

PROJECT
Rangers Road
1-11 Rangers Road, Neutral Bay

NO. REVISION
1 WIP For Information
2 PLANNING PROPOSAL ISSUE
3 AMENDED PLANNING PROPOSAL
4 DRAFT ISSUE
5 PLANNING PROPOSAL ISSUE 3

DATE
24.01.21
11/03/22
16/12/22
03/10/23
05/10/23

QA STAMP

THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME

STATUS
PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER
A0015
DRAWING TITLE
SITE ANALYSIS

A1 @ 1 : 500

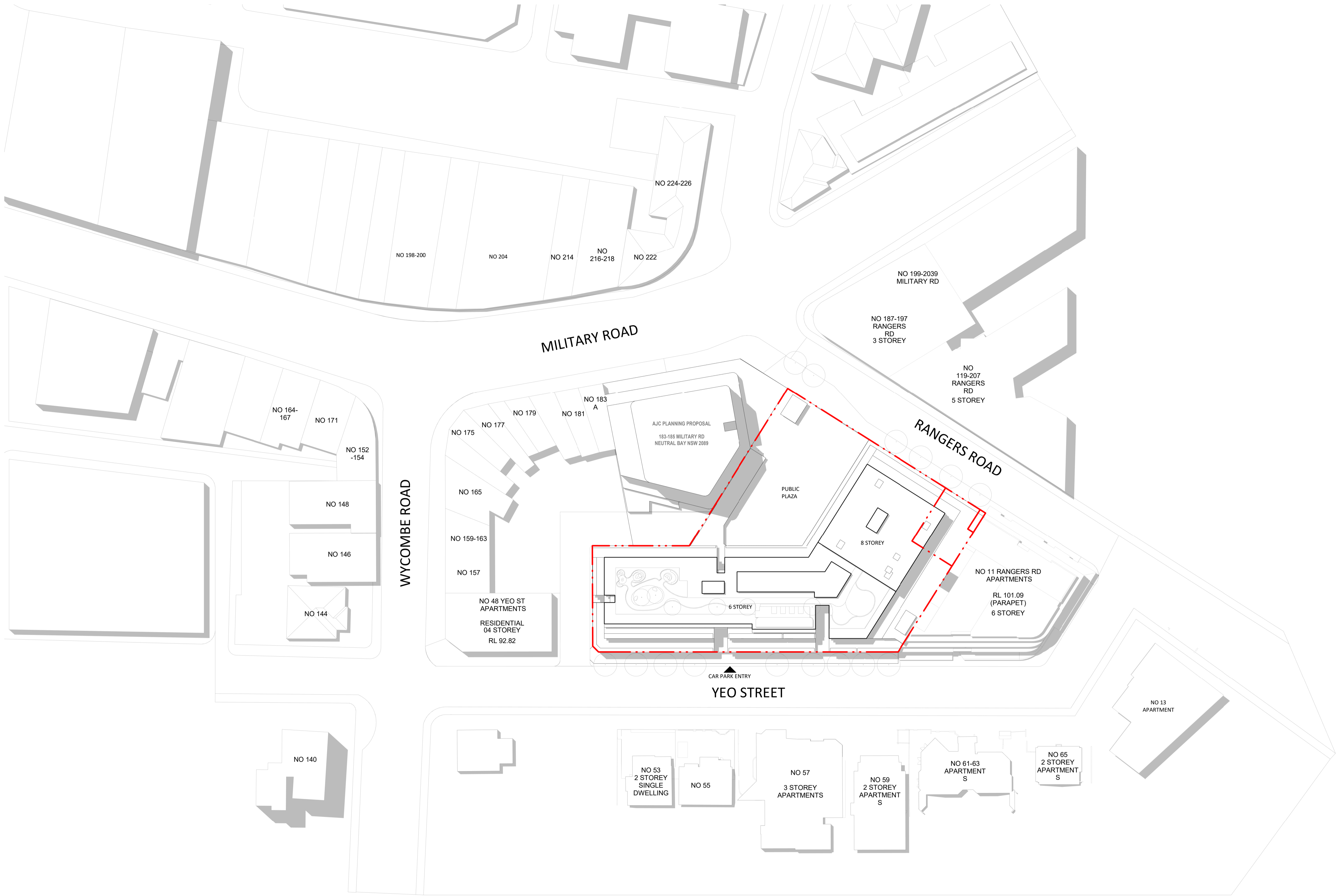
0 25 m



CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 151 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
OLD ARCHITECTS 5590
KOICHI TAKADA.COM

Koichi
Takada
Architects



PROJECT
Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE
1	WIP For Information	24.01.21
2	AMENDED COORDINATION ISSUE	11.02.22
3	COORDINATION ISSUE	18/02/22
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STATUS
PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER
A0020
DRAWING TITLE
SITE PLAN
SCALE
A1 @ 1 : 500

0 25 m



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KOICHI TAKADA.COM

**Koichi
Takada
Architects**

CAR PARKING SUMMARY

Level	B02	B03	B04	B05	GRAND TOTAL
Supermarket	88	72	-	-	160
Commercial	-	-	-	41	41
Retail	-	25	-	-	25
Public	-	-	88	-	88
Residential	-	-	-	58	58
Total	88	97	88	99	372



LEGEND

- Direct to boot - Pick up
- Supermarket Car Space
- Retail Car Space
- Commercial Car Space
- Public Car Space
- Residential Car Space

THIS DRAWING WAS DEVELOPED
IN CONJUNCTION WITH BN ARCHITECTS

DRAWING NO.
A0095 - BASEMENT LEVEL 05 FLOOR PLAN
A0096 - BASEMENT LEVEL 04 FLOOR PLAN
A0097 - BASEMENT LEVEL 03 FLOOR PLAN
A0098 - BASEMENT LEVEL 02 FLOOR PLAN
A0099 - BASEMENT LEVEL 01 FLOOR PLAN
A0100 - GROUND FLOOR PLAN

Rangers Road
1-11 Rangers Road, Neutral Bay

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1	WIP For Information	24.01.21
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A0095

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BASEMENT LEVEL 05 FLOOR PLAN

A3 @ 1 : 400

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DRAWING NUMBER

A0096

DRAWING TITLE

BASEMENT LEVEL 04 FLOOR PLAN

A3 @ 1 : 400



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DRAWING NUMBER

A0097

DRAWING TITLE

BASEMENT LEVEL 03 FLOOR PLAN

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11/02/22
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04/03/22
09/03/22
11/03/22
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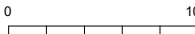
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A0098

DRAWING TITLE

BASEMENT LEVEL 02 FLOOR PLAN

A3 @ 1 : 400



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DATE
11/02/22
18/02/22
01/03/22
04/03/22
11/03/22
02/09/22
18/10/22
16/12/22
26/01/23
03/03/23
08/03/23
03/10/23
05/10/23

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PLANNING PROPOSAL - OCTOBER 2023

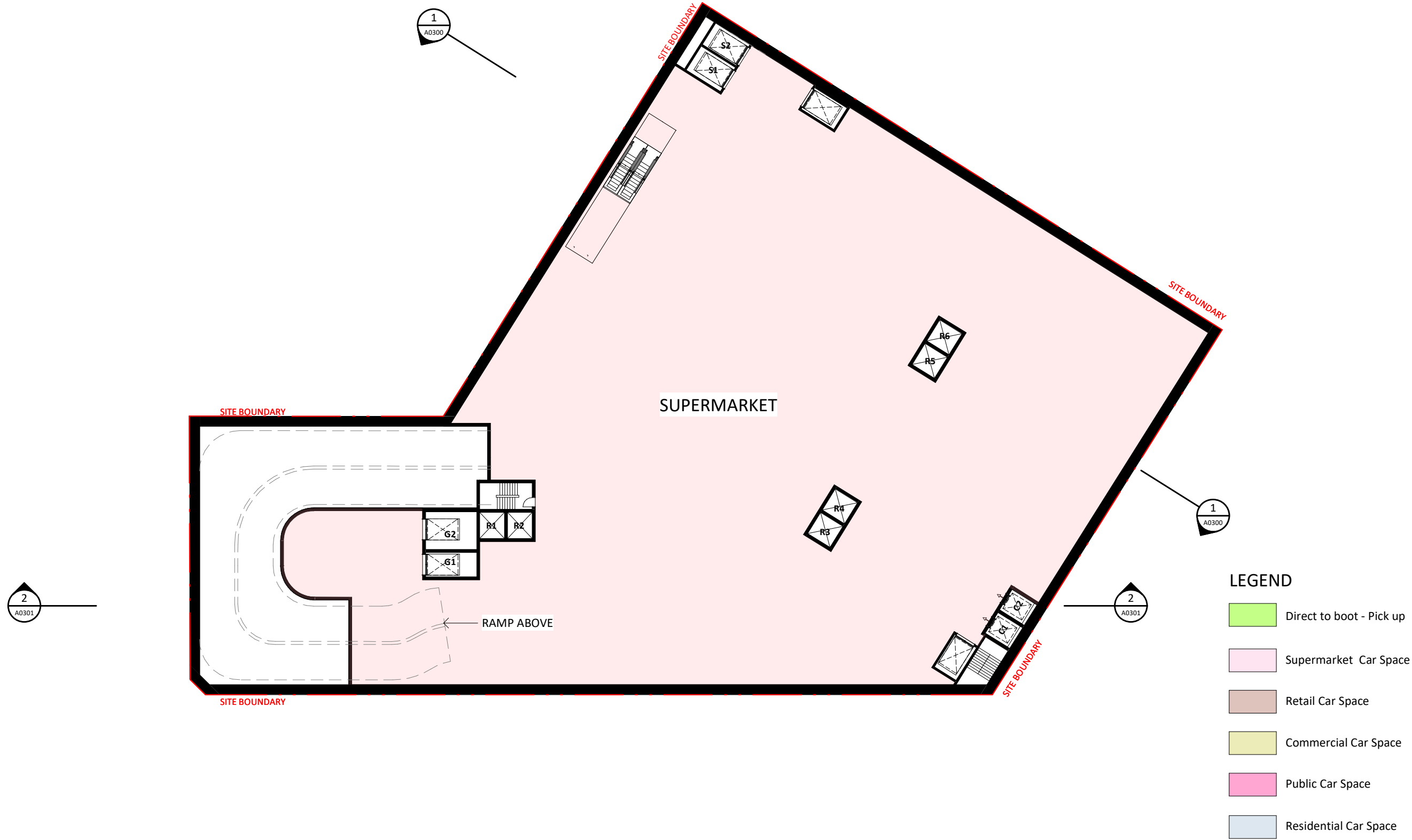
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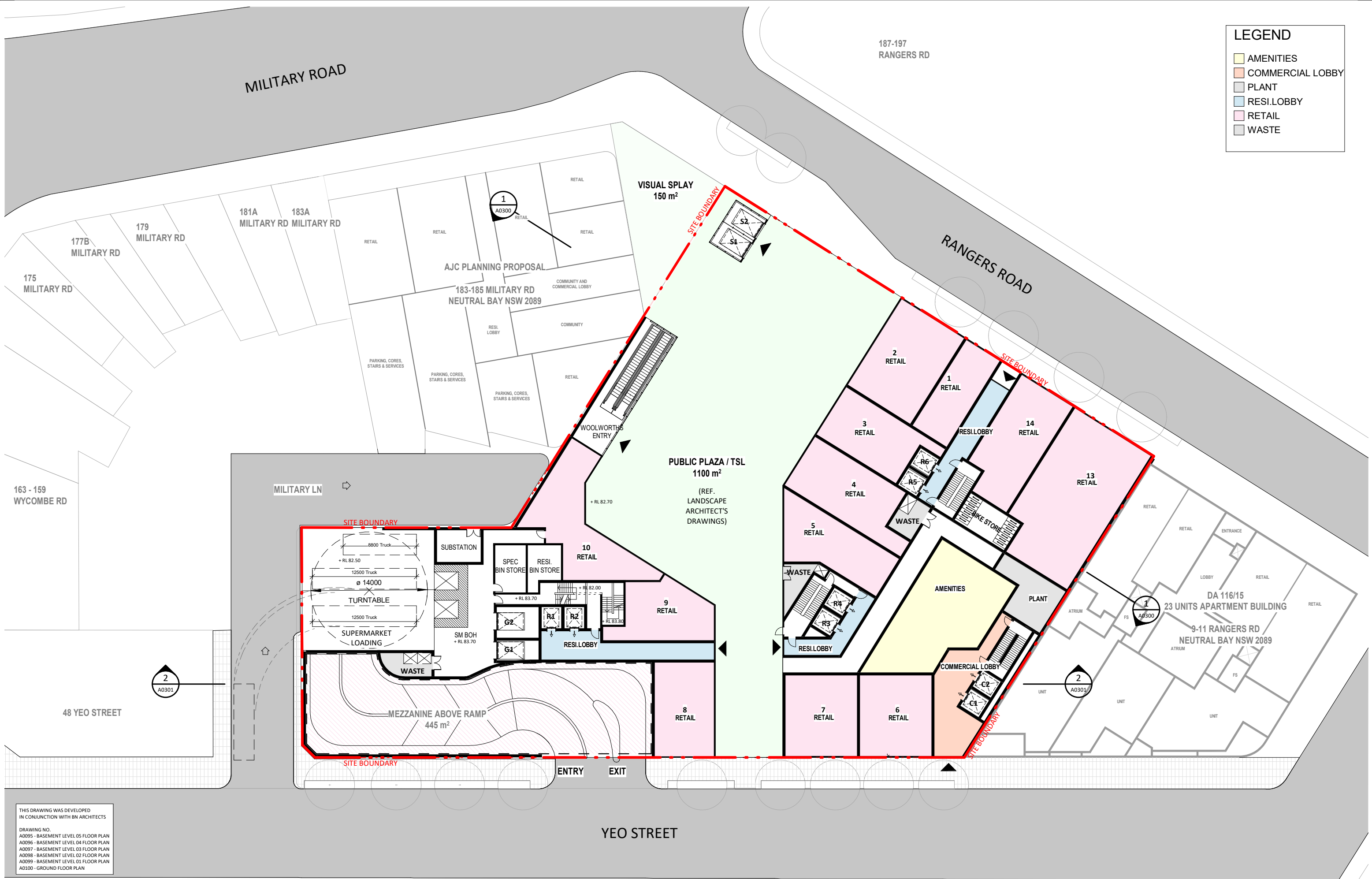
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Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE
1	COORDINATION ISSUE	12/12/22
2	AMENDED PLANNING PROPOSAL	16/12/22
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5	COORDINATION ISSUE	06/03/23
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STATUS

PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0100

DRAWING TITLE

GROUND FLOOR PLAN

SCALE

A3 @ 1 : 400

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CLIENT

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Takada
Architects

MILITARY ROAD

LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALC
- COMMERCIAL
- COMMUNAL

AJC PLANNING PROPOSAL

183-185 MILITARY RD
NEUTRAL BAY NSW 2089

COMMUNITY CENTRE

TRAVELATOR
BELOW

VOID OVER
THROUGH
SITE LINK

RANGERS ROAD

COMMERCIAL

COMMUNAL

DA 116/15
23 UNITS APARTMENT BUILDING
9-11 RANGERS RD
NEUTRAL BAY NSW 2089

YEO STREET

Rangers Road
1-11 Rangers Road, Neutral Bay

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2	COORDINATION ISSUE
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07.02.22
11.02.22
18/02/22
01/03/22
04/03/22
11/03/22
02/09/22
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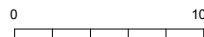
A0101

DRAWING TITLE

LEVEL 01 FLOOR PLAN

SCALE

A3 @ 1 : 400



CLIENT

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Architects

LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALC
- COMMERCIAL
- SERVICES
- TERRACE



Rangers Road
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PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0102

DRAWING TITLE

LEVEL 02 FLOOR PLAN

SCALE

A3 @ 1 : 400

0 10 m



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LEGEND

1 BED

2 BED

3 BED

BALC

COMMERCIAL

SERVICES



Rangers Road
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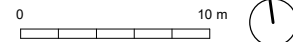
A0103

DRAWING TITLE

LEVEL 03 FLOOR PLAN

SCALE

A3 @ 1 : 400



CLIENT

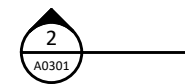
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☐ 2 BED
☐ 3 BED
☐ BALC
☐ SERVICES
☐ TERRACE

Koichi
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Architects

LEGEND

- 2 BED
- 3 BED
- BALC
- SERVICES



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A0105

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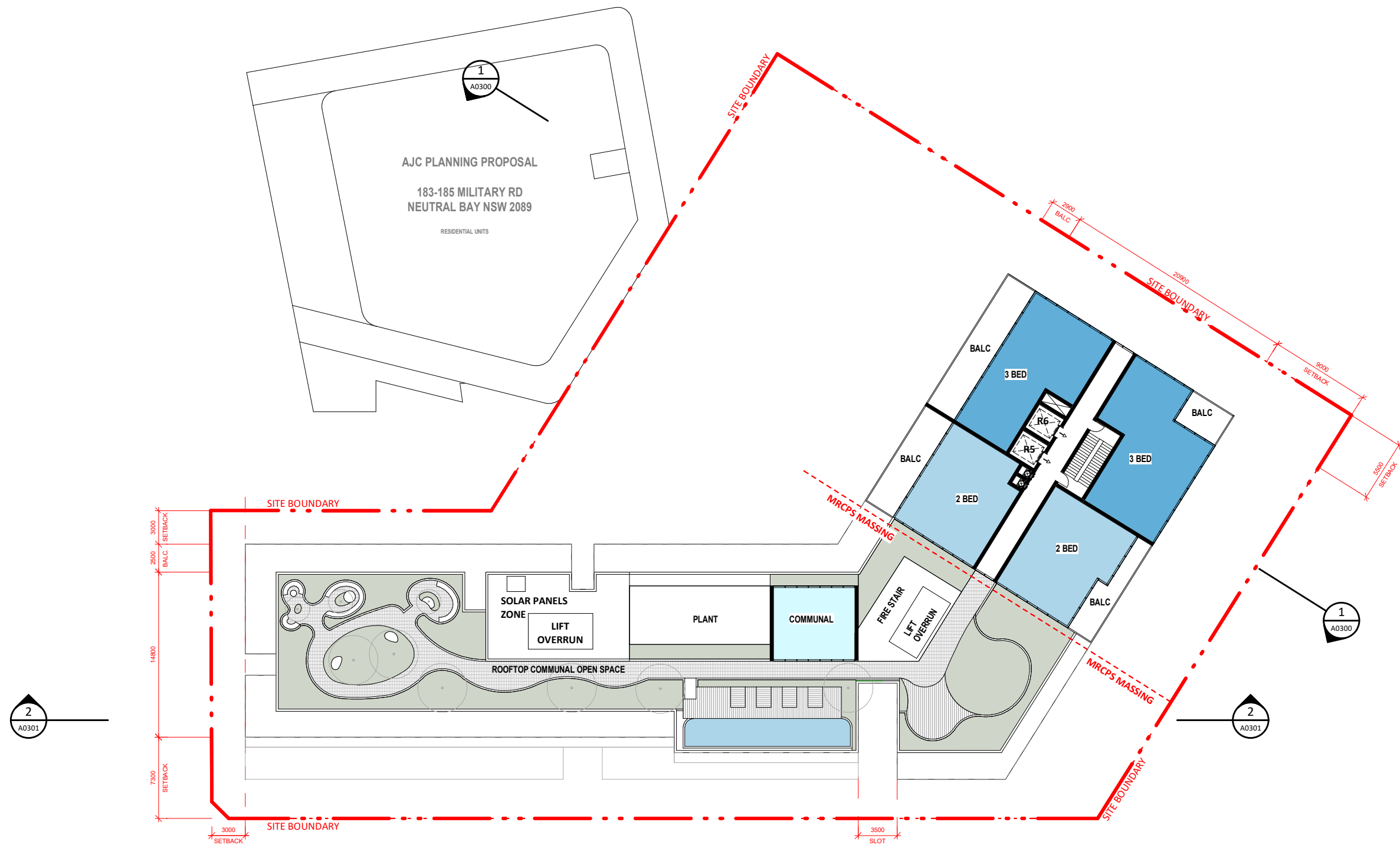
2 BED

3 BED

BALC

COMMUNAL

PLANT



Rangers Road
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DRAWING NUMBER

A0106

DRAWING TITLE

LEVEL 06 FLOOR PLAN

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LEGEND

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3	AMENDED COORDINATION ISSUE
4	COORDINATION ISSUE
5	COORDINATION ISSUE
6	COORDINATION ISSUE
7	PLANNING PROPOSAL ISSUE
8	WORK IN PROGRESS
9	COORDINATION ISSUE
10	AMENDED PLANNING PROPOSAL
11	COORDINATION ISSUE
12	DRAFT ISSUE
13	PLANNING PROPOSAL ISSUE 3

DATE
04.02.22
07.02.22
11.02.22
18.02.22
01.03.22
04.03.22
11.03.22
02.09.22
18.10.22
16.12.22
08.03.23
03.10.23
05.10.23

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STATUS

PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0107

DRAWING TITLE

LEVEL 07 FLOOR PLAN

SCALE

A3 @ 1 : 400



CLIENT

Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
QLD ARCHITECTS 5590
KOICHI TAKADA.COM

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Takada
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Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION
1	WORK IN PROGRESS
2	COORDINATION ISSUE
3	AMENDED COORDINATION ISSUE
4	COORDINATION ISSUE
5	COORDINATION ISSUE
6	COORDINATION ISSUE
7	PLANNING PROPOSAL ISSUE
8	AMENDED PLANNING PROPOSAL
9	DRAFT ISSUE
10	PLANNING PROPOSAL ISSUE 3

DATE
04/02/22
07/02/22
11/02/22
18/02/22
01/03/22
04/03/22
11/03/22
16/12/22
03/10/23
05/10/23

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STATUS
PLANNING PROPOSAL - OCTOBER 2023

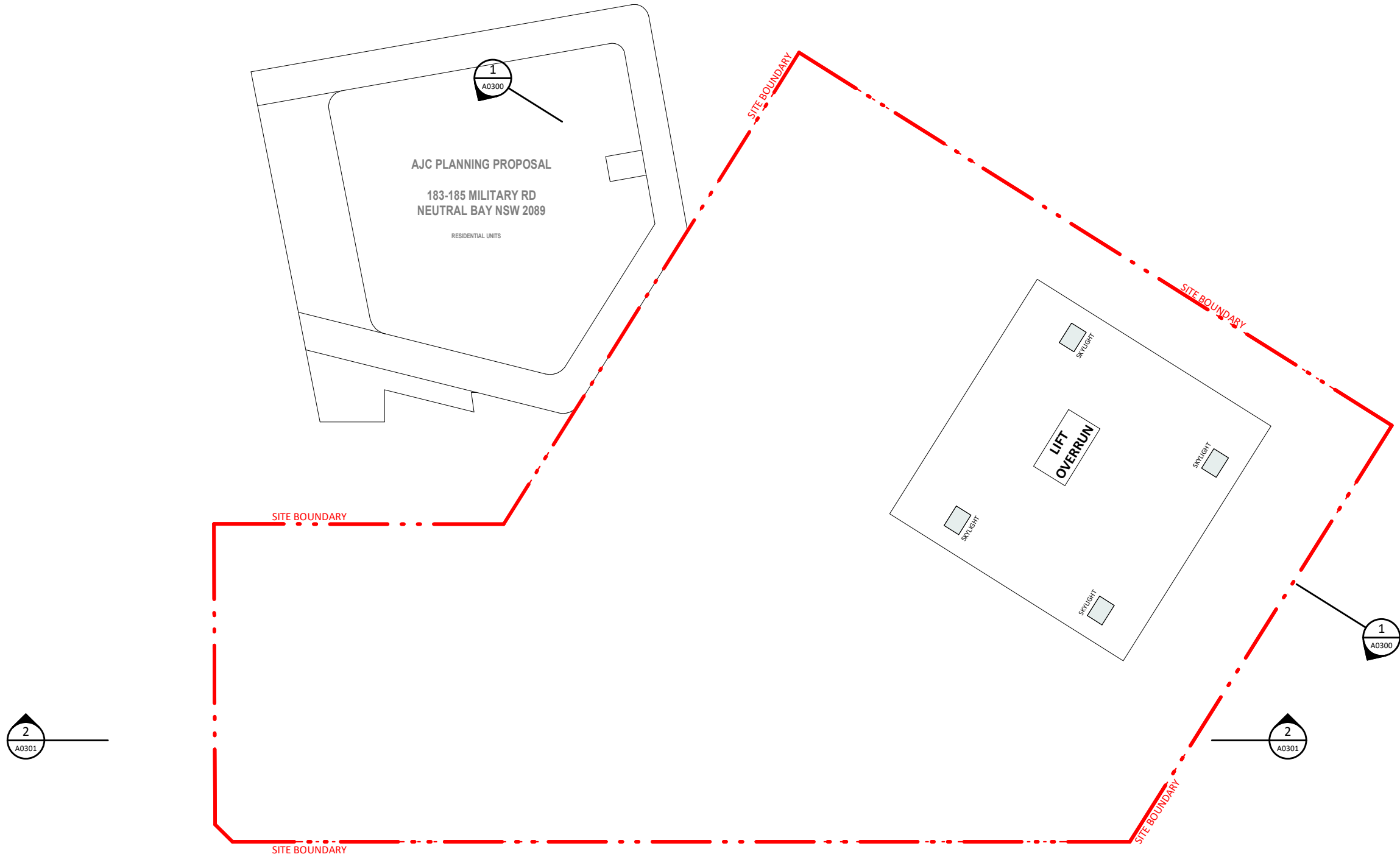
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ROOFTOP PLANT
SCALE
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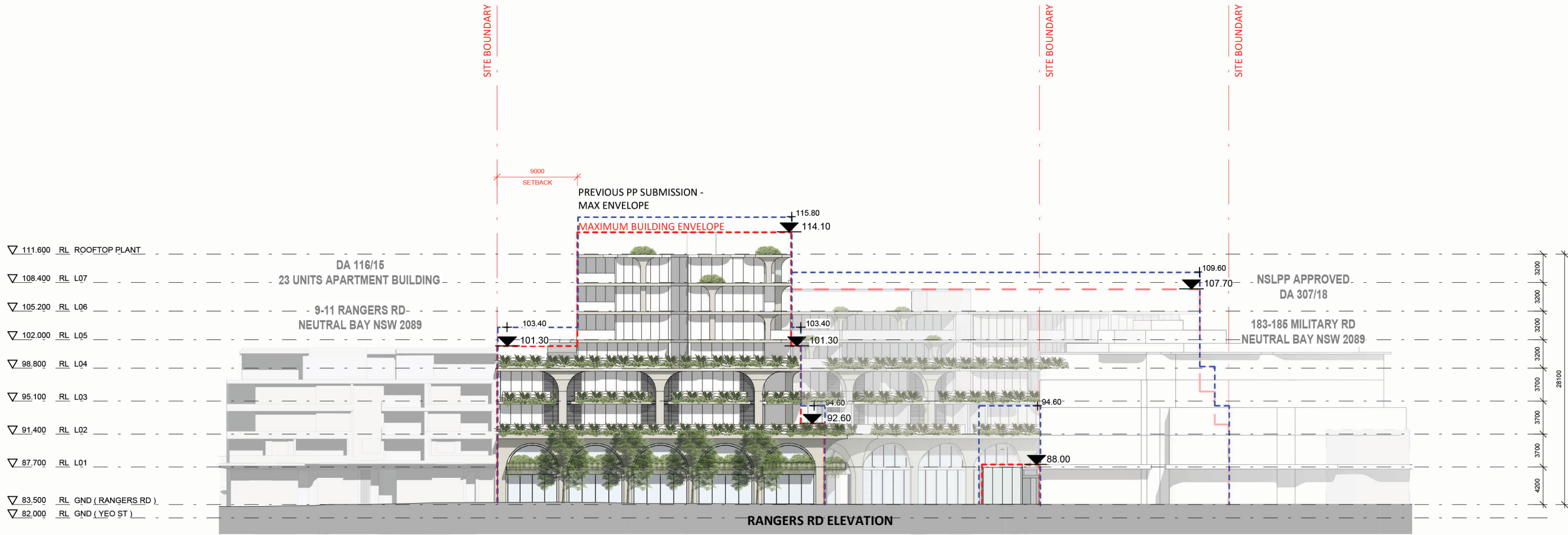


CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
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QLD ARCHITECTS 5590
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Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE
1	WIP For Information	24.01.21
2	COORDINATION ISSUE	18/02/22
3	COORDINATION ISSUE	04/03/22
4	PLANNING PROPOSAL ISSUE	11/03/22
5	WORK IN PROGRESS	02/09/22
6	WORK IN PROGRESS	14/12/22
7	AMENDED PLANNING PROPOSAL	16/12/22
8	PLANNING PROPOSAL ISSUE 3	05/10/23

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STATUS
PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER
A0200
DRAWING TITLE
ELEVATIONS 01
SCALE
A3 @ 1 : 500 0 12.5 m

CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 8510
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Rangers Road
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NO.	REVISION	DATE
1	WIP For Information	24.01.21
2	COORDINATION ISSUE	18/02/22
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6	COORDINATION ISSUE	17/11/22
7	WORK IN PROGRESS	14/12/22
8	AMENDED PLANNING PROPOSAL	16/12/22
9	PLANNING PROPOSAL ISSUE 3	09/10/23

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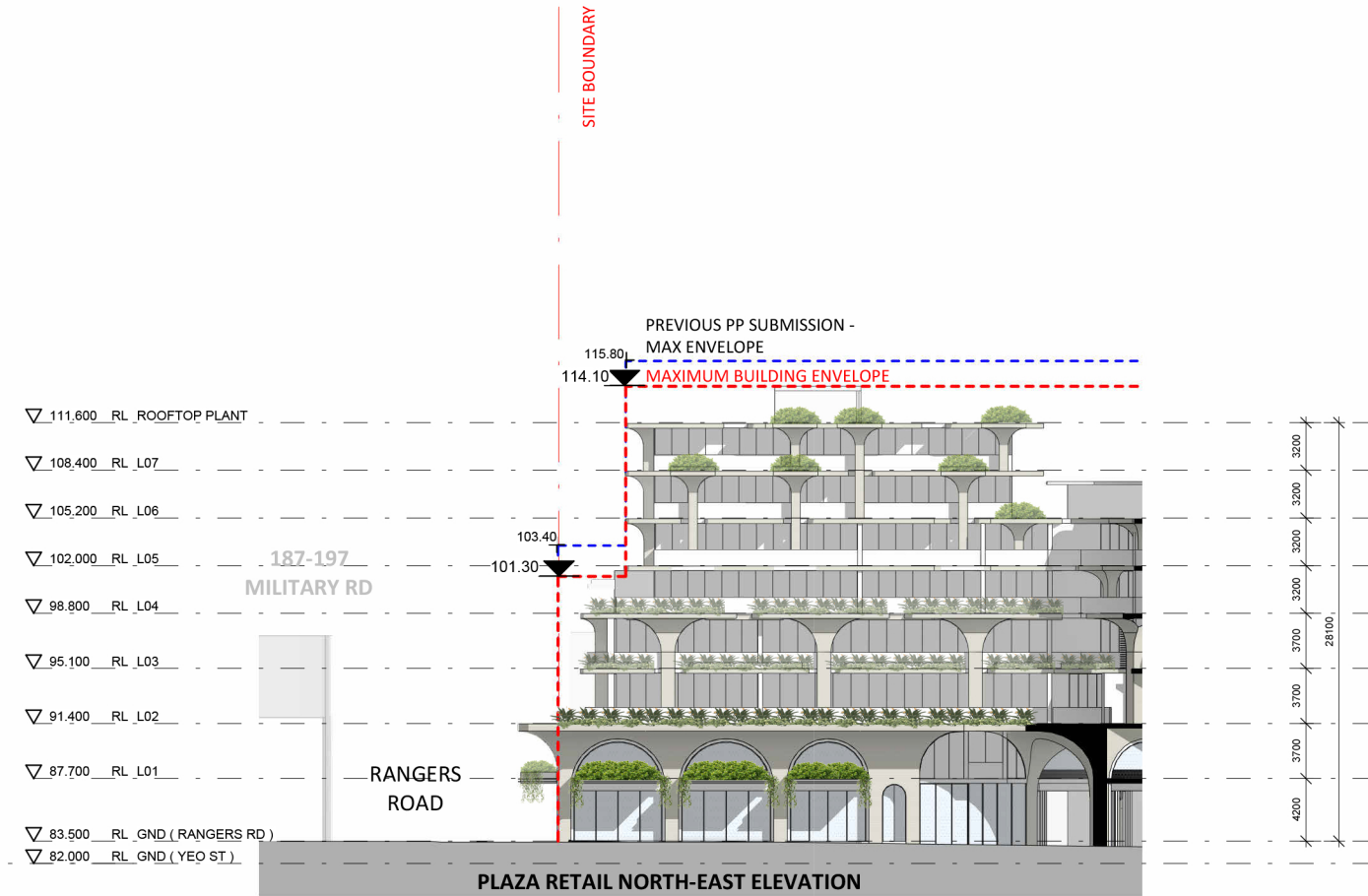
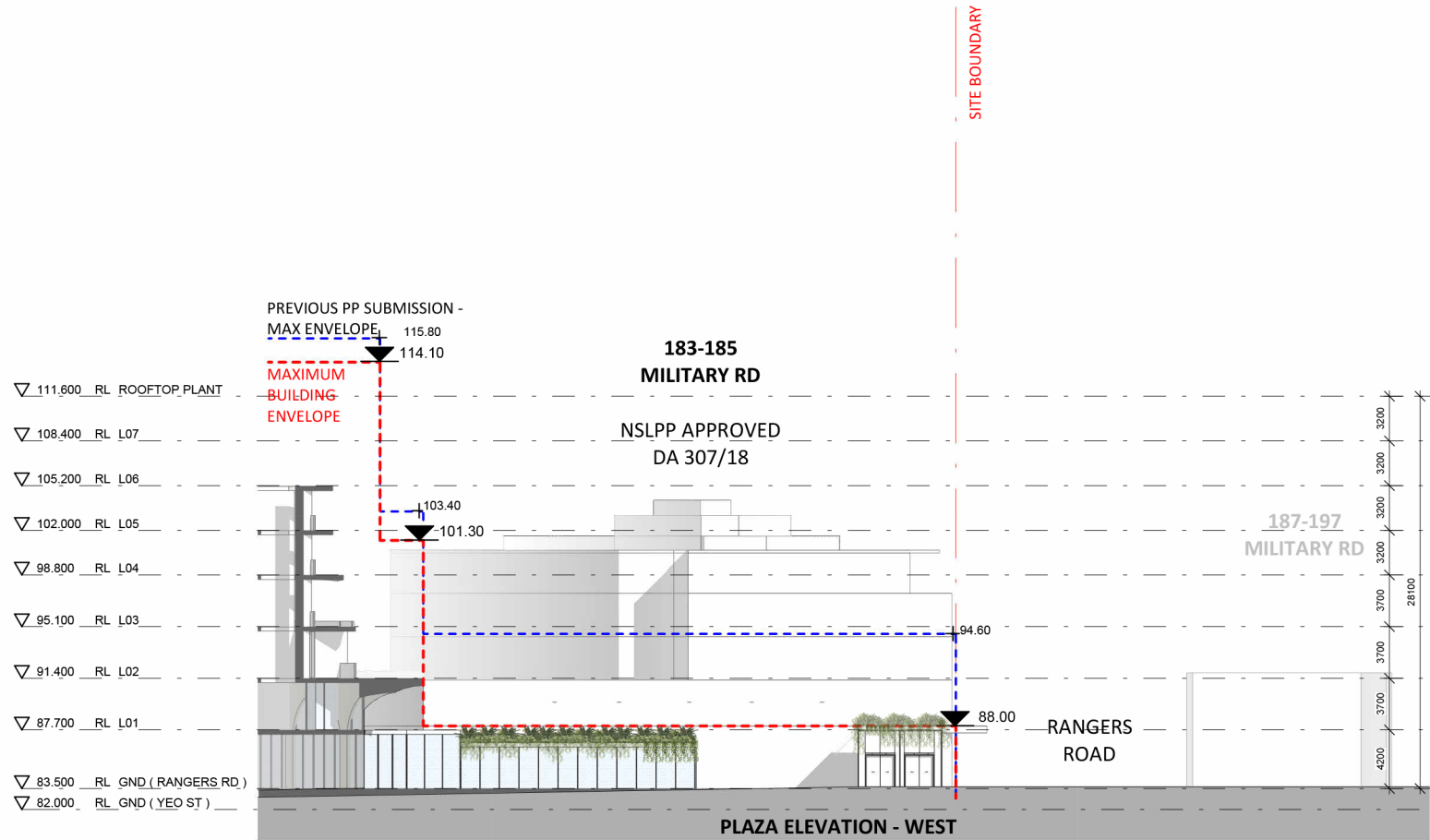
STATUS
PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER	A0201
DRAWING TITLE	ELEVATIONS 02
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0	12.5 m

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SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
NOMINATED ARCHITECT:
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VIC ARCHITECTS 16179
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Rangers Road
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NO.	REVISION
1	WIP For Information
2	COORDINATION ISSUE
3	COORDINATION ISSUE
4	PLANNING PROPOSAL ISSUE
5	WORK IN PROGRESS
6	AMENDED PLANNING PROPOSAL
7	PLANNING PROPOSAL ISSUE 3

DATE
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18/02/22
04/03/22
11/03/22
14/12/22
16/12/22
05/10/23

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PLANNING PROPOSAL - OCTOBER 2023

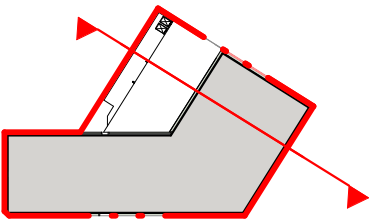
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DRAWING TITLE
ELEVATIONS 03
SCALE
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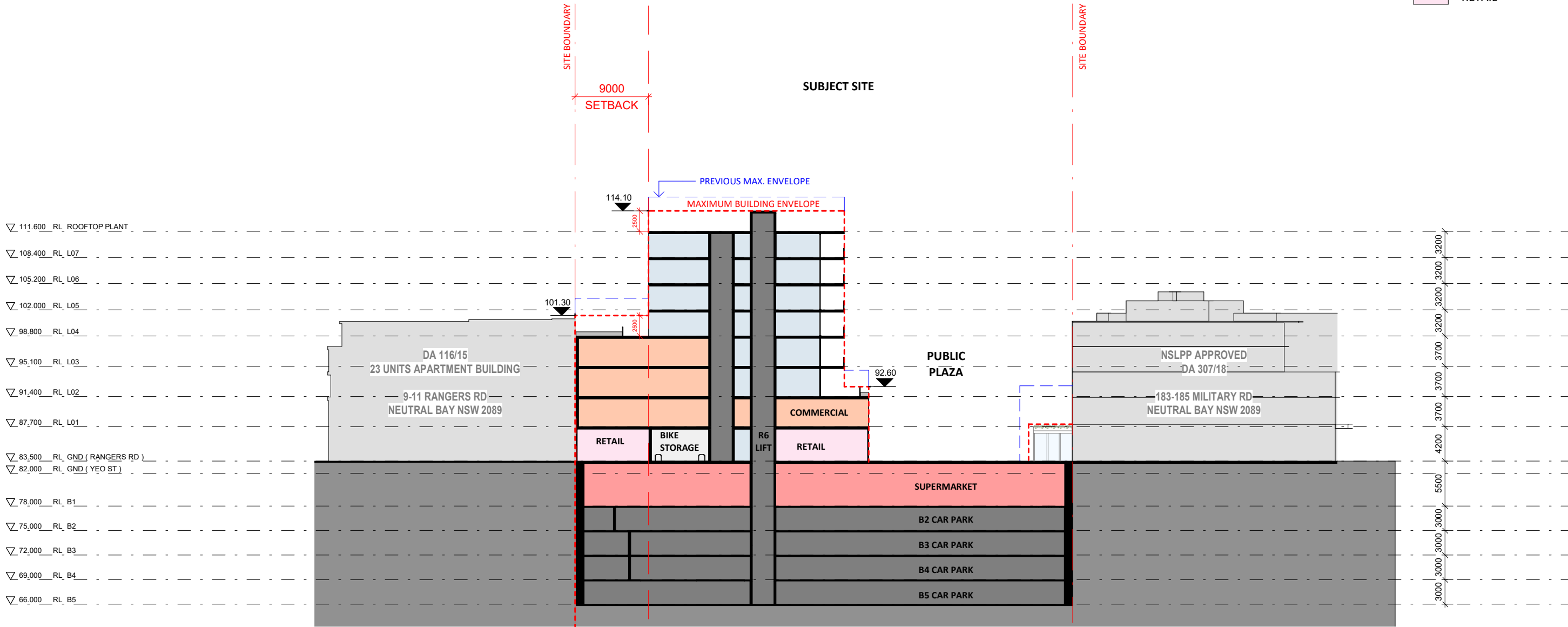
CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 8510
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QLD ARCHITECTS 5590
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- KEY
- RESIDENTIAL
 - COMMERCIAL
 - SUPERMARKET
 - RETAIL



Rangers Road
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NO.	REVISION	DATE
1	WIP For Information	24.01.21
2	COORDINATION ISSUE	18/02/22
3	COORDINATION ISSUE	04/03/22
4	PLANNING PROPOSAL ISSUE	11/03/22
5	WORK IN PROGRESS	13/10/22
6	COORDINATION ISSUE	18/10/22
7	AMENDED PLANNING PROPOSAL	16/12/22
8	DRAFT ISSUE	03/10/23
9	PLANNING PROPOSAL ISSUE 3	09/10/23

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STATUS
PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER
A0300

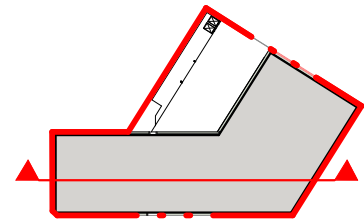
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SECTION A

SCALE
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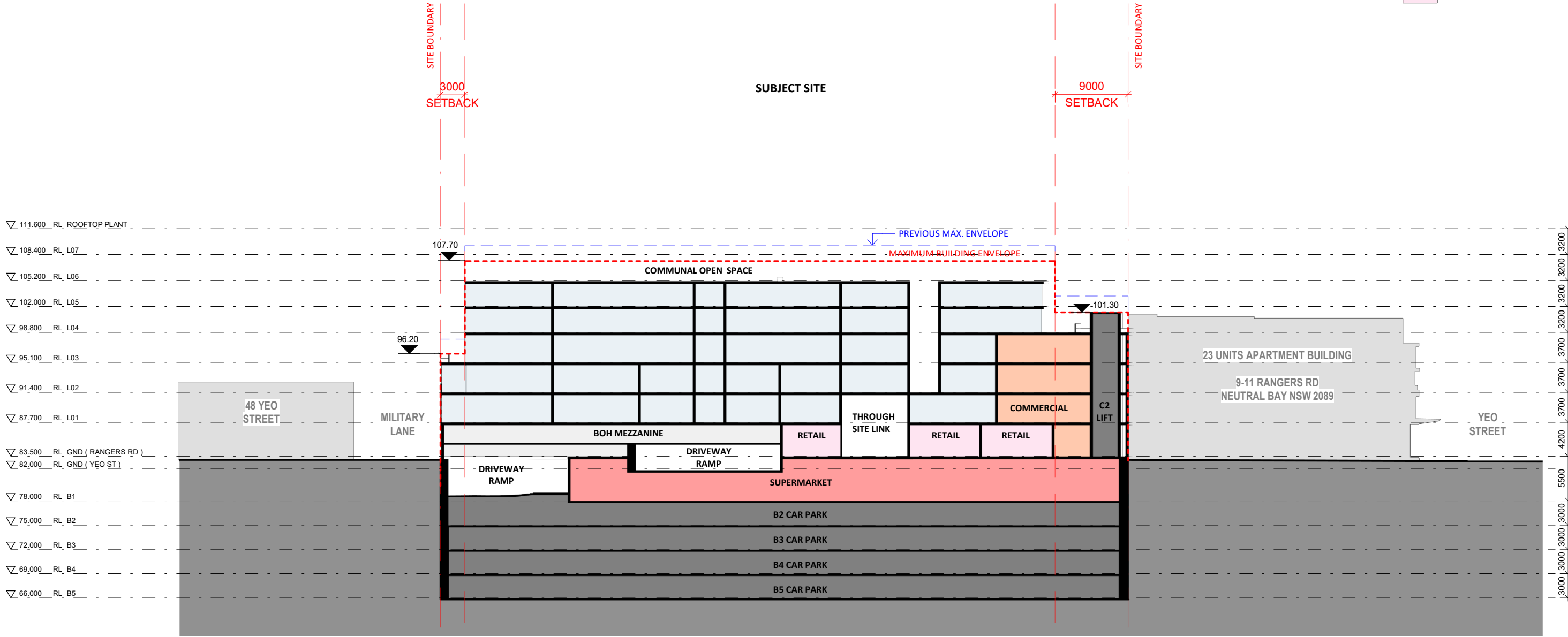
CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
NOMINATED ARCHITECT:
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VIC ARCHITECTS 16179
QLD ARCHITECTS 5590
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 - RETAIL



Rangers Road
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NO.	REVISION	DATE
1	W/P For Information	24.01.21
2	AMENDED COORDINATION ISSUE	11.02.22
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4	COORDINATION ISSUE	04/03/22
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6	WORK IN PROGRESS	13/10/22
7	COORDINATION ISSUE	18/10/22
8	AMENDED PLANNING PROPOSAL	16/12/22
9	DRAFT ISSUE	03/10/23
10	PLANNING PROPOSAL ISSUE 3	05/10/23

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PLANNING PROPOSAL - OCTOBER 2023

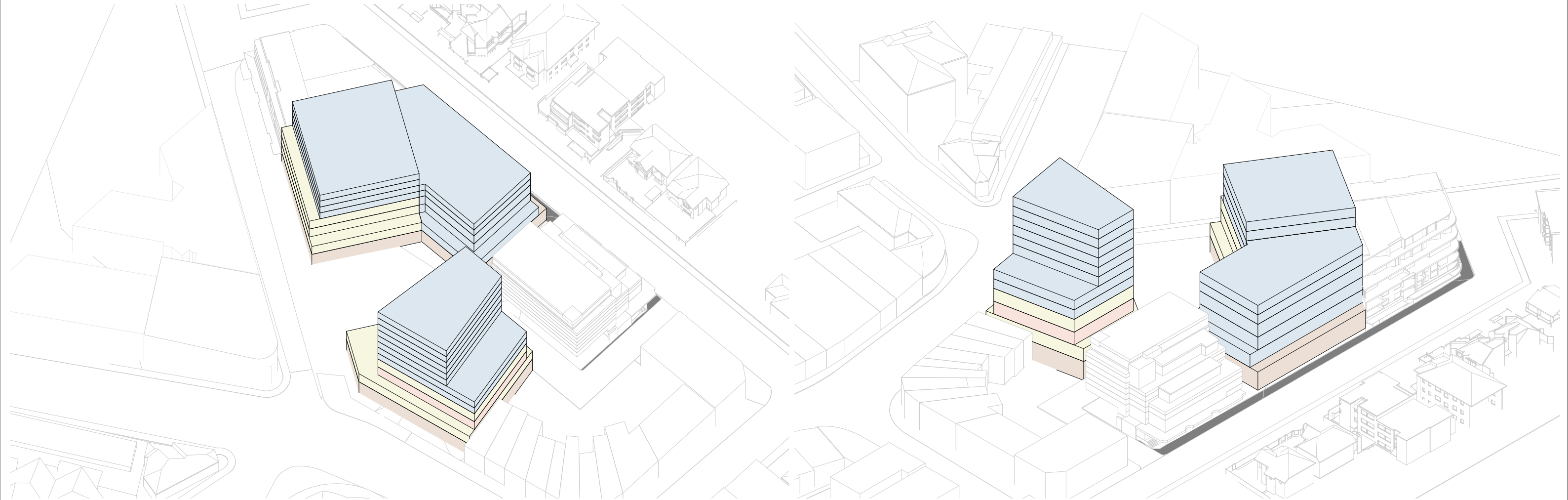
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DRAWING TITLE
SECTION B

SCALE
A3 @ As indicated 0 12.5 m

CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
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QLD ARCHITECTS 5590
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Rangers Road
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NO.	REVISION
1	COORDINATION ISSUE
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4	ISSUE FOR PLANNER COMMENT
5	DRAFT ISSUE
6	PLANNING PROPOSAL ISSUE 3

DATE
04/03/22
11/03/22
10/12/22
29/09/23
09/10/23
05/10/23

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STATUS

PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0402

DRAWING TITLE

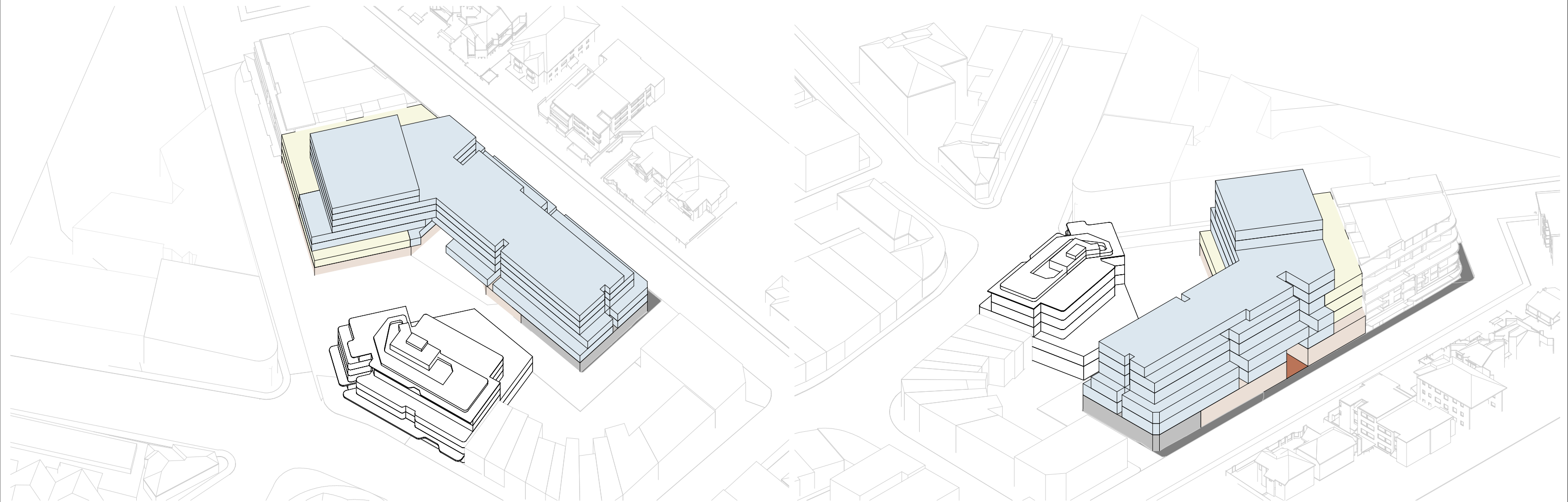
MASSING DIAGRAM - MASTERPLAN

CLIENT

Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
OLD ARCHITECTS 5590
KOICHI TAKADA.COM

