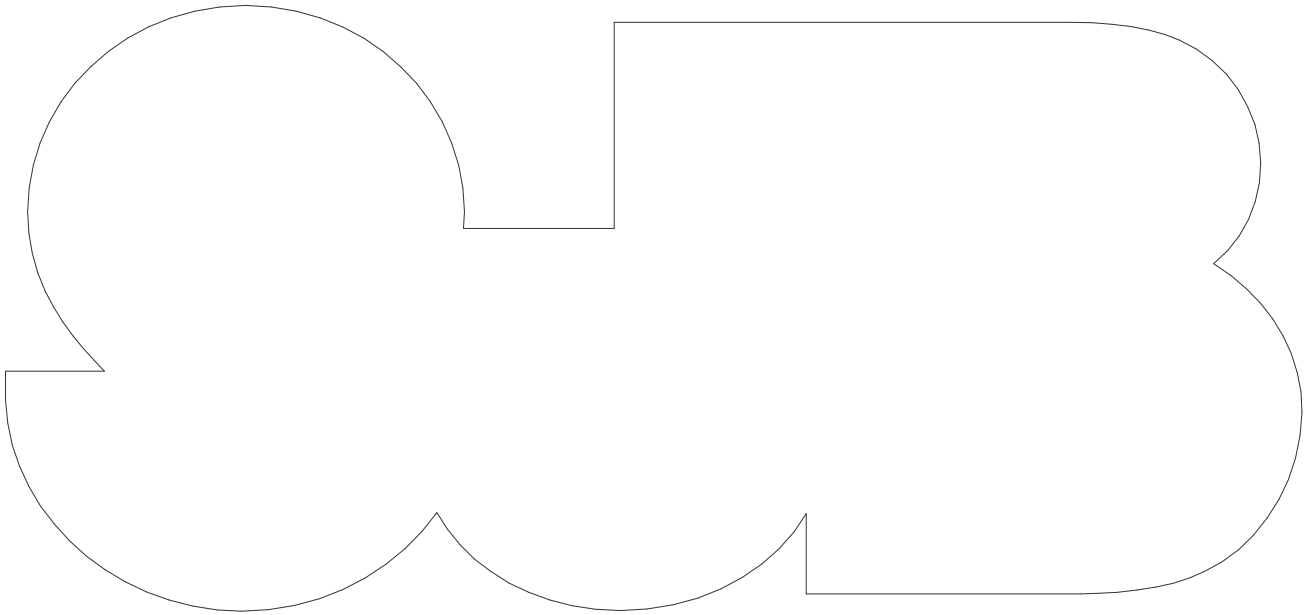




| BASIX and Thermal Comfort Inclusions – 12-14 Waters Road, Neutral Bay | |
|---|--|
| Floors | Concrete with a minimum R0.9 insulation (insulation only value) required to all units where garage is below and exposed subfloors. Concrete between levels and commercial zone, no insulation required |
| Walls | External walls: Brick Veneer wall with total R2.0 insulation (insulation only value) External colour: Light (SA < 0.475) Inter-tenancy walls: 75mm Hebel Power Panel to walls adjacent to neighbours and hallways, no insulation required 75mm Hebel Power Panel to walls adjacent to void, R1.2 insulation (insulation only value) Minimum 100mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts, fire stairs and adjacent buildings. No insulation required Internal walls (within units): Plasterboard on studs – no minimum insulation requirement |
| Windows | Aluminium framed single clear performance glazing as per assessor certificate: A – awning + bifold + casement windows + hinged glazed doors U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%) B – sliding doors/windows + fixed glazing + louvers windows U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%) Aluminium framed double glazing as per assessor certificate: A – awning + bifold + casement windows + hinged glazed doors U-Value: 3.10 (equal to or lower than) SHGC: 0.27 (±10%) B – sliding doors/windows + fixed glazing + louvers windows U-Value: 3.10 (equal to or lower than) SHGC: 0.27 (±10%) Given values are AFRC total window system values (glass and frame) Note: Operability modelled as per BASIX Thermal Protocol – 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regards to restricted openings |
| Ceilings | Plasterboard ceiling, no insulation where neighbouring units are above Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols. All downlights are assume sealed LED downlights, one every 2.5m2 |
| Roof | Concrete roof, no insulation External colour: Medium (0.475 < SA < 0.7) |
| External Shading | Adjustable screens to western windows as per assessor certificate |
| Floor coverings | Tiles to bathrooms & laundry and timber elsewhere as per plans |
| Hot water system | Central gas fired boiler hot water system with R1.0 (138mm) insulation to ring main and supply risers |
| Landscape | Minimum 300sqm indigenous or low water use species |
| Fixtures | Install showerheads minimum rating of 4.0 star Mid flow (>6l, but <=7.5l/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 6 stars in the kitchen Install taps with minimum rating of 6 stars in each bathroom |
| Cooling & heating system | Single phase air conditioning to living areas and bedrooms: minimum efficiency of 3.0 stars |
| Appliances | Dishwashers: 3.5 star water & 3.5 energy rating |
| Ventilation | Kitchen– Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms– Individual fan, externally ducted to roof or façade, interlocked to light Laundry– Individual fan, externally ducted to roof or façade, interlocked to light |
| Other | Gas cooktop & electric oven Air conditioning day-night zoned between bedrooms and living areas Well ventilated fridge space Pool heated by Electric heat pump |
| Alternative Energy | SKW PV |

| Sheet List | | |
|--------------|---|------------------|
| Sheet Number | Sheet Name | Current Revision |
| 0001 | Cover | 5 |
| 0101 | Context Plan | 3 |
| 0103 | Site Plan and Analysis | 3 |
| 0104 | Demolition | 3 |
| 0205 | Floor Plan - Basement 5 | 7 |
| 0206 | Floor Plan - Basement 4 | 7 |
| 0207 | Floor Plan - Basement 3 | 7 |
| 0208 | Floor Plan - Basement 2 | 8 |
| 0209 | Floor Plan - Basement 1 | 8 |
| 0210 | Floor Plan - Waters Lane | 7 |
| 0211 | Floor Plan - Waters Road | 8 |
| 0212 | Floor Plan - Level 1 | 5 |
| 0213 | Floor Plan - Level 2 | 5 |
| 0214 | Floor Plan - Level 3 | 5 |
| 0215 | Floor Plan - Level 4 | 5 |
| 0217 | Floor Plan - Roof Level | 5 |
| 0218 | Roof Plan | 5 |
| 0251 | LEP Height Plane Compliance | 3 |
| 0501 | Building Elevations - East (Waters Road) | 4 |
| 0502 | Building Elevations - West (Waters Lane) | 4 |
| 0503 | Building Elevations - North (Grosvenor Street) | 4 |
| 0504 | Building Elevations - South | 4 |
| 0601 | Section A | 6 |
| 0602 | Section B | 6 |
| 1451 | Apartment Types - Adaptable Units | 3 |
| 3001 | GFA Analysis | 3 |
| 3011 | View Diagrams - Waters Lane - Level 5 | 3 |
| 3012 | View Diagrams - Waters Lane - Level 4 | 3 |
| 3013 | View Diagrams - Waters Lane - Level 3 | 3 |
| 3014 | View Analysis - Waters Road - Level 5 | 3 |
| 3101 | Shadow Analysis - Winter Solstice (21 June) | 3 |
| 3201 | Solar Access Analysis - Winter Solstice Sheet 1 | 3 |
| 3202 | Solar Access Analysis - Winter Solstice Sheet 2 | 3 |
| 3203 | Solar Access Analysis - Winter Solstice Sheet 3 | 3 |
| 3204 | Solar Access Analysis - Summer Solstice | 2 |
| 3206 | Solar Access Analysis - Equinox | 3 |
| 3301 | Solar and Cross Ventilation Analysis | 3 |
| 4001 | Photomontage and Materials - Sheet 1 | 3 |
| 4002 | Photomontage and Materials - Sheet 2 | 3 |
| 4003 | Photomontage and Materials - Sheet 3 | 3 |
| 40 | | |





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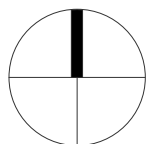
Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Context Plan



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| Date | Scale | Sheet Size |
| 18.06.2021 | | @ A1 |

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| MJL | WG |

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| Job No. | Drawing No. | Revision |
| 6339 | DA-0101 | / 3 |

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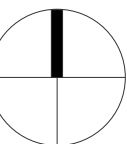
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|----------------------|
| Project |
| Waters Road |
| 12-14 Waters Road |
| Neutral Bay 2089 NSW |

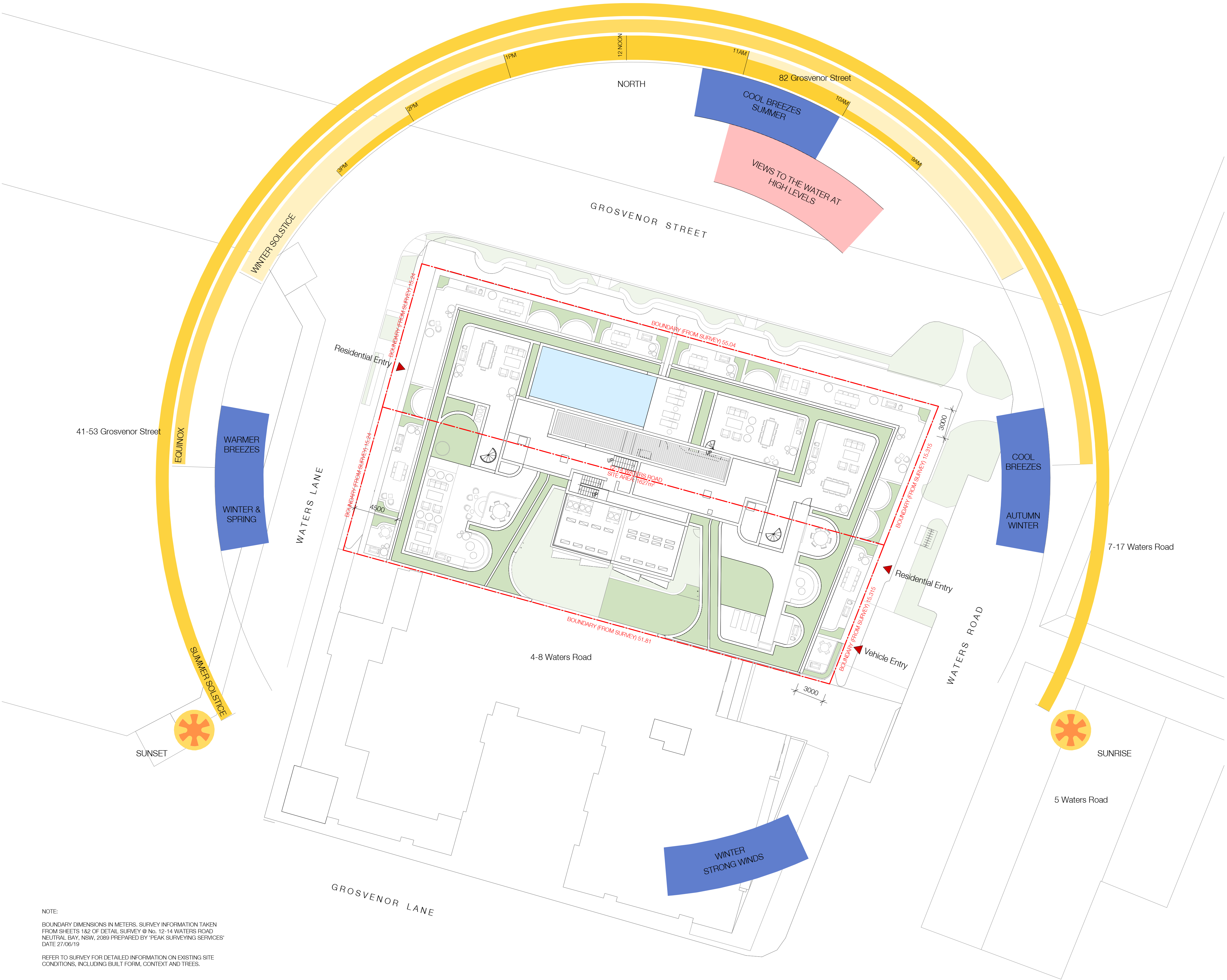
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|------------------------|
| Drawing Name |
| Site Plan and Analysis |



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| Date | Scale | Sheet Size |
| 18.06.2021 | 1 : 200 | @ A1 |

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| MS | WG |

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| Job No. | Drawing No. | Revision |
| 6339 | DA-0103 | / 3 |



NOTE:
BOUNDARY DIMENSIONS IN METERS. SURVEY INFORMATION TAKEN FROM SHEETS 1&2 OF DETAIL SURVEY @ No. 12-14 WATERS ROAD NEUTRAL BAY, NSW, 2089 PREPARED BY 'PEAK SURVEYING SERVICES' DATE 27/06/19

REFER TO SURVEY FOR DETAILED INFORMATION ON EXISTING SITE CONDITIONS, INCLUDING BUILT FORM, CONTEXT AND TREES.

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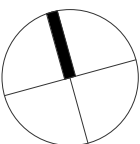
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Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Demolition



Date18.06.2021Scale1 : 100Sheet Size@ A1

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Job No.6339Drawing No.DA-0104Revision / 3

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| 7 | 02.08.2021 | Issue for Amended DA | HG | WG |
| 8 | 07.09.2021 | Issue for Amended DA | HG | AH |

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Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 5

Date Scale Sheet Size
07.09.2021 1 : 100 @ A1

Drawn Chk.

MS WG

Job No. Drawing No. Revision

6339 DA-0205 / 8

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Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 4

Date Scale Sheet Size
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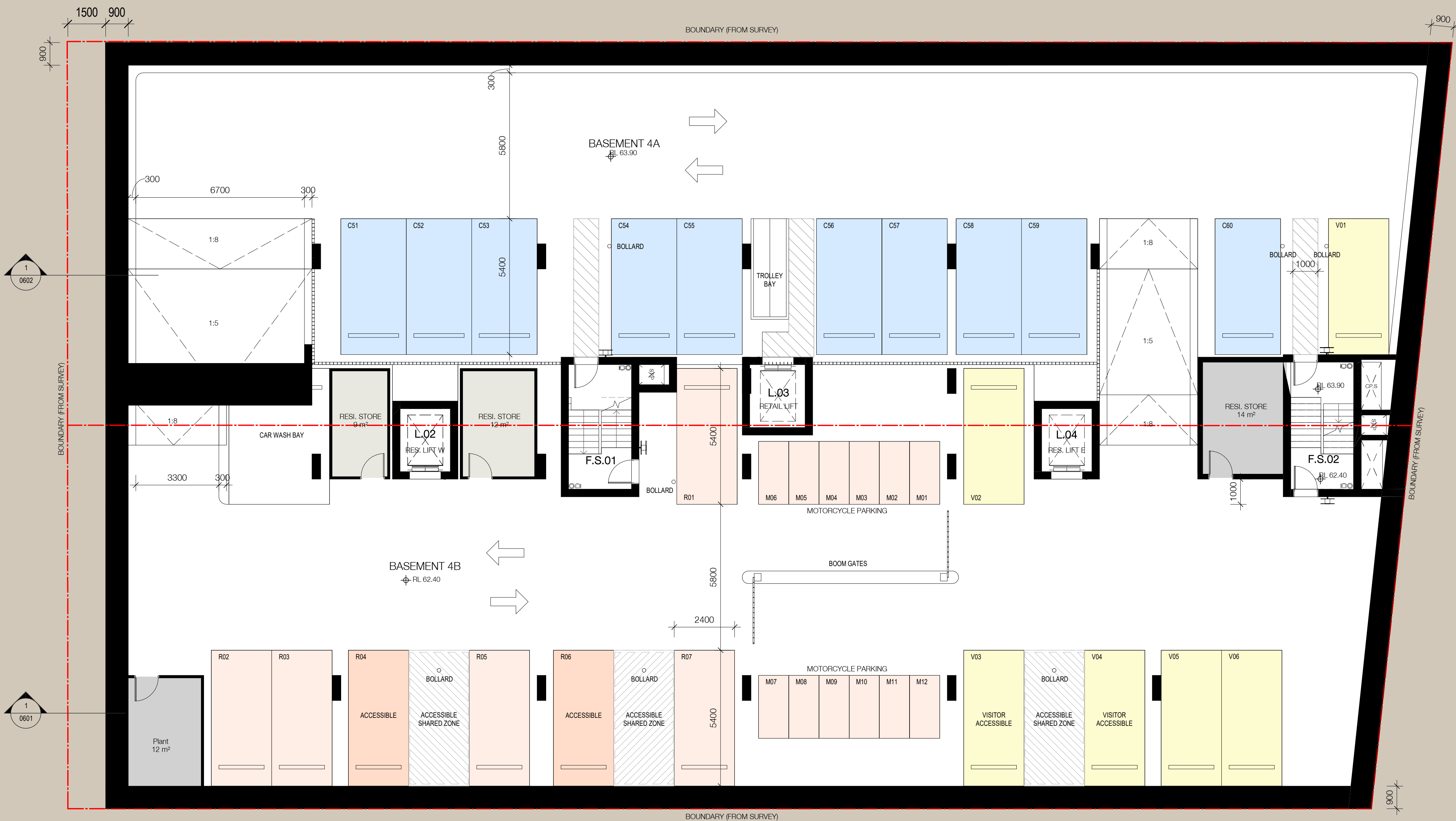
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| Parking - Total | |
|------------------------------------|--------|
| Type | Number |
| Commercial | |
| Commercial Parking 2600x5400 | 59 |
| Commercial Accessible 2600x5500 | 1 |
| Commercial Motorcycle 1200x2500 | 5 |
| Visitor Parking 2400x5400 | 6 |
| | 71 |
| Residential | |
| Residential Standard 2400x5400 | 29 |
| Residential Accessible 2400 x 5400 | 5 |
| Residential Motorcycle 1200x2500 | 12 |
| | 46 |

Retail / Commercial

Retail / Commercial Accessible

Residential

Residential Accessible

Residential Visitor

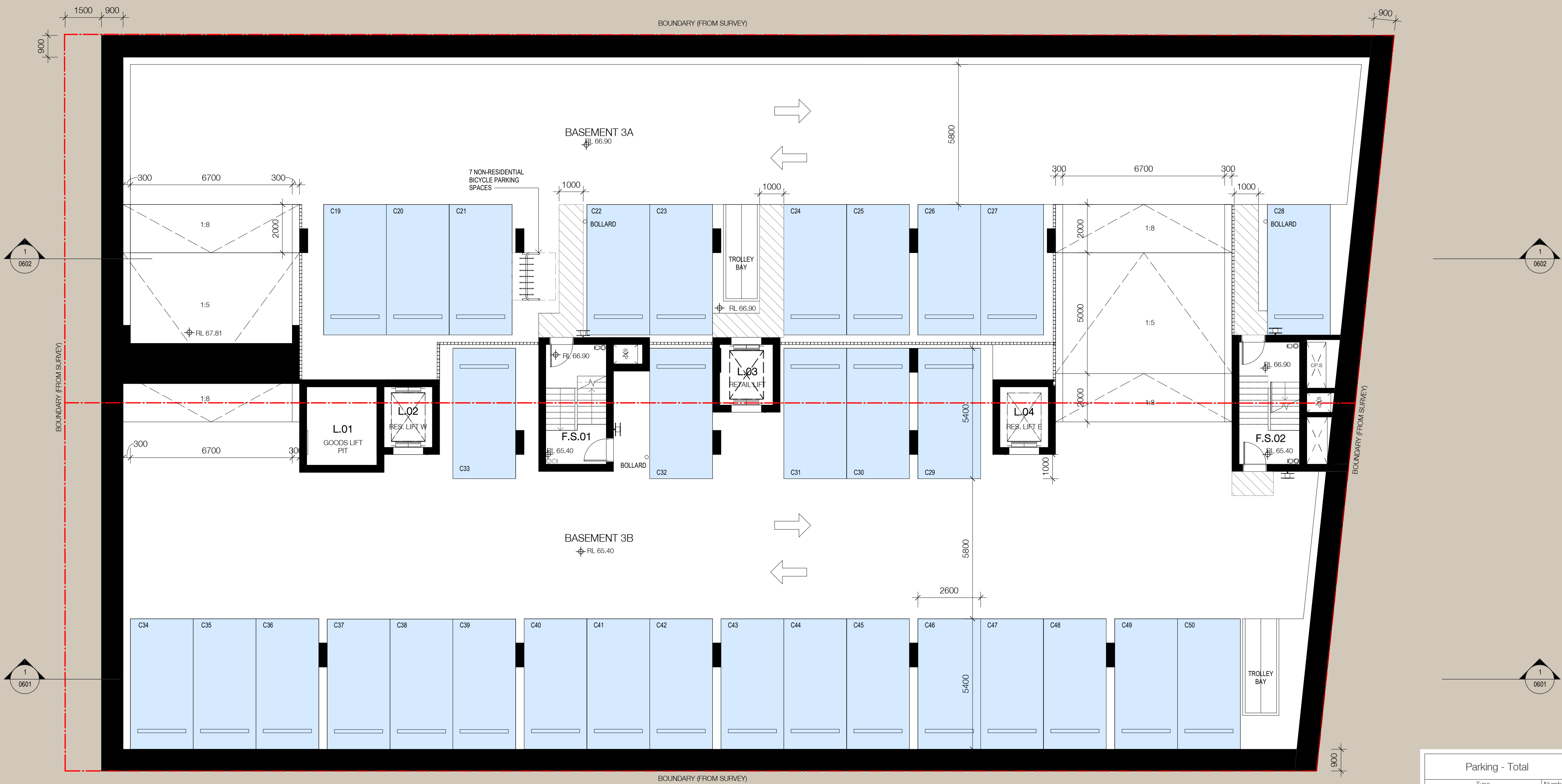
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| Residential Motorcycle 1200x2500 | 12 |
| | 46 |

| | |
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| <div></div> Retail / Commercial Accessible | |
| <div></div> Residential | |
| <div></div> Residential Accessible | |
| <div></div> Residential Visitor | |

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

Drawing Name
Floor Plan - Basement 3

Date
07.09.2021

Scale
1 : 100

Sheet Size
@ A1

Drawn
MS

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Job No.
6339

Drawing No.
DA-0207

Revision
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Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 2

Date Scale Sheet Size
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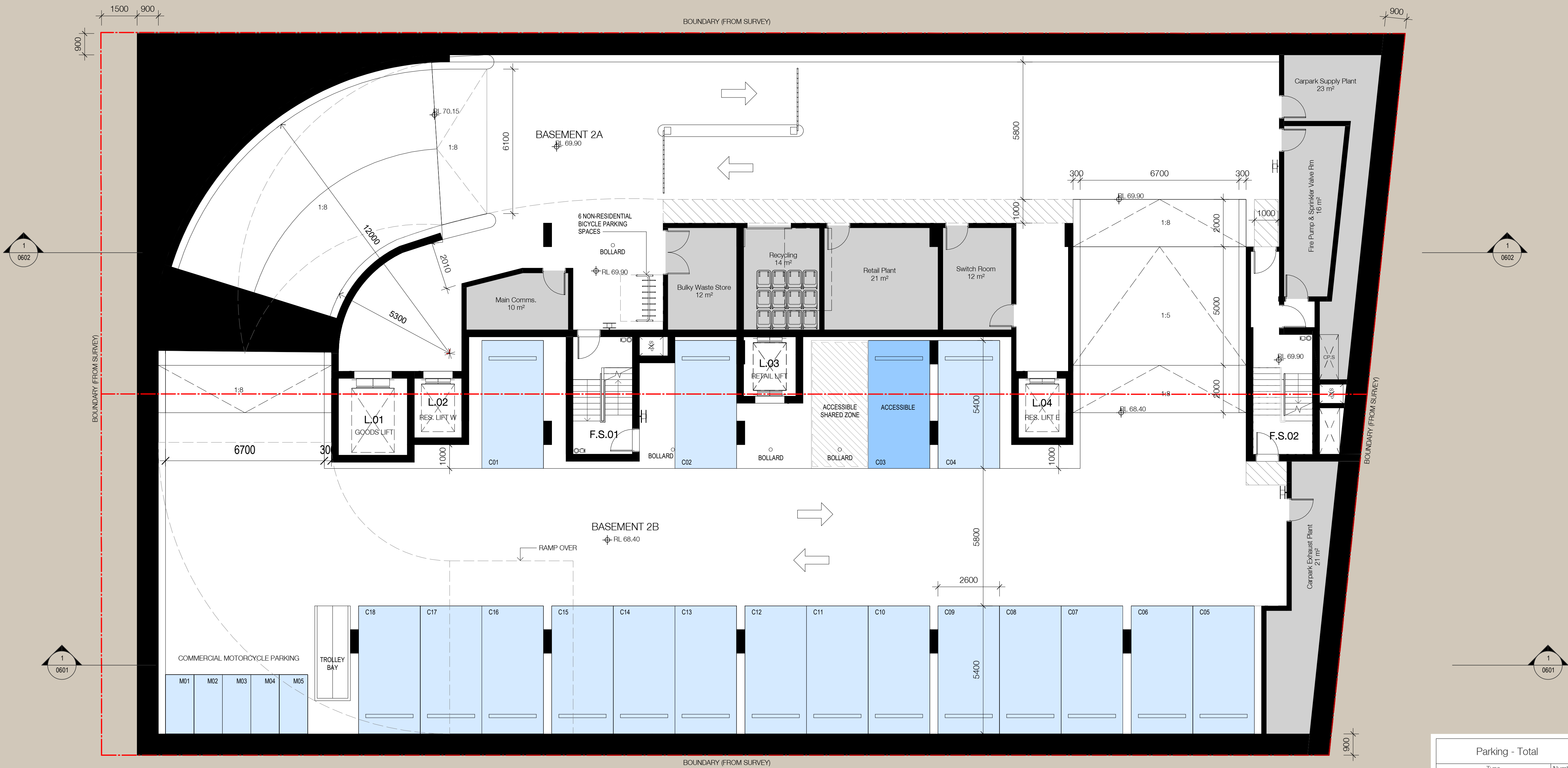
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6339 DA-0208 / 8

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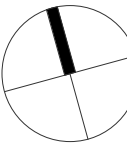
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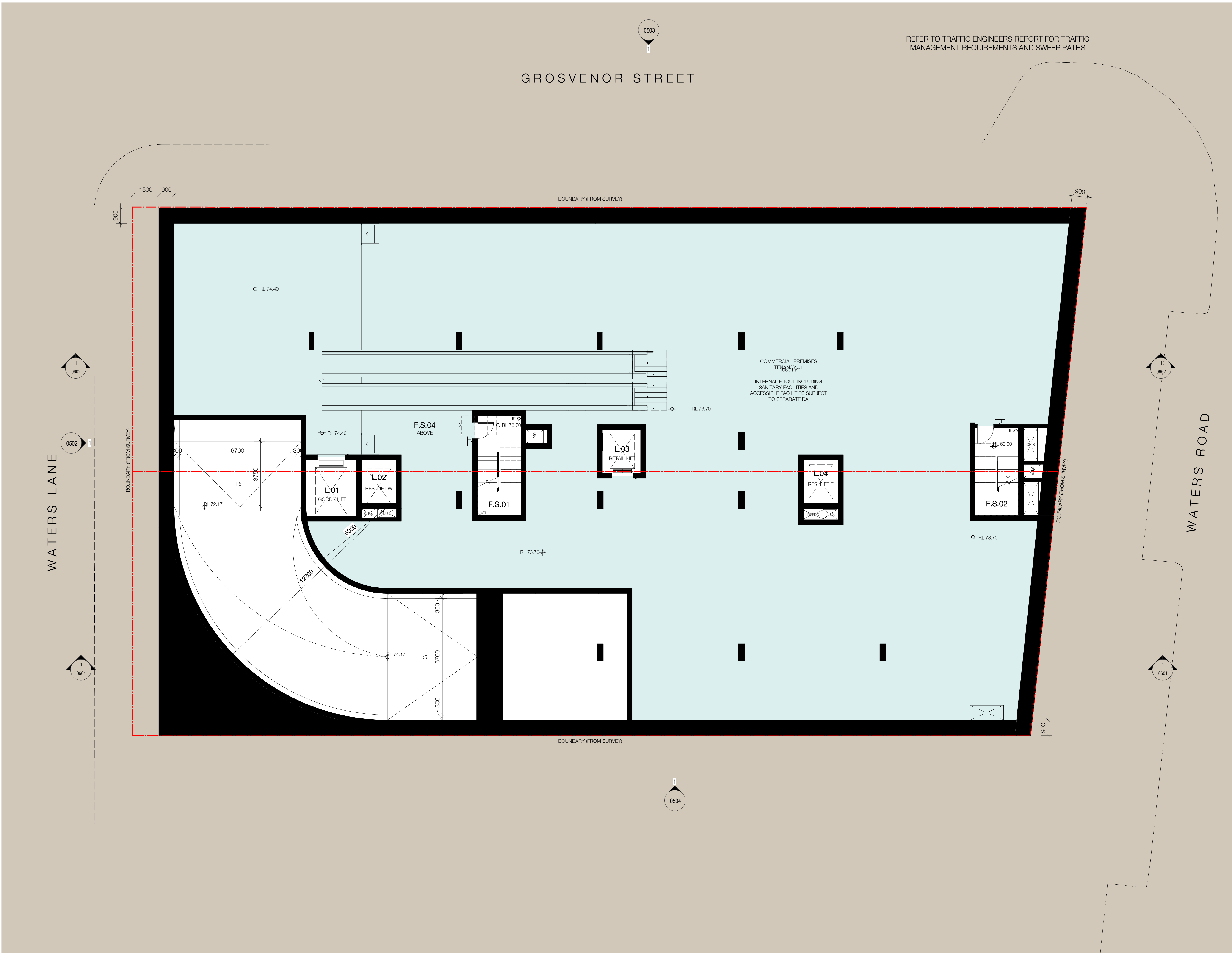
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| 8 | 02.08.2021 | Issue for Amended DA | HG | WG |

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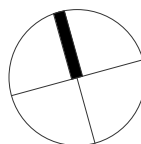
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Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Basement 1



| Date | Scale | Sheet Size |
|------------|-------|------------|
| 02.08.2021 | 1:100 | @ A1 |

| Drawn | Chk. |
|-------|------|
| MS | WG |

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|---------|-------------|----------|
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| 1 | 15.03.2021 | Issue for Information | | |
| 2 | 19.03.2021 | Issue for DA | MS | WG |
| 3 | 04.06.2021 | Issue for Information | | |
| 4 | 09.06.2021 | Issue for Information | HG | WG |
| 5 | 10.06.2021 | Issue for Information | HG | WG |
| 6 | 18.06.2021 | Issue for Information | JS | WG |
| 7 | 02.08.2021 | Issue for Amended DA | HG | WG |

| |
|----------------------------------|
| Town Planner |
| SJB Planning |
| BCA Consultant |
| Building Code Assistance |
| Access Consultant |
| Inclusive Places |
| Basix |
| Efficient Living |
| Structural / MEP / Fire Engineer |
| Stantec |
| Acoustic Engineer |
| Renzo Tonin & Associates |
| Traffic Engineer |
| TTPP Transport Planning |
| Landscape Architect |
| Arcadia Landscape Architecture |
| Client |



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

Drawing Name
Floor Plan - Waters Lane

Date
02.08.2021

Scale
1 : 100

Sheet Size
@ A1

Drawn
MS

Chk.
WG

Job No.
6339

Drawing No.
DA-0210

Revision
/ 7

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

| Rev | Date | Revision | By | Chk. |
|-----|------------|-----------------------|----|------|
| 1 | 15.03.2021 | Issue for Information | | |
| 2 | 19.03.2021 | Issue for DA | MS | WG |
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| 6 | 18.06.2021 | Issue for Information | JS | WG |
| 7 | 18.06.2021 | Issue for Amended DA | JS | WG |
| 8 | 02.08.2021 | Issue for Amended DA | HG | WG |
| 9 | 31.08.2021 | Issue for Amended DA | HG | AH |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Waters Road

Date 31.08.2021 Scale 1 : 100 Sheet Size @ A1

Drawn MS Chk. WG

Job No. 6339 Drawing No. DA-0211 Revision 1 / 9

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REFER TO TRAFFIC ENGINEERS REPORT FOR TRAFFIC
MANAGEMENT REQUIREMENTS AND SWEEP PATHS

PROPOSED PUBLIC DOMAIN
REFER TO LANDSCAPE ARCHITECT

GROSVENOR STREET

WATERS LANE

WATERS ROAD

5 STOREY BRICK & CONCRETE BUILDING
4-8 WATERS ROAD

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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| 5 | 02.08.2021 | Issue for Amended DA | HG | WG |
| 6 | 31.08.2021 | Issue for Amended DA | HG | AH |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

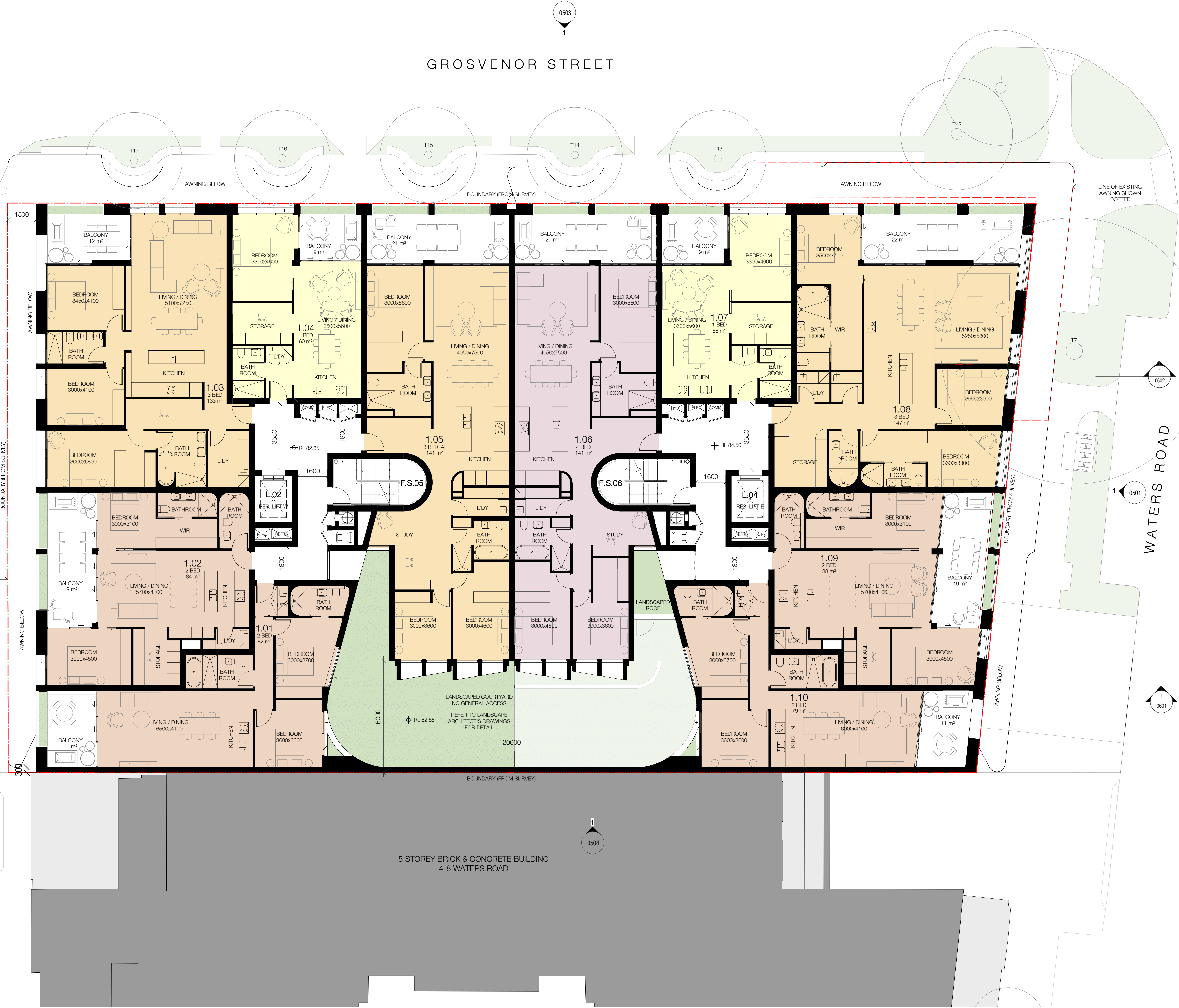
Floor Plan - Level 1

Date Scale Sheet Size
31.08.2021 1 : 100 @ A1

Drawn Chk.
MS WG

Job No. Drawing No. Revision
6339 DA-0212 / 6

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WATERS LANE

WATERS ROAD

5 STOREY BRICK & CONCRETE BUILDING
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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| 5 | 02.08.2021 | Issue for Amended DA | HG | WG |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Floor Plan - Level 2

Date 02.08.2021 Scale 1 : 100 Sheet Size @ A1

Drawn MS Chk. WG

Job No. 6339 Drawing No. DA-0213 Revision 1 / 5

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WATERS LANE

WATERS ROAD

5 STOREY BRICK & CONCRETE BUILDING
4-8 WATERS ROAD

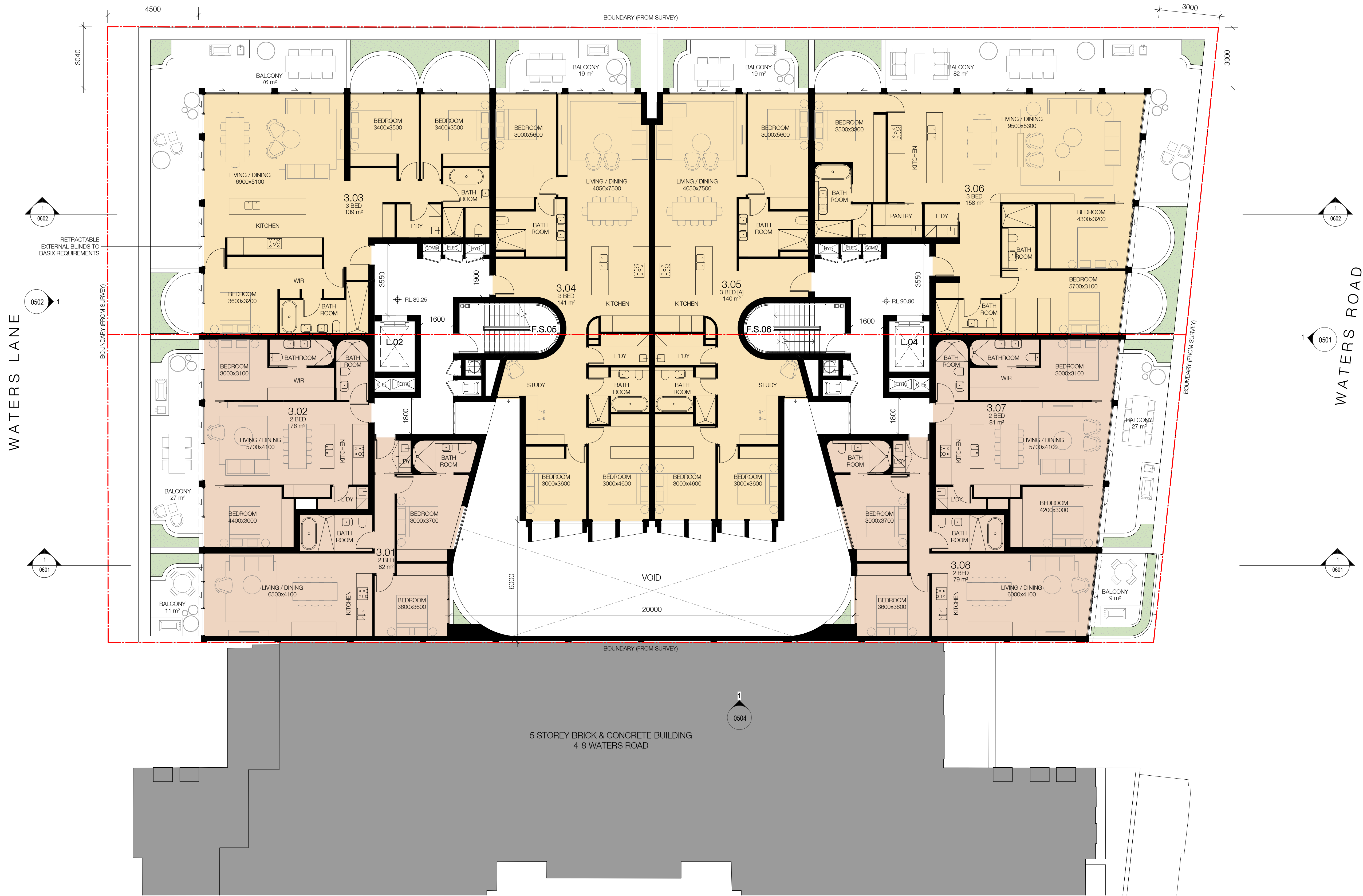
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|-----|------------|-----------------------|----|------|
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| 4 | 18.06.2021 | Issue for Amended DA | JS | WG |
| 5 | 02.08.2021 | Issue for Amended DA | HG | WG |

WATERS LANE

WATERS ROAD

GROSVENOR STREET



Town Planner
SJB Planning
BCA Consultant
Building Code Assistance
Access Consultant
Inclusive Places
Basix
Efficient Living
Structural / MEP / Fire Engineer
Stantec
Acoustic Engineer
Renzo Tonin & Associates
Traffic Engineer
TTPP Transport Planning
Landscape Architect
Arcadia Landscape Architecture
Client



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

Drawing Name
Floor Plan - Level 3

Date
02.08.2021
Scale
1 : 100
Sheet Size
@ A1

Drawn
MS
Chk.
WG

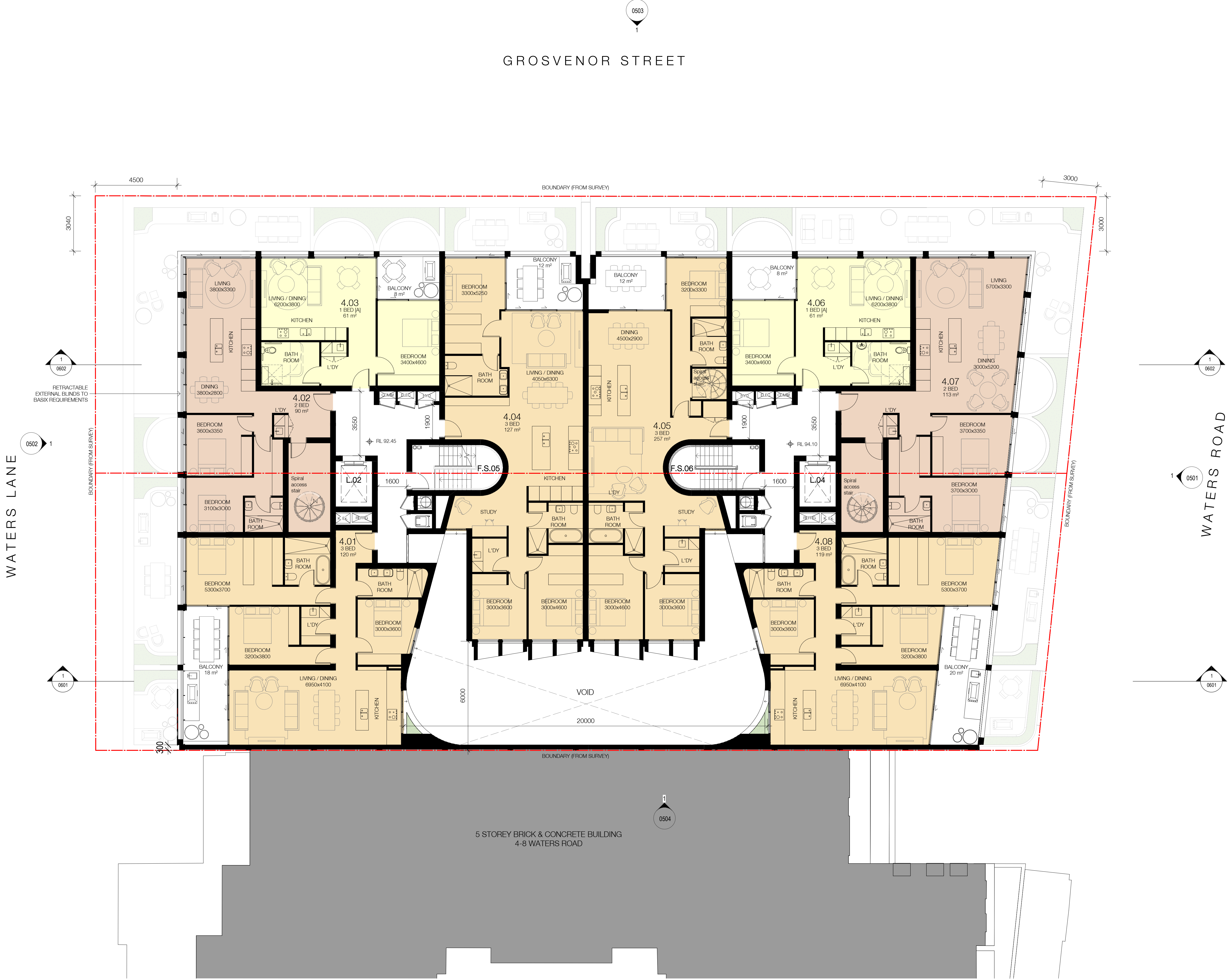
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6339
Drawing No.
DA-0214
Revision
/ 5

