



DRAWING REGISTER			
DRAWING NO.	DRAWING NAME	CURRENT REVISION	CURRENT REVISION DATE
PP-000	Cover Sheet	A	11/09/2020
PP-010	Site Plan	A	11/09/2020
PP-011	Site Analysis	A	11/09/2020
PP-050	Shadow Study	A	11/09/2020
PP-060	Missing Study	A	11/09/2020
PP-100	Basement - 1 & 2 Floor Plan	A	11/09/2020
PP-101	Lower Ground Floor Plan	A	11/09/2020
PP-102	Ground Floor Plan	A	11/09/2020
PP-103	Level 1 Floor Plan	A	11/09/2020
PP-104	Level 2 Floor Plan	A	11/09/2020
PP-105	Level 3 & 4 Floor Plan	A	11/09/2020
PP-106	Level 5 & Roof Plan	A	11/09/2020
PP-301	Sections	A	11/09/2020
PP-900	Perspectives	A	11/09/2020

GFA SCHEDULE	
LEVEL	GFA
NEIGHBOURHOOD SHOPS/ COMMUNITY FACILITIES	
Ground Floor	55.73 m ²
Level 1	733.72 m ²
RESIDENTIAL	
Lower Ground Floor	36.88 m ²
Ground Floor	48.95 m ²
Level 2	741.69 m ²
Level 3	740.15 m ²
Level 4	645.75 m ²
Level 5	237.73 m ²
RETAIL	
Ground Floor	957.02 m ²
Level 1	103.93 m ²
Total GFA: 12	4301.55 m ²

UNIT MIX SCHEDULE				
TYPE	COUNT	COMPLIANCE		
		SOLAR	VENTILATION	ADAPTABILITY
1 Bed + Study	5	1	5	0
2 Bed	5	4	5	3
2 Bed + Study	6	4	2	1
3 Bed	1	1	1	0
3 Bed + Study	2	2	2	0
4 Bed	1	1	1	1
Studio	2	2	0	0
Total: 22		15	16	5

<p><u>FSR:</u></p> <p>Site Area: 1,736 sqm FSR Achieved: 2.47:1</p>
<p><u>LANDSCAPE:</u></p> <p>Landscape Area: 1,051 sq.m. (Min. Req'd. 521 sq.m.)</p> <p>Deep Soil: 280 sq.m. (Min. Req'd. 122 sq.m.)</p> <p>Common Open Space Area: 101 sq.m. (Min. Req'd. 260 sq.m.)</p> <p>Walkway Area: 98 sq.m. Plaza Area: 250 sq.m.</p>

COMPLIANCE:

Solar Compliance Achieved: 68%
(Min. Req'd. 70%)

Cross-ventilation Achieved: 73%
(Min. Req'd. 60%)

Accessibility Achieved: 22%
(Min. Req'd. 20%)

CAR PARKING:

Achieved: $7(LG) + 22(B1) + 22(B2) = 51$
(Max. Req'd. 57)

[illegible]

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Title: Cover Sheet			
Project #: 915	Scale:	Draw: JL	Check: IN
Drawing #: PP-000		Rev: A	

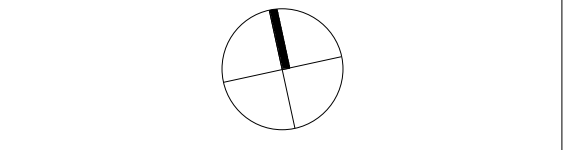


DRAWING STATUS:		
DRAWING PROPOSAL		
Rev	Revision Description	Date
A	Issue for PP	11/09/2020

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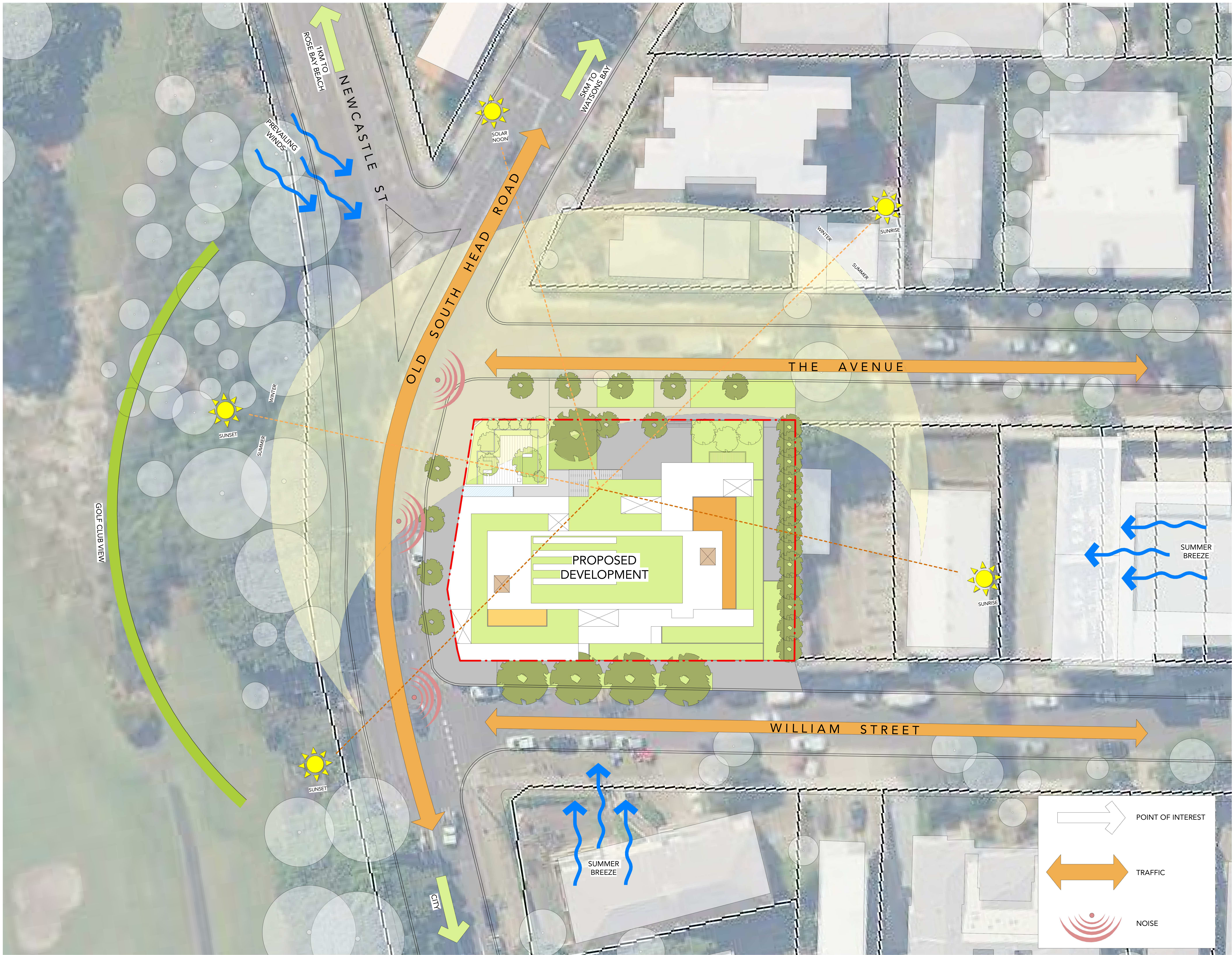

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ABN: 72 104 833 507
Reg Vic: 19340

441-445 Old South Head Rd Rose Bay

Title:			
Site Plan			
Project #	Scale	Doc	Clid
915	1 : 250 @A1	JL	IN
Drawing #	Rev:		
PP-010	A		

