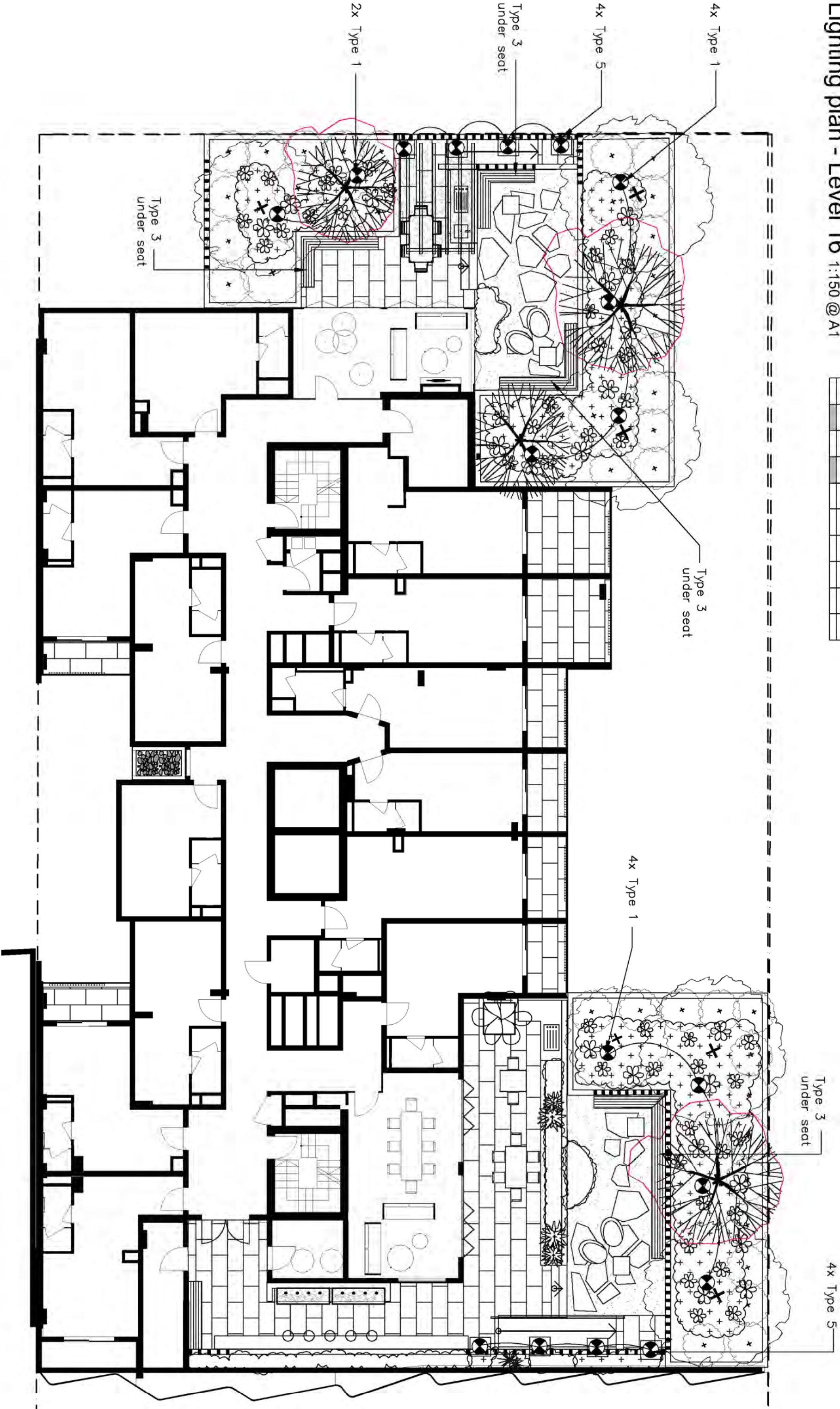
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SCALE: 1:150 @A1

140F15

NORTH

ISSUE-1



Type 3

Type 4

Type 5

Type 1

Type 2

Tovo lighting

Airle

Mini Adjustable Garden Spike

Integrated LED

Honeycomb louvre minimises glare

Complements the Hamilton wall light

Finishes -

- copper, stainless steel satin

CODE ... 459

WATTAGE ... 4 W

LUMEN OUTPUT ... 280 lm

CRI ... 80

CCT ... 2700 K

IP RATING ... IP65

DIMMABLE ... No

ACCESSORIES ... Custom spike lengths on request

VOLTAGE ... 24 V dc

DRIVER ... remote driver required

Mini adjustable garden spike made of copper or 316 stainless steel with integrated and accessible LED. Supplied complete with honeycomb louvre for glare control and with 200 mm spike. (Custom length available on request)

Requires 24 V DC driver

Tovo lighting

Newport 2 Light

Adjustable Garden Spike Twin Lamp

316 Stainless Steel or Copper

1 or 2 light versions

Finishes -

- copper, stainless steel satin

CODE ... 379

WATTAGE ... 10 W

LUMEN OUTPUT ... 840 lm

CRI ... 80

CCT ... 2700 K

IP RATING ... IP66

DIMMABLE ... No

ACCESSORIES ... Custom spike lengths available

VOLTAGE ... 24 V dc

DRIVER ... remote driver required

Large adjustable garden spike head. Twin head version, 600mm and 300mm spike available. Order separately. Requires remote 24 V DC drive

Tovo lighting

LED Rope Light Side Emitting

Flexible Waterproof LED Strip

FEATURES:

- IP rated
- Flexible
- 3000 mm maximum length
- Finishes -
- white

CODE ... 4440

WATTAGE ... 8 W

CRI ... 80

IP RATING ... IP68

DIMMABLE ... Yes, 0 – 10 V, DALI

ACCESSORIES ... RGB version available

Aluminium mounting channel Code: 4500

VOLTAGE ... 24VDC

DRIVER ... remote driver required

Tovo lighting

Cape

Wall mounted downlight

Hand finished 316 Stainless Steel or Copper

Indoor or Outdoor use

Finishes - black, copper, stainless steel mirror finish, stainless steel satin, white

CODE ... 1877

WATTAGE ... 10.9 W

CCT and LUMEN OUTPUT ... 2700K - 950Lm

CRI ... 80

IP RATING IP65

DIMMABLE Yes, 0 – 10 V, DALI, phase

ACCESSORIES 240V mains voltage OPTION

VOLTAGE ... 240V, 12VDC

DRIVER ... remote driver required

DRIVER ... remote driver required

Tovo lighting

Fairlight

Low height square hooded step / path light

FEATURES:

- black, copper, stainless steel satin, white

Finishes -

CODE ... 2750

WATTAGE ... 5 W

CCT and LUMEN OUTPUT ... 2700K - 527Lm

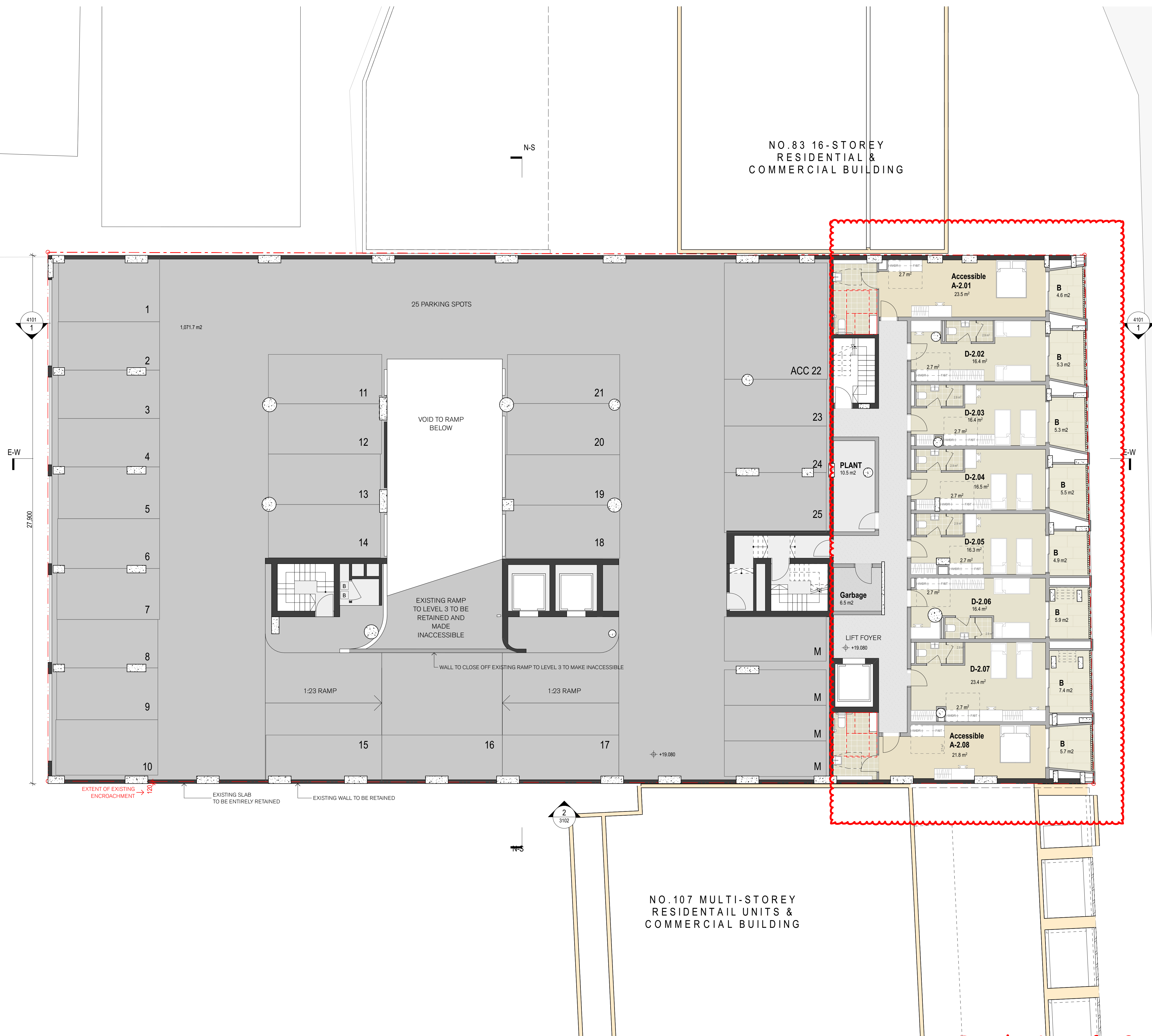
CRI ... 80

IP RATING ... IP65

DIMMABLE ... Yes, 0 – 10 V, DALI

VOLTAGE ... 24VDC

DRIVER ... remote driver required



Drawing Issue for Court Hearing

012
5m

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

legend

BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV 1)

Summary of Amendments:

- Running track removed
- Car-parking reinstated

(REV 2)

Summary of Amendments:

- Quay St facade blades adjusted

(REV 6)

Summary of Amendments:

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved

(REV 7)

Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks

07	26/11/21	Joint Report Amendments	AV/NH	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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fjmt studio architecture interiors landscape urban community

sydney melbourne uk

Level 6, 70 King Street • +61 2 9251 7077 • [fjmtstudio.com](#)

