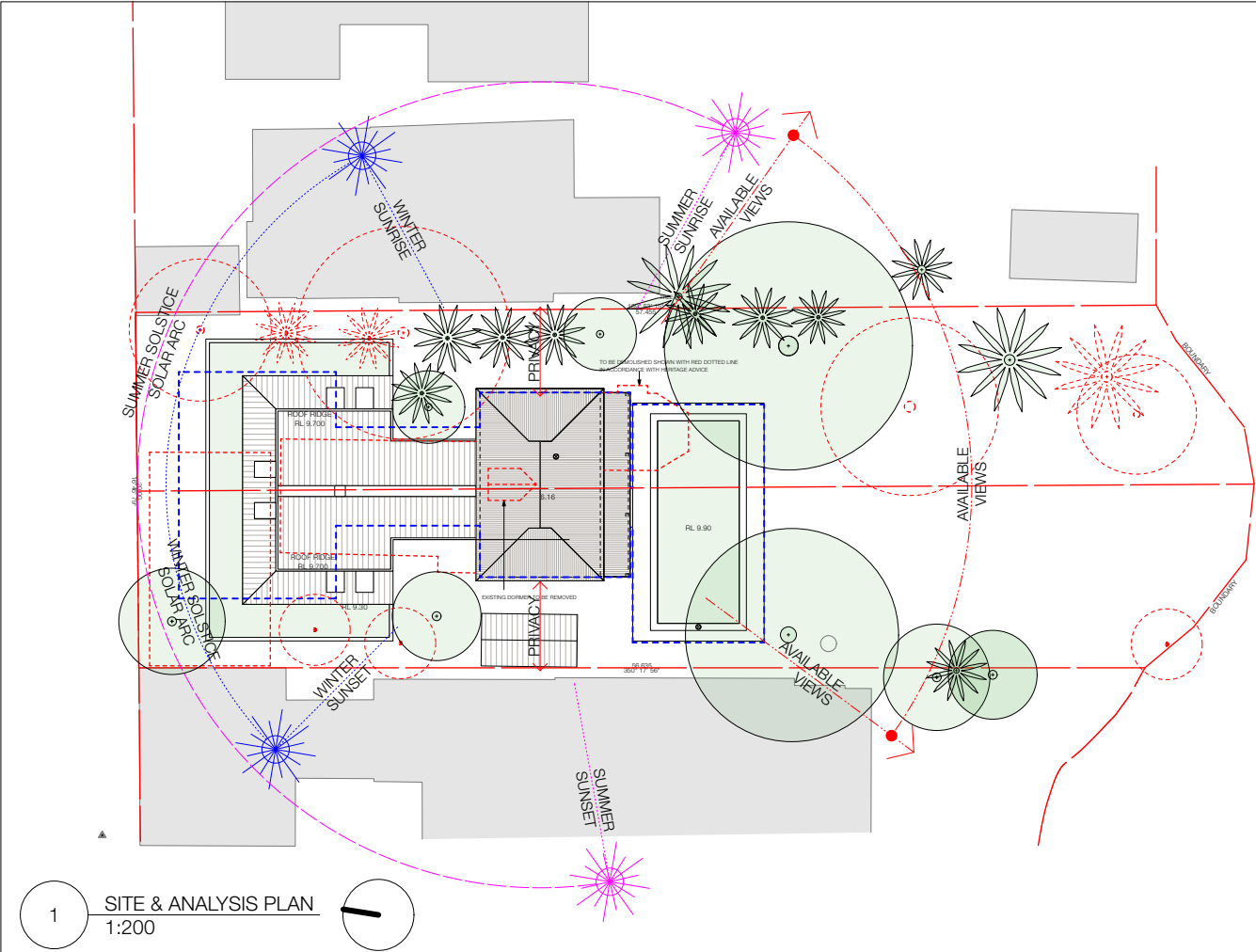




1 SITE & ANALYSIS PLAN
1:200



3 LOCATION PLAN

- S26 1.000 PROPOSED PLANS
- S26 1.001 BOATSHED + PLANTROOM PLAN
S26 1.002 POOL + TERRACE PLAN
S26 1.003 GROUND FLOOR PLAN (ENTRY)
S26 1.004 LEVEL 1 PLAN (BEDROOMS)
S26 1.005 LEVEL 2 PLAN (ROOF)
S26 1.008 GROUND FLOOR DEMOLITION PLAN
S26 1.009 LEVEL 1 DEMOLITION PLAN
S26 1.010 LEVEL 2 (ROOF) DEMOLITION PLAN
- S26 1.011 VIEW ANALYSIS PLAN
S26 1.012 VIEW ANALYSIS PHOTOMONTAGE - 1
S26 1.013 VIEW ANALYSIS PHOTOMONTAGE - 2
S26 1.014 VIEW ANALYSIS PHOTOMONTAGE - 3
S26 1.015 VIEW ANALYSIS PHOTOMONTAGE - 4
- S26 2.000 PROPOSED ELEVATIONS
- S26 2.001 NORTH & SOUTH ELEVATIONS
S26 2.002 EAST & WEST ELEVATIONS
S26 2.101 SECTIONS AA-BB
S26 2.102 SECTION CC
- S26 9.101 SHADOW DIAGRAMS
- S26 9.301 MATERIAL SCHEDULE
S26 9.302 TIMBER SCREEN FENCE DETAILS
- S26 9.401 PHOTOMONTAGE - 1
S26 9.405 PHOTOMONTAGE - 2

2 DRAWING SCHEDULE

E D C B A ISSUE	07/02/23	FOR S26 ISSUE
	09/01/23	S26 ISSUE
	14/12/22	S26 ISSUE
	12/12/22	FOR CONSULTANTS
	30/11/22	FOR CONSULTANTS
DATE	REVISION	

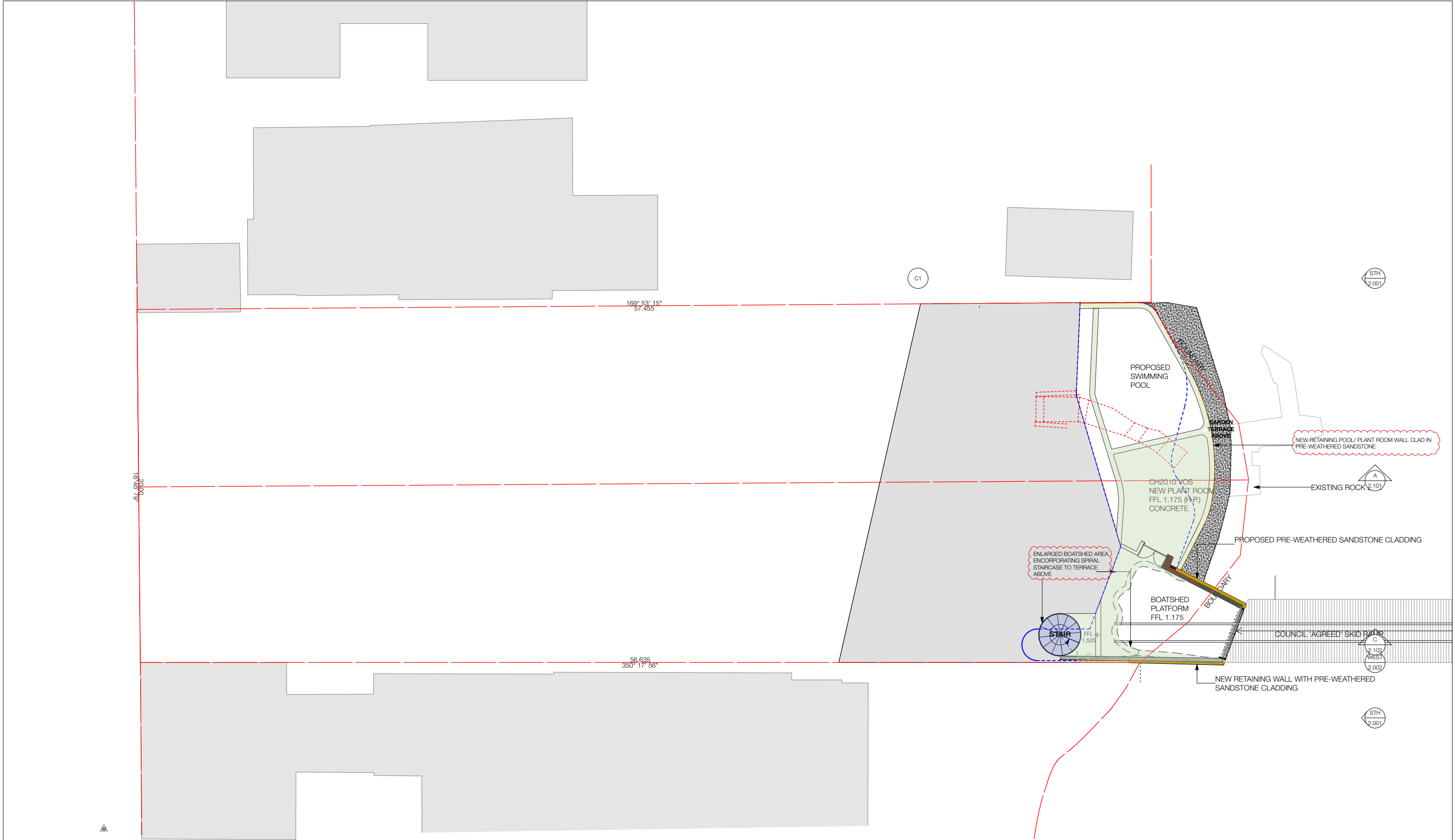
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CURRENT DA	Stone	Plasterboard	Approved
DASHED BLUE LINE	Tile	Render	Brick
EXISTING TO BE DEMOLISHED	Timber	Rock	Concrete
DASHED RED			
S26 AMENDMENTS SHOWN CLOUDED			

status
S26 APPEAL
project
14-14A PACIFIC STREET WATSONS BAY
client
MR DAMIEN & MRS GENEVIEVE REED

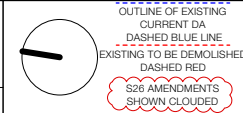
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0410
date
07 FEBRUARY 2023
scale
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drawn by
SN
checked by
NT

drawing no.
S26 0.001
drawing name
COVER PAGE

TOBIAS PARTNERS
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Nominated Architect: Nicholas Tobias NSWARB 6871



E	07/02/23	FOR S26 ISSUE
D	09/01/23	S26 ISSUE
C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS
ISSUE	DATE	REVISION



