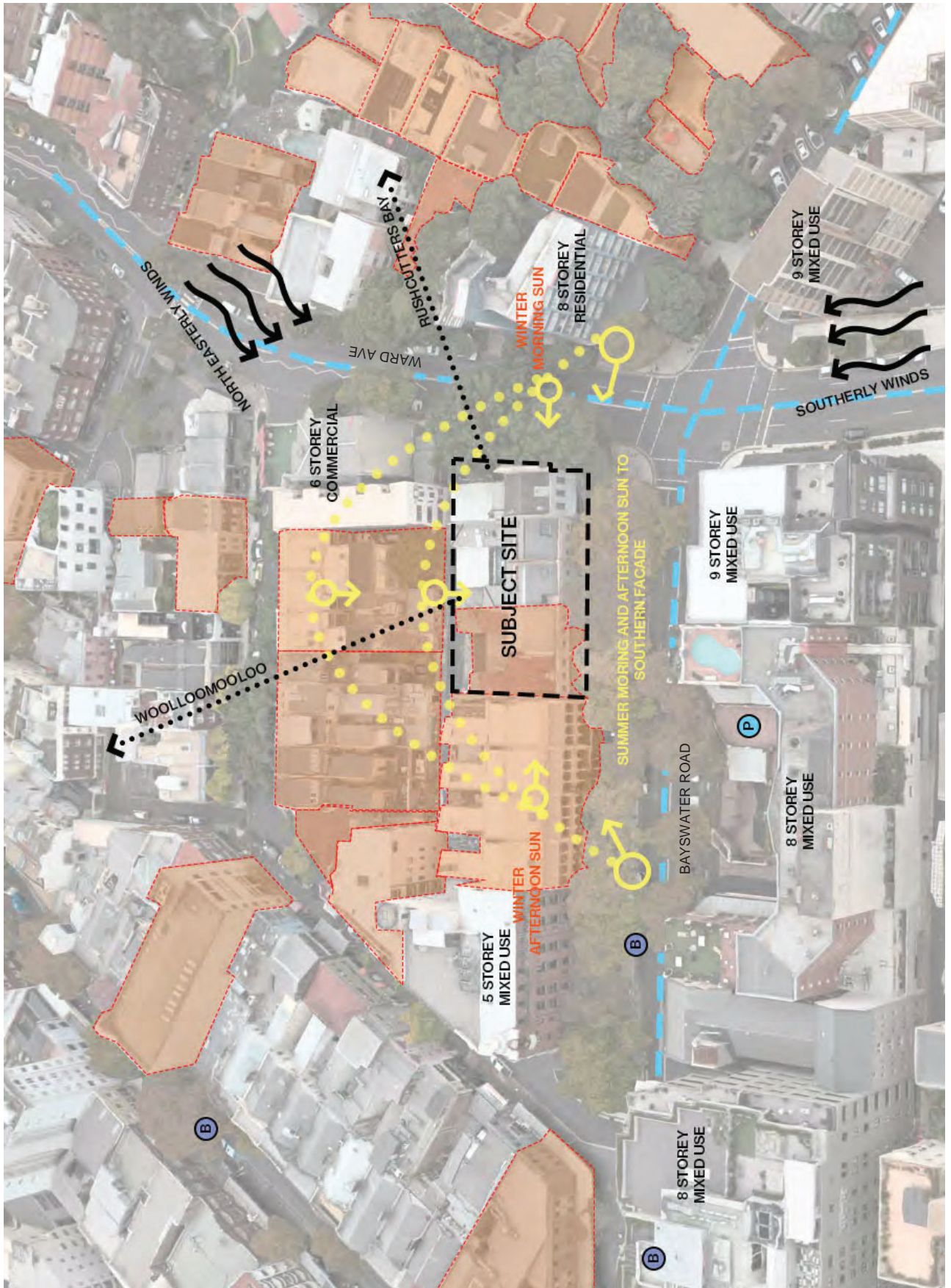
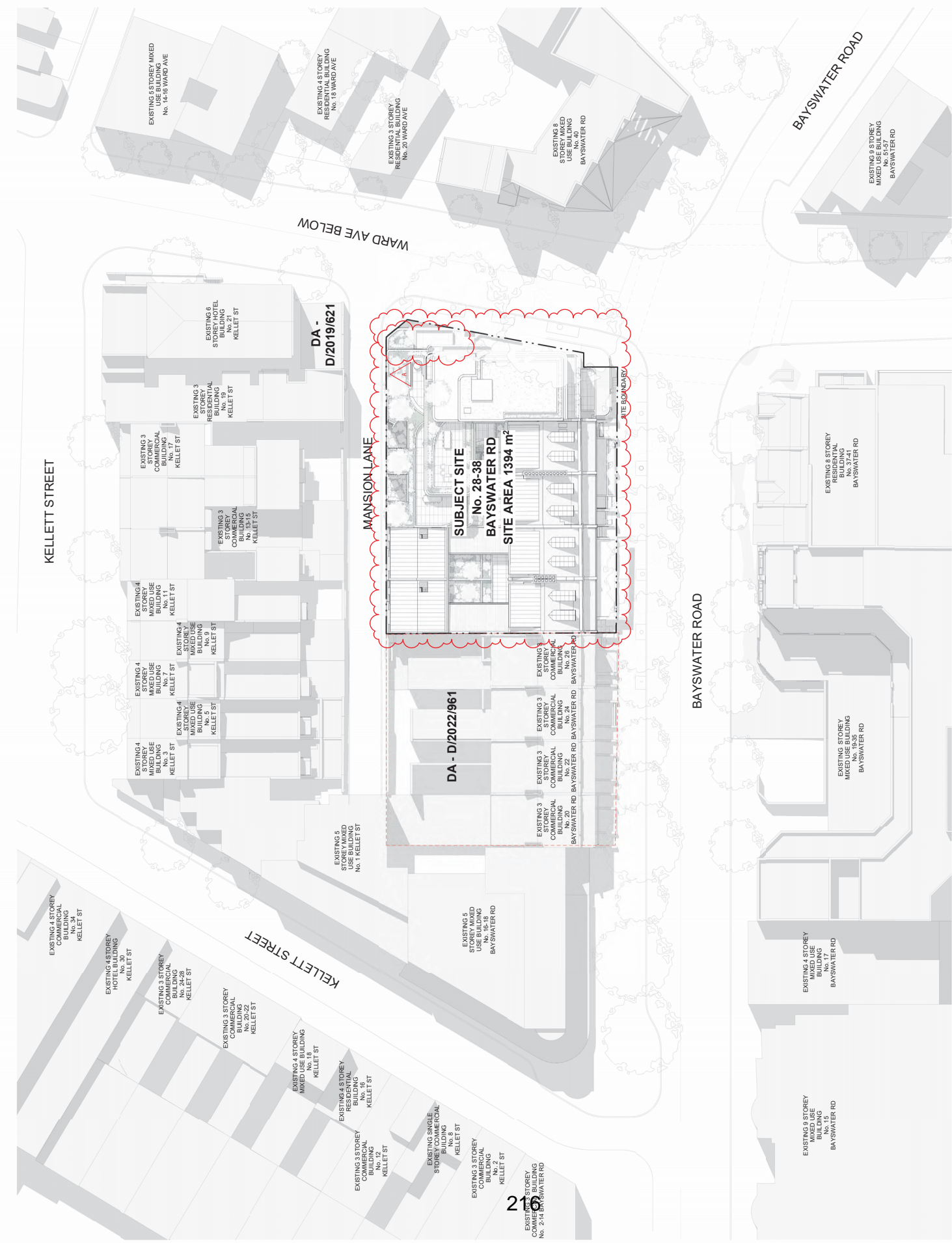


Attachment B1

Selected drawings

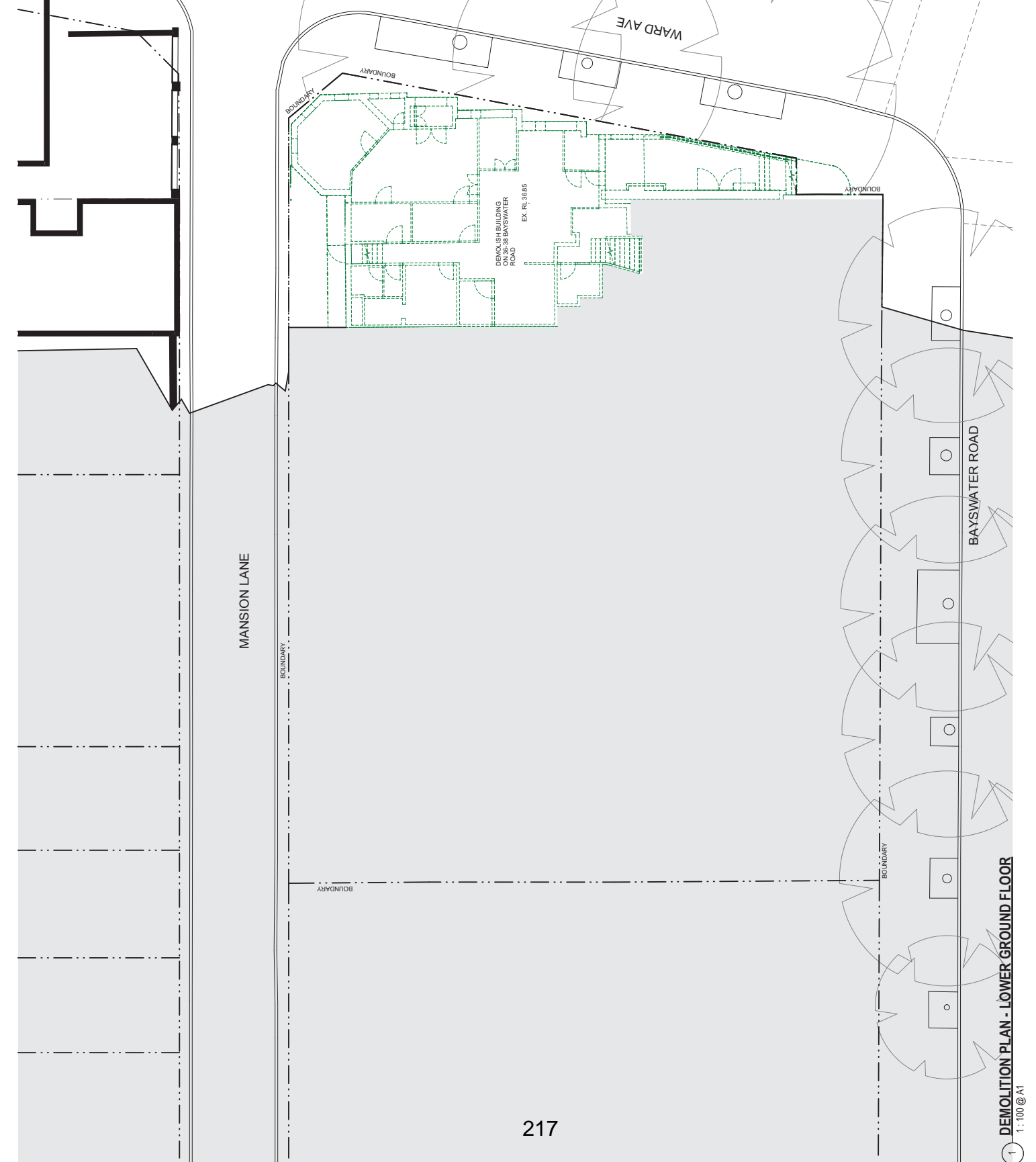




LEGEND
--- STRUCTURE TO BE DEMOLISHED
--- EXISTING WALL TO REMAIN

DEMOLITION NOTES:
ALL EXISTING FLOOR FINISHES TO BE REMOVED AND REVEALED. FLOOR SURFACES TO BE RELEVED TO ORIGINAL FINISH. ALL EXISTING WALL SURFACES TO BE CLEANED DOWN UNLESS NOTED OTHERWISE. REMOVE ALL EXISTING NOTICEBOARDS, GLOUCESTER WALL, RETAIN ALL EXISTING POWER POINTS, LIGHT SWITCHES ETC WHERE POSSIBLE. REMOVE REMAINING SERVICES WHERE POSSIBLE TO BE REMOVED & MADE GOOD.

