



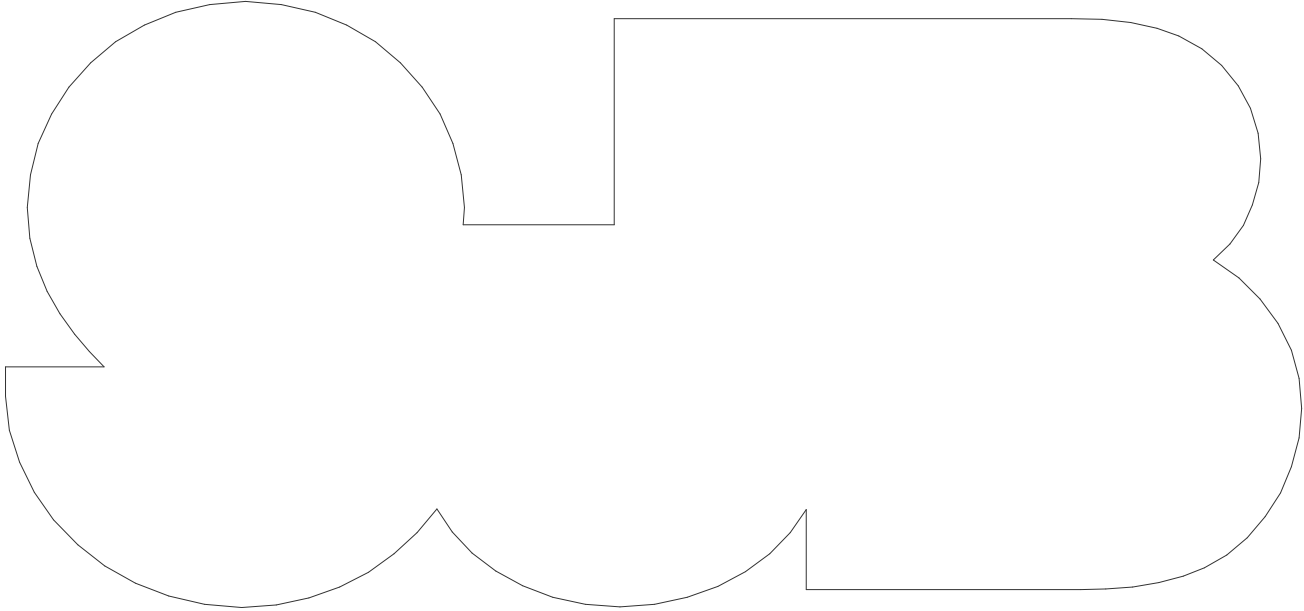
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

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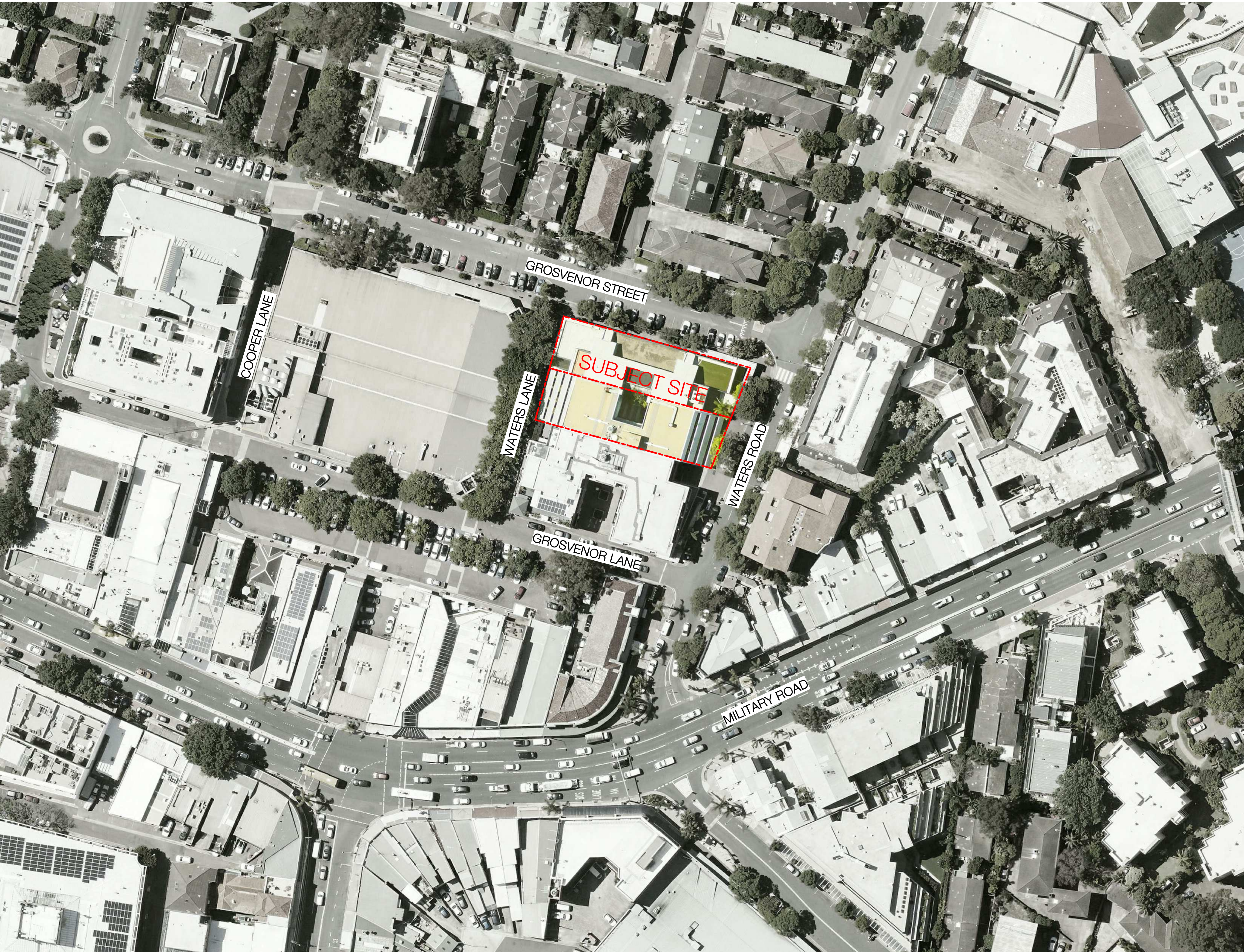
Project Number:6339  
Date: 26.09.2022  
Client: Central Element

BASIX and Thermal Comfort Inclusions – 12-14 Waters Road, Neutral Bay	
Floors	Concrete with a minimum R0.9 insulation (insulation only value) required to all units where garage is below and exposed subfloors. Concrete between levels and commercial zone, no insulation required
Walls	<b>External walls:</b> Brick Veneer wall with total R2.0 insulation (insulation only value) External colour: Light (SA < 0.475) <b>Inter-secting walls:</b> 75mm Hebel Power Panel to walls adjacent to neighbours and hallways, no insulation required 75mm Hebel Power Panel to walls adjacent to void, R1.2 insulation (insulation only value) Minimum 200mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts, fire stairs and adjacent buildings. No insulation required <b>Internal walls (within units):</b> Plasterboard on studs – no minimum insulation requirement
Windows	<b>Aluminium framed single clear performance glazing as per assessor certificate:</b> <b>A</b> – awning + bifold + casement windows + hinged glazed doors U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%) <b>B</b> – sliding doors/windows + fixed glazing + louvres windows U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)  <b>Aluminium framed double glazing as per assessor certificate:</b> <b>A</b> – awning + bifold + casement windows + hinged glazed doors U-Value: 3.10 (equal to or lower than) SHGC: 0.27 (±10%) <b>B</b> – sliding doors/windows + fixed glazing + louvres windows U-Value: 3.10 (equal to or lower than) SHGC: 0.27 (±10%)  Given values are AFRC total window system values (glass and frame) Note: Operability modelled as per BASIX Thermal Protocol – 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regards to restricted openings
Ceilings	Plasterboard ceiling, R2.5 insulation (insulation only value) where roof and balcony is above Plasterboard ceiling, no insulation where neighbouring units are above Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols. All downlights are assume sealed LED downlights, one every 2.5m2
Roof	Concrete roof, no insulation External colour: Medium (0.475 < SA < 0.7)
External Shading	Adjustable screens to western windows as per assessor certificate
Floor coverings	Tiles to bathrooms & laundry and timber elsewhere as per plans.
Hot water system	Central gas fired boiler hot water system with R1.0 (138mm) insulation to ring main and supply risers
Landscape	Minimum 300sqm indigenous or low water use species
Fixtures	Install showerheads minimum rating of 4.0 star Mid flow (>6L but <=7.5L/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 6 stars in the kitchen Install taps with minimum rating of 6 stars in each bathroom
Cooling & heating system	Single phase air conditioning to living areas and bedrooms: minimum efficiency of 3.0 stars
Appliances	Dishwashers: 3.5 star water & 3.5 energy rating
Ventilation	Kitchen- Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms- Individual fan, externally ducted to roof or façade, interlocked to light Laundry- Individual fan, externally ducted to roof or façade, interlocked to light
Other	Gas cooktop & electric oven Air conditioning day-night zoned between bedrooms and living areas Well ventilated fridge space Pool heated by Electric heat pump
Alternative Energy	5KW PV

Sheet List		
Sheet Number	Sheet Name	Current Revision
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0103	Site Plan and Analysis	1
0104	Demolition	1
0205	Floor Plan - Basement 5	1
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0210	Floor Plan - Waters Lane	1
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0215	Floor Plan - Level 4	1
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0251C	Height Plane Compliance Diagram -24m	1
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0253	Massing Floor Plan - Tower Level 3	1
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0502	Building Elevations - West (Waters Lane)	1
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0601	Section A	1
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3011	View Diagrams - Waters Lane - Level 5	
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3204	Solar Access Analysis - Summer Solstice	1
3206	Solar Access Analysis - Equinox	1
3301	Solar and Cross Ventilation Analysis	1
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

Town Planner

SJB Planning

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



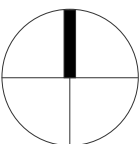
Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Context Plan



Date	Scale	Sheet Size
26.09.2022		@ A1

Drawn	Chk.
MJL	WG

Job No.	Drawing No.	Revision
6339	PP-0101	/ 1

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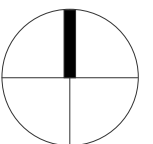
Project

Waters Road

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Drawing Name

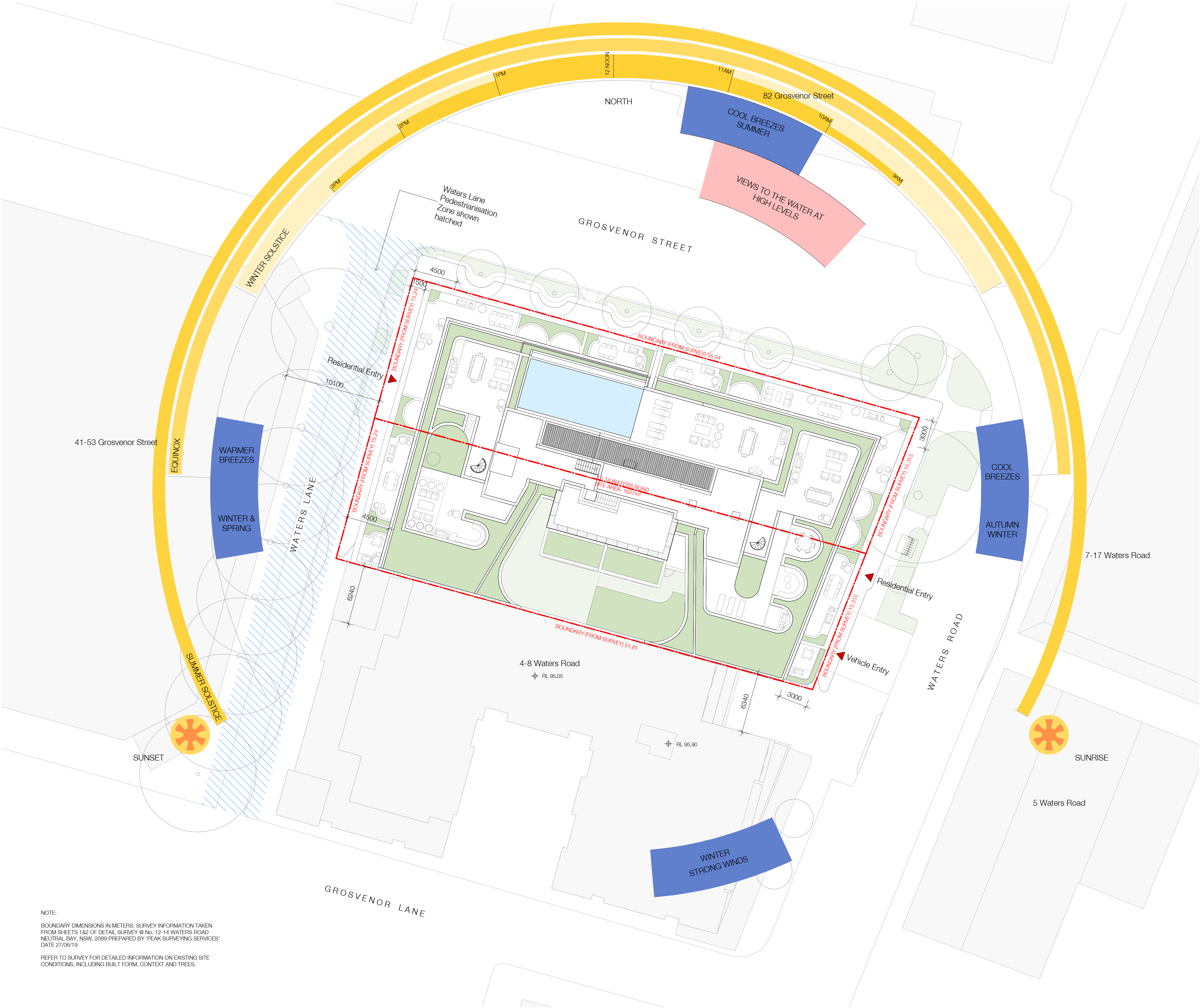
Site Plan and Analysis



Date 26.09.2022 Scale 1 : 200 Sheet Size @ A1

Drawn MS Chk. WG

Job No. 6339 Drawing No. PP-0103 Revision 1 / 1



NOTE:  
BOUNDARY DIMENSIONS IN METERS. SURVEY INFORMATION TAKEN FROM SHEETS 1&2 OF DETAIL SURVEY @ No. 12-14 WATERS ROAD NEUTRAL BAY, NSW, 2089 PREPARED BY 'PEAK SURVEYING SERVICES' DATE 27/06/19  
REFER TO SURVEY FOR DETAILED INFORMATION ON EXISTING SITE CONDITIONS, INCLUDING BUILT FORM, CONTEXT AND TREES.



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NOTE: SURVEY INFORMATION TAKEN FROM SHEETS 1&2 OF DETAIL SURVEY @ No. 12-14 WATERS  
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Project

Waters Road

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Drawing Name

Floor Plan - Basement 5

Date  
26.09.2022

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PP-0205

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Type	Number
Commercial	
Commercial Small Parking 2300x5400	7
Commercial Parking 2600x5400	52
Commercial Accessible 2600x5500	1
Commercial Motorcycle 1200x2500	6
	66
Residential	
Residential Standard 2400x5400	31
Residential Accessible 2400 x 5400	9
Residential Motorcycle 1200x2500	6
Visitor Parking 2400x5400	5
	51

Retail / Commercial

Retail / Commercial Accessible

Residential

Residential Accessible

Residential Visitor



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Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 4

Date  
26.09.2022

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Residential Motorcycle 1200x2500	6
Visitor Parking 2400x5400	5
	51

Retail / Commercial

Retail / Commercial Accessible

Residential

Residential Accessible

Residential Visitor



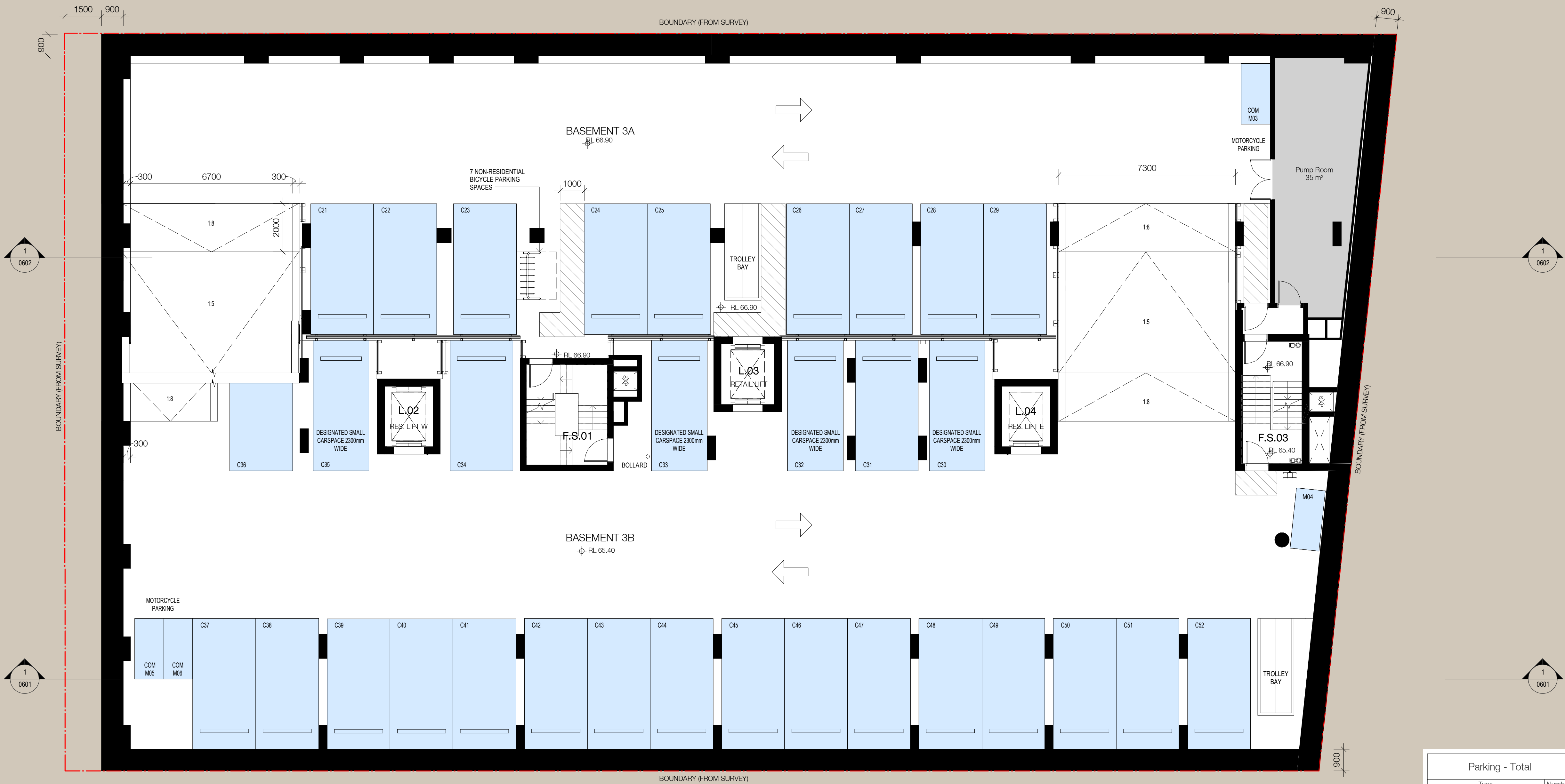
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	51

Retail / Commercial

Retail / Commercial Accessible

Residential

Residential Accessible

Residential Visitor

Town Planner  
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TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

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Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 3

Date  
26.09.2022

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Drawing No.  
PP-0207

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Project

Waters Road

12-14 Waters Road  
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Drawing Name

Floor Plan - Basement 2

Date  
26.09.2022

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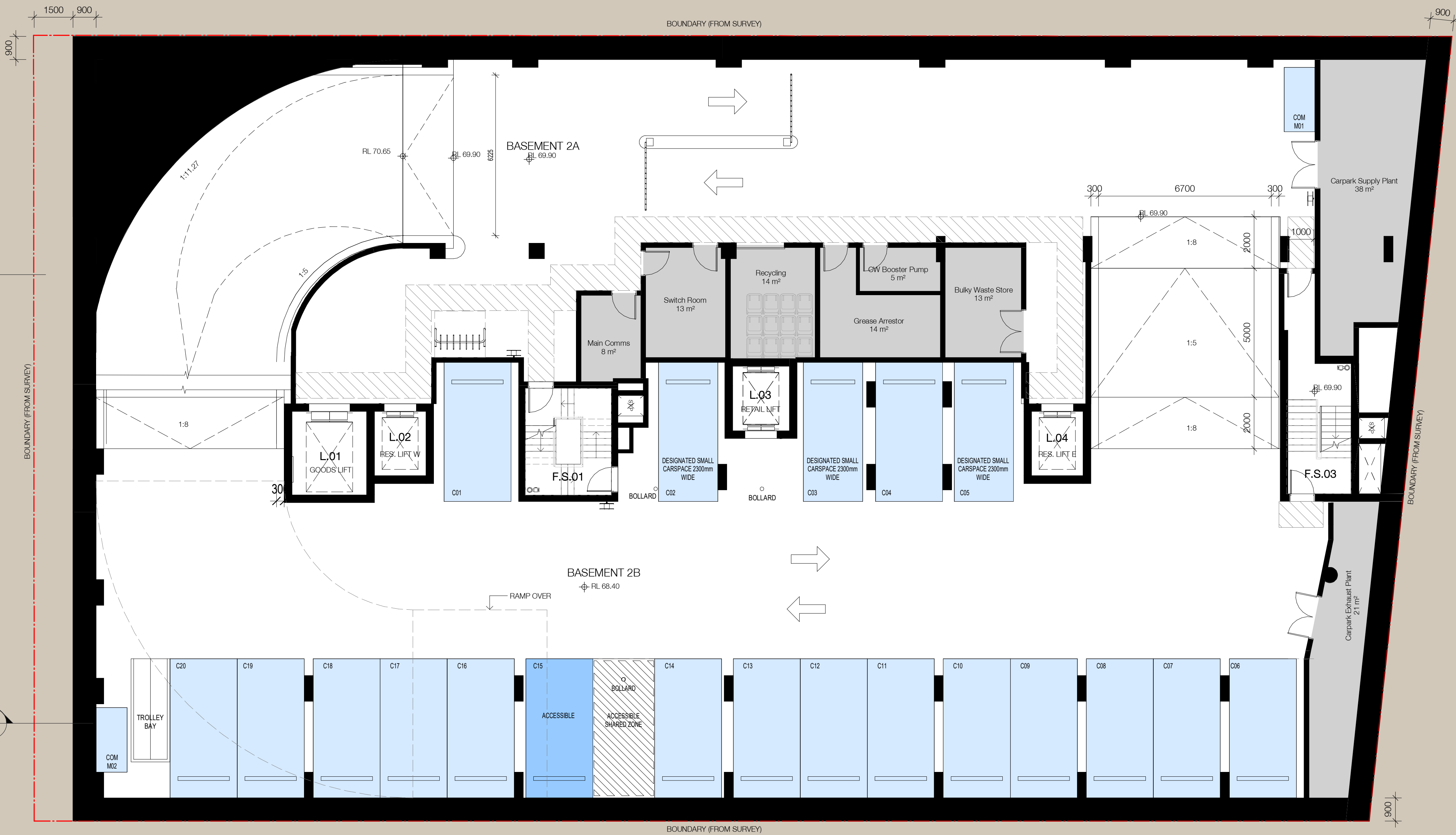
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Visitor Parking 2400x5400	5
	51

Retail / Commercial

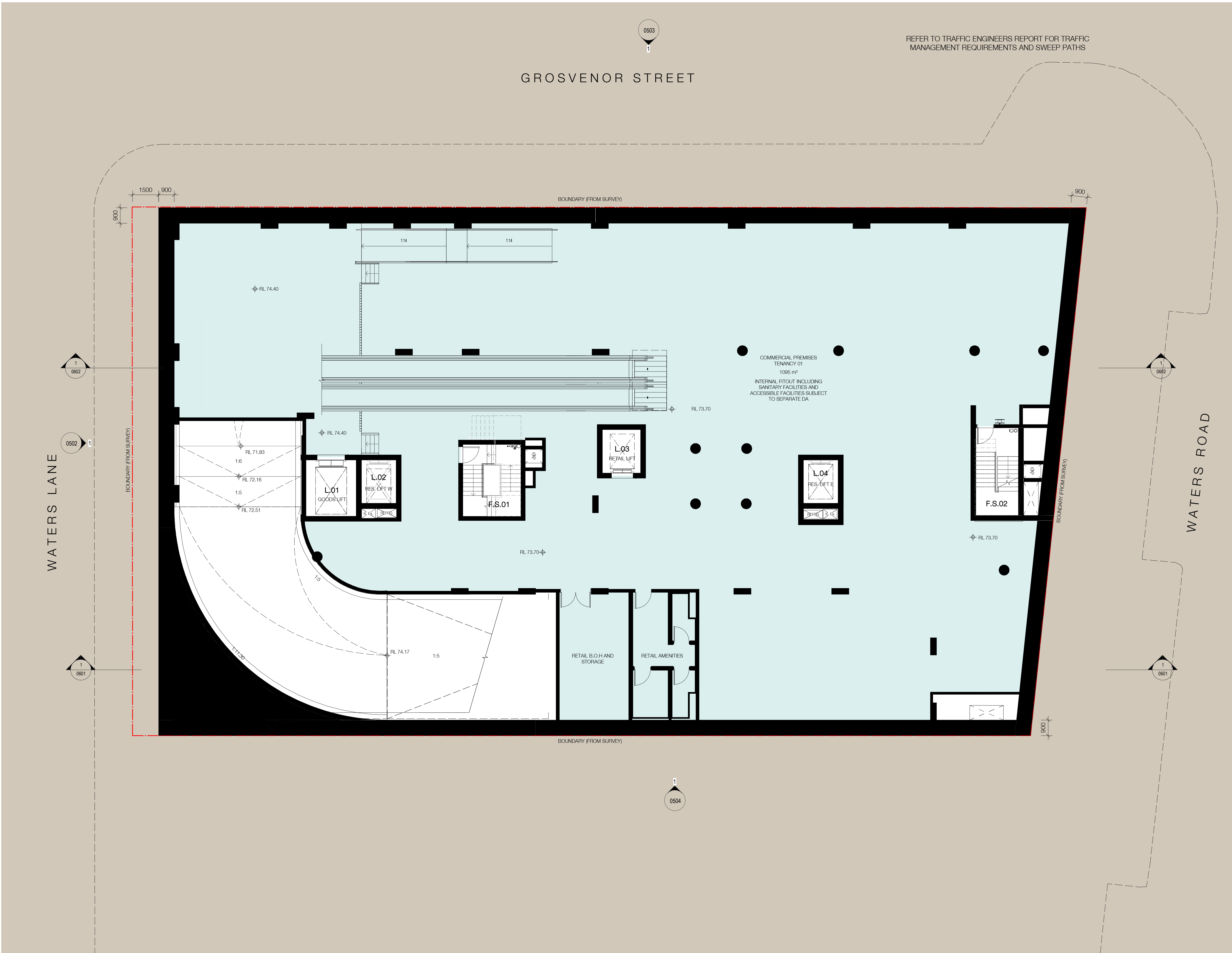
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Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Floor Plan - Basement 1



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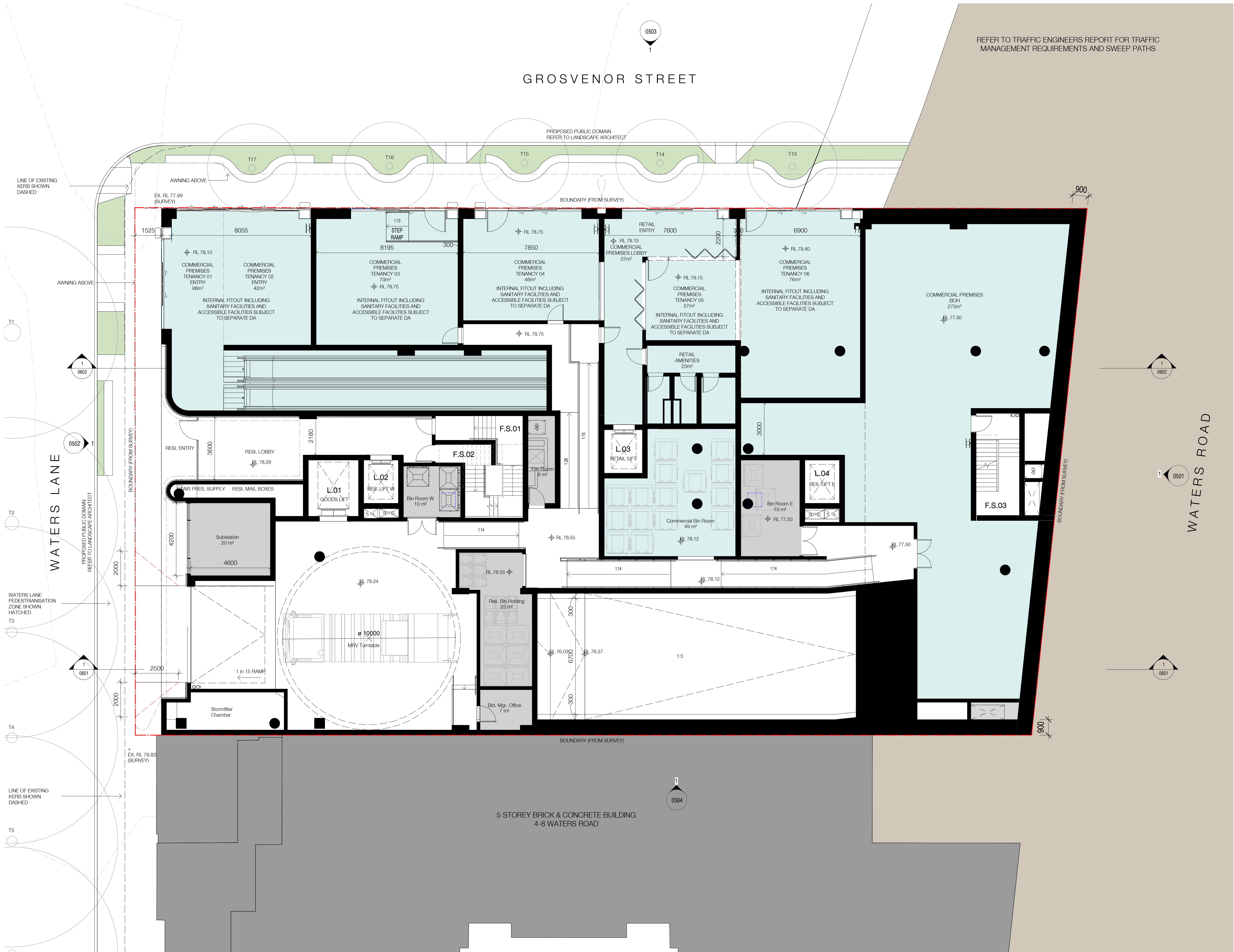
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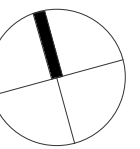


Project

Waters Road  
12-14 Waters Road  
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Drawing Name

Floor Plan - Waters Lane



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26.09.2022  
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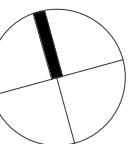


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Floor Plan - Waters Road



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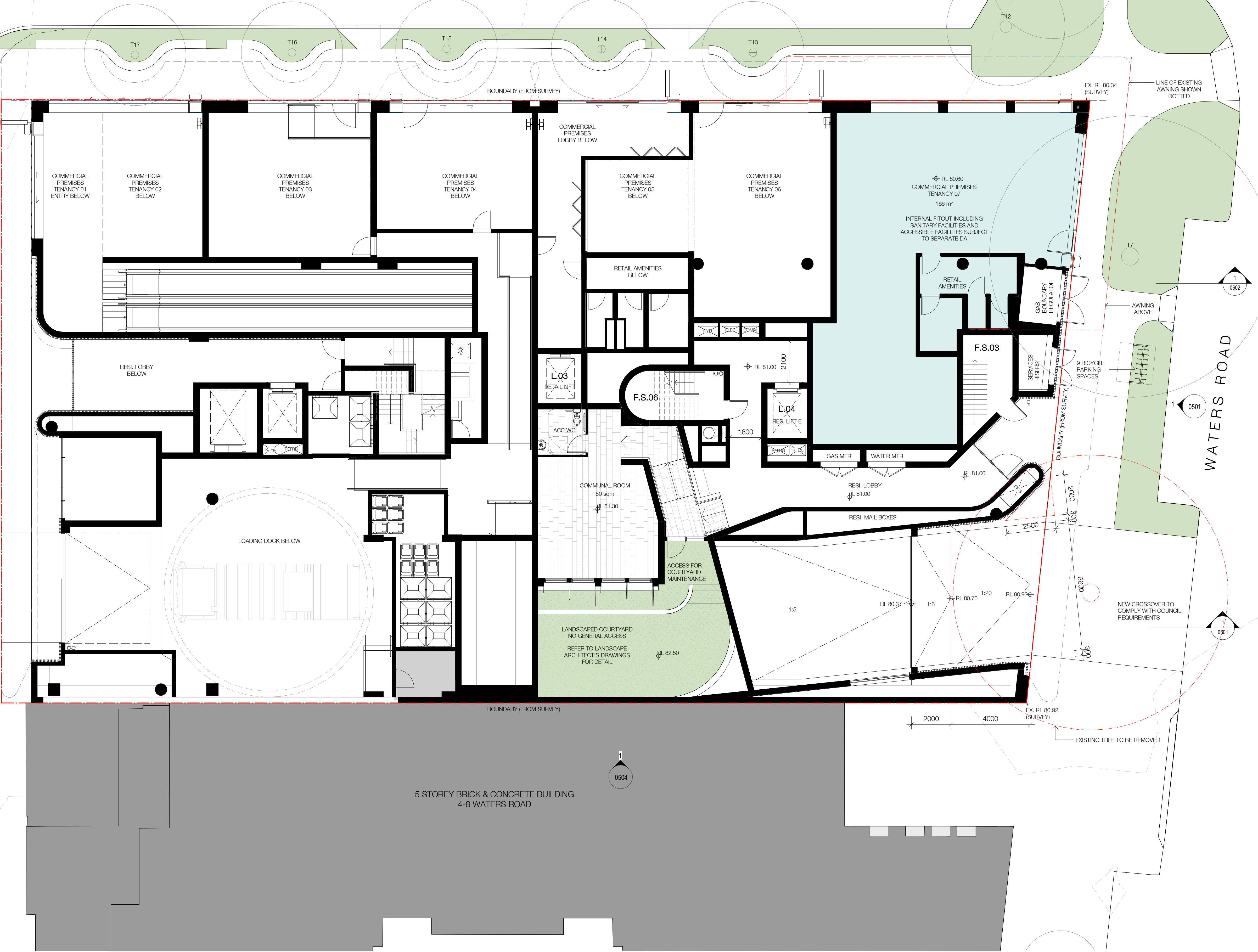
REFER TO TRAFFIC ENGINEERS REPORT FOR TRAFFIC  
MANAGEMENT REQUIREMENTS AND SWEEP PATHS

PROPOSED PUBLIC DOMAIN  
REFER TO LANDSCAPE ARCHITECT

GROSVENOR STREET

WATERS LANE

WATERS ROAD



0503

0504

0602

0501

0601

0602

0502

0601

T1

T2

T3

T4

T5

LINE OF EXISTING  
KERB SHOWN  
DASHED

PROPOSED PUBLIC DOMAIN  
REFER TO LANDSCAPE ARCHITECT

BOUNDARY (FROM SURVEY)

BOUNDARY (FROM SURVEY)

EX. RL 80.34  
(SURVEY)

LINE OF EXISTING  
AWNING SHOWN  
DOTTED

AWNING ABOVE

BOUNDARY (FROM SURVEY)

NEW CROSSOVER TO  
COMPLY WITH COUNCIL  
REQUIREMENTS

EXISTING TREE TO BE REMOVED

BOUNDARY (FROM SURVEY)

5 STOREY BRICK & CONCRETE BUILDING  
4-8 WATERS ROAD

COMMERCIAL  
PREMISES  
LOBBY BELOW

COMMERCIAL  
PREMISES  
TENANCY 05  
BELOW

COMMERCIAL  
PREMISES  
TENANCY 06  
BELOW

INTERNAL FITOUT INCLUDING  
SANITARY FACILITIES AND  
ACCESSIBLE FACILITIES SUBJECT  
TO SEPARATE DA

COMMERCIAL PREMISES  
TENANCY 07  
166 m<sup>2</sup>

RETAIL AMENITIES  
BELOW

L03  
RETAIL LIFT

ACC WC

F.S.06

L04  
RES. LIFT E

COMMUNAL ROOM  
50 sqm

RES. LOBBY

GAS MTR

WATER MTR

RES. LOBBY

RES. MAIL BOXES

LOADING DOCK BELOW

LANDSCAPED COURTYARD  
NO GENERAL ACCESS  
REFER TO LANDSCAPE  
ARCHITECT'S DRAWINGS  
FOR DETAIL

ACCESS FOR COURTYARD  
MAINTENANCE

1:5

RL 80.32

1:6

RL 80.70

1:20

RL 80.90

6000

300

300

EX. RL 80.92  
(SURVEY)

2000

4000

0504



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

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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG



Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Floor Plan - Level 1

Date  
26.09.2022

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
MS

Chk.  
WG

Job No.  
6339

Drawing No.  
PP-0212

Revision  
/ 1

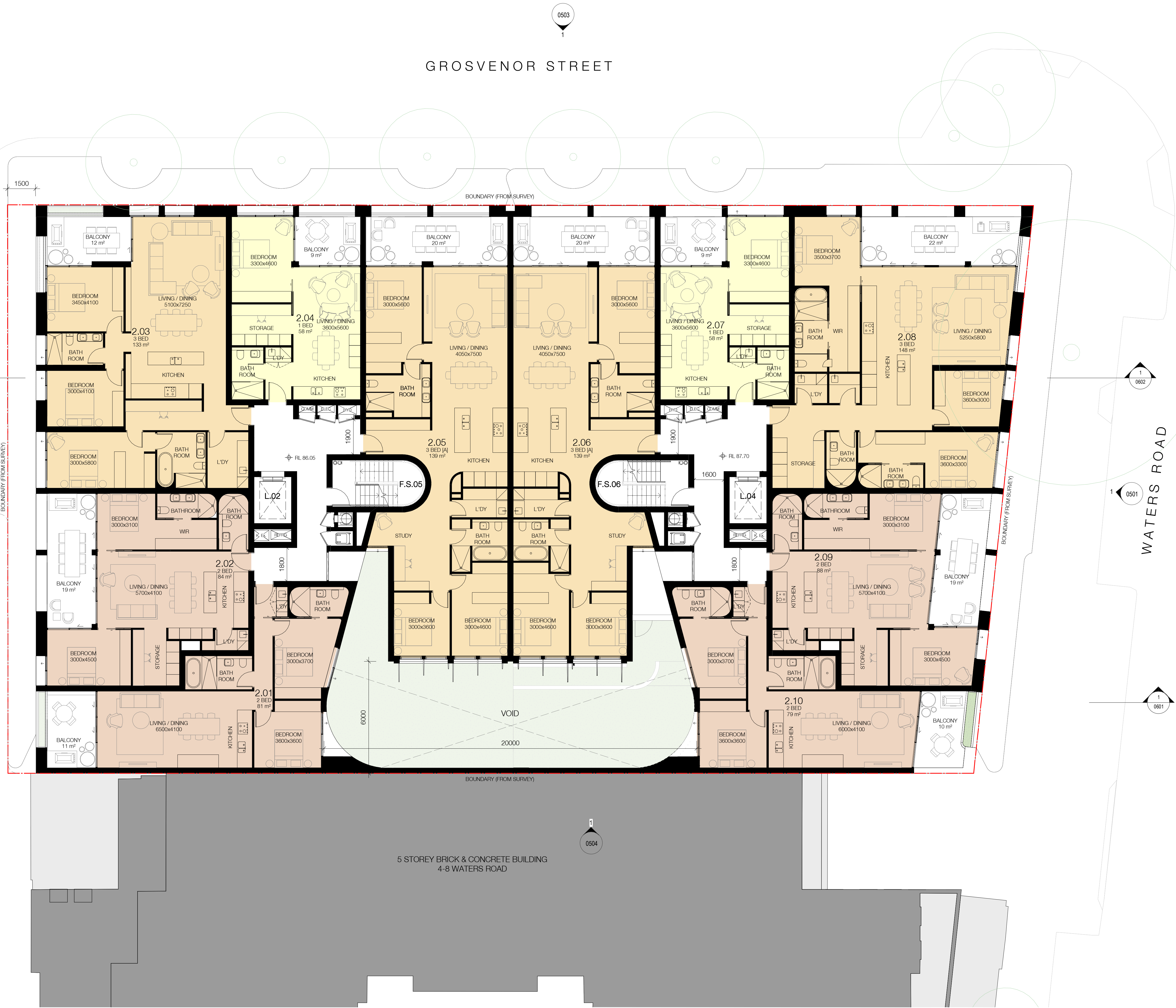
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1	26.09.2022	Issue for Approval	MQ	HG



Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Floor Plan - Level 2

Date  
26.09.2022

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
MS

Chk.  
WG

Job No.  
6339

Drawing No.  
PP-0213

Revision  
/ 1

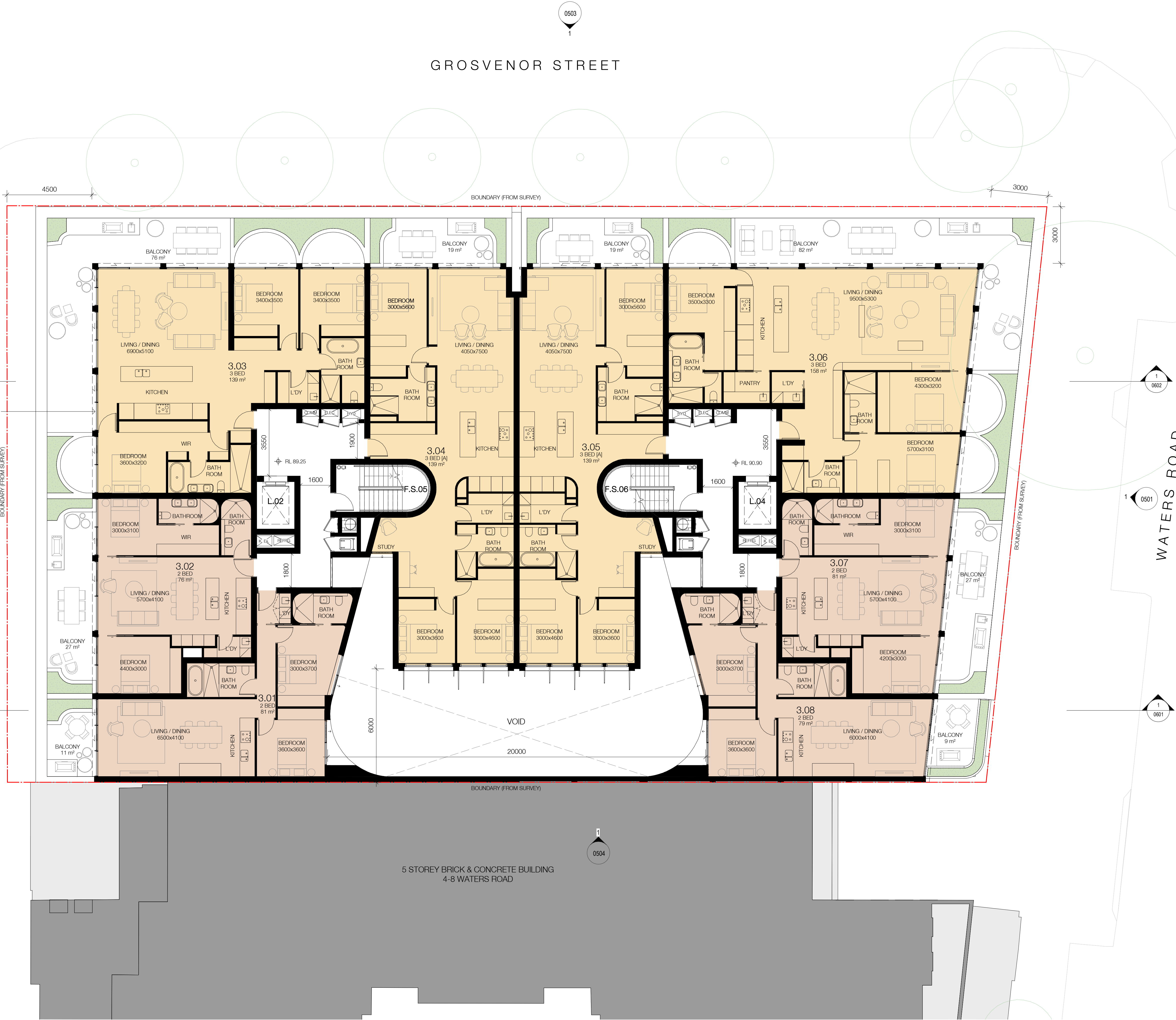


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Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Floor Plan - Level 3

Date  
26.09.2022

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
MS

Chk.  
WG

Job No.  
6339

Drawing No.  
PP-0214

Revision  
/ 1

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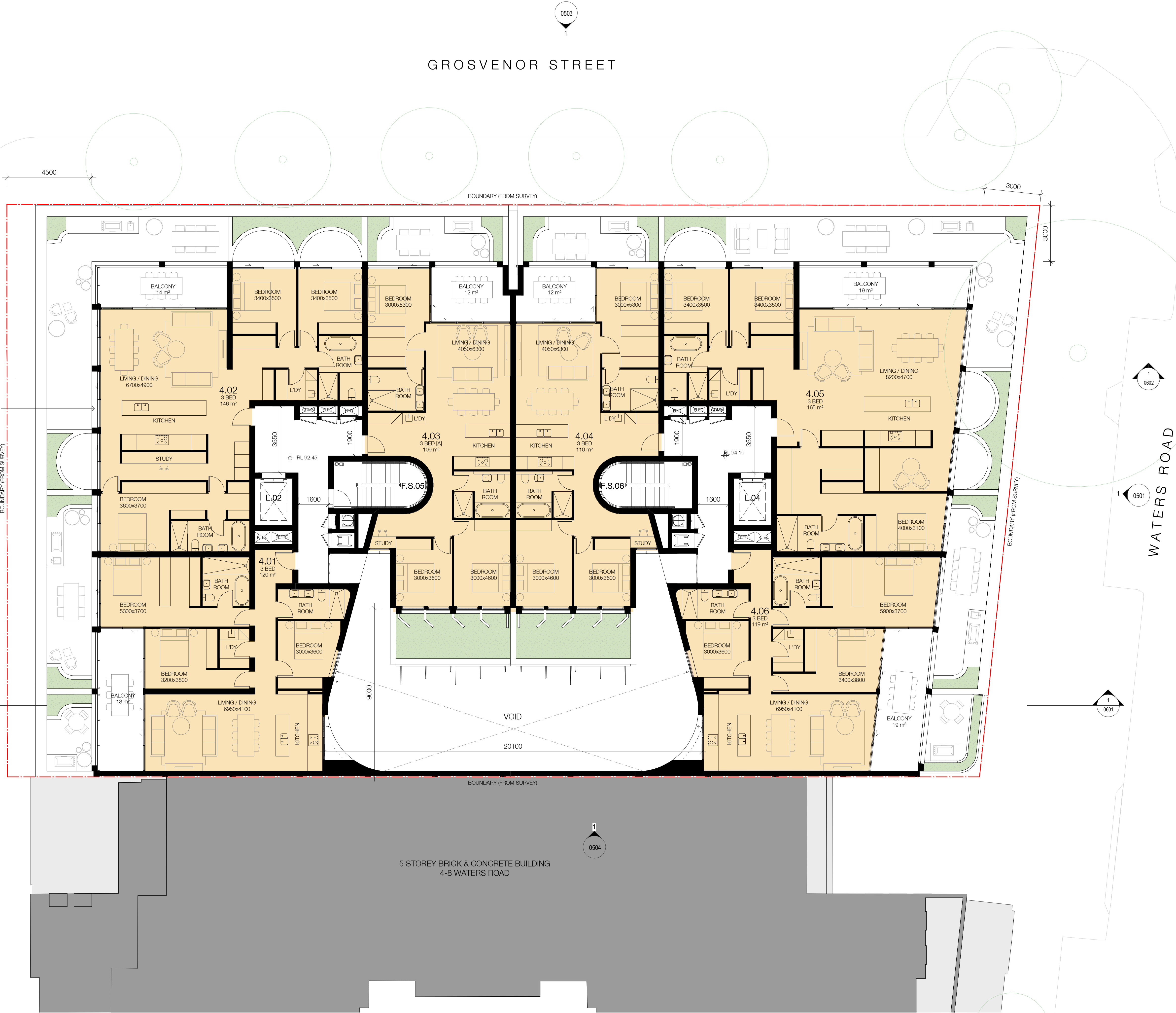


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Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Floor Plan - Level 4

Date  
26.09.2022  
Scale  
1 : 100  
Sheet Size  
@ A1

Drawn  
Author  
Chk.  
Checker

Job No.  
6339  
Drawing No.  
PP-0215  
Revision  
/ 1

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Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Floor Plan - Level 5

Date  
26.09.2022

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
MS

Chk.  
WG

Job No.  
6339

Drawing No.  
PP-0216

Revision  
/ 1

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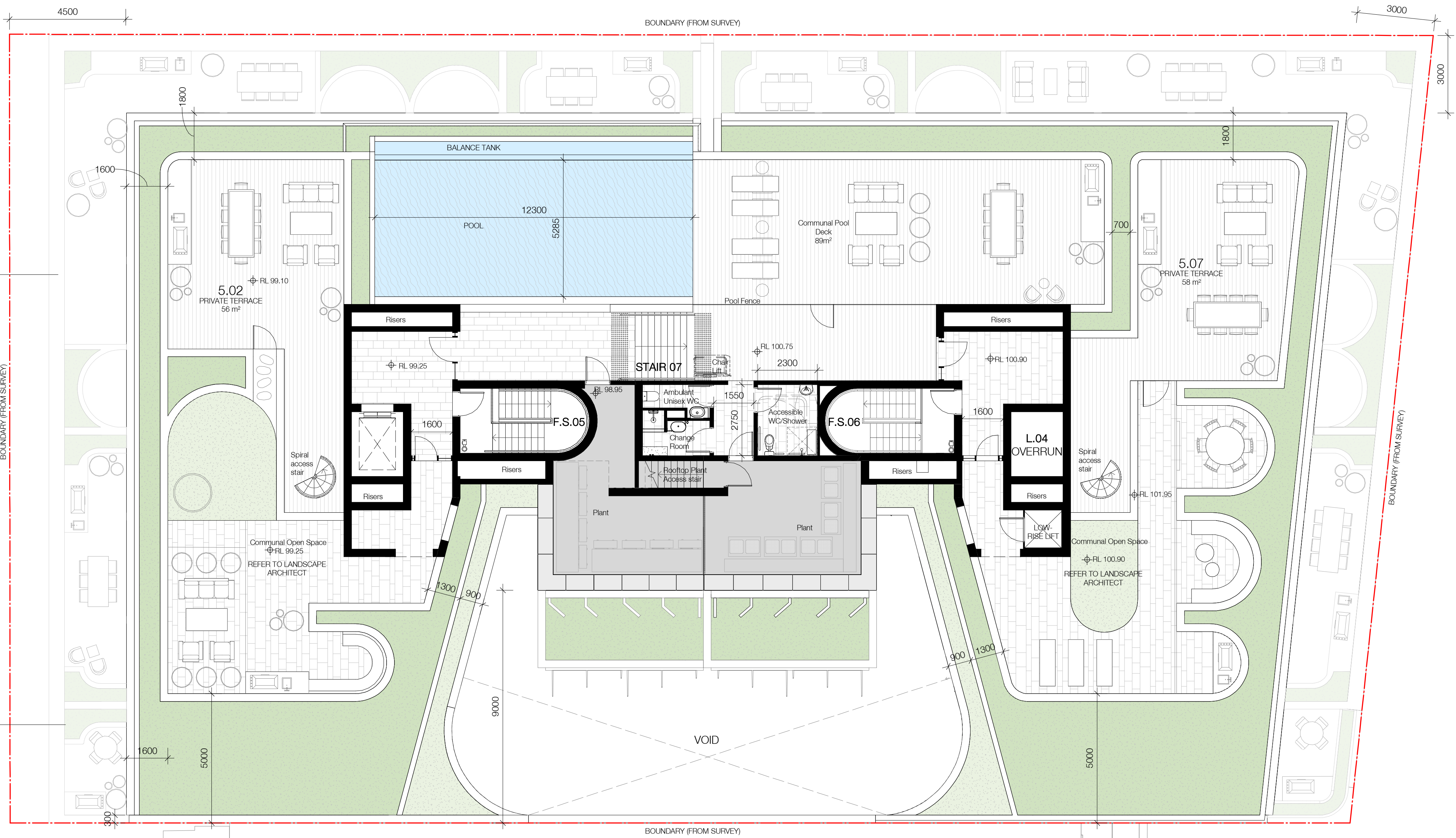
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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

WATERS LANE

WATERS ROAD

GROSVENOR STREET



Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Floor Plan - Roof Level

Date  
26.09.2022

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
MS

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WG

Job No.  
6339

Drawing No.  
PP-0217

Revision  
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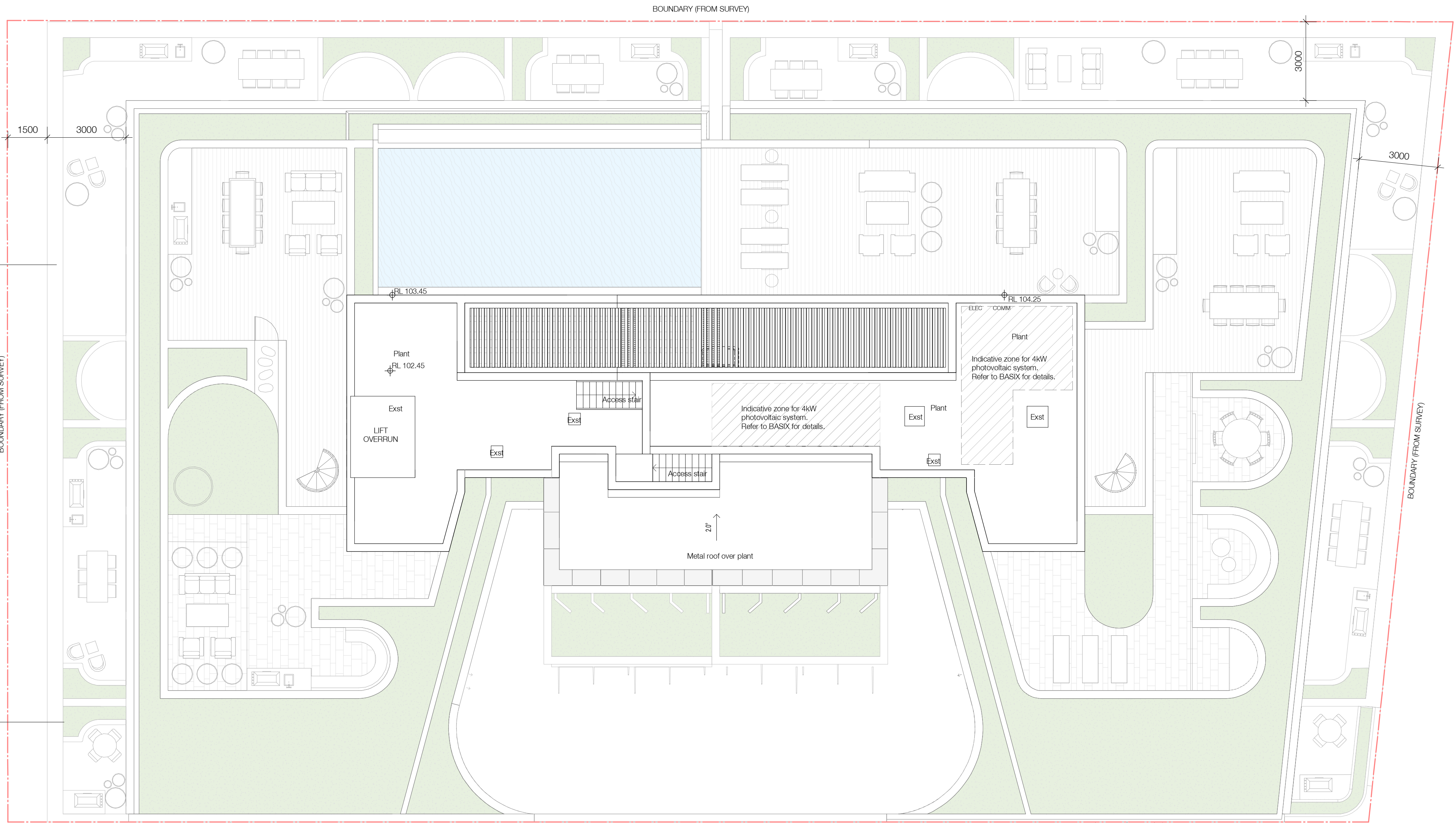
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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

WATERS LANE

GROSVENOR STREET

WATERS ROAD



Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Roof Plan

Date  
26.09.2022

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
MS

Chk.  
WG

Job No.  
6339

Drawing No.  
PP-0218

Revision  
/ 1

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1	26.09.2022	Issue for Approval	MQ	HG

Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Height Plane Compliance Diagram - 22m

Date  
26.09.2022  
Scale  
Sheet Size  
@ A1

Drawn  
CC  
Chk.  
WG

Job No.  
6339  
Drawing No.  
PP-0251B / 1  
Revision

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- LEGEND
- 22m Height Plane
  - Proposed building above Height Plane



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1	26.09.2022	Issue for Approval	MQ	HG

Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Height Plane Compliance Diagram  
-24m

Date  
26.09.2022  
Scale  
Sheet Size  
@ A1

Drawn  
MQ  
Chk.  
HG

Job No.  
6339  
Drawing No.  
PP-0251C / 1  
Revision

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- LEGEND
- 6 Storey (24m) Height Plane
  - Proposed building above Height Plane



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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

Client



Drawing Name

Drawn \_\_\_\_\_ Chk. \_\_\_\_\_

Job No. \_\_\_\_\_ Drawing No. \_\_\_\_\_ Revision \_\_\_\_\_

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1	26.09.2022	Issue for Approval	MQ	HG

Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



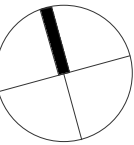
Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Massing Floor Plan - Tower Level 3




Date  
26.09.2022  
Scale  
1 : 100  
Sheet Size  
@ A1

Drawn  
Author  
Chk.  
Checker

Job No.  
6339  
Drawing No.  
PP-0253  
Revision  
/ 1

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GROSVENOR STREET

WATERS LANE

WATERS ROAD





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

Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

Client



Drawing Name

Drawn \_\_\_\_\_ Chk. \_\_\_\_\_

Job No.	Drawing No.	Revision
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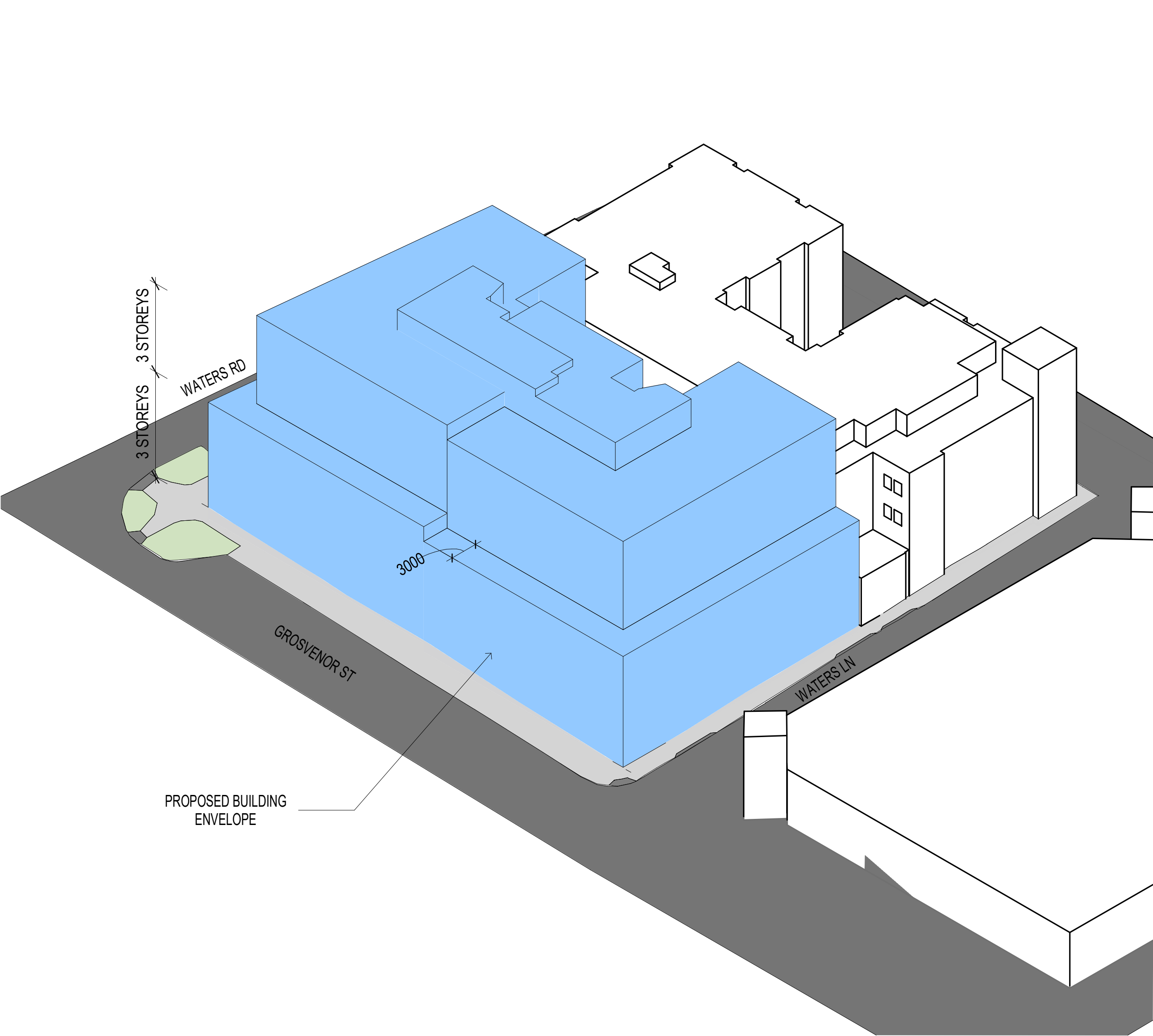
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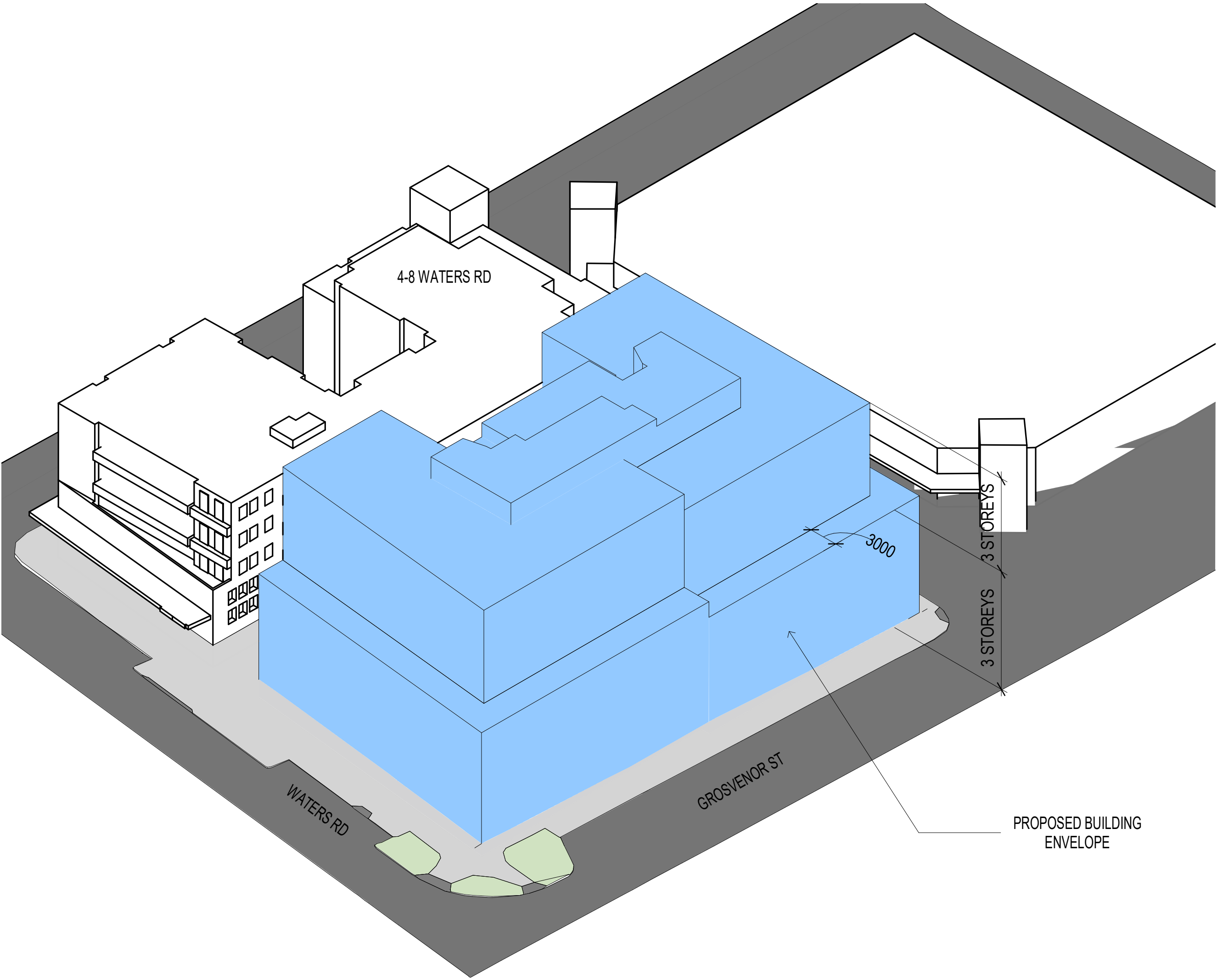


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1	26.09.2022	Issue for Approval	MQ	HG



Massing North-East View



Massing North-West View

Town Planner  
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Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



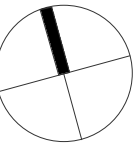
Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

3D Massing Diagram



Date Scale Sheet Size

26.09.2022

@ A1

Drawn Chk.

Author Checker

Job No. Drawing No. Revision

6339 PP-0255 / 1





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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

MATERIAL SCHEDULE

BK-01	FACE BRICK
BL-01	METAL BALUSTRADE
BL-02	GLASS BALUSTRADE
GL-01	ALUMINIUM FRAMED WINDOW
MT-01	METAL FINISH 01
PC-01	PRECAST CONCRETE 1
PC-02	PRECAST CONCRETE 2

Town Planner	
SJB Planning	
Traffic Engineer	
TTPP Transport Planning	
Landscape Architect	
Arcadia Landscape Architecture	

Client



Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

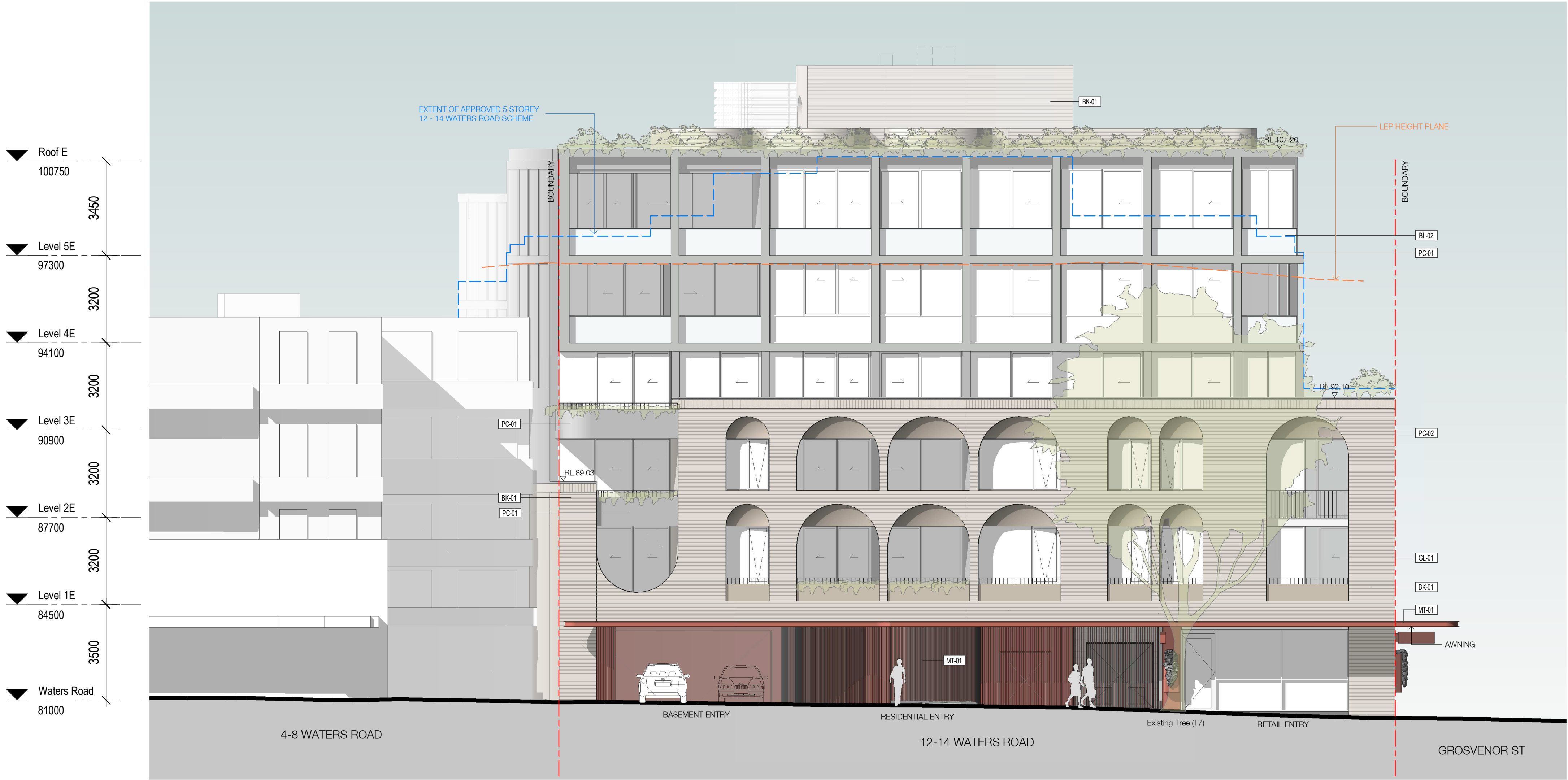
Drawing Name

Building Elevations - East (Waters Road)

Date	Scale	Sheet Size
26.09.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

Job No.	Drawing No.	Revision
6339	PP-0501	/ 1





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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

BK-01	FACE BRICK
BL-01	METAL BALUSTRADE
BL-02	GLASS BALUSTRADE
GL-01	ALUMINIUM FRAMED WINDOW
MT-01	METAL FINISH 01
PC-01	PRECAST CONCRETE 1
PC-02	PRECAST CONCRETE 2

Arcadia Landscape Architecture


**Central  
Element**

12-14 Waters Road  
Neutral Bay 2089 NSW

Building Elevations - West (Waters Lane)

Date	Scale	Sheet Size
26.09.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

Job No.	Drawing No.	Revision
6339	PP-0502	/ 1





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

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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

MATERIAL SCHEDULE

- BK-01 FACE BRICK  
BL-01 METAL BALUSTRADE  
BL-02 GLASS BALUSTRADE  
GL-01 ALUMINIUM FRAMED WINDOW  
MT-01 METAL FINISH 01  
PC-01 PRECAST CONCRETE 1  
PC-02 PRECAST CONCRETE 2

Town Planner

SJB Planning

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Building Elevations - North  
(Grosvenor Street)

Date	Scale	Sheet Size
26.09.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

Job No.	Drawing No.	Revision
6339	PP-0503	/ 1

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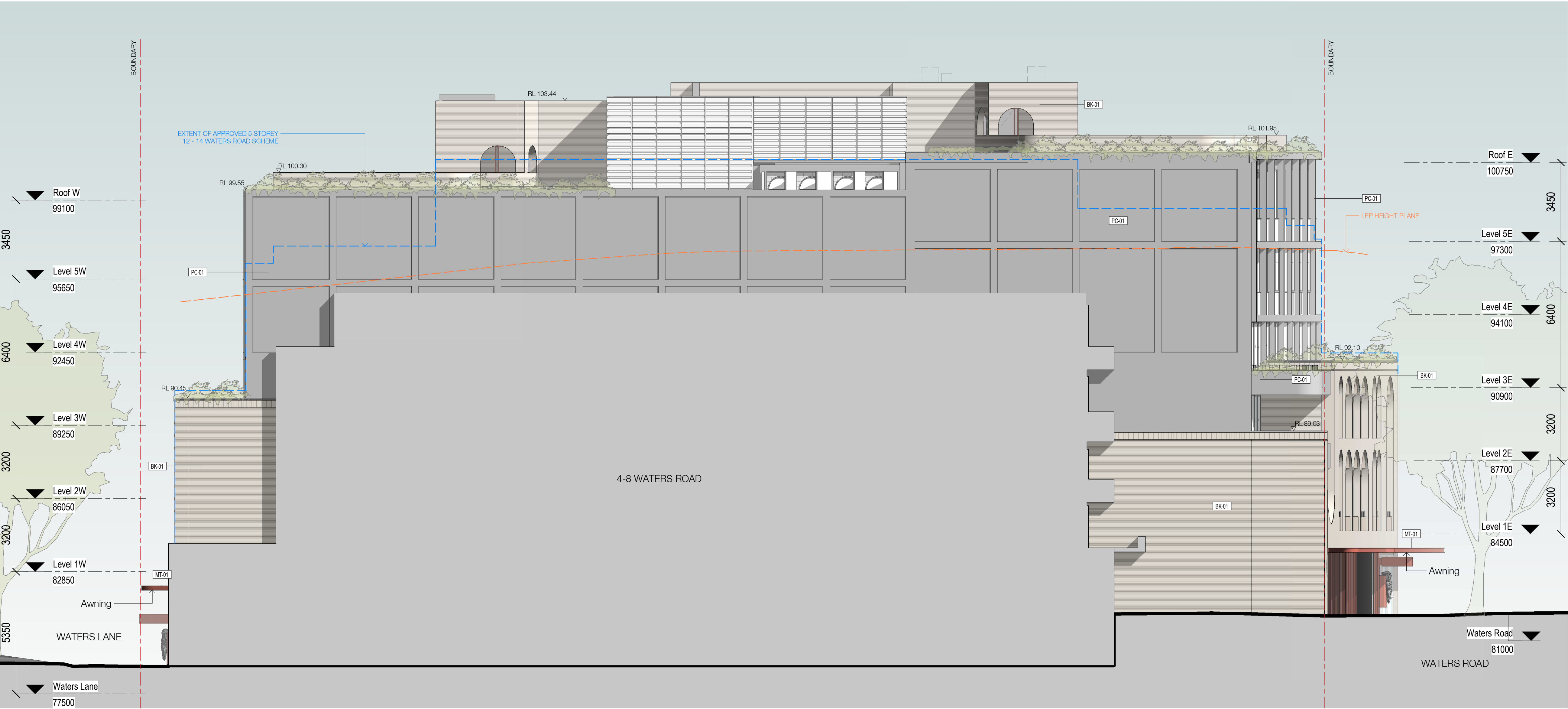


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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG



MATERIAL SCHEDULE

- BK-01 FACE BRICK
- BL-01 METAL BALUSTRADE
- BL-02 GLASS BALUSTRADE
- GL-01 ALUMINIUM FRAMED WINDOW
- MT-01 METAL FINISH 01
- PC-01 PRECAST CONCRETE 1
- PC-02 PRECAST CONCRETE 2

Town Planner

SJB Planning

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Building Elevations - South

Date	Scale	Sheet Size
26.09.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

Job No.	Drawing No.	Revision
6339	PP-0504	/ 1

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Town Planner  
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Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project

Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Section A

Date  
26.09.2022

Scale  
1 : 100

Sheet Size  
@ A1

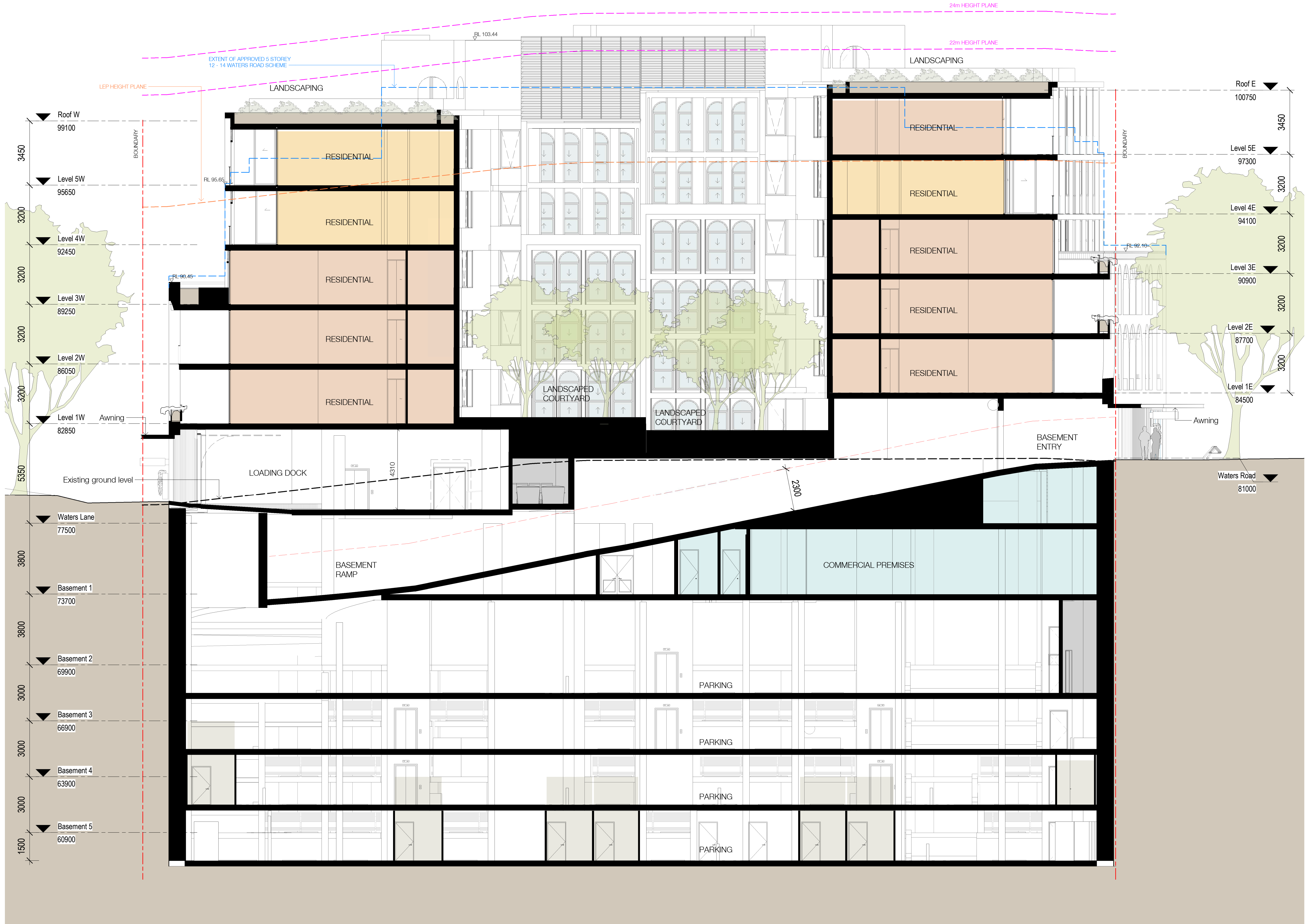
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Job No.  
6339

