

5-7 Middle Harbour Road, Lindfield Development Application Architectural Drawings



Cortese
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

- NOTES:**
1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
 2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
 3. Do not scale drawings. Refer to dimensions given.
 4. All dimensions to be verified on site before proceeding.
 5. Cortese Associates shall be notified of any discrepancies.
 6. Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION
A	FOR INFORMATION
B	FOR DEVELOPMENT APPLICATION

DATE	BY
28.03.25	SC
02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN	CHK	APP
JL	MC	MG

DRAWING TITLE:
A00 - GENERAL
COVER SHEET

DRAWING NO:
DA00.001

REV:
B

Drawing Schedule

Drawing No.	Drawing Title	Revision	Revision Date
DA00.001	COVER SHEET	B	02.04.25
DA00.002	DRAWING LIST AND DEVELOPMENT SUMMARY	E	07.04.25
DA00.003	BASIX	C	03.04.25
DA00.004	EXTERNAL PERSPECTIVE 01	B	02.04.25
DA00.005	EXTERNAL PERSPECTIVE 02	B	02.04.25
DA00.006	EXTERNAL PERSPECTIVE 03	B	02.04.25
DA00.007	EXTERNAL PERSPECTIVE 04	B	02.04.25
DA00.008	EXTERNAL PERSPECTIVE 05	B	02.04.25
DA01.101	SITE CONTEXT PLAN	C	02.04.25
DA01.102	SITE ANALYSIS PLAN	B	02.04.25
DA01.103	EXISTING AND DEMOLITION PLAN	B	02.04.25
DA03.001	BASEMENT 02	G	02.04.25
DA03.002	BASEMENT 01	G	02.04.25
DA03.003	LOWER GROUND	K	03.04.25
DA03.100	GROUND FLOOR	K	03.04.25
DA03.101	LEVEL 1-4	G	02.04.25
DA03.105	LEVEL 5	H	02.04.25
DA03.106	LEVEL 6	H	02.04.25
DA03.107	LEVEL 7	H	02.04.25
DA03.108	ROOF	G	02.04.25
DA09.101	NORTH WEST ELEVATION	E	02.04.25
DA09.102	NORTH EAST ELEVATION	E	02.04.25
DA09.103	SOUTH EAST ELEVATION	F	03.04.25
DA09.104	SOUTH WEST ELEVATION	E	02.04.25
DA10.101	BUILDING SECTION 1-1	G	02.04.25
DA10.102	BUILDING SECTION 2-2	G	02.04.25
DA21.101	GFA DIAGRAM	G	03.04.25
DA40.101	SHADOW DIAGRAMS 21 JUNE	B	02.04.25
DA41.101	ADG - COMPLIANCE DIAGRAMS	E	02.04.25
DA41.102	ADG - SOLAR ACCESS	C	02.04.25
DA41.103	ADG - CROSS VENTILATION	C	02.04.25
DA51.101	MATERIAL AND FINISHES SCHEDULE	C	02.04.25

CROSS VENTILATION

LEVEL	APT	CROSS VENTILATION
LG	2	0
G	7	3
L1	8	6
L2	8	6
L3	8	6
L4	8	6
L5	7	4
L6	7	4
L7	6	3
TOTAL	61	38
PERCENTAGE		62%

LIVABLE HOUSING PLATINUM-LEVEL APARTMENT ALLOCATION

PLATINUM-LEVEL APARTMENTS			
Level	Number	Name	Comments
LOWER GROUND	LG02	2B + S	Platinum
LOWER GROUND	LG01	2B+S	Platinum
GROUND	G07	2B + S	Platinum
GROUND	G06	1B	Platinum
GROUND	G05	2B + S	Platinum
GROUND	G04	3B + S	Platinum
GROUND	G03	2B + S	Platinum
GROUND	G02	2B + S	Platinum
GROUND	G01	1B	Platinum
L07A	701	3B + S	Platinum

SOLAR ACCESS

LEVEL	APT	2HR+	NIL
LG	2	2	-
G	7	5	2
L1	8	8	-
L2	8	8	-
L3	8	8	-
L4	8	8	-
L5	7	6	1
L6	7	6	1
L7	6	5	1
TOTAL	61	56	5
PERCENTAGE		92%	8%

AFFORDABLE HOUSING APARTMENT ALLOCATION

AFFORDABLE HOUSING REQUIREMENT (HOUSING SEPP):

TOD = 2%
AFFORDABLE UPLIFT = up to 15%*
*proportionate to uplift proposed

PROPOSED GFA: = 7356 M²
= 5758 M² + 1598 M²
(TOD + UPLIFT)

UPLIFT PROPOSED: = 1598 M2 (GFA)
= 0.62 (FSR)
= 24.6%

REQUIRED GFA ALLOCATION FOR AFFORDABLE HOUSING:

TOD = 2% x 7356 M²
= 147.12 M²

AFFORDABLE UPLIFT = (24.6% x 50%) x 7356M²
= 12.3% x 7356M²
= 904.79 M²

LEVEL	UNIT NO.	TOD ALLOCATION (GFA)	UPLIFT ALLOCATION (GFA)
LG	LG01 LG02	97	98
G	G01 G03 G06 G07	61	79 109 97
L02	204 207		111 111
L03	304 307		111 111
L04	404		111
TOTAL GFA ALLOCATED:		158 M²	938 M²
TOTAL GFA REQUIRED:		147.12 M²	904.79 M²

YIELD SUMMARY

	1B	2B+S	3B+S	TOTAL
LG	-	2	-	2
G	2	4	1	7
L1	-	8	-	8
L2	-	8	-	8
L3	-	8	-	8
L4	-	8	-	8
L5	-	5	2	7
L6	-	6	1	7
L7	-	4	2	6
TOTAL	2	53	6	61
PERCENTAGE	3%	87%	10%	

Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	28.03.25	SC
B	FOR INFORMATION	01.04.25	SC
C	FOR DEVELOPMENT APPLICATION	02.04.25	SC
D	FOR DEVELOPMENT APPLICATION	03.04.25	SC
E	FOR DEVELOPMENT APPLICATION	07.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN
SC

CHK
MC

APP
MG

DRAWING TITLE:
A00 - GENERAL

DRAWING LIST AND DEVELOPMENT SUMMARY

DRAWING NO:
DA00.002

REV:
E

Table 1: BASIX Water Commitments	
Common Areas and Central Systems	
Area of Indigenous or low water species	Please refer to Appendix B
Rainwater collection	- Minimum 5,000L rainwater tank - Roof collection area – minimum 500m² - Rainwater to be used for: - Common areas landscape irrigation
Common Areas Toilets	4-star (Water Rating) toilets 6-star (Water Rating) taps
Fire Sprinkler	- For the Whole Buildings - No commitment is required for the test water to be diverted to a closed system
Common Area Pool & Spa	No Pool & Spa
Private Dwellings	
Fixtures for units	4-star (Water Rating) showerheads with a flow rate > 4.5L/min & ≤ 6.0L/min
	4-star (Water Rating) toilets
	6-star (Water Rating) kitchen taps
	6-star (Water Rating) bathroom taps 4-star (Water Rating) dishwashers

Table 2: Base Case Assumptions on Construction and Fabric		
Element	Material	Detail
External walls	Brick Veneer	Insulation: R2.5 Bulk Insulation + R0.2 Thermal Break Insulation (Please see Table 3 as well to check for extra insulation requirement)
		Medium colour: 0.475<absorptance< 0.70
		Studs/Frames: Metal
Internal walls	Plasterboard	
Party walls	Hebel power panel + PB on Studs	Insulation: R0.2 Thermal Break Insulation
		Common corridors
	Hebel power panel + PB on Studs	Insulation: R0.2 Thermal Break Insulation
Windows	Neighbour	Insulation: R0.2 Thermal Break Insulation
	Concrete Block	Lift Core
	Type 1	Total Window System Properties U-value 5.4 & SHGC 0.58 for sliding doors & fixed windows
		And
	Type 2	Total Window System Properties U-value 5.4 & SHGC 0.49 for Awning windows & Glass Doors
		And
		Total Window System Properties U-value 3.1 & SHGC 0.49 for sliding doors & fixed windows
	Type 3	And
		Total Window System Properties U-value 3.1 & SHGC 0.39 for Awning windows & Glass Doors
		And
	Type 3	Total Window System Properties U-value 2.0 & SHGC 0.31 for sliding doors & fixed windows
		And
		Total Window System Properties U-value 2.0 & SHGC 0.25 for Awning windows & Glass Doors

Element	Material	Detail
		Note: Only a ±5% SHGC tolerance to the value stated above & U-value can be NO greater than or equal to the value stated above¹
	Window Operability	Balcony windows: as per plans & elevations Bedroom windows: 10% (BCA D3D29) as per plans & elevations All other non-balcony windows: as per plans & elevations
	Vertical shading device	As per plans & elevations
	Horizontal shading device	As per plans & elevations
	Skylight	None
Roof	Concrete	Insulation: None Light colour
Ceilings	Plasterboard	Insulation: See Table 3 Cavity: Unventilated Cavity Insulation: See Table 3
Floors	Concrete	Tiles: Wet areas only Carpet + Underlay: Bedrooms Only Timber: Elsewhere
Common corridors naturally ventilated		Yes
Recessed downlights assessed		No. No lighting plan provided. Project will be updated once lighting plan is available. All assumed to be sealed
Exhaust fans (kitchens, bathrooms, laundry)		All assumed to be sealed

BERS PRO RESULTS (THERMAL COMFORT)

The simulated heating and cooling loads per dwelling are summarized in Table 3 below. Where the dwellings have failed to meet the thermal load targets additional thermal enhancements / treatments are provided. This is typically in the form of bulk insulation. These additional thermal treatments are required to pass the BASIX Thermal performance requirements.

Table 3: BERS Pro Thermal Loads					
Unit No.	Additional Treatments Required	Heating Load (MJ/m²·yr)	Cooling Load (MJ/m²·yr)	Stars	Pass/Fail
LG01	R2.5 Bulk Floor Insulation, Type 1 Windows throughout	6.0	21.0	7.3	PASS
LG02	R2.5 Bulk Floor Insulation, Type 1 Windows throughout	11.0	16.6	7.3	PASS
G01	R2.5 Bulk Floor Insulation, Type 1 Windows throughout	9.5	18.1	7.3	PASS
G02	R2.5 Bulk Floor Insulation, Type 1 Windows throughout	13.1	20.0	6.6	PASS
G03	Type 2 Windows throughout, Install 1 Ceiling Fan (1,200mm diameter) each in Living Area and in Bedroom 2	2.2	20.6	7.8	PASS
G04	Type 2 Windows for Living & Dining Sliding Doors, All other windows can use Type 1 Windows	16.8	14.9	6.8	PASS
G05	R2.5 Bulk Floor Insulation, Type 3 Windows throughout	16.9	14.2	6.9	PASS
G06	R2.5 Bulk Floor Insulation, Type 3 Windows throughout	15.0	10.2	7.4	PASS
G07	R2.5 Bulk Floor Insulation, Type 1 Windows throughout, Install 1 Ceiling Fan (1,200mm diameter) in Living Area	8.6	19.8	7.2	PASS
101	Type 3 Windows throughout	9.8	20.4	6.9	PASS
102	R1.0 Bulk Floor Insulation to cantilevered floor areas only, Type 2 Windows throughout	14.8	17.7	6.7	PASS
103	Type 2 Windows throughout	11.3	14.7	7.4	PASS
104	Type 1 Windows throughout	12.2	17.3	7.1	PASS
105	Type 2 Windows throughout	10.4	20.9	6.8	PASS
106	Type 2 Windows throughout	10.2	20.7	6.9	PASS
107	Type 1 Windows throughout	13.9	16.2	6.9	PASS

¹ As per BASIX Thermal Performance Protocol 4.14.2

Unit No.	Additional Treatments Required	Heating Load (MJ/m²·yr)	Cooling Load (MJ/m²·yr)	Stars	Pass/Fail
108	Type 2 Windows throughout	19.4	15.2	6.4	PASS
201	Type 3 Windows throughout	6.4	17.5	7.6	PASS
202	Type 2 Windows throughout	15.7	12.1	7.2	PASS
203	Type 2 Windows throughout	14.4	13.0	7.3	PASS
204	Type 1 Windows throughout	16.7	13.7	6.9	PASS
205	Type 2 Windows throughout	13.1	18.2	6.8	PASS
206	Type 2 Windows throughout	12.8	18.1	6.9	PASS
207	Type 1 Windows throughout	16.6	12.6	7.1	PASS
208	Type 2 Windows throughout	23.4	12.3	6.3	PASS
301	Type 3 Windows throughout	6.7	17.1	7.7	PASS
302	Type 2 Windows throughout	16.2	12.2	7.2	PASS
303	Type 2 Windows throughout	15.1	12.8	7.2	PASS
304	Type 1 Windows throughout	17.7	13.6	6.8	PASS
305	Type 2 Windows throughout	13.8	18.6	6.7	PASS
306	Type 2 Windows throughout	13.4	17.1	6.9	PASS
307	Type 1 Windows throughout	17.6	12.6	6.9	PASS
308	Type 2 Windows throughout	24.2	12.5	6.2	PASS
401	Type 3 Windows throughout	6.9	16.6	7.7	PASS
402	Type 2 Windows throughout	16.6	12.0	7.1	PASS
403	R1.0 Bulk Ceiling Insulation to exposed areas only, Type 2 Windows throughout	14.8	11.1	7.4	PASS
404	Type 1 Windows throughout	16.4	14.0	6.9	PASS
405	R1.5 Bulk Ceiling Insulation to exposed areas only, Type 2 Windows throughout	17.5	16.2	6.5	PASS
406	R1.5 Bulk Ceiling Insulation to exposed areas only, Type 2 Windows throughout	17.1	14.9	6.8	PASS
407	Type 1 Windows throughout	18.0	12.7	6.9	PASS
408	R2.5 Bulk Ceiling Insulation to exposed areas only, Type 2 Windows throughout	24.4	10.7	6.4	PASS
501	Type 3 Windows throughout	7.1	16.6	7.7	PASS
502	Type 2 Windows throughout	16.9	11.9	7.1	PASS
503	Type 2 Windows throughout	10.6	17.1	7.2	PASS
504	Type 2 Windows throughout	6.1	11.3	8.4	PASS
505	Type 2 Windows throughout	19.7	16.1	6.3	PASS
506	Type 2 Windows throughout	4.4	15.8	8.1	PASS
507	R1.0 Bulk Ceiling Insulation to exposed areas only, Type 2 Windows throughout	17.3	13.6	6.9	PASS
601	Type 3 Windows throughout	8.4	15.9	7.6	PASS
602	Type 2 Windows throughout	17.2	11.8	7.1	PASS
603	Type 2 Windows throughout	10.9	17.1	7.2	PASS
604	Type 2 Windows throughout	5.3	11.1	8.4	PASS
605	Type 2 Windows throughout	20.1	16.1	6.2	PASS
606	Type 2 Windows throughout	4.5	15.7	8.1	PASS
607	Type 2 Windows throughout	19.8	13.3	6.6	PASS
701	R5.0 Bulk Ceiling Insulation, Type 2 Windows throughout, Install 1 Ceiling Fan (1,200mm diameter) each in Living Area and in ALL Bedrooms	20.2	17.2	6.1	PASS
702	R5.0 Bulk Ceiling Insulation, Type 2 Windows throughout	17.0	17.3	6.4	PASS
703	R5.0 Bulk Ceiling Insulation, Type 2 Windows throughout	9.9	11.5	7.9	PASS

Unit No.	Additional Treatments Required	Heating Load (MJ/m²·yr)	Cooling Load (MJ/m²·yr)	Stars	Pass/Fail
704	R5.0 Bulk Ceiling Insulation, Type 2 Windows throughout, Install 1 Ceiling Fan (1,200mm diameter) each in Living Area and in ALL Bedrooms	26.8	11.2	6.0	PASS
705	R5.0 Bulk Ceiling Insulation, Type 2 Windows throughout	8.0	16.6	7.6	PASS
706	R5.0 Bulk Ceiling Insulation, Type 2 Windows throughout	21.5	14.0	6.3	PASS

Table 4: BASIX Energy Commitments		
Component		Commitment
Common Areas and Central Systems	Hot Water System	Centralised Gas Fired Boiler with internal piping insulation of minimum R0.6 (~25mm)
	Lifts	All lifts to use Gearless traction with VVVF motor servicing all levels with Lift Load capacity of between 1,001kg and 1,500kg
	Common Area Laundry	None
	Alternative Energy Supply	PV System is Not Required
	Ventilation	- Car park: Ventilation (supply & exhaust) with a CO monitor & VSD fan - Switch Room: Ventilation (supply only), thermostatically controlled - Garbage Rooms: Ventilation (exhaust only), continuous - Plant Rooms: Ventilation (exhaust only), thermostatically controlled - Gym: Airconditioning, Time Clock/BMS controlled - Municipal Room on Ground floor: Airconditioning, Time Clock/BMS controlled - Hallways & lobbies: No mechanical ventilation
		- Car park: LED lighting with time clocks and motion sensors - Lift Cars: LED lighting, connected to lift call button - Switch Room: LED lighting with manual on/off switch - Garbage Rooms: LED lighting with motion sensors - Plant Rooms: LED lighting with manual on/off switch - Gym & Communal Room on Ground floor: LED lighting with manual on/off switch - Hallways & lobbies: LED lighting with motion sensors + time clock
		- Car park: LED lighting with time clocks and motion sensors - Lift Cars: LED lighting, connected to lift call button - Switch Room: LED lighting with manual on/off switch - Garbage Rooms: LED lighting with motion sensors - Plant Rooms: LED lighting with manual on/off switch - Gym & Communal Room on Ground floor: LED lighting with manual on/off switch - Hallways & lobbies: LED lighting with motion sensors + time clock
	Lighting	- Car park: LED lighting with time clocks and motion sensors - Lift Cars: LED lighting, connected to lift call button - Switch Room: LED lighting with manual on/off switch - Garbage Rooms: LED lighting with motion sensors - Plant Rooms: LED lighting with manual on/off switch - Gym & Communal Room on Ground floor: LED lighting with manual on/off switch - Hallways & lobbies: LED lighting with motion sensors + time clock
	Hot Water System	Centralised HWS above
	Ventilation	- Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch - Bathroom Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch - Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch
Private Dwellings	Heating & Cooling	- Heating: Living & Beds to have individual 1-phase air-conditioning (Non Ducted) with EER/COP 3.5-4.0 - Cooling: Living & Beds to have individual 1 phase air-conditioning (Non Ducted) with EER 3.0-3.5
	Lighting	Dwellings must be primarily lit (minimum 80% of light fittings) by compact fluorescent, fluorescent and LED lamps.
	Appliances	- Electric cook top and electric oven - Install 3.5-star (Energy Rating) Dishwashers - Install 1.5-star (Energy Rating) Dryers
	Other	None

Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY	STATUS:
A	FOR INFORMATION	28.03.25	SC	FOR DEVELOPMENT APPLICATION
B	FOR DEVELOPMENT APPLICATION	02.04.25	SC	
C	FOR DEVELOPMENT APPLICATION	03.04.25	SC	

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRAWING TITLE:
A00 - GENERAL

BASIX

DRN
SC

CHK
MC

APP
MG

DRAWING NO:
DA00.003

REV:
C



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV

A	FOR INFORMATION
B	FOR DEVELOPMENT APPLICATION

DESCRIPTION

DATE

28.03.25
02.04.25

BY

SC
SC

STATUS:

FOR DEVELOPMENT APPLICATION

CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRAWING TITLE:

A00 - GENERAL
EXTERNAL PERSPECTIVE 01

DRN

JL

CHK

MC

APP

MG

DRAWING NO:

DA00.004

REV:

B



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV

A
B

DESCRIPTION

FOR INFORMATION
FOR DEVELOPMENT APPLICATION

DATE

28.03.25
02.04.25

BY

SC
SC

STATUS:

FOR DEVELOPMENT APPLICATION

CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRAWING TITLE:

A00 - GENERAL
EXTERNAL PERSPECTIVE 02

DRN
JL

CHK
MC

APP
MG

DRAWING NO:

DA00.005

REV:

B



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV

A	FOR INFORMATION
B	FOR DEVELOPMENT APPLICATION

DESCRIPTION

DATE

28.03.25
02.04.25

BY

SC
SC

STATUS:

FOR DEVELOPMENT APPLICATION

CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRAWING TITLE:

A00 - GENERAL
EXTERNAL PERSPECTIVE 03

DRN

JL

CHK

MC

APP

MG

DRAWING NO:

DA00.006

REV:

B



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV

A	FOR INFORMATION
B	FOR DEVELOPMENT APPLICATION

DESCRIPTION

DATE

28.03.25
02.04.25

BY

SC
SC

STATUS:

FOR DEVELOPMENT APPLICATION

CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRAWING TITLE:

A00 - GENERAL
EXTERNAL PERSPECTIVE 04

DRN	CHK	APP
JL	MC	MG

DRAWING NO:

DA00.007

REV:

B



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV

REV	DESCRIPTION
A	FOR INFORMATION
B	FOR DEVELOPMENT APPLICATION

DATE

DATE	BY
28.03.25	SC
02.04.25	SC

BY

STATUS:

FOR DEVELOPMENT APPLICATION

CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRAWING TITLE:

A00 - GENERAL
EXTERNAL PERSPECTIVE 05

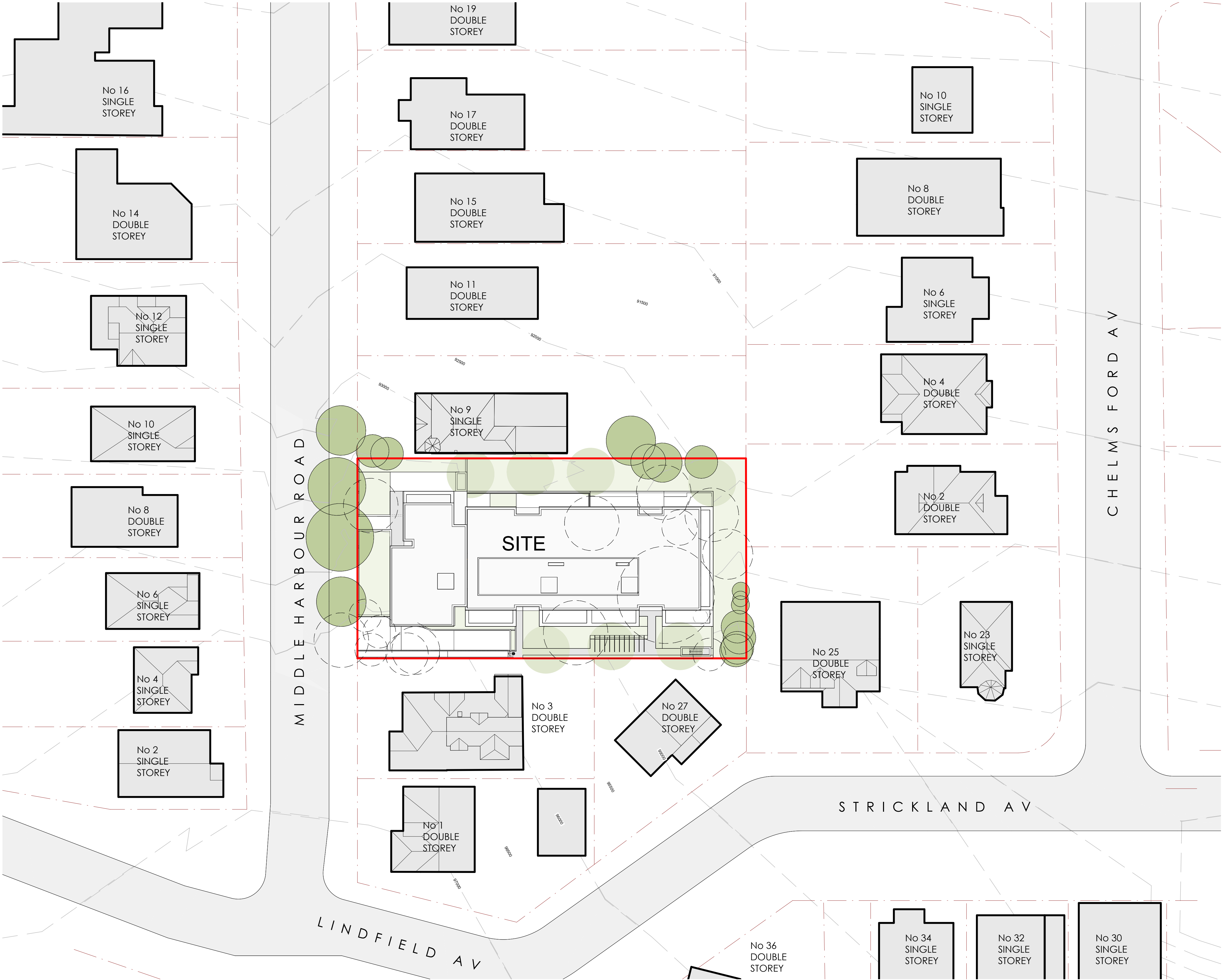
DRN	CHK	APP
JL	MC	MG

DRAWING NO:

DA00.008

REV:

B



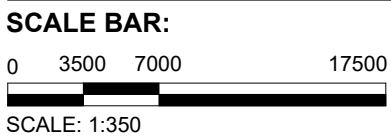
Cortese
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

- NOTES:**
1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
 2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
 3. Do not scale drawings. Refer to dimensions given.
 4. All dimensions to be verified on site before proceeding.
 5. Cortese Associates shall be notified of any discrepancies.
 6. Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION
A	FOR INFORMATION
B	FOR INFORMATION
C	FOR DEVELOPMENT APPLICATION

DATE	BY
14.03.25	SC
28.03.25	SC
02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION



CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 350 @ A1



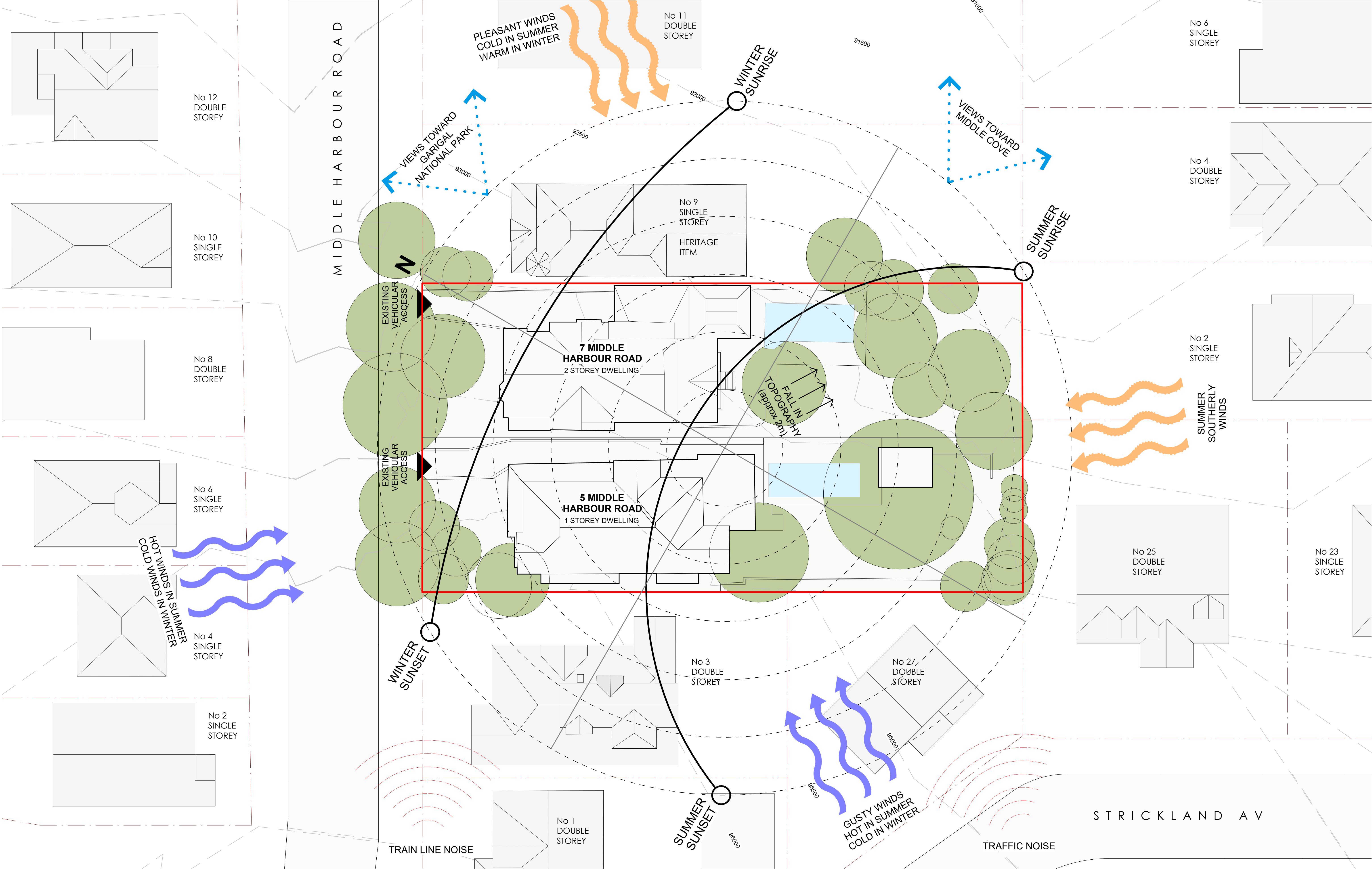
PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN	CHK	APP
SC	MC	MG

DRAWING TITLE:
A01 - SITE
SITE CONTEXT PLAN

DRAWING NO:
DA01.101

REV:
C



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV

A
B
DESCRIPTION
FOR INFORMATION
FOR DEVELOPMENT APPLICATION

DATE

28.03.25
02.04.25

BY

SC
SC

STATUS:

FOR DEVELOPMENT APPLICATION

SCALE BAR:

0 2000 4000 10000
SCALE: 1:200

CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:

1 : 200 @ A1

NORTH:



PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN

VB

CHK

MC

APP

MG

DRAWING TITLE:

A01 - SITE

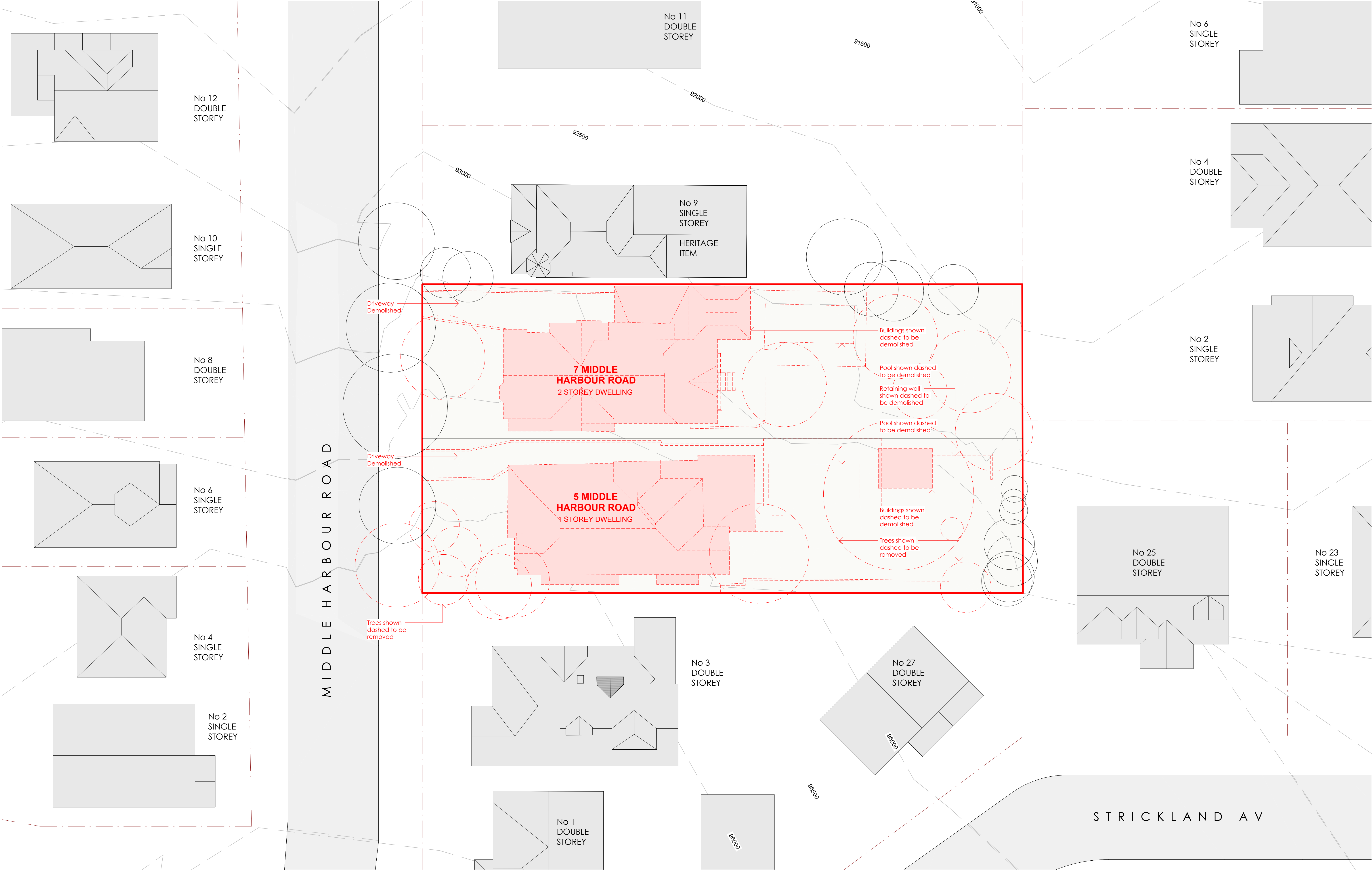
SITE ANALYSIS PLAN

DRAWING NO:

DA01.102

REV:

B



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV

A
B

DESCRIPTION

FOR INFORMATION
FOR DEVELOPMENT APPLICATION

DATE

28.03.25
02.04.25

BY

SC
SC

STATUS:

FOR DEVELOPMENT APPLICATION

SCALE BAR:

0 2000 4000 10000

SCALE: 1:200

CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:

1 : 200 @ A1

NORTH:



PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN

VB

CHK

MC

APP

MG

DRAWING TITLE:

A01 - SITE

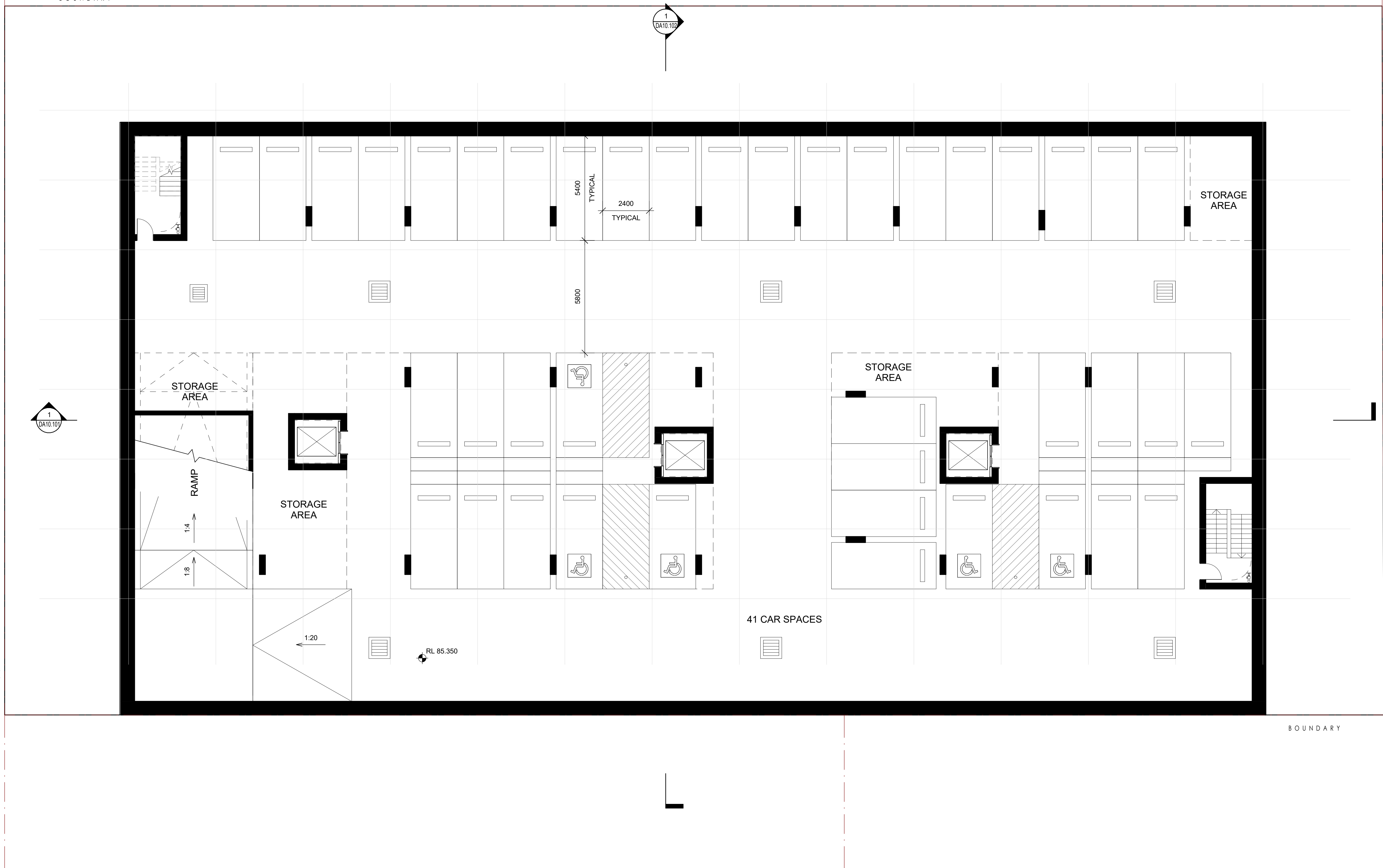
EXISTING AND DEMOLITION PLAN

DRAWING NO:

DA01.103

REV:

B



Cortese

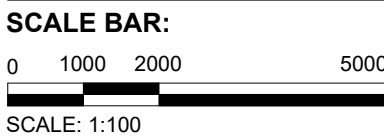
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	10.03.25	SC
B	FOR INFORMATION	12.03.25	SC
C	FOR INFORMATION	14.03.25	SC
D	FOR INFORMATION	21.03.25	SC
E	FOR INFORMATION	26.03.25	SC
F	FOR INFORMATION	28.03.25	SC
G	FOR DEVELOPMENT APPLICATION	02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION



CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1



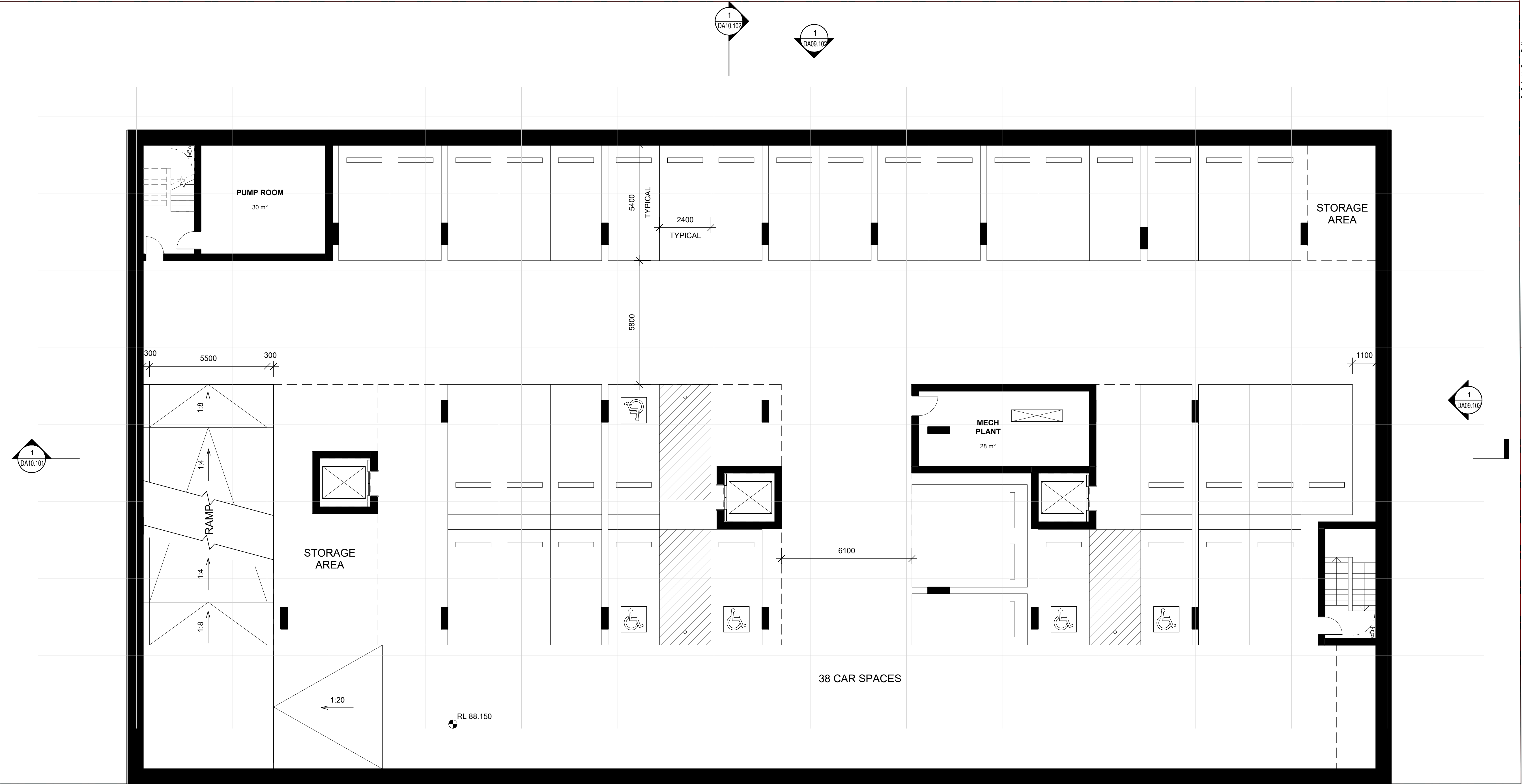
PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN	CHK	APP
SC	MC	MG

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
BASEMENT 02

DRAWING NO:
DA03.001

REV:
G



Cortese

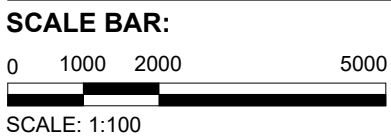
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	10.03.25	SC
B	FOR INFORMATION	12.03.25	SC
C	FOR INFORMATION	14.03.25	SC
D	FOR INFORMATION	21.03.25	SC
E	FOR INFORMATION	26.03.25	SC
F	FOR INFORMATION	28.03.25	SC
G	FOR DEVELOPMENT APPLICATION	02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION



CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1



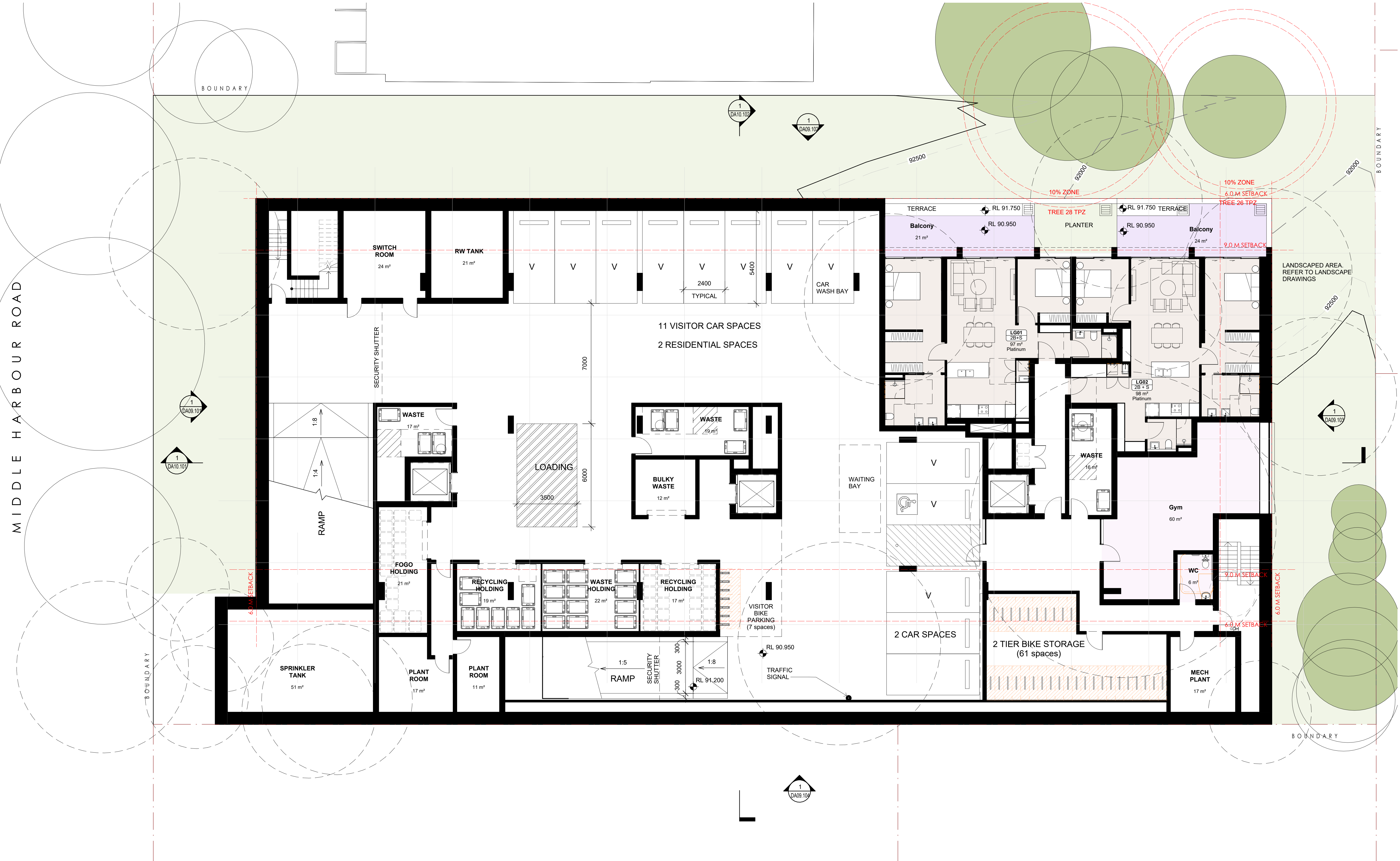
PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN	CHK	APP
SC	MC	MG

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
BASEMENT 01

DRAWING NO:
DA03.002

REV:
G



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

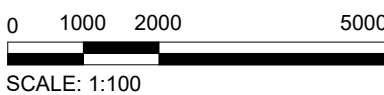
REV

REV	DESCRIPTION	DATE	BY
B	FOR INFORMATION	12.03.25	SC
C	FOR INFORMATION	14.03.25	SC
D	FOR INFORMATION	21.03.25	SC
E	FOR INFORMATION	24.03.25	SC
F	FOR INFORMATION	26.03.25	SC
G	FOR INFORMATION	28.03.25	SC
H	FOR INFORMATION	28.03.25	SC
J	FOR DEVELOPMENT APPLICATION	02.04.25	SC
K	FOR DEVELOPMENT APPLICATION	03.04.25	SC

STATUS:

FOR DEVELOPMENT APPLICATION

SCALE BAR:



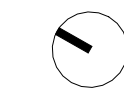
CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:

1 : 100 @ A1

NORTH:



PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2065

DRN

SC

CHK

MC

APP

MG

DRAWING TITLE:

A03 - GENERAL ARRANGEMENT PLANS

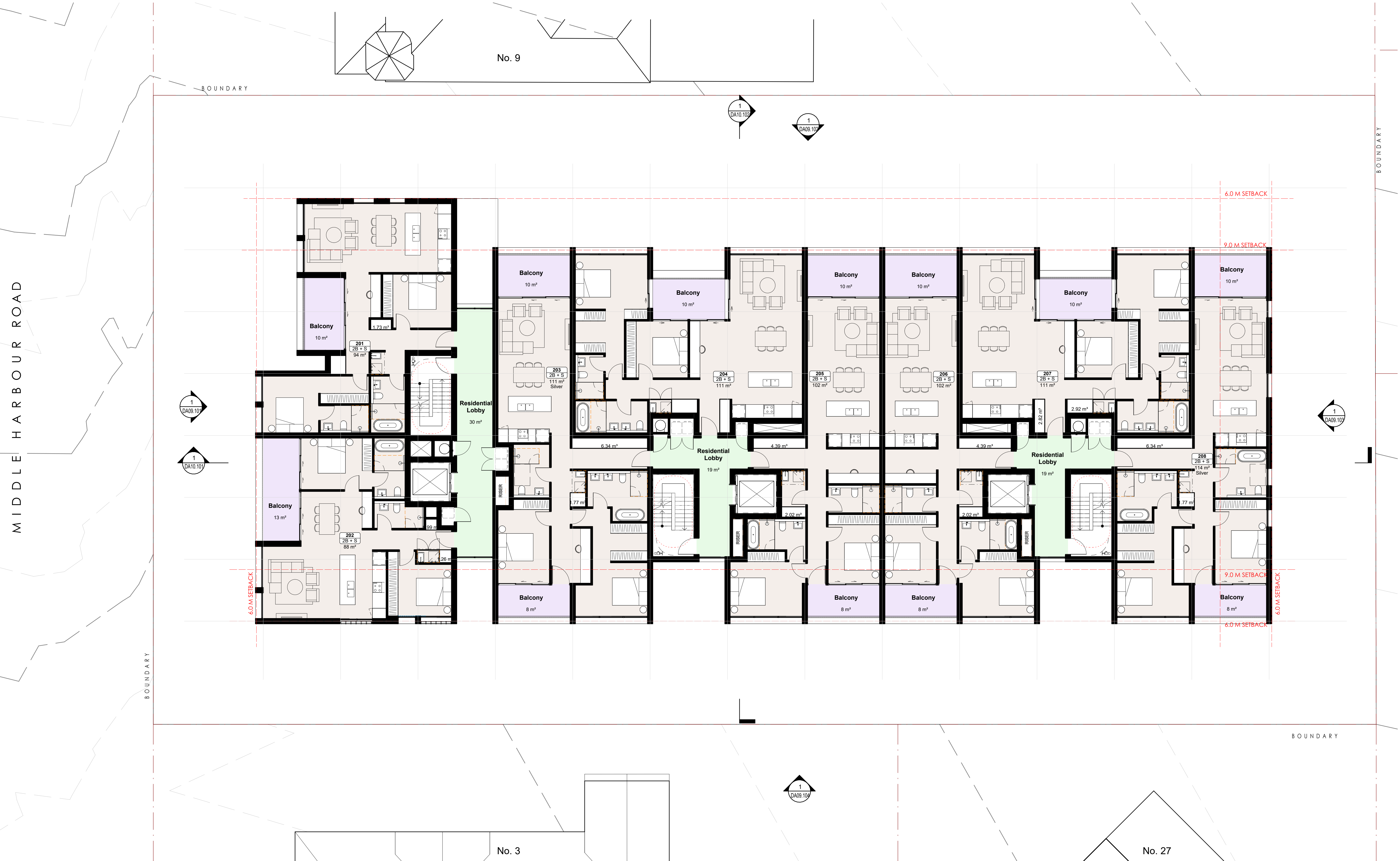
LOWER GROUND

DRAWING NO:

DA03.003

REV:

K



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	10.03.25	SC
B	FOR INFORMATION	12.03.25	SC
C	FOR INFORMATION	14.03.25	SC
D	FOR INFORMATION	21.03.25	SC
E	FOR INFORMATION	26.03.25	SC
F	FOR INFORMATION	28.03.25	SC
G	FOR DEVELOPMENT APPLICATION	02.04.25	SC

DATE	BY
10.03.25	SC
12.03.25	SC
14.03.25	SC
21.03.25	SC
26.03.25	SC
28.03.25	SC
02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION

SCALE BAR:
0 1000 2000 5000
SCALE: 1:100

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1

NORTH:
↑

PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN
SC

CHK
MC

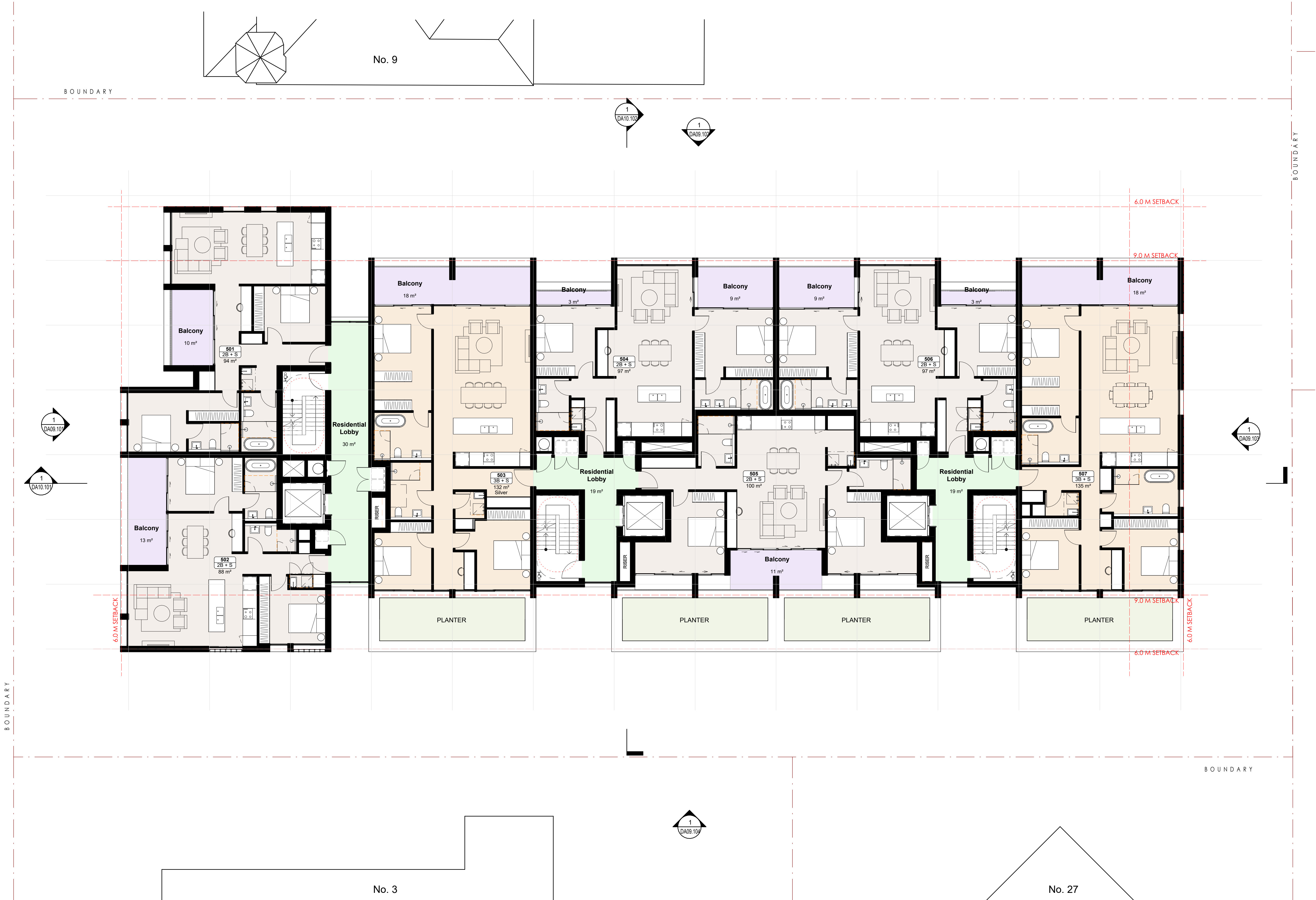
APP
MG

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 1-4

DRAWING NO:
DA03.101

REV:
G

MIDDLE HARBOUR ROAD



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	10.03.25	SC
B	FOR INFORMATION	12.03.25	SC
C	FOR INFORMATION	14.03.25	SC
D	FOR INFORMATION	21.03.25	SC
E	FOR INFORMATION	26.03.25	SC
F	FOR INFORMATION	28.03.25	SC
G	FOR INFORMATION	28.03.25	SC
H	FOR DEVELOPMENT APPLICATION	02.04.25	SC

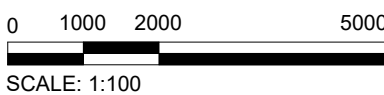
DATE

DATE	BY
10.03.25	SC
12.03.25	SC
14.03.25	SC
21.03.25	SC
26.03.25	SC
28.03.25	SC
28.03.25	SC
02.04.25	SC

STATUS:

FOR DEVELOPMENT APPLICATION

SCALE BAR:



CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:

1 : 100 @ A1

NORTH:



PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN

SC

CHK

MC

APP

MG

DRAWING TITLE:

A03 - GENERAL ARRANGEMENT PLANS

LEVEL 5

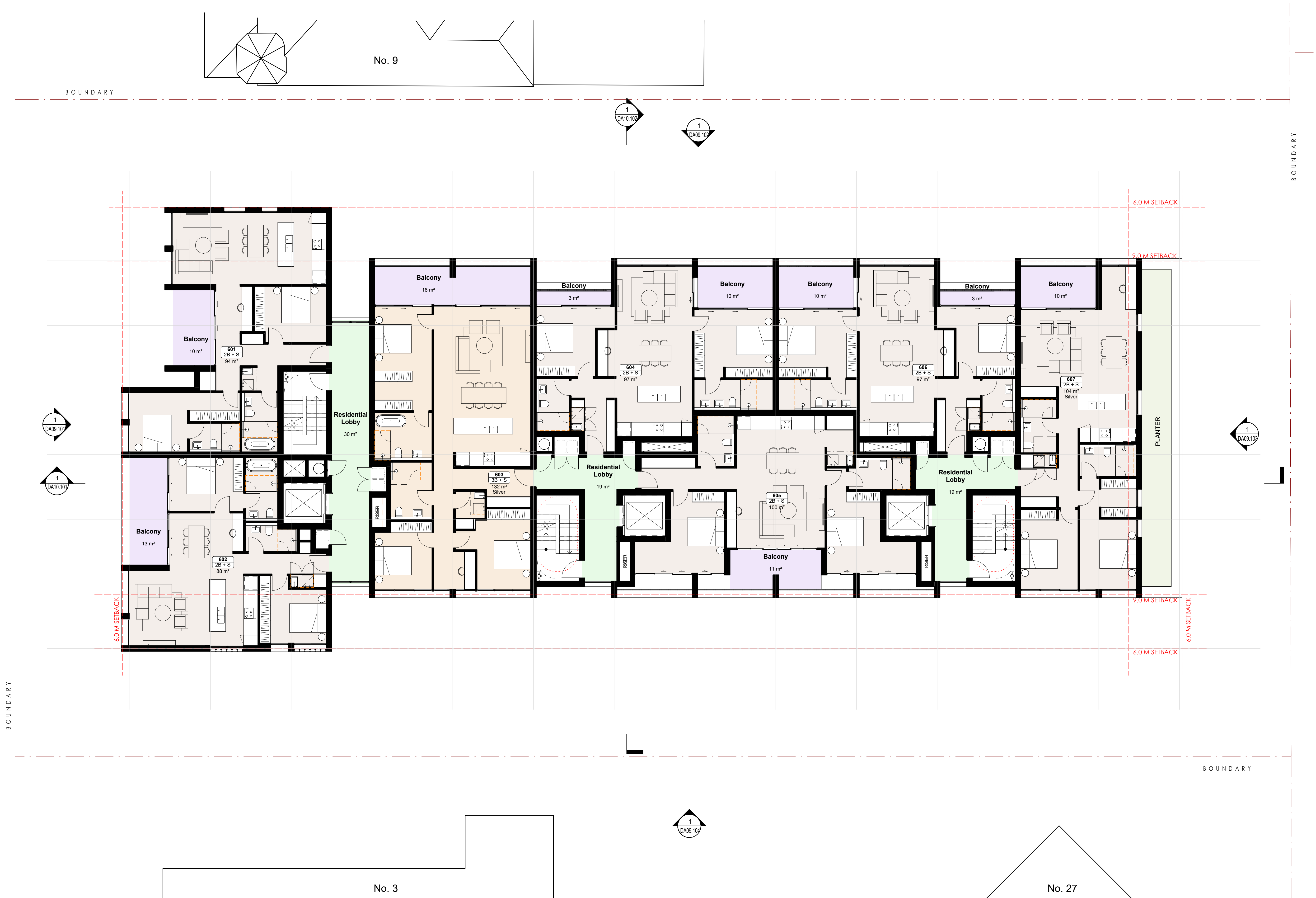
DRAWING NO:

DA03.105

REV:

H

MIDDLE HARBOUR ROAD



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

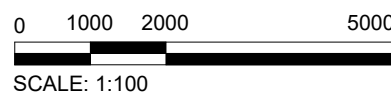
REV

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	10.03.25	SC
B	FOR INFORMATION	12.03.25	SC
C	FOR INFORMATION	14.03.25	SC
D	FOR INFORMATION	21.03.25	SC
E	FOR INFORMATION	26.03.25	SC
F	FOR INFORMATION	28.03.25	SC
G	FOR INFORMATION	28.03.25	SC
H	FOR DEVELOPMENT APPLICATION	02.04.25	SC

STATUS:

FOR DEVELOPMENT APPLICATION

SCALE BAR:



CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:

1 : 100 @ A1

NORTH:



PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN

SC

CHK

MC

APP

MG

DRAWING TITLE:

A03 - GENERAL ARRANGEMENT PLANS

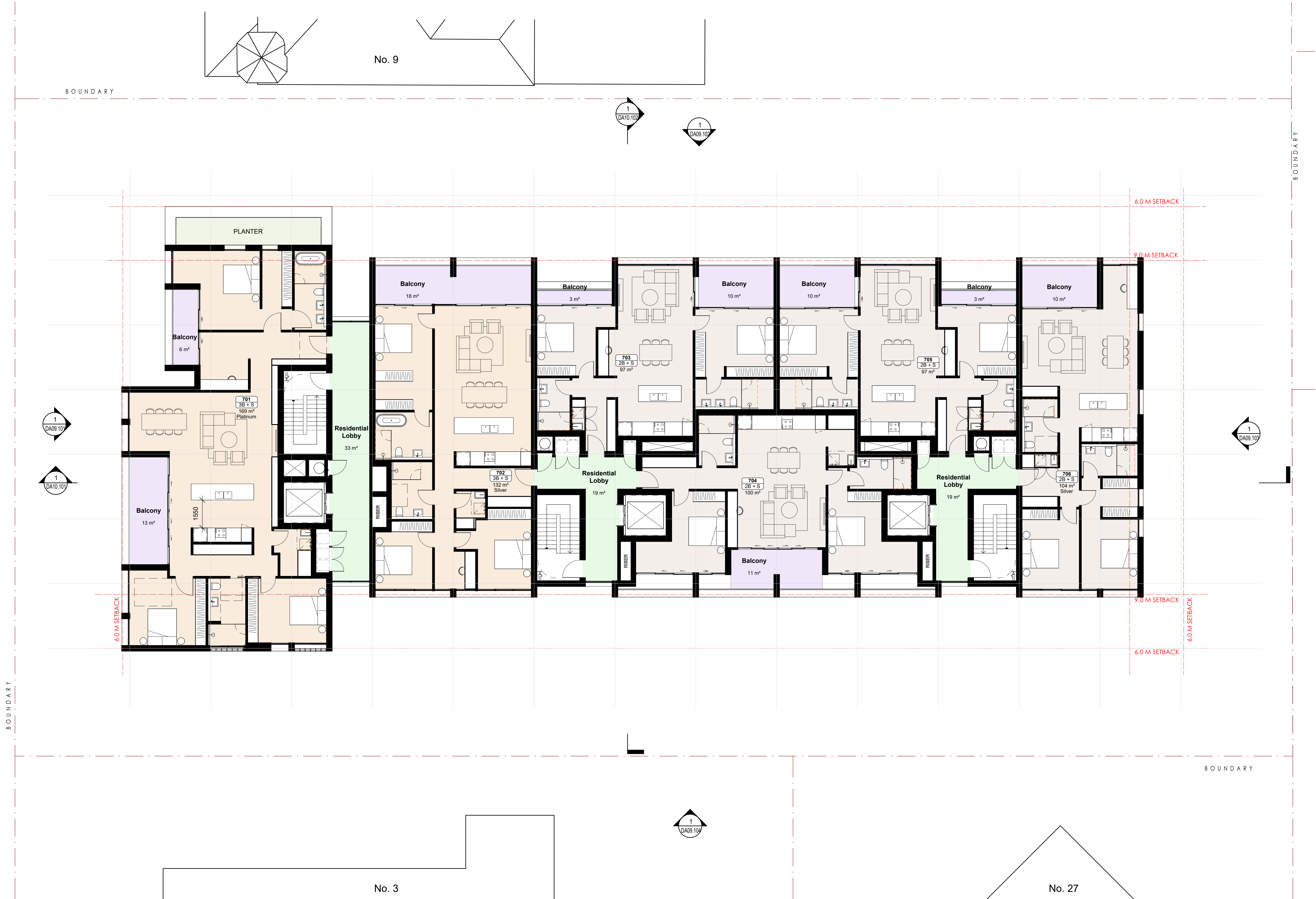
LEVEL 6

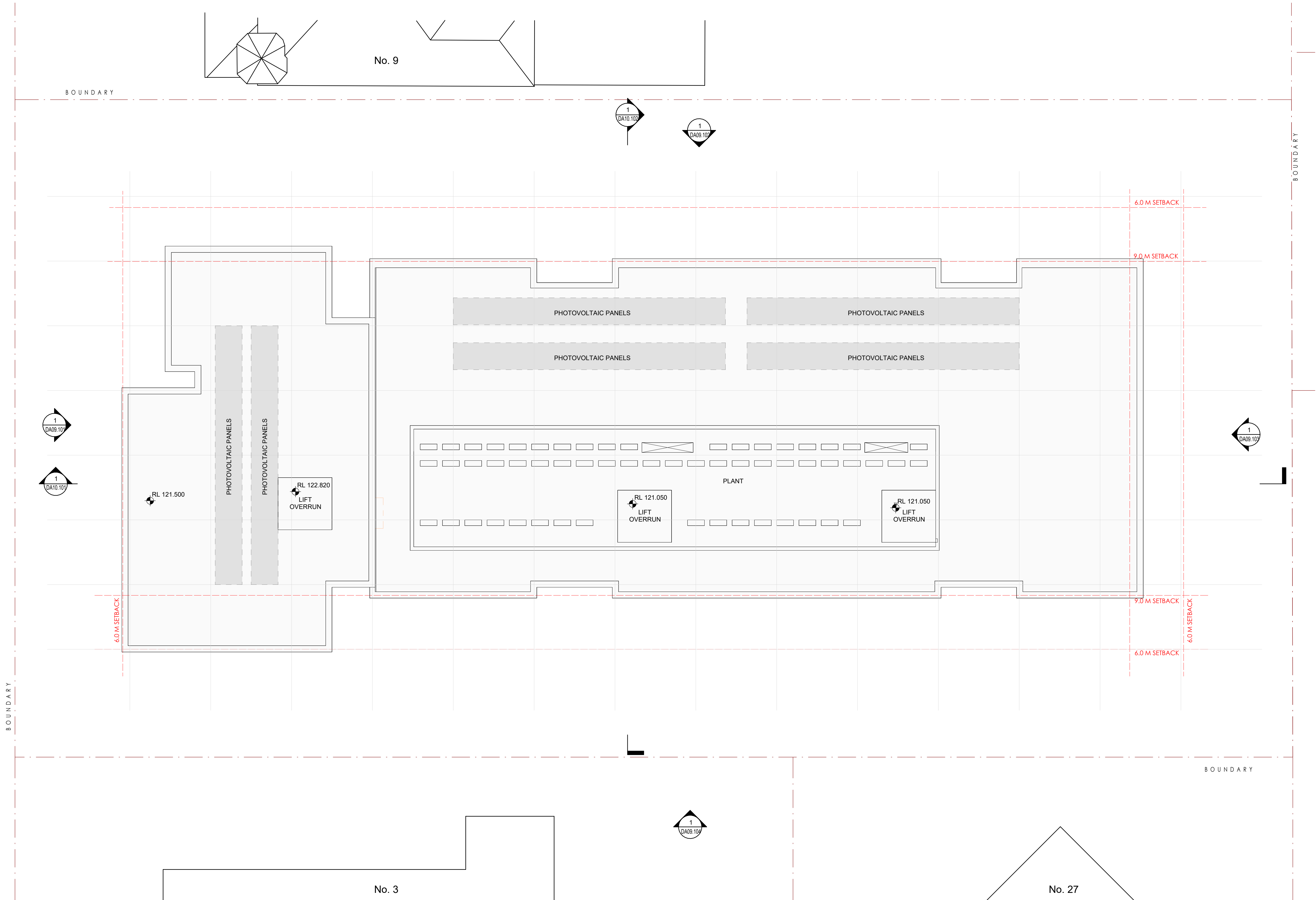
DRAWING NO:

DA03.106

REV:

H





Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

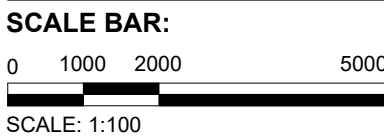
NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	10.03.25	SC
B	FOR INFORMATION	12.03.25	SC
C	FOR INFORMATION	14.03.25	SC
D	FOR INFORMATION	21.03.25	SC
E	FOR INFORMATION	26.03.25	SC
F	FOR INFORMATION	28.03.25	SC
G	FOR DEVELOPMENT APPLICATION	02.04.25	SC

DATE	BY
10.03.25	SC
12.03.25	SC
14.03.25	SC
21.03.25	SC
26.03.25	SC
28.03.25	SC
02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION



CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1



PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN	CHK	APP
SC	MC	MG

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS

ROOF

DRAWING NO:
DA03.108

REV:
G



WALLS & CLADDING

BR-101 - Light coloured face brickwork
BR-102 - Dark coloured face brickwork
CL-101 - Metal cladding. Dark bronze anodised finish

SCREENS

BR-201 - Light coloured masonry screen

PAVERS

PV-101 - Large format pavers

BALUSTRADES & FENCING

BA-101 - Metal balustrade. Dark bronze anodised finish
FE-101 - Metal palisade. Dark bronze anodised finish

WINDOWS

WN-101 - Aluminium framed windows & doors.
Dark bronze anodised finish.

Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	21.03.25	SC
B	FOR INFORMATION	26.03.25	SC
C	FOR INFORMATION	28.03.25	SC
D	FOR INFORMATION	01.04.25	SC
E	FOR DEVELOPMENT APPLICATION	02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION

SCALE BAR:
0 1000 2000 5000
SCALE: 1:100

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1

PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN	CHK	APP
SC	MC	MG

DRAWING TITLE:
A09 - BUILDING ELEVATIONS

NORTH WEST ELEVATION

DRAWING NO:
DA09.101

REV:
E



WALLS & CLADDING

BR-101 - Light coloured face brickwork
BR-102 - Dark coloured face brickwork
CL-101 - Metal cladding. Dark bronze anodised finish

SCREENS

BR-201 - Light coloured masonry screen

PAVERS

PV-101 - Large format pavers

BALUSTRADES & FENCING

BA-101 - Metal balustrade. Dark bronze anodised finish
FE-101 - Metal palisade. Dark bronze anodised finish

WINDOWS

WN-101 - Aluminium framed windows & doors.
Dark bronze anodised finish.

Cortese
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	21.03.25	SC
B	FOR INFORMATION	26.03.25	SC
C	FOR INFORMATION	28.03.25	SC
D	FOR INFORMATION	01.04.25	SC
E	FOR DEVELOPMENT APPLICATION	02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION

SCALE BAR:
0 1000 2000 5000
SCALE: 1:100

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1

PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN SC
CHK MC
APP MG

DRAWING TITLE:
A09 - BUILDING ELEVATIONS
NORTH EAST ELEVATION

DRAWING NO:
DA09.102

REV:
E



WALLS & CLADDING

BR-101 - Light coloured face brickwork
BR-102 - Dark coloured face brickwork
CL-101 - Metal cladding. Dark bronze anodised finish

SCREENS

BR-201 - Light coloured masonry screen

PAVERS

PV-101 - Large format pavers

BALUSTRADES & FENCING

BA-101 - Metal balustrade. Dark bronze anodised finish
FE-101 - Metal palisade. Dark bronze anodised finish

WINDOWS

WN-101 - Aluminium framed windows & doors.
Dark bronze anodised finish.

Cortese
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	21.03.25	SC
B	FOR INFORMATION	26.03.25	SC
C	FOR INFORMATION	28.03.25	SC
D	FOR INFORMATION	01.04.25	SC
E	FOR DEVELOPMENT APPLICATION	02.04.25	SC
F	FOR DEVELOPMENT APPLICATION	03.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION

SCALE BAR:
0 1000 2000 5000
SCALE: 1:100

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1

PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN	CHK	APP
SC	MC	MG

DRAWING TITLE:
A09 - BUILDING ELEVATIONS
SOUTH EAST ELEVATION

DRAWING NO:
DA09.103

REV:
F



WALLS & CLADDING

BR-101 - Light coloured face brickwork
BR-102 - Dark coloured face brickwork
CL-101 - Metal cladding. Dark bronze anodised finish

SCREENS

BR-201 - Light coloured masonry screen

PAVERS

PV-101 - Large format pavers

BALUSTRADES & FENCING

BA-101 - Metal balustrade. Dark bronze anodised finish
FE-101 - Metal palisade. Dark bronze anodised finish

WINDOWS

WN-101 - Aluminium framed windows & doors.
Dark bronze anodised finish.

Cortese

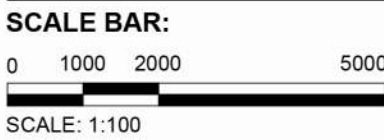
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	21.03.25	SC
B	FOR INFORMATION	26.03.25	SC
C	FOR INFORMATION	28.03.25	SC
D	FOR INFORMATION	01.04.25	SC
E	FOR DEVELOPMENT APPLICATION	02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION



CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1

PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

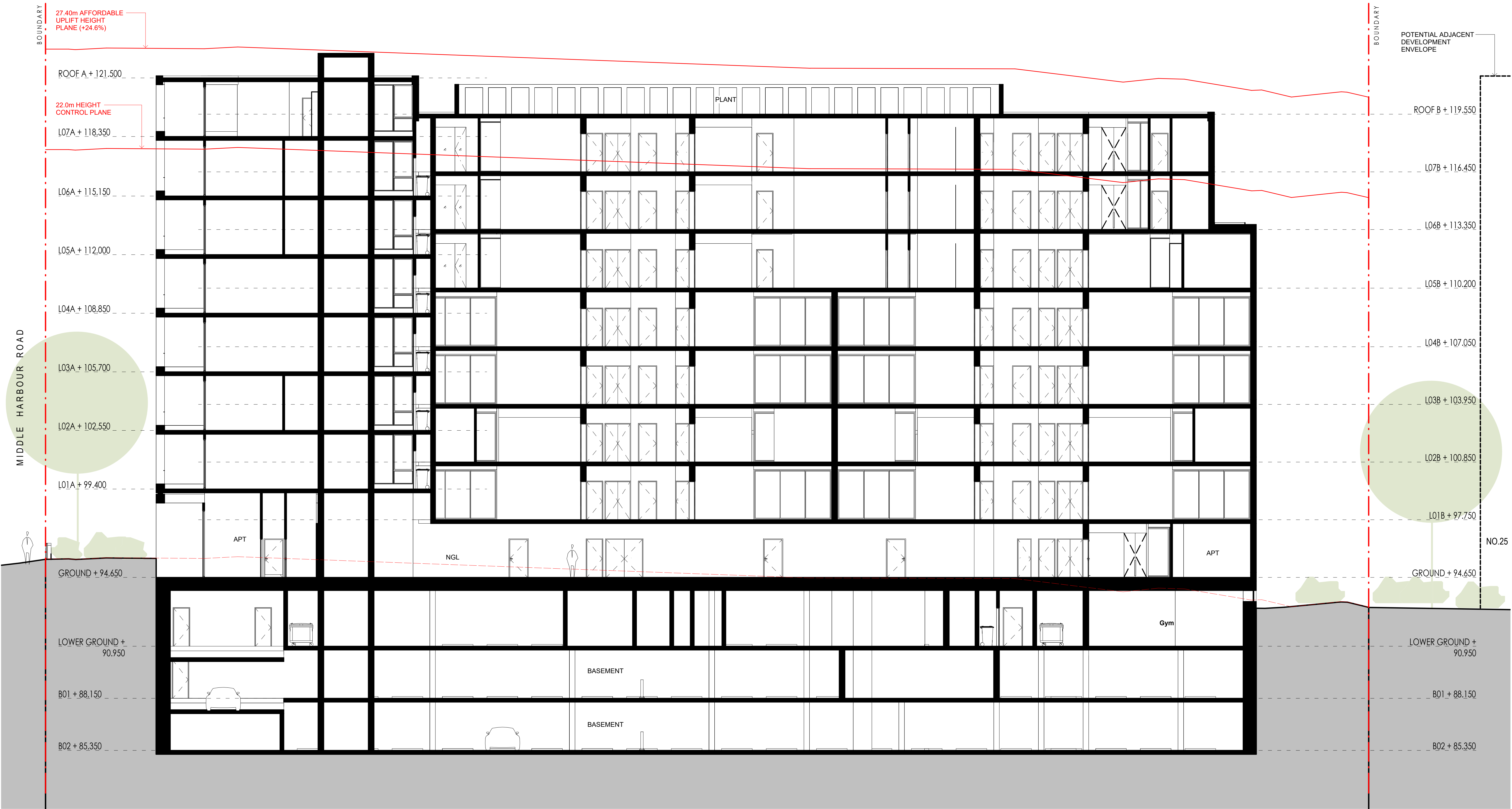
DRN	CHK	APP
SC	MC	MG

DRAWING TITLE:
A09 - BUILDING ELEVATIONS

SOUTH WEST ELEVATION

DRAWING NO:
DA09.104

REV:
E



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	10.03.25	SC
B	FOR INFORMATION	12.03.25	SC
C	FOR INFORMATION	14.03.25	SC
D	FOR INFORMATION	21.03.25	SC
E	FOR INFORMATION	26.03.25	SC
F	FOR INFORMATION	28.03.25	SC
G	FOR DEVELOPMENT APPLICATION	02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION

SCALE BAR:
0 1000 2000 5000
SCALE: 1:100

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1

PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN
SC

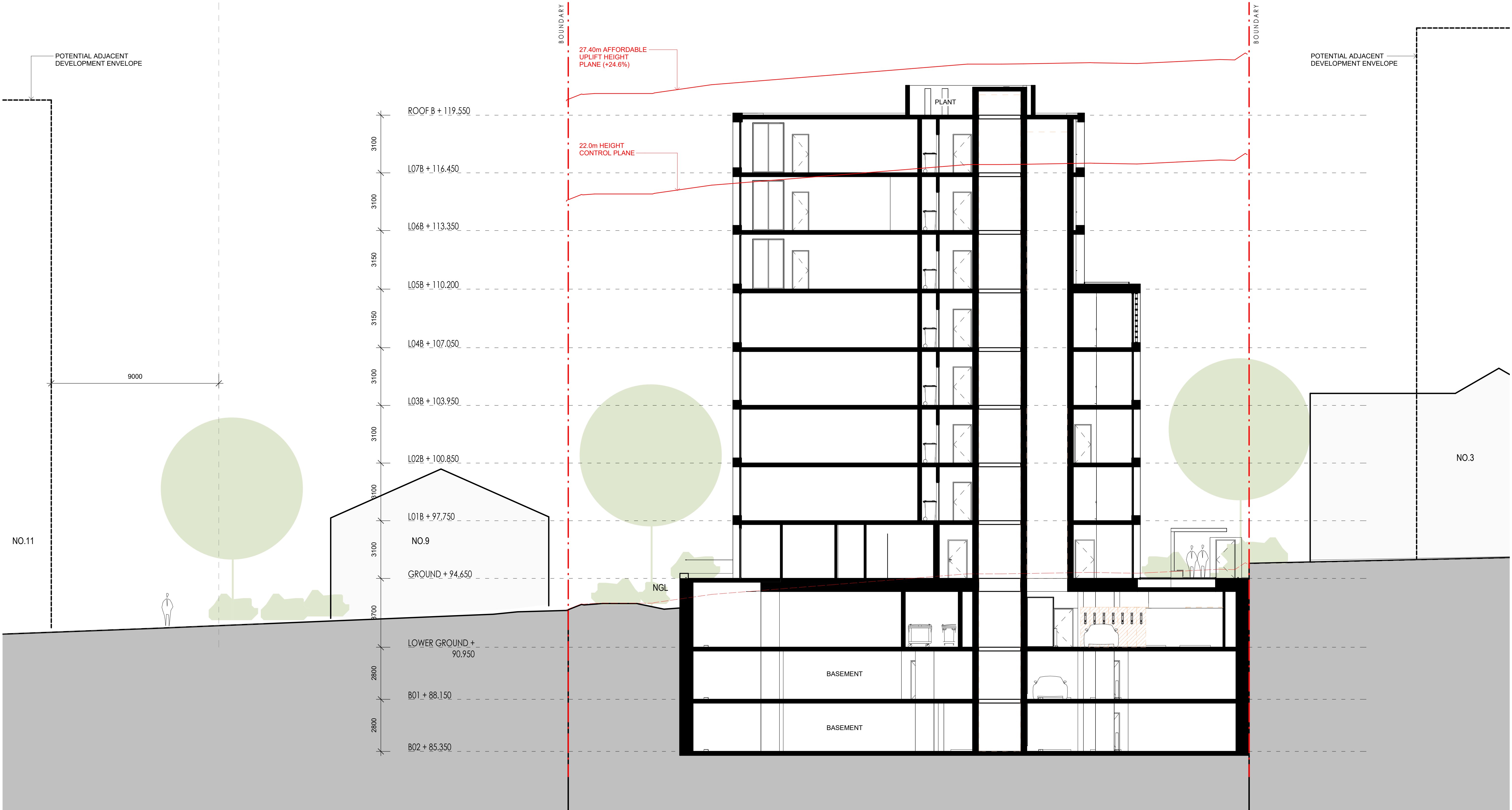
CHK
MC

APP
MG

DRAWING TITLE:
A10 - BUILDING SECTIONS
BUILDING SECTION 1-1

DRAWING NO:
DA10.101

REV:
G



Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	10.03.25	SC
B	FOR INFORMATION	12.03.25	SC
C	FOR INFORMATION	14.03.25	SC
D	FOR INFORMATION	21.03.25	SC
E	FOR INFORMATION	26.03.25	SC
F	FOR INFORMATION	28.03.25	SC
G	FOR DEVELOPMENT APPLICATION	02.04.25	SC

DATE	BY
10.03.25	SC
12.03.25	SC
14.03.25	SC
21.03.25	SC
26.03.25	SC
28.03.25	SC
02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION

SCALE BAR:
0 1000 2000 5000
SCALE: 1:100

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 100 @ A1

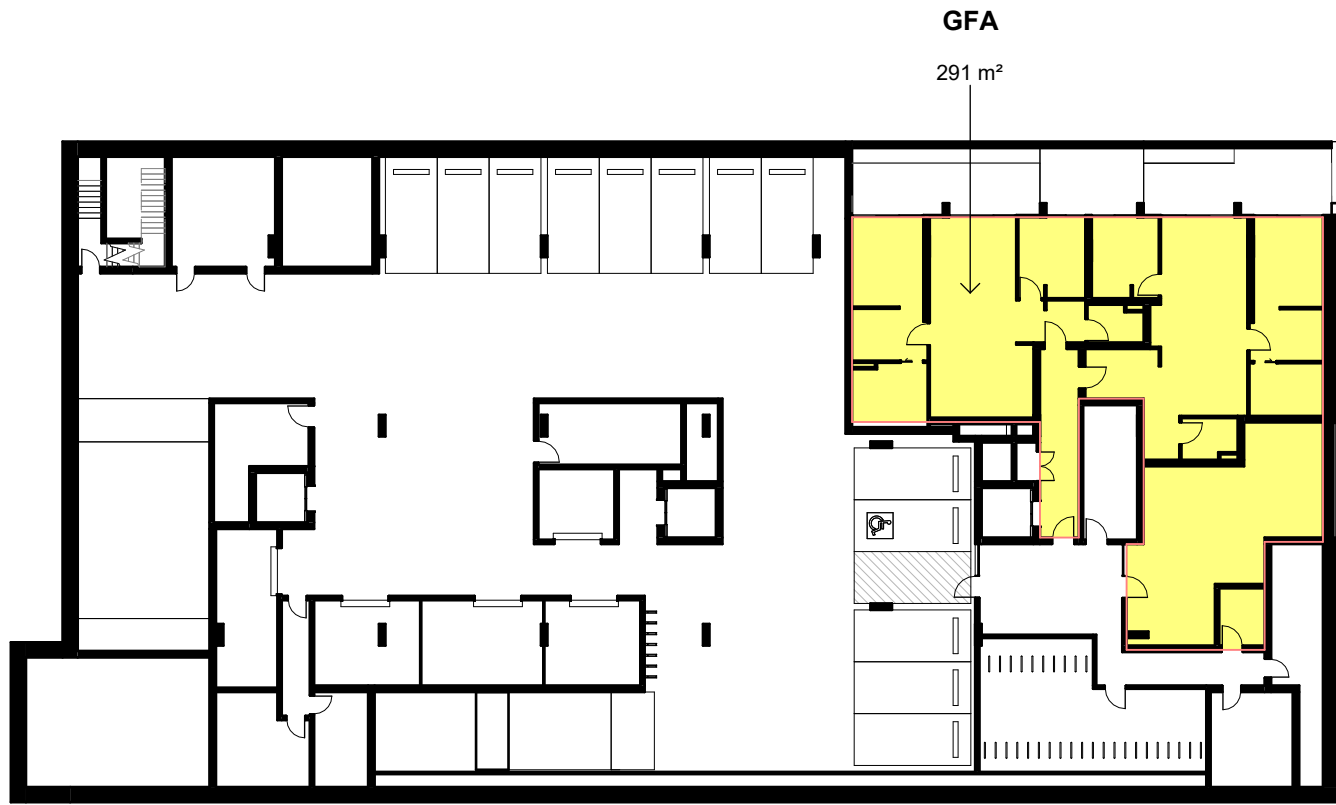
PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN	CHK	APP
SC	MC	MG