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Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE	QA STAMP
1	COORDINATION ISSUE	04/03/22	
2	PLANNING PROPOSAL ISSUE	11/03/22	
3	AMENDED PLANNING PROPOSAL	10/12/22	
4	ISSUE FOR PLANNER COMMENT	29/09/23	
5	DRAFT ISSUE	09/10/23	
6	PLANNING PROPOSAL ISSUE 3	05/10/23	

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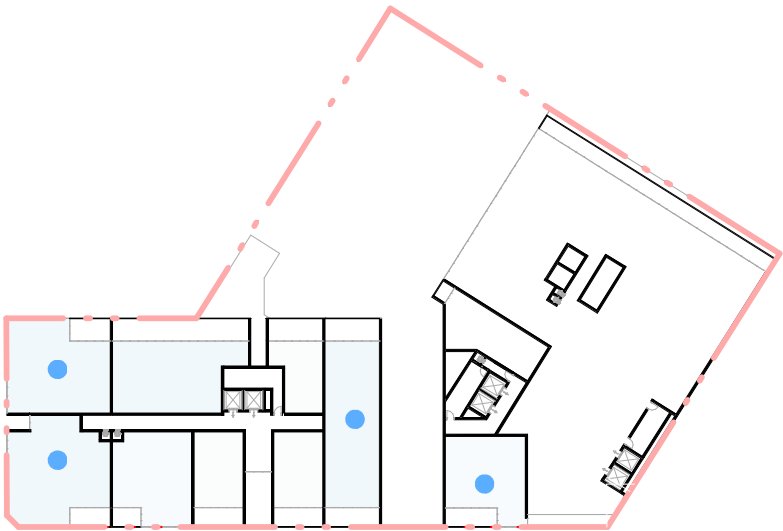
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PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER
A0403
DRAWING TITLE
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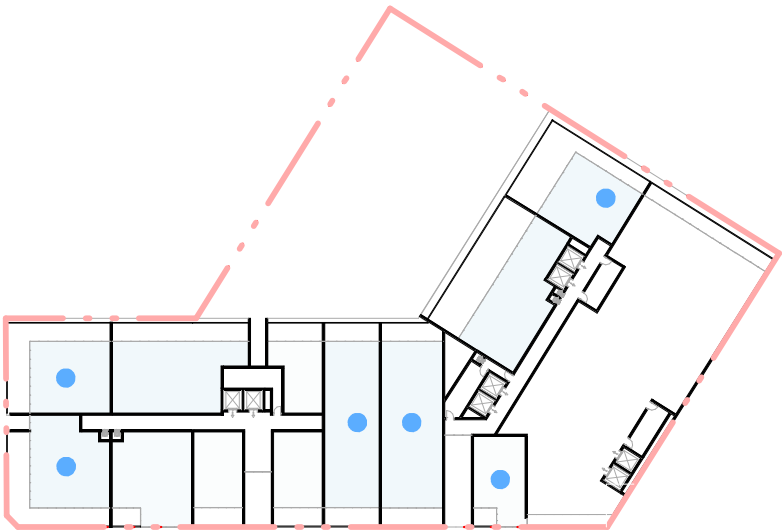
CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
OLD ARCHITECTS 5590
KOICHI TAKADA.COM

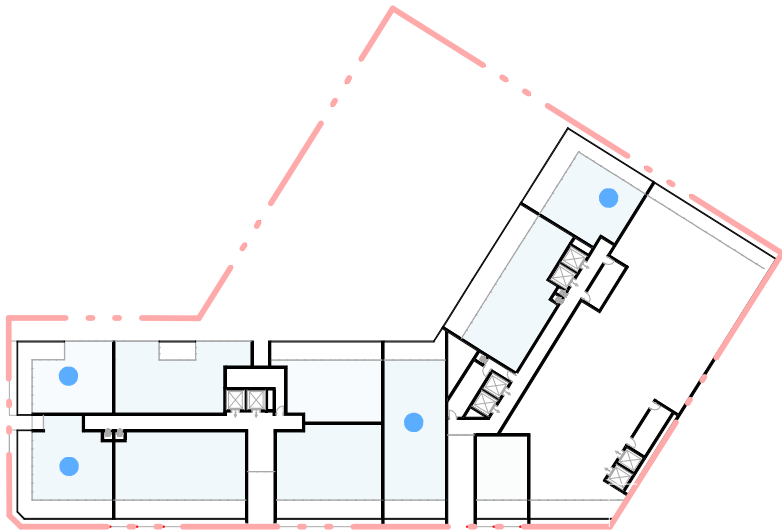
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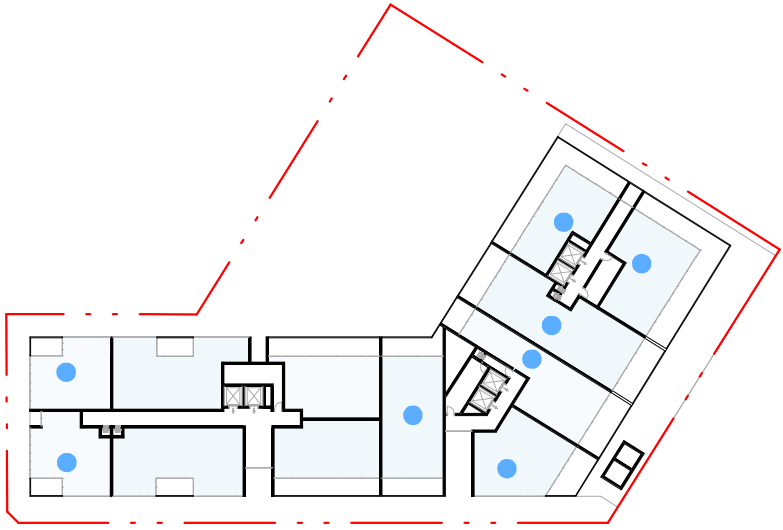
CROSS VENTILATION - LEVEL 01 (4/9)



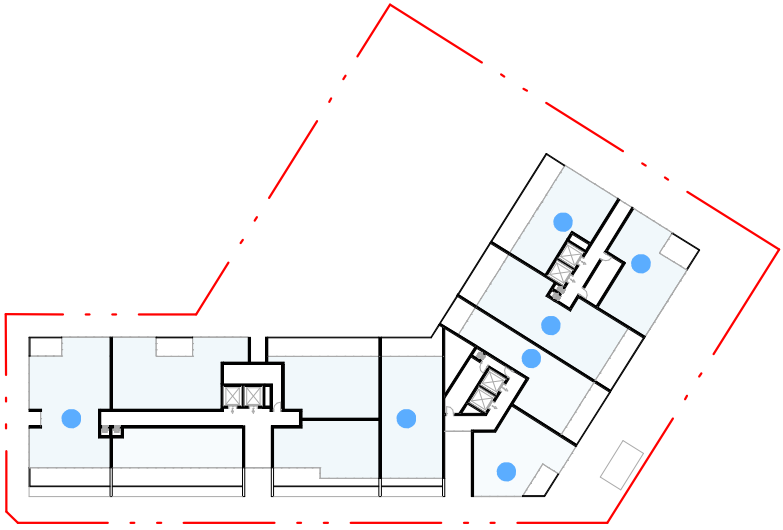
CROSS VENTILATION - LEVEL 02 (6/12)



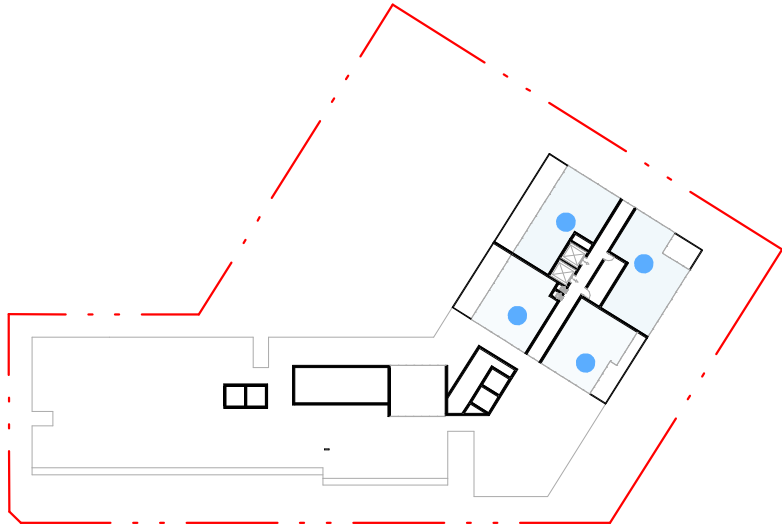
CROSS VENTILATION - LEVEL 03 (4/10)



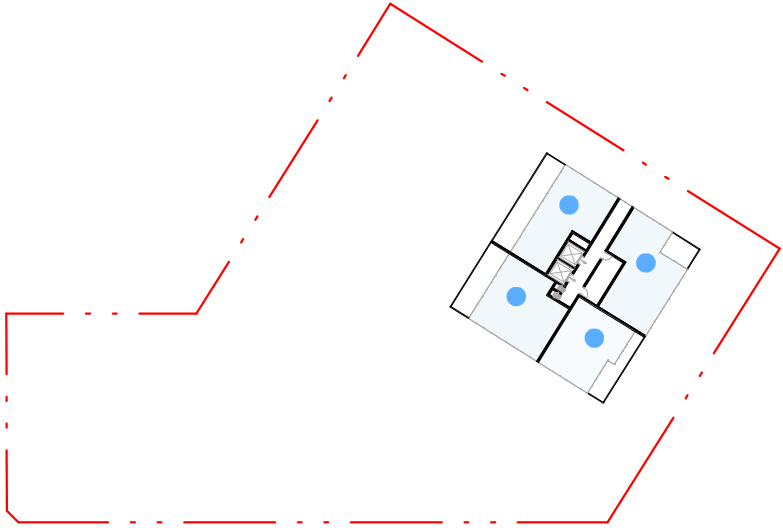
CROSS VENTILATION - LEVEL 04 (8/12)



CROSS VENTILATION - LEVEL 05 (7/11)



CROSS VENTILATION - LEVEL 06 (4/4)



CROSS VENTILATION - LEVEL 07 (4/4)

CROSS VENTILATION MATRIX

	JPS/FAB	TOTAL UNITS	%
LEVEL 01	4	9	44 %
LEVEL 02	6	12	50 %
LEVEL 03	4	10	40 %
LEVEL 04	8	12	67 %
LEVEL 05	7	11	64 %
LEVEL 06	4	4	100 %
LEVEL 07	4	4	100 %
TOTAL	37	62	60 %

Rangers Road
1-11 Rangers Road, Neutral Bay

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6	PLANNING PROPOSAL ISSUE
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9	ISSUE FOR PLANNER COMMENT
10	DRAFT ISSUE
11	PLANNING PROPOSAL ISSUE 3

DATE
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18/03/22
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03/10/23
05/10/23

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PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0410

DRAWING TITLE

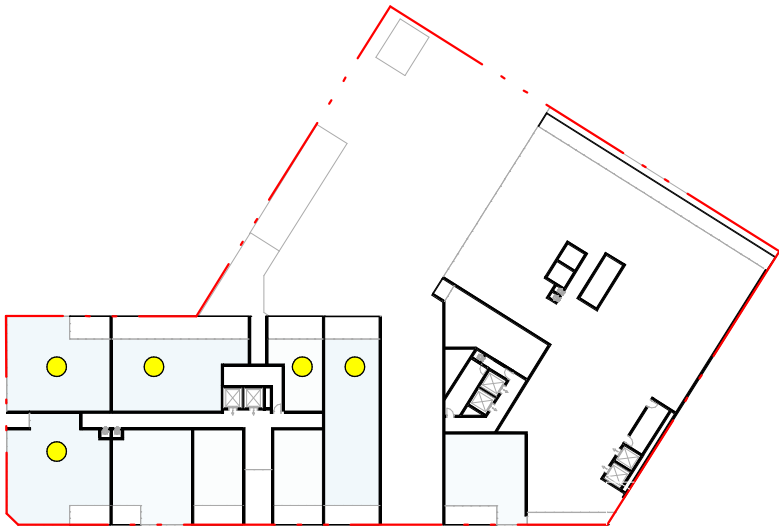
CROSS VENTILATION DIAGRAMS

CLIENT

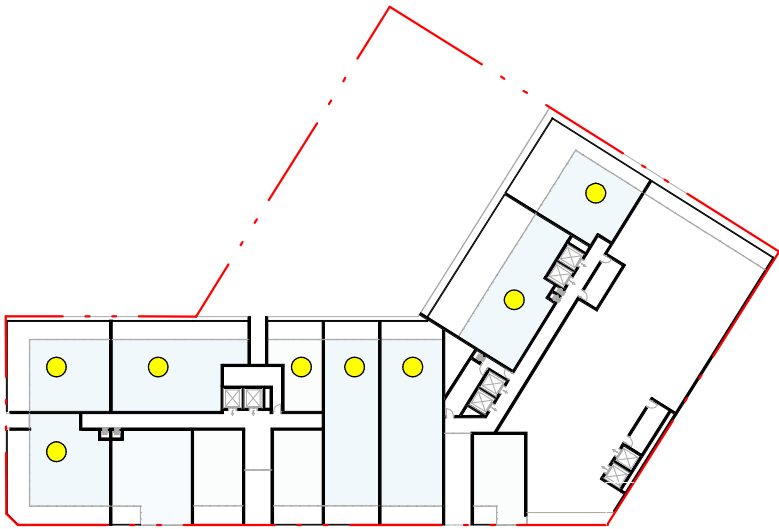
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
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KOICHI TAKADA.COM

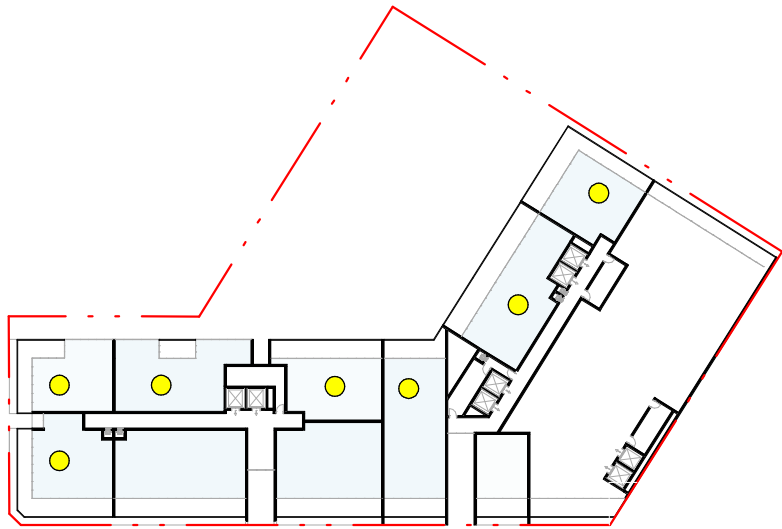
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SOLAR ACCESS - LEVEL 01 (5/9)



SOLAR ACCESS - LEVEL 02 (8/12)



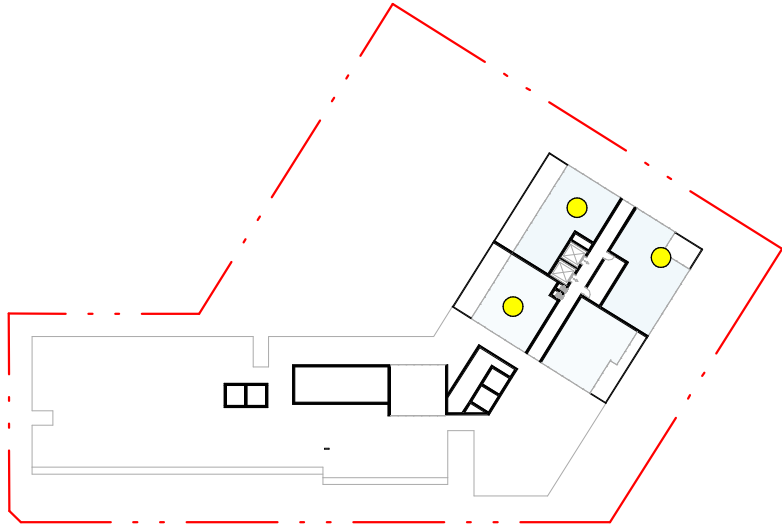
SOLAR ACCESS - LEVEL 03 (7/10)



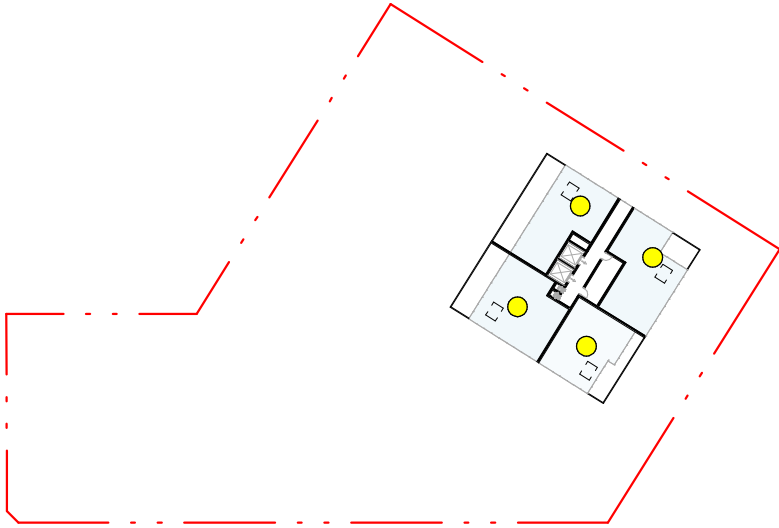
SOLAR ACCESS - LEVEL 04 (9/12)



SOLAR ACCESS - LEVEL 05 (8/11)



SOLAR ACCESS - LEVEL 06 (3/4)



SOLAR ACCESS - LEVEL 07 (4/4)

SOLAR MATRIX

	JPS/FAB	TOTAL UNITS	%
LEVEL 01	5	9	56 %
LEVEL 02	8	12	67 %
LEVEL 03	7	10	70 %
LEVEL 04	9	12	75 %
LEVEL 05	8	11	73 %
LEVEL 06	3	4	75 %
LEVEL 07	4	4	100 %
TOTAL	44	62	71 %

Rangers Road
1-11 Rangers Road, Neutral Bay

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1	WORK IN PROGRESS
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7	COORDINATION ISSUE
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PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0415

DRAWING TITLE

SOLAR ACCESS DIAGRAMS

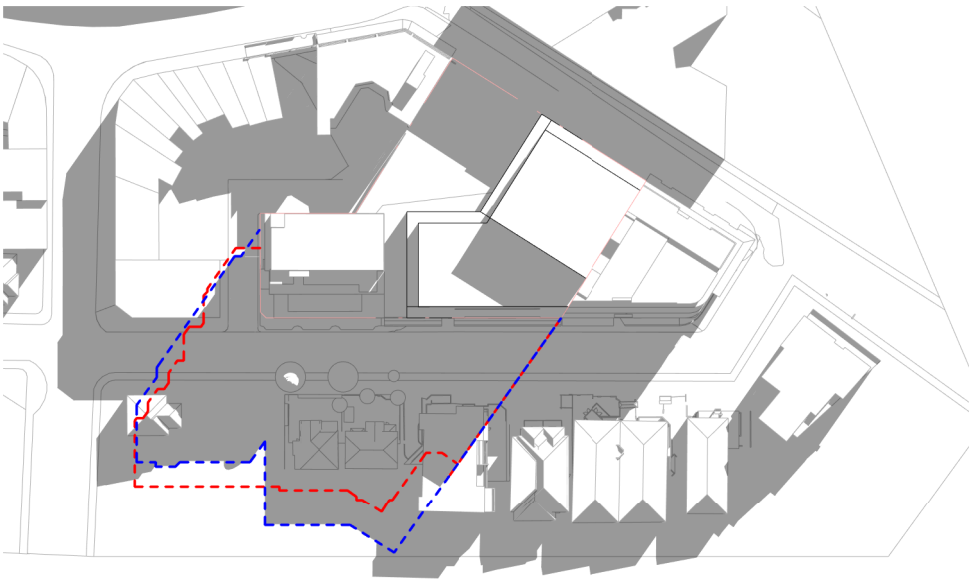
CLIENT

Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

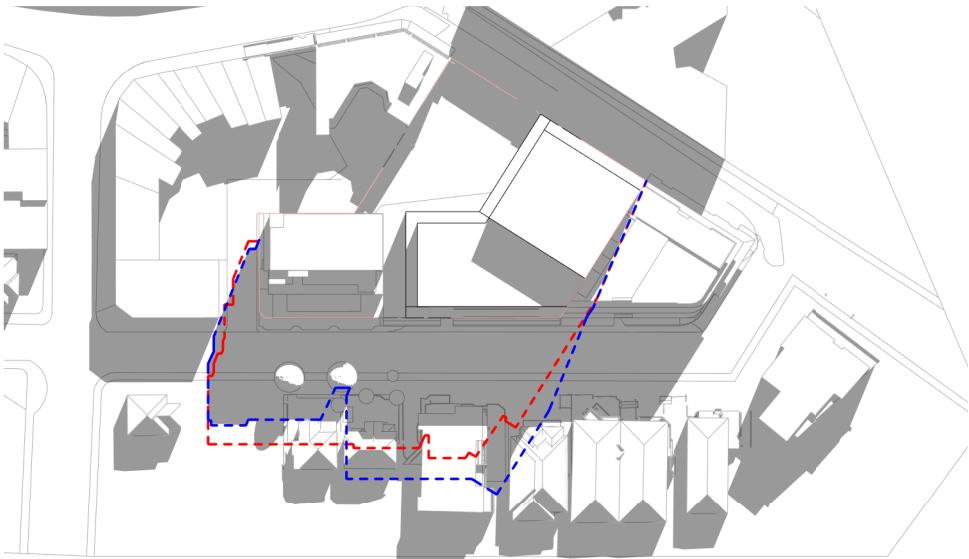


SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
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ABN 63 131 365 896
NOMINATED ARCHITECT:
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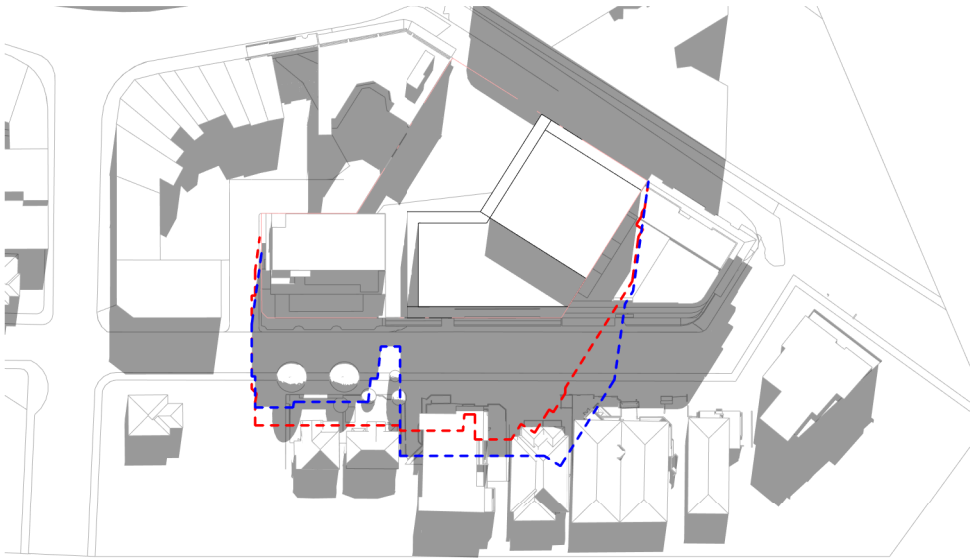
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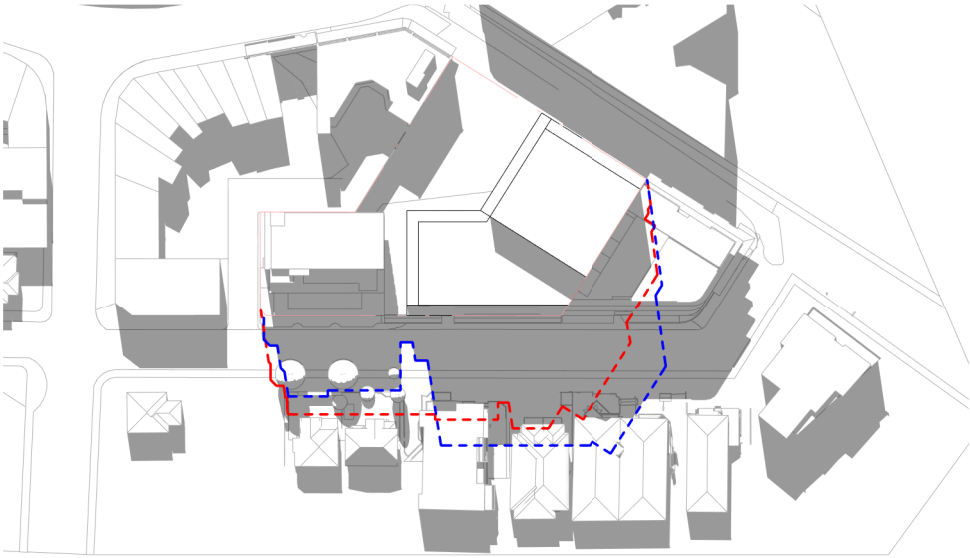
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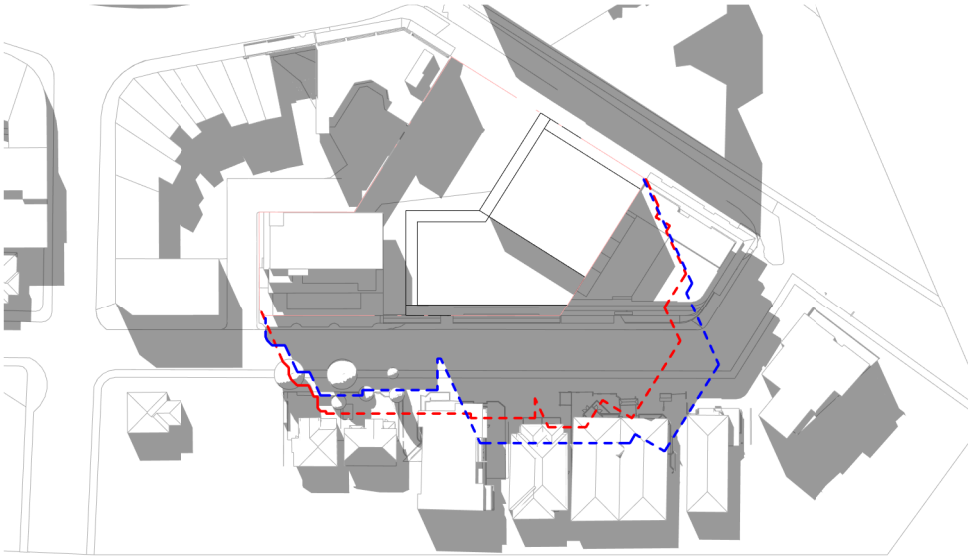
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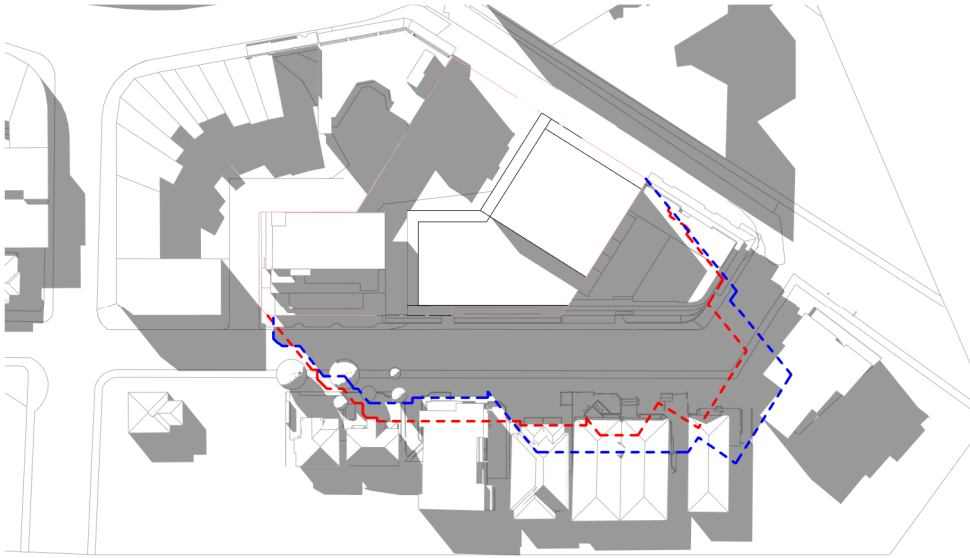
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June21_1200_Option MASTERPLAN