Drawing No.  
PP-0601

Revision  
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1	26.09.2022	Issue for Approval	MQ	HG

Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

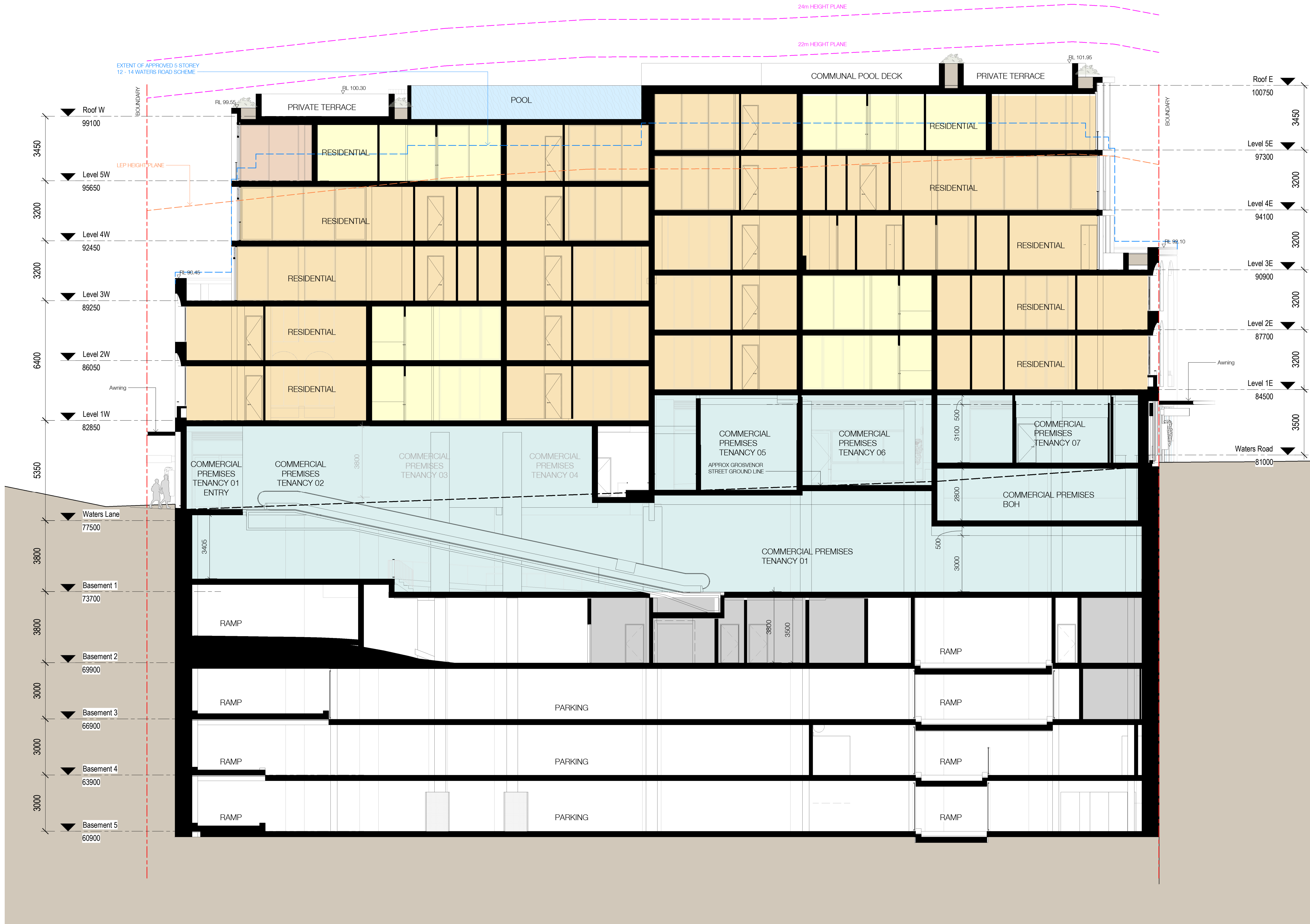
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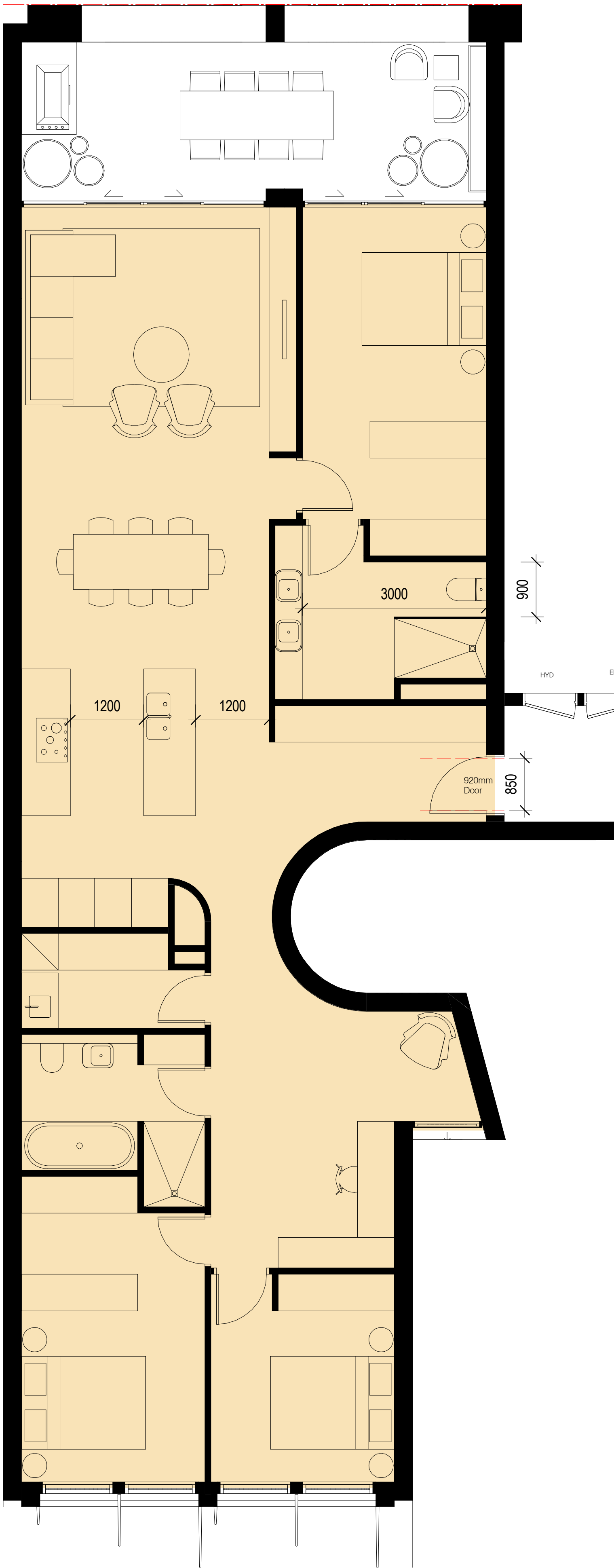
Drawn	Chk.
MS	WG

Job No. Drawing No. Revision

6339 PP-0602 / 1

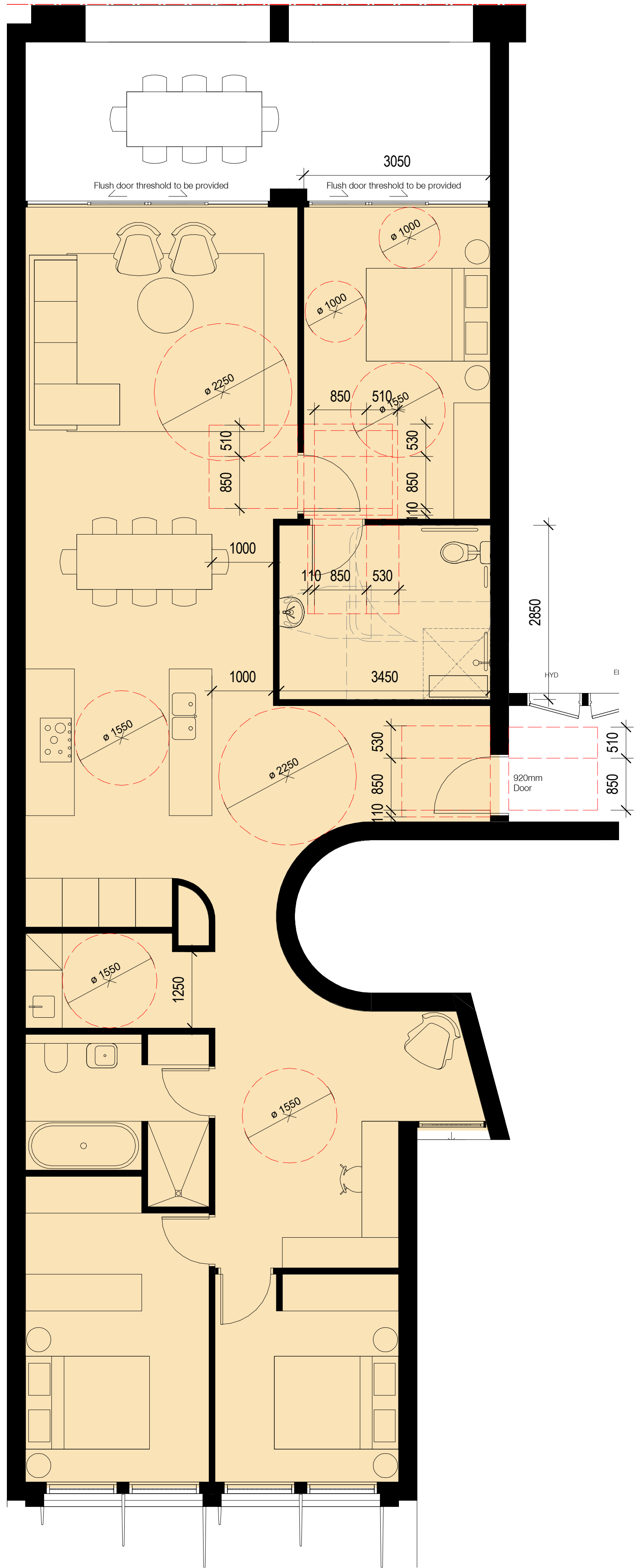






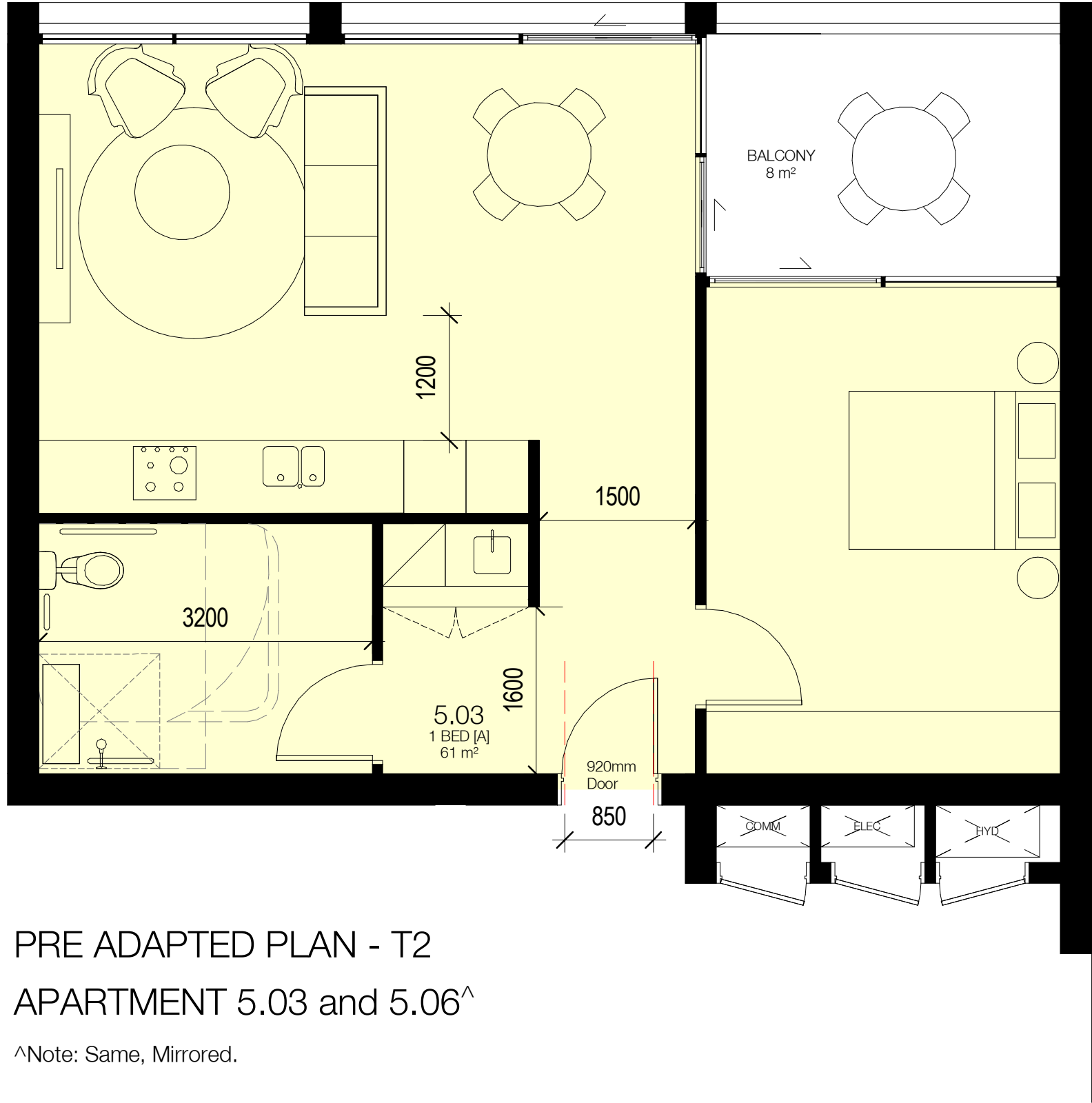
PRE ADAPTED PLAN + SILVER LIVEABLE\* - T1  
APARTMENT 1.05^ / 1.06 / 2.05^ / 2.06 / 3.04^ / 3.05 / 4.03^+

\*Note: UNO all doors min 820mm to SILVER LIVEABLE requirements  
^Note: Same, Mirrored.  
+Note: Similar with alternative master bedroom layout, same strategy of joinery removal



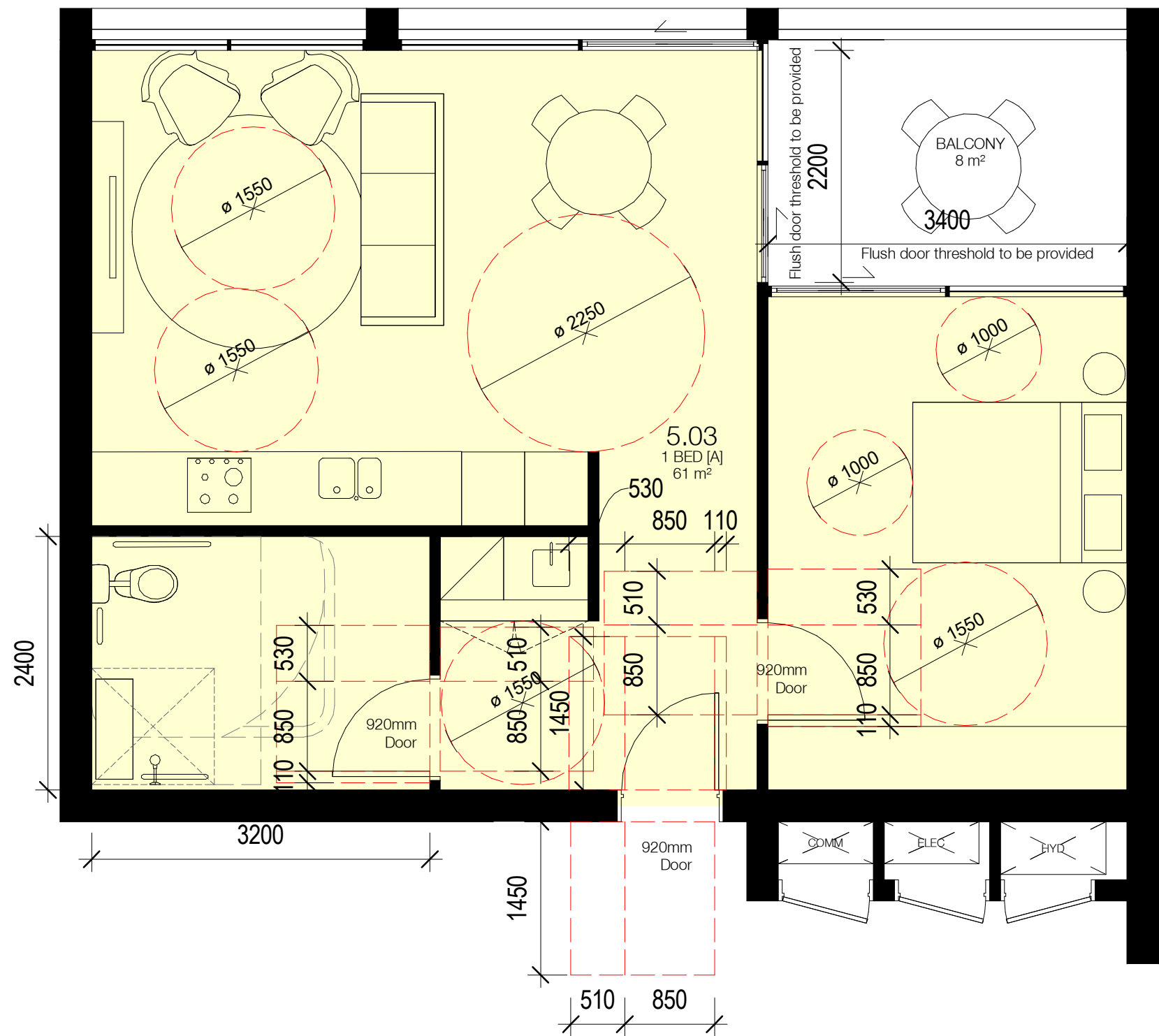
POST ADAPTED PLAN - T1  
APARTMENTS 1.05^ / 1.06 / 2.05^ / 2.06 / 3.04^ / 3.05 / 4.03^+

^Note: Same, Mirrored.  
+Note: Similar with alternative master bedroom layout, same strategy of joinery removal



PRE ADAPTED PLAN - T2  
APARTMENT 5.03 and 5.06^

^Note: Same, Mirrored.



POST ADAPTED PLAN - T2  
APARTMENT 5.03 and 5.06^

^Note: Same, Mirrored.

TOTAL UNITS = 42  
ADAPTABLE UNITS = 9 = 21%

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

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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

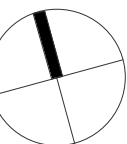
Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Apartment Types - Adaptable Units



Date  
26.09.2022

Scale  
1 : 50

Sheet Size  
@ A1

Drawn  
MS

Chk.  
WG

Job No.  
6339

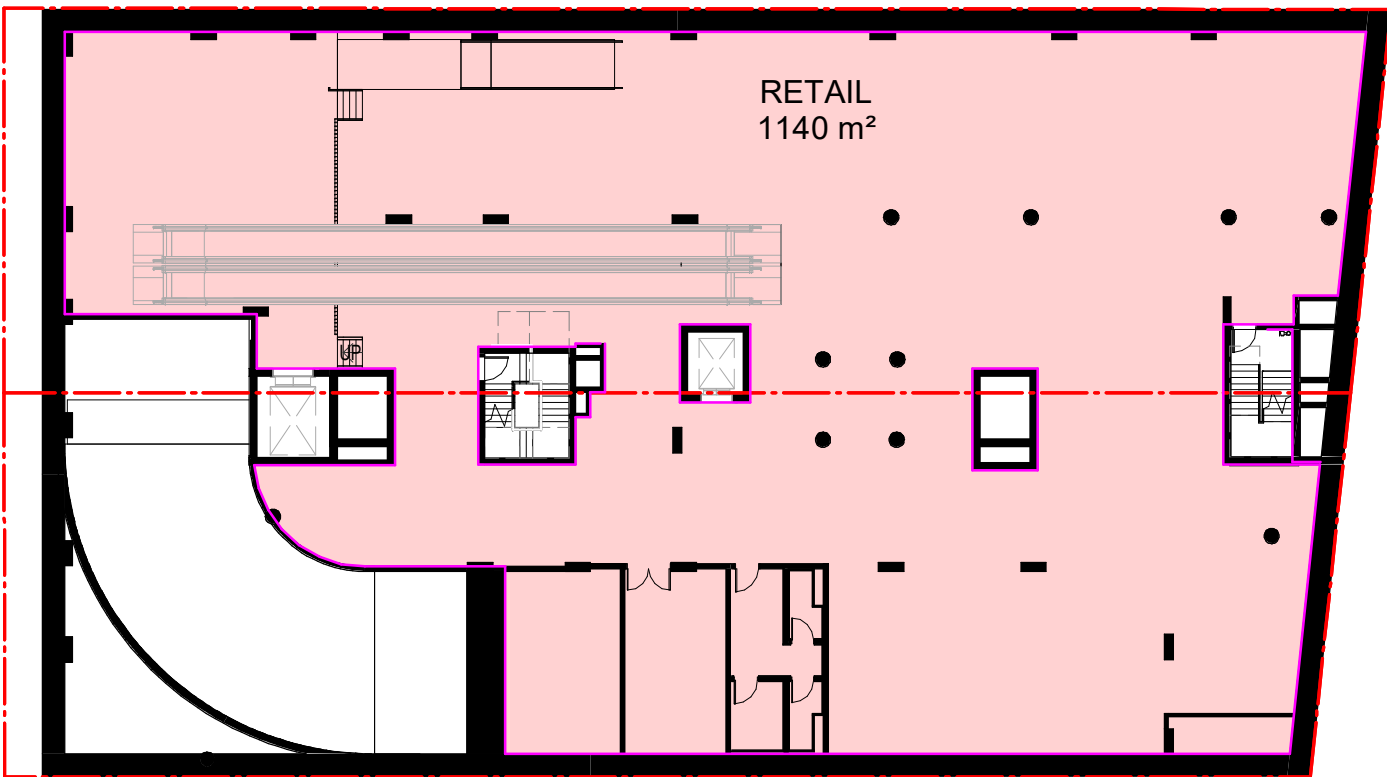
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Revision  
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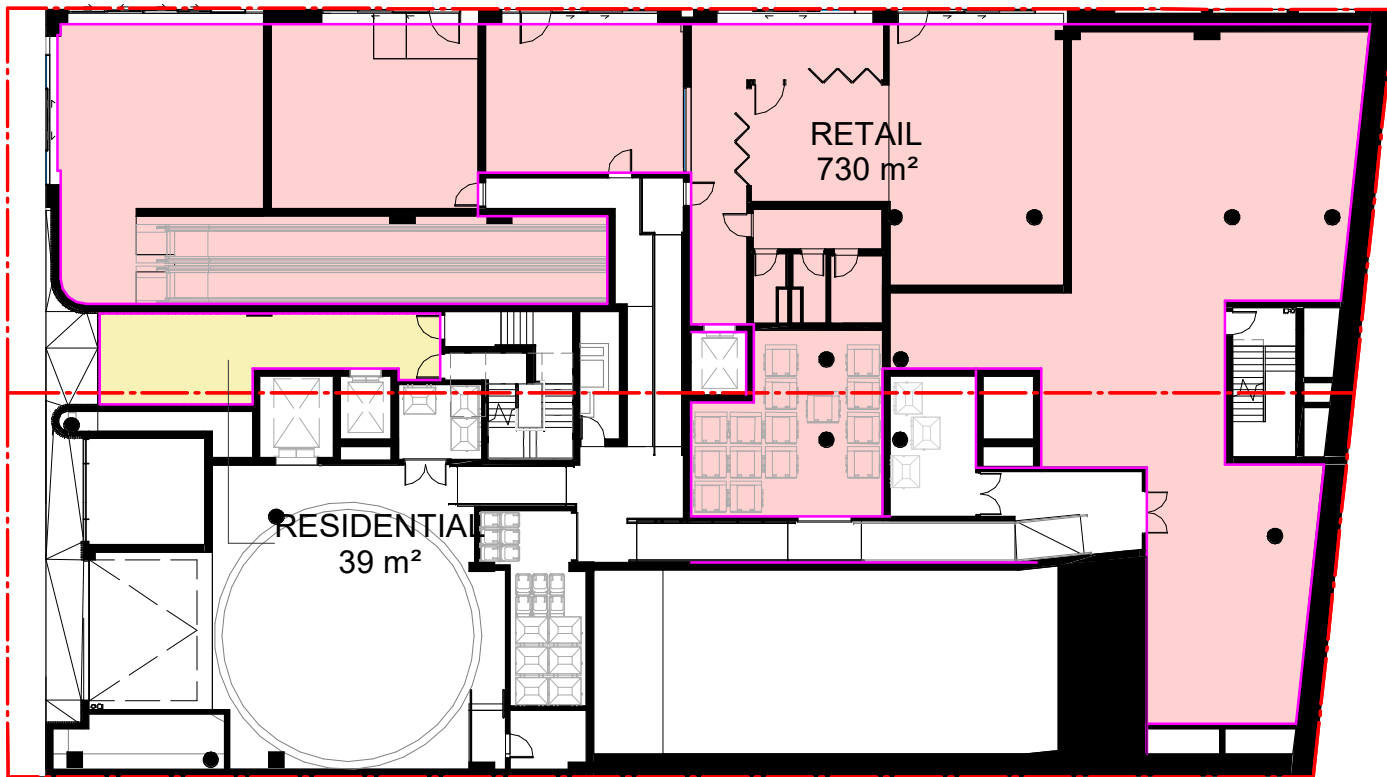
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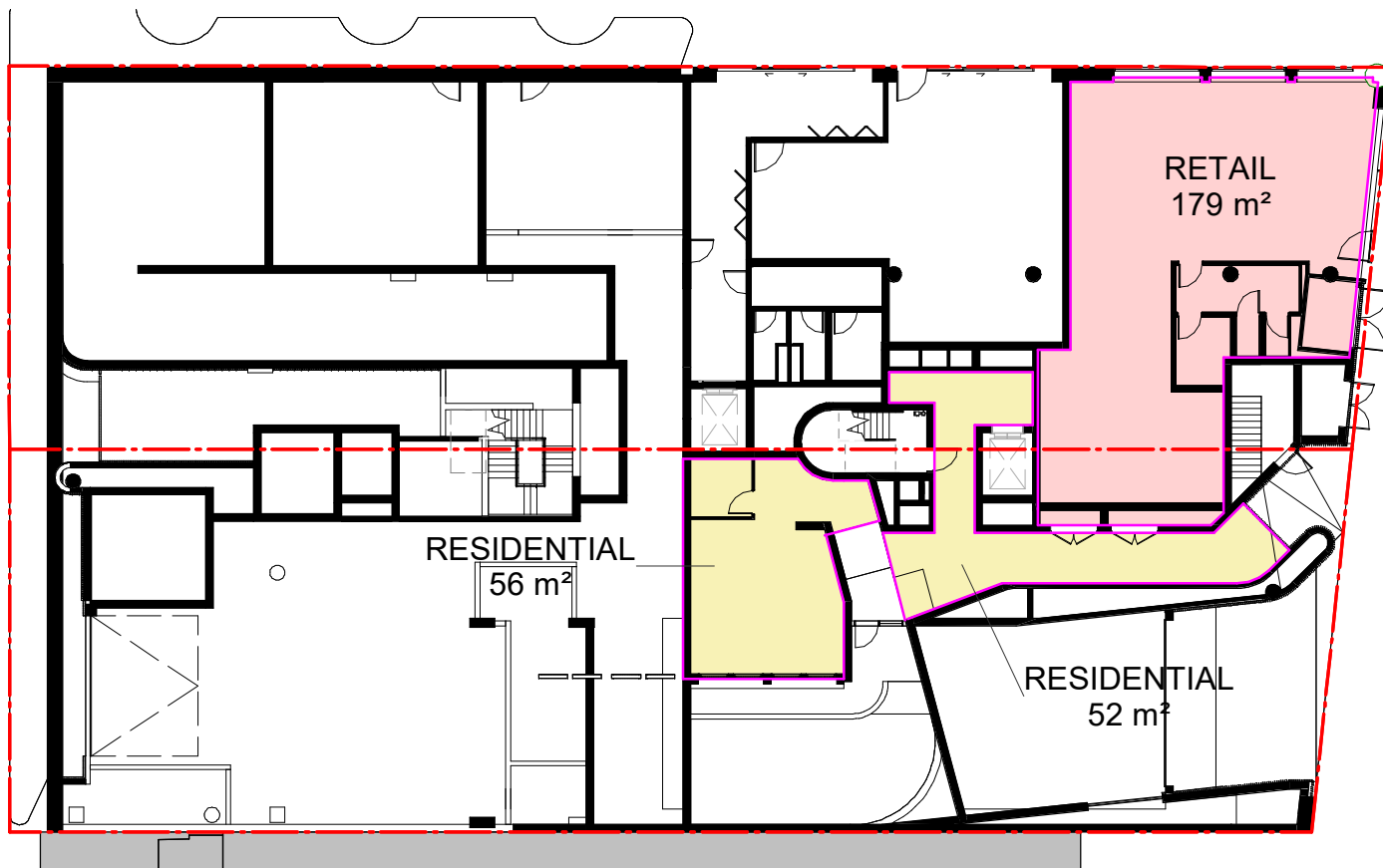




