ARCHITECTURAL DRAWINGS

Project	Discipline	Stage	Sheet Number	Sheet Name	Scale @ A1	Current Revision
00 - DRAWING LIST						
WL	AR	SSDA	0001	COVER SHEET & DRAWING LIST	NTS	5
10 - GA FLOOR PLANS						
WL	AR	SSDA	1000	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 00	1:250	6
WL	AR	SSDA	1001	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 01	1:250	5
WL	AR	SSDA	1002	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 02	1:250	5
WL	AR	SSDA	1003	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 03	1:250	5
WL	AR	SSDA	1004	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 04	1:250	5
WL	AR	SSDA	1005	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 05	1:250	5
WL	AR	SSDA	1006	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 06	1:250	5
WL	AR	SSDA	1007	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 07	1:250	5
WL	AR	SSDA	1008	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 08-13	1:250	5
WL	AR	SSDA	1014	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 14	1:250	5
WL	AR	SSDA	1015	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 15-16	1:250	5
WL	AR	SSDA	1017	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 17	1:250	2
WL	AR	SSDA	1025	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 18-30	1:250	5
WL	AR	SSDA	1031	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 31 EQ	1:250	4
WL	AR	SSDA	1032	FLOOR PLAN - PARCEL 2 & 3 - LEVEL 32 ROOF TERRACE	1:250	4
WL	AR	SSDA	1033	FLOOR PLAN - PARCEL 2 & 3 - LEVEL ROOF PARAPET	1:250	4
WL	AR	SSDA	1040	FLOOR PLAN - PARCEL 2 & 3 - BASEMENT 01	1:250	4
WL	AR	SSDA	1041	FLOOR PLAN - PARCEL 2 & 3 - BASEMENT 02	1:250	4
14 - ELEVATIONS						
WL	AR	SSDA	1401	ELEVATIONS - PARCEL 2 - NORTH	1:250	4
WL	AR	SSDA	1402	ELEVATIONS - PARCEL 2 - SOUTH	1:250	4
WL	AR	SSDA	1403	ELEVATIONS - PARCEL 2 - EAST	1:250	4
WL	AR	SSDA	1404	ELEVATIONS - PARCEL 2 - WEST	1:250	4
WL	AR	SSDA	1405	ELEVATIONS - PARCEL 3 - NORTH	1:250	4
WL	AR	SSDA	1406	ELEVATIONS - PARCEL 3 - SOUTH	1:250	4
WL	AR	SSDA	1407	ELEVATIONS - PARCEL 3 - WEST - COMMUNAL	1:250	4
WL	AR	SSDA	1408	ELEVATIONS - PARCEL 3 - EAST - COMMUNAL	1:250	4
15 - SECTIONS						
WL	AR	SSDA	1501	SECTIONS - PARCEL 2 - SHEET 1	1:250	6
WL	AR	SSDA	1502	SECTIONS - PARCEL 3 - SHEET 1	1:250	6
WL	AR	SSDA	1503	SECTIONS - PARCEL 3 - SHEET 2	1:250	5
40 - APARTMENTS						
WL	AR	SSDA	4051	CITY STARTER APARTMENTS - PARCEL 2 & 3 - SHEET 1	1:100	3
WL	AR	SSDA	4052	1 BED APARTMENTS - PARCEL 2 & 3 - SHEET 1	1:100	3
WL	AR	SSDA	4053	1 BED APARTMENTS - PARCEL 2 & 3 - SHEET 2	1:100	2
WL	AR	SSDA	4054	2 BED APARTMENTS - PARCEL 2 & 3 - SHEET 1	1:100	3
WL	AR	SSDA	4055	2 BED APARTMENTS - PARCEL 2 & 3 - SHEET 2	1:100	3
WL	AR	SSDA	4056	3 BED APARTMENTS - PARCEL 2 & 3 - SHEET 1	1:100	3
80 - COMPLIANCE DRAWINGS						
WL	AR	SSDA	8051	COMPLIANCE DRAWINGS - PARCEL 2 & 3 - SOLAR ACCESS	1:850	3
WL	AR	SSDA	8052	COMPLIANCE DRAWINGS - PARCEL 2 & 3 - CROSS VENTILATION	1:850	3
81 - AREA PLANS						
WL	AR	SSDA	8101	AREA PLANS - PARCEL 2 & 3 - GFA	1:750	4
WL	AR	SSDA	8102	AREA PLANS - PARCEL 2 & 3 - GFA	1:750	4
WL	AR	SSDA	8103	AREA PLANS - PARCEL 2 & 3 - GFA	1:750	2
WL	AR	SSDA	8105	AREA PLANS - PARCEL 2 & 3 - TFA	1:750	2
WL	AR	SSDA	8106	AREA PLANS - PARCEL 2 & 3 - TFA	1:750	2
WL	AR	SSDA	8107	AREA PLANS - PARCEL 2 & 3 - TFA	1:750	2
Grand total: 44						

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

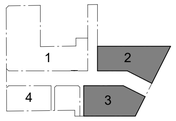
PRELIMINARY

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

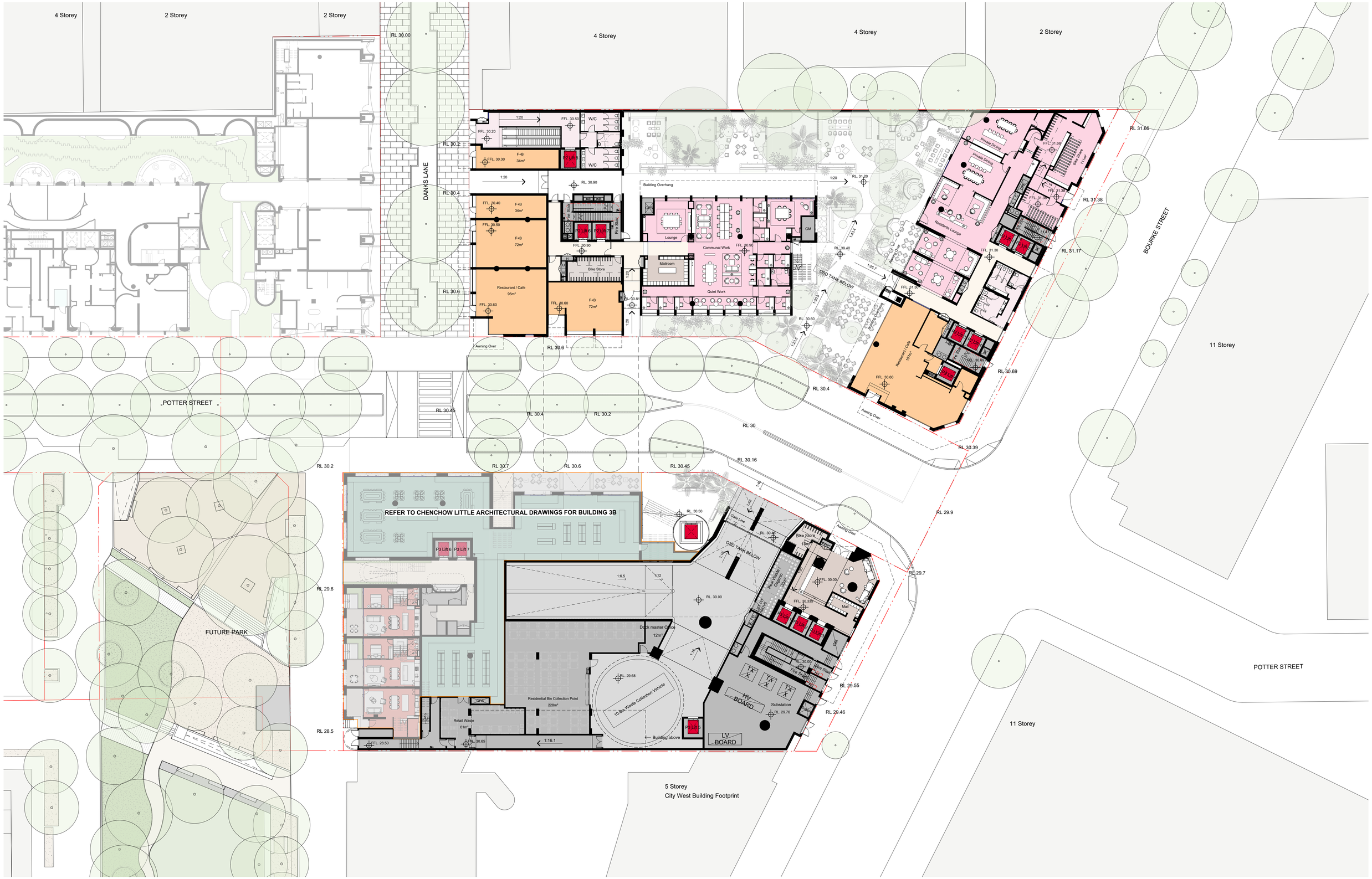
Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
COVER SHEET & DRAWING LIST

Date	Scale	Sheet Size
05/06/26		A1
Drawn	Chk.	
Drawing No.		Revision
0001		/ 5



In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

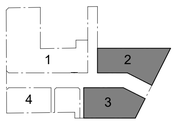
0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	25/03/26	For Sydney Water Approval		
5	16/04/26	Resubmission for SSDA		
6	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 00

Date	Scale	Sheet Size
05/06/26	1 : 250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1000		/ 6

Key

Build-to-Rent

- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

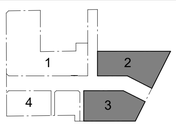
0 2.5 5 12.5m

1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 01

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1001		/ 5

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

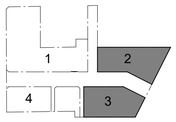
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 | Warren Haasnoot 9852

Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 | Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - LEVEL 02

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1002		/ 5

Key

Build-to-Rent

- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 2.5 5 12.5m

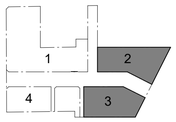
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 03

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1003		/ 5

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

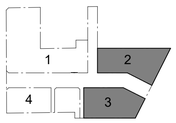
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

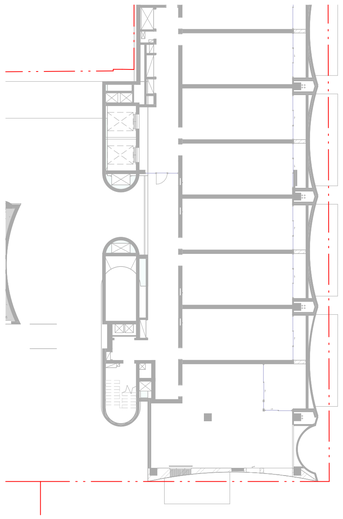
Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

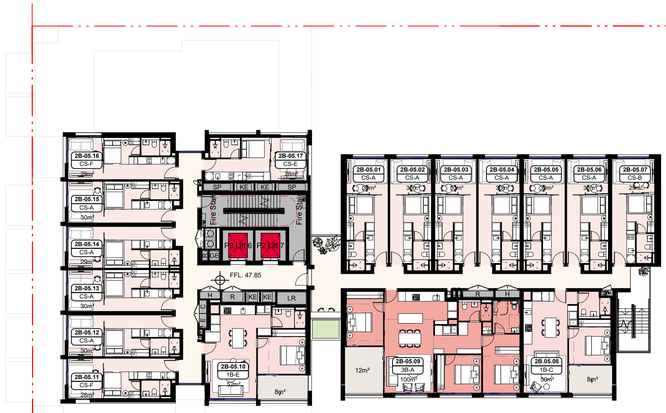
Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - LEVEL 04

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1004		/ 5

BUILDING 2B

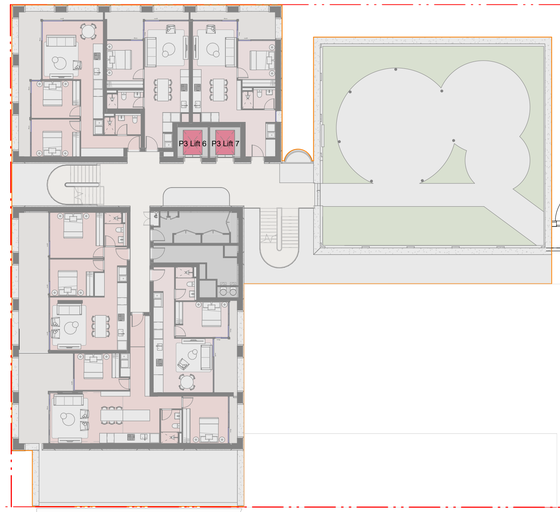
BUILDING 2A





BUILDING 3B

REFER TO CHENCHOW LITTLE ARCHITECTURAL DRAWINGS FOR BUILDING 3B



BUILDING 3A

Key

Build-to-Rent

- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 2.5 5 12.5m

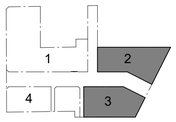
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

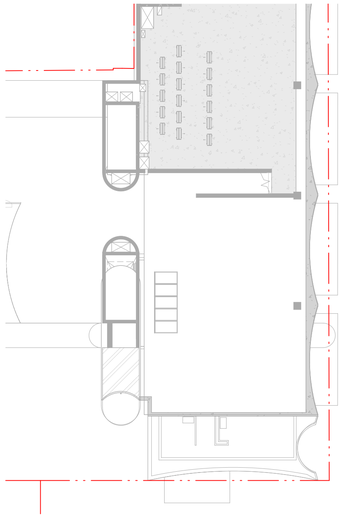
Drawing Name

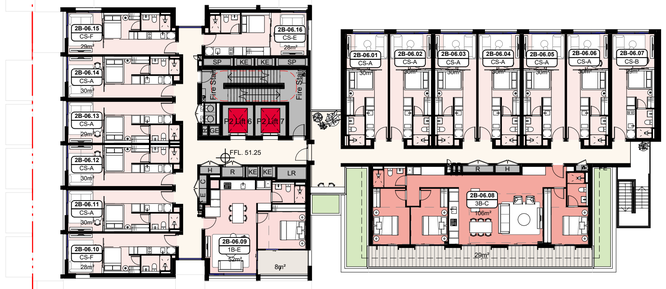
FLOOR PLAN - PARCEL 2 & 3 - LEVEL 05

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1005		/ 5

BUILDING 2B

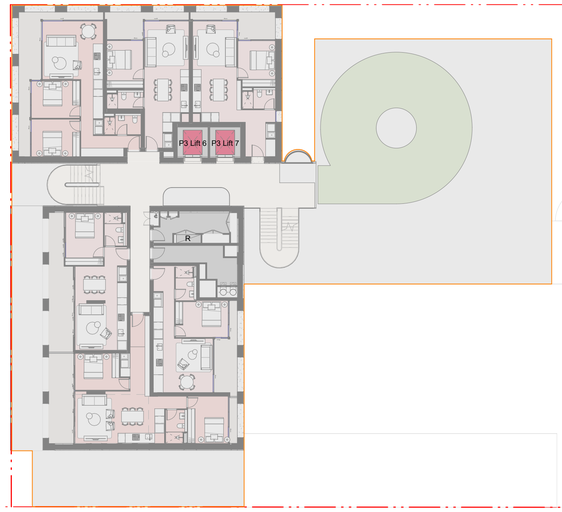
BUILDING 2A



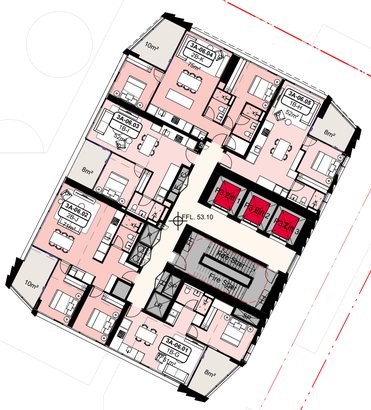


BUILDING 3B

REFER TO CHENCHOW LITTLE ARCHITECTURAL DRAWINGS FOR BUILDING 3B



BUILDING 3A



Key

Build-to-Rent

- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 2.5 5 12.5m

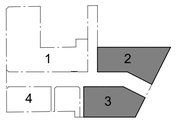
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 | Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 | Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