NOTES:
ALL EXISTING STRUCTURAL CONCRETE TO BE REMOVED BY CONTRACTOR TO NOTIFY CA. WORK TO BE PROGRESSIVE WITH PROPOSED SCHEME. REMOVE ALL EXISTING SERVICES ASIDE EMERGENCY SERVICES WHERE POSSIBLE. CAP OFF & REMOVE ALL EXISTING ELECTRICAL CONDUIT BY OTHERS. EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE REMOVED. WORK IS PROGRESSING TO BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED DOWNPIPE TO BE ADAPTED TO RETAIN ANY EXISTING EXISTING ROOF & WALL TO BE PROBERD PRIOR TO REMOVAL OF STRUCTURAL WALLS.





STATUS
DEVELOPMENT APPLICATION

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 This drawing is for the purpose of council approval and is not suitable for construction.

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LEGEND
 --- STRUCTURE TO BE DEMOLISHED
 --- EXISTING WALL TO REMAIN

DEMOLITION NOTES:
 ALL EXISTING FLOOR FINISHES TO BE REMOVED. PREPARE ALL FLOOR SURFACES TO RECEIVE ALL EXISTING WALL SURFACES TO BE CLEANED DOWN UNLESS NOTICED OTHERWISE. REMOVE ALL EXISTING NOTICEBOARDS, CLOCKS, WALL RETAINAL LENSING POWER LIGHT SWITCHES ETC WHERE POSSIBLE. REMOVE REMAINING SERVICES WHERE POSSIBLE TO BE REMOVED & MADE GOOD.

NOTES:
 ALL EXISTING STRUCTURAL CONSTRUCTION TO BE DEMOLISHED. CONTRACTOR TO NOTIFY CA OF ANY STRUCTURE THAT IS TO BE DEMOLISHED WITH PROPOSED SCHEME. SET ASIDE EMERGENCY SERVICES WHERE POSSIBLE. CAP OFF & REMOVE ALL ELECTRICAL CONDUIT BY OTHERS. EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE DEMOLISHED. WORK IS PROGRESSING FROM SOUTH TO NORTH. BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED DOWNPIPS TO BE ADAPTED TO EXISTING ROOF & WALL TO BE PROPPED PRIOR TO REMOVAL. POSITION OF STRUCTURAL WALLS.

NOTES:
 ALL EXISTING STRUCTURAL CONSTRUCTION TO BE DEMOLISHED. CONTRACTOR TO NOTIFY CA OF ANY STRUCTURE THAT IS TO BE DEMOLISHED WITH PROPOSED SCHEME. SET ASIDE EMERGENCY SERVICES WHERE POSSIBLE. CAP OFF & REMOVE ALL ELECTRICAL CONDUIT BY OTHERS. EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE DEMOLISHED. WORK IS PROGRESSING FROM SOUTH TO NORTH. BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED DOWNPIPS TO BE ADAPTED TO EXISTING ROOF & WALL TO BE PROPPED PRIOR TO REMOVAL. POSITION OF STRUCTURAL WALLS.

NOTES:
 ALL EXISTING STRUCTURAL CONSTRUCTION TO BE DEMOLISHED. CONTRACTOR TO NOTIFY CA OF ANY STRUCTURE THAT IS TO BE DEMOLISHED WITH PROPOSED SCHEME. SET ASIDE EMERGENCY SERVICES WHERE POSSIBLE. CAP OFF & REMOVE ALL ELECTRICAL CONDUIT BY OTHERS. EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE DEMOLISHED. WORK IS PROGRESSING FROM SOUTH TO NORTH. BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED DOWNPIPS TO BE ADAPTED TO EXISTING ROOF & WALL TO BE PROPPED PRIOR TO REMOVAL. POSITION OF STRUCTURAL WALLS.

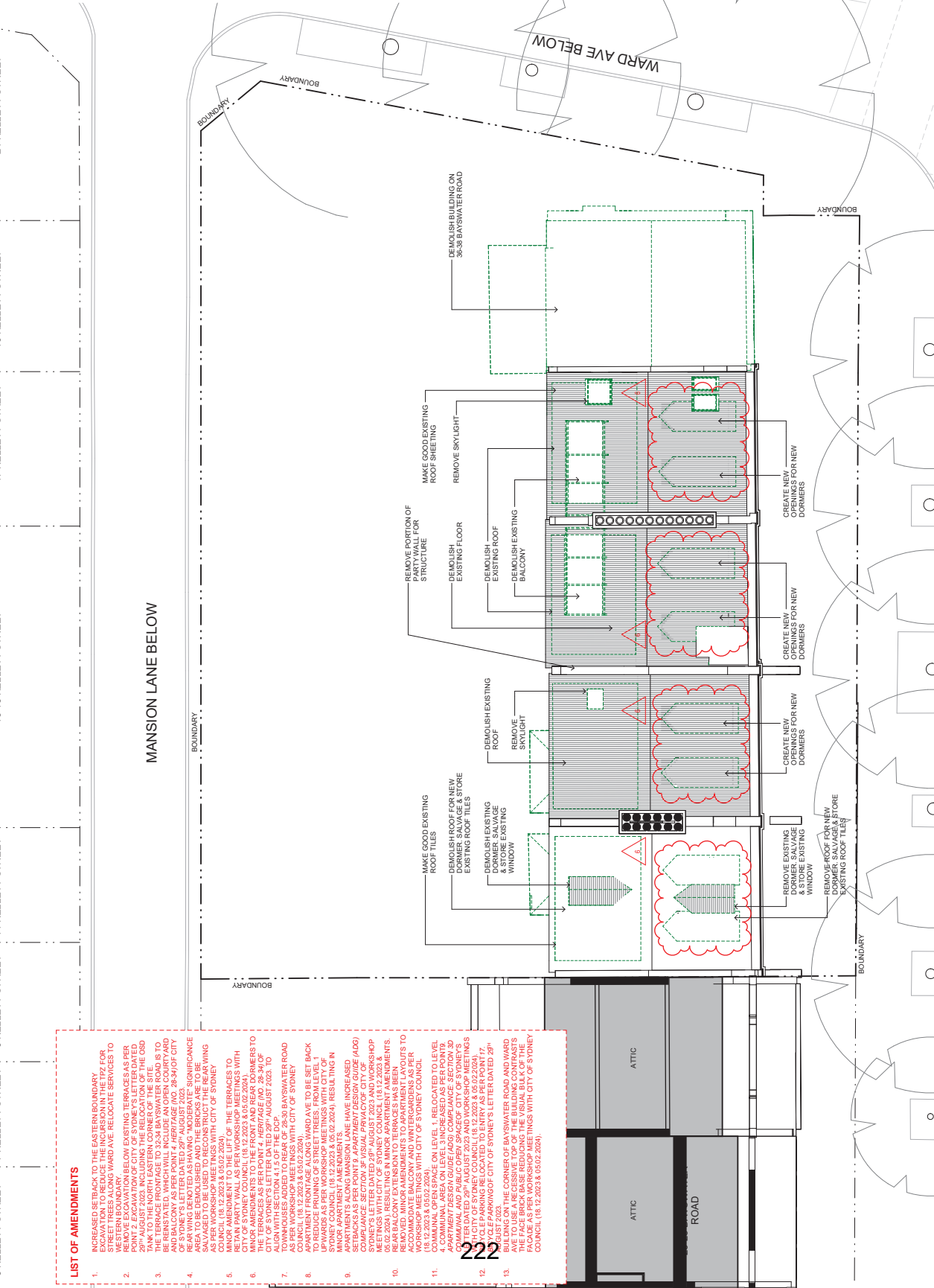
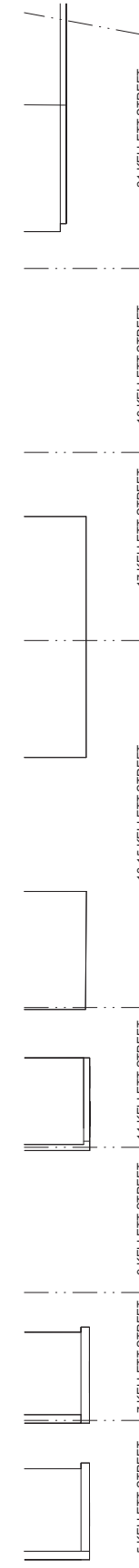
NOTES:
 ALL EXISTING STRUCTURAL CONSTRUCTION TO BE DEMOLISHED. CONTRACTOR TO NOTIFY CA OF ANY STRUCTURE THAT IS TO BE DEMOLISHED WITH PROPOSED SCHEME. SET ASIDE EMERGENCY SERVICES WHERE POSSIBLE. CAP OFF & REMOVE ALL ELECTRICAL CONDUIT BY OTHERS. EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE DEMOLISHED. WORK IS PROGRESSING FROM SOUTH TO NORTH. BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED DOWNPIPS TO BE ADAPTED TO EXISTING ROOF & WALL TO BE PROPPED PRIOR TO REMOVAL. POSITION OF STRUCTURAL WALLS.

NOTES:
 ALL EXISTING STRUCTURAL CONSTRUCTION TO BE DEMOLISHED. CONTRACTOR TO NOTIFY CA OF ANY STRUCTURE THAT IS TO BE DEMOLISHED WITH PROPOSED SCHEME. SET ASIDE EMERGENCY SERVICES WHERE POSSIBLE. CAP OFF & REMOVE ALL ELECTRICAL CONDUIT BY OTHERS. EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE DEMOLISHED. WORK IS PROGRESSING FROM SOUTH TO NORTH. BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED DOWNPIPS TO BE ADAPTED TO EXISTING ROOF & WALL TO BE PROPPED PRIOR TO REMOVAL. POSITION OF STRUCTURAL WALLS.

NOTES:
 ALL EXISTING STRUCTURAL CONSTRUCTION TO BE DEMOLISHED. CONTRACTOR TO NOTIFY CA OF ANY STRUCTURE THAT IS TO BE DEMOLISHED WITH PROPOSED SCHEME. SET ASIDE EMERGENCY SERVICES WHERE POSSIBLE. CAP OFF & REMOVE ALL ELECTRICAL CONDUIT BY OTHERS. EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE DEMOLISHED. WORK IS PROGRESSING FROM SOUTH TO NORTH. BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED DOWNPIPS TO BE ADAPTED TO EXISTING ROOF & WALL TO BE PROPPED PRIOR TO REMOVAL. POSITION OF STRUCTURAL WALLS.

NOTES:
 ALL EXISTING STRUCTURAL CONSTRUCTION TO BE DEMOLISHED. CONTRACTOR TO NOTIFY CA OF ANY STRUCTURE THAT IS TO BE DEMOLISHED WITH PROPOSED SCHEME. SET ASIDE EMERGENCY SERVICES WHERE POSSIBLE. CAP OFF & REMOVE ALL ELECTRICAL CONDUIT BY OTHERS. EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE DEMOLISHED. WORK IS PROGRESSING FROM SOUTH TO NORTH. BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED DOWNPIPS TO BE ADAPTED TO EXISTING ROOF & WALL TO BE PROPPED PRIOR TO REMOVAL. POSITION OF STRUCTURAL WALLS.

