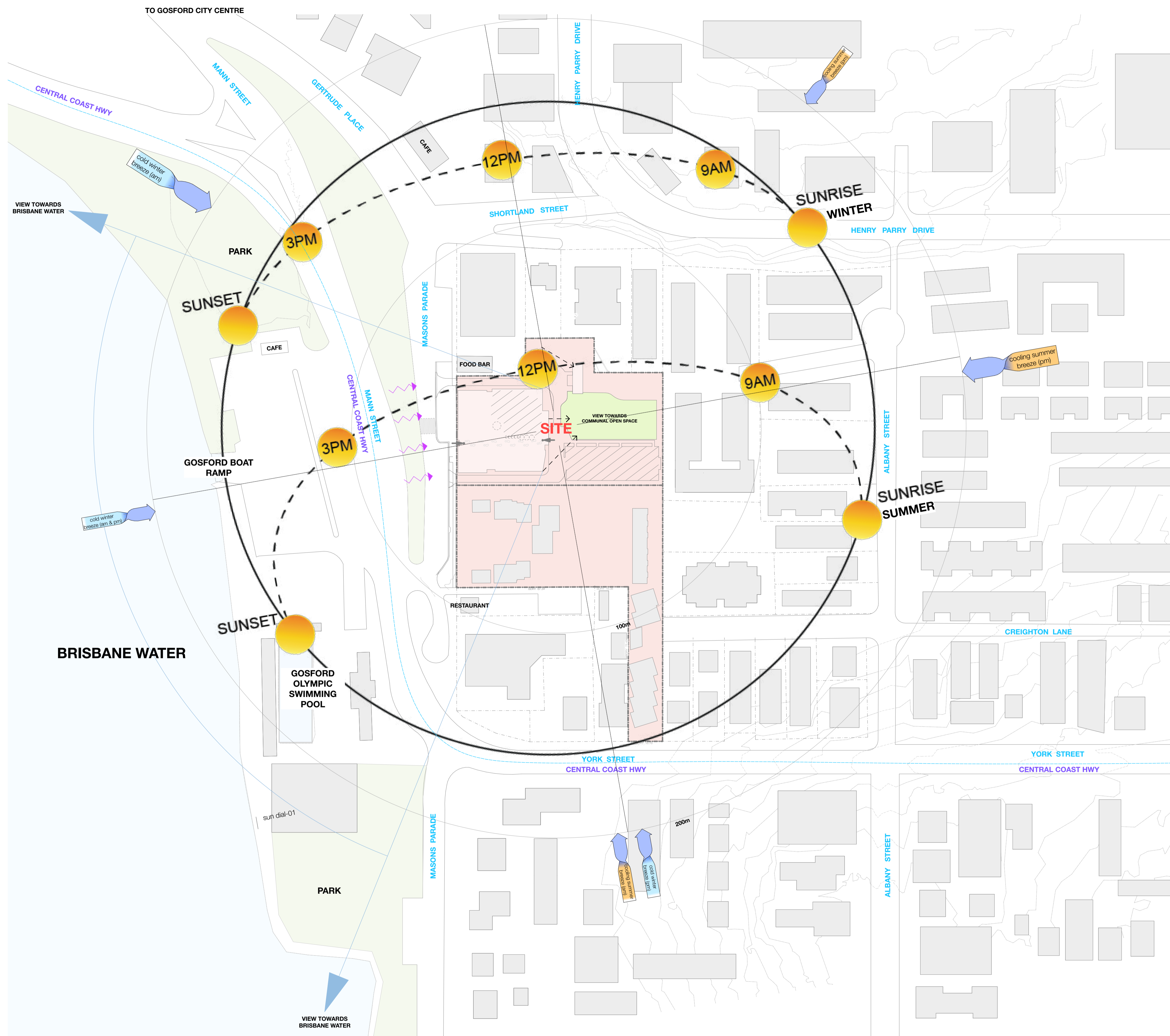


Brisbane Water Legacy Residential Apartments

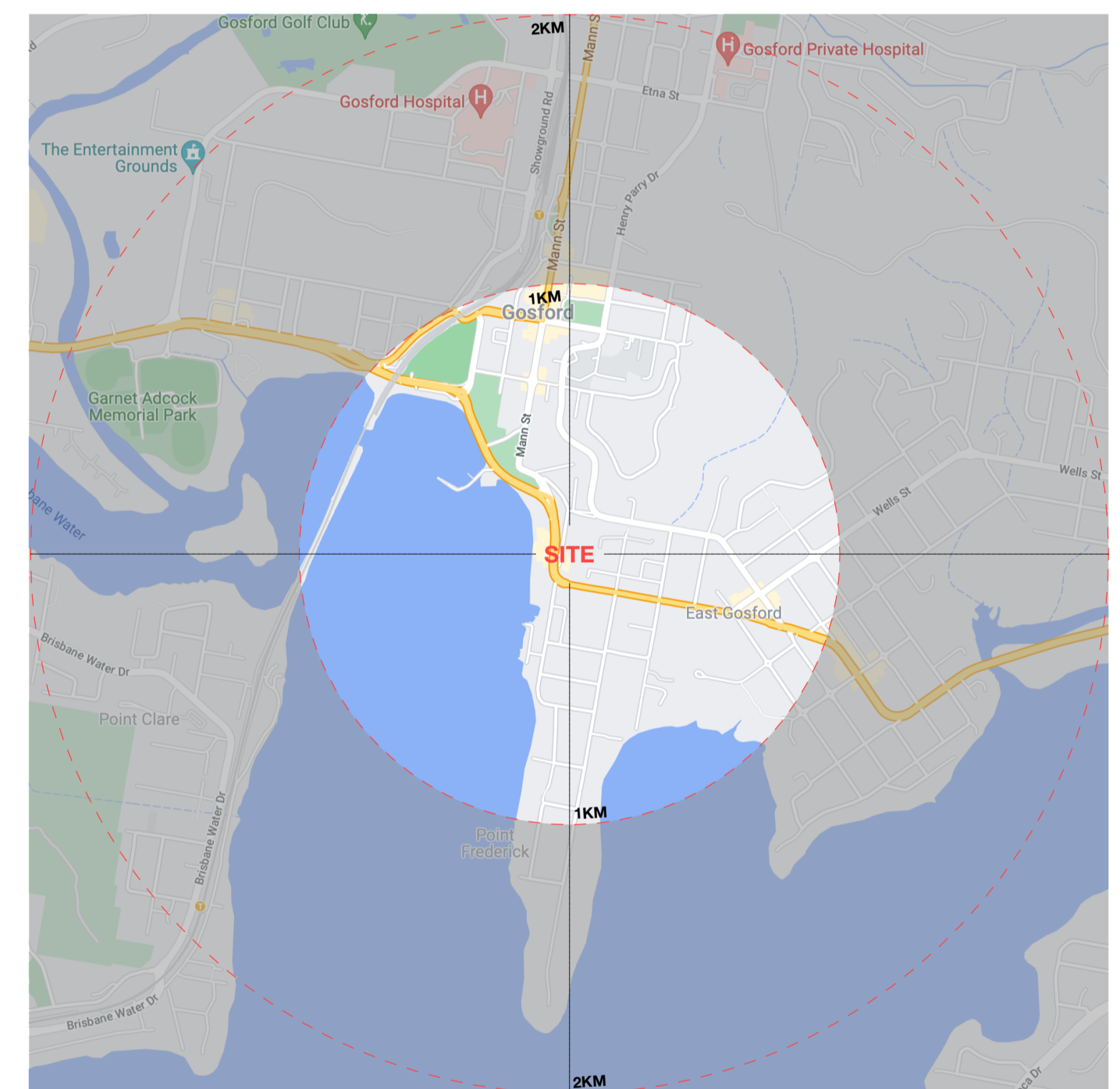
51-57 masons parade Point Fredrick NSW 2250 for Grindley