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| 4 | 18.06.2021 | Issue for Amended DA | JS | WG |
| 5 | 02.08.2021 | Issue for Amended DA | HG | WG |



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SJB Planning
BCA Consultant
Building Code Assistance
Access Consultant
Inclusive Places
Basix
Efficient Living
Structural / MEP / Fire Engineer
Stantec
Acoustic Engineer
Renzo Tonin & Associates
Traffic Engineer
TTPP Transport Planning
Landscape Architect
Arcadia Landscape Architecture

Client



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

Drawing Name
Floor Plan - Level 4

Date
02.08.2021

Scale
1 : 100

Sheet Size
@ A1

Drawn
MS

Chk.
WG

Job No.
6339

Drawing No.
DA-0215

Revision
/ 5

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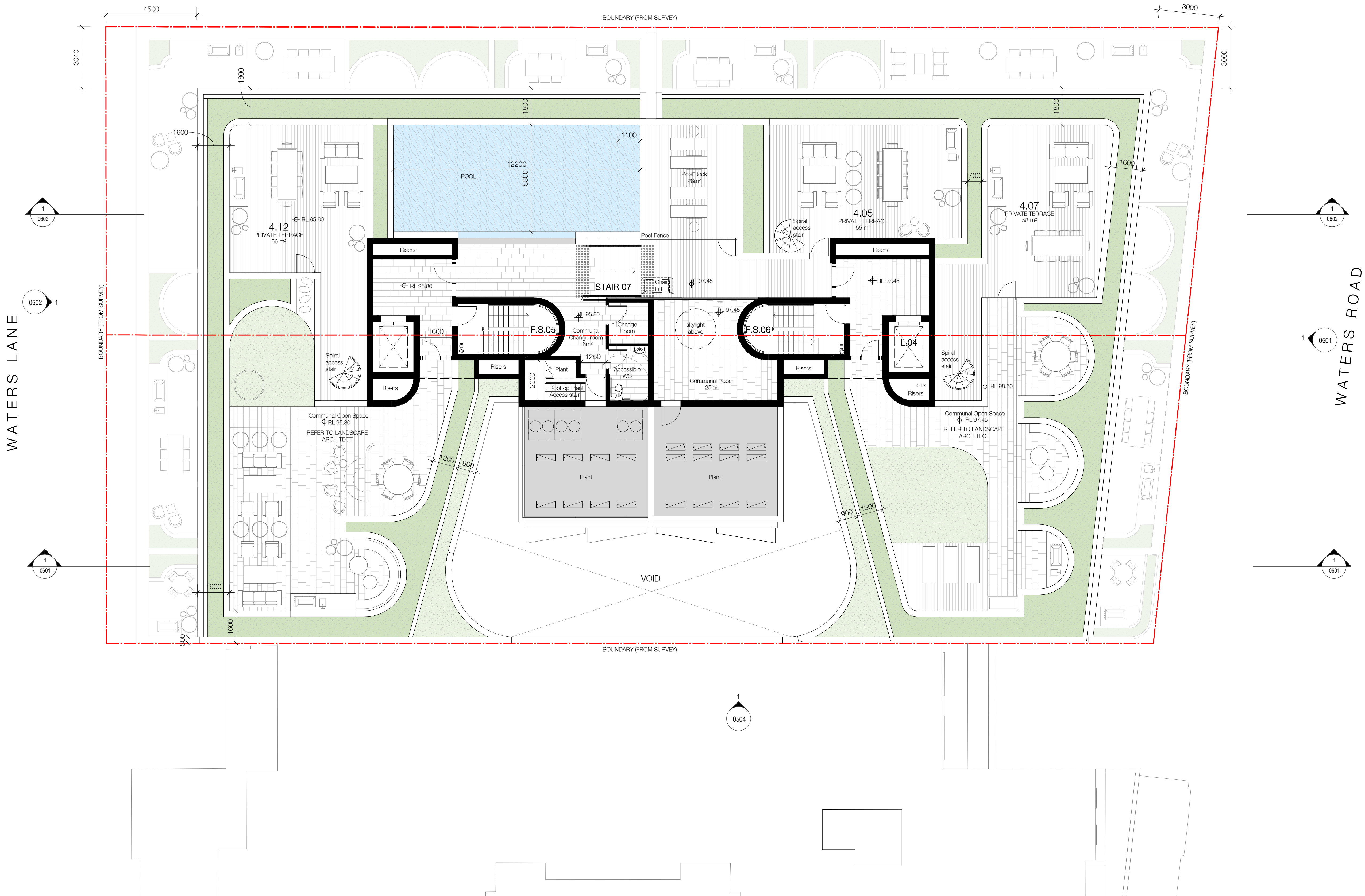


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SJB Planning
BCA Consultant
Building Code Assistance
Access Consultant
Inclusive Places
Basix
Efficient Living
Structural / MEP / Fire Engineer
Stantec
Acoustic Engineer
Renzo Tonin & Associates
Traffic Engineer
TTPP Transport Planning
Landscape Architect
Arcadia Landscape Architecture

Client



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

Drawing Name
Floor Plan - Roof Level

Date
02.08.2021
Scale
1 : 100
Sheet Size
@ A1

Drawn
MS
Chk.
WG

Job No.
6339
Drawing No.
DA-0217
Revision
/ 5

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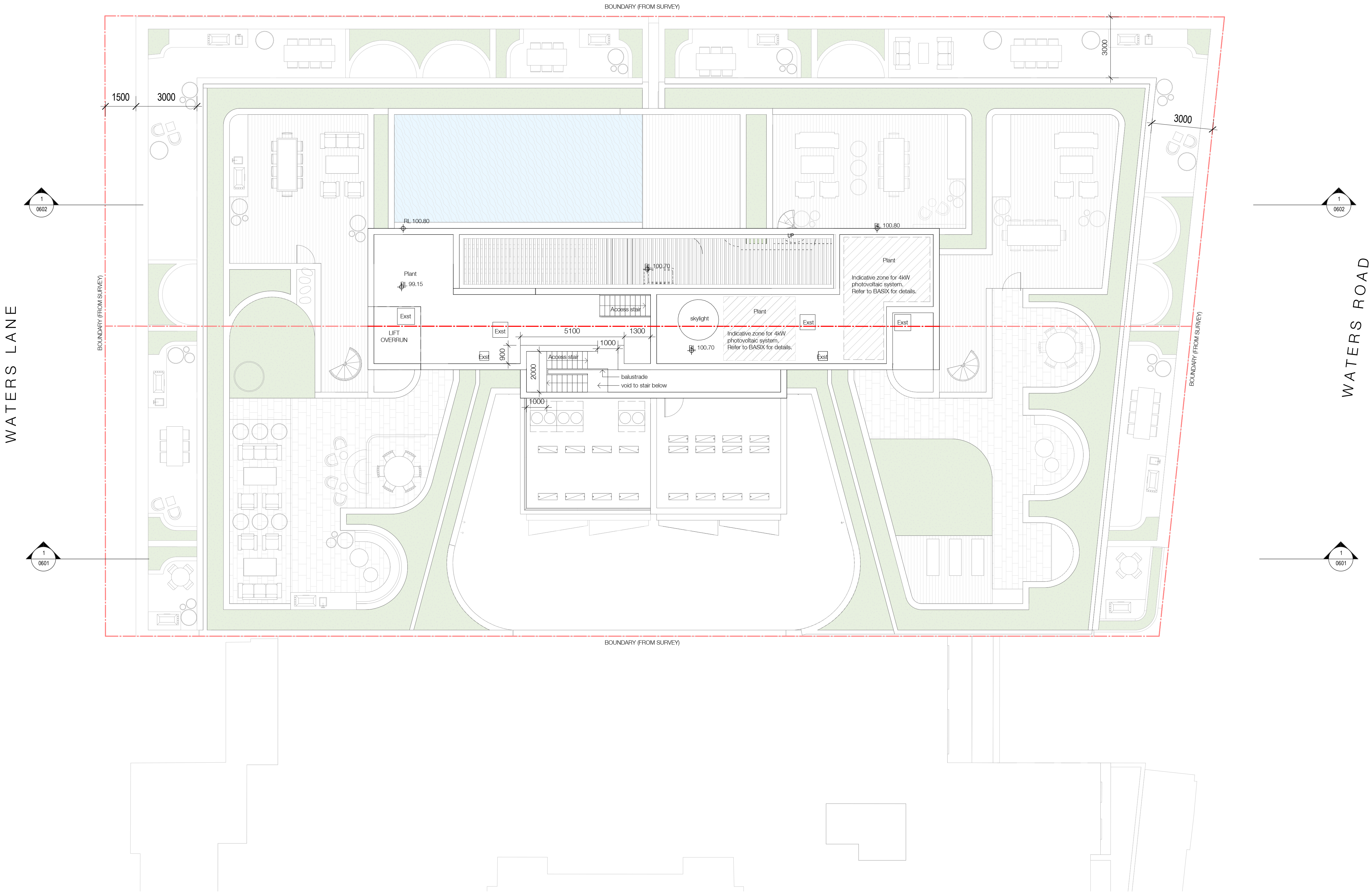


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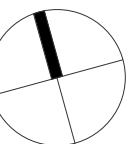


Town Planner
SJB Planning
BCA Consultant
Building Code Assistance
Access Consultant
Inclusive Places
Basix
Efficient Living
Structural / MEP / Fire Engineer
Stantec
Acoustic Engineer
Renzo Tonin & Associates
Traffic Engineer
TTPP Transport Planning
Landscape Architect
Arcadia Landscape Architecture
Client



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

Drawing Name
Roof Plan



Date
02.08.2021
Scale
1 : 100
Sheet Size
@ A1

Drawn
MS
Chk.
WG

Job No.
6339
Drawing No.
DA-0218
Revision
/ 5

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| Town Planner |
| SJB Planning |
| BCA Consultant |
| Building Code Assistance |
| Access Consultant |
| Inclusive Places |
| Basix |
| Efficient Living |
| Structural / MEP / Fire Engineer |
| Stantec |
| Acoustic Engineer |
| Renzo Tonin & Associates |
| Traffic Engineer |
| TTPP Transport Planning |
| Landscape Architect |
| Arcadia Landscape Architecture |
| Client |



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

| |
|-----------------------------|
| Drawing Name |
| LEP Height Plane Compliance |

| | | |
|------------|---------|------------|
| Date | Scale | Sheet Size |
| 18.06.2021 | 1 : 100 | @ A1 |

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| Drawn | Chk. |
| CC | WG |

| | | |
|---------|-------------|----------|
| Job No. | Drawing No. | Revision |
| 6339 | DA-0251 | / 3 |

16m HEIGHT PLANE

- LEGEND
- LEP Height Plane
 - Proposed building above Height Plane

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |
| 4 | 02.08.2021 | Issue for Amended DA | HG | WG |

MATERIAL SCHEDULE

| | |
|-------|-------------------------|
| BK-01 | FACE BRICK |
| BL-01 | METAL BALUSTRADE |
| BL-02 | GLASS BALUSTRADE |
| GL-01 | ALUMINIUM FRAMED WINDOW |
| MT-01 | METAL FINISH 01 |
| PC-01 | PRECAST CONCRETE 1 |
| PC-02 | PRECAST CONCRETE 2 |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Building Elevations - East (Waters Road)

| Date | Scale | Sheet Size |
|------------|---------|------------|
| 02.08.2021 | 1 : 100 | @ A1 |

| Drawn | Chk. |
|-------|------|
| MS | WG |

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|---------|-------------|----------|
| 6339 | DA-0501 | / 4 |



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MATERIAL SCHEDULE

| | |
|-------|-------------------------|
| BK-01 | FACE BRICK |
| BL-01 | METAL BALUSTRADE |
| BL-02 | GLASS BALUSTRADE |
| GL-01 | ALUMINIUM FRAMED WINDOW |
| MT-01 | METAL FINISH 01 |
| PC-01 | PRECAST CONCRETE 1 |
| PC-02 | PRECAST CONCRETE 2 |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Building Elevations - West (Waters Lane)

| Date | Scale | Sheet Size |
|------------|---------|------------|
| 02.08.2021 | 1 : 100 | @ A1 |

| Drawn | Chk. |
|-------|------|
| MS | WG |

| Job No. | Drawing No. | Revision |
|---------|-------------|----------|
| 6339 | DA-0502 | / 4 |

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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MATERIAL SCHEDULE

| | |
|-------|-------------------------|
| BK-01 | FACE BRICK |
| BL-01 | METAL BALUSTRADE |
| BL-02 | GLASS BALUSTRADE |
| GL-01 | ALUMINIUM FRAMED WINDOW |
| MT-01 | METAL FINISH 01 |
| PC-01 | PRECAST CONCRETE 1 |
| PC-02 | PRECAST CONCRETE 2 |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

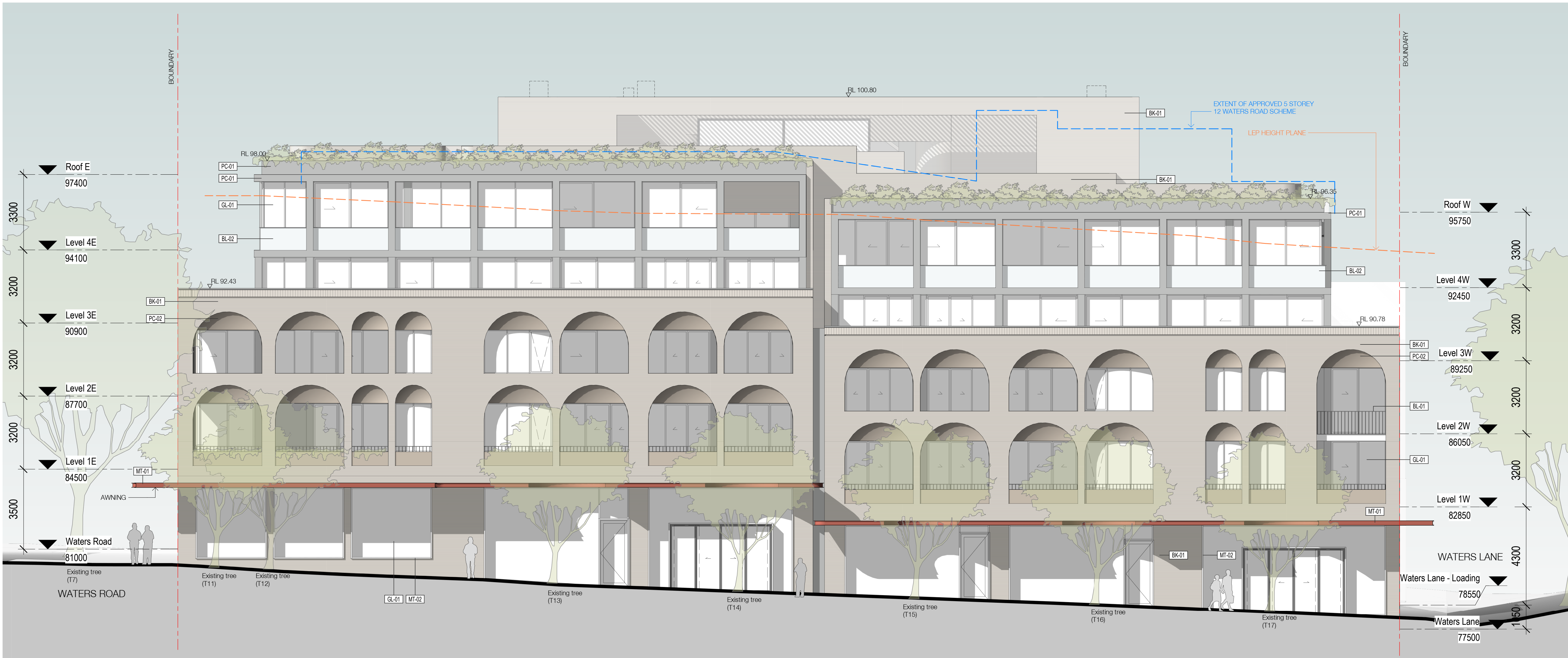
Building Elevations - North
(Grosvenor Street)

| Date | Scale | Sheet Size |
|------------|---------|------------|
| 02.08.2021 | 1 : 100 | @ A1 |

| Drawn | Chk. |
|-------|------|
| MS | WG |

| Job No. | Drawing No. | Revision |
|---------|-------------|----------|
| 6339 | DA-0503 | / 4 |

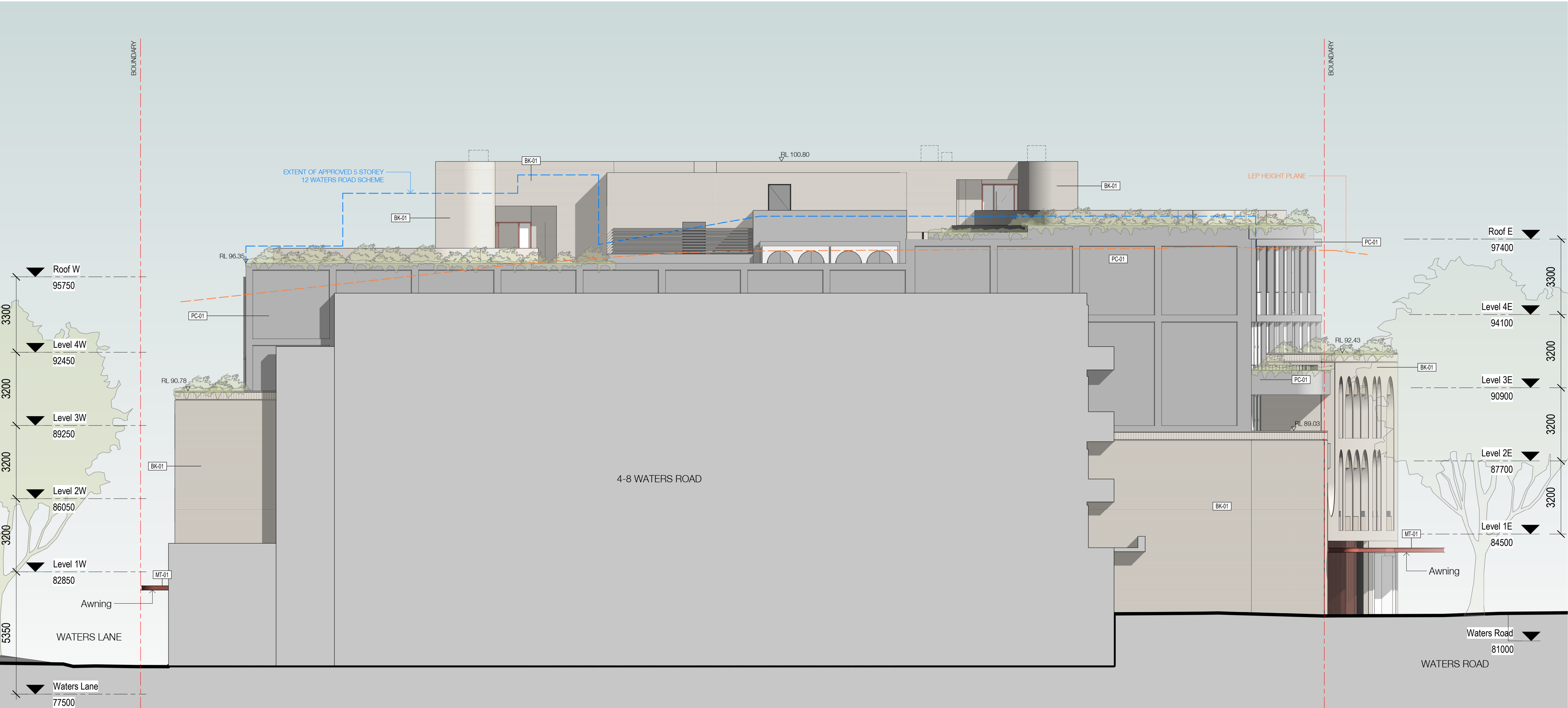
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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MATERIAL SCHEDULE

| | |
|-------|-------------------------|
| BK-01 | FACE BRICK |
| BL-01 | METAL BALUSTRADE |
| BL-02 | GLASS BALUSTRADE |
| GL-01 | ALUMINIUM FRAMED WINDOW |
| MT-01 | METAL FINISH 01 |
| PC-01 | PRECAST CONCRETE 1 |
| PC-02 | PRECAST CONCRETE 2 |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Building Elevations - South

| Date | Scale | Sheet Size |
|------------|---------|------------|
| 02.08.2021 | 1 : 100 | @ A1 |

| Drawn | Chk. |
|-------|------|
| MS | WG |

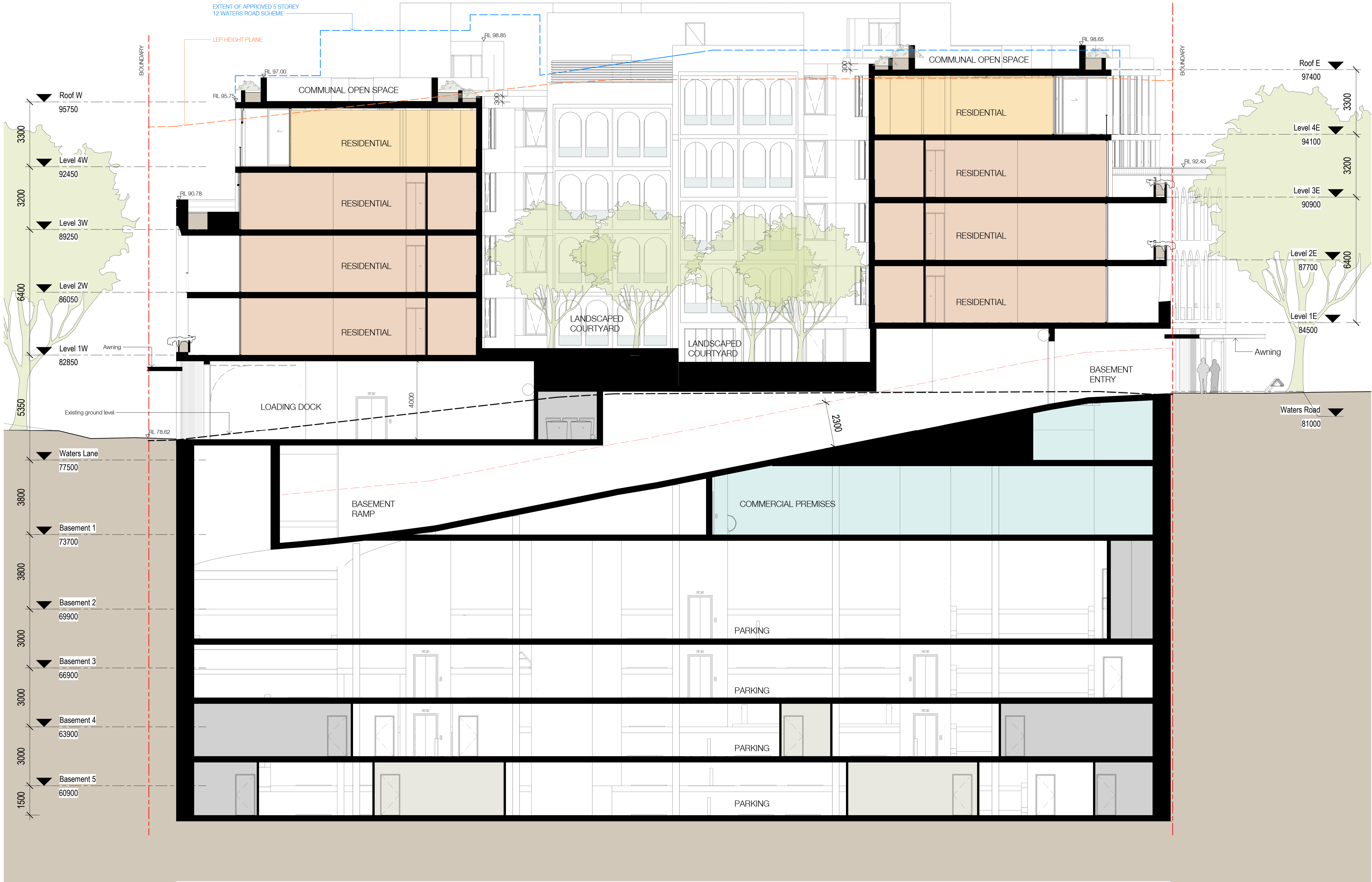
| Job No. | Drawing No. | Revision |
|---------|-------------|----------|
| 6339 | DA-0504 | / 4 |

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| 5 | 18.06.2021 | Issue for Amended DA | JS | WG |
| 6 | 02.08.2021 | Issue for Amended DA | HG | WG |
| 7 | 31.08.2021 | Issue for Amended DA | HG | AH |



| | |
|----------------------------------|--------------------------|
| Town Planner | SJB Planning |
| BCA Consultant | Building Code Assistance |
| Access Consultant | |
| Inclusive Places | |
| Basix | |
| Efficient Living | |
| Structural / MEP / Fire Engineer | |
| Stantec | |
| Acoustic Engineer | |
| Renzo Tonin & Associates | |
| Traffic Engineer | |
| TTPP Transport Planning | |
| Landscape Architect | |
| Arcadia Landscape Architecture | |
| Client | |



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

Drawing Name
Section A

Date
31.08.2021

Scale
1 : 100

Sheet Size
@ A1

Drawn
MS

Chk.
WG

Job No.
6339

Drawing No.
DA-0601

Revision
/ 7

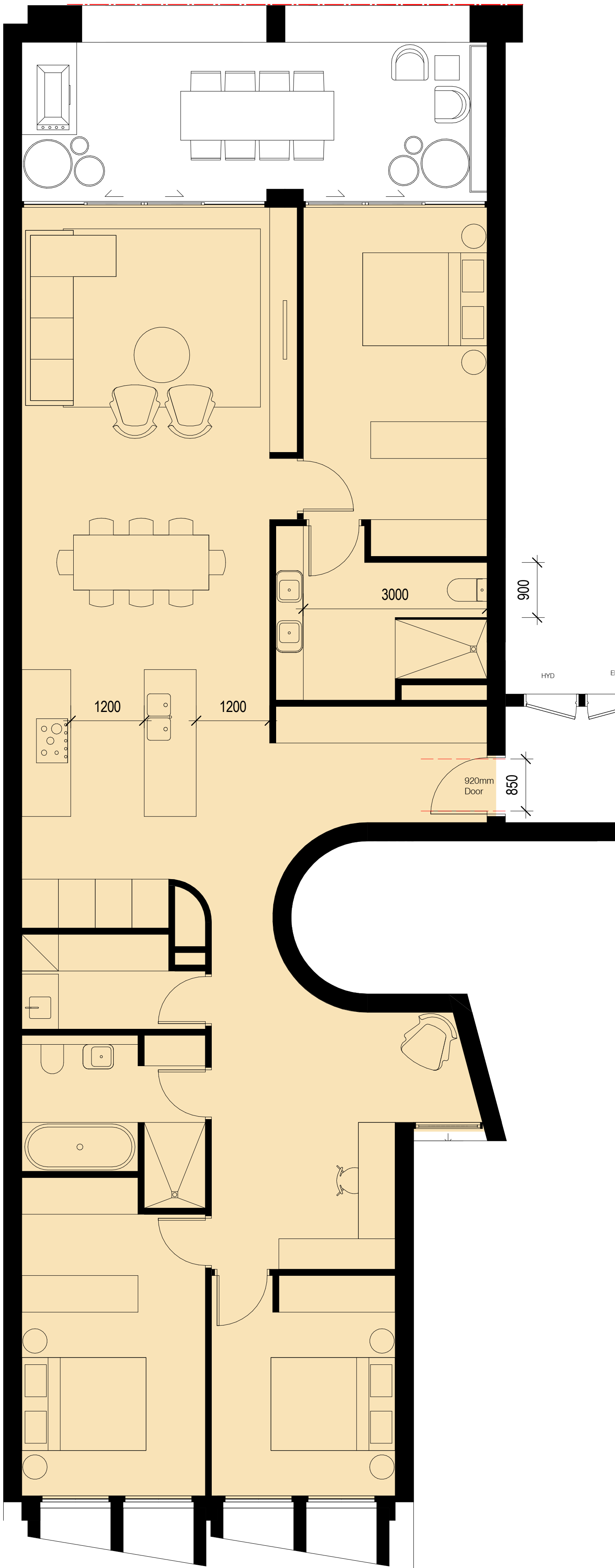


Nominated Architects: Adam Haddow-7188 | John Pradel-7004

| Rev | Date | Revision | By | Chk. |
|-----|------------|-----------------------|----|------|
| 1 | 19.03.2021 | Issue for DA | MS | WG |
| 2 | 04.06.2021 | Issue for Information | | |
| 3 | 10.06.2021 | Issue for Information | HG | WG |
| 4 | 18.06.2021 | Issue for Information | JS | WG |
| 5 | 18.06.2021 | Issue for Amended DA | JS | WG |
| 6 | 02.08.2021 | Issue for Amended DA | HG | WG |

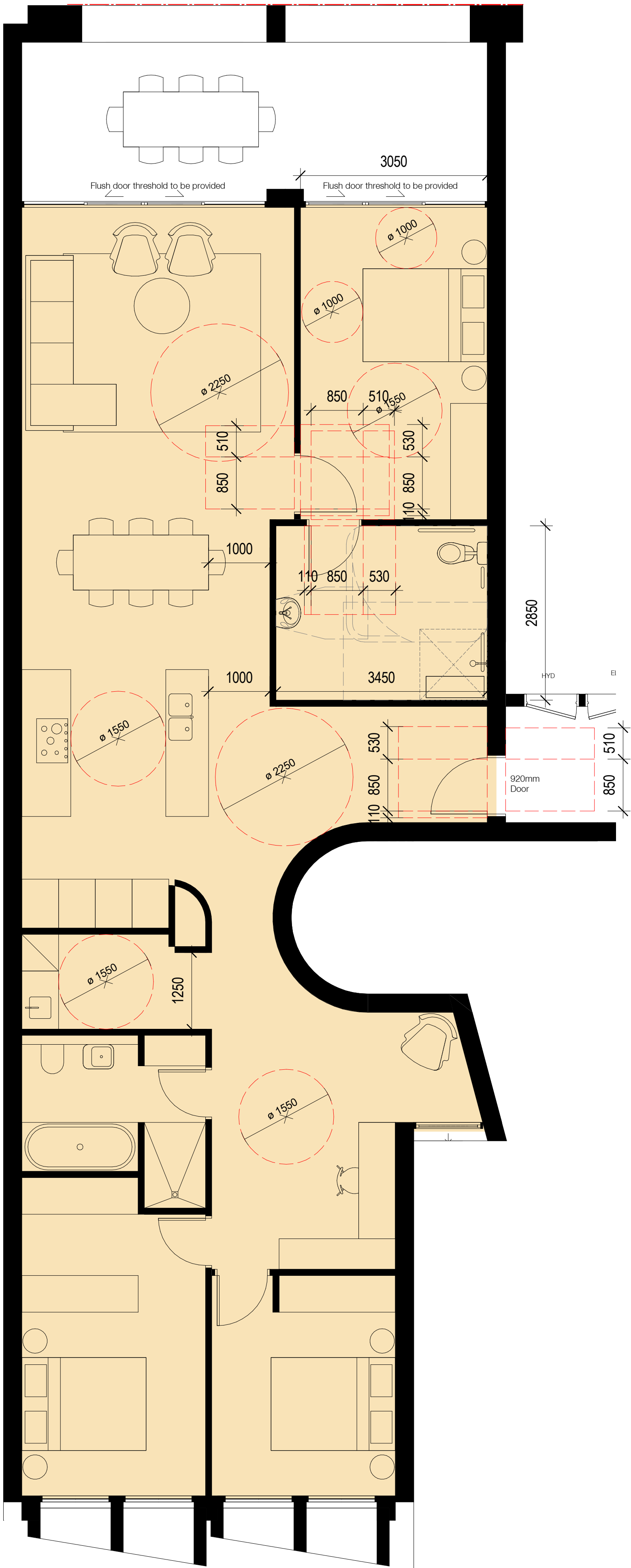
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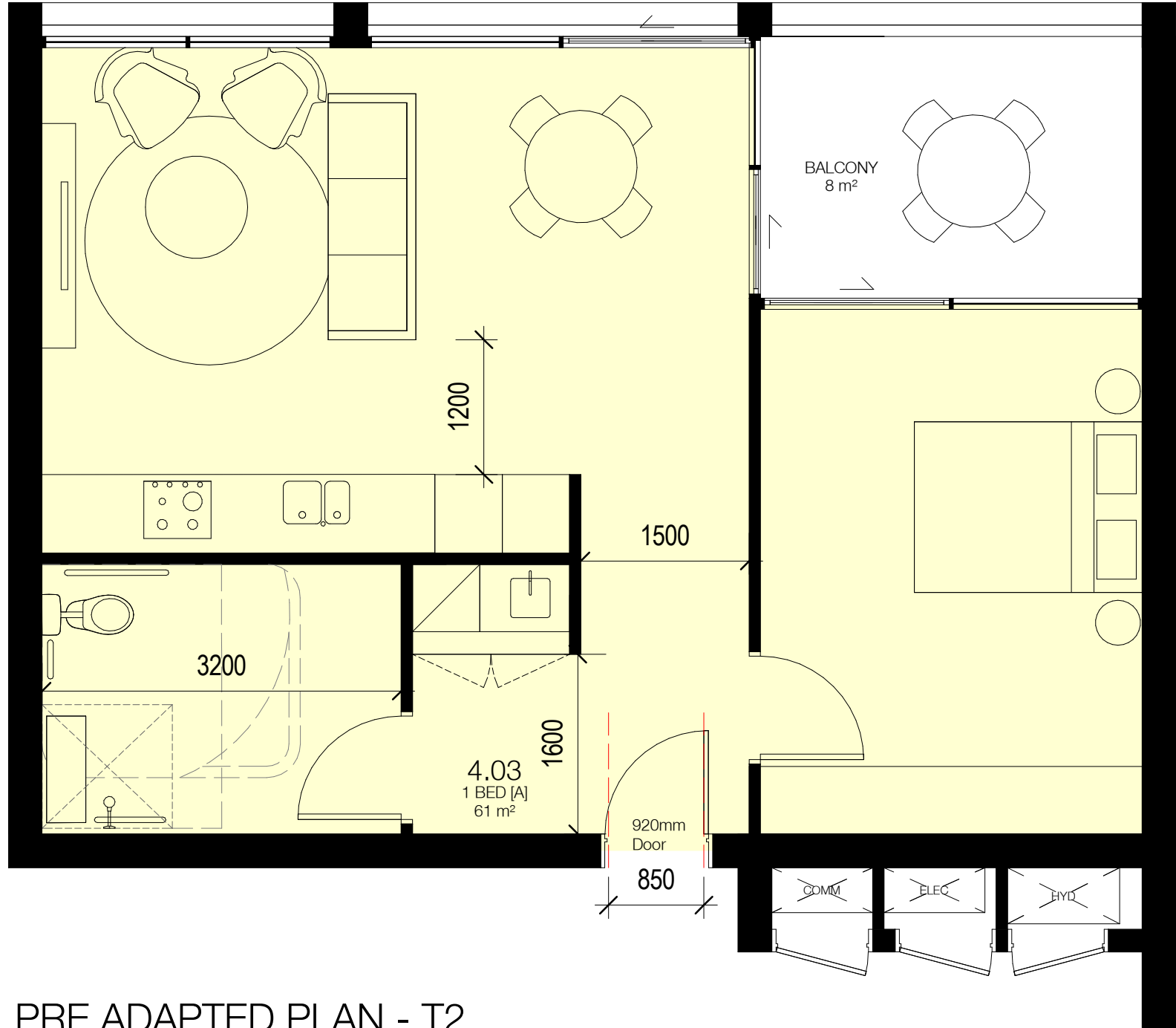
PRE ADAPTED PLAN + SILVER LIVEABLE* - T1
APARTMENT 1.05^/1.06/2.05^/2.06/3.04^/3.05/4.04

*Note: UNO all doors min 820mm to SILVER LIVEABLE requirements
^Note: Same, Mirrored.



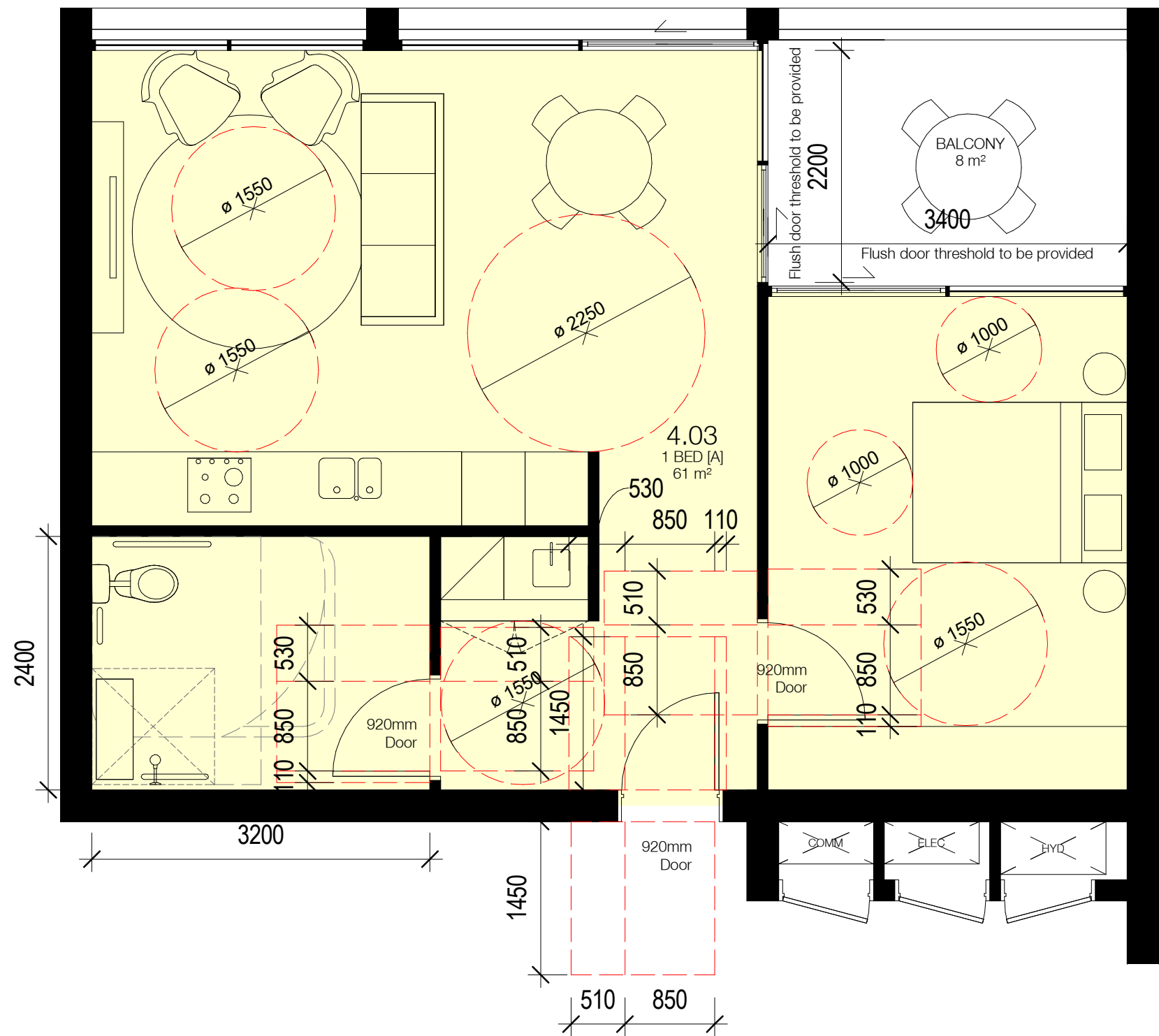
POST ADAPTED PLAN - T1
APARTMENTS 2.05^/ 2.06 /3.05

^Note: Same, Mirrored.



PRE ADAPTED PLAN - T2
APARTMENT 4.03 and 4.06^

^Note: Same, Mirrored.



POST ADAPTED PLAN - T2
APARTMENT 4.03 and 4.06^

^Note: Same, Mirrored.

