

636-638 NEW SOUTH HEAD ROAD, ROSE BAY

SECTION 96 AMENDMENT TO APPROVED MULTI RESIDENTIAL DEVELOPMENT



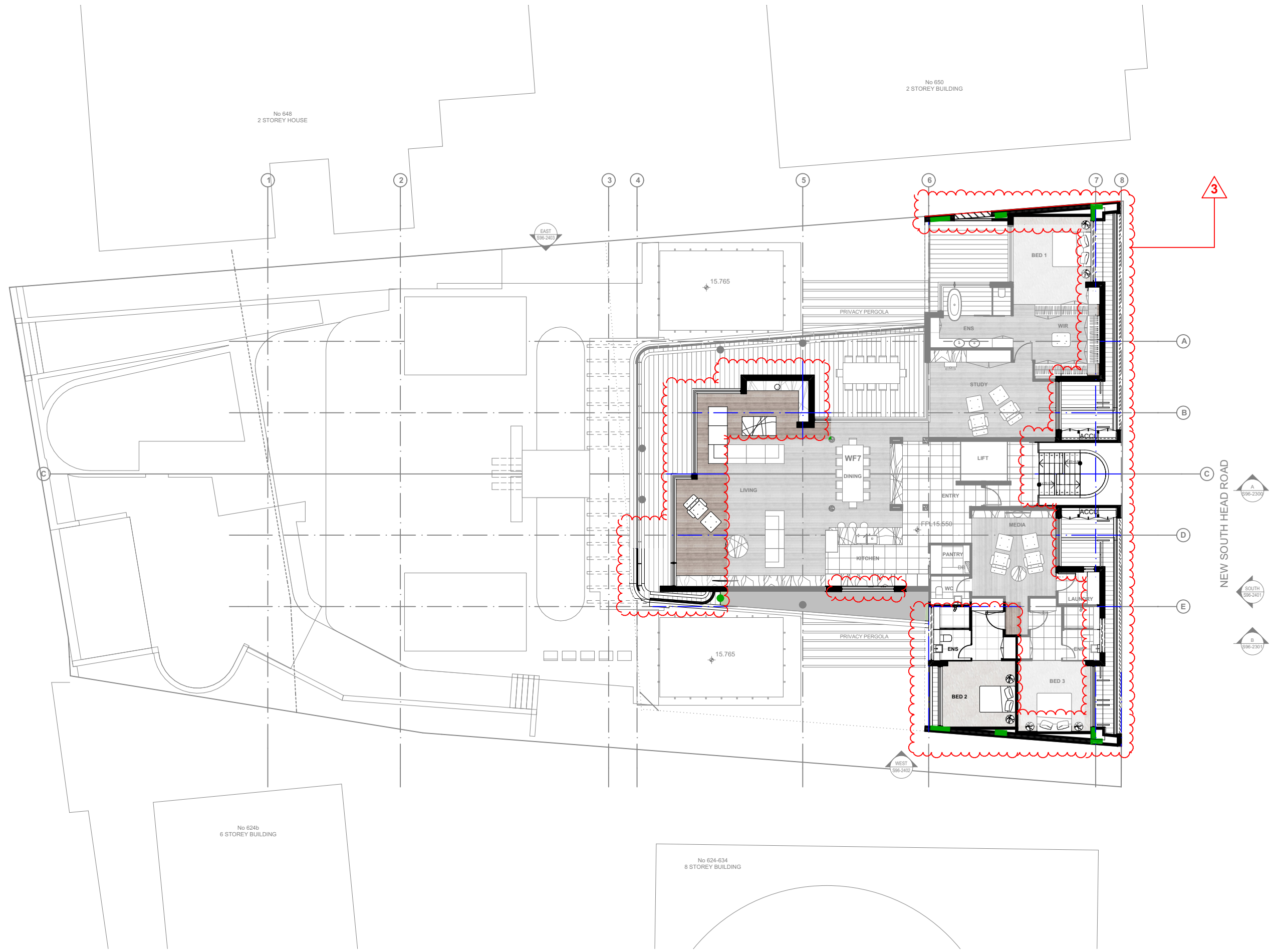
636-638 NEW SOUTH HEAD ROAD, ROSE BAY

SECTION 96 AMENDMENT TO APPROVED MULTI RESIDENTIAL DEVELOPMENT

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3. REVISED LEVEL 6 REVISION TO ENCLOSING WALLS

A 11.09.2017 S96 ISSUE TO COUNCIL
FILE: 2015072 - 636-638 New South Head Road - S96 FOR SUBMISSION ADDITIONAL FLOOR.pln

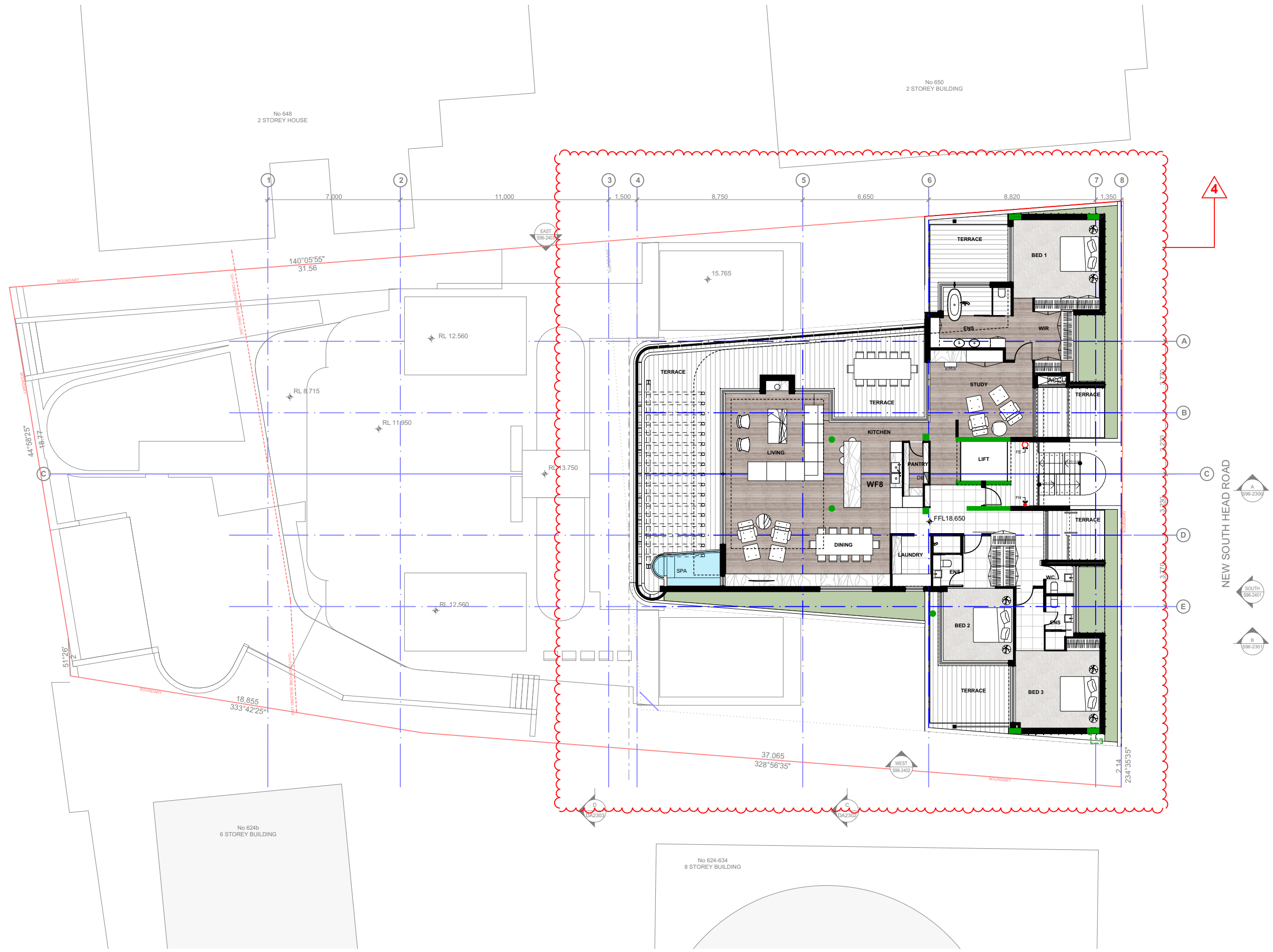


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PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RB JV
DRAWING: THIRD FLOOR - LEVEL 6

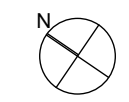
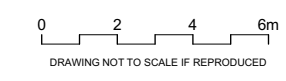
PROJECT NO: 2015072
DRAWN BY: JE
SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

S96-2005 A



FOURTH FLOOR - LEVEL 7 - SENIORS LIVING - 2 ADDITIONAL APARTMENTS SCHEME
1:200

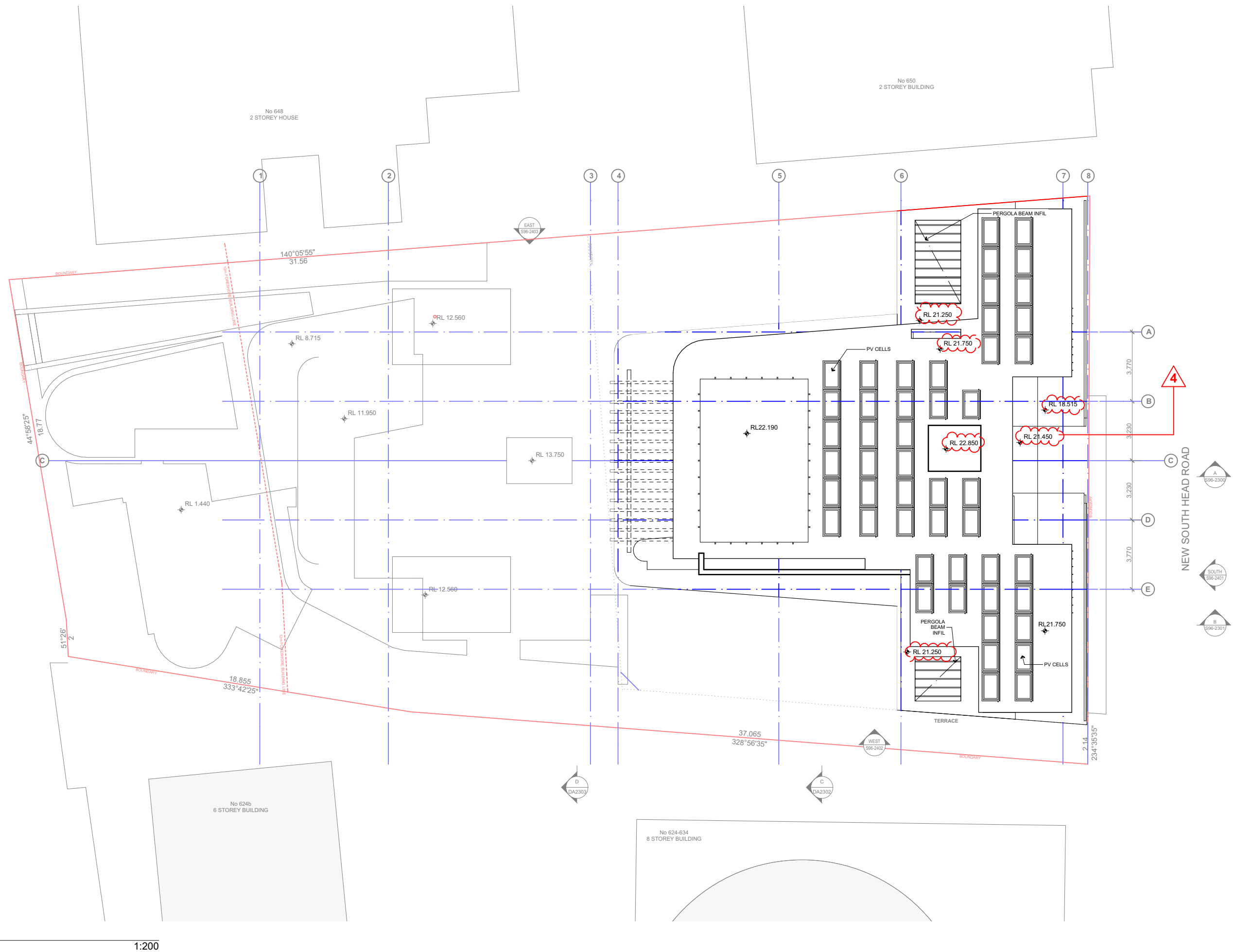
4. ADDITIONAL LEVEL 7 FLOOR - (IDENTICAL TO CURRENTLY APPROVED LEVEL 6)



