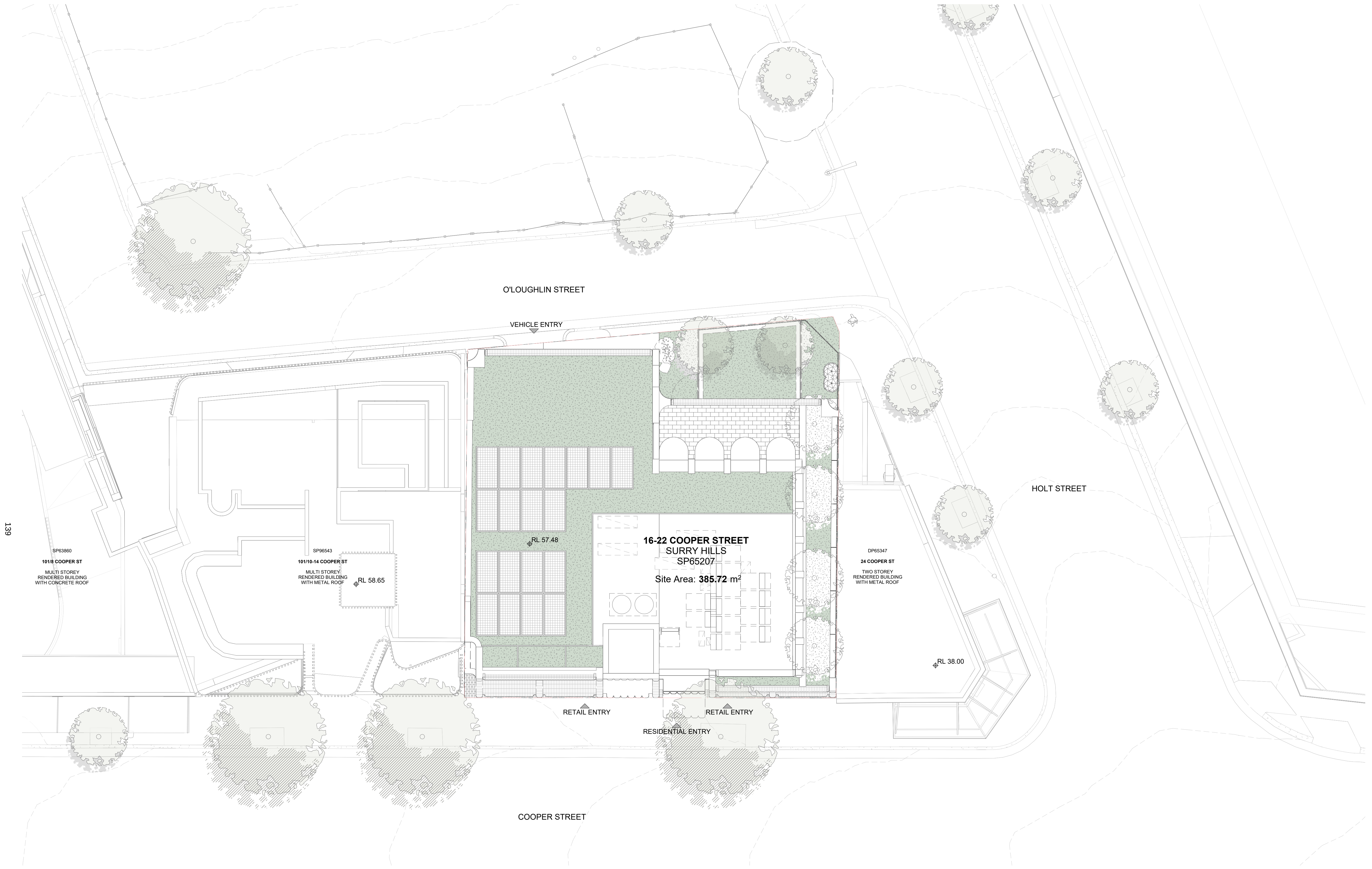


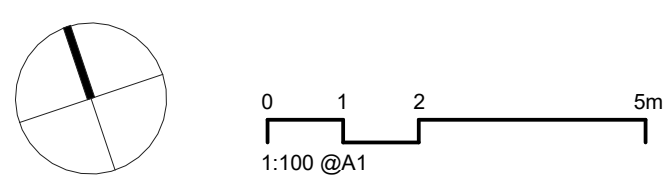
Attachment B

Selected Drawings



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



Rev	Date	Revision	By	Chk.
1	2025/11/05	FOR INFORMATION	MM	SH
2	2025/11/17	FOR APPROVAL	MM	SH
3	2025/03/31	FOR APPROVAL	HJ	SH

Client

JASARA MANAGEMENT Pty Ltd

Project

**COOPER ST
16-22 COOPER STREET SURRY HILLS**

Drawing Name

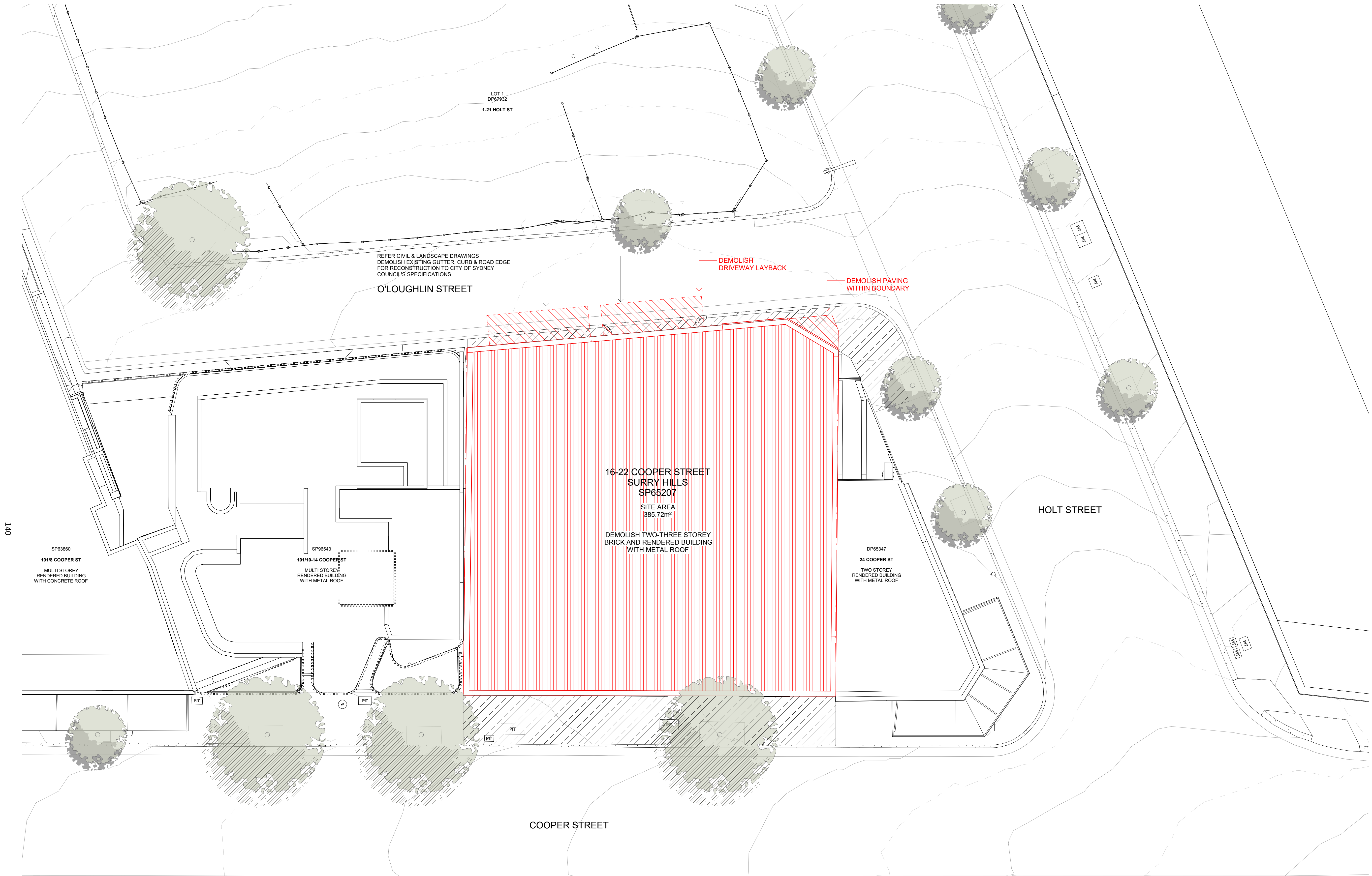
SITE ROOF PLAN

Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
MM	SH	7138
Drawing No.	Revision	
DA-0150	/ 3	

FOR APPROVAL

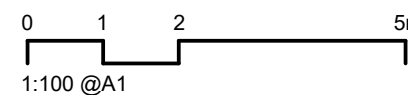
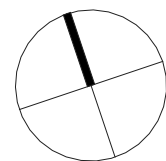
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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1	2025/11/05	FOR INFORMATION	MM	SH
2	2025/11/17	FOR APPROVAL	MM	SH
3	2025/03/31	FOR APPROVAL	HJ	SH

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16-22 COOPER STREET SURRY HILLS**

Drawing Name
DEMOLITION ROOF PLAN

Date	Scale	Sheet Size
2026/03/31	As indicated	@ A1
Drawn	Chk.	Job No.
EA	SH	7138
Drawing No.	Revision	
DA-0301	/ 3	

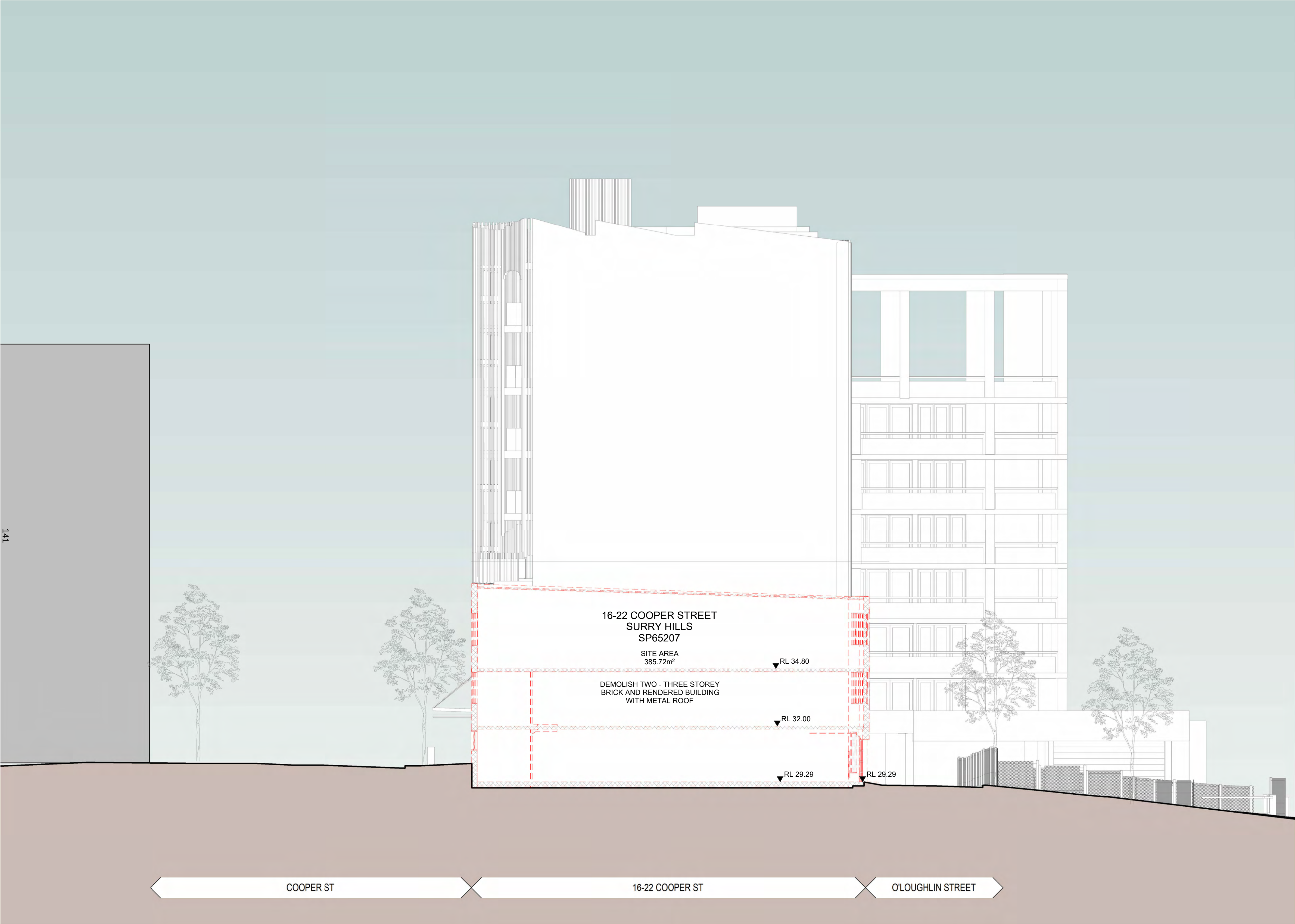
LEGEND

- EXISTING
- ELEMENTS DEMOLISHED
- ELEMENTS TO BE REFURBISHED OR TEMPORARILY REMOVED AND REINSTALLED
- PUBLIC DOMAIN WORKS TO PAVEMENT TO CIVIL DETAILS

FOR APPROVAL

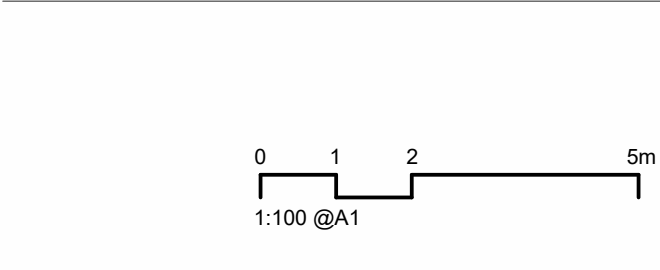
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Rev	Date	Revision	By	Chk.
1	2025/11/05	FOR INFORMATION	MM	SH
2	2025/11/17	FOR APPROVAL	MM	SH
3	2026/03/31	FOR APPROVAL	HJ	SH

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Project

COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

DEMOLITION SECTION

Date	Scale	Sheet Size
2026/03/31	1 : 100	@ A1
Drawn	Chk.	Job No.
MM	SH	7138
Drawing No.	Revision	
DA-0311	/ 3	

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**Parking**

Basement 02	5
Basement 01	5 (+ 1 SERVICE SPACE)

Total 11**Bike Parking**

Basement 02	12
Basement 01	0
Ground	3 x Visitor

Total 12 Residential
3 Visitor**Deep Soil & Open Green Space**

Site Area	385.72m²
Required	38m² (10%)

Provided 38m² (10%)**Communal Space**

Site Area	385.72m²
Required	96.5m² (25%)

Internal Provided 25m²

External Provided 28m²

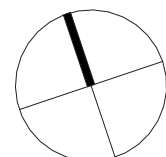
Total Provided 53m² (14% of Site Area)**Legend**

A	Adaptable Unit
	Retail
	Internal Communal Open Space
	2 Bed
	3 Bed
	4 Bed
	Car Park
	Landscaping
	Deep Soil
- - -	Site Boundary
	Neighbouring Buildings
	New Built Fabric

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



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Rev	Date	Revision	By	Chk.
7	2025/10/16	FOR INFORMATION	MM	SH
8	2025/10/22	FOR INFORMATION	MM	SH
9	2025/10/28	FOR INFORMATION	MM	SH
10	2025/11/06	FOR INFORMATION	MM	SH
11	2025/11/10	FOR INFORMATION	MM	SH
12	2025/11/17	FOR APPROVAL	MM	SH
13	2026/03/16	FOR INFORMATION	HJ	SH
14	2026/03/20	FOR INFORMATION	HJ	SH
15	2026/03/27	FOR INFORMATION	HJ	SH
16	2026/03/31	FOR APPROVAL	HJ	SH

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Project
**COOPER ST
16-22 COOPER STREET SURRY HILLS**

Drawing Name
FLOOR PLAN - BASEMENT 02

Date
2026/03/31

Scale
1 : 50

Sheet Size
@ A1

Drawn
MM

Chk.
SH

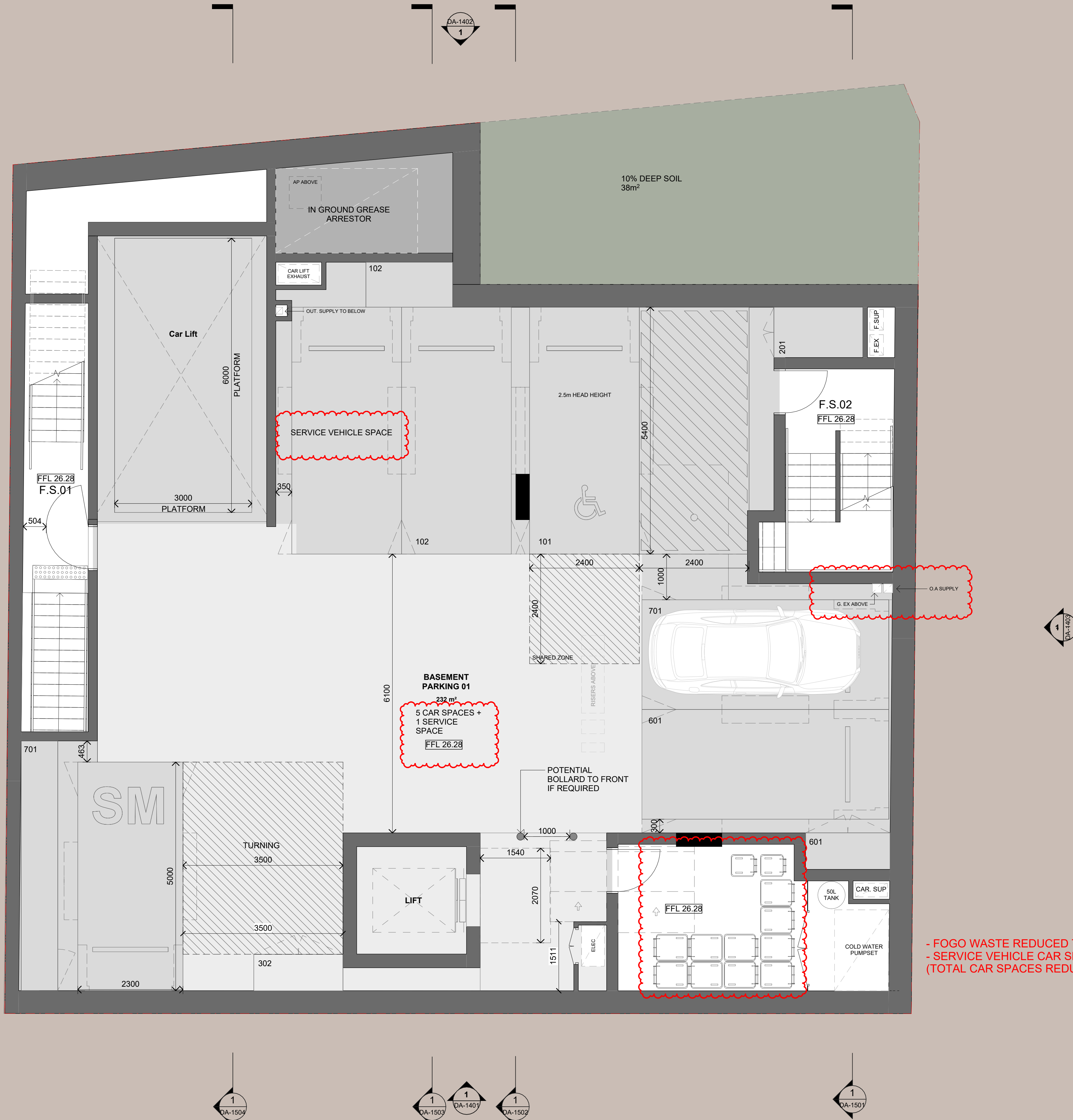
Job No.
7138

Drawing No.
DA-1001

Revision
/ 16

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- FOGO WASTE REDUCED TO 2 X 120L BINS
- SERVICE VEHICLE CAR SPACE ADDED
(TOTAL CAR SPACES REDUCED TO 10)

Parking

Basement 02	5
Basement 01	5 (+ 1 SERVICE SPACE)

Total	11
-------	----

Bike Parking

Basement 02	12
Basement 01	0
Ground	3 x Visitor

Total	12 Residential 3 Visitor
-------	-----------------------------

Deep Soil & Open Green Space

Site Area	385.72m²
Required	38m² (10%)

Provided	38m² (10%)
----------	------------

Communal Space

Site Area	385.72m²
Required	96.5m² (25%)

Internal Provided	25m²
External Provided	28m²

Total Provided	53m² (14% of Site Area)
----------------	-------------------------

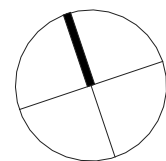
Legend

A	Adaptable Unit
	Retail
	Internal Communal Open Space
	2 Bed
	3 Bed
	4 Bed
	Car Park
	Landscaping
	Deep Soil
- - -	Site Boundary
	Neighbouring Buildings
	New Built Fabric

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Rev	Date	Revision	By	Chk.
10	2025/10/28	FOR INFORMATION	MM	SH
11	2025/11/06	FOR INFORMATION	MM	SH
12	2025/11/10	FOR INFORMATION	MM	SH
13	2025/11/17	FOR APPROVAL	MM	SH
14	2026/03/18	FOR INFORMATION	HJ	SH
15	2026/03/20	FOR INFORMATION	HJ	SH
16	2026/03/27	FOR INFORMATION	HJ	SH
17	2026/03/31	FOR APPROVAL	HJ	SH
18	2026/04/13	FOR APPROVAL	HJ	SH
19	2026/04/15	FOR APPROVAL	HJ	SH

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Project

COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

FLOOR PLAN - BASEMENT 01

Date

2026/04/15

Scale

1 : 50

Sheet Size

@ A1

Drawn

MM

Chk.

SH

Job No.

7138

Drawing No.

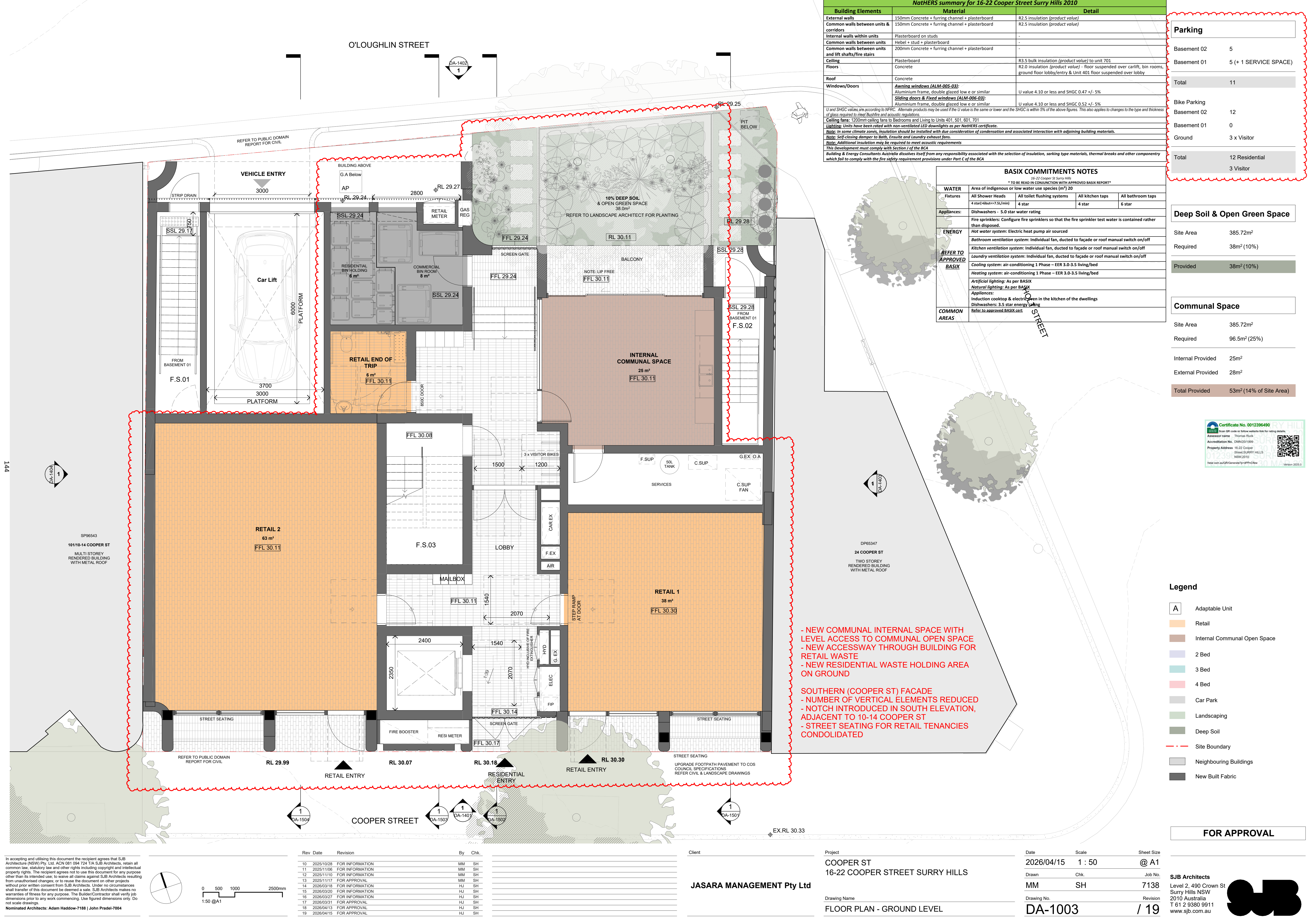
DA-1002

Revision

/ 19**SJB Architects**

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NatHERS summary for 16-22 Cooper Street Surry Hills 2010		
Building Elements	Material	Detail
External walls	150mm Concrete + furring channel + plasterboard	R2.5 insulation (product value)
Common walls between units & corridors	150mm Concrete + furring channel + plasterboard	R2.5 insulation (product value)
Internal walls within units	Plasterboard on studs	-
Common walls between units	Hebel + stud + plasterboard	-
Common walls between units and lift shafts/fire stairs	200mm Concrete + furring channel + plasterboard	-
Ceiling	Plasterboard	R3.5 bulk insulation (product value) to unit 701
Floors	Concrete	R2.0 insulation (product value) - floor suspended over carlift, bin rooms, ground floor lobby/entry & Unit 401 floor suspended over lobby
Roof	Concrete	
Windows/Doors	Awning windows (ALM-005-03): Aluminium frame, double glazed low e or similar Sliding doors & Fixed windows (ALM-006-03): Aluminium frame, double glazed low e or similar	
		U value 4.10 or less and SHGC 0.47 +/- 5%
		U value 4.10 or less and SHGC 0.52 +/- 5%
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.		
Ceiling fans: 1200mm ceiling fans to Bedrooms and Living to Units 401, 501, 601, 701		
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS certificate.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to Bath, Ensuite and Laundry exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fall to comply with the fire safety requirement provisions under Part C of the BCA		

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
16-22 Cooper St Surry Hills				
Area of indigenous or low water use species (m²) 20				
WATER	Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps
		4 star (4bat<=7.5L/min)	4 star	4 star
Appliances:	Dishwashers	5.0 star water rating		
ENERGY	Fire sprinklers: Configure fire sprinklers so that the fire sprinkler test water is contained rather than disposed.			
	Hot water system: Electric heat pump air sourced			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
COMMON AREAS	Induction cooktop & electric oven in the kitchen of the dwellings			
	Dishwashers: 2.5 star energy rating			
	Refer to approved BASIX cert			

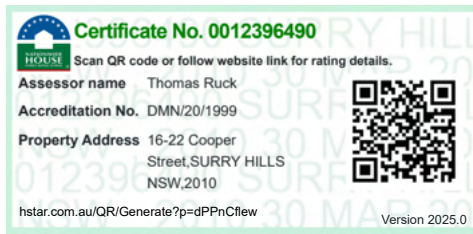
Parking	
Basement 02	5
Basement 01	5 (+ 1 SERVICE SPACE)
Total	11
Bike Parking	
Basement 02	12
Basement 01	0
Ground	3 x Visitor
Total	12 Residential 3 Visitor

Deep Soil & Open Green Space

Site Area	385.72m²
Required	38m² (10%)
Provided	38m² (10%)

Communal Space

Site Area	385.72m²
Required	96.5m² (25%)
Internal Provided	25m²
External Provided	28m²
Total Provided	53m² (14% of Site Area)



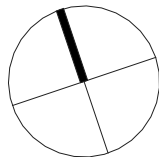
Legend

- A Adaptable Unit
- Retail
- Internal Communal Open Space
- 2 Bed
- 3 Bed
- 4 Bed
- Car Park
- Landscaping
- Deep Soil
- Site Boundary
- Neighbouring Buildings
- New Built Fabric

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



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Rev	Date	Revision	By	Chk.
10	2025/10/28	FOR INFORMATION	MM	SH
11	2025/11/08	FOR INFORMATION	MM	SH
12	2025/11/10	FOR INFORMATION	MM	SH
13	2025/11/17	FOR APPROVAL	MM	SH
14	2026/03/18	FOR INFORMATION	HJ	SH
15	2026/03/20	FOR INFORMATION	HJ	SH
16	2026/03/27	FOR INFORMATION	HJ	SH
17	2026/03/31	FOR APPROVAL	HJ	SH
18	2026/04/13	FOR APPROVAL	HJ	SH
19	2026/04/15	FOR APPROVAL	HJ	SH

Client
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Project
**COOPER ST
16-22 COOPER STREET SURRY HILLS**

