

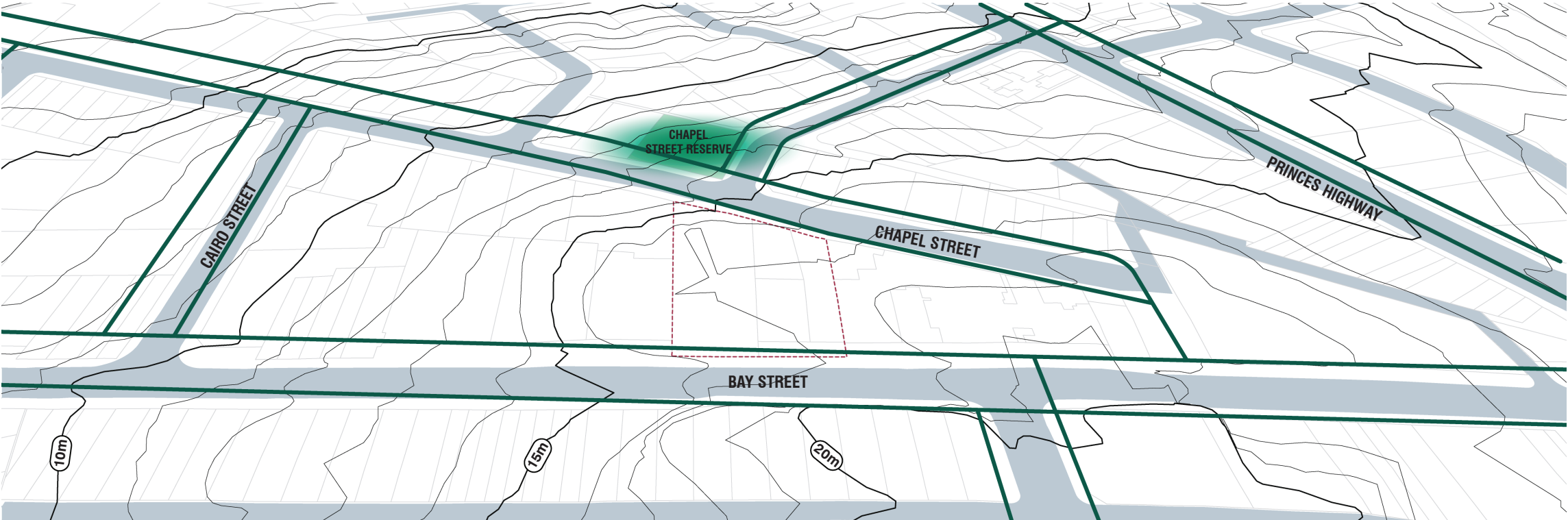
Development Application

41-45 Bay Street, Rockdale



Drawing List	
000	Cover Sheet
0001	Contextual Analysis 1
0002	Contextual Analysis 2
0003	Contextual Analysis 3
0004	Contextual Analysis 4
1000	Basement Level 3
1001	Basement.2
1002	Basement 1
1100	Ground
1200	Level 1
1201	Level 2
1202	Level 3
1203	Level 4
1204	Level 5
1205	Level 6
1206	Level 7
1207	Level 8
1300	Roof
1400	Section AA
1401	Section BB
1501	North Elevation
1502	South Elevation
1503	East Elevation
1504	West Elevation
1600	Area Schedule
1700	Views from the sun
1701	Views from the sun
1702	Solar Assessment
1710	DCP Complying Envelope
1711	Complying - Views From the Sun
1712	Complying - Views From the Sun
1720	Solar Cubes - Living Rooms
1721	Solar Cubes - Living Rooms
1722	Solar Cubes - Balconies
1723	Solar Cubes - Balconies
1724	Solar Cubes - Assessment
1730	Shadow Diagram - Winter
1731	Shadow Diagram - Wlnter
1800	Cross Vent Diagrams
1801	Cross Vent Diagrams
1900	Material and Finish
1901	Material and Finish
2000	Accessible Unit
2100	Context Plans 1
2101	Context Plans 2
2102	Context Plans 3
2103	Context Plans 4

PEDESTRIAN MOVEMENT & OPEN SPACE



LEGEND

Site Boundary

Cadastral

Road Carriageway

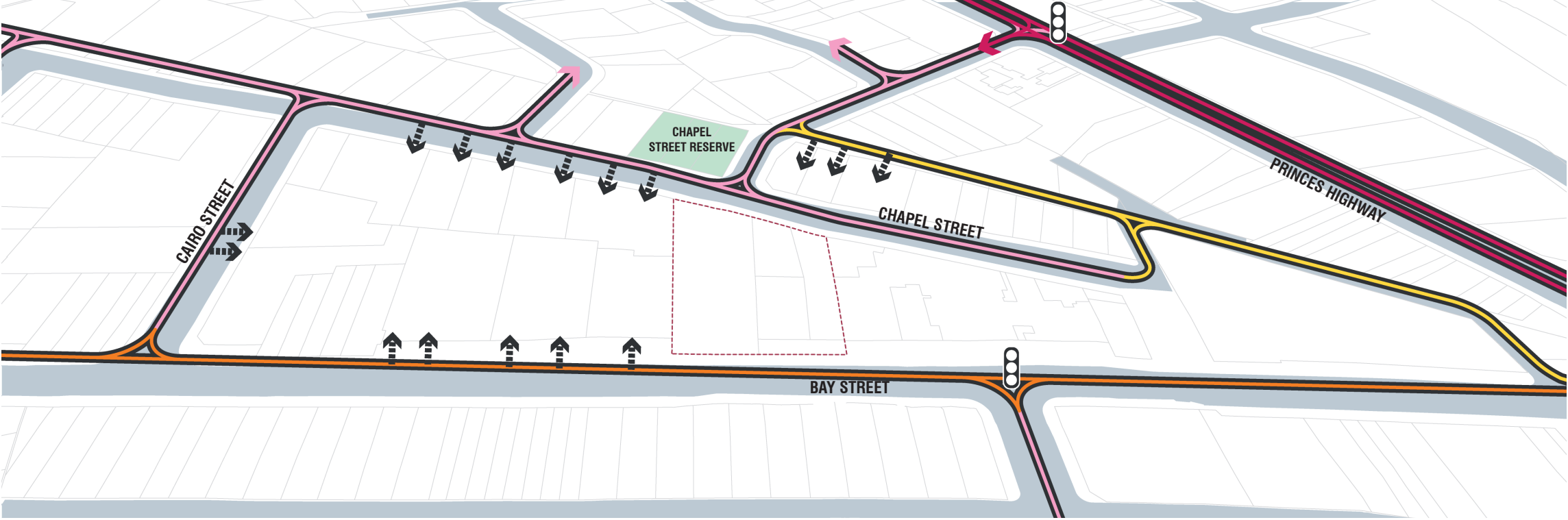
Public Open Space

Pedestrian Footpath Movement

Major Contour (5m Intervals)

Minor Contour (1m Intervals)

VEHICLE MOVEMENT & ACCESS



LEGEND

Site Boundary

Cadastral

Road Carriageway

Public Open Space

Arterial Road

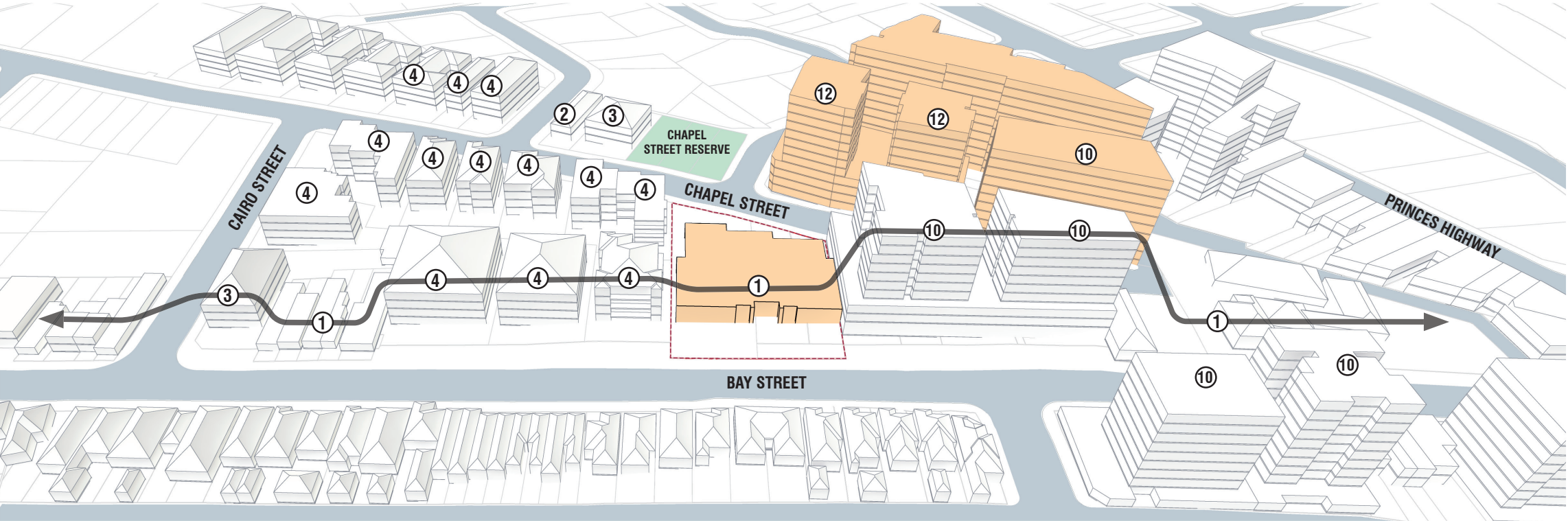
Major Collector Road

Local Road

Laneway

Driveway Locations

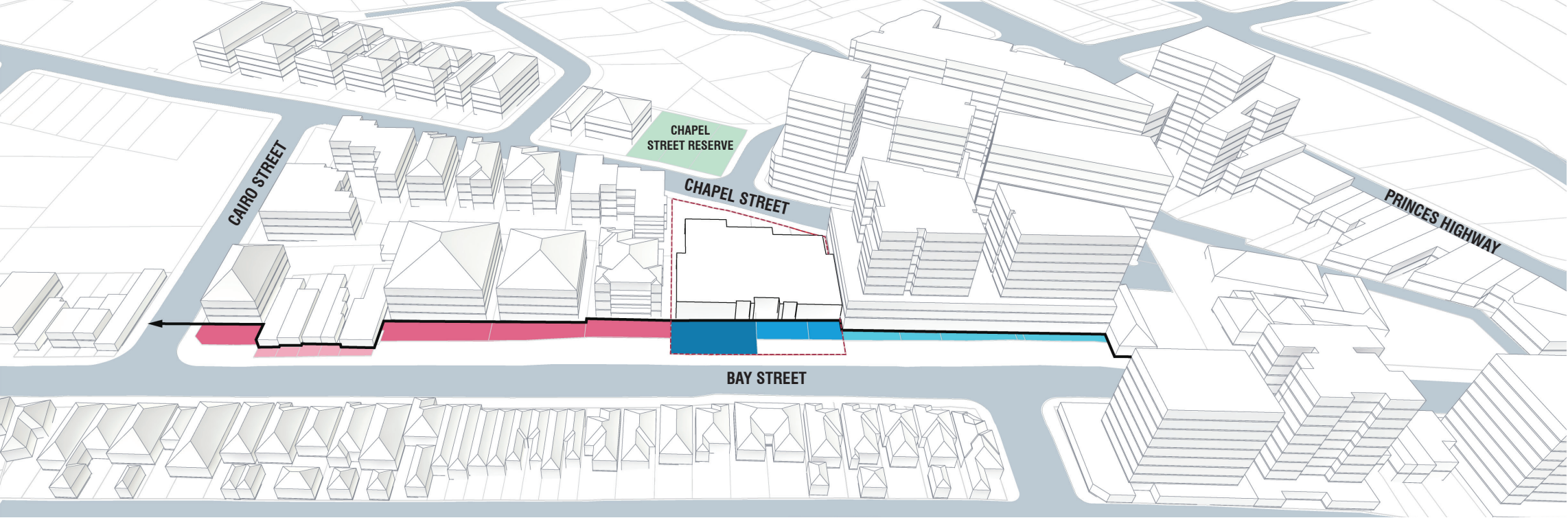
BUILT FORM HEIGHTS



LEGEND

- Site Boundary
- Cadastre
- Road Carriageway
- Public Open Space
- DA Approved Built Form Massing

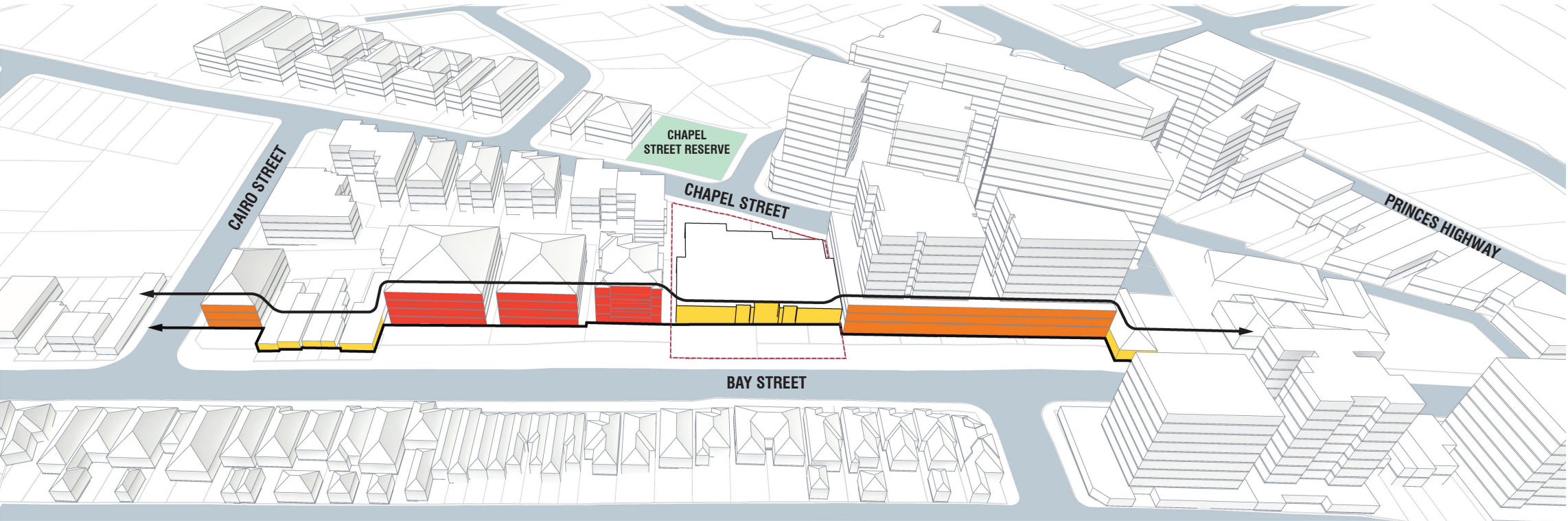
BUILT FORM STREET SETBACKS



LEGEND

- Site Boundary
- Cadastre
- Road Carriageway
- Public Open Space
- 3m Commercial Street Setback
- 8.5m Commercial Street Setback
- 14.5m Commercial Street Setback
- 3m - 5m Residential Street Setback
- 8m - 9m Residential Street Setback

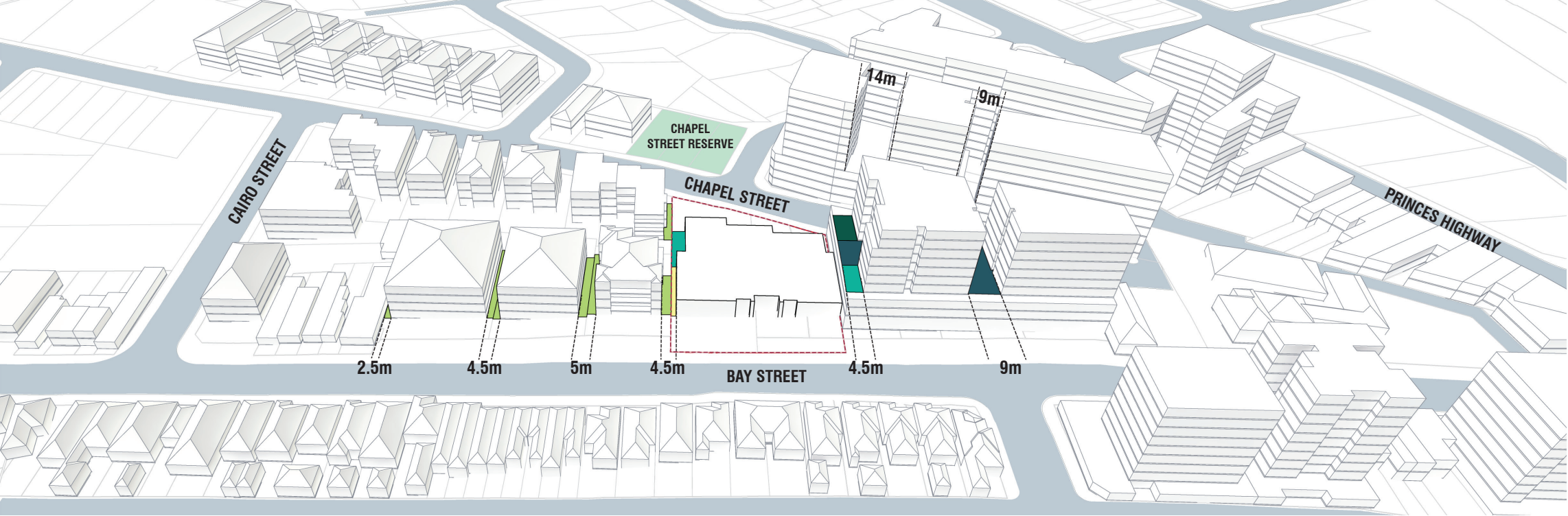
BUILT FORM STREET WALL HEIGHTS



LEGEND

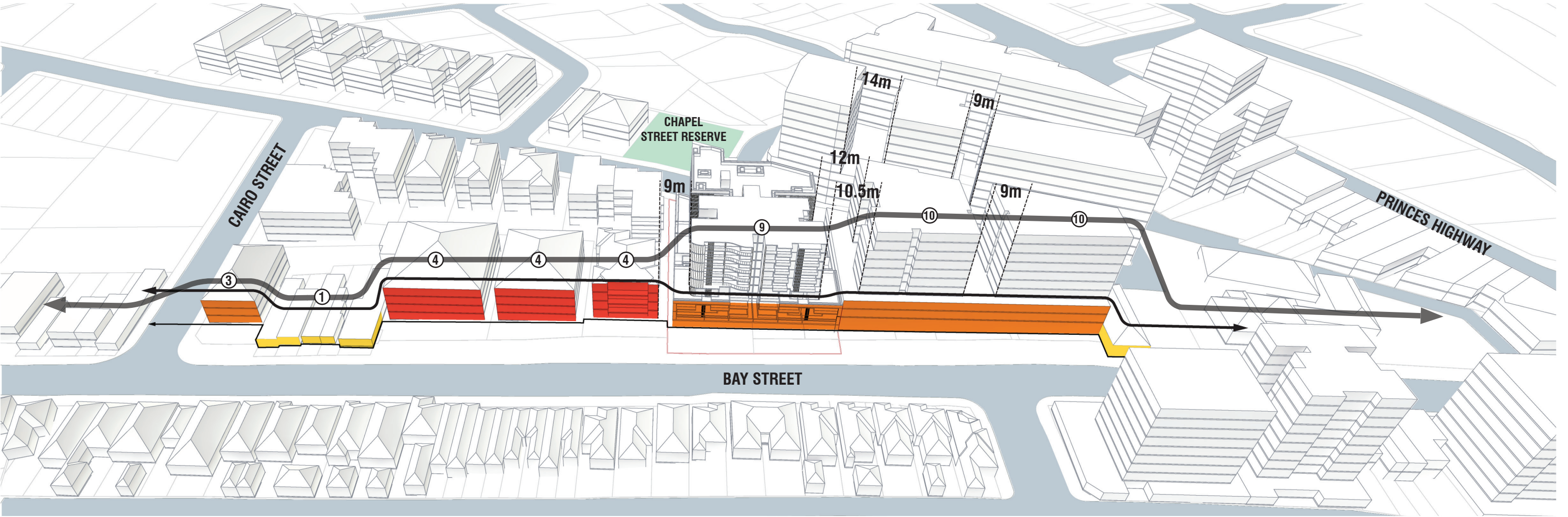
- Site Boundary
- Cadastre
- Road Carriageway
- Public Open Space
- 1 Storey
- 3 Storeys
- 4 Storeys

BUILT FORM SIDE SETBACKS & SEPARATION



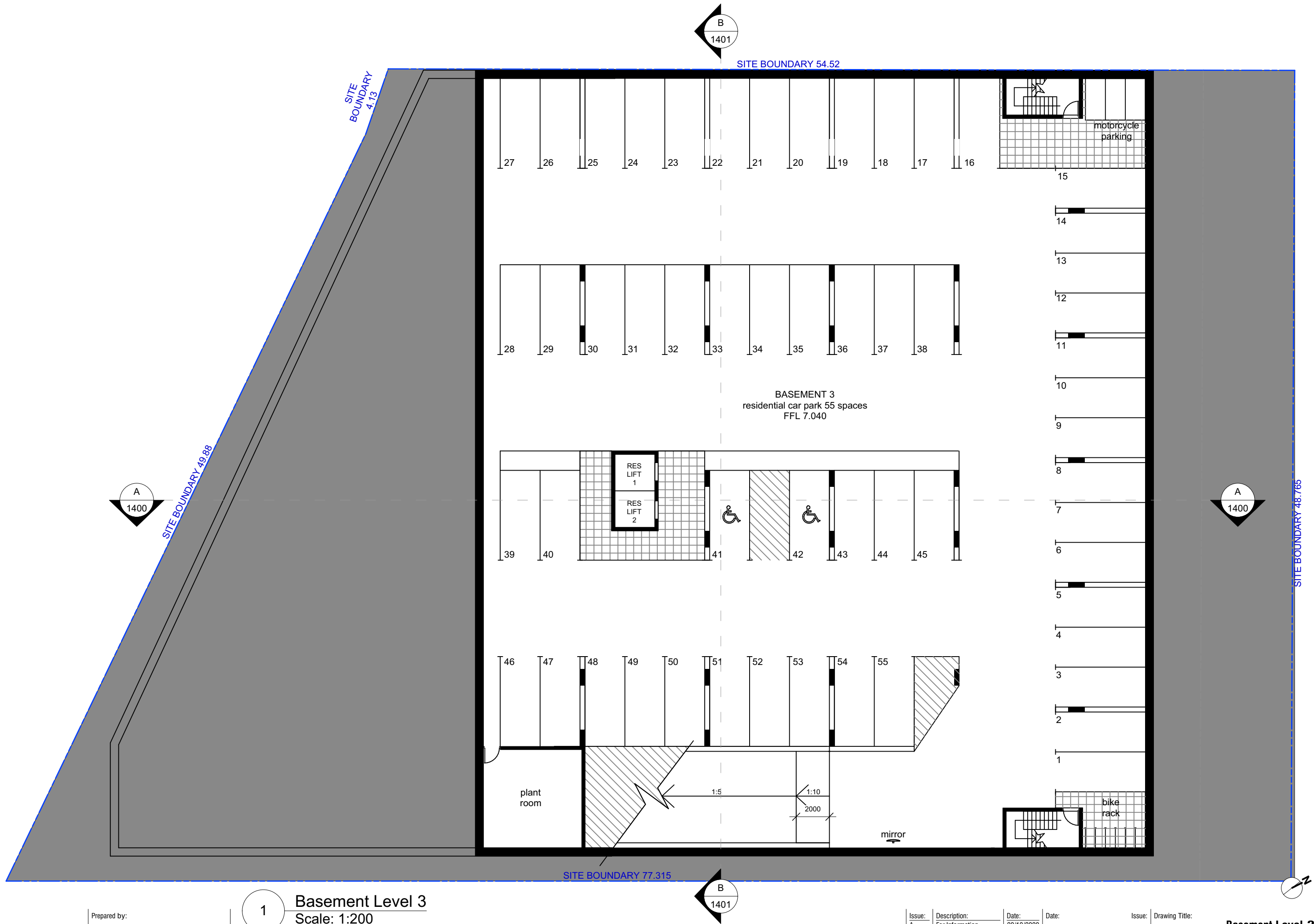
LEGEND

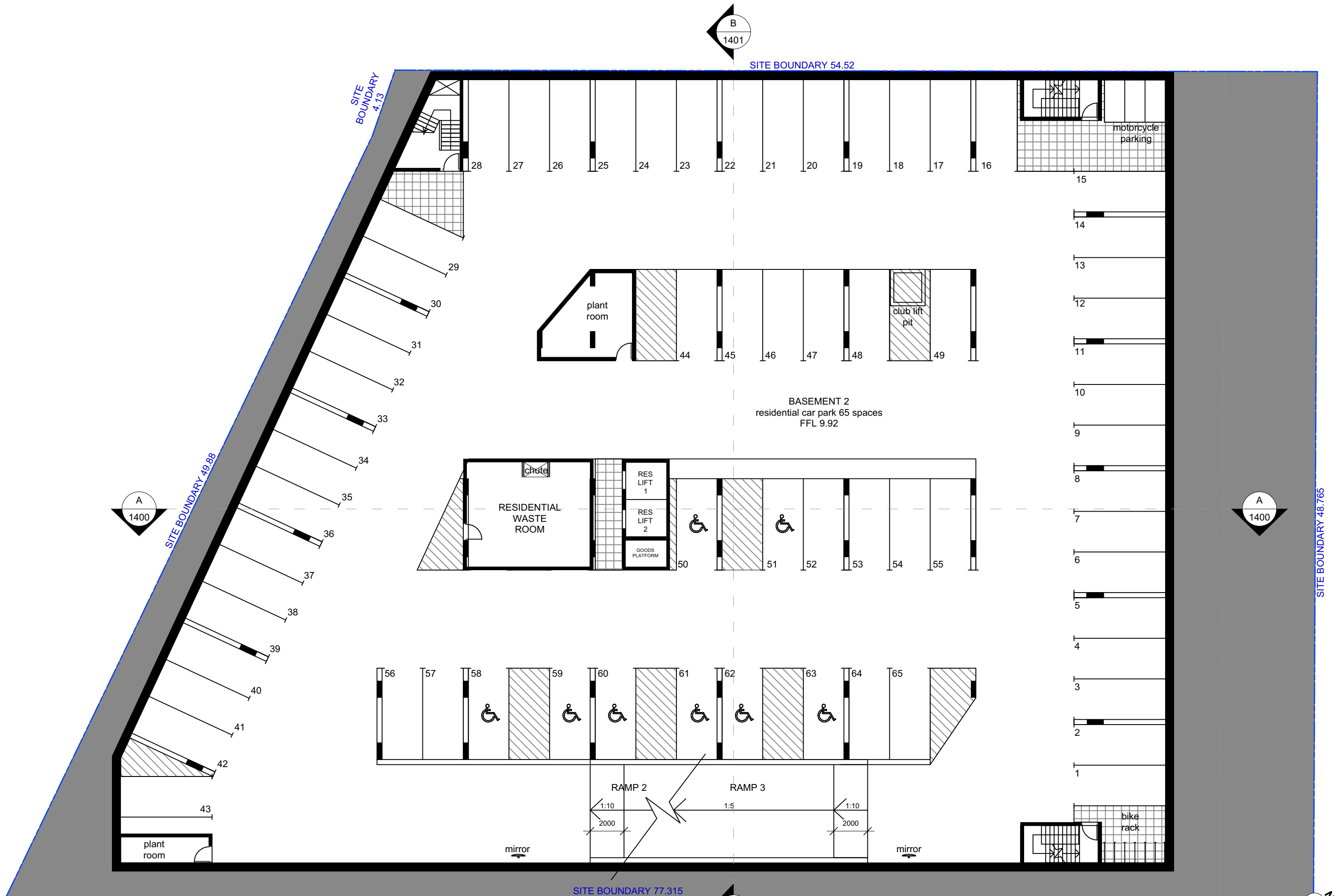
- Site Boundary
- Cadastre
- Road Carriageway
- Public Open Space
- 1.5m Side Setback
- 2.5m - 3m Side Setback
- 4.5m Side Setback
- 6m Side Setback
- 9m Side Setback/Separation



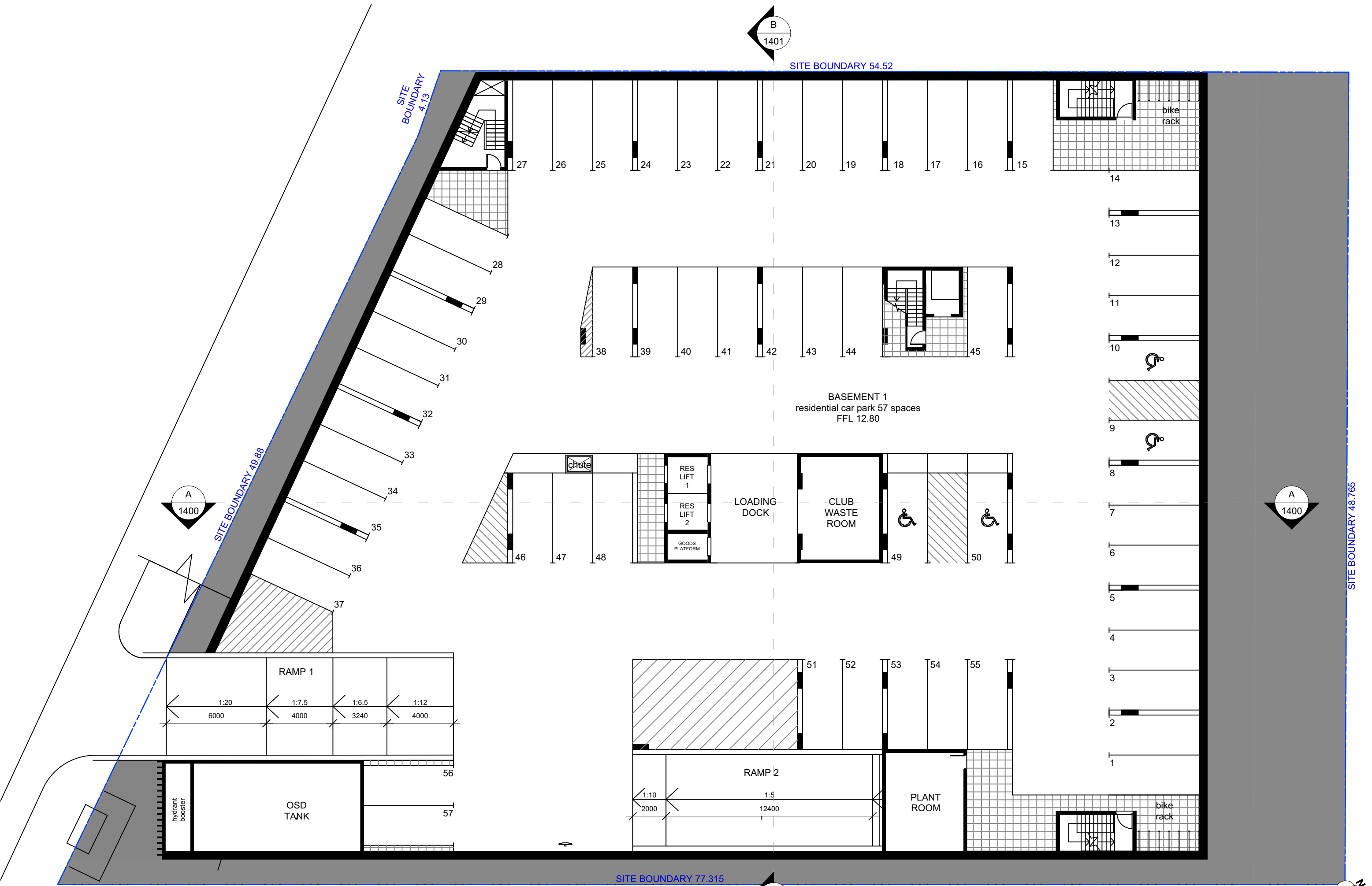
LEGEND

- Site Boundary
- Cadastre
- Road Carriageway
- Public Open Space
- 1 Storey
- 3 Storeys
- 4 Storeys





1 Basement Level 2
Scale: 1:200







1 Level 2 Plan
Scale: 1:200



1

Level 4 Plan Scale: 1:200

Project:
41-45 Bay Street Rockdale
Client:
Statewide Construction

Prepared by:



Issue:	Description:	Date:	Date:	Issue:	Drawing Title:
A	For Information	20/10/2020	09/11/2020	C	Level 4
B	For Information	22/10/2020	Drawn by:	Checked by:	Stage:
C	DA Lodgement	09/11/2020	TB YZ	TB	Development Application
					Drawing No.: 1203



