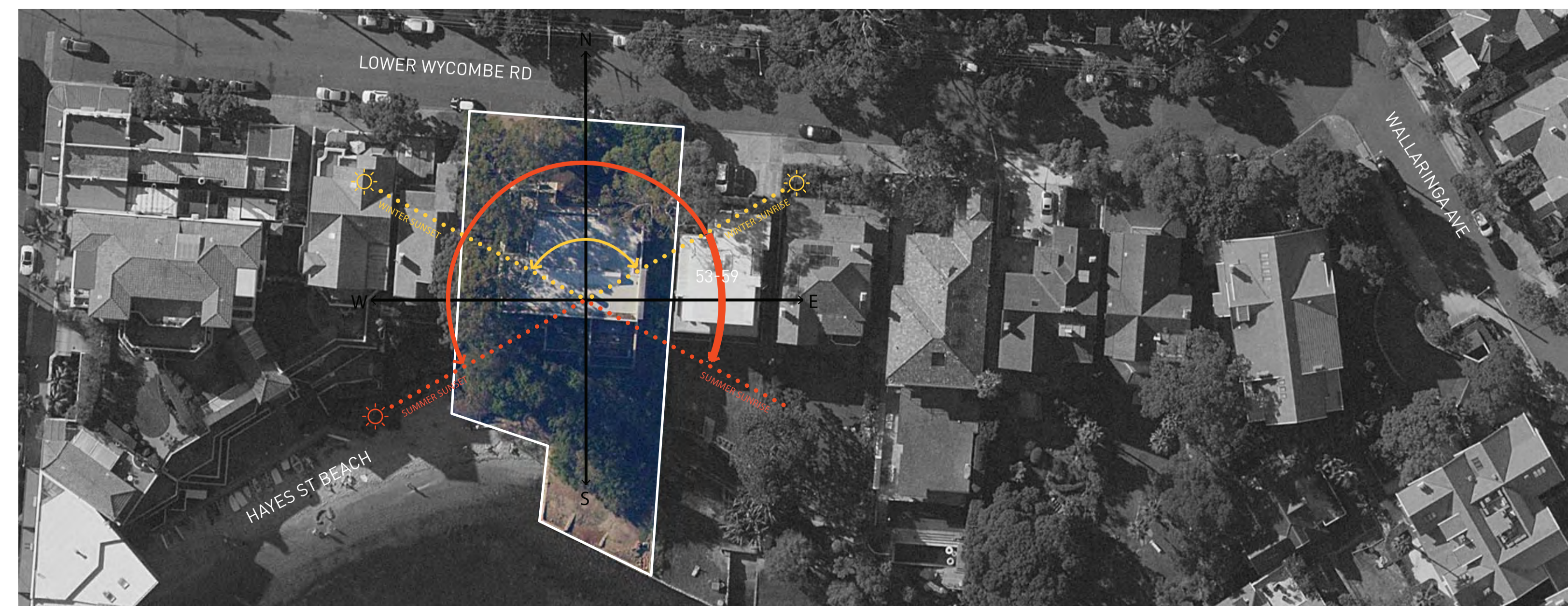


# PROPOSED RESIDENTIAL FLAT BUILDING

## 5-7 LOWER WYCOMBE RD, NEUTRAL BAY

### DRAWING LIST:

- DA 000 COVER PAGE
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- DA 003 SITE ANALYSIS PLAN
- DA 004 DEMOLITION PLAN
  
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- DA 102 BASEMENT 1 FLOOR PLAN
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- DA 619 EXCAVATION DIAGRAM
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- DA700 VIEW ANALYSIS NO.6 LOWER WYCOMBE RD
- DA701 VIEW ANALYSIS NO.6A LOWER WYCOMBE RD
- DA702 VIEW ANALYSIS NO.8 LOWER WYCOMBE RD



### LIST OF PROPOSED AMENDMENTS

| Item Number | Item Description  |
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| 01          | Relocation of the car lift to a more central location and reduced overall footprint to facilitate significant increases in the setback of the basement to the eastern boundary and the consequent ability to retain Tree14 in the eastern setback |
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|     |                                   |
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| AW  | AWNING                            |
| AH  | ACCESS HATCH                      |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| GC  | GARBAGE CHUTE                     |
| HW  | HIGHLIGHT WINDOW                  |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| MB  | MAILBOX TO FUTURE DETAIL          |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

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Level 2, 52 Albion Street,  
Sunny Hills NSW 2010  
ABN 36 147 035 550  
Registered Architect:  
Paul Buljevic NSW 7768

### PROJECT:

5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

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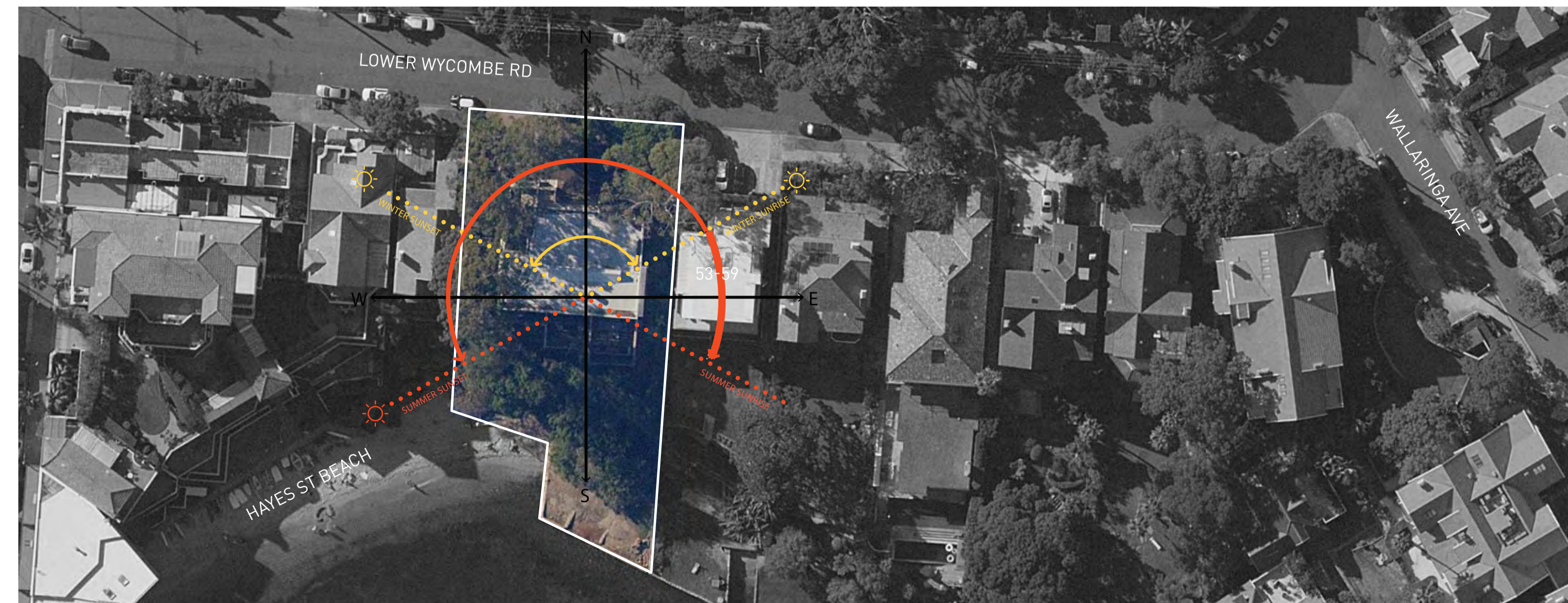
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| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-000</b> |                     |
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| PROJECT NO:<br>2225 |                              |           |

**PROJECT INFORMATION**

|  |                                 |
|--|---------------------------------|
| <b>5-7 Lower Wycombe Rd, Neutral Bay</b> |                                 |
| <b>Site Area</b>                         | 1,306 m <sup>2</sup>            |
| <b>Height Control</b>                    | 8.5 m - Merit Based             |
| <b>Zoning</b>                            | R3 - Medium Density Residential |

**UNIT MIX**

| Level        | Studio | 1 Bed | 2 Bed | 3 Bed | Total |
|--------------|--------|-------|-------|-------|-------|
| LOWER GROUND | 0      | 0     | 0     | 1     | 0     |
| GROUND       | 0      | 0     | 0     | 2     | 0     |
| LEVEL 1      | 0      | 0     | 0     | 2     | 0     |
| LEVEL 2      | 0      | 0     | 0     | 1     | 0     |
| TOTAL        | 0      | 0     | 0     | 6     | 6     |
|              | 0%     | 0%    | 0%    | 100%  | 100%  |

**CAR PARKING REQUIREMENTS**

|                    | Parking Area 2 Rates | No. of Units / Area      | Required Min. | Proposed  |
|--------------------|----------------------|--------------------------|---------------|-----------|
| <b>Residential</b> |                      |                          |               |           |
| Studio             | 0                    | 0                        | 0             | 0         |
| 1 Bed              | 0                    | 0                        | 0             | 0         |
| 2 Bed              | 0                    | 0                        | 0             | 0         |
| 3 Bed              | 0                    | 6                        | 1.5           | 9         |
|                    |                      | <b>total residential</b> | <b>1.5</b>    | <b>9</b>  |
| Visitor            | 0.25 per dwelling    | 6                        | 1.0           | 2         |
|                    |                      | TOTAL                    |               | <b>11</b> |

**OTHER PARKING REQUIREMENTS**

| Bicycle    | (Residential) 1 per dwelling<br>(Visitor) 1 per 10 dwellings | 6<br>6 | 6<br>0.6 | 6<br>2 |
|------------|--|--------|----------|--------|
| Motorcycle | none specified   | 0.0    | 0.0      | 8.0    |

**OTHER REQUIREMENTS**

|                            | DCP / ADG Req                         | Required              | Proposed                  |
|----------------------------|---------------------------------------|-----------------------|---------------------------|
| <b>Solar Access</b>        | 70% of total number of dwellings      | 4                     | 1                         |
| <b>Communal Open Space</b> | Minimum area equal to 25% of the site | 328m <sup>2</sup>     | 557m <sup>2</sup> (42.6%) |
| <b>Cross Ventilation</b>   | Minimum 60% of units                  | 5                     | 6                         |
| <b>Site Coverage</b>       | Maximum 45% of site area              | 588m <sup>2</sup>     | 506m <sup>2</sup> (38.6%) |
| <b>Un-Built Upon Area</b>  | Maximum 15% of site area              | 196m <sup>2</sup>     | 193m <sup>2</sup> (14.8%) |
| <b>Landscape Area</b>      | Minimum 40% of site area              | 522m <sup>2</sup>     | 607m <sup>2</sup> (46.5%) |
| <b>Livable Housing</b>     | Silver                                | 100% of all dwellings | 100%                      |
| <b>Adaptable Housing</b>   | Minimum 20%                           | 2                     | 2                         |

**Table 1: BASIX Water Commitments**

| Common Areas and Central Systems               |   |
|--|---|
| <b>Area of indigenous or low water species</b> | • Please refer to Appendix B for Landscaping Info   |
| <b>Rainwater collection</b>                    | • 5,000L rainwater tank<br>• Roof collection area – minimum 200m <sup>2</sup><br>• Rainwater to be used for Common areas landscape irrigation only  |
| <b>Common Areas Facility</b>                   | • No common areas WC facilities   |
| <b>Fire Sprinkler</b>                          | • For the Whole Building<br>• No commitment is required for the test water to be diverted to a closed system  |
| <b>Common Area Pool &amp; Spa</b>              | • <b>Common Area Pool: Max 42.8 kl.</b><br>• <b>No Spa</b>  |
| Private Dwellings                              |   |
| <b>Fixtures for each apartment</b>             | • 4-star (WELS) showerheads with a flow rate > 6.0L/min & ≤ 7.5L/min<br>• 4-star (WELS) toilets<br>• 4-star (WELS) kitchen taps<br>• 5-star (WELS) bathroom taps<br>• 4-star (WELS) dishwashers<br>• 4.5-star (WELS) Washing machines |
| <b>Pool &amp; Spa for apartments</b>           | • <b>No private Pool &amp; Spa</b>  |

**Table 2: Base Case Assumptions on Construction and Fabric**

| Element                                     | Material   | Detail  |
|---|--|---|
| External walls                              | Brick slip (brick facing) on 200 thick concrete wall + Cavity + Metal Stud wall + Plasterboard - Lower Ground Floor to Level 1 | <b>Insulation: R1.5 Bulk Insulation</b><br>Medium colour: 0.475<absorptance< 0.70   |
|   | Zinc Cladding on 200mm concrete wall + Cavity + Metal Stud + Plasterboard - Level 2  | <b>Insulation: R1.5 Bulk Insulation</b><br>Medium colour: 0.475<absorptance< 0.70   |
| Internal walls                              | Plasterboard   |   |
| Party walls                                 | Hebel Power Panel  | Adjacent to Earth, <b>Insulation: R1.5 Bulk Insulation</b>  |
|   | Hebel Power Panel  | To Neighbour  |
|   | Hebel Power Panel  | To Common corridors   |
|   | Concrete Block   | To Fire stairs & lifts  |
| Windows                                     | <b>Type 2</b>  | Total Window System Properties U-value 5.4 & SHGC 0.58 for sliding doors, sliding & fixed windows<br>And<br>Total Window System Properties U-value 5.4 & SHGC 0.49 for side awning windows<br><b>Note: Only a +10% SHGC tolerance to the value stated above &amp; U-value can be NO greater than or equal to the value stated above</b> |
|   | Window Operability   | As per plans & elevations   |
|   | Vertical & Horizontal External Shading devices   | As per plans & elevations   |
|   | <b>Skylight</b>  | <b>Double Glazed Skylight</b><br>Total Skylight System Properties U-value 4.0 & SHGC 0.27   |
| Roof  | Concrete   | <b>Insulation: See Table 3</b><br>Medium colour: 0.475<absorptance< 0.70  |
| Ceilings                                    | Plasterboard   | <b>Insulation: See Table 3</b>  |
| Floors                                      | Concrete   | Insulation: See Table 3   |
|   |  | Tiles: Wet areas<br>Tiles: Living/Dining/Kitchen/Hallways<br>Timber: Bedrooms Only  |
| Common corridors naturally ventilated       |  | No  |
| Recessed downlights assessed                |  | No. No lighting plan provided.  |
| Exhaust fans (kitchens, bathrooms, laundry) |  | All assumed to be sealed  |

**Table 3: BERS Pro Thermal Loads**

| Unit No. | Additional Treatments Required   | Heating Load (MJ/m <sup>2</sup> .yr) | Cooling Load (MJ/m <sup>2</sup> .yr) | Stars | Pass/Fail |
|----------|--|--------------------------------------|--------------------------------------|-------|-----------|
| LG01     | Type 2 Windows throughout, R1.0 Bulk floor insulation  | 30.6                                 | 9.6                                  | 6.9   | PASS      |
| GF01     | Type 2 Windows throughout, R1.0 Bulk Ceiling Insulation to exposed areas only, R1.0 Bulk floor insulation to floor areas adj to Bike Storage                     | 41.2                                 | 15.3                                 | 5.6   | PASS      |
| GF02     | Type 2 Windows throughout, R1.0 Bulk Ceiling Insulation to exposed areas only, R1.0 Bulk floor insulation to floor areas adj to Fire Stairs & Fire Services Room | 33.6                                 | 9.3                                  | 6.7   | PASS      |
| L101     | Type 2 Windows throughout, R2.5 Bulk Ceiling Insulation to exposed areas only  | 39.1                                 | 15.2                                 | 5.8   | PASS      |
| L102     | Type 2 Windows throughout, R2.5 Bulk Ceiling Insulation to exposed areas only  | 40.3                                 | 8.8                                  | 6.2   | PASS      |
| PH01     | Type 2 Windows throughout, R2.5 Bulk Ceiling Insulation throughout   | 37.4                                 | 20.6                                 | 5.5   | PASS      |

**Table 4: BASIX Energy Commitments**

| Component                        | Commitment  |   |
|----------------------------------|---|---|
| Common Areas and Central Systems | <b>Hot Water System</b>   | • Centralised Gas-fired boiler with internal piping insulation of R0.6 (~25mm)  |
|                                  | <b>Lifts</b>  | • All lifts to use Gearless traction with VVVF motor servicing all levels   |
|                                  | <b>Alternative Energy Supply</b>  | • <b>Must install Solar Photovoltaic (PV) System with Rated Electrical Output of minimum 5.0 kW (Peak)</b>  |
|                                  | <b>Common Pool</b>  | • <b>Pool Heating System: None</b><br>• <b>Pool Pump must be controlled by Timer</b>  |
|                                  | <b>Ventilation</b>  | • Car park: Ventilation (supply & exhaust) with a CO monitor & VSD fan<br>• Switch Room: Ventilation (Supply only), thermostatically controlled<br>• Garbage Rooms: Ventilation (Exhaust only)<br>• Plant/Service Rooms: Ventilation (Exhaust only), thermostatically controlled<br>• All common areas Hallways & lobbies: No mechanical ventilation                          |
| Private Dwellings                | <b>Lighting</b>   | • Car park: LED lighting with time clocks and motion sensors<br>• Lift Cars: LED lighting, connected to lift call button<br>• Switch Room: LED lighting with manual on/off switch<br>• Garbage Rooms: LED lighting with motion sensors<br>• Plant/Service Room: LED lighting with manual on/off switch<br>• Hallways & lobbies: LED lighting with motion sensors + time clock |
|                                  | <b>Hot Water System</b>   | • Centralised HWS above   |
|                                  | <b>Ventilation</b>  | • Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch<br>• Bathroom Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch<br>• Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch   |
|                                  | <b>Heating &amp; Cooling</b>  | • Heating: Living & Beds to have individual 1-phase air-conditioning with 2-star Rating (Average Zone)<br>• Cooling: Living & Beds to have individual 1 phase air-conditioning with 2-star Rating (Average Zone)  |
|                                  | <b>Lighting</b>   | • At least 80% of light fittings (including the main light fitting) in all hallways, laundries, bathrooms, kitchens, bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings <sup>1</sup>  |
| <b>Other</b>                     | • Gas cook top and electric oven<br>• Install 4.0-star (Energy Rating) Dishwashers<br>• Install 2.0-star (Energy Rating) Dryers |   |

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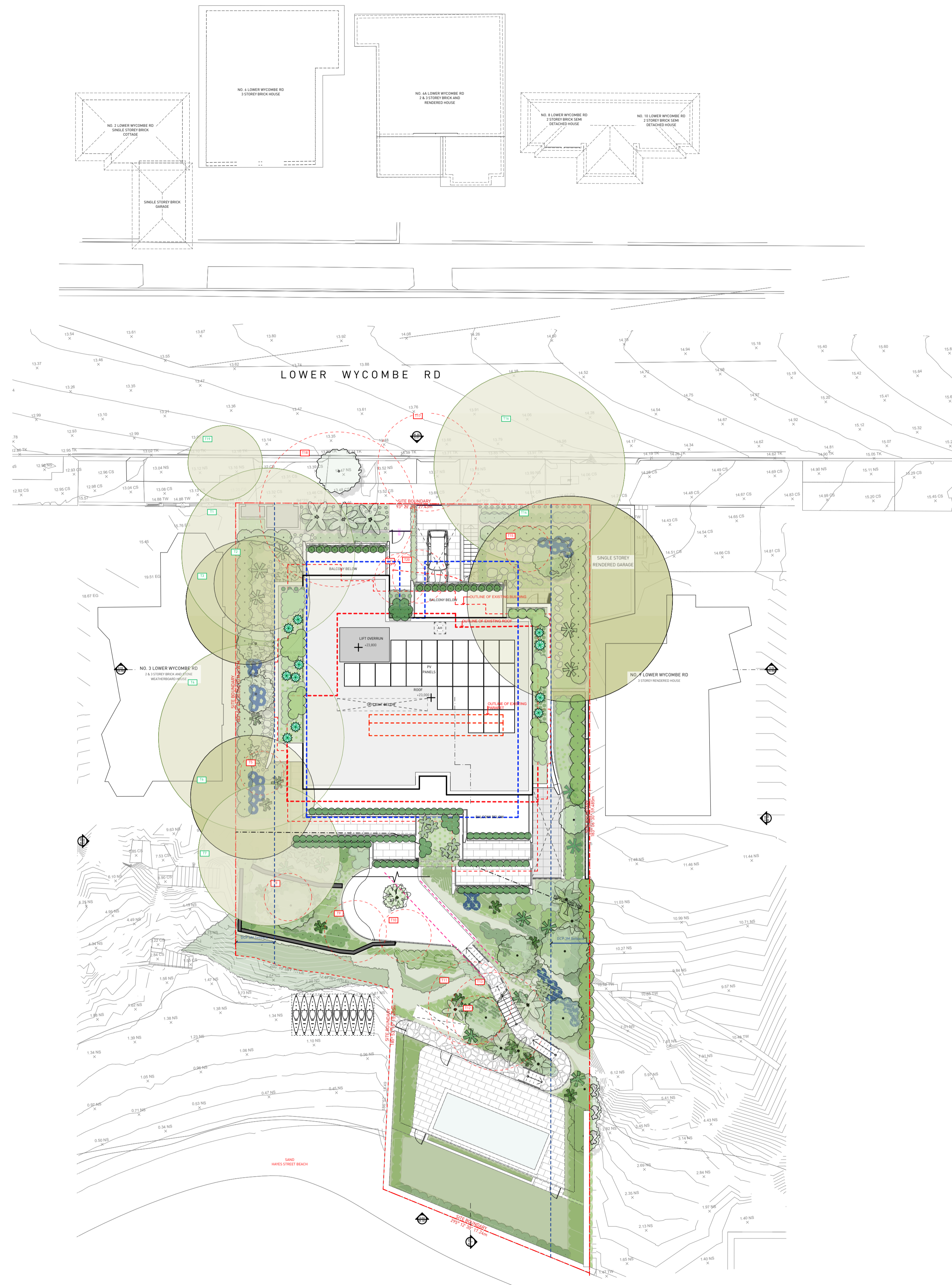
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**LEGEND:**