Drawing Name
FLOOR PLAN - GROUND LEVEL

Date
2026/04/15

Scale
1 : 50

Sheet Size
@ A1

Drawn
MM

Chk.
SH

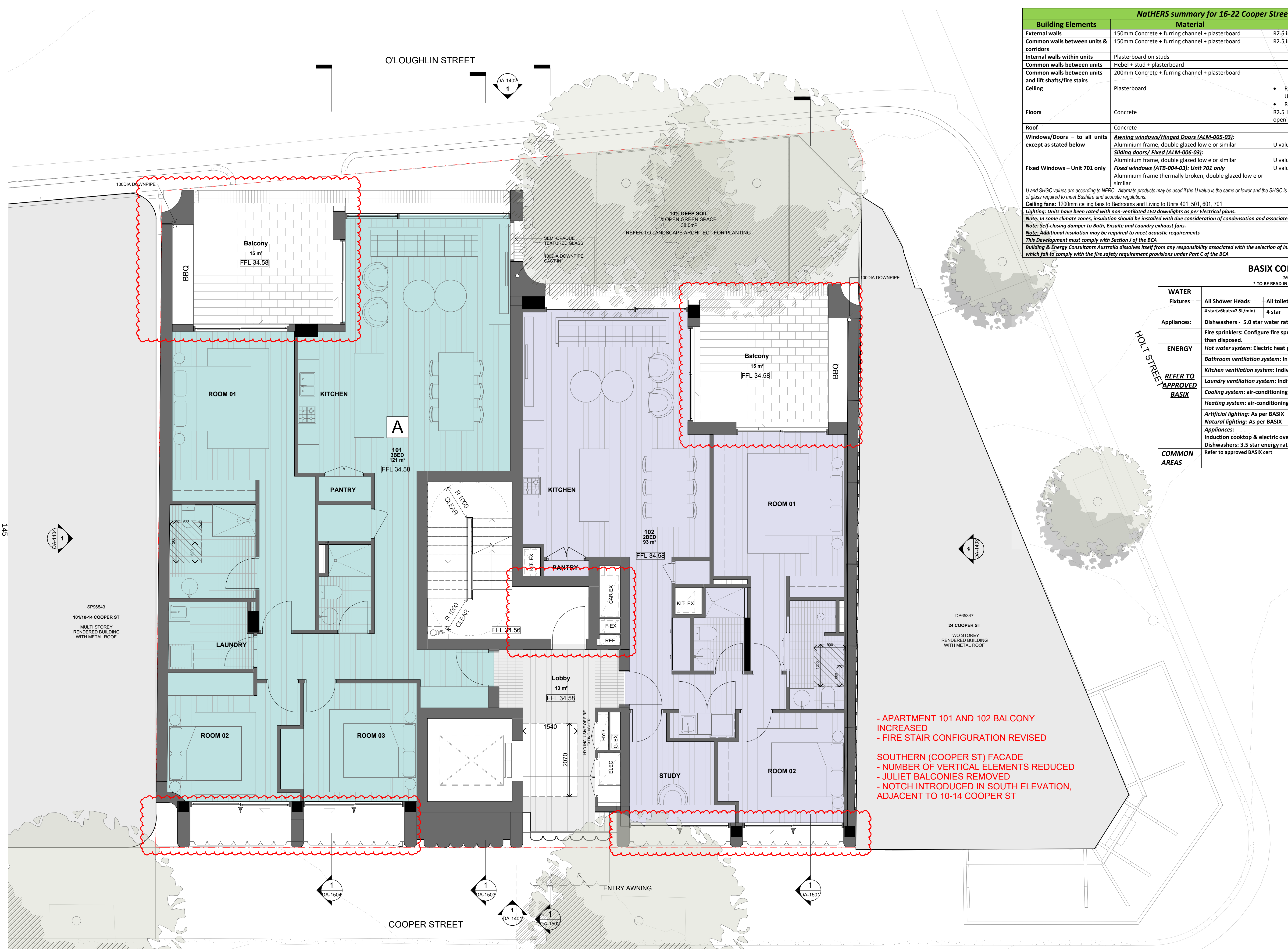
Revision
7138

Drawing No.
DA-1003

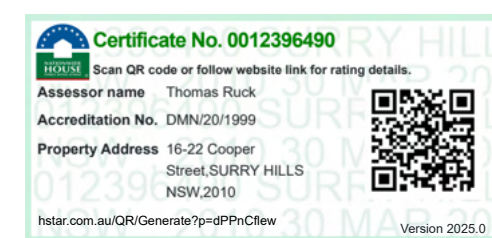
Revision
/ 19

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BASIX COMMITMENTS NOTES				
16-22 Cooper St Surry Hills				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
	Fixtures			
	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(>6but<=7.5L/min)	4 star	4 star	5 star
Appliances:	Dishwashers - 5.0 star water rating			
	Fire sprinklers: Configure fire sprinklers so that the fire sprinkler test water is contained rather than disposed.			
ENERGY	Hot water system: Electric heat pump air sourced			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Induction cooktop & electric oven in the kitchen of the dwellings			
	Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			



- ### Legend
- | | |
|---|------------------------------|
|  | Adaptable Unit |
|  | Retail |
|  | Internal Communal Open Space |
|  | 2 Bed |
|  | 3 Bed |
|  | 4 Bed |
|  | Car Park |
|  | Landscaping |
|  | Deep Soil |
|  | Site Boundary |
|  | Neighbouring Buildings |
|  | New Built Fabric |

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

Rev	Date	Revision	By	Chk.
2	2025/10/22	FOR INFORMATION	MM	SH
3	2025/10/28	FOR INFORMATION	MM	SH
4	2025/11/06	FOR INFORMATION	MM	SH
5	2025/11/10	FOR INFORMATION	MM	SH
6	2025/11/17	FOR APPROVAL	MM	SH
7	2026/03/18	FOR INFORMATION	HJ	SH
8	2026/03/20	FOR INFORMATION	HJ	SH
9	2026/03/27	FOR INFORMATION	HJ	SH
10	2026/03/31	FOR APPROVAL	HJ	SH
11	2026/04/35	FOR APPROVAL	HJ	SH

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Project

COOPER ST
16-22 COOPER STREET SURRY HILLS

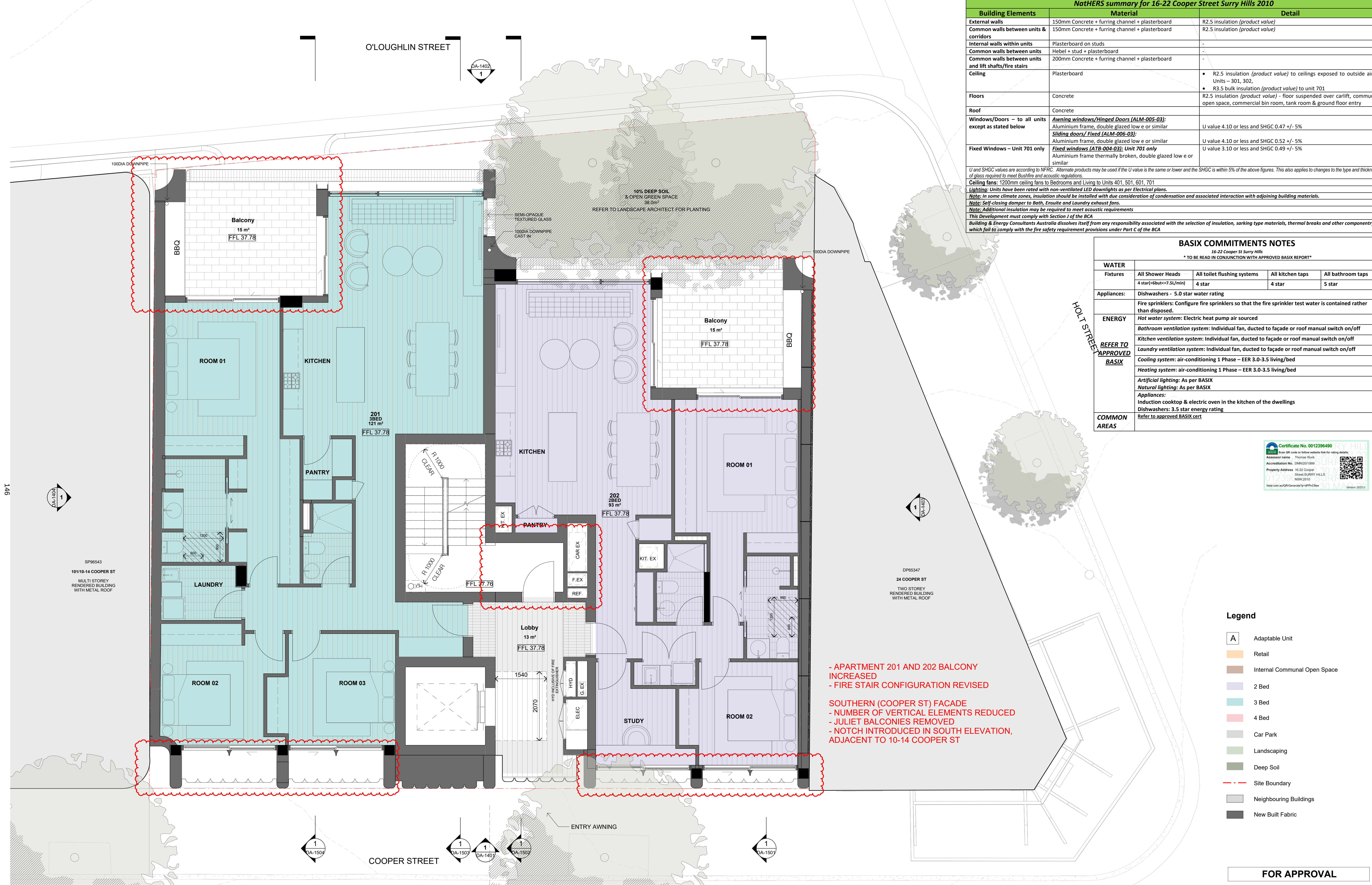
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FLOOR PLAN - LEVEL 01

Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
MM	SH	7138
Drawing No.	Revision	
DA-1004	/ 11	

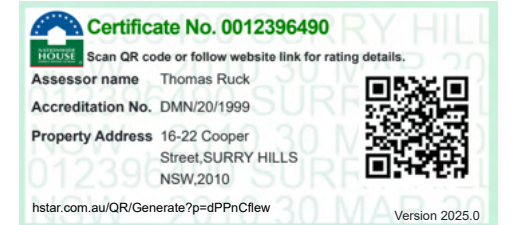
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NatHERS summary for 16-22 Cooper Street Surry Hills 2010		
Building Elements	Material	Detail
External walls	150mm Concrete + furring channel + plasterboard	R2.5 insulation (product value)
Common walls between units & corridors	150mm Concrete + furring channel + plasterboard	R2.5 insulation (product value)
Internal walls within units	Plasterboard on studs	-
Common walls between units	Hebel + stud + plasterboard	-
Common walls between units and lift shafts/fire stairs	200mm Concrete + furring channel + plasterboard	-
Ceiling	Plasterboard	- R2.5 insulation (product value) to ceilings exposed to outside air – Units – 301, 302, - R3.5 bulk insulation (product value) to unit 701
Floors	Concrete	R2.5 insulation (product value) - floor suspended over carlift, communal open space, commercial bin room, tank room & ground floor entry
Roof	Concrete	
Windows/Doors – to all units except as stated below	Awning windows/Hinged Doors (ALM-005-03): Aluminium frame, double glazed low e or similar Sliding doors/ Fixed (ALM-006-03): Aluminium frame, double glazed low e or similar	U value 4.10 or less and SHGC 0.47 +/- 5%
Fixed Windows – Unit 701 only	Fixed windows (ATB-004-03): Unit 701 only Aluminium frame thermally broken, double glazed low e or similar	U value 4.10 or less and SHGC 0.52 +/- 5% U value 3.10 or less and SHGC 0.49 +/- 5%
U and SHGC values are according to NFRCC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.		
Ceiling fans: 1200mm ceiling fans to Bedrooms and Living to Units 401, 501, 601, 701		
Lighting: Units have been rated with non-ventilated LED downlights as per Electrical plans.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to Bath, Ensuite and Laundry exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

BASIX COMMITMENTS NOTES				
16-22 Cooper St Surry Hills				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(>6but<=7.5L/min)	4 star	4 star	5 star
Appliances:				
Dishwashers - 5.0 star water rating				
Fire sprinklers: Configure fire sprinklers so that the fire sprinkler test water is contained rather than disposed.				
ENERGY				
Hot water system: Electric heat pump air sourced				
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed				
Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed				
Artificial lighting: As per BASIX				
Natural lighting: As per BASIX				
Appliances:				
Induction cooktop & electric oven in the kitchen of the dwellings				
Dishwashers: 3.5 star energy rating				
Refer to approved BASIX cert				
COMMON AREAS				



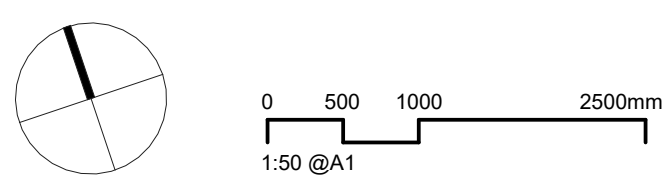
Legend

- A Adaptable Unit
- Retail
- Internal Communal Open Space
- 2 Bed
- 3 Bed
- 4 Bed
- Car Park
- Landscaping
- Deep Soil
- Site Boundary
- Neighbouring Buildings
- New Built Fabric

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



Rev	Date	Revision	By	Chk.
9	2025/10/22	FOR INFORMATION	MM	SH
10	2025/10/28	FOR INFORMATION	MM	SH
11	2025/11/08	FOR INFORMATION	MM	SH
12	2025/11/10	FOR INFORMATION	MM	SH
13	2025/11/17	FOR APPROVAL	MM	SH
14	2026/03/18	FOR INFORMATION	HJ	SH
15	2026/03/20	FOR INFORMATION	HJ	SH
16	2026/03/27	FOR INFORMATION	HJ	SH
17	2026/03/31	FOR APPROVAL	HJ	SH
18	2026/04/15	FOR APPROVAL	HJ	SH

Client	Project
JASARA MANAGEMENT Pty Ltd	COOPER ST 16-22 COOPER STREET SURRY HILLS
Drawing Name	FLOOR PLAN - LEVEL 02

Client

JASARA MANAGEMENT Pty Ltd

Project

COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

FLOOR PLAN - LEVEL 02

Date

2026/04/15

Scale

1 : 50

Sheet Size

@ A1

Drawn

MM

Chk.

SH

Job No.

7138

Drawing No.

DA-1005

Revision

/ 18

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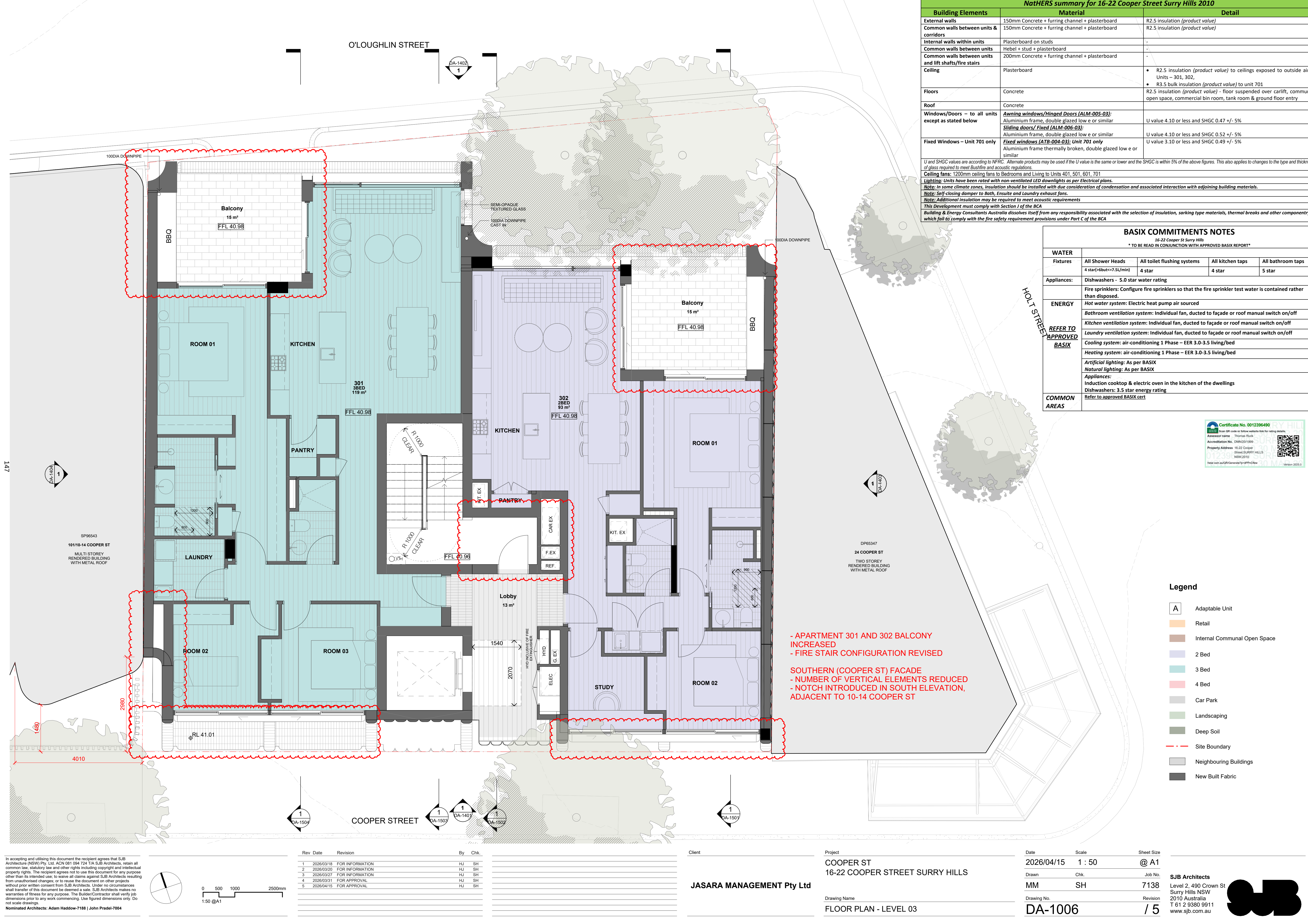
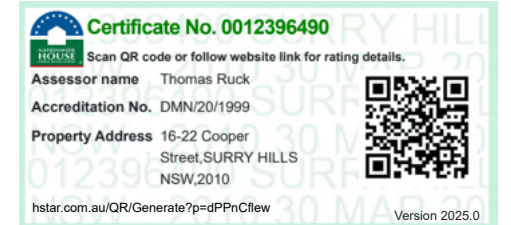
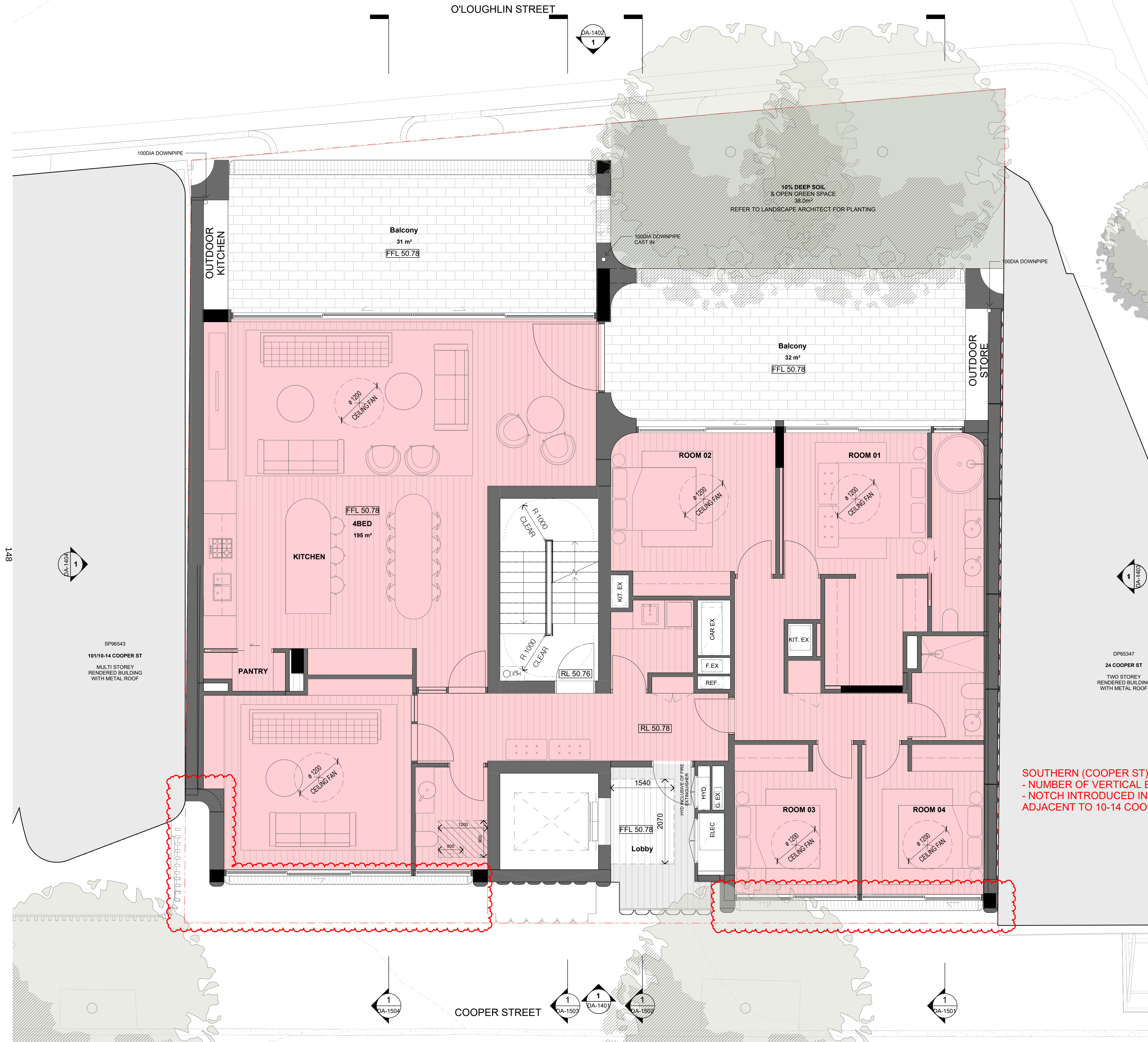


Table with 3 columns: Building Elements, Material, and Detail. It lists specifications for walls, ceilings, floors, roofs, windows, and doors, including insulation values and material types.

Table titled 'BASIX COMMITMENTS NOTES' for 16-22 Cooper St Surry Hills. It details commitments for water, energy, and common areas, including fixture ratings and system specifications.



- Legend: A list of symbols and colors used in the floor plan, including Adaptable Unit, Retail, Internal Communal Open Space, 2 Bed, 3 Bed, 4 Bed, Car Park, Landscaping, Deep Soil, Site Boundary, Neighbouring Buildings, and New Built Fabric.



NatHERS summary for 16-22 Cooper Street Surry Hills 2010		
Building Elements	Material	Detail
External walls	150mm Concrete + furring channel + plasterboard	R2.5 insulation (product value)
Common walls between units & corridors	150mm Concrete + furring channel + plasterboard	R2.5 insulation (product value)
Internal walls within units	Plasterboard on studs	-
Common walls between units	Hebel + stud + plasterboard	-
Common walls between units and lift shafts/fire stairs	200mm Concrete + furring channel + plasterboard	-
Ceiling	Plasterboard	- R2.5 insulation (product value) to ceilings exposed to outside air – Units – 301, 302, - R3.5 bulk insulation (product value) to unit 701
Floors	Concrete	R2.5 insulation (product value) - floor suspended over carlift, communal open space, commercial bin room, tank room & ground floor entry
Roof	Concrete	
Windows/Doors – to all units except as stated below	Awning windows/Hinged Doors (ALM-005-03): Aluminium frame, double glazed low e or similar Sliding doors/ Fixed (ALM-006-03): Aluminium frame, double glazed low e or similar	U value 4.10 or less and SHGC 0.47 +/- 5%
Fixed Windows – Unit 701 only	Fixed windows (ATB-004-03): Unit 701 only Aluminium frame thermally broken, double glazed low e or similar	U value 4.10 or less and SHGC 0.52 +/- 5% U value 3.10 or less and SHGC 0.49 +/- 5%

U and SHGC values are according to NHERC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.

Ceiling fans: 1200mm ceiling fans to Bedrooms and Living to Units 401, 501, 601, 701

Lighting: Units have been rated with non-ventilated LED downlights as per Electrical plans.

Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

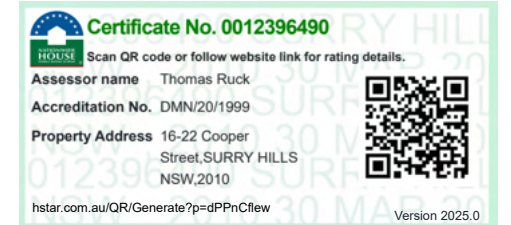
Note: Self-closing damper to Bath, Ensuite and Laundry exhaust fans.

Note: Additional insulation may be required to meet acoustic requirements

This Development must comply with Section J of the BCA

Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

BASIX COMMITMENTS NOTES				
16-22 Cooper St Surry Hills				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(>6but<=7.5L/min)	4 star	4 star	5 star
Appliances:				
Dishwashers - 5.0 star water rating				
Fire sprinklers: Configure fire sprinklers so that the fire sprinkler test water is contained rather than disposed.				
ENERGY				
Hot water system: Electric heat pump air sourced				
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed				
Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed				
Artificial lighting: As per BASIX				
Natural lighting: As per BASIX				
Appliances:				
Induction cooktop & electric oven in the kitchen of the dwellings				
Dishwashers: 3.5 star energy rating				
Refer to approved BASIX cert				
COMMON AREAS				



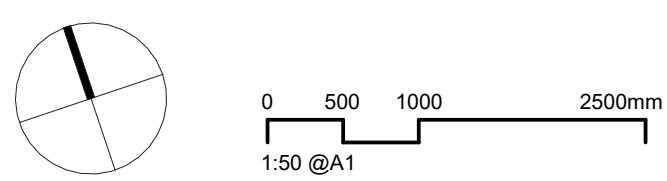
Legend

- A Adaptable Unit
- Retail
- Internal Communal Open Space
- 2 Bed
- 3 Bed
- 4 Bed
- Car Park
- Landscaping
- Deep Soil
- Site Boundary
- Neighbouring Buildings
- New Built Fabric

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



Rev	Date	Revision	By	Chk.
8	2025/10/22	FOR INFORMATION	MM	SH
9	2025/10/28	FOR INFORMATION	MM	SH
10	2025/11/08	FOR INFORMATION	MM	SH
11	2025/11/10	FOR INFORMATION	MM	SH
12	2025/11/17	FOR APPROVAL	MM	SH
13	2026/03/18	FOR INFORMATION	HJ	SH
14	2026/03/20	FOR INFORMATION	HJ	SH
15	2026/03/27	FOR INFORMATION	HJ	SH
16	2026/03/31	FOR APPROVAL	HJ	SH
17	2026/04/15	FOR APPROVAL	HJ	SH

Client

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Project

COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

FLOOR PLAN - LEVELS 04-06

Date

2026/04/15

Scale

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Sheet Size

@ A1

Drawn

MM

Chk.

SH

Job No.

7138

Drawing No.