project

EMAG Apartments

93-105 Quay Street

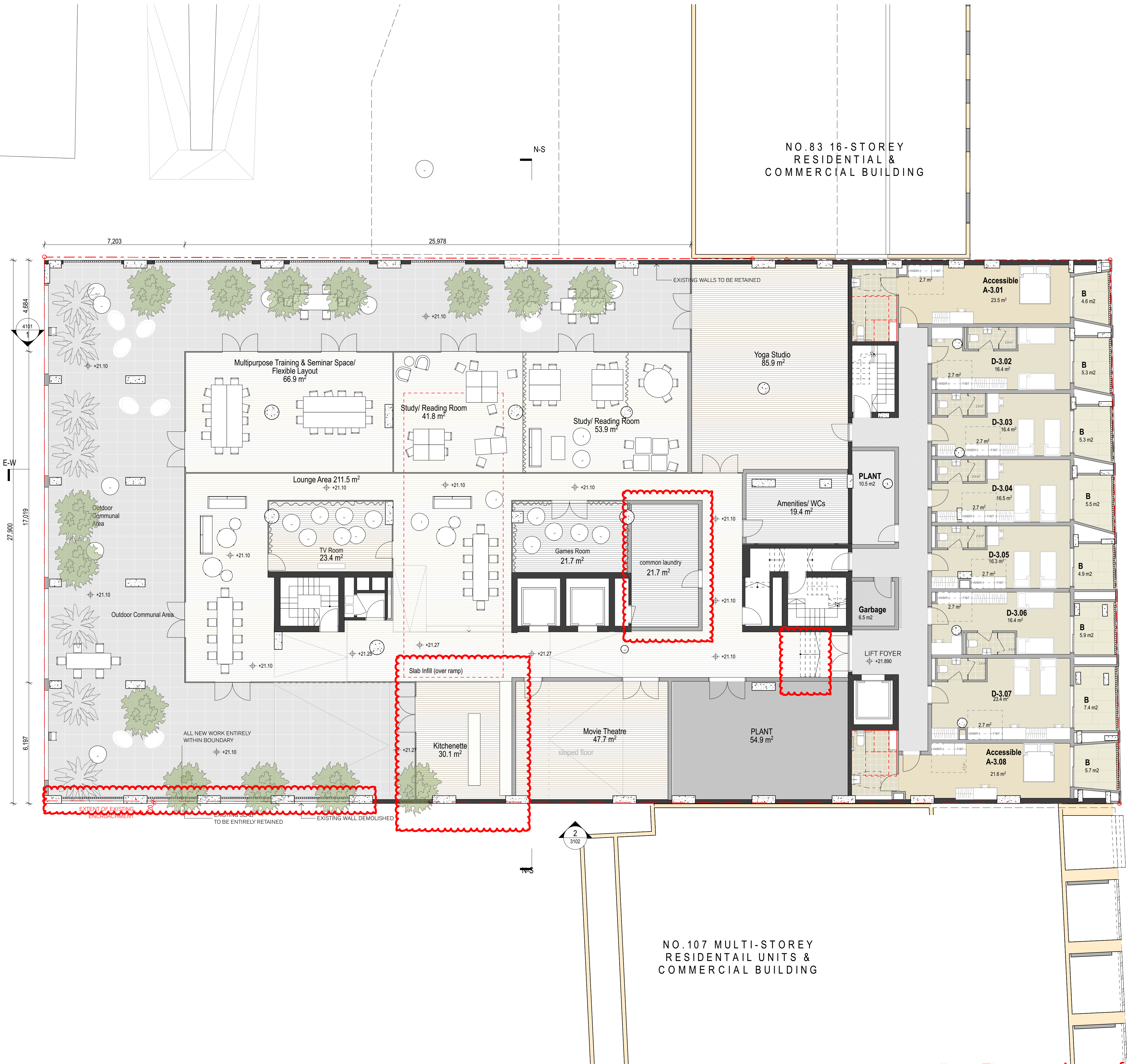
Sydney NSW 2000

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General Arrangement Plans

L2 Podium Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2002		07



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
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- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

**(REV 1)
Summary of Amendments:**

- Outdoor gym removed.
- Indoor gym adjusted.
- Rooms added (GFA relocation from Level 19)
- Adjustments to Accessible Room and room adjacent to it.

**(REV 2)
Summary of Amendments:**

- Quay St facade blades adjusted
- Communal & gym area furnished
- Boarding room on the west removed
- Outdoor communal area added to south and west.

**(REV 6)
Summary of Amendments:**

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved
- Communal and training hub added

**(REV 7)
Summary of Amendments:**

- kitchenette location & extent
- southern external glazing line shifted
- new common laundry room
- new stair show
- existing spot levels and sloped floors shown
- new balustrades along southern wall entirely within boundary

07	26/11/21	Joint Report Amendments	RA	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

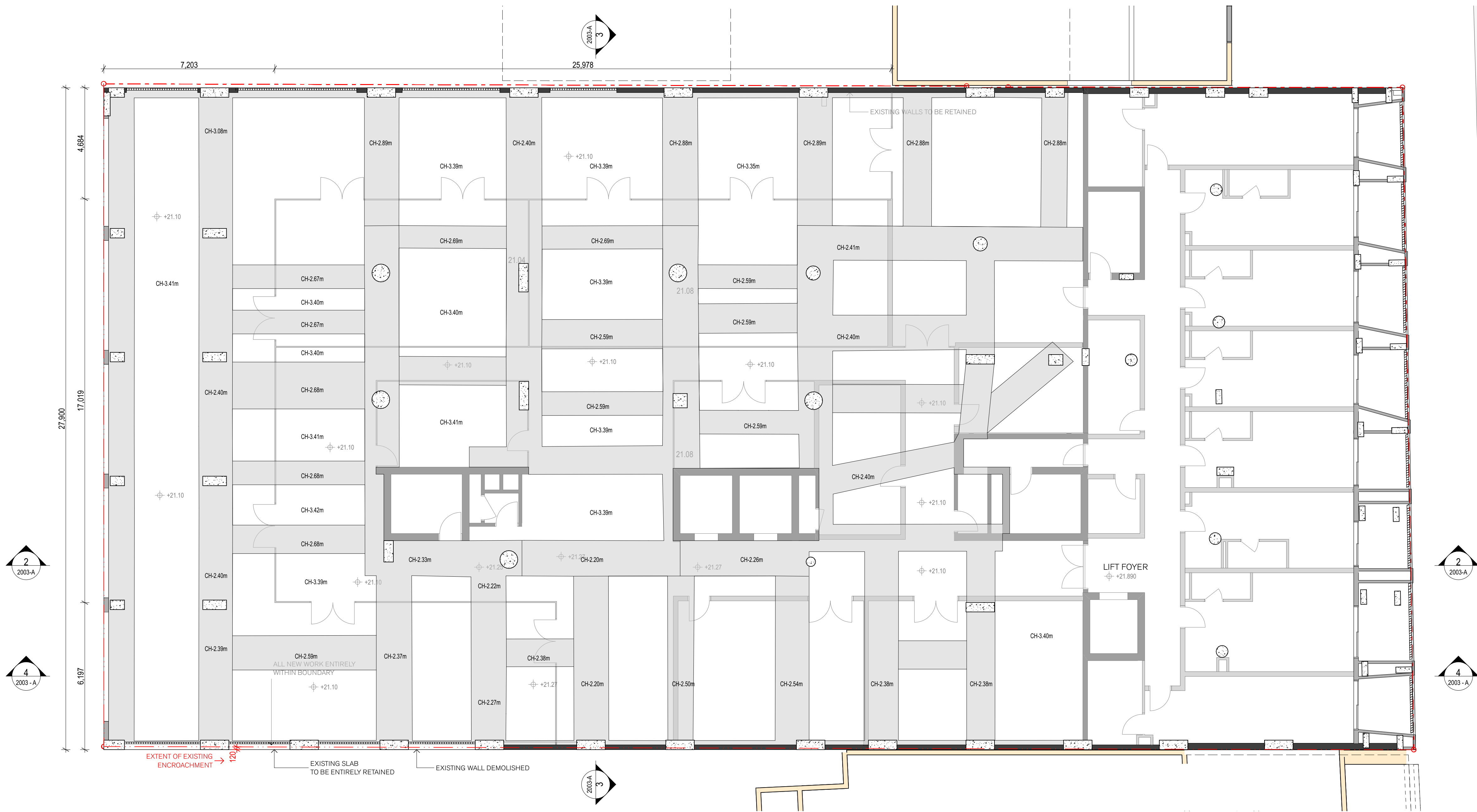
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**General Arrangement Plans
L3 Podium Floor Plan**

scale 1:100 @ A1 first issued 14/9/21

project code sheet no. revision

EMAG 2003 07

Drawing Issue for Court Hearing



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
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- DO NOT SCALE DRAWINGS.
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keyplan

legend

BUILDING USE

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNRY
- K KITCHEN
- F FRIDGE

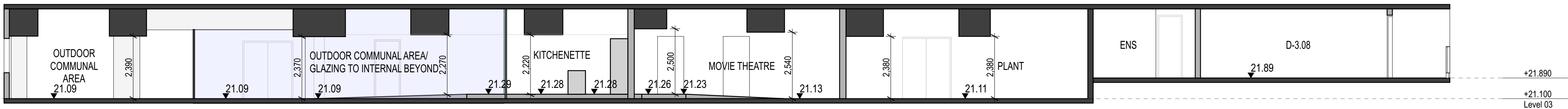
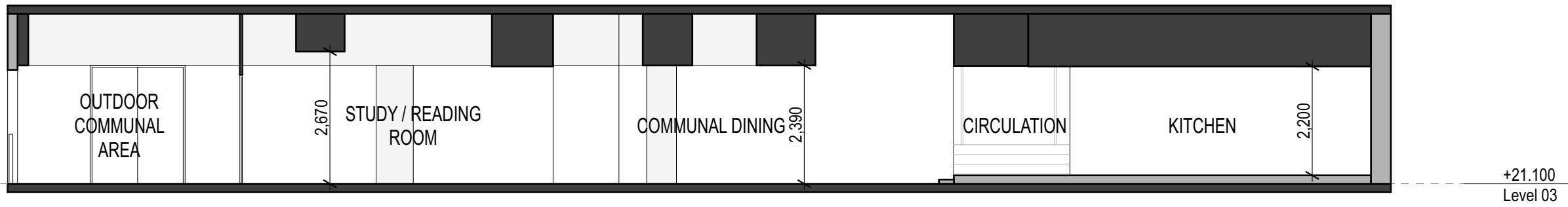
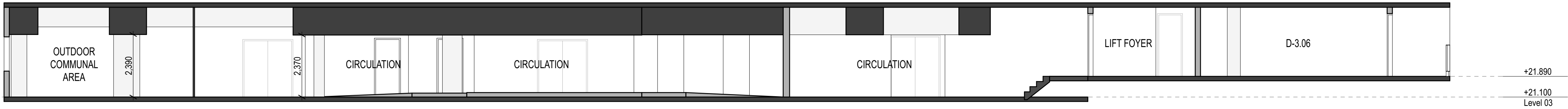
NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

1 PLAN Level 03 - Ceiling Plan
1:100

2 PLAN Level 03 - Section 01
1:100

3 PLAN Level 03 - Section 02
1:100

4 PLAN LEVEL 03 - SECTION 03
1:100



REV 7

- new drawings to illustrate level 3 clear height as per joint report request

rev	date	name	by	chk
07	26/11/21	Joint Report Amendments	ABR	KS

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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**General Arrangement Plans
Level 3 RCP & Sections**

scale	1:100 @ A1	first issued	DD/MM/YYYY
project code	sheet no.	revision	
EMAG	2003-A	07	

Drawing Issue for Court Hearing



Drawing Issue for Court Hearing

0

1

2

5m

GENERAL NOTES

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keyplan

legend

BUILDING USE

SITE BOUNDARY

UNIT TYPES

2 BED ROOM

1 BED ROOM

ACCESSIBLE ROOM

WALL TYPES

EXISTING FABRIC

NEW CONSTRUCTION

KEYS

L

LAUNDRY

K

KITCHEN

F

FRIEDE

NOTE:

GRIDS AS PER EXISTING BUILDING GRIDS

(REV 1)

Summary of Amendments:

- Foldable drying rack added to communal area

(REV 2)

Summary of Amendments:

- Quay St facade blades adjusted

- Outdoor communal area decreased in size

- Indoor communal space adjusted

- East balconies increased in size

- Windows to corridors and room reconfigurations

(REV 6)

Summary of Amendments:

- All room layouts reconfigured

- Some balconies deleted

- Boundary encroachments of new elements resolved

(REV 7)

Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks

- WC to NE communal area

- additional communal area opposite lift

- new privacy screening external to southern communal area and rooms 19 & 21

- re-alignment of corridor and subsequent conversion of room 10 from double to single

07	26/11/21	Joint Report Amendments	RA	KS
06	06/10/21	DA Drawing Amendments	AW/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AW/NH	KS
04	09/09/21	Draft for Review	AW/NH	KS
03	03/09/21	Post S34 Conference	AW/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AW/NH	KS
01	26/02/21	Development Application	PL	KS
rev	date	name	by	chk

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sydney melbourne uk

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fjmt

project

EMAG Apartments

93-105 Quay Street

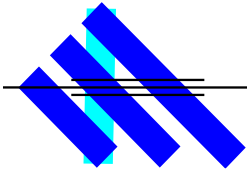
Sydney NSW 2000

title

General Arrangement Plans

L7 Podium Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code		sheet no.	revision
EMAG	2007		07



JOHN ROMANOUS & ASSOCIATES

CONSULTING CIVIL & STRUCTURAL ENGINEERS

"Engineering A Strong Australia"

Celebrating 25 Years Est., Since 1993

29th November 2021

Job No. 6477

Principal Certifying Authority

Dear Sir.,

**Re: Alterations to Existing Residential Building at
93-105 Quay St., Haymarket, NSW**

I, John Romanous (Engineers Australia ID 1044101), on behalf of John Romanous & Assoc.P/L, prepared the structural engineering design, inspected all of the structural components and provided structural certification for the construction of the existing building at 93-105 Quay St., Haymarket, at the time in 2003

I have reviewed the architectural drawings for the subject project as prepared by "fjmt studio" (Rev 7) and have completed a structural analysis of the existing structure against the as built drawings prepared by Axel Richter Architect and the following is noted :

that the existing structure, with structural modifications as specified by a suitably qualified structural engineer prior to issue of construction certificate, will be structurally adequate to support the proposed building layout & modifications as shown in architectural plans prepared by "fjmt studio" architects.