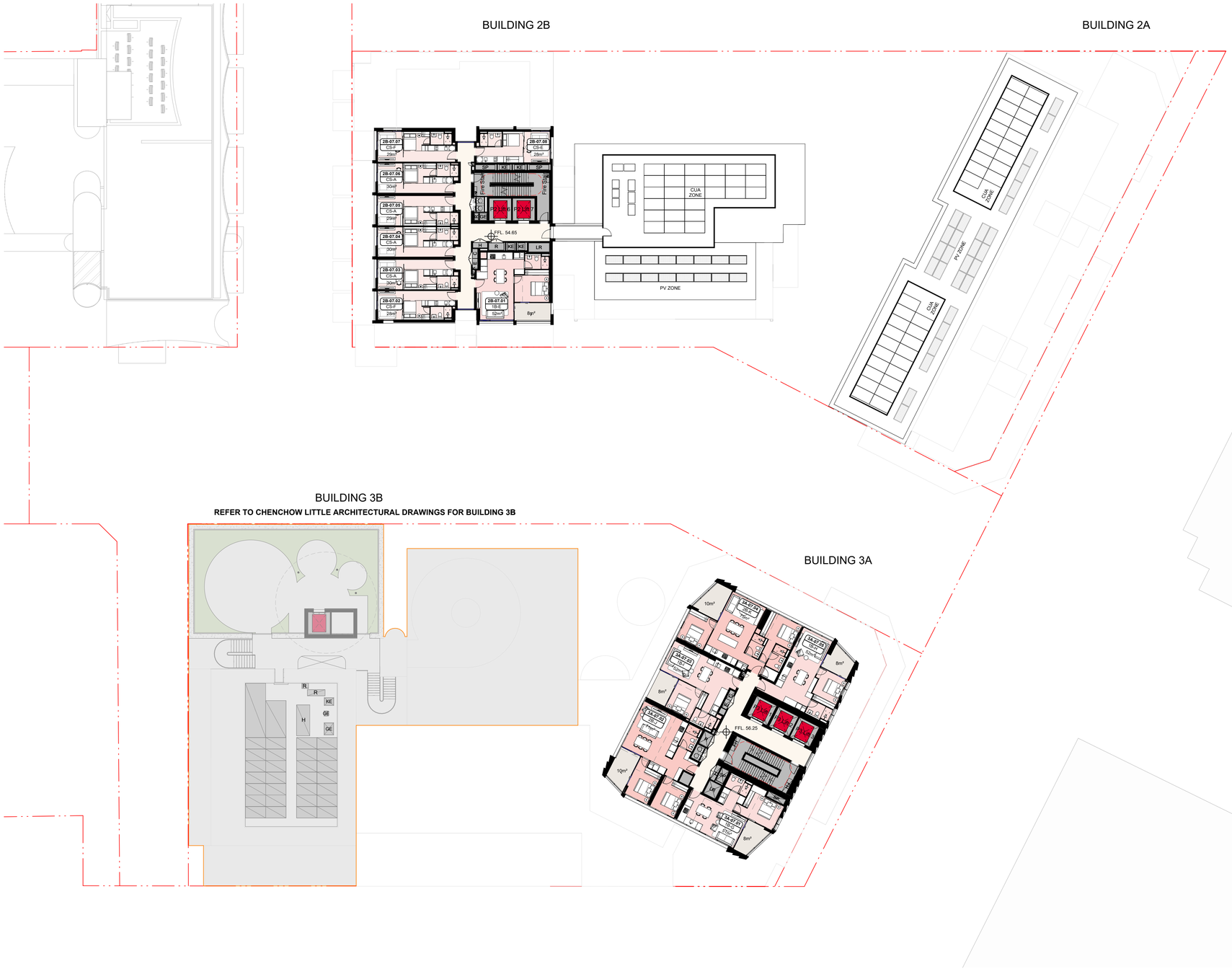
Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 06

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1006		/ 5



Key

Build-to-Rent

- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 2.5 5 12.5m

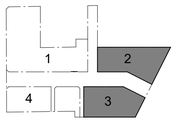
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

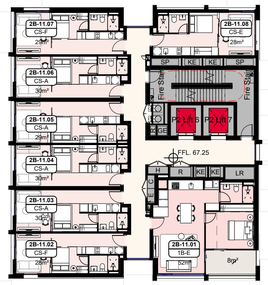
Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 07

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1007		/ 5

BUILDING 2B

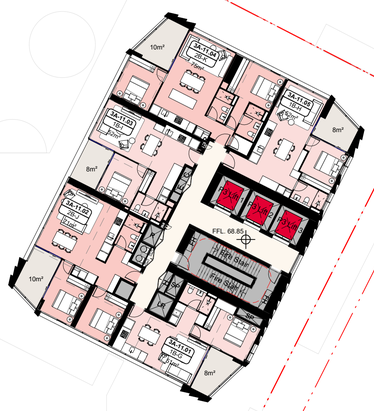
BUILDING 2A



BUILDING 3B

REFER TO CHENCHOW LITTLE ARCHITECTURAL DRAWINGS FOR BUILDING 3B

BUILDING 3A



Key

Build-to-Rent

- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 2.5 5 12.5m

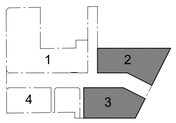
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 08-13

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1008		/ 5

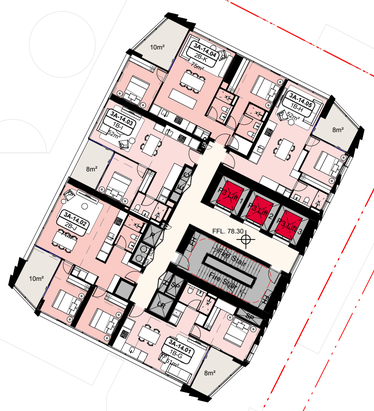
BUILDING 2B

BUILDING 2A

BUILDING 3B

REFER TO CHENCHOW LITTLE ARCHITECTURAL DRAWINGS FOR BUILDING 3B

BUILDING 3A



Key

Build-to-Rent

- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 2.5 5 12.5m

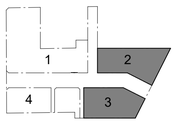
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

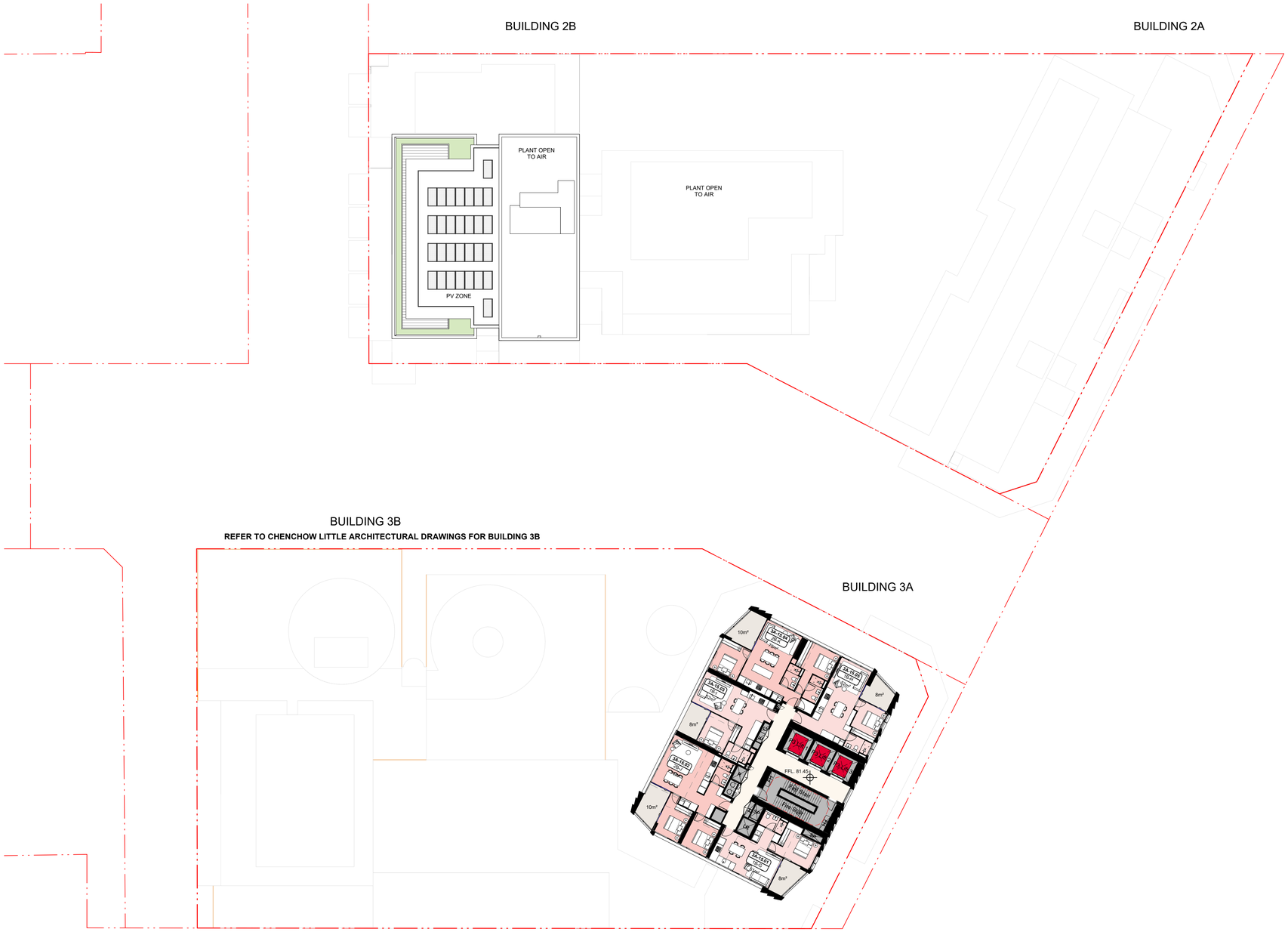
Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 14

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1014		/ 5



Key

Build-to-Rent

- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

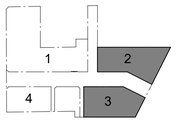
0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

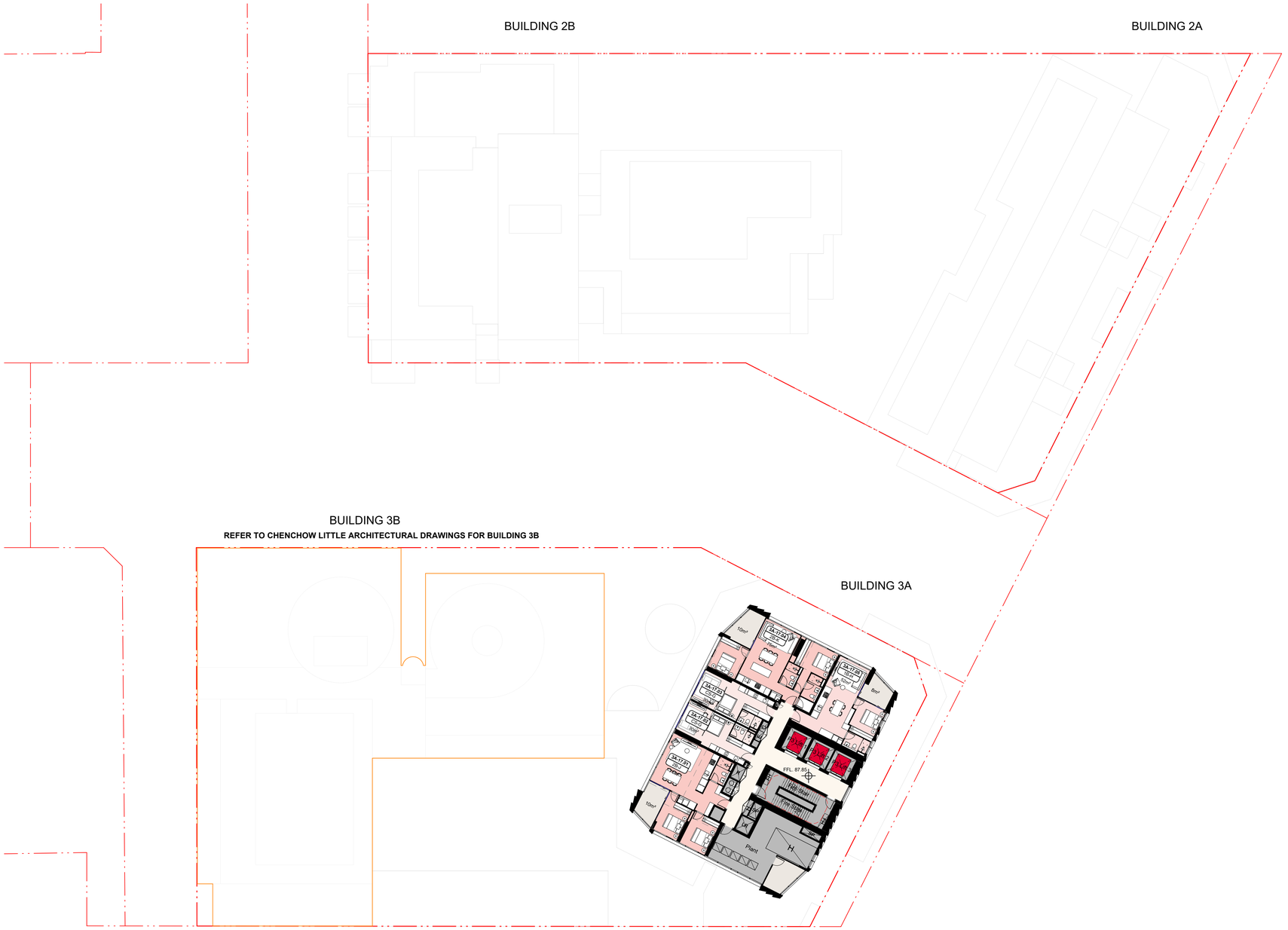
Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 15-16

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1015		/ 5



Key
Build-to-Rent
- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

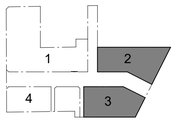
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	16/04/26	Resubmission for SSDA		
2	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - LEVEL 17

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
JF	JW	
Drawing No.		Revision
1017		/ 2

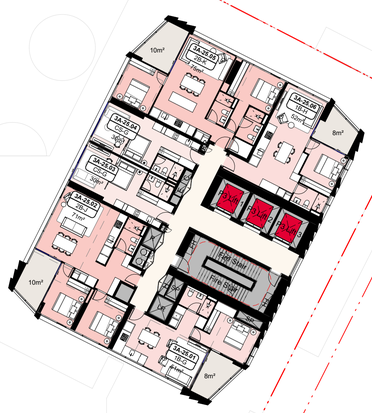
BUILDING 2B

BUILDING 2A

BUILDING 3B

REFER TO CHENCHOW LITTLE ARCHITECTURAL DRAWINGS FOR BUILDING 3B

BUILDING 3A



Key

Build-to-Rent

- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 2.5 5 12.5m

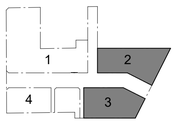
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 18-30

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1025		/ 5

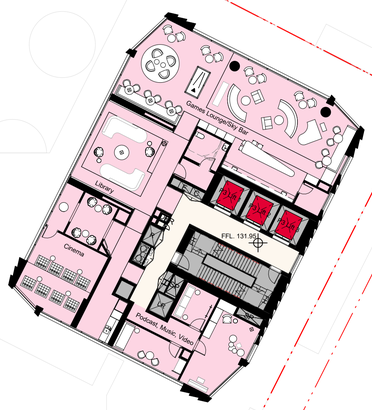
BUILDING 2B

BUILDING 2A

BUILDING 3B

REFER TO CHENCHOW LITTLE ARCHITECTURAL DRAWINGS FOR BUILDING 3B

BUILDING 3A



In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 2.5 5 12.5m

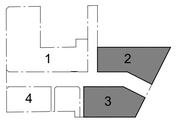
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

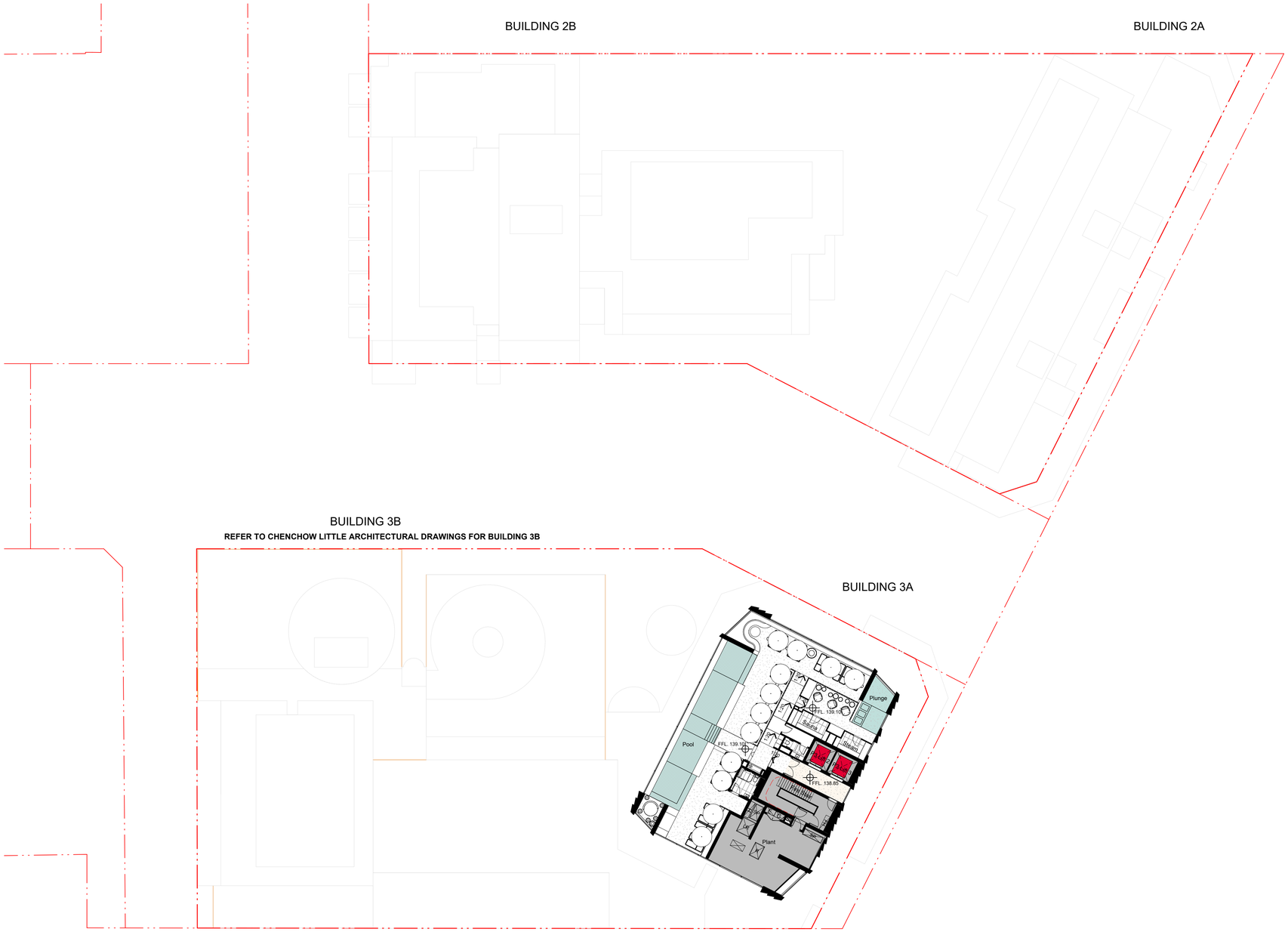
Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