DA-1007

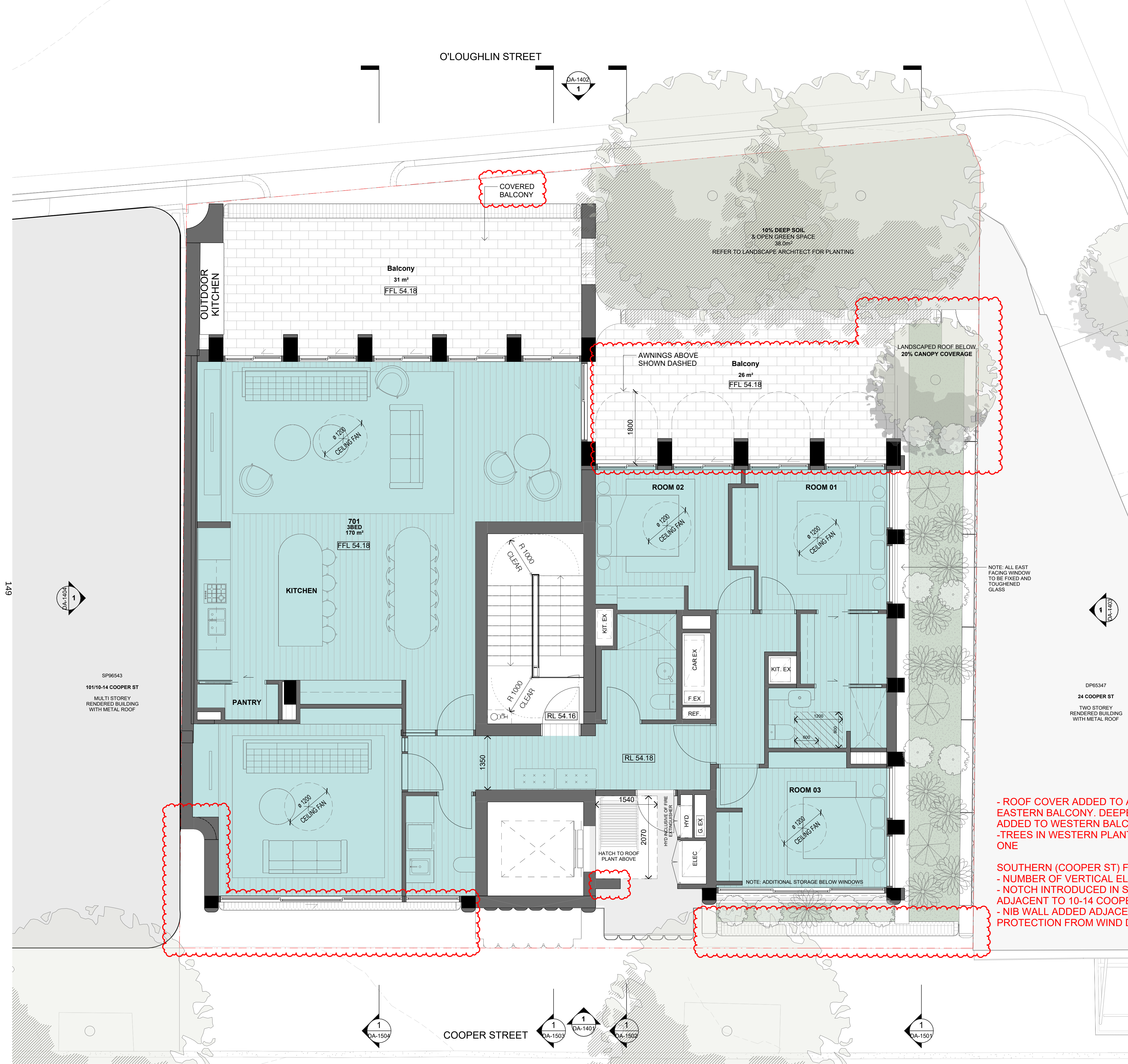
Revision

/ 17

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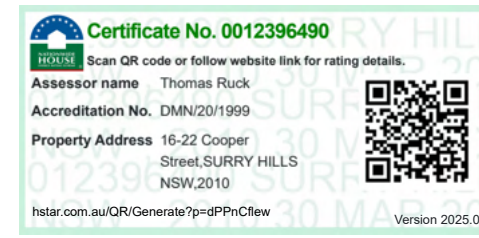
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NatHERS summary for 16-22 Cooper Street Surry Hills 2010		
Building Elements	Material	Detail
External walls	150mm Concrete + furring channel + plasterboard	R2.5 insulation (product value)
Common walls between units & corridors	150mm Concrete + furring channel + plasterboard	R2.5 insulation (product value)
Internal walls within units	Plasterboard on studs	-
Common walls between units	Hebel + stud + plasterboard	-
Common walls between units and lift shafts/fire stairs	200mm Concrete + furring channel + plasterboard	-
Ceiling	Plasterboard	- R2.5 insulation (product value) to ceilings exposed to outside air – Units – 301, 302, - R3.5 bulk insulation (product value) to unit 701
Floors	Concrete	R2.5 insulation (product value) - floor suspended over carlift, communal open space, commercial bin room, tank room & ground floor entry
Roof	Concrete	
Windows/Doors – to all units except as stated below	Awning windows/Hinged Doors (ALM-005-03): Aluminium frame, double glazed low e or similar Sliding doors/ Fixed (ALM-006-03): Aluminium frame, double glazed low e or similar	U value 4.10 or less and SHGC 0.47 +/- 5%
Fixed Windows – Unit 701 only	Fixed windows (ATB-004-03): Unit 701 only Aluminium frame thermally broken, double glazed low e or similar	U value 4.10 or less and SHGC 0.52 +/- 5% U value 3.10 or less and SHGC 0.49 +/- 5%
U and SHGC values are according to NHERC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.		
Ceiling fans: 1200mm ceiling fans to Bedrooms and Living to Units 401, 501, 601, 701		
Lighting: Units have been rated with non-ventilated LED downlights as per Electrical plans.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to Bath, Ensuite and Laundry exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

BASIX COMMITMENTS NOTES				
16-22 Cooper St Surry Hills				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER	Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps
		4 star(>6but<=7.5L/min)	4 star	4 star
Appliances:	Dishwashers - 5.0 star water rating			
	Fire sprinklers: Configure fire sprinklers so that the fire sprinkler test water is contained rather than disposed.			
ENERGY	Hot water system: Electric heat pump air sourced			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
COMMON AREAS	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living/bed			
COMMON AREAS	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
COMMON AREAS	Appliances: Induction cooktop & electric oven in the kitchen of the dwellings			
	Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			



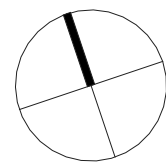
Legend

- A Adaptable Unit
- Retail
- Internal Communal Open Space
- 2 Bed
- 3 Bed
- 4 Bed
- Car Park
- Landscaping
- Deep Soil
- Site Boundary
- Neighbouring Buildings
- New Built Fabric

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



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Rev	Date	Revision	By	Chk.
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10	2025/10/28	FOR INFORMATION	MM	SH
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14	2026/03/18	FOR INFORMATION	HJ	SH
15	2026/03/20	FOR INFORMATION	HJ	SH
16	2026/03/27	FOR INFORMATION	HJ	SH
17	2026/03/31	FOR APPROVAL	HJ	SH
18	2026/04/15	FOR APPROVAL	HJ	SH

Client
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Project
**COOPER ST
16-22 COOPER STREET SURRY HILLS**

Drawing Name
FLOOR PLAN - LEVEL 07

Date
2026/04/15

Scale
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Sheet Size
@ A1

Drawn
MM

Chk.
SH

Job No.
7138

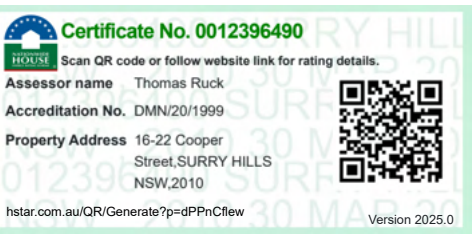
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DA-1010

Revision
/ 18

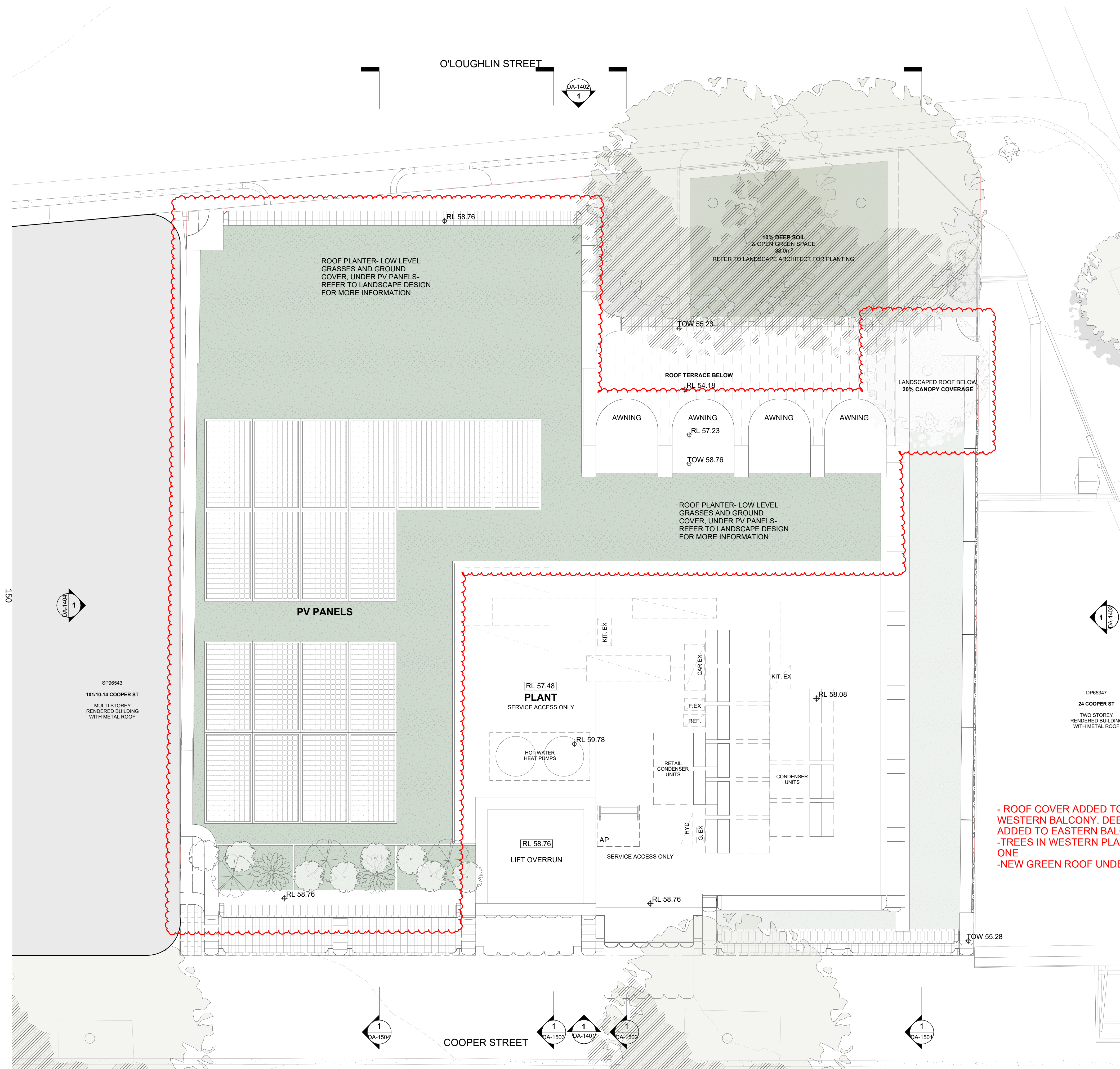
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NATHERS summary for 16-22 Cooper Street Surry Hills 2010		
Building Elements	Material	Detail
External walls	150mm Concrete + furring channel + plasterboard	R2.5 insulation (<i>product value</i>)
Common walls between units & corridors	150mm Concrete + furring channel + plasterboard	R2.5 insulation (<i>product value</i>)
Internal walls within units	Plasterboard on studs	-
Common walls between units	Hebel + stud + plasterboard	-
Common walls between units and lift shafts/fire stairs	200mm Concrete + furring channel + plasterboard	-
Ceiling	Plasterboard	- R2.5 insulation (<i>product value</i>) to ceilings exposed to outside air – Units – 301, 302, - R3.5 bulk insulation (<i>product value</i>) to unit 701
Floors	Concrete	R2.5 insulation (<i>product value</i>) - floor suspended over carlift, communal open space, commercial bin room, tank room & ground floor entry
Roof	Concrete	
Windows/Doors – to all units except as stated below	<u>Awning windows/Hinged Doors (ALM-005-03):</u> Aluminium frame, double glazed low e or similar <u>Sliding doors/ Fixed (ALM-006-03):</u> Aluminium frame, double glazed low e or similar	U value 4.10 or less and SHGC 0.47 + /- 5% U value 4.10 or less and SHGC 0.52 + /- 5%
Fixed Windows – Unit 701 only	<u>Fixed windows (ATB-004-03): Unit 701 only</u> Aluminium frame thermally broken, double glazed low e or similar	U value 3.10 or less and SHGC 0.49 + /- 5%
<i>U and SHGC values are according to NFRCC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.</i>		
Ceiling fans: 1200mm ceiling fans to Bedrooms and Living to Units 401, 501, 601, 701		
Lighting: Units have been rated with non-ventilated LED downlights as per Electrical plans.		
<i>Note: in some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</i>		
Note: Self-closing damper to Bath, Ensuite and Laundry exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia disavows itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		



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6	2025/10/22	FOR INFORMATION	MM	SH
7	2025/10/28	FOR INFORMATION	MM	SH
8	2025/11/06	FOR INFORMATION	MM	SH
9	2025/11/10	FOR INFORMATION	MM	SH
10	2025/11/17	FOR APPROVAL	MM	SH
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Clien

Project

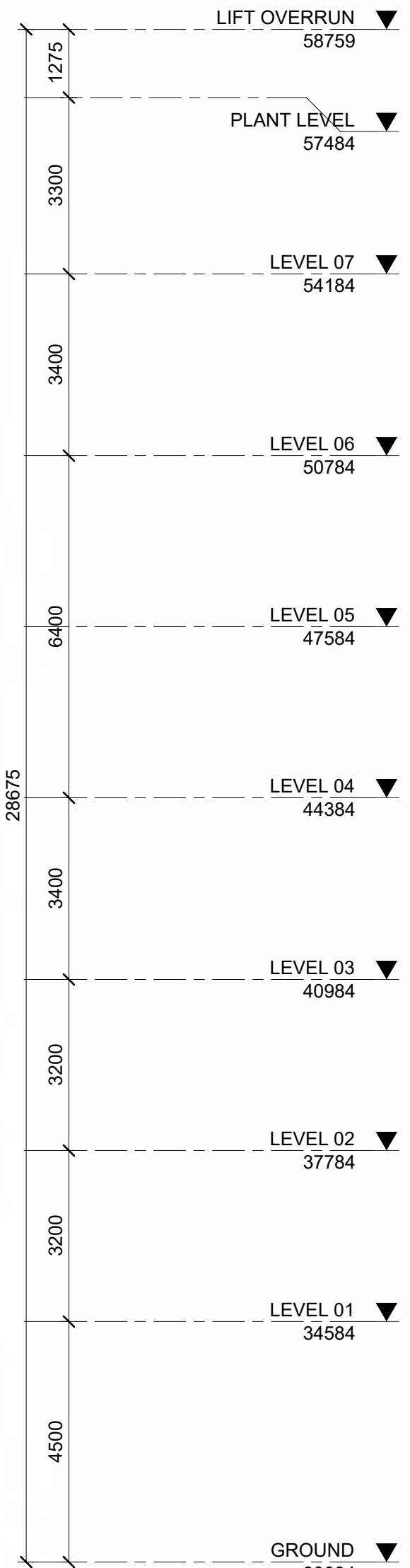
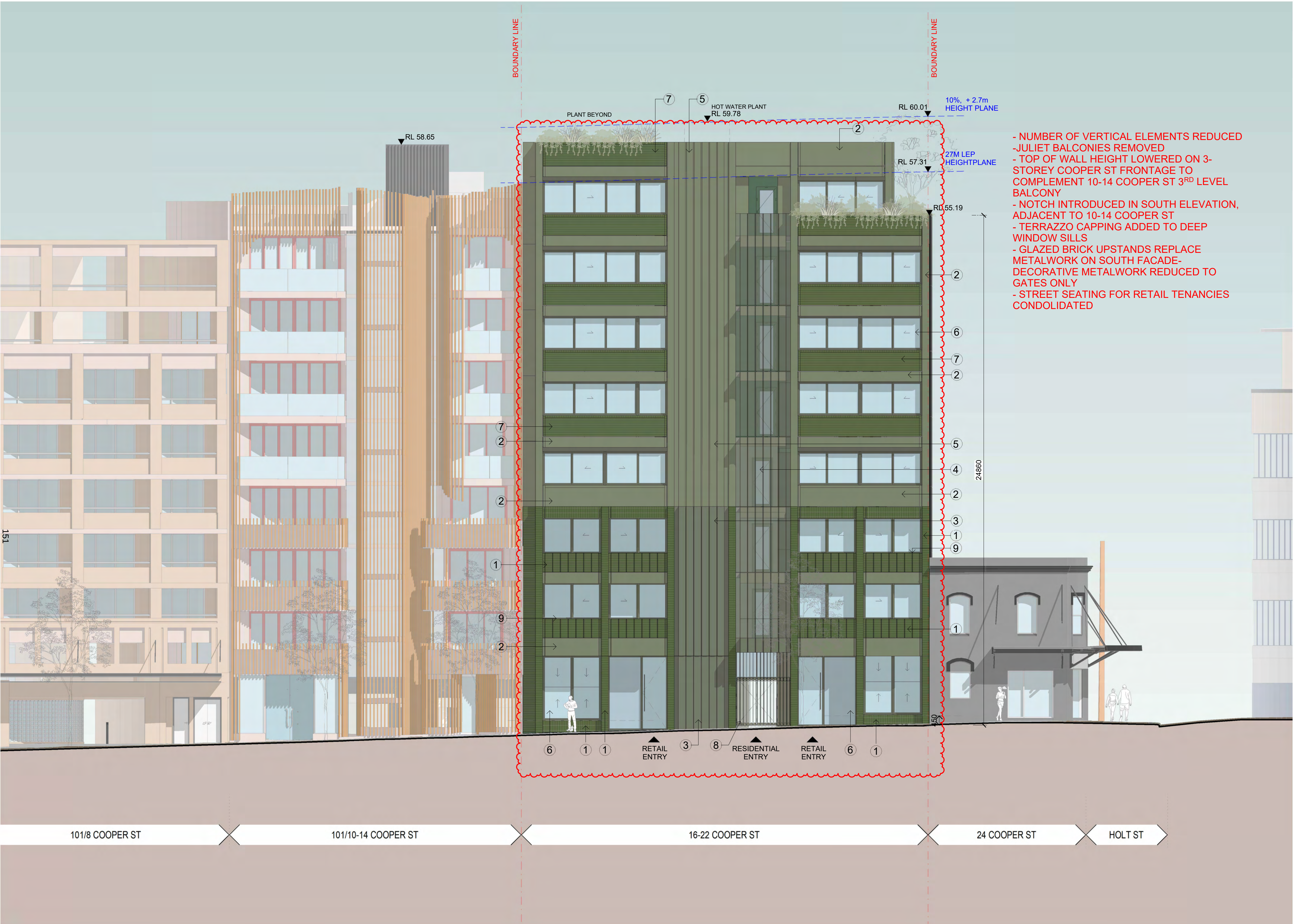
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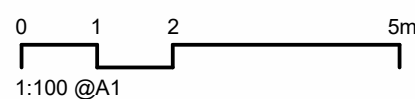


Legend

- 1 Glazed Green Brick
- 2 Keim Mineral Paint to Concrete
- 3 Metalwork and Metal Cladding
- 4 Profiled Perforated Metal Screen
- 5 Profiled Coloured Concrete
- 6 Clear Glass
- 7 Profiled Glazed Green Brick
- 8 Decorative Metalwork Gates
- 9 Terrazzo Capping to Window Sill

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



Rev	Date	Revision	By	Chk.
2	2025/10/16	FOR INFORMATION	MM	SH
3	2025/10/22	FOR INFORMATION	MM	SH
4	2025/10/28	FOR INFORMATION	MM	SH
5	2025/11/06	FOR INFORMATION	MM	SH
6	2025/11/10	FOR INFORMATION	MM	SH
7	2025/11/17	FOR APPROVAL	MM	SH
8	2026/03/15	FOR INFORMATION	HJ	SH
9	2026/03/20	FOR INFORMATION	HJ	SH
10	2026/03/27	FOR INFORMATION	HJ	SH
11	2026/03/31	FOR APPROVAL	HJ	SH

Client

JASARA MANAGEMENT Pty Ltd

Project

COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

ELEVATION SOUTH

Date

2026/03/31

Scale

As indicated

Sheet Size

@ A1

Drawn

EA

Chk.

SH

Job No.

7138

Drawing No.

DA-1401

Revision

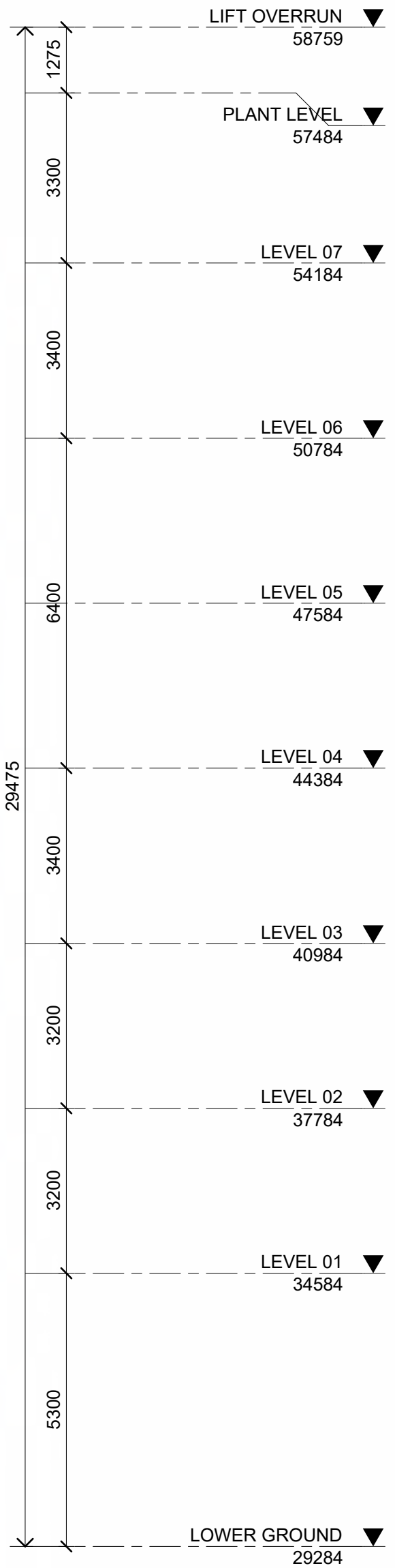
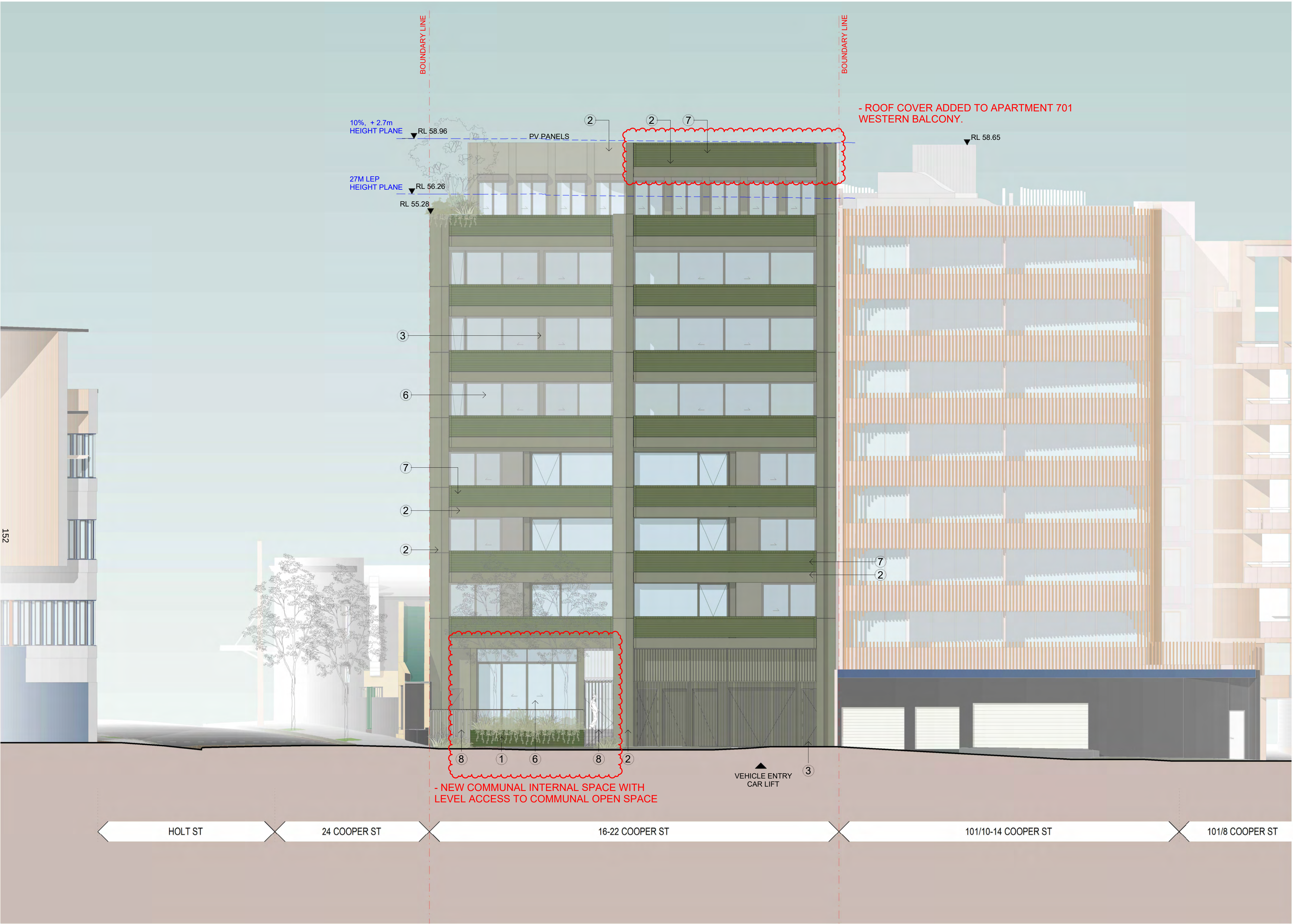
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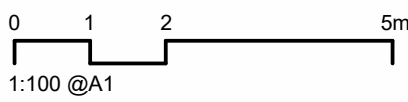


Legend

- 1 Glazed Green Brick
- 2 Keim Mineral Paint to Concrete
- 3 Metalwork and Metal Cladding
- 4 Profiled Perforated Metal Screen
- 5 Profiled Coloured Concrete
- 6 Clear Glass
- 7 Profiled Glazed Green Brick
- 8 Decorative Metalwork Gates
- 9 Terrazzo Capping to Window Sill

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



Rev	Date	Revision	By	Chk.
2	2025/10/16	FOR INFORMATION	MM	SH
3	2025/10/22	FOR INFORMATION	MM	SH
4	2025/10/28	FOR INFORMATION	MM	SH
5	2025/11/06	FOR INFORMATION	MM	SH
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10	2026/03/27	FOR INFORMATION	HJ	SH
11	2026/03/31	FOR APPROVAL	HJ	SH

Client

JASARA MANAGEMENT Pty Ltd

Project

COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

ELEVATION NORTH

Date

2026/03/31

Scale

As indicated

Sheet Size

@ A1

Drawn

EA

Chk.

SH

Job No.

7138

Drawing No.

DA-1402

Revision

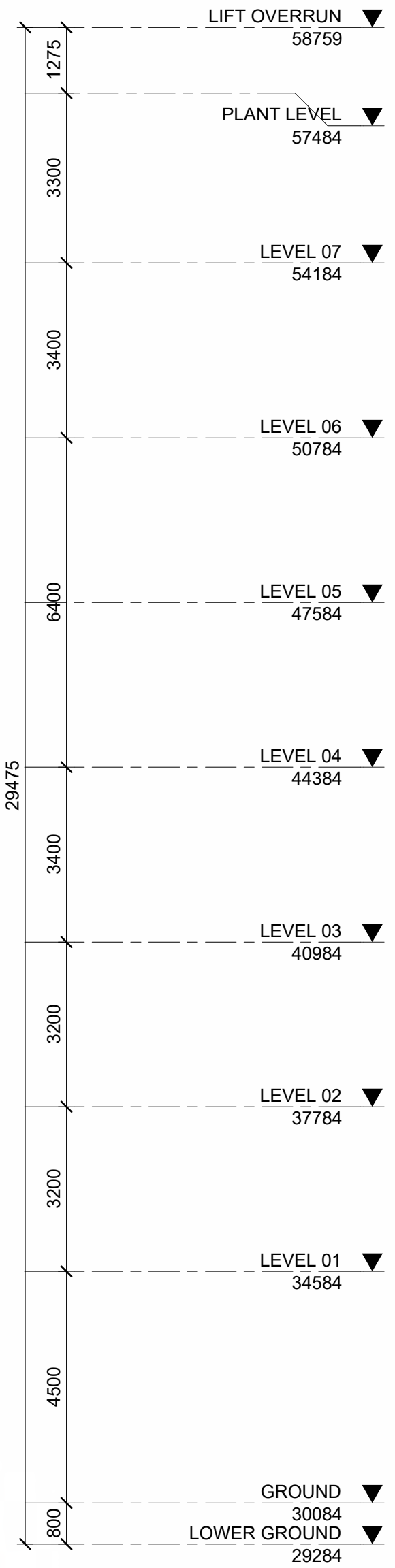
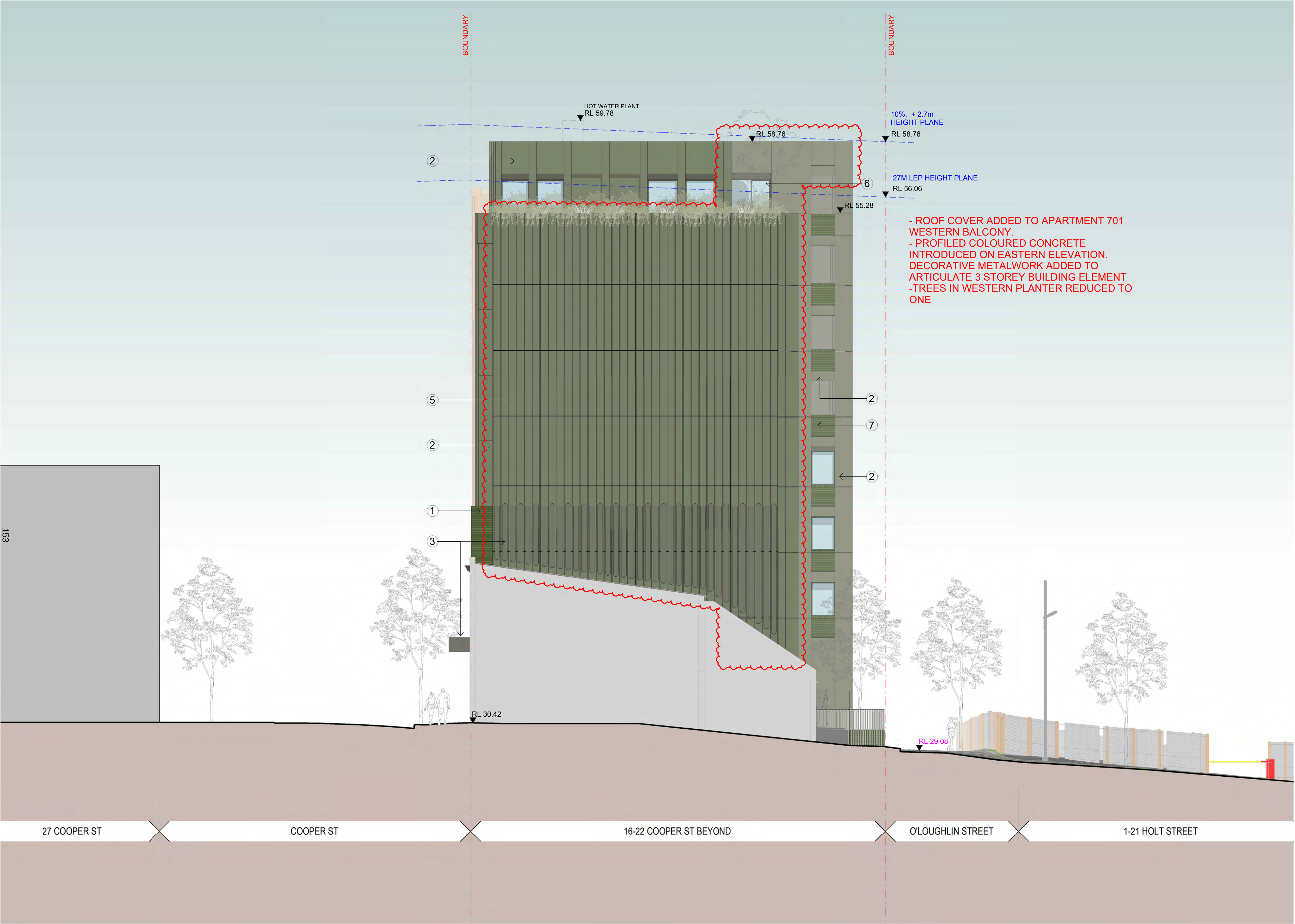
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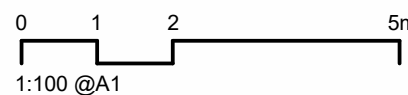


Legend

- 1 Glazed Green Brick
- 2 Keim Mineral Paint to Concrete
- 3 Metalwork and Metal Cladding
- 4 Profiled Perforated Metal Screen
- 5 Profiled Coloured Concrete
- 6 Clear Glass
- 7 Profiled Glazed Green Brick
- 8 Decorative Metalwork Gates
- 9 Terrazzo Capping to Window Sill

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2	2025/10/16	FOR INFORMATION	MM	SH
3	2025/10/22	FOR INFORMATION	MM	SH
4	2025/10/28	FOR INFORMATION	MM	SH
5	2025/11/06	FOR INFORMATION	MM	SH
6	2025/11/10	FOR INFORMATION	MM	SH
7	2025/11/17	FOR APPROVAL	MM	SH
8	2026/03/15	FOR INFORMATION	HJ	SH
9	2026/03/20	FOR INFORMATION	HJ	SH
10	2026/03/27	FOR INFORMATION	HJ	SH
11	2026/03/31	FOR APPROVAL	HJ	SH

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Project

COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

ELEVATION EAST

Date

2026/03/31

Scale

As indicated

Sheet Size

@ A1

Drawn

EA

Chk.