- AW AWNING
- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

| ISSUE | DATE       | DESCRIPTION                       |
|-------|------------|-----------------------------------|
| 01    | 5/05/2023  | ISSUE FOR DEVELOPMENT APPLICATION |
| 02    | XXX        | AMENDED PLANS                     |
| 03    | 18/08/2023 | AMENDED PLANS                     |
|       |            |                                   |
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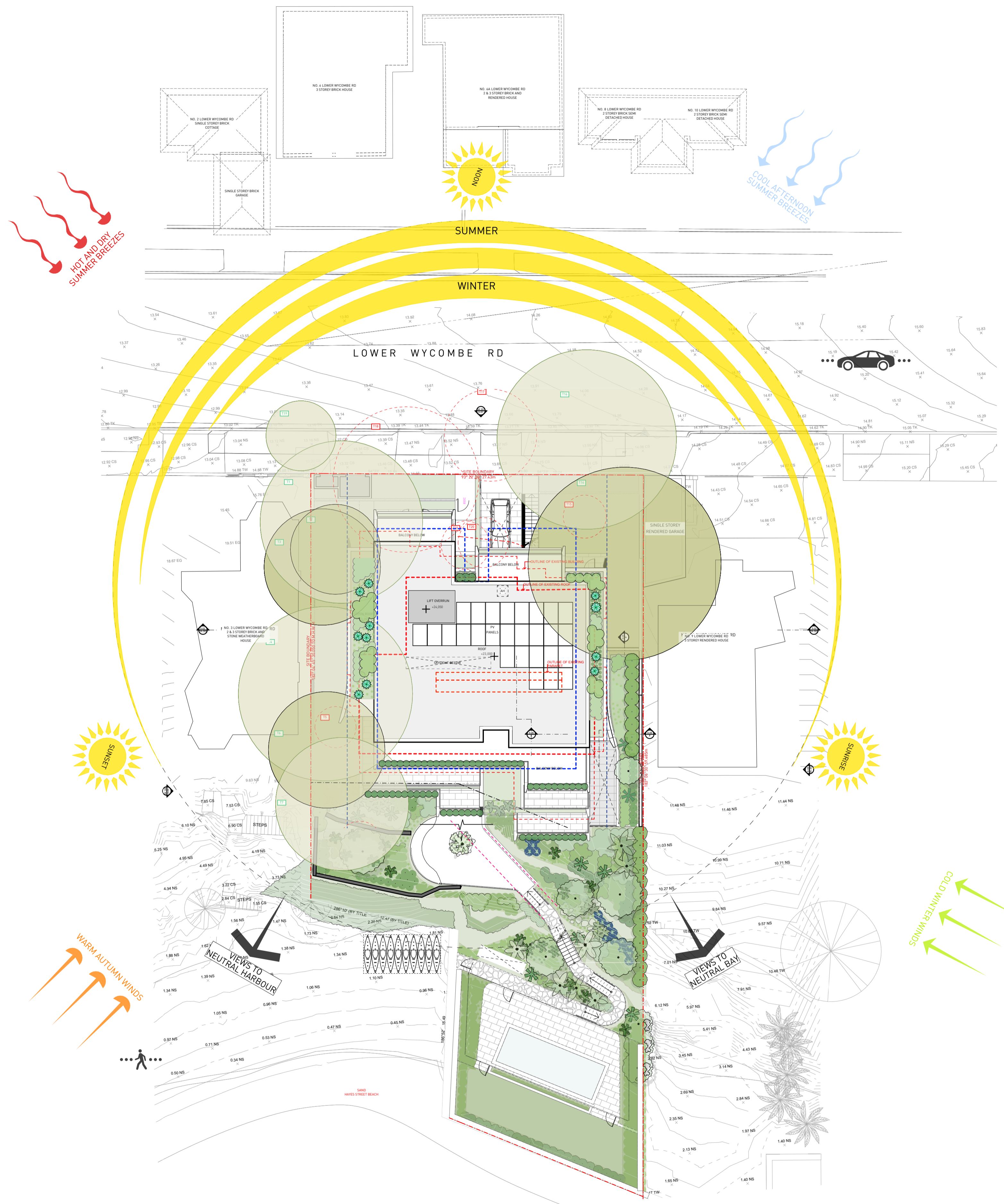


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E - info@pbdarchitects.com.au  
W - pbdarchitects.com.au  
Level 2, 52 Albion Street,  
Surry Hills NSW 2010  
ABN 36 147 035 550  
Nominated Architect:  
Paul Buljovic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**PROPOSED SITE PLAN**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>03</b> |
| SCALE:<br>1:200@A1  | DRAWING NO:<br><b>DA-002</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



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**LEGEND:**

- AW AWNING
- AH ACCESS HATCH
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- FH FIRE HYDRANT
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- MV MECHANICAL RISER TO FUTURE DETAIL
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- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

| ISSUE | DATE       | DESCRIPTION                       |
|-------|------------|-----------------------------------|
| 01    | 5/05/2023  | ISSUE FOR DEVELOPMENT APPLICATION |
| 02    | 18/08/2023 | AMENDED PLANS                     |
|       |            |                                   |
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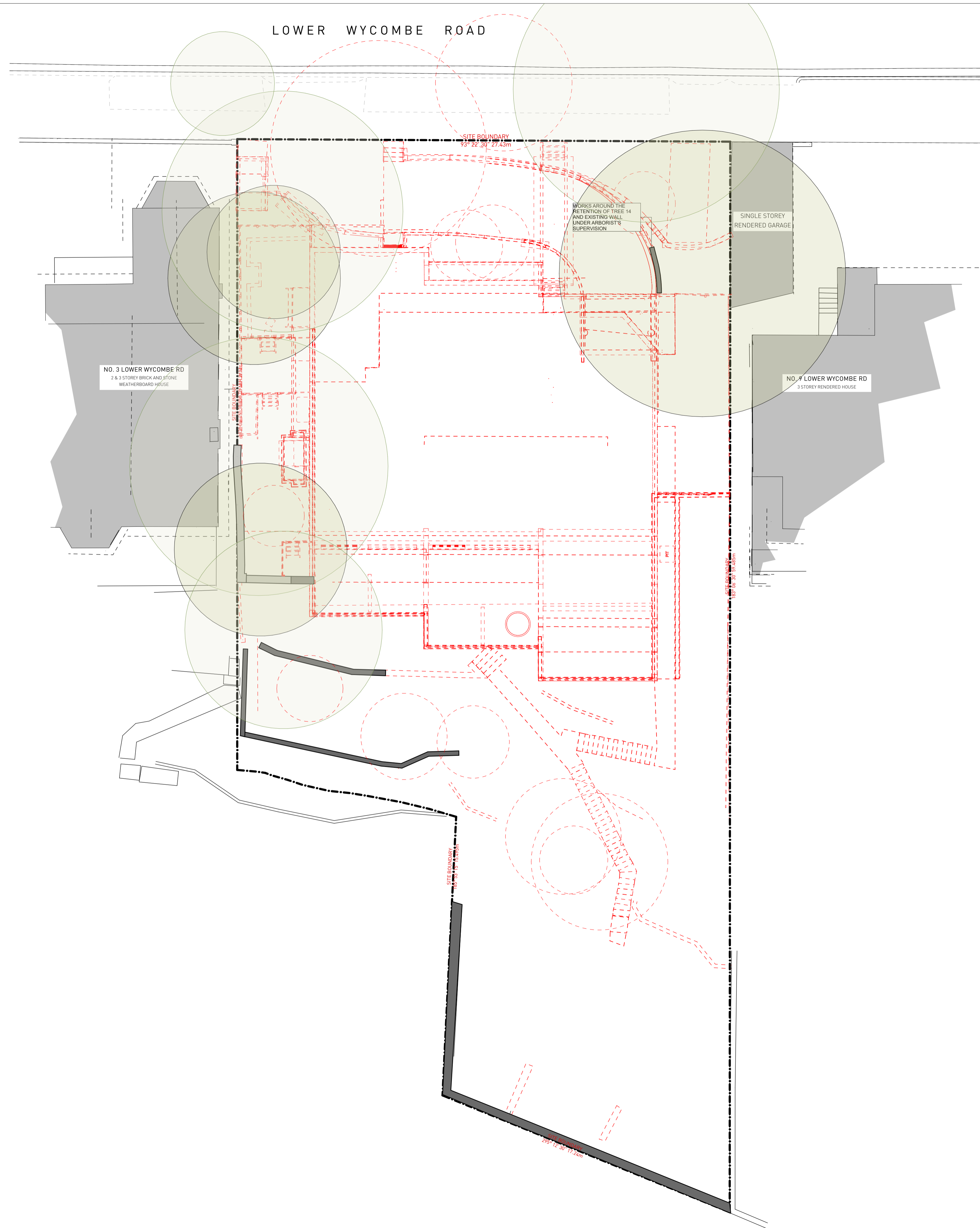
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E - info@pbdarchitects.com.au  
W - pbdarchitects.com.au  
Level 2, 52 Albion Street,  
Surry Hills NSW 2010  
ABN 36 147 035 550  
Notified Architect:  
Paul Buljevic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**SITE ANALYSIS PLAN**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>02</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-003</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



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**NOT FOR CONSTRUCTION**


**LEGEND:**

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| AH  | ACCESS HATCH                      |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| GC  | GARBAGE CHUTE                     |
| HW  | HIGHLIGHT WINDOW                  |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| MB  | MAILBOX TO FUTURE DETAIL          |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

| ISSUE | DATE       | DESCRIPTION                       |
|-------|------------|-----------------------------------|
| 01    | 5/05/2023  | ISSUE FOR DEVELOPMENT APPLICATION |
| 02    | 18/08/2023 | AMENDED PLANS                     |
|       |            |                                   |
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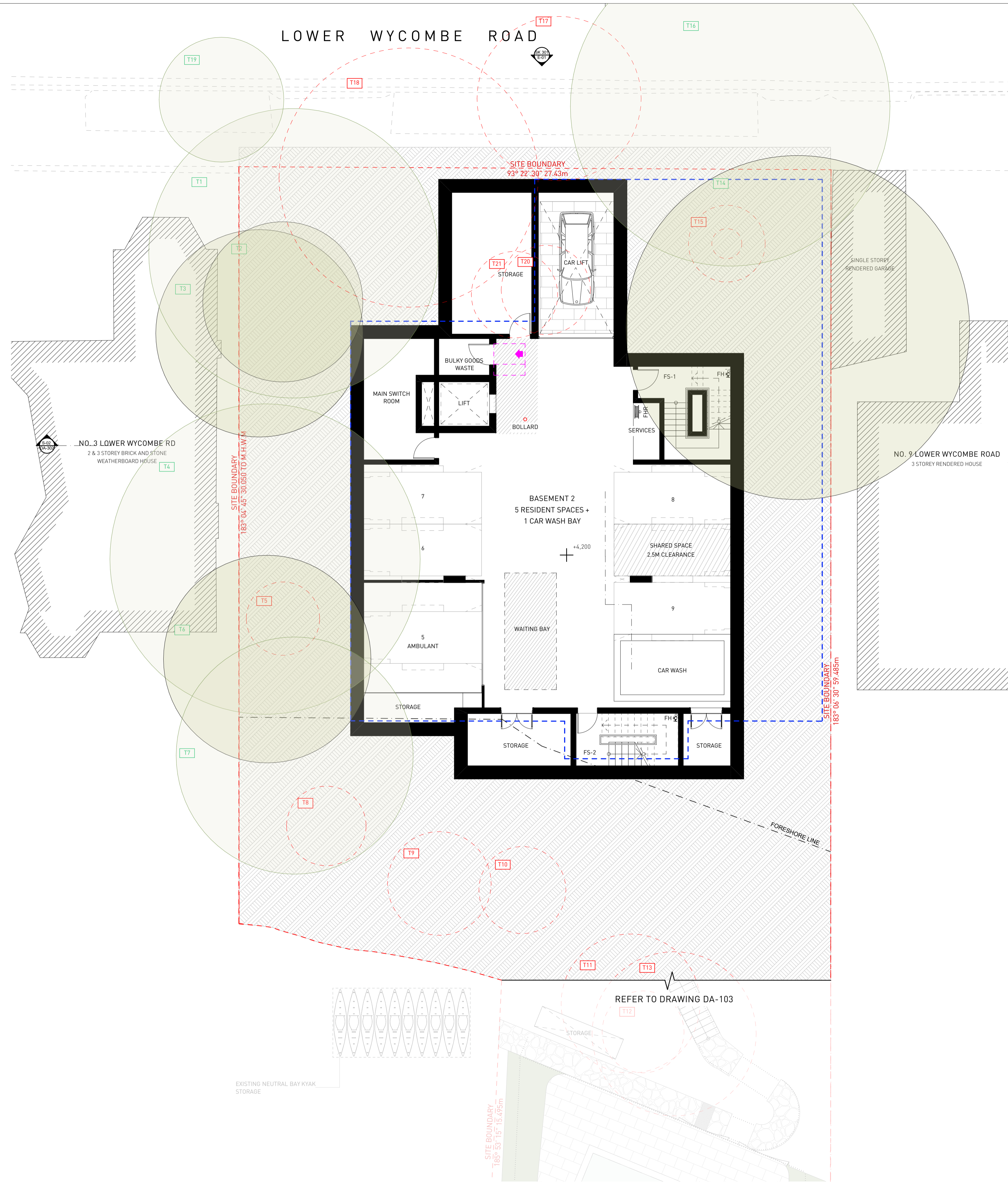
Level 2, 52 Albion Street,  
Sunny Hills NSW 2010

ABN 36 147 035 550  
Notified Architect:  
Paul Buljevic NSW 7768

**PROJECT:**  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

**DRAWING TITLE:**  
**DEMOLITION PLAN**

|                             |                                      |                            |
|-----------------------------|--------------------------------------|----------------------------|
| <b>DRAWING BY:</b><br>NH    | <b>CHECKED BY:</b><br>FH             | <b>ISSUE:</b><br><b>02</b> |
| <b>SCALE:</b><br>1:100@A1   | <b>DRAWING NO.:</b><br><b>DA-004</b> |                            |
| <b>PROJECT NO.:</b><br>2225 |                                      |                            |



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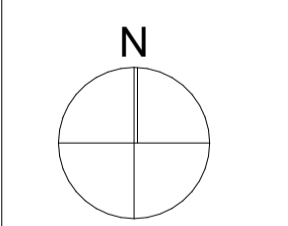
**LEGEND:**

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| AH  | ACCESS HATCH                      |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| GC  | GARBAGE CHUTE                     |
| HW  | HIGHLIGHT WINDOW                  |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| MB  | MAILBOX TO FUTURE DETAIL          |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

**LEGEND:**

- OUTLINE OF EXISTING BUILDING FOOTPRINT ON SITE
- OUTLINE OF ORIGINAL DA LODGEMENT ENVELOPE

| ISSUE | DATE       | DESCRIPTION                                    |
|-------|------------|--|
| 01    | 5/05/2023  | ISSUE FOR DEVELOPMENT APPLICATION              |
| 02    | 19/06/2023 | ISSUE FOR RFI                                  |
| 03    | 21/07/2023 | REVISED DESIGN IN RESPONSE TO COUNCIL FEEDBACK |
| 04    | 15/08/2023 | FINAL DRAFT                                    |
| 05    | 18/08/2023 | AMENDED PLANS                                  |
|       |            |  |
|       |            |  |
|       |            |  |



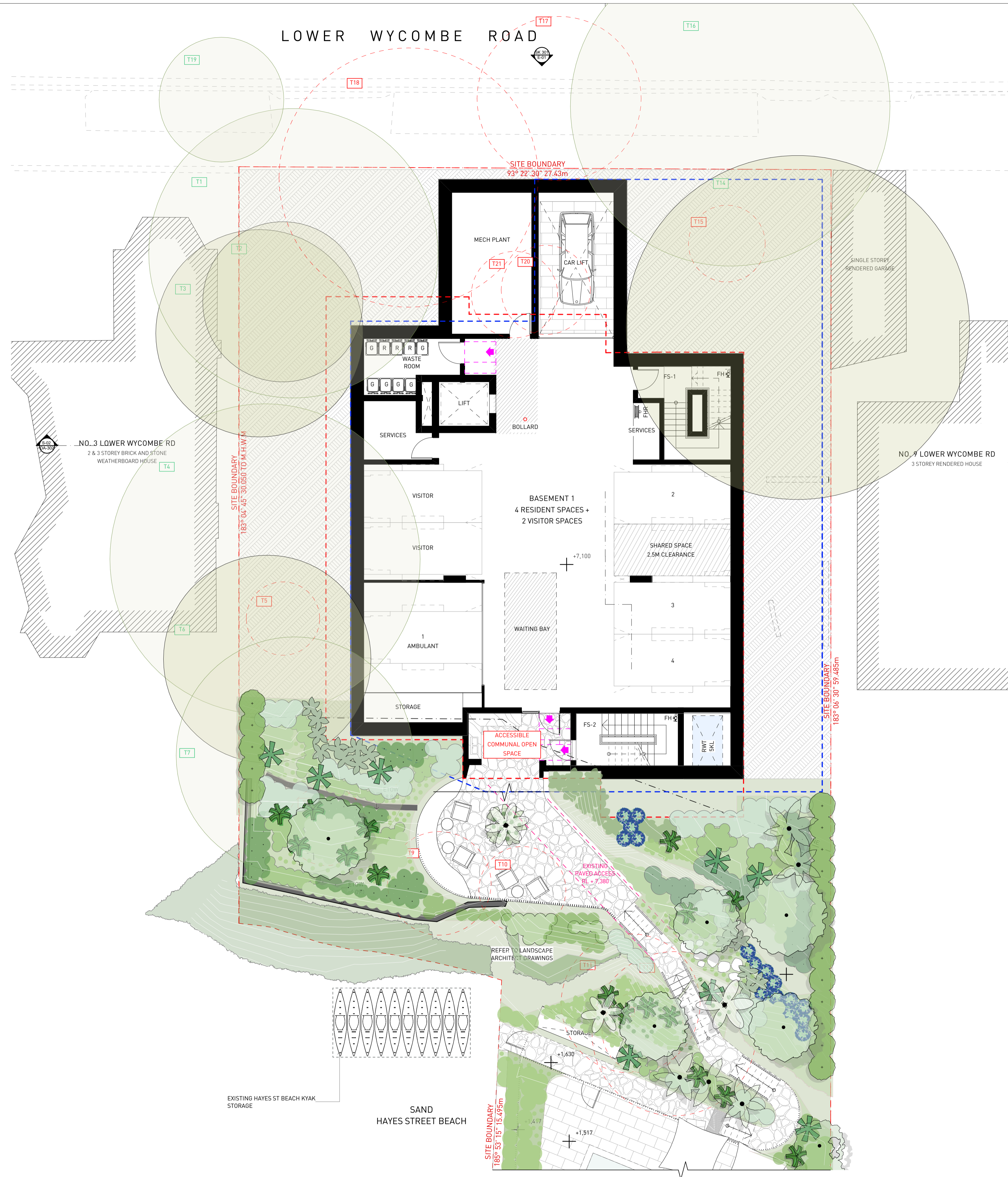
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Surry Hills NSW 2010  
ABN 36 147 035 550  
Nominated Architect:  
Paul Buljevic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**BASEMENT 2 FLOOR PLAN**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-100</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



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**LEGEND:**

- AW AWNING
- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

**LEGEND:**

- OUTLINE OF EXISTING BUILDING FOOTPRINT ON SITE
- OUTLINE OF ORIGINAL DA LODGEMENT ENVELOPE

| ISSUE | DATE       | DESCRIPTION                                    |
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| 04    | 15/08/2023 | FINAL DRAFT                                    |
| 05    | 18/08/2023 | AMENDED PLANS                                  |



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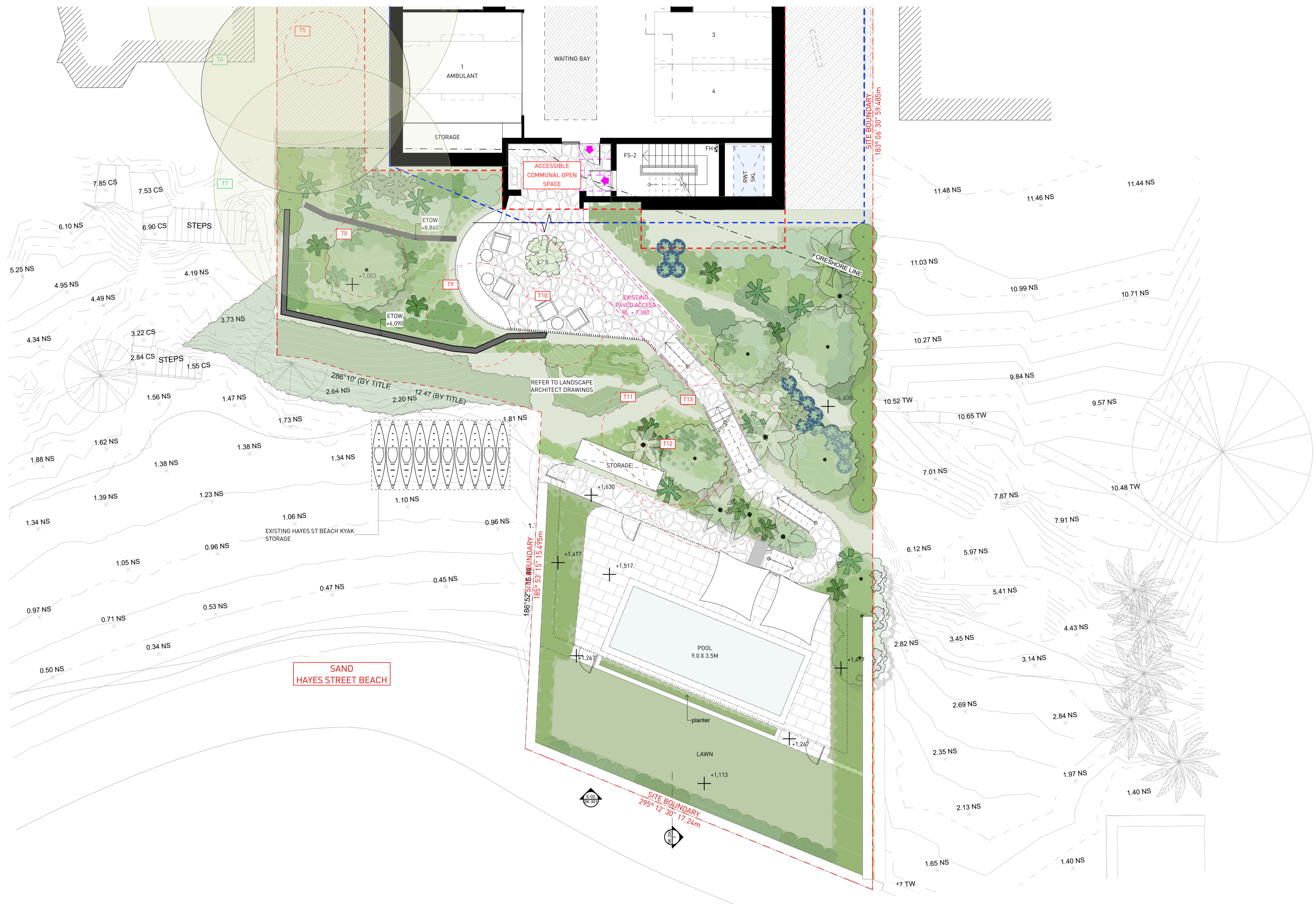
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Level 2, 52 Albion Street,  
Surry Hills NSW 2010  
ABN 36 147 035 550  
Nominated Architect:  
Paul Buljevic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**BASEMENT 1 FLOOR PLAN**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-102</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |





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**LEGEND:**

- AW AWNING
- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
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- MB MAILBOX TO FUTURE DETAIL
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- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

**LEGEND:**

- - - - - OUTLINE OF EXISTING BUILDING FOOTPRINT ON SITE
- - - - - OUTLINE OF ORIGINAL DA LODGEMENT ENVELOPE

| ISSUE | DATE       | DESCRIPTION                                    |
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| 04    | 15/08/2023 | FINAL DRAFT                                    |
| 05    | 18/08/2023 | AMENDED PLANS                                  |



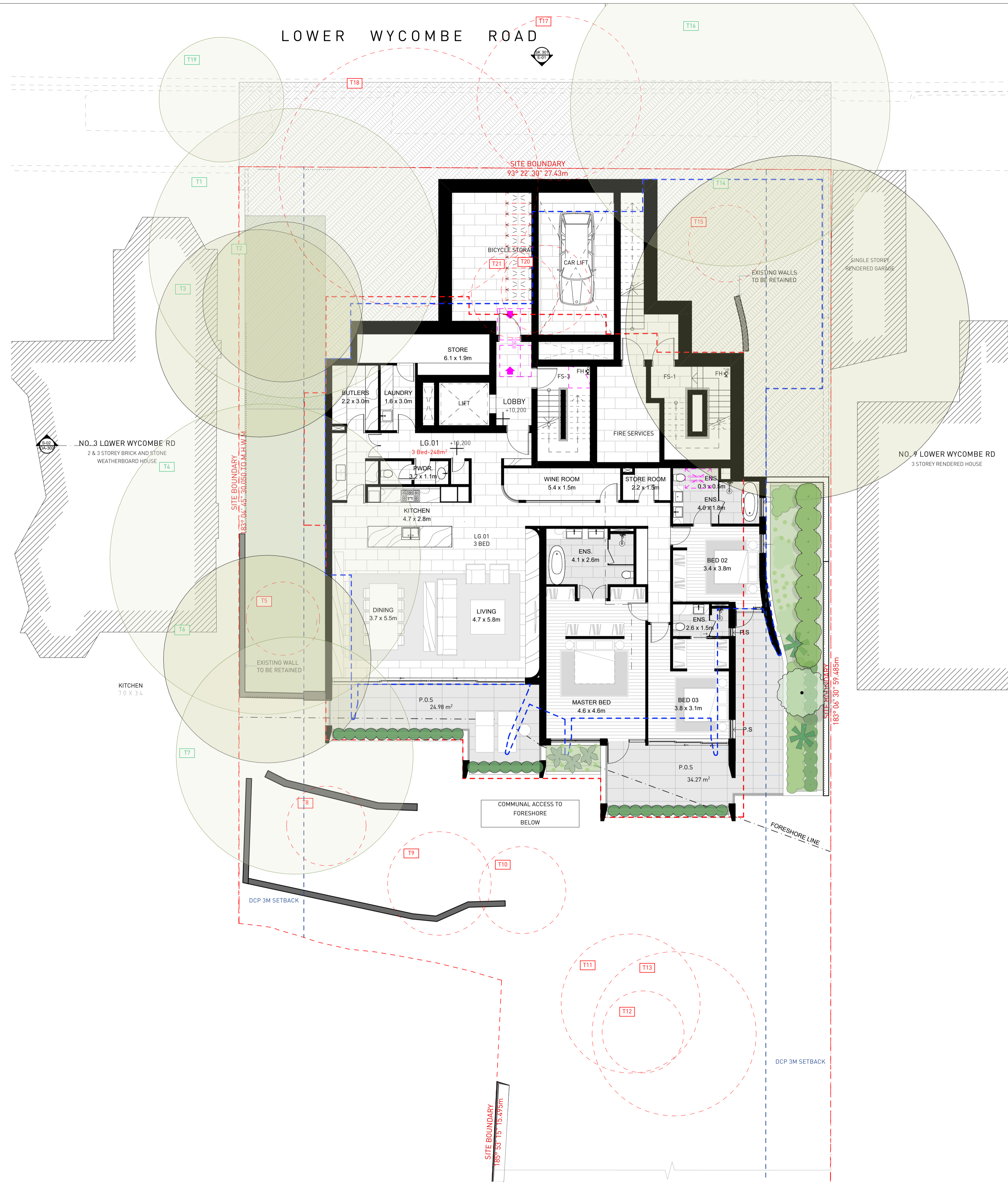
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Level 2, 52 Albion Street,  
Sunny Hills NSW 2010  
ABN 36 147 035 550  
Registered Architect:  
Paul Buljevic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**COMMUNAL AREA**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-103</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



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- ST STORAGE
- WT HOT WATER UNITS

**LEGEND:**

- OUTLINE OF EXISTING BUILDING FOOTPRINT ON SITE
- OUTLINE OF ORIGINAL DA LODGEMENT ENVELOPE

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| 05    | 18/08/2023 | AMENDED PLANS                                  |
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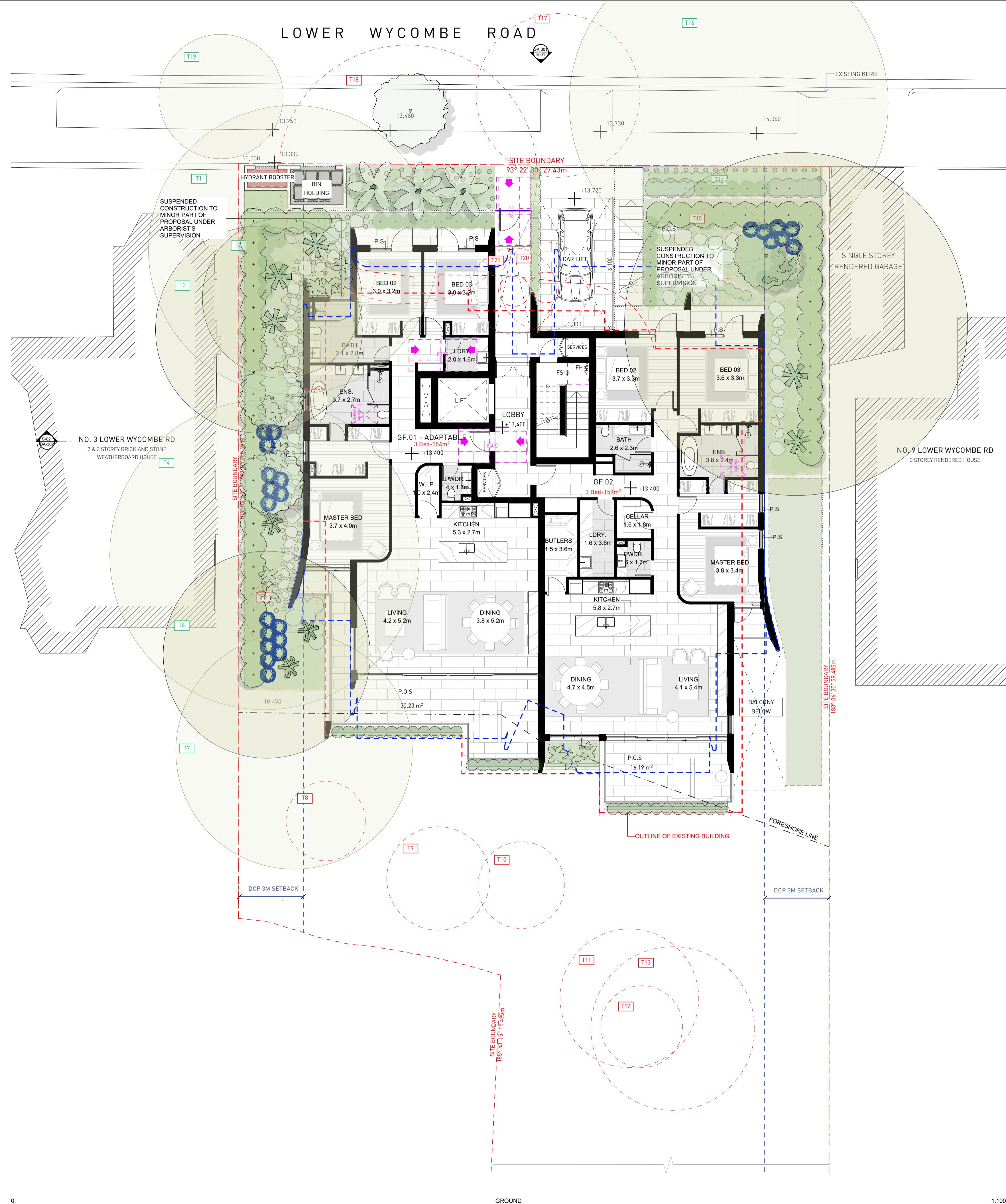
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Level 2, 52 Albion Street,  
Sunny Hills NSW 2010  
ABN 36 147 035 550  
Nominated Architect:  
Paul Buljovic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**LOWER GROUND FLOOR PLAN**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-104</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



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- WT HOT WATER UNITS

**LEGEND:**

- - - - - OUTLINE OF EXISTING BUILDING FOOTPRINT ON SITE
- - - - - OUTLINE OF ORIGINAL DA LODGEMENT ENVELOPE

| ISSUE | DATE       | DESCRIPTION                                    |
|-------|------------|--|
| 01    | 5/05/2023  | ISSUE FOR DEVELOPMENT APPLICATION              |
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| 04    | 15/08/2023 | FINAL DRAFT                                    |
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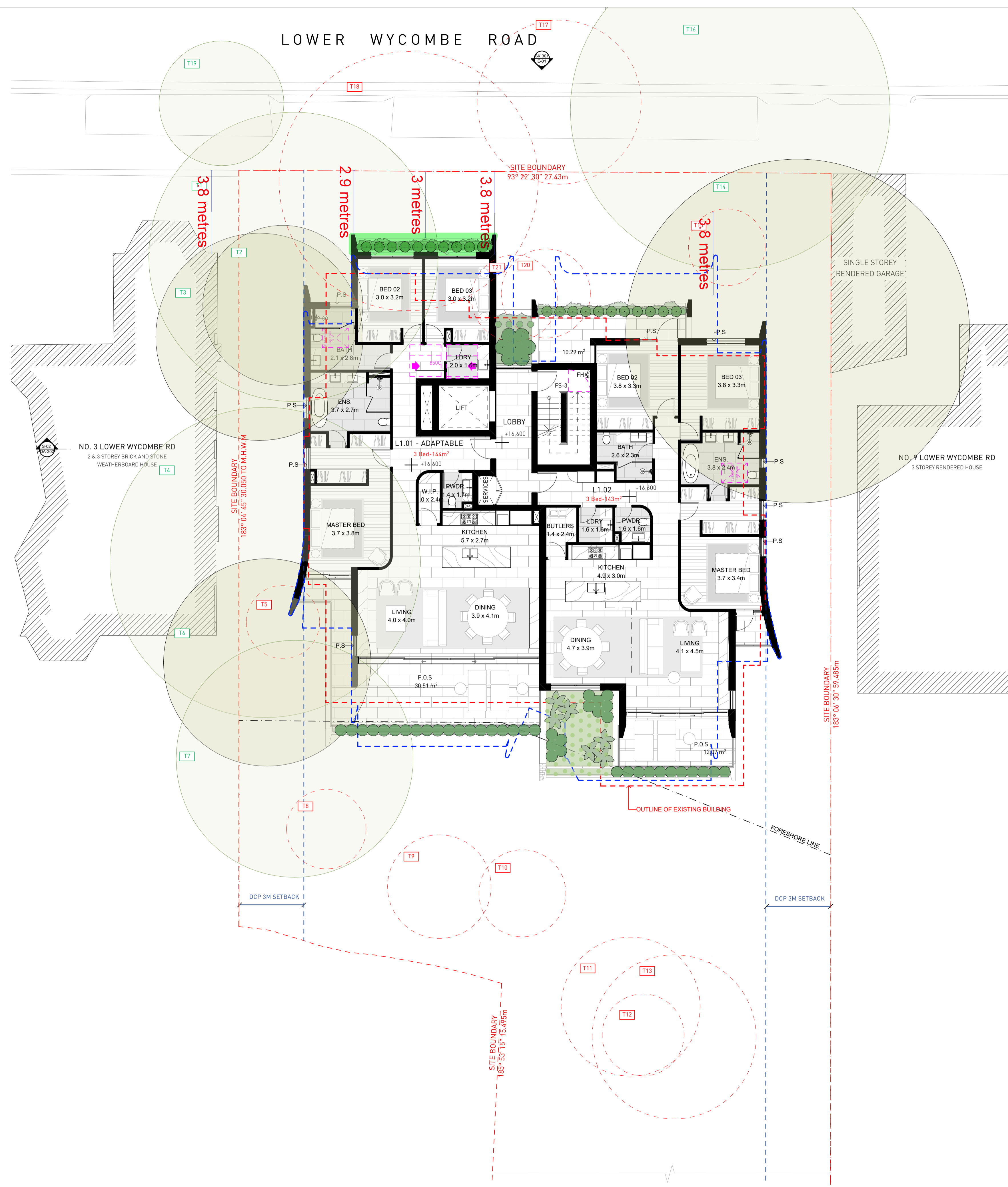
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Sunny Hills NSW 2010  
ABN 36 147 035 550  
Nominated Architect:  
Paul Buljevic, NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**GROUND FLOOR PLAN**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-105</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



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- WT HOT WATER UNITS

**LEGEND:**

- OUTLINE OF EXISTING BUILDING FOOTPRINT ON SITE
- OUTLINE OF ORIGINAL DA LODGEMENT ENVELOPE

| ISSUE | DATE       | DESCRIPTION                                    |
|-------|------------|--|
| 01    | 5/05/2023  | ISSUE FOR DEVELOPMENT APPLICATION              |
| 02    | 19/06/2023 | ISSUE FOR RFI                                  |
| 03    | 21/07/2023 | REVISED DESIGN IN RESPONSE TO COUNCIL FEEDBACK |
| 04    | 15/08/2023 | FINAL DRAFT                                    |
| 05    | 18/08/2023 | AMENDED PLANS                                  |



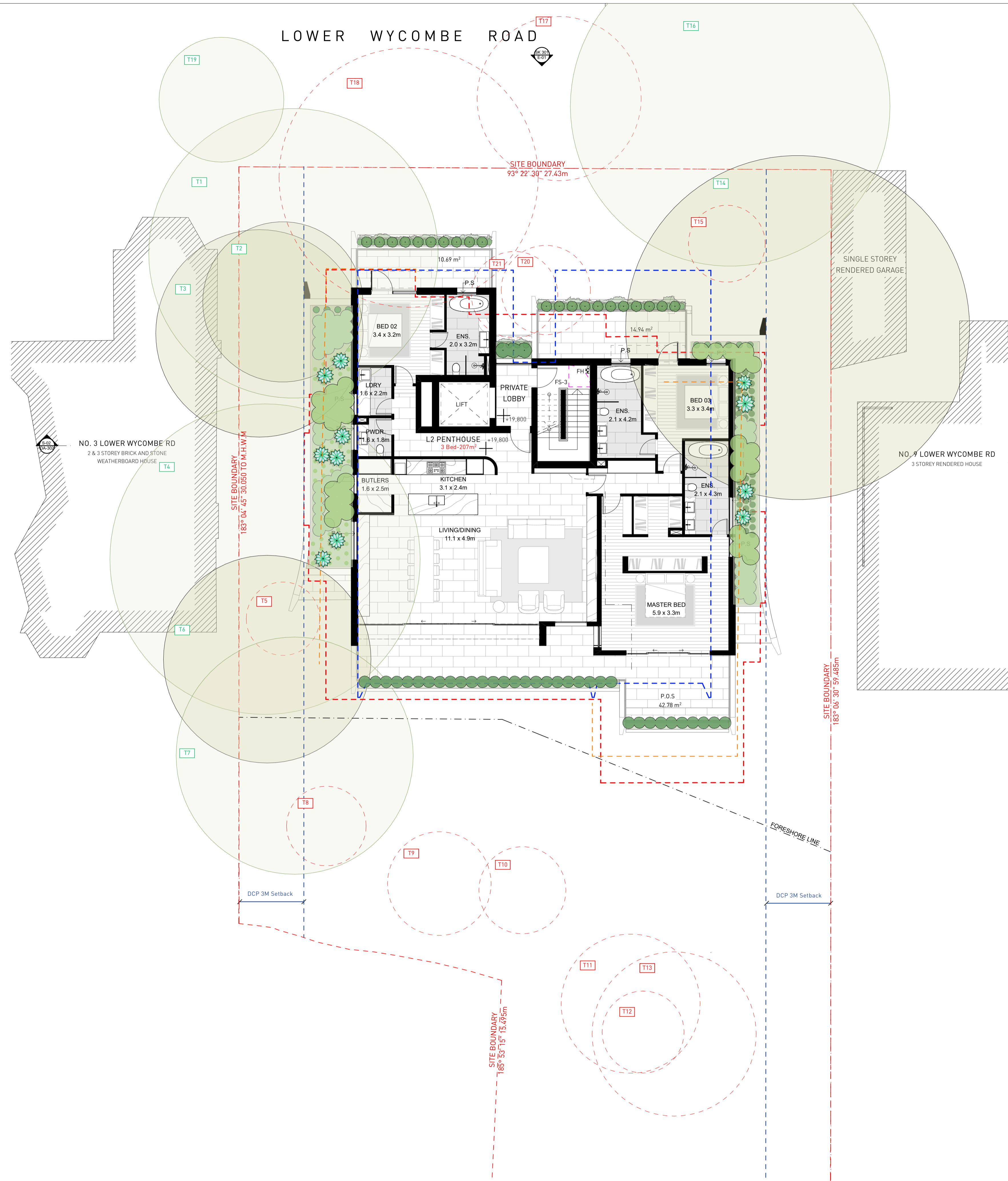
CLIENT:  
Vergome Pty Ltd

P - 02 9698 8140  
E - info@pbdarchitects.com.au  
W - pbdarchitects.com.au  
Level 2, 52 Albion Street,  
Sunny Hills NSW 2010  
ABN 36 147 035 550  
Notified Architect:  
Paul Buljovic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**LEVEL 1 FLOOR PLAN**

|                     |                               |                     |
|---------------------|-------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH             | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO.:<br><b>DA-106</b> |                     |
| PROJECT NO:<br>2225 |                               |                     |



**GENERAL NOTES:**

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NOT FOR CONSTRUCTION

**LEGEND:**

- AW AWNING
- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

**LEGEND:**

- OUTLINE OF EXISTING BUILDING FOOTPRINT ON SITE
- OUTLINE OF ORIGINAL DA LODGEMENT ENVELOPE

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| 05    | 18/08/2023 | AMENDED PLANS                                  |



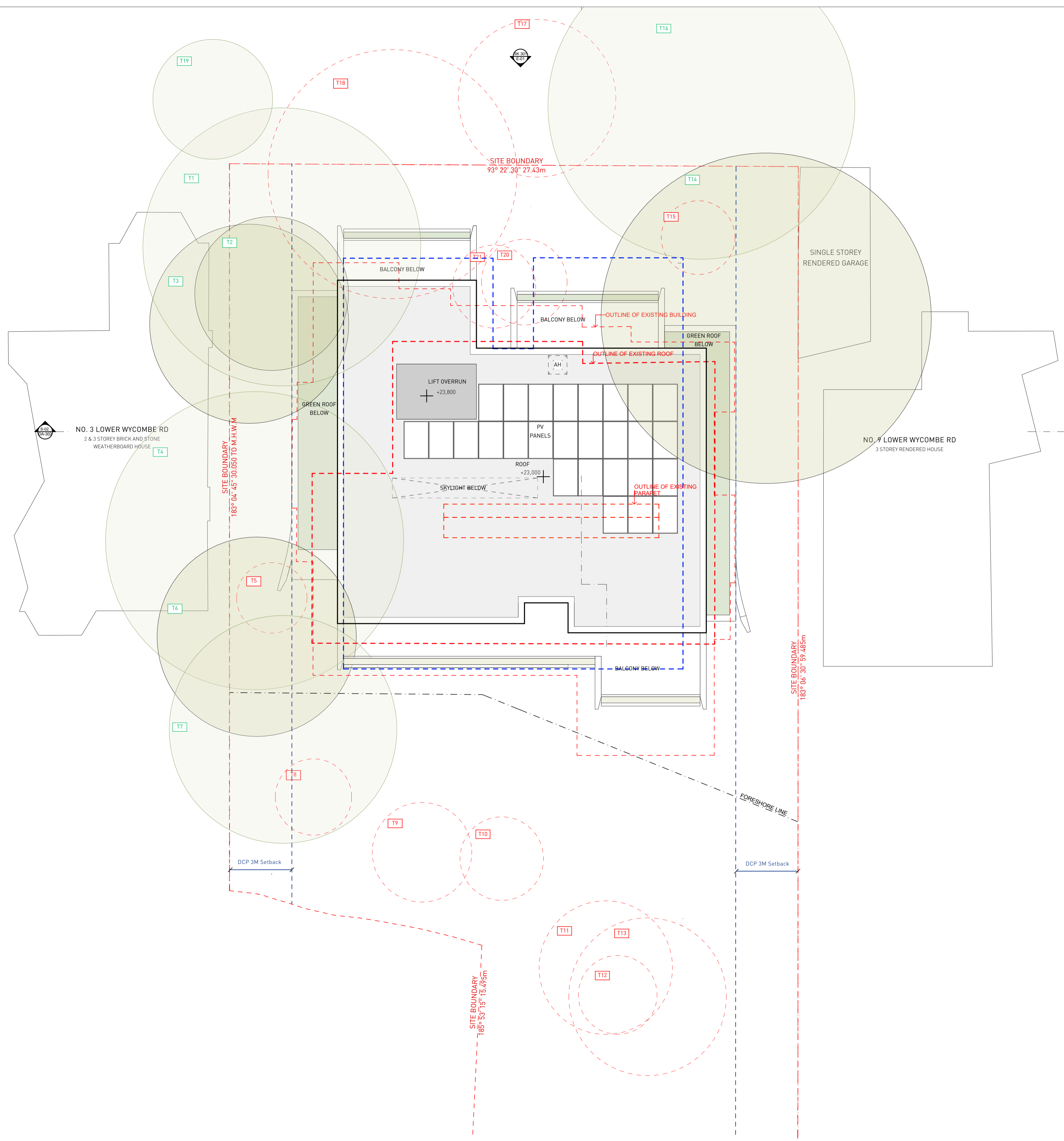
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Level 2, 52 Albion Street,  
Sunny Hills NSW 2010  
ABN 36 147 035 550  
Nominated Architect:  
Paul Buljevic: NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**LEVEL 2 FLOOR PLAN**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-107</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