FLOOR PLAN - PARCEL 2 & 3 - LEVEL 31 EQ

Date	Scale	Sheet Size
05/06/26	1 : 250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1031		/ 4



In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

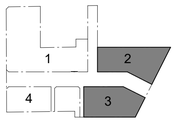
0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

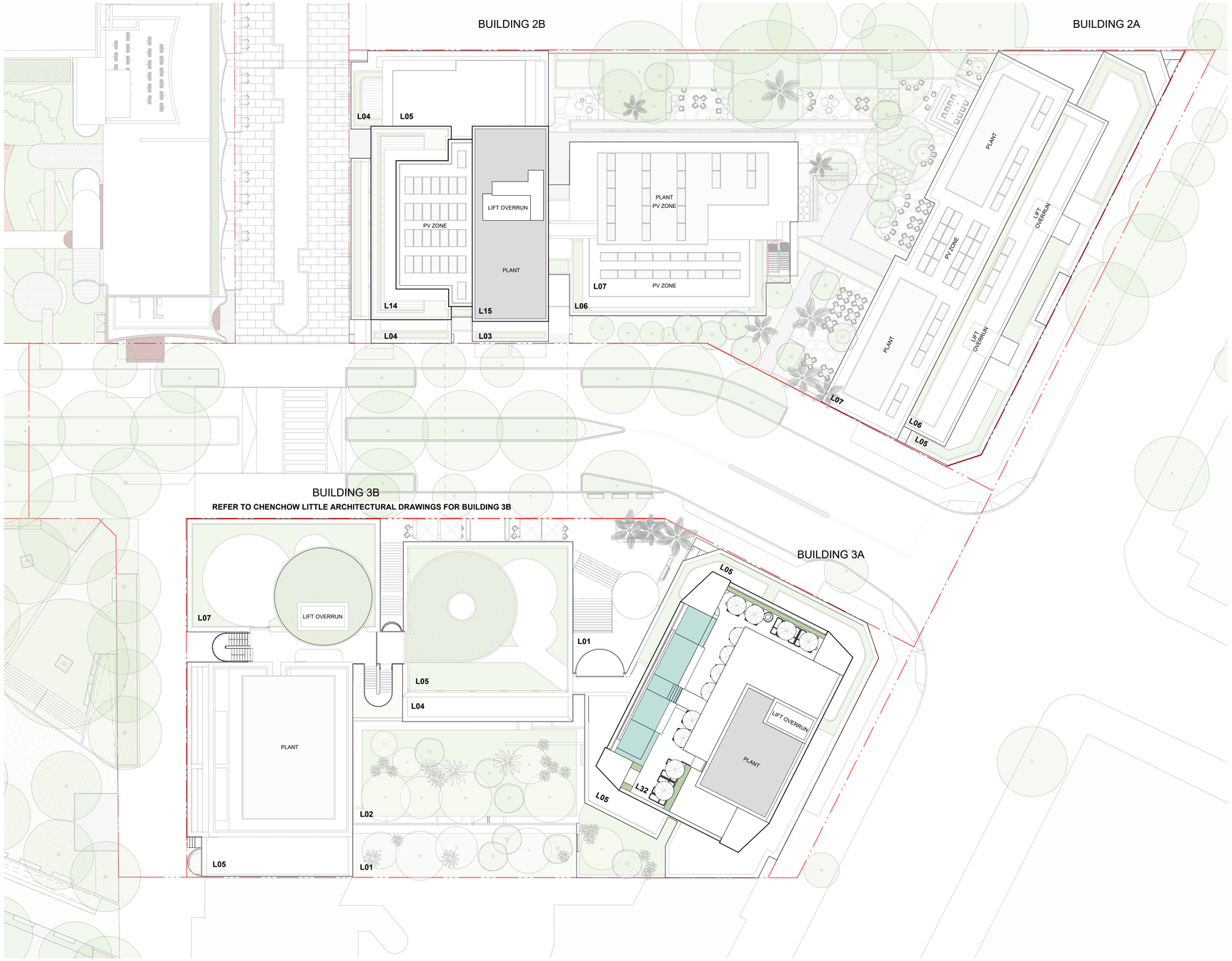
BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - LEVEL 32 ROOF TERRACE

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1032		/ 4



In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

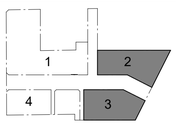
0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - LEVEL ROOF PARAPET

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1033		/ 4

REFER TO SJB ARCHITECTURAL DRAWINGS FOR EXTENT OF BASEMENT 02

Grease Arrestor (Retail) 19m²
Retail Lobby
RL. 24.5
RL. 24.20
1:20
1:20
17m²
Fire Stair
2B Chute Discharge Room 119m²
Retail Bulky Waste 16m²
Carpark Supply Fanroom 31m²
Elec Main Distribution Room 36m²
SRV
OSD TANK ABOVE
Bulky + Textile Waste 20m²
Carpark Exhaust Fanroom 77m²
Bike Parking / Storage 113m²
2A Chute Discharge Room 36m²
Bike Stair
Lobby 10m²
SRV
Lobby 10m²
2A Chute Discharge Room 36m²
RL. 24.20
30 Car Spaces
RL. 24.20
RL. 24.92
CONTROL POINT
1:12
Pedestrian Access
Cold Water Pump Room
Grease Arrestor 15m²
Bike Parking Storage 10m²
Retail Waste Storage
Grease Arrestor 18m²
SRV
Lobby 11m²
RL. 24.20
41 Car Spaces
LIFT PIT ABOVE
OSD TANK ABOVE
Storage 98m²
Cold Water Pump 15m²
Comms Room 17m²
Lobby 10m²
Fire Stair
1:12
1:6.5
Bin Moving Device
1:5
1:8
3B Resi Waste / Organic 11m²
3B Chute Discharge Room 57m²
Carpark Exhaust Fanroom 15m²
CONTROL POINT
RL. 25.12
1:20
RL. 24.20
Main Switchroom 38m²
Carpark Supply Fanroom 44m²
Fire Stair
Lift

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan: 1 2 3 4

SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - BASEMENT 01

Date	Scale	Sheet Size
05/06/26	1 : 250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1040		/ 4

REFER TO SJB ARCHITECTURAL DRAWINGS FOR EXTENT OF BASEMENT 02

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

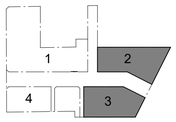
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

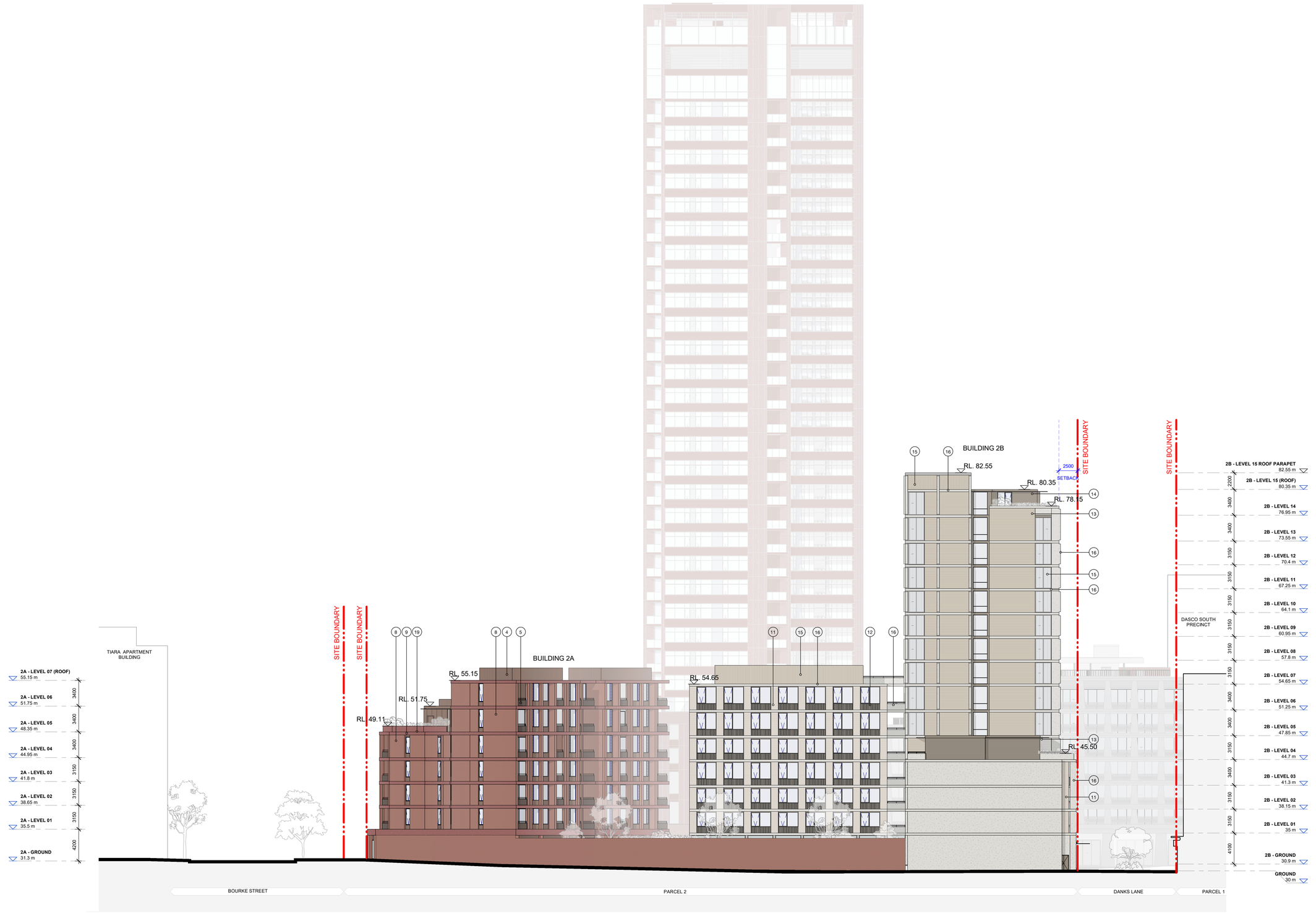
BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
FLOOR PLAN - PARCEL 2 & 3 - BASEMENT 02

Date	Scale	Sheet Size
05/06/26	1 : 250	A1
Drawn	Chk.	
SH/KS	WM	
Drawing No.		Revision
1041		/ 4



Materials

1 Red-toned metal

2 Red-toned metal louvres

3 Muted red-toned metal

4 Muted red-toned metal louvres

5 Perforated metal

6 Muted red, profiled metal

7 Red-toned metal mesh

8 Red brick

9 Pink-toned precast concrete

10 Pink-toned, serrated precast concrete

11 Beige brick

12 Beige-toned, profiled precast concrete

13 Beige-toned, profiled metal

14 Champagne-toned metal

15 Champagne-toned metal louvres

16 Precast concrete

17 Champagne-toned metal palisade

18 Dark green metal laneway awning

19 Integrated planters

Glazing Material and Operation

Fixed Glass - Clear

Fixed Glass - Colour back

Fixed Glass - Reeded

Operable - Awning

Operable - Sliding

Operable - Glass Louvre

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

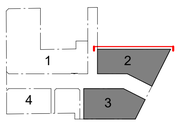
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
ELEVATIONS - PARCEL 2 - NORTH

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
1401		/ 4

Materials

1 Red-toned metal

2 Red-toned metal louvres

3 Muted red-toned metal

4 Muted red-toned metal louvres

5 Perforated metal

6 Muted red, profiled metal

7 Red-toned metal mesh

8 Red brick

9 Pink-toned precast concrete

10 Pink-toned, serrated precast concrete

11 Beige brick

12 Beige-toned, profiled precast concrete

13 Beige-toned, profiled metal

14 Champagne-toned metal

15 Champagne-toned metal louvres

16 Precast concrete

17 Champagne-toned metal palisade

18 Dark green metal laneway awning

19 Integrated planters

Glazing Material and Operation

Fixed Glass - Clear

Fixed Glass - Colour back

Fixed Glass - Reeded

Operable - Awning

Operable - Sliding

Operable - Glass Louvre

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

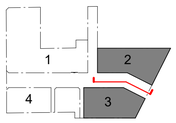
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
ELEVATIONS - PARCEL 2 - SOUTH

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
1402		/ 4

Materials

1 Red-toned metal

2 Red-toned metal louvres

3 Muted red-toned metal

4 Muted red-toned metal louvres

5 Perforated metal

6 Muted red, profiled metal

7 Red-toned metal mesh

8 Red brick

9 Pink-toned precast concrete

10 Pink-toned, serrated precast concrete

11 Beige brick

12 Beige-toned, profiled precast concrete

13 Beige-toned, profiled metal

14 Champagne-toned metal

15 Champagne-toned metal louvres

16 Precast concrete

17 Champagne-toned metal palisade

18 Dark green metal laneway awning

19 Integrated planters

Glazing Material and Operation

Fixed Glass - Clear

Fixed Glass - Colour back

Fixed Glass - Reeded

Operable - Awning

Operable - Sliding

Operable - Glass Louvre

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

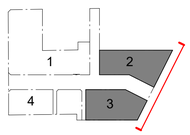
0 2.5 5 12.5m

1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

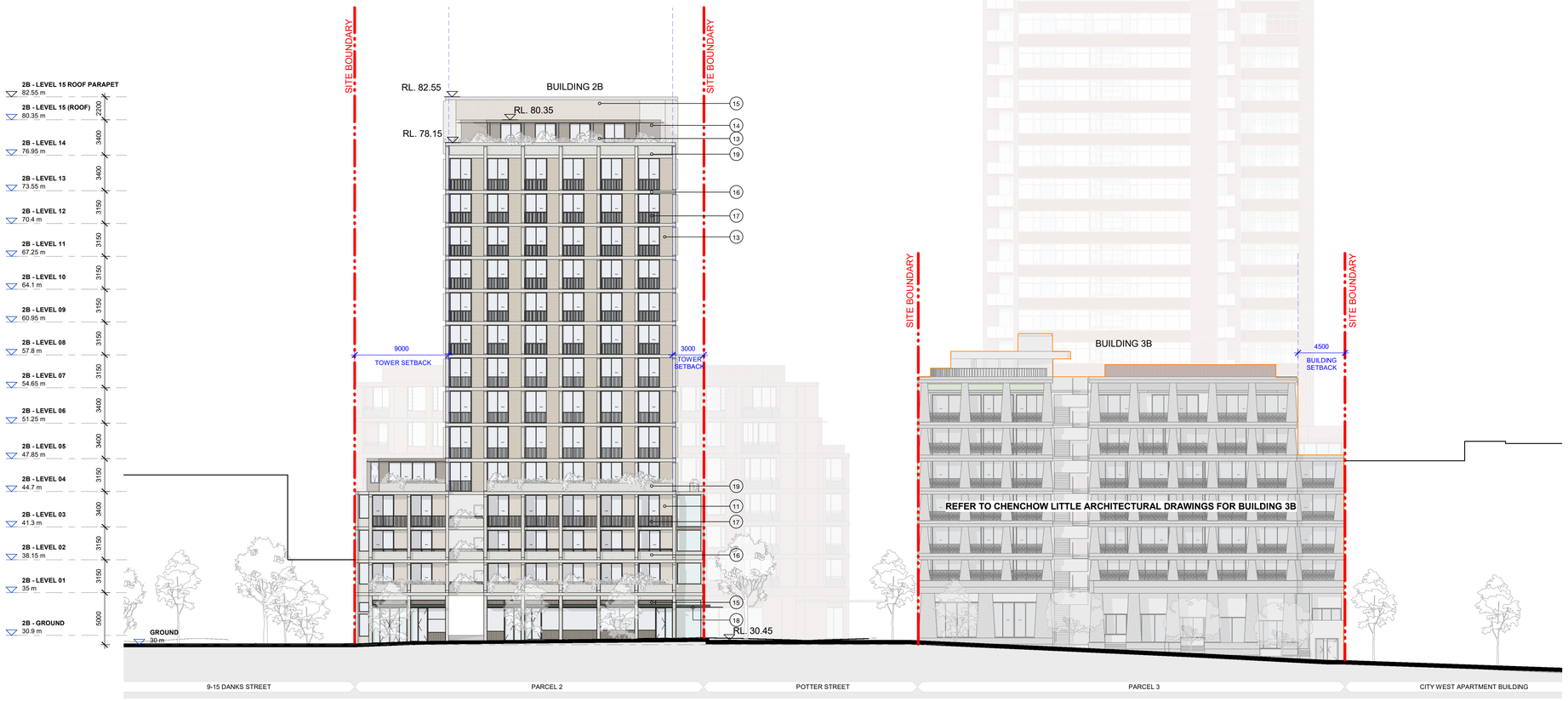
Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
ELEVATIONS - PARCEL 2 - EAST

Date	Scale	Sheet Size
05/06/26	1:250	A1

Drawn	Chk.
SH	WM

Drawing No. 1403 Revision / 4



Materials

1 Red-toned metal

2 Red-toned metal louvres

3 Muted red-toned metal

4 Muted red-toned metal louvres

5 Perforated metal

6 Muted red, profiled metal

7 Red-toned metal mesh

8 Red brick

9 Pink-toned precast concrete

10 Pink-toned, serrated precast concrete

11 Beige brick

12 Beige-toned, profiled precast concrete

13 Beige-toned, profiled metal

14 Champagne-toned metal

15 Champagne-toned metal louvres

16 Precast concrete

17 Champagne-toned metal palisade

18 Dark green metal laneway awning

19 Integrated planters

Glazing Material and Operation

- Fixed Glass - Clear
- Fixed Glass - Colour back
- Fixed Glass - Reeded
- Operable - Awning
- Operable - Sliding
- Operable - Glass Louvre