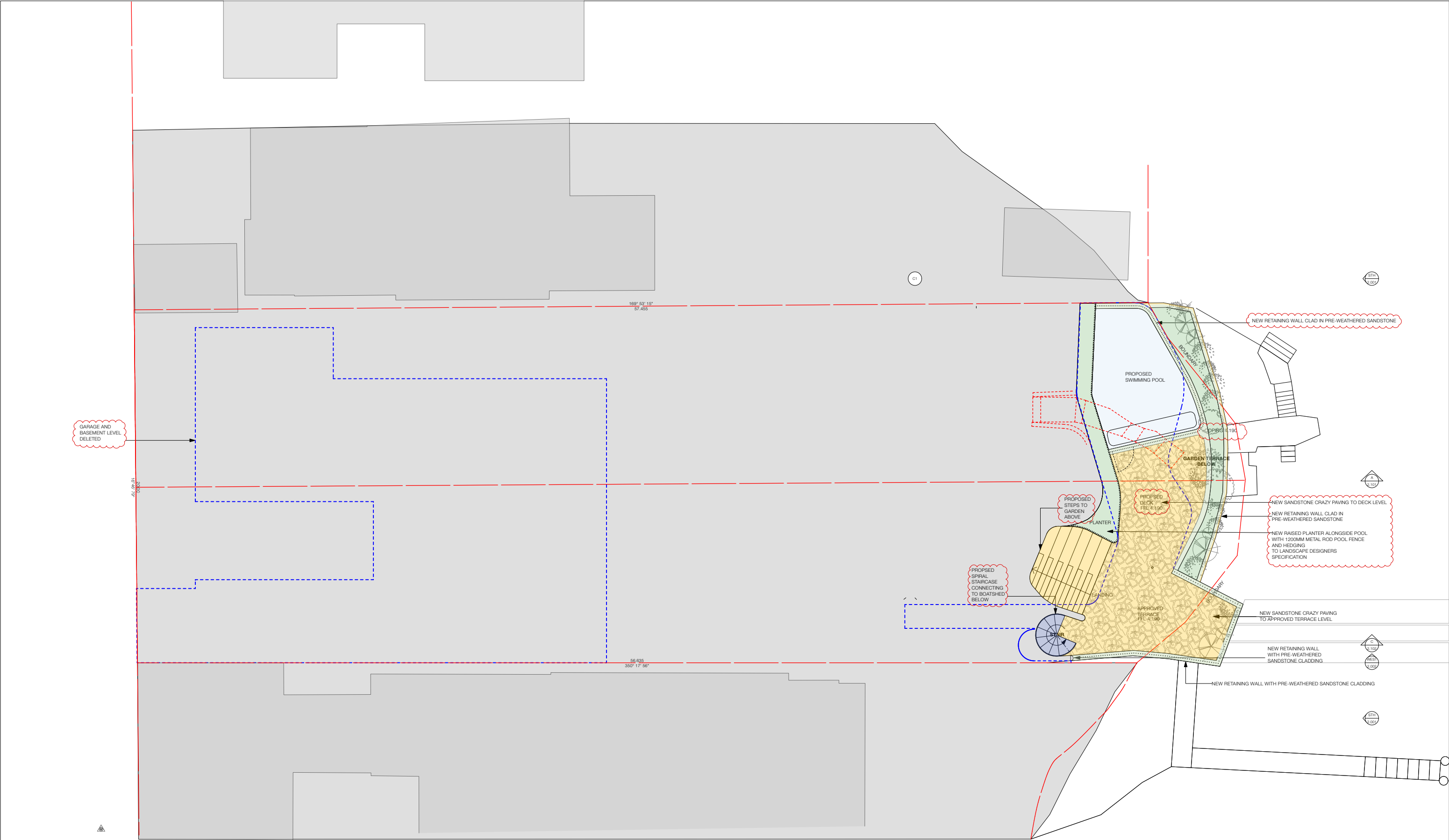
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Stone	Plasterboard	Approved
Tile	Render	Brick
Timber	Rock	Concrete

S26 APPEAL
project
14-14A PACIFIC STREET WATSONS BAY
client
MR DAMIEN & MRS GENEVIEVE REED

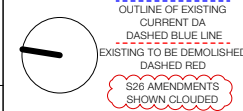
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07 FEBRUARY 2023
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drawn by
SN
checked by
NT

drawing no.
S26 1.001
drawing name
BOATSHED + PLANTROOM PLAN

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D	09/01/23	S26 ISSUE
C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS
ISSUE	DATE	REVISION



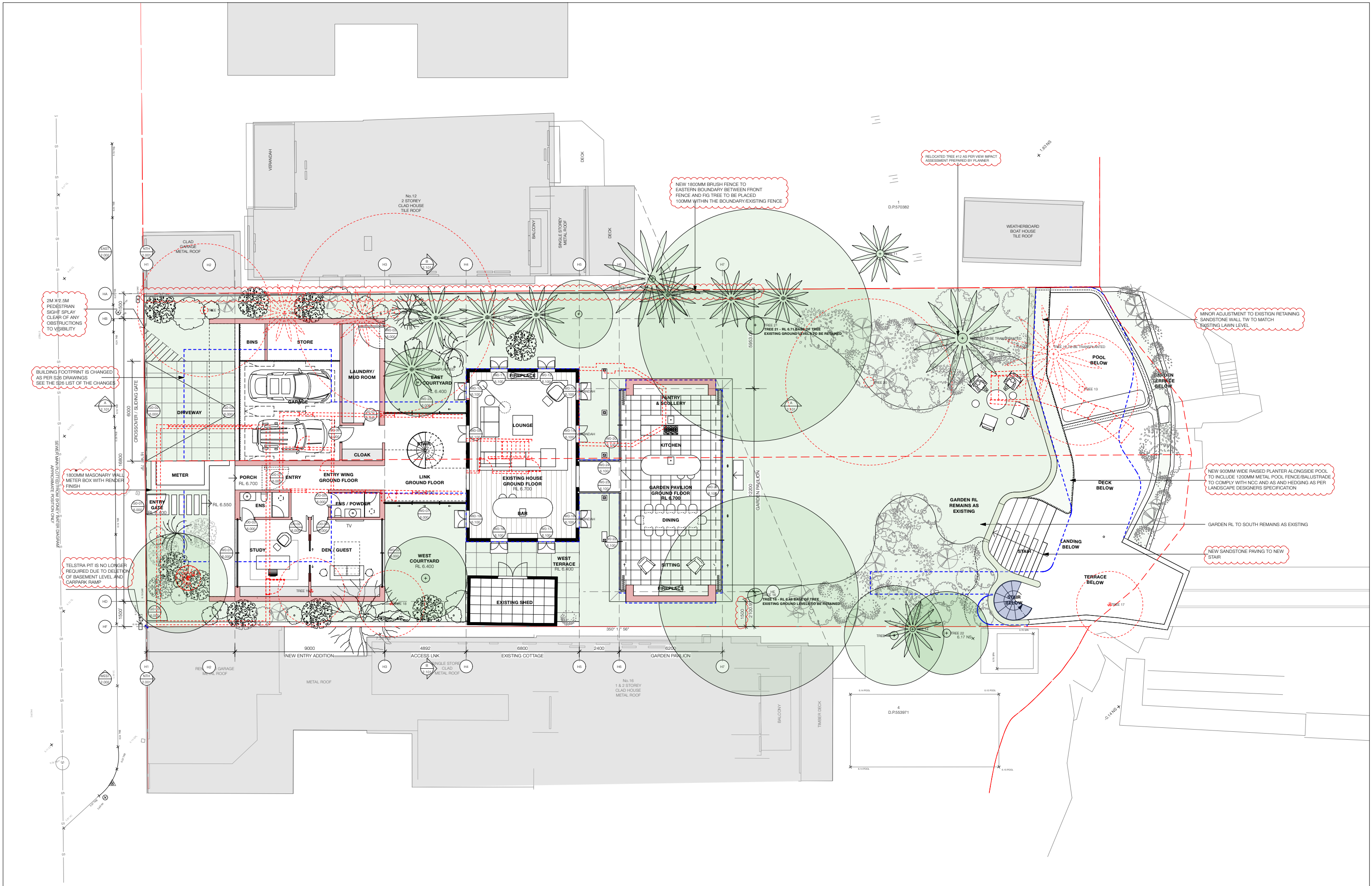
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Stone	Plasterboard	Approved
Tile	Render	Brick
Timber	Rock	Concrete

status
S26 APPEAL
project
14-14A PACIFIC STREET WATSONS BAY
client
MR DAMIEN & MRS GENEVIEVE REED

project no.
0410
date
07 FEBRUARY 2023
scale
1:100@A1 - 1:200@A3
drawn by
SN
checked by
NT

drawing no.
S26 1.002
drawing name
POOL + TERRACE PLAN

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ISSUE	DATE	REVISION
E	07/02/23	FOR S26 ISSUE
D	09/01/23	S26 ISSUE
C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS

OUTLINE OF EXISTING

CURRENT DA

DASHED BLUE LINE

EXISTING TO BE DEMOLISHED

DASHED RED

S26 AMENDMENTS SHOWN CLOUDED

Steel

Stone

Tile

Timber

Glass

Plasterboard

Render

Rock

Existing

Approved

Brick

Concrete

status
S26 APPEAL
project
14-14A PACIFIC STREET WATSONS BAY
client
MR DAMIEN & MRS GENEVIEVE REED

