

**SYDNEY ROAD APARTMENTS- DA APPLICATION**

DWG NO.	DRAWING TITLE	SCALE
A000	COVER	NTS
A100	SITE ANALYSIS PLAN	1:500
A200	PLAN LOWER GROUND 2	1:200
A201	PLAN LOWER GROUND 1	1:200
A202	PLAN GROUND FLOOR	1:200
A203	PLAN LEVEL 1	1:200
A204	PLAN SITE/ ROOF	1:200
A300	NORTH ELEVATION	1:200
A301	EAST ELEVATION	1:200
A302	SOUTH ELEVATION	1:200
A303	WEST ELEVATION	1:200
A400	SECTION AA	1:200
A401	SECTION BB	1:200
A402	SECTION CC	1:200
A403	SECTION DD	1:200
A404	SECTION EE	1:200
A405	SECTION FF	1:200
A406	SECTION GG	1:200
A407	SECTION HH	1:200
A500	SHADOW ANALYSIS EXISTING	1:500
A501	SHADOW ANALYSIS PROPOSED	1:500
A502	SHADOW ANALYSIS - 10 BOYLE ST	NTS
A600	MATERIALS AND FINISHES	NTS
A700	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL GROUND W3	NTS
A701	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL ONE W3	NTS
A702	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL TWO W3	NTS
A703	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL GROUND W1 & W2	NTS
A704	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL ONE W1 & W2	NTS
A705	VIEW ANALYSIS FROM 10 BOYLE ST LEVEL TWO W1 & W2	NTS
A706	VIEW ANALYSIS PERSPECTIVE RENDERS 1 & 2	NTS
A707	VIEW ANALYSIS PERSPECTIVE RENDERS 3 & 4	NTS
A708	VIEW ANALYSIS PERSPECTIVE RENDERS 5	NTS
A800	WASTE MANAGEMENT PLAN	1:500

**6.5**  
Average star rating

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address:  
 307 Sydney Road 12 Boyle Street  
 Bowgalah, NSW  
 2093  
 www.nathers.gov.au



**ABSA**  
Australian Building  
Sustainability Association

Accreditation Period	2018-2019
Assessor Name	Padraig Healy
Assessor Number	101026
Assessor Signature	Padraig Healy

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

This Accredited Assessor is qualified and has agreed to follow an Assessor Code of Practice

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Average star rating: 6.5  
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 Assessor Number: 101026  
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Existing driveway access to 307, 309 and 303 Sydney Road to be retained

Existing garage and retaining wall to be demolished

Existing trees to be removed shown dotted

Existing pergola to be demolished

Existing rock wall on 14 Boyle Street boundary to be retained

Existing heritage building on site to be retained

Existing driveway, carport and access path to be demolished

Number 12 Boyle Street to be demolished

Existing tree T21 to be transplanted shown dashed

Existing rock walls on 307 Sydney Rd & 12 Boyle St to be demolished, rock to be reused in proposed landscape

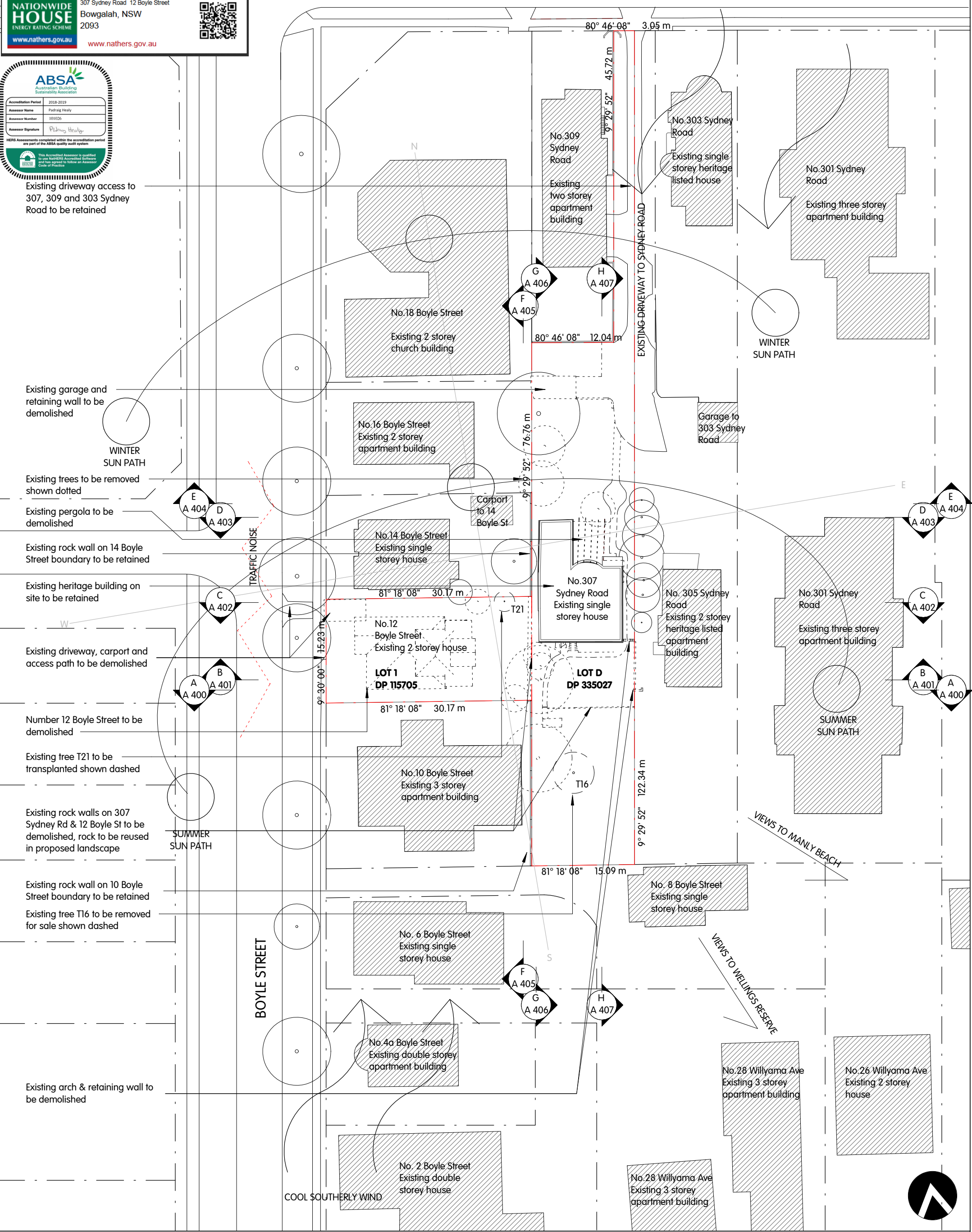
Existing rock wall on 10 Boyle Street boundary to be retained

Existing tree T16 to be removed for sale shown dashed

Existing arch & retaining wall to be demolished

SYDNEY ROAD

WARM NORTH  
EASTERLY BREEZE



**RD** great places  
 RobertsDay, Level 4, 17 Randle ST SURRY HILLS NSW 2010  
 T +612 8202 8000 adam.russell@robertsday.com.au  
 ABN: 008892135 NOMINATED ARCHITECT: Adam Russell (6764)

REV.	DATE	ISSUE FOR DA DESCRIPTION
A	24/01/2019	ISSUE FOR DA

NOTES

- ALL DIMENSIONS SHOWN IN MILLIMETRES + ALL LEVELS SHOWN IN METRES UNLESS OTHERWISE NOTED
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CLIENT: Sun Property Group  
 PROJECT ADDRESS: 307 Sydney Road and 12 Boyle Street, Balgolah  
 SCALE: A3  
 1:500

DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
24/01/19	ED/AH	AR	SPG SRD	A 100	A

TITLE: Plan - Site Analysis

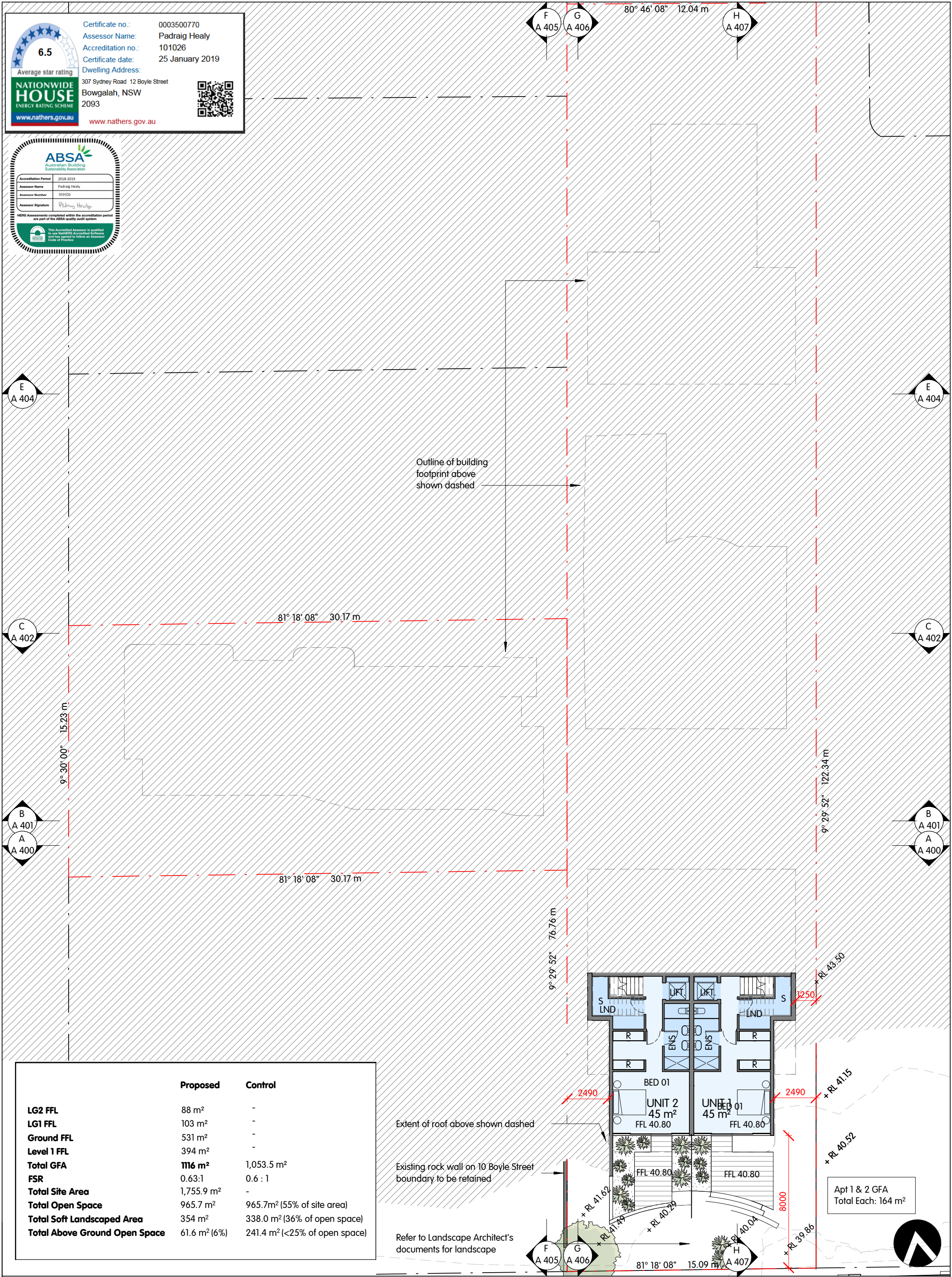
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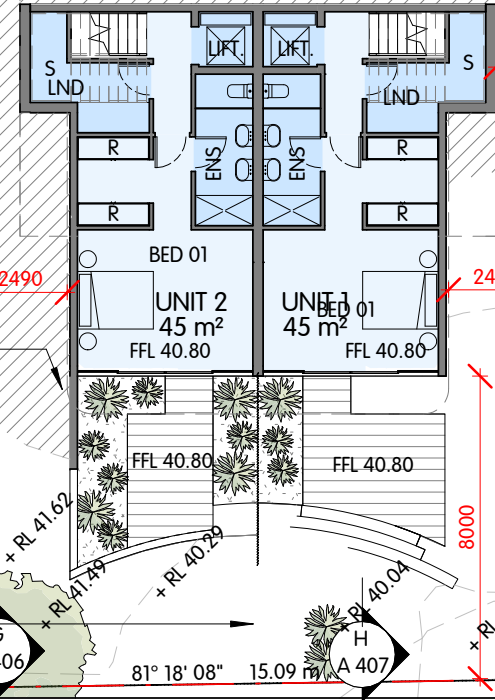


Outline of building footprint above shown dashed

Extent of roof above shown dashed

Existing rock wall on 10 Boyle Street boundary to be retained

Refer to Landscape Architect's documents for landscape



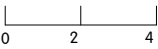
Apt 1 & 2 GFA  
Total Each: 164 m²

	Proposed	Control
<b>LG2 FFL</b>	88 m²	-
<b>LG1 FFL</b>	103 m²	-
<b>Ground FFL</b>	531 m²	-
<b>Level 1 FFL</b>	394 m²	-
<b>Total GFA</b>	<b>1116 m²</b>	1,053.5 m²
<b>FSR</b>	0.63:1	0.6 : 1
<b>Total Site Area</b>	1,755.9 m²	-
<b>Total Open Space</b>	965.7 m²	965.7m² (55% of site area)
<b>Total Soft Landscaped Area</b>	354 m²	338.0 m² (36% of open space)
<b>Total Above Ground Open Space</b>	61.6 m² (6%)	241.4 m² (<25% of open space)



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 Sun Property Group  
**PROJECT ADDRESS**  
 307 Sydney Road and 12 Boyle Street, Balgoolah

**SCALE** A3 1:200 **DATE** 24/01/19 **DRAWN BY** ED/AH **CHECKED BY** AR **REF NO.** SPG SRD **DRAW NO.** A 200 **REV.** A

**Plan Lower Ground 2**



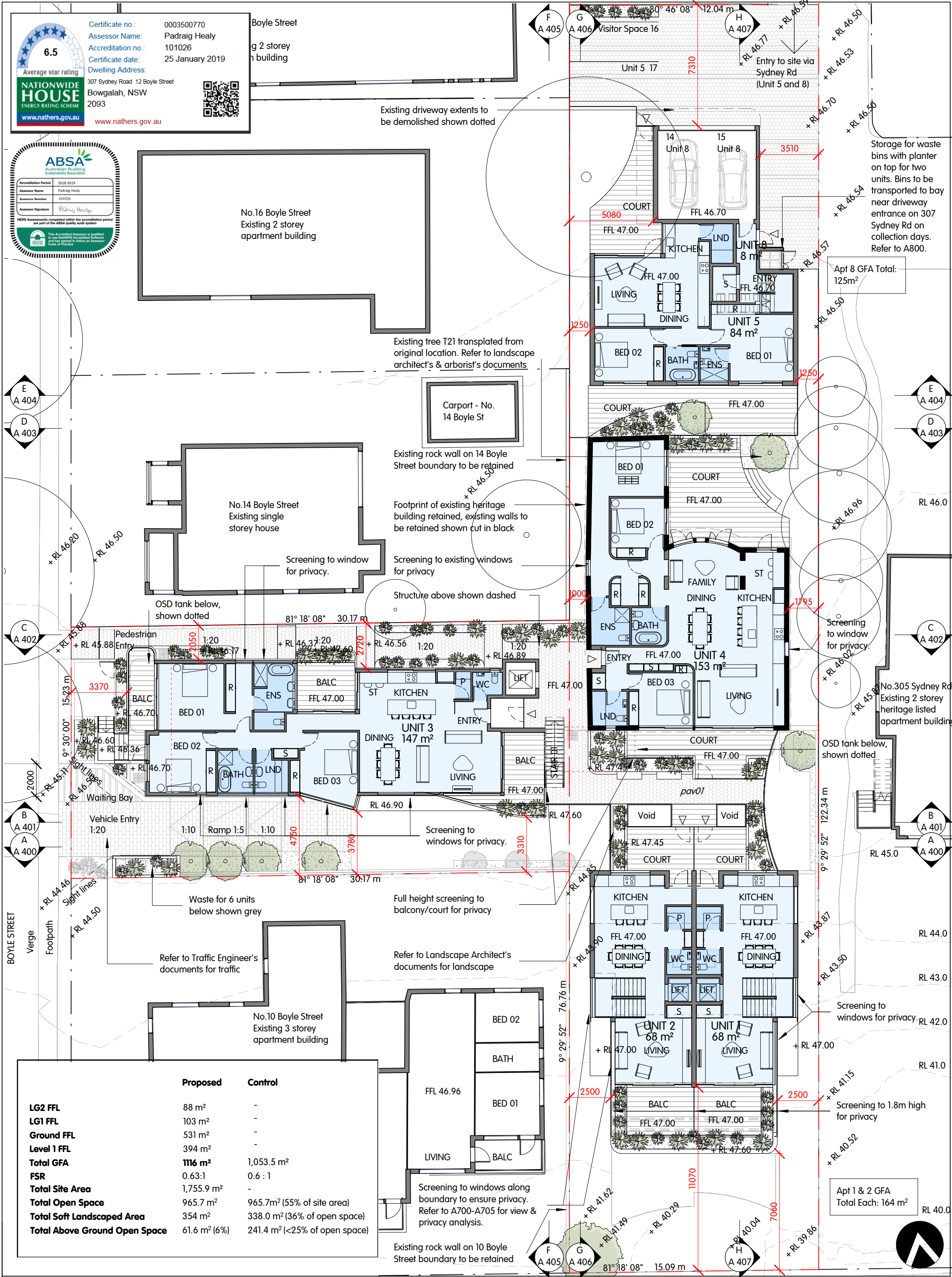


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**6.5**  
 Average star rating  
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Storage for waste bins with planter on top for two units. Bins to be transported to bay near driveway entrance on 307 Sydney Rd on collection days. Refer to A800.

