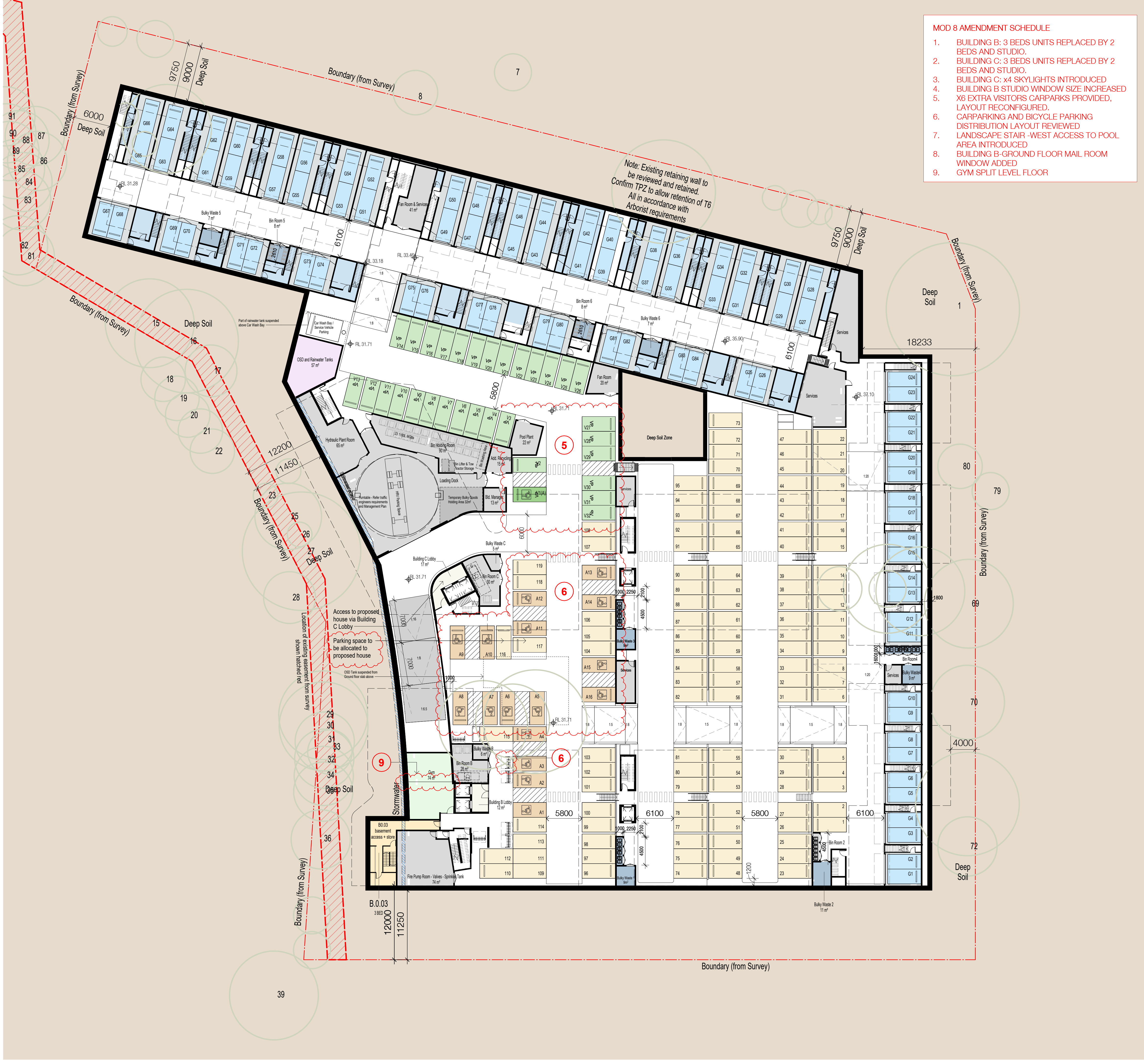




- MOD 8 AMENDMENT SCHEDULE**
- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
 - BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
 - BUILDING C: x4 SKYLIGHTS INTRODUCED
 - BUILDING B STUDIO WINDOW SIZE INCREASED
 - X6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
 - CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
 - LANDSCAPE STAIR - WEST ACCESS TO POOL AREA INTRODUCED
 - BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
 - GYM SPLIT LEVEL FLOOR

Car Parking

TYPOLGY	NO. OF UNITS	MAX RATE	MIN	PROVIDED
Studio Apartment	27	0.2	5	5
1 Bedroom Apartment	16	1.0	16	16 (BA)
2 Bedroom Apartment	39	1.2	47	47 (BA)
3 Bedroom Apartment	13	1.5	20	23
4 Bedroom Apartment	1	1.5	2	2
3 Bedroom Terrace	62	2.0	124	124
3 Bedroom House	1	1.0	2	2
Subtotal	159	-	214	219
Accessible Spaces			16	16
Visitor	159	0.2	32	32
Accessible Spaces			1	1
TOTAL				251

Bicycle Parking

	NO. OF UNITS	RATE	PROVIDED
Residential (Basement)		0.2	32
Visitor (Ground Level)	159	0.1	16
TOTAL			48

FOR APPROVAL

Rev	Date	Revision	By	Chk.
8	27.08.2020	For DA	JS	WG
9	17.03.2021	For DA - Additional Information	JS	WG
10	28.07.2021	Post SOFAC	WG	WG
11	22.08.2021	For review	WG	WG
12	24.08.2021	Co-ordination	WG	WG
13	28.08.2021	Co-ordination	WG	WG
14	30.08.2021	L&EC Submission	BM	WG
15	18.09.2021	L&EC Submission	BM	WG
16	27.10.2021	L&EC Submission	WG	WG
17	01.11.2023	Draft S4.55 Modification	DC	DC
18	03.11.2023	S4.55 Modification	DC	JT
19	13.12.2023	S4.55 Modification	DC	JT
20	25.01.2024	S4.55 Modification	DC	JT
21	07.02.2024	S4.55 Modification	DC	JT
22	12.03.2024	S4.55 Modification	DC	JT
23	02.07.2025	S4.55 Modification	DC	JT
24	08.07.2025	S4.55 Modification	DC	JT
25	02.08.2024	For Information	MF	DC
26	30.10.2024	For Information	MF	DC
27	06.11.2024	For Information	MF	DC
28	11.11.2024	For Approval	MF	DC
29	22.05.2025	For Approval	DC	JT
30	10.09.2025	For Approval	DC	JT
31	01.10.2025	For Approval	DC	JT
32	17.02.2026	For Approval	JMT	DC

- STANDARD PARKING SPACE (5400x2400)
- ACCESSIBLE PARKING SPACE (5400x2400)
- PRIVATE GARAGE SPACE (5400x2400)
- VISITOR PARKING SPACE (5400x2400)
- ACCESSIBLE VISITOR PARKING SPACE (5400x2400)
- EXTENT OF BUILT FORM ABOVE
- TREE PROTECTION ZONES

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT



Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Overall Plan - Basement

Date: 17.02.2026
Scale: As indicated
Sheet Size: @ A1

Drawn: JMT
Chk: DC

Job No: 6839
Drawing No: DA-0101
Revision: / 32



- MOD 8 AMENDMENT SCHEDULE**
- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.**
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 - CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED**
 - LANDSCAPE STAIR - WEST ACCESS TO POOL AREA INTRODUCED**
 - BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED**
 - GYM SPLIT LEVEL FLOOR**

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
11	24.08.2021	Co-ordination	WG	WG
12	26.08.2021	Co-ordination	WG	WG
13	30.08.2021	L&EC Submission	BM	WG
14	18.09.2021	L&EC Submission	BM	AH
15	27.10.2021	L&EC Submission	WG	WG
16	01.11.2023	Draft S4.55 Modification	DC	DC
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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Overall Plan - Ground Floor

Date 17.02.2026 Scale 1 : 300 Sheet Size @ A1

Drawn JMT Chk. DC

Job No. 6839 Drawing No. DA-0110 Revision / 35

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MOD 8 AMENDMENT SCHEDULE

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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10	18.09.2021	L&EC Submission	BM	AH
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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Overall Plan - Level 1

Date 17.02.2026 Scale 1 : 300 Sheet Size @ A1

Drawn JMT Chk. DC

Job No. 6839 Drawing No. DA-0111 Revision / 24

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- MOD 8 AMENDMENT SCHEDULE**
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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7	27.08.2020	For DA	JS	WG
8	22.08.2021	For review	WG	WG
9	30.08.2021	L&EC Submission	BM	WG
10	18.09.2021	L&EC Submission	BM	AH
11	27.10.2021	L&EC Submission	WG	WG
12	01.11.2023	Draft S4.55 Modification	DC	DC
13	03.11.2023	S4.55 Modification	DC	JT
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22	17.02.2026	For Approval	JMT	DC

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Client

Coronation Property

Project
ASHBURY STAGE 2
149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name
Overall Plan - Level 2

Date
17.02.2026

Scale
1 : 300

Sheet Size
@ A1

Drawn
JMT

Chk.
DC

Job No.
6839

Drawing No.
DA-0112

Revision
/ 22



- MOD 8 AMENDMENT SCHEDULE**
- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.**
 - BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.**
 - BUILDING C: x4 SKYLIGHTS INTRODUCED**
 - BUILDING B STUDIO WINDOW SIZE INCREASED**
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 - GYM SPLIT LEVEL FLOOR**

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	06.05.2020	Preliminary - DA Set 20%	JS	WG
2	18.05.2020	Preliminary - DA Set 40%	JS	WG
3	29.06.2020	For Review	WG	WG
4	21.07.2020	For Coordination	JS	WG
5	28.07.2020	For Coordination	JS	WG
6	11.08.2020	For Coordination	JS	WG
7	27.08.2020	For DA	JS	WG
8	30.08.2021	L&EC Submission	BM	WG
9	18.09.2021	L&EC Submission	BM	AH
10	01.11.2023	Draft S4.55 Modification	DC	DC
11	03.11.2023	S4.55 Modification	DC	JT
12	04.12.2023	Draft S4.55 Modification	DC	JT
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Client

Coronation Property

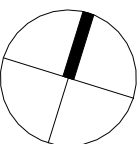
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Overall Plan - Level 3



Date 17.02.2026 Scale 1 : 300 Sheet Size @ A1

Drawn JMT Chk. DC

Job No. 6839 Drawing No. DA-0113 Revision / 21

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MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
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7	27.08.2020	For DA	JS	WG
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10	18.09.2021	L&EC Submission	BM	AH
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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Overall Plan - Level 4

Date 17.02.2026 Scale 1 : 300 Sheet Size @ A1

Drawn JMT Chk. DC

Job No. 6839 Drawing No. DA-0114 Revision / 23

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- MOD 8 AMENDMENT SCHEDULE**
- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.**
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FOR APPROVAL

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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Overall Plan - Level 5

Date: 17.02.2026
Scale: 1 : 300
Sheet Size: @ A1

Drawn: JMT
Chk.: DC

Job No.: 6839
Drawing No.: DA-0115
Revision: / 26

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MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
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- BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
- GYM SPLIT LEVEL FLOOR

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	06.05.2020	Preliminary - DA Set 20%	JS	WG
2	18.05.2020	Preliminary - DA Set 40%	JS	WG
3	21.07.2020	For Coordination	JS	WG
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9	18.09.2021	L&EC Submission	BM	AH
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17	06.11.2024	For Information	MF	DC
18	11.11.2024	For Approval	MF	DC
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NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT



Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Overall Plan - Roof

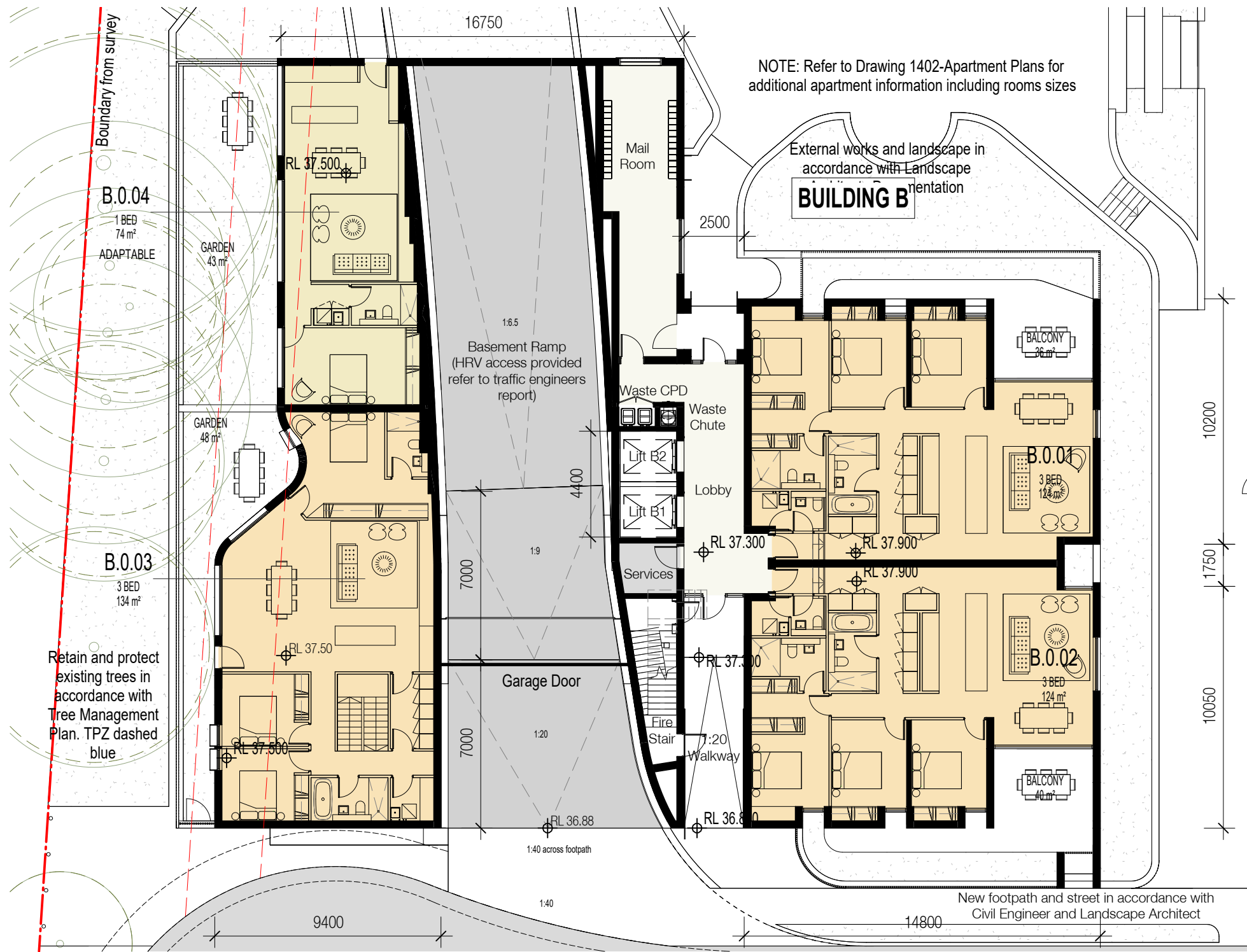
Date 17.02.2026 Scale 1 : 300 Sheet Size @ A1

Drawn JMT Chk. DC

Job No. 6839 Drawing No. DA-0116 Revision / 23

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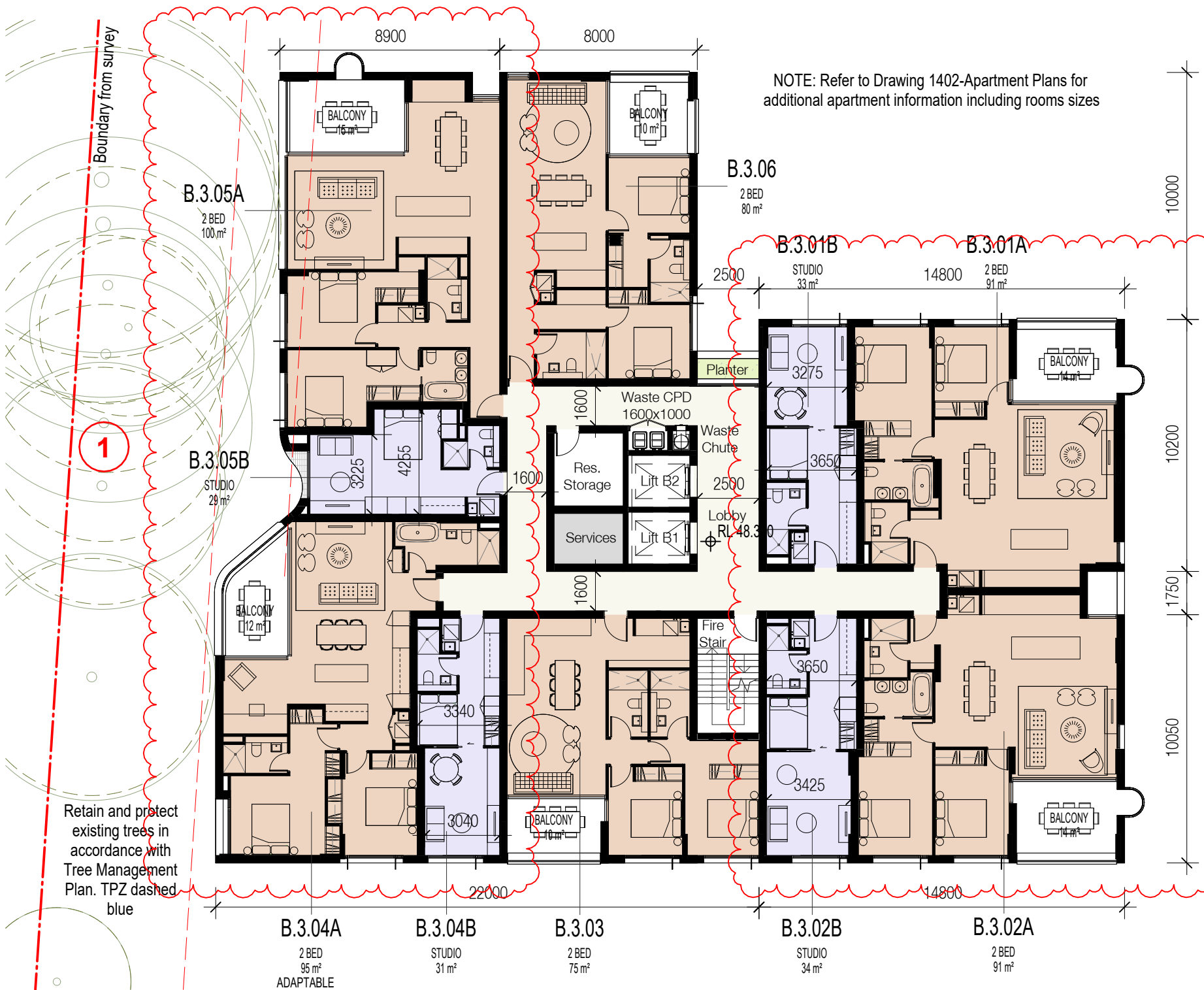
B-Ground
1: 200@A1



B-Level 1
1: 200@A1



B-Level 2
1: 200@A1



B-Level 3
1: 200@A1

MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: x4 SKYLIGHTS INTRODUCED
- BUILDING B STUDIO WINDOW SIZE INCREASED
- X6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
- CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
- LANDSCAPE STAIR - WEST ACCESS TO POOL AREA INTRODUCED
- BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
- GYM SPLIT LEVEL FLOOR

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Waste Management
Elephant's Foot Waste Compactors
Arborist
Naturally Trees
Access Consultant
Jensen Hughes
Client

Coronation Property

Project
ASHBURY STAGE 2
149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name
Building B - Sheet 1

Date
17.02.2026

Scale
1:200

Sheet Size
@ A1

Drawn
JMT

Chk.
DC

Job No.
6839

Drawing No.
DA-0211

Revision
/ 16

Materials Legend

AFW Aluminium Framed Window
AFN Aluminium Fin
BWK Face Brickwork

- (1) Stretcher Course
- (2) Soldier Course
- (3) Stack Course

MB Metal Balustrade
MSR Metal Sheet Roof
RC Concrete Structure
SIL Concrete Sill + Handrail
TFW Timber Framed Window/Door
TPF Timber Palisade Fence/Gate

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- x6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
- CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
- LANDSCAPE STAIR -WEST ACCESS TO POOL AREA INTRODUCED
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Arborist

Naturally Trees

Access Consultant

Jensen Hughes

Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Building B - Sheet 2

Materials Legend

AFW Aluminium Framed Window
AFN Aluminium Fin
BWK Face Brickwork

(1) Stretcher Course
(2) Soldier Course
(3) Stack Course

MB Metal Balustrade
MSR Metal Sheet Roof
RC Concrete Structure
SIL Concrete Sill + Handrail
TFW Timber Framed Window/Door
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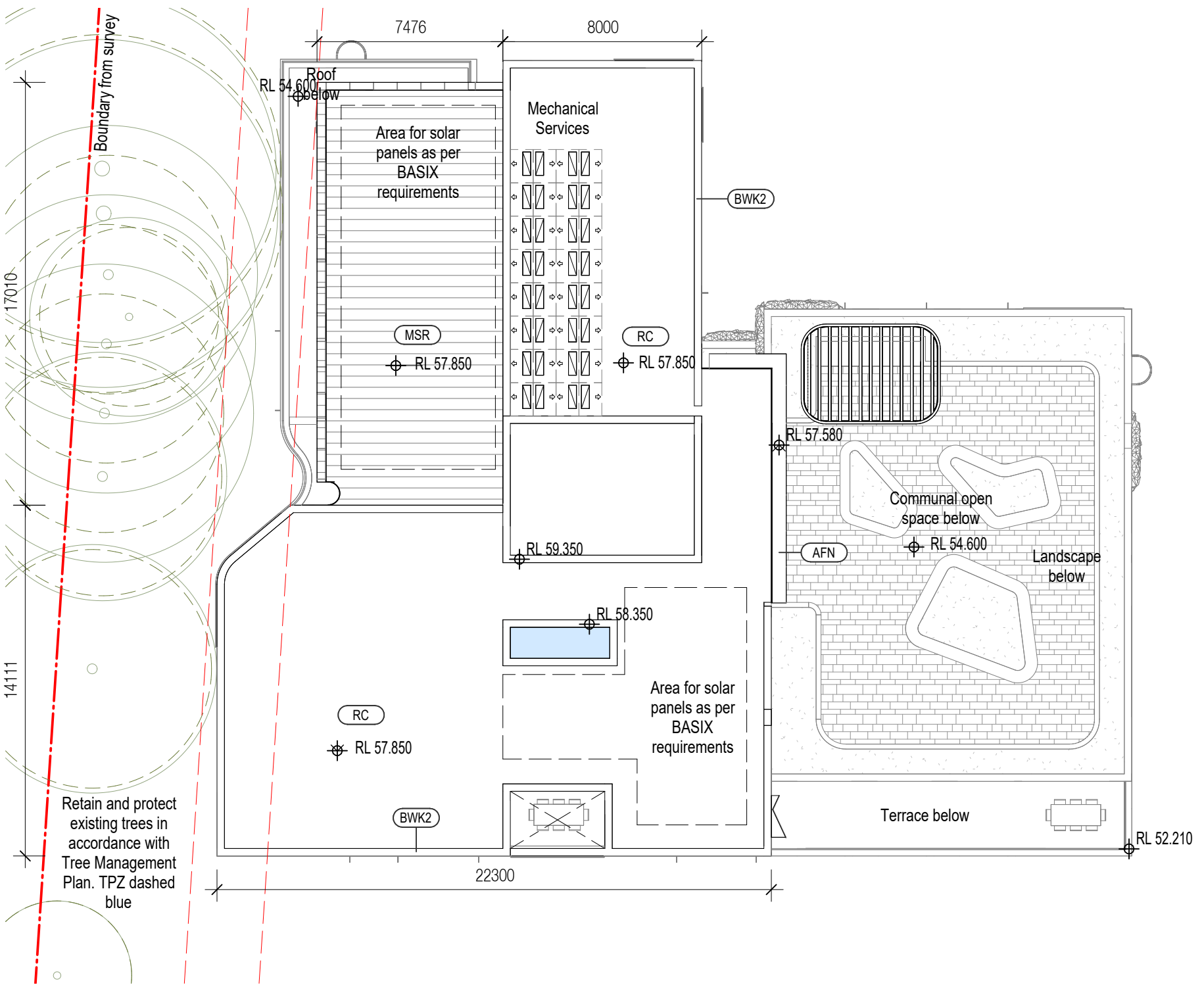
B-Level 4

1 : 200@A1



B-Level 5

1 : 200@A1



B-Roof

1 : 200@A1



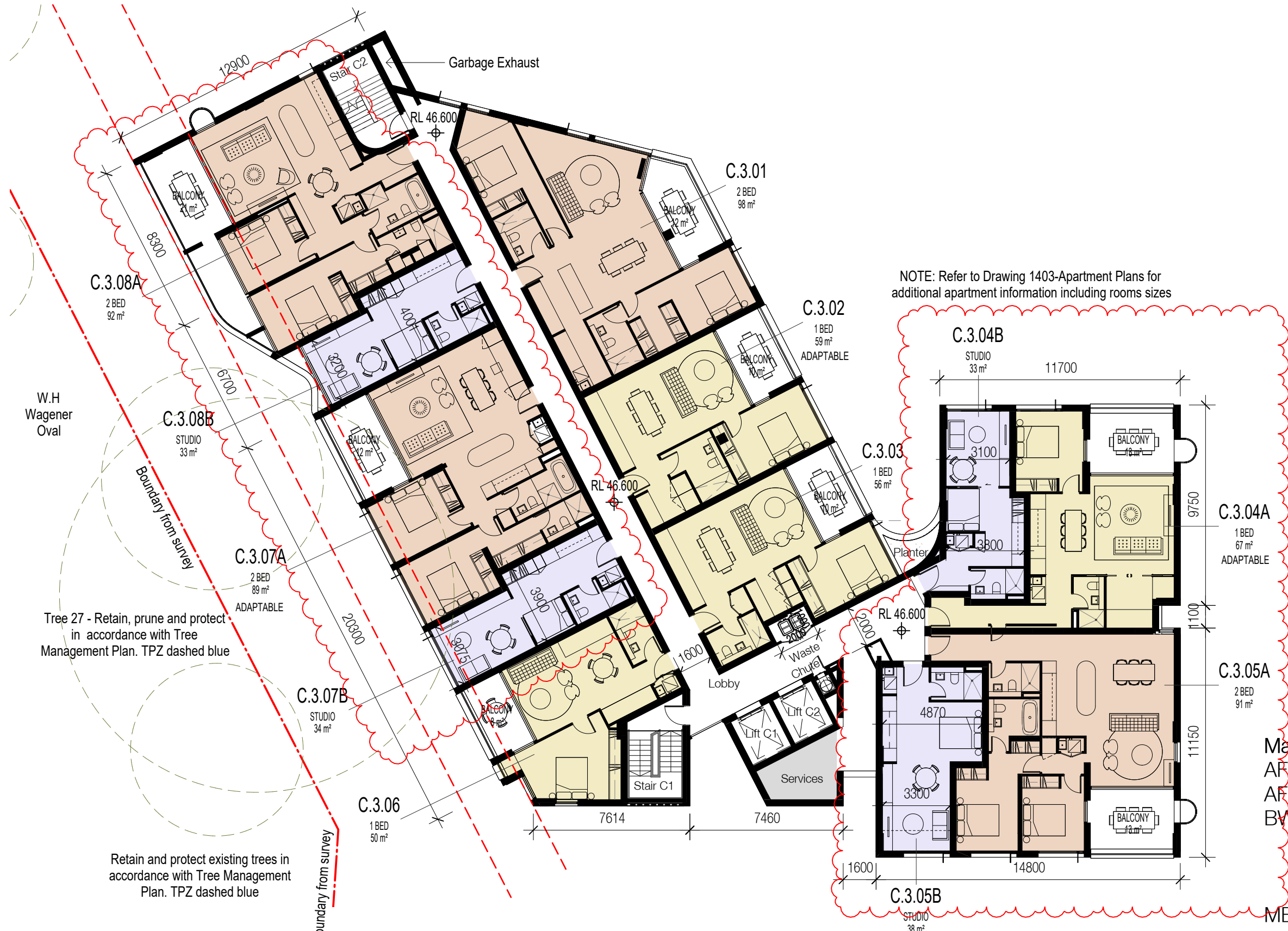
C-Ground
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C-Level 2
1:200@A1



C-Level 1
1:200@A1



C-Level 3
1:200@A1

MOD 8 AMENDMENT SCHEDULE

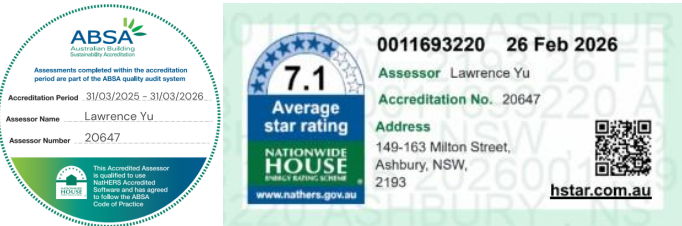
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- BUILDING C: x4 SKYLIGHTS INTRODUCED
- BUILDING B STUDIO WINDOW SIZE INCREASED
- x6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
- CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
- LANDSCAPE STAIR - WEST ACCESS TO POOL AREA INTRODUCED
- BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
- GYM SPLIT LEVEL FLOOR

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8	15.07.2021	Issued for Section34	WG	WG
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Waste Management