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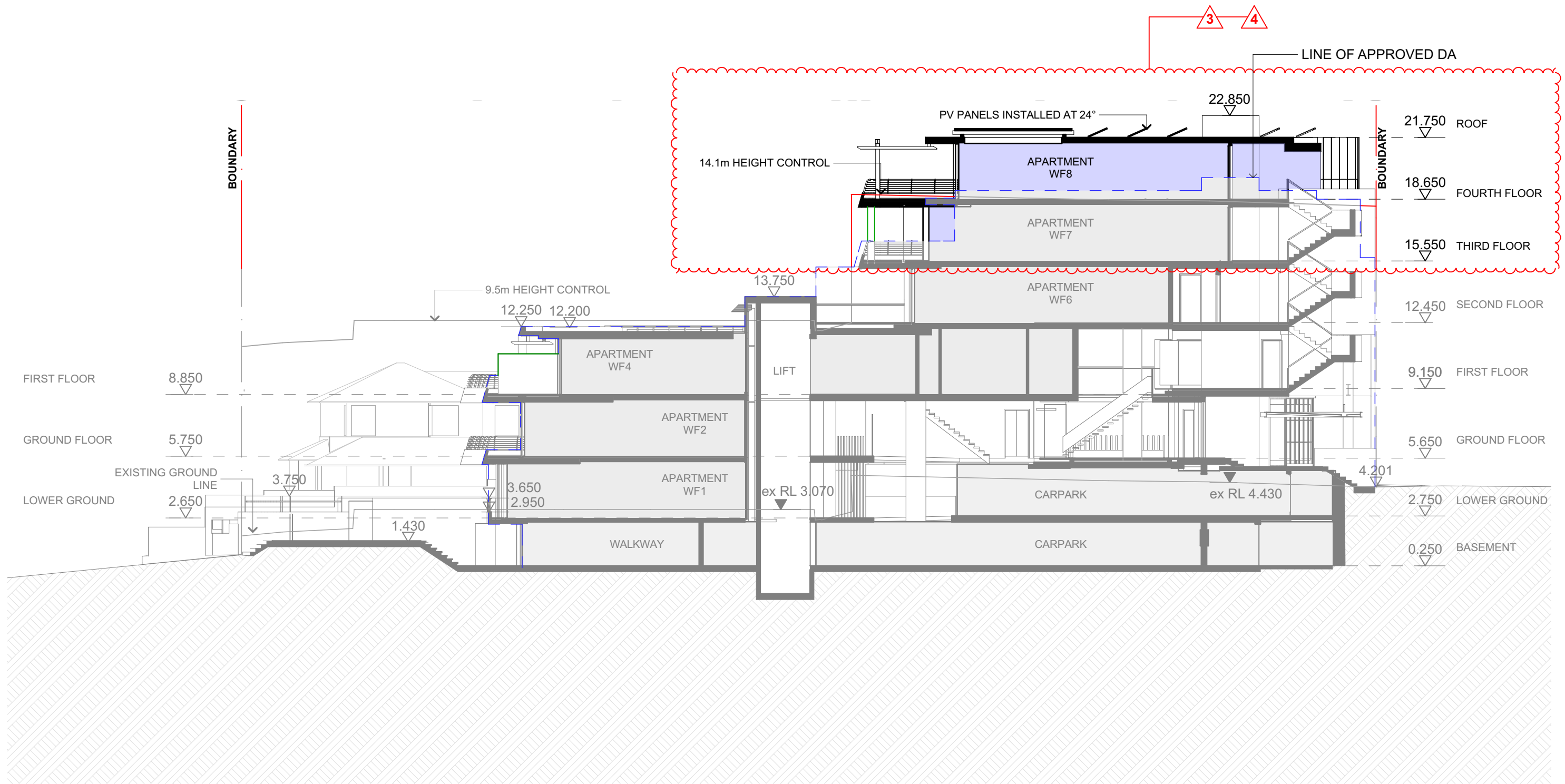
PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RB JV
DRAWING: FOURTH FLOOR - LEVEL 7

PROJECT NO: 2015072
DRAWN BY: JE
SCALE: REV:
PLOTTED: 8/09/2017
S96-2006 A



4. RAISED ROOF LEVELS DUE TO NEW LEVEL 7





SECTION A
1:200

INDICATES ADDITIONAL VOLUME, AS
COMPARED TO APPROVED ENVELOPE

3. REVISED LEVEL 6 REVISION TO ENCLOSING WALLS
 4. ADDITIONAL LEVEL 7 FLOOR - (IDENTICAL TO CURRENTLY APPROVED LEVEL 6)
- A 11.09.2017 S96 ISSUE TO COUNCIL
FILE: 2015072 - 636-638 New South Head Road - S96 FOR SUBMISSION ADDITIONAL FLOOR.pln

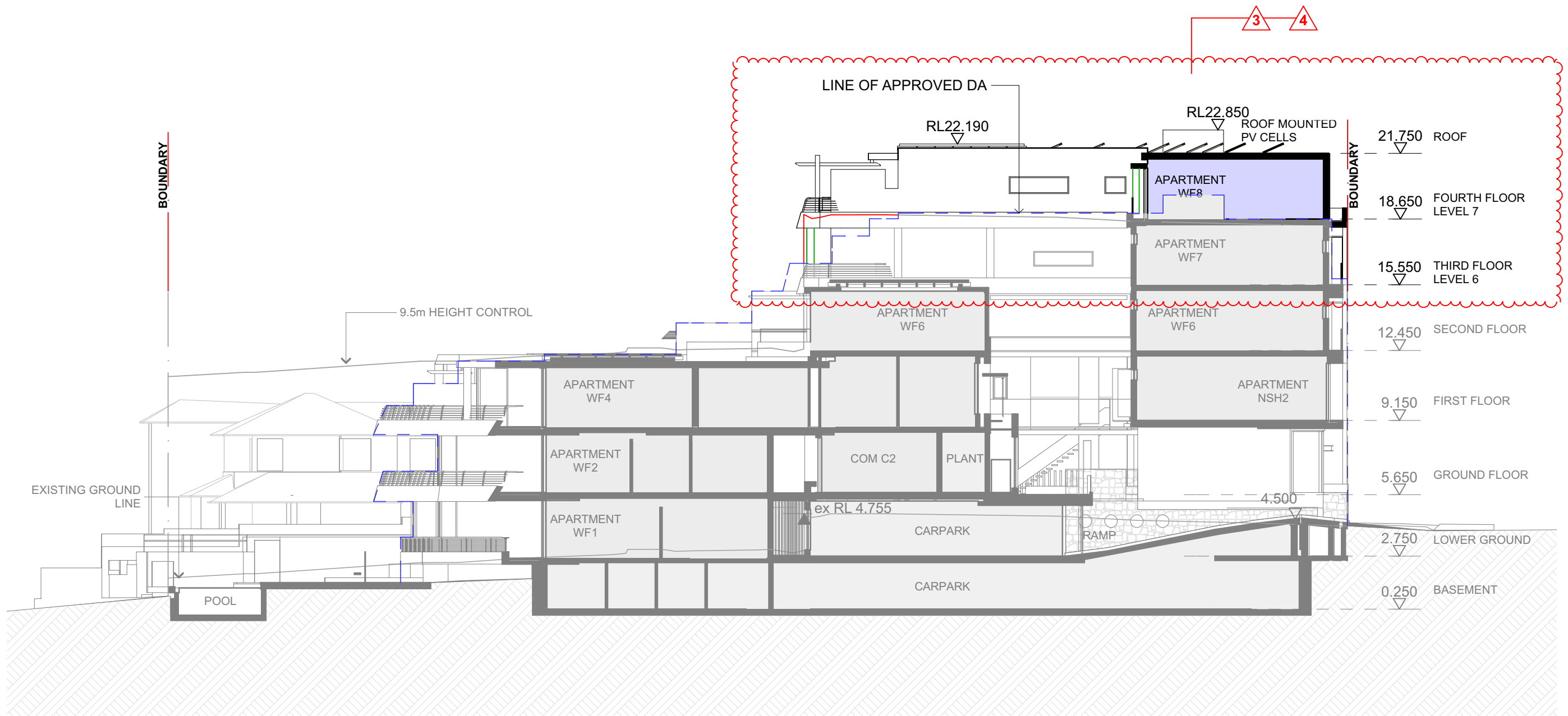
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DRAWING NOT TO SCALE IF REPRODUCED

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PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RB JV
DRAWING: SECTION A

PROJECT NO: 2015072
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S96-2300 A



SECTION B 1:200



INDICATES ADDITIONAL VOLUME, AS COMPARED TO APPROVED ENVELOPE

3. REVISED LEVEL 6 REVISION TO ENCLOSING WALLS
 4. ADDITIONAL LEVEL 7 FLOOR - (IDENTICAL TO CURRENTLY APPROVED LEVEL 6)
- A 11.09.2017 S96 ISSUE TO COUNCIL
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PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RB JV
DRAWING: SECTION B

PROJECT NO: 2015072
DRAWN BY: JE
SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