Apt 8 GFA Total: 125m<sup>2</sup>

No.305 Sydney Rd Existing 2 storey heritage listed apartment building

Apt 1 & 2 GFA Total Each: 164 m<sup>2</sup>

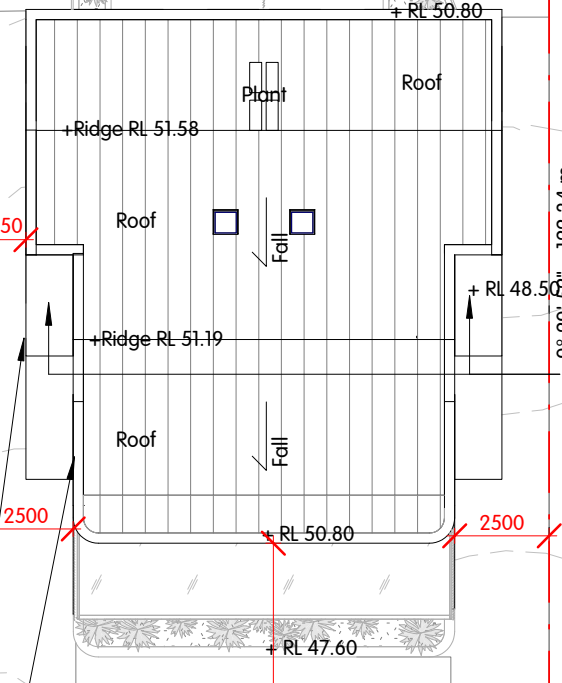
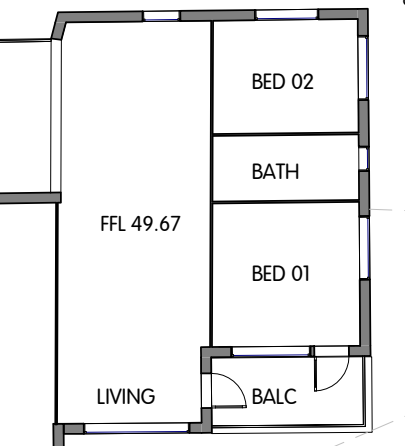
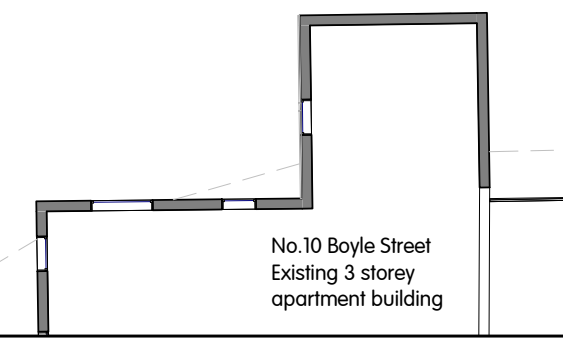
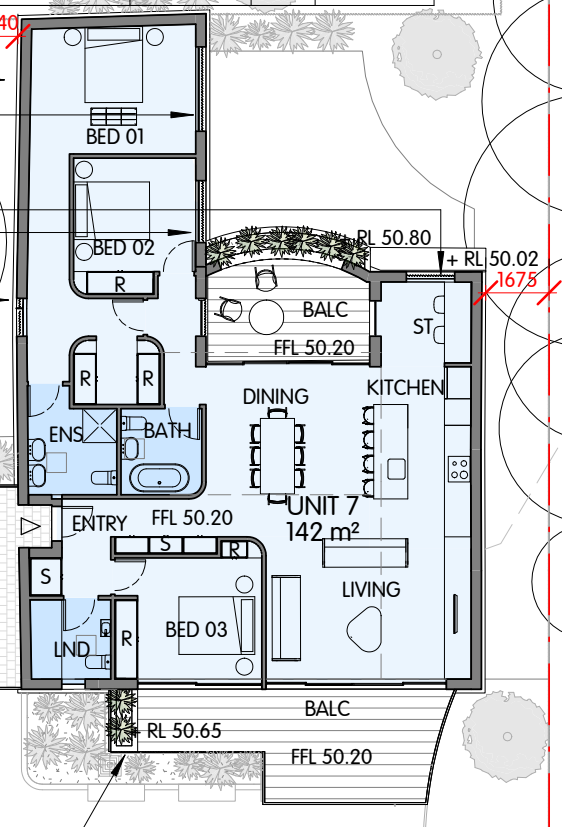
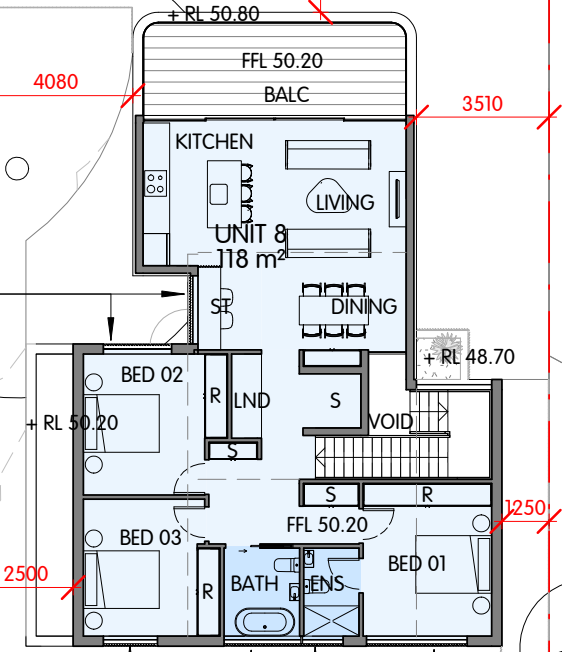
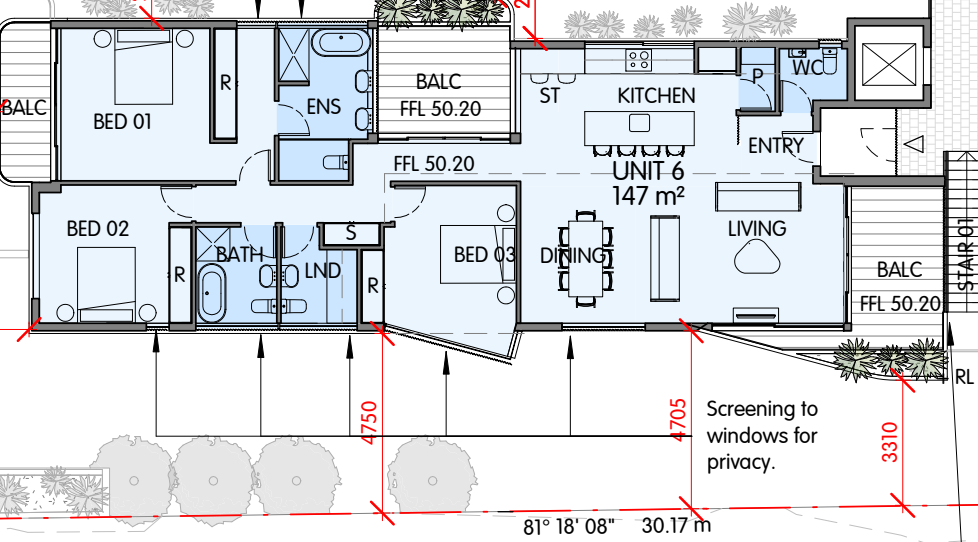
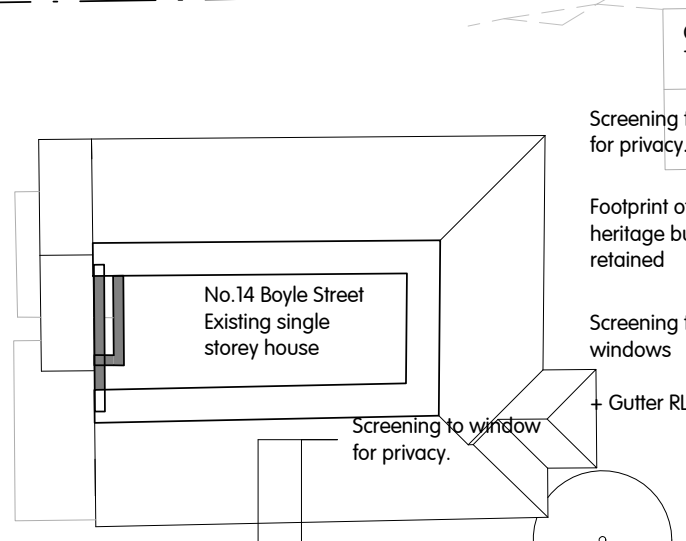
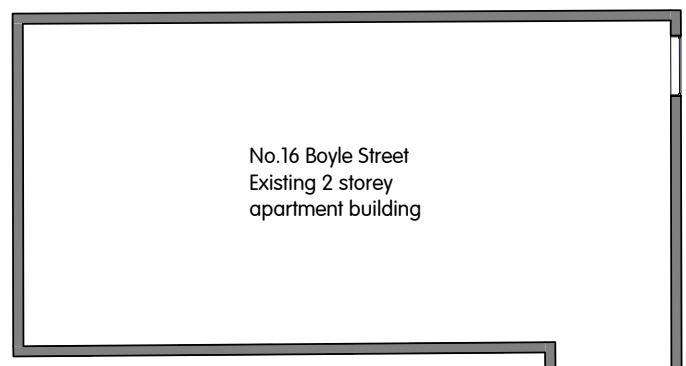
	Proposed	Control
LG2 FFL	88 m <sup>2</sup>	-
LG1 FFL	103 m <sup>2</sup>	-
Ground FFL	531 m <sup>2</sup>	-
Level 1 FFL	394 m <sup>2</sup>	-
<b>Total GFA</b>	<b>1116 m<sup>2</sup></b>	1,053.5 m <sup>2</sup>
FSR	0.63:1	0.6 : 1
Total Site Area	1,755.9 m <sup>2</sup>	-
Total Open Space	965.7 m <sup>2</sup>	965.7m <sup>2</sup> (55% of site area)
Total Soft Landscaped Area	354 m <sup>2</sup>	338.0 m <sup>2</sup> (36% of open space)
Total Above Ground Open Space	61.6 m <sup>2</sup> (6%)	241.4 m <sup>2</sup> (<25% of open space)

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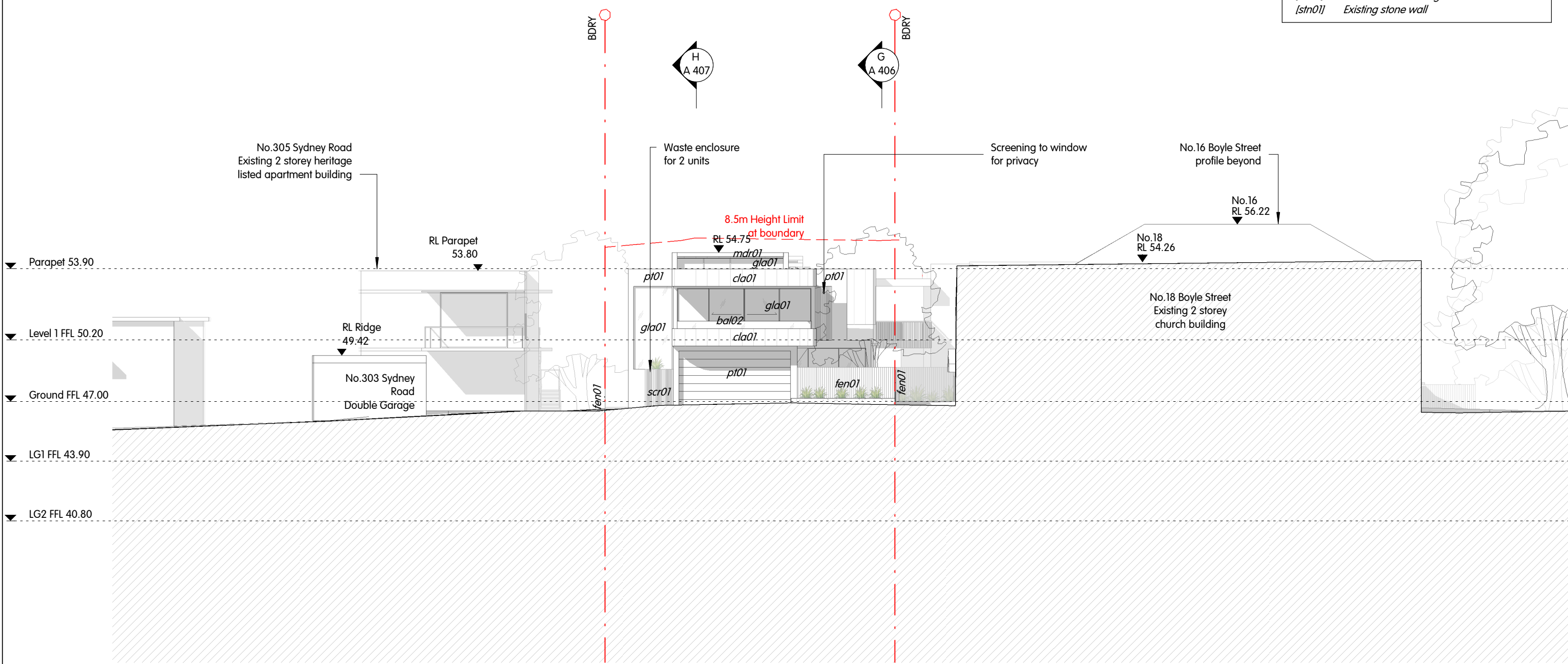


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Screening to windows along boundary to ensure privacy. Refer to A700-A705 for view & privacy analysis.



FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cld01]</i>	Metal Cladding
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



**6.5**  
Average star rating

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**RD** great places\_

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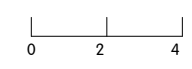
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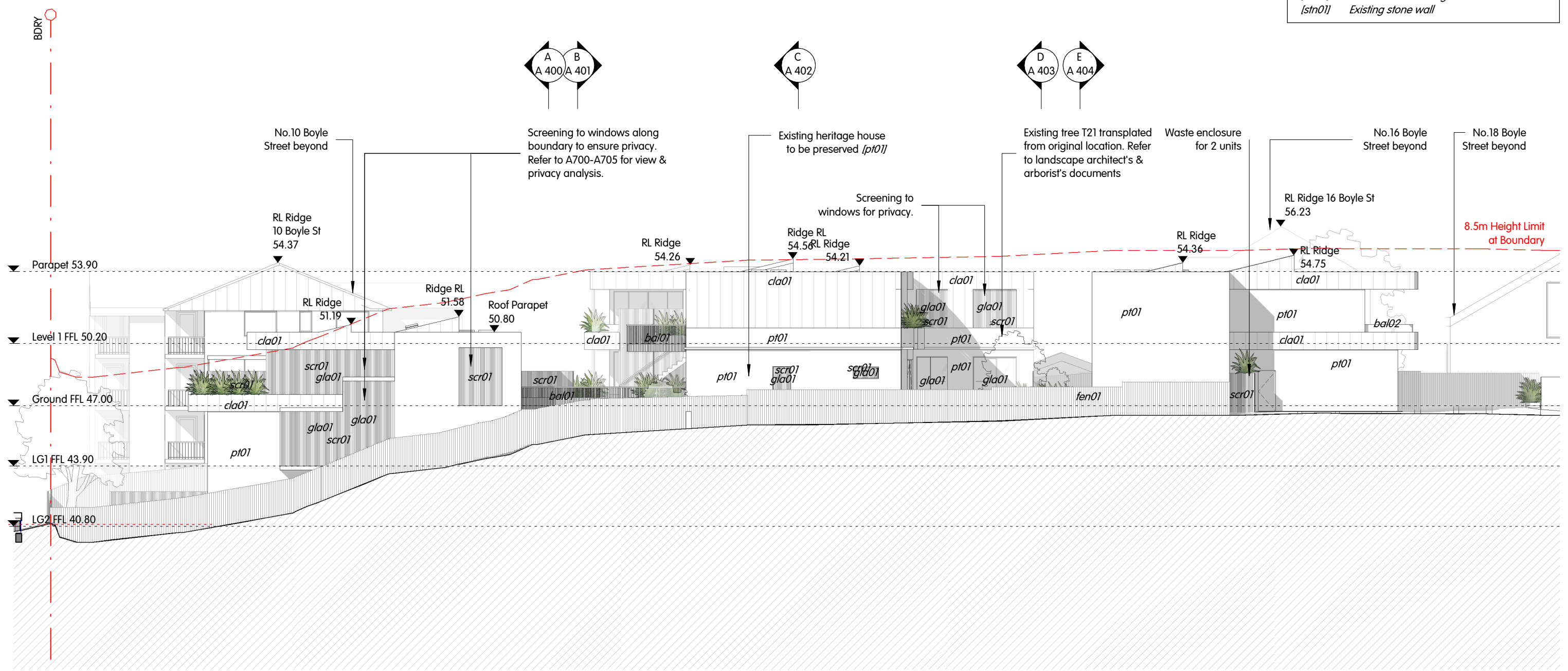
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TITLE  
Elevation North

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1 : 200	24/01/19	ED/AH	AR	SPG SRD	A 300	A



FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cld01]</i>	Metal Cladding
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



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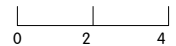
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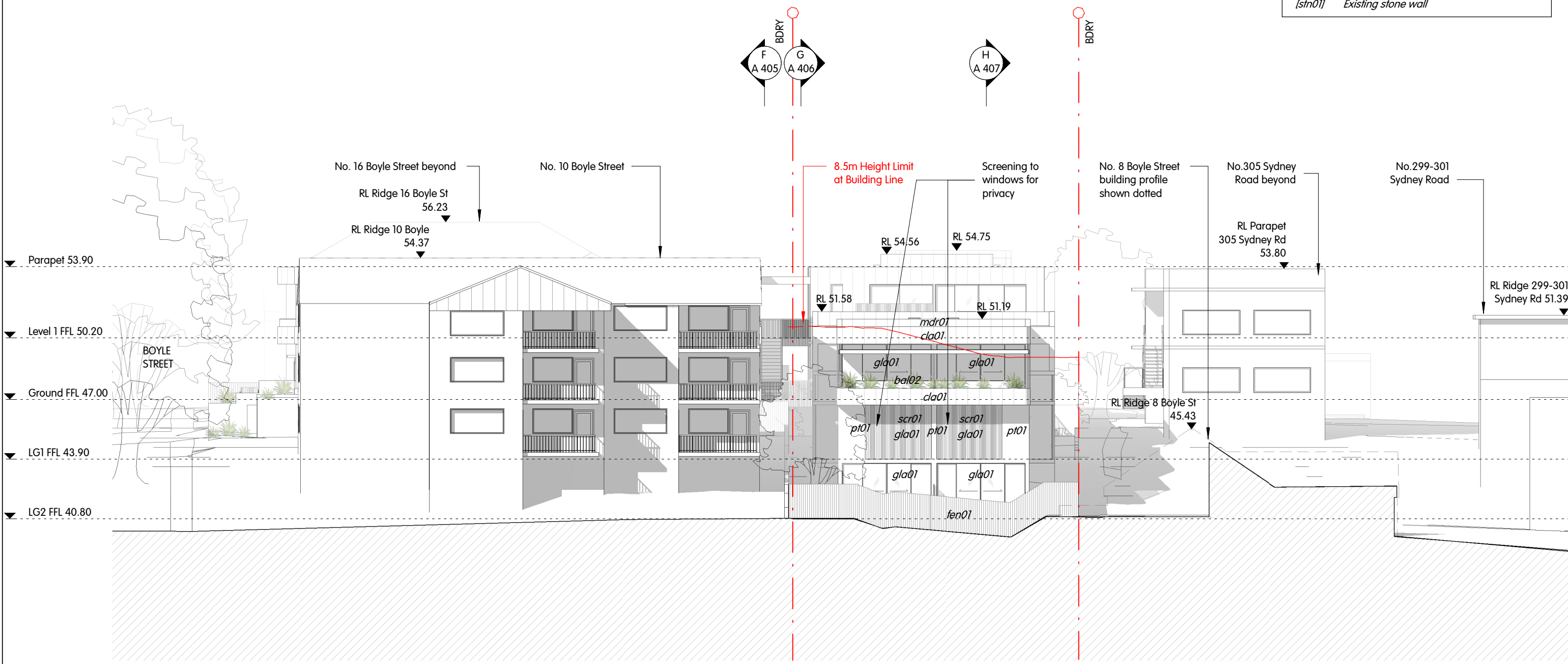


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TITLE  
**Elevation East**

FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cld01]</i>	Metal Cladding
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall




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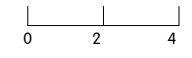
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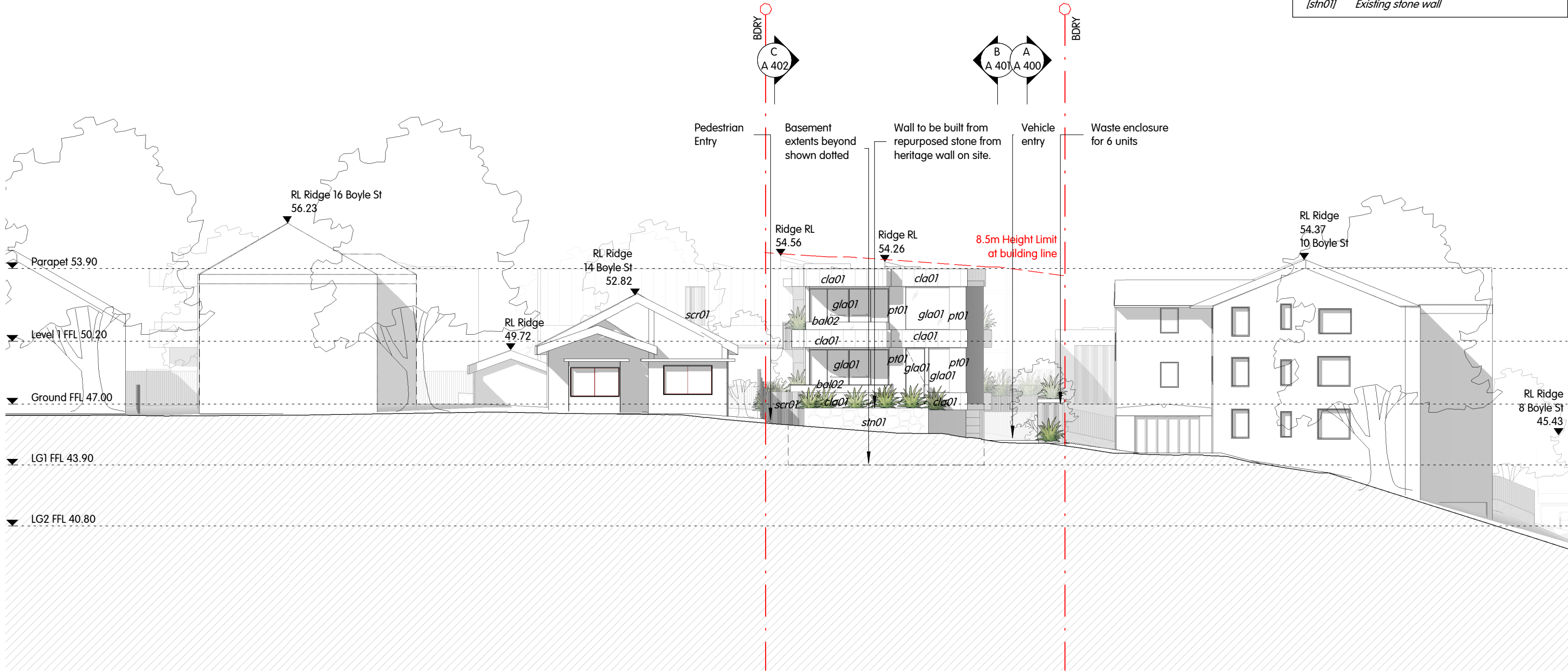



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Elevation South

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1:200	24/01/19	ED/AH	AR	SPG SRD	A 302	A

FINISHES LEGEND	
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<i>[fen01]</i>	Timber Paling Fence
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<i>[mdr01]</i>	Metal Deck Roof
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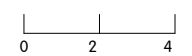