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

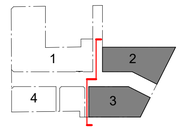
0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 | Warren Haasnoot 9852

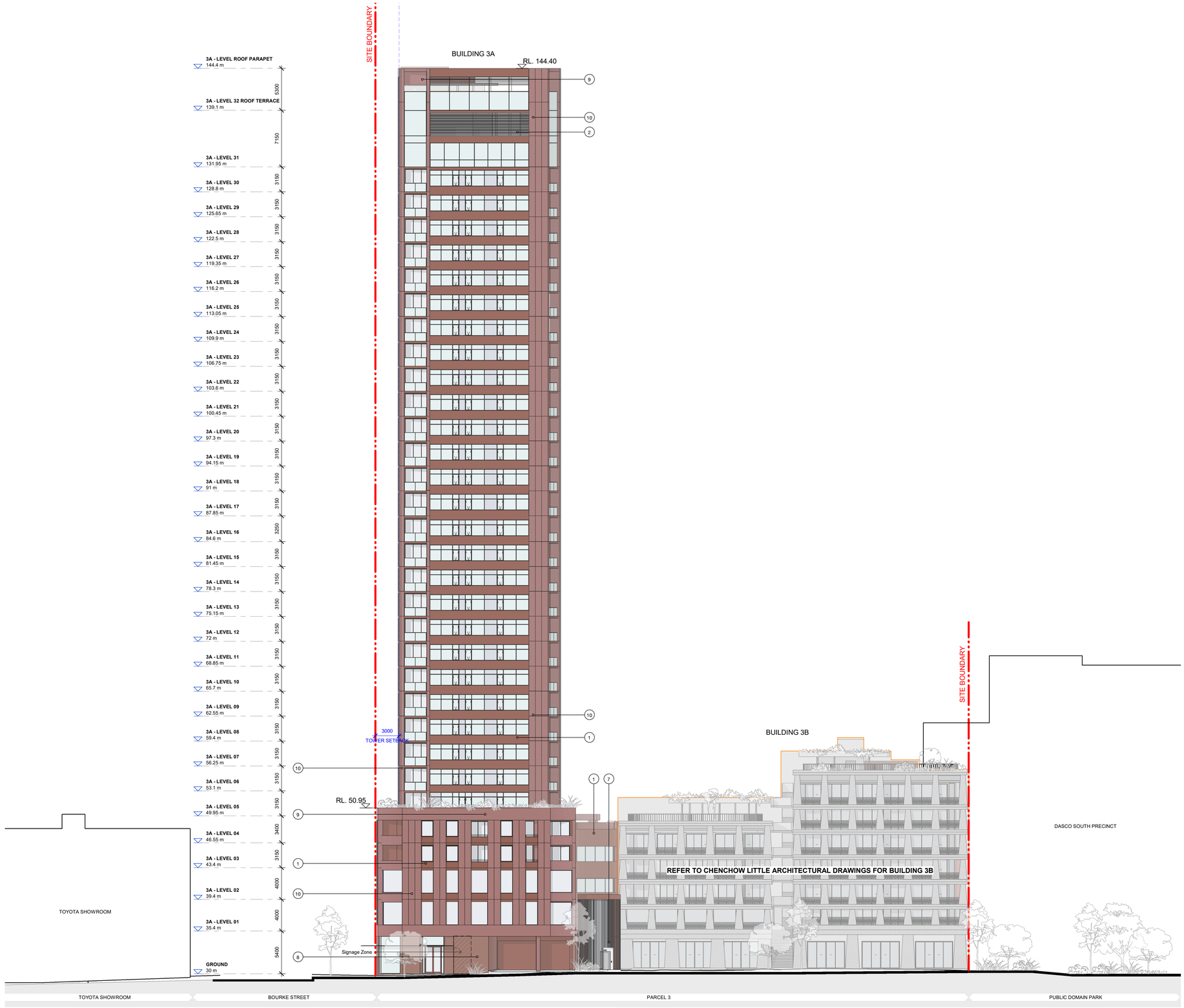
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 | Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
ELEVATIONS - PARCEL 2 - WEST

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
1404		/ 4



Materials

1 Red-toned metal

2 Red-toned metal louvres

3 Muted red-toned metal

4 Muted red-toned metal louvres

5 Perforated metal

6 Muted red, profiled metal

7 Red-toned metal mesh

8 Red brick

9 Pink-toned precast concrete

10 Pink-toned, serrated precast concrete

11 Beige brick

12 Beige-toned, profiled precast concrete

13 Beige-toned, profiled metal

14 Champagne-toned metal

15 Champagne-toned metal louvres

16 Precast concrete

17 Champagne-toned metal palisade

18 Dark green metal laneway awning

19 Integrated planters

Glazing Material and Operation

- Fixed Glass - Clear
- Fixed Glass - Colour back
- Fixed Glass - Reeded
- Operable - Awning
- Operable - Sliding
- Operable - Glass Louvre

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

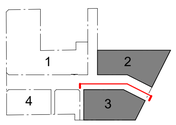
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

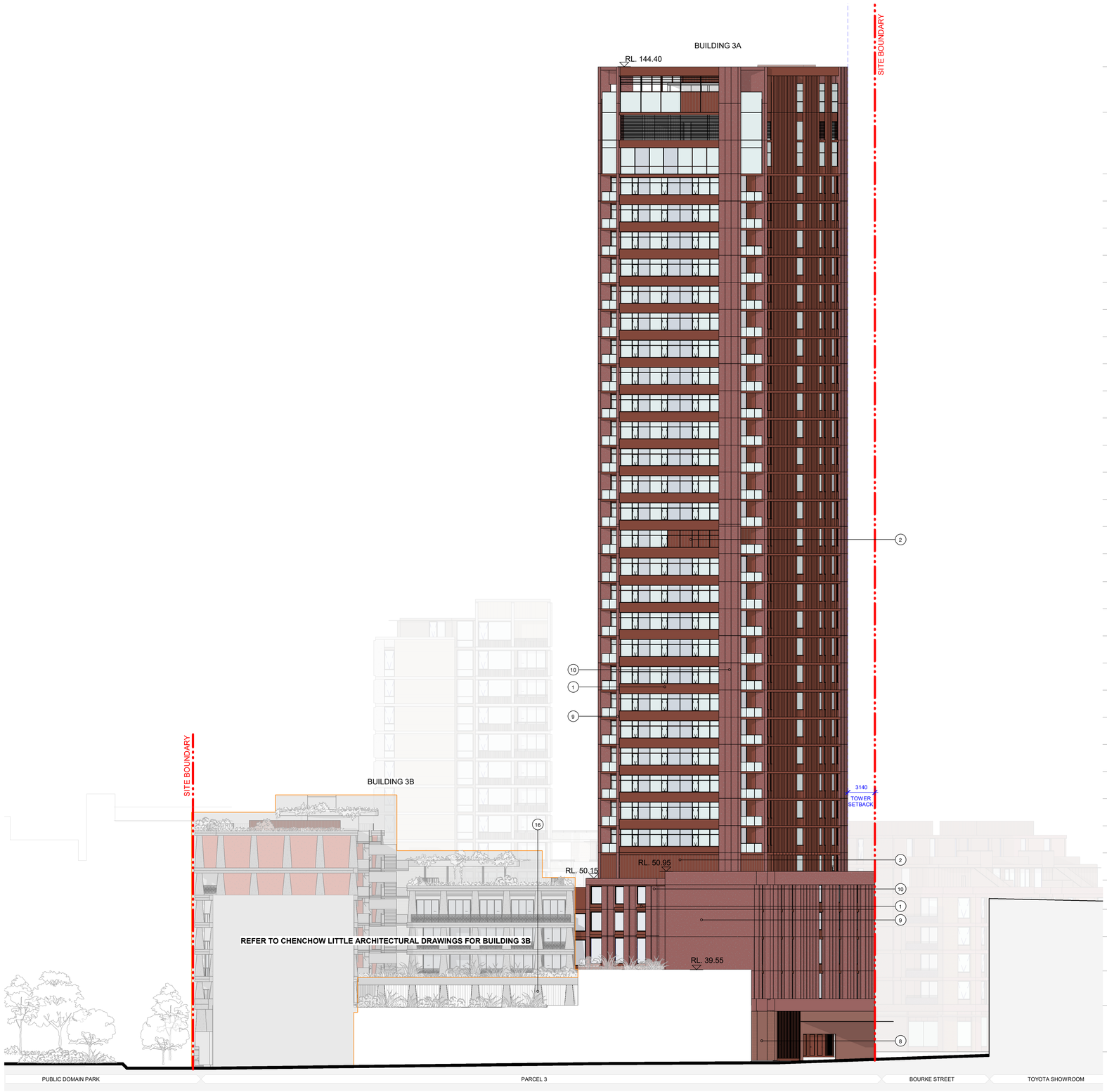
BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

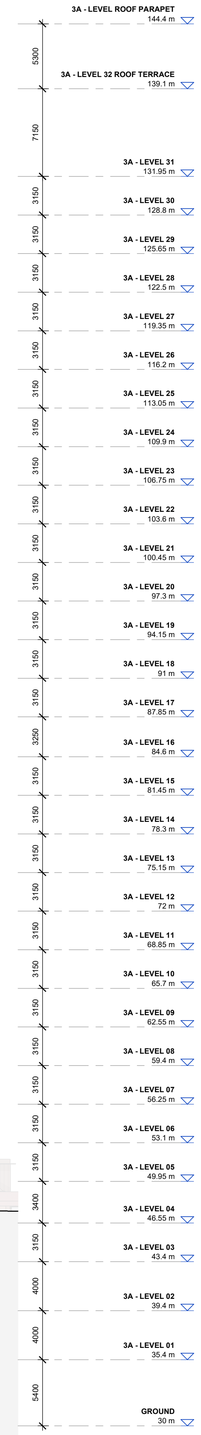
CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
ELEVATIONS - PARCEL 3 - NORTH

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
1405		/ 4





Materials

1 Red-toned metal

2 Red-toned metal louvres

3 Muted red-toned metal

4 Muted red-toned metal louvres

5 Perforated metal

6 Muted red, profiled metal

7 Red-toned metal mesh

8 Red brick

9 Pink-toned precast concrete

10 Pink-toned, serrated precast concrete

11 Beige brick

12 Beige-toned, profiled precast concrete

13 Beige-toned, profiled metal

14 Champagne-toned metal

15 Champagne-toned metal louvres

16 Precast concrete

17 Champagne-toned metal palisade

18 Dark green metal laneway awning

19 Integrated planters

Glazing Material and Operation

Fixed Glass - Clear

Fixed Glass - Colour back

Fixed Glass - Reeded

Operable - Awning

Operable - Sliding

Operable - Glass Louvre

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

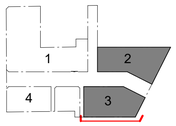
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

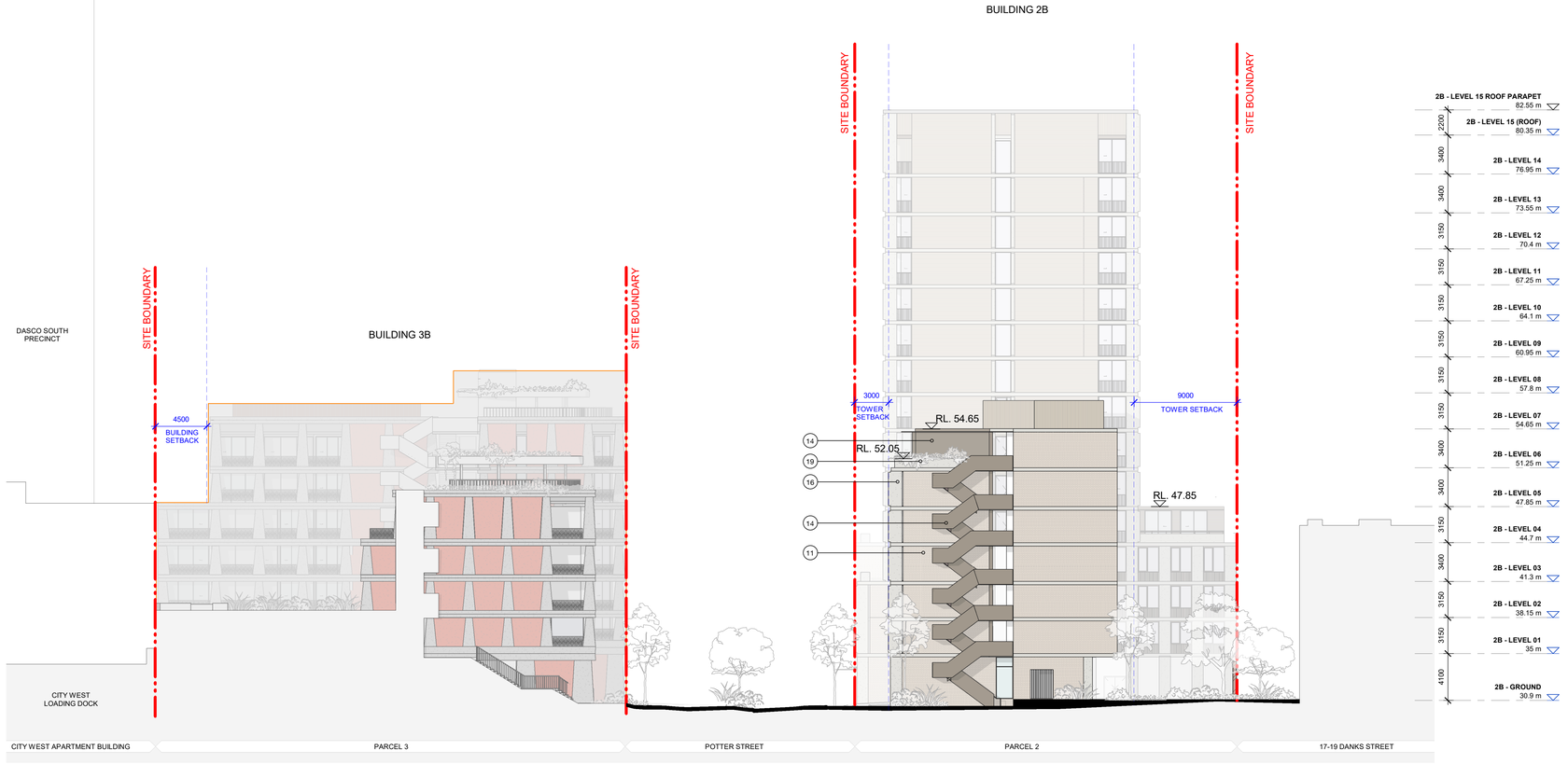
BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
ELEVATIONS - PARCEL 3 - SOUTH

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
1406		/ 4



1 1407a_Building 3B Communal Pocket West Elevation_DA
1 : 250

Materials

1 Red-toned metal
2 Red-toned metal louvres
3 Muted red-toned metal
4 Muted red-toned metal louvres
5 Perforated metal
6 Muted red, profiled metal
7 Red-toned metal mesh
8 Red brick
9 Pink-toned precast concrete
10 Pink-toned, serrated precast concrete
11 Beige brick
12 Beige-toned, profiled precast concrete
13 Beige-toned, profiled metal
14 Champagne-toned metal
15 Champagne-toned metal louvres
16 Precast concrete
17 Champagne-toned metal palisade
18 Dark green metal laneway awning
19 Integrated planters

Glazing Material and Operation

Fixed Glass - Clear
Fixed Glass - Colour back
Fixed Glass - Reeded
Operable - Awning
Operable - Sliding
Operable - Glass Louvre

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

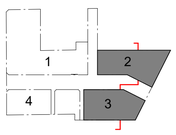
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

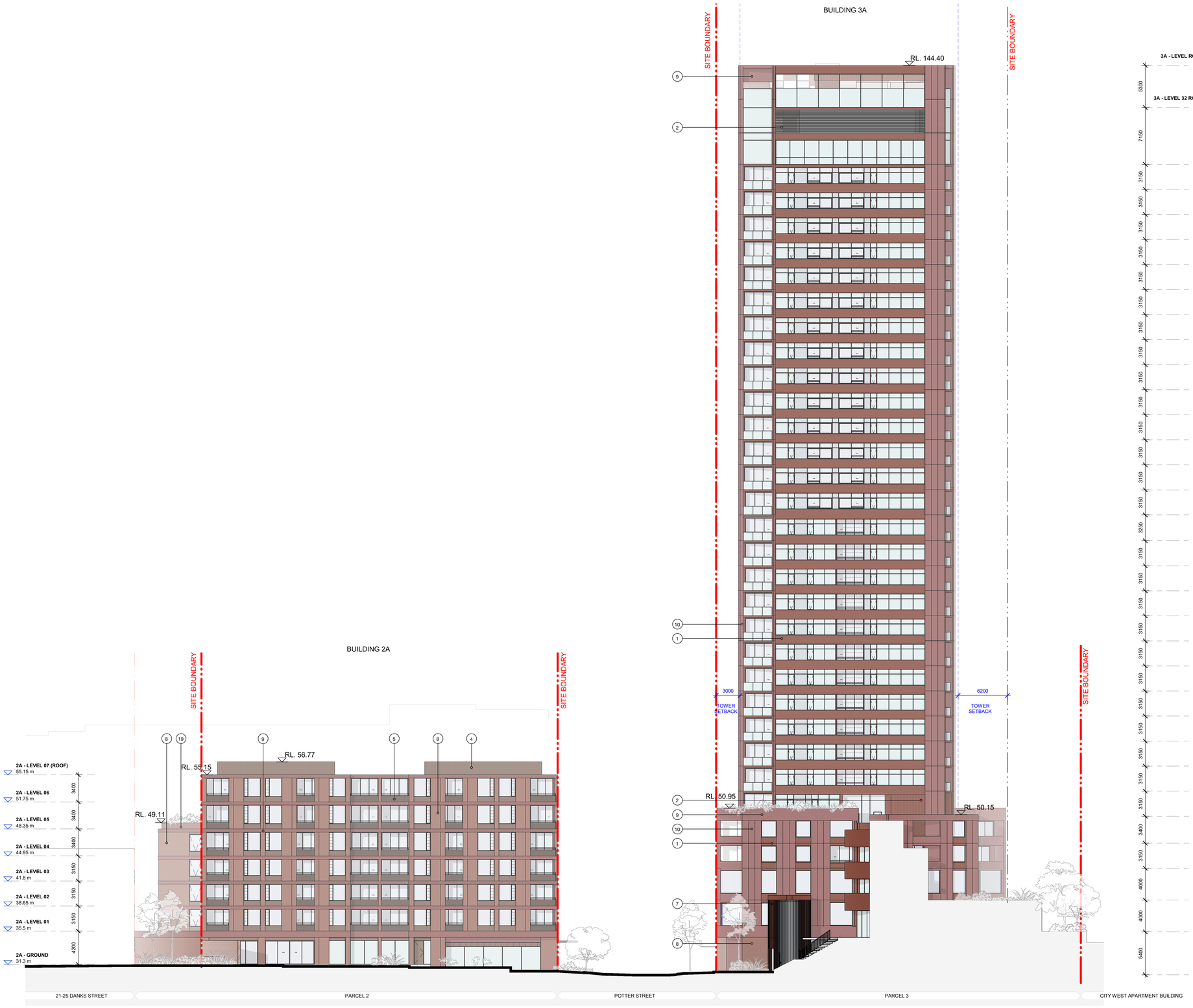
BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
ELEVATIONS - PARCEL 3 - WEST - COMMUNAL

