SJB Architects **Curious Practice** **Bates Smart** **Chenchow Little**

We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country. We acknowledge that sovereignty was never ceded.

PRECINCT SSDA DRAWING LIST

Sheet Number	Sheet Name	Current Revision	Revision Date
0100 Overall			
WL-AR-SSDA-PR-0100	CONTEXT PLAN & CONSTRUCTION STAGING	**1**	29/08/25
WL-AR-SSDA-PR-0101	MASSING PLAN	**1**	29/08/25
0300 Floor Plans			
WL-AR-SSDA-PR-0300	OVERALL PLANS - PRECINCT - GROUND	**11**	29/08/25
WL-AR-SSDA-PR-0302	OVERALL PLANS - PRECINCT - LOW RISE TYPICAL	**8**	29/08/25
WL-AR-SSDA-PR-0311	OVERALL PLANS - PRECINCT- HIGH RISE TYPICAL	**7**	29/08/25
WL-AR-SSDA-PR-0319	OVERALL PLANS - PRECINCT - ROOF	**9**	29/08/25
WL-AR-SSDA-PR-0320	OVERALL PLANS - PRECINCT - BASEMENT 01	**5**	29/08/25
WL-AR-SSDA-PR-0321	OVERALL PLANS - PRECINCT - BASEMENT 02	**2**	29/08/25
0400 Elevations			
WL-AR-SSDA-PR-0401	OVERALL ELEVATIONS - PRECINCT - BOURKE STREET (EAST)	**1**	29/08/25
WL-AR-SSDA-PR-0402	OVERALL ELEVATIONS - PRECINCT - DANKS STREET (NORTH)	**1**	29/08/25
WL-AR-SSDA-PR-0403	OVERALL ELEVATIONS - PRECINCT - YOUNG STREET (WEST)	**1**	29/08/25
WL-AR-SSDA-PR-0404	OVERALL ELEVATIONS - PRECINCT - POTTER STREET (NORTH)	**1**	29/08/25
WL-AR-SSDA-PR-0405	OVERALL ELEVATIONS - PRECINCT - POTTER STREET (SOUTH)	**1**	29/08/25
WL-AR-SSDA-PR-0406	OVERALL ELEVATIONS - PRECINCT - SOUTH	**1**	29/08/25
8000 Compliance			
WL-AR-SSDA-PR-8001	COMPLIANCE DRAWINGS - PRECINCT - SHADOW ANALYSIS PLAN - SHEET 1	**1**	29/08/25
WL-AR-SSDA-PR-8002	COMPLIANCE DRAWINGS - PRECINCT - SHADOW ANALYSIS PLAN - SHEET 2	**1**	29/08/25
WL-AR-SSDA-PR-8005	COMPLIANCE DRAWINGS - PRECINCT - VIEWS FROM THE SUN	**1**	29/08/25
WL-AR-SSDA-PR-8021	COMPLIANCE DRAWINGS - PRECINCT - DEEP SOIL	**1**	29/08/25
WL-AR-SSDA-PR-8022	COMPLIANCE DRAWINGS - PRECINCT - OPEN SPACE	**1**	29/08/25

Waterloo Mixed Use Development (HDA)

881-885 Bourke Street,
Waterloo NSW 2017

Country: Gadigal

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2010 Australia
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Project Number: **6979**
Date: **29/08/25**
Client: **CORONATION**