DRAWING TITLE:
A10 - BUILDING SECTIONS
BUILDING SECTION 2-2

DRAWING NO:
DA10.102

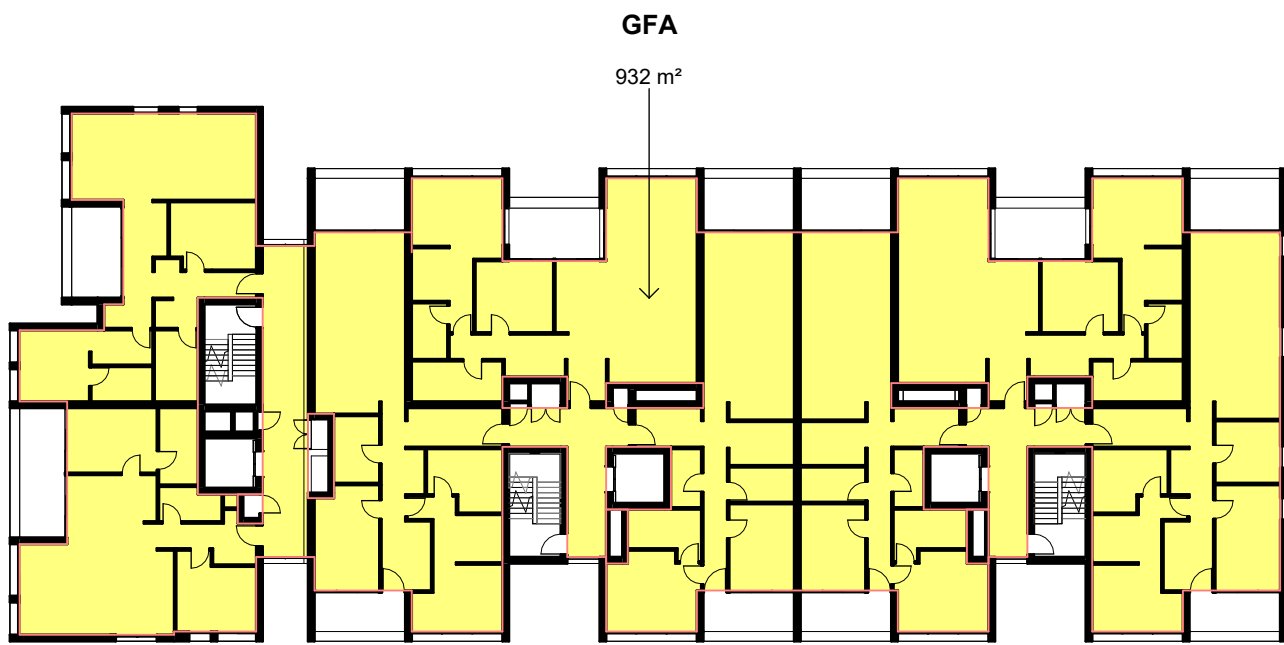
REV:
G



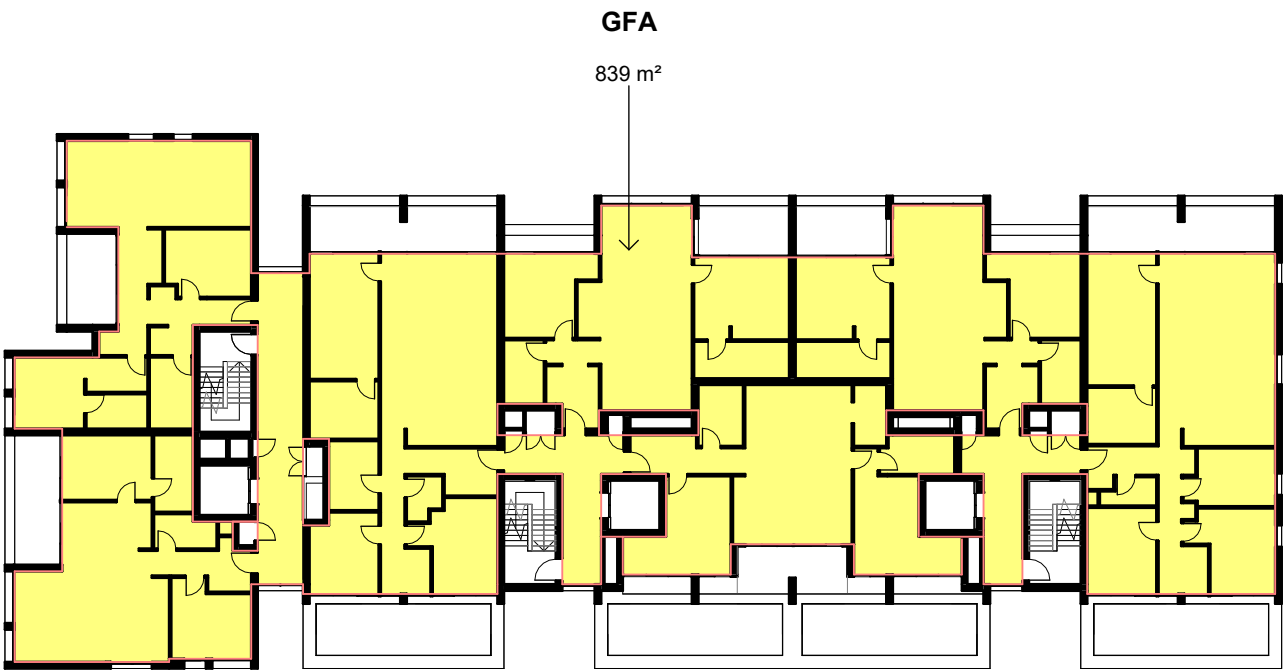
GFA LOWER GROUND



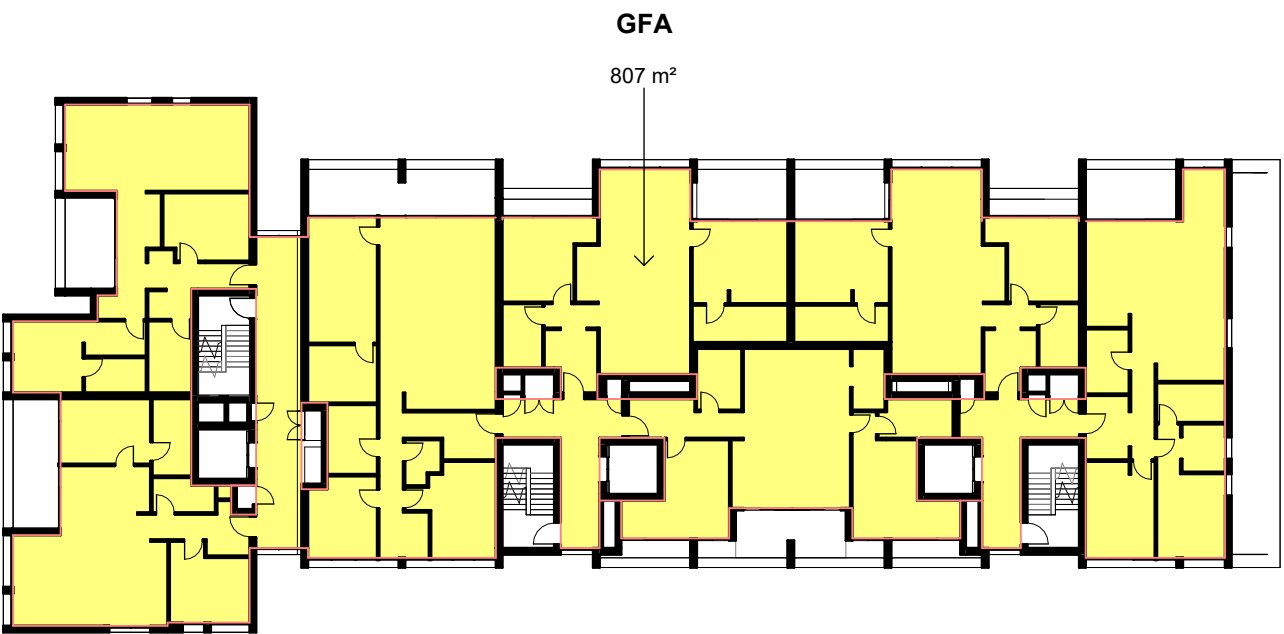
GFA GROUND



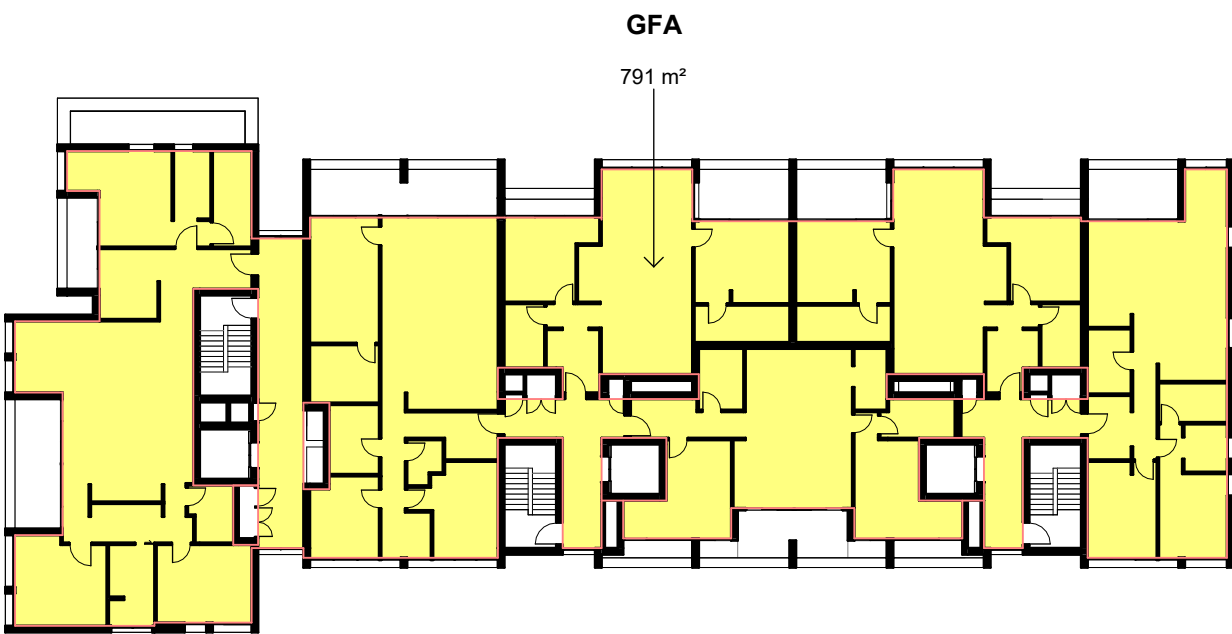
GFA LEVEL 1-4 TYPICAL



GFA LEVEL 5



GFA LEVEL 6



GFA LEVEL 7

 GFA

TOD:
INDICATIVE GFA

SITE AREA: 2600 M²
MAX GFA: 6500 M²
MAX FSR: 2.5:1

LG 291
G 900
L1-4 3728
L5 839

TOTAL 5758M²

PROPOSED GFA: 5758 M²
PROPOSED FSR: 2.21:1

AFFORDABLE HOUSING UPLIFT:
INDICATIVE GFA

SITE AREA: 2600 M²
MAX GFA (+30%): 8450 M²
MAX FSR (+30%): 3.25:1

LG 291
G 900
L1-4 3728
L5 839
L6 807
L7 791

TOTAL 7356 M²

PROPOSED GFA: 7356 M²
= 5758 M² + 1598 M²
(TOD + UPLIFT)

PROPOSED FSR: 2.83:1
= 2.21:1 + 0.62:1
(TOD + UPLIFT)

Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	12.03.25	SC
B	FOR INFORMATION	14.03.25	SC
C	FOR INFORMATION	21.03.25	SC
D	FOR INFORMATION	26.03.25	SC
E	FOR INFORMATION	28.03.25	SC
F	FOR DEVELOPMENT APPLICATION	02.04.25	SC
G	FOR DEVELOPMENT APPLICATION	03.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION

CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

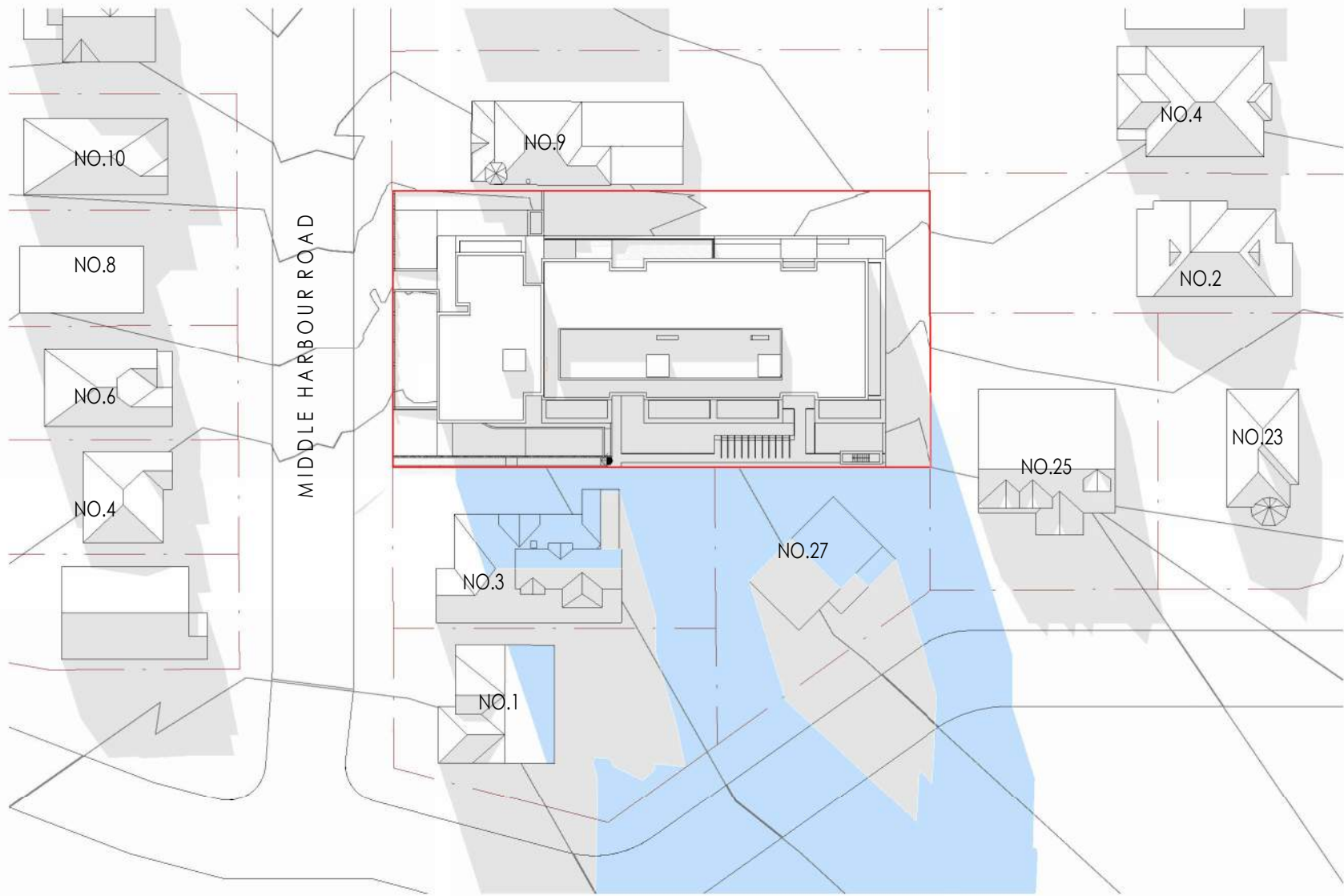
PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRAWING TITLE:
A21 - GFA DIAGRAM
GFA DIAGRAM

