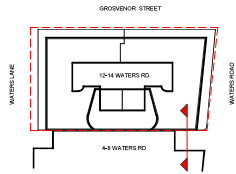
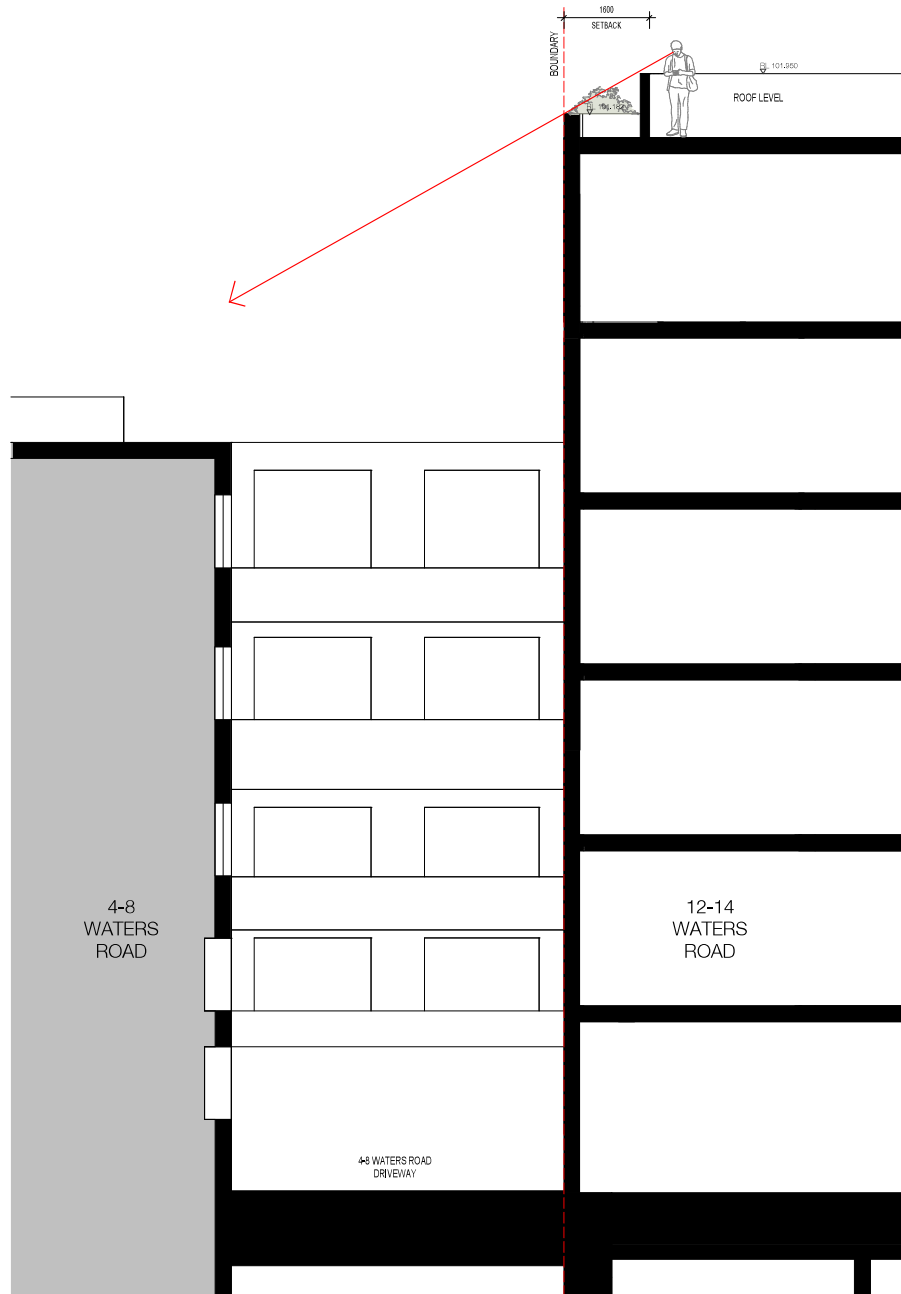


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Nominated Architects: Adam Hiddow-7188 | John Pradjak-7004

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 _____

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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FOR APPROVAL

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



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

MATERIAL SCHEDULE

BR-01	FACE BRICK
BR-01	METAL BALLUSTUDE
BR-02	CL ASSHALLUSTUDE
CL-01	ALUMINIUM FRAMED WINDOW
ME-01	METAL BLIND 01
PC-01	PRECAST CONCRETE 1
PC-02	PRECAST CONCRETE 2

Client _____



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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FOR APPROVAL

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



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

- MATERIAL SCHEDULE**
- BF-01 FACE BRICK
 - BL-01 METAL BALLUSTRADE
 - BL-02 GLASS BALLUSTRADE
 - CL-01 ALUMINIUM FRAMED WINDOW
 - MF-01 METAL FINISH 01
 - PC-01 PRECAST CONCRETE 1
 - PC-02 PRECAST CONCRETE 2



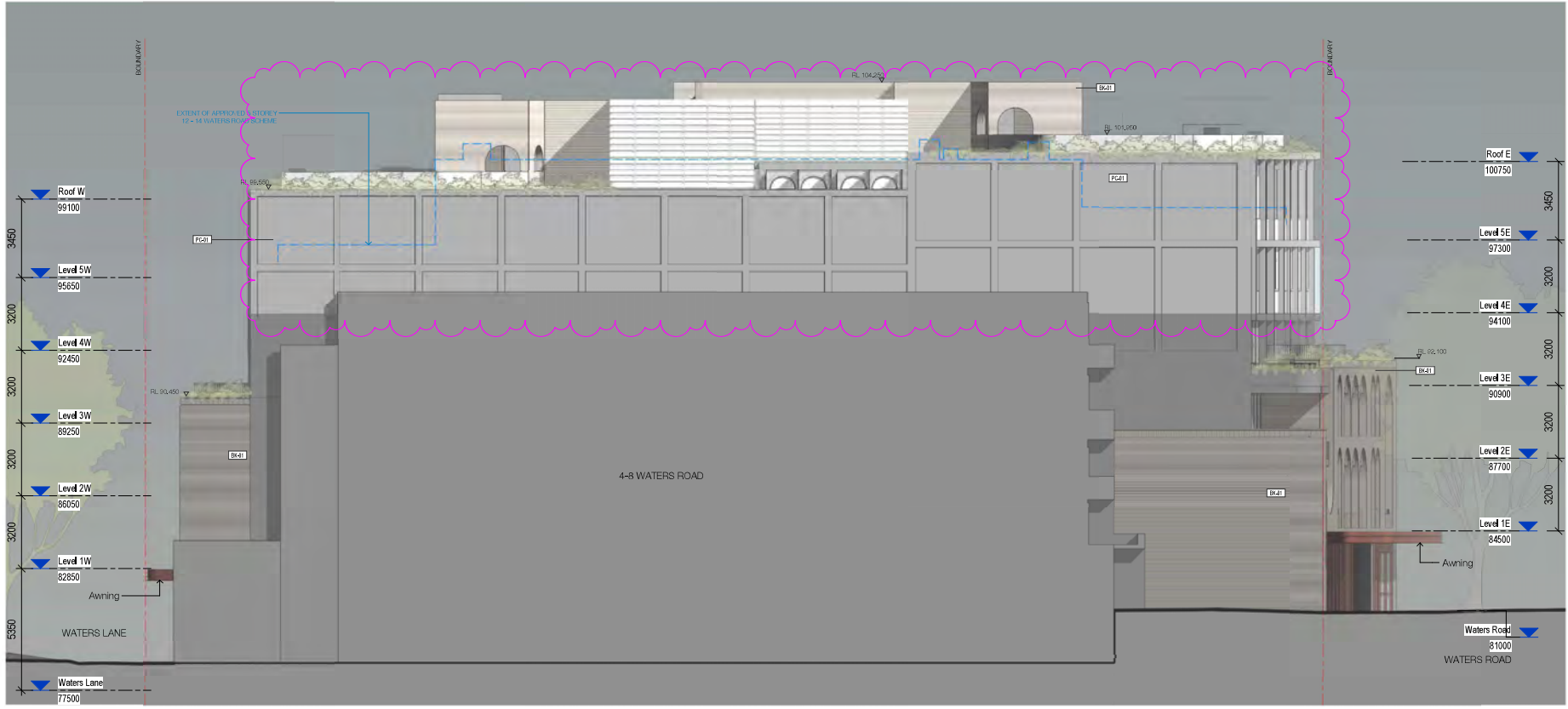
Client
 Project
Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Date	Scale	Sheet Size
25.11.2022	1 : 100	@ A1

Drawn: CHL
 MS: WG
 Job No: 6339 DA-0503 / 1

FOR APPROVAL

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



MATERIAL SCHEDULE

BR-01	FACE BRICK
BR-02	METAL BALLUSTRADE
CL-01	ALUMINIUM FRAMED WINDOW
MF-01	METAL FIRE DOOR
PC-01	PRECAST CONCRETE 1
PC-02	PRECAST CONCRETE 2