Elephant's Foot Waste Compactors

Arborist

Naturally Trees

Access Consultant

Jensen Hughes

Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Building C - Sheet 1

Date 17.02.2026 Scale 1:200 Sheet Size @ A1

Drawn JMT Chk. DC

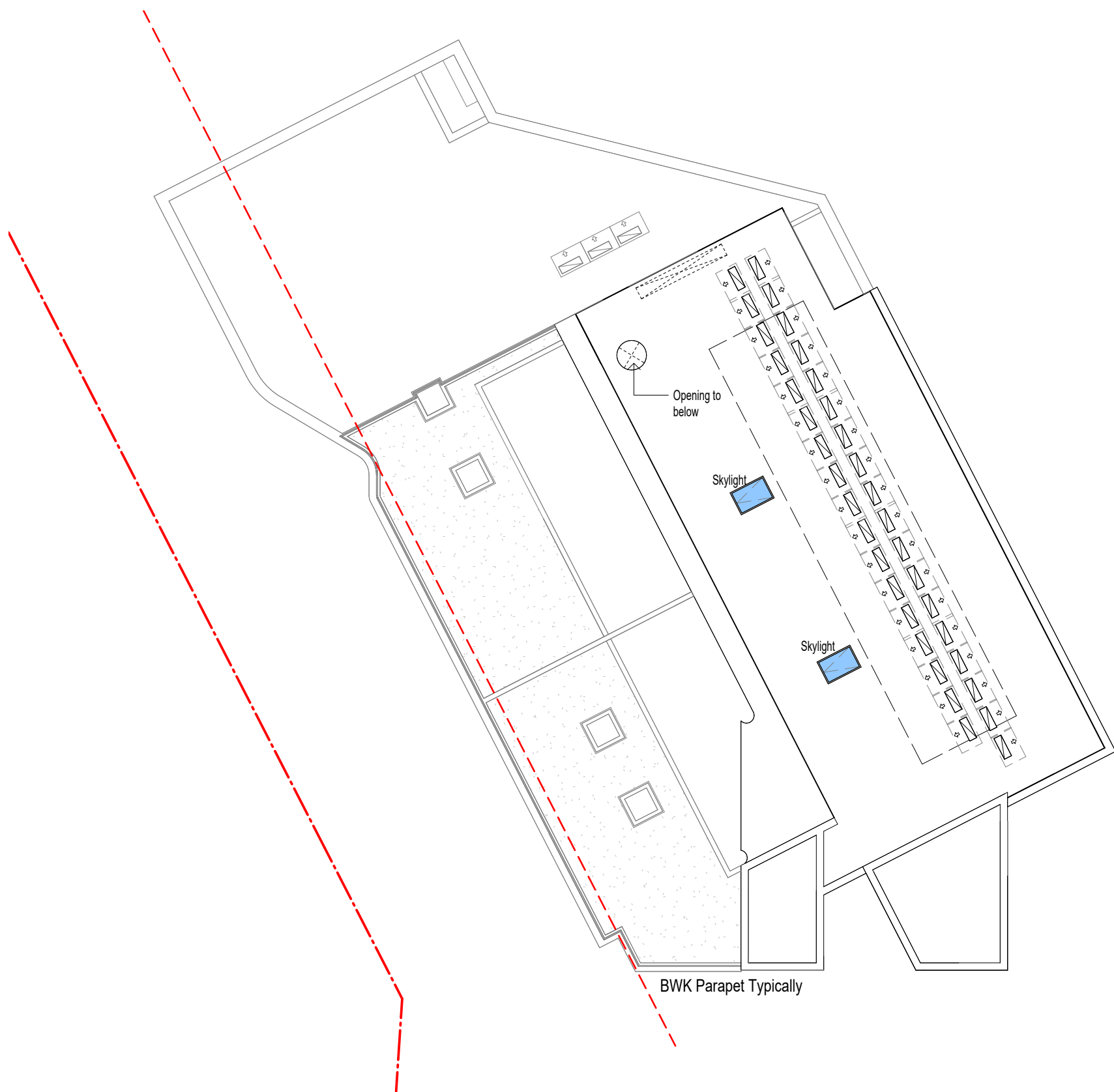
Job No. 6839 Drawing No. DA-0221 Revision / 21

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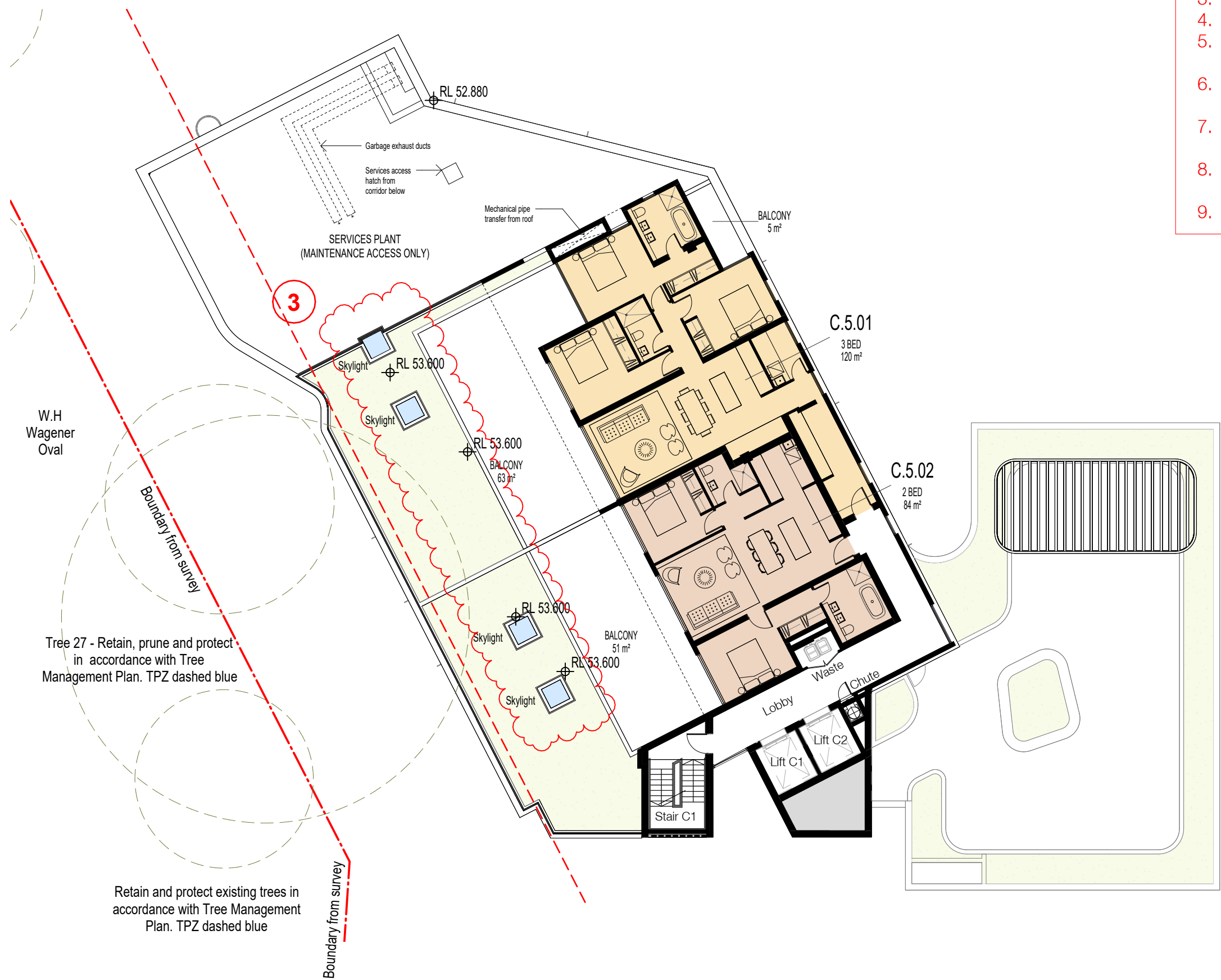




C-Level 4
1 : 200@A1



C-Roof
1 : 200@A1



C-Level 5
1 : 200@A1

MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
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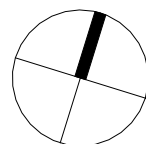
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Building C - Sheet 2



Date	Scale	Sheet Size
17.02.2026	1:200	@ A1

Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-0222	/ 26

Materials Legend

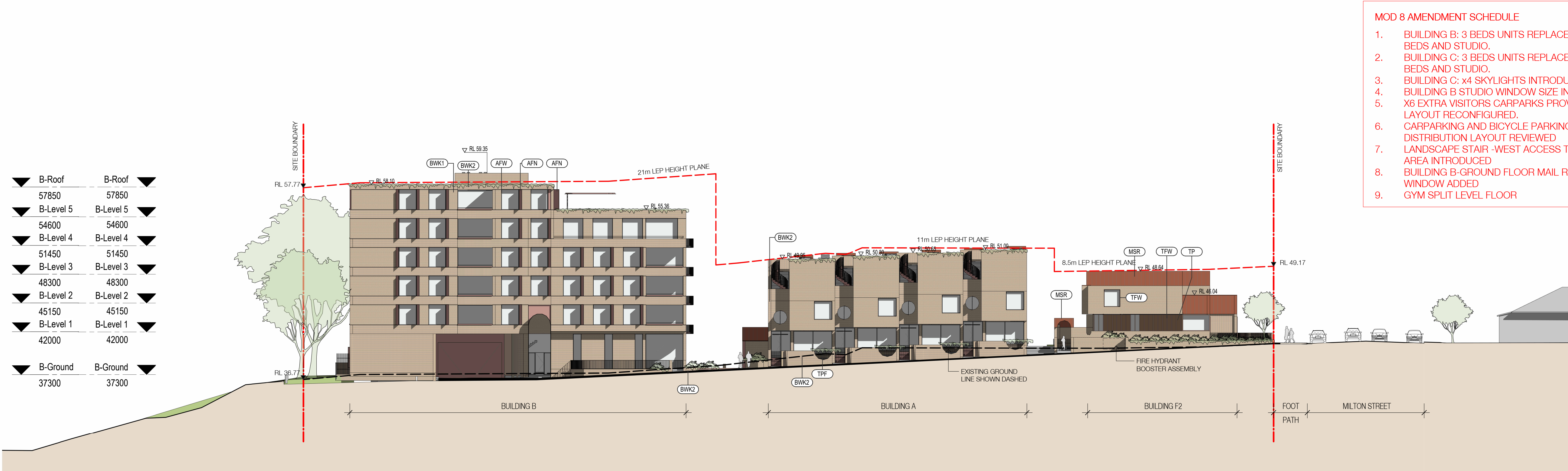
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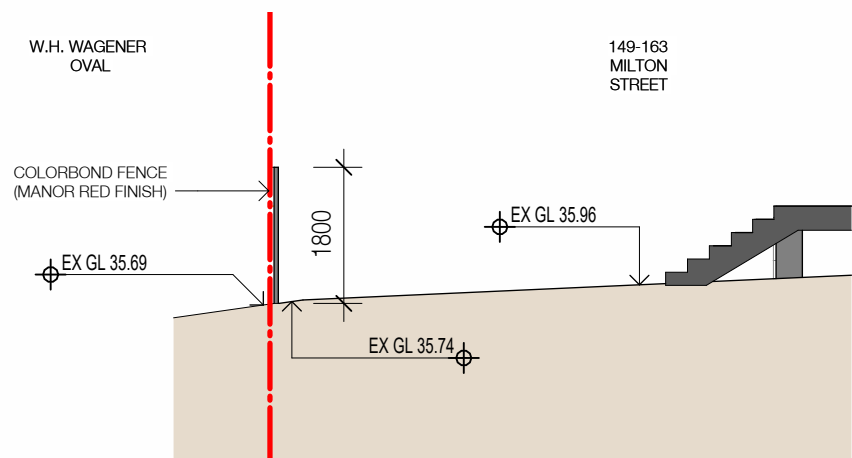




South (New Street)
1 : 250@A1



West
1 : 250@A1



3 Building C Boundary Section
1 : 100@A1

MOD 8 AMENDMENT SCHEDULE

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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Elevations - South & West

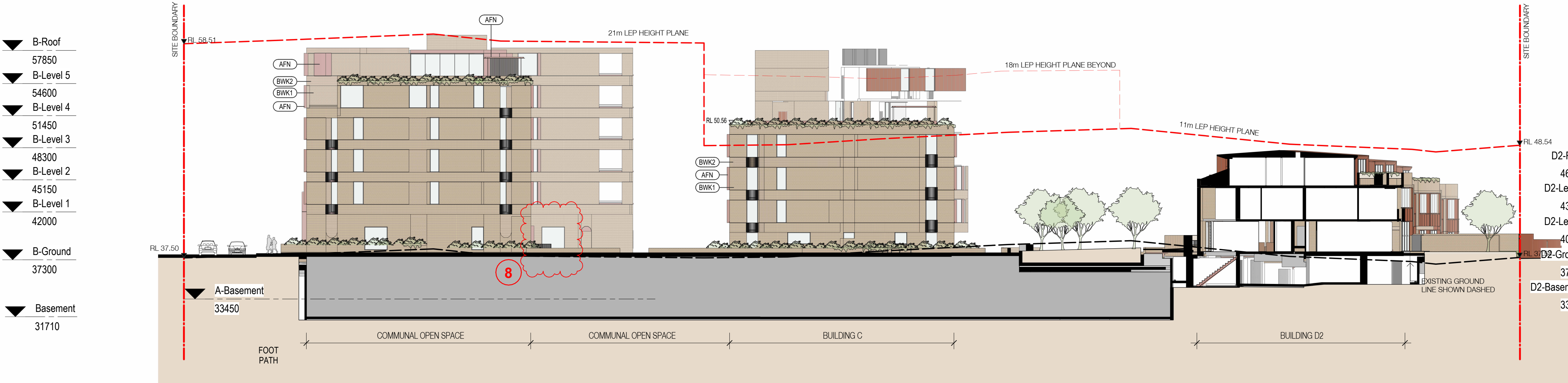
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Drawn Chk. JMT DC

Job No. 6839 Drawing No. DA-0502 Revision / 21

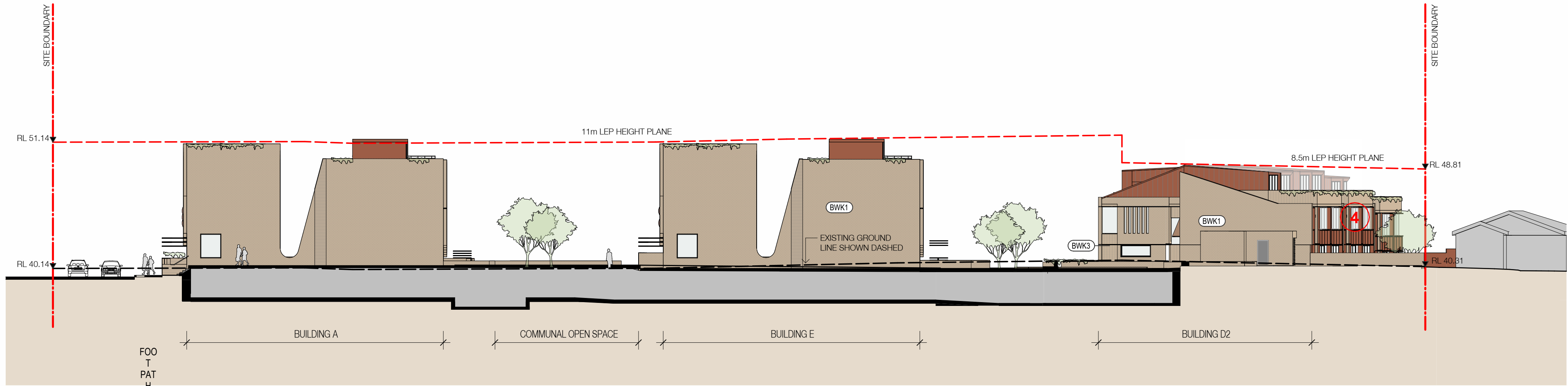
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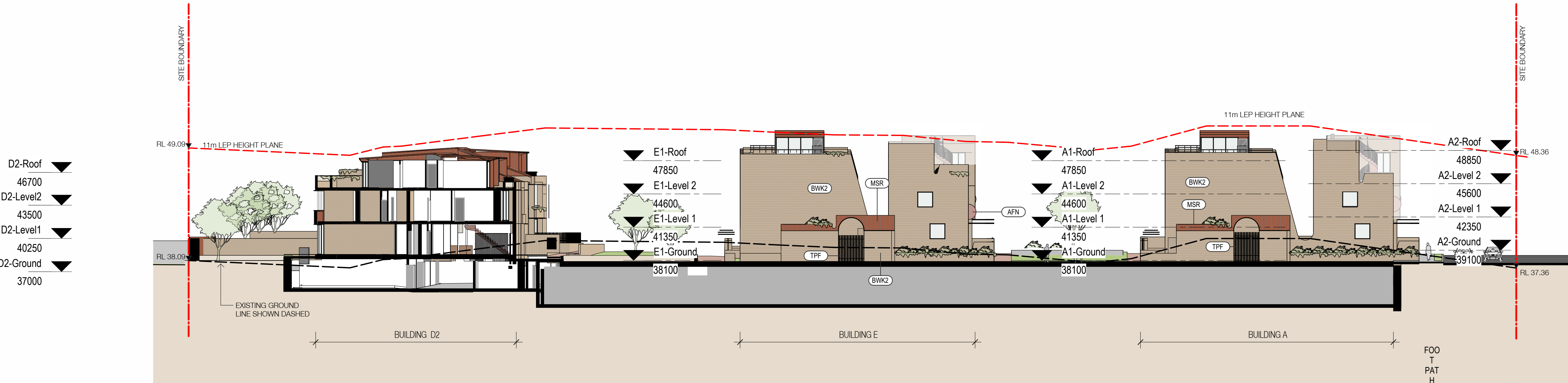
Building B & C East Height Plane Cut

1 : 250@A1



Building A & E East Height Plane Cut

1 : 250@A1



Building A & E West Height Plane Cut

1 : 250@A1

MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: x4 SKYLIGHTS INTRODUCED
- BUILDING B STUDIO WINDOW SIZE INCREASED
- X6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
- CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
- LANDSCAPE STAIR -WEST ACCESS TO POOL AREA INTRODUCED
- BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
- GYM SPLIT LEVEL FLOOR

- D2-Roof 46700
- D2-Level2 43500
- D2-Level1 40250
- D2-Ground 37000

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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1	05.05.2020	Preliminary - DA Set 20%	JS	WG
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4	28.07.2020	For Coordination	JS	WG
5	27.08.2020	For DA	JS	WG
6	17.03.2021	For DA - Additional Information	JS	WG
7	15.07.2021	Issued for Section34	WG	WG
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12	03.11.2023	S4.55 Modification	DC	JT
13	13.12.2023	S4.55 Modification	DC	JT
14	25.01.2024	S4.55 Modification	DC	JT
15	07.02.2024	S4.55 Modification	DC	JT
16	12.03.2024	S4.55 Modification	DC	JT
17	30.10.2024	For information	MF	DC
18	06.11.2024	For information	MF	DC
19	11.11.2024	For Approval	MF	DC
20	18.11.2024	For Approval	MF	DC
21	22.05.2025	For Approval	DC	JT
22	10.09.2025	For Approval	DC	JT
23	17.02.2026	For Approval	JMT	DC

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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Elevations - Internal Sheet 2

Date 17.02.2026 Scale 1:250 Sheet Size @ A1

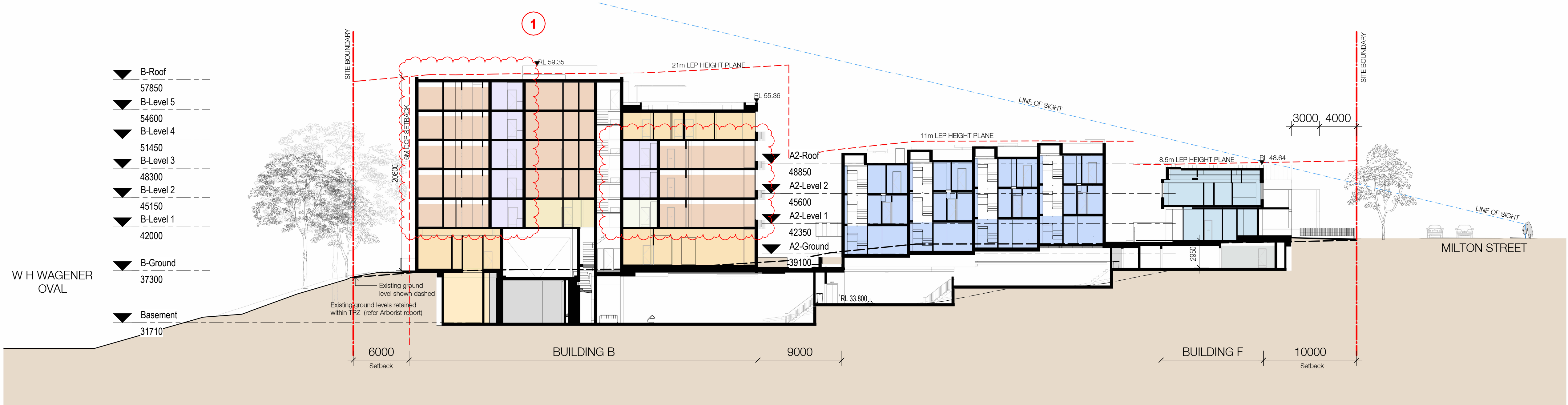
Drawn JMT Chk. DC

Job No. 6839 Drawing No. DA-0504 Revision / 23

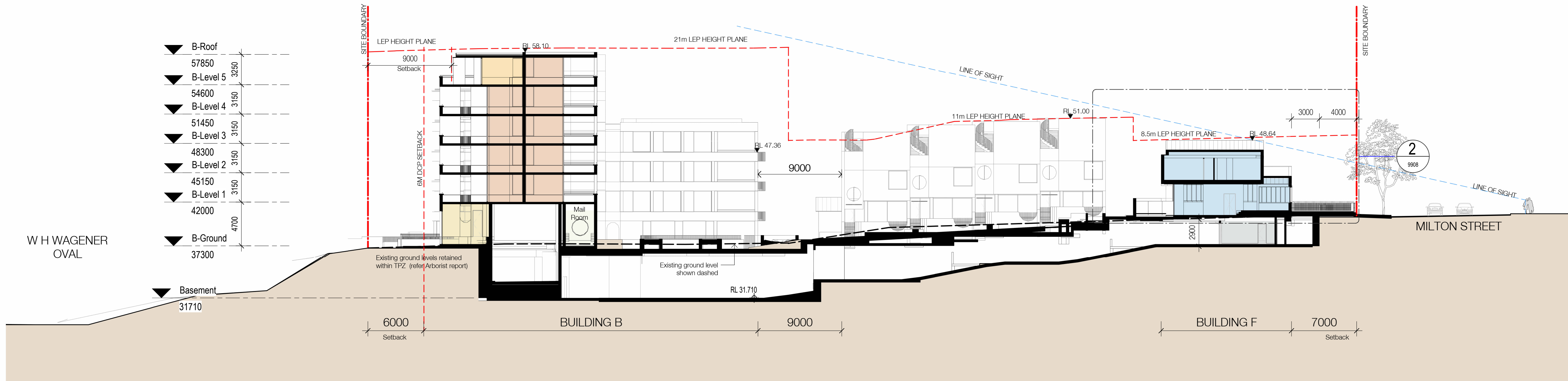
- Materials Legend
- AFW Aluminium Framed Window
 - AFN Aluminium Fin
 - BWK Face Brickwork
 - (1) Stretcher Course
 - (2) Soldier Course
 - (3) Stack Course
 - MB Metal Balustrade
 - MSR Metal Sheet Roof
 - RC Concrete Structure
 - SIL Concrete Sill + Handrail
 - TFW Timber Framed Window/Door
 - TPF Timber Palisade Fence/Gate
 - TP Timber Infill Panel (to match TFW)

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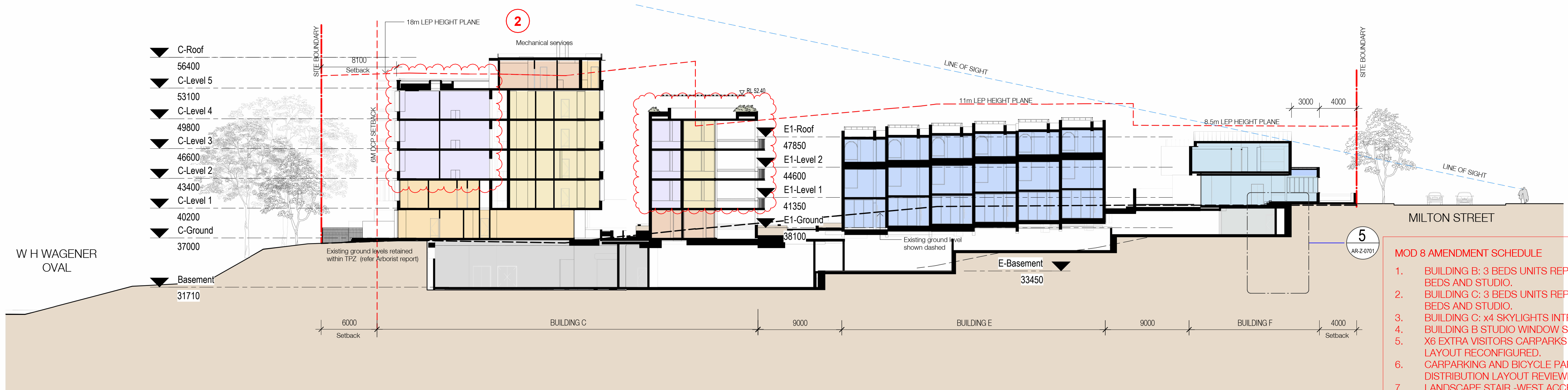




Section A
1:250@A1



Section B
1:250@A1



Section C
1:250@A1

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F2-Roof	▼
47550	
F2-Level 1	▼
44350	
F2-Ground	▼
41100	
F2-Basement	▼
37250	

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F2-Roof	▼
47550	
F2-Level 1	▼
44350	
F2-Ground	▼
41100	
F2-Basement	▼
37250	



Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Sections - Sheet 1

Date 17.02.2026 Scale 1:250 Sheet Size @ A1

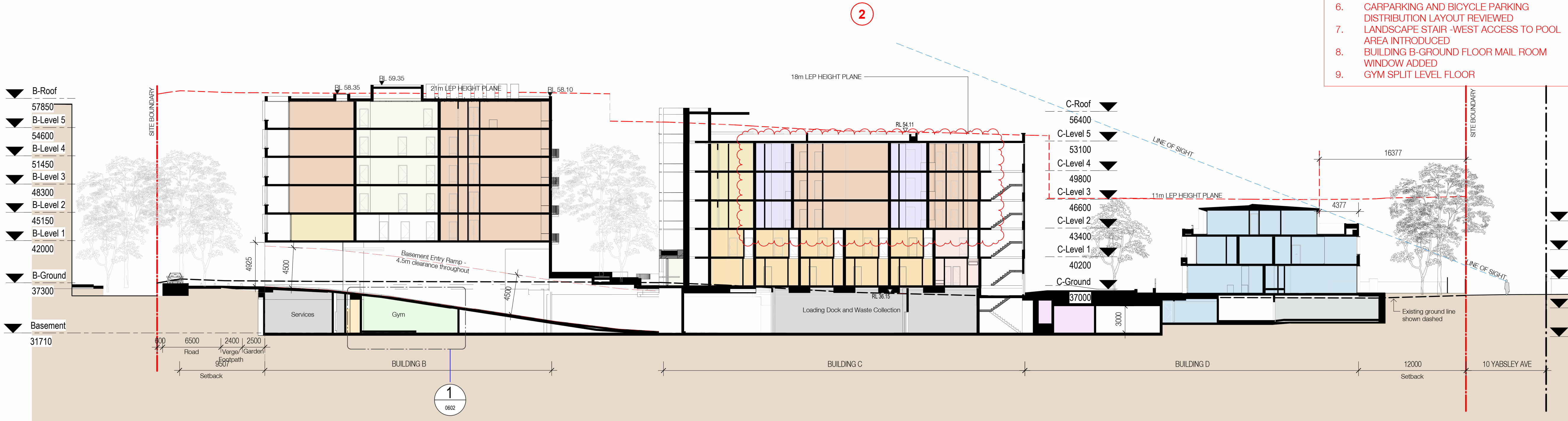
Drawn Chk. JMT DC

Job No. 6839 Drawing No. DA-0601 Revision / 20

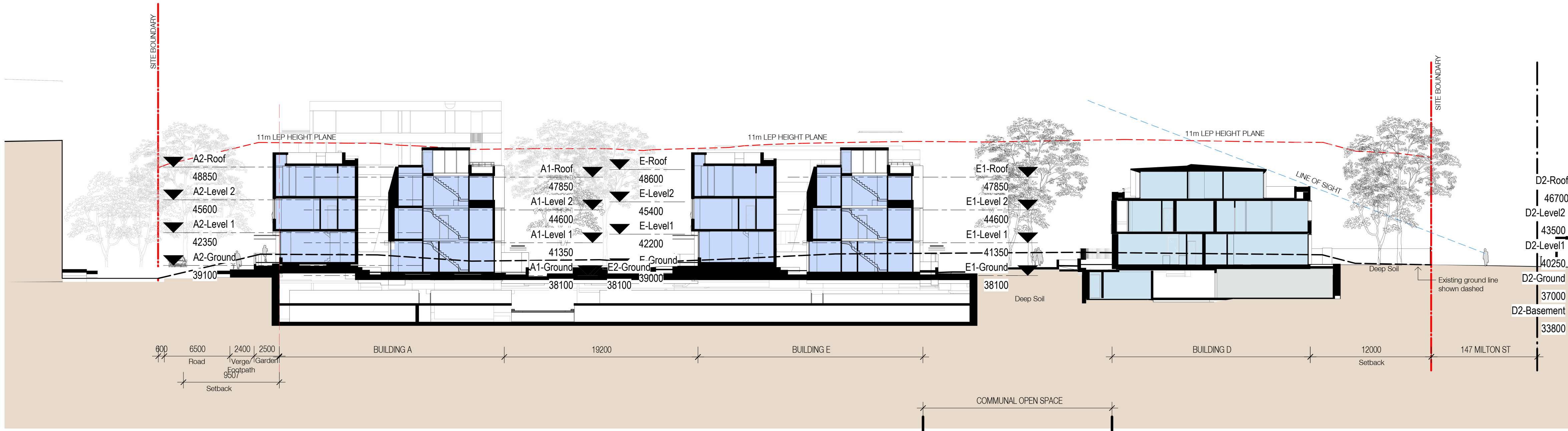
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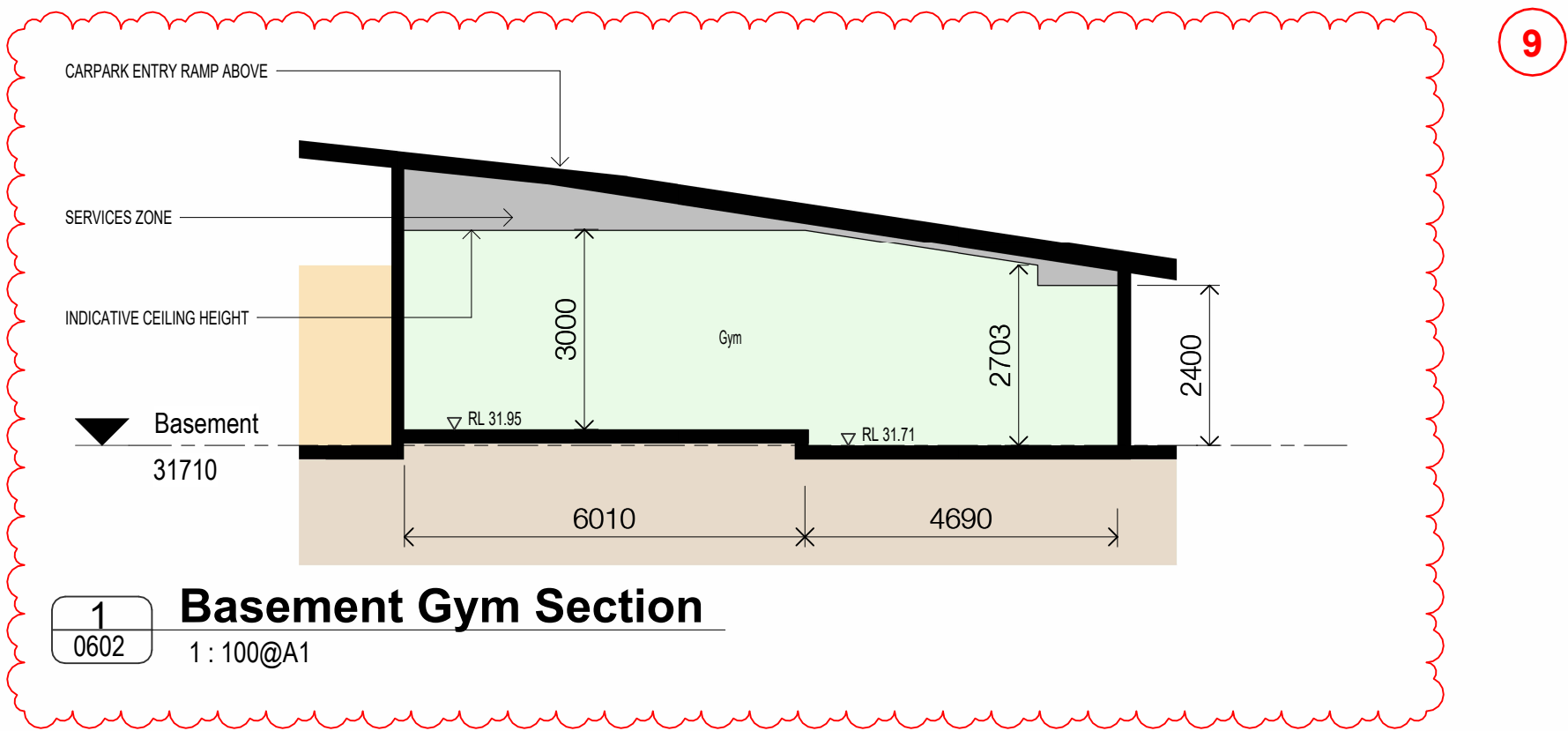