NOTES:
 ALL EXISTING STRUCTURAL CONSTRUCTION TO BE DEMOLISHED. CONTRACTOR TO NOTIFY CA OF ANY STRUCTURE THAT IS TO BE DEMOLISHED WITH PROPOSED SCHEME. SET ASIDE EMERGENCY SERVICES WHERE POSSIBLE. CAP OFF & REMOVE ALL ELECTRICAL CONDUIT BY OTHERS. EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE DEMOLISHED. WORK IS PROGRESSING FROM SOUTH TO NORTH. BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED DOWNPIPS TO BE ADAPTED TO EXISTING ROOF & WALL TO BE PROPPED PRIOR TO REMOVAL. POSITION OF STRUCTURAL WALLS.



LIST OF AMENDMENTS

- INCREASED SET BACK TO THE EASTERN BOUNDARY. EXCAVATION TO REDUCE THE INCRUSION IN THE TPZ FOR STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER POINT 7. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 TO THE NORTH EASTERN CORNER OF THE SITE. THE TERRACE FRONTAGE TO 35-34 BAYSWATER ROAD IS TO BE DEMOLISHED AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. SIGNIFICANCE AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING (NO. 35-34) OF CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- MINOR AMENDMENT TO THE LIFT OF THE TERRACES TO CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- MINOR AMENDMENTS TO THE FRONT AND REAR DORMERS TO CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ALIGN WITH SECTION 4.1.5 OF THE DCP. BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- WARD AVE TO BE SET BACK TO REDUCE PRUNING OF STREET TREES. FROM LEVEL 1 UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024). RESULTING IN MINOR APARTMENT AMENDMENTS.
- APARTMENTS ALONG MANSION LANE HAVE INCREASED (400) SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- REAR BALCONY EXTENSION TO TERRACES HAS BEEN ACCOMMODATED AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- COMMUNAL OPEN SPACE ON LEVEL 1, RELOCATED TO LEVEL 4. COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 9. COMMUNAL AND PUBLIC OPEN SPACE OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- TRIPLE PARKING RELOCATED TO ENTRY AS PER POINT 17. BUILDING ON THE CORNER OF BAYSWATER ROAD AND WARD AVE TO USE A RECESSIVE TOP OF THE BUILDING CONTRASTS WITH THE ADJACENT BUILDING TO PROVIDE VISUAL INTEREST. PACKAGE AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).

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ARCHITECTURE / INTERIORS
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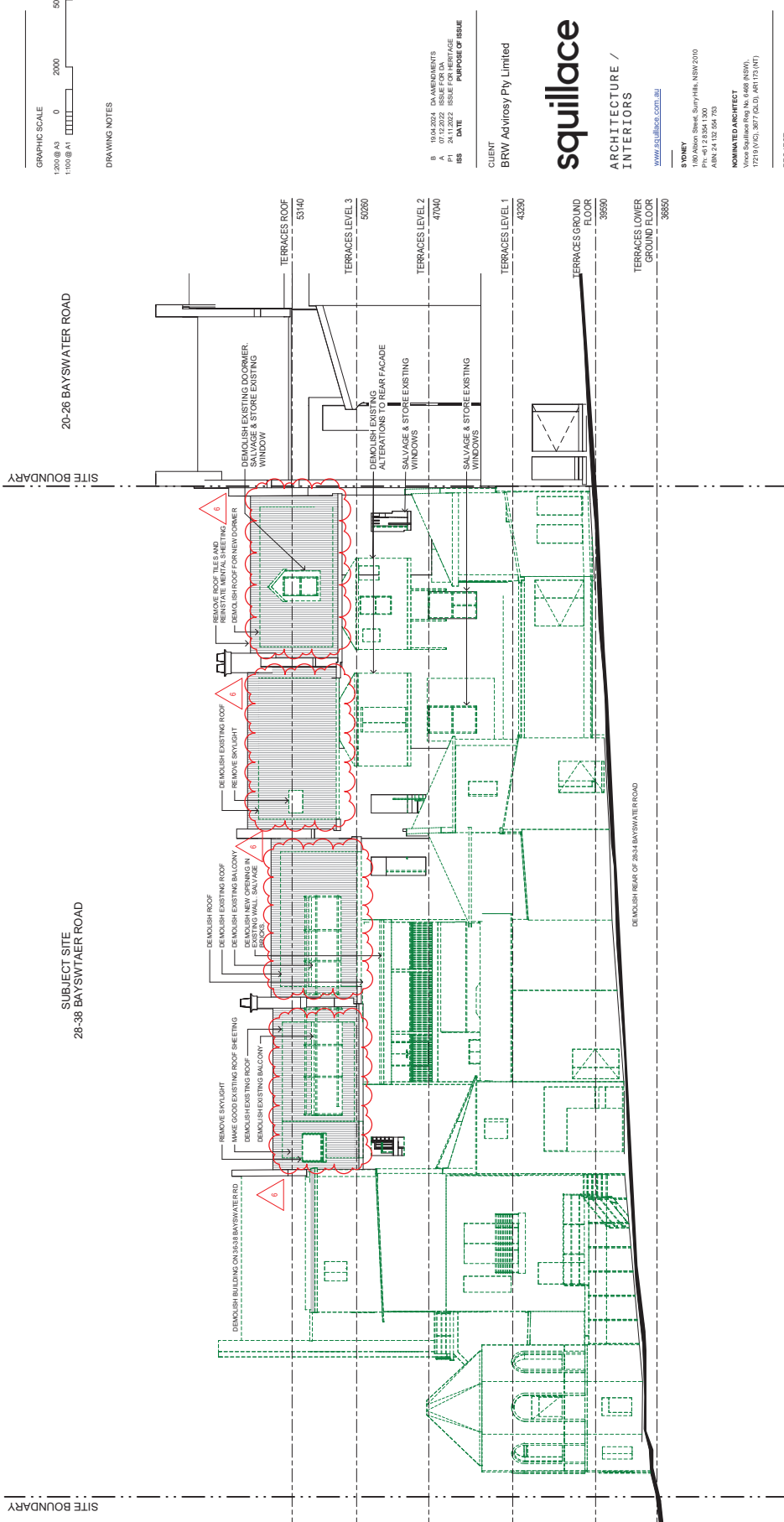
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WARD AVE

28-38 BAYSWATER ROAD

SITE BOUNDARY

DEMOLISH REAR OF 28-34 BAYSWATER ROAD

- LEGEND
- STRUCTURE TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN

NOTES

1. ALL EXISTING STRUCTURAL ELEMENTS TO BE DEMOLISHED BY CONTRACTOR TO NOTIFY C.A.
2. ALL EXISTING STRUCTURE OF ANY STRUCTURE THAT IS NOT TO BE DEMOLISHED WITH PROPOSED SCHEME.
3. SET ASIDE EMERGENCY SERVICES TO REMAIN FOR POSSIBLE REUSE.
4. CAP OFF & REMOVE EXISTING SERVICES & ELECTRICAL CONDUIT BY OTHERS.
5. INTERNAL & EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE REMOVED DOWNWARDS & ENSURE NO WORK IS PROGRESSING THROUGH THEM.
6. BRICKS TO CARRY OUT MAKING GOOD & MASONRY NEB TO BE REMOVED.
7. MAKE GOOD NOW EXPOSED AREAS USING RECLAIMED MATERIALS.
8. RETAIN ANY EXISTING DOWNPIPES TO BE ADAPTED TO BE USED FOR THE EXISTING ROOF & WALL TO BE PROPPED PRIOR TO DEMOLITION OF STRUCTURAL WALL.

- 2023 AMENDMENTS**
1. INCREASED SETBACK TO THE EASTERN BOUNDARY FOR S/TREE TREES ALONG WARD AVE. RELOCATE SERVICES TO WESTERN BOUNDARY BELOW EXISTING TERRACES AS PER POINT 2. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023, INCLUDING THE RELOCATION OF THE OSD TO THE TERRACE FRONTAGE TO 32-34 BAYSWATER ROAD IS TO BE REINSTATED, WHICH WILL INCLUDE AN OPEN COURTYARD OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 2. REAR WING DENOTED AS HAVING 'MODERATE SIGNIFICANCE' AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY.
 3. RETAIN PARRY WALL AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY.
 4. MINOR AMENDMENTS TO THE FRONT AND REAR DOORMERS TO THE TERRACES AS PER POINT 4. HERITAGE (NO. 28-34) OF SYDNEY'S LETTER DATED 29th AUGUST 2023 TO ALIGN WITH SECTION 4.1.4 OF THE DCP AUGUST 2023.
 5. TOWNHOUSES ADDED TO REAR OF 28-30 BAYSWATER ROAD AS PER POINT 4. HERITAGE (NO. 28-34) OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 6. APARTMENT FRONTAGE ALONG WARD AVE TO BE SET BACK UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 7. APARTMENTS ALONG MANSION LANE HAVE INCREASED SETBACKS AS PER POINT 9. APARTMENT DESIGN GUIDE (ADG) AUGUST 2023.
 8. MEETINGS WITH CITY OF SYDNEY COUNCIL (19.12.2023 & 05.02.2024) REAR BALCONY EXTENSION TO TERRACES HAS BEEN REMOVED. MINOR AMENDMENTS TO APARTMENT LAYOUTS TO BE MADE AS PER POINT 9. APARTMENT DESIGN GUIDE (ADG) AUGUST 2023.
 9. (19.12.2023 & 05.02.2024) - ON LEVEL 4, RELOCATED TO LEVEL 4. COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 9. APARTMENT DESIGN GUIDE (ADG) COMPLIANCE. SECTION 3D AUGUST 2023.
 10. MEETINGS WITH CITY OF SYDNEY COUNCIL (19.12.2023 & 05.02.2024) BICYCLE PARKING OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 11. MEETINGS WITH CITY OF SYDNEY COUNCIL (19.12.2023 & 05.02.2024) WARD AVE TO USE A RECESSIVE TOP OF THE BUILDING CONTRASTS WITH THE FACE BRICK BASE REDUCING THE VISUAL BULK OF THE BUILDING AS PER POINT 9. APARTMENT DESIGN GUIDE (ADG) COMPLIANCE WITH CITY OF SYDNEY COUNCIL (19.12.2023 & 05.02.2024).