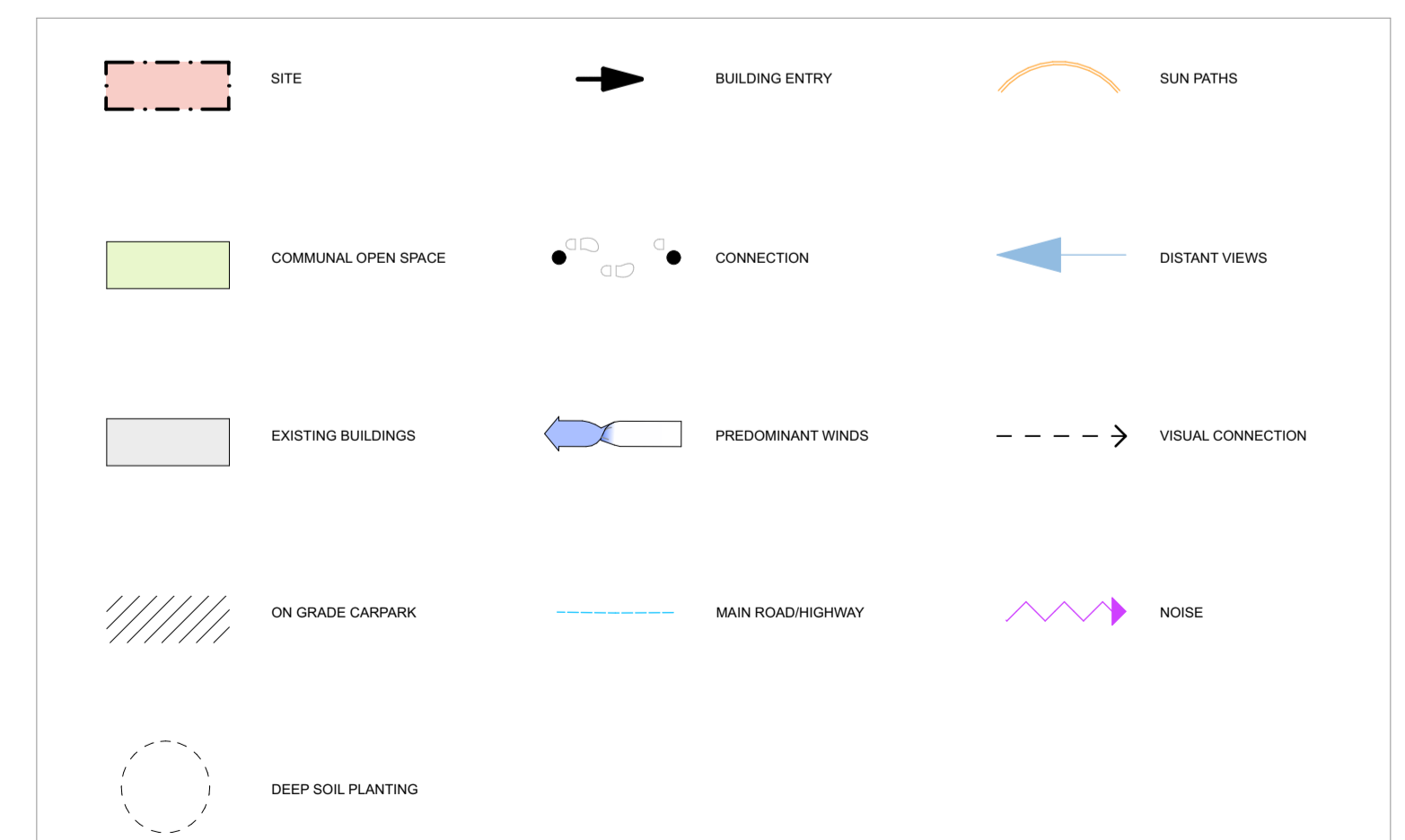
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preliminary not for construction
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AERIAL PHOTOGRAPH
(NOT TO SCALE)