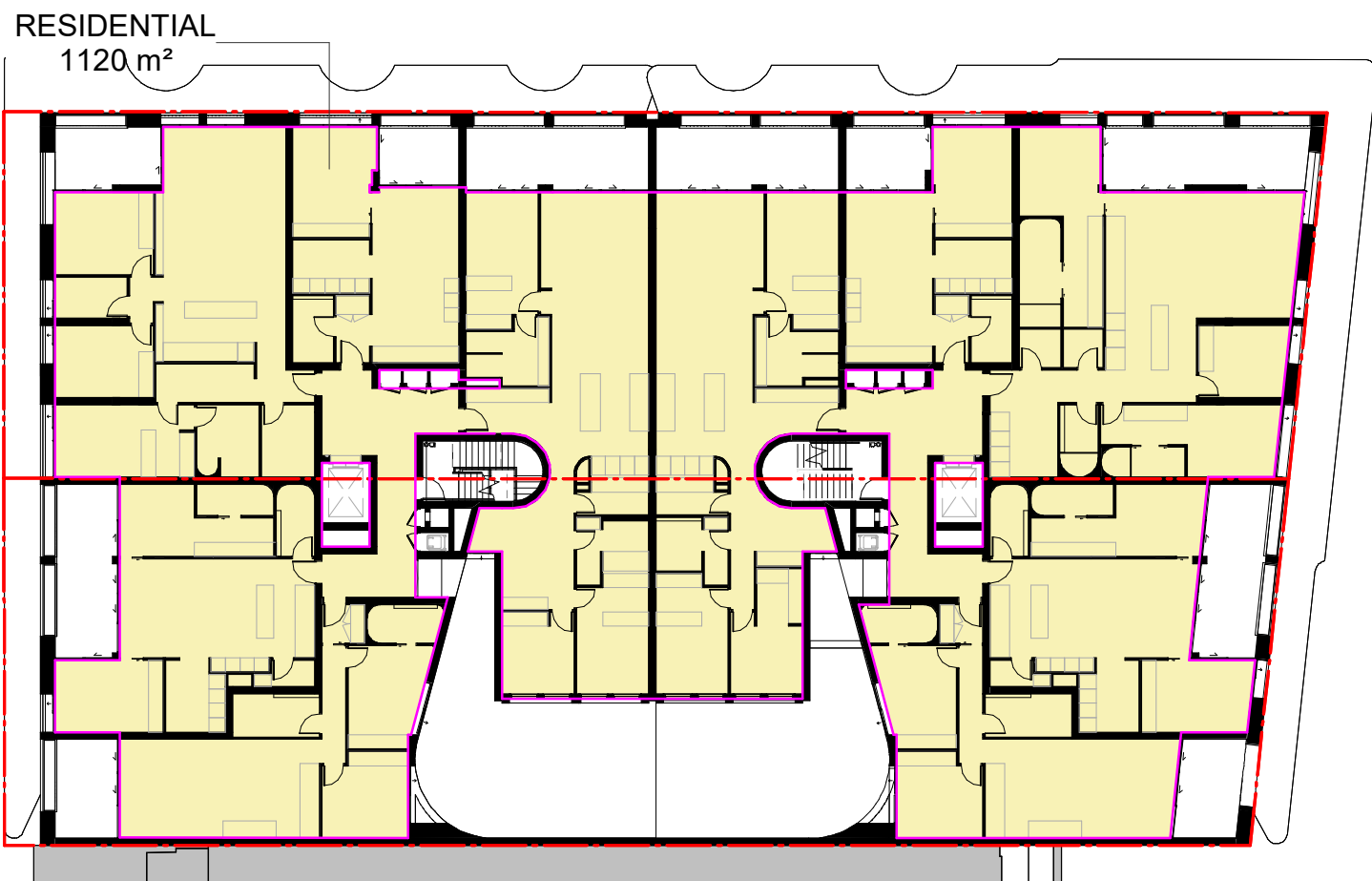
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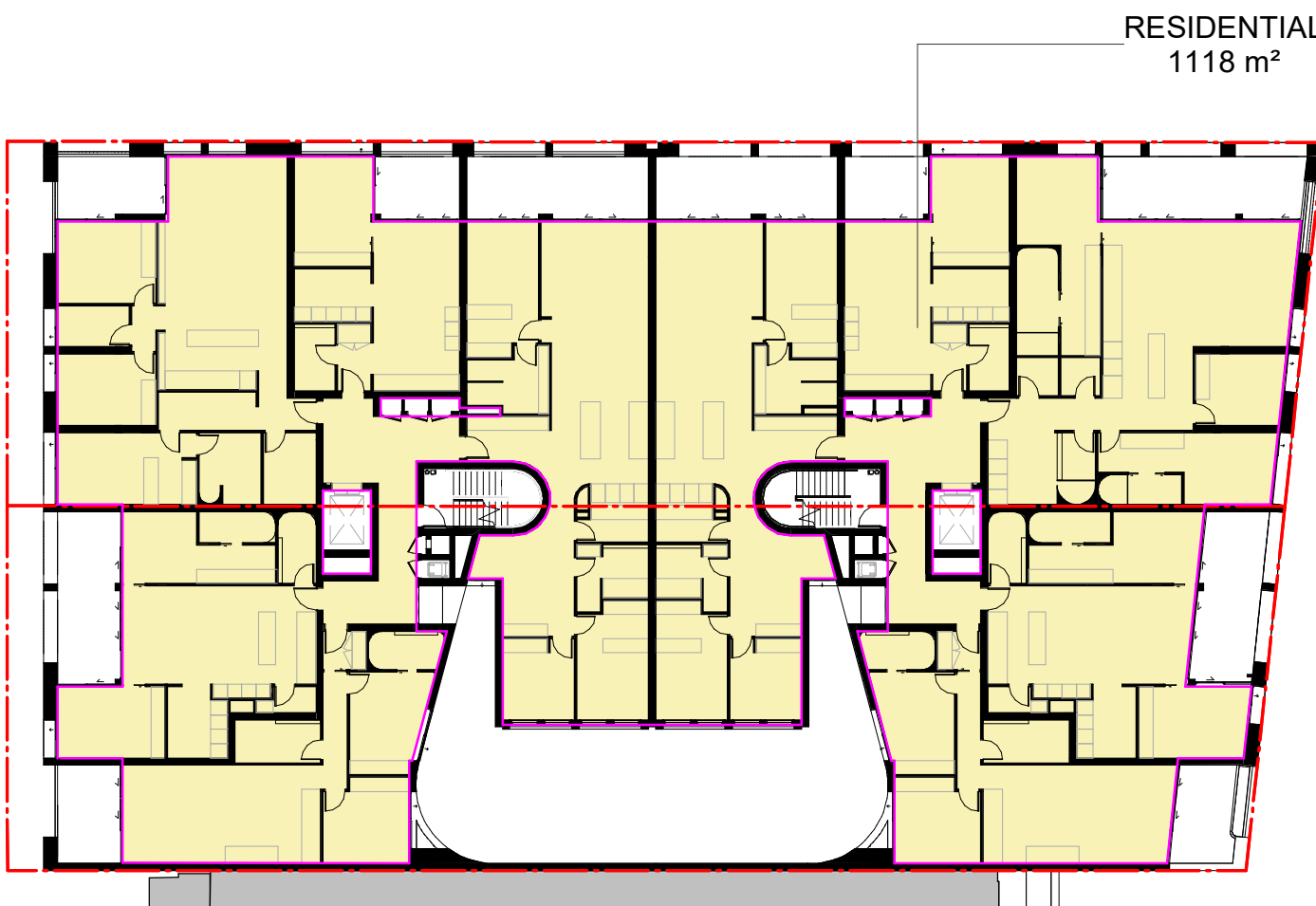
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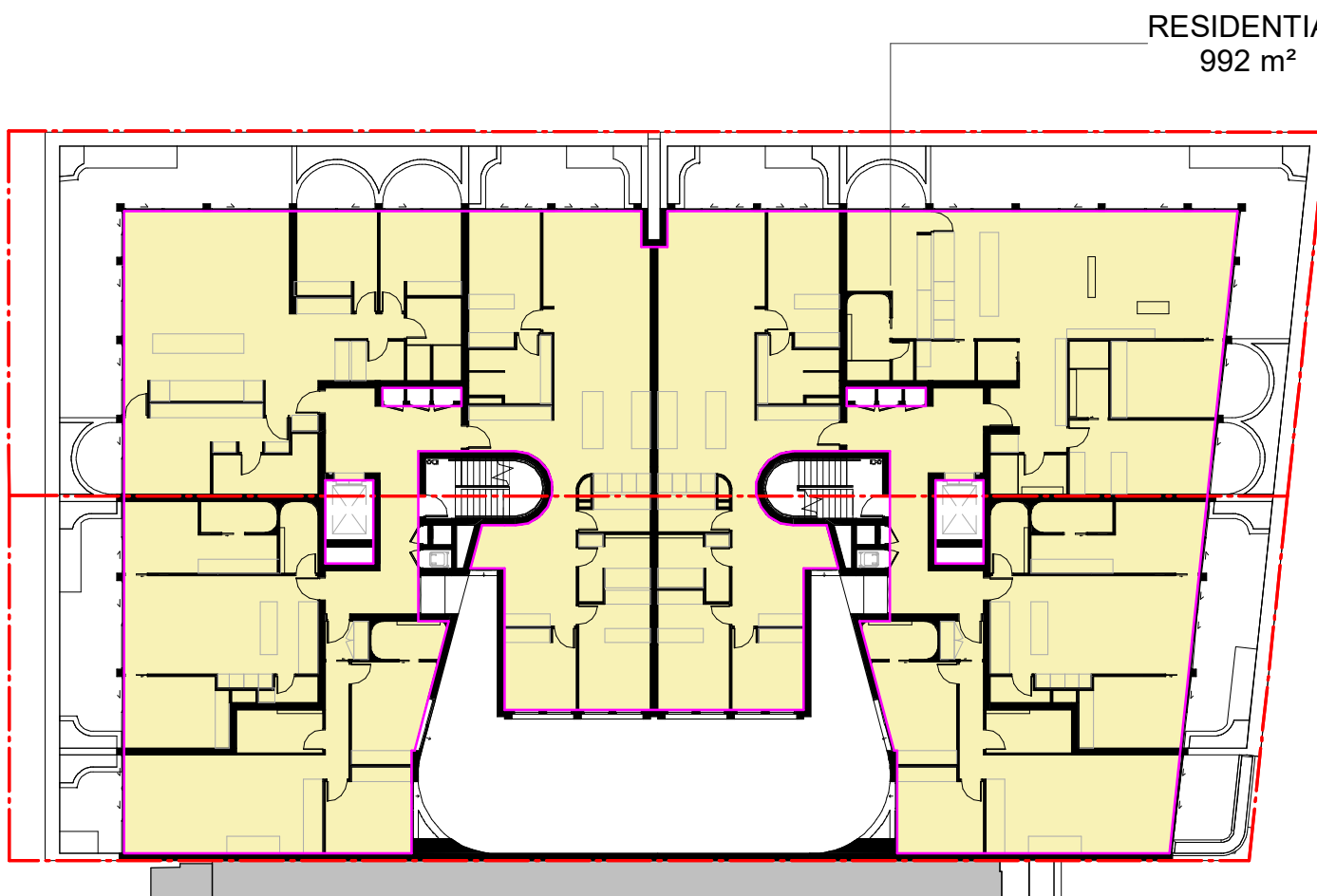
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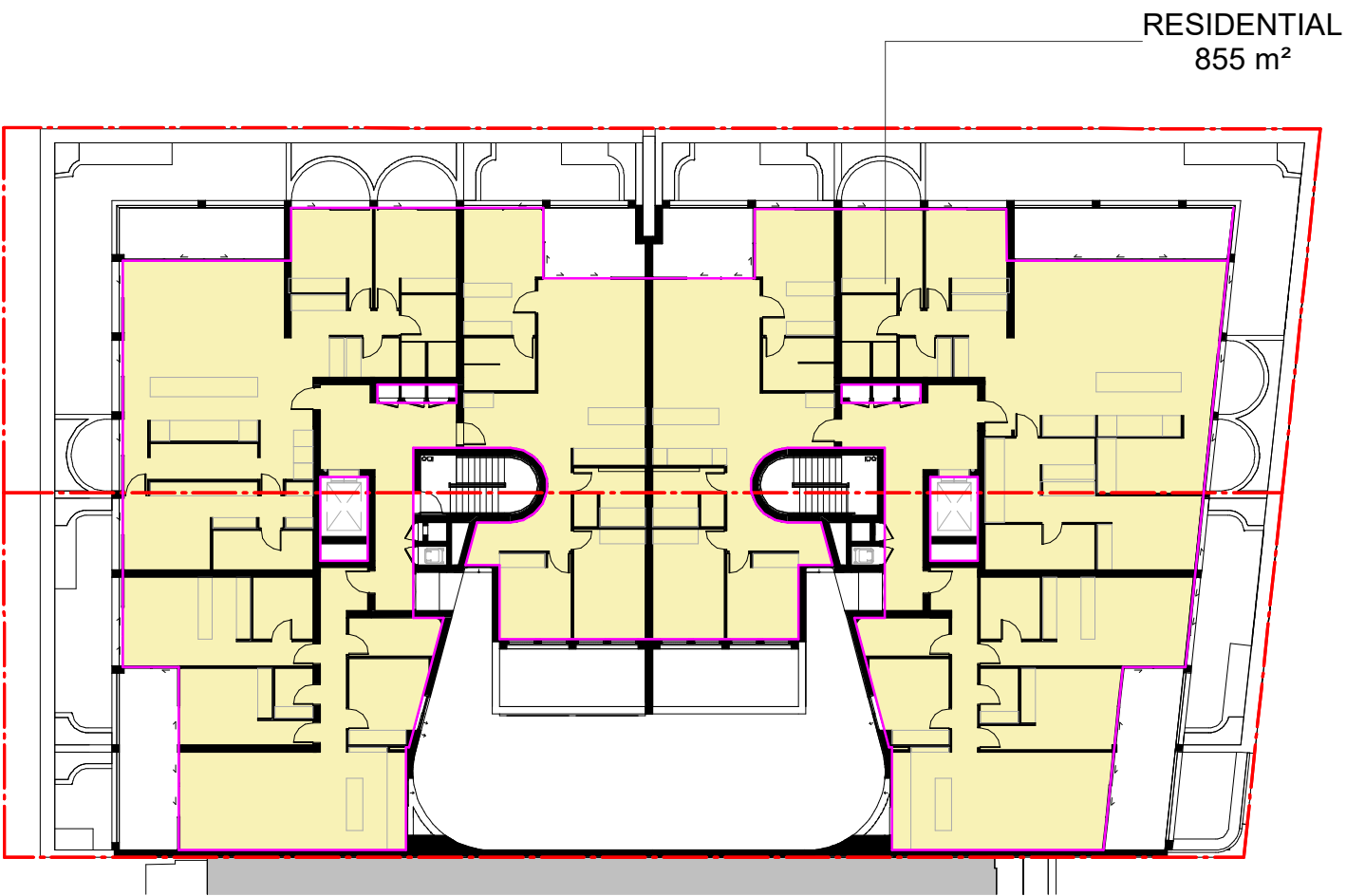
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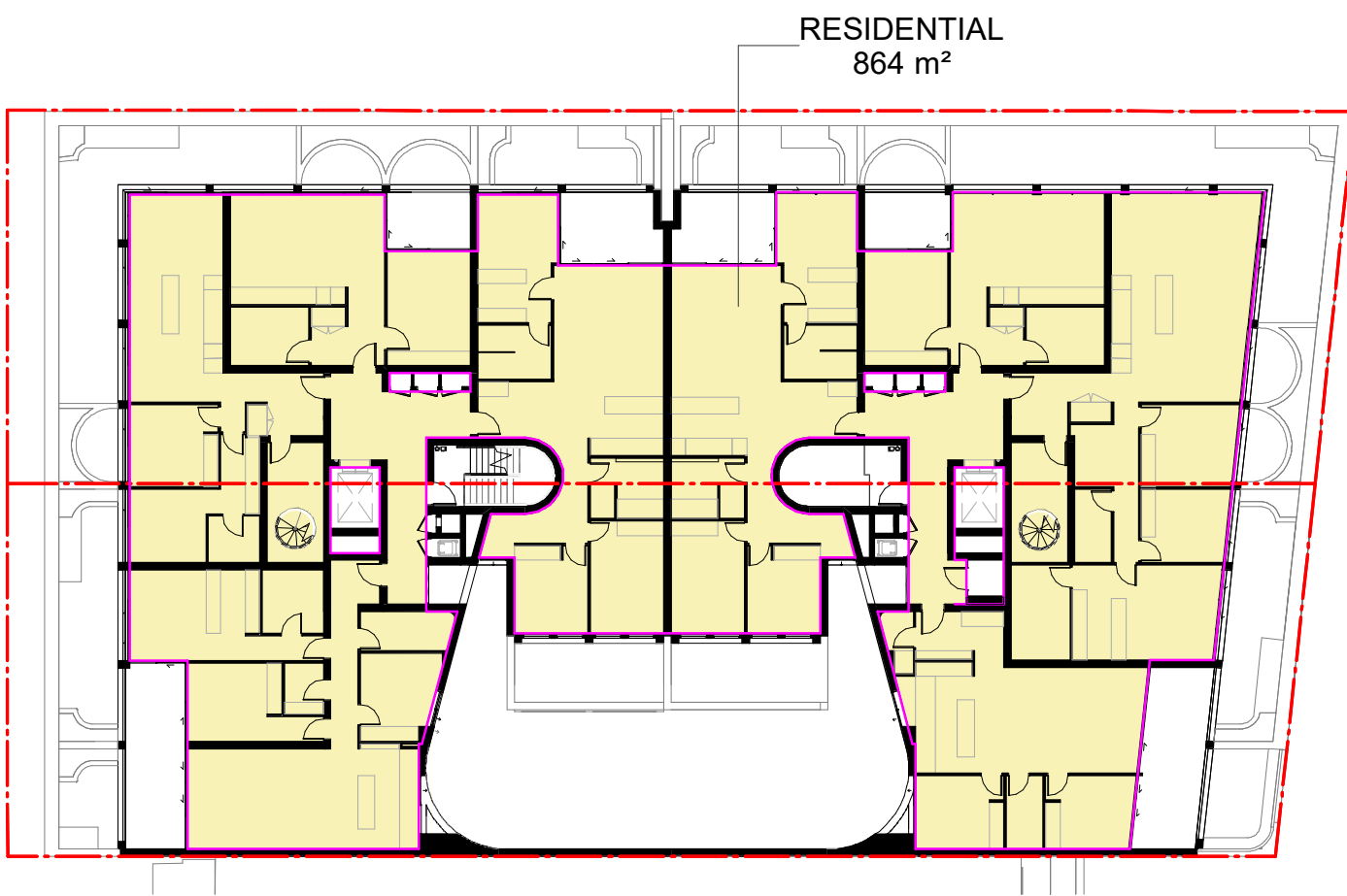
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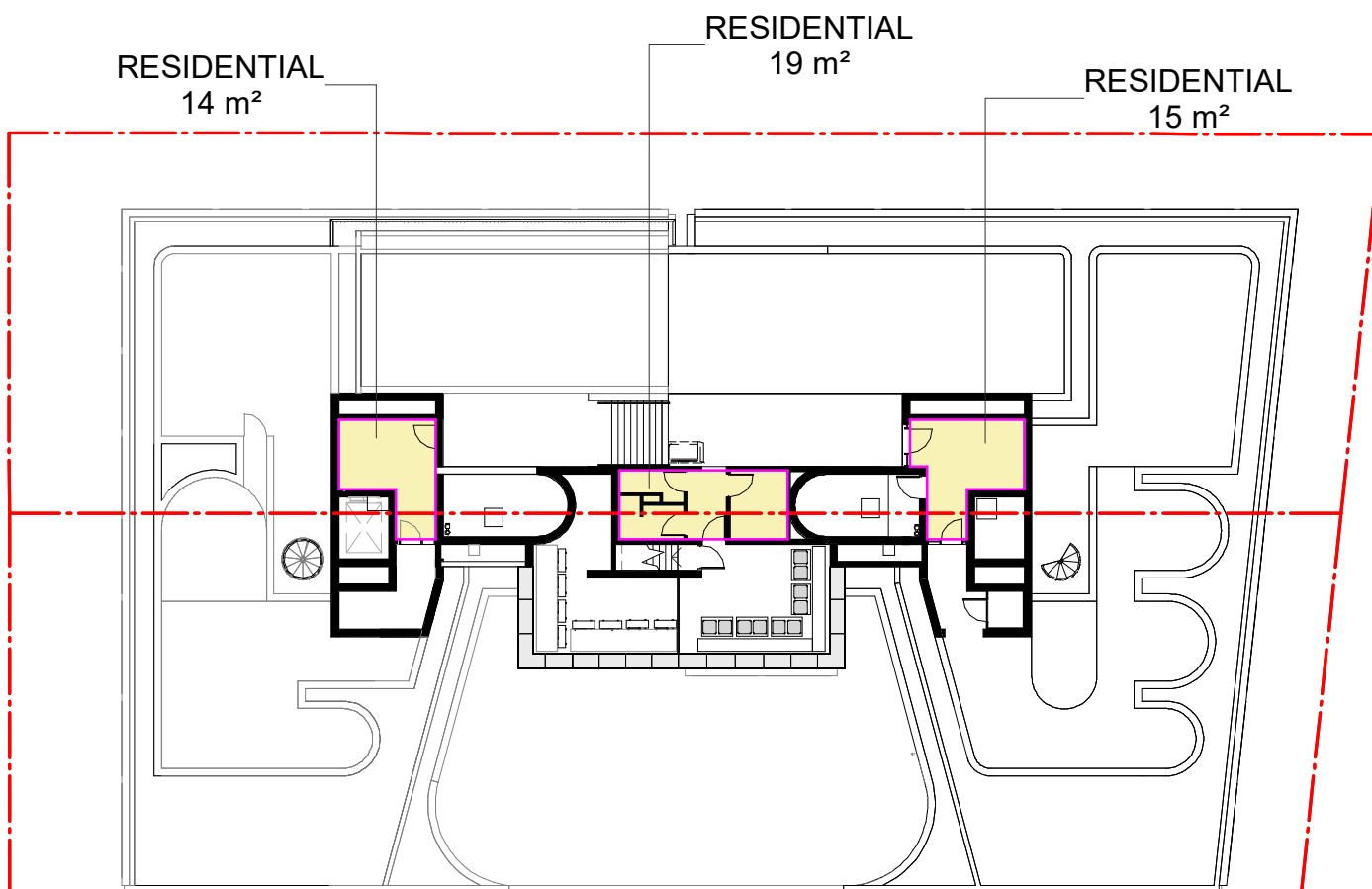
Level 3



Level 4



Level 5



Roof

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1	26.09.2022	Issue for Approval	MQ	HG

Area Schedule (GFA)	
Level	Area
RETAIL	
Basement 1	1140 m²
Waters Lane - Loading	730 m²
Waters Road	179 m²
	2049 m²
RESIDENTIAL	
Waters Lane - Loading	39 m²
Waters Road	108 m²
Level 1W	1120 m²
Level 2W	1118 m²
Level 3W	992 m²
Level 4W	855 m²
Level 5W	864 m²
Roof E	48 m²
	5144 m²
Total	7193 m²
Site Area	1627 m²

### LEGEND

- Commercial Premises GFA
- Residential GFA

Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

GFA Analysis

Date  
26.09.2022

Scale  
As indicated

Sheet Size  
@ A1

Drawn  
CC

Chk.  
WG

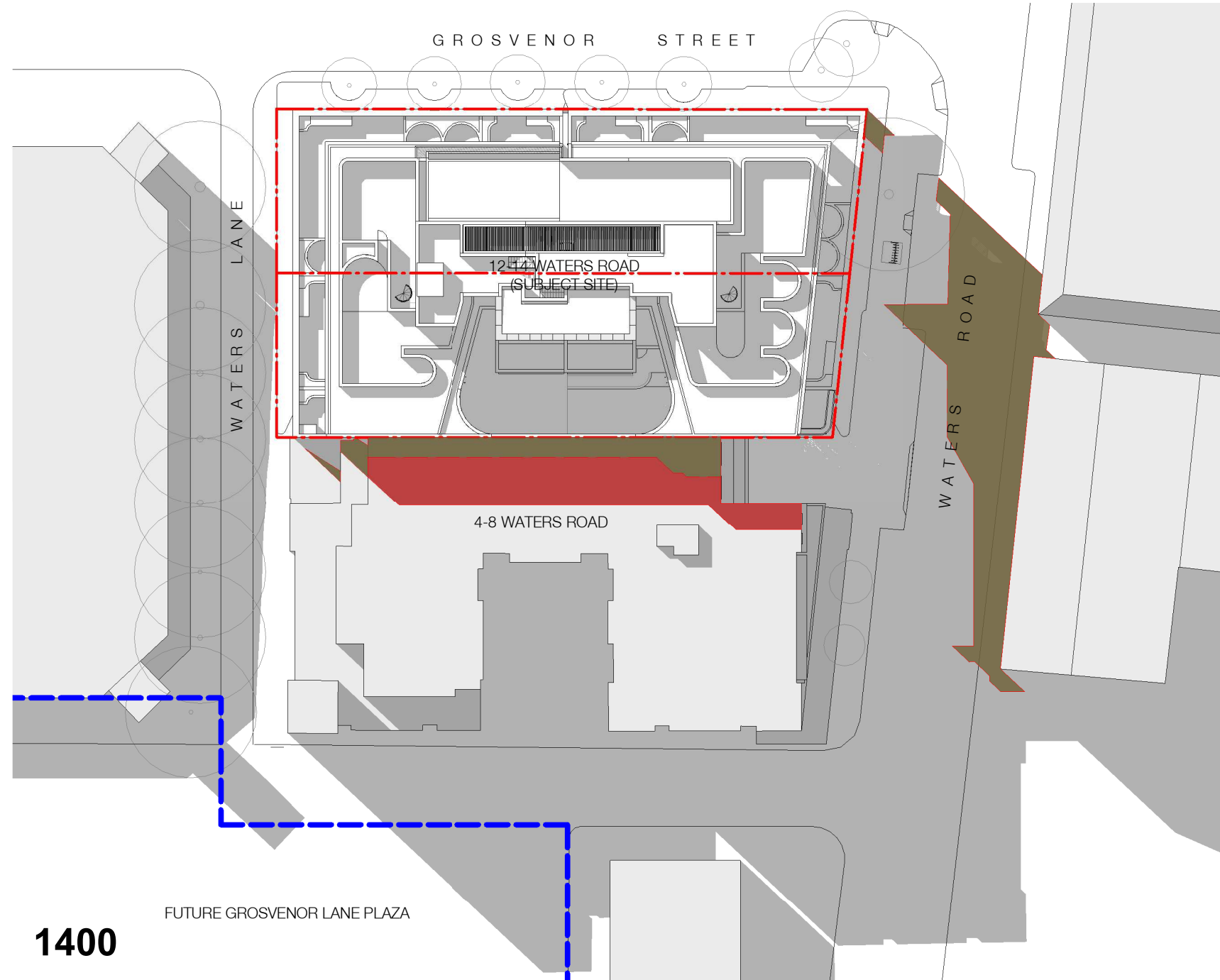
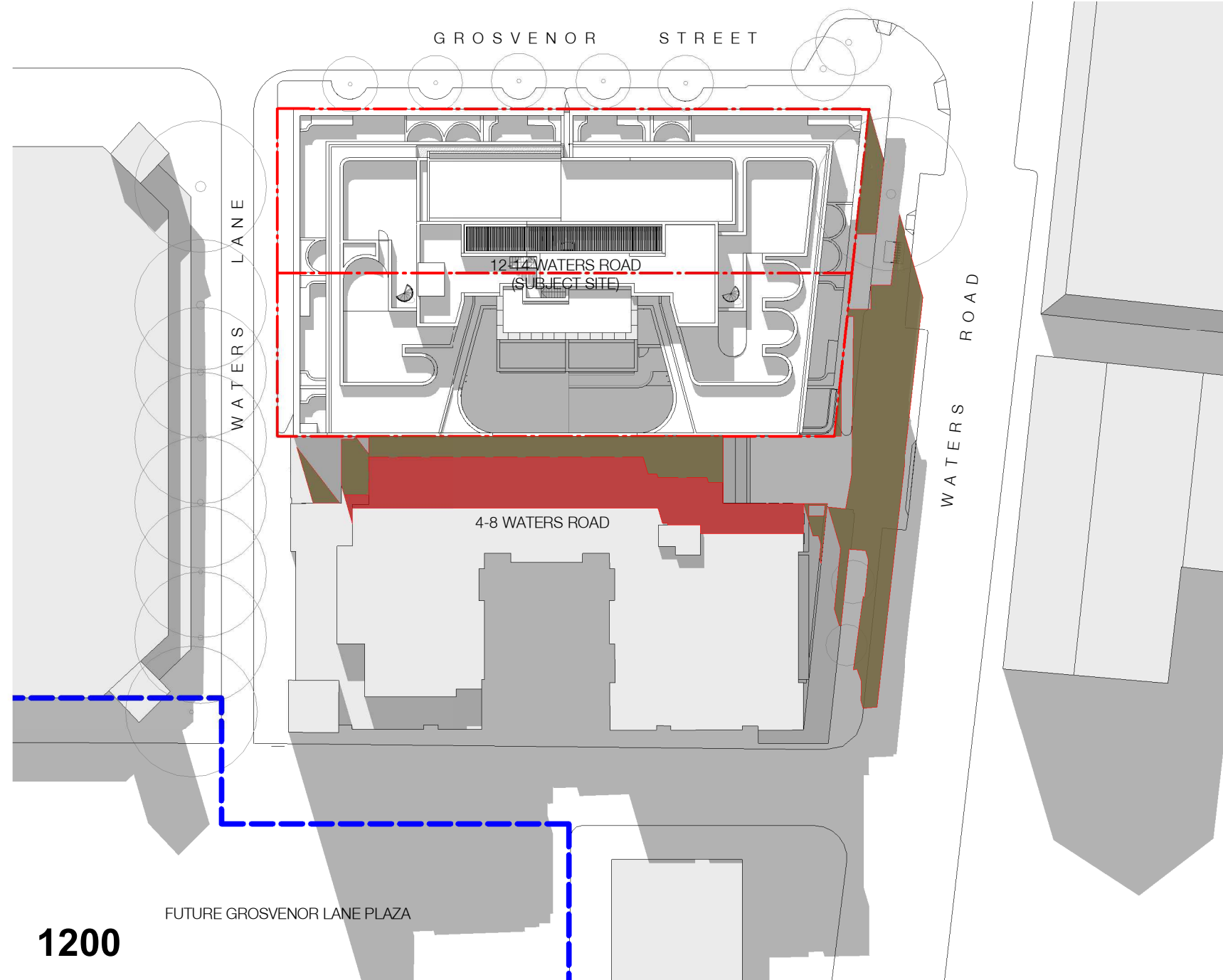
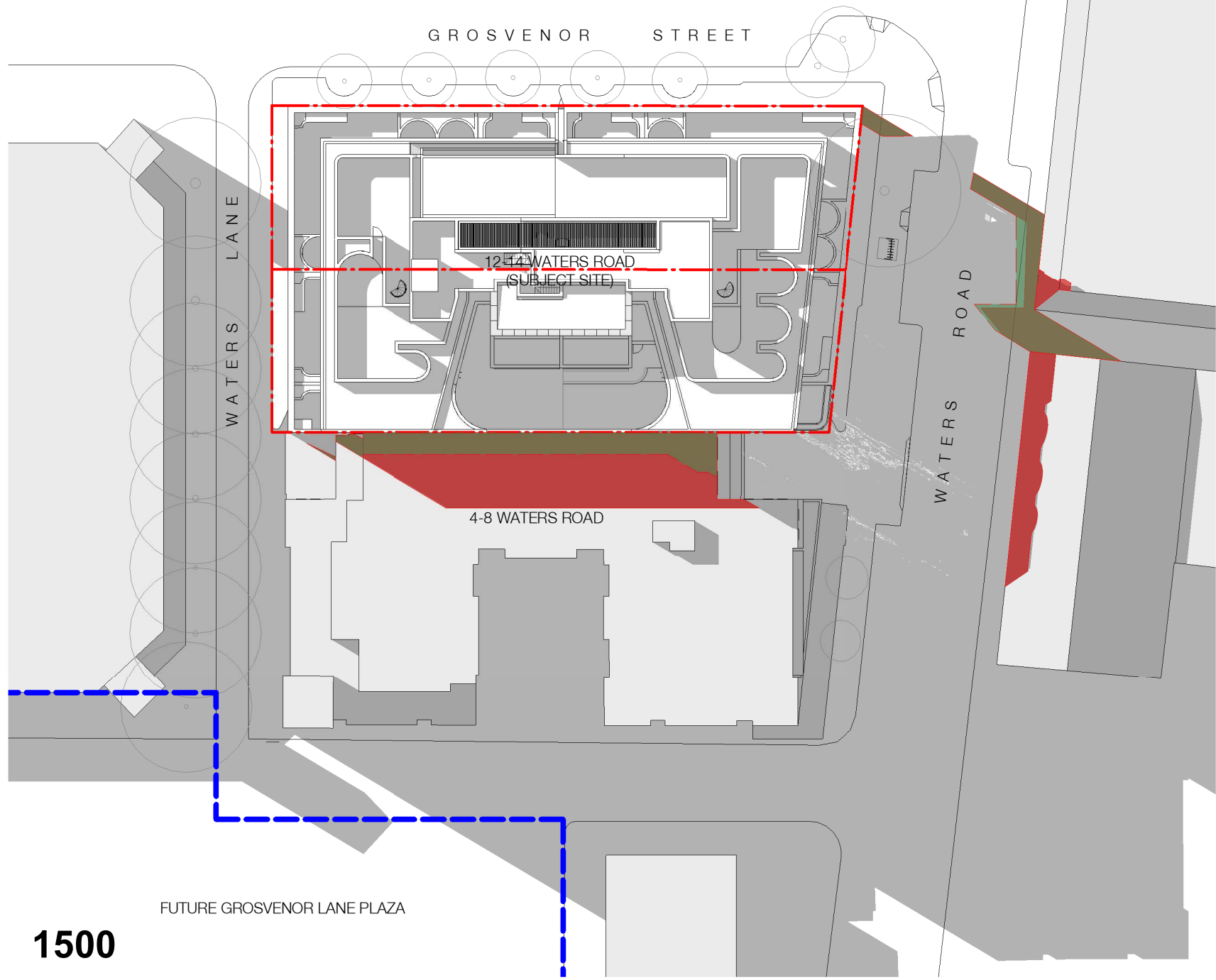
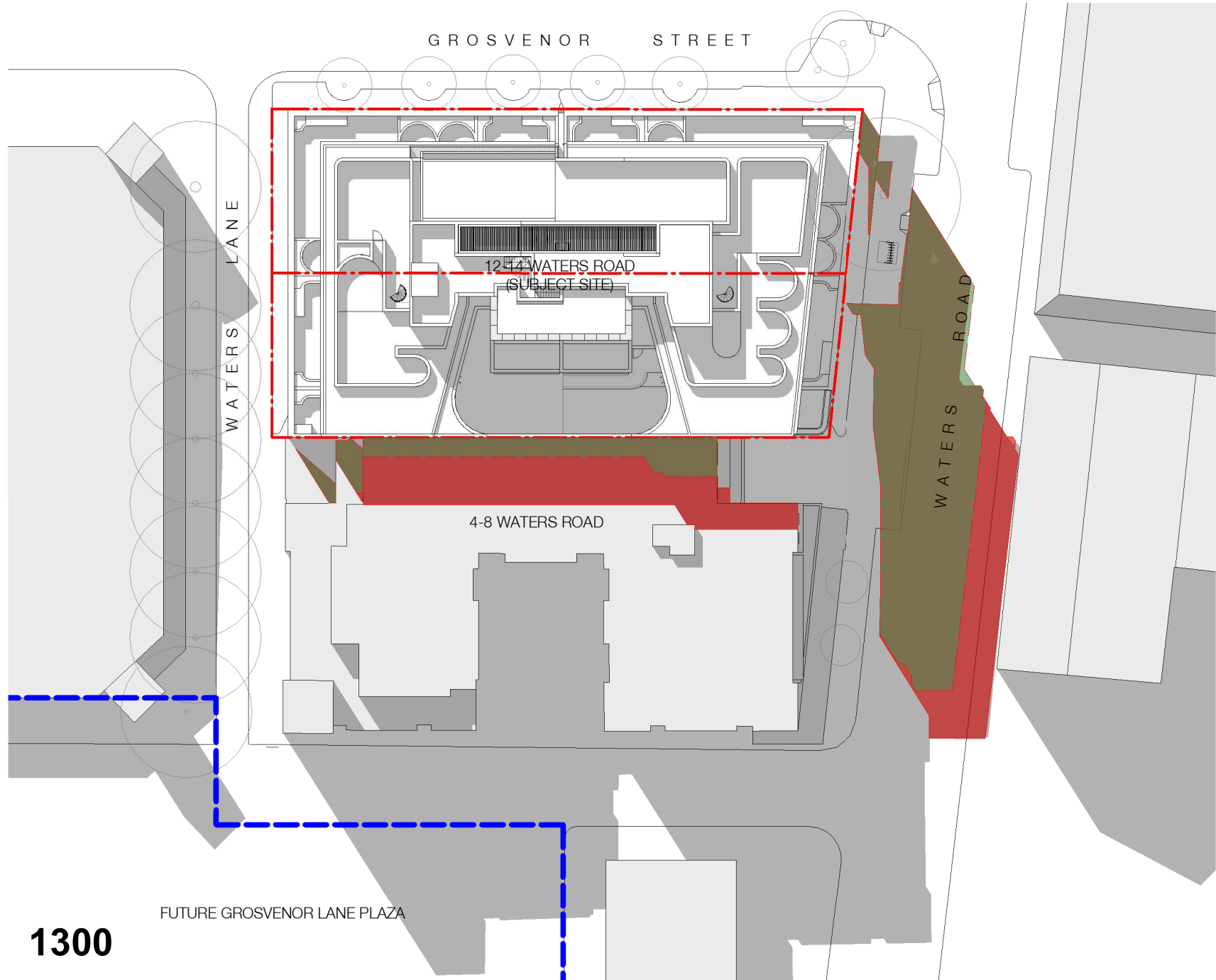
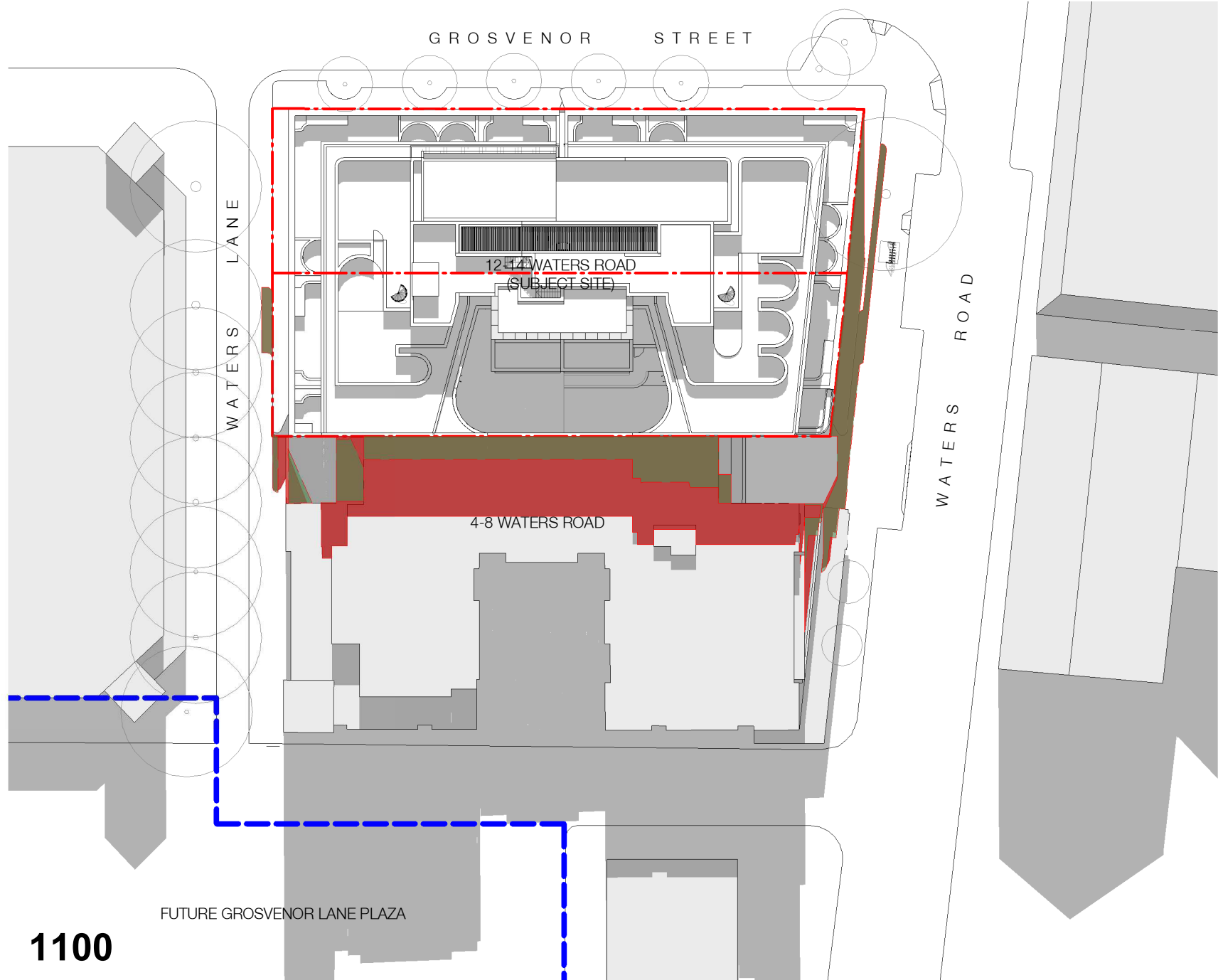
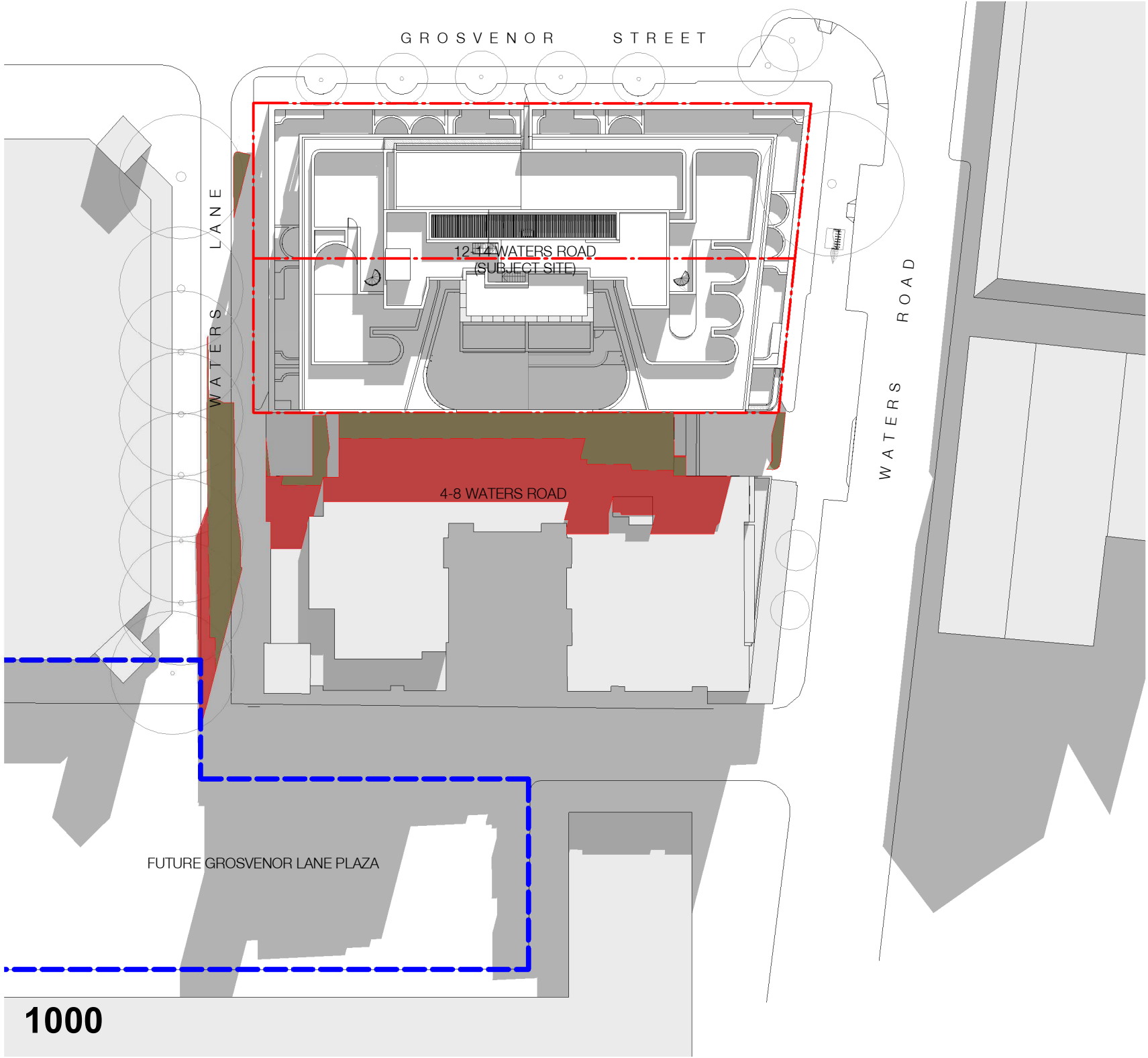
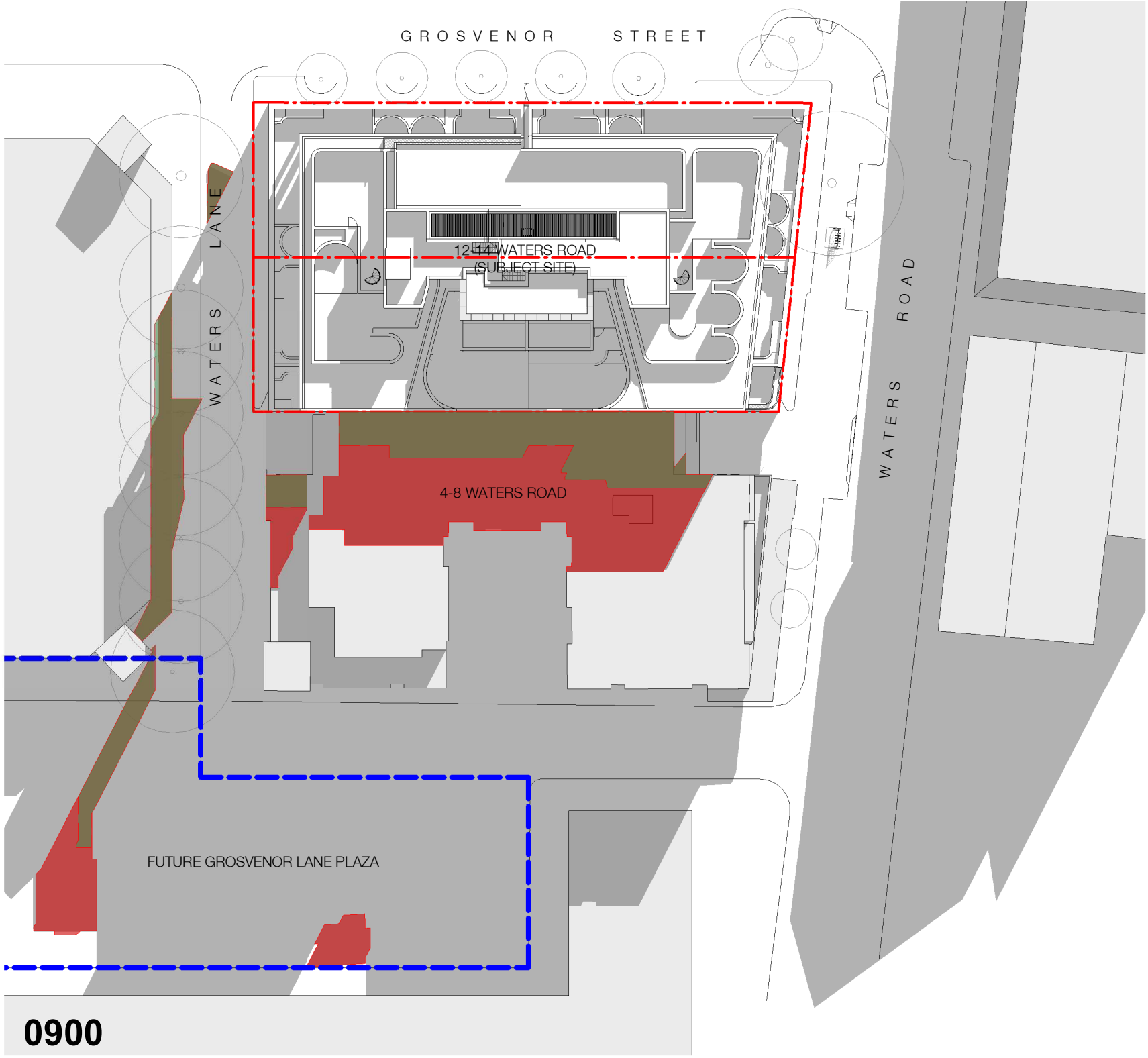
Job No.  
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Drawing No.  
PP-3001