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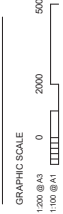
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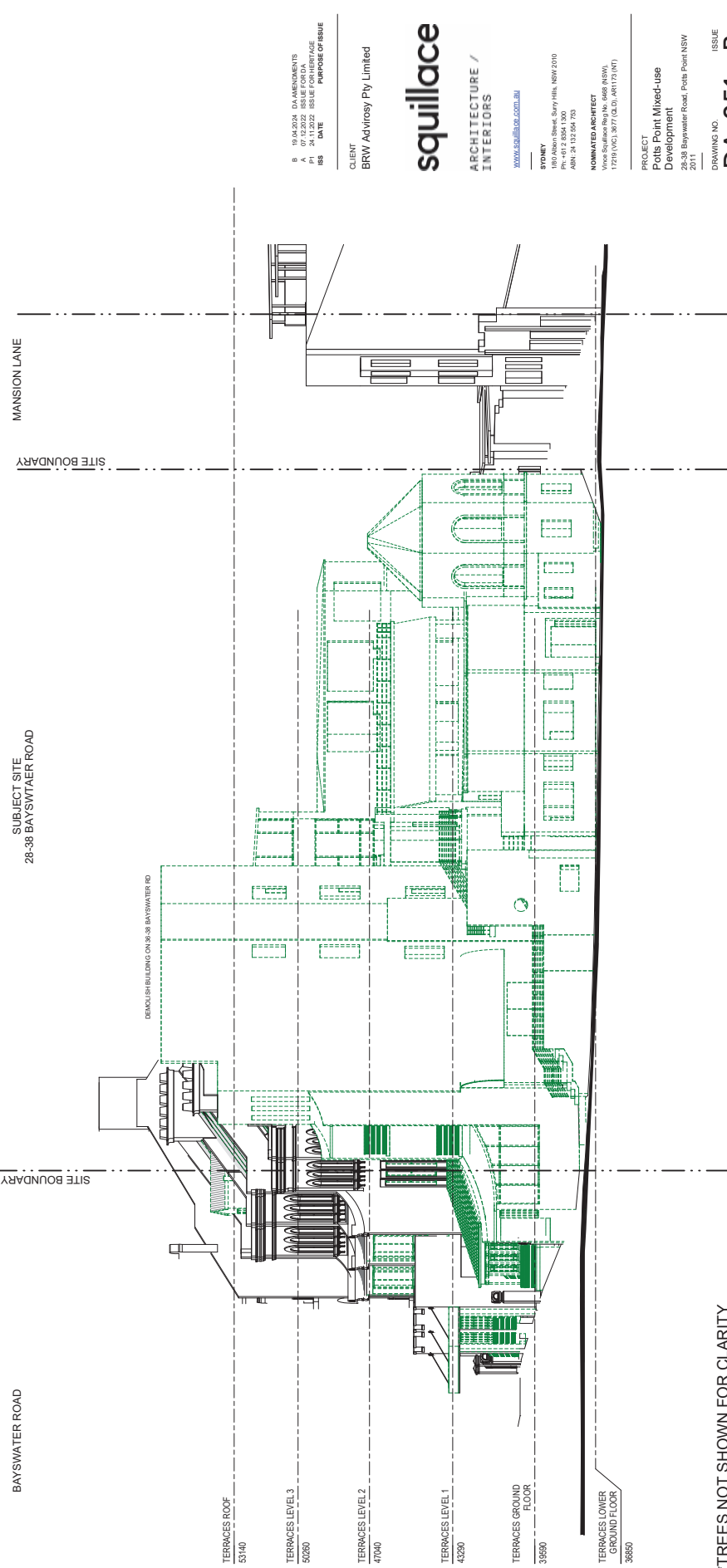
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Professional Indemnity
Public Liability
Professional Fees
28 Oct 2024

STATUS
DEVELOPMENT APPLICATION

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DRAWING NOTES



*TREES NOT SHOWN FOR CLARITY

- LEGEND**
- STRUCTURE TO BE DEMOLISHED
 - - - EXISTING WALL TO REMAIN
- DEMOLITION NOTES:**
- ALL EXISTING FLOOR FINISHES TO BE REMOVED TO UNFINISHED CONCRETE OR MASONRY SURFACES UNLESS OTHERWISE SPECIFIED.
 - FLOOR SURFACES TO RECEIVE ALL EXISTING WALL SURFACES TO BE CLEANED DOWN UNLESS OTHERWISE SPECIFIED.
 - REMOVE ALL EXISTING NOTICEBOARDS, CLOCKS, WALL MOUNTED TELEPHONES, LIGHT SWITCHES, ETC FOR POSSIBLE RETAIN.
 - RETAIN ALL EXISTING POWER AND TELEPHONE SERVICES WHERE POSSIBLE.
 - REMOVE ALL EXISTING SERVICES WHERE POSSIBLE.
 - ALL EXISTING SERVICES TO BE REMOVED & MADE GOOD.

- NOTES:**
- ALL EXISTING STRUCTURAL MEMBERS TO BE RETAINED UNLESS OTHERWISE SPECIFIED BY CONTRACTOR TO NOTIFY CA.
 - ALL EXISTING STRUCTURE TO BE DEMOLISHED IN ACCORDANCE WITH PROPOSED SCHEME.
 - SET ASIDE EMERGENCY SERVICES.
 - CAP OFF & REMOVE ALL EXISTING SERVICES & ELECTRICAL CONDUIT BY OTHERS.
 - INTERNAL & EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE REMOVED DOWNWARDS & ENSURE NO WORK IS PROGRESSING ABOVE THE REMOVED BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD TO BE MADE GOOD USING RECLAIMED AREAS USING EXISTING DOWNPIPPES TO BE ADAPTED TO SUPPORT ALL EXISTING ROOF & WALL TO BE DEMOLISHED PRIOR TO DEMOLITION OF STRUCTURAL WALLS.

224

ISSUE DATE PURPOSE OF ISSUE

B 19.04.2024 DA AMENDMENTS
P1 24.11.2022 ISSUE FOR HERITAGE
ISS DATE PURPOSE OF ISSUE

CLIENT
BRW Advisory Pty Limited

squillace
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NOMINATED ARCHITECT
Voice Squillace Pty Ltd, 6466 (NSW),
11278 (VIC), 3877 (QLD), 481175 (NT)

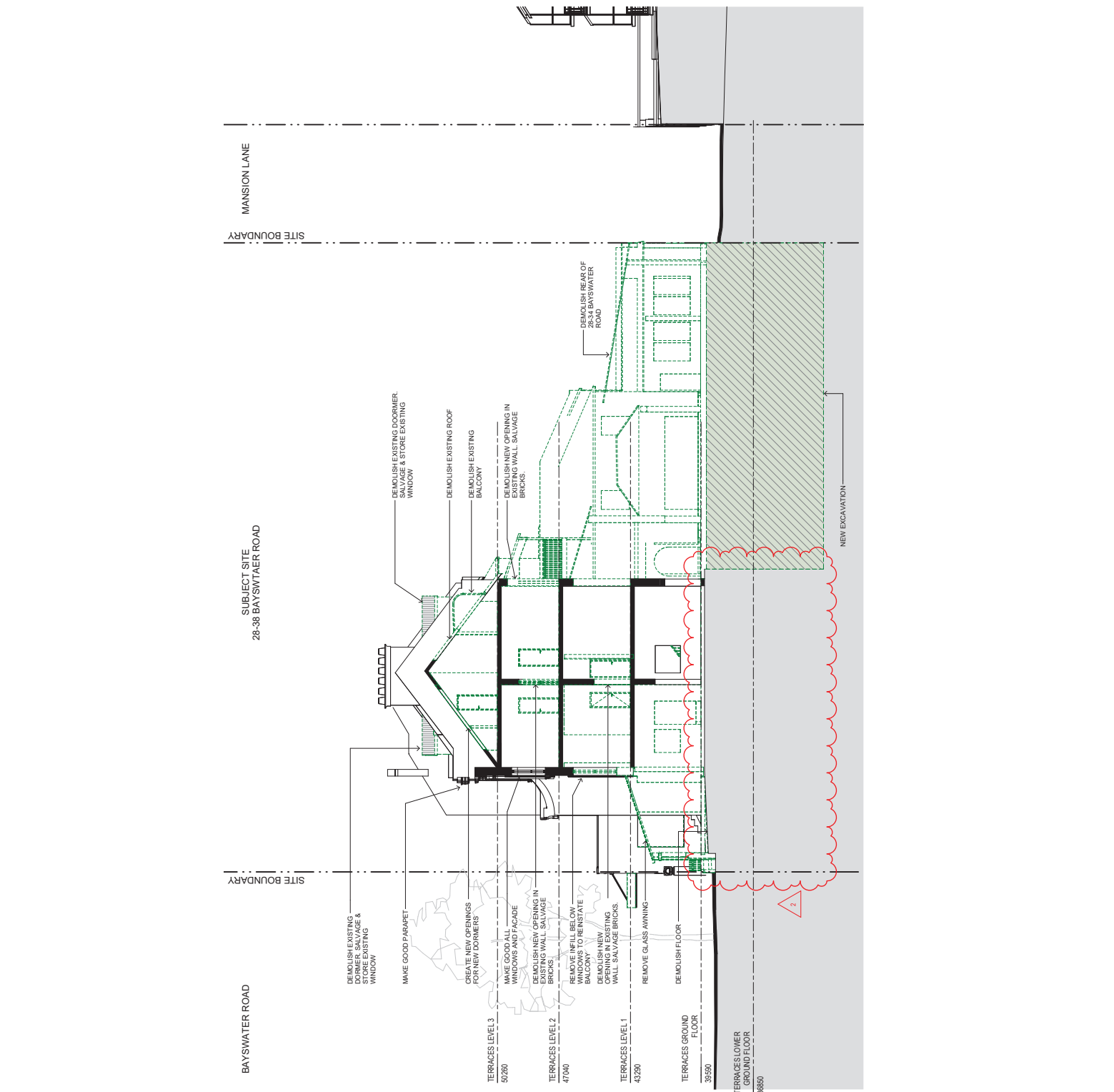
PROJECT
Potts Point Mixed-use Development
28-38 Bayswater Road, Potts Point NSW 2011