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

| Rev | Date | Revision | By | Chk. |
|-----|------------|-----------------------|----|------|
| 1 | 19.03.2021 | Issue for DA | MS | WG |
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| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

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Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



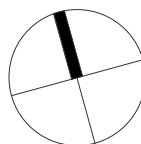
Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Apartment Types - Adaptable Units



| Date | Scale | Sheet Size |
|------------|--------|------------|
| 18.06.2021 | 1 : 50 | @ A1 |

| Drawn | Chk. |
|-------|------|
| MS | WG |

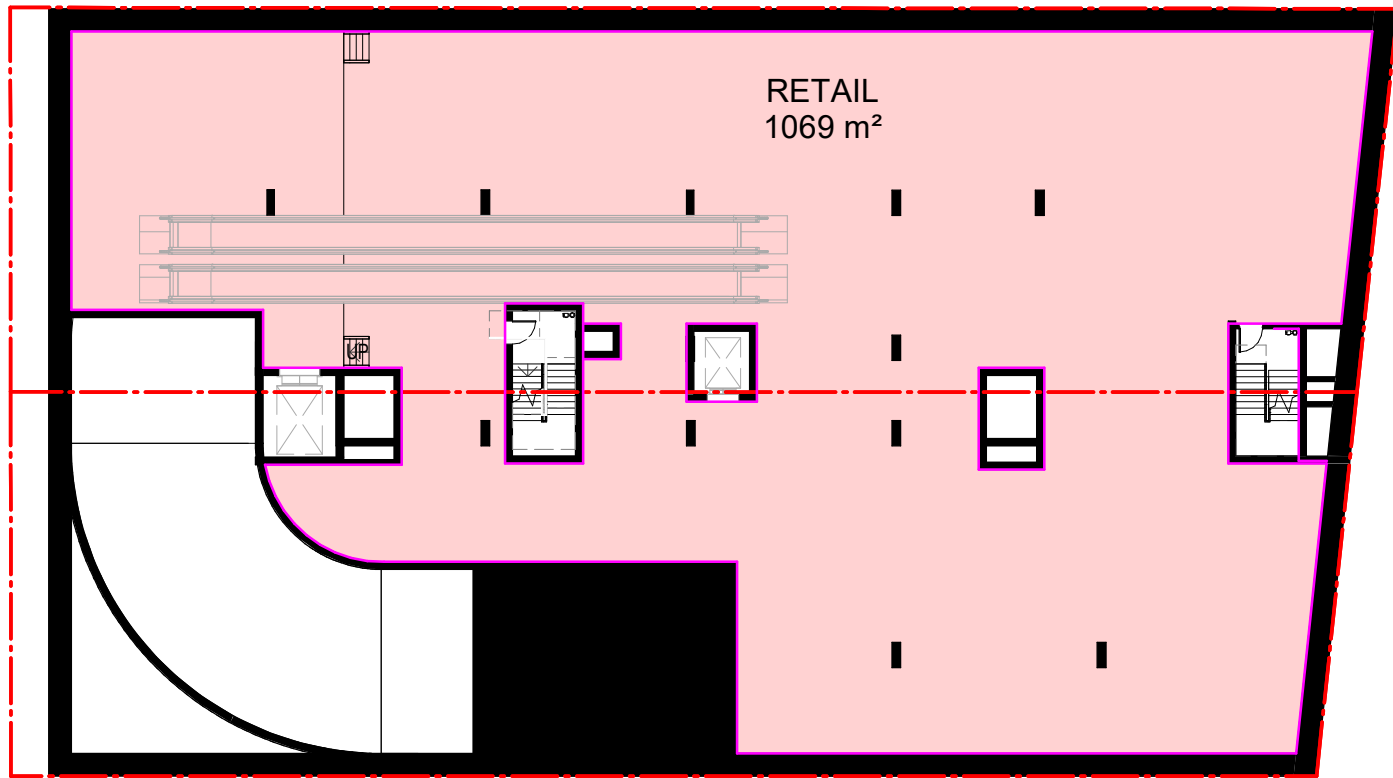
| Job No. | Drawing No. | Revision |
|---------|-------------|----------|
| 6339 | DA-1451 | / 3 |

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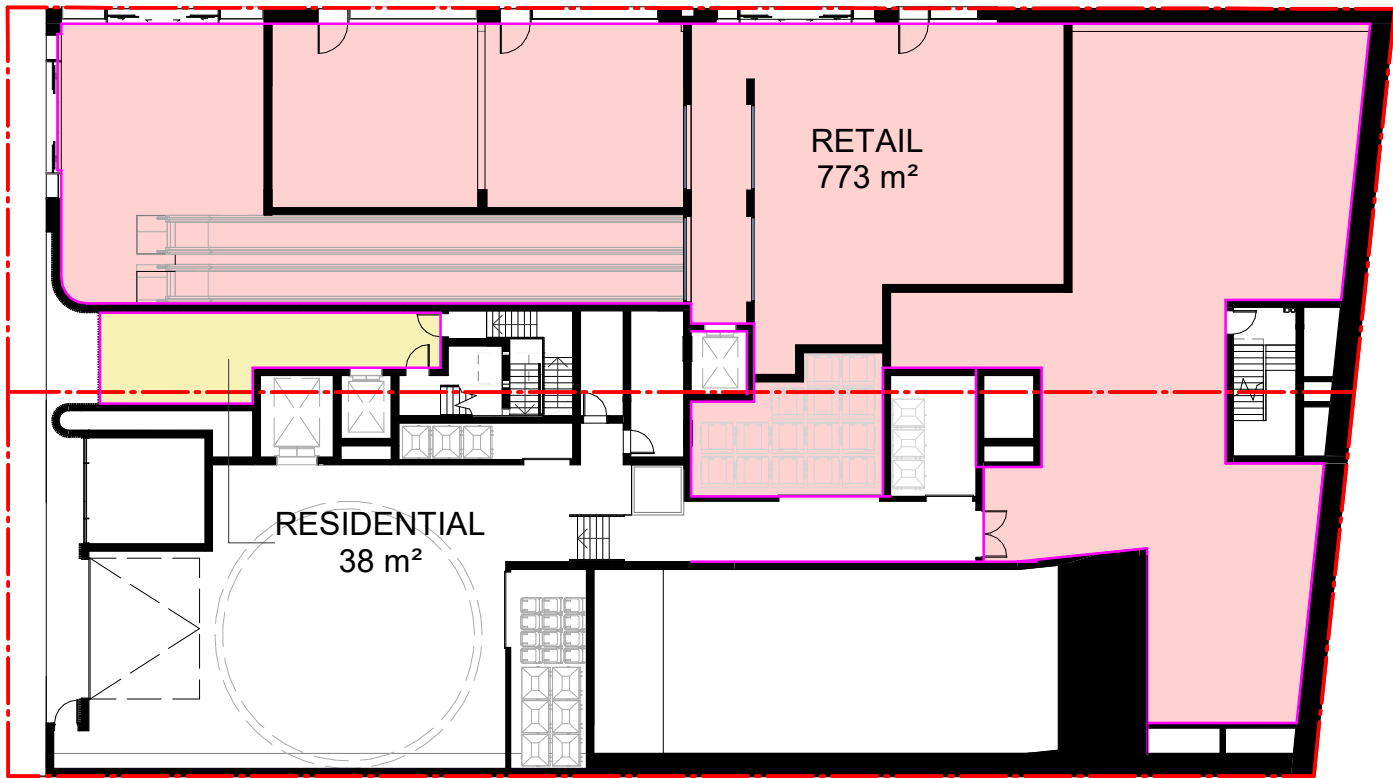


FOR APPROVAL

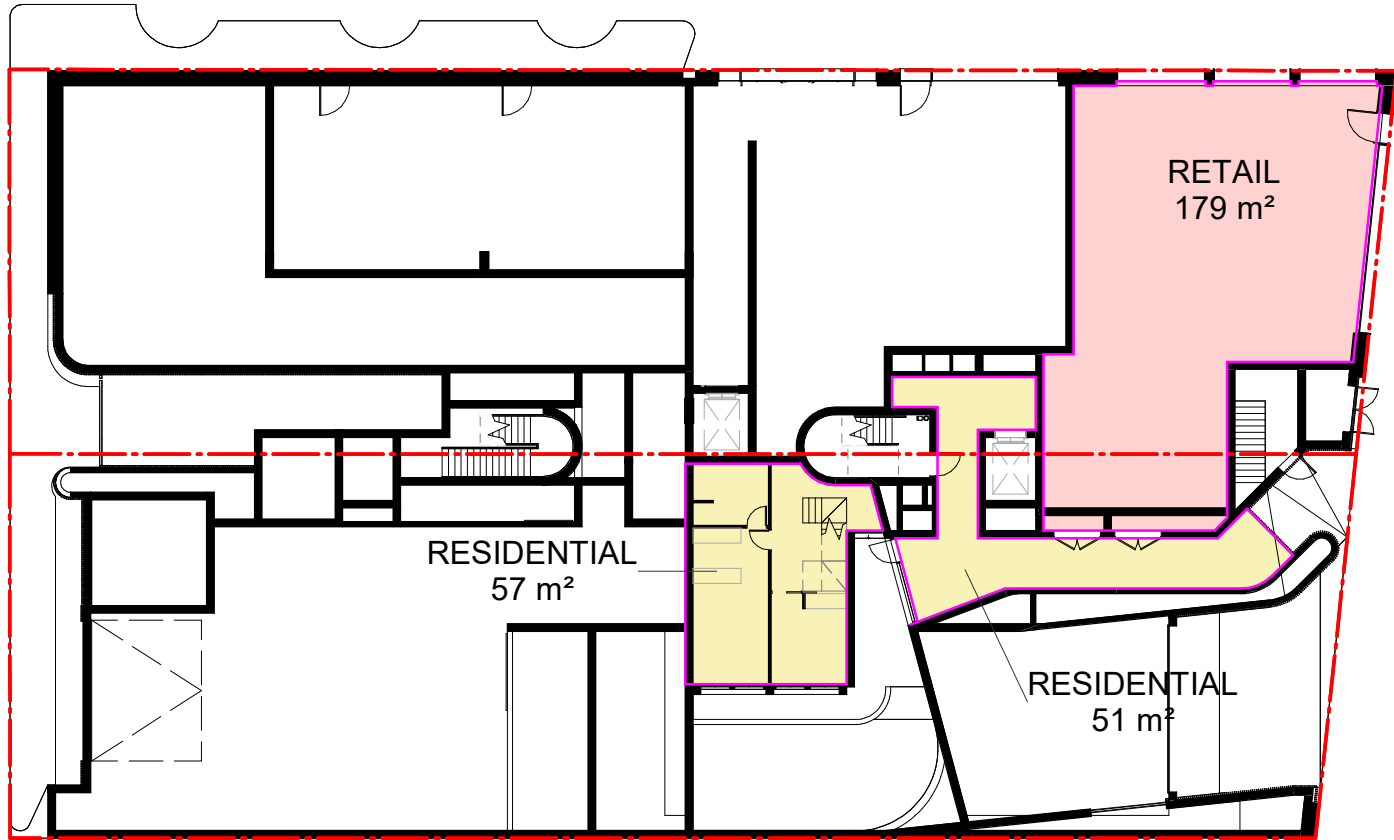
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| 1 | 19.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |



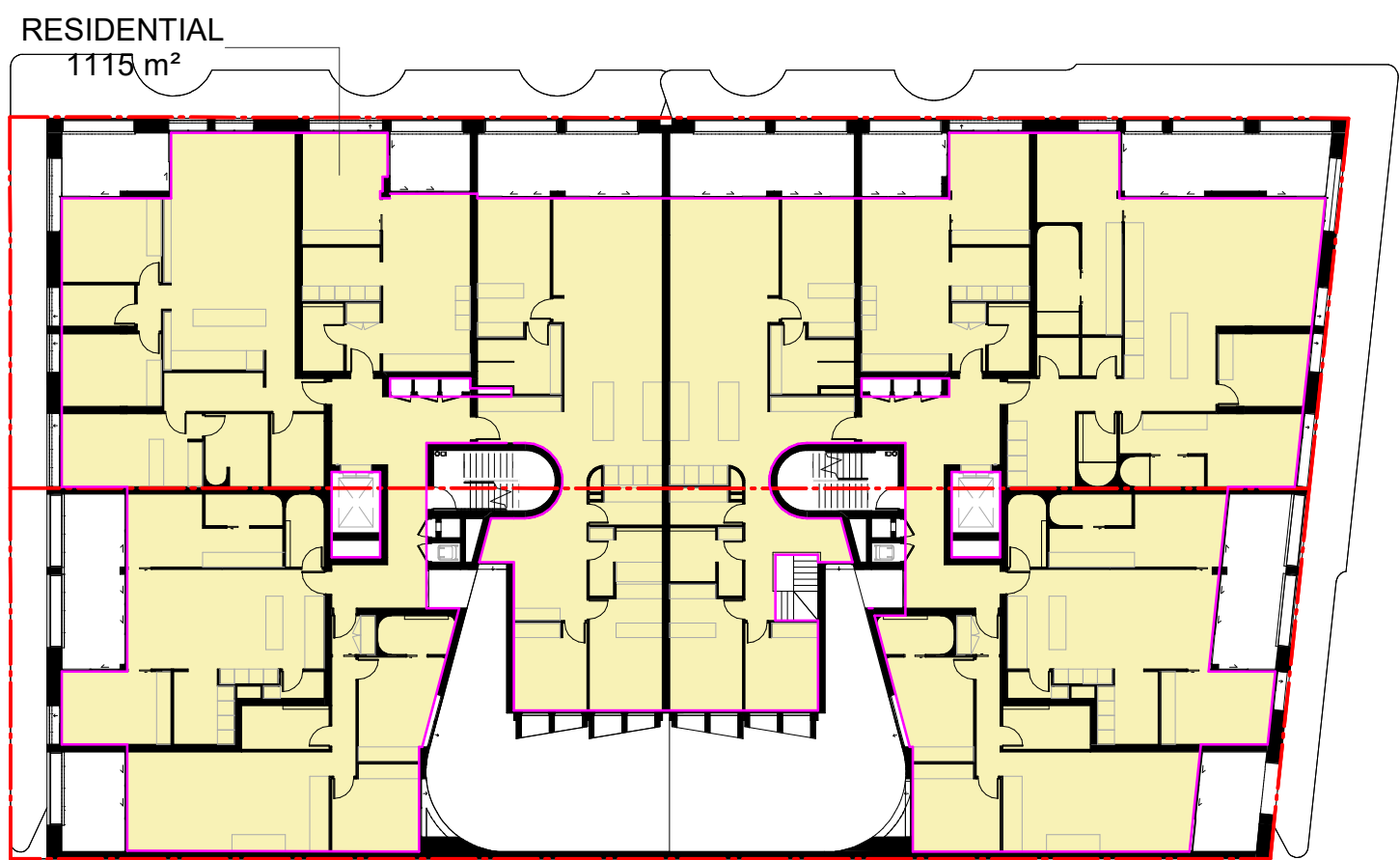
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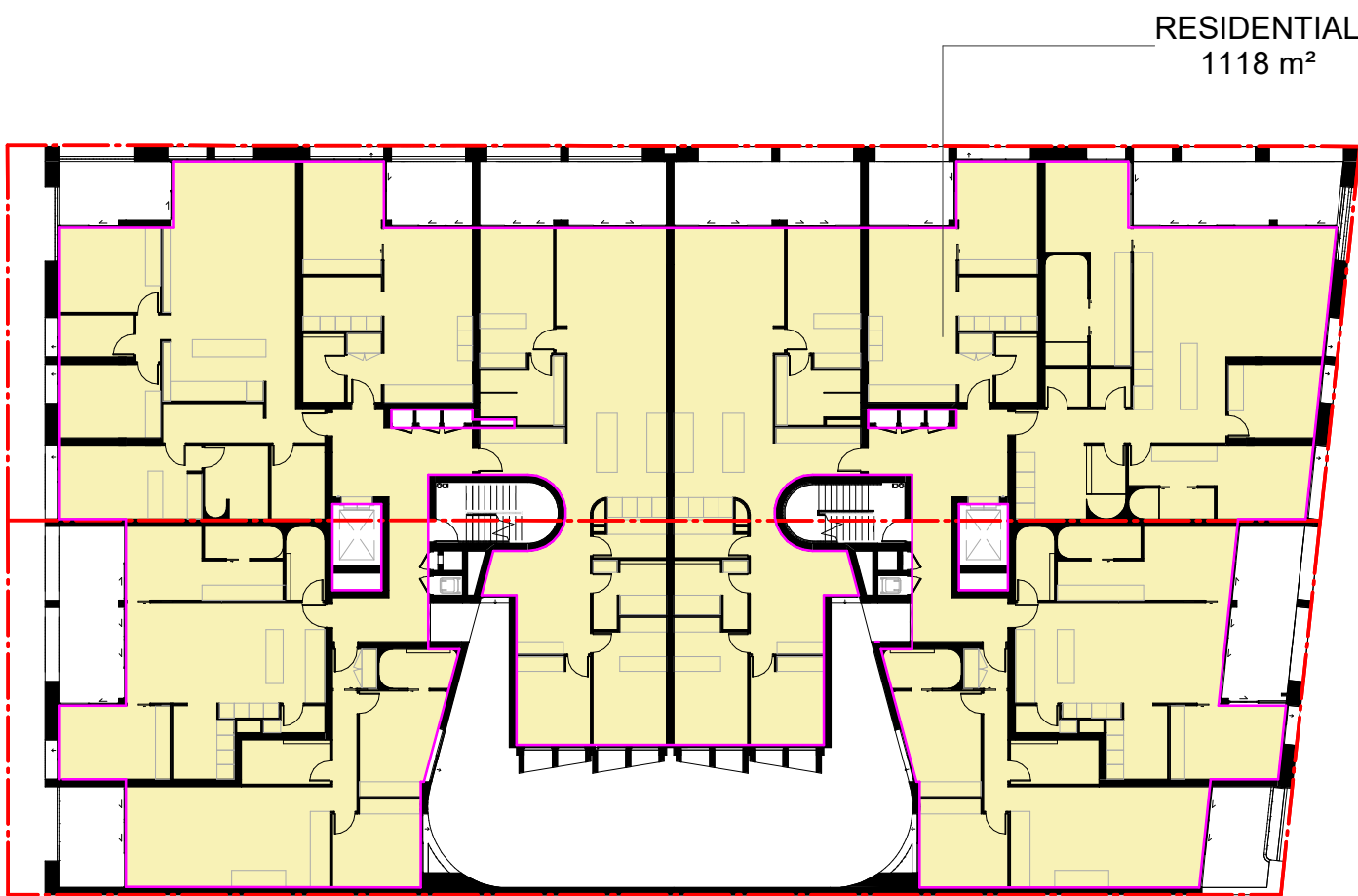
Waters Lane



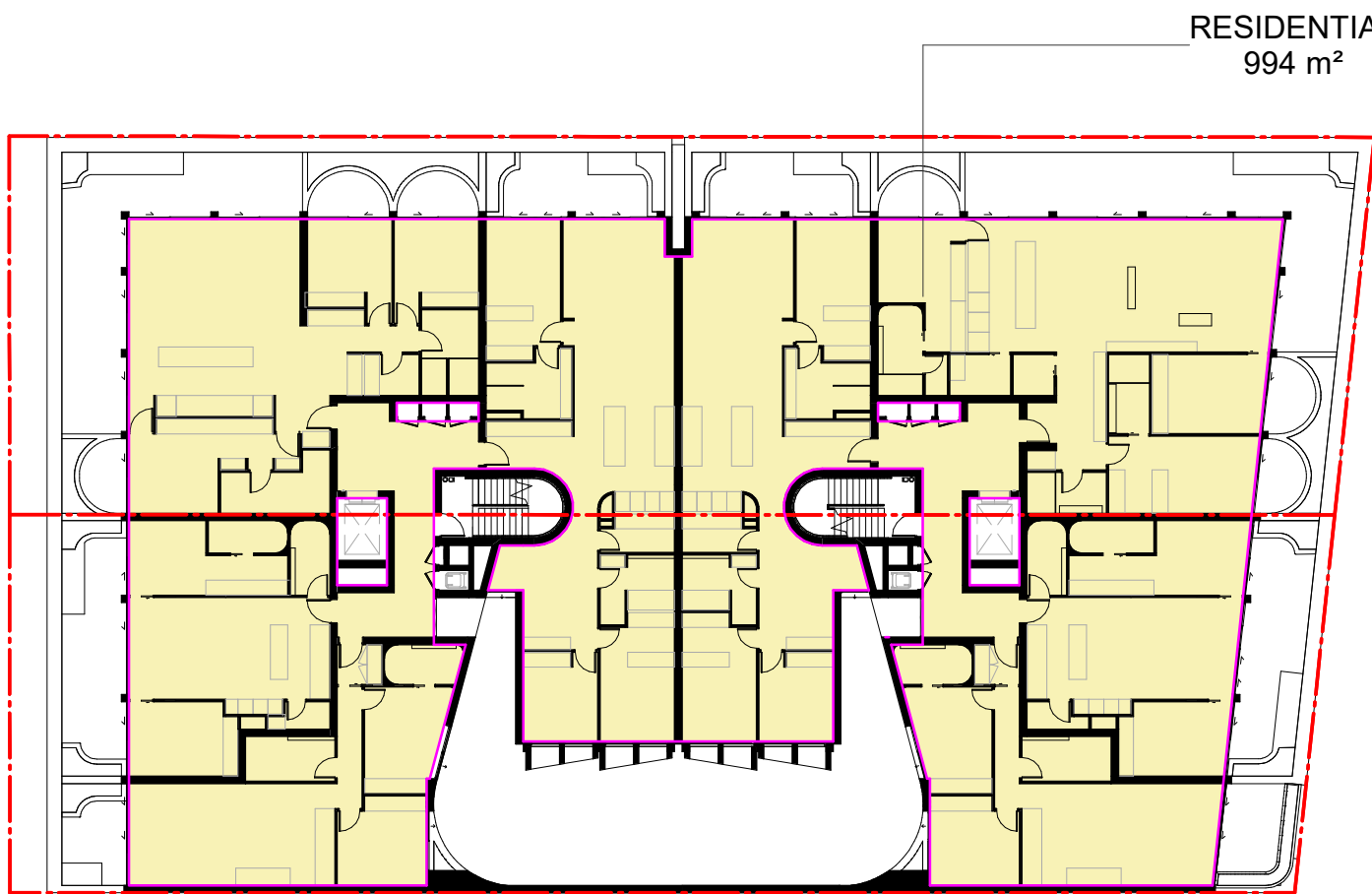
Waters Road



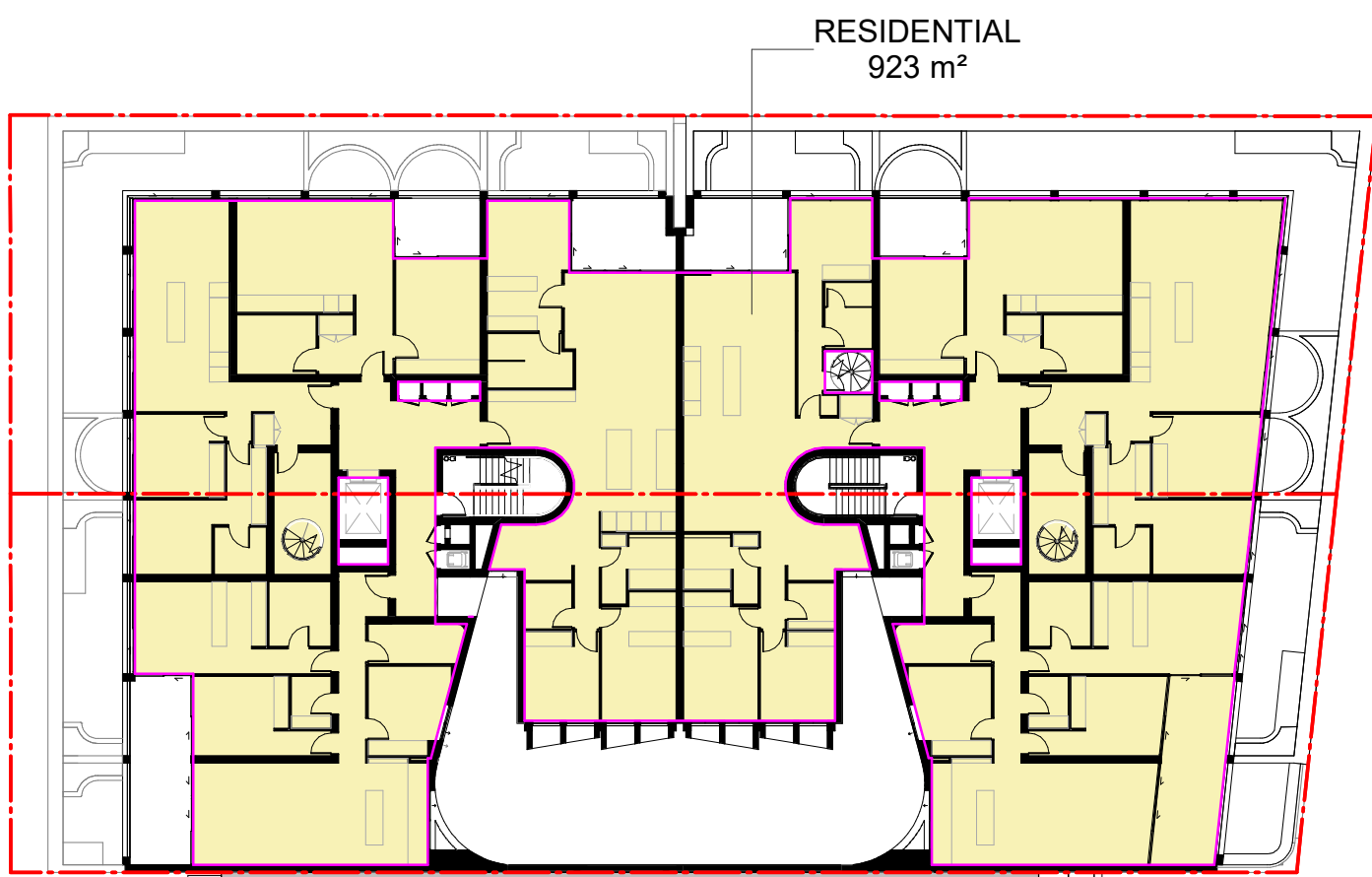
Level 1



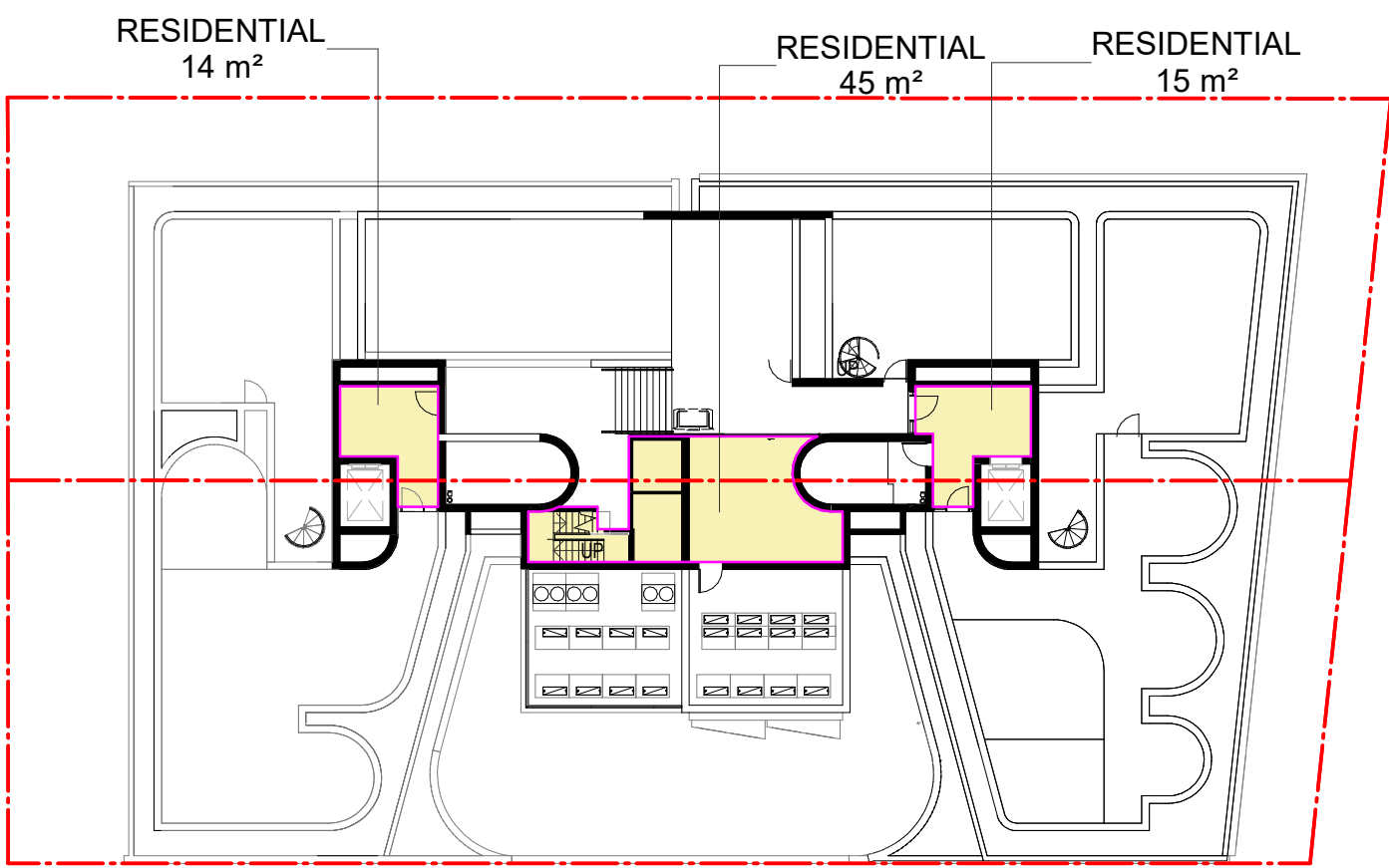
Level 2



Level 3



Level 4



Roof

| Area Schedule (GFA) | |
|-----------------------|---------|
| Level | Area |
| RETAIL | |
| Basement 1 | 1069 m² |
| Waters Lane - Loading | 773 m² |
| Waters Road | 179 m² |
| | 2020 m² |
| RESIDENTIAL | |
| Waters Lane - Loading | 38 m² |
| Waters Road | 108 m² |
| Level 1W | 1115 m² |
| Level 2W | 1118 m² |
| Level 3W | 994 m² |
| Level 4W | 923 m² |
| Roof E | 74 m² |
| | 4370 m² |
| Total | 6390 m² |
| Site Area | 1627 m² |

LEGEND

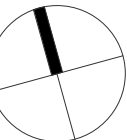
- Commercial Premises GFA
- Residential GFA

| | |
|----------------------------------|--------------------------|
| Town Planner | SJB Planning |
| BCA Consultant | Building Code Assistance |
| Access Consultant | |
| Inclusive Places | |
| Basix | |
| Efficient Living | |
| Structural / MEP / Fire Engineer | |
| Stantec | |
| Acoustic Engineer | |
| Renzo Tonin & Associates | |
| Traffic Engineer | |
| TTPP Transport Planning | |
| Landscape Architect | |
| Arcadia Landscape Architecture | |
| Client | |



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

Drawing Name
GFA Analysis



Date
18.06.2021

Scale
As indicated

Sheet Size
@ A1

Drawn
CC

Chk.
WG

Job No.
6339

Drawing No.
DA-3001

Revision
/ 3

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

| Rev | Date | Revision | By | Chk. |
|-----|------------|-----------------------|----|------|
| 1 | 19.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



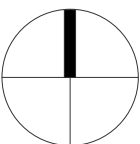
Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

View Diagrams - Waters Lane -
Level 5

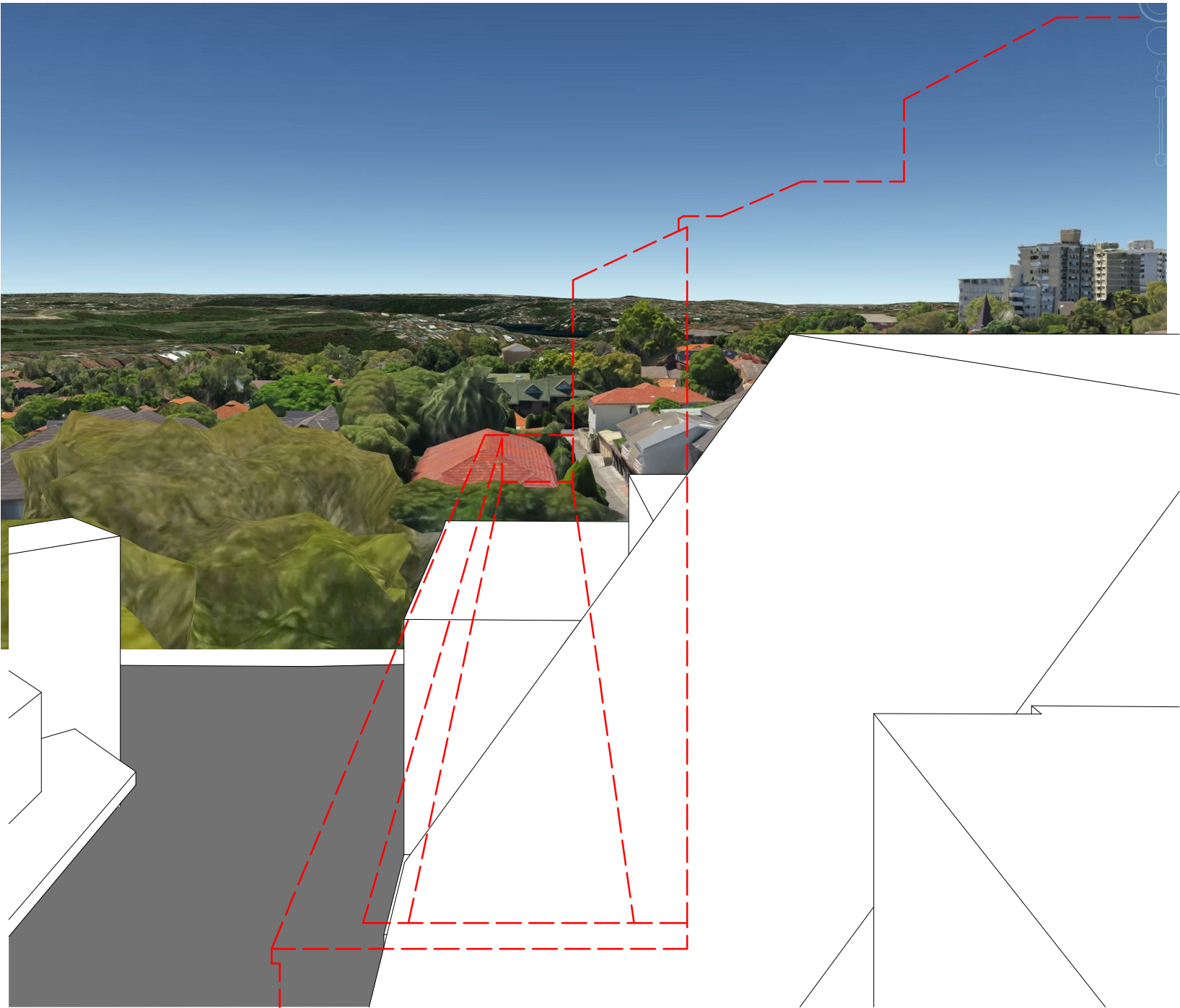


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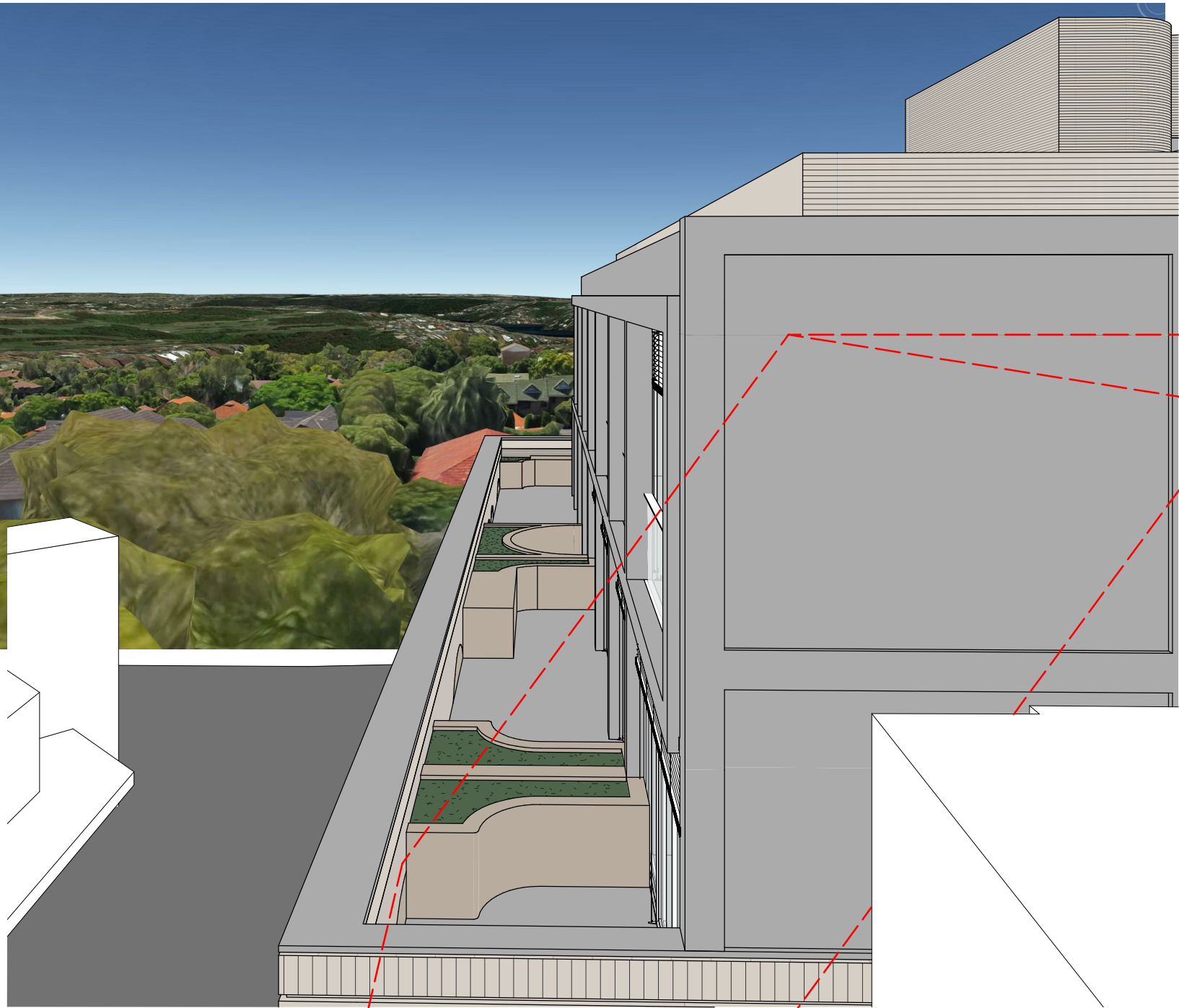
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|-------|------|
| Drawn | Chk. |
| CC | WG |

| | | |
|---------|-------------|----------|
| Job No. | Drawing No. | Revision |
| 6339 | DA-3011 | / 3 |

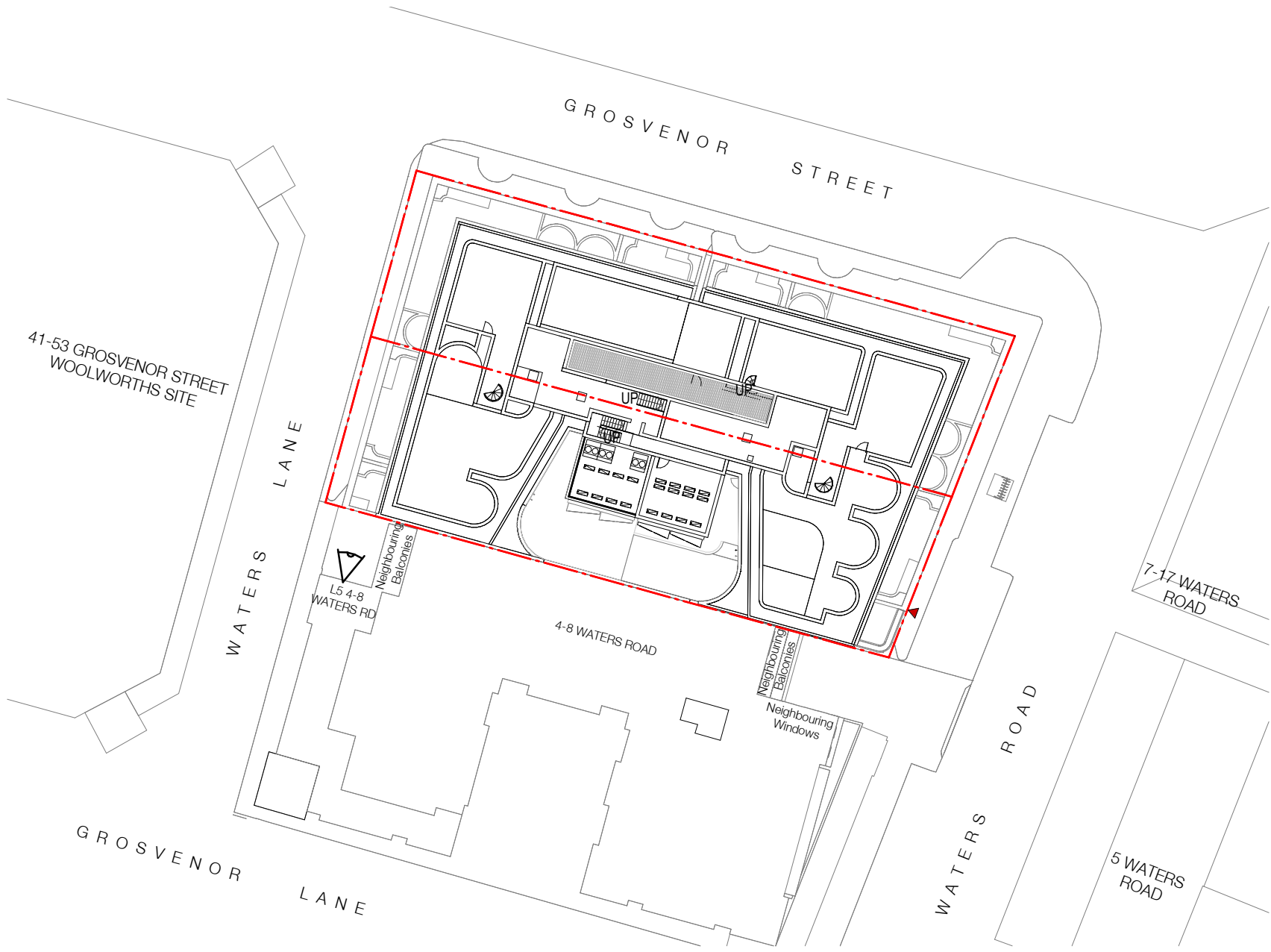
SJB Architects
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Surry Hills NSW
2010 Australia
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View From Level 5, 4-8 Waters
Rd - Existing



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

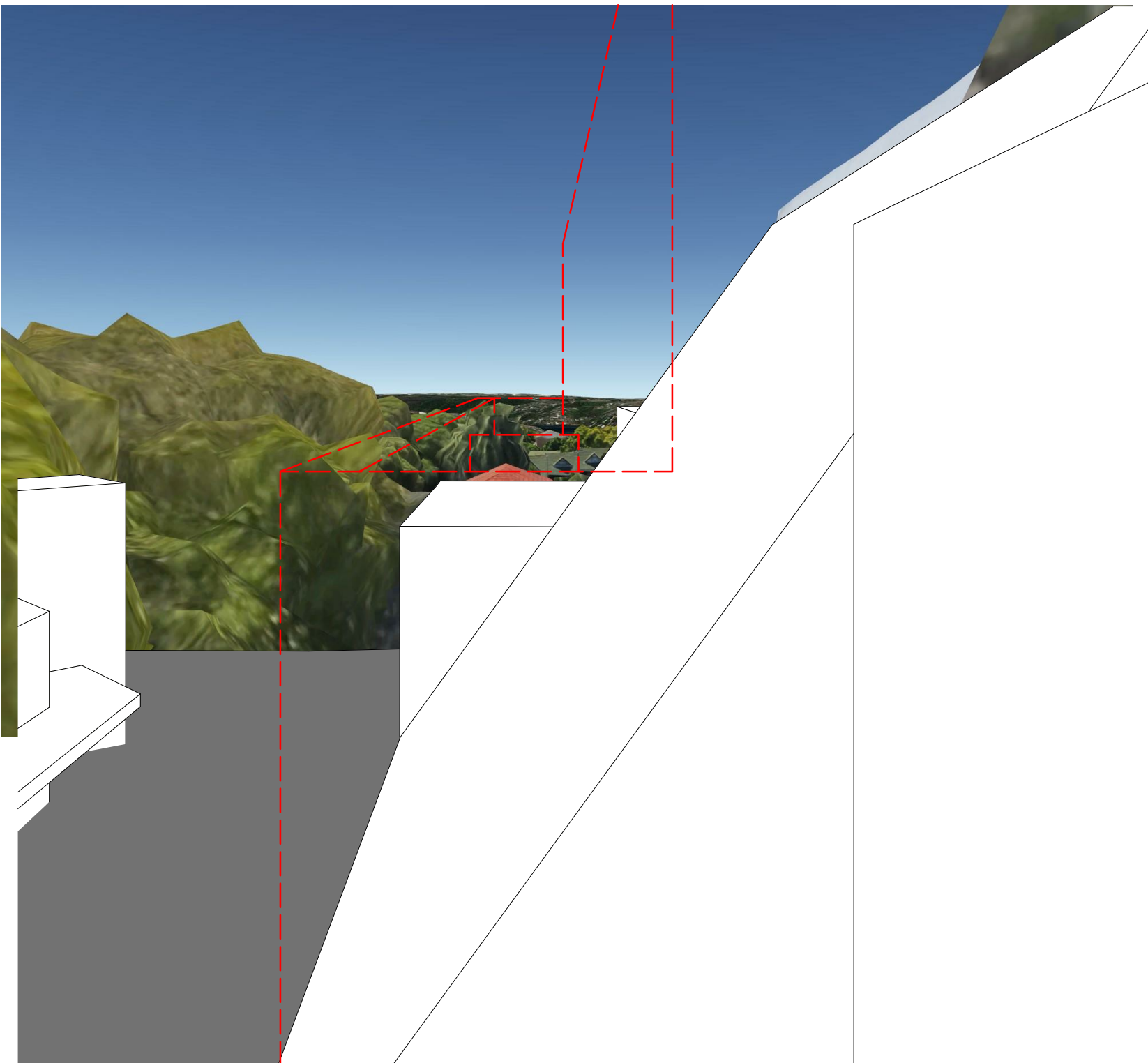


View Key - Site Plan

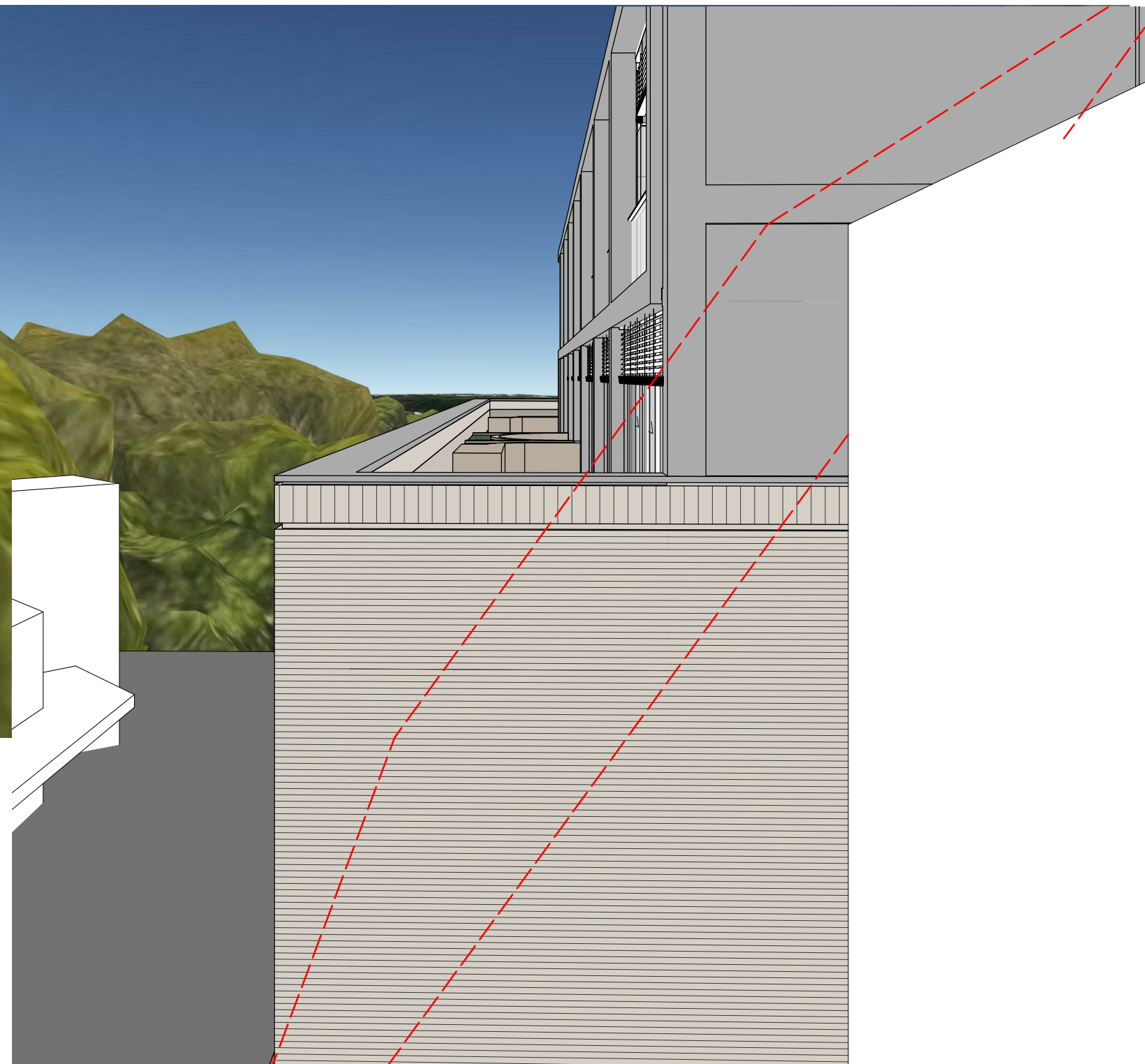
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