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
1407		/ 4



Materials

1 Red-toned metal

2 Red-toned metal louvres

3 Muted red-toned metal

4 Muted red-toned metal louvres

5 Perforated metal

6 Muted red, profiled metal

7 Red-toned metal mesh

8 Red brick

9 Pink-toned precast concrete

10 Pink-toned, serrated precast concrete

11 Beige brick

12 Beige-toned, profiled precast concrete

13 Beige-toned, profiled metal

14 Champagne-toned metal

15 Champagne-toned metal louvres

16 Precast concrete

17 Champagne-toned metal palisade

18 Dark green metal laneway awning

19 Integrated planters

Glazing Material and Operation

- Fixed Glass - Clear
- Fixed Glass - Colour back
- Fixed Glass - Reeded
- Operable - Awning
- Operable - Sliding
- Operable - Glass Louvre

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

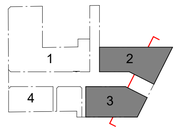
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

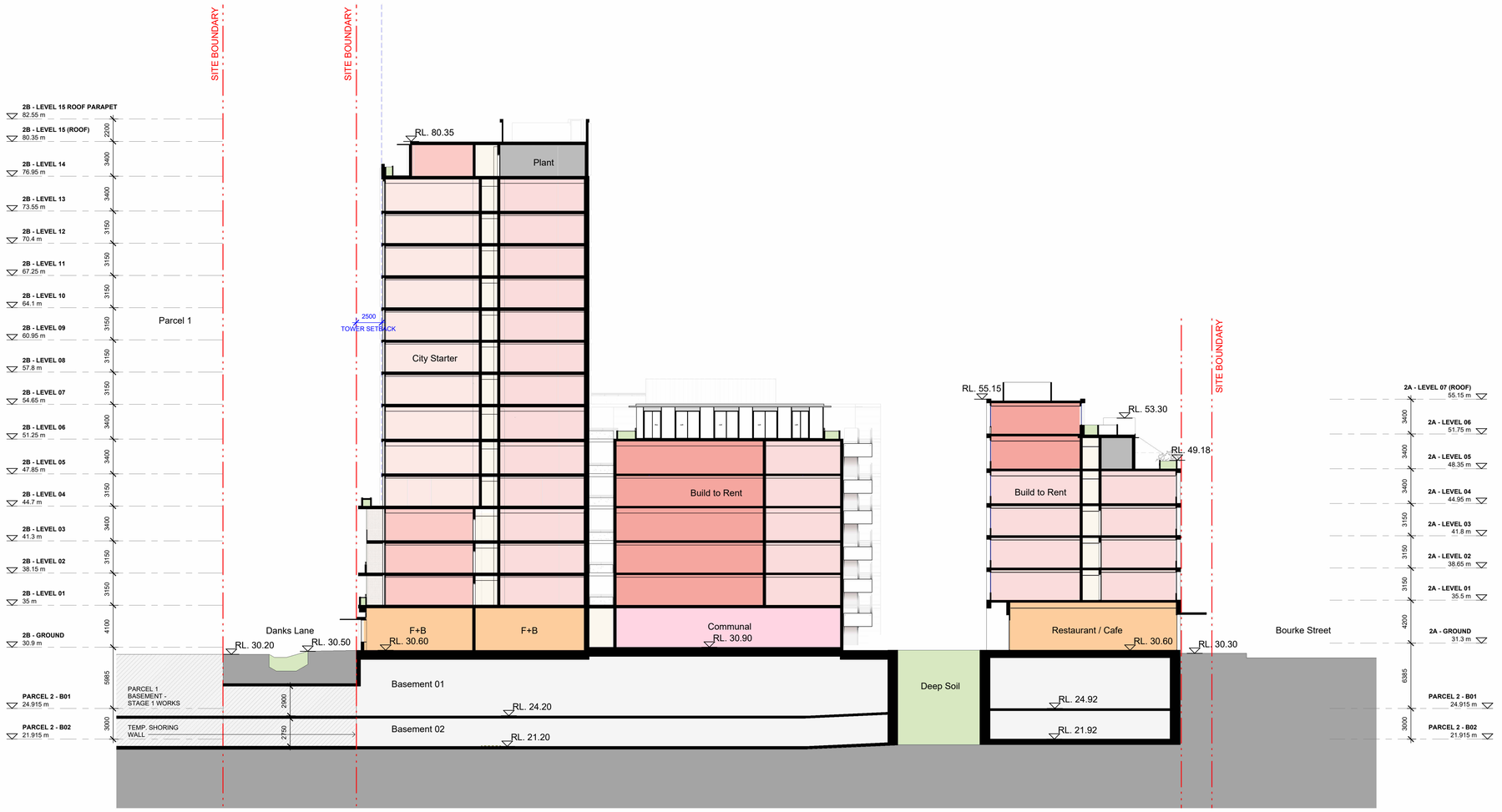
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
ELEVATIONS - PARCEL 3 - EAST - COMMUNAL

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
1408		/ 4



In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

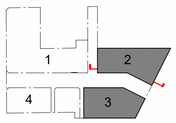
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	25/03/26	For Sydney Water Approval		
5	16/04/26	Resubmission for SSDA		
6	05/06/26	Resubmission for SSDA		

Client

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

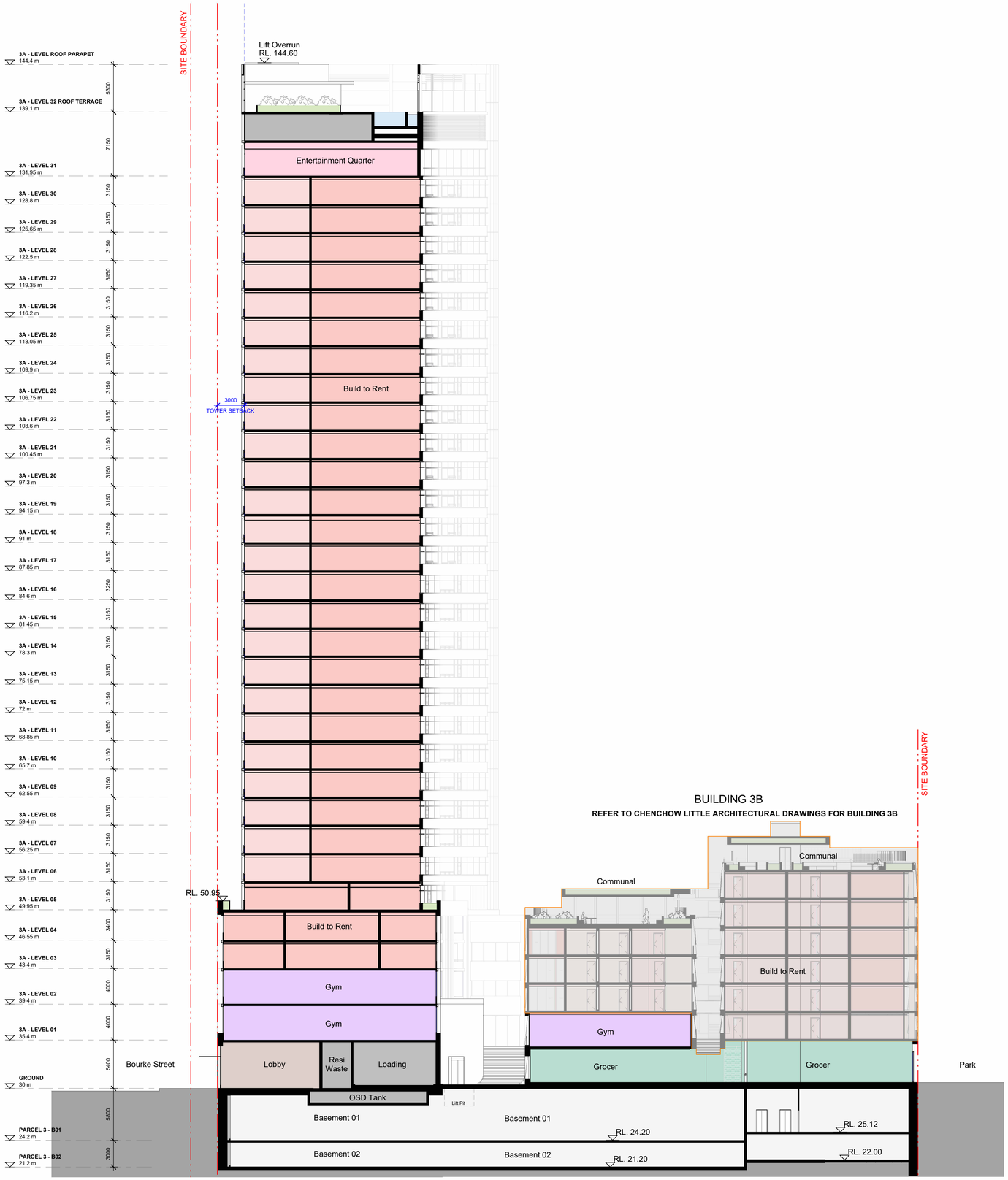
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
SECTIONS - PARCEL 2 - SHEET 1

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
KS/ZB	WM	
Drawing No.		Revision
1501		/ 6



In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

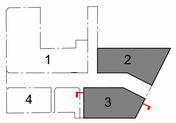
0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	25/03/26	For Sydney Water Approval		
5	16/04/26	Resubmission for SSDA		
6	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

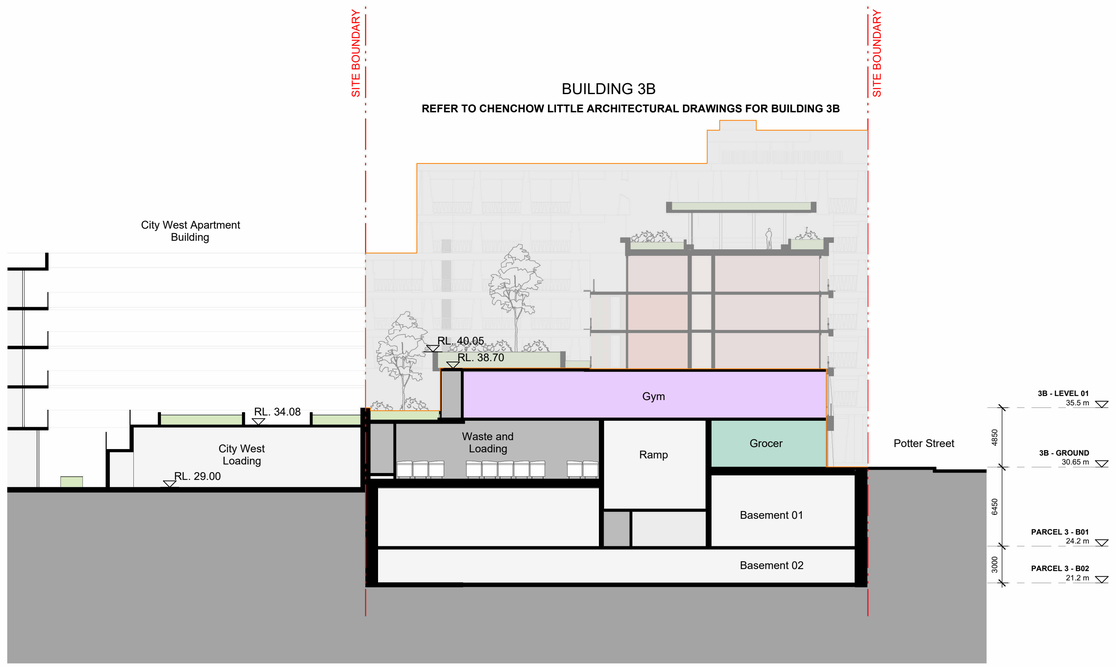
Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
SECTIONS - PARCEL 3 - SHEET 1

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
KS/ZB	WM	
Drawing No.		Revision
1502		/ 6



Key
Build-to-Rent
- City Starter
- 1 Bed
- 2 Bed
- 3 Bed

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

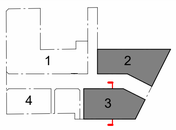
PRELIMINARY

0 2.5 5 12.5m
1:250 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

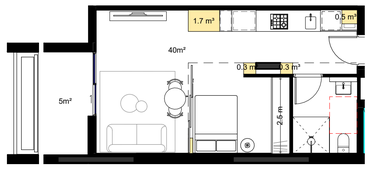
BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

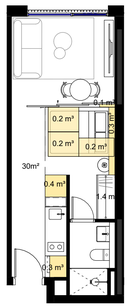
Drawing Name
SECTIONS - PARCEL 3 - SHEET 2

Date	Scale	Sheet Size
05/06/26	1:250	A1
Drawn	Chk.	
KS/ZB	WM	
Drawing No.		Revision
1503		/ 5



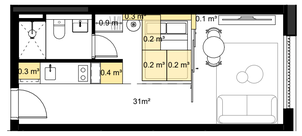
1 UNIT TYPE ST-A

* Livable Housing - Silver Performance Level 1 : 100



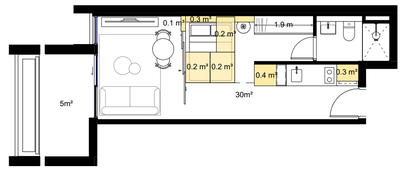
2 UNIT TYPE CS-A

*Note: Includes balcony to units facing the through-site link on L01-L03 (shown dashed) 1 : 100



3 UNIT TYPE CS-B

1 : 100



4 UNIT TYPE CS-C

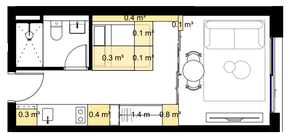
1 : 100

Apartment Type - ST-A						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
ST-A	<varies>	5 m2	2.8 m3	3.2 m3	Building 2B (L01-03)	6

Apartment Type - CS-A						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
CS-A	<varies>		1.7 m3	4 m3	Building 2B (L01-13)	93

Apartment Type - CS-B						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
CS-B	<varies>		1.7 m3	4 m3	Building 2B (L01-06)	10

Apartment Type - CS-C						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
CS-C	30 m²		1.7 m3	4 m3	Building 2B (L01-03)	6

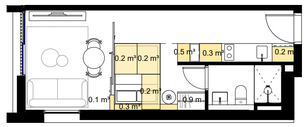


5 UNIT TYPE CS-D

1 : 100

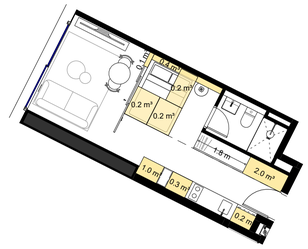
6 UNIT TYPE CS-E

1 : 100



7 UNIT TYPE CS-F

1 : 100



8 UNIT TYPE CS-G

1 : 100

Apartment Type - CS-D						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
CS-D	29 m²		2.5 m3	4 m3	Building 2B (L04)	1

Apartment Type - CS-E						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
CS-E	28 m²		2.5 m3	4 m3	Building 2B (L05-14)	10

Apartment Type - CS-F						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
CS-F	<varies>	<varies>	2.0 m3	4 m3	Building 2B (L04-13)	11

Apartment Type - CS-G						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
CS-G	30 m²		4.6 m3	1.4 m3	Building 3A (L18-31)	28

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

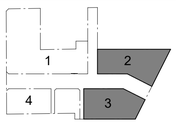
0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	01/05/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

CITY STARTER APARTMENTS - PARCEL 2 & 3 - SHEET 1

Date	Scale	Sheet Size
01/05/26	1 : 100	A1
Drawn	Chk.	
KS	WM	
Drawing No.		Revision
4051		/ 3

1 UNIT TYPE 1B-A - PRE ADAPTATION

* Livable Housing - Silver Performance Level 1 : 100

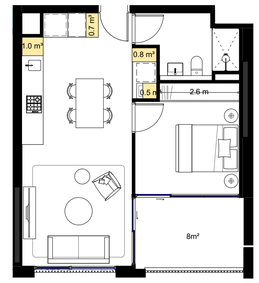
10 UNIT TYPE 1B-A POST ADAPTATION

1 : 100

* This applies to the following units:
2A-01.02 / 2A-01.03 / 2A-01.06 / 2A-01.07
2A-02.02 / 2A-02.03 / 2A-02.06 / 2A-02.07
2A-03.02 / 2A-03.03 / 2A-03.06 /