S96-2301 A



F1 - RENDER AND PAINT



F2 - CERAMIC CLADDING



F3 - SHIPLAP TIMBER
NATURAL FINISH



F4 - GLASS BALUSTRADE



F5 - STANDING SEAM
METAL CLADDING



F6 - DRY PACKED STONE



F7 - ALUMINIUM FRAMED
GLAZING



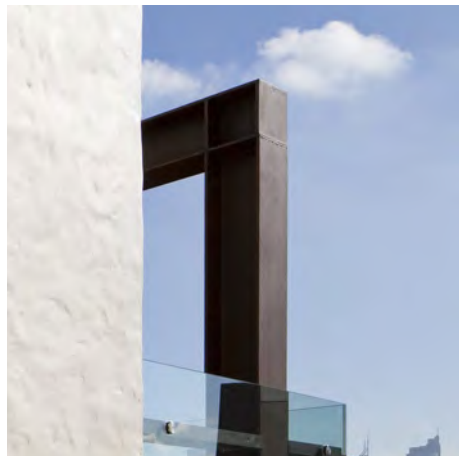
F8 - PAINTED METAL
PERGOLA



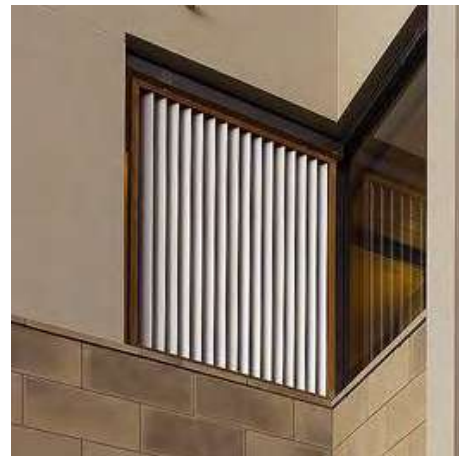
F9 - TIMBER PANELLING
NATURAL FINISH



F10 -STAINLESS STEEL
BALUSTRADE WITH
TIMBER HAND RAIL



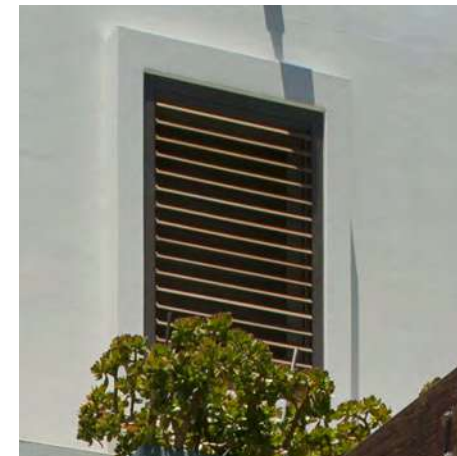
F11 - PAINTED
STRUCTURAL STEEL



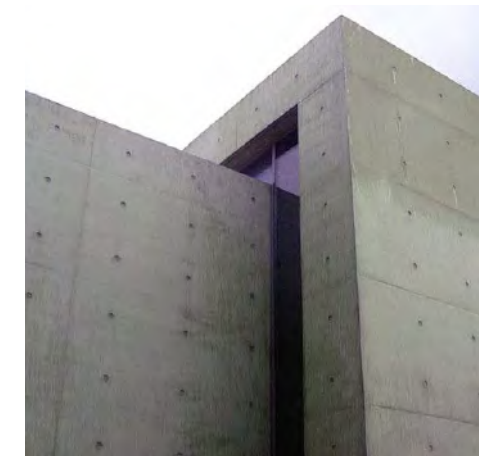
F12 - FIXED LOUVRE



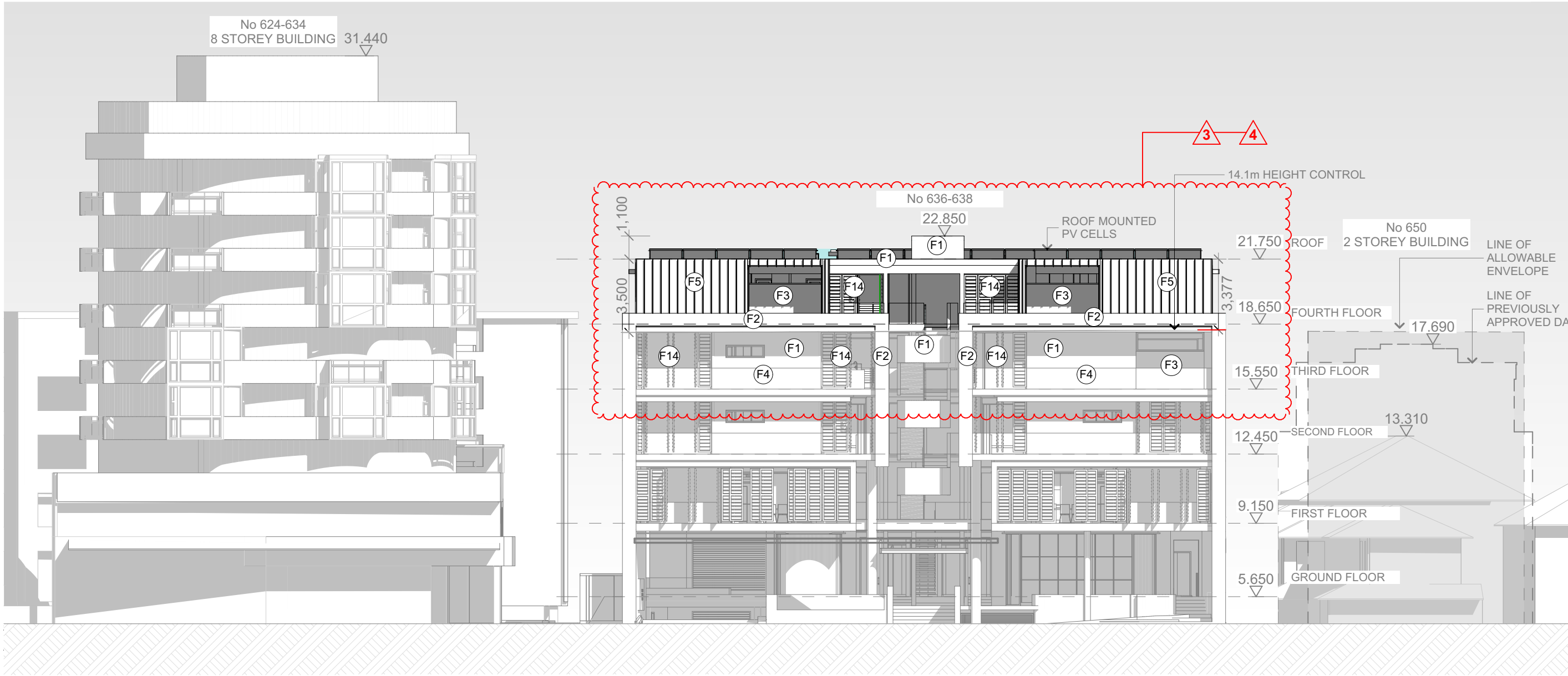
F13 - TIMBER BEAM



F14 - ADJUSTABLE
TIMBER SHUTTER



F15 - OFF FORM
CONCRETE



SOUTH ELEVATION 1:200

- F1 RENDER AND PAINT
- F2 CERAMIC CLADDING
- F3 SHIPLAP TIMBER
- F4 GLASS BALUSTRADE
- F5 STANDING SEAM METAL CLADDING
- F6 DRY PACKED STONE
- F7 ALUMINIUM FRAMED GLAZING
- F8 PAINTED METAL PERGOLA
- F9 TIMBER PANELLING
- F10 STAINLESS STEEL BALUSTRADE WITH TIMBER HAND RAIL
- F11 PAINTED STRUCTURAL STEEL
- F12 FIXED LOUVRE
- F13 TIMBER BEAM
- F14 ADJUSTABLE TIMBER SHUTTER
- F15 OFF FORM CONCRETE

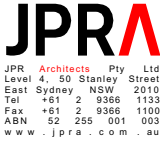


South Elevation 3D

3. REVISED LEVEL 6 REVISION TO ENCLOSING WALLS
4. ADDITIONAL LEVEL 7 FLOOR - (IDENTICAL TO CURRENTLY APPROVED LEVEL 6)
A 11.09.2017 S96 ISSUE TO COUNCIL
FILE: 2015072 - 636-638 New South Head Road - S96 FOR SUBMISSION ADDITIONAL FLOOR.pln



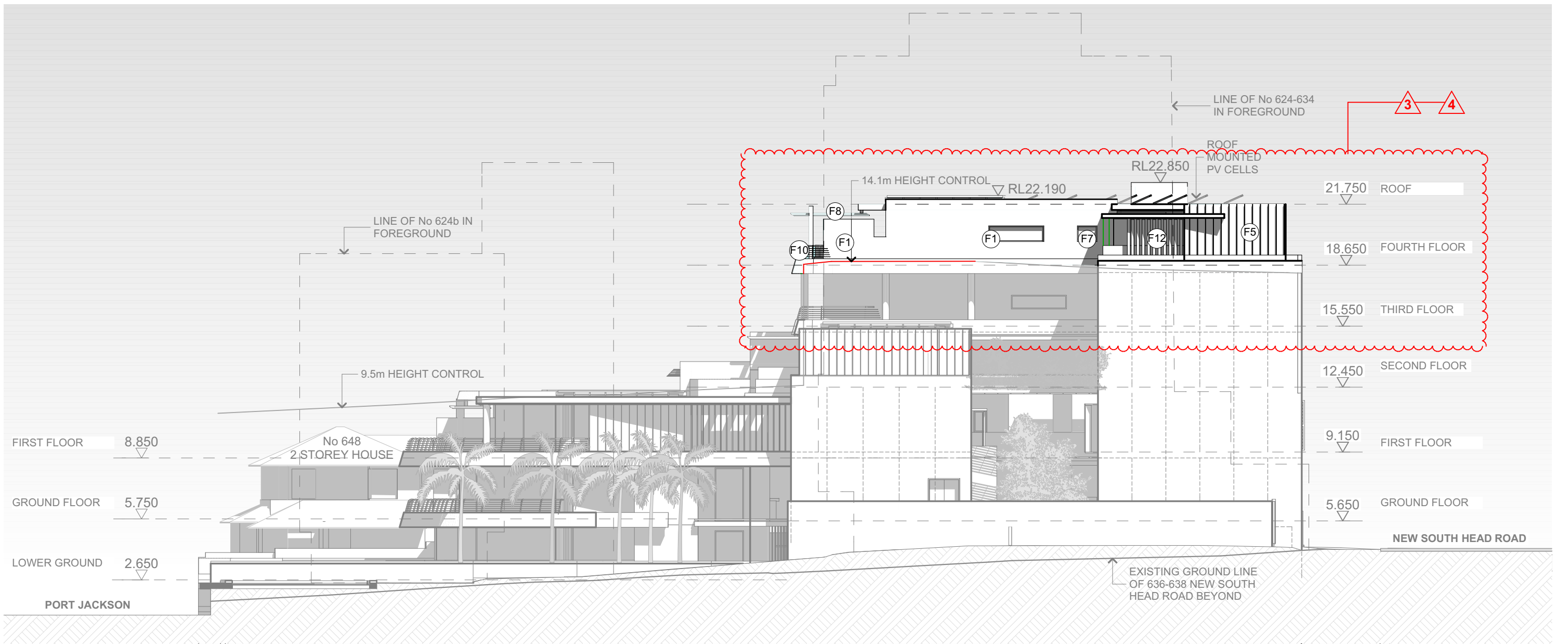
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PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RBV
DRAWING: SOUTH ELEVATION

PROJECT NO: 2015072
DRAWN BY: JE
SCALE: REV:
PLOTTED: 8/09/2017

S96-2401 A



WEST 1:200

- F1 RENDER AND PAINT
- F2 CERAMIC CLADDING
- F3 SHIPLAP TIMBER
- F4 GLASS BALUSTRADE
- F5 STANDING SEAM METAL CLADDING
- F6 DRY PACKED STONE
- F7 ALUMINIUM FRAMED GLAZING
- F8 PAINTED METAL PERGOLA
- F9 TIMBER PANELLING
- F10 STAINLESS STEEL BALUSTRADE WITH TIMBER HAND RAIL
- F11 PAINTED STRUCTURAL STEEL
- F12 FIXED LOUVRE
- F13 TIMBER BEAM
- F14 ADJUSTABLE TIMBER SHUTTER
- F15 OFF FORM CONCRETE
- F16 OBSCURE GLASS



West Elevation 3D

3. REVISED LEVEL 6 REVISION TO ENCLOSING WALLS
 4. ADDITIONAL LEVEL 7 FLOOR - (IDENTICAL TO CURRENTLY APPROVED LEVEL 6)
- A 11.09.2017 S96 ISSUE TO COUNCIL
FILE: 2015072 - 636-638 New South Head Road - S96 FOR SUBMISSION ADDITIONAL FLOOR.pln

0 2 4 6m
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PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RB JV
DRAWING: WEST ELEVATION

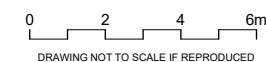
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SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

S96-2402 A



East Elevation 3D

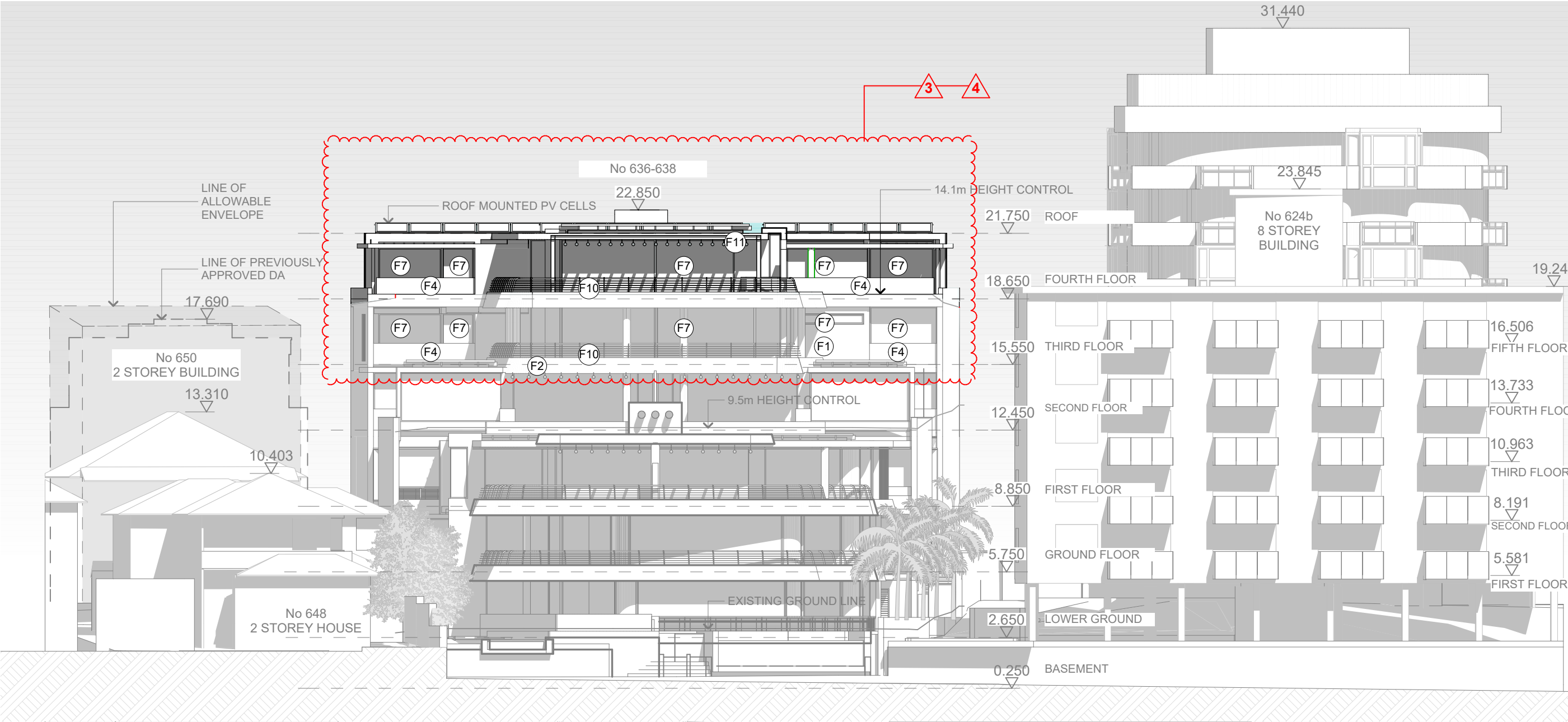
- A 11.09.2017 S96 ISSUE TO COUNCIL
FILE: 2015072 - 636-638 New South Head Road - S96 FOR SUBMISSION ADDITIONAL FLOOR.pln



