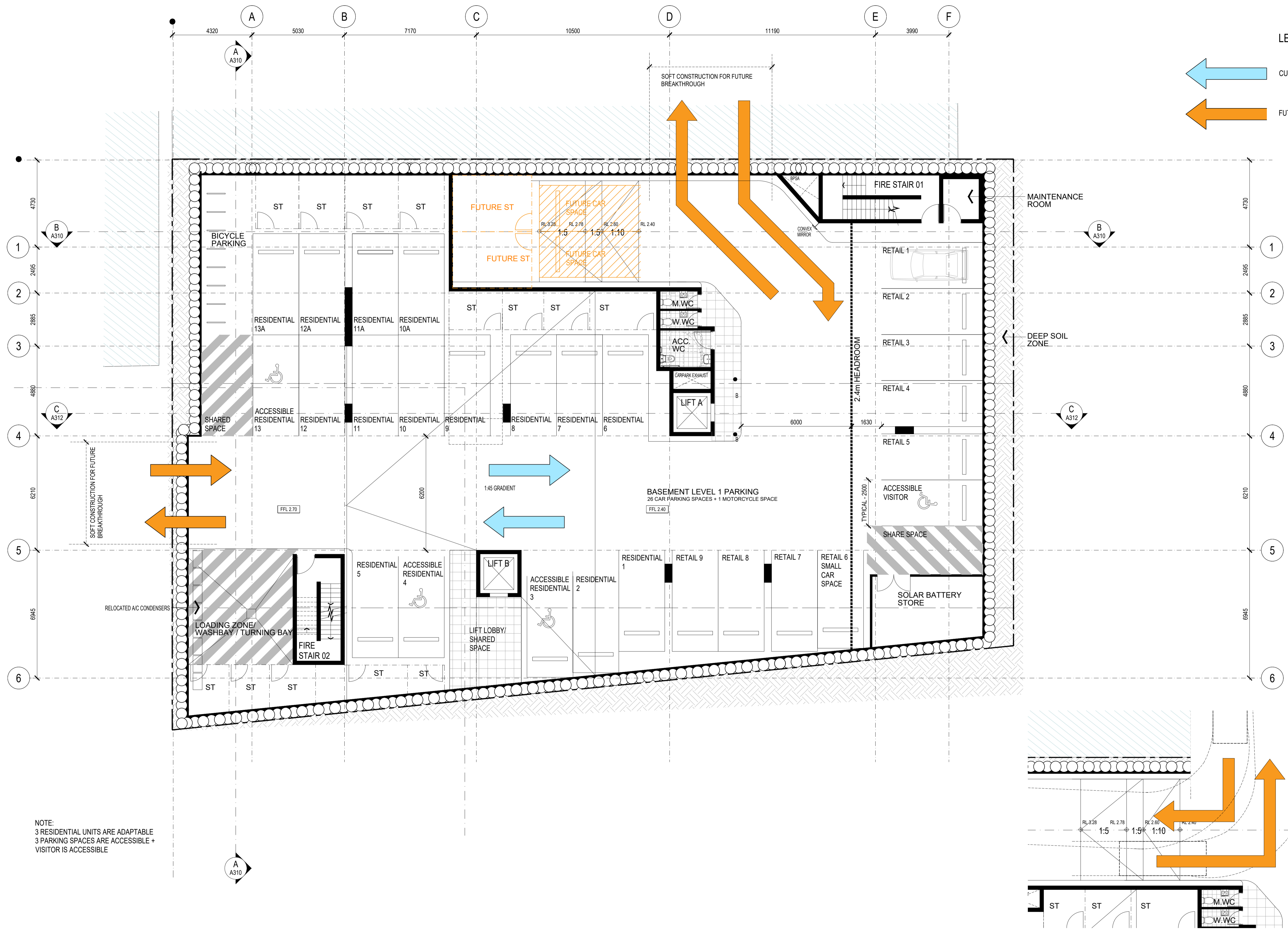
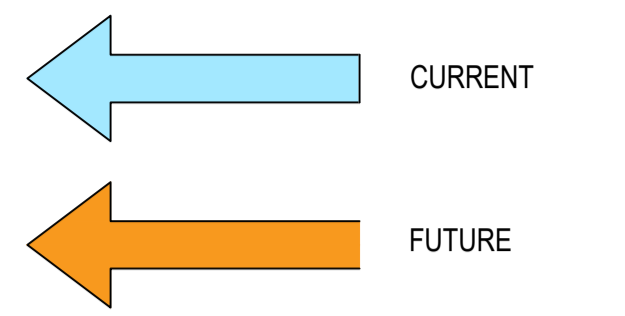


