SJB Architects



Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

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Project Number:6339
Date: 25.11.2022
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	External walls: Brick Veneer wall with total R2.0 insulation (insulation only value) External colour: Light (SA < 0.475) Inter-tenancy walls: 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 Internal walls (within units): Plasterboard on studs – no minimum insulation requirement
Windows	Aluminium framed single clear performance glazing **as per assessor certificate:** **A** – awning + bifold + casement windows + hinged glazed doors U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%) **B** – sliding doors/windows + fixed glazing + louvres windows U-Value: 4.80 (equal to or lower than) SHGC: 0.58 (±10%) Aluminium framed double glazing **as per assessor certificate:** **A** – awning + bifold + casement windows + hinged glazed doors U-Value: 3.10 (equal to or lower than) SHGC: 0.27 (±10%) **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: Openability modelled as per BASIX Thermal Protocol – 4.14.2 and NatHERS Technical Note 1.2 – 10.13 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 (~38mm) 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	6KW PV

Sheet List

Sheet Number	Sheet Name	Current Revision
0001	Cover	1
0101	Site Context Plan	1
0103	Site Plan and Analysis	1
0104	Demolition Plan	1
0205	Floor Plan – Basement 5	1
0206	Floor Plan – Basement 4	1
0207	Floor Plan – Basement 3	1
0208	Floor Plan – Basement 2	1
0209	Floor Plan – Basement 1	1
0210	Floor Plan – Waters Lane	1
0211	Floor Plan – Waters Road	1
0212	Floor Plan – Level 1	1
0213	Floor Plan – Level 2	1
0214	Floor Plan – Level 3	1
0215	Floor Plan – Level 4	1
0216	Floor Plan – Level 5	1
0217	Floor Plan – Roof Level	1
0218	Roof Plan	1
0251A	16m Height Plane Compliance	1
0251B	22m Height Plane Compliance	1
0251C	24m Height Plane Compliance	1
0252	4-8 Waters Rd Privacy Study	1
0501	Building Elevations – East (Waters Road)	1
0502	Building Elevations – West (Waters Lane)	1
0503	Building Elevations – North (Grosvenor Street)	1
0504	Building Elevations – South	1
0601	Section A	1
0602	Section B	1
1451	Apartment Types – Adaptable Units	1
1452	Apartment Types – Adaptable Units	1
1453	Apartment Types – Adaptable Units	1
1454	Apartment Types – Adaptable Units	1
3001	GFA Analysis	1
3011	View Diagrams – Waters Lane – Level 5	1
3012	View Diagrams – Waters Lane – Level 4	1
3013	View Diagrams – Waters Lane – Level 3	1
3014	View Analysis – Waters Road – Level 5	1
3101	Shadow Analysis – Winter Solstice (21 June)	1
3201	Solar Access Analysis – Winter Solstice Sheet 1	1
3202	Solar Access Analysis – Winter Solstice Sheet 2	1
3203	Solar Access Analysis – Winter Solstice Sheet 3	1
3204	Solar Access Analysis – Summer Solstice	1
3206	Solar Access Analysis – Equinox	1
3301	Solar and Cross Ventilation Analysis	1
4001	Photomontage and Materials – Sheet 1	1
4002	Photomontage and Materials – Sheet 2	1
4003	Photomontage and Materials – Sheet 3	1



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

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Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Site Context Plan

Date	Scale	Sheet Size
25.11.2022	.	@ A1

Drawn	Chk.
MJL	WG

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

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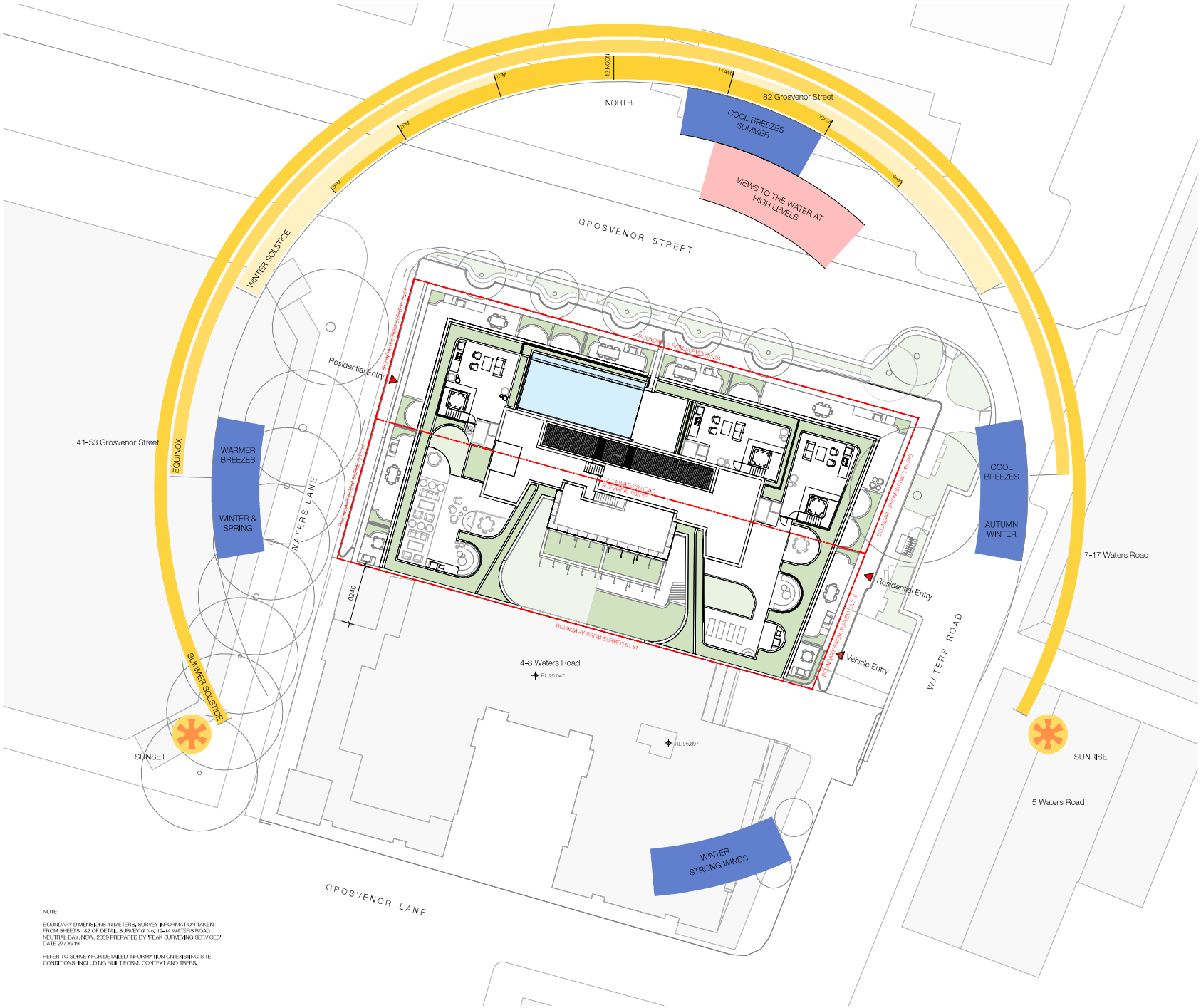

NOTE:

BOUNDARY DIMENSIONS IN METERS, SURVEY INFORMATION TAKEN FROM SHEETS 1&2 OF DETAIL SURVEY @ No. 13-14 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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Central Element

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Waters Road

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Neutral Bay 2089 NSW

Drawing Name

Site Plan and Analysis

Date	Scale	Sheet Size
25.11.2022	1 : 200	@ A1

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MS	WG

Job No.	Drawing No.	Revision
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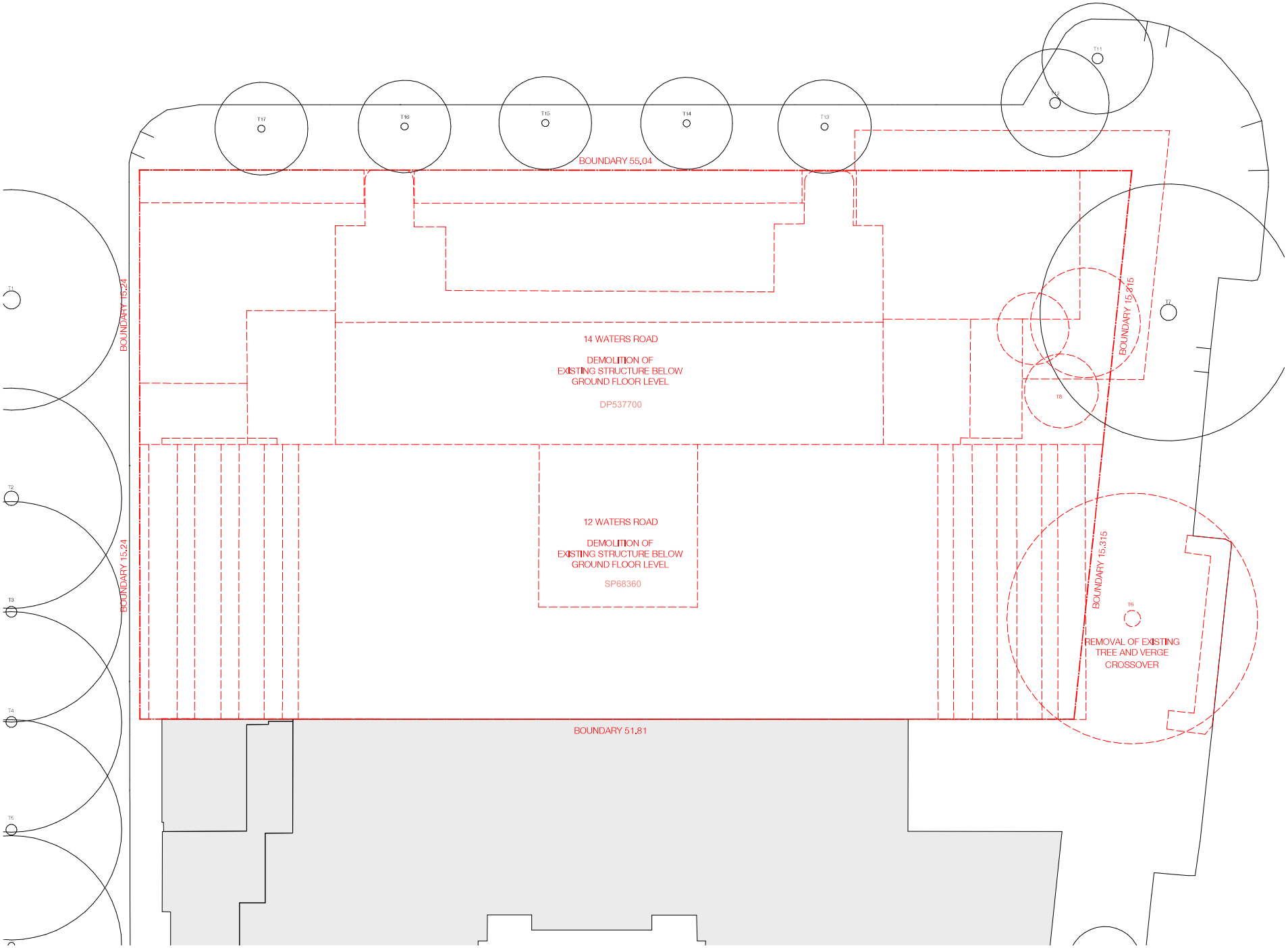

NOTE: SURVEY INFORMATION TAKEN FROM SHEETS 1&2 OF DETAIL SURVEY @ No. 12-14 WATERS ROAD NEUTRAL BAY, NSW, 2089 PREPARED BY PEAK SURVEYING SERVICES? DATE 27/09/19

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Central Element

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Drawing Name

Demolition Plan

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

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6339	DA-0104	/ 1

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Areas clouded denotes changes to approved modification application DA 92/21/4.
Changes include: Amendment to configurations of approved basement parking and storage allocation to accommodate additional apartments complying with BCA,ADG,DCP and other relevant requirements.

Parking - Total	
Type	Number
Commercial	
Commercial Motorcycle 1200x3000	6
Commercial Small Parking 2300x5400	6
Commercial Parking 2600x5400	40
Commercial Accessible 2600x5800	1
Visitor Parking 2400x5400	5
	58
Residential	
Residential Small Parking 2300x5400	1
Residential Standard 2400x5400	28
Residential Accessible 2400 x 5400	8
Residential Motorcycle 1200x3000	4
	41

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1	25.11.2022	Issue for DA	MQ	HG

- Retail / Commercial
- Retail / Commercial Accessible
- Residential
- Residential Accessible
- Residential Visitor

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 5

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

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Job No.	Drawing No.	Revision
6339	DA-0205	/ 1

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Commercial Small Parking 2300x5400	6
Commercial Parking 2600x5400	40
Commercial Accessible 2600x5600	1
Visitor Parking 2400x5400	5
	58
Residential	
Residential Small Parking 2300x5400	1
Residential Standard 2400x5400	28
Residential Accessible 2400 x 5400	8
Residential Motorcycle 1200x3000	4
	41

- Retail / Commercial
- Retail / Commercial Accessible
- Residential
- Residential Accessible
- Residential Visitor

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 4

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

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MQ	HG

Job No.	Drawing No.	Revision
6339	DA-0206	/ 1

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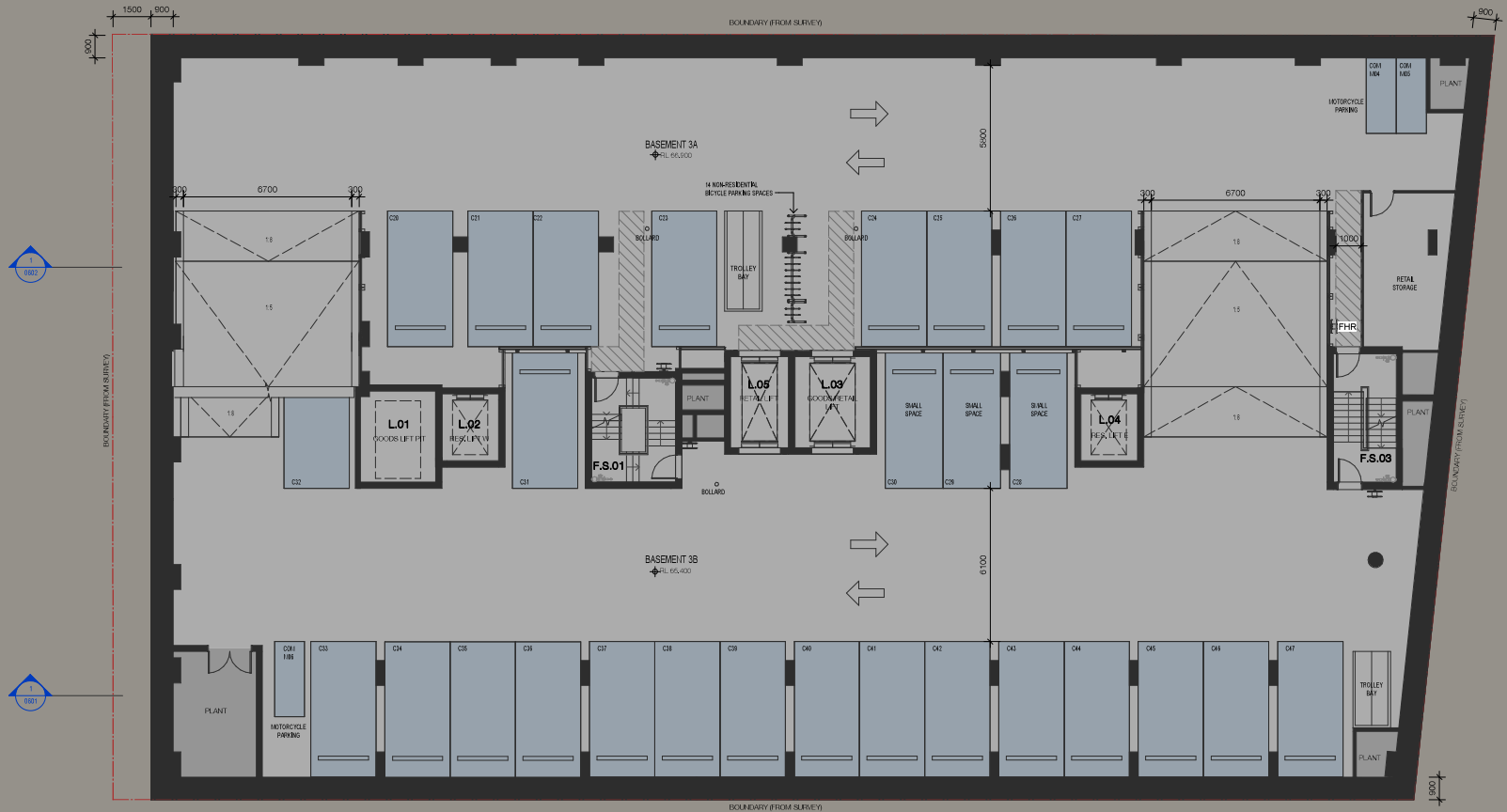

No amendments to approved modification application DA 92/21/4.