1

Level 5 Plan Scale: 1:200

Project:
41-45 Bay Street Rockdale
Client:
Statewide Construction

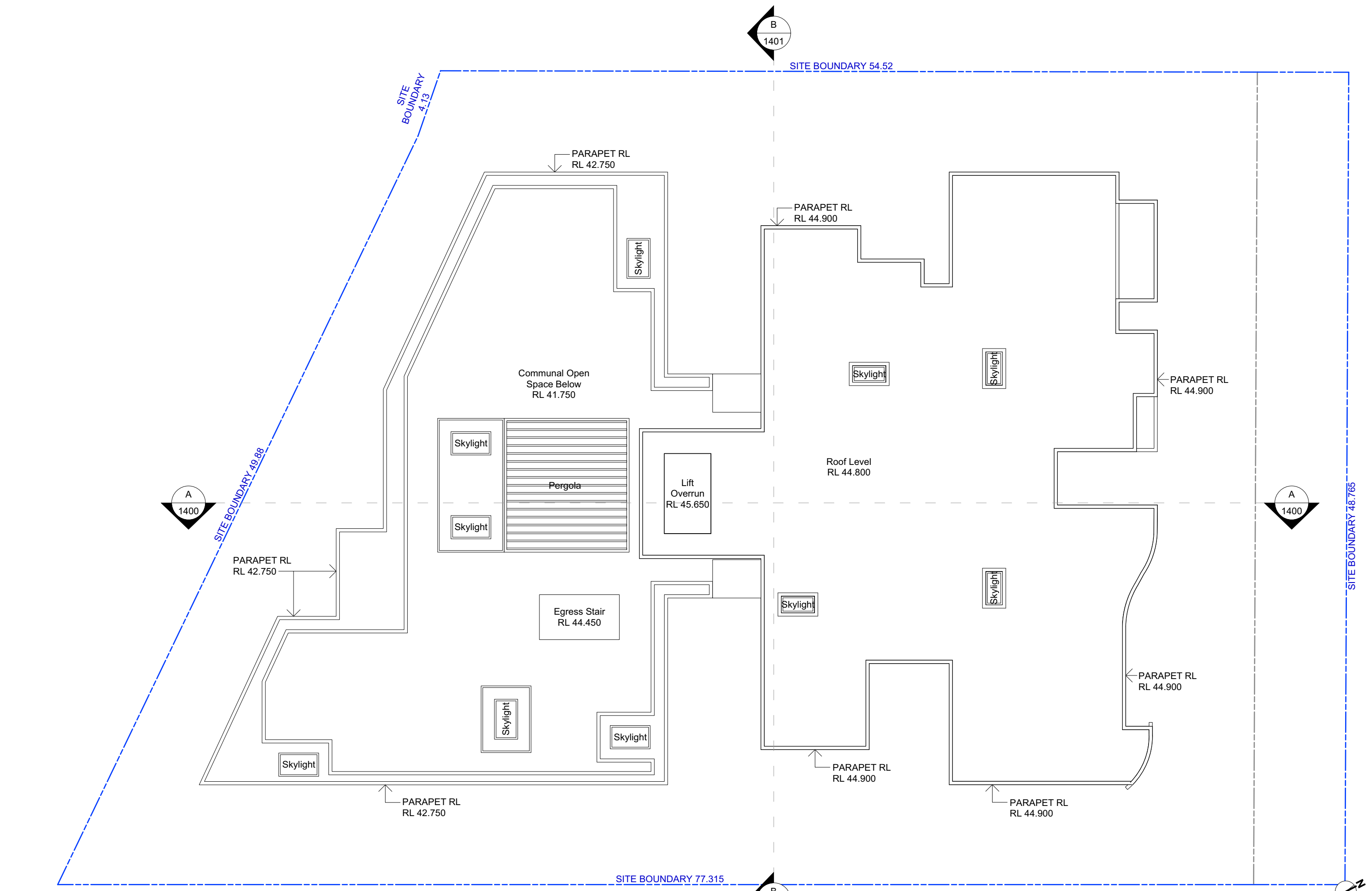
Prepared by:



Issue:	Description:	Date:	Date:	Issue:	Drawing Title:
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B	For Information	22/10/2020	Drawn by:	Checked by:	Stage:
C	DA Lodgement	09/11/2020	TB YZ	TB	Development Application
					Drawing No.: 1204





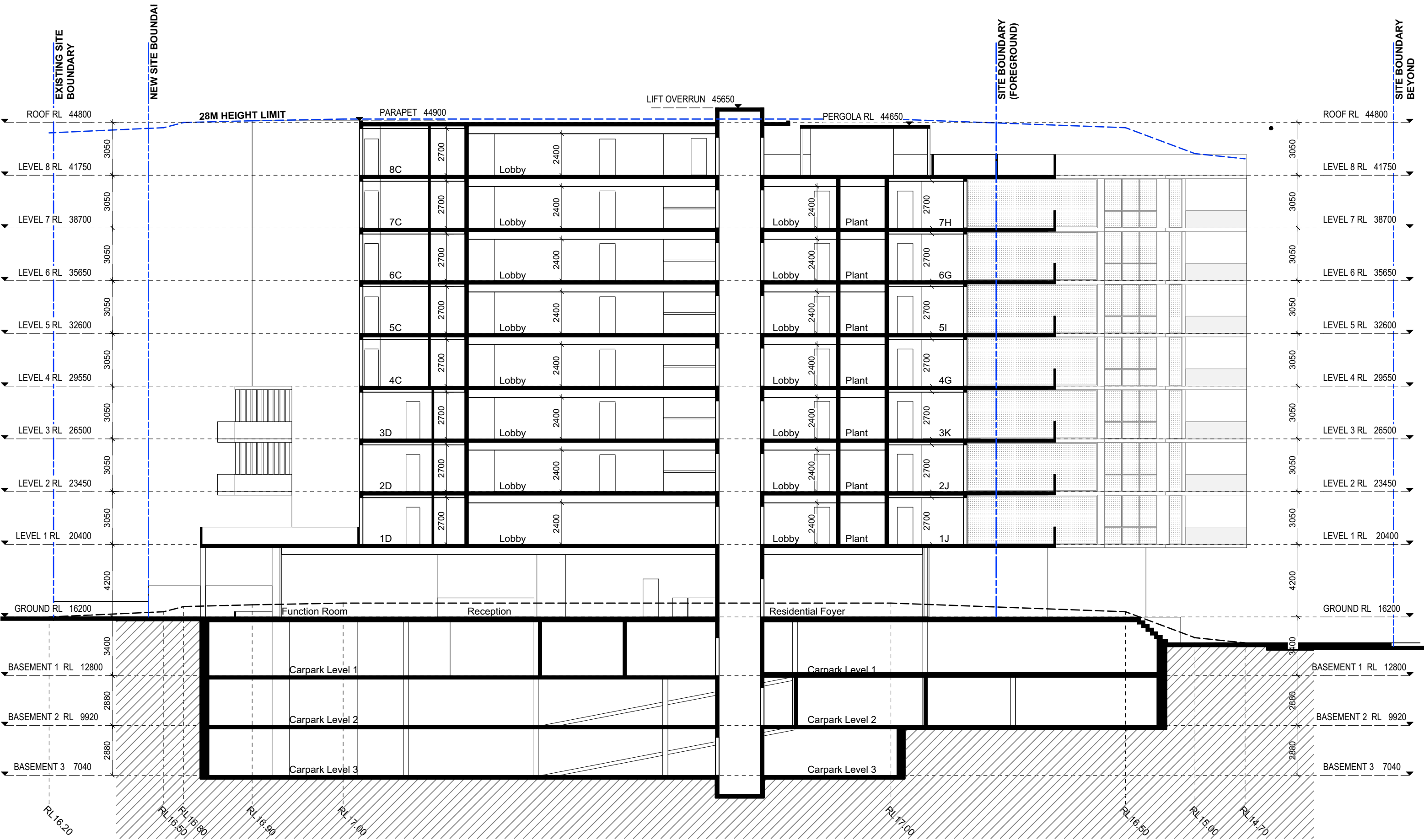


Project:
41-45 Bay Street Rockdale
Client:
Statewide Construction

Prepared by:
 architecture
urban design
planning
Nom Architect N R Dickson 7061

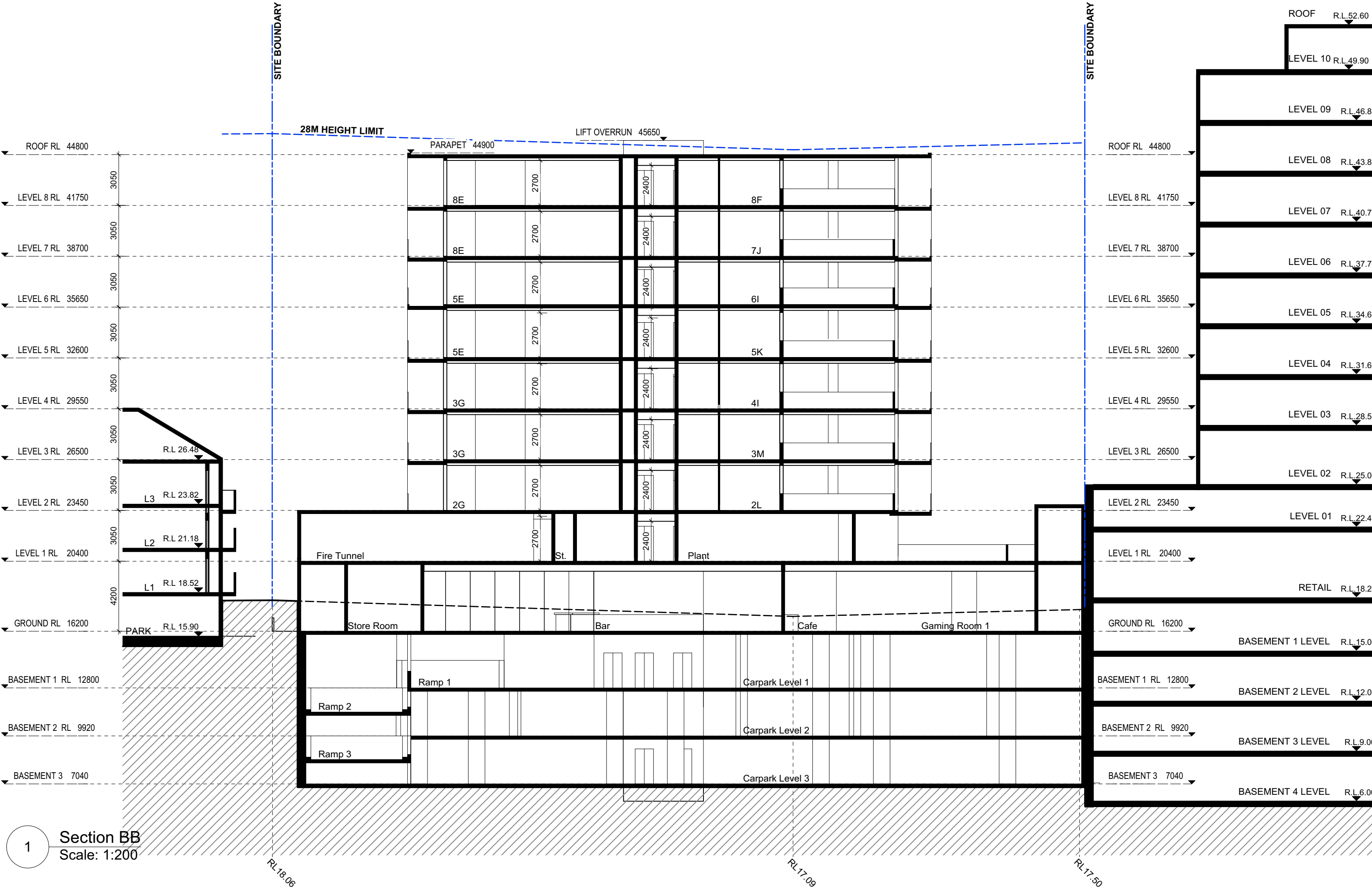
1 Roof Plan
Scale: 1:200

Issue:	Description:	Date:	Date:	Issue:	Drawing Title:	
A	For Information	20/10/2020	09/11/2020	C		Roof
B	For Information	22/10/2020	Drawn by:	Checked by:	Stage:	Drawing No.:
C	DA Lodgement	09/11/2020	TB YZ	TB	Development Application	1300

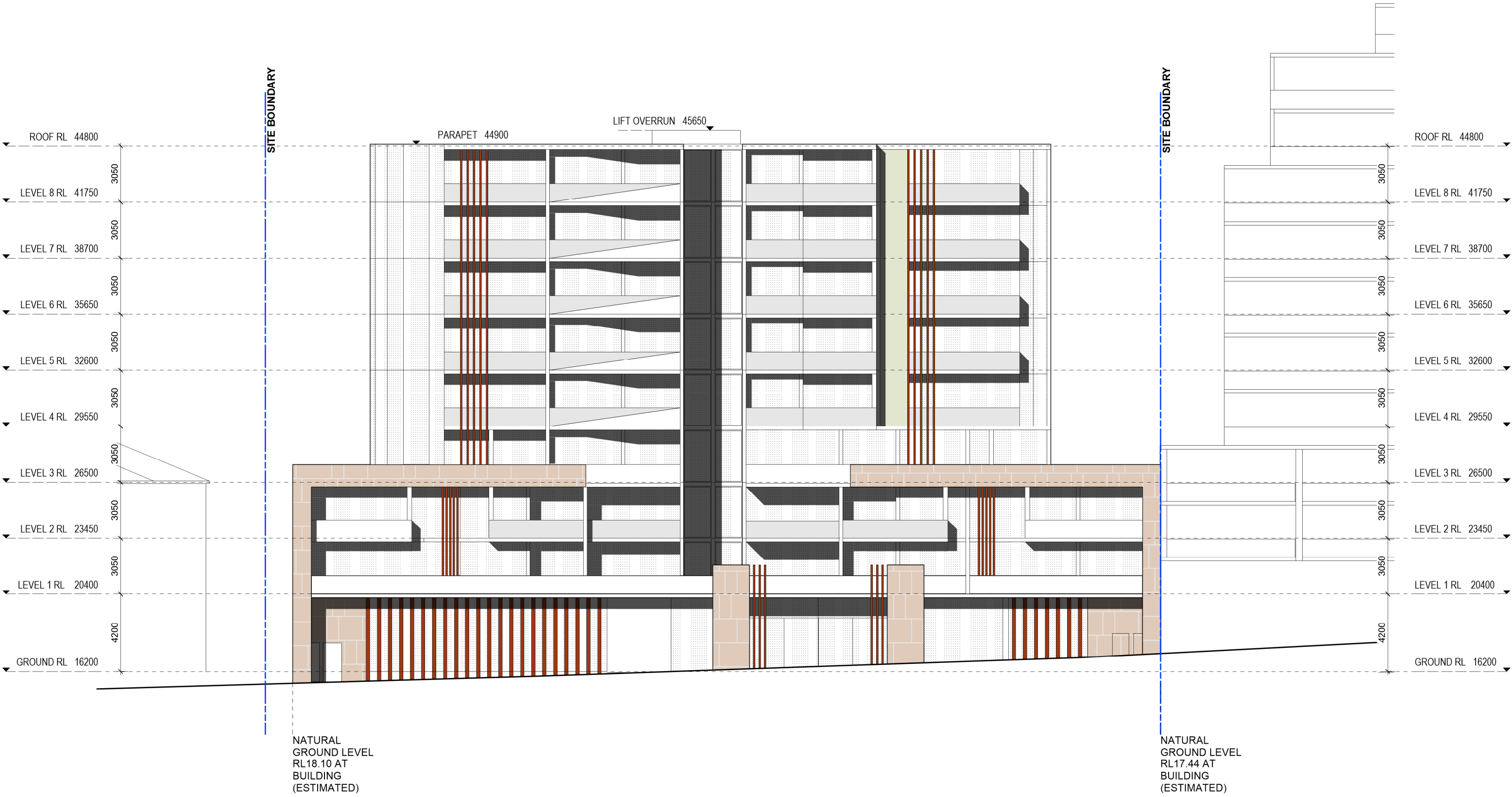


1

Section AA
Scale: 1:200



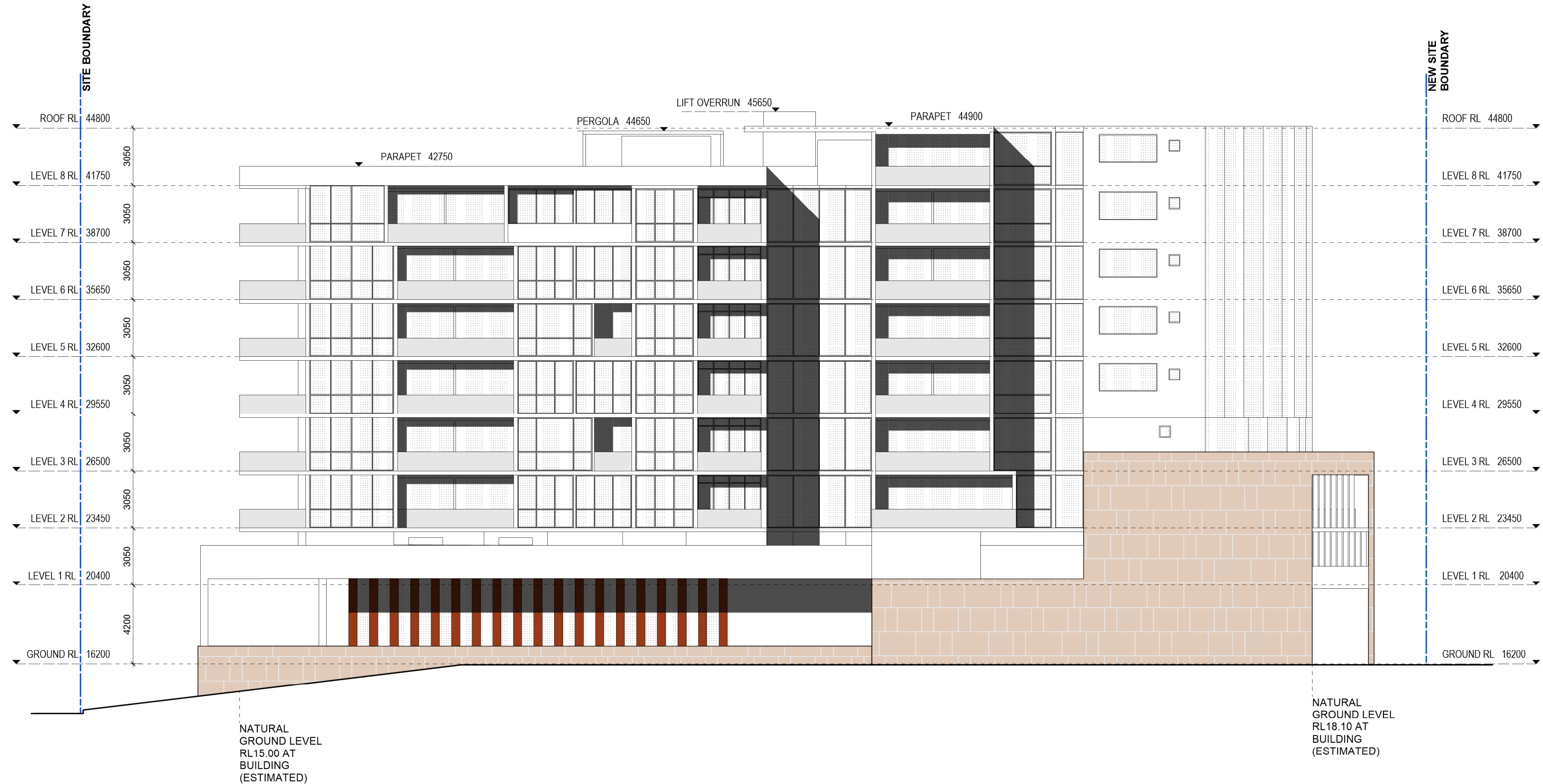
1 Section BB
Scale: 1:200



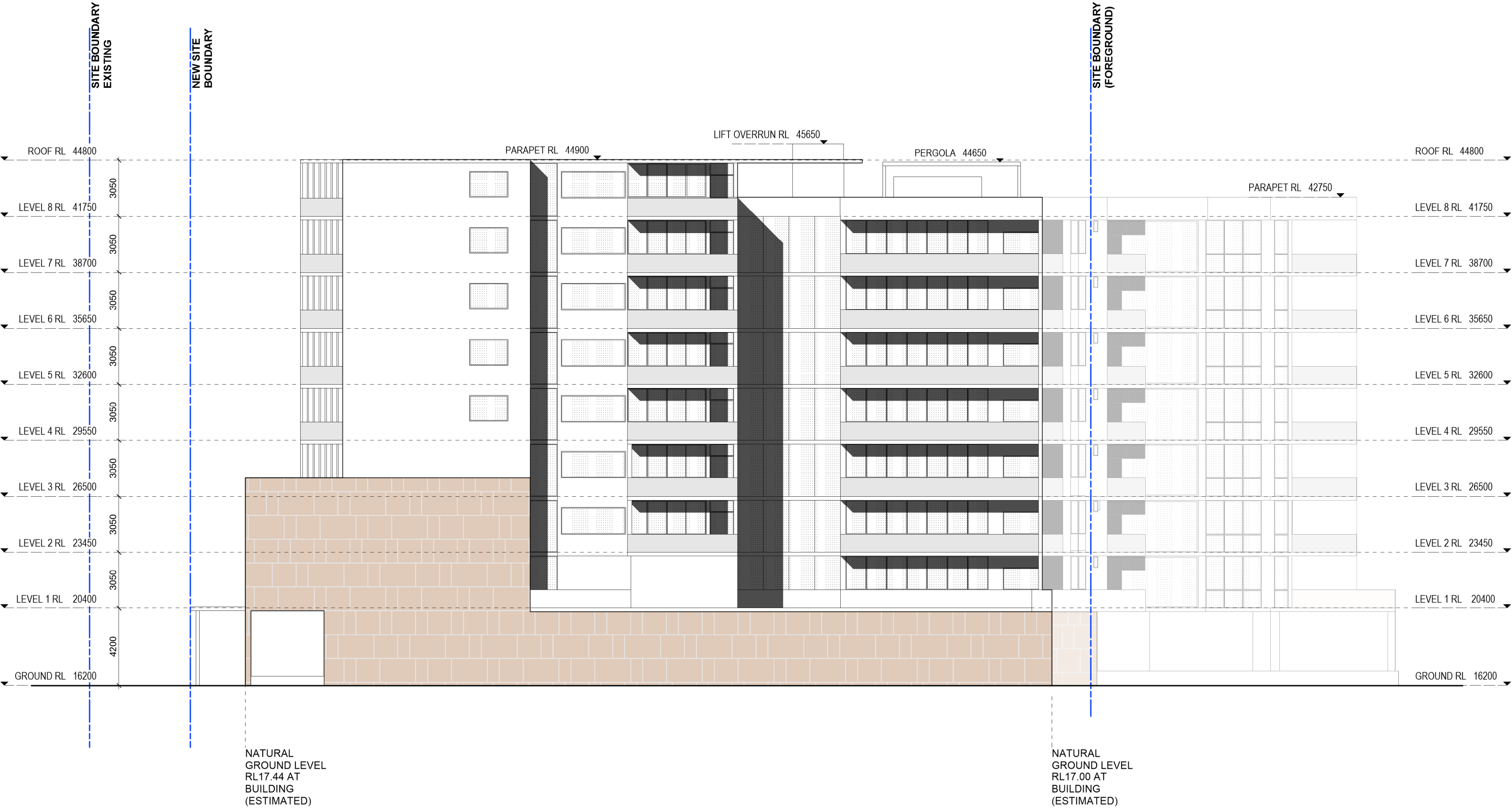
1 Bay Street Elevation
Scale: 1:200



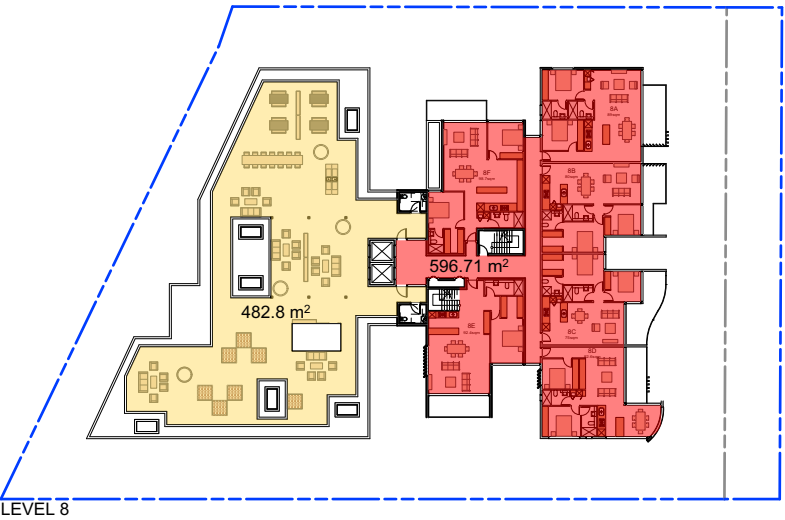
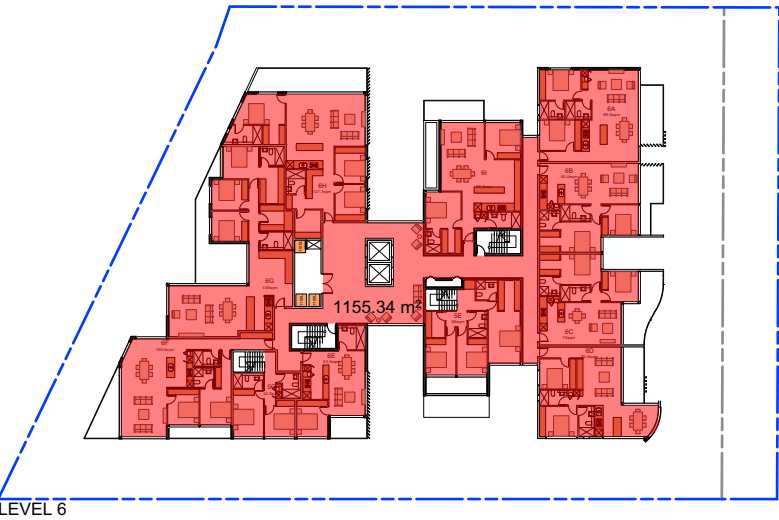
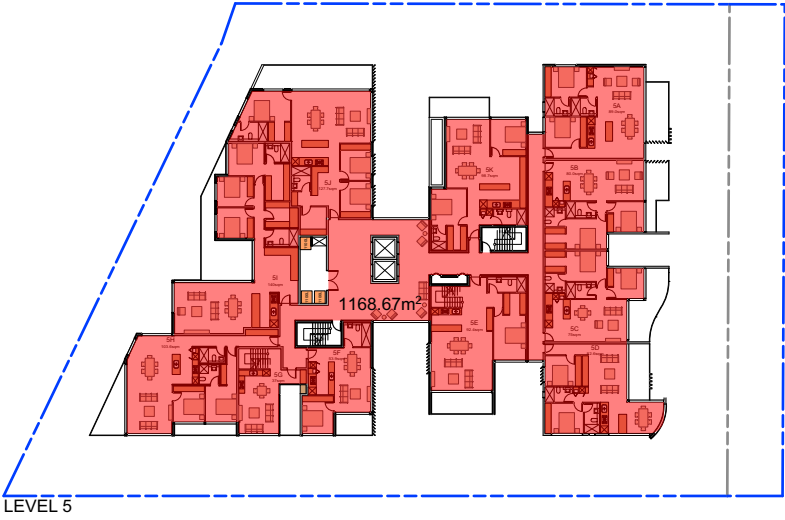
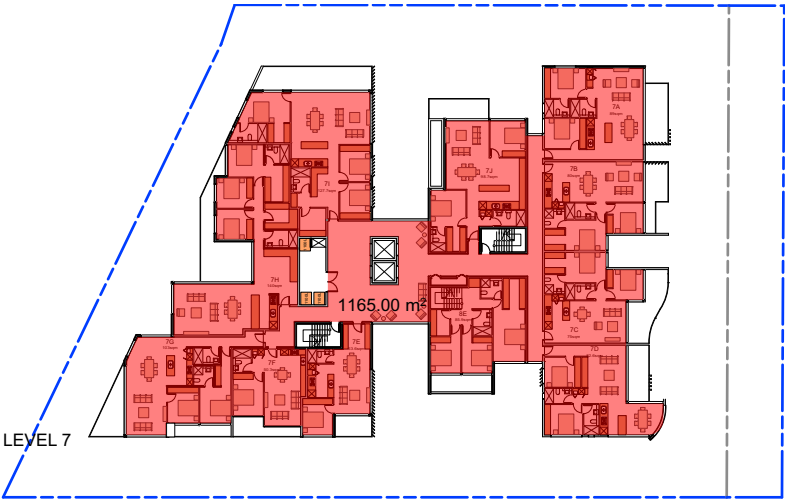
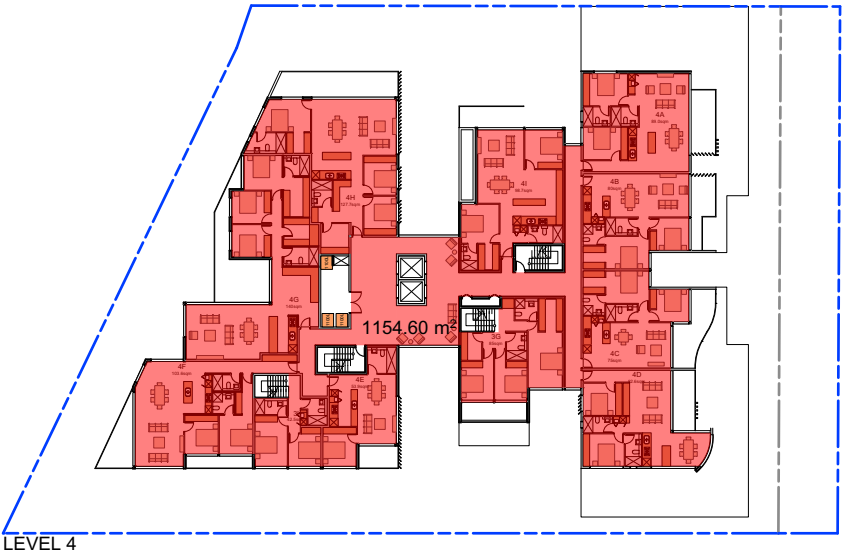
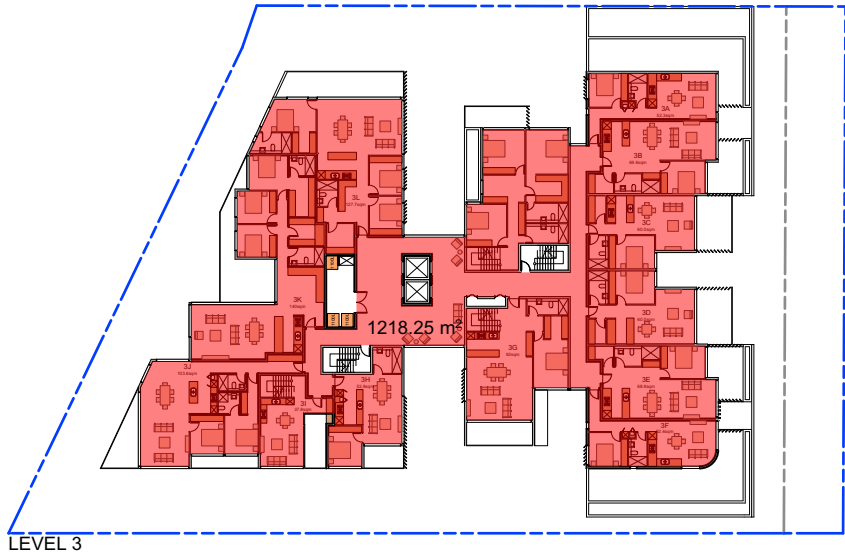
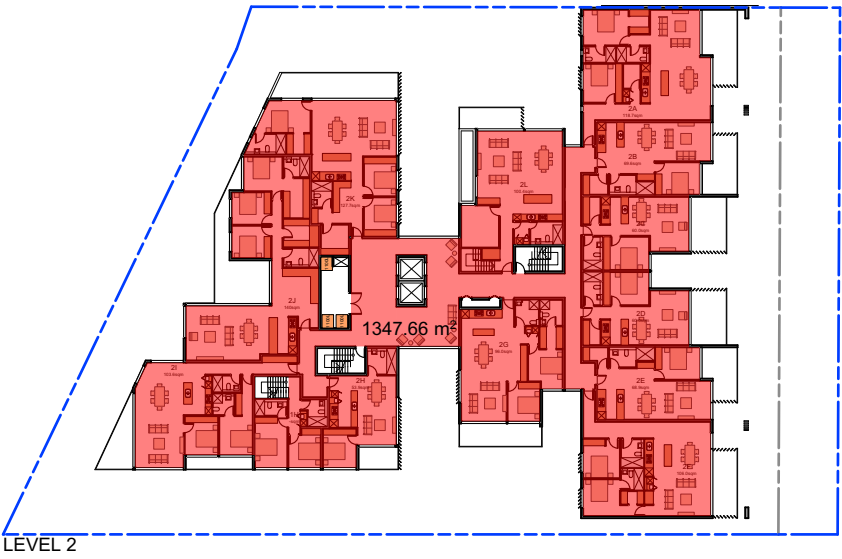
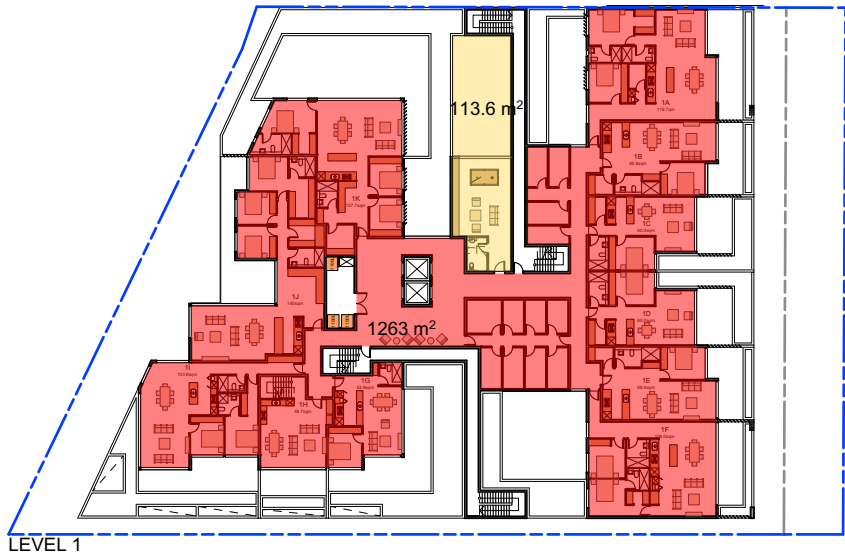
1 Chapel Street Elevation
Scale: 1:200