Client _____



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: CHR, MS, WG

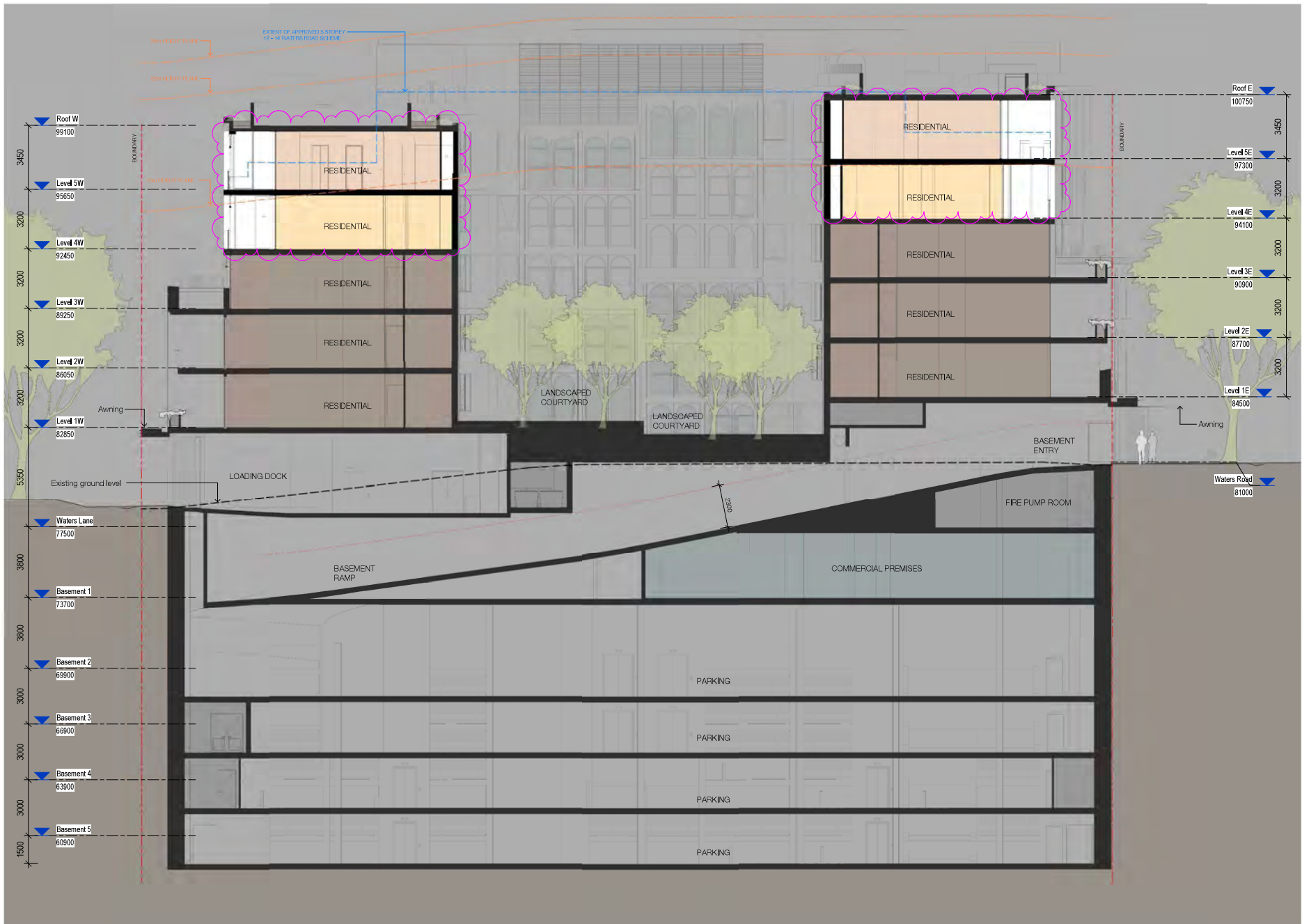
Job No. 6339, Drawing No. DA-0504, Revision / 1

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



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Client _____



Project _____

Waters Road

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

Drawing Name _____

Section A

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

Drawn: **CHL**

MS: **WG**

Job No.: **6339** Drawing No.: **DA-0601** / 1

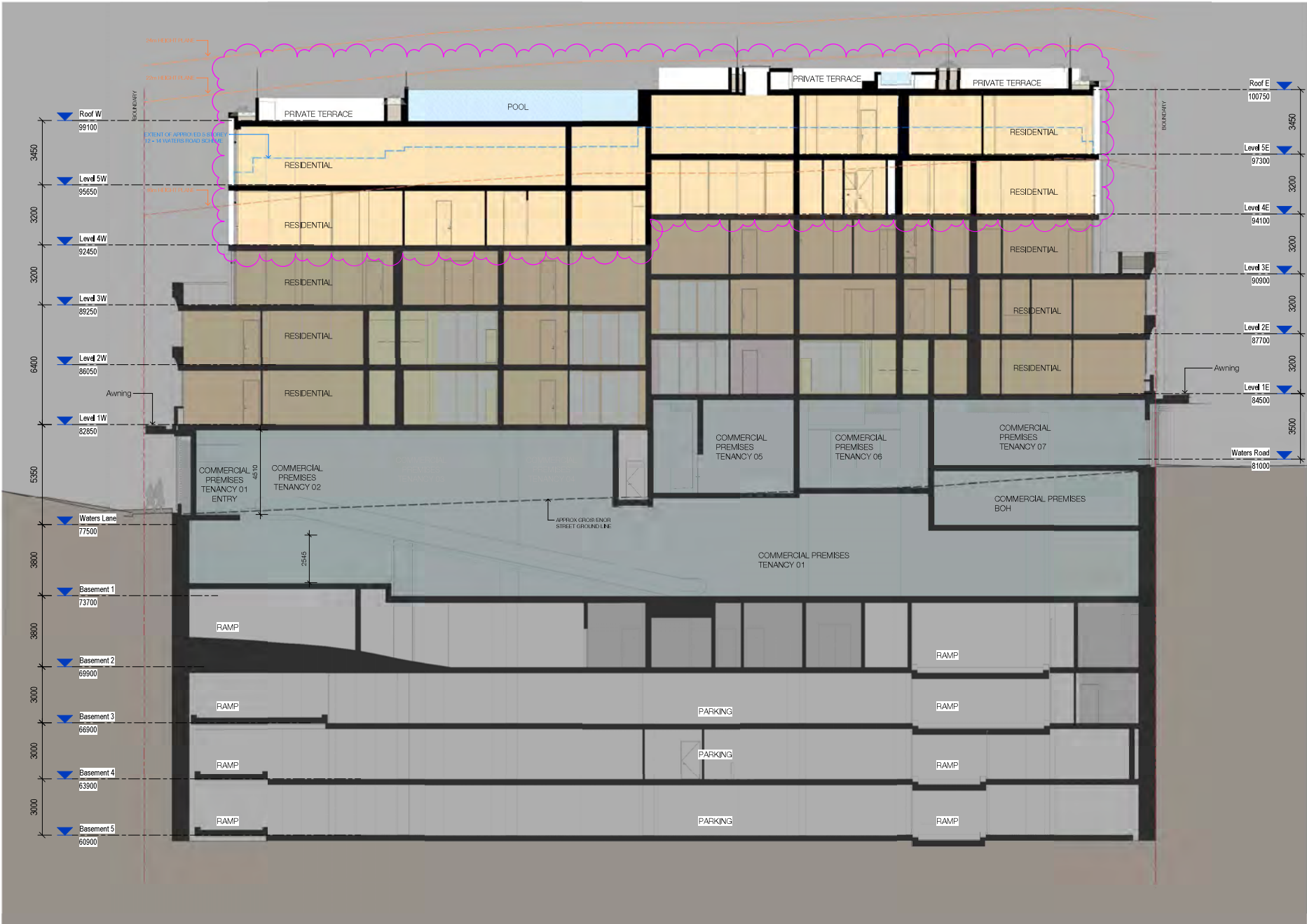
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Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA	MQ	HG



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

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

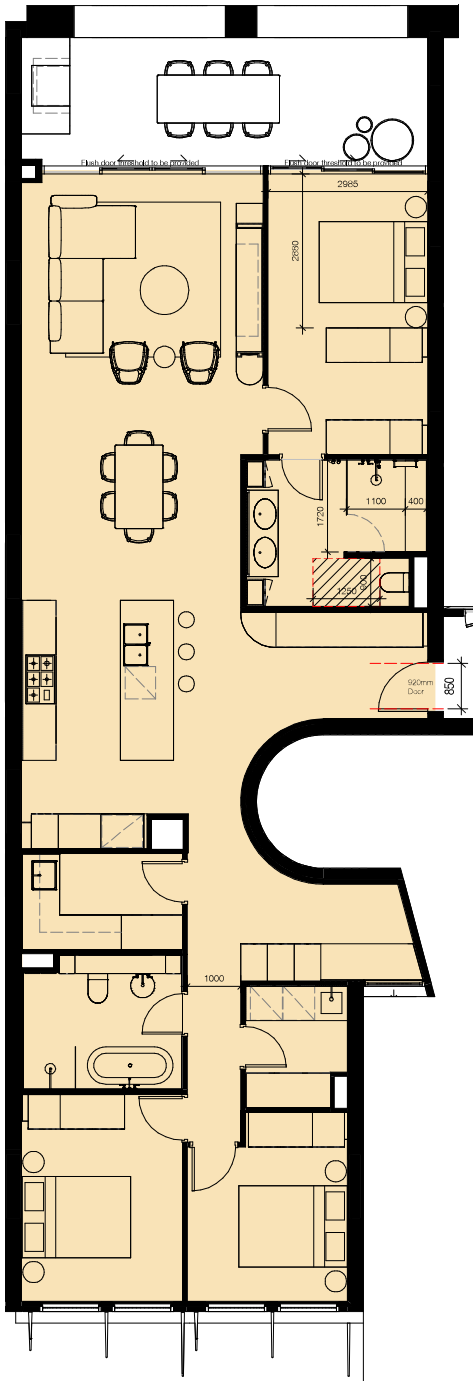
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Date	Scale	Sheet Size
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Drawn: CHR, MS
 WGS

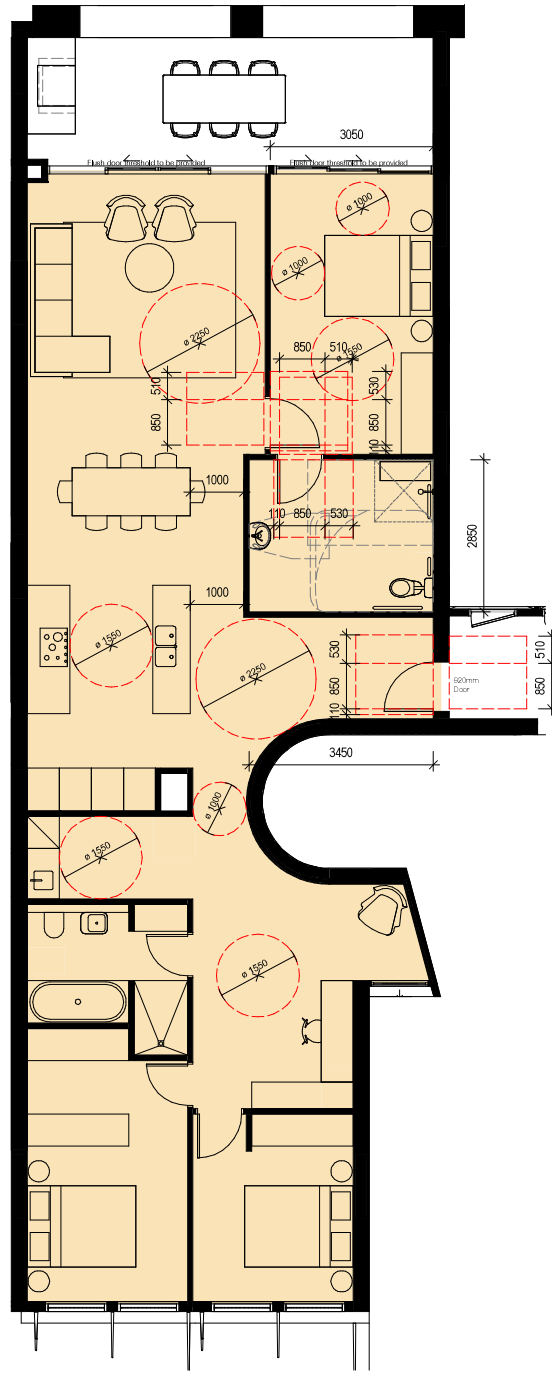
Job No. 6339 Drawing No. DA-0602 / 1

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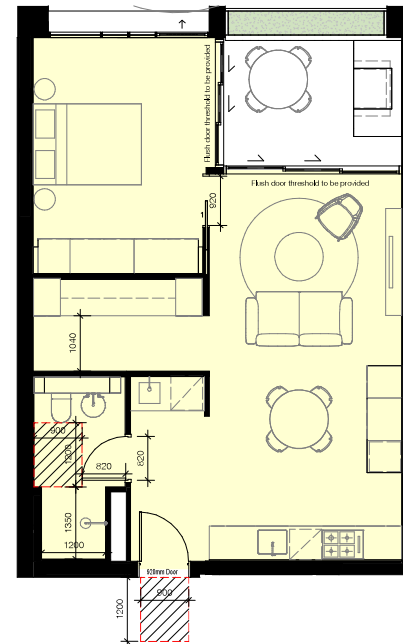
PRE ADAPTED PLAN + SILVER LIVEABLE* - T1
APARTMENT 2.06[^] / 2.05