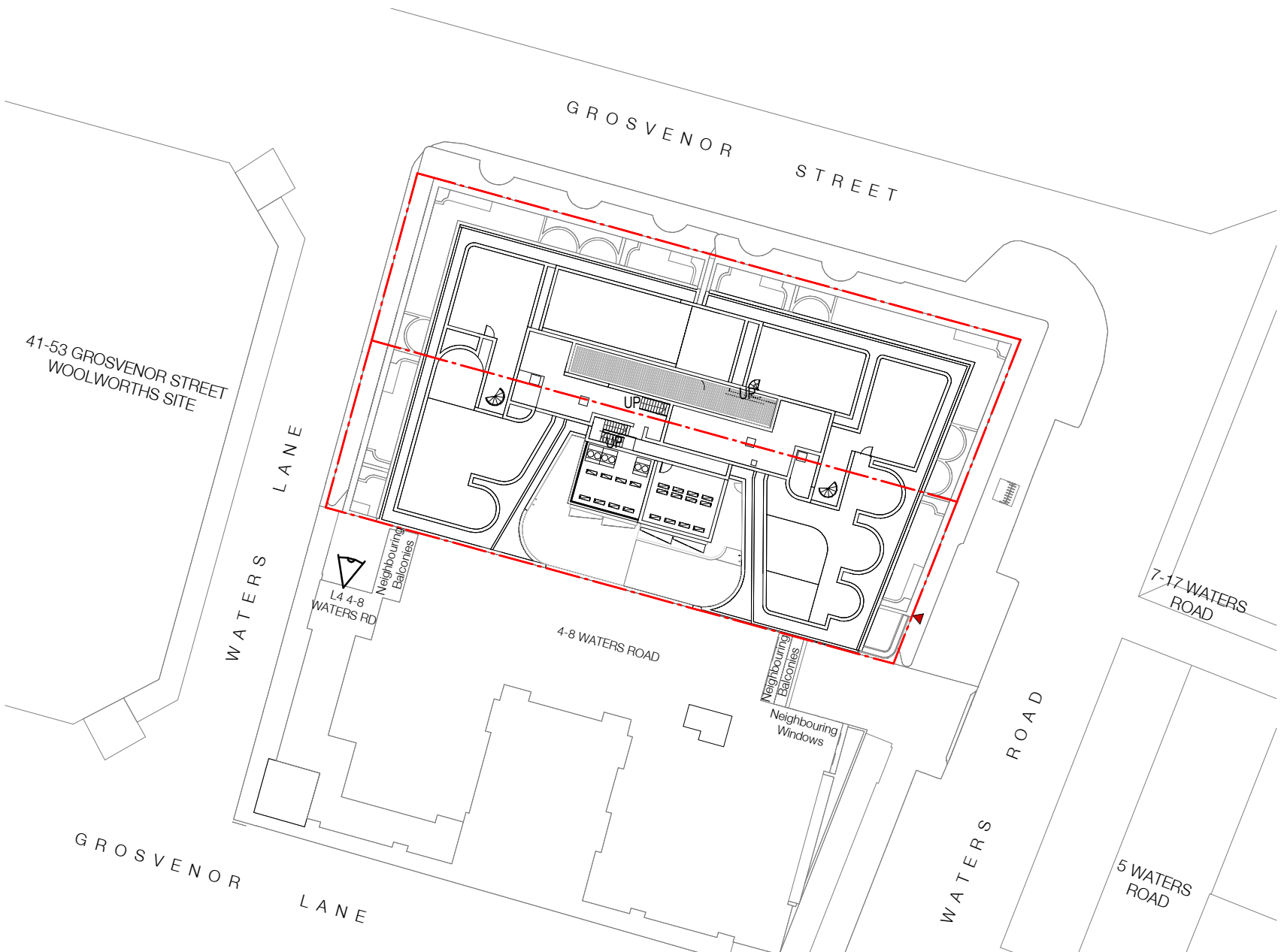
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| 1 | 19.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |



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



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



View Key - Site Plan

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



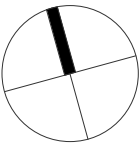
Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

View Diagrams - Waters Lane -
Level 4



Date 18.06.2021 Scale 1 : 500 Sheet Size @ A1

Drawn CC Chk. WG

Job No. 6339 Drawing No. DA-3012 Revision / 3



FOR APPROVAL

| Rev | Date | Revision | By | Chk. |
|-----|------------|-----------------------|----|------|
| 1 | 19.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



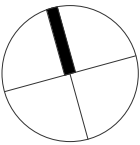
Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

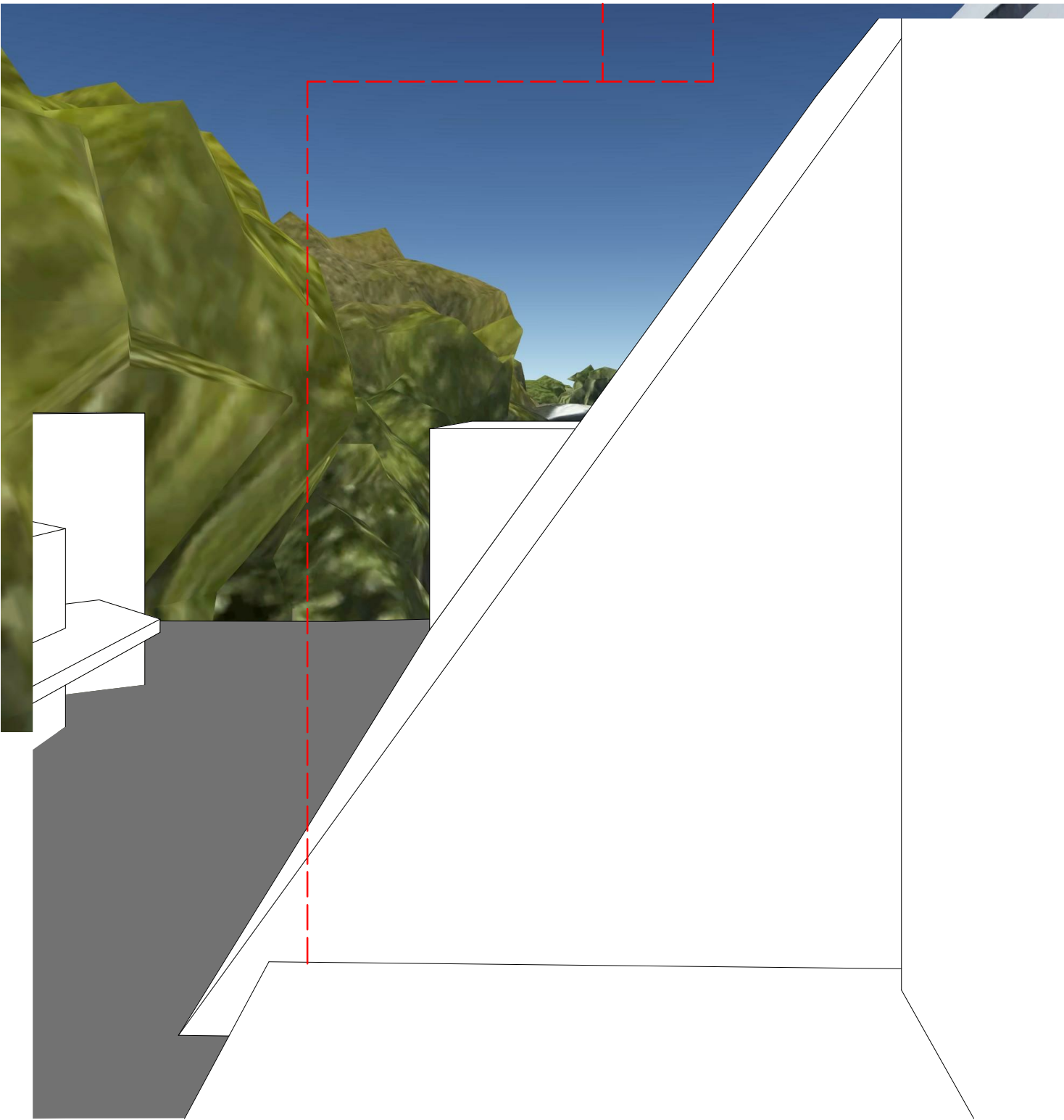
View Diagrams - Waters Lane -
Level 3



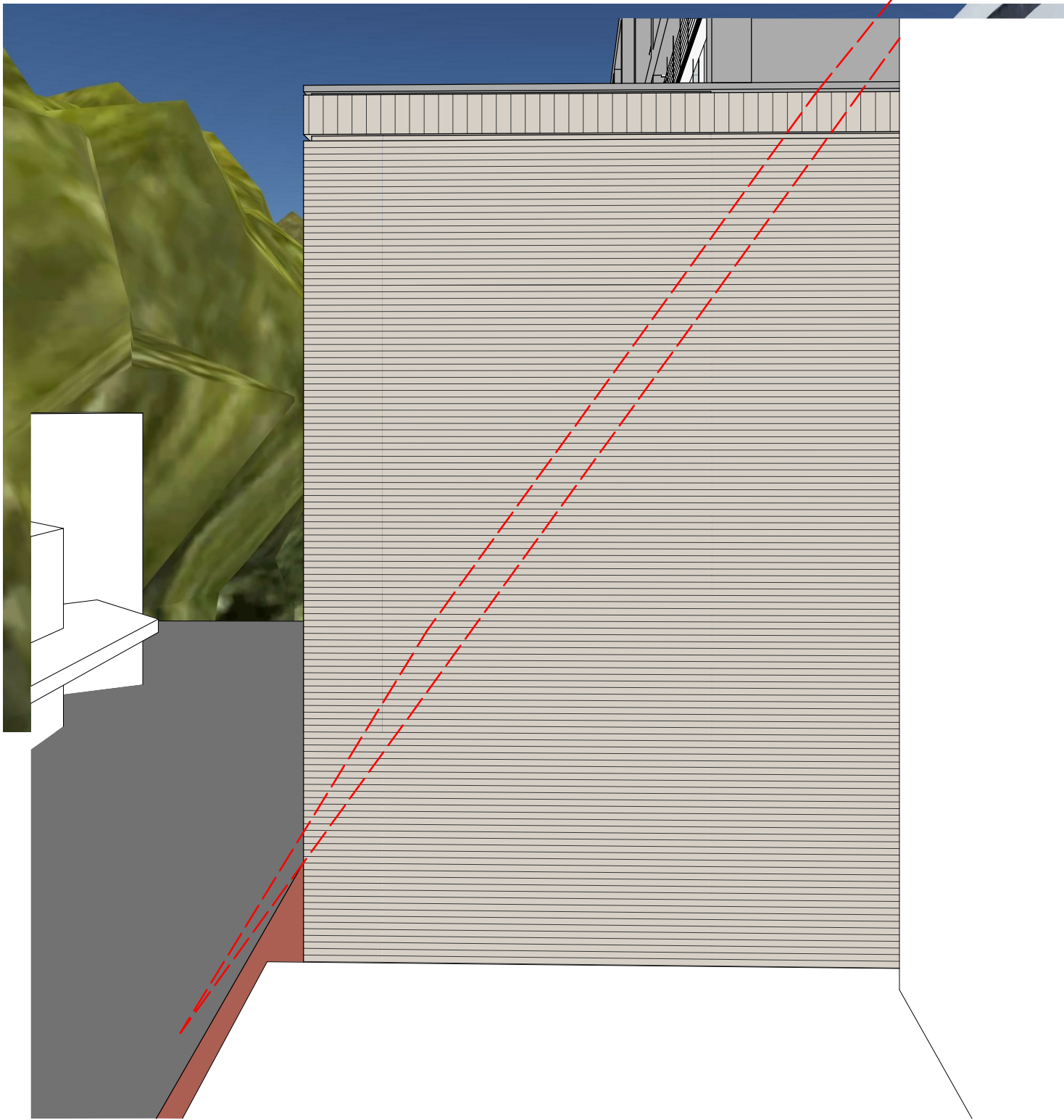
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| Drawn | Chk. |
| CC | WG |

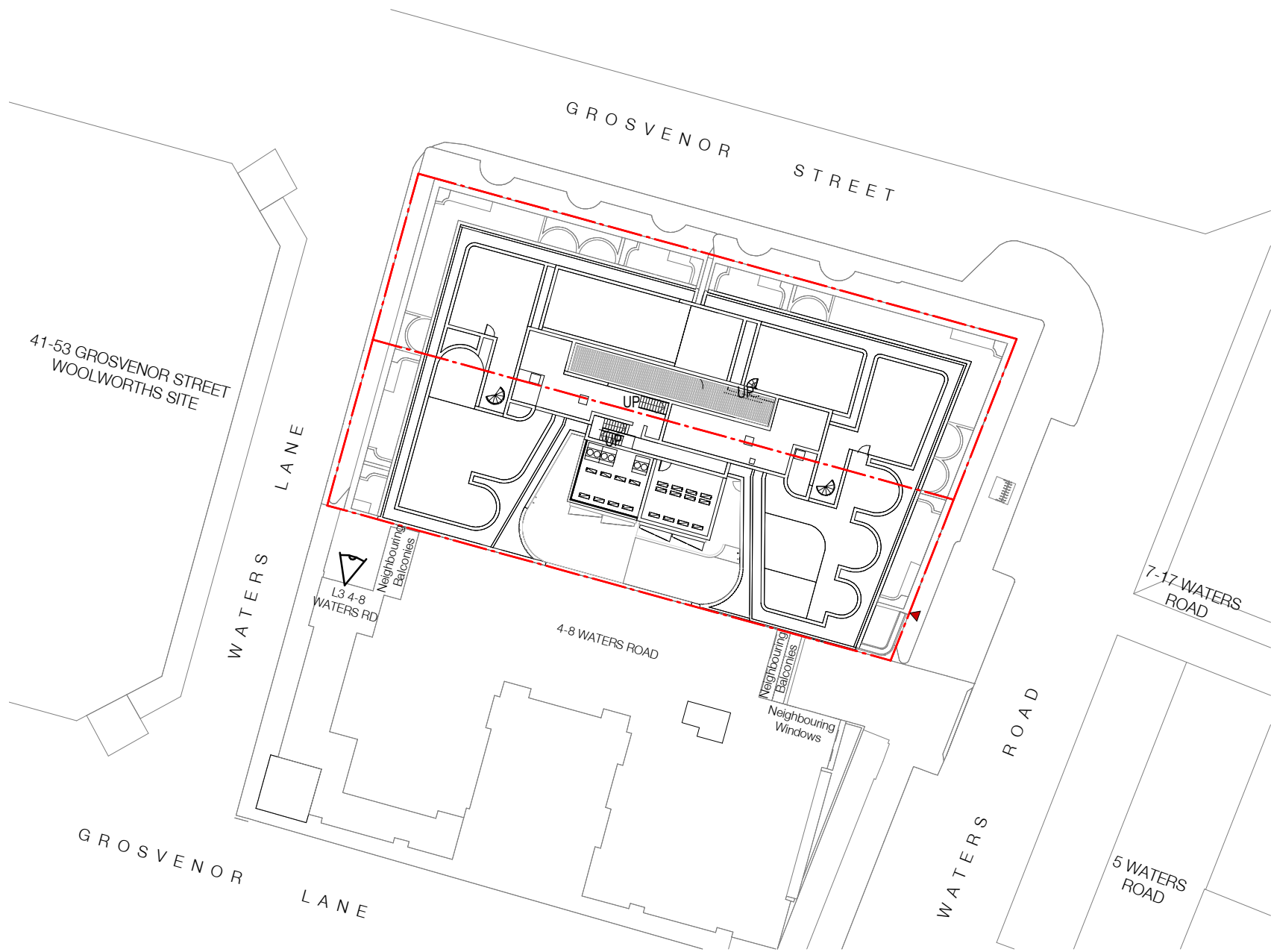
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| Job No. | Drawing No. | Revision |
| 6339 | DA-3013 | / 3 |



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



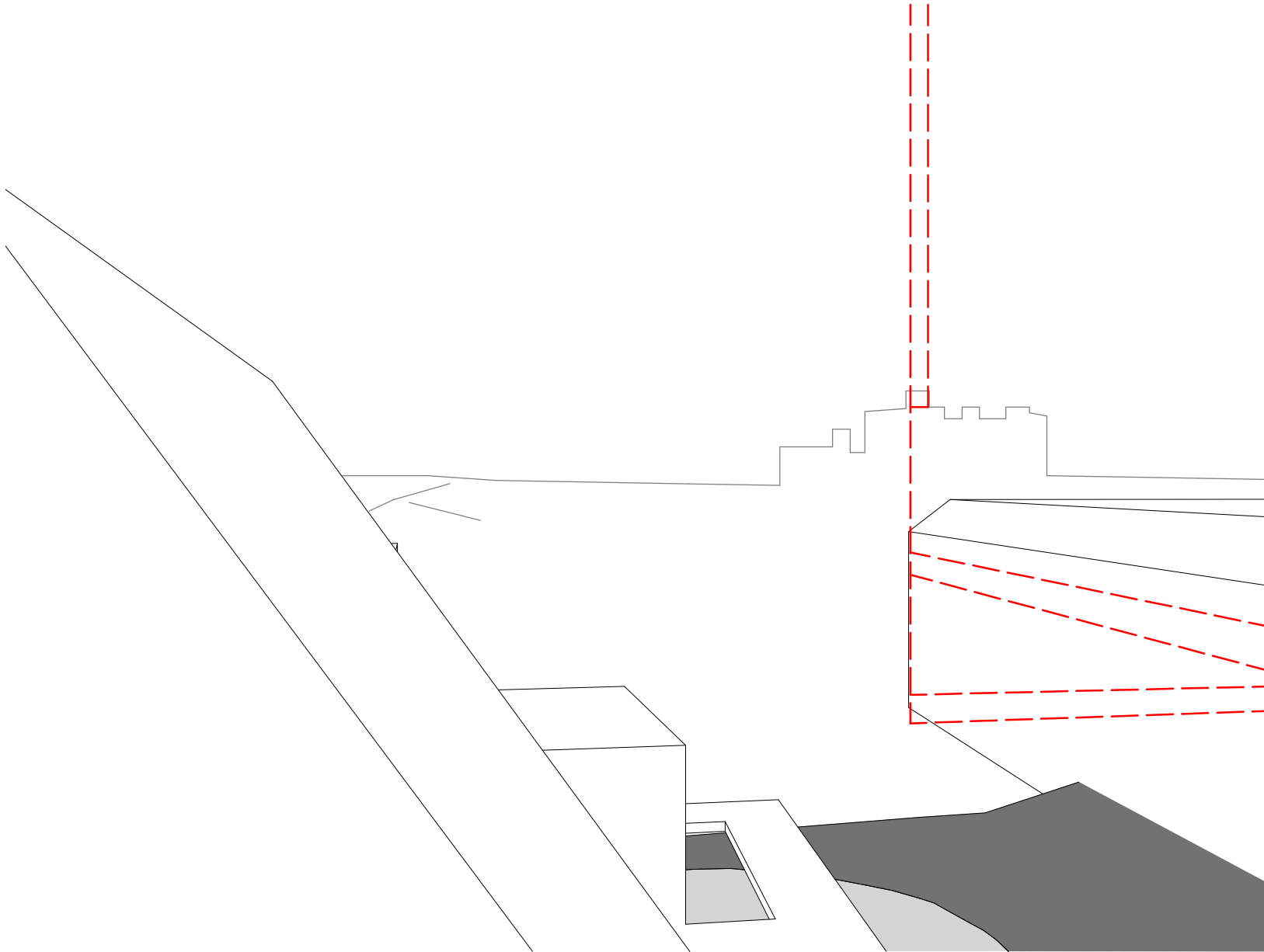
View From Level 3, 4-8 Waters
Rd - Proposed



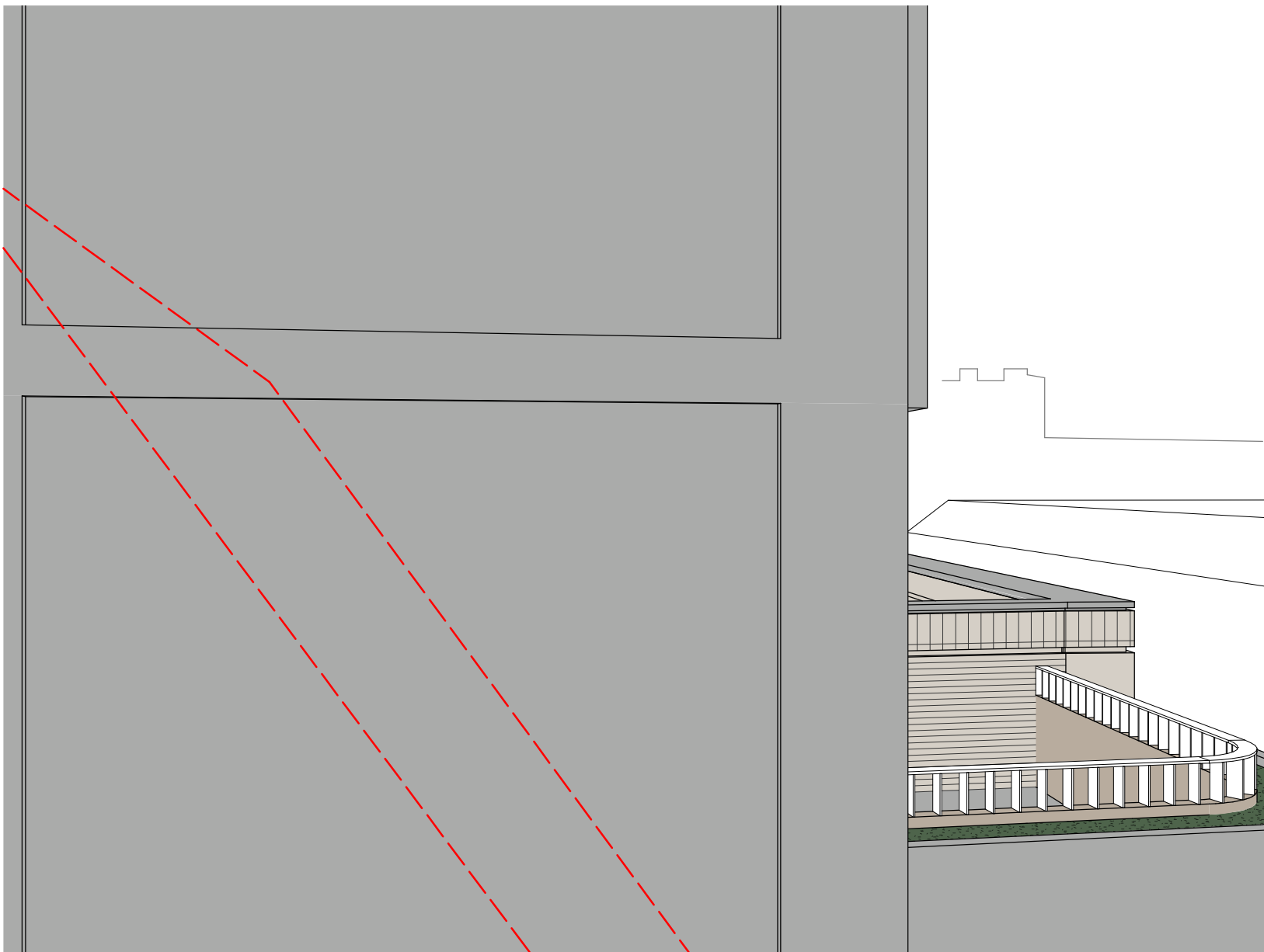
View Key - Site Plan

FOR APPROVAL

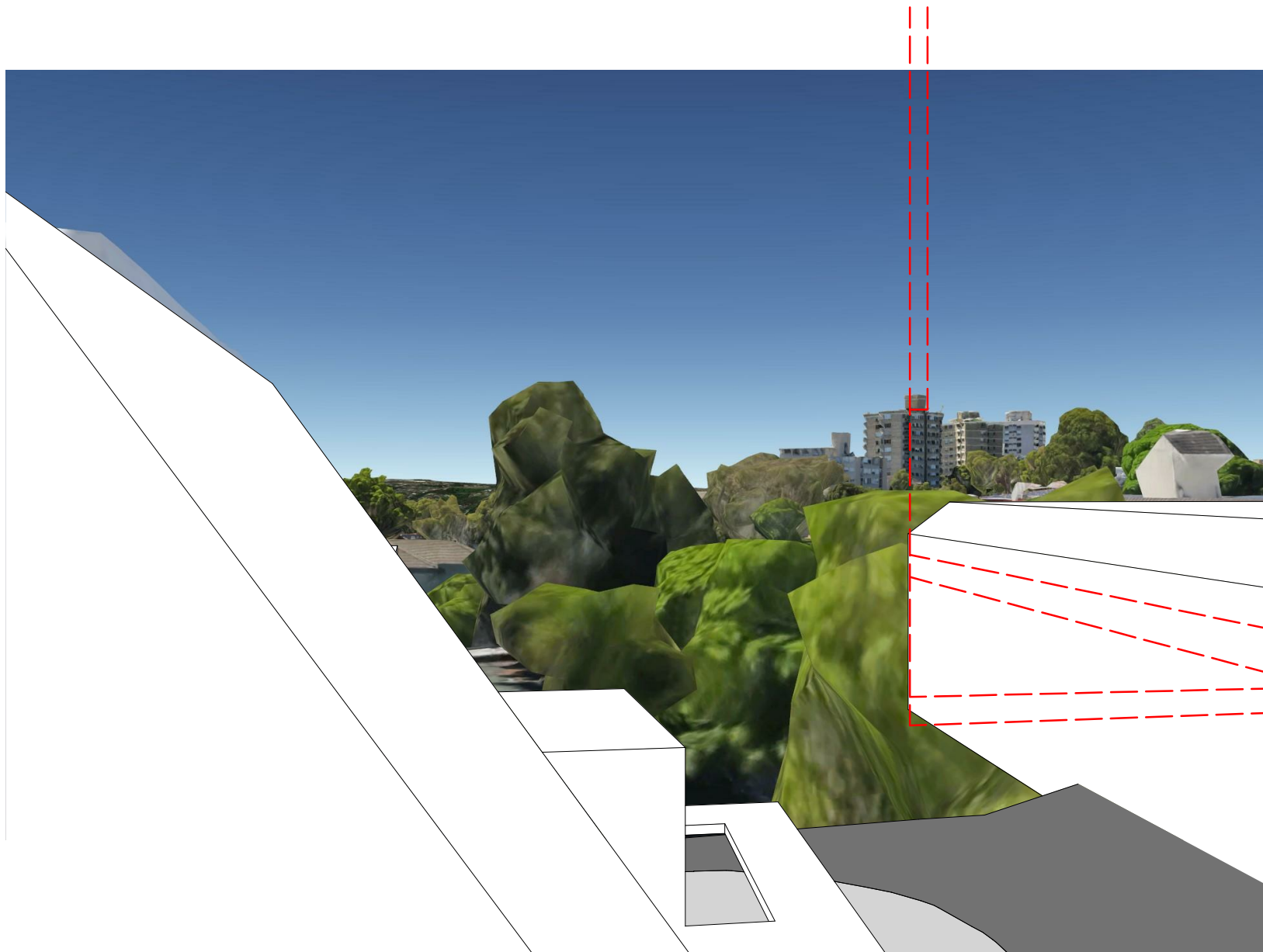
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| 1 | 19.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |



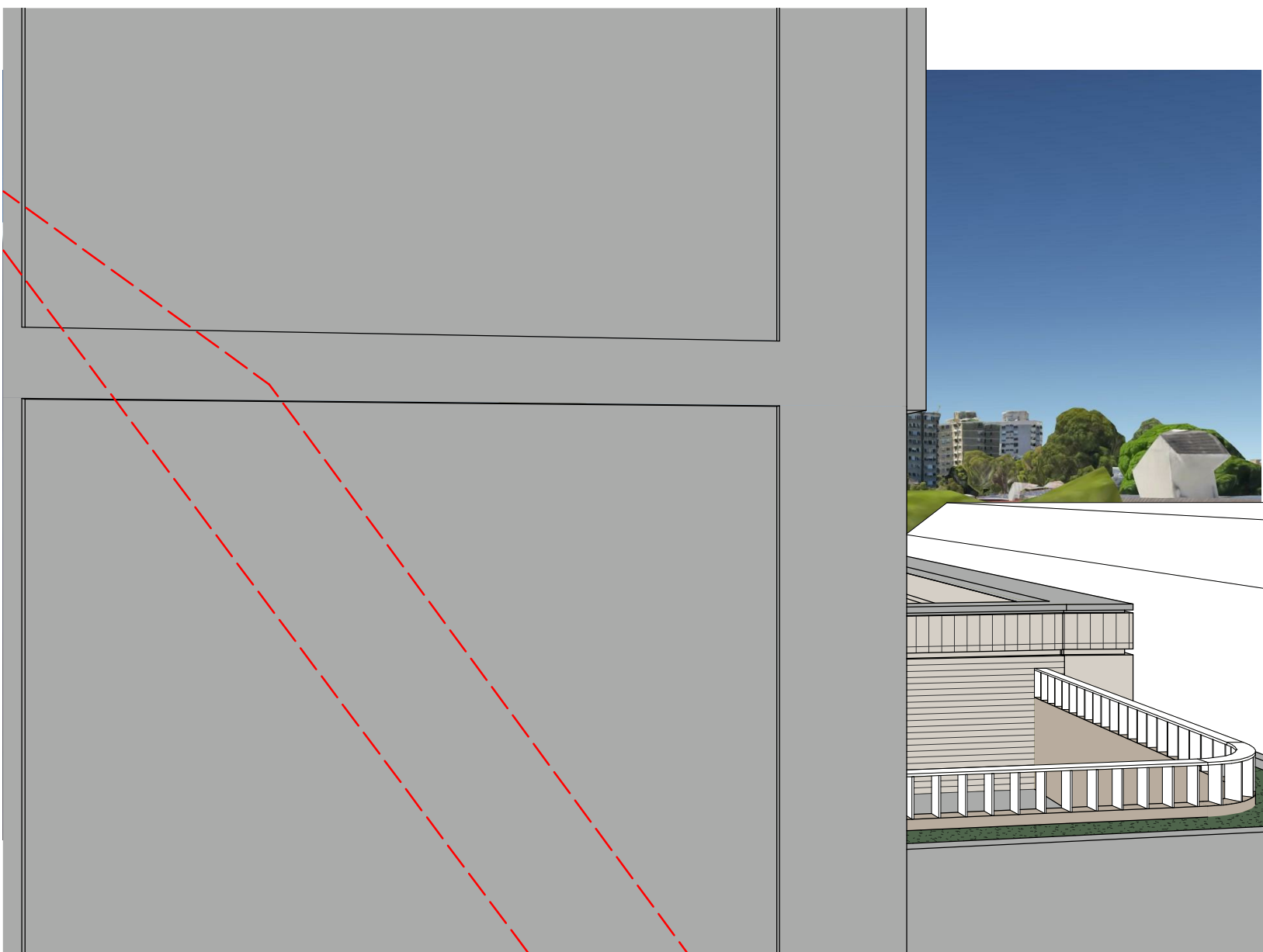
View From Unit Level 5, 4-8 Waters Rd - Existing



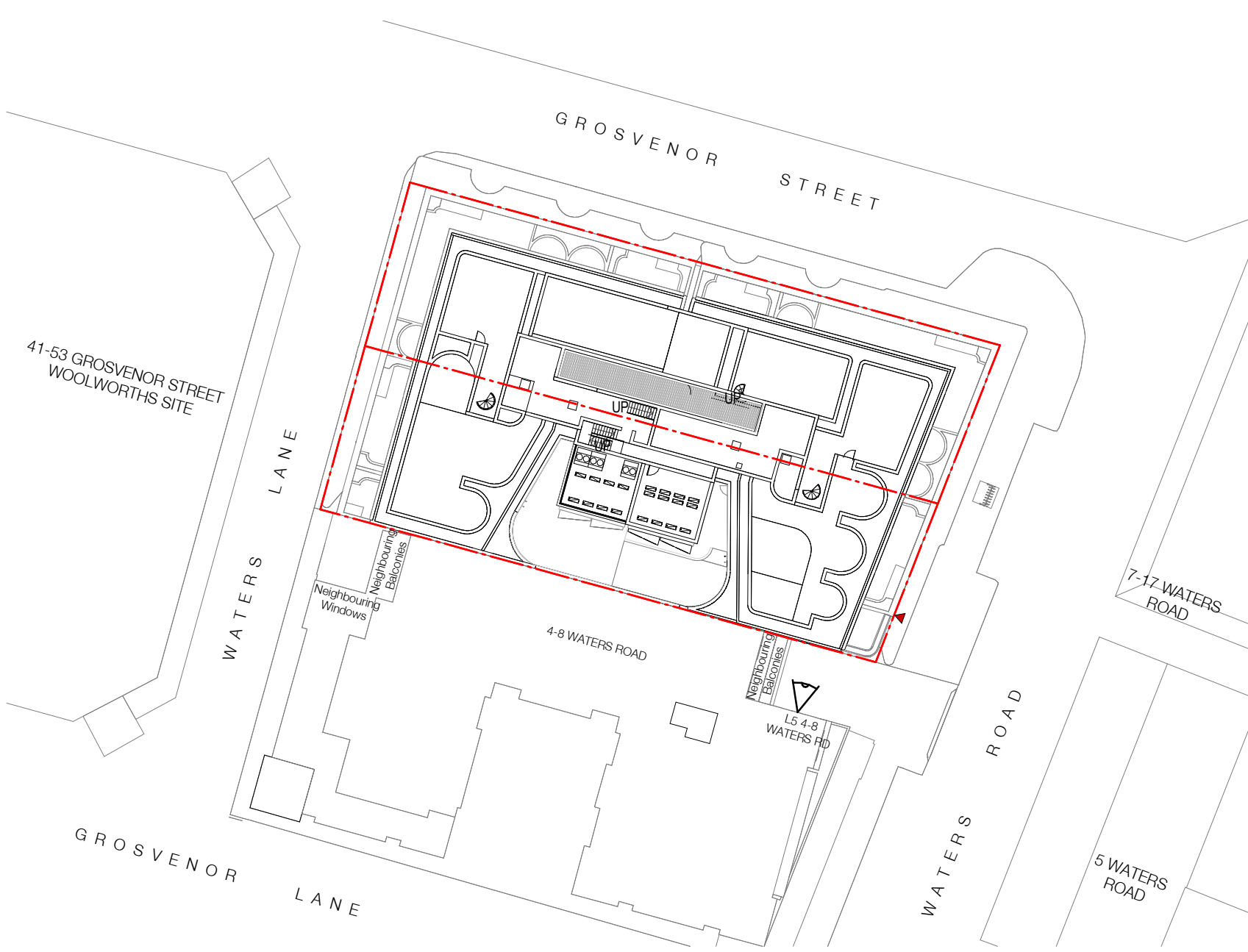
View From Unit Level 5, 4-8 Waters Rd - Proposed



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



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



View Key - Site Plan

| |
|----------------------------------|
| Town Planner |
| SJB Planning |
| BCA Consultant |
| Building Code Assistance |
| Access Consultant |
| Inclusive Places |
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| Traffic Engineer |
| TTPP Transport Planning |
| Landscape Architect |
| Arcadia Landscape Architecture |
| Client |



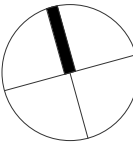
Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

View Analysis - Waters Road -
Level 5

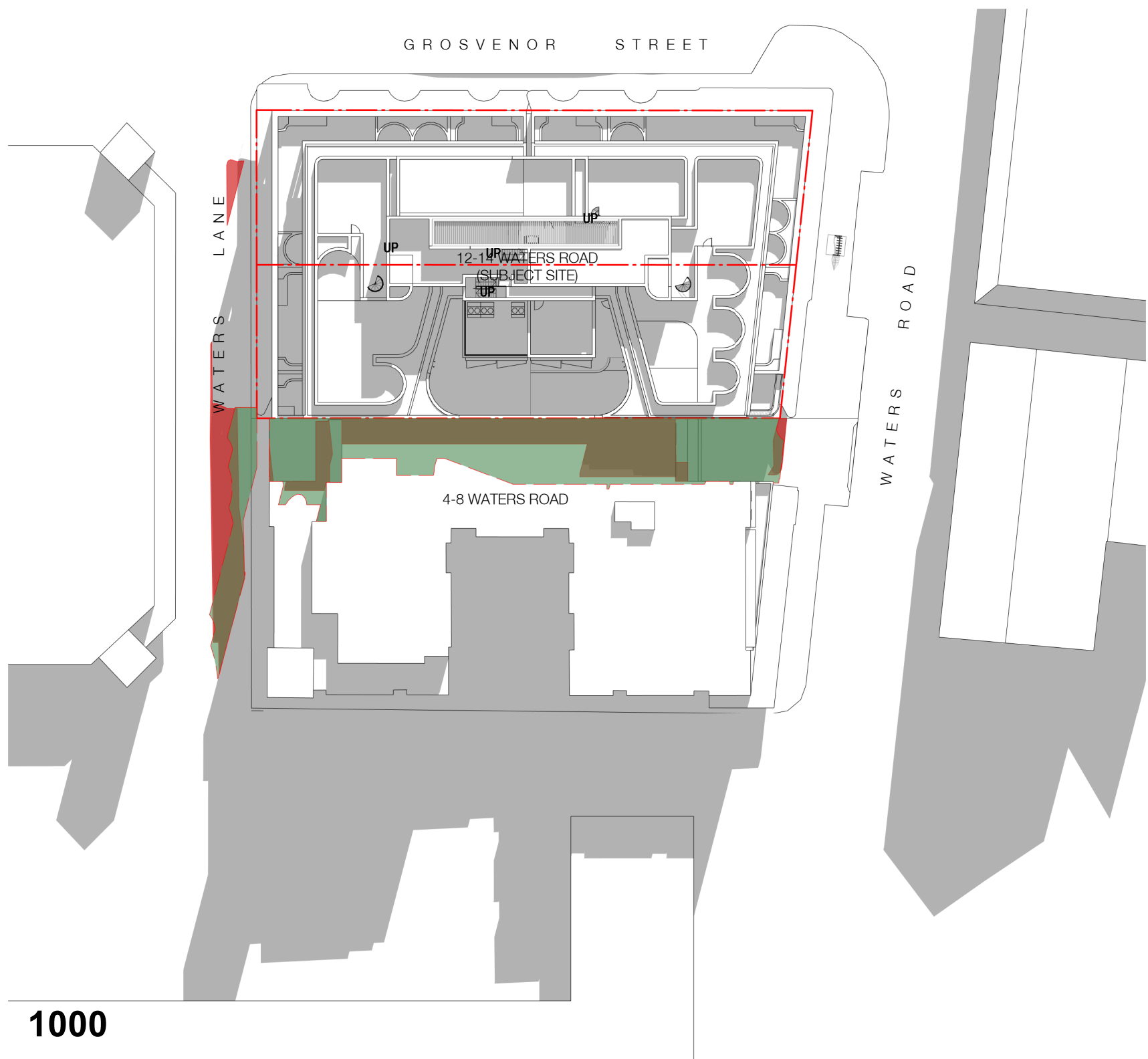


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| Job No. | Drawing No. | Revision |
| 6339 | DA-3014 | / 3 |