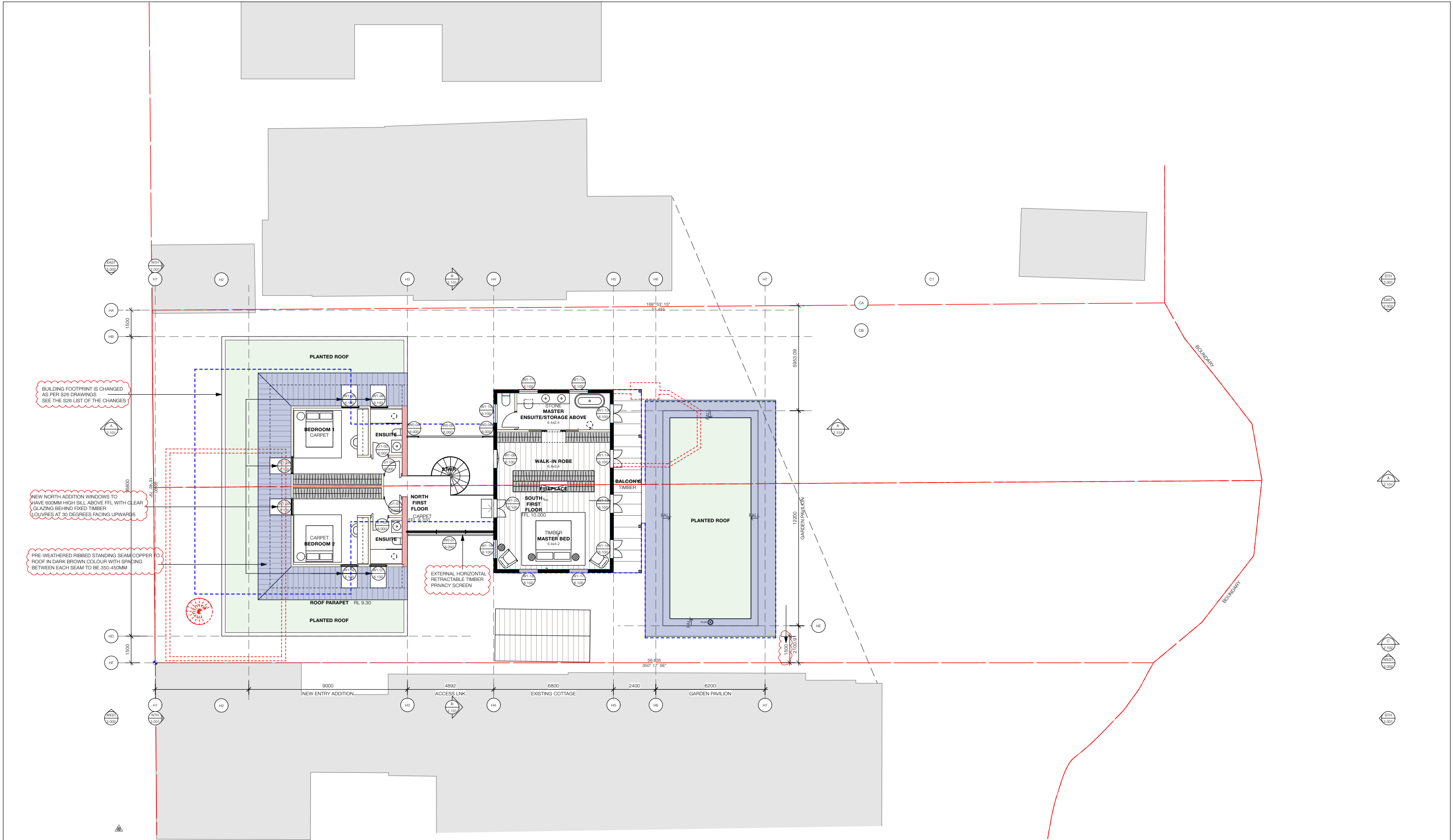
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07 FEBRUARY 2023
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drawing name
GROUND FLOOR PLAN (ENTRY)
drawing no.
S26 1.003

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drawing no.
S26 1.003

drawing name
GROUND FLOOR PLAN (ENTRY)



E	07/02/23	FOR S26 ISSUE
D	09/01/23	S26 ISSUE
C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS
ISSUE	DATE	REVISION

OUTLINE OF EXISTING

CURRENT DA

DASHED BLUE LINE

EXISTING TO BE DEMOLISHED

DASHED RED

S26 AMENDMENTS

SHOWN CLOUDED

Steel

Stone

Tile

Timber

Glass

Plasterboard

Render

Rock

Existing

Approved

Brick

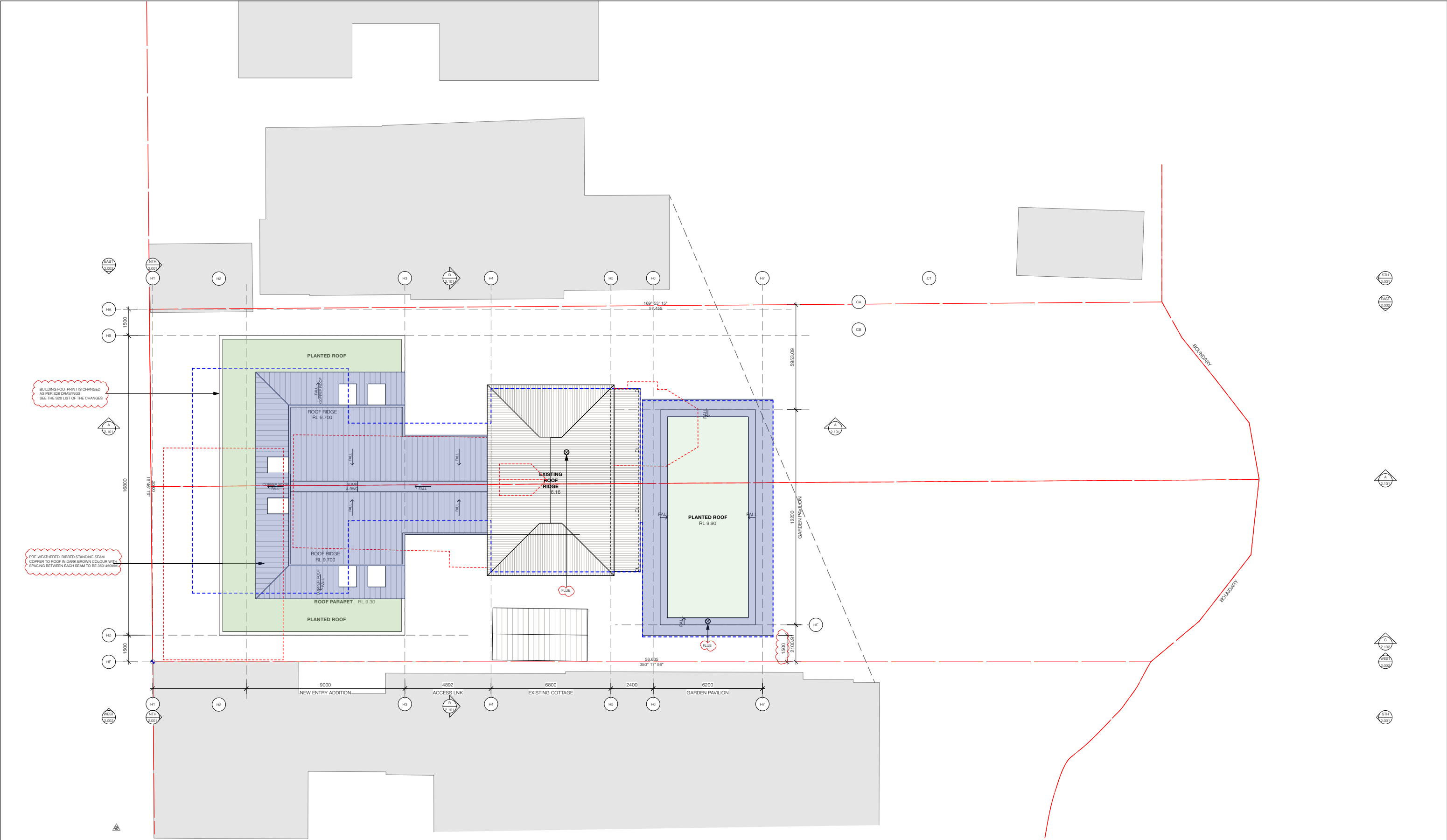
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status
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project
14-14A PACIFIC STREET WATSONS BAY
client
MR DAMIEN & MRS GENEVIEVE REED

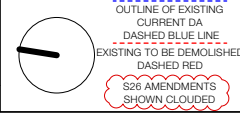
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drawn by
SN
checked by
NT

drawing no.
S26 1.004
drawing name
LEVEL 1 PLAN (BEDROOMS)

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C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS
ISSUE	DATE	REVISION



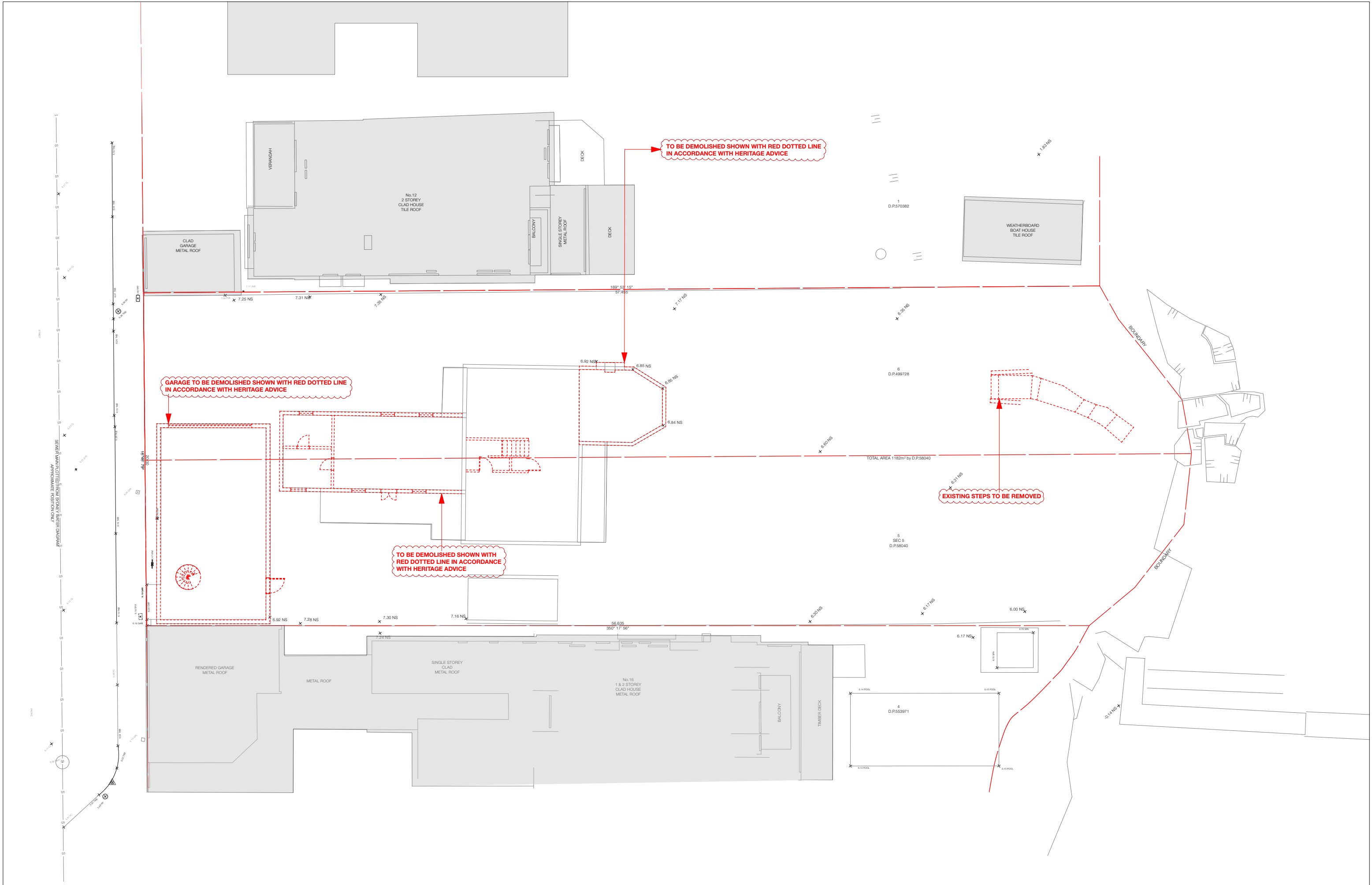
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Stone	Plasterboard	Approved
Tile	Render	Brick
Timber	Rock	Concrete

