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Nominated Architects: Adam Hiddow-7188 | John Pradzki-7024

FOR APPROVAL

Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA	MJL	WG

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

Site Context Plan



Date: **25.11.2022** Scale: _____ Sheet Size: **@ A1**

Drawn: **MJL** CHK: **WG**

Job No: **6339** Drawing No: **DA-0101** / 1

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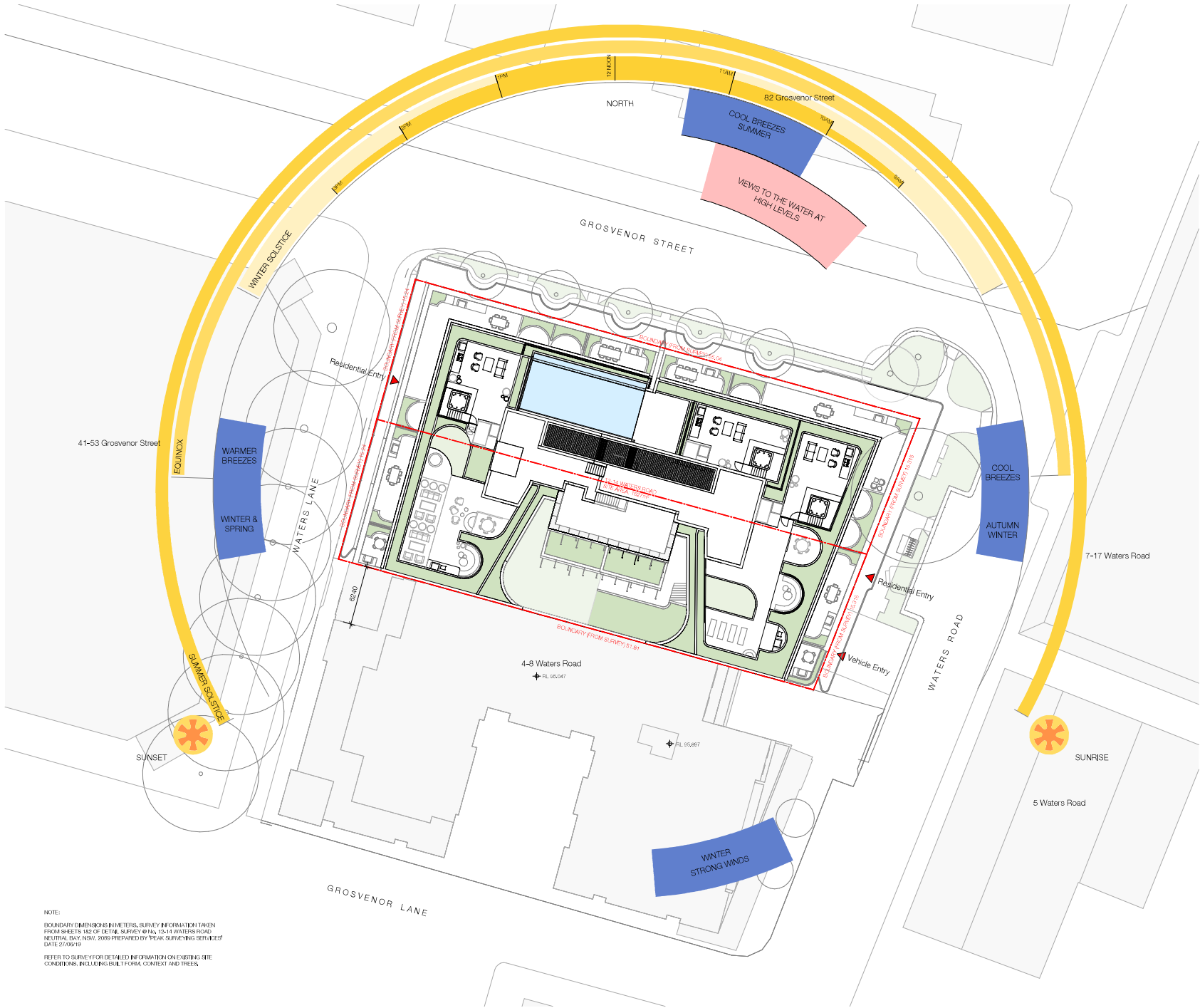


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Nominated Architects: Adam Hiddow-7188 | John Pradje-7004

FOR APPROVAL

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



NOTE:
 BOUNDARY DIMENSIONS BY THE TERMS SURVEY INFORMATION TAKEN FROM SHEETS 182 OF DA 181 SURVEY 09/14, 15/14 (WATERS ROAD) NEUTRAL BAY NSW, 2009 PREPARED BY PEAK SURVEYING SERVICES' DATE 20/09/15
 REFER TO SURVEY FOR DETAILED INFORMATION ON EXISTING SITE CONDITIONS, INCLUDING BUILT FORM, CONTEXT AND TREES.

Client _____



Project _____

Waters Road
 12-14 Waters Road
 Neutral Bay 2089 NSW

Drawing Name _____

Site Plan and Analysis



Date: 25.11.2022 Scale: 1 : 200 Sheet Size: @ A1

Drawn: CHL

MS WG

Job No. _____ Drawing No. _____ Revision _____

6339 DA-0103 / 1

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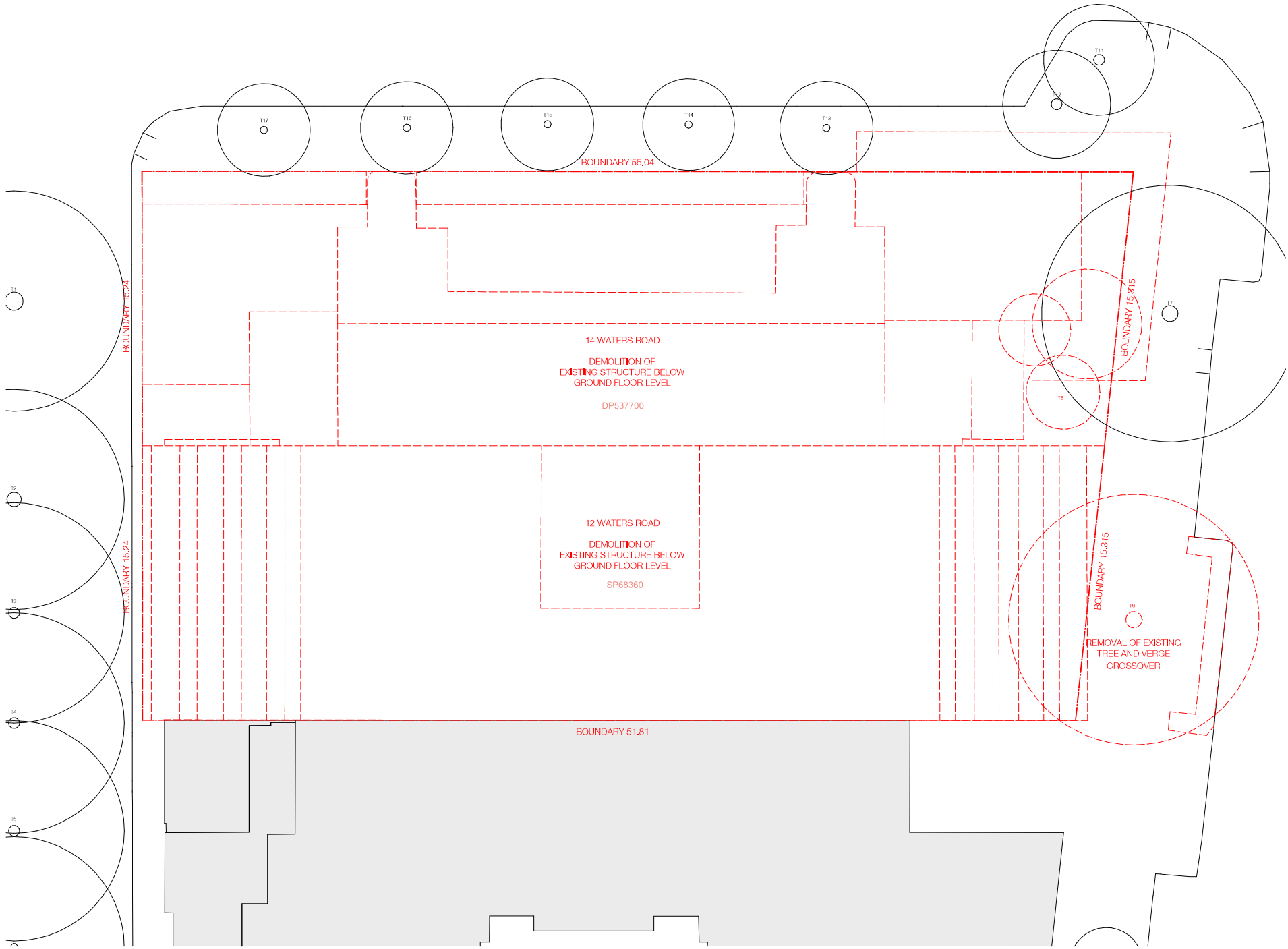