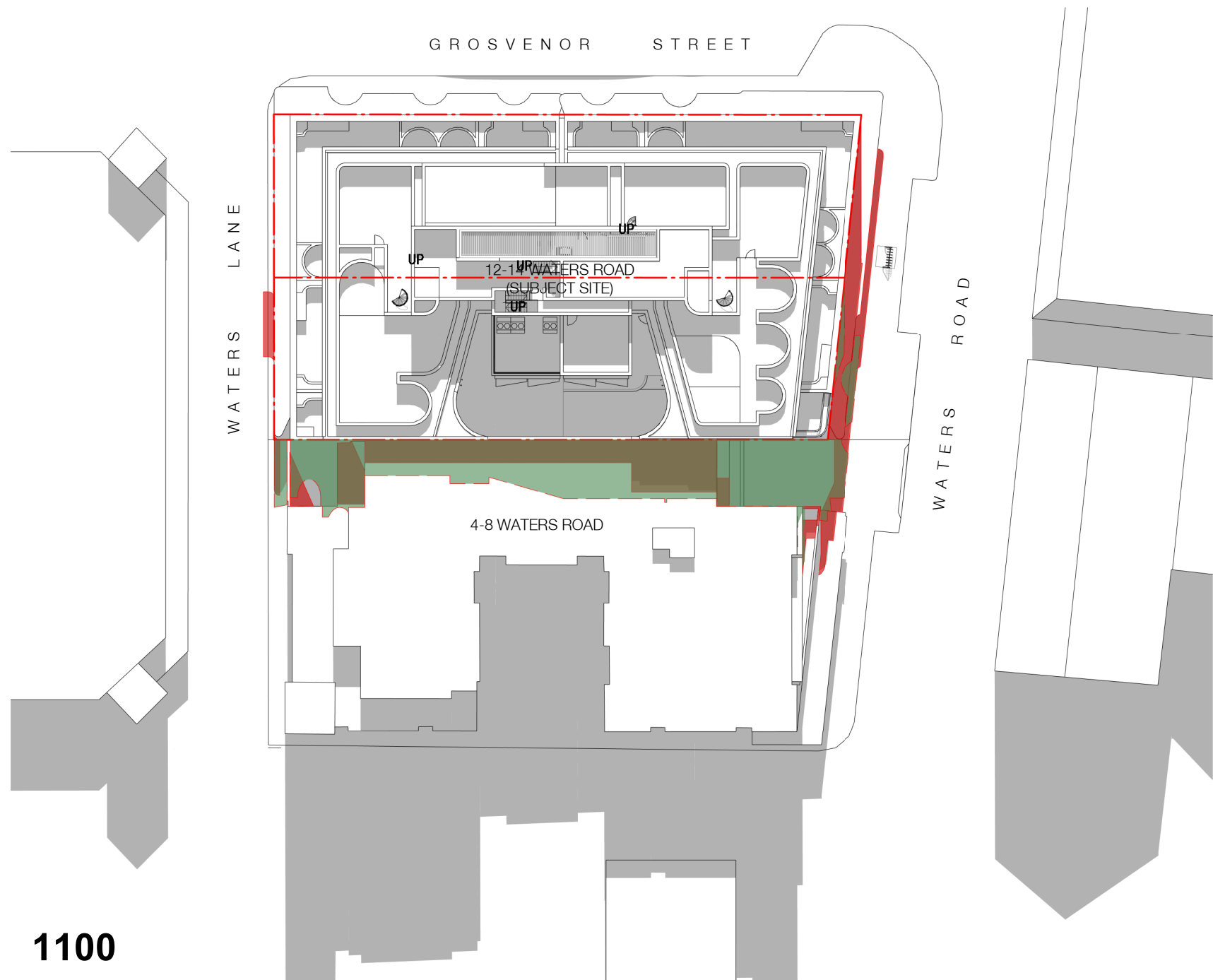




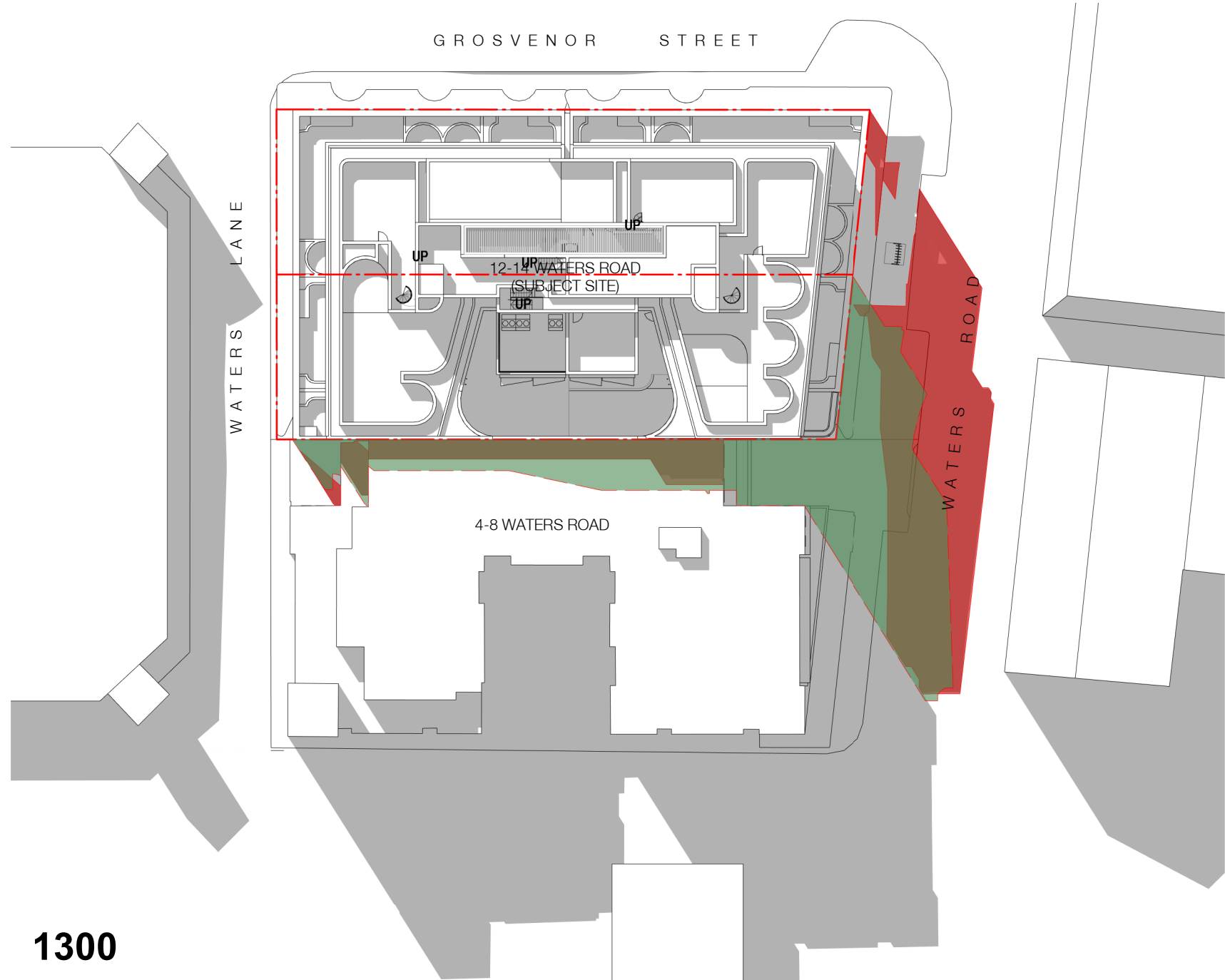
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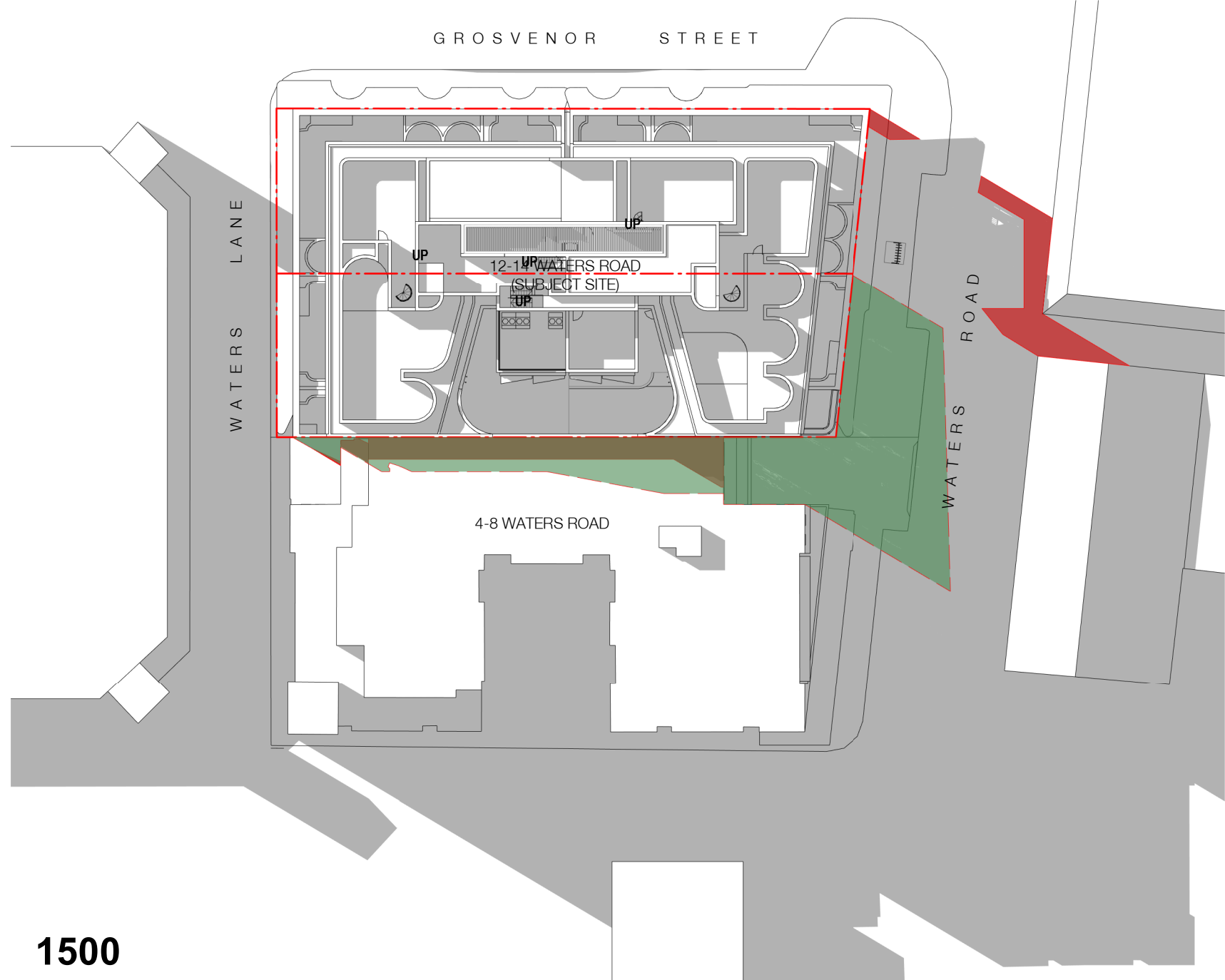
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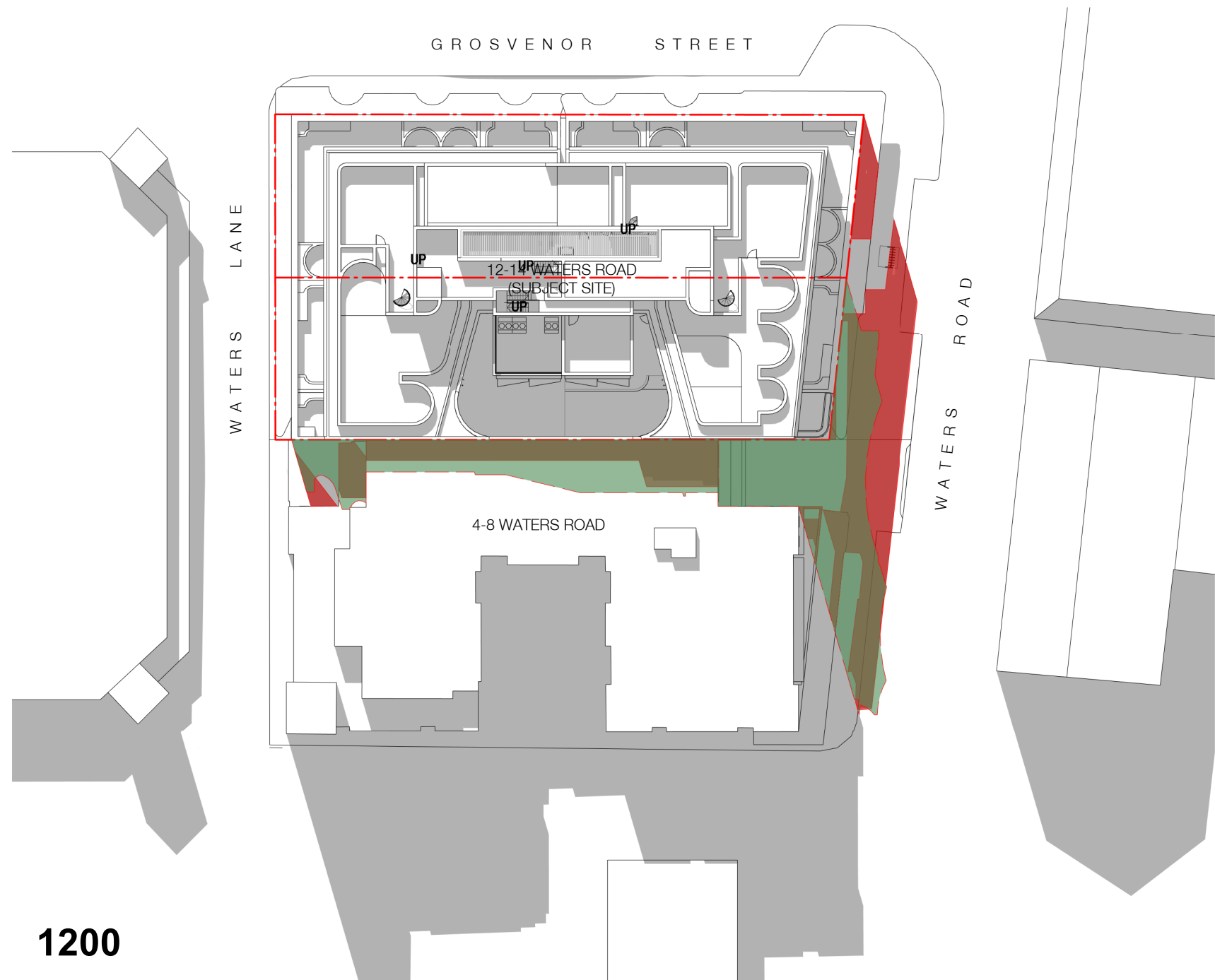
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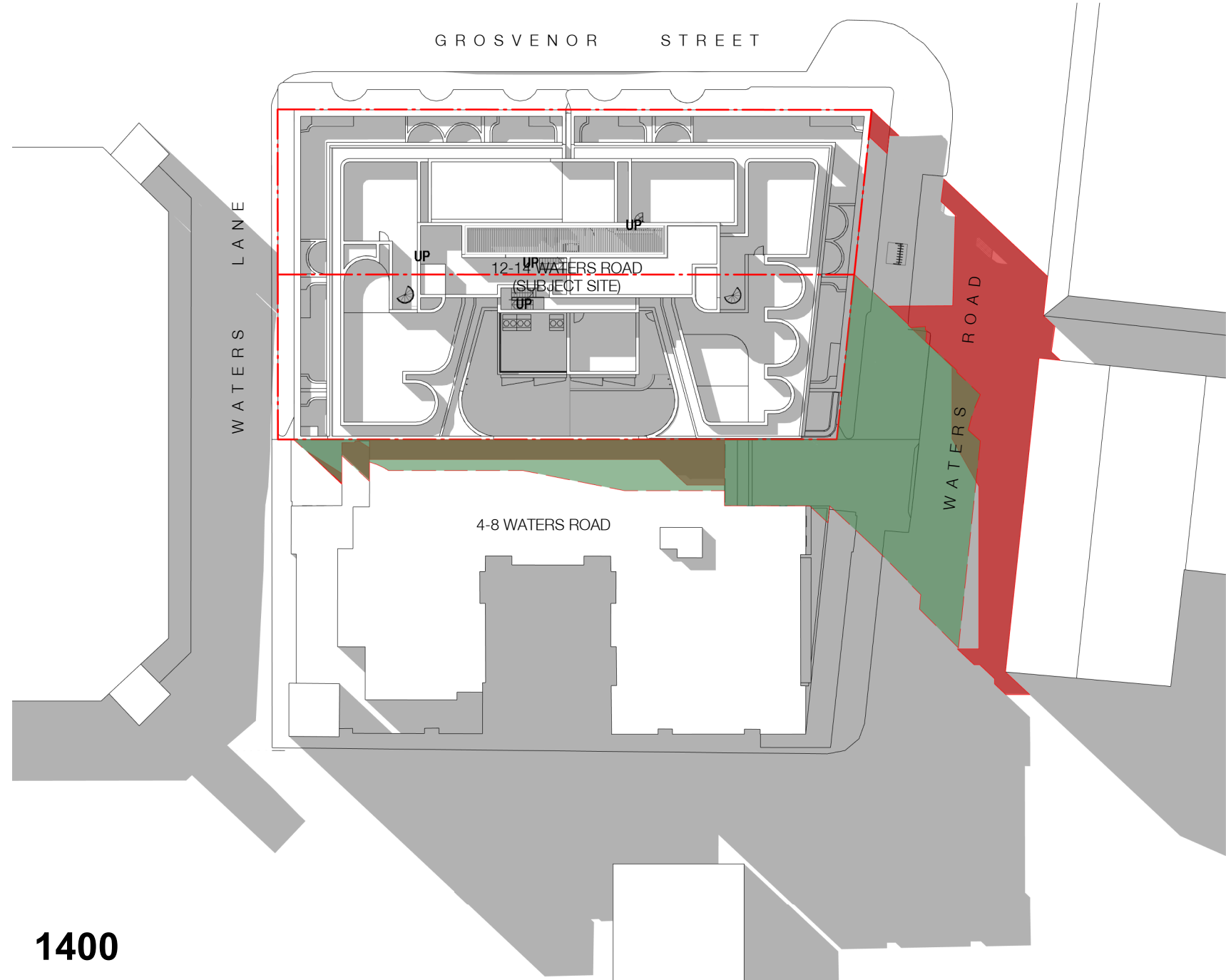
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1500



1200



1400

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |

SHADOWS LEGEND

- EXISTING SHADOW
- SHADOW CAST BY 12 WATERS RD APPROVED BUILDING (DA104/20)
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

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Acoustic Engineer

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Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



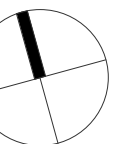
Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Shadow Analysis - Winter Solstice
(21 June)



Date 18.06.2021 Scale 1 : 500 Sheet Size @ A1

Drawn MS Chk. WG

Job No. 6339 Drawing No. DA-3101 Revision 1 / 3

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FOR APPROVAL

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| 1 | 19.03.2021 | Issue for DA | MS | WG |
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Town Planner

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Arcadia Landscape Architecture

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Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

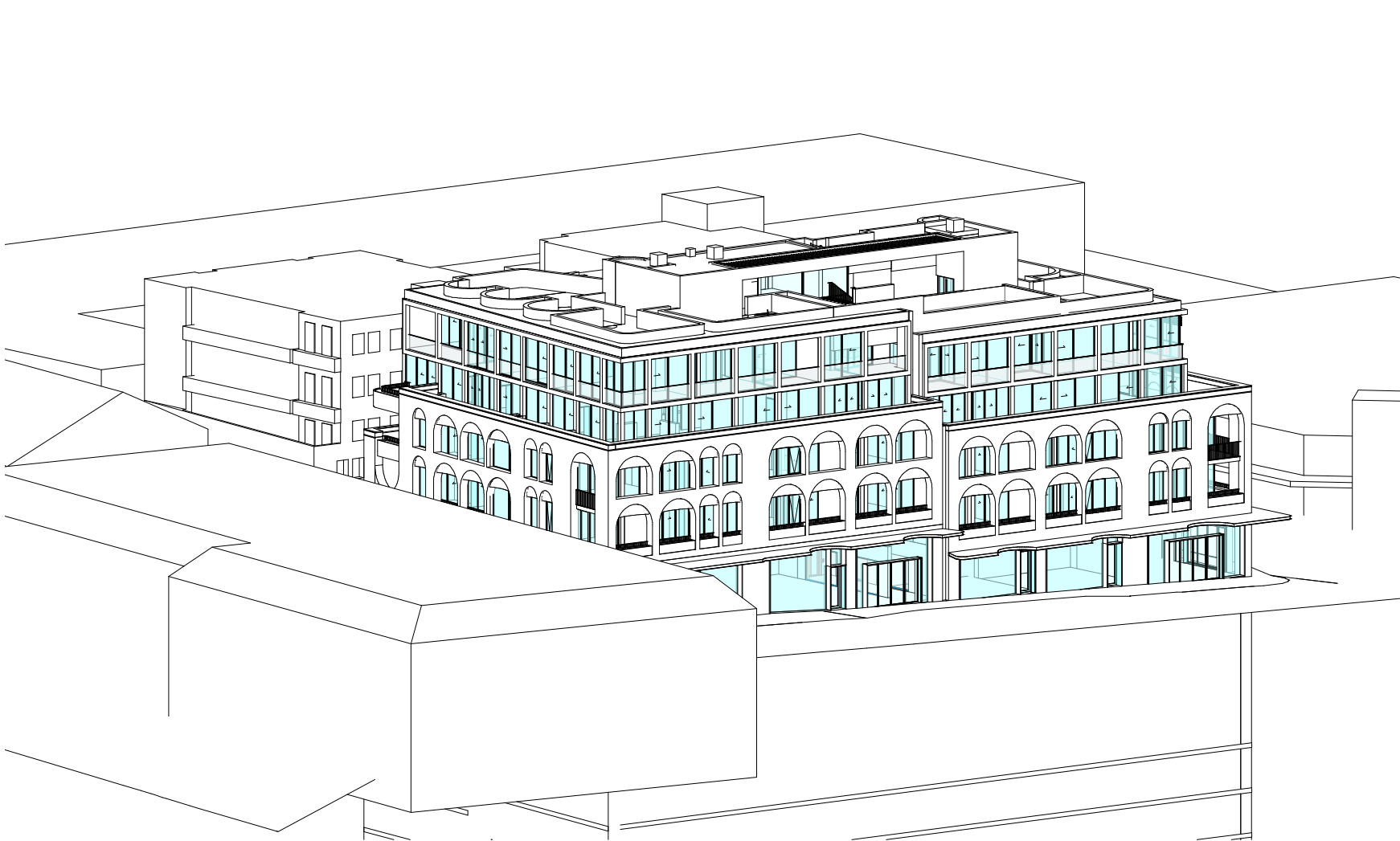
Solar Access Analysis - Winter
Solstice Sheet 1

| | | |
|------------|-------|------------|
| Date | Scale | Sheet Size |
| 18.06.2021 | | @ A1 |

| | |
|-------|------|
| Drawn | Chk. |
| CC | WG |

| | | |
|---------|-------------|----------|
| Job No. | Drawing No. | Revision |
| 6339 | DA-3201 | / 3 |

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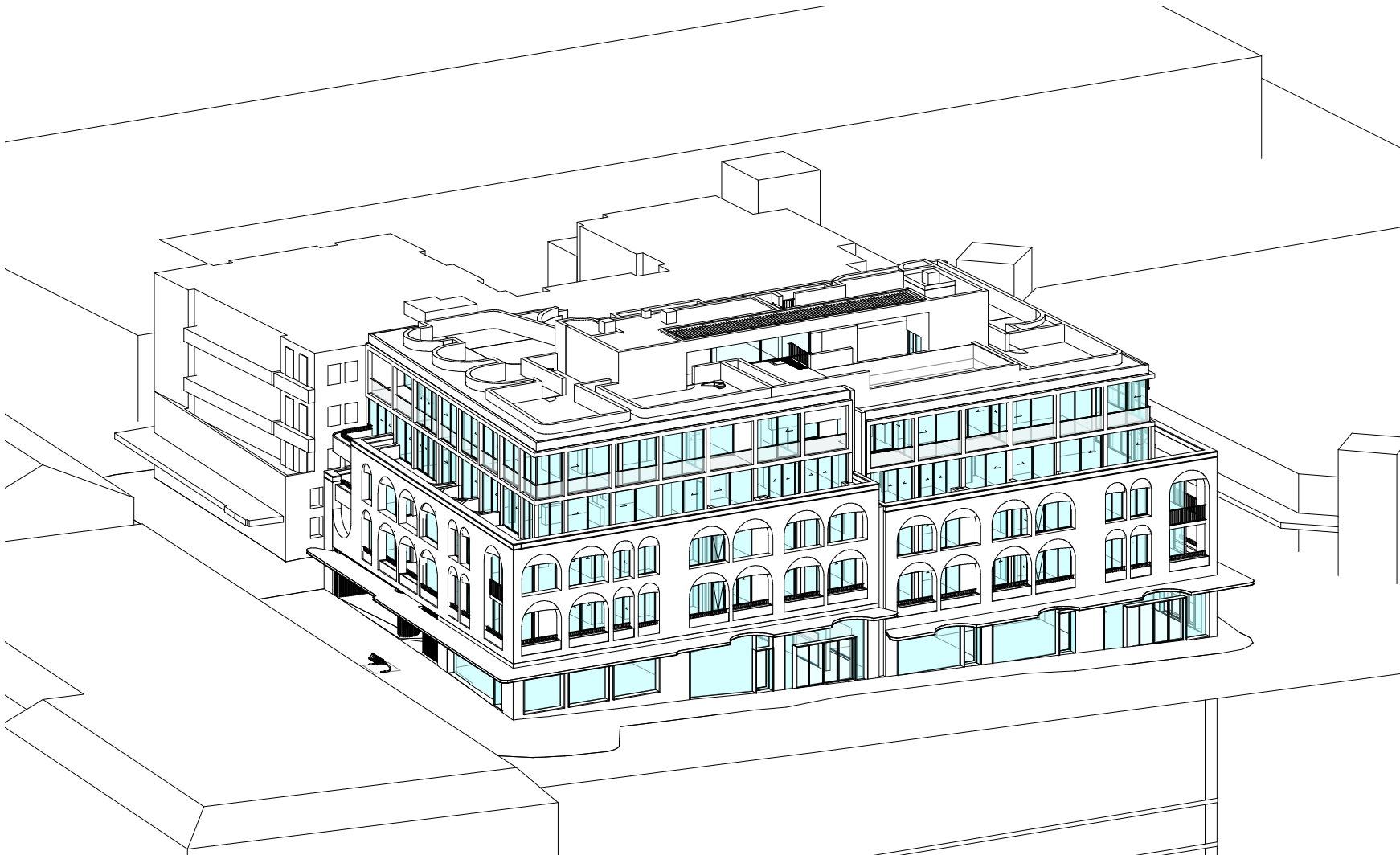
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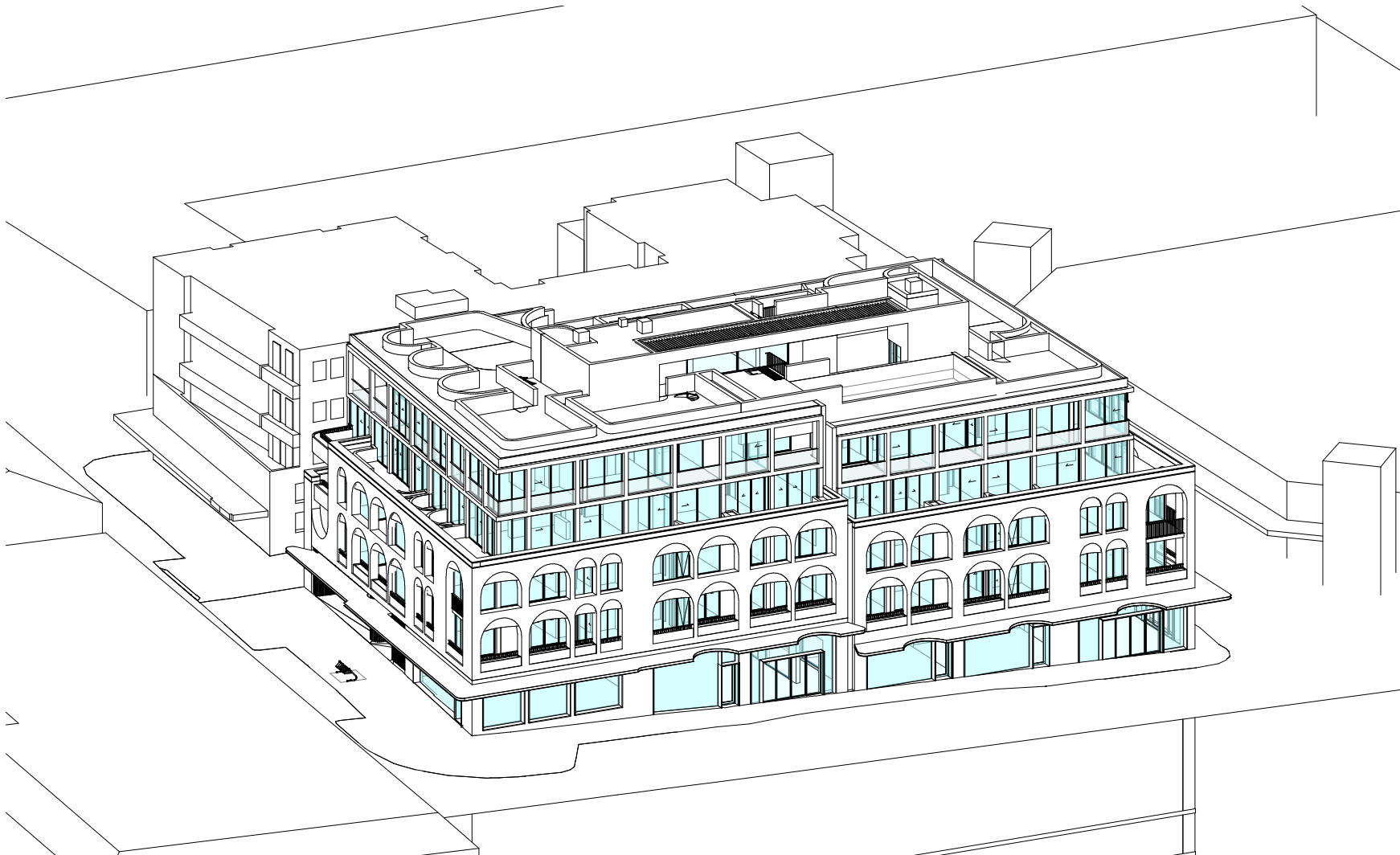
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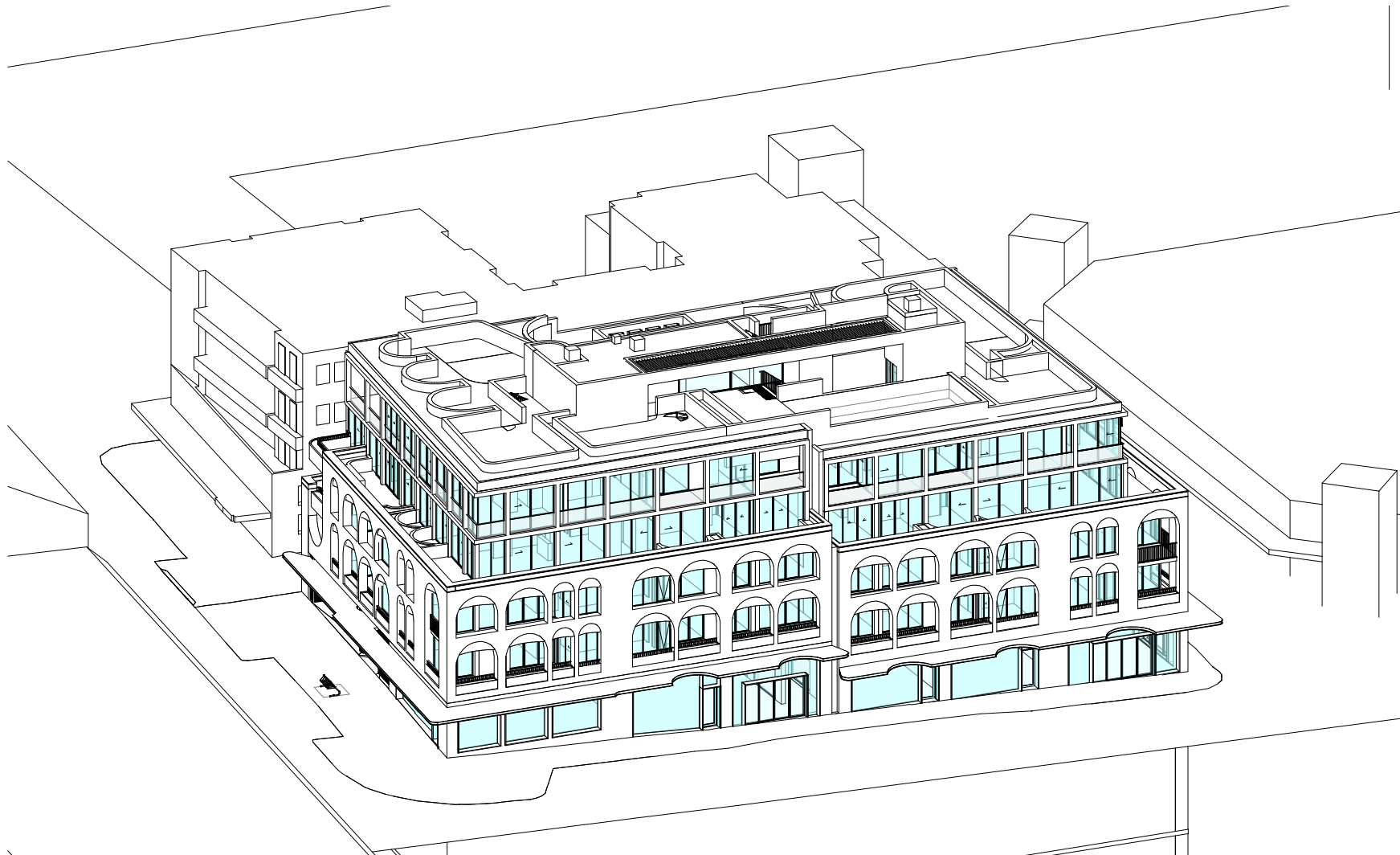
15min SOLAR ACCESS - 21-Jun
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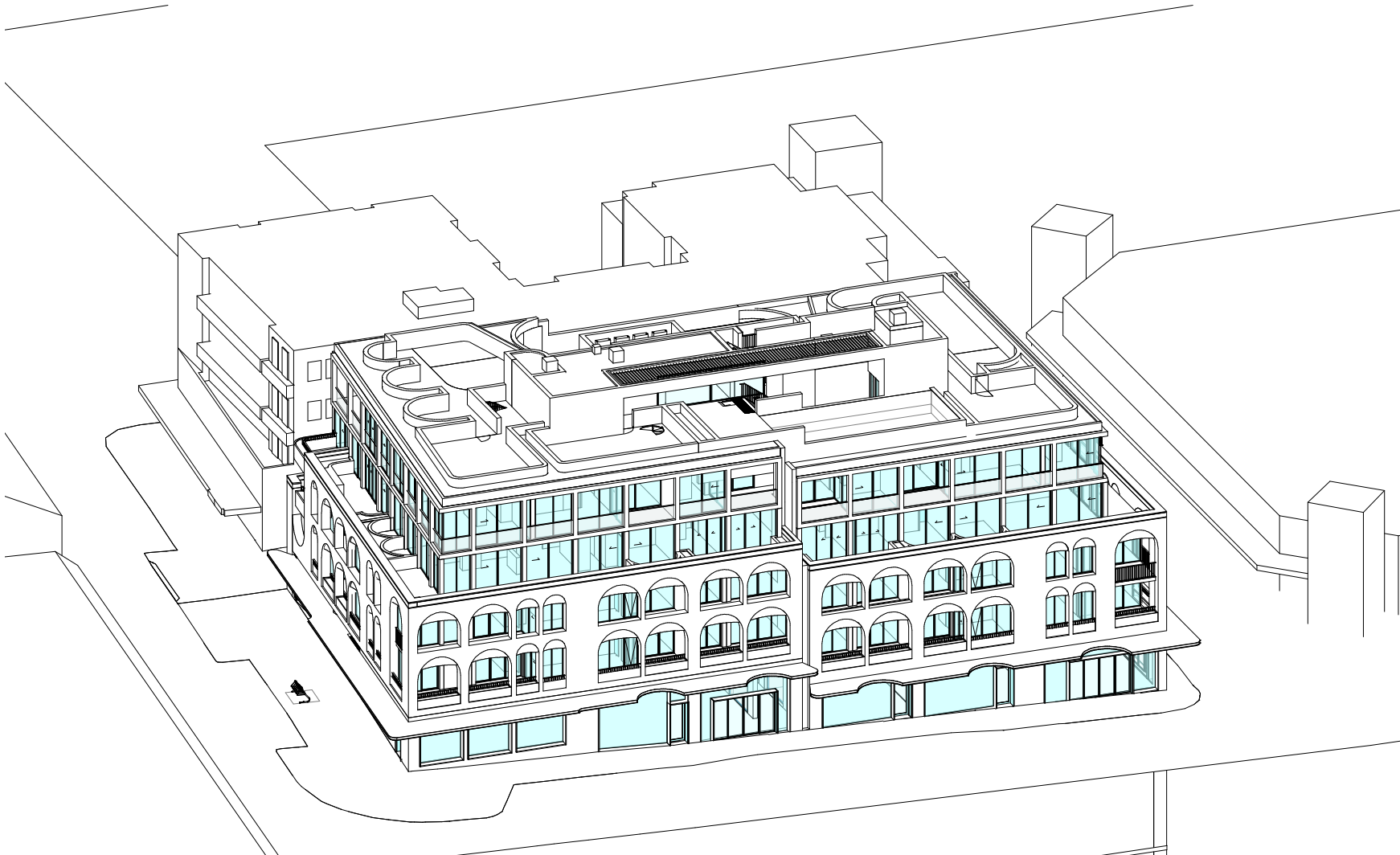
15min SOLAR ACCESS - 21-Jun
8.45



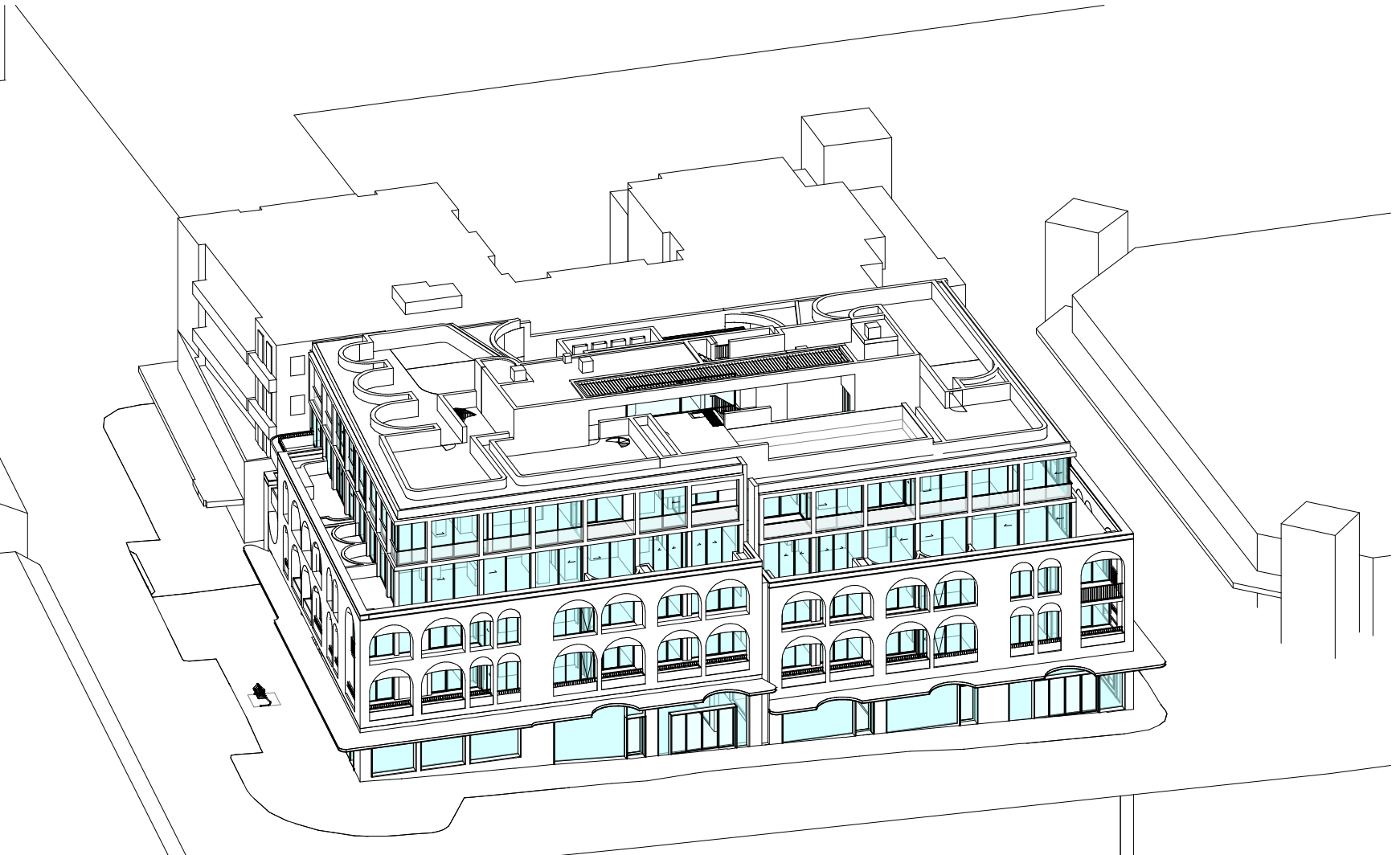
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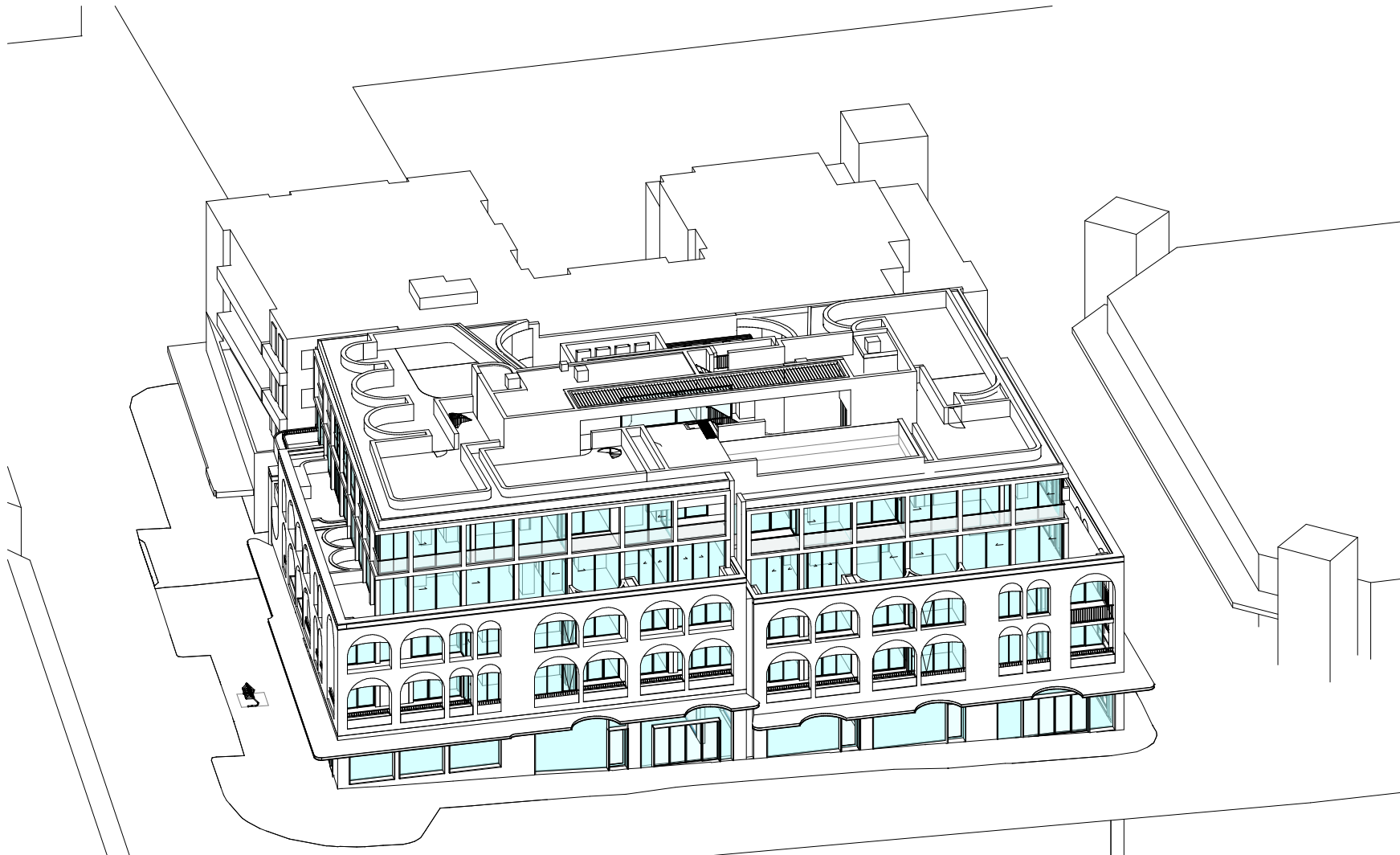
15min SOLAR ACCESS - 21-Jun
9.15



15min SOLAR ACCESS - 21-Jun
9.30



15min SOLAR ACCESS - 21-Jun
9.45



15min SOLAR ACCESS - 21-Jun
10.00

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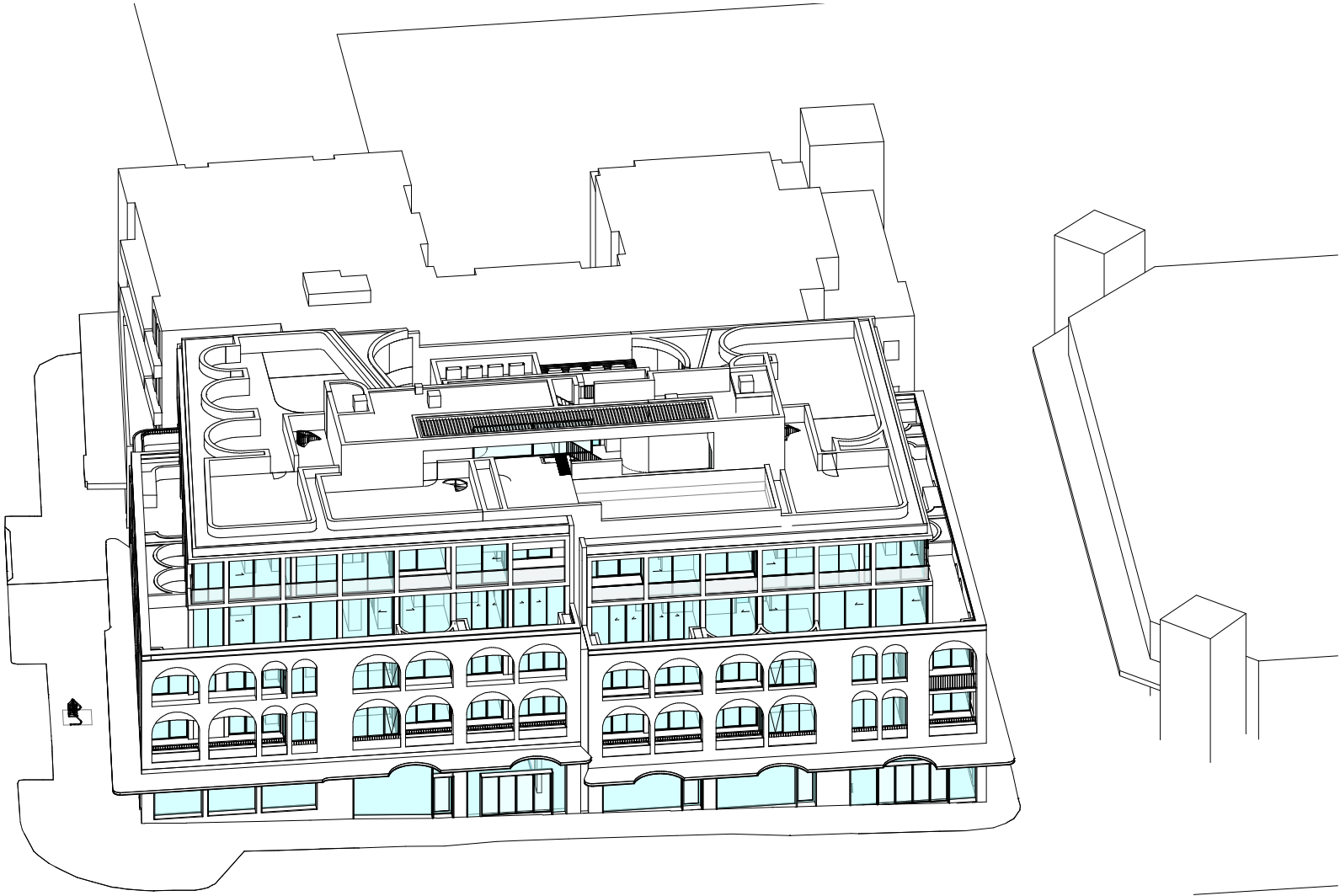
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

| Rev | Date | Revision | By | Chk. |
|-----|------------|-----------------------|----|------|
| 1 | 19.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |



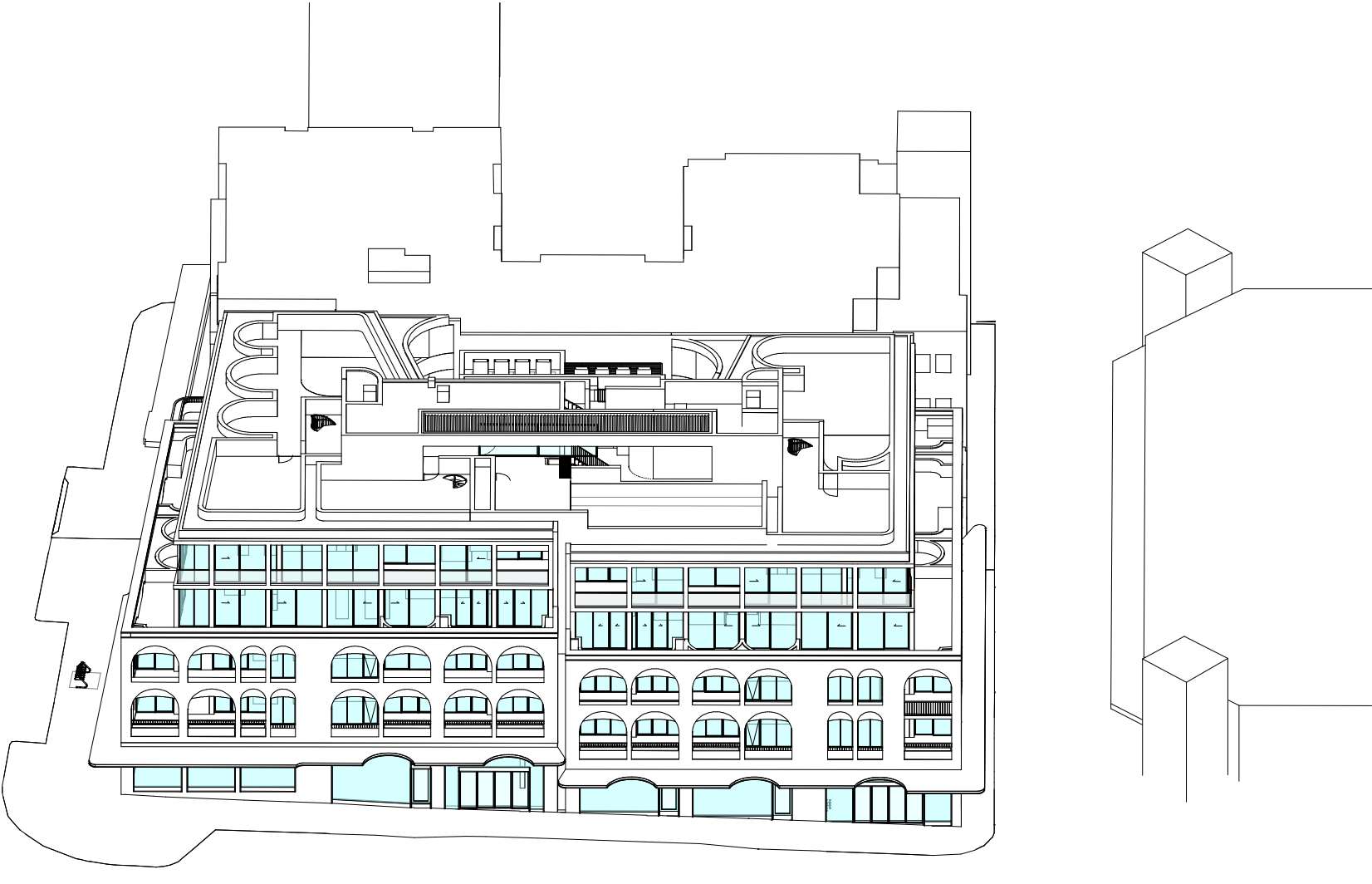
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10.15



15min SOLAR ACCESS - 21-Jun
10.30



15min SOLAR ACCESS - 21-Jun
10.45



15min SOLAR ACCESS - 21-Jun
11.00



15min SOLAR ACCESS - 21-Jun
11.15



15min SOLAR ACCESS - 21-Jun
11.30

| |
|----------------------------------|
| Town Planner |
| SJB Planning |
| BCA Consultant |
| Building Code Assistance |
| Access Consultant |
| Inclusive Places |
| Basix |
| Efficient Living |
| Structural / MEP / Fire Engineer |
| Stantec |
| Acoustic Engineer |
| Renzo Tonin & Associates |
| Traffic Engineer |
| TTPP Transport Planning |
| Landscape Architect |
| Arcadia Landscape Architecture |
| Client |



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

Drawing Name
Solar Access Analysis - Winter
Solstice Sheet 2

Date
18.06.2021

Scale
@ A1

Drawn
CC

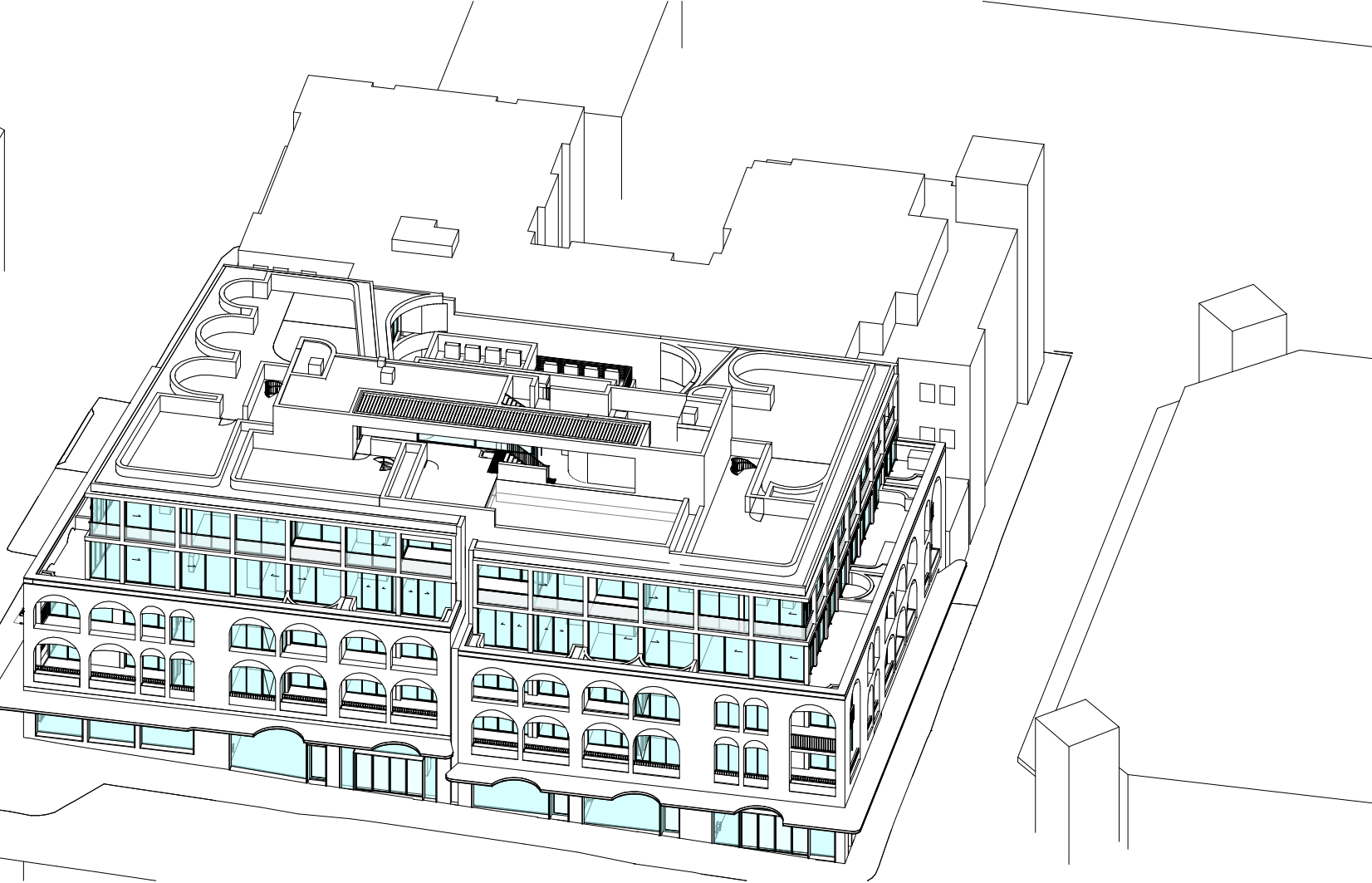
Chk.
WG

Job No.
6339

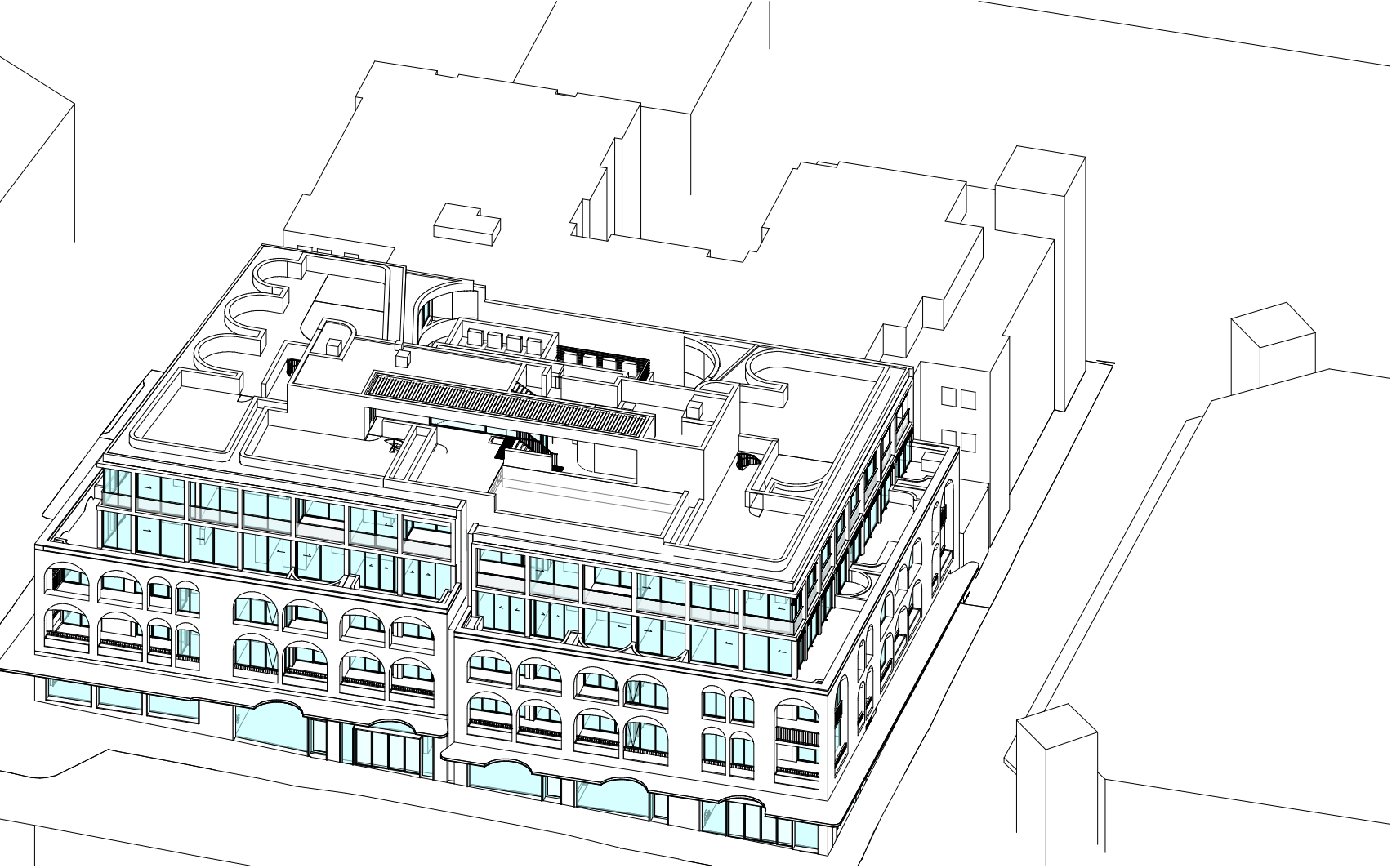
Drawing No.
DA-3202

Revision
/ 3

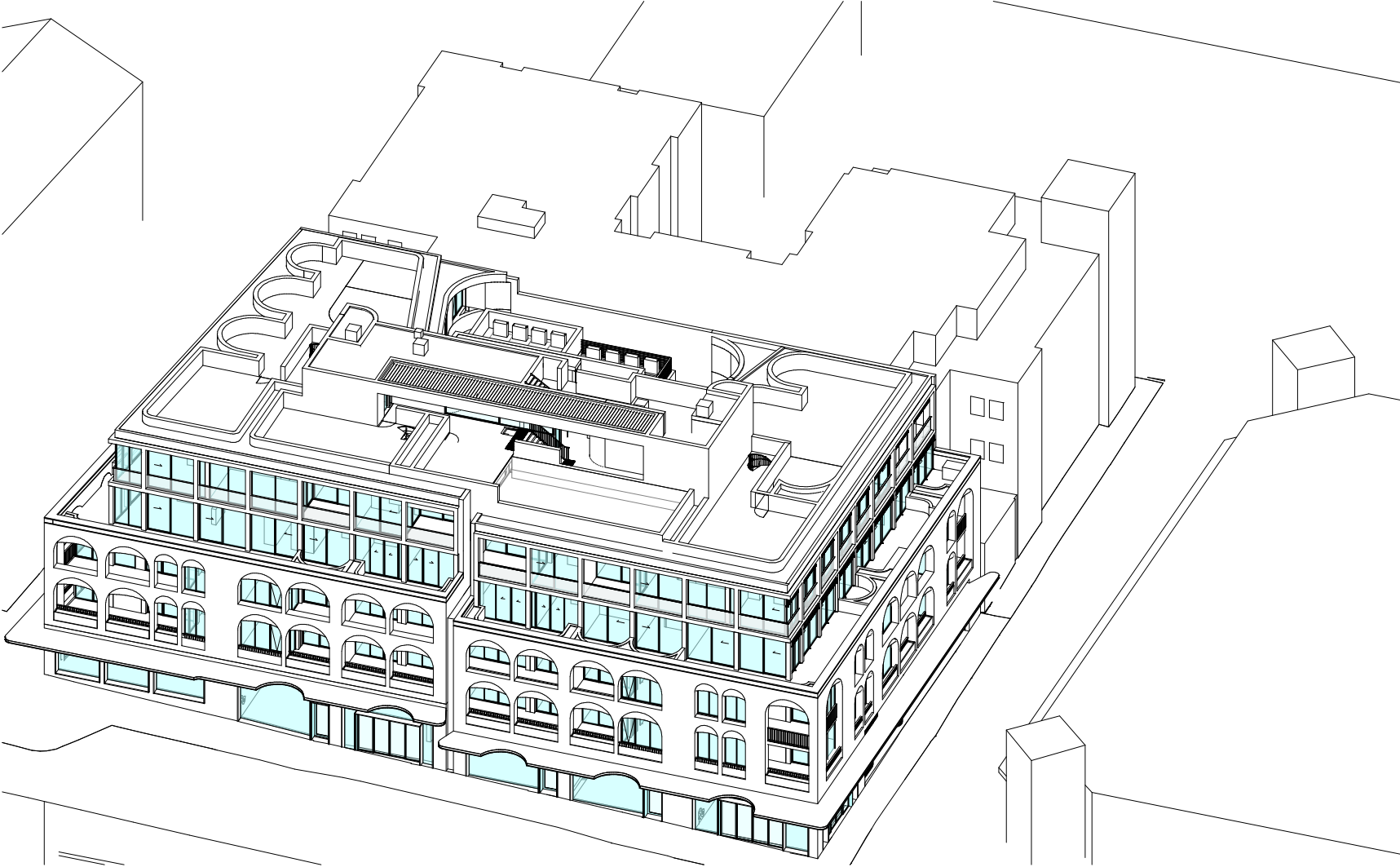
SJB Architects
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Surry Hills NSW
2010 Australia
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F 61 2 9380 9922
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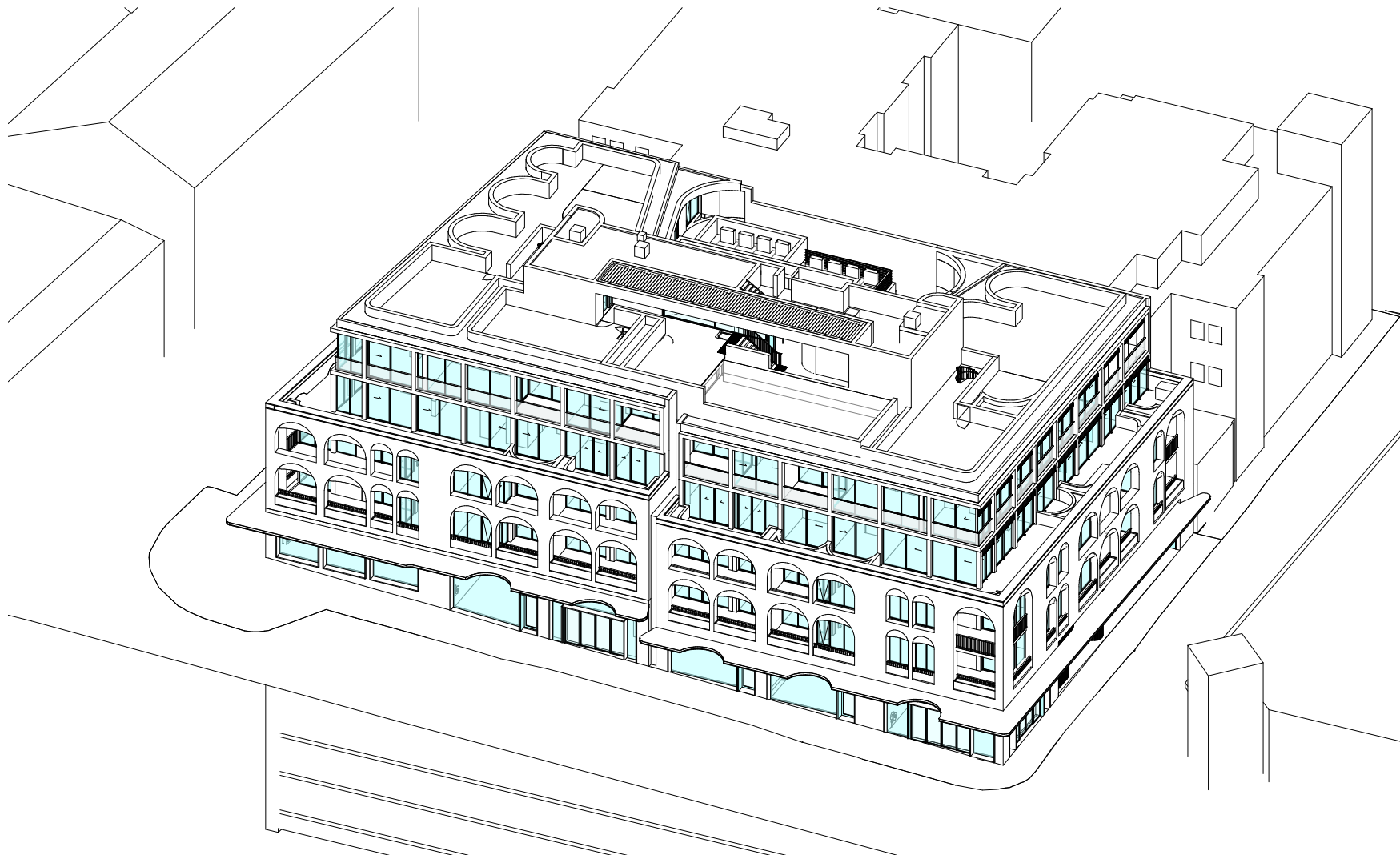
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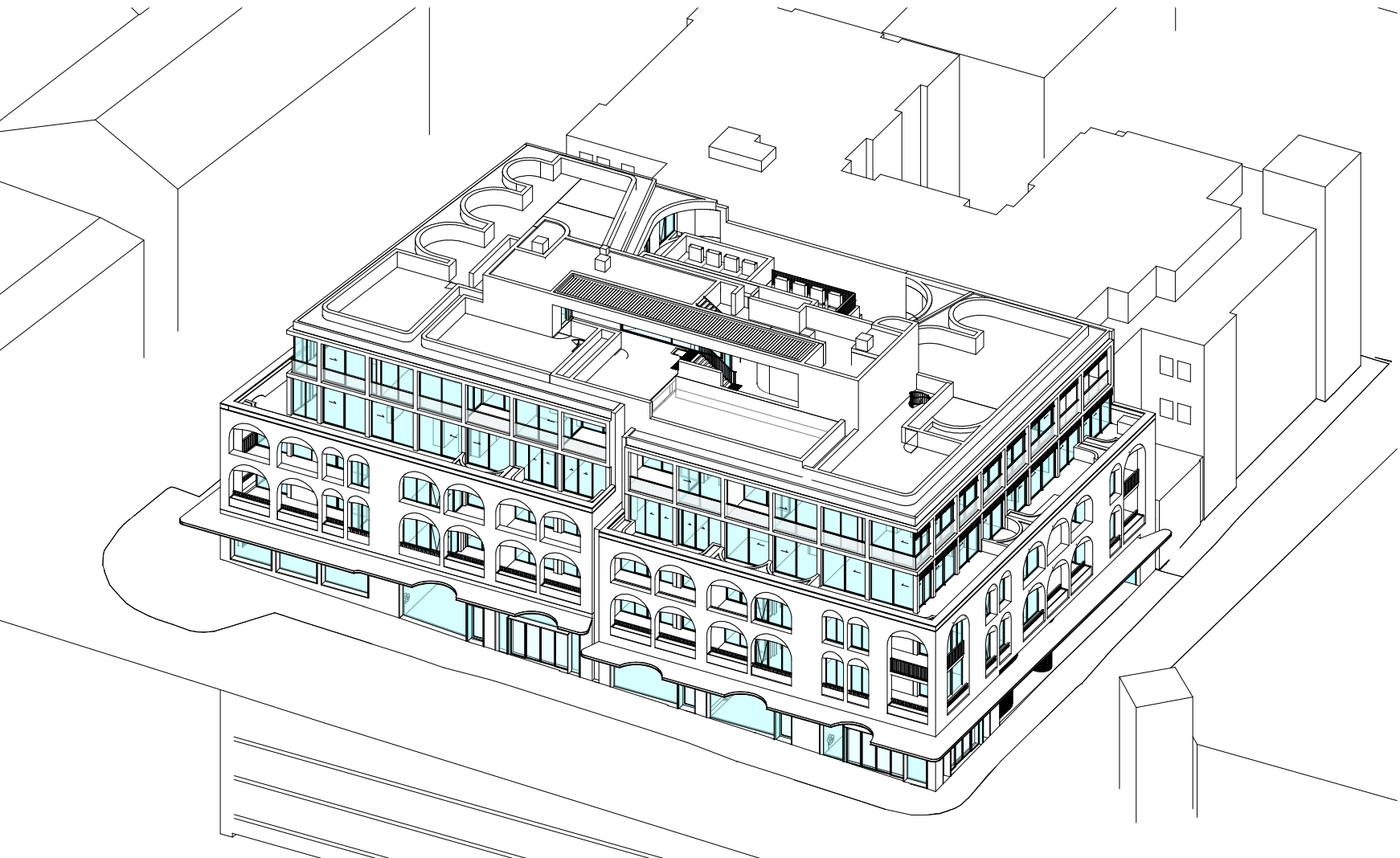
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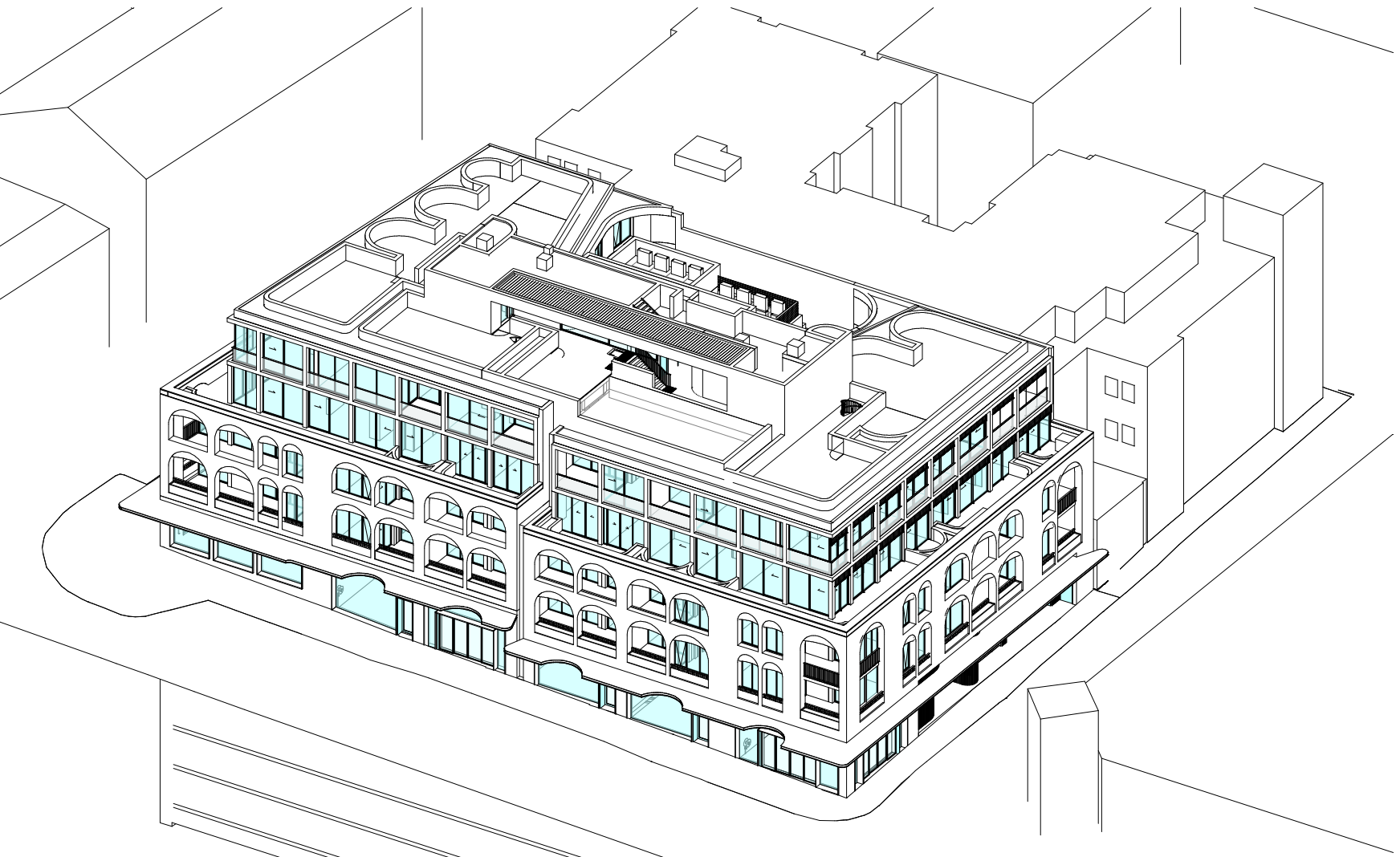
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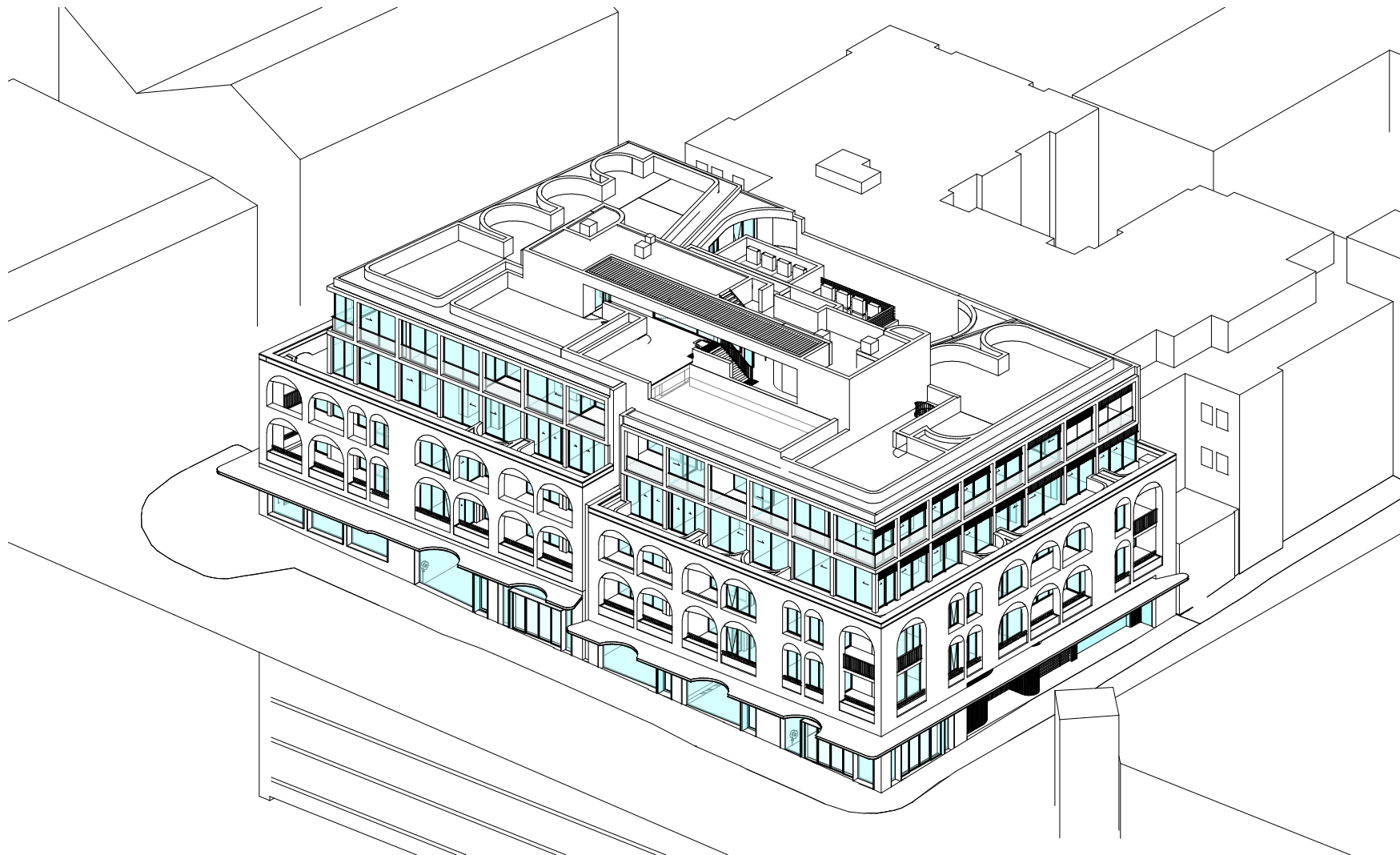
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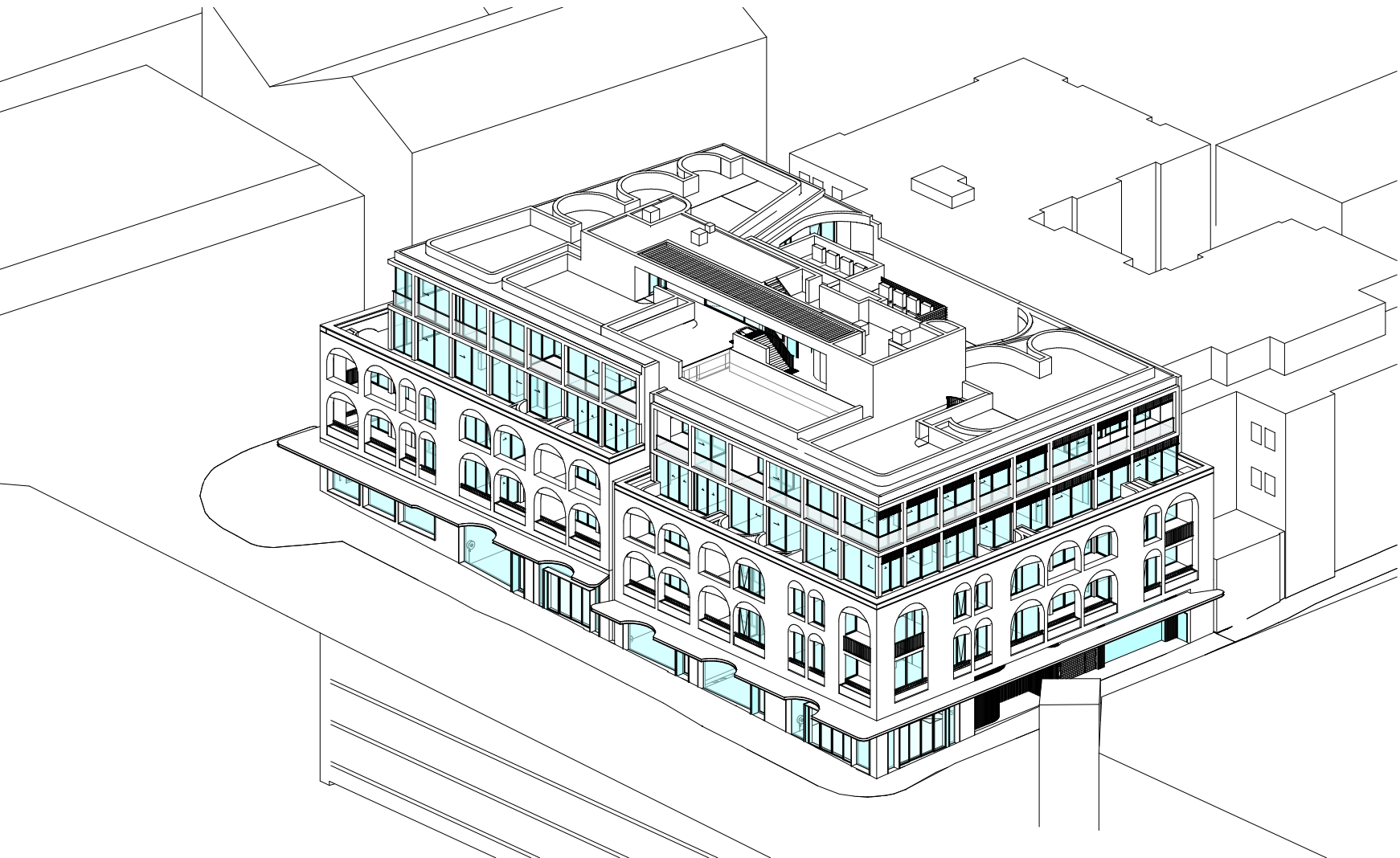
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15min SOLAR ACCESS - 21-Jun
13.00



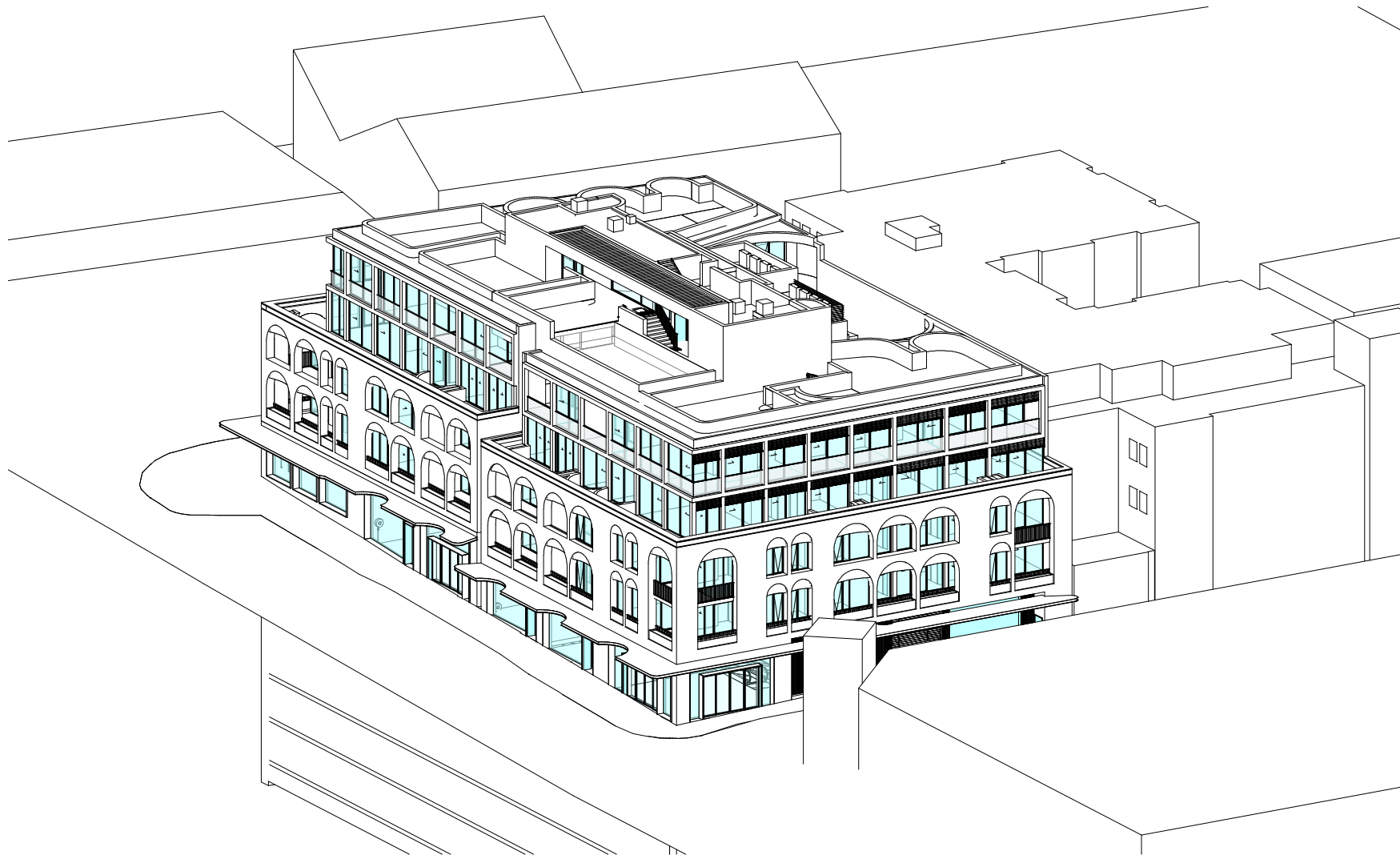
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13.30



30min SOLAR ACCESS - 21-Jun
14.00



30min SOLAR ACCESS - 21-Jun
14.30



30min SOLAR ACCESS - 21-Jun
15.00

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

| Rev | Date | Revision | By | Chk. |
|-----|------------|-----------------------|----|------|
| 1 | 18.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Winter
Solstice Sheet 3

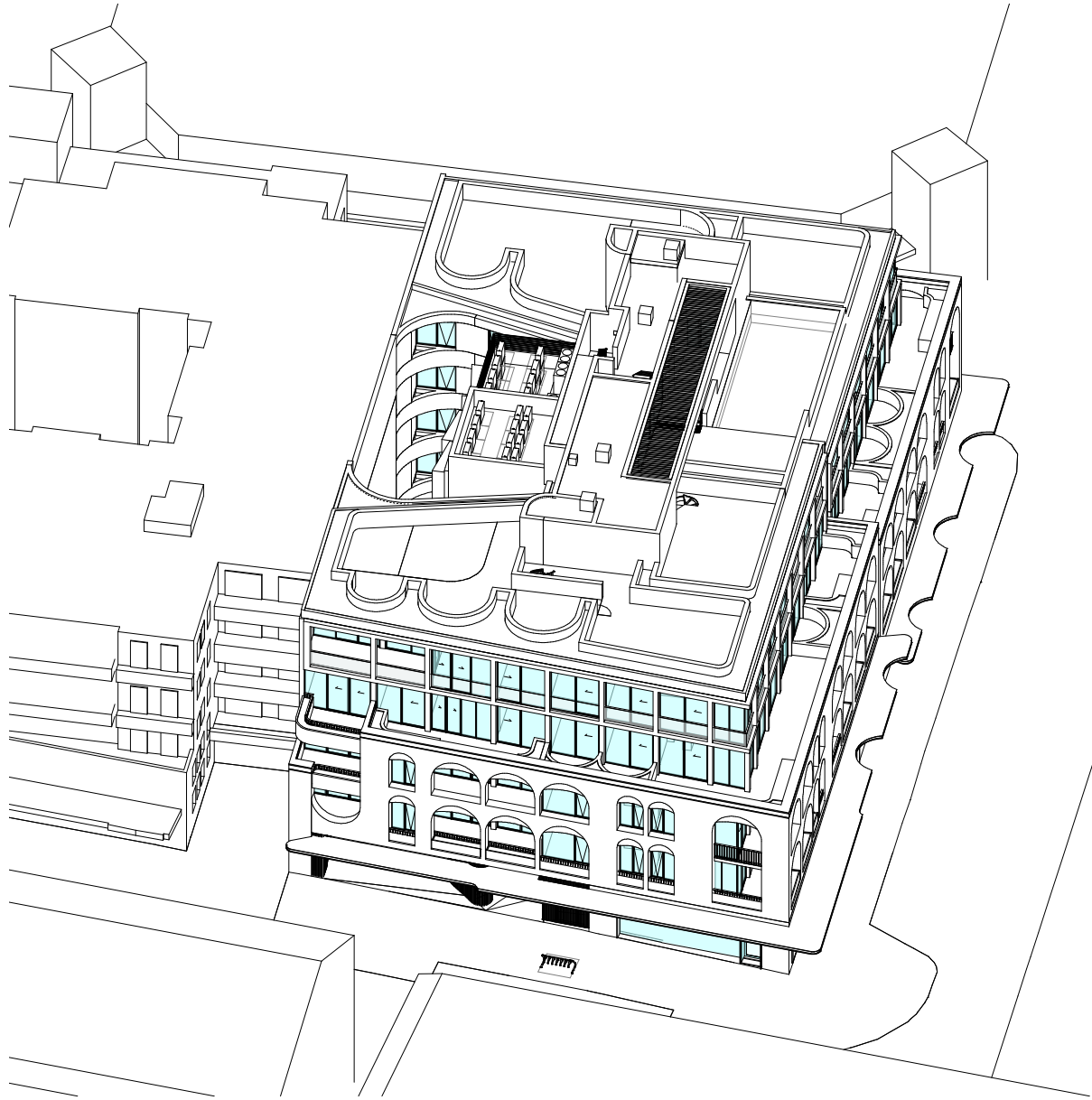
Date 18.06.2021 Scale @ A1

Drawn CC Chk. WG

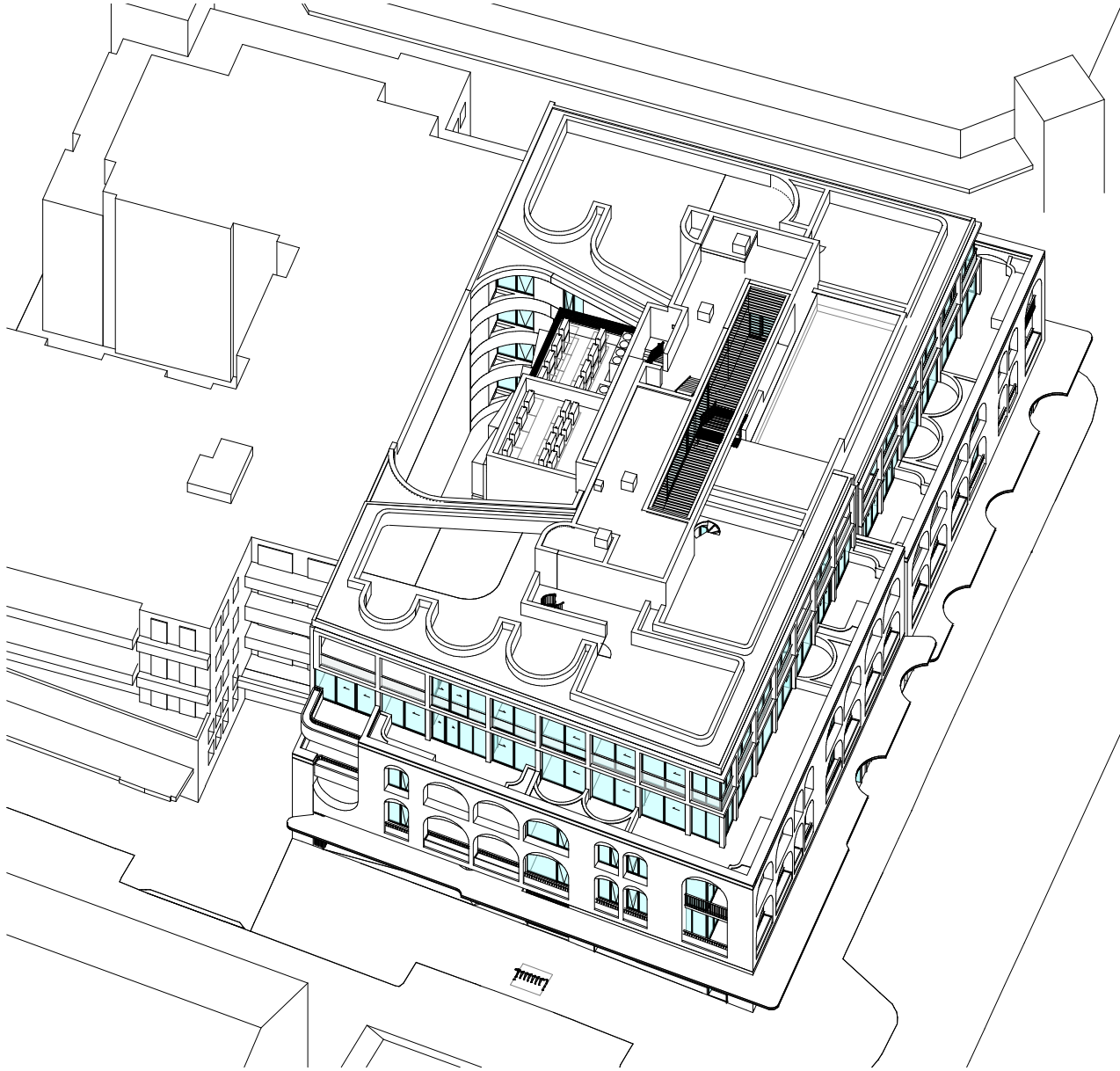
Job No. 6339 Drawing No. DA-3203 Revision / 3