S26 APPEAL
14-14A PACIFIC STREET WATSONS BAY
MR DAMIEN & MRS GENEVIEVE REED

project no. 0410
date 07 FEBRUARY 2023
scale 1:100@A1 - 1:200@A3
drawn by SN checked by NT

drawing no. S26 1.005
drawing name LEVEL 2 PLAN (ROOF)

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ISSUE	DATE	REVISION
E	07/02/23	FOR S26 ISSUE
D	09/01/23	S26 ISSUE
C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS

OUTLINE OF EXISTING CURRENT DA
DASHED BLUE LINE
EXISTING TO BE DEMOLISHED
DASHED RED
S26 AMENDMENTS SHOWN CLOUDED

	Steel		Glass		Existing
	Stone		Plasterboard		Approved
	Tile		Render		Brick
	Timber		Rock		Concrete

status
S26 APPEAL

project
14-14A PACIFIC STREET WATSONS BAY

client
MR DAMIEN & MRS GENEVIEVE REED

drawing no.
S26 1.008

date
07 FEBRUARY 2023

scale
1:100@A1 - 1:200@A3

drawn by
SN

checked by
NT

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date
07 FEBRUARY 2023

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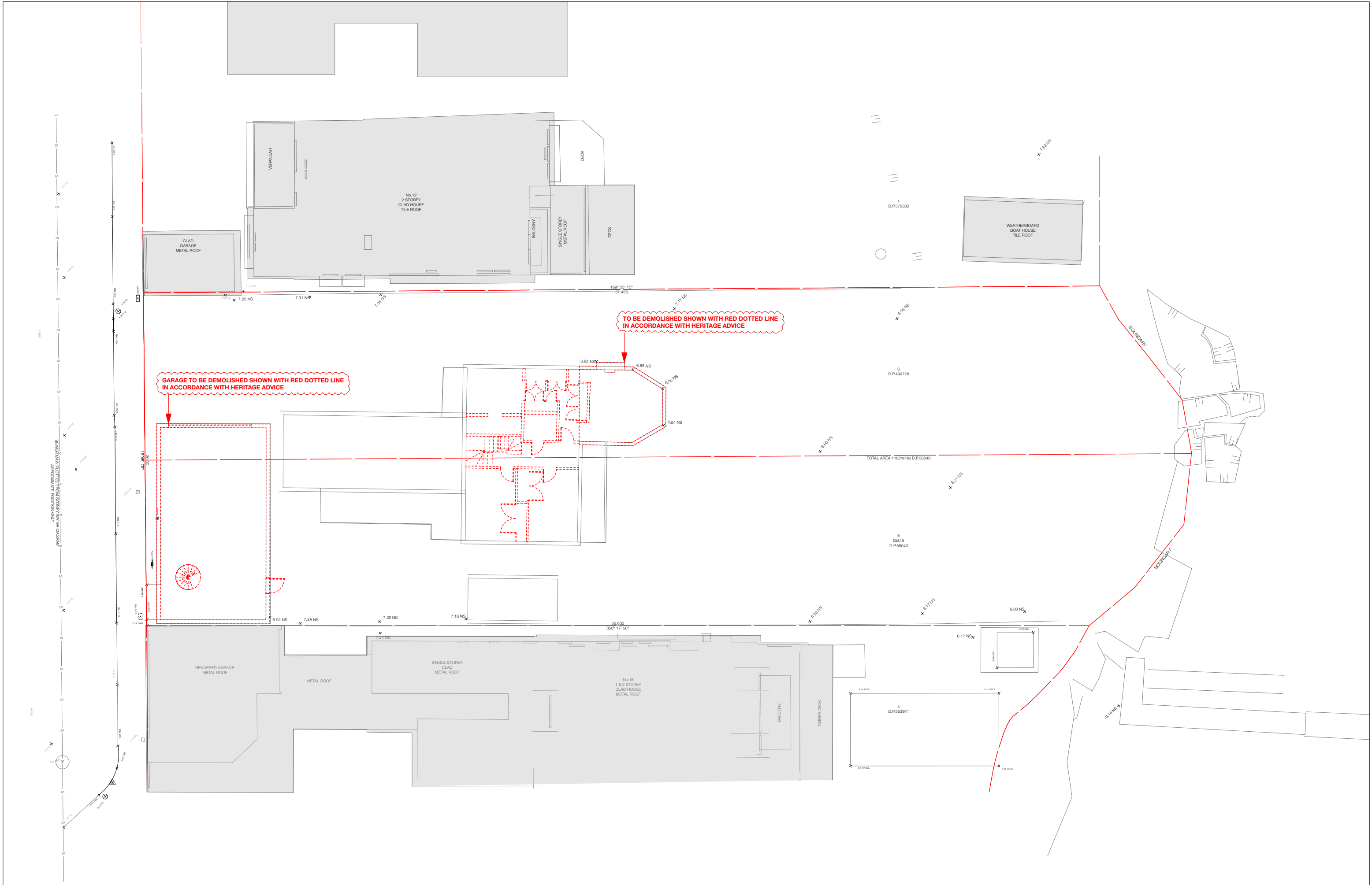
drawn by
SN

checked by
NT

drawing name
GROUND FLOOR DEMOLITION PLAN (ENTRY)

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E	07/02/23	FOR S26 ISSUE
D	09/01/23	S26 ISSUE
C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS
ISSUE	DATE	REVISION

OUTLINE OF EXISTING
CURRENT DA
DASHED BLUE LINE
EXISTING TO BE DEMOLISHED
DASHED RED
S26 AMENDMENTS
SHOWN CLOUDED

	Steel		Glass		Existing
	Stone		Plasterboard		Approved
	Tile		Render		Brick
	Timber		Rock		Concrete

status
S26 APPEAL

project
14-14A PACIFIC STREET WATSONS BAY

client
MR DAMIEN & MRS GENEVIEVE REED

project no
0410

date
07 FEBRUARY 2023

scale
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drawn by
SN

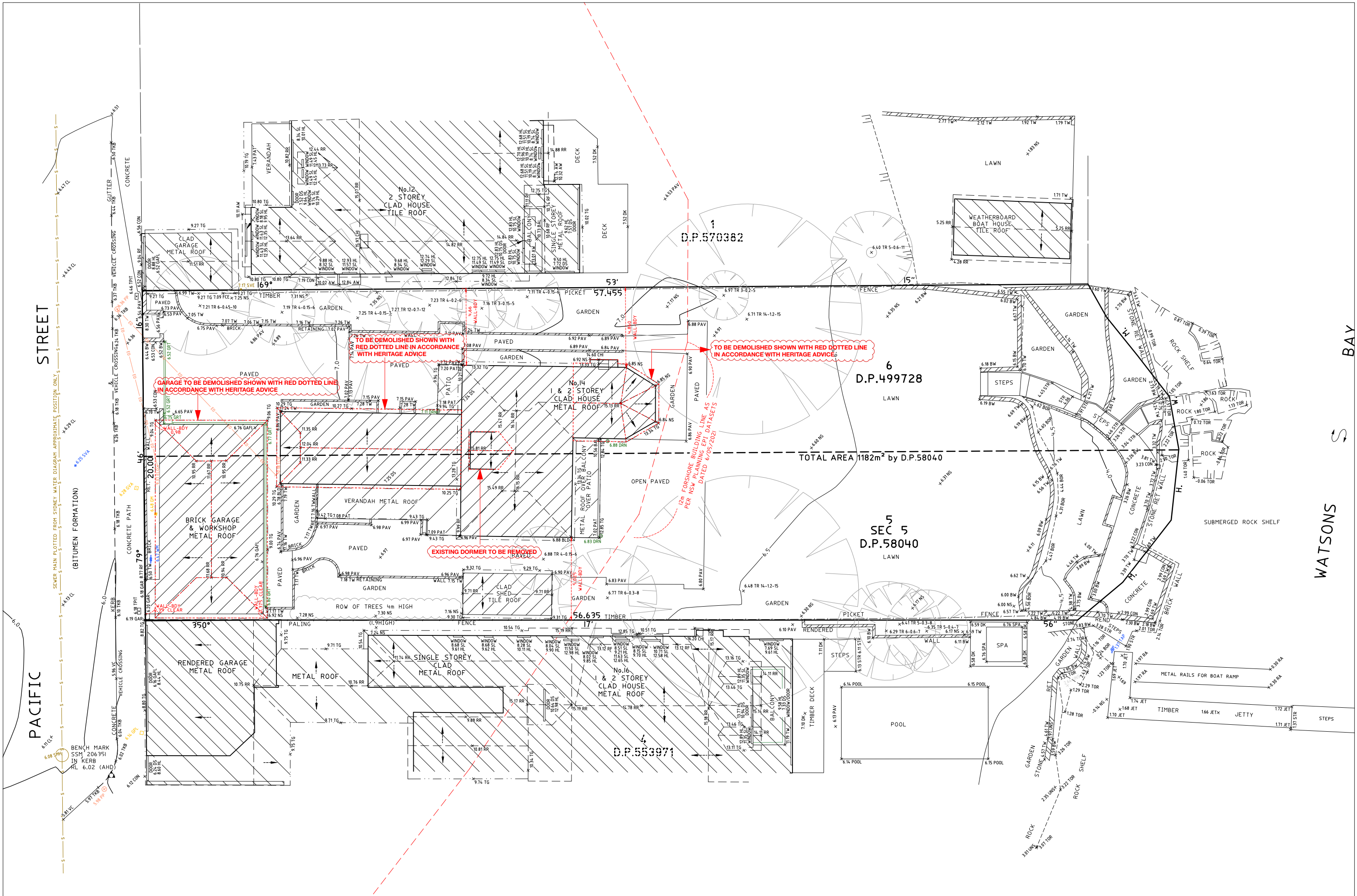
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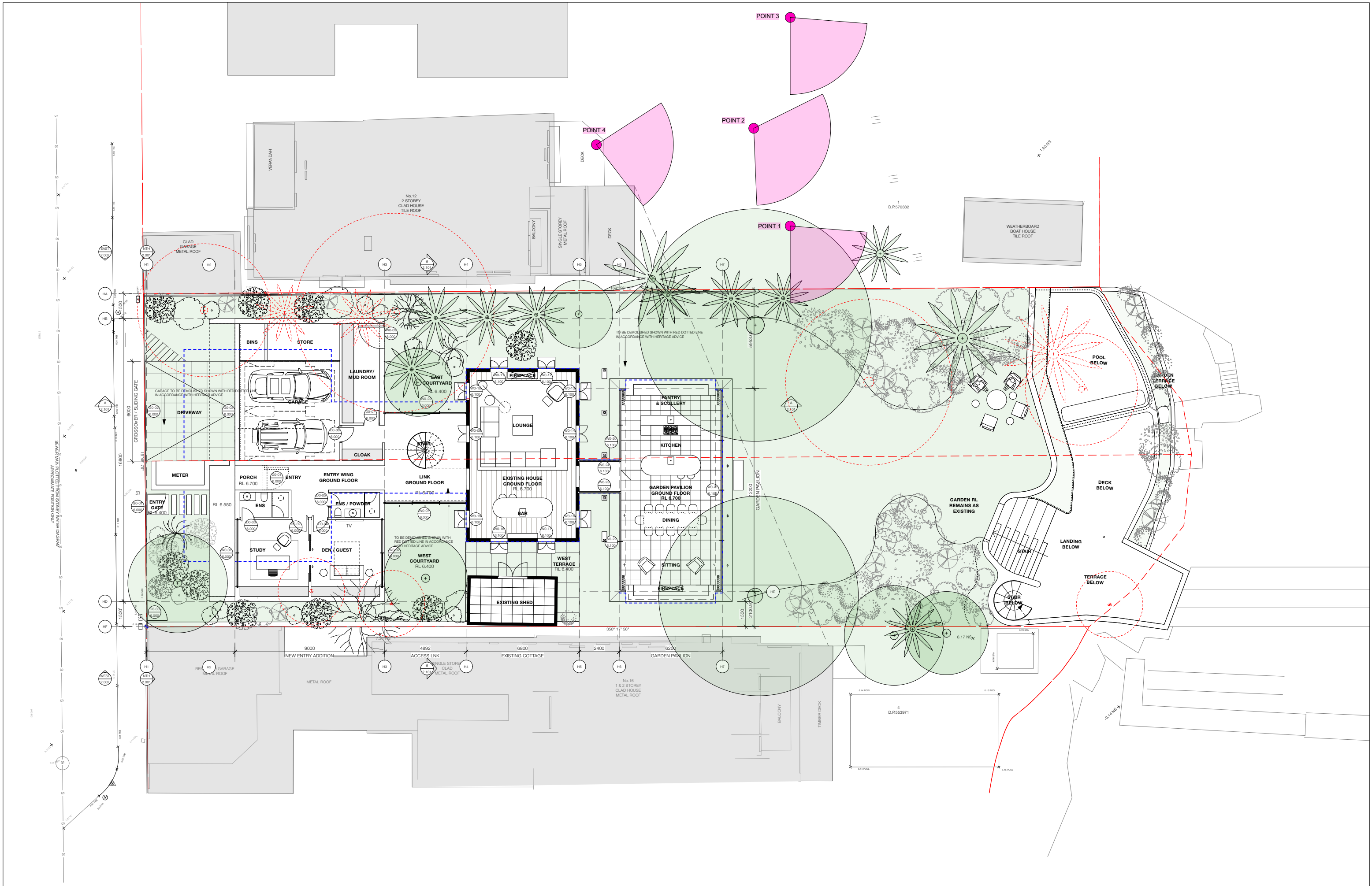
drawing name
**LEVEL 1 DEMOLITION PLAN
(BEDROOMS)**