SH

Job No.

7138

Drawing No.

DA-1403

Revision

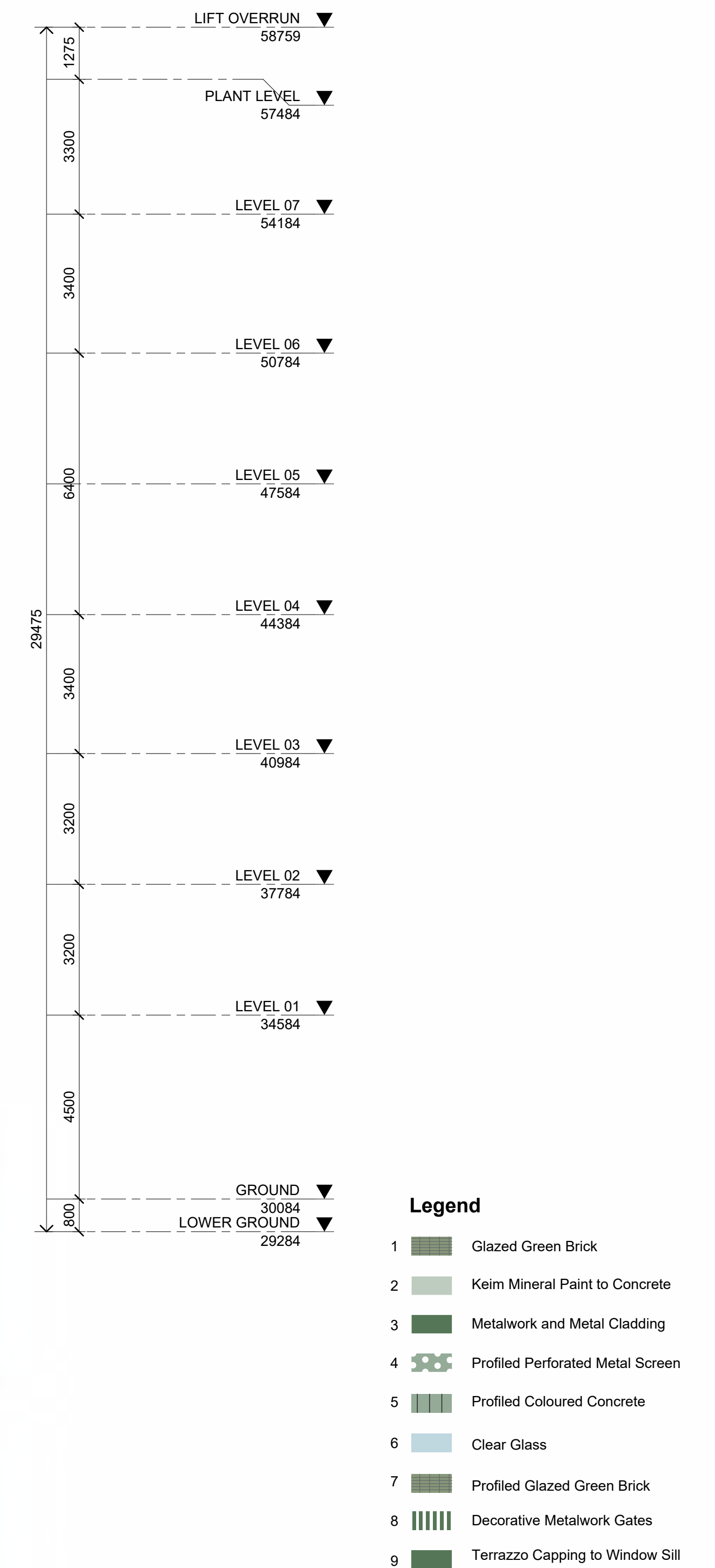
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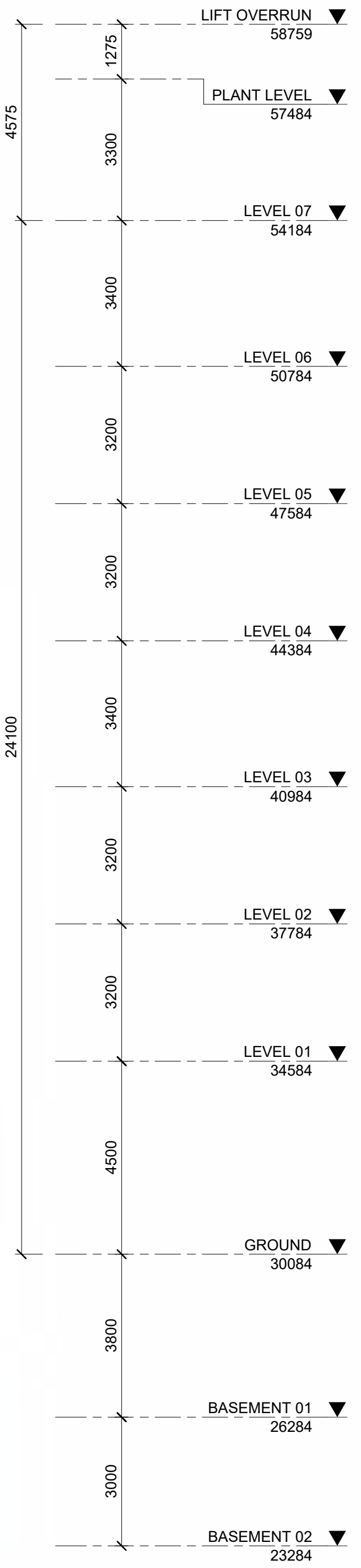
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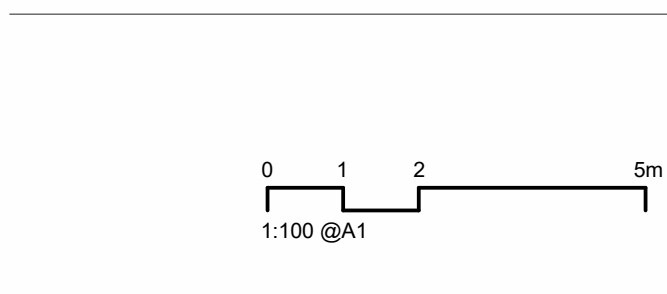
Legend

- A Adaptable Unit
- Retail
- Internal Communal Open Space
- 2 Bed
- 3 Bed
- 4 Bed
- Car Park
- Landscaping
- Deep Soil
- Site Boundary
- Neighbouring Buildings
- New Built Fabric

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6	2025/10/28	FOR INFORMATION	MM	SH
7	2025/11/06	FOR INFORMATION	MM	SH
8	2025/11/10	FOR INFORMATION	MM	SH
9	2025/11/17	FOR APPROVAL	MM	SH
10	2026/03/18	FOR INFORMATION	HJ	SH
11	2026/03/20	FOR INFORMATION	HJ	SH
12	2026/03/27	FOR INFORMATION	HJ	SH
13	2026/03/31	FOR APPROVAL	HJ	SH
14	2026/04/13	FOR APPROVAL	HJ	SH
15	2026/04/15	FOR APPROVAL	HJ	SH

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COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

SECTION A

Date

2026/04/15

Scale

As indicated

Sheet Size

@ A1

Drawn

EA

Chk.

SH

Job No.

7138

Drawing No.

DA-1501

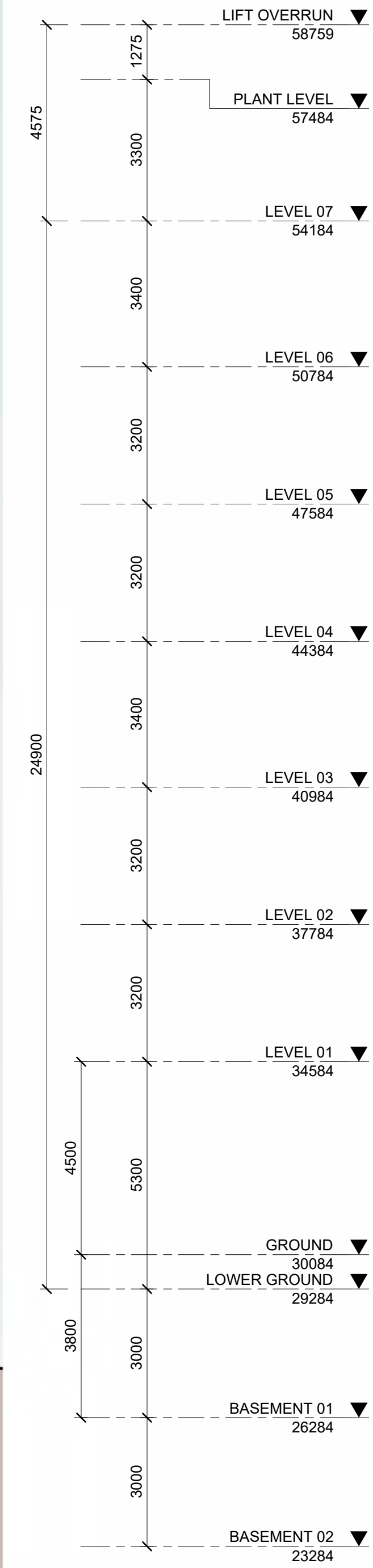
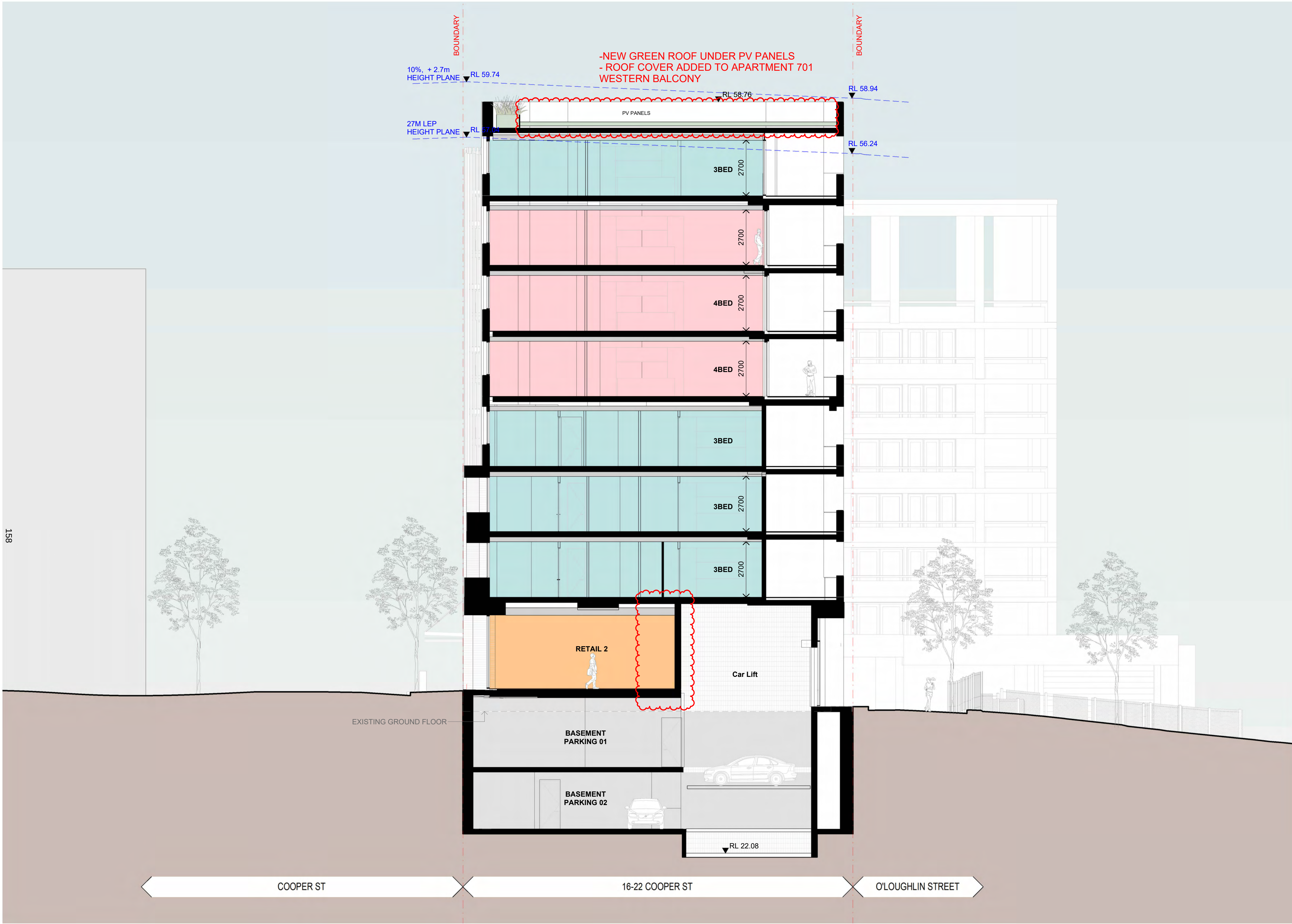
Revision

/ 15

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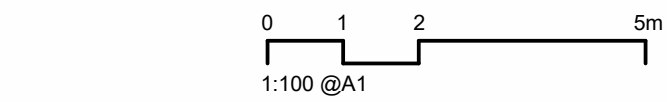


Legend

- A Adaptable Unit
- Retail
- Internal Communal Open Space
- 2 Bed
- 3 Bed
- 4 Bed
- Car Park
- Landscaping
- Deep Soil
- Site Boundary
- Neighbouring Buildings
- New Built Fabric

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5	2025/10/28	FOR INFORMATION	MM	SH
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7	2025/11/10	FOR INFORMATION	MM	SH
8	2025/11/17	FOR APPROVAL	MM	SH
9	2026/03/18	FOR INFORMATION	HJ	SH
10	2026/03/20	FOR INFORMATION	HJ	SH
11	2026/03/27	FOR INFORMATION	HJ	SH
12	2026/03/31	FOR APPROVAL	HJ	SH
13	2026/04/13	FOR APPROVAL	HJ	SH
14	2026/04/15	FOR APPROVAL	HJ	SH

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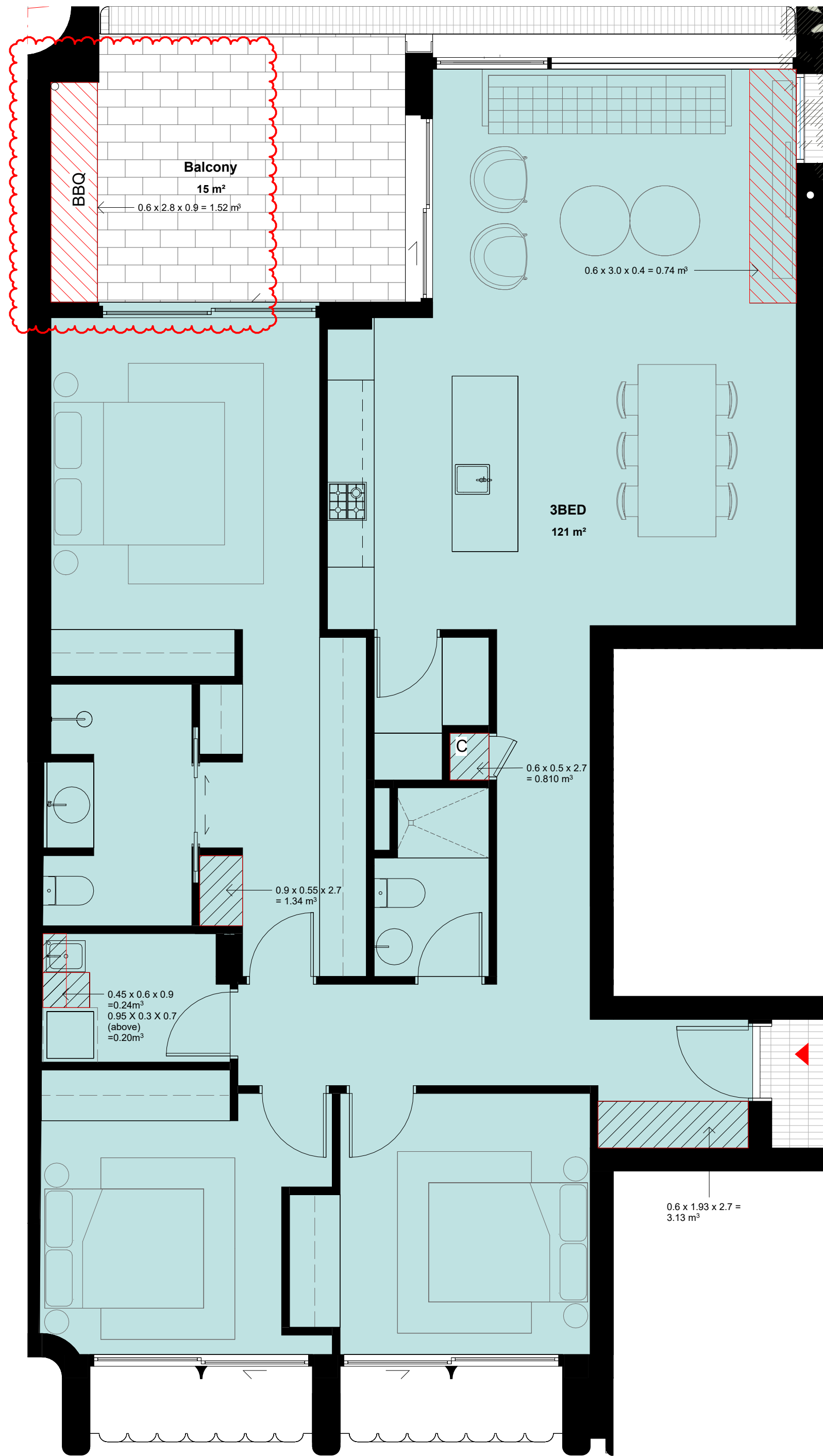
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**COOPER ST
16-22 COOPER STREET SURRY HILLS**

Drawing Name
SECTION D

Date	Scale	Sheet Size
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Author	Checker	7138
Drawn No.		Revision
DA-1504		/ 14

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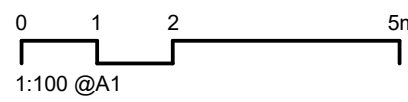
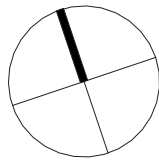
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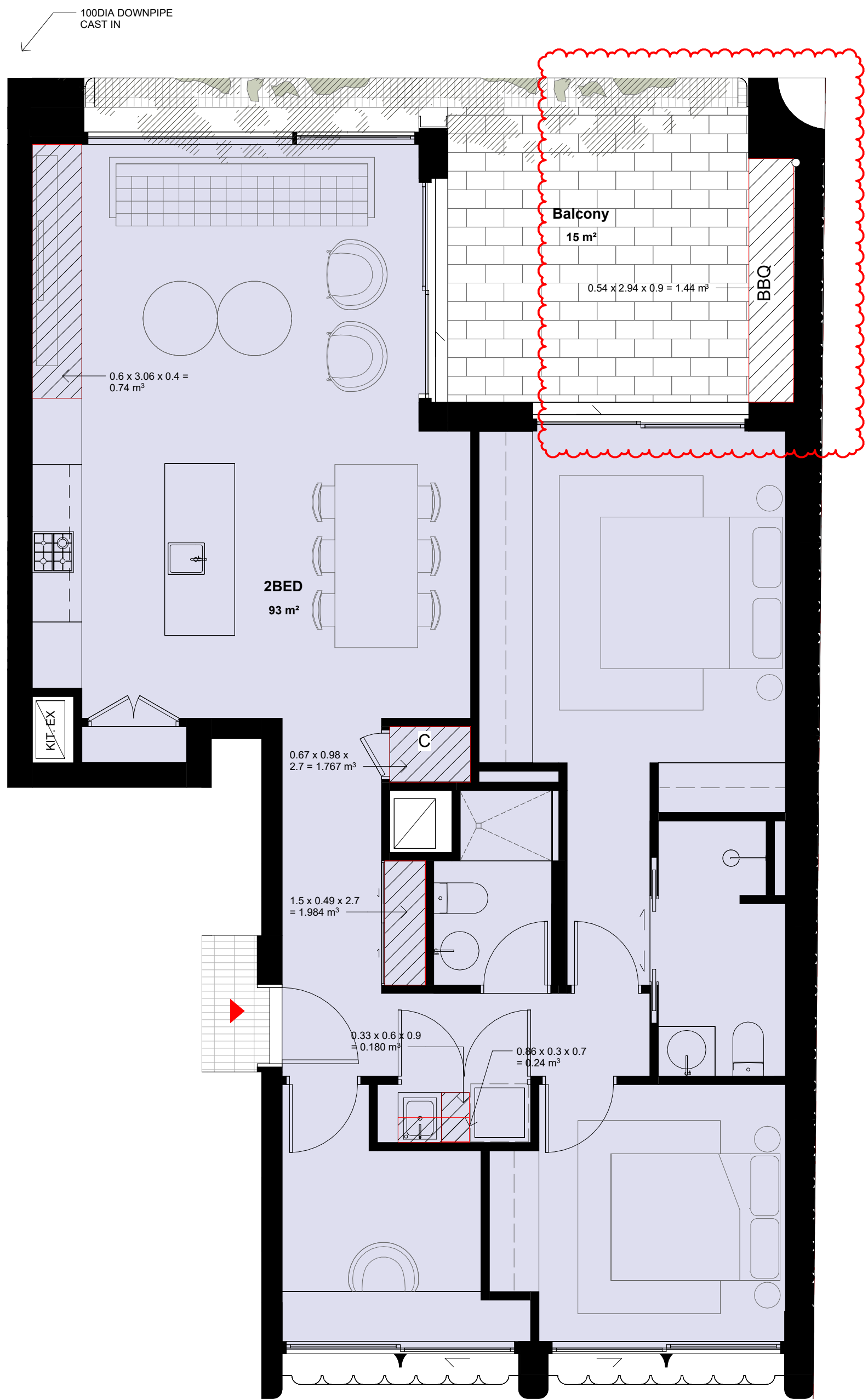
Apartment Type	Mark	Location	Storage Volume
3 BED - TYPE A	2A-ST01	Internal Storage	3.13 m³
3 BED - TYPE A	2A-ST02	Internal Storage	0.81 m³
3 BED - TYPE A	2A-ST03	Internal Storage	0.24 m³
3 BED - TYPE A	2A-ST04	Internal Storage	0.74 m³
3 BED - TYPE A	2A-ST05	Internal Storage	1.34 m³
3 BED - TYPE A	2A-ST06	Internal Storage	0.20 m³
			6.46 m³ = > 50% of 10m³
3 BED - TYPE A	2A-ST07	External Storage	5.14 m³
3 BED - TYPE A	2A-ST08	External Storage	1.52 m³
			6.66 m³
Grand total: 8			13.12 m³
Note: External Storage for this unit type includes 2.90-5.14m³ storage cage in basement			
Minimum 3 Bed = 10m³ = compliant			

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4	2025/11/06	FOR INFORMATION	MM	SH
5	2025/11/10	FOR INFORMATION	MM	SH
6	2025/11/17	FOR APPROVAL	MM	SH
7	2026/03/31	FOR APPROVAL	HJ	SH
8	2026/04/15	FOR APPROVAL	HJ	SH



Apartment Type	Mark	Location	Storage Volume
2 BED - TYPE A	2B-ST01	Internal Storage	1.98 m³
2 BED - TYPE A	2B-ST02	Internal Storage	1.77 m³
2 BED - TYPE A	2B-ST03	Internal Storage	0.18 m³
2 BED - TYPE A	2B-ST04	Internal Storage	0.24 m³
2 BED - TYPE A	2B-ST05	Internal Storage	0.74 m³
			4.91 m³ = > 50% of 8m³
2 BED - TYPE A	2B-ST06	External Storage	1.44 m³
2 BED - TYPE A	2B-ST07	External Storage	3.60 m³
			5.04 m³
Grand total: 7			9.94 m³
Note: Basement External Storage for all units of this type = 3.6-4.49m³ storage cage in basement			
Minimum 2 Bed = 8m³ = compliant			

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COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

APARTMENT TYPE PLANS

Date

2026/04/15

Scale

1 : 50

Sheet Size

@ A1

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Chk.

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Job No.

7138

Drawing No.

DA-4401

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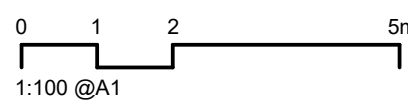
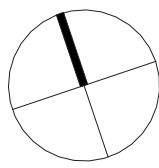
Apartment Type	Mark	Location	Storage Volume
4 BED - TYPE A	4A-ST01	Internal Storage	1.10 m³
4 BED - TYPE A	4A-ST02	Internal Storage	1.72 m³
4 BED - TYPE A	4A-ST03	Internal Storage	2.75 m³
4 BED - TYPE A	4A-ST04	Internal Storage	0.46 m³
4 BED - TYPE A	4A-ST05	Internal Storage	0.93 m³
4 BED - TYPE A	4A-ST06	Internal Storage	0.60 m³
			7.56 m³ = > 50% of 10m³
4 BED - TYPE A	4A-ST07	External Storage	1.44 m³
4 BED - TYPE A	4A-ST08	External Storage	1.35 m³
4 BED - TYPE A	4A-ST09	External Storage	3.56 m³
			6.36 m³
Grand total: 9			13.92 m³

Note: External Storage this unit type includes = ~3.55m³ storage cage in basement

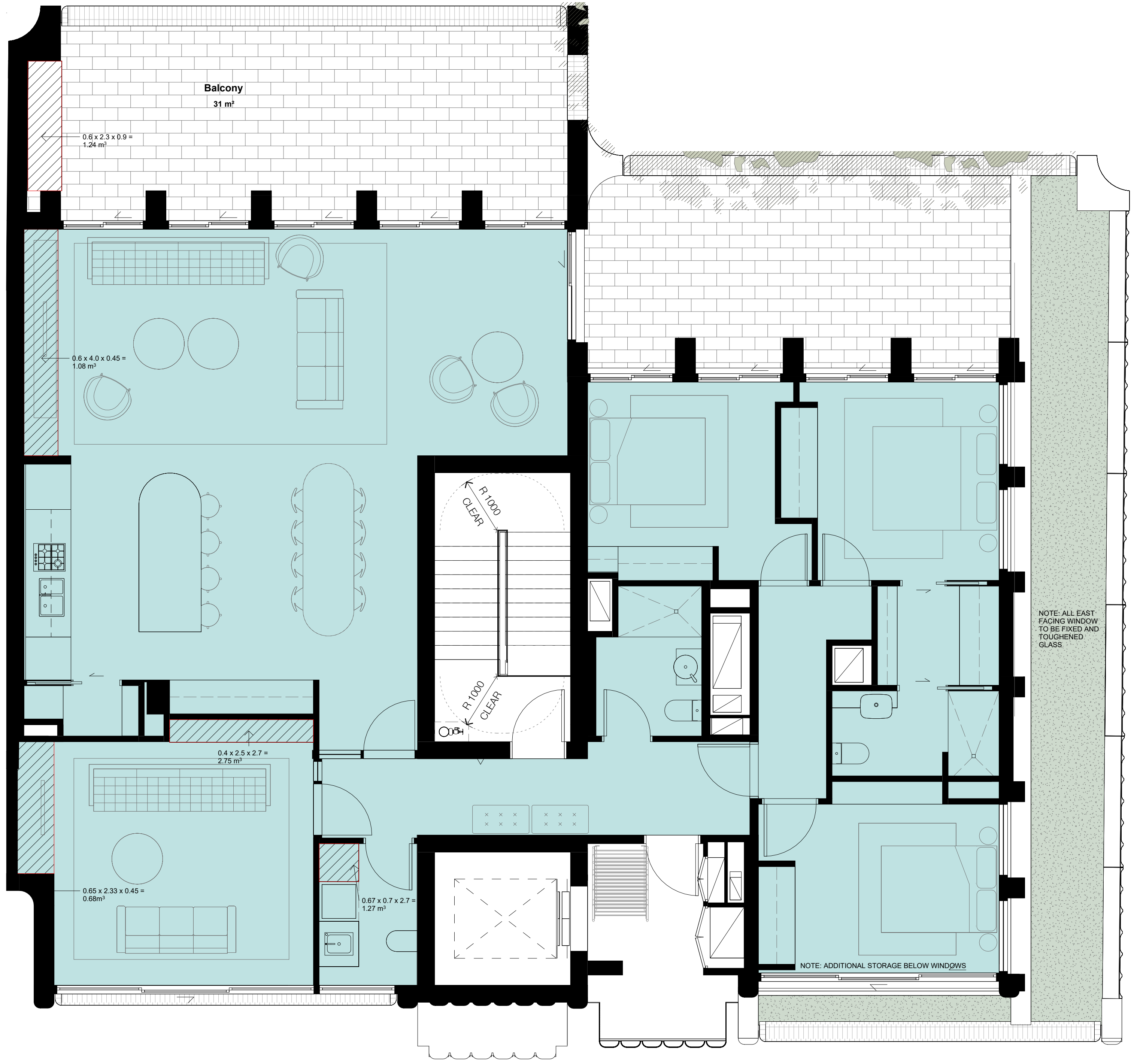
Minimum 4 Bed = 10m³ = compliant

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5	2025/11/10	FOR INFORMATION	MM	SH
6	2025/11/17	FOR APPROVAL	MM	SH
7	2026/03/31	FOR APPROVAL	HJ	SH
8	2026/04/15	FOR APPROVAL	HJ	SH



Apartment Type	Mark	Location	Storage Volume
3 BED - TYPE B	7A-ST01	Internal Storage	2.75 m³
3 BED - TYPE B	7A-ST02	Internal Storage	0.68 m³
3 BED - TYPE B	7A-ST03	Internal Storage	1.27 m³
3 BED - TYPE B	7A-ST04	Internal Storage	1.08 m³
			5.77 m³ = > 50% of 10m³
3 BED - TYPE B	7A-ST05	External Storage	1.24 m³
3 BED - TYPE B	7A-ST06	External Storage	10.49 m³
			11.73 m³
Grand total: 6			17.50 m³

Note: External Storage for this unit type includes 10.49 m³ storage cage in basement

Minimum 3 Bed = 10m³ = compliant

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COOPER ST
16-22 COOPER STREET SURRY HILLS

Drawing Name

APARTMENT TYPE PLANS

Date

2026/04/15

Scale

1 : 50

Sheet Size

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VK

Chk.