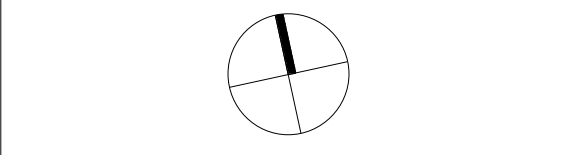


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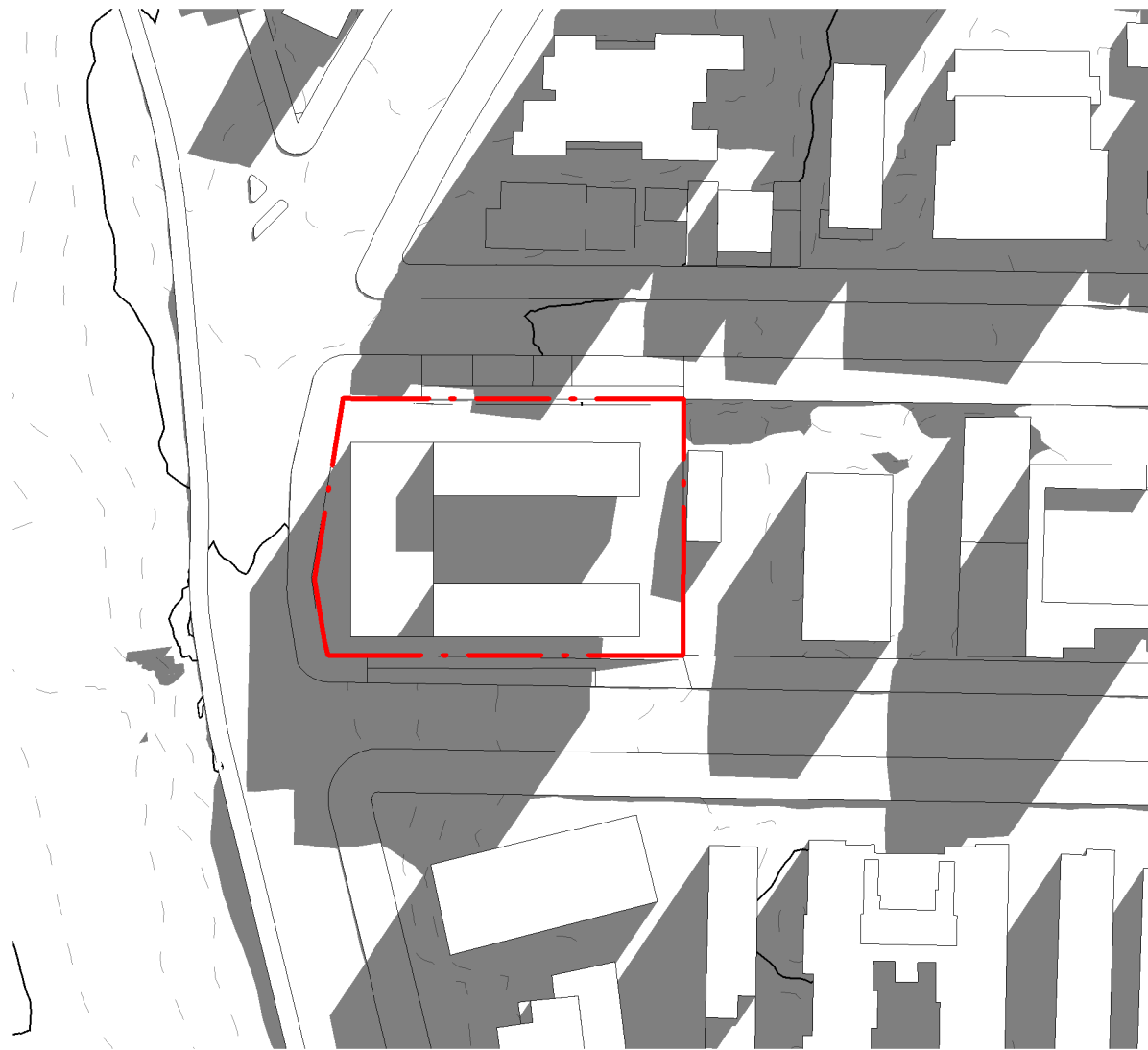
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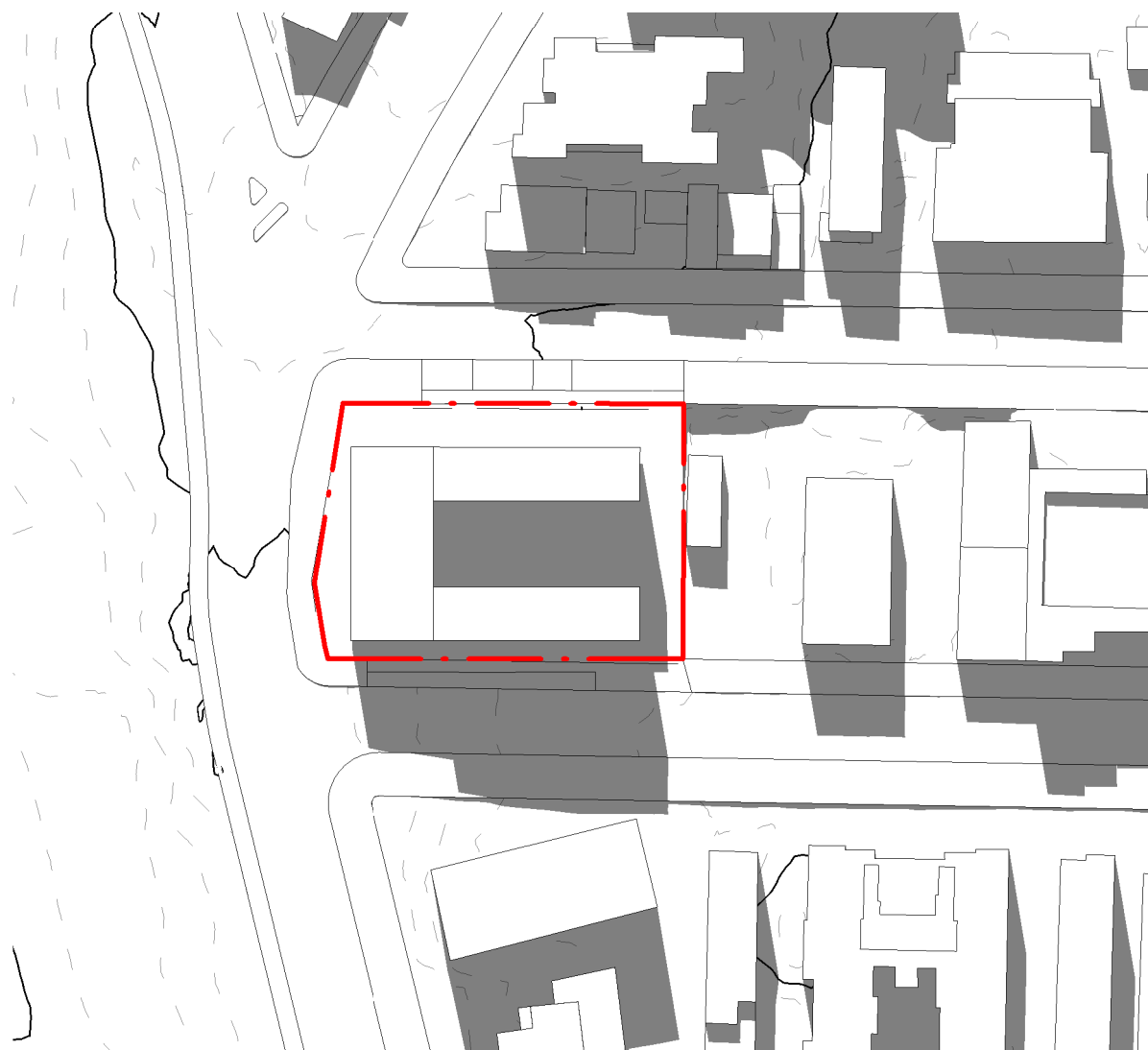
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Title: Site Analysis			
Project #	Scale	Doc	Clid
915	1 : 250 @A1	JL	IN
Drawing #:	PP-011		A