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E D C B A	07/02/23	FOR S26 ISSUE		OUTLINE OF EXISTING	Steel	Glass	Existing	status S26 APPEAL	project no 0410	drawing no. S26 1.010	TOBIASPARTNERS 27 Renny Street Paddington NSW Australia 2021 T +61 2 9361 4800 E studio@tobiaspartners.com Nominated Architect: Nicholas Tobias NSWARB 6871
	09/01/23	S26 ISSUE		CURRENT DA	Stone	Plasterboard	Approved		date 07 FEBRUARY 2023		
	14/12/22	S26 ISSUE		DASHED BLUE LINE					scale 1:100@A1 - 1:200@A3		
	12/12/22	FOR CONSULTANTS		EXISTING TO BE DEMOLISHED	Tile	Render	Brick		client 14-14A PACIFIC STREET WATSONS BAY		
	10/1/22	FOR CONSULTANTS		DASHED RED	Timber	Rock	Concrete		MR DAMIEN & MRS GENEVIEVE REED		
ISSUE	DATE	REVISION		S26 AMENDMENTS SHOWN CLOUDED					drawn by SN	checked by NT	



ISSUE	DATE	REVISION
E	07/02/23	FOR S26 ISSUE
D	09/01/23	S26 ISSUE
C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS

OUTLINE OF EXISTING

CURRENT DA

DASHED BLUE LINE

EXISTING TO BE DEMOLISHED

DASHED RED

S26 AMENDMENTS

SHOWN CLOUDED

Steel

Stone

Tile

Timber

Glass

Plasterboard

Render

Rock

Existing

Approved

Brick

Concrete

status

S26 APPEAL

project

14-14A PACIFIC STREET WATSONS BAY

client

MR DAMIEN & MRS GENEVIEVE REED

project no

0410

date

07 FEBRUARY 2023

scale

1:100@A1 - 1:200@A3

drawn by

SN

checked by

NT

drawing no.

S26 1.011

drawing name

VIEW ANALYSIS PLAN

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POINT 1 PHOTO - BEFORE PHOTOMONTAGE



POINT 1 PHOTO - AFTER PHOTOMONTAGE



POINT 2 PHOTO - BEFORE PHOTOMONTAGE



POINT 2 PHOTO - AFTER PHOTOMONTAGE



POINT 3 PHOTO - BEFORE PHOTOMONTAGE



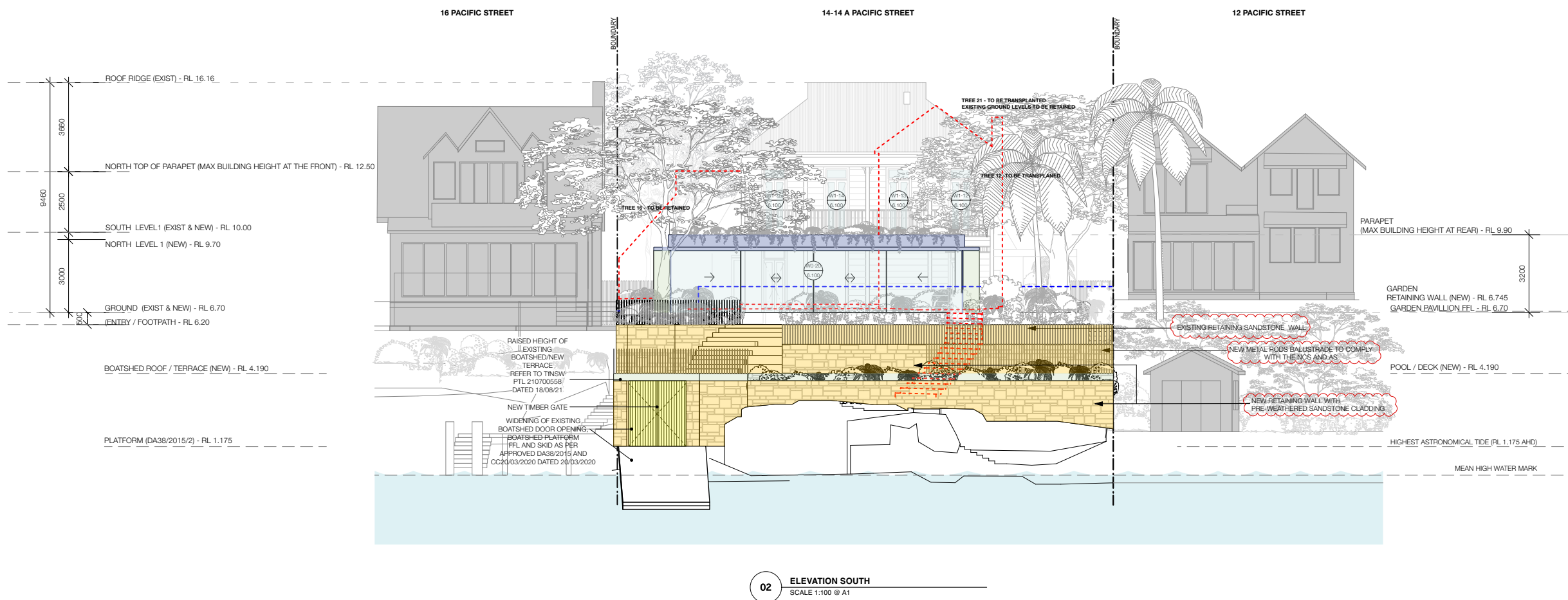
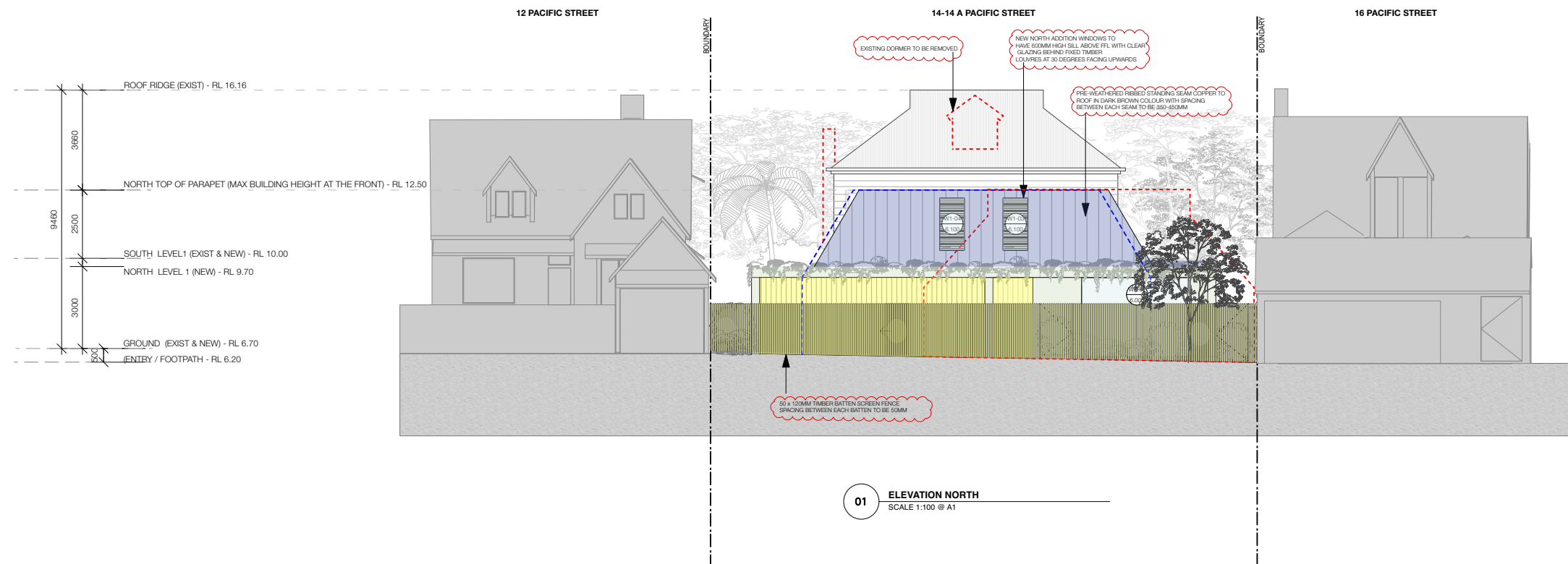
POINT 3 PHOTO - AFTER PHOTOMONTAGE