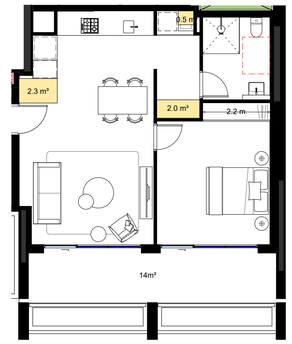
2 UNIT TYPE 1B-B

1 : 100



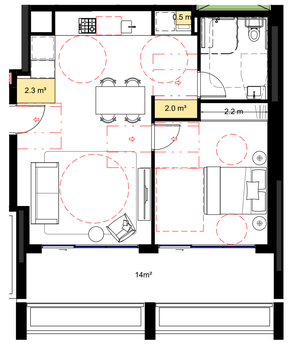
3 UNIT TYPE 1B-C

1 : 100



4 UNIT TYPE 1B-D PRE ADAPTATION

* Livable Housing - Silver Performance Level 1 : 100



5 UNIT TYPE 1B-D POST ADAPTATION

* This applies to the following units:
2B-01.10
2B-02.10

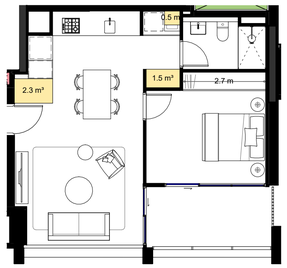
1 : 100

Apartment Type - 1B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
1B-A	52 m²	8 m2	1.8 m3	4.2 m3	Building 2A (L01-04)	16

Apartment Type - 1B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
1B-B	53 m²	8 m2	4.6 m3	1.4 m3	Building 2A (L01-04)	4

Apartment Type - 1B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
1B-C	50 m²	8 m2	3 m3	3 m3	Building 2B (L01-05)	5

Apartment Type - 1B-D (A)						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
1B-D (A)	60 m²	8 m2	4 m3	2 m3	Building 2B (L01-02)	2



6 UNIT TYPE 1B-E

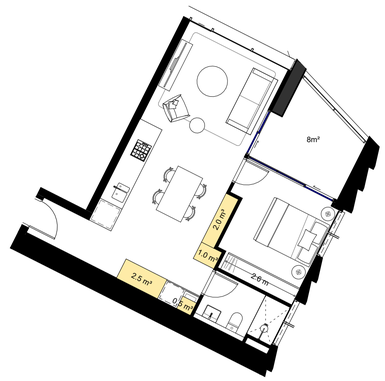
1 : 100

7 UNIT TYPE 1B-F

1 : 100

8 UNIT TYPE 1B-G

* Livable Housing - Silver Performance Level 1 : 100



9 UNIT TYPE 1B-H

1 : 100

Apartment Type - 1B-E						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
1B-E	52 m²	8 m2	4.3 m3	1.7 m3	Building 2B (L03-13)	11

Apartment Type - 1B-F						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
1B-F	72 m²	7 m2	6.5 m3	1.5 m3	3Building 3A (L03)	1

Apartment Type - 1B-G						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
1B-G	51 m²	8 m2	1.9 m3	4.1 m3	Building 3A (L06-31)	24

Apartment Type - 1B-H						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
1B-H	52 m²	8 m2	6.0 m3	0.0 m3	Building 3A (L06-31)	25

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

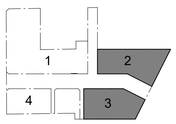
PRELIMINARY

0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	01/05/26	Resubmission for SSDA		

Client

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
1 BED APARTMENTS - PARCEL 2 & 3 - SHEET 1

Date	Scale	Sheet Size
01/05/26	1 : 100	A1
Drawn	Chk.	
KS	WM	
Drawing No.		Revision
4052		/ 3

1 UNIT TYPE 1B-I

1 : 100

Apartment Type - 1B-I						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
1B-I	52 m²	8 m2	4.5 m3	1.5 m3	Building 3A (L06-17)	11

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 1 2 5m

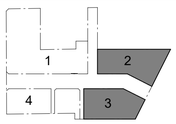
1:100 @A1

Rev	Date	Revision	By	Chk.
1	31/10/25	For Client Review		
2	01/05/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

1 BED APARTMENTS - PARCEL 2 & 3 - SHEET 2

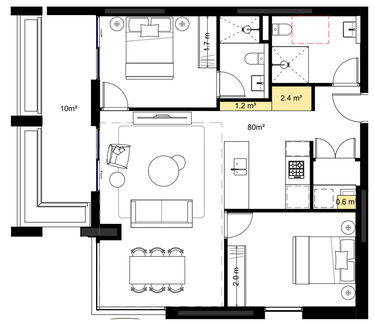
Date	Scale	Sheet Size
01/05/26	1 : 100	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
4053		/ 2

1 UNIT TYPE 2B-A

1 : 100

2 UNIT TYPE 2B-B

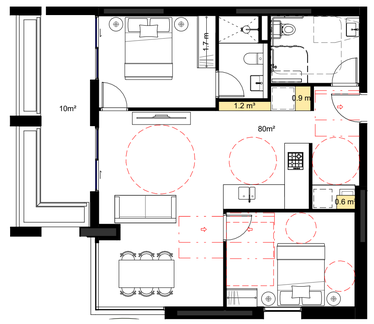
1 : 100



3 UNIT TYPE 2B-C (A) PRE ADAPTATION

* Livable Housing - Silver Performance Level

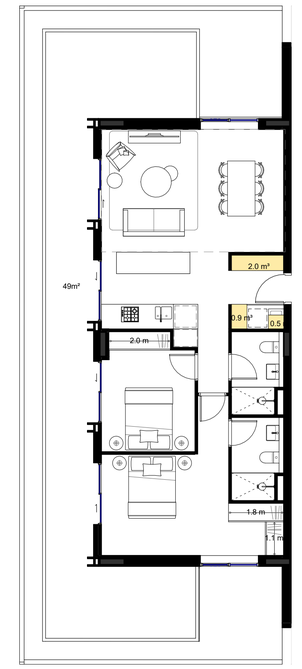
1 : 100



4 UNIT TYPE 2B-C (A) POST ADAPTATION

* This applies to the following units:
2B-01.11
2B-02.11
2B-03.11

1 : 100



5 UNIT TYPE 2B-D

1 : 100

Apartment Type - 2B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-A	90 m²	10 m2	7.6 m3	0.4 m3	Building 2A (L01-04)	4

Apartment Type - 2B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-B	75 m²	10 m2	8.5 m3	0 m3	Building 2A (L01-04)	8

Apartment Type - 2B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-C (A)	80 m²	10 m2	4.2 m3	3.8 m3	Building 2B (L01-03)	3

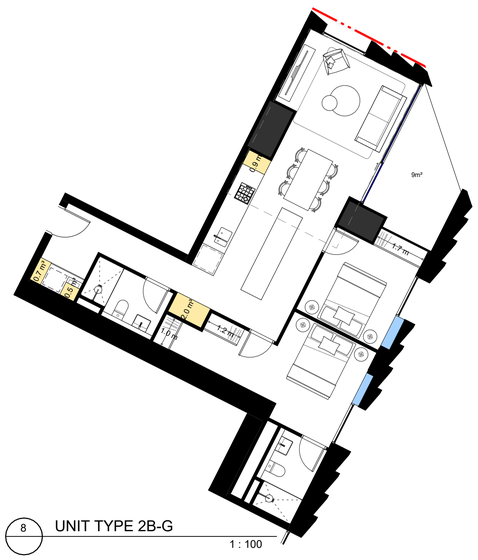
Apartment Type - 2B-D						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-D	82 m²	49 m2	3.4 m3	4.6 m3	Building 2B (L14)	1

6 UNIT TYPE 2B-E

1 : 100

7 UNIT TYPE 2B-F

1 : 100



8 UNIT TYPE 2B-G

1 : 100

9 UNIT TYPE 2B-H

1 : 100

Apartment Type - 2B-E						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-E	80 m²	10 m2	6.4 m3	1.6 m3	Building 3A (L03-04)	2

Apartment Type - 2B-F						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-F	78 m²	10 m2	5 m3	3 m3	Building 3A (L03-04)	2

Apartment Type - 2B-G						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-G	<varies>	10 m2	4.1 m3	3.9 m3	Building 3A (L02-05)	3

Apartment Type - 2B-H						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-H	86 m²	25 m2	6.3 m3	1.7 m3	Building 3A (L05)	1

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 1 2 5m

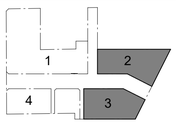
1:100 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	01/05/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

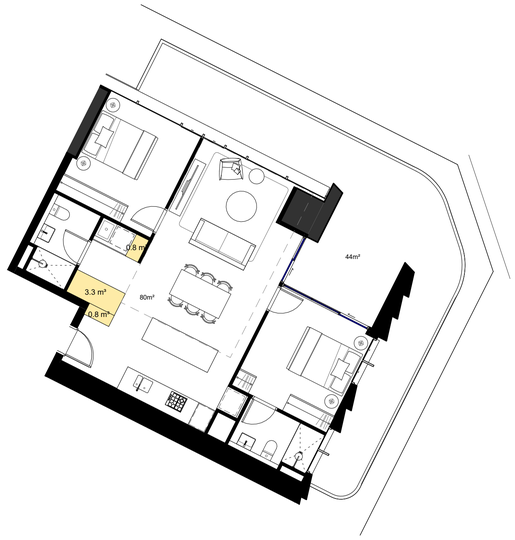
Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

2 BED APARTMENTS - PARCEL 2 & 3 - SHEET 1

Date	Scale	Sheet Size
01/05/26	1 : 100	A1
Drawn	Chk.	
KS	WM	
Drawing No.		Revision
4054		/ 3



3 UNIT TYPE 2B-I

1 : 100

Apartment Type - 2B-I						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-I	80 m²	10 m2	4.9 m3	3.1 m3	Building 3A (L05)	1

1 UNIT TYPE 2B-J

1 : 100

Apartment Type - 2B-J						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-J	<varies>	10 m2	5.7 m3	2.3 m3	Building 3A (L06-31)	25

2 UNIT TYPE 2B-K

1 : 100

Apartment Type - 2B-K						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
2B-K	75 m²	10 m2	4.9 m3	3.1 m3	Building 3A (L06-31)	25

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

0 1 2 5m

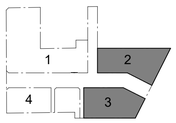
1:100 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	01/05/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 | Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 | Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

2 BED APARTMENTS - PARCEL 2 & 3 - SHEET 2

Date	Scale	Sheet Size
01/05/26	1 : 100	A1
Drawn	Chk.	
KS	WM	
Drawing No.		Revision
4055		/ 3

2 UNIT TYPE 3BD-A UPPER
1 : 100

4 UNIT TYPE 3BD-B UPPER
1 : 100

5 UNIT TYPE 3B-D
1 : 100

6 UNIT TYPE 3B-E
1 : 100

1 UNIT TYPE 3BD-A LOWER
1 : 100

3 UNIT TYPE 3BD-B LOWER
1 : 100

Apartment Type - 3BD-D						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
3B-D	96 m²	12 m2	4.8 m3	7.2 m3	Building 3A (L03-04)	2

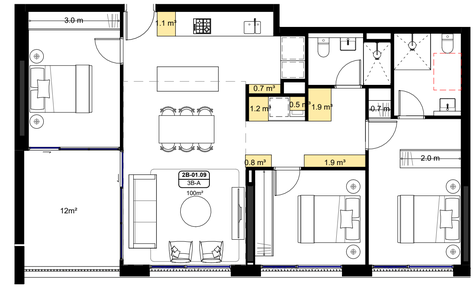
Apartment Type - 3B-E						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
3B-E	111 m²	12 m2	12 m3	0 m3	Building 3A (L03-04)	2

Apartment Type - 3BD-A L						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
3BD-A L	59 m²	10 m2	3.8 m3	2.4	Building 2A (L05)	2

Apartment Type - 3BD-A U						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
3BD-A U	51 m²	3 m3	4.8 m3		Building 2A (L06)	2

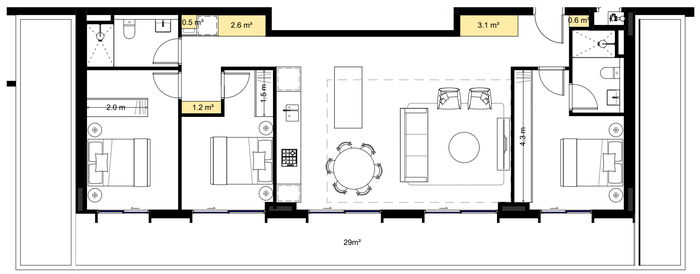
Apartment Type - 3BD-B L						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
3BD-B L	45 m²	10 m2	2.4 m3	3.4 m3	Building 2A (L05, 06)	4

Apartment Type - 3BD-B U						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
3BD-B U	<varies>	6 m2	4.2 m3		Building 2A (L05, 06)	4

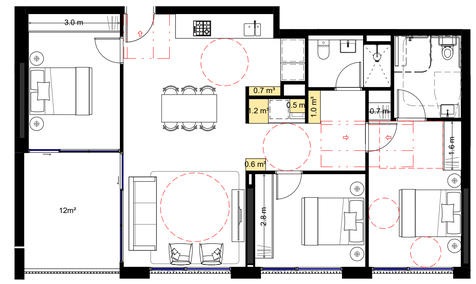


10 UNIT TYPE 3B-A PRE ADAPTATION
* Livable Housing - Silver Performance Level
1 : 100

7 UNIT TYPE 3B-B
1 : 100



8 UNIT TYPE 3B-C
1 : 100



9 UNIT TYPE 3B-A POST ADAPTATION
* This applies to the following units:
2B-01.09 / 2B-02.09 / 2B-03.09
2B-04.09 / 2B-05.09
1 : 100

Apartment Type - 3B-B						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
3B-B	99 m²	16 m2	5.2 m3	4.8 m3	Building 2B (L04)	1

Apartment Type - 3B-C						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
3B-C	106 m²	29 m3	8 m3	2 m3	Building 2B (L06)	1

Apartment Type - 3B-A						
Type	Apartment Area	Balcony Area	Storage Volume	Storage Volume Basement	Location	Count
3B-A	100 m²	12 m2	8.1 m3	1.9 m3	Building 2B (L01-05)	5

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

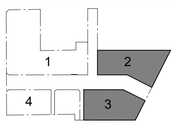
PRELIMINARY

0 1 2 5m
1:100 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	01/05/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

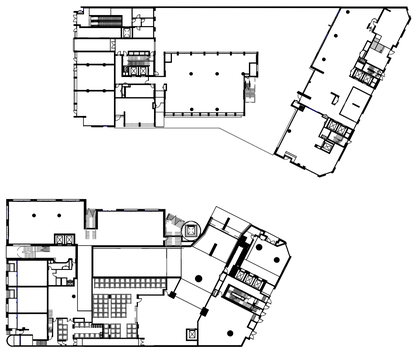
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

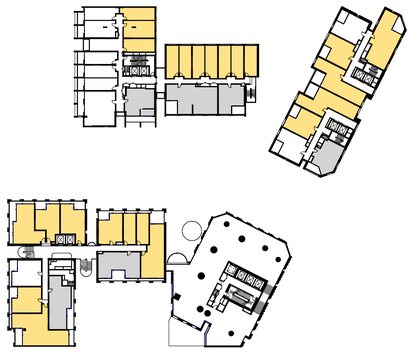
Drawing Name
3 BED APARTMENTS - PARCEL 2 & 3 - SHEET 1

Date	Scale	Sheet Size
01/05/26	1 : 100	A1
Drawn	Chk.	
KS	WM	
Drawing No.		Revision
4056		/ 3



1 SOLAR ACCESS - LEVEL 00
1 : 850

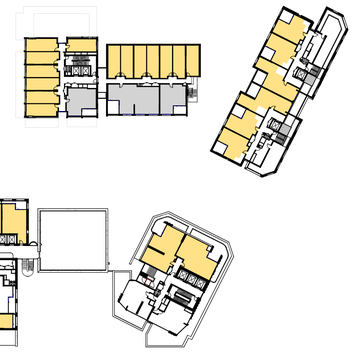
2 SOLAR ACCESS - LEVEL 01
1 : 850



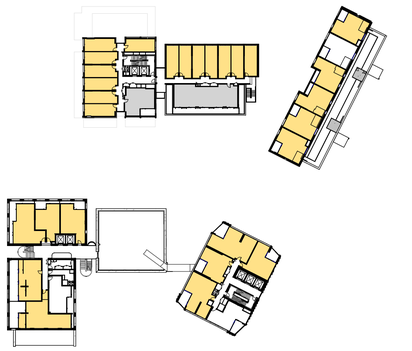
3 SOLAR ACCESS - LEVEL 02
1 : 850

12 SOLAR ACCESS - LEVEL 03
1 : 850

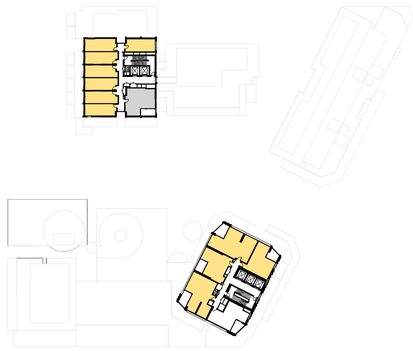
4 SOLAR ACCESS - LEVEL 04
1 : 850



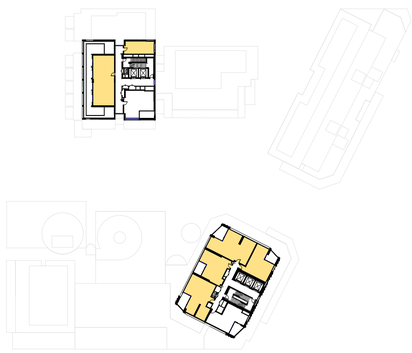
5 SOLAR ACCESS - LEVEL 05
1 : 850



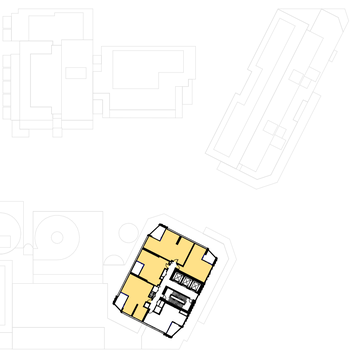
6 SOLAR ACCESS - LEVEL 06
1 : 850



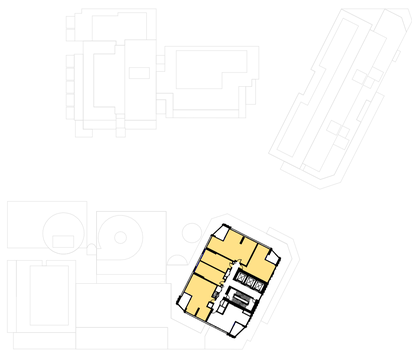
7 SOLAR ACCESS - LEVEL 07-13
1 : 850



8 SOLAR ACCESS - LEVEL 14
1 : 850



9 SOLAR ACCESS - LEVEL 15-16
1 : 850



10 SOLAR ACCESS - LEVEL 17-30
1 : 850

Parcel	Building	Dwellings	2 Hrs Sun	% (min70%)	Sth Facing	% (max 15%)
	2a	38	28	74%	4	11%
	2b	166	118	71%	17	10%
2	**Total**	**204**	**146**	**72%**	**21**	**10%**
	3a	151	123	81%	1	1%
	3b	54	39	72%	5	9%
3	**Total**	**205**	**162**	**79%**	**6**	**3%**