1 East Elevation
Scale: 1:200



1 West Elevation
Scale: 1:200

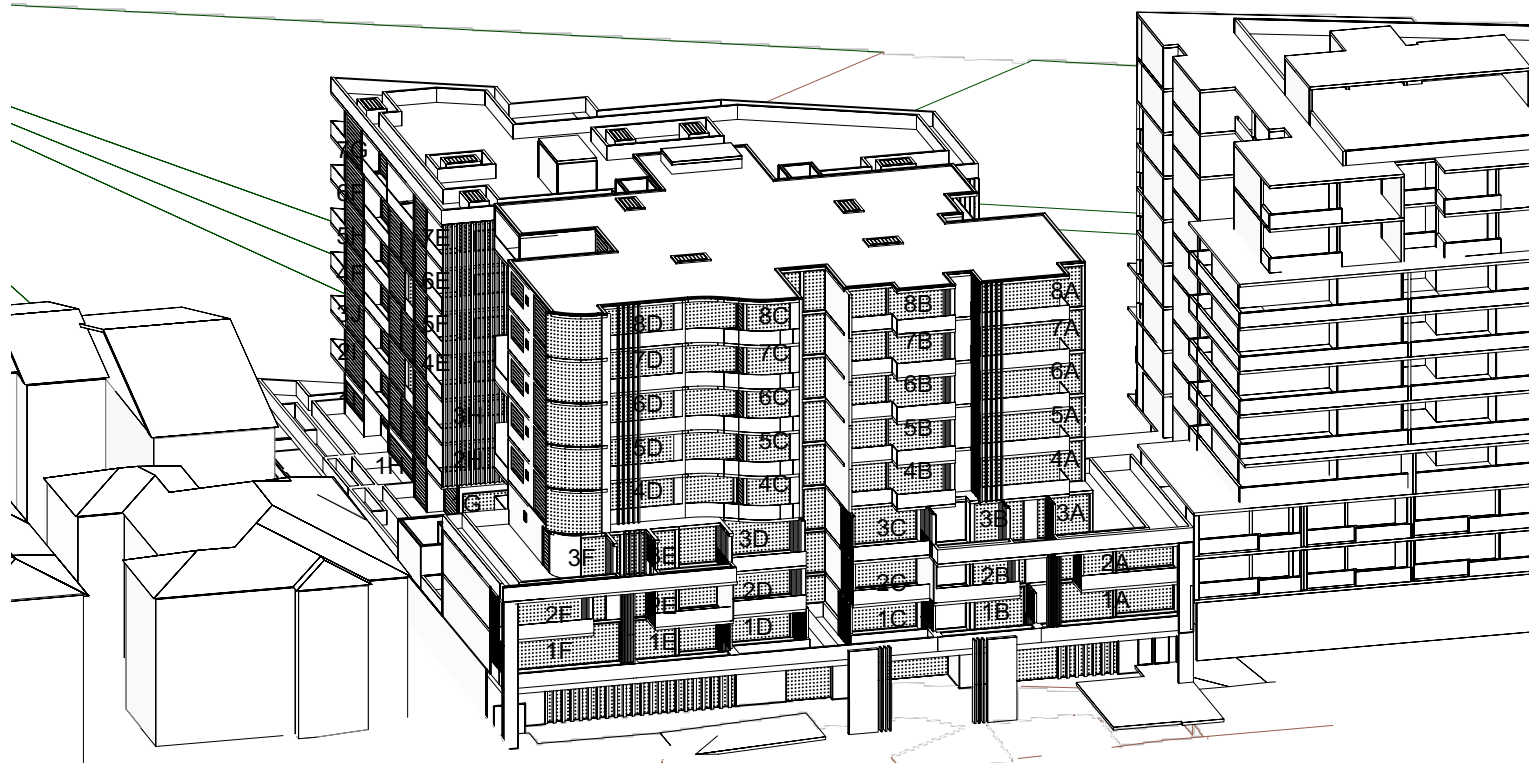


SITE AREA:	2951m ²
GFA	
GROUND:	1608.44m ²
LEVEL 1:	1263.00m ²
LEVEL 2:	1347.66m ²
LEVEL 3:	1218.25m ²
LEVEL 4:	1154.60m ²
LEVEL 5:	1168.67m ²
LEVEL 6:	1155.34m ²
LEVEL 7:	1165.00m ²
LEVEL 8:	596.71m ²
TOTAL:	10,677.67m ²

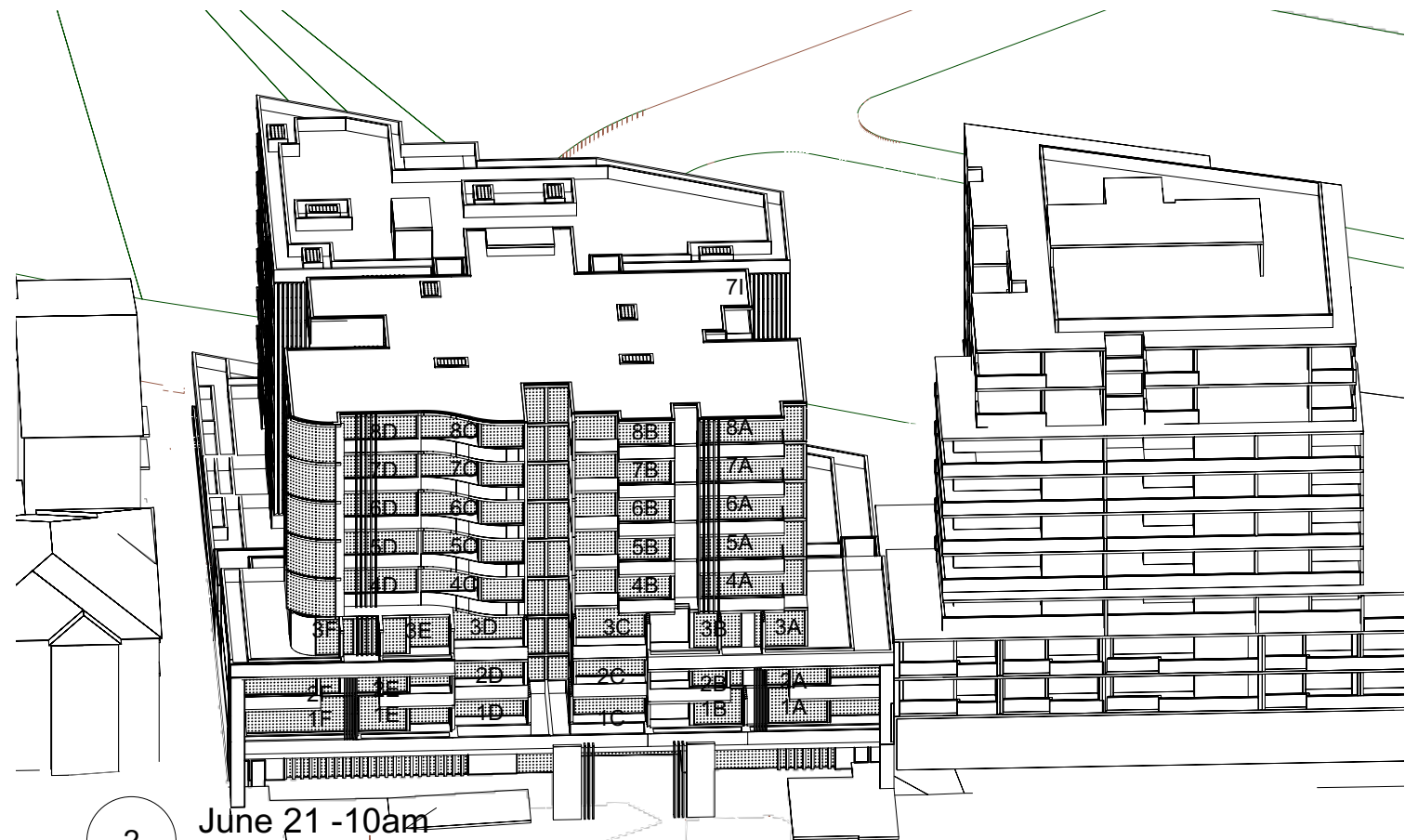
FSR: 3.62:1

COMMUNAL OPEN SPACE = 596.4m² (20.2% of site)

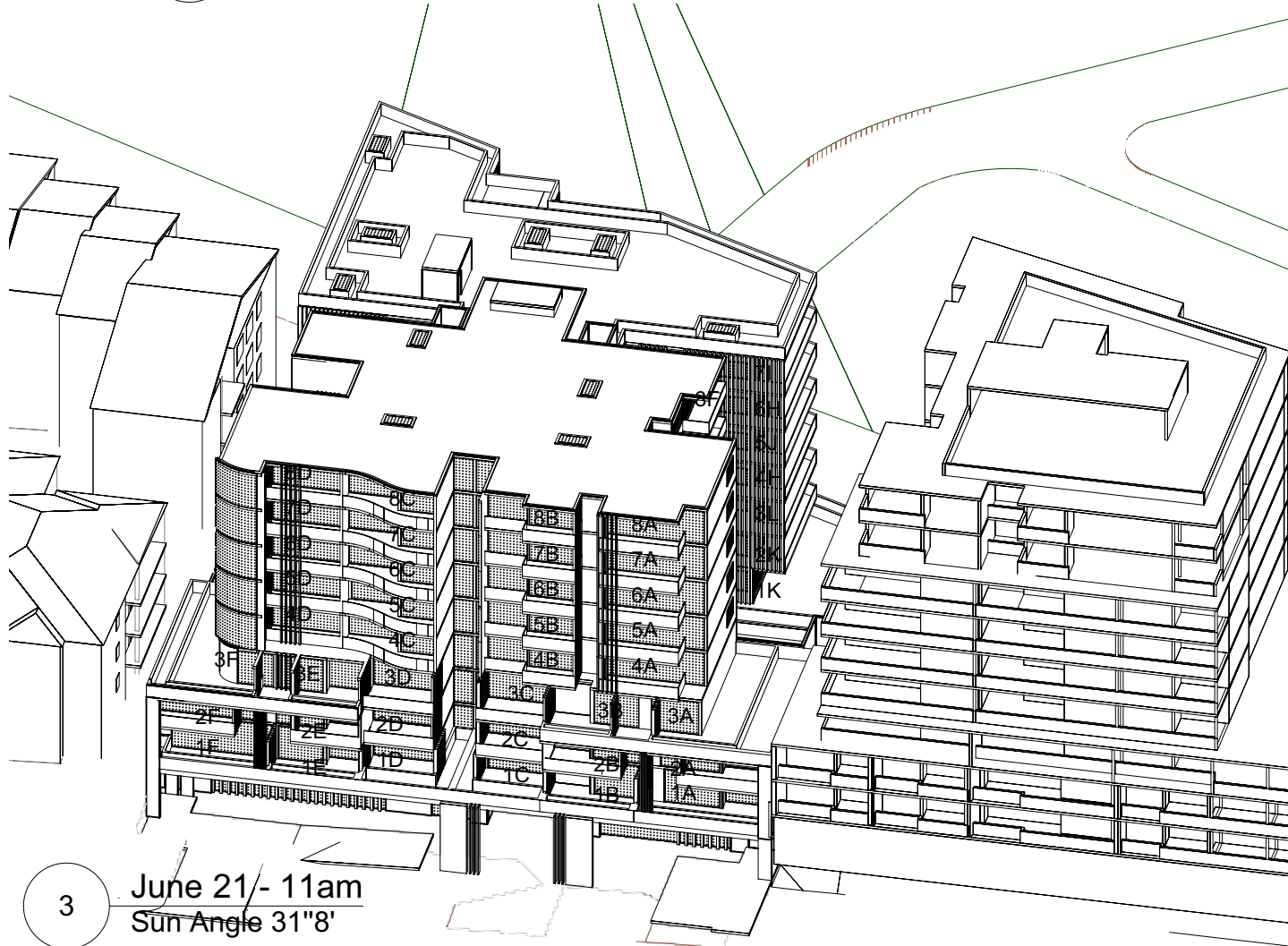
APARTMENTS	
1 BED:	22
2 BED:	40
3 BED:	14
4 BED:	3
5 BED:	1
TOTAL:	80



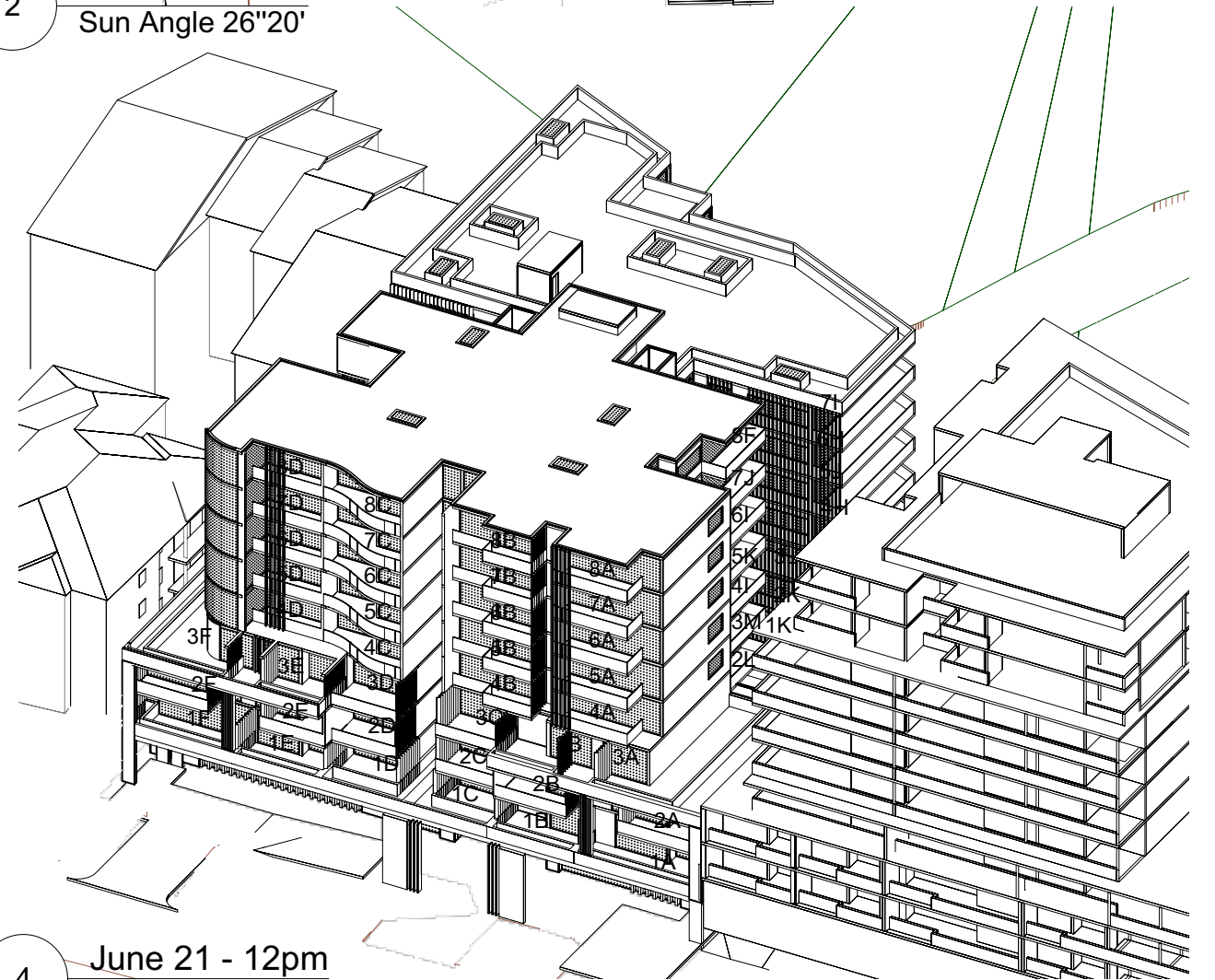
1 June 21 - 9am
Sun Angle 18°57'



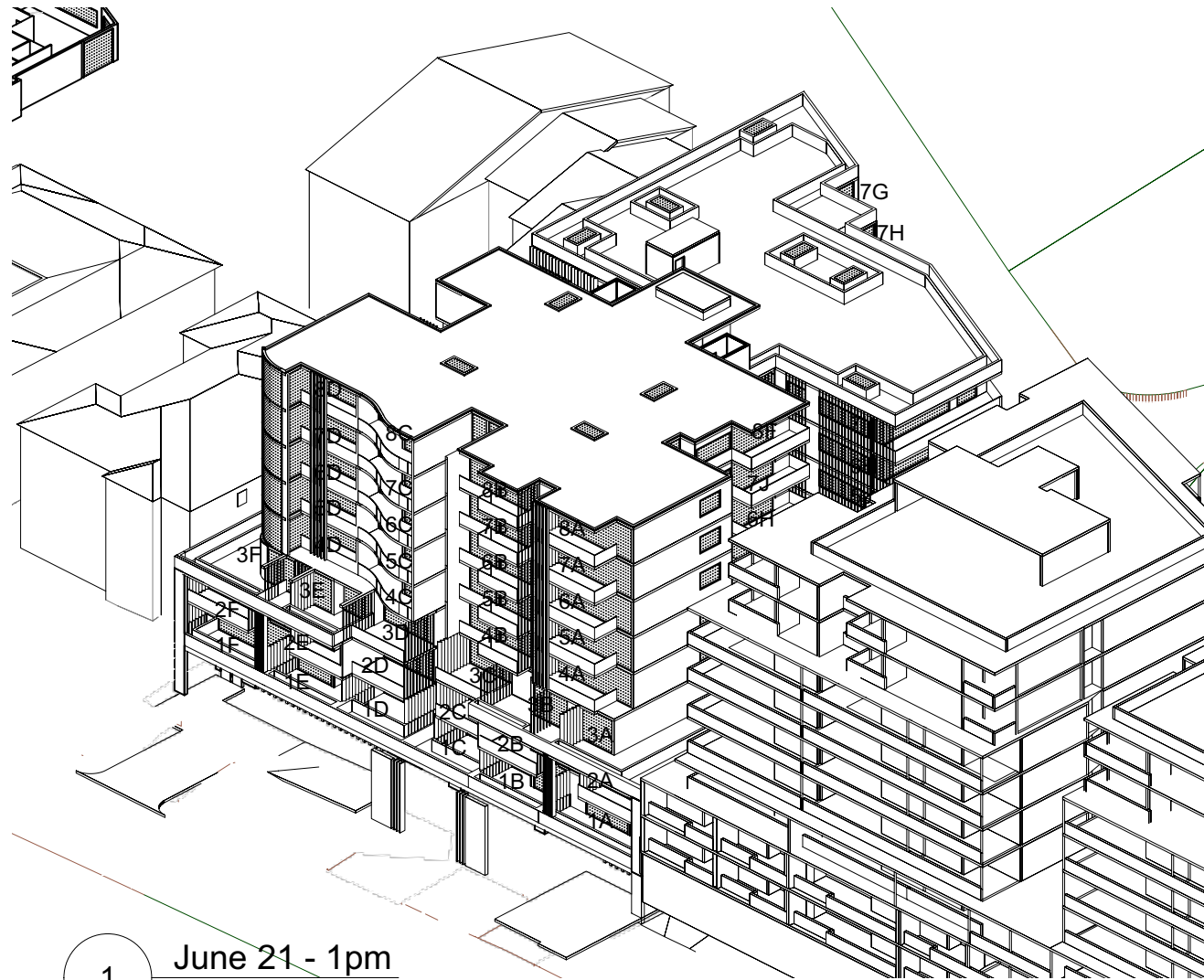
2 June 21 - 10am
Sun Angle 26°20'



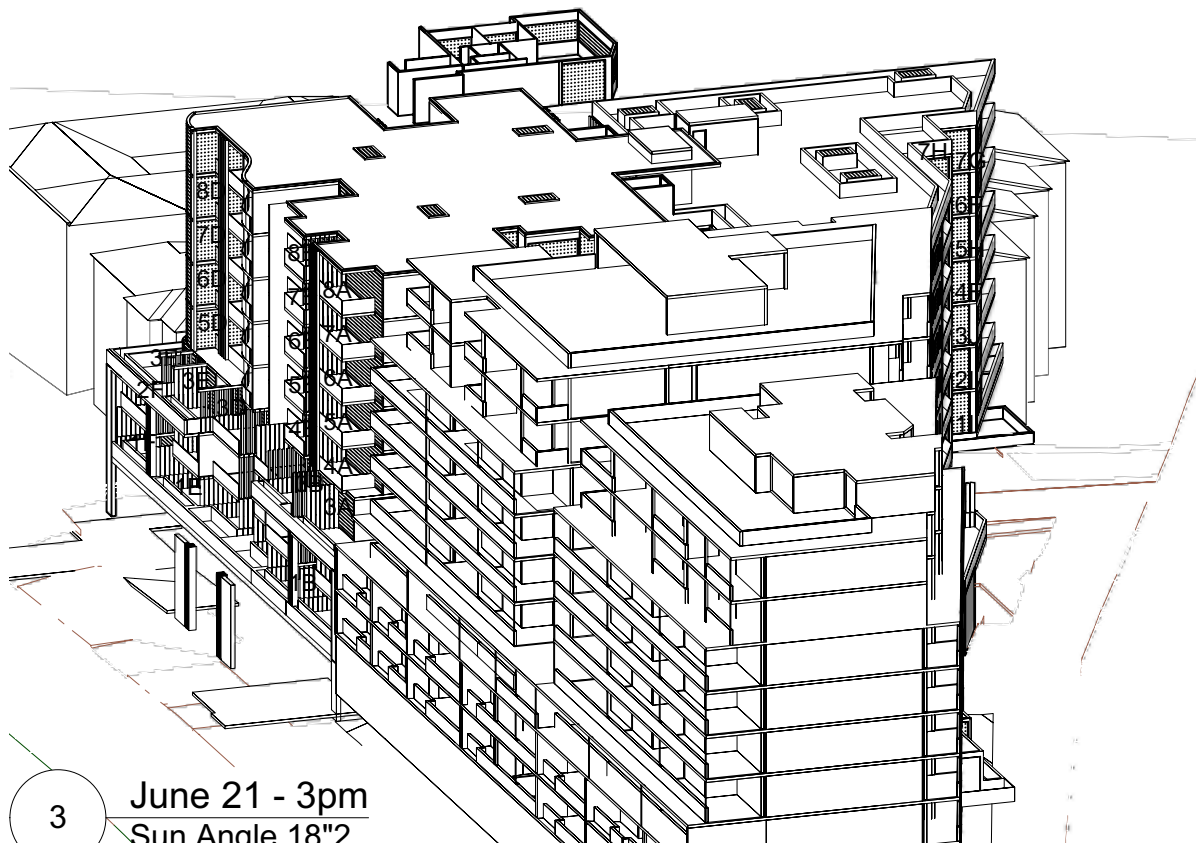
3 June 21 - 11am
Sun Angle 31°8'



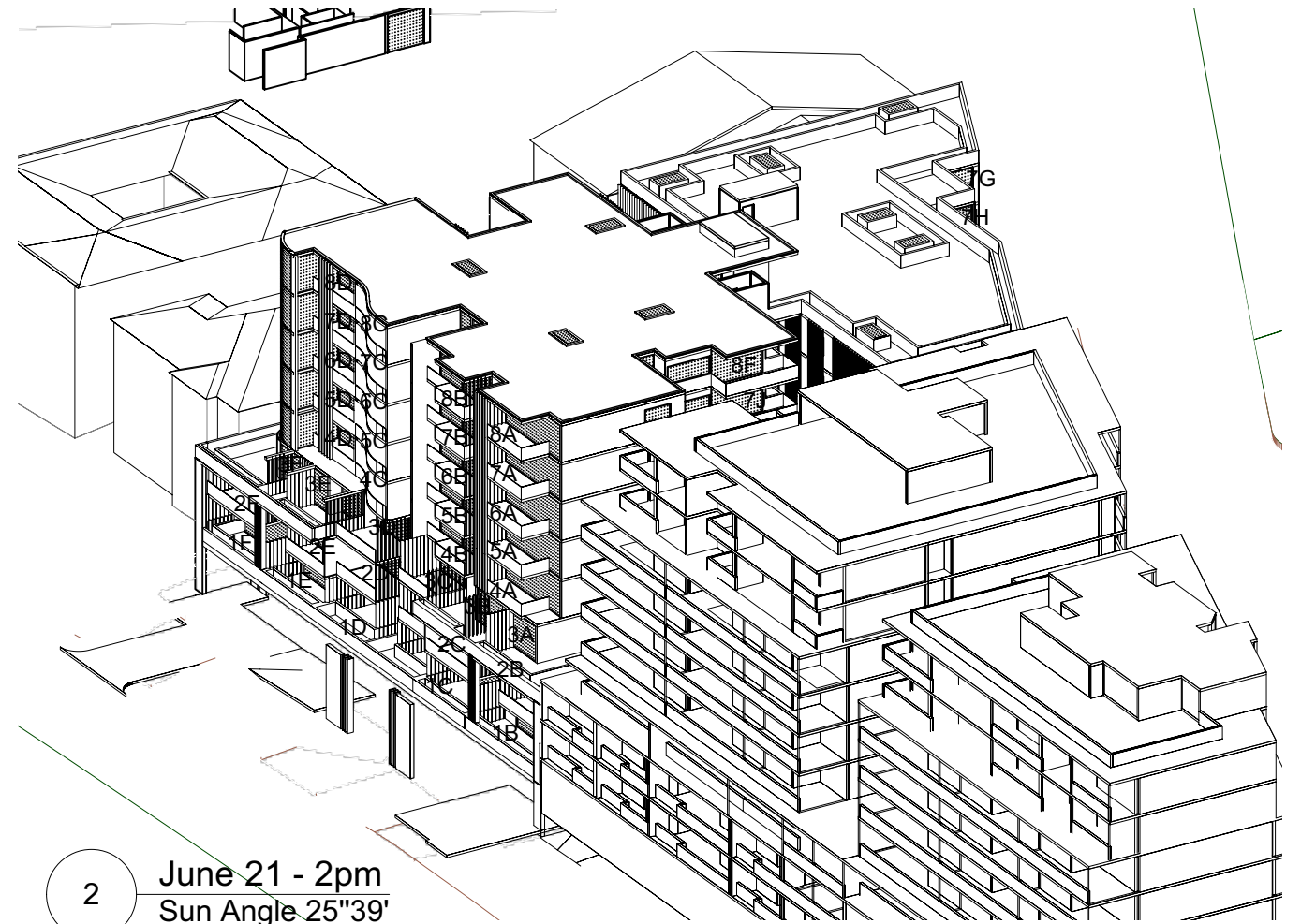
4 June 21 - 12pm
Sun Angle 32°42'



1 June 21 - 1pm
Sun Angle 30°46'



3 June 21 - 3pm
Sun Angle 18°2'



2 June 21 - 2pm
Sun Angle 25°39'

SOLAR ACCESS SCHEDULE

41-45 Bay Street, Rockdale

UNIT NO.	9.00	10.00	11.00	12.00	13.00	14.00	15.00
1A	✓	✓	✓	✓	P	P	P
1B	✓	✓	✓	✓	✓	P	P
1C	✓	✓	✓	✓	P	P	P
1D	✓	✓	✓	✓	✓	P	P
1E	✓	✓	✓	✓	P	P	P
1F	✓	✓	✓	✓	✓	✓	P
1G	✓	P					
1H	✓	P					
1I	✓	P					✓
1J							✓
1K		P	P	L			
2A	✓	✓	✓	P			
2B	✓	✓	✓	P			
2C	✓	✓	✓	P	P		
2D	✓	✓	✓	✓	✓	✓	P
2E	✓	✓	✓	P		P	P
2F	✓	✓	✓	P			
2G							
2H	✓	P					
2I	✓						✓
2J							✓
2K			✓	L			P
2L							
3A	✓	✓	✓	✓	✓	✓	✓
3B	✓	✓	✓	✓	✓	✓	✓
3C	✓	✓	✓	✓	P	P	P
3D	✓	✓	✓	✓	✓	✓	P
3E	✓	✓	✓	✓	✓	P	✓
3F	✓	✓	✓	✓	✓	✓	✓
3G							
3H	✓						
3I	P	P					
3J	✓						✓
3K							✓
3L			✓	✓	L		P
4A	✓	✓	✓	✓	✓	✓	P
4B	✓	✓	✓	✓	✓	✓	P
4C	✓	✓	✓	P	P	P	
4D	✓	✓	✓	✓	✓	✓	L
4E	✓	P					
4F	✓						✓
4G							
4H			✓	✓	✓		P
4I				P			

Compliance	Total POS Hours	Total Living Room Hours
✓	6	3
✓	6	4
✓	6	3
✓	6	4
✓	6	3
✓	6	5
x	1	>0
x	1	>0
x	1	>0
x	0	>0
x	1	>0
✓	3	2
✓	3	2
✓	4	2
✓	6	5
✓	4	2
✓	3	2
x	0	0
x	>0	>0
x	>0	>0
x	>0	>0
x	>0	>0
x	>0	>0
x	1	2
x	0	0
✓	6	6
✓	6	6
✓	6	3
✓	6	5
✓	6	4
✓	6	6
x	0	0
x	>0	>0
x	1	0
x	>0	>0
x	>0	>0
x	1	2
✓	6	5
✓	6	5
✓	6	2
✓	5	6
x	1	>0
x	>0	>0
x	>0	>0
x	2	2
x	>0	0

5A	✓	✓	✓	✓	✓	✓	
5B	✓	✓	✓	✓	✓	✓	
5C	✓	✓	✓	P	P	P	
5D	✓	✓	✓	✓	✓	✓	L
5E							
5F	✓	P	P				
5G	P						
5H	✓						✓
5I							✓
5J			✓	✓	✓	L	P
5K				P	✓		
6A	✓	✓	✓	✓	✓	✓	
6B	✓	✓	✓	✓	✓	✓	
6C	✓	✓	✓	P	P	P	
6D	✓	✓	✓	✓	✓	✓	L
6E	✓	P					
6F	✓						✓
6G							✓
6H		P	✓	✓	✓	L	P
6I				P	✓	✓	
7A	✓	✓	✓	✓	✓	✓	
7B	✓	✓	✓	✓	✓	✓	
7C	✓	✓	✓	P	P	P	
7D	✓	✓	✓	✓	✓	✓	L
7E	✓	P	P	✓	✓	✓	L
7F	P						
7G	✓				L	L	✓
7H					L	L	✓
7I		P	✓	✓	✓	L	P
7J				✓	✓	✓	
8A	✓	✓	✓	✓	✓	✓	
8B	✓	✓	✓	✓	✓	✓	
8C	✓	✓	✓	P	P	P	
8D	✓	✓	✓	✓	✓	✓	L
8E	P	P	P	P	P		
8F		P	P	✓	✓	✓	✓

✓	5	5
✓	5	5
✓	5	2
✓	5	6
x	0	0
x	2	>0
x	>0	0
x	>0	>0
x	>0	>0
x	2	3
x	1	>0
✓	5	5
✓	5	5
✓	5	2
✓	5	6
✓	5	3
x	>0	0
x	>0	2
x	>0	2
✓	3	3
✓	2	2
✓	5	5
✓	5	5
✓	5	2
✓	5	6
x	5	0
✓	5	3

LEGEND

NO SOLAR ACCESS TO LIVING ROOM AND PRIVATE OPEN SPACE

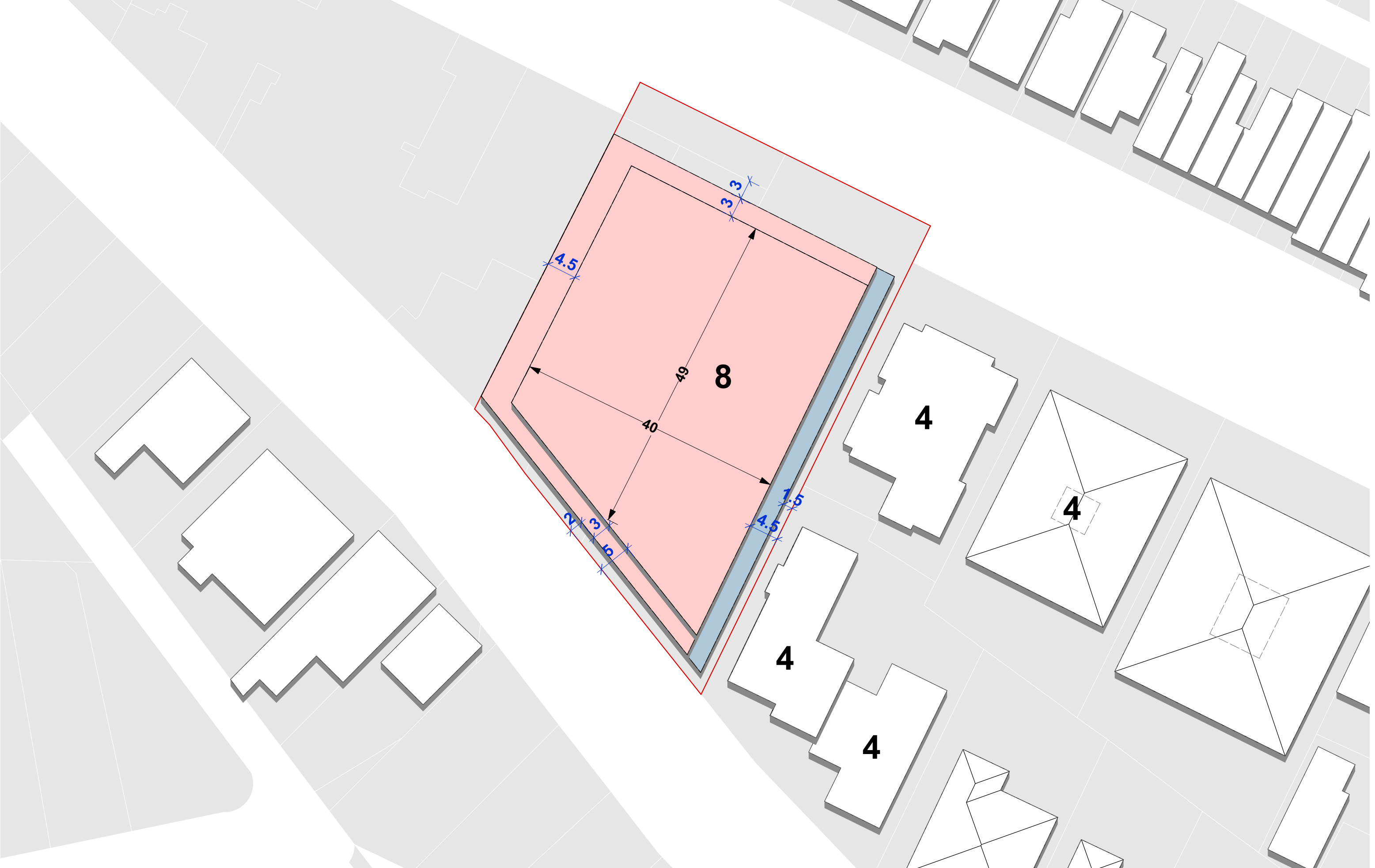
✓ SOLAR ACCESS TO LIVING ROOM AND PRIVATE OPEN SPACE

L SOLAR ACCESS TO LIVING ROOM ONLY

P SOLAR ACCESS TO OPEN SPACE ONLY

Total Number of Apartments	No	%
Apartments achieving 2 or more hours of direct solar access to POS & Living Room	80	
Apartments achieving 2 or more hours of direct solar access to Living Room	44	55.0%
Apartments achieving 2 or more hours of direct solar access to POS	48	60.0%
Apartments receiving 0 hour of direct solar access	9	11.3%