Section D
1 : 250@A1



Section E
1 : 250@A1



MOD 8 AMENDMENT SCHEDULE

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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Sections - Sheet 2

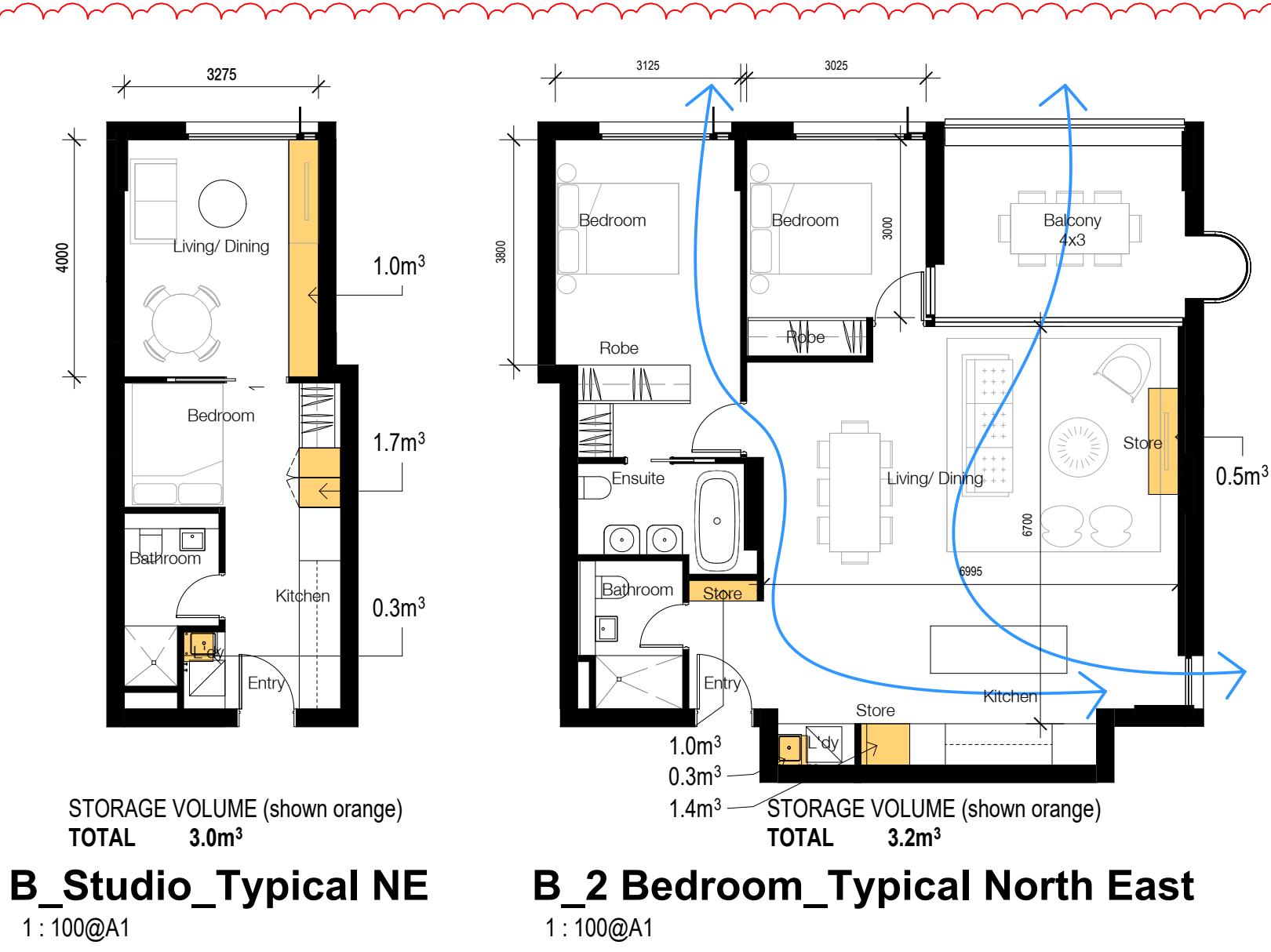
Date 17.02.2026 Scale 1:250 Sheet Size @ A1

Drawn JMT Chk. DC

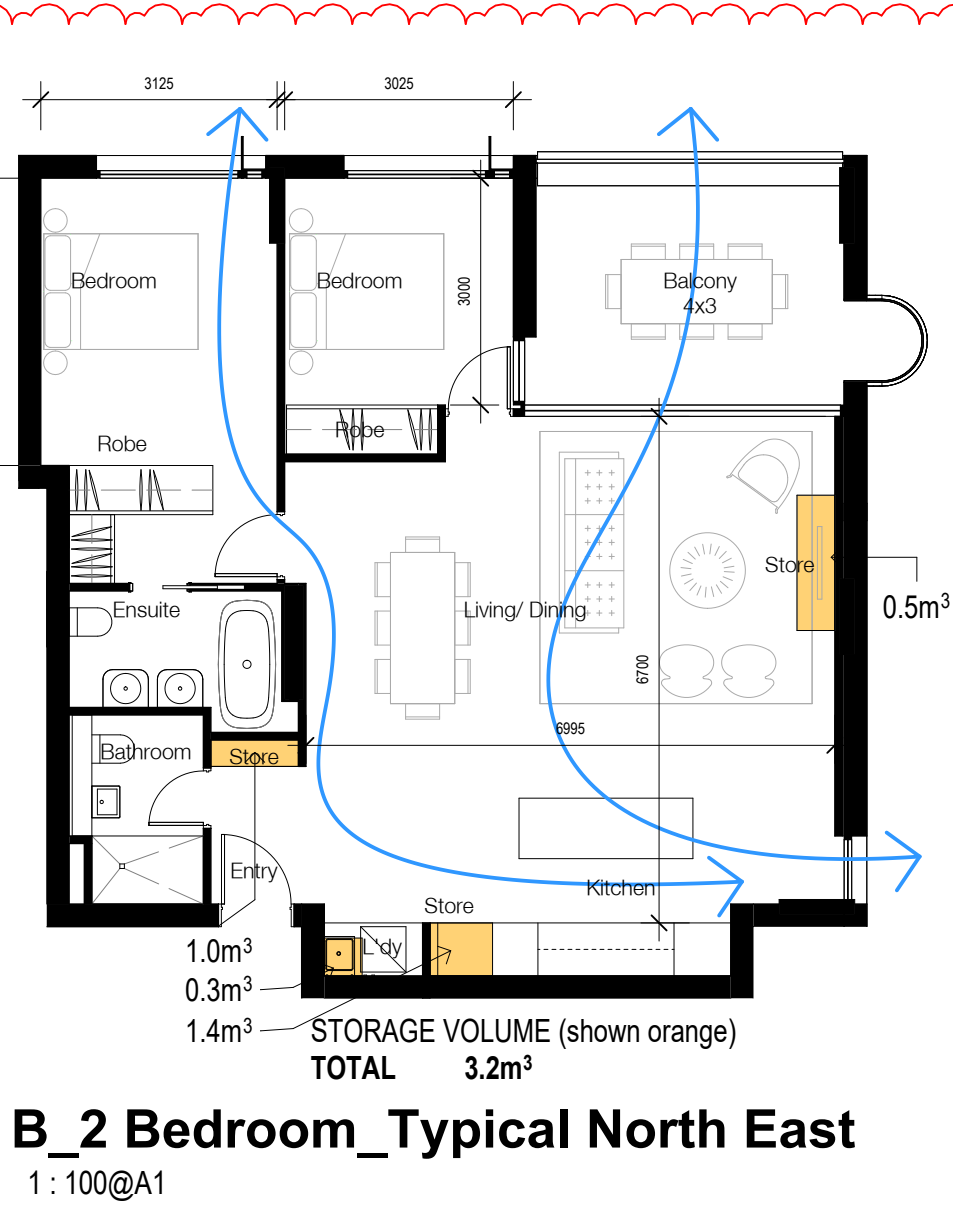
Job No. 6839 Drawing No. DA-0602 Revision / 19

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B_Studio_Typical NE
1: 100@A1



B_2 Bedroom_Typical North East
1: 100@A1



B_3 Bedroom Ground_Typical
1: 100@A1



B_3 Bedroom_Level 4
1: 100@A1

Unit	Occupancy	Required Storage	Internal Storage	Complies
B.0.01	3 BED	10.0 m³	11.4 m³	Yes
B.0.02	3 BED	10.0 m³	11.4 m³	Yes
B.0.03	3 BED	10.0 m³	14.0 m³	Yes
B.0.04	1 BED	6.0 m³	8.0 m³	Yes
B.1.01A	2 BED	8.0 m³	3.2 m³	No
B.1.01B	STUDIO BED	4.0 m³	3.0 m³	No
B.1.02A	2 BED	8.0 m³	3.2 m³	No
B.1.02B	STUDIO BED	4.0 m³	3.0 m³	No
B.1.03	1 BED	6.0 m³	6.2 m³	Yes
B.1.04A	2 BED	8.0 m³	5.4 m³	No
B.1.04B	STUDIO BED	4.0 m³	2.6 m³	No
B.1.05A	2 BED	8.0 m³	6.9 m³	No
B.1.05B	STUDIO BED	4.0 m³	2.4 m³	No
B.1.06	2 BED	8.0 m³	4.0 m³	No
B.2.01A	2 BED	8.0 m³	3.2 m³	No
B.2.01B	STUDIO BED	4.0 m³	3.0 m³	No
B.2.02A	2 BED	8.0 m³	3.2 m³	No
B.2.02B	STUDIO BED	4.0 m³	3.0 m³	No
B.2.03	2 BED	8.0 m³	8.0 m³	Yes
B.2.04A	2 BED	8.0 m³	5.4 m³	No
B.2.04B	STUDIO BED	4.0 m³	2.6 m³	No
B.2.05A	2 BED	8.0 m³	6.9 m³	No
B.2.05B	STUDIO BED	4.0 m³	2.4 m³	No
B.2.06	2 BED	8.0 m³	4.0 m³	No
B.3.01A	2 BED	8.0 m³	3.2 m³	No
B.3.01B	STUDIO BED	4.0 m³	3.0 m³	No
B.3.02A	2 BED	8.0 m³	3.2 m³	No
B.3.02B	STUDIO BED	4.0 m³	3.0 m³	No
B.3.03	2 BED	8.0 m³	8.0 m³	Yes
B.3.04A	2 BED	8.0 m³	5.4 m³	No
B.3.04B	STUDIO BED	4.0 m³	2.6 m³	No
B.3.05A	2 BED	8.0 m³	6.9 m³	No
B.3.05B	STUDIO BED	4.0 m³	2.4 m³	No
B.3.06	2 BED	8.0 m³	4.0 m³	No
B.4.01	3 BED	10.0 m³	17.0 m³	Yes
B.4.02	3 BED	10.0 m³	17.0 m³	Yes
B.4.03	2 BED	8.0 m³	8.0 m³	Yes
B.4.04A	2 BED	8.0 m³	5.4 m³	No
B.4.04B	STUDIO BED	4.0 m³	2.6 m³	No
B.4.05A	2 BED	8.0 m³	6.9 m³	No
B.4.05B	STUDIO BED	4.0 m³	4.0 m³	Yes
B.4.06	2 BED	8.0 m³	4.0 m³	No
B.5.01	2 BED	8.0 m³	8.0 m³	Yes
B.5.02A	2 BED	8.0 m³	5.4 m³	No
B.5.02B	STUDIO BED	4.0 m³	2.6 m³	No
B.5.03	3 BED	10.0 m³	10.8 m³	Yes
B.5.04	2 BED	8.0 m³	4.0 m³	No

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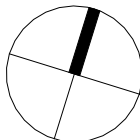
Rev	Date	Revision	By	Chk.
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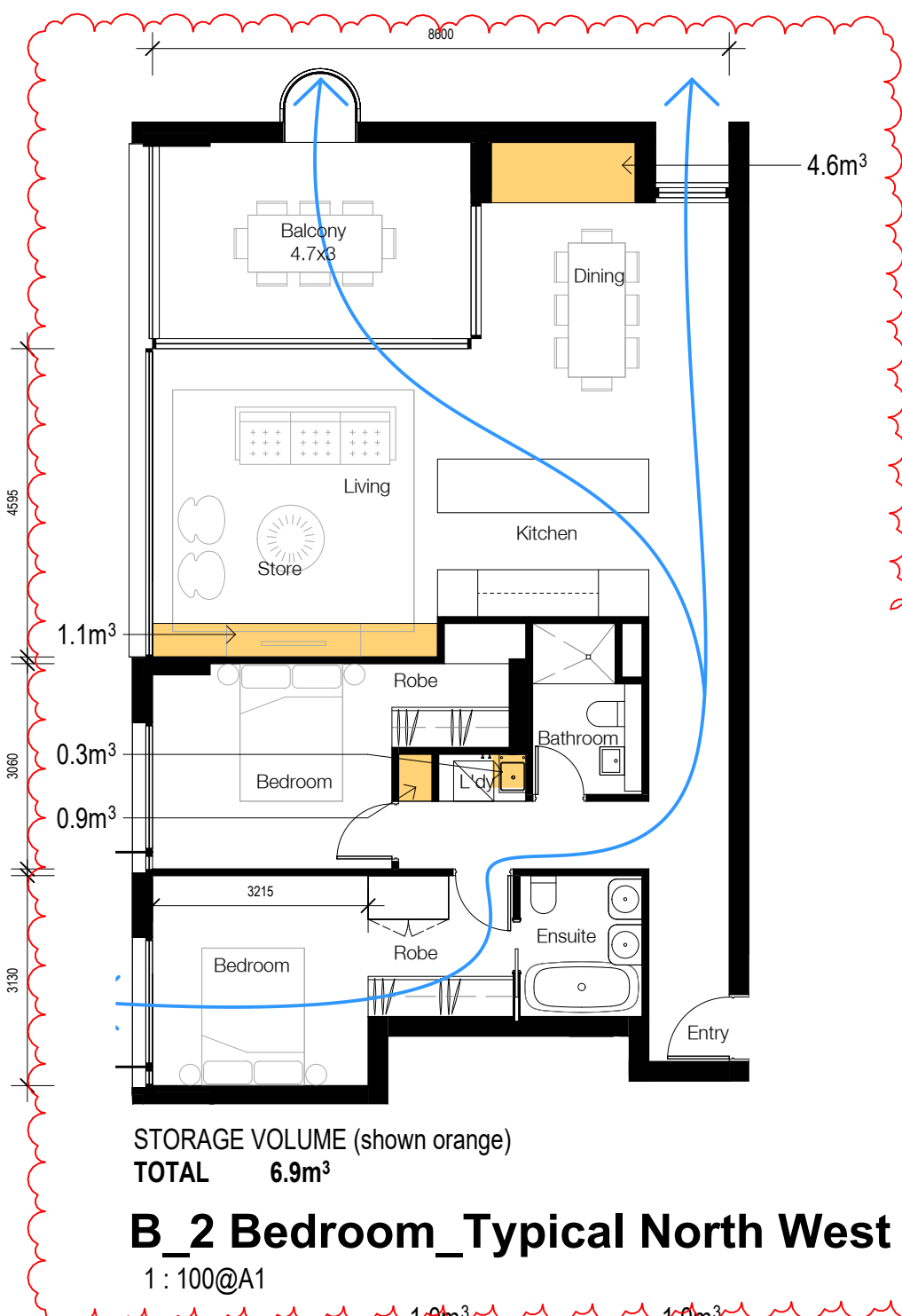
Planning & Heritage
Urbanis
Landscape Architect
Arcadia Landscape Architecture
BCA
Building Certificates Australia
Services, Hydraulic & BASIX
Integrated Group Services
Civil & Geotech
EI Australia
Traffic
Ason Group
Waste Management
Elephant's Foot Waste Compactors
Arborist
Naturally Trees
Access Consultant
Jensen Hughes
Client

Coronation Property

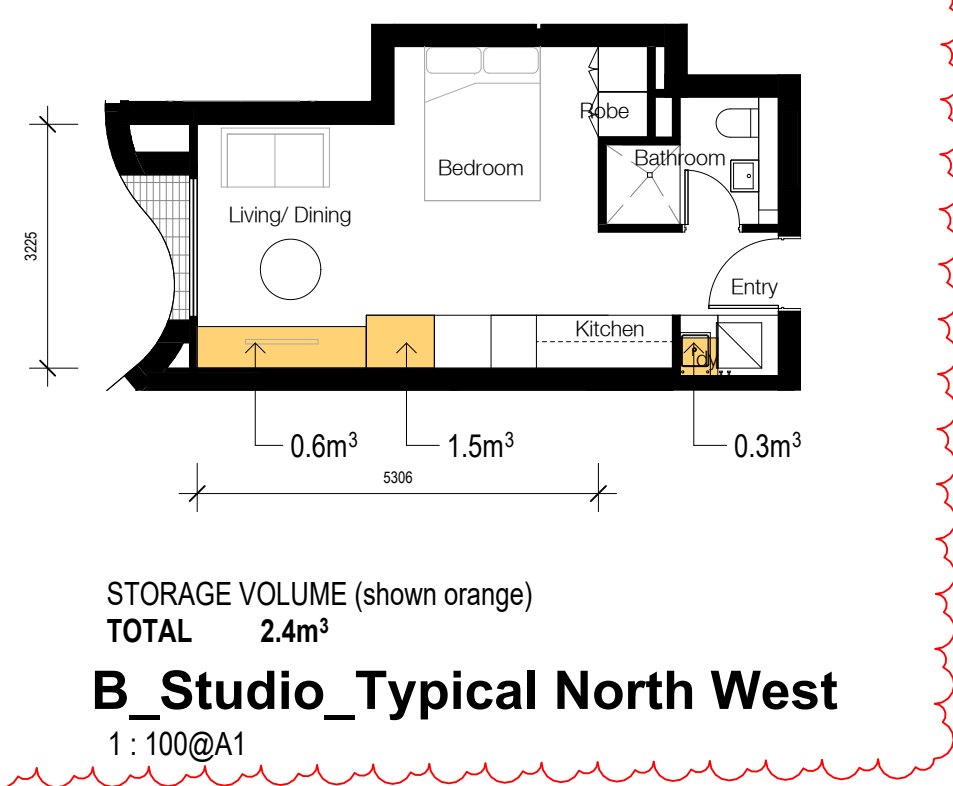
Project		
ASHBURY STAGE 2		
149-163 MILTON STREET ASHBURY NSW 2193		
Drawing Name		
Apartment Plans - Building B		
		
Date	Scale	Sheet Size
17.02.2026	As indicated	@ A1
Drawn	Chk.	
JMT	DC	
Job No.	Drawing No.	Revision
6839	DA-1402	/ 10
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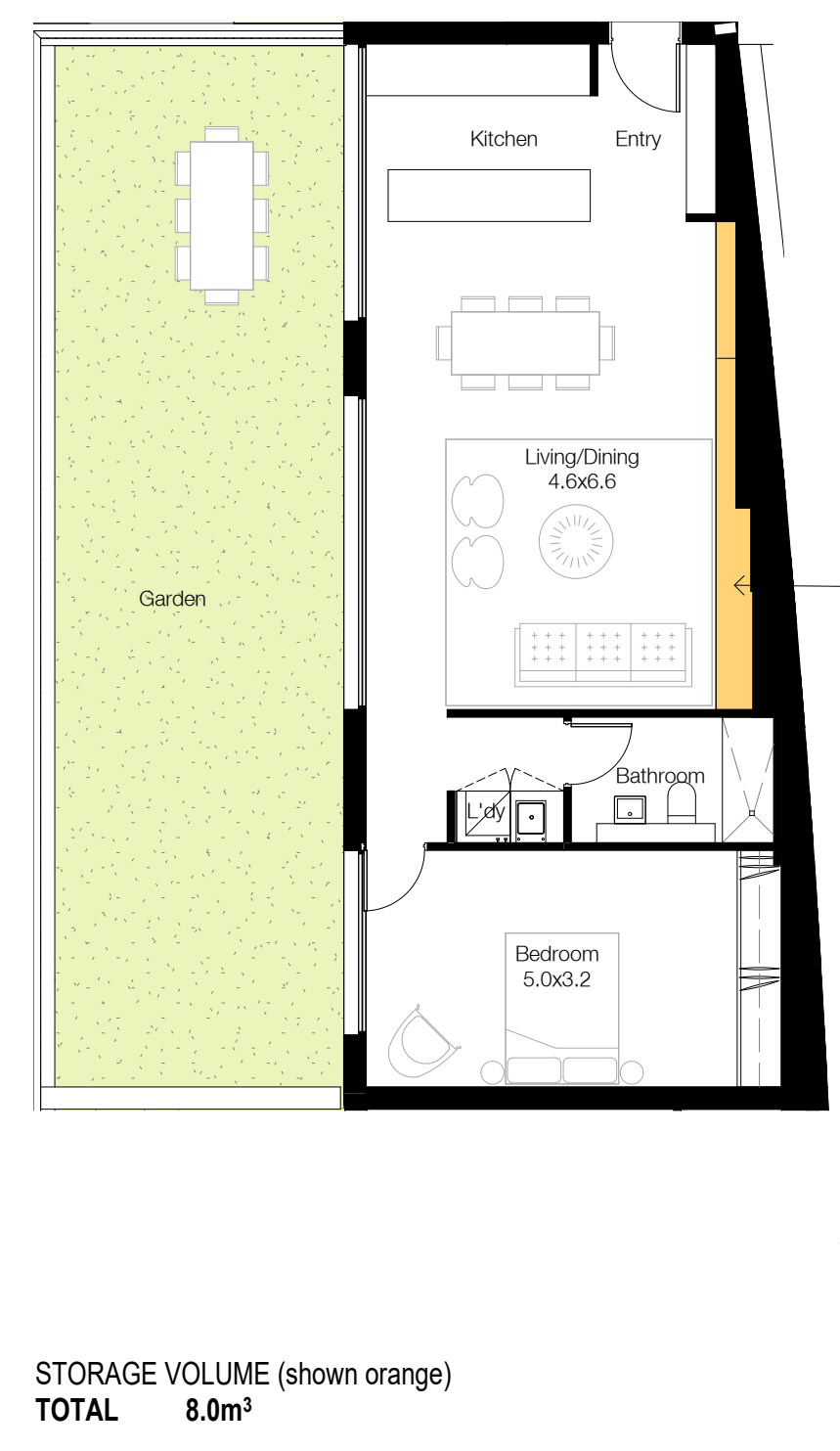
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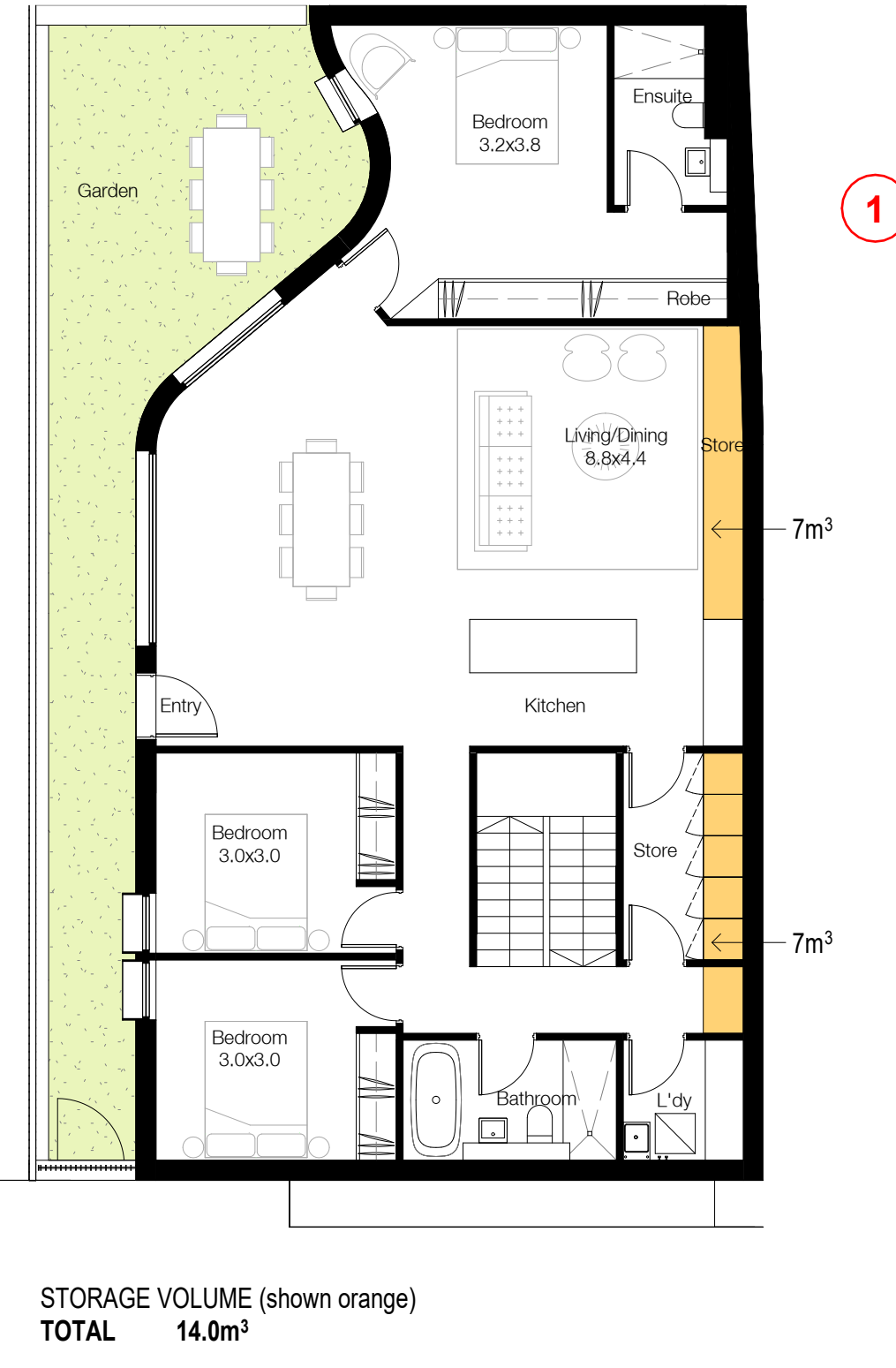
B_2 Bedroom_Typical North West
1: 100@A1