DRAWING NO. ISSUE
DA-051 B

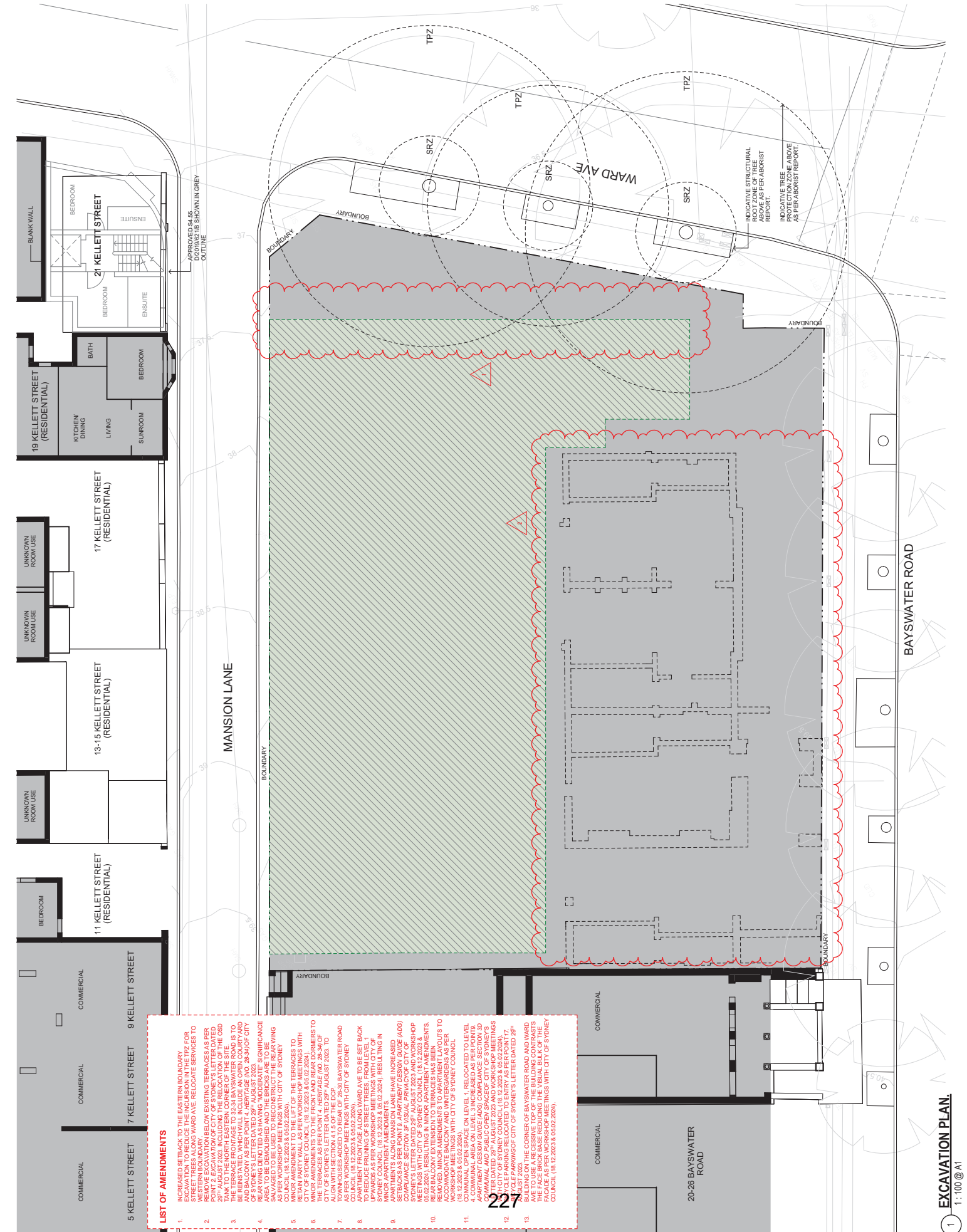
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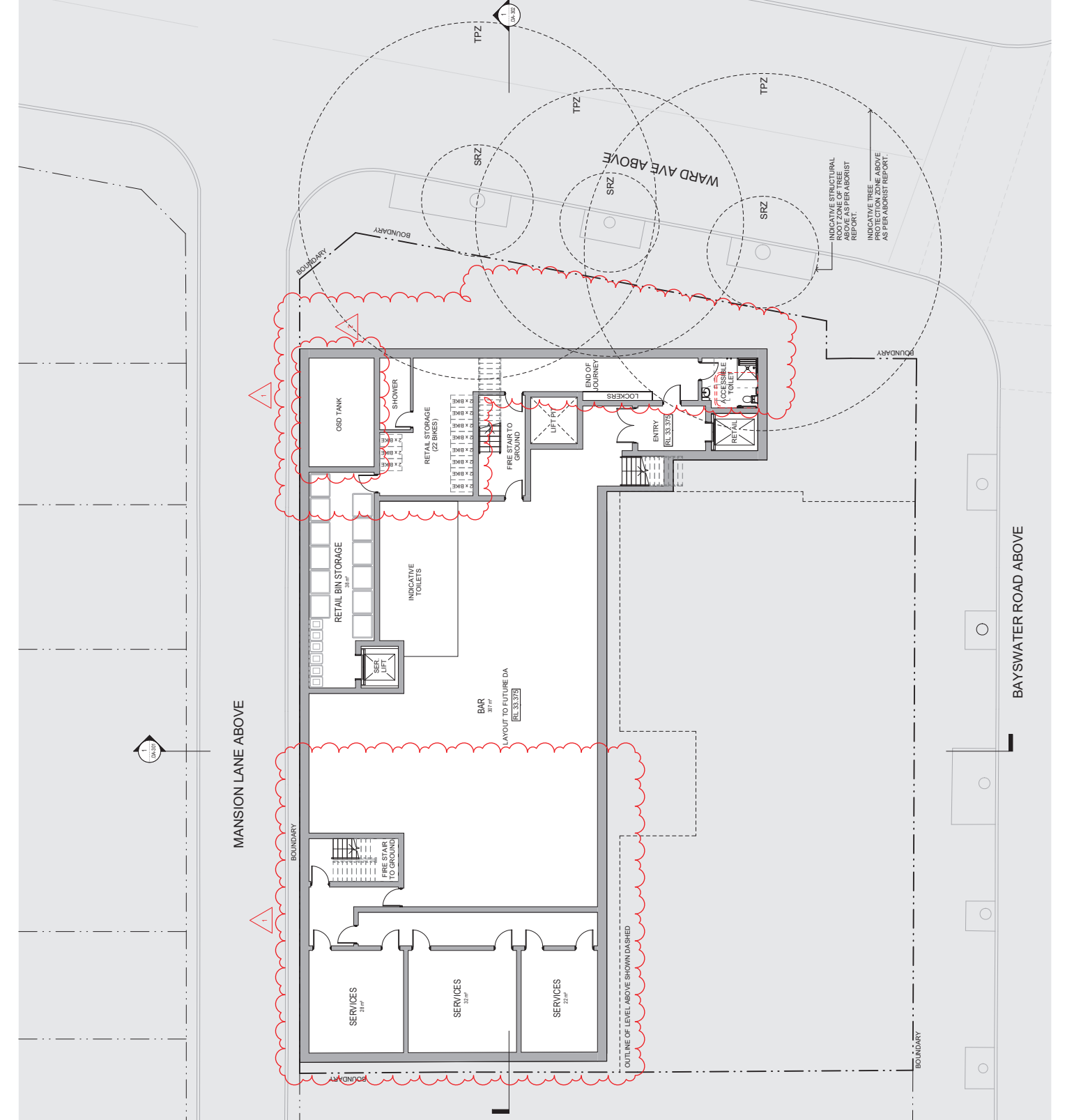
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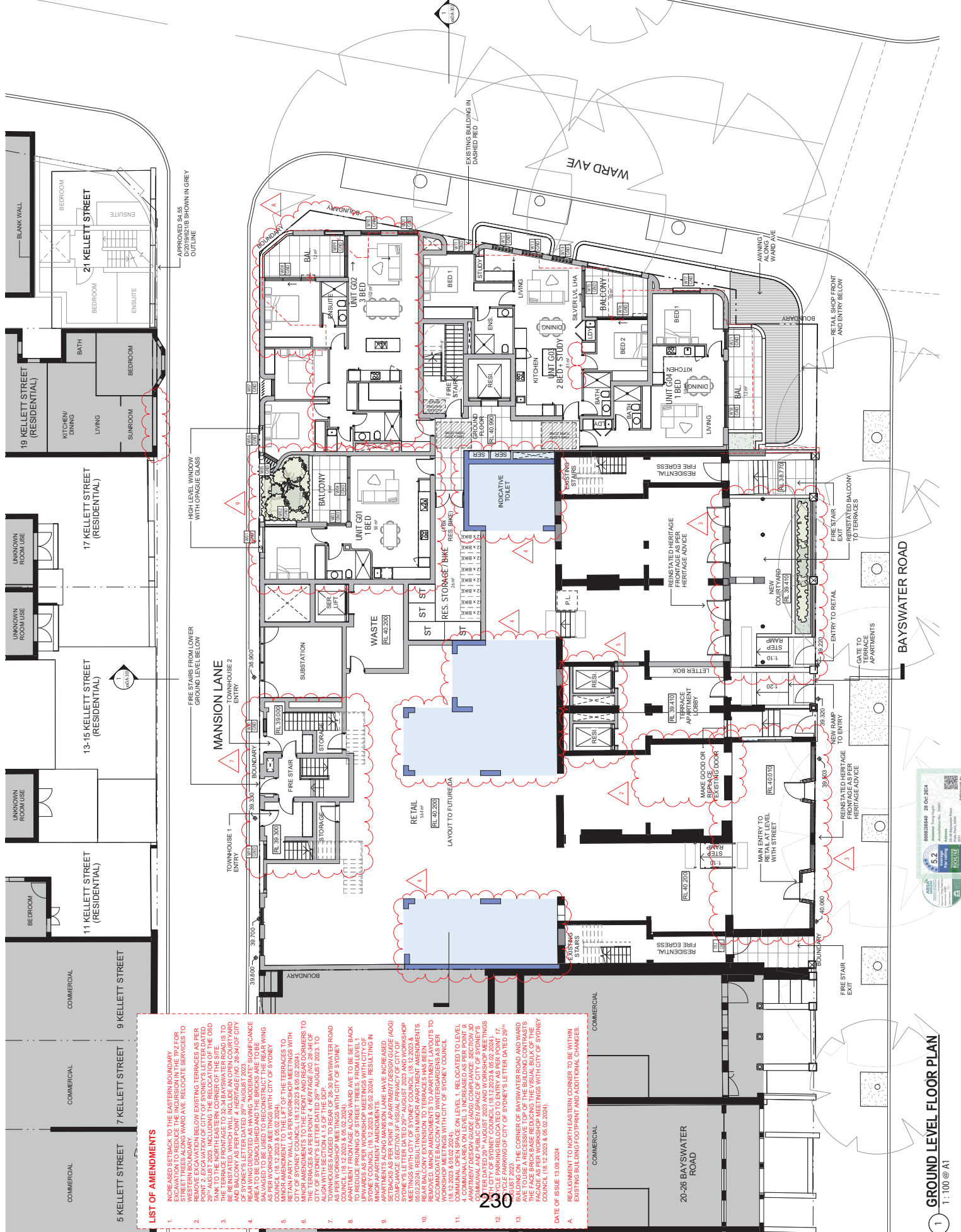
- LEGEND**
- STRUCTURE TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - NEW EXCAVATION
- DEMOLITION NOTES**
- ALL EXISTING FLOOR FINISHES TO BE REMOVED. ALL EXISTING WALLS TO BE DEMOLISHED UNLESS OTHERWISE SPECIFIED.
 - FLOOR SURFACES TO BE CLEANED DOWN UNLESS OTHERWISE SPECIFIED.
 - ALL EXISTING WALL SURFACES TO BE CLEANED DOWN UNLESS OTHERWISE SPECIFIED.
 - REMOVE ALL EXISTING NOTICEBOARDS, CLOCKS, WALL FIXTURES, ETC FOR POSSIBLE REUSE.
 - RETAIN ALL EXISTING POWER AND TELEPHONE SERVICES WHERE POSSIBLE. REMOVE REMAINING LIGHT SWITCHES ETC WHERE POSSIBLE.
 - RETAIN ALL EXISTING FIRE SERVICES WHERE POSSIBLE. REMOVE REMAINING SERVICES TO BE REMOVED & MADE GOOD.
- NOTES**
- ALL EXISTING STRUCTURAL MEMBERS TO BE DEMOLISHED UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR TO NOTIFY CA OF ANY STRUCTURE THAT PROPOSED SCHEME WITH SET ASIDE EMERGENCY REUSE.
 - SET ASIDE EMERGENCY REUSE FOR POSSIBLE REUSE.
 - CAP OFF & REMOVE EXISTING SERVICES & ELECTRICAL CONDUIT BY OTHERS.
 - INTERNAL & EXTERNAL MASONRY WHERE INDICATED AS DASHED DOUBLE LINES TO BE DEMOLISHED DOWNWARDS & ENSURE NO WORK IS PROGRESSING UPWARDS.
 - BRICKS TO CARRY OUT MAKING GOOD & MASONRY NB MAKE GOOD NEWLY EXPOSED AREAS USING RECLAIMED BRICKS.
 - RETAIN ANY EXISTING DOWNPIPPES TO BE ADAPTED TO NEW ROOF TO BE PROPPED PRIOR TO DEMOLITION OF STRUCTURAL WALL.
- 21 NO AMENDMENTS**
- INCREASED SETBACK TO THE EASTERN BOUNDARY FOR STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO WESTERN BOUNDARY BELOW EXISTING TERRACES AS PER POINT 2 EXCAVATION OF CITY OF SYDNEY LETTER DATED 29th AUGUST 2023 INCLUDING THE RELOCATION OF THE OSD TO BE REINSTATED, WHICH WILL INCLUDE AN OPEN COURTYARD OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - REAR WING IDENTIFIED AS HAVING "MODERATE SIGNIFICANCE" AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY.
 - MINOR AMENDMENT TO THE LIFT OF THE TERRACES TO RETAIN PARTY WALL AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY.
 - THE TERRACES AS PER POINT 4, HERITAGE / NO. 28-34/01 OF COUNCIL (18.12.2023 & 05.02.2024).
 - TOWNHOUSES ADDED TO REAR OF 28-30 BAYSWATER ROAD APARTMENT FRONTAGE ALONG WARD AVE TO BE SET BACK UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024), RESULTING IN APARTMENTS ALONG MANSION LANE HAVE INCREASED SETBACKS AS PER POINT 9, APARTMENT DESIGN GUIDE (ADG) AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN REMOVED. MINOR AMENDMENTS TO APARTMENT LAYOUTS TO BE MADE AS PER POINT 9, APARTMENT DESIGN GUIDE (ADG) AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 9, APARTMENT DESIGN GUIDE (ADG) AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN REMOVED. MINOR AMENDMENTS TO APARTMENT LAYOUTS TO BE MADE AS PER POINT 9, APARTMENT DESIGN GUIDE (ADG) AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
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 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN REMOVED. MINOR AMENDMENTS TO APARTMENT LAYOUTS TO BE MADE AS PER POINT 9, APARTMENT DESIGN GUIDE (ADG) AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
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- LIST OF AMENDMENTS**
- INCREASED SET BACK TO THE EASTERN BOUNDARY EXCAVATION TO REDUCE THE INCURSION IN THE TPZ FOR STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER POINT 2. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 TO THE NORTH EASTERN CORNER OF THE SITE. TERRACE FRONTAGE TO 32-34 BAYSWATER ROAD IS TO BE DEMOLISHED AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. SIGNIFICANCE AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING COMMERCIAL BUILDING WITH CITY OF SYDNEY MINOR AMENDMENT TO THE LIFT OF THE TERRACES TO CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - MINOR AMENDMENTS TO THE FRONT AND REAR DOMERS TO CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ALIGN WITH SECTION 4.1.5 OF THE DCP.
 - WARD AVE TO BE SET BACK UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - TO REDUCE PRUNING OF STREET TREES WITH CITY OF SYDNEY MINOR APARTMENT AMENDMENTS.
 - APARTMENTS ALONG MANSION LANE HAVE INCREASED (400) SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024). RESULTING IN MINOR APARTMENT AMENDMENTS.
 - COMPLIANCE SECTION 3F VISUAL PRIVACY OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - COMMUNAL OPEN SPACE ON LEVEL 1, RELOCATED TO LEVEL 4. COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 9.
 - COMMUNAL AND PUBLIC OPEN SPACE OF CITY OF SYDNEY'S COUNCIL DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - TO USE A RECESSIVE TOP OF THE BUILDING CONTRASTS WITH THE ADJACENT BUILDINGS TO ENTRY AS PER POINT 17. TO USE A RECESSIVE TOP OF THE BUILDING CONTRASTS WITH THE ADJACENT BUILDINGS TO ENTRY AS PER POINT 17. TO USE A RECESSIVE TOP OF THE BUILDING CONTRASTS WITH THE ADJACENT BUILDINGS TO ENTRY AS PER POINT 17.
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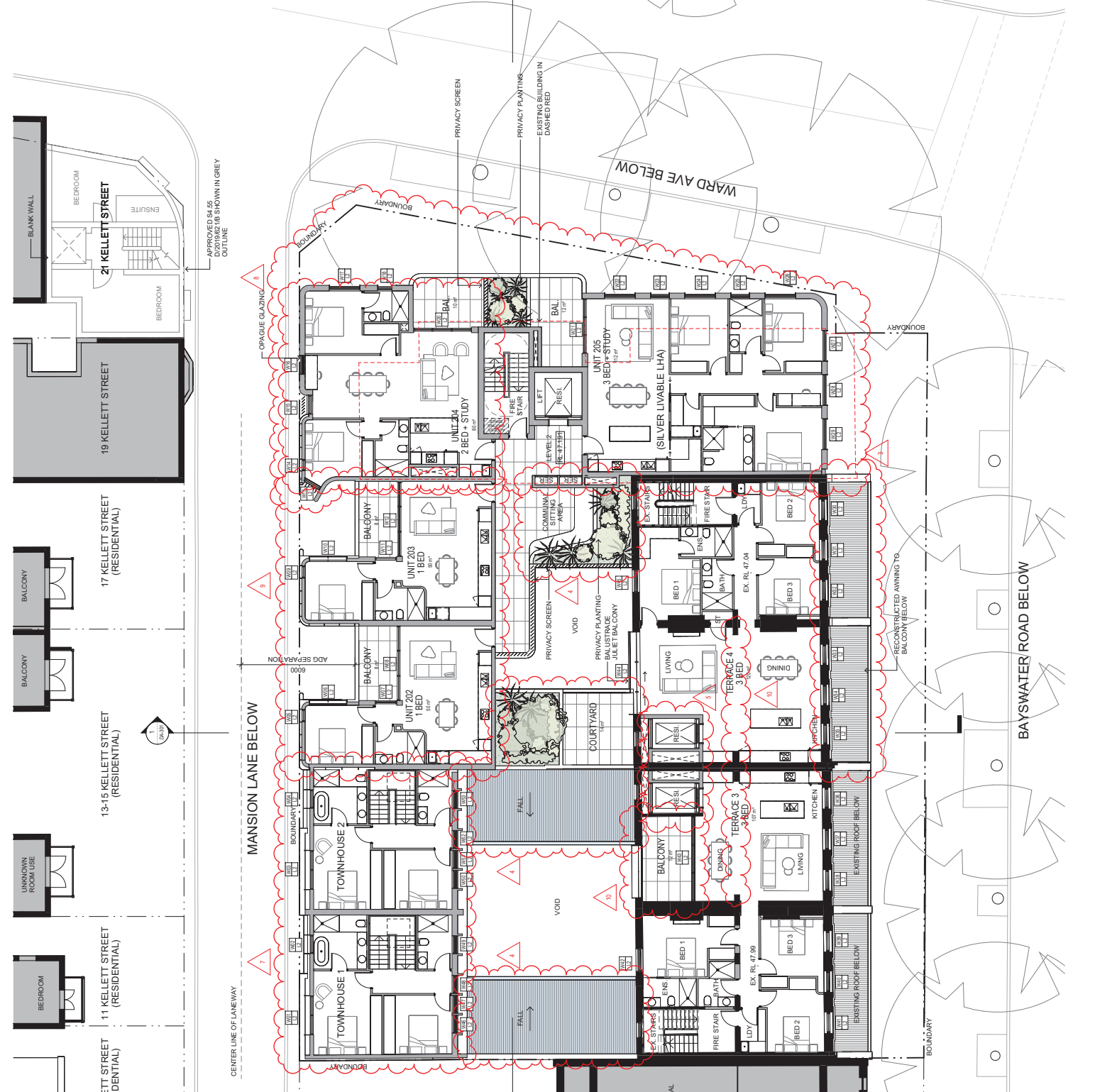