PROJECT:
636-638 NSH RD ROSEBAY
PROJECT ADDRESS:
636-638 NSH RD ROSEBAY
CLIENT:
RBJV
DRAWING:
EAST ELEVATION

PROJECT NO:2015072
DRAWN BY: JE
SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

S96-2403 A



- F1 RENDER AND PAINT
- F2 CERAMIC CLADDING
- F3 SHIPLAP TIMBER
- F4 GLASS BALUSTRADE
- F5 STANDING SEAM METAL CLADDING
- F6 DRY PACKED STONE
- F7 ALUMINIUM FRAMED GLAZING
- F8 PAINTED METAL PERGOLA
- F9 TIMBER PANELLING
- F10 STAINLESS STEEL BALUSTRADE WITH TIMBER HAND RAIL
- F11 PAINTED STRUCTURAL STEEL
- F12 FIXED LOUVRE
- F13 TIMBER BEAM
- F14 ADJUSTABLE TIMBER SHUTTER
- F15 OFF FORM CONCRETE

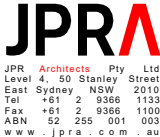
ELEVATION NORTH 1:200



North Elevation 3D

3. REVISED LEVEL 6 REVISION TO ENCLOSING WALLS
4. ADDITIONAL LEVEL 7 FLOOR - (IDENTICAL TO CURRENTLY APPROVED LEVEL 6)
A 11.09.2017 S96 ISSUE TO COUNCIL
FILE: 2015072 - 636-638 New South Head Road - S96 FOR SUBMISSION ADDITIONAL FLOOR.pln

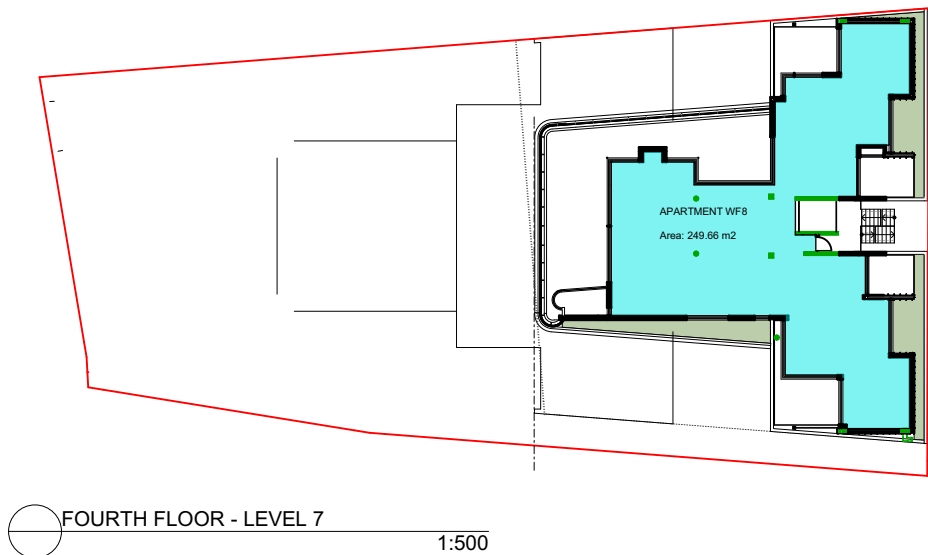
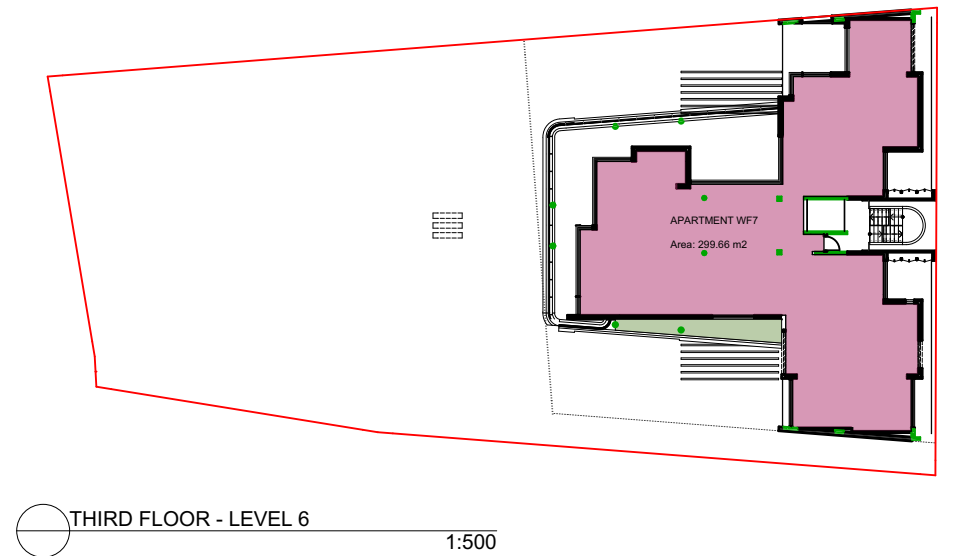
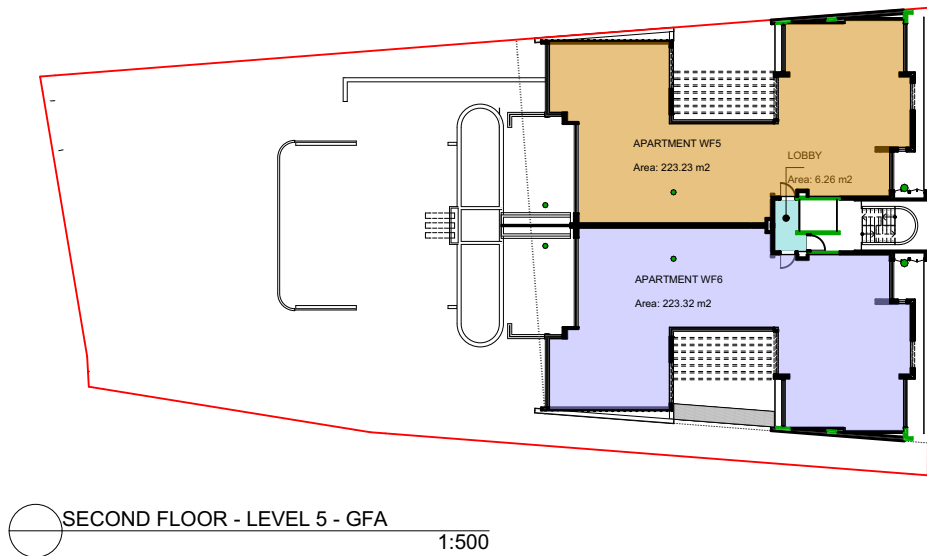
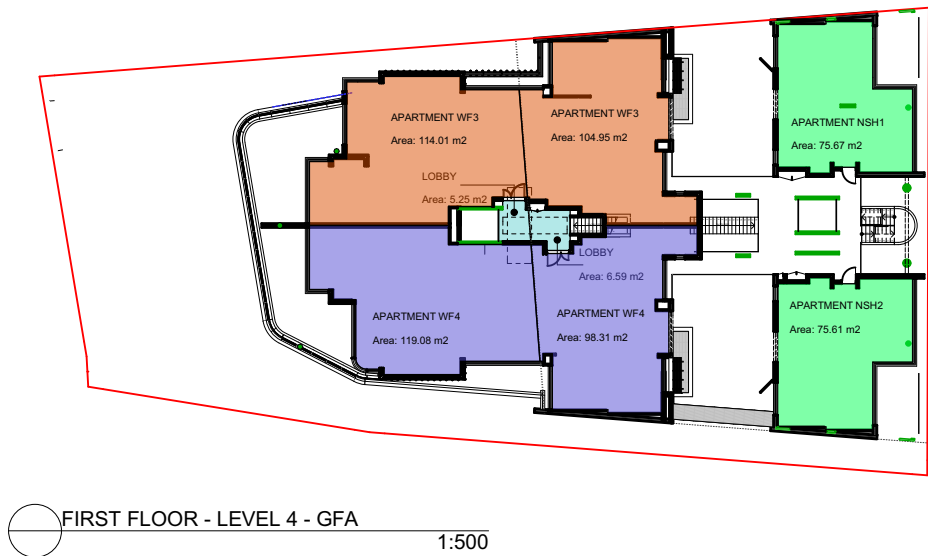
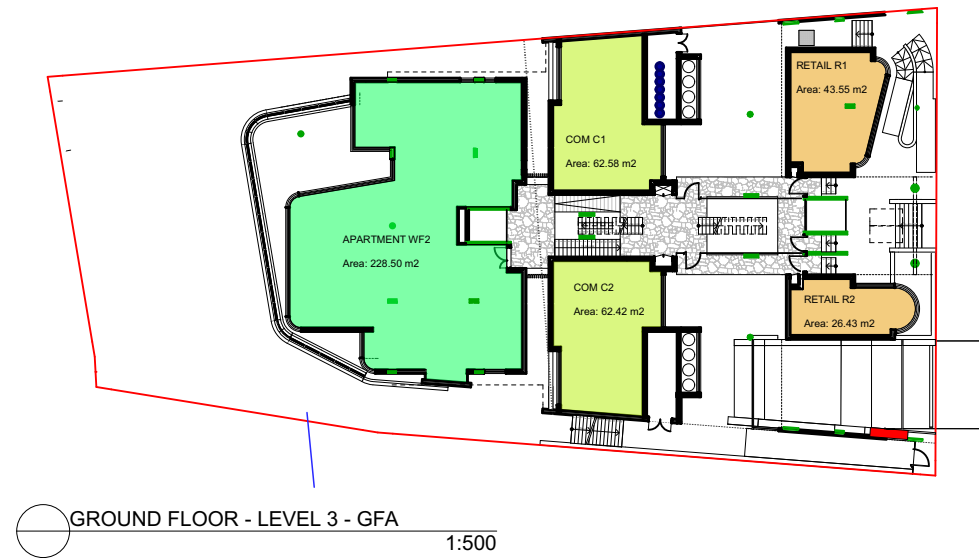
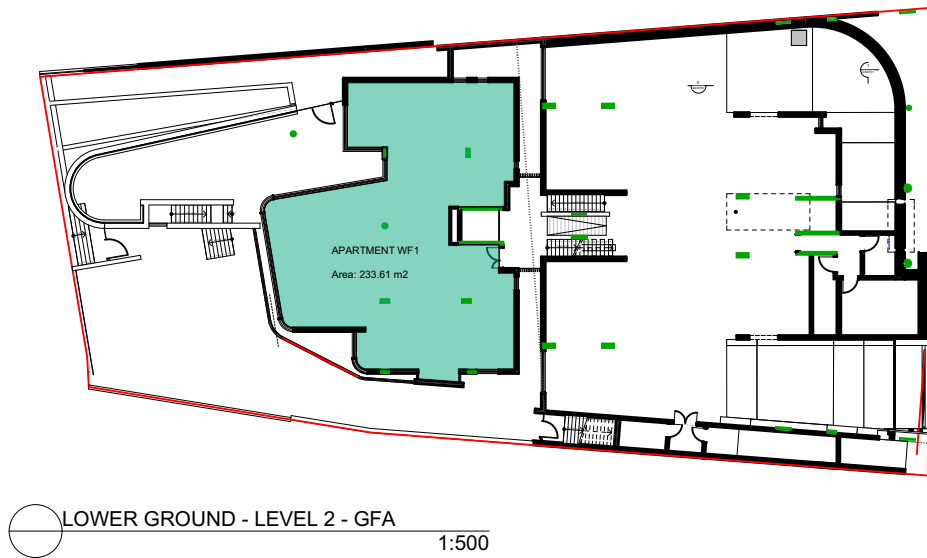
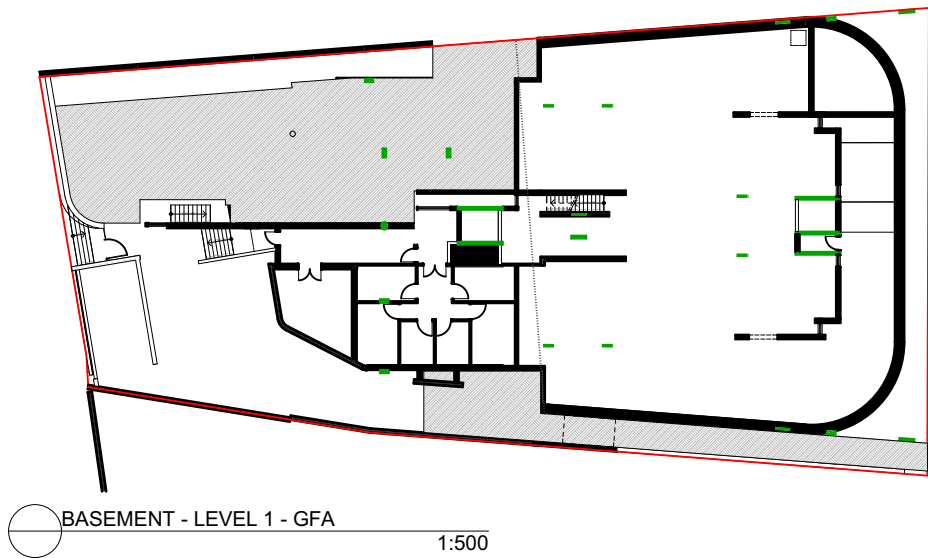
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PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RBJV
DRAWING: NORTH ELEVATION