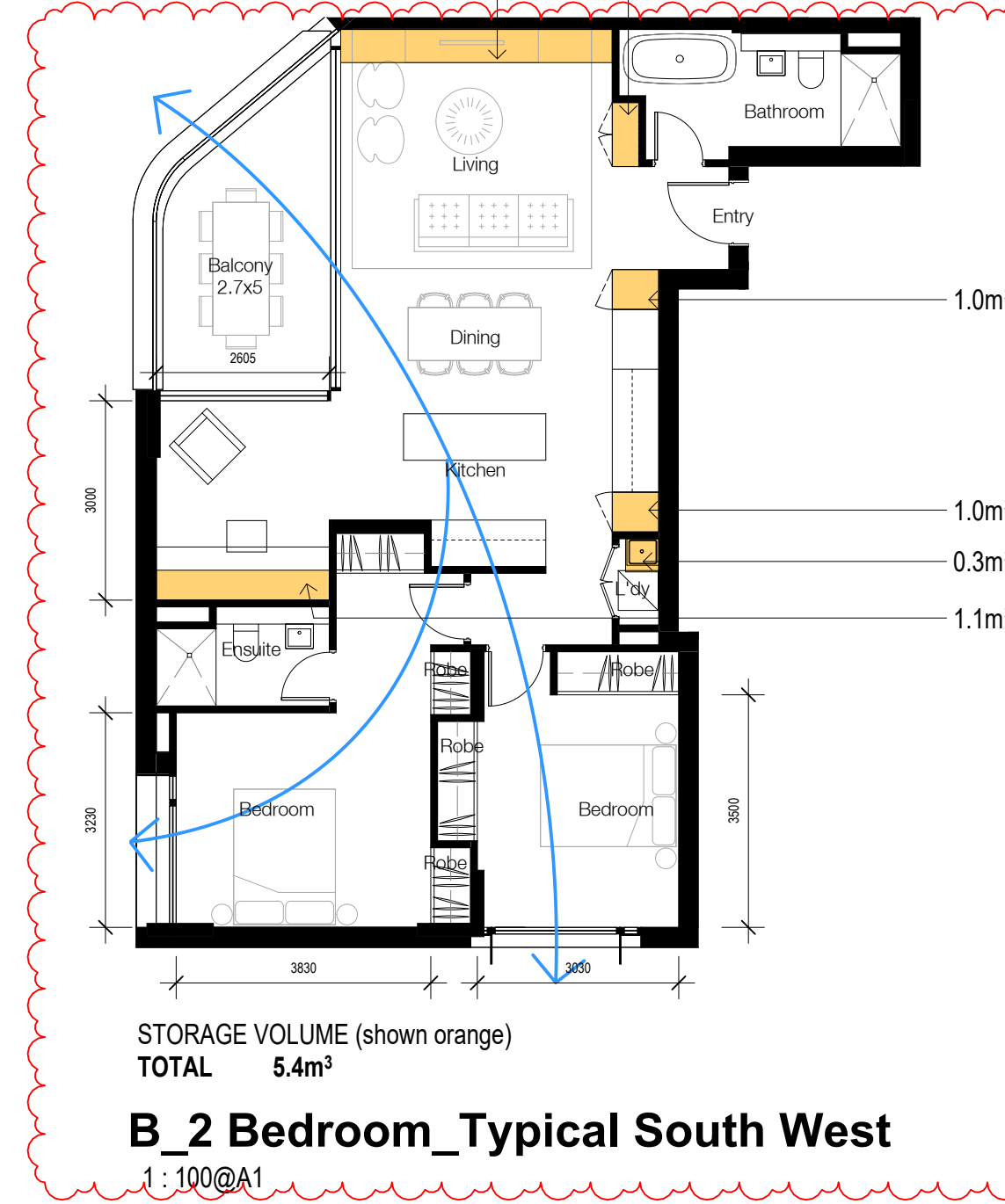
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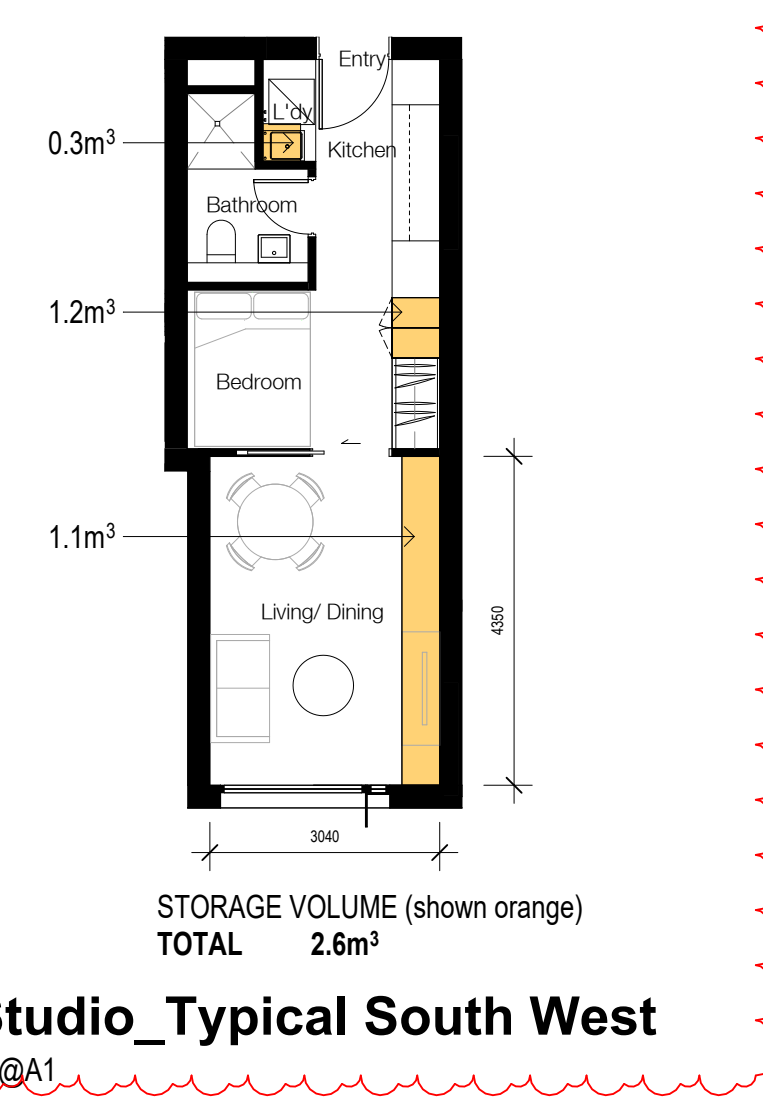
B_1 Bedroom Ground North West
1: 100@A1



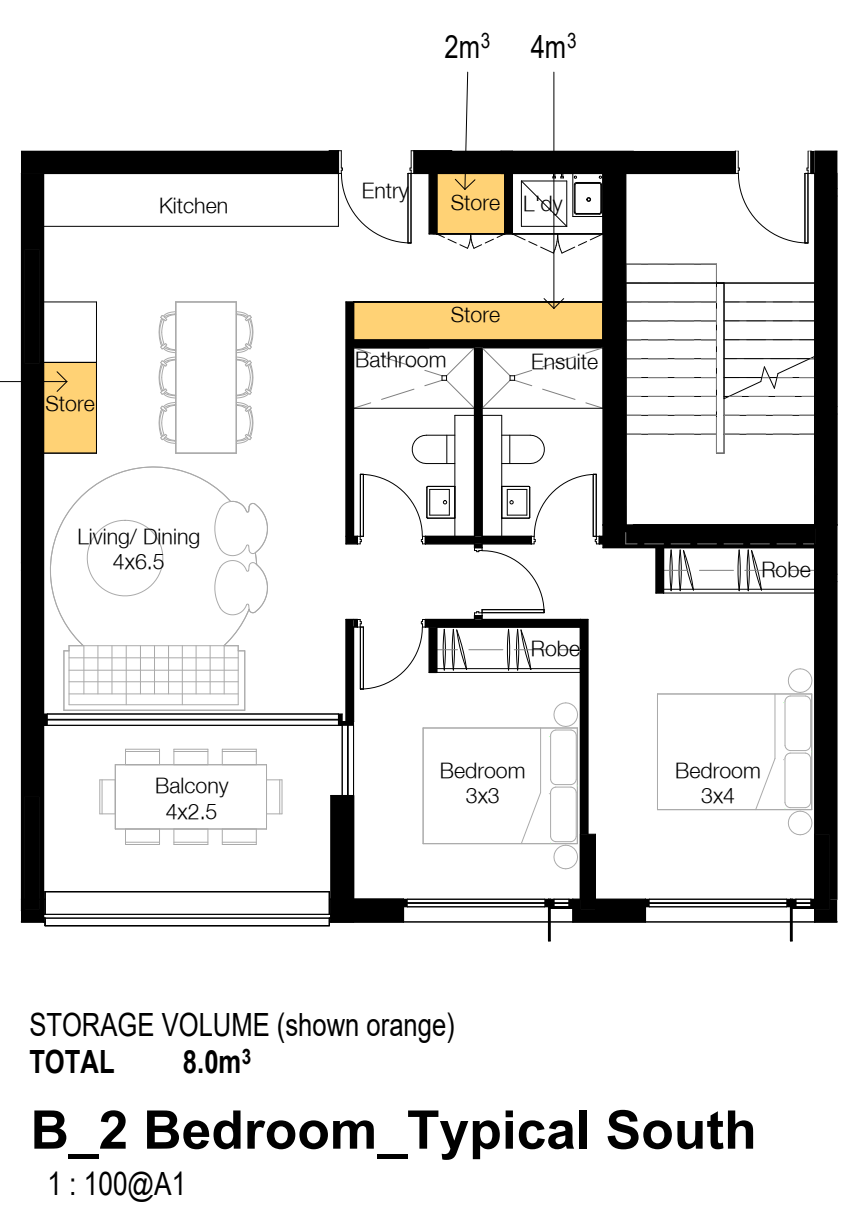
B_3 Bedroom Ground South West
1: 100@A1



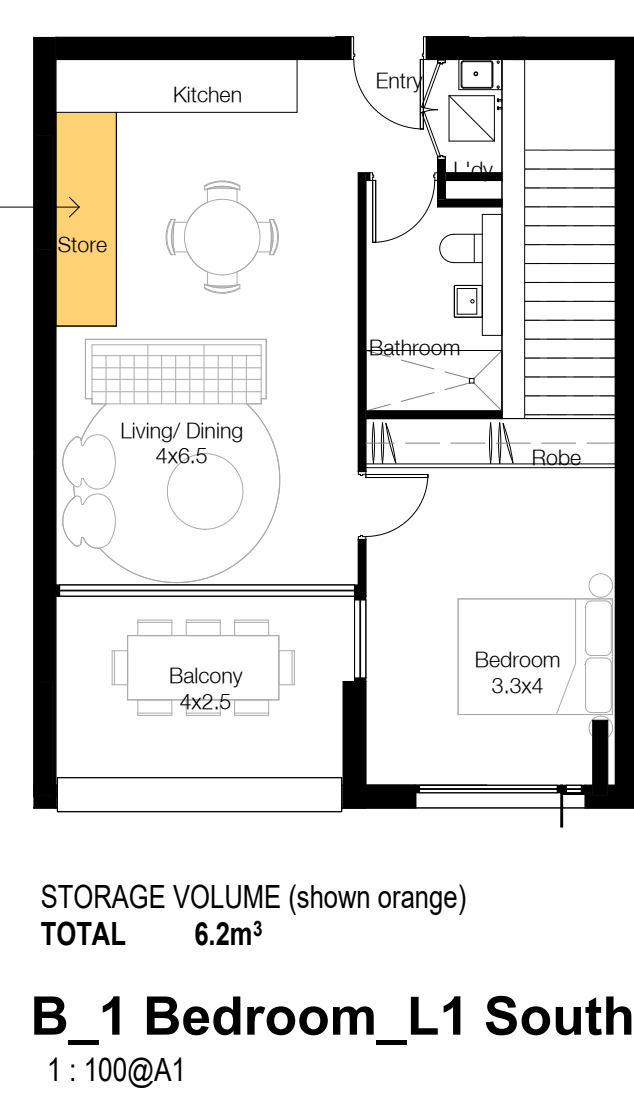
B_2 Bedroom_Typical South West
1: 100@A1



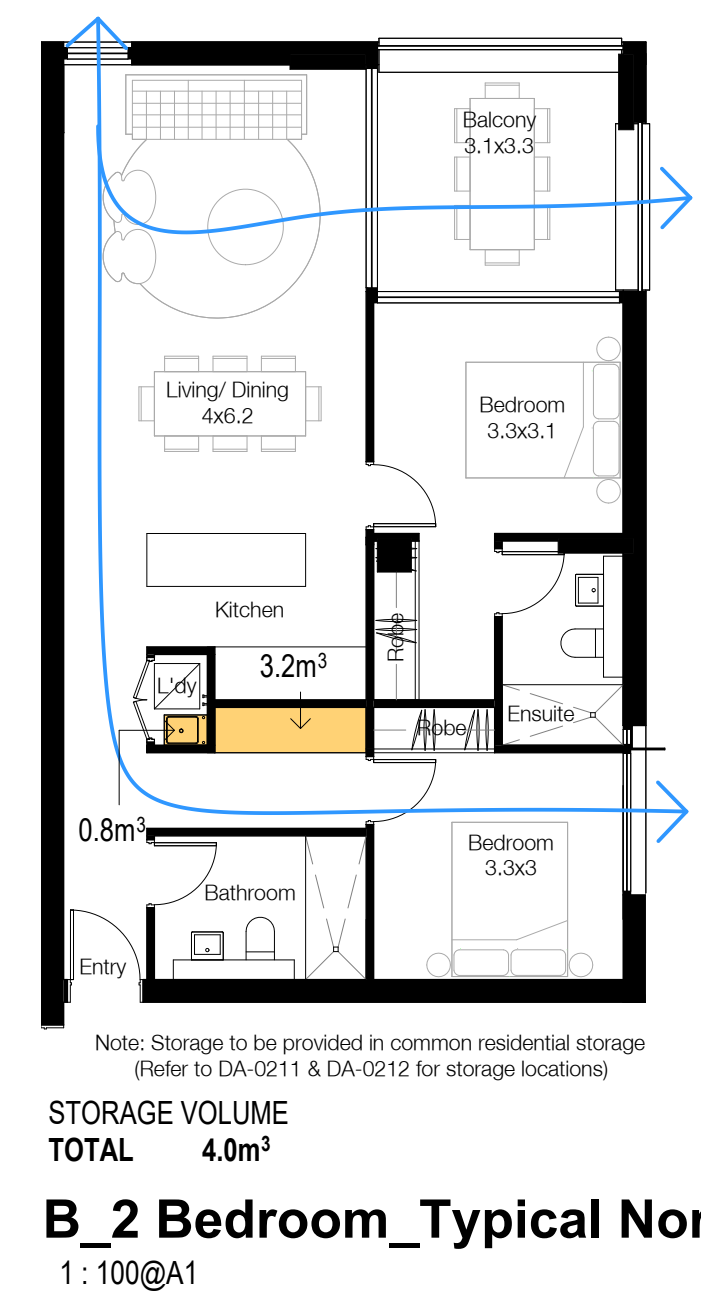
B_Studio_Typical South West
1: 100@A1



B_2 Bedroom_Typical South
1: 100@A1



B_1 Bedroom_L1 South
1: 100@A1



B_2 Bedroom_Typical North
1: 100@A1

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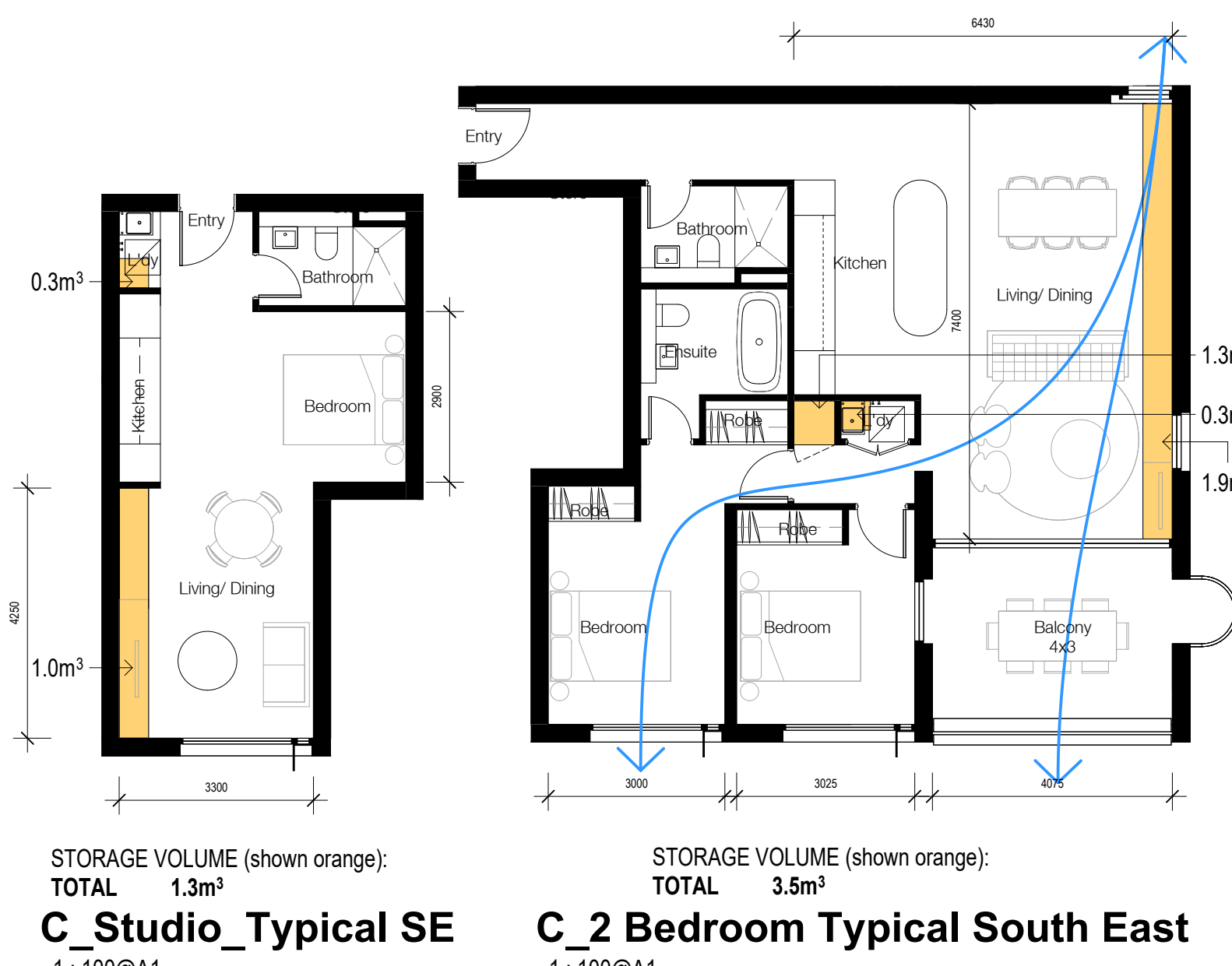
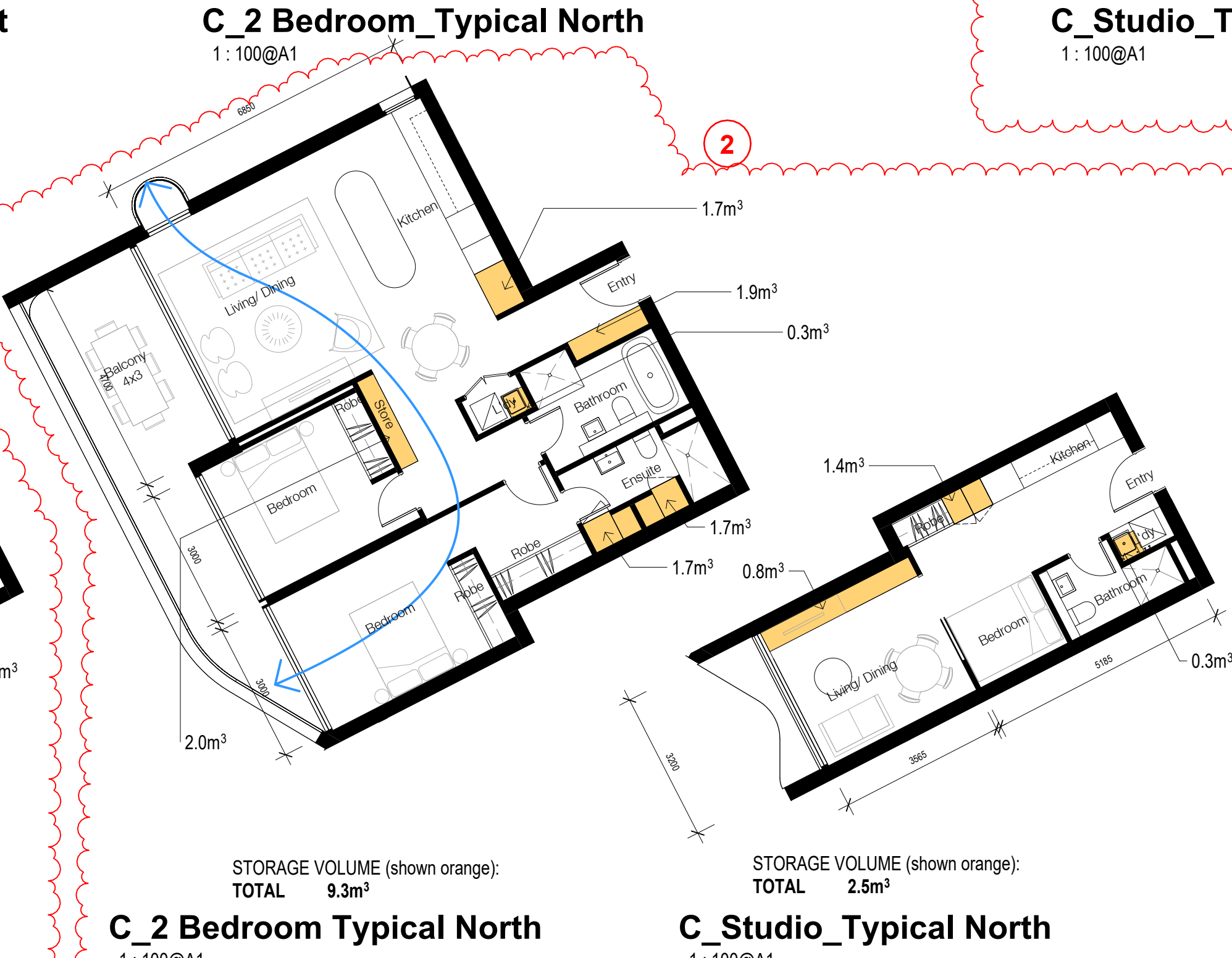
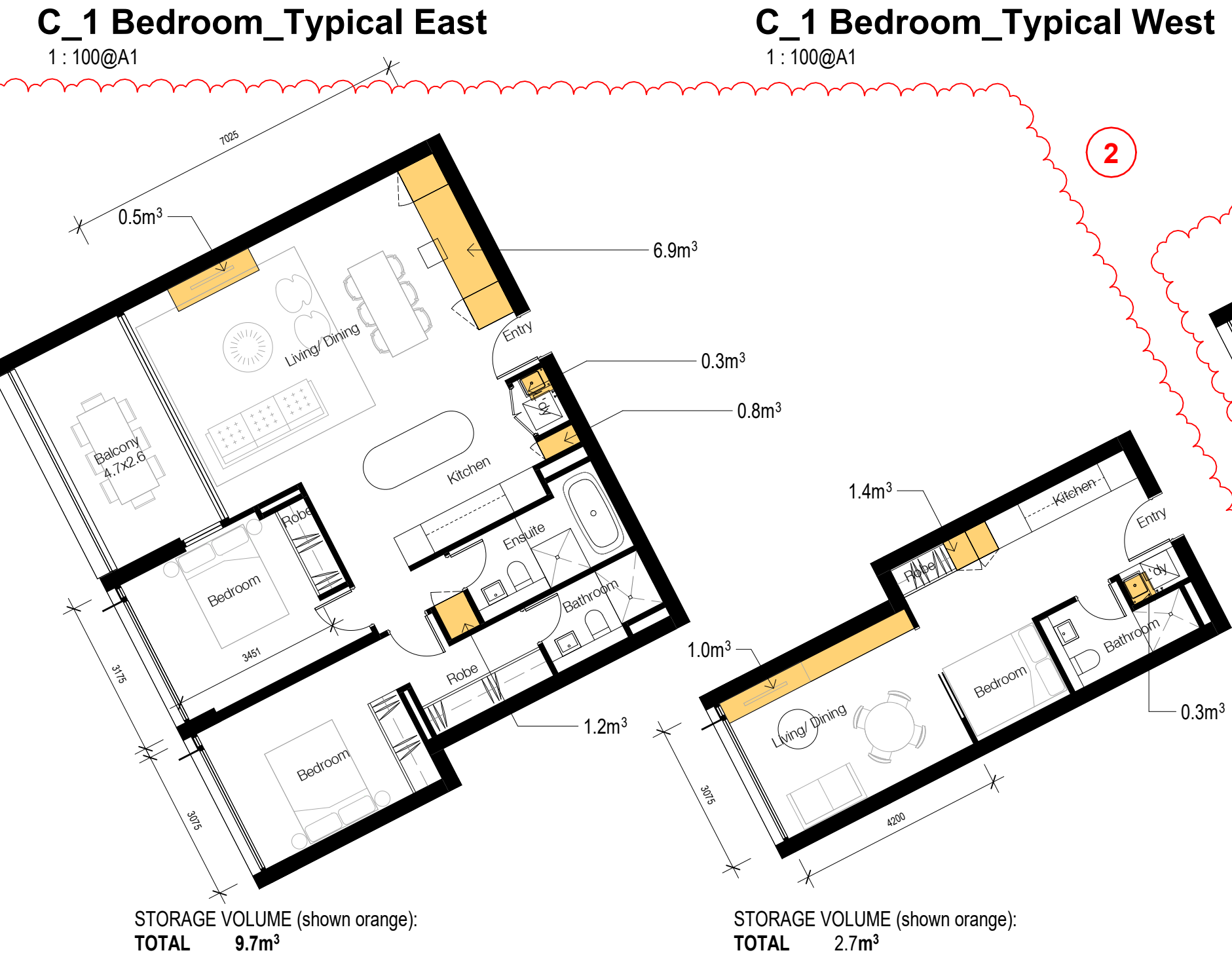
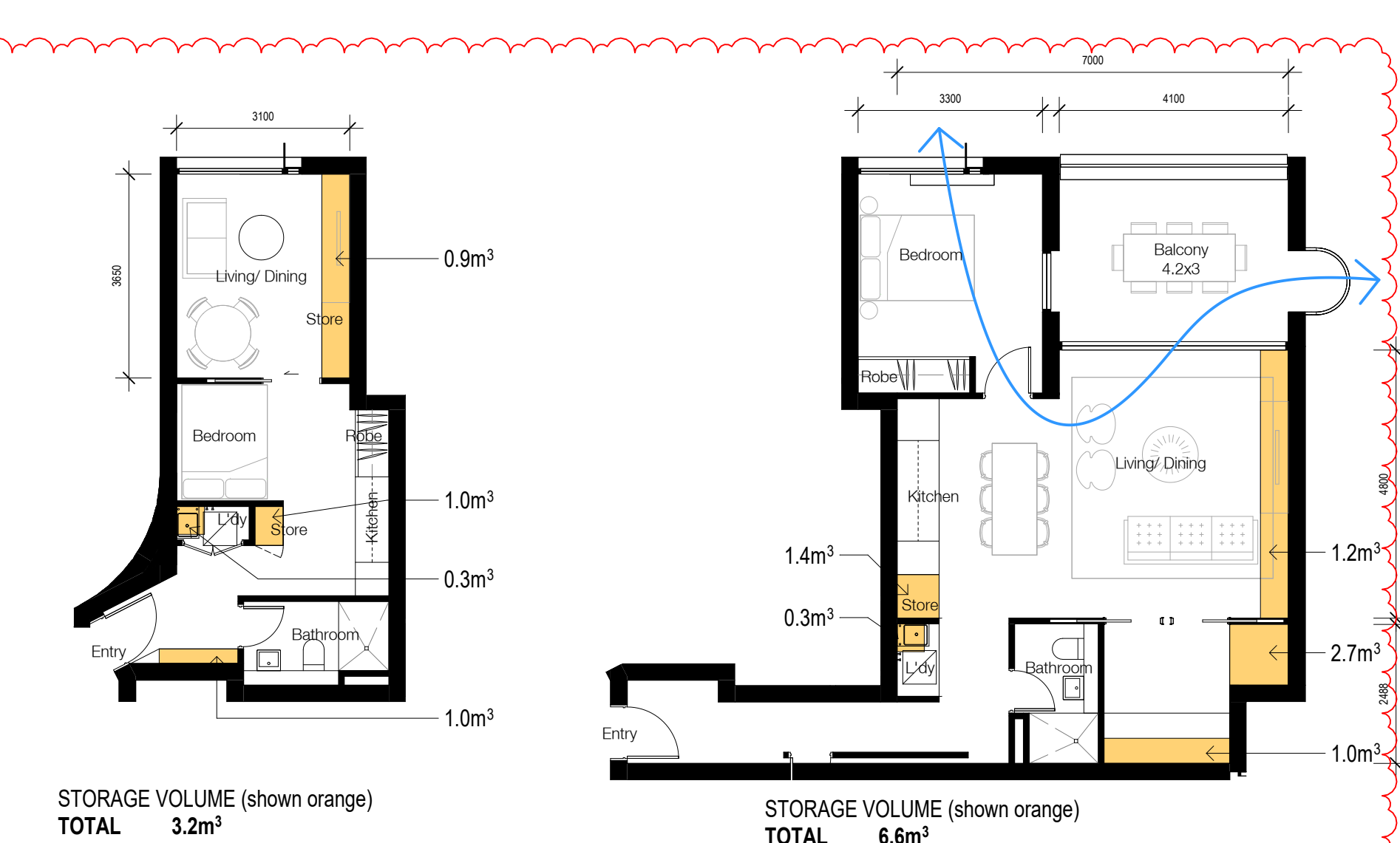
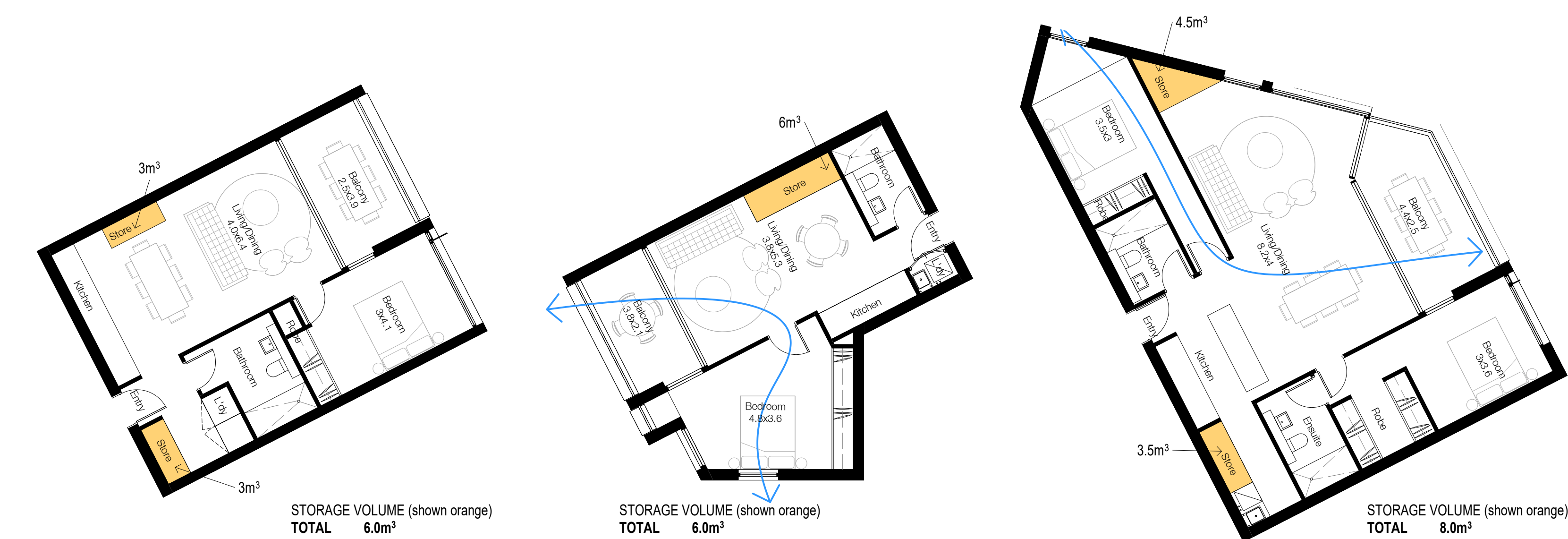
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8	10.09.2025	For Approval	DC	JT
9	17.02.2026	For Approval	JMT	DC