LEGEND



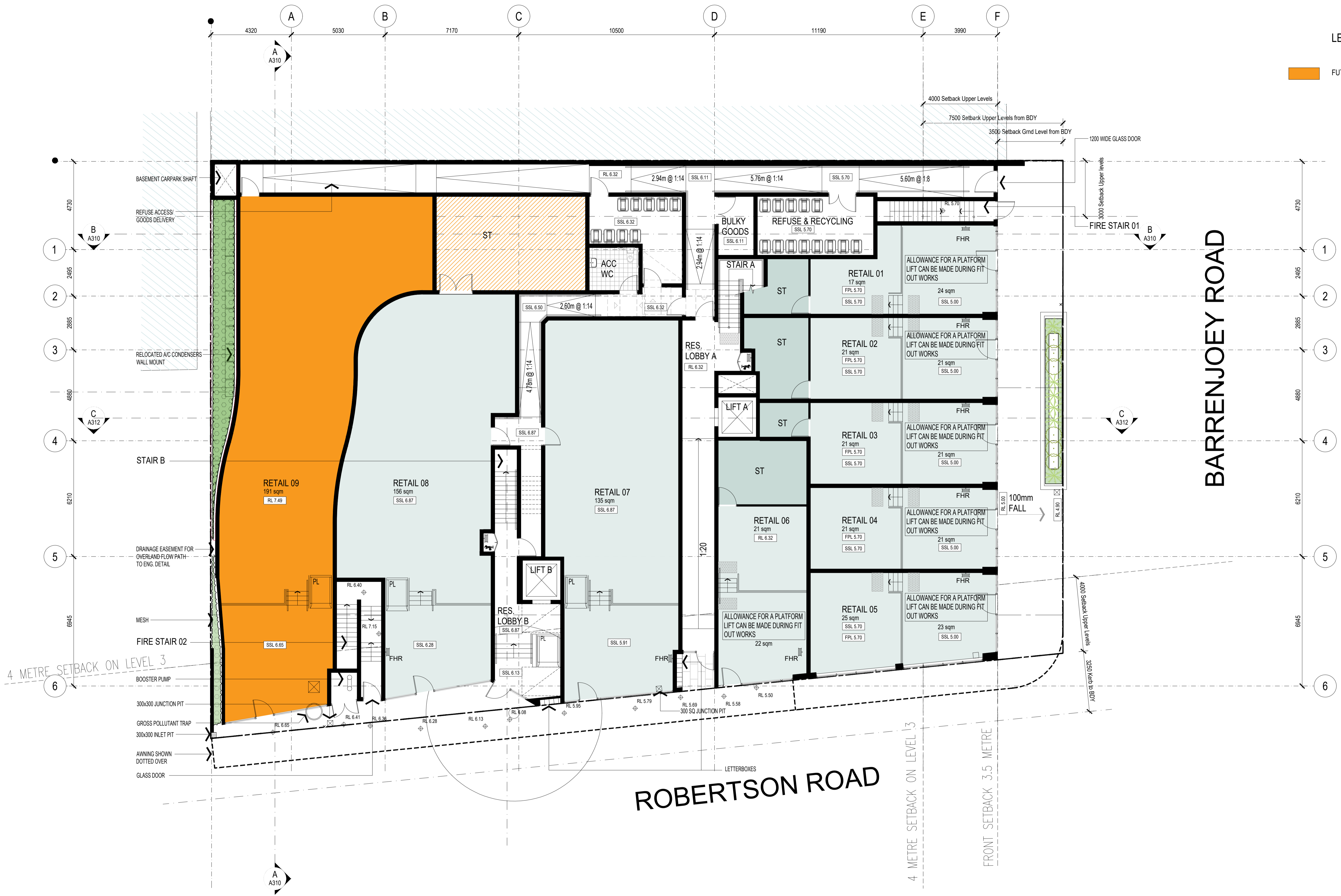
NOTE:
3 RESIDENTIAL UNITS ARE ADAPTABLE
3 PARKING SPACES ARE ACCESSIBLE +
VISITOR IS ACCESSIBLE