PROJECT NO: 2015072
DRAWN BY: JE
SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

S96-2404 A



GFA - STREET SITE - 638 NEW SOUTH HEAD ROAD

GFA ALLOWED	1,410.0 m ²	FSR ALLOWED	2 :1
GFA BONUS - SEPP SENIORS LIVING	352.5 m ²	FSR BONUS	0.5 :1
TOTAL GFA ALLOWED (LEP + BONUS)	1,762.5 m ²	TOTAL FSR ALLOWED (LEP + BONUS)	2.50 :1
GFA PROPOSED	1,558.2 m ²	FSR PROPOSED	2.21 :1
GFA VARIANCE (IF SHORTFALL SHOWN RED)	(204.3) m ²	FSR VARIANCE	0.21

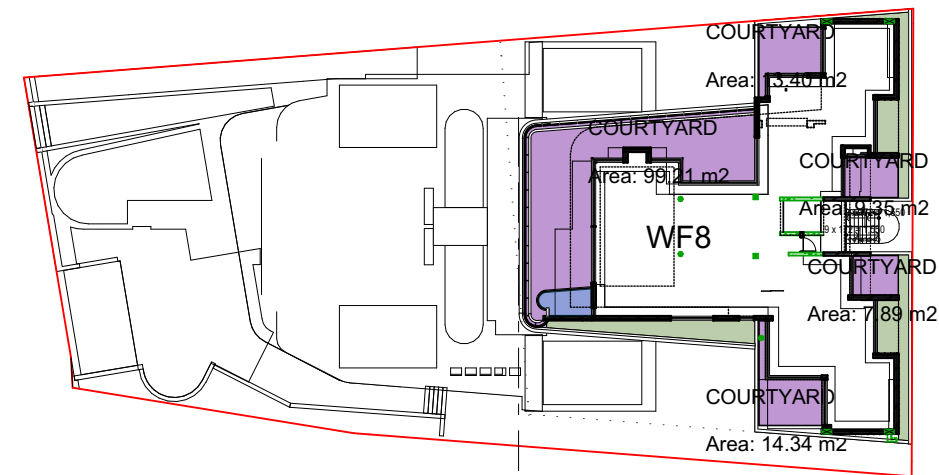
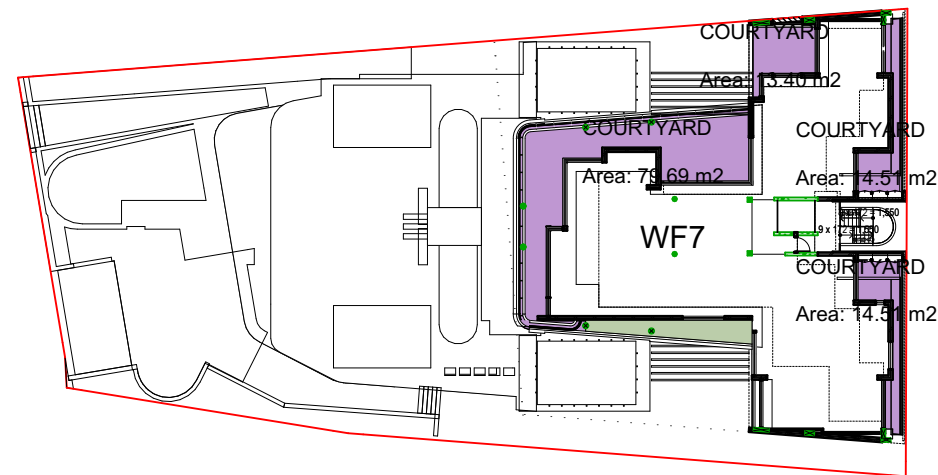
GFA - BEACH SITE - 636 NEW SOUTH HEAD ROAD

GFA OF EXISTING BUILDING	600 m ²	FSR OF EXISTING	0.76 :1
GFA ALLOWED PER LEP	514.2 m ²	FSR ALLOWED	0.65 :1
GFA BONUS - SEPP SENIORS LIVING	395.5 m ²	FSR BONUS	0.5 :1
TOTAL GFA ALLOWED (LEP + BONUS)	909.7 m ²	TOTAL FSR ALLOWED (LEP + BONUS)	1.15 :1
GFA PROPOSED	700.5 m ²	FSR PROPOSED	0.89 :1
GFA VARIANCE (IF SHORTFALL SHOWN RED)	(209.2) m ²	FSR VARIANCE	-0.26

TOTAL GFA

TOTAL GFA ALLOWED	2,672.2 m ²	TOTAL GFA PROPOSED	2258.69 m ²
TOTAL GFA VARIANCE (SHORTFALL	-413.46 m ²	TOTAL FSR PROPOSED	1.51 :1





PRIVATE OPEN SPACE COMMUNAL OPEN SPACE

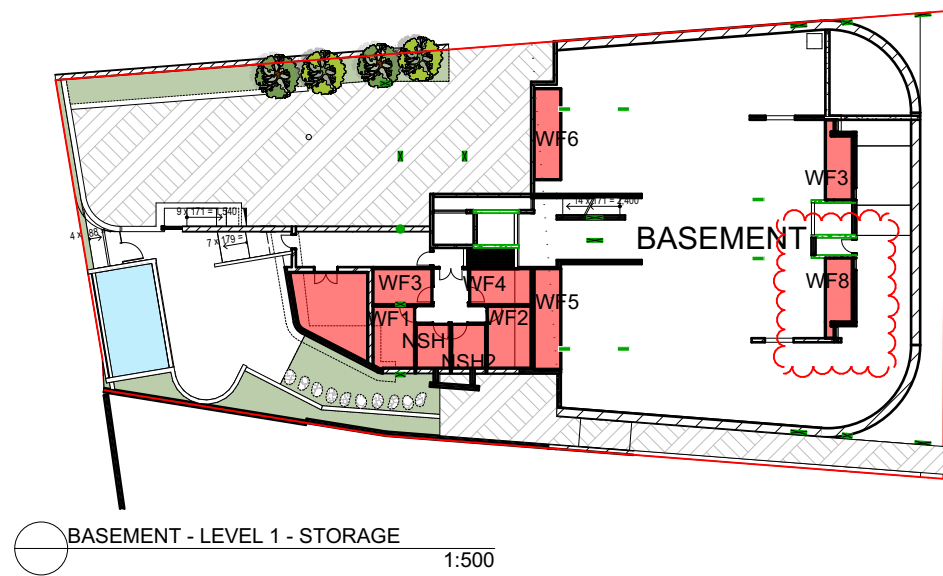
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PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RB JV
DRAWING: PRIVATE OPEN SPACE

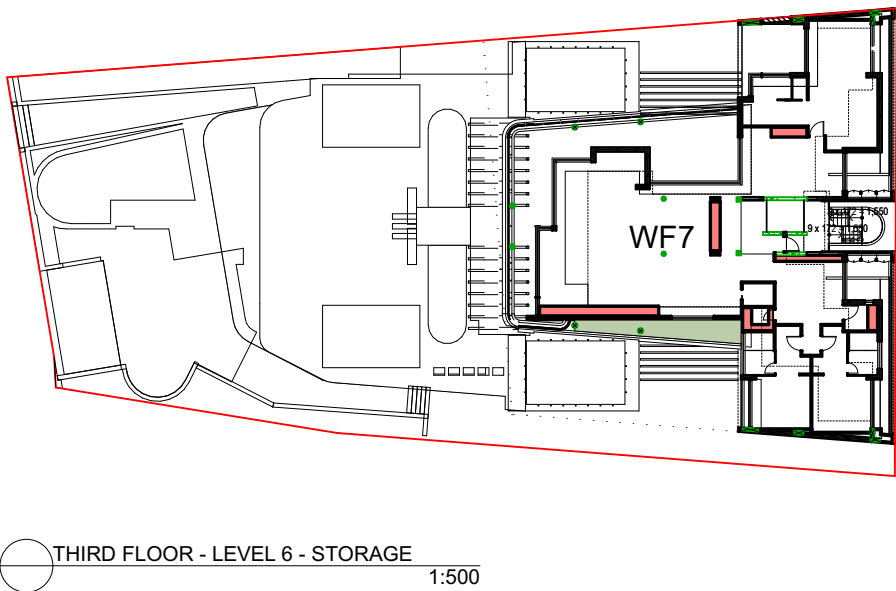
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SCALE: REV:
PLOTTED: 8/09/2017

S96-9001 A

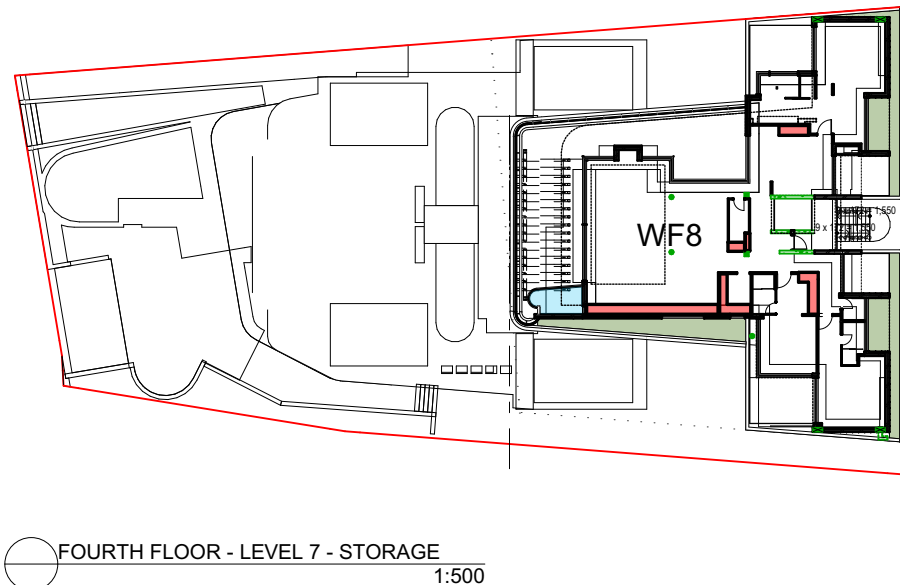


DWELLING TYPE	REQUIREMENT
2 BEDROOM	8m ³
3+ BEDROOM	10m ³

At least 50% of storage to be located within apartment



WF7 Storage	
Zone Name	Net Volume
EXTERNAL STORE	59.81
INTERNAL STORAGE	18.62
	78.43 m³



