

# **Attachment B2**

**Selected Proposed Drawings**



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**S4.55 CHANGES IN RED**

- LEGEND**
1. AMALGAMATION OF PREVIOUS LOT 13, 14 & 15 INTO TWO APARTMENTS
  2. WINTERGARDEN REMOVED
  3. BI-FOLD DOOR CHANGED TO SLIDING DOOR
  4. WINDOW MODIFIED
  5. GLAZED ROOF CHANGE TO METAL SHEET ROOF
  6. AMALGAMATION OF PREVIOUS LOT 10, 11 & 12 INTO TWO APARTMENTS
  7. AMENDED LOBBY GLAZING
  8. REVISED LOBBY DESIGN
  9. REVISED DRIVEWAY DESIGN
  10. REVISED LANDSCAPING & ART WORK
  11. ROOF FINISHES CHANGED TO METAL SHEET
  12. ROOF FINISHES CHANGED TO RIVER PEBBLE

REV	DESCRIPTION	BY	DATE
A	FOR PRE-DA SUBMISSION	JF	05.07.2022
B	PRELIMINARY	JF	13.10.2022
C	FOR S4.55 SUBMISSION	JF	25.01.2023
D	FOR S4.55 SUBMISSION	JF	06.11.2023

PROJECT PHASE  
**S4.55 APPLICATION**

STATUS  
**FOR APPROVAL**

PROJECT NO. 21018CC  
PROJECT **NAUTIQUE**  
ADDRESS 100 Bayswater Road, Rushcutters Bay

DEVELOPMENT MANAGER  
**DEDICO**

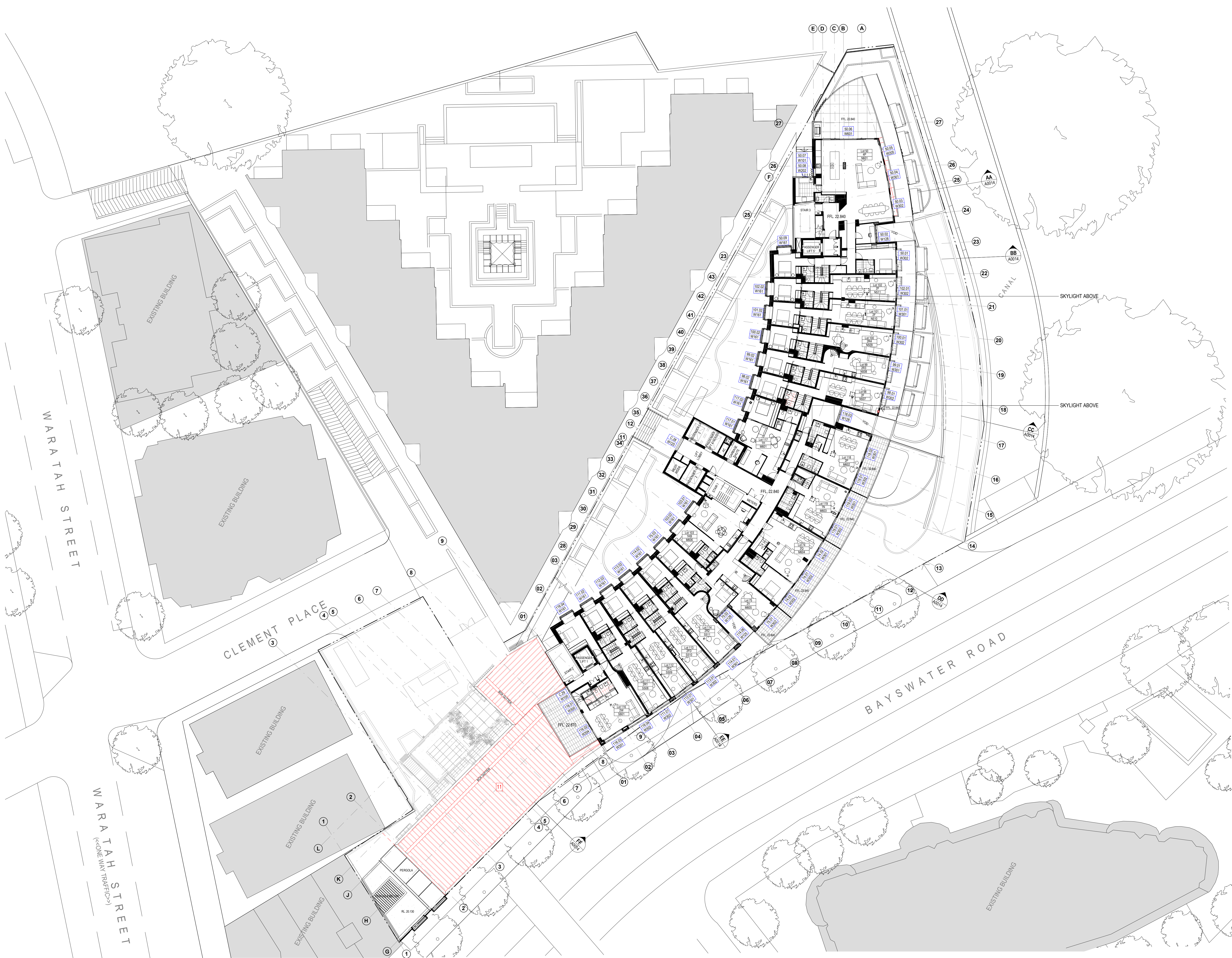
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DRAWING SERIES  
**General Arrangement Plans**

DRAWING TITLE  
**LEVEL 5**

DRAWING NO. **A0009** REVISION **D** DRW: RT  
CHK: JF

**ANTONIADES ARCHITECTS**



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D	FOR S4.55 SUBMISSION	JF	06.11.2023

PROJECT PHASE  
**S4.55 APPLICATION**

STATUS  
**FOR APPROVAL**

PROJECT NO. 21018CC  
PROJECT **NAUTIQUE**  
ADDRESS 100 Bayswater Road, Rushcutters Bay