Revision  
/ 1

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### SHADOWS LEGEND

- EXISTING SHADOW
- SHADOW CAST BY 12-14 WATERS RD APPROVED 5 STOREY BUILDING
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- APPROXIMATE OUTLINE OF FUTURE GROSVENOR LANE PLAZA

Town Planner

SJB Planning

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



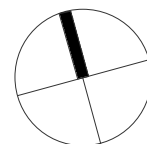
Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Shadow Analysis - Winter Solstice  
(21 June)



Date	Scale	Sheet Size
26.09.2022	1 : 500	@ A1

Drawn	Chk.
MS	WG

Job No.	Drawing No.	Revision
6339	PP-3101	/ 1

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Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Solar Access Analysis - Winter  
Solstice Sheet 1

Date  
26.09.2022

Scale

Sheet Size  
@ A1

Drawn  
CC

Chk.  
WG

Job No.  
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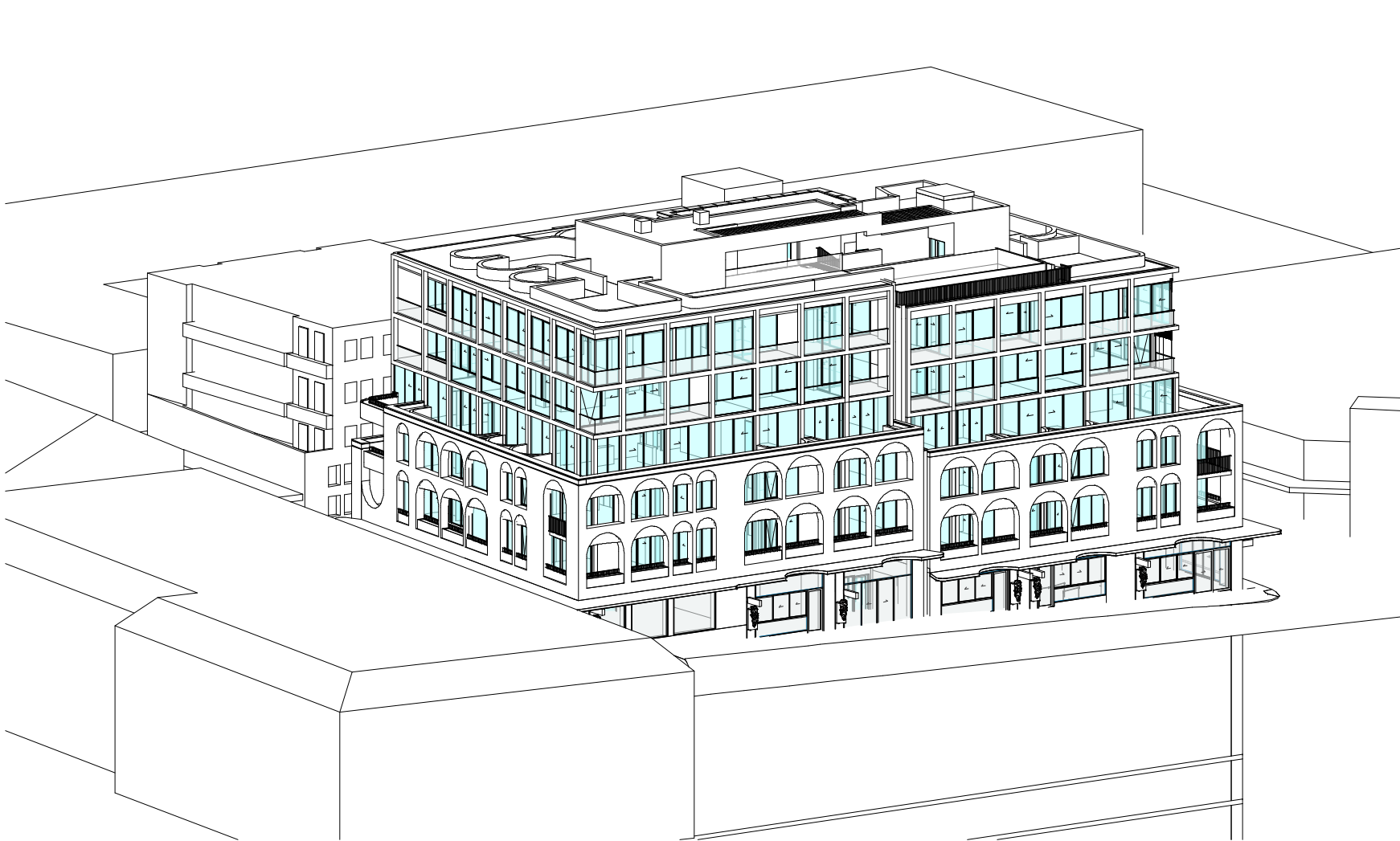
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Revision  
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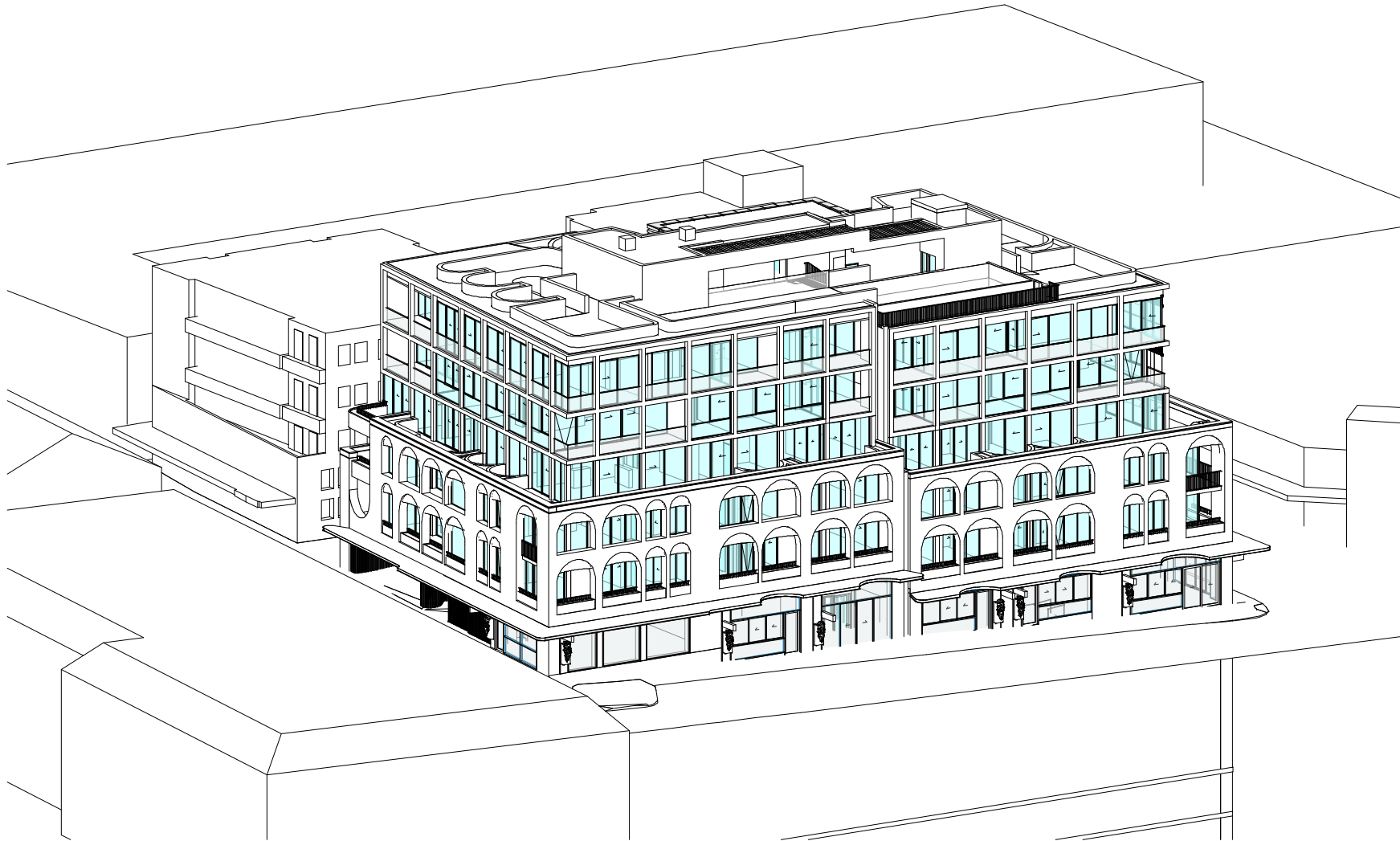
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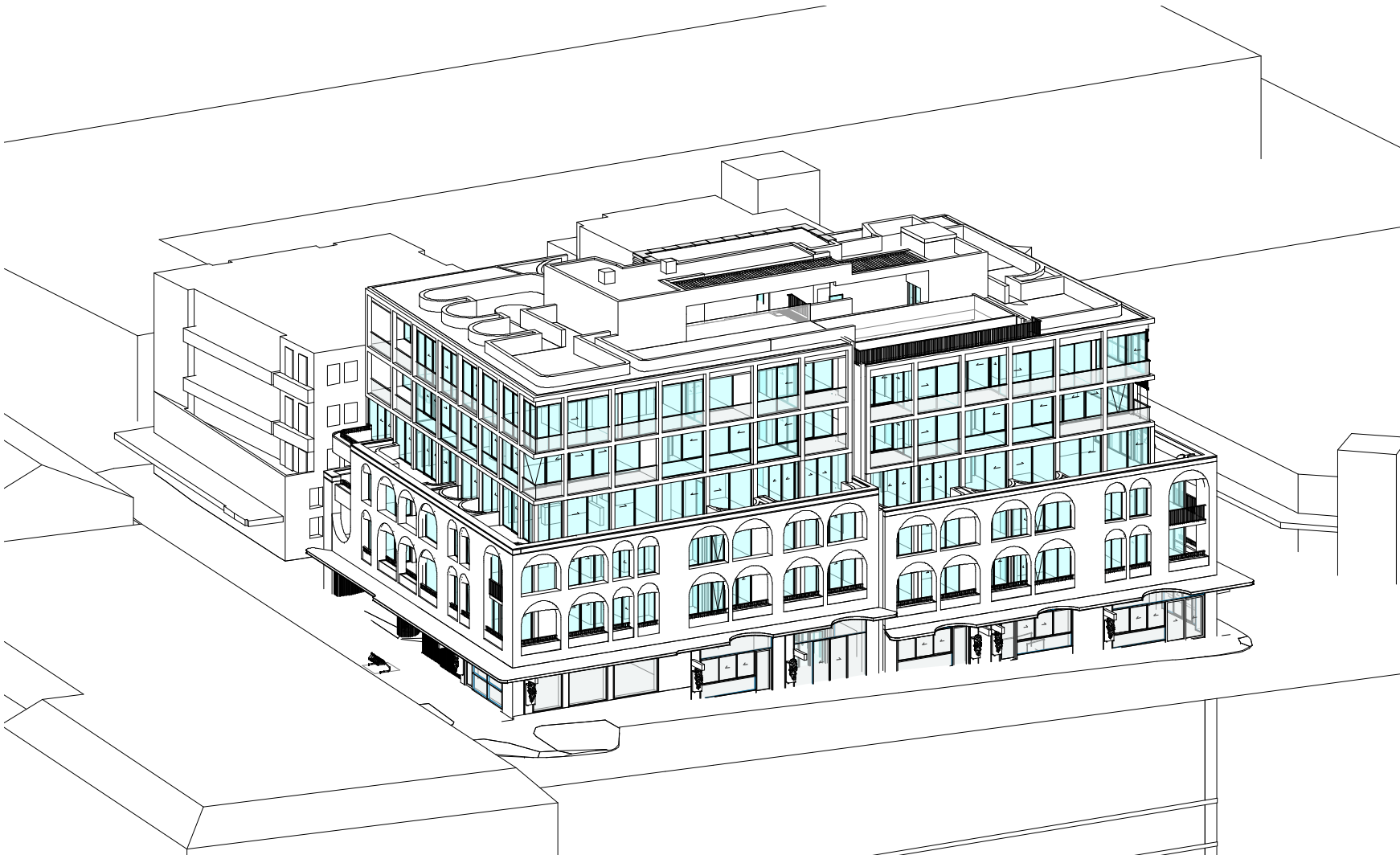
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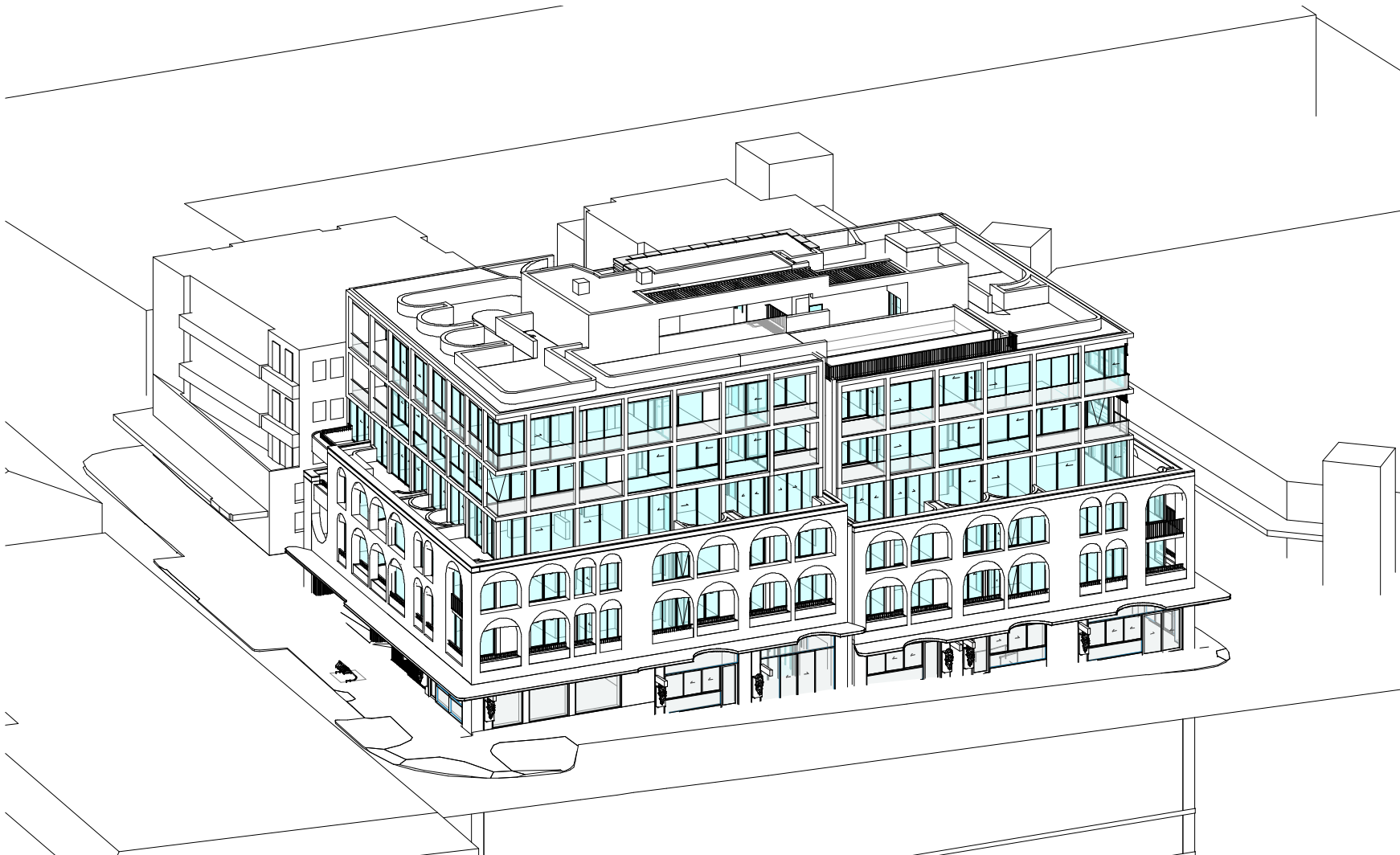
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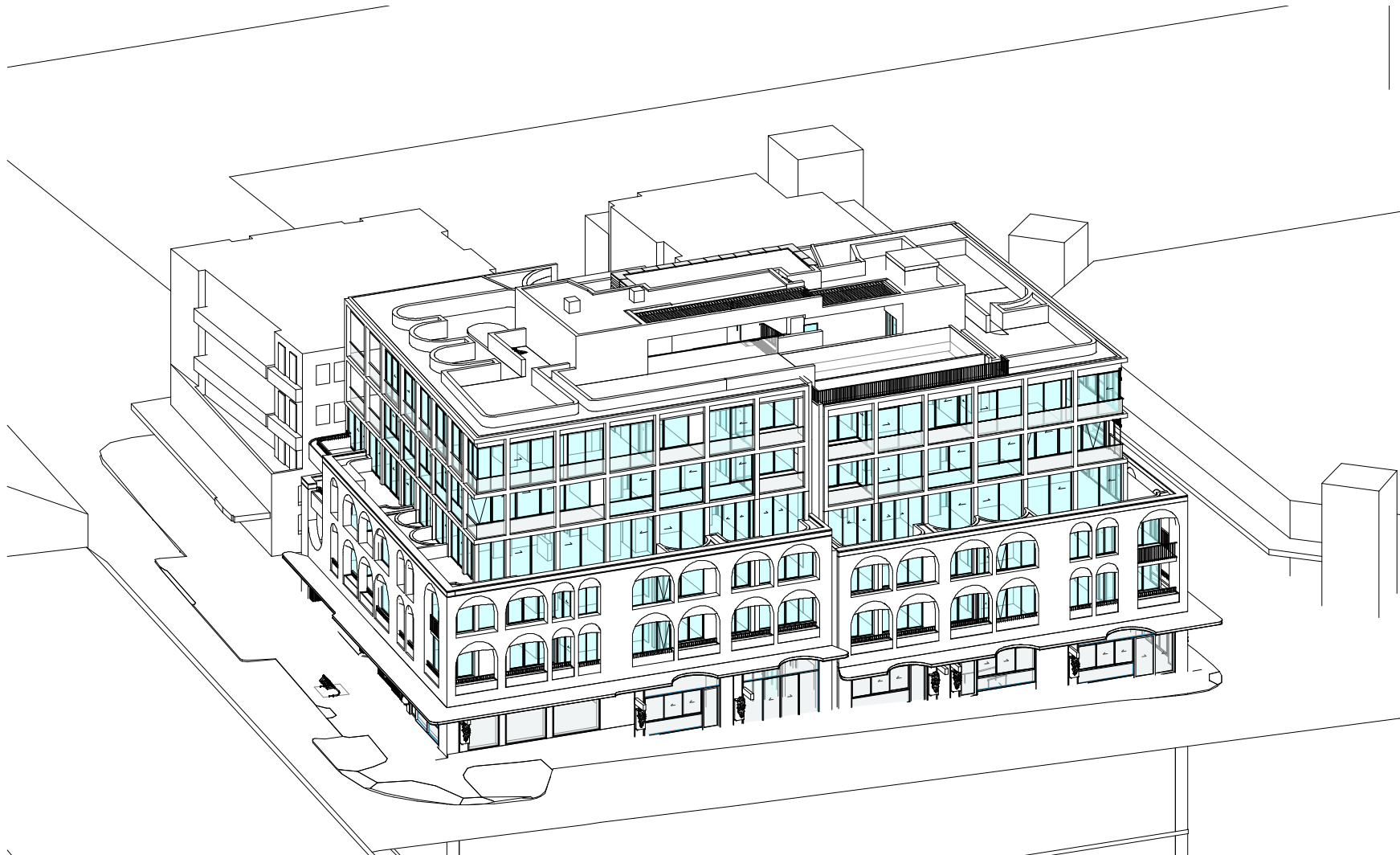
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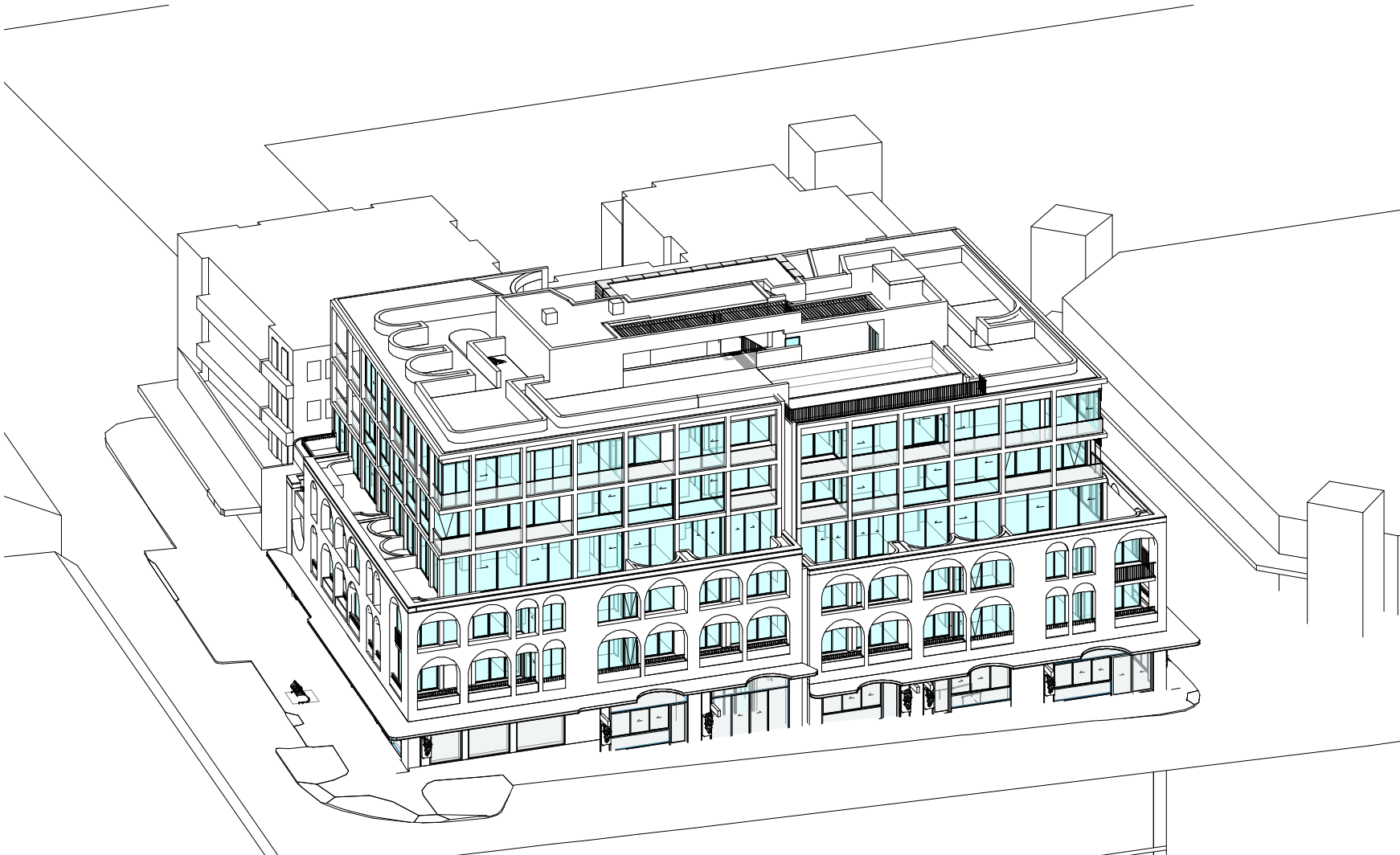
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9.00



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9.15



15min SOLAR ACCESS - 21-Jun  
9.30



15min SOLAR ACCESS - 21-Jun  
9.45



15min SOLAR ACCESS - 21-Jun  
10.00



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Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Solar Access Analysis - Winter  
Solstice Sheet 2

Date  
26.09.2022

Scale

Sheet Size  
@ A1

Drawn  
CC

Chk.  
WG

Job No.  
6339

Drawing No.  
PP-3202

Revision  
/ 1

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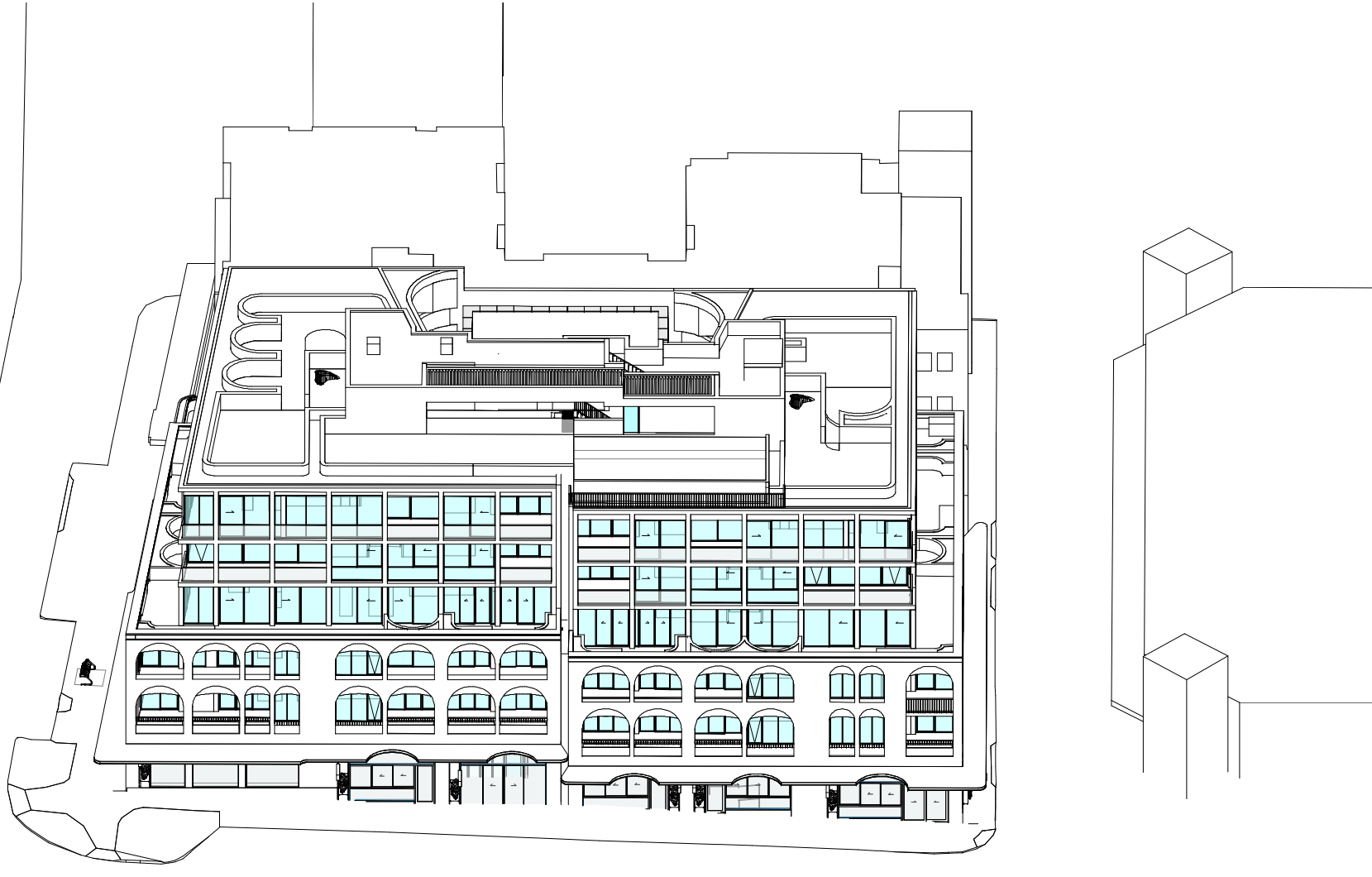
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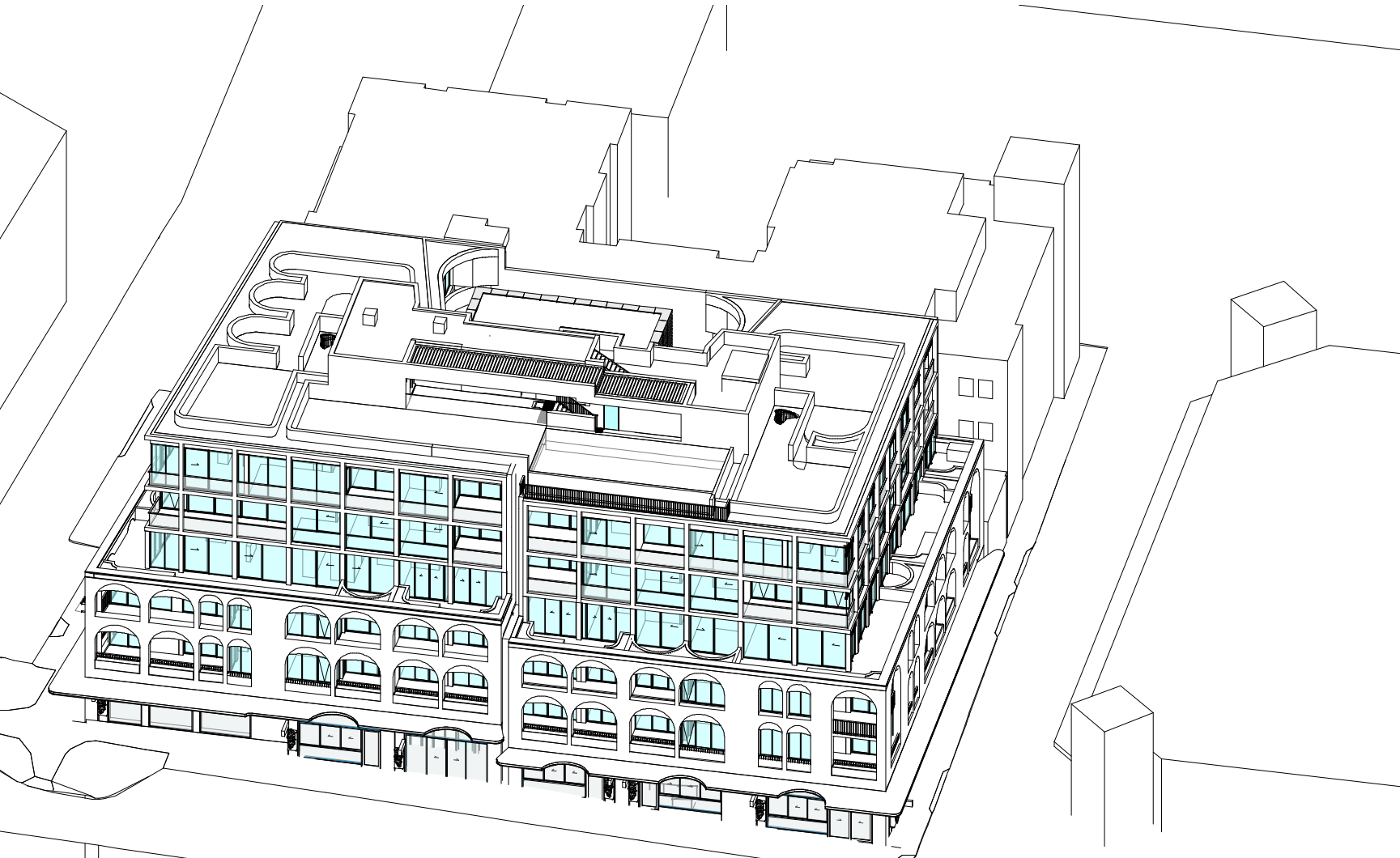
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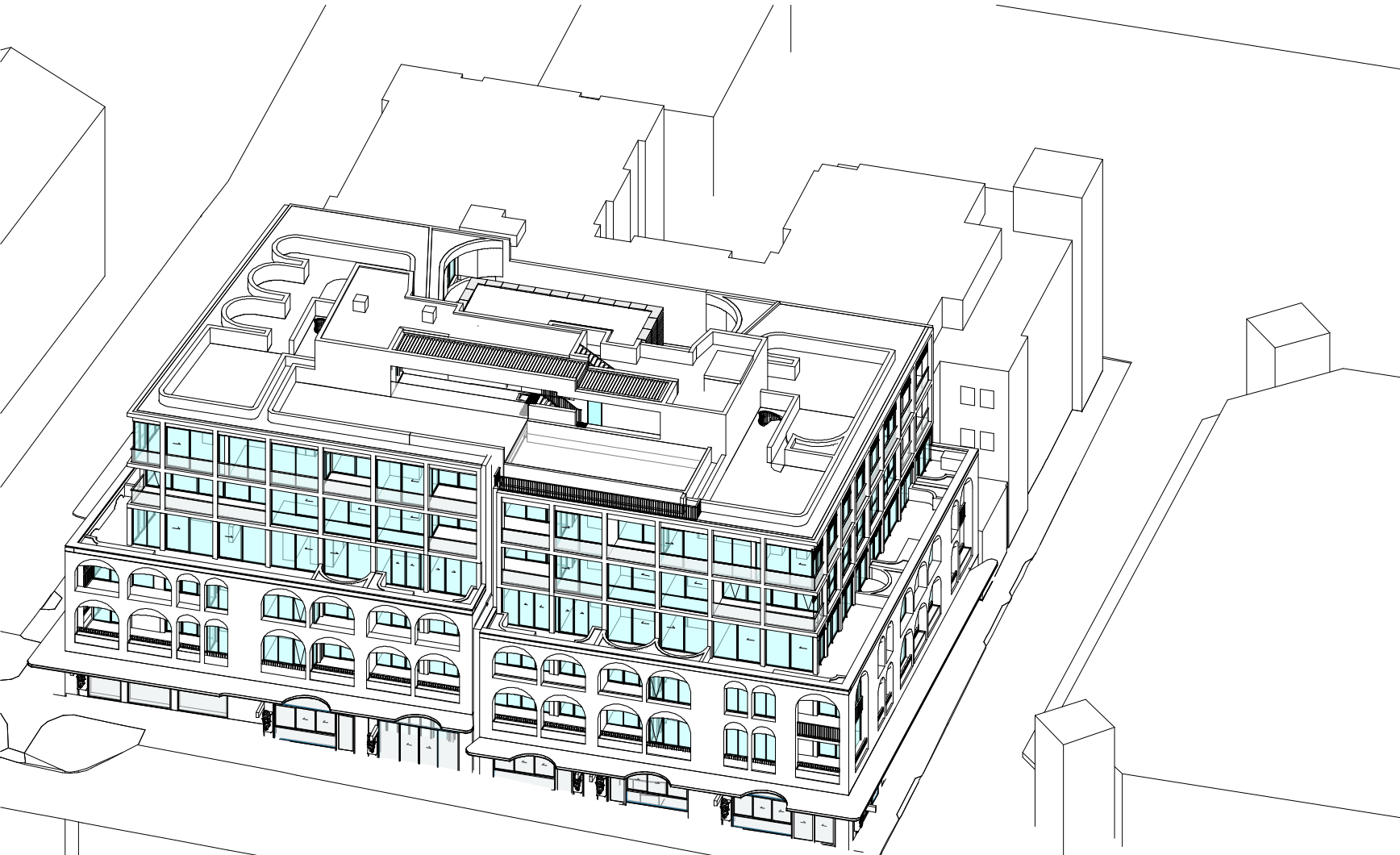
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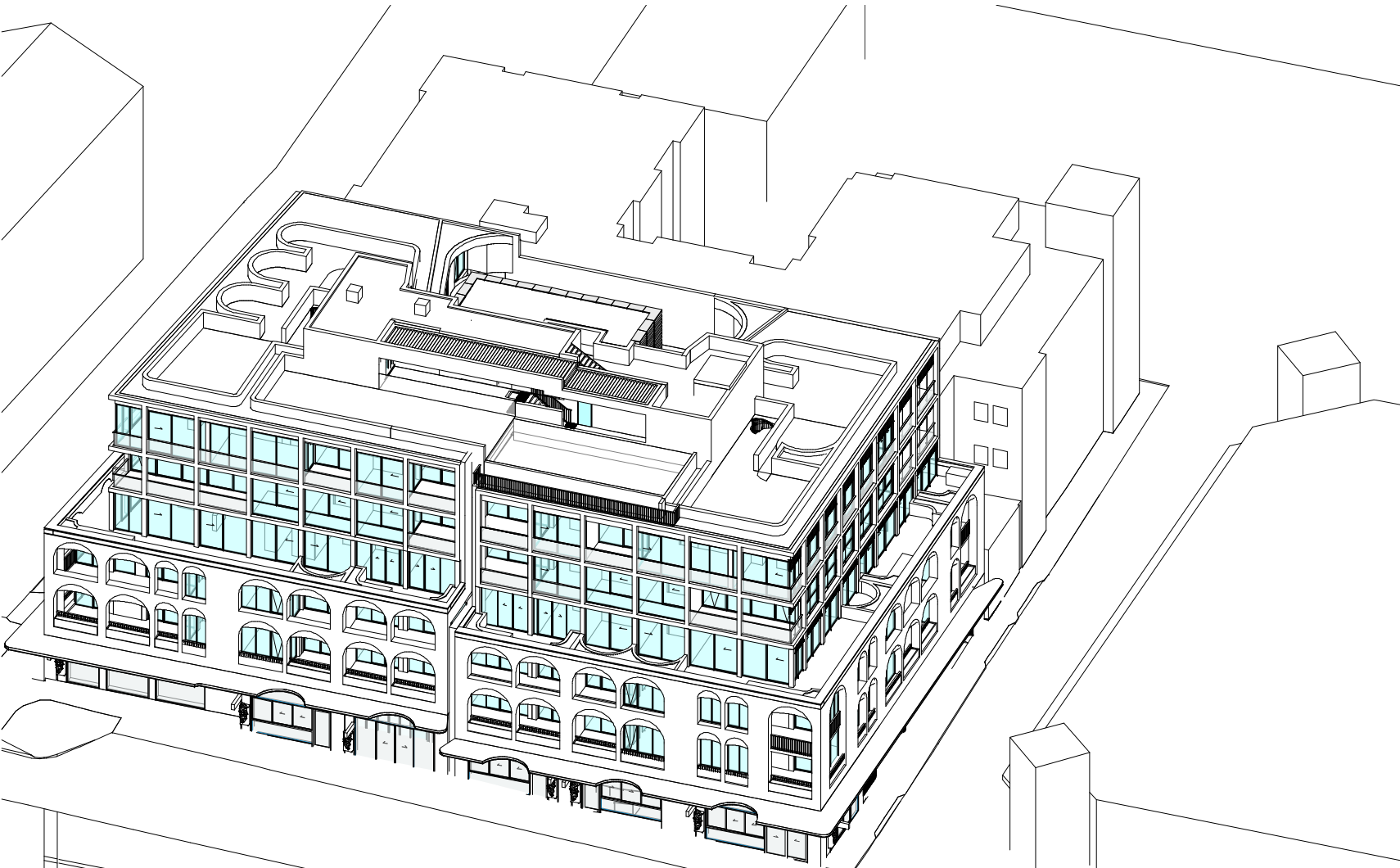
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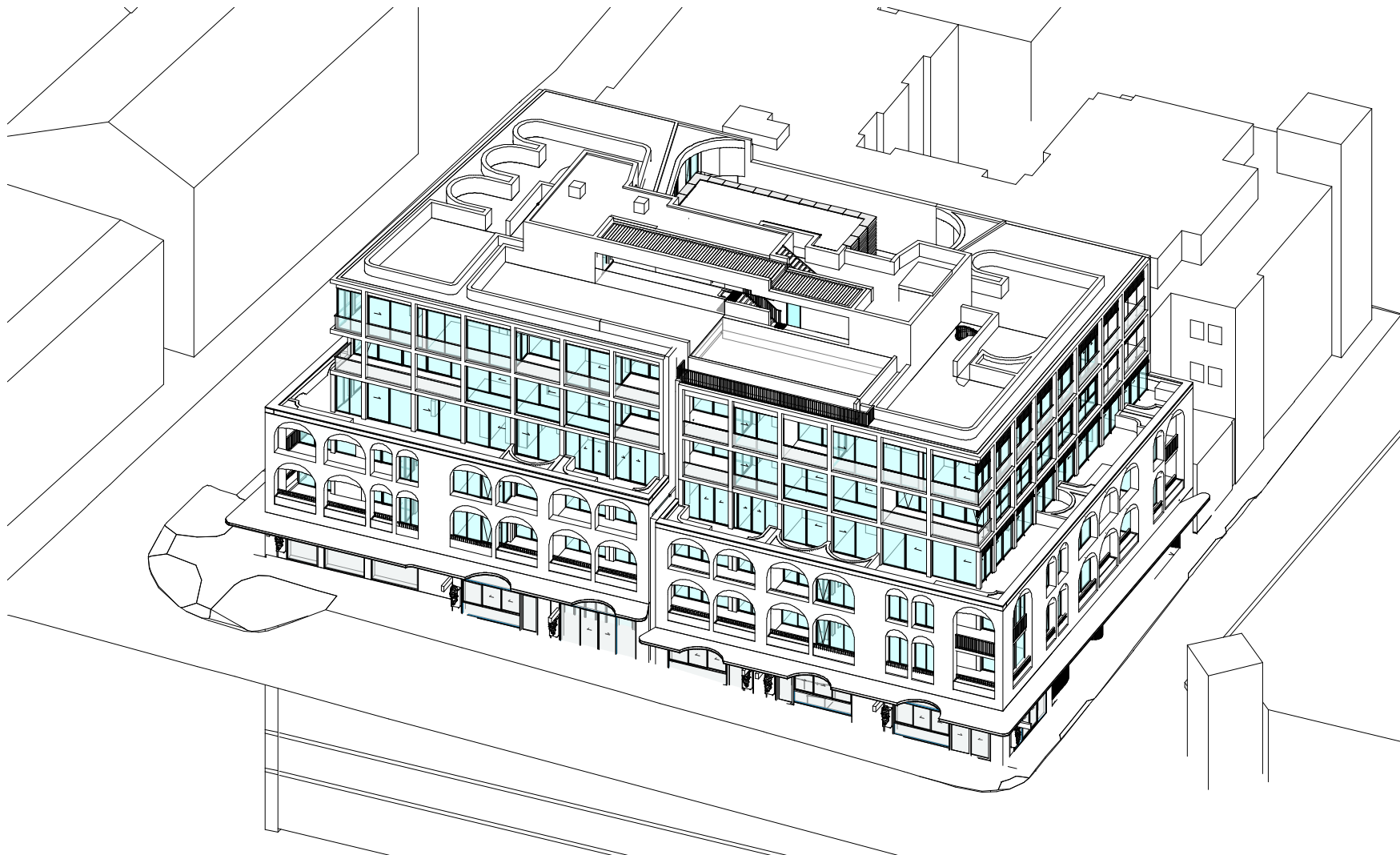