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LEGEND

FUTURE



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ISSUE	DATE	AMENDMENTS
01	21.08.11	NEW DRAWING

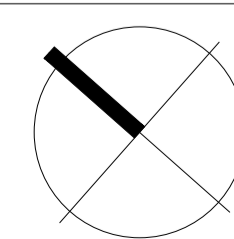
CLIENT
 DEVELOPMENT LINK

PROJECT
 MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

TITLE
 GROUND FLOOR PLAN
 ADDITIONAL RETAIL



SCALE
 1:100 @ A1

APPROVED
 DRAWN MT LH HH
 CHECKED PG
 DATE JAN 2019
 STATUS DA

PROJECT NUMBER
 18057

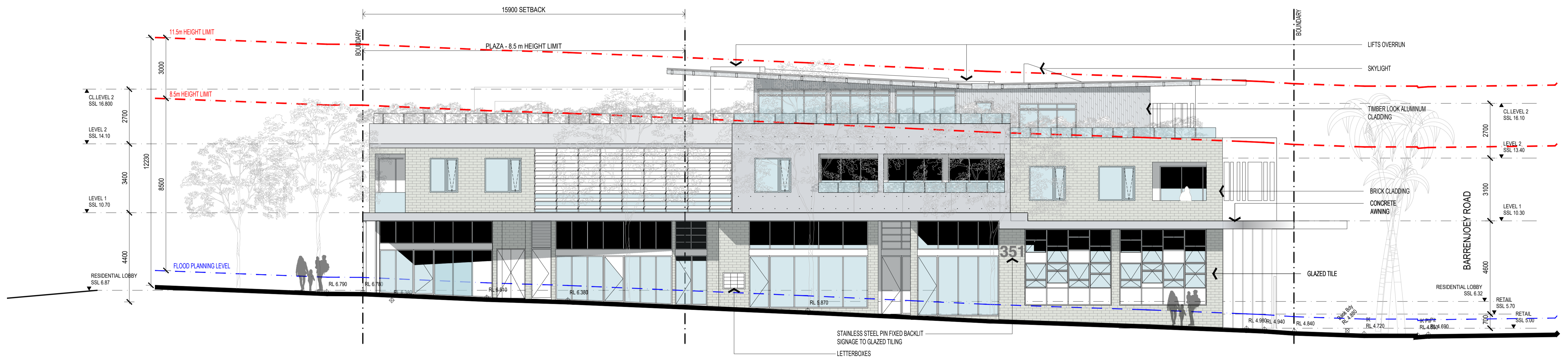
DRAWING NUMBER

A112

ISSUE

01





STREET ELEVATION / ROBERTSON ROAD

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ISSUE	DATE	AMENDMENTS
01	21.08.23	NEW DRAWING