Yours Faithfully for
John Romanous & Associates

John M. Romanous
B.E., MIEAust., CPEng., NER, APEC, IntPE(Aus)

93-105 Quay St, Haymarket: Waste Management Plan Variation

A Submission to NUPD

29th November 2021



93-105 Quay St, Haymarket: Waste Management Plan Variation

A Submission to NUPD

Prepared by

MRA Consulting Group (MRA)
Registered as Mike Ritchie & Associates Pty Ltd
ABN 13 143 273 812


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Version History

Ver	Date	Status	Author	Approver	Signature
0.1	14/12/2020	Draft	Maya Deacock	James Cosgrove	-
0.2	15/12/2020	Review	James Cosgrove	-	-
1	12/02/2021	Final	Maya Deacock	James Cosgrove	
1.1	13/09/2021	Revision	Maya Deacock	James Cosgrove	-
1.2	05/10/2021	Revision	Maya Deacock	James Cosgrove	-
1.3	24/11/2021	Revision	James Cosgrove	-	-
1.4	29/11/2021	Revision	Esther Hughes	Esther Hughes	

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Table of contents

Glossary.....	v
1 Introduction.....	1
2 Background	2
2.1 Description of Proposed Development.....	2
2.2 Zoning and Land Use.....	2
2.3 Strategies	3
2.4 Assumptions	3
3 Demolition and Construction Waste Management	4
3.1 Demolition Waste.....	4
3.2 Construction Waste.....	4
3.3 Waste Contractors and Facilities.....	9
3.4 Site documentation	9
4 Use and Ongoing Waste Management	10
4.1 Residential Waste.....	10
4.2 Commercial Waste.....	13
4.3 Additional Waste Streams.....	15
5 Equipment and Waste Management Systems	17
5.1 Resident Waste Disposal and Recycling Method	17
5.2 Commercial Waste Disposal and Recycling Method	18
5.3 Chute System Maintenance and Downtime	19
5.4 Collection method and loading areas	19
5.5 Management System and Responsibilities.....	20
5.6 Waste Storage and Recycling Area Specifications.....	21
5.7 Signage and Education.....	21
5.8 Prevention of Pollution, Illegal Dumping and Litter Reduction	22
6 Contentions by The Council of the City of Sydney	23
7 References	25

List of Tables

Table 1: Demolition and Construction Waste and Recycling Management Plan	5
Table 2: Waste service contractors and facilities	9
Table 3: MGB capacity and footprint.....	10
Table 4: Residential waste generation	10
Table 5: Residential Bin Requirements.....	11
Table 6: Residential waste room requirements	12
Table 7: Commercial waste generation.....	13
Table 8: Commercial Bin Requirements	14
Table 9: Commercial waste room requirements.....	14
Table 10: Collection point and loading area specifications.....	19
Table 11: Contentions by City of Sydney Council	23

List of Figures

Figure 1: Site in context with surrounding roadways and land use.....	2
Figure 2: Residential waste storage areas.....	13
Figure 3: Commercial waste storage areas	15
Figure 4: Residential waste flow	17
Figure 5: Commercial waste flow.....	18
Figure 6: Basement Level Site Plan.....	26
Figure 7: Level 1 and 2 Waste Areas.....	27
Figure 8: Typical Level Site Plan	28
Figure 9: Truck entry and manoeuvring into loading dock.....	29
Figure 10: Truck exit and manoeuvring out of loading dock	30
Figure 11: Examples of standard signage for bin uses	31
Figure 12: Example and layout of safety signage	31

Glossary

Terminology	Definition
AS	Australian Standard
C&D	Construction and Demolition
CBD	Central Business District
CoS	City of Sydney (Council)
SDCP	Sydney Development Control Plan 2012
SLEP	Sydney Local Environmental Plan 2012
DCP	Development Control Plan
ENM	Excavated Natural Material
EPA	Environment Protection Authority
LGA	Local Government Area
MGB	Mobile Garbage Bin
MUD	Multi-Unit Dwelling
MSW	Municipal Solid Waste
VENM	Virgin Excavated Natural Material
WMP	Waste Management Plan
WSP	Waste Service Provider
WSRA	Waste Storage and Recycling Area

1 Introduction

MRA Consulting Group (MRA) was engaged by NUPD to update a Waste Management Plan (WMP) previously prepared by MRA for the proposed redevelopment of the site at 93-105 Quay Street, Haymarket (hereafter referred to as “the site”). The site is situated in the City of Sydney Council (CoS) Local Government Area (LGA). Specific features of the proposed works are outlined as follows:

- Fit out and new façades for building;
- Development of 384 boarding rooms and associated infrastructure; and
- Fit out of ground floor retail area for a food and beverage use.

This WMP addresses demolition, fit-out and ongoing use of the development

The WMP will be used to inform best practice waste management for the site and promote sustainable outcomes. The WMP complies with Council’s waste management guidelines and with other relevant statutory requirements.

The City of Sydney Development Control Plan (SDCP, 2012) is the main governing document for waste management in new developments for the LGA. The SDCP outlines the following objectives to achieve sustainable waste management:

Objectives:

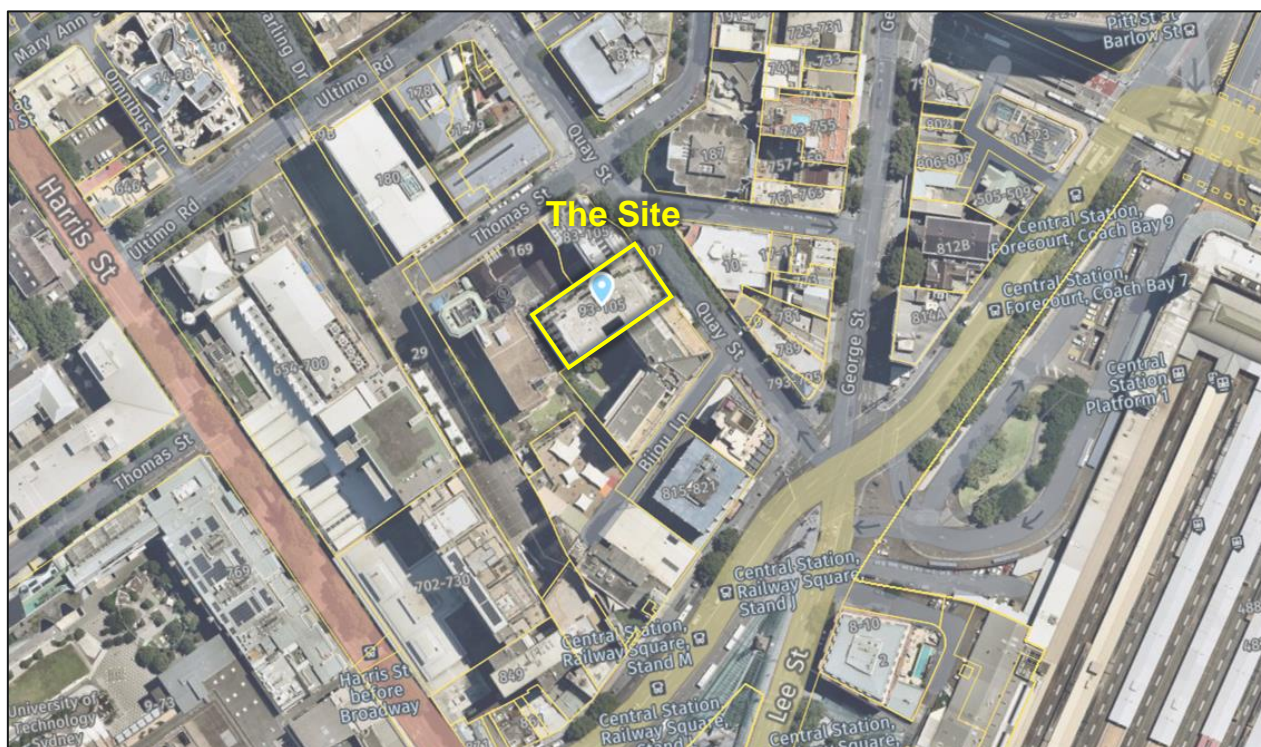
- Reduce the amount of construction and demolition waste going to landfill.
- Reduce amount of waste generated in the operation of a development from going to landfill and maximise resource recovery.
- Ensure waste from within developments can be collected and disposed in a manner that is healthy, efficient, minimises disruption to amenity, and is conducive to the overall minimisation of waste generated.

2 Background

2.1 Description of Proposed Development

The proposed development site is located at 93-105 Quay St Haymarket in Sydney's Central Business District (CBD). The site is legally identified as Lot 2 of DP 408335 in the Sydney Local Environmental Plan 2012.

Figure 1: Site in context with surrounding roadways and land use



Source: Nearmaps, 2020

2.2 Zoning and Land Use

The site is located on land zoned B8 Metropolitan Centre, which is characterised by the following objectives:

- To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.
- To provide opportunities for an intensity of land uses commensurate with Sydney's global status.
- To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community.
- To encourage the use of alternatives to private motor vehicles, such as public transport, walking or cycling.
- To promote uses with active street frontages on main streets and on streets in which buildings are used primarily (at street level) for the purposes of retail premises.

Boarding house accommodation and commercial premises are permitted with consent in this zone.

2.3 Strategies

Waste management for the site considers better practice, necessary equipment, and integration with other guidance documents including the NSW Waste and Avoidance and Resource Recovery (WARR) Strategy (NSW EPA 2014), and National Waste Policy: Less Waste, More Resources (EPHC 2009). The key policy aims that are considered are:

- Avoidance (to prevent the generation of waste);
- Reduce the amount of waste (including hazardous waste) for disposal;
- Manage waste as a resource; and
- Ensure that waste treatment, disposal, recovery and re-use are undertaken in a safe, scientific and environmentally sound manner.

Management of waste generated onsite according to directives of the WARR Strategy 2014-2021 will assist in achieving the target of 80% diversion from landfill in the C&D sector.

The site is also subject to the SDCP, including objectives outlined in Section 1.

2.4 Assumptions

This report is a WMP, forming part of the mixed-use development documentation and assumes:

- Drawings and information that have been used in waste management planning for this WMP are the final reference/indicative development plan from the project architect, FJMT Architects, dated 16th November 2021.
- Expected waste generation volumes for the site are based industry building materials of existing structures, Council guidelines and industry knowledge. Waste management equipment and infrastructure recommendations have been made according to estimated waste generation and SDCP waste guideline requirements; and
- This WMP is a living document and therefore, waste management equipment and systems described in this report are subject to change based on future operations and available technology.

3 Demolition and Construction Waste Management

Demolition and excavation activities at the site will generate a range of wastes. Throughout the process, all materials will be reused and recycled where possible, minimising the disposal (landfilling) of materials other than those that are contaminated or unsuitable for reuse, recycling or decontamination processes. This is in line with the Sydney development control principles and the NSW WARR Strategy 2014-2021, to reduce landfilling and achieve a resource recovery target of 80% for all construction and demolition related works.

Waste storage during demolition operations will involve stockpiling of excavated and reusable material, as well as placement of skip (Marrell) bins for the separation of construction materials for recycling. A separate skip bin for residual waste and/or contaminated material will also be made available at the site for disposal where necessary. The active waste management area(s) may require alternative placement throughout operations, as areas are cleared, and existing buildings are demolished. This will facilitate the safe and efficient storage of materials and will be retained within property boundaries to avoid illegal dumping.

Site waste storage areas will be kept clear to maintain vehicular access and shall also be kept tidy to encourage separation of waste materials and for WHS reasons.

The waste management principles and facilities in use on the site shall be included as part of the site induction for all personnel working on the site. It is noted that actual quantities of C&D waste may differ based on actual material use and practice.

Table 1 below outlines expected waste materials and quantities, including reuse, recycling and disposal methods through the demolition and construction phases of the proposed redevelopment.

3.1 Demolition Waste

The demolition phase of this development includes the following:

- Removal of internal walls and fit outs.

Existing buildings as well as rubbish stockpiled onsite may contain or be constructed of asbestos materials. In a bonded form, asbestos is relatively stable, however, if the material is damaged and friable, health risks could occur. If appropriate safety precautions are used, up to 10m² of bonded asbestos may be removed from the site and disposed of by an appropriately licensed waste contractor.

3.2 Construction Waste

The construction phase of this development includes the following:

- Fit out of ground floor restaurant;
- Construction of 384 boarding room dwellings; and
- Other building details such as façade and communal and landscaped areas.