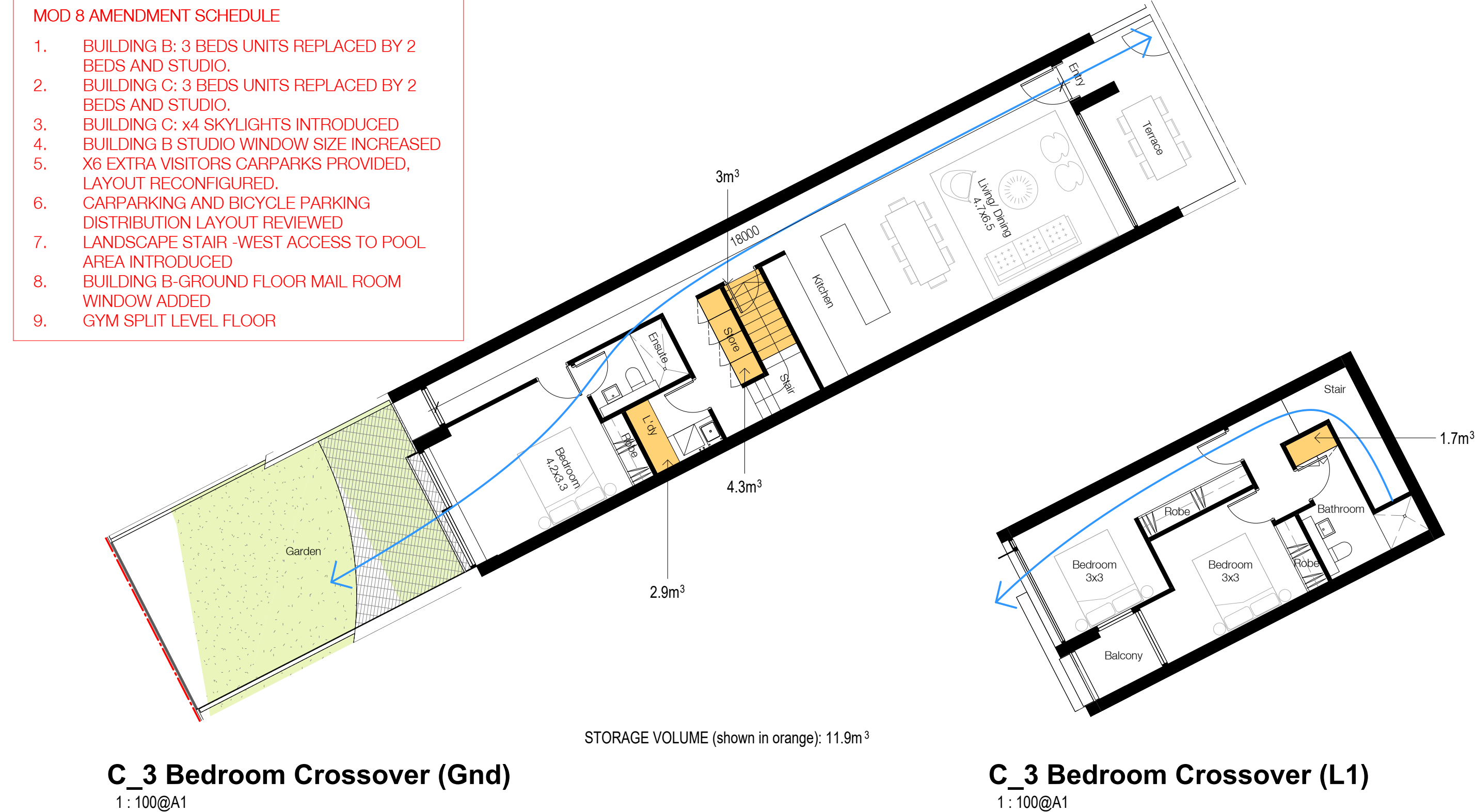


NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

Planning & Heritage	Urbanis
Landscape Architect	Arcadia Landscape Architecture
BCA	Building Certificates Australia
Services, Hydraulic & BASIX	Integrated Group Services
Civil & Geotech	El Australia
Traffic	Ason Group
Waste Management	Elephant's Foot Waste Compactors
Arborist	Naturally Trees
Access Consultant	Jensen Hughes
Client	



- MOD 8 AMENDMENT SCHEDULE**
- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
 - BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
 - BUILDING C: x4 SKYLIGHTS INTRODUCED
 - BUILDING B STUDIO WINDOW SIZE INCREASED
 - X6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
 - CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
 - LANDSCAPE STAIR -WEST ACCESS TO POOL AREA INTRODUCED
 - BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
 - GYM SPLIT LEVEL FLOOR



Unit	Occupancy	Required Storage	Internal Storage	Complies
C.0.02	4 BED	10.0 m³	11.7 m³	Yes
C.0.03	3 BED	10.0 m³	11.9 m³	Yes
C.0.04	3 BED	10.0 m³	11.9 m³	Yes
C.0.05	3 BED	10.0 m³	11.9 m³	Yes
C.0.06	3 BED	10.0 m³	11.9 m³	Yes
C.0.07	3 BED	10.0 m³	10.5 m³	Yes
C.0.08	3 BED	10.0 m³	13.5 m³	Yes
C.0.09	2 BED	8.0 m³	8.1 m³	Yes
C.1.01	2 BED	8.0 m³	8.0 m³	Yes
C.1.02	1 BED	6.0 m³	6.0 m³	Yes
C.1.03	1 BED	6.0 m³	6.0 m³	Yes
C.1.04A	1 BED	6.0 m³	6.6 m³	Yes
C.1.04B	STUDIO BED	4.0 m³	3.2 m³	No
C.1.05A	2 BED	8.0 m³	3.5 m³	No
C.1.05B	STUDIO BED	4.0 m³	1.3 m³	No
C.2.01	2 BED	8.0 m³	8.0 m³	Yes
C.2.02	1 BED	6.0 m³	6.0 m³	Yes
C.2.03	1 BED	6.0 m³	6.0 m³	Yes
C.2.04A	1 BED	6.0 m³	6.6 m³	Yes
C.2.04B	STUDIO BED	4.0 m³	3.2 m³	No
C.2.05A	2 BED	8.0 m³	3.5 m³	No
C.2.05B	STUDIO BED	4.0 m³	1.3 m³	No
C.2.06	1 BED	6.0 m³	6.0 m³	Yes
C.2.07A	2 BED	8.0 m³	9.7 m³	Yes
C.2.07B	STUDIO BED	4.0 m³	2.7 m³	No

Unit	Occupancy	Required Storage	Internal Storage	Complies
C.2.08A	2 BED	8.0 m³	9.3 m³	Yes
C.2.08B	STUDIO BED	4.0 m³	2.5 m³	No
C.3.01	2 BED	8.0 m³	8.0 m³	Yes
C.3.02	1 BED	6.0 m³	6.0 m³	Yes
C.3.03	1 BED	6.0 m³	6.0 m³	Yes
C.3.04A	1 BED	6.0 m³	6.6 m³	Yes
C.3.04B	STUDIO BED	4.0 m³	3.2 m³	No
C.3.05A	2 BED	8.0 m³	3.5 m³	No
C.3.05B	STUDIO BED	4.0 m³	1.3 m³	No
C.3.06	1 BED	6.0 m³	6.0 m³	Yes
C.3.07A	2 BED	8.0 m³	9.7 m³	Yes
C.3.07B	STUDIO BED	4.0 m³	2.7 m³	No
C.3.08A	2 BED	8.0 m³	9.3 m³	Yes
C.3.08B	STUDIO BED	4.0 m³	2.5 m³	No
C.4.01	2 BED	8.0 m³	8.0 m³	Yes
C.4.02	1 BED	6.0 m³	6.0 m³	Yes
C.4.03	1 BED	6.0 m³	6.0 m³	Yes
C.4.04	1 BED	6.0 m³	6.0 m³	Yes
C.4.05A	2 BED	8.0 m³	9.7 m³	Yes
C.4.05B	STUDIO BED	4.0 m³	2.7 m³	No
C.4.06A	2 BED	8.0 m³	9.3 m³	Yes
C.4.06B	STUDIO BED	4.0 m³	2.5 m³	No
C.5.01	3 BED	10.0 m³	10.8 m³	Yes
C.5.02	2 BED	8.0 m³	8.0 m³	Yes

Coronation Property

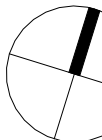
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

Apartment Plans - Building C



Date	Scale	Sheet S
17.02.2026	As indicated	@ A
Drawn	Chk.	
JMT	DC	
Job No.	Drawing No.	Revision
6839	DA-1403	/ 9

SJB Architects
Level 2
490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922
www.sjb.com.au



FOR INFORMATION

Rev	Date	Revision	By	Chk.
1	21.07.2020	For Coordination	JS	WG
2	27.08.2020	For DA	JS	WG
3	30.08.2021	L&EC Submission	BM	WG
4	17.02.2026	For Approval	JMT	DC



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Planning & Heritage

Urbis

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Building Certificates Australia

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Integrated Group Services

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EI Australia

Traffic

Ason Group

Waste Management

Elephant's Foot Waste Compactors

Arborist

Naturally Trees

Access Consultant

Jensen Hughes

Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

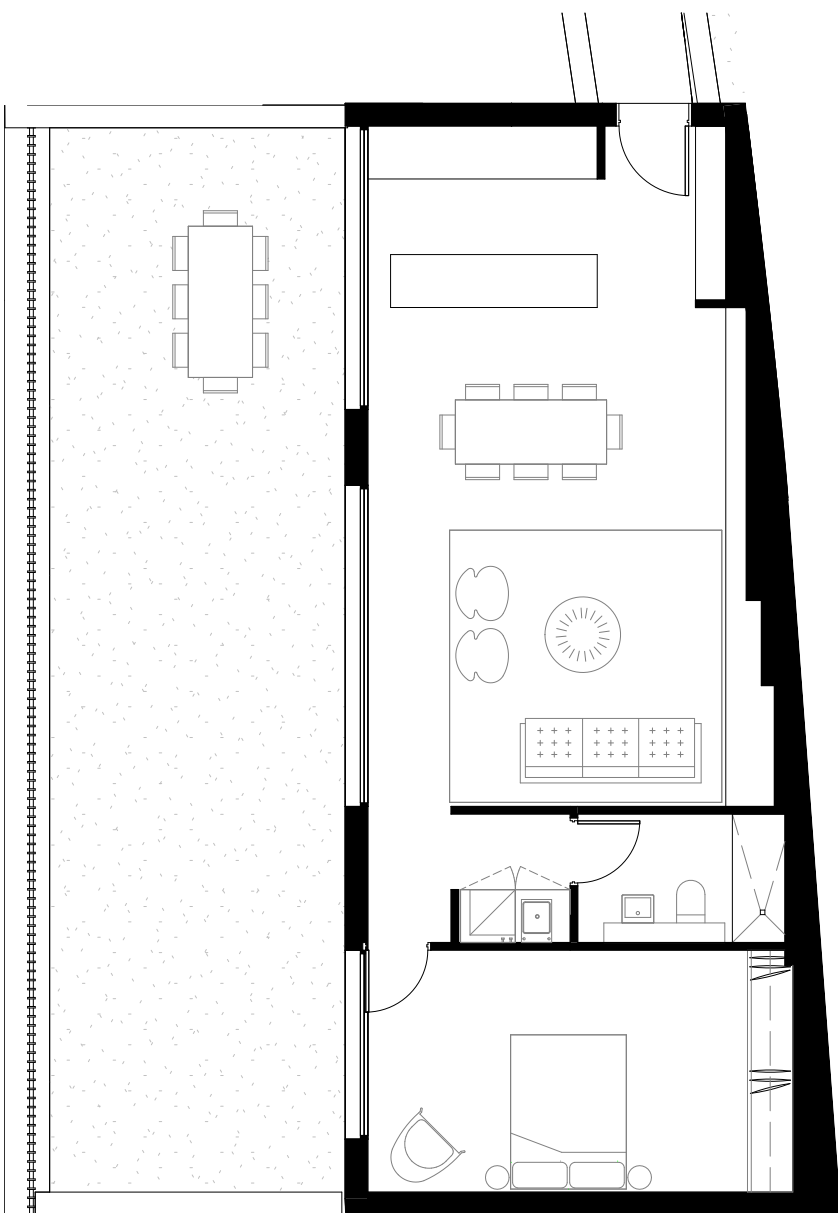
Drawing Name

Adaptable Apartment Types

Date 17.02.2026 Scale As indicated Sheet Size @ A1

Drawn JMT Chk. DC

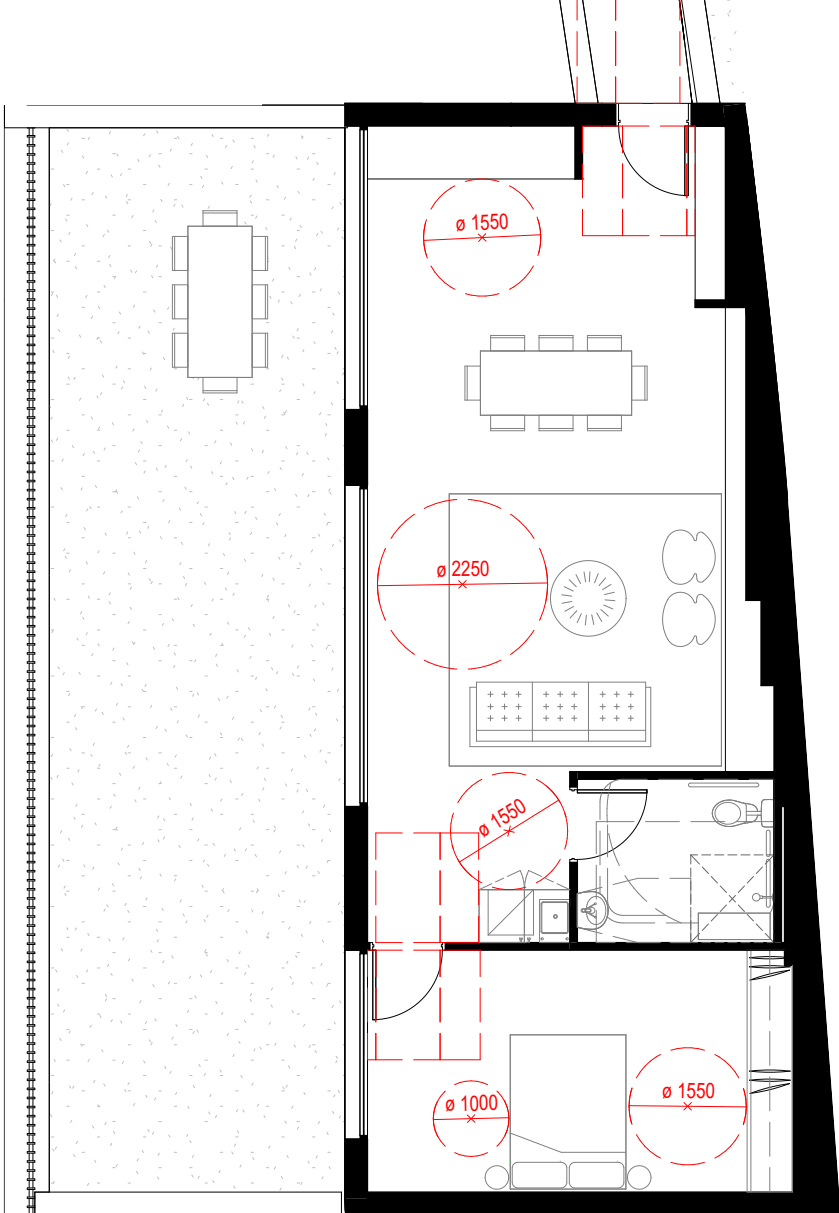
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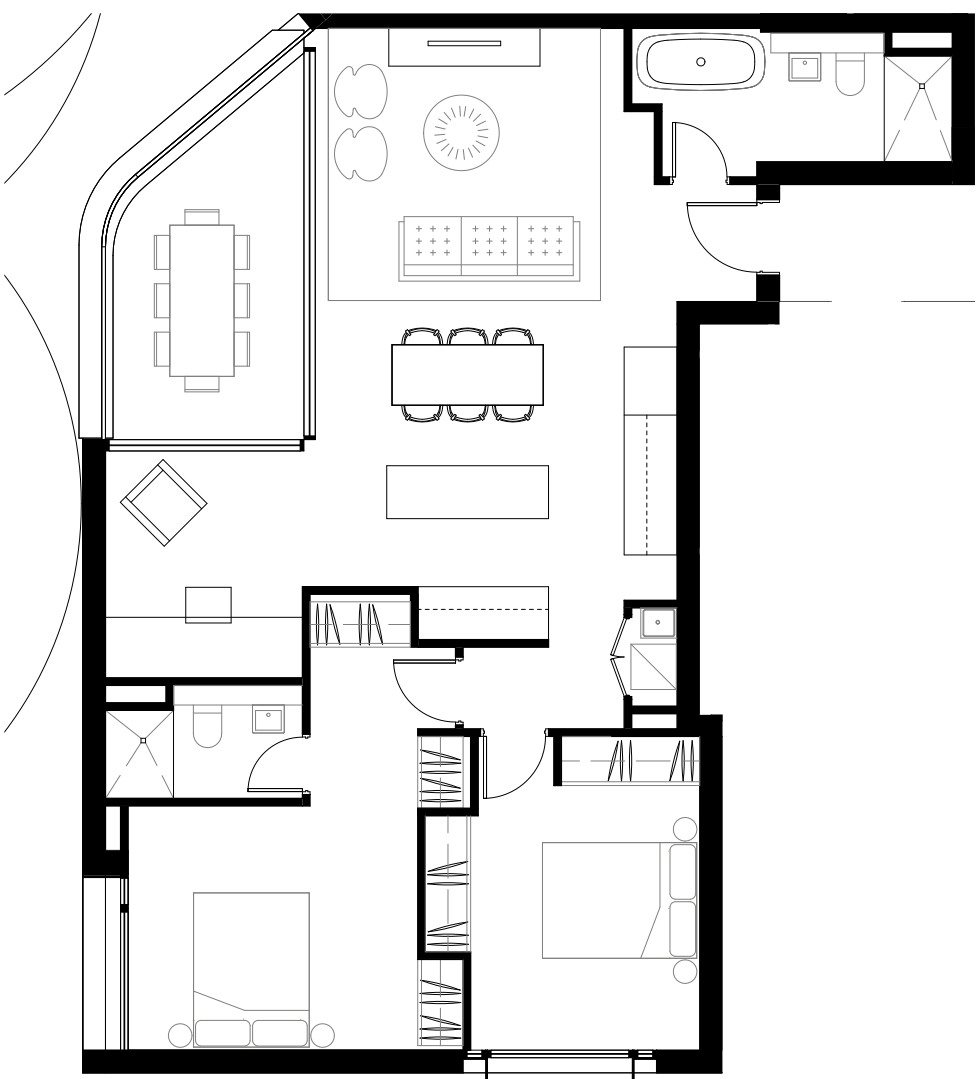
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B.0.04

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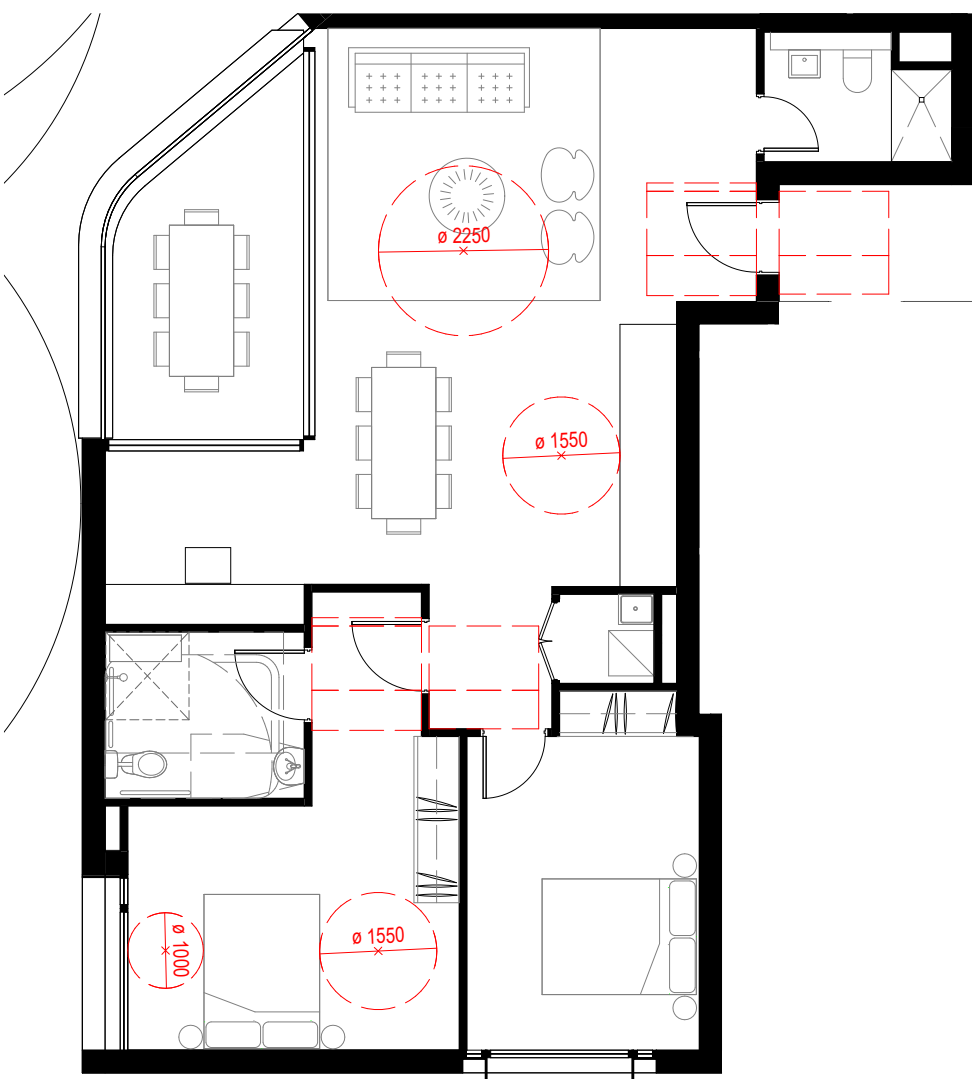
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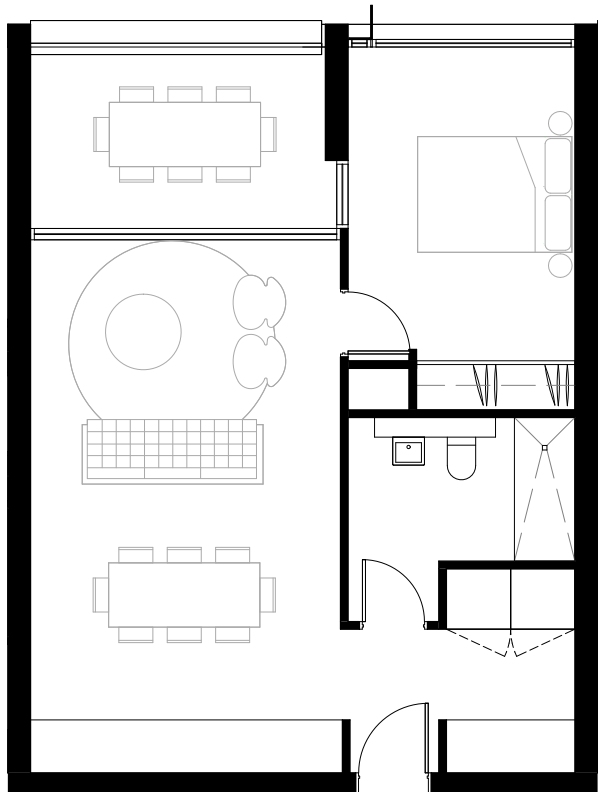
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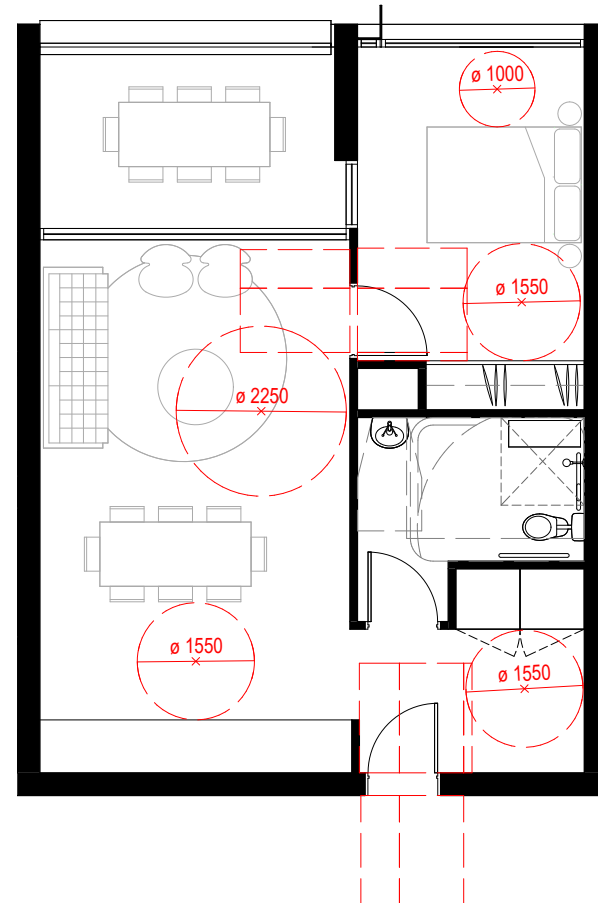


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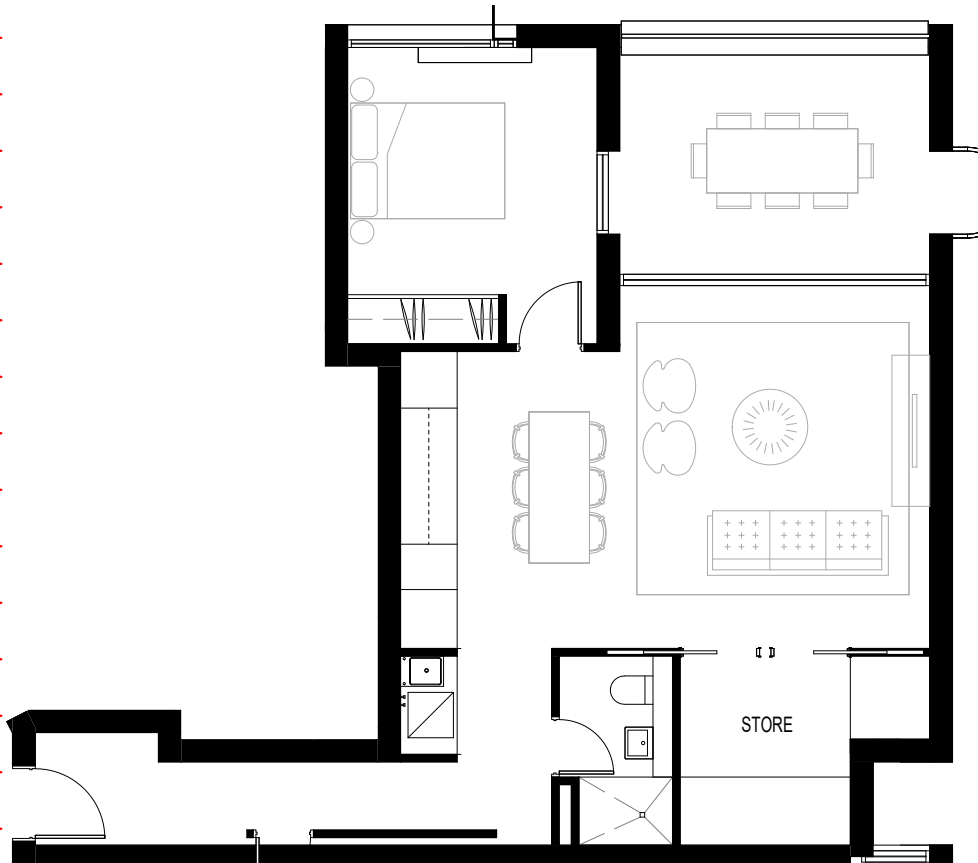


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C.1.02, C.2.02, C.3.02, C.4.02