*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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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 _____

Apartment Types - Adaptable Units



Date	Scale	Sheet Size
25.11.2022	1 : 50	@ A1

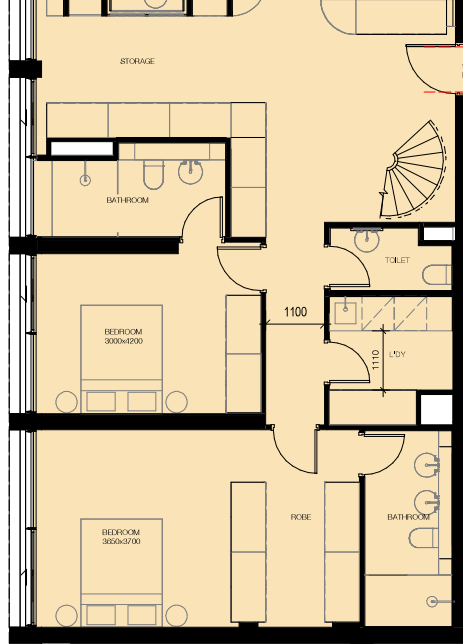
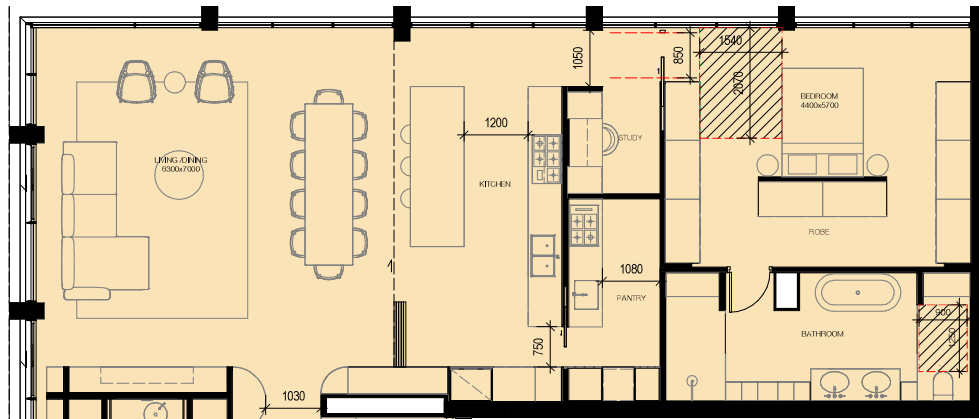
Drawn	CHK.
MQ	HG

Job No. _____ Drawing No. _____ Revision _____

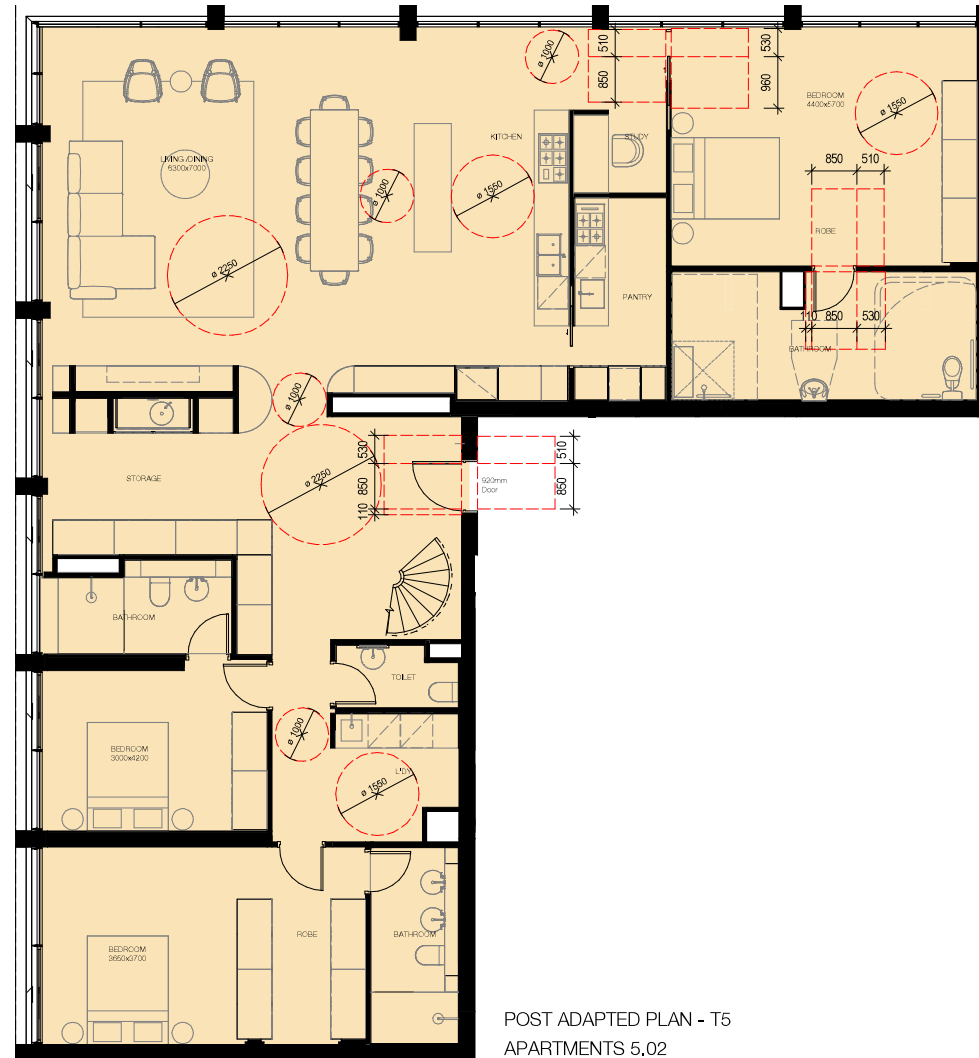
6339 DA-1451 / 1

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PRE ADAPTED PLAN + SILVER LIVEABLE* - T5
APARTMENT 5.02



POST ADAPTED PLAN - T5
APARTMENTS 5.02

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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 _____

Apartment Types - Adaptable Units



Date	Scale	Sheet Size
25.11.2022	1 : 50	@ A1

Drawn: CHR.

MQ HG

Job No. _____ Drawing No. _____ Revision _____

6339 DA-1453 / 1

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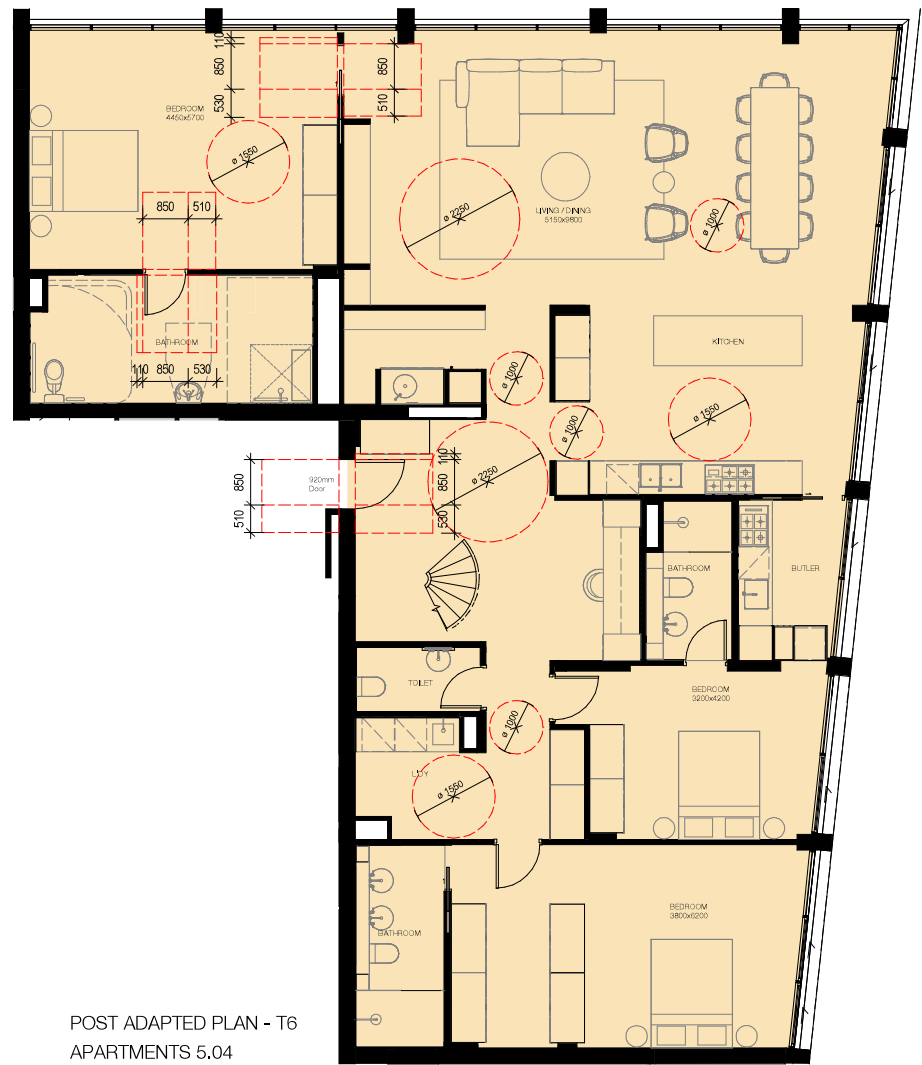
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FOR APPROVAL

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



PRE ADAPTED PLAN + SILVER LIVEABLE* - T6 APARTMENT 5.04



POST ADAPTED PLAN - T6 APARTMENTS 5.04

Client _____



Project _____

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

Apartment Types - Adaptable Units



Date: 25.11.2022 Scale: 1 : 50 Sheet Size: @ A1

Drawn: CHG, MQ, HG

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

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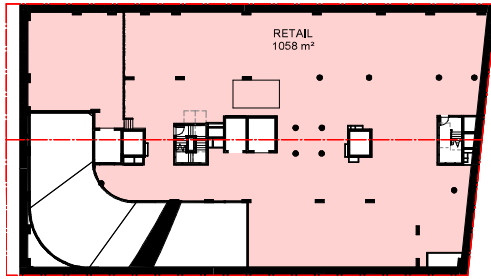