LOCATION PLAN
(NOT TO SCALE)



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1208019M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 16 September 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified
External Window Shading (leaves, verandahs, pergolas, awnings etc)
All shade elements modelled as drawn
Ceiling Penetrations (downlights, exhaust fans, flues etc)
No adjustment has been made for losses to insulation arising from ceiling penetrations.
Ceiling Fans used in the Modelling and to be installed in the following areas
Living areas = None. Bedrooms = None

Project summary			
Project name	16073		
Street address	51-57 Masons Parade Point Frederick 2250		
Local Government Area	Central Coast Council		
Plan type and plan number	deposited 732632		
Lot no.	51		
Section no.	-		
No. of residential flat buildings	1		
No. of units in residential flat buildings	54		
No. of multi-dwelling houses	0		
No. of single dwelling houses	0		
Project score			
Water	✔ 41	Target 40	
Thermal Comfort	✔ Pass	Target Pass	
Energy	✔ 20	Target 20	

Certificate Prepared by



(ABN: 27 131 950 064)

Ph: 02 4962 3439 Email: enquiries@buildingsustainability.net.au
Revision of Certificates not lodged within 3 months of the date of issue will incur further BASIX issuing fees.

Description of project

Project address

Project name	16073
Street address	51-57 Masons Parade Point Frederick 2250
Local Government Area	Central Coast Council
Plan type and plan number	deposited 732632
Lot no.	51
Section no.	-

Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	54
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m²)	6041
Roof area (m²)	1300
Non-residential floor area (m²)	-
Residential car spaces	20
Non-residential car spaces	145

Common area landscape

Common area lawn (m²)	250.0
Common area garden (m²)	250.0
Area of indigenous or low water use species (m²)	-

Assessor details

Assessor number	DMN13/1491
Certificate number	0006565690
Climate zone	15
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 20	Target 20

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 54 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.01	3	103.0	12.0	0.0	1.02	1	82.0	0.0	0.0	1.03	2	105.0	0.0	0.0
1.06	1	56.0	0.0	0.0	1.07	1	56.0	0.0	0.0	1.08	1	56.0	0.0	0.0
1.11	1	56.0	0.0	0.0	2.01	3	104.0	12.0	0.0	2.02	1	82.0	0.0	0.0
2.05	1	56.0	0.0	0.0	2.06	1	56.0	0.0	0.0	2.07	1	56.0	0.0	0.0
2.10	1	56.0	0.0	0.0	2.11	1	56.0	0.0	0.0	3.01	3	104.0	12.0	0.0
3.04	1	56.0	0.0	0.0	3.05	1	56.0	0.0	0.0	3.06	1	56.0	0.0	0.0
3.09	1	56.0	0.0	0.0	3.10	1	56.0	0.0	0.0	4.01	3	104.0	12.0	0.0
4.04	1	56.0	0.0	0.0	4.05	1	56.0	0.0	0.0	4.06	1	56.0	0.0	0.0
4.09	1	56.0	0.0	0.0	4.10	1	56.0	0.0	0.0	5.01	3	104.0	12.0	0.0
5.04	1	56.0	0.0	0.0	5.05	1	56.0	0.0	0.0	5.06	1	66.0	7.0	0.0
6.02	2	105.0	0.0	0.0	6.03	2	85.0	0.0	0.0	6.04	1	66.0	7.0	0.0

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Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Car park area (GF)	684.0	Lift car (No.1)	-	Lift car (No.2)	-
Garbage room (GF)	24.0	Communal room (GF)	284.0	Resident lounge + WC (L1)	97.0
Storage (GF)	30.0	Ground floor lobby type (GF)	119.0	Hallway/lobby type (L1)	246.0
Hallway/lobby type (L2)	210.0	Hallway/lobby type (L3)	210.0	Hallway/lobby type (L4)	240.0
Hallway/lobby type (L5)	205.0	Hallway/lobby type (L6)	196.0		

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Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

- (a) Dwellings
(i) Water
(ii) Energy
(iii) Thermal Comfort
(b) Common areas and central systems/facilities
(i) Water
(ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
(ii) Energy

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	✓		
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).		✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

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Fixtures										Appliances				Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded						
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up
None	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system's specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, infor at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

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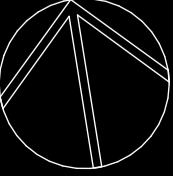
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
1.01, 2.01, 3.01, 4.01, 5.01, 6.01	gas instantaneous 6 star	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	natural ventilation only, or no laundry	-
All other dwellings	gas instantaneous 6 star	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off

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Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bedrooms &/or toilets	Main kitchen
6.01	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
1.01, 2.01	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
1.02, 2.02	-	-	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
3.01, 4.01, 5.01	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	no
4.02, 5.02, 6.02	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
4.03, 5.03, 6.03	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	1-phase airconditioning 2 Star (old label)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
5.06, 6.05	-	-	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
1.09, 2.09, 3.08, 4.08, 6.04	-	-	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes