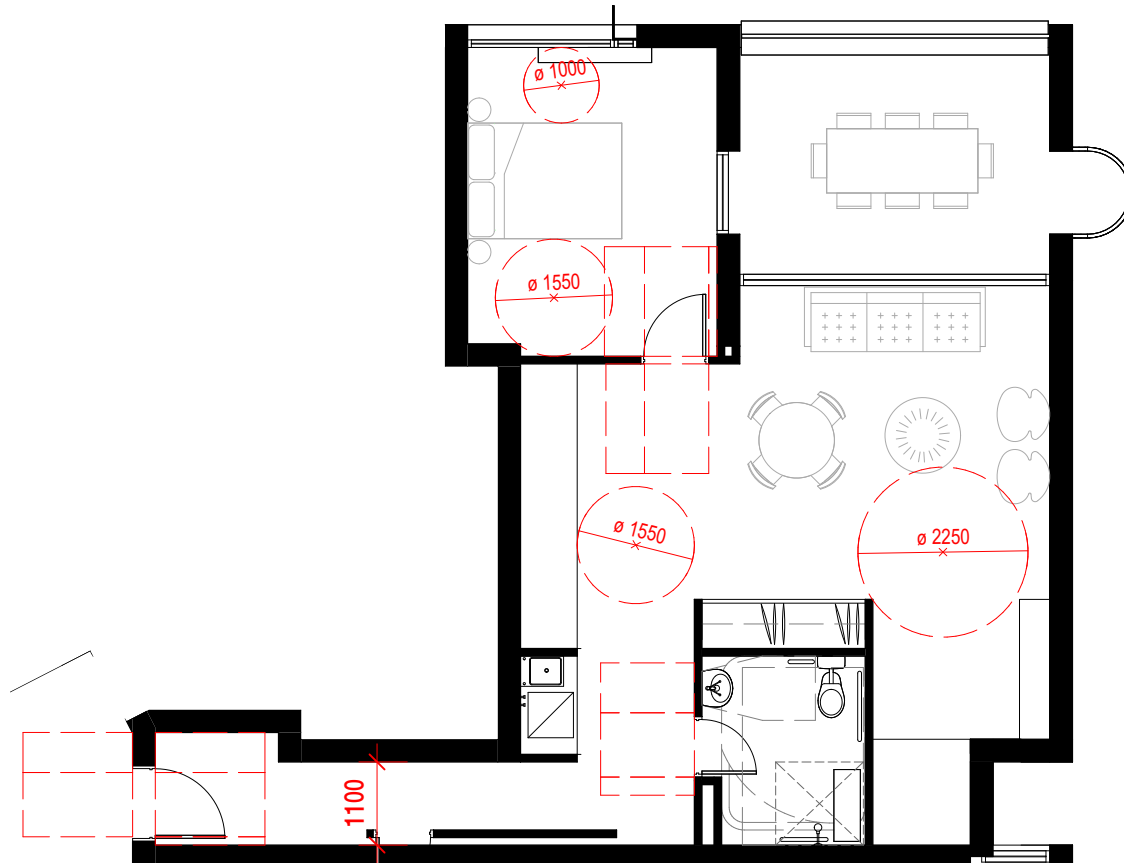
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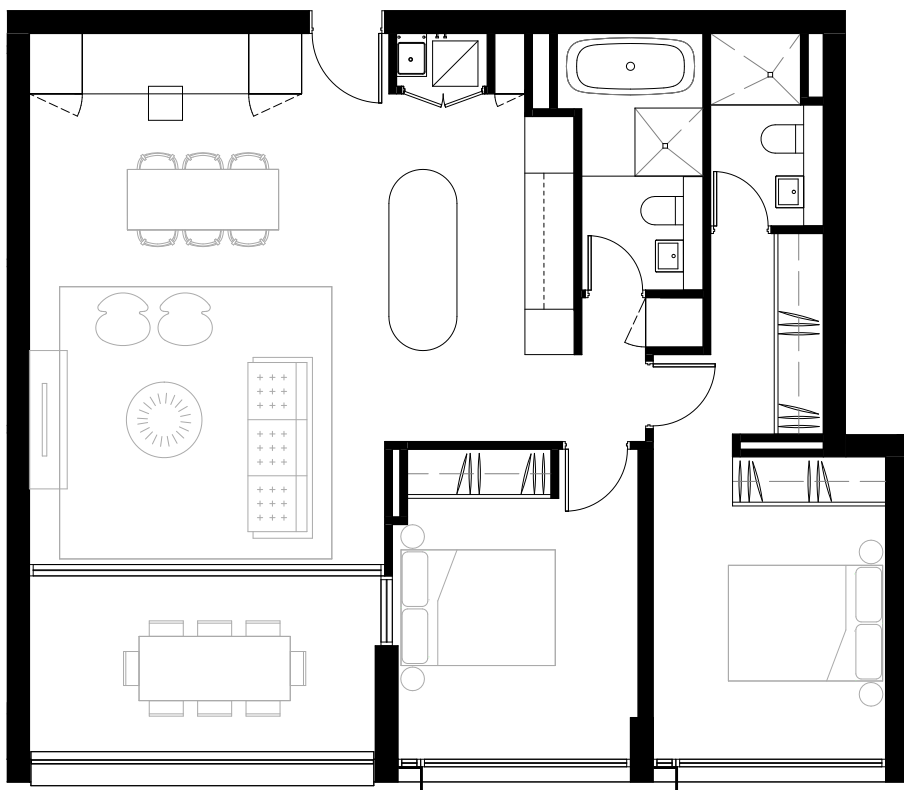
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C.1.04A, C.2.04A, C.3.04A

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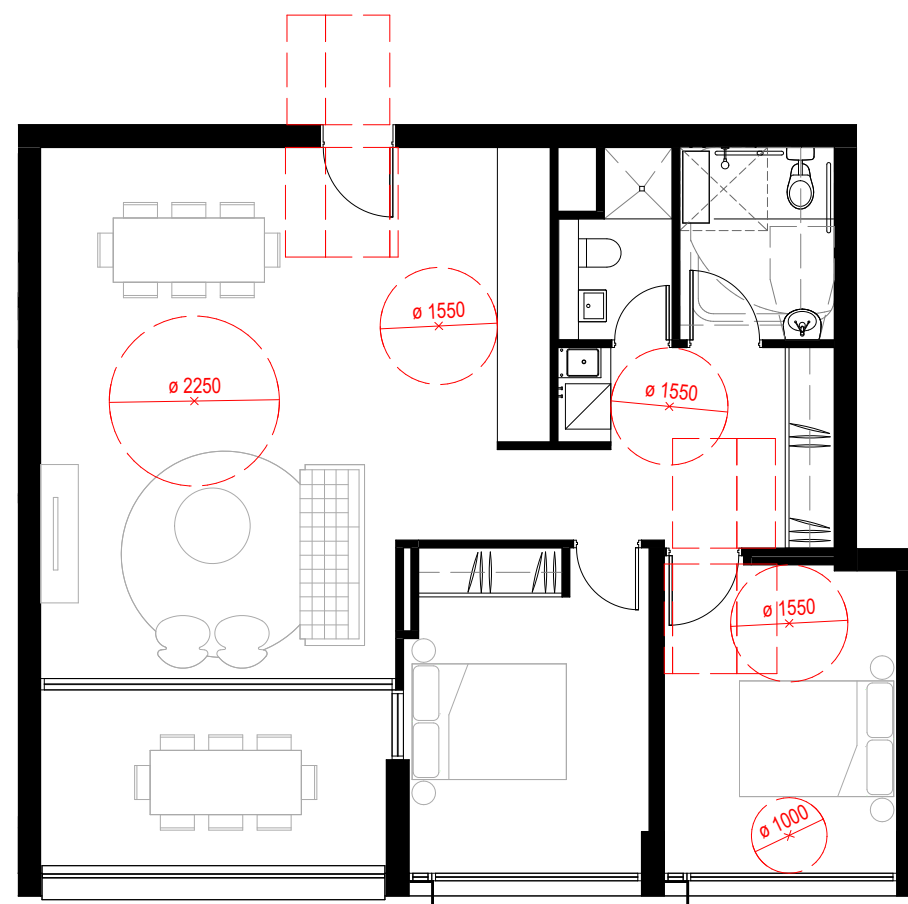
Type 4 - Post-Adapted
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Type 5 - Pre-Adapted
1 : 100@A1

C.2.07A, C.3.07A, C.4.07A

2



Type 5 - Post-Adapted
1 : 100@A1

MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: x4 SKYLIGHTS INTRODUCED
- BUILDING B STUDIO WINDOW SIZE INCREASED
- X6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
- CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
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- BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
- GYM SPLIT LEVEL FLOOR

BUILDING A

Unit	Type	Occupancy	Solar	Cross Vent	Internal Area	External Area
A.T.01	TR-T01	3 BED+ST TR	15 MINUTES	COMPLIANT	128 m²	44 m²
A.T.02	TR-T01	3 BED+ST TR	LESS THAN 15 MINS	COMPLIANT	128 m²	44 m²
A.T.03	TR-T01	3 BED+ST TR	LESS THAN 15 MINS	COMPLIANT	134 m²	43 m²
A.T.04	TR-T01	3 BED+ST TR	2 HOURS	COMPLIANT	127 m²	50 m²
A.T.05	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	129 m²	47 m²
A.T.06	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	130 m²	47 m²
A.T.07	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	130 m²	47 m²
A.T.08	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	130 m²	47 m²
A.T.09	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	130 m²	47 m²
A.T.10	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	130 m²	47 m²
A 10 UNITS					1295 m²	463 m²

BUILDING B 1

Unit	Type	Occupancy	Solar	Cross Vent	Internal Area	External Area
B.0.01	3 BED	3 BED	2 HOURS	COMPLIANT	131 m²	36 m²
B.0.02	3 BED	3 BED	15 MINUTES	COMPLIANT	131 m²	40 m²
B.0.03	3 BED	3 BED	2 HOURS	COMPLIANT	188 m²	48 m²
B.0.04	1 BED	1 BED	15 MINUTES	COMPLIANT	74 m²	43 m²
B.1.01A	2 BED	2 BED	2 HOURS	COMPLIANT	91 m²	14 m²
B.1.01B	STUDIO	STUDIO BED	2 HOURS	NON-COMPLIANT	33 m²	BTR EXEMPT
B.1.02A	2 BED	2 BED	LESS THAN 15 MINS	COMPLIANT	91 m²	14 m²
B.1.02B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	34 m²	BTR EXEMPT
B.1.03	1 BED	1 BED	LESS THAN 15 MINS	NON-COMPLIANT	61 m²	10 m²
B.1.04A	2 BED	2 BED	2 HOURS	COMPLIANT	93 m²	12 m²
B.1.04B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	34 m²	BTR EXEMPT
B.1.05A	2 BED	2 BED	15 MINUTES	COMPLIANT	100 m²	15 m²
B.1.05B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	29 m²	BTR EXEMPT
B.1.06	2 BED	2 BED	2 HOURS	COMPLIANT	80 m²	10 m²
B.2.01A	2 BED	2 BED	2 HOURS	COMPLIANT	91 m²	14 m²
B.2.01B	STUDIO	STUDIO BED	2 HOURS	NON-COMPLIANT	33 m²	BTR EXEMPT
B.2.02A	2 BED	2 BED	2 HOURS	COMPLIANT	91 m²	14 m²
B.2.02B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	34 m²	BTR EXEMPT
B.2.03	2 BED	2 BED	LESS THAN 15 MINS	NON-COMPLIANT	75 m²	10 m²
B.2.04A	2 BED	2 BED	2 HOURS	COMPLIANT	95 m²	12 m²
B.2.04B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	31 m²	BTR EXEMPT
B.2.05A	2 BED	2 BED	15 MINUTES	COMPLIANT	100 m²	15 m²
B.2.05B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	29 m²	BTR EXEMPT
B.2.06	2 BED	2 BED	2 HOURS	COMPLIANT	80 m²	10 m²
B.3.01A	2 BED	2 BED	2 HOURS	COMPLIANT	91 m²	14 m²
B.3.01B	STUDIO	STUDIO BED	2 HOURS	NON-COMPLIANT	33 m²	BTR EXEMPT
B.3.02A	2 BED	2 BED	2 HOURS	COMPLIANT	91 m²	14 m²
B.3.02B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	34 m²	BTR EXEMPT
B.3.03	2 BED	2 BED	LESS THAN 15 MINS	NON-COMPLIANT	75 m²	10 m²
B.3.04A	2 BED	2 BED	2 HOURS	COMPLIANT	95 m²	12 m²
B.3.04B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	31 m²	BTR EXEMPT
B.3.05A	2 BED	2 BED	2 HOURS	COMPLIANT	100 m²	15 m²
B.3.05B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	29 m²	BTR EXEMPT
B.3.06	2 BED	2 BED	2 HOURS	COMPLIANT	80 m²	10 m²
B.4.01	3 BED	3 BED	2 HOURS	COMPLIANT	123 m²	14 m²
B.4.02	3 BED	3 BED	2 HOURS	COMPLIANT	121 m²	41 m²
B.4.03	2 BED	2 BED	LESS THAN 15 MINS	NON-COMPLIANT	75 m²	10 m²
B.4.04A	2 BED	2 BED	2 HOURS	COMPLIANT	95 m²	12 m²
B.4.04B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	31 m²	BTR EXEMPT
B.4.05A	2 BED	2 BED	2 HOURS	COMPLIANT	100 m²	15 m²
B.4.05B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	30 m²	BTR EXEMPT
B.4.06	2 BED	2 BED	2 HOURS	COMPLIANT	80 m²	10 m²
B.5.01	2 BED	2 BED	2 HOURS	COMPLIANT	75 m²	10 m²
B.5.02A	2 BED	2 BED	2 HOURS	COMPLIANT	95 m²	12 m²
B.5.02B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	31 m²	BTR EXEMPT
B.5.03	3 BED	3 BED	2 HOURS	COMPLIANT	109 m²	37 m²
B.5.04	2 BED	2 BED	2 HOURS	COMPLIANT	80 m²	10 m²
B 47 UNITS					3532 m²	562 m²

SUMMARY

Count	Occupancy
16	1 BED
39	2 BED
13	3 BED
42	3 BED TR
20	3 BED+ST TR
1	4 BED
27	STUDIO BED

Grand total: 158

MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: x4 SKYLIGHTS INTRODUCED
- BUILDING B STUDIO WINDOW SIZE INCREASED
- X6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
- CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
- LANDSCAPE STAIR -WEST ACCESS TO POOL AREA INTRODUCED
- BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
- GYM SPLIT LEVEL FLOOR

BUILDING C 2

Unit	Type	Occupancy	Solar	Cross Vent	Internal Area	External Area
C.0.02	4B-T01	4 BED	2 HOURS	COMPLIANT	177 m²	78 m²
C.0.03	3B-T01	3 BED	2 HOURS	COMPLIANT	127 m²	54 m²
C.0.04	3B-T01	3 BED	2 HOURS	COMPLIANT	125 m²	55 m²
C.0.05	3B-T01	3 BED	2 HOURS	COMPLIANT	125 m²	55 m²
C.0.06	3B-T01	3 BED	2 HOURS	COMPLIANT	125 m²	55 m²
C.0.07	3B-T01	3 BED	LESS THAN 15 MINS	COMPLIANT	140 m²	61 m²
C.0.08	3 BED	3 BED	15 MINUTES	COMPLIANT	134 m²	41 m²
C.0.09	2 BED	2 BED	2 HOURS	COMPLIANT	109 m²	34 m²
C.1.01	2 BED	2 BED	2 HOURS	COMPLIANT	97 m²	12 m²
C.1.02	1 BED	1 BED	2 HOURS	NON-COMPLIANT	59 m²	10 m²
C.1.03	1 BED	1 BED	2 HOURS	NON-COMPLIANT	56 m²	12 m²
C.1.04A	1 BED	1 BED	2 HOURS	COMPLIANT	67 m²	14 m²
C.1.04B	STUDIO	STUDIO BED	2 HOURS	NON-COMPLIANT	33 m²	BTR EXEMPT
C.1.05A	2 BED	2 BED	15 MINUTES	COMPLIANT	91 m²	14 m²
C.1.05B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	37 m²	BTR EXEMPT
C.2.01	2 BED	2 BED	2 HOURS	COMPLIANT	98 m²	12 m²
C.2.02	1 BED	1 BED	2 HOURS	NON-COMPLIANT	59 m²	10 m²
C.2.03	1 BED	1 BED	2 HOURS	NON-COMPLIANT	56 m²	10 m²
C.2.04A	1 BED	1 BED	2 HOURS	COMPLIANT	67 m²	14 m²
C.2.04B	STUDIO	STUDIO BED	2 HOURS	NON-COMPLIANT	33 m²	BTR EXEMPT
C.2.05A	2 BED	2 BED	2 HOURS	COMPLIANT	91 m²	14 m²
C.2.05B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	37 m²	BTR EXEMPT
C.2.06	1 BED	1 BED	LESS THAN 15 MINS	COMPLIANT	50 m²	8 m²
C.2.07A	2 BED	2 BED	LESS THAN 15 MINS	NON-COMPLIANT	89 m²	12 m²
C.2.07B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	34 m²	BTR EXEMPT
C.2.08A	2 BED	2 BED	2 HOURS	COMPLIANT	91 m²	21 m²
C.2.08B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	33 m²	BTR EXEMPT
C.3.01	2 BED	2 BED	2 HOURS	COMPLIANT	98 m²	12 m²
C.3.02	1 BED	1 BED	2 HOURS	NON-COMPLIANT	59 m²	10 m²
C.3.03	1 BED	1 BED	2 HOURS	NON-COMPLIANT	56 m²	10 m²
C.3.04A	1 BED	1 BED	2 HOURS	COMPLIANT	67 m²	13 m²
C.3.04B	STUDIO	STUDIO BED	2 HOURS	NON-COMPLIANT	33 m²	BTR EXEMPT
C.3.05A	2 BED	2 BED	2 HOURS	COMPLIANT	91 m²	13 m²
C.3.05B	STUDIO	STUDIO BED	2 HOURS	NON-COMPLIANT	38 m²	BTR EXEMPT
C.3.06	1 BED	1 BED	LESS THAN 15 MINS	COMPLIANT	50 m²	8 m²
C.3.07A	2 BED	2 BED	LESS THAN 15 MINS	NON-COMPLIANT	89 m²	12 m²
C.3.07B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	34 m²	BTR EXEMPT
C.3.08A	2 BED	2 BED	2 HOURS	COMPLIANT	92 m²	21 m²
C.3.08B	STUDIO	STUDIO BED	LESS THAN 15 MINS	NON-COMPLIANT	33 m²	BTR EXEMPT
C.4.01	2 BED	2 BED	2 HOURS	COMPLIANT	98 m²	13 m²
C.4.02	1 BED	1 BED	2 HOURS	NON-COMPLIANT	59 m²	10 m²
C.4.03	1 BED	1 BED	2 HOURS	NON-COMPLIANT	57 m²	10 m²
C.4.04	1 BED	1 BED	2 HOURS	COMPLIANT	50 m²	7 m²
C.4.05A	2 BED	2 BED	2 HOURS	NON-COMPLIANT	89 m²	12 m²
C.4.05B	STUDIO	STUDIO BED	2 HOURS	NON-COMPLIANT	34 m²	BTR EXEMPT
C.4.06A	2 BED	2 BED	2 HOURS	COMPLIANT	91 m²	22 m²
C.4.06B	STUDIO	STUDIO BED	2 HOURS	NON-COMPLIANT	33 m²	BTR EXEMPT
C.5.01	3 BED	3 BED	2 HOURS	COMPLIANT	120 m²	63 m²
C.5.02	2 BED	2 BED	2 HOURS	COMPLIANT	84 m²	51 m²
C 49 UNITS					3694 m²	882 m²

BUILDING D

Unit	Type	Occupancy	Solar	Cross Vent	Internal Area	External Area
D.T.01	TR-T03	3 BED TR	2 HOURS	COMPLIANT	153 m²	81 m²
D.T.02	TR-T04	3 BED TR	2 HOURS	COMPLIANT	148 m²	33 m²
D.T.03	TR-T03	3 BED TR	2 HOURS	COMPLIANT	153 m²	75 m²
D.T.04	TR-T03	3 BED TR	2 HOURS	COMPLIANT	151 m²	71 m²
D.T.05	TR-T04	3 BED TR	LESS THAN 15 MINS	COMPLIANT	138 m²	34 m²
D.T.06	TR-T03	3 BED TR	2 HOURS	COMPLIANT	153 m²	68 m²
D.T.07	TR-T03	3 BED TR	2 HOURS	COMPLIANT	148 m²	68 m²
D.T.08	TR-T04	3 BED TR	LESS THAN 15 MINS	COMPLIANT	139 m²	36 m²
D.T.09	TR-T03	3 BED TR	2 HOURS	COMPLIANT	151 m²	68 m²
D.T.10	TR-T03	3 BED TR	2 HOURS	COMPLIANT	151 m²	68 m²
D.T.11	TR-T04	3 BED TR	LESS THAN 15 MINS	COMPLIANT	149 m²	35 m²
D.T.12	TR-T03	3 BED TR	2 HOURS	COMPLIANT	145 m²	68 m²
D.T.13	TR-T03	3 BED TR	2 HOURS	COMPLIANT	143 m²	47 m²
D.T.14	TR-T04	3 BED TR	15 MINUTES	COMPLIANT	150 m²	24 m²
D.T.15	TR-T03	3 BED TR	2 HOURS	COMPLIANT	146 m²	49 m²
D.T.16	TR-T03	3 BED TR	2 HOURS	COMPLIANT	149 m²	82 m²
D.T.17	TR-T04	3 BED TR	LESS THAN 15 MINS	COMPLIANT	139 m²	34 m²
D.T.18	TR-T03	3 BED TR	2 HOURS	COMPLIANT	149 m²	82 m²
D.T.19	TR-T03	3 BED TR	2 HOURS	COMPLIANT	141 m²	82 m²
D.T.20	TR-T04	3 BED TR	LESS THAN 15 MINS	COMPLIANT	129 m²	34 m²
D.T.21	TR-T03	3 BED TR	2 HOURS	COMPLIANT	151 m²	80 m²
D.T.22	TR-T03	3 BED TR	2 HOURS	COMPLIANT	149 m²	79 m²
D.T.23	TR-T04	3 BED TR	LESS THAN 15 MINS	COMPLIANT	145 m²	34 m²
D.T.24	TR-T03	3 BED TR	2 HOURS	COMPLIANT	105 m²	79 m²
D.T.25	TR-T03	3 BED TR	2 HOURS	COMPLIANT	151 m²	79 m²
D.T.26	TR-T04	3 BED TR	LESS THAN 15 MINS	COMPLIANT	156 m²	25 m²
D.T.27	TR-T03	3 BED TR	2 HOURS	COMPLIANT	152 m²	79 m²
D.T.28	TR-T03	3 BED TR	2 HOURS	COMPLIANT	150 m²	79 m²
D.T.29	TR-T04	3 BED TR	LESS THAN 15 MINS	COMPLIANT	156 m²	34 m²
D.T.30	TR-T03	3 BED TR	2 HOURS	COMPLIANT	154 m²	79 m²
D 30 UNITS					4393 m²	1789 m²

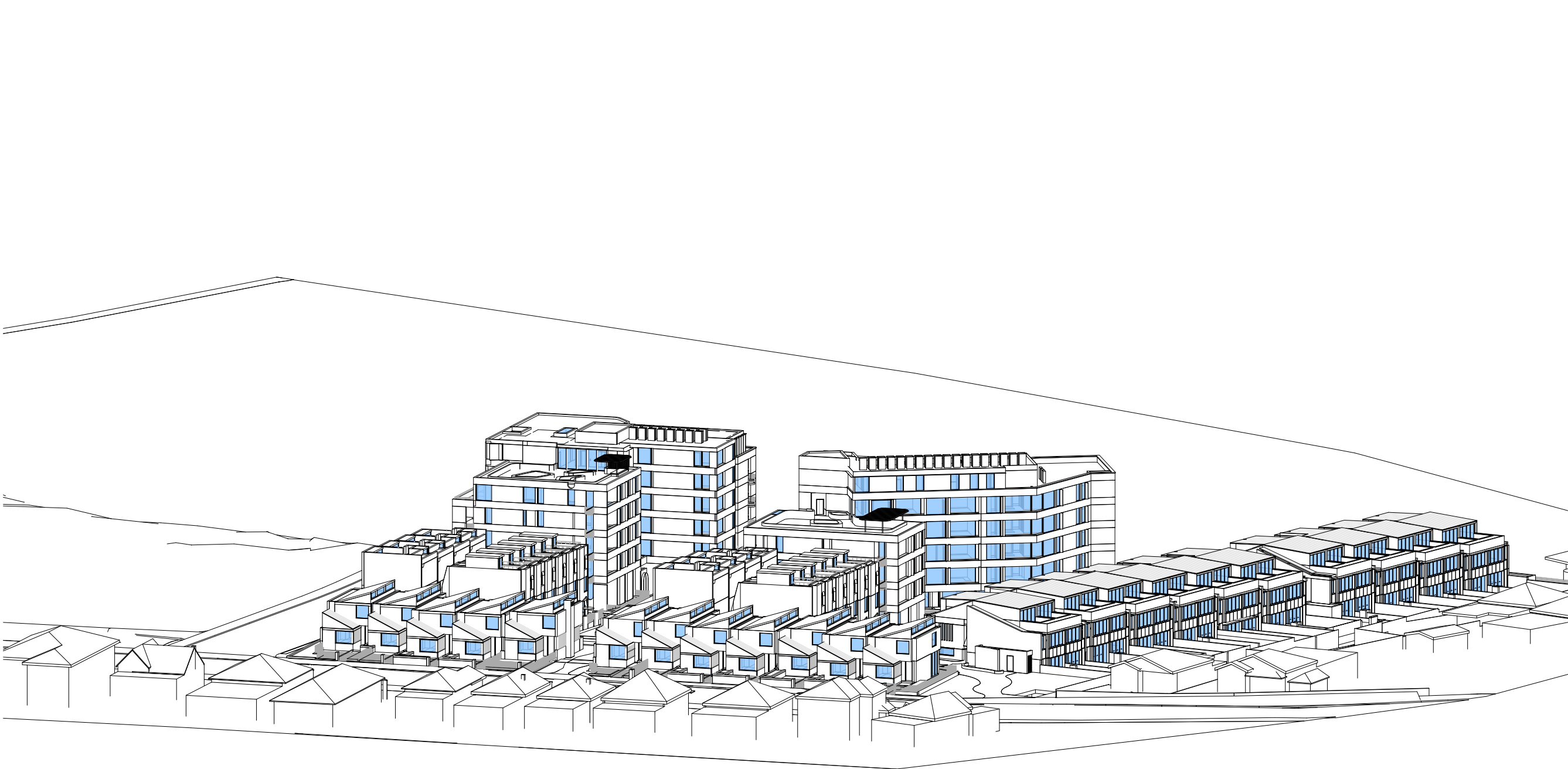
BUILDING E

Unit	Type	Occupancy	Solar	Cross Vent	Internal Area	External Area
E.T.01	TR-T01	3 BED+ST TR	15 MINUTES	COMPLIANT	90 m²	18 m²
E.T.02	TR-T01	3 BED+ST TR	LESS THAN 15 MINS	COMPLIANT	139 m²	43 m²
E.T.03	TR-T01	3 BED+ST TR	LESS THAN 15 MINS	COMPLIANT	145 m²	46 m²
E.T.04	TR-T01	3 BED+ST TR	2 HOURS	COMPLIANT	127 m²	43 m²
E.T.05	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	140 m²	45 m²
E.T.06	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	140 m²	22 m²
E.T.07	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	140 m²	45 m²
E.T.08	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	140 m²	22 m²
E.T.09	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	140 m²	22 m²
E.T.10	TR-T02	3 BED+ST TR	2 HOURS	COMPLIANT	140 m²	21 m²
E 10 UNITS					1341 m²	326 m²

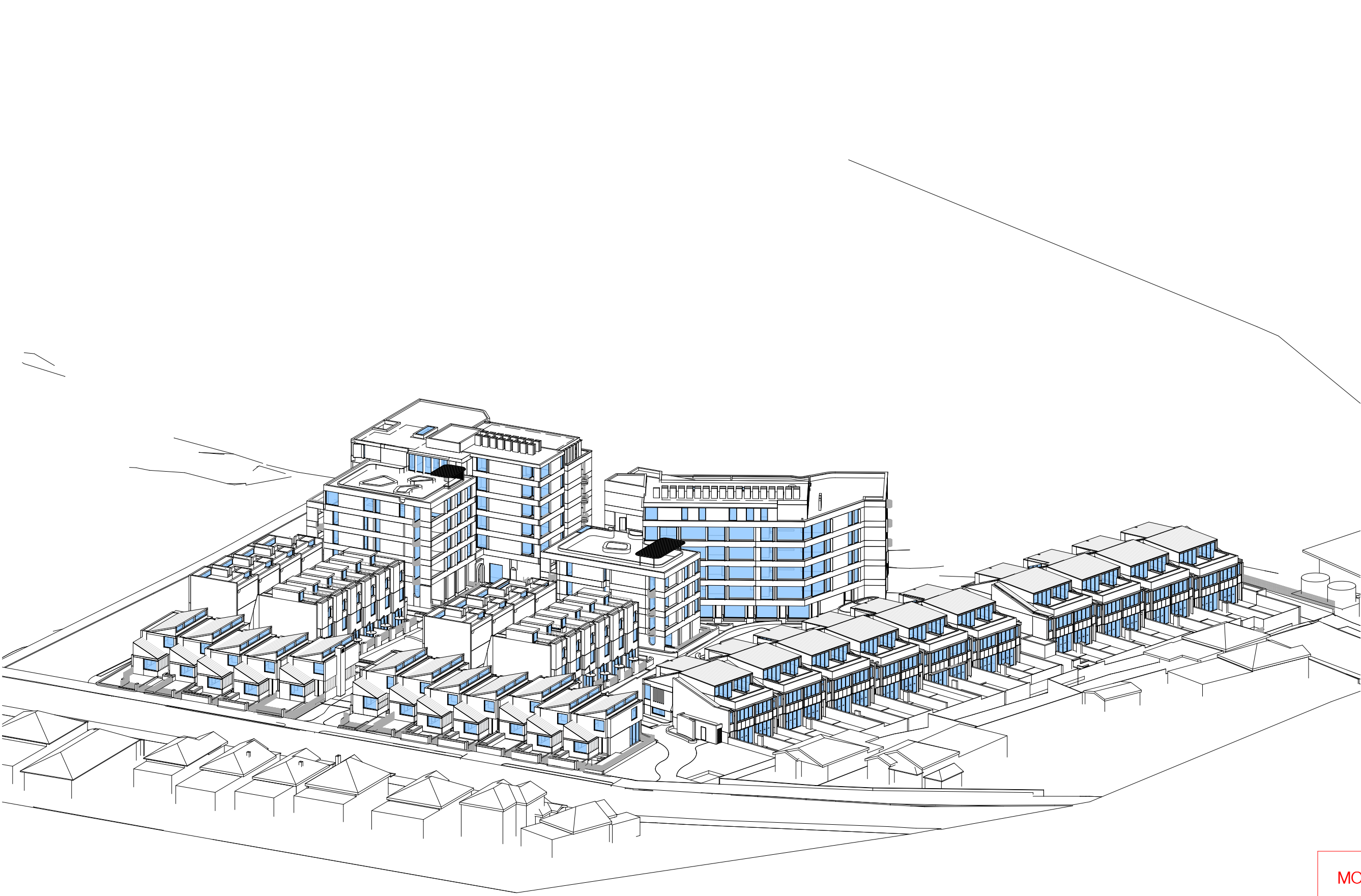
BUILDING F

Unit	Type	Occupancy	Solar	Cross Vent	Internal Area	External Area
F.T.02	TR-T05	3 BED TR	2 HOURS	COMPLIANT	128 m²	68 m²
F.T.03	TR-T05	3 BED TR	2 HOURS	COMPLIANT	126 m²	56 m²
F.T.04	TR-T05	3 BED TR	2 HOURS	COMPLIANT	125 m²	72 m²
F.T.05	TR-T05	3 BED TR	2 HOURS	COMPLIANT	126 m²	77 m²
F.T.06	TR-T05	3 BED TR	2 HOURS	COMPLIANT	126 m²	75 m²
F.T.07	TR-T05	3 BED TR	2 HOURS	COMPLIANT	128 m²	72 m²
F.T.08	TR-T05	3 BED TR	2 HOURS	COMPLIANT	130 m²	77 m²
F.T.09	TR-T05	3 BED TR	2 HOURS	COMPLIANT	125 m²	73 m²
F.T.10	TR-T05	3 BED TR	2 HOURS	COMPLIANT	123 m²	68 m²
F.T.11	TR-T05	3 BED TR	2 HOURS	COMPLIANT	123 m²	75 m²
F.T.12	TR-T05	3 BED TR	2 HOURS	COMPLIANT	125 m²	72 m²
F.T.13	TR-T05	3 BED TR	2 HOURS	COMPLIANT	121 m²	73 m²
F 12 UNITS					1508 m²	857 m²