SH

Job No.

7138

Drawing No.

DA-4402

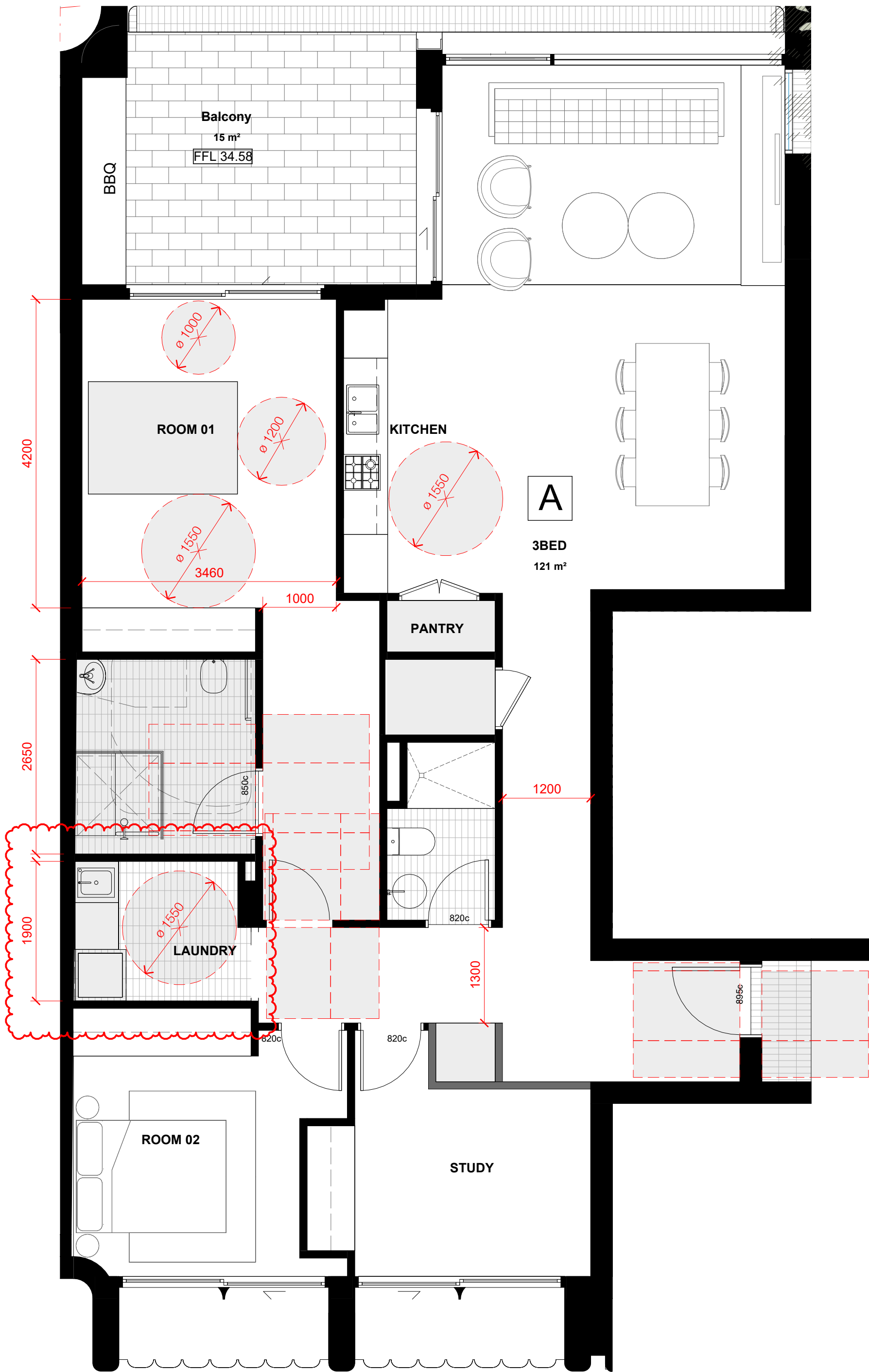
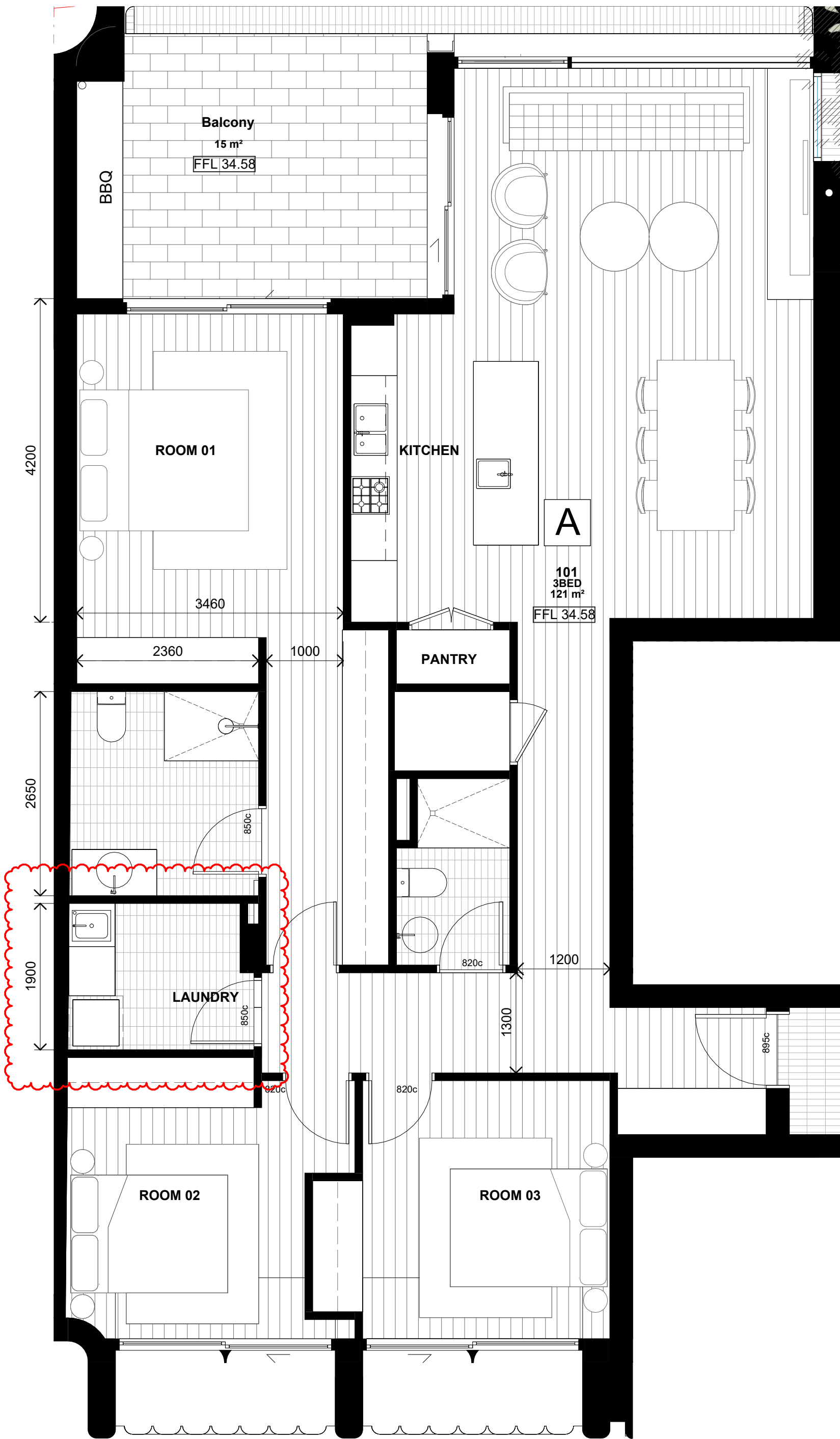
Revision

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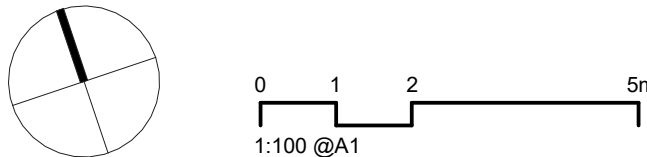
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850c = 850mm CLEAR OPENING DOOR
820c = 820mm CLEAR OPENING DOOR

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1	2025/10/28	FOR INFORMATION	MM	SH
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3	2025/11/10	FOR INFORMATION	MM	SH
4	2025/11/17	FOR APPROVAL	MM	SH
5	2026/03/31	FOR APPROVAL	HJ	SH
6	2026/04/15	FOR APPROVAL	HJ	SH

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16-22 COOPER STREET SURRY HILLS**

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ADAPTABLE UNIT PLANS

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APARTMENT - 101

Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 01	3 BED - TYPE A	1A-ST01	Internal Storage	3.13 m³
LEVEL 01	3 BED - TYPE A	1A-ST02	Internal Storage	4.16 m³
LEVEL 01	3 BED - TYPE A	1A-ST03	Internal Storage	0.35 m³
LEVEL 01	3 BED - TYPE A	1A-ST04	Internal Storage	0.74 m³
LEVEL 01	3 BED - TYPE A	1A-ST05	Internal Storage	0.27 m³
				8.64 m³
BASEMENT 02	3 BED - TYPE A	1A-ST06	External Storage	2.90 m³
LEVEL 01	4 BED - TYPE A	1A-ST07	External Storage	1.52 m³
				4.43 m³
				13.07 m³

Minimum 3 Bed = 10m³ < 50% External

APARTMENT - 102

Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 01	2 BED - TYPE A	1B-ST01	Internal Storage	1.98 m³
LEVEL 01	2 BED - TYPE A	1B-ST02	Internal Storage	0.21 m³
LEVEL 01	2 BED - TYPE A	1B-ST03	Internal Storage	1.77 m³
LEVEL 01	2 BED - TYPE A	1B-ST04	Internal Storage	0.29 m³
LEVEL 01	2 BED - TYPE A	1B-ST05	Internal Storage	0.76 m³
				5.01 m³
LEVEL 01	2 BED - TYPE A	1B-ST06	External Storage	1.44 m³
BASEMENT 01	2 BED - TYPE A	1B-ST07	External Storage	4.49 m³
				5.93 m³
				10.93 m³

Minimum 2 Bed = 8m³ < 50% External

APARTMENT - 401

Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 04	4 BED - TYPE A	4A-ST01	Internal Storage	1.10 m³
LEVEL 04	4 BED - TYPE A	4A-ST02	Internal Storage	1.72 m³
LEVEL 04	4 BED - TYPE A	4A-ST03	Internal Storage	2.75 m³
LEVEL 04	4 BED - TYPE A	4A-ST04	Internal Storage	0.46 m³
LEVEL 04	4 BED - TYPE A	4A-ST05	Internal Storage	0.93 m³
LEVEL 04	4 BED - TYPE A	4A-ST06	Internal Storage	0.60 m³
				7.56 m³
LEVEL 04	4 BED - TYPE A	4A-ST07	External Storage	1.44 m³
LEVEL 04	4 BED - TYPE A	4A-ST08	External Storage	1.35 m³
BASEMENT 02	4 BED - TYPE A	4A-ST09	External Storage	3.56 m³
				6.36 m³
				13.92 m³

Minimum 4 Bed = 10m³ < 50% External

APARTMENT - 501

Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 05	4 BED - TYPE A	5A-ST01	Internal Storage	1.10 m³
LEVEL 05	4 BED - TYPE A	5A-ST02	Internal Storage	1.72 m³
LEVEL 05	4 BED - TYPE A	5A-ST03	Internal Storage	2.75 m³
LEVEL 05	4 BED - TYPE A	5A-ST04	Internal Storage	0.46 m³
LEVEL 05	4 BED - TYPE A	5A-ST05	Internal Storage	0.93 m³
LEVEL 05	4 BED - TYPE A	5A-ST06	Internal Storage	0.60 m³
				7.56 m³
LEVEL 05	4 BED - TYPE A	5A-ST07	External Storage	1.44 m³
BASEMENT 02	4 BED - TYPE A	5A-ST07	External Storage	3.55 m³
LEVEL 05	4 BED - TYPE A	5A-ST08	External Storage	1.35 m³
				6.34 m³
				13.90 m³

Minimum 4 Bed = 10m³ < 50% External

APARTMENT - 201

Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 02	3 BED - TYPE A	2A-ST01	Internal Storage	3.13 m³
LEVEL 02	3 BED - TYPE A	2A-ST02	Internal Storage	0.81 m³
LEVEL 02	3 BED - TYPE A	2A-ST03	Internal Storage	0.24 m³
LEVEL 02	3 BED - TYPE A	2A-ST04	Internal Storage	0.74 m³
LEVEL 02	3 BED - TYPE A	2A-ST05	Internal Storage	1.34 m³
LEVEL 02	3 BED - TYPE A	2A-ST06	Internal Storage	0.20 m³
				6.46 m³
BASEMENT 01	3 BED - TYPE A	2A-ST07	External Storage	5.14 m³
LEVEL 02	3 BED - TYPE A	2A-ST08	External Storage	1.52 m³
				6.66 m³
				13.12 m³

Minimum 2 Bed = 8m³ < 50% External

APARTMENT - 202

Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 02	2 BED - TYPE A	2B-ST01	Internal Storage	1.98 m³
LEVEL 02	2 BED - TYPE A	2B-ST02	Internal Storage	1.77 m³
LEVEL 02	2 BED - TYPE A	2B-ST03	Internal Storage	0.18 m³
LEVEL 02	2 BED - TYPE A	2B-ST04	Internal Storage	0.24 m³
LEVEL 02	2 BED - TYPE A	2B-ST05	Internal Storage	0.74 m³
				4.91 m³
LEVEL 02	2 BED - TYPE A	2B-ST06	External Storage	1.44 m³
BASEMENT 02	2 BED - TYPE A	2B-ST07	External Storage	3.60 m³
				5.04 m³
				9.94 m³

Minimum 2 Bed = 8m³ < 50% External

APARTMENT - 601

Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 06	4 BED - TYPE A	6A-ST01	Internal Storage	1.10 m³
LEVEL 06	4 BED - TYPE A	6A-ST02	Internal Storage	1.72 m³
LEVEL 06	4 BED - TYPE A	6A-ST03	Internal Storage	2.75 m³
LEVEL 06	4 BED - TYPE A	6A-ST04	Internal Storage	0.46 m³
LEVEL 06	4 BED - TYPE A	6A-ST05	Internal Storage	0.93 m³
LEVEL 06	4 BED - TYPE A	6A-ST06	Internal Storage	0.60 m³
				7.56 m³
LEVEL 06	4 BED - TYPE A	6A-ST07	External Storage	1.44 m³
LEVEL 06	4 BED - TYPE A	6A-ST08	External Storage	1.35 m³
BASEMENT 01	4 BED - TYPE A	6A-ST09	External Storage	3.55 m³
				6.34 m³
				13.90 m³

Minimum 4 Bed = 10m³ < 50% External

APARTMENT - 701

Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 07	3 BED - TYPE B	7A-ST01	Internal Storage	2.75 m³
LEVEL 07	3 BED - TYPE B	7A-ST02	Internal Storage	0.68 m³
LEVEL 07	3 BED - TYPE B	7A-ST03	Internal Storage	1.27 m³
LEVEL 07	3 BED - TYPE B	7A-ST04	Internal Storage	1.08 m³
				5.77 m³
LEVEL 07	3 BED - TYPE B	7A-ST05	External Storage	1.24 m³
BASEMENT 01	3 BED - TYPE B	7A-ST06	External Storage	10.49 m³
				11.73 m³
				17.50 m³

Minimum 3 Bed = 10m³ < 50% External

APARTMENT - 301

Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 03	3 BED - TYPE A	3A-ST01	Internal Storage	3.13 m³
LEVEL 03	3 BED - TYPE A	3A-ST02	Internal Storage	0.81 m³
LEVEL 03	3 BED - TYPE A	3A-ST03	Internal Storage	0.41 m³
LEVEL 03	3 BED - TYPE A	3A-ST04	Internal Storage	0.74 m³
LEVEL 03	3 BED - TYPE A	3A-ST05	Internal Storage	1.09 m³
				6.18 m³
LEVEL 03	3 BED - TYPE A	3A-ST06	External Storage	1.52 m³
BASEMENT 02	3 BED - TYPE A	3A-ST07	External Storage	3.55 m³
				5.07 m³
				11.25 m³

Minimum 3 Bed = 10m³ < 50% External

APARTMENT - 302

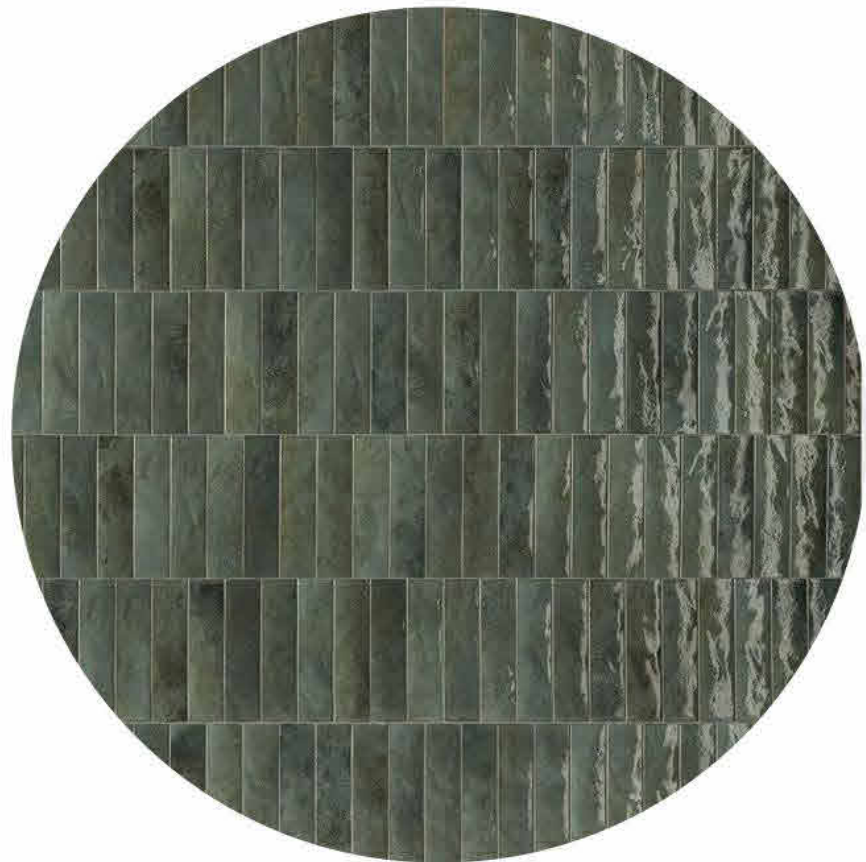
Level	Apartment Type	Mark	Location	Storage Volume
LEVEL 03	2 BED - TYPE A	3B-ST01	Internal Storage	1.98 m³
LEVEL 03	2 BED - TYPE A	3B-ST02	Internal Storage	1.77 m³
LEVEL 03	2 BED - TYPE A	3B-ST03	Internal Storage	0.18 m³
LEVEL 03	2 BED - TYPE A	3B-ST04	Internal Storage	0.29 m³
LEVEL 03	2 BED - TYPE A	3B-ST05	Internal Storage	0.76 m³
				4.98 m³
LEVEL 03	2 BED - TYPE A	3B-ST06	External Storage	1.44 m³
BASEMENT 01	2 BED - TYPE A	3B-ST07	External Storage	3.74 m³
				5.18 m³
				10.16 m³

Minimum 2 Bed = 8m³ < 50% External



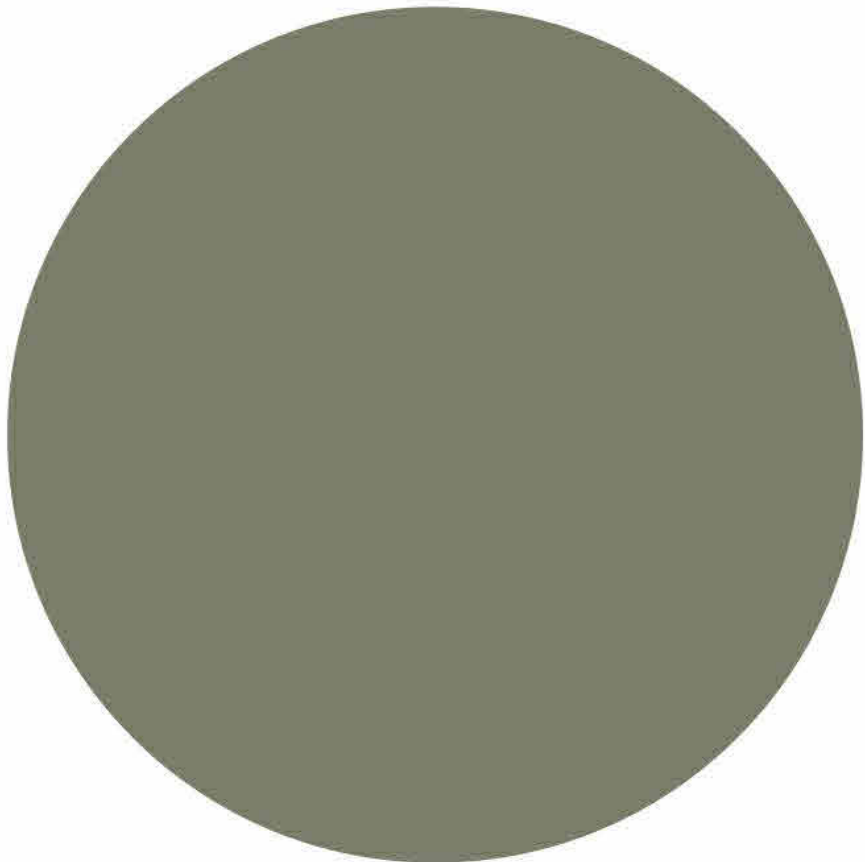
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GLAZED GREEN BRICK



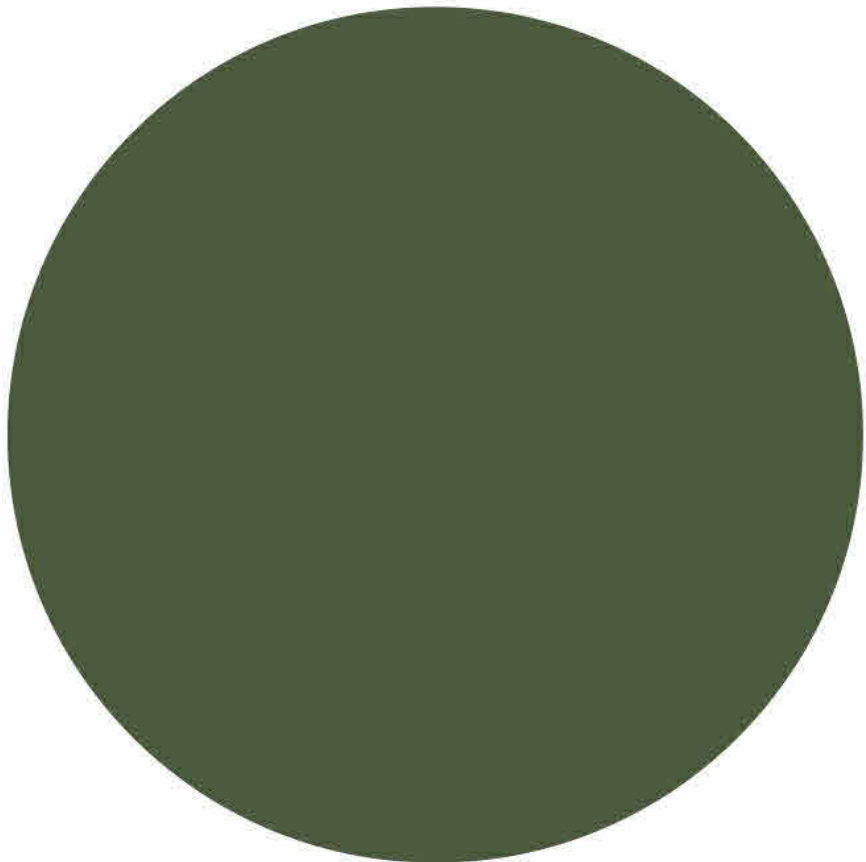
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KEIM MINERAL PAINT TO CONCRETE



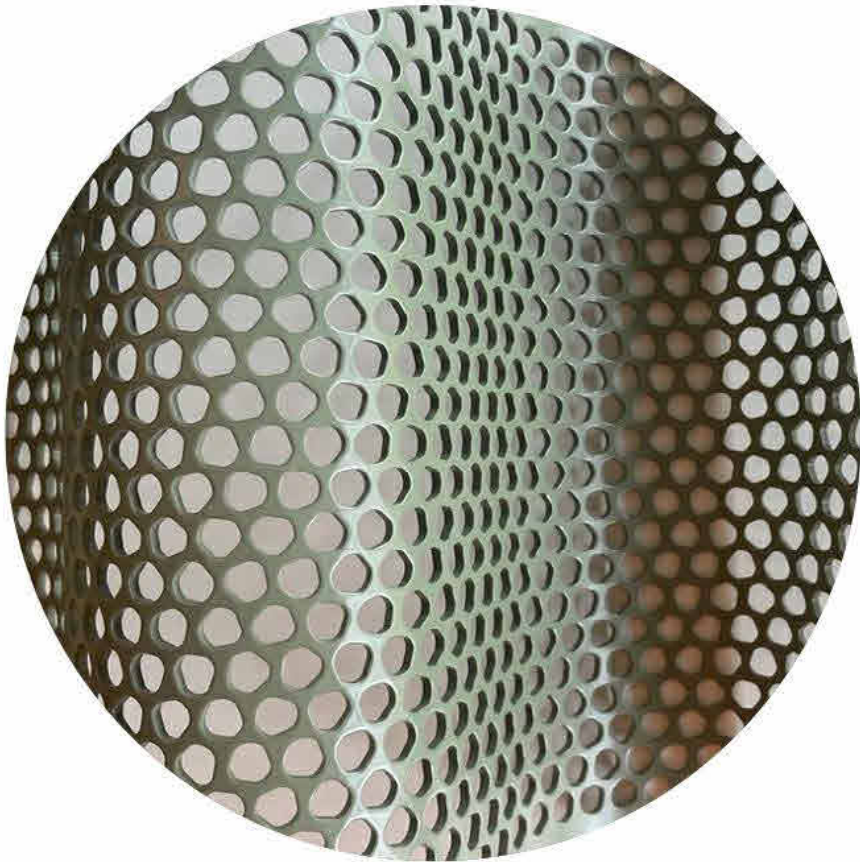
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METALWORK



