

Attachment B2

Selected drawings

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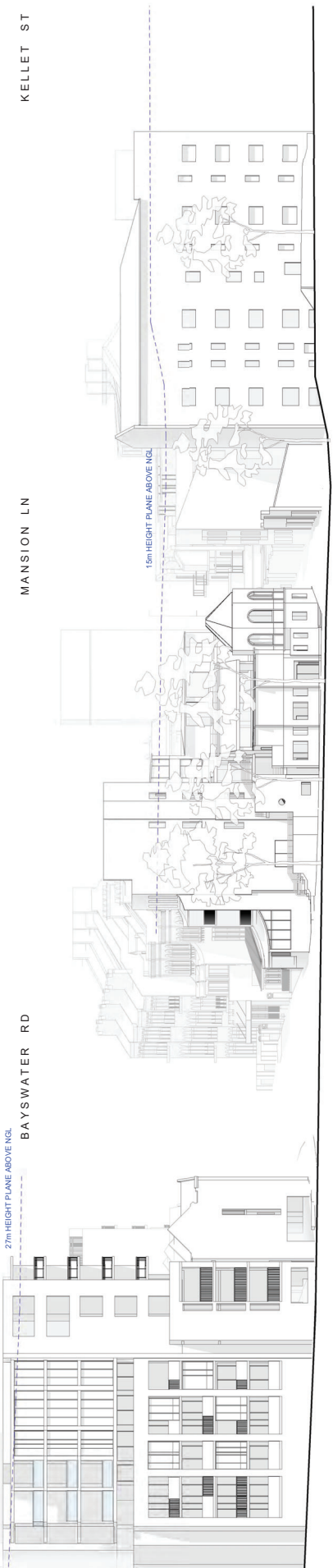


STATUS
DEVELOPMENT
APPLICATION

Drawings shown here are for information only. They are not to be used for construction. This drawing is for the purpose of council approval and as such is not suitable for construction.



DRAWING NOTES



243

1 WARD AVE STREETSCAPE ELEVATION- EXISTING
 1:200 @ A1

C 13.09.2024 DA AMENDMENTS
 A 07.12.2022 ISSUE FOR DA
 ISS DATE PURPOSE OF ISSUE

CLIENT
 BRW Advisory Pty Limited

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 AHN: 24 132 564 753

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 1127H (VIC), 3977 (QLD), 481175 (NT)

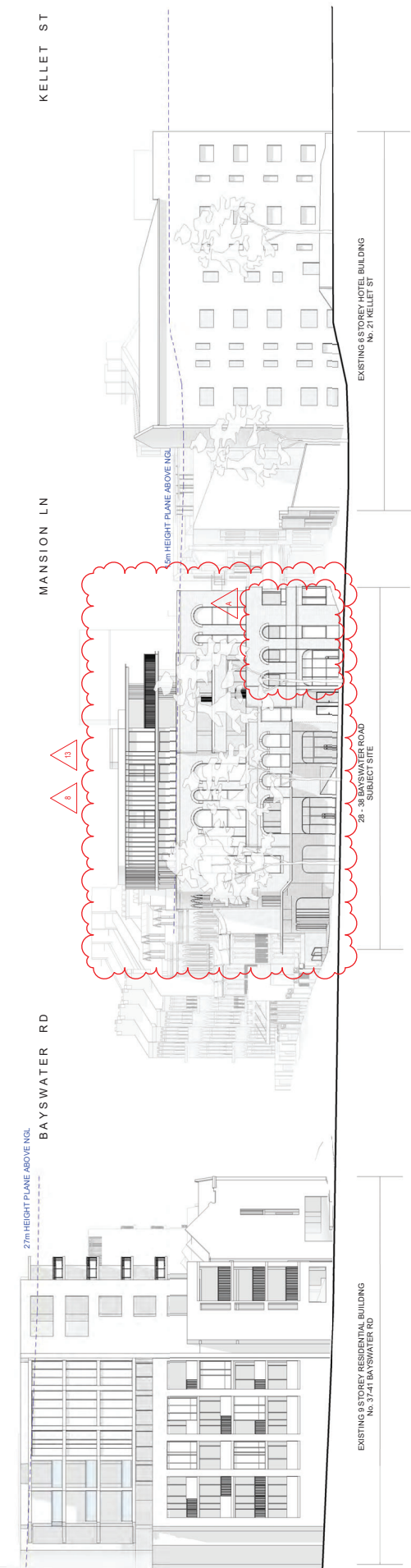
PROJECT
 Potts Point Mixed-Use
 Development
 26-38 Baywater Road, Potts Point NSW
 2011

DRAWING NO. ISSUE
DA-252 C

JOB NO. SCALE DATE
 BAY2206 1:200@A1 13.09.2024

DRAWING TITLE
 WARD AVE STREETSCAPE
 ELEVATION

DRAWN BY CHECKED BY
 LA VS

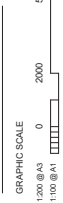


244

2 WARD AVE STREETSCAPE ELEVATION- PROPOSED
 1:200 @ A1

STATUS
DEVELOPMENT APPLICATION

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



DRAWING NOTES

ISS	DATE	PURPOSE OF ISSUE
D	13.09.2024	DA AMENDMENTS
C	24.06.2024	DA AMENDMENTS
A	07.12.2022	ISSUE FOR DA

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Vivian Squillace (Pty) Ltd (686 NSW)
172/8 (VIC), 36/77 (QLD), 4/117 (NT)

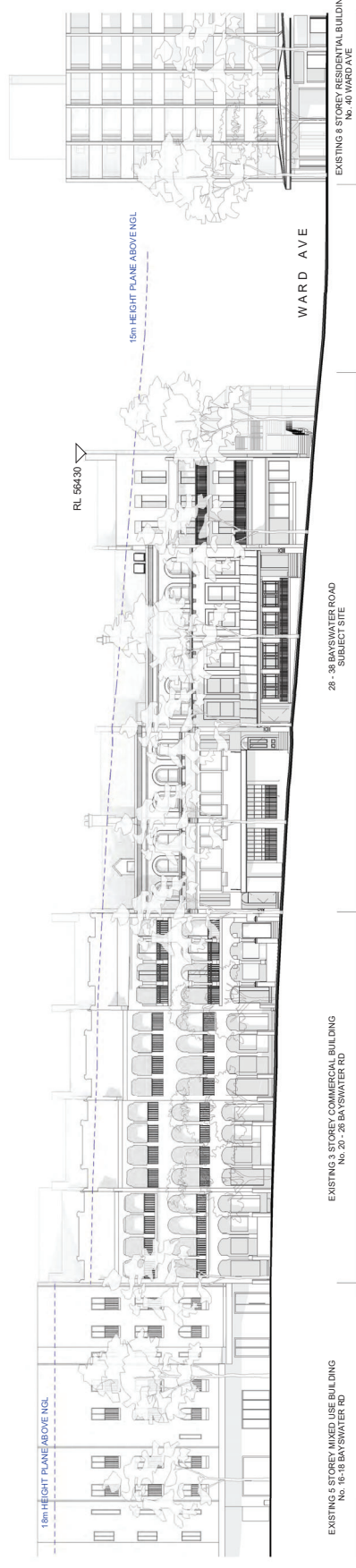
PROJECT:
Potts Point Mixed-Use Development
28-38 Bayswater Road, Potts Point NSW 2011

DRAWING NO.: DA-251
ISSUE: D
JOB NO.: SCALE 1:200 @ A1
DATE: 13.09.2024

DRAWING TITLE: BAYSWATER ROAD STREETSCAPE ELEVATION

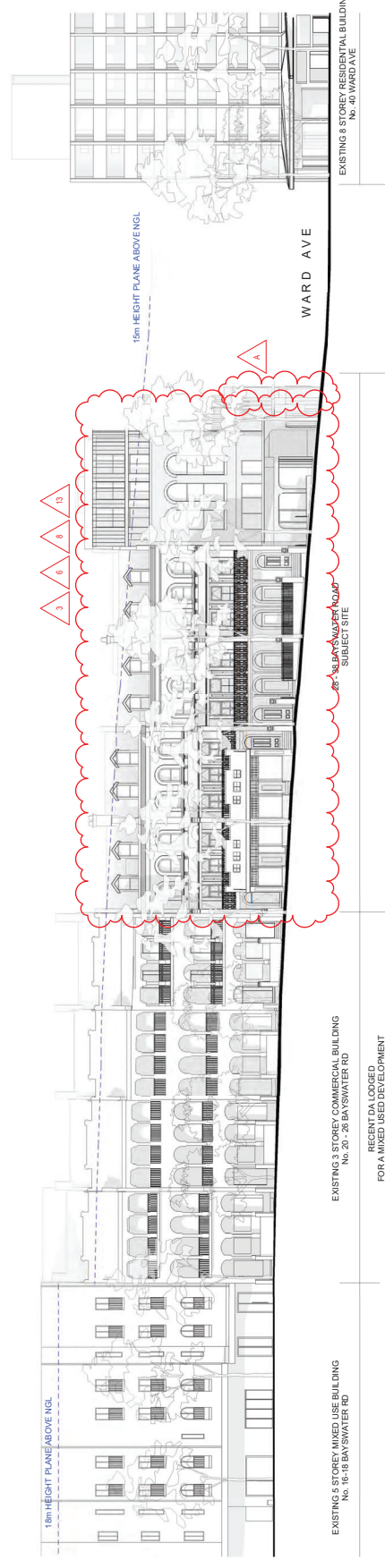
DRAWN BY: VS
CHECKED BY: LA

30m HEIGHT PLANE ABOVE NGL



2 BAYSWATER ROAD STREETSCAPE ELEVATION - EXISTING
1:200 @ A1

30m HEIGHT PLANE ABOVE NGL



1 BAYSWATER ROAD STREETSCAPE ELEVATION - PROPOSED
1:200 @ A1

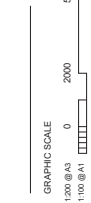
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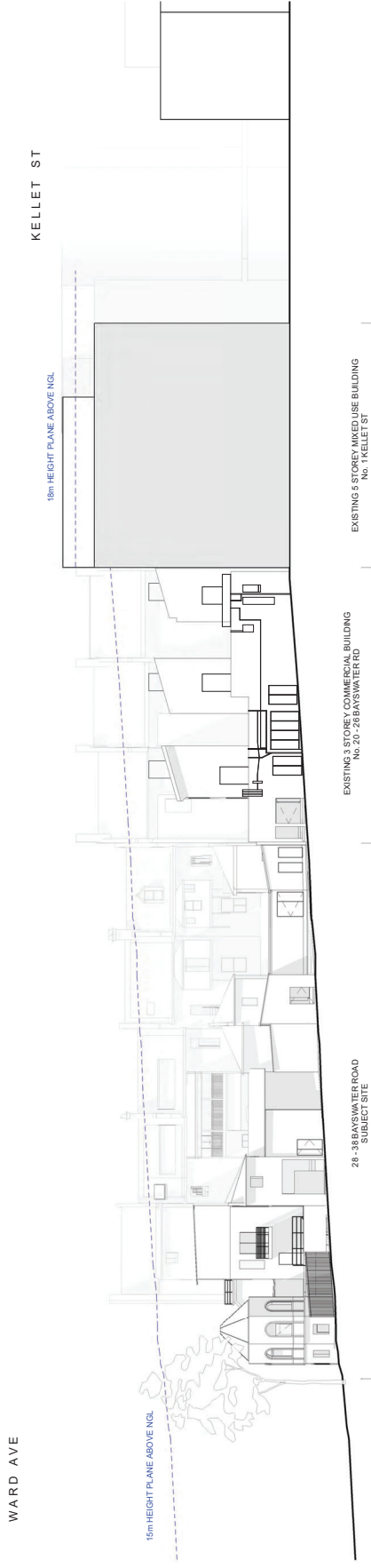


STATUS
DEVELOPMENT APPLICATION

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



DRAWING NOTES



2 MANSION LN STREETSCAPE ELEVATION - EXISTING
1:200 @ A1

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11278 (VIC), 39371 (QLD), 491175 (NT)

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

DRAWING NO.: DA-253
ISSUE: C

JOB NO.: SCALE 1:200 @ A1
DATE: 13.09.2024

DRAWING TITLE: MANSION LN STREETSCAPE ELEVATION 1

DRAWN BY: VS
CHECKED BY: LA



1 MANSION LN STREETSCAPE ELEVATION - PROPOSED
1:200 @ A1

RECENT DA LODGED FOR A MIXED-USE DEVELOPMENT DA-100222984

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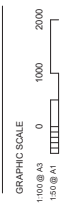
5.2 Member of the Institute of Architects

0000319540 28 OCT 2024

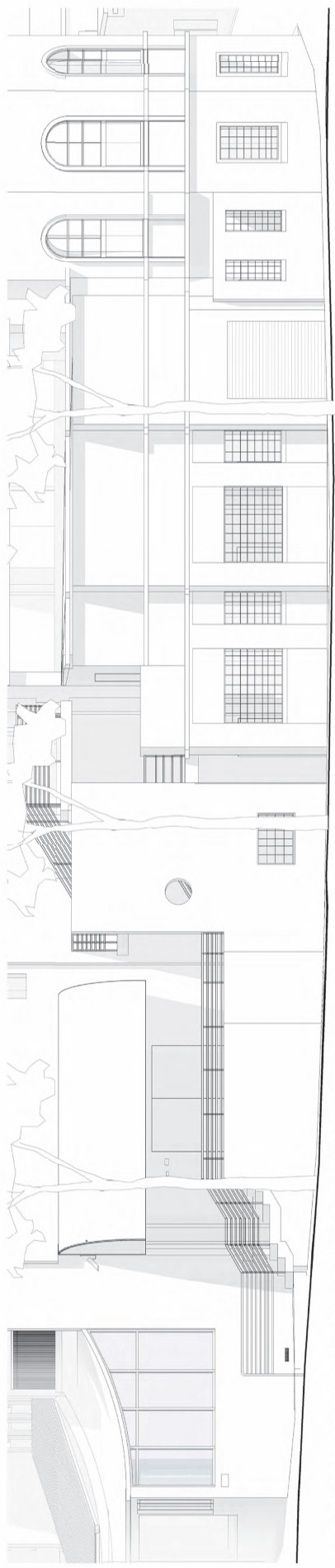
1199 @ A1

STATUS
DEVELOPMENT APPLICATION

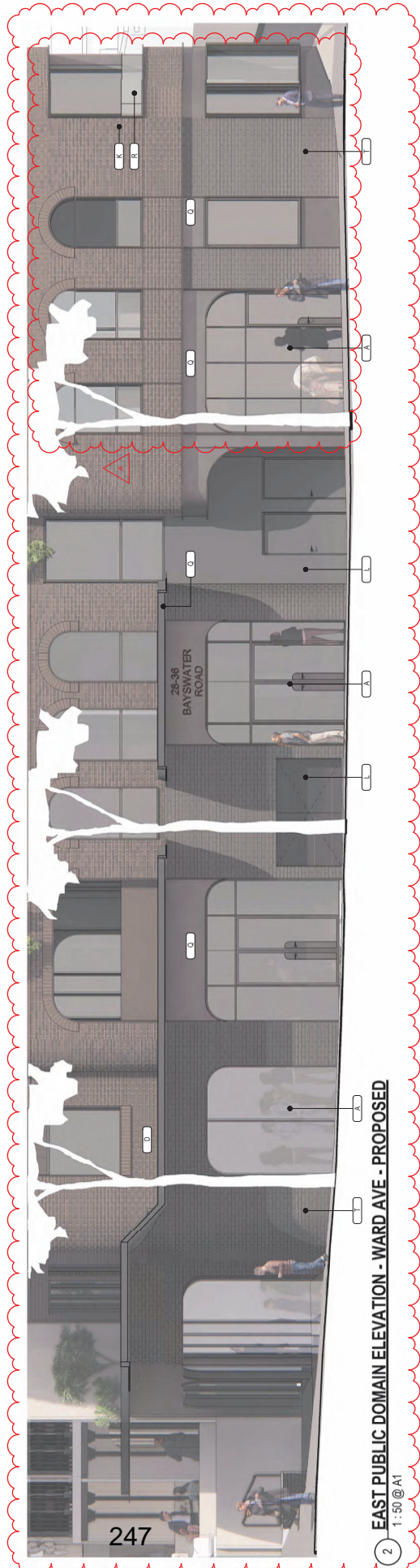
Drawings are shown as dimensions on site. This drawing is for the purpose of council approval and is not suitable for construction.