Table 1: Demolition and Construction Waste and Recycling Management Plan

Type of Material	Demolition: Estimated volumes (m ³)	Construction: Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Excavated Material	N/A		✓	✓	✓	Unknown	Unknown	<p>Recovery levels will depend highly on any contaminants in excavated material.</p> <p>Non contaminated material would be separated and stored for reuse on or offsite.</p> <p>Contaminated excavated material would be stockpiled separately and aerated to remove contaminants if they do not present a risk to local waterways. Any hazardous contaminated material would be removed from site for treatment or disposal at an approved/licenced facility.</p>
Garden Organics	N/A	<10m ³	✓	✓	✓	5%	95%	<p>Onsite: Organic material can be woodchipped and reused onsite as mulch for landscaping. Weeds or invasive species should not be mulched and reapplied to land to avoid regrowth of these species.</p> <p>Offsite: removal to an appropriately licenced organics processing facility for processing into mulch or compost product.</p>

Type of Material	Demolition: Estimated volumes (m ³)	Construction: Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Bricks	380	60	✓	✓	✓	5%	95%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Concrete & asphalt	<100	55	✓	✓	✓	<20%	>80%	Onsite: Separated wherever possible and reused or crushed for filling, levelling or road base. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Tiles	<20	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Timber	<15	<5	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery.
Plasterboard	35	<10	-	✓	✓	<10%	90%	Onsite: Separated wherever possible to improve resource recovery.

Type of Material	Demolition: Estimated volumes (m ³)	Construction: Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
								Offsite: Removed to C&D or plasterboard recovery facility for recovery where possible.
Glass	<5	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Ceiling Tiles	20	<5	✓	✓	✓	<10%	>90%	Onsite: Separated wherever possible and reused or crushed for landscaping and driveways. Offsite: Removed to C&D facility for crushing and recycling for recovered products.
Metals	15	<5	-	✓	✓	<10%	>90%	Onsite: Separated wherever possible to improve resource recovery. Offsite: Removed to C&D facility for recovery and recycling.
Carpet	20	<5	-	✓	✓	50%	50%	Should be removed in bulk and sent to carpet recycler or C&D facility for recovery where possible.

Type of Material	Demolition: Estimated volumes (m ³)	Construction: Estimated volumes (m ³)	Re-use on-site	Recycle (Separate collection)	Recycle (Off-site)	Landfill	% of landfill diversion	Methods for re-use, recycling or disposal
Mixed recyclables	10	10	-	✓	✓	<5%	>95%	Collected separately and sent to materials recycling facility.
Residual waste	50	50	-	✓	✓	100%	-	Resource recovery dependant on facility destination capability.
Hazardous/ special waste (e.g. spills. Contaminated soil and waste)	Unknown		-	-	✓	Unknown	Unknown	<p>Material management in accordance with the site Remedial Action Plan (RAP).</p> <p>Management by a licensed asbestos and site hygienist should hazardous or special waste be found at the site.</p> <p>Some contaminated material may be recoverable following decontamination.</p>

3.3 Waste Contractors and Facilities

To ensure best practice waste management, appropriate contractors and facilities have been proposed based on their location and service offerings (Table 2).

Table 2: Waste service contractors and facilities

Role	Details
Recommended Waste Collection Contractor	<p>The following are local skip bin operators for consideration in the management of C&D waste for the site:</p> <ul style="list-style-type: none"> • Aussie Bins; • Just Skip Bins; • Orange Skip Bins; • BinsExpress Skip Bins; and • Bingo Bins. <p>Or otherwise elected by the building contractor.</p>
Principal Off-Site Recycler	<p>The following are local facilities capable of recycling C&D waste generated at the site:</p> <ul style="list-style-type: none"> • Benedict Moorebank; • Concrete Recyclers Camellia; • Bingo Recycling Centre Banksmeadow; and • DADI Genesis facility. <p>Or other appropriate facility elected by the waste management contractor.</p>
Principal Licensed Landfill Site	<p>Dial a Dump Genesis Xero (Eastern Creek);</p> <p>Or other appropriate facility elected by the waste management contractor.</p>

3.4 Site documentation

This WMP will be retained on-site during the demolition and remediation phases of the development, along with other waste management documentation (e.g. contracts with waste service providers).

Responsibility for the WMP, waste documentation and processes during demolition and remediation works will be with the site or demolition manager.

A logbook that records waste management and collection will be maintained on site, with entries including:

- Time and date;
- Description of waste and quantity;
- Waste/processing facility that will receive the waste; and
- Vehicle registration and company name.

Waste management documentation, the logbook and associated dockets and receipts must be made available for inspection by an authorised Council Officer at any time during site works.

4 Use and Ongoing Waste Management

Waste management strategies related to site operations have been established according to the documents outlined in the SDCP.

Building management and the site waste caretaker will maintain waste storage and management areas located on basement level 1, for use by all residents and commercial tenants.

The following space calculations are based off the bin dimensions sourced from NSW EPA's *Better Practice Guide for Resource Recovery in Residential Developments* (2019) (Table 3).

Table 3: MGB capacity and footprint

Bin Capacity (L)	Height (mm)	Depth (mm)	Width (mm)	Footprint (Approx. m ²)
240	1,080	735	580	0.43
660	1,250	850	1,370	1.16
1,100	1,470	1,245	1,370	1.71

Source: *Better practice guide for resource recovery in residential developments* (2019).

It is noted that landscaping at the site will be maintained by an external contractor who will remove all vegetation waste from ongoing maintenance activities. In addition, since the proposed development is for a mixed-use building with boarding rooms, it is unlikely that a high quantity of garden waste will be generated and therefore, no garden waste bins will be retained at the site.

4.1 Residential Waste

4.1.1 Generation

The City of Sydney Council has developed a guideline for waste management that provides waste generation rates for a range of residential, commercial, and industrial uses. The following waste generation predictions are based on rates provided in the *Guidelines* for boarding rooms.

Table 4: Residential waste generation

Number of boarding rooms	Waste Stream	Waste Generation	Weekly Waste Generation (L)
384	General Waste	30L/100m ² /day	26,084
	Recycling	30L/100m ² /day	26,084
	Food Waste	30L/100m ² /day	26,084

4.1.2 Waste Storage Requirements

The Sydney DCP requires that residential waste be collected, managed, and stored separately from commercial waste. Therefore, the restaurant waste will be addressed separately from the boarding room waste in this section. The following waste management areas are highlighted in Appendix A, and have undergone revision to allow for sufficient storage and servicing of waste at this site.

Temporary Waste Storage

Each dwelling must have sufficient space provisioned for the storage of one days' waste generated. This includes separate receptacles for general waste, recycling, and food waste, and will be located in a cupboard within the kitchenette of each habitable room.

Interim Waste Room (Level 1-2)

Dwellings on levels 1 and 2 will be serviced by an interim waste room adjacent to the lift foyer (marked in Figure 7 of Appendix A). This waste room will feature general waste, recycling, and organics bins (3 x 240L bins) for residents to deposit waste. Site cleaning staff will be responsible for the transfer of these wastes to the basement level, at minimum once per week. Food waste will be transferred more frequently to avoid amenity issues associated with odour and vermin.

The furthest distance between a dwelling and the waste room is 15m.

Interim Waste Room (Levels 3-17)

As the development is greater than nine storeys, a waste chute system will be used for the disposal of waste generated on each habitable level. A single core waste chute system currently exists in the building and will continue to be utilised for general waste following redevelopment. Each habitable level has a waste cupboard (marked on Figure 8 of Appendix A) where residents will be required to transport bagged general waste or loose recycling for disposal.

Each interim waste room will also feature a bin cupboard for a 240L bin for commingled recycling, as well as a 240L bin for food waste. These bins will be transferred by site cleaning staff to the waste room on the basement level to be emptied, at minimum once per week. Food waste will be transferred more frequently to avoid amenity issues associated with odour and vermin.

The furthest distance between a boarding room entrance and the interim waste room is 44m. While this is in excess of 30m as stated in Council's DCP, it is not an unreasonable distance to travel to deposit waste.

Basement Bin Room

The basement bin room will feature a chute outlet for general waste, and 1,100L bins suitable for retaining expected volumes of waste generated between collections. Recycling will be transferred by cleaning staff to the 8 x 1,100L bins designated for recycling in the basement bin room.

1,100L MGB's are recommended for storage of all waste generated at this site, based on the waste generation rates and available size of the waste storage area. 1,100L bins provide increased capacity in comparison to smaller MGB varieties, therefore reducing the required collection frequency and number of bins required to be retained on-site. Minimal manoeuvring will be necessary between the site waste storage room and the loading dock since they are situated adjacent.

The frequency of collections has been reduced to three times a week for general waste, recycling, and food waste. A higher rate of collection for food waste is also preferred as this will reduce the amount of time this waste type is stored at the site, as well as minimising the potential amenity impacts such as odour and vermin.

Table 5: Residential Bin Requirements

Waste Stream	Weekly Waste Generation (L)	Collection Frequency	Bins Required
General Waste	26,084	3 times a week	8 x 1,100L MGB
Recycling	26,084		8 x 1,100L MGB
Food Waste	26,084		37 x 240L MGB

4.1.3 Bulky Waste

The City of Sydney Guidelines for waste management in new developments provides minimum storage requirements for bulky waste. While the development will involve residential dwellings, the nature of pre-furnished boarding rooms means that the likelihood of disposal of mattresses, furniture, or white goods is very low.

The DCP requires 8m² minimum allocated to bulky waste for up to 80 rooms, with an additional 1m² for every ten rooms thereafter. For a development of 384 rooms, this would equate to 38.5m² allocated to bulky waste. Considering the nature of boarding house developments, the rooms will all be pre-furnished, and residents will not be permitted to provide their own furniture.

The majority of bulky waste will be located separately to the residential bin room, in a residential bulky waste room of 30m² adjacent to the bike parking area (refer to Figure 6 of Appendix A).

Collections for bulky waste will be facilitated by site management, with additional services by private waste contractors coordinated as required to avoid any overspill of bulky waste.

4.1.4 Waste Storage and Recycling Area

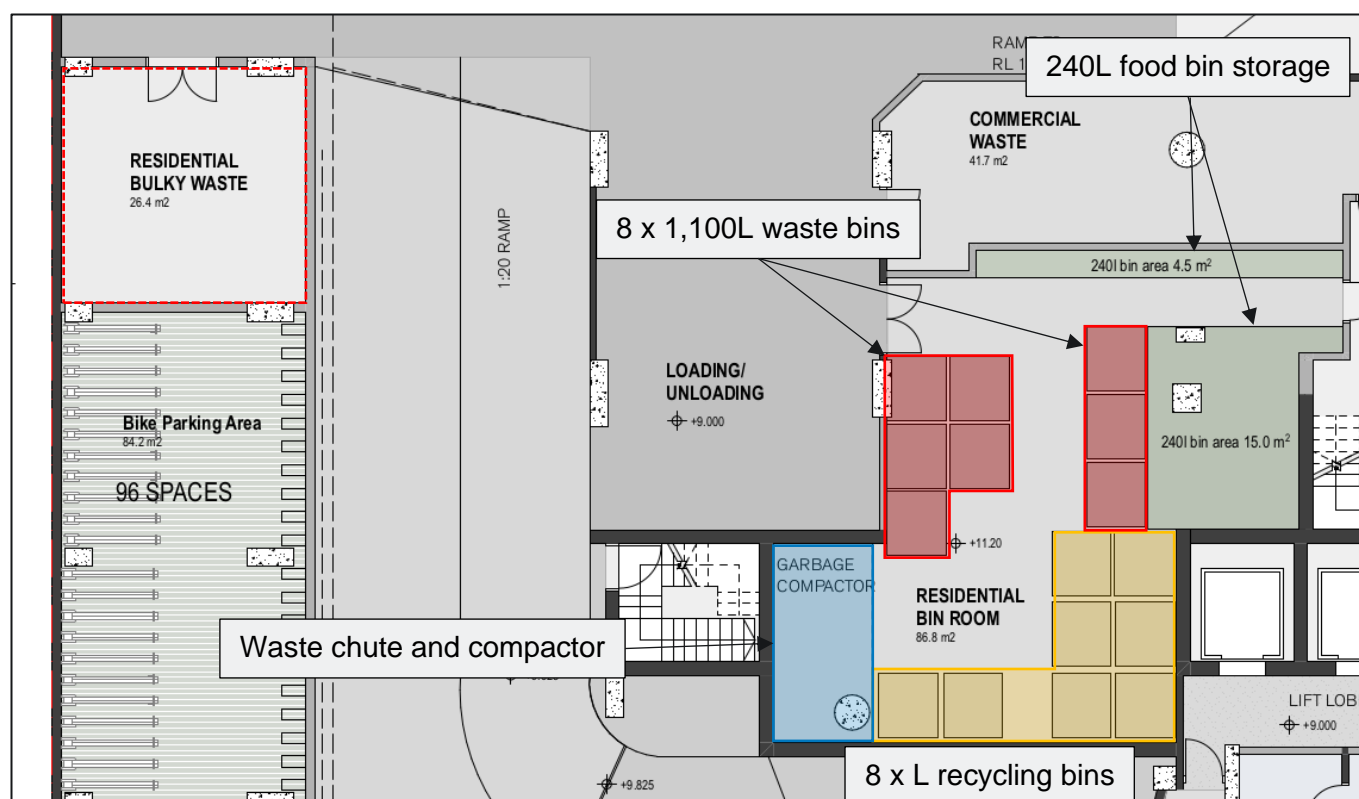
An existing residential waste room is situated on the basement level of the site and has an approximate area of 86m². Table 6 below summarises space requirements for the residential bin room and are shown on plans in Appendix A and .

