



APPENDIX A BATES SMART DRAWINGS

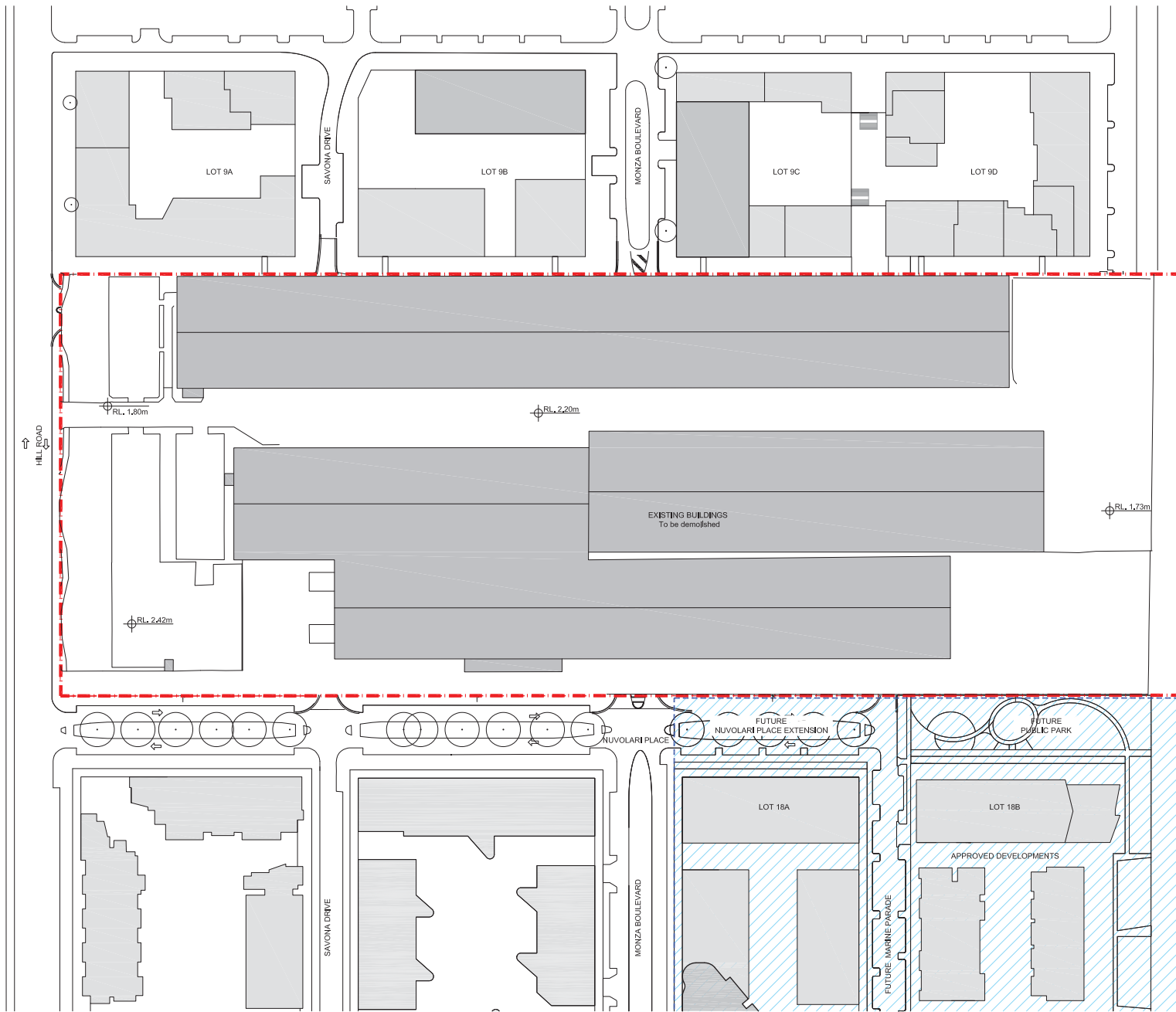
37-39 HILL ROAD WENTWORTH POINT, LOT 8

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DRAWING SCHEDULE

Doc. No.	Document Title	Scale
A00.00	Cover	NTS
A00.01	Survey Plan	1:750
A00.02	Existing Site Plan + Demolition Plan	1:750
A01.001	Indicative Staging Plan	1:750
A01.002	Proposed Block Plan + Set Backs	1:750
A01.003	Proposed Site Plan	1:750
A01.004	Traffic Movement	1:750
Envelope drawings		
A02.001	Proposed Envelopes + Stage 1 Comparison	1:750
A02.002	Proposed Block A Envelopes + Stage 1 Comparison	1:400
A02.003	Proposed Block B Envelopes + Stage 1 Comparison	1:400
A02.004	Proposed Block C Envelopes + Stage 1 Comparison	1:400
A02.005	Proposed Block D Envelopes + Stage 1 Comparison	1:400
A02.006	Public Domain Alignment	1:750
A02.101	Proposed Site Envelope Sections + Stage 1 Comparison	1:750
Indicative scheme		
A02.102	Proposed Block A Indicative Scheme Sections + Stage 1 Comparison	1:500
A02.103	Proposed Block B Indicative Scheme Sections + Stage 1 Comparison	1:500
A02.104	Proposed Block C Indicative Scheme Sections + Stage 1 Comparison	1:500
A02.105	Proposed Block D Indicative Scheme Sections + Stage 1 Comparison	1:500
A02.201	Proposed Indicative Scheme Street Elevation 1	1:750
A02.202	Proposed Indicative Scheme Street Elevation 2	1:500
A02.203	Proposed Indicative Scheme Street Elevation 3	1:500
A02.204	Proposed Indicative Scheme Street Elevation 4	1:500
A02.205	Proposed Indicative Scheme Street Elevation 5	1:500
A03.0B2	Indicative Scheme Typical Lower Basement Plan	1:750
A03.0B1	Indicative Scheme Basement 01 Plan	1:750
A03.000	Indicative Scheme Ground Floor Plan	1:750
A03.001	Indicative Scheme Level 01 Plan	1:750
A03.002	Indicative Scheme Level 02 Plan	1:750
A03.003	Indicative Scheme Typical Floor Plan	1:750
A03.004	Indicative Scheme Typical Setback Floor Plan	1:750
A03.005	Indicative Scheme Typical Tower Floor Plan	1:750
A03.006	Indicative Scheme Typical Tower Setback Floor Plan	1:750
A03.007	Indicative Scheme Roof Plan	1:750
Analysis		
A09.001	Shadows - Winter Solstice - Sheet 1	NTS
A09.002	Shadows - Winter Solstice - Sheet 2	NTS
A09.003	Shadows - Winter Solstice - Sheet 3	NTS
A09.004	Public Domain Shadows Calculation	NTS
A09.101	Nuvolari Place Overshadowing Elevations	NTS
A09.201	Rhodes View Comparison - View 1	NTS
A09.202	Rhodes View Comparison - View 2	NTS
Area Calculation		
A10.001	Indicative Scheme - Typical Floor Plan - Area Calculation	1:750





--- SITE BOUNDARY

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road
Wentworth Point
Masterplan
Existing Site Plan + Demolition Plan



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Drawing No.	A00.02[C]		[Revision]

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HILL ROAD
SAVONA DRIVE
MONZA BOULEVARD
VERONA DRIVE
MARINE PARADE
FORESHORE
HOMEBUSH BAY

- SITE BOUNDARY
--- BLOCK BOUNDARY
STAGE 1
STAGE 2
STAGE 3
STAGE 4

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road
Wentworth Point
Masterplan
Indicative Staging Plan

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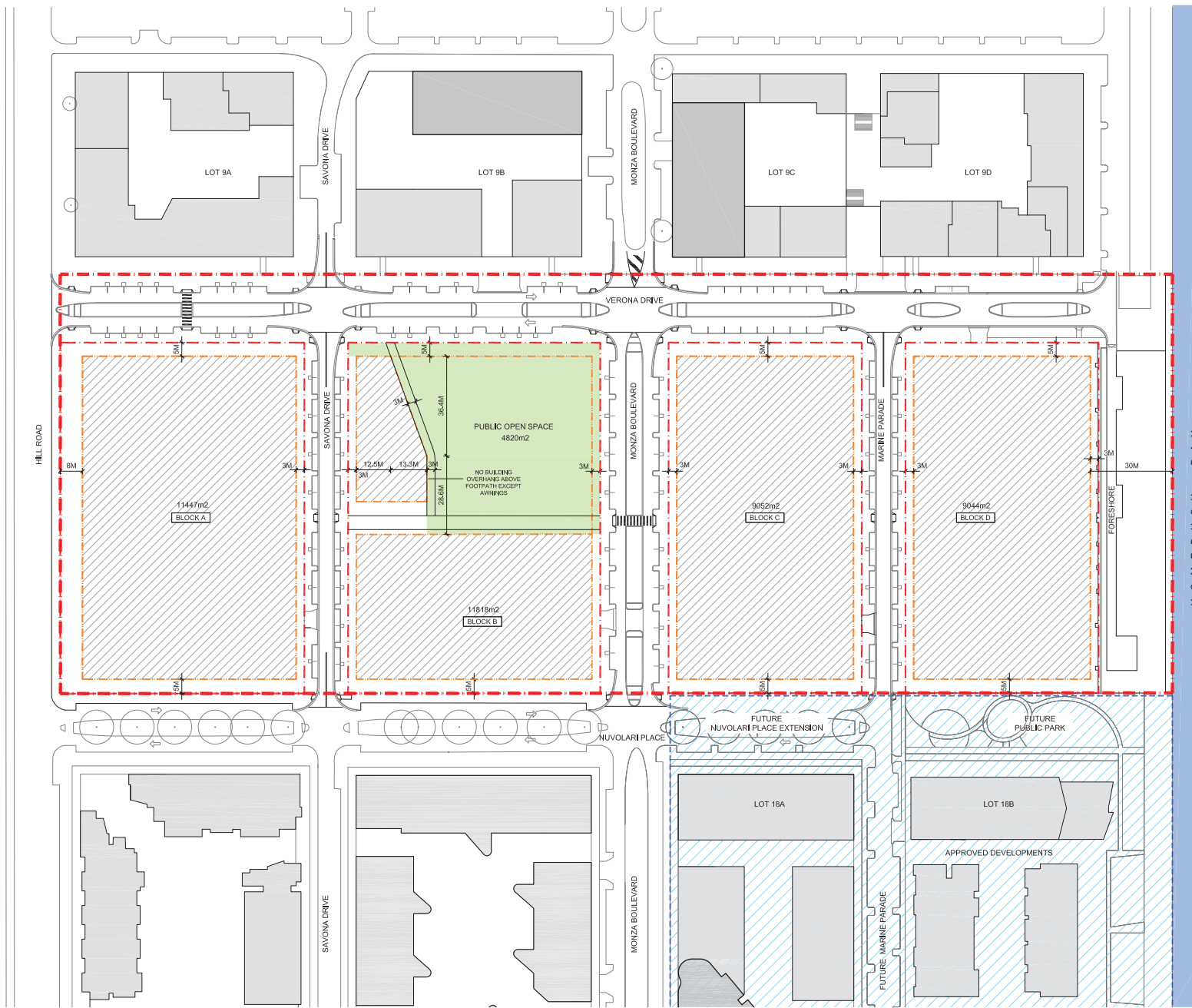
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- SITE BOUNDARY
- BLOCK BOUNDARY
- SETBACK
- PUBLIC OPEN SPACE
- PROPOSED BLOCK ENVELOPE

Revision	Date	Description	Initial	Checked

D	16/11/18	For Section 96	AL	HC
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point