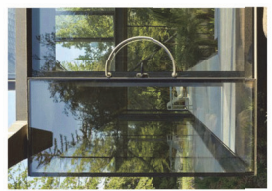
DRAWING NOTES



1 EAST PUBLIC DOMAIN ELEVATION - WARD AVE - EXISTING
1:50 @ A1



2 EAST PUBLIC DOMAIN ELEVATION - WARD AVE - PROPOSED
1:50 @ A1



A - FINE BLACK STEEL FRAME WINDOWS



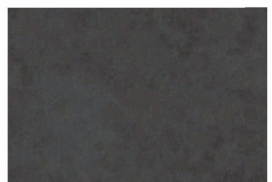
D - INTERWAR BRICK
SIMILAR TO AUSTRAL BRICK - BOWRAL 76 RENOVATION GERTRUDIS BROWN



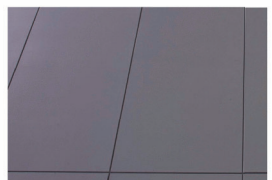
K - DARK BRONZE WINDOW FRAMES



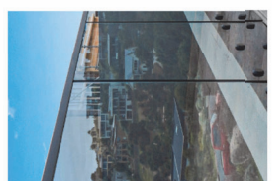
T - GLAZED BRICK
SIMILAR TO AUSTRAL BRICK - PARKLANE, CHES TERFIELD



L - CHARCOAL PAINT



Q - CEMENT SHEET CLADDING WITH BRONZE FINISH



R - GLASS BALUSTRADE

C 13.09.2024 D/A AMENDMENTS
A 07.12.2022 ISSUE FOR CDA
ISS DATE PURPOSE OF ISSUE

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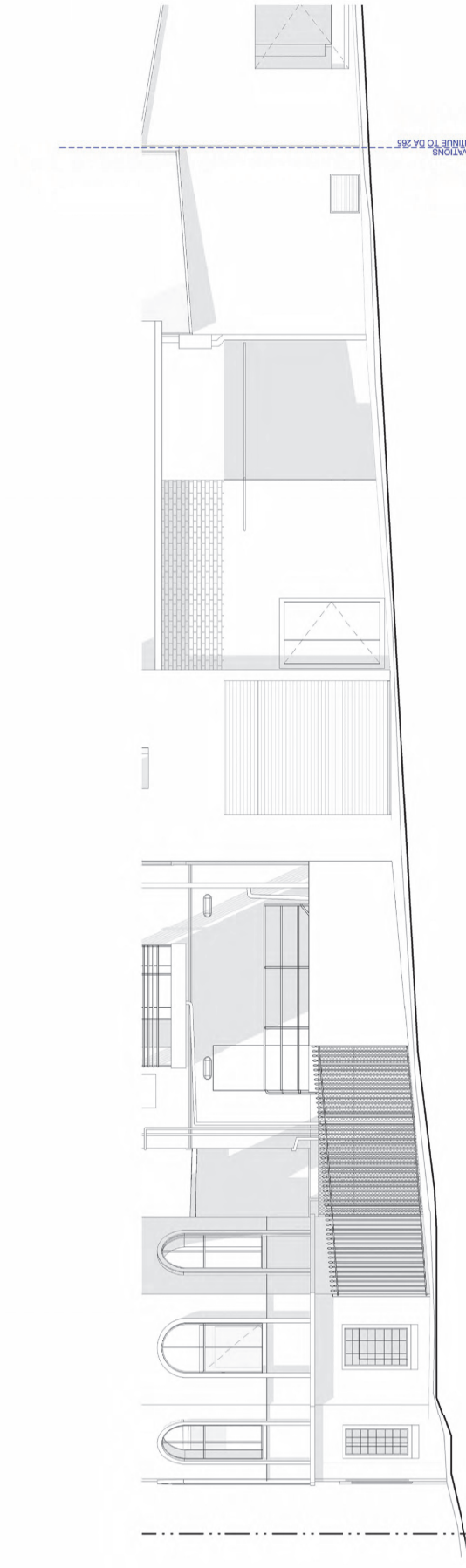
PROJECT
Potts Point Mixed-use Development
28-38 Baywater Road, Potts Point NSW 2011

DRAWING NO. DA-263
ISSUE C

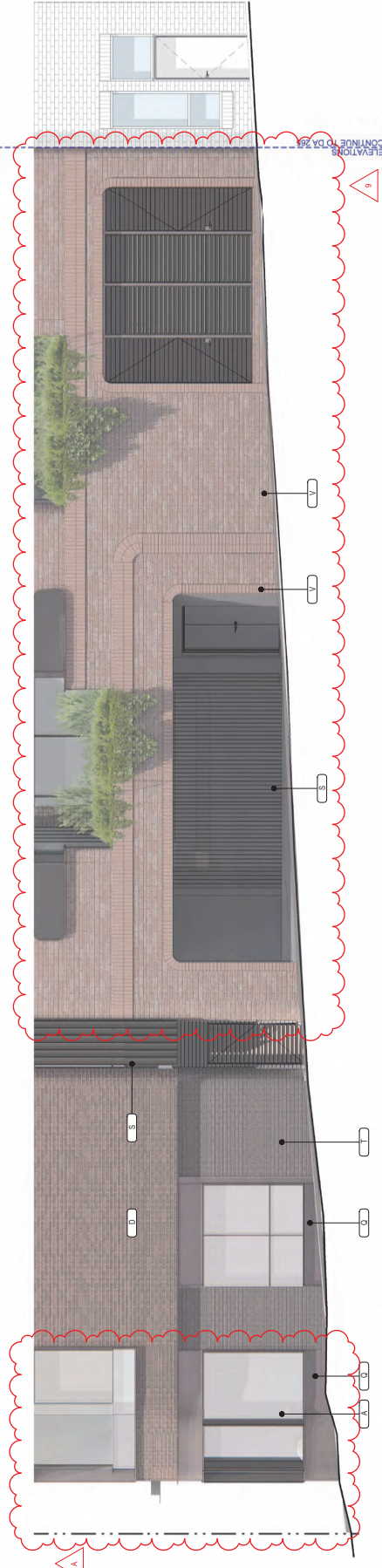
JOB NO. SCALE 1:100 @ A1
DATE 13.09.2024

DRAWN BY LA
CHECKED BY VS

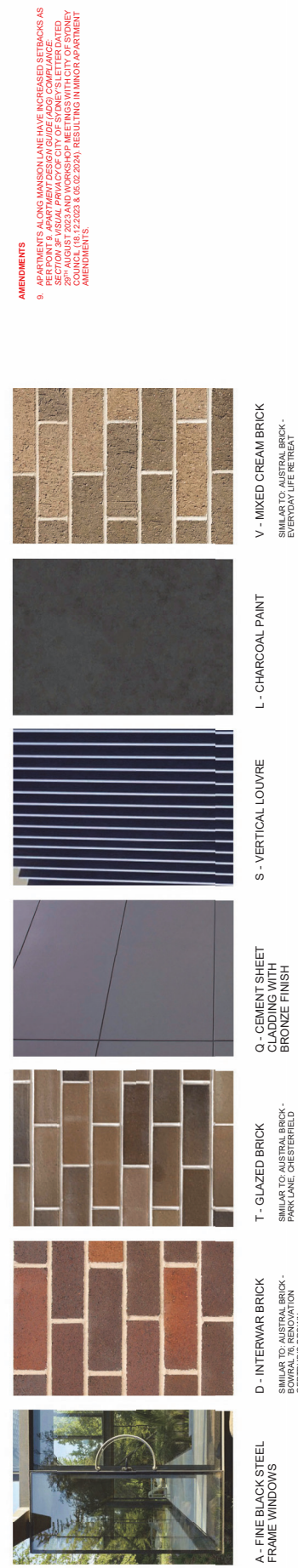
DRAWING TITLE
PUBLIC DOMAIN ELEVATION - WARD AVE



1 NORTH PUBLIC DOMAIN ELEVATION - MANSION LANE 1 - EXISTING
1:50 @ A1



2 NORTH PUBLIC DOMAIN ELEVATION - MANSION LANE 1 - PROPOSED
1:50 @ A1



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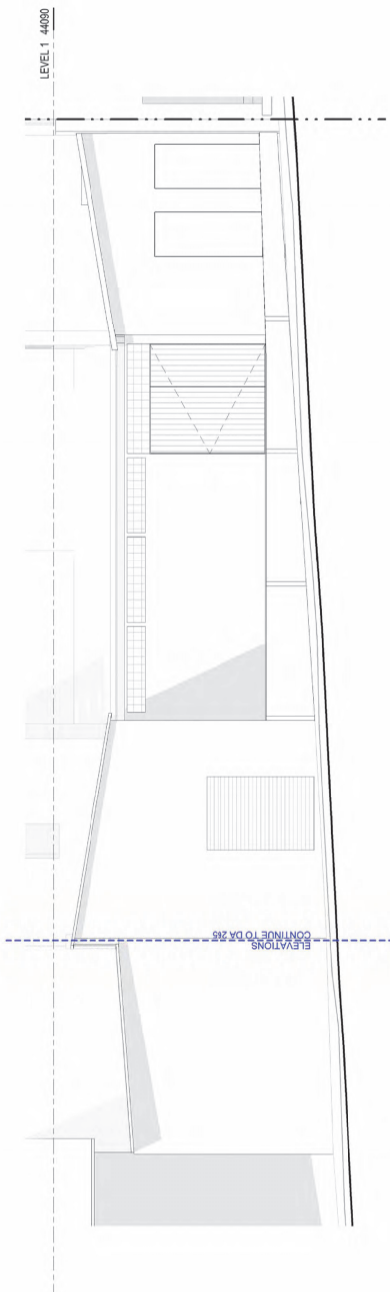
0008395650 28 OCT 2024

STATUS
DEVELOPMENT APPLICATION

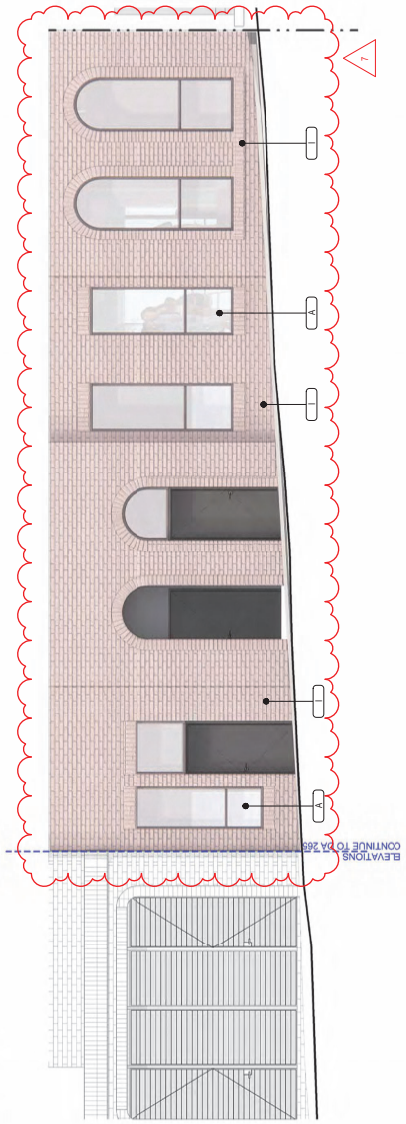
Drawn to scale. Verify all dimensions on site. This drawing is for the purpose of council approval and is not suitable for construction.

GRAPHIC SCALE
 1:50 @ A3
 0 1000 2000
 1:50 @ A1

DRAWING NOTES



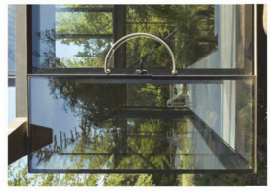
1 NORTH PUBLIC DOMAIN ELEVATION - MANSION LANE 2 - EXISTING
 1 : 50 @ A1



2 NORTH PUBLIC DOMAIN ELEVATION - MANSION LANE 2 - PROPOSED
 1 : 50 @ A1



1 - CREAM BRICK
 SIMILAR TO USUAL BRICKS,
 BOWRAL TG, ST PAULS CREAM



A - FINE BLACK STEEL
 FRAME WINDOWS

REVISIONS

ISS	DATE	PURPOSE OF ISSUE
B	19.04.2024	DA AMENDMENTS
A	07.12.2022	ISSUE FOR DA

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

DRAWING NO.
 DA-265 B

ISSUE

JOB NO.
 BAY2206

SCALE
 1 : 100 @ A1

DATE
 19.04.2024

DRAWING TITLE
 PUBLIC DOMAIN ELEVATION -
 MANSION LANE 2

DRAWN BY
 LA

CHECKED BY
 VS

AMENDMENTS

7. TOWNHOUSES ADDED TO REAR OF 28-30 BAYWATER ROAD AS PER CITY OF SYDNEY DEVELOPMENT GROUP MEETINGS WITH CITY OF SYDNEY COUNCIL (16.12.2023 & 05.02.2024).