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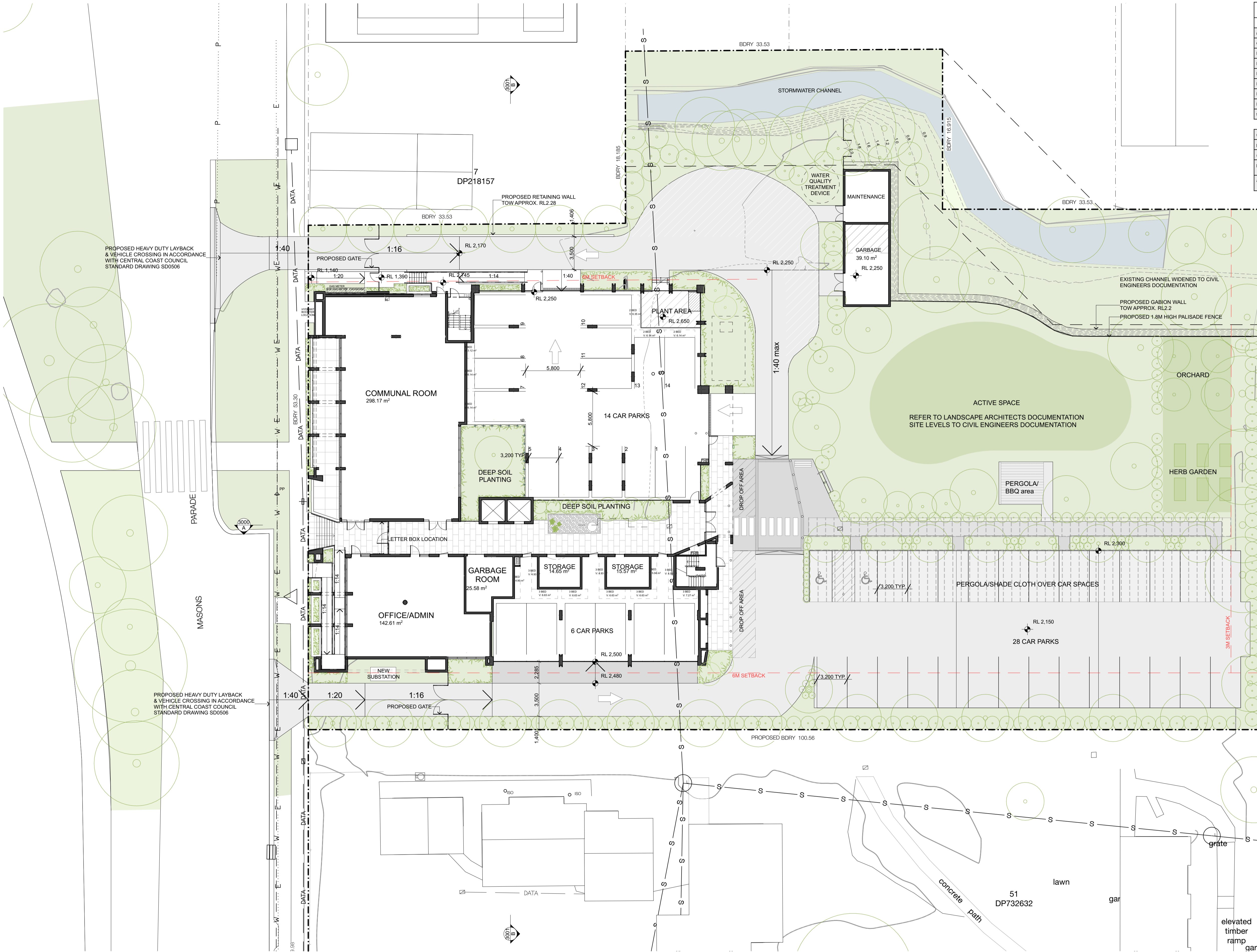
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area schedule						
	GFA (m²)	residential units			lift+corridor	Floor efficiency
		1B	2B	3B		
apartment		36	12	6		
GL	428.82				124.3	2020.89
L1	893.62	8	2	1	300.69	71.900
L2	794.12	8	2	1	341.26	69.9%
L3	719.95	7	2	1	344.35	67.6%
L4	711.66	7	2	1	272.85	72.3%
L5	570.14	4	2	1	233.51	70.9%
L6	454.94	2	2	1	192.28	70.3%
total GFA	4573.25				1809.24	2092.19

site area (m²)	6040.98	total units	54			
proposed FSR	0.76	1 total adaptable units	54			
allowable FSR	2	1 total universal units	54			
proposed height (m)	26.5	landscaped area proposed	34.6%			
allowable height (m)	15	landscaped area required	SEPP- 30%			

car parking requirements			
	no. units	SEPP senior	provided
1B units	36	0.5	
2B units	12	0.5	
3B units	6	0.5	
3.8m x 5.4m parking space rate		5%	2(2.4mx5.4m with share zone)
3.8m x 5.4m cars required		2	
SEPP senior cars required		39	44(3.2mx5.4m)
Office area	144.7	1/40m²	
office required			4(3.2mx5.4m)
total cars required		43	48

- SEPP senior car space should comply with a disability AS2890.6
- 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and
- car space should be at least 3.2m x 5.4m to comply with LHD (gold level)