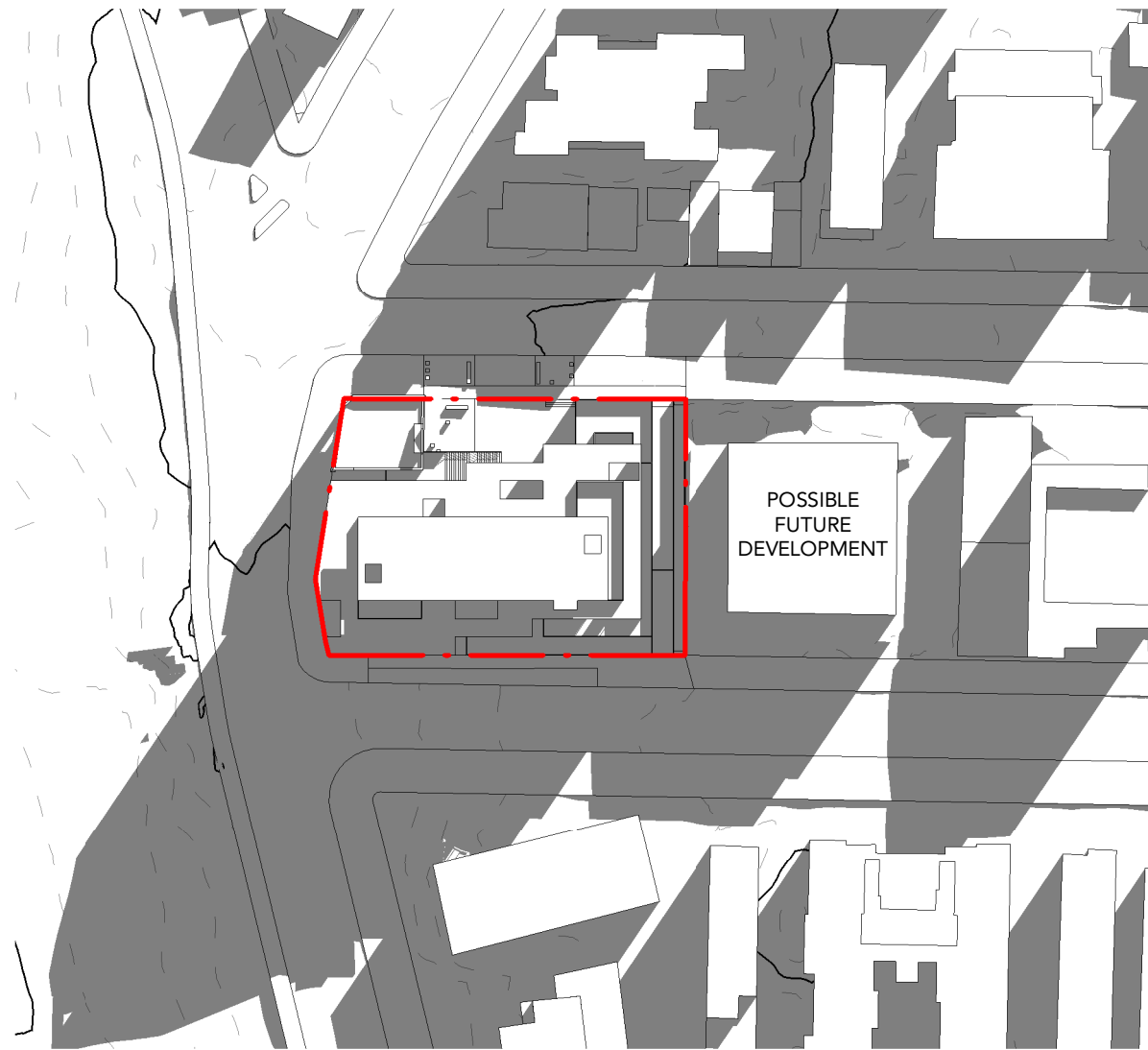
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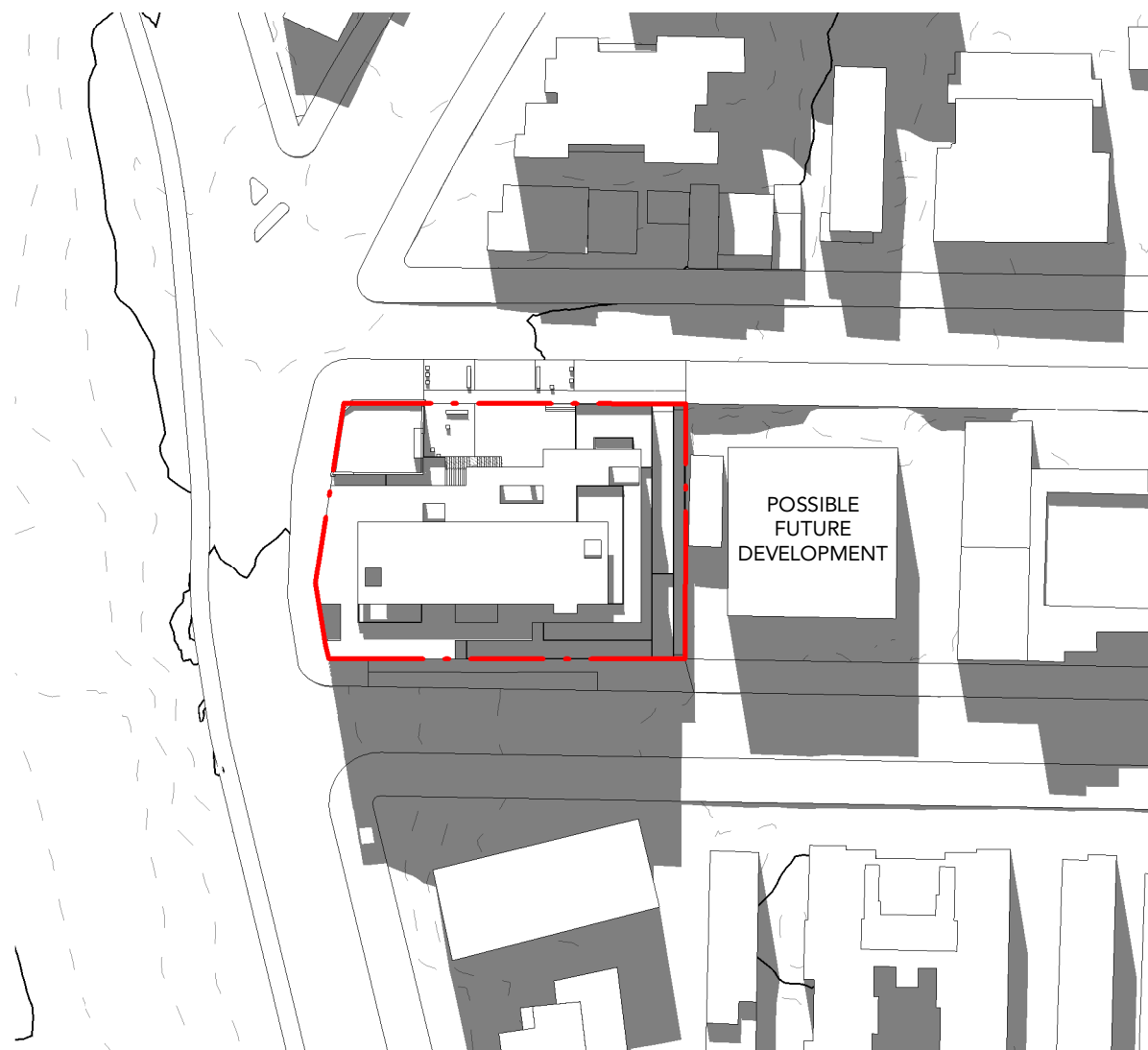
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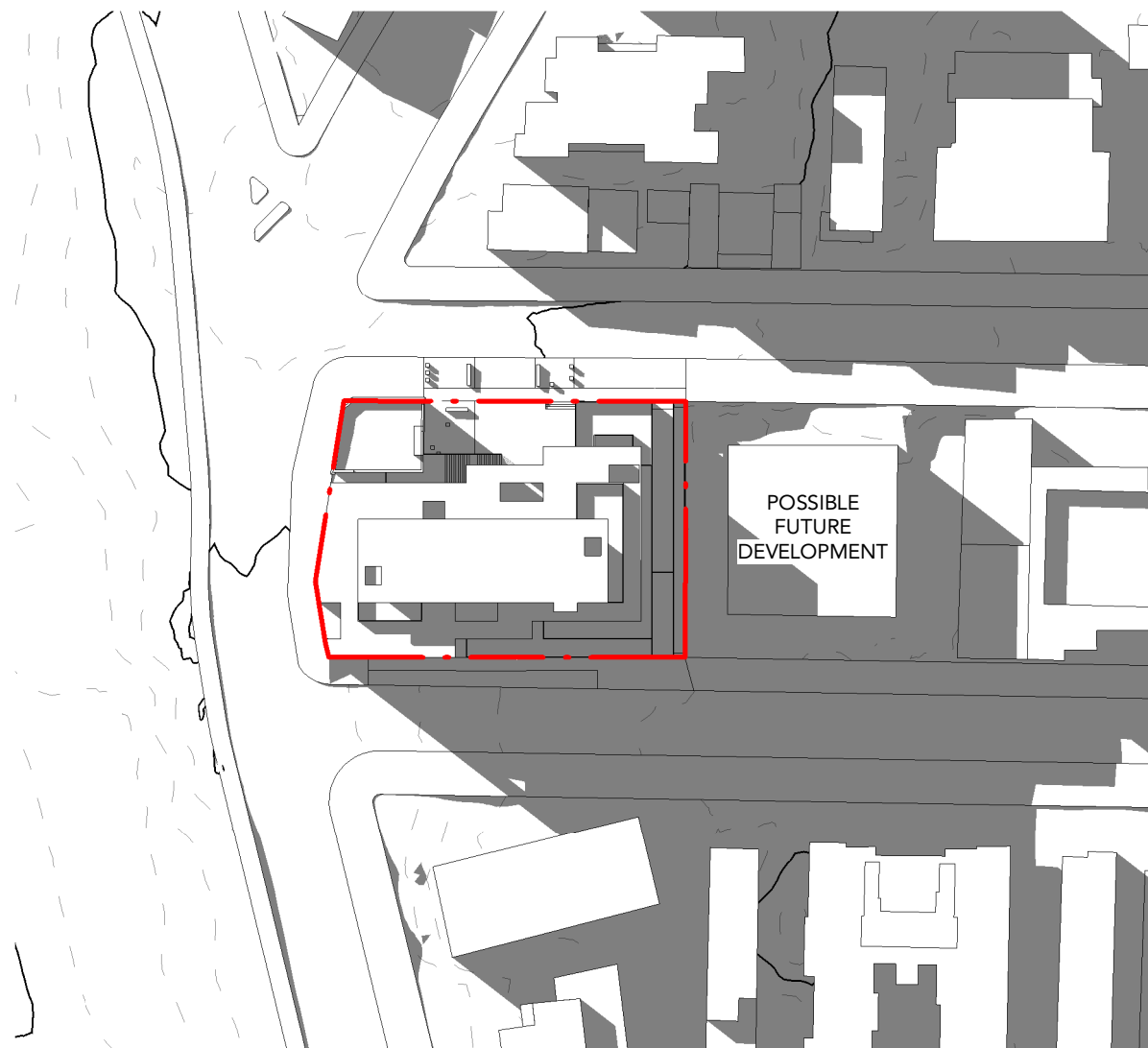
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Scale:



4 Proposed Envelope - 9AM
Scale:



5 Proposed Envelope - 12PM
Scale:



6 Proposed Envelope - 3PM
Scale:

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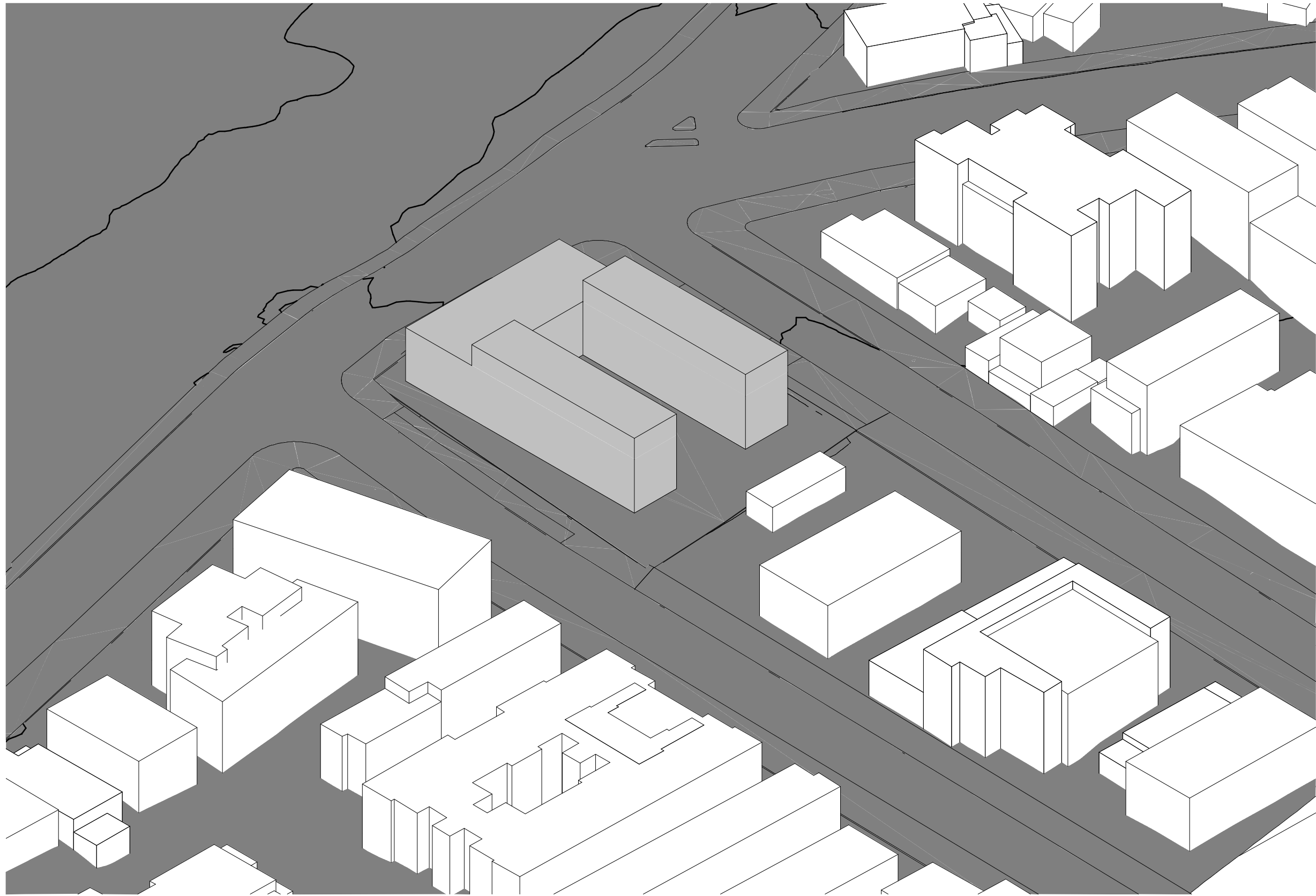
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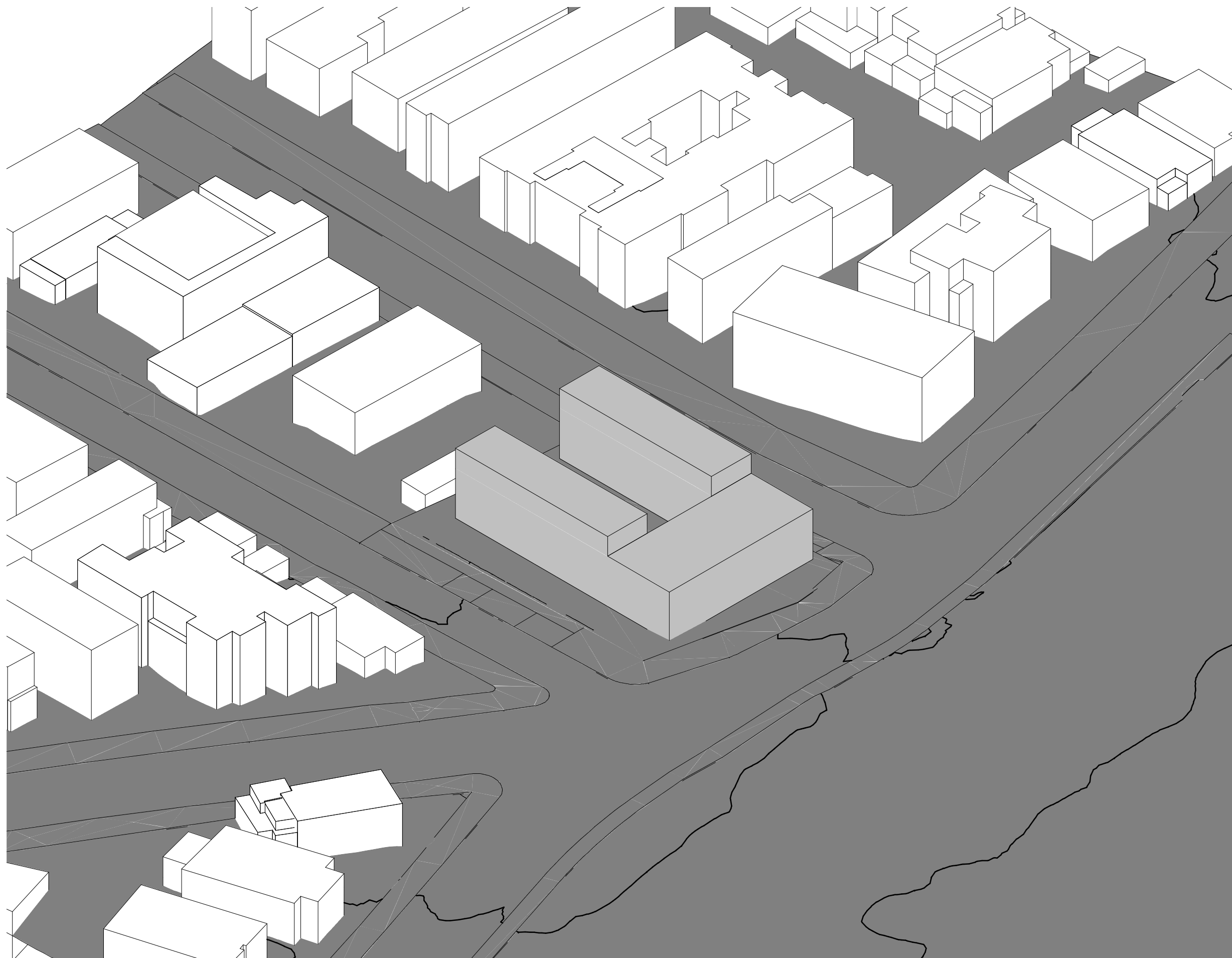