DEVELOPMENT MANAGER  
**DEDICO**

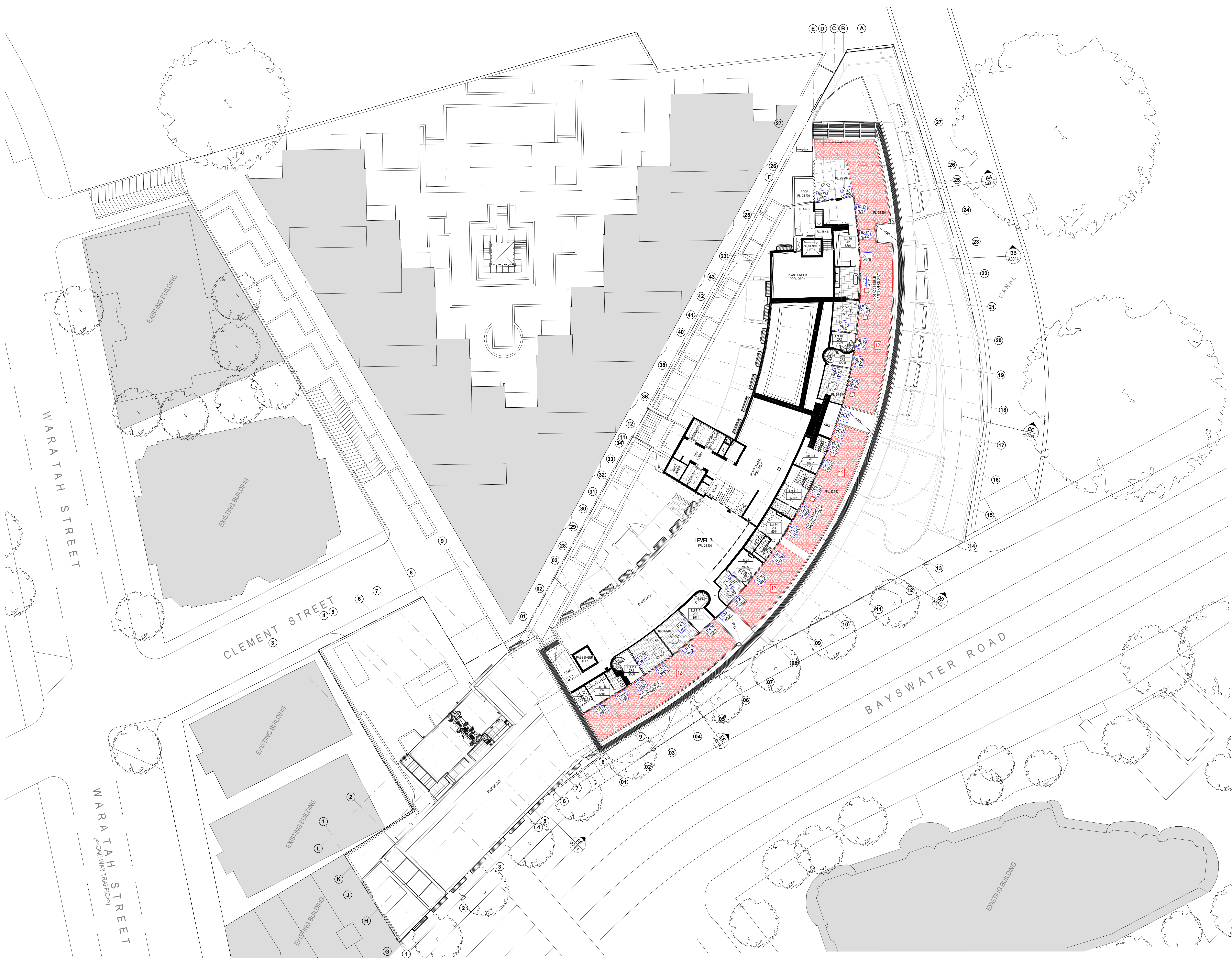
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DRAWING SERIES  
**General Arrangement Plans**

DRAWING TITLE  
**LEVEL 6**

DRAWING NO. **A0010** REVISION **D** DRW: RT  
CHK: JF

**ANTONIADES ARCHITECTS**



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S4.55 CHANGES IN RED S4.55 CHANGES IN RED

- LEGEND**
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  2. WINTERGARDEN REMOVED
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C	FOR S4.55 SUBMISSION	JF	25.01.2023
D	FOR S4.55 SUBMISSION	JF	06.11.2023

PROJECT PHASE  
S4.55 APPLICATION

STATUS  
FOR APPROVAL

PROJECT NO. 21018CC  
PROJECT NAUTIQUE  
ADDRESS 100 Bayswater Road, Rushcutters Bay

DEVELOPMENT MANAGER  
**DEDICO**

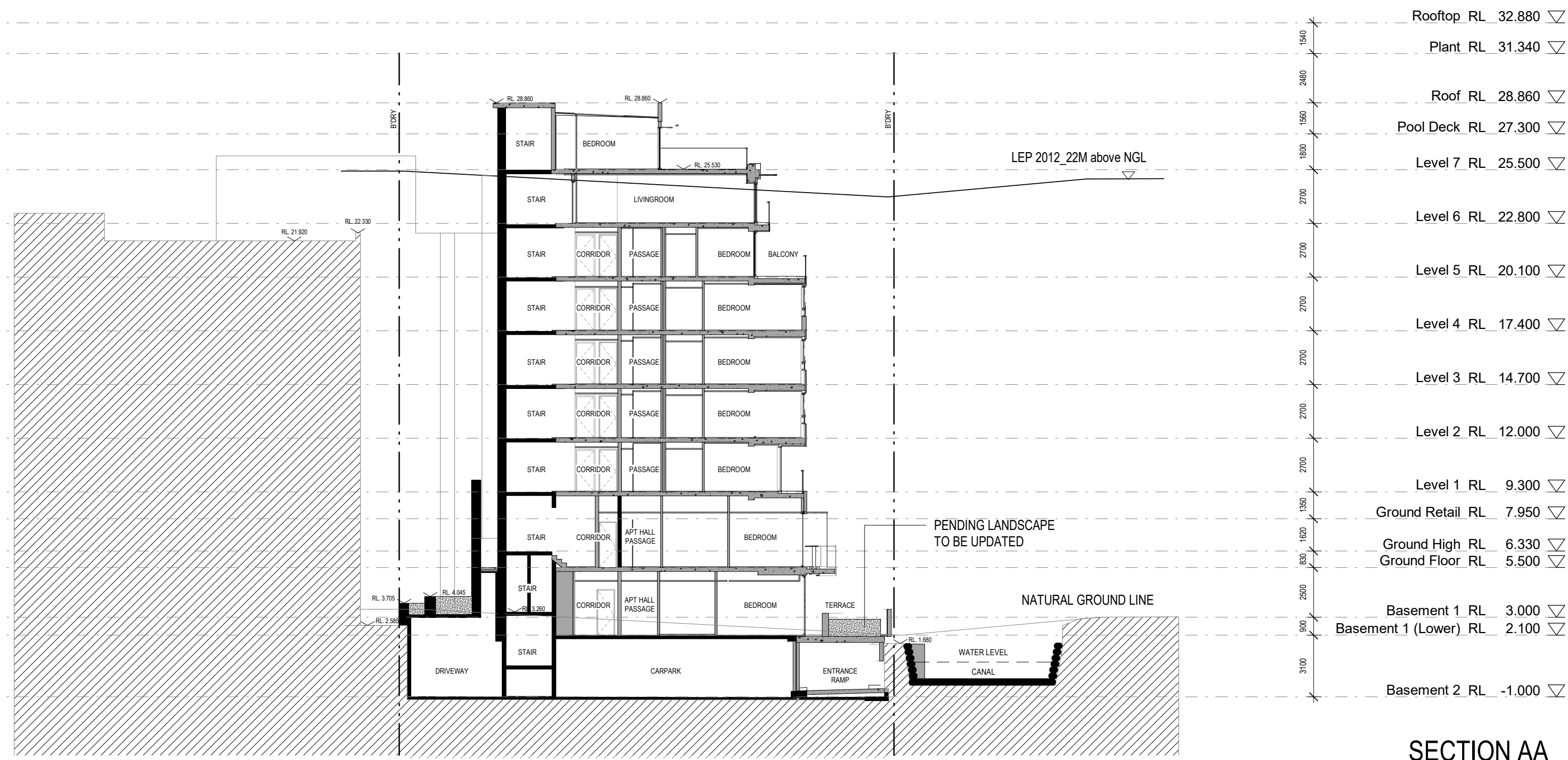
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DRAWING SERIES  
**General Arrangement Plans**