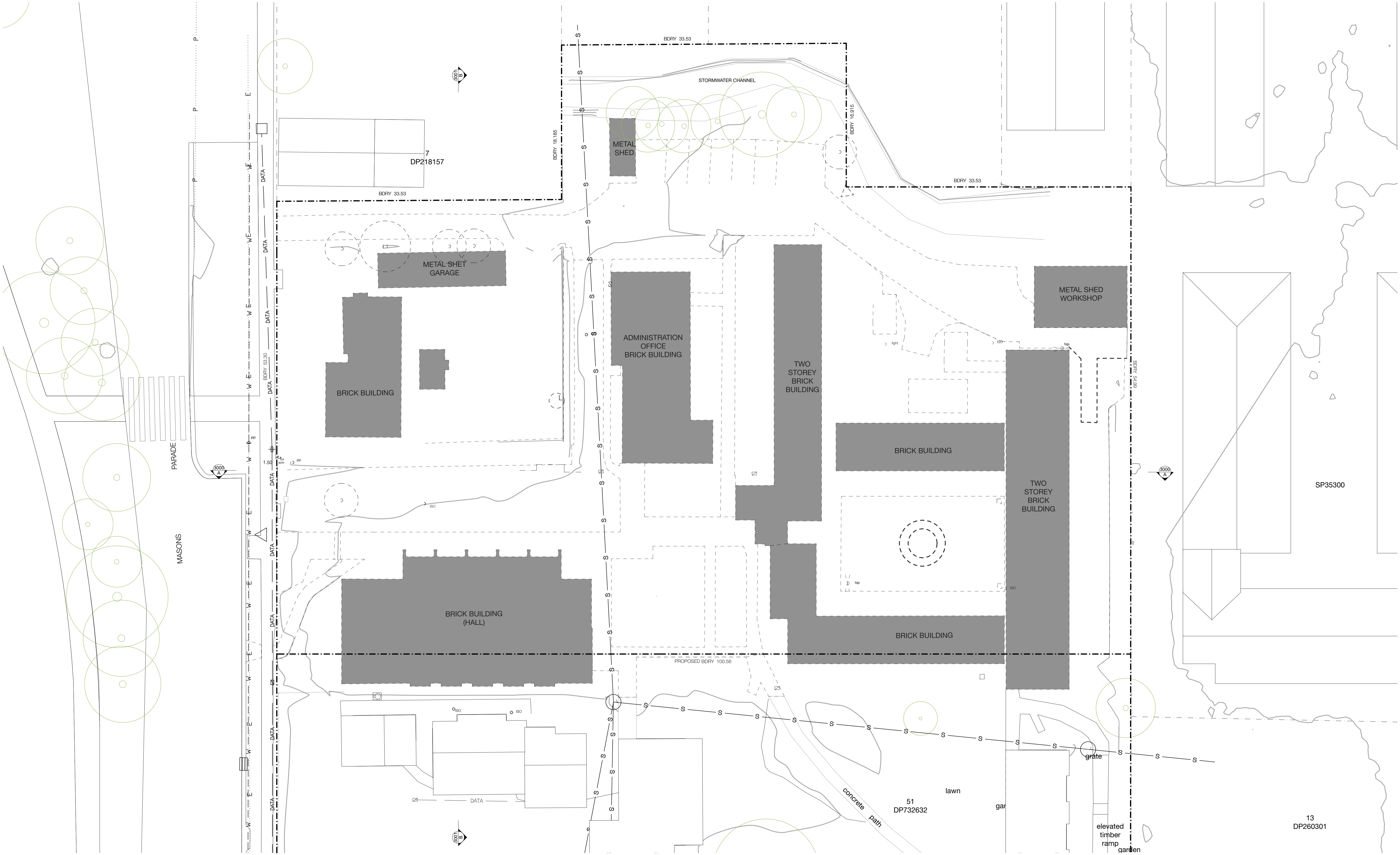
residential weekly waste generation rates					
premises	unit	no. units	General waste	Organics	Co-mingled
residential	1-bed	36	80	25	80
	2-bed	12	100	25	100
	3-bed	6	120	50	120
weekly waste generation			4800	1500	4800

generated waste volumes				
premises	general and organic waste per week	no. bins	co-mingled waste per week	no. bins
resident apartment	6300	2x1100L	4800	5x1100L
office area	105	1X240L	157	1X240L
communal room	100	1X240L	200	1X240L

based on rates provided in waste management plan operational brief- draft prepared by UFD
bin wash area is recommended
this waste chute system shall be equipped with a compactor that will reduce at a 3:1 rate

landscaping areas - SEPP senior			
	rate	required area (m²)	provided
deep soil landscape area required	15% of site area (min 3m x 3m)	906.15	2020.98
landscape area required	30% of site area	1812.29	2425.15

landscaping areas- Gosford city council DCP			
	rate	required area (m²)	provided
deep soil landscape area required	15% of site area (min 6m x 6m)	906.15	2020.98
communal open space	25% of site area (min 3m x 3m) 50% 3m (2m by ADG) direct sunlight on 21st June	1510.25	1538.04
deep soil within communal open space (min 6m x 6m)	At least 50% deep soil with min 6m in any direction	769.02	1158.81



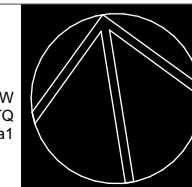




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6M SETBACK

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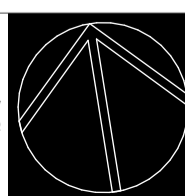




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ARCHITECT

INTEGRATED
DESIGN
GROUP

© Integrated Design Group Pty Ltd
ABN 84 115 006 329
Nominated Architect
Simon Thorne reg. no. 7093
info@idgarchitects.com.au
www.idgarchitects.com.au

NOTES

1. Figured dimensions take precedence over scaled drawings
2. Contractors to check and verify all levels datum and dimensions on site
3. All materials and workmanship to be in accordance with current written manufacturers instructions, local regulations and SAA codes
4. Conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
5. All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.
6. Refer to General notes page for legend and abbreviations

DISCIPLINES

Access
Acoustic
BCA
ECI
Landscape
Project manager
Planner
Surveyor
Traffic
Waste

ACCESS:
HARDWOOD ACUSTICS
GROUP CLA
GRINDLEY CONSTRUCTIONS
SITE DESIGN + STUDIOS
ENTRPO
JW PLANNING
BANNISTER & HUNTER
SECA SOLUTION
UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil
Electrical
Hydraulic
Mechanical
Structure

NORTHROP
NORTHROP
NORTHROP
NORTHROP
NORTHROP

CLIENT

Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential
Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRD20033

REVISION

14/7/20	A	issue for consultants	23/4/21	K	issue for coordination
17/8/20	B	issue for preliminary costing	12/5/21	L	issue for consultant coordination
18/12/20	C	issue for client review	14/5/21	M	issue for design excellence
27/1/21	D	issue for client review	17/5/21	N	issue for design excellence
2/2/21	E	issue for client review	24/6/21	O	ISSUE FOR DESIGN EXCELLENCE
1/3/21	F	issue for consultants coordination	23/7/21	P	issue for 3D render
12/3/21	G	issue for consultants coordination	5/8/21	Q	issue for client review
12/4/21	H	issue for landscape architects	10/8/21	R	ISSUE FOR DESIGN EXCELLENCE
13/4/21	I	issue for client review	10/9/21	S	ISSUE FOR DA
21/4/21	J	issue for coordination pricing			