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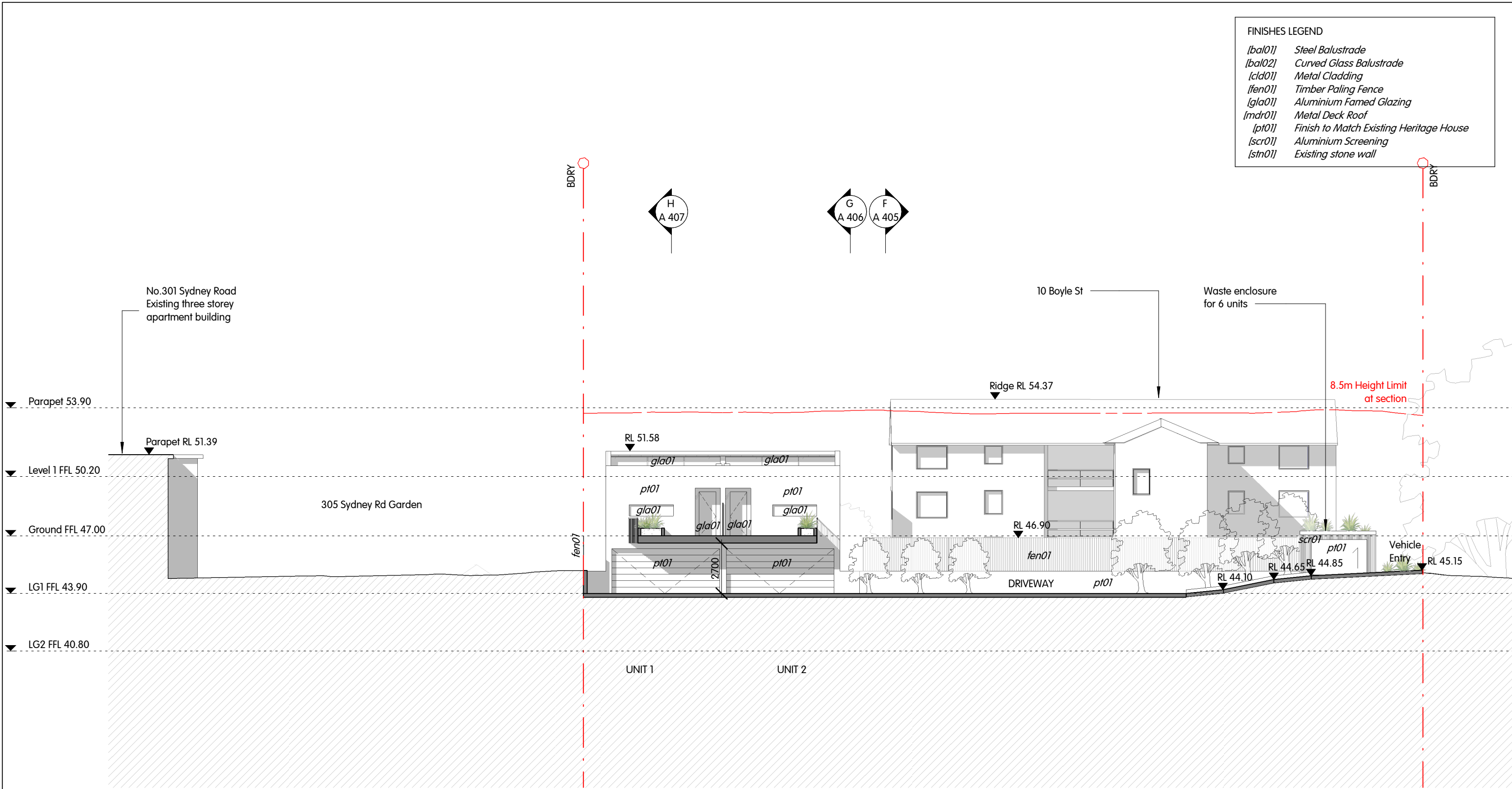


CLIENT: Sun Property Group  
 PROJECT ADDRESS: 307 Sydney Road and 12 Boyle Street, Balgolah

TITLE: Elevation West

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1:200	24/01/19	ED/AH	AR	SPG SRD	A 303	A

FINISHES LEGEND	
[ba101]	Steel Balustrade
[ba102]	Curved Glass Balustrade
[cl101]	Metal Cladding
[fen01]	Timber Paling Fence
[gla01]	Aluminium Famed Glazing
[mdr01]	Metal Deck Roof
[pt01]	Finish to Match Existing Heritage House
[scr01]	Aluminium Screening
[stm01]	Existing stone wall



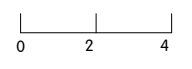
Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address:  
 307 Sydney Road 12 Boyle Street  
 Bowgalah, NSW  
 2093  
[www.nathers.gov.au](http://www.nathers.gov.au)

Accreditation Period: 2018-2019  
 Assessor Name: Padraig Healy  
 Assessor Number: 101026  
 Assessor Signature: *Padraig Healy*  
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 T +612 8202 8000 [adam.russell@robertsday.com.au](mailto:adam.russell@robertsday.com.au)  
 ABN: 008892135 NOMINATED ARCHITECT: Adam Russell (6764)

REV	DATE	DESCRIPTION
A	24/01/2019	ISSUE FOR DA

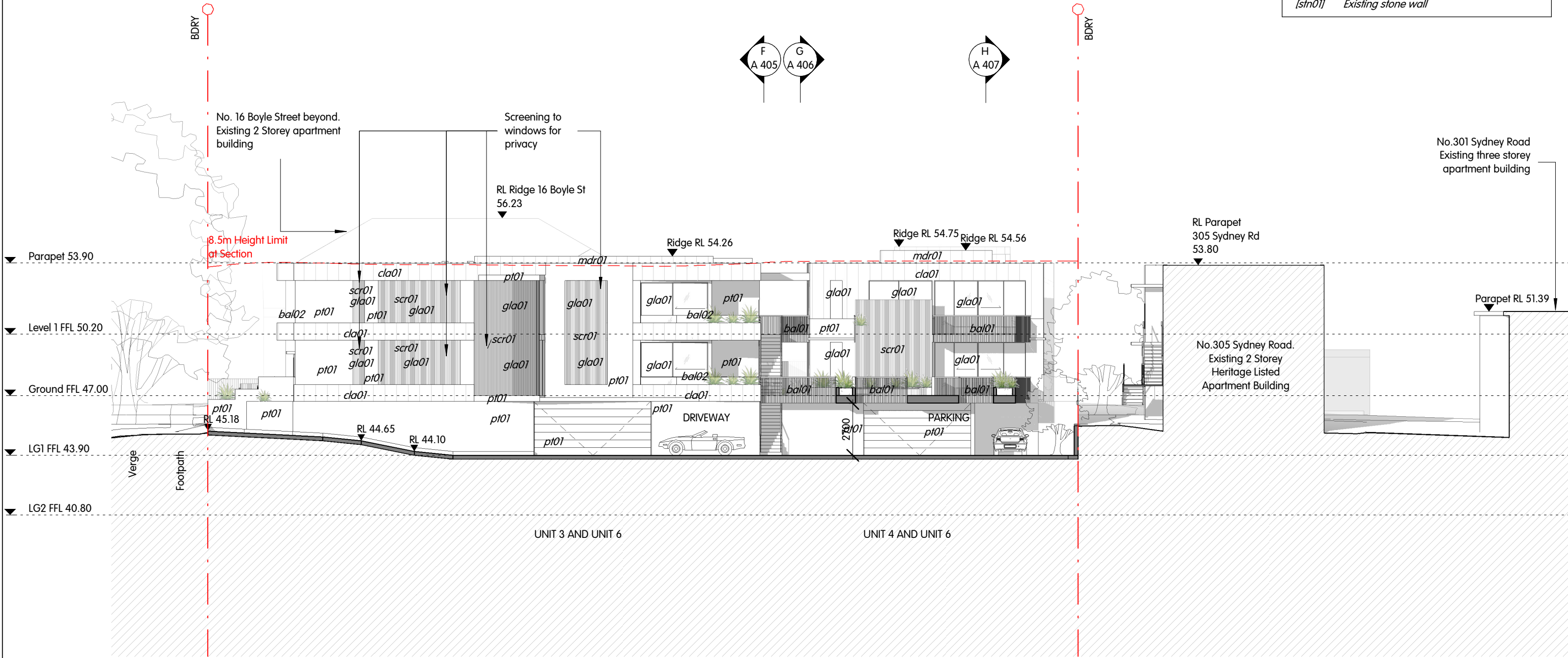
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1 : 200	24/01/19	ED/AH	AR	SPG SRD	A 400	A

CLIENT: Sun Property Group  
 PROJECT ADDRESS: 307 Sydney Road and 12 Boyle Street, Balgowlah  
 TITLE: Section AA

FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cld01]</i>	Metal Cladding
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address: 307 Sydney Road 12 Boyle Street Bowgalah, NSW 2093  
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**ABSA**  
 Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	Padraig Healy
Assessor Number	101026
Assessor Signature	<i>Padraig Healy</i>

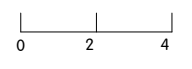
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 ABN: 008892135 NOMINATED ARCHITECT: Adam Russell (6764)

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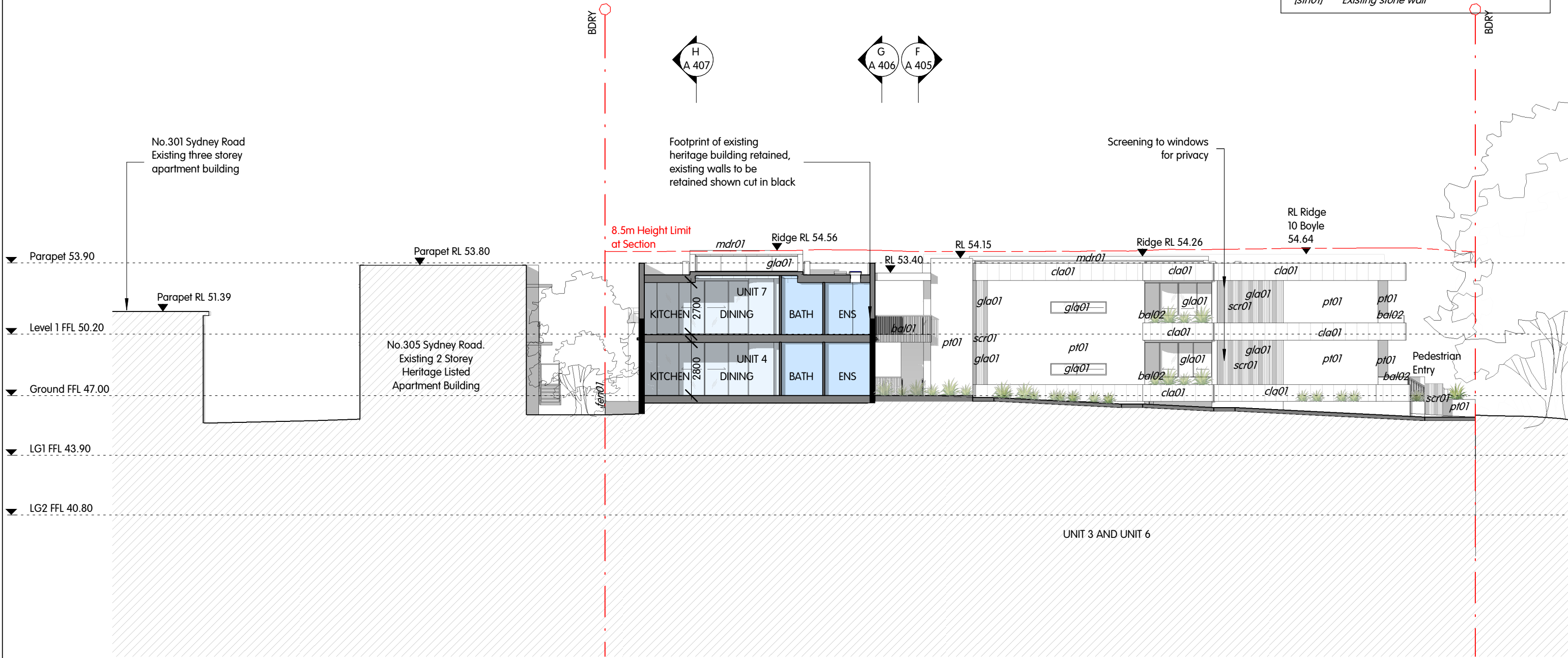


CLIENT  
 Sun Property Group  
 PROJECT ADDRESS  
 307 Sydney Road and 12 Boyle Street, Balgolah

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1:200	24/01/19	ED/AH	AR	SPG SRD	A 401	A

TITLE  
**Section BB**

FINISHES LEGEND	
[bal01]	Steel Balustrade
[bal02]	Curved Glass Balustrade
[cld01]	Metal Cladding
[fen01]	Timber Paling Fence
[gla01]	Aluminium Famed Glazing
[mdr01]	Metal Deck Roof
[pt01]	Finish to Match Existing Heritage House
[scr01]	Aluminium Screening
[stm01]	Existing stone wall




 Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address:  
 307 Sydney Road 12 Boyle Street  
 Bowgalah, NSW  
 2093  
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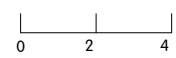

 Accreditation Period: 2018-2019  
 Assessor Name: Padraig Healy  
 Assessor Number: 101026  
 Assessor Signature: Padraig Healy  
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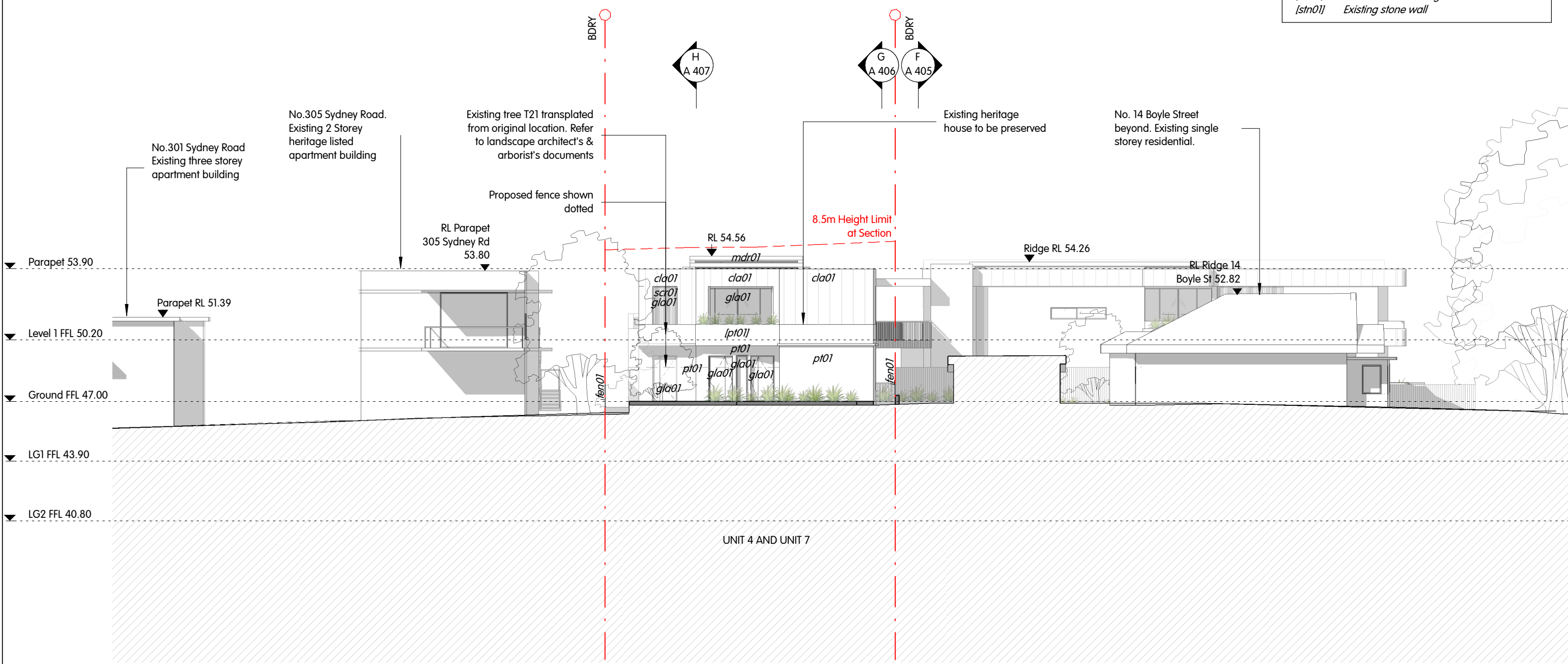


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 PROJECT ADDRESS  
 307 Sydney Road and 12 Boyle Street, Balgowlah

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1 : 200	24/01/19	ED/AH	AR	SPG SRD	A 402	A

TITLE  
Section CC

FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cld01]</i>	Metal Cladding
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address: 307 Sydney Road 12 Boyle Street Bowgalah, NSW 2093  
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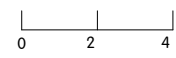
Accreditation Period: 2018-2019  
 Assessor Name: Padraig Healy  
 Assessor Number: 101026  
 Assessor Signature: Padraig Healy  
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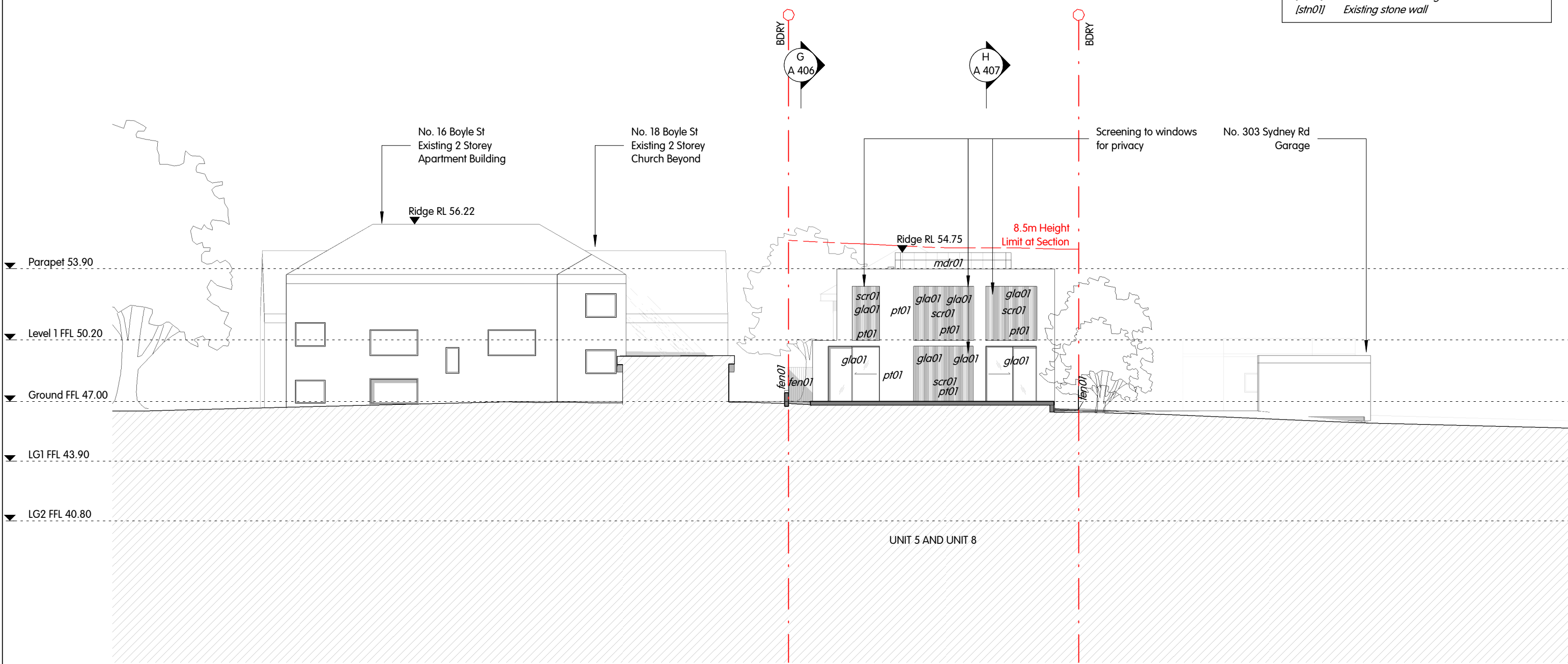


CLIENT: Sun Property Group  
 PROJECT ADDRESS: 307 Sydney Road and 12 Boyle Street, Balgowlah

Section DD (Heritage Building)

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1 : 200	24/01/19	ED/AH	AR	SPG SRD	A 403	A

FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cld01]</i>	Metal Cladding
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



**6.5**  
Average star rating  
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0003500770  
Assessor Name: Padraig Healy  
Accreditation no.: 101026  
Certificate date: 25 January 2019  
Dwelling Address:  
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Bowgalah, NSW 2093  
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**ABSA**  
Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	Padraig Healy
Assessor Number	101026
Assessor Signature	<i>Padraig Healy</i>

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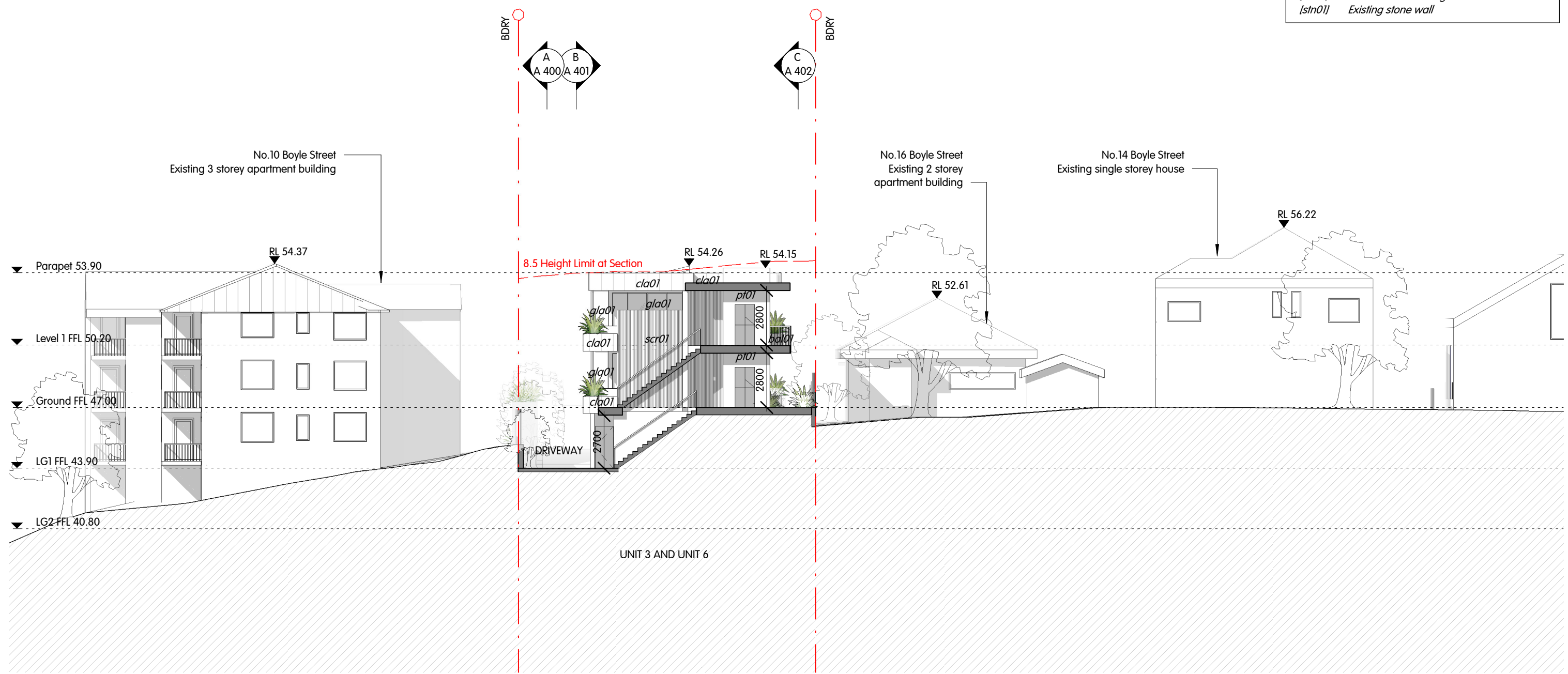
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PROJECT ADDRESS  
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SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1 : 200	24/01/19	ED/AH	AR	SPG SRD	A 404	A