Masterplan Proposed Block Plan & Setbacks

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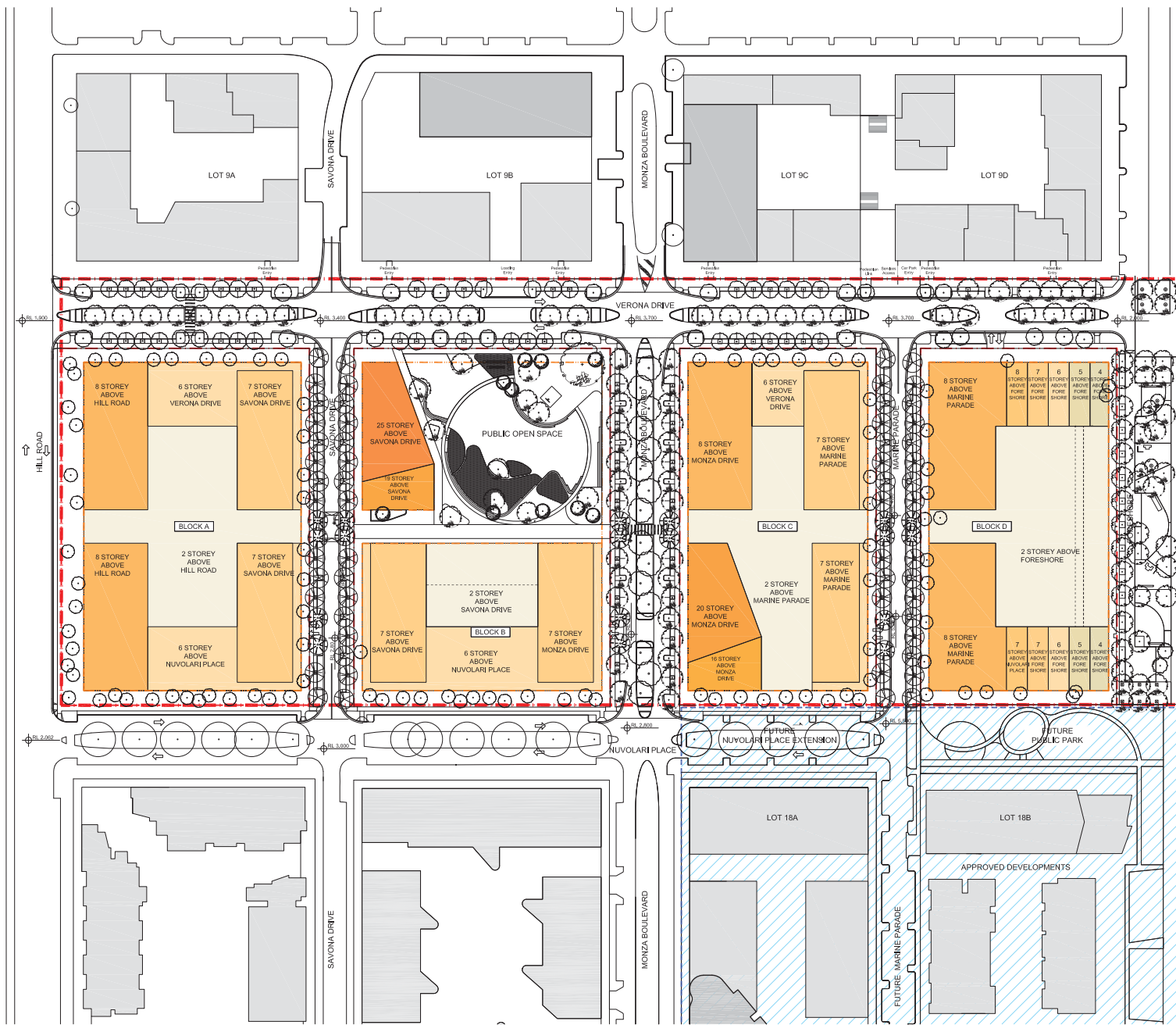
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H O M E B U S H B A Y

- SITE BOUNDARY
- BLOCK BOUNDARY
- SETBACK

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C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point Masterplan Proposed Site Plan

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Scale: 1:750@A1

Drawn: AL Checked: HC

Project No: S12088

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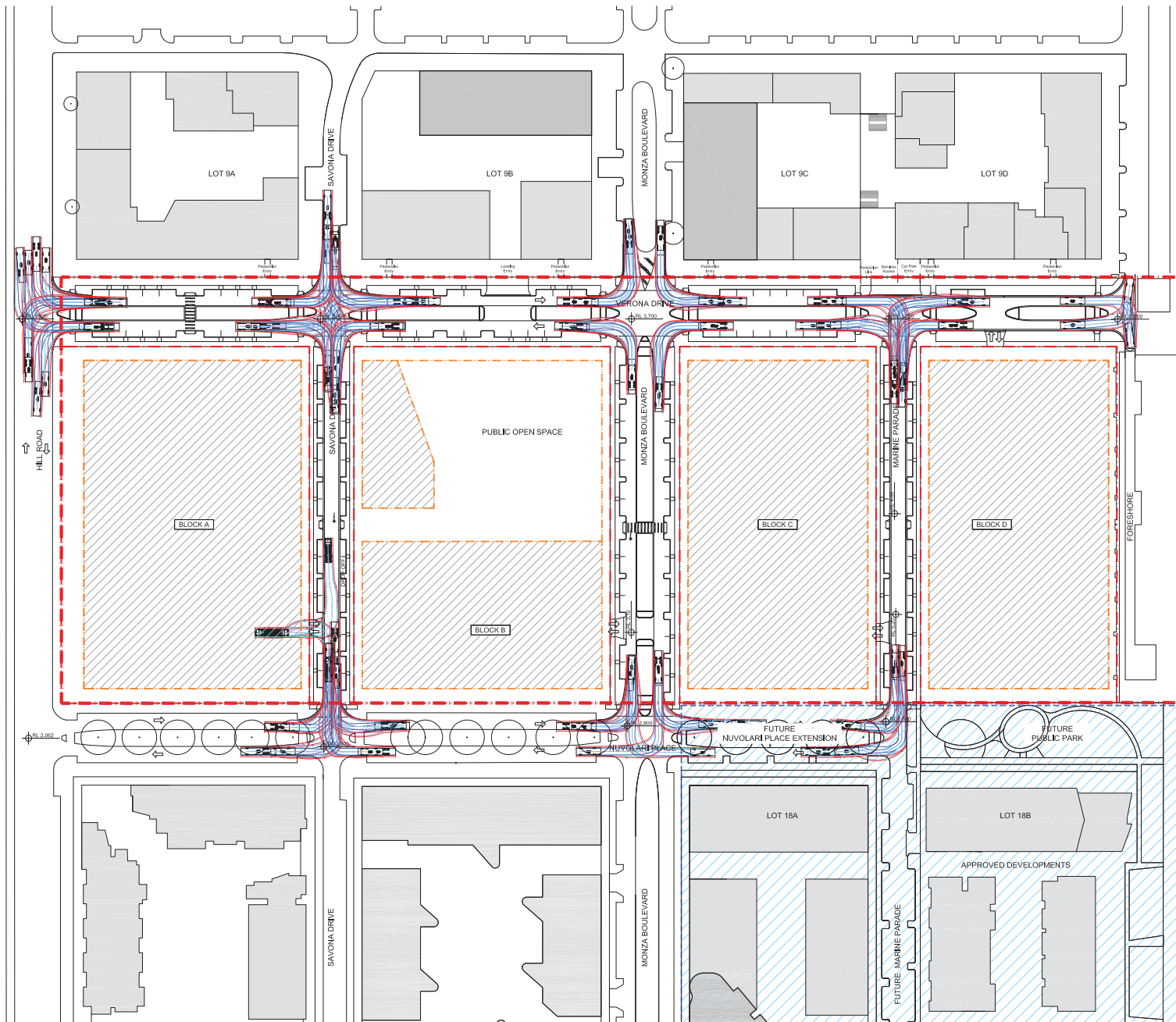
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H O M E B U S H B A Y

- SITE BOUNDARY
- BLOCK BOUNDARY
- SETBACK

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Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point

Masterplan
Proposed Site Plan

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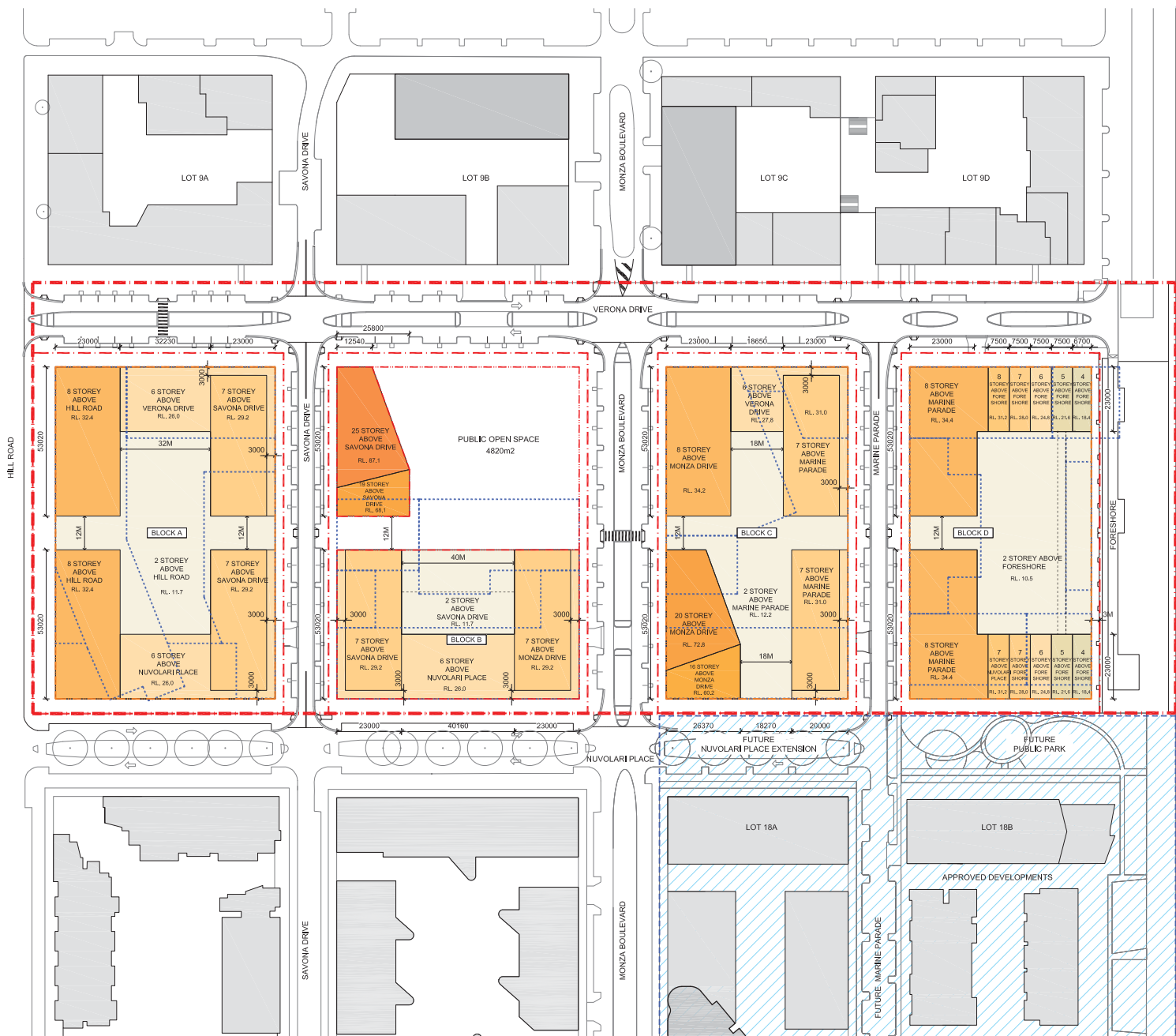
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HILL ROAD
SAVONA DRIVE
MONZA BOULEVARD
VERONA DRIVE
MARINE PARADE
FORESHORE
HOME BUSH BAY

- SITE BOUNDARY
- BLOCK BOUNDARY
- SETBACK
- EXISTING STAGE 1 CONSENT ENVELOPE

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point Masterplan Proposed Envelopes & Stage 1 Comparison