CLIENT: DEVELOPMENT LINK
PROJECT: MIXED USE DEVELOPMENT
TITLE: SINGLE BASEMENT ELEVATION

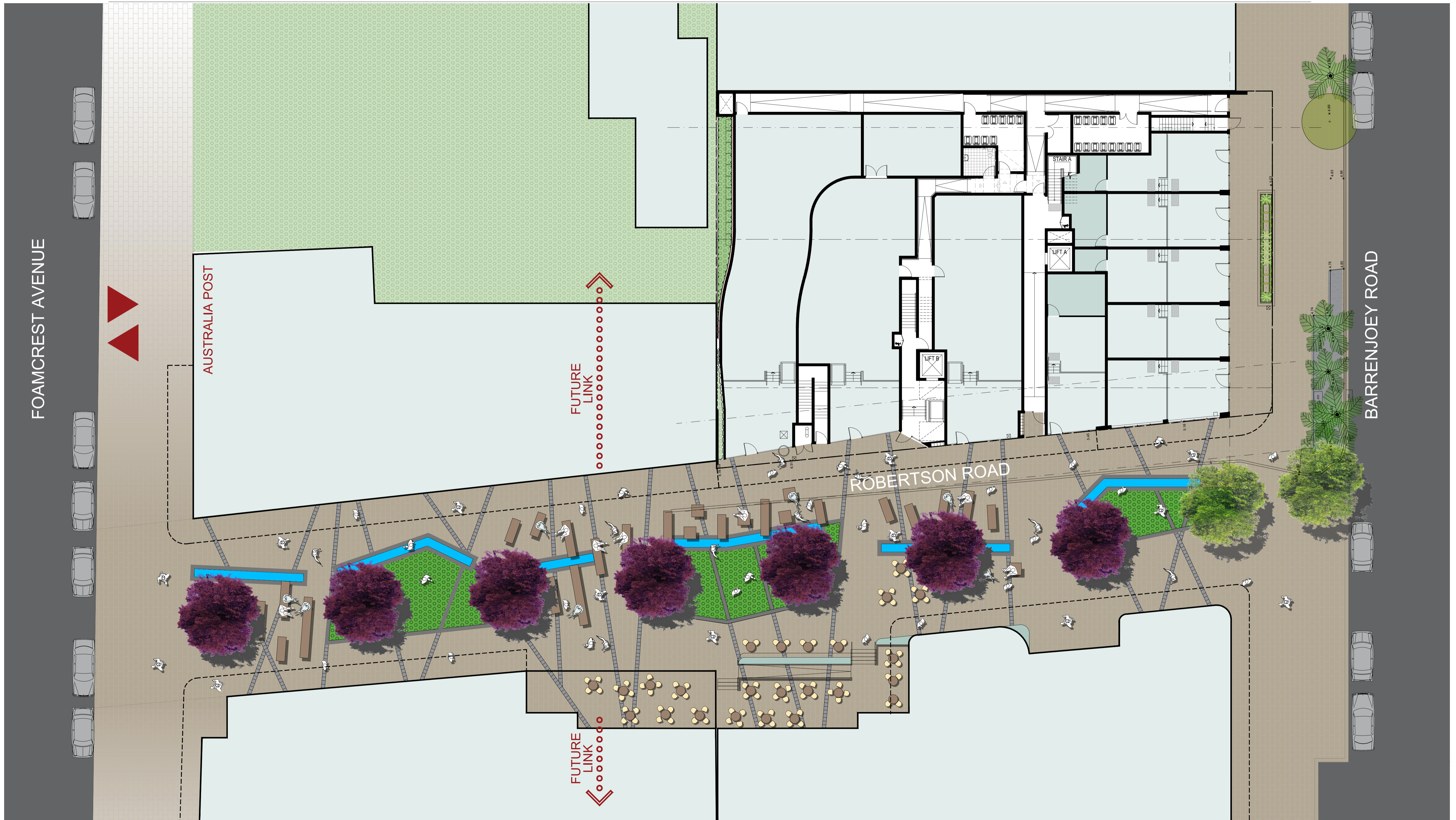
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