ISS	DATE	PURPOSE OF ISSUE
E	27.09.2024	DA AMENDMENTS
D	26.09.2024	DA AMENDMENTS
C	19.07.2024	DA AMENDMENTS
B	19.07.2024	DA AMENDMENTS
A	07.12.2022	ISSUE FOR DA

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12/18 (VIC), 3877 (QLD), 481175 (NT)

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

DRAWING NO.
DA-301 E

ISSUE
E

JOB NO.
BAY2206

SCALE
1:100 @ A1

DATE
27.09.2024

DRAWING TITLE
SECTION A

DRAWN BY
LA

CHECKED BY
VS

LIST OF AMENDMENTS

- INCREASED SETBACK TO THE EASTERN BOUNDARY EXCAVATION TO REDUCE THE EXISTING WALL TO REMAIN TO THE WESTERN BOUNDARY. RELOCATE SERVICES TO WESTERN BOUNDARY.
- RELOCATE EXISTING LOW EXISTING BRICKS TO THE CORNER OF BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL DATED 29TH AUGUST 2023, INCLUDING THE RELOCATION OF THE NORTH EAST CORNER OF THE SITE.
- THE TERRACE FRONTAGE TO BE RECONSTRUCTED WITH NEW BRICKS, WHICH WILL INCLUDE AN OPEN COURTYARD AND BALCONY AS PER POINT 4, HERITAGE DATED 29TH AUGUST 2023.
- REAR WALLS TO BE DEMOLISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- THE LIFT OF THE TERRACES TO RETAIN PARTY WALL AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL DATED 29TH AUGUST 2023.
- REAR DOORMEN TO THE TERRACES AS PER SYDNEY'S LETTER DATED 29TH AUGUST 2023. TO ALIGN WITH SECTION 4.1.5 OF THE DDP, BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- MEETINGS WITH CITY OF SYDNEY COUNCIL DATED 29TH AUGUST 2023.
- APARTMENT FRONTAGE ALONG WARD AVE TO BE SET BACK TO REDUCE PRUNING OF PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- AMENDMENTS TO MANSION APARTMENT APARTMENTS ALONG MANSION LANE HAVE BEEN RELOCATED TO THE CORNER OF BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- REAR BALCONY EXTENSION TO TERRACES TO ACCOMMODATE TO 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, REAR BALCONY EXTENSION TO TERRACES AND APARTMENT DESIGN GUIDE (ADG) TO BE RELOCATED TO THE CORNER OF BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- LETTER DATED 29TH AUGUST 2023 AND SYDNEY'S LETTER DATED 29TH AUGUST 2023 TO RELOCATE BICYCLE PARKING TO THE CORNER OF BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- RELOCATE BICYCLE PARKING TO THE CORNER OF BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- RELOCATE BICYCLE PARKING TO THE CORNER OF BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).

DATE OF ISSUE 13.09.2024
A. REALIGNMENT TO NORTH EASTERN CORNER TO BE WITHIN EXISTING BUILDING FOOTPRINT AND ADDITIONAL CHANGES.



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STATUS
DEVELOPMENT APPLICATION

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GRAPHIC SCALE
1:200 @ A3
0 2000 5000
1:100 @ A1

DRAWING NOTES

LEGEND

- NEW STRUCTURE PROPOSED
- EXISTING WALL TO REMAIN
- EXISTING BRICKS ON SITE

REAR BALCONY
REAR BALCONY

ROOF 56640
LEVEL 4 5490
LEVEL 3 50380
LEVEL 2 47190
LEVEL 1 46080
GROUND LEVEL 40890
LOWER GROUND LEVEL 36700
SUB GROUND LEVEL 33375

REV	DATE	PURPOSE OF ISSUE
F	27.09.2024	DA AMENDMENTS
D	13.09.2024	DA AMENDMENTS
C	19.07.2024	DA AMENDMENTS
B	19.07.2024	DA AMENDMENTS
A	07.12.2022	ISSUE FOR DA

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

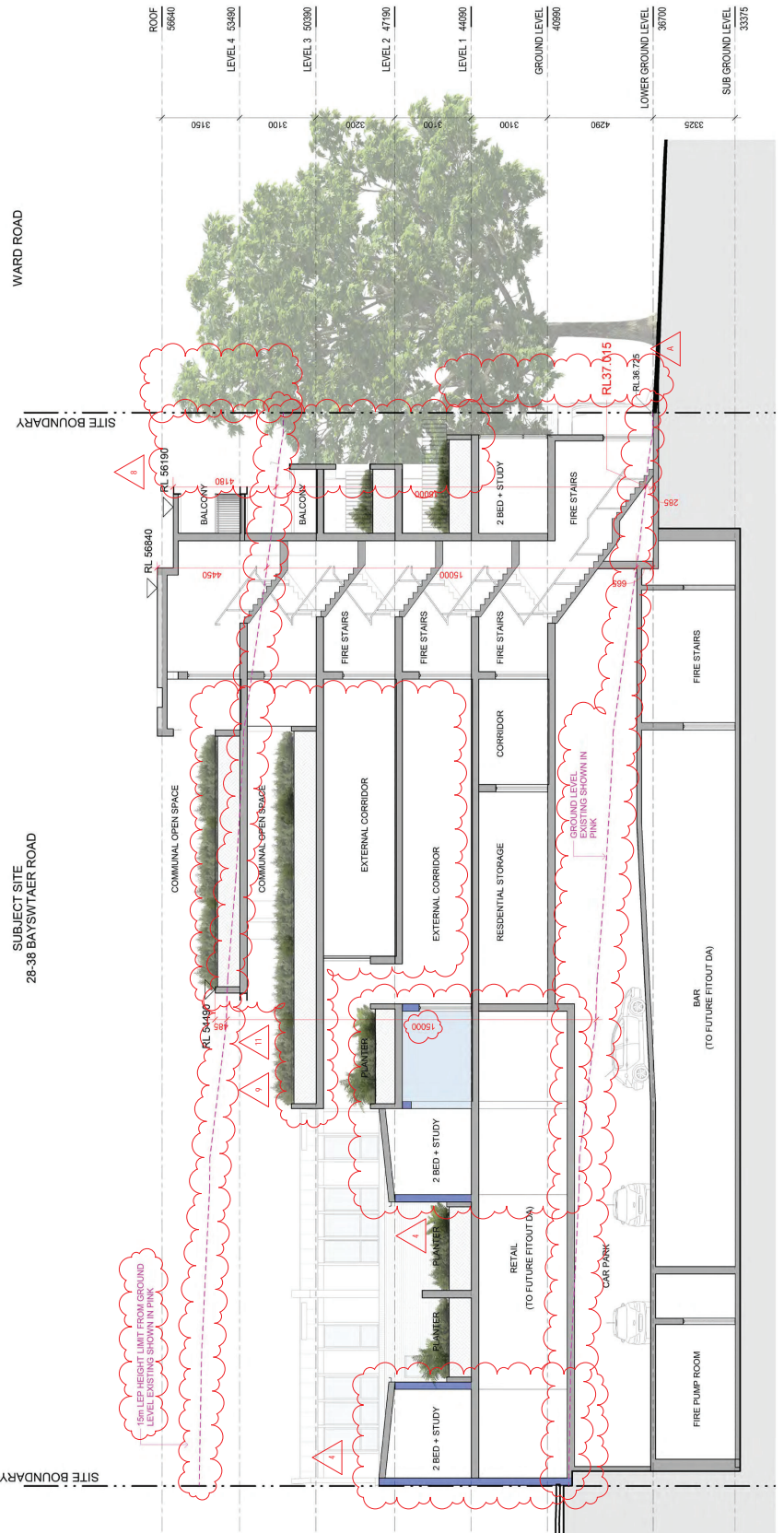
DRAWING NO. ISSUE
DA-302 F

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

DRAWING TITLE
SECTION B

DRAWN BY
LA

CHECKED BY
VS



LIST OF AMENDMENTS

1. INCREASED SETBACK TO THE EASTERN BOUNDARY EXCAVATION TO REDUCE THE INCURSION IN THE PZ FOR STREET TREES AND COMMERCIAL SERVICES TO WESTERN BOUNDARY.
 2. REMOVE EXCAVATION BELOW EXISTING LEVEL EXISTING SHOWN IN PINK.
 3. CITY OF SYDNEY'S LETTER DATED 29th OF AUGUST 2023, INCLUDING THE RELOCATION CORNER OF THE SITE, THE NORTH EASTERN CORNER OF THE SITE.
 4. THE TERRACE FRONTAGE TO 32.34 AND BALCONY AS PER POINT 4, HERITAGE DATED 29th AUGUST 2023.
 5. REAR WALLS DENOTED AS HAVING TO BE DELIMISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 6. THE LEFT OF THE WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 7. REAR CORNERS TO THE TERRACES AS PER MINOR AMENDMENTS TO THE FRONT AND MINOR AMENDMENTS TO THE FRONT AND BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 8. REAR BALCONY EXTENSION TO TERRACES AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 9. APARTMENTS ALONG MANSION LANE HAVE AMENDMENTS MINOR APARTMENT APARTMENT DESIGN GUIDE (ADD) COMPLIANCE SECTION 3E VISUAL PRIVACY OF AUGUST 2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024) AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 10. REAR BALCONY EXTENSION TO TERRACES AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 11. COMMUNAL OPEN SPACE ON LEVEL 1, AREA ON LEVEL 3 INCREASED AS PER POINT 9 APARTMENT DESIGN GUIDE (ADD) 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).
 12. BICYCLE PARKING RELOCATED TO ENTRY AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 13. SYDNEY'S LETTER DATED 29th AUGUST 2023 OF BUILDING ON THE CORNER OF BAYSWATER ROAD AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
- DATE OF ISSUE 13.09.2024
- A. REALIGNMENT TO NORTH EASTERN CORNER TO BE WITHIN EXISTING BUILDING FOOTPRINT AND ADDITIONAL CHANGES.





STATUS
DEVELOPMENT APPLICATION

Do not scale drawings. Verify all dimensions on site. This drawing is for the purpose of council approval and is not to be used for construction.



DRAWING NOTES

- LEGEND
- [Grey box] NEW STRUCTURE PROPOSED
 - [Red dashed line] EXISTING WALL TO REMAIN
 - [Blue dashed line] EXISTING BRICKS ON SITE

28-38 BAYSWATER ROAD

ROOF 55640

AWNING TO BALCONY OF UNIT 401

15 KELLETT STREET

LEVEL 4 53400

COMMUNAL OPEN SPACE

LEVEL 3 50390

OPEN CORRIDOR

CORRIDOR

1 BED

CORRIDOR

LEVEL 2 47100

1 BED

CORRIDOR

LEVEL 1 44890

3 BED

CORRIDOR

GROUND LEVEL 40890

RETAIL

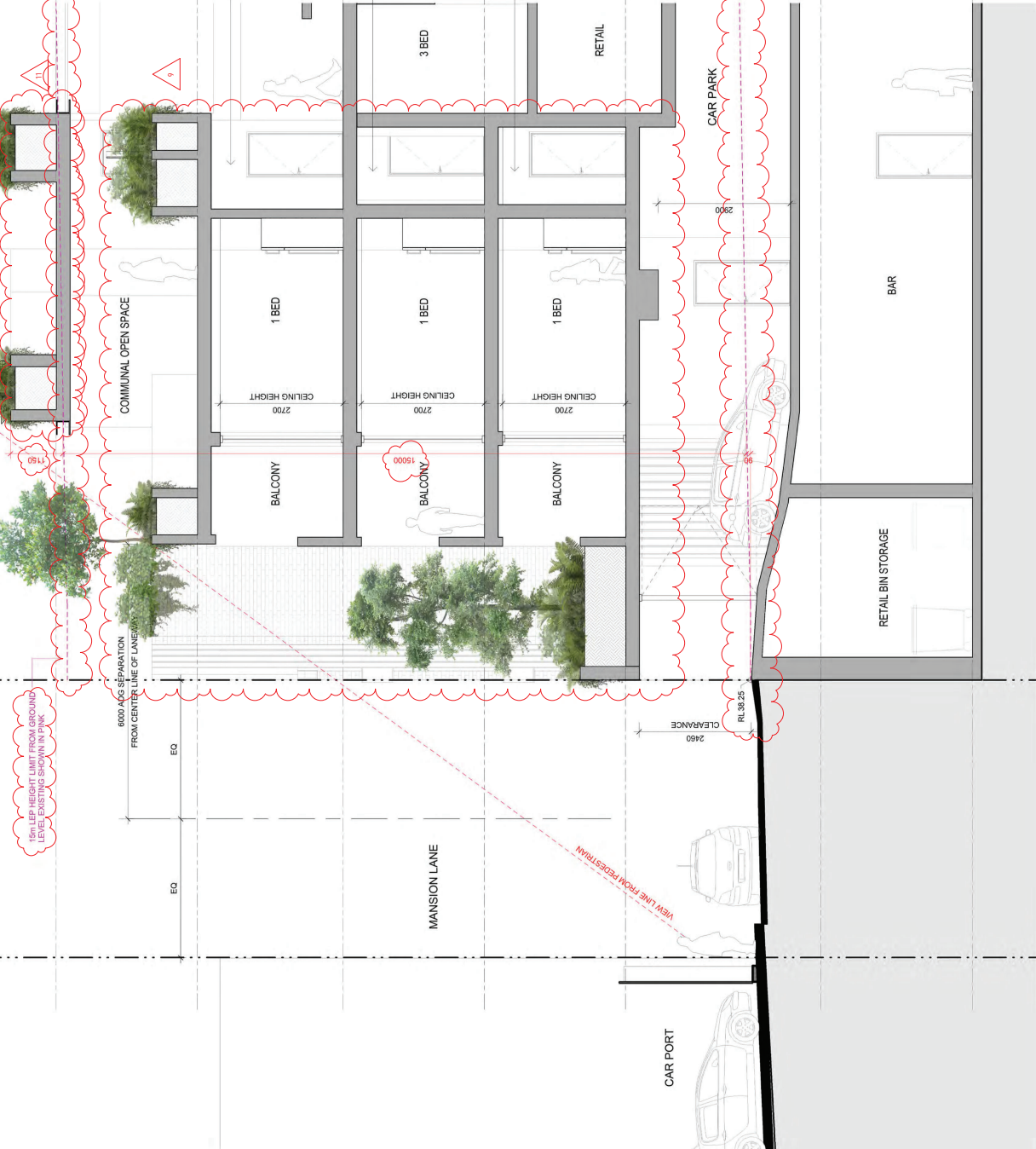
CAR PARK

LOWER GROUND LEVEL 35700

BAR

RETAIL BIN STORAGE

SUB GROUND LEVEL 33375



- LIST OF AMENDMENTS**
1. INCREASED SETBACK TO THE EASTERN BOUNDARY. EXCAVATION TO REDUCE THE INCLUSION IN THE P2 FOR STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO POINT 2. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 18.12.2023 TO THE CORNER OF THE LANEWAY AND TANK TO THE NORTH EASTERN CORNER OF THE SITE. THE TERRACE FRONTAGE TO 32-34 BAYSWATER ROAD IS TO BE EXCAVATED TO 1500mm BELOW GROUND LEVEL AND BALCONY AS PER POINT 4. HERITAGE (AQ 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. (CONFORMANCE WITH THE STATEMENT OF WORKS FOR CONFORMANCE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING CORNER OF UNIT 401. CITY OF SYDNEY'S LETTER DATED 18.12.2023 & 05.02.2024.
 2. MINOR AMENDMENT TO THE LEFT OF THE TERRACES TO CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 3. MINOR AMENDMENTS TO THE FRONT AND REAR DOCKERS TO CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. WITH CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023. TO ALIGN WITH SECTION 4.1.5 OF THE DCP FOR BAYSWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 4. WARD AVE TO BE SET BACK UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024). RESULTING IN MINOR APARTMENT AMENDMENTS.
 5. APARTMENTS ALONG MANSION LANE HAVE INCREASED COMPLIANCE SECTION 3.F 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).
 6. REAR BALCONY EXTENSION TO TERRACES HAS BEEN REMOVED AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024). TO ACCOMMODATE BALCONY AND WINTERGARDENS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL.
 7. COMMUNAL OPEN SPACE ON LEVEL 1, RELOCATED TO LEVEL 4. COMMUNAL AREA ON LEVEL 3, INCREASED AS PER POINT 9 AND 10. 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).
 8. CYCLE 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 EXISTING ADJACENT BUILDING'S FACADE AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 9. REALIGNMENT TO NORTH EASTERN CORNER TO BE WITHIN EXISTING BUILDING FOOTPRINT AND ADDITIONAL CHANGES.