DCP COMPLIANT ENVELOPE

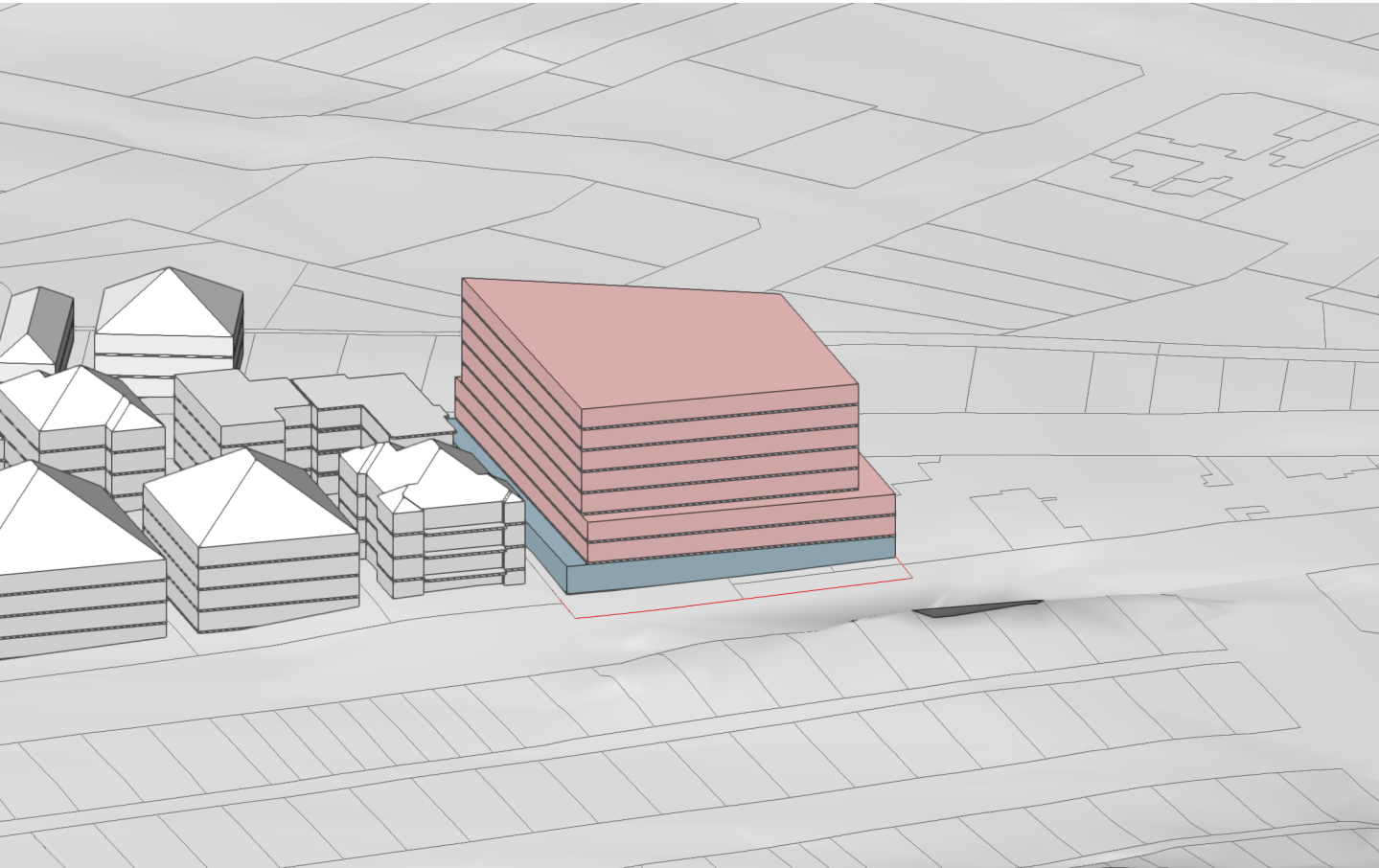


Project:
41-45 Bay Street Rockdale
Client:
Statewide Construction

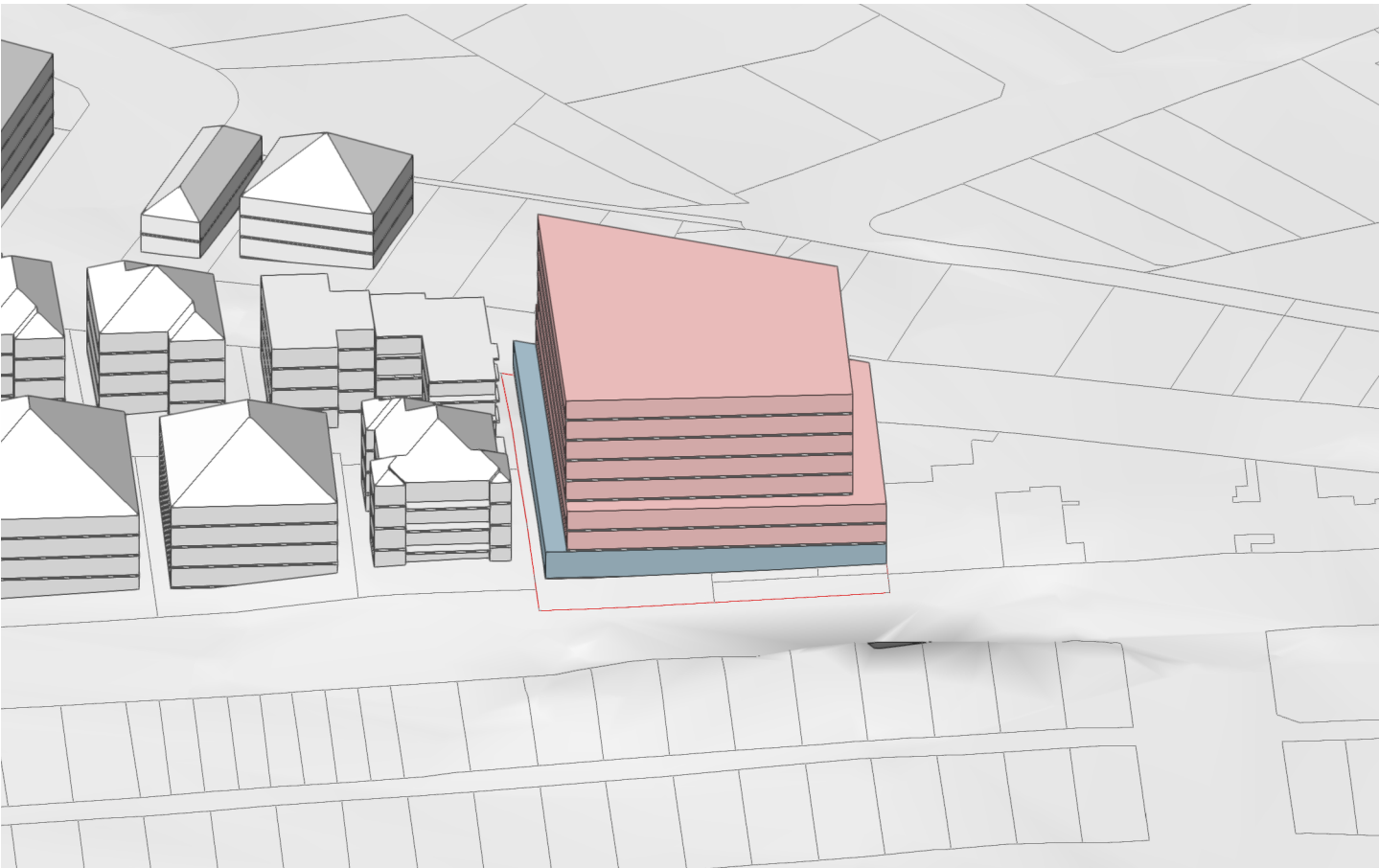
Prepared by:
 architecture
urban design
planning
Nom Architect N R Dickson 7061

Issue:	Description:	Date:	Date:	Issue:	Drawing Title:
A	For Information	05/11/2020	09/11/2020	B	DCP Complying Envelope
B	DA Lodgement	09/11/2020	Drawn by:	Checked by:	Stage:
			TB YZ	TB	Development Application
					Drawing No.: 1710