SCALE: 1:100 @ A1
APPROVED: LH
DRAWN: PG
CHECKED: PG
DATE: JAN 2019
STATUS: DA

PROJECT NUMBER: 18057
DRAWING NUMBER: A114
ISSUE: 01



ROBERTSON ROAD PEDESTRIANISATION CONCEPT



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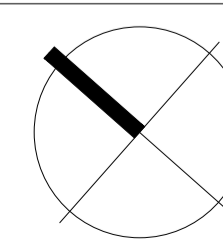
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ISSUE	DATE	AMENDMENTS
01	21.08.10	NEW DRAWING

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT
 351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

TITLE
**ROBERTSON ROAD
 PEDESTRIANISATION CONCEPT**



SCALE: 1:150 @ A1
 APPROVED: MT, LH, HH
 DRAWN: PG
 CHECKED: PG
 DATE: JAN 2019
 STATUS: DA

PROJECT NUMBER: 18057
 DRAWING NUMBER: A113

A113

01

ISSUE
01
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POTENTIAL FUTURE SEQUENCING FOR PERMANENT PEDESTRIANISATION OF ROBERTSON ROAD:

Further to 28th July masterplanning meeting, discussing the vision for Newport, CA would like to offer another possible solution that would respond to what we understand to be one of 2 community concerns.

Focusing around Robertson Road café precinct - the two areas of concern appear to be (a) overshadowing of the southern side of the road - basically the footpath alfresco café areas and (b) the vehicular traffic on Robertson Road.

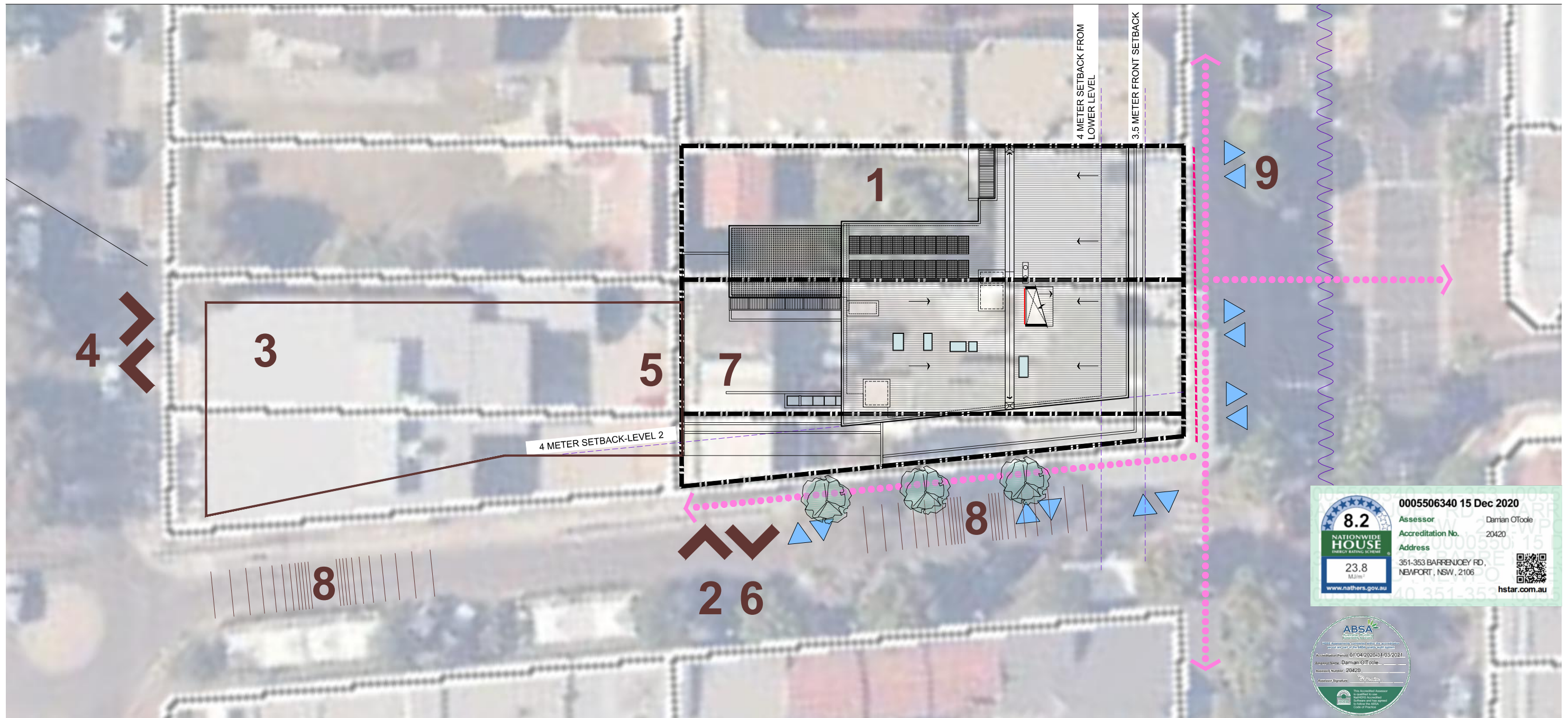
Regarding (a) overshadowing, the revised scheme for 315-535 Barrenjoey Road has illustrated that it is not the second (2nd) floor envelope that was causing shadowing (as this already has good controls and setbacks), but the first (1st) floor structure. CA analysis identified this, and this is why we have pulled our first floor envelope away from the boundary, not following a street alignment, with significant outcomes achieved on the southern side of Robertson Road. This is all captured on the current set of drawings currently in with council, and about to go on notification.