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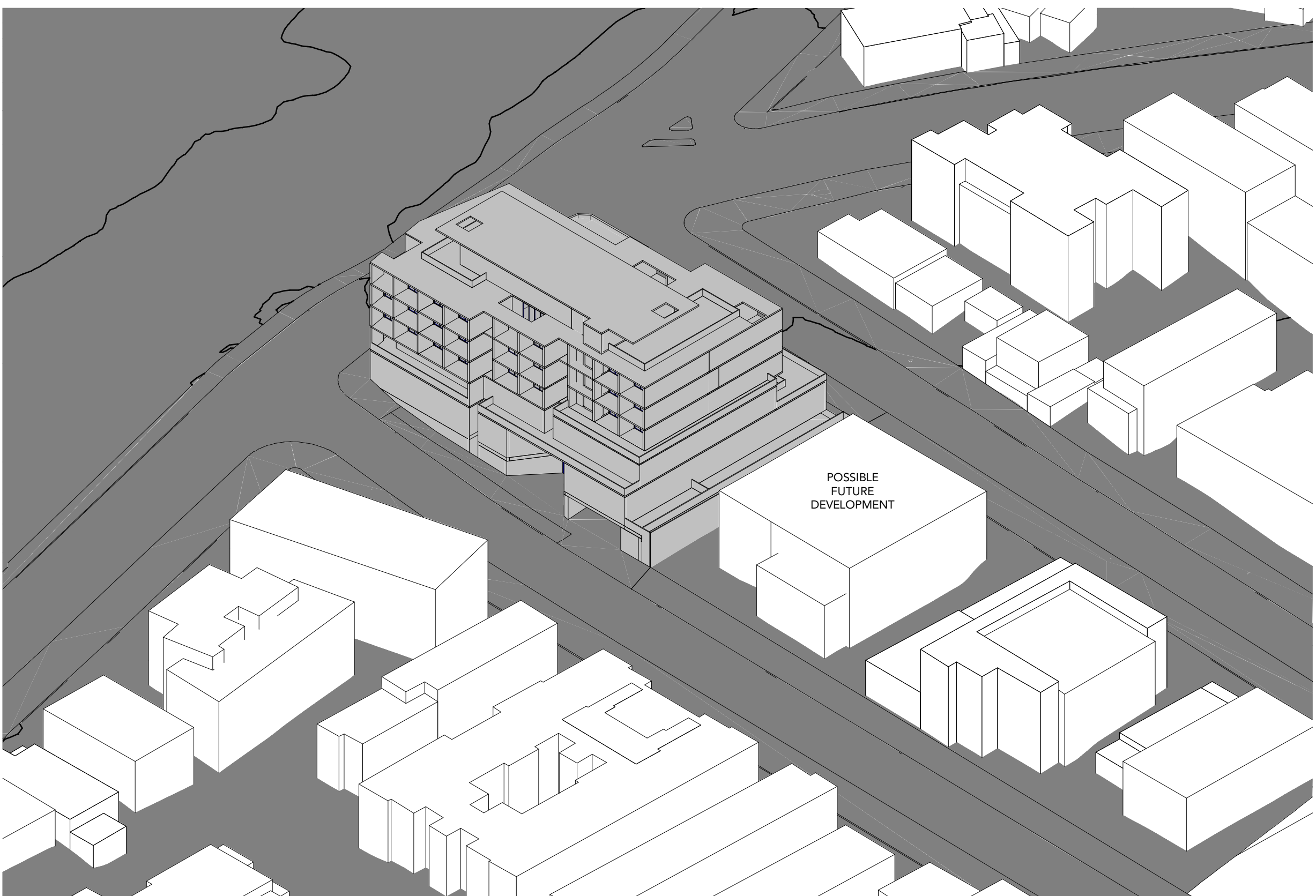
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Project # 915	Scale @A1	Doc. JL	Clid. IN
Drawn by: PP-050		Rev: A	



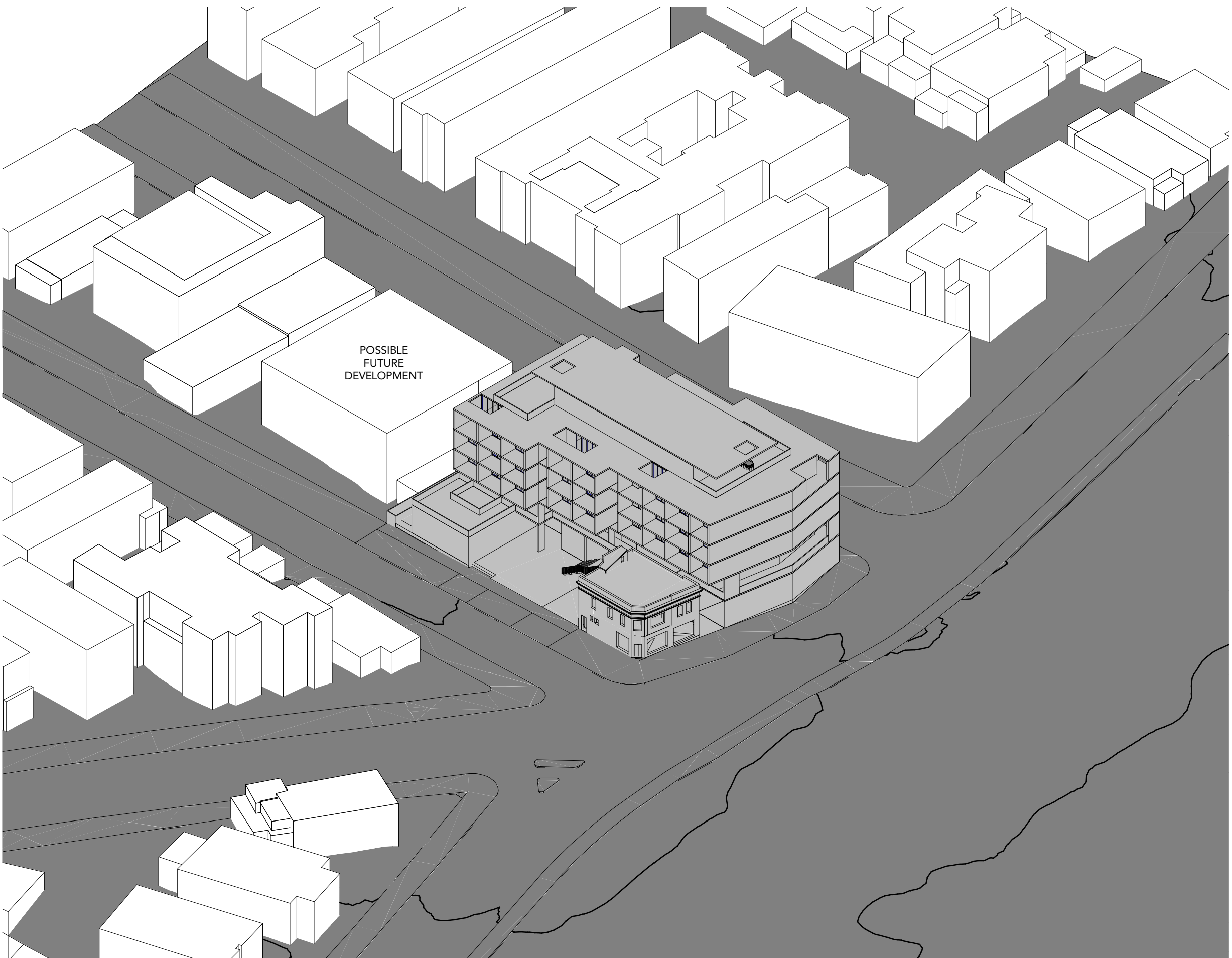
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Scale:



2 Permissible Envelope - North West
Scale:



3 Proposed Envelope - South East
Scale:



4 Proposed Envelope - North West
Scale:

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

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Title: Massing Study			
Project #	Scale	Doc	Clid
915		JL	IN
Drawings #:	Rev:		
PP-060		A	

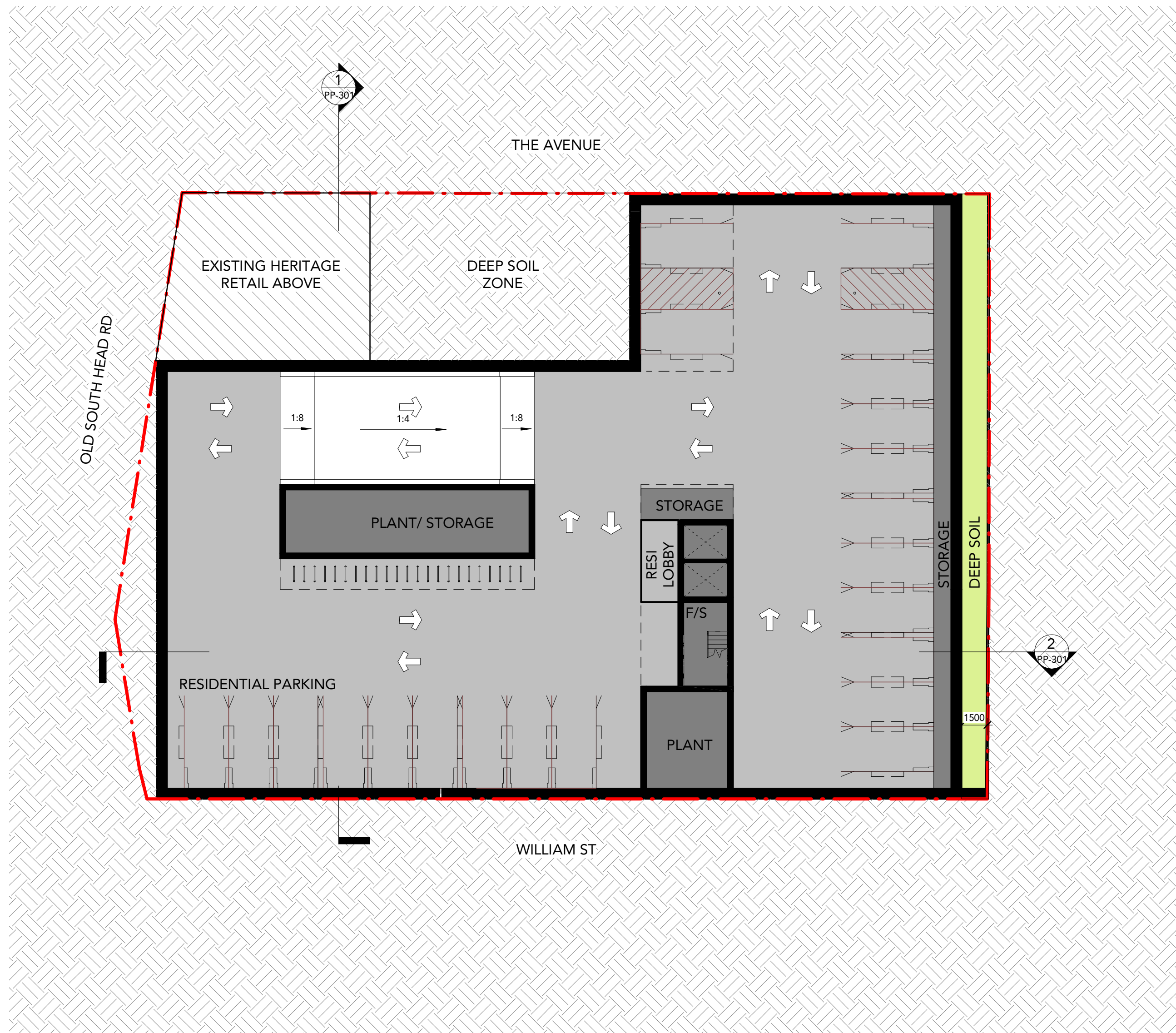
Studio Unit		Landscape/ Deep Soil	
1 Bed / 1 Bed + Study Unit		Private Open Space	
2 Bed / 2 Bed + Study Unit		Communal Open Space	
3 Bed / 3 Bed + Study Unit		Lobby/ Common Areas	
4 Bed		Parking	
Retail		Plant/ Ancillary	
Commercial		Laundry/ Storage	
Min. Cross Ventilation Achieved		Min. Solar Access Achieved	

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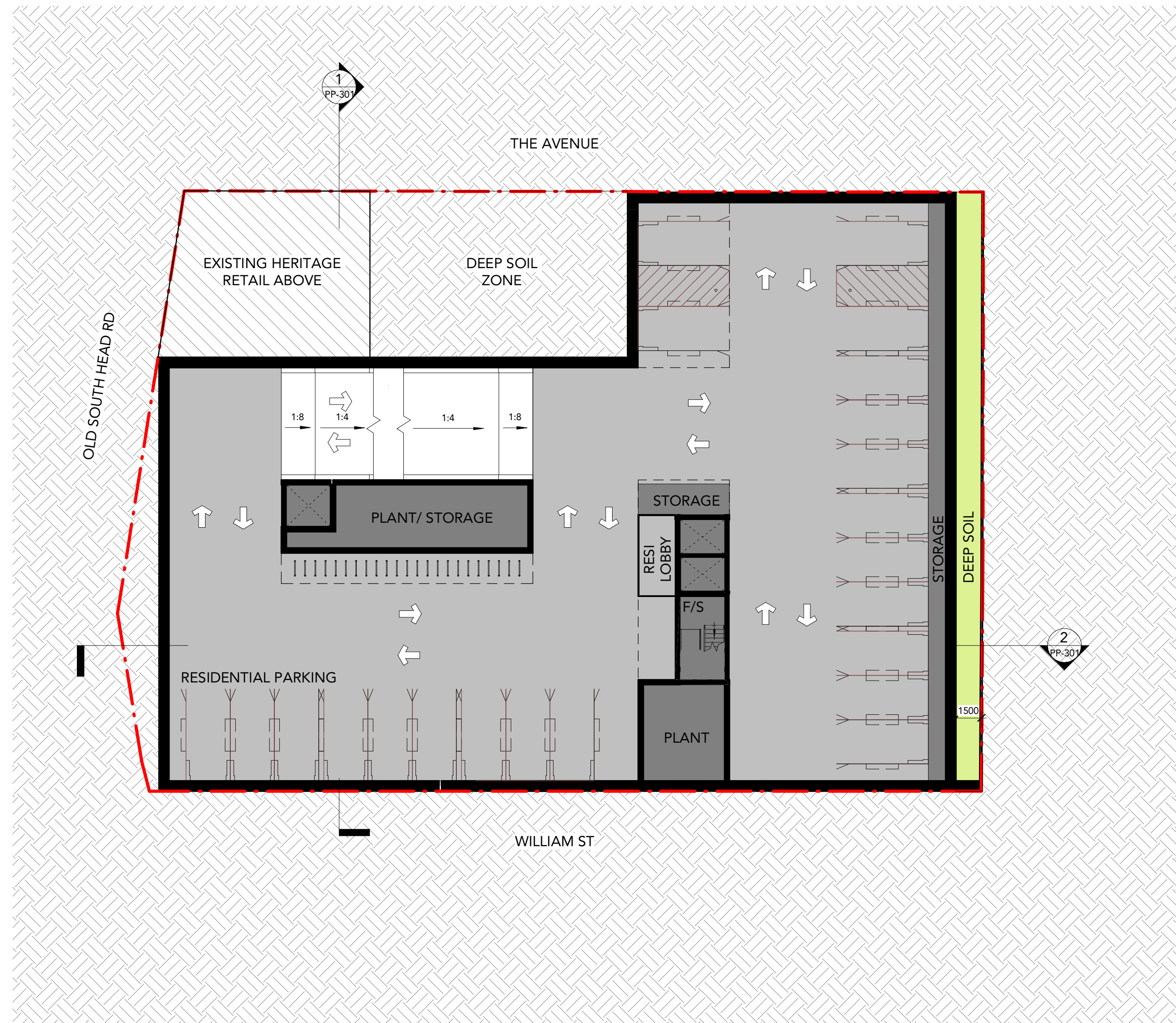
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1 BASEMENT 2 FLOOR PLAN
Scale: 1 : 200