DRAWING TITLE  
**LEVEL 7**

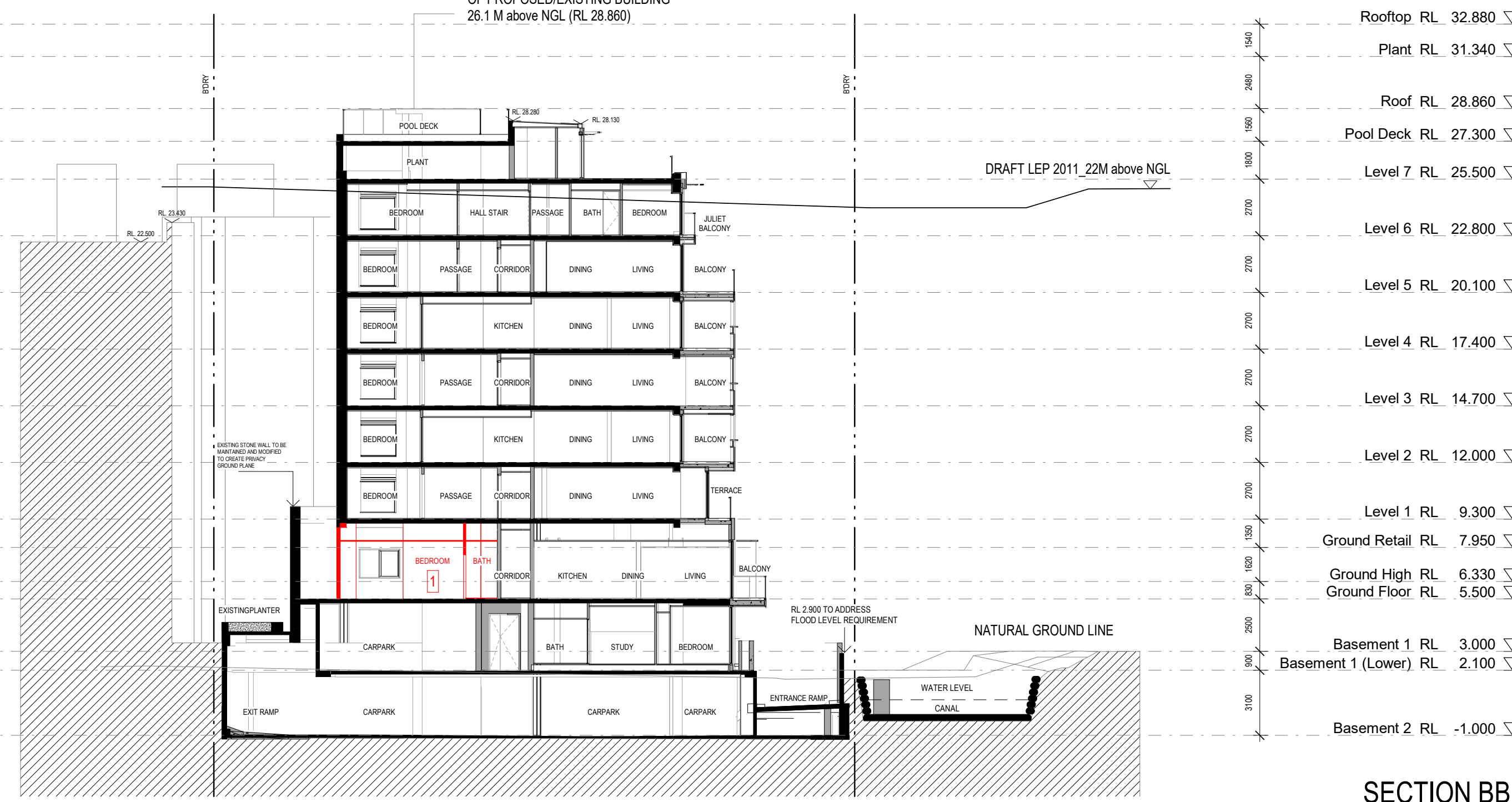
DRAWING NO. **A0011** REVISION **D** DRW: RT  
CHK: JF

**ANTONIADES ARCHITECTS**



SECTION AA

Roof	RL 32.880
Plant	RL 31.340
Roof	RL 28.860
Pool Deck	RL 27.300
Level 7	RL 25.500
Level 6	RL 22.800
Level 5	RL 20.100
Level 4	RL 17.400
Level 3	RL 14.700
Level 2	RL 12.000
Level 1	RL 9.300
Ground Retail	RL 7.950
Ground High	RL 6.330
Ground Floor	RL 5.500
Basement 1	RL 3.000
Basement 1 (Lower)	RL 2.100
Basement 2	RL -1.000