Summary	Dwellings	2 Hrs Sun	% (min70%)	Sth Facing	% (max 15%)
parcel 2 + 3	409	308	75%	27	7%

KEY

2 hours direct sun in mid winter

No hours direct sun in mid winter

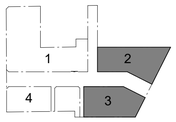
In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

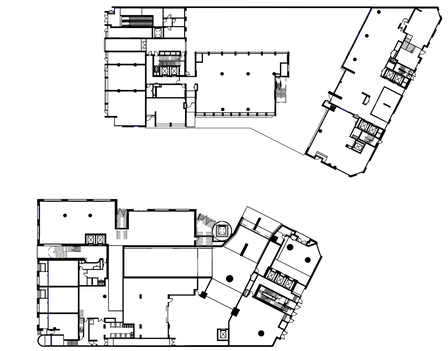
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

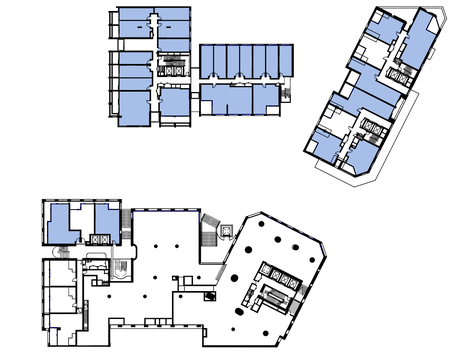
Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
COMPLIANCE DRAWINGS - PARCEL 2 & 3 - SOLAR ACCESS

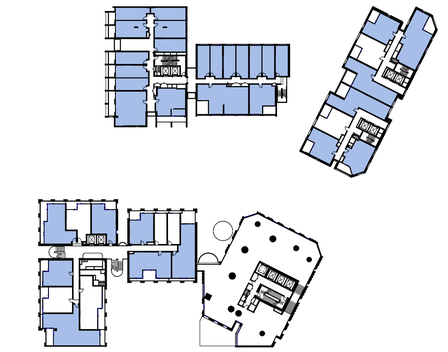
Date	Scale	Sheet Size
05/06/26	As indicated	A1
Drawn	Chk.	
KS	WM	
Drawing No.		Revision
8051		/ 4



1 CROSS VENT - LEVEL 00
1 : 850



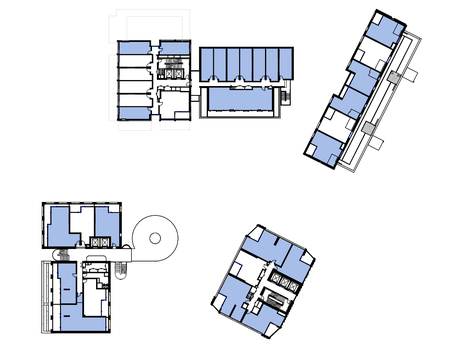
2 CROSS VENT - LEVEL 01
1 : 850



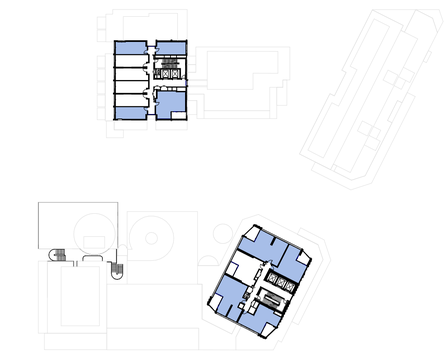
3 CROSS VENT - LEVEL 02-03
1 : 850

4 CROSS VENT - LEVEL 04
1 : 850

5 CROSS VENT - LEVEL 05
1 : 850



6 CROSS VENT - LEVEL 06
1 : 850



7 CROSS VENT - LEVEL 07-08
1 : 850

Parcel	Building	Dwellings >l9	Cross Vent >l9	% (min60%)
	2a	38	28	74%
	2b	124	99	80%
2	Total	162	127	78%
	3a	28	22	79%
	3b	54	26	48%
3	Total	82	48	59%

Summary	Dwellings >l9	Cross Vent >l9	% (min60%)
parcel 2 + 3	244	175	72%

KEY

Cross vent compliant

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

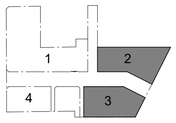
PRELIMINARY

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	31/10/25	For Client Review		
3	16/04/26	Resubmission for SSDA		
4	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project

Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name

COMPLIANCE DRAWINGS - PARCEL 2 & 3 - CROSS VENTILATION

Date	Scale	Sheet Size
05/06/26	As indicated	A1
Drawn	Chk.	
KS	WM	
Drawing No.		Revision
8052		/ 4

BUILDING 2A
GFA 21.4 m²

BUILDING 3A
GFA 18.38 m²

BUILDING 3B
GFA 10.88 m²

1 GFA - LEVEL B02
1 : 750

BUILDING 2A
GFA 21.2 m²

BUILDING 3A
GFA 18.38 m²

BUILDING 3B
GFA 11.49 m²

2 GFA - LEVEL B01
1 : 750

BUILDING 2A
GBA 891.57 m²
RESI GFA 111 m²
RETAIL GFA 185.69 m²
COMMUNAL GFA 454.66 m²

BUILDING 2B
GBA 1107.61 m²
RESI GFA 118.54 m²
RETAIL GFA 419.29 m²
COMMUNAL GFA 344.09 m²

BUILDING 3A
GBA 1604.46 m²
RESI GFA 161 m²

BUILDING 3B
GBA 1026.9 m²
RESI GFA 325 m²
RETAIL GFA 593.86 m²
NSA 232 m²

3 GFA - LEVEL 00
1 : 750

BUILDING 3B
GFA 104.54 m²
NSA 80 m²

4 GFA - LEVEL MEZZANINE
1 : 750

BUILDING 2A
GBA 863.36 m²
RESI GFA 614.99 m²
NSA 501 m²

BUILDING 2B
GBA 1249.14 m²
RESI GFA 957.27 m²
NSA 759 m²

BUILDING 3A
GBA 1752.32 m²
ONE PLAYGROUND GFA 1491.43 m²

BUILDING 3B
GBA 666.36 m²
RESI GFA 449.79 m²
NSA 339 m²

5 GFA - LEVEL 01
1 : 750

BUILDING 2A
GBA 1249.14 m²
RESI GFA 957.27 m²
NSA 501 m²

BUILDING 2B
GBA 863.36 m²
RESI GFA 614.99 m²
NSA 759 m²

BUILDING 3A
GBA 848.47 m²
ONE PLAYGROUND GFA 646.58 m²

BUILDING 3B
GBA 1195.59 m²
RESI GFA 863.35 m²
NSA 717 m²

6 GFA - LEVEL 02
1 : 750

Key

- Residential BTR GFA
- Non-Residential GFA
- BTR Amenities GFA

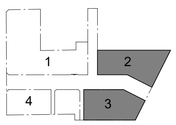
In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
AREA PLANS - PARCEL 2 & 3 - GFA

Date	Scale	Sheet Size
05/06/26	As indicated	A1
Drawn	Chk.	
ZB	WM	
Drawing No.		Revision
8101		/ 5

BUILDING 2A
GBA 863.36 m²
RESI GFA 614.99 m²
NSA 501 m²

BUILDING 2B
GBA 1249.14 m²
RESI GFA 947.76 m²
NSA 749 m²

BUILDING 3A
GBA 848.9 m²
RESI GFA 593.3 m²
NSA 514 m²

BUILDING 3B
GBA 1195.59 m²
RESI GFA 863.35 m²
NSA 720 m²

1 GFA - LEVEL 03
1 : 750

BUILDING 2A
GBA 863.36 m²
RESI GFA 614.99 m²
NSA 501 m²

BUILDING 2B
GBA 1224.17 m²
RESI GFA 868.79 m²
NSA 722 m²

BUILDING 3A
GBA 848.22 m²
RESI GFA 513.05 m²
NSA 442 m²

BUILDING 3B
GBA 1200.33 m²
RESI GFA 832.97 m²
NSA 688 m²

2 GFA - LEVEL 04
1 : 750

BUILDING 2A
GBA 864.88 m²
RESI GFA 420.28 m²
NSA 298 m²

BUILDING 2B
GBA 963.51 m²
RESI GFA 760.48 m²
NSA 622 m²

BUILDING 3A
GBA 834.47 m²
RESI GFA 245.56 m²
NSA 166 m²

BUILDING 3B
GBA 1066.12 m²
RESI GFA 465.97 m²
NSA 381 m²

3 GFA - LEVEL 05
1 : 750

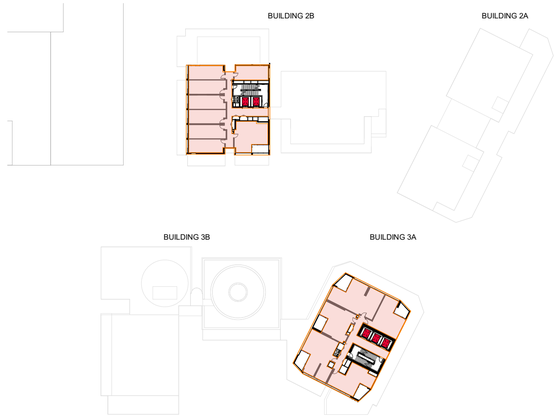
BUILDING 2A
GBA 419.86 m²
RESI GFA 330.55 m²
NSA 320 m²

BUILDING 2B
GBA 963.51 m²
RESI GFA 712.56 m²
NSA 578 m²

BUILDING 3A
GBA 525.94 m²
RESI GFA 355.71 m²
NSA 166 m²

BUILDING 3B
GBA 669.2 m²
RESI GFA 449.15 m²
NSA 354 m²

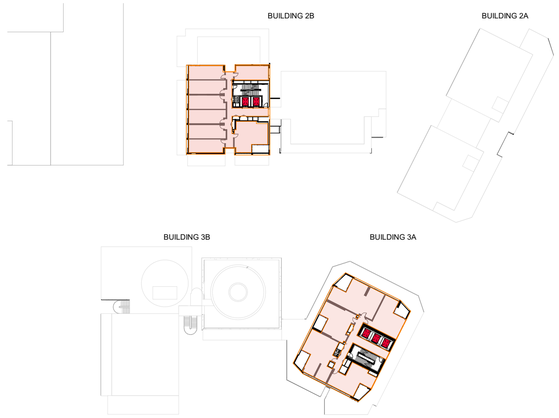
4 GFA - LEVEL 06
1 : 750



BUILDING 2B
GBA 442.15 m²
RESI GFA 319.77 m²
NSA 262 m²

BUILDING 3A
GBA 525.94 m²
RESI GFA 355.71 m²
NSA 300 m²

5 GFA - LEVEL 07-08
1 : 750



BUILDING 2B
GBA 442.15 m²
RESI GFA 319.77 m²
NSA 262 m²

BUILDING 3A
GBA 525.94 m²
RESI GFA 355.87 m²
NSA 300 m²

6 GFA - LEVEL 09-13
1 : 750

Key

- Residential BTR GFA
- Non-Residential GFA
- BTR Amenities GFA

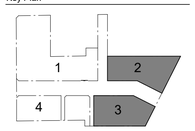
In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		
2	23/09/25	ToA Updates		
3	31/10/25	For Client Review		
4	16/04/26	Resubmission for SSDA		
5	05/06/26	Resubmission for SSDA		

Client: CORONATION

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

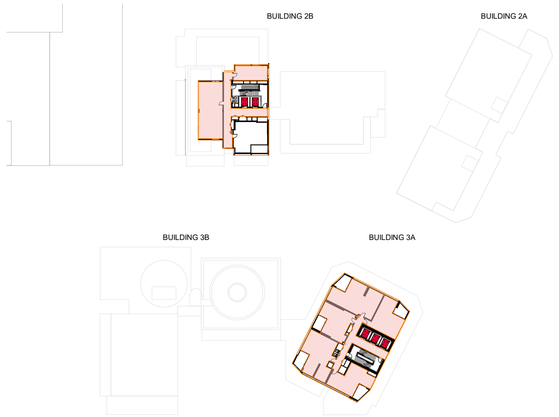
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
AREA PLANS - PARCEL 2 & 3 - GFA

Date	Scale	Sheet Size
05/06/26	As indicated	A1
Drawn	Chk.	
ZB	WM	
Drawing No.		Revision
8102		/ 5



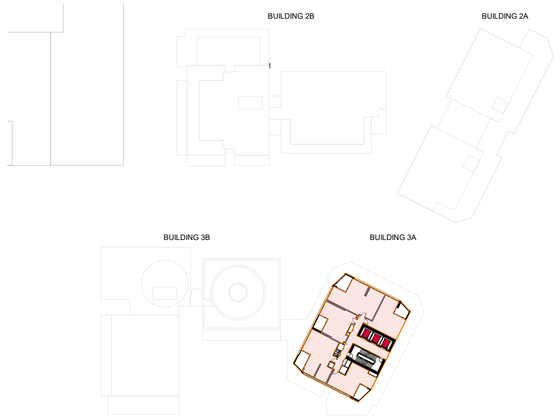
BUILDING 2B

GBA	333.38 m²
RESI GFA	167.99 m²
NSA	114 m²

BUILDING 3A

GBA	525.94 m²
RESI GFA	355.87 m²
NSA	300 m²

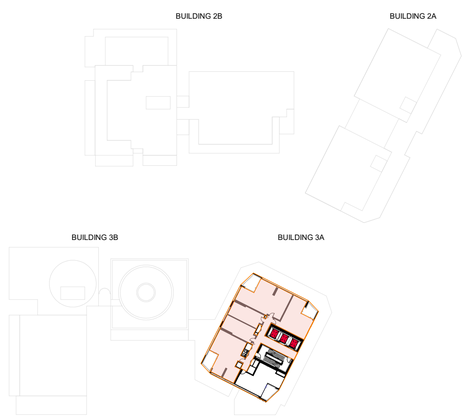
1 GFA - LEVEL 14
1 : 750



BUILDING 3A

GBA	525.94 m²
RESI GFA	355.87 m²
NSA	300 m²

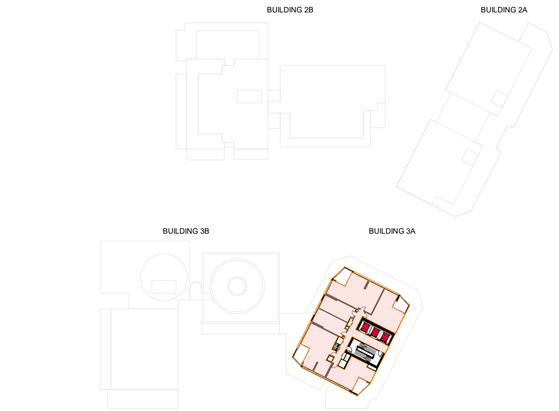
2 GFA - LEVEL 15-16
1 : 750



BUILDING 3A

GBA	525.94 m²
RESI GFA	313.93 m²
NSA	260 m²

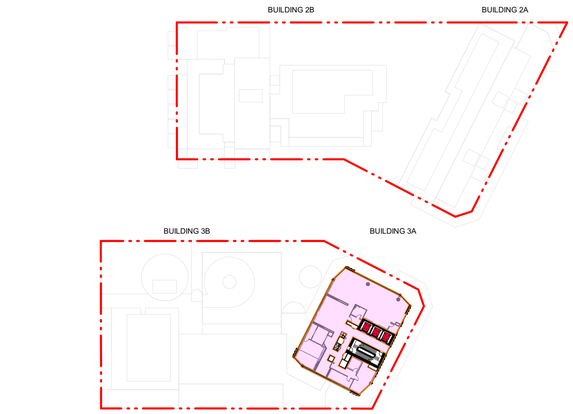
3 GFA - LEVEL 17
1 : 750



BUILDING 3A

GBA	525.94 m²
RESI GFA	365.64 m²
NSA	308 m²

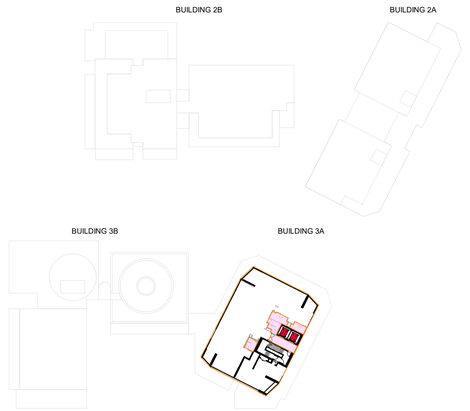
4 GFA - LEVEL 18-30
1 : 750



BUILDING 3A

GBA	525.94 m²
COMMUNAL GFA	406.75 m²

5 GFA - LEVEL 31
1 : 750



BUILDING 3A

GBA	525.94 m²
COMMUNAL GFA	44.2 m²

6 GFA - LEVEL 32
1 : 750

Key

- Residential BTR GFA
- Non-Residential GFA
- BTR Amenities GFA

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

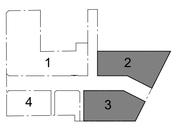
PRELIMINARY

Rev	Date	Revision	By	Chk.
1	31/10/25	For Client Review		
2	16/04/26	Resubmission for SSDA		
3	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
AREA PLANS - PARCEL 2 & 3 - GFA