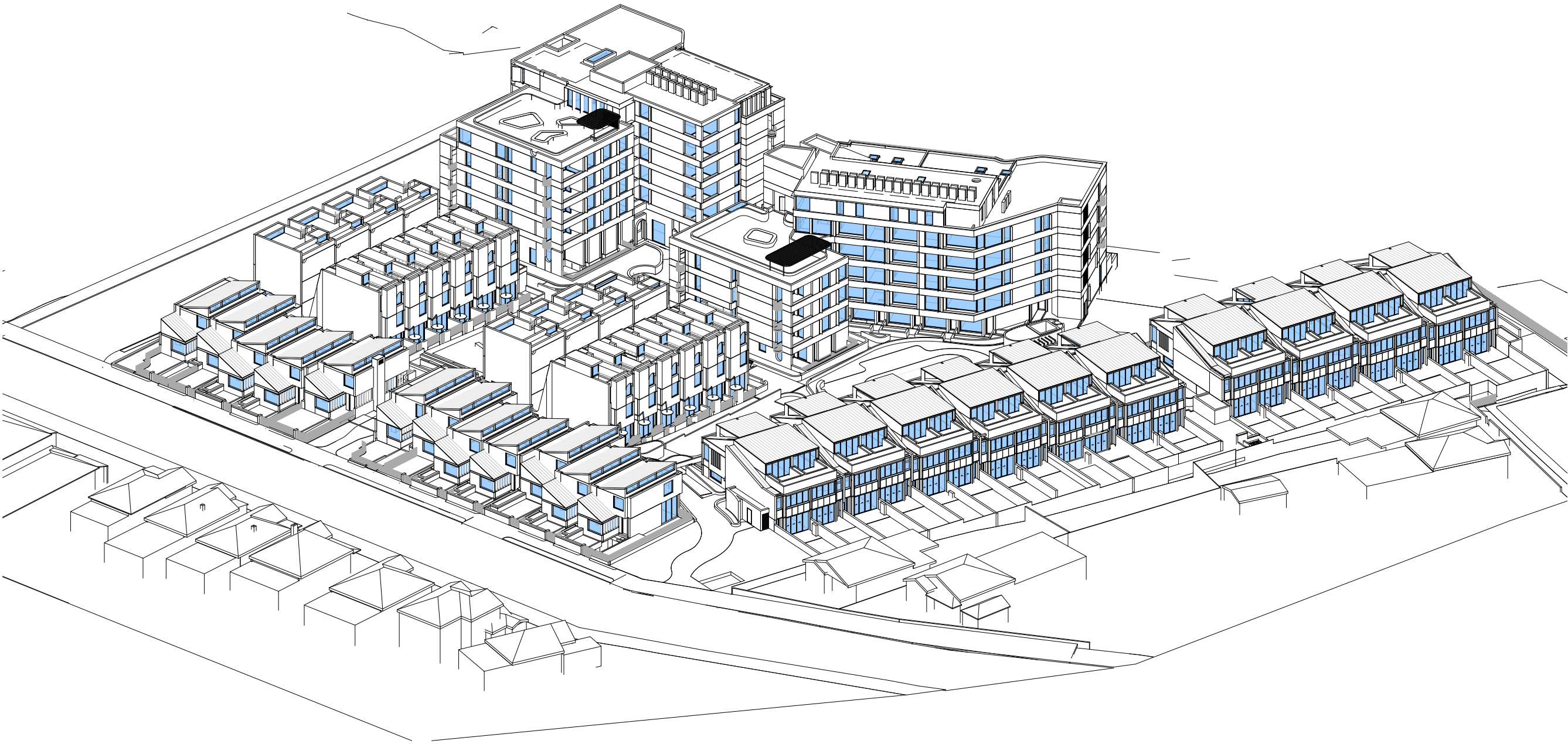
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8am
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9am
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	06.05.2020	Preliminary - DA Set 20%	JS	WG
2	18.05.2020	Preliminary - DA Set 40%	JS	WG
3	27.08.2020	For DA	JS	WG
4	17.03.2021	For DA - Additional Information	JS	WG
5	15.07.2021	Issued for Section34	WG	WG
6	30.08.2021	L&EC Submission	BM	WG
7	18.09.2021	L&EC Submission	BM	AH
8	27.10.2021	L&EC Submission	WG	WG
9	13.12.2023	S4.55 Modification	DC	JT
10	12.03.2024	S4.55 Modification	DC	JT
11	17.02.2025	For Approval	JMT	DC



NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: x4 SKYLIGHTS INTRODUCED
- BUILDING B STUDIO WINDOW SIZE INCREASED
- X6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
- CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
- LANDSCAPE STAIR -WEST ACCESS TO POOL AREA INTRODUCED
- BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
- GYM SPLIT LEVEL FLOOR

Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)

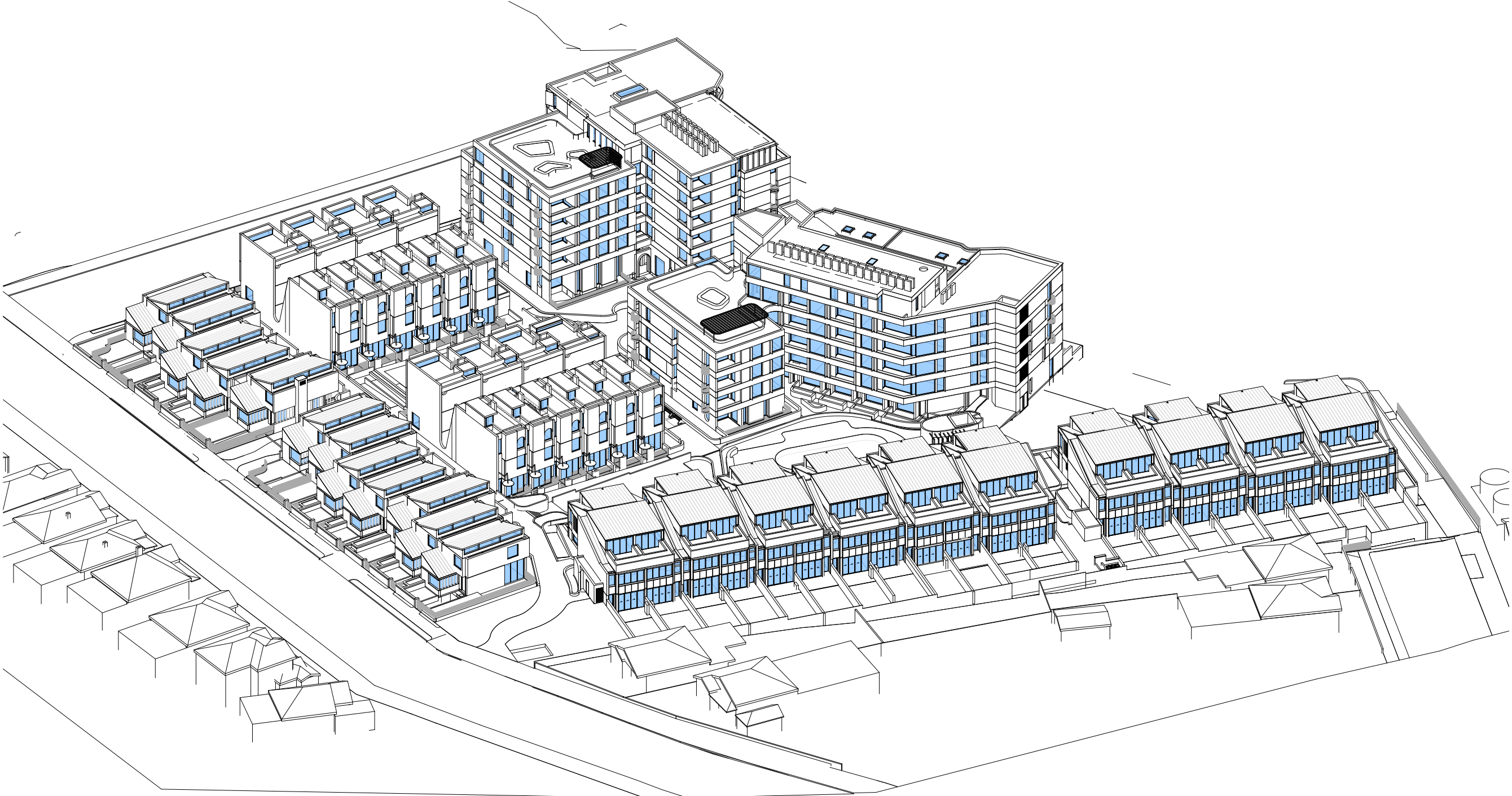
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Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3002	/ 11

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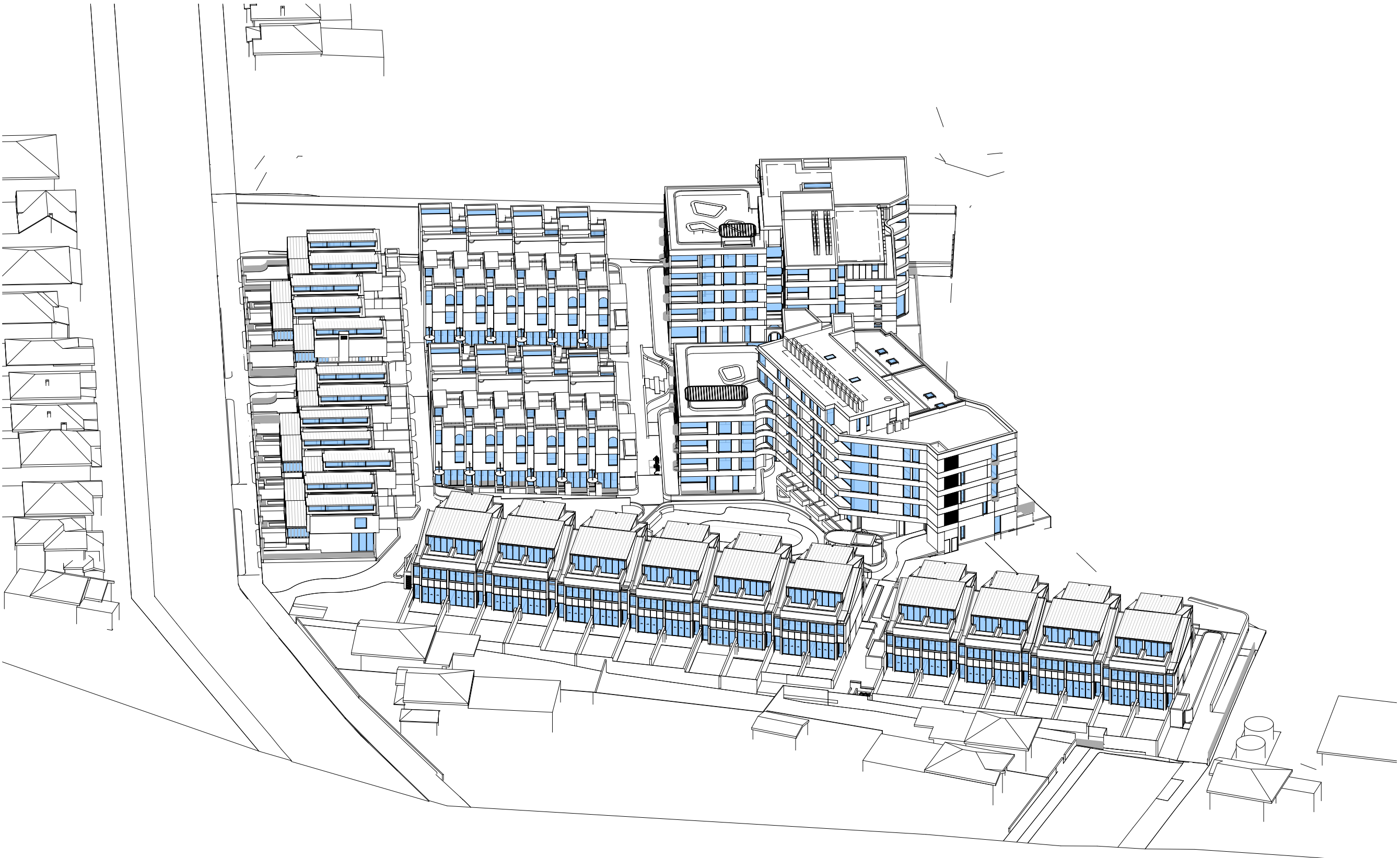




11am
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12pm
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1pm
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	17.03.2021	For DA - Additional Information	JS	WG
2	15.07.2021	Issued for Section34	WG	WG
3	30.08.2021	L&EC Submission	BM	WG
4	18.09.2021	L&EC Submission	BM	AH
5	27.10.2021	L&EC Submission	WG	WG
6	13.12.2023	S4.95 Modification	DC	JT
7	12.03.2024	S4.55 Modification	DC	JT
8	17.02.2026	For Approval	JMT	DC

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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)-2

Date
17.02.2026

Scale
1 : 300

Sheet Size
@ A1

Drawn
JMT

Chk.
DC

Job No.
6839

Drawing No.
DA-3003

Revision
/ 8

MOD 8 AMENDMENT SCHEDULE

1. BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
2. BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
3. BUILDING C: x4 SKYLIGHTS INTRODUCED
4. BUILDING B STUDIO WINDOW SIZE INCREASED
5. X6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
6. CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
7. LANDSCAPE STAIR -WEST ACCESS TO POOL AREA INTRODUCED
8. BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
9. GYM SPLIT LEVEL FLOOR

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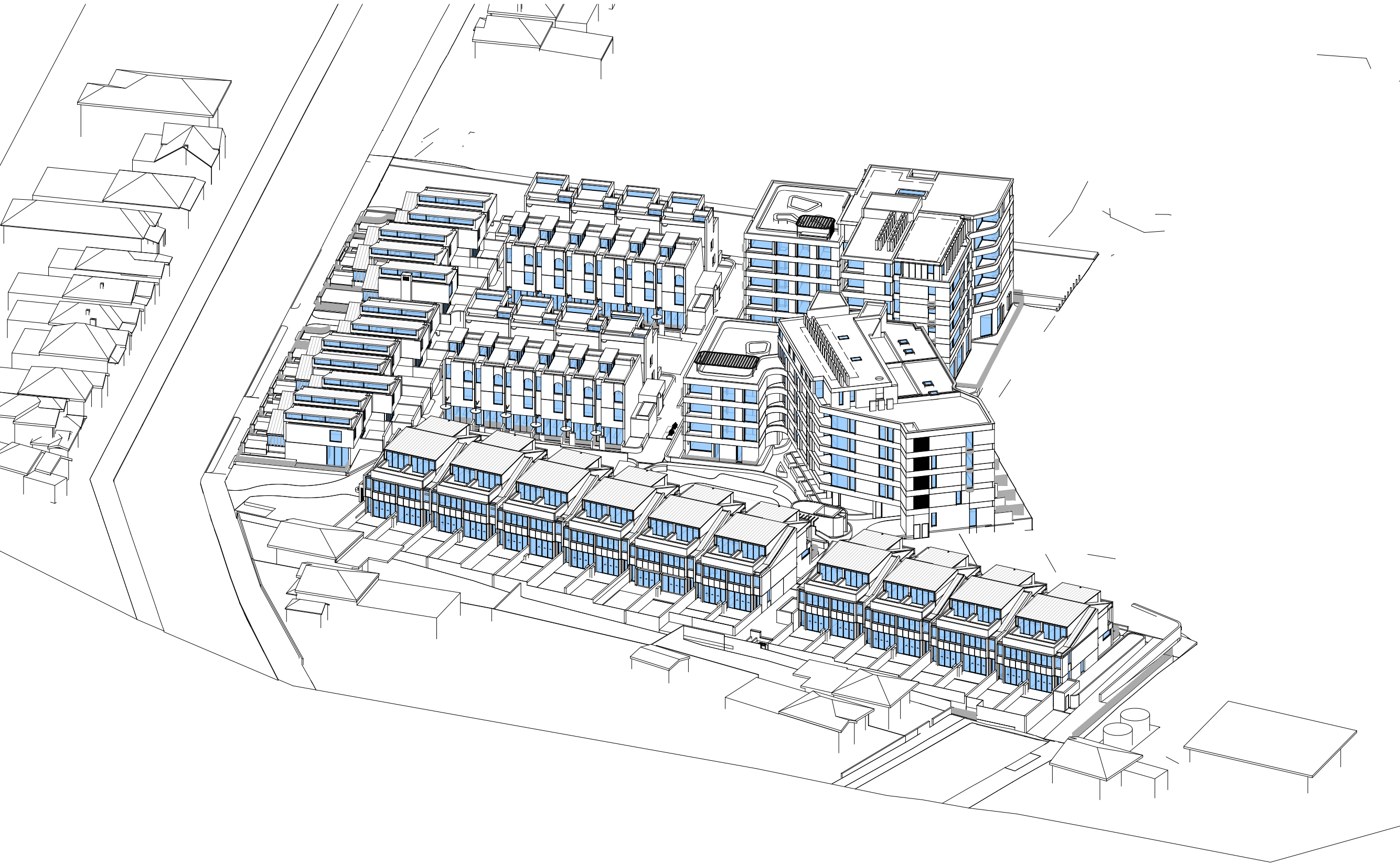
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

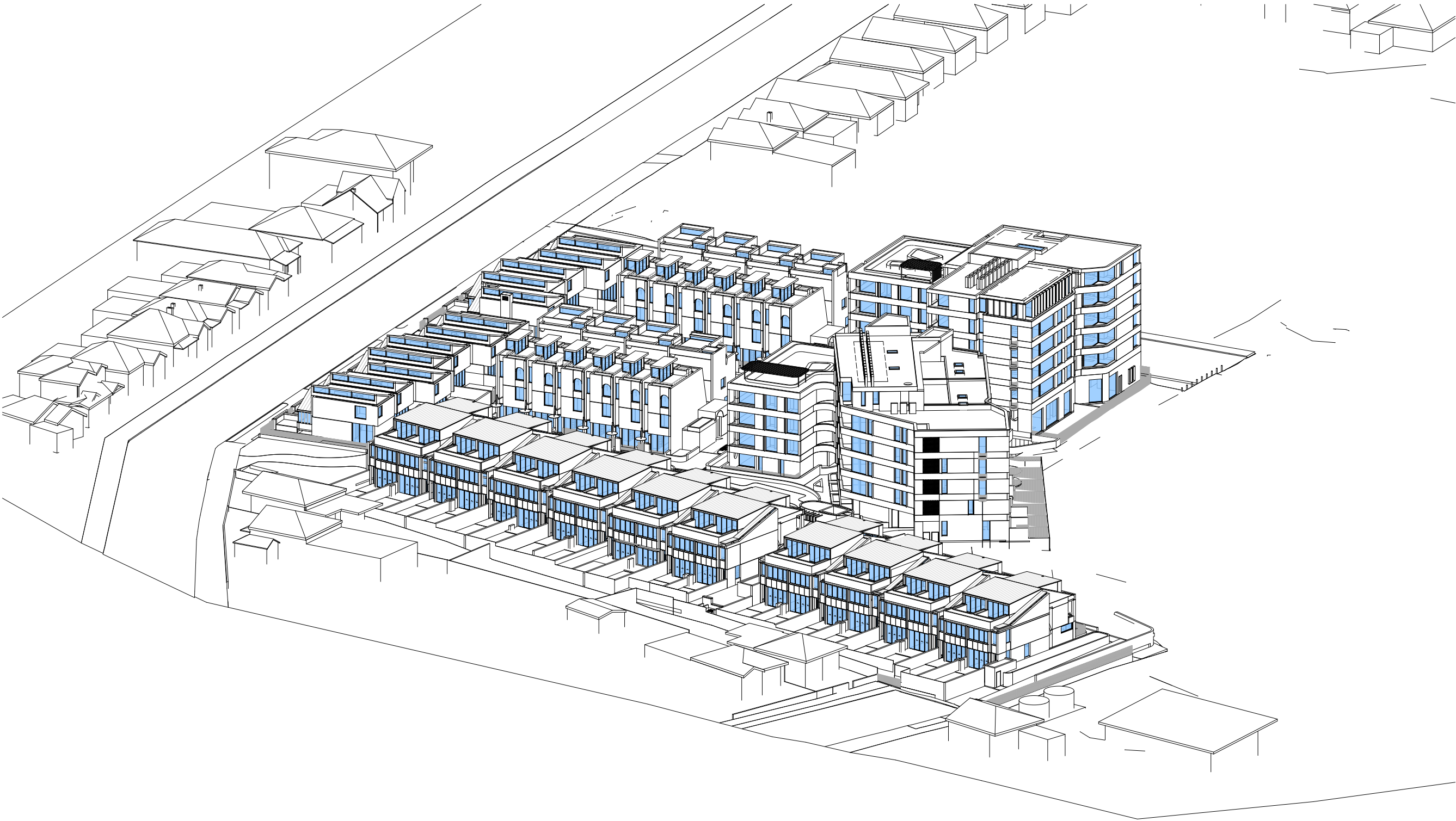
FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	27.10.2021	L&EC Submission	WG	WG
2	13.12.2023	S4.55 Modification	DC	JT
3	12.03.2024	S4.55 Modification	DC	JT
4	17.02.2026	For Approval	JMT	DC

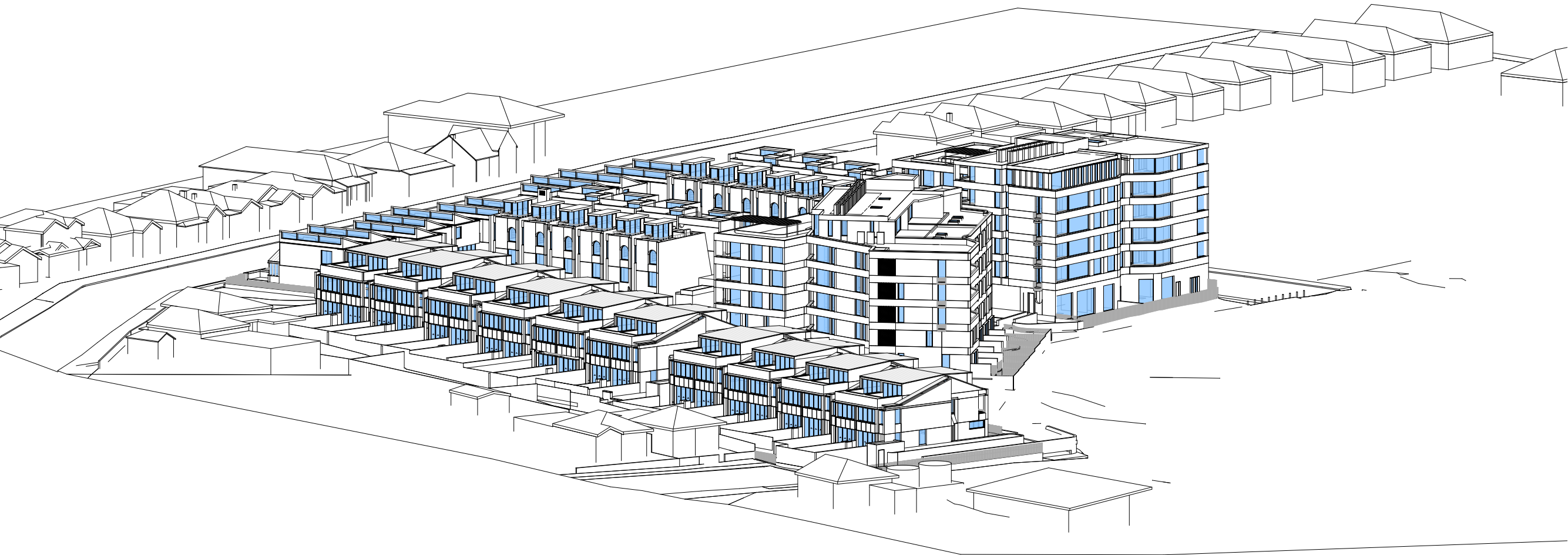
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2pm
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3pm
@A1



4pm
@A1

- MOD 8 AMENDMENT SCHEDULE
- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
 - BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
 - BUILDING C: x4 SKYLIGHTS INTRODUCED
 - BUILDING B STUDIO WINDOW SIZE INCREASED
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 - LANDSCAPE STAIR - WEST ACCESS TO POOL AREA INTRODUCED
 - BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
 - GYM SPLIT LEVEL FLOOR



Client

Coronation Property

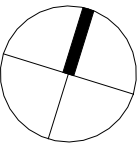
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)-3



Date	Scale	Sheet Size
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Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3004	/ 4

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Ground
1 : 800@A1



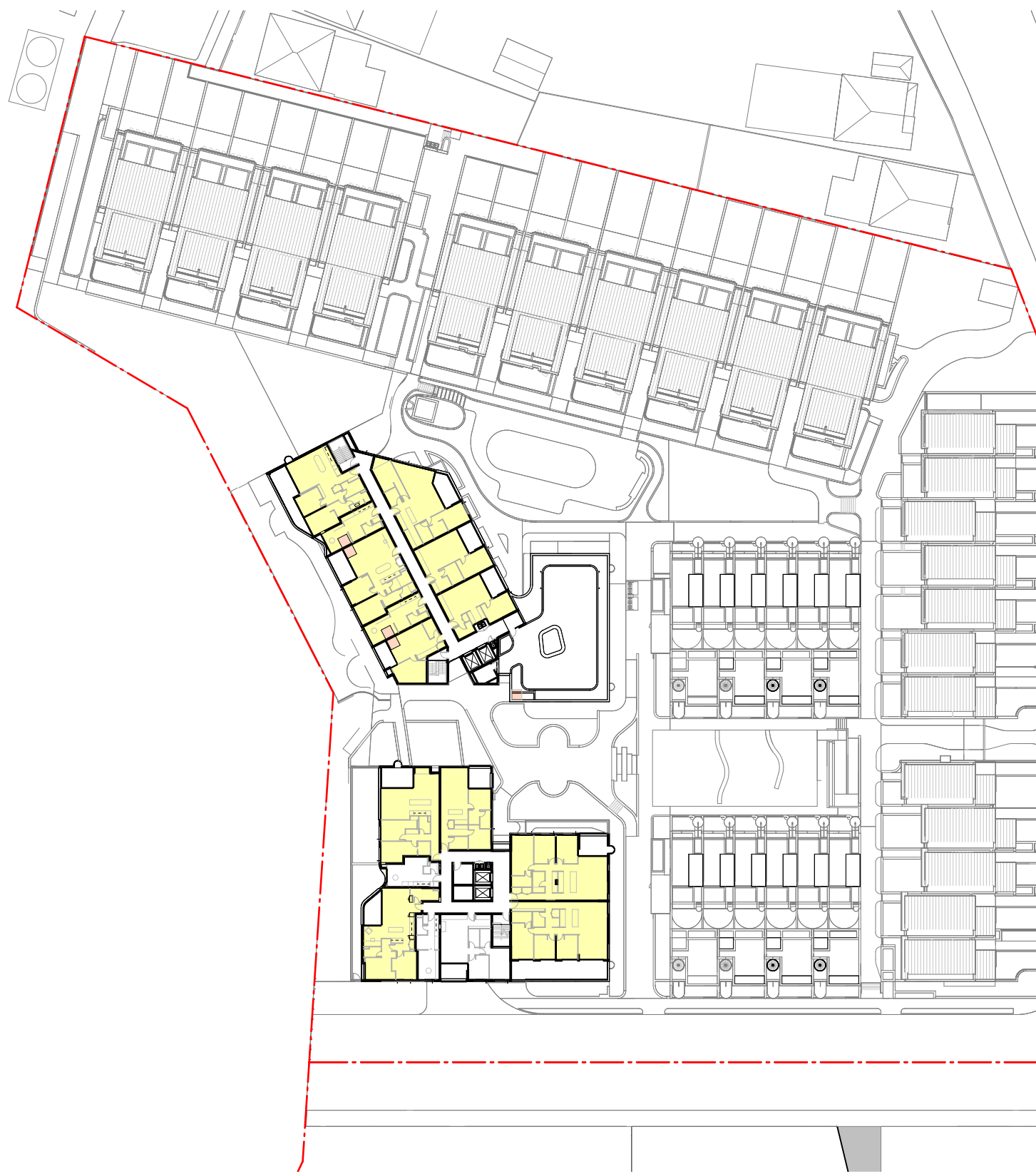
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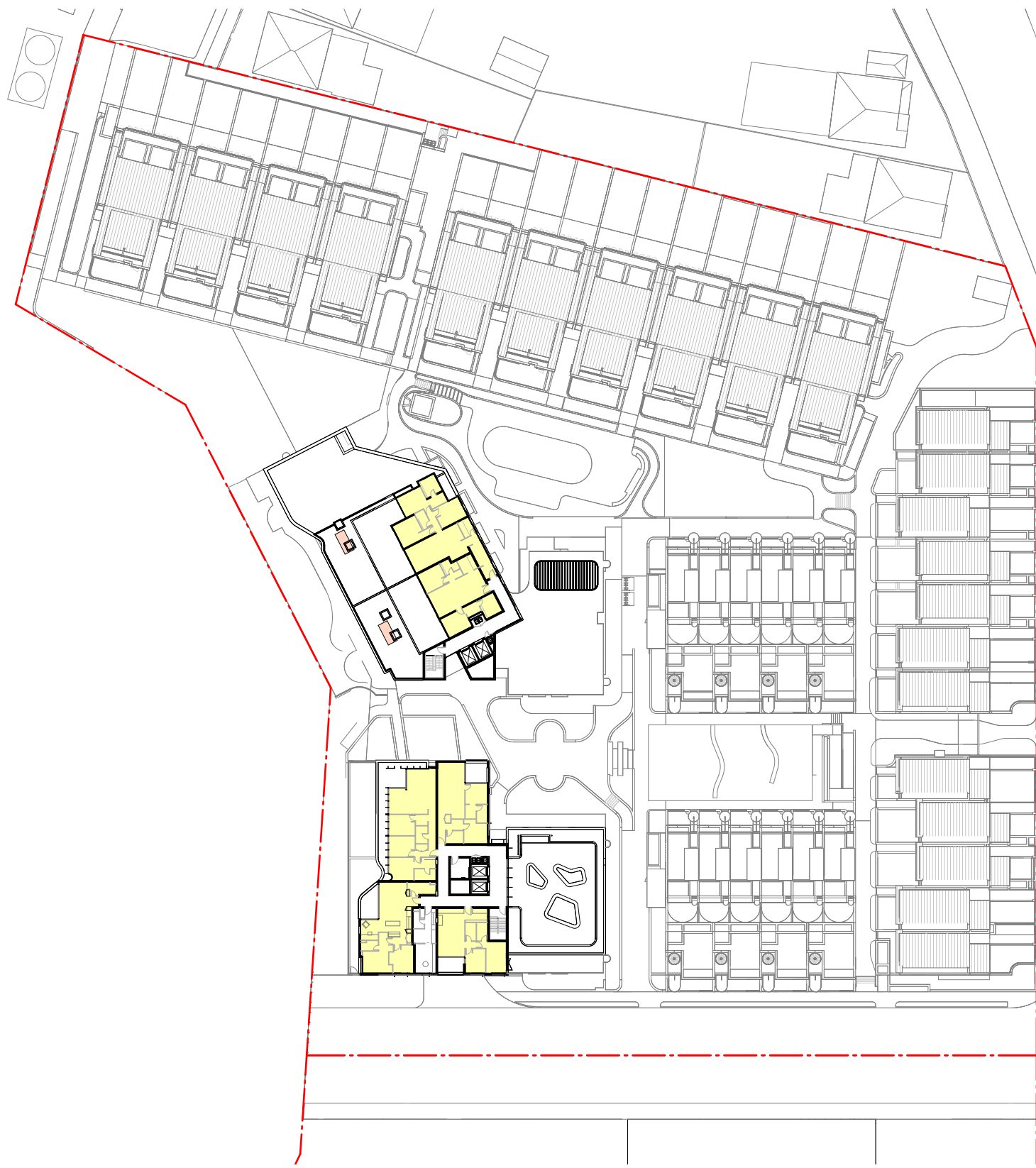
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Level 3
1 : 800@A1