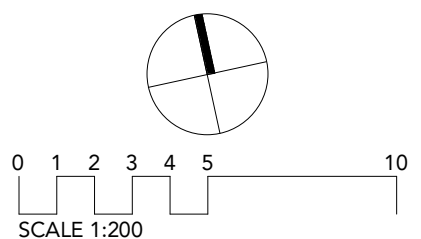


2 BASEMENT 1 FLOOR PLAN

Scale: 1 : 200



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









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441-445 Old South Head Rd Rose Bay

Title:
Basement 1 & 2 Floor Plan

Project #:	Scale:	Draw:	Client:
915	1 : 200 @A1	JL	IN
Drawing #:	Rev:		

PP-100	<u>REV.</u>	A
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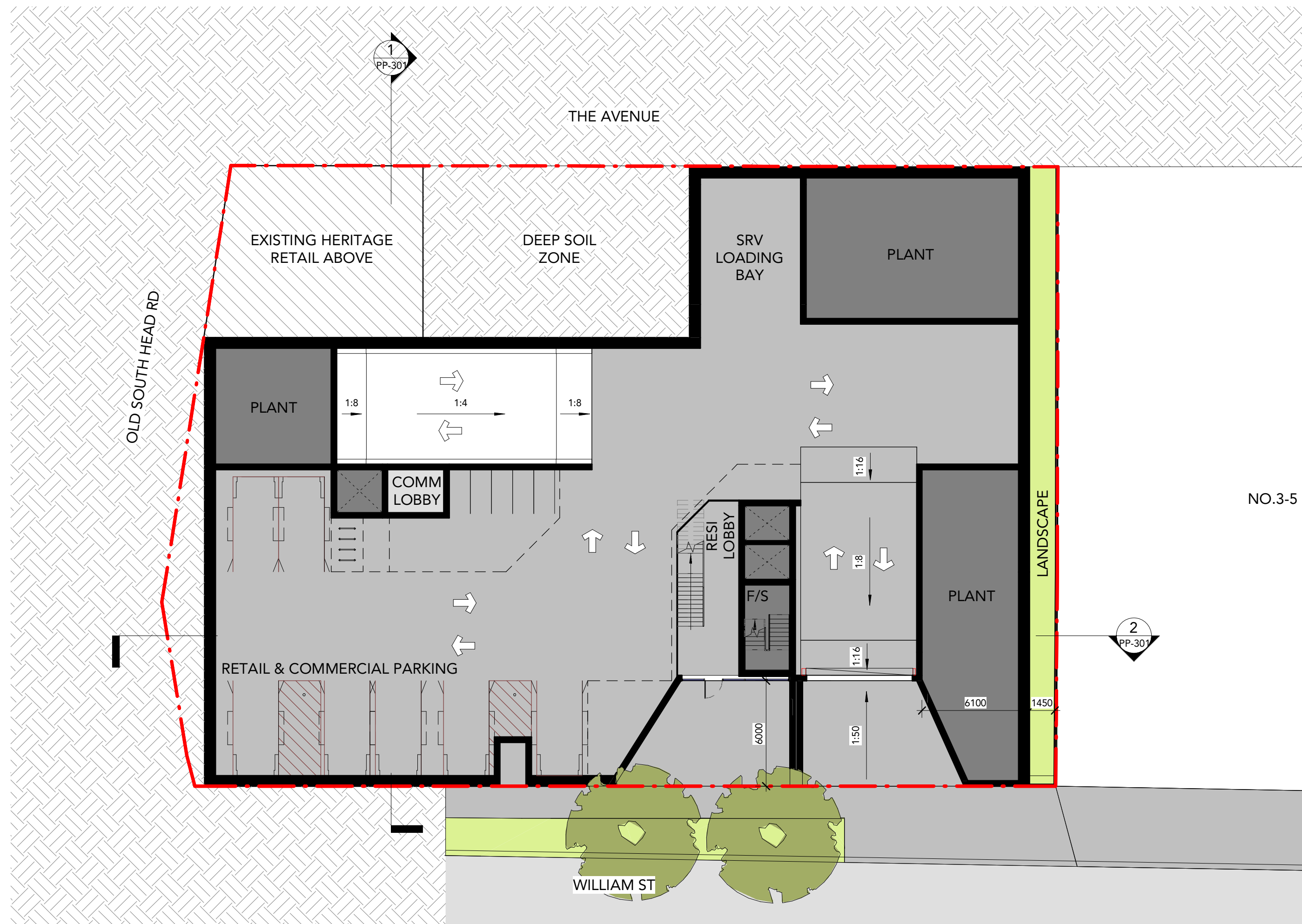
Studio Unit		Landscape/ Deep Soil	
1 Bed / 1 Bed + Study Unit		Private Open Space	
2 Bed / 2 Bed + Study Unit		Communal Open Space	
3 Bed / 3 Bed + Study Unit		Lobby/ Common Areas	
4 Bed		Parking	
Retail		Plant/ Ancillary	
Commercial		Laundry/ Storage	
Min. Cross Ventilation Achieved		Min. Solar Access Achieved	

[illegible]

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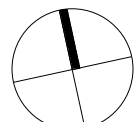
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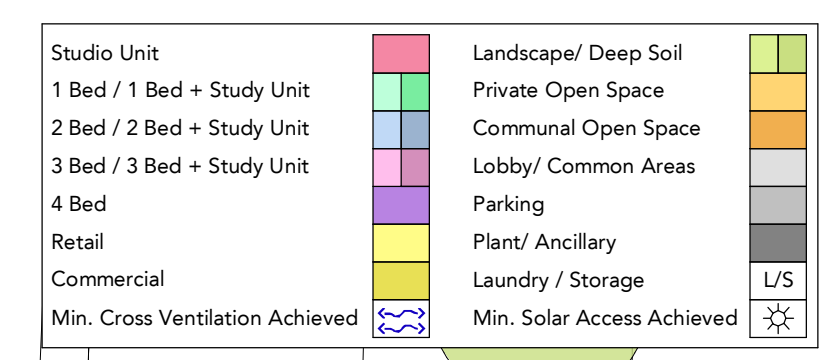
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Reg NSW: 9940	Reg Vic: 19340

441-445 Old South Head Rd Rose Bay

Title:
Lower Ground Floor Plan

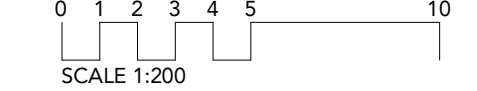
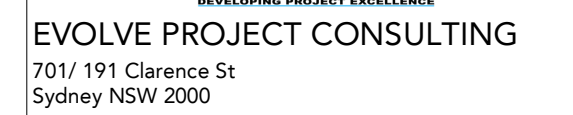
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915	1 : 200 @ A1	JL	IN
Drawing #:		Rev:	
PP-101		A	

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--	---

Project:
441-445 Old South Head Rd Rose
Bay

Title:
Ground Floor Plan

Project #:	Scale:	Draw:	Check:
915	1 : 200 @A.1	JL	IN
Drawing #:	Rev:		
PP-102		A	

Studio Unit		Landscape/ Deep Soil	
1 Bed / 1 Bed + Study Unit		Private Open Space	
2 Bed / 2 Bed + Study Unit		Communal Open Space	
3 Bed / 3 Bed + Study Unit		Lobby/ Common Areas	
4 Bed		Parking	
Retail		Plant/ Ancillary	
Commercial		Laundry/ Storage	
Min. Cross Ventilation Achieved		Min. Solar Access Achieved	

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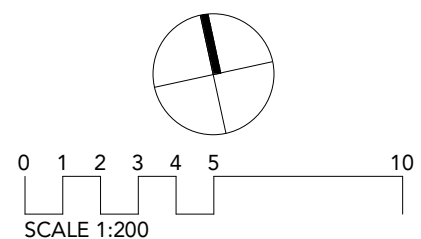
1 LEVEL 3 FLOOR PLAN
Scale: 1 : 200



2 LEVEL 4 FLOOR PLAN
Scale: 1 : 200



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Reg Vic: 19340

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Title:
Level 3 & 4 Floor Plan

<u>Project #:</u> 915	<u>Scale:</u> 1 : 200 @ A1	<u>Draw:</u> JL	<u>Ckcd:</u> IN
<u>Drawing #:</u> PP-105		<u>Rev:</u> A	