**GENERAL NOTES:**

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NOT FOR CONSTRUCTION

**LEGEND:**

- AW AWNING
- AH ACCESS HATCH
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- FH FIRE HYDRANT
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- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

**LEGEND:**

- - - - - OUTLINE OF EXISTING BUILDING FOOTPRINT ON SITE
- - - - - OUTLINE OF ORIGINAL DA LODGEMENT ENVELOPE

| ISSUE | DATE       | DESCRIPTION   |
|-------|------------|---------------|
| 01    | 15/08/2023 | FINAL DRAFT   |
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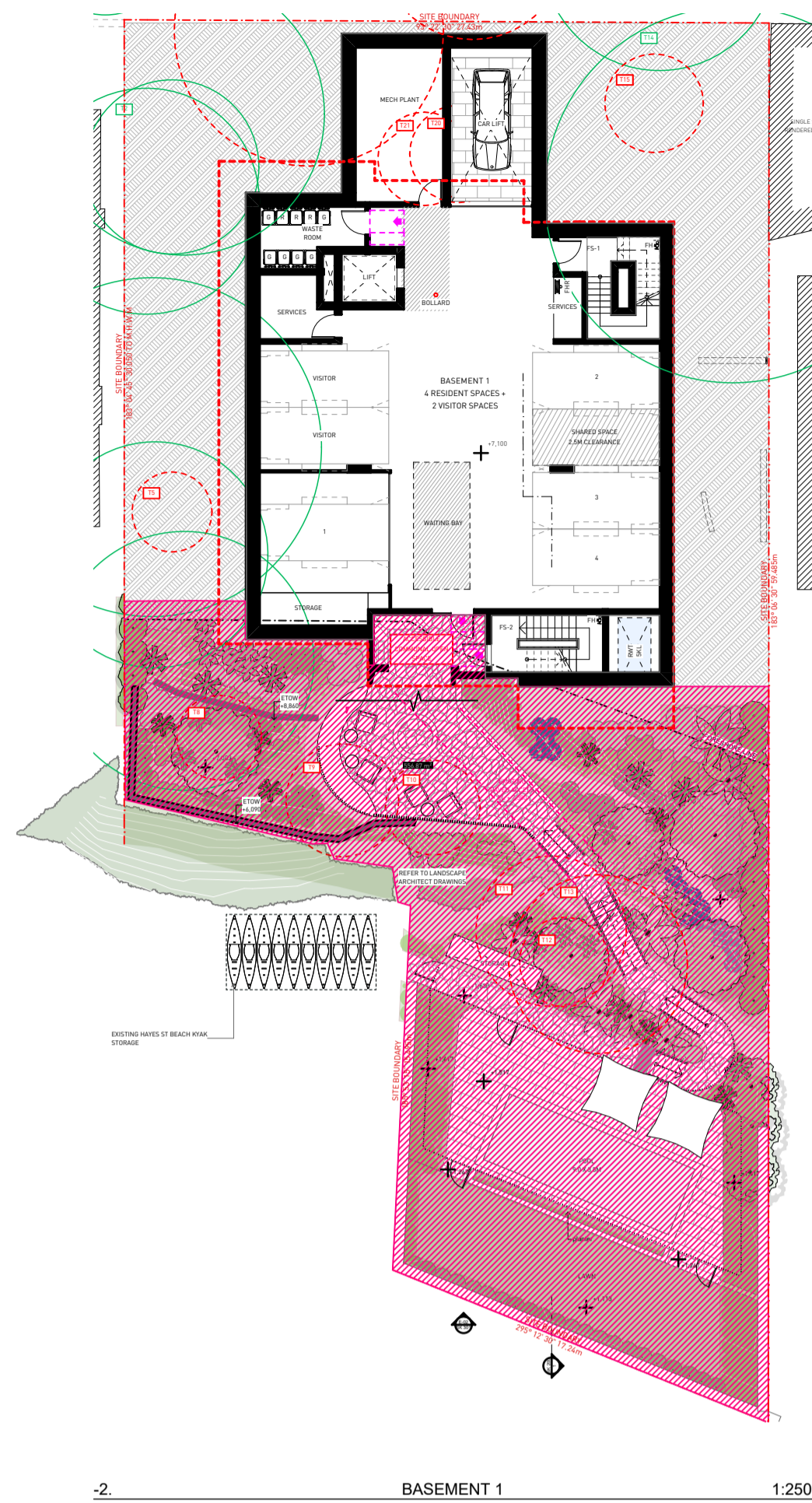
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Paul Buljevic, NSW 7768

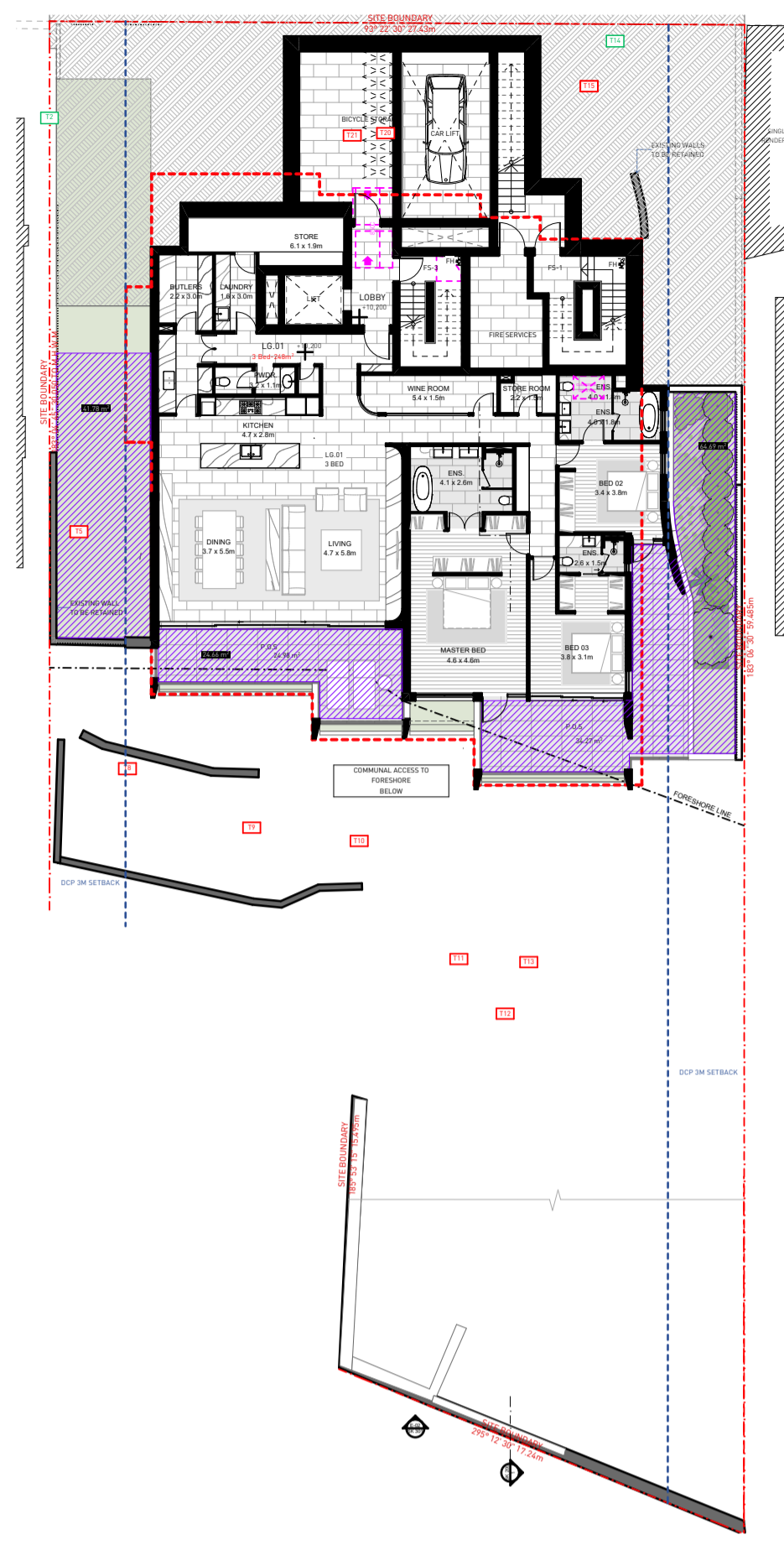
PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**ROOF**

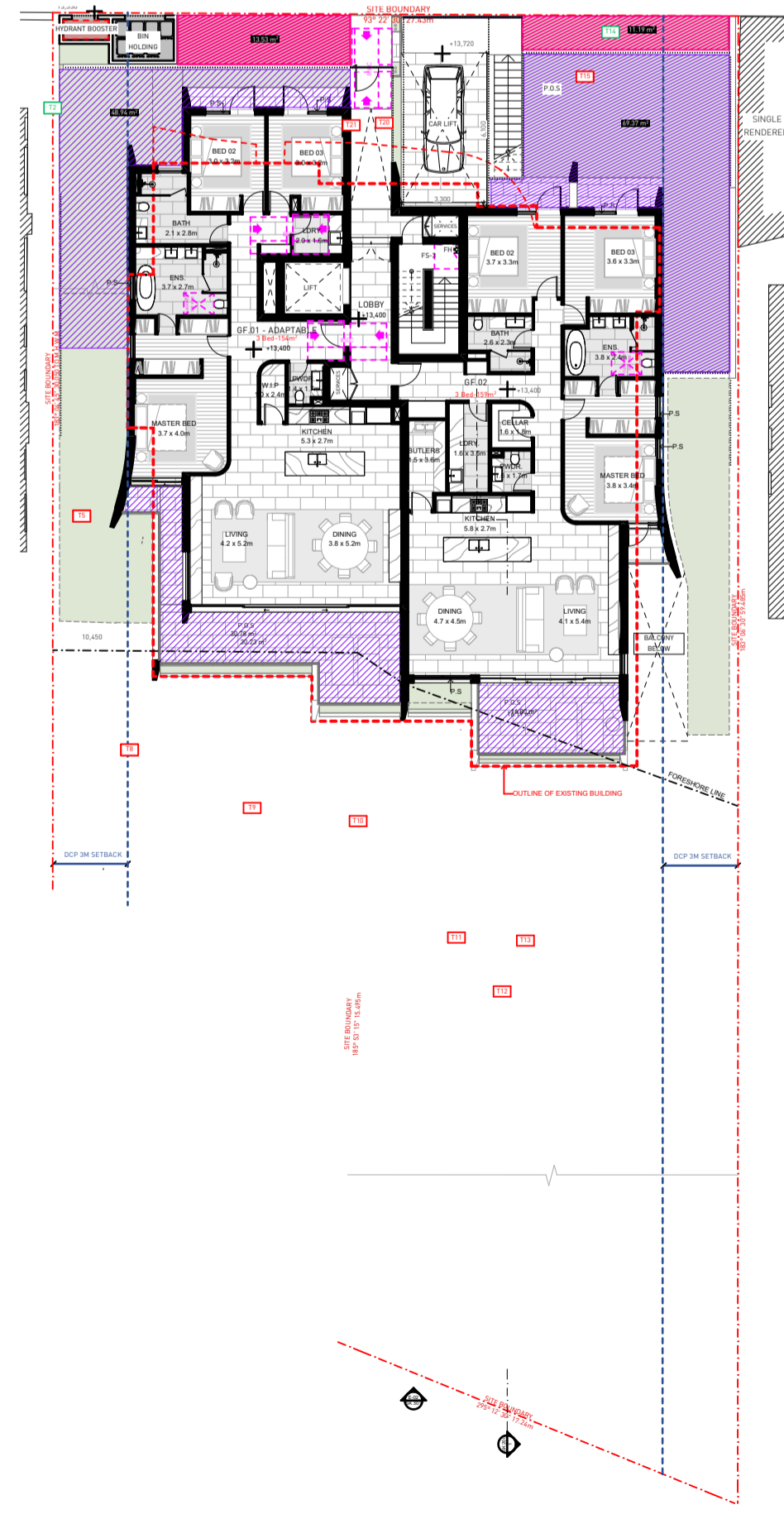
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| PROJECT NO:<br>2225 |                              |                     |



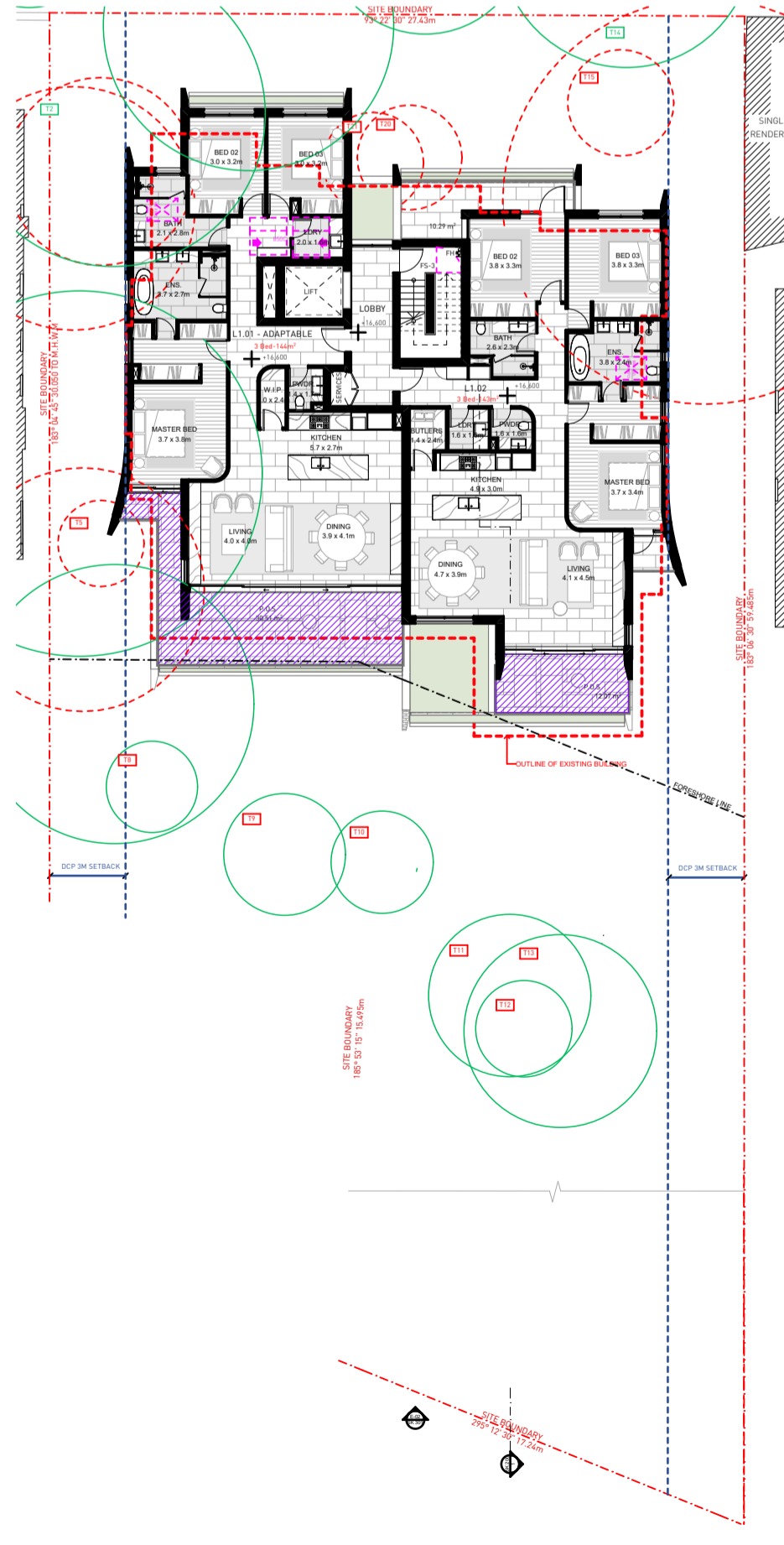
-2. BASEMENT 1 1:250



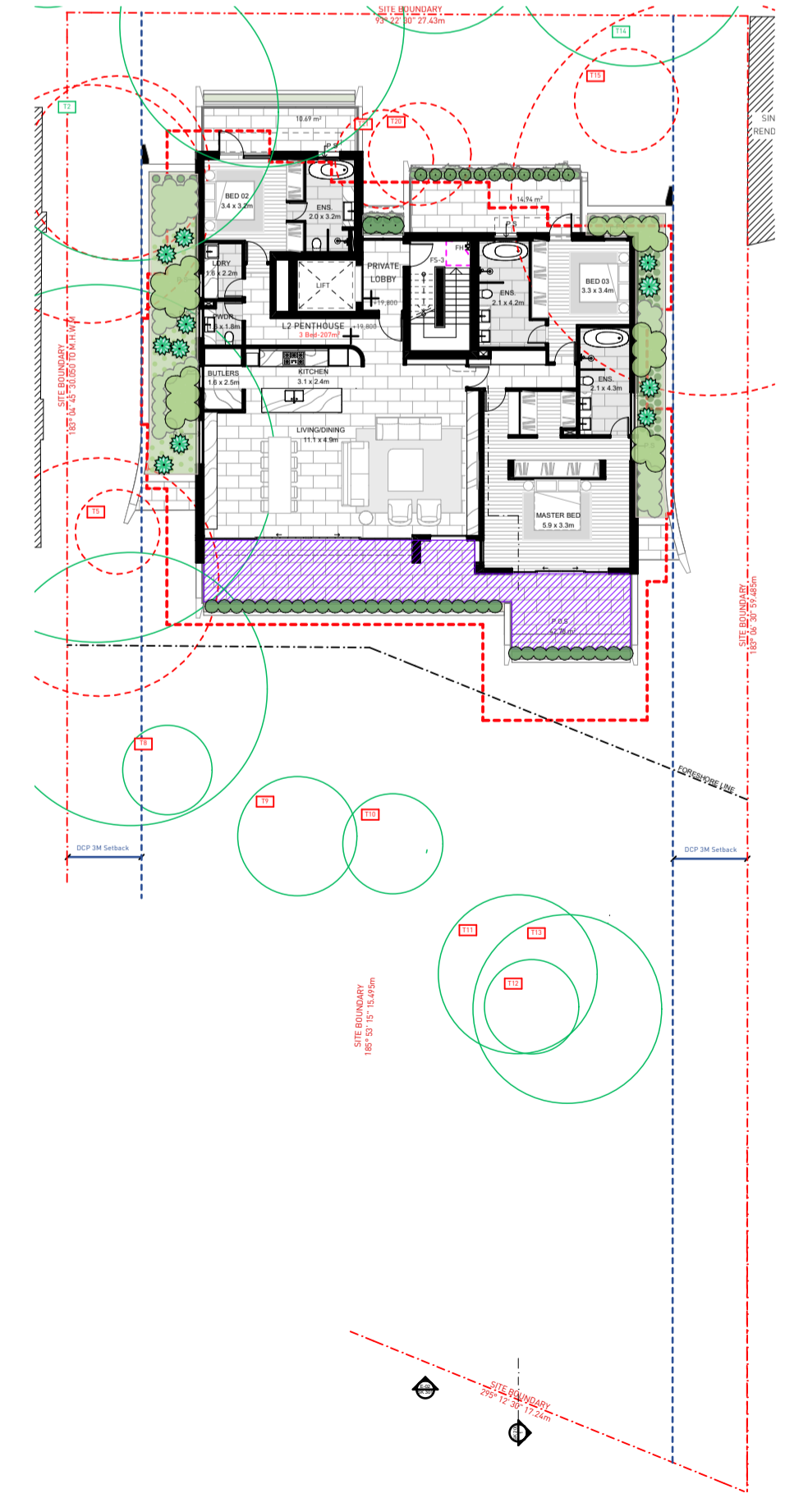
-1. LOWER GROUND 1:250



0. GROUND 1:250



1. LEVEL 1 1:250



2. LEVEL 2 1:250

LEGEND:

- COMMUNAL OPEN SPACE
- PRIVATE OPEN SPACE

PROPERTY DETAILS  
 AREA: 1,306 m<sup>2</sup>  
 ZONE :R3 MEDIUM DENSITY  
 RESIDENTIAL

COMMUNAL OPEN SPACE SUMMARY

ADG (3D): COMMUNAL AND PUBLIC OPEN SPACE

COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE

MIN. COMMUNAL OPEN SPACE % = 25%

COMMUNAL OPEN SPACE PROPOSED = 557m<sup>2</sup>  
 COMMUNAL OPEN SPACE % PROPOSED = 42.6%

PRIVATE OPEN SPACE SUMMARY

ADG (4E): PRIVATE OPEN SPACE AND BALCONIES

APARTMENTS PROVIDE APPROPRIATELY SIZED PRIVATE OPEN SPACE AND BALCONIES TO ENHANCE RESIDENTIAL AMENITY

TOTAL NUMBER OF APARTMENTS: 6 UNITS

APARTMENT WITH PRIVATE OPEN SPACE = 100%

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- NOT FOR CONSTRUCTION
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  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
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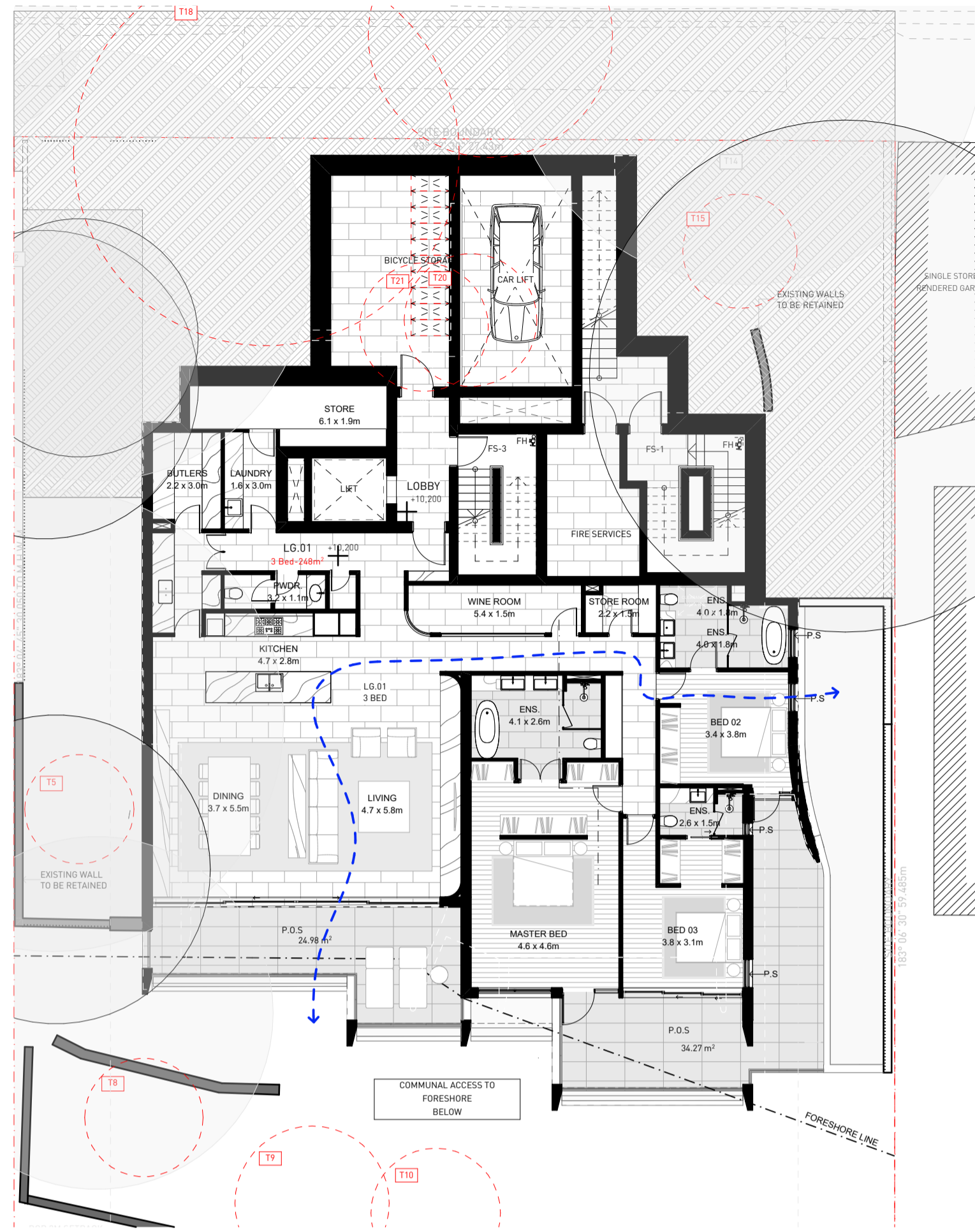
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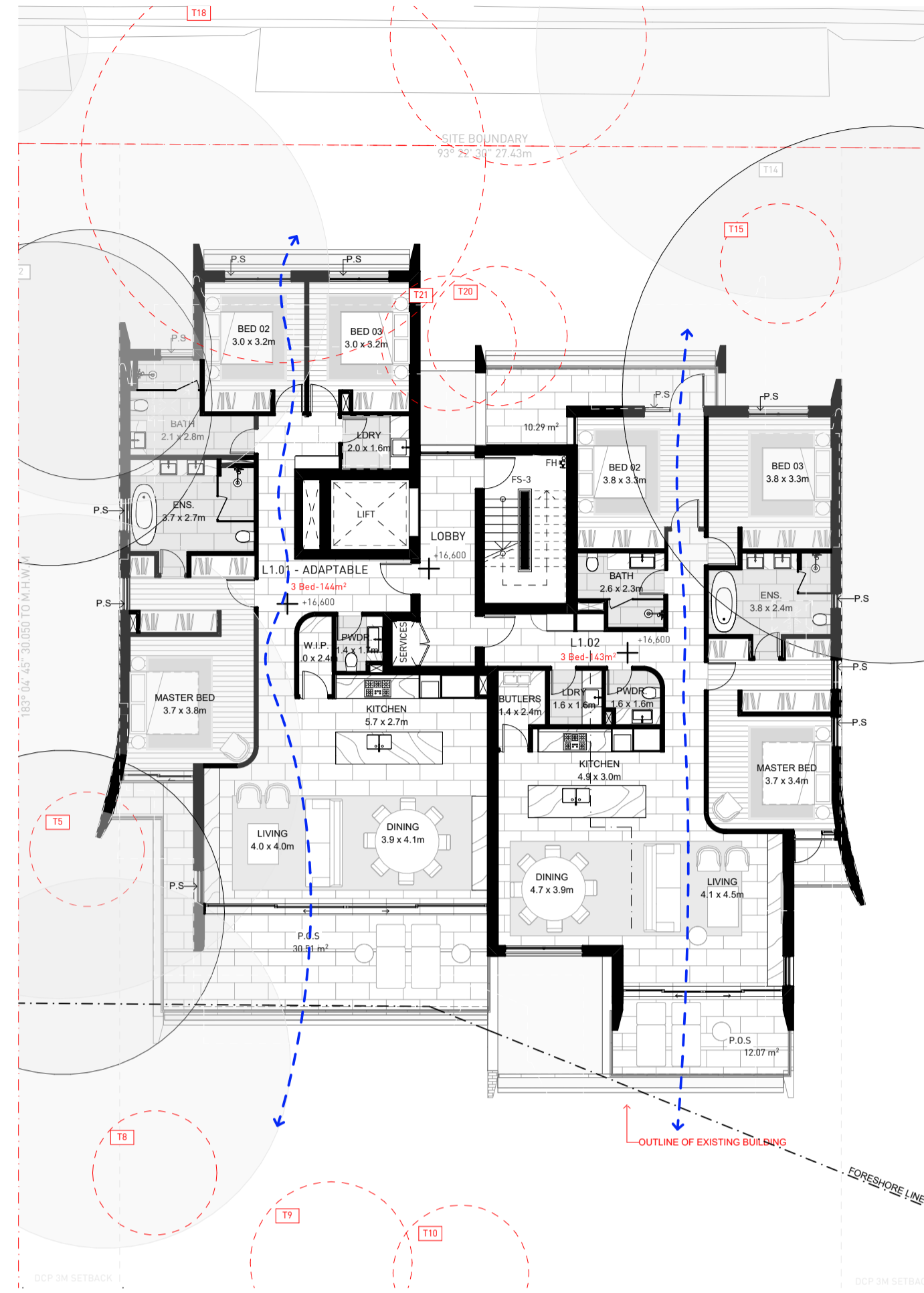
PROJECT:  
 5-7 Lower Wycombe Rd, Neutral Bay  
 5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
 2089 Australia

DRAWING TITLE:  
**COMMUNAL AND PRIVATE OPEN SPACE**

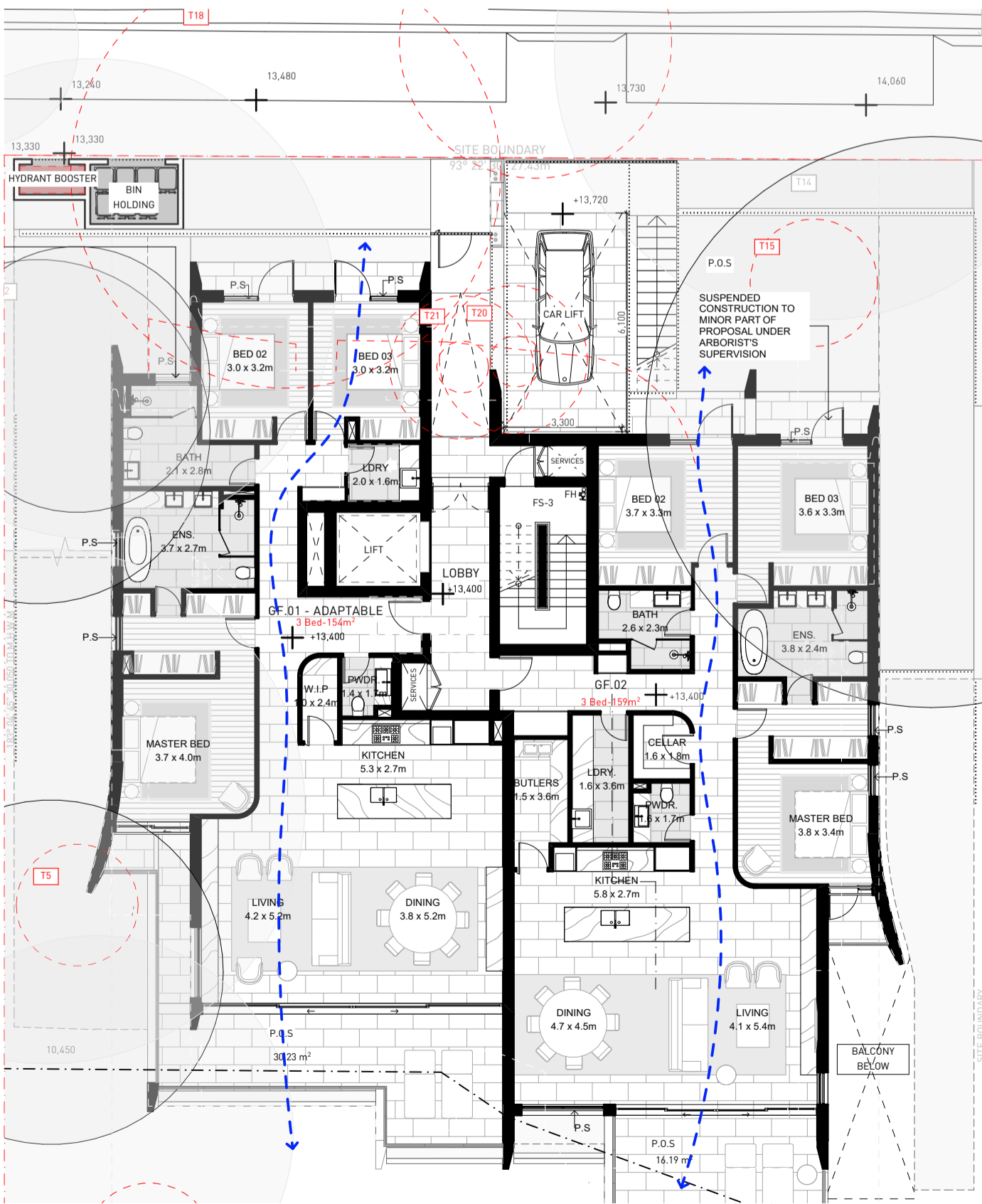
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| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>02</b> |
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| PROJECT NO:<br>2225 |                              |                     |



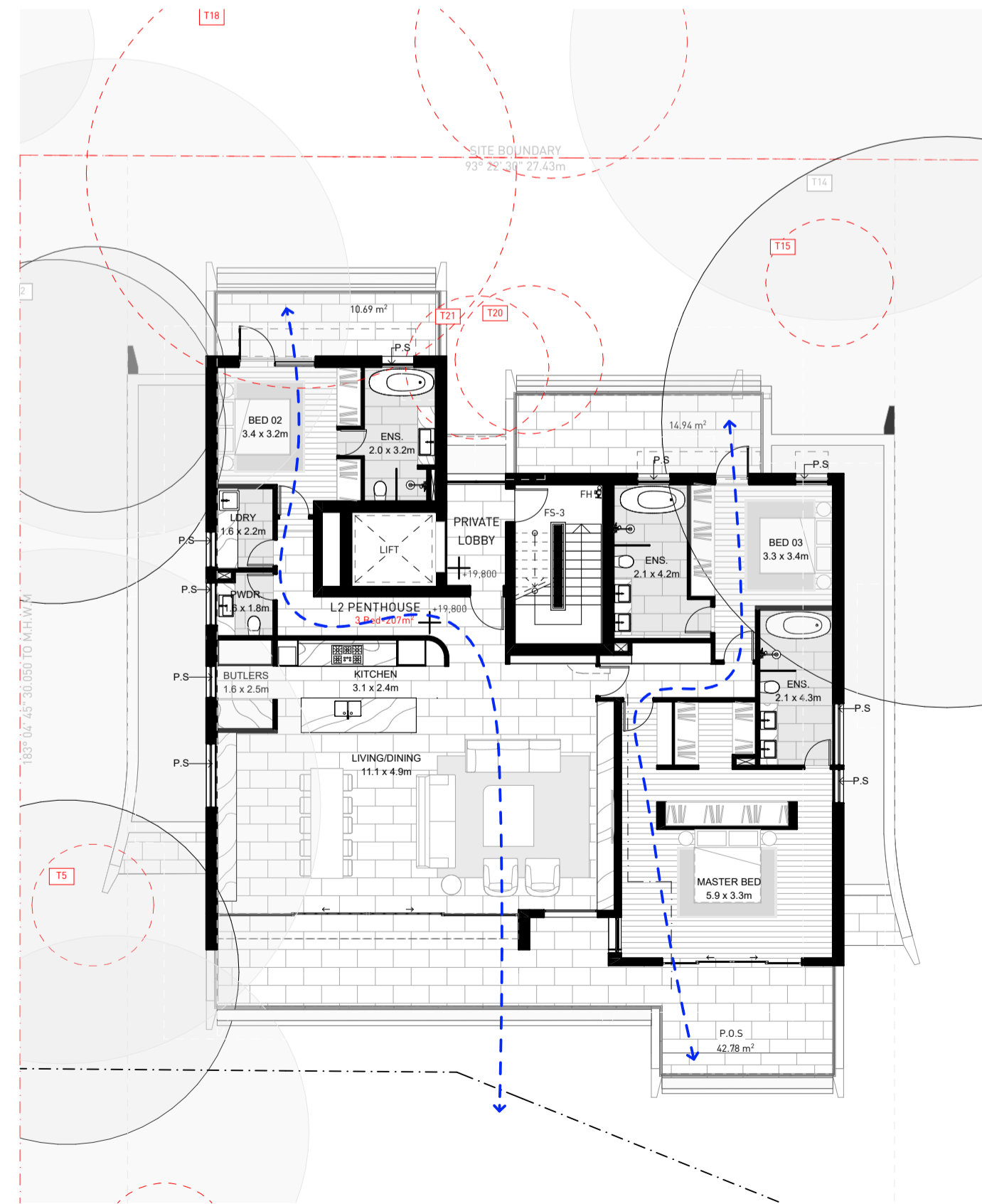
-1. LOWER GROUND 1:150



1. LEVEL 1 1:150



0. GROUND 1:150



2. LEVEL 2 1:150

**GENERAL NOTES:**

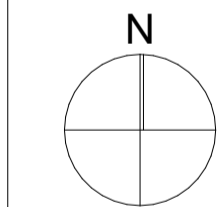
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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**pbd architects**

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Level 2, 52 Albion Street,  
Sunny Hills NSW 2100  
ABN 36 147 035 550  
Notified Architect:  
Paul Buljovic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**CROSS VENTILATION  
DIAGRAM**

|                     |                              |
|---------------------|------------------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-603</b> |
| PROJECT NO:<br>2225 | ISSUE:<br><b>02</b>          |

**Natural Cross Ventilation Summary**

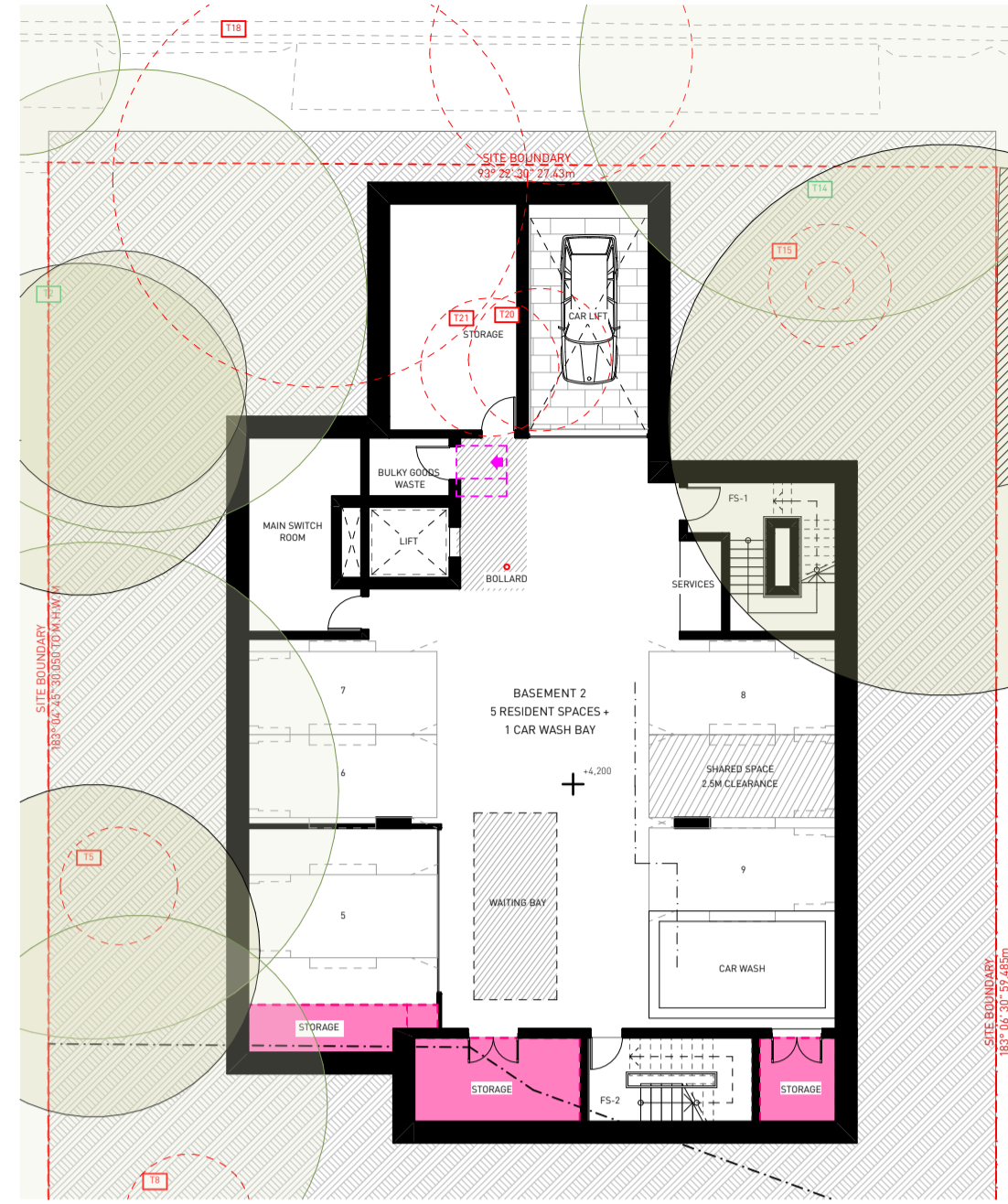
ADG (4B): Natural Cross Ventilation  
- All habitable rooms are naturally ventilated  
- At least 60% of apartments are naturally cross ventilated

Total number of apartments: 6 Units

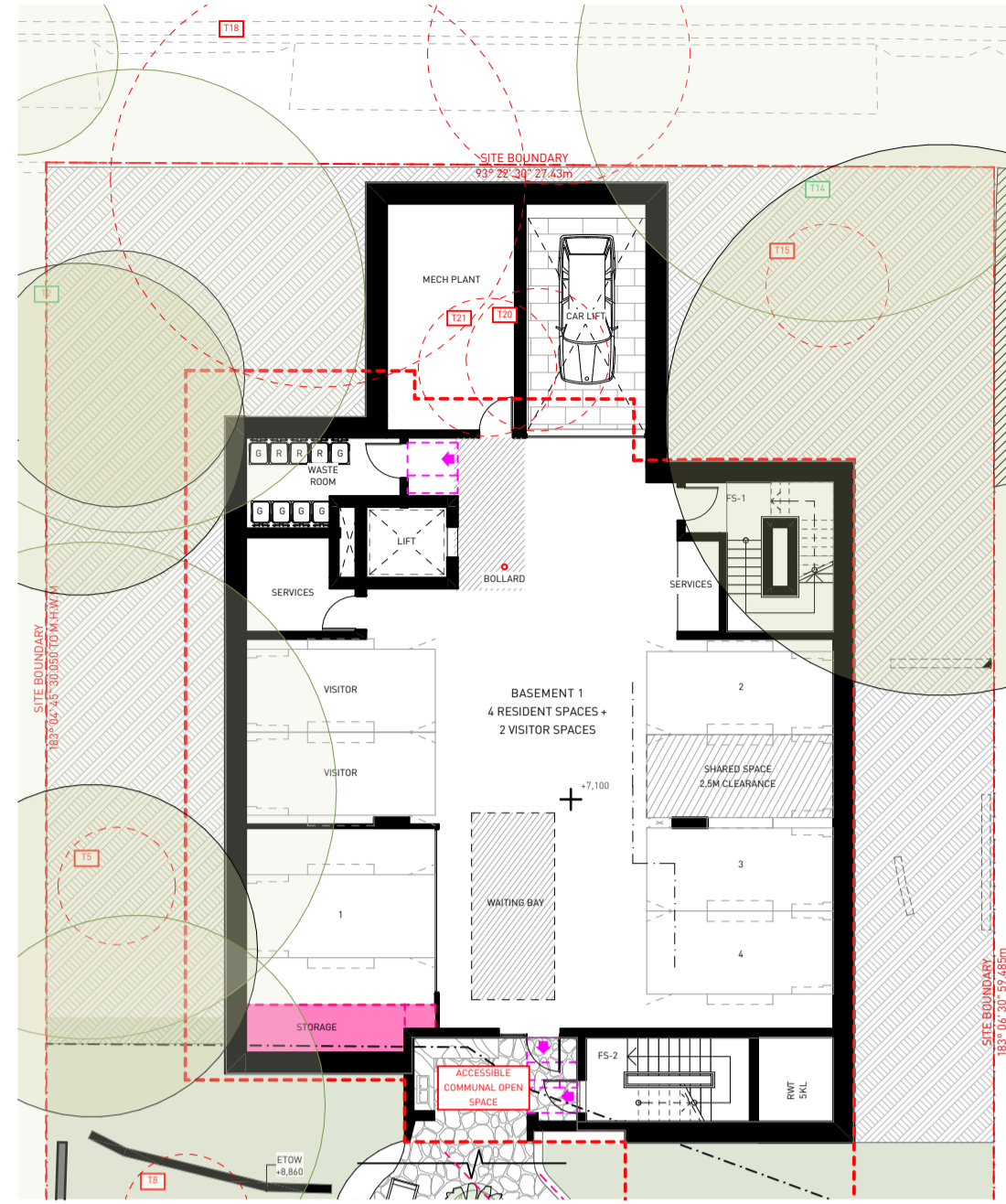


Apartments with natural cross ventilation = 100% (6/6 Units)