WF8 Storage	
Zone Name	Net Volume
EXTERNAL STORE	17.00
INTERNAL STORAGE	22.29
	39.29 m³





NORTHERN VIEW - APPROVED



NORTHERN VIEW - PROPOSED



NORTHERN VIEW - APPROVED - COMPLYING HEIGHT PLANE



NORTHERN VIEW - PROPOSED - COMPLYING HEIGHT PLANE



HEIGHT PLANE No. 636

HEIGHT PLANE No. 638



No 735 FIRST FLOOR WINDOW 3 - APPROVED



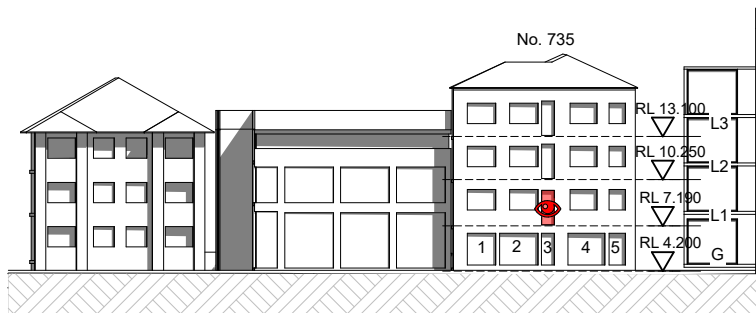
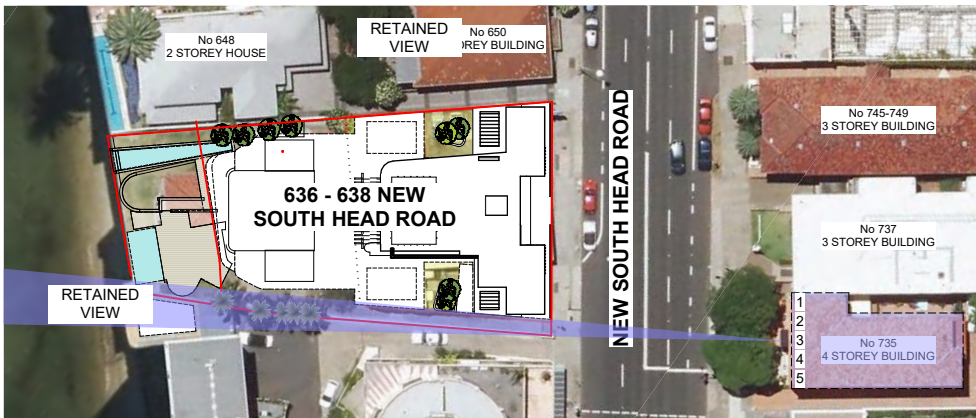
No 735 FIRST FLOOR WINDOW 3 - PROPOSED



No 735 First Floor Window 3 Kitchen View - Approved



No 735 First Floor Window 3 Kitchen View - Proposed



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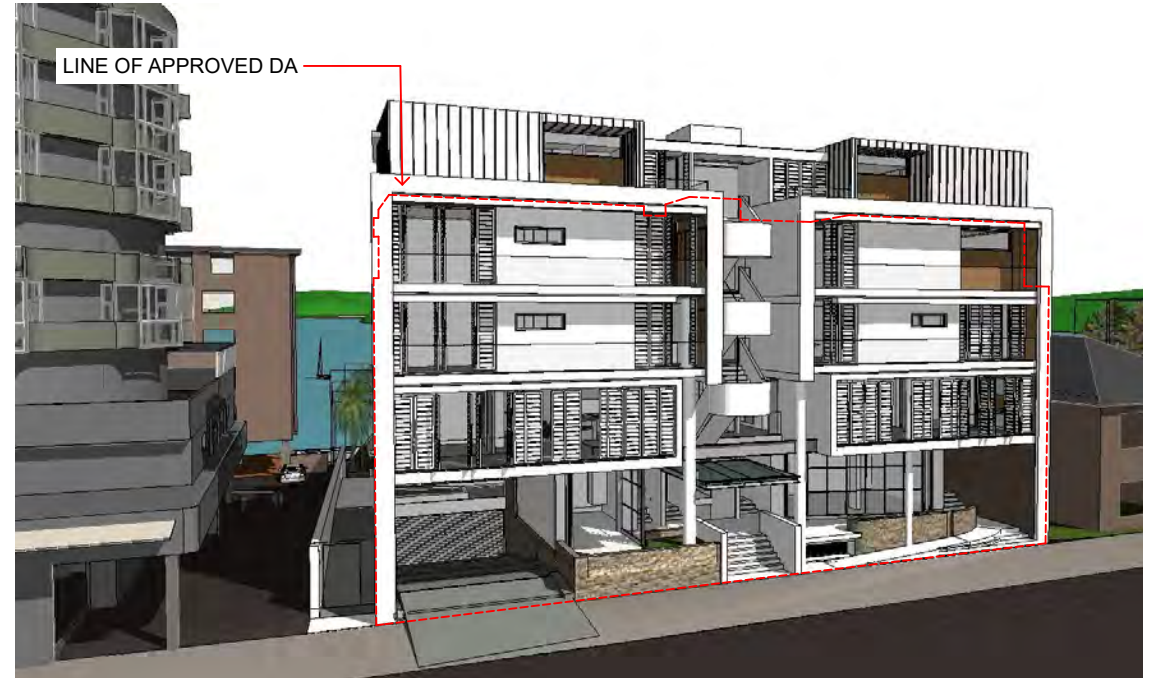
PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RB JV
DRAWING: No 735 LEVEL 1 WINDOW 3 KITCHEN VIEW ANALYSIS

PROJECT NO: 2015072
DRAWN BY: JE
SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

S96-9301.0A

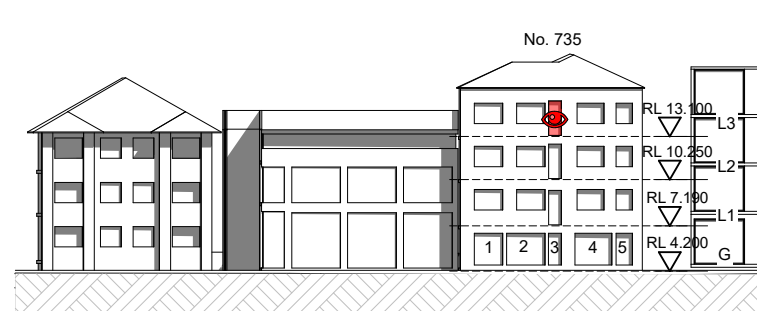
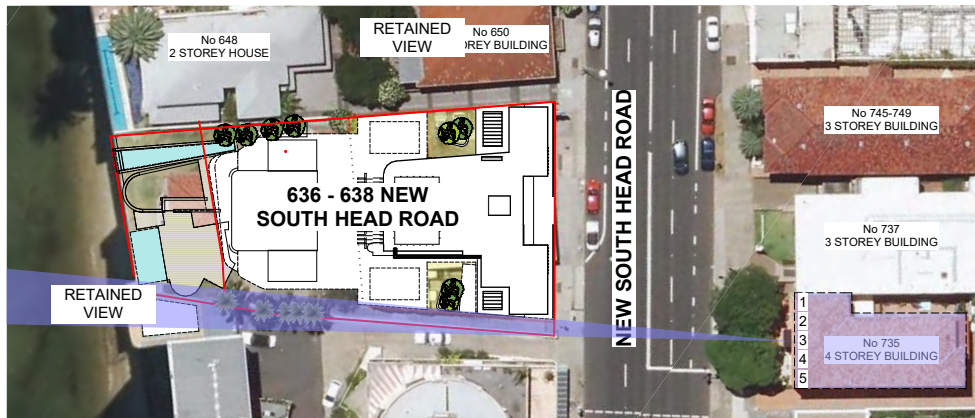


○ No 735 3RD FLOOR FLOOR WINDOW 3 - DA APPROVED



○ No 735 3RD FLOOR WINDOW 3 - PROPOSED

4



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PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RBJV
DRAWING: No 735 LEVEL 3 WINDOW 3 KITCHEN
VIEW ANALYSIS

PROJECT NO: 2015072
DRAWN BY: JE
SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

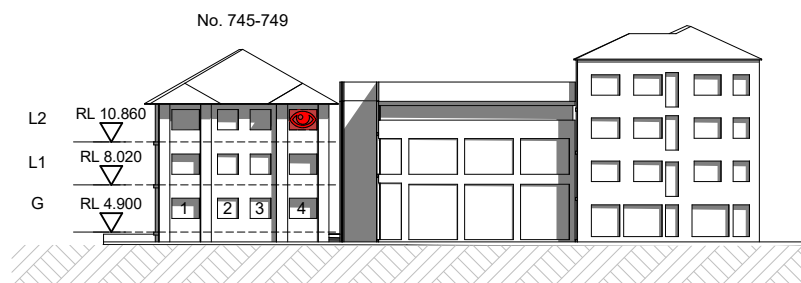
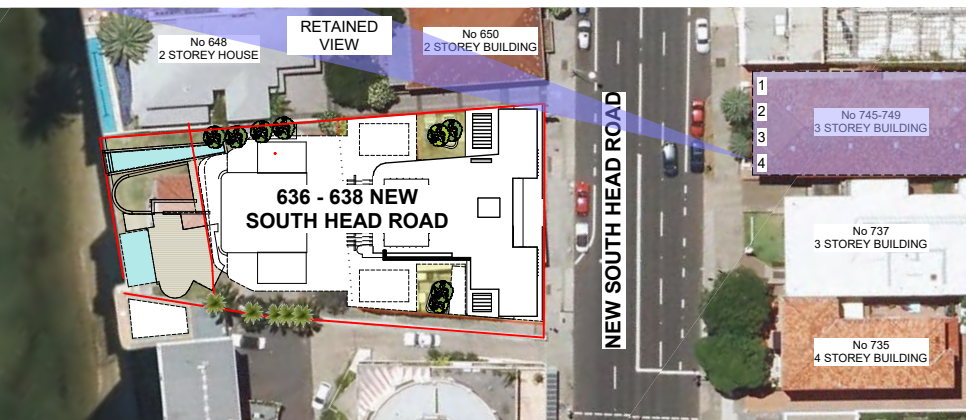
S96-9301.1A



No 745-749 SECOND FLOOR WINDOW 4 - APPROVED



No 745-749 Second Floor Window 4 View - Approved



No 745-749 SECOND FLOOR WINDOW 4 - PROPOSED



No 745-749 Second Floor Window 4 View

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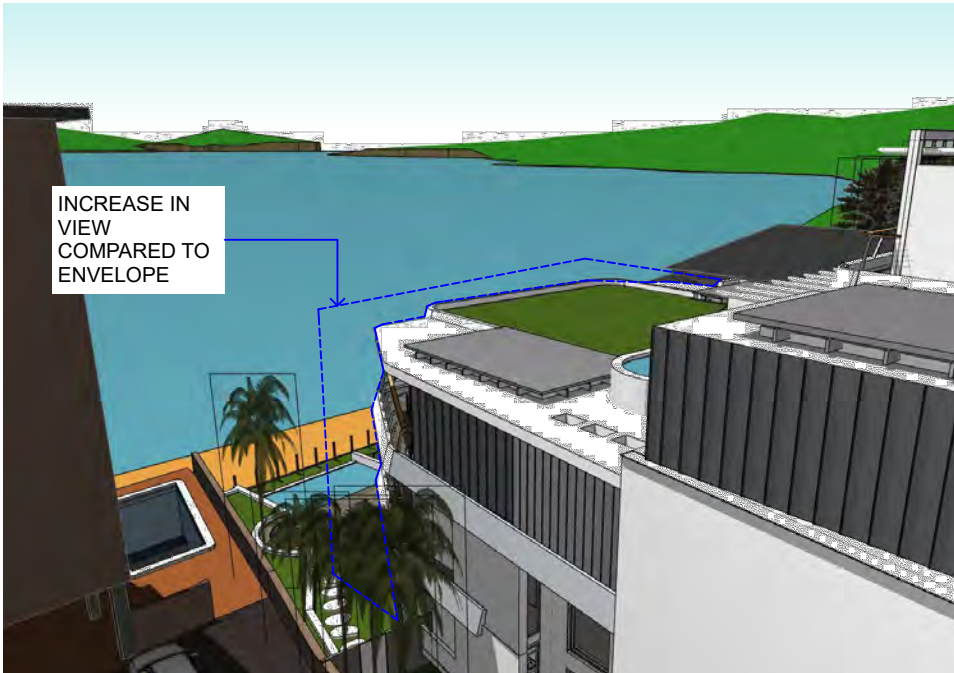
PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RBV
DRAWING: No 745-749 LEVEL 2 WINDOW 4 DINING ROOM VIEW ANALYSIS