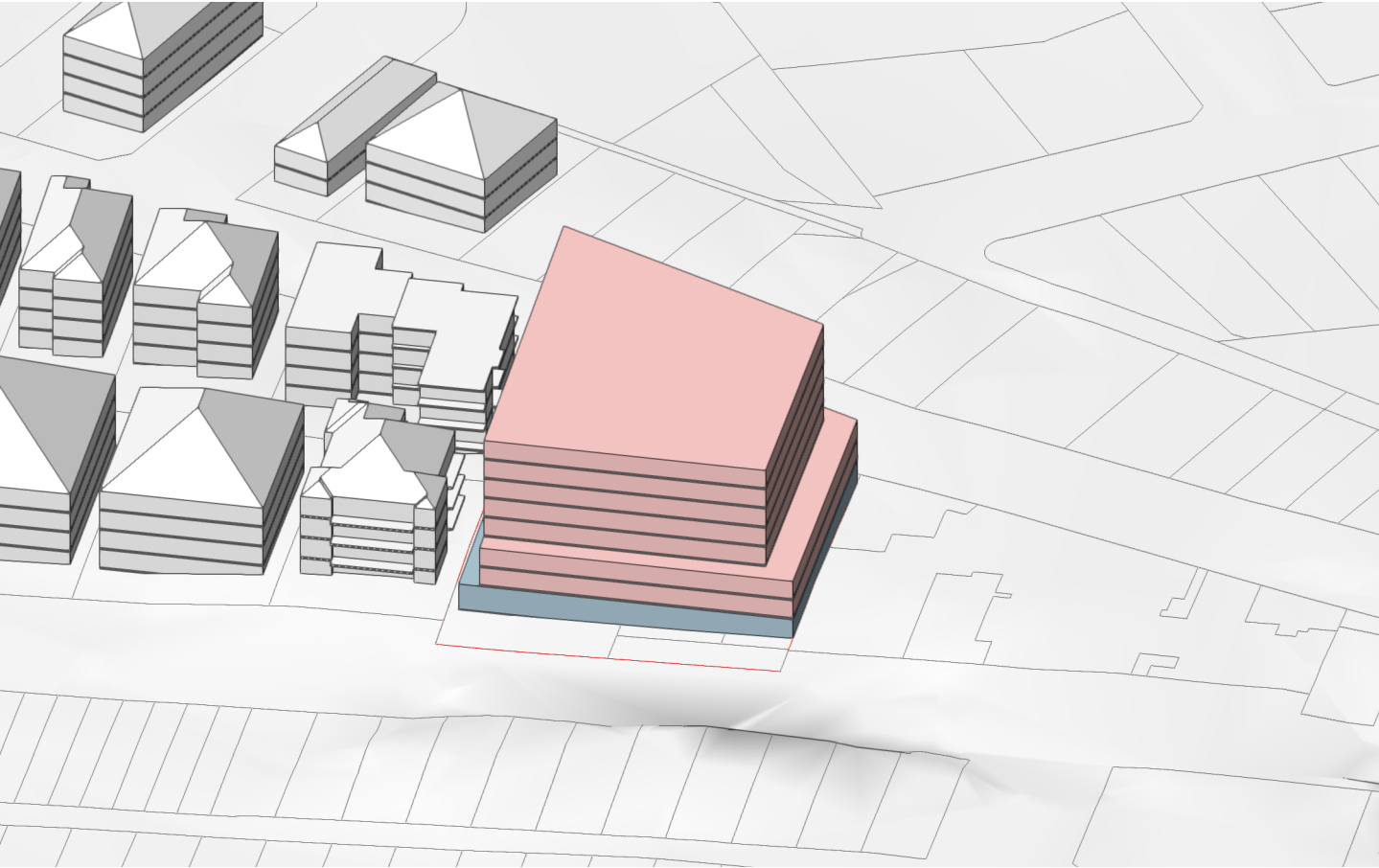
DCP COMPLIANT ENVELOPE - VIEWS FROM THE SUN



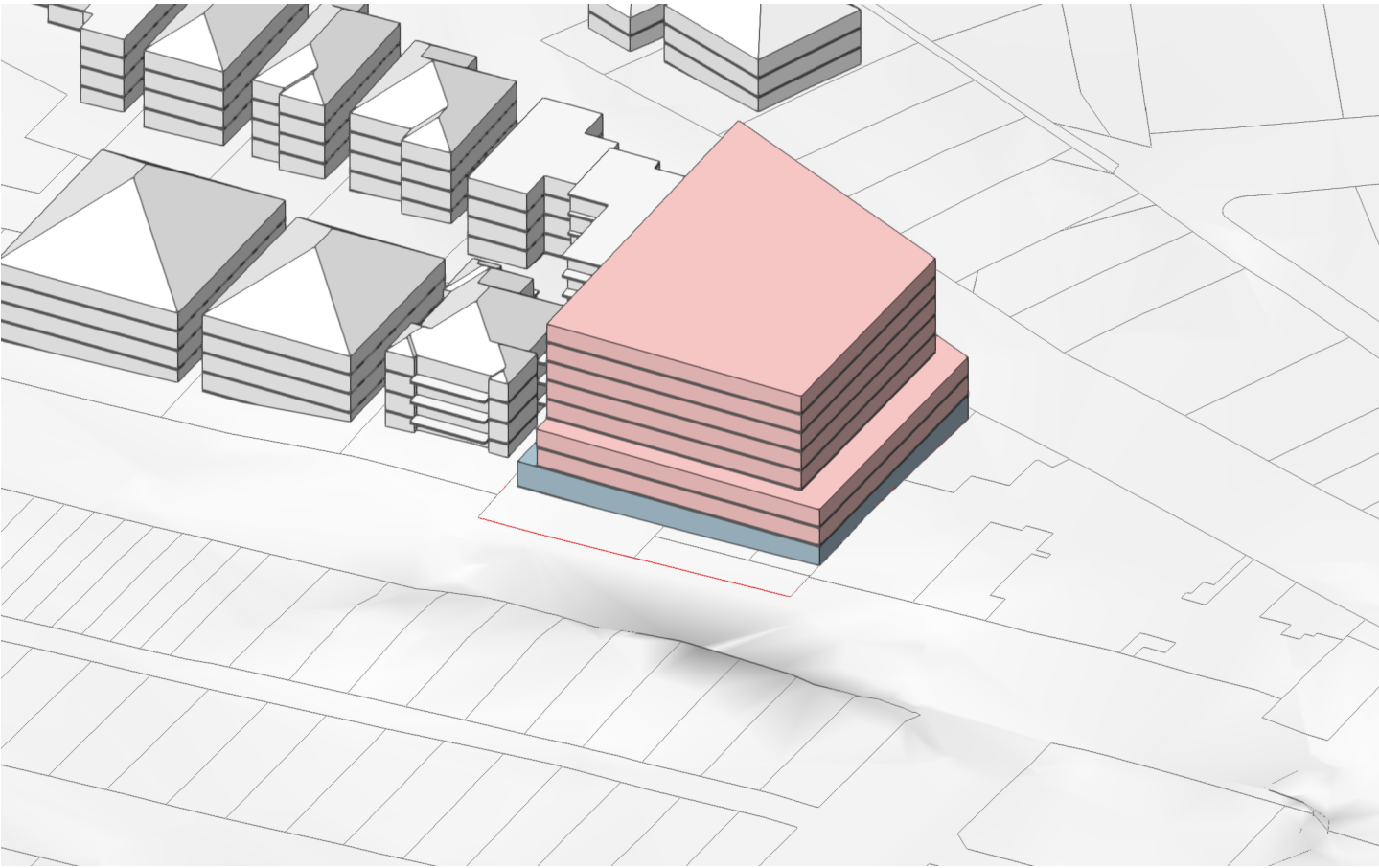
9AM



10AM

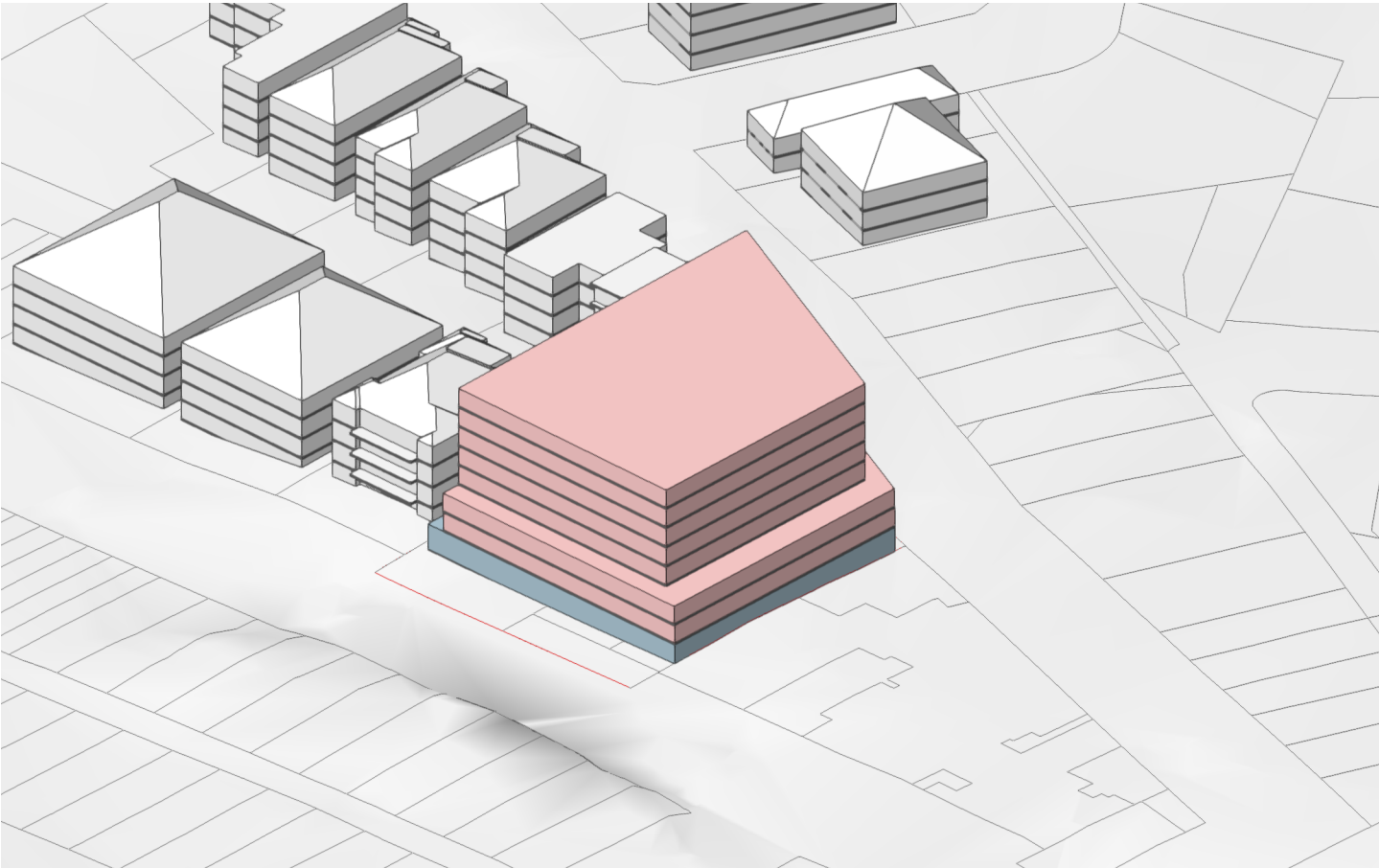


11AM

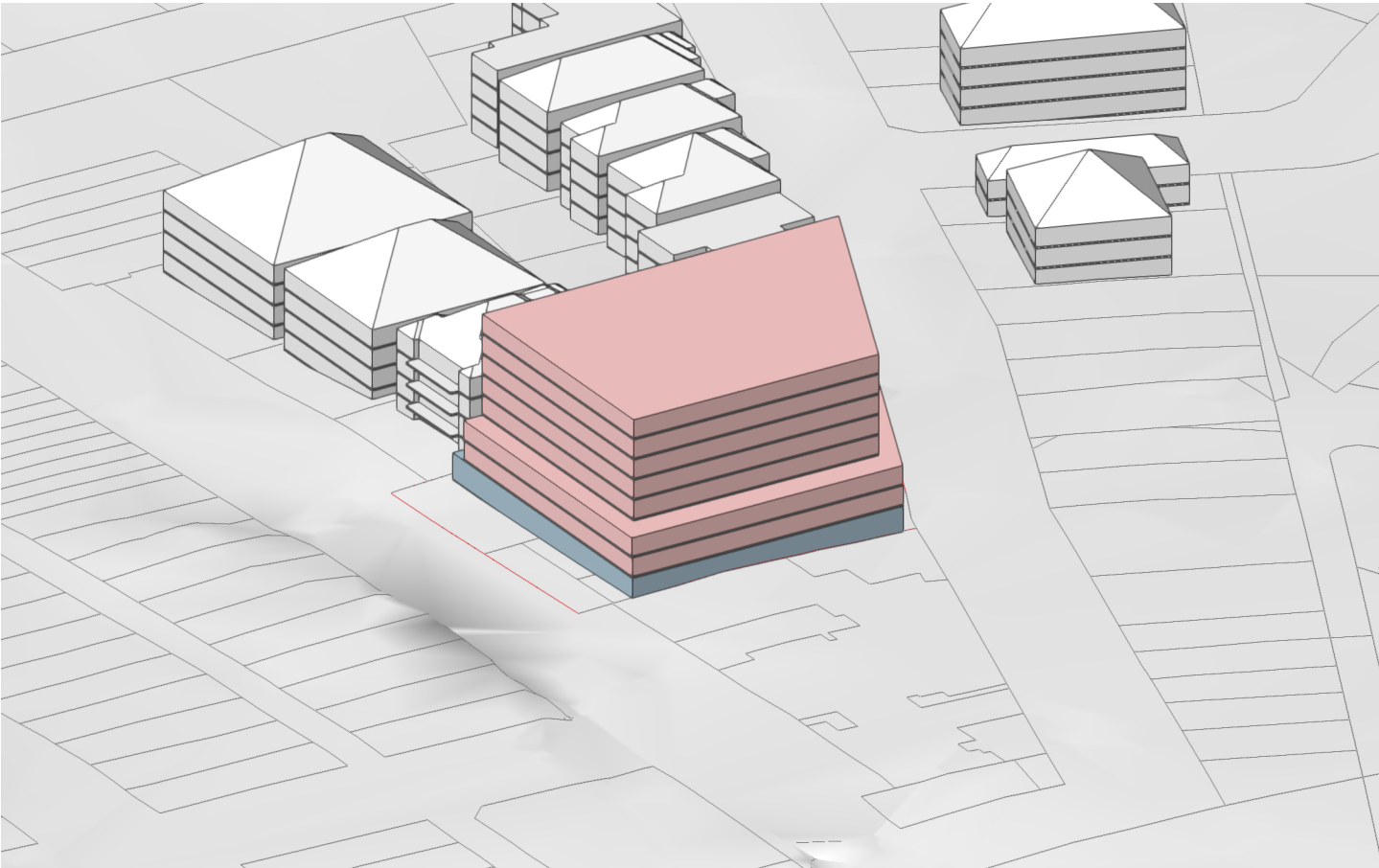


12PM

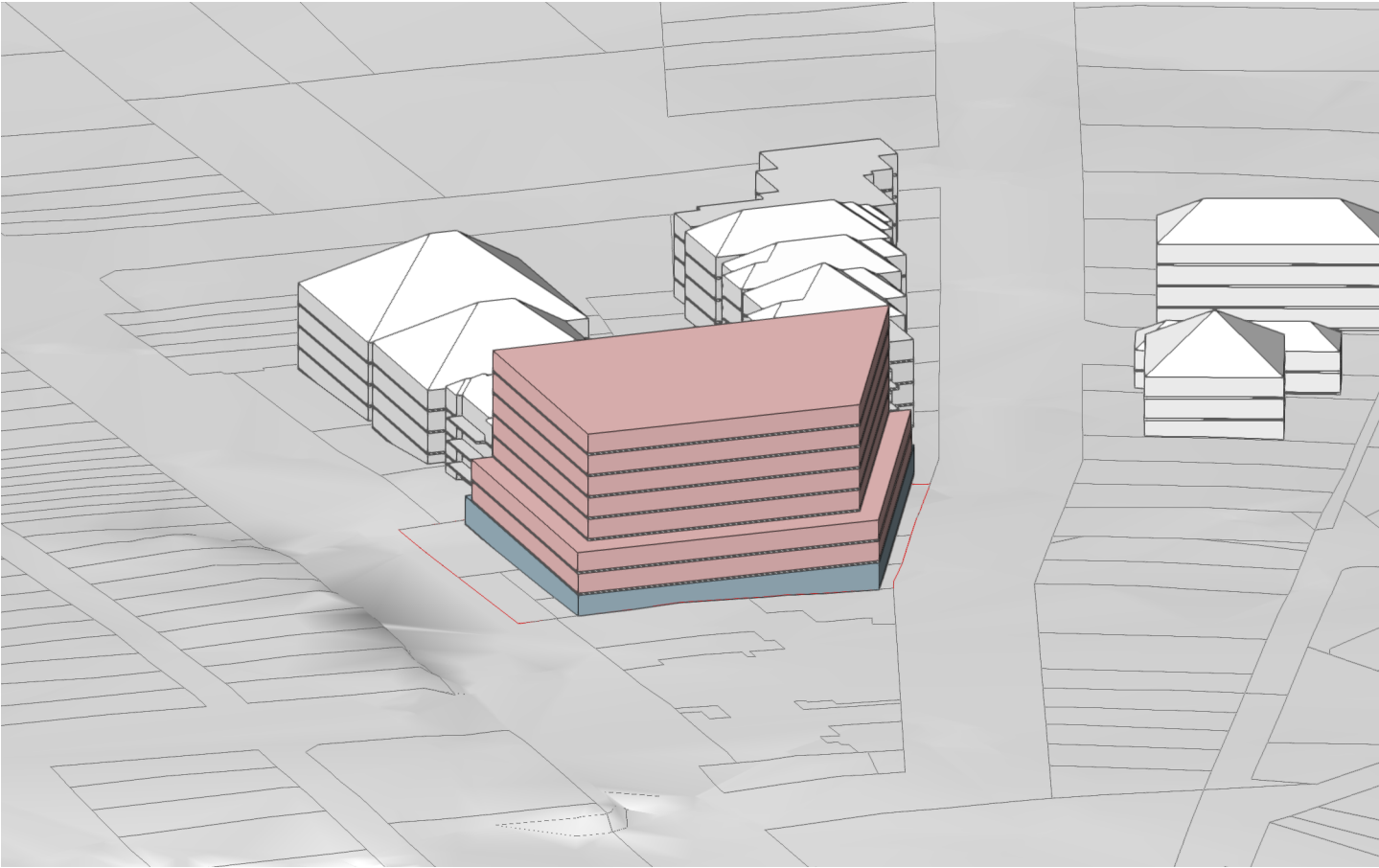
DCP COMPLIANT ENVELOPE - VIEWS FROM THE SUN



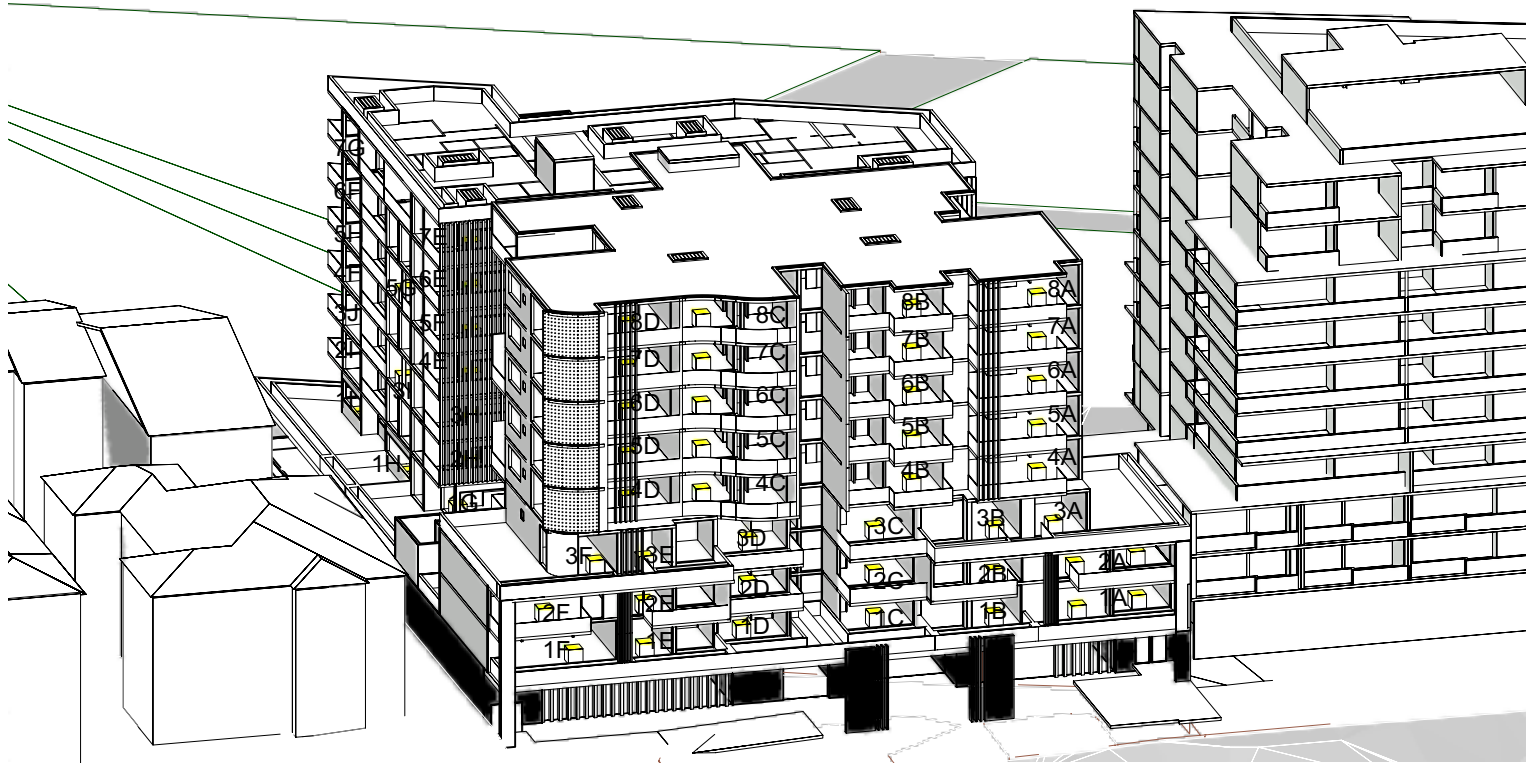
1PM



2PM



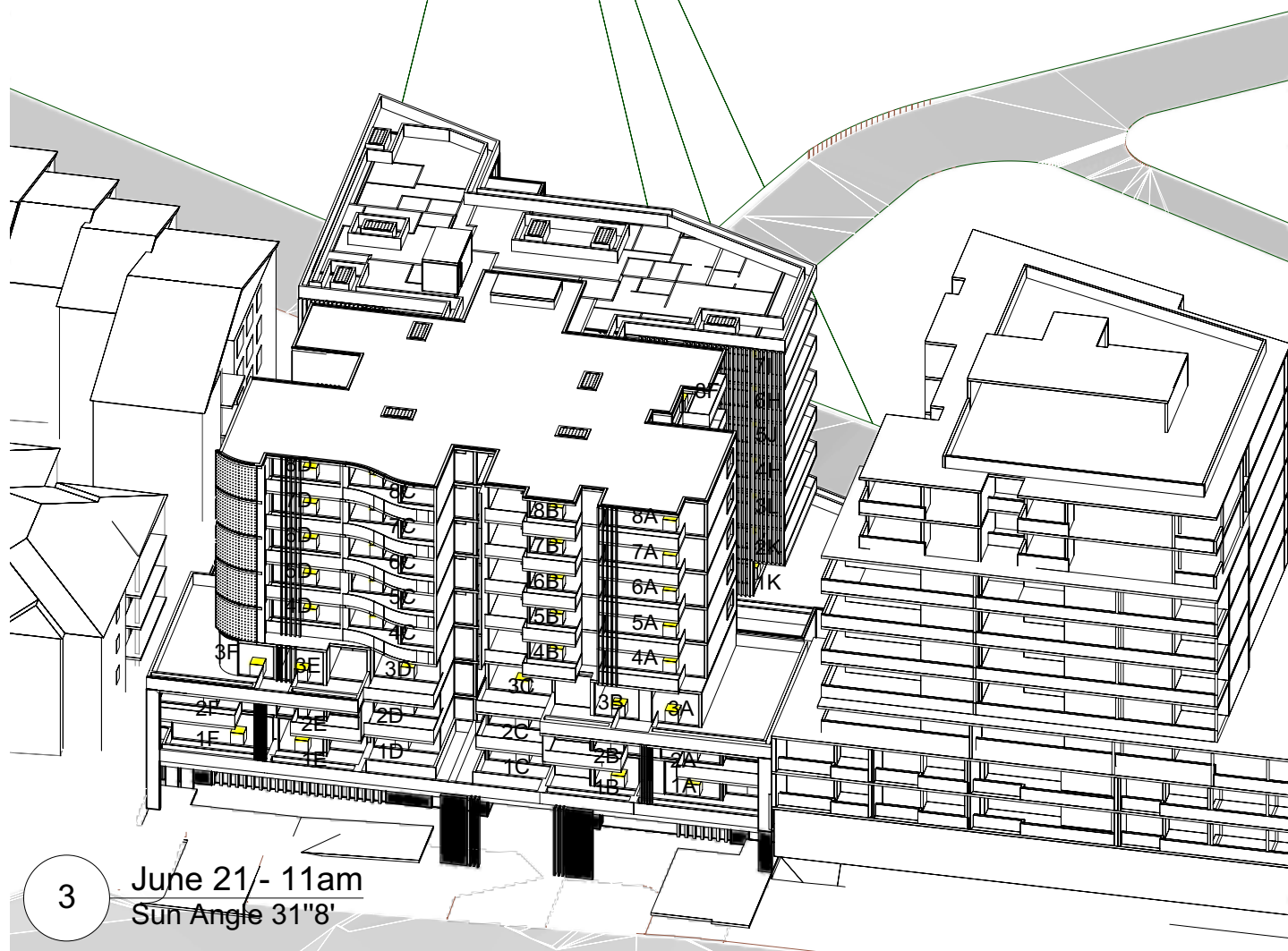
3PM



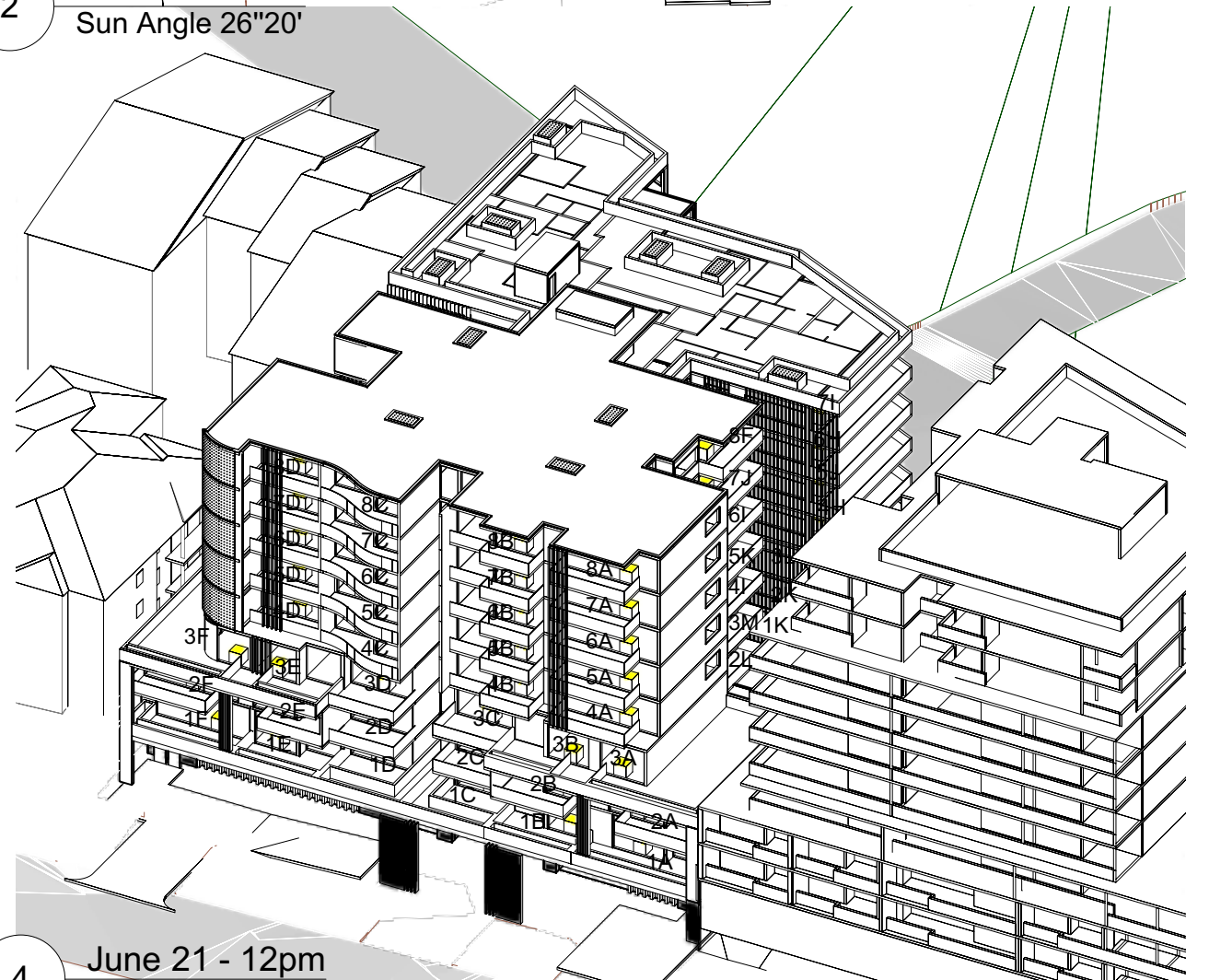
1 June 21 - 9am
Sun Angle 18°57'



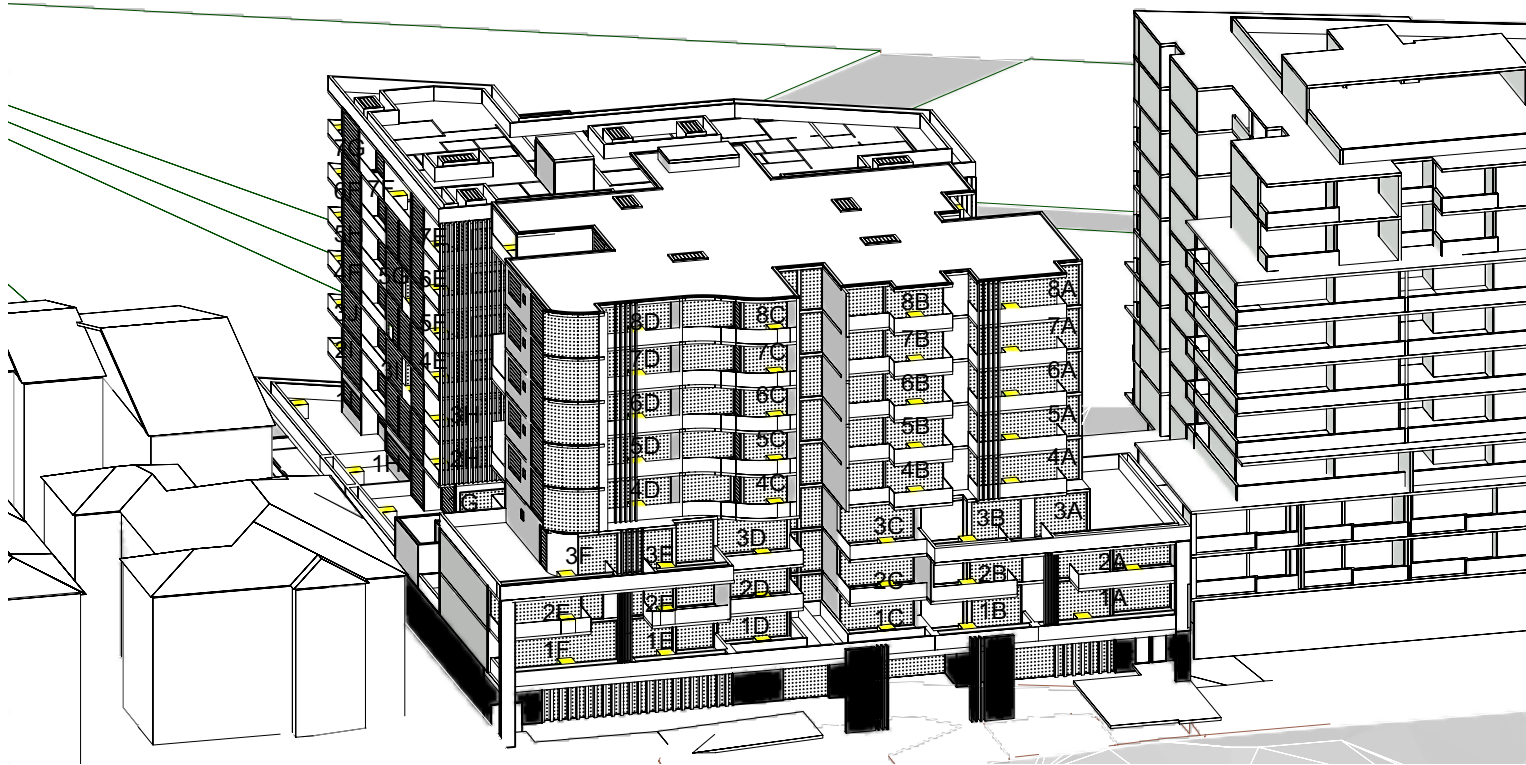
2 June 21 - 10am
Sun Angle 26°20'



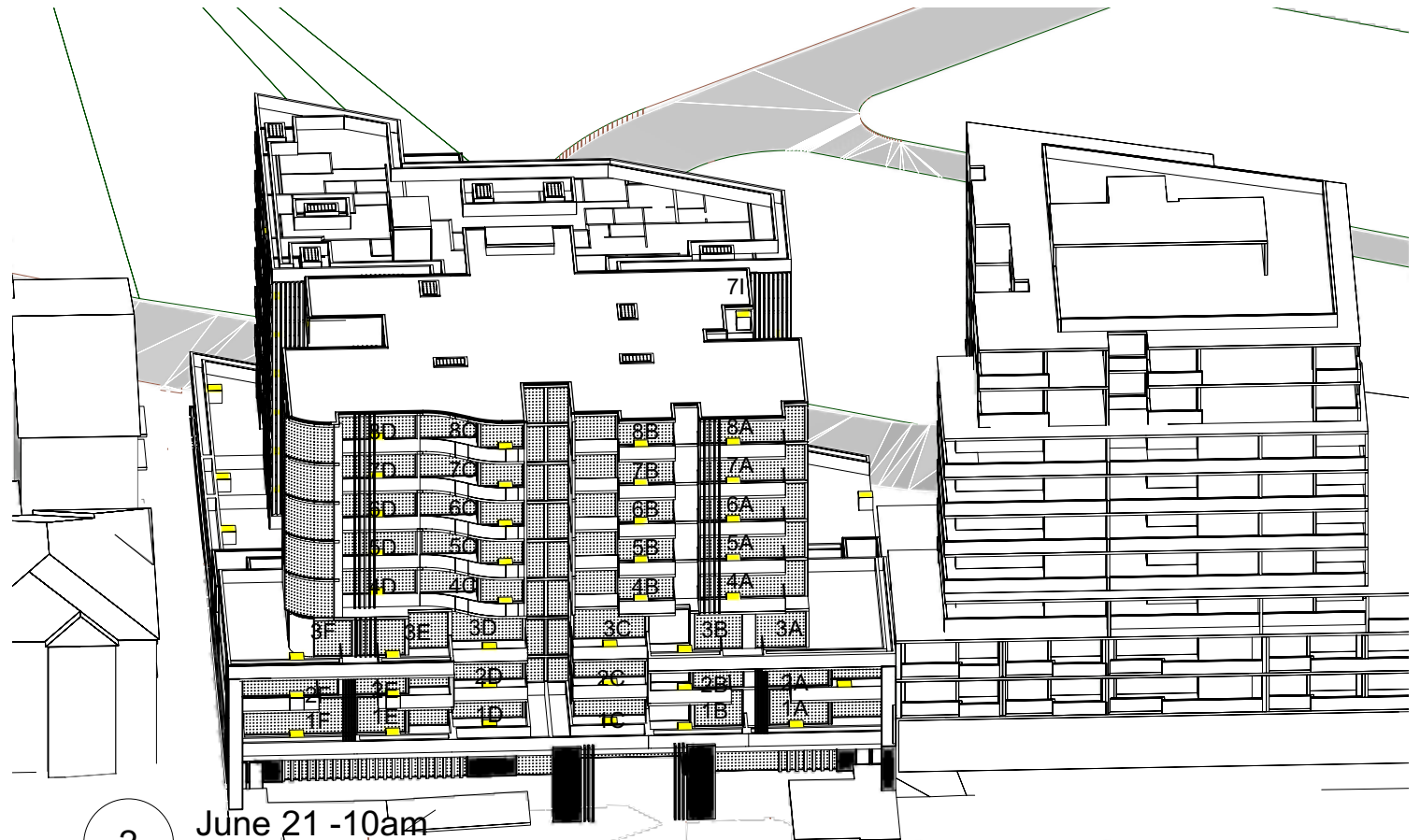
3 June 21 - 11am
Sun Angle 31°8'



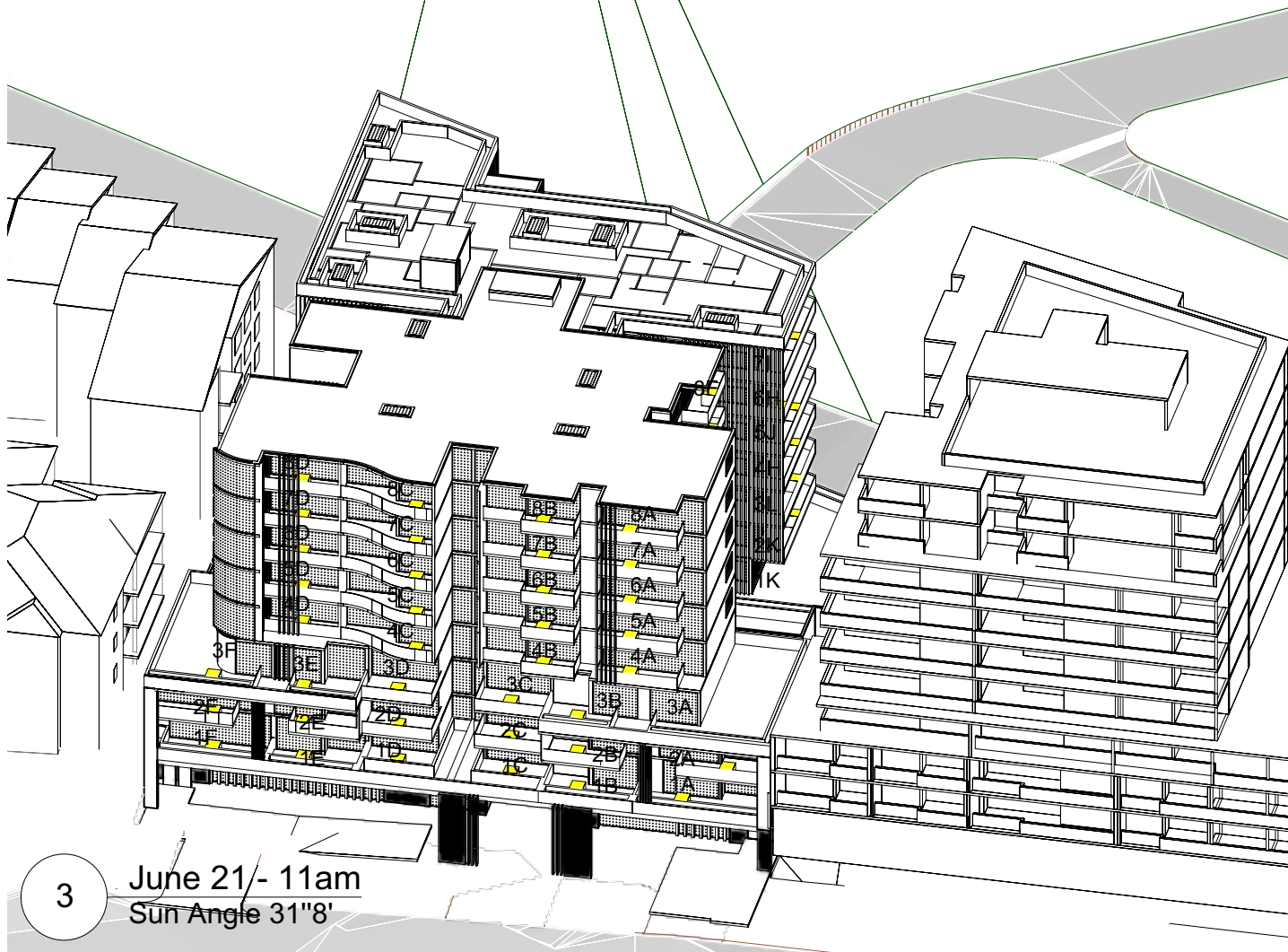
4 June 21 - 12pm
Sun Angle 32°42'



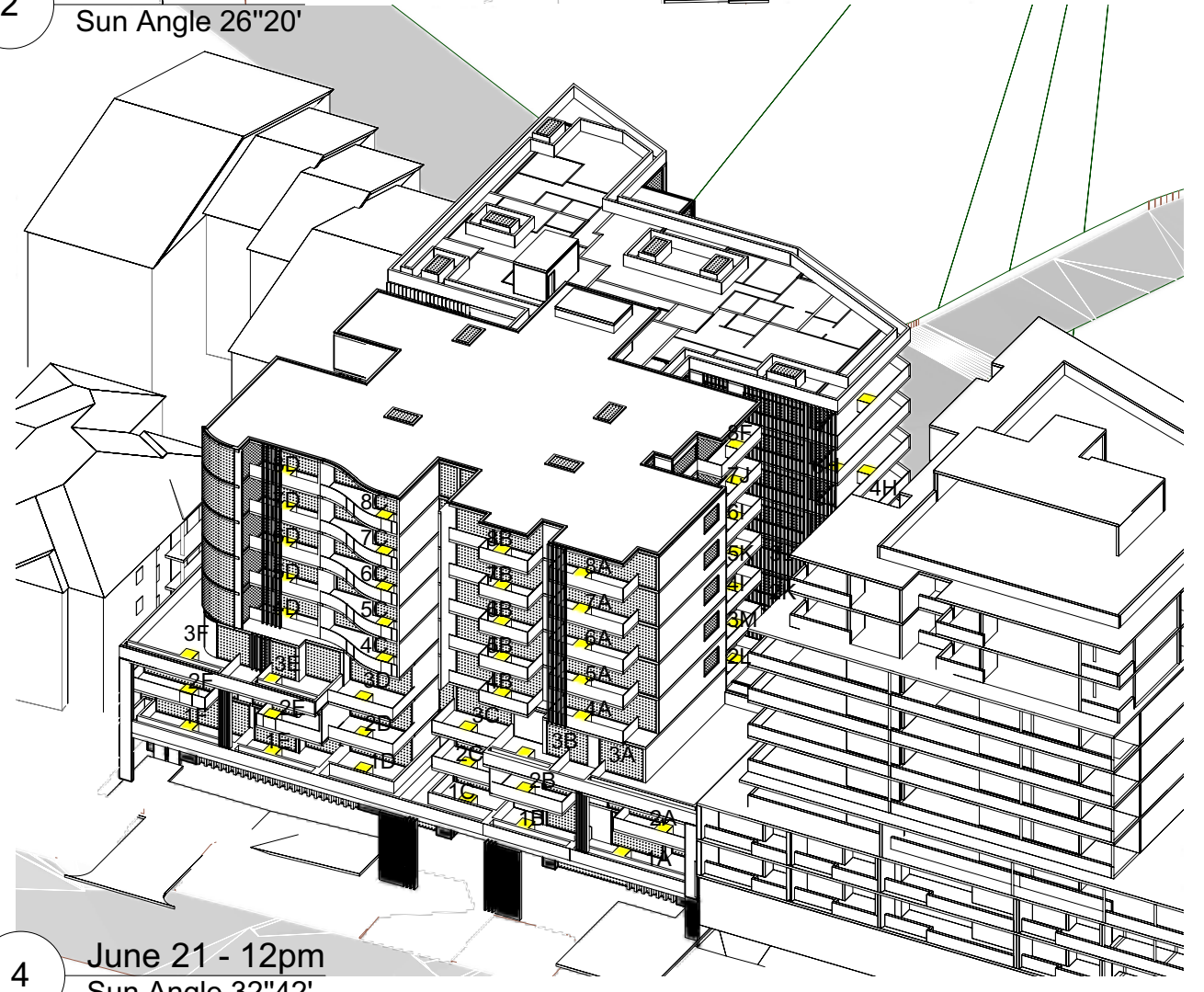
1 June 21 - 9am
Sun Angle 18°57'



2 June 21 - 10am
Sun Angle 26°20'

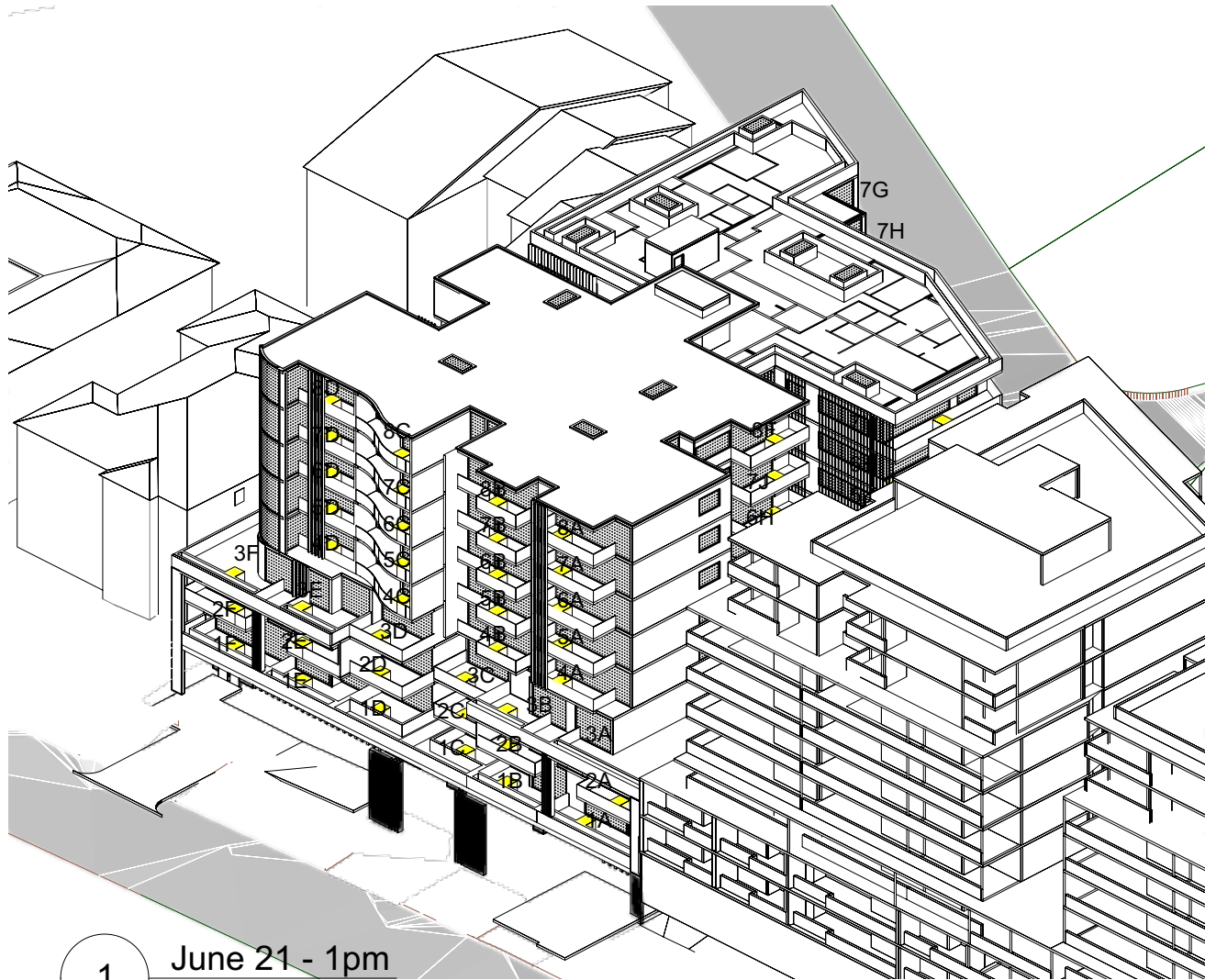


3 June 21/- 11am
Sun Angle 31°8'

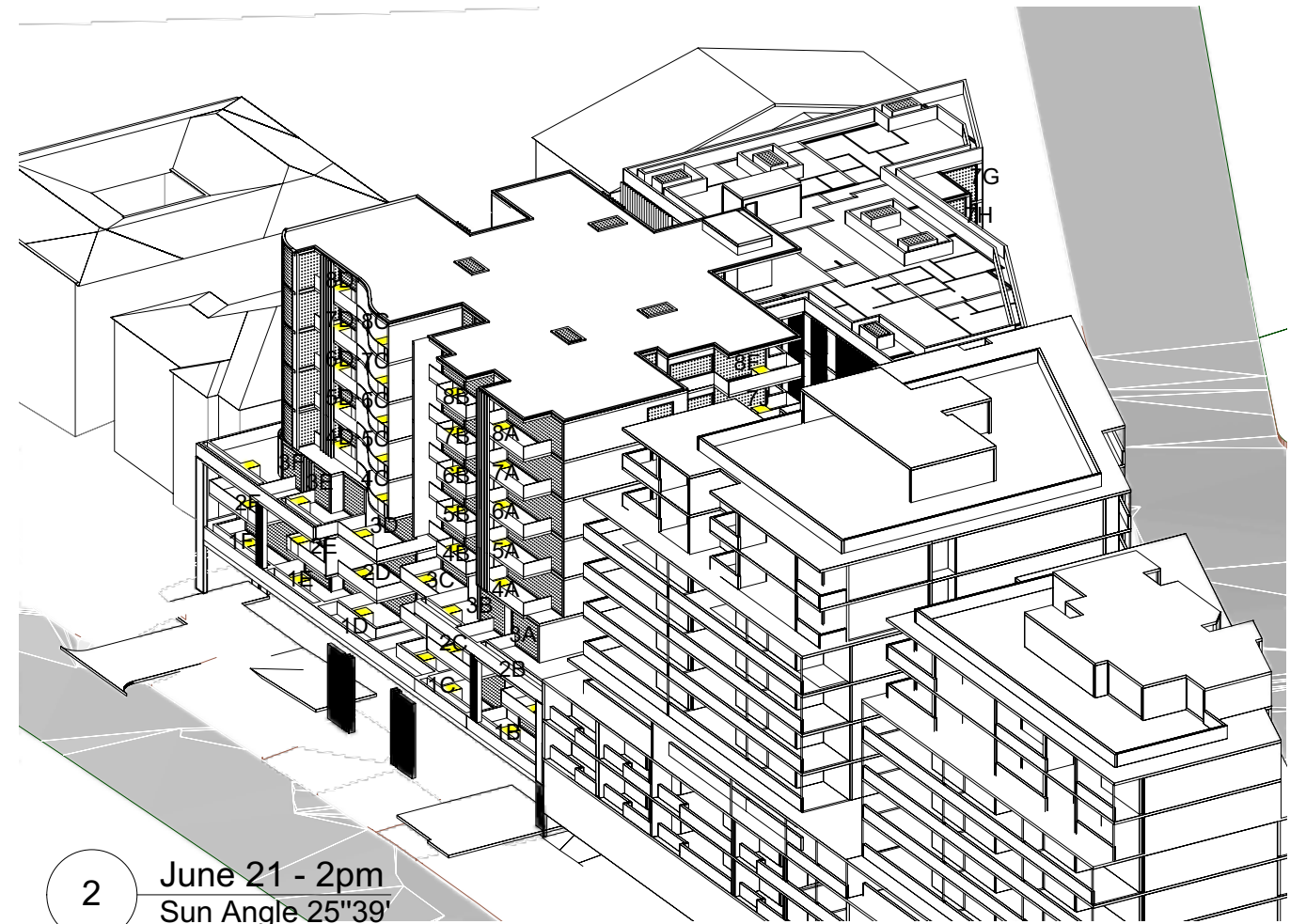


4 June 21 - 12pm
Sun Angle 32°42'





1 June 21 - 1pm
Sun Angle 30°46"



2 June 21 - 2pm
Sun Angle 25°39'



3 June 21 - 3pm
Sun Angle 18°2'



SOLAR ACCESS SCHEDULE
41-45 Bay Street, Rockdale



UNIT NO.	9.00	10.00	11.00	12.00	13.00	14.00	p
1A	✓	✓	✓	✓	P	P	P
1B	✓	✓	✓	✓	✓	P	P
1C	✓	✓	✓	✓	P	P	P
1D	✓	✓	✓	✓	✓	P	P
1E	✓	✓	✓	✓	P	P	P
1F	✓	✓	✓	✓	✓	✓	P
1G	✓	P					
1H	✓	P					
1I	✓	P					✓
1J							✓
1K		P	P	L			
2A	✓	✓	✓	P			
2B	✓	✓	✓	P			
2C	✓	✓	✓	P	P		
2D	✓	✓	✓	✓	✓	✓	P
2E	✓	✓	✓	P		P	P
2F	✓	✓	✓	P			
2G							
2H	✓	P					
2I	✓						✓
2J							✓
2K			✓	L			P
2L							
3A	✓	✓	✓	✓	✓	✓	✓
3B	✓	✓	✓	✓	✓	✓	✓
3C	✓	✓	✓	✓	P	P	P
3D	✓	✓	✓	✓	✓	✓	P
3E	✓	✓	✓	✓	✓	✓	P
3F	✓	✓	✓	✓	✓	✓	✓
3G							
3H	✓						
3I	P	P					
3J	✓						✓
3K							✓
3L			✓	✓	L		P
4A	✓	✓	✓	✓	✓	✓	P
4B	✓	✓	✓	✓	✓	✓	P
4C	✓	✓	✓	P	P	P	
4D	✓	✓	✓	✓	✓	✓	L
4E	✓	P					
4F	✓						✓
4G							✓
4H			✓	✓	✓		P
4I				P			

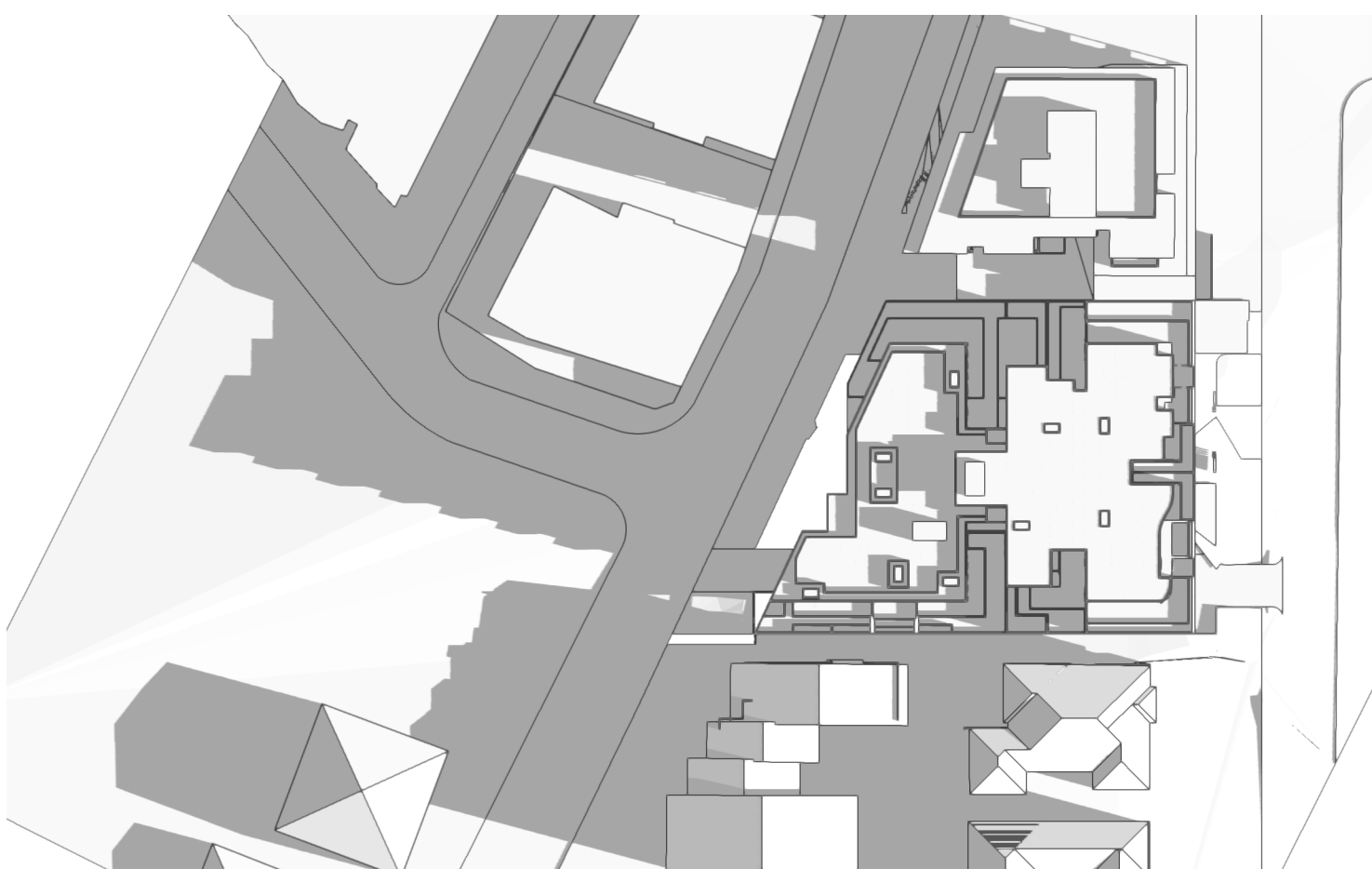
Compliance	Total POS Hours	Total Living Room Hours	1m of Solar Access Living	1m of Solar Access Balcony
✓	6	3	✓	✓
✓	6	4	✓	✓
✓	6	3	✓	✓
✓	6	4	✓	✓
✓	6	3	✓	✓
✓	6	5	✓	✓
x	1	>0	✓	✓
x	1	>0	✓	✓
x	1	>0	✓	✓
x	0	>0		
x	1	>0		✓
✓	3	2	✓	✓
✓	3	2	✓	✓
✓	4	2	✓	✓
✓	6	5	✓	✓
✓	4	2	✓	✓
✓	3	2	✓	✓
x	0	0		
x	>0	>0	✓	✓
x	>0	>0	✓	✓
x	>0	>0		
x	>0	1	✓	✓
x	>0	0		✓
✓	6	6	✓	✓
✓	6	6	✓	✓
✓	6	3	✓	✓
✓	6	5	✓	✓
✓	6	4	✓	✓
✓	6	6	✓	✓
x	0	0		
x	>0	>0	✓	✓
x	1	0		✓
x	>0	>0	✓	✓
x	>0	>0		
x	1	2	✓	✓
✓	6	5	✓	✓
✓	6	5	✓	✓
✓	6	2	✓	✓
✓	5	6	✓	✓
x	1	>0	✓	✓
x	>0	>0	✓	✓
x	>0	>0		
x	2	2	✓	✓
x	>0	0		