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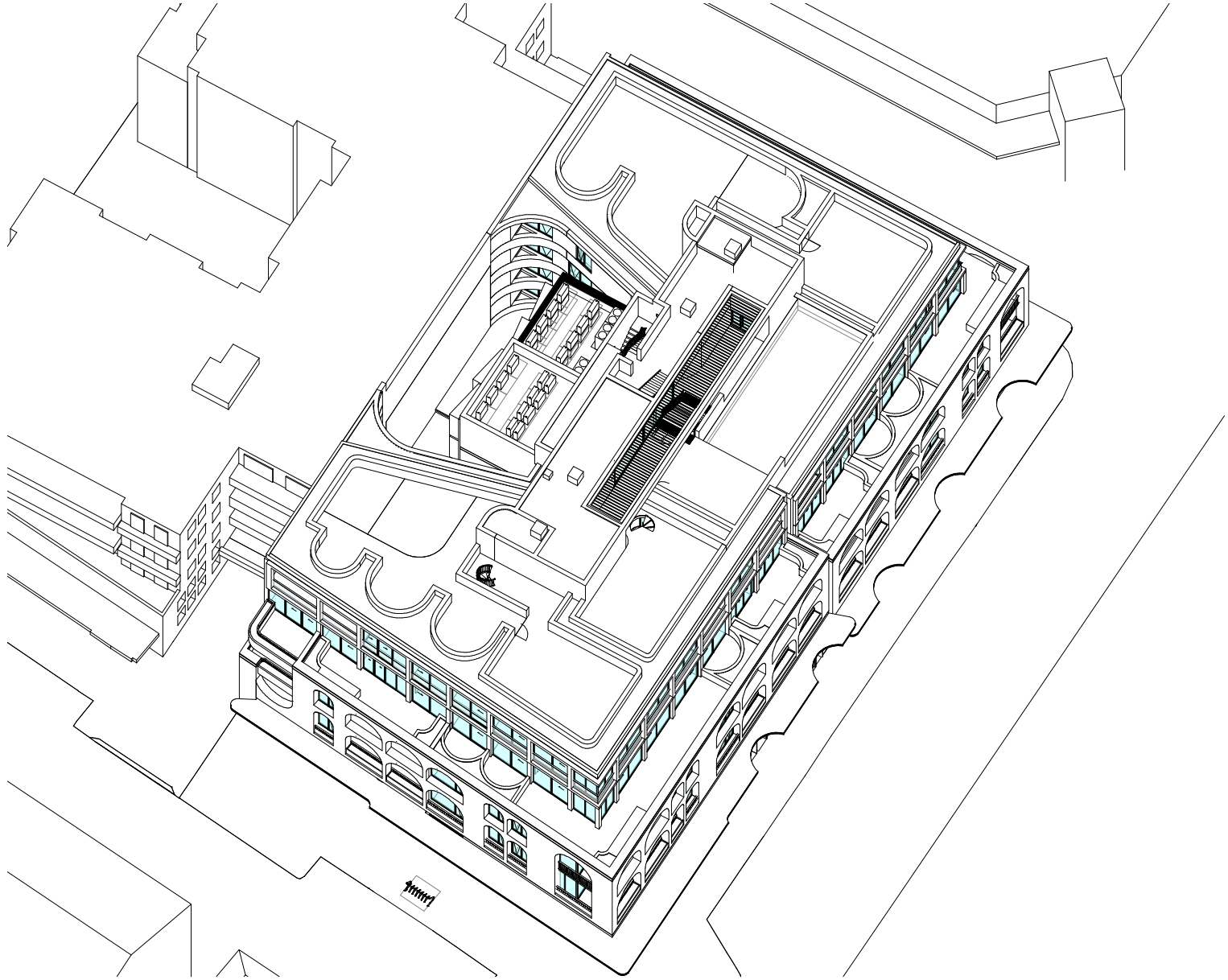




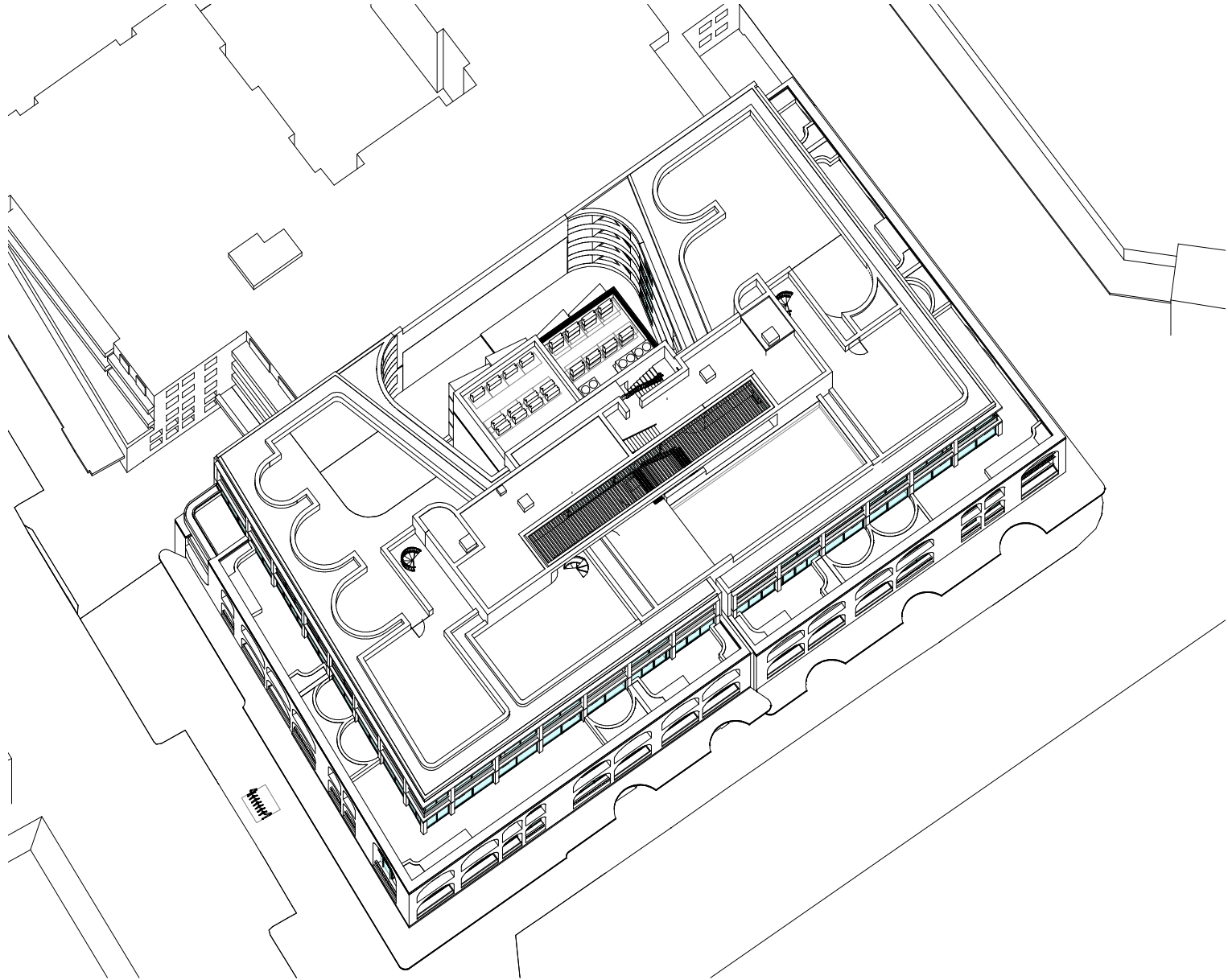
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21-Dec-18-8.00



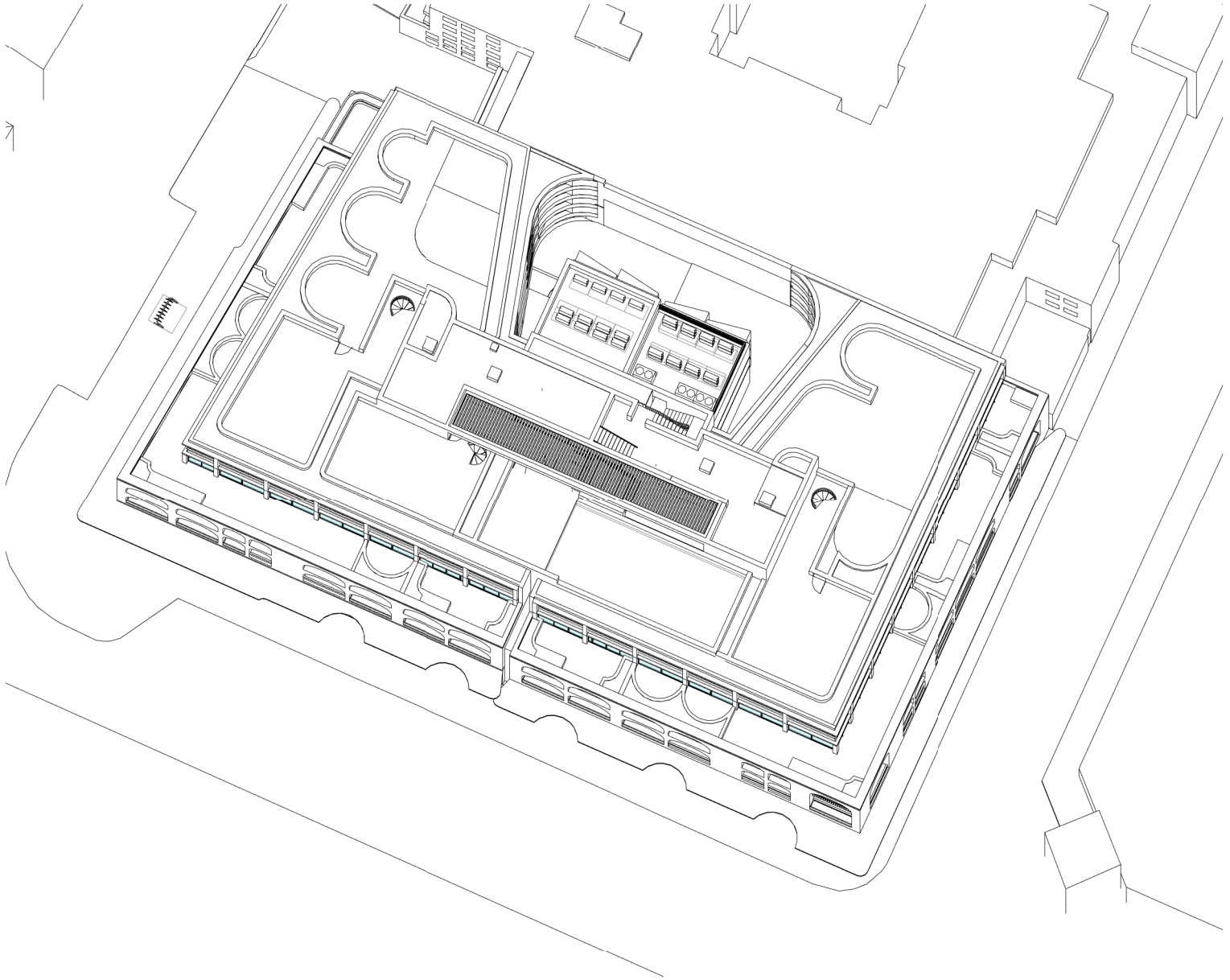
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21-Dec-18-9.00



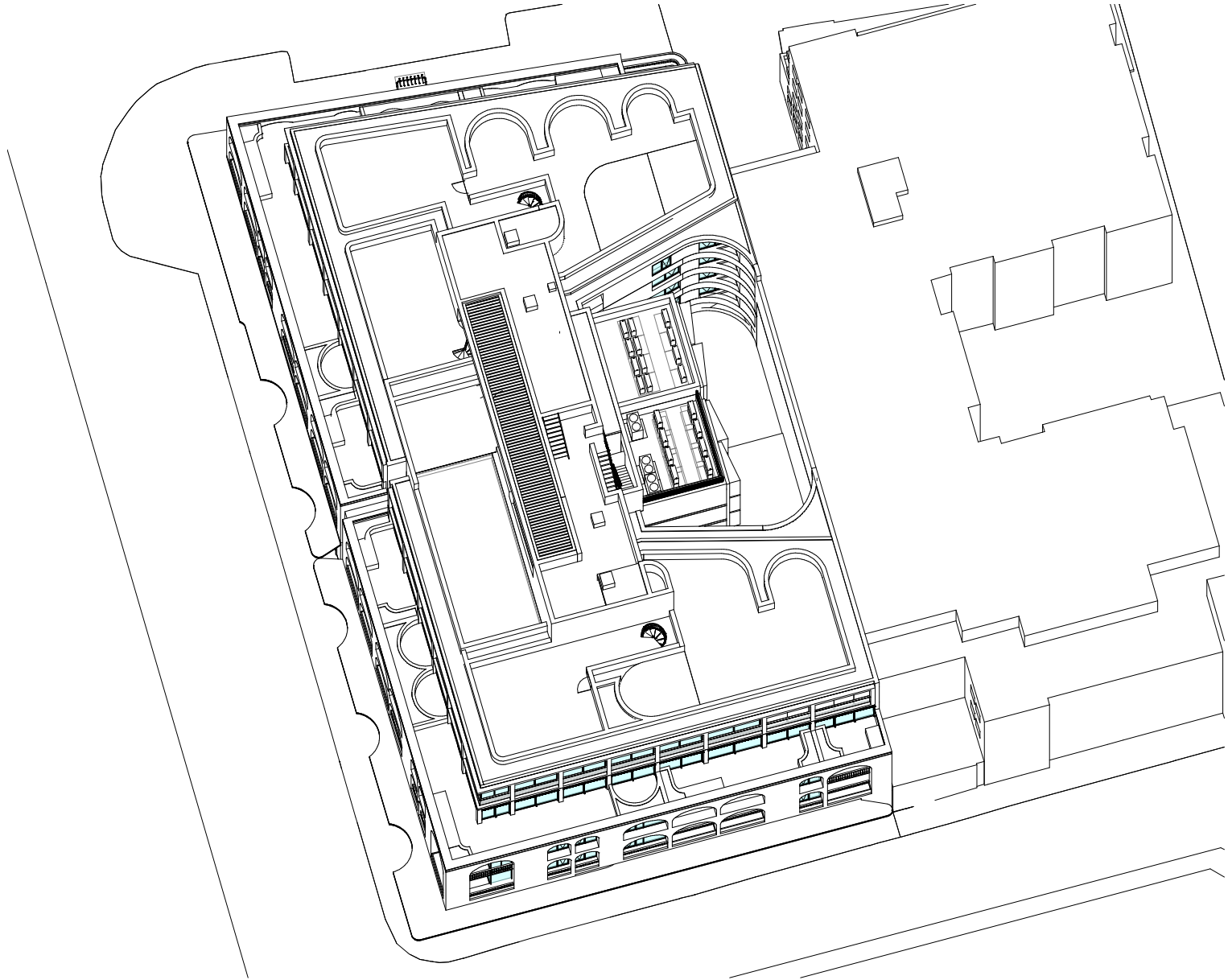
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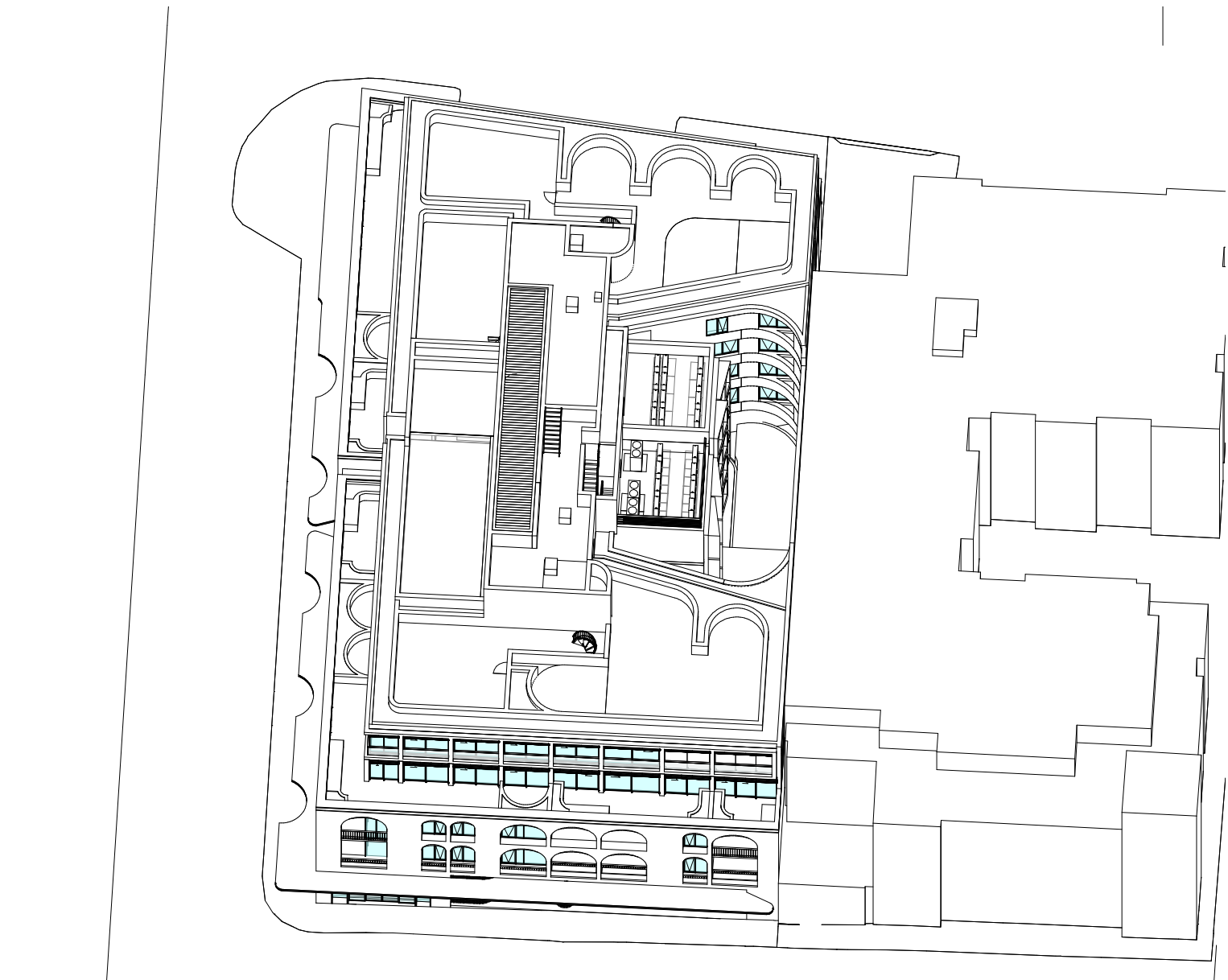
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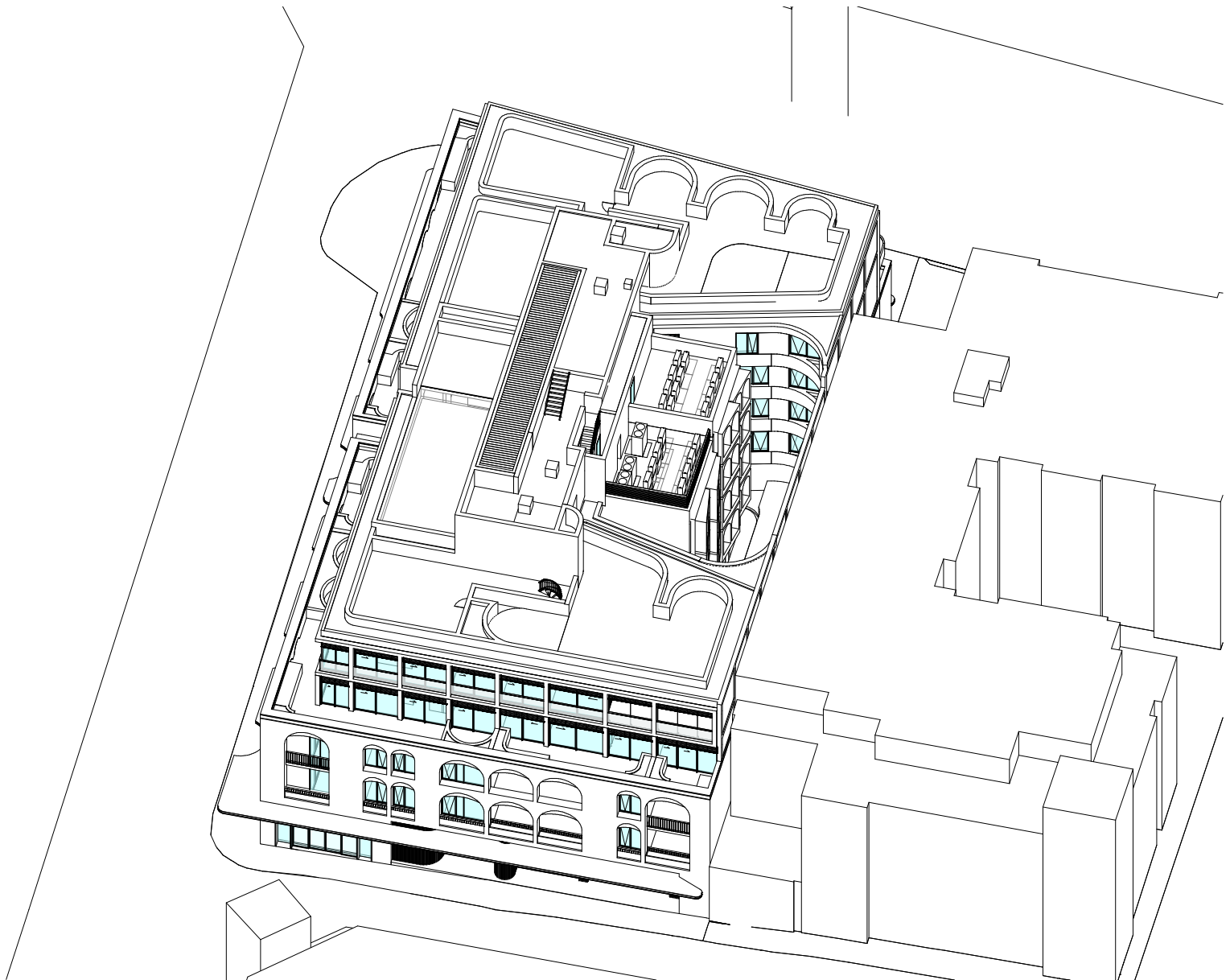
SOLAR ACCESS -
21-Dec-18-12.00



SOLAR ACCESS -
21-Dec-18-13.00



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21-Dec-18-14.00



SOLAR ACCESS -
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FOR APPROVAL

| Rev | Date | Revision | By | Chk. |
|-----|------------|----------------------|----|------|
| 1 | 19.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Amended DA | JS | WG |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar Access Analysis - Summer
Solstice

| Date | Scale | Sheet Size |
|------------|-------|------------|
| 18.06.2021 | | @ A1 |

| Drawn | Chk. |
|-------|------|
| CC | WG |

| Job No. | Drawing No. | Revision |
|---------|-------------|----------|
| 6339 | DA-3204 | / 2 |

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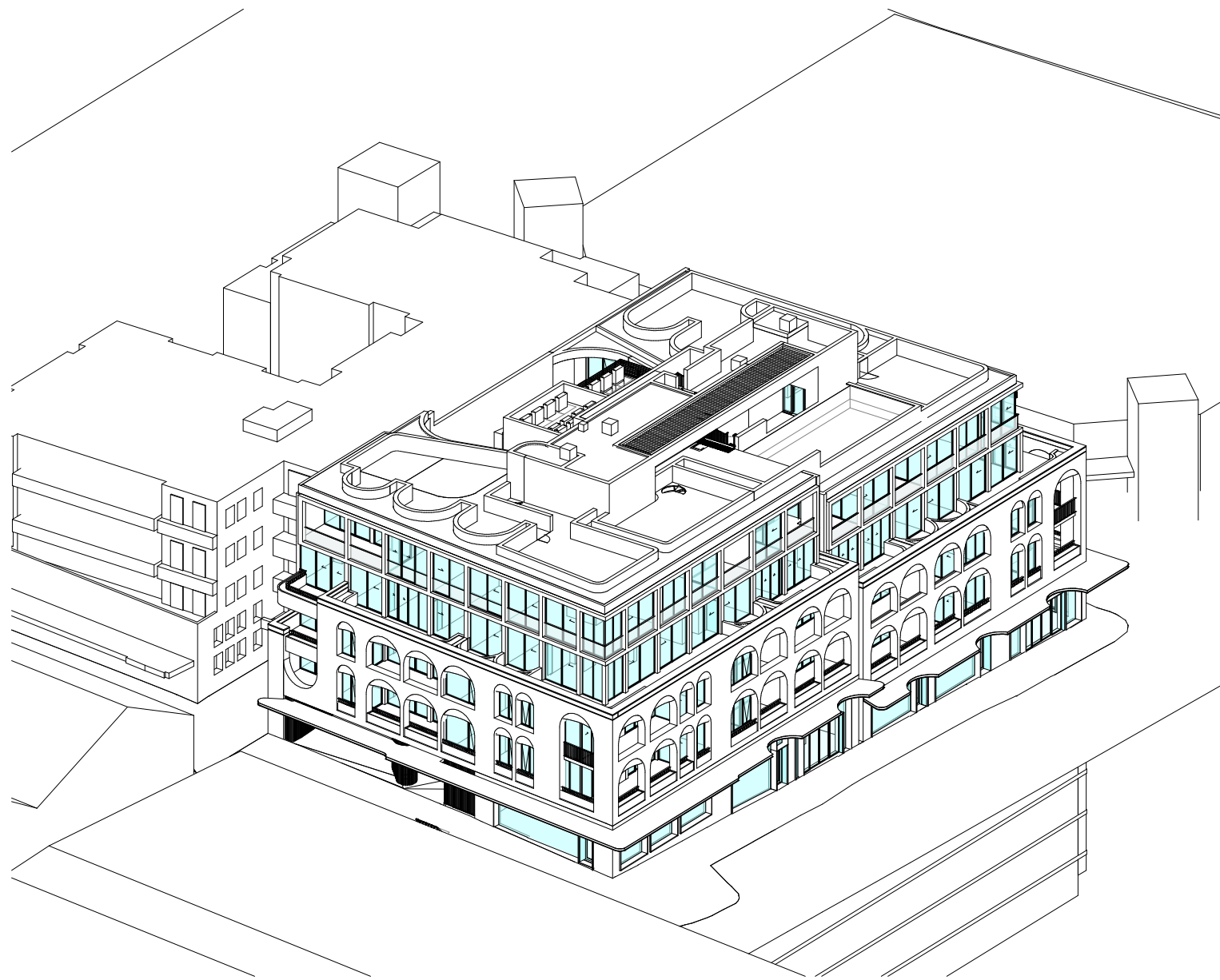


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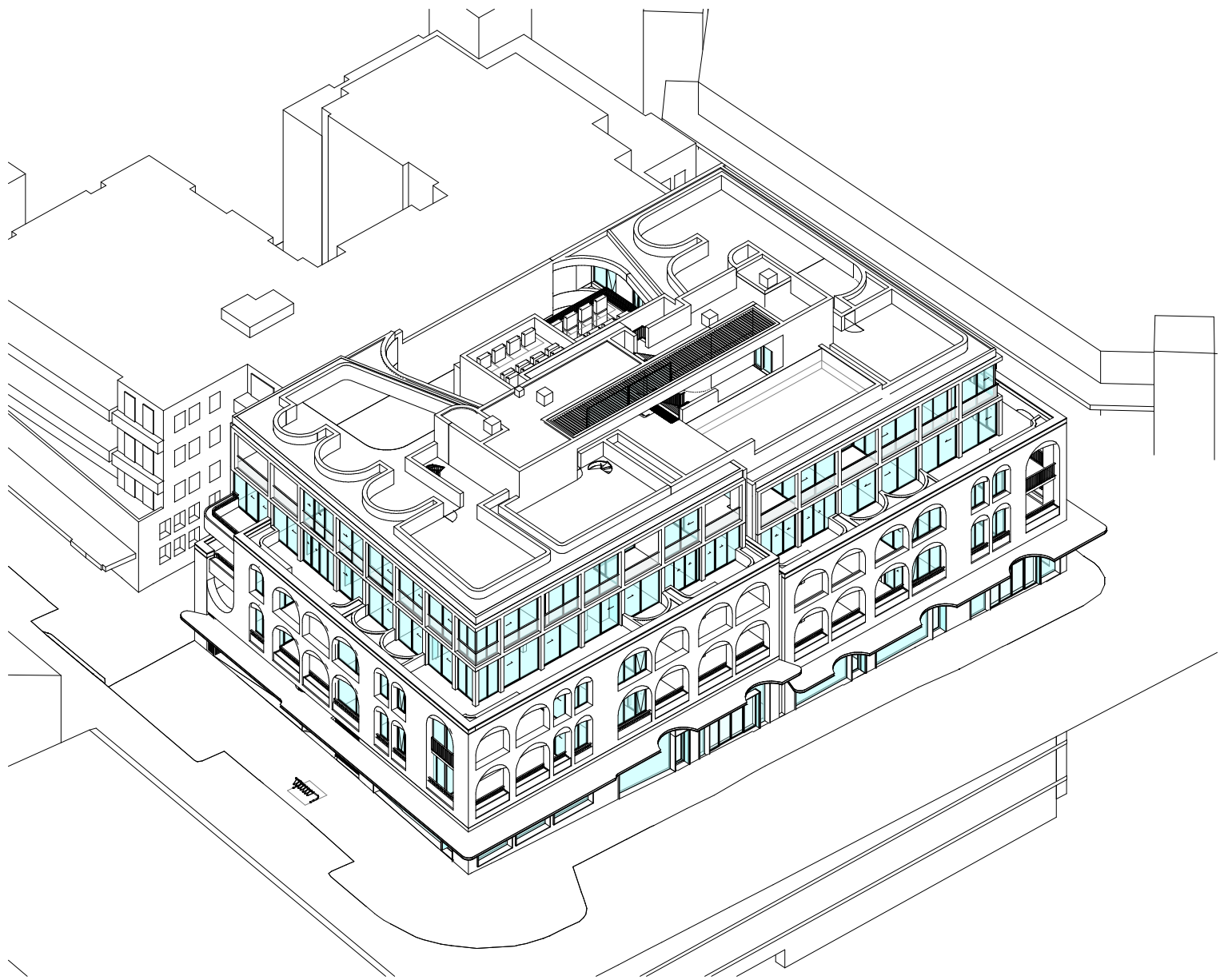
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

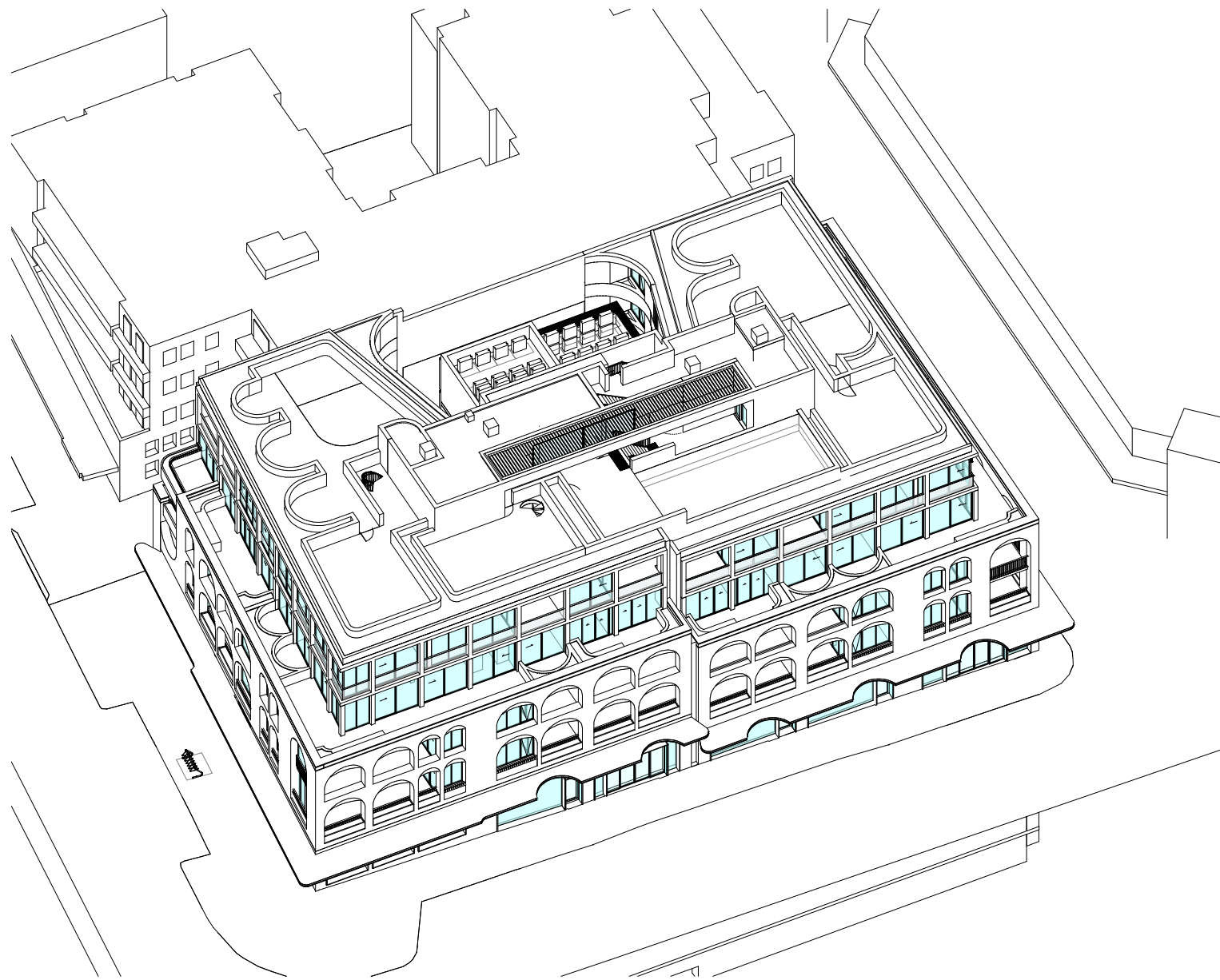
| Rev | Date | Revision | By | Chk. |
|-----|------------|-----------------------|----|------|
| 1 | 18.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |



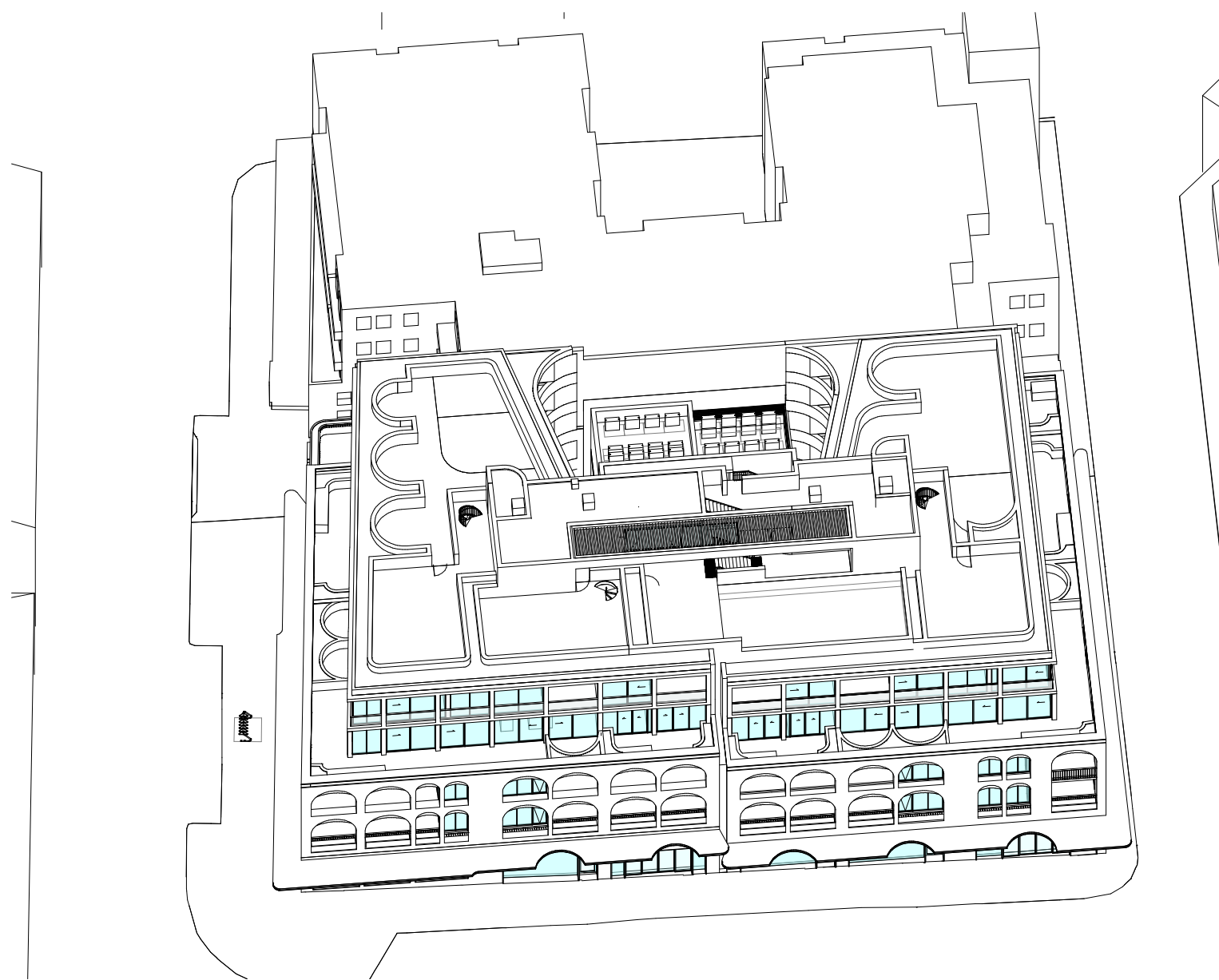
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21-Sep-18-8.00