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Nominated Architects: Adam Hiddow-7188 | John Pradjak-7004

FOR APPROVAL

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



Client _____



Project _____

Waters Road

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

Drawing Name _____

Demolition Plan



Date: **25.11.2022** Scale: **1 : 100** Sheet Size: **@ A1**

Drawn: **CHR.**

MQ **HG**

Job No. _____ Drawing No. _____ Revision _____

6339 DA-0104 / 1

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NOTE: SURVEY INFORMATION TAKEN FROM SHEETS 102 OF DETAIL SURVEY 60 No. 12-14 WATERS ROAD NEUTRAL BAY, NSW, 2089 PREPARED BY PEAK SURVEYING SERVICES DATE 27/03/19

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Nominated Architects: Adam Hiddow-7188 | John Pradip-7054

FOR APPROVAL

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



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.

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

Client _____



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

Drawn _____

MQ _____

Job No. _____ Drawing No. _____ Revision _____

6339 DA-0206 / 1

Parking - Total		
Type	Area	Number
Commercial		
Commercial Motorcycle	1000x3000	4
Commercial Small Parking	2500x3000	4
Commercial Fire Arm	2000x4000	20
Commercial Accessible	2000x3000	1
Visitor Parking	2400x4000	6
		58
Residential		
Residential Small	2000x3000	58
Residential Motorcycle	2400x3000	58
Residential Accessible	2400 x 4000	4
Residential Motorcycle	1600x3000	4
		11

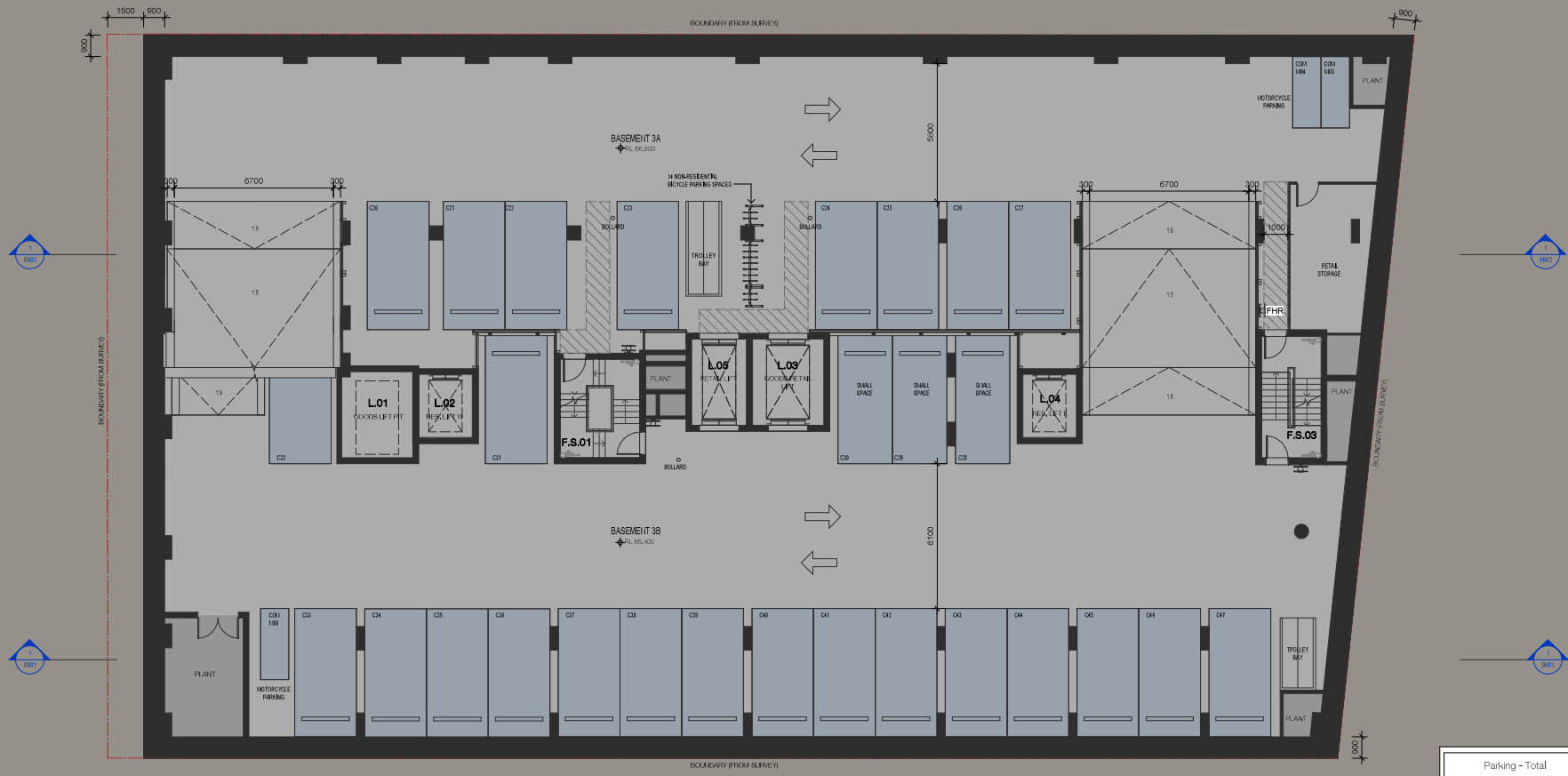
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Nominated Architects: Adam Hiddow-7188 | John Pradip-7004

FOR APPROVAL

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



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

- Retail / Commercial
- Retail / Commercial Accessible
- Residential
- Residential Accessible
- Residential Motor