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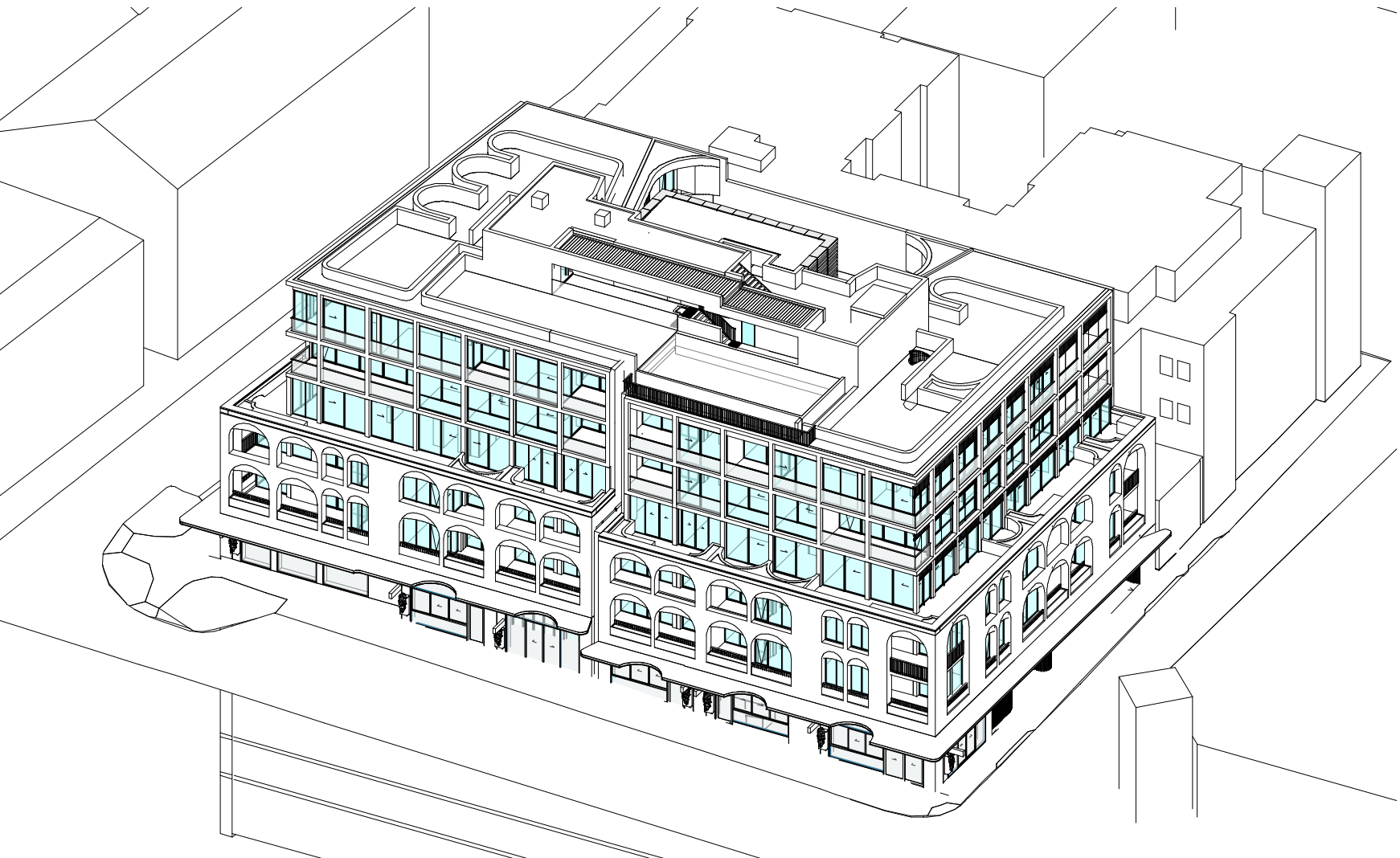


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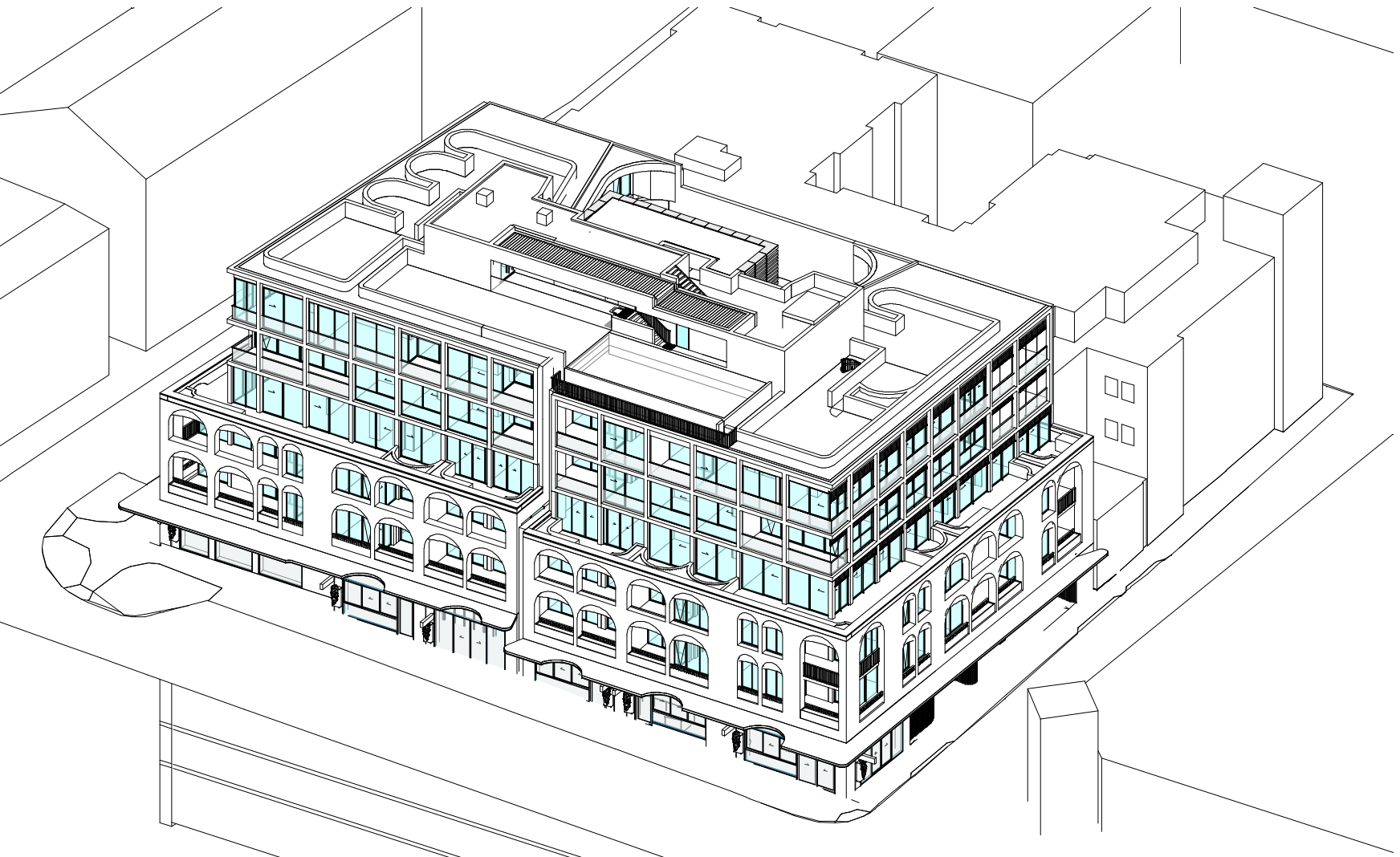




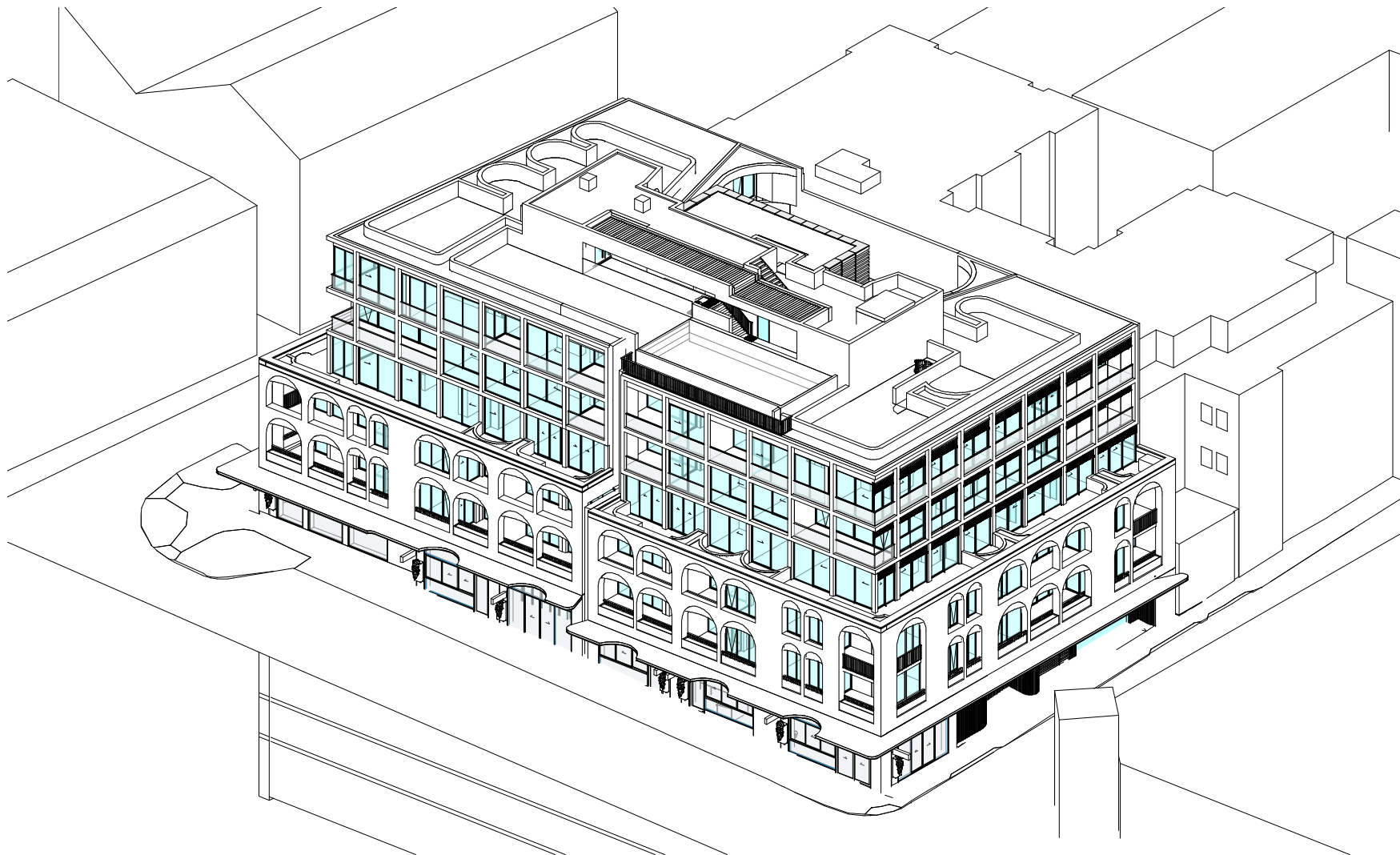
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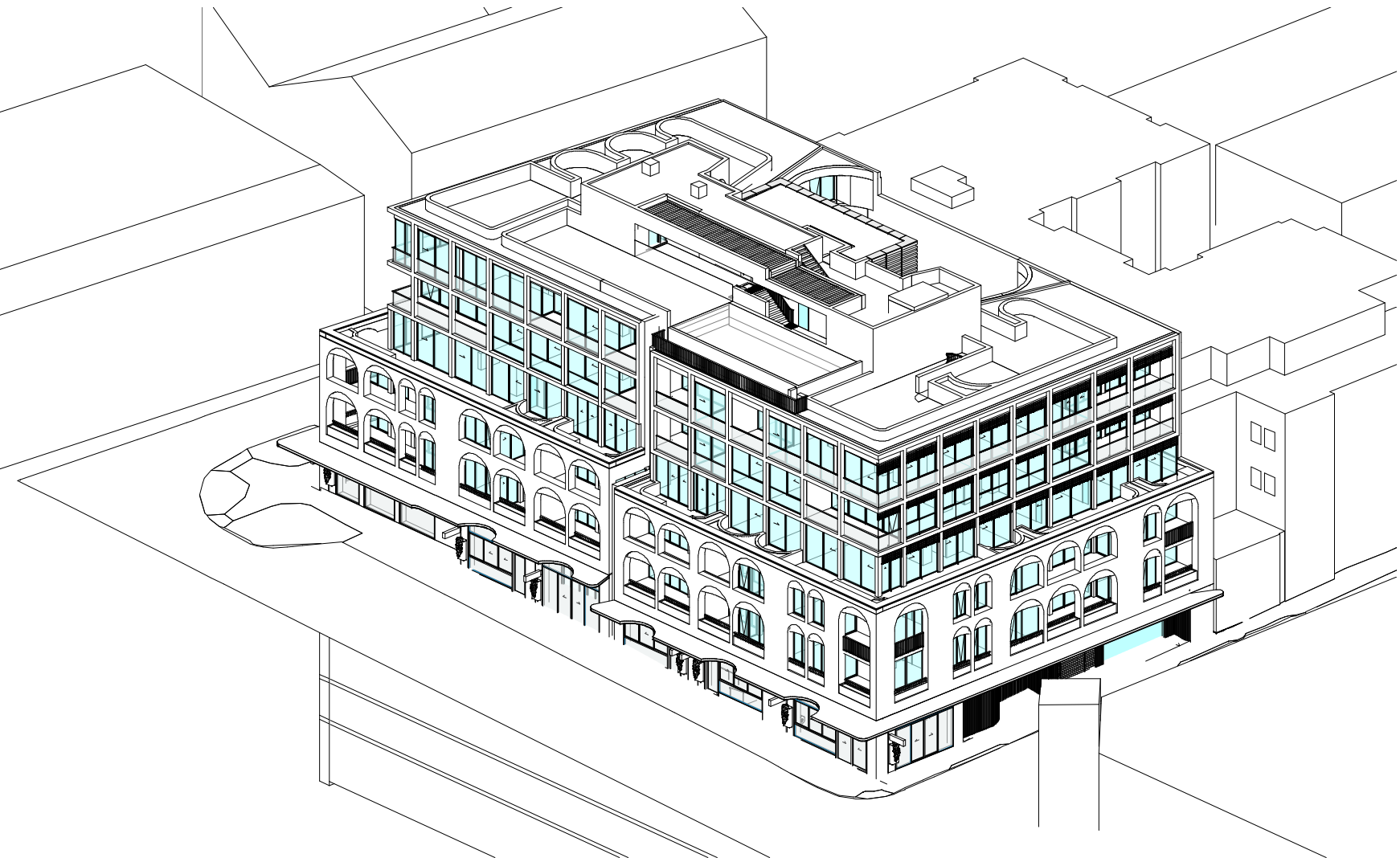
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13.30



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14.00



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14.30



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Town Planner  
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Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project  
Waters Road  
12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name  
Solar Access Analysis - Winter  
Solstice Sheet 3

Date  
26.09.2022  
Scale  
@ A1

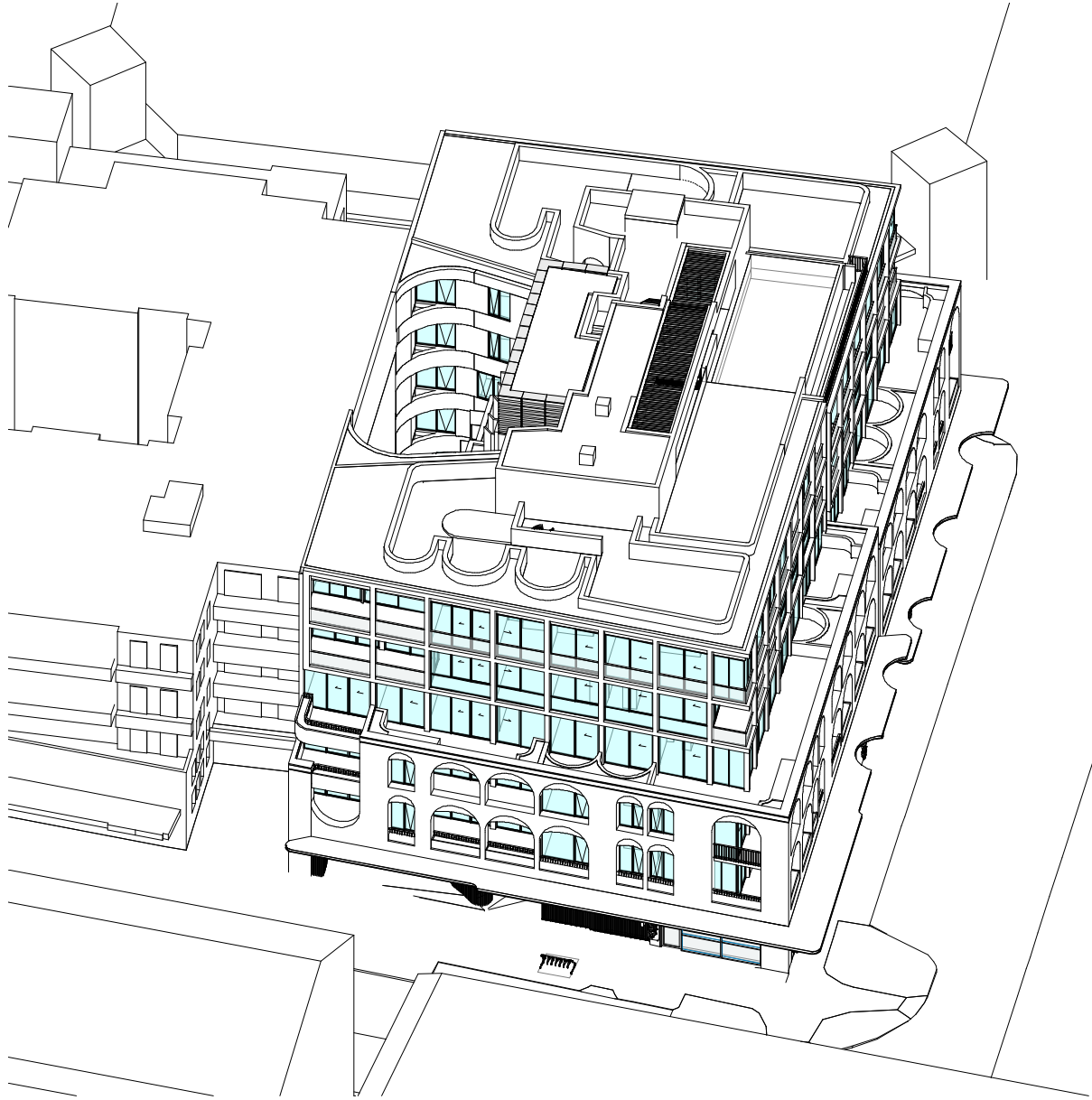
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Chk.  
WG

Job No.  
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Drawing No.  
PP-3203  
Revision  
/ 1

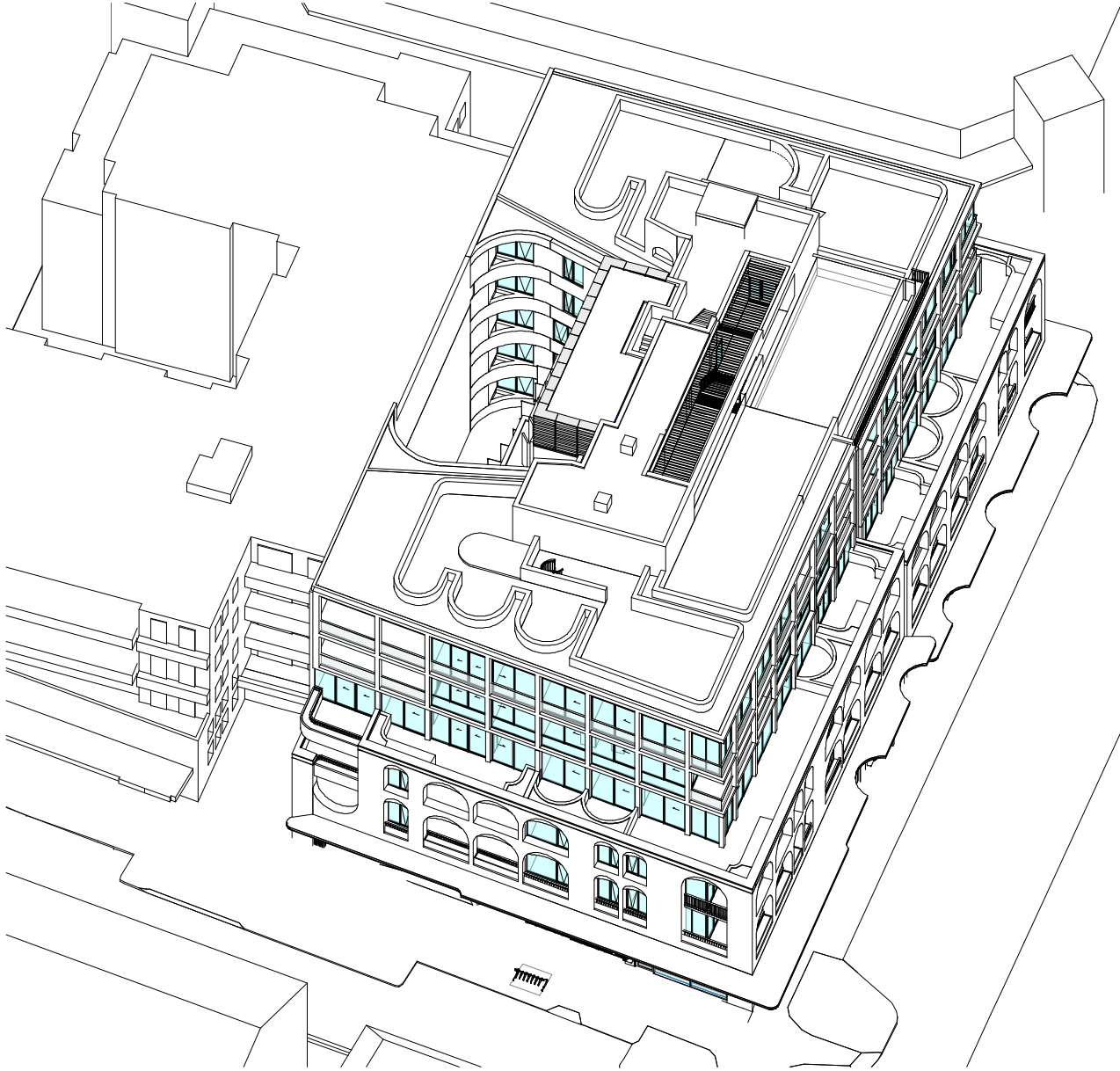
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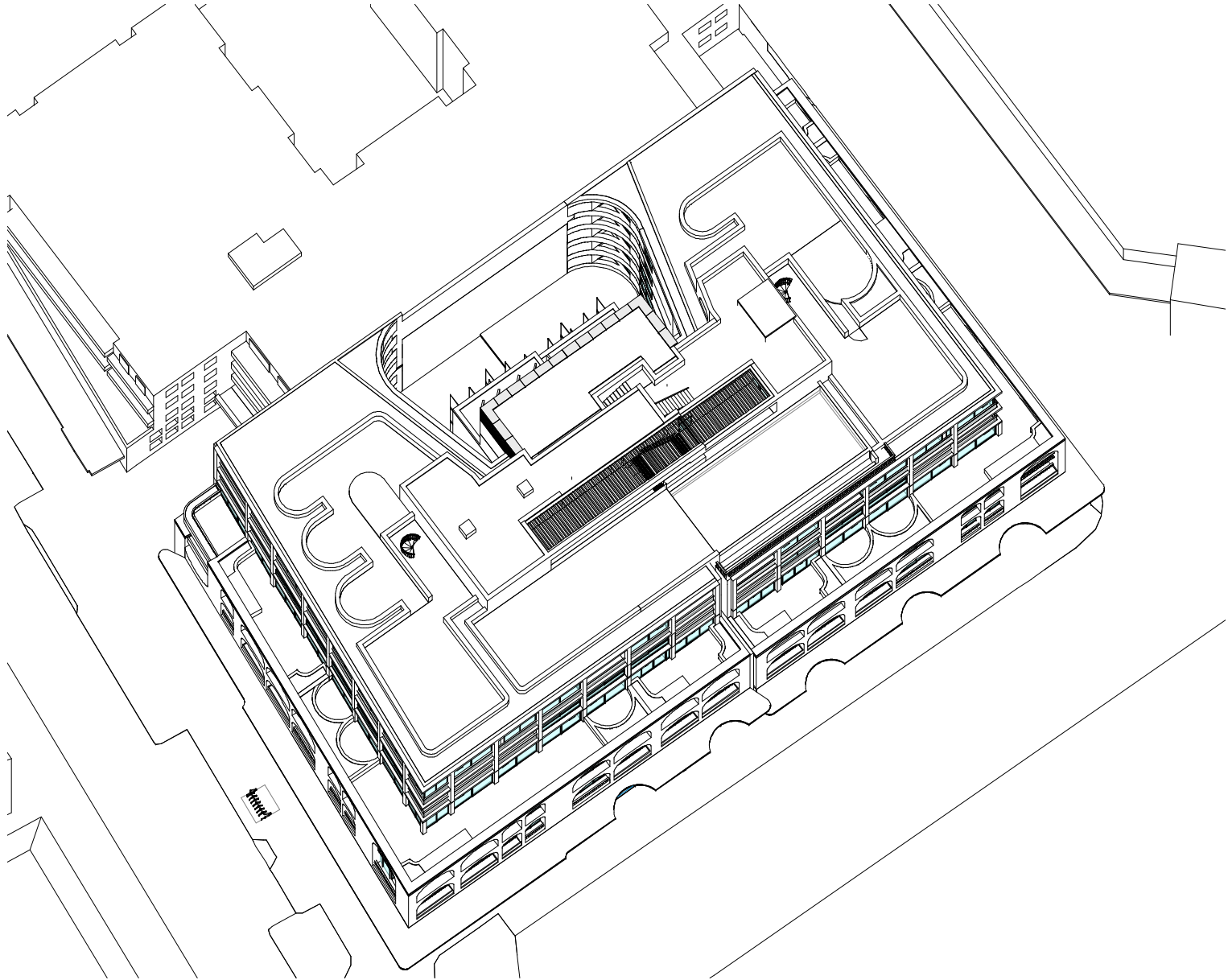
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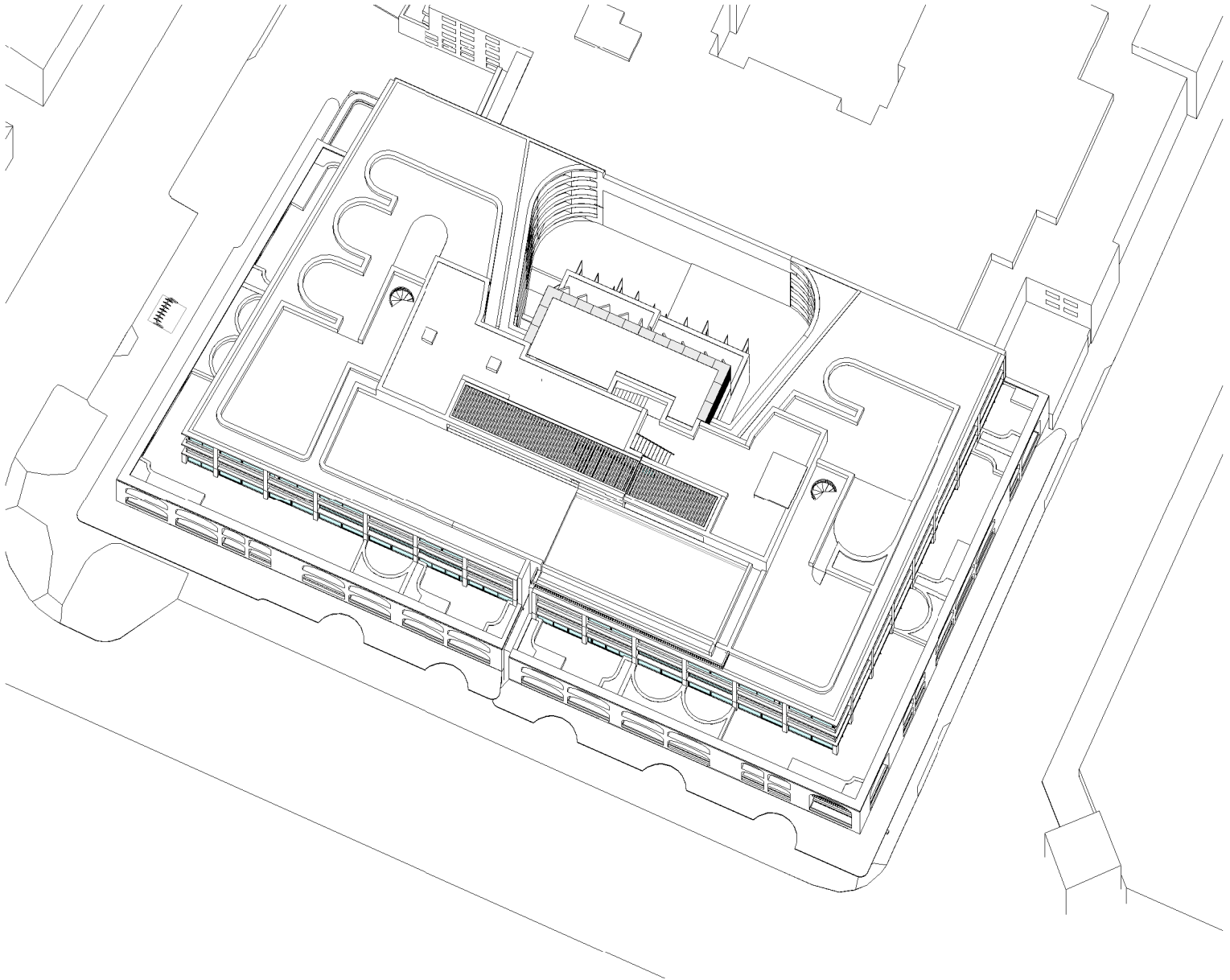
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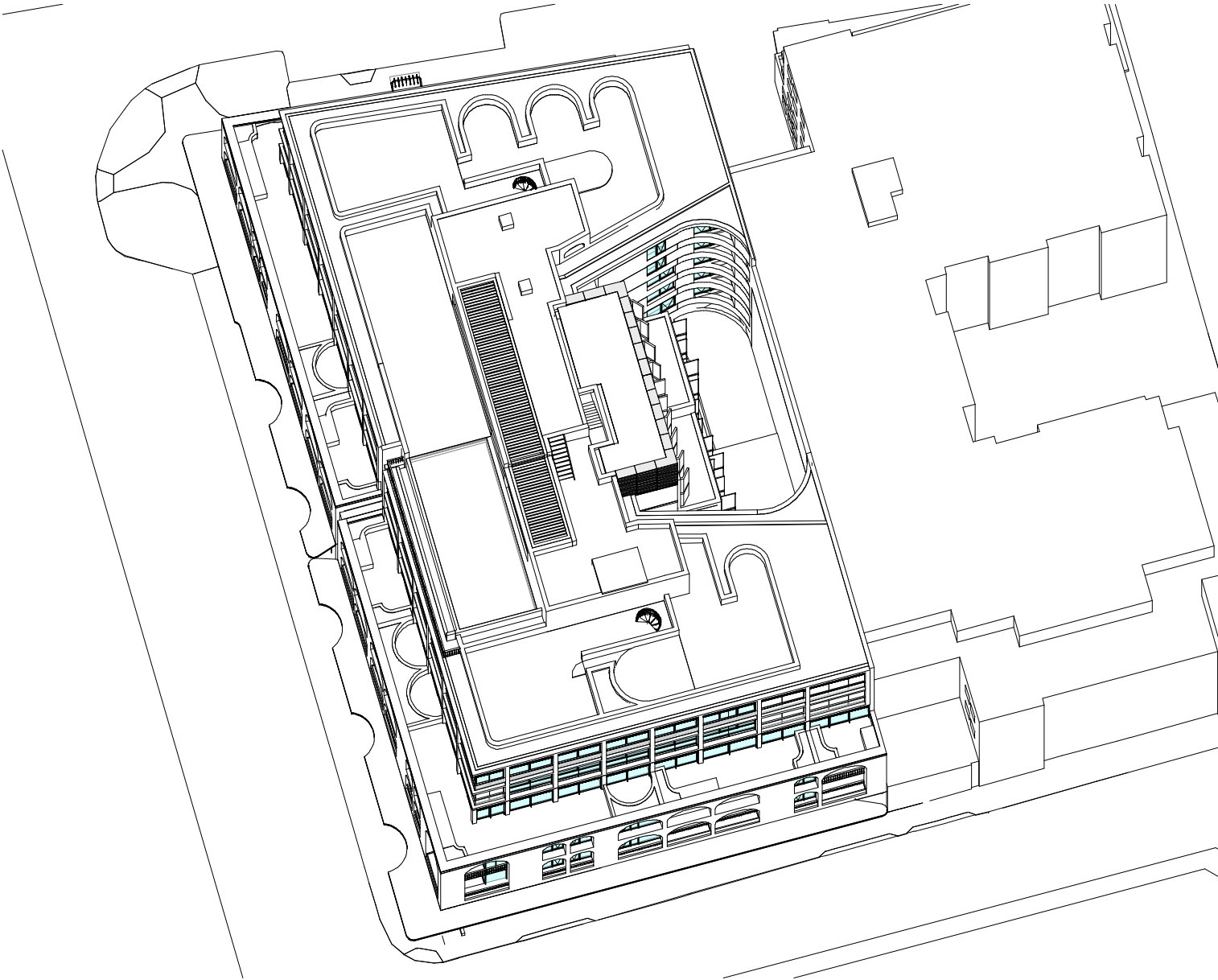
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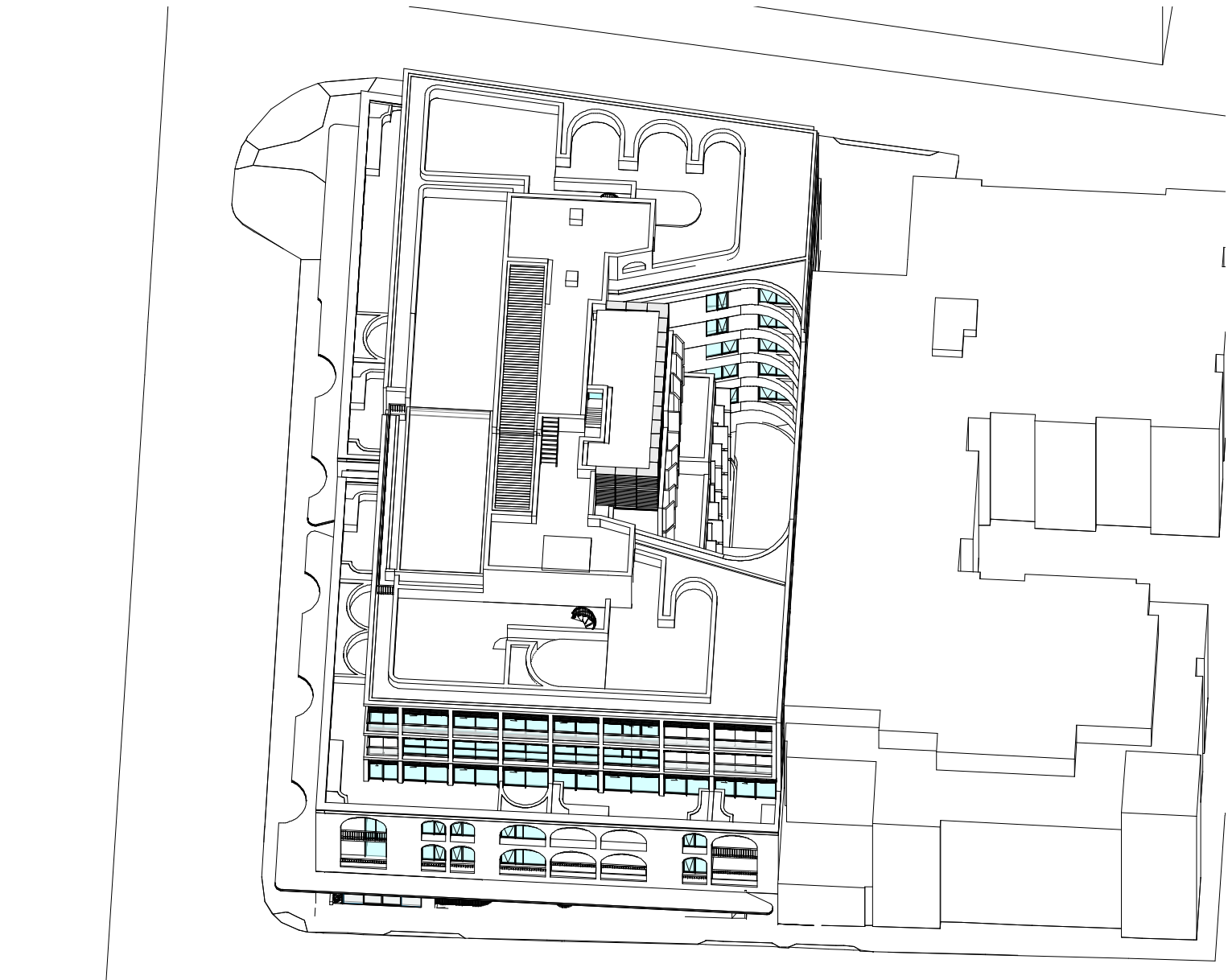
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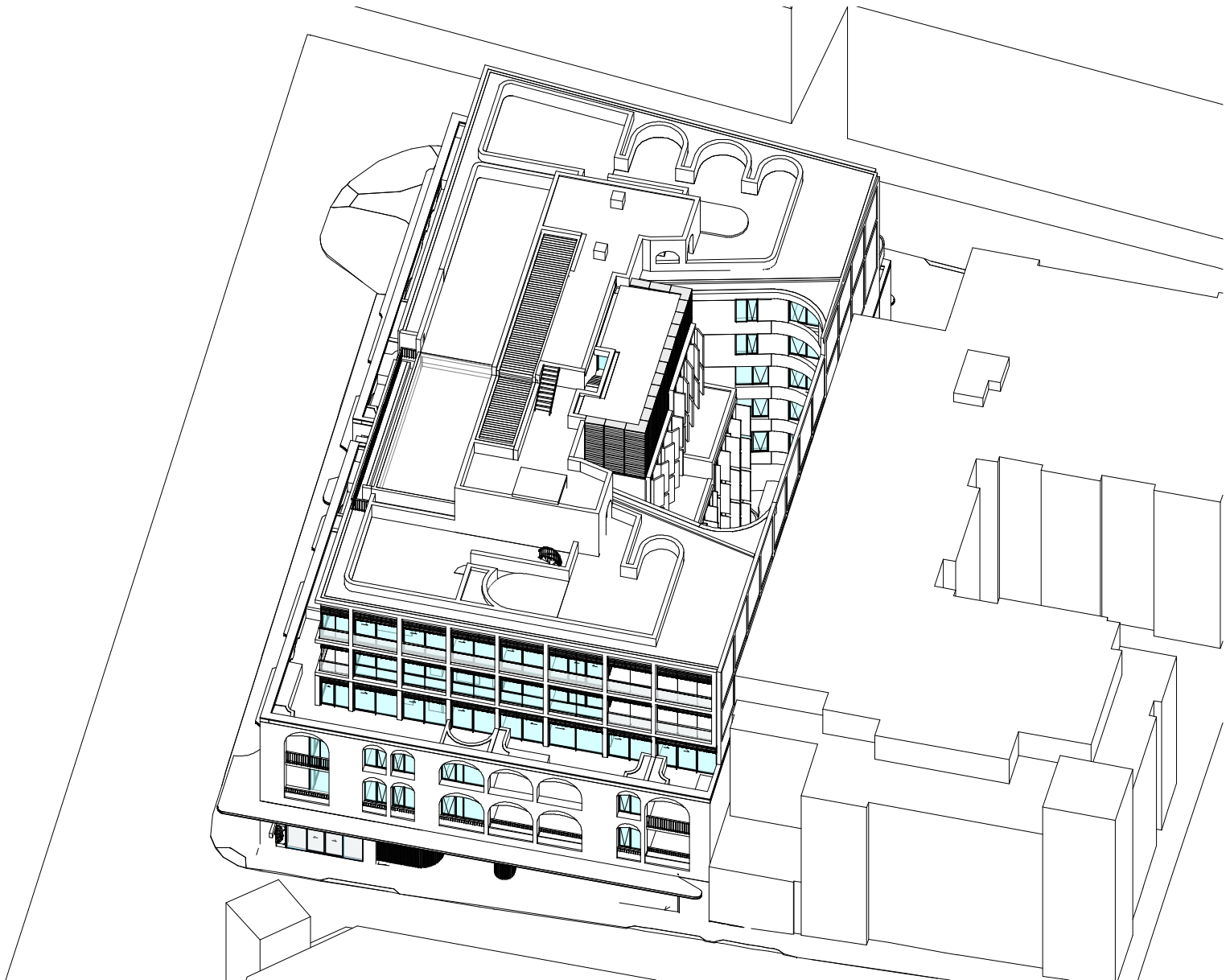
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21-Dec-18-13.00