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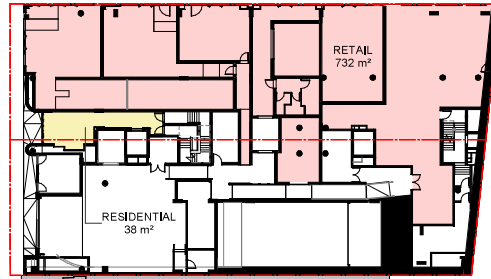
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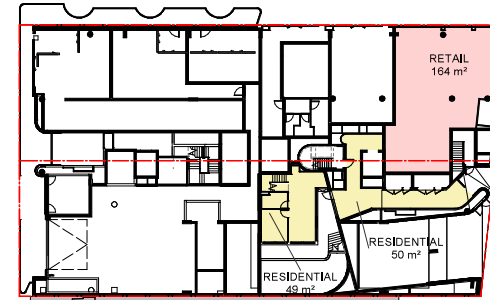
Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA		MG HO



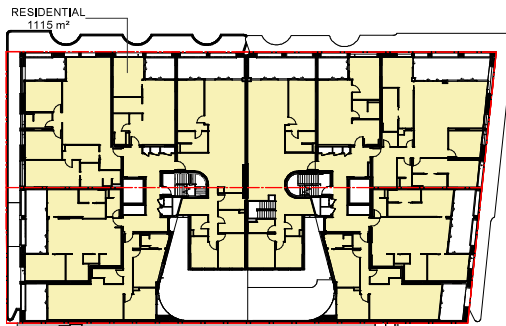
Basement 1



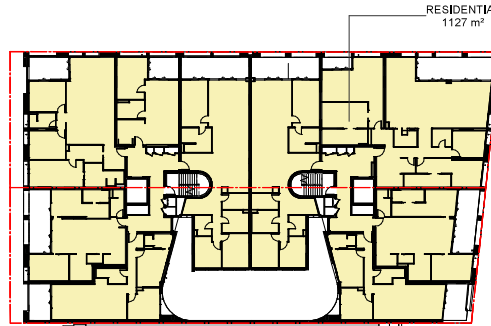
Waters Lane



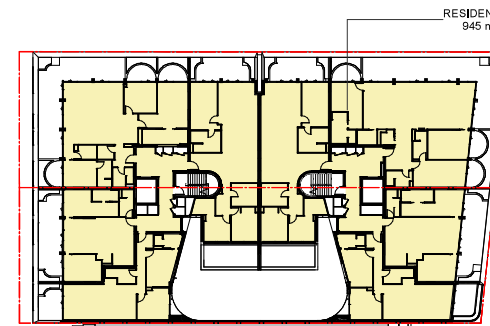
Waters Road



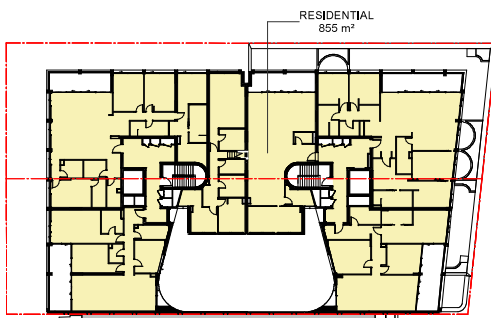
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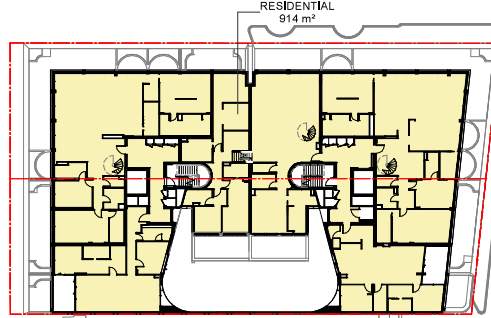
Level 2



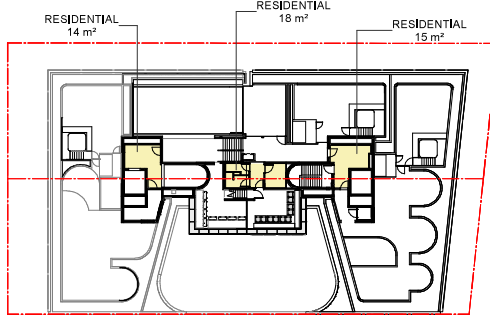
Level 3



Level 4



Level 5



Roof

Level	Area
Basement 1	1058 m²
Waters Lane - Loading	232 m²
Waters Road	164 m²
RESIDENTIAL	1054 m²
Waters Lane - Loading	38 m²
Waters Road	98 m²
Level 1W	1115 m²
Level 2W	1127 m²
Level 3W	945 m²
Level 4W	855 m²
Level 5W	914 m²
Roof E	48 m²
Roof W	314 m²
TOTAL	7033 m²
Site Area	1827 m²

LEGEND
 Commercial Premises GFA
 Residential GFA

Client



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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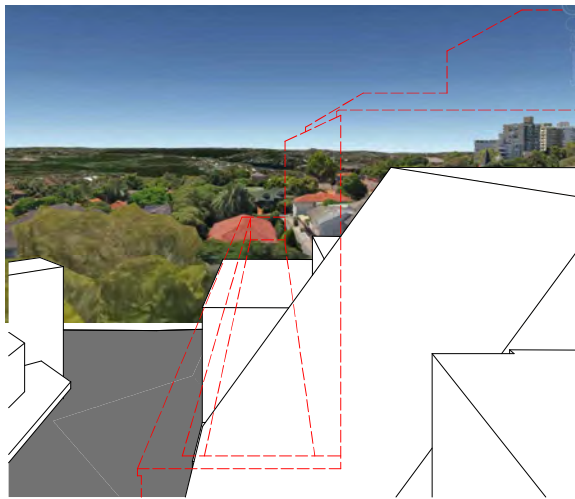


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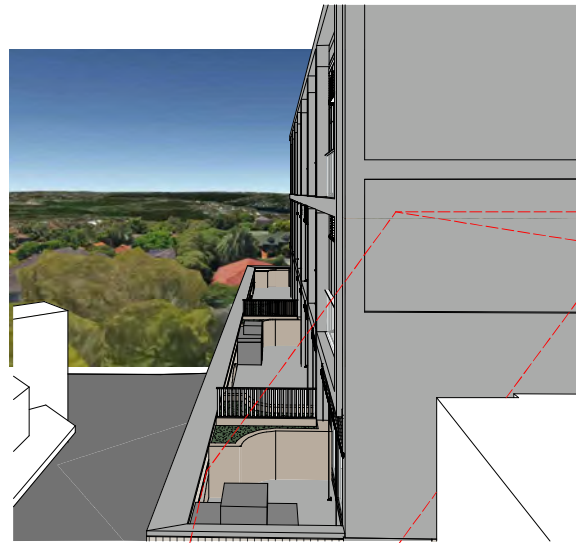
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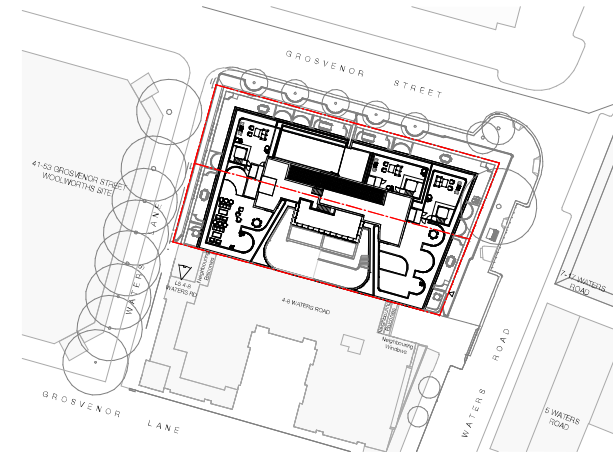
Rev	Date	Revision	By	CHK.
1	25.11.2022	Issue for DA	MQ	HO



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



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



View Key - Site Plan

Client _____



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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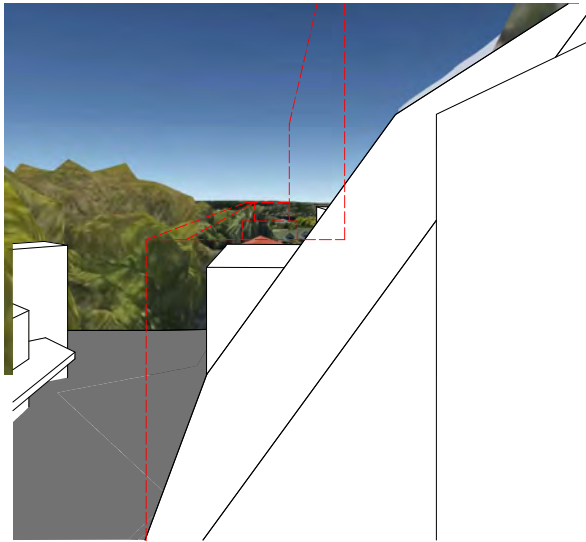


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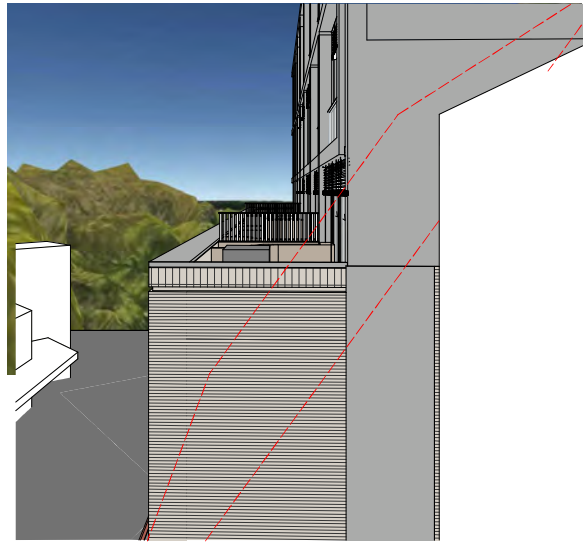
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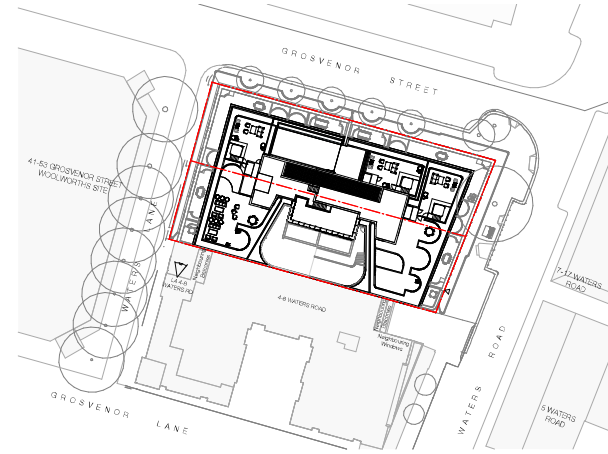
Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA	MQ	HO