Client _____



Project _____

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

Floor Plan - Basement 3

Date: 25.11.2022 Scale: 1 : 100 Sheet Size: @ A1

Drawn: CHG, Checked: MQ, Approved: HG

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

Parking - Total	
Type	Number
Commercial	
Commercial Motorcycle 2000x3000	0
Commercial Small Parking 2300x6000	0
Commercial Parking 2000x4000	40
Commercial Accessible 2000x3000	1
Water Parking 2000x3000	0
	58
Residential	
Residential Small Parking 2000x3000	1
Residential Standard 2600x6000	28
Residential Accessible 2000 x 3000	0
Residential Motorcycle 1800x3000	2
	41

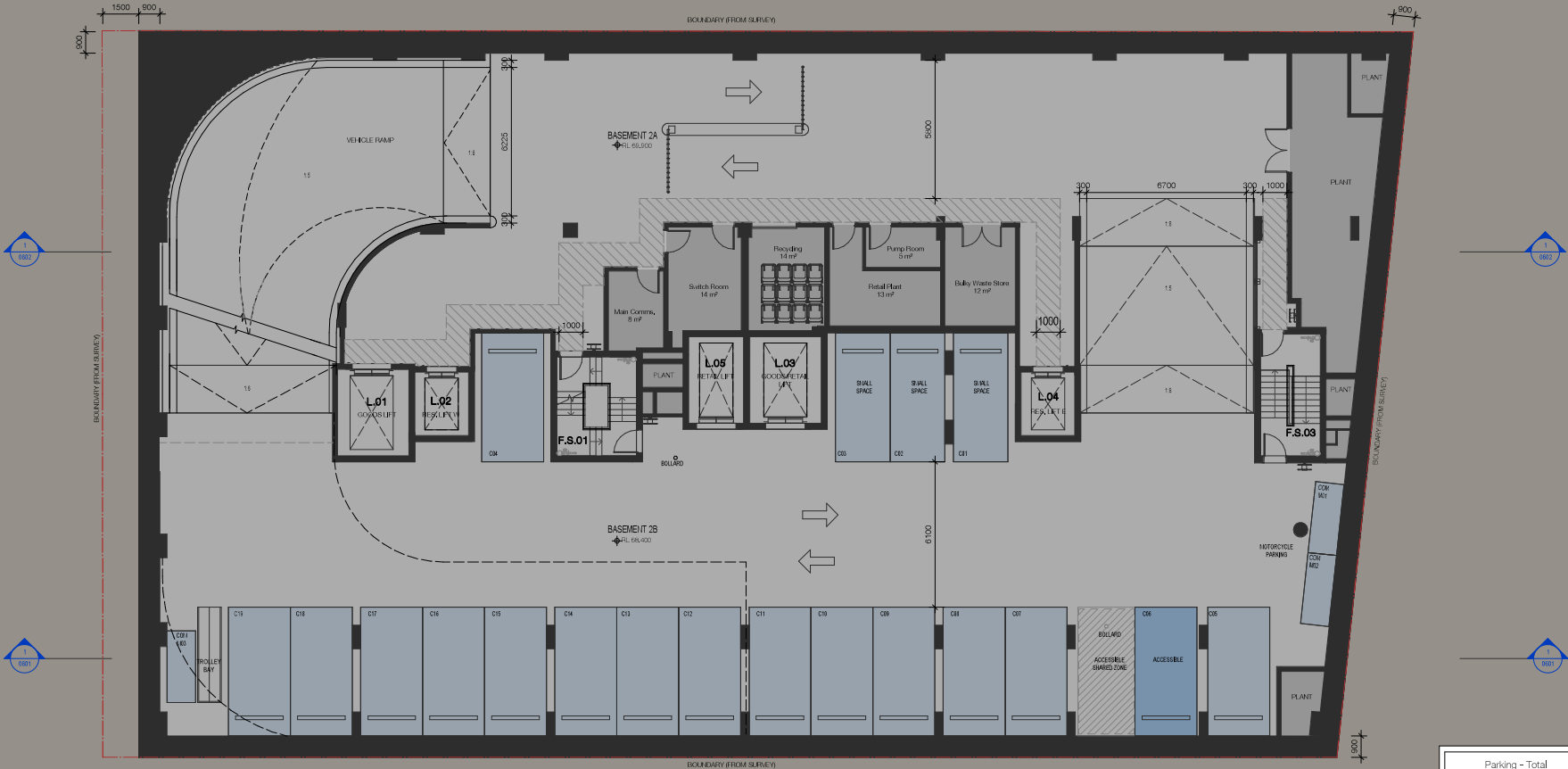
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Nominated Architects: Adam Hiddow-7188 | John Pradip-7004

FOR APPROVAL

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



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

- Retail / Commercial
- Retail / Commercial Accessible
- Residential
- Residential Accessible
- Residential Motor

Client _____



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

Drawn _____ CHK. _____

MQ _____ HG _____

Job No. _____ Drawing No. _____ Revision _____

6339 DA-0208 / 1

Parking - Total		
Type	Area	Number
Commercial		
Commercial Motorcycle	1000x3000	0
Commercial Small Parking	2500x4000	6
Commercial Full Size	2500x4000	20
Commercial Accessible	2500x4000	1
Outer Parking	2400x4500	0
		58
Residential		
Residential Small Parking	2500x4000	
Residential Standard	2400x3000	38
Residential Accessible	2400 x 4000	0
Residential Motorcycle	1600x3000	0
		38

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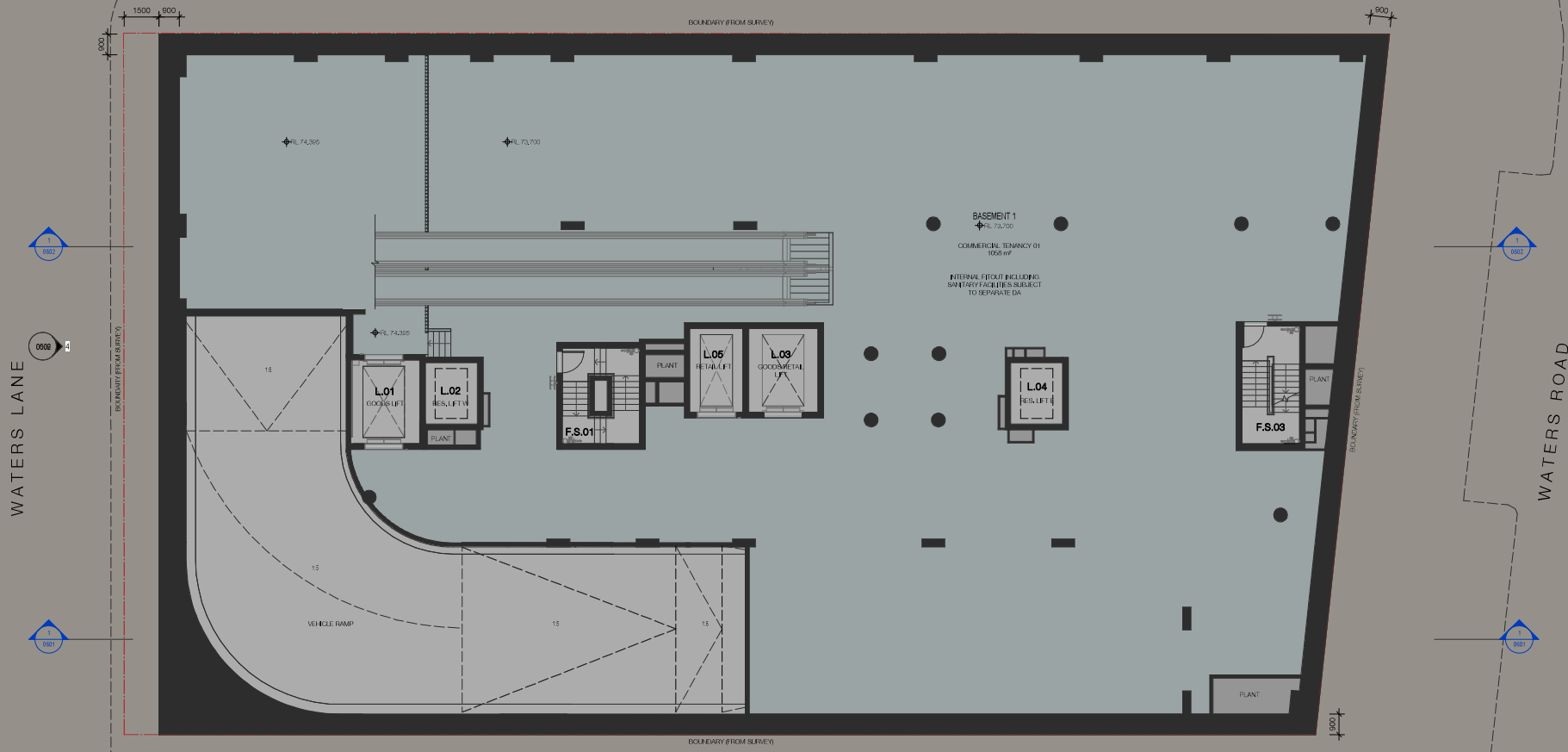
Nominated Architects: Adam Hiddow-7188 | John Pradje-7004