252
DATE OF ISSUE 13.09.2024



DRIVEWAY SECTION
1:50 @ A1

CLIENT
BRW Advisory Pty Limited

squillace
ARCHITECTURE / INTERIORS
www.squillace.com.au

SYDNEY
95 Wentworth Street, Sydney Hills, NSW 2110
Ph: +61 2 8304 1300
ARN 24 132 561 753

NOMINATED ARCHITECT
Wentworth Street No. 608 (NSW),
15218 (VIC), 3877 (QLD), 4811 (NT)

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

DRAWING NO.
DA-305
ISSUE **C**

JOB NO. SCALE
BAY2206 1:100 @ A1

DATE
27.09.2024

DRAWING TITLE
DRIVEWAY SECTION

GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

LEGEND

- NEW STRUCTURE PROPOSED
- EXISTING WALL TO REMAIN
- RECONSTRUCTED WITH EXISTING BRICKS ON SITE

CLIENT
 BRW Advisory Pty Limited

DATE
 19.04.2024

AMENDMENTS
 A

PURPOSE OF ISSUE

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PROJECT
 Potts Point Mixed-use Development

ISSUE
 DA-306 A

DATE
 BAY 2206 1:100@A1 19.04.2024

CHECKED BY
 VS



- LIST OF AMENDMENTS**
- INCREASED SETBACK 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 7. 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 SERVICES TO THE EASTERN BOUNDARY. SIGNIFICANCE AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING (AS PER WORKSHOP MEETINGS WITH 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 DOMINERS TO CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - 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 UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024). RESULTING IN MINOR APARTMENT AMENDMENTS.
 - APARTMENTS ALONG MANSSION 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). RESULTING IN MINOR APARTMENT AMENDMENTS.
 - REAR BALCONY EXTENSION TO TERRACES HAS BEEN ACCOMMODATED AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - RELOCATED TO 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 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). RESULTING IN MINOR APARTMENT AMENDMENTS.
 - RELOCATED TO 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).
 - WARD AVE TO BE SET BACK UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).

GRAPHIC SCALE
 NOT TO SCALE

DRAWING NOTES

LEGEND

- NEW STRUCTURE PROPOSED
- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMAIN RECONSTRUCTED WITH EXISTING BRICKS ON SITE

A 19.04.2024
 DATE
 DA-307
 PURPOSE OF ISSUE

CLIENT
 BRW Advisory Pty Limited

squillace
 ARCHITECTURE / INTERIORS
 112/151 SULLIVAN ROAD, SYDNEY NSW 2000
 PH: +61 2 8564 1300
 ABN: 24 132 564 753

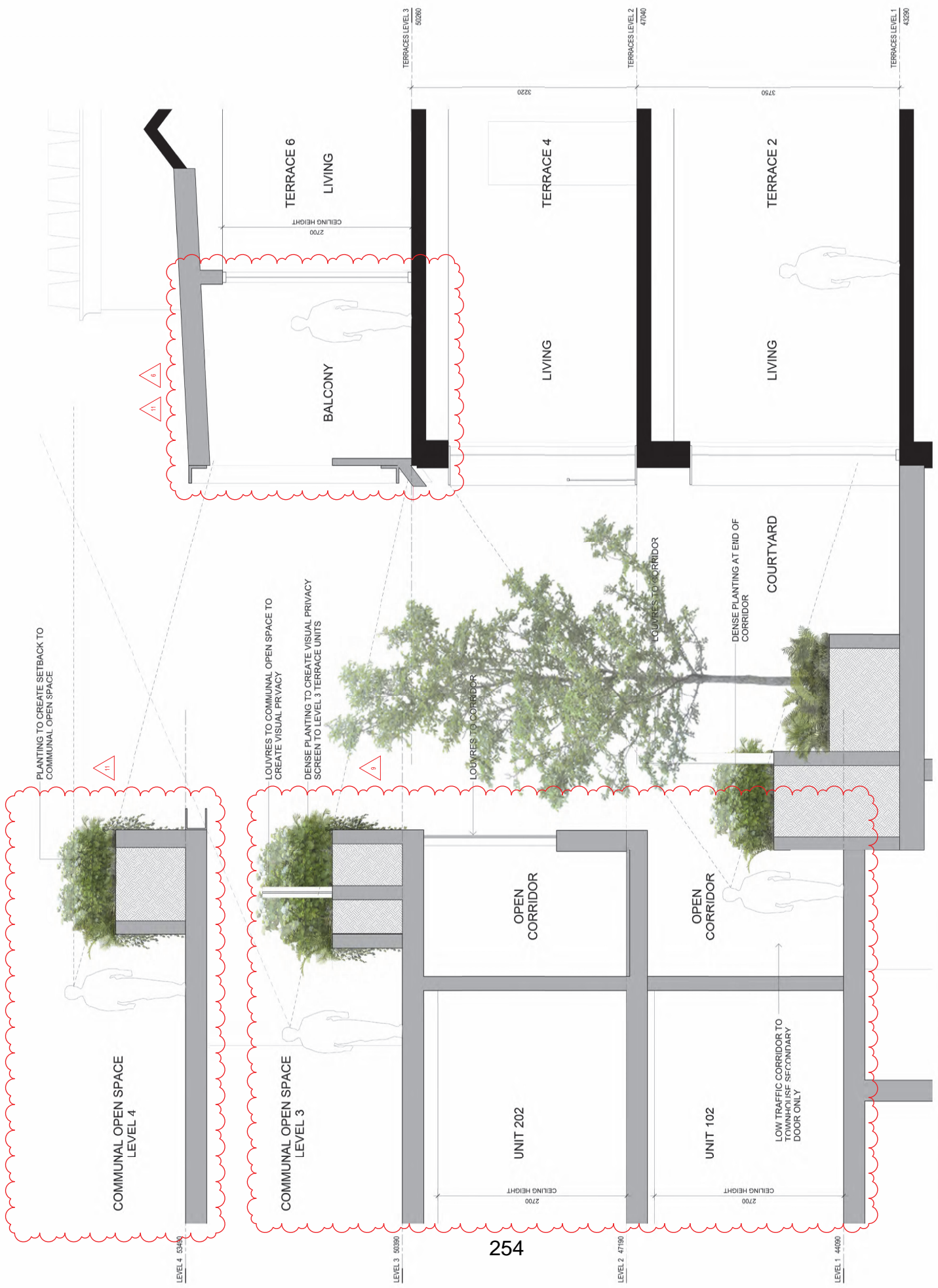
NOMINATED ARCHITECT
 Voice Squillace Pty Ltd (ACN 6486 NSW)
 112/151 SULLIVAN ROAD, SYDNEY NSW 2000

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

DRAWING NO.
 DA-307
ISSUE
 A

JOB NO.
 BAY2206
SCALE
 1:100 @ A1
DATE
 19.04.2024

DRAWING TITLE
 COMMUNAL OPEN SPACE SECTION
DRAWN BY
 LA
CHECKED BY
 VS



1 COURTYARD / COMMUNAL OPEN SPACE SECTION
 1:25 @ A1

STATUS
DEVELOPMENT APPLICATION

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



DRAWING NOTES

LEGEND

EXISTING STRUCTURE TO BE MAINTAINED

EXISTING STRUCTURE TO BE REMOVED

CLIENT
 BRW Advisory Pty Limited

DATE
 19.04.2024

ISSUE
 DA AMENDMENTS

PURPOSE OF ISSUE
 07.12.2022 ISSUE FOR DA

ARCHITECTURE / INTERIORS

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ARCHITECTURE / INTERIORS

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PROJECT
 Potts Point Mixed-use Development