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



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



View Key - Site Plan

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

View Diagrams - Waters Lane - Level 4



Date: 25.11.2022 Scale: 1 : 500 Sheet Size: @ A1

Drawn: CC Drawn: WG

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

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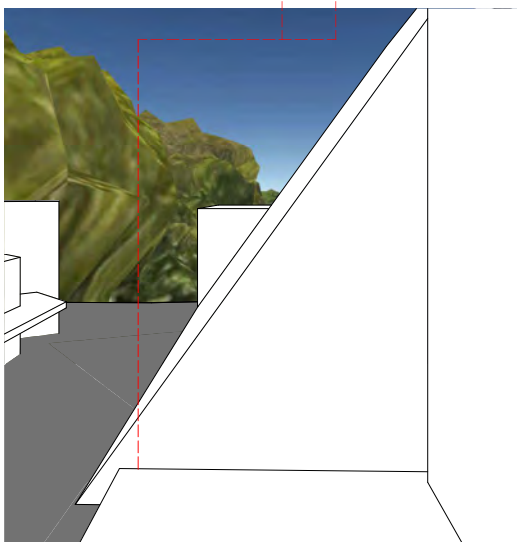


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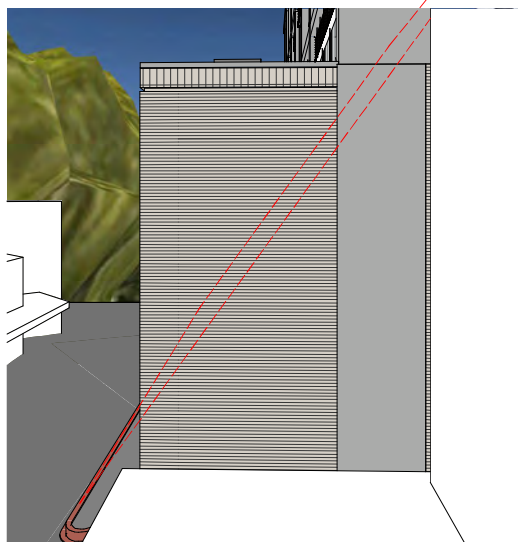
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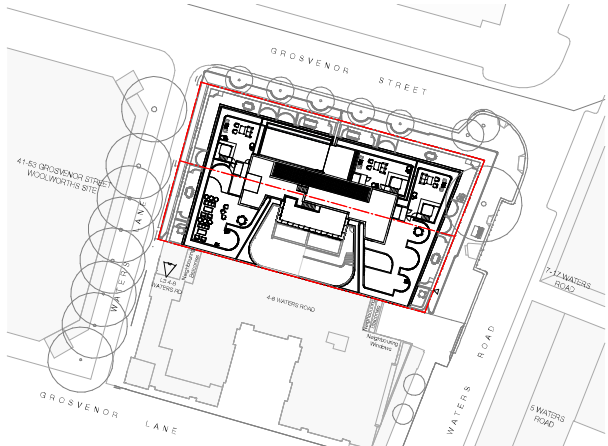
Rev	Date	Revision	By	CHK.
1	25.11.2022	Issue for DA	MQ	HO



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



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



View Key - Site Plan

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

View Diagrams - Waters Lane - Level 3



Date: 25.11.2022 Scale: 1 : 500 Sheet Size: @ A1

Drawn: CHR. CC: WG

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

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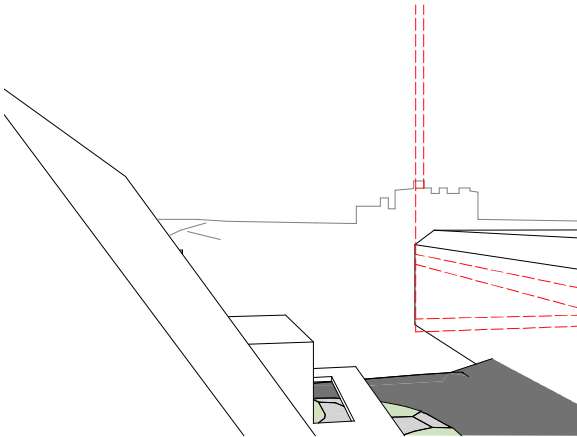


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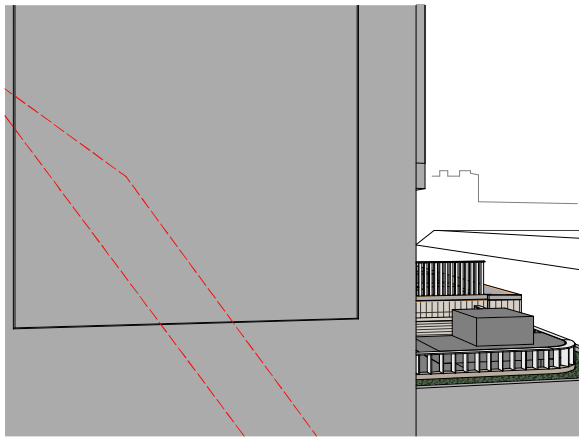
Nominated Architects: Adam Hiddow-7188 | John Pradek-7004

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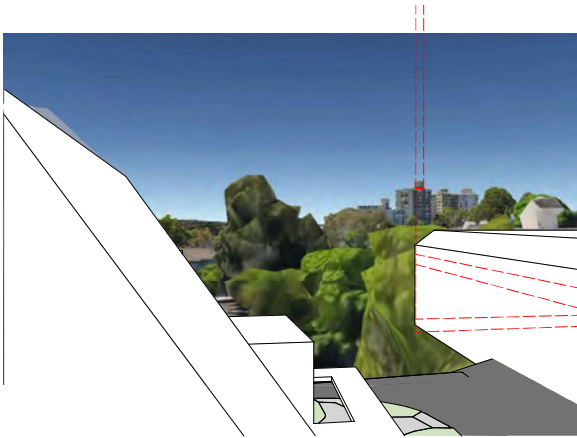
Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA		MQ HQ



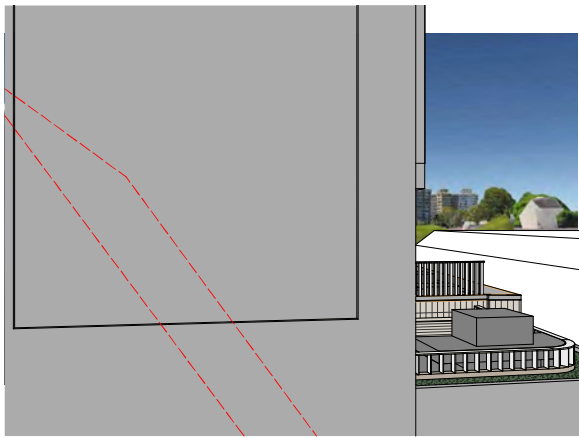
View From Unit Level 5, 4-8 Waters Rd - Existing



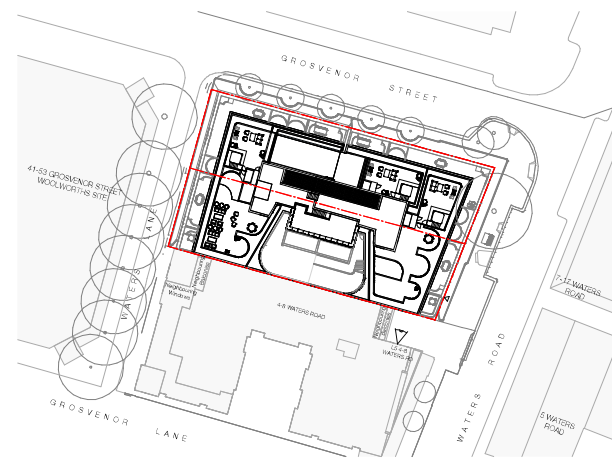
View From Unit Level 5, 4-8 Waters Rd - Proposed



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 _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

View Analysis - Waters Road - Level 5



Date: 25.11.2022 Scale: 1 : 500 Sheet Size: @ A1

Drawn: CHR

CC: WG

Job No: 6339 Drawing No: DA-3014 / 1 Revision: _____

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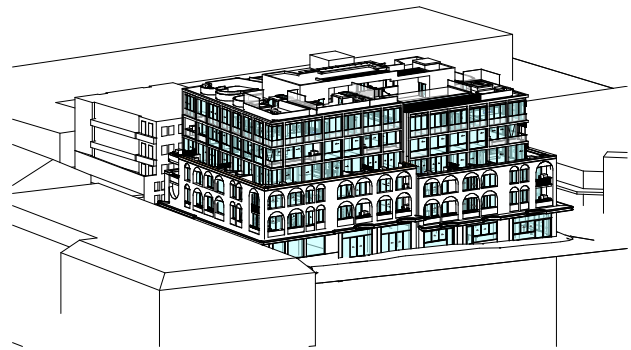
Nominated Architects: Adam Hiddow-7168 | John Pradip-7004

FOR APPROVAL

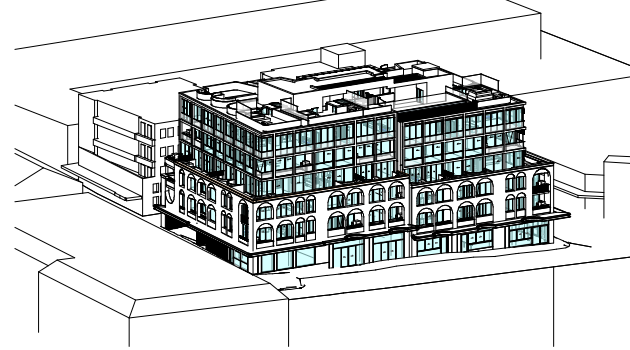
Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA	MG	HO



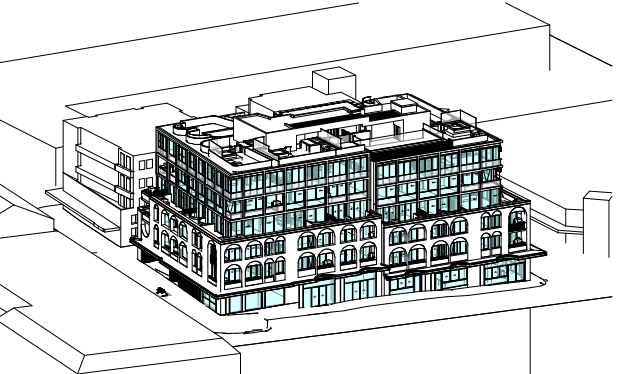
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8.00