June21_1300_Option MASTERPLAN



June21_1400_MASTERPLAN

NOTE:

BLUE DASHED LINE INDICATES
OUTLINE OF MRCPs MASSING
SHADOW

NOTE:

RED DASHED LINE INDICATES OUTLINE
OF NEW PROPOSED BUILDING
SHADOW

Rangers Road
1-11 Rangers Road, Neutral Bay

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4	COORDINATION ISSUE
5	PLANNING PROPOSAL ISSUE
6	RESPONSE TO RFI
7	RESPONSE TO RFI
8	AMENDED PLANNING PROPOSAL
9	ISSUE FOR PLANNER COMMENT
10	DRAFT ISSUE
11	PLANNING PROPOSAL ISSUE 3
12	

DATE
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29/03/22
27/04/22
18/12/22
29/09/23
03/10/23
05/10/23

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PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0420

DRAWING TITLE

SHADOW DIAGRAM - MASTER PLAN

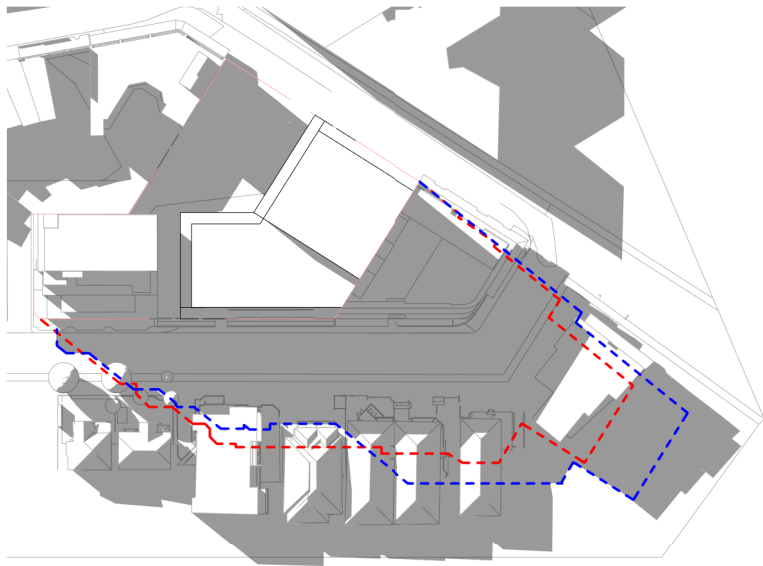


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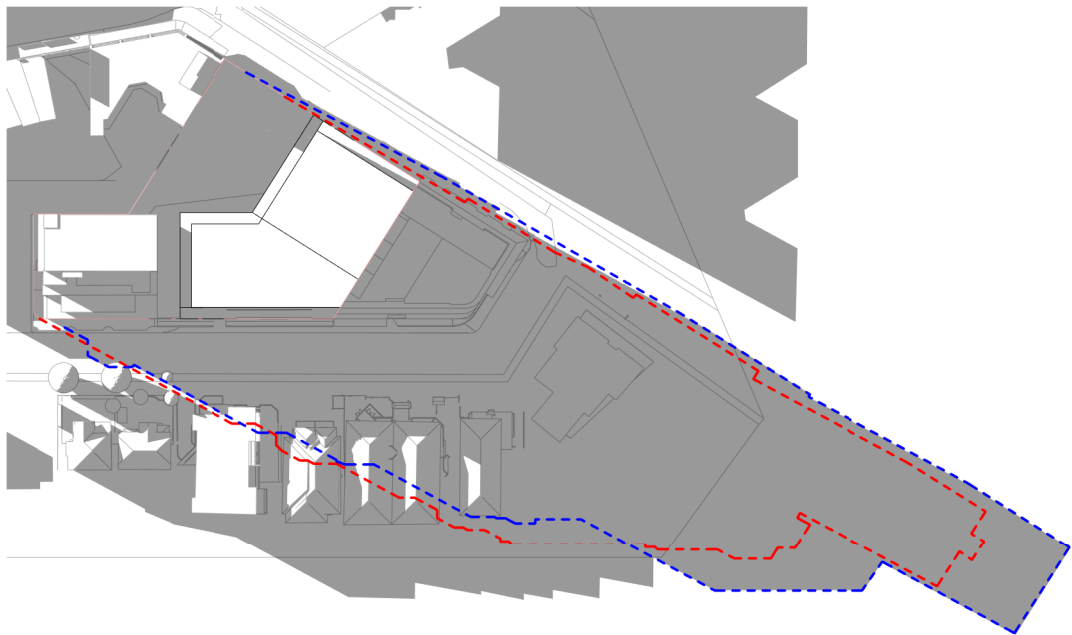
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

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ABN 63 131 365 896
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June21_1500_ MASTERPLAN



June21_1600_ MASTERPLAN

- NOTE:**

--- BLUE DASHED LINE INDICATES
OUTLINE OF MRCPS MASSING
SHADOW
- NOTE:**

--- RED DASHED LINE INDICATES OUTLINE
OF NEW PROPOSED BUILDING
SHADOW

Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION
1	RESPONSE TO RFI
2	AMENDED PLANNING PROPOSAL
3	ISSUE FOR PLANNER COMMENT
4	DRAFT ISSUE
5	PLANNING PROPOSAL ISSUE 3

DATE
27/04/22
16/12/22
29/09/23
03/10/23
05/10/23

QA STAMP

THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME

STATUS
PLANNING PROPOSAL - OCTOBER 2023

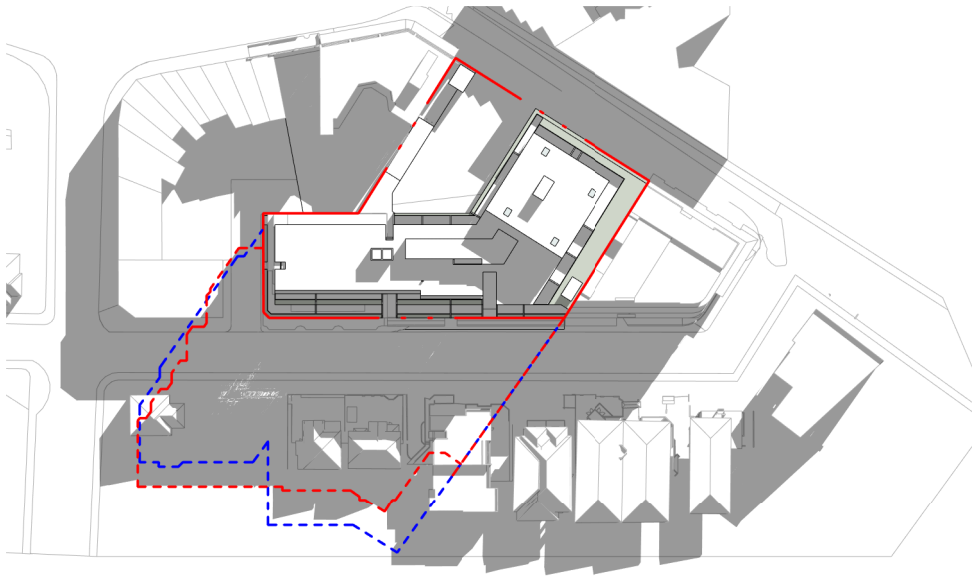
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A0420.1
DRAWING TITLE
SHADOW DIAGRAM - MASTER PLAN



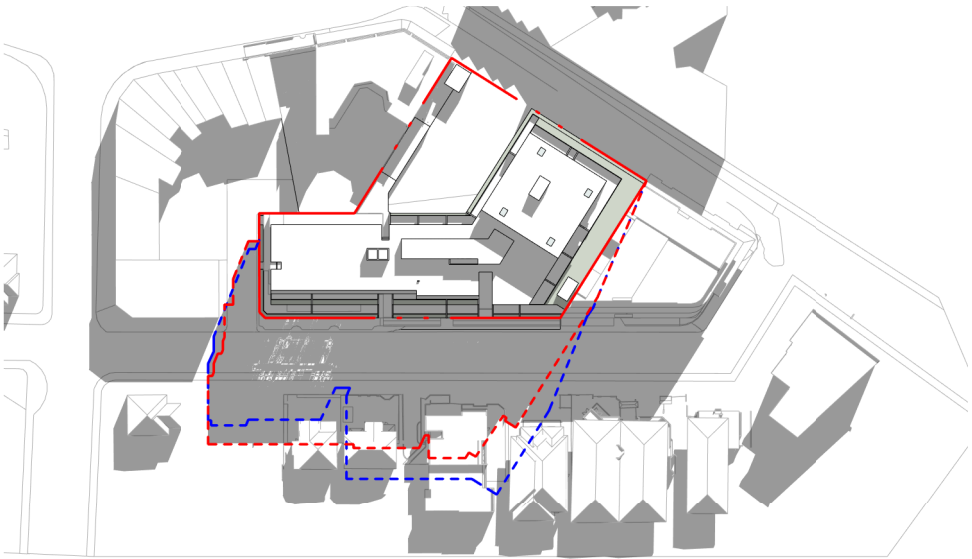
CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
QLD ARCHITECTS 5590
KOICHI TAKADA.COM

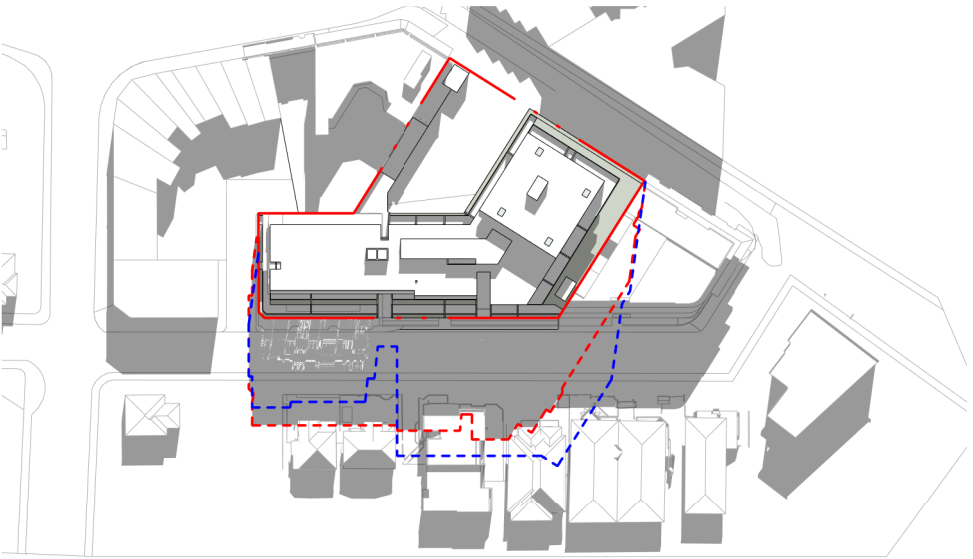
Koichi
Takada
Architects



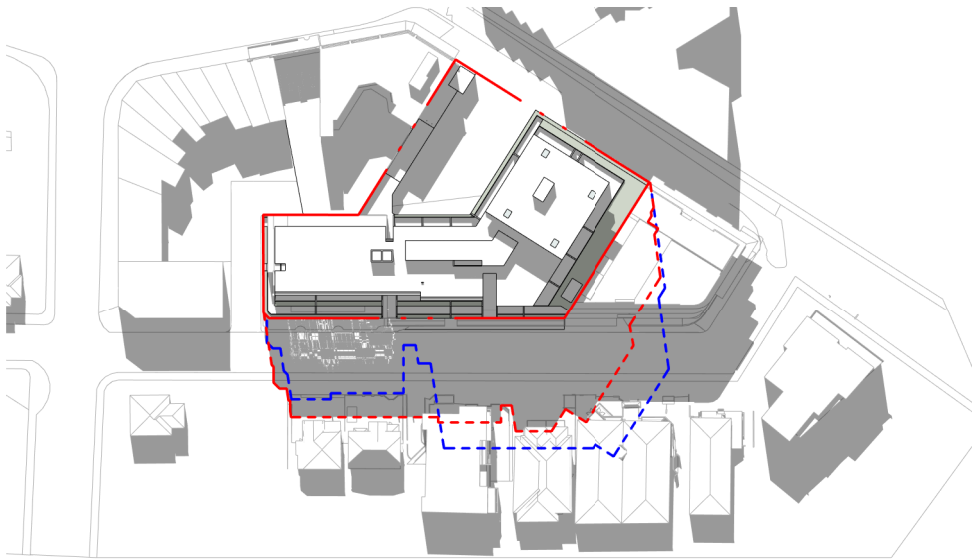
June21_0900_PROPOSAL



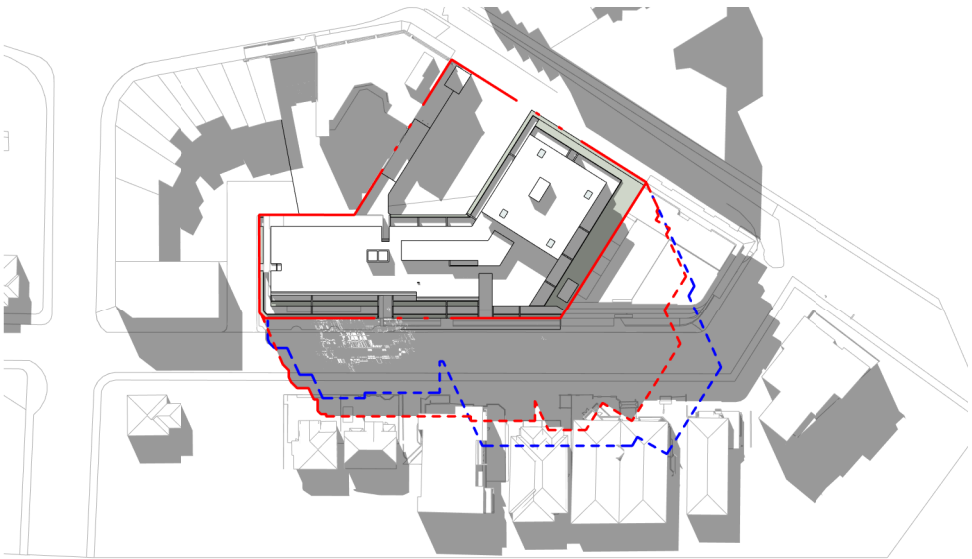
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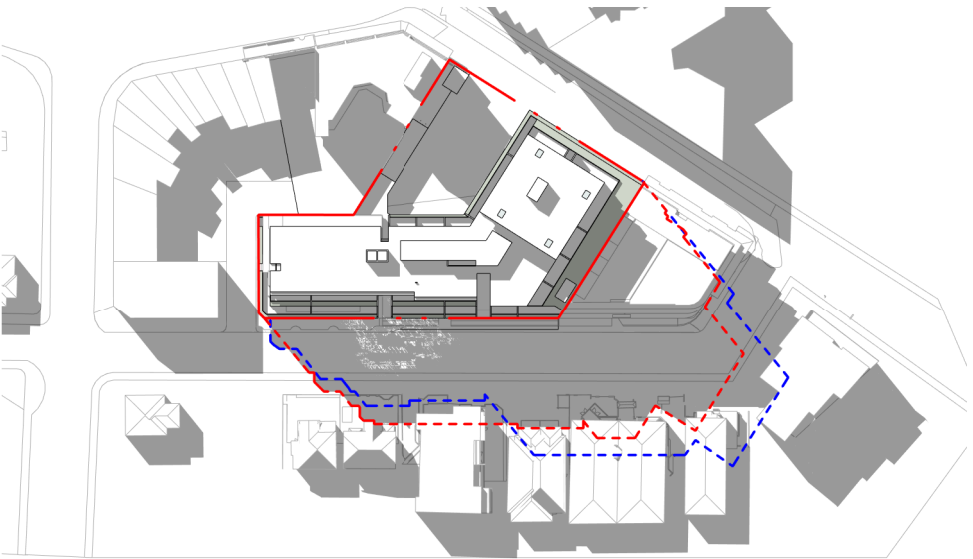
June21_1100_PROPOSAL



June21_1200_PROPOSAL



June21_1300_PROPOSAL



June21_1400_PROPOSAL

NOTE:
BLUE DASHED LINE INDICATES
OUTLINE OF MRCPs MASSING
SHADOW

NOTE:
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SHADOW

Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION
1	WORK IN PROGRESS
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3	AMENDED COORDINATION ISSUE
4	COORDINATION ISSUE
5	PLANNING PROPOSAL ISSUE
6	RESPONSE TO RFI
7	RESPONSE TO RFI
8	AMENDED PLANNING PROPOSAL
9	ISSUE FOR PLANNER COMMENT
10	DRAFT ISSUE
11	PLANNING PROPOSAL ISSUE 3
12	

DATE
04.02.22
07.02.22
11.02.22
18/02/22
04/03/22
11/03/22
29/03/22
27/04/22
18/12/22
29/09/23
03/10/23
05/10/23

QA STAMP

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STATUS
PLANNING PROPOSAL - OCTOBER 2023

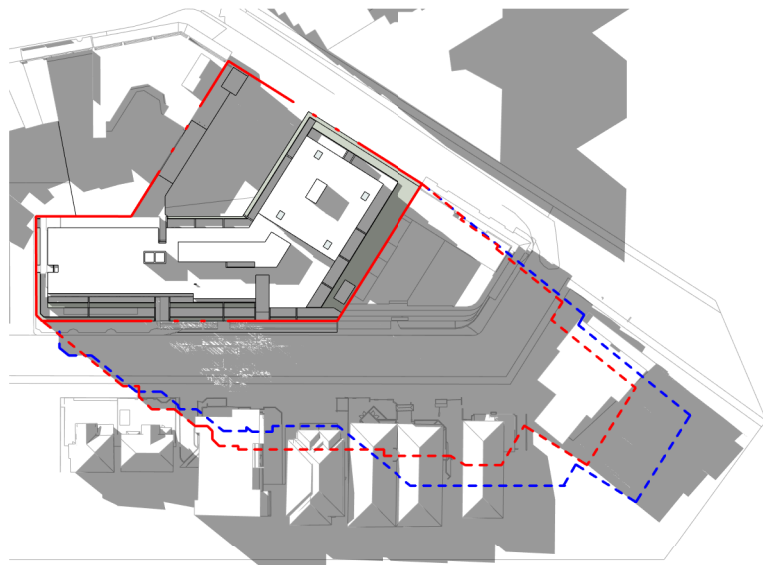
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DRAWING TITLE
SHADOW DIAGRAMS - PROPOSAL



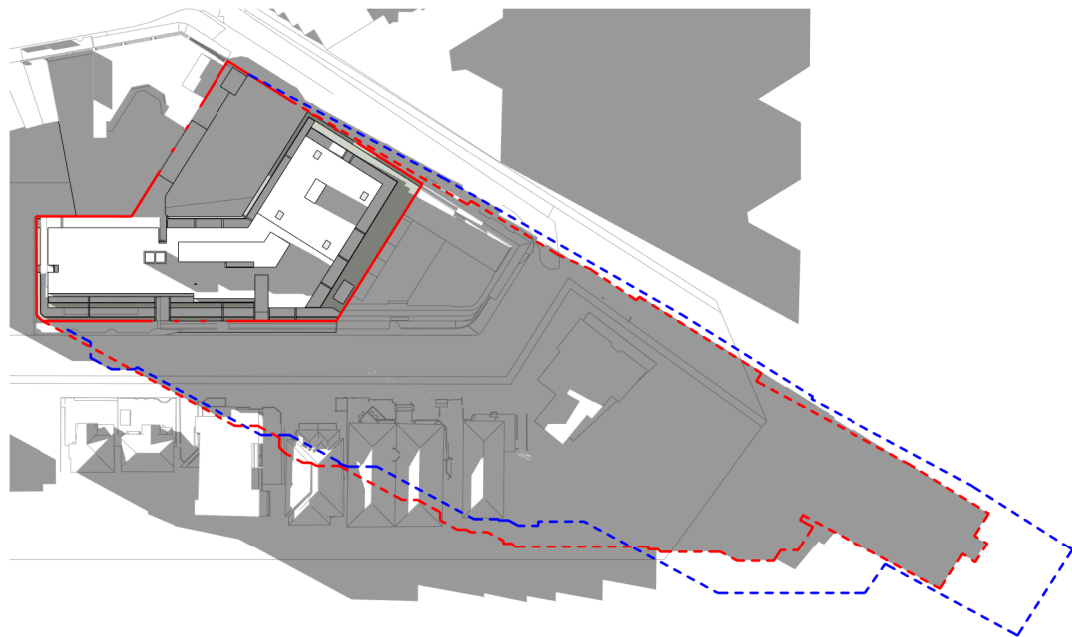
CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

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QLD ARCHITECTS 5590
KOICHI TAKADA.COM