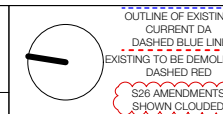
POINT 4 PHOTO - BEFORE PHOTOMONTAGE



POINT 4 PHOTO - AFTER PHOTOMONTAGE



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C	09/01/23	S26 ISSUE
B	14/12/22	S26 ISSUE
A	12/12/22	FOR CONSULTANTS
ISSUE	DATE	REVISION



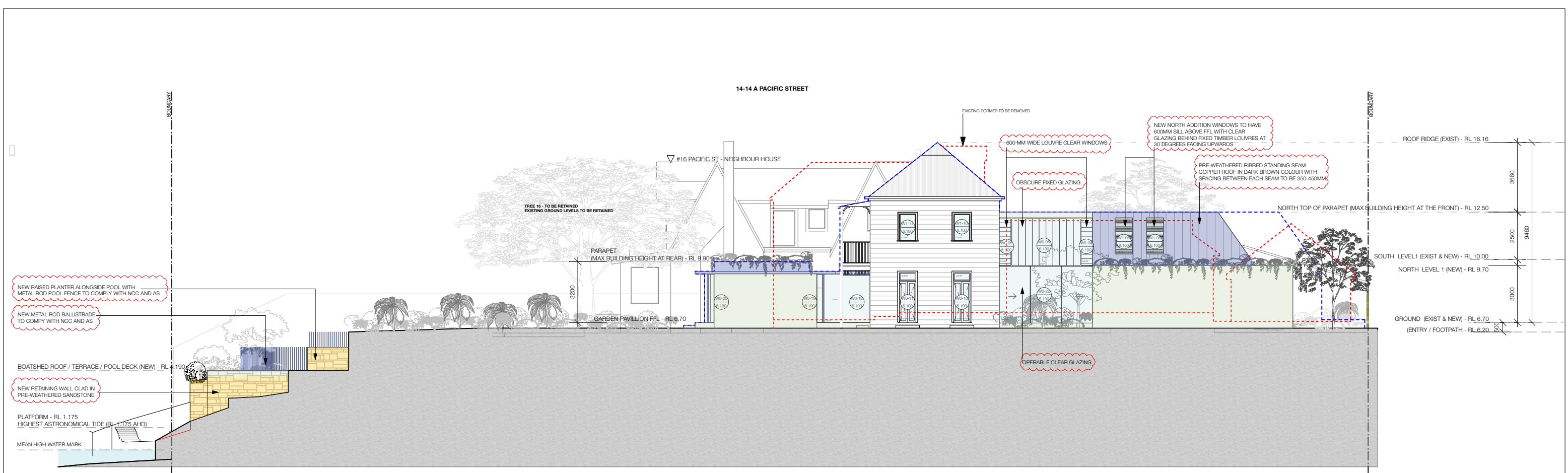
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Stone	Plasterboard	Approved
Tile	Render	Brick
Timber	Rock	Concrete

status
S26 APPEAL
project
14-14A PACIFIC STREET WATSONS BAY
client
MR DAMIEN & MRS GENEVIEVE REED

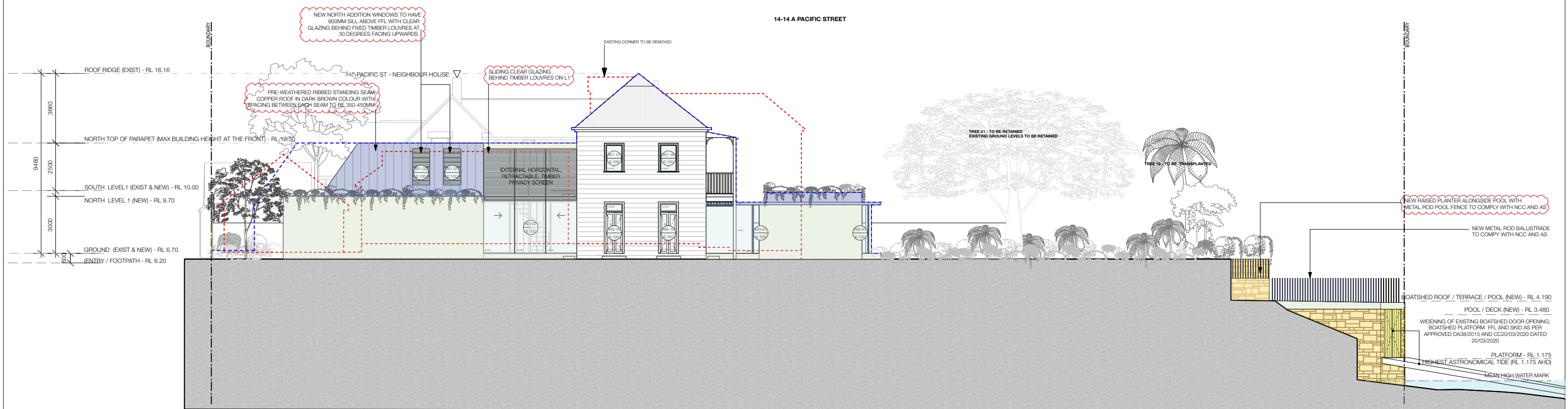
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date
07 FEBRUARY 2023
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NORTH & SOUTH ELEVATIONS
drawn by
SN
checked by
NT

drawing no.
S26 2.001
drawing name
NORTH & SOUTH ELEVATIONS

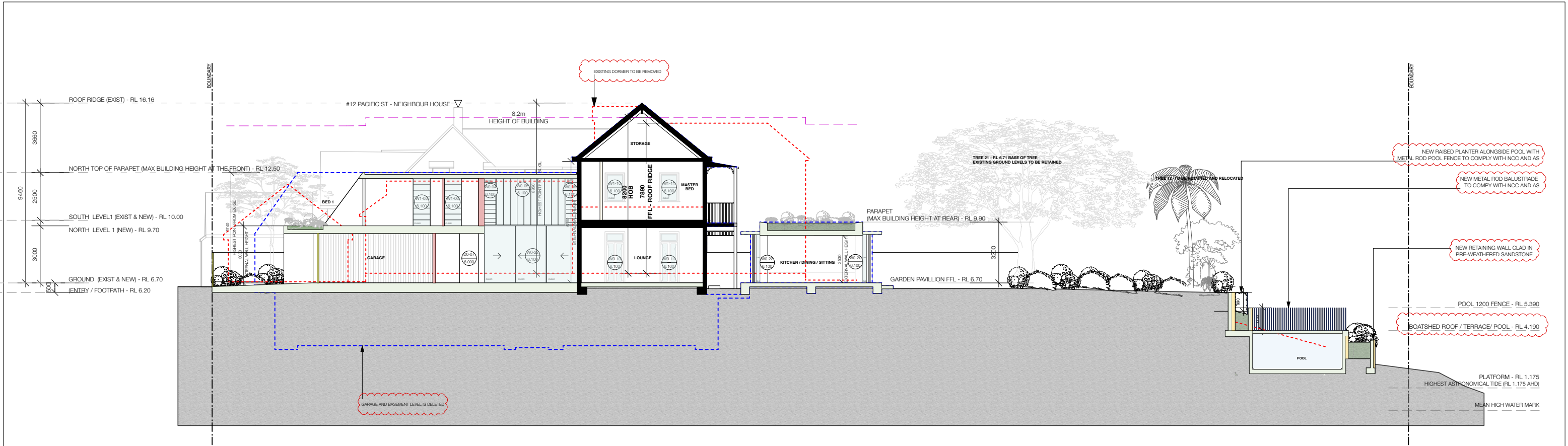
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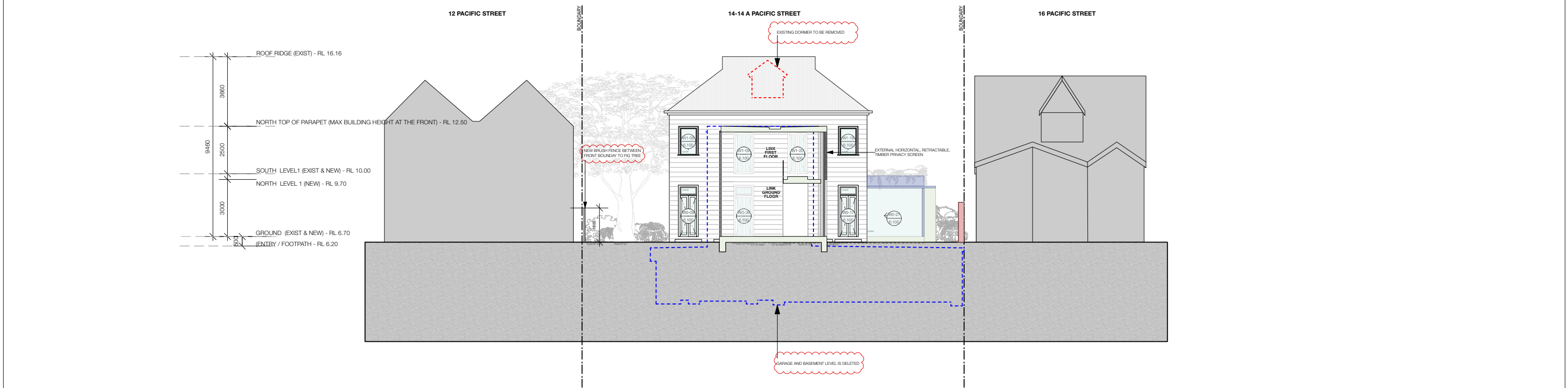
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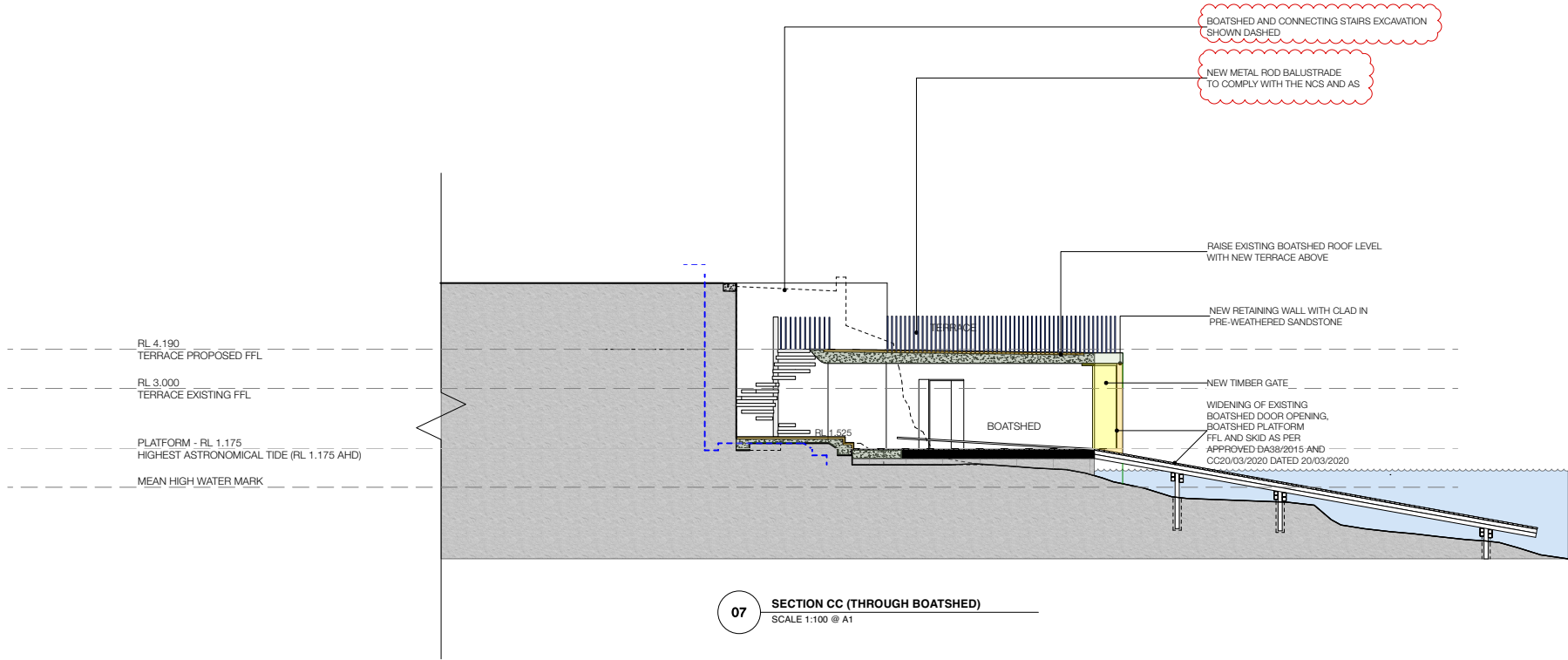
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SCALE 1:100 @ A1