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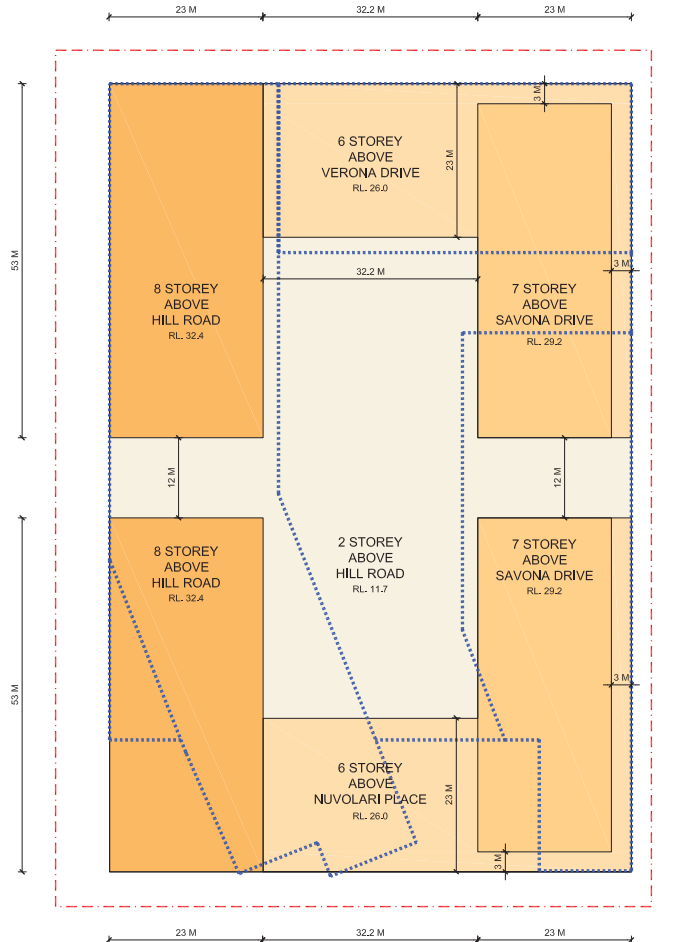
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----- EXISTING STAGE 1
CONSENT ENVELOPES

----- DIVISION OF USE
BELOW 2 STOREYS

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked

37-39 Hill Road Wentworth Point

Masterplan Block A Envelopes & Stage 1 Comparison

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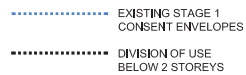
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A	07/11/17	For Section 96	AL	HC
Revision	Date	Description	Initial	Checked

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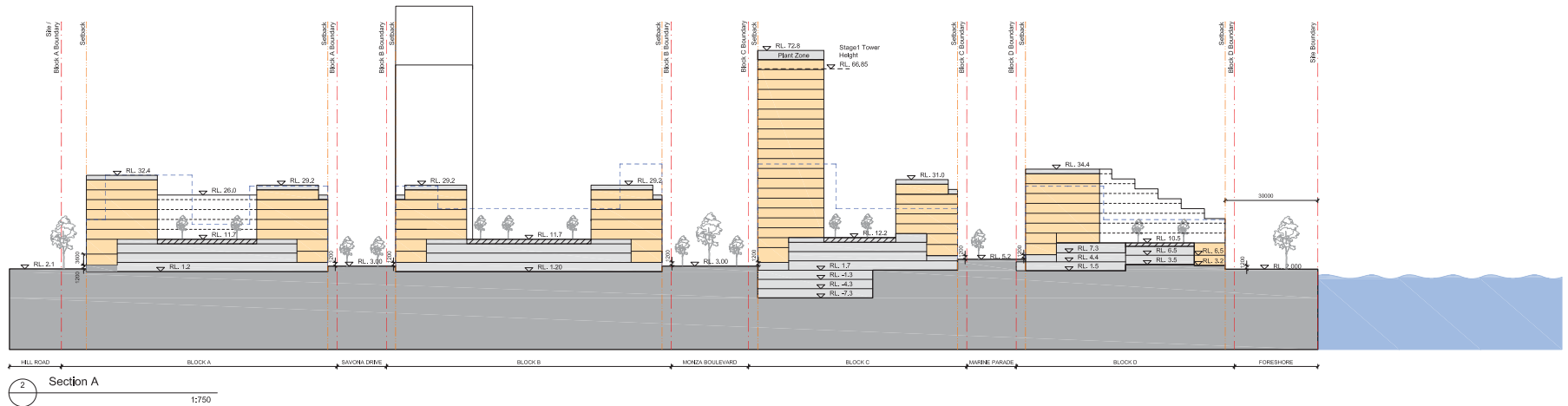
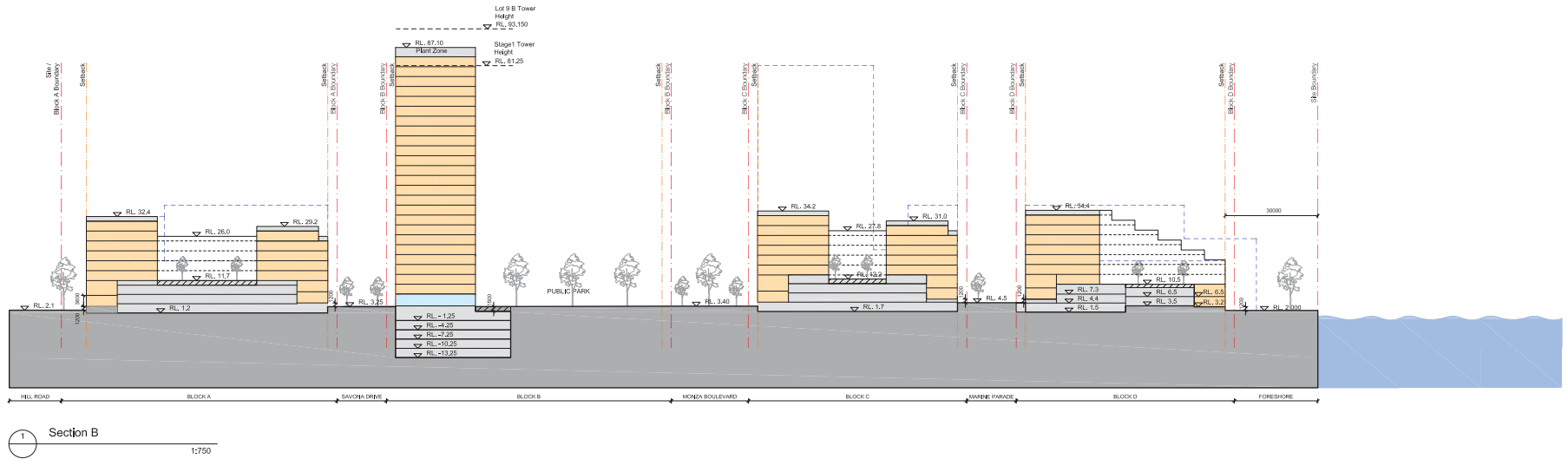
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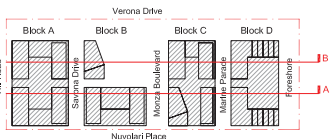
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Drawing No.	(Revision)		

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KEY PLAN:



ENVELOPES

- RESIDENTIAL
- CAR PARK / PLANT AND STORAGE
- COMMERCIAL
- EXISTING STAGE 1 CONSENT

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point

Masterplan Proposed Site Envelope Sections & Stage 1 Comparison

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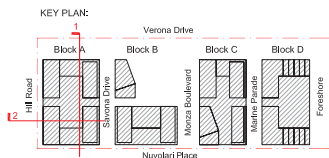
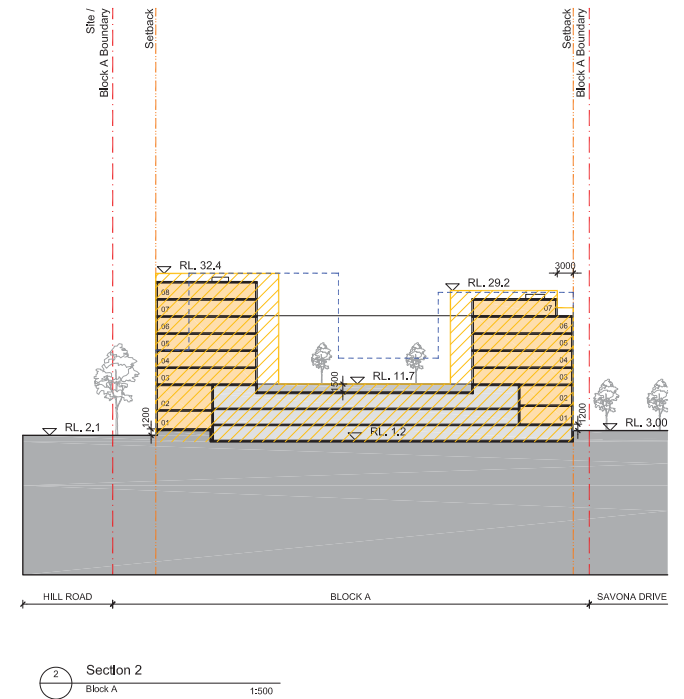
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INDICATIVE SCHEME									
	RESIDENTIAL								
	CAR PARK / PLANT AND STORAGE								
	COMMERCIAL								
ENVELOPES									
	PROPOSED					C	12/11/18	For Section 96	AL HC
	EXISTING STAGE 1 CONSENT					B	19/10/18	For Section 96	AL HC
						A	07/11/17	For Section 96	AL HC
		Revision Date	Description	Initial	Checked	Revision Date	Description	Initial	Checked

37-39 Hill Road
Wentworth Point
Masterplan
Proposed Block A Indicative Scheme Sections
& Stage 1 Comparison

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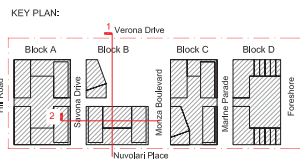
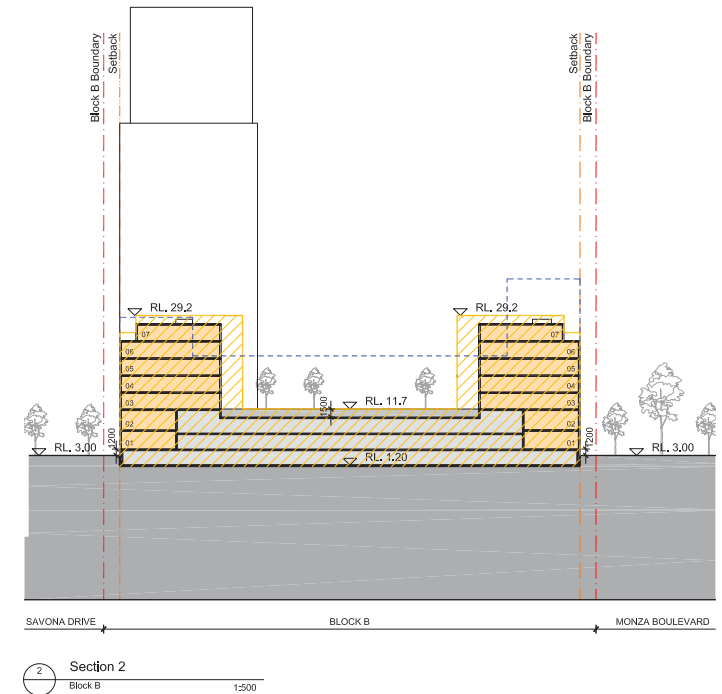
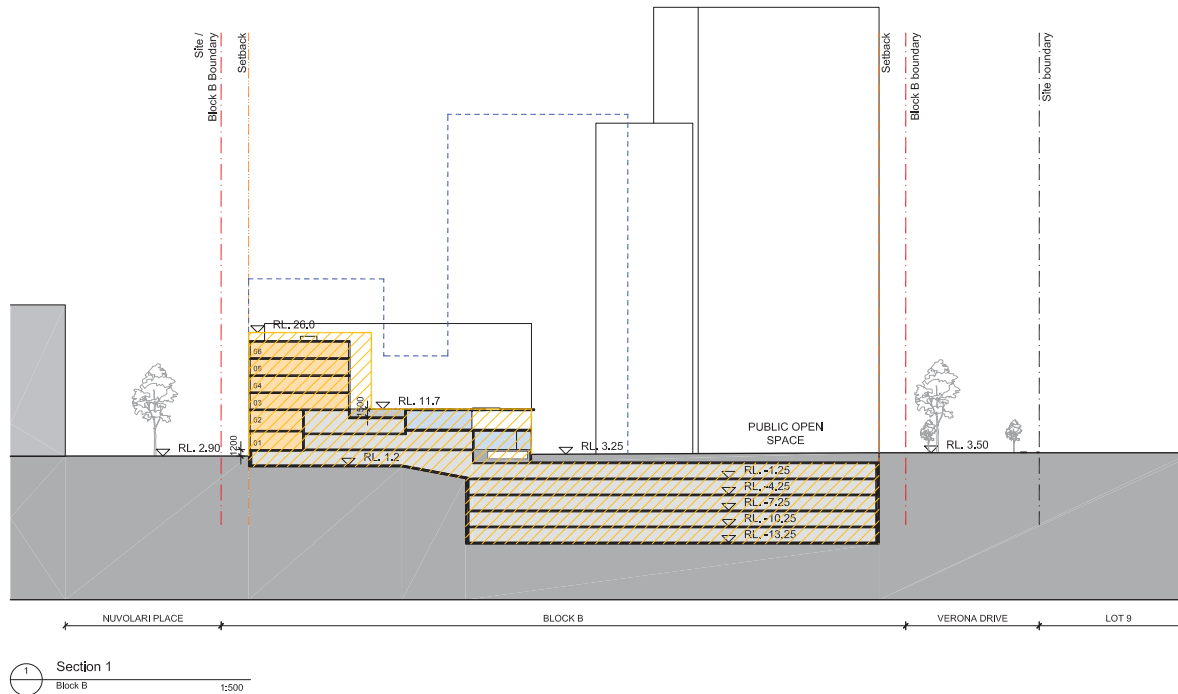
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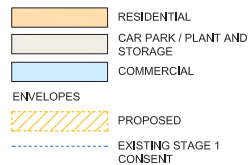
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INDICATIVE SCHEME