5A	✓	✓	✓	✓	✓	✓	
5B	✓	✓	✓	✓	✓	✓	
5C	✓	✓	✓	P	P	P	
5D	✓	✓	✓	✓	✓	✓	L
5E							
5F	✓	P	P				
5G	P						
5H	✓						✓
5I							
5J			✓	✓	✓	L	P
5K				P	✓		
6A	✓	✓	✓	✓	✓	✓	
6B	✓	✓	✓	✓	✓	✓	
6C	✓	✓	✓	P	P	P	
6D	✓	✓	✓	✓	✓	✓	L
6E	✓	P					
6F	✓						✓
6G							✓
6H		P	✓	✓	✓	L	P
6I				P	✓	✓	
7A	✓	✓	✓	✓	✓	✓	
7B	✓	✓	✓	✓	✓	✓	
7C	✓	✓	✓	P	P	P	
7D	✓	✓	✓	✓	✓	✓	L
7E	✓	P	P	✓	✓	✓	L
7F	P						
7G	✓				L	L	✓
7H					L	L	✓
7I		P	✓	✓	✓	L	P
7J				✓	✓	✓	
8A	✓	✓	✓	✓	✓	✓	
8B	✓	✓	✓	✓	✓	✓	
8C	✓	✓	✓	P	P	P	
8D	✓	✓	✓	✓	✓	✓	L
8E	P	P	P	P	P	P	
8F		P	P	✓	✓	✓	✓

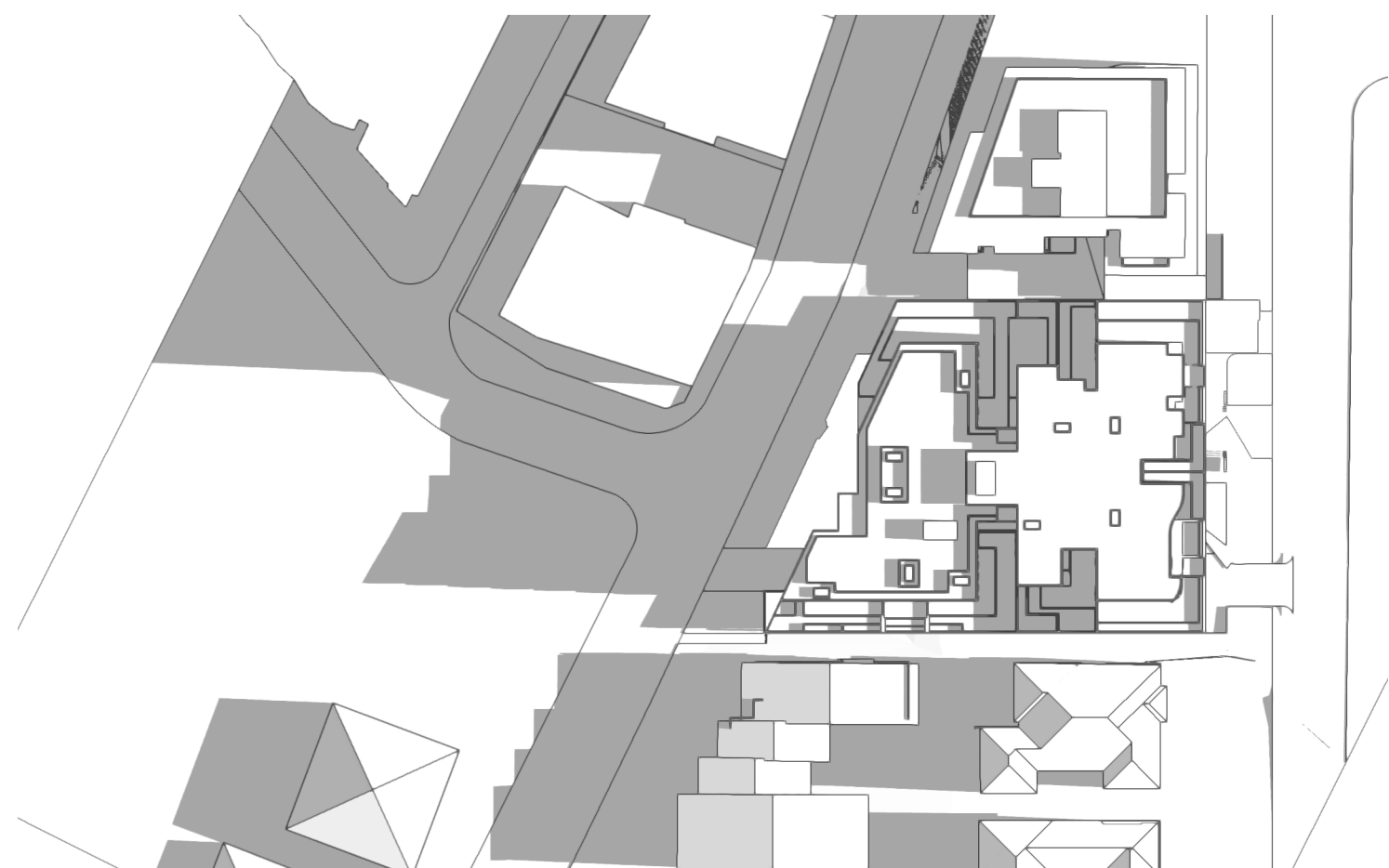
✓	5	5	✓	✓
✓	5	5	✓	✓
✓	5	2	✓	✓
✓	5	6	✓	✓
x	0	0		
x	2	>0	✓	✓
x	>0	0	✓	
x	>0	>0	✓	✓
x	>0	>0		
x	2	3	✓	✓
x	1	>0		✓
✓	5	5	✓	✓
✓	5	5	✓	✓
✓	5	2	✓	✓
✓	5	6	✓	✓
x	1	>0	✓	✓
x	>0	>0	✓	✓
x	>0	>0		
✓	3	3	✓	
✓	2	1		✓
✓	5	5	✓	✓
✓	5	5	✓	✓
✓	5	2	✓	✓
✓	5	6	✓	✓
x	5	0		✓
✓	5	3	✓	✓

LEGEND
NO SOLAR ACCESS TO LIVING ROOM AND PRIVATE OPEN SPACE
✓ SOLAR ACCESS TO LIVING ROOM AND PRIVATE OPEN SPACE
L SOLAR ACCESS TO LIVING ROOM ONLY
P SOLAR ACCESS TO OPEN SPACE ONLY

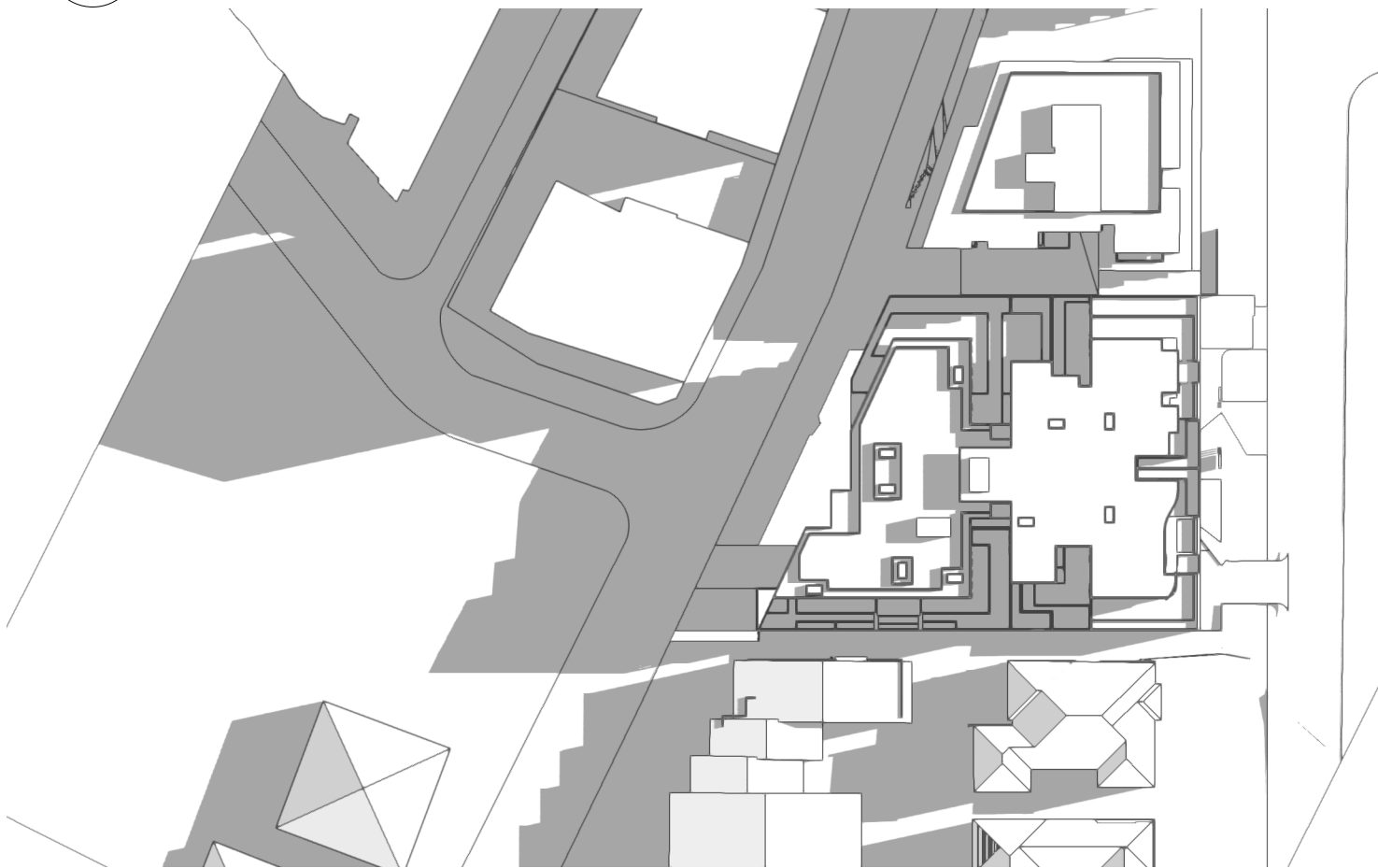
	No	%
Total Number of Apartments	80	
Apartments achieving 2 or more hours of direct solar access to POS & Living Room	44	55.0%
Apartments achieving 2 or more hours of direct solar access to Living Room	48	60.0%
Apartments achieving 2 or more hours of direct solar access to POS	48	60.0%
Apartments receiving 0 hour of direct solar access	9	11.3%
Apartments achieving 15 min or more of direct solar access to Living Room measured at 1m above floor level	61	76.3%
Apartments achieving 15 min or more of direct solar access to POS measured at 1m above floor level	68	85.0%



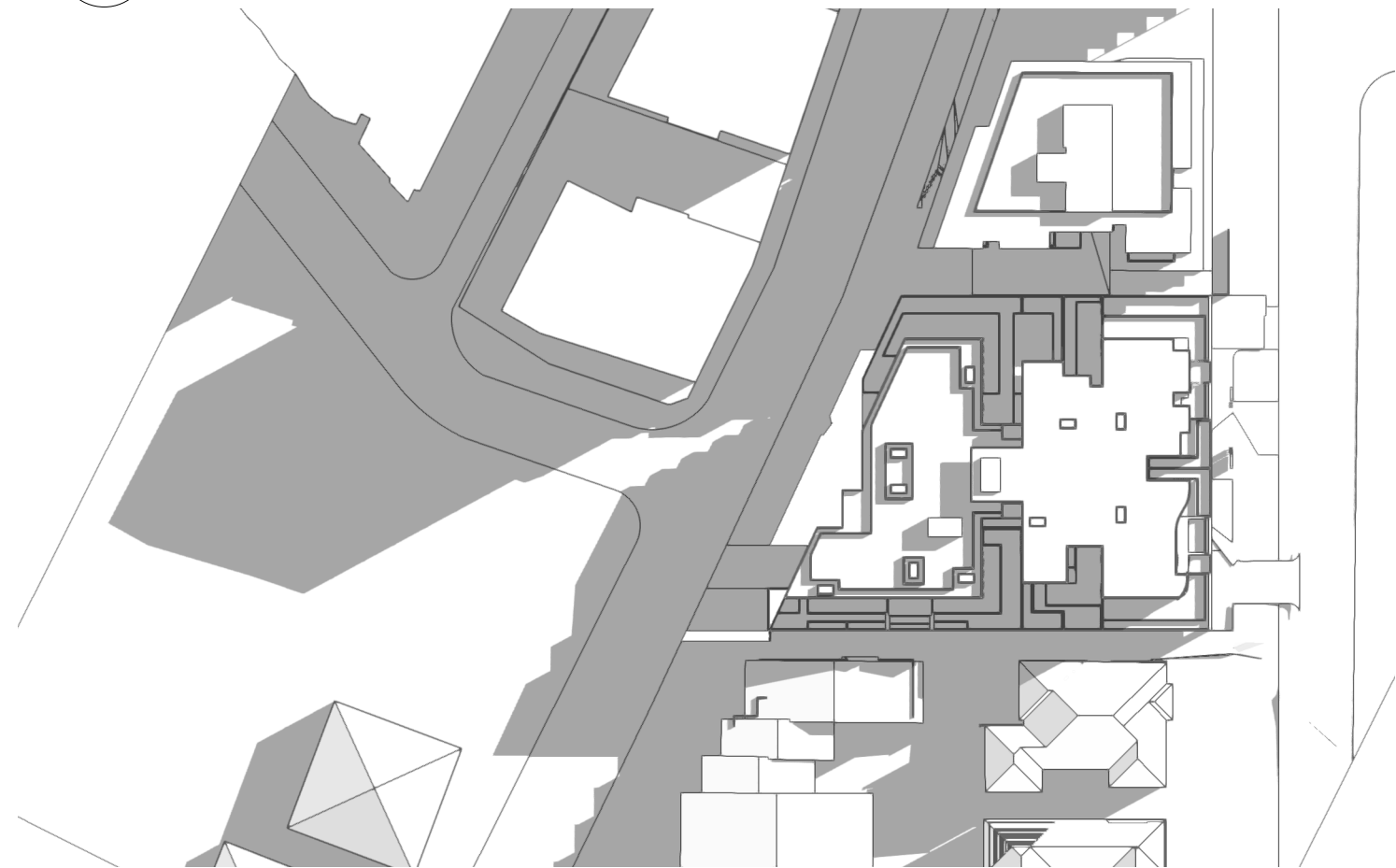
1 Shadows 9am - June 21
Scale: 1:1000



2 Shadows 10am - June 21
Scale: 1:1000

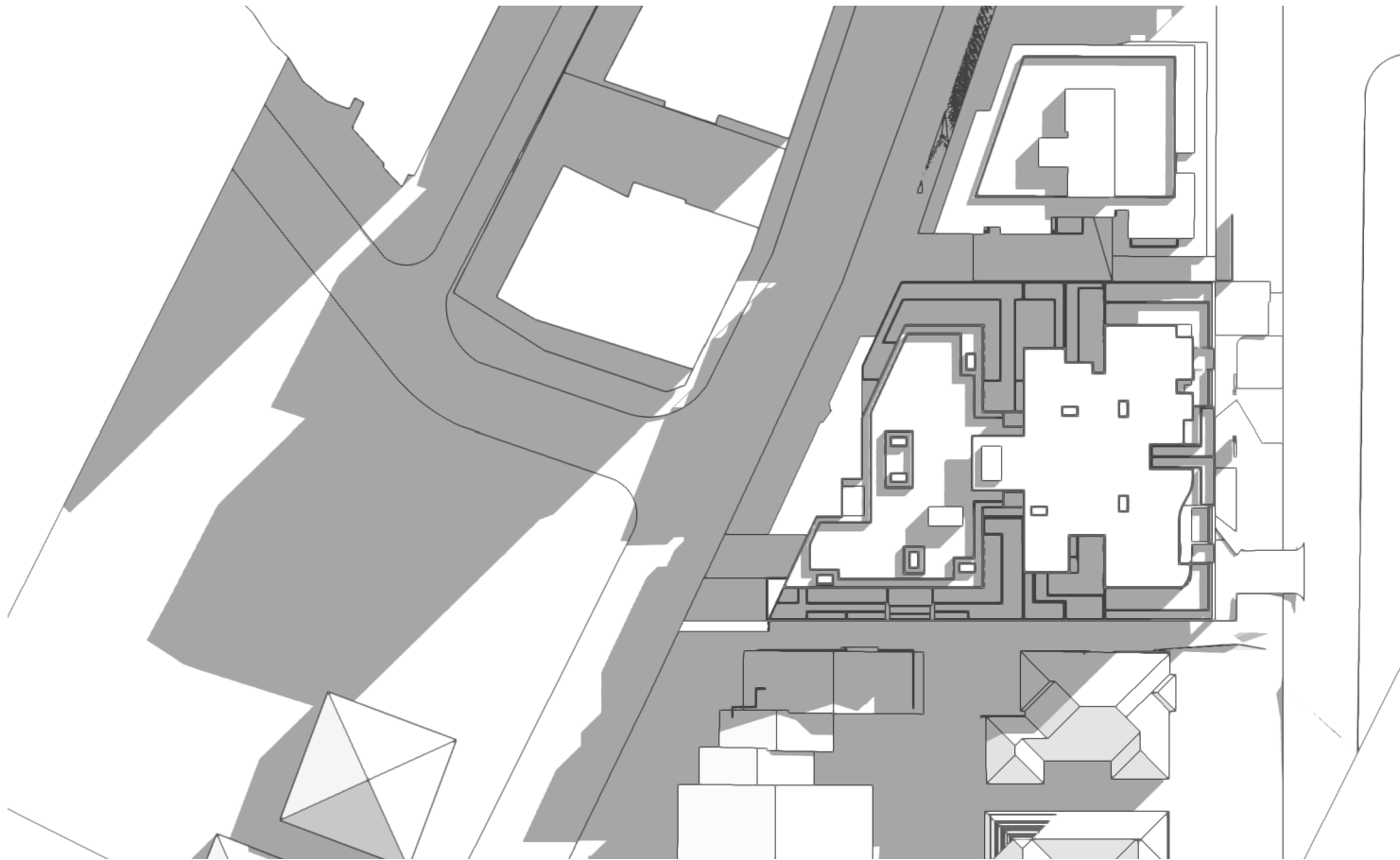


3 Shadows 11am - June 21
Scale: 1:1000

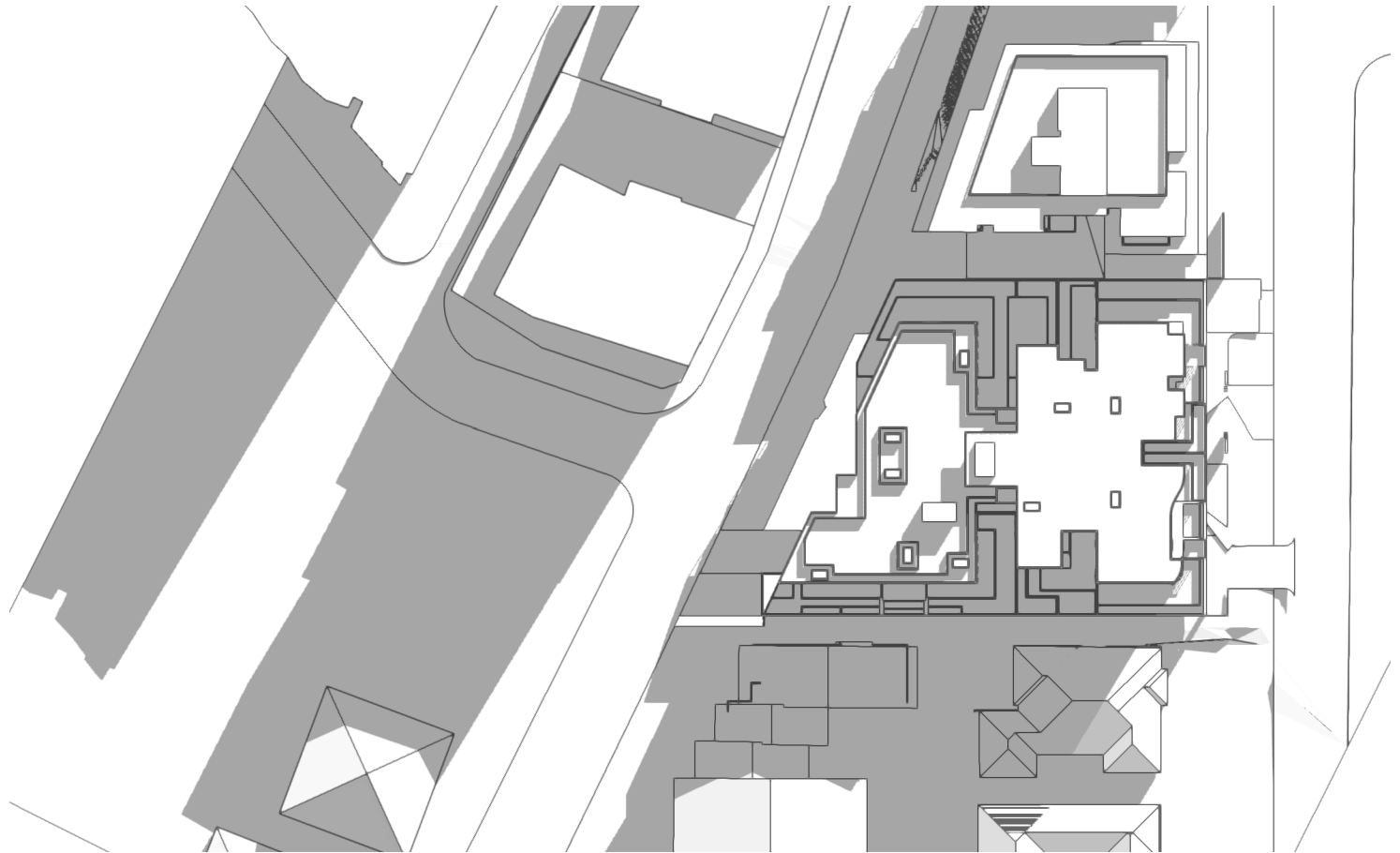


4 Shadows 12pm - June 21
Scale: 1:1000

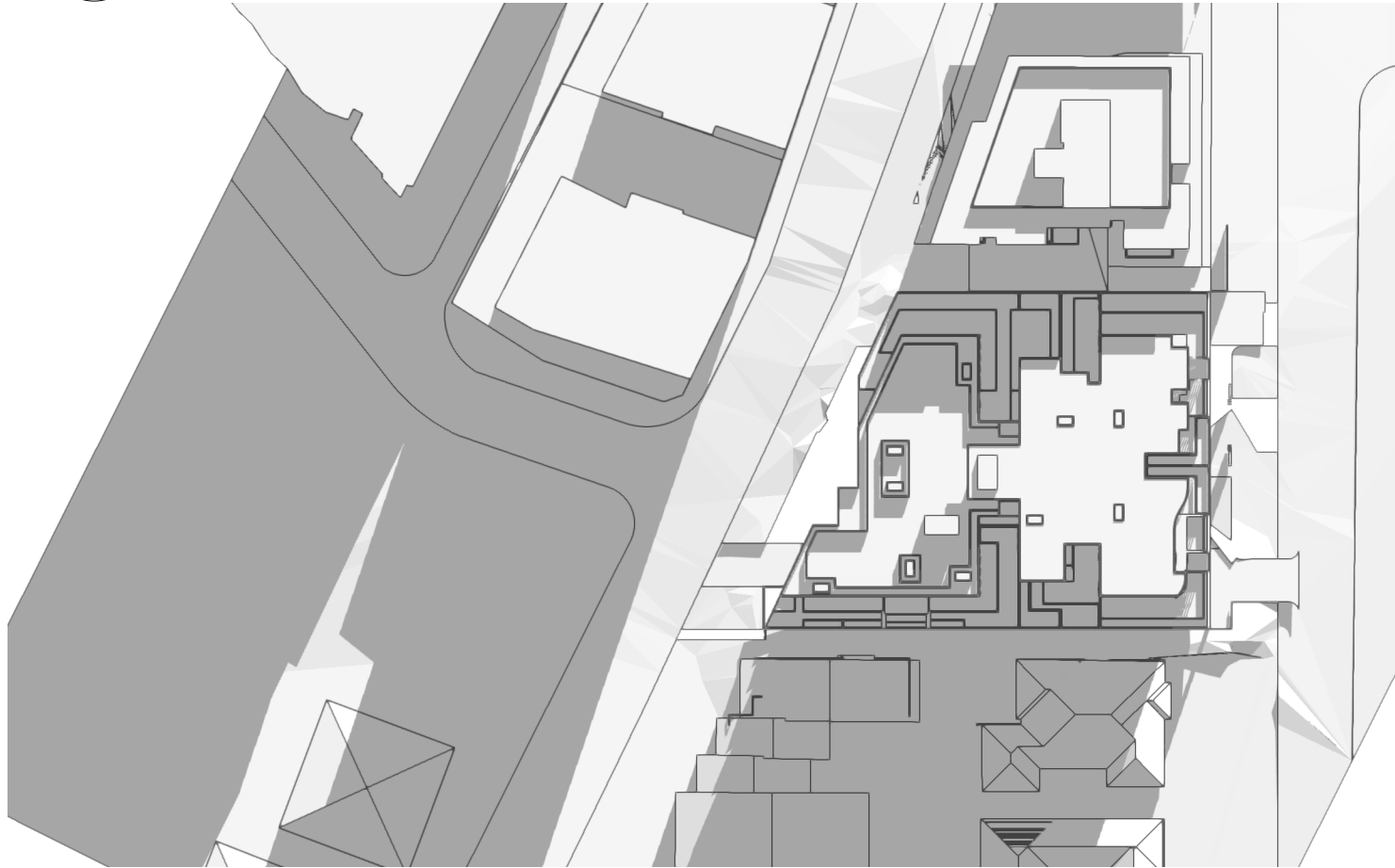




5 **Shadows 1pm - June 21**
Scale: 1:1000

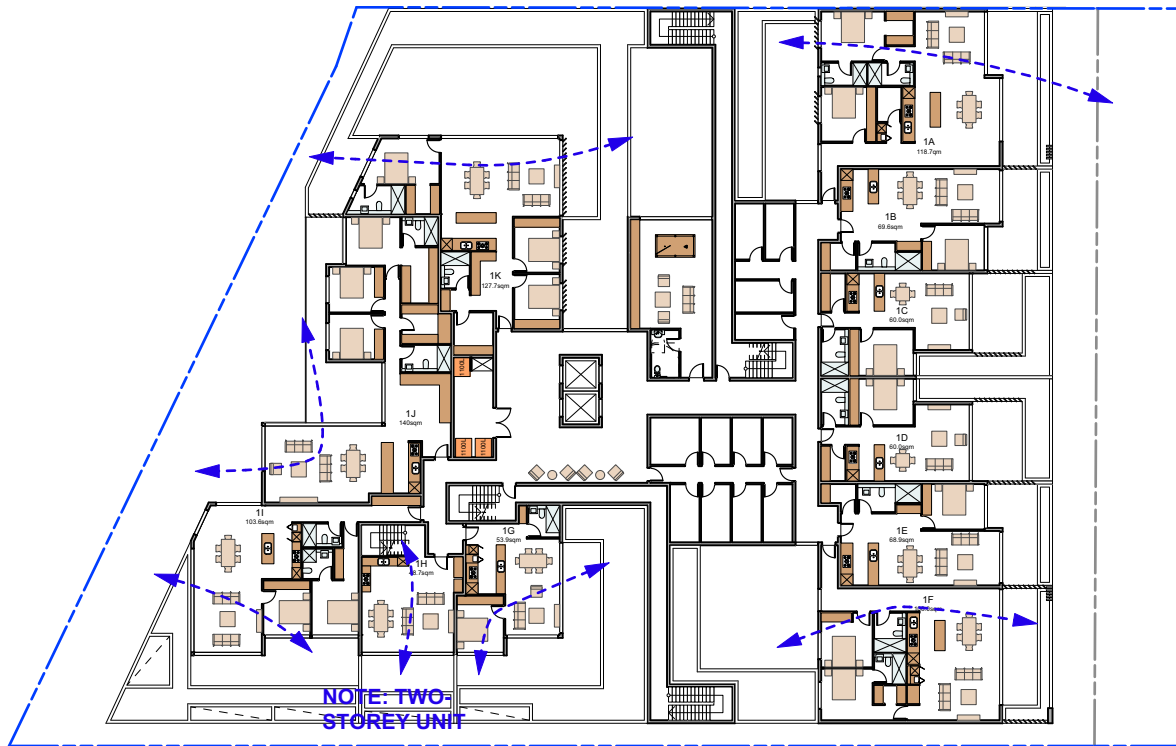


6 **Shadows 2pm - June 21**
Scale: 1:1000



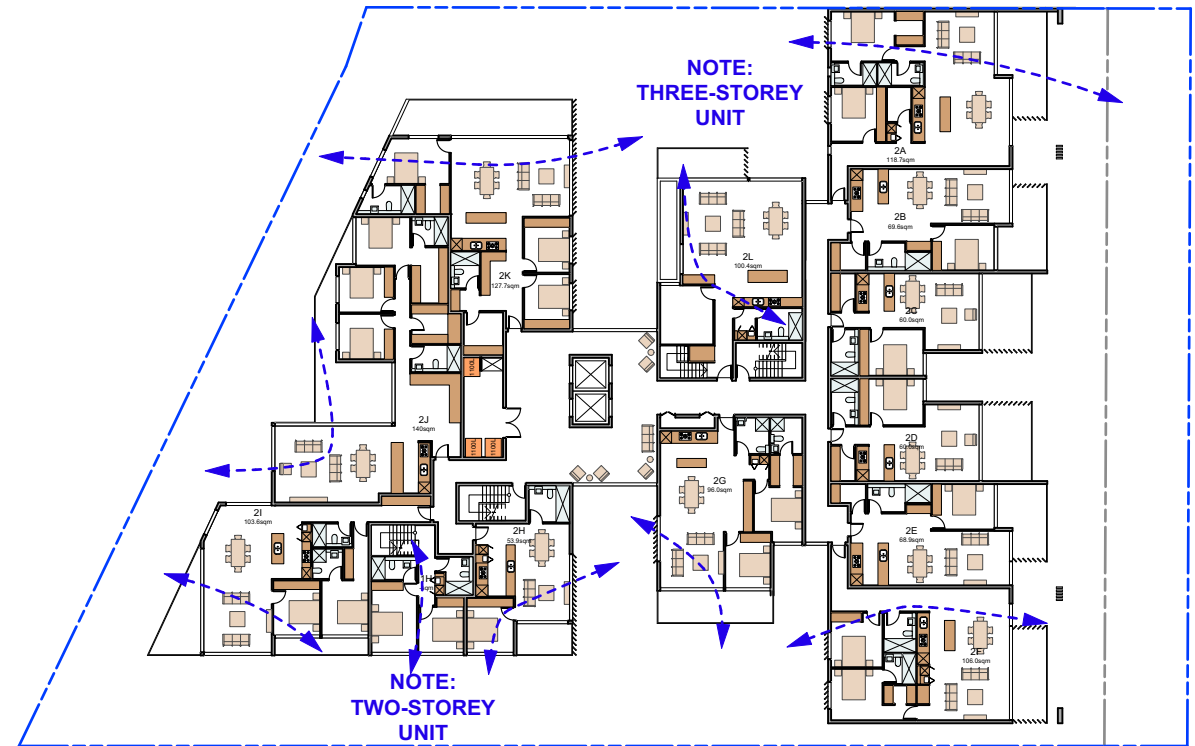
7 **Shadows 3pm - June 21**
Scale: 1:1000