Koichi
Takada
Architects



June21_1500_ PROPOSAL



June21_1600_ PROPOSAL

NOTE:
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SHADOW

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SHADOW

Rangers Road
1-11 Rangers Road, Neutral Bay

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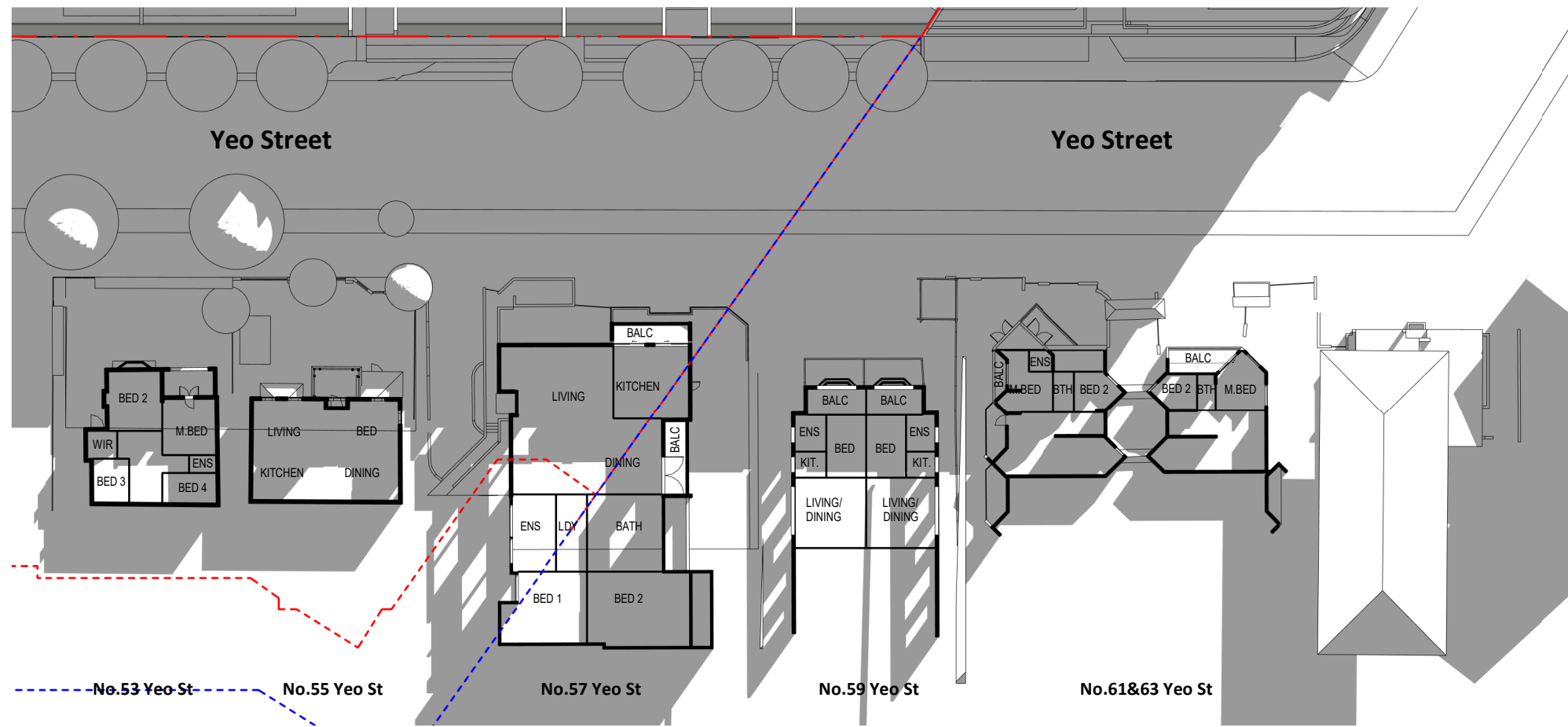
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DRAWING TITLE
SHADOW DIAGRAM - PROPOSAL



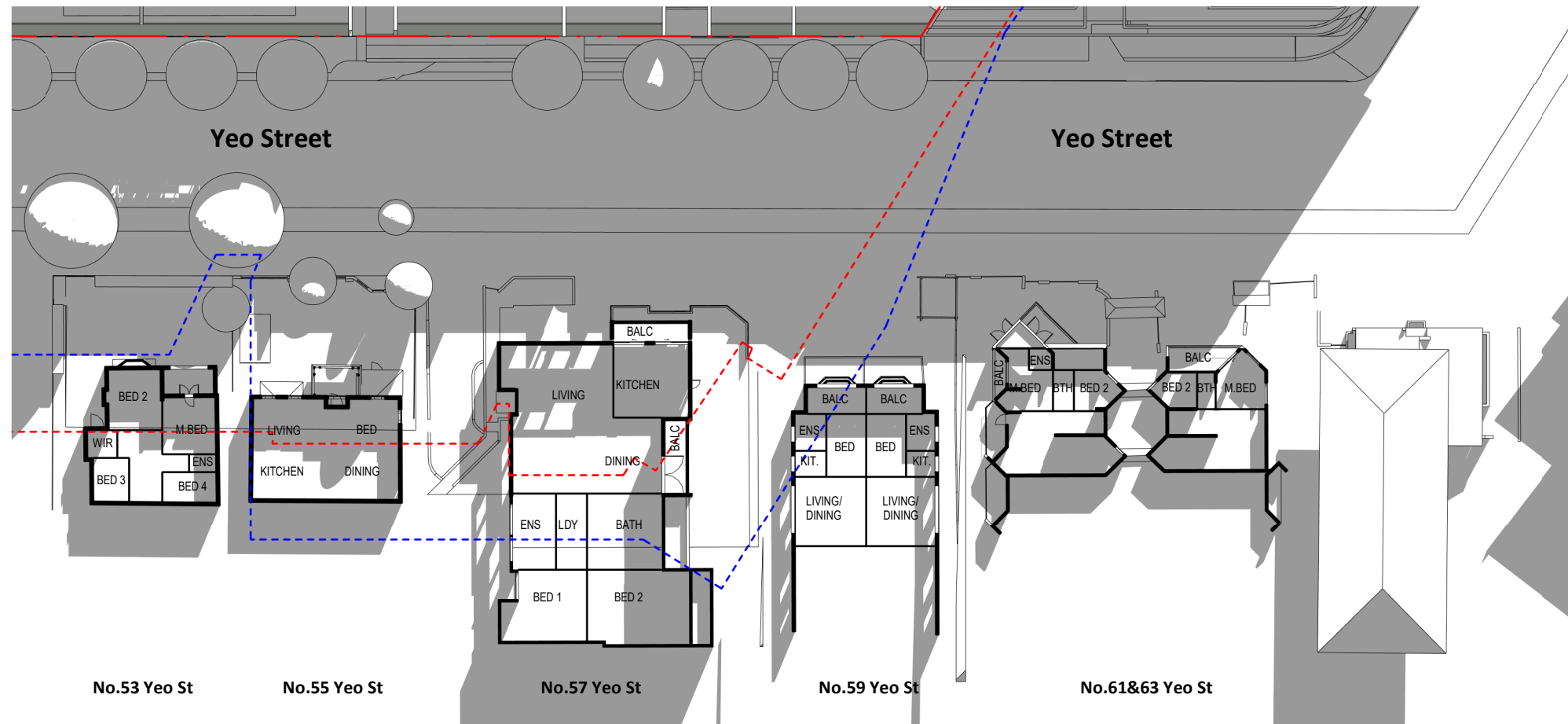
CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

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Koichi
Takada
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June21_0900_PROPOSAL_Yeo St Buildings

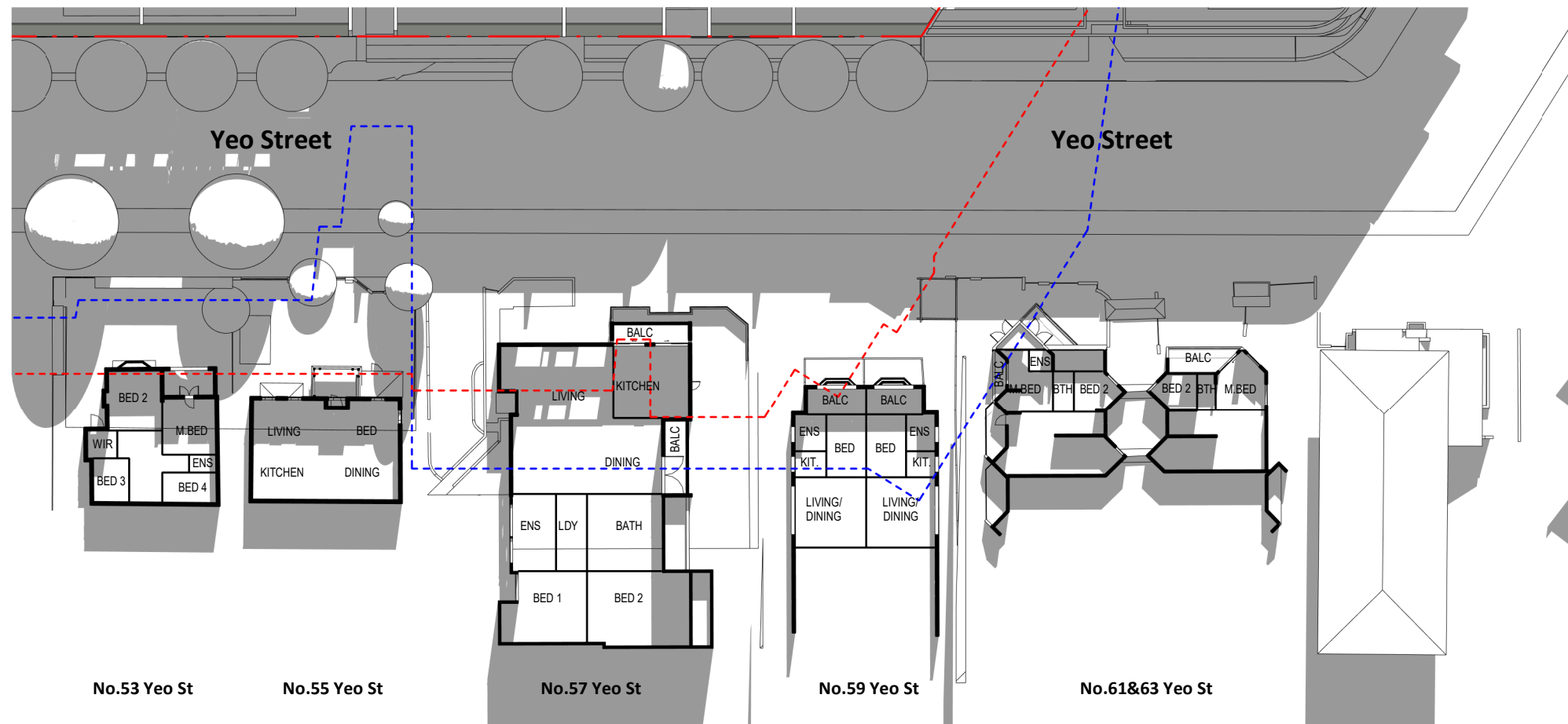


June21_1000_PROPOSAL_Yeo St Buildings

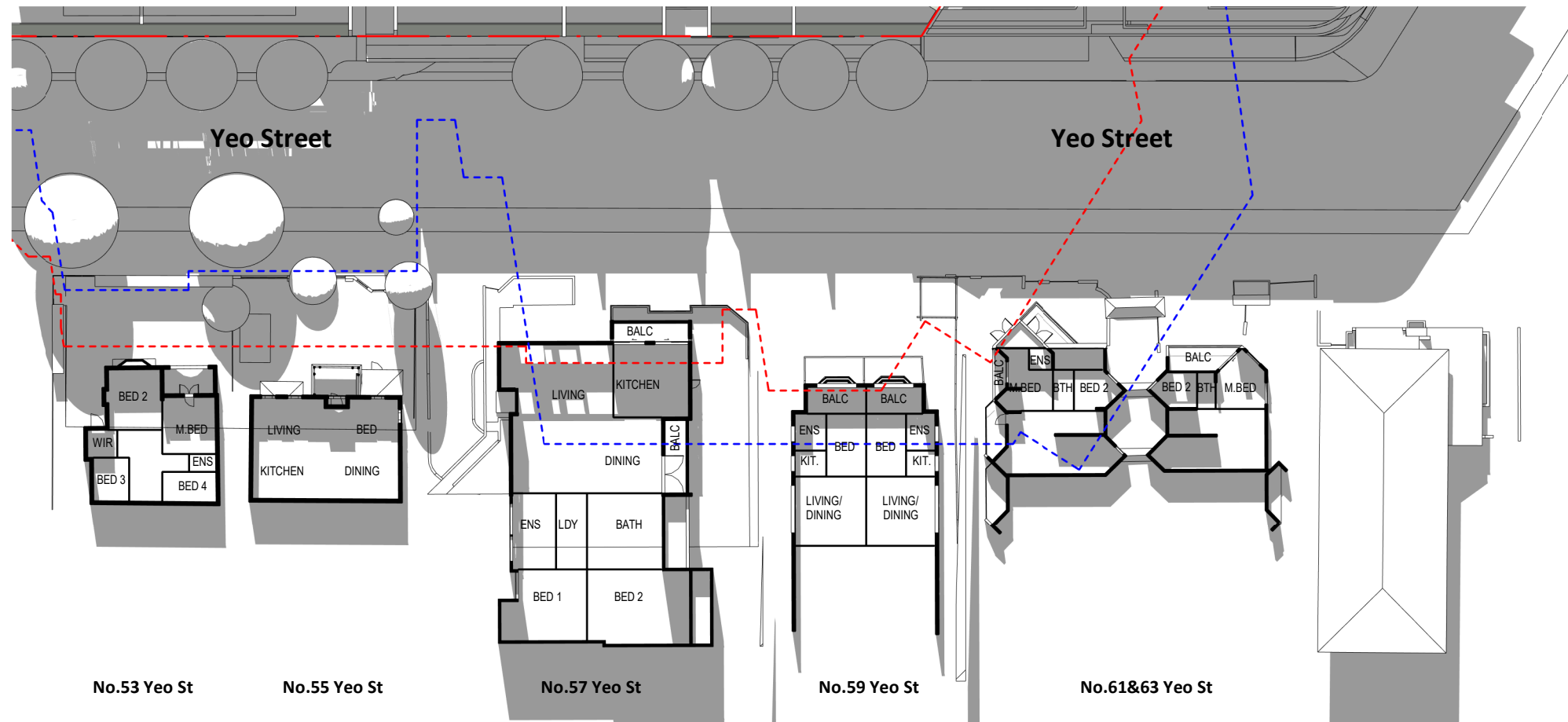
NOTE:
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OUTLINE OF MRCPs MASSING
SHADOW

NOTE:
RED DASHED LINE INDICATES OUTLINE
OF NEW PROPOSED BUILDING
SHADOW

NO.	REVISION	DATE
1	WORK IN PROGRESS	04.02.22
2	COORDINATION ISSUE	07.02.22
3	AMENDED COORDINATION ISSUE	11.02.22
4	COORDINATION ISSUE	18/02/22
5	COORDINATION ISSUE	04/03/22
6	PLANNING PROPOSAL ISSUE	11/03/22
7	AMENDED PLANNING PROPOSAL	16/12/22
8	ISSUE FOR PLANNER COMMENT	20/09/23
9	DRAFT ISSUE	03/10/23
10	PLANNING PROPOSAL ISSUE 3	05/10/23



June21_1100_PROPOSAL_Yeo St Buildings



June21_1200_PROPOSAL_Yeo St Buildings

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SHADOW

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OF NEW PROPOSED BUILDING
SHADOW

Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE
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4	COORDINATION ISSUE	18/02/22
5	COORDINATION ISSUE	04/03/22
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10	PLANNING PROPOSAL ISSUE 3	05/10/23

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STATUS

PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0423

DRAWING TITLE

SHADOW DIAGRAMS - PROPOSAL (Yeo St) 02

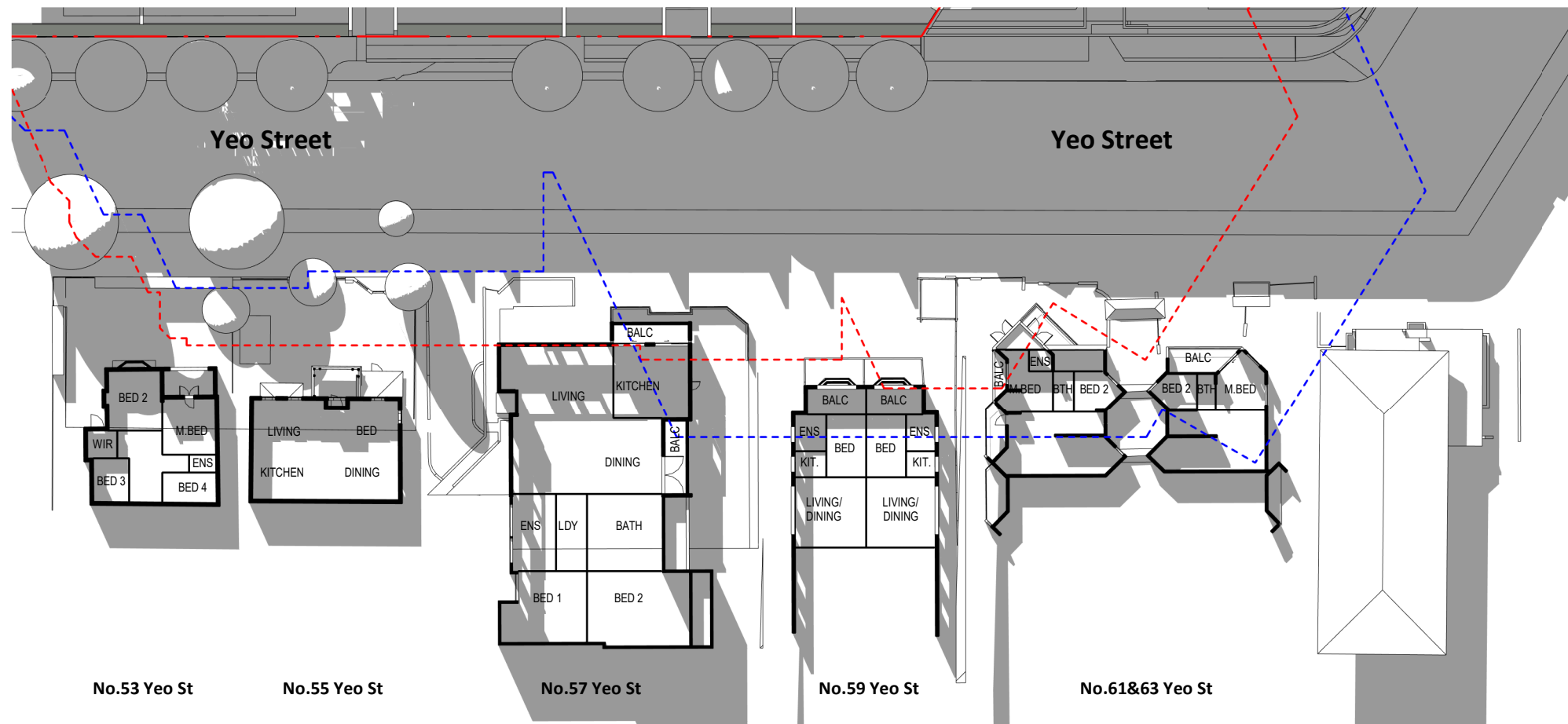


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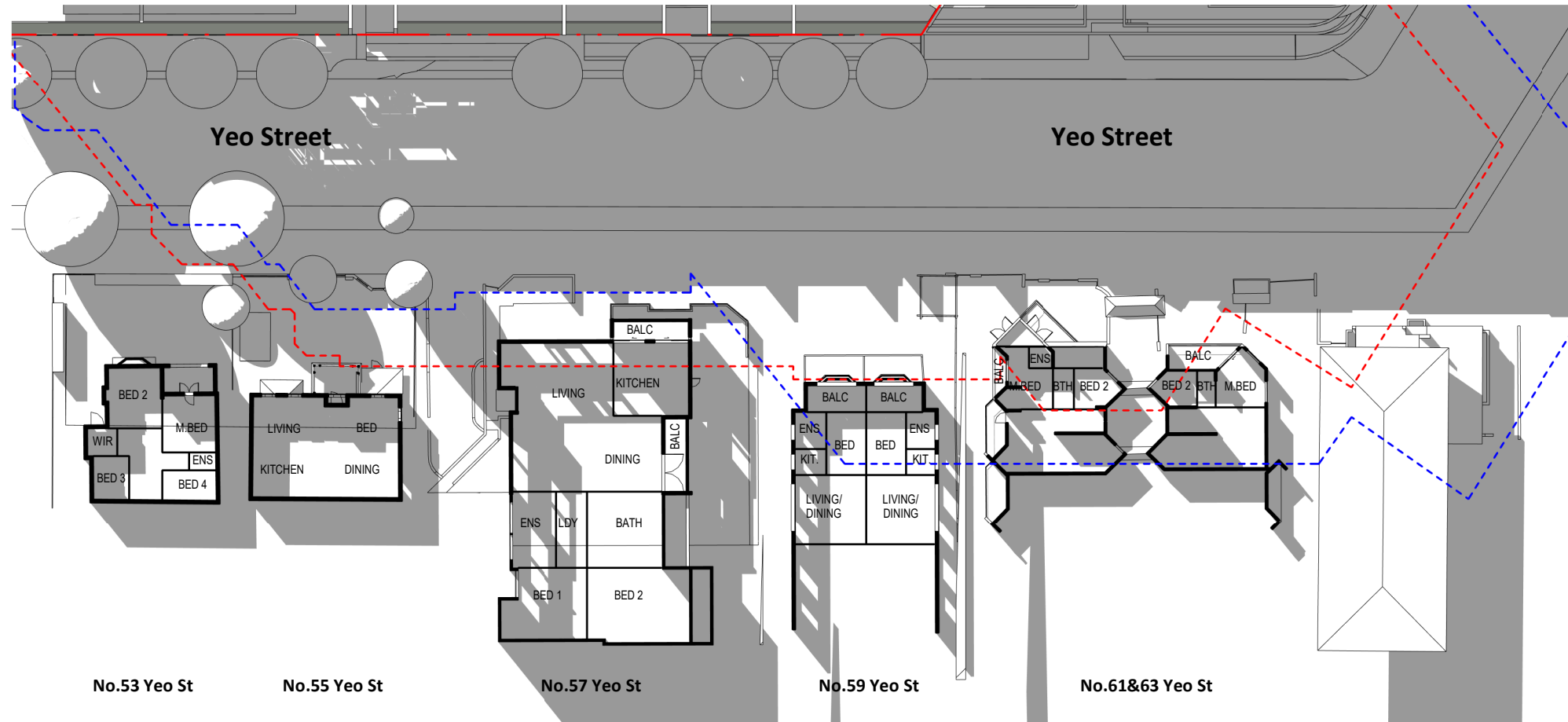
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

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QLD ARCHITECTS 5590
KOICHI TAKADA.COM

**Koichi
Takada
Architects**



June21_1300_PROPOSAL_Yeo St Buildings



June21_1400_PROPOSAL_Yeo St Buildings

NOTE:
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SHADOW

Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE
1	WORK IN PROGRESS	04/02/22
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9	DRAFT ISSUE	03/10/23
10	PLANNING PROPOSAL ISSUE 3	05/10/23

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STATUS

PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0424

DRAWING TITLE

SHADOW DIAGRAMS - PROPOSAL (Yeo St) 03

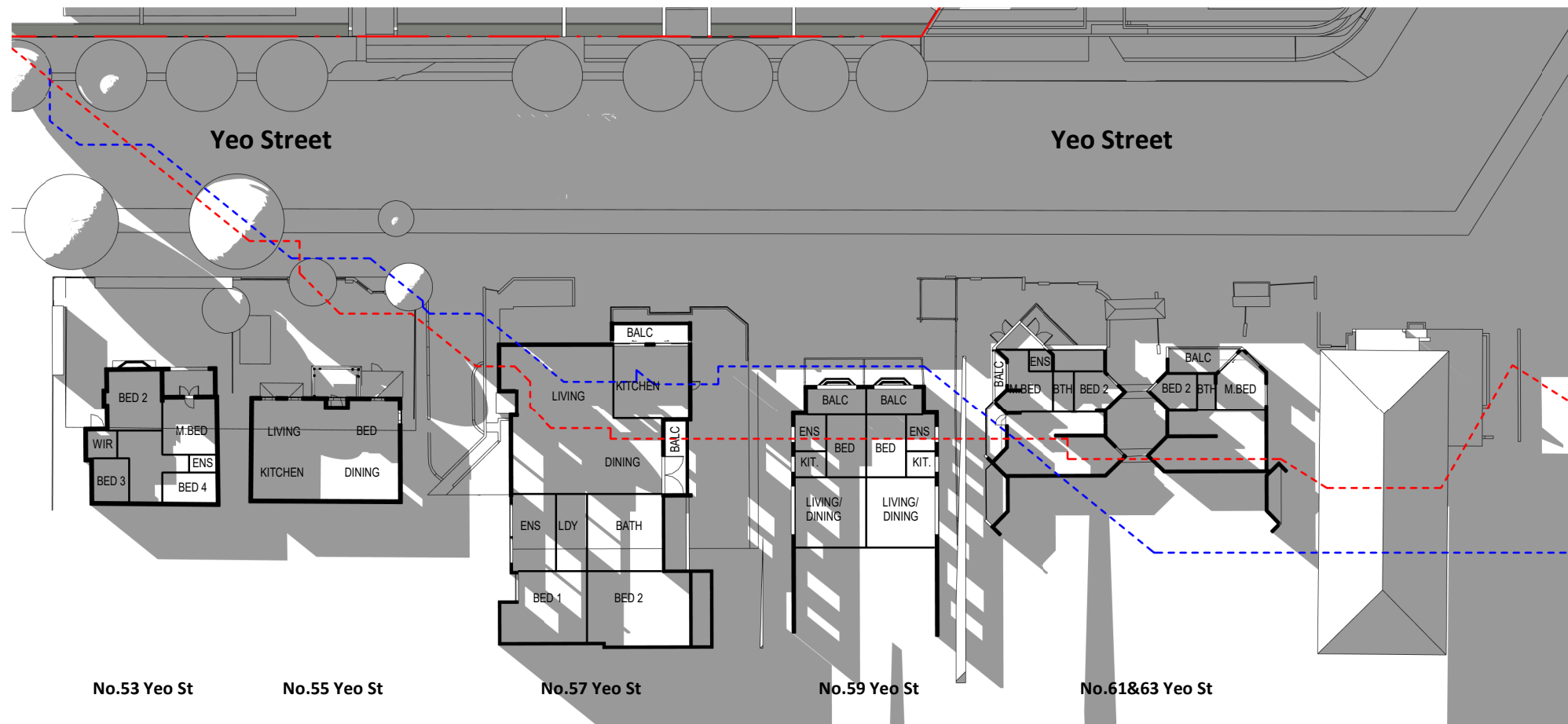
CLIENT

Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

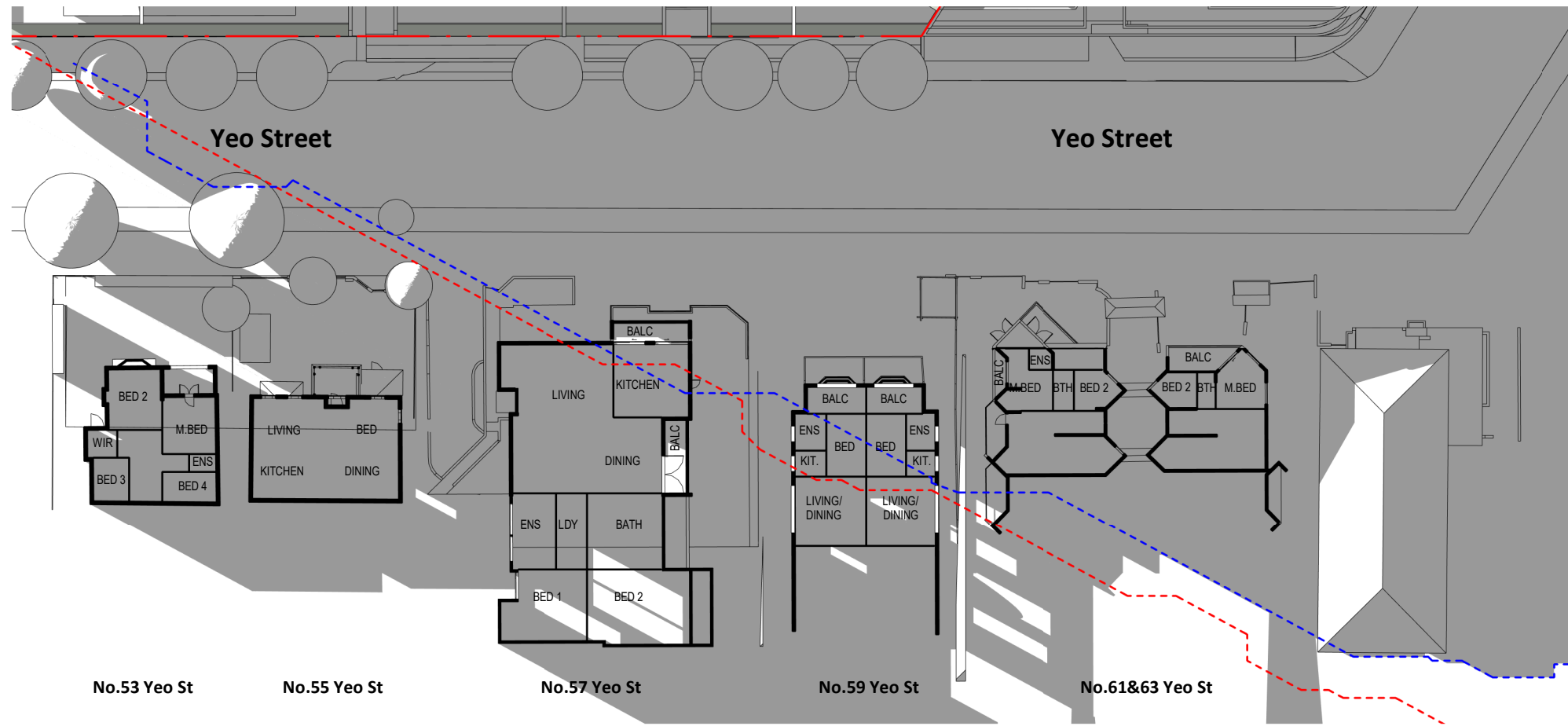
SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
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ABN 63 131 365 896
NOMINATED ARCHITECT:
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QLD ARCHITECTS 5590
KOICHI TAKADA.COM