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Type	Number
Commercial	
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Commercial Small Parking 2300x5400	6
Commercial Parking 2600x5400	40
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	41

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- Residential Accessible
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Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 3

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

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Job No.	Drawing No.	Revision
6339	DA-0207	/ 1

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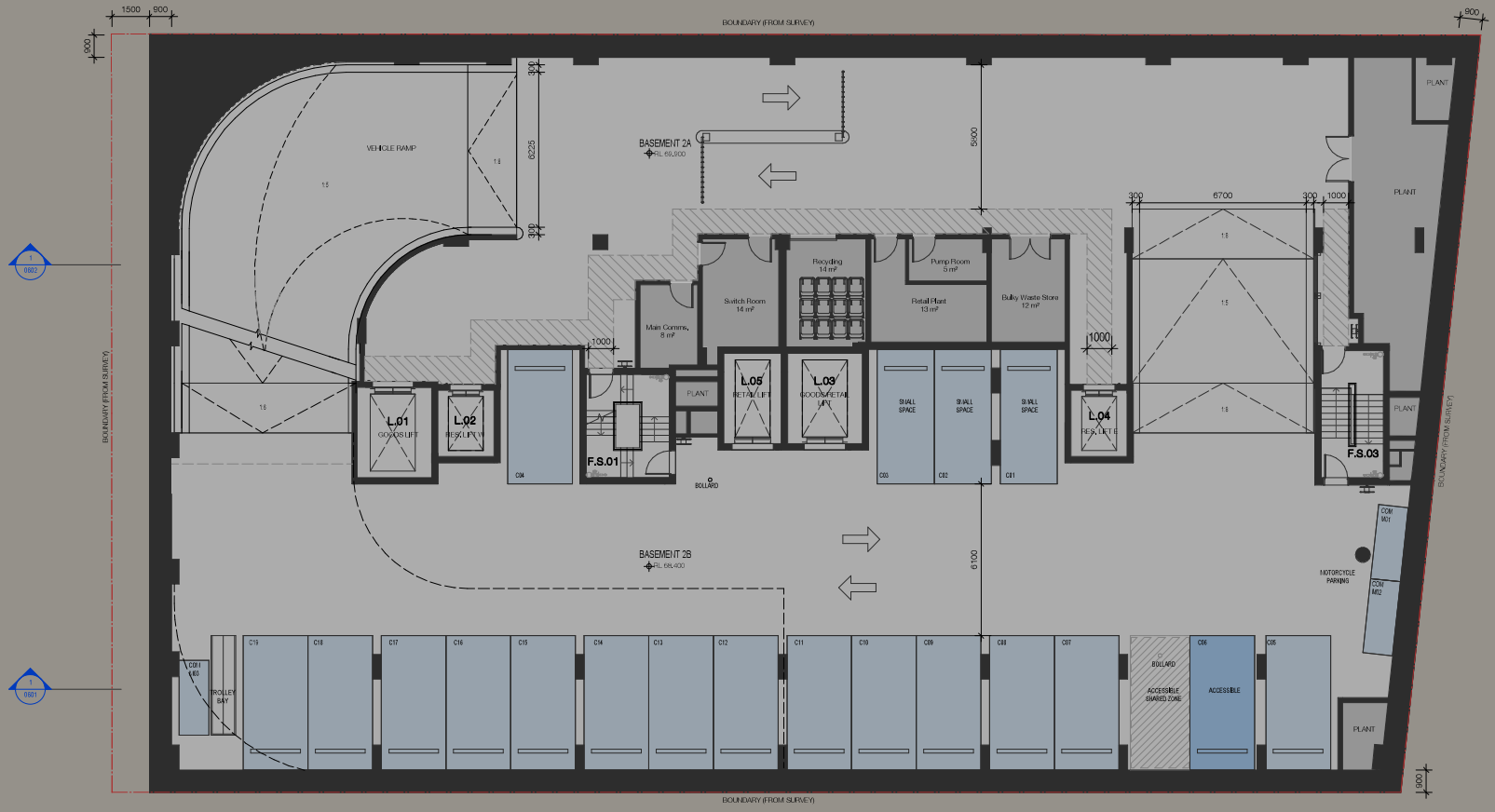

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Parking - Total	
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Commercial	
Commercial Motorcycle 1200x3000	6
Commercial Small Parking 2300x5400	4
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Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 2

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

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Job No.	Drawing No.	Revision
6339	DA-0208	/ 1

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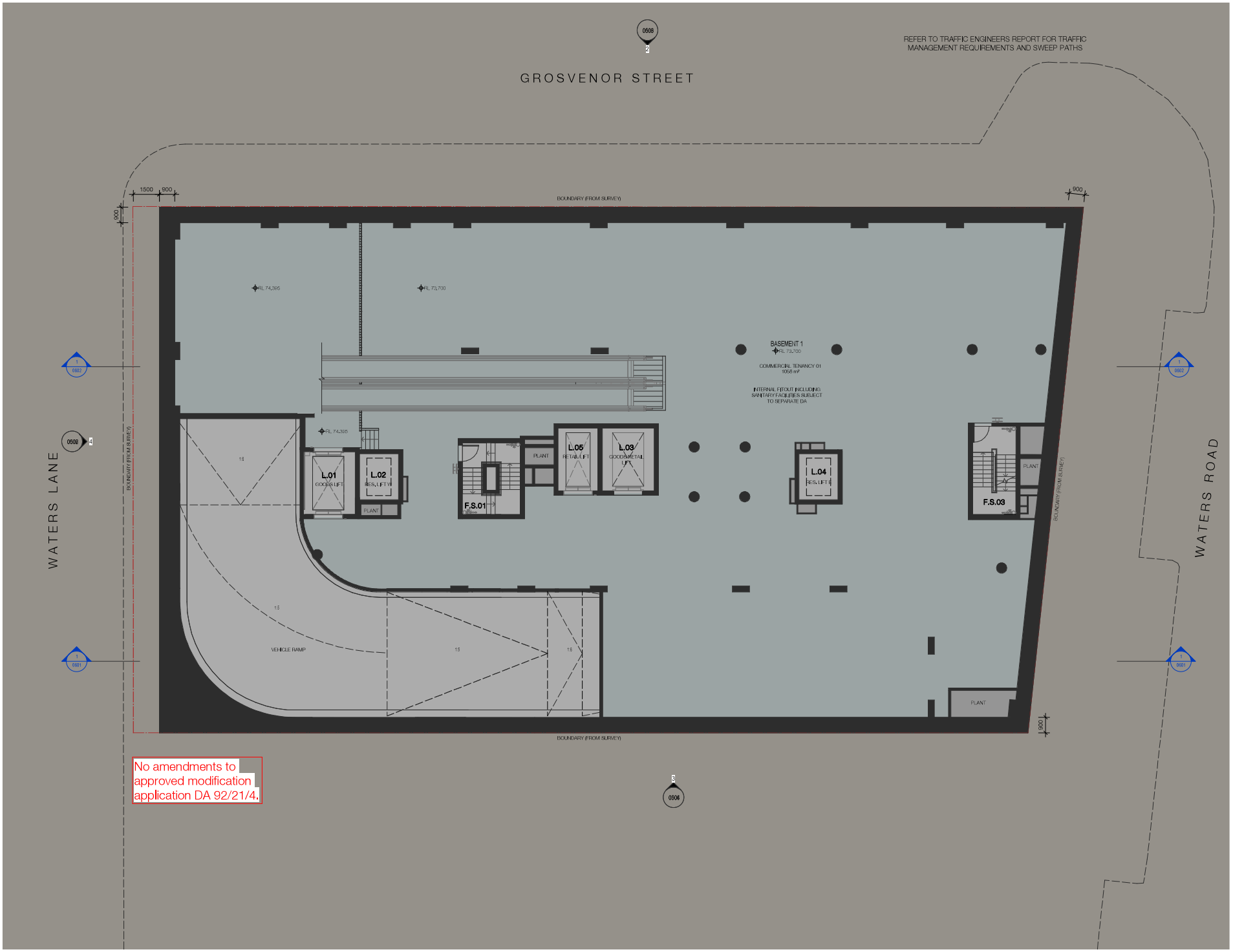

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Waters Road

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Drawing Name

Floor Plan - Basement 1

Date	Scale	Sheet Size
25.11.2022	1:100	@ A1

Drawn	Chk.
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Job No.	Drawing No.	Revision
6339	DA-0209	/ 1

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1	25.11.2022	Issue for DA	MQ	HG

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Drawing Name

Floor Plan - Waters Lane

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
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Job No.	Drawing No.	Revision
6339	DA-0210	/ 1

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Drawing Name

Floor Plan - Waters Road

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
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Job No.	Drawing No.	Revision
6339	DA-0211	/ 1

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Areas clouded denotes changes to approved modification application DA 92/21/4. Changes include: Amendment to configuration of apartment 1.07.

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Central Element

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Waters Road

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Drawing Name

Floor Plan - Level 1

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-0212	/ 1

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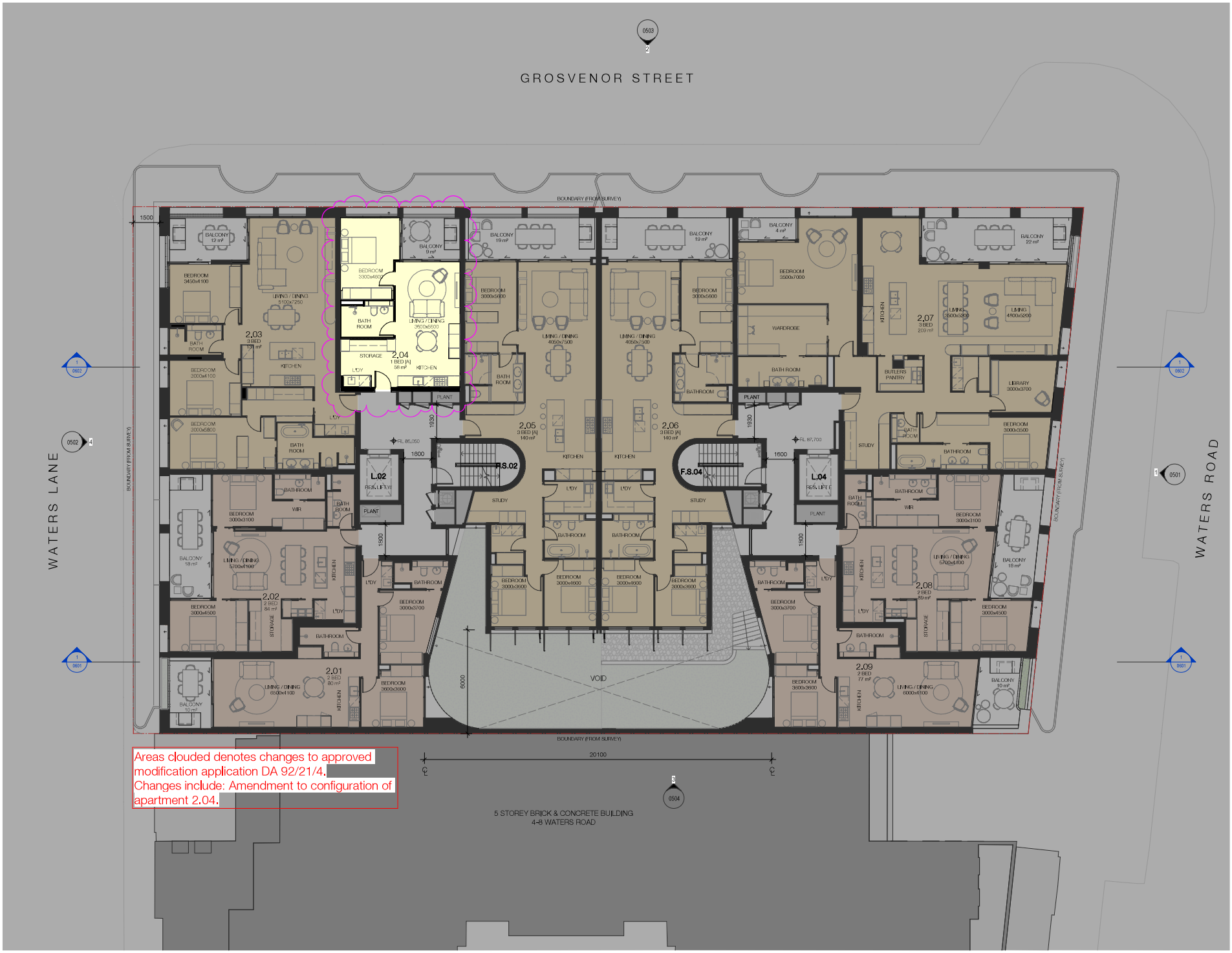

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Central Element

Project

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Drawing Name

Floor Plan - Level 2

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-0213	/ 1

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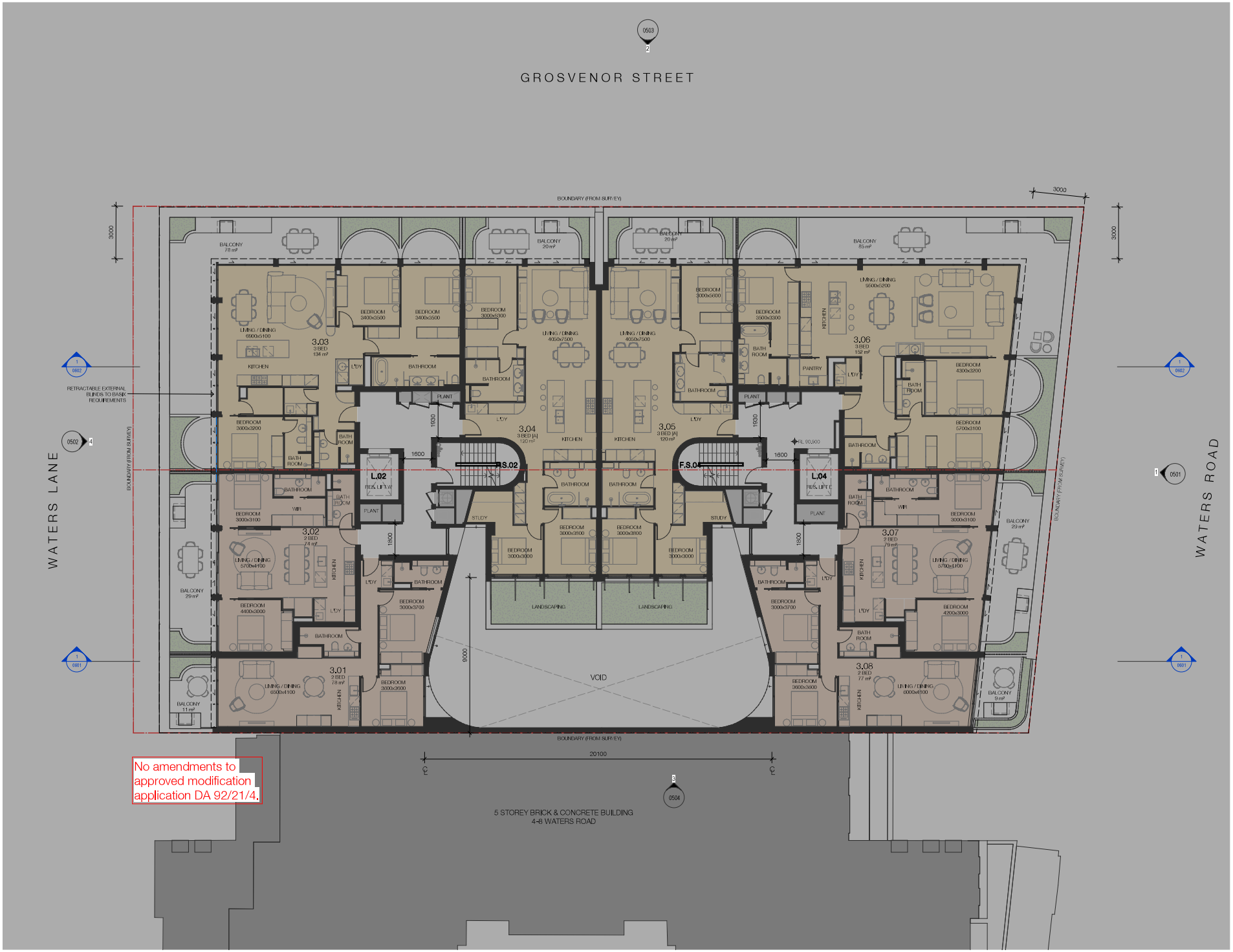

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Level 3

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-0214	/ 1

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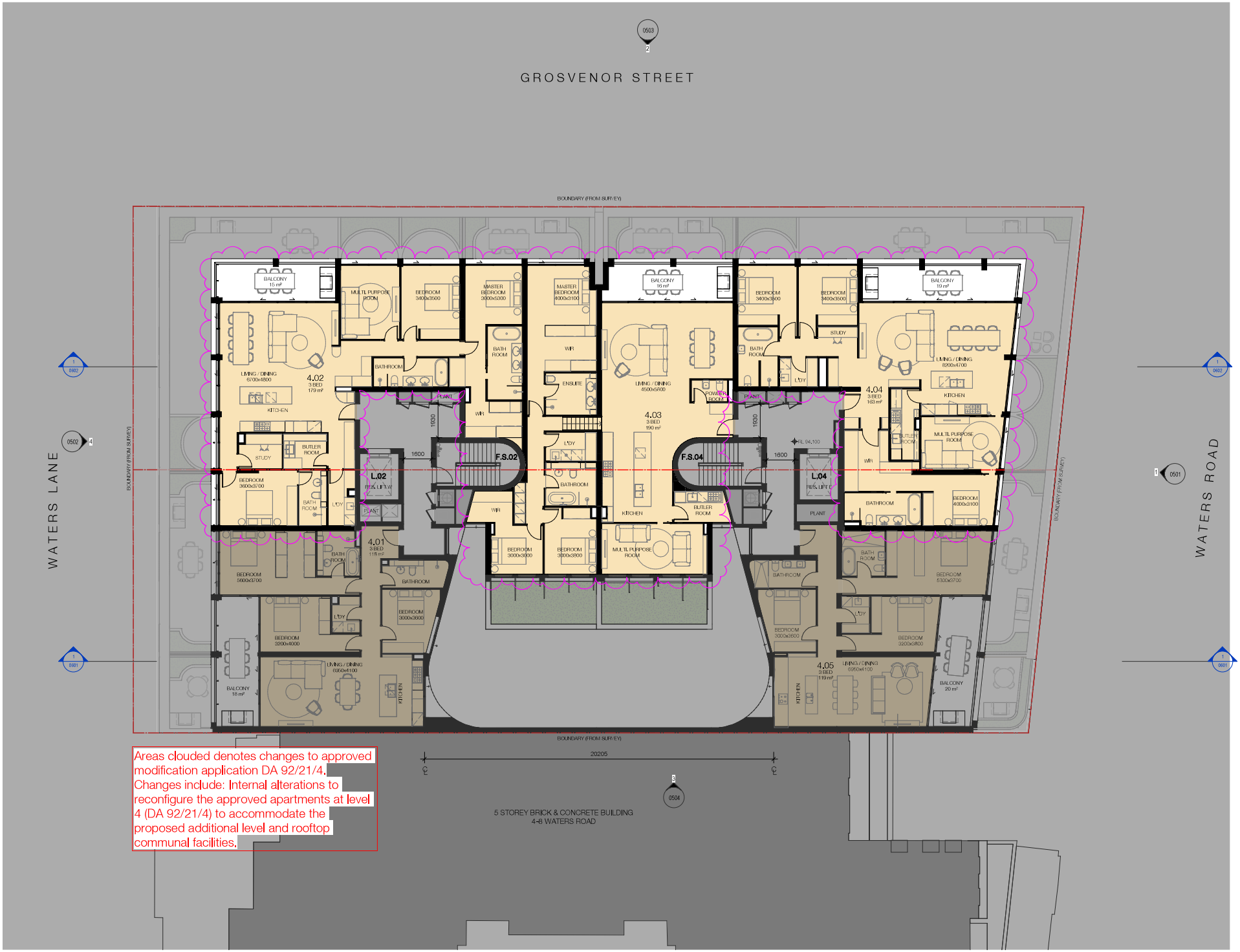

Areas clouded denotes changes to approved modification application DA 92/21/4. Changes include: Internal alterations to reconfigure the approved apartments at level 4 (DA 92/21/4) to accommodate the proposed additional level and rooftop communal facilities.