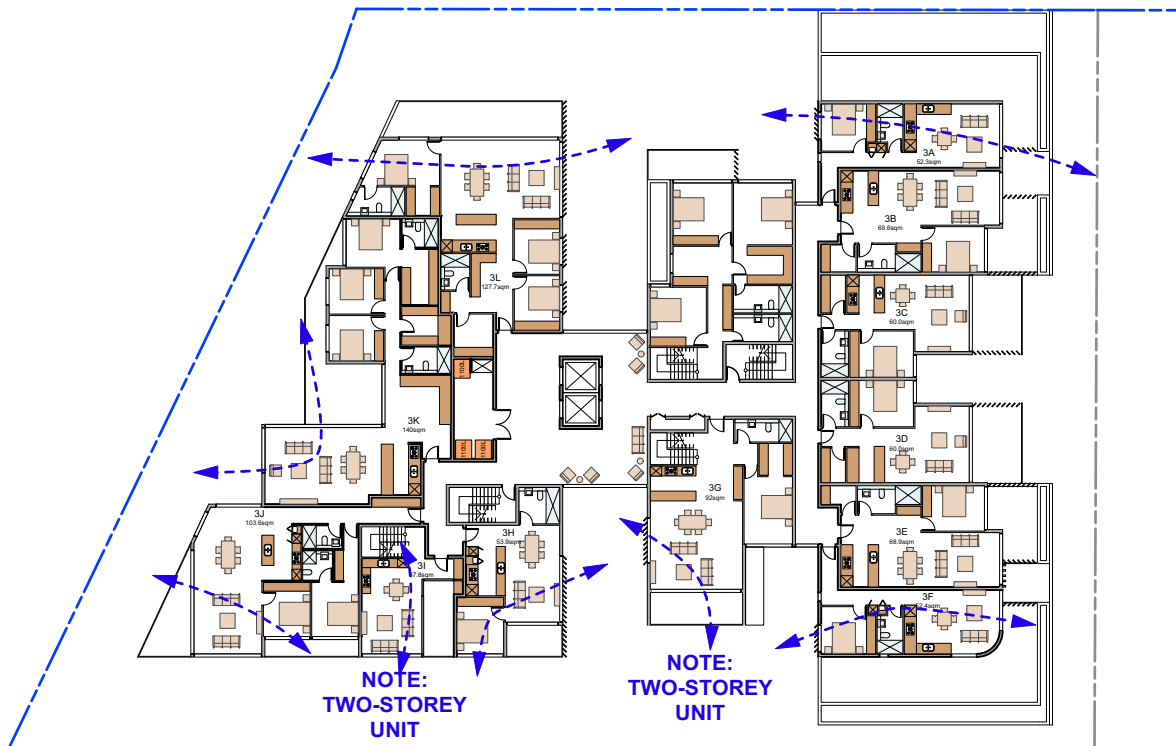
LEVEL 1 UNITS ACHIEVING NATURAL CROSS VENTILATION (7 IN TOTAL):

1A - 1F - 1G - 1H - 1I - 1J - 1K



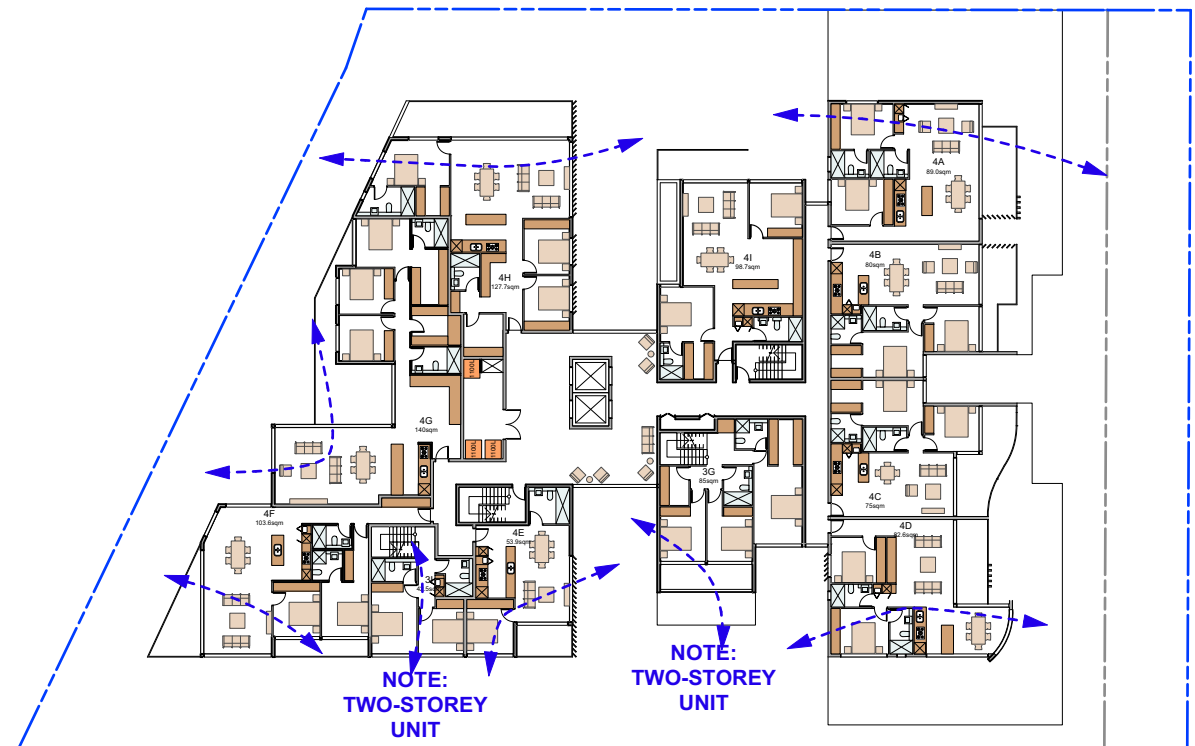
LEVEL 2 UNITS ACHIEVING NATURAL CROSS VENTILATION (7 IN TOTAL):

2A - 2F - 2G - 2H - 2I - 2J - 2K - 2L



LEVEL 3 UNITS ACHIEVING NATURAL CROSS VENTILATION (8 IN TOTAL):

3A - 3F - 3G - 3H - 3I - 3J - 3K - 3L



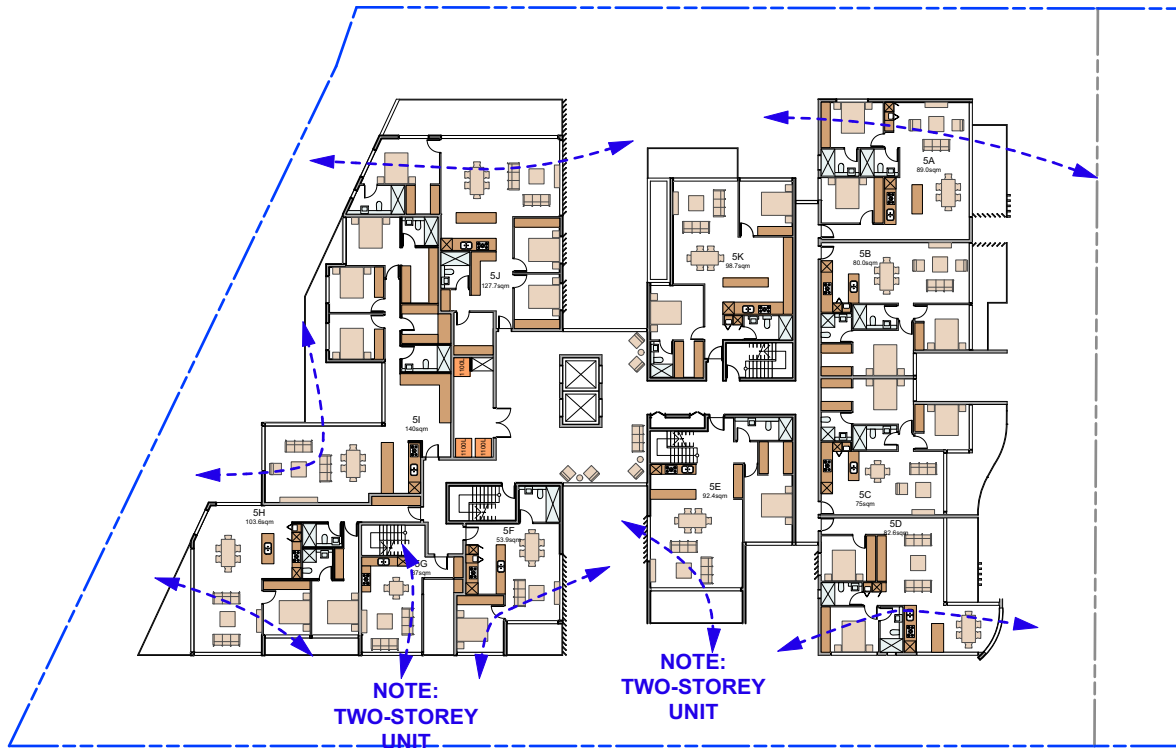
LEVEL 4 UNITS ACHIEVING NATURAL CROSS VENTILATION (6 IN TOTAL):

4A - 4D - 4E - 4F - 4G - 4H

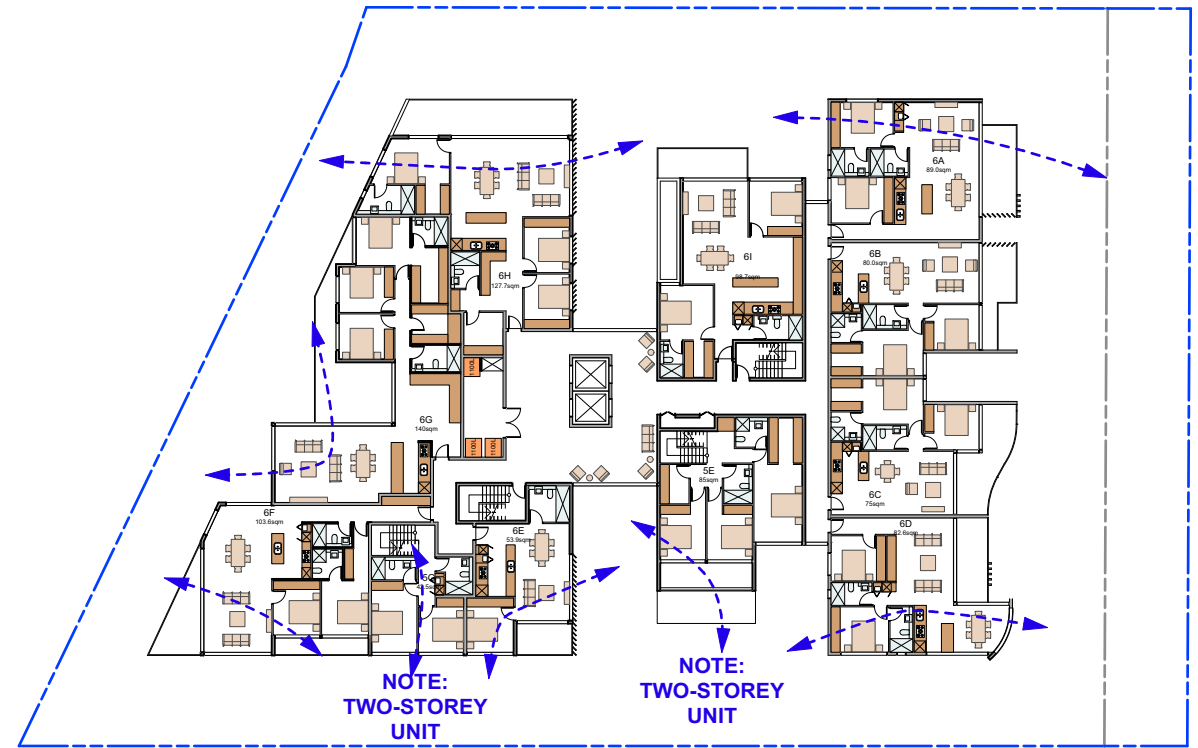
NATURAL VENTILATION REQUIREMENTS:

NUMBER OF APARTMENTS	-	80
MINIMUM REQUIRED NUMBER TO ACHIEVE COMPLIANCE	-	49 (60% OF TOTAL UNITS)
NUMBER OF UNITS WITH NATURAL CROSS VENTILATION	-	56 (70% OF TOTAL UNITS)

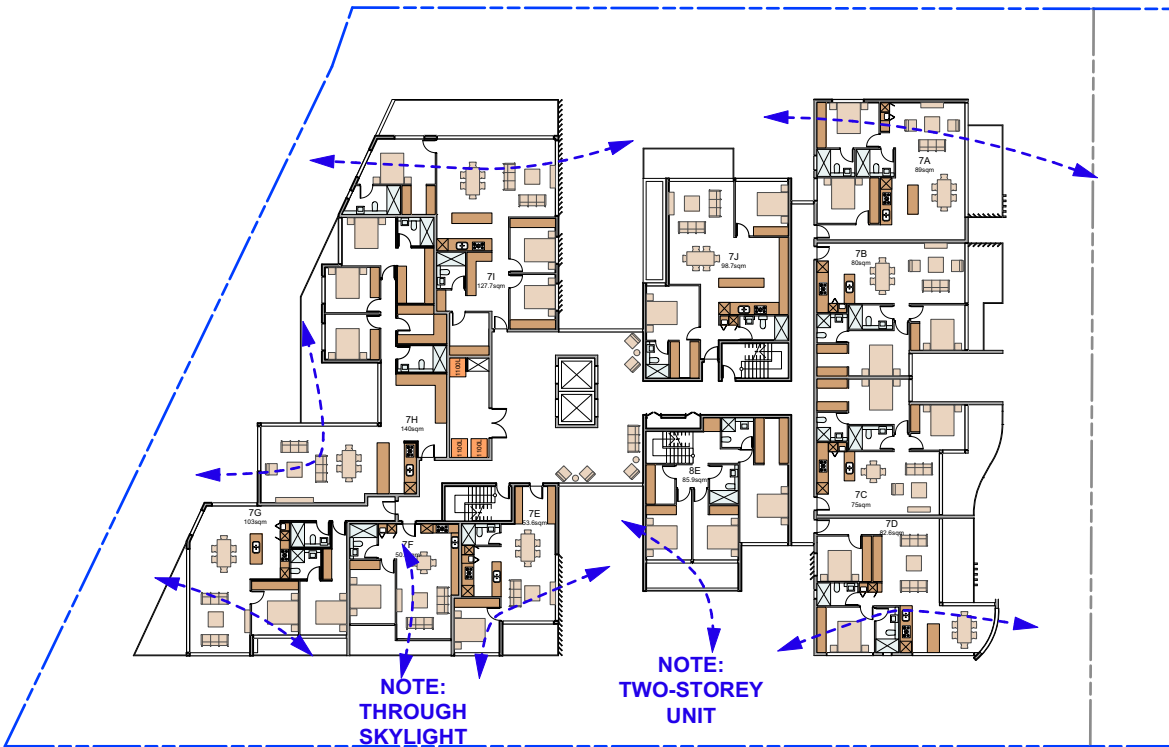




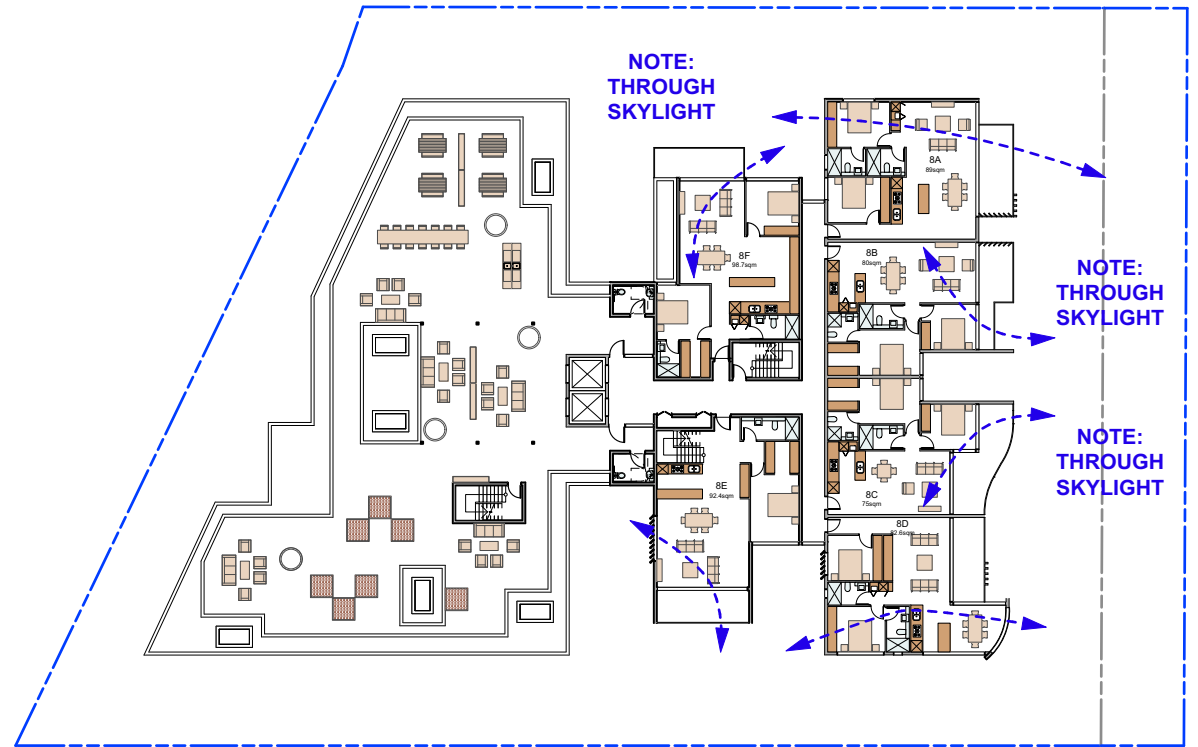
LEVEL 5 UNITS ACHIEVING NATURAL CROSS VENTILATION (8 IN TOTAL):
5A - 5D - 5E - 5F - 5G - 5H - 5I - 5J



LEVEL 6 UNITS ACHIEVING NATURAL CROSS VENTILATION (6 IN TOTAL):
6A - 6D - 6E - 6F - 6G - 6H



LEVEL 7 UNITS ACHIEVING NATURAL CROSS VENTILATION (7 IN TOTAL):
7A - 7D - 7E - 7F - 7G - 7H - 7I

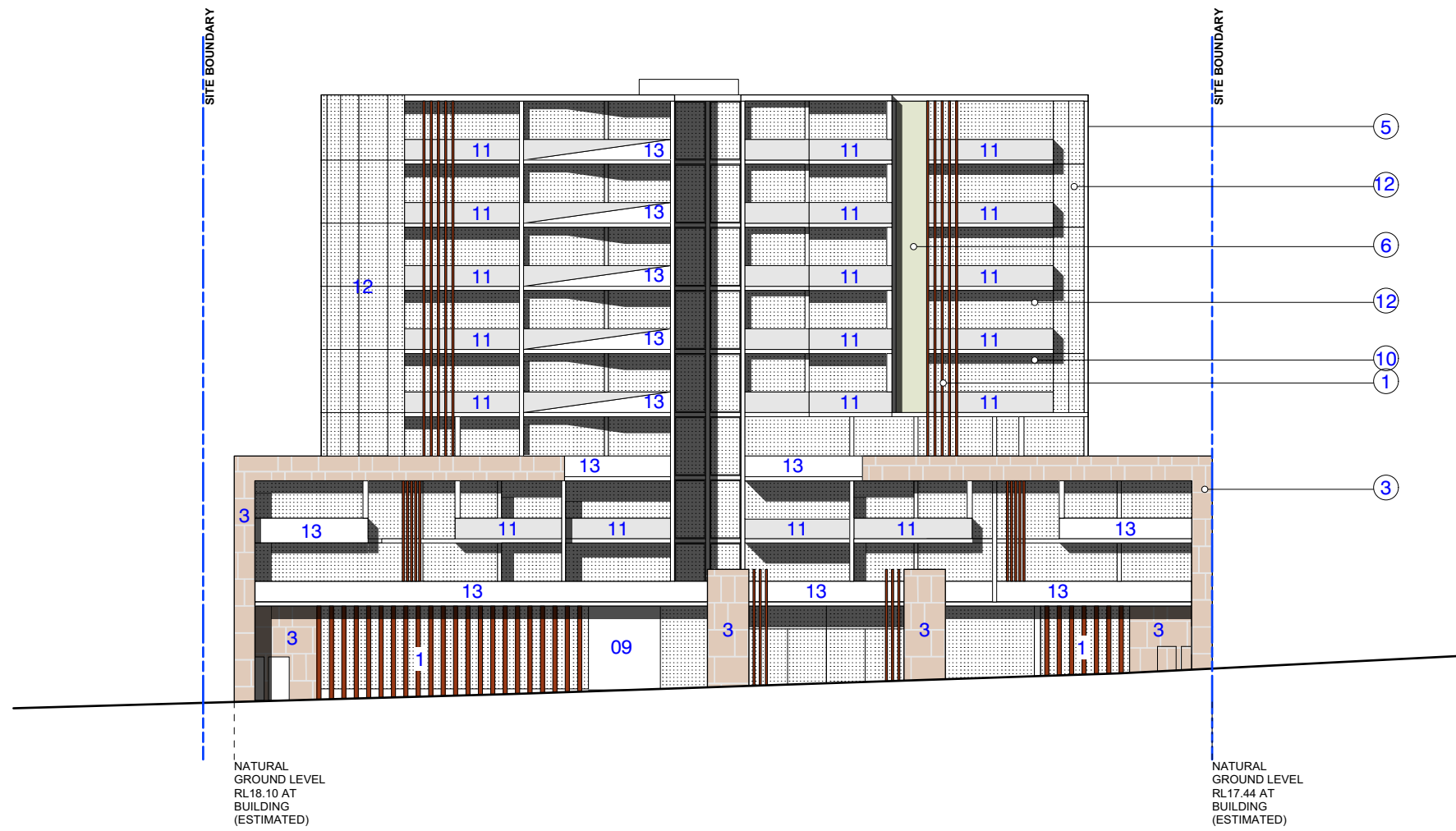


LEVEL 8 UNITS ACHIEVING NATURAL CROSS VENTILATION (6 IN TOTAL):
8A - 8B - 8C - 8D - 8E - 8F

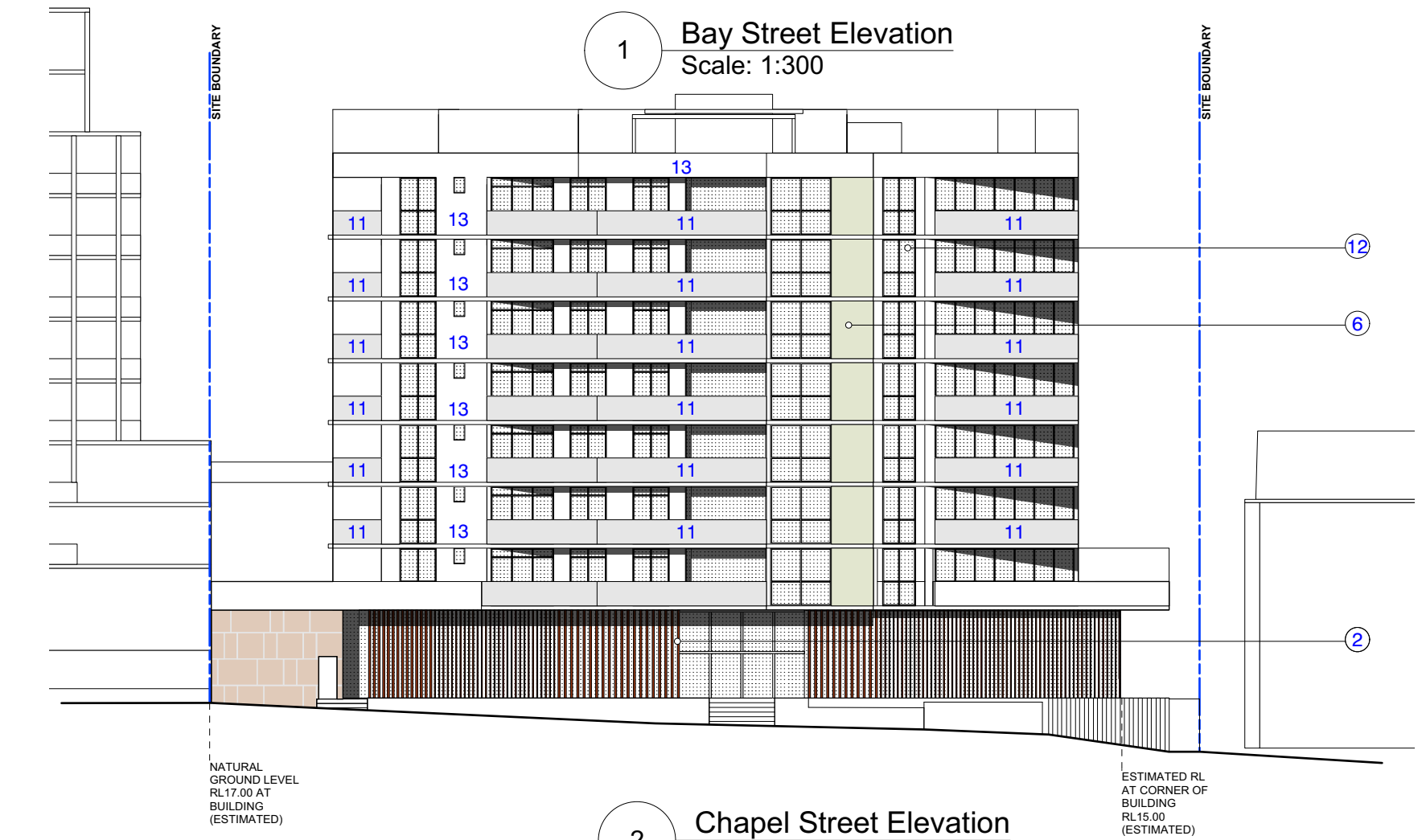
NATURAL VENTILATION REQUIREMENTS:

NUMBER OF APARTMENTS	-	80
MINIMUM REQUIRED NUMBER TO ACHIEVE COMPLIANCE	-	49 (60% OF TOTAL UNITS)
NUMBER OF UNITS WITH NATURAL CROSS VENTILATION	-	56 (70% OF TOTAL UNITS)



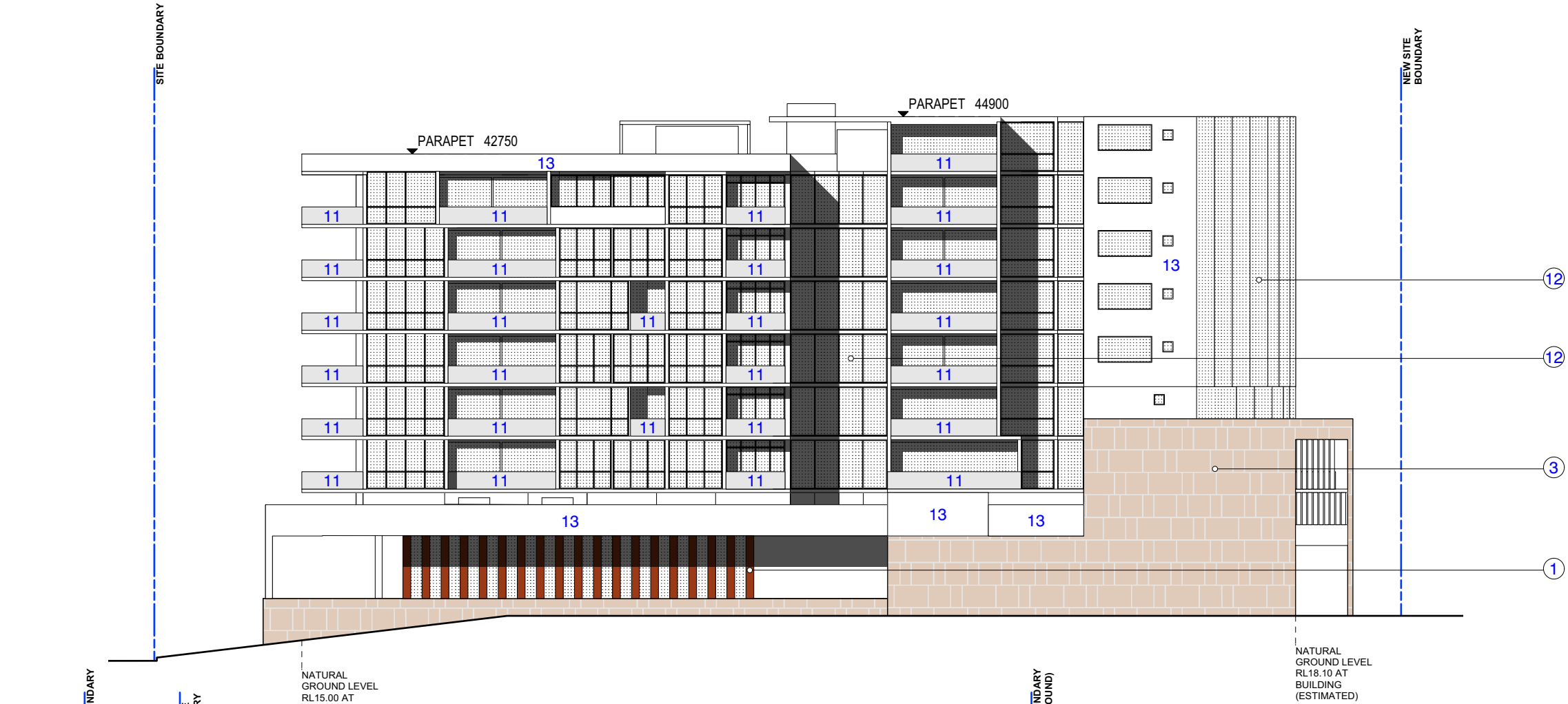


1 Bay Street Elevation
Scale: 1:300

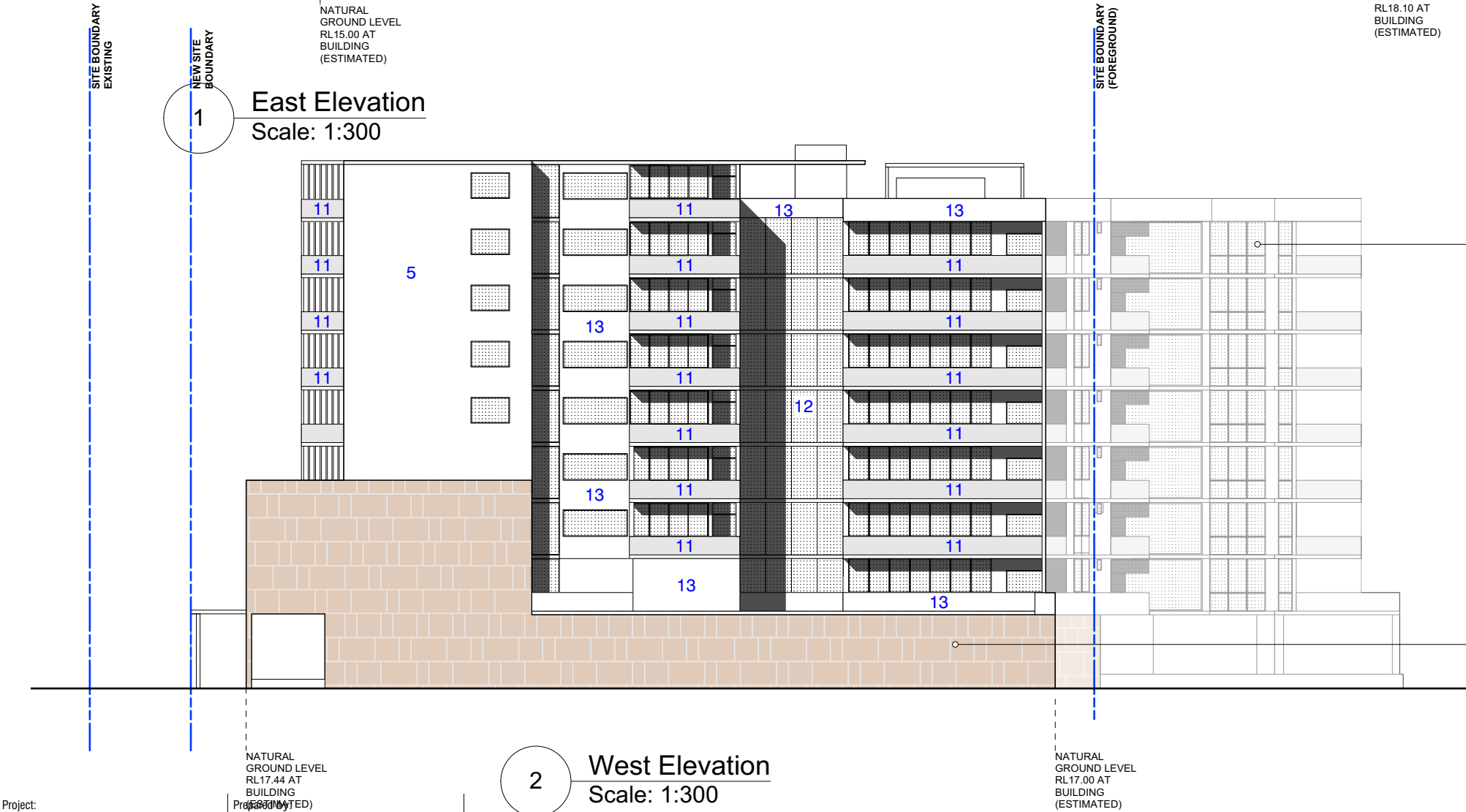


2 Chapel Street Elevation
Scale: 1:300

KEY	PROPOSED MATERIAL	COLOUR / FINISH	REFERENCE IMAGE
01	VERTICAL LOUVRES	VERTICAL ALUMINIUM LOUVRES, GOLD AND BRONZE POWDER COAT FINISH	
02	VERTICAL LOUVRES	VERTICAL ADJUSTABLE ACOUSTIC LOUVRES, BRONZE FINISH	
03	SANDSTONE CLADDING	800 X 400 X 400 mm SAWN SANDSTONE CLADDING	
04	METAL CLADDING	BRONZE COLOUR, METAL CLADDING WITH A MATTE FINISH	
05	METAL CLADDING 2	METAL CLADDING FRAMELESS TO FEATURE WALL	
06	GREEN WALL		
07	EXTERNAL PAVING	200 X 100 X 40mm SANDSTONE PAVERS	
08	FEATURE WALL	GRAY SLATE WALL TILES NATURAL STACKED STONE	
09	PAINTED RENDER	PAINTED RENDER DULUX TUSCAN SUN	
10	HORIZONTAL LOUVRES		
11	GLASS BALUSTRADE	FRAMELESS FROSTED GLASS BALUSTRADE	
12	CURTAIN GLASS WALL		
13	PAINTED RENDER	DULUX - N14 WHITE (OR SIMILAR)	