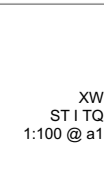
DRAWING

THIRD FLOOR PLAN
DRAWING
DA-1103
S

ISSUE

ISSUE
DRAWN
CHECKED
SCALE

ST 1 TO
1:100 @ A1



preliminary not for construction

A
3000

A
3000

B
3001

ARCHITECT

INTEGRATED
DESIGN
GROUP

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NOTES

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DISCIPLINES

Access
Acoustic
BCA
Civil
Electrical
Hydraulic
Mechanical
Structure
Landscape
Project manager
Planner
Surveyor
Traffic
Waste

ACCESS:
HARDWOOD ACOUSTICS
GROUP CLA
GRINDLEY CONSTRUCTIONS
SITE DESIGN + STUDIOS
ENTRO
JW PLANNING
BANNISTER & HUNTER
SECA SOLUTION
UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil
Electrical
Hydraulic
Mechanical
Structure
Northrop

CLIENT

Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential
Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRD20033

REVISION

14/7/20	A	issue for consultants	23/4/21	K	issue for coordination
17/6/20	B	issue for preliminary costing	12/5/21	L	issue for consultant coordination
18/12/20	C	issue for client review	14/5/21	M	issue for design excellence
27/10/21	D	issue for client review	17/5/21	N	issue for design excellence
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12/3/21	G	issue for consultants coordination	5/8/21	Q	issue for client review
12/4/21	H	issue for landscape architects	10/8/21	R	ISSUE FOR DESIGN EXCELLENCE
13/4/21	I	issue for client review	10/9/21	S	ISSUE FOR DA
21/4/21	J	issue for coordination pricing			

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12/4/21	H	issue for landscape architects	10/8/21	R	ISSUE FOR DESIGN EXCELLENCE
13/4/21	I	issue for client review	10/9/21	S	ISSUE FOR DA
21/4/21	J	issue for coordination pricing			

DRAWING

FOURTH FLOOR PLAN

DRAWING

DA-1104

ISSUE

S

DRAWN

CHECKED

SCALE

ST 1 TO

1:100 @ A1

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ARCHITECT

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DISCIPLINES

Access
Acoustic
BCA
ECI
Landscape
Project manager
Planner
Surveyor
Traffic
Waste

ACCESS:
HARDWOOD ACOUSTICS
GROUP DLA
GRINDLEY CONSTRUCTIONS
SITE DESIGN + STUDIOS
ENTRPO
JW PLANNING
BANNISTER & HUNTER
SECA SOLUTION
UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil
Electrical
Hydraulic
Mechanical
Structure

NORTHROP
NORTHROP
NORTHROP
NORTHROP
NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential
Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR20033

REVISION

14/7/20	A	issue for consultants	21/4/21	K	issue for coordination pricing
17/6/20	B	issue for preliminary costing	23/4/21	L	issue for coordination
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12/3/21	G	issue for consultants coordination	5/8/21	Q	issue for client review
31/3/21	H	issue for client review	10/8/21	R	ISSUE FOR DESIGN EXCELLENCE
12/4/21	I	issue for landscape architects	10/9/21	S	ISSUE FOR DA
13/4/21	J	issue for client review			

DRAWING

FIFTH FLOOR PLAN

DRAWING

DA-1105

S

ISSUE

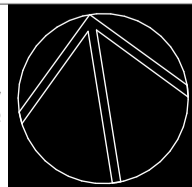
CHECKED

SCALE

DRAWN

ST 1 TO

1:100 @ A1



preliminary not for construction



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DESIGN
GROUP

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DISCIPLINES

Access
Acoustic
BCA
ECI
Landscape
Project manager
Planner
Surveyor
Traffic
Waste

ACCESS:
HARDWOOD ACOUSTICS
GROUP CLA
GRINDLEY CONSTRUCTIONS
SITE DESIGN + STUDIOS
ENTRPO
JW PLANNING
BANNISTER & HUNTER
SECA SOLUTION
UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil
Electrical
Hydraulic
Mechanical
Structure

NORTHROP
NORTHROP
NORTHROP
NORTHROP
NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential
Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GR20033

REVISION

18/12/20	A	issue for client review	12/5/21	K	issue for consultant coordination
27/1/21	B	issue for client review	14/5/21	L	issue for design excellence
2/2/21	C	issue for client review	24/6/21	M	ISSUE FOR DESIGN EXCELLENCE
11/3/21	D	issue for consultants coordination	23/7/21	N	issue for 3D render
12/3/21	E	issue for consultants coordination	5/8/21	O	issue for client review
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12/4/21	G	issue for landscape architects	10/9/21	Q	ISSUE FOR DA
13/4/21	H	issue for client review			
21/4/21	I	issue for coordination pricing			
23/4/21	J	issue for coordination			

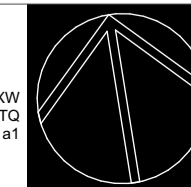
DRAWING

SIXTH FLOOR PLAN

DRAWING
ISSUE
DA-1106 Q

DRAWN
CHECKED
SCALE

XW
ST 1 TO
1:100 @ A1







ARCHITECT

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DISCIPLINES

Access ACCESS-1
Acoustic HARWOOD ACOUSTICS
BCA GROUP DLA
ECI GRINDLEY CONSTRUCTIONS
Landscape SITE DESIGN + STUDIOS
Project manager ENTRO
Planner JN PLANNING
Surveyor BANNISTER & HUNTER
Traffic SECA SOLUTION
Waste UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil NORTHROP
Electrical NORTHROP
Hydraulic NORTHROP
Mechanical NORTHROP
Structure NORTHROP