SECTION BB

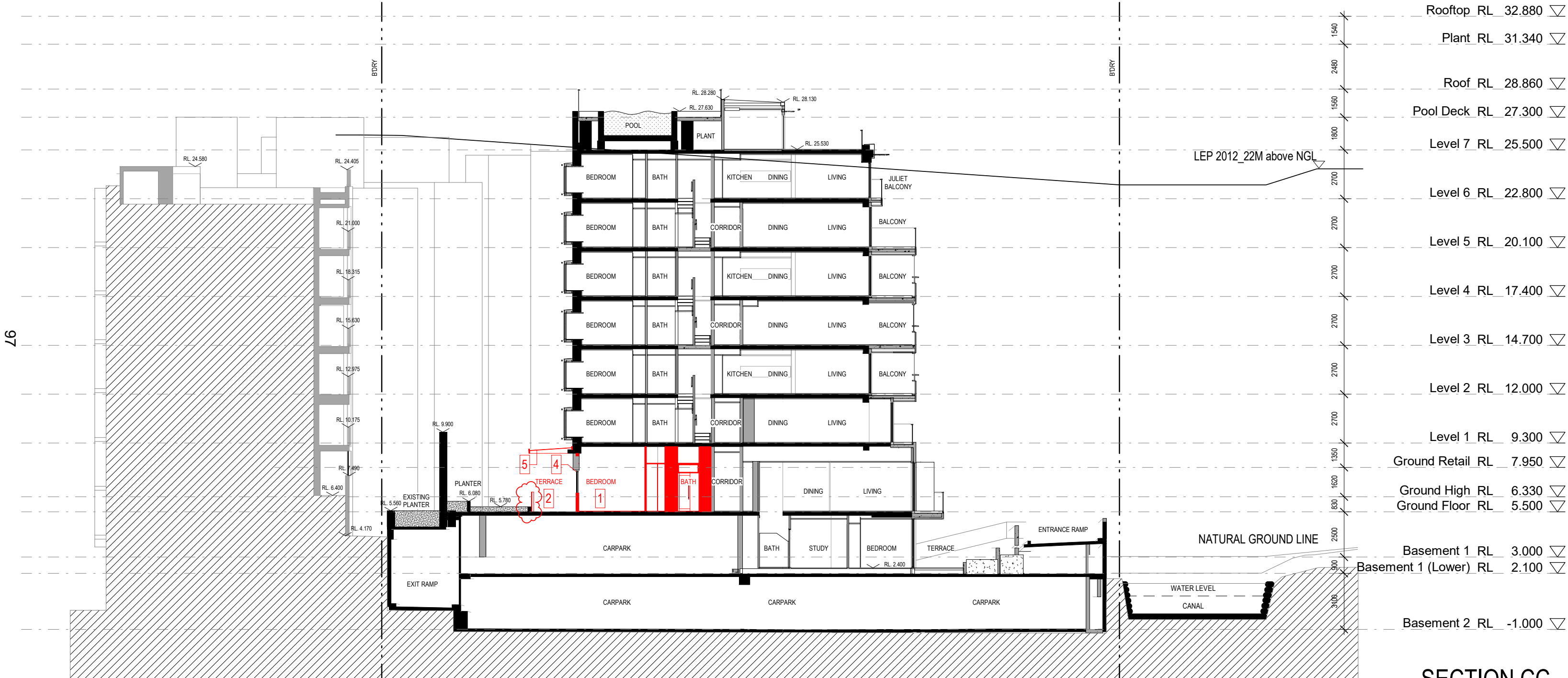
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Plant	RL 31.340
Roof	RL 28.860
Pool Deck	RL 27.300
Level 7	RL 25.500
Level 6	RL 22.800
Level 5	RL 20.100
Level 4	RL 17.400
Level 3	RL 14.700
Level 2	RL 12.000
Level 1	RL 9.300
Ground Retail	RL 7.950
Ground High	RL 6.330
Ground Floor	RL 5.500
Basement 1	RL 3.000
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Basement 2	RL -1.000