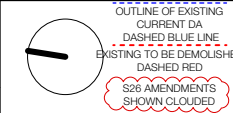
05 SECTION AA
SCALE 1:100 @ A1



06 SECTION BB
SCALE 1:100 @ A1



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C	09/01/23	S26 ISSUE
B	14/12/22	S26 ISSUE
ISSUE	DATE	REVISION



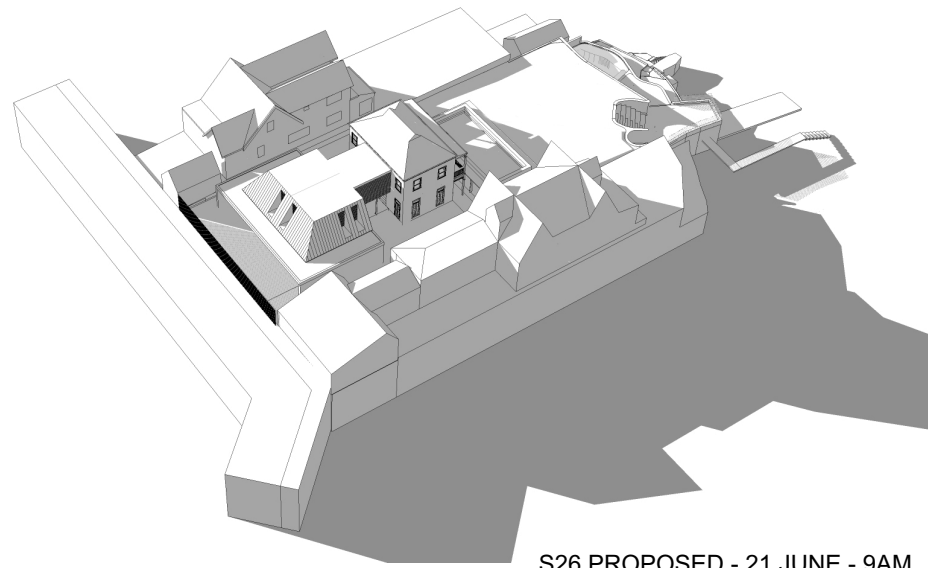
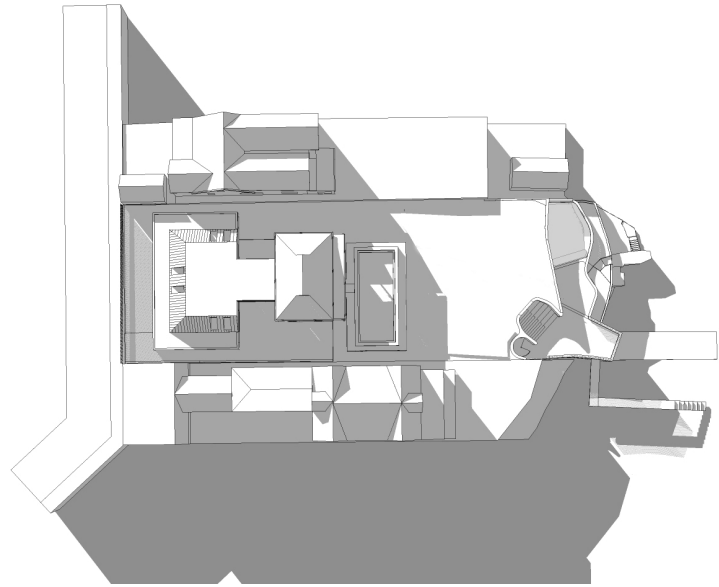
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Stone	Plasterboard	Approved
Tile	Render	Brick
Timber	Rock	Concrete

status
S26 APPEAL
project
14-14A PACIFIC STREET WATSONS BAY
client
MR DAMIEN & MRS GENEVIEVE REED

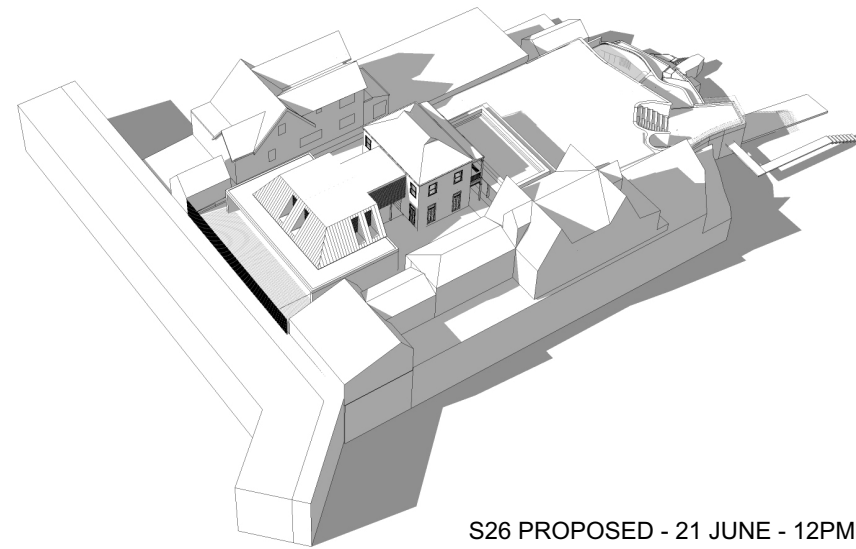
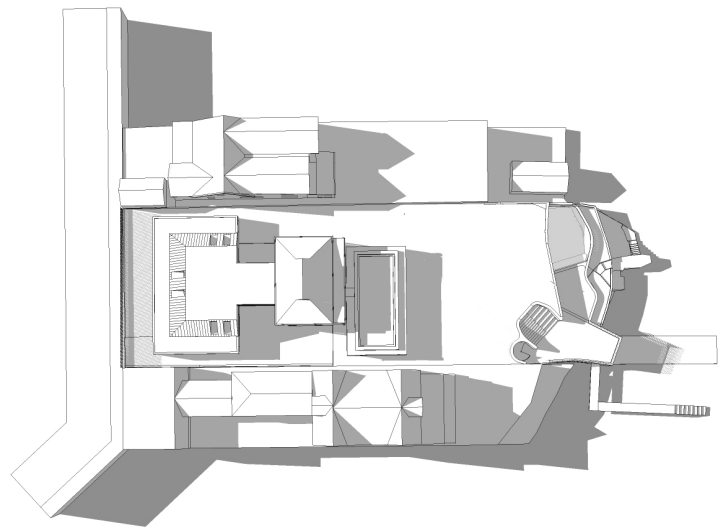
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date
07 FEBRUARY 2023
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drawn by
SN
checked by
NT

drawing no.
S26 2.102
drawing name
SECTION CC

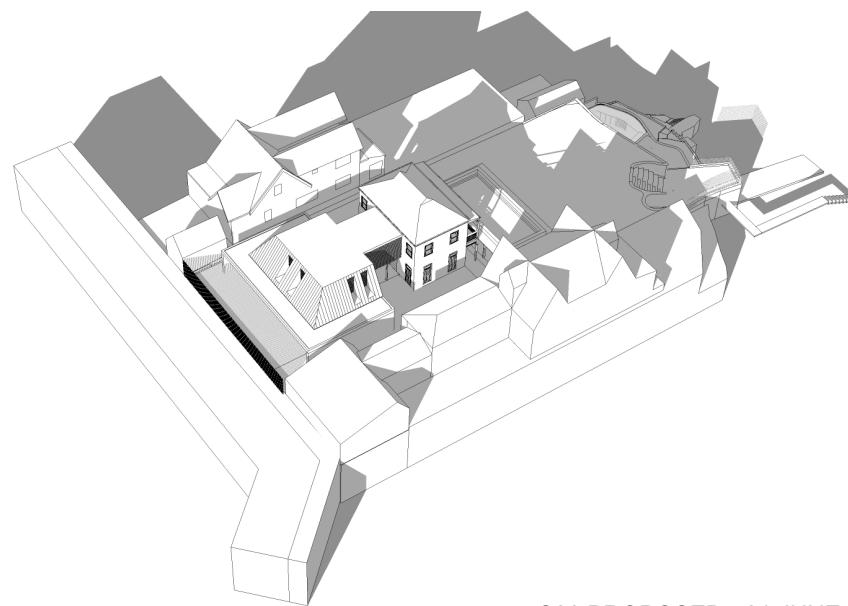
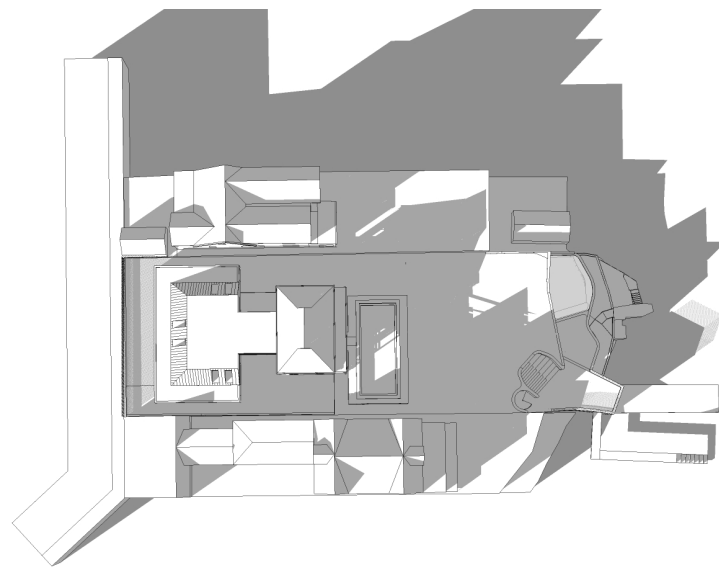
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S26 PROPOSED - 21 JUNE - 9AM