28-38 Baywater Road, Potts Point NSW 2011

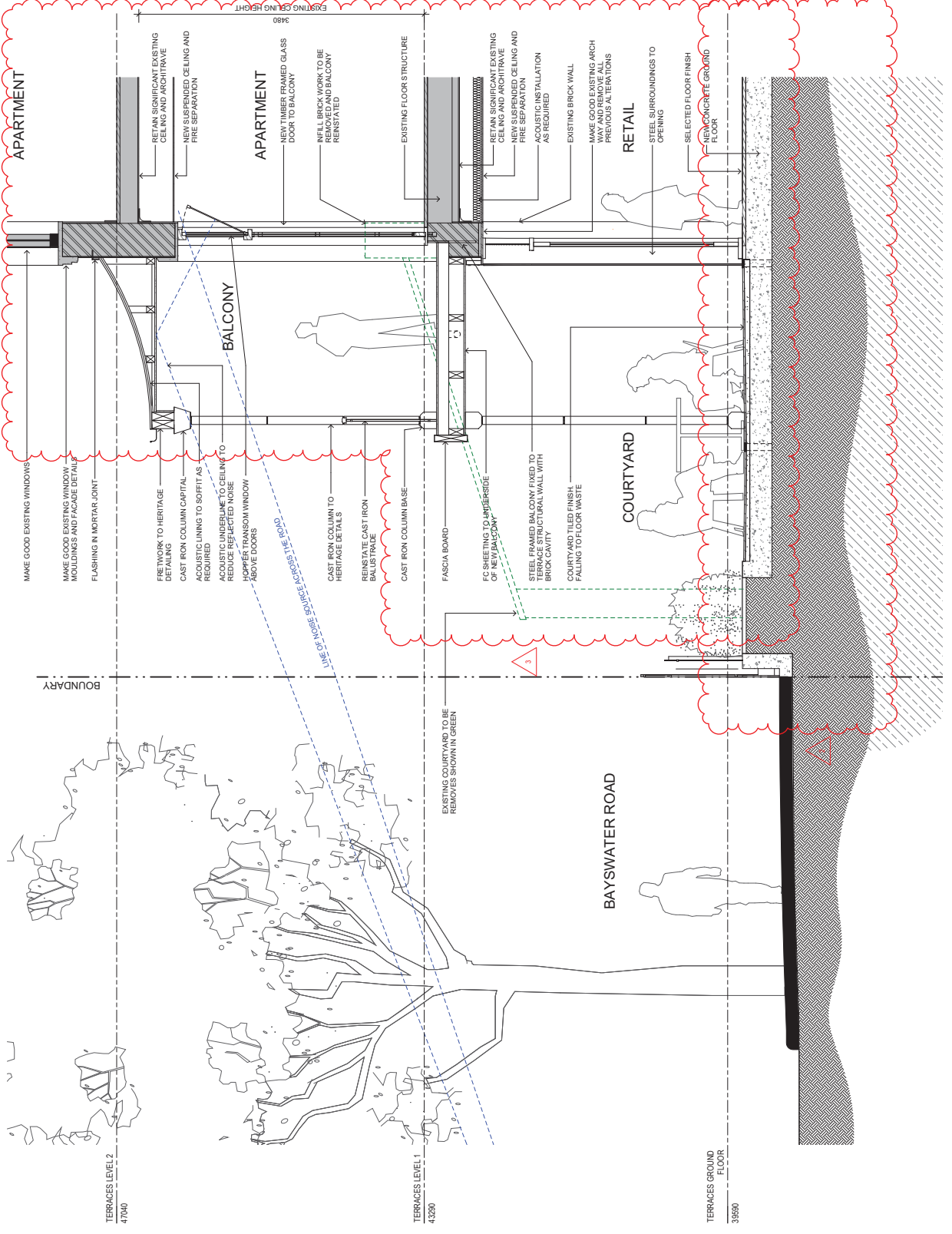
ISSUE
DA-310 B

SCALE
 As Indicated

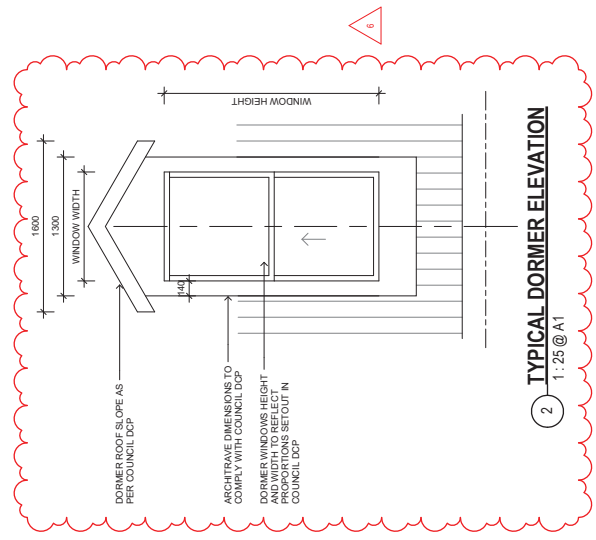
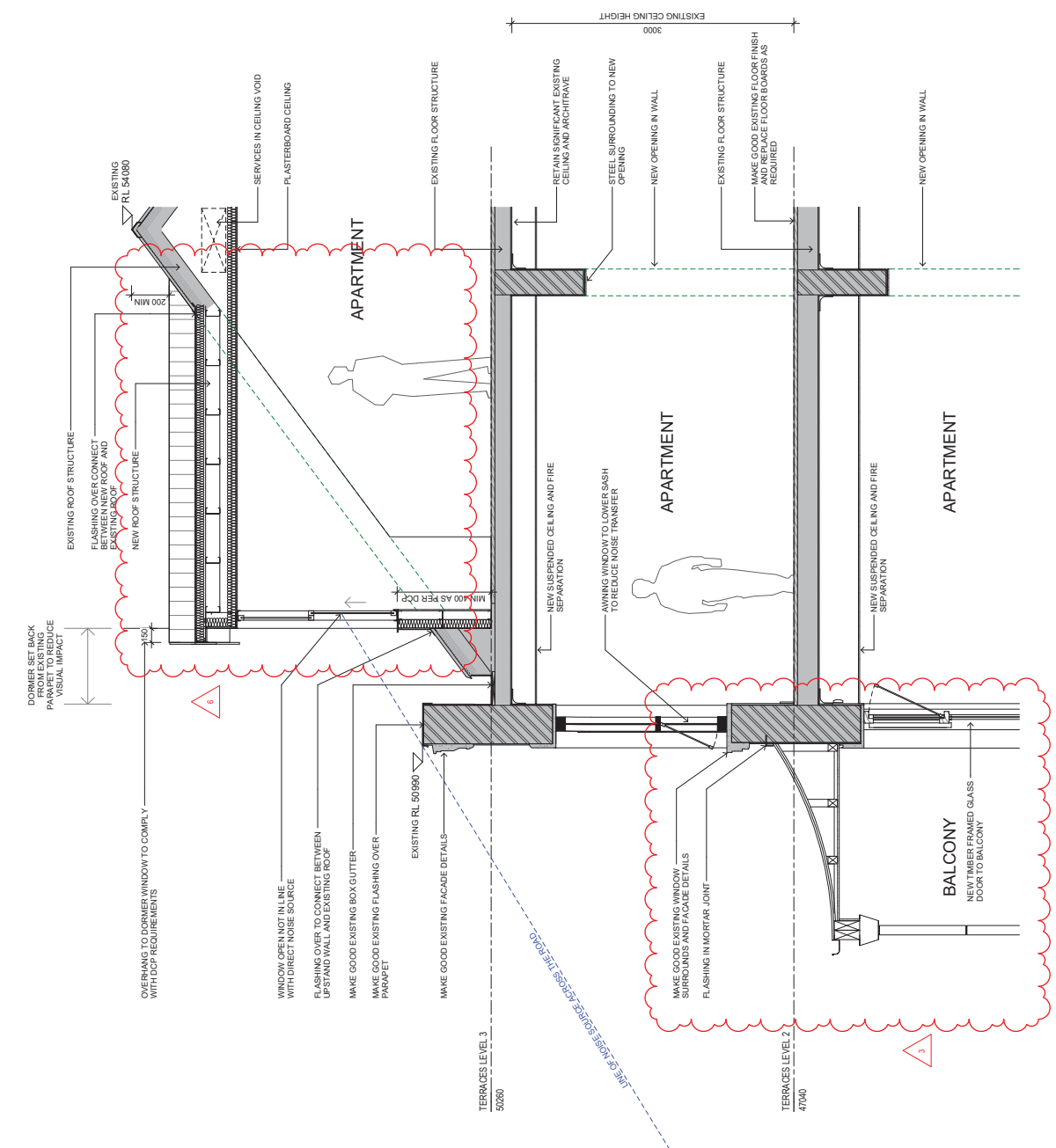
DATE
 19.04.2024

DRAWN BY
 LA

CHECKED BY
 VS



- LIST OF AMENDMENTS**
- INCREASED SET BACK TO THE EASTERN BOUNDARY. EXCAVATION TO REDUCE THE INCROUSION 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.
 - TERRACE FRONTAGE TO 32-34 BAYSWATER ROAD IS TO AND BALCONY AS PER POINT 4. HERITAGE (NO. 28-34) OF CITY OF SYDNEY'S LETTER DATED 29th AUGUST 2023.
 - AREA TO BE DEMOLISHED AND THE BRICKS ARE TO BE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING 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 COUNCIL (18.12.2023 & 05.02.2024).
 - 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 UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 - APARTMENTS ALONG MANSON LANE HAVE INCREASED 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 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 PACKAGE AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).

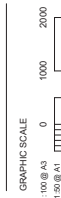


- LIST OF AMENDMENTS**
1. INCREASES SETBACK TO THE EASTERN CURBWAY EXCAVATION TO REDUCE THE INCUSSION IN THE T/PZ FOR STREET TREES ALONG WARD AVE. RELOCATE SERVICES TO REMOVE EXCAVATION BELOW EXISTING TERRACES AS PER POINT 2. EXCAVATION OF CITY OF SYDNEY'S LETTER DATED 29/8/2023 TO BE REMOVED FROM THE DCP. THE TERRACE FRONTAGE TO 3234 BAYWATER ROAD IS TO BE REMOVED AS PER POINT 4. HERITAGE (NO. 26334) OF CITY OF SYDNEY'S LETTER DATED 29/8/2023. CONFORMANCE SALVAGED TO BE USED TO RECONSTRUCT THE REAR WING COUNCIL (18.12.2023 & 05.02.2024).
 2. MINOR AMENDMENT TO THE LEFT OF THE TERRACES TO CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024) WITH MINOR AMENDMENTS TO THE FRONT AND REAR DORMERS TO CITY OF SYDNEY'S LETTER DATED 29/8/2023 TO ALIGN WITH SECTION 4.15 OF THE DCP. BAYWATER ROAD AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 3. UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024) TO REDUCE PRUNING OF STREET TREES FROM LEVEL UPWARDS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024). RESULTING IN MINOR APPOINTMENT AMENDMENTS.
 4. APARTMENTS ALONG MANSION LANE HAVE INCREASED TO 12 STOREYS AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY'S LETTER DATED 29/8/2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024). REAR BALCONY EXTENSION TO TERRACES HAS BEEN ACCOMMODATED ALONG WITH WING TERRACES AS PER WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024).
 5. COMMUNAL OPEN SPACE ON LEVEL 1, RELOCATED TO LEVEL 2, AND COMMUNAL OPEN SPACE ON LEVEL 3 INCREASED AS PER POINT 4. COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 4. COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 4. COMMUNAL AREA ON LEVEL 3 INCREASED AS PER POINT 4.
 6. APARTMENT DESIGN GUIDE ADO9 COMPLIANCE - SECTION 3.0 LETTER DATED 29/8/2023 AND WORKSHOP MEETINGS WITH CITY OF SYDNEY COUNCIL (18.12.2023 & 05.02.2024) BICYCLE PARKING OF CITY OF SYDNEY'S LETTER DATED 29/8/2023.
 7. THE CORNER OF BAYWATER ROAD AND WARD AVE TO USE A RECESSED TOP OF THE BUILDING CONTRASTS THE FACE BRICK BASE REDUCING THE VISUAL BULK OF THE BUILDING WITH CITY OF SYDNEY'S LETTER DATED 29/8/2023.

1 1:25 @ A1
 DETAILED SECTION - PARAPET

STATUS
DEVELOPMENT APPLICATION

Do not scale drawings. Verify all dimensions on site. This drawing is for the purpose of council approval and as such is not suitable for construction.



DRAWING NOTES

C 27.09.2024 D.A. AMENDMENTS
A 19.07.2024 D.A. AMENDMENTS
ISS DATE PURPOSE OF ISSUE

CLIENT
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squillace
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ABN: 24 132 561 753

NOMINATED ARCHITECT
Squillace Pty Ltd (ACN 6068 NSW)
1/218 (VIC), 387 (QLD), ARI 175 (NT)

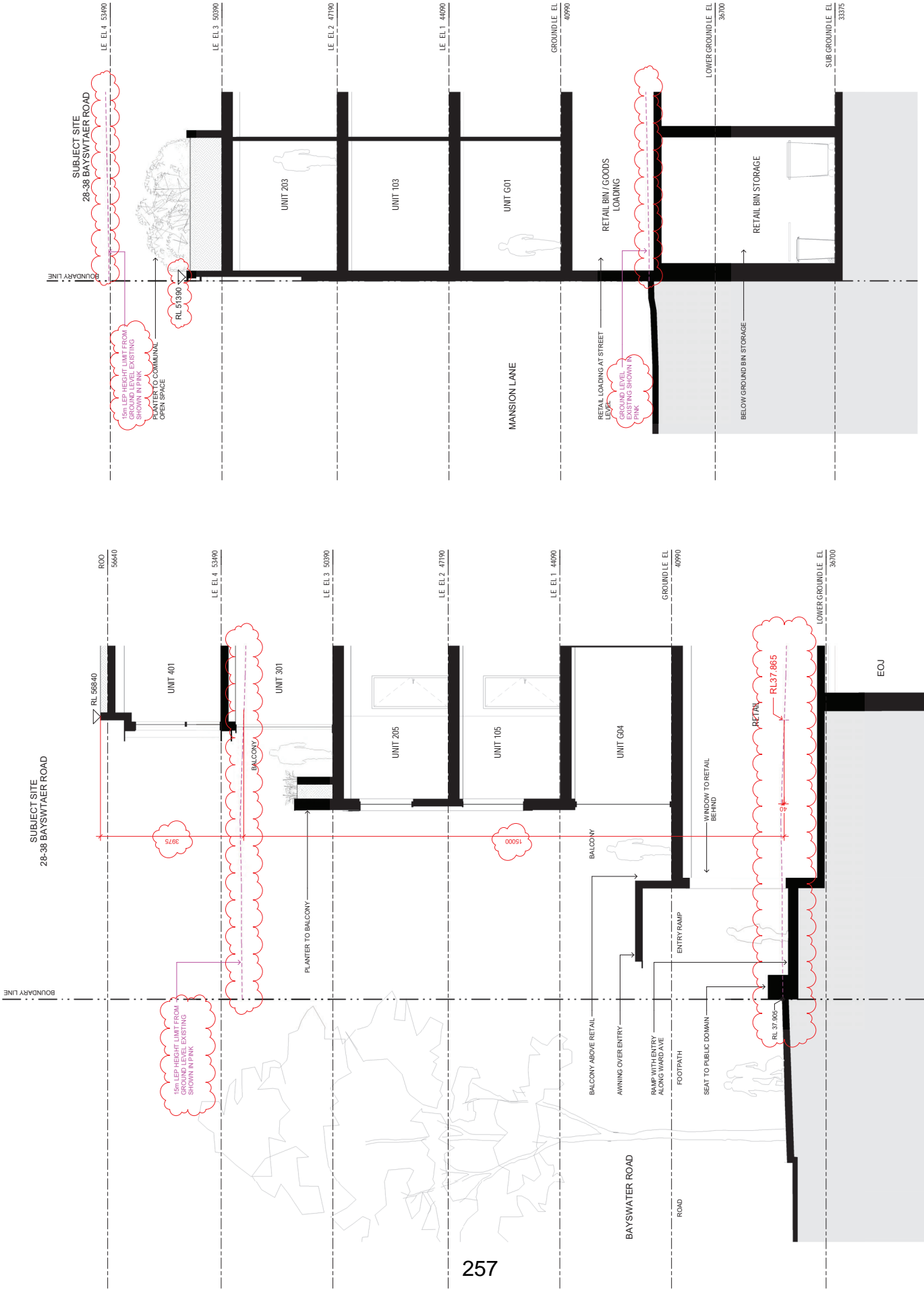
PROJECT
Potts Point Mixed-Use Development
28-38 Baywater Road, Potts Point NSW 2011

DRAWING NO. ISSUE
DA-320 C

JOB NO. SCALE DATE
BAY2206 1:50 @ A1 27.09.2024

DRAWING TITLE
COUNCIL RFI SECTIONS

DRAWN BY CHECKED BY
LA VS

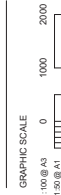


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STATUS
DEVELOPMENT APPLICATION

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DRAWING NOTES

B 27.09.2024 DA AMENDMENTS
A 26.09.2024 DA AMENDMENTS
ISS DATE PURPOSE OF ISSUE

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ARCHITECTURE / INTERIORS

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Office
3/100 Macquarie Street, Sydney NSW 2100
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ABN: 24 132 561 753

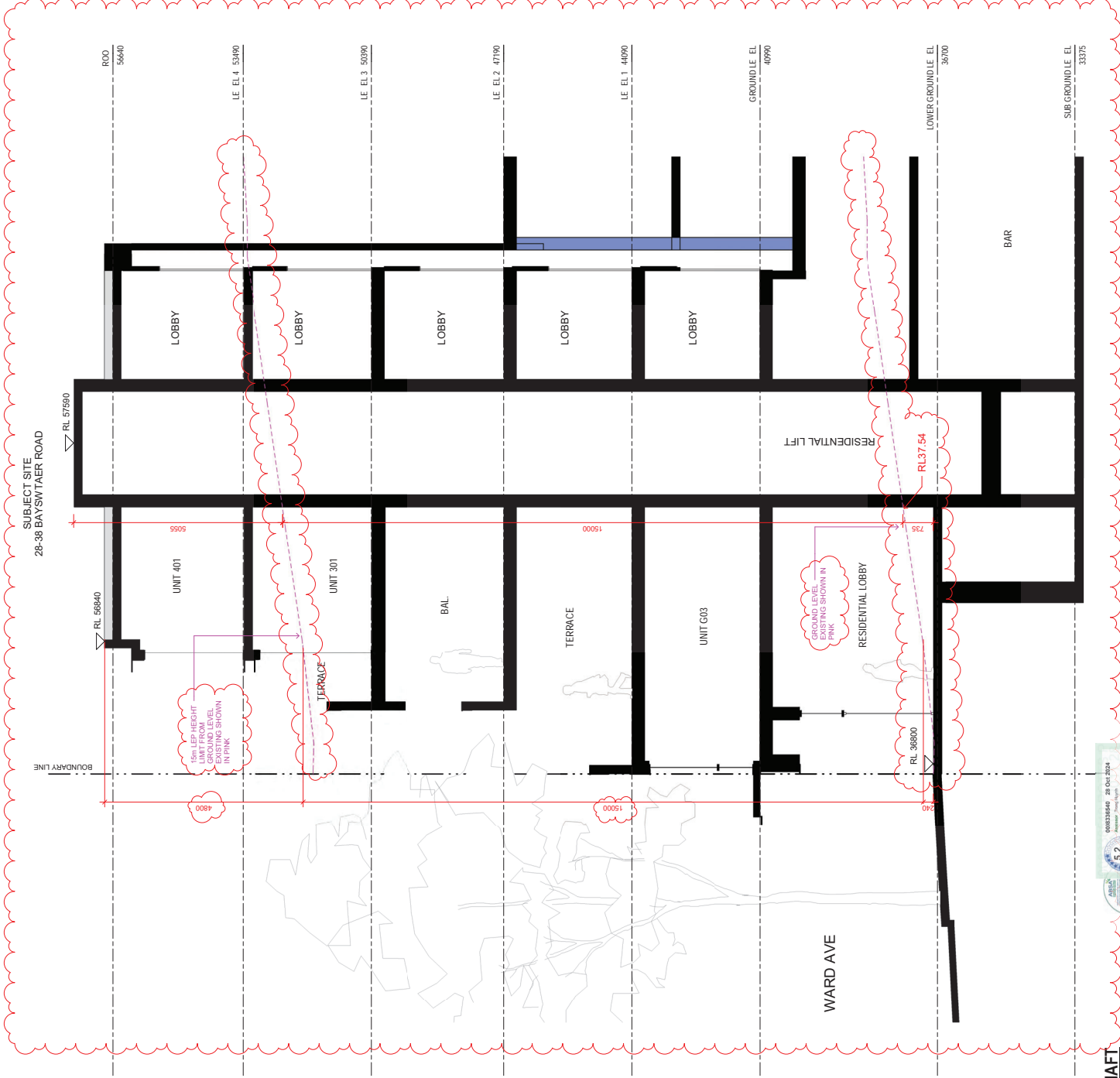
NOMINATED ARCHITECT
Voice: Squillace Pty No. 698 (NSW)
1/218 (VIC), 387 (QLD), 481 (NT)