CLIENT

Grindley

55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential
Apartments

SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRD20033

REVISION

27/1/21	A	issue for client review
23/2/21	B	issue for client review
12/3/21	C	issue for consultants coordination
24/3/21	D	issue for preliminary costing
14/5/21	E	issue for design excellence
17/5/21	F	issue for design excellence
24/6/21	G	ISSUE FOR DESIGN EXCELLENCE
23/7/21	H	issue for 3D render
27/7/21	I	issue for coordination
5/8/21	J	issue for client review

10/8/21	K	ISSUE FOR DESIGN EXCELLENCE
10/9/21	L	ISSUE FOR DA

DRAWING

WEST ELEVATION

DRAWING ISSUE

DA-2000 L

DRAWN

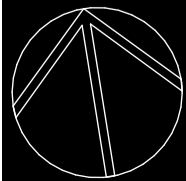
CHECKED

SCALE

XW

ST 1 TO

@ 1:1









ARCHITECT

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DESIGN
GROUP

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Access
Acoustic
BCA
ECI
Landscape
Project manager
Planner
Surveyor
Traffic
Waste

ACCESS-
HARWOOD ACOUSTICS
GROUP DLA
GRINDLEY CONSTRUCTIONS
SITE DESIGN + STUDIOS
ENTRO
JW PLANNING
BANNISTER & HUNTER
SECA SOLUTION
UNIVERSAL FOODSERVICE DESIGNS

DISCIPLINES

Civil NORTHROP
Electrical NORTHROP
Hydraulic NORTHROP
Mechanical NORTHROP
Structure NORTHROP

CLIENT

Grindley
55 Grandview Street (PO Box 6246), Pymble NSW 2073

PROJECT

Brisbane Water Legacy Residential
Apartments
SITE: 51-57 masons parade Point Fredrick NSW 2250
REF: GRD20033

REVISION

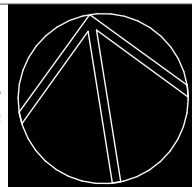
27/1/21	A	issue for client review
23/2/21	B	issue for client review
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23/7/21	H	issue for 3D render
27/7/21	I	issue for coordination
5/8/21	J	issue for client review

10/8/21	K	ISSUE FOR DESIGN EXCELLENCE
10/9/21	L	ISSUE FOR DA

DRAWING

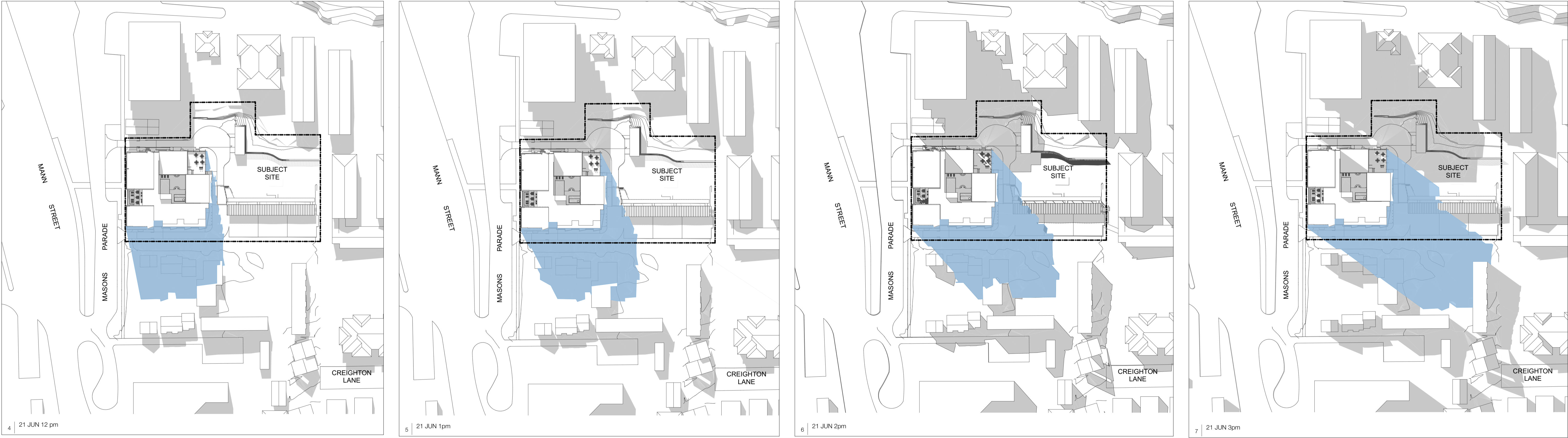
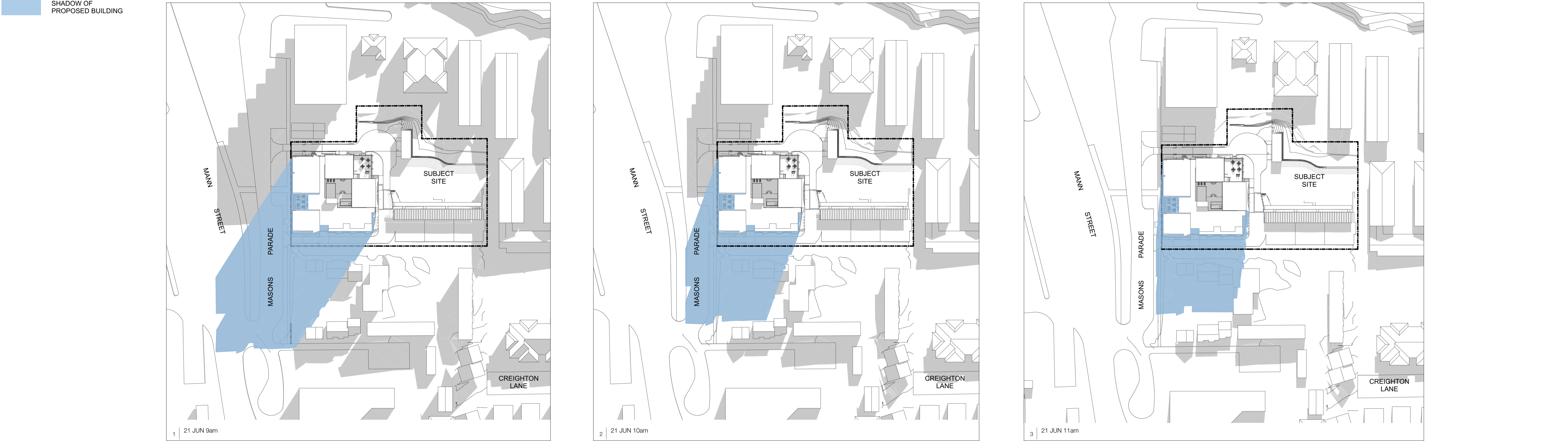
EAST ELEVATION
DRAWING
DA-2003 L
ISSUE
DRAWN
CHECKED
SCALE