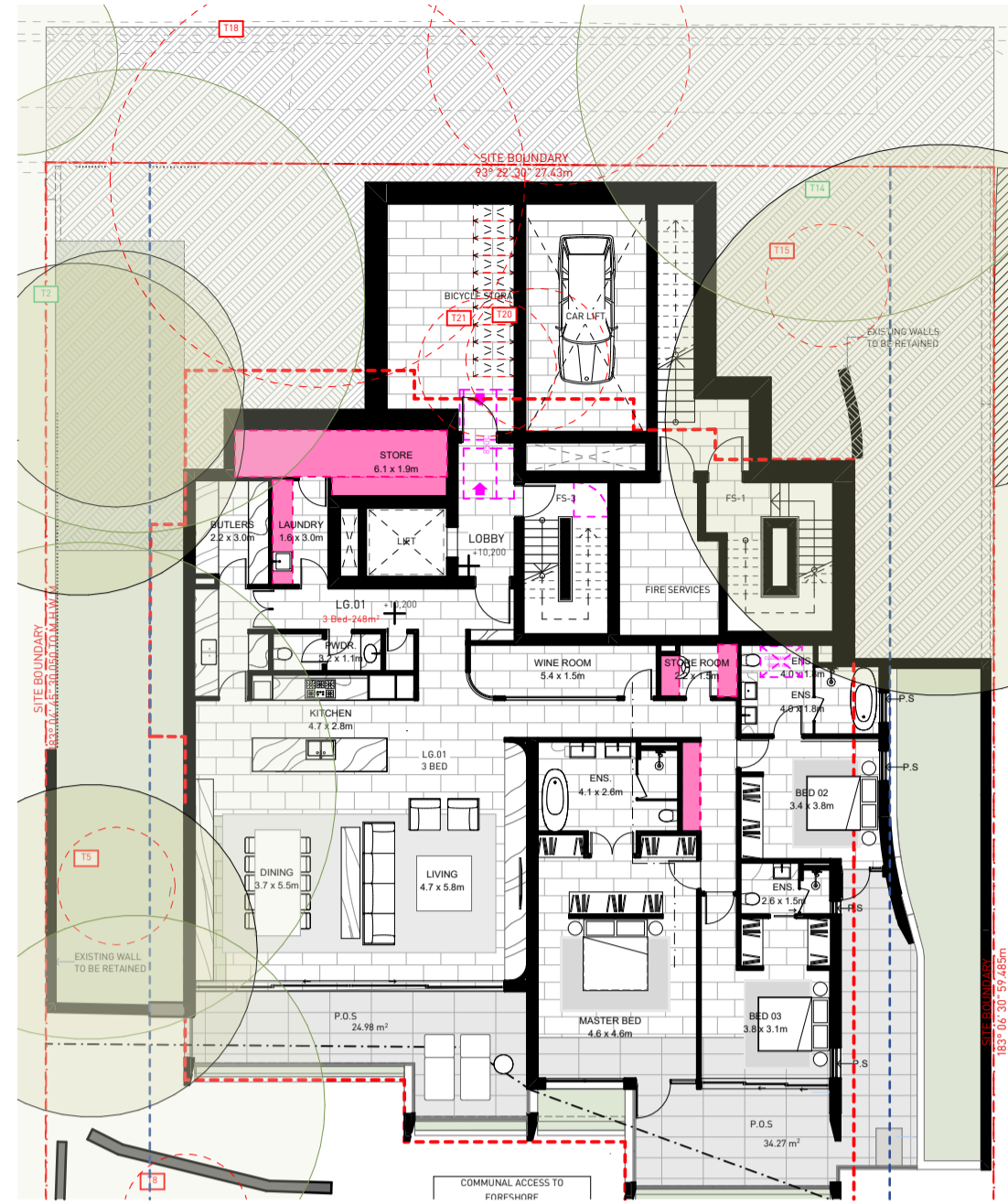




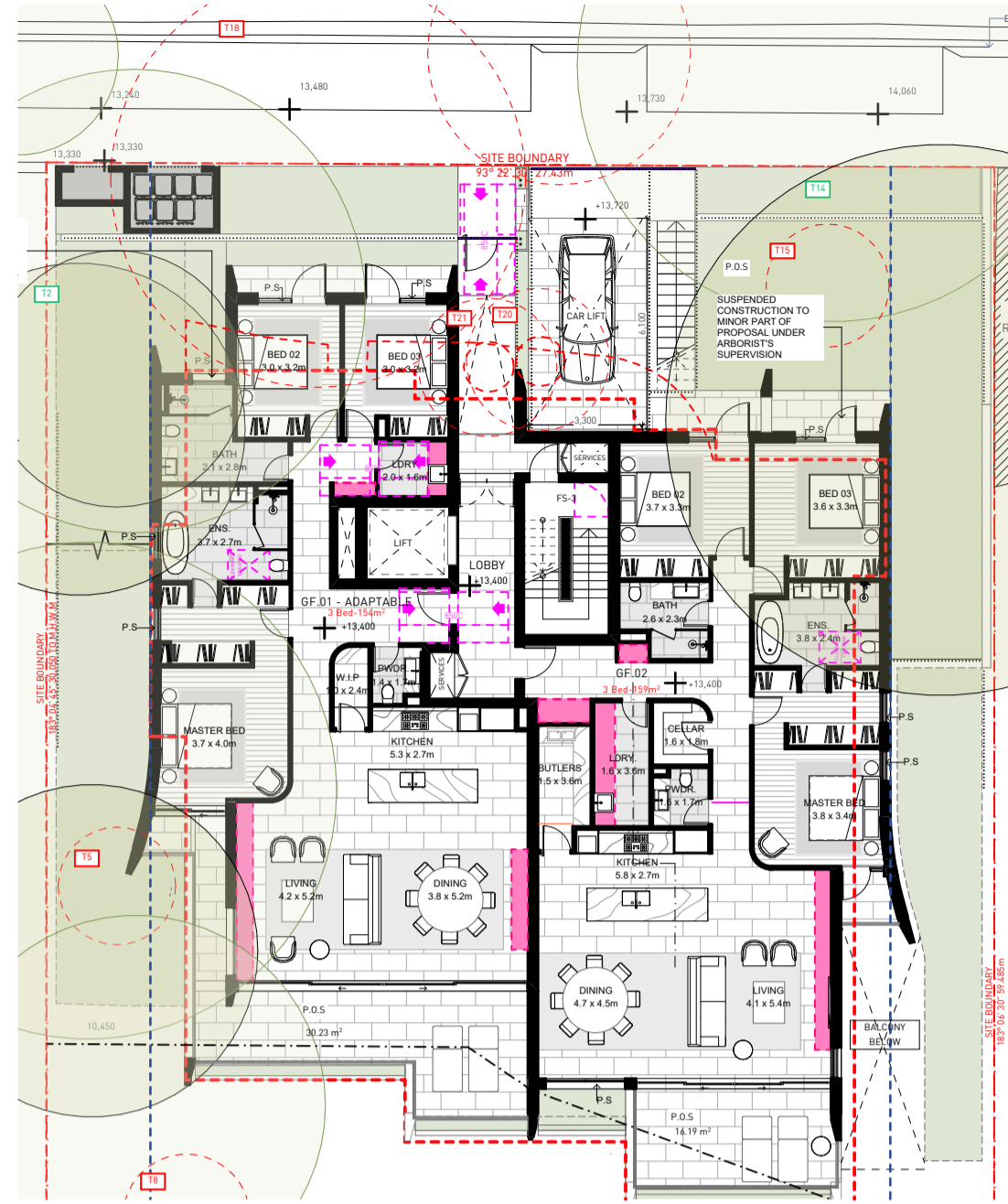
-3. BASEMENT 2 1:200



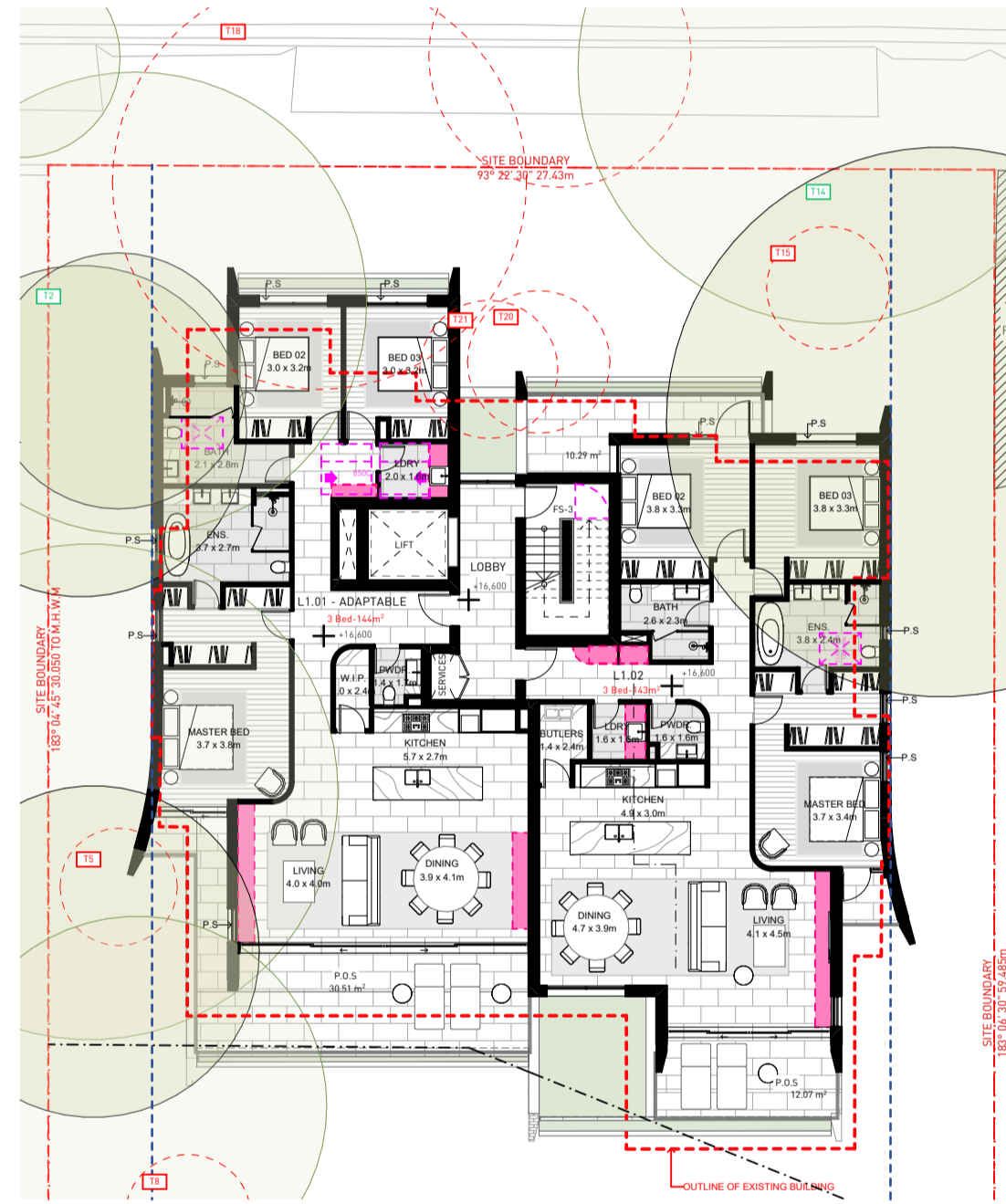
-2. BASEMENT 1 1:200



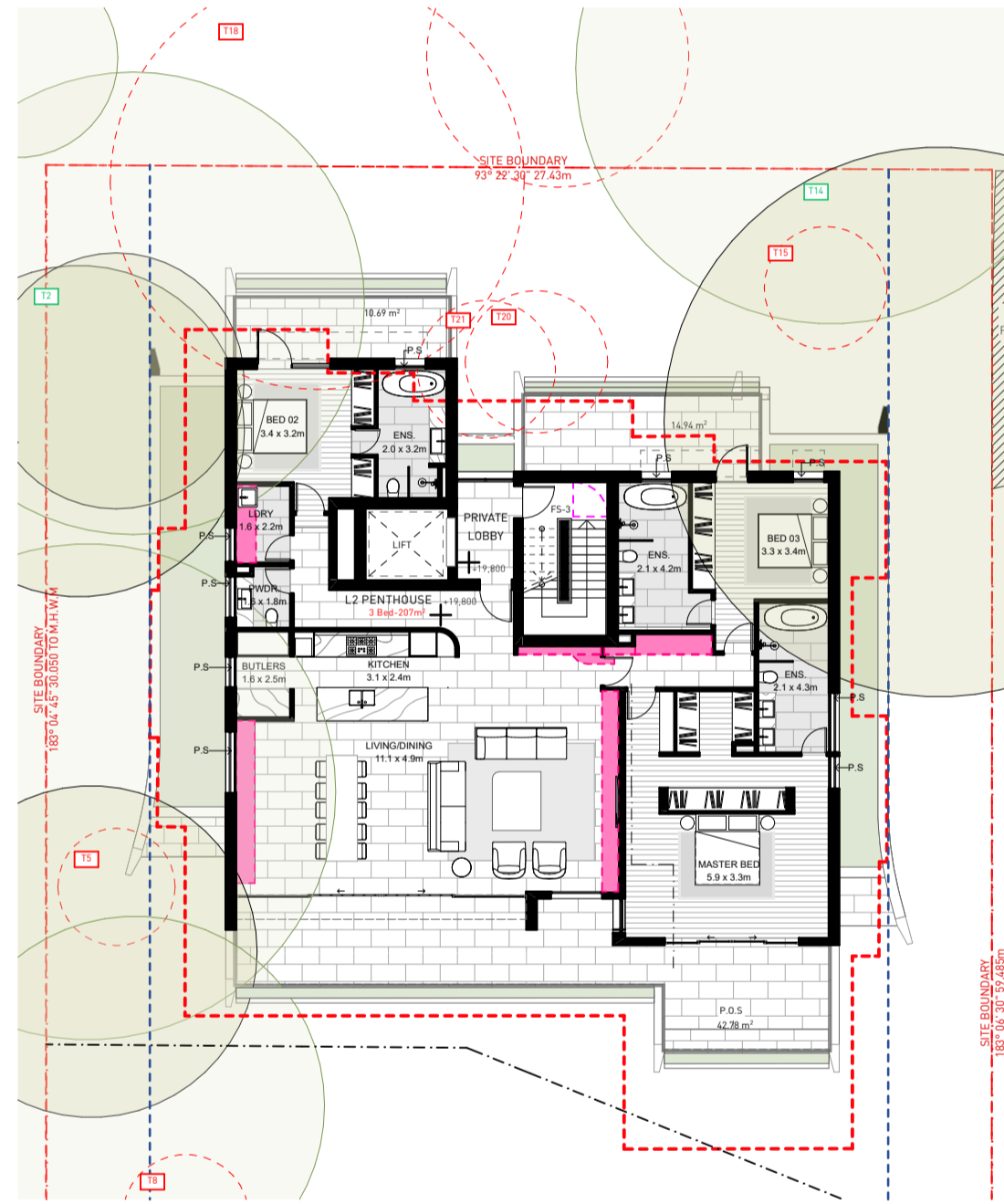
-1. LOWER GROUND 1:200



0. GROUND 1:200



1. LEVEL 1 1:200



2. PENTHOUSE 1:200

**Storage Calculations**

ADG Storage Calculation = 10m<sup>3</sup> for 3+ Bedroom Apartments

Storage Area

| Unit.No   | Type  | Adaptable | Livable | Internal Area (m2) | Terrace/Balcony (m2) | Storage Compliance | Storage within unit (m3) | Carpark Storage (m3) |
|-----------|-------|-----------|---------|--------------------|----------------------|--------------------|--------------------------|----------------------|
| UNIT LG01 | 3 BED |           | ✓       | 248                | 59.25                | Y                  | 22.3                     | 12.0                 |
| UNIT GF01 | 3 BED | ✓         | ✓       | 154                | 30.23                | Y                  | 10.3                     | 12.0                 |
| UNIT GF02 | 3 BED |           | ✓       | 159                | 31.65                | Y                  | 10.7                     | 12.0                 |
| UNIT 101  | 3 BED | ✓         | ✓       | 144                | 30.51                | Y                  | 10.3                     | 12.0                 |
| UNIT 102  | 3 BED |           | ✓       | 143                | 22.36                | Y                  | 10.6                     | 12.0                 |
| UNIT 201  | 3 BED |           | ✓       | 207                | 57.72                | Y                  | 12.4                     | 12.0                 |

**GENERAL NOTES:**

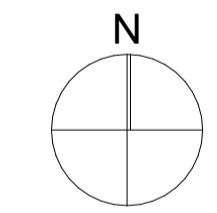
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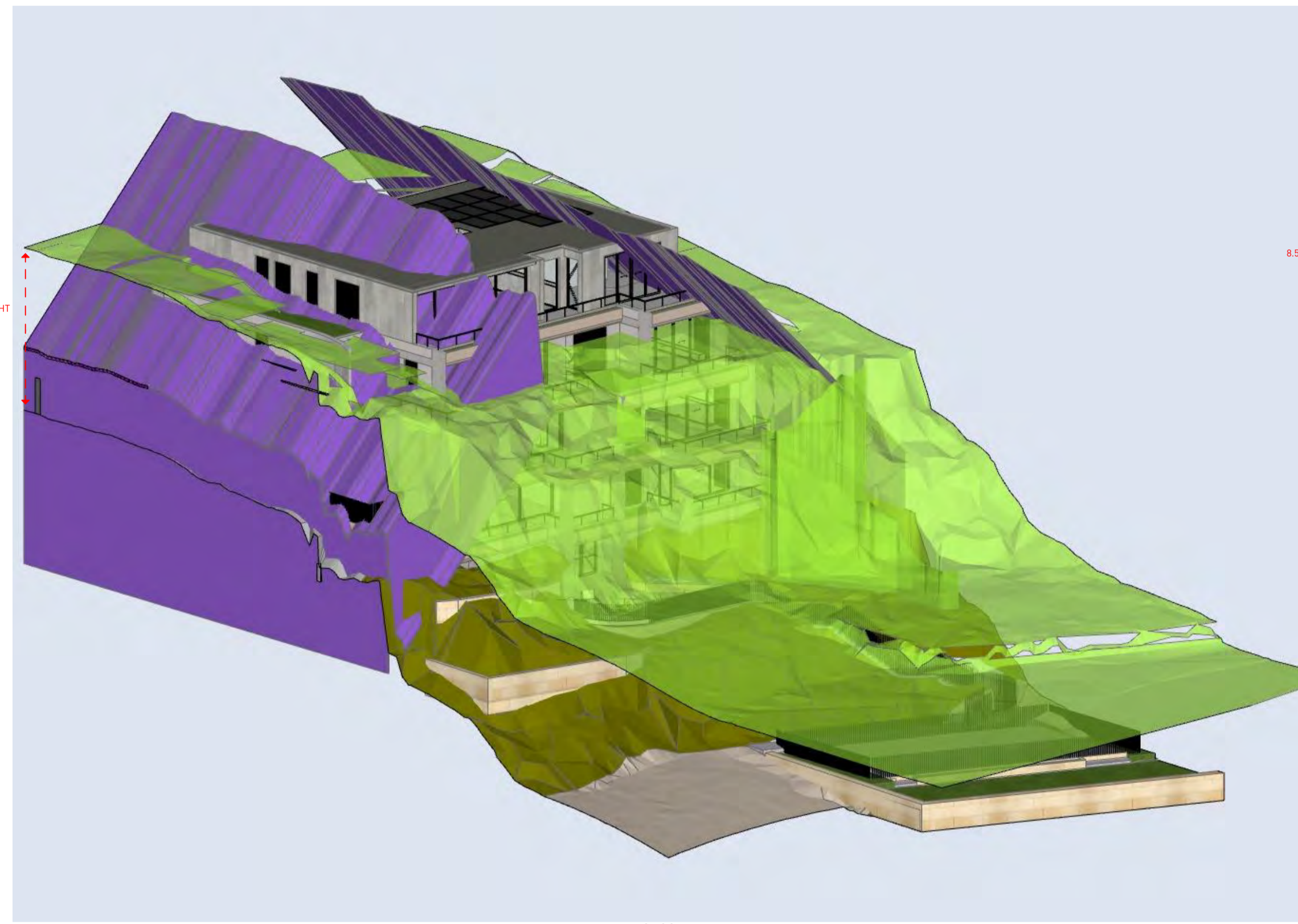
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**pbd architects**

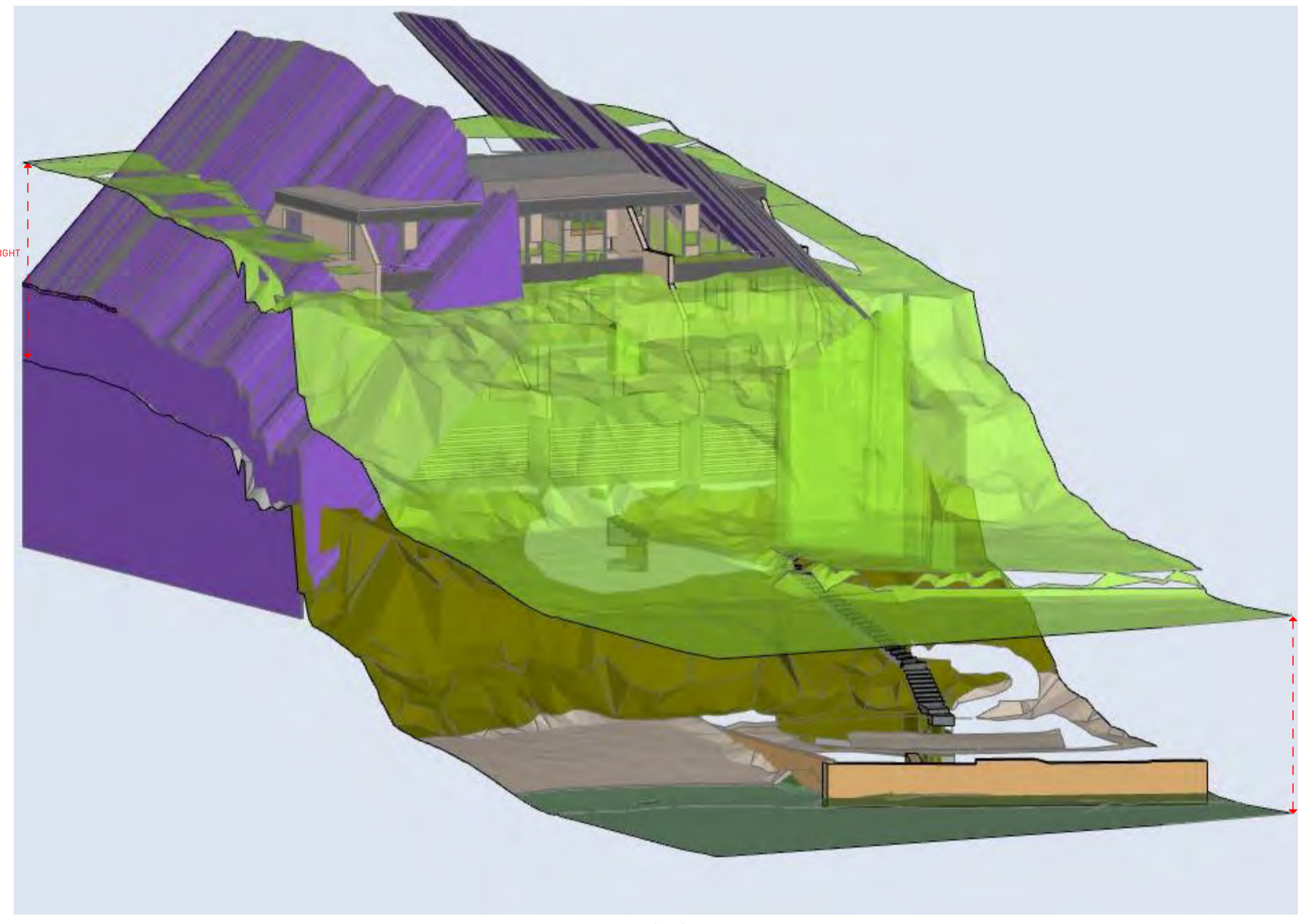
PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW 2089 Australia