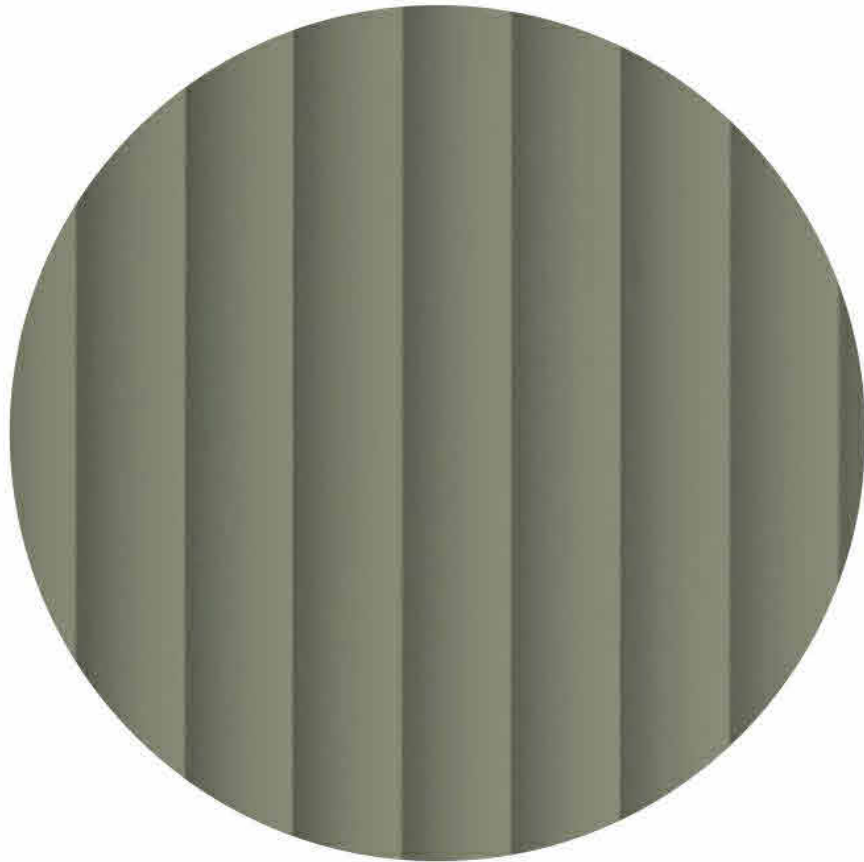
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PROFILED PERFORATED METAL SCREEN



5

PROFILED COLOURED CONCRETE



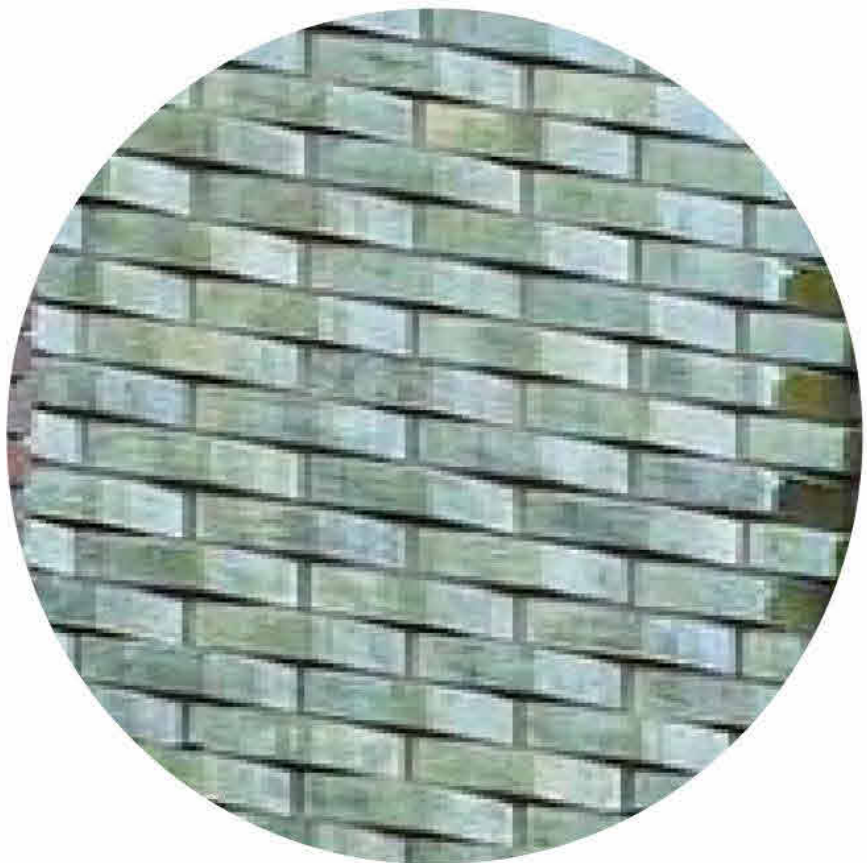
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GLAZING



7

PROFILED GLAZED GREEN BRICK



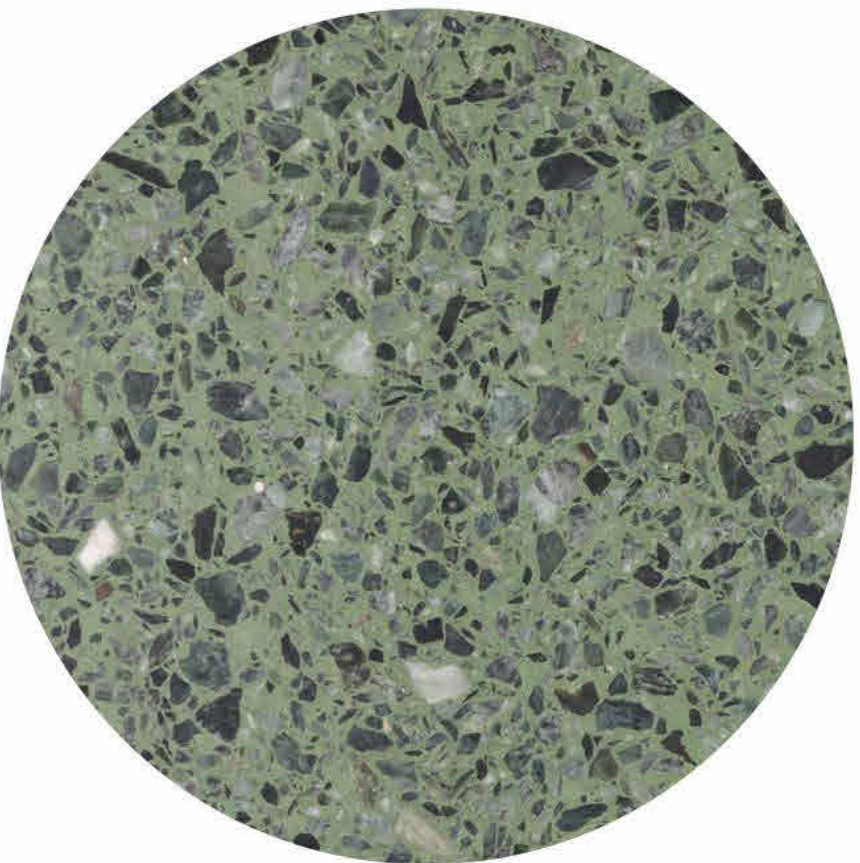
8

DECORATIVE METALWORK GATES



9

TERRAZZO CAPPING TO WINDOW SILL



- PERFORATED METAL SCREEN TO LOBBY-
20% OPEN AREA (note 54% open area shown in
image)
- PROFILED COLOURED CONCRETE TO
EASTERN ELEVATION
- TERRAZZO CAPPING ADDED TO DEEP
WINDOW SILLS
- GLAZED BRICK UPSTANDS REPLACE
METALWORK ON SOUTH FACADE-
DECORATIVE METALWORK REDUCED TO
GATES ONLY

Rev	Date	Revision	By	Chk.
1	2025/10/28	FOR INFORMATION	MM	SH
2	2025/11/17	FOR APPROVAL	MM	SH
3	2026/03/31	FOR APPROVAL	HJ	SH

Client
JASARA MANAGEMENT Pty Ltd

Project
**COOPER ST
16-22 COOPER STREET SURRY HILLS**

Drawing Name
MATERIALS PALETTE BOARD

Date	Scale	Sheet Size
2026/03/31		@ A1
Drawn	Chk.	Job No.
EA	SH	7138
Drawing No.	Revision	
DA-8001	/ 3	

FOR APPROVAL



LEGEND / FINISHES SCHEDULE

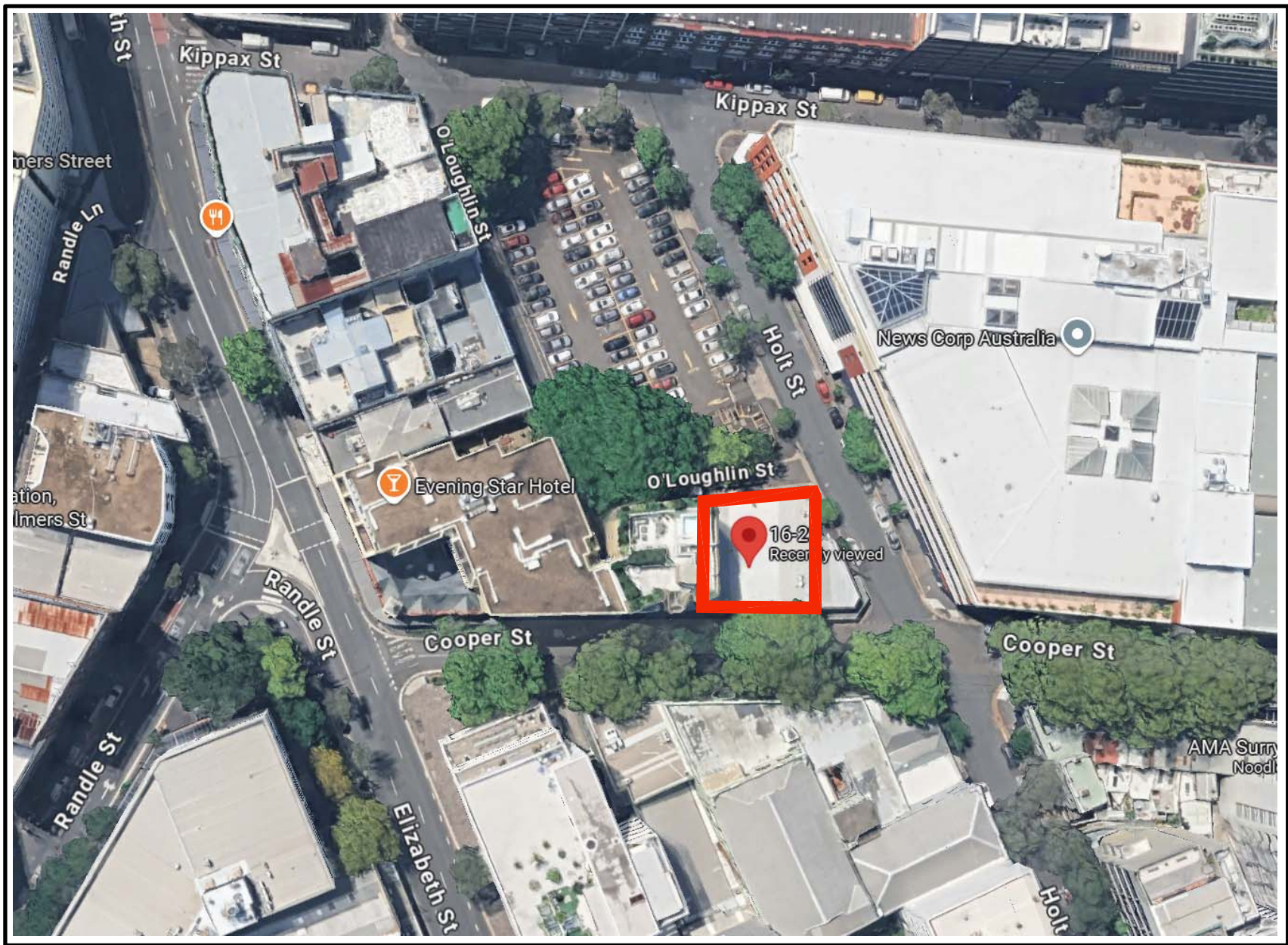
	EXISTING RL EXISTING TREE TO BE REMOVED NOTE: All noxious weeds on the site shall be removed and destroyed as per their classification under the noxious weeds Act. EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH AS 4970:2009 TREE PRUNING SHALL BE IN ACCORDANCE WITH AS 4373 PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE) TREE STOCK FOR LANDSCAPE USE SHALL BE IN ACCORDANCE WITH AS 2303 REFER TO DETAIL 1 SELECTED RETAINING WALL / OSD WALL ALL RETAINING WALL HEIGHT SHALL BE CONFIRM ON SITE AND TO - TO ENGINEER DETAIL & TO BCA REQUIREMENTS DEEP SOIL TERRACE SELECTED TILES - Slip Resistance: slip resistance rating to meet relevant Australian Standards. COMMON OPEN SPACE SELECTED TILES - Slip Resistance: slip resistance rating to meet relevant Australian Standards. SELECTED DECOMPOSED GRANITE (COMPACTED) -100 DEPTH STEPPING STONES SELECTED CONC. STEPPING STONES SET WITHIN MULCHED / LAWN AREA DRAINAGE REFER TO ENGINEER PLANS FOR DETAILS NOTE: PROVIDE SELECTED HEEL GUARD GRATES TO PITS ON TRAFFICABLE AREAS - TO MANUF. DETAIL																						
<table><tr><th>ITEM</th><th>MATERIAL</th></tr><tr><td>SOIL</td><td>NOTE: ALL SOIL TYPE AS PER BENEDICT LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOST'S</td></tr><tr><td>LAWN AREA</td><td>1st QUALITY TOP SOIL</td></tr><tr><td>NATIVE GARDEN BED</td><td>NATIVE GARDEN MIX</td></tr><tr><td>EXOTIC GARDEN BED</td><td>ORGANIC GARDEN MIX</td></tr><tr><td>MULCH</td><td>SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454</td></tr><tr><td>GROUND LEVEL</td><td>SELECTED DECORATIVE SCORIA SHALL BE IN ACCORDANCE WITH AS 4454</td></tr><tr><td>ROOF LEVEL</td><td>SELECTED DECORATIVE SCORIA SHALL BE IN ACCORDANCE WITH AS 4454</td></tr><tr><td>PLANT MATERIAL</td><td>AS PER PLANT SCHEDULE REFER TO DETAIL 2</td></tr><tr><td>PLANTER BOX</td><td>PLANTER BOX MIX IN ACCORDANCE WITH AS4419:1998 & AS3743 BENEDICT SMARTMIX LIGHTWEIGHT PLANTER BOX MIX OR SIMILAR -REFER TO PLANTER DETAIL NOTE: PROVIDE DRAINAGE CELLS OR SIMILAR UNDER AND INTERNAL SIDES OF PLANTER BOX OVER PODIUM SLABS. REFER TO DETAIL 2</td></tr><tr><td>IRRIGATION</td><td>PROVIDE AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL PLANTER BOXES IN ACCORDANCE WITH AS3500 AND SYDNEY WATER CODE IRRIGATION SHALL BE DESIGNED & INSTALLED BY QUALIFIED IRRIGATION CONTRACTORS.</td></tr></table>	ITEM	MATERIAL	SOIL	NOTE: ALL SOIL TYPE AS PER BENEDICT LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOST'S	LAWN AREA	1st QUALITY TOP SOIL	NATIVE GARDEN BED	NATIVE GARDEN MIX	EXOTIC GARDEN BED	ORGANIC GARDEN MIX	MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454	GROUND LEVEL	SELECTED DECORATIVE SCORIA SHALL BE IN ACCORDANCE WITH AS 4454	ROOF LEVEL	SELECTED DECORATIVE SCORIA SHALL BE IN ACCORDANCE WITH AS 4454	PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2	PLANTER BOX	PLANTER BOX MIX IN ACCORDANCE WITH AS4419:1998 & AS3743 BENEDICT SMARTMIX LIGHTWEIGHT PLANTER BOX MIX OR SIMILAR -REFER TO PLANTER DETAIL NOTE: PROVIDE DRAINAGE CELLS OR SIMILAR UNDER AND INTERNAL SIDES OF PLANTER BOX OVER PODIUM SLABS. REFER TO DETAIL 2	IRRIGATION	PROVIDE AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL PLANTER BOXES IN ACCORDANCE WITH AS3500 AND SYDNEY WATER CODE IRRIGATION SHALL BE DESIGNED & INSTALLED BY QUALIFIED IRRIGATION CONTRACTORS.	1200 PLANTER WITH 800 PLANTER SOIL DEPTH AND IRRIGATION 1100 PLANTER WITH 950 PLANTER SOIL DEPTH AND IRRIGATION 200 PLANTER SOIL DEPTH AND IRRIGATION
ITEM	MATERIAL																						
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	1. TREE & SHRUB PLANTING IN GARDEN BED @ NOTE : DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419																						

LANDSCAPE PLAN

PROPOSED MIXED USE DEVELOPMENT (Development Application)

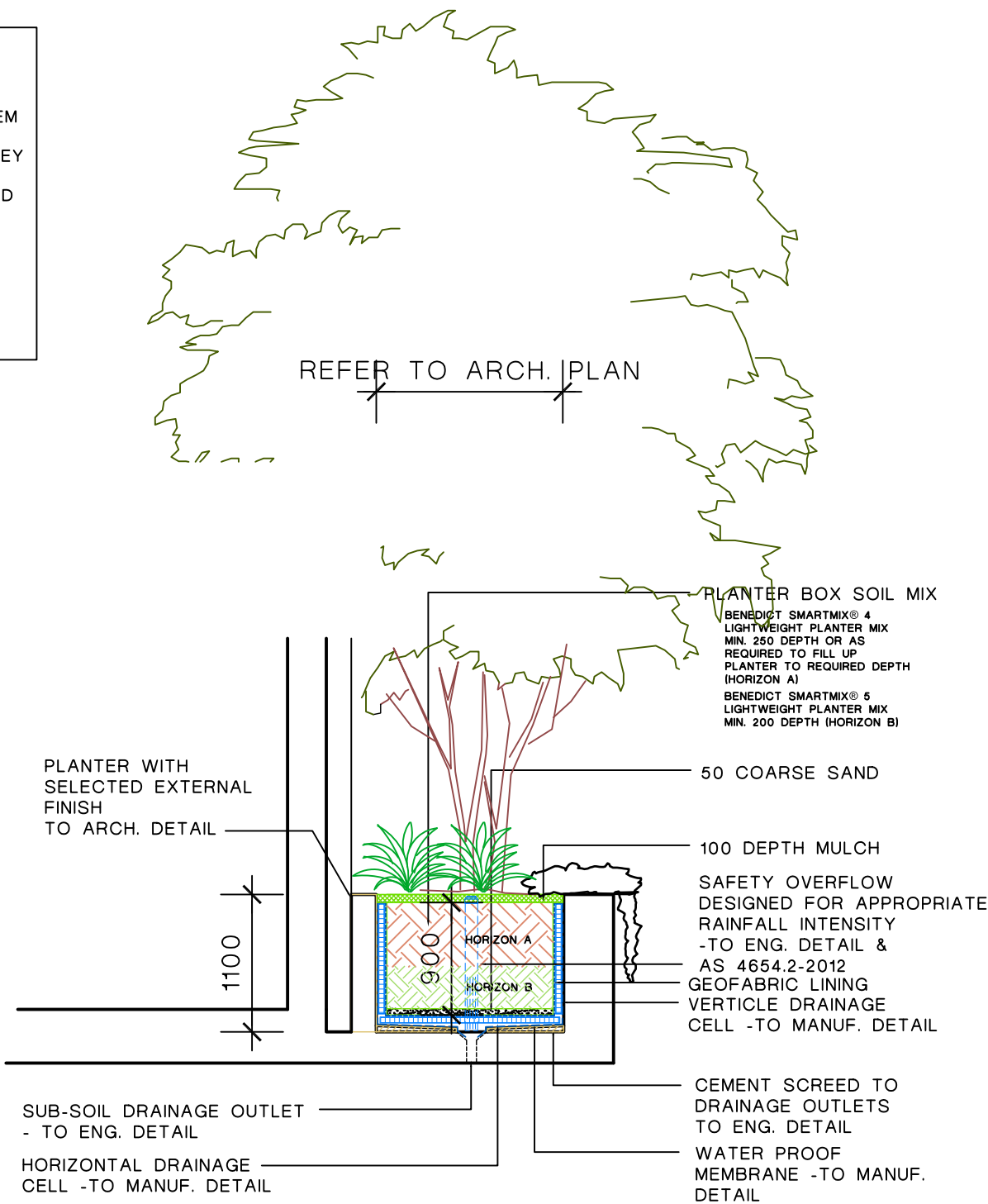
DRAWING SCHEDULE

DRAWING NO:		DRAWING TITLE
25088 DA 1 - 5		LEGEND / DETAILS / PLANT SCHEDULE
25088 DA 2 - 5	GROUND LEVEL	LANDSCAPE CONCEPT PLAN
25088 DA 3 - 5	LEVEL 7	LANDSCAPE CONCEPT PLAN
25088 DA 4 - 5	ROOF LEVEL	LANDSCAPE CONCEPT PLAN
25088 DA 5 - 5		LANDSCAPE CONCEPT PLAN



SITE LOCATION

NOTE
IRRIGATION:
PROVIDE AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTER BOXES SHALL BE IN ACCORDANCE WITH AS3500 AND SYDNEY WATER CODE
IRRIGATION SYSTEM SHALL BE DESIGNED & INSTALLED BY QUALIFIED IRRIGATION CONTRACTORS.
WATERPROOFING:
WATERPROOFING SHALL BE IN ACCORDANCE WITH WATER PROOF CONSULTANTS REPORT AND DETAILS



2. TYPICAL TERRACE / PODIUM EDGE PLANTER BOX DETAIL

PROPOSED PLANT SCHEDULE					
IN ACCORDANCE WITH AS 2303: 2015					
CODE	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
3	Dichondra repens	Kidney Weed	0.1	150mm	30
4	Liriope muscari 'Pink Pearl'	Pink Pearl Liriope	0.25	150mm	23
8	Dichondra Silver Falls	Silver Falls	0.1	150mm	24
10	Casuarina 'Cousin It'	Cousin It	0.3	150mm	19
LOW SHRUBS					
13	Philodendron Xanadu	Xanadu	0.7	200mm	30
TALL SHRUBS					
27	Tibouchina granulosa	Purple Glory Tree	3	200mm	3
30	Syzygium Aussie Compact	Aussie Compact Lilly Pilly	3	200mm	11
FEATURE SHRUBS					
31	Agave 'Blue Glow'	Agave 'Blue Glow'	1	200mm	3
33	Yucca rostrata 'Sapphire Skies'	Blue yucca	2	25 L	3
TREES					
47	Cupaniopsis anacardioides	Tuckeroo	h:10/s:8	75 L	2
48	Magnolia Little Gem	Little Gem Magnolia	h:8/s:4	75 L	1
SEDUM					
a	Sedum album	White Stonecrop	0.15	100mm	79
b	Sedum acre	Goldmoss Stonecrop	0.10	100mm	73
c	Sedum rupestre 'Angelina'	Sedum 'Angelina'	0.15	100mm	81
d	Sedum spurium	Two-row Stonecrop	0.10	100mm	77
e	Sedum pulchellum	Widow's Cross	0.25	100mm	79

NOTE:
THE TREES SHALL COMPLY WITH NATSPEC SPECIFYING TREES:
A GUIDE TO ASSESSMENT OF TREE QUALITY OR AUSTRALIAN STANDARD AS 2303:2018 TREE STOCK FOR LANDSCAPE USE.
HEIGHT AND SPAN ARE INDICATIVE ONLY.SUBJECT TO ON SITE ENVIRONMENTAL FACTORS.
USE ONLY AS A GUIDE.

REV	DESCRIPTION	REVISION DATE
C	AMEND AS PER COUNCIL MEETING & ARCH. CHG.	24.3.26
B	AMEND AS PER COUNCIL RFI	2.3.26
A	DA ISSUE	19/11/25

NOTE:

- In the event of any inconsistency between the architectural plans and stormwater plans, The architectural plan shall prevail to the extent of the inconsistency
- All landscape works shall be carried out by members of the LANDSCAPE CONTRACTORS ASSOCIATION OF AUSTRALIA.
- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
- Do not scale drawing, if in doubt - ASK
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
- All Existing trees to remain shall be protected as per arborist report & council requirements
- All pruning shall be in accordance with the AS 4373
- Thoroughly eradicate weeds from all garden areas.
- No variation to the works to be carried out without prior approval from owner.
- All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
- Substitution of plant species or varieties will not be permitted.
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground lines.
- All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS SPEC NO.1 Specification C273-Landscaping.
- Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.
- Landscaping is to be installed in accordance with the approved landscape plan.
All works and methods nominated and materials and plants specified on the approved landscape plan are to be completed prior to the issue of an occupation certificate. The landscaping shall be maintained for the life of the development.

MAINTENANCE
- All landscape works are to be maintained for a period of 12 months (or as required by council DA Consent) by landscape contractor after final completion AND shall be maintained at all times in a suitable manner. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

"For Approval"

PROPOSED MIXED USE DEVELOPMENT

**16-22 Cooper Street
Surry Hills**

ARCHITECT:

CLIENT:

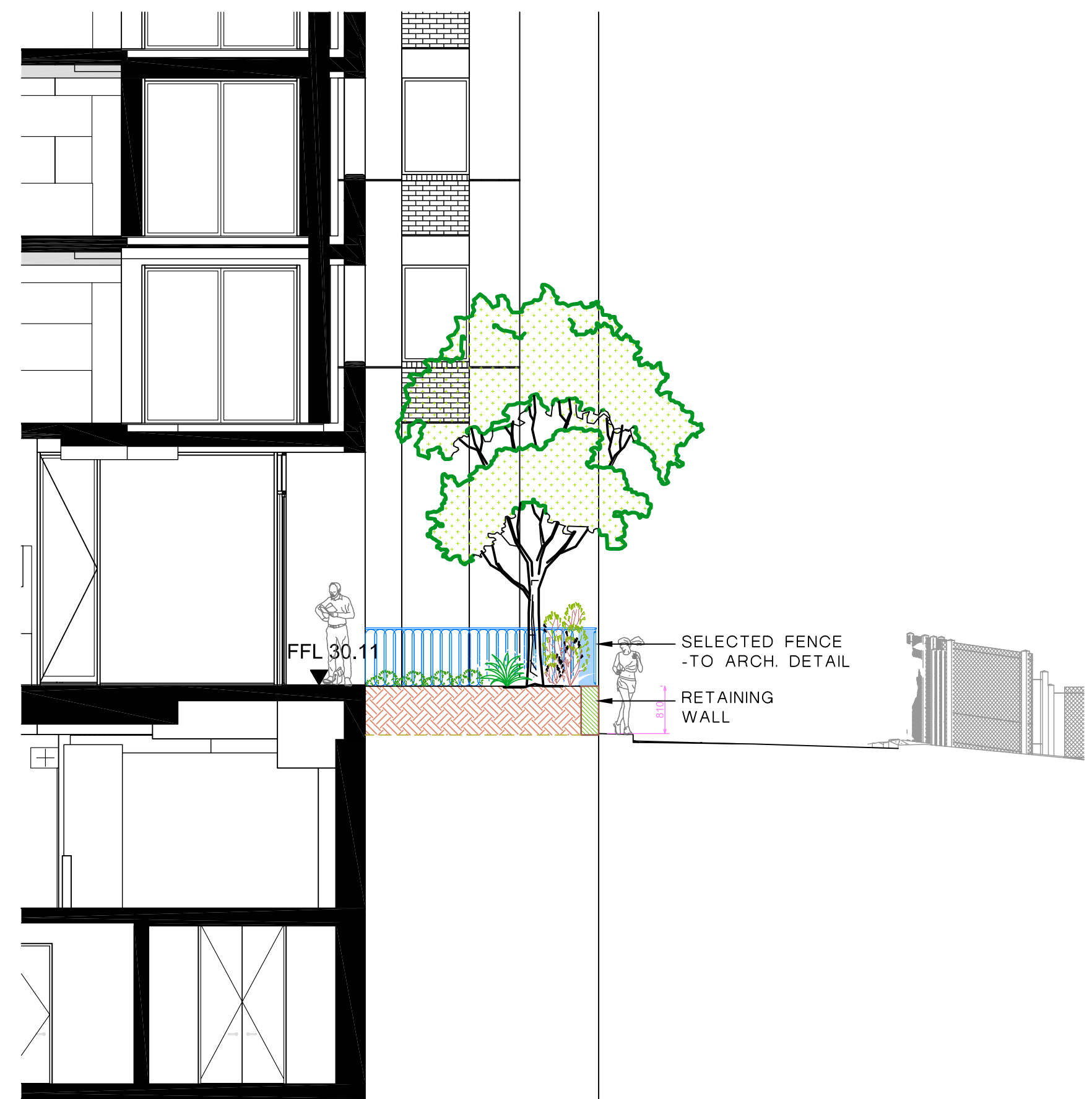
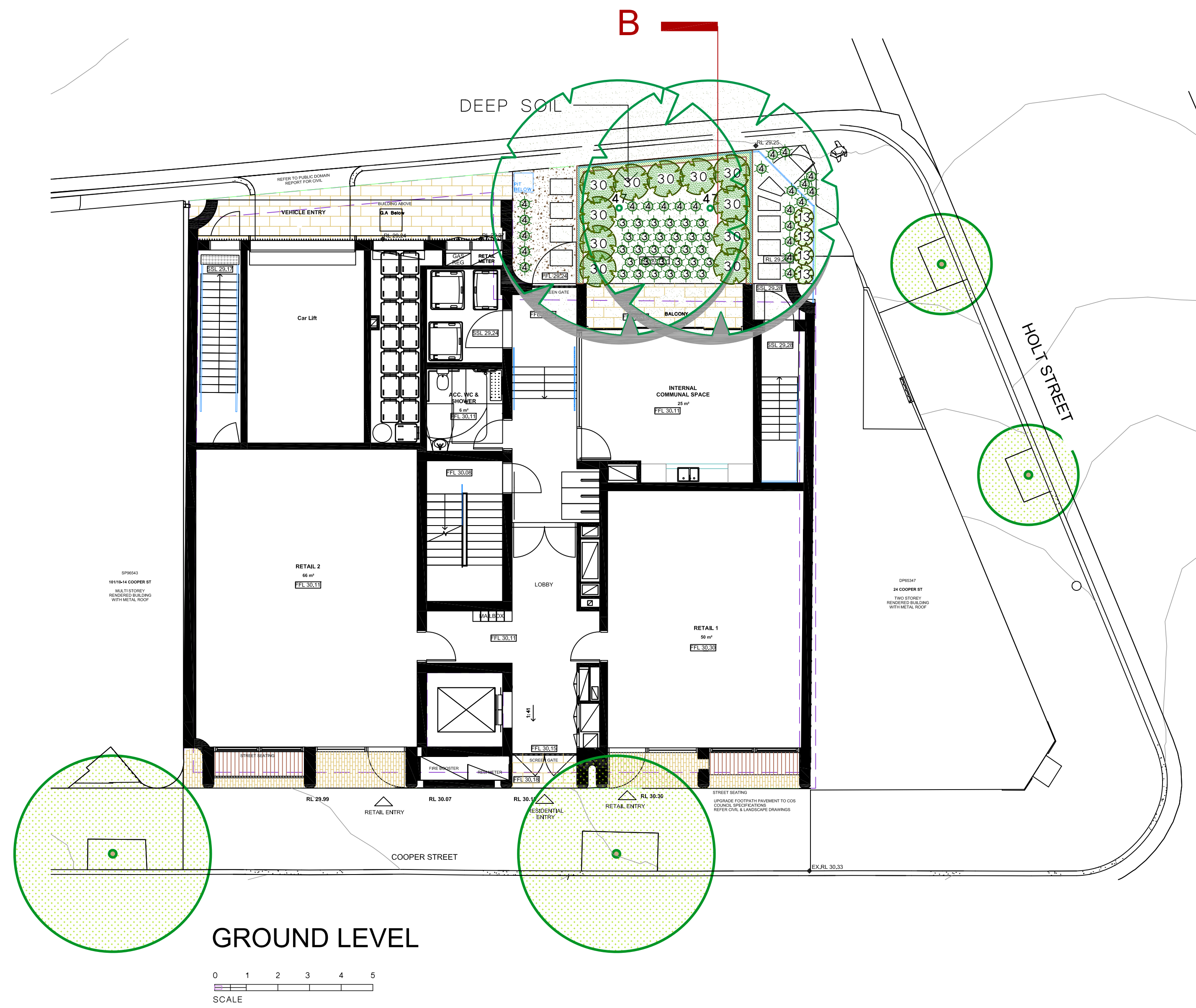
JASARA MANAGEMENT PTY LTD

vision dynamics
landscape design
m: 0412 282 888
Ph: (02) 9499 8888
em : visiondynamics @ westnet.com.au