- LIST OF AMENDMENTS**
- INCREASED SET BACK TO THE EASTERN BOUNDARY.
 - EXCAVATION TO REDUCE THE INCLUSION IN THE TPZ FOR STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER POINT 2. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 TO THE NORTH-EASTERN CORNER OF THE SITE.
 - TANK TO THE NORTH-EASTERN CORNER OF THE SITE AND BALCONY AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - RELOCATE THE SIGNIFICANCE AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING COUNCIL (18.12.2023 & 05.02.2024).
 - MINOR AMENDMENT TO THE LIFT OF THE TERRACES TO CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - MINOR AMENDMENTS TO THE FRONT AND REAR DOMES TO CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - ALIGN WITH SECTION 4.1.5 OF THE DCP.
 - REAR BALCONY EXTENSION TO TERRACES WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. RESULTING IN MINOR APARTMENT AMENDMENTS.
 - APARTMENTS ALONG MANSION LANE HAVE INCREASED (400) AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - COMMUNAL OPEN SPACE ON LEVEL 1, RELOCATED TO LEVEL 4. COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 9.
 - COMMUNAL AND PUBLIC OPEN SPACE OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).

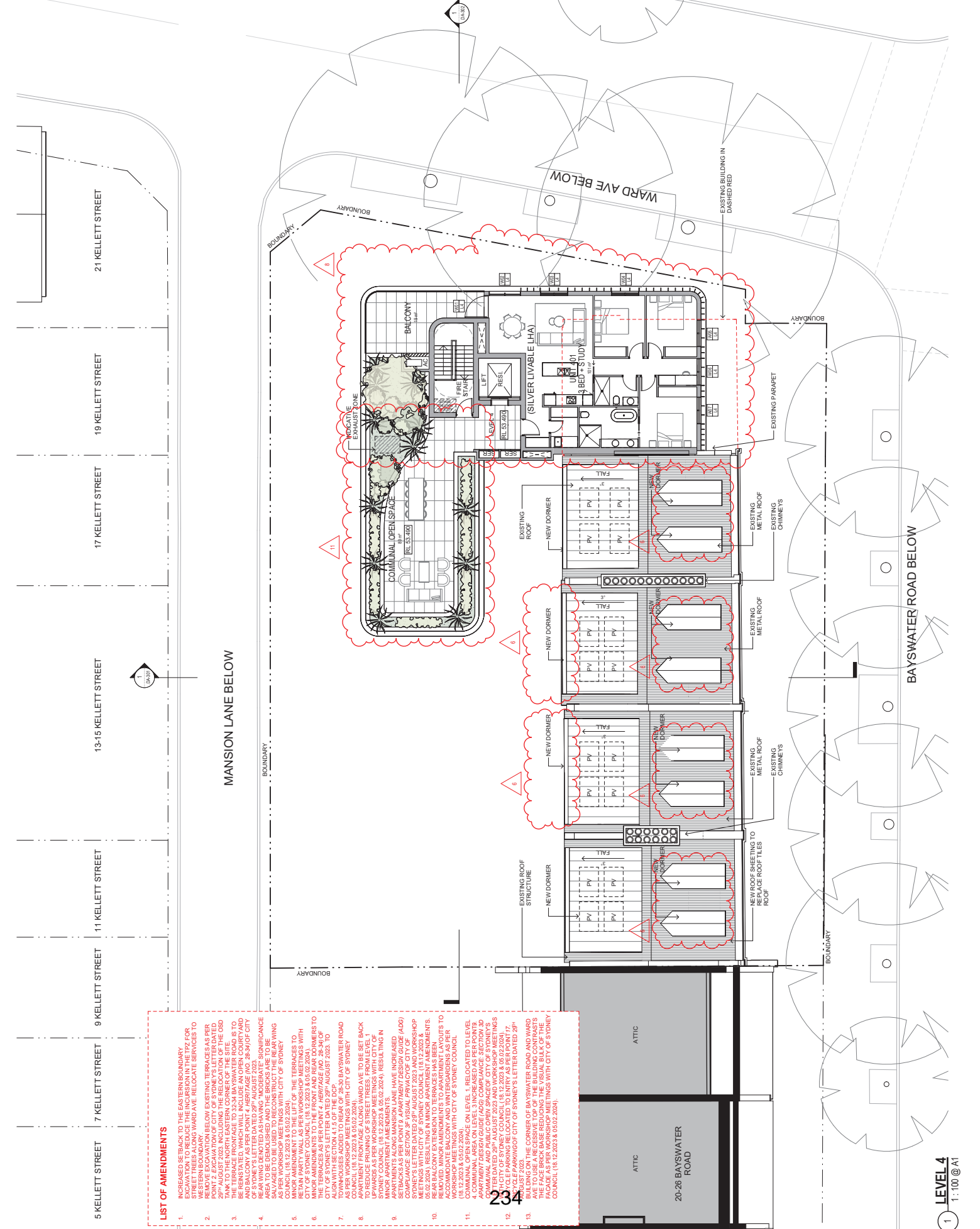


- LIST OF AMENDMENTS**
- INCREASED SETBACK TO THE EASTERN BOUNDARY. EXCAVATION TO REDUCE THE INCLUSION IN THE PZ FOR STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER POINT 2. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 18.12.2023 TO THE NORTH EASTERN CORNER OF THE SITE. THE TERRACE FRONTAGE TO 32-34 BAYWATER ROAD IS TO BE RECONSTRUCTED WITH EXISTING BRICKS ON SITE AND BALCONY AS PER POINT 4. HERITAGE (VC 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. CONCURRENCE AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING (VC 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. MINOR AMENDMENT TO THE LIFT OF THE TERRACES TO CITY OF SYDNEY'S LETTER DATED 18.12.2023 & 05.02.2024.
 - MINOR AMENDMENTS TO THE FRONT AND REAR FORMERS TO CITY OF SYDNEY'S LETTER DATED 18.12.2023 & 05.02.2024.
 - MINOR AMENDMENTS TO THE FRONT AND REAR FORMERS TO CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - APARTMENTS ALONG MANSION LANE HAVE INCREASED UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO REDUCE PRUNING OF STREET TREES, FROM LEVEL 1 UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - COMMUNAL OPEN SPACE ON LEVEL 1, RELOCATED TO LEVEL 4. COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 9. COMMUNAL AND PUBLIC OPEN SPACE OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - RELOCATING TO NORTH EASTERN CORNER TO BE WITHIN EXISTING BUILDING FOOTPRINT AND ADDITIONAL CHANGES.