FOR APPROVAL

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

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

GROSVENOR STREET



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

- Retail / Commercial
- Retail / Commercial Accessible
- Residential
- Residential Accessible
- Residential Motor

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

Floor Plan - Basement 1



Date: **25.11.2022** Scale: **1:100** Sheet Size: **@ A1**

Drawn: **CHG**
 MQ **HG**

Job No. **6339** Drawing No. **DA-0209** / 1

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Nominated Architects: Adam Hiddow-T168 | John Pradip-7054

FOR APPROVAL				
Rev	Date	Revision	By	CHK.
1	25.11.2022	Issue for DA	MQ	HG

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

Floor Plan - Waters Lane



Date: 25.11.2022 Scale: 1 : 100 Sheet Size: @ A1

Drawn: CHR. Drawn: HG.

Job No.: 6339 Drawing No.: DA-0210 / 1

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Nominated Architects: Adam Hiddow-T168 | John Pradje-T004

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

Client _____



Project _____

Waters Road

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

Drawing Name _____

Floor Plan - Waters Road



Date: **25.11.2022** Scale: **1 : 100** Sheet Size: **@ A1**

Drawn: **CHR.**

MQ **HG**

Job No. _____ Drawing No. _____ Revision _____

6339 DA-0211 / 1

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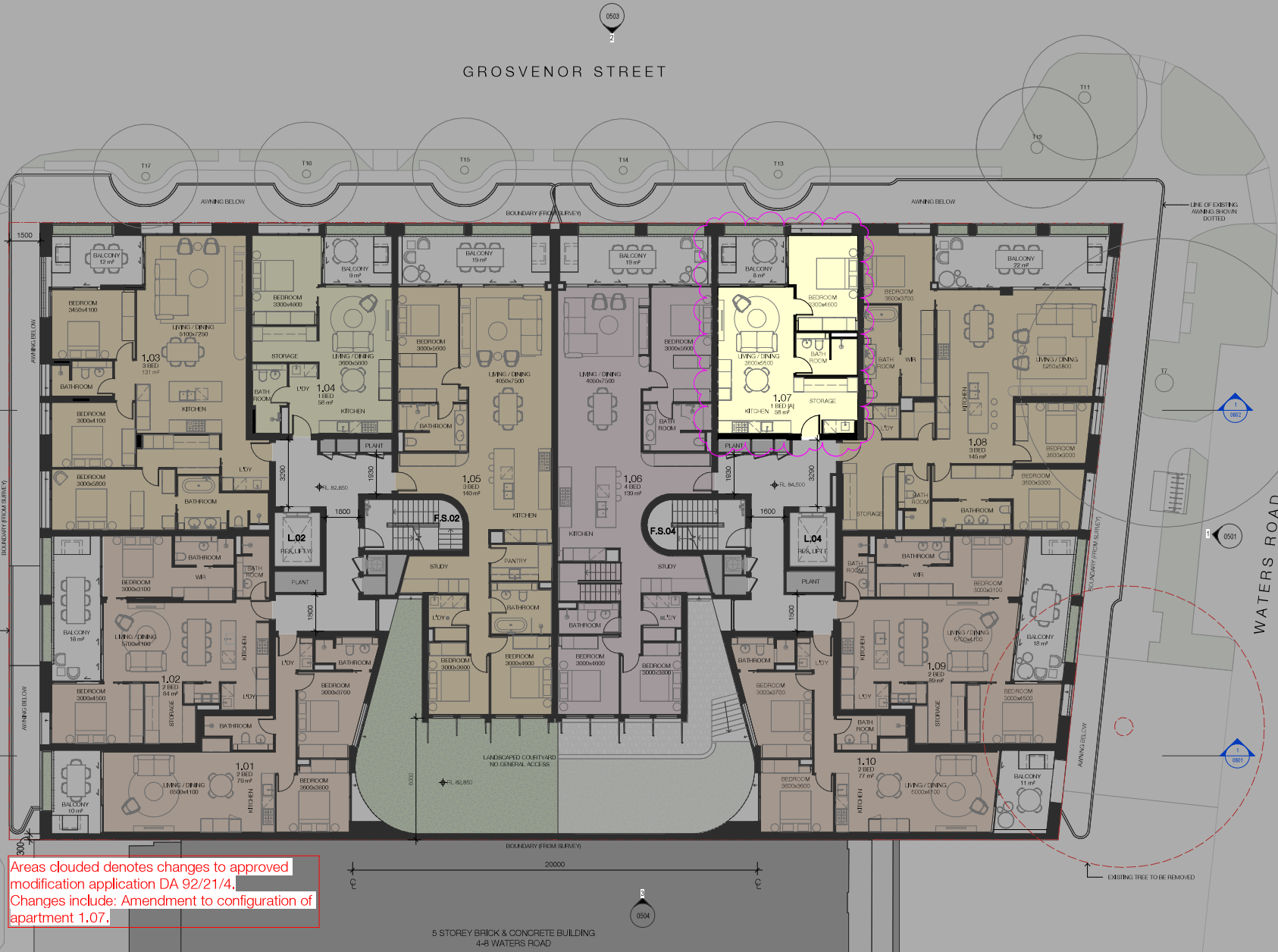


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Notified Architects: Adam Hiddow-7188 | John Pradjak-7054