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

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Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Town Planner
SJB Planning

BCA Consultant
Building Code Assistance

Access Consultant
Inclusive Places

Basix
Efficient Living

Structural / MEP / Fire Engineer
Stantec

Acoustic Engineer
Renzo Tonin & Associates

Traffic Engineer
TTPP Transport Planning

Landscape Architect
Arcadia Landscape Architecture

Client
Central Element

Project
Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name
Floor Plan - Level 4

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MQ	WG

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

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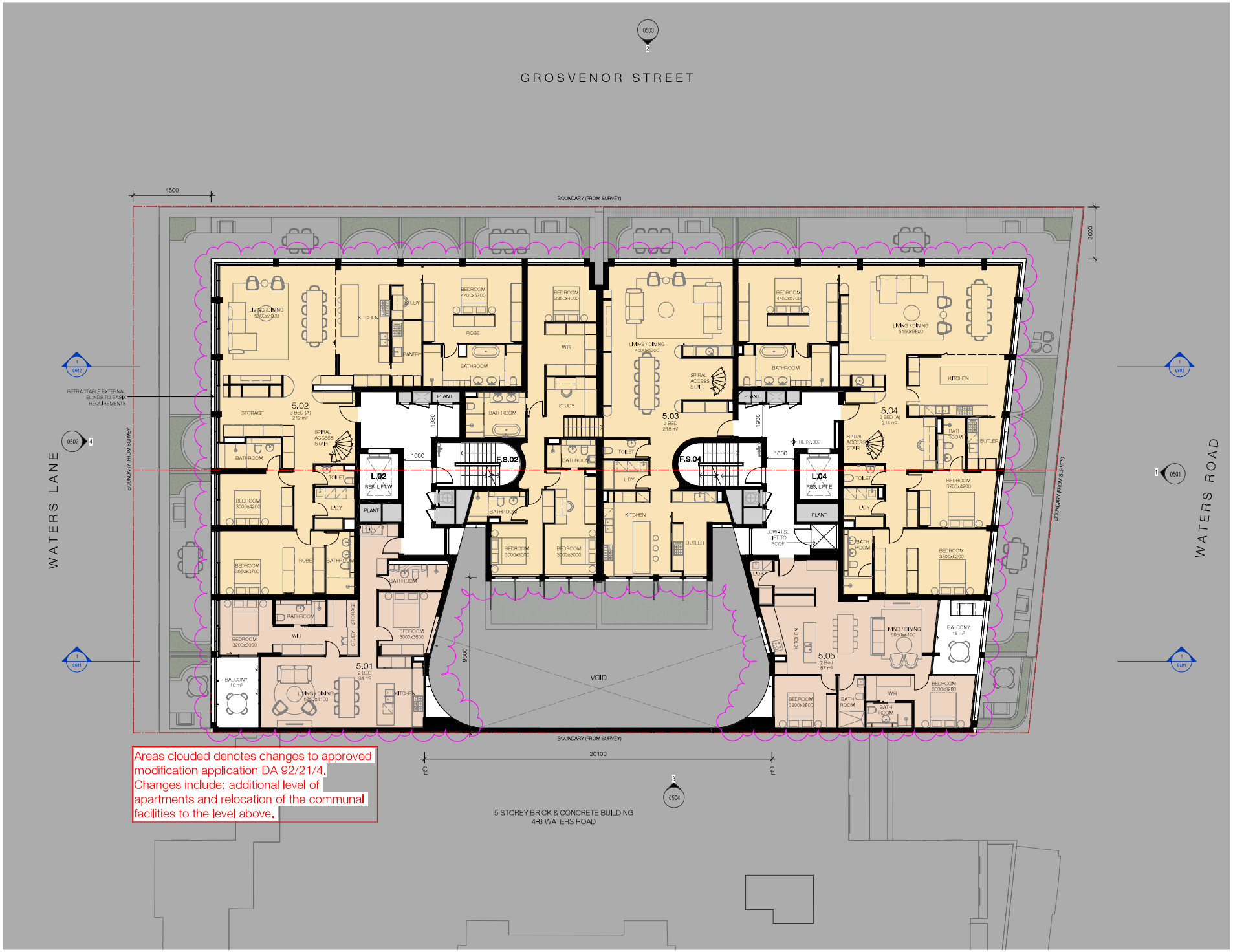

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Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Level 5

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-0216	/ 1

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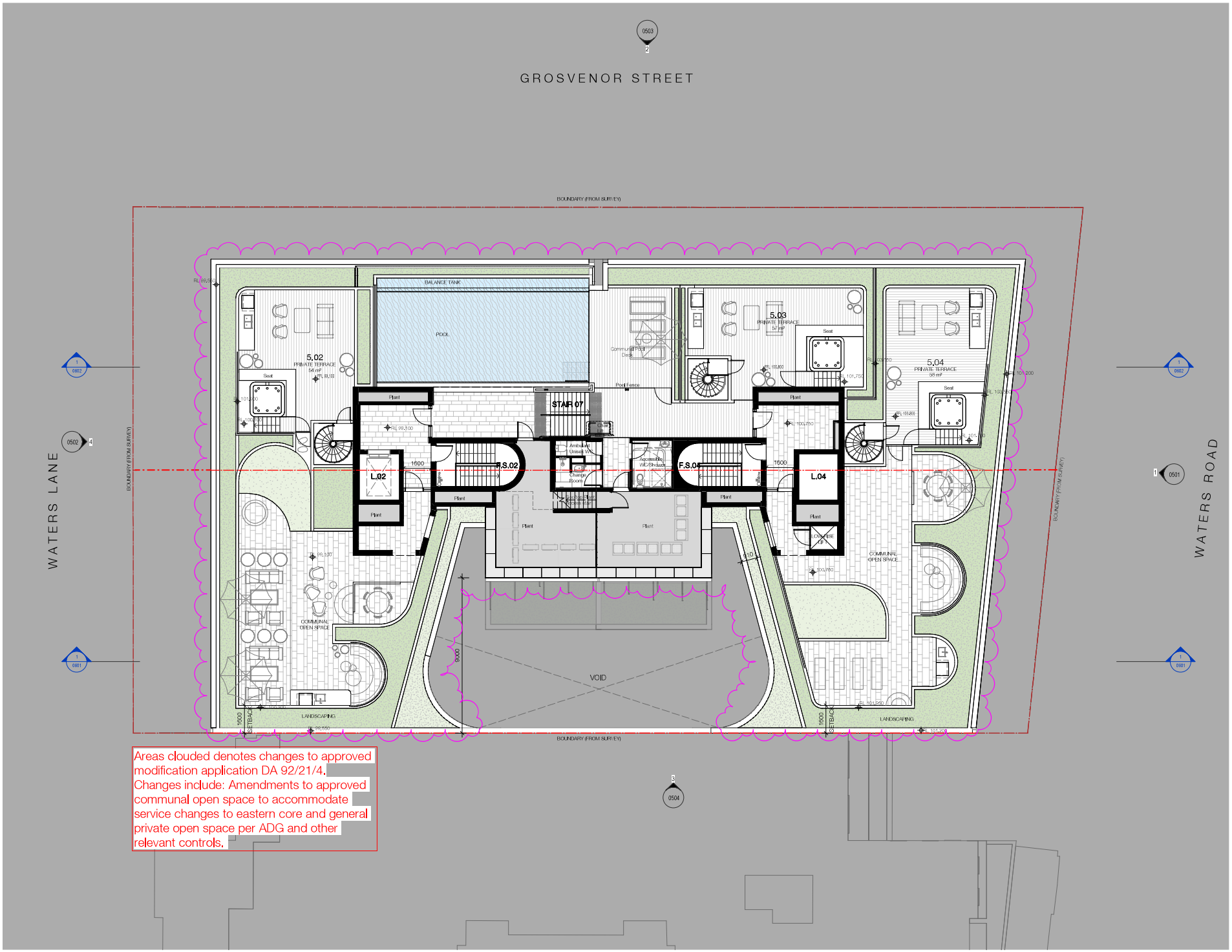

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Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Roof Level

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-0217	/ 1

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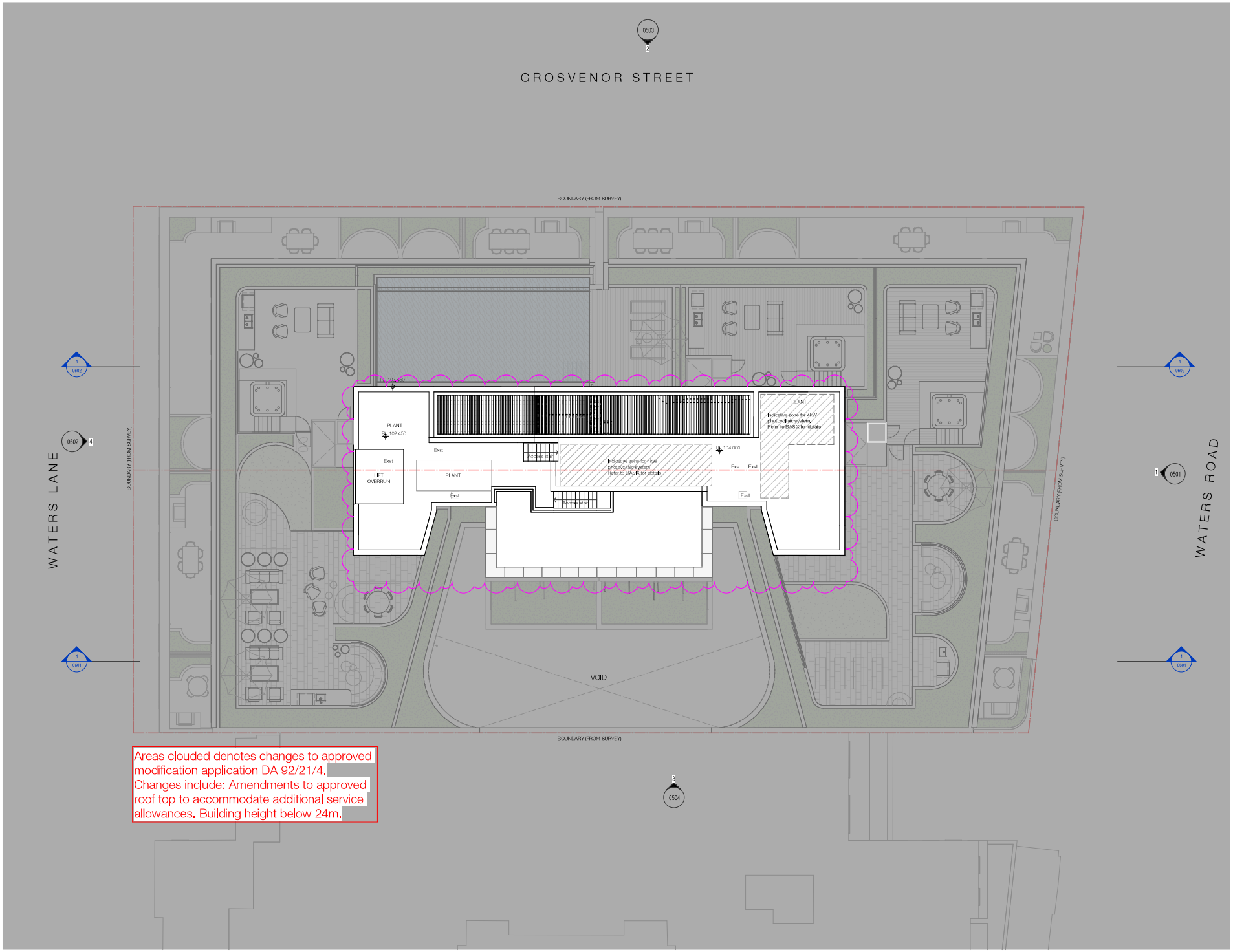

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Roof Plan

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-0218	/ 1

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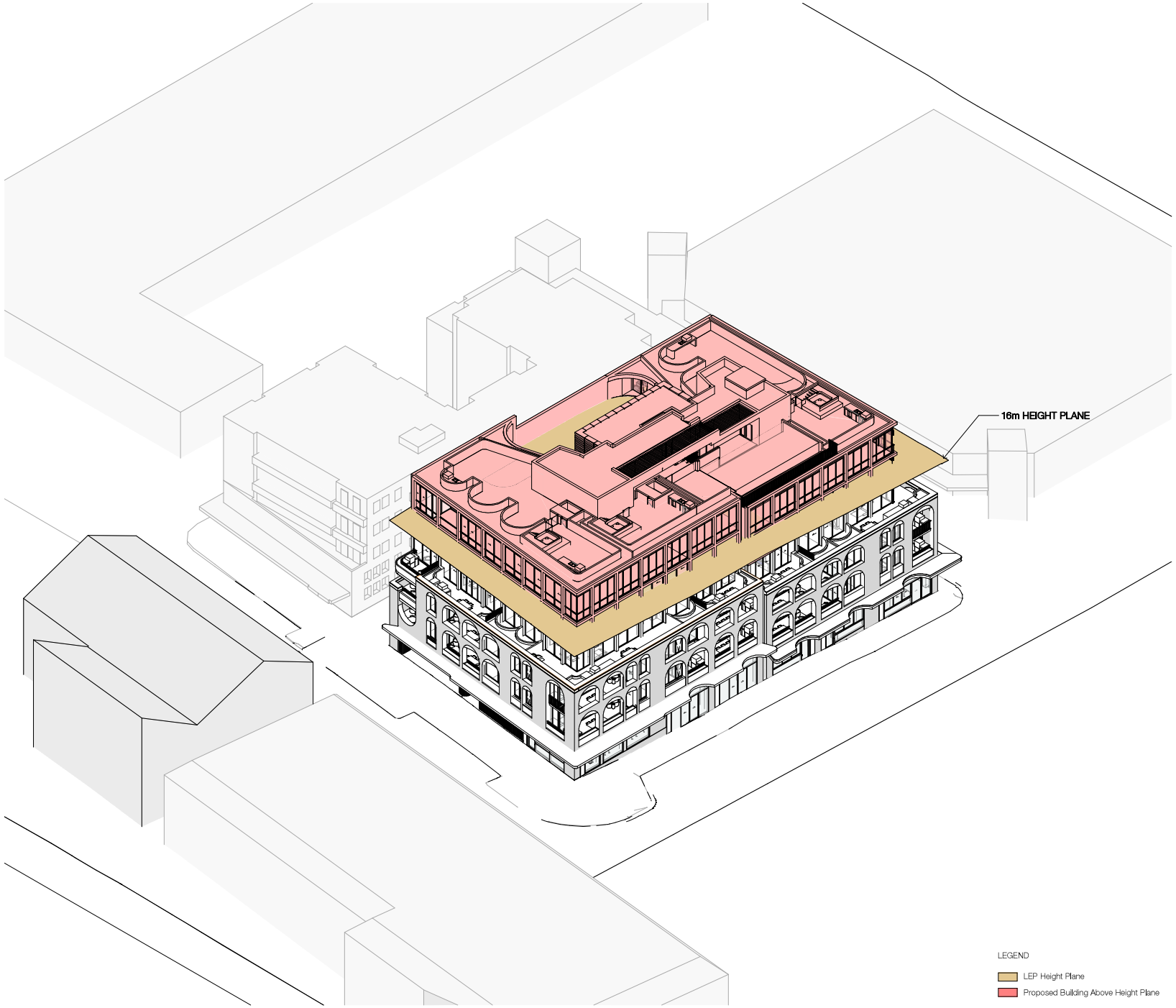

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

16m Height Plane Compliance

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-0251A	/ 1

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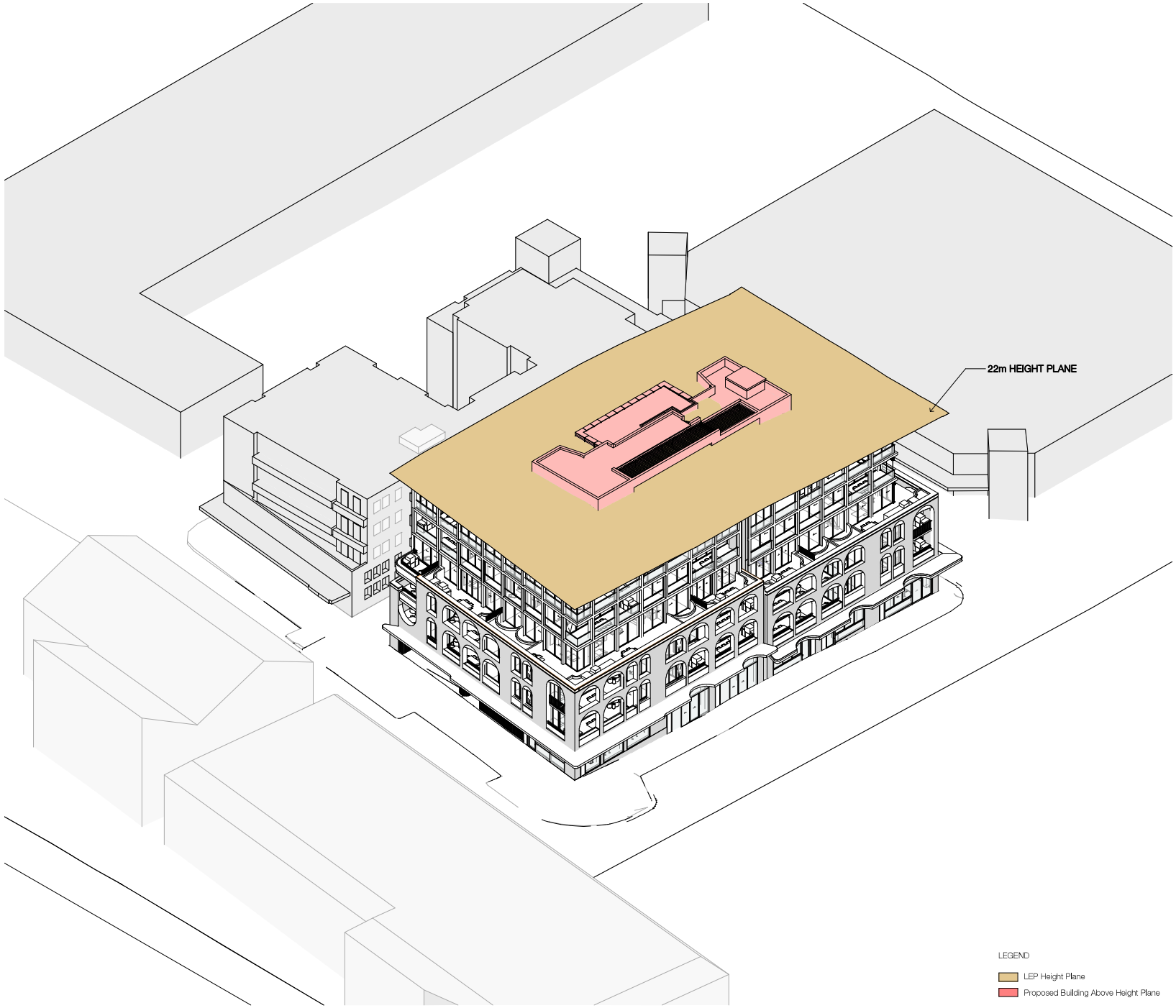