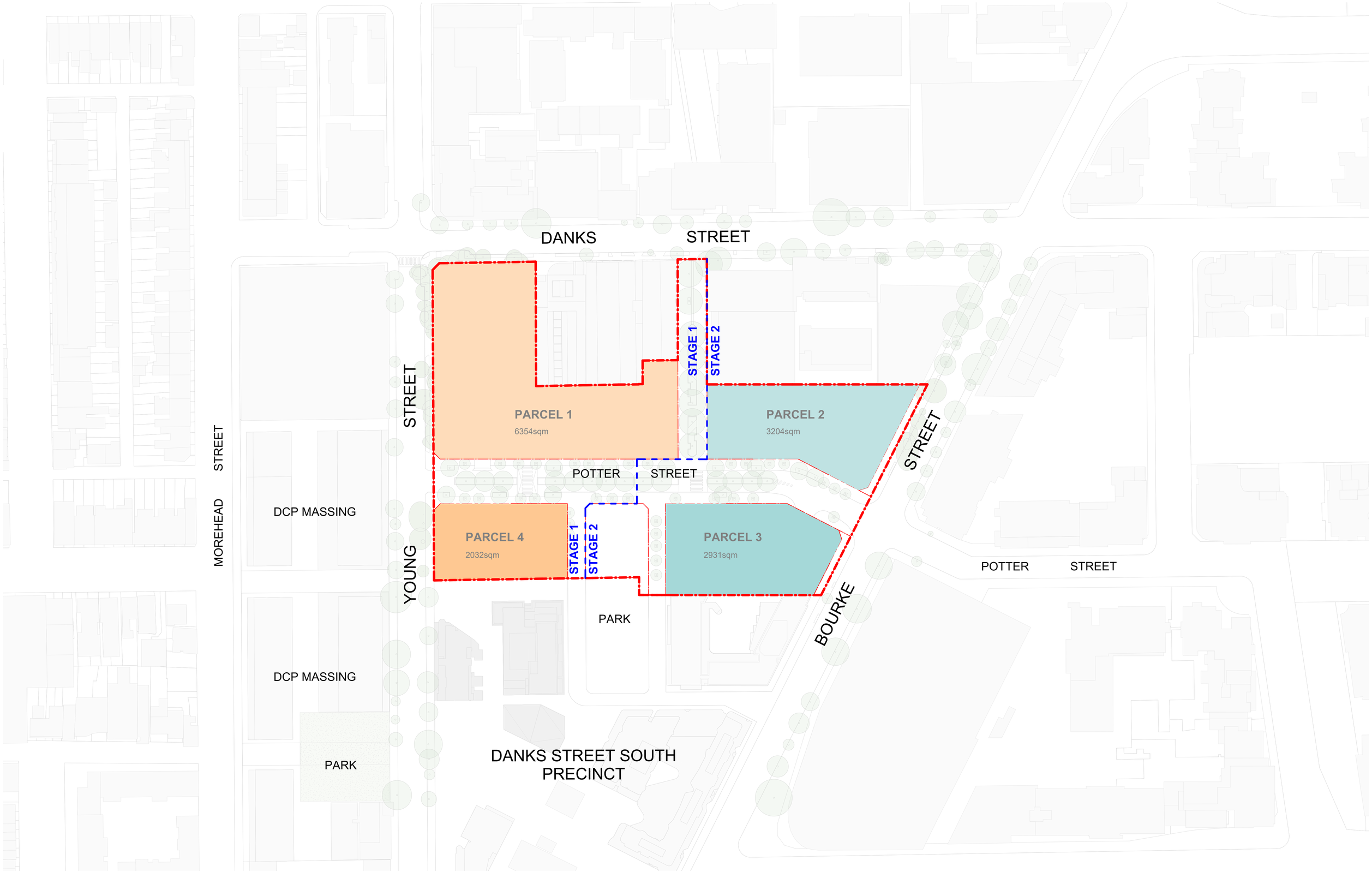
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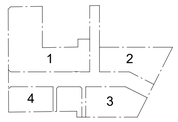
PRELIMINARY

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Rev	Date	Revision	By	Chk.
1	29/08/25	FOR SSDA SUBMISSION	CC	RY