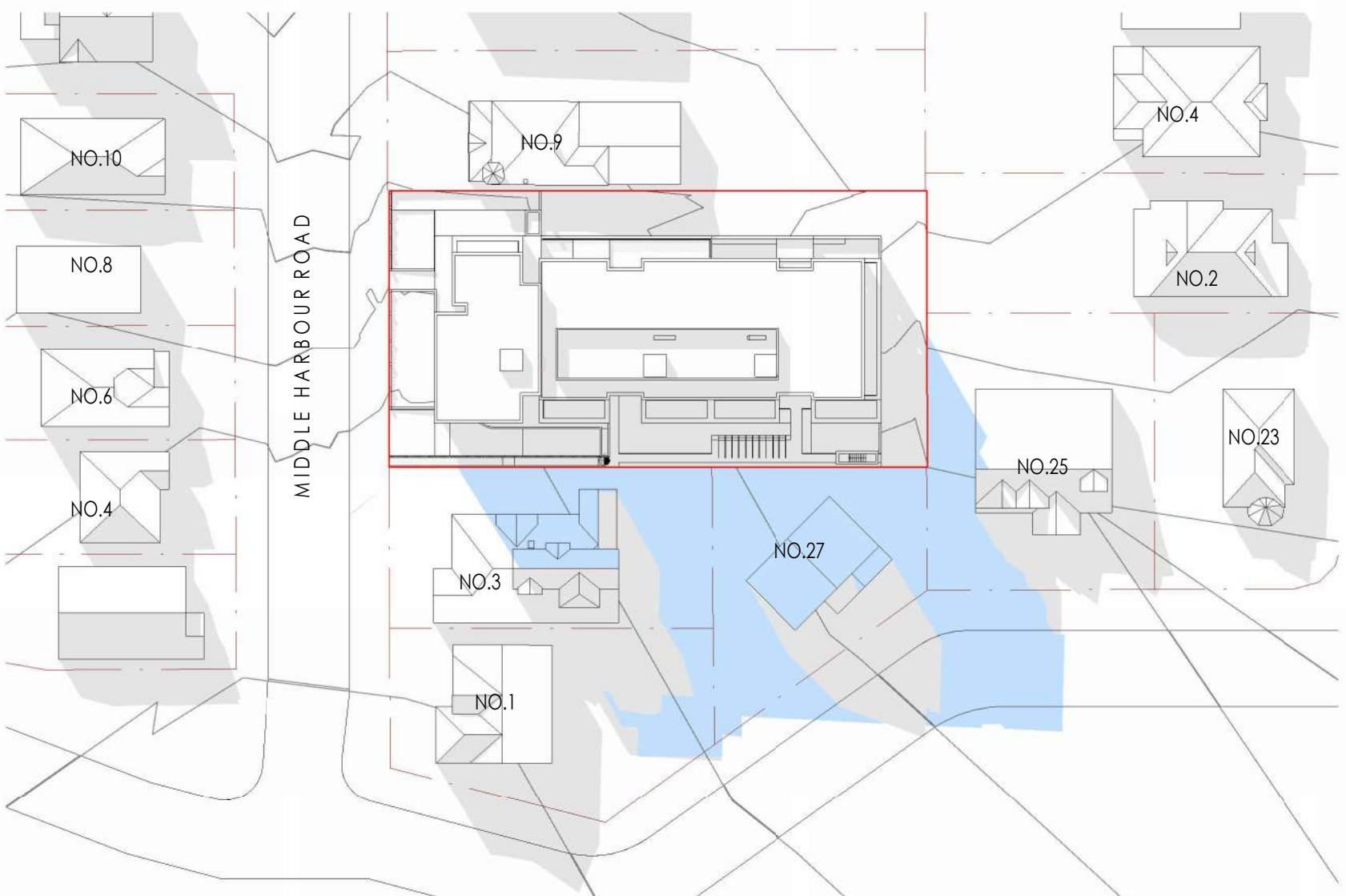
DRN SC
CHK MC
APP MG

DRAWING NO:
DA21.101

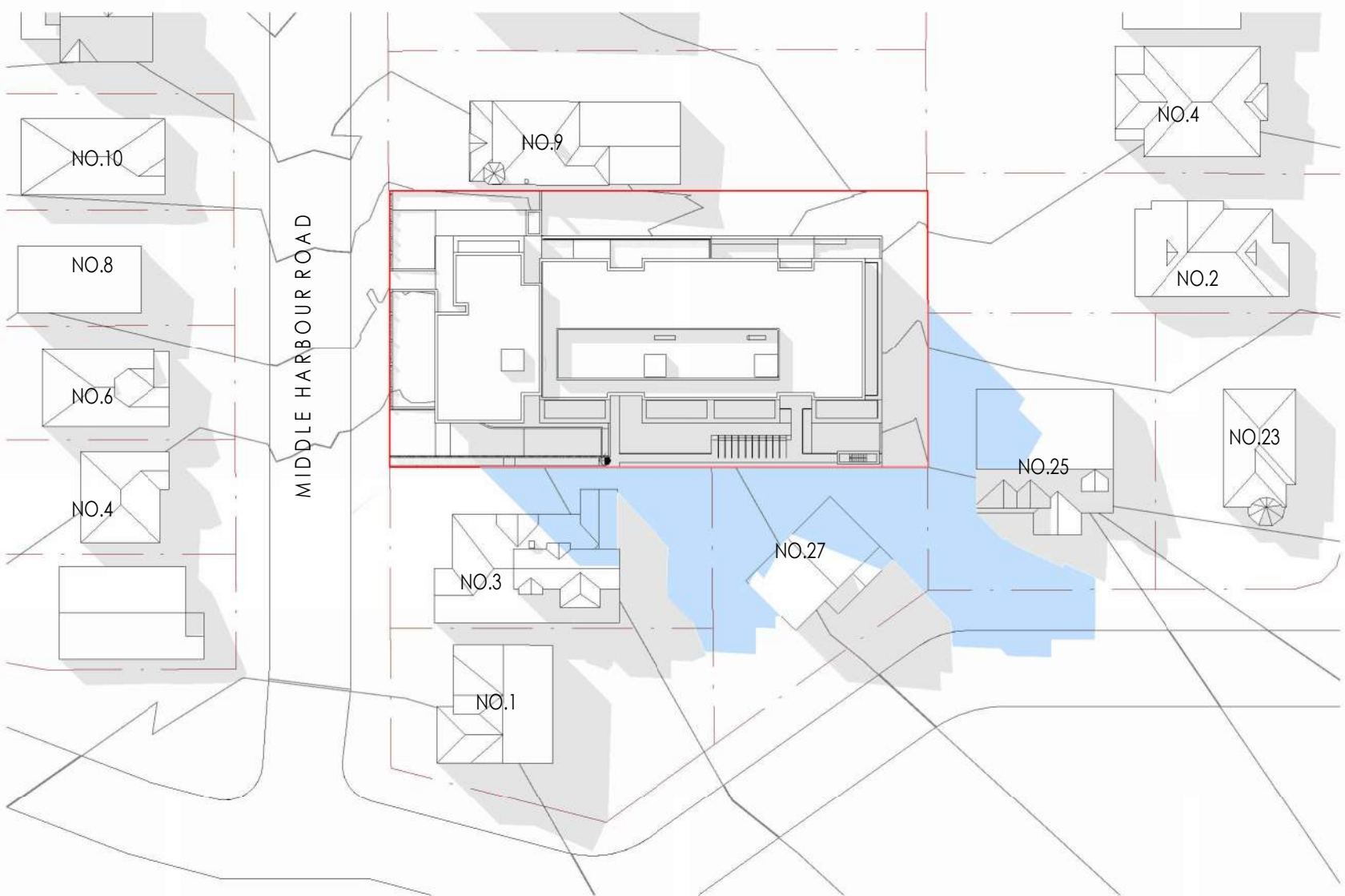
REV:
G



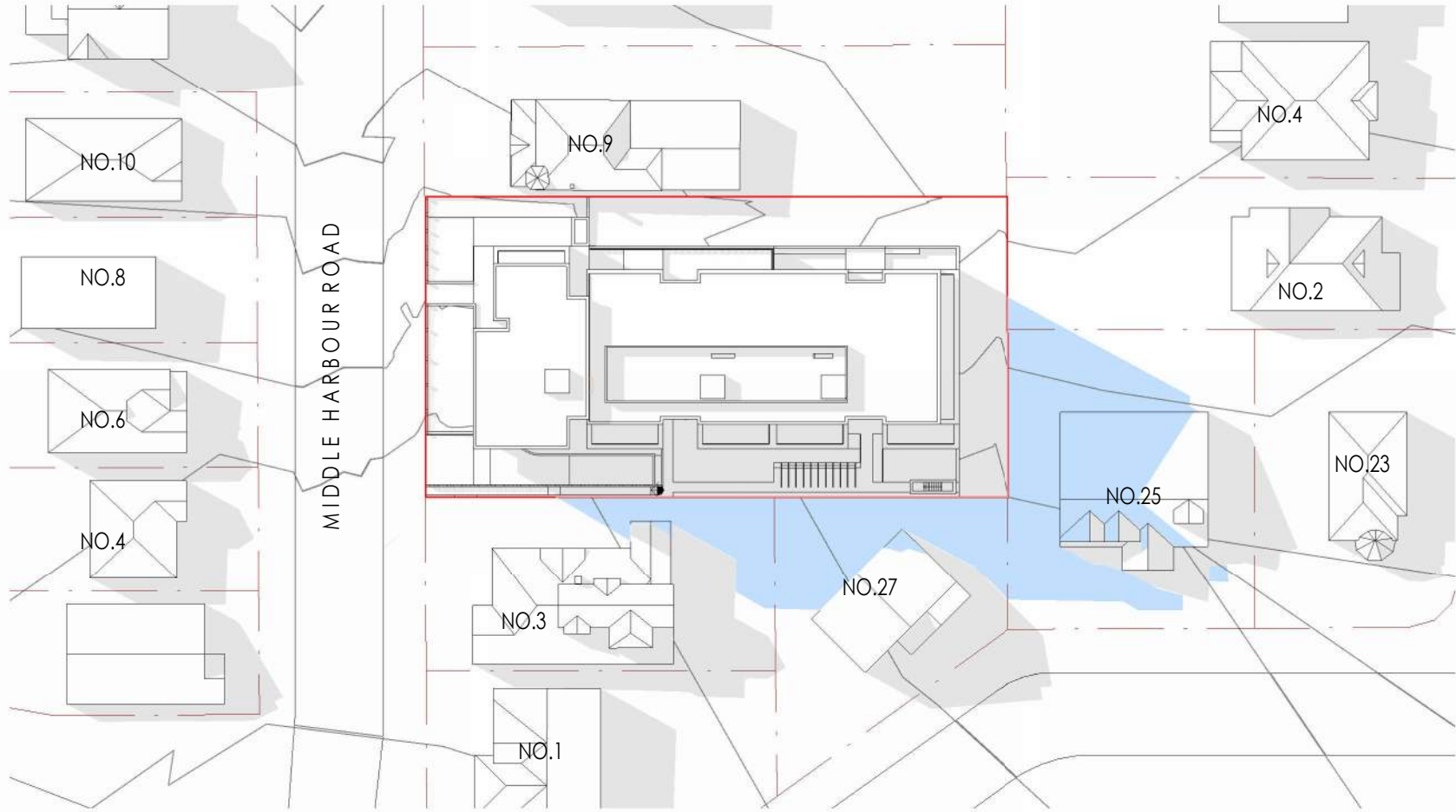
JUNE 21 9AM



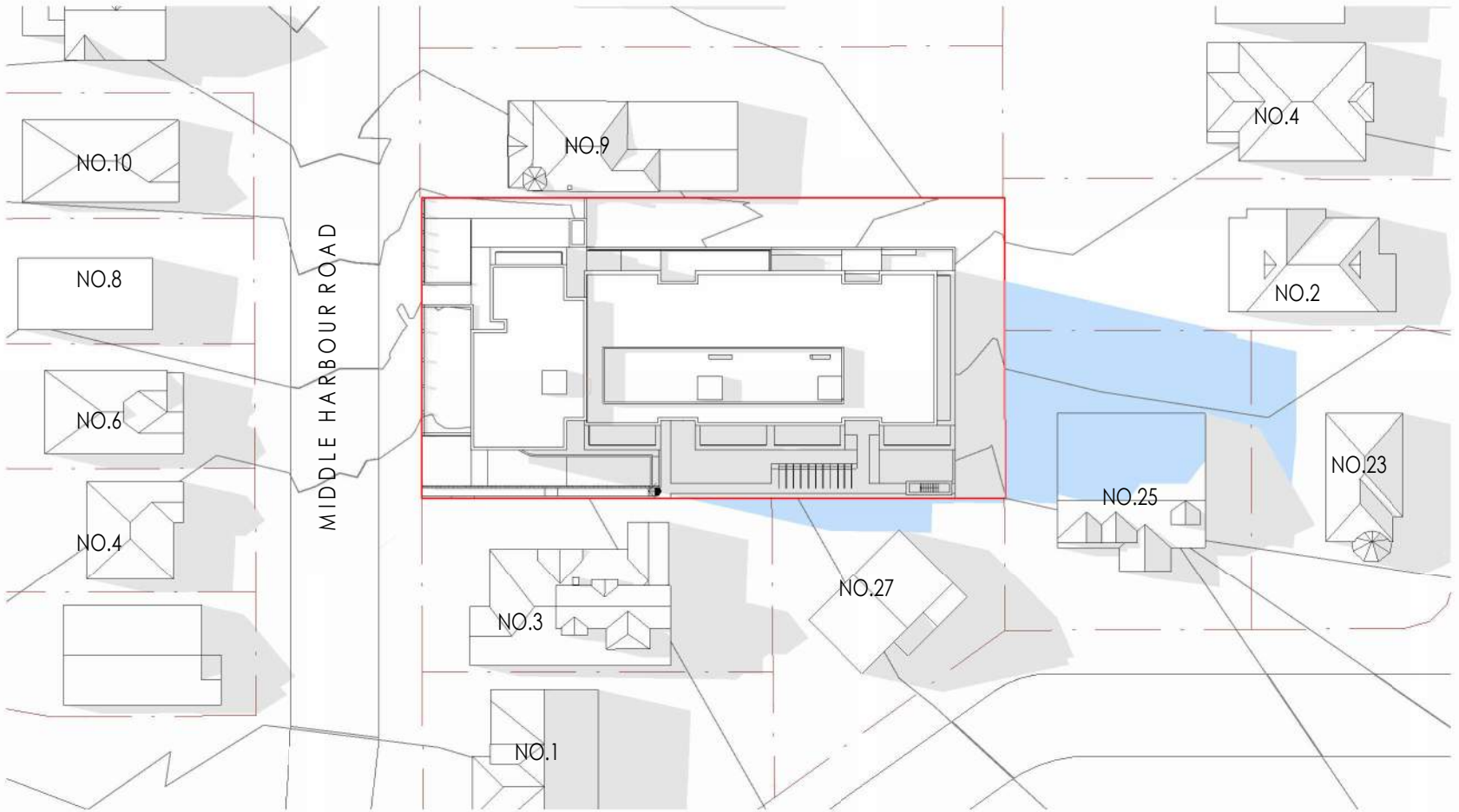
JUNE 21 10AM



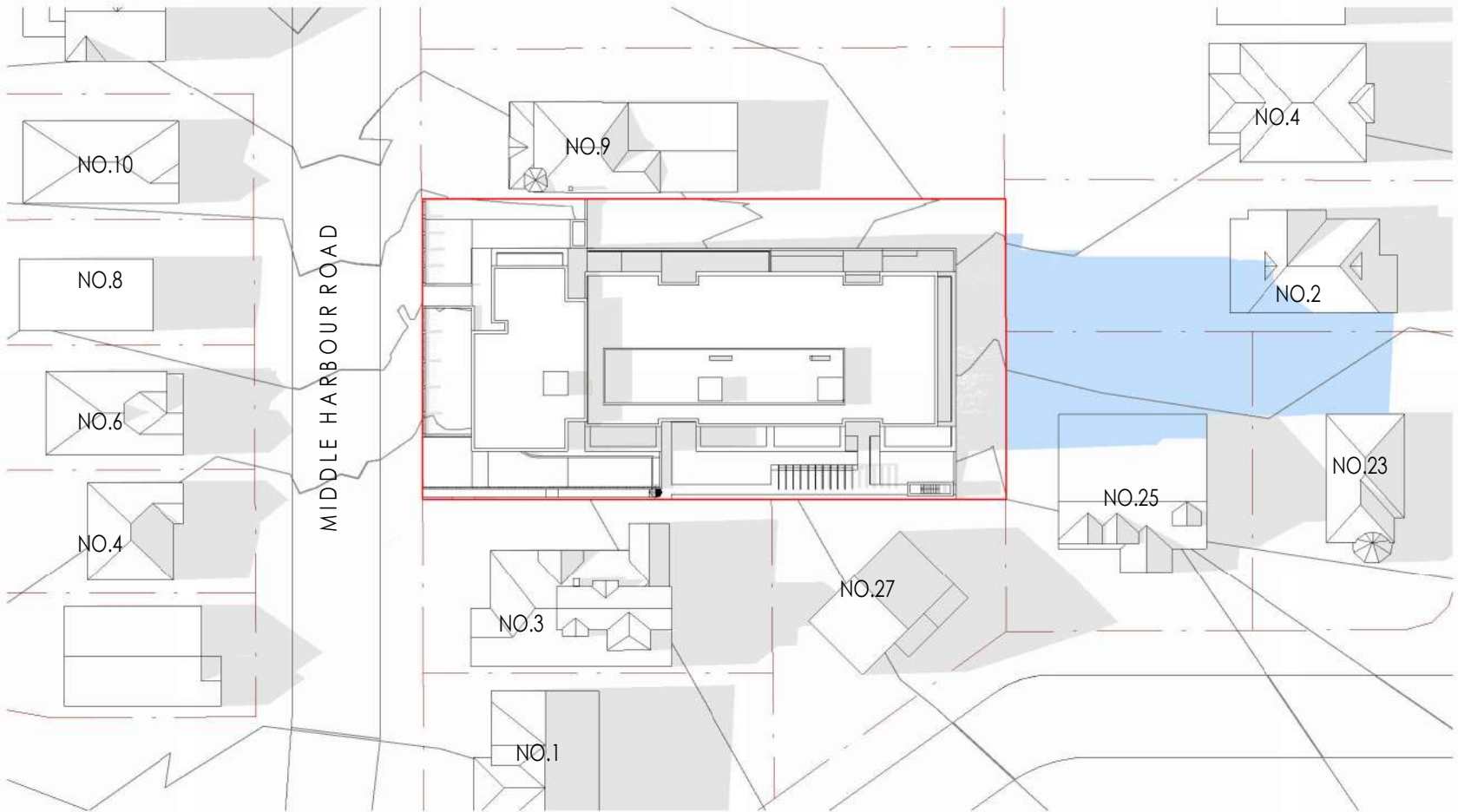
JUNE 21 11AM



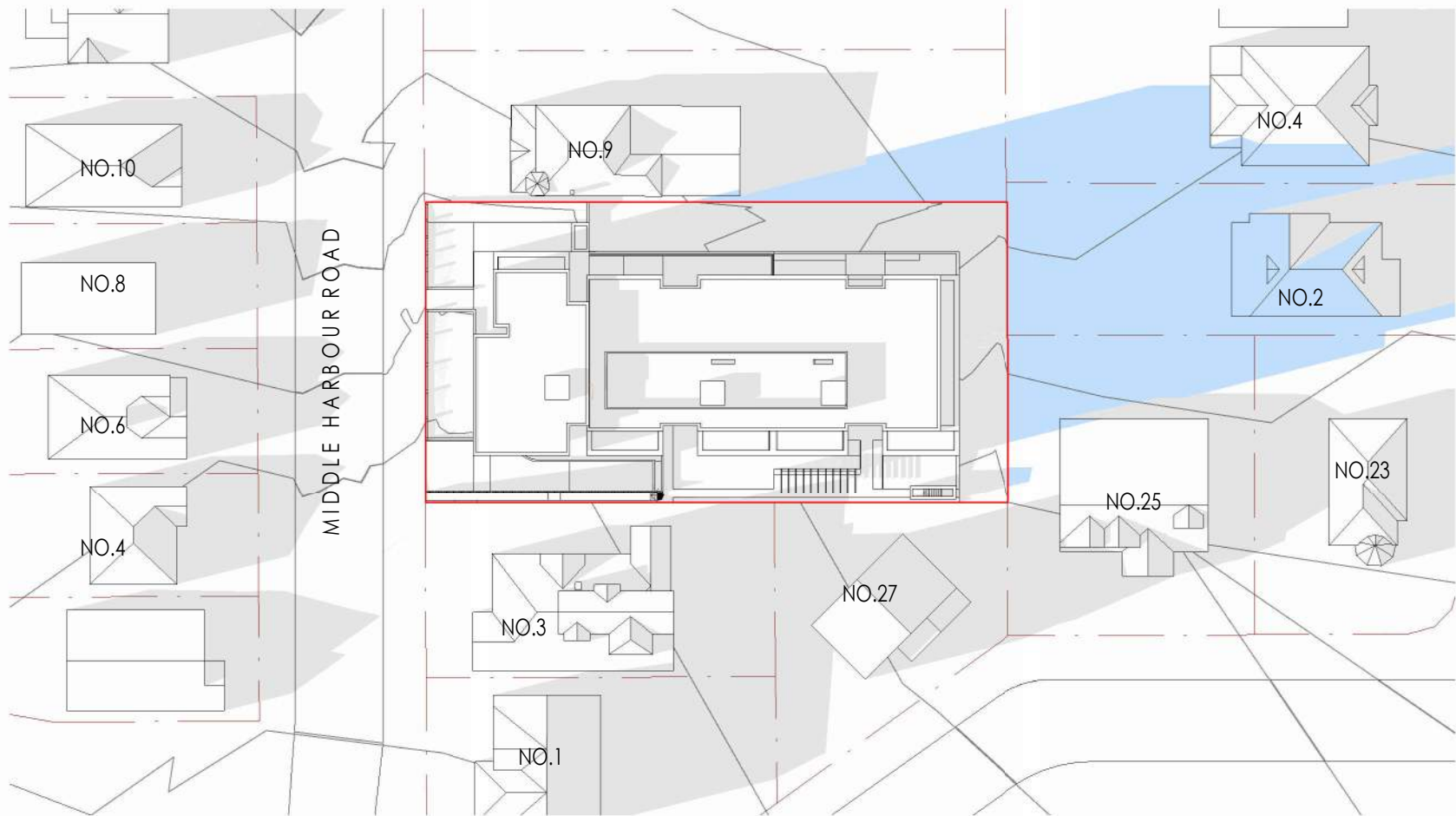
JUNE 21 12PM



JUNE 21 1PM



JUNE 21 2PM



JUNE 21 3PM

LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

SITE BOUNDARY

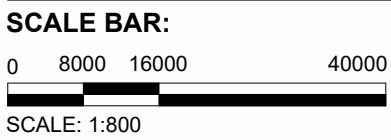
Cortese
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

- NOTES:**
1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
 2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
 3. Do not scale drawings. Refer to dimensions given.
 4. All dimensions to be verified on site before proceeding.
 5. Cortese Associates shall be notified of any discrepancies.
 6. Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION
A	FOR INFORMATION
B	FOR DEVELOPMENT APPLICATION

DATE	BY
28.03.25	SC
02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION



CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 800 @ A1



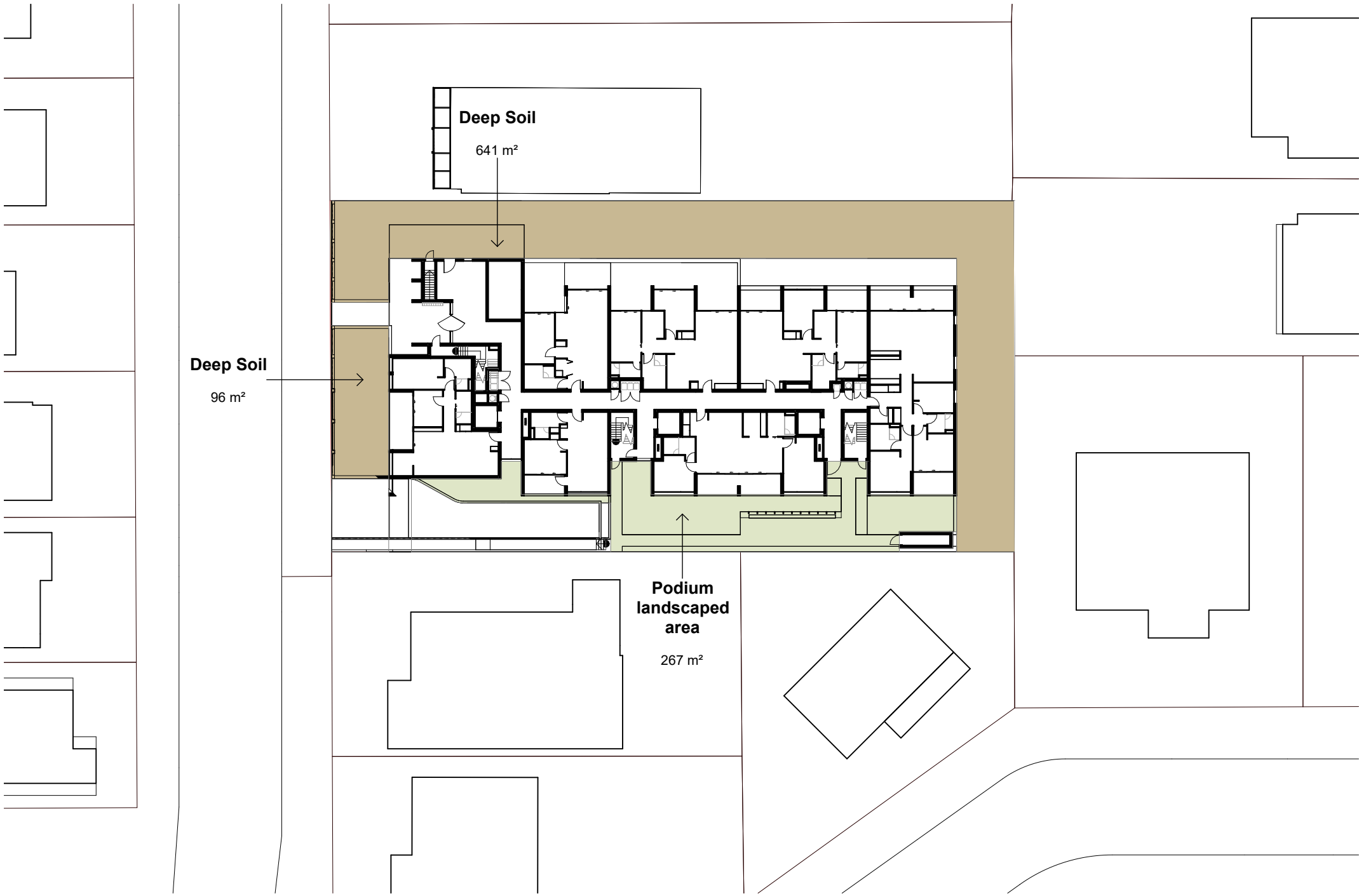
PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN	CHK	APP
SC	MC	MG

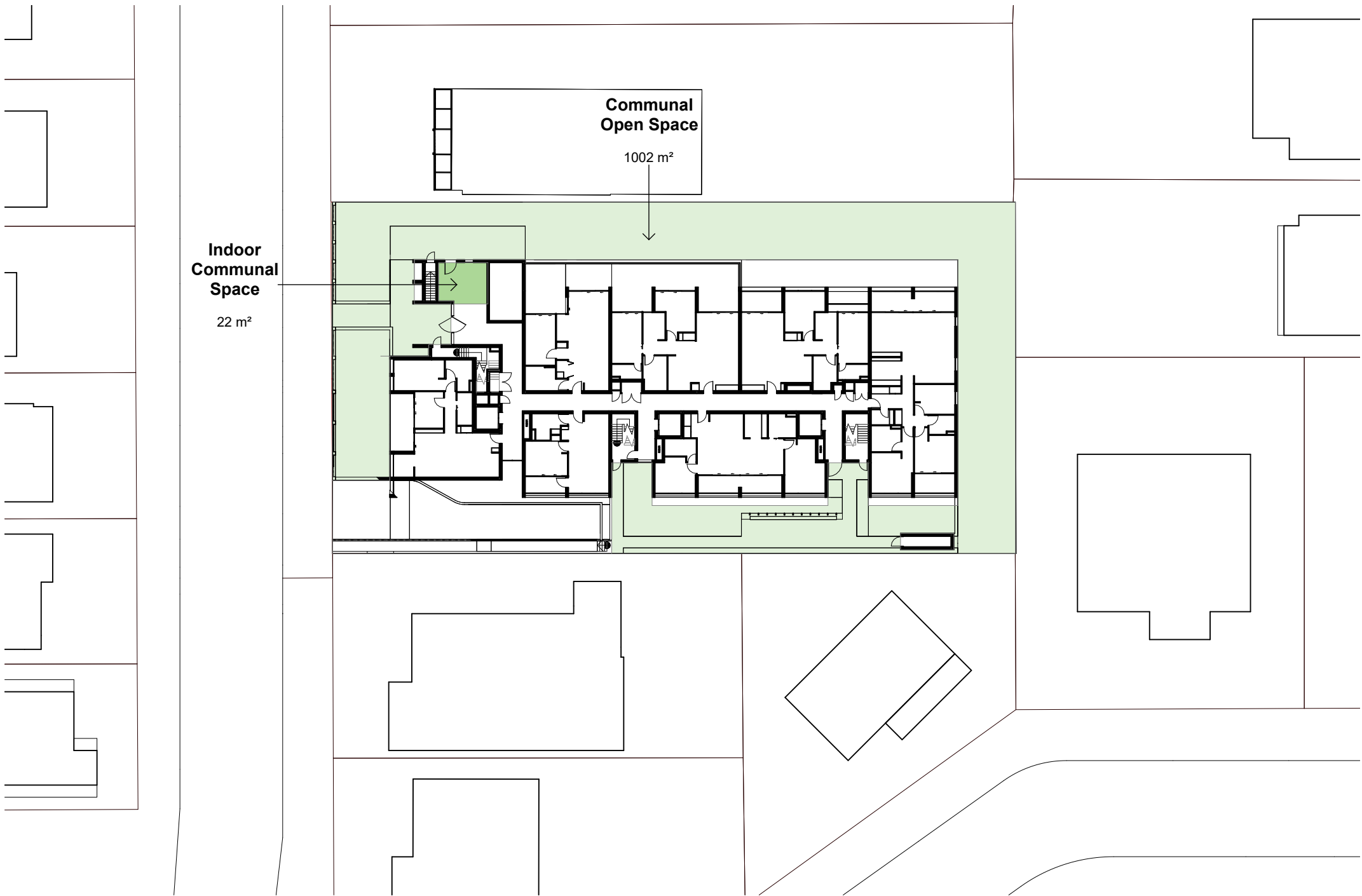
DRAWING TITLE:
A40 - SHADOW
SHADOW DIAGRAMS 21
JUNE
DRAWING NO:
DA40.101
REV:
B



Site Coverage



Deep Soil
Podium landscaped area



Communal Open Space
Indoor Communal Space

SITE AREA: 2600 M²

SITE COVERAGE

*DCP: 30% - 780 m²
PROPOSED: 43% - 1113m²

* DCP 7A.5(1): "The site coverage may be up to a maximum of 30% of the site area, provided that the deep soil landscaping requirements in Section A Part 7A.6 Deep Soil Landscaping can be met"

DEEP SOIL

ADG: 15% - 390 m²
DCP: 50% - 1300 m²
PROPOSED: 28% - 737 m²

PODIUM LANDSCAPED AREA

PROPOSED: 10% - 267 m²

COMMUNAL OPEN SPACE

ADG: 25% - 650 m²
DCP: 10% - 260 m²
PROPOSED: 36% - 1002 m²

NOTE: EXCLUDES COMMUNAL ROOMS - 22m²

Cortese

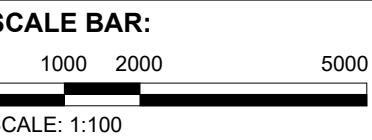
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

- In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
- The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
- Do not scale drawings. Refer to dimensions given.
- All dimensions to be verified on site before proceeding.
- Cortese Associates shall be notified of any discrepancies.
- Any areas indicated on this sheet are approximate and indicative only.