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

22m Height Plane Compliance

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MQ	HG

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

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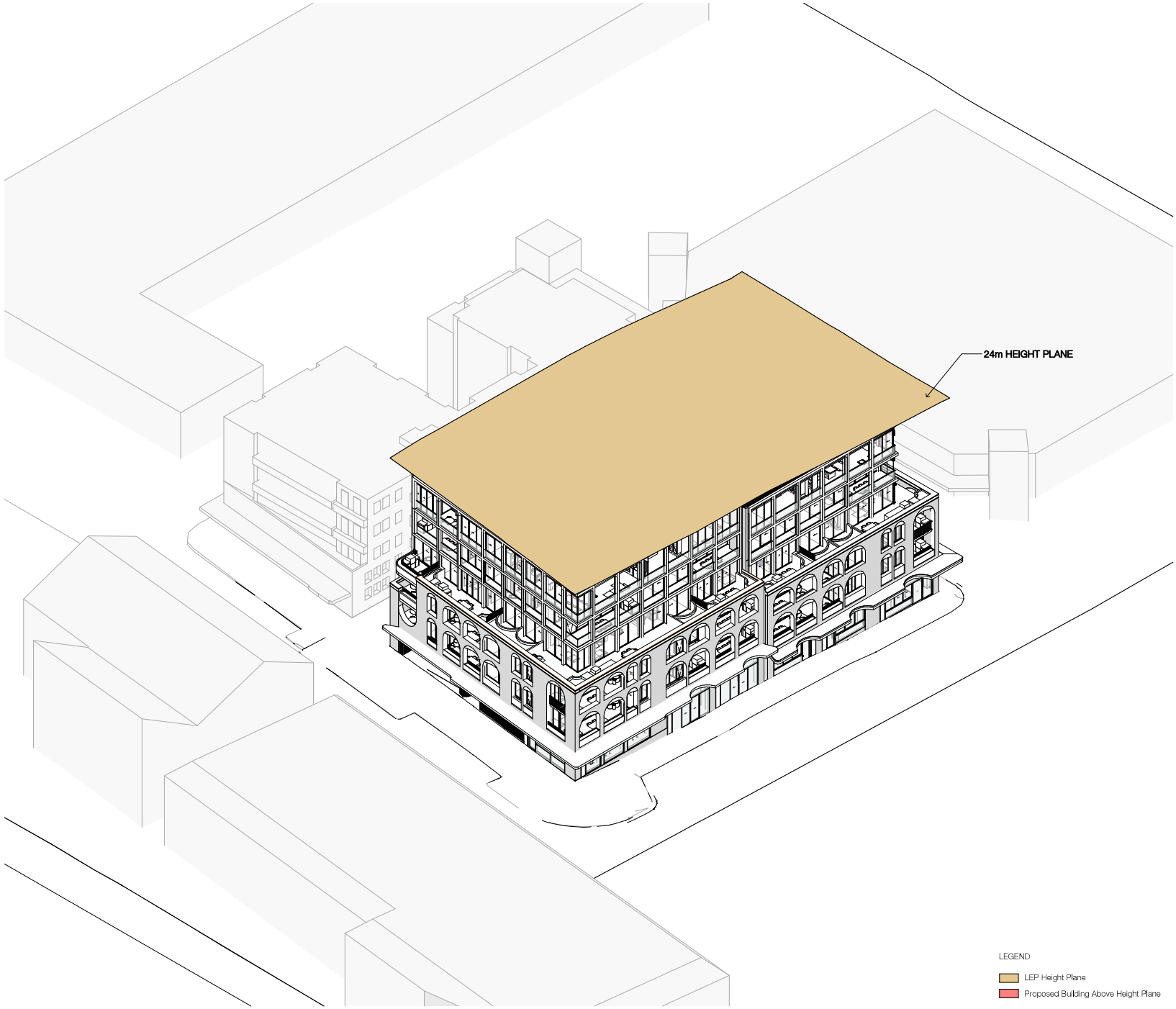

LEGEND

- LEP Height Plane
- Proposed Building Above Height Plane

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

24m Height Plane Compliance

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MQ	HG

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

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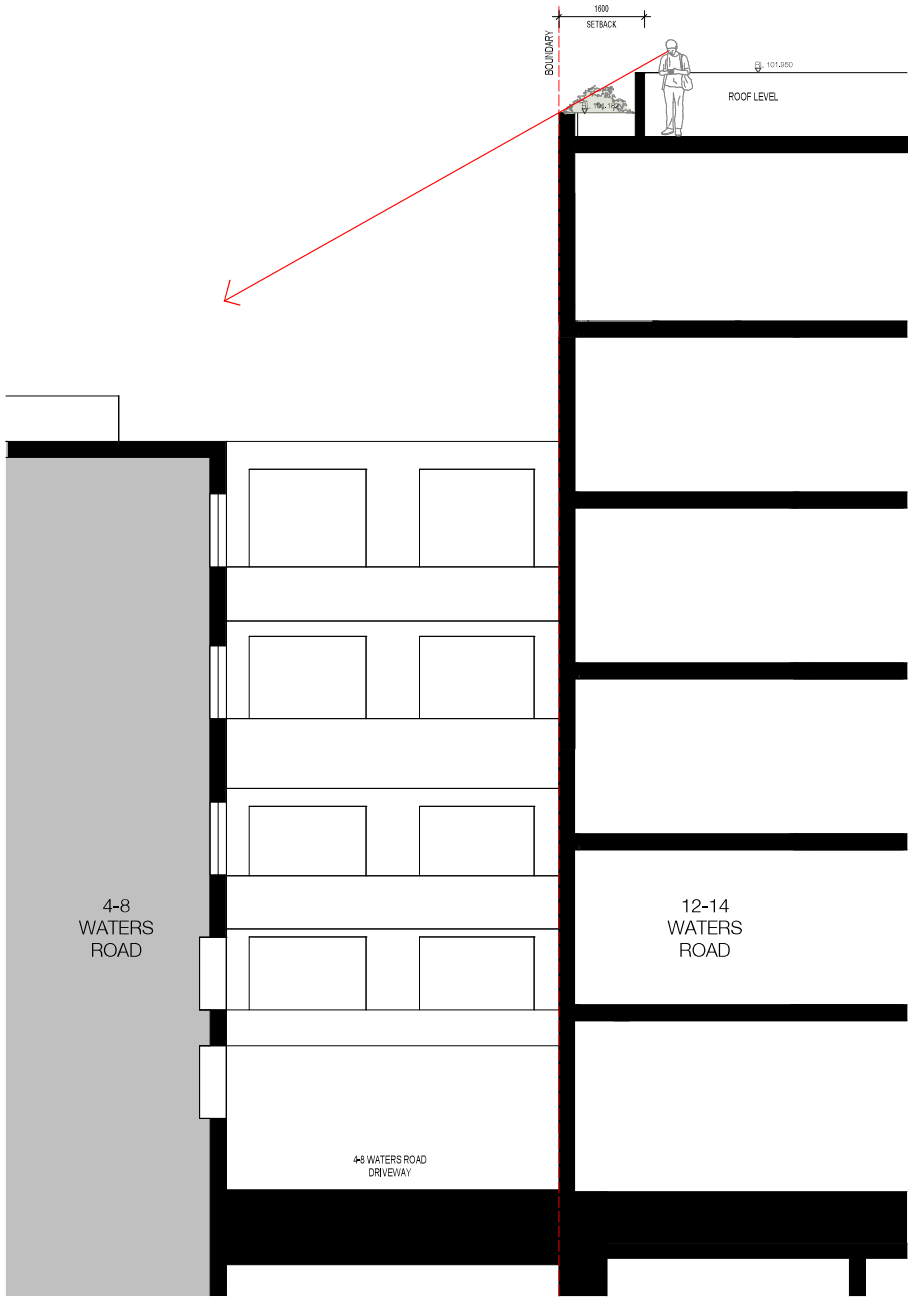

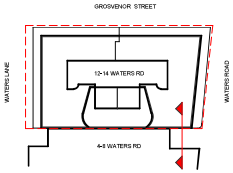

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Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

4-8 Waters Rd Privacy Study

Date	Scale	Sheet Size
25.11.2022	1 : 50	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-0252	/ 1

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1	25.11.2022	Issue for DA	MQ	HG



Areas clouded denotes changes to approved modification application DA 92/21/4.

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

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Building Elevations - East (Waters Road)

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

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

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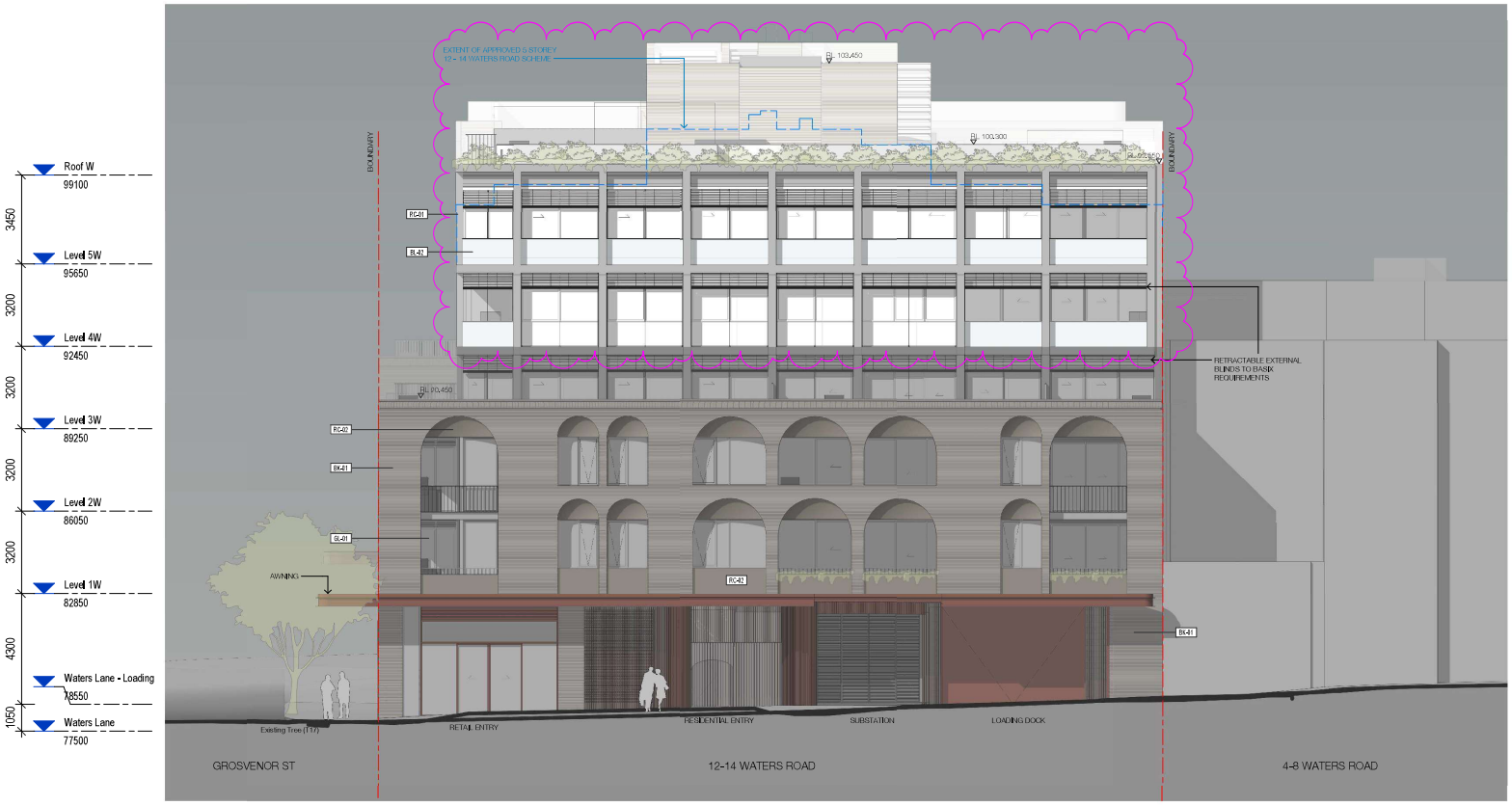

Areas clouded denotes changes to approved modification application DA 92/21/4.

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

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Building Elevations - West (Waters Lane)

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

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

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1	25.11.2022	Issue for DA	MQ	HG



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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

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Building Elevations - North
(Grosvenor Street)

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

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

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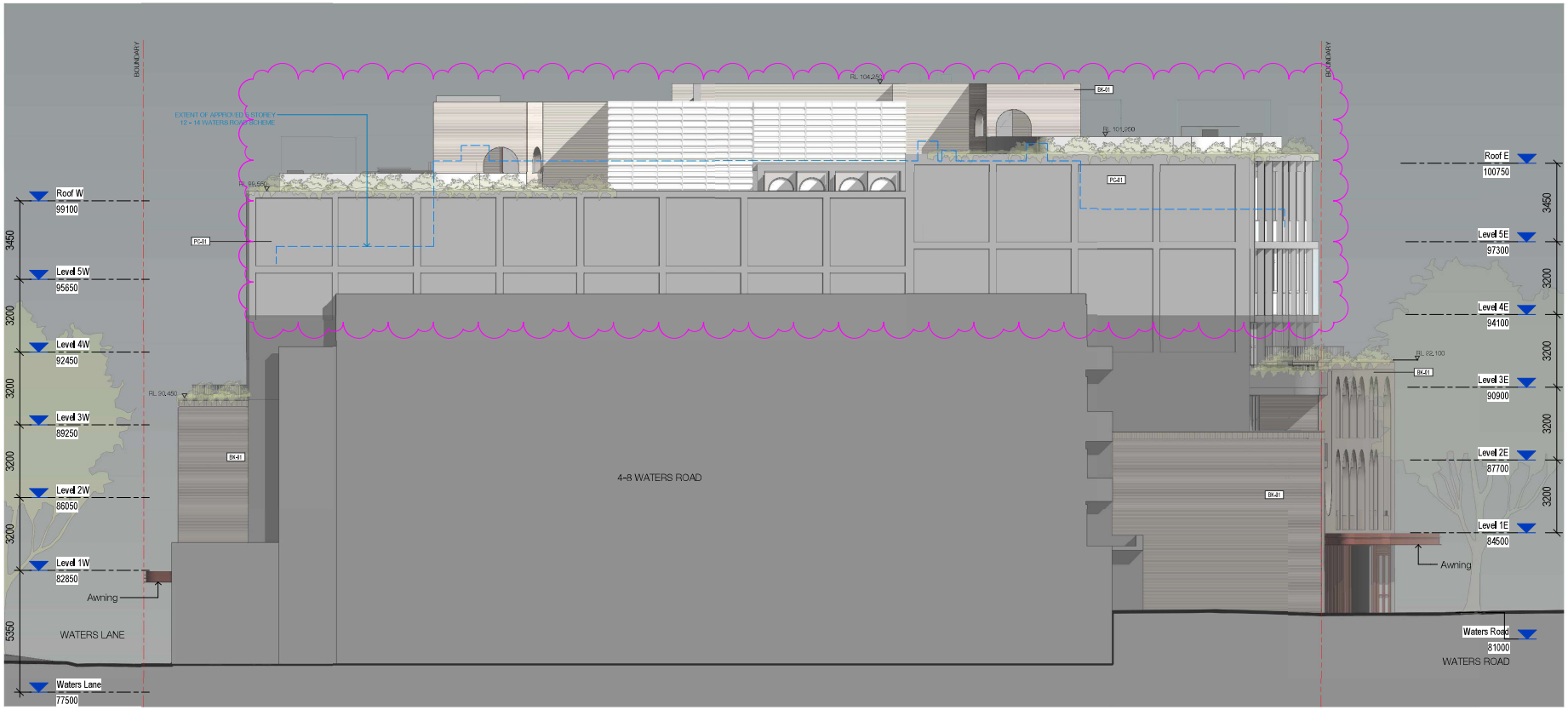

Areas clouded denotes changes to approved modification application DA 92/21/4.

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

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Building Elevations - South

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

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

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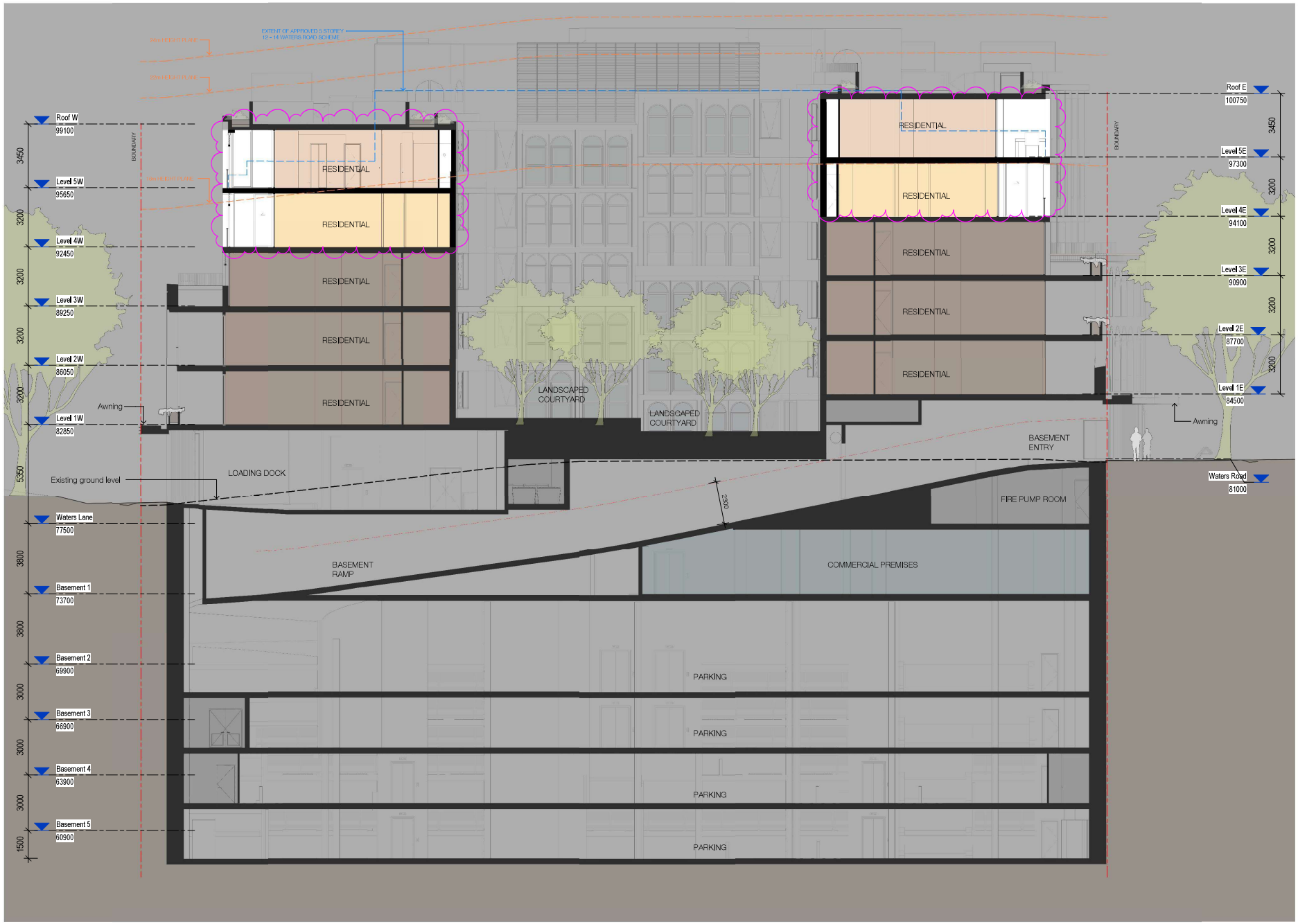

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FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Section A