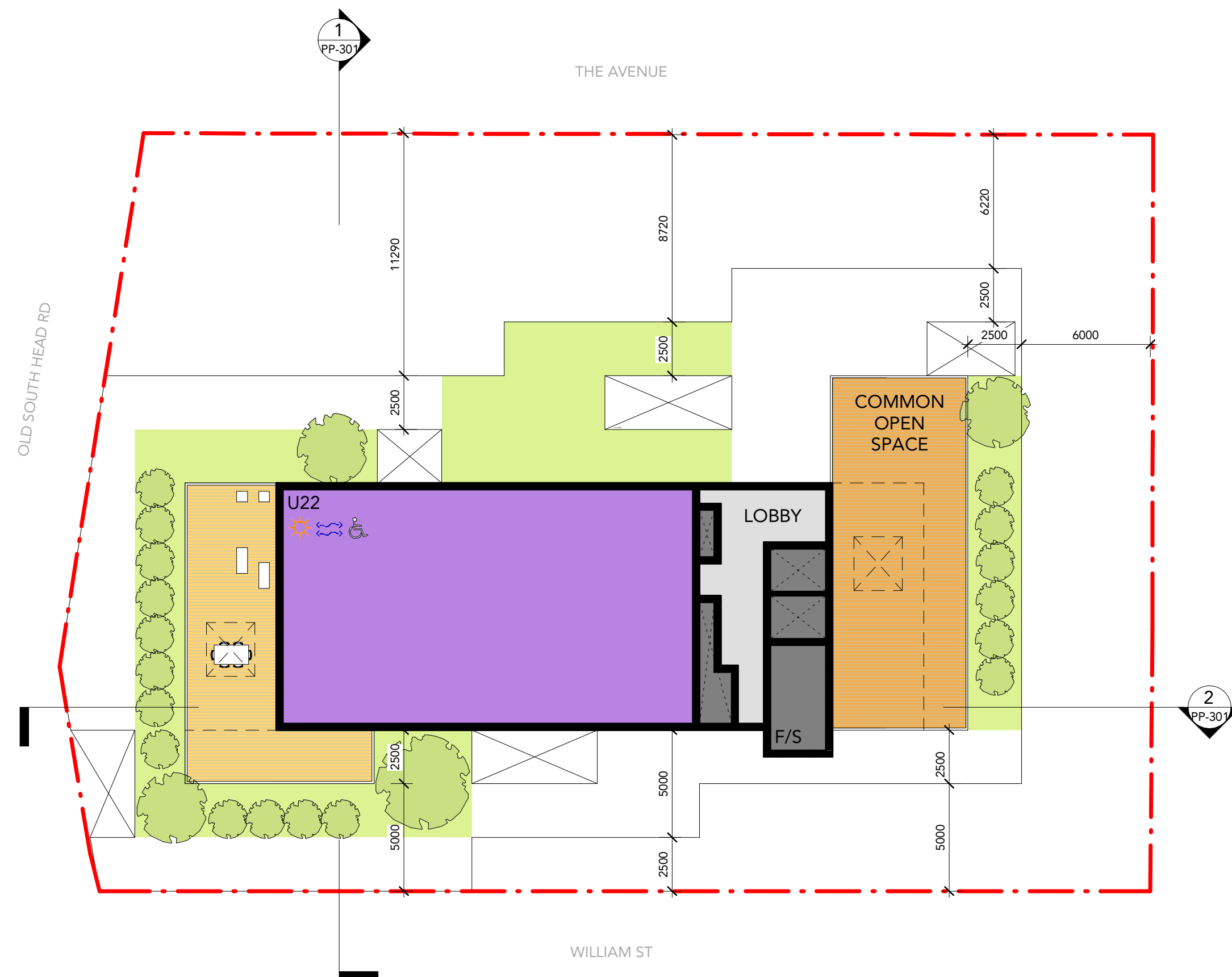
Studio Unit		Landscape/ Deep Soil	
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3 Bed / 3 Bed + Study Unit		Lobby/ Common Areas	
4 Bed		Parking	
Retail		Plant/ Ancillary	
Commercial		Laundry/ Storage	
Min. Cross Ventilation Achieved		Min. Solar Access Achieved	

[illegible]

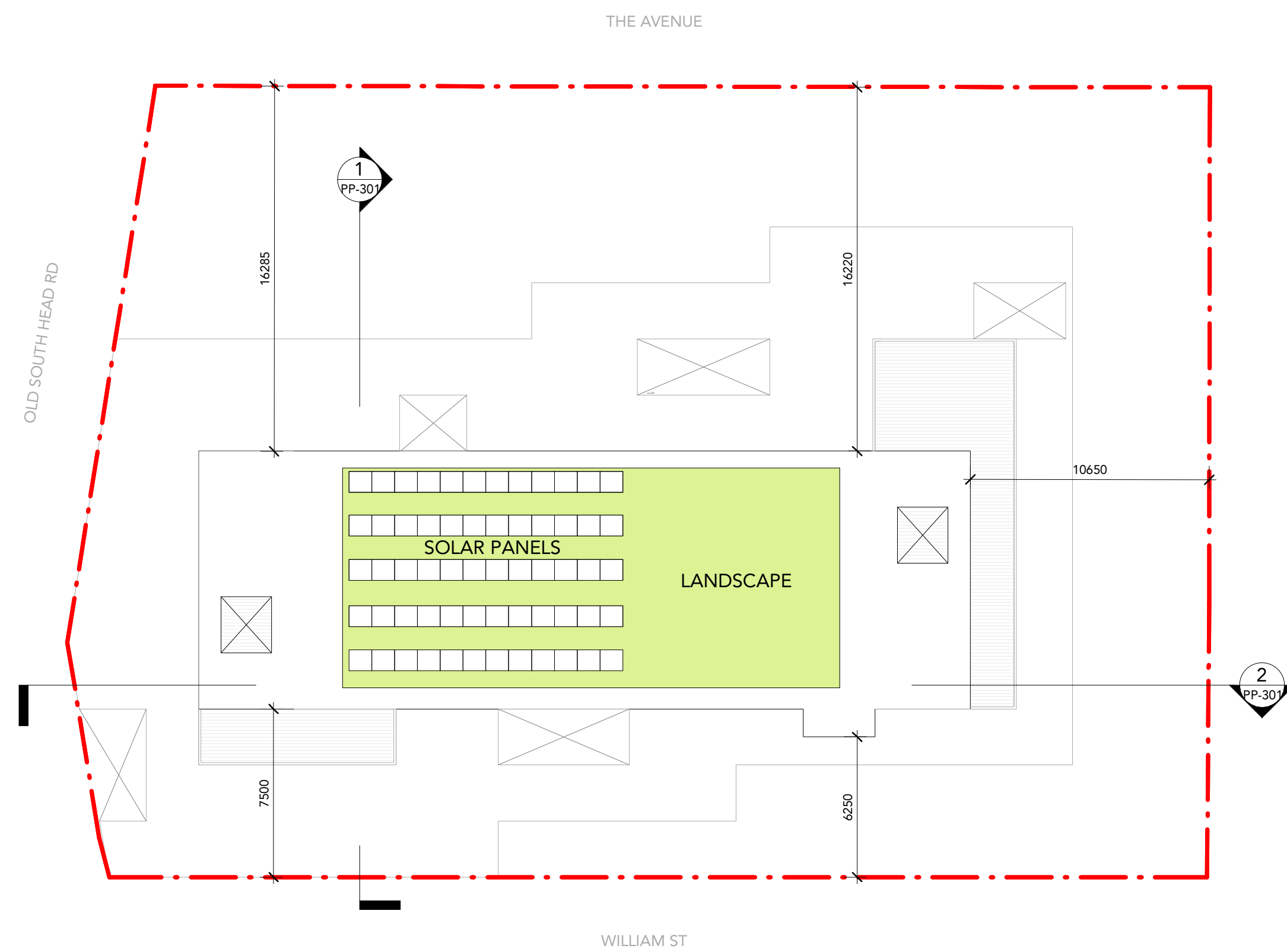
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1 LEVEL 5 FLOOR PLAN
Scale: 1 : 200

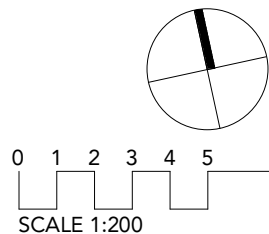


2 ROOF PLAN
Scale: 1 : 200



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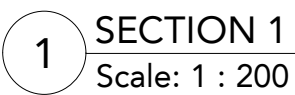
Title:

Level 5 & Roof Plan

Project #:	Scale:	Draw:	Client:
915	1 : 200 @A1	JL	IN

PP-106

A

[illegible]

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to team 2 architects before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to team 2 architects before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority, current ncc & australian standards.





DRAWING STATUS:		
PLANNING PROPOSAL		
Rev	Revision Description	Date
A	Issue for PP	11/09/2020

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Title: Perspectives				
Project #	Scale	Doc	Clid	Rev
915	@A1	TM	IN	
Drawing #:		Rev:		
PP-900		A		