**Koichi
Takada
Architects**





June21_1500_PROPOSAL_Yeo St Buildings

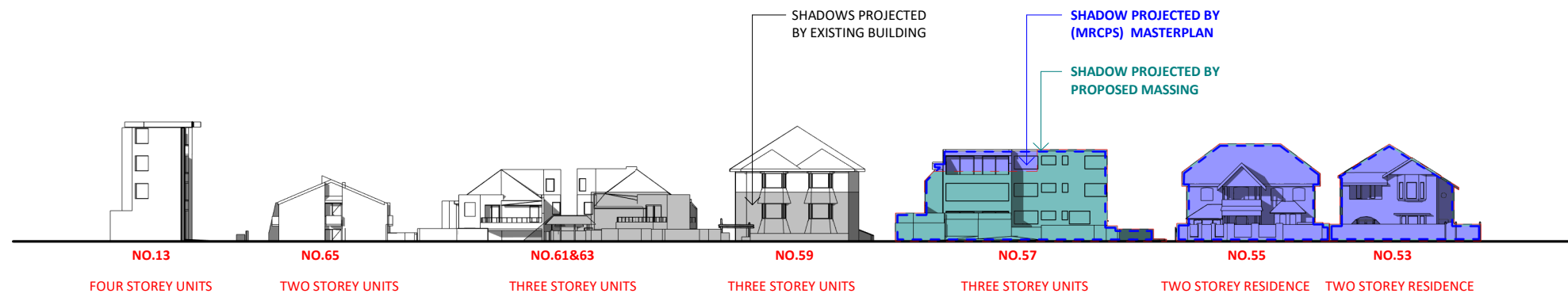


June21_1600_PROPOSAL_Yeo St Buildings

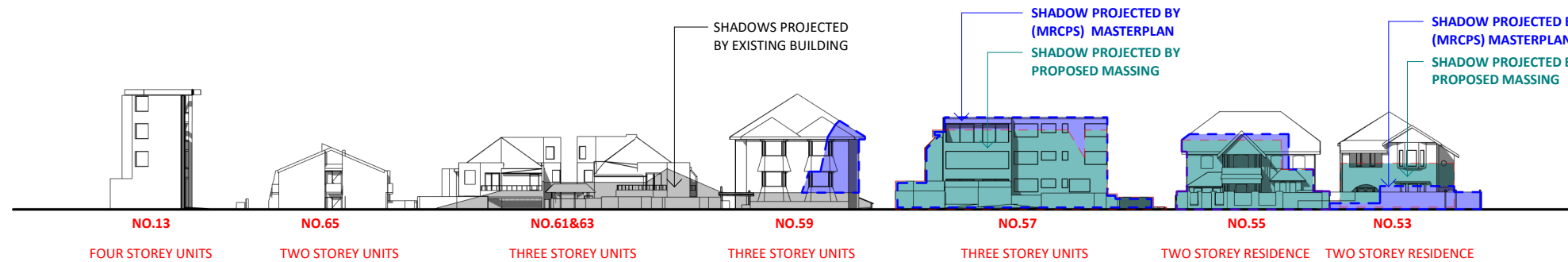
NOTE:
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SHADOW

NOTE:
RED DASHED LINE INDICATES OUTLINE
OF NEW PROPOSED BUILDING
SHADOW





YEO STREET (LOOKING SOUTH) - SOLAR STUDY JUNE 21 - 0900



YEO STREET (LOOKING SOUTH) - SOLAR STUDY JUNE 21 - 1000



YEO STREET (LOOKING SOUTH) - SOLAR STUDY JUNE 21 - 1100



YEO STREET (LOOKING SOUTH) - SOLAR STUDY JUNE 21 - 1200

	EXISTING BUILDING SHADOW
	PROPOSED BUILDING SHADOW
	MRCPS (MASTERPLAN)

REAR / SOUTH OF YEO STREET ELEVATIONS
OBTAINED FROM SURVEY DATED 6.12.21

Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE
1	COORDINATION ISSUE	18/02/22
2	COORDINATION ISSUE	04/03/22
3	PLANNING PROPOSAL ISSUE	11/03/22
4	AMENDED PLANNING PROPOSAL	16/12/22
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QA STAMP

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STATUS

PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

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DRAWING TITLE

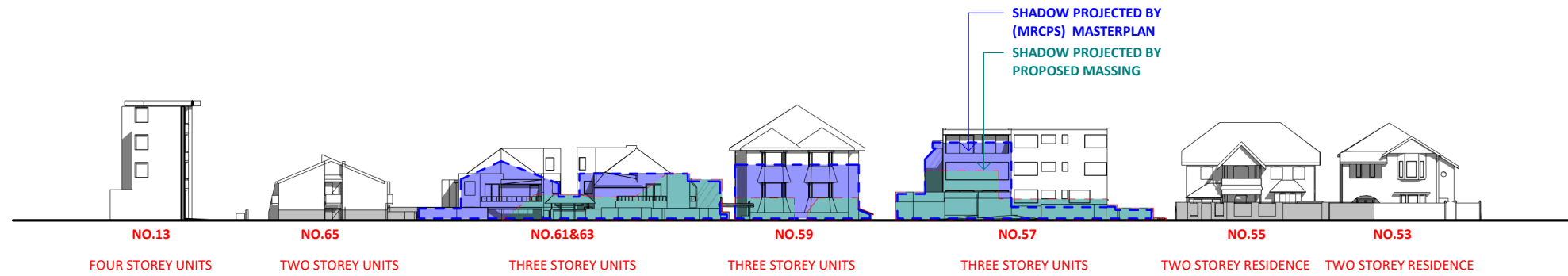
ELEVATION SOLAR STUDY (South Yeo St) - 01

CLIENT

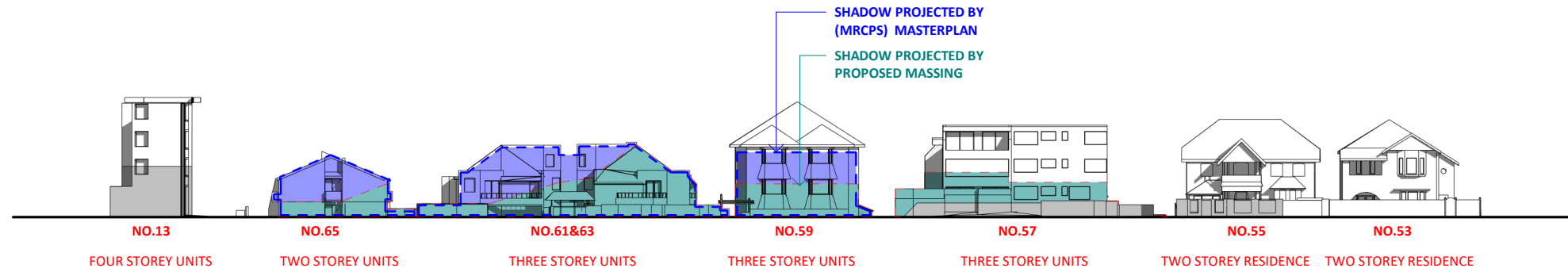
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
NOMINATED ARCHITECT:
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VIC ARCHITECTS 16179
QLD ARCHITECTS 5590
KOICHI TAKADA.COM

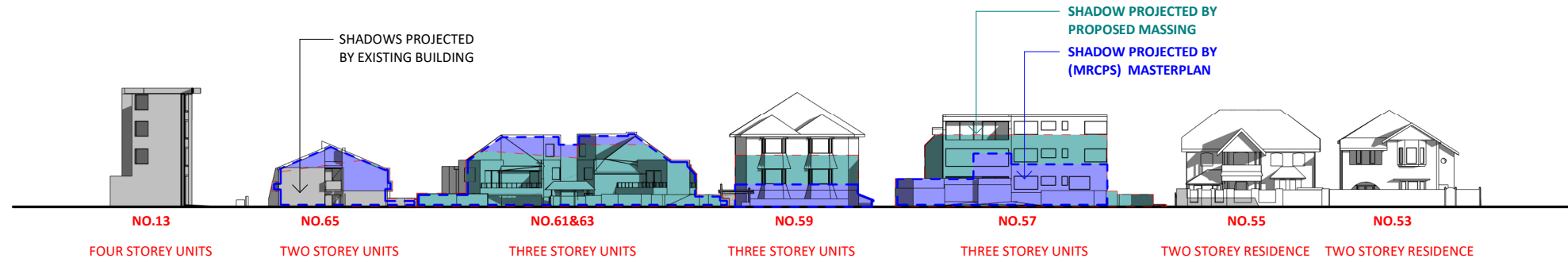
**Koichi
Takada
Architects**



YEO STREET (LOOKING SOUTH) - SOLAR STUDY JUNE 21 - 1300



YEO STREET (LOOKING SOUTH) - SOLAR STUDY JUNE 21 - 1400



YEO STREET (LOOKING SOUTH) - SOLAR STUDY JUNE 21 - 1500

EXISTING BUILDING SHADOW

PROPOSED BUILDING SHADOW

MRCPS (MASTERPLAN)

REAR / SOUTH OF YEO STREET ELEVATIONS
OBTAINED FROM SURVEY DATED 6.12.21

Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE	QA STAMP
1	COORDINATION ISSUE	18/02/22	
2	COORDINATION ISSUE	04/03/22	
3	PLANNING PROPOSAL ISSUE	11/03/22	
4	AMENDED PLANNING PROPOSAL	16/12/22	
5	ISSUE FOR PLANNER COMMENT	28/09/23	
6	PLANNING PROPOSAL ISSUE 3	05/10/23	

THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME

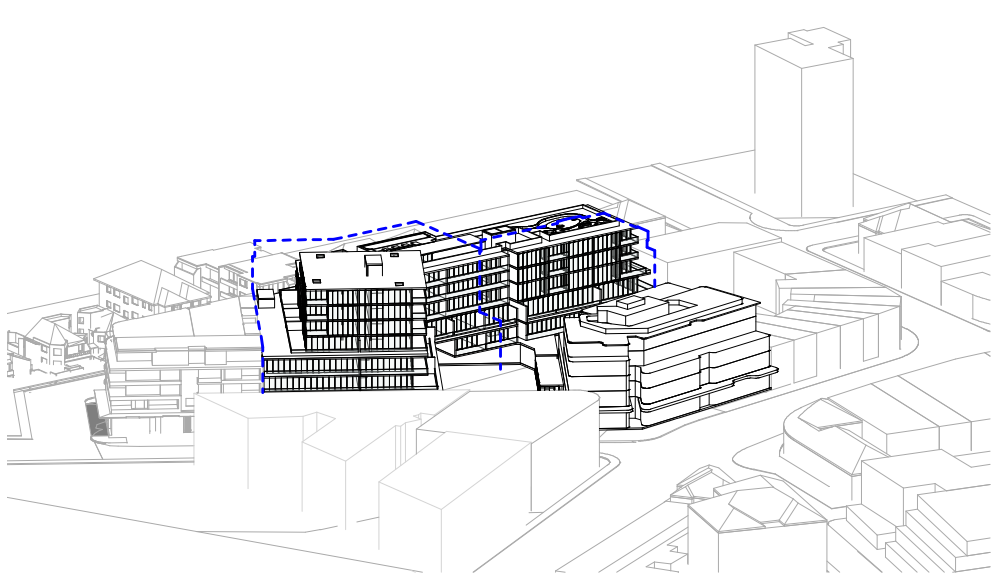
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PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER
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DRAWING TITLE
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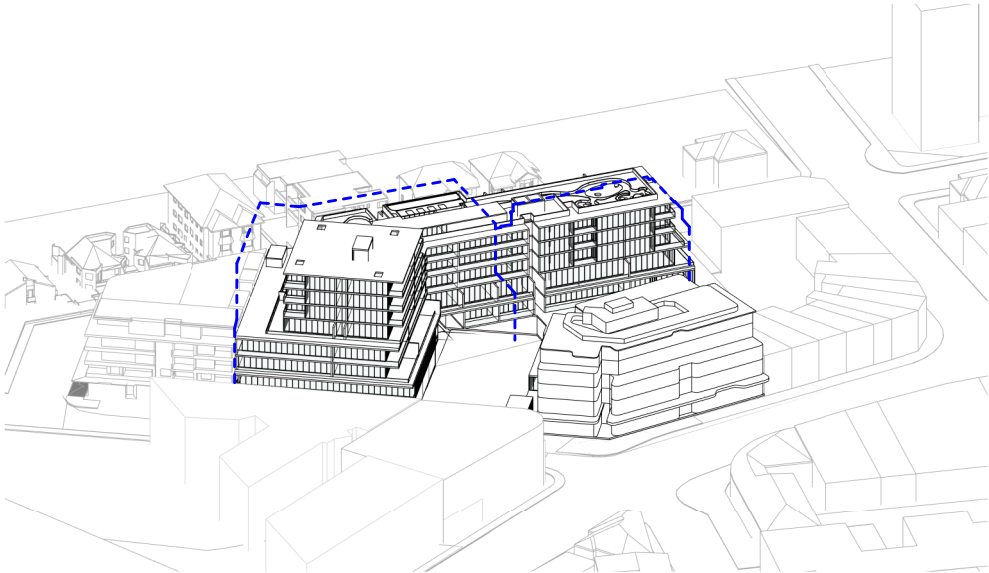
CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
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KOICHI TAKADA.COM

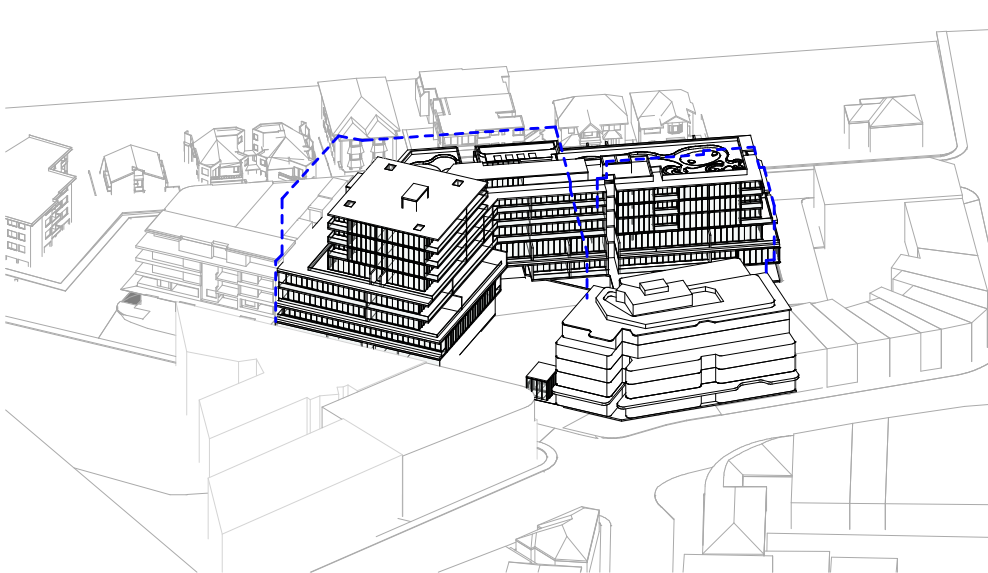
Koichi
Takada
Architects



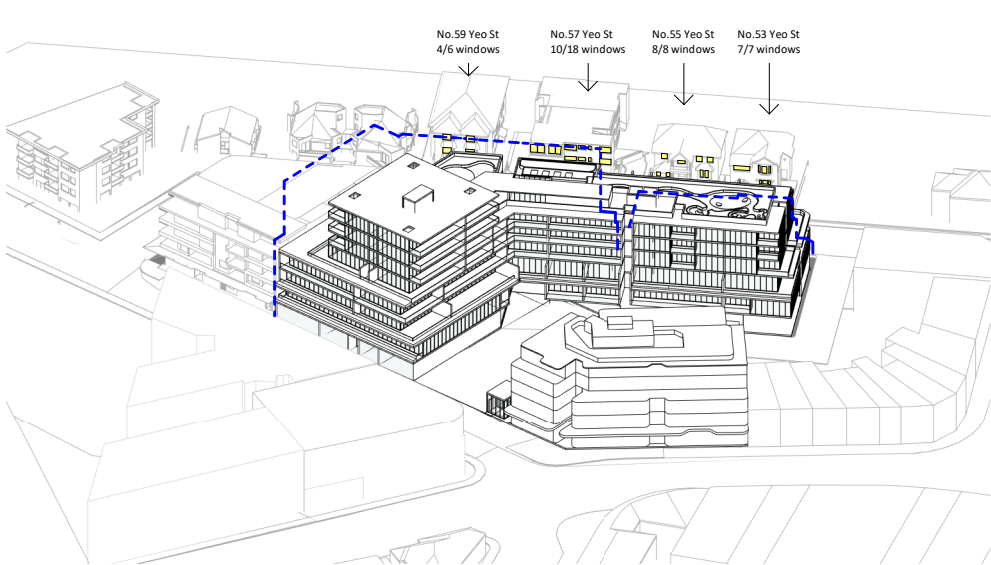
Sun_June21_0900 NEW PROPOSAL



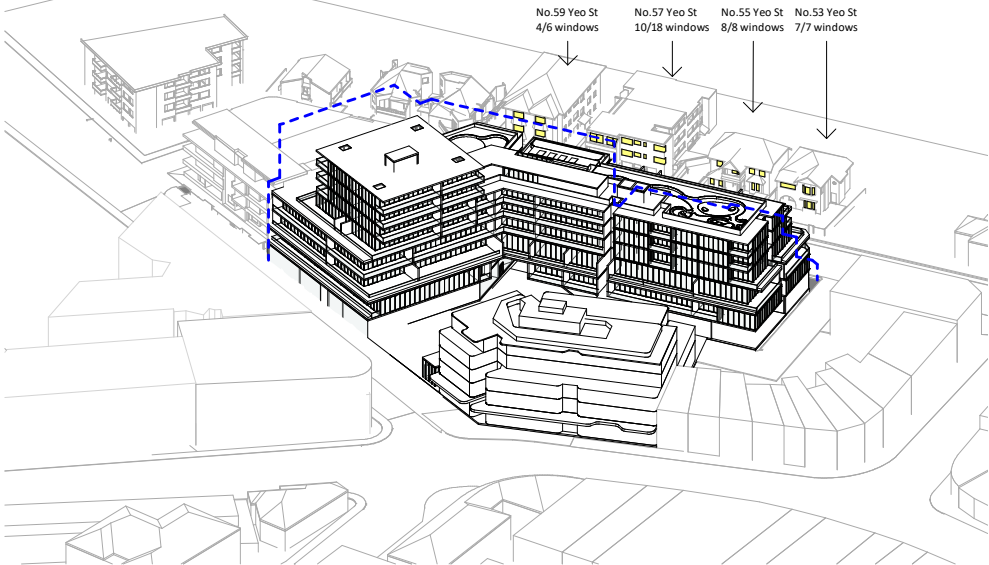
Sun_June21_1000 NEW PROPOSAL



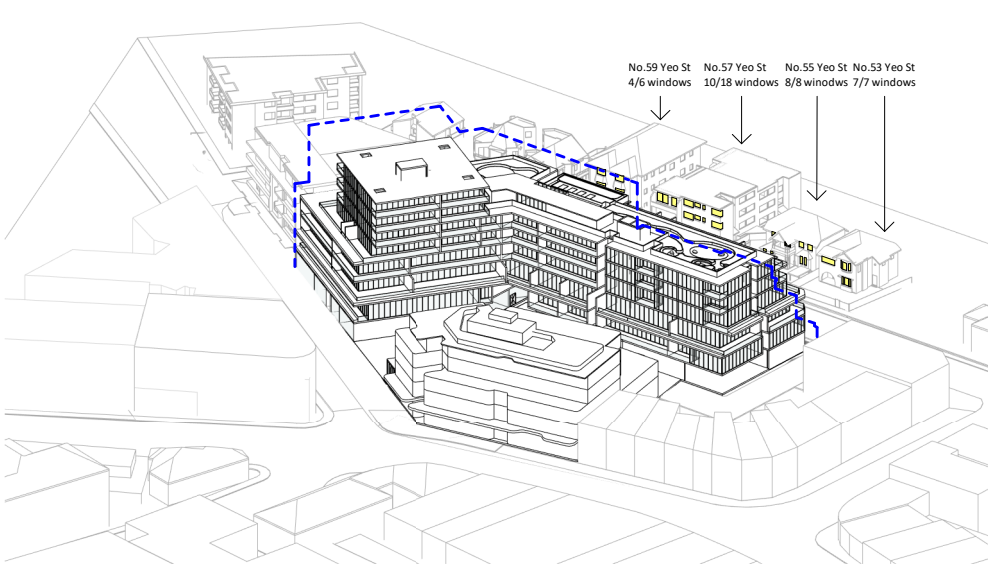
Sun_June21_1100 NEW PROPOSAL



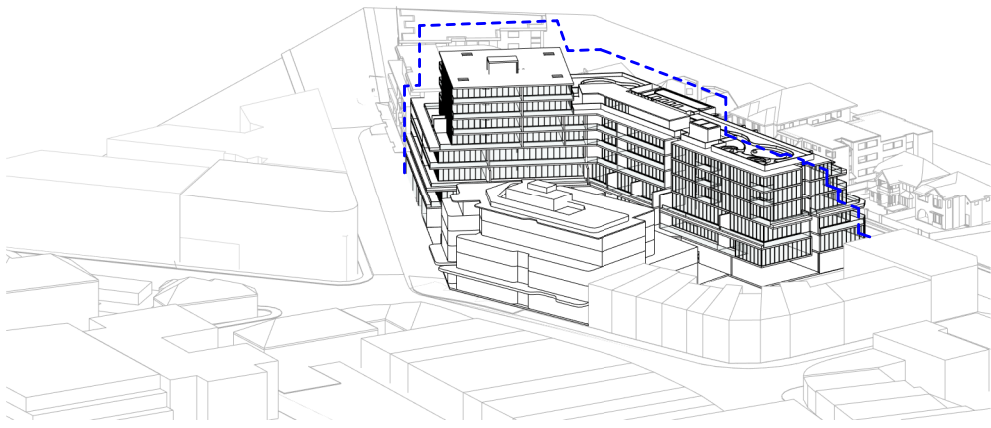
Sun_June21_1200 NEW PROPOSAL



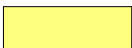
Sun_June21_1300 NEW PROPOSAL




Sun_June21_1400 NEW PROPOSAL



Sun_June21_1500 NEW PROPOSAL

 NORTH FACING WINDOWS ACHIEVING
2 HOURS SOLAR ACCESS BETWEEN 9AM - 3PM

 **NOTE:**
BLUE DASHED LINE INDICATES OUTLINE OF MRCPS
MASSING (50 YEO ST INCLUDED)

Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE
1	WORK IN PROGRESS	02/09/22
2	COORDINATION ISSUE	18/10/22
3	AMENDED PLANNING PROPOSAL	16/12/22
4	ISSUE FOR PLANNER COMMENT	29/09/23
5	DRAFT ISSUE	09/10/23
6	PLANNING PROPOSAL ISSUE 3	09/10/23