TITLE  
**Section EE**



FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cld01]</i>	Metal Cladding
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall



**6.5**  
Average star rating

**NATIONWIDE HOUSE ENERGY RATING SCHEME**  
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Certificate no.: 0003500770  
Assessor Name: Pdraig Healy  
Accreditation no.: 101026  
Certificate date: 25 January 2019  
Dwelling Address:  
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Bowgallah, NSW 2093  
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**ABSA**  
Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	Pdraig Healy
Assessor Number	101026
Assessor Signature	<i>Pdraig Healy</i>

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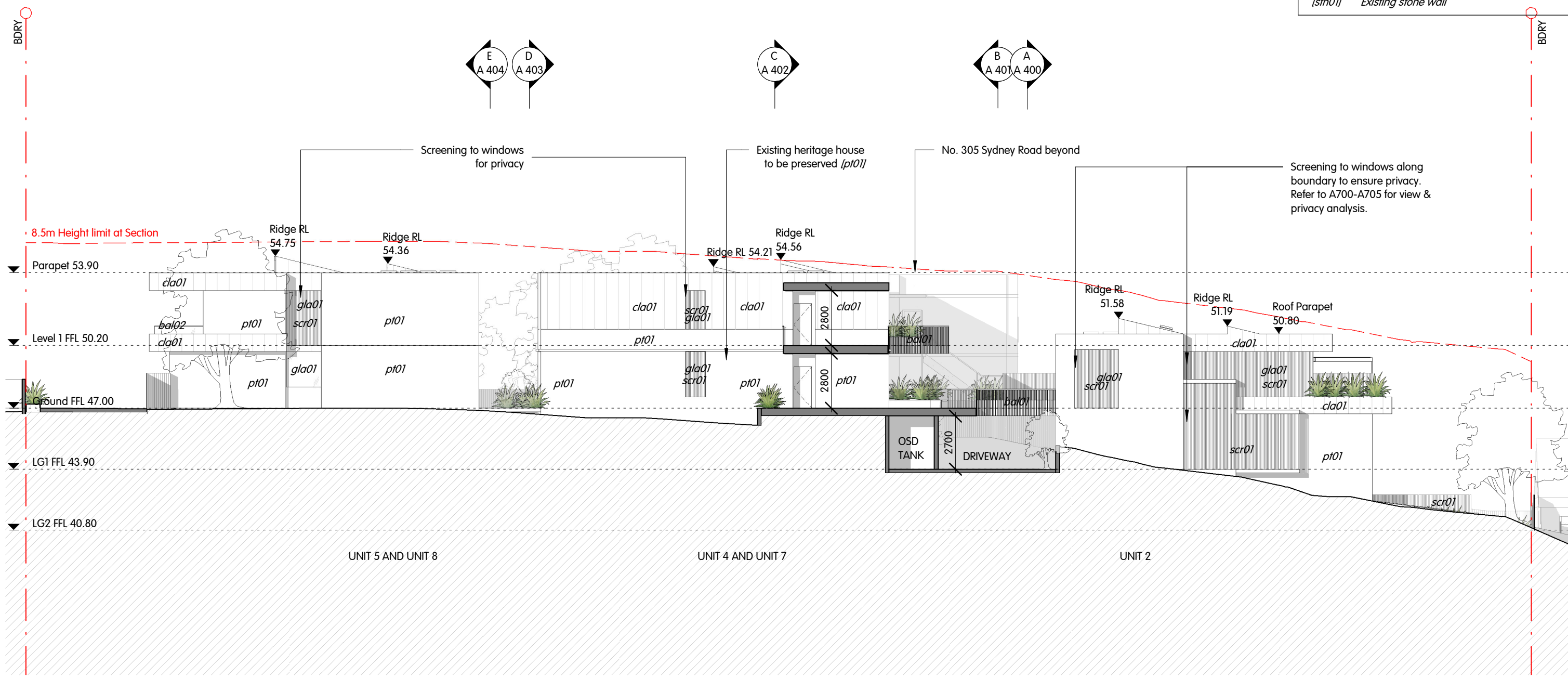


CLIENT  
Sun Property Group  
PROJECT ADDRESS  
307 Sydney Road and 12 Boyle Street, Balgollah

TITLE  
Section FF

SCALE @A3	DATE	DRAWN BY	CHECKED BY	REF NO.	DRAW NO.	REV.
1:200	24/01/19	ED/AH	AR	SPG SRD	A 405	A

FINISHES LEGEND	
[bal01]	Steel Balustrade
[bal02]	Curved Glass Balustrade
[clad01]	Metal Cladding
[fen01]	Timber Paling Fence
[gla01]	Aluminium Famed Glazing
[mdr01]	Metal Deck Roof
[pt01]	Finish to Match Existing Heritage House
[scr01]	Aluminium Screening
[stn01]	Existing stone wall



Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address: 307 Sydney Road 12 Boyle Street Bowgalah, NSW 2093  
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 Assessor Number: 101026  
 Assessor Signature: Padraig Healy  
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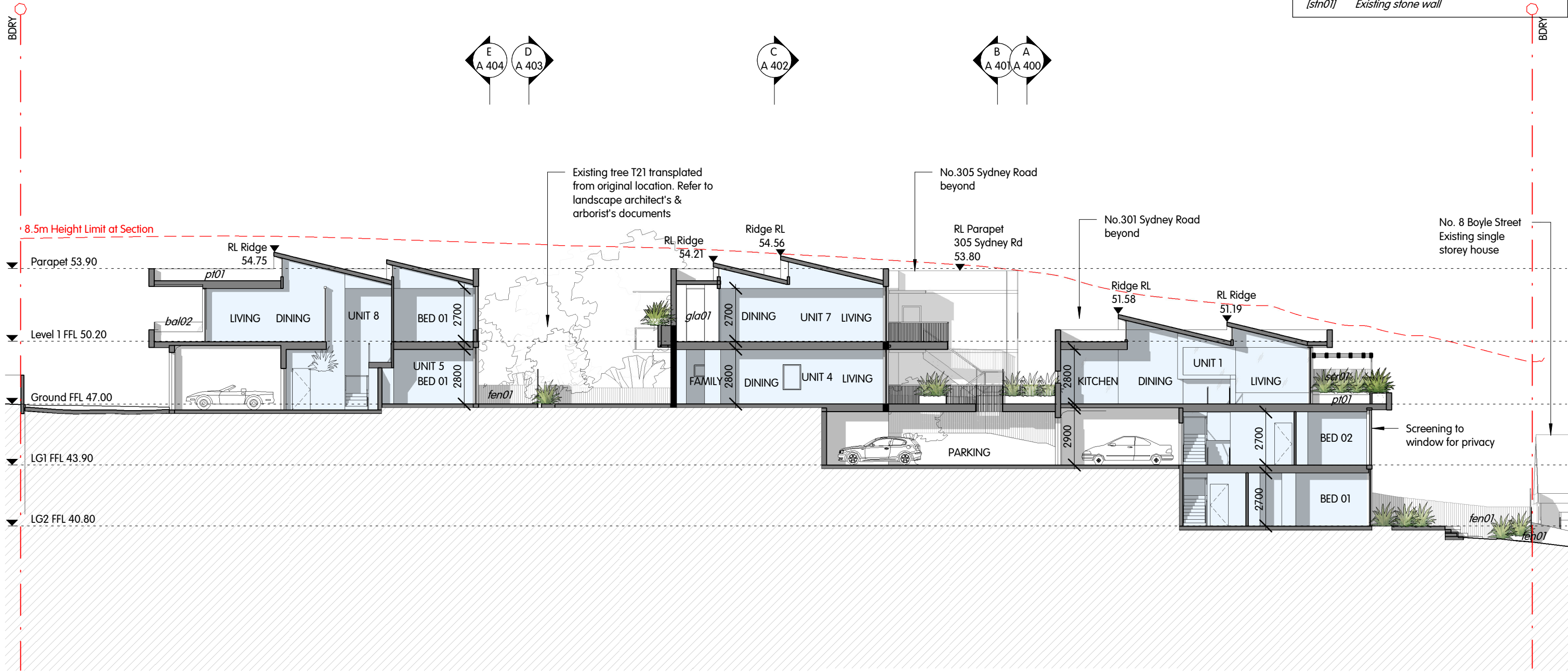



CLIENT: Sun Property Group  
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1:200	24/01/19	ED/AH	AR	SPG SRD	A 406	A

TITLE  
**Section GG**

FINISHES LEGEND	
<i>[bal01]</i>	Steel Balustrade
<i>[bal02]</i>	Curved Glass Balustrade
<i>[cld01]</i>	Metal Cladding
<i>[fen01]</i>	Timber Paling Fence
<i>[gla01]</i>	Aluminium Famed Glazing
<i>[mdr01]</i>	Metal Deck Roof
<i>[pt01]</i>	Finish to Match Existing Heritage House
<i>[scr01]</i>	Aluminium Screening
<i>[stn01]</i>	Existing stone wall




 Certificate no.: 0003500770  
 Assessor Name: Pdraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address:  
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 Bowgalah, NSW  
 2093  
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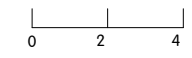

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 Assessor Number: 101026  
 Assessor Signature: Pdraig Healy  
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CLIENT  
 Sun Property Group  
 PROJECT ADDRESS  
 307 Sydney Road and 12 Boyle Street, Balgowlah

TITLE  
Section HH

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1:200	24/01/19	ED/AH	AR	SPG SRD	A 407	A

Certificate no.: 0003500770  
 Assessor Name: Pdraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address: 307 Sydney Road 12 Boyle Street  
 Bowgalah, NSW 2093

Average star rating **6.5**

**NATIONWIDE HOUSE ENERGY RATING SCHEME**

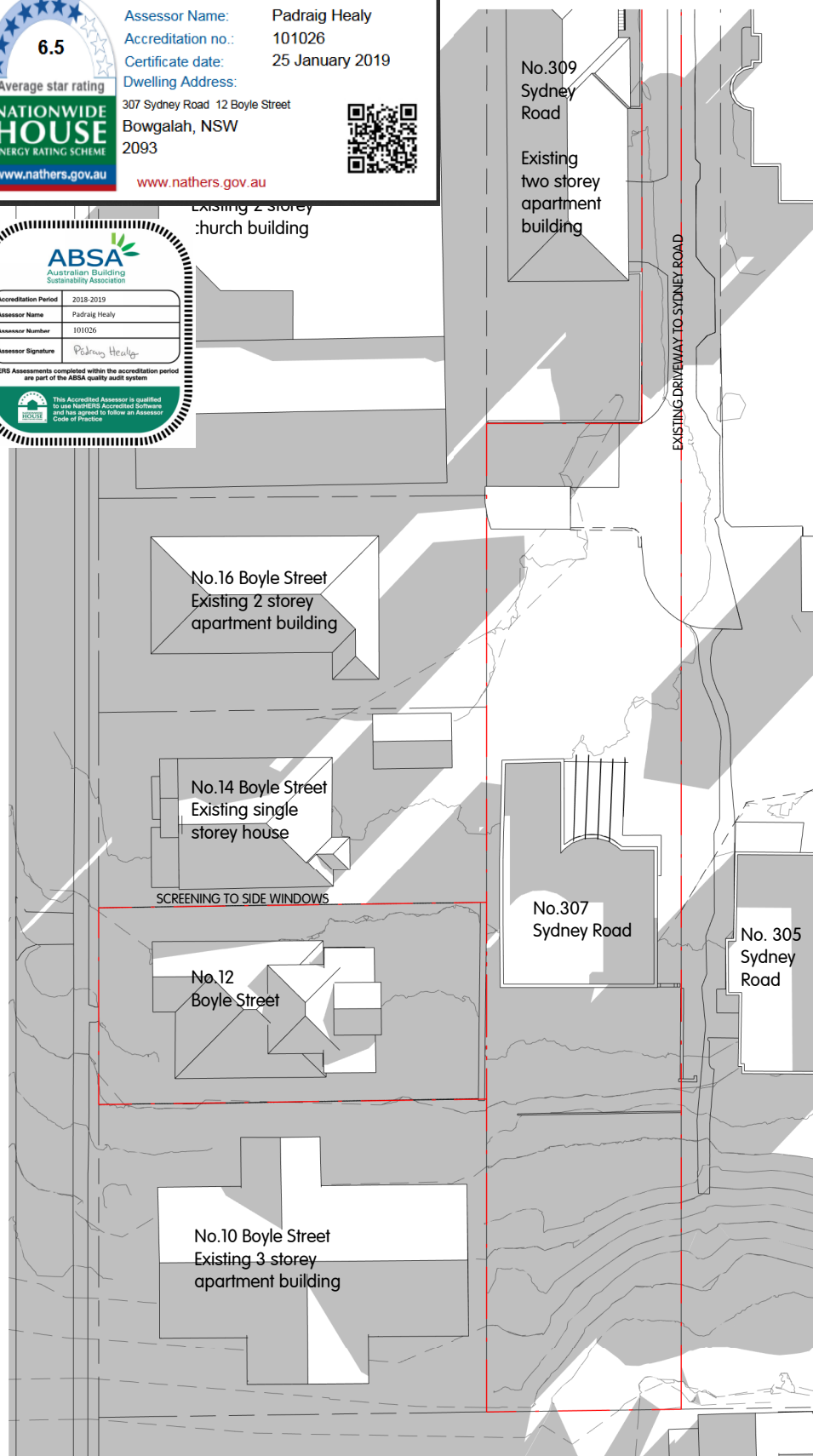
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**ABSA**  
 Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	Pdraig Healy
Assessor Number	101026
Assessor Signature	Pdraig Healy

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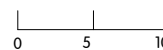
Shadows Existing 9am  
 All shadows depict 21 June



Shadows Existing 12pm



Shadows Existing 3pm



Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address:  
 307 Sydney Road 12 Boyle Street  
 Bowgalah, NSW  
 2093

Average star rating **6.5**  
 NATIONWIDE HOUSE ENERGY RATING SCHEME  
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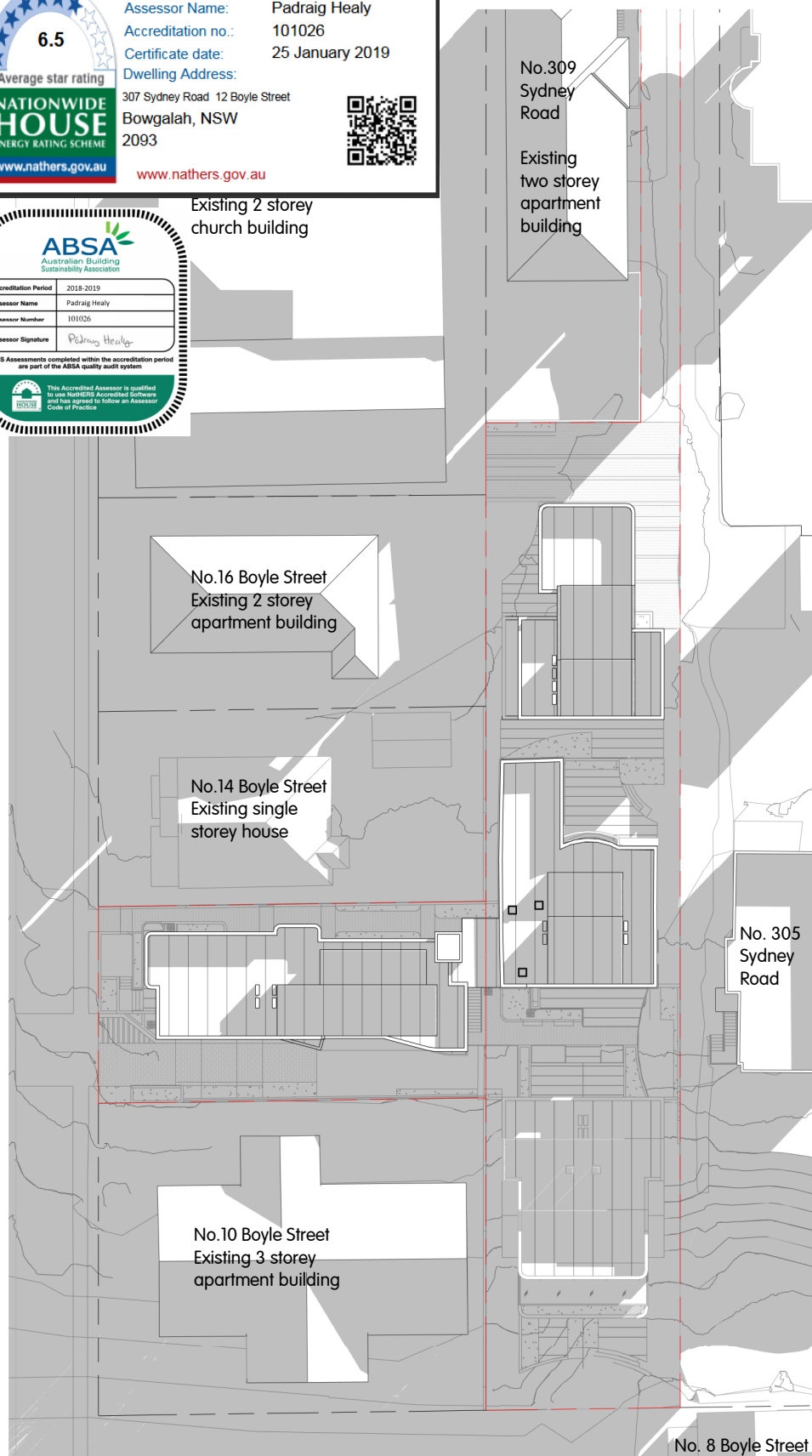


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Accreditation Period: 2018-2019  
 Assessor Name: Padraig Healy  
 Assessor Number: 101026  
 Assessor Signature: *Padraig Healy*

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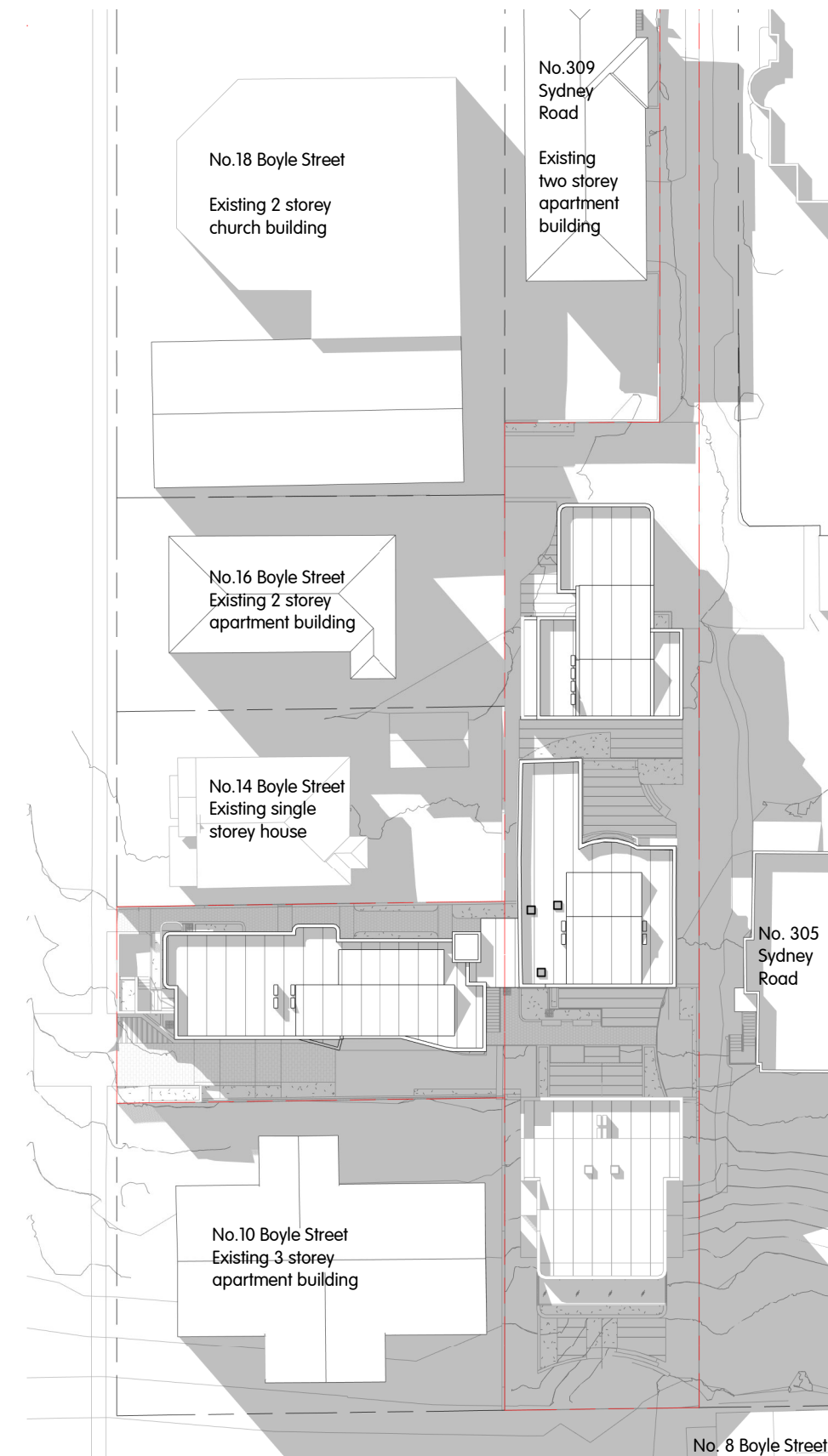