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

DRAWING NO. ISSUE
DA-321 B
JOB NO. SCALE DATE
BAY2206 1 : 50 @ A1 27.09.2024

DRAWING TITLE
COUNCIL RFI SECTIONS SHEET 2

DRAWN BY CHECKED BY
LA VS



1 SECTION THROUGH LIFT SHAFT
1 : 50 @ A1



STATUS
DEVELOPMENT APPLICATION

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DRAWING NOTES
 1. WORKS AMENDMENTS FOR ADAPTABILITY

C 10/10/2024 DA AMENDMENTS
 A 07/12/2022 ISSUE FOR DA
 ISS DATE PURPOSE OF ISSUE

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squillace

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REGISTERED ARCHITECT
 Voice: Squillace Pty No. 698 (NSW)
 12/218 (VIC), 387 (QLD), 481 (NT)

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

DRAWING NO. **DA-541 C**

JOB NO. SCALE DATE
 BAY2206 As Indicated@ 10.10.2024
 DRAWING TITLE
 ADAPTABLE UNIT LAYOUT

DRAWN BY VS
 CHECKED BY LA

NOTE:
 ADAPTABLE UNITS TO AS 1428.1.
 ALL PLUMBING FOR ADAPTABLE UNITS TO BE ALLOWED FOR FUTURE USE.

LEGEND
 JOINTS TO BE REMOVED FOR POST-ADAPTATION
 WALLS TO BE DEMOLISHED FOR POST-ADAPTATION

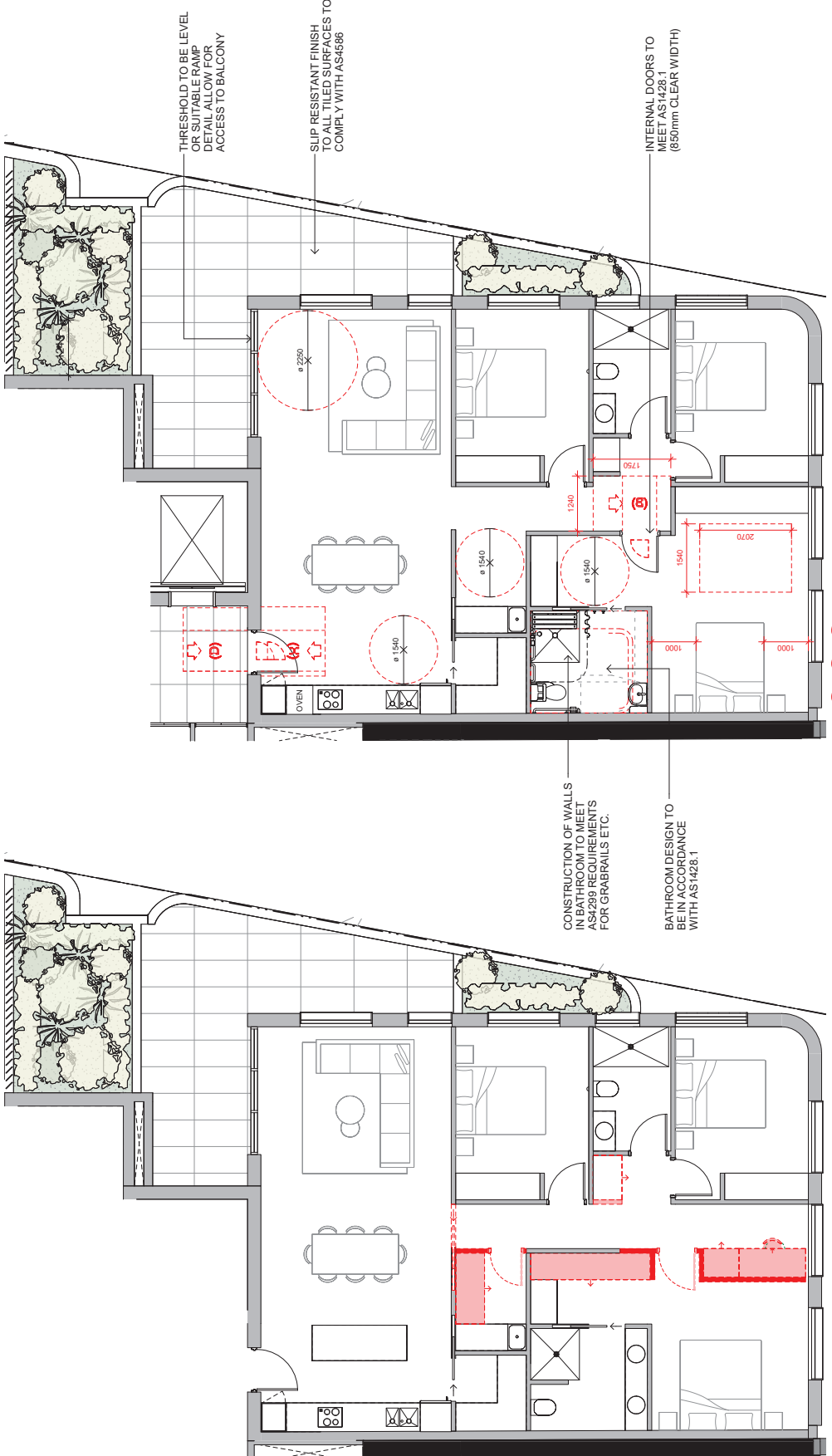
COOKTOPS TO EITHER INCLUDE FRONT OR SIDE CONTROLS WITH
 - COOKTOPS TO INCLUDE ISOLATING SWITCH
 - WORK SURFACE MIN 800mm LENGTH ADJACENT TO COOKTOP AT SAME LEVEL
 - OVEN LOCATED ADJACENT TO AN ADJUSTABLE HEIGHT OR REPLACEMENT WORK SURFACE MIN 800mm LENGTH
 - 300mm OF FRONT WORK SURFACE
 - GPO FOR REFRIGERATOR TO BE EASILY REACHABLE WHEN THE DOOR IS OPEN
 - SLIP RESISTANT FLOOR SURFACE

BEDROOM
 - AT LEAST ONE BEDROOM OF AREA SUFFICIENT TO ACCOMMODATE QUEEN SIZE BED AND WARDROBE AND CIRCULATION SPACE
 - PROVISION FOR BATHROOM AREA TO COMPLY WITH AS1428.1
 - SLIP RESISTANT FLOOR SURFACE
 - RECESSED - NO DOOR MINIMUM SIZE 1100x1100 TO COMPLY WITH AS 1428.1
 - SHOWER AREA WATERPROOFED TO A5740 WITH FLOOR TO FALL TO GROUND LEVEL
 - RECESSED SOAP HOLDER
 - SHOWER TAPS POSITIONED FOR EASY REACH TO ACCESS SIDE OF SHOWER SLIDING TRACK

COOKTOPS TO EITHER INCLUDE FRONT OR SIDE CONTROLS WITH
 - COOKTOPS TO INCLUDE ISOLATING SWITCH
 - WORK SURFACE MIN 800mm LENGTH ADJACENT TO COOKTOP AT SAME LEVEL
 - OVEN LOCATED ADJACENT TO AN ADJUSTABLE HEIGHT OR REPLACEMENT WORK SURFACE MIN 800mm LENGTH
 - 300mm OF FRONT WORK SURFACE
 - GPO FOR REFRIGERATOR TO BE EASILY REACHABLE WHEN THE DOOR IS OPEN
 - SLIP RESISTANT FLOOR SURFACE

BEDROOM
 - AT LEAST ONE BEDROOM OF AREA SUFFICIENT TO ACCOMMODATE QUEEN SIZE BED AND WARDROBE AND CIRCULATION SPACE
 - PROVISION FOR BATHROOM AREA TO COMPLY WITH AS1428.1
 - SLIP RESISTANT FLOOR SURFACE
 - RECESSED - NO DOOR MINIMUM SIZE 1100x1100 TO COMPLY WITH AS 1428.1
 - SHOWER AREA WATERPROOFED TO A5740 WITH FLOOR TO FALL TO GROUND LEVEL
 - RECESSED SOAP HOLDER
 - SHOWER TAPS POSITIONED FOR EASY REACH TO ACCESS SIDE OF SHOWER SLIDING TRACK

POST ADAPTATION UNIT LAYOUT TO INCLUDE:
ACCESSIBLE ENTRY
 - ACCESSIBLE ENTRY DOOR TO HAVE 800mm MIN CLEARANCE
 - INTERNAL DOORS TO HAVE 820mm MIN CLEARANCE
LIVING ROOM
 - PROVISION FOR CIRCULATION SPACE OF MIN 2250mm DIAMETER
 - TELEPHONE ILLUMINATION LEVEL MIN 3000 LUX
KITCHEN
 - SURFACE OF 800mm ADJUSTABLE IN HEIGHT FROM 750mm TO 850mm OR REPLACEMENT WORK SURFACE
 - KITCHEN SINK ADJUSTABLE HEIGHTS FROM 750mm TO 850mm OR REPLACEMENT WORK SURFACE
 - TAP SET CAPSTAN OR LEVER HANDLES OR LEVER MIXER
 - TAP SET LOCATED WITHIN 300mm OF FRONT SINK



1 UNIT 105, 205 2B + STUDY - PRE-ADAPTABLE UNIT
 1:50 @ A1

2 UNIT 105, 205, 2B + STUDY - POST-ADAPTABLE UNIT
 1:50 @ A1



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STATUS
DEVELOPMENT APPLICATION

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

ISS	DATE	PURPOSE OF ISSUE
G	10.10.2024	DA AMENDMENTS
F	27.08.2024	DA AMENDMENTS
E	13.08.2024	DA AMENDMENTS
D	13.08.2024	DA AMENDMENTS
C	10.07.2024	DA AMENDMENTS
B	07.12.2023	ISSUE FOR DA
A		

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ABN: 24 132 561 753

REGISTERED ARCHITECT
Voice Squillace Pty No. 6968 (NSW)
17218 (VIC), 3877 (QLD), 481173 (NT)

PROJECT
Potts Point Mixed-Use

Development
29-38 Baywater Road, Potts Point NSW 2011

DRAWING NO.
DA-551

ISSUE
G

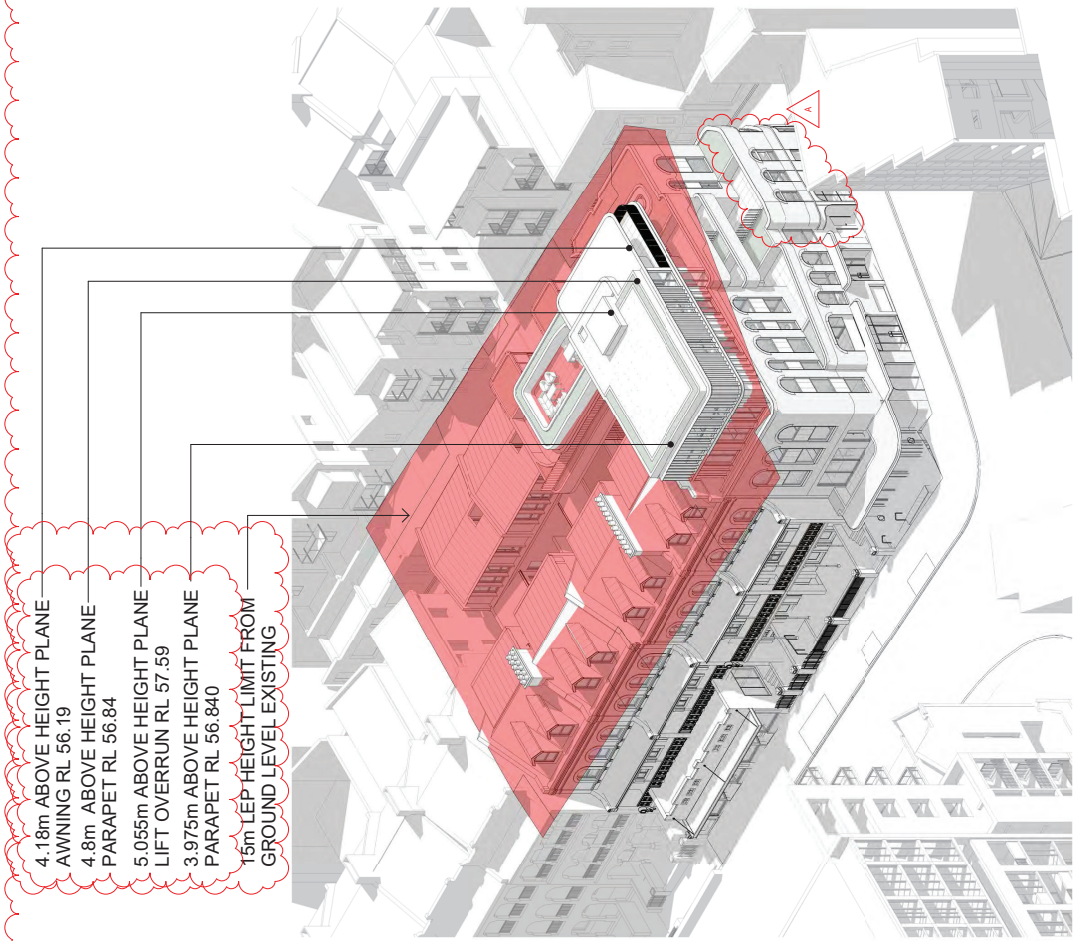
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BAY2206 N.T.S.