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Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point

Masterplan Proposed Block B Indicative Scheme Sections & Stage 1 Comparison

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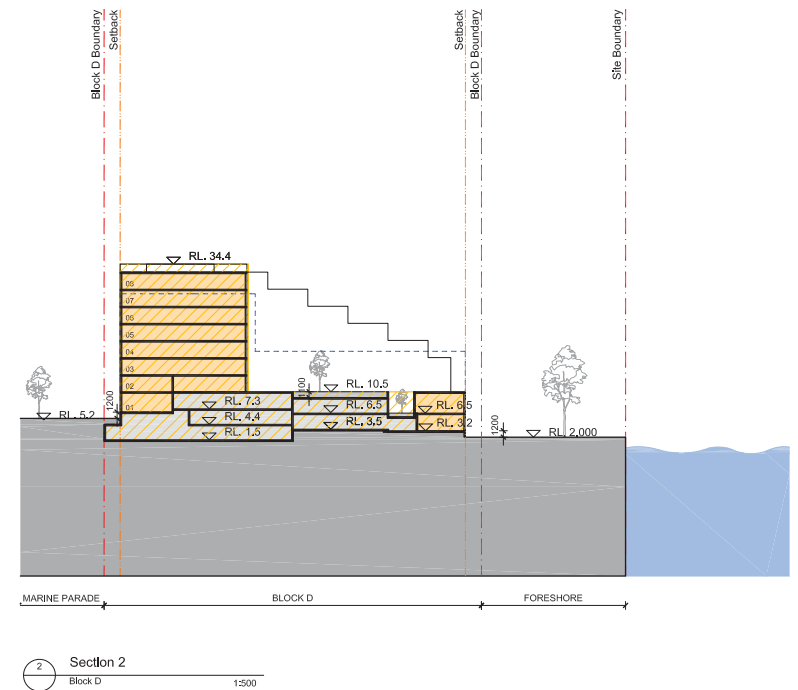
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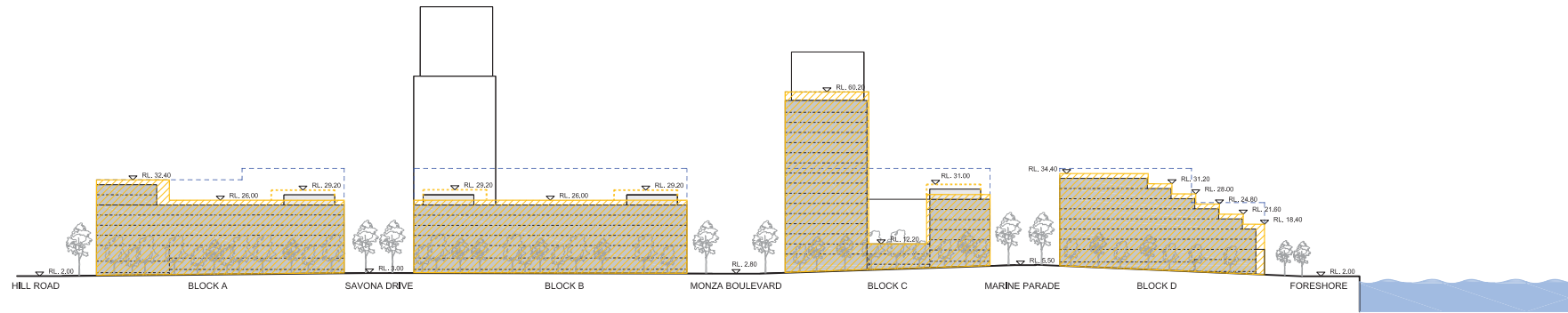
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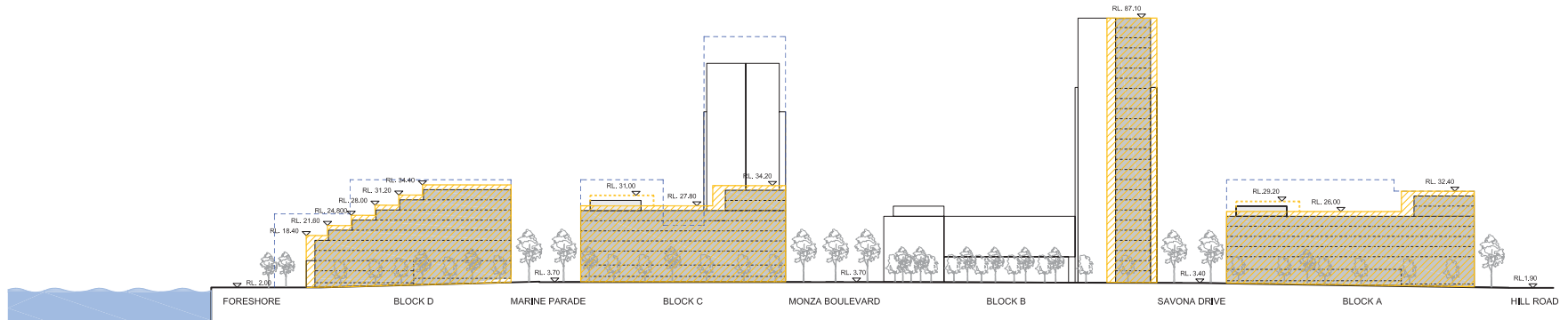
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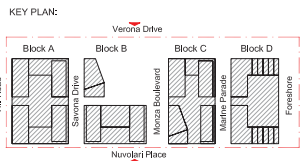




1 Nuvolari Place
Street Elevation 1:750



2 Verona Drive
Street Elevation 1:750



ENVELOPES

- PROPOSED
- PROPOSED SETBACK
- EXISTING STAGE 1 CONSENT
- INDICATIVE ELEVATION AT SETBACK LINE
- ADDITIONAL SETBACK
- IN DISTANCE

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point Masterplan Proposed Indicative Scheme Street Elevation 1

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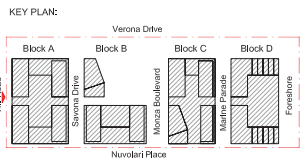
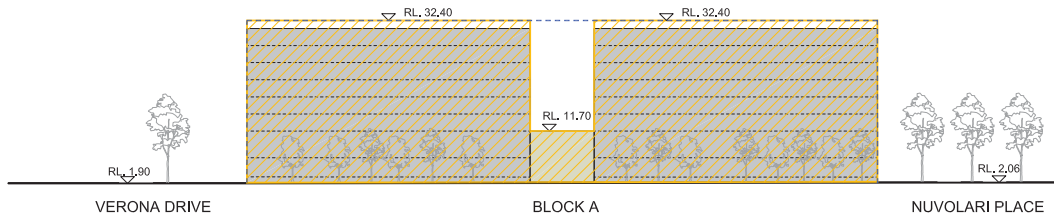
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Drawing No.	A02.201[C]	[Revision]	

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BATESSMART



ENVELOPES

- PROPOSED
- PROPOSED SETBACK
- EXISTING STAGE 1 CONSENT
- INDICATIVE ELEVATION AT SETBACK LINE
- ADDITIONAL SETBACK
- IN DISTANCE

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point

Masterplan Proposed Indicative Scheme Street Elevation 2

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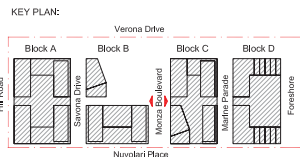
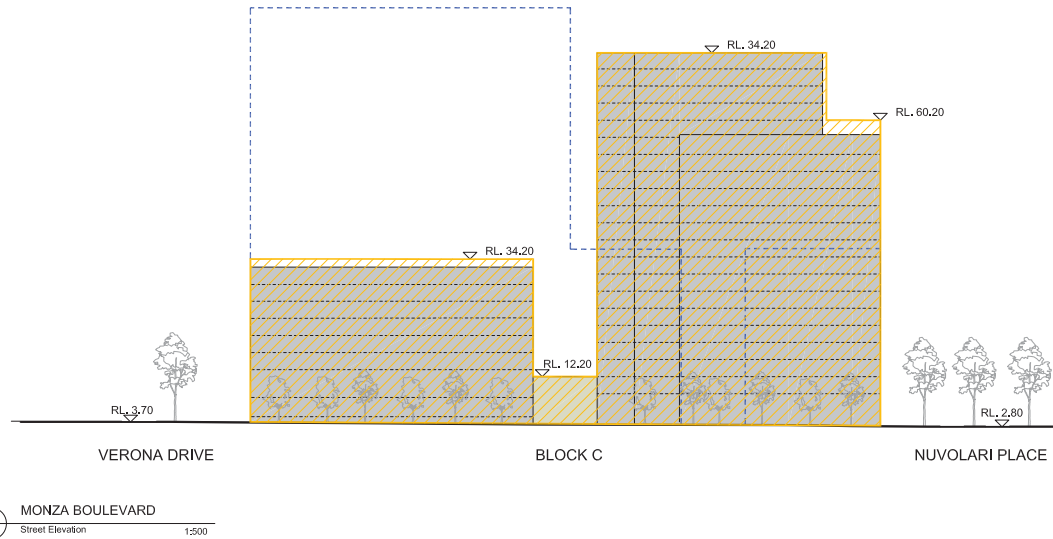
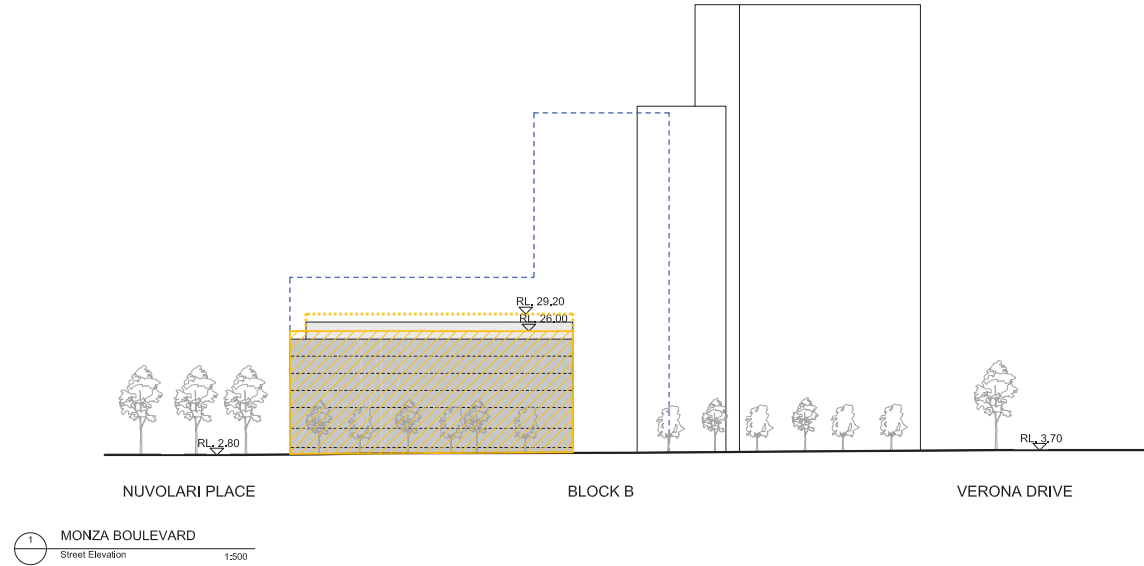
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ENVELOPES

- PROPOSED
- PROPOSED SETBACK
- EXISTING STAGE 1 CONSENT
- INDICATIVE ELEVATION AT SETBACK LINE
- ADDITIONAL SETBACK
- IN DISTANCE

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point Masterplan Proposed Indicative Scheme Street Elevation 4

Check all dimensions and the conditions for commencement of any work, the existence or creation of any easements, rights, claims or encumbrances and the provision of stop drawings and/or the adoption of any drawings to be used in connection with all architectural documents and all other construction documents. Do not make drawings, refer to specific dimensions only. Any dimensions and/or drawings to be referred to the architect for clarification. All drawings must not be reproduced or distributed without prior permission from the architect.