PROJECT NO: 2015072
DRAWN BY: JE
SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

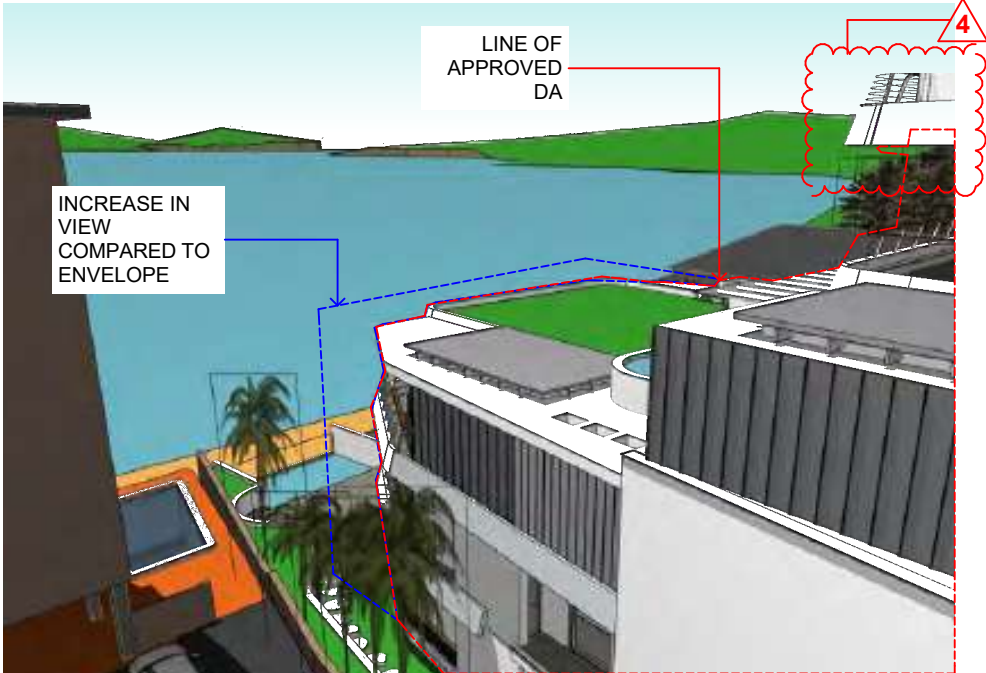
S96-9302 A



1 No 624-634 Fourth Floor Balcony 2 - Allowable Envelope 3D Model View



3 No 624-634 Fourth Floor Balcony 2 - Approved 3D Model View



5 No 624-634 Fourth Floor Balcony 2 - Proposed 3D Model View



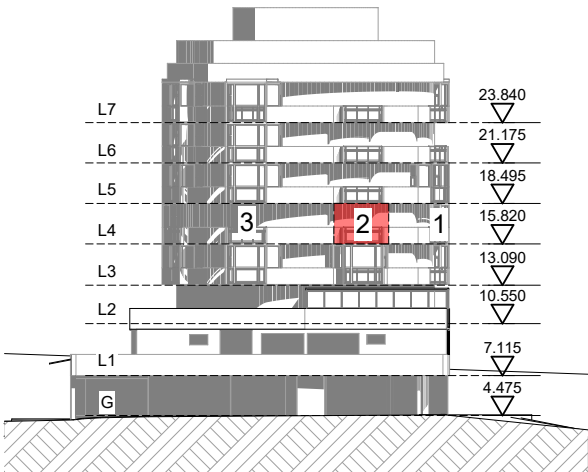
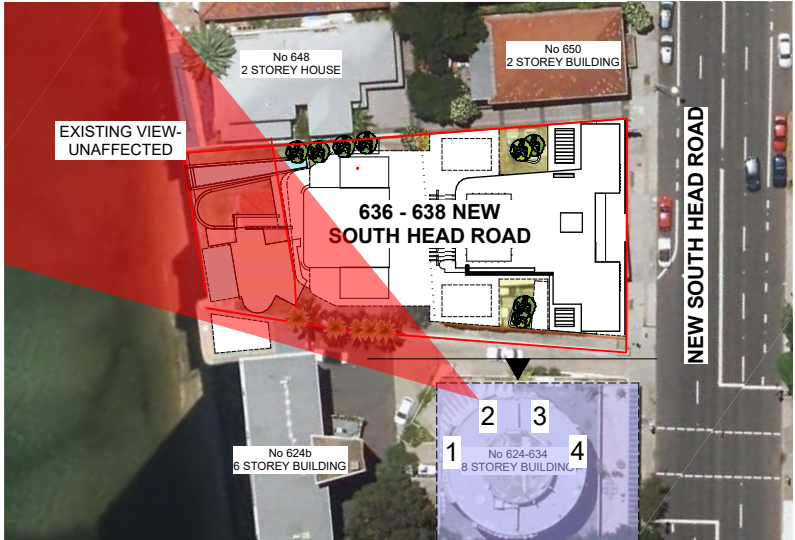
2 No 624 - 634 Fourth Floor Balcony 2 Envelope 3D Model View Superimposed on Existing Photograph



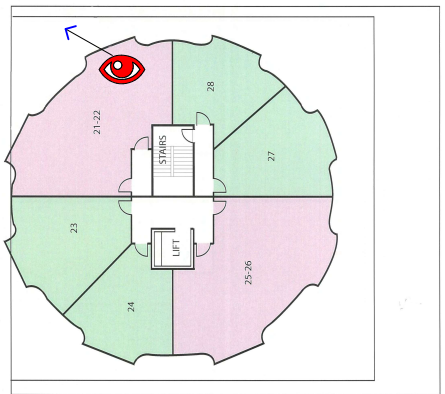
4 No 624 - 634 Fourth Floor Balcony 2 Approved 3D Model View Superimposed on Existing Photograph



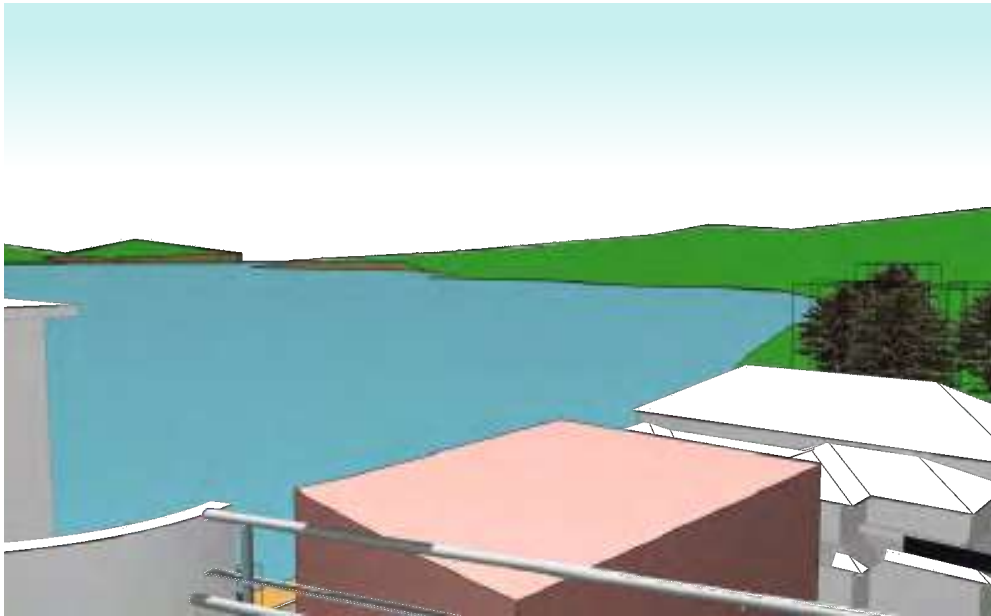
6 No 624 - 634 Fourth Floor Balcony 2 Proposed 3D Model View Superimposed on Existing Photograph