DRAWING TITLE
LEGEND / DETAILS / PLANT SCHEDULE

DRAWN	FF	SCALE	1:100@A1 OR 1:200@A3	REV.	
DRAWING NUMBER	25088 DA 1 - 5			C	

Professional Member



SECTION B

REV	DESCRIPTION	REVISION DATE
C	AMEND AS PER COUNCIL MEETING & ARCH. CHG.	24.3.26
B	AMEND AS PER COUNCIL RFI	2.3.26
A	DA ISSUE	19/11/25

“For Approval”

PROPOSED MIXED USE DEVELOPMENT

**16-22 Cooper Street
Surry Hills**

ARCHITECT: **SJB Architects**

CLIENT: **JASARA MANAGEMENT PTY LTD**

vision dynamics
pty ltd.
landscape design
m: 0412 282 888
Ph: (02) 9499 8888
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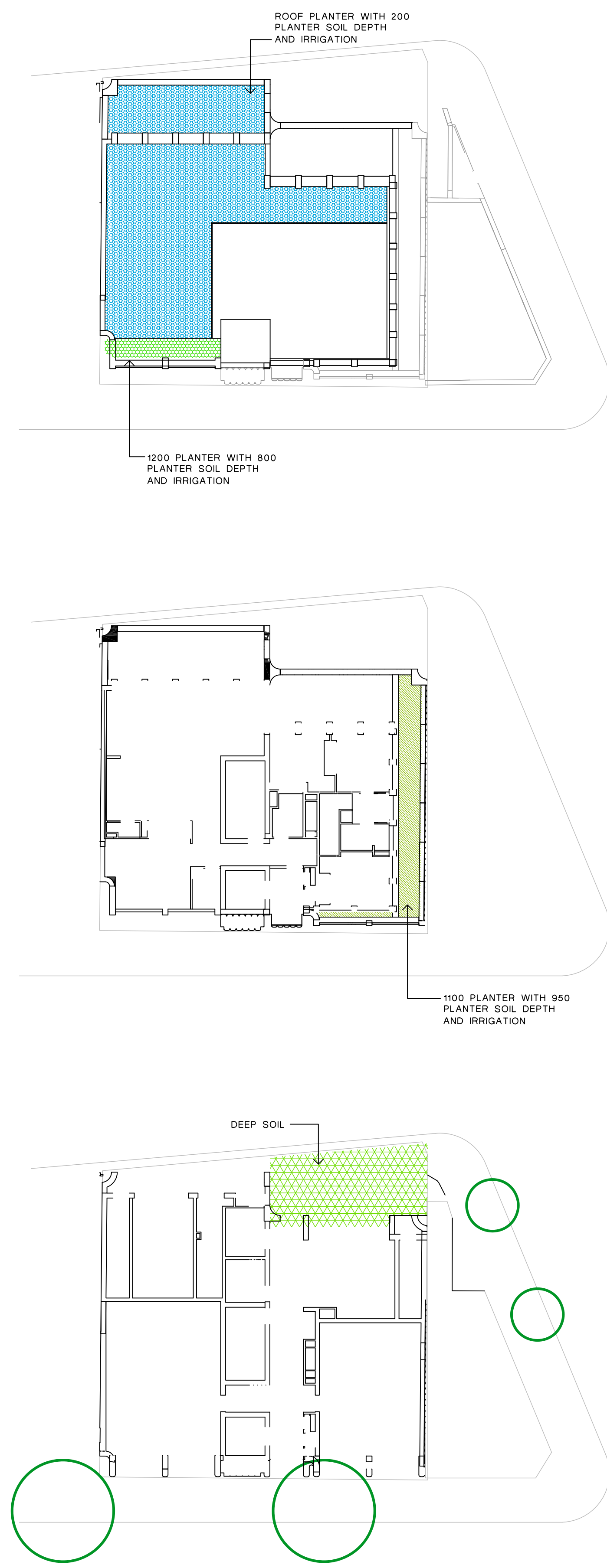
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DRAWN	FF	SCALE	1:100@A1 OR 1:200@A3	REV.
DRAWING NUMBER	25088	DA	2 - 5	C

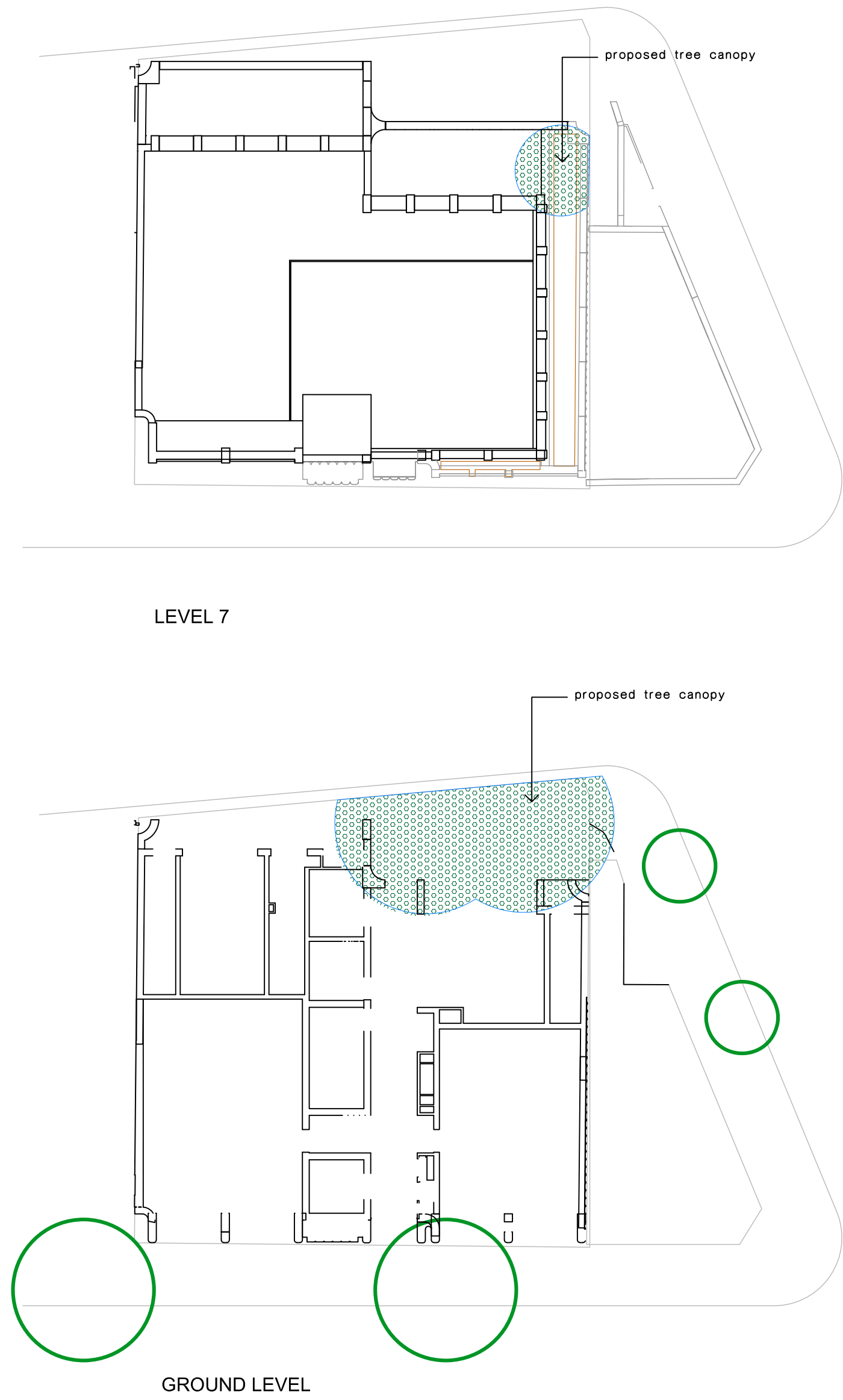
LANDSCAPE Design Institute Professional Member

NORTH

DEEP SOIL / PLANTER BOX



PROPOSED TREE CANOPY



site area	385.72 m ²
proposed tree canopy area required (15% of site area)	57.85 m ²
Tree canopy provided at maturity (18% provided)	70.70 m ²

REV	DESCRIPTION	REVISION DATE
C	AMEND AS PER COUNCIL MEETING & ARCH. CHG.	24.3.26
B	AMEND AS PER COUNCIL RFI	2.3.26
A	DA ISSUE	19/11/25

“For Approval”

PROPOSED MIXED USE DEVELOPMENT

**16-22 Cooper Street
Surry Hills**

ARCHITECT:
SJB Architects

CLIENT:
JASARA MANAGEMENT PTY LTD

vision dynamics
pty ltd.
landscape design
m: 0412 282 888
Ph: (02) 9499 8888
em : visiondynamics @ westnet.com.au

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

DRAWN	FF	SCALE	1:100@A1 OR 1:200@A3	REV.	
DRAWING NUMBER	25088 DA 5-5			C	

Landscape Design Institute
Professional Member

NORTH

EASEMENTS AFFECTING LOTS 101,102:

- EASEMENT FOR SUPPORT & SHELTER AFFECTING THE WHOLE OF THE LOT
- EASEMENT FOR EMERGENCY INGRESS AFFECTING THE WHOLE OF THE LOT
- EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT
- RIGHT OF ACCESS AFFECTING THE WHOLE OF THE LOT
- EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT

MGA
SCIMS

HOLT
STREET

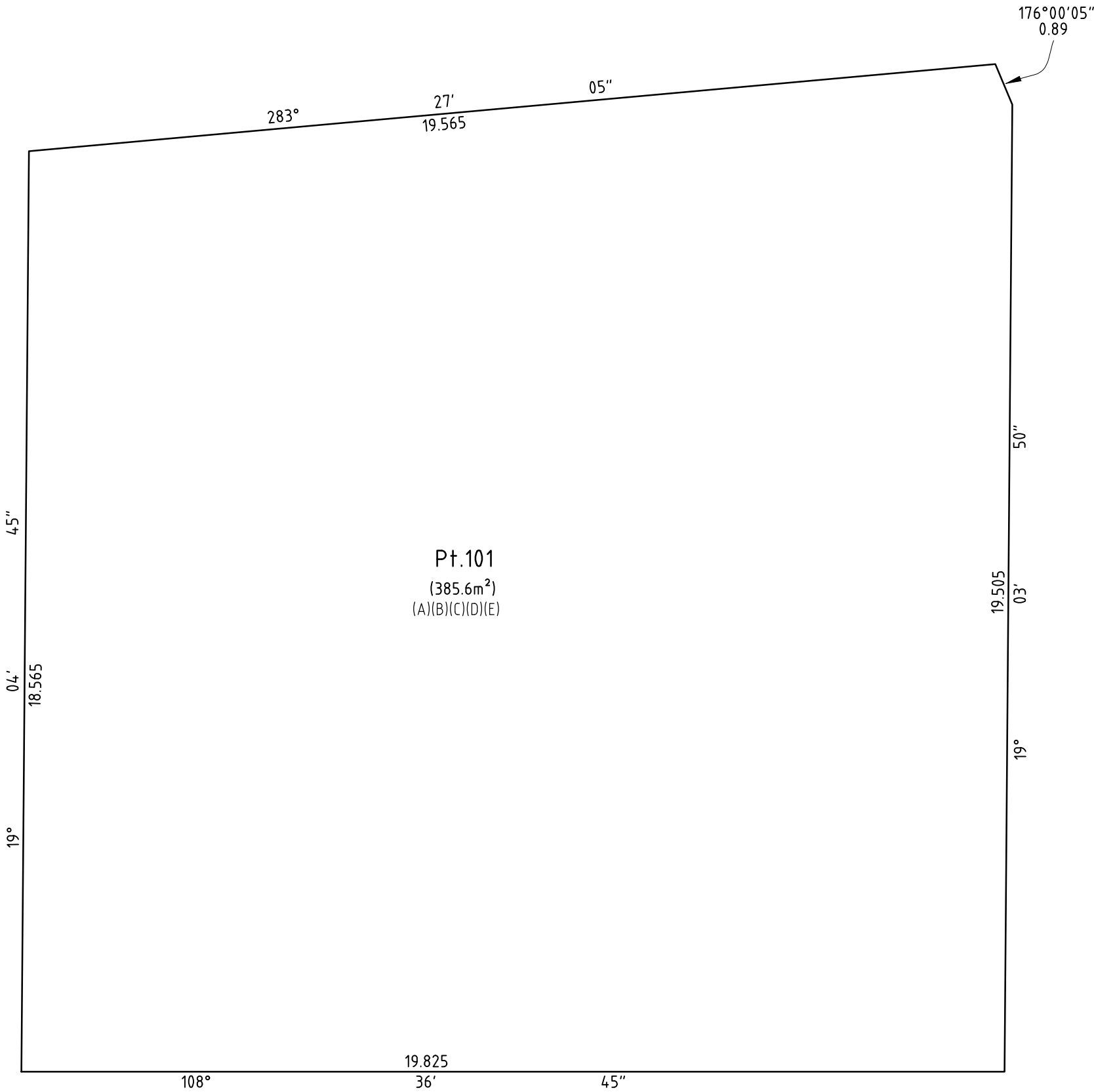
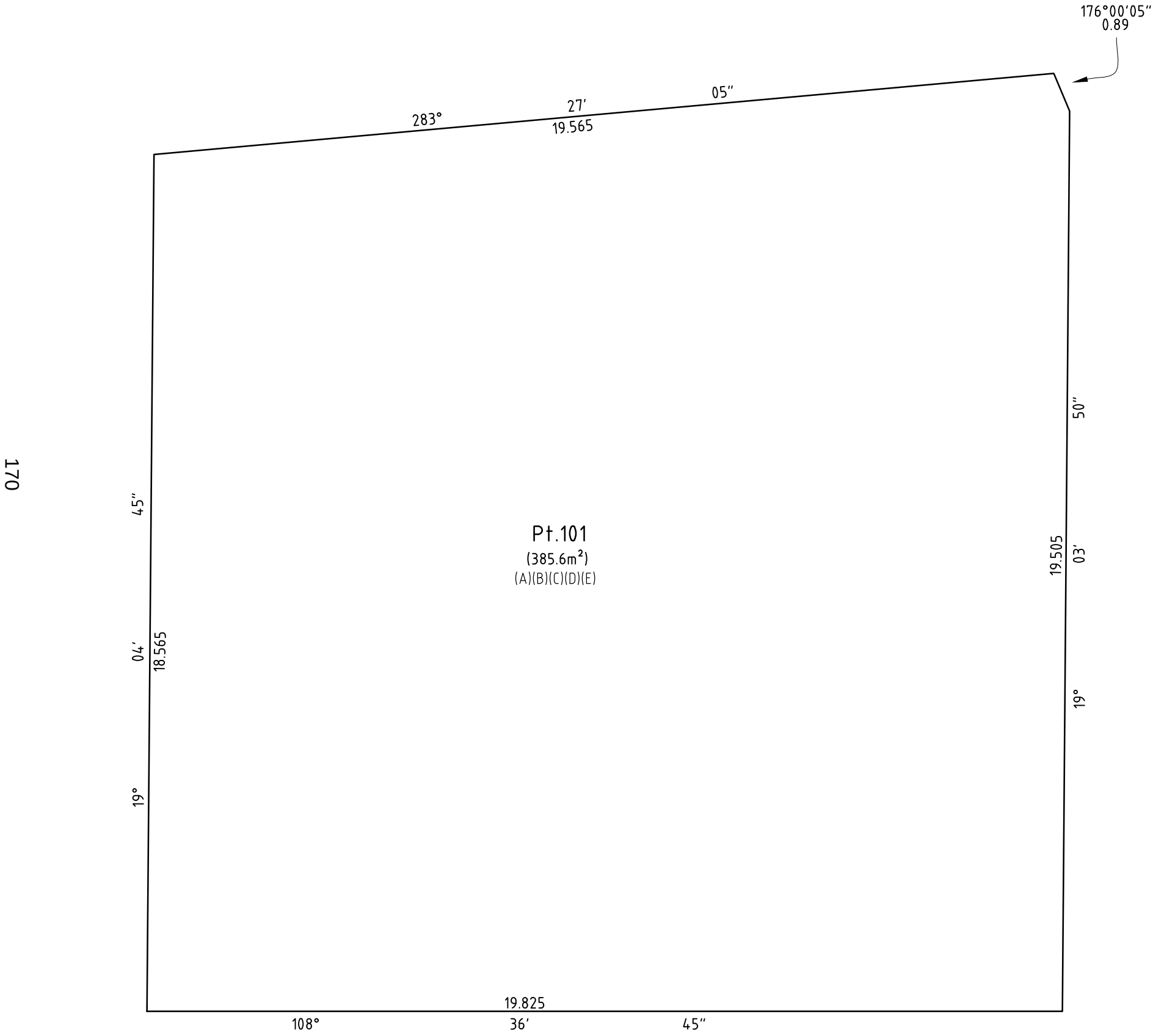
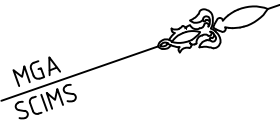
COOPER STREET

ALL LEVELS RELATED TO AHD

SURVEYOR Name: WARREN ALAN ELDRIDGE Date of Survey: Reference: 12410-STRATUM	PLAN OF SUBDIVISION OF LOT 1 & 2 IN DP515656	L.G.A.: SYDNEY Locality: SURRY HILLS Reduction Ratio: 1: 100 Lengths are in metres	Registered	DP1323053
---	--	---	------------	------------------

NOTE:
THIS IS A PRELIMINARY DRAFT STRATUM PLAN. THE LOTS SHOWN
HEREON HAVE NOT BEEN FULLY SURVEYED AND ALL DIMENSIONS
AND AREAS SHOWN ARE SUBJECT TO FINAL SURVEY.

NOTES:
(A) -EASEMENT FOR SUPPORT & SHELTER AFFECTING THE WHOLE OF THE LOT
(B) -EASEMENT FOR EMERGENCY INGRESS AFFECTING THE WHOLE OF THE LOT
(C) -EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT
(D) -RIGHT OF ACCESS AFFECTING THE WHOLE OF THE LOT
(E) -EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT



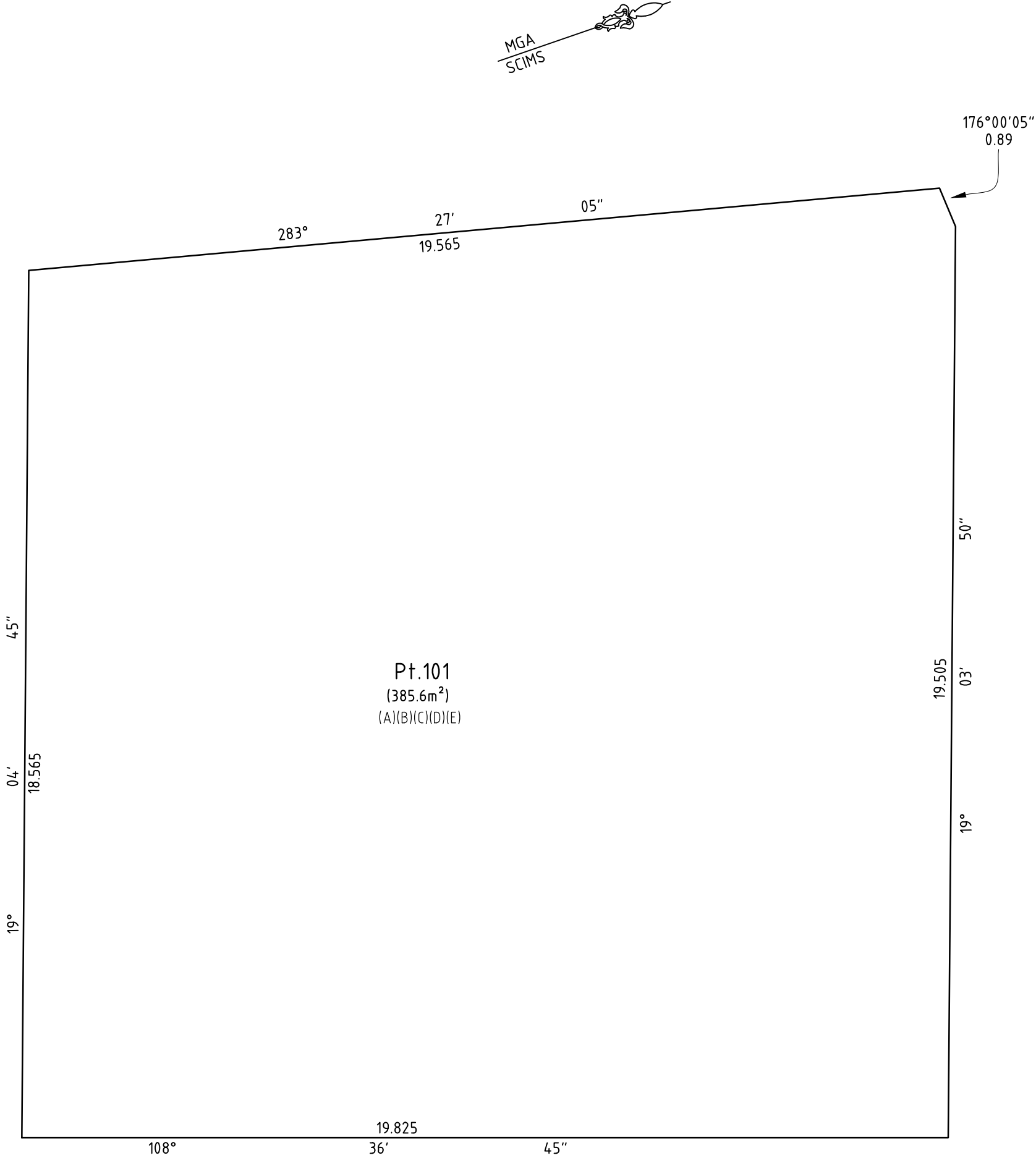
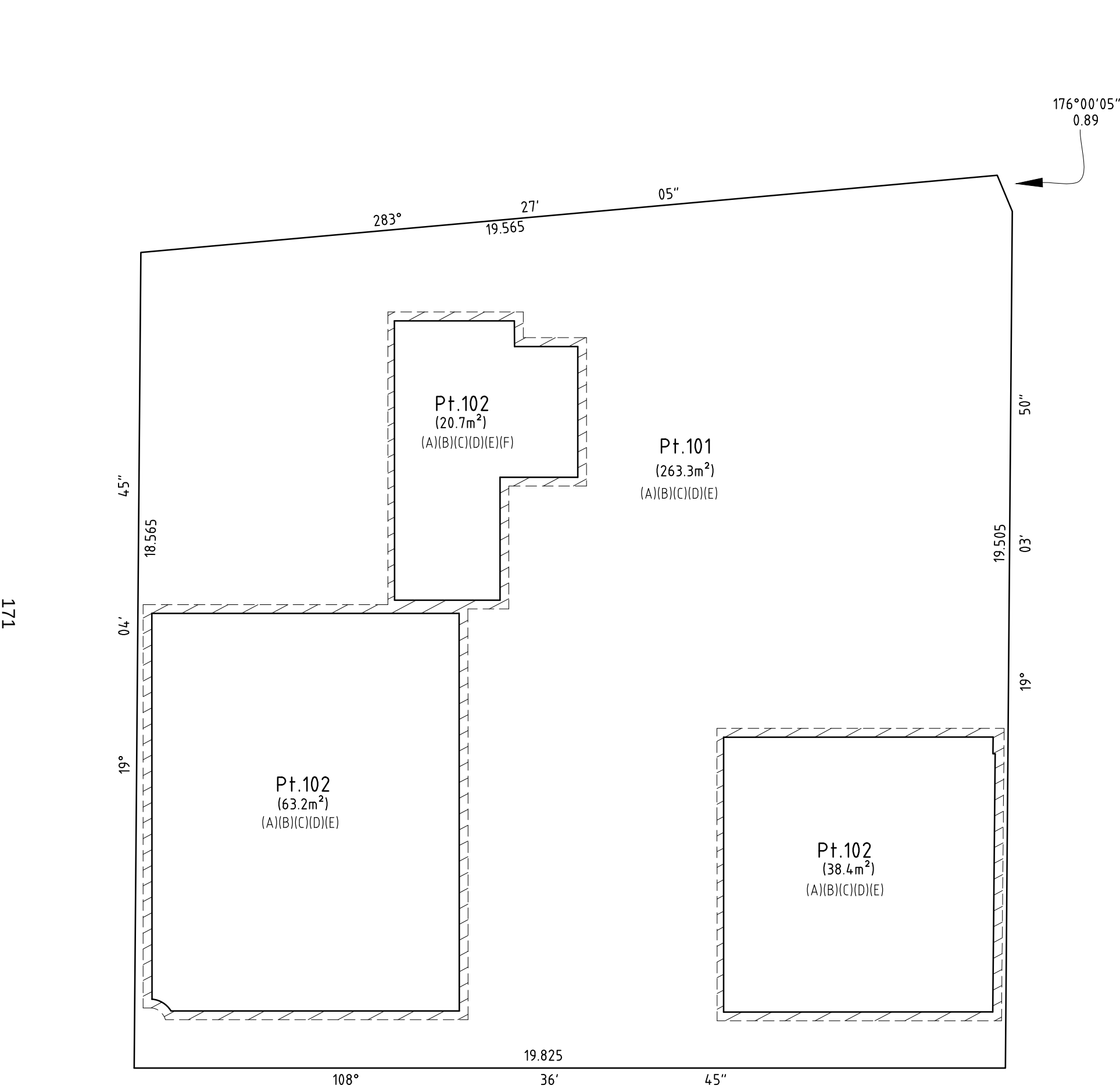
ALL LEVELS RELATED TO AHD

- NOTE
STRATUM BASED ON ARCHITECTURE PLAN
BY SJB ARCHITECTS
- DRAWING No. DA-1001 & DA-1002 REV.16&19

SURVEYOR Name: WARREN ALAN ELDRIDGE Date of Survey: Reference: 12410-STRATUM	PLAN OF SUBDIVISION OF LOT 1 & 2 IN DP515656	L.G.A.: SYDNEY Locality: SURRY HILLS Reduction Ratio: 1: 100 Lengths are in metres	Registered	DP1323053
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(C) -EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LOT
(D) -RIGHT OF ACCESS AFFECTING THE WHOLE OF THE LOT
(E) -EASEMENT TO DRAIN WATER AFFECTING THE WHOLE OF THE LOT



LOT101
LIMITED IN DEPTH TO RL.29.24
LIMITED IN HEIGHT TO RL.34.58
LOT102
LIMITED IN DEPTH TO RL.29.24
LIMITED IN HEIGHT TO RL.34.58

LOT101
LIMITED IN DEPTH TO RL.34.58
UNLIMITED IN HEIGHT

LEVEL 1 AND ABOVE

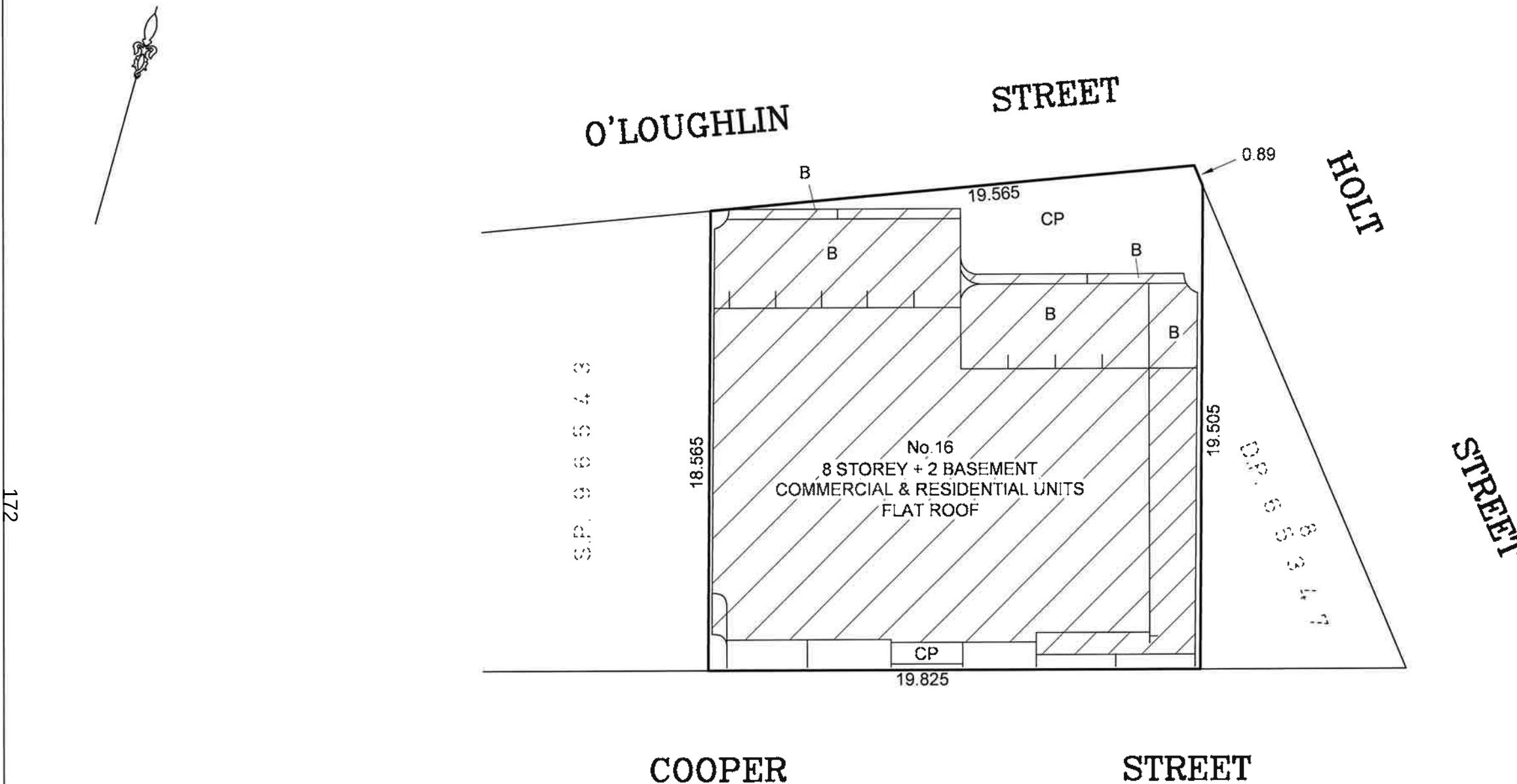
ALL LEVELS RELATED TO AHD

- NOTE**
STRATUM BASED ON ARCHITECTURE PLAN
BY SJB ARCHITECTS
- DRAWING No. DA-1003 & DA-1004 REV.19 & REV.11

SURVEYOR Name: WARREN ALAN ELDRIDGE Date of Survey: Reference: 12410-STRATUM	PLAN OF SUBDIVISION OF LOT 1 & 2 IN DP515656	L.G.A.: SYDNEY Locality: SURRY HILLS Reduction Ratio: 1: 100 Lengths are in metres	Registered	DP1323053
---	--	---	------------	-----------

NOTE:
THIS IS A PRELIMINARY DRAFT STRATA PLAN. THE
LOTS SHOWN HEREON HAVE NOT BEEN SURVEYED
AND ALL DIMENSIONS AND/OR AREAS SHOWN ARE
APPROXIMATE AND SUBJECT TO SURVEY AND
REGISTRATION OF THE FINAL STRATA PLAN AT LAND
AND PROPERTY INFORMATION.