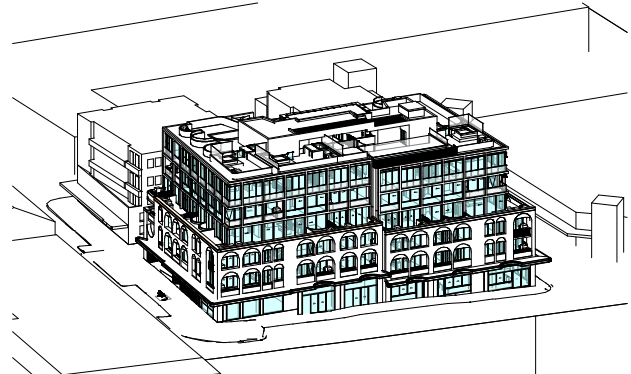
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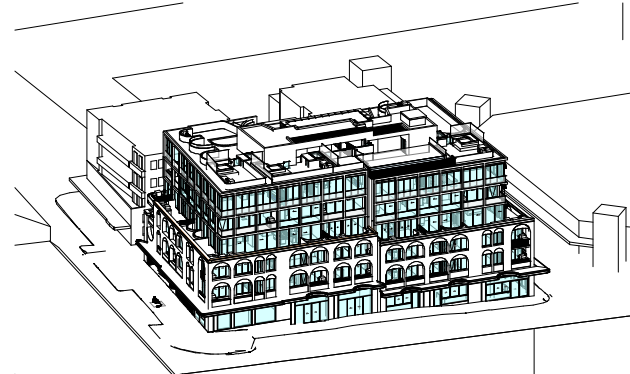
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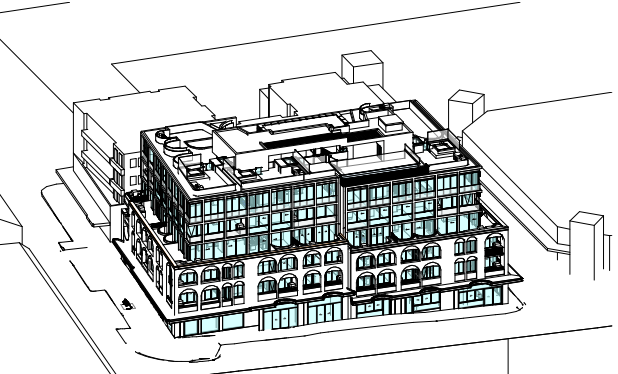
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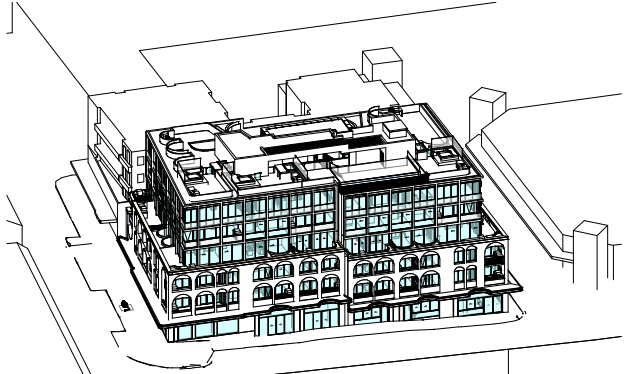
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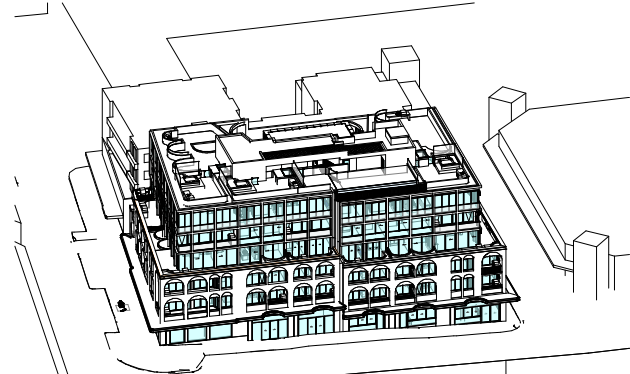
15min SOLAR ACCESS - 21-Jun
9.15



15min SOLAR ACCESS - 21-Jun
9.30



15min SOLAR ACCESS - 21-Jun
9.45



15min SOLAR ACCESS - 21-Jun
10.00

Client



Project

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Winter
Solstice Sheet 1

Date: 25.11.2022 Scale: @ A1 Sheet Size

Drawn: CC CHK: WG

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

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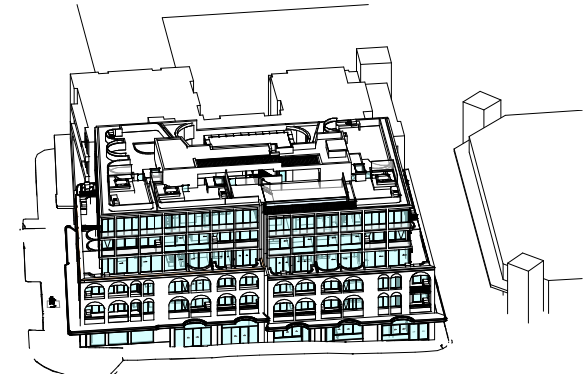
Nominated Architects: Adam Hiddow-T188 | John Pradep-7024

FOR APPROVAL

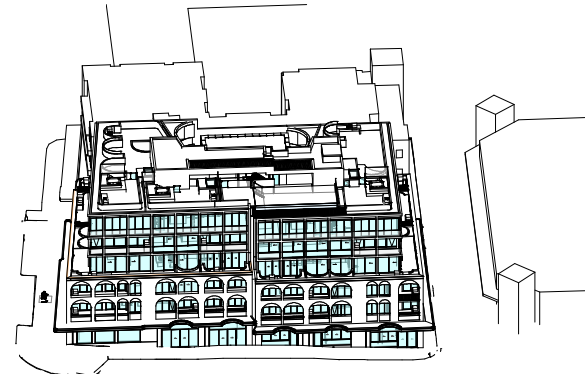
Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA	MG	HG



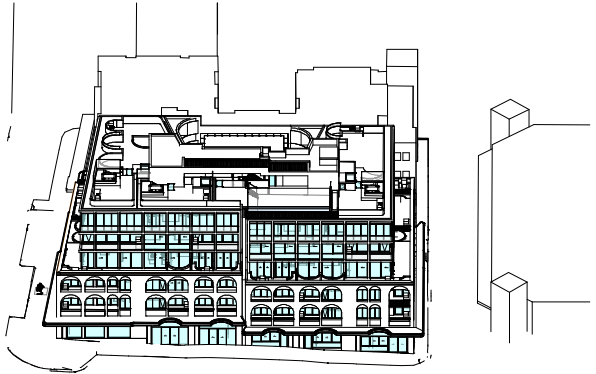
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10.15



15min SOLAR ACCESS - 21-Jun
10.30



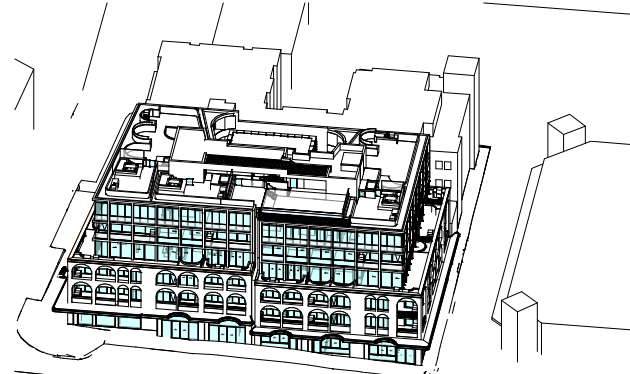
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10.45



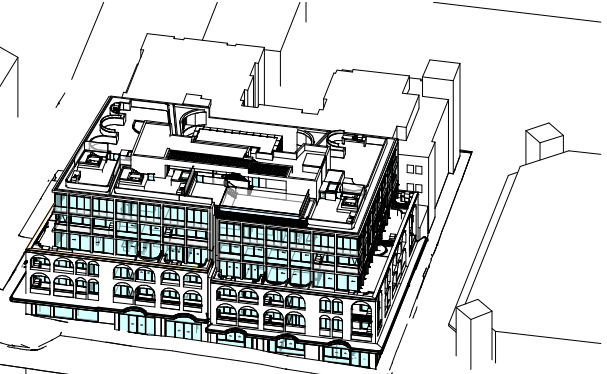
15min SOLAR ACCESS - 21-Jun
11.00



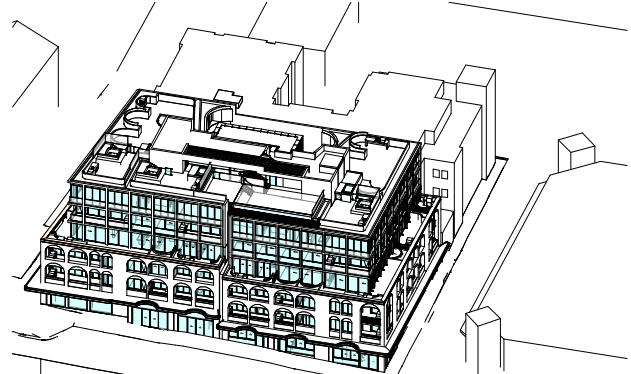
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11.15



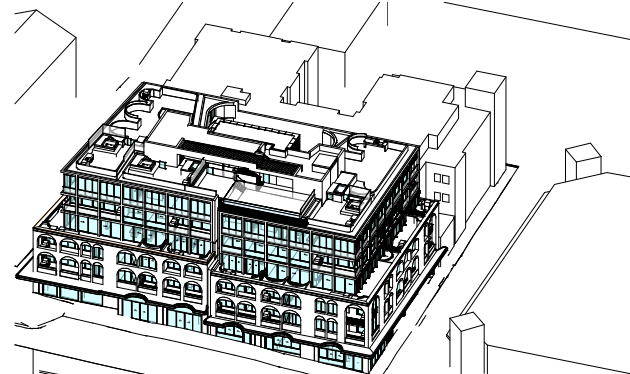
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11.30