Shadows Proposed 9am

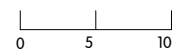
All shadows depict 21 June

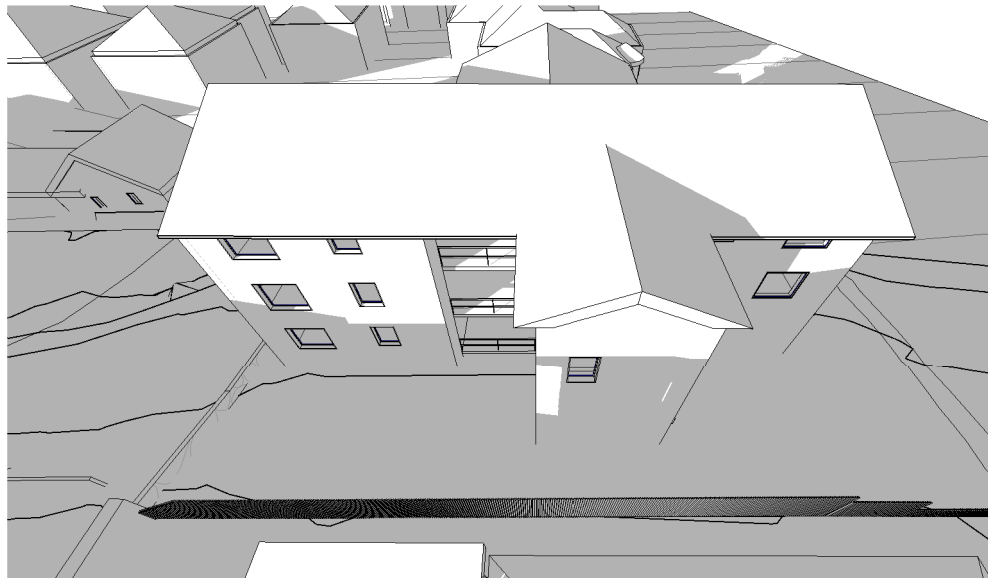


Shadows Proposed 12pm

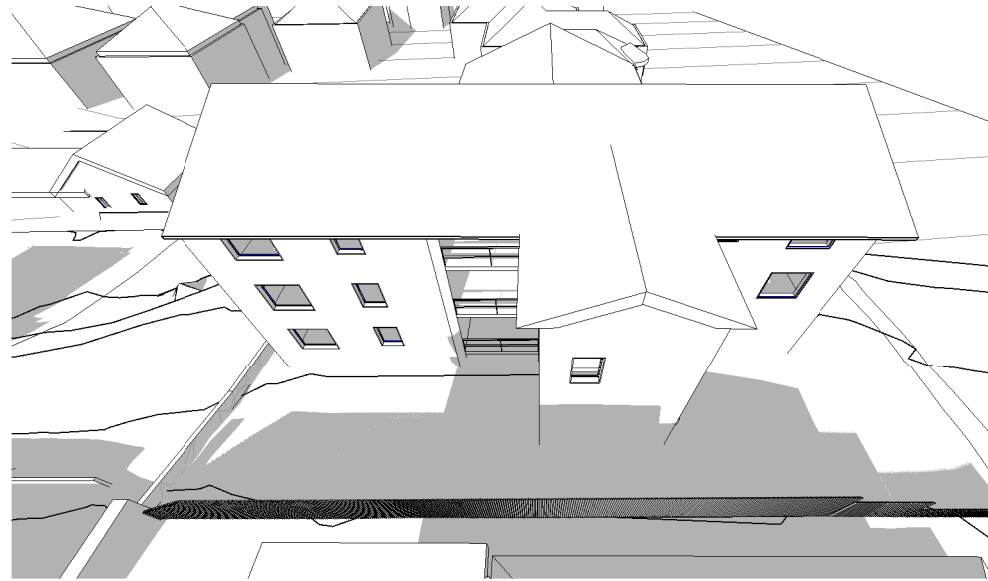


Shadows Proposed 3pm

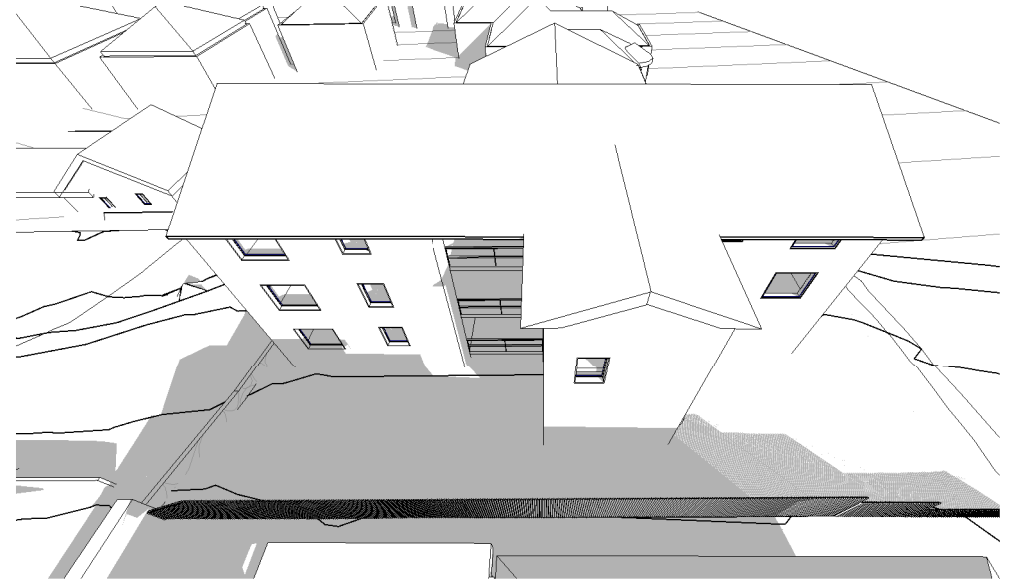




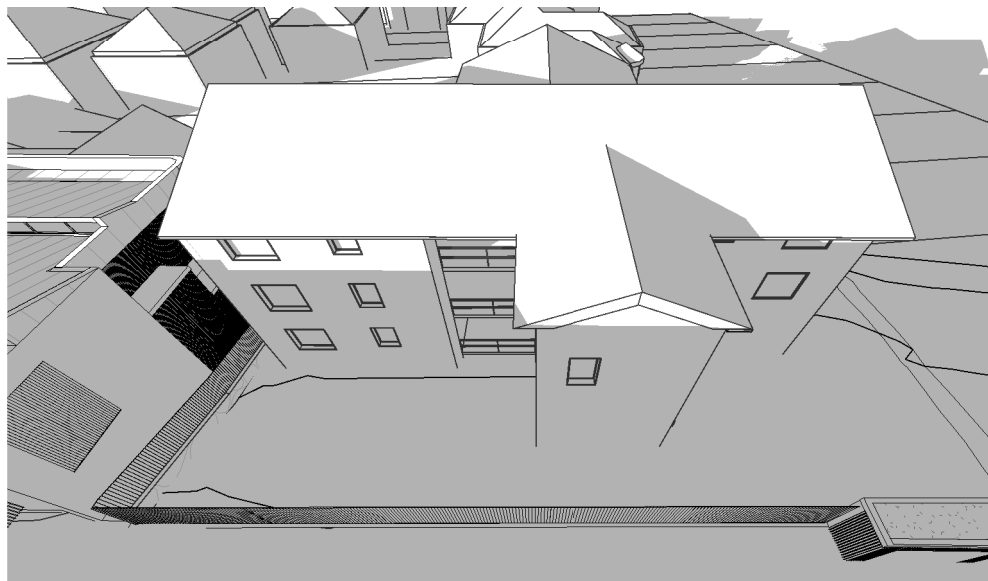
Shadows Existing 9am



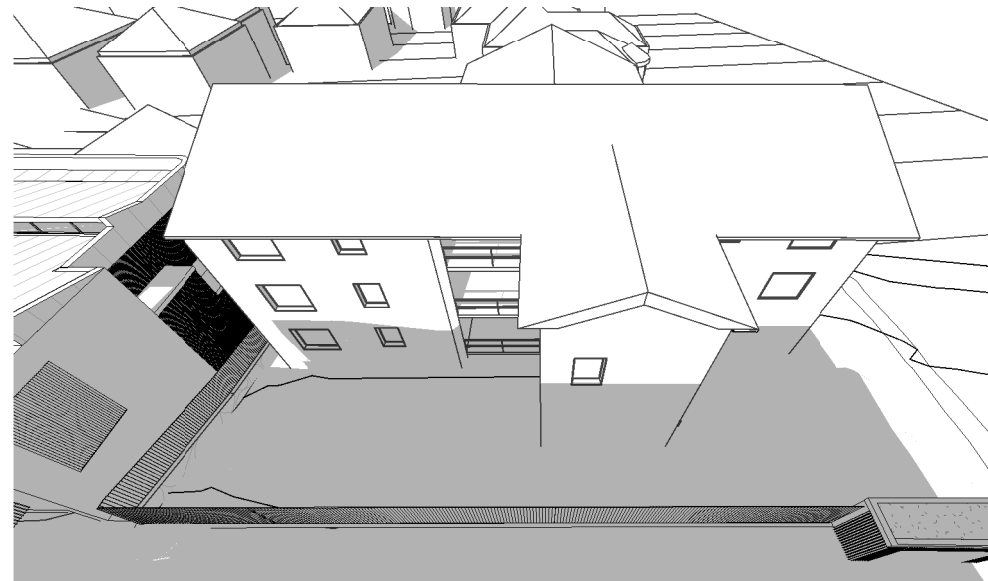
Shadows Existing 12pm



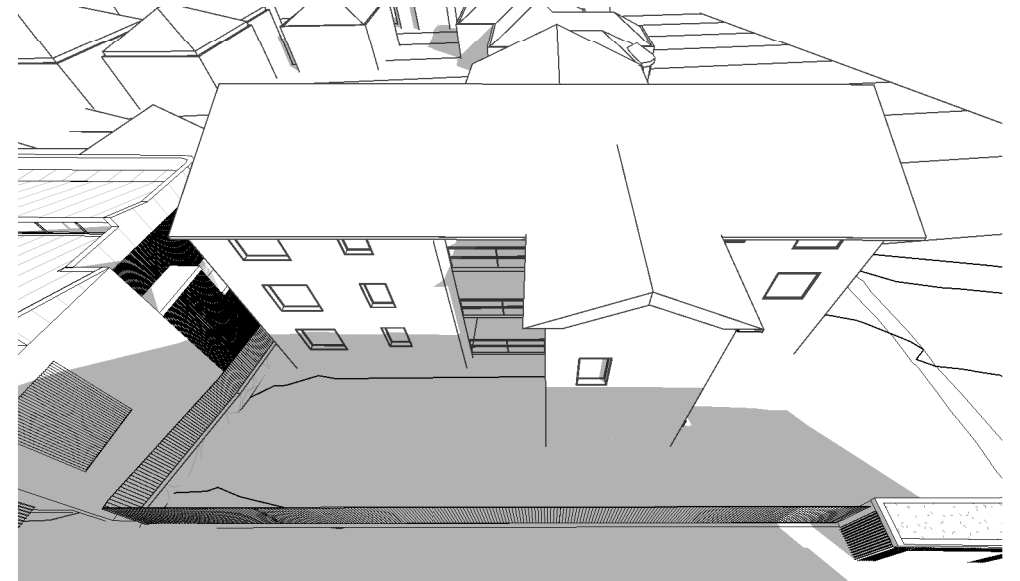
Shadows Existing 3pm



Shadows Proposed 9am



Shadows Proposed 12pm



Shadows Proposed 3pm

All shadows depict 21 June

Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address:  
 307 Sydney Road 12 Boyle Street  
 Bowgalah, NSW  
 2093  
[www.nathers.gov.au](http://www.nathers.gov.au)

Accreditation Period: 2018-2019  
 Assessor Name: Padraig Healy  
 Assessor Number: 101026  
 Assessor Signature: Padraig Healy  
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.  
This Accredited Assessor is qualified to use NatHERS Accredited Software and has signed to follow an Assessor Code of Practice.

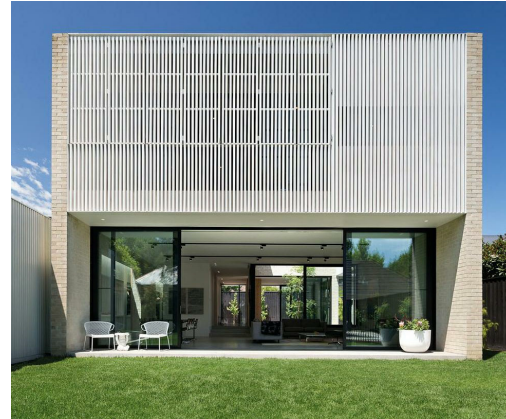
01 - RENDERED MASONRY

Rendered masonry white finish [pt01]



02 - SCREENING

Angled aluminium batten white finish [scr01]



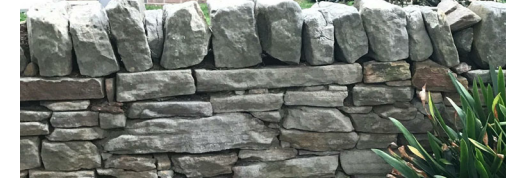
03 - ALUMINIUM FRAMES

Window frames in basalt [gla01]  
fixed / sliding / awning



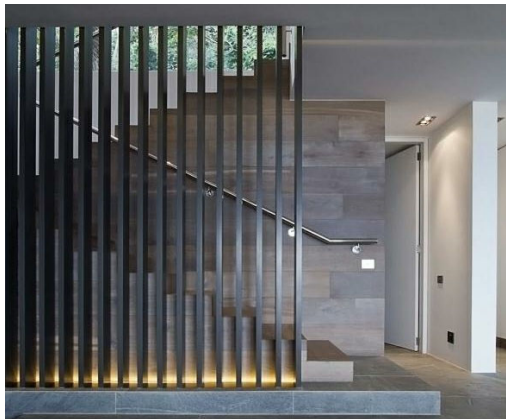
04 - STONE WALL

Existing retaining wall [str01]



05 - BALUSTRADE

Pre-weathered steel balustrade in dark grey [bal01]



04 - CURVED GLASS - BALUSTRADE

Curved, frame-less with connecting handrail [bal02]



06 - METAL CLADDING- WALLS

Colourbond panel in basalt [cld01]



07 - ROOFING

Metal deck roof in Colourbond Shale Grey [mdr01]



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**6.5**  
 Average star rating  
**NATIONWIDE HOUSE**  
 ENERGY RATING SCHEME  
 www.nathers.gov.au

**ABSA**  
 Australian Building Sustainability Association

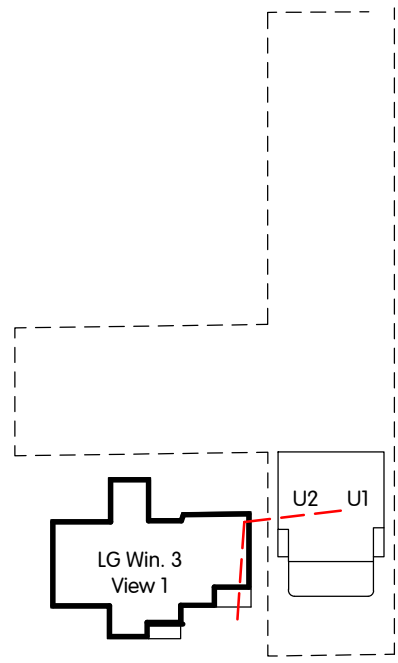
Accreditation Period: 2018-2019  
 Assessor Name: Padraig Healy  
 Assessor Number: 101026  
 Assessor Signature: Padraig Healy

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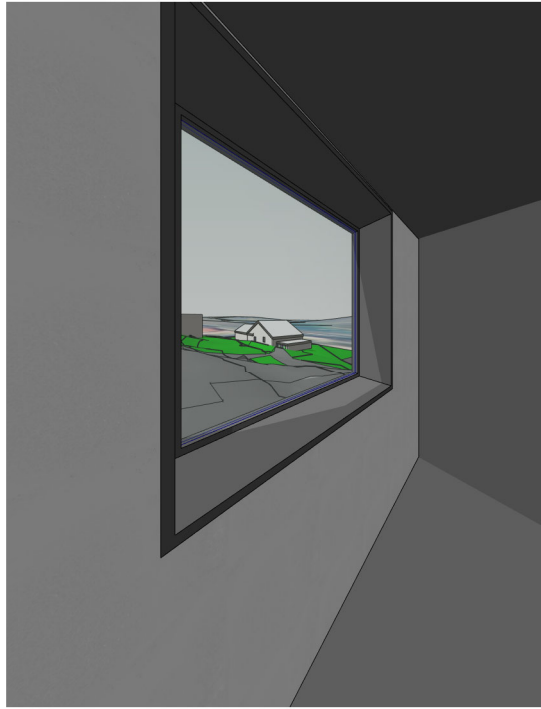
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Certificate no.: 0003500770  
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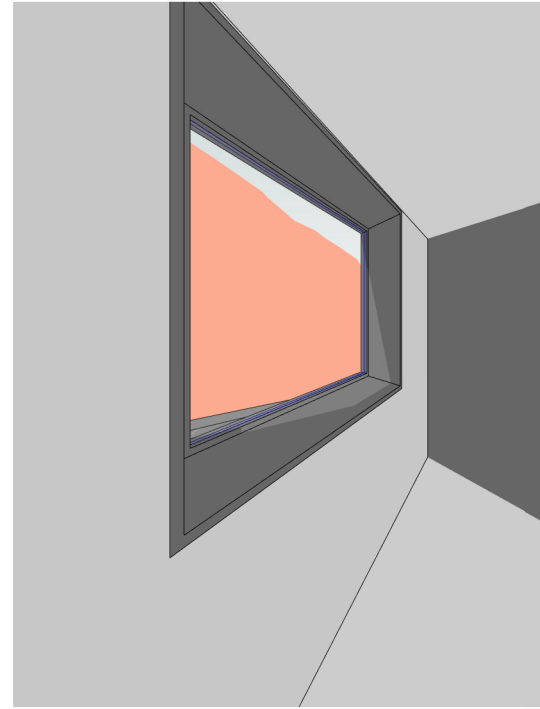
**ABSA**  
 Australian Building Sustainability Association  
 Accreditation Period: 2018-2020  
 Assessor Name: Pdraig Healy  
 Assessor Number: 101026  
 Assessor Signature: Pdraig Healy  
 This Accredited Assessor is qualified to assess buildings under the Nationwide Energy Rating Scheme.