- LIST OF AMENDMENTS**
- INCREASED SET BACK TO THE EASTERN BOUNDARY EXCAVATION TO REDUCE THE INCURSION IN THE TYPICAL STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER POINT 7. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 TO THE NORTH EASTERN CORNER OF THE SITE.
 - TAKING TO THE NORTH EASTERN CORNER OF THE SITE AND BALCONY AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - RELOCATE SERVICES TO THE EASTERN BOUNDARY TO BE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING MINOR AMENDMENT TO THE LIFT OF THE TERRACES TO MINOR AMENDMENTS TO THE FRONT AND REAR DOMINERS TO MINOR AMENDMENTS TO THE FRONT AND REAR DOMINERS TO CITY OF SYDNEY COUNCIL (18.12.2023 & 03.02.2024).
 - MINOR AMENDMENTS TO THE LIFT OF THE TERRACES TO MINOR AMENDMENTS TO THE FRONT AND REAR DOMINERS TO CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ALIGN WITH SECTION 4.1.5 OF THE DCP.
 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN ACCOMMODATE BALCONY AND WIN REAR GARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 03.02.2024).
 - UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 03.02.2024). RESULTING IN MINOR APARTMENT AMENDMENTS.
 - APARTMENTS ALONG MANSION LANE HAVE INCREASED (400) SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 03.02.2024).
 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN ACCOMMODATE BALCONY AND WIN REAR GARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 03.02.2024).
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 - RELOCATED TO ENTRY AS PER POINT 17.
 - BUILDING ON THE CORNER OF BAYWATER ROAD AND WARD AVE TO USE A RECESSIVE TOP OF THE BUILDING CONTRASTS WITH THE ADJACENT BUILDINGS TO THE EAST AND WEST. RELOCATED TO ENTRY AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 03.02.2024).



LIST OF AMENDMENTS

- INCREASED SET BACK TO THE EASTERN BOUNDARY. EXCAVATION TO REDUCE THE INCURSION IN THE TPZ FOR STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER POINT 2. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 TO THE NORTH EASTERN CORNER OF THE SITE. TANK TO THE NORTH EASTERN CORNER OF THE SITE AND BALCONY AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. SIGNIFICANCE AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING COUNCIL (18.12.2023 & 05.02.2024).
- MINOR AMENDMENT TO THE LIFT OF THE TERRACES TO CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- MINOR AMENDMENTS TO THE FRONT AND REAR DORMERS TO CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ALIGN WITH SECTION 4.1.5 OF THE DCP.
- AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- WARD AVE TO BE SET BACK TO REDUCE PRUNING OF STREET TREES. FROM LEVEL 1 UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- MINOR APARTMENT AMENDMENTS.
- APARTMENTS ALONG MANSION LANE HAVE INCREASED COMPLIANCE SECTION 3F VISUAL PRIVACY OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
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- ANGLE PARKING RELOCATED TO ENTRY AS PER POINT 17.
- BUILDING ON THE CORNER OF BAYSWATER ROAD AND WARD AVE TO USE A RECESSIVE TOP OF THE BUILDING CONTRASTS WITH THE ADJACENT BUILDINGS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).

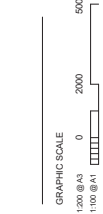
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Member of the Institute of Architects

STATUS
DEVELOPMENT APPLICATION

Drawings shown. Verify all dimensions on site. This drawing is for the purpose of council approval and is not suitable for construction.



- DRAWING NOTES**
- LEGEND
 - NEW STRUCTURE PROPOSED
 - EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE RECONSTRUCTED WITH RECAST BRICKS ON SITE

CLIENT
 BRW Advisory Pty Limited

DATE
 19.04.2024

ISSUE
 DA AMENDMENTS

ISSUE FOR
 07.12.2022 ISSUE FOR DA

ISSUE FOR CONSULTANTS
 P1 02.08.2022 ISSUE FOR CONSULTANTS

PURPOSE OF ISSUE

quillace

ARCHITECTURE / INTERIORS

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 Fax: +61 2 8594 1753

REGISTERED ARCHITECT
 Vince Squillace (Reg No. 6486 (NSW))
 11278 (VIC), 3677 (QLD), 49112 (NT)

PROJECT
 Potts Point Mixed-use Development

28-38 Bayswater Road, Potts Point NSW 2011

DRAWING NO.
 DA-105 B

ISSUE

JOB NO.
 BAY2206

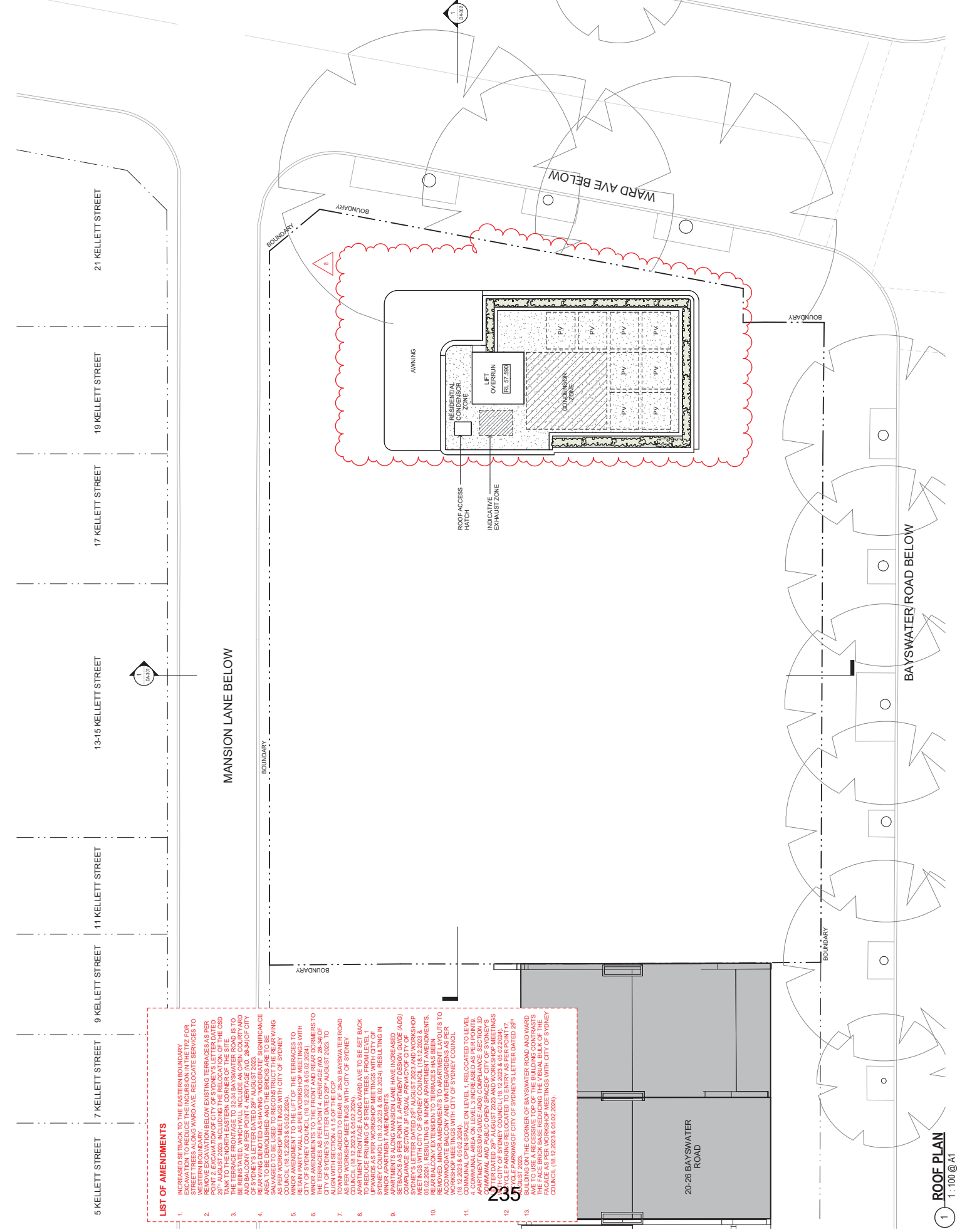
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DATE
 19.04.2024

DRAWING TITLE
 ROOF PLAN

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- LIST OF AMENDMENTS**
- INCREASED SET BACK TO THE EASTERN BOUNDARY. EXCAVATION TO REDUCE THE INCLUSION IN THE TZ FOR STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER POINT 2. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 TO THE NORTH EASTERN CORNER OF THE SITE. TANK TO THE NORTH EASTERN CORNER OF THE SITE. THE TERRACE FRONTAGE TO 326-34 BAYSWATER ROAD IS TO BE DEMOLISHED AND RECONSTRUCTED WITH A BALCONY AND BALCONY AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. SIGNIFICANCE AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING (NO. 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - MINOR AMENDMENT TO THE LIFT OF THE TERRACES TO CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - MINOR AMENDMENTS TO THE FRONT AND REAR DOMERS TO CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ALIGN WITH SECTION 4.1.5 OF THE DCP.
 - AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - WARD AVE TO BE SET BACK TO REDUCE PRUNING OF STREET TREES. FROM LEVEL 1 UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024). RESULTING IN MINOR APARTMENT AMENDMENTS.
 - APARTMENTS ALONG MANSION LANE HAVE INCREASED COMPLIANCE SECTION 3F VISUAL PRIVACY OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN ACCOMMODATED AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - COMMUNAL OPEN SPACE ON LEVEL 1, RELOCATED TO LEVEL 4. COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 9. COMMUNAL AND PUBLIC OPEN SPACE OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - VEHICLE PARKING RELOCATED TO ENTRY AS PER POINT 17. BUILDING ON THE CORNER OF BAYSWATER ROAD AND WARD AVE TO USE A RECESSIVE TOP OF THE BUILDING CONTRASTS WITH THE ADJACENT BUILDINGS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).