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21-Dec-18-14.00



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Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Summer  
Solstice

Date  
26.09.2022

Scale

Sheet Size  
@ A1

Drawn  
CC

Chk.  
WG

Job No.  
6339

Drawing No.  
PP-3204

Revision  
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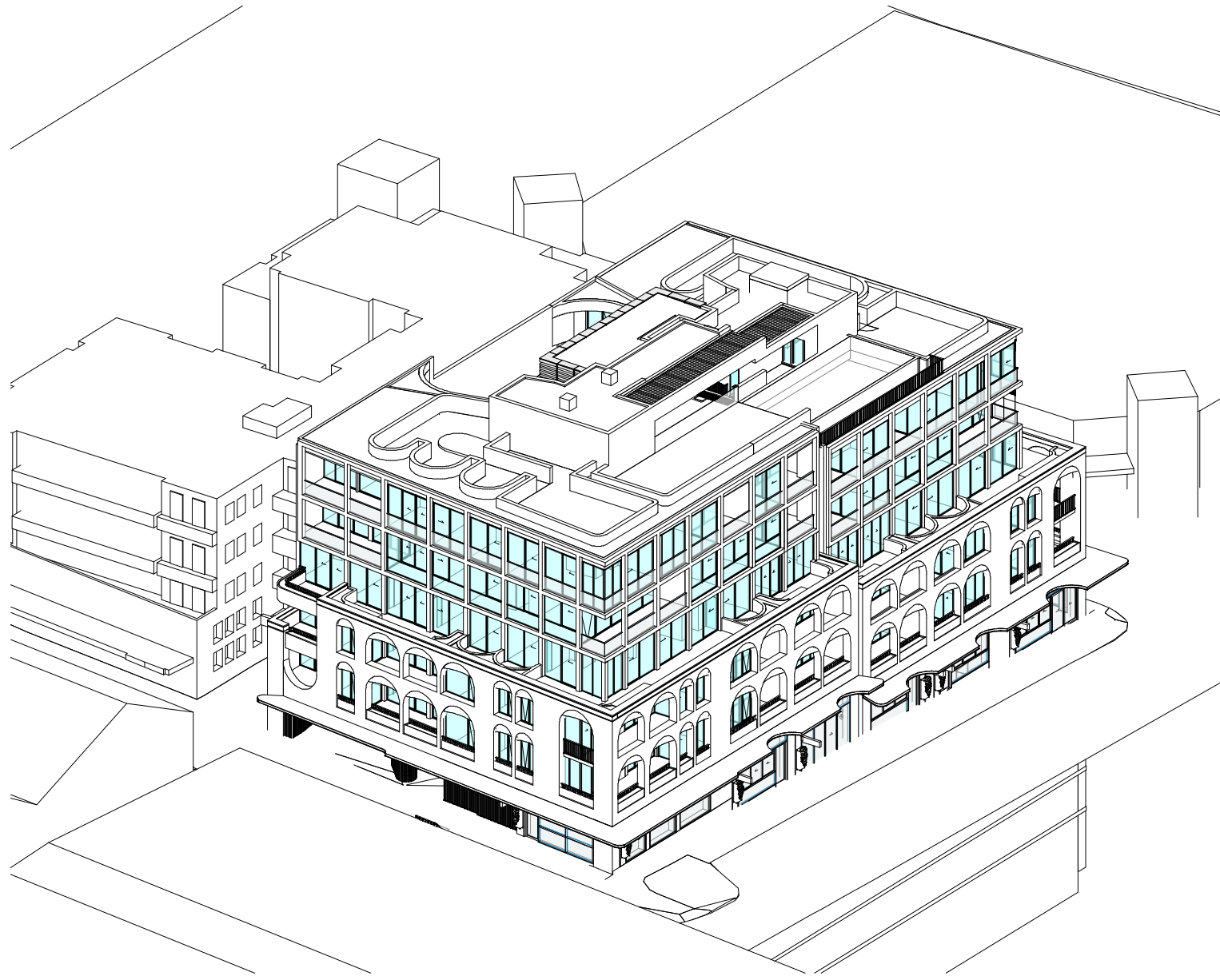


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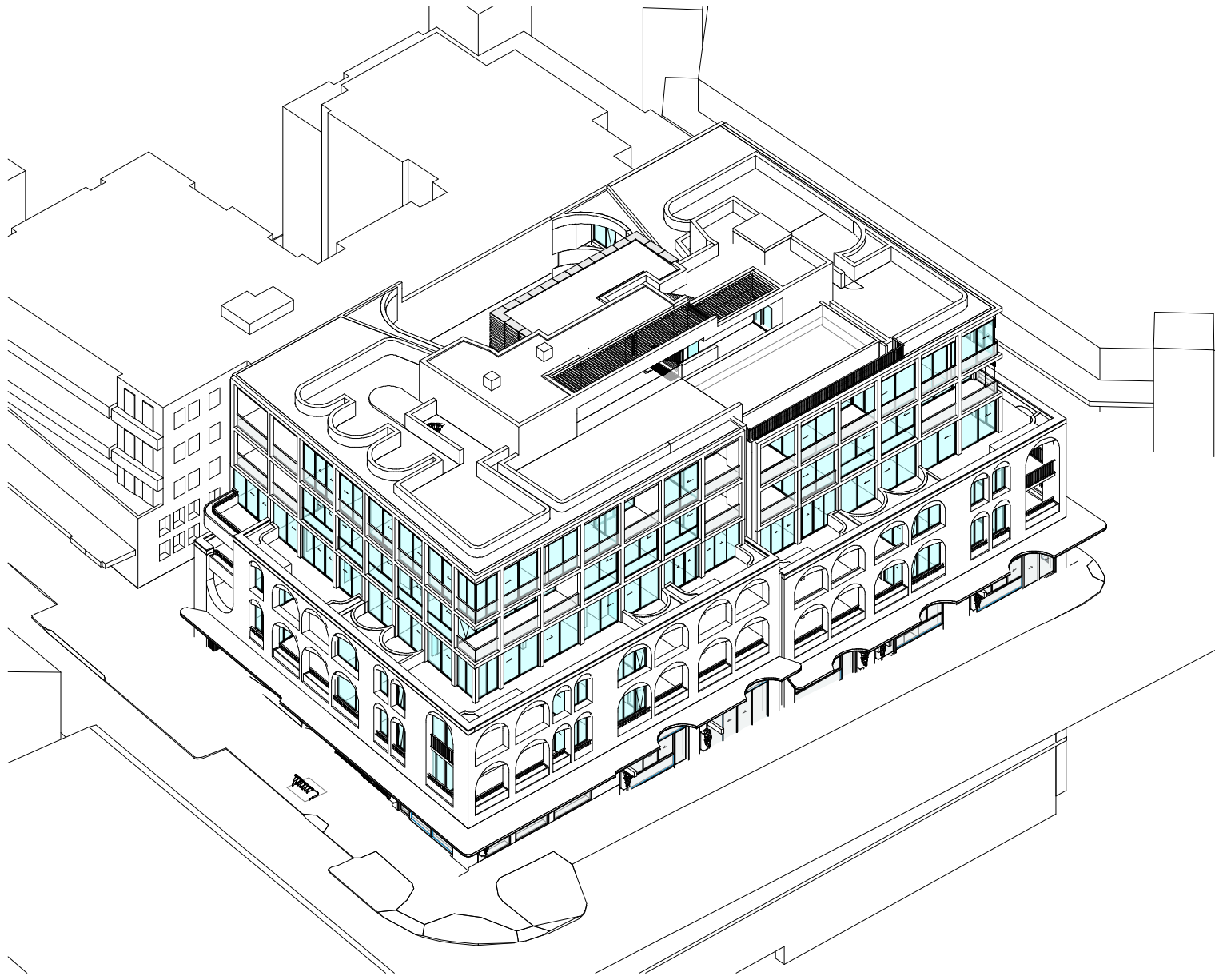
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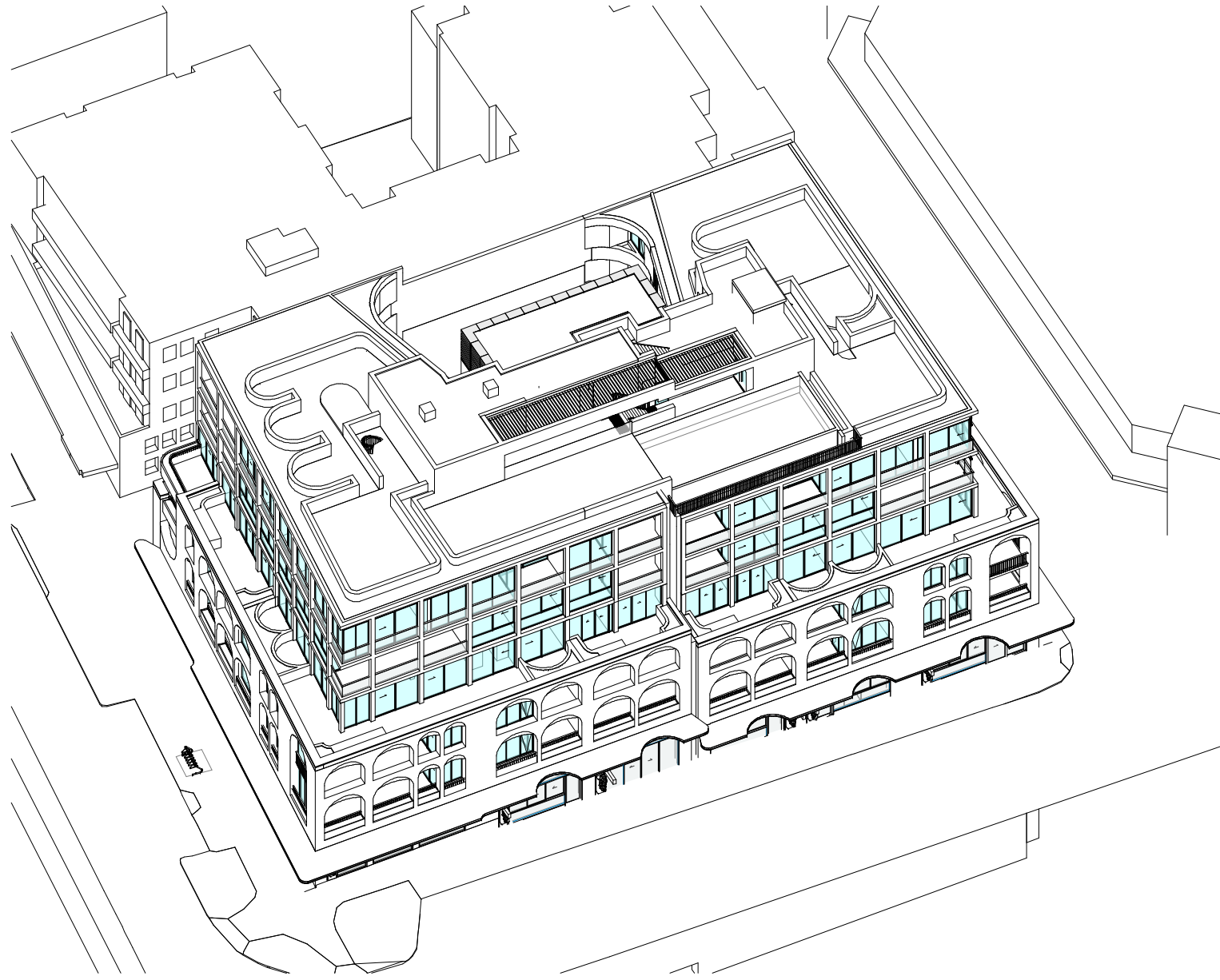
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1	26.09.2022	Issue for Approval	MQ	HG



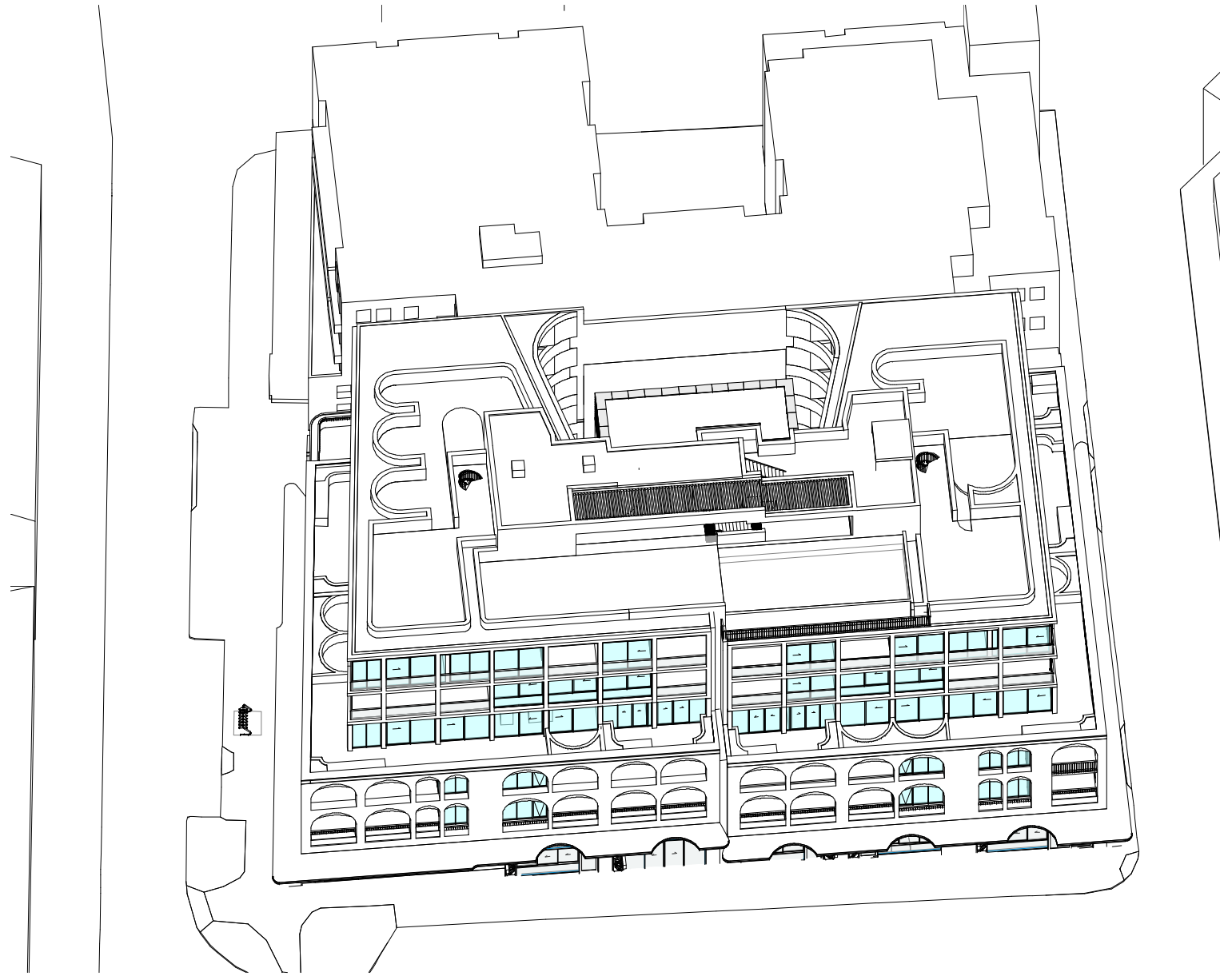
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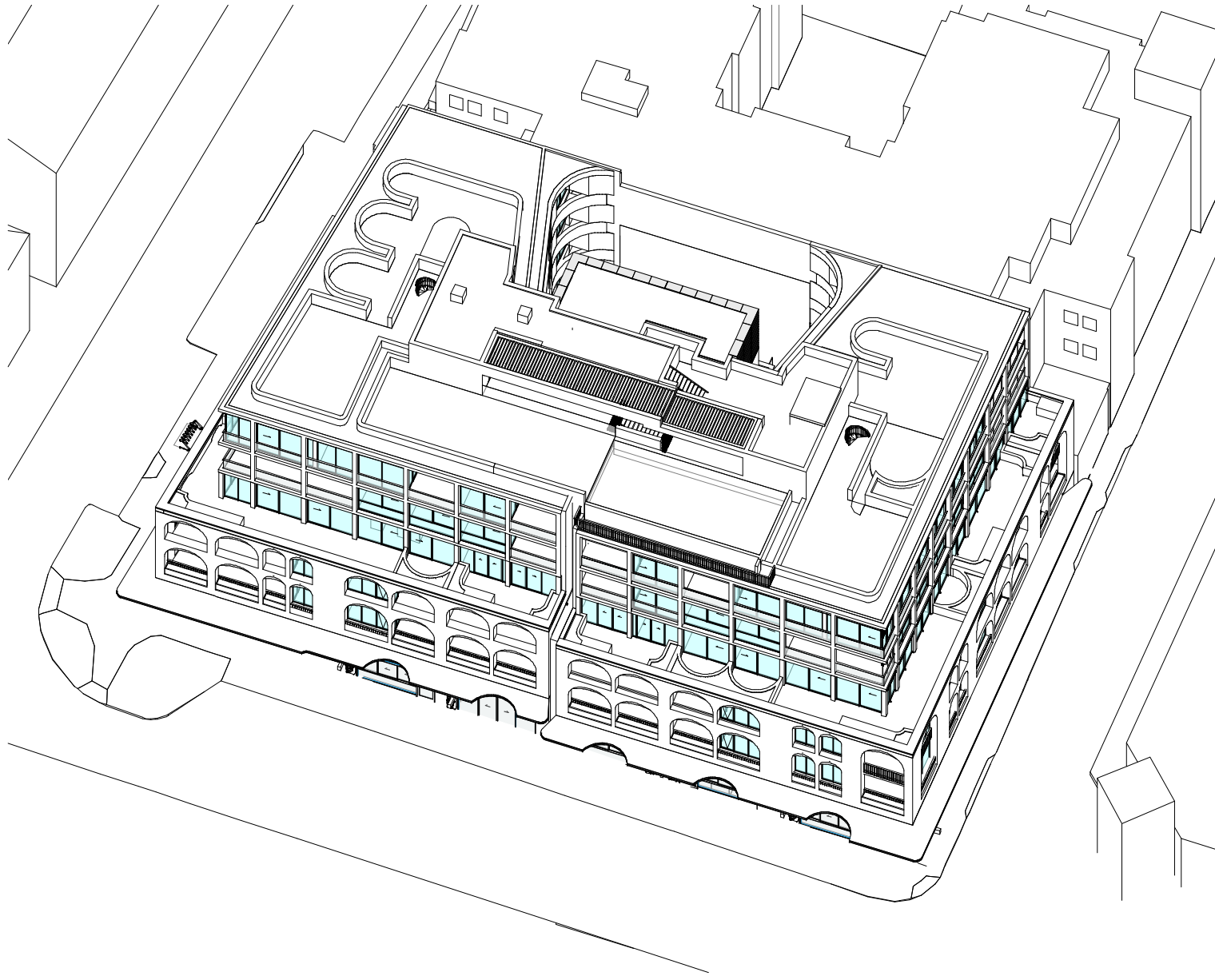
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21-Sep-18-9.00



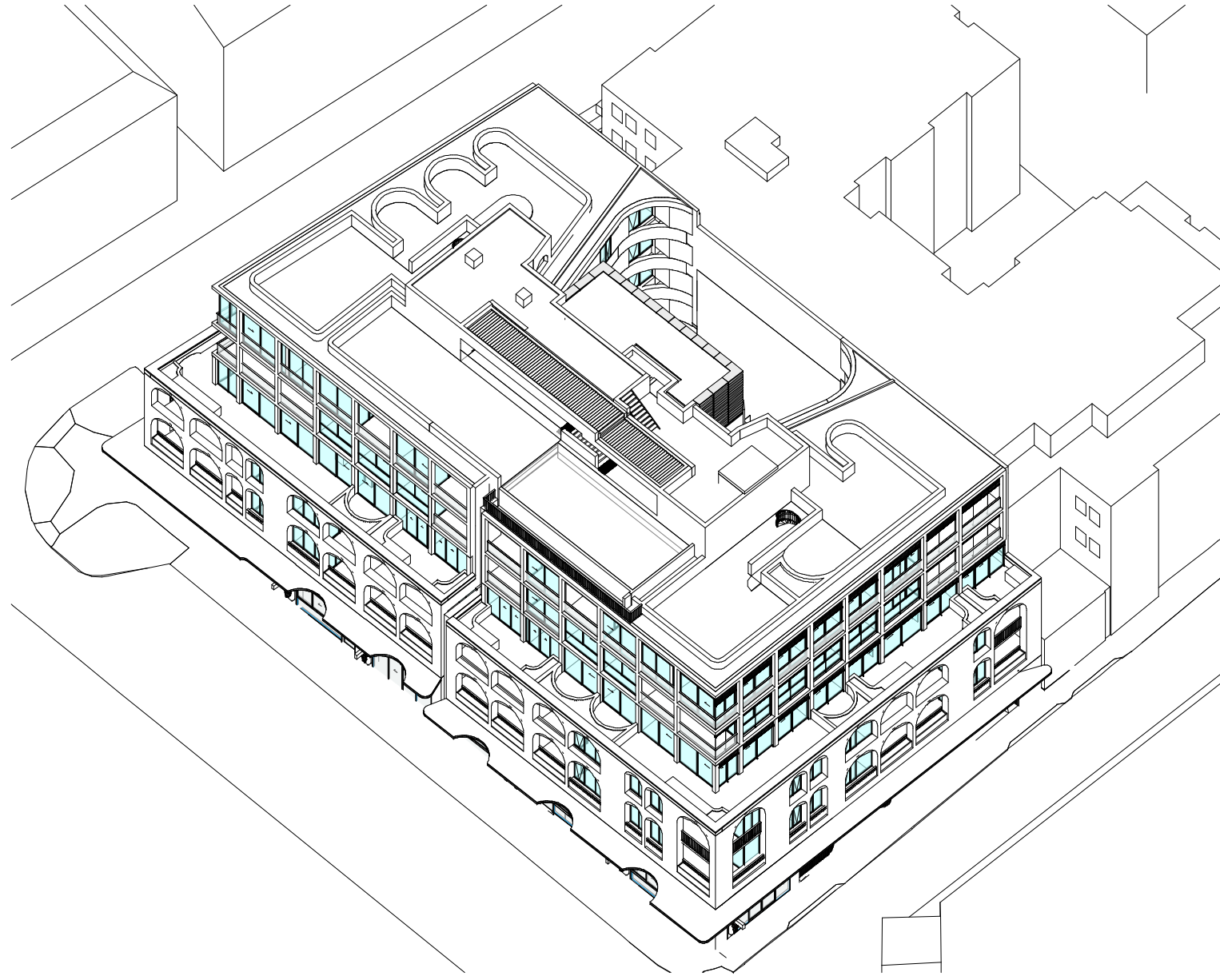
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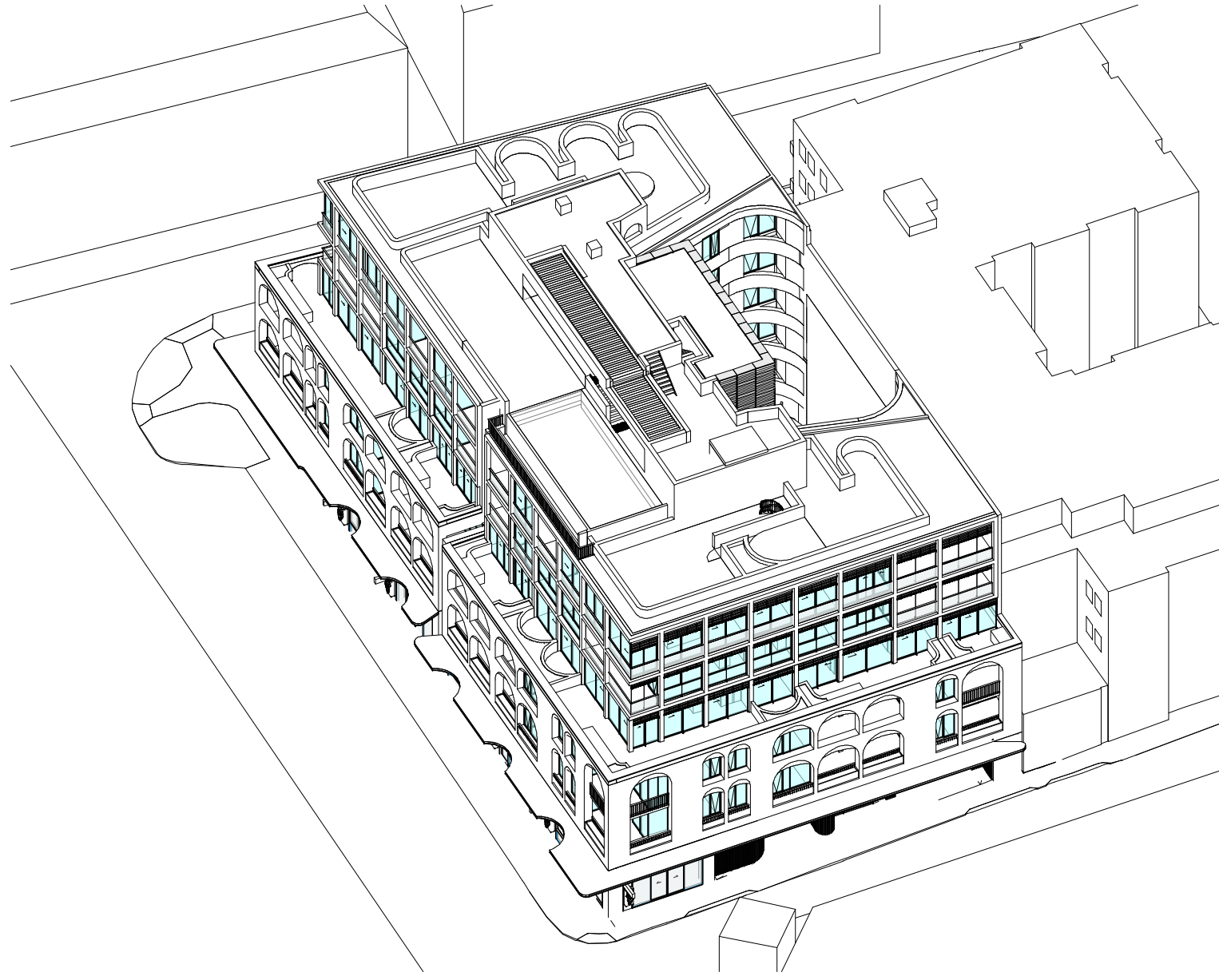
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21-Sep-18-11.00



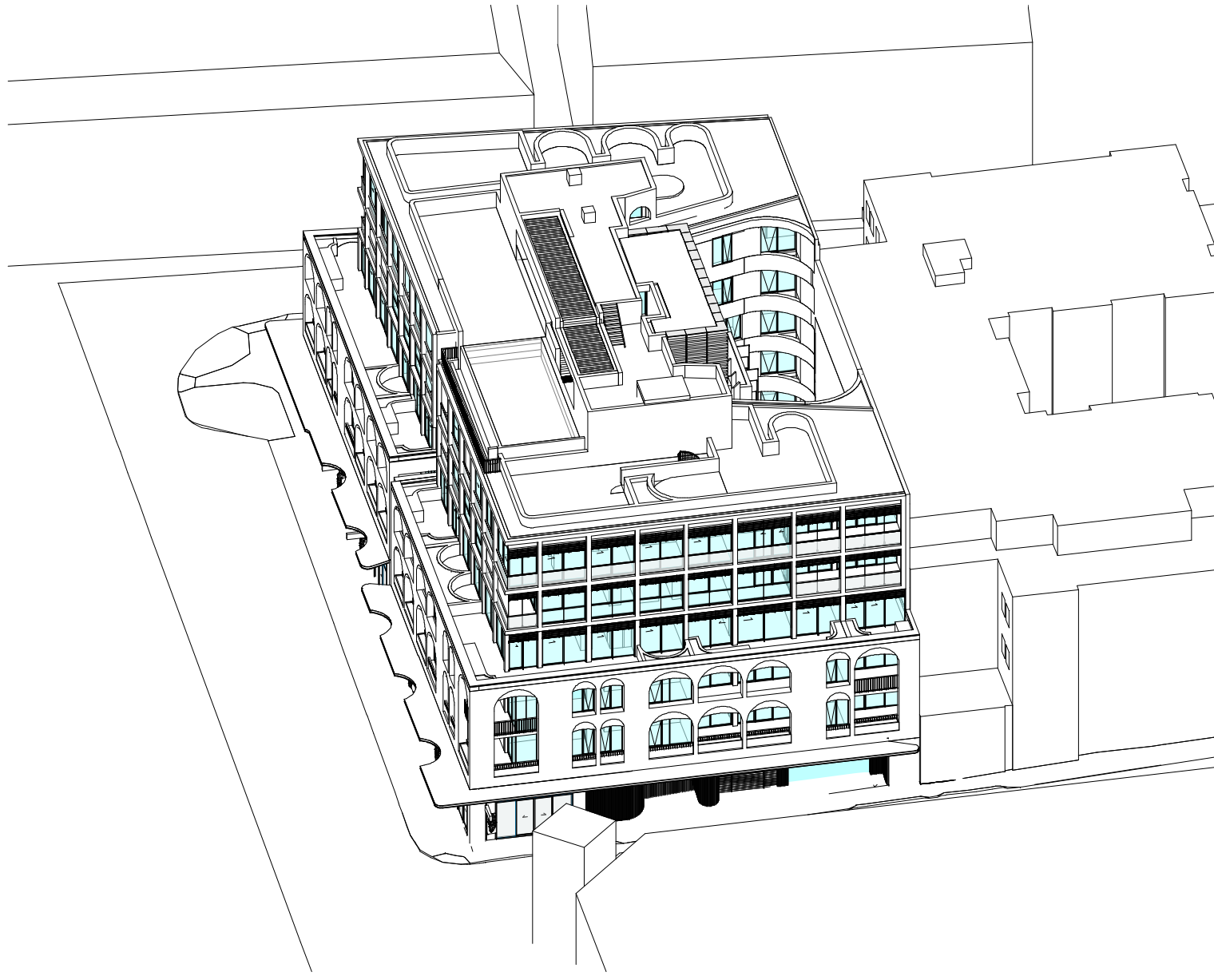
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21-Sep-18-12.00



SOLAR ACCESS -  
21-Sep-18-13.00



SOLAR ACCESS -  
21-Sep-18-14.00



SOLAR ACCESS -  
21-Sep-18-15.00

Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Equinox

Date  
26.09.2022

Scale

@ A1

Drawn

Chk.

CC

WG

Job No.

Drawing No.