FOR APPROVAL

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



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

5 STOREY BRICK & CONCRETE BUILDING
 4-8 WATERS ROAD

Client _____



Project _____

Waters Road

12-14 Waters Road
 Neutral Bay 2089 NSW

Drawing Name _____

Floor Plan - Level 1



Date: 25.11.2022 Scale: 1 : 100 Sheet Size: @ A1

Drawing: CHG
 MQ HG

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

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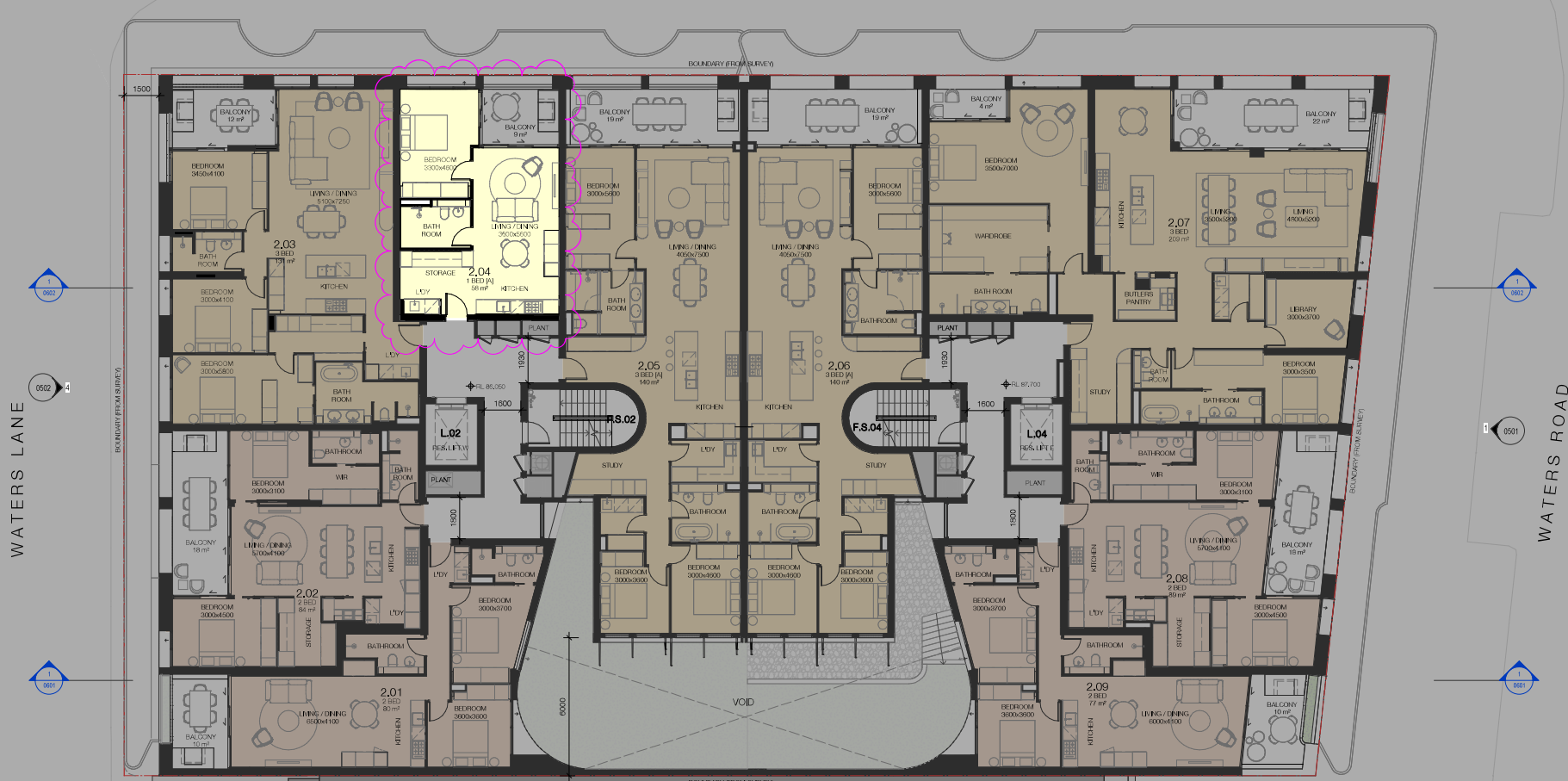
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Nominated Architects: Adam Hiddow-7188 | John Pradjak-7024

FOR APPROVAL

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

GROSVENOR STREET



Areas clouded denotes changes to approved modification application DA 92/21/4. Changes include: Amendment to configuration of apartment 2.04.

5 STOREY BRICK & CONCRETE BUILDING
4-8 WATERS ROAD

Client _____



Project _____

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

Floor Plan - Level 2

Date: 25.11.2022 Scale: 1 : 100 Sheet Size: @ A1

Drawn: CHG
MQ HG

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

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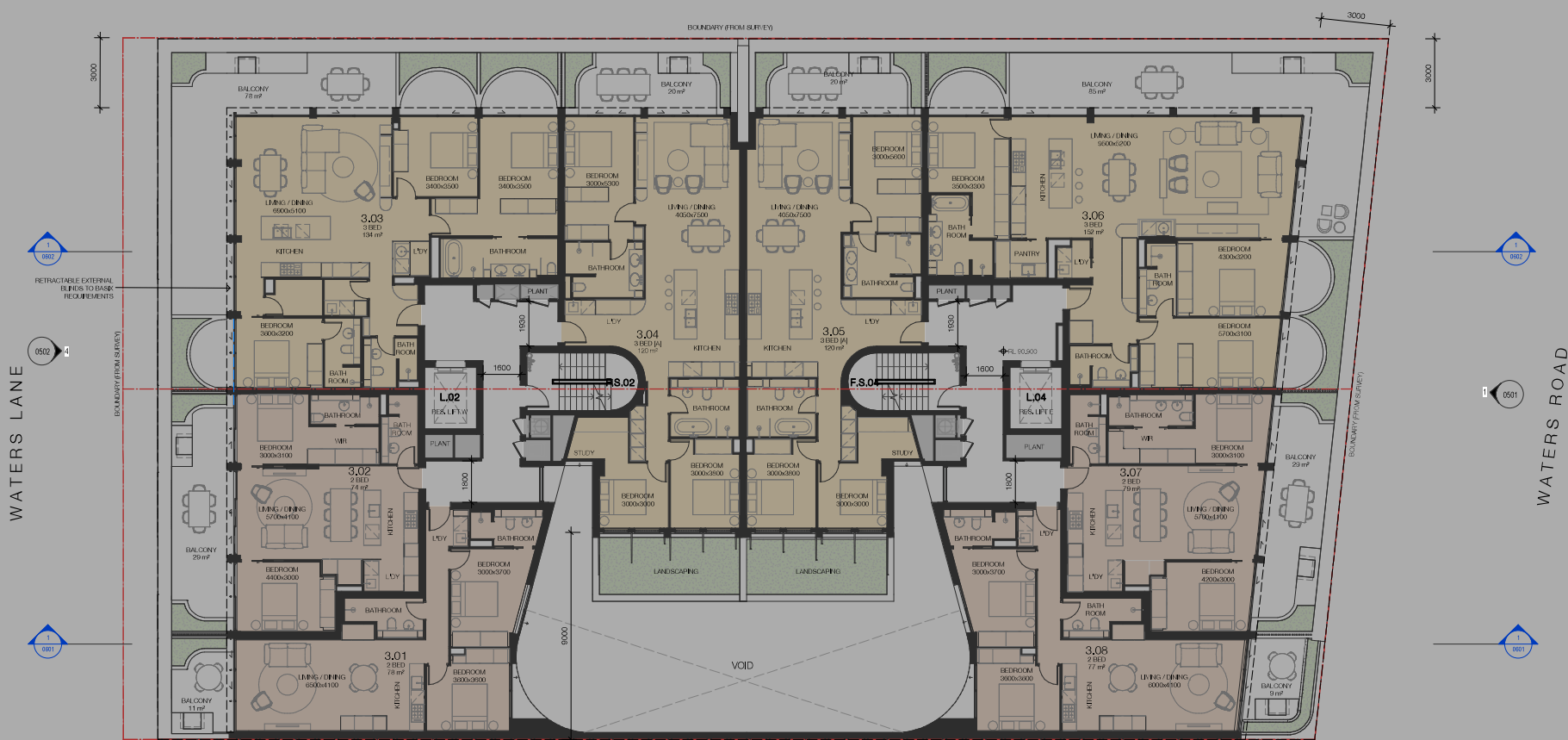
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Nominated Architects: Adam Hiddow-7188 | John Pradje-7024