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**S4.55 CHANGES IN RED**

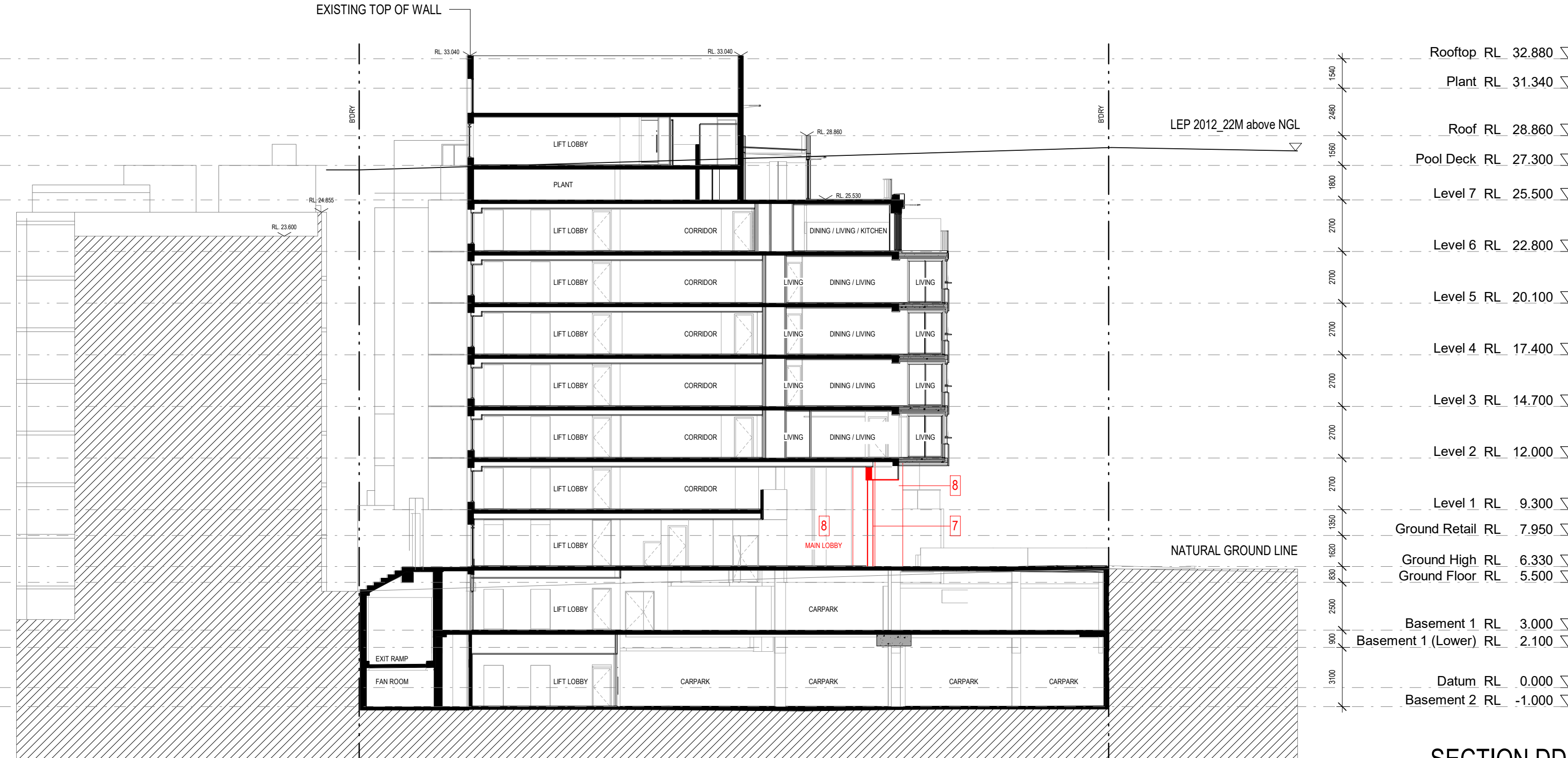
**LEGEND**

- AMALGAMATION OF PREVIOUS LOT 13, 14 & 15 INTO TWO APARTMENTS
- WINTERGARDEN REMOVED
- BI-FOLD DOOR CHANGED TO SLIDING DOOR
- WINDOW MODIFIED
- GLAZED ROOF CHANGE TO METAL SHEET ROOF
- AMALGAMATION OF PREVIOUS LOT 10, 11 & 12 INTO TWO APARTMENTS
- AMENDED LOBBY GLAZING FORM AND LOCATION, NO MATERIAL CHANGE
- REVISED LOBBY DESIGN, NO MATERIAL CHANGE
- REVISED DRIVEWAY DESIGN
- ROOF FINISHES CHANGED TO METAL SHEET
- ROOF FINISHES CHANGED TO RIVER PEBBLE
- MODIFIED BASEMENT STORAGE CAGES
- MODIFIED BASEMENT CAR PARKING



SECTION CC

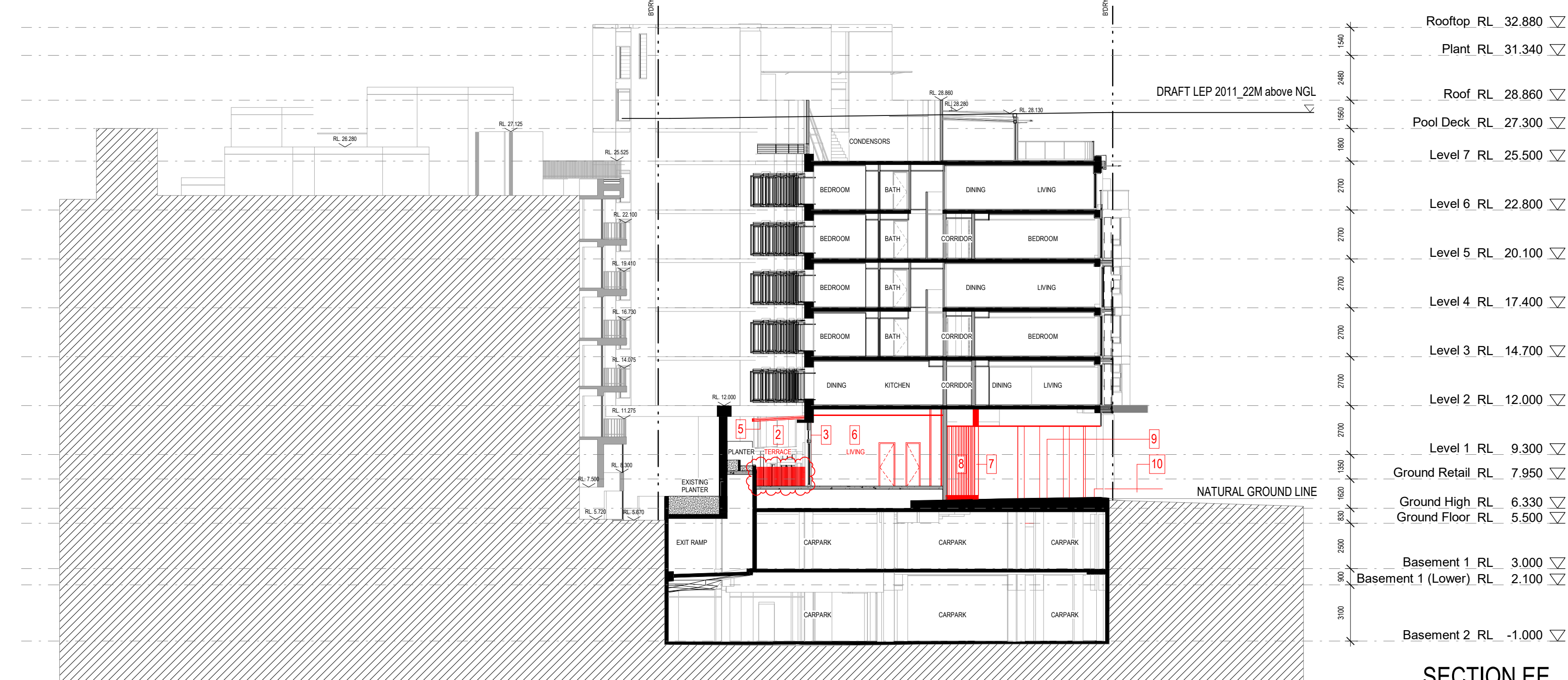
Roof	RL 32.880
Plant	RL 31.340
Roof	RL 28.860
Pool Deck	RL 27.300
Level 7	RL 25.500
Level 6	RL 22.800
Level 5	RL 20.100
Level 4	RL 17.400
Level 3	RL 14.700
Level 2	RL 12.000
Level 1	RL 9.300
Ground Retail	RL 7.950
Ground High	RL 6.330
Ground Floor	RL 5.500
Basement 1	RL 3.000
Basement 1 (Lower)	RL 2.100
Basement 2	RL -1.000