Revision

6339

PP-3206

/ 1

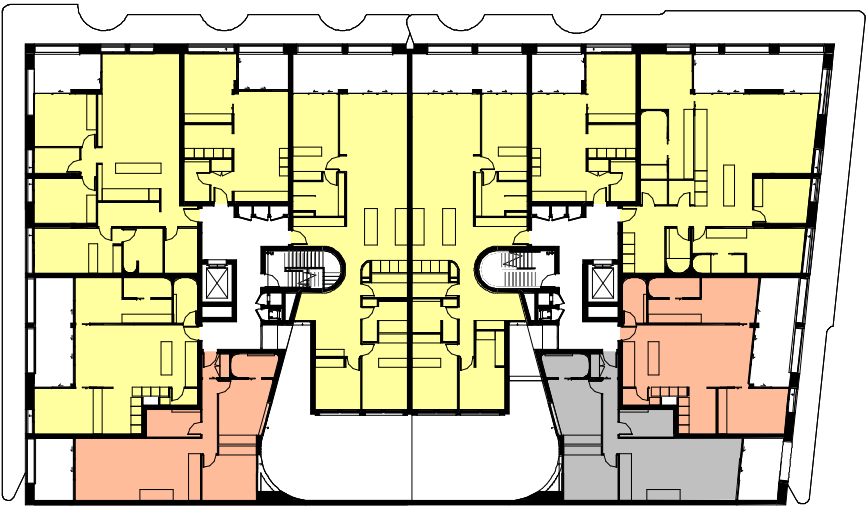
SJB Architects  
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Surry Hills NSW  
2010 Australia  
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F 61 2 9380 9922  
www.sjb.com.au



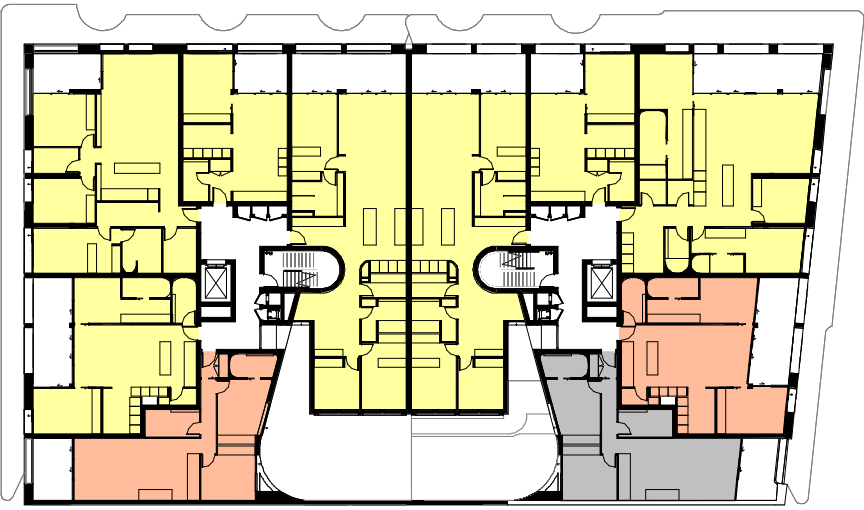


FOR APPROVAL

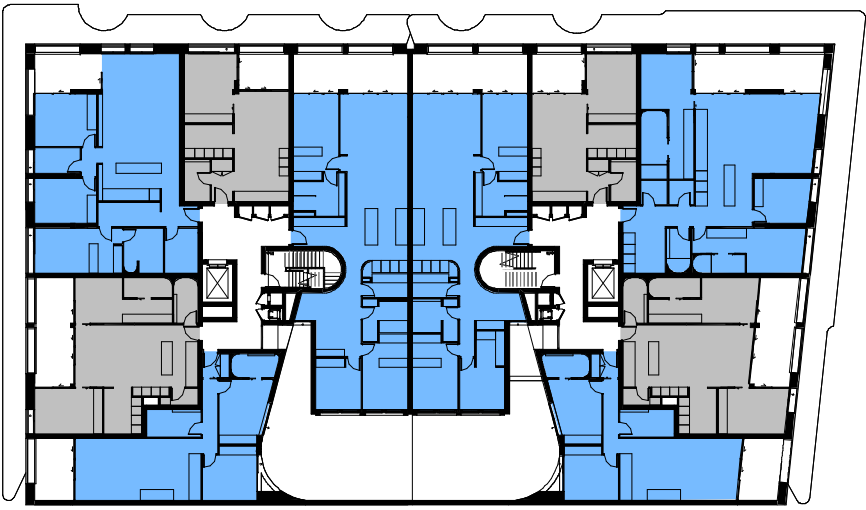
Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG



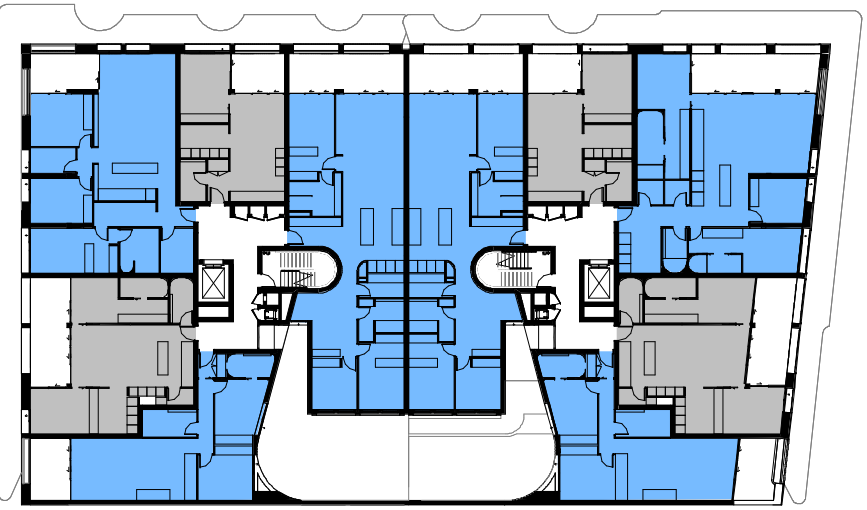
Solar - Level 1



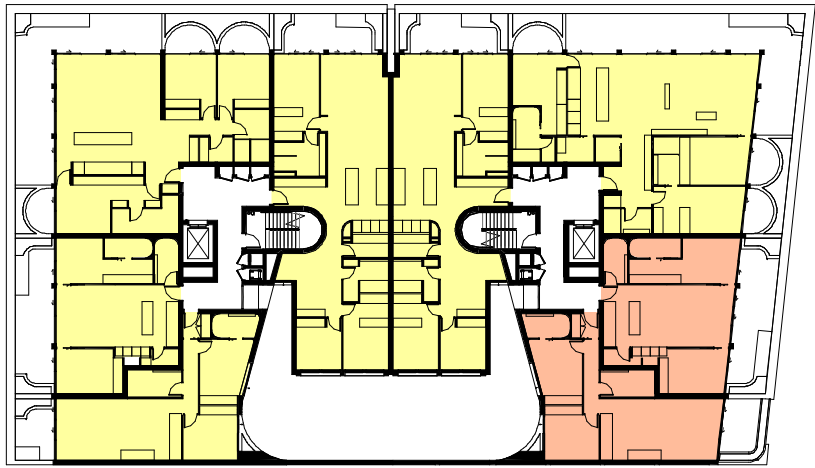
Solar - Level 2



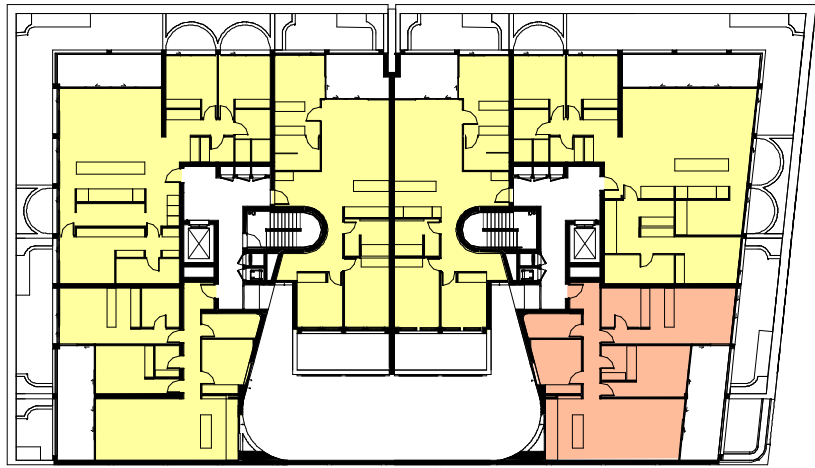
Cross Ventilation - Level 1



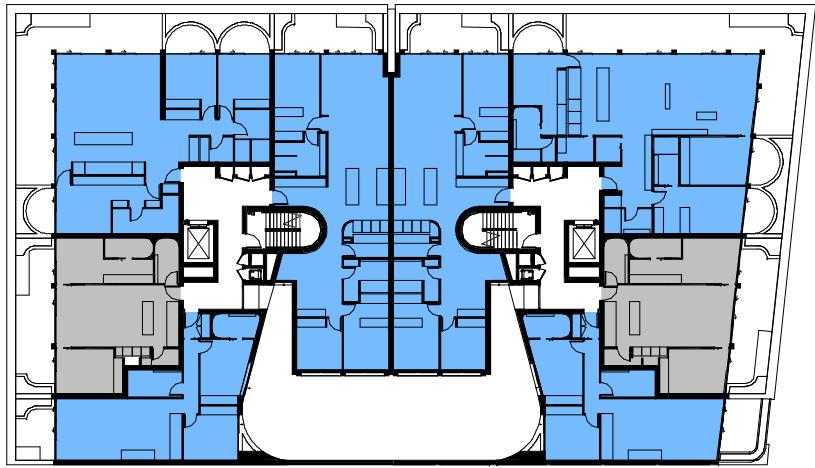
Cross Ventilation - Level 2



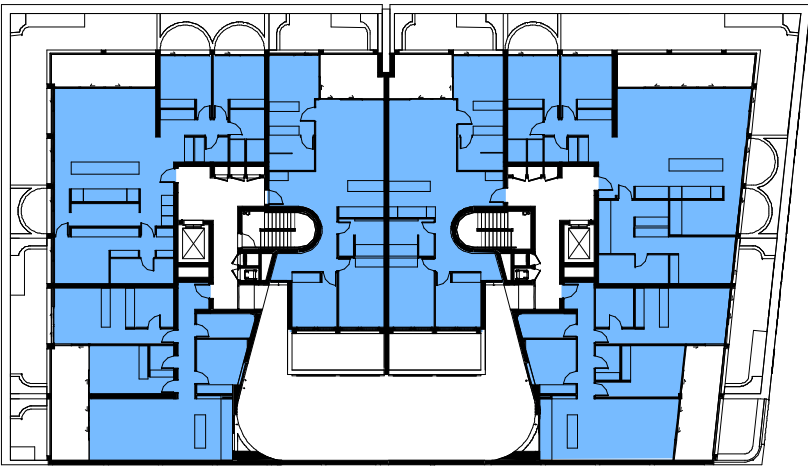
Solar - Level 3



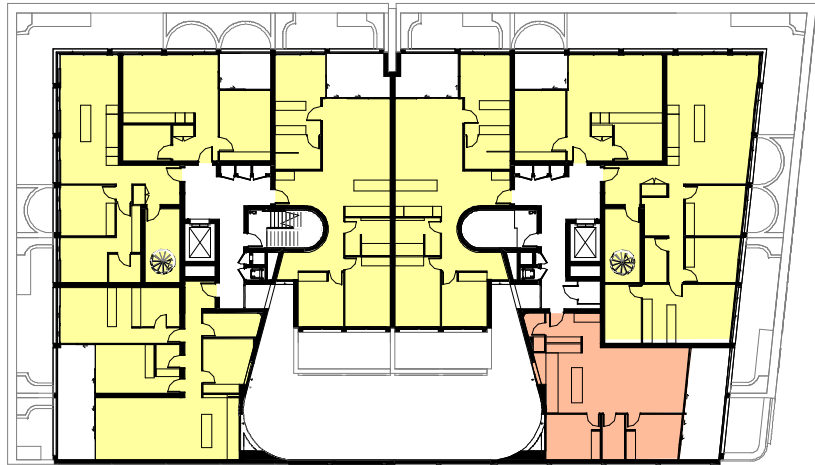
Solar - Level 4



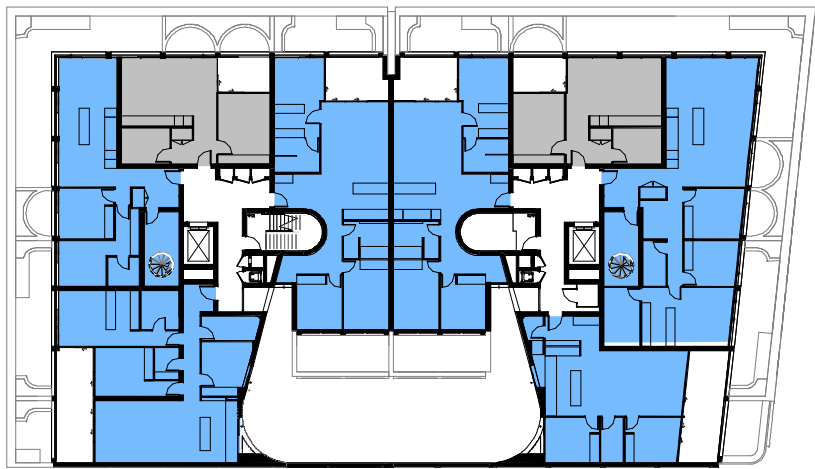
Cross Ventilation - Level 3



Cross Ventilation - Level 4



Solar - Level 5



Cross Ventilation - Level 5

Solar		
Solar	Number	Percentage
2 HOURS+	32	76%
15 MINS - 2 HRS	8	19%
NO DIRECT SUNLIGHT	2	5%
	42	100%

- 2 HOURS+
- 15 MINS - 2 HRS
- NO DIRECT SUNLIGHT

NOTE: Units indicated above as 'No Direct Sunlight' are capable of receiving direct sunlight to private open spaces.

Cross Vent		
Cross Vent	Number	Percentage
COMPLIANT	30	71%
NON-COMPLIANT	12	29%
	42	100%

- COMPLIANT
- NON-COMPLIANT

Town Planner  
SJB Planning  
Traffic Engineer  
TTPP Transport Planning  
Landscape Architect  
Arcadia Landscape Architecture

Client



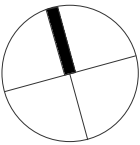
Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Solar and Cross Ventilation  
Analysis



Date  
26.09.2022

Scale  
1 : 500

Sheet Size  
@ A1

Drawn  
CC

Chk.  
WG

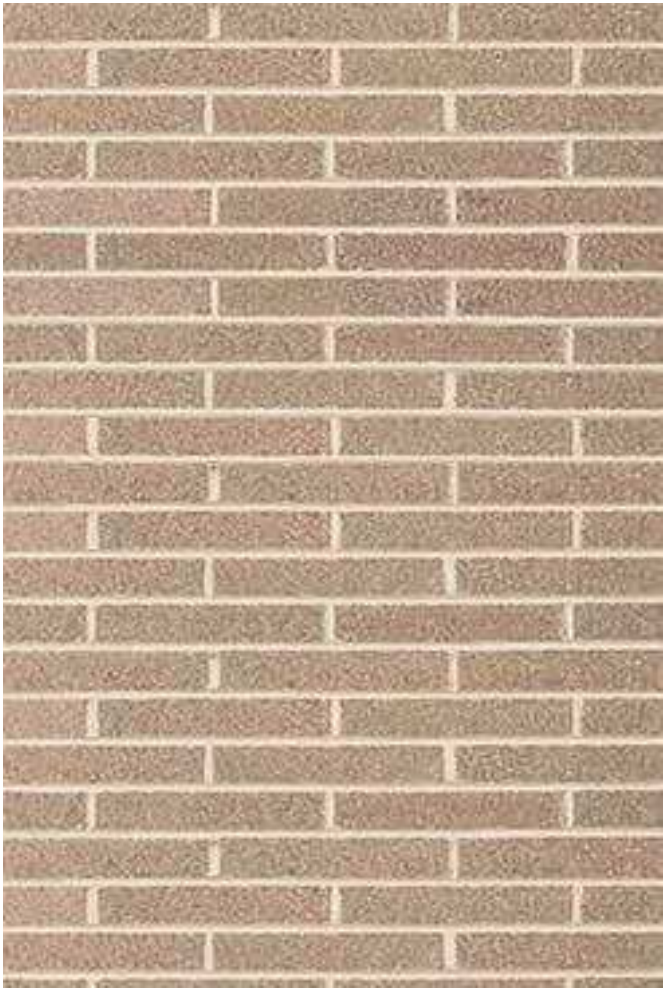
Job No.  
6339

Drawing No.  
PP-3301

Revision  
/ 1



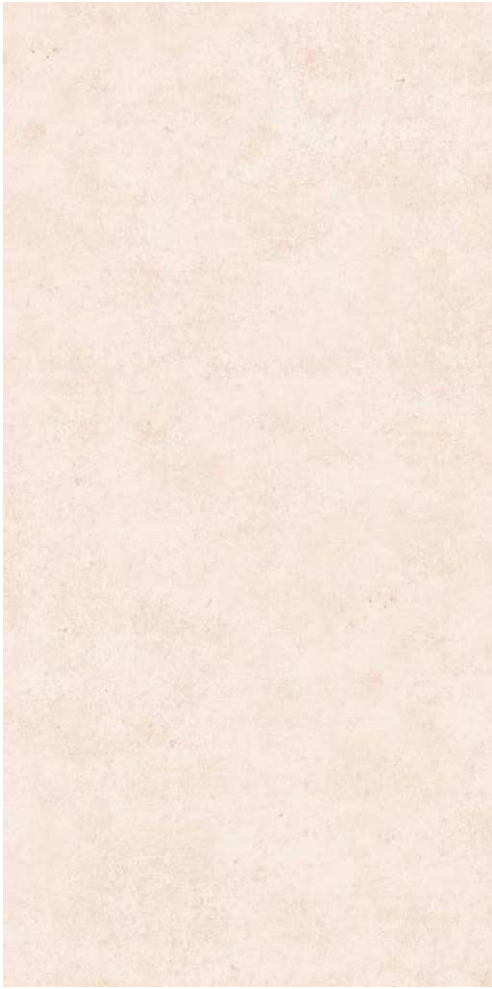




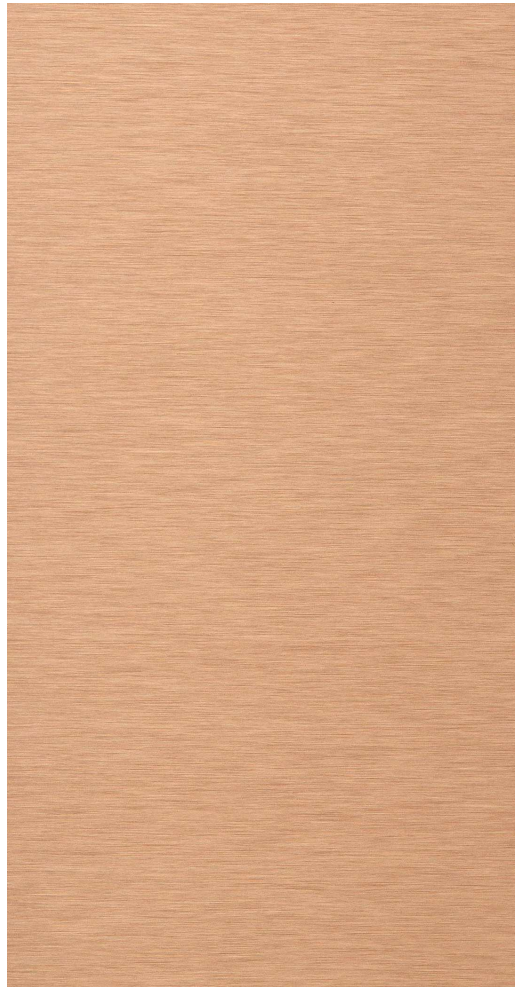
**BK-01 FACE BRICK**  
Material: Long format brick  
Finish: Face finish, no paint.  
Colour: Simmental Silver (or similar)  
Supplier: Bowral (or similar)



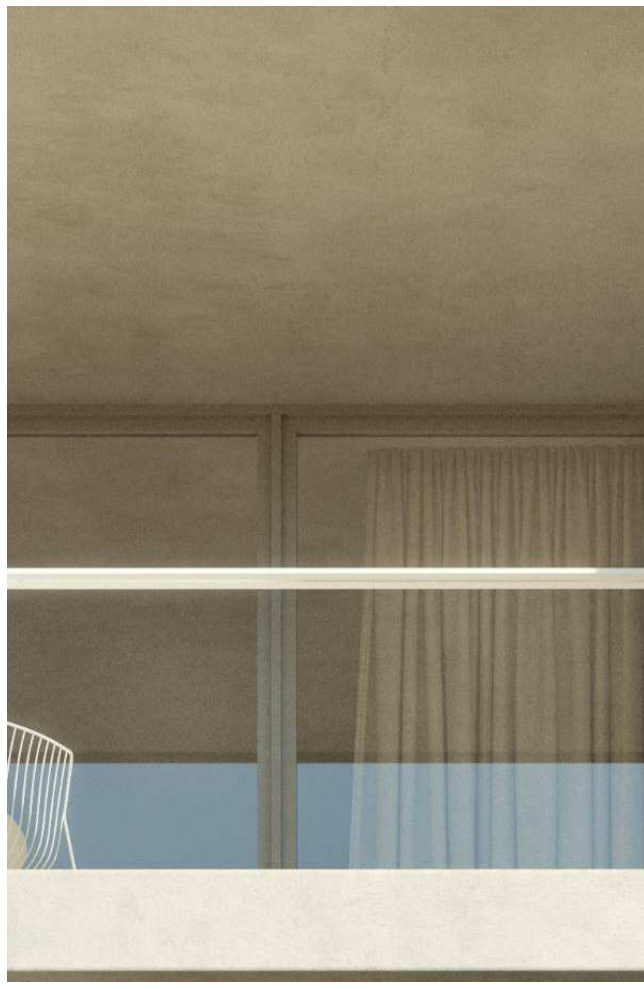
**PC-01 PRECAST CONCRETE 1**



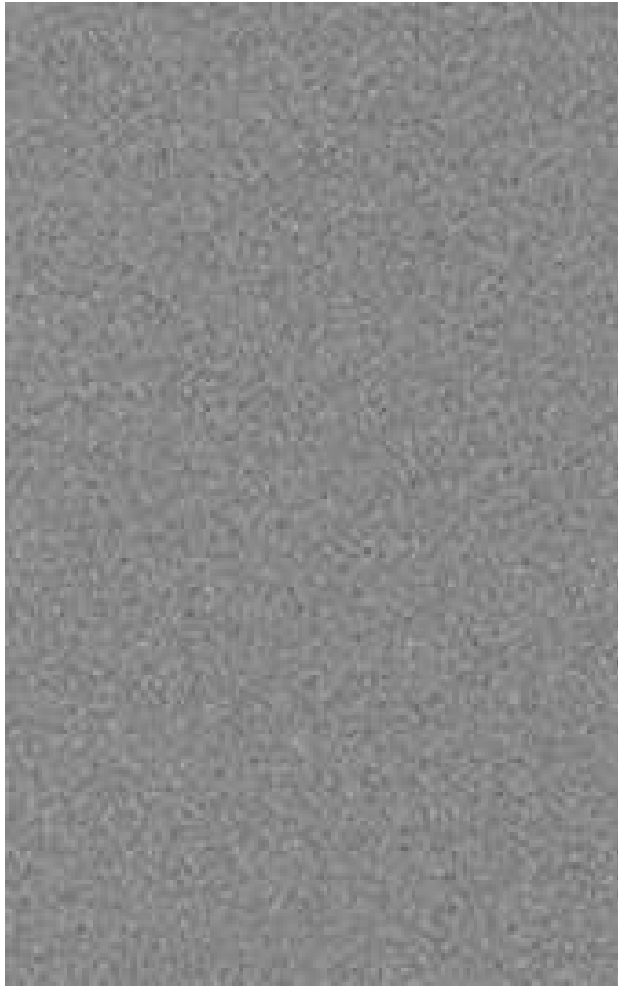
**PC-02 PRECAST CONCRETE 2**



**MT-01 METALWORK**  
Finish: Brushed metalwork  
Colour: Copper colour finish



**BL-02 GLASS BALUSTRADE**  
Material: Frameless glass with flat aluminium top rail  
Finish: Clear



**BL-01 METAL BALUSTRADE**  
Finish/colour: Grey



**GL-01 ALUMINIUM FRAMED WINDOW AND DOORS**  
Finish/colour - Matt Grey



**Landscape to Landscape Architect's Details**

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

## FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

Town Planner

SJB Planning

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

Photomontage and Materials -  
Sheet 1

Date26.09.2022ScaleSheet Size@ A1

DrawnMSChk.WG

Job No.6339Drawing No.PP-4001Revision / 1

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FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

Town Planner
SJB Planning
Traffic Engineer
TTPP Transport Planning
Landscape Architect
Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road  
Neutral Bay 2089 NSW

Drawing Name

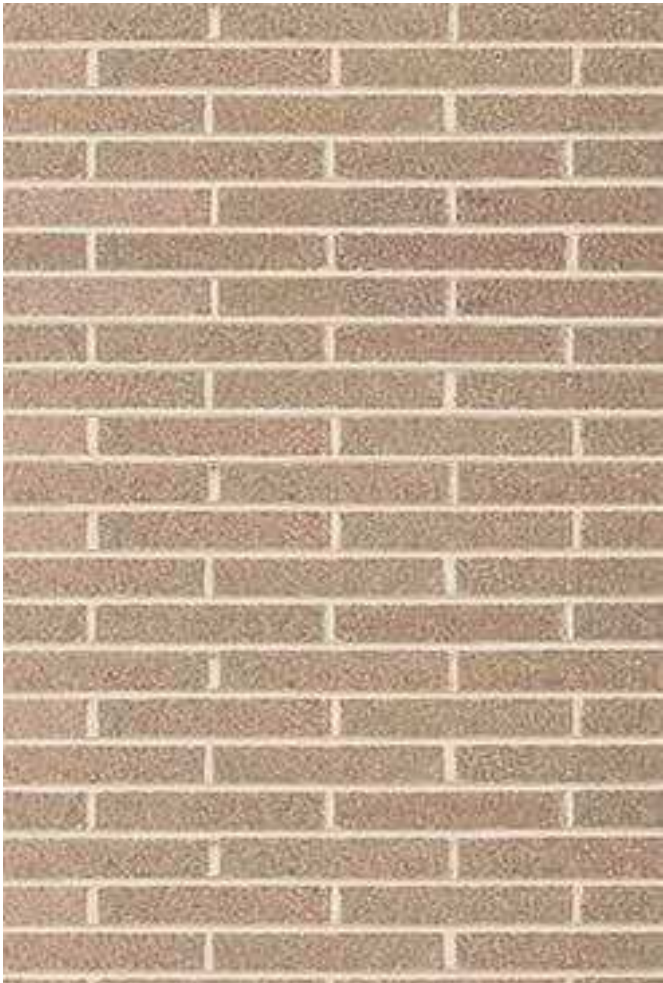
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Date26.09.2022ScaleSheet Size@ A1

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Job No.6339Drawing No.PP-4002Revision / 1

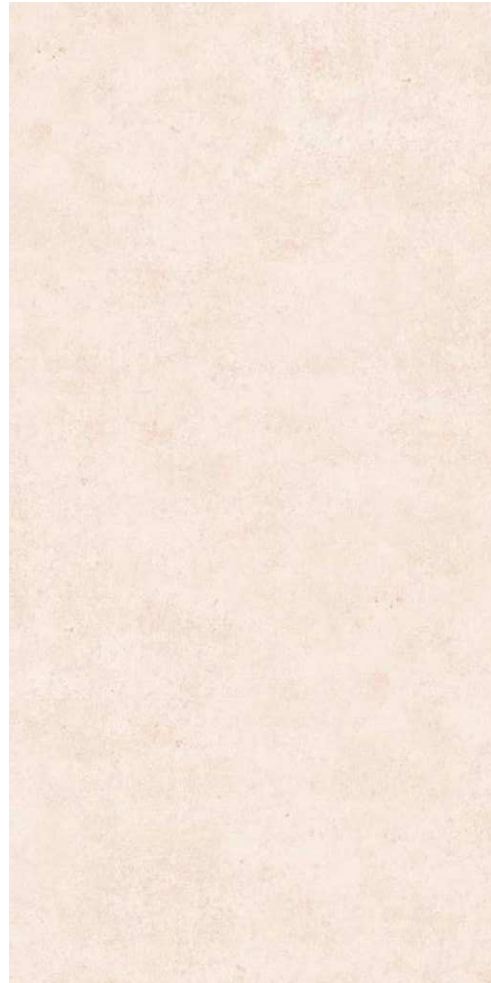
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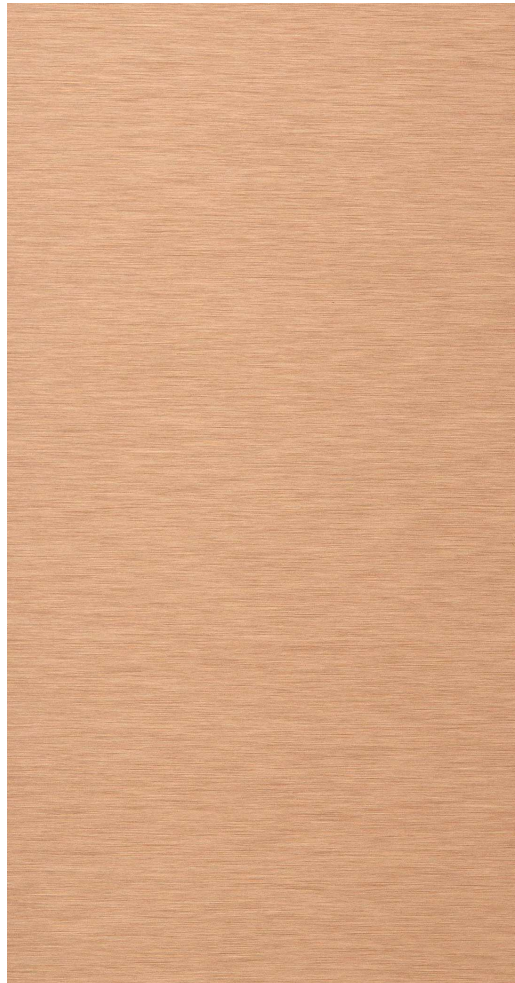
BK-01 FACE BRICK  
Material: Long format brick  
Finish: Face finish, no paint.  
Colour: Simmental Silver (or similar)  
Supplier: Bowral (or similar)



PC-01 PRECAST CONCRETE 1



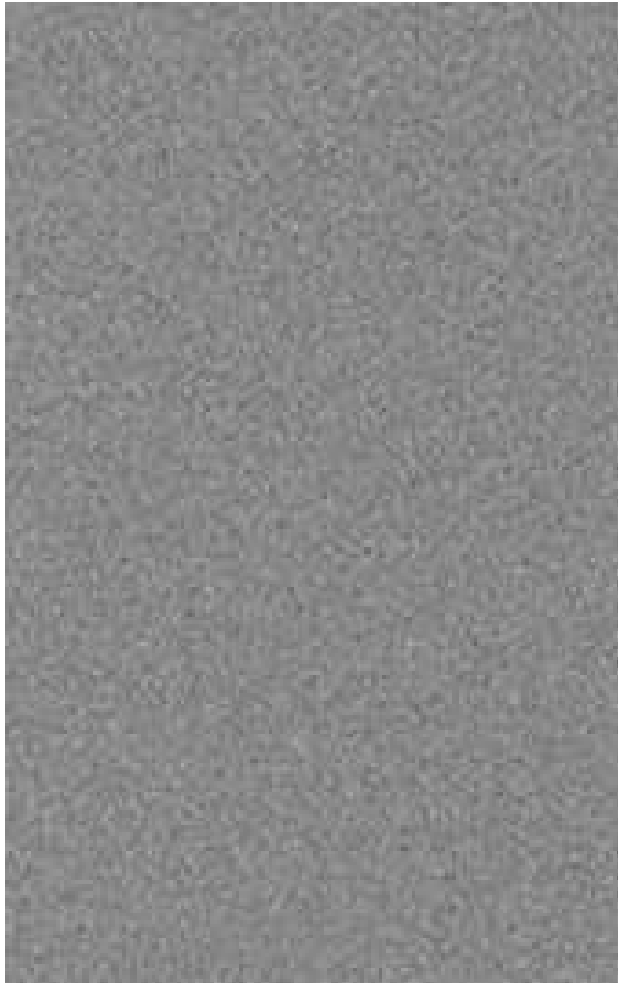
PC-02 PRECAST CONCRETE 2



MT-01 METALWORK  
Finish: Brushed metalwork  
Colour: Copper colour finish



BL-02 GLASS BALUSTRADE  
Material: Frameless glass with flat  
aluminium top rail  
Finish: Clear



BL-01 METAL BALUSTRADE  
Finish/colour:Grey

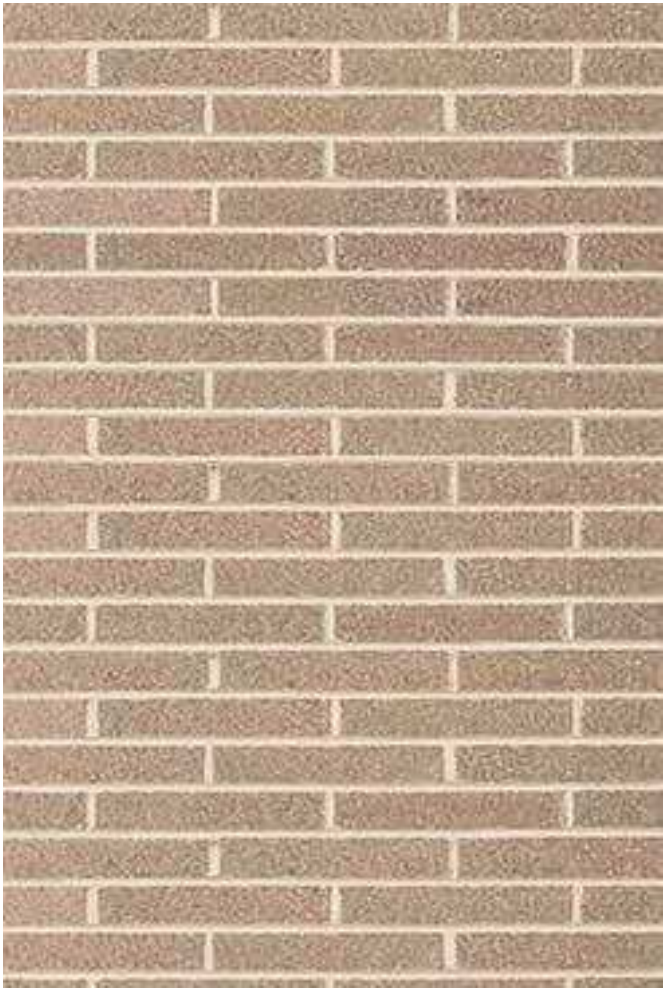


GL-01 ALUMINIUM FRAMED  
WINDOW AND DOORS  
Finish/colour - Matt Grey



Landscape to Landscape Architect's  
Details

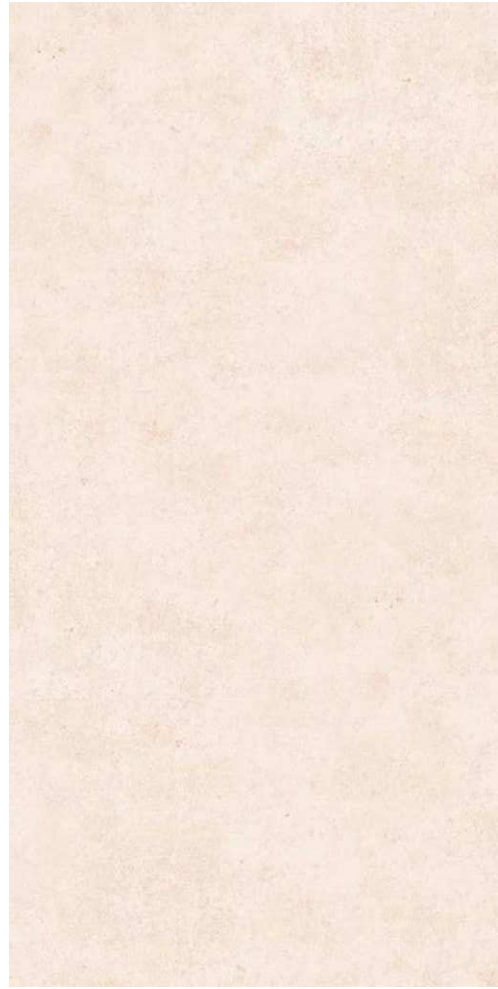




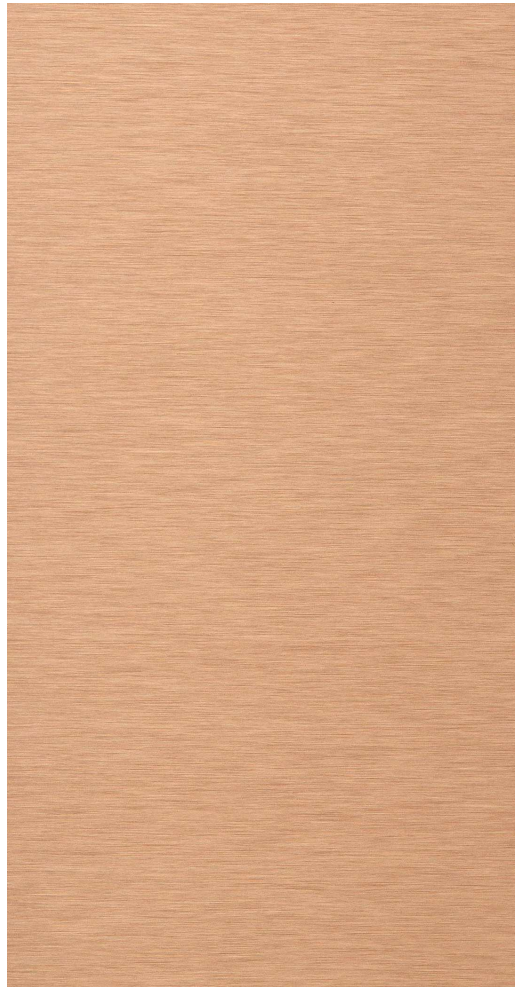
**BK-01 FACE BRICK**  
Material: Long format brick  
Finish: Face finish, no paint.  
Colour: Simmental Silver (or similar)  
Supplier: Bowral (or similar)



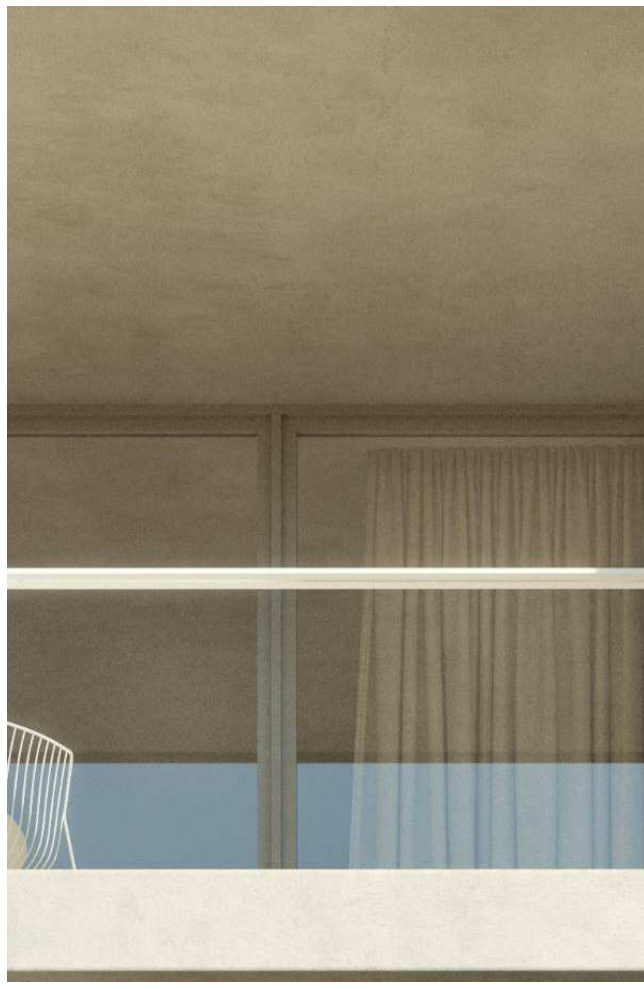
**PC-01 PRECAST CONCRETE 1**



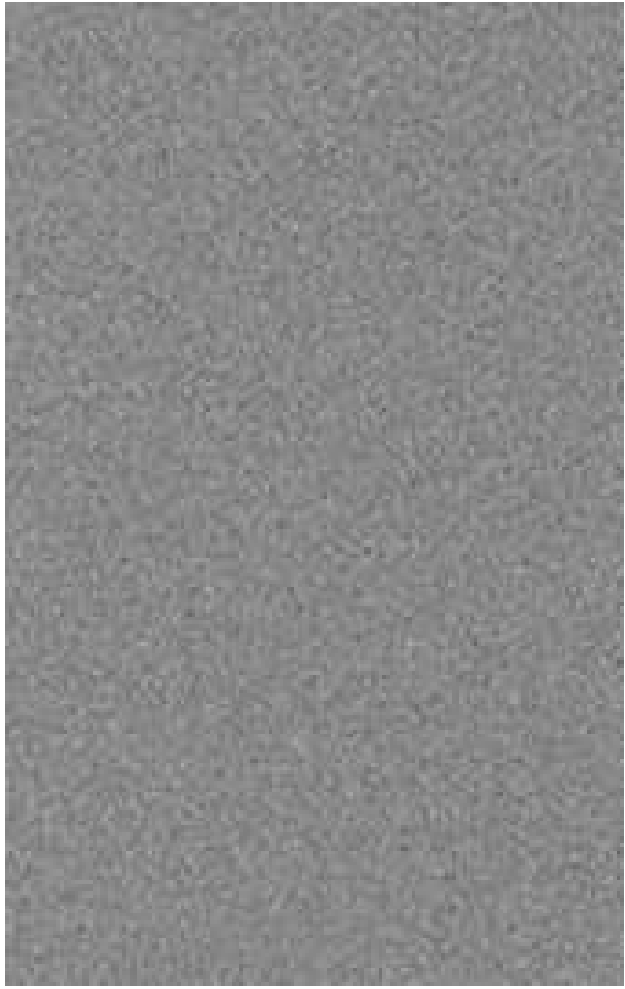
**PC-02 PRECAST CONCRETE 2**



**MT-01 METALWORK**  
Finish: Brushed metalwork  
Colour: Copper colour finish



**BL-02 GLASS BALUSTRADE**  
Material: Frameless glass with flat aluminium top rail  
Finish: Clear



**BL-01 METAL BALUSTRADE**  
Finish/colour: Grey



**GL-01 ALUMINIUM FRAMED WINDOW AND DOORS**  
Finish/colour - Matt Grey



**Landscape to Landscape Architect's Details**

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Rev	Date	Revision	By	Chk.
1	26.09.2022	Issue for Approval	MQ	HG

Town Planner

**SJB Planning**

Traffic Engineer

**TTPP Transport Planning**

Landscape Architect

**Arcadia Landscape Architecture**

Client



Project

**Waters Road**

**12-14 Waters Road  
Neutral Bay 2089 NSW**

Drawing Name

**Photomontage and Materials -  
Sheet 3**

Date Scale Sheet Size  
**26.09.2022 @ A1**

Drawn Chk.  
**MS WG**

Job No. Drawing No. Revision  
**6339 PP-4003 / 1**

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