DATE
10.10.2024

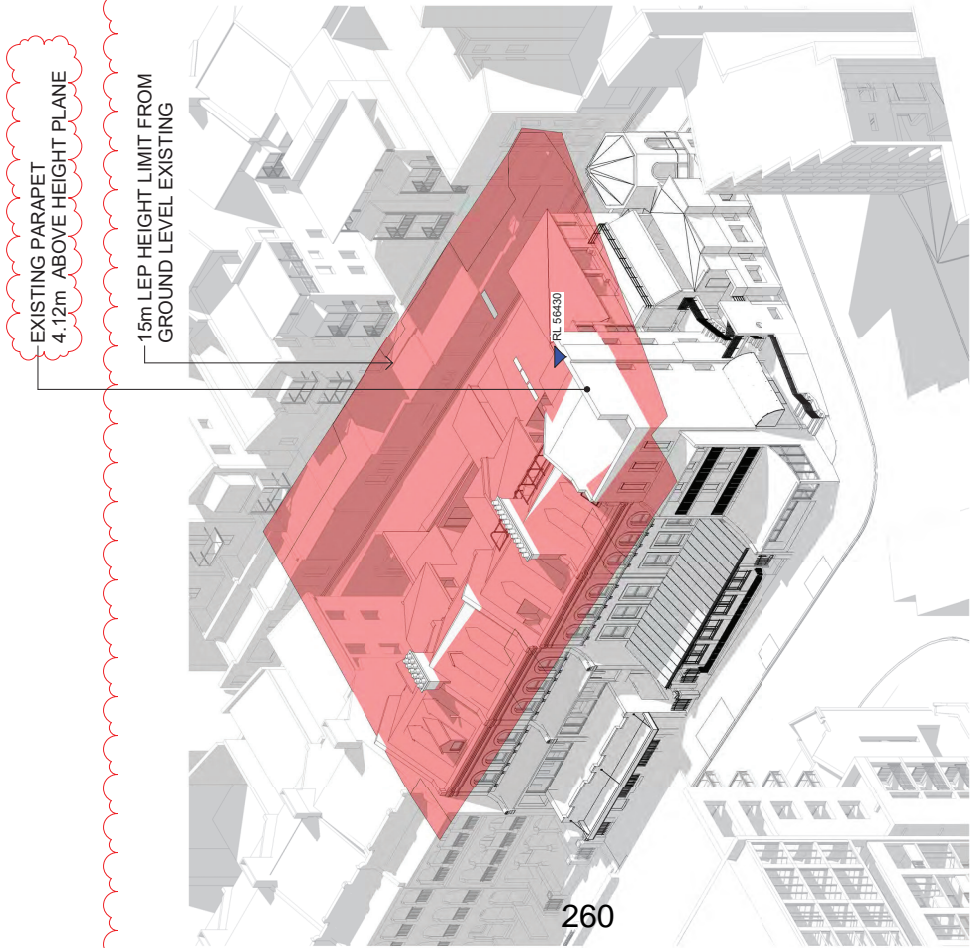
DRAWING TITLE
BUILDING HEIGHT PLANE DIAGRAM

DRAWN BY
LA

CHECKED BY
VS



1 BUILDING HEIGHT PLANE DIAGRAM - PROPOSED @ A1



2 BUILDING HEIGHT PLANE DIAGRAM - EXISTING @ A1

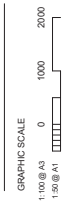
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STATUS
DEVELOPMENT APPLICATION

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DRAWING NOTES

SERVICES LEGEND

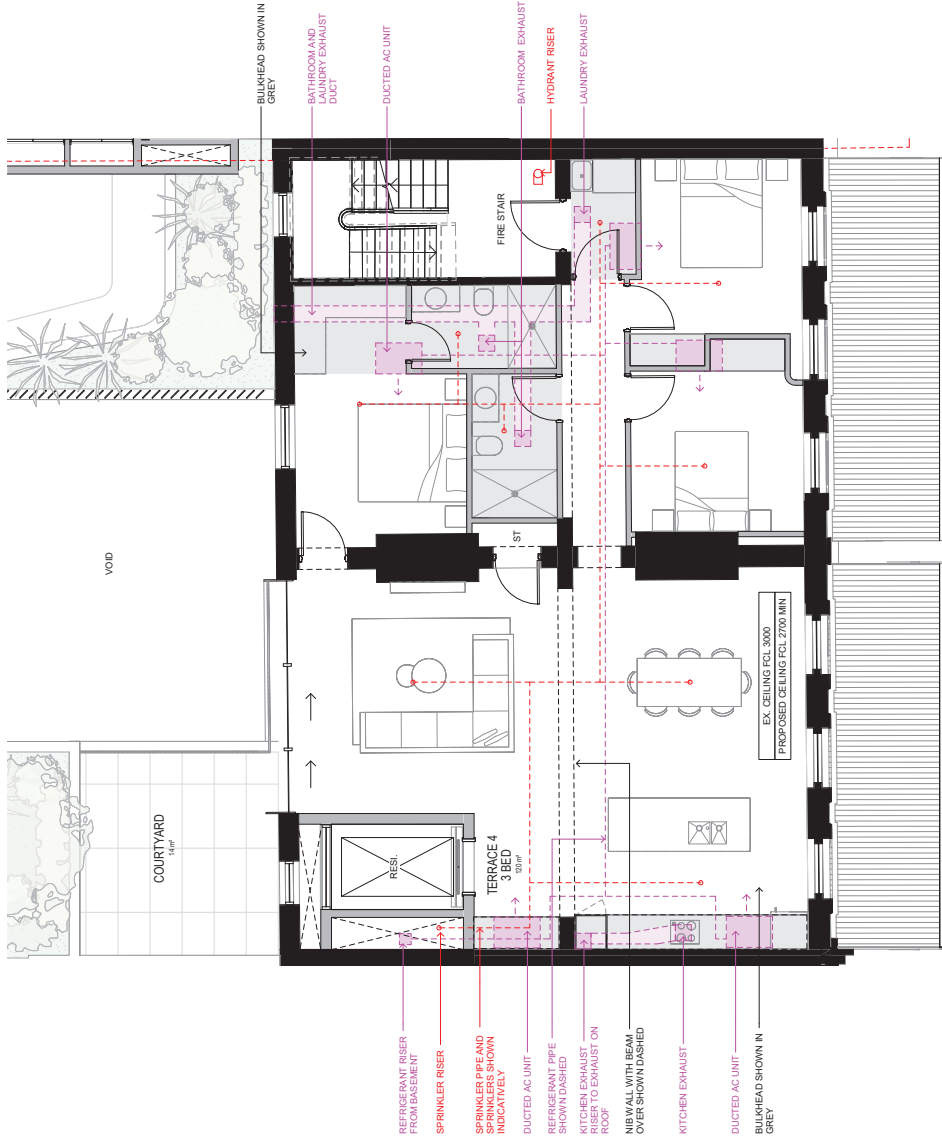
*THE DIAGRAM SHOWN IN FOR CONCEPT PURPOSES TO SHOW THE SERVICES INTENT. ALL SERVICES ARE SHOWN INDICATIVELY AND REQUIRE COORDINATION WITH RELEVANT ENGINEERS.

- MECHANICAL
 - MECHANICAL UNIT
 - MECHANICAL DUCTING
 - MECHANICAL REFRIGERANT PIPE

- FIRE
 - SPRINKLER PIPE
 - SPRINKLER
 - HYDRANT RISER

- GENERAL
 - BULK HEAD IN CEILING

REFER TO SHEET DR-312 FOR CEILING DETAILS AND MORE INFORMATION



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NOMINATED ARCHITECT
Squillace Architects Pty Ltd
1218 (VIC), 3877 (QLD), 4811 (NT)

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

DRAWING NO.
DR-311 A

JOB NO. SCALE
BAY2206 1:50 @ A1

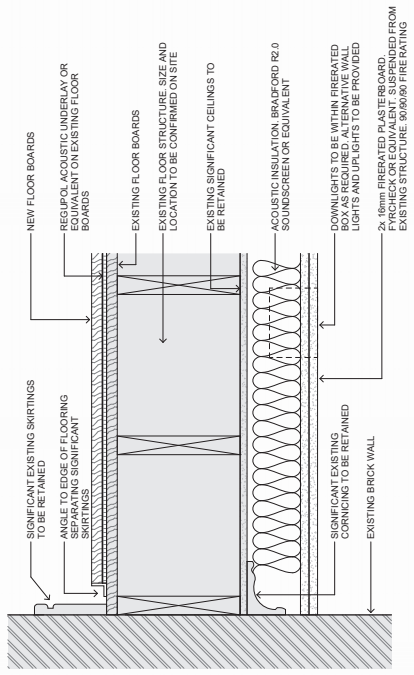
DATE
19.07.2024

DRAWING TITLE
TYPICAL TERRACE SERVICES LAYOUT

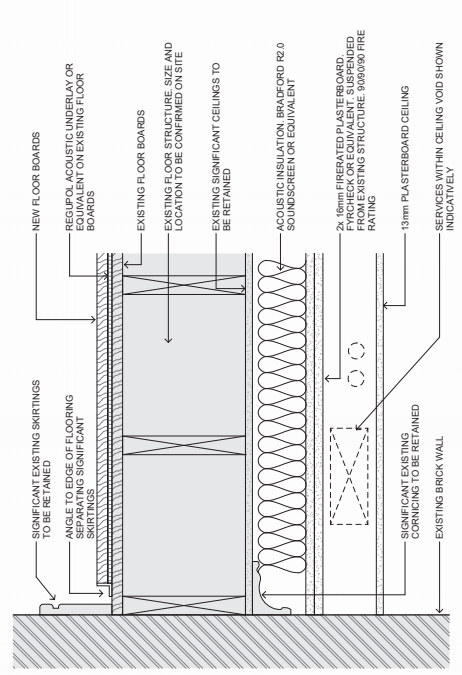
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LA