SECTION DD

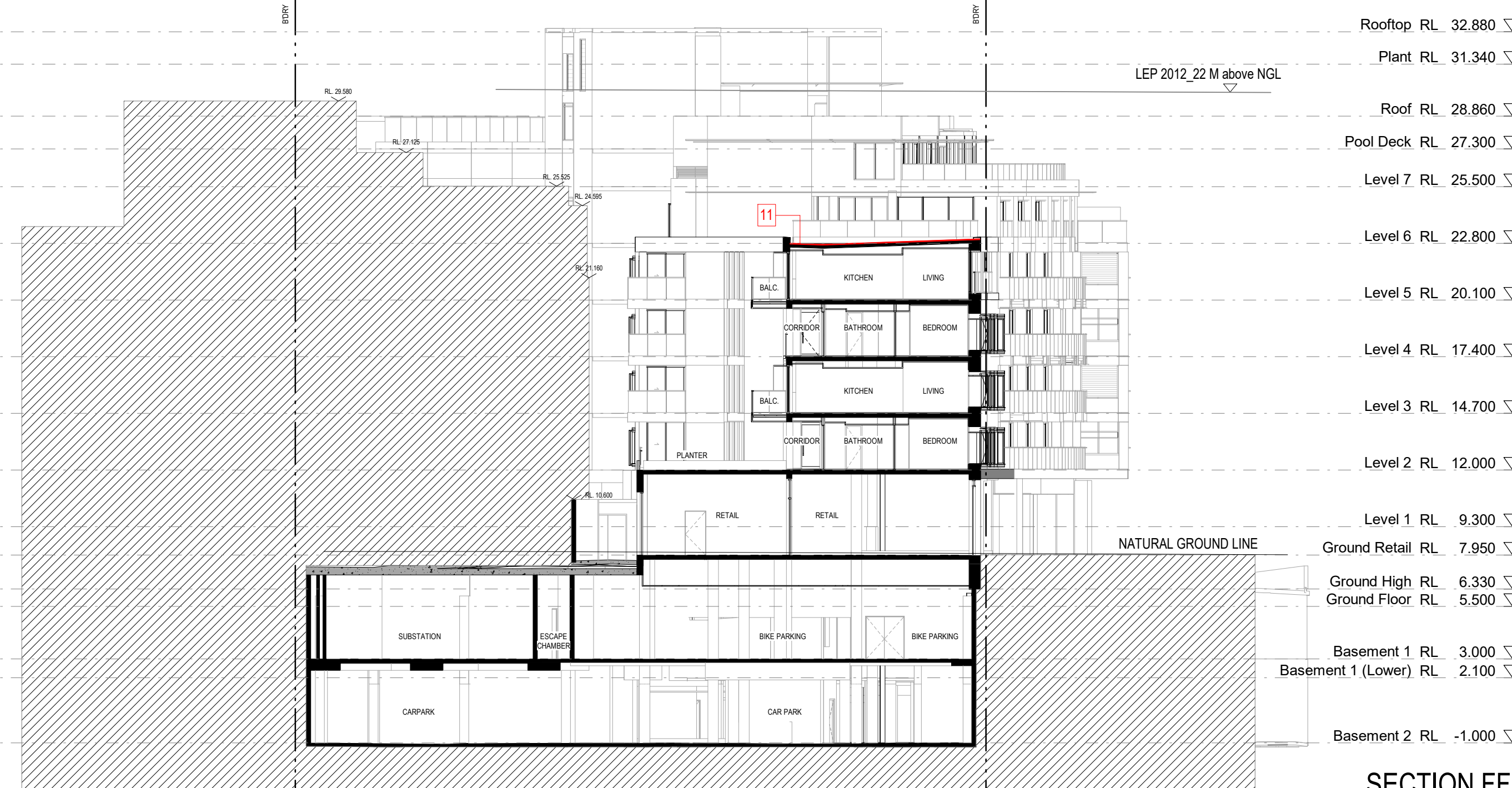
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Plant	RL 31.340
Roof	RL 28.860
Pool Deck	RL 27.300
Level 7	RL 25.500
Level 6	RL 22.800
Level 5	RL 20.100
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Level 3	RL 14.700
Level 2	RL 12.000
Level 1	RL 9.300
Ground Retail	RL 7.950
Ground High	RL 6.330
Ground Floor	RL 5.500
Basement 1	RL 3.000
Basement 1 (Lower)	RL 2.100
Datum	RL 0.000
Basement 2	RL -1.000

REV	DESCRIPTION	BY	DATE
A	FOR PRELIM SUBMISSION	JF	05.07.2022
B	PRELIMINARY	JF	13.10.2022
C	FOR S4.55 SUBMISSION	JF	25.01.2023
D	FOR S4.55 SUBMISSION	JF	08.11.2023
E	S4.55 Additional information	JF	21.02.2024



SECTION EE

Roof	RL 32.880
Plant	RL 31.340
Roof	RL 28.860
Pool Deck	RL 27.300
Level 7	RL 25.500
Level 6	RL 22.800
Level 5	RL 20.100
Level 4	RL 17.400
Level 3	RL 14.700
Level 2	RL 12.000
Level 1	RL 9.300
Ground Retail	RL 7.950
Ground High	RL 6.330
Ground Floor	RL 5.500
Basement 1	RL 3.000
Basement 1 (Lower)	RL 2.100
Basement 2	RL -1.000



SECTION FF

Roof	RL 32.880
Plant	RL 31.340
Roof	RL 28.860
Pool Deck	RL 27.300
Level 7	RL 25.500
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Level 1	RL 9.300
Ground Retail	RL 7.950
Ground High	RL 6.330
Ground Floor	RL 5.500
Basement 1	RL 3.000
Basement 1 (Lower)	RL 2.100
Basement 2	RL -1.000