East Elevation
Scale: 1:300



West Elevation
Scale: 1:300

Project:
41-45 Bay Street Rockdale
Client:
Statewide Construction

NATURAL GROUND LEVEL
RL17.44 AT
BUILDING
(ESTIMATED)

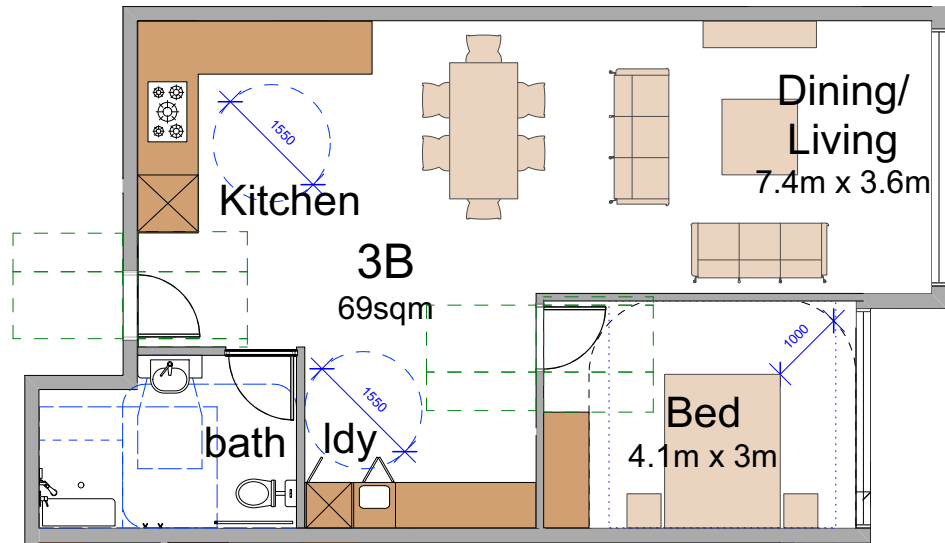
Proposed by

architecture
urban design
planning

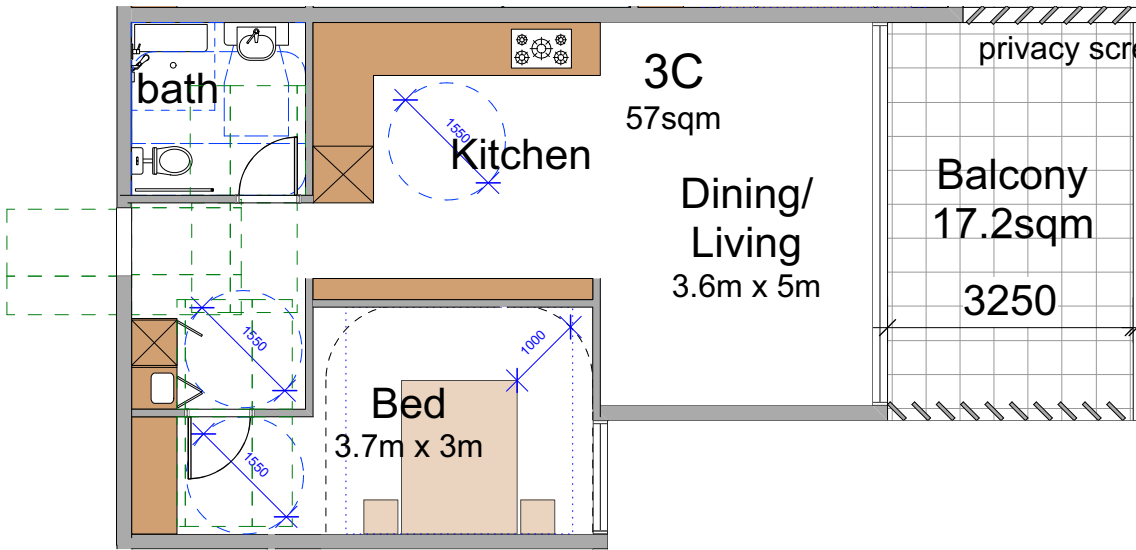
Nom Architect N R Dickson 7061

Issue:	Description:	Date:	Date:	Issue:	Drawing Title:
A	For Information	20/10/2020	09/11/2020	C	Material and Finish
B	For Information	22/10/2020			
C	DA Lodgement	09/11/2020			
			Drawn by:	Checked by:	Stage:
			TB YZ	TB	Development Application

Drawing No.: 1901



UNITS 3B

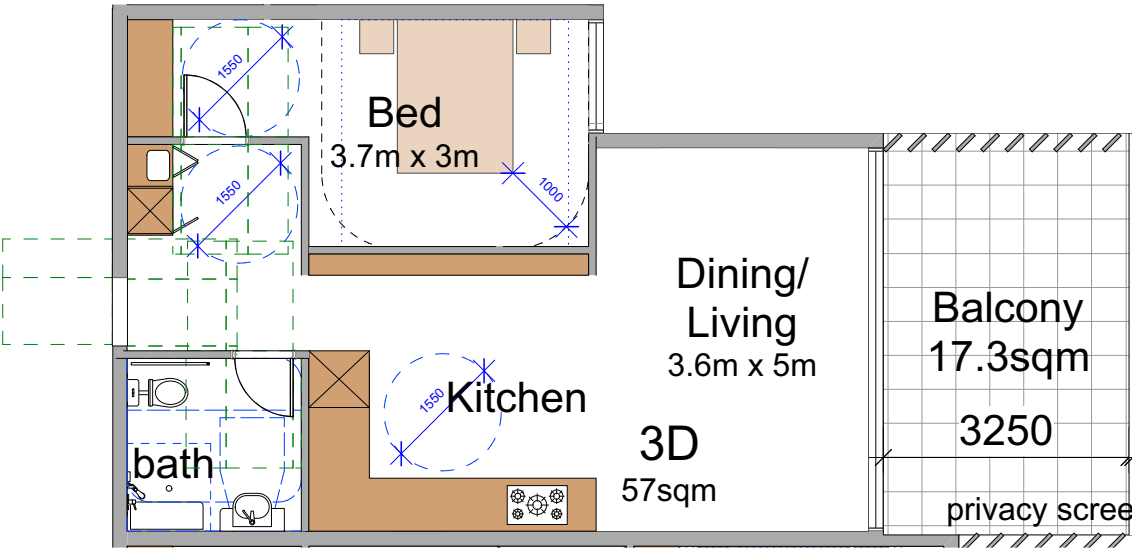


1 **Adaptable Unit**
Scale: 1:100

- 1B
- 2B
- 3B

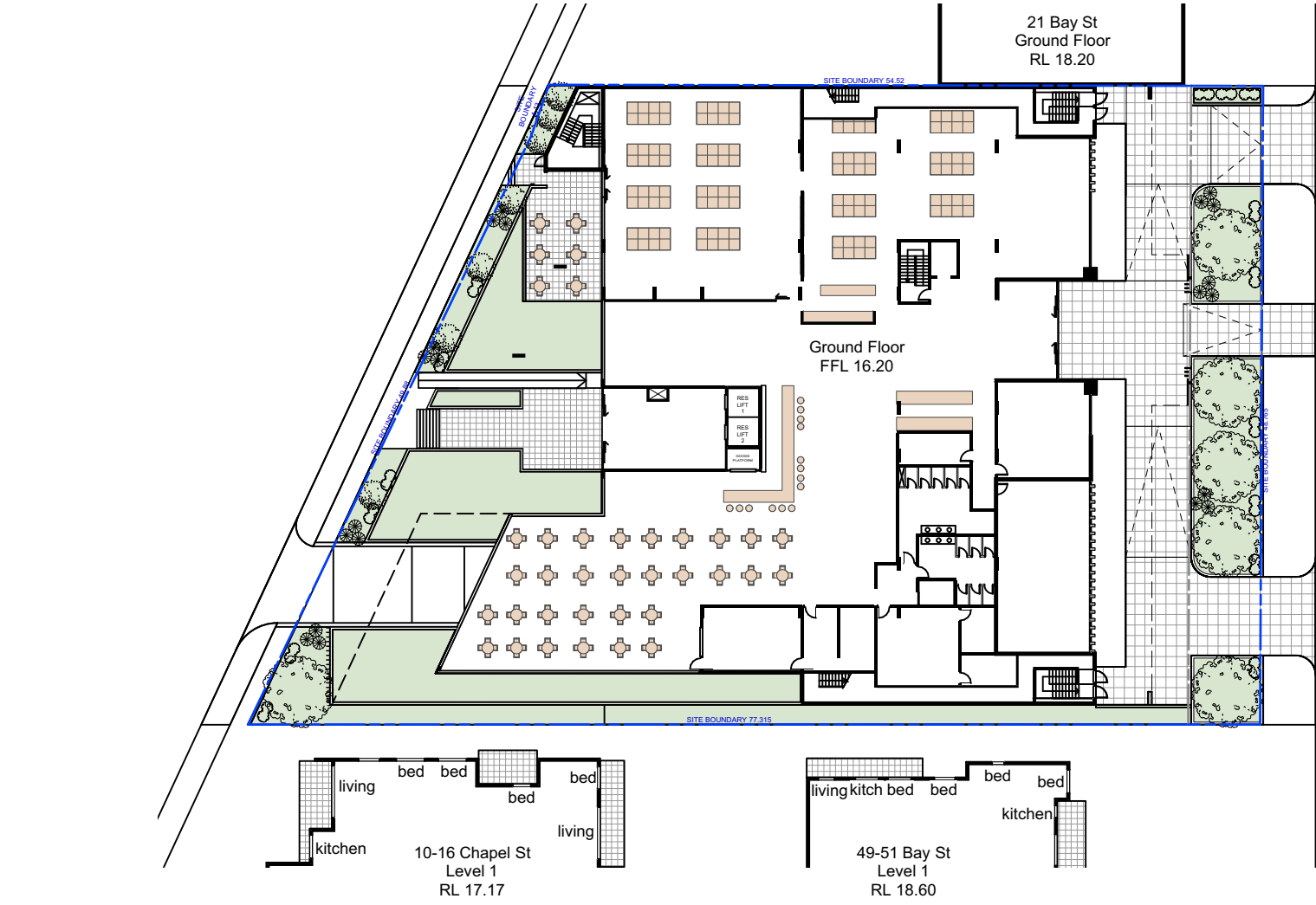
2 **Adaptable Unit**
Scale: 1:100

- 1C
- 2C
- 3C

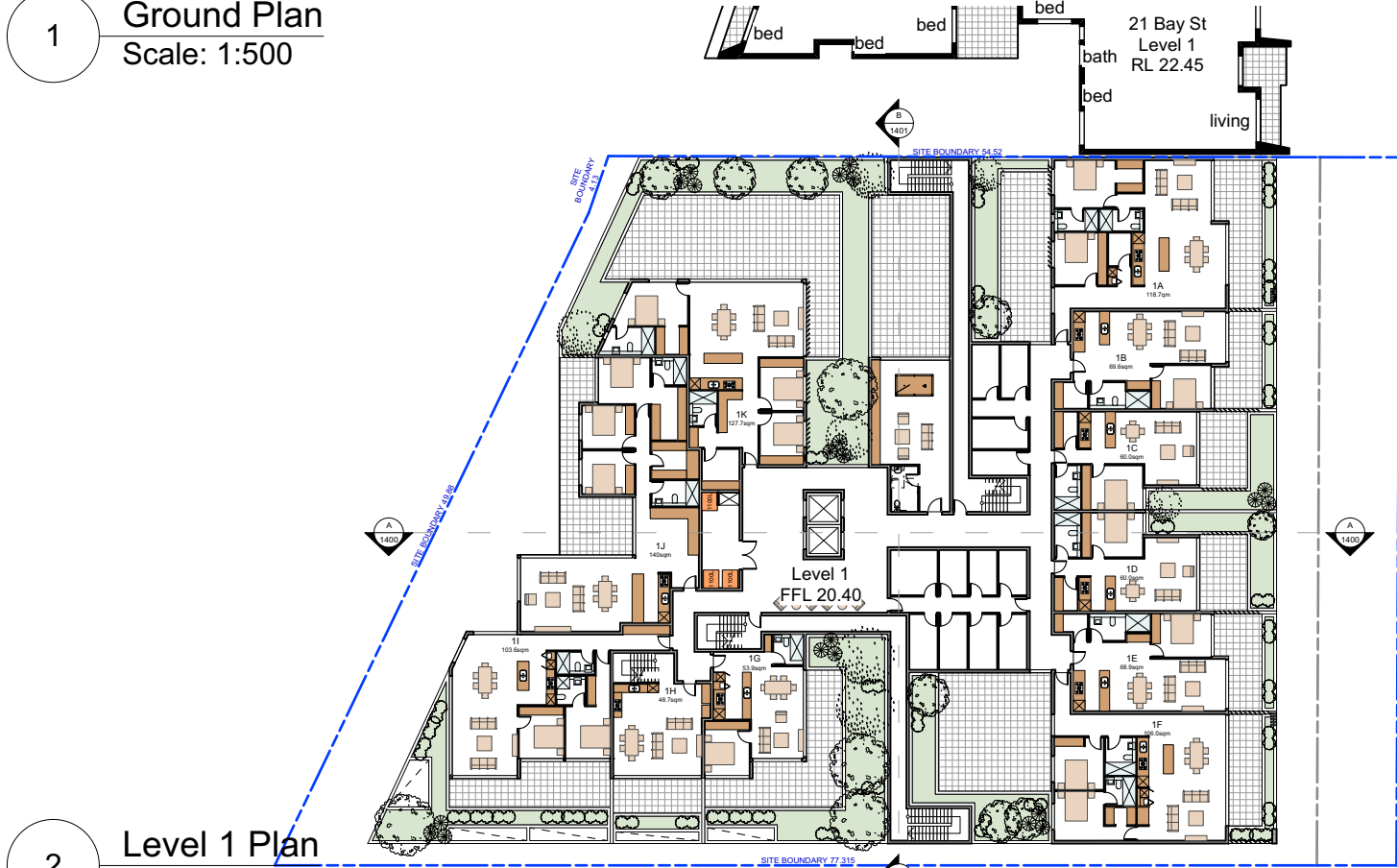


3 **Adaptable Unit**
Scale: 1:100

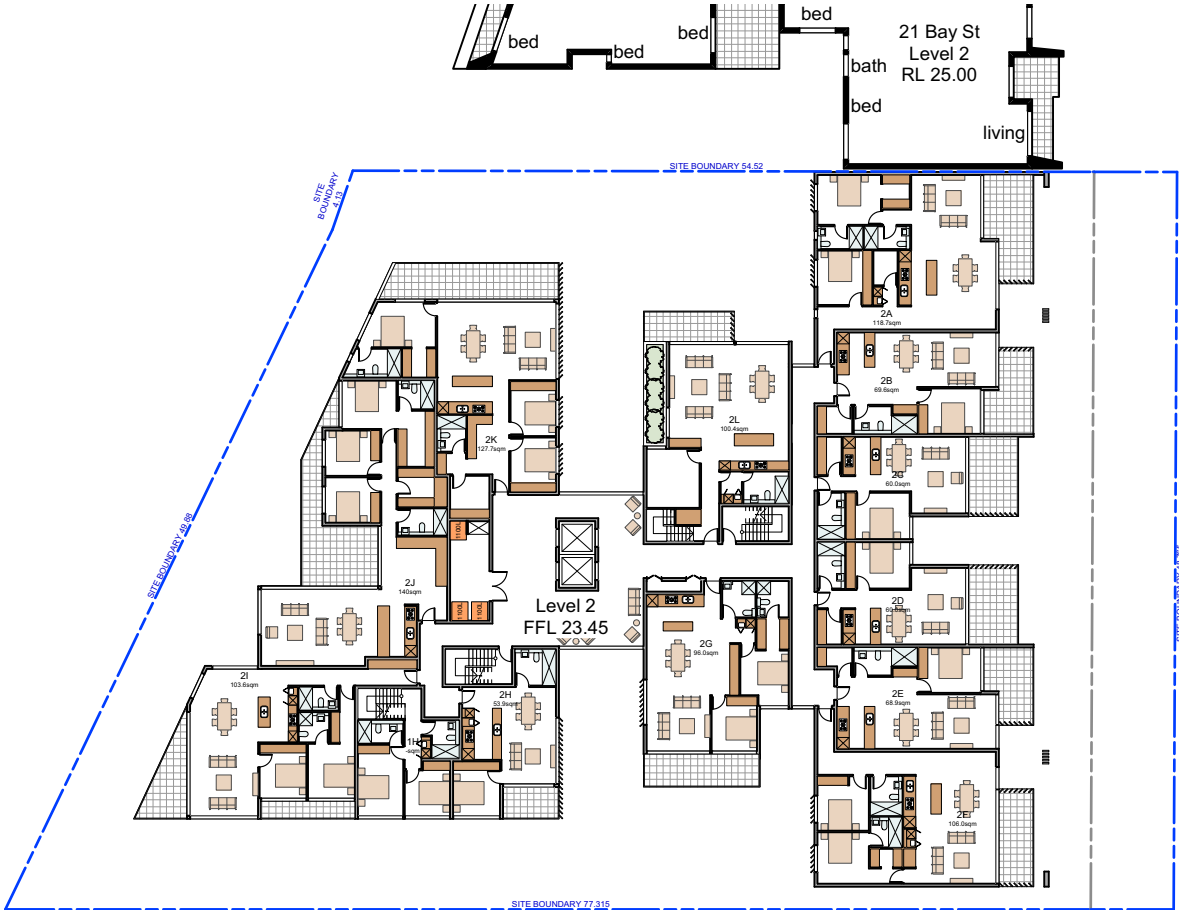
- 1D
- 2D
- 3D



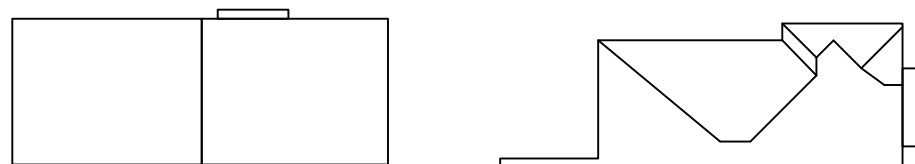
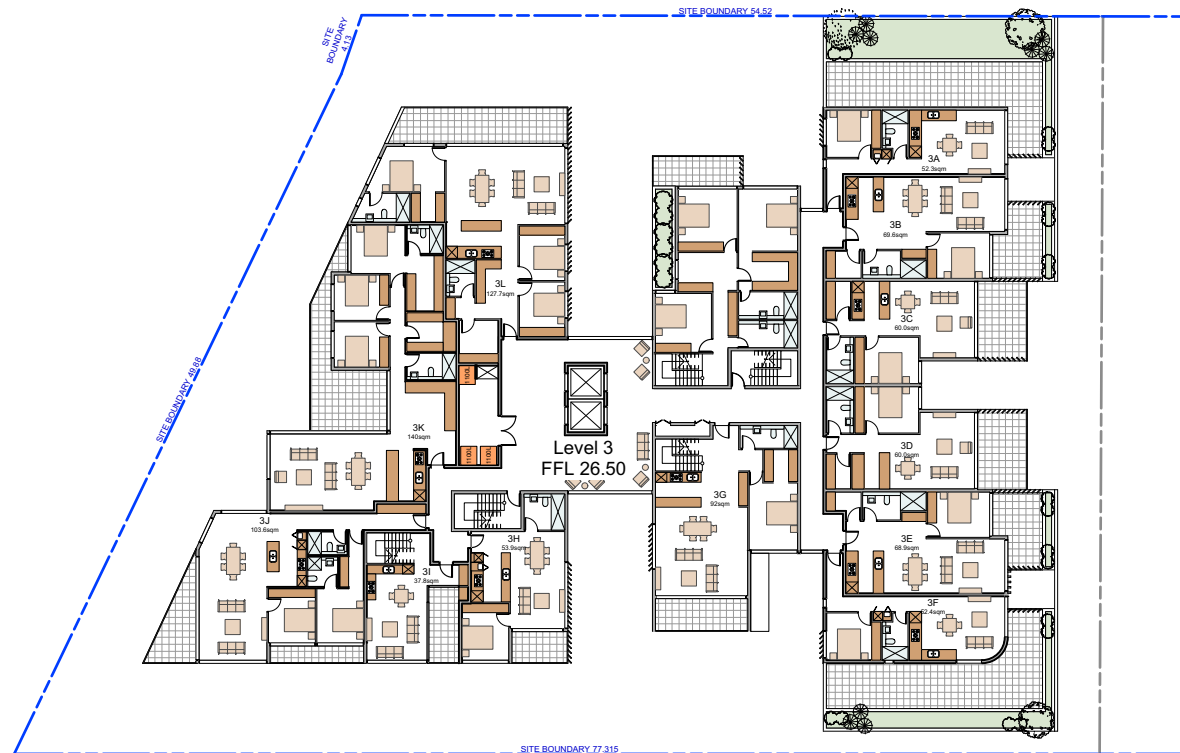
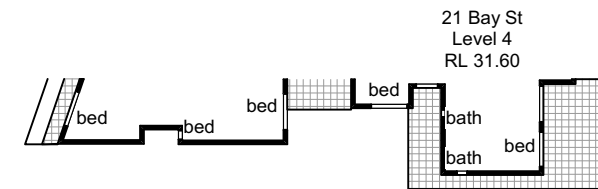
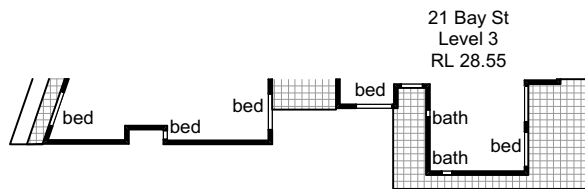
1 Ground Plan
Scale: 1:500



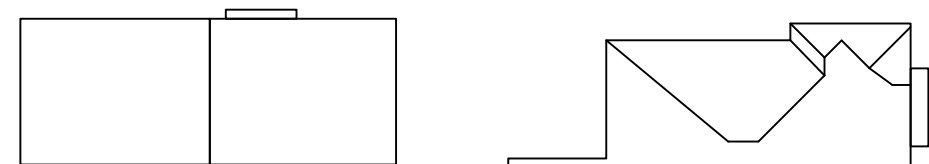
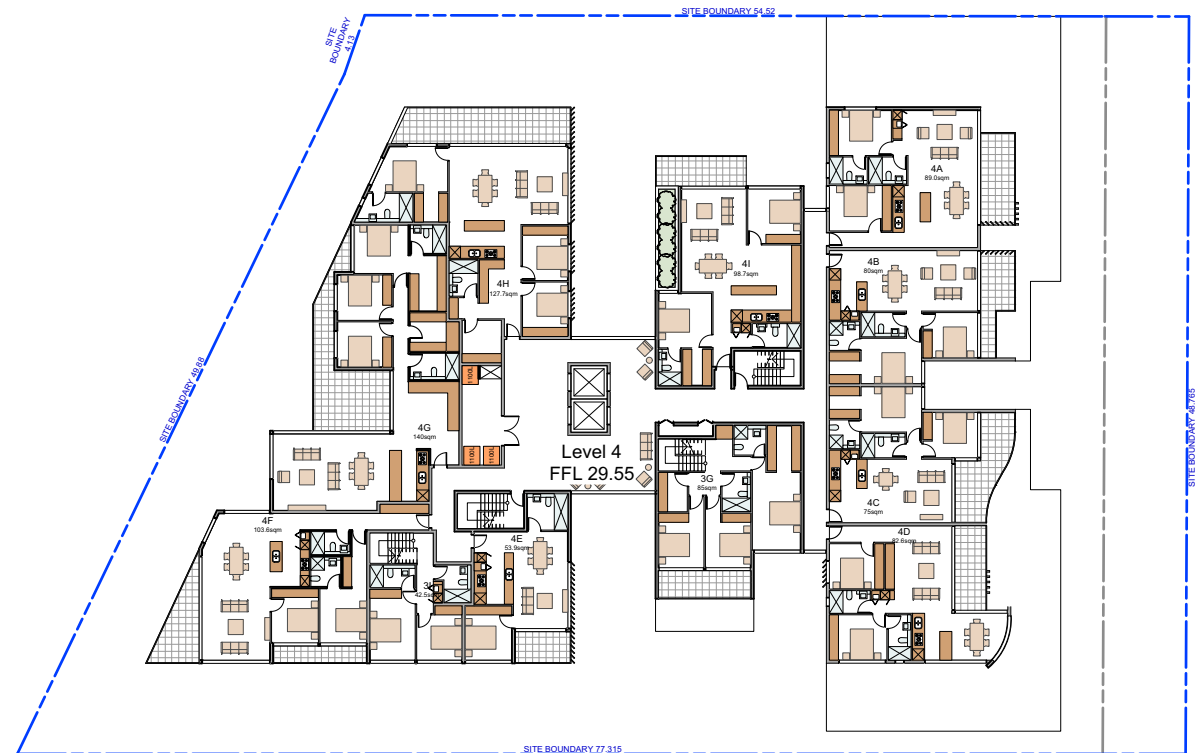
2 Level 1 Plan
Scale: 1:500



3 Level 2 Plan
Scale: 1:500

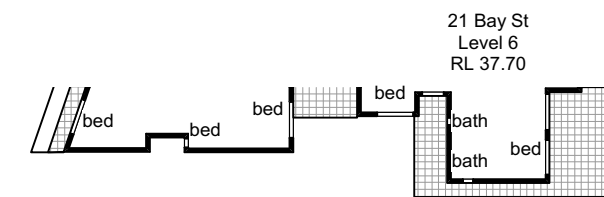


1 Level 3 Plan
Scale: 1:500

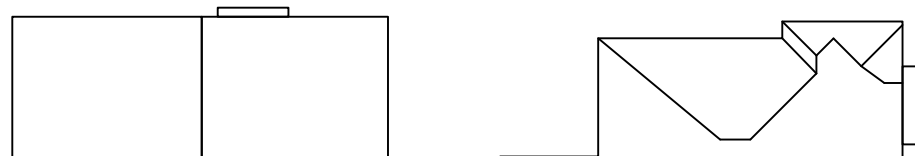
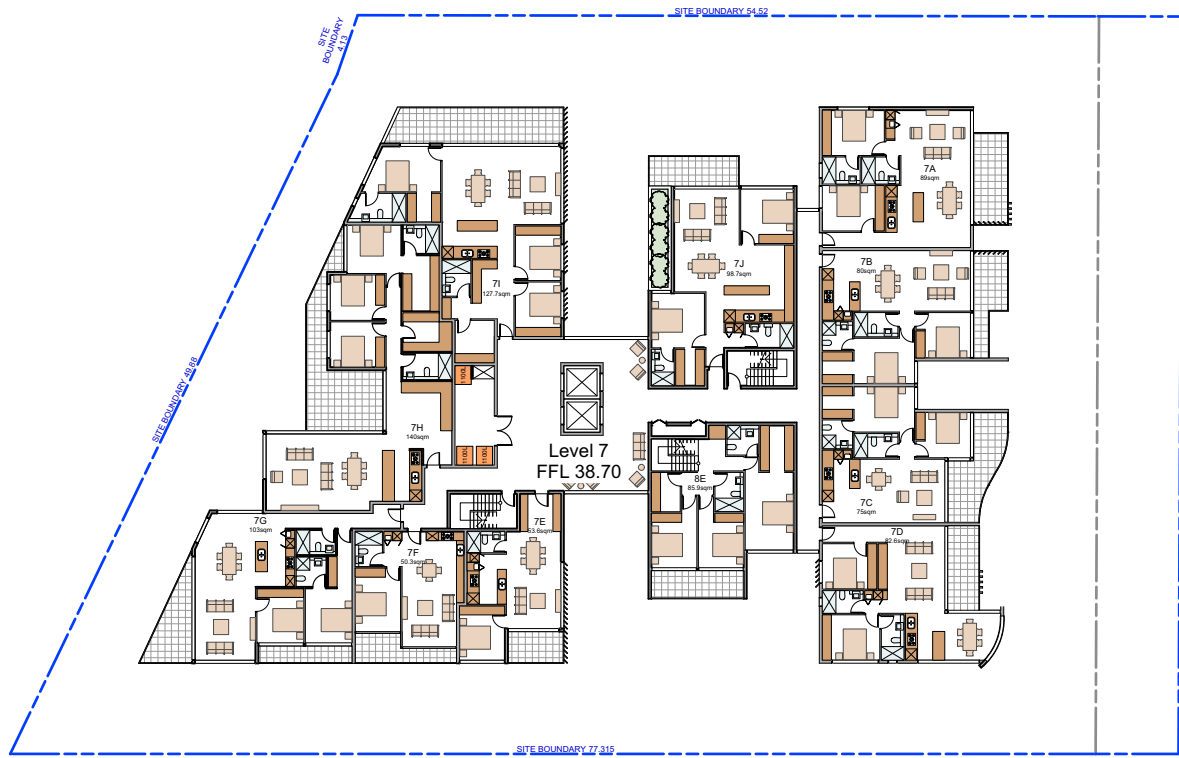
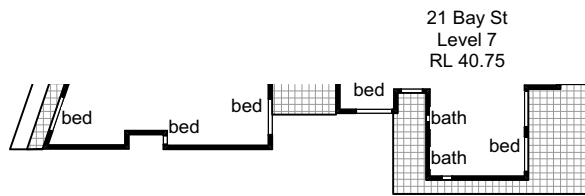


2 Level 4 Plan
Scale: 1:500

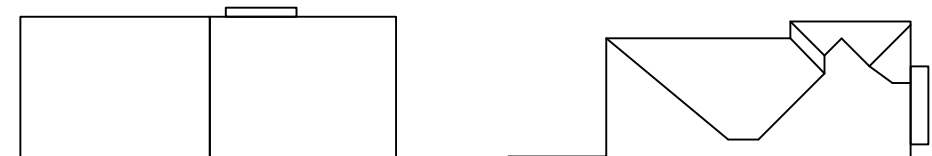
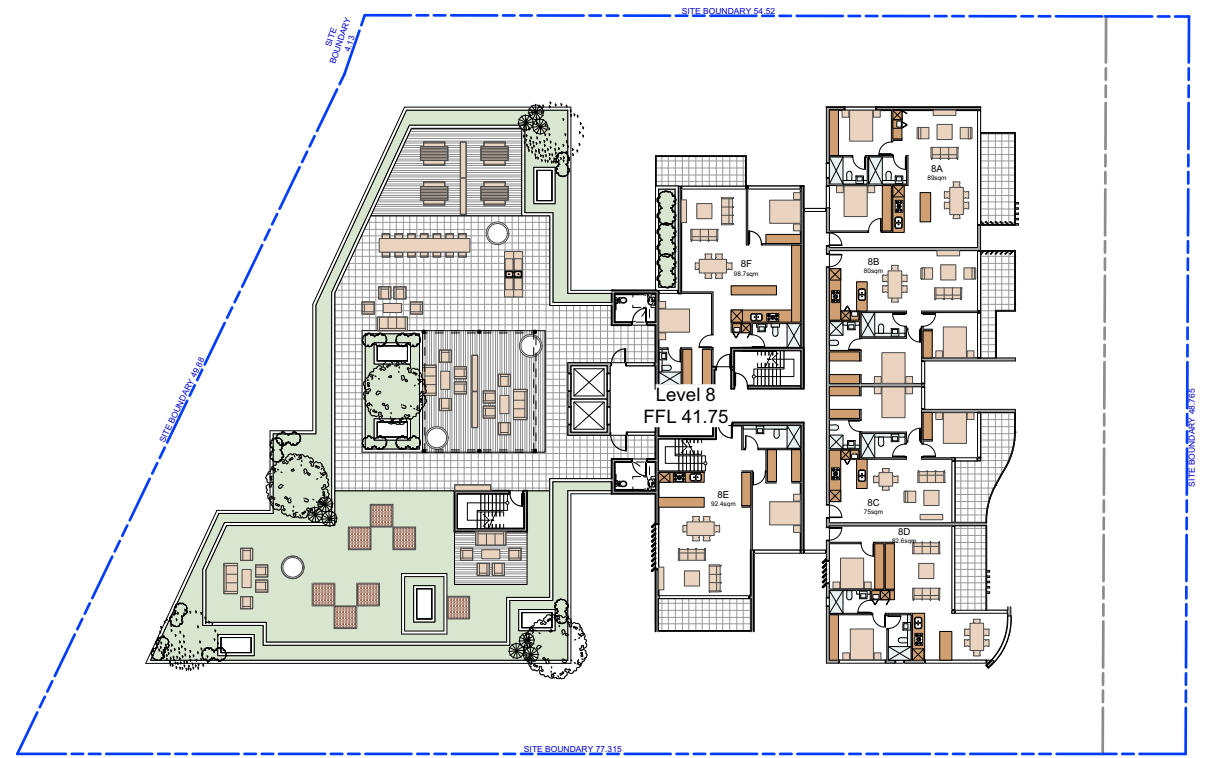
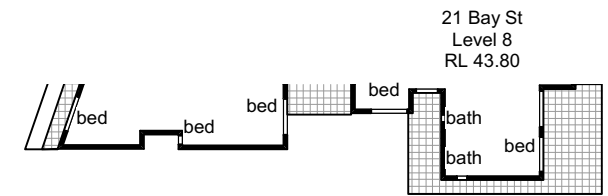




2 Level 6 Plan
Scale: 1:500



1 Level 7 Plan
Scale: 1:500



2 Level 8 Plan
Scale: 1:500