DRAWING TITLE:  
**STORAGE DIAGRAMS**

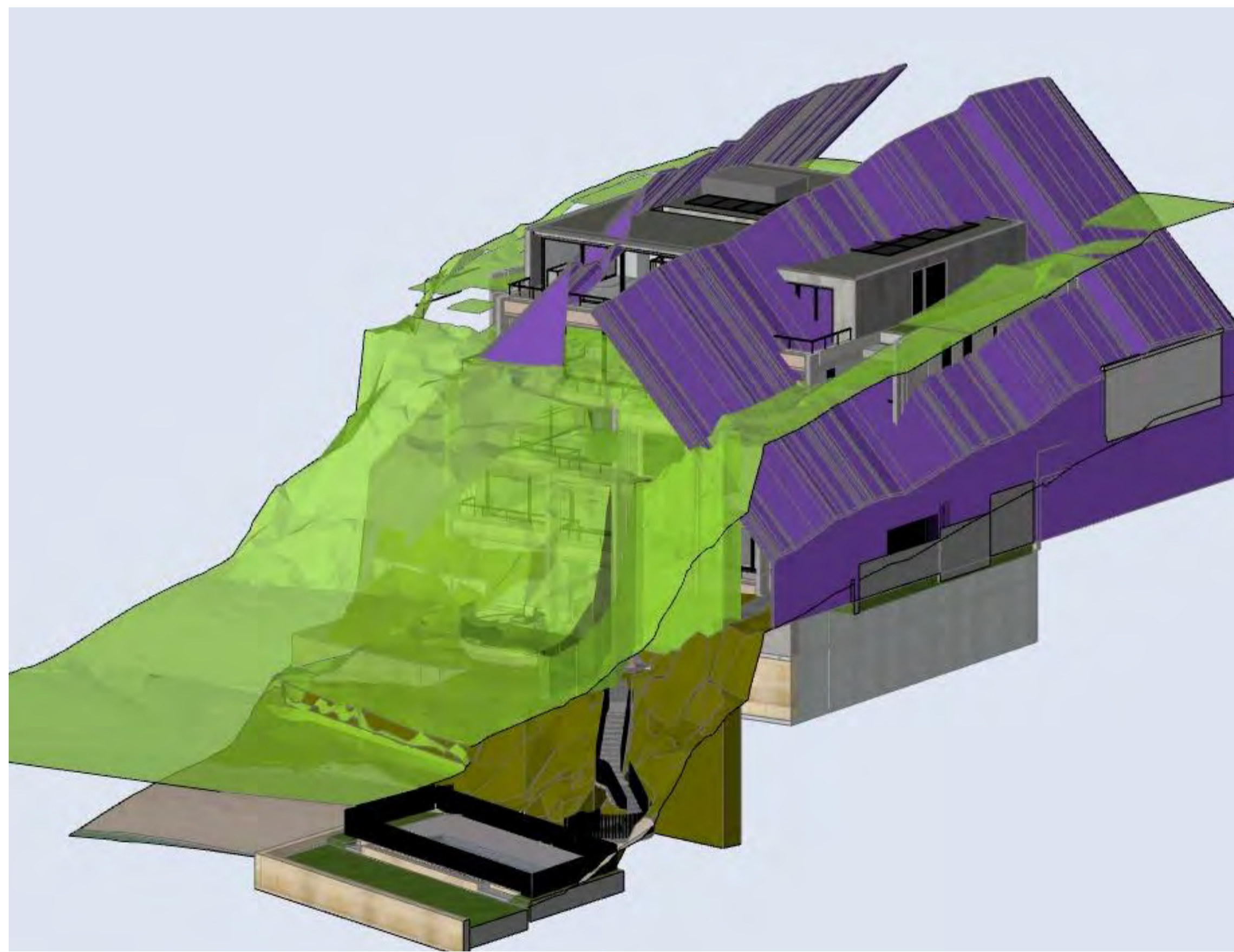
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| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            |                     |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-604</b> | ISSUE:<br><b>02</b> |
| PROJECT NO:<br>2225 |                              |                     |



PROPOSED

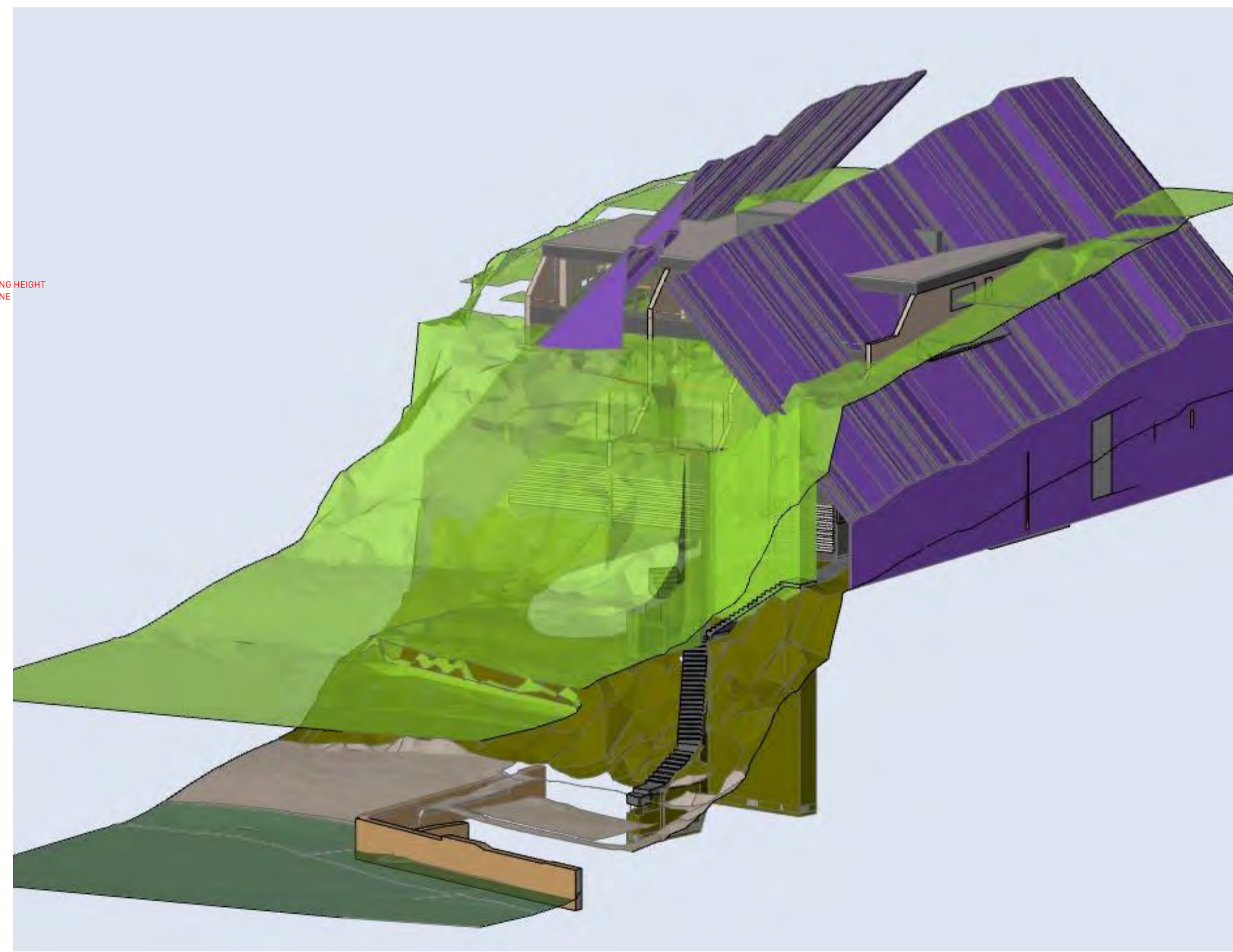


EXISTING



PROPOSED

1:1.08



EXISTING

1:1.11

- LEGEND:
- 8.5M HEIGHT PLANE
  - 45 DEGREE BHP ANGLE

PROPERTY DETAILS  
 AREA: 1,306 m<sup>2</sup>  
 ZONE :R3 MEDIUM DENSITY RESIDENTIAL

- GENERAL NOTES:
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|       |            |  |

CLIENT:  
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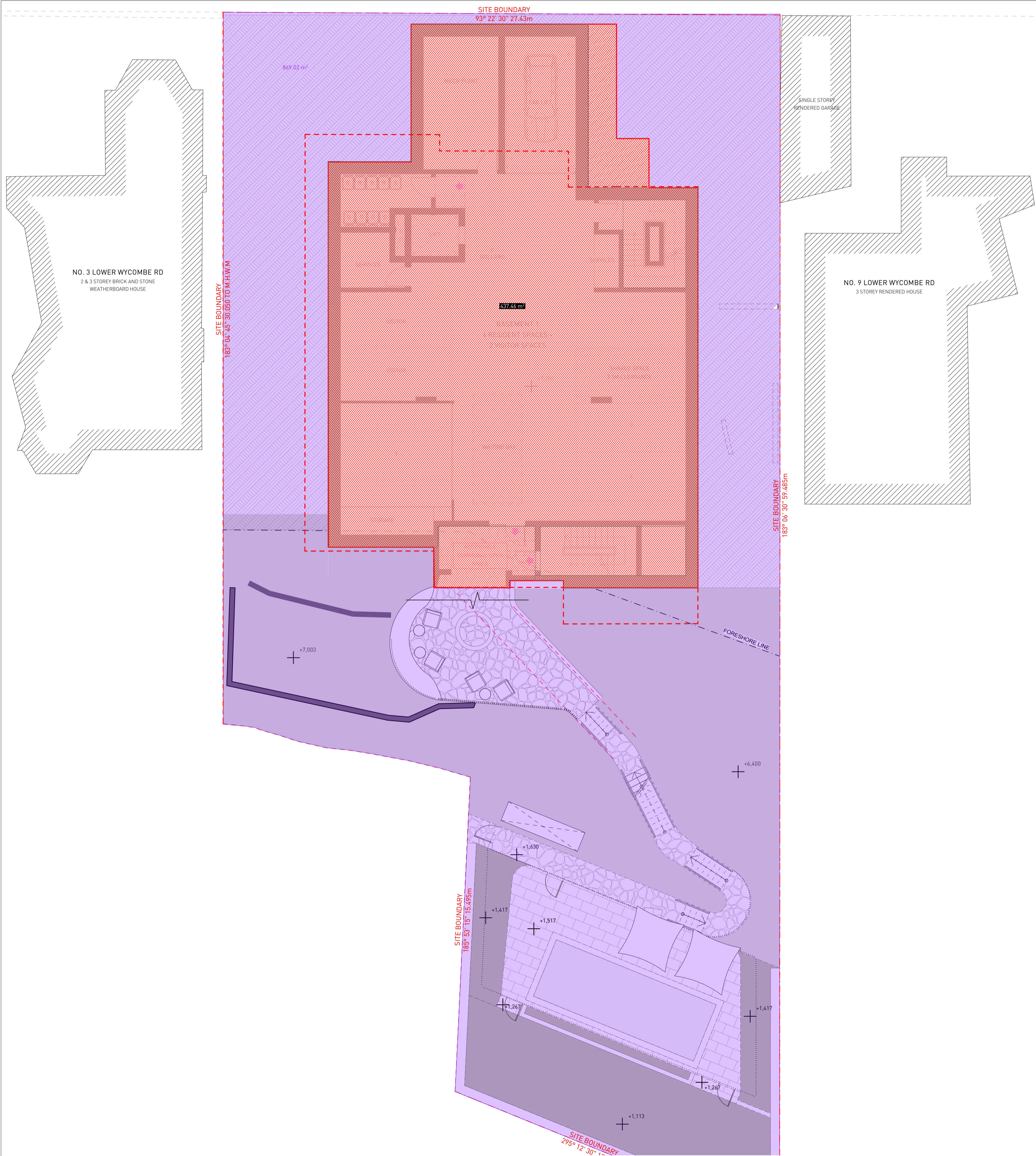


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 Surry Hills NSW 2010  
 ABN 36 147 035 550  
 Not a Registered Architect  
 Paul Buljevic NSW 7768

PROJECT:  
 5-7 Lower Wycombe Rd, Neutral Bay  
 5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
 2089 Australia

DRAWING TITLE:  
**HEIGHT PLANE DIAGRAM**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>04</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-618</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



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**LEGEND:**

- AW AWNING
- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

| ISSUE | DATE       | DESCRIPTION                                    |
|-------|------------|--|
| 01    | 5/05/2023  | ISSUE FOR DEVELOPMENT APPLICATION              |
| 03    | 21/07/2023 | REVISED DESIGN IN RESPONSE TO COUNCIL FEEDBACK |
| 04    | 21/08/2023 | AMENDED PLANS                                  |
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**pbid architects**

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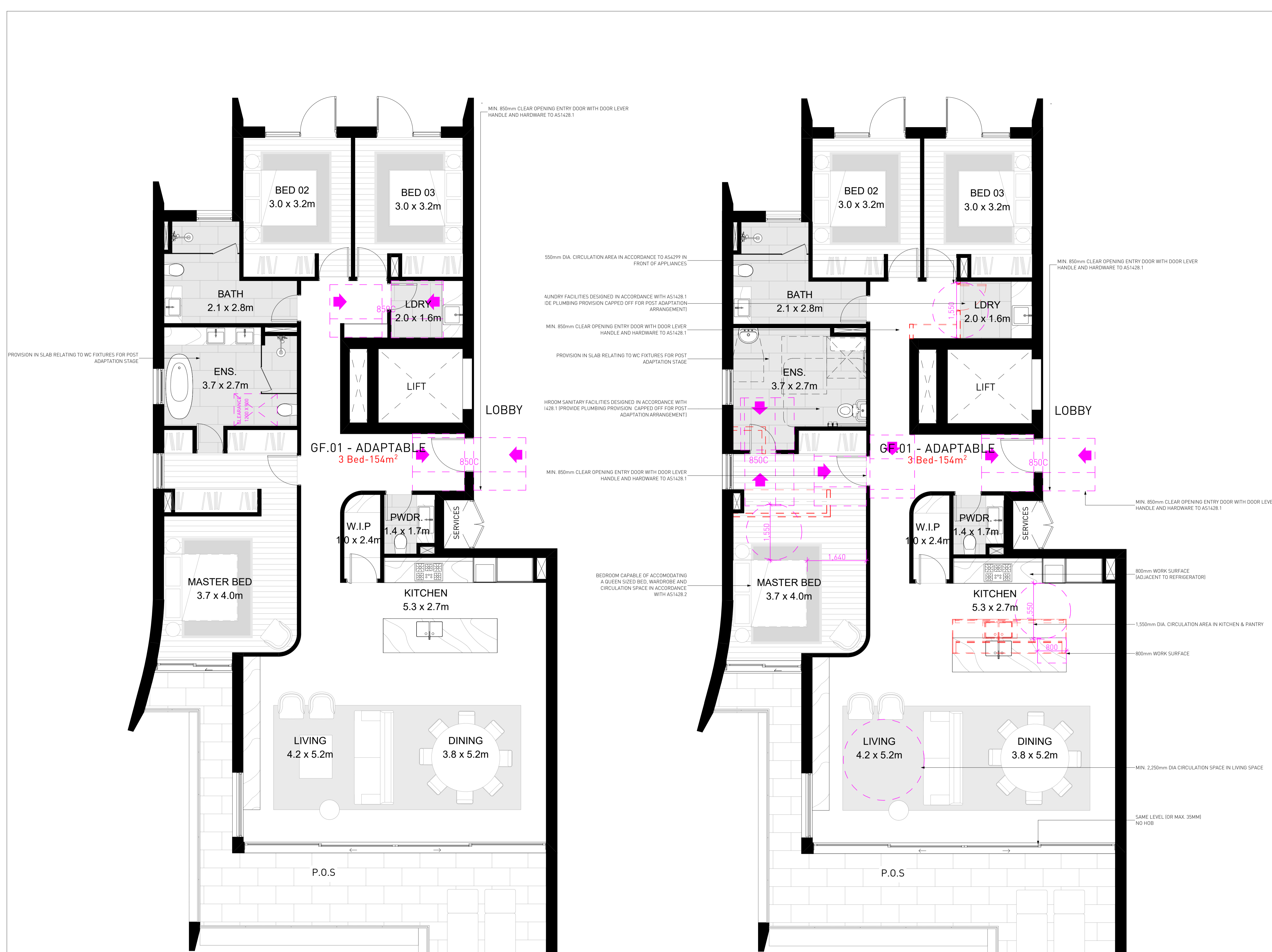
Level 2, 52 Albion Street,  
Surry Hills NSW 2010

ABN 36 147 035 550  
Nominated Architect:  
Paul Buljovic NSW 7768

PROJECT:  
**5-7 Lower Wycombe Rd, Neutral Bay**  
**5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW**  
**2089 Australia**

DRAWING TITLE:  
**EXCAVATION DIAGRAM**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>04</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-619</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



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- FHR FIRE HOSE REEL
- FS FIRE STAIRS
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- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

| ISSUE | DATE       | DESCRIPTION                       |
|-------|------------|-----------------------------------|
| 01    | 5/05/2023  | ISSUE FOR DEVELOPMENT APPLICATION |
| 02    | 21/08/2023 | AMENDED PLANS                     |
|       |            |                                   |
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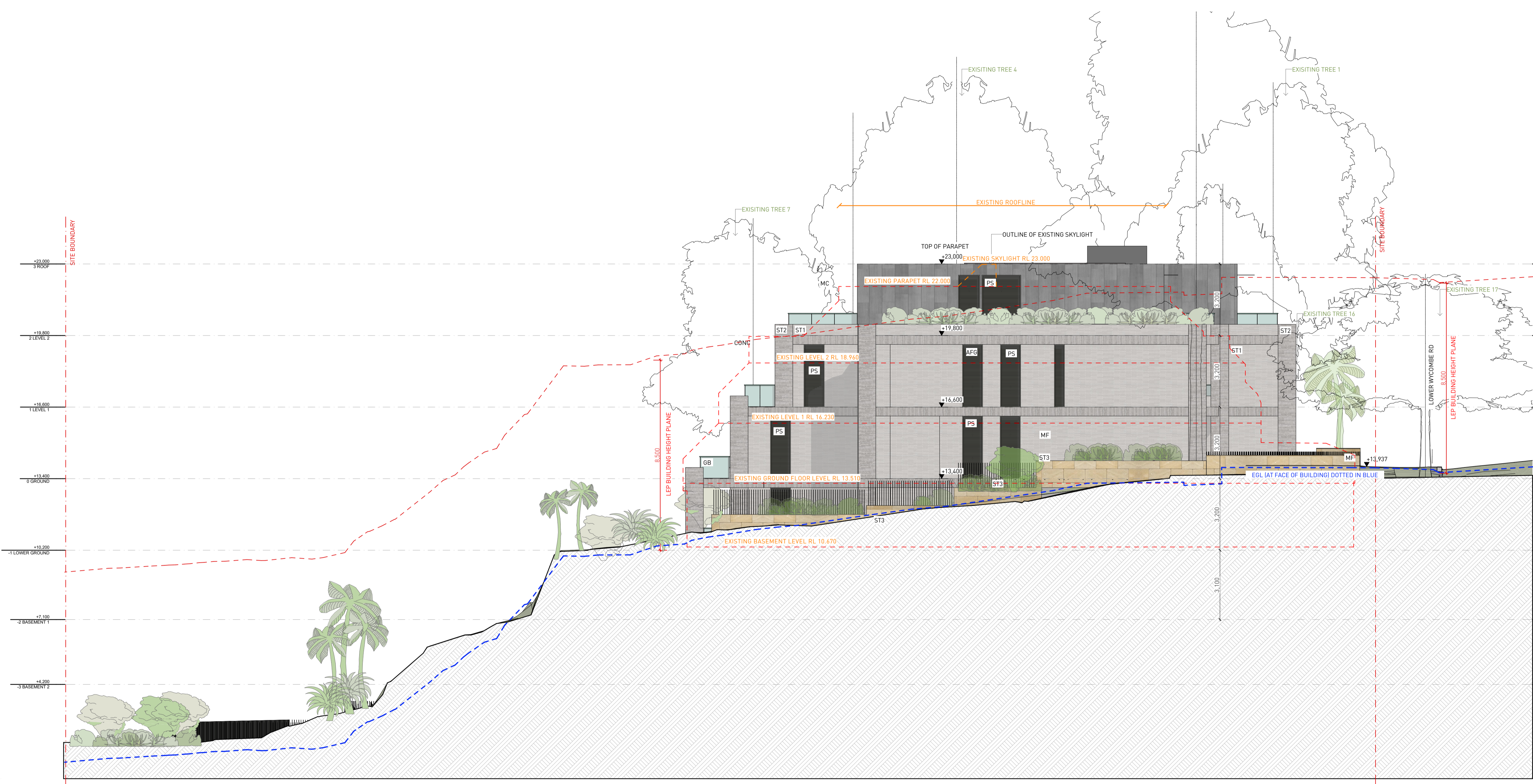
PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**PRE/POST ADAPTABLE UNIT**

|                    |                              |                            |
|--------------------|------------------------------|----------------------------|
| DRAWING BY:<br>NH  | CHECKED BY:<br>FH            | ISSUE:<br><b>02</b>        |
| SCALE:<br>1:100@A1 | DRAWING NO:<br><b>DA-620</b> | PROJECT NO:<br><b>2225</b> |