Level 4
1 : 800@A1



Level 5
1 : 800@A1

SOLAR ACCESS >2HRS (Approved)

Building A	7 of 10
Building B	23 of 32
Building C	28 of 37
Building D	21 of 30
Building E	7 of 10
Building F	12 of 12

TOTAL 98 of 131

74.8% of apartments have a min. of 2 hours
SEPP 65 Compliant

SOLAR ACCESS <15 MINS (Approved)

Building A	2 of 10
Building B	4 of 32
Building C	7 of 37
Building D	6 of 30
Building E	2 of 10
Building F	0 of 12

TOTAL 21 of 131

16.0% of apartments have less than 15 mins
SEPP 65 Compliant

SOLAR ACCESS >2HRS (\$4.55 Modification)

Building A	7 of 10
Building B	26 of 47
Building C	36 of 49
Building D	21 of 30
Building E	7 of 10
Building F	12 of 12

TOTAL 109 of 158

70% of apartments have a min. of 2 hours
SEPP 65 Compliant

SOLAR ACCESS <15 MINS (\$4.55 Modification)

Building A	2 of 10
Building B	17 of 47
Building C	11 of 49
Building D	6 of 30
Building E	2 of 10
Building F	0 of 12

TOTAL 38 of 158

24% of apartments have less than 15 mins
SEPP 65 Compliant

SOLAR ACCESS

	SOLAR ACCESS >2HRS
	SOLAR ACCESS <2HRS >15 MINS
	SOLAR ACCESS <15 MINS

MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: x4 SKYLIGHTS INTRODUCED
- BUILDING B STUDIO WINDOW SIZE INCREASED
- x6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
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- LANDSCAPE STAIR - WEST ACCESS TO POOL AREA INTRODUCED
- BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
- GYM SPLIT LEVEL FLOOR

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR INFORMATION

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4	08.07.2021	For Review & Comment	BM	WG
5	15.07.2021	Issued for Section34	WG	WG
6	30.08.2021	L&EC Submission	BM	WG
7	07.02.2024	S4.55 Modification	DC	JT
8	12.03.2024	S4.55 Modification	DC	JT
9	31.07.2024	For Information	DC	JT
10	08.11.2024	For Information	MF	DC
11	11.11.2024	For Approval	MF	DC
12	17.02.2026	For Approval	JMT	DC



NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

Planning & Heritage

Urbis

Landscape Architect

Arcadia Landscape Architecture

BCA

Building Certificates Australia

Services, Hydraulic & BASIX

Integrated Group Services

Civil & Geotech

EI Australia

Traffic

Ason Group

Waste Management

Elephant's Foot Waste Compactors

Arborist

Naturally Trees

Access Consultant

Jensen Hughes

Client

Coronation Property

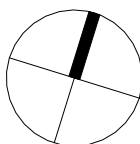
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

SEPP 65 Analysis - Solar Access



Date	Scale	Sheet Size
17.02.2026	As indicated	@ A1

Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3011	/ 12

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Ground
1: 800@A1



Level 1
1: 800@A1



Level 2
1: 800@A1



Level 3
1: 800@A1



Level 4
1: 800@A1



Level 5
1: 800@A1

CROSS VENTILATION (Approved)

Building A	10 of 10
Building B	26 of 32
Building C	25 of 33
Building D	30 of 30
Building E	10 of 10
Building F	12 of 12

TOTAL 113 of 127

89% of apartments are naturally cross ventilated
SEPP 65 Compliant

CROSS VENTILATION (S4.55 Modification)

Building A	10 of 10
Building B	26 of 47
Building C	25 of 49
Building D	30 of 30
Building E	10 of 10
Building F	12 of 12

TOTAL 113 of 158

71% of apartments are naturally cross ventilated
SEPP 65 Compliant

MOD 8 AMENDMENT SCHEDULE

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- BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: x4 SKYLIGHTS INTRODUCED
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- LANDSCAPE STAIR - WEST ACCESS TO POOL AREA INTRODUCED
- BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
- GYM SPLIT LEVEL FLOOR

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9	06.11.2024	For Information	MF	DC
10	11.11.2024	For Approval	MF	DC
11	17.02.2026	For Approval	JMT	DC



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Urbis

Landscape Architect

Arcadia Landscape Architecture

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Building Certificates Australia

Services, Hydraulic & BASIX

Integrated Group Services

Civil & Geotech

EI Australia

Traffic

Ason Group

Waste Management

Elephant's Foot Waste Compactors

Arborist

Naturally Trees

Access Consultant

Jensen Hughes

Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

SEPP 65 Analysis - Cross
Ventilation

Date	Scale	Sheet Size
17.02.2026	As indicated	@ A1

Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3021	/ 11

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MOD 8 AMENDMENT SCHEDULE

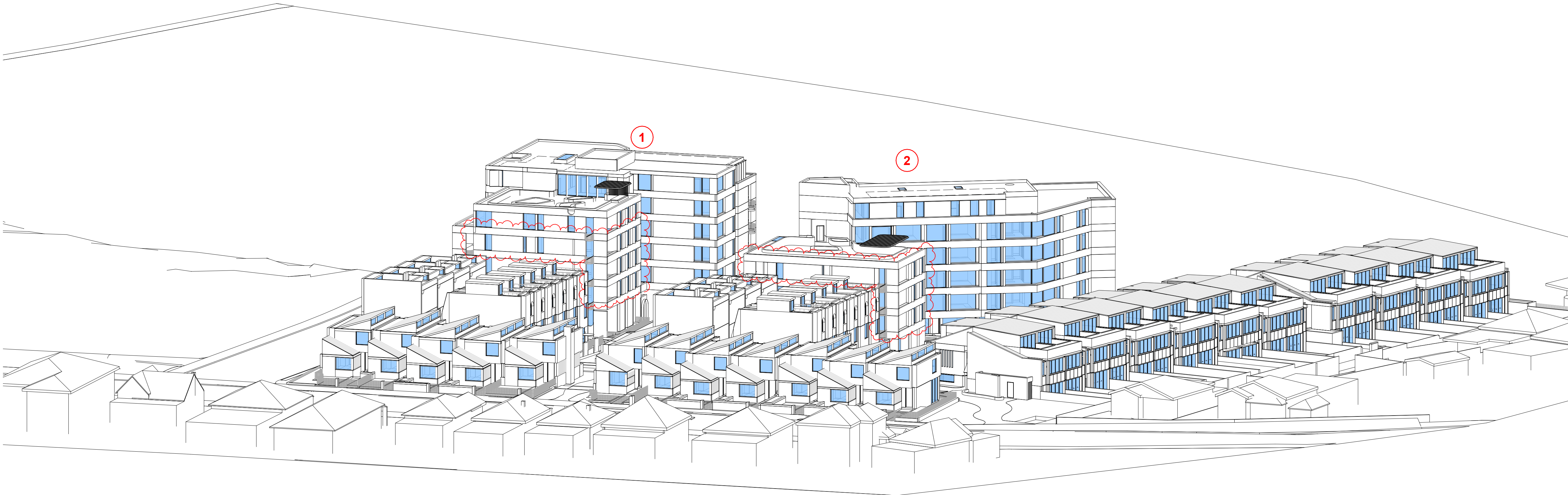
1. BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
2. BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
3. BUILDING C: x4 SKYLIGHTS INTRODUCED
4. BUILDING B STUDIO WINDOW SIZE INCREASED
5. X6 EXTRA VISITORS CARPARKS PROVIDED, LAYOUT RECONFIGURED.
6. CARPARKING AND BICYCLE PARKING DISTRIBUTION LAYOUT REVIEWED
7. LANDSCAPE STAIR -WEST ACCESS TO POOL AREA INTRODUCED
8. BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
9. GYM SPLIT LEVEL FLOOR

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	31.05.2024	For Information	DC	JT
2	06.11.2024	For Information	MF	DC
3	11.11.2024	For Approval	MF	DC
4	18.11.2024	For Approval	MF	DC
5	22.05.2025	For Approval	DC	JT
6	10.09.2025	For Approval	DC	JT
7	17.02.2026	For Approval	JMT	DC



NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT



Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)
8am

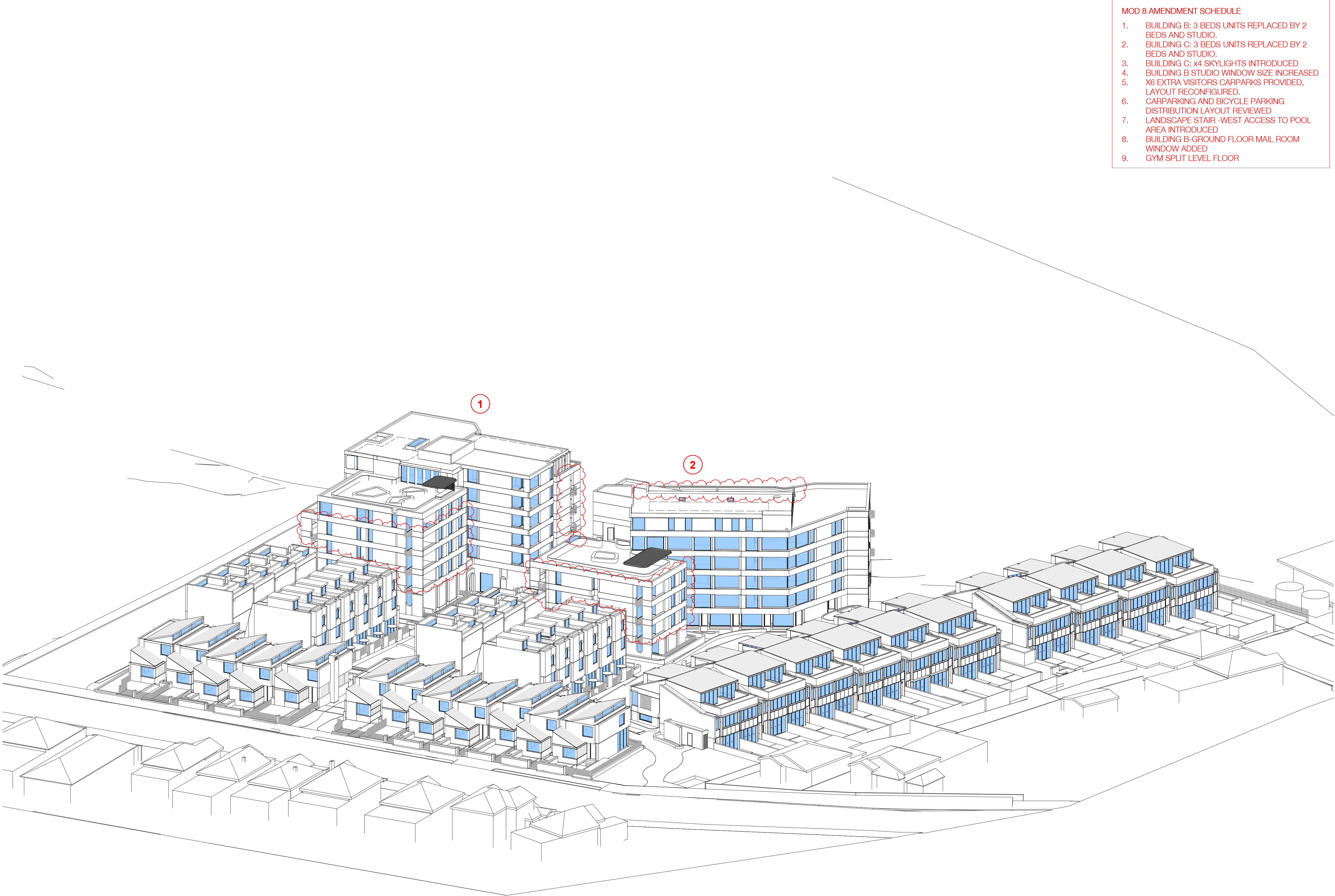
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Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3041	/ 7

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MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)
9am

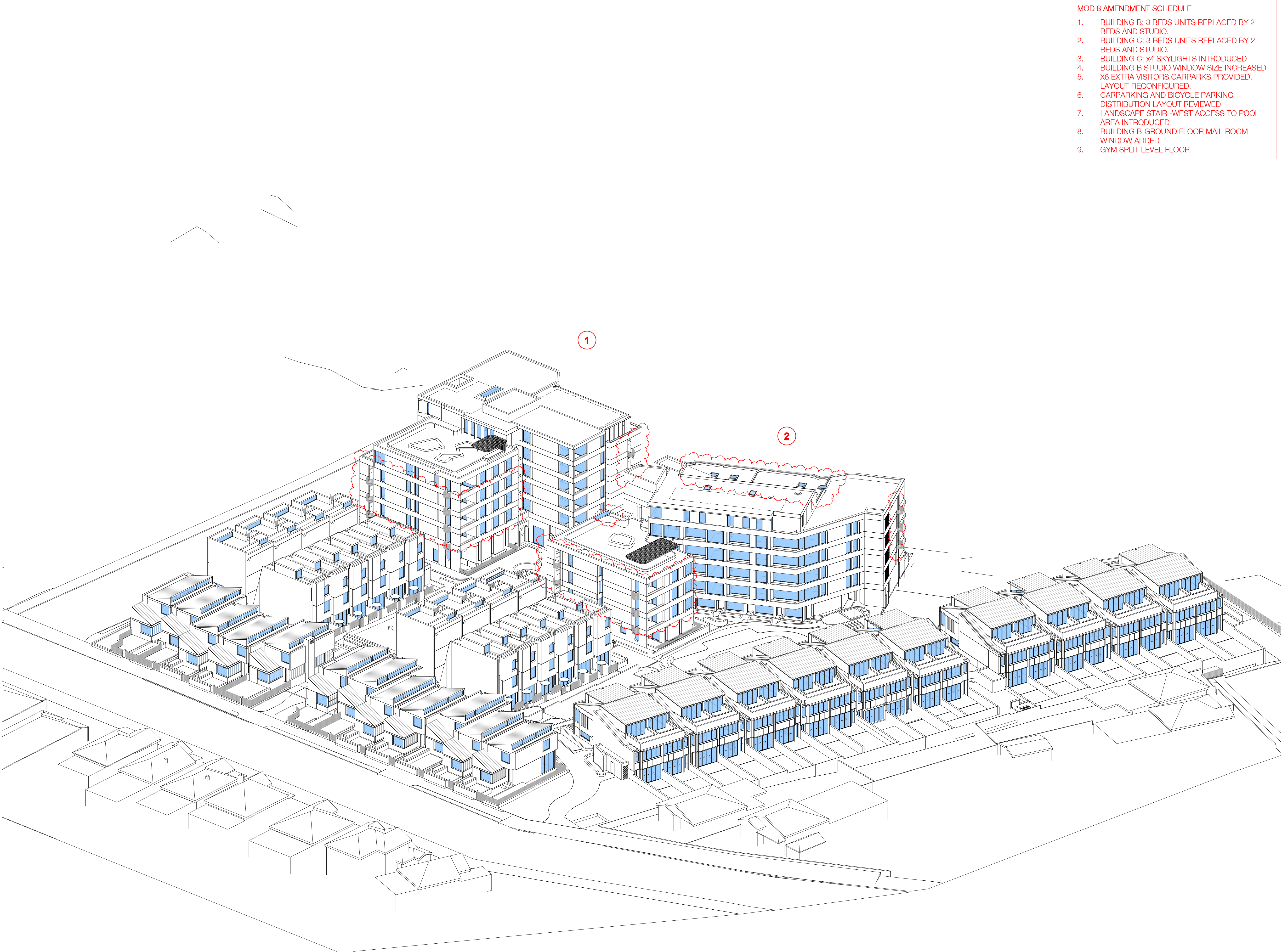
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DrawnJMTChk.DC

Job No.6839Drawing No.DA-3042Revision / 7

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MOD 8 AMENDMENT SCHEDULE

- BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
- BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
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Client

Coronation Property

Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)
10am

Date	Scale	Sheet Size
17.02.2026	1 : 300	@ A1

Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3043	/ 7

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MOD 8 AMENDMENT SCHEDULE

1. BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
2. BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
3. BUILDING C: x4 SKYLIGHTS INTRODUCED
4. BUILDING B STUDIO WINDOW SIZE INCREASED
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Client

Coronation Property

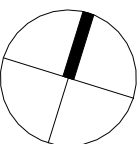
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)
11am



Date	Scale	Sheet Size
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Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3044	/ 7

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MOD 8 AMENDMENT SCHEDULE

1. BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
2. BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
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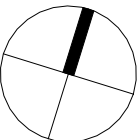
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)
12pm



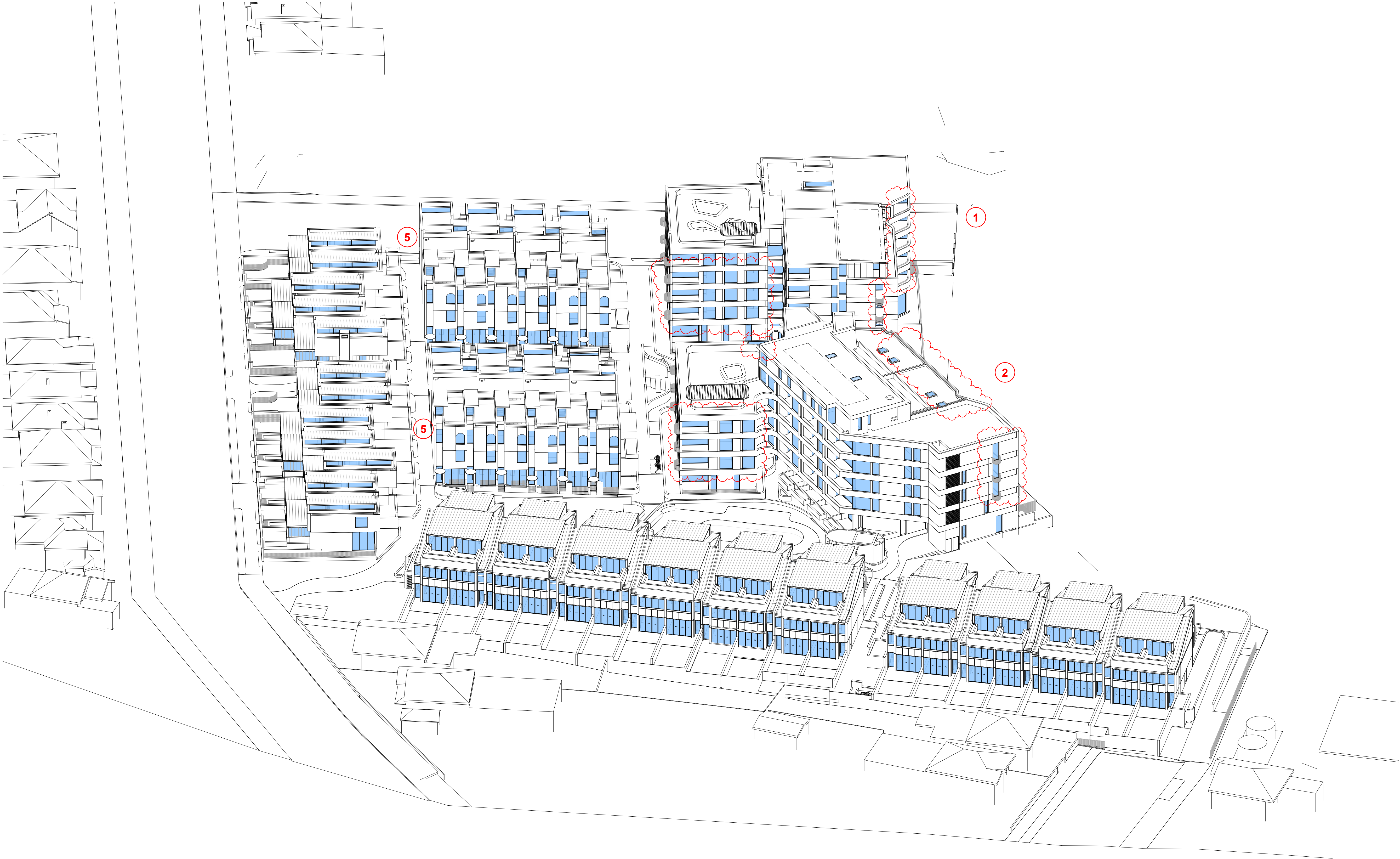
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Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3045	/ 7

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MOD 8 AMENDMENT SCHEDULE

1. BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
2. BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
3. BUILDING C: x4 SKYLIGHTS INTRODUCED
4. BUILDING B STUDIO WINDOW SIZE INCREASED
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7. LANDSCAPE STAIR -WEST ACCESS TO POOL AREA INTRODUCED
8. BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
9. GYM SPLIT LEVEL FLOOR

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Client

Coronation Property

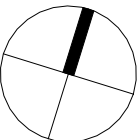
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)
1pm



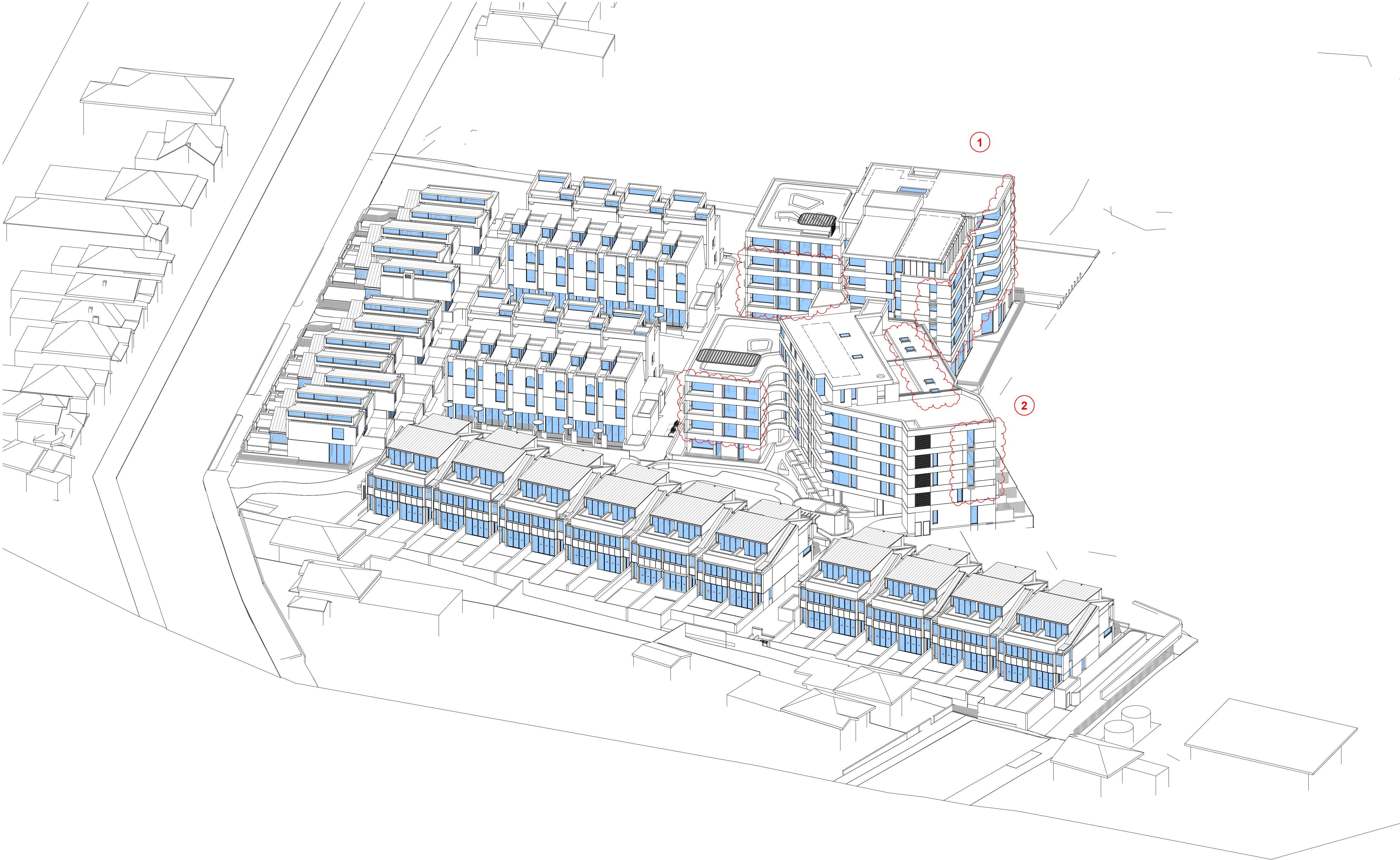
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Drawn JMT Chk. DC

Job No. 6839 Drawing No. DA-3046 Revision / 7

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MOD 8 AMENDMENT SCHEDULE

1. BUILDING B: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
2. BUILDING C: 3 BEDS UNITS REPLACED BY 2 BEDS AND STUDIO.
3. BUILDING C: x4 SKYLIGHTS INTRODUCED
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9. GYM SPLIT LEVEL FLOOR

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Client

Coronation Property

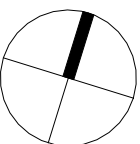
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)
2pm



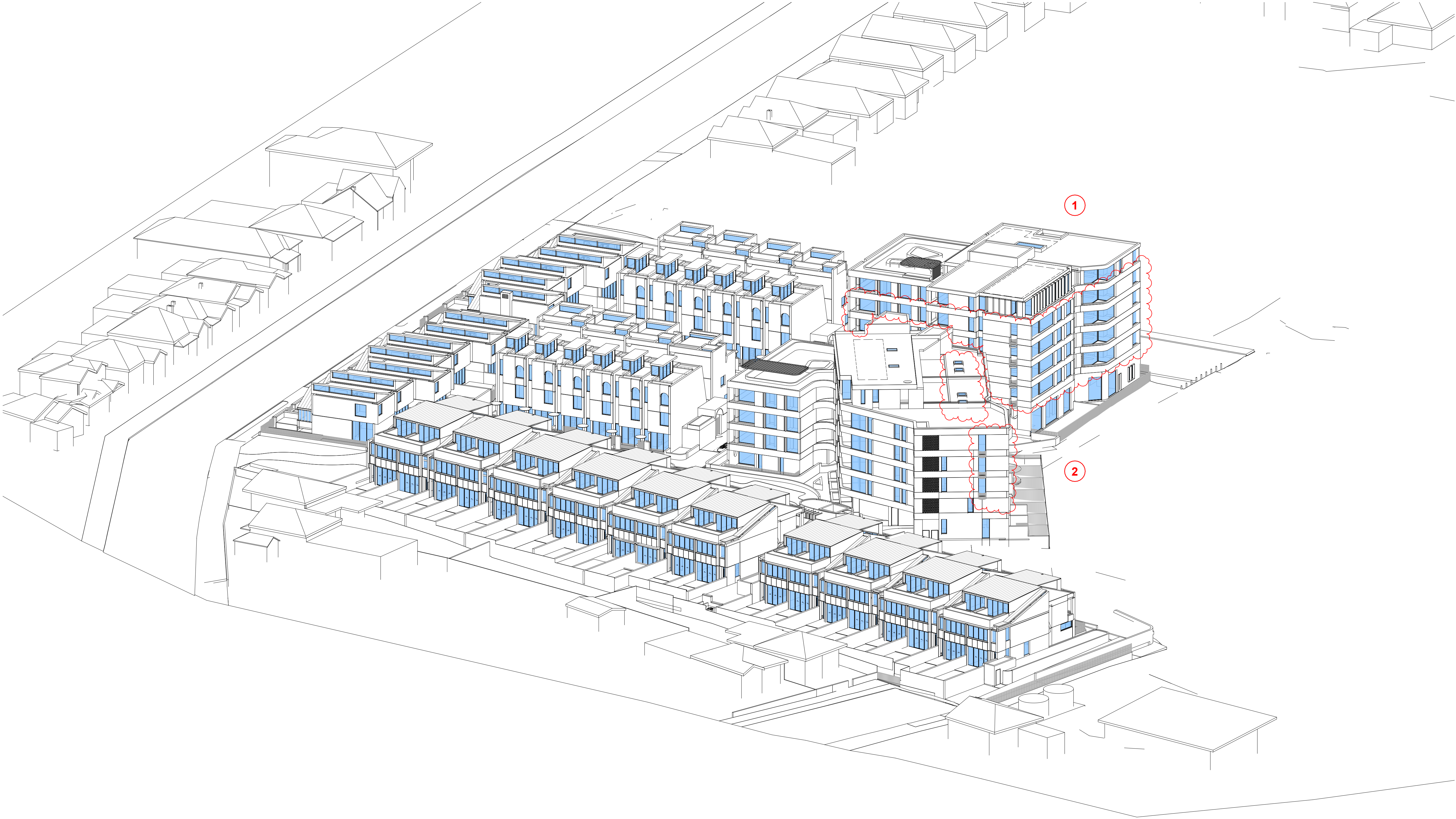
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Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3047	/ 7

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MOD 8 AMENDMENT SCHEDULE

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8. BUILDING B-GROUND FLOOR MAIL ROOM WINDOW ADDED
9. GYM SPLIT LEVEL FLOOR

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Client

Coronation Property

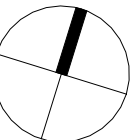
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)
3pm



Date 17.02.2026 Scale 1 : 300 Sheet Size @ A1

Drawn JMT Chk. DC

Job No. 6839 Drawing No. DA-3048 Revision / 7

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Client

Coronation Property

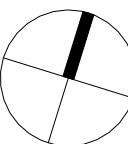
Project

ASHBURY STAGE 2

149-163 MILTON STREET
ASHBURY NSW 2193

Drawing Name

View From Sun (Winter Solstice)
4pm



Date	Scale	Sheet Size
17.02.2026	1 : 300	@ A1

Drawn	Chk.
JMT	DC

Job No.	Drawing No.	Revision
6839	DA-3049	/ 7

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