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

Job No.	Drawing No.	Revision
6339	DA-0601	/ 1

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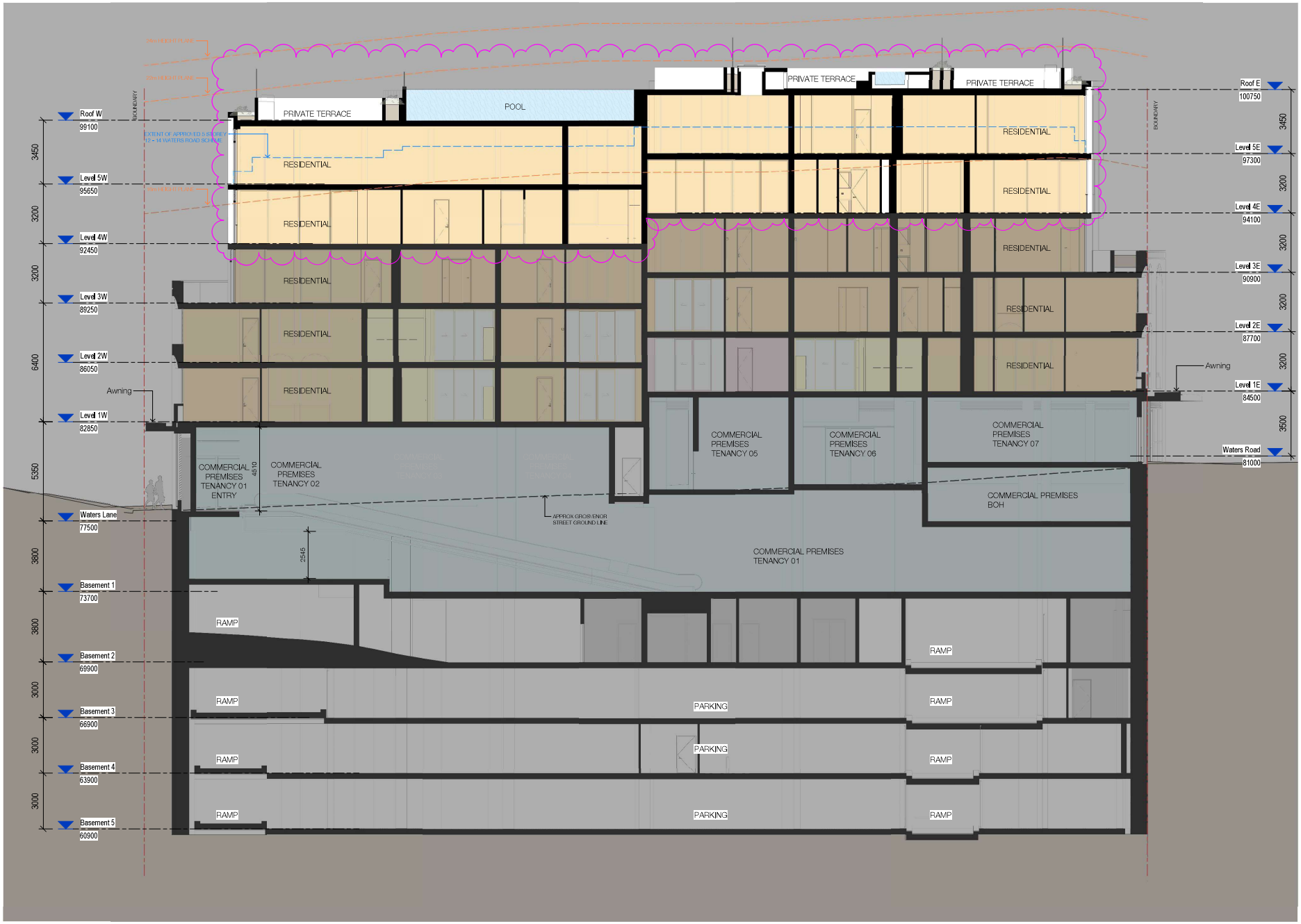

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Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Section B

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn	Chk.
MS	WG

Job No.	Drawing No.	Revision
6339	DA-0602	/ 1

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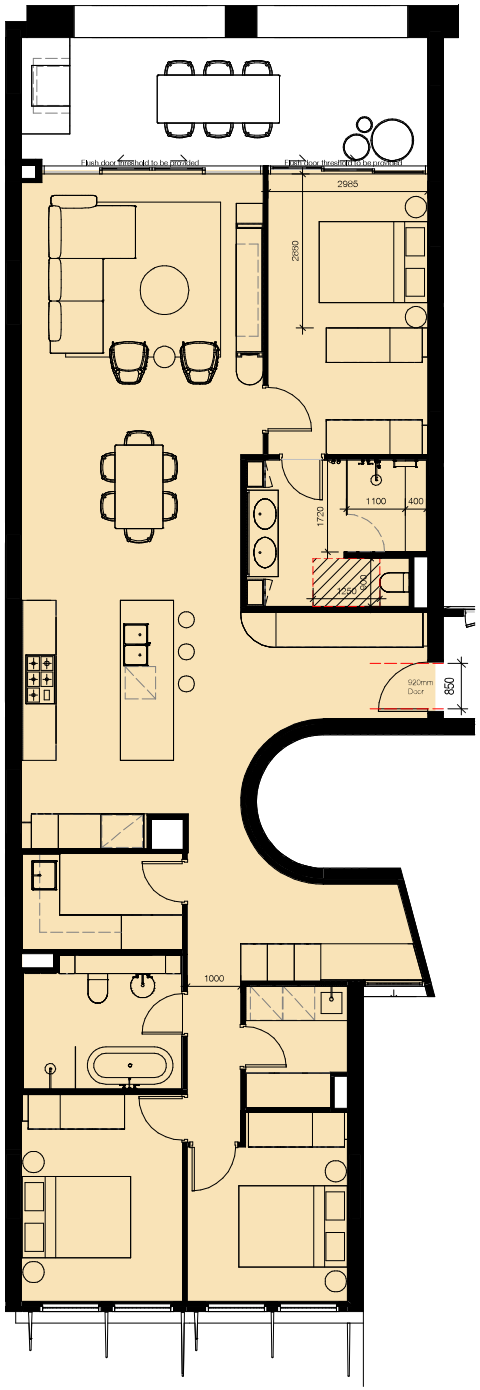
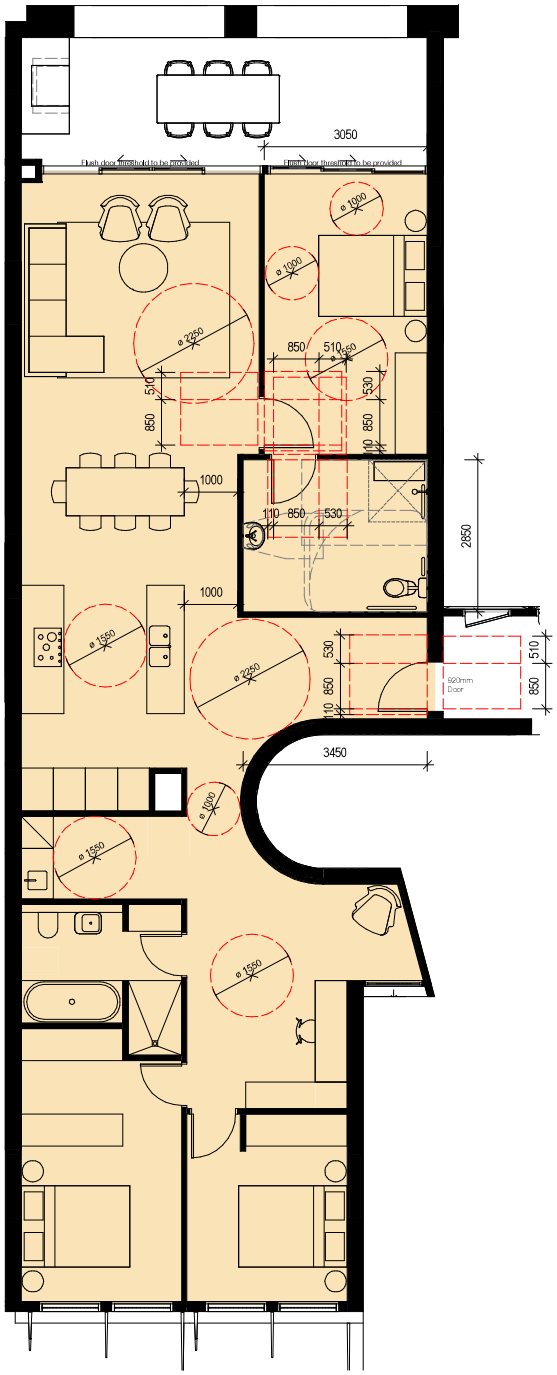


PRE ADAPTED PLAN + SILVER LIVEABLE* - T1

APARTMENT 2.06^ / 2.05

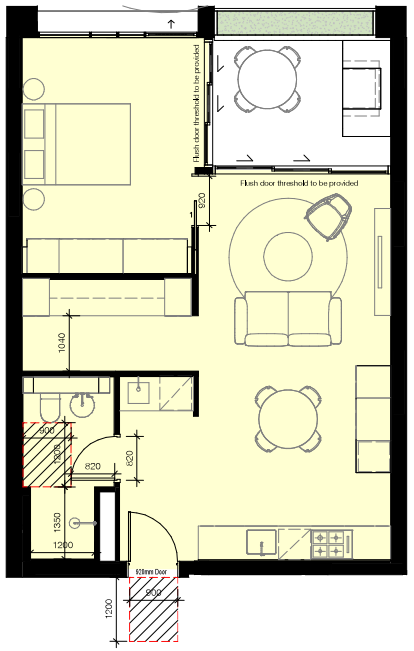
*Note: UNO all doors min 820mm to SILVER LIVEABLE requirements
^Note: Same, Mirrored.



POST ADAPTED PLAN - T1

APARTMENTS 2.06^ / 2.05

^Note: Same, Mirrored.



SILVER LIVEABLE - T2

APARTMENT 1.04

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

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Apartment Types - Adaptable Units

Date	Scale	Sheet Size
25.11.2022	1 : 50	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-1451	/ 1

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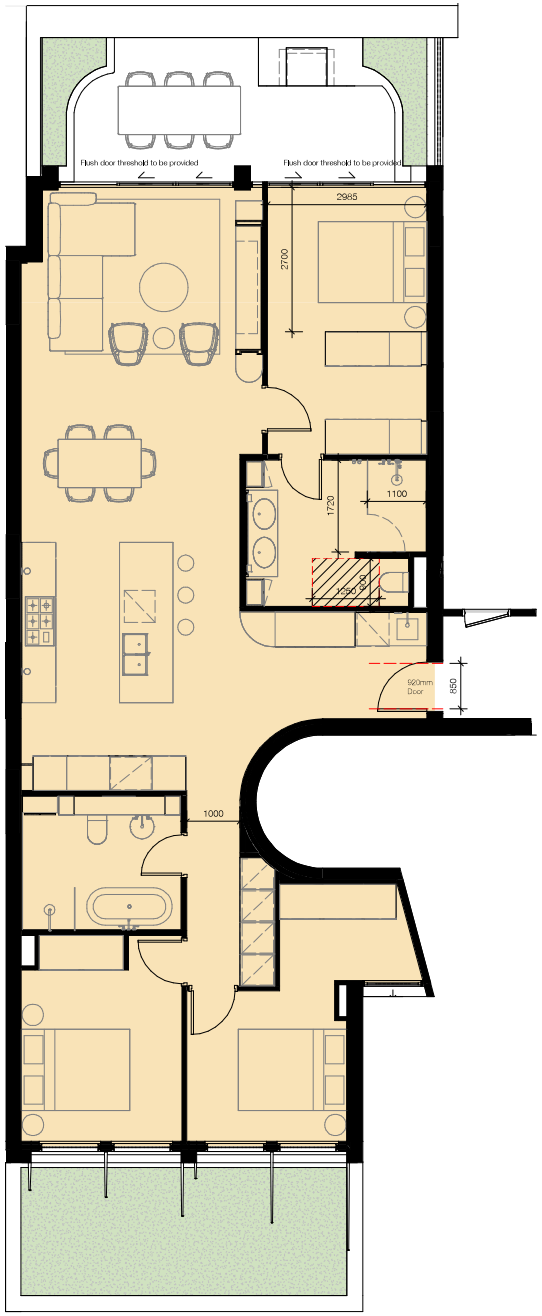
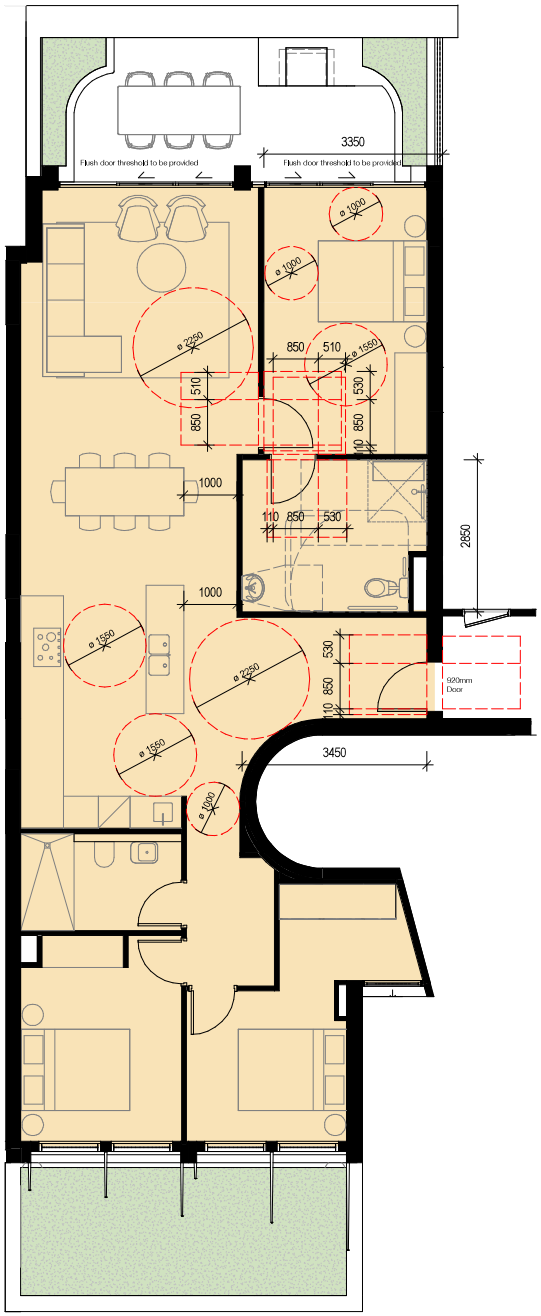


PRE ADAPTED PLAN + SILVER LIVEABLE* - T3

APARTMENT 3.04^ / 3.05

*Note: UNO all doors min 820mm to SILVER LIVEABLE requirements

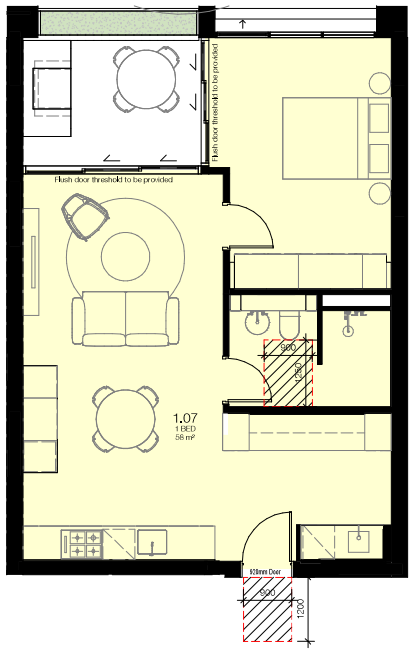
^Note: Same, Mirrored.



POST ADAPTED PLAN - T3

APARTMENTS 3.04^ / 3.05

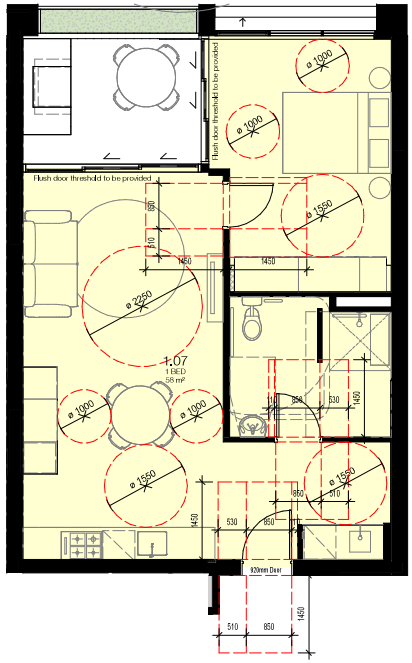
^Note: Same, Mirrored.



PRE ADAPTED PLAN + SILVER LIVEABLE* - T4

APARTMENT 1.07 and 2.04^

^Note: Same, Mirrored.



POST ADAPTED PLAN - T4

APARTMENTS 1.07 and 2.04^

^Note: Same, Mirrored.

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

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Apartment Types - Adaptable Units

Date	Scale	Sheet Size
25.11.2022	1 : 50	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-1452	/ 1

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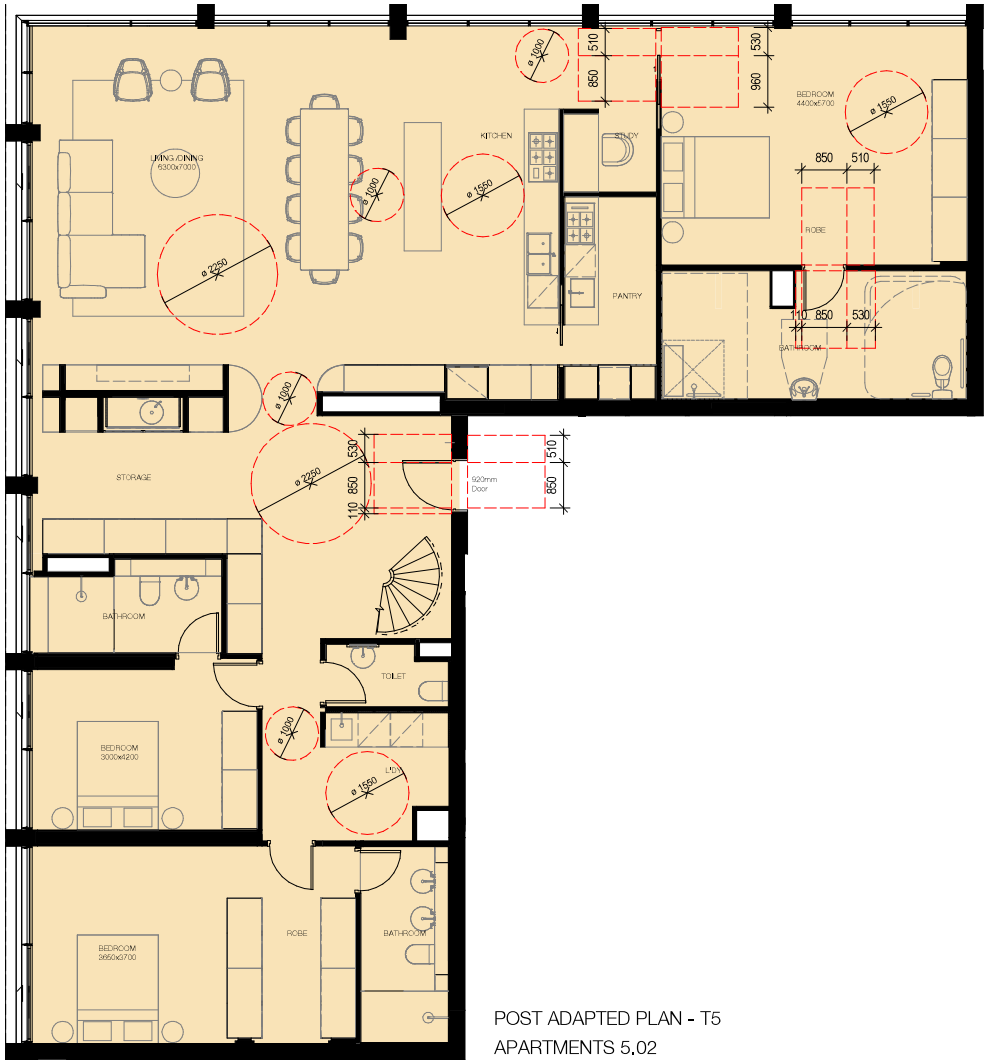
PRE ADAPTED PLAN + SILVER LIVEABLE* - T5
APARTMENT 5.02