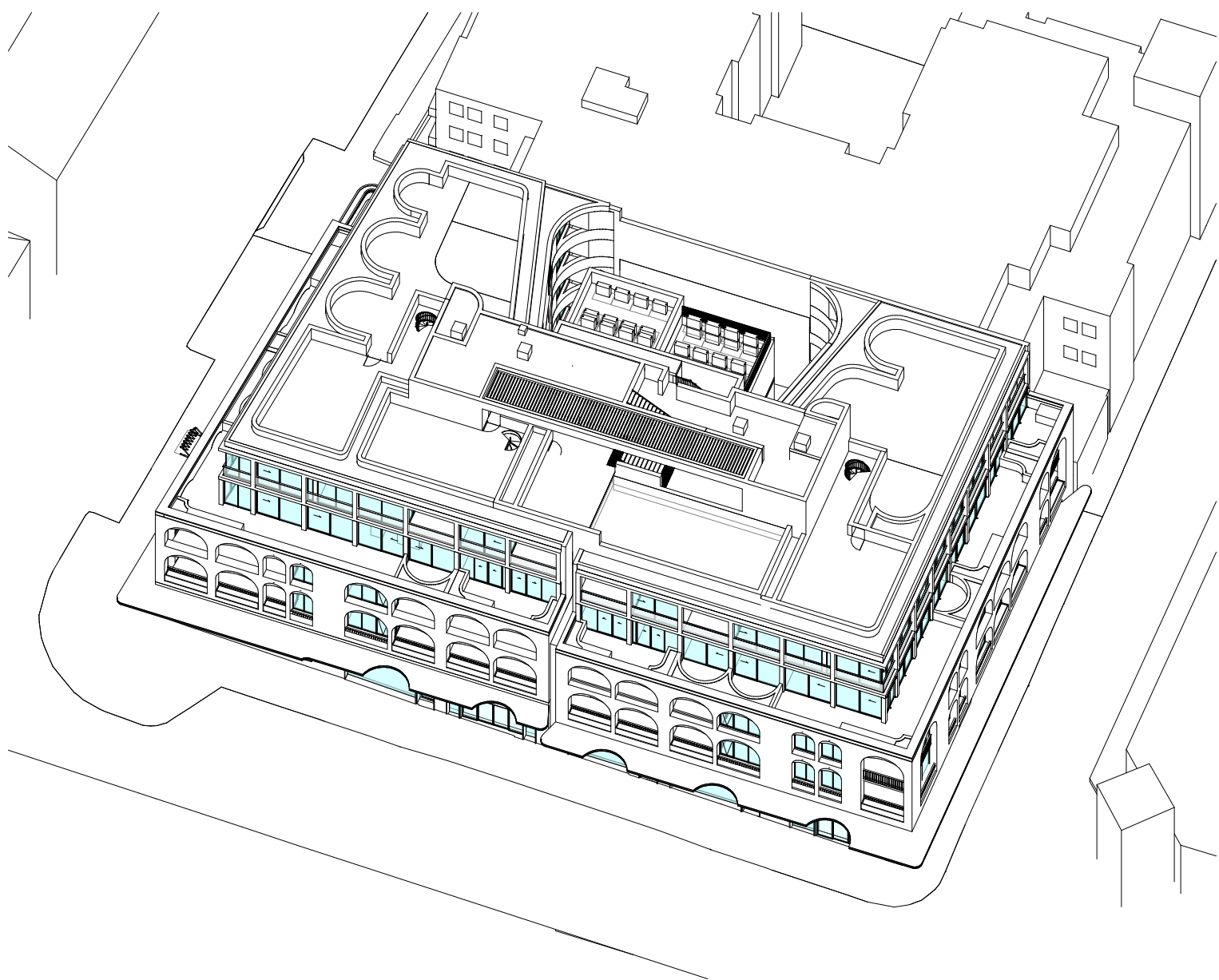
SOLAR ACCESS -
21-Sep-18-9.00



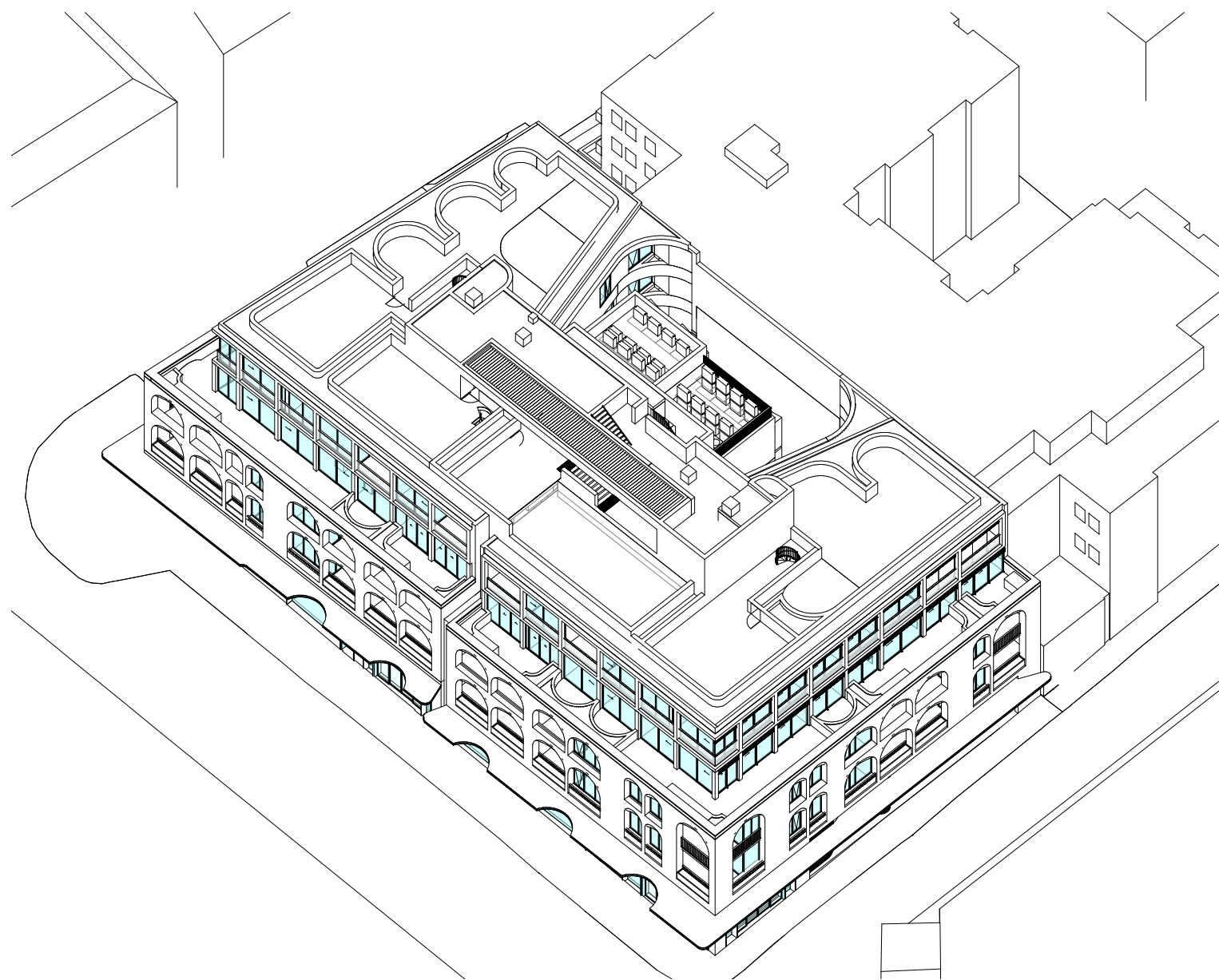
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21-Sep-18-10.00



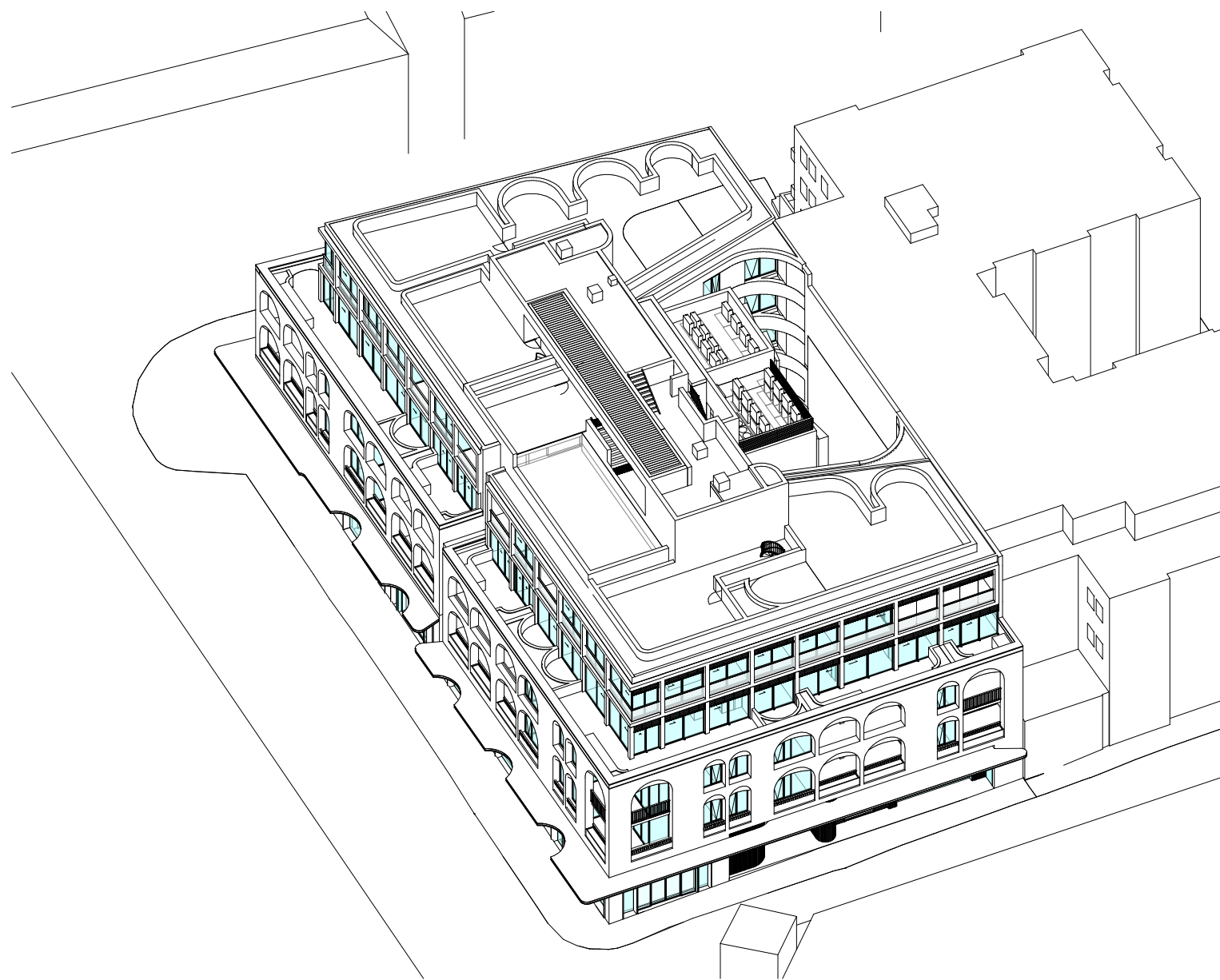
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21-Sep-18-11.00



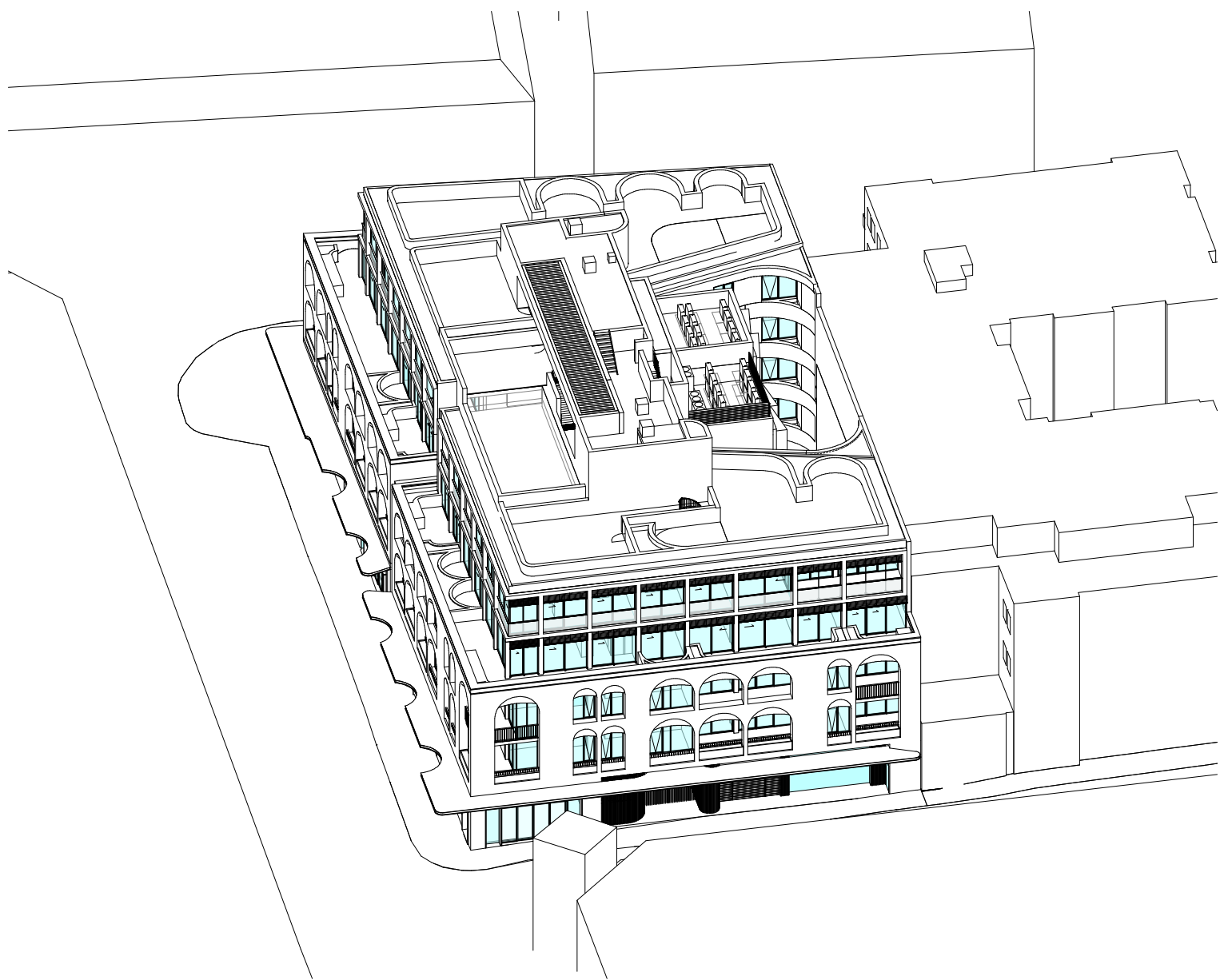
SOLAR ACCESS -
21-Sep-18-12.00



SOLAR ACCESS -
21-Sep-18-13.00



SOLAR ACCESS -
21-Sep-18-14.00



SOLAR ACCESS -
21-Sep-18-15.00

| | |
|----------------------------------|--------------------------------|
| Town Planner | SJB Planning |
| BCA Consultant | Building Code Assistance |
| Access Consultant | Inclusive Places |
| Basix | |
| Efficient Living | |
| Structural / MEP / Fire Engineer | Stantec |
| Acoustic Engineer | Renzo Tonin & Associates |
| Traffic Engineer | TTPP Transport Planning |
| Landscape Architect | Arcadia Landscape Architecture |
| Client | |

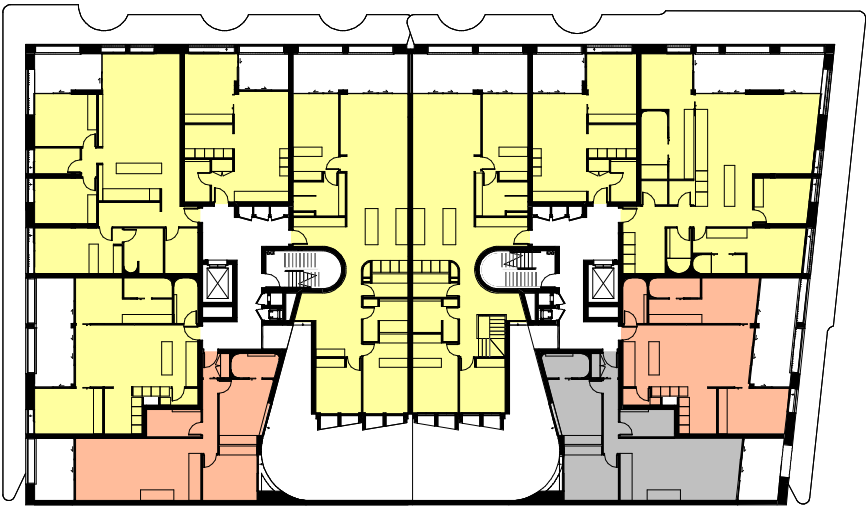


| | |
|--------------|---|
| Project | Waters Road |
| | 12-14 Waters Road Neutral Bay 2089 NSW |
| Drawing Name | Solar Access Analysis - Equinox |

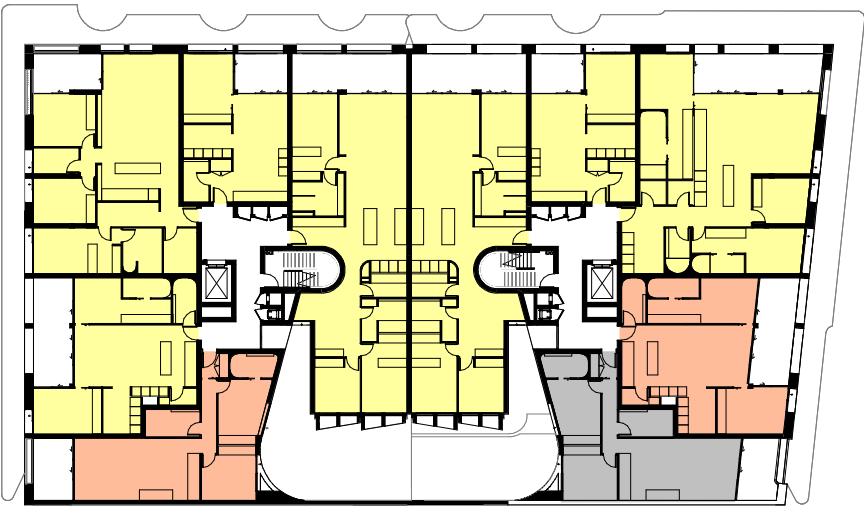
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| Date | Scale | Sheet Size |
| 18.06.2021 | | @ A1 |
| Drawn | Chk. | |
| CC | WG | |
| Job No. | Drawing No. | Revision |
| 6339 | DA-3206 | / 3 |

FOR APPROVAL

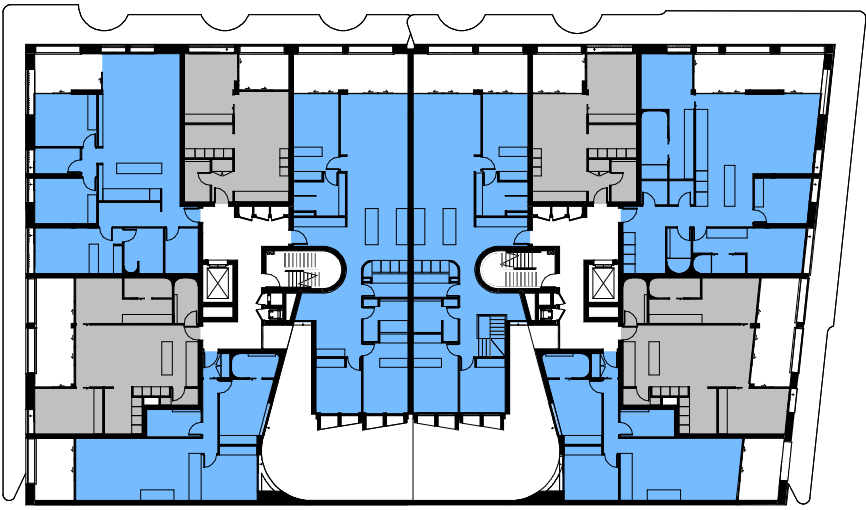
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| 1 | 18.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |



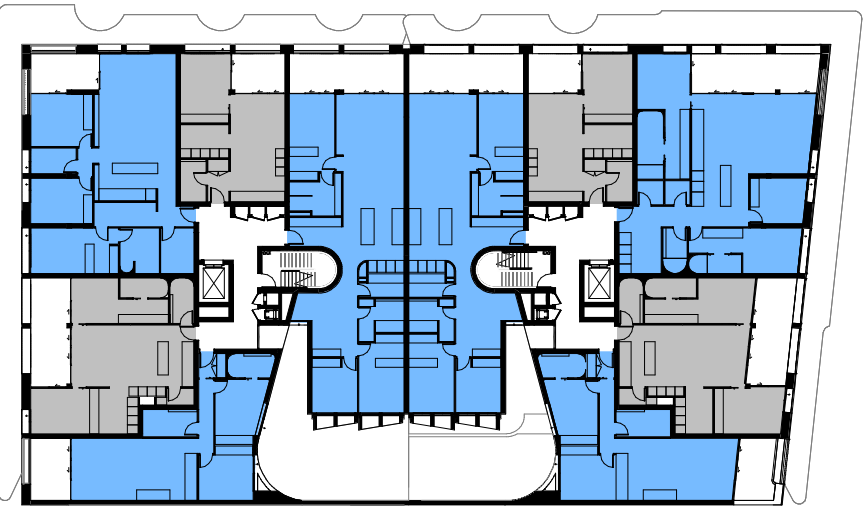
Solar - Level 1



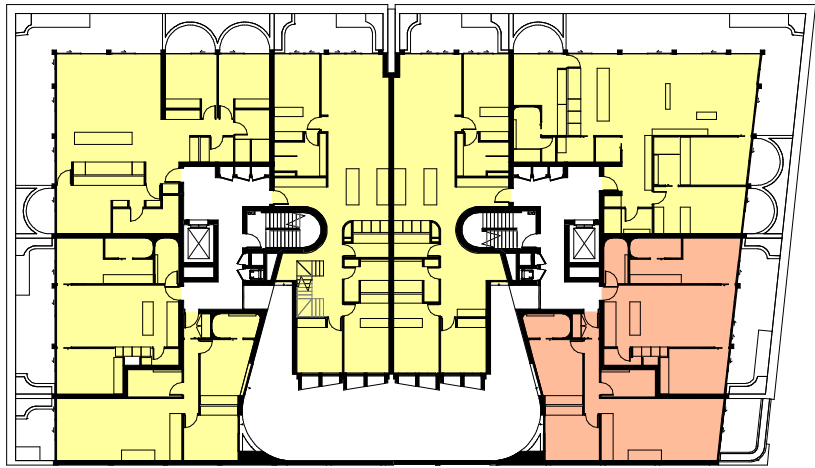
Solar - Level 2



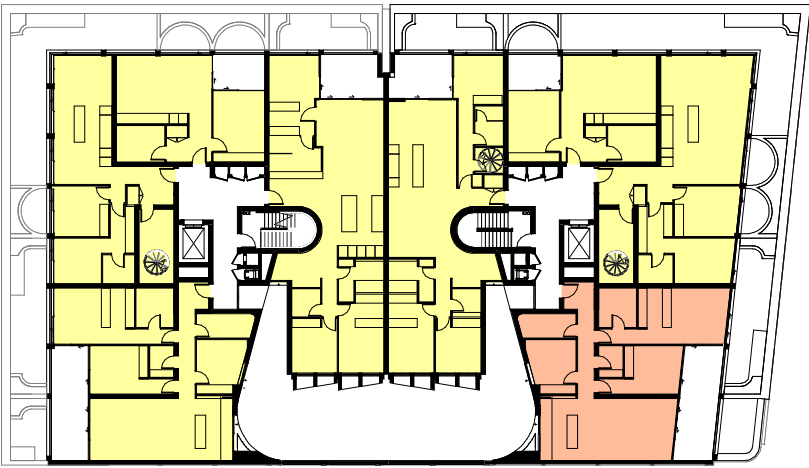
Cross Ventilation - Level 1



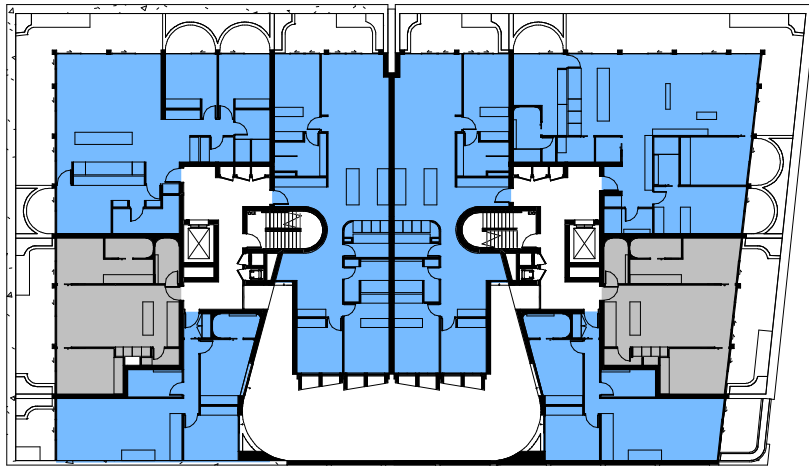
Cross Ventilation - Level 2



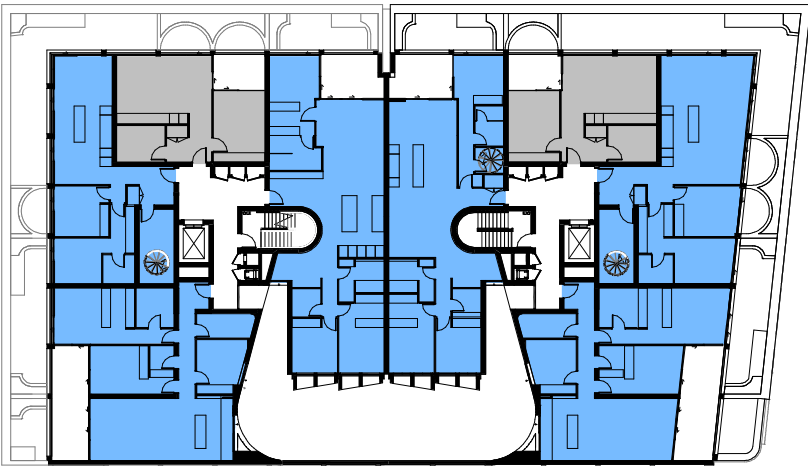
Solar - Level 3



Solar - Level 4



Cross Ventilation - Level 3



Cross Ventilation - Level 4

| Solar | | |
|--------------------|--------|------------|
| Solar | Number | Percentage |
| 2 HOURS+ | 27 | 75% |
| 15 MINS - 2 HRS | 7 | 19% |
| NO DIRECT SUNLIGHT | 2 | 6% |
| | 36 | 100% |

2 HOURS+

15 MINS - 2 HRS

NO DIRECT SUNLIGHT

NOTE: Units indicated above as 'No Direct Sunlight' are capable of receiving direct sunlight to private open spaces.

| Cross Vent | | |
|---------------|--------|------------|
| Cross Vent | Number | Percentage |
| COMPLIANT | 24 | 67% |
| NON-COMPLIANT | 12 | 33% |
| | 36 | 100% |

COMPLIANT

NON-COMPLIANT



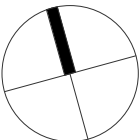
Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Solar and Cross Ventilation
Analysis



Date
18.06.2021

Scale
1 : 500

Sheet Size
@ A1

Drawn
CC

Chk.
WG

Job No.
6339

Drawing No.
DA-3301

Revision
/ 3





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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

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Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Photomontage and Materials -
Sheet 1

Date
18.06.2021

Scale

Sheet Size
@ A1

Drawn
MS

Chk.
WG

Job No.
6339

Drawing No.
DA-4001

Revision
/ 3

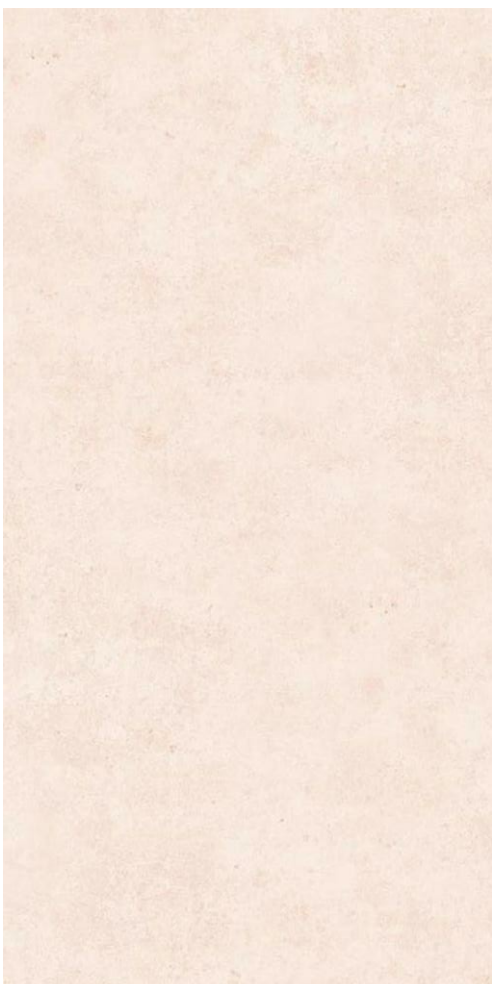
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Surry Hills NSW
2010 Australia
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BK-01 FACE BRICK
Material: Long format brick
Finish: Face finish, no paint.
Colour: Ghost/smoke grey (or similar)
Supplier: Krause Bricks (or similar)



PC-01 PRECAST CONCRETE 1



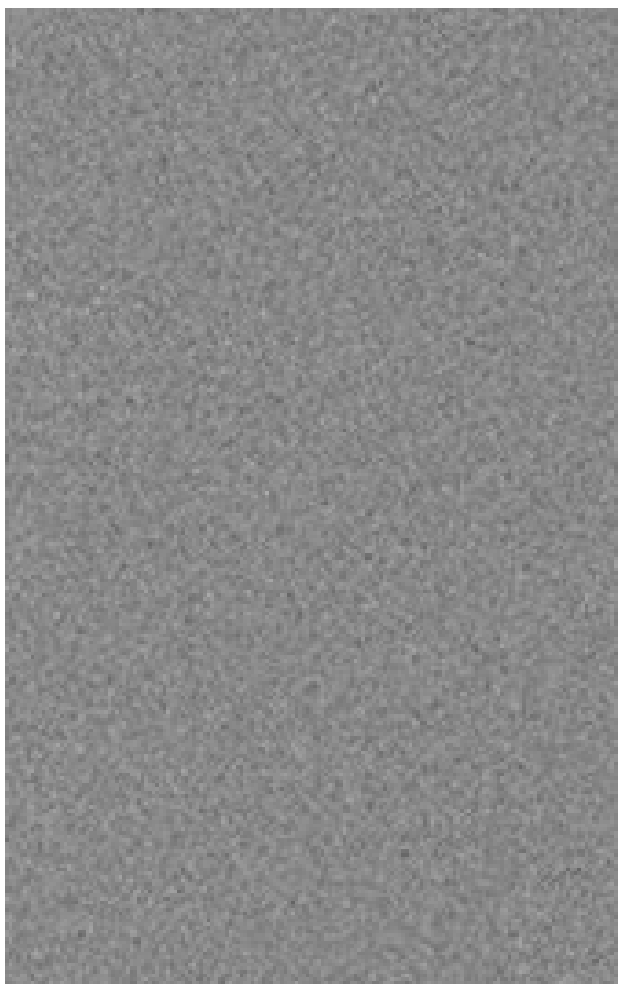
PC-02 PRECAST CONCRETE 2



MT-01 METALWORK
Finish: Brushed metalwork
Colour: Copper colour finish



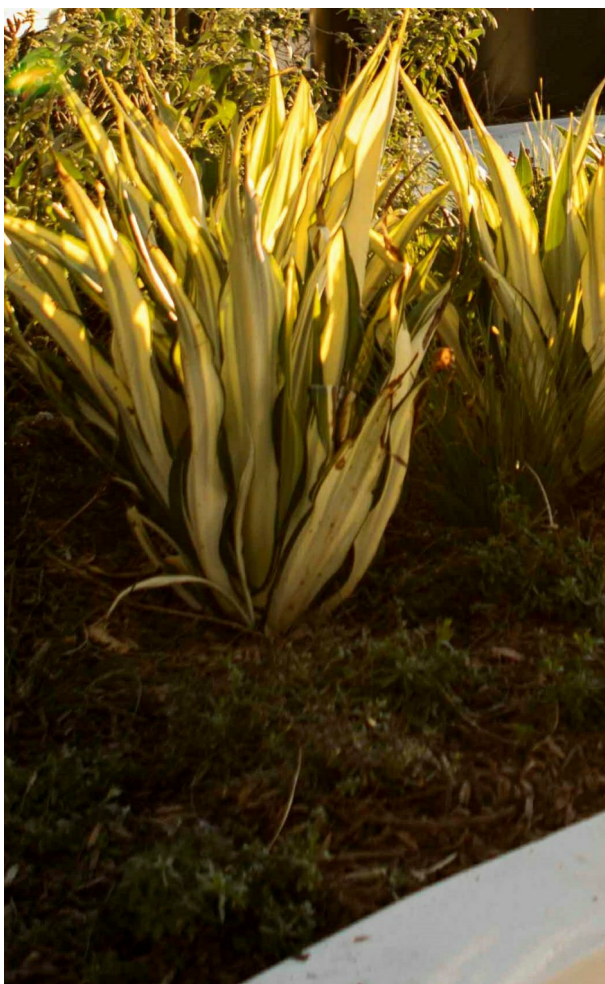
BL-02 GLASS BALUSTRADE
Material: Framed glass
Finish: Fritted Glass



BL-01 METAL BALUSTRADE
Finish/colour: Grey



GL-01 ALUMINIUM FRAMED
WINDOW AND DOORS
Finish/colour - Matt Grey



Landscape to Landscape Architect's
Details

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FOR APPROVAL

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| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Photomontage and Materials -
Sheet 2

| | | |
|------------|-------|------------|
| Date | Scale | Sheet Size |
| 18.06.2021 | | @ A1 |

| | |
|-------|------|
| Drawn | Chk. |
| MS | WG |

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| Job No. | Drawing No. | Revision |
| 6339 | DA-4002 | / 3 |

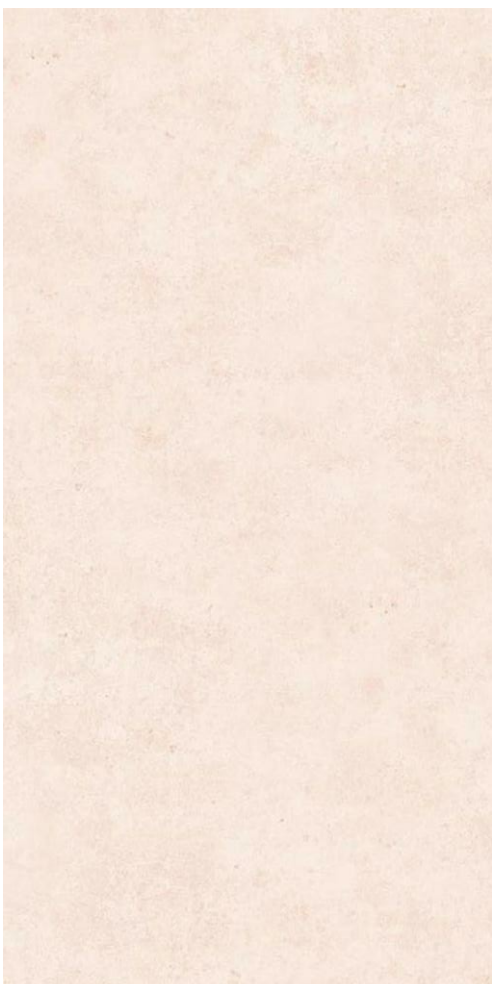
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Surry Hills NSW
2010 Australia
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F 61 2 9380 9922
www.sjb.com.au



BK-01 FACE BRICK
Material: Long format brick
Finish: Face finish, no paint.
Colour: Ghost/smoke grey (or similar)
Supplier: Krause Bricks (or similar)



PC-01 PRECAST CONCRETE 1



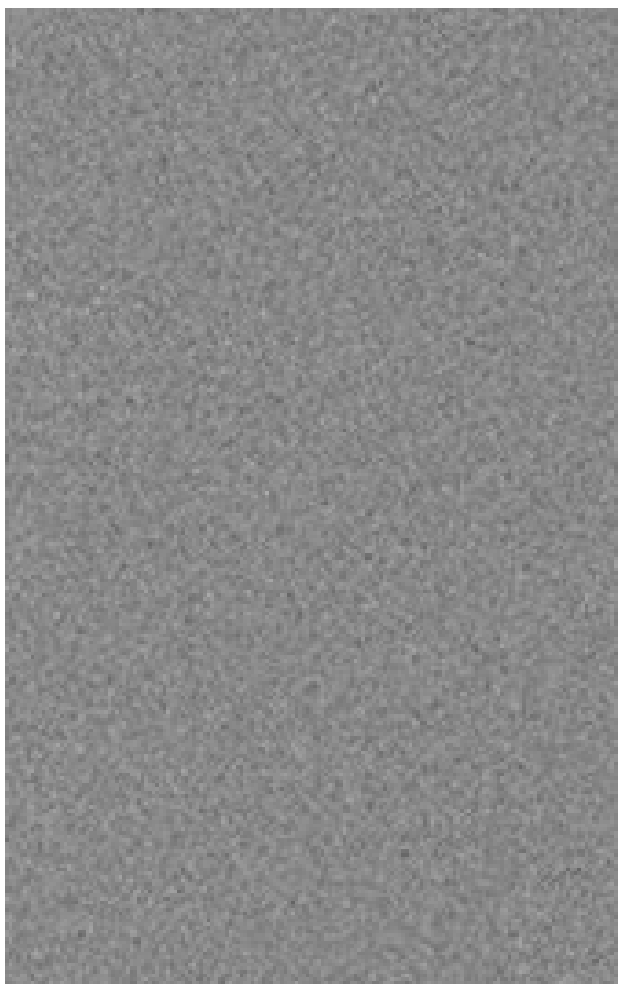
PC-02 PRECAST CONCRETE 2



MT-01 METALWORK
Finish: Brushed metalwork
Colour: Copper colour finish



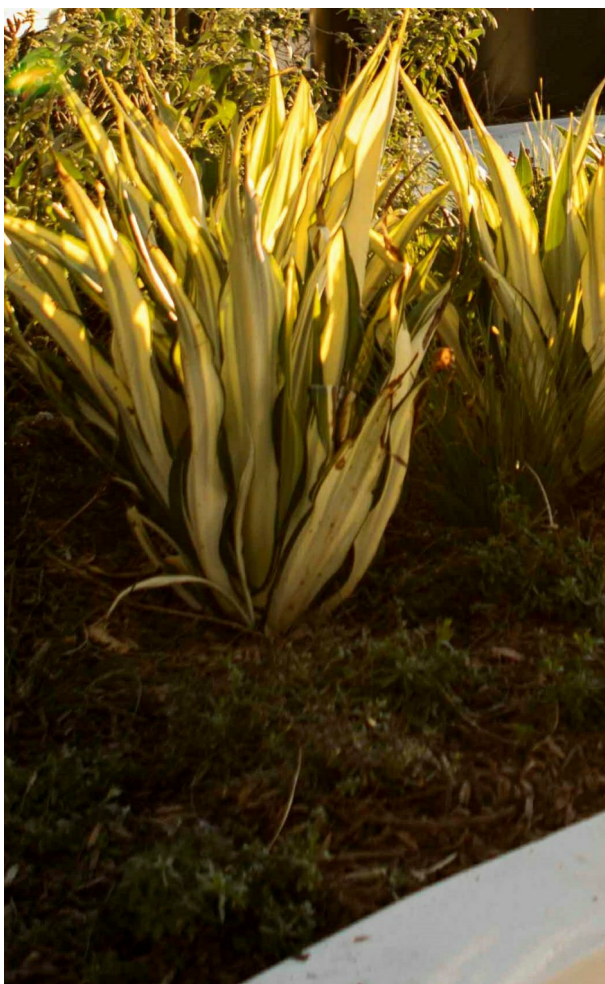
BL-02 GLASS BALUSTRADE
Material: Framed glass
Finish: Fritted Glass



BL-01 METAL BALUSTRADE
Finish/colour: Grey



GL-01 ALUMINIUM FRAMED
WINDOW AND DOORS
Finish/colour - Matt Grey



Landscape to Landscape Architect's
Details



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

| Rev | Date | Revision | By | Chk. |
|-----|------------|-----------------------|----|------|
| 1 | 19.03.2021 | Issue for DA | MS | WG |
| 2 | 18.06.2021 | Issue for Information | JS | WG |
| 3 | 18.06.2021 | Issue for Amended DA | JS | WG |

Town Planner

SJB Planning

BCA Consultant

Building Code Assistance

Access Consultant

Inclusive Places

Basix

Efficient Living

Structural / MEP / Fire Engineer

Stantec

Acoustic Engineer

Renzo Tonin & Associates

Traffic Engineer

TTPP Transport Planning

Landscape Architect

Arcadia Landscape Architecture

Client



Project

Waters Road

12-14 Waters Road
Neutral Bay 2089 NSW

Drawing Name

Photomontage and Materials -
Sheet 3

Date
18.06.2021

Scale

Sheet Size
@ A1

Drawn
MS

Chk.
WG

Job No.
6339

Drawing No.
DA-4003

Revision
/ 3

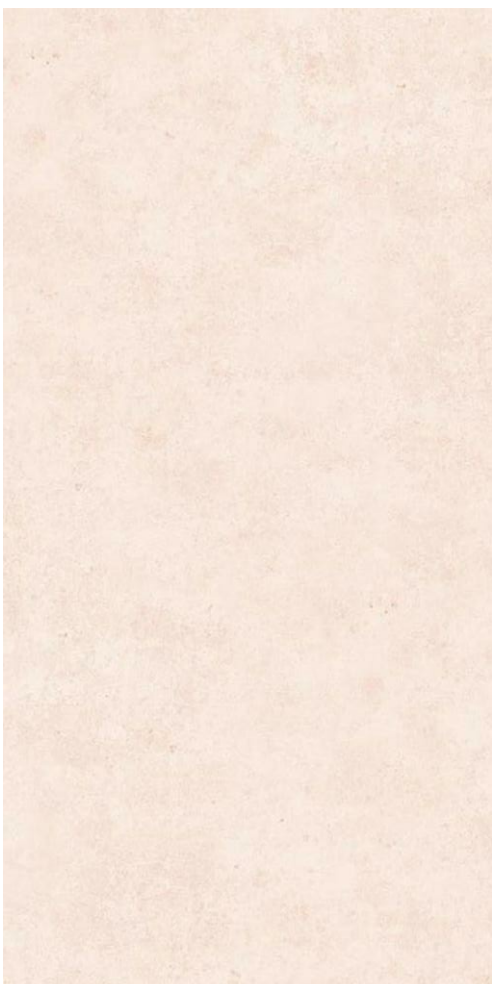
SJB Architects
Level 2
490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
F 61 2 9380 9922
www.sjb.com.au



BK-01 FACE BRICK
Material: Long format brick
Finish: Face finish, no paint.
Colour: Ghost/smoke grey (or similar)
Supplier: Krause Bricks (or similar)



PC-01 PRECAST CONCRETE 1



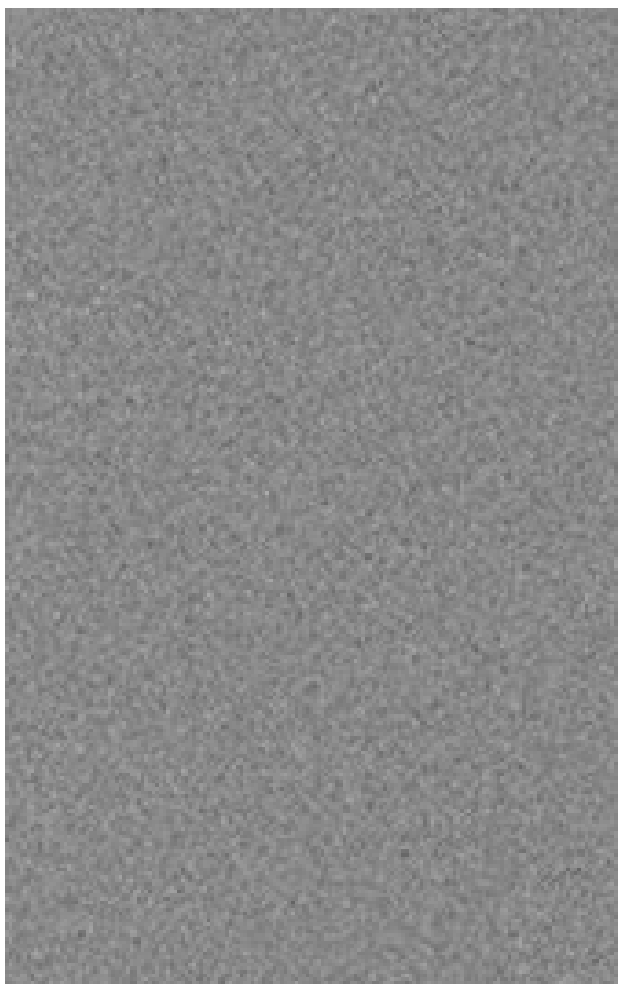
PC-02 PRECAST CONCRETE 2



MT-01 METALWORK
Finish: Brushed metalwork
Colour: Copper colour finish



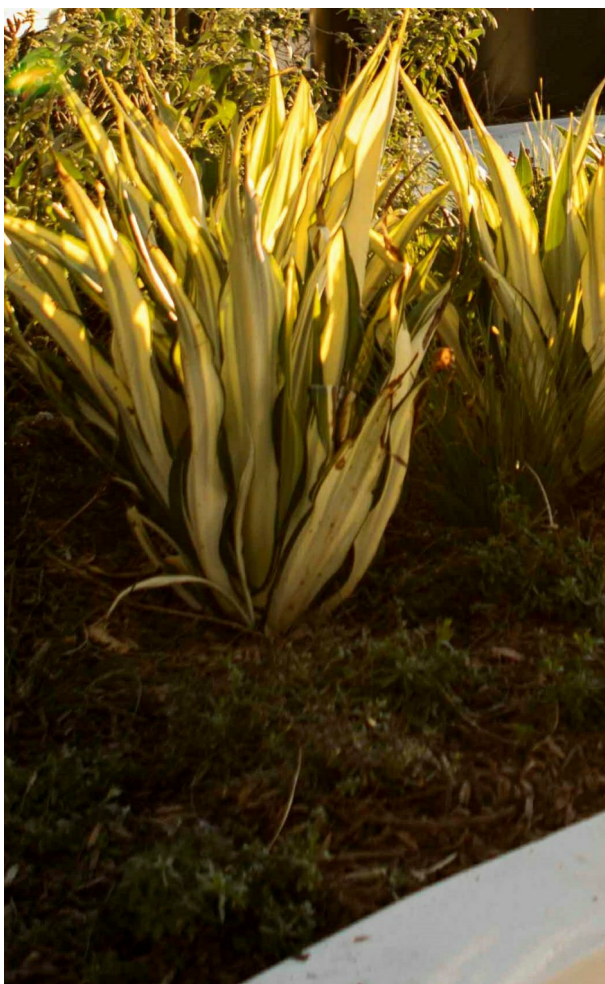
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WINDOW AND DOORS
Finish/colour - Matt Grey



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Details