Table 6: Residential waste room requirements

Location	Equipment	Space Required	Total Minimum Area including space to manoeuvre bins
Residential Bin Room (86m²)	Chute Outlet and Compactor	2m ²	81m ²
	General Waste: 8 x 1,100L MGB	14m ²	
	Recycling: 8 x 1,100L MGB	14m ²	
	Food Waste: 37 x 240L MGB	16m ²	
	Bulky Waste Cage	10m ²	

The residential bin room is presented with sufficient circulation space to manoeuvre bins around within the room and out to the loading dock for servicing.

Figure 2: Residential waste storage areas



Source: FJMT, 2021

4.2 Commercial Waste

4.2.1 Generation

The City of Sydney Council has developed a guideline for waste management that provides waste generation rates for a range of residential, commercial, and industrial uses. The following waste generation predictions are based on rates provided in the *Guidelines*.

Table 7: Commercial waste generation

Commercial Use	Waste Stream	Waste Generation Rate	Weekly Waste Generation (L)
Food & Beverage Use	General Waste	100L/100m²/day	1,421
	Recycling	500L/100m²/day	7,105
	Food Waste	100L/100m²/day	1,421

4.2.2 Bin Requirements

Interim/BOH Waste Area

The F&B tenant will be required to house bins in the back of house area for the temporary storage of waste. Receptacles for general waste, recycling, and food waste will be accommodated in this space. Retail staff will be responsible for the transfer of waste between this area and the bins in the commercial waste rooms on the basement level.

Basement Level Commercial Waste Room

1,100L MGB's are recommended for storage of general waste, food waste, and comingled recycling, based on the waste generation rates and available size of the waste storage area. 1,100L bins provide increased capacity in comparison to smaller MGB varieties, therefore reducing the required collection frequency and number of bins required to be retained on-site. Minimal manoeuvring will be necessary between the site waste storage room and the loading dock since they are situated adjacent.

Table 8: Commercial Bin Requirements

Waste Stream	Weekly Waste Generation (L)	Collection Frequency	Bins Required
General Waste	1,421	Once a week	2 x 1,100L
Recycling	7,105	Twice a week	4 x 1,100L
Food Waste	1,421	Once a week	2 x 1,100L

4.2.3 Bulky Waste

An area of 4m² has been allocated towards the storage of bulky waste arising from typical use of the food and beverage tenancy on the ground floor. Bulky waste may include items such as whitegoods, broken furniture, and pallets or milk crates. This area has been marked up on the plans available in Figure 6 of Appendix A.

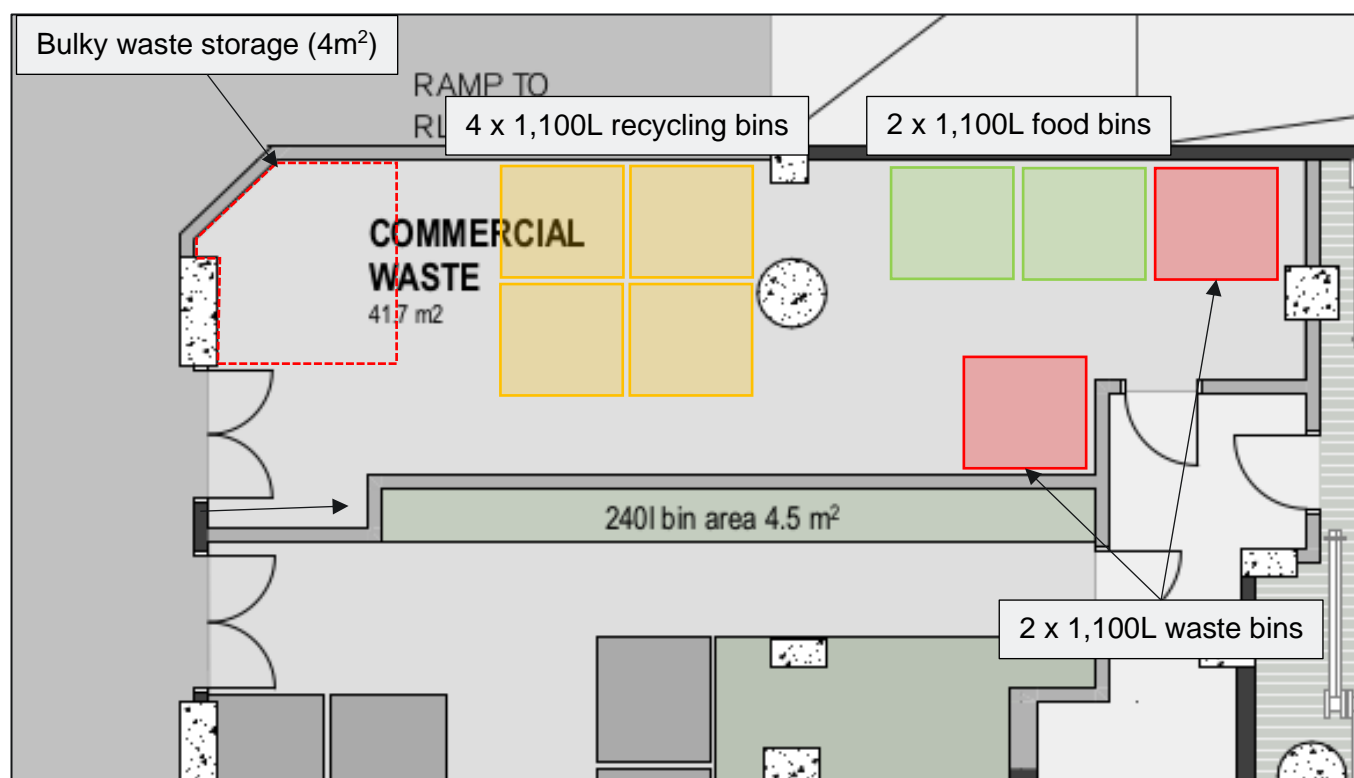
4.2.4 Waste Storage and Recycling Area

Two spaces for the management of commercial waste are available on the basement level. Table 9 below summarises space requirements for the commercial bin room and Figure 3 outlines potential layout of the room based on bin numbers described below.

Table 9: Commercial waste room requirements

Location	Equipment	Space Required	Total Minimum Area including space to manoeuvre bins
Commercial Waste Room (41m²)	General Waste Bins: 2 x 1,100L	3.5m ²	25m ²
	Food Waste Bins: 2 x 1,100L	3.5m ²	
	Recycling Bins: 4 x 1,100L	7m ²	
	Bulky Waste Cage	4m ²	

Figure 3: Commercial waste storage areas



Source: FJMT, 2021

4.3 Additional Waste Streams

Management may like to include the following collection systems to increase resource recovery onsite.

4.3.1 Container Deposit Scheme (CDS) eligible materials

Recyclable containers eligible for the NSW EPA's "Return and Earn" container deposit scheme can be collected separately to commingled recycling. Reverse Vending Machines (RVMs) accept these containers and issue refunds through retail vouchers (to spend or swap for cash), online into a PayPal account, or donated to a selected charity.

There are a few options to achieve CDS material recovery – a [sorting machine](#) can be purchased with the assistance of the EPA BinTrim equipment rebate program. This covers up to 50% of capital machinery costs up to \$50,000. This option also allows users to directly collect or donate their refund.

Otherwise, a separate bin can be used to collect CDS materials which will be collected by a service provider such as [St George Recyclers](#). This is a free collection services with the refund paid out via bank transfer to the organisation. St George Recyclers will either provide a blue bin (\$59 fee for delivery within 14 days) or are able to collect CDS materials contained in garbage bags.

The location of either the RVM or CDS material bin can be in a public area for use by both residents and customers of the ground-floor businesses.

4.3.2 E-Waste collection

An E-waste collection service can be organised for the development. This can be either an on-call service or scheduled collection depending on the need.

4.3.3 Textiles bins

Storage of textile waste prior to collection or drop-off can be in the bulky waste area, in garbage bags or in a designated clothing bin.

Re-useable clothing

There are a number of services which will collect clothes in good quality for free. Clothing Cleanup offers free collection of unwanted clothing. Clothes must be placed in plastic bags and left in a location organised during the booking process. See <https://clothingcleanup.com.au/> for more information.

Unusable clothing waste

Dirty, ripped, or otherwise unwearable clothing waste can still be repurposed or recycled. Major fashion retailers such as H&M and Zara accept clothing waste which is then recycled into cleaning cloths, insulation for cars and homes, and other products.

4.3.4 Soft Plastics

Soft plastics cannot be placed in kerbside recycling bins; however, they can still be diverted from landfill. REDcycle is a recycling program working in conjunction with Coles and Woolworths Supermarkets, that collects soft plastics to be processed by Replas into recycled plastic products.

Management can also engage a waste service such as Cleanaway to collect soft plastic waste. However, this is unlikely to be necessary if the volumes of plastic waste generated are not significant.

4.3.5 Mattress Collection

This service is provided as an on-call service when required. [Soft Landing](#) is a leading social enterprise in Sydney, providing collection and resource recovery services for mattresses. Bookings can be made online or by phone.

4.3.6 Food Donation

Management may like to explore the potential for donation of excess consumable food from the restaurant to charities such as OzHarvest or FoodBank NSW.

4.3.7 Problem Wastes

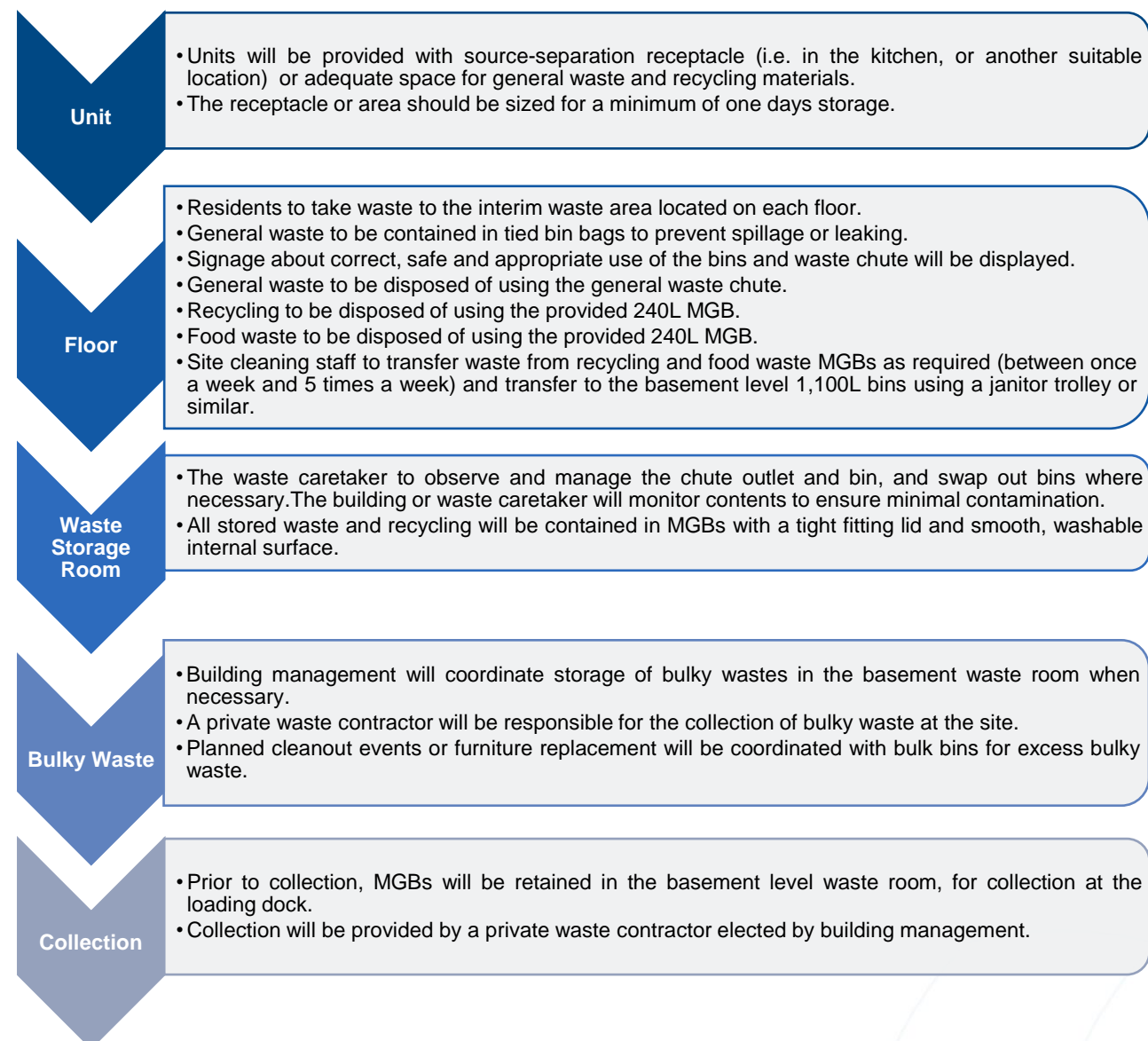
Cooking oil, light globes, paint tins, and cleaning chemicals are all examples of problem wastes which are unable to be disposed of through typical general waste or recycling services. Wastes such as these are to be stored separately from general waste and recycling bins. Liquid waste should be stored in an undercover, bunded area which mitigates the risk of spills or leaks and prevents runoff to stormwater drains. Some cooking oil suppliers will also collect used oil when swapping empty barrels as part of their service.