POST ADAPTED PLAN - T5
APARTMENTS 5.02

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Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Apartment Types - Adaptable Units

Date	Scale	Sheet Size
25.11.2022	1 : 50	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-1453	/ 1

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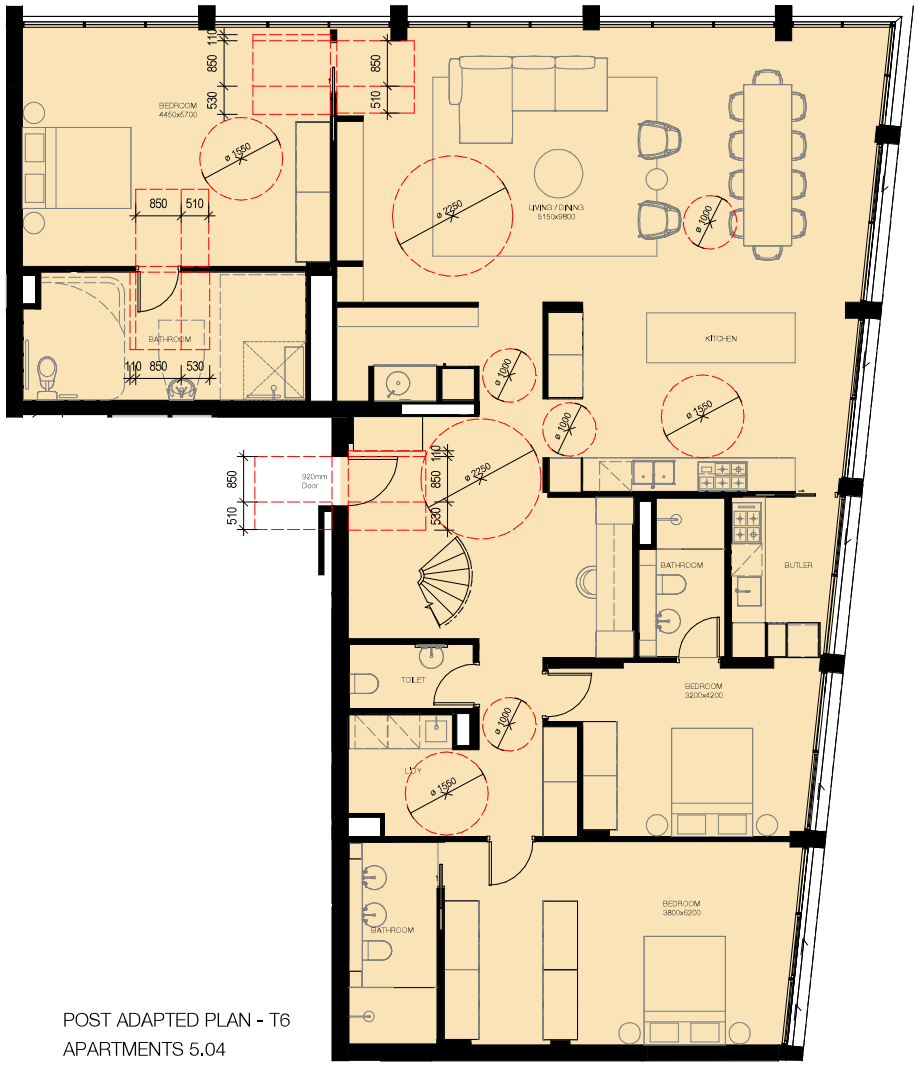
PRE ADAPTED PLAN + SILVER LIVEABLE* - T6
APARTMENT 5.04



POST ADAPTED PLAN - T6
APARTMENTS 5.04

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FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Apartment Types - Adaptable Units

Date	Scale	Sheet Size
25.11.2022	1 : 50	@ A1

Drawn	Chk.
MQ	HG

Job No.	Drawing No.	Revision
6339	DA-1454	/ 1

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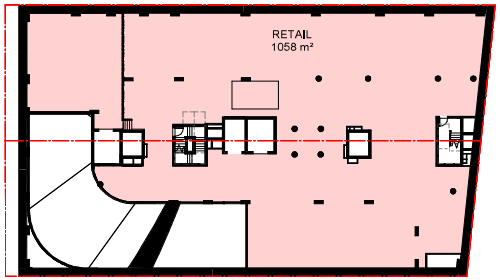
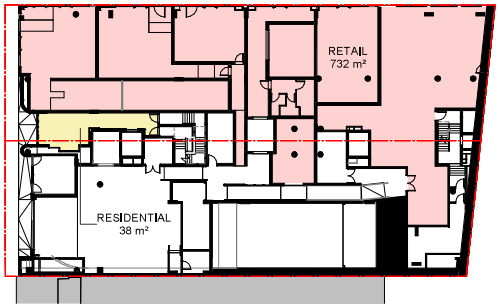
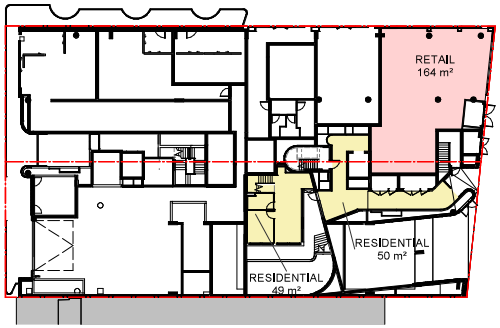
1	25.11.2022	Issue for DA	MQ	HG



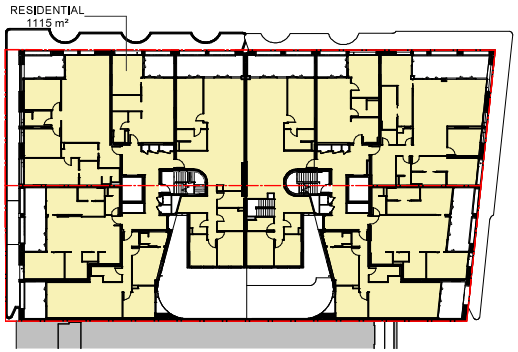
Basement 1



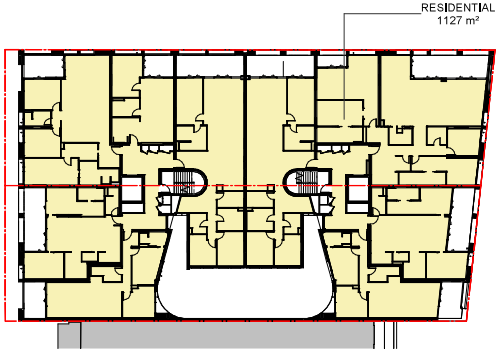
Waters Lane



Waters Road



Level 1



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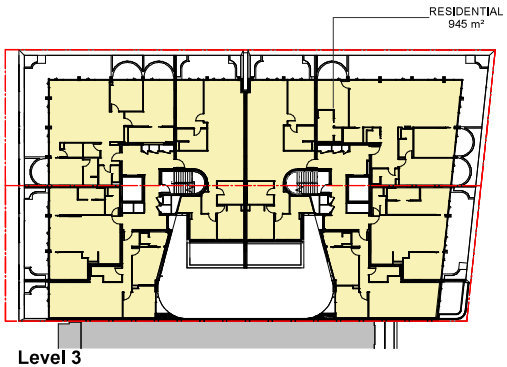

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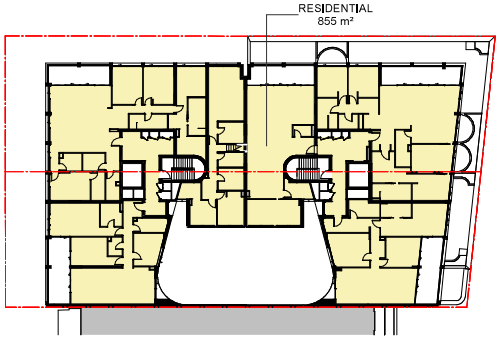
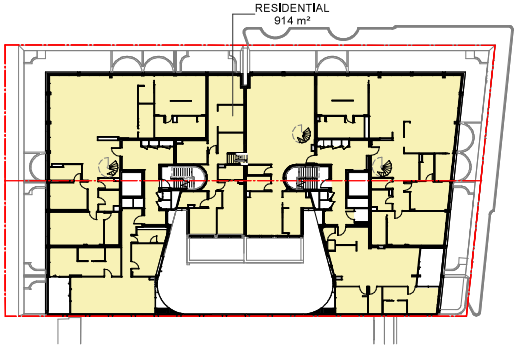
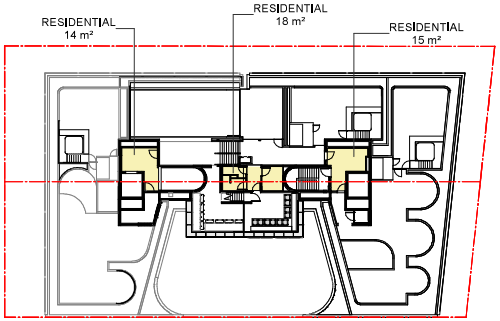


Level 4



Level 5



Roof

Area Schedule (GFA)

Level	Area
RETAIL	
Basement 1	1058 m²
Waters Lane - Loading	732 m²
Waters Road	164 m²
	1954 m²
RESIDENTIAL	
Waters Lane - Loading	38 m²
Waters Road	99 m²
Level 1W	1115 m²
Level 2W	1127 m²
Level 3W	945 m²
Level 4W	855 m²
Level 5W	914 m²
Roof E	46 m²
	5140 m²
Total	7093 m²
Site Area	1627 m²

LEGEND

- Commercial Premises GFA
- Residential GFA

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

GFA Analysis

Date	Scale	Sheet Size
25.11.2022	As indicated	@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3001	/ 1

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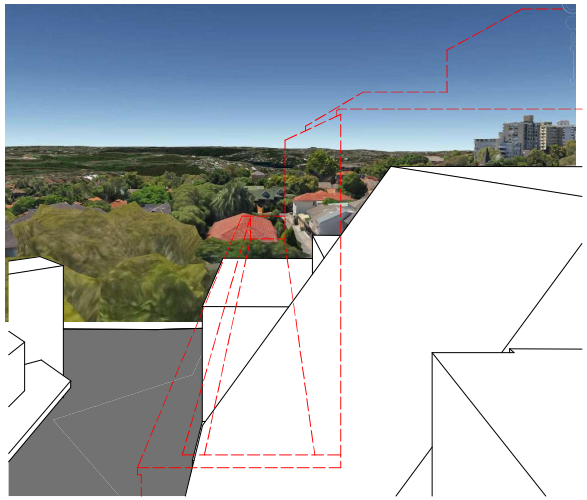
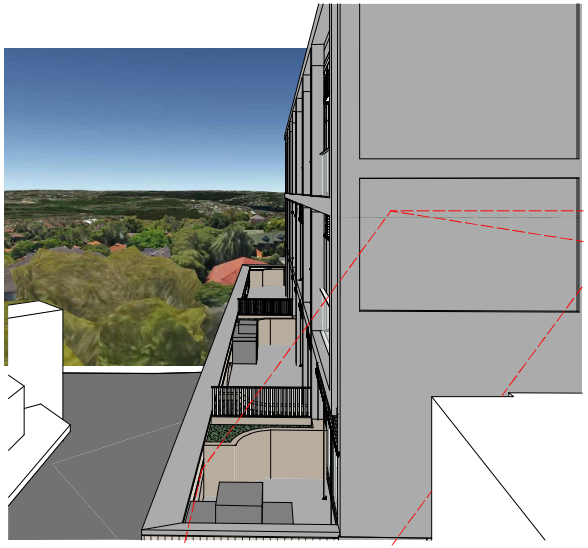
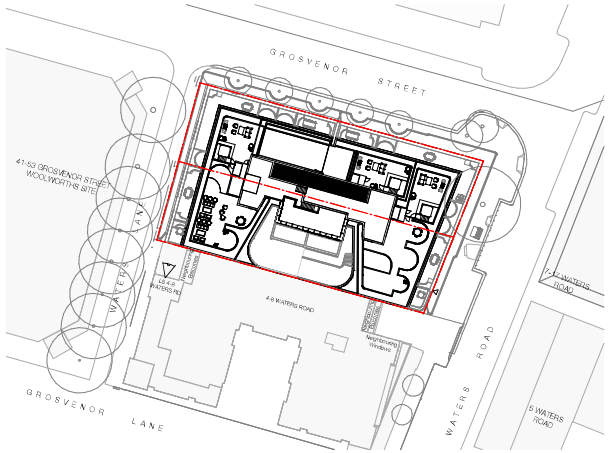


View From Level 5, 4-8 Waters Rd - Existing



View From Level 5, 4-8 Waters Rd - Proposed



View Key - Site Plan

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

View Diagrams - Waters Lane - Level 5

Date	Scale	Sheet Size
25.11.2022	1 : 500	@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3011	/ 1

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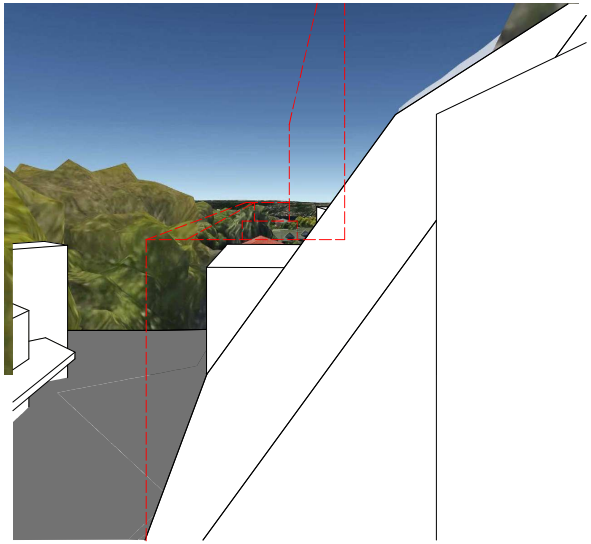

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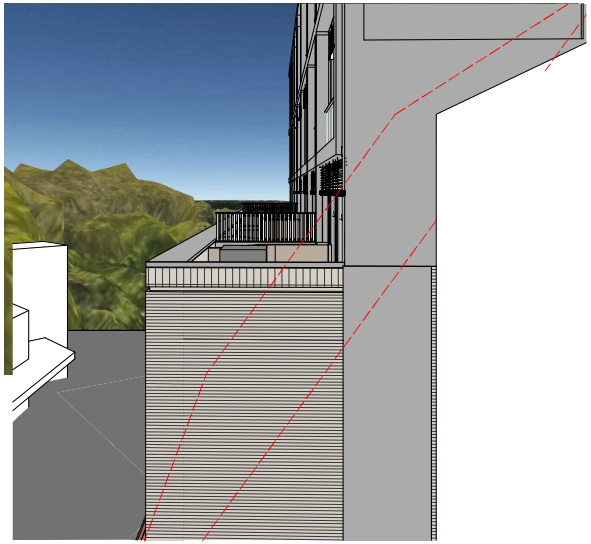
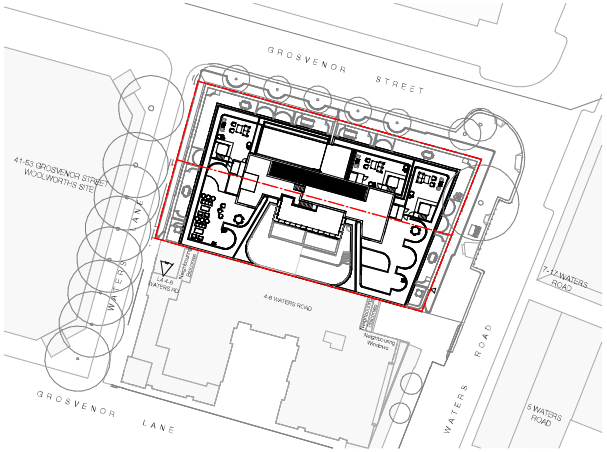


View From Level 4, 4-8 Waters Rd - Proposed



View Key - Site Plan

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

View Diagrams - Waters Lane - Level 4

Date	Scale	Sheet Size
25.11.2022	1 : 500	@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3012	/ 1

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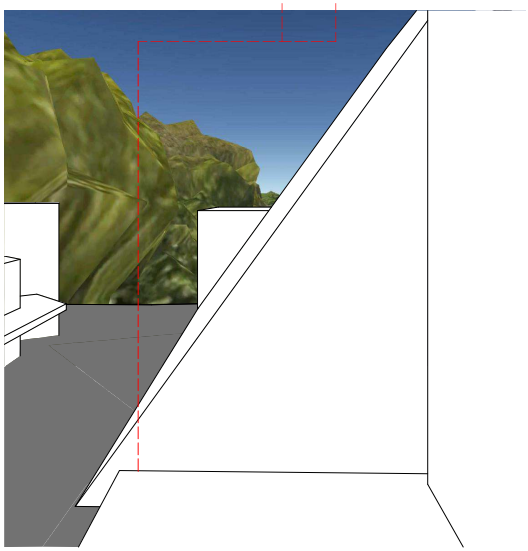
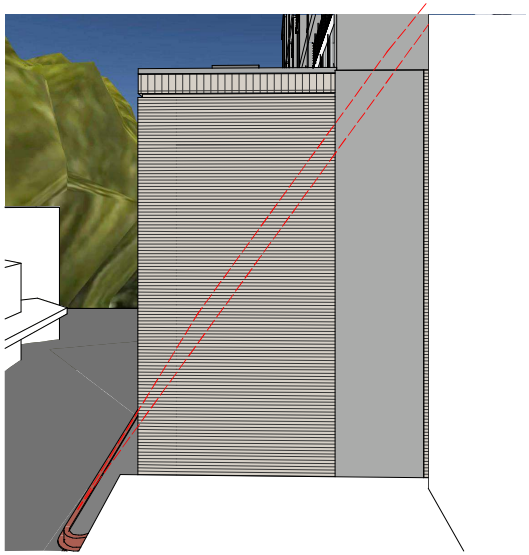
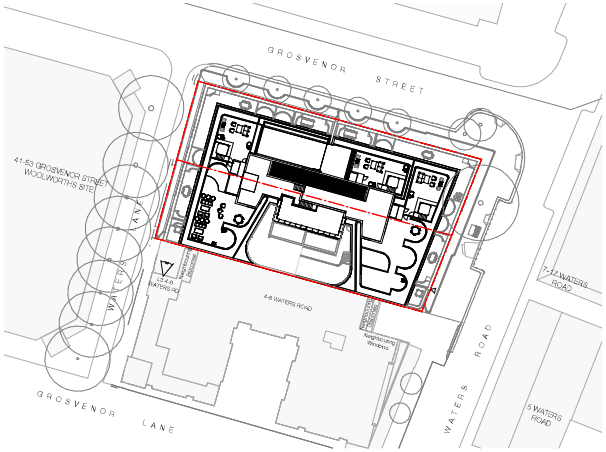