FOR APPROVAL

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1	25.11.2022	Issue for DA	MQ	HG

GROSVENOR STREET



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

5 STOREY BRICK & CONCRETE BUILDING
4-8 WATERS ROAD

WATERS ROAD

WATERS LANE

Client



Project

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Level 3



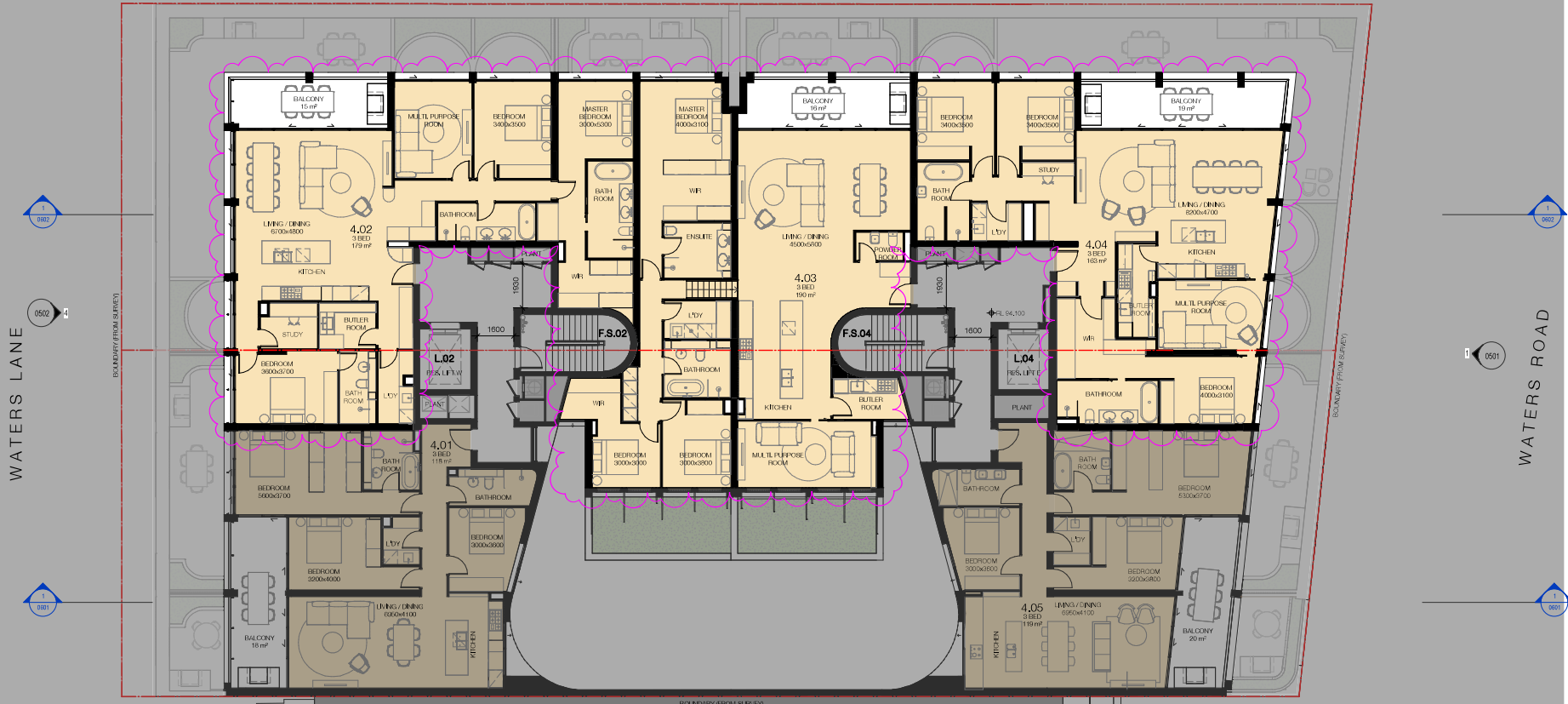
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MQ
HG

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

5 STOREY BRICK & CONCRETE BUILDING
4-8 WATERS ROAD

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Nominated Architects: Adam Hiddow-7188 | John Pradip-7024

FOR INFORMATION

Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA	MQ	HQ

- Town Planner
- SJB Planning
- BCA Consultant
- Building Code Assistance
- Access Consultant
- Inclusive Places
- Beet
- Efficient Living
- Structural / MEP / Fire Engineer
- StarTEC
- Acoustic Engineer
- Renzo Tonin & Associates
- 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: 25.11.2022
Scale: 1 : 100
Sheet Size: @ A1

Drawn: CHL
MQ: WG
Job No.: 6339
Drawing No.: DA-0215 / 1

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Nominated Architects: Adam Hiddow-7188 | John Pradip-7004

FOR APPROVAL

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



Areas clouded denotes changes to approved modification application DA 92/21/4. Changes include: additional level of apartments and relocation of the communal facilities to the level above.