5 Equipment and Waste Management Systems

5.1 Resident Waste Disposal and Recycling Method

The flow of waste goes from unit generation to collection through several steps (Figure 4).

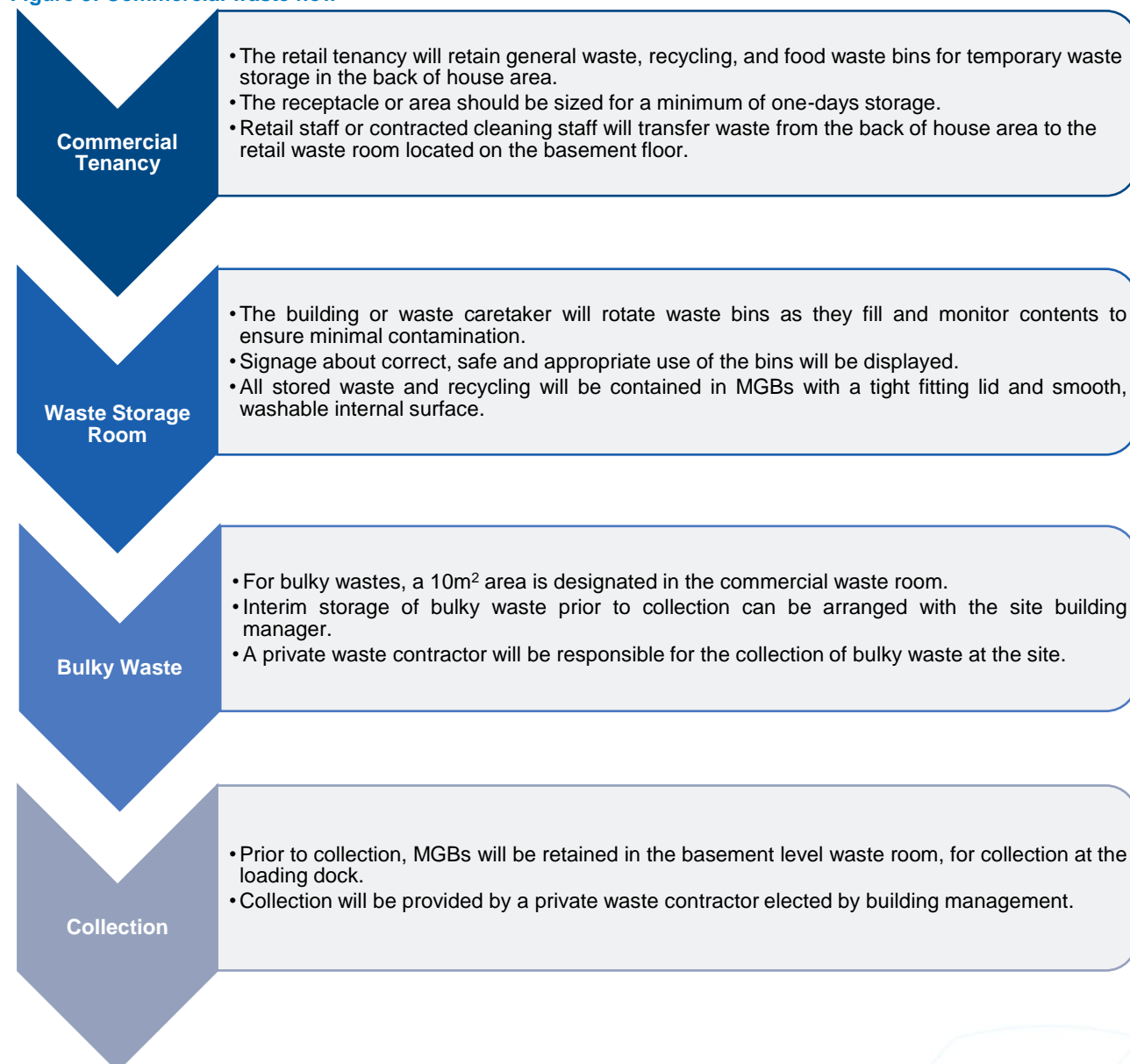
Figure 4: Residential waste flow



5.2 Commercial Waste Disposal and Recycling Method

The flow of waste goes from retail generation to collection through several steps (Figure 5).

Figure 5: Commercial waste flow



5.3 Chute System Maintenance and Downtime

The chute system will service the general waste stream for the residential portion of the site. During periods of blockage or downtime for maintenance, an additional 240L MGB will be provided to each interim waste room for the capture of general waste. During this time, site cleaning staff will collect each stream using a split receptacle janitorial trolley or similar. The waste will then be transferred to the basement level waste room.

Chute maintenance will be conducted by the chute equipment supplier under a maintenance and callout contract. Scheduled maintenance will occur in accordance with the manufacturers' recommendations.

At the chute outlet, bins will be manually monitored and rotated by site cleaning staff.

5.4 Collection method and loading areas

A private waste collection contractor will service the site for residential waste, and a private waste contractor will be engaged for the collection of retail waste. The collection vehicle would be a Small Rigid Vehicle (SRV) of maximum length 6.4m. The smaller collection vehicle is able to accommodate the 1,100L bin size. The collection point and areas for handling and loading are as follows:

- Collection and loading will occur within the loading dock, with access from Quay St;
- The loading dock will be located on the basement level;
 - The loading dock is located adjacent to both the residential and commercial waste rooms, with a maximum transfer distance of 5m from waste room to loading dock.
- Clear, safe, accessible and convenient space for handling of MGBs and equipment and loading of collection vehicles; and
- Identifiable areas where residents, visitors and site staff can recognise and avoid any risk associated with moving vehicles, and bin moving and handling.

Table 10 outlines relevant specifications.

Table 10: Collection point and loading area specifications

Component	Requirement	Specification
Collection point	Allow safe waste collection and loading operations	<ul style="list-style-type: none"> - Adequate clearance and manoeuvring space; - Sufficient clearance for the safe handling of materials and equipment; and - Sectioned loading bay does not impede upon traffic and pedestrian safety.
Vehicle manoeuvring and loading space	Truck space for adequate lift clearance, manoeuvring and operation for a contractor collection vehicle	<ul style="list-style-type: none"> - Collection from the loading dock is assisted by the site layout which permits waste vehicles to enter and exit the site in a forward-facing direction; - Adequate loading bay dimensions do not impede rear lift clearance; - Operational clearance for truck manoeuvring in a forward direction in and out of the loading bay; and - The provision of space clear of vehicle parking spaces.
Operating times	Appropriate collection times to limit noise and traffic disturbance	<ul style="list-style-type: none"> - Collection times will be arranged to ensure minimal disturbance to residents, pedestrians and visitors.

The bin rooms will also be utilised for the storage of full bins prior to collection and empty bins that can be rotated when bins become full.

Waste collection vehicles will access the loading dock via Quay Street, where the waste caretaker will position the MGBs for collection. Bins will be transferred between the bin rooms and holding area no earlier than the evening before collection day and will be returned to their respective waste rooms no later than the evening of collection day. There is a maximum distance of 5m between the residential waste storage rooms and bin loading area. The retail waste storage room and residential bin hold are located adjacent to the loading dock.

Collection of site waste bins by the waste contractor will be facilitated through building management or the site waste caretaker who will provide access to the basement floor loading dock.

5.4.1 Residential Waste Collection

Residential waste will be collected by a private waste contractor. Collection will occur at a rate of three times per week for general waste, recycling, and food waste. Due to the width of the access of the site a 6.4m waste collection vehicle would be required. These are available through the commercial provider - Waste Wise.

5.4.2 Commercial Waste Collection

Commercial waste will be collected by a private waste contractor. Collection will occur twice a week for general waste recycling and food waste. Due to the width of the access of the site a 6.4m waste collection vehicle would be required. These are available through the commercial provider - Waste Wise.

5.5 Management System and Responsibilities

Building management and the site waste caretaker will be responsible for the management of waste at the site. Should there be any issues that impact on the operational efficiency, safety and suitability of waste management, the waste caretaker will inform management. Operation of the waste management system is the responsibility of building management and the waste caretaker. Responsibilities include:

- Using this WMP to inform waste management operations, design and infrastructure;
- Providing educational materials and information on sorting methods for recycled waste, awareness of waste management procedures for waste minimisation and resource recovery. Methods of communication can be by email, letters, social media, and signage;
- Maintaining a valid and current contract with a licensed waste service provider for waste and recycling collection and disposal;
- Ensuring SafeWork NSW requirements for access, manoeuvring, transferring and emptying of waste/recycling bins are met by the waste caretaker;
- Making information available to residents, commercial tenants, visitors and site staff about waste management procedures;
- Collection of waste from ground floor ancillary services in a mobile waste management/janitor trolley, for direct disposal into designated bins retained in ground floor bin storage area;
- Manoeuvring bins to specified onsite collection point prior to and following scheduled collection of waste bins;
- Organising, maintaining and cleaning waste management areas as part of a regular maintenance schedule;
- Maintenance of equipment and infrastructure for waste where possible (within the means of staff);
- Organising the relevant waste contractor for additional maintenance or waste management for the site (including bulky waste);

- Ensuring bin allocation and waste/recycling collection frequency is adequate. Requesting additional infrastructure or services where necessary; and
- Monitoring any vermin and pest issues and arranging appropriate controls (traps or fumigating) and maintenance of doors or other points of potential entry.

5.6 Waste Storage and Recycling Area Specifications

The bin rooms will provide centralised storage that has adequate capacity to receive and store the maximum likely generation of waste and recycling between collection times. Each bin room will be constructed to improve amenity, minimise odour, protect surrounding areas and promote user safety. bin room specifications include:

- Signage for safety and waste bin identification;
- Safety precautions, staff training and signage for plant;
- Fitted with a smoke detector in accordance with Australian Standards, and connected to the fire prevention system of the building;
- Noise attenuation for waste management and bin rooms that limits effects to residents from any bin transfer and collection vehicle noise;
- Floors constructed of concrete (at least 75mm thick) or other approved solid, impervious material that can be cleaned easily;
- Grading and draining to an approved drainage fitting located in the room;
- A smooth, even floor surface covered with vertical wall and plinth faces;
- Doorway ramp (if not level);
- Light colour finish for all room surfaces;
- Adequate supply of water with hose cock as close as practicable to the doorway;
- Close-fitting and self-closing door, large enough to facilitate access of 660L bins and bulky waste items;
- Suitable construction including limited entry paths to prevent vermin;
- Ventilation through permanent unobstructed ventilation (5% of floor area) or mechanical exhaust ventilation system (5L/s per m² of floor area); and
- Security and lighting.

5.7 Signage and Education

Signage that promotes resource recovery, waste minimisation, safety and amenity follows the Australian Standard for safety signs for the occupational environment (Standards Australia 1994, Figure 2 and 3).

Signage is designed to consider language and accessibility (i.e. to be understood as clearly as possible by those with different abilities of vision, knowledge of the English language, intellectual ability and with other conditions). Signage is to be prominently posted in each waste room and relevant waste service area indicating:

- Detail on acceptable recyclables;
- Recyclables are to be decanted loose (not bagged);
- No standing and danger warnings apply to the area surrounding the bin room;
- Contact details for arranging the disposal of bulky items; and

- The area is to be kept tidy.

Standard signage requirements and guidance for application apply (see Appendix C).

5.8 Prevention of Pollution, Illegal Dumping and Litter Reduction

To minimise dispersion of litter and prevent pollution (to water and land via contamination of runoff, dust and hazardous materials), building management will also be responsible for:

- Maintenance of communal areas and the bin room;
- Securing the waste storage area from vandalism and the escape of litter;
- Identification and appropriate disposal of goods with hazardous material content (paints, e-waste, fluorescent tubes);
- Acting to prevent dumping and unauthorised use of waste areas; and
- Requiring contractors to clean up any spillage that may occur during waste servicing or other work.