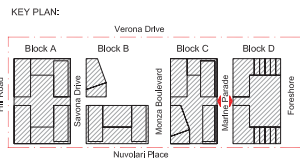
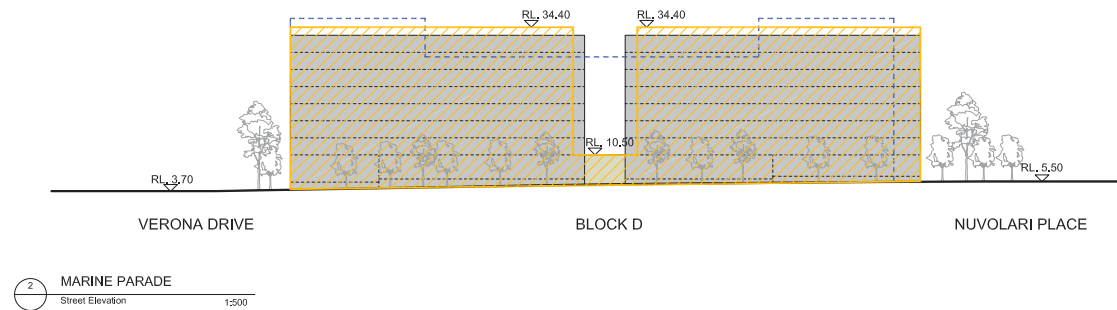
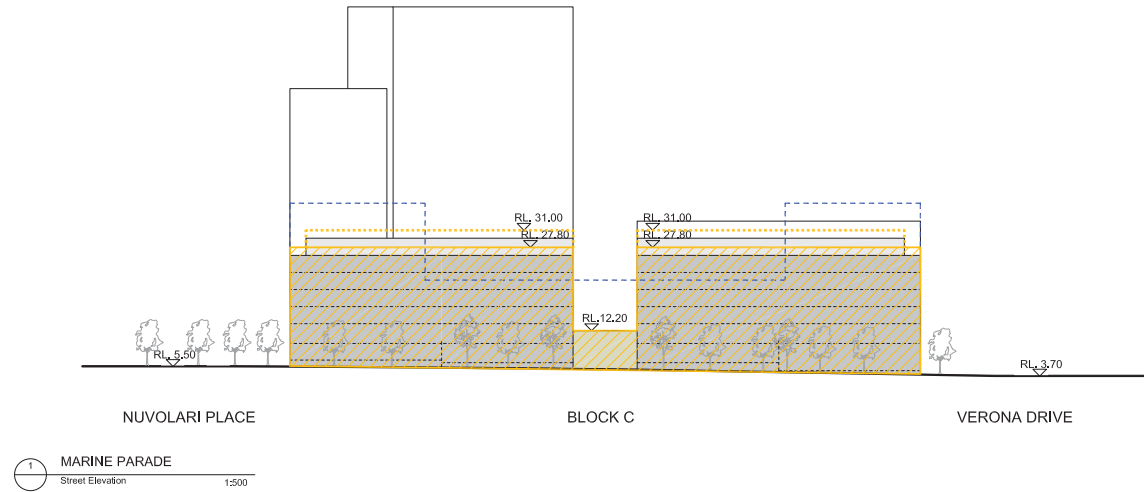
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ENVELOPES

-  PROPOSED
-  PROPOSED SETBACK
-  EXISTING STAGE 1 CONSENT
-  INDICATIVE ELEVATION AT SETBACK LINE
-  ADDITIONAL SETBACK
-  IN DISTANCE

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point Masterplan Proposed Indicative Scheme Street Elevation 5

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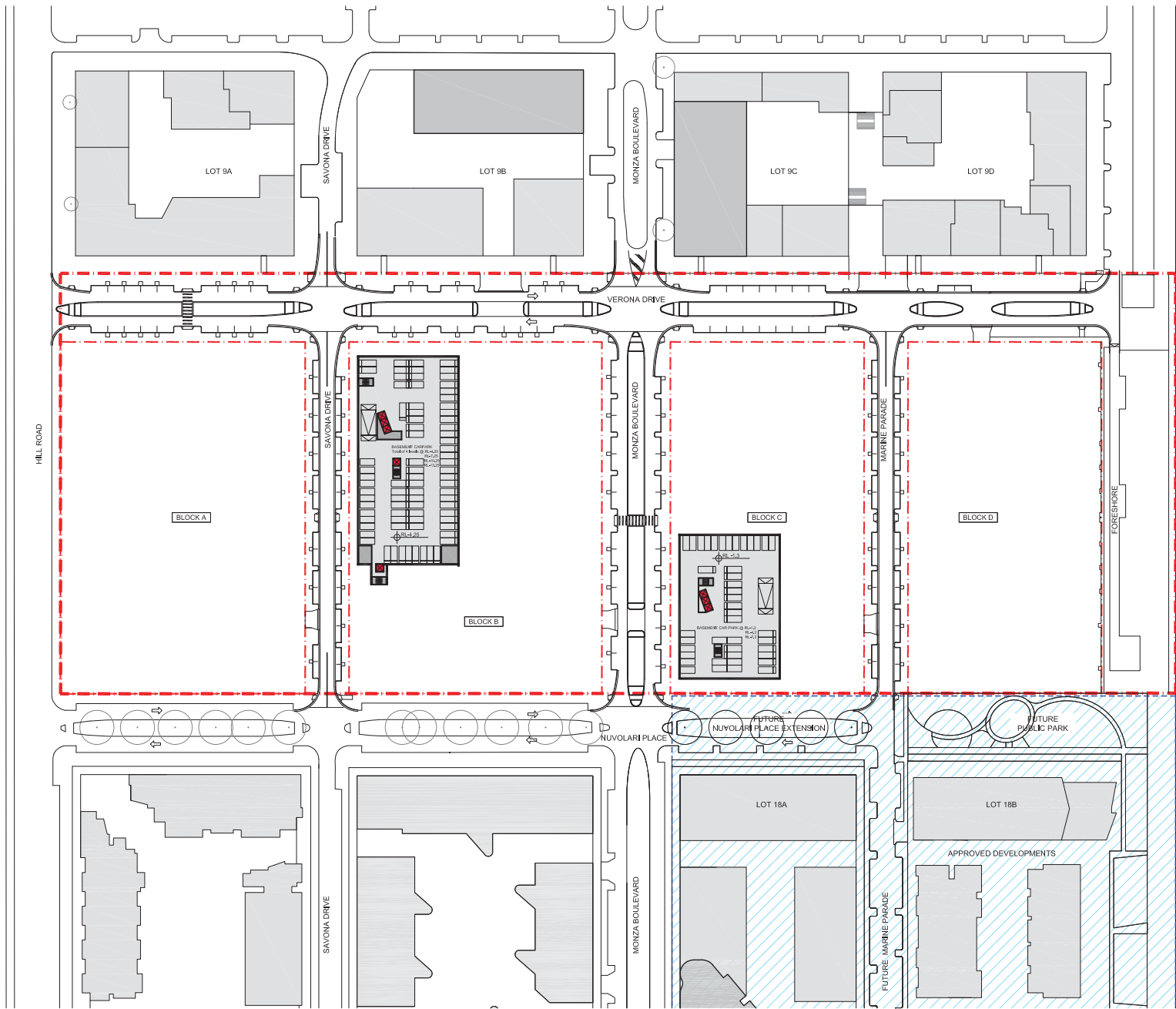
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37-39 Hill Road
Wentworth Point

Masterplan
Indicative Scheme
Typical Lower Basement Plan



Check all dimensions and the conditions for construction of any work, the nature or content of any contract, design, plan, specification or statement and the provision of any drawings and/or the application of any standards.
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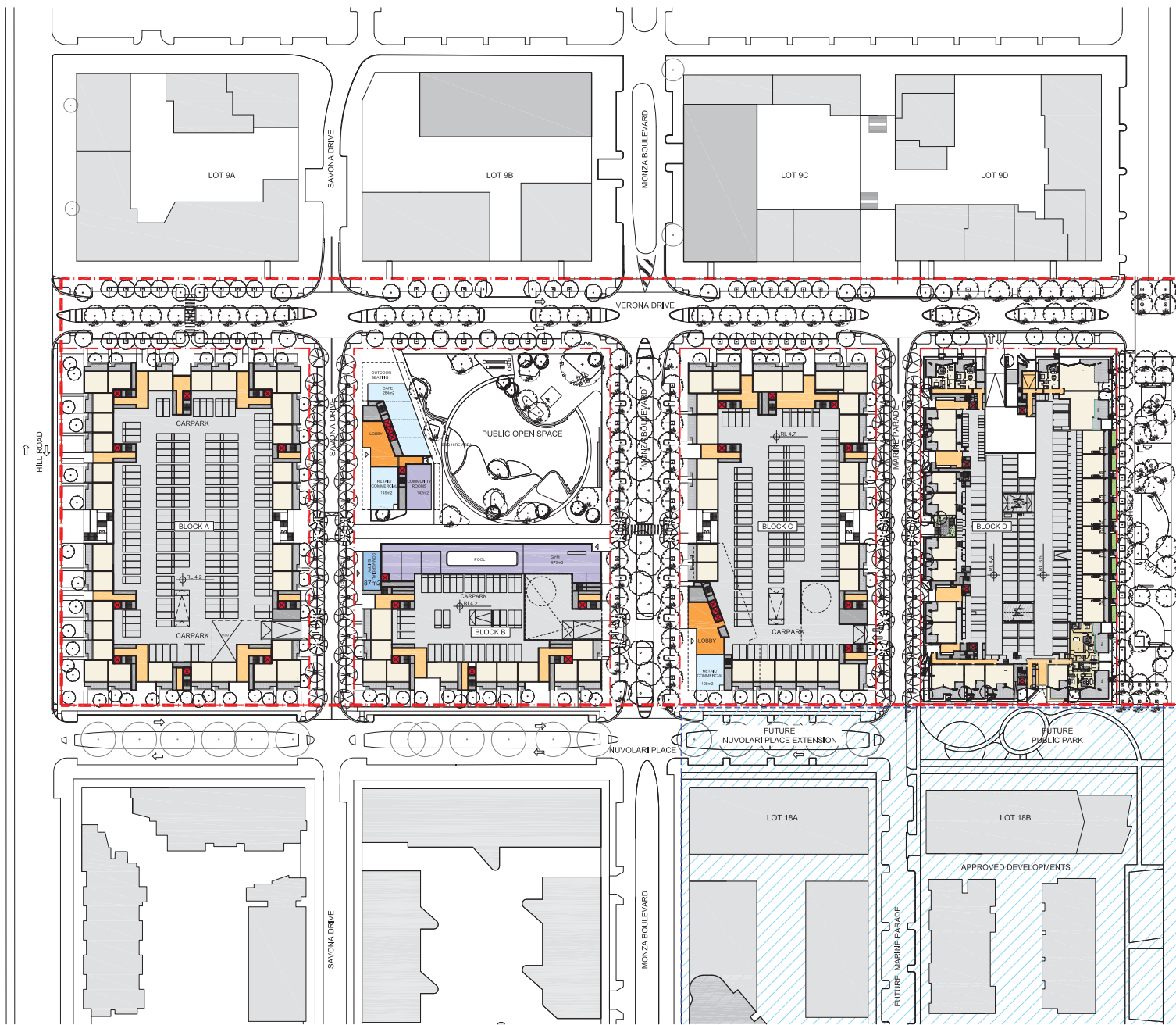
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Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road
Wentworth Point
Masterplan
Indicative Scheme
Ground Floor Plan