15min SOLAR ACCESS - 21-Jun
11.45



15min SOLAR ACCESS - 21-Jun
12.00



15min SOLAR ACCESS - 21-Jun
12.15

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Winter
Solstice Sheet 2

Date: 25.11.2022 Scale: @ A1 Sheet Size

Drawn: CC, CHK, WG

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

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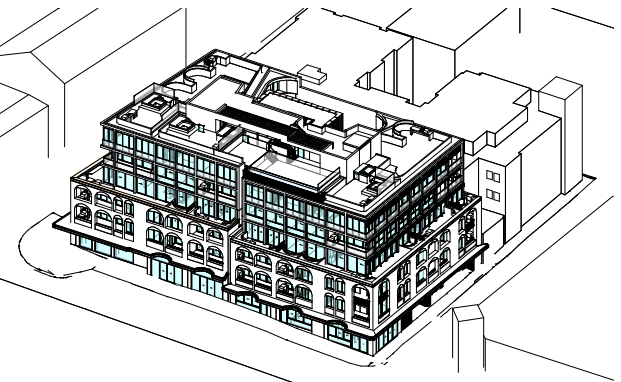
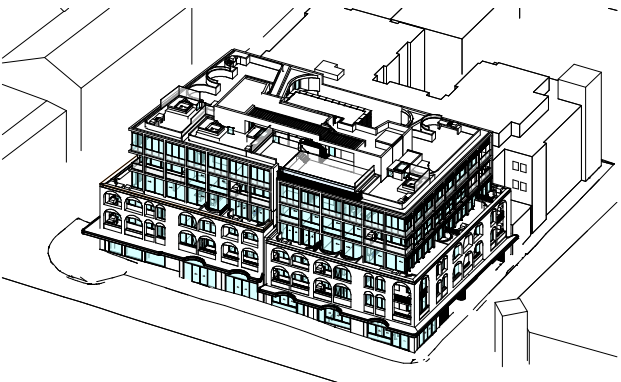
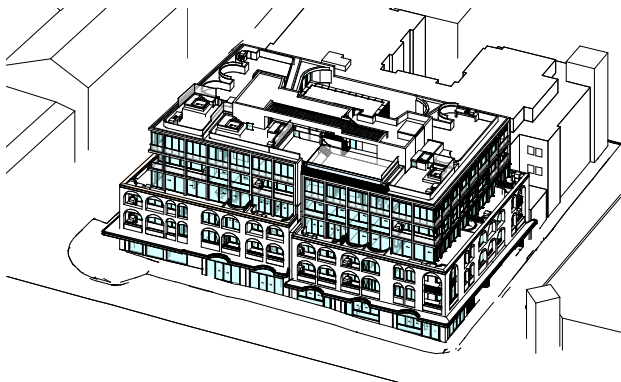


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Nominated Architects: Adam Hiddow-T168 | John Pradep-7024

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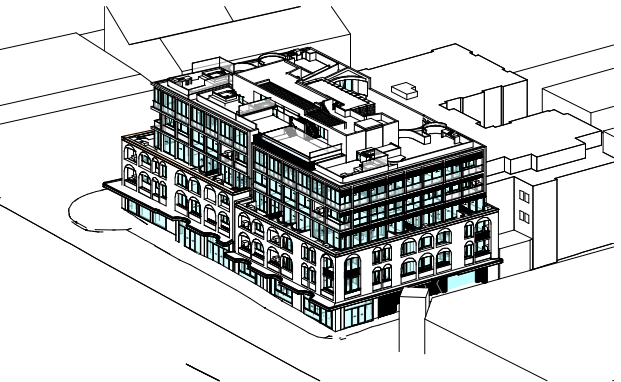
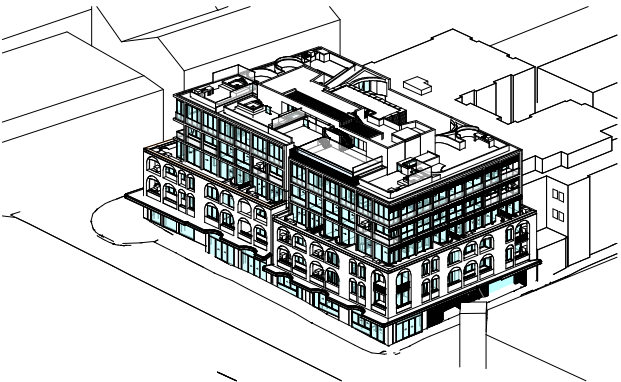
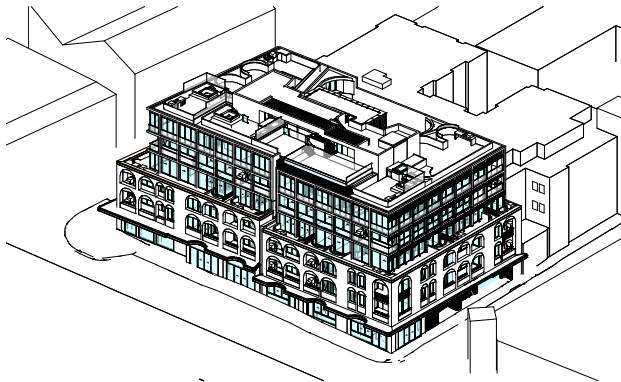
Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA		MG HG



15min SOLAR ACCESS - 21-Jun
12.30

15min SOLAR ACCESS - 21-Jun
12.45

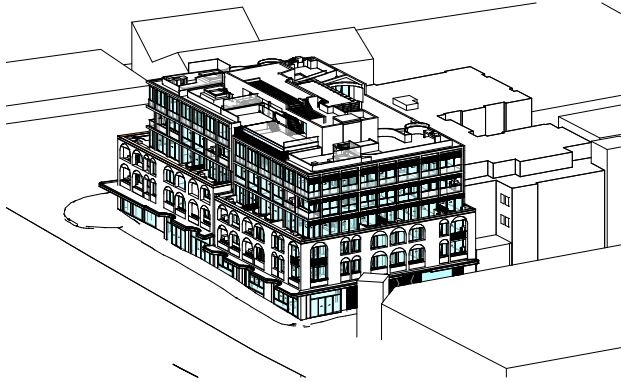
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13.00



30min SOLAR ACCESS - 21-Jun
13.30

30min SOLAR ACCESS - 21-Jun
14.00

30min SOLAR ACCESS - 21-Jun
14.30



30min SOLAR ACCESS - 21-Jun
15.00

Client



Project

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Winter
Solstice Sheet 3

Date: 25.11.2022
Scale: @ A1
Sheet Size

Drawn: CC
CHK: WG

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

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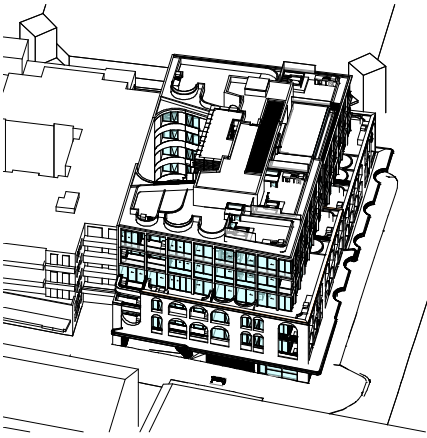


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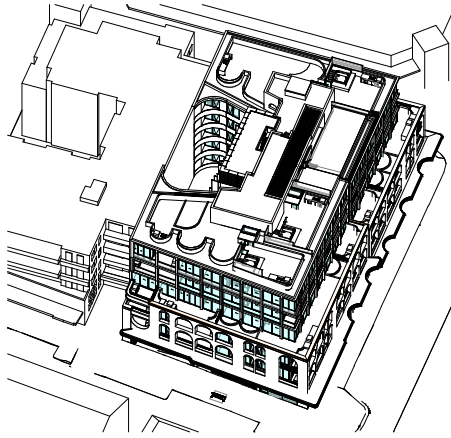
Nominated Architects: Adam Hiddow-T188 | John Pradep-7004

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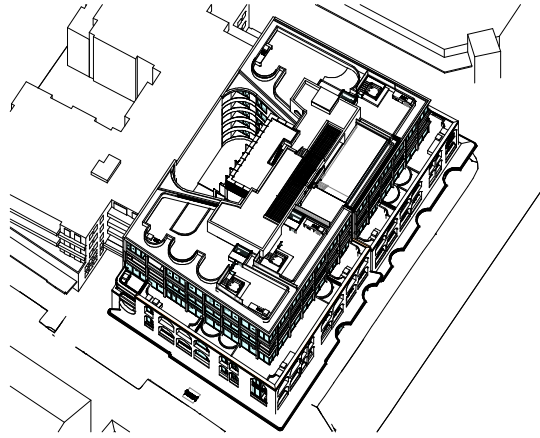
Rev	Date	Issue for	By	CHK
1	25.11.2022	Issue for DA	MG	HG



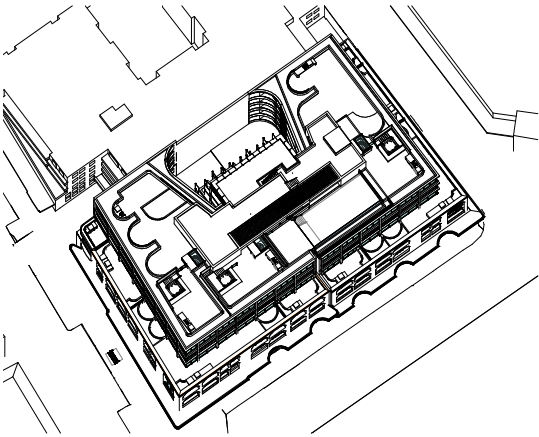
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21-Dec-18-8.00**



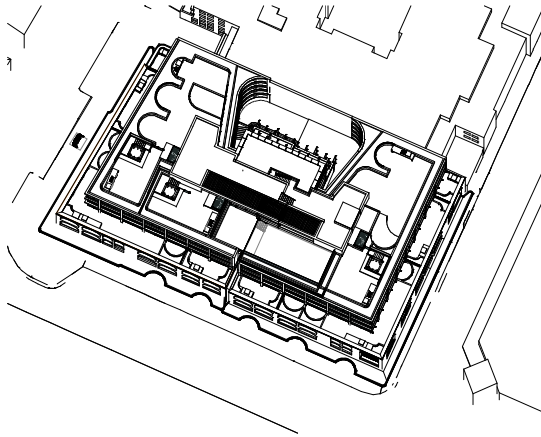
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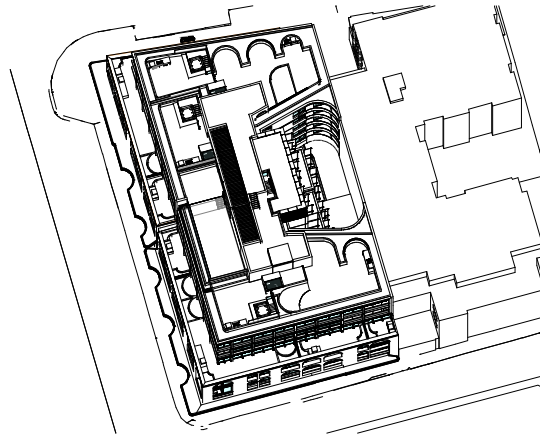
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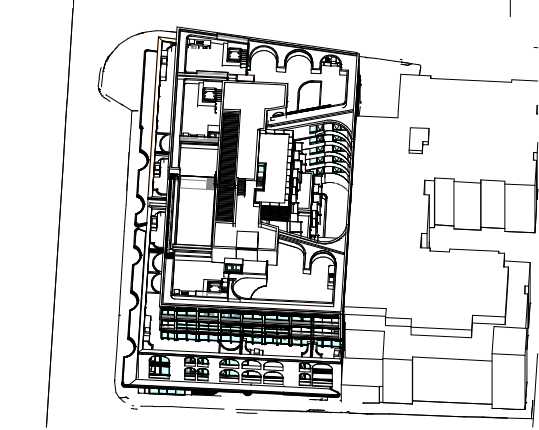
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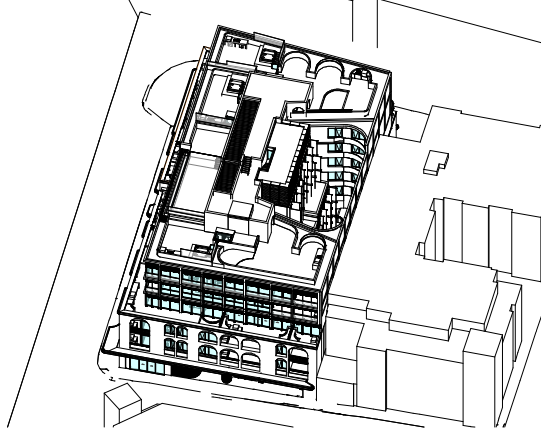
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21-Dec-18-12.00**