REV	DESCRIPTION	DATE	BY
A	FOR INFORMATION	14.03.25	SC
B	FOR INFORMATION	21.03.25	SC
C	FOR INFORMATION	26.03.25	SC
D	FOR INFORMATION	28.03.25	SC
E	FOR DEVELOPMENT APPLICATION	02.04.25	SC

STATUS:
FOR DEVELOPMENT APPLICATION



CLIENT:
CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:
1 : 500 @ A1



PROJECT:
90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

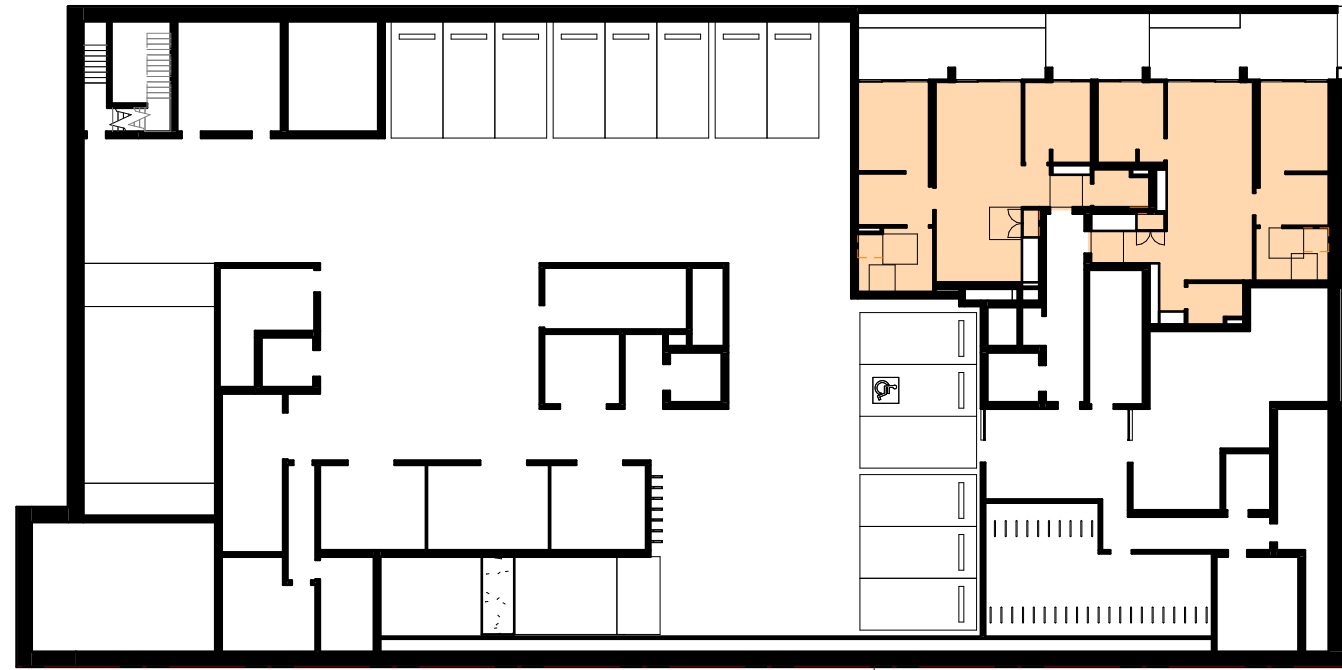
DRN	CHK	APP
SC	MC	MG

DRAWING TITLE:
A41 - ADG DIAGRAMS

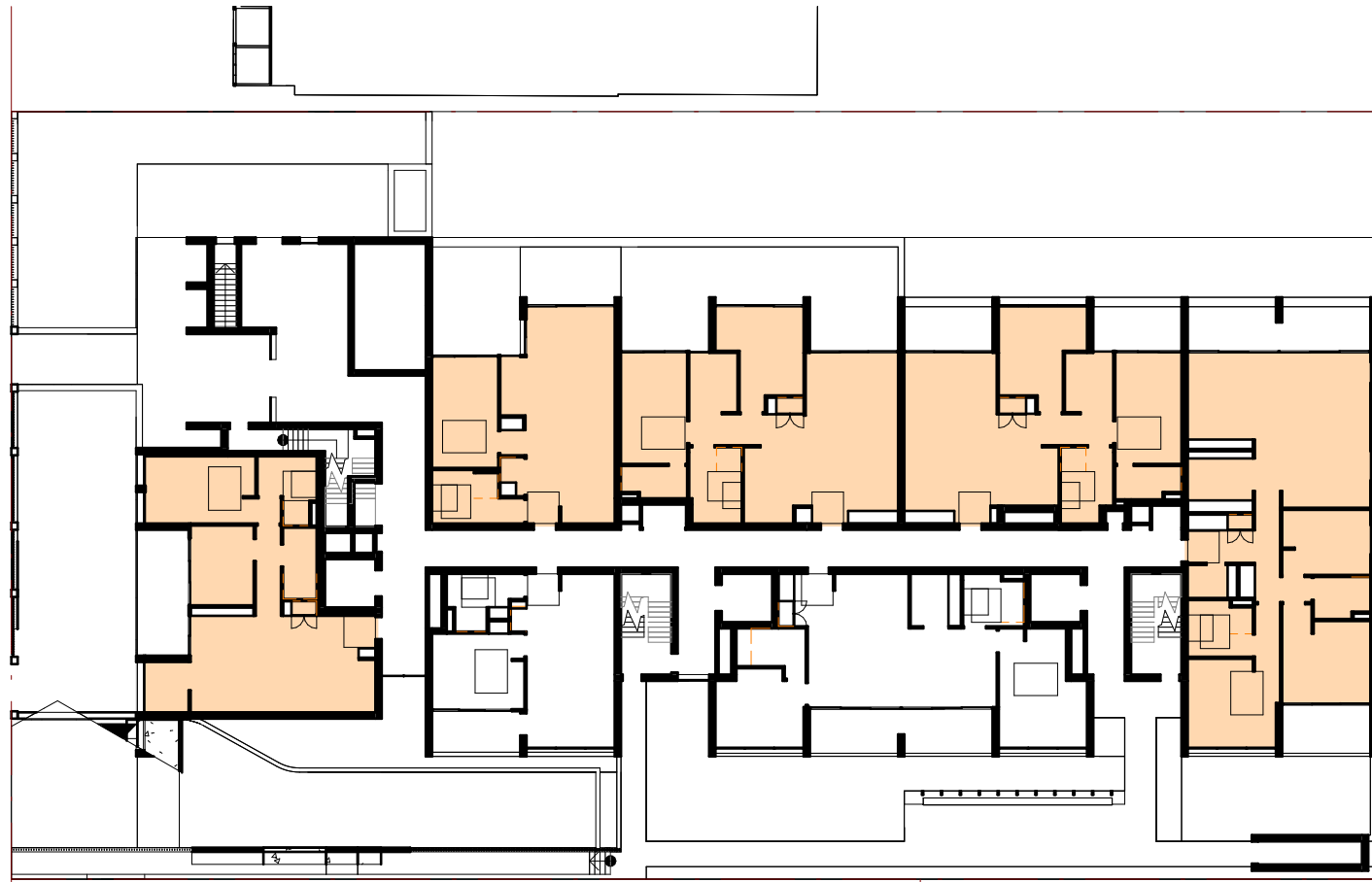
ADG - COMPLIANCE
DIAGRAMS

DRAWING NO:
DA41.101

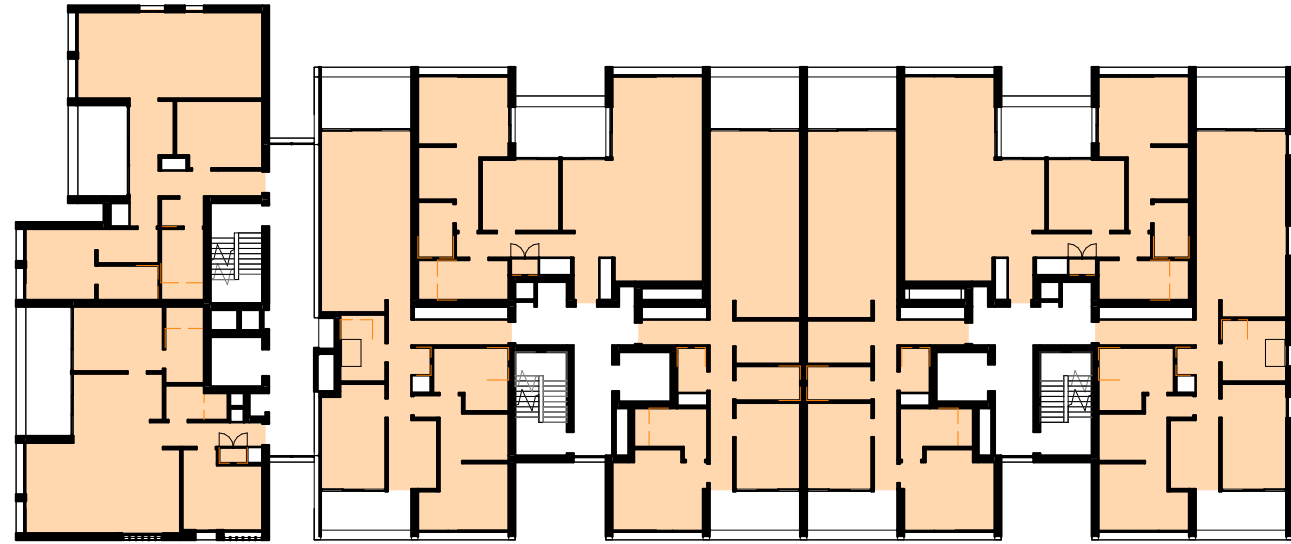
REV:
E



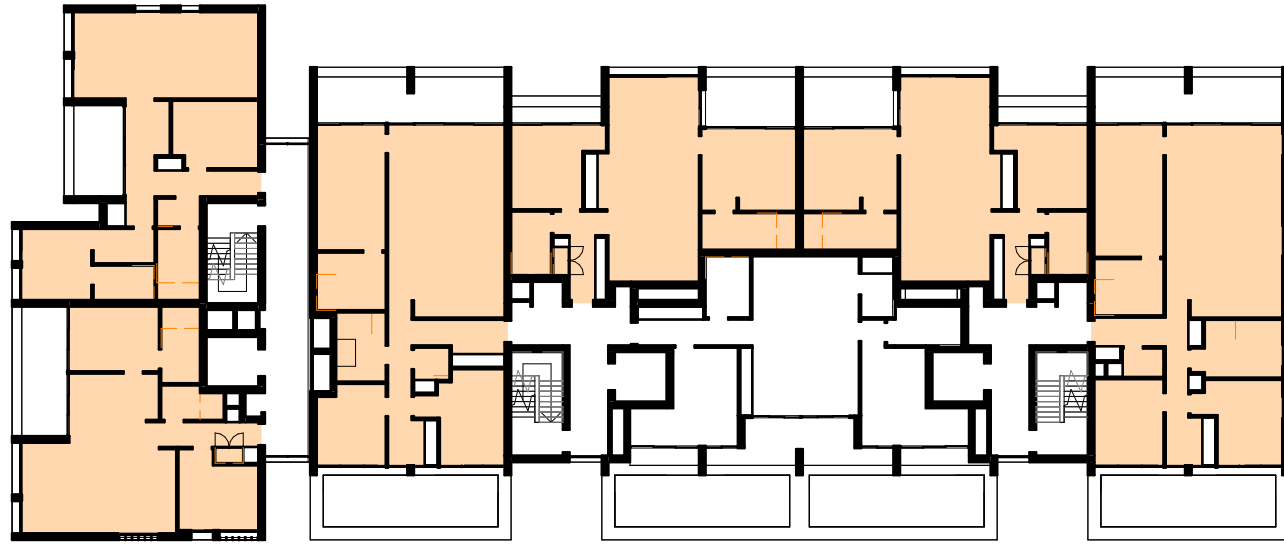
LOWER GROUND



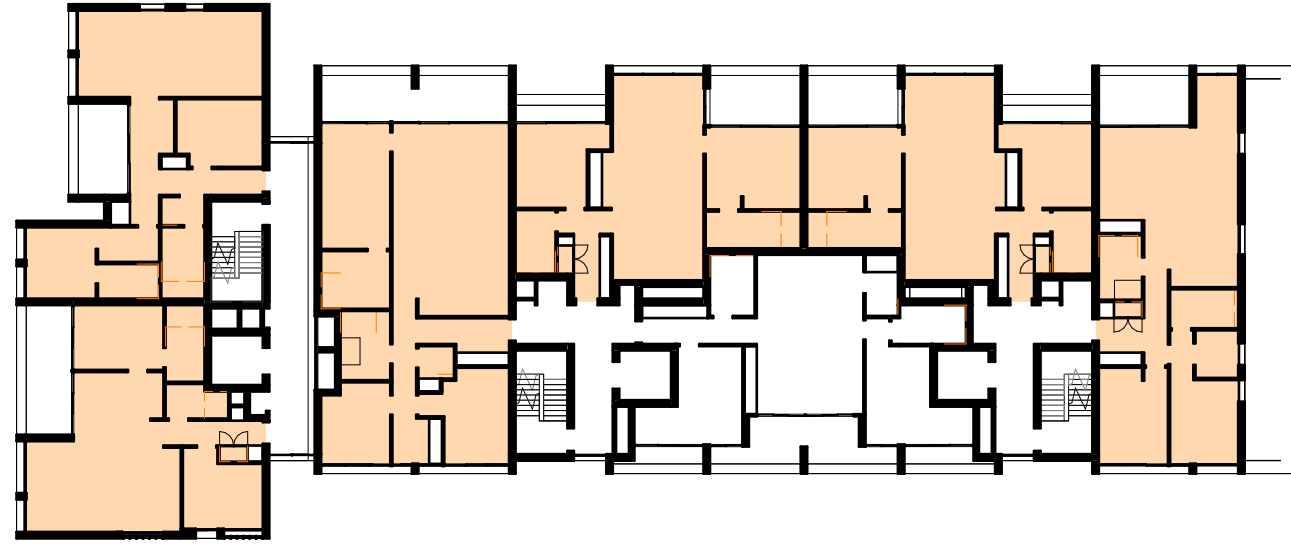
GROUND FLOOR



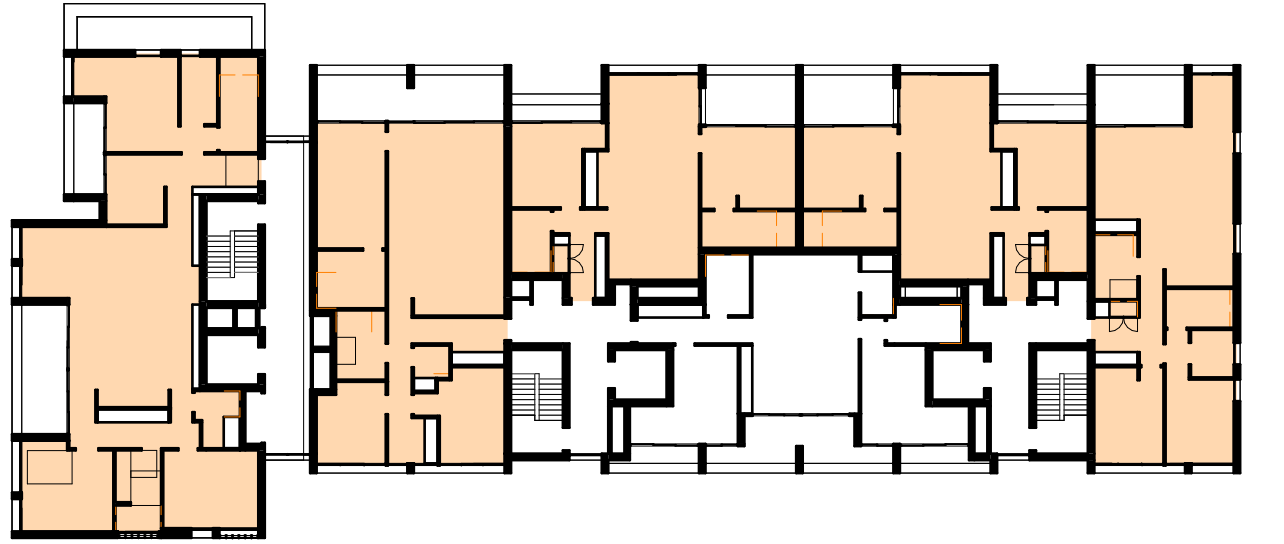
LEVEL 1-4 TYPICAL



LEVEL 5



LEVEL 6



LEVEL 7

SOLAR ACCESS

LEVEL	APT	2HR+	NIL
LG	2	2	-
G	7	5	2
L1	8	8	-
L2	8	8	-
L3	8	8	-
L4	8	8	-
L5	7	6	1
L6	7	6	1
L7	6	5	1
TOTAL	61	56	5
PERCENTAGE		92%	8%

Cortese

Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
Level 32 1 Market Street
Sydney NSW 2000

NOTES:

1. In accepting and utilising this document, the recipient agrees that Cortese Associates retains all common law, statutory law and other rights including copyright and intellectual property rights.
2. The recipient agrees not to use this document for any other purpose than its intended use and to waive all claims and indemnify Cortese Associates for all loss resulting from unauthorised use.
3. Do not scale drawings. Refer to dimensions given.
4. All dimensions to be verified on site before proceeding.
5. Cortese Associates shall be notified of any discrepancies.
6. Any areas indicated on this sheet are approximate and indicative only.

REV

A	FOR INFORMATION
B	FOR INFORMATION
C	FOR DEVELOPMENT APPLICATION

DATE

26.03.25
28.03.25
02.04.25

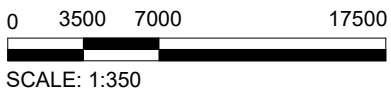
BY

SC
SC
SC

STATUS:

FOR DEVELOPMENT APPLICATION

SCALE BAR:



SCALE: 1:350

CLIENT:

CASTLE 38 PTY LTD
Level 1/99 Alexander St,
Crows Nest NSW 2065

SCALE:

1 : 350 @ A1

NORTH:



PROJECT:

90043 MIDDLE HARBOUR
5-7 Middle Harbour Rd, Lindfield NSW 2070

DRN

SC

CHK

MC

APP

MG

DRAWING TITLE:

GENERAL ARRANGEMENT PLANS

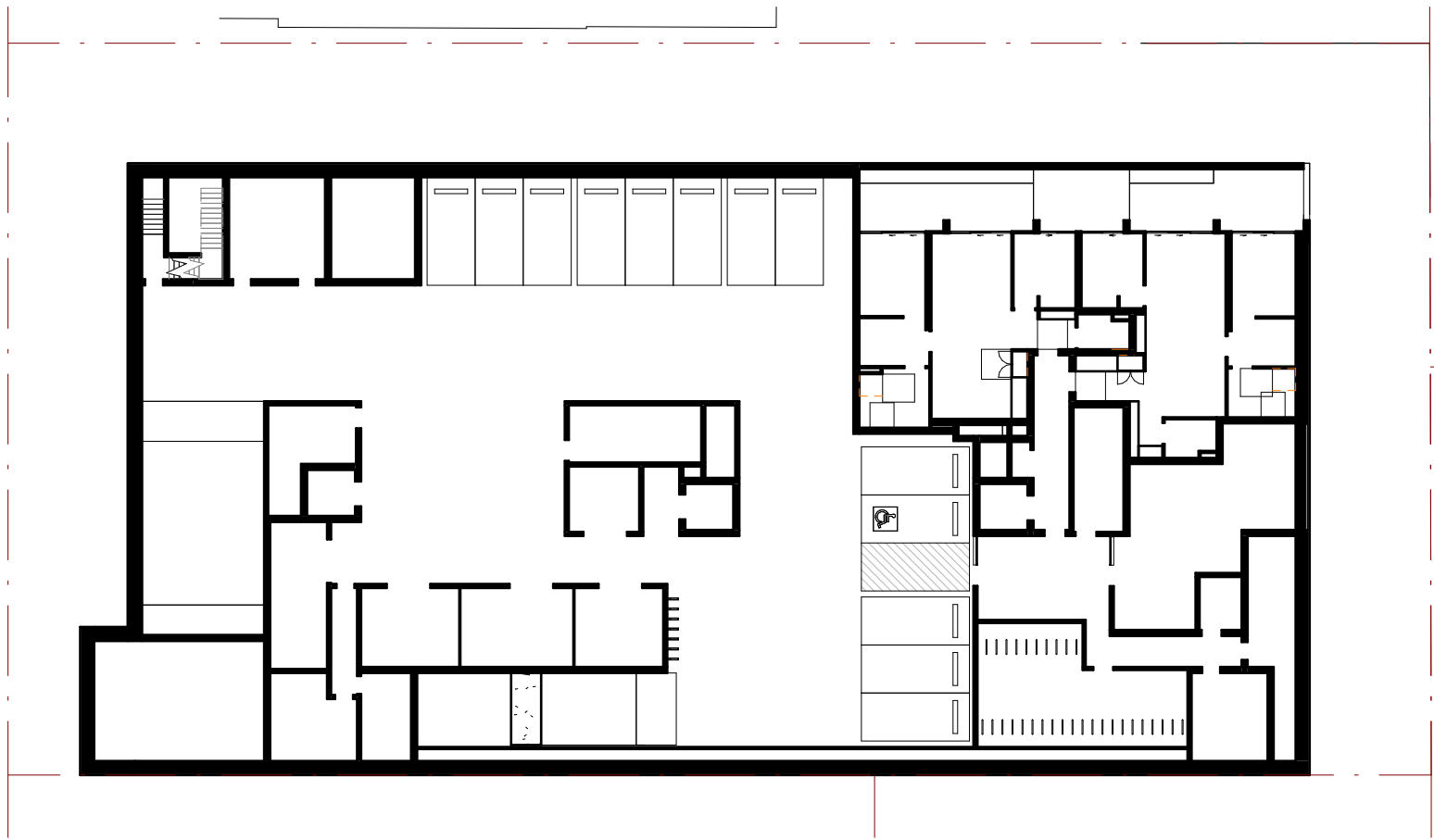
ADG - SOLAR ACCESS

DRAWING NO:

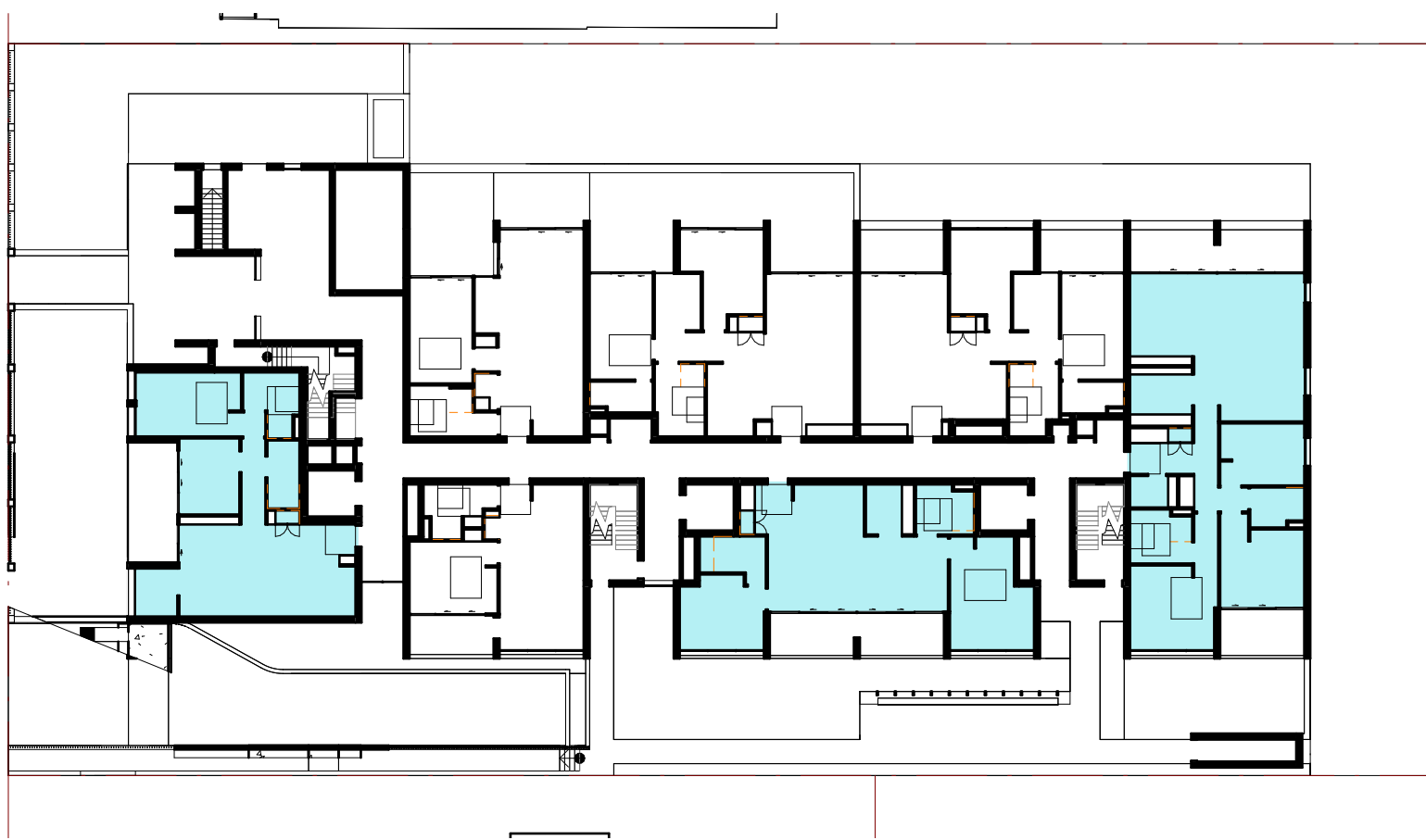
DA41.102

REV:

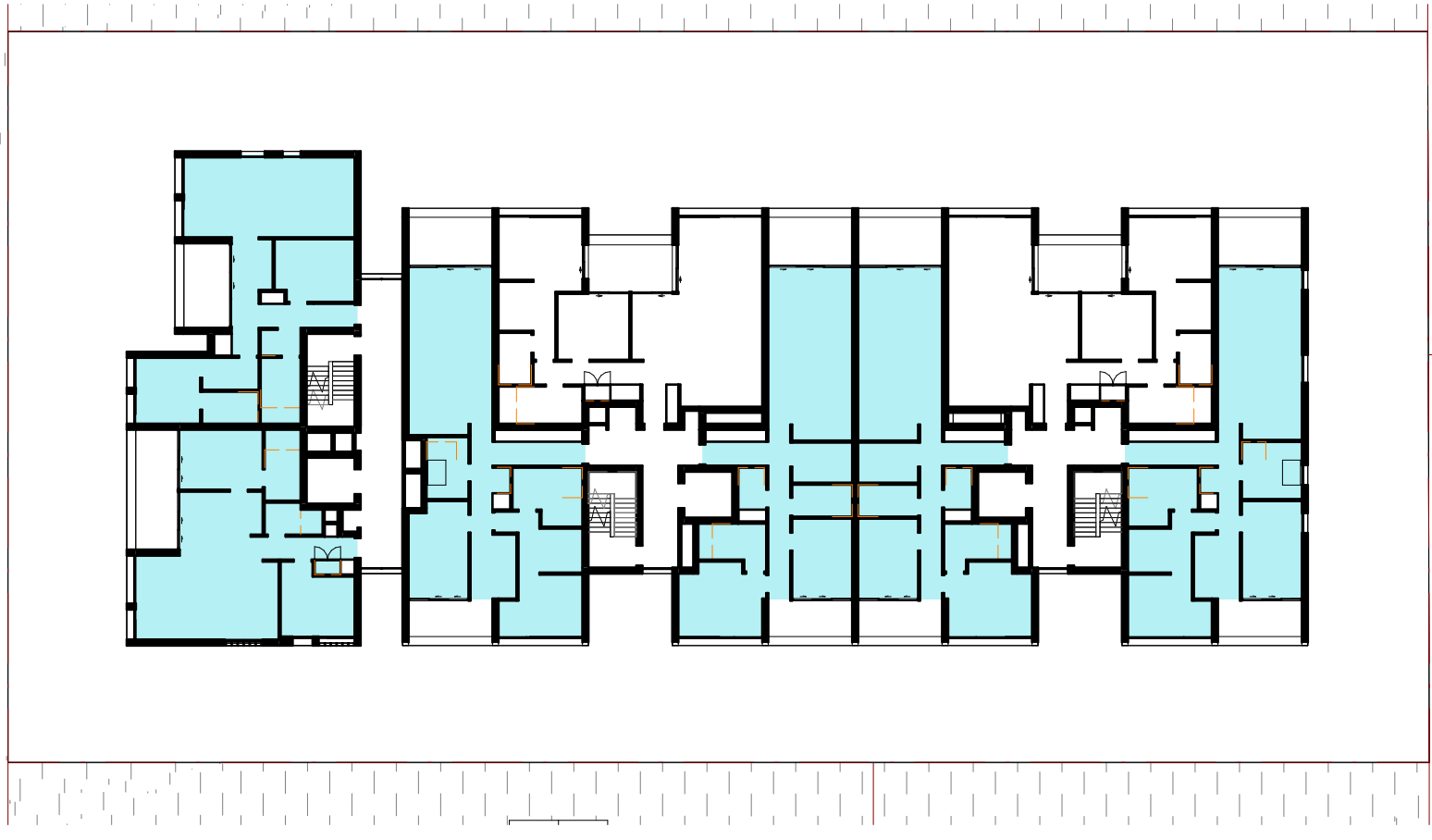
C



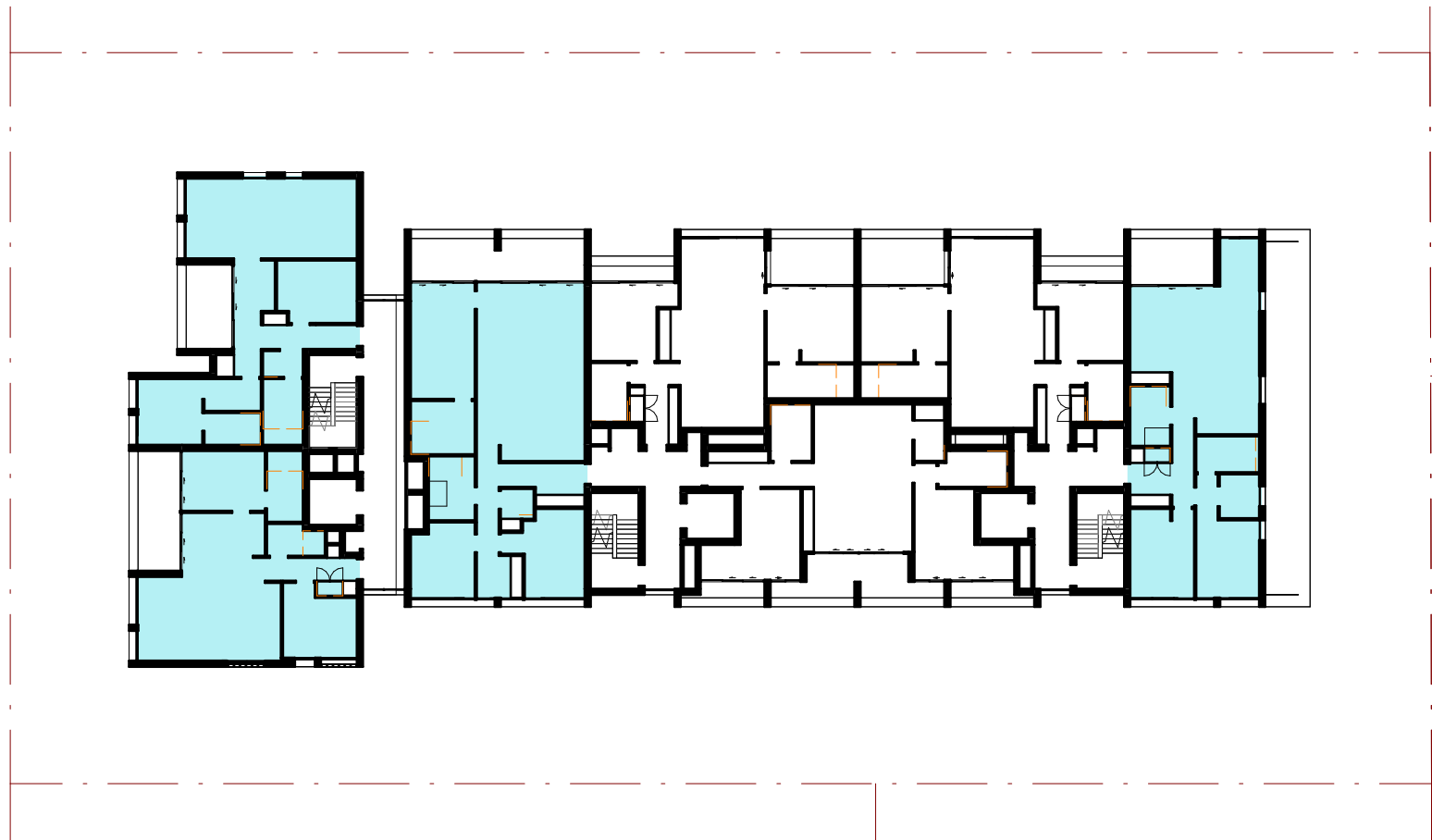
LOWER GROUND



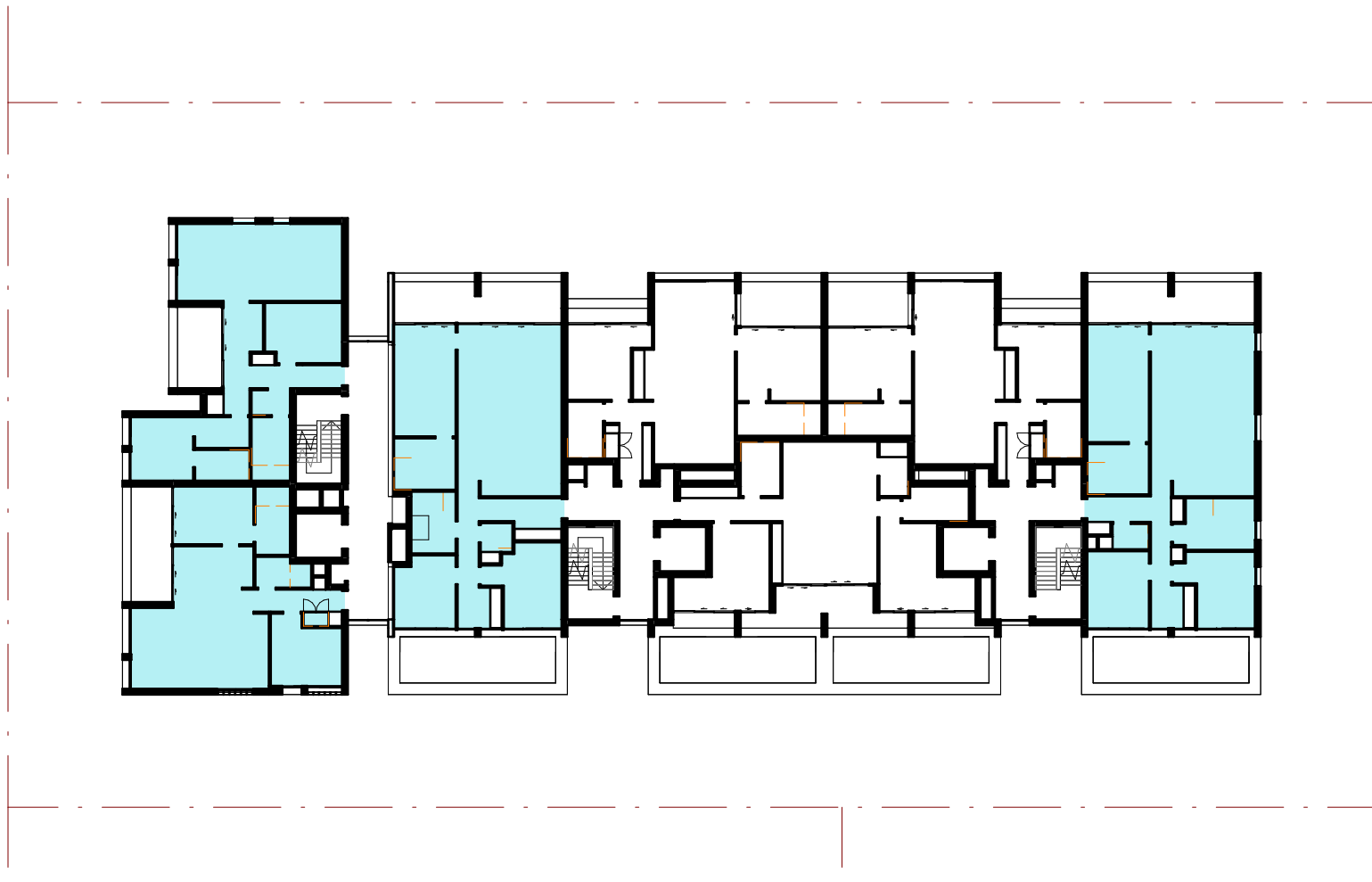
GROUND FLOOR



LEVEL 1-4 TYPICAL



LEVEL 6



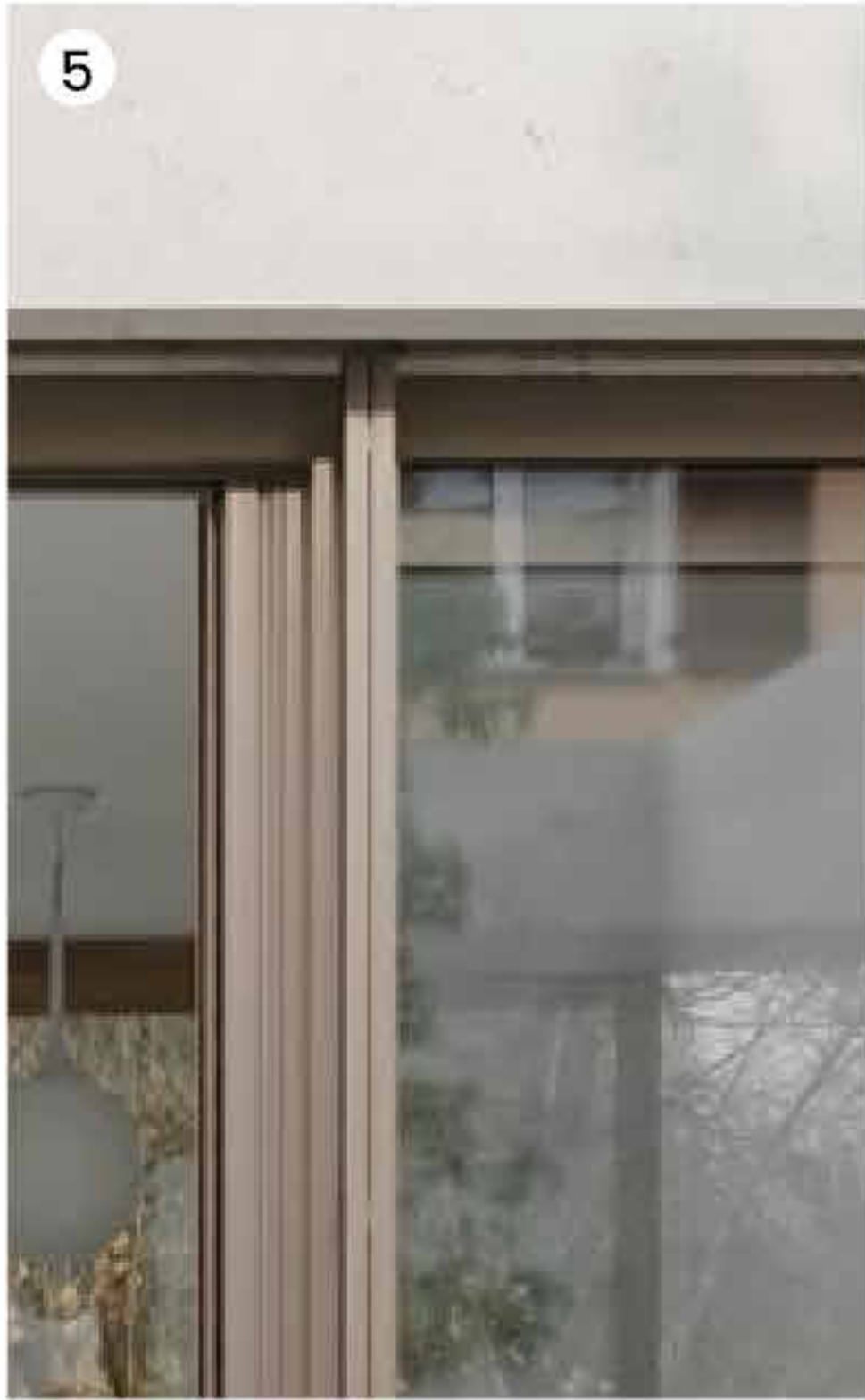
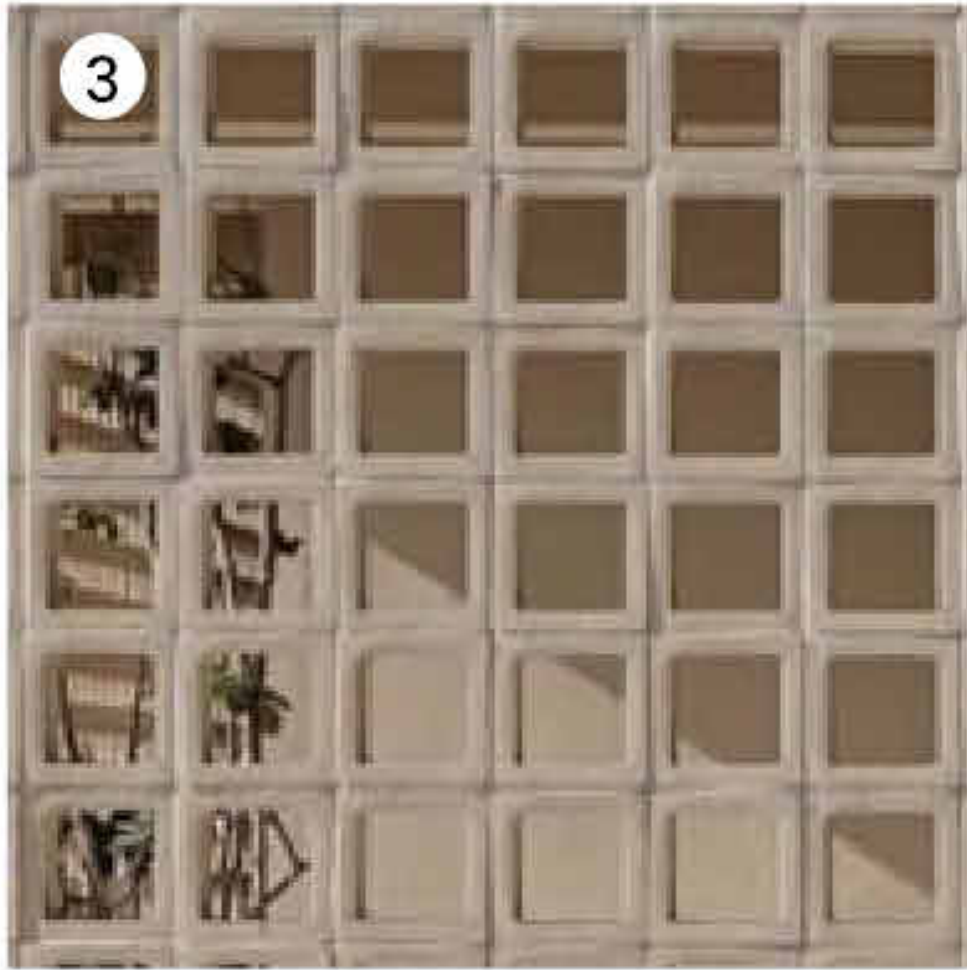
LEVEL 5



LEVEL 7

CROSS VENTILATION

LEVEL	APT	CROSS VENTILATION
LG	2	0
G	7	3
L1	8	6
L2	8	6
L3	8	6
L4	8	6
L5	7	4
L6	7	4
L7	6	3
TOTAL	61	38
PERCENTAGE		62%



- LEGEND**
- 1 - Light coloured face brickwork (Krause Bricks)
 - 2 - Dark coloured face brickwork (Krause Bricks)
 - 3 - Light coloured masonry screen
 - 4 - Metal balustrade. Dark bronze anodised finish
 - 5 - Aluminium framed windows & doors. Dark bronze anodised finish.
 - 6 - Large format pavers
 - 7 - Dark face brickwork with dark bronze metal palisade infill front fence
 - 8 - Planting