5 STOREY BRICK & CONCRETE BUILDING
4-8 WATERS ROAD

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

Floor Plan - Level 5



Date: 25.11.2022 Scale: 1 : 100 Sheet Size: @ A1

Drawn: CHL

MQ HG

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

0503

2

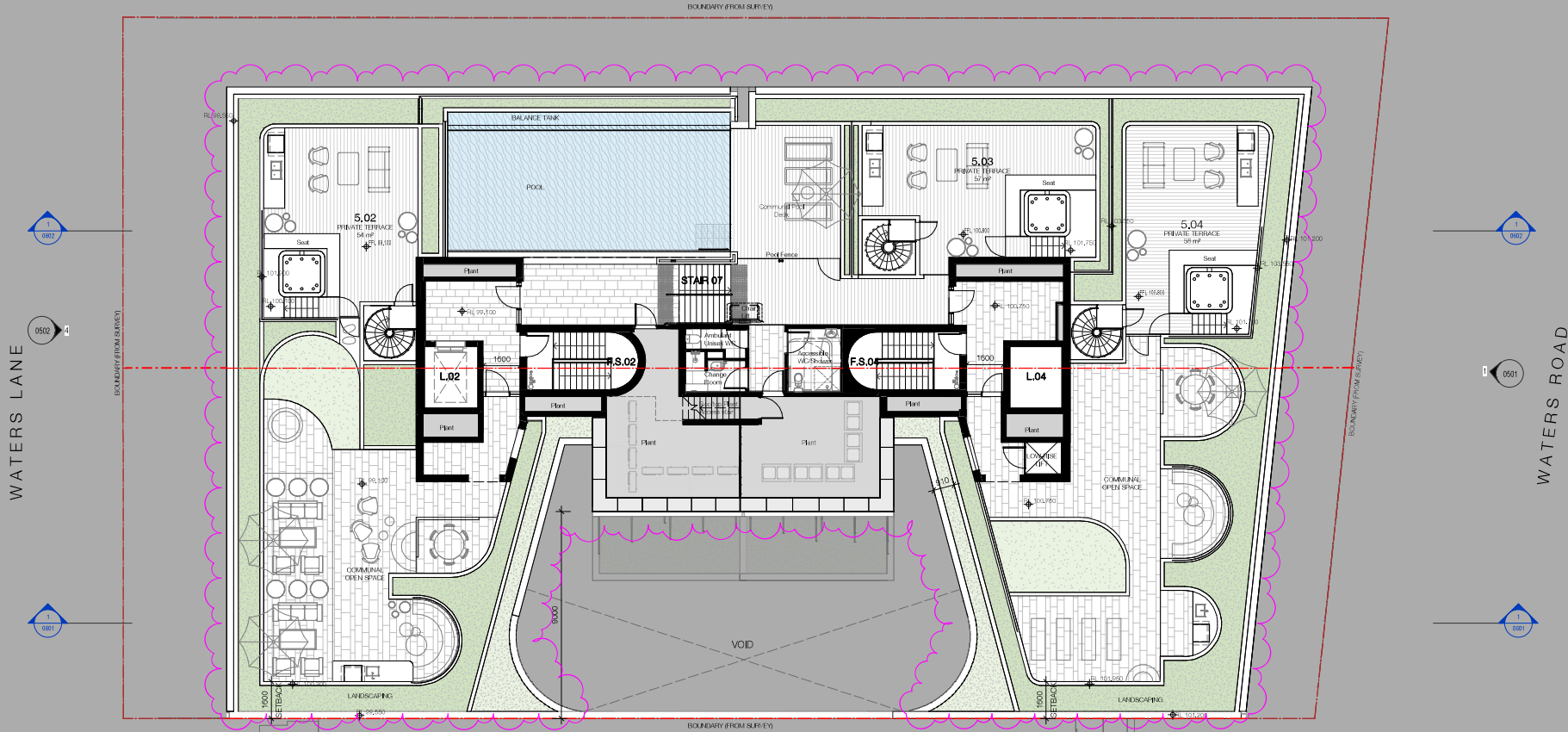
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Nominated Architects: Adam Hiddow-T188 | John Pradjak-70D4

FOR APPROVAL

Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA	MQ	HG



Areas clouded denotes changes to approved modification application DA 92/21/4. Changes include: Amendments to approved communal open space to accommodate service changes to eastern core and general private open space per ADG and other relevant controls.

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

Floor Plan - Roof Level



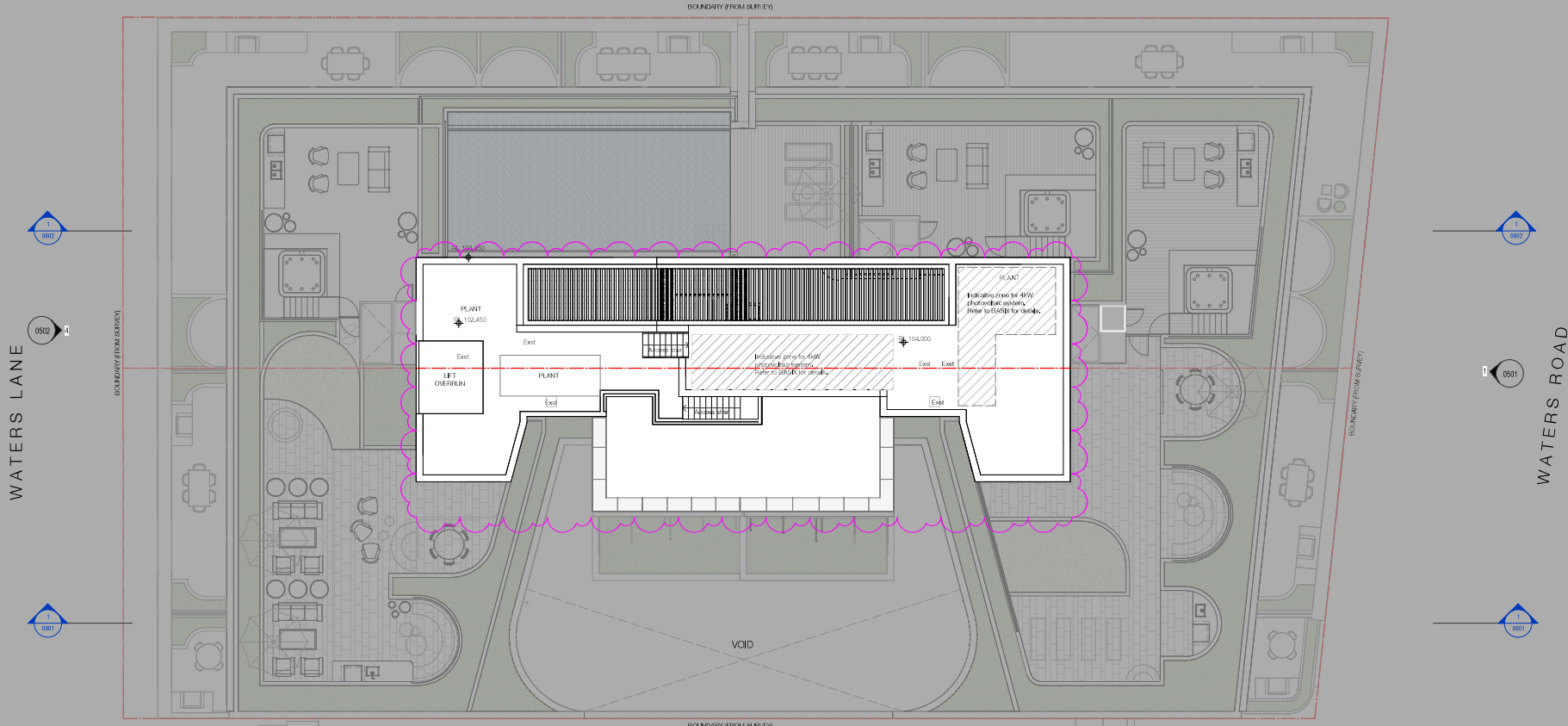
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Drawn: CHR. Checked: HG.

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

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Areas clouded denotes changes to approved modification application DA 92/21/4.
 Changes include: Amendments to approved roof top to accommodate additional service allowances, Building height below 24m.

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Nominated Architects: Adam Hiddow-7188 | John Pradek-7004