Check all dimensions and the conditions when to construction of any work, the parties to creating of any contract, design, plan, section or drawing and the preparation of shop drawings prior to the adoption of any drawings.
All drawings to be read in conjunction with all architectural documents and all other construction documents.
Do not scale drawings, refer to Section 96 drawings only. Any discrepancy shall be referred to the architect for clarification.
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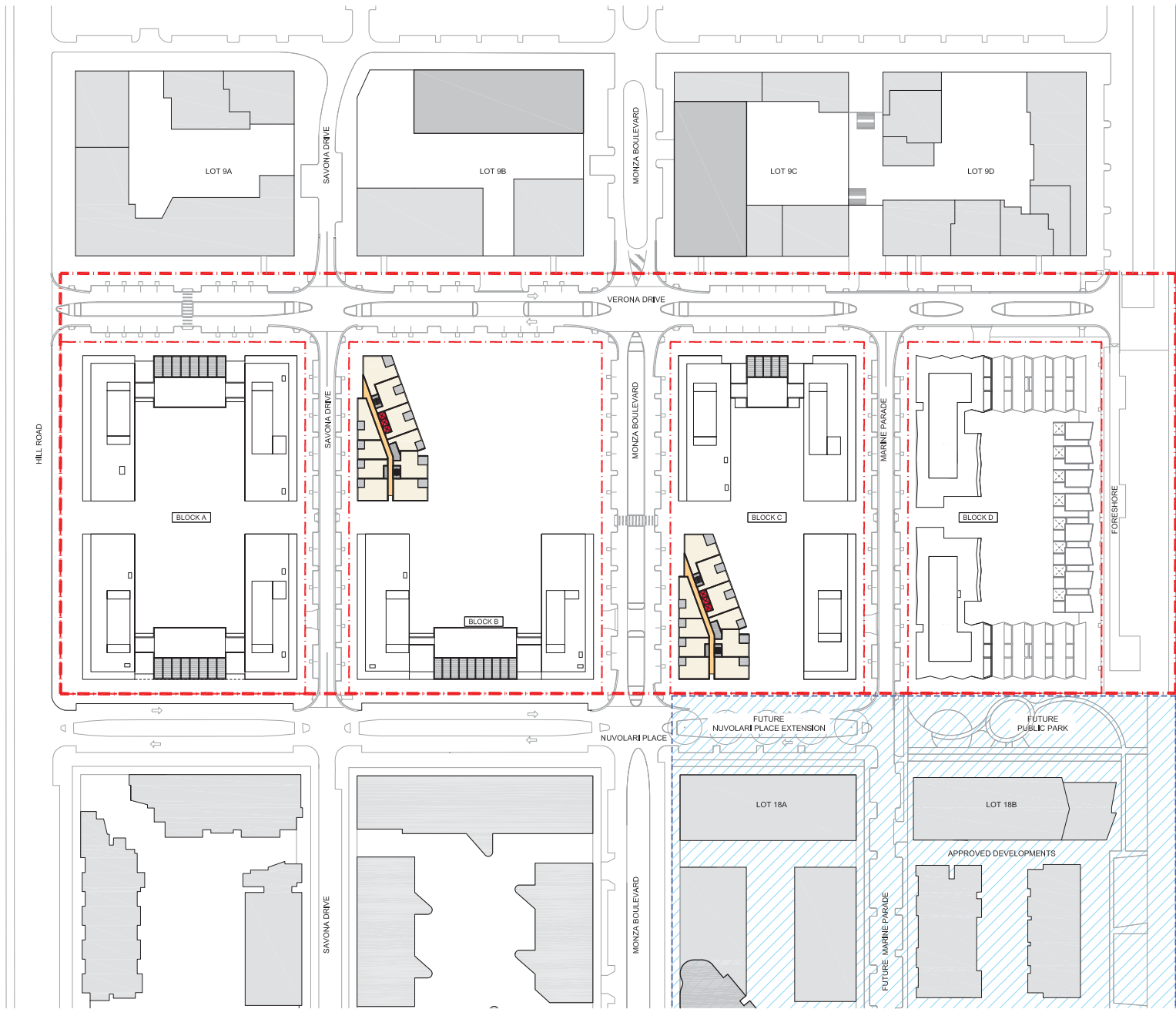
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Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road
Wentworth Point
Masterplan
Indicative Scheme
Typical Tower Floor Plan



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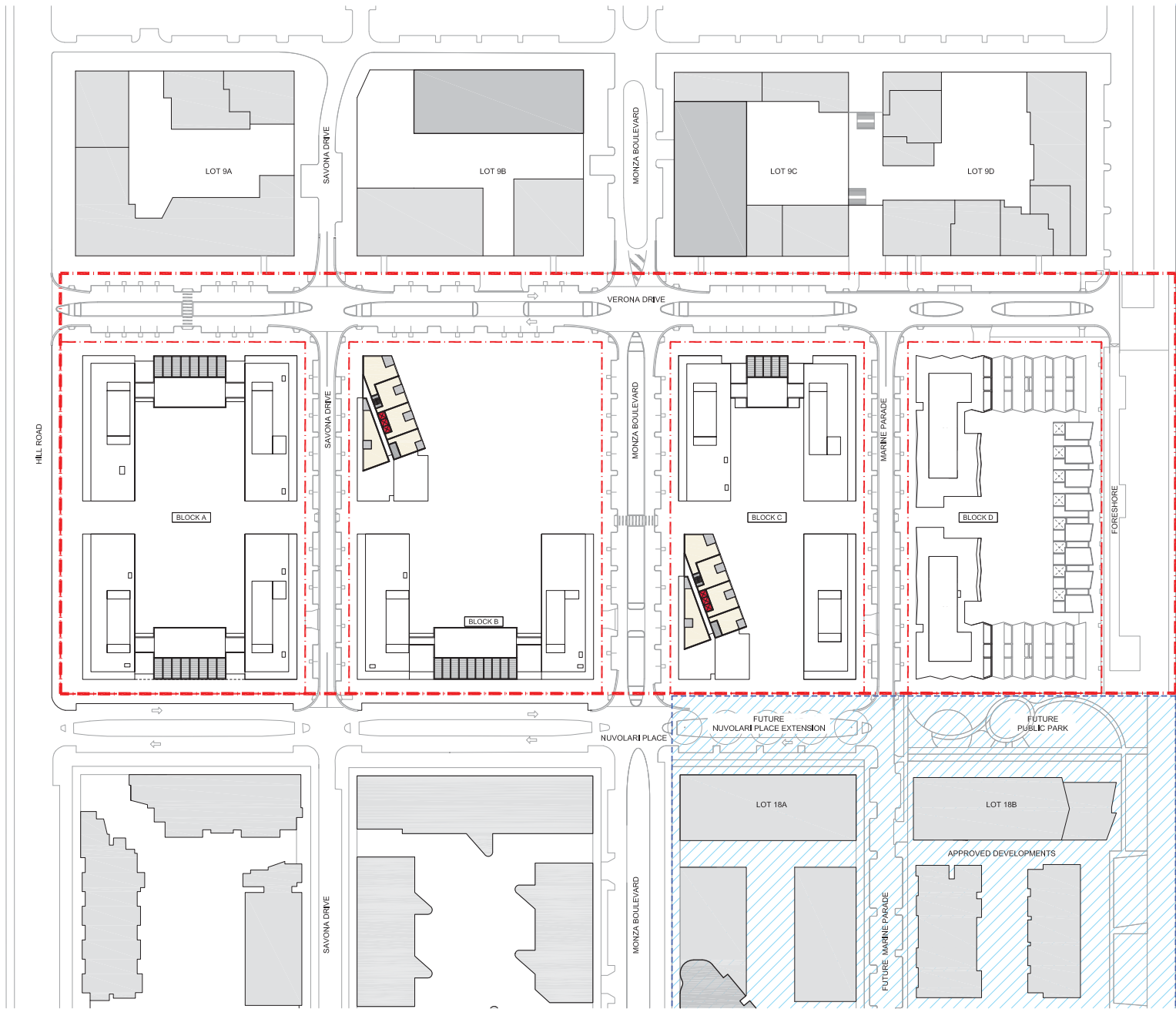
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Revision Date	Description	Initial	Checked
C	12/11/18 For Section 96	AL	HC
B	19/10/18 For Section 96	AL	HC
A	07/11/17 For Section 96	AL	HC

37-39 Hill Road
Wentworth Point
Masterplan
Indicative Scheme
Typical Tower Setback Floor Plan



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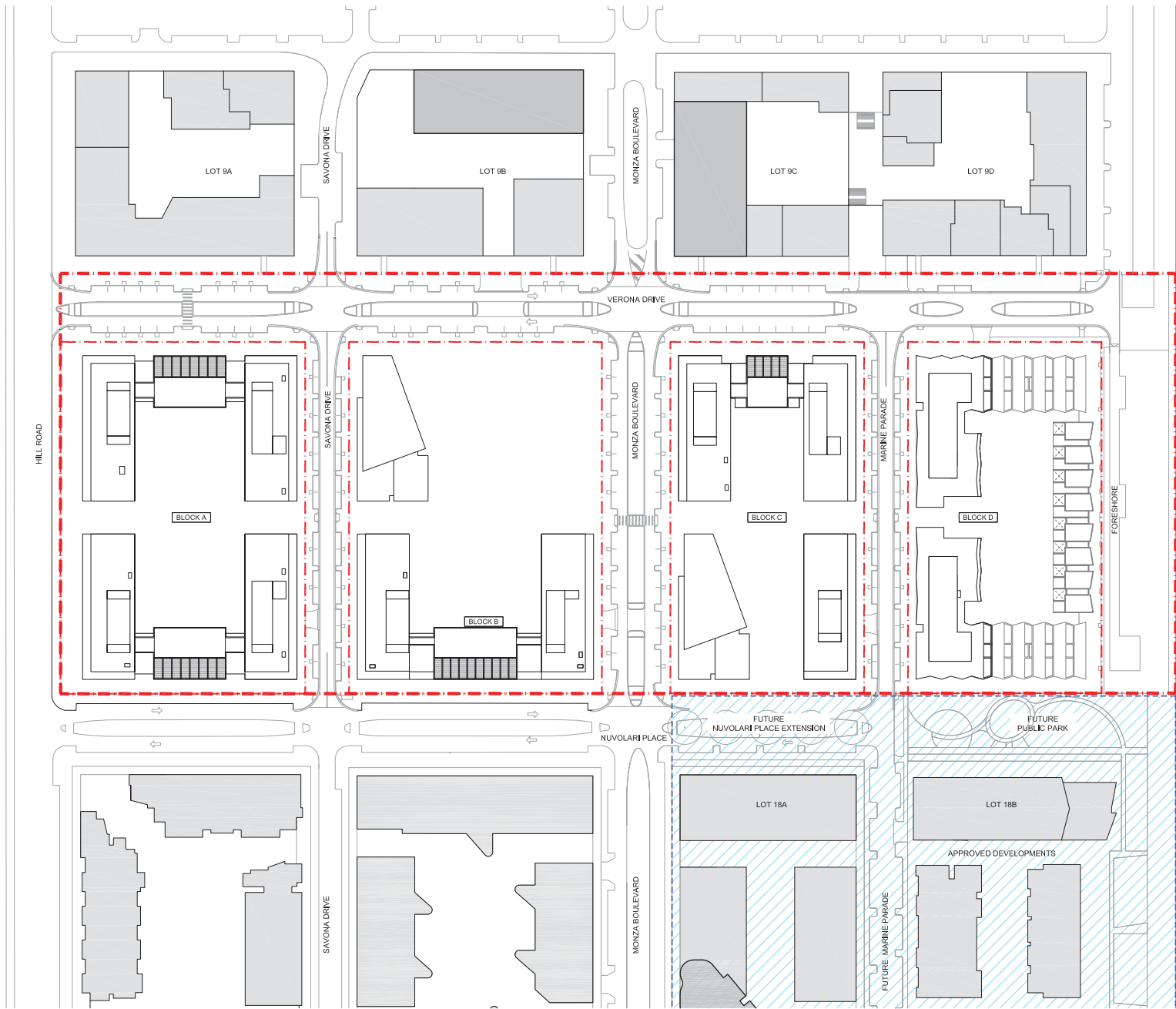
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Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road
Wentworth Point
Masterplan
Indicative Scheme
Roof Plan

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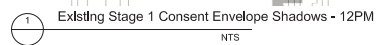
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- [illegible]

C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC
Revision	Date	Description	Initial	Checked