CHECKED BY
VS

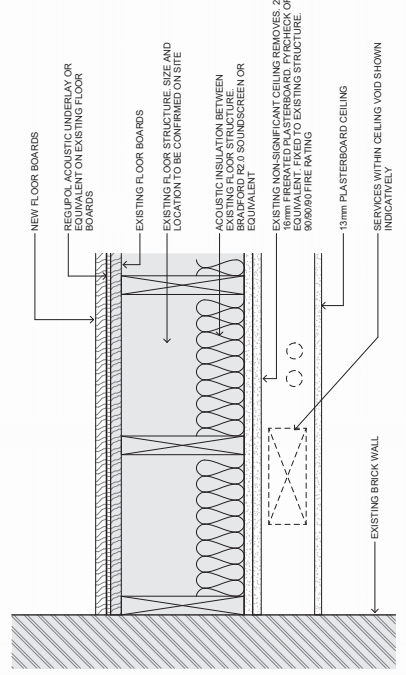




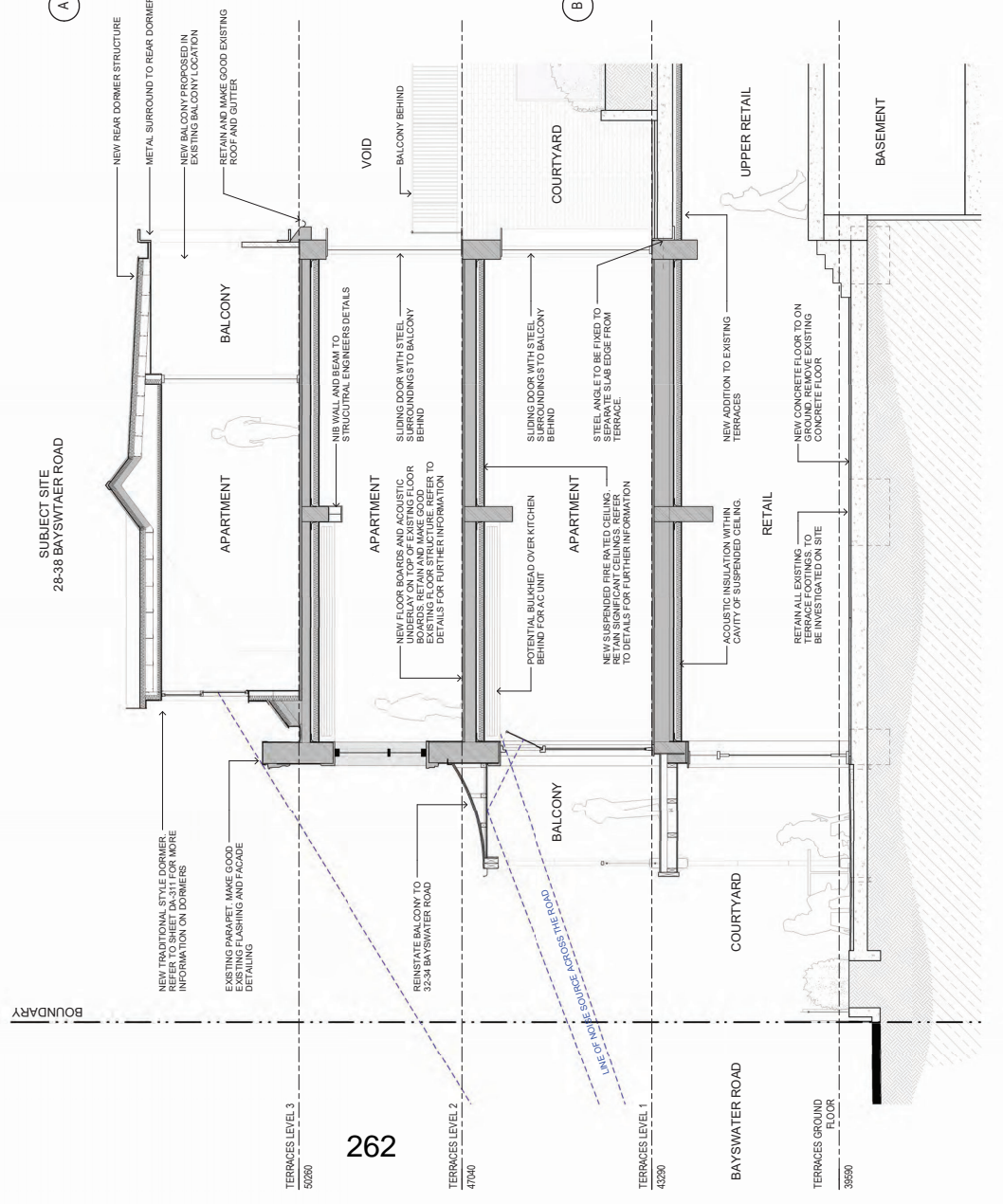
TERRACE RETENTION OF SIGNIFICANT CEILING DETAIL (NO SERVICES)
1:5 @ A1



TERRACE RETENTION OF SIGNIFICANT CEILING DETAIL (WITH SERVICES)
1:5 @ A1



TERRACE NON-SIGNIFICANT CEILING DETAIL
1:5 @ A1

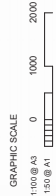


DETAILED SECTION - THROUGH TERRACE
1:50 @ A1

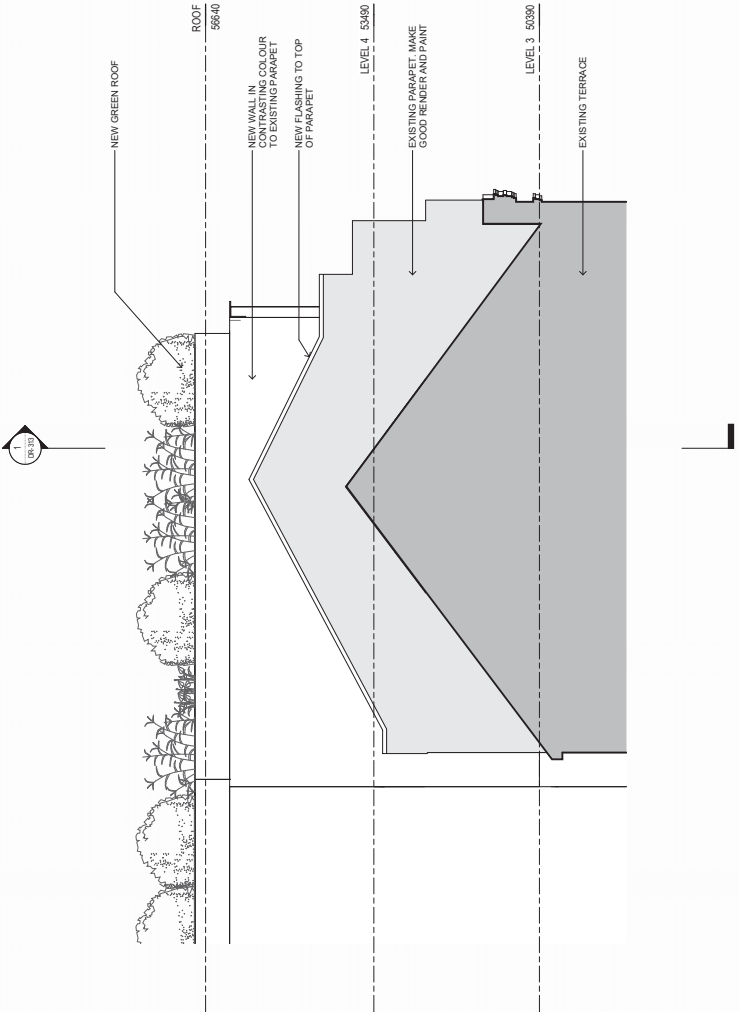


STATUS
DEVELOPMENT APPLICATION

Drawn to scale. Verify all dimensions on site. This drawing is for the purpose of council approval and as such is not suitable for construction.



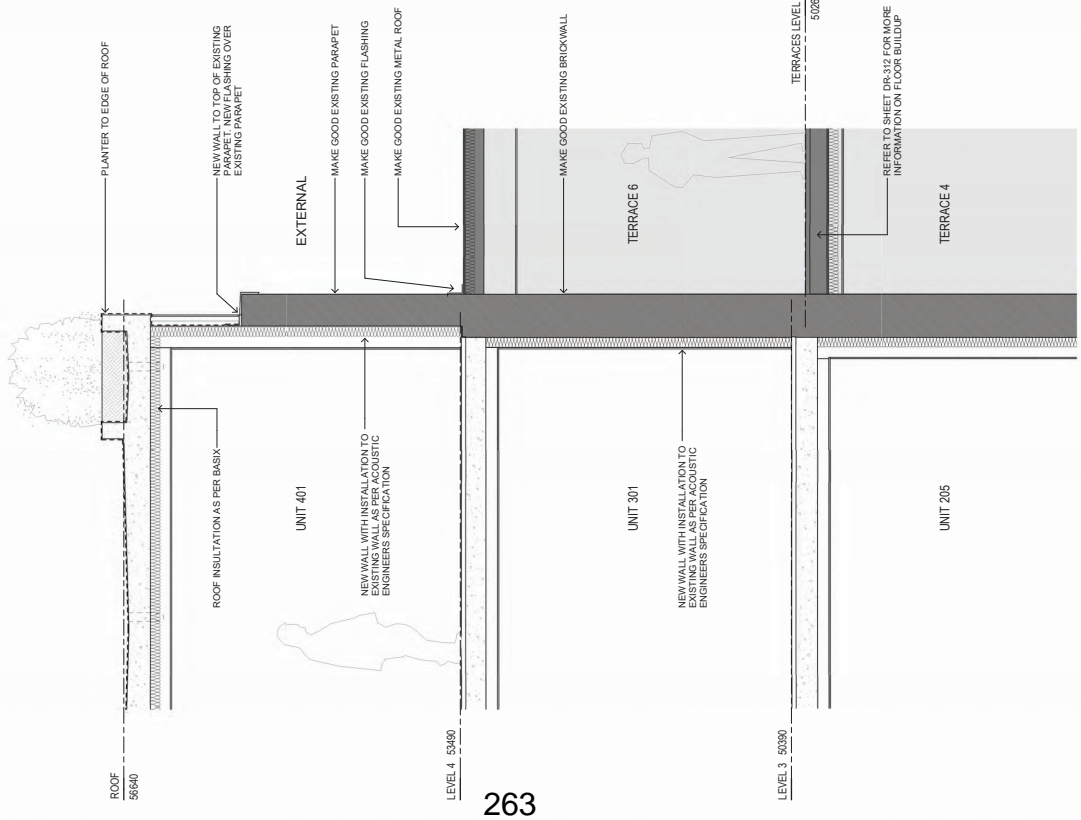
DRAWING NOTES



2 ELEVATION OF TERRACE WALL EXTENSION
1:50 @ A1

34 BAYSWATER ROAD
TERRACE APARTMENTS

36 BAYSWATER ROAD



1 SECTION THROUGH TERRACE WALL
1:25 @ A1

A 19.07.2024
ISS DATE
D.A.M. AMENDMENTS
PURPOSE OF ISSUE

CLIENT
BRW Advirosty Pty Limited

squillace

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

DRAWING NO. ISSUE
DR-313 A

JOB NO. SCALE
BAY2206 AS SHOWN

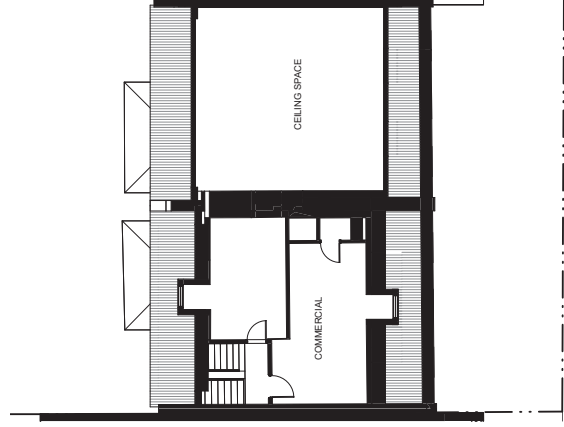
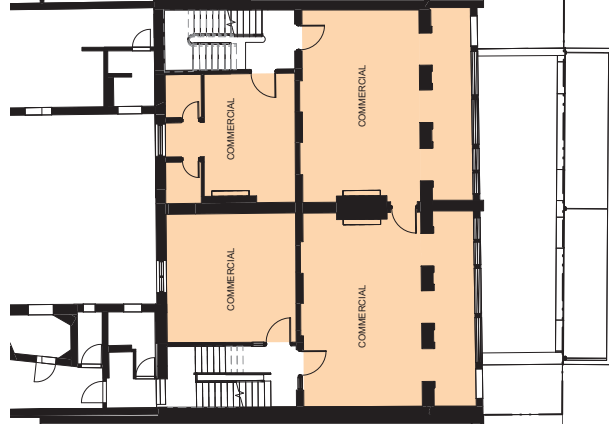
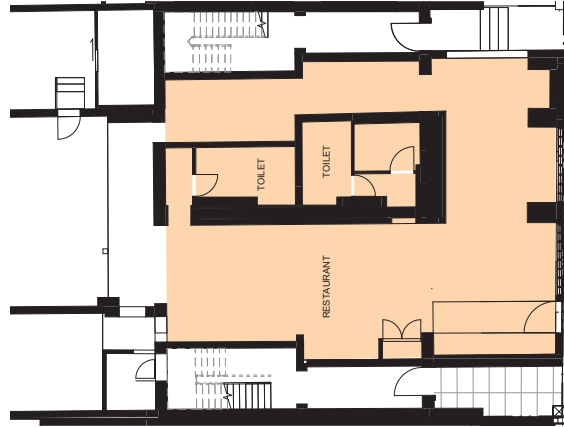
DATE
19.07.2024

DRAWING TITLE
TERRACE SEPARATION BETWEEN 34 AND 36 BAYSWATER ROAD

DRAWN BY: VS
CHECKED BY: LA

28-30 BAYSWATER ROAD - HERITAGE BUILDING - CEILING SIGNIFICANCE DIAGRAM

THIS DIAGRAM IS PRODUCED WITH INFORMATION FROM THE "CONSERVATION MANAGEMENT PLAN" PRODUCED BY WEIR PHILLIPS HERITAGE AND PLANNING DATED APRIL 2023 (REVISED)



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STATUS
DEVELOPMENT APPLICATION

Do not scale drawings. Verify all dimensions on site. This drawing is for the purpose of council approval and is not suitable for construction.

GRAPHIC SCALE
1:200 @ A3
0 2000 5000
1:100 @ A1

DRAWING NOTES

PROJECT
Potts Point Mixed-use Development
28-30 Baywater Road, Potts Point NSW 2011

ISSUE
DR-314 A

JOB NO. SCALE DATE
BAY2206 AS SHOWN 19.07.2024

DRAWING TITLE
SIGNIFICANT CEILING DIAGRAM

DRAWN BY VS
CHECKED BY LA

CEILING LEGEND

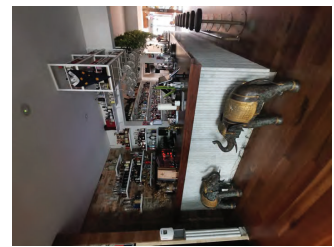
- ORIGINAL CEILING HAS BEEN REMOVED
- PLASTERBOARD CEILING WITH LATER CORNICES

CONSERVATION MANAGEMENT PLAN PRODUCED BY WEIR PHILLIPS HERITAGE AND PLANNING DATED APRIL 2023 (REVISED)

1 GROUND LEVEL - CEILING SIGNIFICANCE
1:100 @ A1

WALLS ARE OF RENDERED AND PAINTED MASONRY. PLASTERBOARD OR EXPOSED BRICK. CEILINGS ARE LOWERED PLASTERBOARD CEILINGS; THE CEILING OF THE ENCLOSED PATIO BETWEEN THE TWO WINGS IS FINISHED IN TIMBER. WHAT LIES ABOVE THESE CEILINGS IS NOT KNOWN. ARCHITRAVES AND DOOR PANELS ARE MODERN IN PROFILE AND FINISH (TIMBER OR METAL).

PG 51 OF THE CONSERVATION MANAGEMENT PLAN PRODUCED BY WEIR PHILLIPS HERITAGE AND PLANNING DATED APRIL 2023 (REVISED)



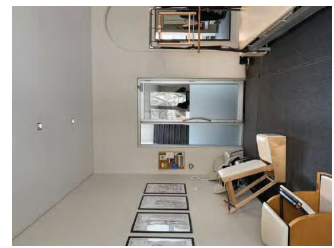
SITE PHOTO SHOWING MODERN CEILING TO GROUND FLOOR OF 28-30 BAYSWATER ROAD

2 LEVEL 1 - CEILING SIGNIFICANCE
1:100 @ A1

28 BAYSWATER ROAD ORIGINAL CEILINGS AND CORNICES HAVE BEEN REMOVED OR HIDDEN. THE PROFILE OF SKIRTING BOARDS AND ARCHITRAVES VARIES; MOST ARE OF A MODERN PROFILE. DOORS HAVE BEEN REPLACED.

30 BAYSWATER ROAD ORIGINAL CEILINGS AND CORNICES HAVE BEEN REMOVED OR HIDDEN. THERE ARE PROFILED TIMBER SKIRTING BOARDS AND ARCHITRAVES, MOST MODERN IN ORIGIN.

PG 58 & 61 OF THE CONSERVATION MANAGEMENT PLAN PRODUCED BY WEIR PHILLIPS HERITAGE AND PLANNING DATED APRIL 2023 (REVISED)



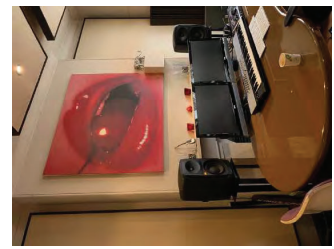
SITE PHOTO SHOWING MODERN CEILING TO LEVEL 1 OF 28 BAYSWATER ROAD

3 LEVEL 2 - CEILING SIGNIFICANCE
1:100 @ A1

28 BAYSWATER ROAD WALLS ARE SET PLASTER OR LINED WITH PLASTER BOARD. CEILINGS ARE PLASTERBOARD CEILINGS (?) WITH LATER CORNICES. THERE IS PROFILED TIMBER JOINERY; DOORS HAVE BEEN REPLACED.

30 BAYSWATER ROAD WALLS ARE SET PLASTER OR LINED WITH PLASTER BOARD. CEILINGS ARE PLASTERBOARD CEILINGS WITH LATER CORNICES. THERE IS PROFILED TIMBER JOINERY; DOORS HAVE BEEN REPLACED.

PG 64 & 65 OF THE CONSERVATION MANAGEMENT PLAN PRODUCED BY WEIR PHILLIPS HERITAGE AND PLANNING DATED APRIL 2023 (REVISED)

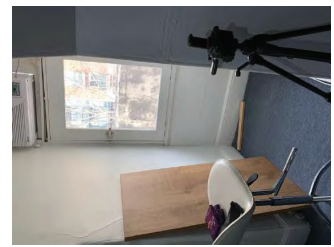


SITE PHOTO SHOWING MODERN CEILING TO LEVEL 2 OF 28 BAYSWATER ROAD

4 LEVEL 3 - CEILING SIGNIFICANCE
1:100 @ A1

28 BAYSWATER ROAD ROOMS 1 AND 2 AT THIS LEVEL HAVE PLASTER WALLS AND CEILINGS AND PROFILED TIMBER SKIRTING BOARDS. DOOR AND WINDOW ARCHITRAVES VARY IN PROFILE.

PG 65 OF THE CONSERVATION MANAGEMENT PLAN PRODUCED BY WEIR PHILLIPS HERITAGE AND PLANNING DATED APRIL 2023 (REVISED)



SITE PHOTO SHOWING MODERN CEILING TO LEVEL 3 OF 28 BAYSWATER ROAD

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