0. GF01/L101: PRE ADAPTION  
Scale 1:50

0. GF01/L101: POST ADAPTION  
Scale 1:50



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| ISSUE | DATE       | DESCRIPTION                                    |
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| 04    | 15/08/2023 | FINAL DRAFT                                    |
| 05    | 18/08/2023 | AMENDED PLANS                                  |
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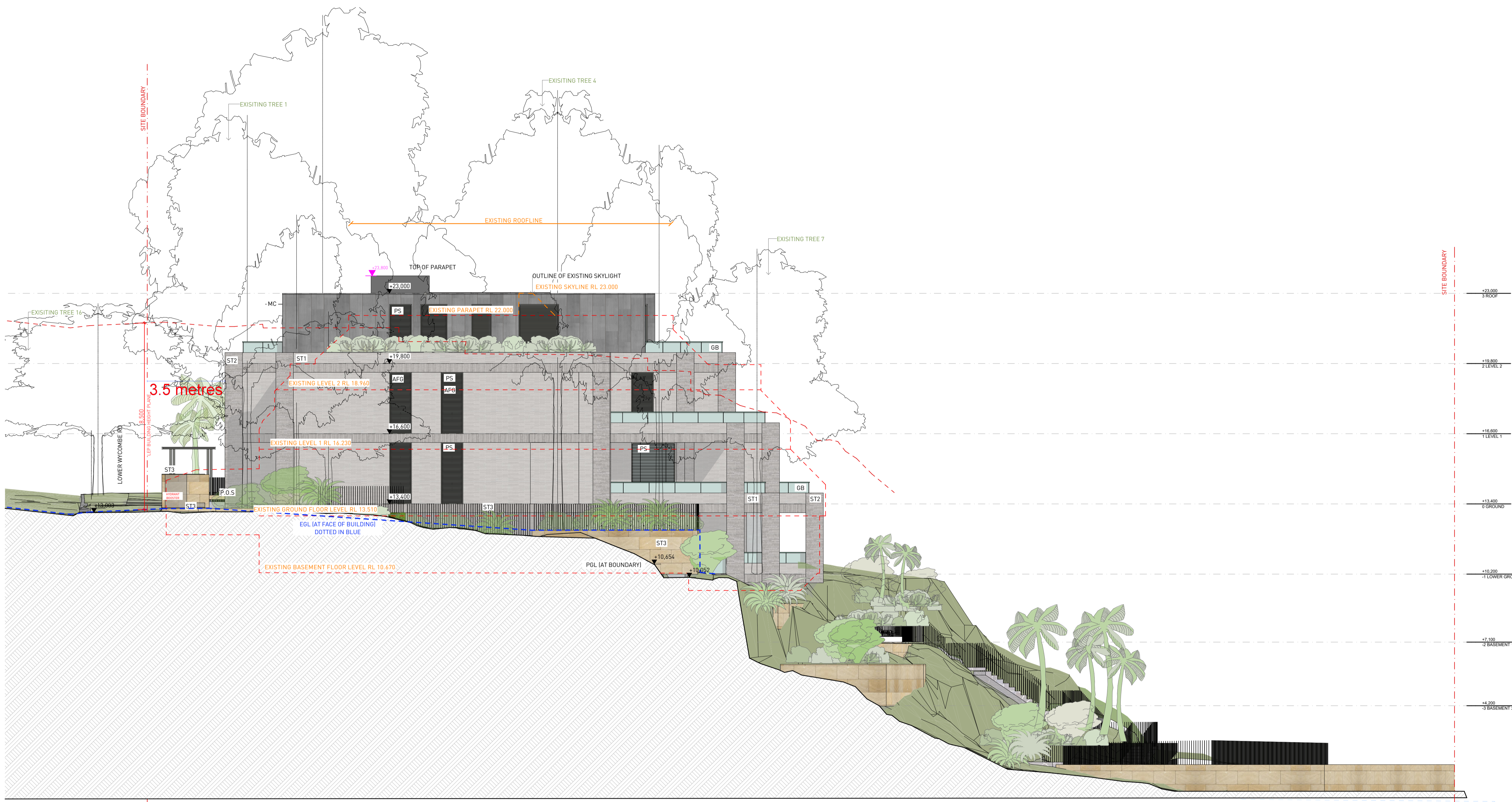
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ABN 36 147 035 550  
Nominated Architect:  
Paul Buljovic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**EAST ELEVATION**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-200</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



GENERAL NOTES:

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NOT FOR CONSTRUCTION

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| AH  | ACCESS HATCH                      |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| GC  | GARBAGE CHUTE                     |
| HW  | HIGHLIGHT WINDOW                  |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| MB  | MAILBOX TO FUTURE DETAIL          |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

| ISSUE | DATE       | DESCRIPTION                                    |
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| 04    | 15/08/2023 | FINAL DRAFT                                    |
| 05    | 18/08/2023 | AMENDED PLANS                                  |

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Nominated Architect:  
Paul Buljovic, NSW 7768

E-03

West - Elevation

1:100

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**WEST ELEVATION**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-201</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |

GENERAL NOTES:

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NOT FOR CONSTRUCTION

LEGEND:

- AW AWNING
- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
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| 04    | 15/08/2023 | FINAL DRAFT                                    |
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ABN 36 147 035 550  
Notified Architect:  
Paul Buljevic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**NORTH ELEVATION**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            |                     |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-202</b> | ISSUE:<br><b>05</b> |
| PROJECT NO:<br>2225 |                              |                     |



E-01 North - Elevation 1:100

- GENERAL NOTES:
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- LEGEND:
- AW AWNING
  - AH ACCESS HATCH
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
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| ISSUE | DATE       | DESCRIPTION                                    |
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| 04    | 15/08/2023 | FINAL DRAFT                                    |
| 05    | 18/08/2023 | AMENDED PLANS                                  |
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Sunny Hills NSW 2010  
ABN 36 147 035 550  
Nominated Architect:  
Paul Buljevic, NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**SOUTH ELEVATION**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-203</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



E-02

South - Elevation

1:100





S-01

North South - Section A

1:100

**GENERAL NOTES:**

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| ISSUE | DATE       | DESCRIPTION                                    |
|-------|------------|--|
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| 03    | 21/07/2023 | REVISED DESIGN IN RESPONSE TO COUNCIL FEEDBACK |
| 04    | 15/08/2023 | FINAL DRAFT                                    |
| 05    | 18/08/2023 | AMENDED PLANS                                  |

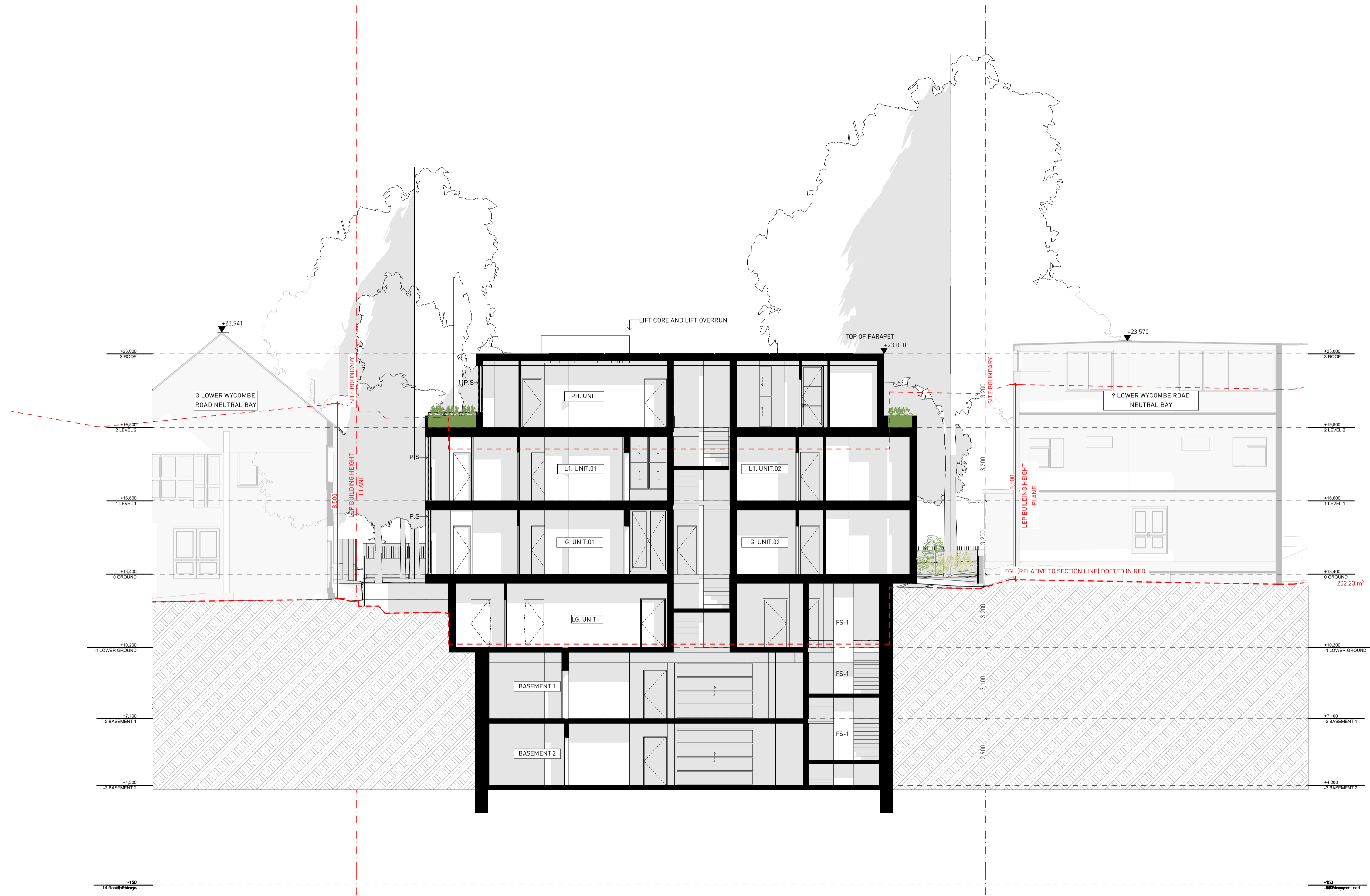
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ABN 36 147 035 550  
Notified Architect:  
Paul Buljevic NSW 7768

PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**SECTION A**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-301</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



S-02 East West - Section B 1:100

**GENERAL NOTES:**

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| 04    | 15/08/2023 | FINAL DRAFT                                    |
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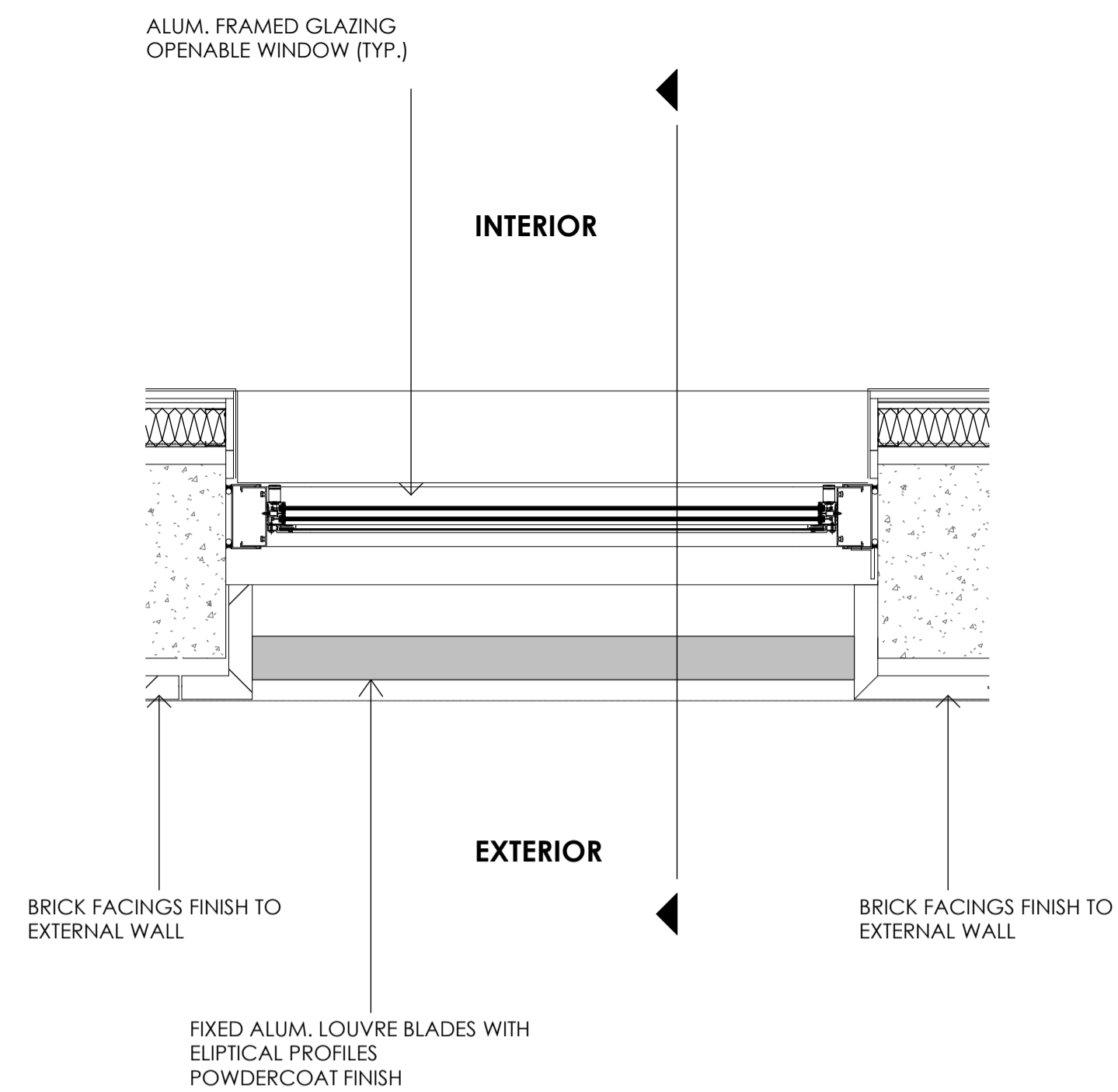
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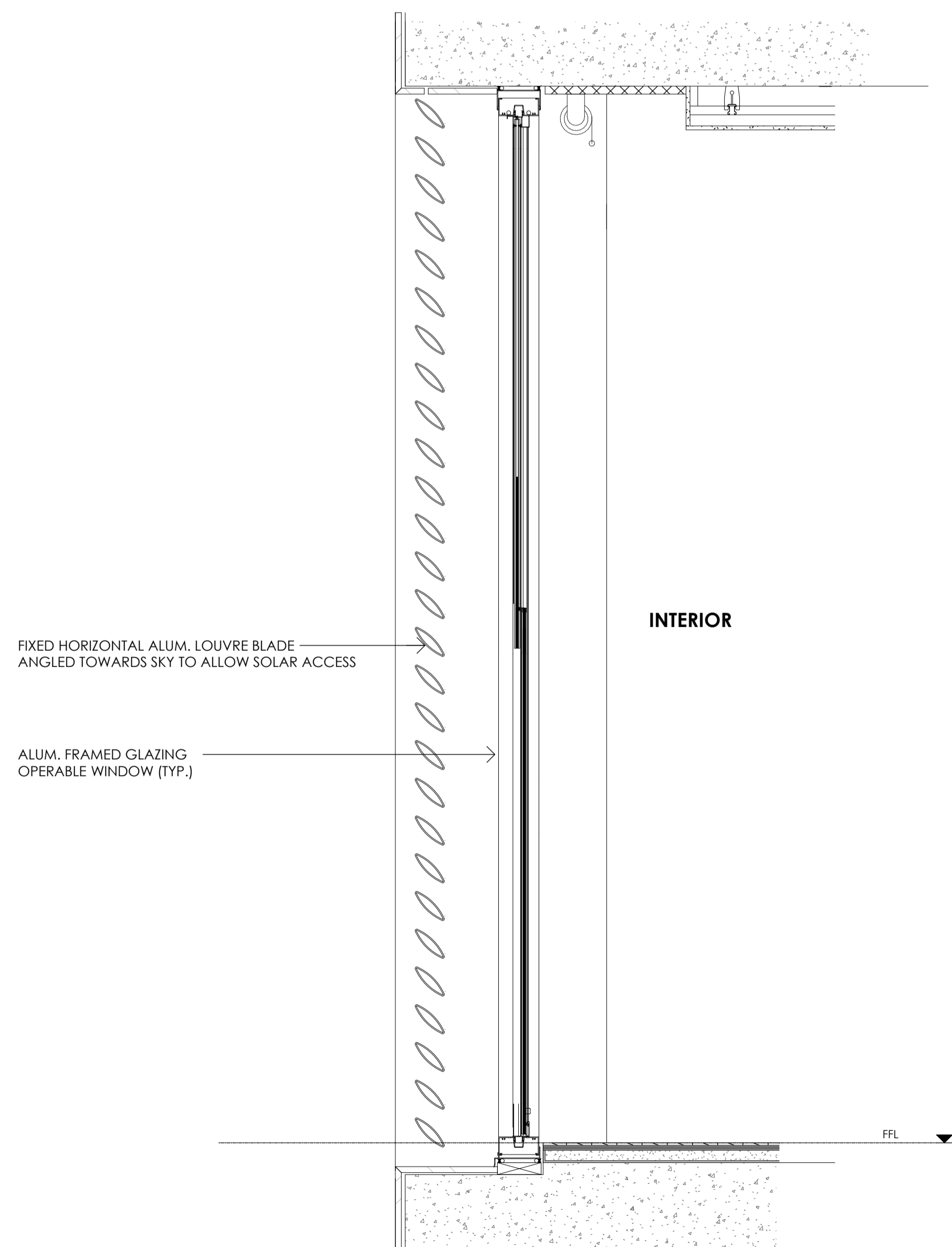
PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
5-7 Lower Wycombe Rd, Neutral Bay Sydney NSW  
2089 Australia

DRAWING TITLE:  
**SECTION B**

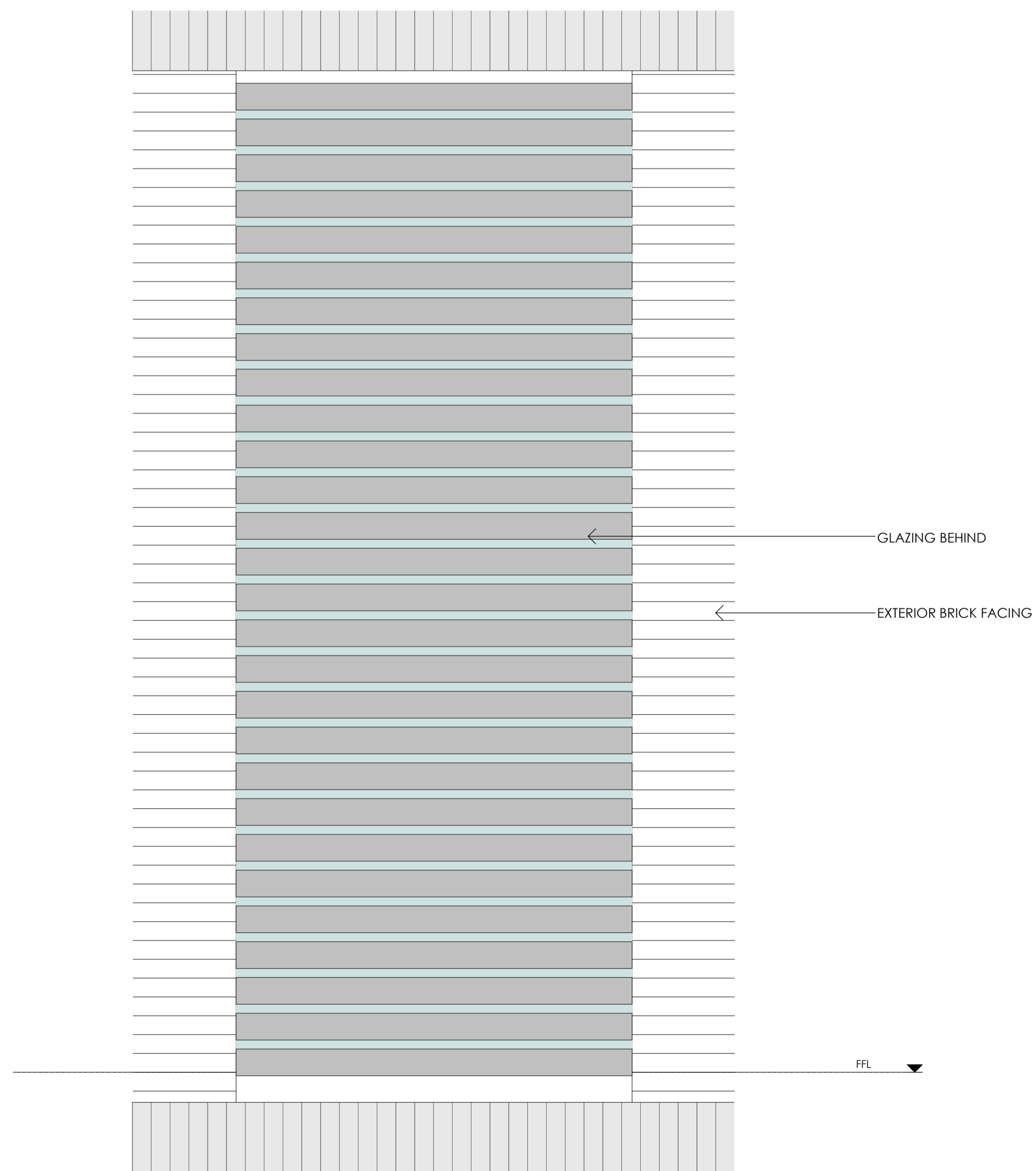
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| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>05</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-302</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |



Concept Details Floor Plan Detail 1:10



Concept Details Section Detail 1:10



Concept Details Elevation Detail 1:10

- GENERAL NOTES:
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LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| AH  | ACCESS HATCH                      |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| GC  | GARBAGE CHUTE                     |
| HW  | HIGHLIGHT WINDOW                  |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| MB  | MAILBOX TO FUTURE DETAIL          |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

| ISSUE | DATE       | DESCRIPTION   |
|-------|------------|---------------|
| 01    | 24/08/2023 | AMENDED PLANS |
|       |            |               |
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|       |            |               |

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PROJECT:  
5-7 Lower Wycombe Rd, Neutral Bay  
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DRAWING TITLE:  
**CONCEPT PRIVACY SCREEN  
DETAIL**

|                     |                              |                     |
|---------------------|------------------------------|---------------------|
| DRAWING BY:<br>NH   | CHECKED BY:<br>FH            | ISSUE:<br><b>01</b> |
| SCALE:<br>1:100@A1  | DRAWING NO:<br><b>DA-800</b> |                     |
| PROJECT NO:<br>2225 |                              |                     |