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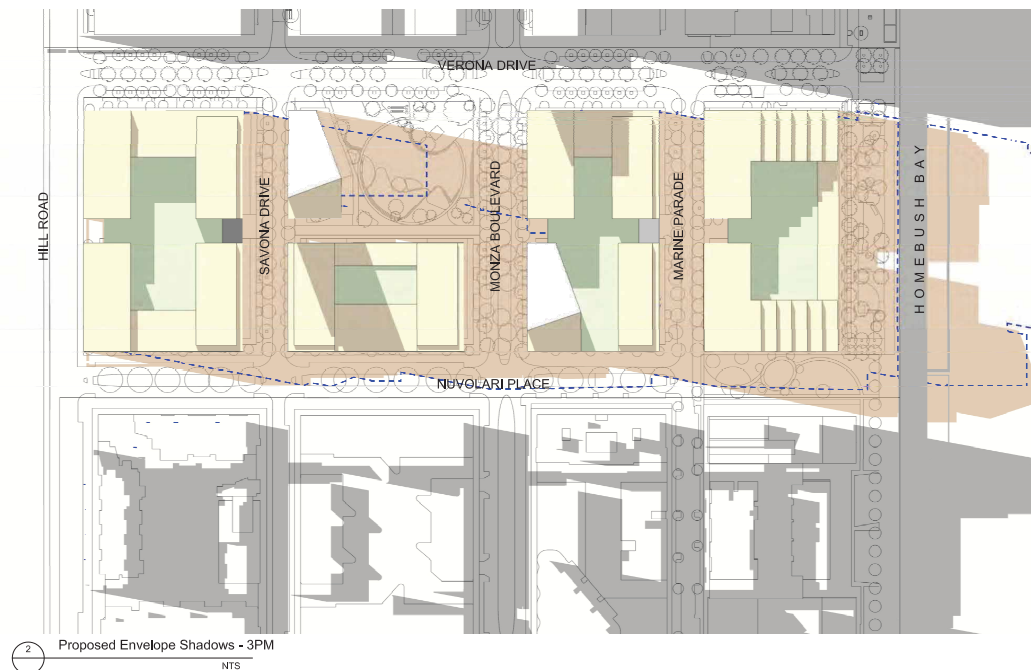
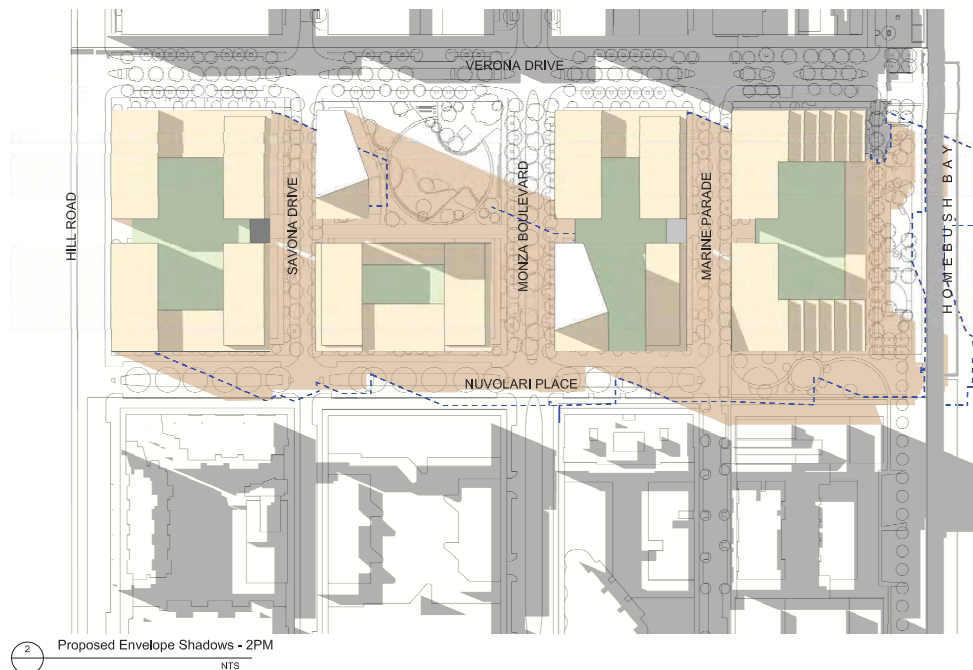
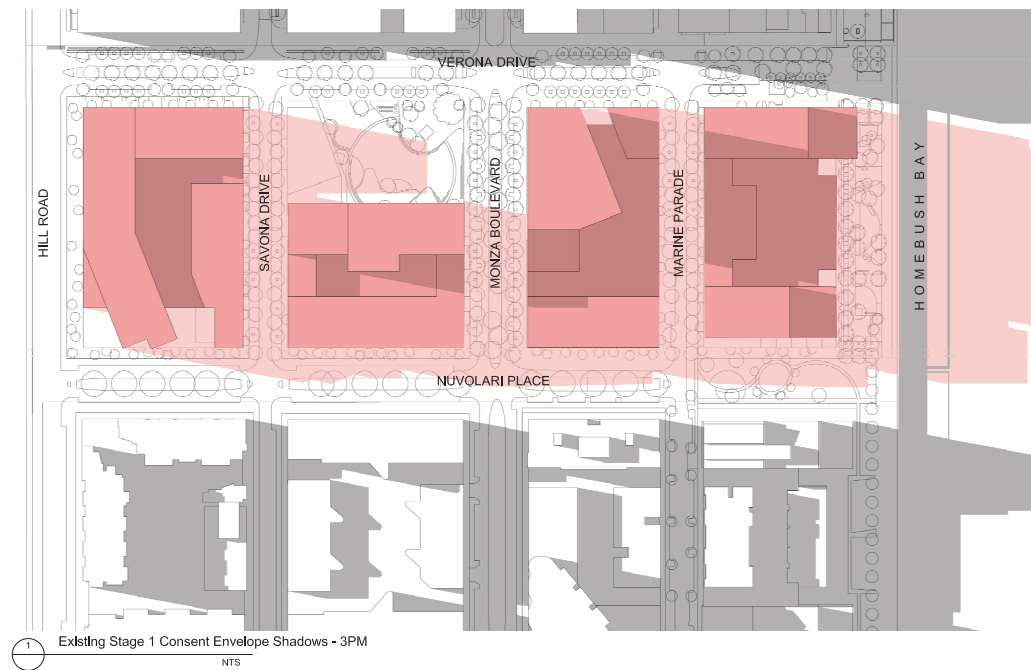
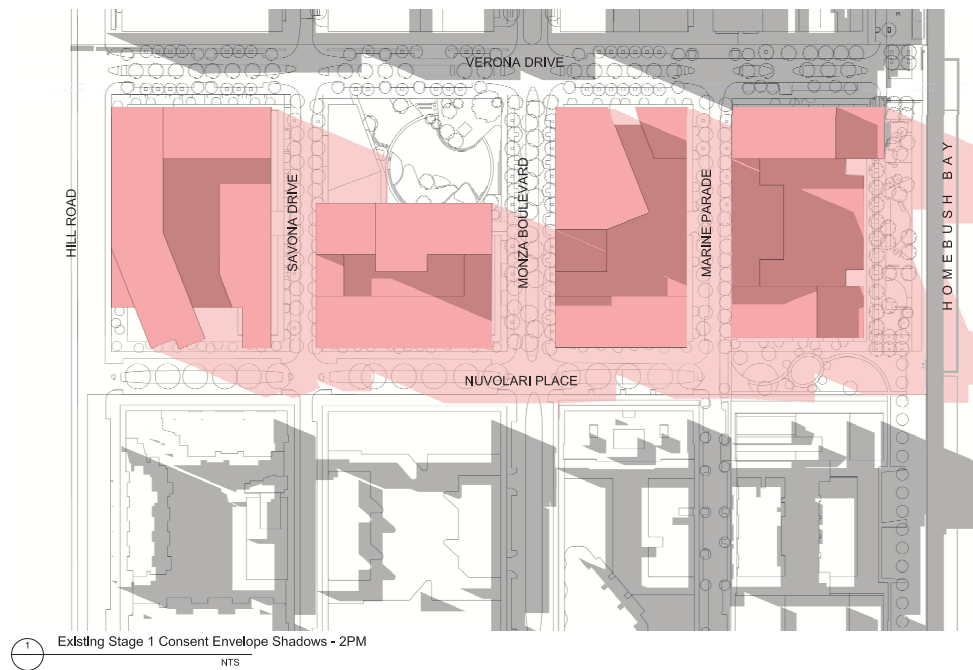
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A09.002[C]

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BATESSMARTTM



- OUTLINE OF EXISTING STAGE 1
CONSENT SHADOWS
 EXISTING STAGE 1 CONSENT SHADOW
 PROPOSED SHADOWS

[illegible]

C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	FL	HS
A	07/11/17	For Section 96	AL	HC
Revision	Date	Description	Initial	Checked

37-39 Hill Road
Wentworth Point

Masterplan
Shadows - Plan
Winter Solstice - Sheet 3



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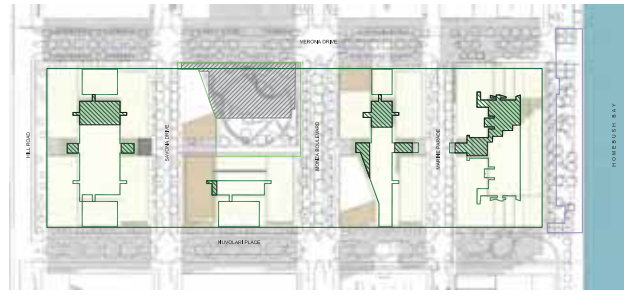
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Drawing No.	[Revision]		

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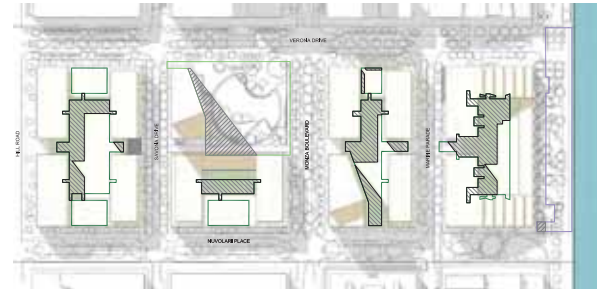
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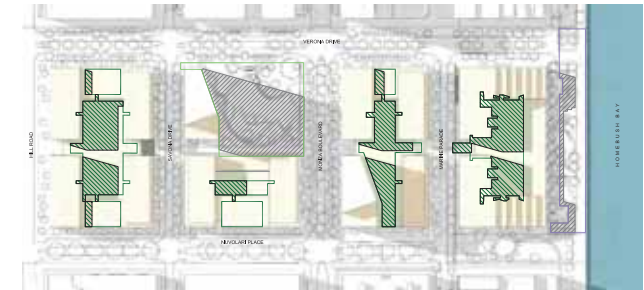
1 April 21st
10am
NTS

Total public domain (7743m²) + communal open space (8605m²): 16348m²
Overshadowing : Public domain 2721m² 35.1% + communal 2274m² 26.4%
Total : 4995m² 30.5%



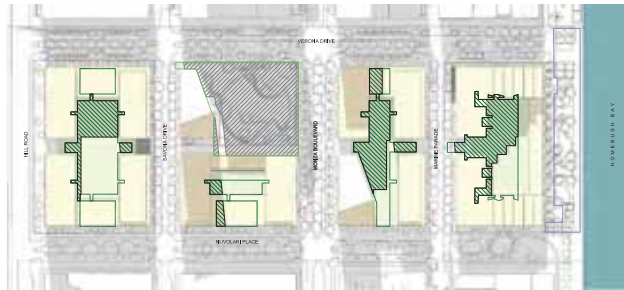
2 April 21st
12pm
NTS

Total public domain (7743m²) + communal open space (8605m²): 16348m²
Overshadowing : Public domain 1166m² 15.1% + communal 4317m² 50%
Total : 5483m² 33.5%



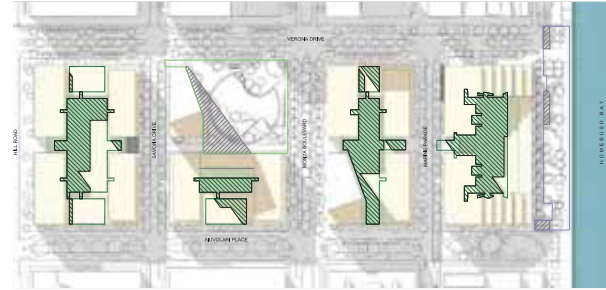
3 April 21st
2pm
NTS

Total public domain (7743m²) + communal open space (8605m²): 16348m²
Overshadowing : Public domain 4256m² 55% + communal 5616m² 65%
Total : 9872m² 60%