View From Level 3, 4-8 Waters Rd - Existing



View From Level 3, 4-8 Waters Rd - Proposed



View Key - Site Plan

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

View Diagrams - Waters Lane - Level 3

Date	Scale	Sheet Size
25.11.2022	1 : 500	@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3013	/ 1

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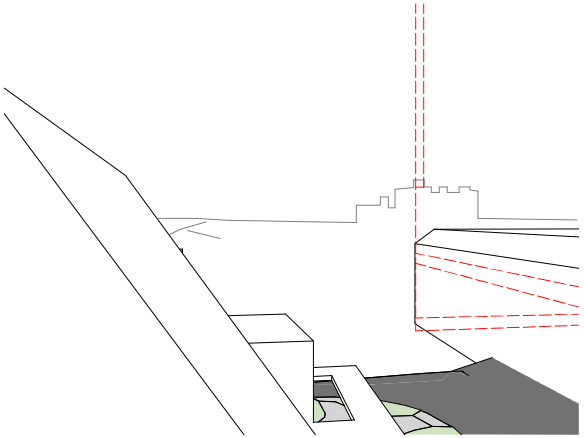
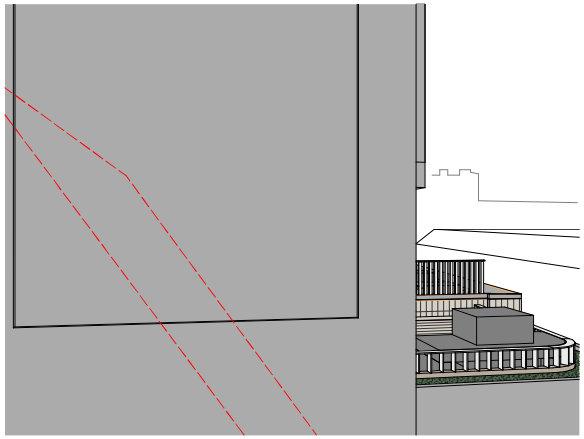
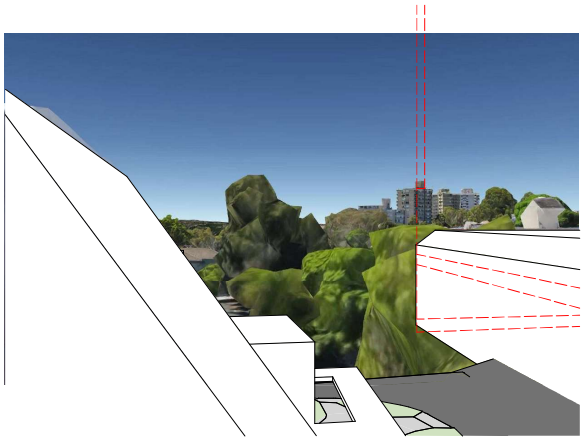


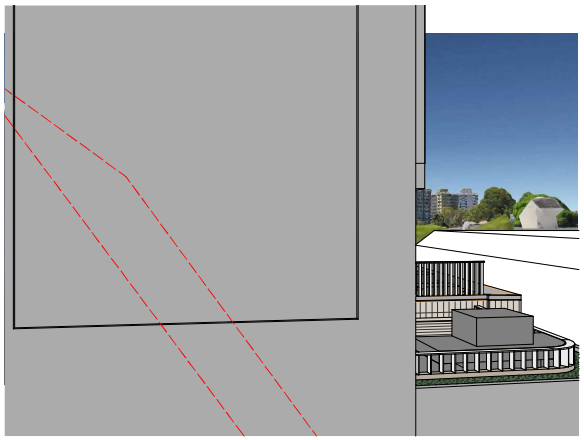
View From Unit Level 5, 4-8 Waters Rd - Existing



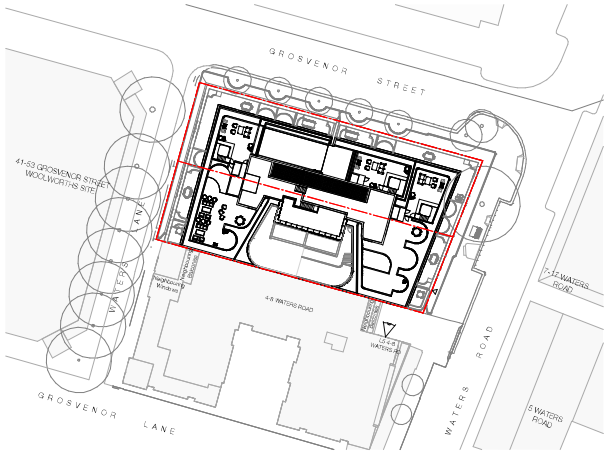
View From Unit Level 5, 4-8 Waters Rd - Proposed



View From Unit Level 5, 4-8 Waters Rd - Existing



View From Unit Level 5, 4-8 Waters Rd - Proposed



View Key - Site Plan

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

View Analysis - Waters Road - Level 5

Date	Scale	Sheet Size
25.11.2022	1 : 500	@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3014	/ 1

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

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG



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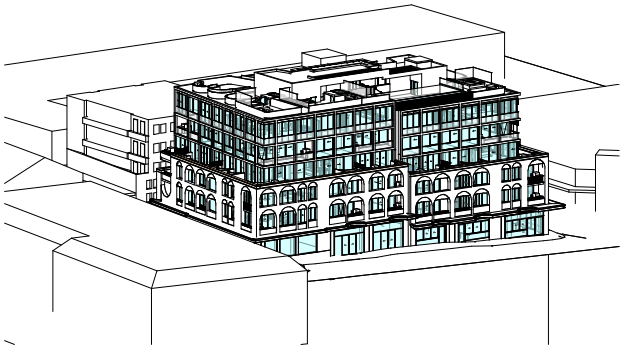
8.00



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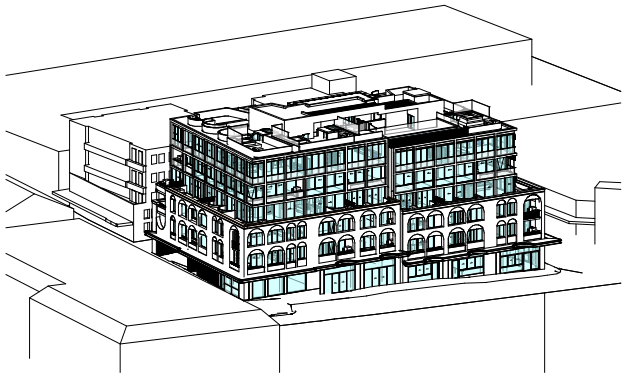

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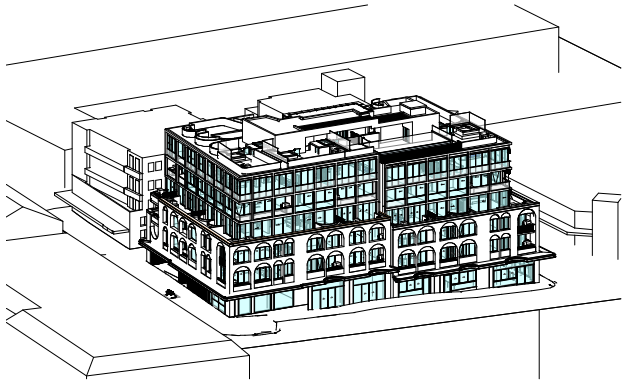

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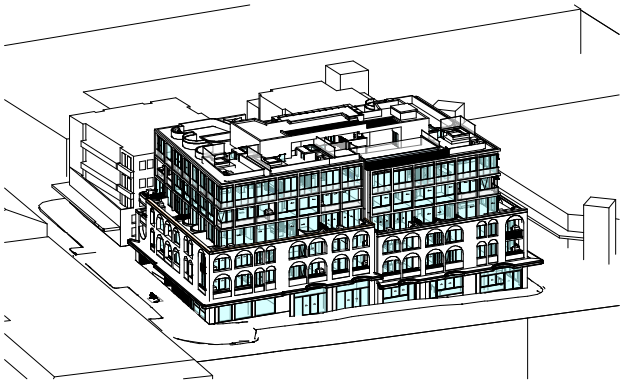

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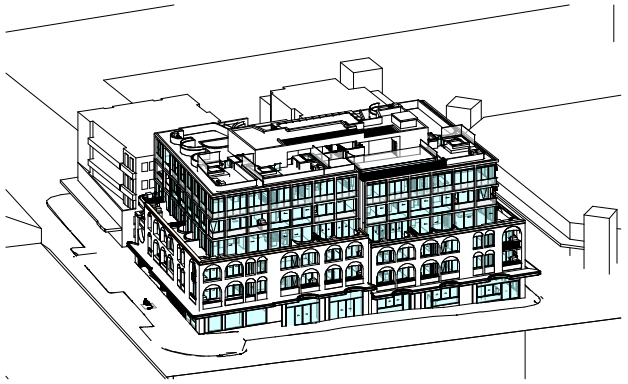

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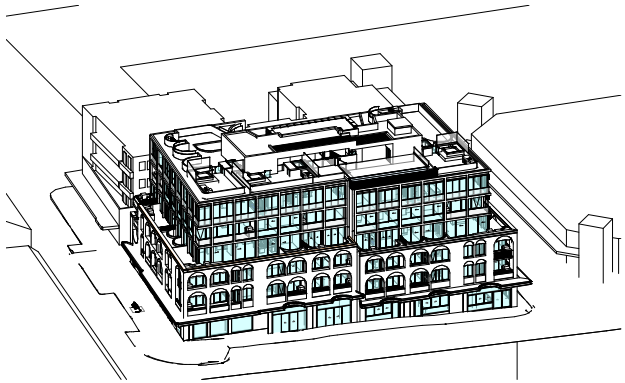

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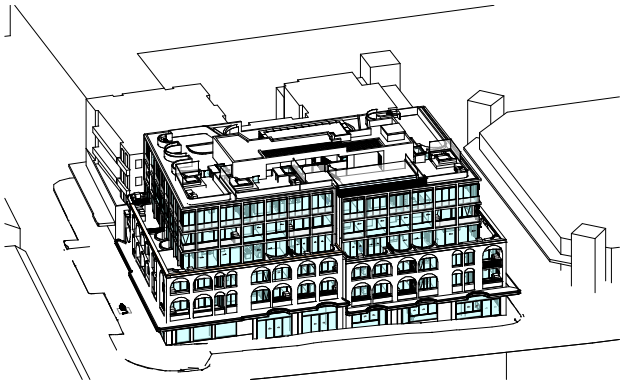

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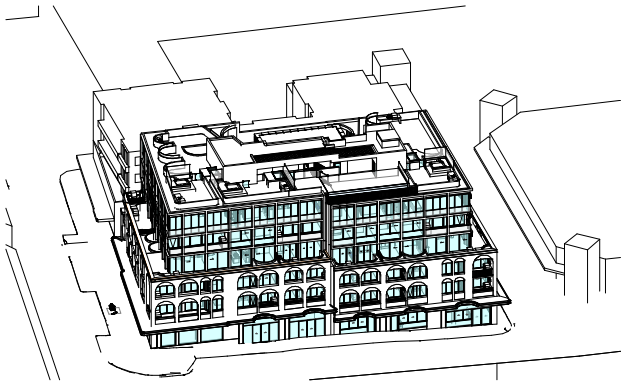

15min SOLAR ACCESS - 21-Jun
10.00

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Winter Solstice Sheet 1

Date	Scale	Sheet Size
25.11.2022		@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3201	/ 1

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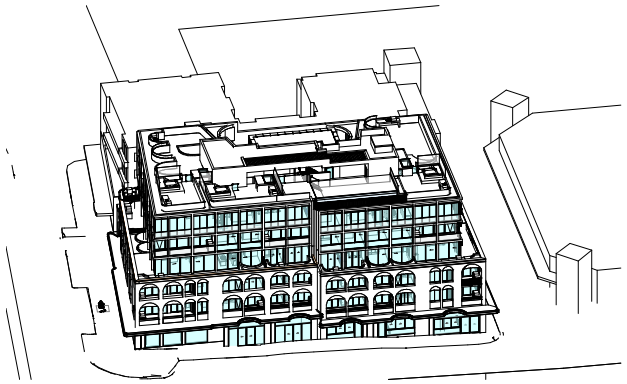
Nominated Architects: Adam Haddow–7188 | John Pradel–7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG



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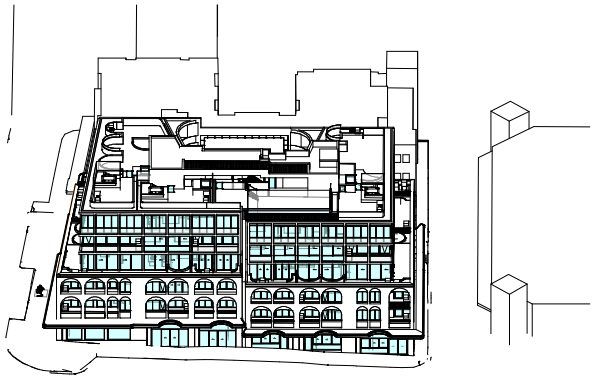

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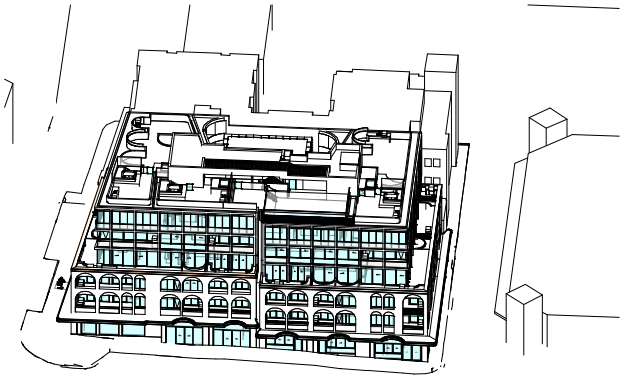

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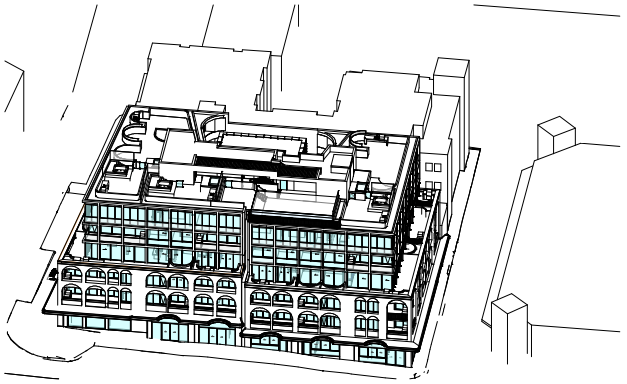

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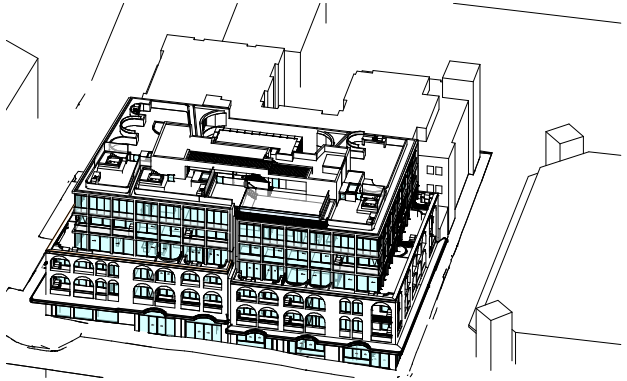

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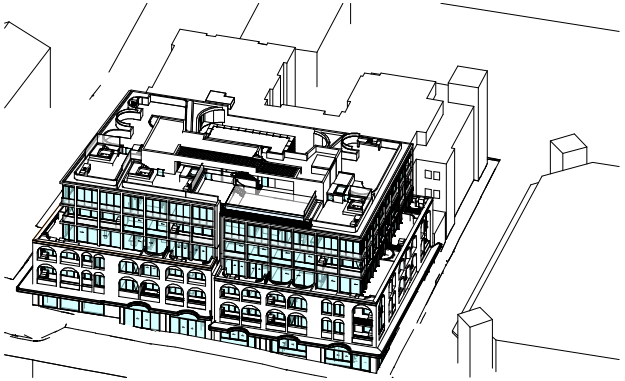

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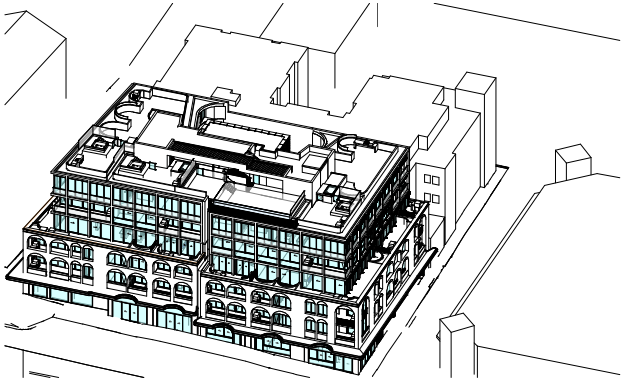

15min SOLAR ACCESS - 21-Jun
12.15

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Winter Solstice Sheet 2

Date	Scale	Sheet Size
25.11.2022		@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3202	/ 1

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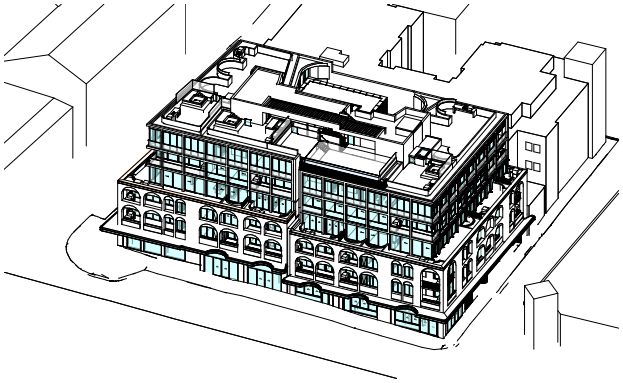
Nominated Architects: Adam Haddow–7188 | John Pradel–7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG



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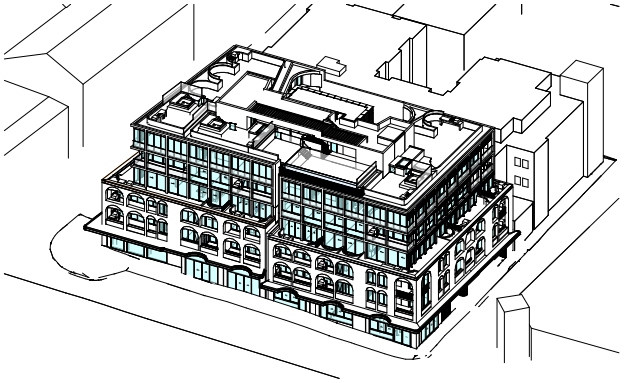