S26 PROPOSED - 21 JUNE - 12PM



S26 PROPOSED - 21 JUNE - 3PM

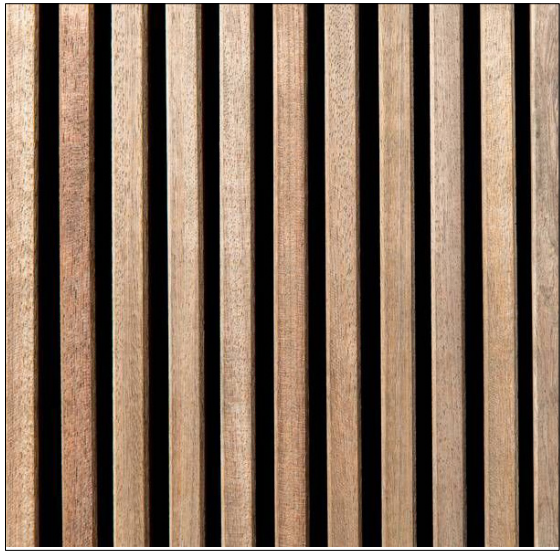
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A	12/12/22	FOR CONSULTANTS
ISSUE	DATE	REVISION

status
S26 APPEAL
project
14-14A PACIFIC STREET WATSONS BAY
client
MR DAMIEN & MRS GENEVIEVE REED

project no
0410
date
07 FEBRUARY 2023
scale
NTS
drawn by
SN
checked by
NT

drawing no.
S26 9.101
drawing name
SHADOW DIAGRAMS

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TIMBER SCREEN FENCE 50x120x1800
WITH 50MM SPACING IN BETWEEN



PRE-WEATHERED STANDING SEAM
COPPER ROOF 350-450MM WIDTH



OBSCURED GLASS



EXISTING METAL ROOF



EXISTING WEATHERBOARD CLADDING



TEXTURED RENDER



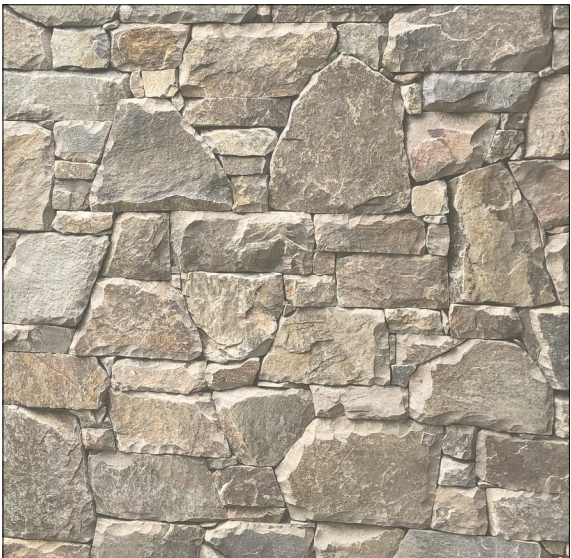
CLEAR GLAZING



TIMBER RETRACTABLE PRIVACY SCREEN



CONCRETE CAPPING + STEEL BALUSTRADE



PRE-WEATHERED SANDSTONE WALL CLADDING
MIN 75MM THICK SOLID APPIN SANDSTONE RANDOMLY PLACED CLADDING WITH DRY
PACKED JOINTS PIN FIXED WITH STAINLESS STEEL TO RC WALL SUBSTRATE WITH
APPROVED STONE TILE GLUE RATED FOR MARINE ENVIRONMENTS.



SANDSTONE CRAZY PAVING



BOATSHED TIMBER DOOR



BRUSH FENCE

E	07/02/23	FOR S26 ISSUE
C	09/01/23	S26 ISSUE
B	14/12/22	S26 ISSUE
A	12/12/22	FOR CONSULTANTS
ISSUE	DATE	REVISION

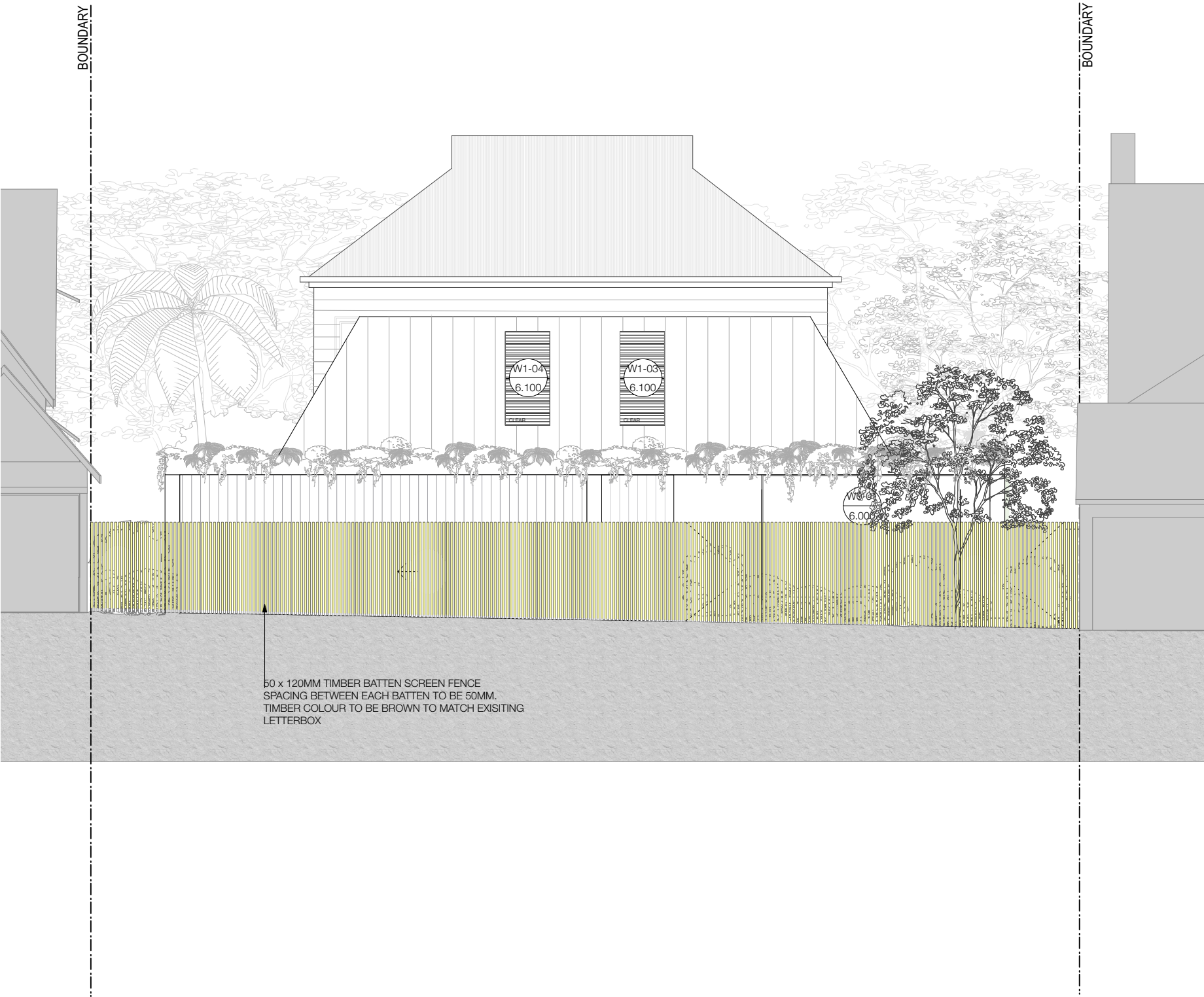
status	S26 APPEAL
project	14–14A PACIFIC STREET WATSONS BAY
client	MR DAMIEN & MRS GENEVIEVE REED

project no	0410
date	07 FEBRUARY 2023
scale	NTS
drawn by	SN
checked by	NT

drawing no.	S26 9.301
drawing name	MATERIAL SCHEDULE

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Nominated Architect: Nicholas Tobias NSWARB 6871





1 EXISTING N/E VIEW FROM PACIFIC ST



2 PROPOSED N/E VIEW FROM PACIFIC ST

E	07/02/23	FOR S26 ISSUE
D	09/01/23	S26 ISSUE
C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS
ISSUE	DATE	REVISION



status
S26 APPEAL
project
14-14A PACIFIC STREET WATSONS BAY
client
MR DAMIEN & MRS GENEVIEVE REED

project no
0410
date
07 FEBRUARY 2023
scale
1:100@A1 - 1:200@A3
drawn by
SN
checked by
RP

drawing no.
S26 9.401
drawing name
PHOTOMONTAGE - 1

TOBIAS PARTNERS
27 Renny Street Paddington NSW Australia 2021
T +61 2 9361 4800 E studio@tobiaspartners.com
Nominated Architect: Nicholas Tobias NSWARB 6871



1 EXISTING WATERFRONT VIEW



2 PROPOSED WATERFRONT VIEW

E	07/02/23	FOR S26 ISSUE
D	09/01/23	S26 ISSUE
C	14/12/22	S26 ISSUE
B	12/12/22	FOR CONSULTANTS
A	10/11/22	FOR CONSULTANTS
ISSUE	DATE	REVISION

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status	S26 APPEAL
project	14-14A PACIFIC STREET WATSONS BAY
client	MR DAMIEN & MRS GENEVIEVE REED
project no	0410
date	07 FEBRUARY 2023
scale	NTS
drawn by	SN
checked by	NT

drawing no.	S26 9.402
drawing name	PHOTOMONTAGE - 2
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