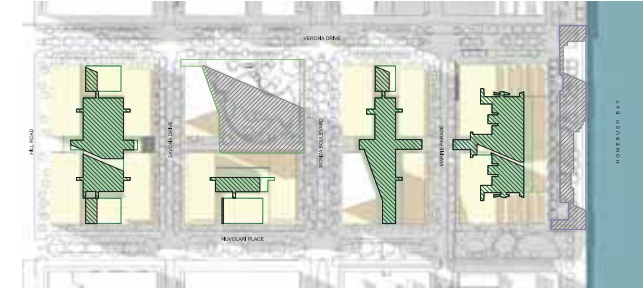
4 June 21st
10am
NTS

Total public domain (7743m²) + communal open space (8605m²): 16348m²
Overshadowing : Public domain 4535m² 58.6% + communal 4153m² 46%
Total : 8688m² 53%



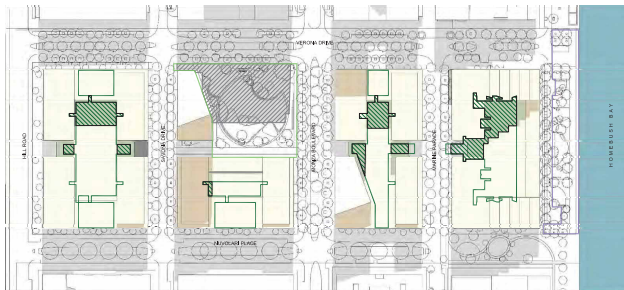
5 June 21st
12pm
NTS

Total public domain (7743m²) + communal open space (8605m²): 16348m²
Overshadowing : Public domain 1310m² 16.9% + communal 5977m² 69%
Total : 7287m² 44.5%



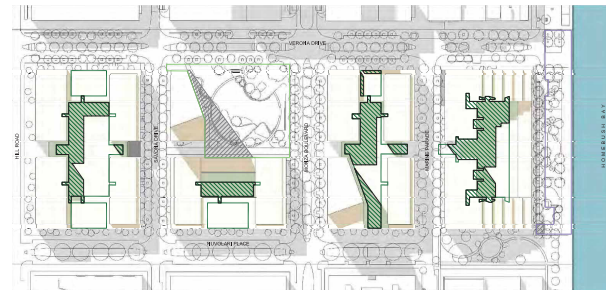
6 June 21st
2pm
NTS

Total public domain (7743m²) + communal open space (8605m²): 16348m²
Overshadowing : Public domain 9332m² 65% + communal 6825m² 79%
Total : 11857m² 72%



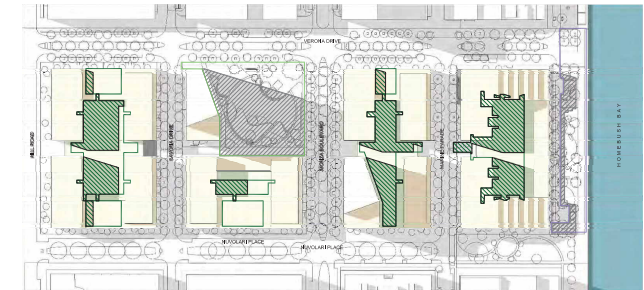
7 August 21st
10am
NTS

Total public domain (7743m²) + communal open space (8605m²): 16348m²
Overshadowing : Public domain 2874m² 37.1% + communal 2154m² 25%
Total : 5028m² 30.7%



8 August 21st
12pm
NTS

Total public domain (7743m²) + communal open space (8605m²): 16348m²
Overshadowing : Public domain 1095m² 14.1% + communal 4150m² 48%
Total : 5245m² 32%



9 August 21st
2pm
NTS

Total public domain (7743m²) + communal open space (8605m²): 16348m²
Overshadowing : Public domain 4143m² 53.5% + communal 5684m² 66%
Total : 9827m² 60%

OVERSHADOWING LEGEND

- Public Domain - Public Open Space
- Public Domain - Linear Park (DELETED)
- Public Domain - Foreshore
- Communal open Areas
- Public Domain - Overshadowing (excluding streets)
- Communal open Area Overshadowing

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	23/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point

Masterplan Public Domain Shadows Calculation Proposed Masterplan

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Do not make drawings, plans or sections or documents only. Any drawings and plans to be referred to the architect for distribution.
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Scale	NTS
Drawn	CC
Checked	HC
Project No.	S12088
Status	SECTION 96
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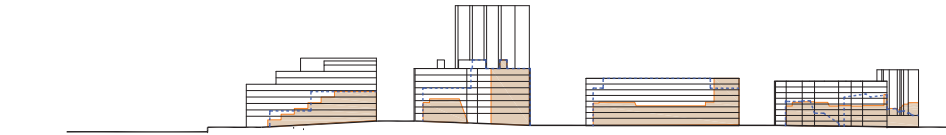
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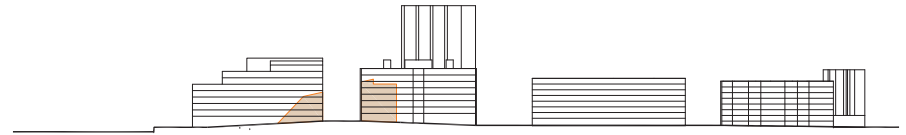
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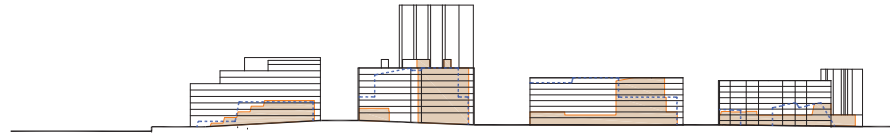
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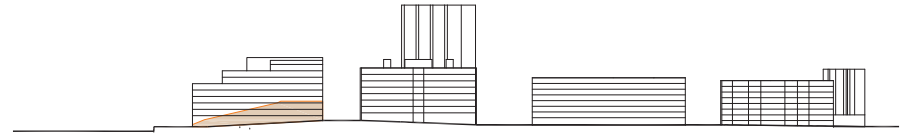
1 Proposed Envelope Overshadowing - June 21st 9AM
Nuvolari Place Elevation NTS



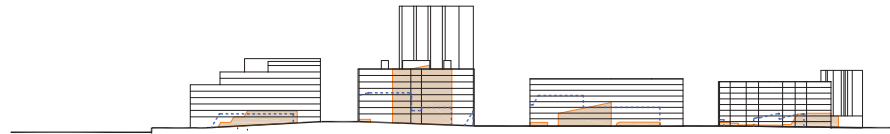
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Nuvolari Place Elevation NTS



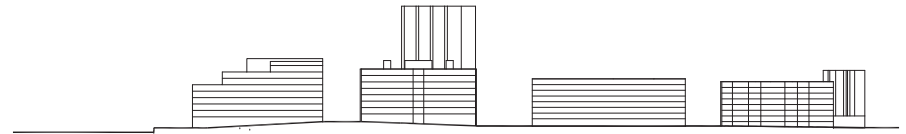
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Nuvolari Place Elevation NTS



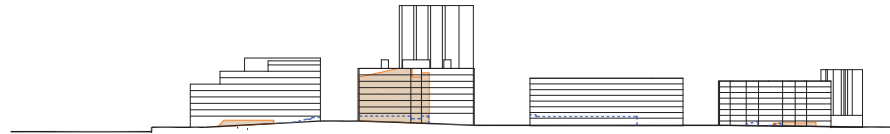
6 Proposed Envelope Overshadowing - June 21st 2PM
Nuvolari Place Elevation NTS



3 Proposed Envelope Overshadowing - June 21st 11AM
Nuvolari Place Elevation NTS



7 Proposed Envelope Overshadowing - June 21st 3PM
Nuvolari Place Elevation NTS



4 Proposed Envelope Overshadowing - June 21st 12PM
Nuvolari Place Elevation NTS

--- OUTLINE OF EXISTING STAGE 1
CONSENT SHADOWS
EXISTING STAGE 1 CONSENT SHADOW

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point

Masterplan Nuvolari Place Overshadowing Elevations



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Scale	1:750@A1		
Drawn	AL	Checked	HC
Project No.	S12088		
Status	SECTION 96		
Plot Date	12/11/2018 10:04:26 AM		
Plot File	S:\2000-1209\12088_rtr\sheet\K_Lwentworth\01_CAD\PH1.dwg		
Drawing No.	[Revision]		

A09.101[C]

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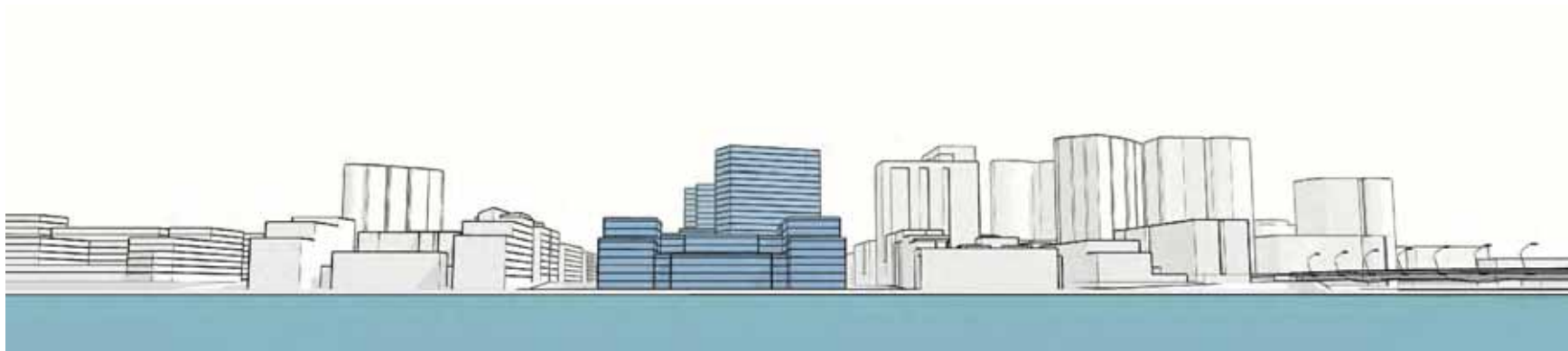
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1 DCP Massing
NTS



2 Stage 1 Massing
NTS



3 Proposed Massing
NTS

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road Wentworth Point Masterplan View Comparison View 01

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Drawing No.	[Revision]		

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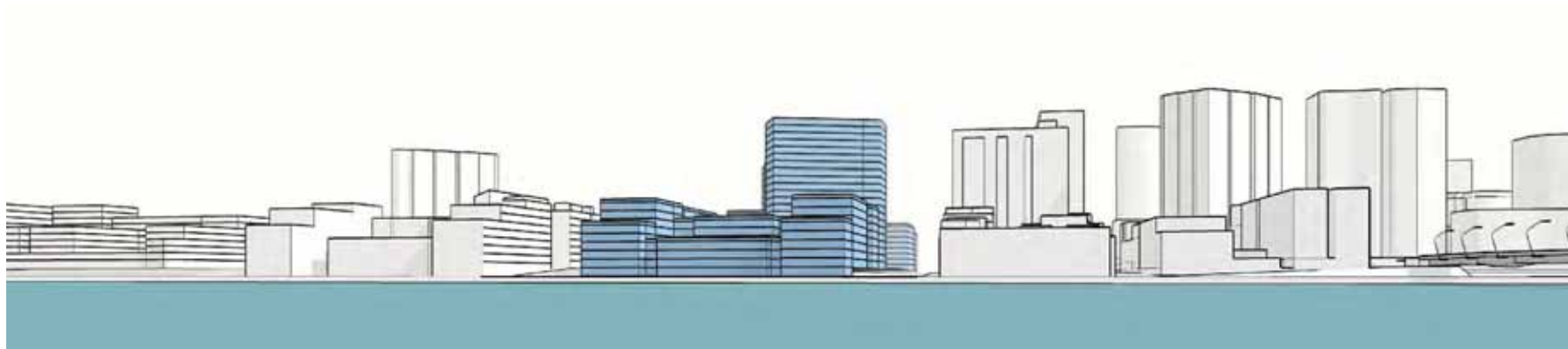
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1 DCP Massing
NTS



2 Stage 1 Massing
NTS



3 Proposed Massing
NTS

Revision	Date	Description	Initial	Checked

Revision	Date	Description	Initial	Checked
C	12/11/18	For Section 96	AL	HC
B	19/10/18	For Section 96	AL	HC
A	07/11/17	For Section 96	AL	HC

37-39 Hill Road
Wentworth Point
Masterplan
View Comparison
View 02



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