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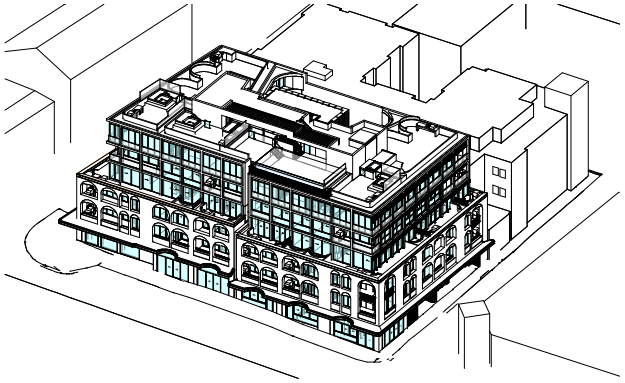

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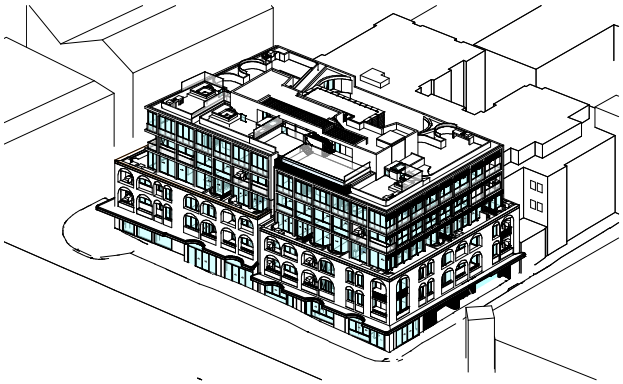

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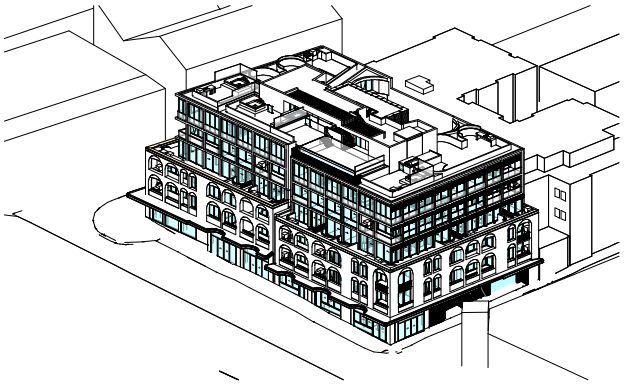

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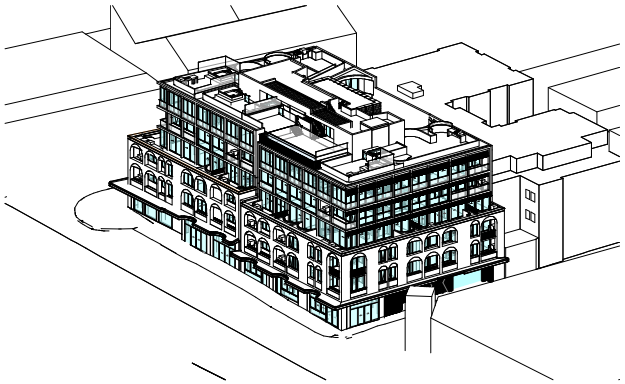

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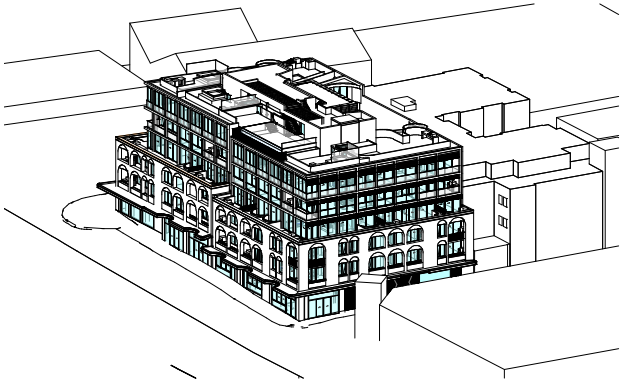

30min SOLAR ACCESS - 21-Jun
15.00

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Winter Solstice Sheet 3

Date	Scale	Sheet Size
25.11.2022		@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3203	/ 1

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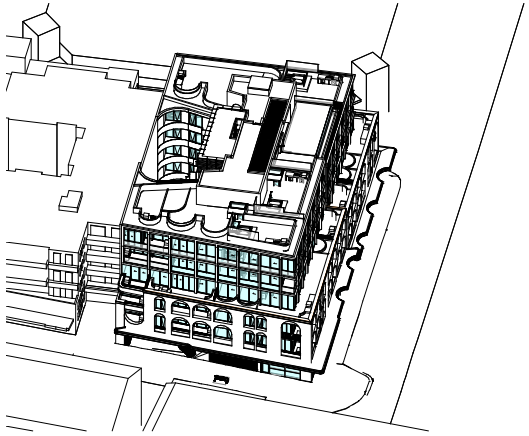

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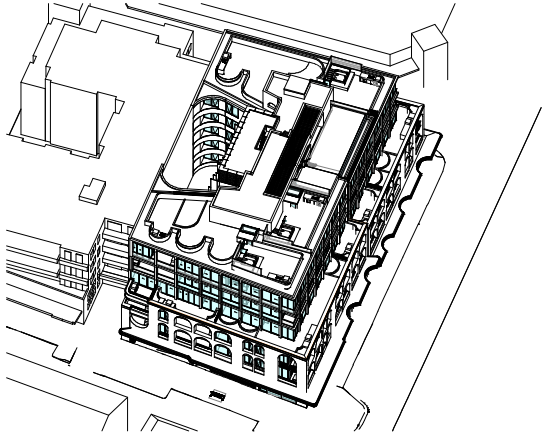

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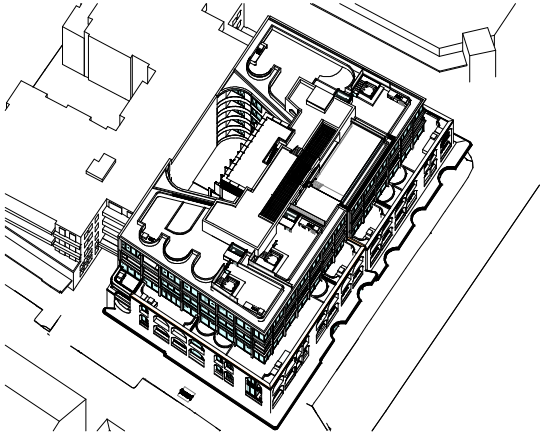

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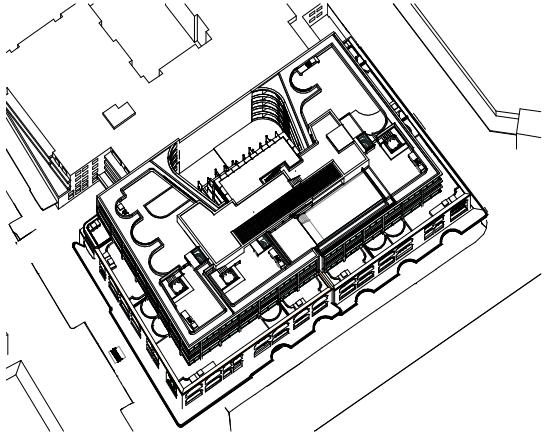

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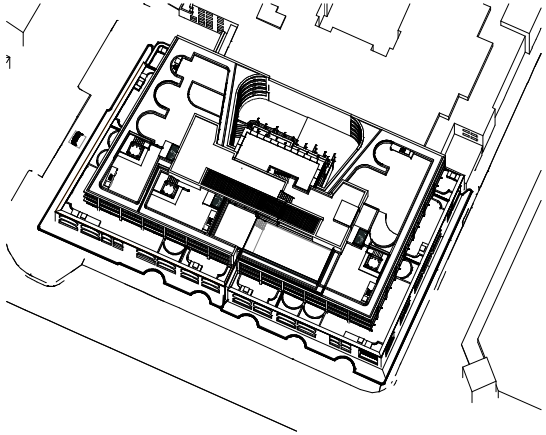

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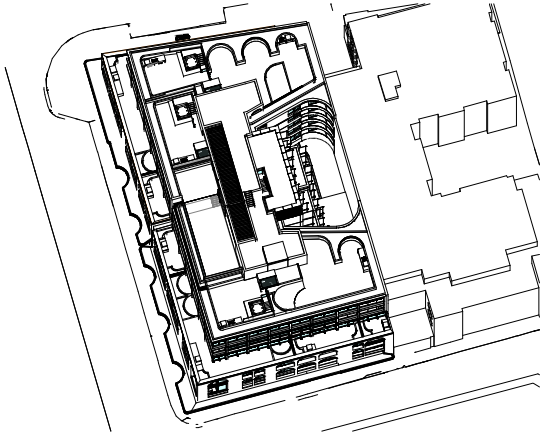

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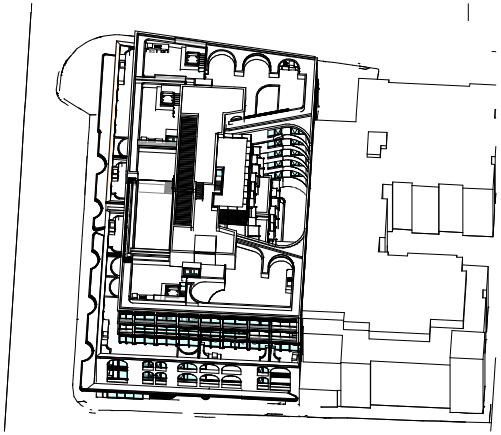

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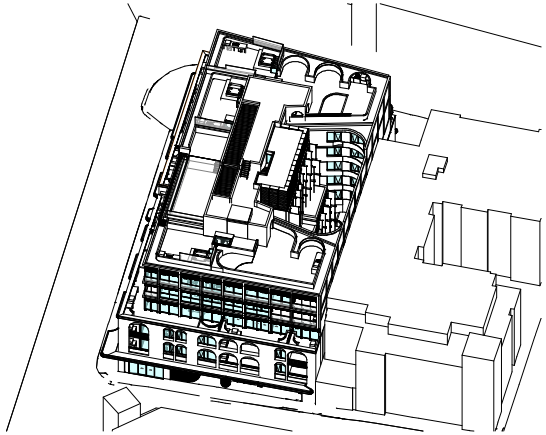

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Summer Solstice

Date	Scale	Sheet Size
25.11.2022		@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3204	/ 1

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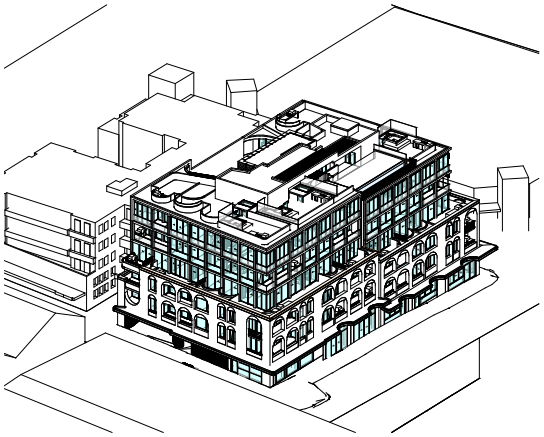

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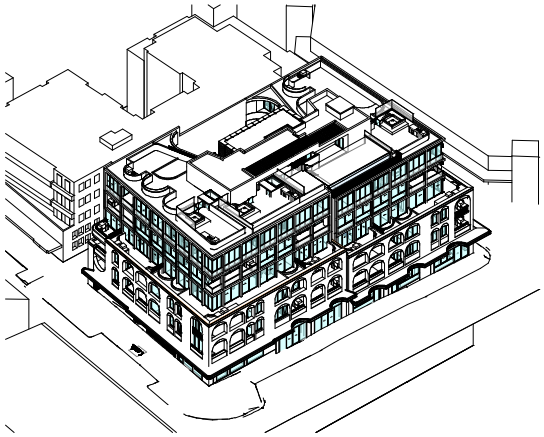

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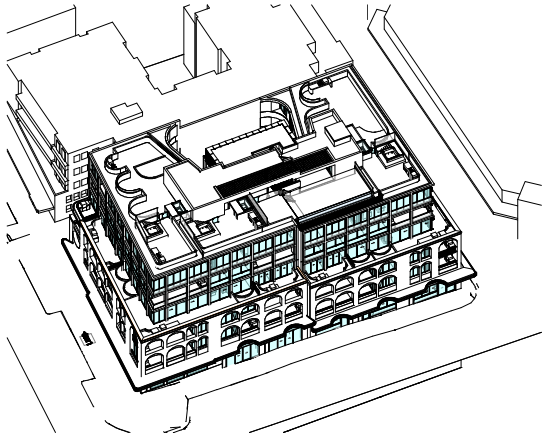

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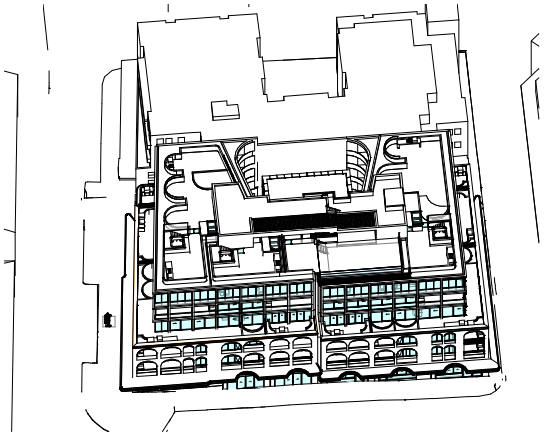

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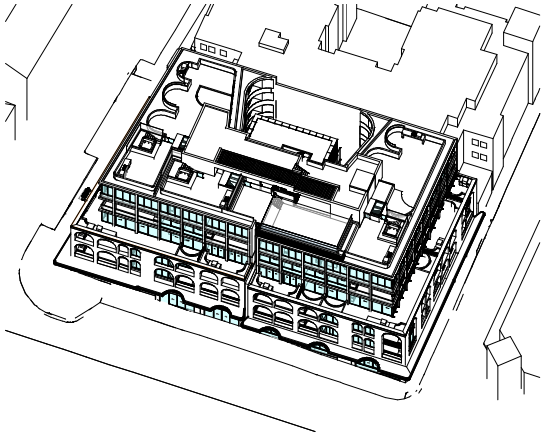

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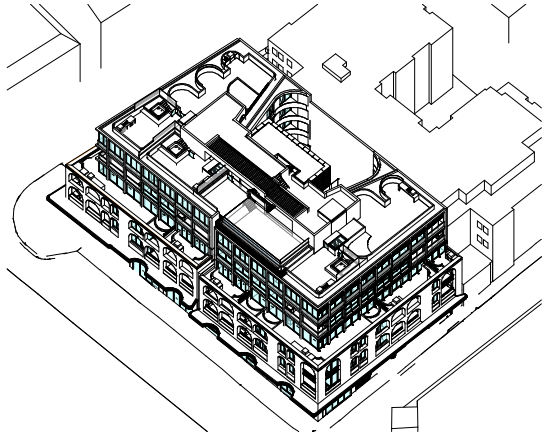

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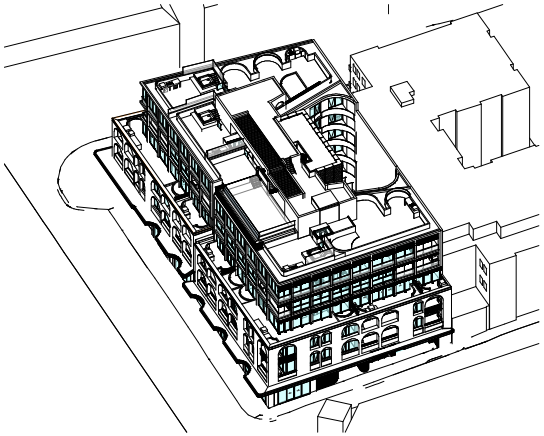

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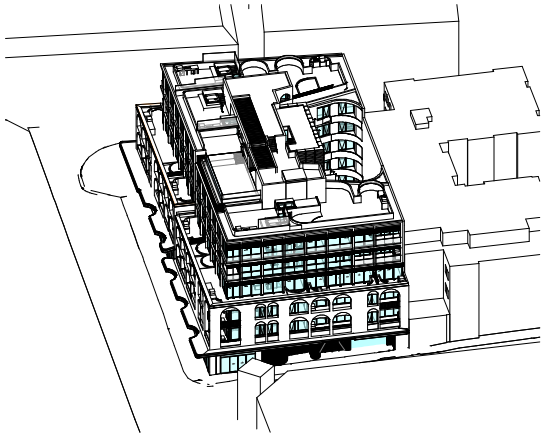
21-Sep-18-14.00



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

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25.11.2022	Issue for DA	MQ	HG

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Equinox

Date	Scale	Sheet Size
25.11.2022		@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3206	/ 1

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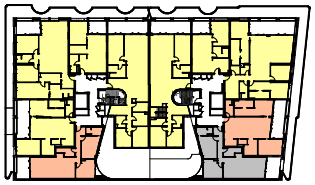
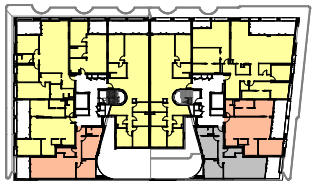
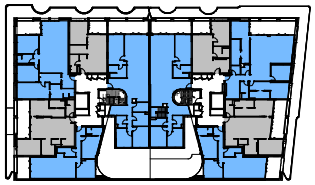


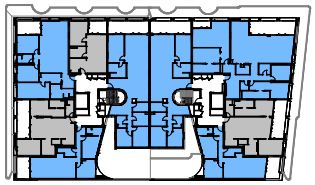
Solar - Level 1



Solar - Level 2



Cross Ventilation - Level 1



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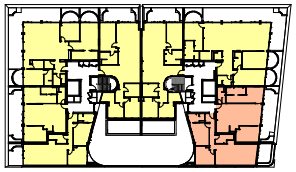
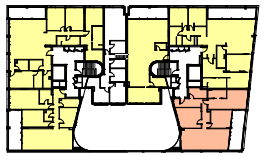
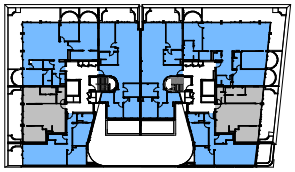


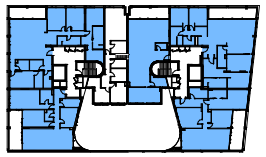
Solar - Level 3



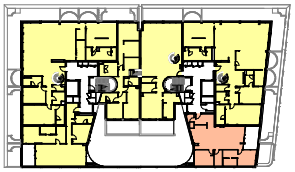
Solar - Level 4



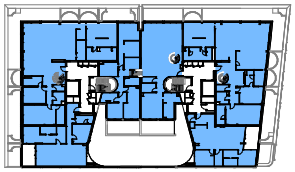
Cross Ventilation - Level 3



Cross Ventilation - Level 4



Solar - Level 5



Cross Ventilation - Level 5

Solar		
Solar	Number	Percentage
2 HOURS+	27	73%
15 MINS - 2 HRS	8	22%
NO DIRECT SUNLIGHT	2	5%
	37	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	28	76%
NON-COMPLIANT	9	24%
	37	100%

COMPLIANT
NON-COMPLIANT

Client

Central Element

Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar and Cross Ventilation Analysis

Date	Scale	Sheet Size
25.11.2022	1 : 500	@ A1

Drawn	Chk.
CC	WG

Job No.	Drawing No.	Revision
6339	DA-3301	/ 1

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