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20-26 BAYSWATER ROAD

1 ROOF PLAN
 1:100 @ A1

- LIST OF AMENDMENTS**
1. INCREASED SETBACK TO THE EASTERN BOUNDARY EXCAVATION TO REDUCE THE INCURSION IN THE T2Z FOR WESTERN BOUNDARY. WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER 20th AUGUST 2023. INCLUDING THE RELOCATION OF THE CSO TANK TO THE NORTH EASTERN CORNER OF THE SITE. TO BE REINSTATED WHICH WILL INCLUDE AN OPEN COURTYARD AND BALCONY AS PER POINT 4. HERITAGE (AO 28-39) OF CITY AREA BEING IDENTIFIED AS HAVING "MODERATE" SIGNIFICANCE AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 2. RECAL PARTIAL WALL AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 3. THE TERRACES AS PER POINT 4. HERITAGE (AO 28-39) OF CITY OF SYDNEY'S LETTER DATED 20th AUGUST 2023. TO TOWNHOUSES ADJACENT TO 28-38 BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 4. RELOCATE FRONT FACES ALONG WARD AVE TO BE SET BACK TO REDUCE PRUNING OF STREET TREES. FROM LEVEL 1 TO SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 5. MINOR APARTMENT AMENDMENTS.
 6. SETBACK AS PER POINT 4. HERITAGE (AO 28-39) OF CITY COMPLIANCE. SECTION 3F VISUAL PRIVACY OF CITY OF SYDNEY'S LETTER DATED 20th AUGUST 2023 AND WORKSHOP MEETINGS (18.12.2023 & 05.02.2024).
 7. REMOVAL OF EXCAVATION TO REDUCE INCURSION INTO T2Z. RESULTING IN EXTENSION TO TERRACES HAS BEEN ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 8. COMMUNAL OPEN SPACE ON LEVEL 1, RELOCATED TO LEVEL 4. COMMUNAL AREA ON LEVEL 3, INCORPORATED AS PER POINT 9. COMMUNAL AND PUBLIC OPEN SPACE OF CITY OF SYDNEY'S COMMUNAL AND PUBLIC OPEN SPACE OF CITY OF SYDNEY'S LETTER DATED 20th AUGUST 2023 AND WORKSHOP MEETINGS (18.12.2023 & 05.02.2024).
 9. BICYCLE PARKING RELOCATED TO ENTRY AS PER POINT 17. BUILDING ON THE CORNER OF BAYSWATER ROAD AND WARD AVE TO USE A RECESSIVE TOP OF THE BUILDING CONTRASTS FACADE AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 10. REALIGNMENT TO NORTH EASTERN CORNER TO BE WITHIN EXISTING BUILDING FOOTPRINT AND ADDITIONAL CHANGES.

LIST OF MATERIALS

- A - FINE BLACK STEEL FRAME WINDOWS
- B - HERITAGE CREAM WHITE PAINT
SIMILAR TO DULUX DANISH CREAM
- C - INTERWAR BRICK - BOWRAL 76, RENOVATION GERTRUDIS BROWN
- D - ZINC ANTHRACITE SHEETING
- E - CREAM BRICK
SIMILAR TO AUSTRAL BRICK - BOWRAL 76, ST PALLS CREAM
- F - STEEL BALUSTRADE
- G - DARK BRONZE WINDOW FRAMES
- H - CHARCOAL PAINT
SIMILAR TO DULUX NATURAL CHARCOAL
- I - HERITAGE WHITE PAINT TO DETAILING
- J - TIMBER WINDOW FRAMES PAINTED CHARCOAL
- K - COPPER SHINGLES
SIMILAR TO DULUX APPLE CREAM
- L - MIXED CREAM BRICK
EVERYDAY LIFE RETREAT
- M - CHARCOAL VERTICAL BLADES
- N - GLAZED BRICK
SIMILAR TO AUSTRAL BRICK - PARK LANE, CHESTERFIELD
- O - VERTICAL LOUVRE
SIMILAR TO AUSTRAL BRICK - PARK LANE, CHESTERFIELD
- P - GLASS BALUSTRADE
- Q - CEMENT SHEET CLADDING WITH BRONZE FINISH
- R - INDICATIVE RECONSTRUCTED CAST IRON BALUSTRADE
AS PER HERITAGE ADVICE
- S - GREEN PAINT
SIMILAR TO DULUX APPLE CREAM
- T - MIXED CREAM BRICK
EVERYDAY LIFE RETREAT
- U - CHARCOAL VERTICAL BLADES
- V - COPPER SHINGLES
SIMILAR TO DULUX APPLE CREAM
- W - HERITAGE WHITE PAINT TO DETAILING
- X - TIMBER WINDOW FRAMES PAINTED CHARCOAL
- Y - HERITAGE WHITE PAINT TO DETAILING
- Z - INDICATIVE RECONSTRUCTED CAST IRON BALUSTRADE
AS PER HERITAGE ADVICE



LIST OF AMENDMENTS

1. INCREASED SETBACK TO THE EASTERN BOUNDARY EXCAVATION TO REDUCE THE INCURSION IN THE TYPICAL WESTERN BOUNDARY WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER 20th AUGUST 2023. INCLUDING THE RELOCATION OF THE OSB TANK TO THE NORTH EASTERN CORNER OF THE SITE. TO BE INSTALLED. WHICH WILL INCLUDE AN OPEN COURTYARD AND BALCONY AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE REAR WING DENOTED AS HAVING "MODERATE" SIGNIFICANCE AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
2. REAR PARTY WALL AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
3. THE TERRACES TO BE RELOCATED AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
4. TOWNHOUSES ADDED TO BEAR OF 28-30 BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
5. APARTMENT FRONTAGE ALONG WARD AVE TO BE SET BACK TO REDUCE PRUNING OF STREET TREES. FROM LEVEL 1 TO LEVEL 2 AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
6. MINOR APARTMENT AMENDMENTS.
7. SETBACK AS PER POINT 8. APARTMENT FRONTAGE (A00) COMPLIANCE. SECTION 3F VISUAL PRIVACY OF CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
8. MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024). RESULTING IN MINOR APARTMENT AMENDMENTS.
9. RELOCATED EXISTING BALCONY SERVICES TO ACCOMMODATE BALCONY AND WINTERGARDEN AS PER 18.12.2023 MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
10. COMMUNAL OPEN SPACE ON LEVEL 1, RELOCATED TO LEVEL 2. COMMUNAL OPEN SPACE ON LEVEL 2, RELOCATED AS PER 18.12.2023 MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
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13. REALIGNMENT TO NORTH EASTERN CORNER TO BE WITHIN EXISTING BUILDING FOOTPRINT AND ADDITIONAL CHANGES.

DA AMENDMENTS
E 27.09.2024
C 18.07.2024
A 19.02.2024
B 09.02.2024
P1 23.11.2022

ISS DATE
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PURPOSE OF ISSUE
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PURPOSE OF ISSUE

CLIENT
BRW Advrosy Pty Limited

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ARCHITECTURE / INTERIORS
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NOMINATED ARCHITECT
Vince Squillace Prop No. 6468 (NSW),
121218 (VIC), 3877 (QLD), 491175 (NT)

PROJECT
Potts Point Mixed-Use Development
28-38 Bayswater Road, Potts Point NSW 2011

DRAWING NO. ISSUE
DA-202 E

JOB NO. SCALE DATE
BAY2206 1:100@ A1 27.09.2024

DRAWING TITLE
EAST ELEVATION - WARD AVE

DRAWN BY CHECKED BY
LA VS

- LIST OF AMENDMENTS**
1. INCREASED SETBACK TO THE EASTERN BOUNDARY EXCAVATION TO REDUCE THE INCURSION IN THE TYPICAL WESTERN BOUNDARY WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER 20th AUGUST 2023. INCLUDING THE RELOCATION OF THE OSB TANK TO THE NORTH EASTERN CORNER OF THE SITE. TO BE INSTALLED. WHICH WILL INCLUDE AN OPEN COURTYARD AND BALCONY AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE REAR WING DENOTED AS HAVING "MODERATE" SIGNIFICANCE AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
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LIST OF MATERIALS

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- B - HERITAGE CREAM WHITE PAINT
SIMILAR TO DULUX DANISH CREAM
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- O - TIMBER WINDOW FRAMES PAINTED
- S - VERTICAL LOUVRE
SIMILAR TO AUSTRAL BRICK - PARK LANE, CHESTERFIELD
- R - GLASS BALUSTRADE
- Q - CEMENT SHEET CLADDING WITH BRONZE FINISH
- V - MIXED CREAM BRICK
SIMILAR TO AUSTRAL BRICK - EVERFOAT LIFE, RETREAT
- X - COPPER SHINGLES
SIMILAR TO DULUX APPLE CREAM
- Z - INDICATIVE RECONSTRUCTED CAST IRON BALUSTRADE
AS PER HERITAGE ADVICE



| ISS | DATE | PURPOSE OF ISSUE |
|-----|------------|-----------------------|
| E | 27.09.2024 | DA AMENDMENTS |
| C | 19.04.2024 | DA AMENDMENTS |
| B | 26.02.2023 | DA AMENDMENTS |
| P1 | 23.11.2022 | ISSUE FOR CONSULTANTS |

CLIENT
BRW Advisory Pty Limited

squillace
ARCHITECTURE / INTERIORS
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PROJECT
Potts Point Mixed-Use Development
28-38 Baywater Road, Potts Point NSW 2011

DRAWING NO.
DA-204 E

JOB NO. SCALE
BAY2206 1:100 @ A1

DATE
27.09.2024

DRAWING TITLE
WEST ELEVATION

DRAWN BY
LA

CHECKED BY
VS

- LIST OF AMENDMENTS**
- INCREASED SETBACK TO THE EASTERN BOUNDARY EXCAVATION TO REDUCE THE INCURSION IN THE TIZ FOR WESTERN BOUNDARY. WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER 20th AUGUST 2024 WORKSHOP MEETINGS WITH CITY OF SYDNEY.
 - TANK TO THE NORTH EASTERN CORNER OF THE SITE. BE REINSTATED WHICH WILL INCLUDE AN OPEN COURTYARD AND BALCONY AS PER POINT 4. HERITAGE (AO 28-34) OF CITY OF SYDNEY TO BE DENOTED AS HAVING 'MODERATE' SIGNIFICANCE AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
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 - MINOR APARTMENT AMENDMENTS.
 - SECTIONS AS A RESULT OF THE WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024) COMPLIANCE. SECTION 3F VISUAL PRIVACY OF CITY OF SYDNEY'S LETTER DATED 20th AUGUST 2024 WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
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 - RELOCATED BALCONY AND TERRACES TO ACCOMMODATE ACCOMMODATE BALCONY AND WINTERGARDE AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - DATE OF ISSUE 13.09.2024
 - REALIGNMENT TO NORTH EASTERN CORNER TO BE WITHIN EXISTING BUILDING FOOTPRINT AND ADDITIONAL CHANGES.



- U - CHARCOAL VERTICAL BLADES**
- V - MIXED CREAM BRICK**
SIMILAR TO: AUSTRAL BRICK - EVERDAAT LIFE, RETREAT
- X - COPPER SHINGLES** Y - GREEN PAINT
SIMILAR TO: DULUX APPLE CREAM
- Z - INDICATIVE RECONSTRUCTED CAST IRON BALUSTRADE**
AS PER HERITAGE ADVICE

Q - CEMENT SHEET CLADDING WITH BRONZE FINISH

R - GLASS BALUSTRADE
SIMILAR TO: AUSTRAL BRICK - PARK LAKE, CHESTERFIELD

S - VERTICAL LOUVRE
SIMILAR TO: AUSTRAL BRICK - PARK LAKE, CHESTERFIELD

T - GLAZED BRICK
SIMILAR TO: AUSTRAL BRICK - PARK LAKE, CHESTERFIELD

W - HERITAGE WHITE PAINT TO DETAILING CHARCOAL
SIMILAR TO: DULUX NATURAL WHITE

Y - GREEN PAINT
SIMILAR TO: DULUX APPLE CREAM

Z - INDICATIVE RECONSTRUCTED CAST IRON BALUSTRADE
AS PER HERITAGE ADVICE