NOTES:
1. CP DENOTES COMMON PROPERTY
B. DENOTES BALCONY



LOCATION PLAN

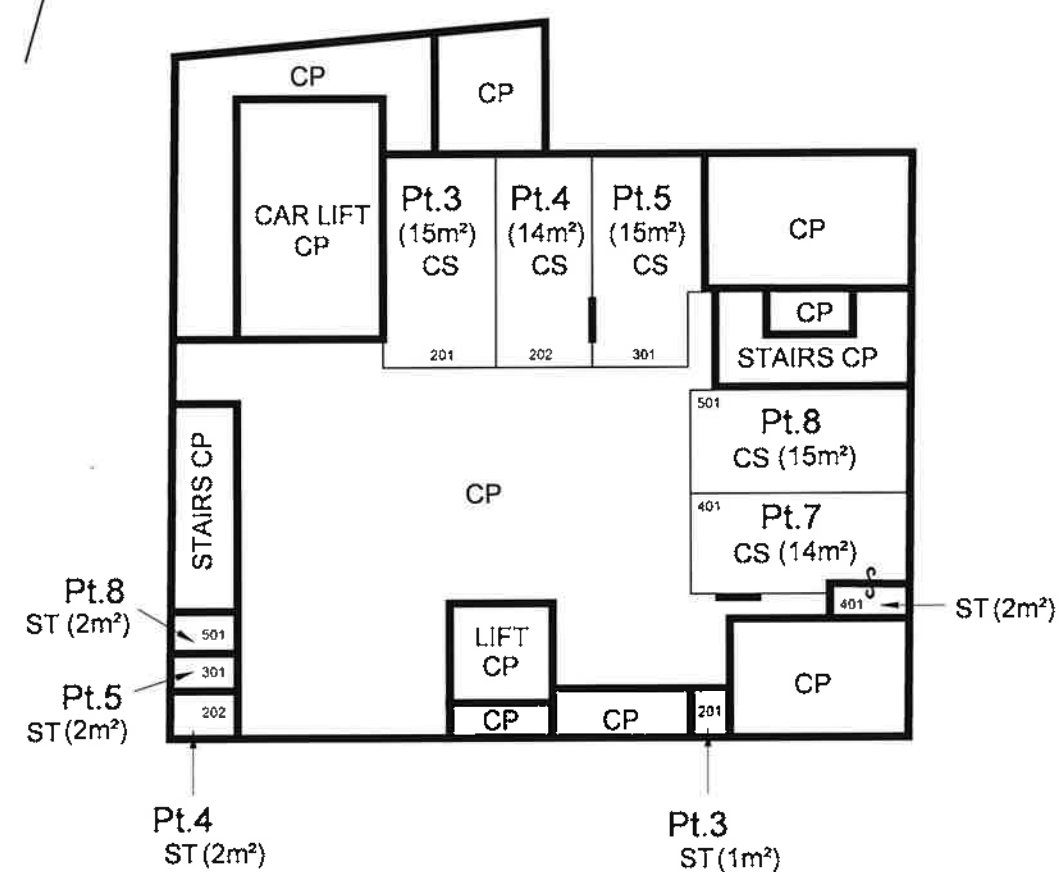
SURVEYOR Name: WARREN ELDRIDGE Date: 29/04/2026 Reference: 12410-SP	PLAN OF SUBDIVISION OF LOT 101 IN DP 1323053	L.G.A.: SYDNEY Locality: SURRY HILLS Reduction Ratio: 1:200 Lengths are in metres	Registered	ISSUE B
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NOTE:

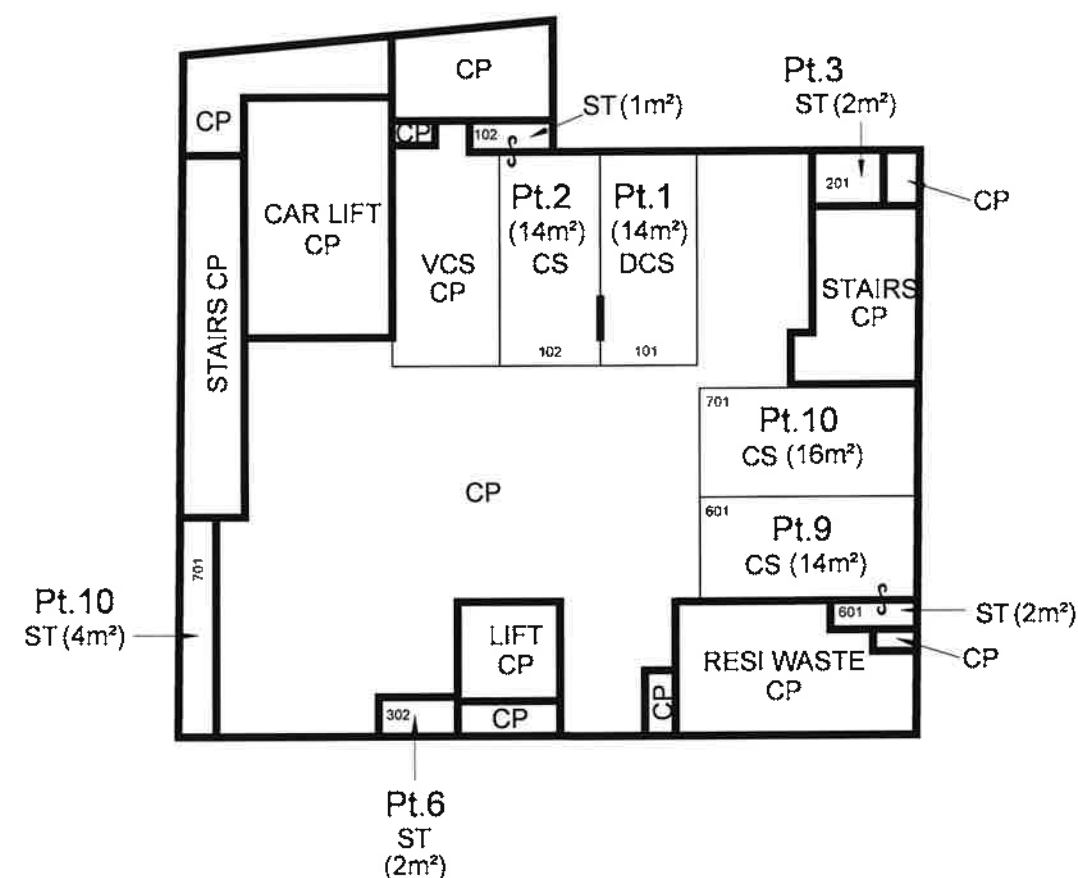
THIS IS A PRELIMINARY DRAFT STRATA PLAN. THE LOTS SHOWN HEREON HAVE NOT BEEN SURVEYED AND ALL DIMENSIONS AND/OR AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO SURVEY AND REGISTRATION OF THE FINAL STRATA PLAN AT LAND AND PROPERTY INFORMATION.

NOTES:

1. ALL AREAS ARE APPROXIMATE
2. CP DENOTES COMMON PROPERTY
CS DENOTES CARSPACE
DCS DENOTES DISABLED CARSPACE
VCS DENOTES VISITOR CARSPACE
ST DENOTES STORAGE



BASEMENT 2



BASEMENT 1

NOTE

- STRATA BASED ON ARCHITECTURE PLAN BY SJB ARCHITECTS
- DRAWING N.: DA-1001 REV.16 & DA-1002 REV.19
- ISSUE DATE: 31/3/2026 & 15/4/2026

SURVEYOR

Name: WARREN ELDRIDGE

Date: 29/04/2026

Reference: 12410-SP

PLAN OF SUBDIVISION OF LOT 101 IN
DP 1323053

L.G.A.: SYDNEY

Locality: SURRY HILLS

Reduction Ratio: 1:200

Lengths are in metres

Registered

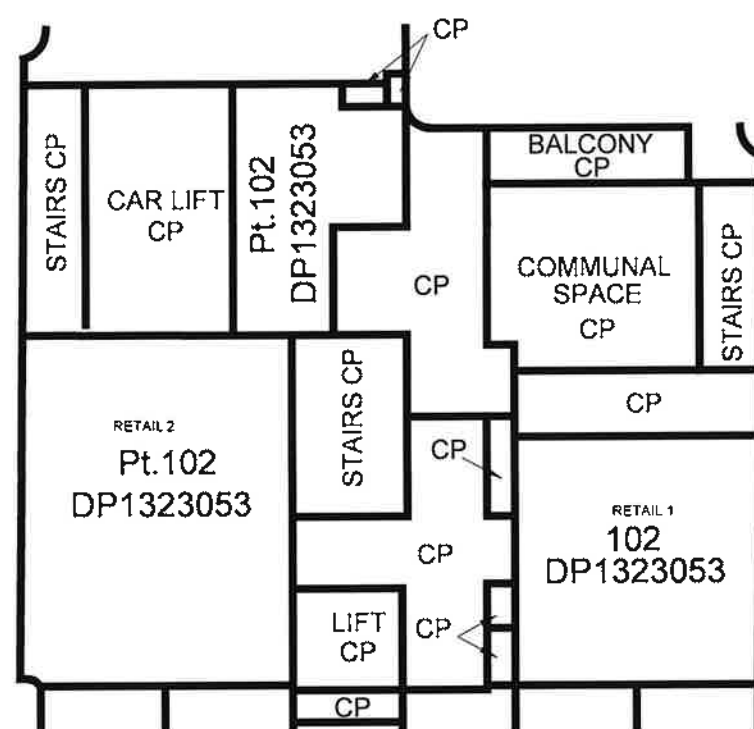
ISSUE B

NOTE:

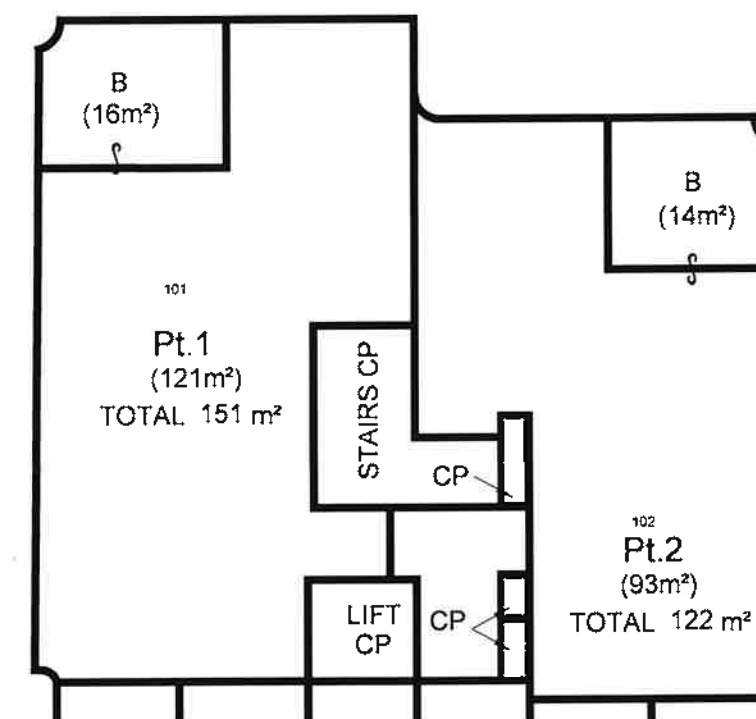
THIS IS A PRELIMINARY DRAFT STRATA PLAN. THE LOTS SHOWN HEREON HAVE NOT BEEN SURVEYED AND ALL DIMENSIONS AND/OR AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO SURVEY AND REGISTRATION OF THE FINAL STRATA PLAN AT LAND AND PROPERTY INFORMATION.

NOTES:

1. ALL AREAS ARE APPROXIMATE
2. CP DENOTES COMMON PROPERTY
- B. DENOTES BALCONY



GROUND FLOOR



LEVEL 1

NOTE

- STRATA BASED ON ARCHITECTURE PLAN BY SJB ARCHITECTS
- DRAWING N.: DA-1003 REV.19 & DA-1004 REV.11
- ISSUE DATE: 15/4/2026

SURVEYOR

Name: WARREN ELDRIDGE

Date: 29/04/2026

Reference: 12410-SP

PLAN OF SUBDIVISION OF LOT 101 IN
DP 1323053

L.G.A.: SYDNEY

Locality: SURRY HILLS

Reduction Ratio: 1:200

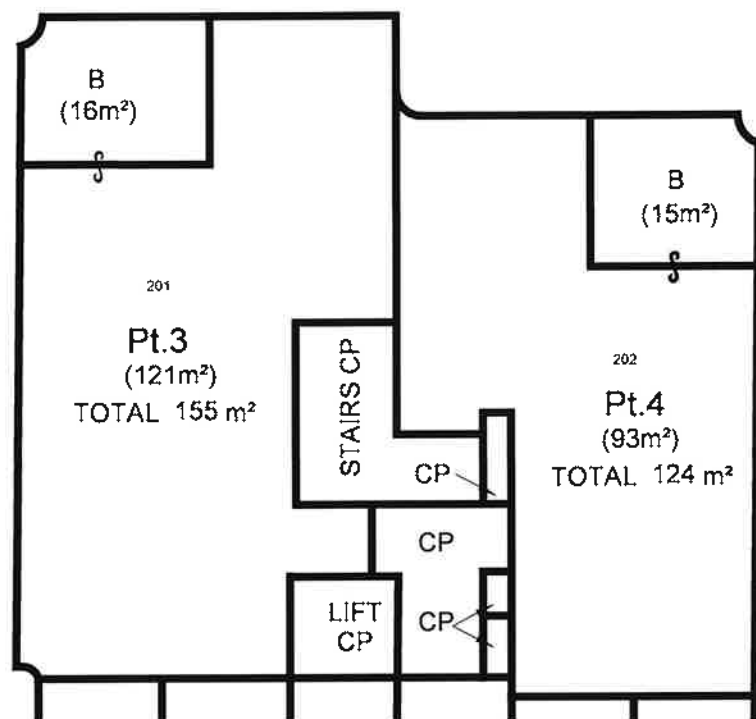
Lengths are in metres

Registered

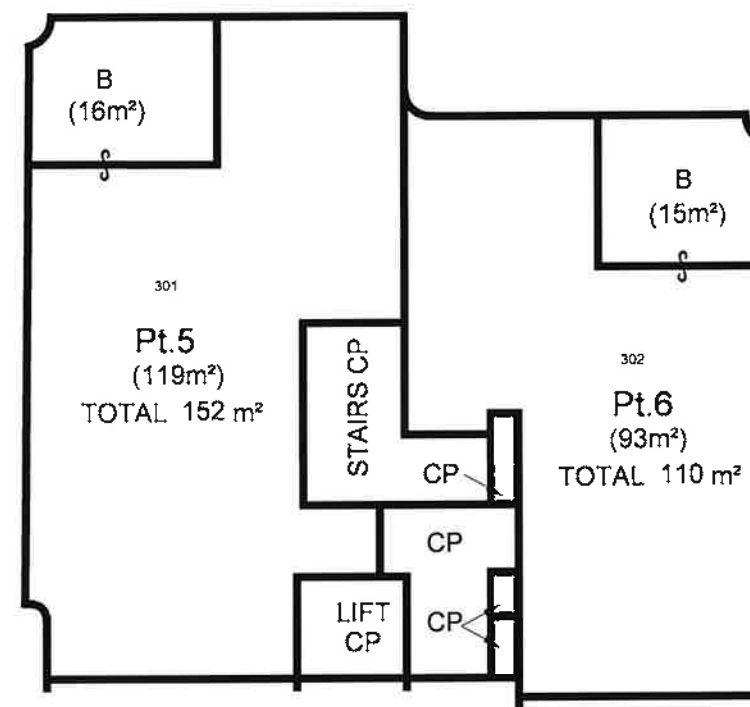
ISSUE B

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NOTES:
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2. CP DENOTES COMMON PROPERTY
B. DENOTES BALCONY



LEVEL 2



LEVEL 3

NOTE
• STRATA BASED ON ARCHITECTURE PLAN BY SJB ARCHITECTS
• DRAWING N.: DA-1005 REV.18 & DA-1006 REV.5
• ISSUE DATE: 15/4/2026

SURVEYOR
Name: WARREN ELDRIDGE
Date: 29/04/2026
Reference: 12410-SP

PLAN OF SUBDIVISION OF LOT 101 IN
DP 1323053

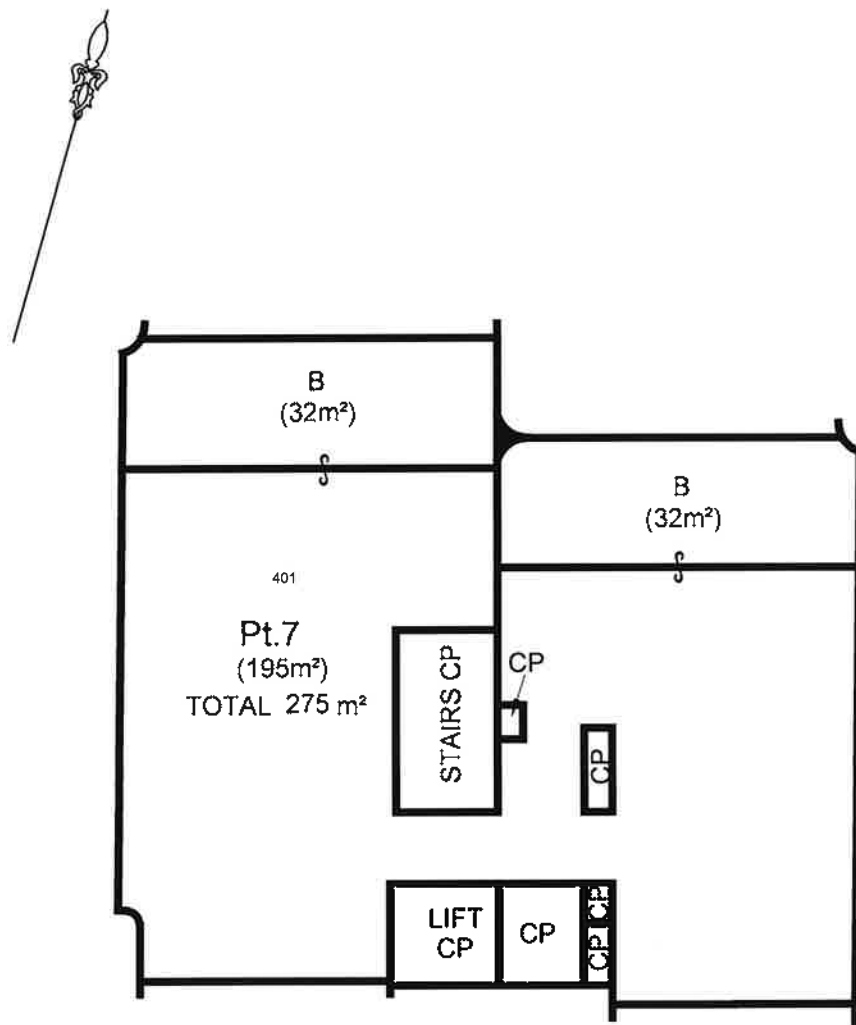
L.G.A.: SYDNEY
Locality: SURRY HILLS
Reduction Ratio: 1:200
Lengths are in metres

Registered

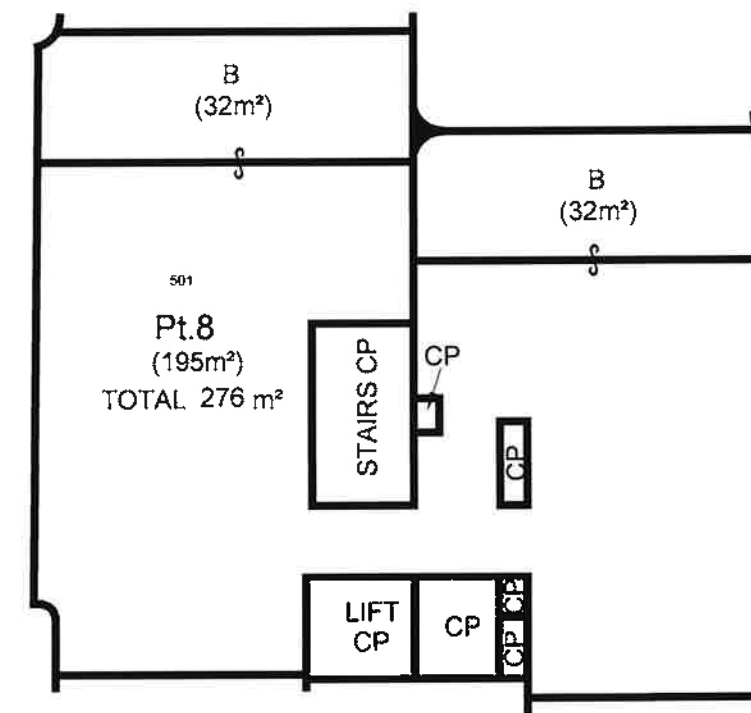
ISSUE B

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NOTES:
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B. DENOTES BALCONY



LEVEL 4



LEVEL 5

NOTE
• STRATA BASED ON ARCHITECTURE PLAN BY
SJB ARCHITECTS
• DRAWING N.: DA-1007 REV.17
• ISSUE DATE: 15/4/2026

SURVEYOR
Name: WARREN ELDRIDGE
Date: 29/04/2026
Reference: 12410-SP

PLAN OF SUBDIVISION OF LOT 101 IN
DP 1323053

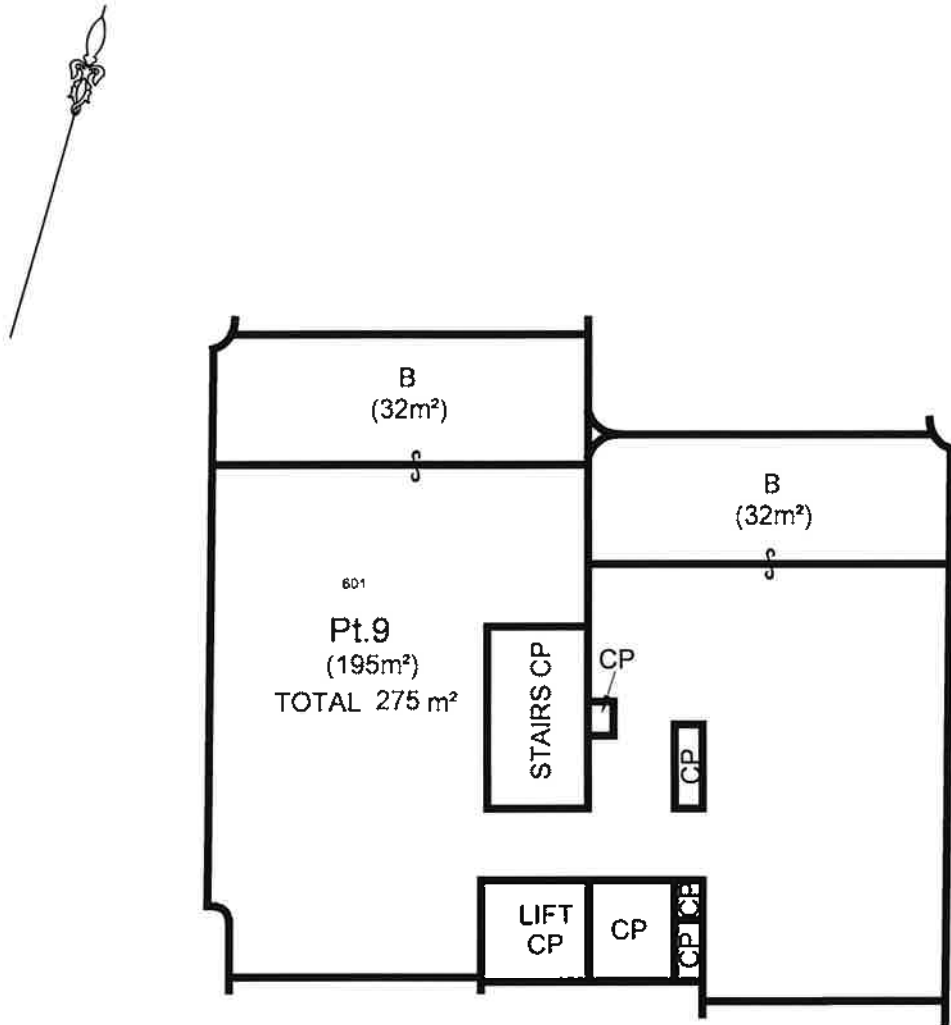
L.G.A.: SYDNEY
Locality: SURRY HILLS
Reduction Ratio: 1:200
Lengths are in metres

Registered

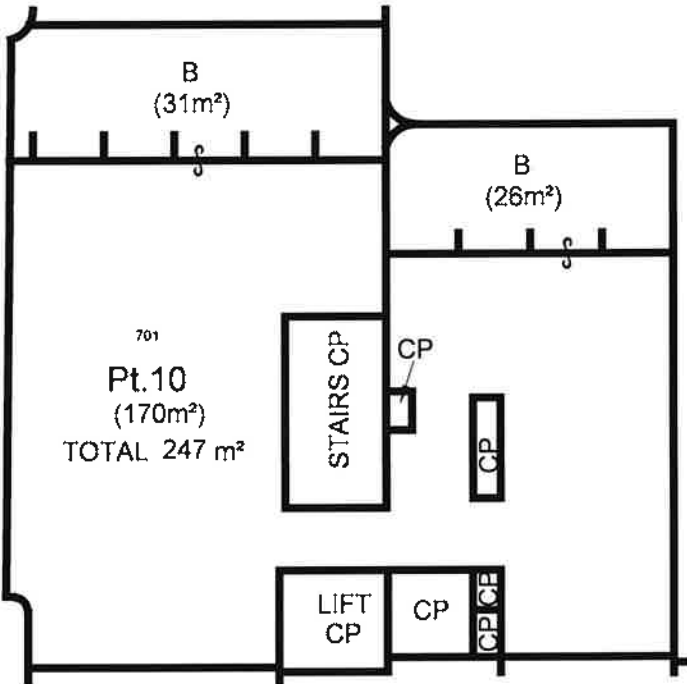
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NOTES:
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2. CP DENOTES COMMON PROPERTY
B. DENOTES BALCONY



LEVEL 6



LEVEL 7

NOTE
• STRATA BASED ON ARCHITECTURE PLAN BY
SJB ARCHITECTS
• DRAWING N.: DA-1007 REV.17 & DA-1010 REV.18
• ISSUE DATE: 15/4/2026

SURVEYOR
Name: WARREN ELDRIDGE
Date: 29/04/2026
Reference: 12410-SP

PLAN OF SUBDIVISION OF LOT 101 IN
DP 1323053

L.G.A.: SYDNEY
Locality: SURRY HILLS
Reduction Ratio: 1:200
Lengths are in metres

Registered

ISSUE B