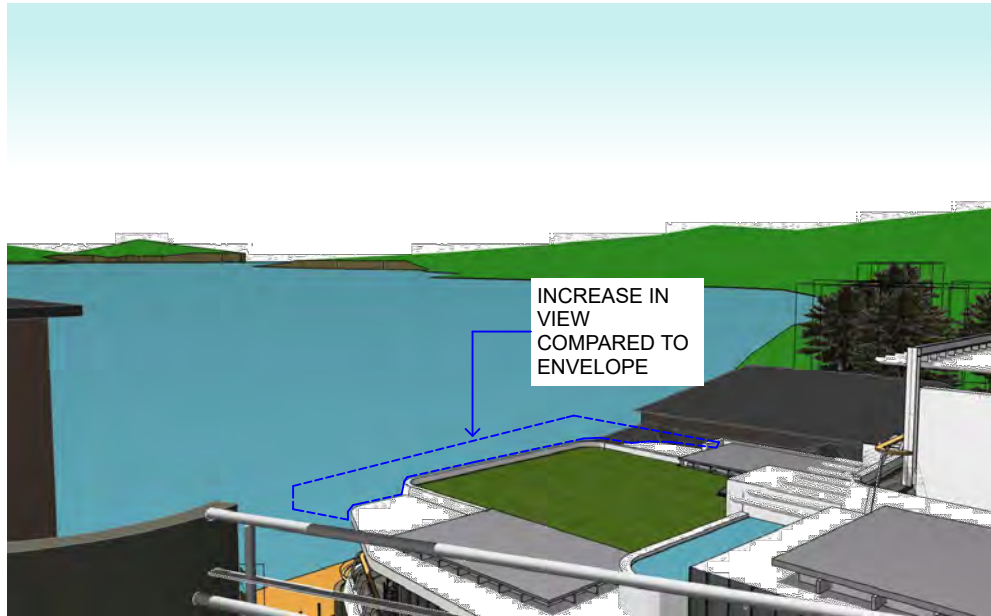
No. 624-634 East Elevation
1:500



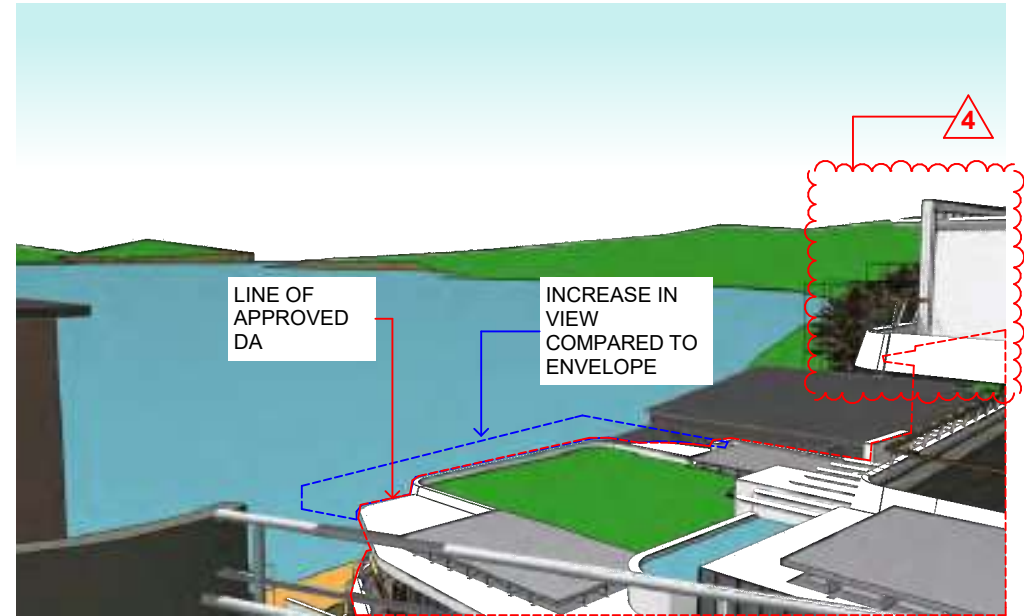
Level 4 - Floor Plan



1 No 624-634 Fifth Floor Balcony 2 - Allowable Envelope 3D Model View



3 No 624-634 Fifth Floor Balcony 2 - Approved 3D Model View



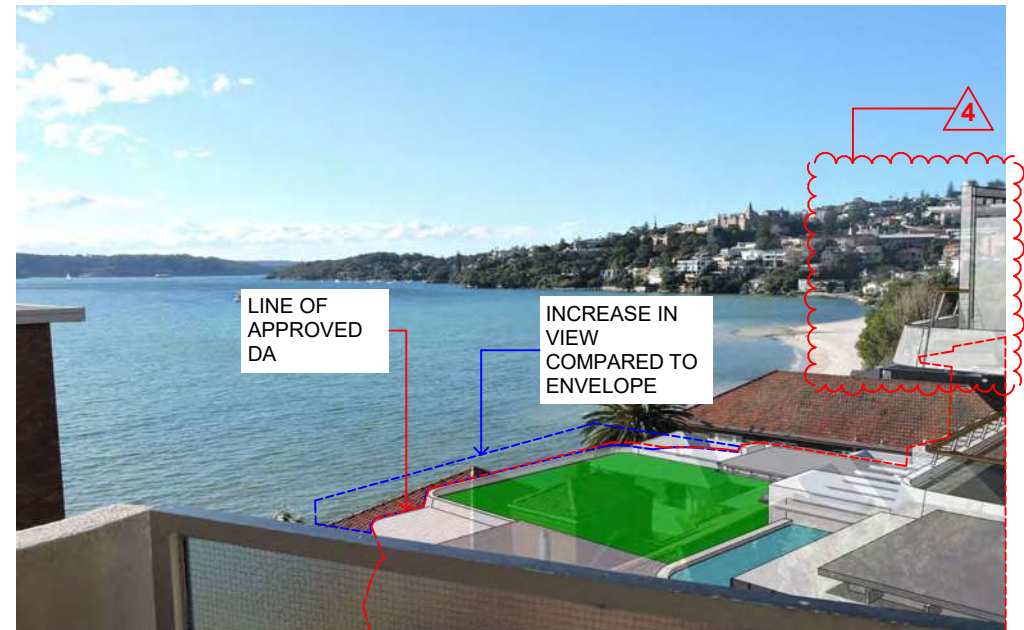
5 No 624-634 Fifth Floor Balcony 2 - Proposed 3D Model View



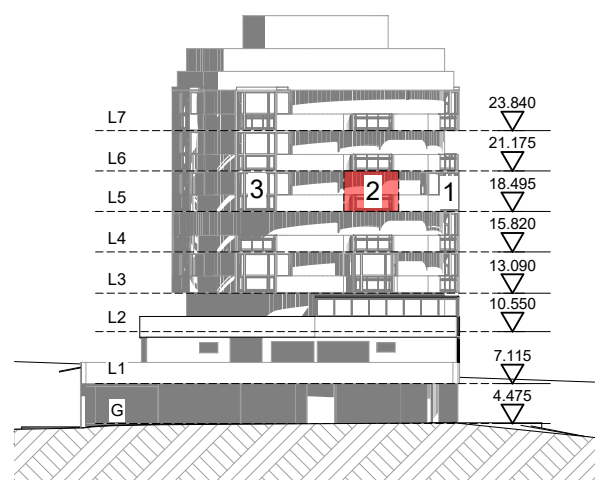
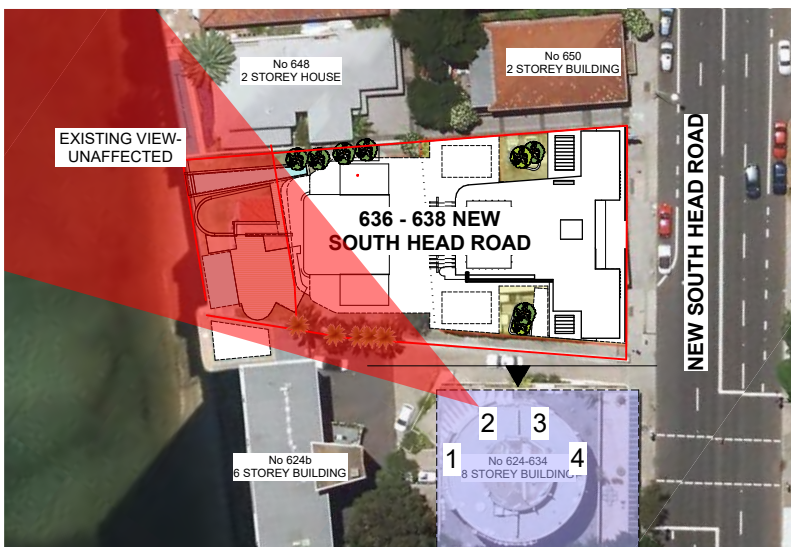
2 No 624 - 634 Fifth Floor Balcony 2 Existing Photograph



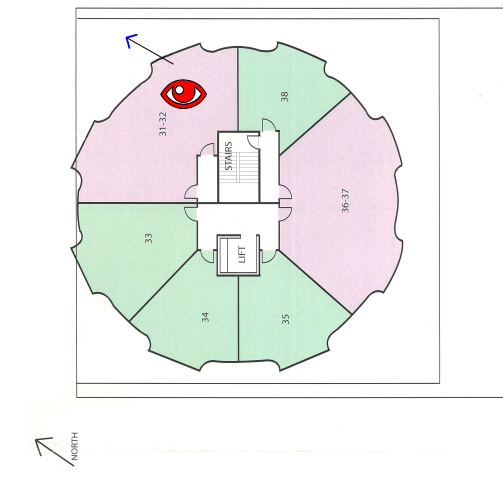
4 No 624 - 634 Fifth Floor Balcony 2 Existing Photograph- Approved



6 No 624 - 634 Fifth Floor Balcony 2 Existing Photograph - Proposed



No. 624-634 East Elevation
1:500



Level 5 - Floor Plan

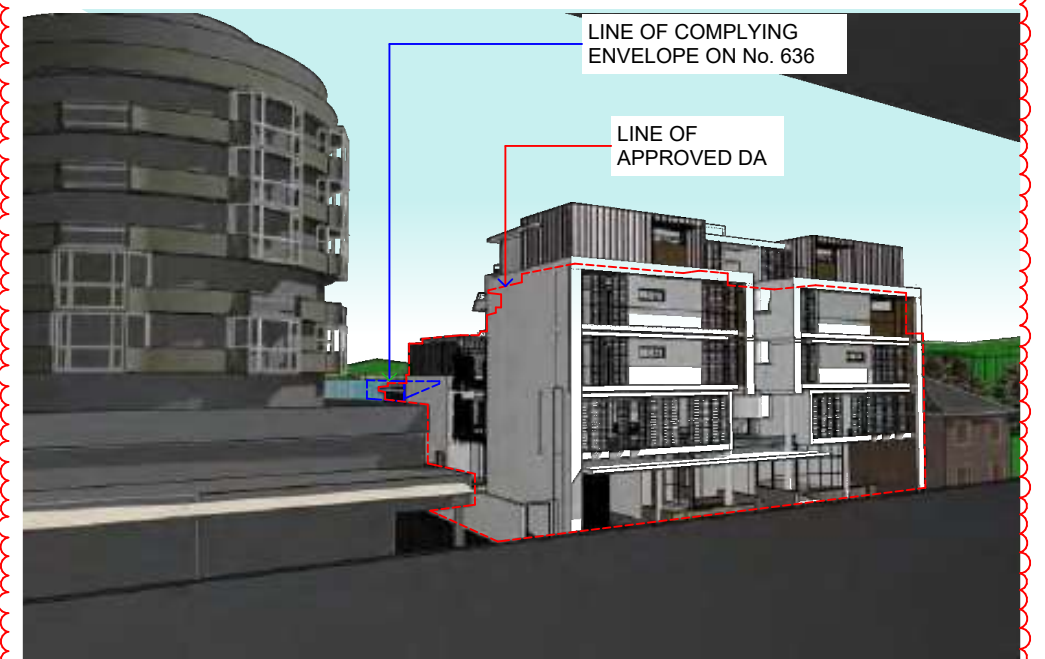
**APARTMENT 31-32
VIEW ANALYSIS**
JPR
PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RBJV
DRAWING: No 624-634 LEVEL 5 BALCONY 2 VIEW ANALYSIS

PROJECT NO: 2015072
DRAWN BY: JE
SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

S96-9304 A



1 No 733 SECOND FLOOR - APT 4 LIVING ROOM BALCONY - APPROVED



2 No 733 SECOND FLOOR - APT 4 LIVING ROOM BALCONY - PROPOSED

4



4 No 733 Apt 4

**No 733 LEVEL 2
VIEW ANALYSIS**

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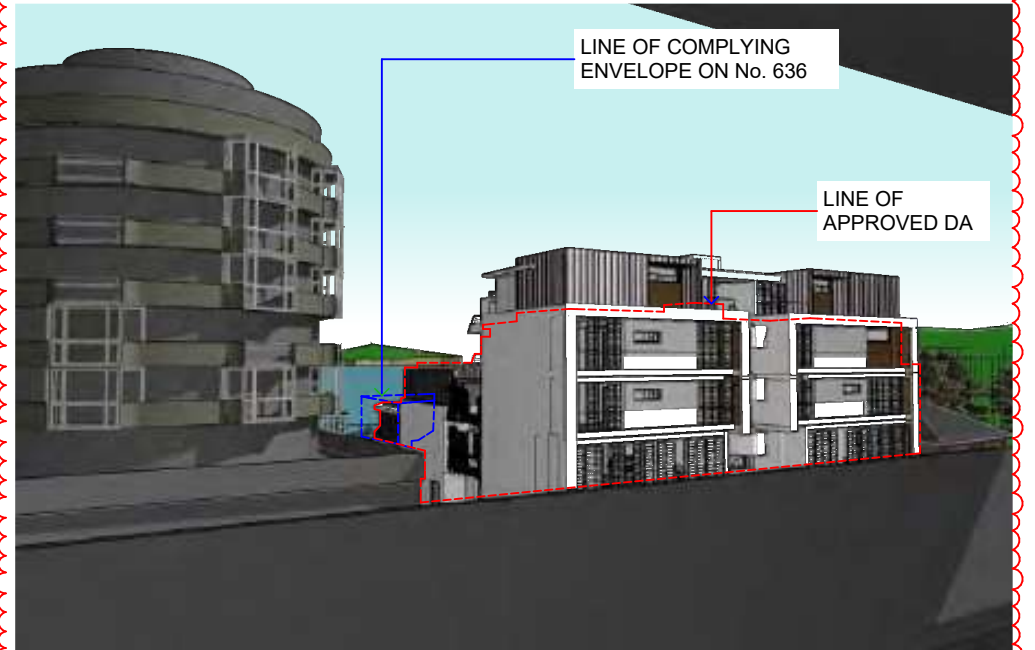
PROJECT: 636-638 NSH RD ROSEBAY
PROJECT ADDRESS: 636-638 NSH RD ROSEBAY
CLIENT: RBJV
DRAWING: No 733 LEVEL 2 VIEW ANALYSIS

PROJECT NO: 2015072
DRAWN BY: JE
SCALE: REV:
PLOTTED: 8/09/2017

S96-9305 A



1 No 733 SECOND FLOOR - APT 4 LIVING ROOM BALCONY - APPROVED



3 No 733 THIRD FLOOR - APT 7 LIVING ROOM BALCONY - PROPOSED

4



4 No 733 Apt 7

No 733 LEVEL 3 VIEW ANALYSIS

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CLIENT: RBJV
DRAWING: No 733 LEVEL 3 VIEW ANALYSIS

PROJECT NO: 2015072
DRAWN BY: JE
SCALE:
DRAWING NO: REV:
PLOTTED: 8/09/2017

S96-9306 A



APPROVED STREET VIEW LOOKING NORTH ALONG NEW SOUTH HEAD ROAD



PROPOSED STREET VIEW LOOKING NORTH ALONG NEW SOUTH HEAD ROAD





APPROVED STREET VIEW LOOKING SOUTH ALONG NEW SOUTH HEAD ROAD



PROPOSED STREET VIEW LOOKING SOUTH ALONG NEW SOUTH HEAD ROAD





VIEW 01 DA APPROVED



VIEW 02 DA APPROVED



VIEW 03 DA APPROVED



VIEW 04 DA APPROVED



VIEW 01 S96 PROPOSED



VIEW 02 S96 PROPOSED



VIEW 03 S96 PROPOSED



VIEW 04 S96 PROPOSED



VIEW LOCATION PLAN



VIEW 05 DA APPROVED



VIEW 05 S96 PROPOSED



VIEW PLAN



VIEW 06 DA APPROVED



VIEW 06 S96 PROPOSED