FOR APPROVAL

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

Client



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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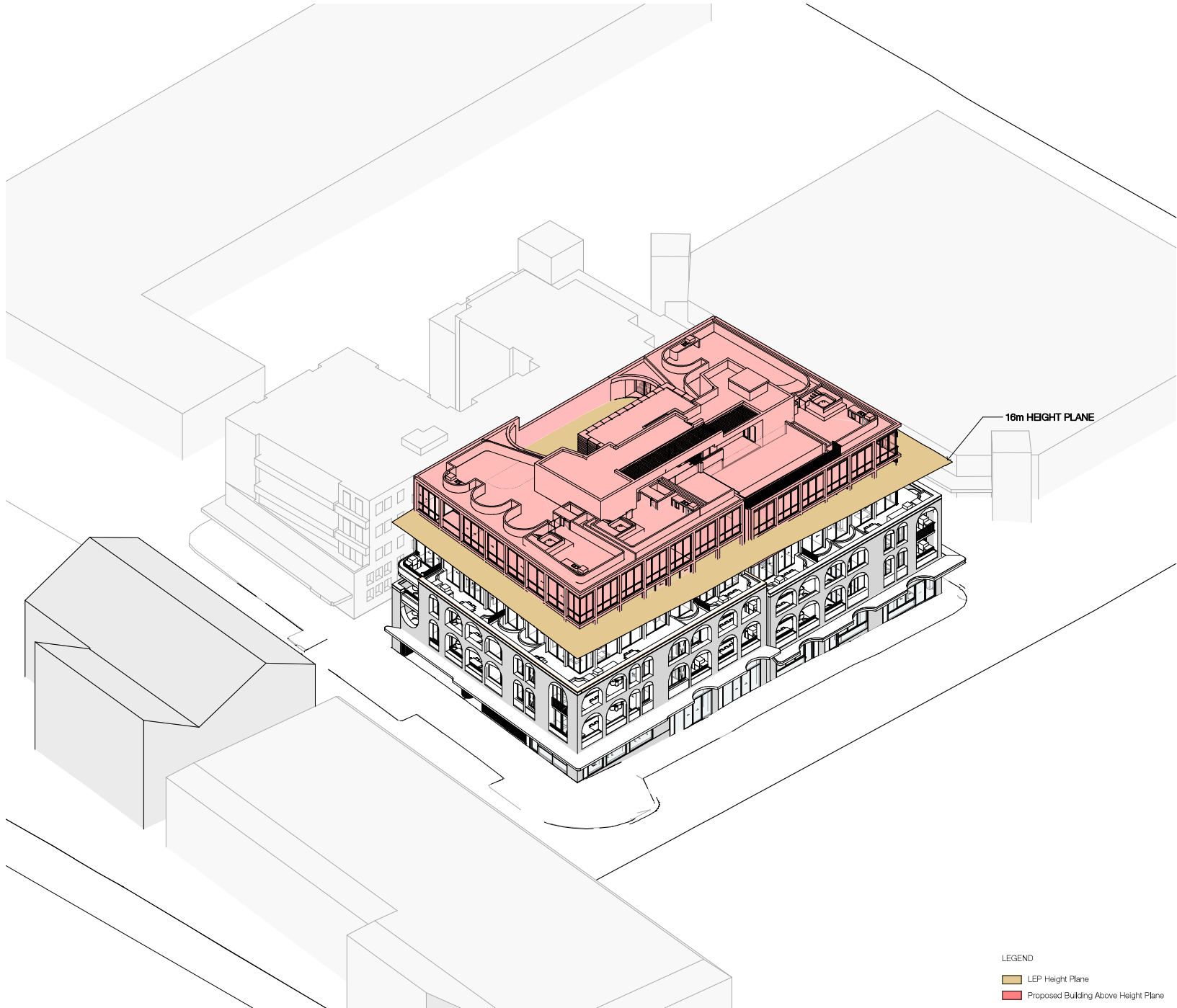


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Nominated Architects: Adam Hiddow-7188 | John Pradjak-7004

FOR APPROVAL

Rev	Date	Revision	By	CHK.
1	25.11.2022	Issue for DA	MJ	HO



16m HEIGHT PLANE

- LEGEND**
- LEP Height Plane
 - Proposed Building Above Height Plane

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

16m Height Plane Compliance

Date: **25.11.2022** Scale: **1 : 100** Sheet Size: **@ A1**

Drawn: **CC** CHK: **WG**

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

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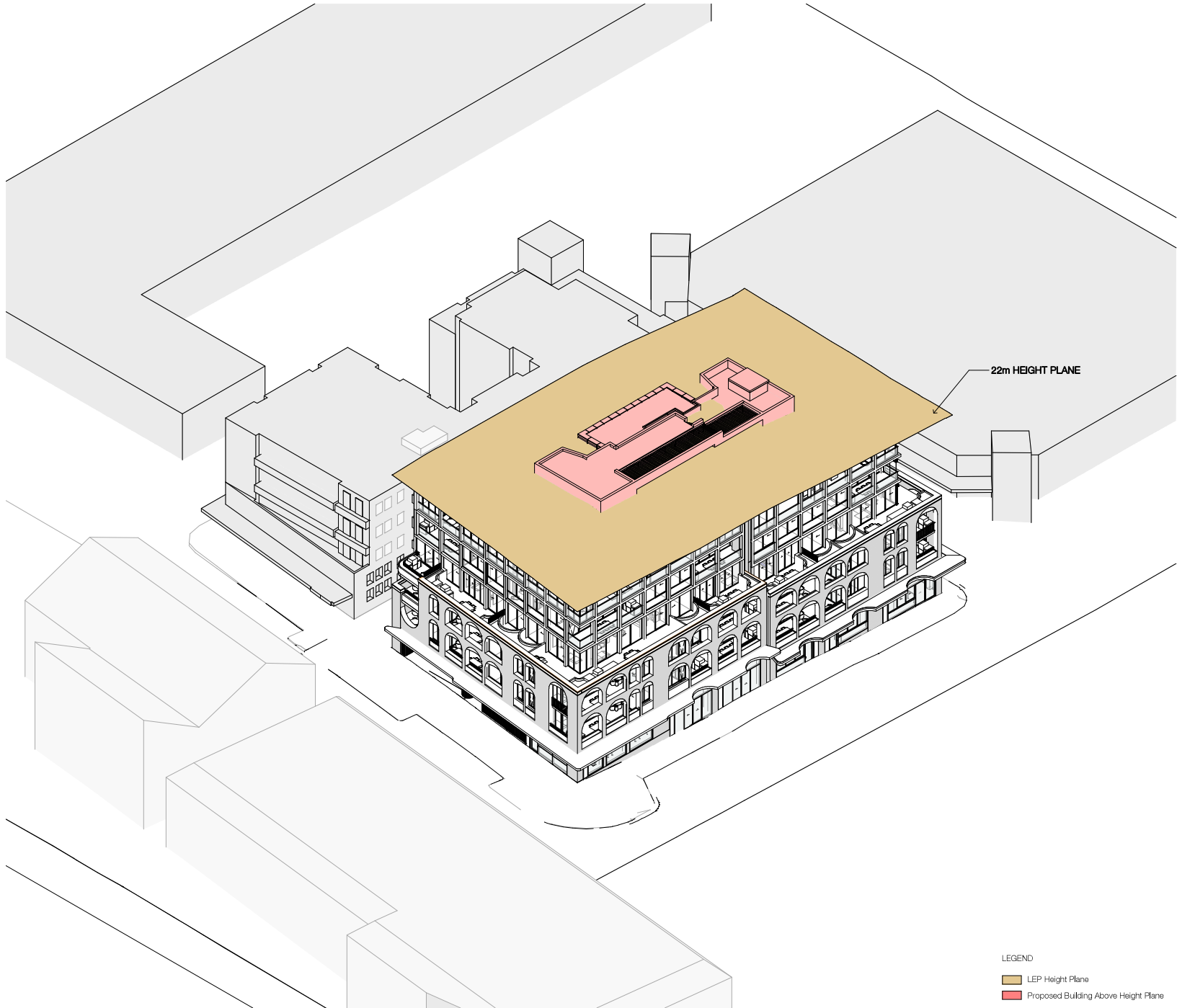


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FOR APPROVAL

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



LEGEND
 LEP Height Plane
 Proposed Building Above Height Plane

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

22m Height Plane Compliance

Date: **25.11.2022** Scale: **1 : 100** Sheet Size: **@ A1**

Drawn: **MQ** CHK: **HG**

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

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



24m HEIGHT PLANE

- LEGEND**
- LEP Height Plane
 - Proposed Building Above Height Plane

Client _____



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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