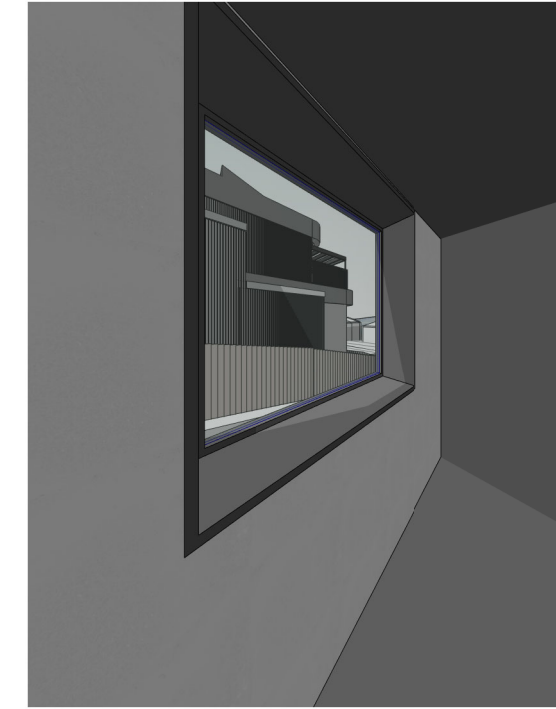
10 Boyle St      307 Sydney Rd



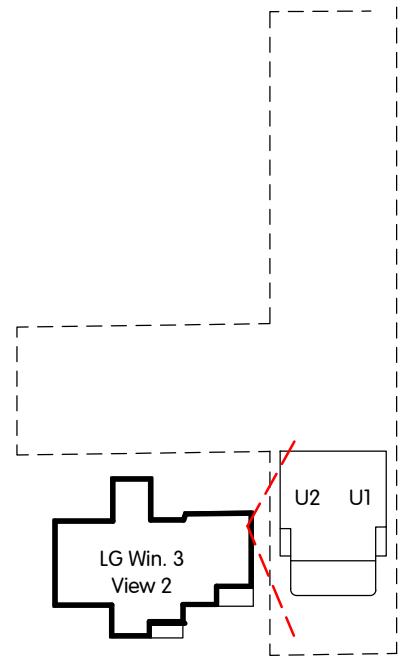
View from Window 3, Level G, 10 Boyle Street Existing



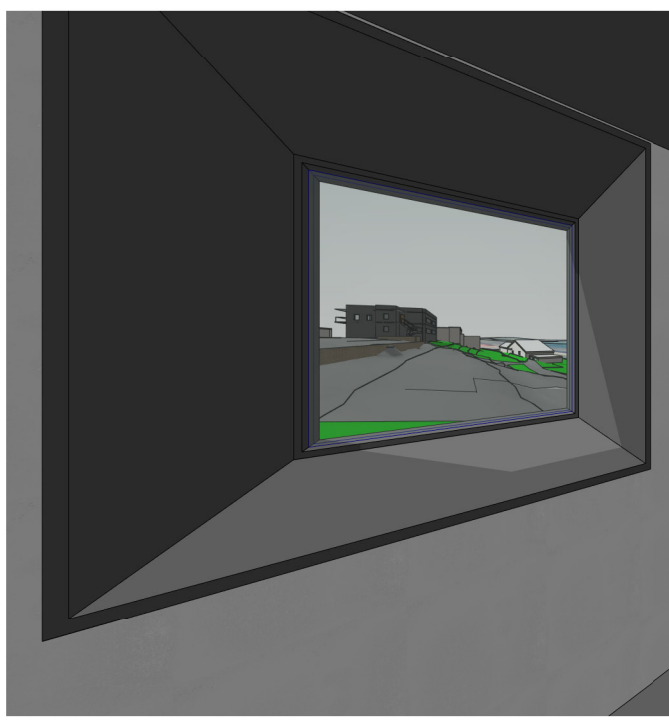
View from Window 3, Level G, 10 Boyle Street with height and setback control massing



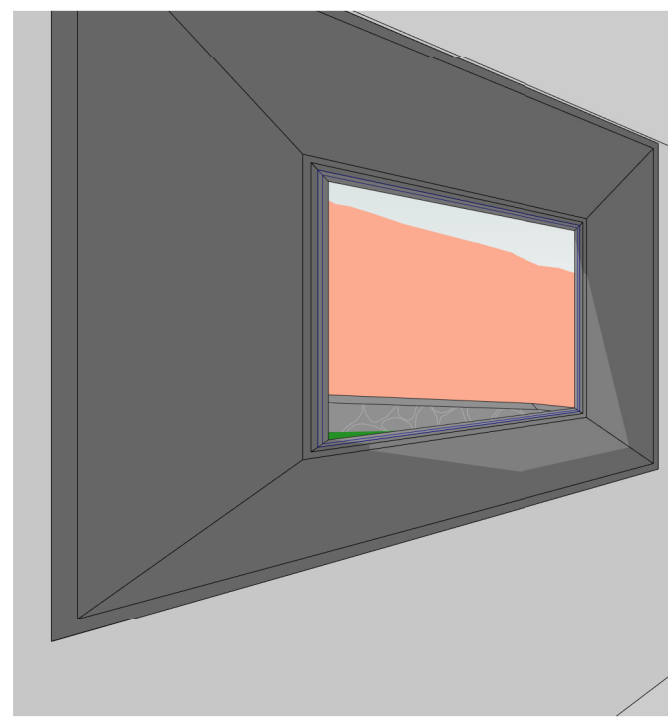
View from Window 3, Level G, 10 Boyle Street Proposed



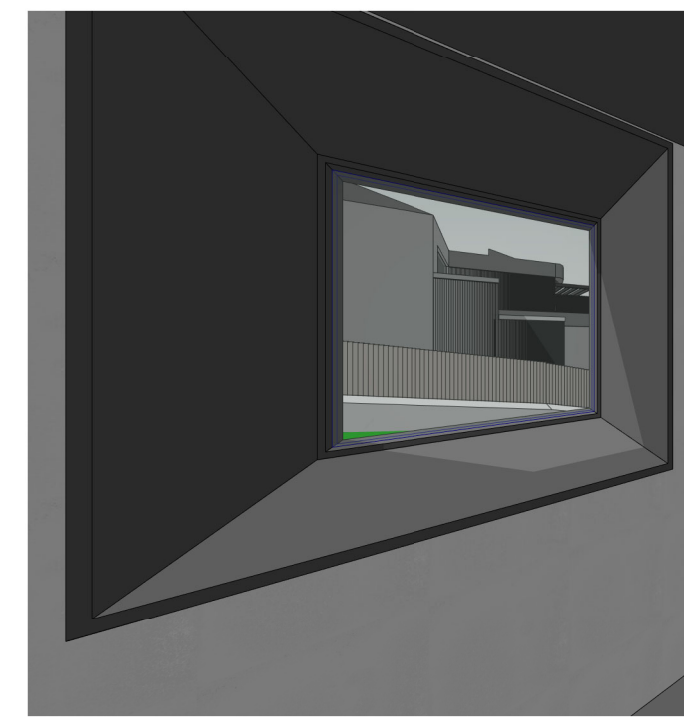
10 Boyle St      307 Sydney Rd



View from Window 3, Level G, 10 Boyle Street Existing



View from Window 3, Level G, 10 Boyle Street with height and setback control massing



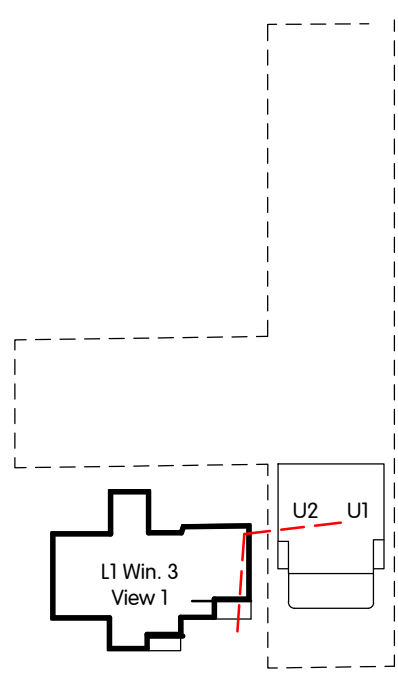
View from Window 3, Level G, 10 Boyle Street Proposed



Certificate no.: 0003500770  
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 Dwelling Address: 307 Sydney Road 12 Boyle Street  
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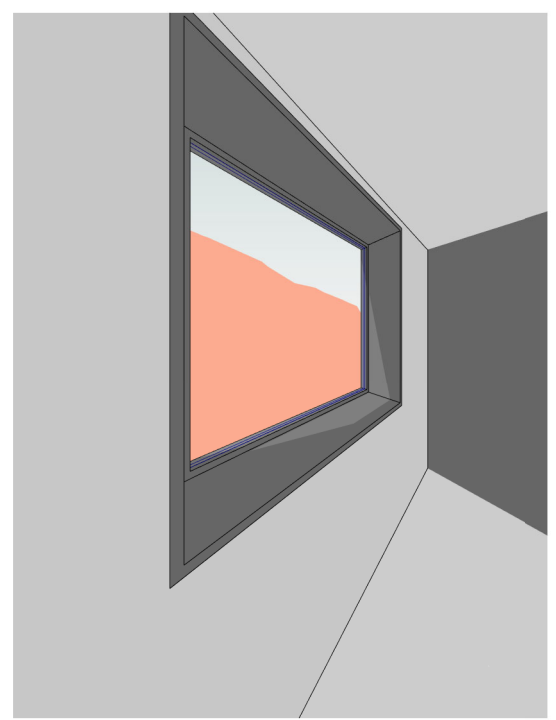

ABSA  
 Accreditation Period: 2018-2023  
 Assessor Name: Padraig Healy  
 Assessor Number: 101026  
 Assessor Signature: Padraig Healy  
 NERS Assessments completed within the accreditation period are part of the ABSA quality seal system.

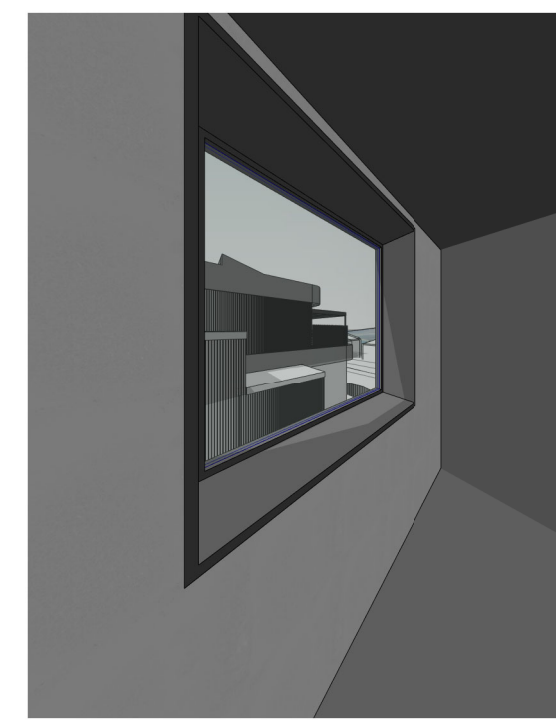
10 Boyle St 307 Sydney Rd



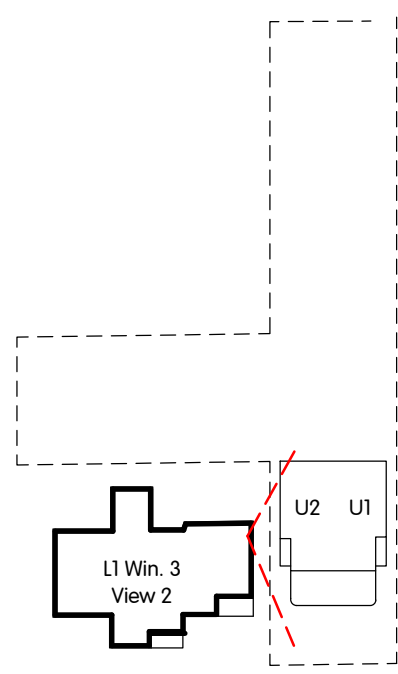
View from Window 3, Level 1, 10 Boyle Street Existing



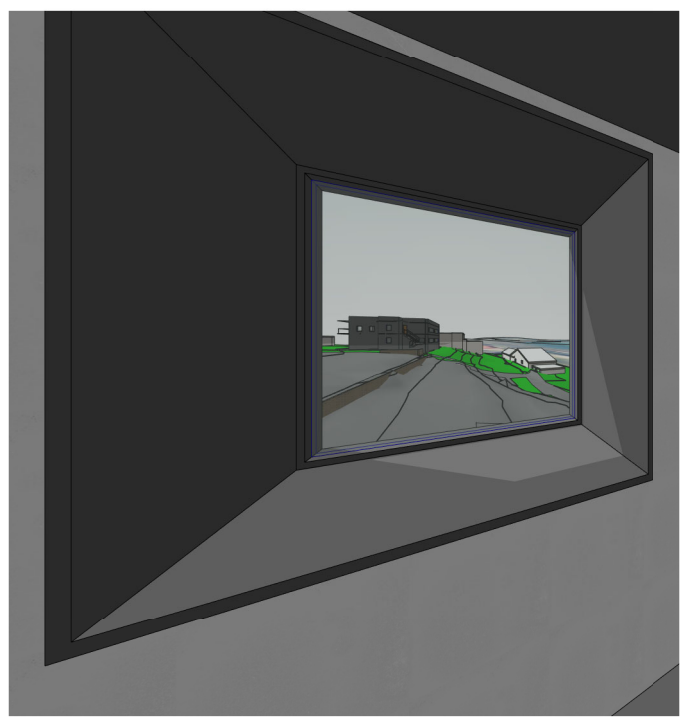
View from Window 3, Level 1, 10 Boyle Street with height and setback control massing



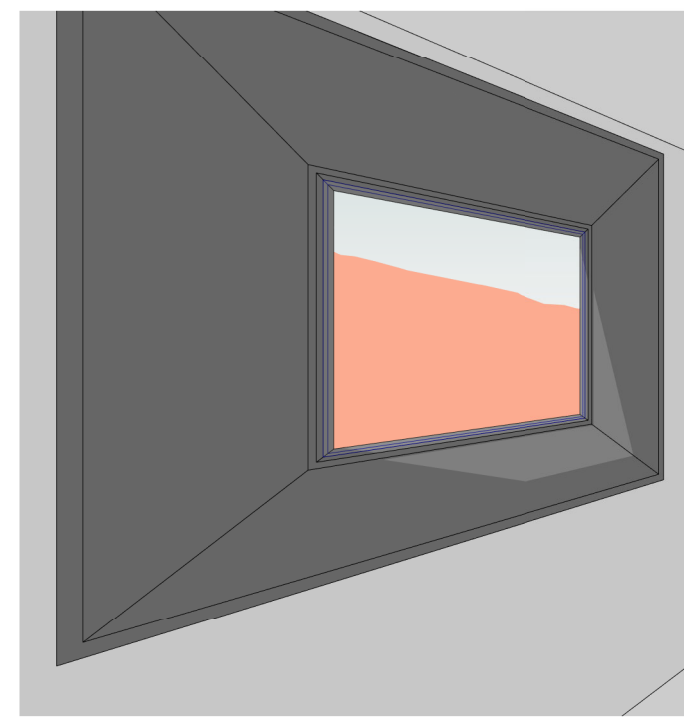
View from Window 3, Level 1, 10 Boyle Street Proposed



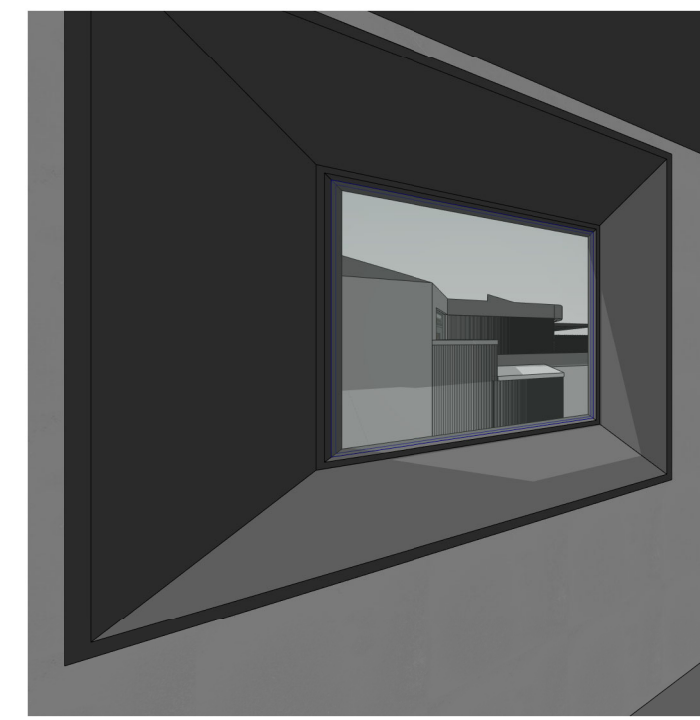
10 Boyle St 307 Sydney Rd



View from Window 3, Level 1, 10 Boyle Street Existing



View from Window 3, Level 1, 10 Boyle Street with height and setback control massing



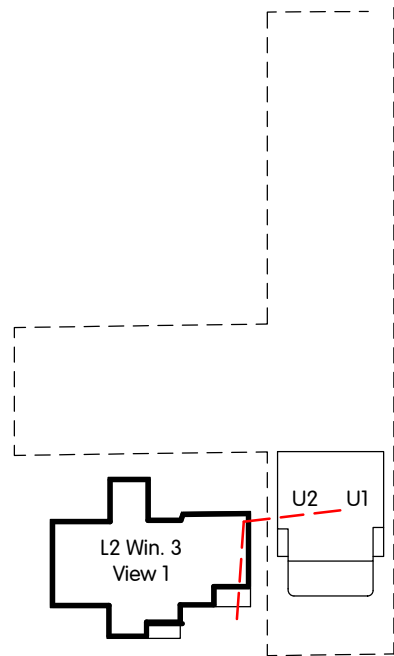
View from Window 3, Level 1, 10 Boyle Street Proposed

Certificate no.: 0003500770  
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 Australian Building Sustainability Association

Accreditation Period: 2018-2019  
 Assessor Name: Padraig Healy  
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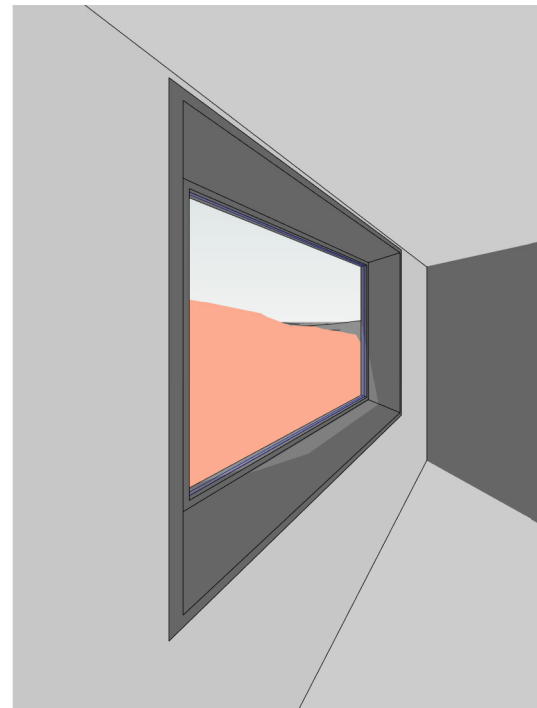
HERS Assessments completed within the accreditation period are part of the ABSA quality seal system.



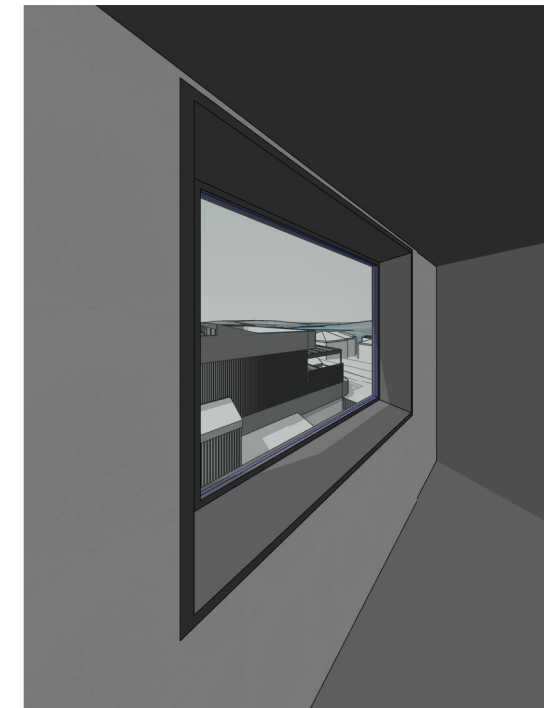
10 Boyle St      307 Sydney Rd



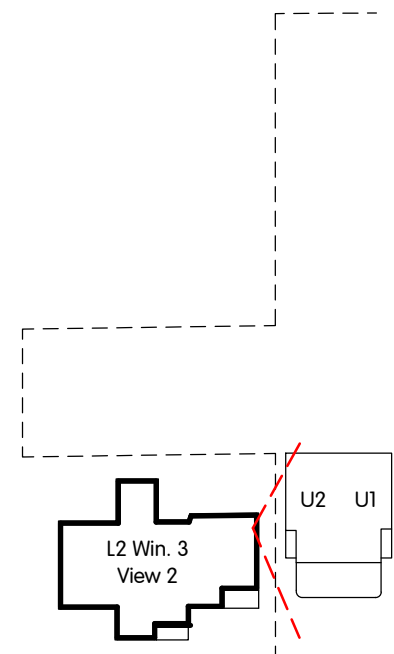
View from Window 3, Level 2, 10 Boyle Street Existing



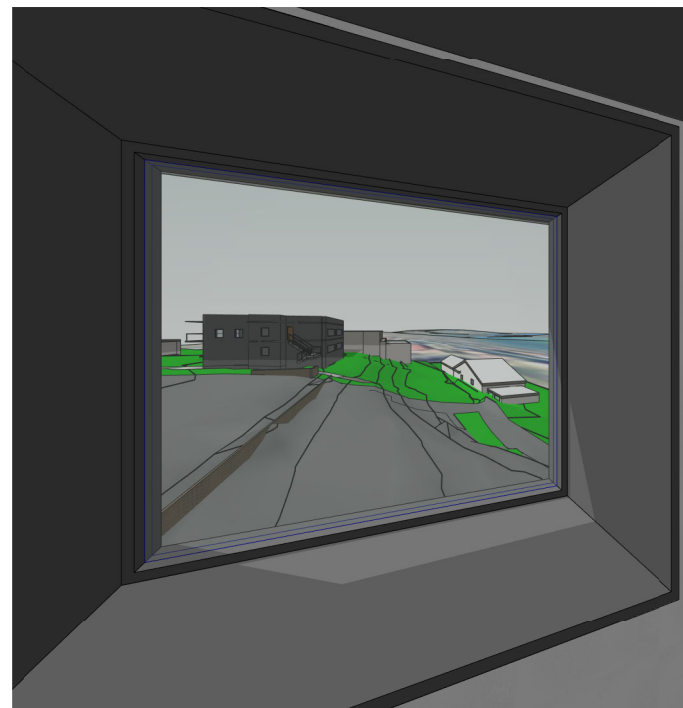
View from Window 3, Level 2, 10 Boyle Street with height and setback control massing