**SOLAR ACCESS -
21-Dec-18-13.00**



**SOLAR ACCESS -
21-Dec-18-14.00**



**SOLAR ACCESS -
21-Dec-18-15.00**

Client _____



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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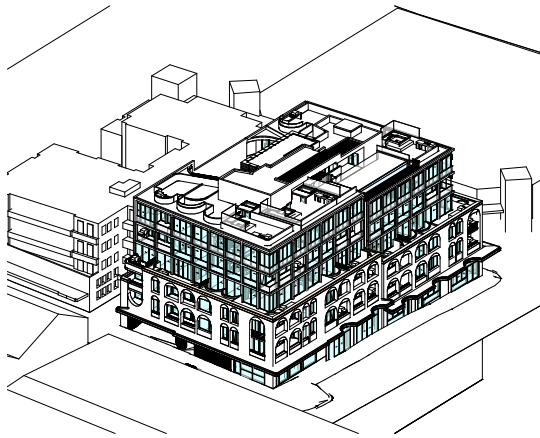


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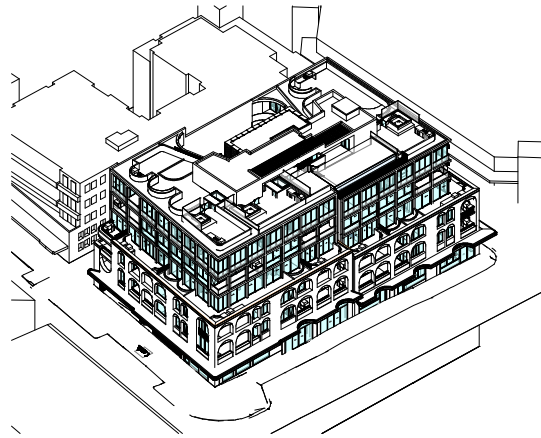
Nominated Architects: Adam Hiddow-T188 | John Pradep-7024

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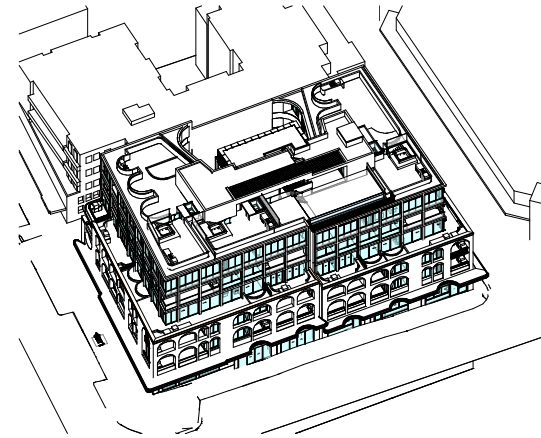
Rev	Date	Revision	By	CHK
1	25.11.2022	Issue for DA	MG	HG



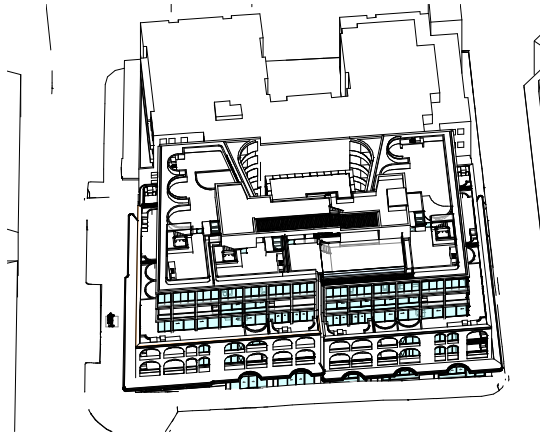
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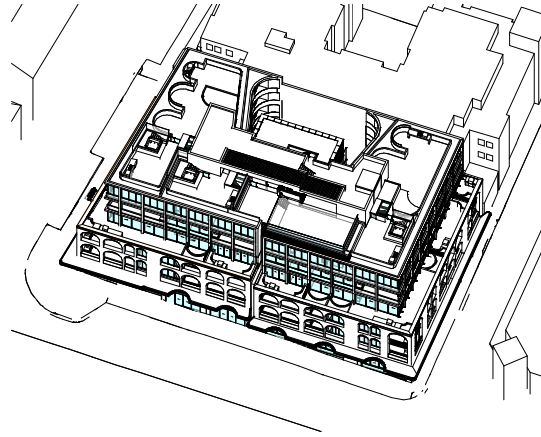
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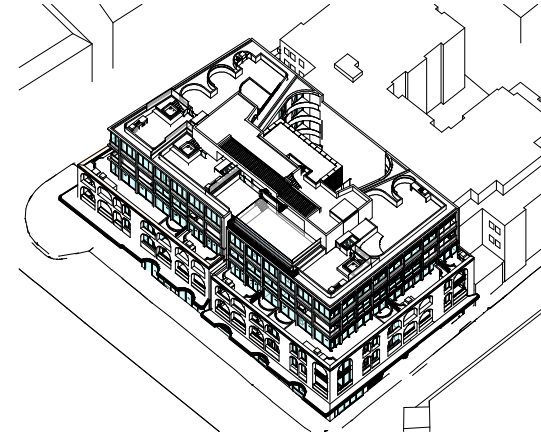
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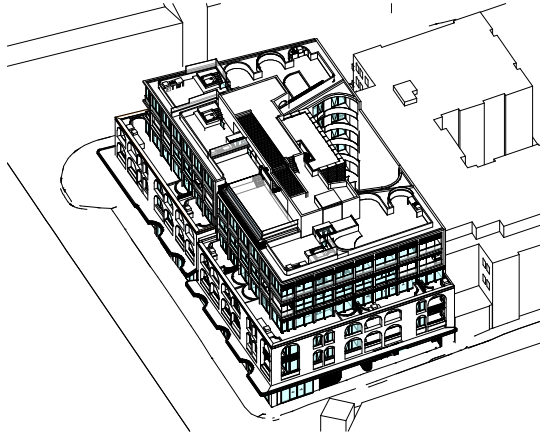
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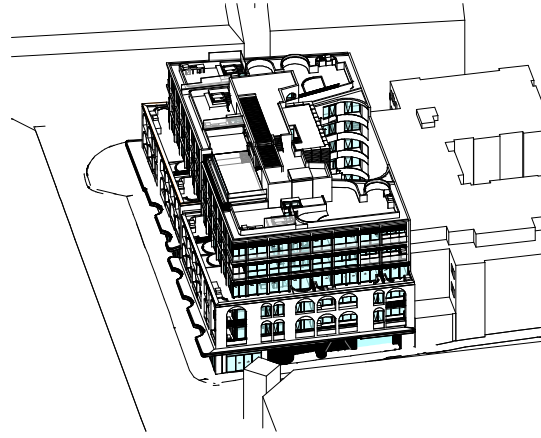
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21-Sep-18-12.00



SOLAR ACCESS -
21-Sep-18-13.00



SOLAR ACCESS -
21-Sep-18-14.00



SOLAR ACCESS -
21-Sep-18-15.00

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name _____

Solar Access Analysis - Equinox

Date: 25.11.2022 Scale: @ A1 Sheet Size: _____

Drawn: CC Chk: WG

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

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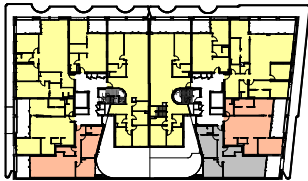


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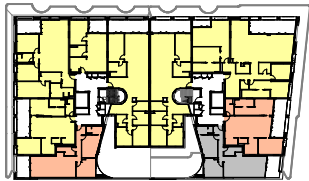
Nominated Architects: Adam Hiddow-7188 | John Pradjak-7004

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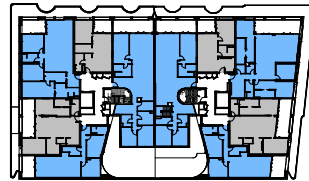
Rev	Date	Revision	By	CHK.
1	25.11.2022	Issue for DA	MJ	HO



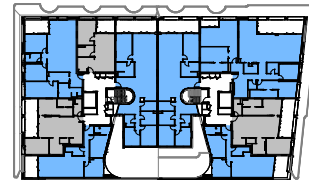
Solar - Level 1



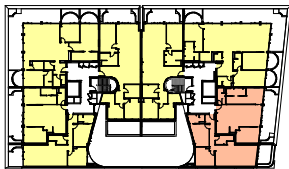
Solar - Level 2



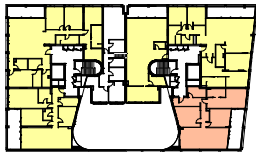
Cross Ventilation - Level 1



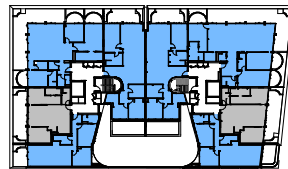
Cross Ventilation - Level 2



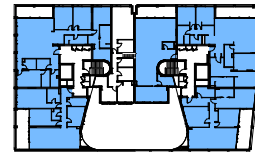
Solar - Level 3



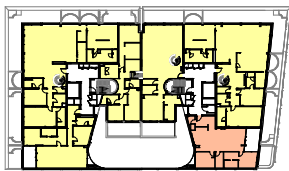
Solar - Level 4



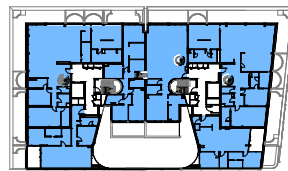
Cross Ventilation - Level 3



Cross Ventilation - Level 4



Solar - Level 5



Cross Ventilation - Level 5

Solar		
Shade	Number	Percentage
2 HOURS+	27	75%
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	75%
NON-COMPLIANT	9	24%
	37	100%

- COMPLIANT
- NON-COMPLIANT

Client _____



Project _____

Waters Road
12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name
Solar and Cross Ventilation
Analysis



Date: 25.11.2022
Scale: 1 : 500
Sheet Size: @ A1

Drawn: CHL
CC: WG

Job No: 6339
Drawing No: DA-3301 / 1

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