**PROJECT PHASE**

S4.55 APPLICATION

**STATUS**

FOR APPROVAL

PROJECT NO. 21018CC

PROJECT NAUTIQUE

ADDRESS 100 Bayswater Road, Rushcutters Bay

DEVELOPMENT MANAGER

**DEDICO**

SCALE: 1:200 @B1

DRAWING SERIES

DRAWING TITLE

**SECTIONS**

DRAWING NO. **A0014** REVISION **E** DRW: RT

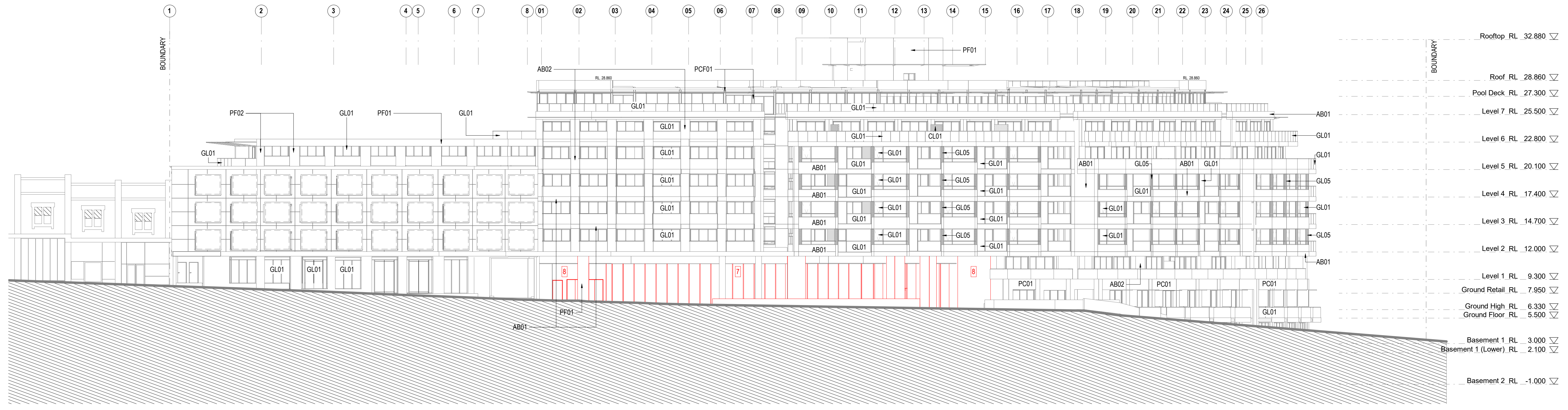
**ANTONIADES ARCHITECTS**

**NOTES:**

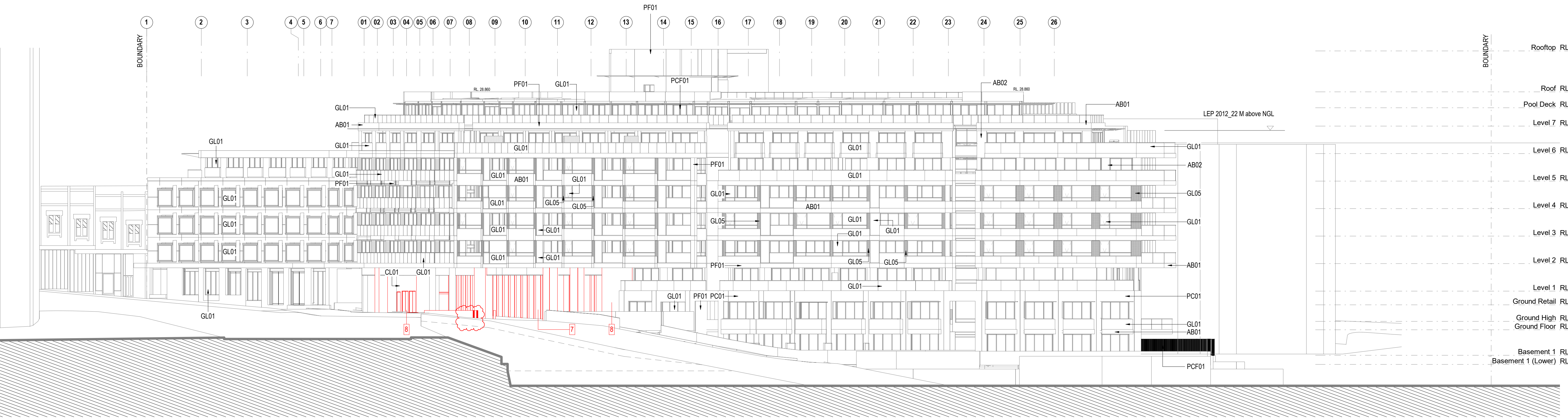
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  - ROOF FINISHES CHANGED TO RIVER PEBBLE
  - MODIFIED BASEMENT STORAGE CAGES
  - MODIFIED BASEMENT CAR PARKING



- Roof RL 32.880 ▽
- Roof RL 28.860 ▽
- Pool Deck RL 27.300 ▽
- Level 7 RL 25.500 ▽
- Level 6 RL 22.800 ▽
- Level 5 RL 20.100 ▽
- Level 4 RL 17.400 ▽
- Level 3 RL 14.700 ▽
- Level 2 RL 12.000 ▽
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- Ground High RL 6.330 ▽
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- Basement 2 RL -1.000 ▽



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- Roof RL 28.860 ▽
- Pool Deck RL 27.300 ▽
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REV	DESCRIPTION	BY	DATE
A	FOR PRE-DA SUBMISSION		06.07.2022
B	PRELIMINARY		13.10.2022
C	FOR S4.55 SUBMISSION	JF	29.01.2023
D	REVISED S4.55 SUBMISSION	JF	31.05.2023
E	REVISED S4.55 SUBMISSION	JF	24.07.2023
F	FOR S4.55 SUBMISSION	JF	06.11.2023
G	REVISED S4.55	JF	13.12.2023
H	S4.55 Additional information	JF	21.02.2024

**PROJECT PHASE**  
S4.55 APPLICATION

**STATUS**  
FOR APPROVAL

**PROJECT NO.** 21018CC  
**PROJECT** NAUTIQUE  
**ADDRESS** 100 Bayswater Road, Rushcutters Bay

**DEVELOPMENT MANAGER**  
**DEDICO**  
SCALE: 1:200 @B1  
Scale 1:200

**DRAWING TITLE**  
ELEVATIONS

**DRAWING NO.** A0015  
**REVISION** H  
**DRW/CHK** RT/JF

**ANTONIADES ARCHITECTS**



- Roof RL 32.880 ▽
- Roof RL 28.860 ▽
- Pool Deck RL 27.300 ▽
- Level 7 RL 25.500 ▽
- Level 6 RL 22.800 ▽
- Level 5 RL 20.100 ▽
- Level 4 RL 17.400 ▽
- Level 3 RL 14.700 ▽
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- Ground Floor RL 5.500 ▽
- Basement 1 RL 3.000 ▽
- Basement 1 (Lower) RL 2.100 ▽
- Basement 2 RL -1.000 ▽

OUTLINE OF PLANTER BOX SHOWN DASHED  
EXISTING WALL HEIGHT TO REMAIN AS PER DA CONDITION  
OUTLINE OF PLANTER BOX SHOWN DASHED  
EXISTING WALL HEIGHT TO REMAIN AS PER DA CONDITION  
OUTLINE OF PLANTER BOX SHOWN DASHED  
COURTYARD LEVEL SHOWN DASHED