Date	Scale	Sheet Size
05/06/26	As indicated	A1
Drawn	Chk.	
ZB	WM	
Drawing No.		Revision
8103		/ 3

BASEMENT B02
Residential TFA - 933.17 m²

1 TFA - LEVEL B02
1 : 750

BASEMENT B01
Residential TFA - 1246.8 m²
Non Residential TFA - 10.89 m²

2 TFA - LEVEL B01
1 : 750

BUILDING 2A
Residential TFA - 666.24 m²
Non Residential TFA - 214.05 m²

BUILDING 2B
Residential TFA - 561.45 m²
Non Residential TFA - 499.77 m²

BUILDING 3A
Residential TFA - 509.2 m²
Non Residential TFA -

BUILDING 3B
Residential TFA - 642.97 m²
Non Residential TFA - 723.4 m²

4 TFA - LEVEL 00
1 : 750

BUILDING 3B
TFA 108.74 m²

44 TFA - LEVEL MEZZANINE
1 : 750

BUILDING 2A
Residential TFA - 856.38 m²
Non Residential TFA -

BUILDING 2B
Residential TFA - 1001.16 m²
Non Residential TFA -

BUILDING 3A
Residential TFA -
Non Residential TFA - 1697.1 m²

BUILDING 3B
Residential TFA - 533.31 m²
Non Residential TFA -

5 TFA - LEVEL 01
1 : 750

BUILDING 2A
Residential TFA - 856.38 m²
Non Residential TFA -

BUILDING 2B
Residential TFA - 1001.16 m²
Non Residential TFA -

BUILDING 3A
Residential TFA -
Non Residential TFA -789.56 m²

BUILDING 3B
Residential TFA - 1000.5 m²
Non Residential TFA -

6 TFA - LEVEL 02
1 : 750

LEGEND

Residential Total Floor Area

Non-residential Total Floor Area

Total Floor Area (TFA) means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excludes -
(a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls,
(b) that part of a balcony that exceeds the minimum area required by the consent authority in respect of the balcony,
(c) ancillary car parking permitted by the consent authority and associated internal vehicular and pedestrian access to that car parking,
(d) space for the loading and unloading of goods,
(e) the floor area of a building, including balconies, that is-
(i) on land in Zone E4 General Industrial, or
(ii) used to provide affordable housing or public housing, or
(iii) used for the purpose of community facilities.

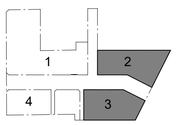
In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

Rev	Date	Revision	By	Chk.
1	16/04/26	Resubmission for SSDA		
2	05/06/26	Resubmission for SSDA		

Client

Key Plan



Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
AREA PLANS - PARCEL 2 & 3 - TFA

Date	Scale	Sheet Size
05/06/26	As indicated	A1
Drawn	Chk.	
JF	JF	
Drawing No.		Revision
8105		/ 2

BUILDING 2A
Residential TFA - 856.38 m²
Non Residential TFA -

BUILDING 2B
Residential TFA - 994.46 m²
Non Residential TFA -

BUILDING 3A
Residential TFA - 789.72 m²
Non Residential TFA -

BUILDING 3B
Residential TFA - 1000.5 m²
Non Residential TFA -

1 TFA - LEVEL 03
1 : 750

BUILDING 2A
Residential TFA - 856.38 m²
Non Residential TFA -

BUILDING 2B
Residential TFA - 993.07 m²
Non Residential TFA -

BUILDING 3A
Residential TFA - 704.18 m²
Non Residential TFA -

BUILDING 3B
Residential TFA - 961.56 m²
Non Residential TFA -

2 TFA - LEVEL 04
1 : 750

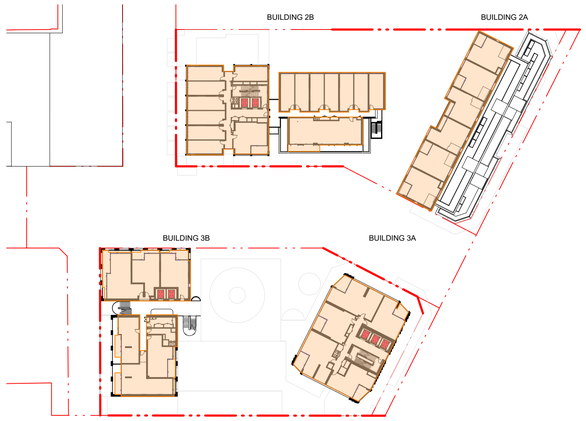
BUILDING 2A
Residential TFA - 640.42 m²
Non Residential TFA -

BUILDING 2B
Residential TFA - 870.63 m²
Non Residential TFA -

BUILDING 3A
Residential TFA - 496.26 m²
Non Residential TFA -

BUILDING 3B
Residential TFA - 569.13 m²
Non Residential TFA -

3 TFA - LEVEL 05
1 : 750



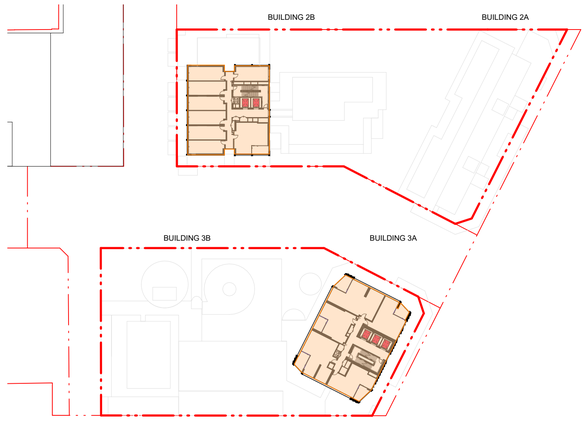
BUILDING 2A
Residential TFA - 415.81 m²
Non Residential TFA -

BUILDING 2B
Residential TFA - 814.59 m²
Non Residential TFA -

BUILDING 3A
Residential TFA - 504.7 m²
Non Residential TFA -

BUILDING 3B
Residential TFA - 535.49 m²
Non Residential TFA -

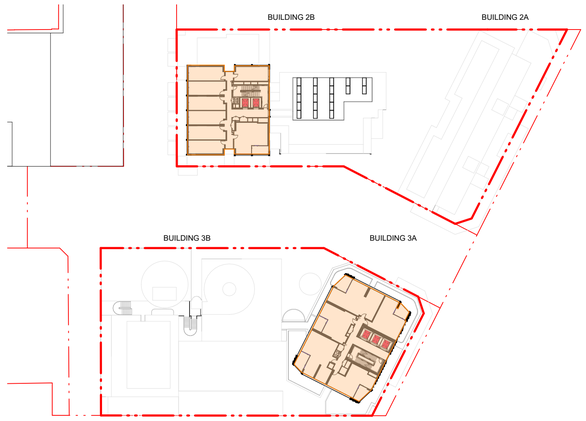
4 TFA - LEVEL 06
1 : 750



BUILDING 2B
Residential TFA - 430.48 m²
Non Residential TFA -

BUILDING 3A
Residential TFA - 504.7 m²
Non Residential TFA -

5 TFA - LEVEL 07-08
1 : 750



BUILDING 2B
Residential TFA - 430.48 m²
Non Residential TFA -

BUILDING 3A
Residential TFA - 504.7 m²
Non Residential TFA -

6 TFA - LEVEL 09-13
1 : 750

LEGEND

Residential Total Floor Area

Non-residential Total Floor Area

Total Floor Area (TFA) means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excludes -
(a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls,
(b) that part of a balcony that exceeds the minimum area required by the consent authority in respect of the balcony,
(c) ancillary car parking permitted by the consent authority and associated internal vehicular and pedestrian access to that car parking,
(d) space for the loading and unloading of goods,
(e) the floor area of a building, including balconies, that is-
(i) on land in Zone E4 General Industrial, or
(ii) used to provide affordable housing or public housing, or
(iii) used for the purpose of community facilities.

In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

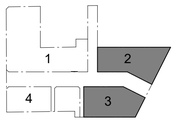
PRELIMINARY

Rev	Date	Revision	By	Chk.
1	16/04/26	Resubmission for SSDA		
2	05/06/26	Resubmission for SSDA		

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE

Parcel 4 Only

Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 | Warren Haasnoot 9852

BATESSMART.

Parcel 2 + 3

Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE

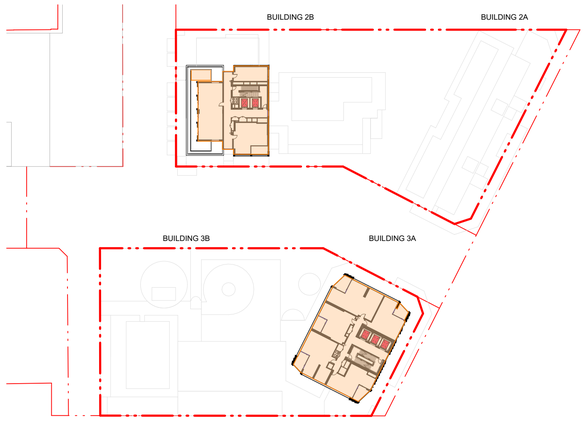
Parcel 3 Only

Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
AREA PLANS - PARCEL 2 & 3 - TFA

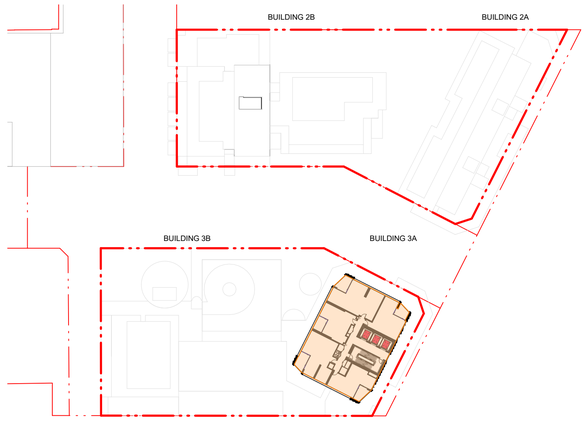
Date	Scale	Sheet Size
05/06/26	As indicated	A1
Drawn	Chk.	
JF	JF	
Drawing No.		Revision
8106		/ 2



BUILDING 2B
Residential TFA - 337.64 m²
Non Residential TFA -

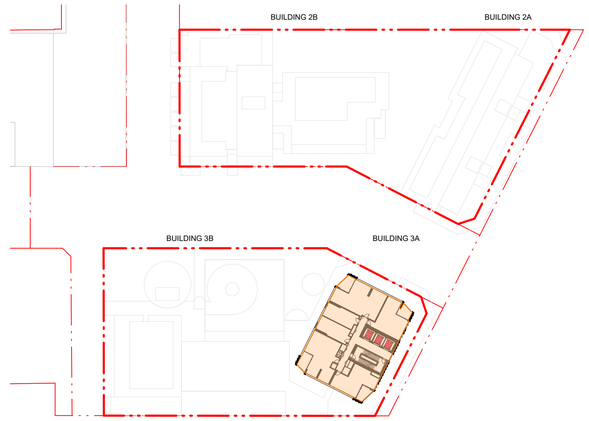
BUILDING 3A
Residential TFA - 504.7 m²
Non Residential TFA -

1 TFA - LEVEL 14
1 : 750



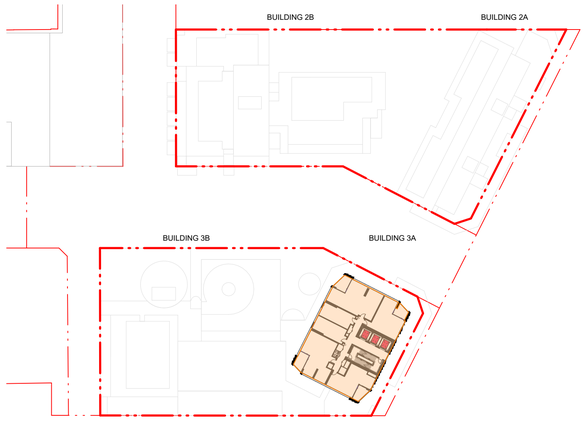
BUILDING 3A
Residential TFA - 504.7 m²
Non Residential TFA -

2 TFA - LEVEL 15-16
1 : 750



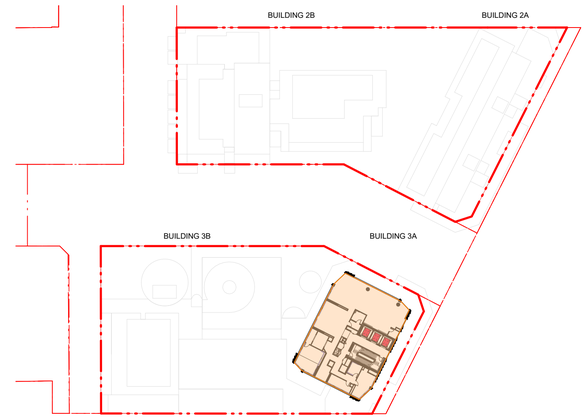
BUILDING 3A
Residential TFA - 504.7 m²
Non Residential TFA -

3 TFA - LEVEL 17
1 : 750



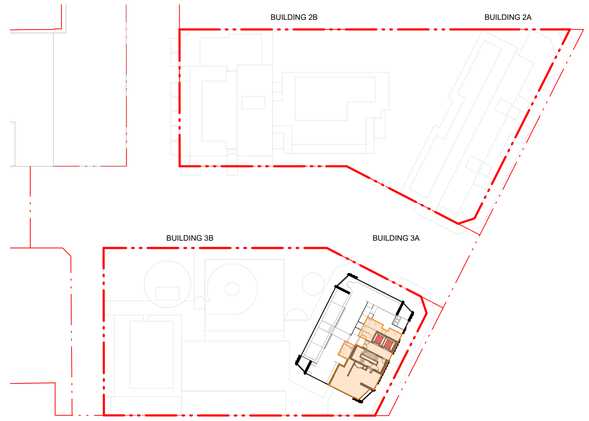
BUILDING 3A
Residential TFA - 504.7 m²
Non Residential TFA -

4 TFA - LEVEL 18-30
1 : 750



BUILDING 3A
Residential TFA - 505.31 m²
Non Residential TFA -

5 TFA - LEVEL 31
1 : 750



BUILDING 3A
Residential TFA - 184.02 m²
Non Residential TFA -

6 TFA - LEVEL 32
1 : 750

LEGEND

Residential Total Floor Area

Non-residential Total Floor Area

Total Floor Area (TFA) means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excludes -
(a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls,
(b) that part of a balcony that exceeds the minimum area required by the consent authority in respect of the balcony,
(c) ancillary car parking permitted by the consent authority and associated internal vehicular and pedestrian access to that car parking,
(d) space for the loading and unloading of goods,
(e) the floor area of a building, including balconies, that is-
(i) on land in Zone E4 General Industrial, or
(ii) used to provide affordable housing or public housing, or
(iii) used for the purpose of community facilities.

Site Area: 6135 m²
Residential Total Floor Area: 38073.87 m²
Non-Residential Total Floor Area: 3238.37 m²

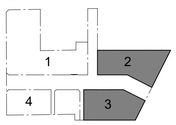
In accepting and utilising this document, the recipient agrees that Bates Smart retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Bates Smart resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Bates Smart. Under no circumstances shall transfers of this document be deemed a sale. Bates Smart makes no warranties of fitness for any purpose. The builder/contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Print in Colour.

PRELIMINARY

Rev	Date	Revision	By	Chk.
1	16/04/26	Resubmission for SSDA		
2	05/06/26	Resubmission for SSDA		

Client

Key Plan



SJB
Parcel 1 + 4
SJB Architects
Level 2, 490 Crown Street,
Surry Hills NSW 2010
T 61 2 9380 9911
sjb.com.au
Nominated Architects:
Adam Haddow 7188 | John Pradel 7004

CURIOUS PRACTICE
Parcel 4 Only
Curious Practice
24/526 Hunter Street,
Newcastle NSW 2300
T 61 4 1182 4600
curiouspractice.com
Nominated Architects:
Greg Lee 10997 I Warren Haasnoot 9852

BATESSMART.
Parcel 2 + 3
Bates Smart
43 Brisbane Street
Surry Hills NSW 2010
T 02 8354 5100
batessmart.com.au
Nominated Architects:
Guy Lake 7119 I Matt Allen 8498

CHENCHOW LITTLE
Parcel 3 Only
Chenchow Little
6 Belmore Street
Surry Hills NSW 2010
T 02 9357 4333
chenchowlittle.com
Nominated Architects:
Anthony Chenchow 6123

Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
AREA PLANS - PARCEL 2 & 3 - TFA

Date	Scale	Sheet Size
05/06/26	As indicated	A1
Drawn	Chk.	
JF	JF	
Drawing No.		Revision
8107		/ 2