6 Contentions by The Council of the City of Sydney

The Statement of Facts and Contentions for Case number 2021/00190330 outlines the following particulars for the matter of Waste Management and Servicing:

Table 11: Contentions by City of Sydney Council

Contention	Response
i. The waste storage areas for the proposed boarding house and the retail premises are not large enough to store all required bins and the size and dimensions of bins have not been shown on the proposed plans.	Please refer to Section 4.1.3 and 4.2.3
ii. The proposed 5 weekly collections for the various streams of waste and recycling will lead to congestion of waste and recycling collection vehicles. There is insufficient space allocated to waste storage to accommodate 7 days waste generation for all streams as required by the Sydney Guidelines for Waste Management in New Developments.	This service schedule has been revised down to: Residential: three times a week collection for each stream. Section 5.4.1 Commercial: two times a week for recycling, and once a week for general waste and food waste. Section 5.4.2
iii. The proposal does not allocate a separate space for food waste recycling or propose bins of 240L or smaller for food waste.	Section 4.1.3 and 4.2.3 Due to the expected volumes of food waste generated at the site, management of food waste in 240L bins would result in high numbers of bins with associated labour and time requirements, as well as more frequent and longer waste servicing periods at the site.
iv. A minimum 8 square metre space(s) for up to 80 rooms and then 1 square metre for every ten rooms after that has not been provided for residential bulky waste storage. A dedicated 4 square metre bulky waste storage area for the retail premises has not been identified on the plans.	The bulky waste allocation has been improved for the site and details can be found in: Residential: Section 4.1.3 Commercial: Section 4.2.3
v. The proposed compaction of residential waste will create issues relating to weight, handling and overall life span of bins.	Compaction has been removed from general waste under this revised WMP.
vi. The waste collection point for the site is more than 10m from the waste storage location.	Section 5.4
vii. It has not been demonstrated that there is at least 2 metres clearance at the rear of the waste truck when parked for the safe access and servicing of bins.	The swept path diagrams in Appendix B demonstrate a rear clearance of 2m for a waste servicing vehicle at the site.

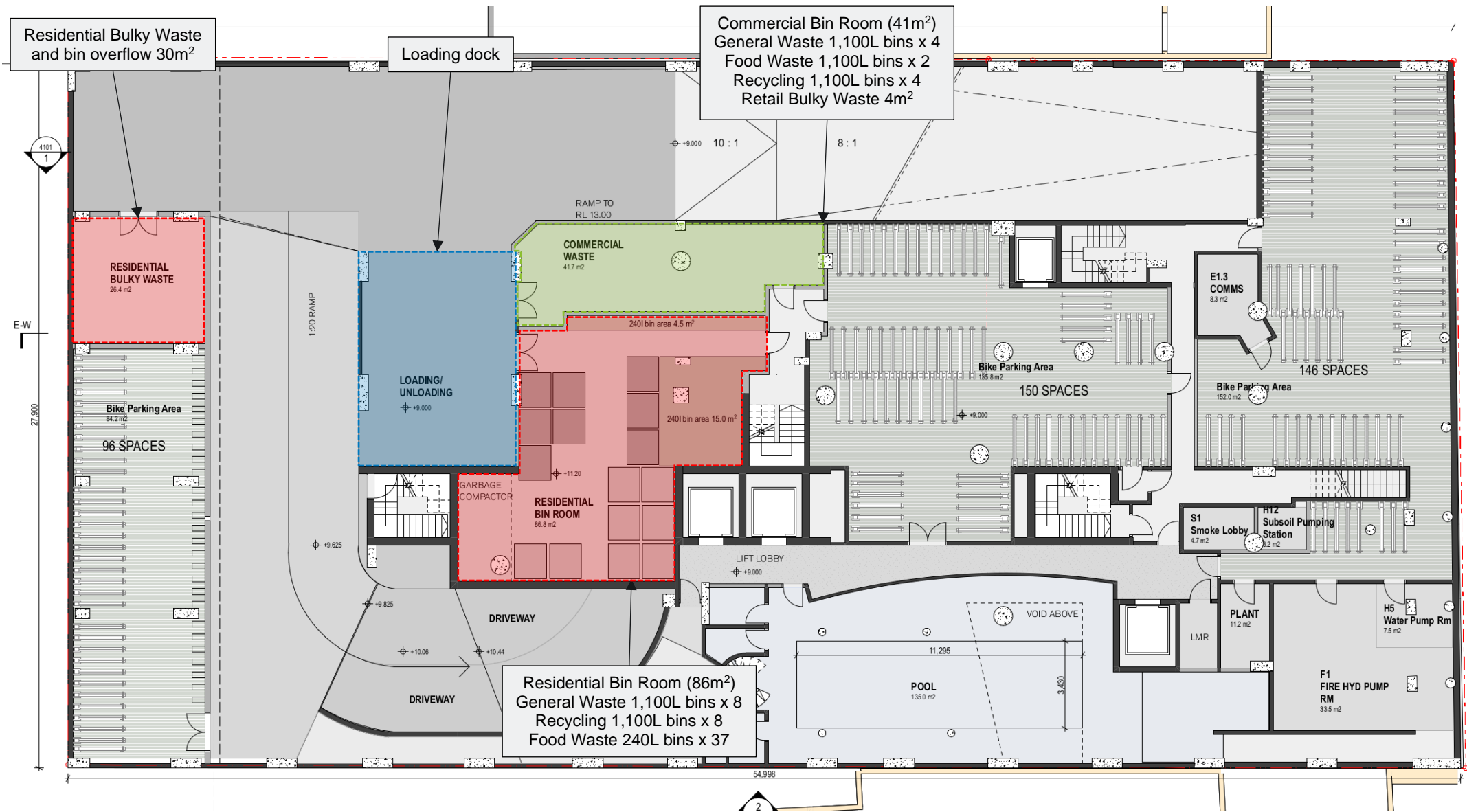
Contention	Response
viii. A dual chute system is not shown to be installed within a chute room on every residential floor, within 30 metres of each boarding room. Chute rooms are required to be accessible, not adjacent to a habitable area, and contain 1 spare MGB for each waste.	The site has an existing single core chute system. It is proposed that general waste is managed using the chute, with 240L bins for recycling and food waste on each level. Section 4.1.2
ix. The submitted waste management plan does not provide details of the ongoing management of the chute systems including bin transfers, rotation and arrangements for periodic servicing or chute failure.	Section 5.3
x. It is not demonstrated that Council garbage collection vehicles can enter and exit in a forward direction.	The swept path diagrams in Appendix B demonstrate the ability of a rear loading waste vehicle to enter and exit the site in a forward direction. Regardless, a private waste contractor will be engaged for the waste servicing of the site.
xi. It has not been demonstrated that the retail loading, delivery areas and general building services comply with the service vehicle parking requirements of the Sydney DCP 2012.	Please refer to Traffic Report

7 References

- Australian Building Codes Board (2016) National Construction Code (NCC).
- City of Sydney Council (2013) Sydney Local Environmental Plan.
- City of Sydney Council (2013) Sydney Development Control Plan.
- City of Sydney (2018) Guidelines for Waste Management in New Developments
- Blue Environment (2016) Australian National Waste Report.
- Department of Environment and Climate Change (2008) NSW Model Waste Not DCP Chapter.
- Department of Environment, Climate Change & Water (2010) House deconstruction fact sheet: Bricks and concrete removal.
- Department of the Environment (2016) Working together to reduce food waste in Australia, Australian Government.
- Environment Protection and Heritage Council (2009) National Waste Policy: Less Waste, More Resources. Available at: <http://www.nepc.gov.au/system/files/resources/906a04da-bad6-c554-1d0d-45216011370d/files/wastemgt-rpt-national-waste-policy-framework-less-waste-more-resources-print-ver-200911.pdf>.
- NSW EPA (2016) Recycling Signs, Posters and Symbols. Available at: <http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>.
- NSW EPA (2019) Better Practice Guide for Resource Recovery in Residential Developments, Australian Standards and Statutory Requirements.
- Standards Australia (1994) AS 1319: Safety signs for the occupational environment, Homebush, NSW: Standards Australia.
- Standards Australia (2008) AS 4123 Mobile waste containers.
- WorkCover (2011) Managing Work Environment Facilities Code of Practice.