QA STAMP

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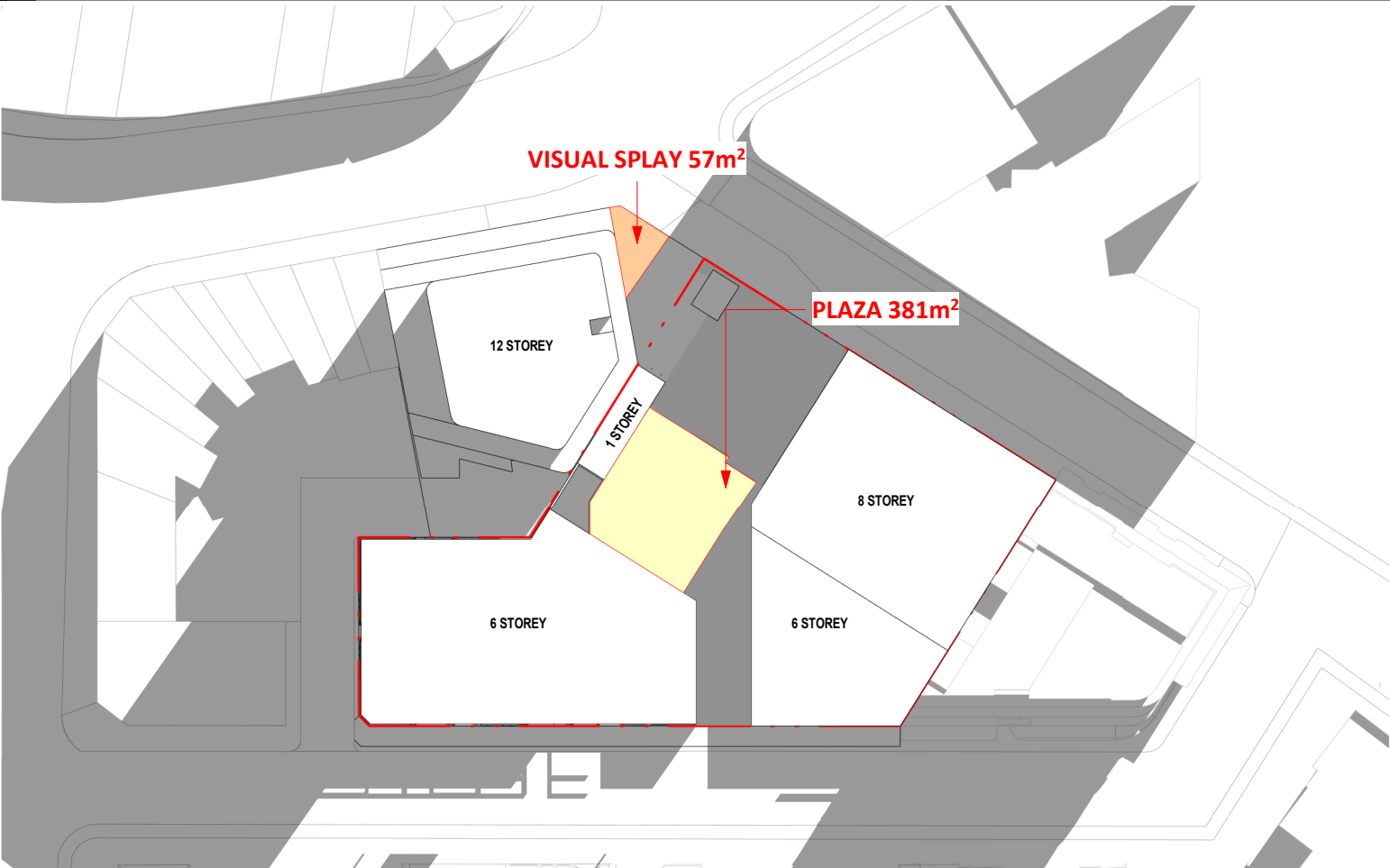
STATUS
PLANNING PROPOSAL - OCTOBER 2023

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DRAWING TITLE
SUN EYE VIEWS - NEW PROPOSAL

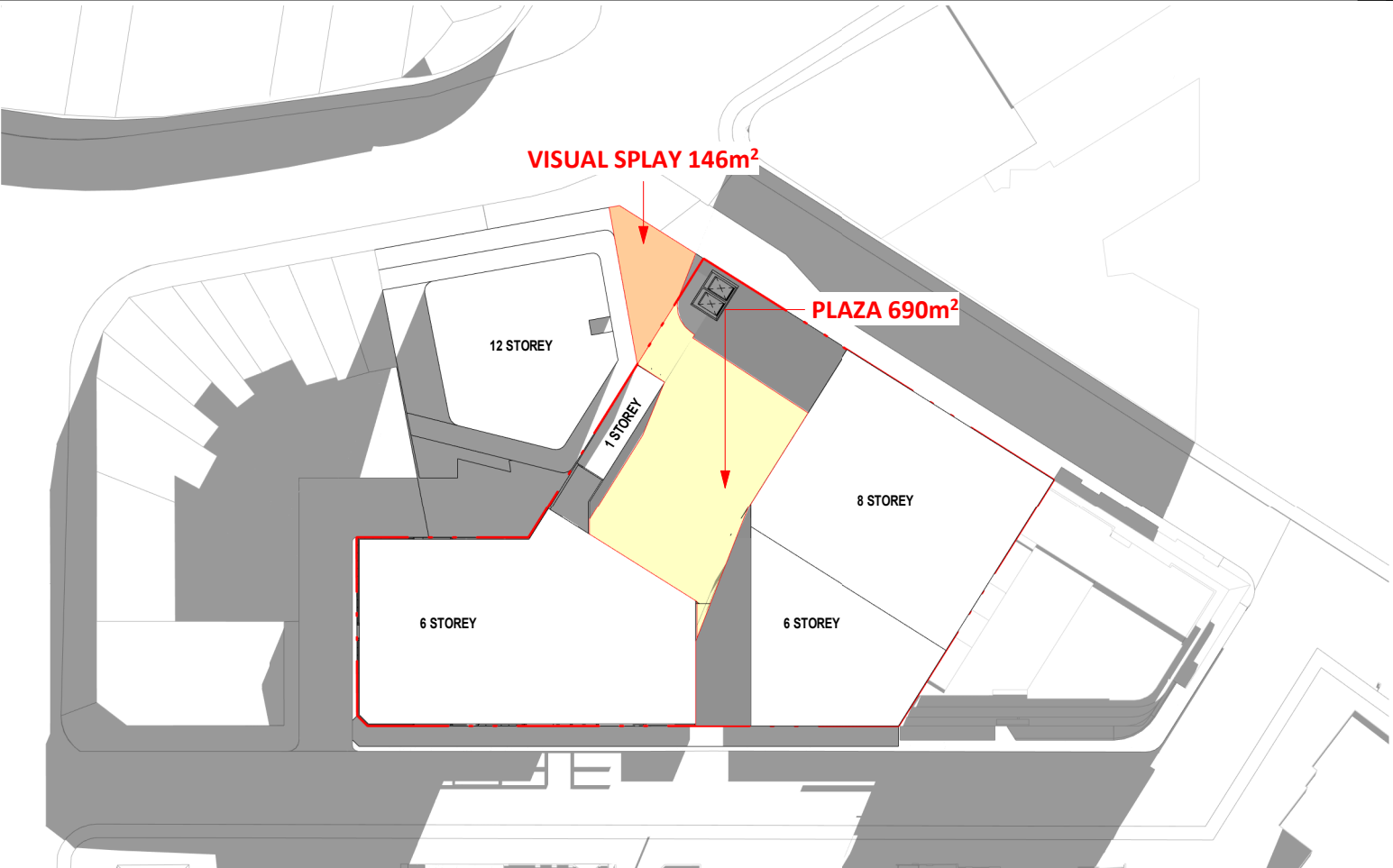
CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

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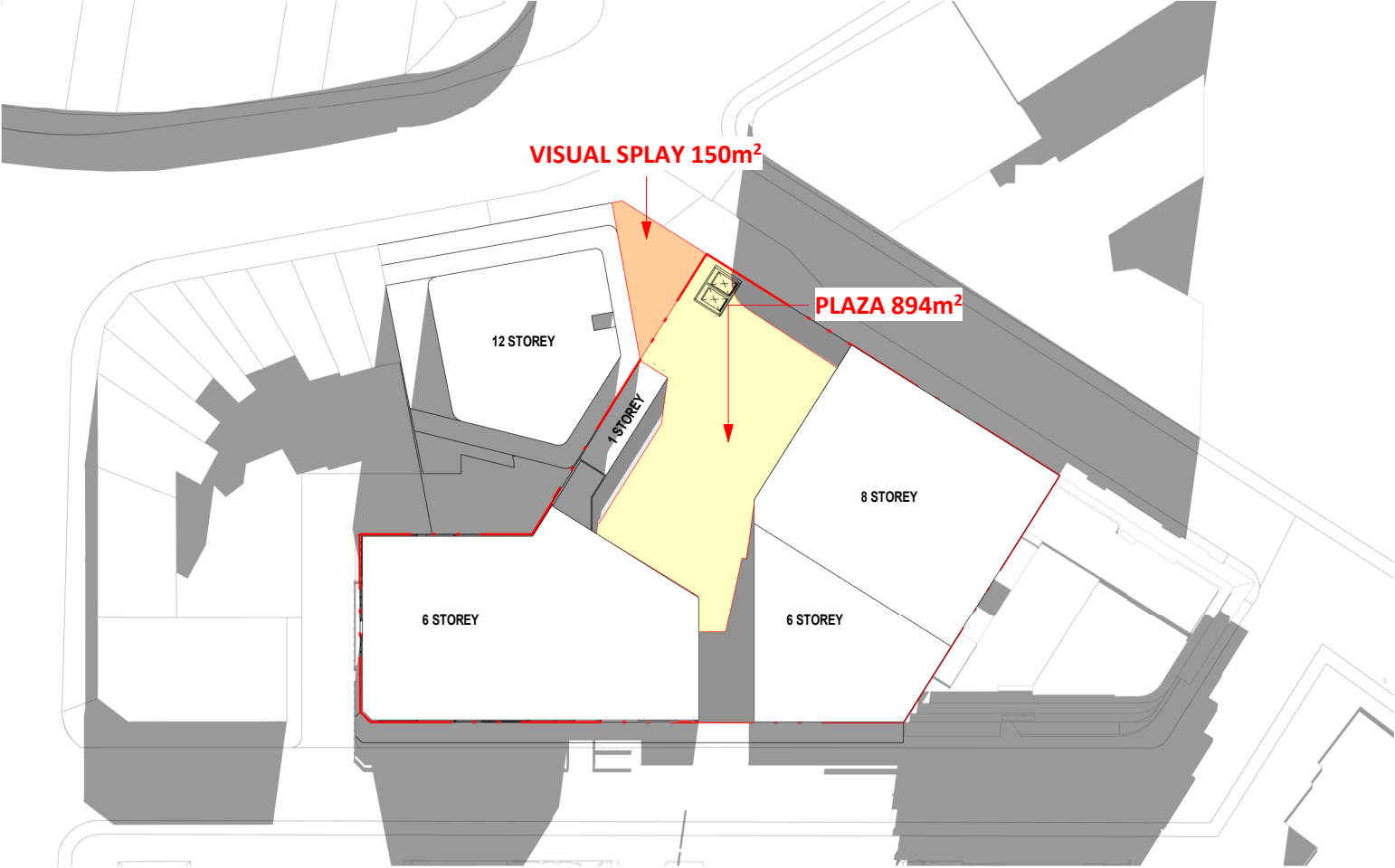
**Koichi
Takada
Architects**



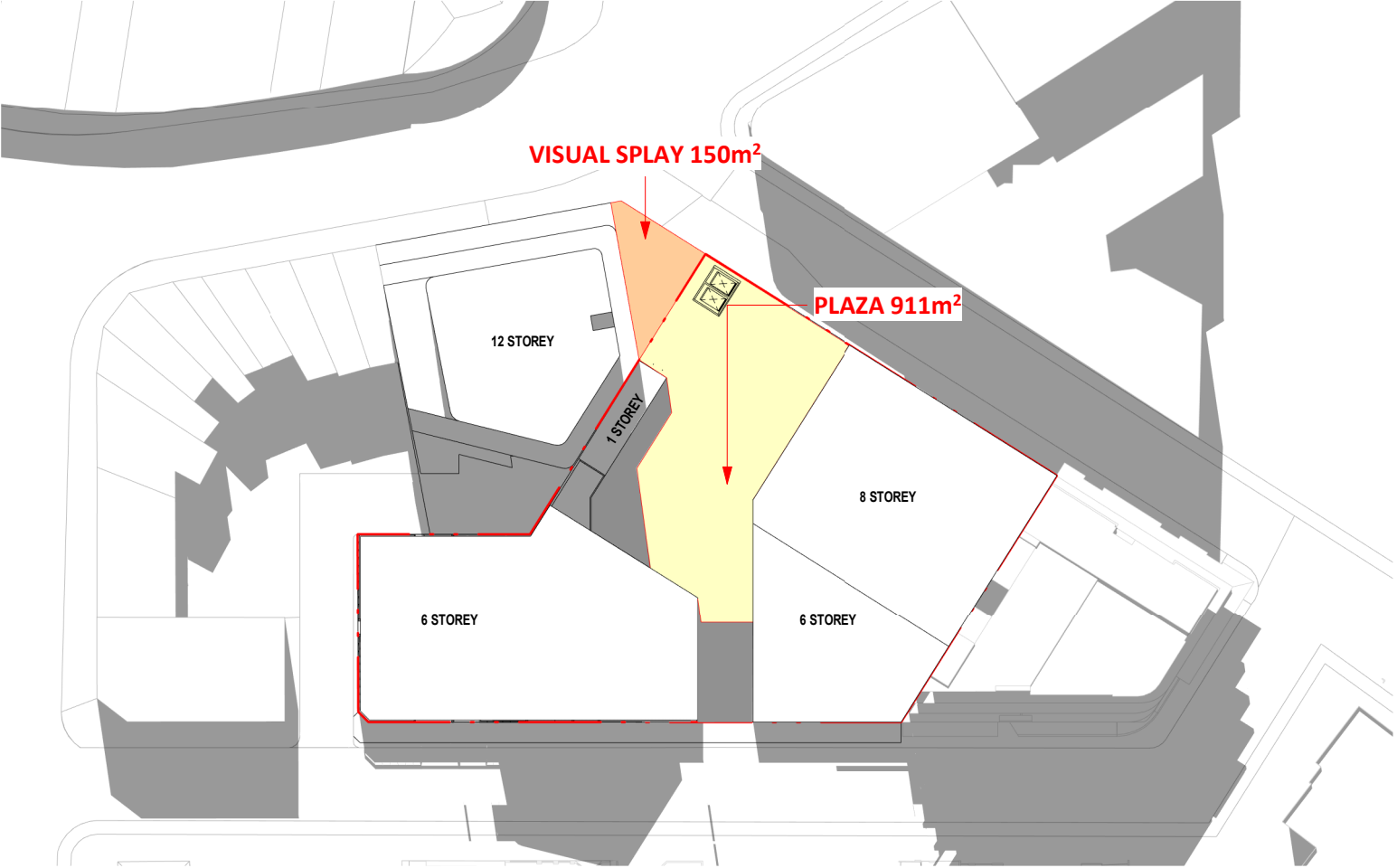
June21_0900_PROPOSAL_PLAZA SUNLIGHT ACCESS TOTAL: 438m² (35%) IN SUN (PUBLIC PLAZA + VISUAL SPLAY = 1250m²)



June21_1000_PROPOSAL_PLAZA SUNLIGHT ACCESS TOTAL: 836m² (67%) IN SUN (PUBLIC PLAZA + VISUAL SPLAY = 1250m²)



June21_1100_PROPOSAL_PLAZA SUNLIGHT ACCESS TOTAL: 1044m² (83%) IN SUN (PUBLIC PLAZA + VISUAL SPLAY = 1250m²)



June21_1200_PROPOSAL_PLAZA SUNLIGHT ACCESS TOTAL: 1061m² (85%) IN SUN (PUBLIC PLAZA + VISUAL SPLAY = 1250m²)

Rangers Road
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DATE
18/02/22
04/03/22
11/03/22
16/12/22
09/10/23
09/10/23

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PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