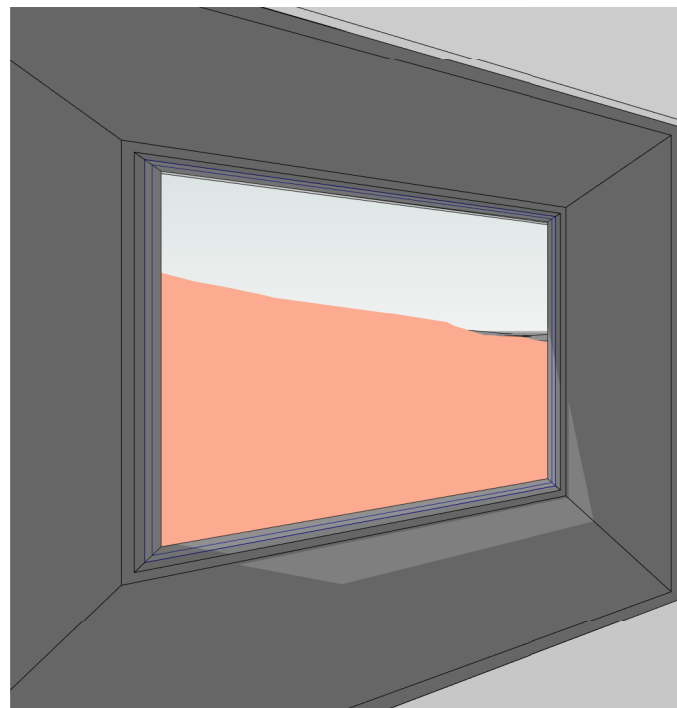
View from Window 3, Level 2, 10 Boyle Street Proposed



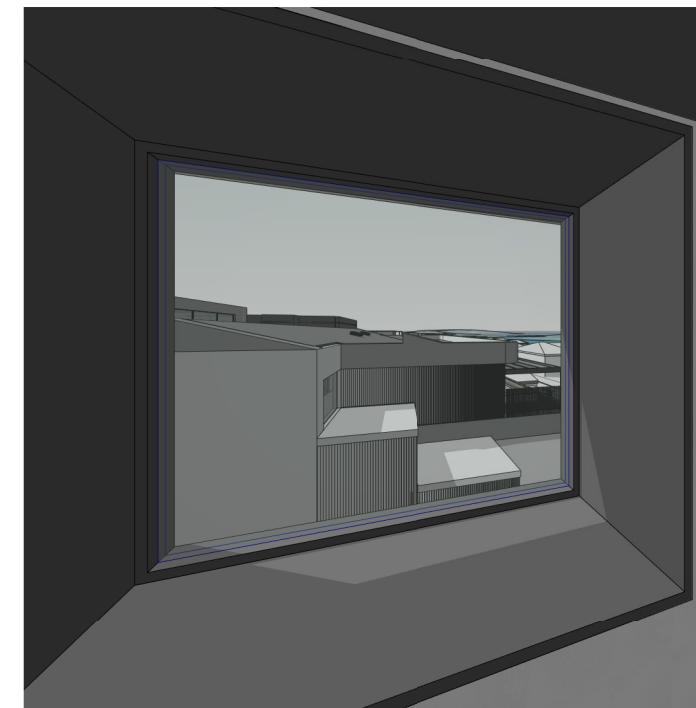
10 Boyle St      307 Sydney Rd



View from Window 3, Level 2, 10 Boyle Street Proposed



View from Window 3, Level 2, 10 Boyle Street with height and setback control massing



View from Window 3, Level 2, 10 Boyle Street Proposed

Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
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 www.nathers.gov.au

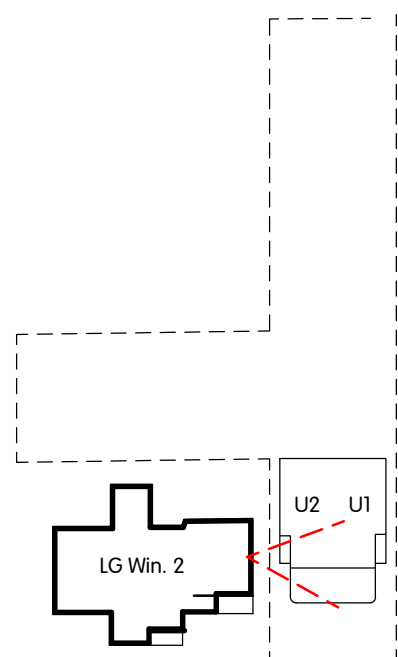
Average star rating: 6.5  
 NATIONWIDE HOUSE ENERGY RATING SCHEME  
 www.nathers.gov.au



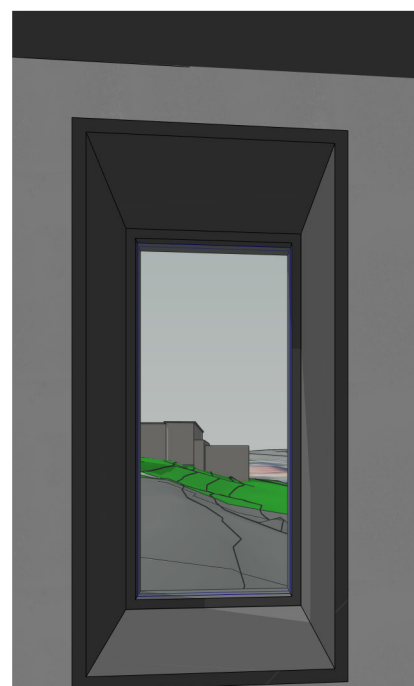
ABSAA  
 Australian Building Sustainability Association

Accreditation Period: 2018-2020  
 Assessor Name: Padraig Healy  
 Assessor Number: 101026  
 Assessor Signature: Padraig Healy

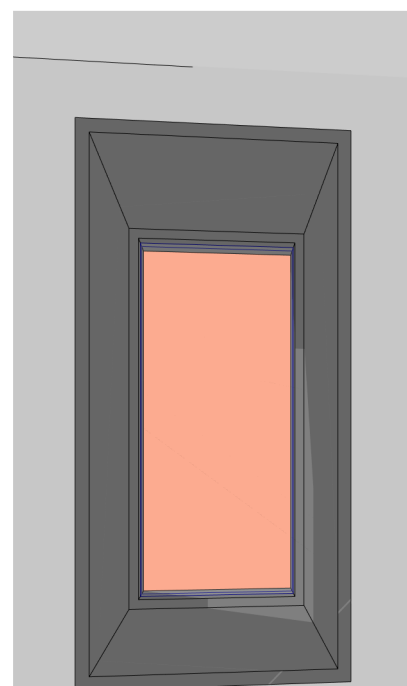
This Accredited Assessor is qualified to provide NERS Assessments in accordance with the accreditation period as part of the ABSAA quality seal system.



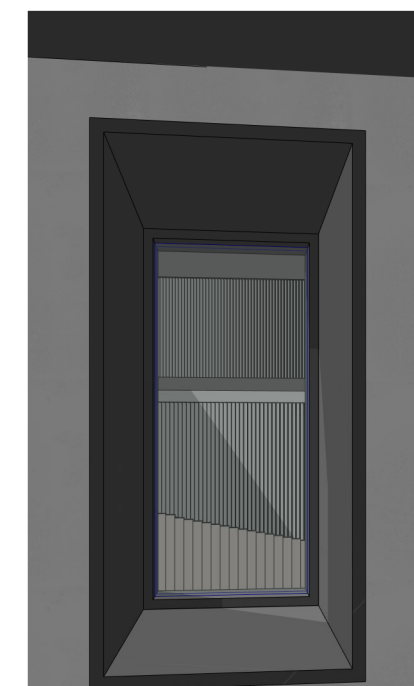
10 Boyle St 307 Sydney Rd



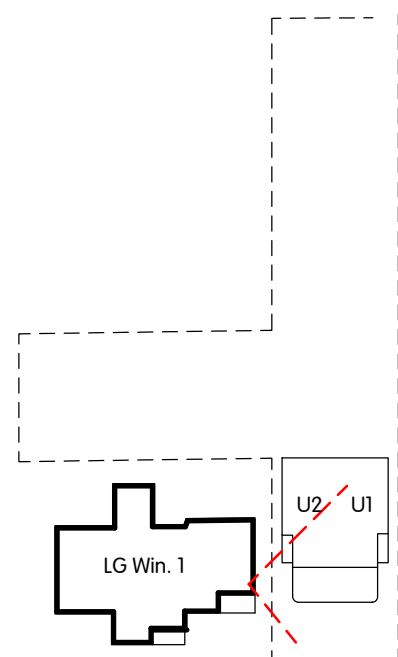
View from Window 2, Level G, 10 Boyle Street Existing



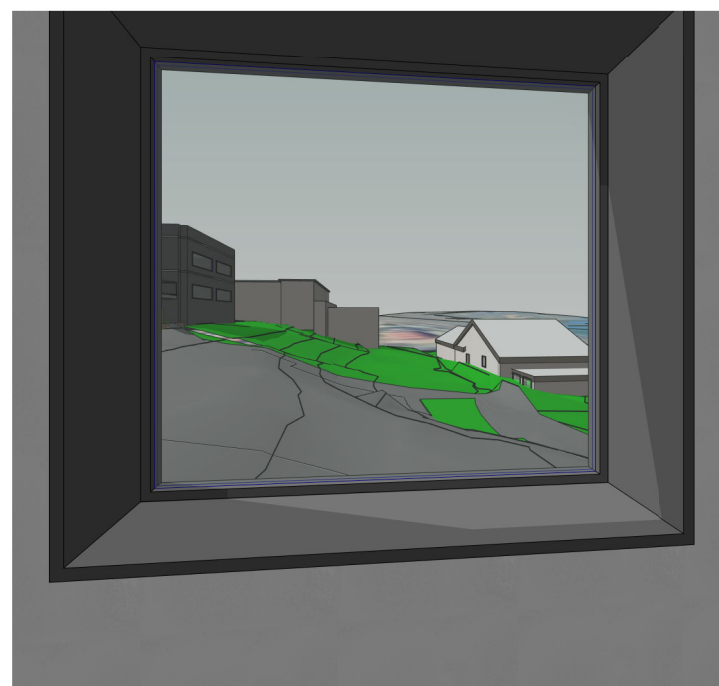
View from Window 2, Level G, 10 Boyle Street with height and setback control massing



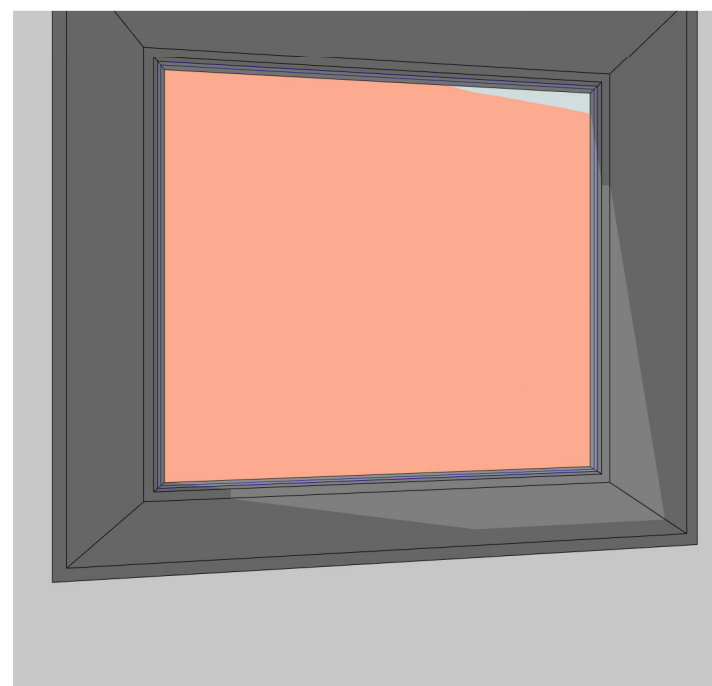
View from Window 2, Level G, 10 Boyle Street Proposed



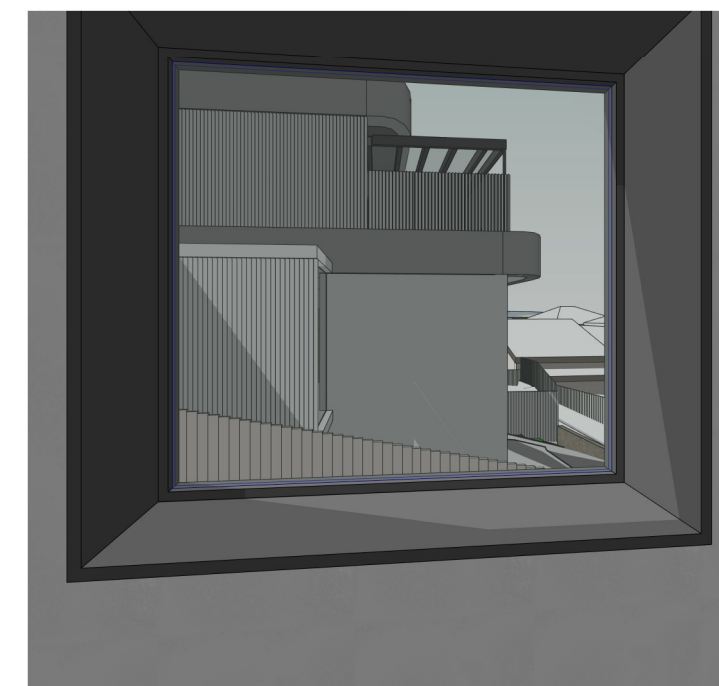
10 Boyle St 307 Sydney Rd



View from Window 1, Level G, 10 Boyle Street Existing




View from Window 1, Level G, 10 Boyle Street with height and setback control massing



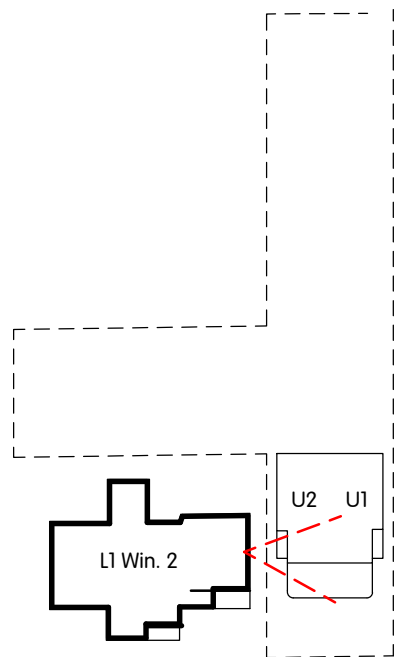
View from Window 1, Level G, 10 Boyle Street Proposed

Certificate no.: 0003500770  
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 307 Sydney Road, 12 Boyle Street  
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 2093

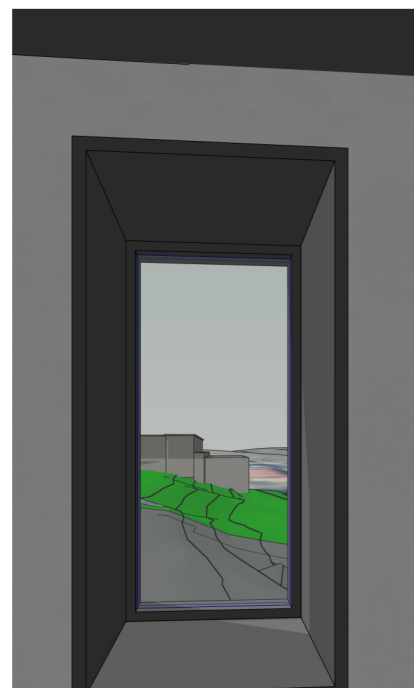
Average star rating  
**6.5**  
**NATIONWIDE HOUSE ENERGY RATING SCHEME**  
 www.nathers.gov.au



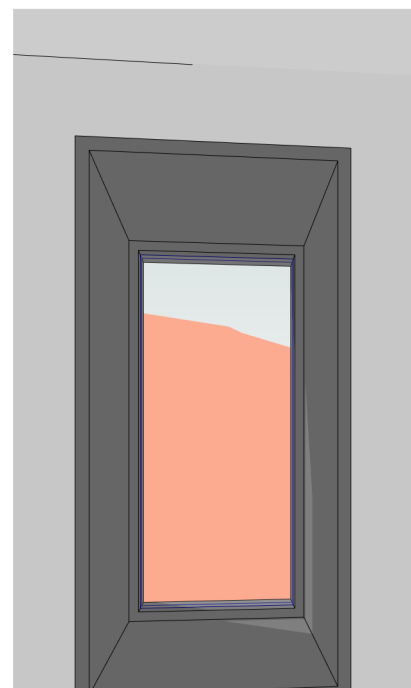
**ABSA**  
 Accredited Building Sustainability Assessor  
 Accreditation Period: 2018-2019  
 Assessor Name: Padraig Healy  
 Assessor Number: 101026  
 Assessor Signature: Padraig Healy  
 This Accredited Assessor is qualified to assess buildings for the ABSE Quality Mark system.



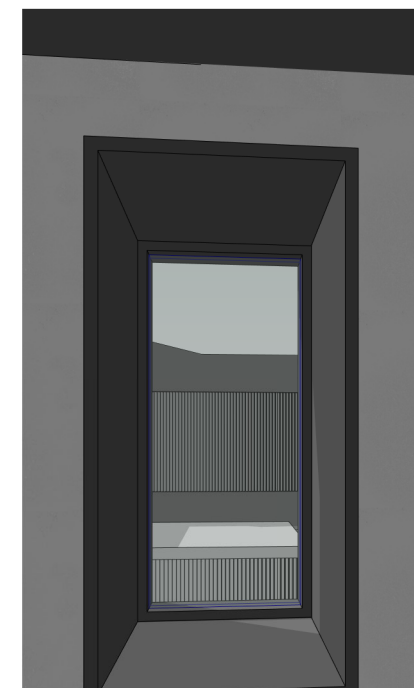
10 Boyle St      307 Sydney Rd



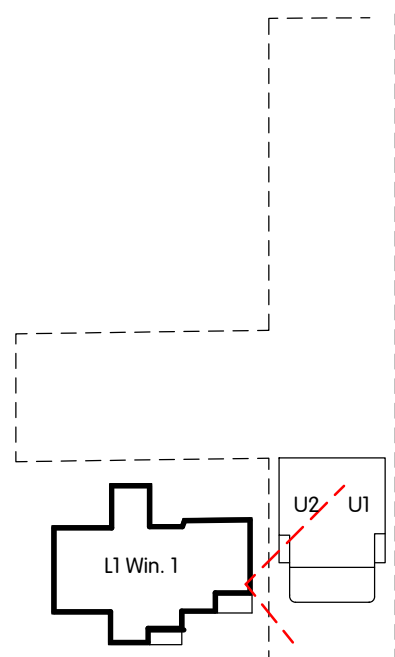
View from Window 2, Level 1, 10 Boyle Street Existing



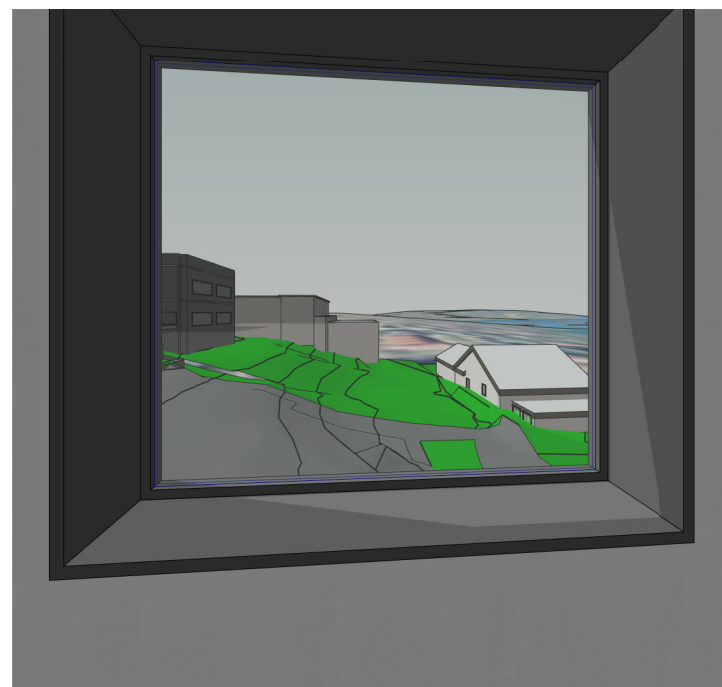
View from Window 2, Level 1, 10 Boyle Street with height and setback control massing



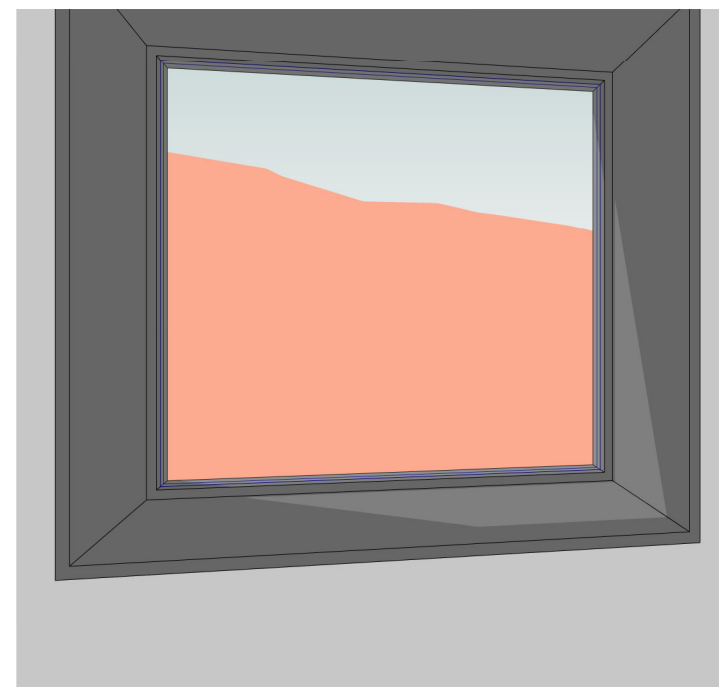
View from Window 2, Level 1, 10 Boyle Street Proposed