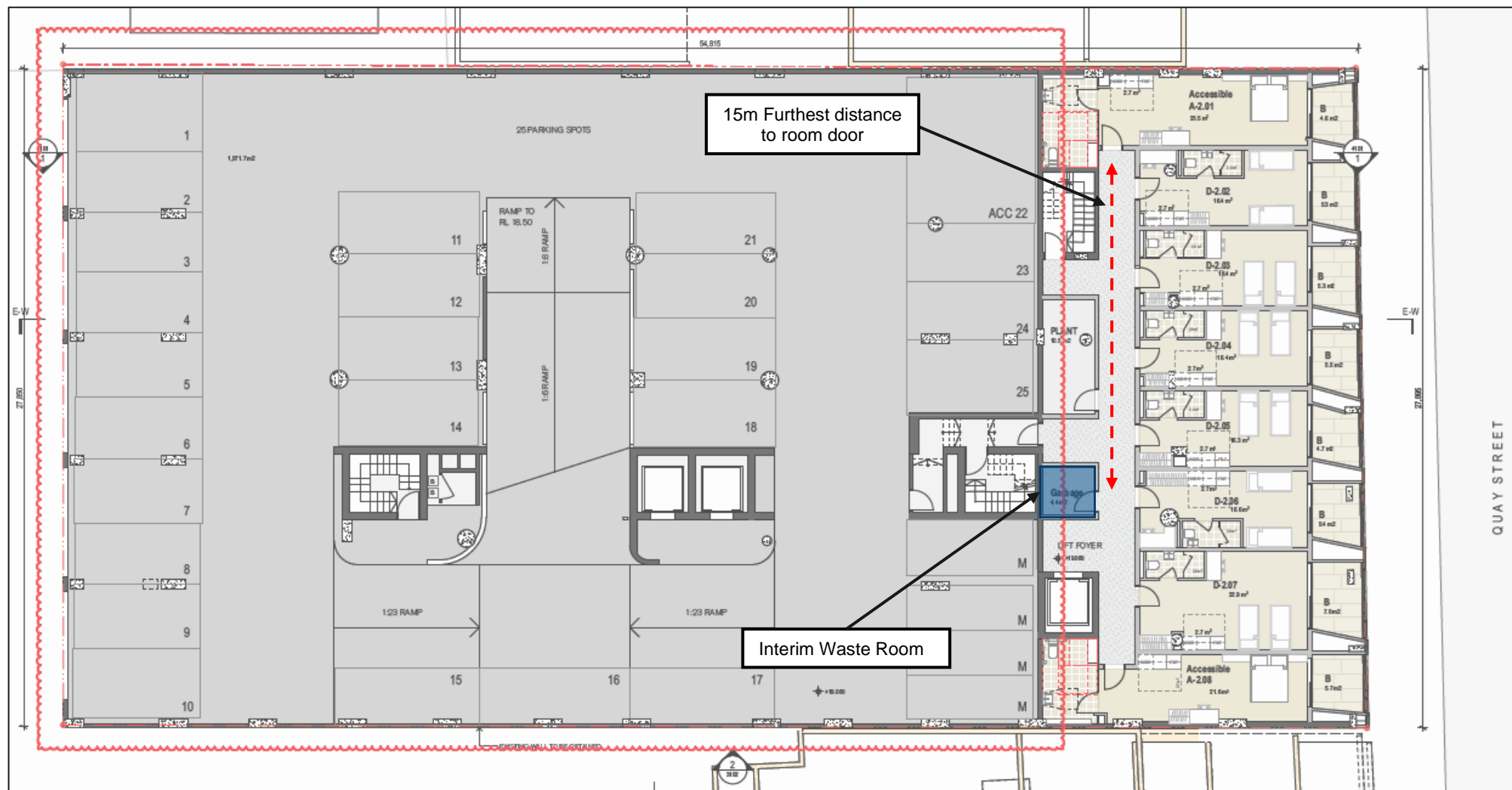
Appendix A Site Plans

Figure 6: Basement Level Site Plan



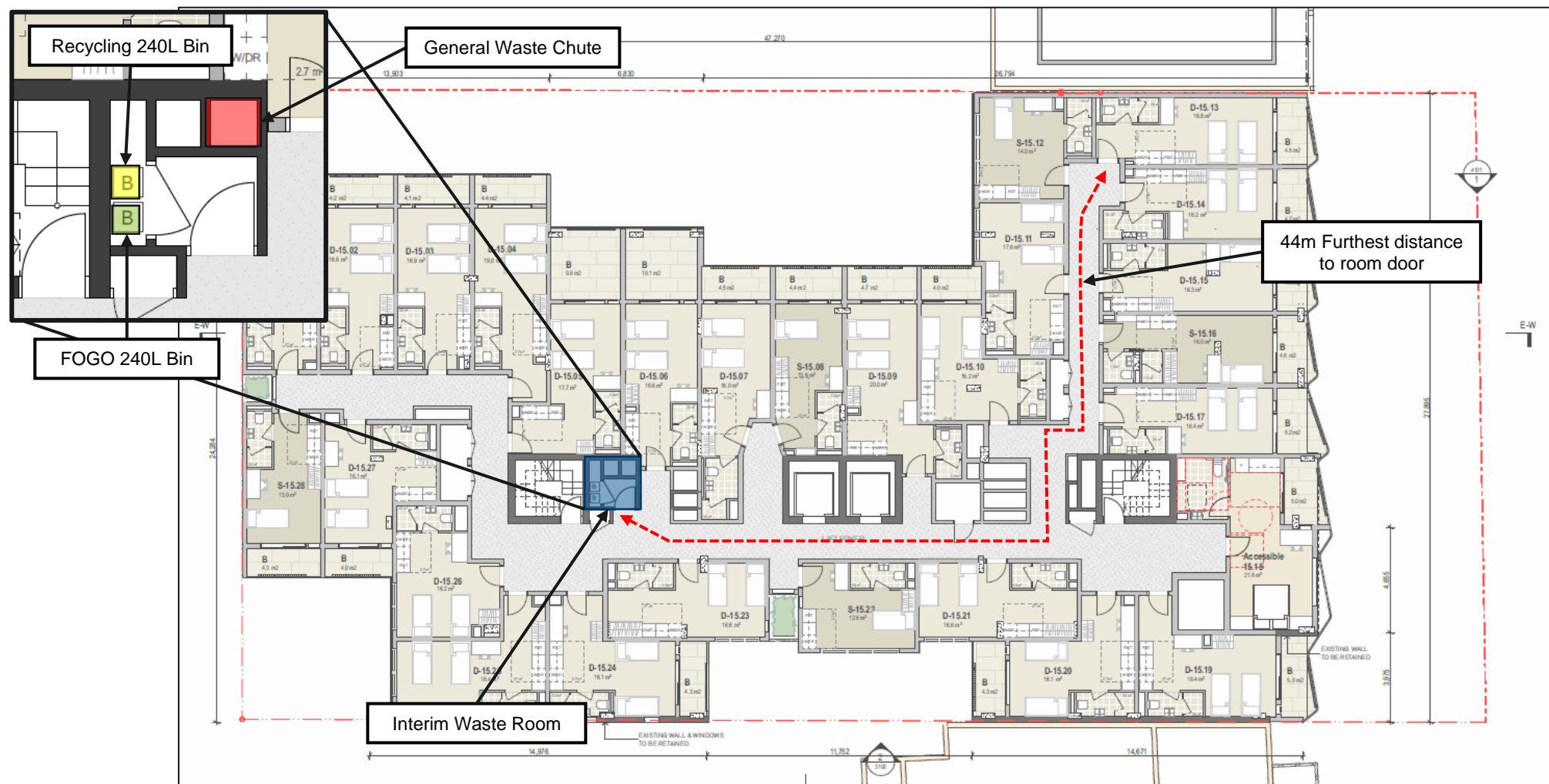
Source: FJMT, 2021

Figure 7: Level 1 and 2 Waste Areas



Source: FJMT, 2021

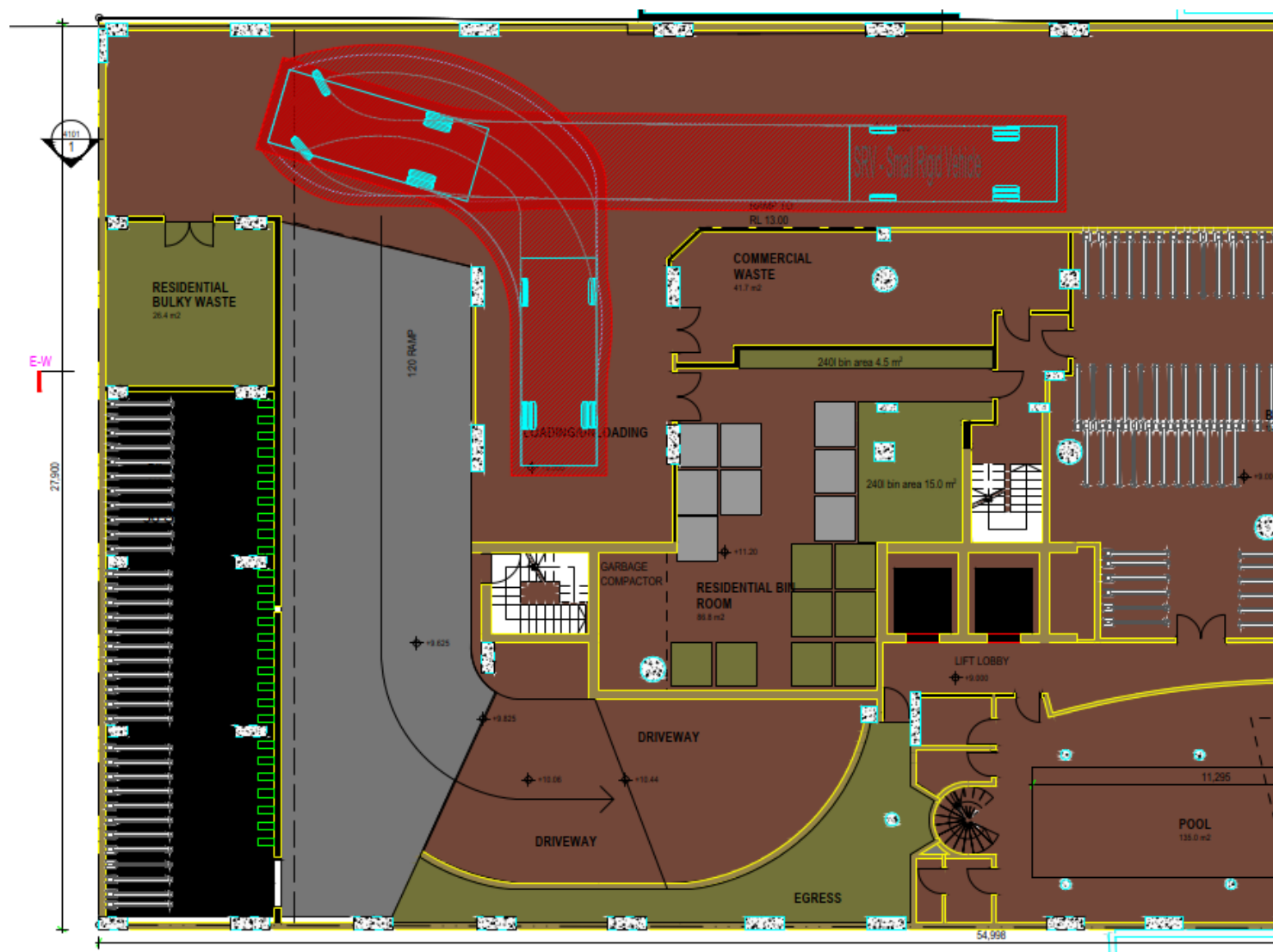
Figure 8: Typical Level Site Plan



Source: FJMT, 2021

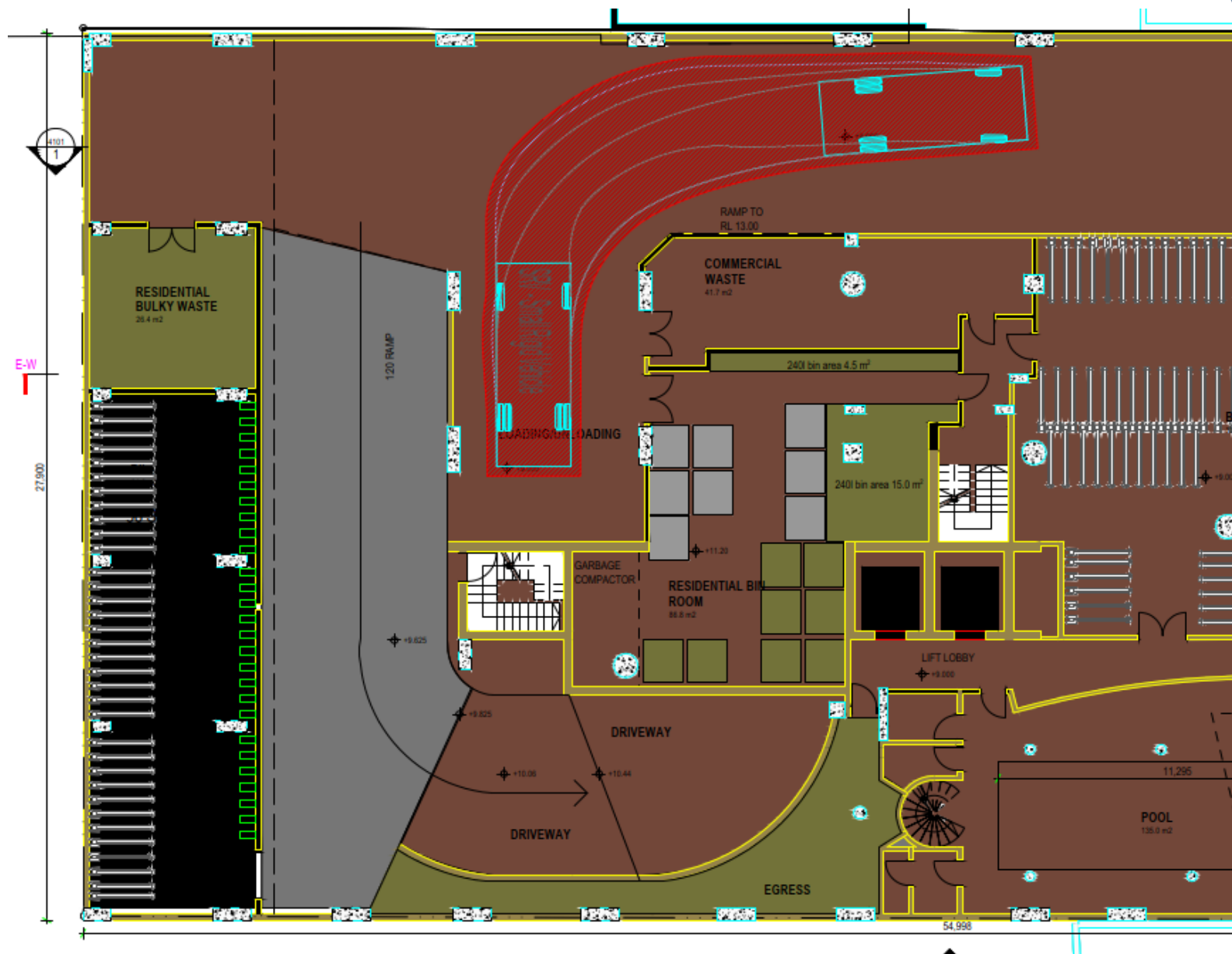
Appendix B Truck Swept Path Diagrams

Figure 9: Truck entry and manoeuvring into loading dock



Source: PDC Consultants, 2021

Figure 10: Truck exit and manoeuvring out of loading dock



Source: PDC Consultants, 2021

Appendix C Standard Signage

Waste Signage

Signs for garbage, recycling and organics bins should comply with the standard signs promoted by the NSW Office of Environment and Heritage (NSW OEH 2008b).

Standard symbols for use in signage, bin facade and educational materials are promoted through the NSW Environment Protection Authority. They are available for download from the NSW EPA website (NSW EPA 2016b), in black and white and colour versions. The Australian Standard series AS 4123 (Part 7) details colours for mobile waste containers (Standards Australia 2008).

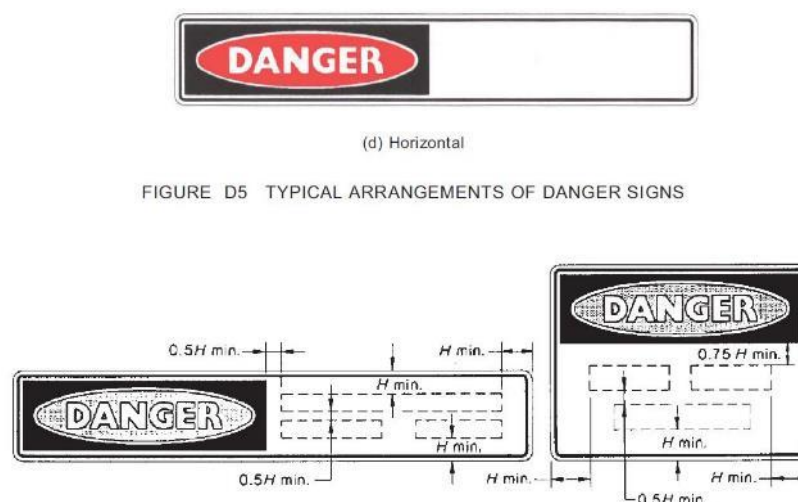
Figure 11: Examples of standard signage for bin uses



Safety Signs

The design and use of safety signs for waste and recycling rooms and enclosures should comply with AS 1319 (Standards Australia 1994). Safety signs should be used to regulate, and control safety related to behaviour, warn of hazards and provide emergency information, including fire protection information. Below are some examples. Clear and easy to read 'NO STANDING' and 'DANGER' warning signs must be fixed to the external face of each waste and recycling room where appropriate.

Figure 12: Example and layout of safety signage



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