XW
ST 1 TO
@ 1:1











1 0900HRS-21/06/21



2 1000HRS - 21/06/21

COMPLIANCE	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	ACHIEVES MIN. 3HRS	
LEVEL 1								
LEVEL 1 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 03							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 04							YES	
LEVEL 1 UNIT 05							YES	
LEVEL 1 UNIT 06							YES	
LEVEL 1 UNIT 07							YES	
LEVEL 1 UNIT 08							NO	
LEVEL 1 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 11							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2								
LEVEL 2 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 03							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 04							YES	
LEVEL 2 UNIT 05							YES	
LEVEL 2 UNIT 06							YES	
LEVEL 2 UNIT 07							YES	
LEVEL 2 UNIT 08							NO	
LEVEL 2 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 11							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3								
LEVEL 3 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3 UNIT 03							YES	
LEVEL 3 UNIT 04							YES	
LEVEL 3 UNIT 05							YES	
LEVEL 3 UNIT 06							YES	
LEVEL 3 UNIT 07							NO	
LEVEL 3 UNIT 08							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 4								
LEVEL 4 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 4 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 4 UNIT 03							YES	
LEVEL 4 UNIT 04							YES	
LEVEL 4 UNIT 05							YES	
LEVEL 4 UNIT 06							YES	
LEVEL 4 UNIT 07							NO	
LEVEL 4 UNIT 08							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 4 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 4 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 5								
LEVEL 5 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 5 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 5 UNIT 03							YES	
LEVEL 5 UNIT 04							YES	
LEVEL 5 UNIT 05							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 5 UNIT 06							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 5 UNIT 07							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 6								
LEVEL 6 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 6 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 6 UNIT 03							YES	
LEVEL 6 UNIT 04							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 6 UNIT 05							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
COMPLIANCE							TOTAL UNITS	54
EXEMPT UNITS *							EXEMPT UNITS *	30
UNITS EXEMPT IN ACCORDANCE WITH SEPP							TOTAL CALCULATED UNITS	24/50
SENIORS- UNITS ARE ORIENTATED FOR VIEW							COMPLIANT CALCULATED UNITS	18/24
AMENITY NOT SOLAR							PERCENTAGE OF COMPLIANT UNITS	75%

LEVEL # UNIT 03	LEVEL # UNIT 06
LEVEL # UNIT 04	LEVEL # UNIT 07
LEVEL # UNIT 05	UNIT # ORIENTATED FOR VIEW AMENITY NOT SOLAR



1 1100HRS - 21/06/21



2 1200HRS - 21/06/21

- LEVEL # UNIT 03
- LEVEL # UNIT 04
- LEVEL # UNIT 05
- LEVEL # UNIT 06
- LEVEL # UNIT 07
- UNIT # ORIENTATED FOR VIEW AMENITY NOT SOLAR



- LEVEL # UNIT 03
- LEVEL # UNIT 04
- LEVEL # UNIT 05
- LEVEL # UNIT 06
- LEVEL # UNIT 07
- UNIT # ORIENTATED FOR VIEW AMENITY NOT SOLAR









- LEVEL # UNIT 03
- LEVEL # UNIT 04
- LEVEL # UNIT 05
- LEVEL # UNIT 06
- LEVEL # UNIT 07
- UNIT # ORIENTATED FOR VIEW AMENITY NOT SOLAR





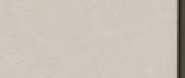
1 | 1500HRS - 21/06/21

An architectural rendering of a modern multi-story residential building. The building features a mix of light grey and dark grey facades, with prominent balconies and large windows. Several units are labeled with white boxes: WT3, WT4, BAL1, SC1, WT6, WT5, and WT1. The building is situated on a green lawn with trees and a paved walkway. In the foreground, there are silhouettes of people walking and a white car. To the right, there are smaller, simpler buildings with white roofs. The sky is a clear blue.

This architectural rendering shows a modern, multi-story residential building with a mix of light-colored panels and dark accents. The building features balconies and large windows. Various units are labeled with white boxes containing black text: WT3, SC1, BAL1, WT4, WT1, WT5, BAL2, WT6, WT1, WT5, and LOV. The ground floor includes two large black garage doors labeled LOV and a series of glass-fronted units. The building is surrounded by a green lawn, trees, and a paved area with parked cars and pedestrian silhouettes.

					
WT1 CREAM COLOURED BRICK	WT3 CEMINTEL SURROUND WHITEISH BASE	WT4 CEMINTEL BARESTONE GRAPHITE	WT5 CEMINTEL BARESTONE ASH	WT6 TIMBER LOOK ALUMINIUM CLADDING	LOV ALUMINIUM LOUVRE MONUMENT



				
SOLID BLACK FRAME	BAL 1 ALUMINIUM BALUSTRADE BLACK	BAL 2 SEMI-FRAMELESS ALUMINIUM BALUSTRADE, BLACK FRAME,	SC 1 HELIOSCREEN ROLLER BLIND CREAM	SC 2 PERFORATED METAL SCREEN BLACK