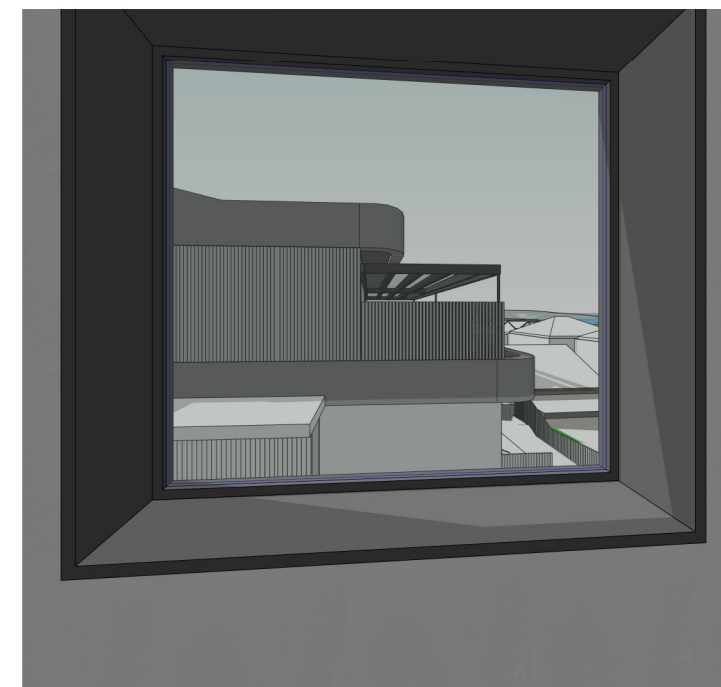
10 Boyle St      307 Sydney Rd



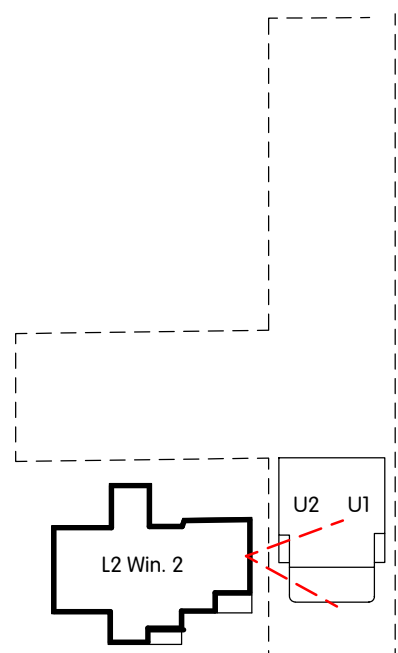
View from Window 1, Level 1, 10 Boyle Street Existing



View from Window 1, Level 1, 10 Boyle Street with height and setback control massing



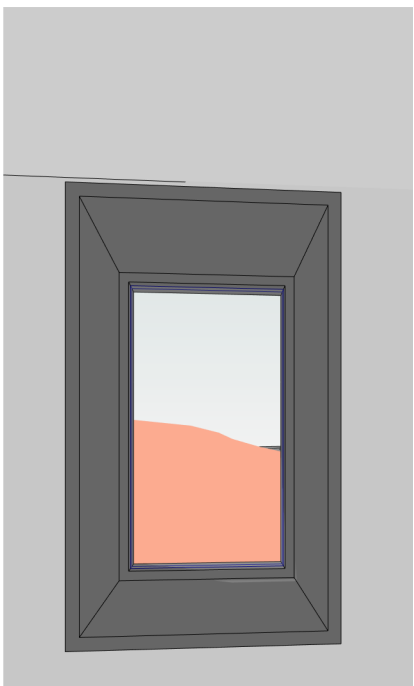
View from Window 1, Level 1, 10 Boyle Street Proposed



10 Boyle St 307 Sydney Rd



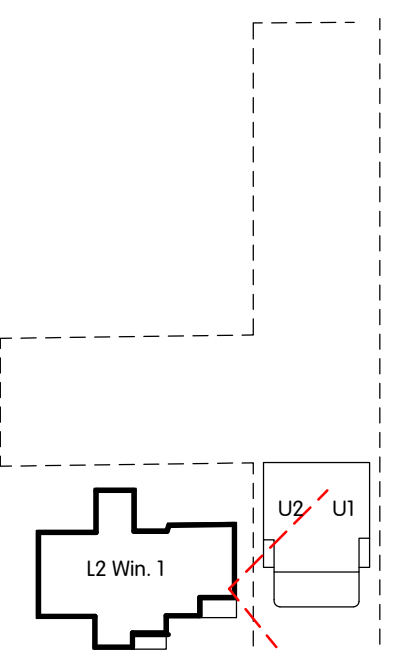
View from Window 2, Level 2, 10 Boyle Street Existing



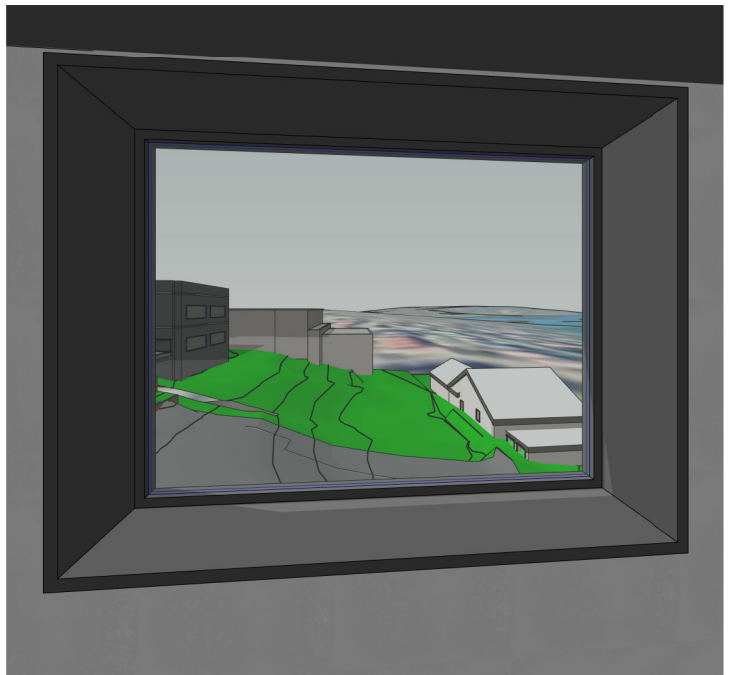
View from Window 31 Level 2, 10 Boyle Street with height and setback control massing



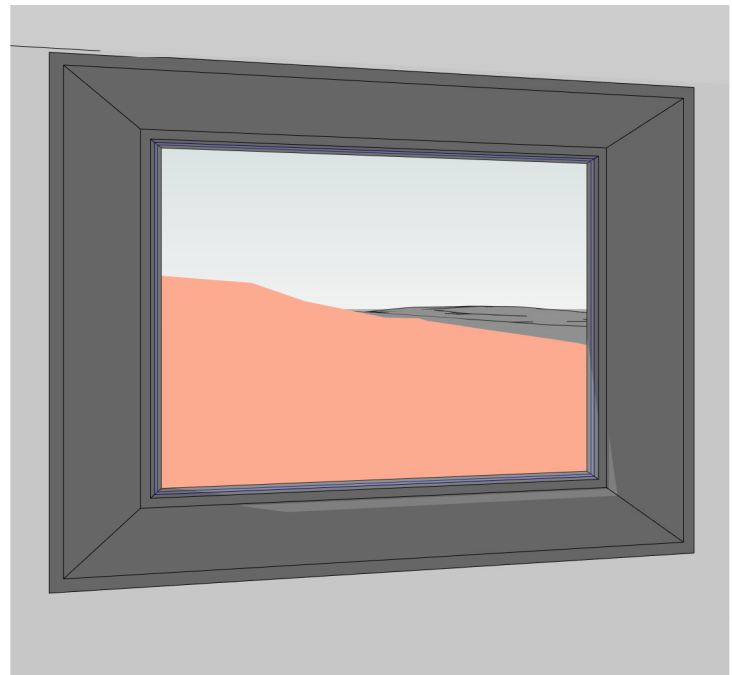
View from Window 31 Level 2, 10 Boyle Street Proposed



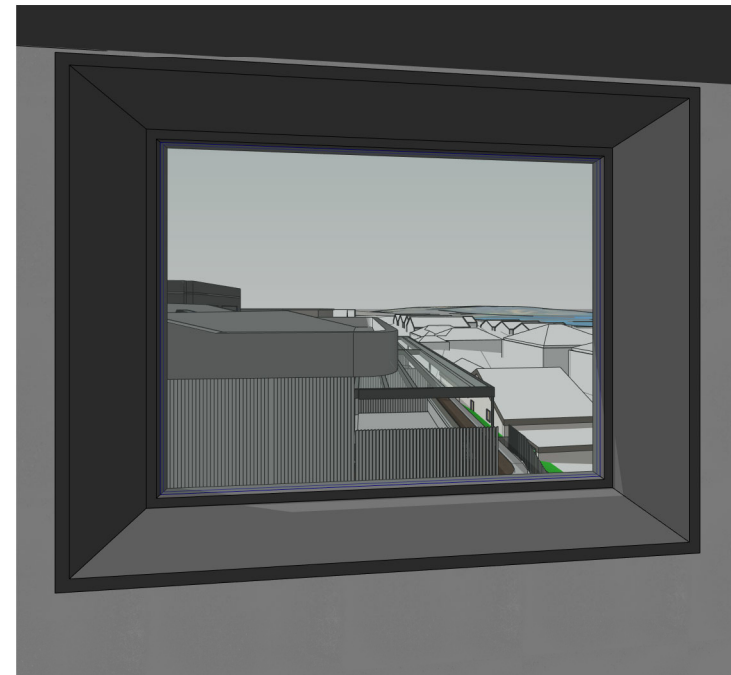
10 Boyle St 307 Sydney Rd



View from Window 2, Level 2, 10 Boyle Street Proposed



View from Window 1, Level 2, 10 Boyle Street with height and setback control massing



View from Window 1, Level 2, 10 Boyle Street Proposed



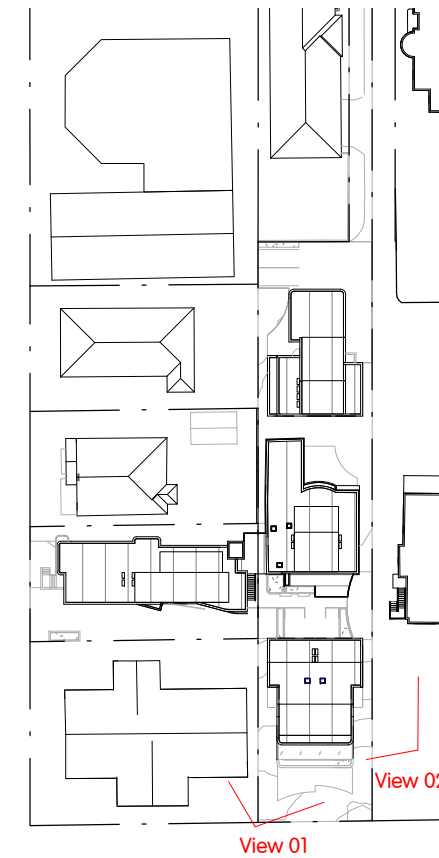
View 01

	Certificate no.:	0003500770
	Assessor Name:	Padraig Healy
	Accreditation no.:	101026
	Certificate date:	25 January 2019
	Dwelling Address:	307 Sydney Road 12 Boyle Street Bowgalah, NSW 2093
www.nathers.gov.au	www.nathers.gov.au	

Accreditation Period:	2018-2019
Assessor Name:	Padraig Healy
Assessor Number:	101026
Assessor Signature:	<i>Padraig Healy</i>
<small>HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.</small>	
<small>This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow an Assessor Code of Practice.</small>	



View 02





View 03

Certificate no.: 0003500770  
 Assessor Name: Padraig Healy  
 Accreditation no.: 101026  
 Certificate date: 25 January 2019  
 Dwelling Address:  
 307 Sydney Road 12 Boyle Street  
 Bowgalah, NSW  
 2093  
[www.nathers.gov.au](http://www.nathers.gov.au)

Average star rating **6.5**

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME

[www.nathers.gov.au](http://www.nathers.gov.au)

**ABSA**  
Australian Building Sustainability Association

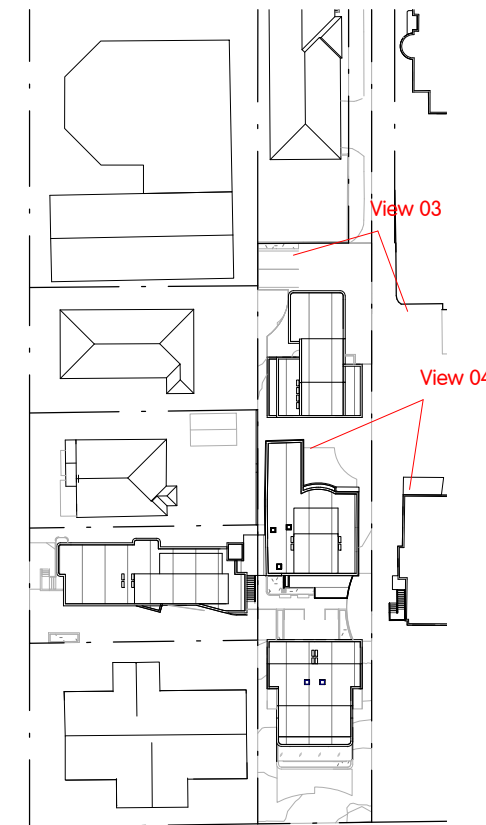
Accreditation Period	2018-2019
Assessor Name	Padraig Healy
Assessor Number	101026
Assessor Signature	<i>Padraig Healy</i>

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.

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View 04

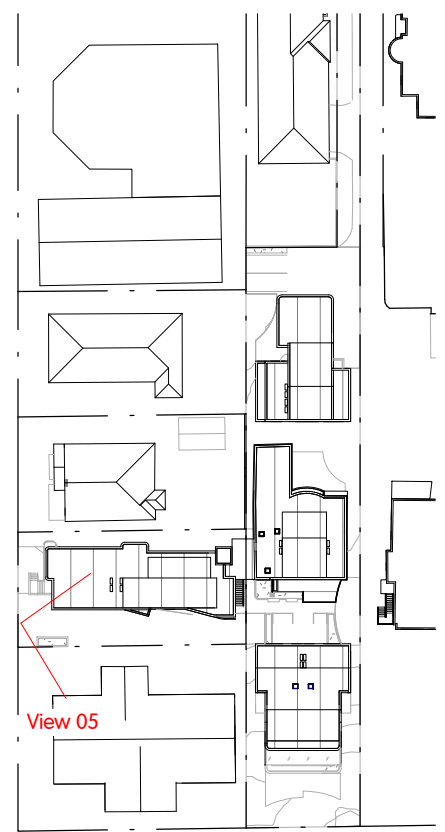


Certificate no.: 0003500770  
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 www.nathers.gov.au

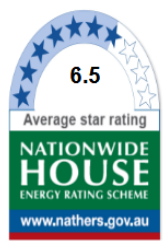
**ABSA**  
 Australian Building Sustainability Association

Accreditation Period	2018-2019
Assessor Name	Padraig Healy
Assessor Number	101026
Assessor Signature	<i>Padraig Healy</i>

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 Bowgalah, NSW  
 2093  
 www.nathers.gov.au



Existing building to be demolished shown dashed

Existing carport to be demolished shown dashed

Demolition site access via existing driveway

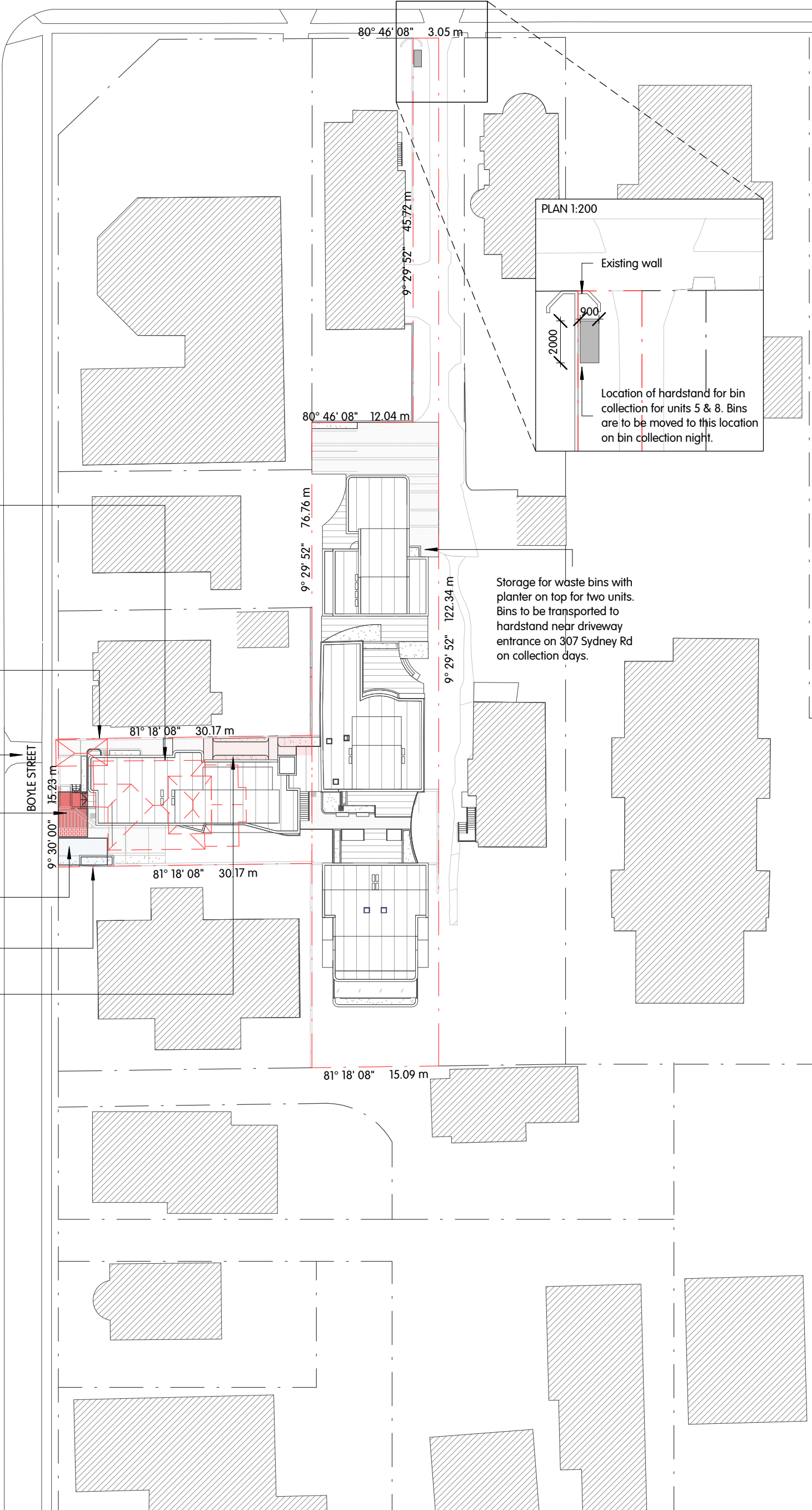
Skip Bin Storage Area in red

Material Stockpile Storage Area in blue

Storage for waste bins with planter on top for six units

Sorting Area shown in pink

Estimated Total Excavated Material: 1440 m<sup>3</sup>



Storage for waste bins with planter on top for two units. Bins to be transported to hardstand near driveway entrance on 307 Sydney Rd on collection days.

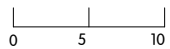
PLAN 1:200  
 Existing wall  
 900  
 2000  
 Location of hardstand for bin collection for units 5 & 8. Bins are to be moved to this location on bin collection night.



RobertsDay, Level 4, 17 Randle ST SURRY HILLS NSW 2010  
 T +612 8202 8000 adam.russell@robertsday.com.au  
 ABN: 008892135 NOMINATED ARCHITECT: Adam Russell (6764)

A 24/01/2019 ISSUE FOR DA  
 REV. DATE DESCRIPTION

NOTES  
 - ALL DIMENSIONS SHOWN IN MILLIMETRES + ALL LEVELS SHOWN IN METRES UNLESS OTHERWISE NOTED  
 - ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK  
 - WORK TO FIGURED DIMENSIONS ON SITE - DO NOT SCALE OFF DRAWINGS  
 - VERIFY ALL DIMENSIONS ON SITE + REPORT ALL DISCREPANCIES TO THE ARCHITECT  
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CLIENT  
 Sun Property Group  
 PROJECT ADDRESS  
 307 Sydney Road and 12 Boyle Street, Balgolah

SCALE@A3  
 As indicated

DATE  
 24/01/19

DRAWN BY  
 ED/AH

CHECKED BY  
 AR

REF NO.  
 SPG SRD

DRAW NO.  
 A 800

TITLE  
 Waste Management Site Plan

REV.  
 A