However, regarding (b) vehicular traffic: Post last night's meeting, and brain-storm workshop in our office this morning - Crawford Architects believe we have a solution that will meet all the local community wishes regarding traffic. In order to create a street that is 100% pedestrianized, we obviously would need to remove our vehicle access/egress. The design currently shows break throughs to serve properties to the north east (along Barrenjoey Road) and northwest (up Robertson Road), the latter being the post office.

The solution - is to reverse the thinking. What if the break through is not us providing access to the post office site, but for the future development of the post office site providing access to our site, at which point in time our access is removed, and turned into another little retail space. We have already detailed in our revised plans for all refuse and recycling to be collected off Barrenjoey road - so garbage trucks have already been removed. In summary - our access is conditioned as temporary, until which point in time the post office is developed, with its access off Foamcrest, the breakthrough and connections are established, to our benefit, our vehicle access at ground floor removed, the vehicle entry turned into another shop, and which point in time the entire road can be removed, paved, and a 100% pedestrianised zone implemented (with those purple flowers mentioned during the meeting)!

This appears to be a win for community, win for client, win for council.

- Construct proposed development - 1
 - With integrated vehicle entry/exit - 2
 - Construct future post office development - 3
 - With its vehicle entry/exit off Foamcrest Avenue - 4
 - Allowing breakthroughs in basement - 5
 - Enabling closure of original vehicle access - 6
 - Providing for additional Robertson Road retailing space - 7
 - Resulting in ability to remove all traffic and pedestrianization of Robertson Road - 8
 - Noting that all garbage is now detailed to be collected off Barrenjoey Road - 9
- (subject to consideration of access to other properties)



8.2
NATIONWIDE HOUSE ENERGY RATING SCHEME
23.8
MUM

0005506340 15 Dec 2020
Assessor: Damian O'Toole
Accreditation No.: 20420
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106
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ABSA
Architectural Services Board of Australia
Professional Seal: 01/04/2020-03/03/2021
Assessor Name: Damian O'Toole
Assessor Number: 20420

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01	21.08.03	COUNCIL PRESENTATION
ISSUE	DATE	AMENDMENTS

CLIENT: DEVELOPMENT LINK
PROJECT: MIXED USE DEVELOPMENT
TITLE: TRAFFIC SEQUENCING OPTION
SCALE: N/A
APPROVED DRAWN: MT
CHECKED: PG
DATE: JAN 2019
STATUS: DA

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

PROJECT NUMBER: 18057
DRAWING NUMBER: A005
ISSUE: 01

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