NEW PALISADE FENCE TOP OF FENCE TO ALIGN TO ADJACENT SECURITY GATE

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**MATERIAL:**

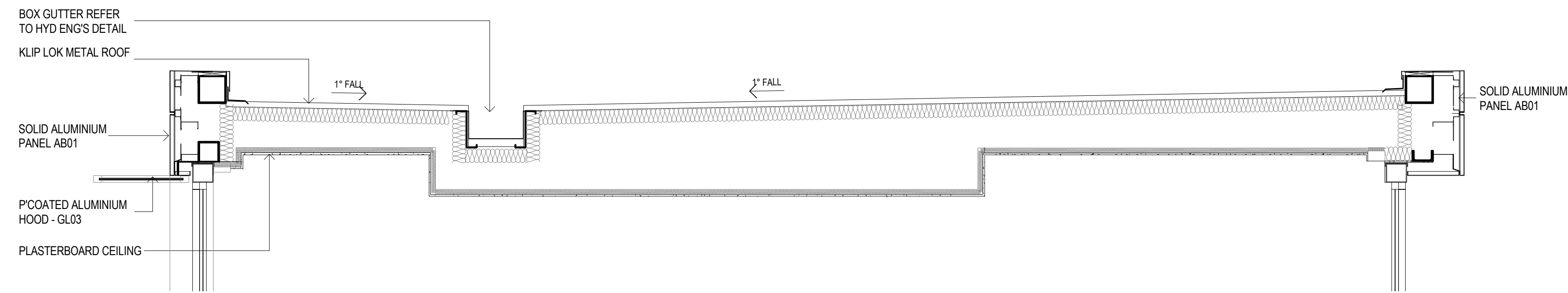
Klip Lok 406 Surfmist colour



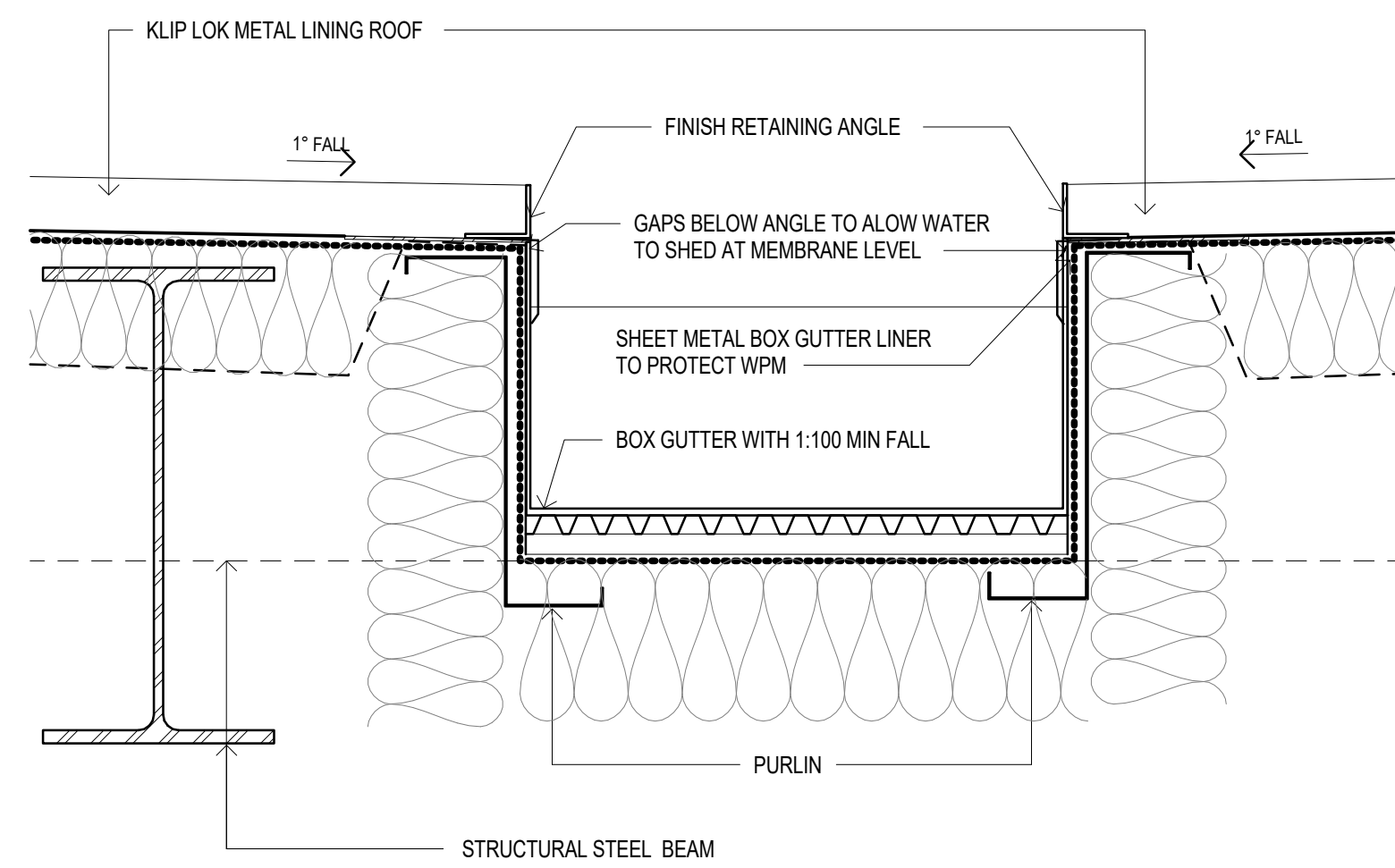
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- 10.
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13. MODIFIED BASEMENT STORAGE CAGES
14. MODIFIED BASEMENT CAR PARKING



**METAL ROOF SECTION**



**BOX GUTTER DETAILS**

REV	DESCRIPTION	BY	DATE
A	S4.55 Additional information	JF	21.02.2024

**PROJECT PHASE**

S4.55 APPLICATION

**STATUS**

FOR APPROVAL

PROJECT NO. 21018CC

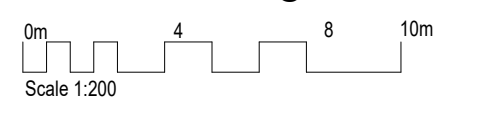
PROJECT NAUTIQUE

ADDRESS 100 Bayswater Road, Rushcutters Bay

DEVELOPMENT MANAGER

**DEDICO**

SCALE: As indicated @B1



DRAWING SERIES

**DRAWING TITLE**

ROOF SECTION

DRAWING NO.	REVISION	DRW/CHK
A0014.1	A	RT JF

**ANTONIADES ARCHITECTS**