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DRAWING TITLE

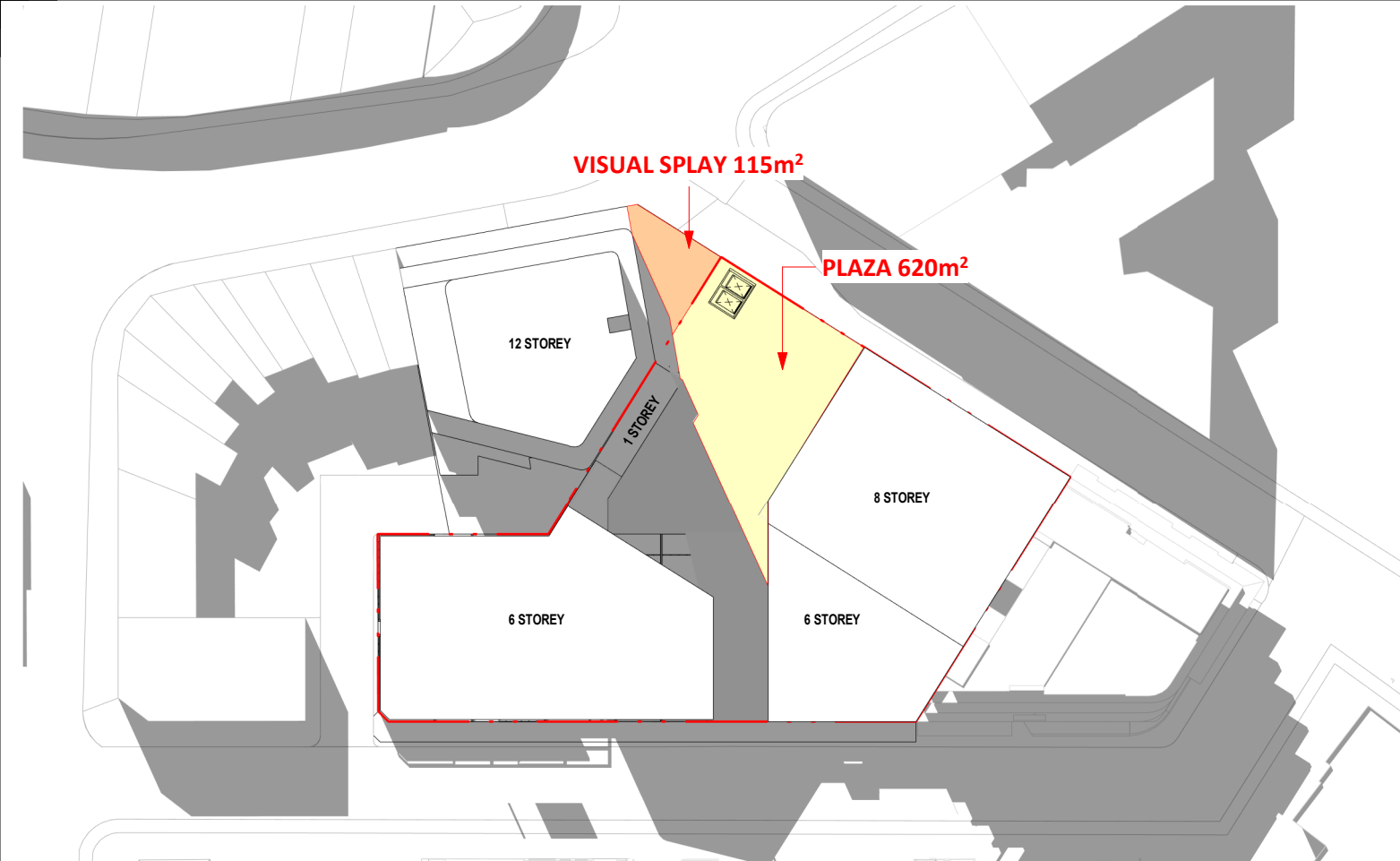
PLAZA SUNLIGHT ACCESS - PROPOSAL

CLIENT

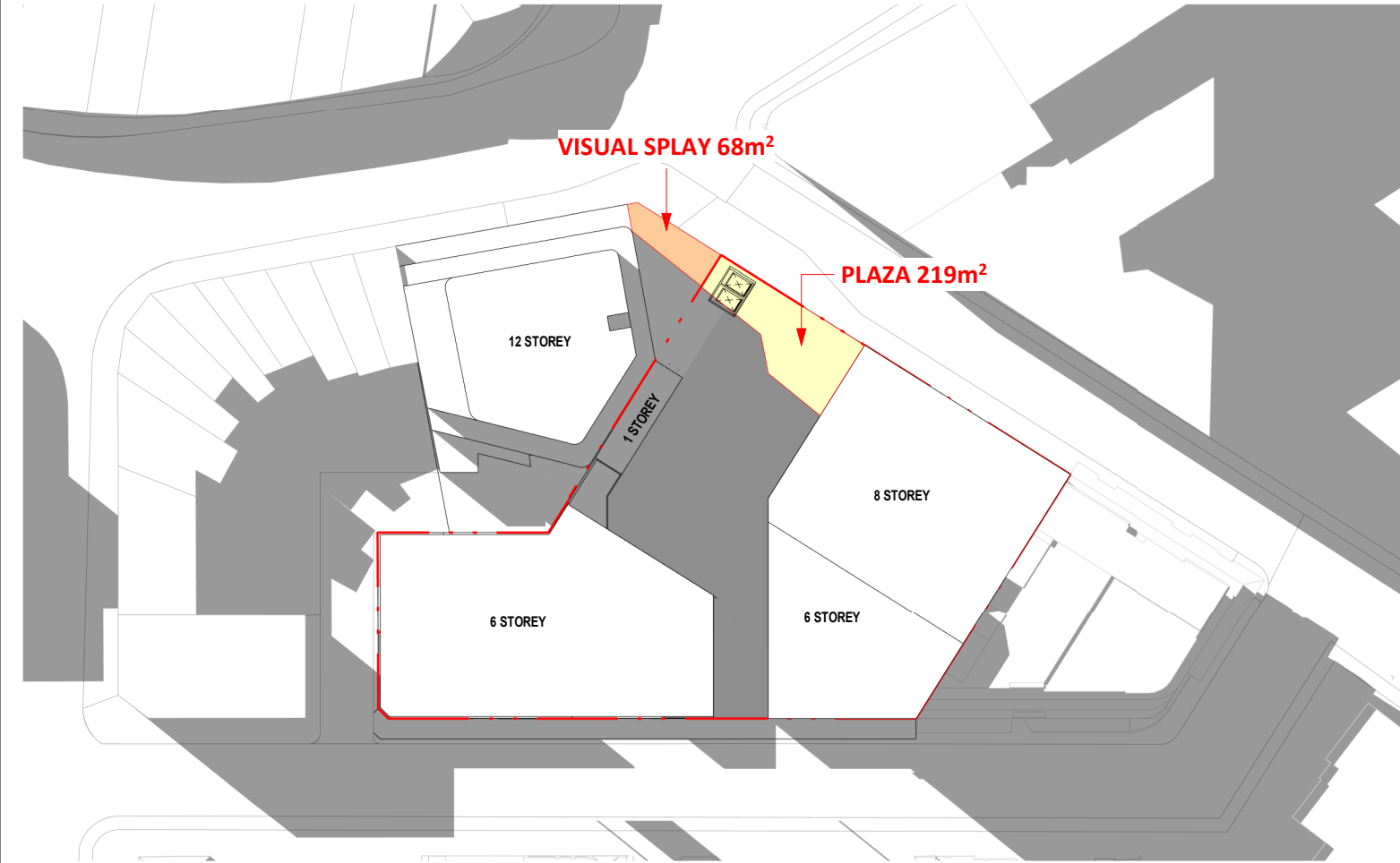
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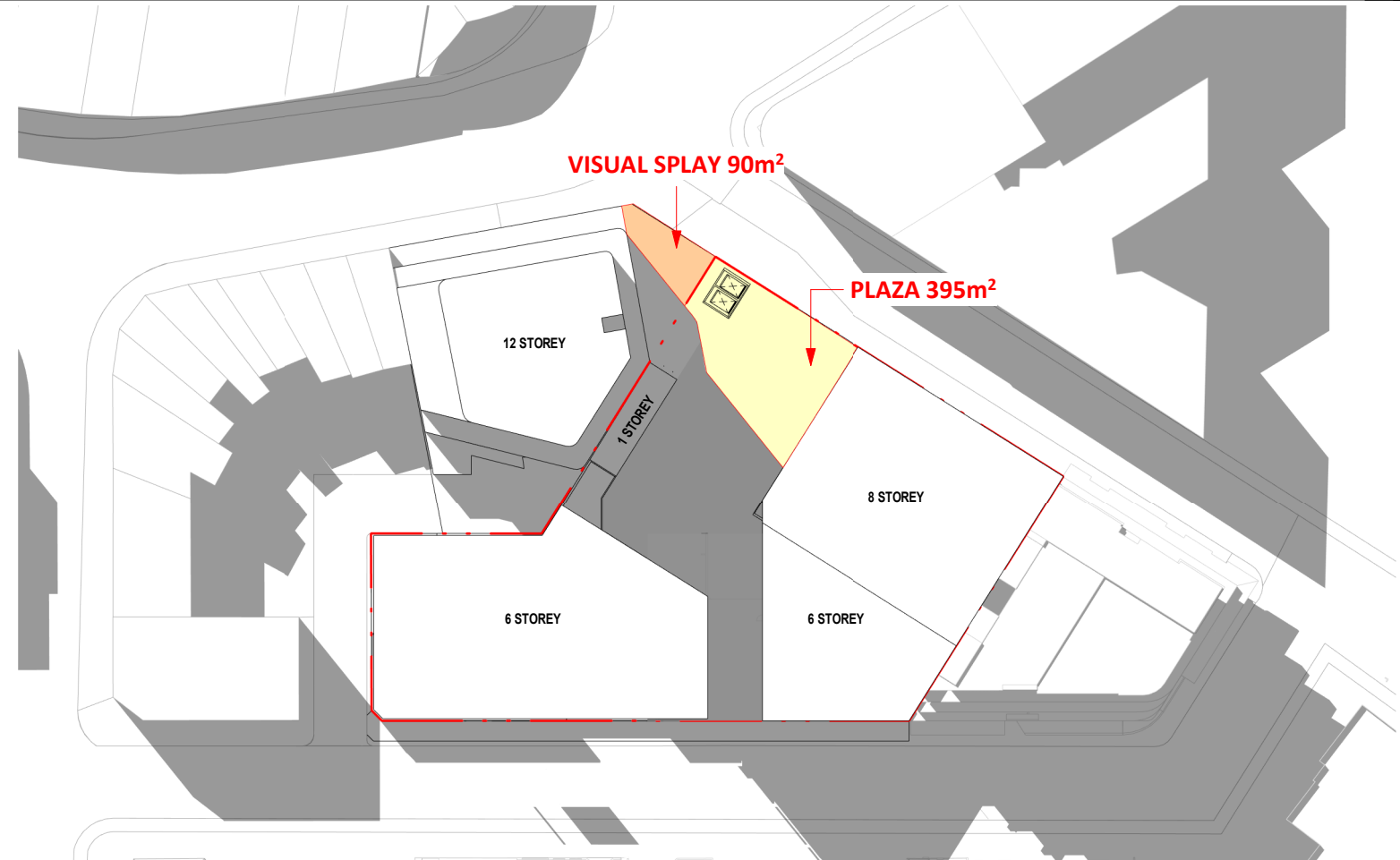
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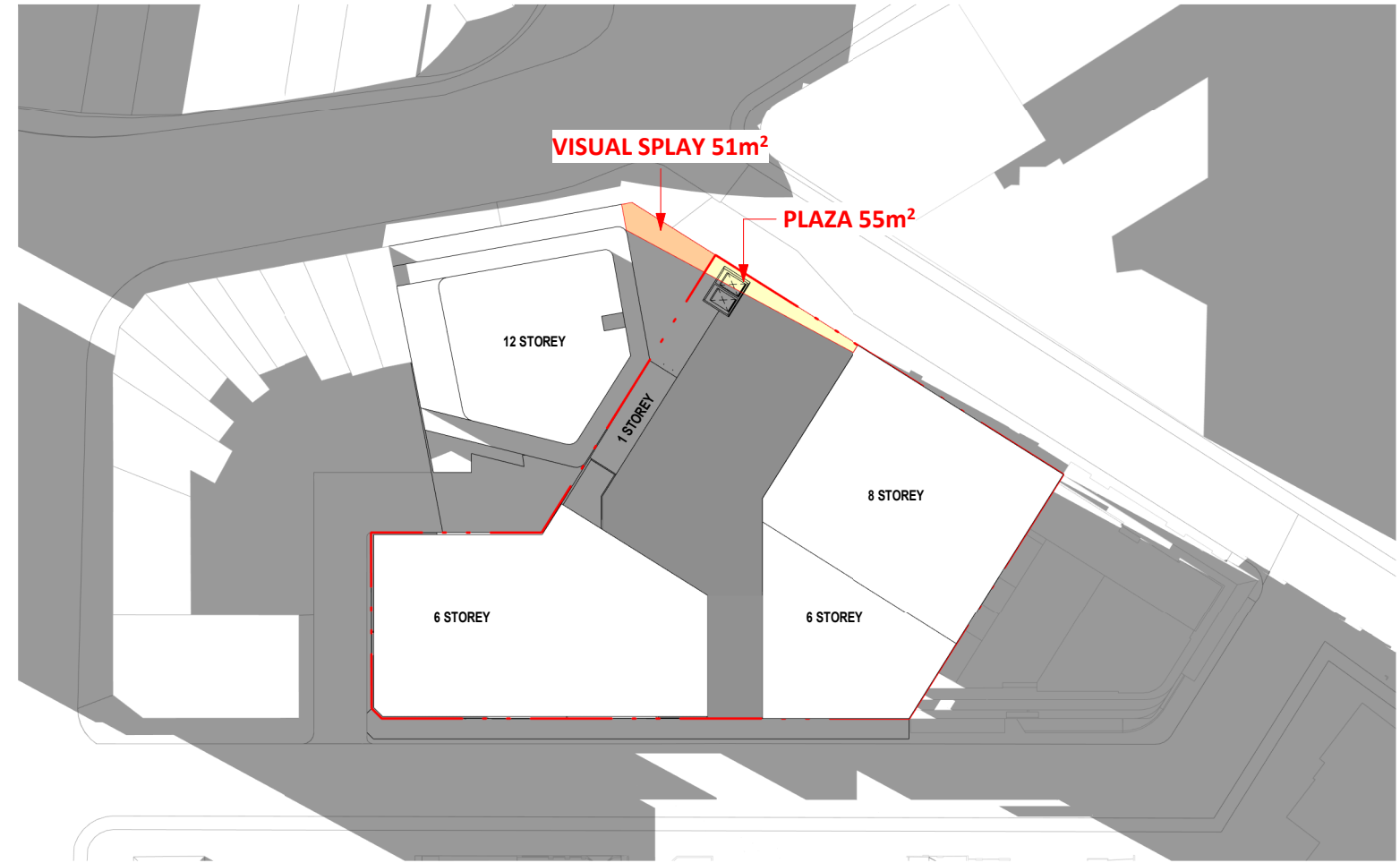
June21_1300_PROPOSAL_PLAZA SUNLIGHT ACCESS **TOTAL: 735m² (59%) IN SUN (PUBLIC PLAZA + VISUAL SPLAY = 1250m²)**



June21_1500_PROPOSAL_PLAZA SUNLIGHT ACCESS **TOTAL: 287m² (23%) IN SUN (PUBLIC PLAZA + VISUAL SPLAY = 1250m²)**



June21_1400_PROPOSAL_PLAZA SUNLIGHT ACCESS **TOTAL: 485m² (39%) IN SUN (PUBLIC PLAZA + VISUAL SPLAY = 1250m²)**



June21_1600_PROPOSAL_PLAZA SUNLIGHT ACCESS **TOTAL: 106m² (8%) IN SUN (PUBLIC PLAZA + VISUAL SPLAY = 1250m²)**

Rangers Road
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NO.	REVISION
1	COORDINATION ISSUE
2	COORDINATION ISSUE
3	PLANNING PROPOSAL ISSUE
4	AMENDED PLANNING PROPOSAL
5	DRAFT ISSUE
6	PLANNING PROPOSAL ISSUE 3

DATE
18/02/22
04/03/22
11/03/22
16/12/22
09/10/23
05/10/23

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STATUS

PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER

A0441

DRAWING TITLE

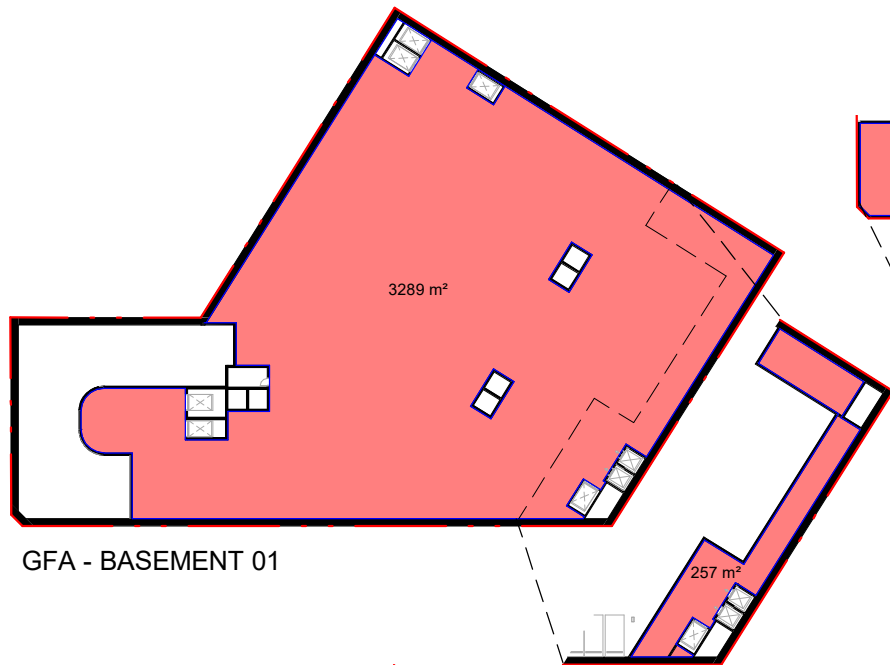
PLAZA SUNLIGHT ACCESS - PROPOSAL

CLIENT

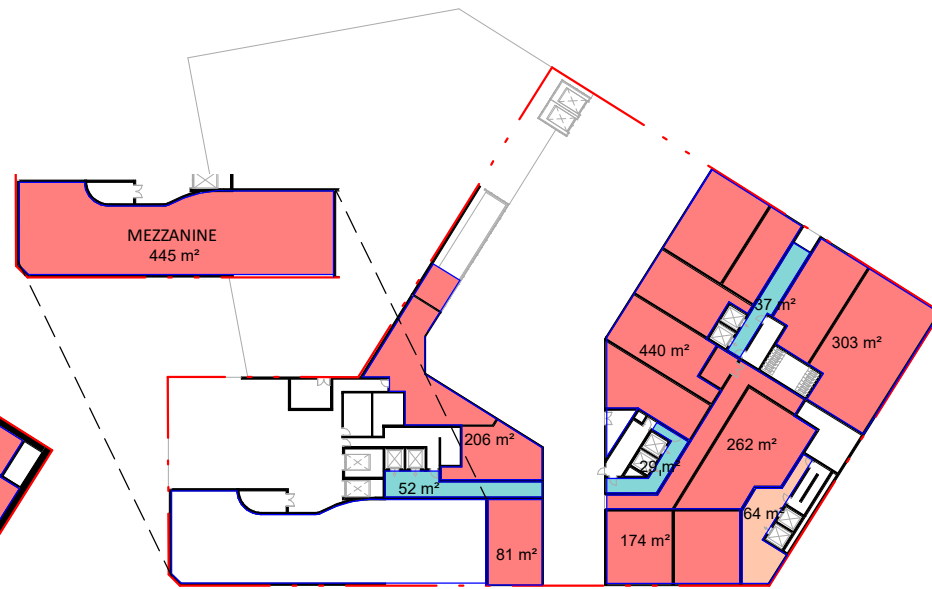
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
QLD ARCHITECTS 5590
KOICHI TAKADA.COM

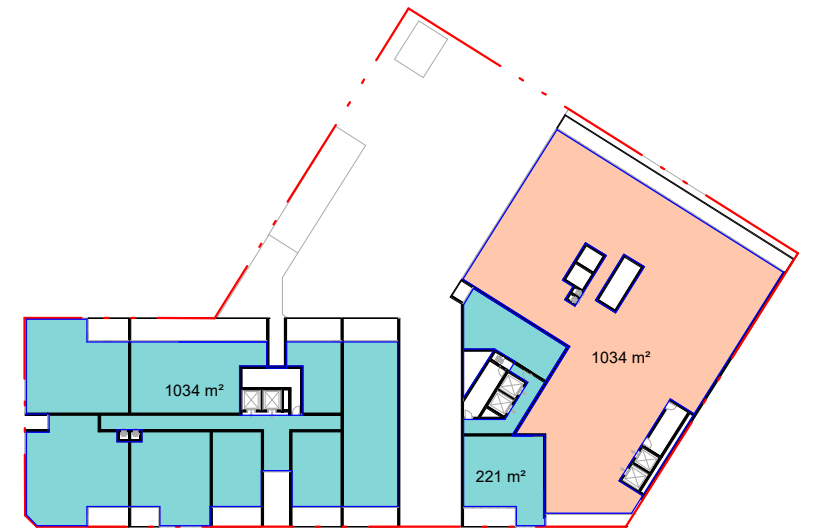
**Koichi
Takada
Architects**



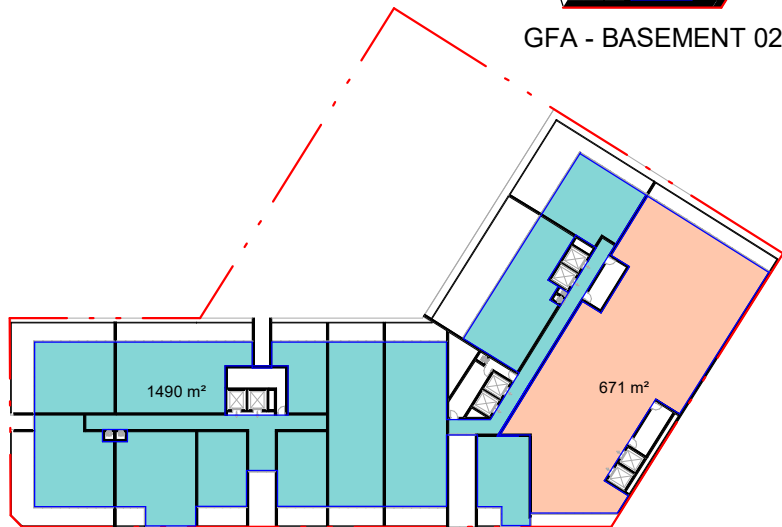
GFA - BASEMENT 01



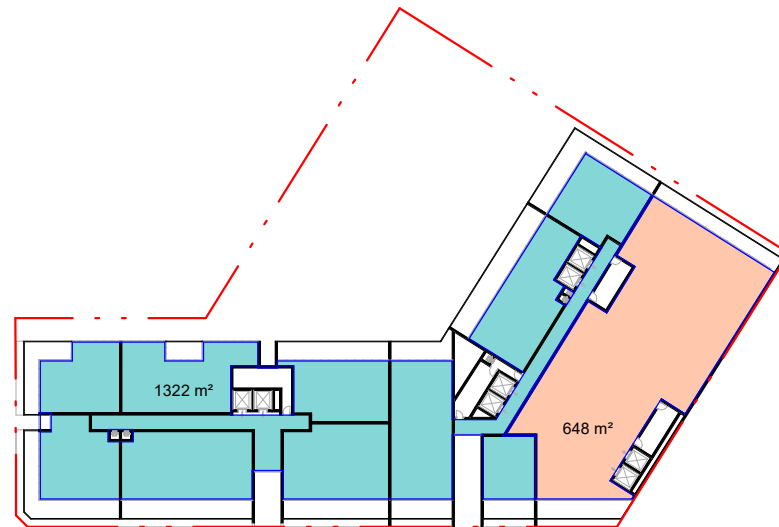
GFA - GROUND FLOOR



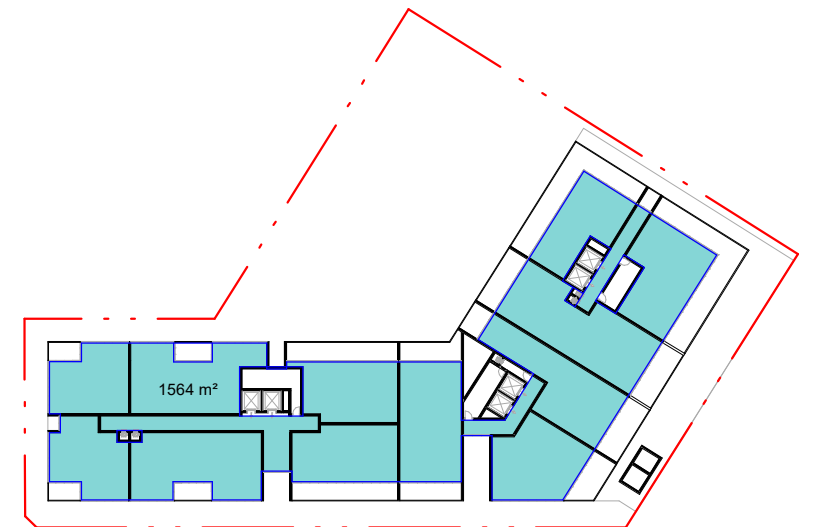
GFA - LEVEL 01



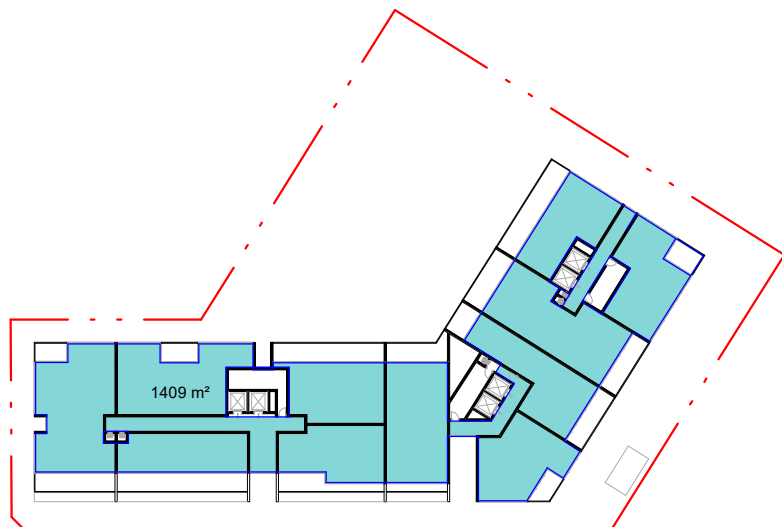
GFA - LEVEL 02



GFA - LEVEL 03



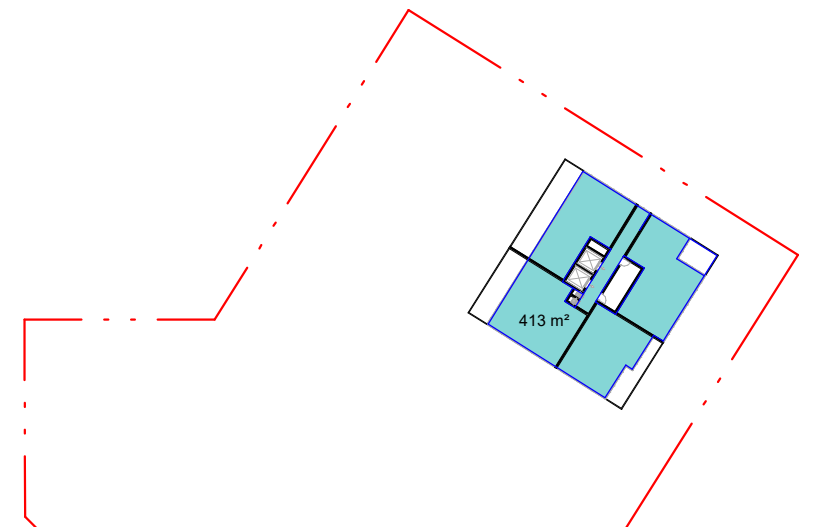
GFA - LEVEL 04



GFA - LEVEL 05



GFA - LEVEL 06



GFA - LEVEL 07

Rangers Road
1-11 Rangers Road, Neutral Bay

NO.	REVISION	DATE
2	COORDINATION ISSUE	07/02/22
3	AMENDED COORDINATION ISSUE	11/02/22
4	REVISED AREA PLANS	16/02/22
5	COORDINATION ISSUE	18/02/22
6	COORDINATION ISSUE	04/03/22
7	PLANNING PROPOSAL ISSUE	11/03/22
8	WORK IN PROGRESS	02/09/22
9	COORDINATION ISSUE	18/10/22
10	AMENDED PLANNING PROPOSAL	18/12/22
11	COORDINATION ISSUE	25/01/23
12	ISSUE FOR PLANNER COMMENT	20/09/23
13	DRAFT ISSUE	03/10/23
14	PLANNING PROPOSAL ISSUE 3	05/10/23

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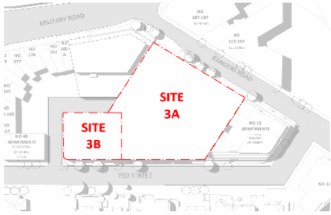
DRAWING NUMBER
A0455
DRAWING TITLE
AREA PLANS - GFA

CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST.
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
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Koichi
Takada
Architects

AREA CALCULATIONS

SITE AREA		SITE LEGEND	
SITE	AREA		
SITE 3A	3303		
SITE 3B	904		
TOTAL	4207		

GBA		
Level	RESIDENTIAL (m2)	NON-RESIDENTIAL (m2)
Basement 2		
Basement 1	0	4207
GF	262	2773
Mezzanine	0	445
Level 1	1648	1245
Level 2	2315	796
Level 3	2011	800
Level 4	2501	
Level 5	2032	
Level 6	579	
Level 7	577	

Total	11925	10266
Grand Total	22191	

GFA			
Level	RESIDENTIAL (m2)	RETAIL (m2)	COMMERCIAL (m2)
Basement 2	0	257	0
Basement 1	0	3289	0
GF	118	1466	64
Mezzanine	0	445	0
Level 1	1255	0	1034
Level 2	1490	0	671
Level 3	1322	0	648
Level 4	1564	0	0
Level 5	1409	0	0
Level 6	457	0	0
Level 7	413	0	0

Total	8028	5457	2417
Grand Total	15902		
GFA/GBA(%)	72%		

NSA			
Level	RESIDENTIAL (m2)	RETAIL (m2)	COMMERCIAL (m2)
Basement 2	0	257	0
Basement 1	0	3289	0
GF	0	1153	0
Mezzanine	0	445	0
Level 1	1028	0	1032
Level 2	1295	0	670
Level 3	1136	0	647
Level 4	1375	0	0
Level 5	1227	0	0
Level 6	354	0	0
Level 7	371	0	0

Total	6786	5144	2349
Grand Total	14279		
NSA/GFA(%)	90%		

APARTMENT MATRIX

APARTMENT MATRIX (JPS/FAB)				
	1BED	2BED	3BED	TOTAL
GROUND				
LEVEL 01	3	2	4	9
LEVEL 02	4	1	7	12
LEVEL 03	1	2	7	10
LEVEL 04	0	4	8	12
LEVEL 05	0	3	8	11
LEVEL 06	0	2	2	4
LEVEL 07	0	1	3	4
TOTALS	8	15	39	62
	13%	24%	63%	APTS
			100%	

CROSS VENTILATION MATRIX			
	JPS/ FAB	TOTAL UNITS	%
LEVEL 01	4	9	44%
LEVEL 02	6	12	50%
LEVEL 03	4	10	40%
LEVEL 04	8	12	67%
LEVEL 05	7	11	64%
LEVEL 06	4	4	100%
LEVEL 07	4	4	100%
TOTALS	37	62	60%

SOLAR MATRIX			
	JPS/ FAB	TOTAL UNITS	%
LEVEL 01	5	9	56%
LEVEL 02	8	12	67%
LEVEL 03	7	10	70%
LEVEL 04	9	12	75%
LEVEL 05	8	11	73%
LEVEL 06	3	4	75%
LEVEL 07	4	4	100%
TOTALS	44	62	71%

DCP CAR PARKING - RESIDENTIAL

BEDS	NO.	RATE	(Figure)	BAYS REQ'D
1 BED	8	0.5	4.00	4
2 BED	15	1	15.00	15
3 BED	39	1	39.00	39

TOTAL	58
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DCP MOTORCYCLE PARKING - RESIDENTIAL

ITEM	NO.	RATE	(Figure)	BAYS REQ'D
car bays	58	0.1	5.8	6

TOTAL	6
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DCP CAR PARKING - RETAIL & COMMERCIAL

Use	Area	Rate	(Figure)	BAYS REQ'D
Retail	1466	1 per 60m2	24.43	25
Supermarket	3991	4 per 100m2	159.64	160
Commercial	2417	1 per 60m2	40.28	41

TOTAL	226
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TOTAL	284
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FSR CALCULATIONS

NON-RESIDENTIAL GFA	
AREA (m2)	7874
FSR	1 to 1.87

RESIDENTIAL GFA	
AREA (m2)	8028
FSR	1 to 1.91

TOTAL	
AREA (m2)	15902
FSR	1 to 3.78

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STATUS
PLANNING PROPOSAL - OCTOBER 2023

DRAWING NUMBER
A0461
DRAWING TITLE
AREA SCHEDULE

SCALE
A3 @ 1 : 100
0 25 m



CLIENT
Woolworths Group
1 Woolworths Way, Bella Vista, NSW, 2153

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