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Key Plan



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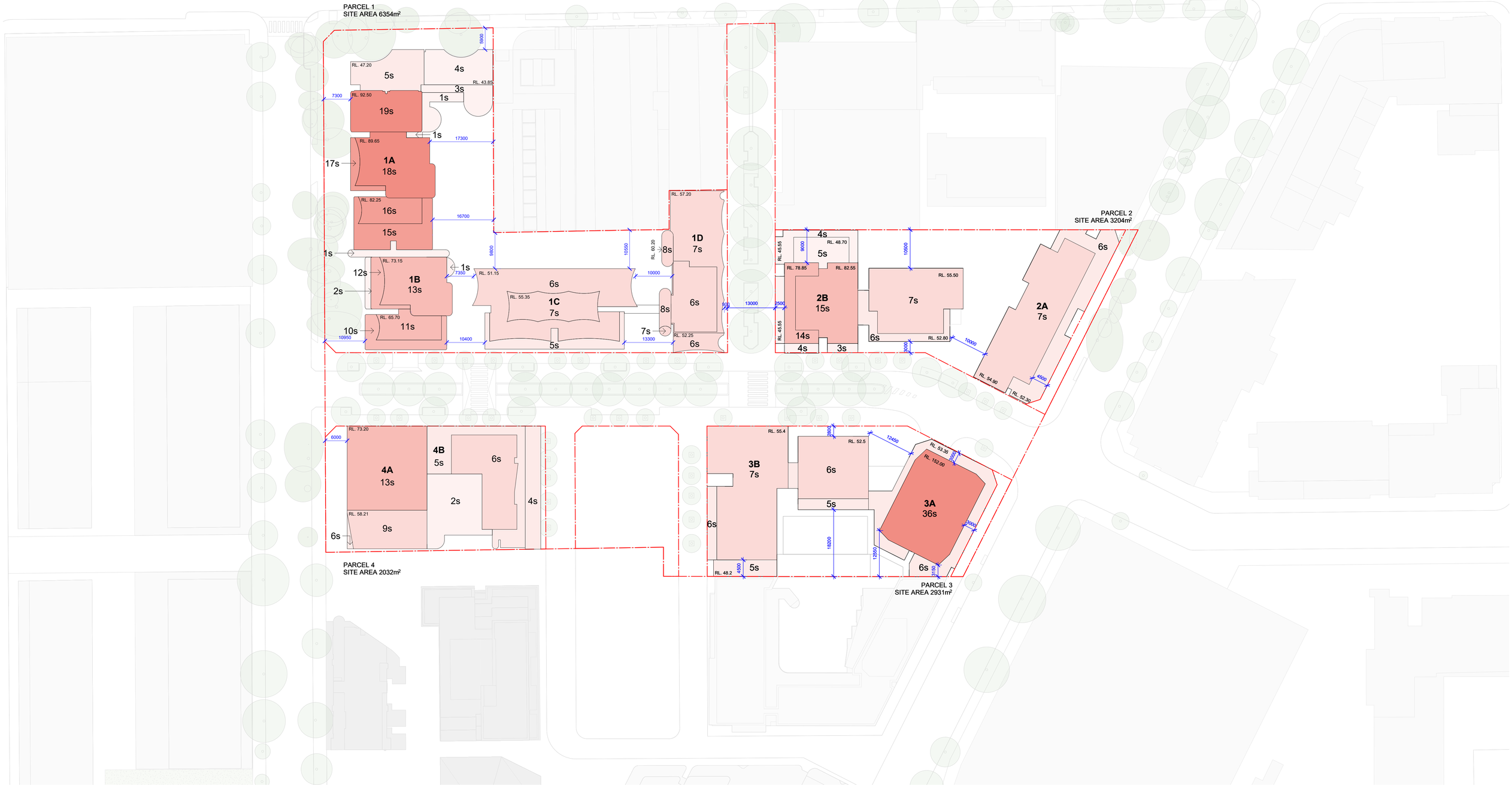
Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Country: Gadigal

Drawing Name
CONTEXT PLAN & CONSTRUCTION STAGING

Date	Scale	Sheet Size
29/08/25	1 : 750	A1
Drawn	Chk.	
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Drawing No. **WL-AR-SSDA-PR-0100** Revision / 1



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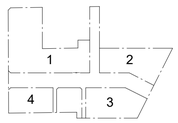
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Rev	Date	Revision	By	Chk.
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Country: Gadigal

Drawing Name
MASSING PLAN

Date	Scale	Sheet Size
29/08/25	1 : 500	A1
Drawn	Chk.	
CC	RY	

Drawing No. **WL-AR-SSDA-PR-0101** Revision / 1



KEY

PRIVATE	AFFORDABLE	SHARED	
STUDIO	1 BED	LOBBY	RETAIL
1 BED	2 BED	COMMUNAL CORRIDOR	ONE PLAYGROUND
2 BED	3 BED	COMMUNAL SPACE	PLANT ROOM
3 BED		DEEP SOIL	LOADING
BALCONY		GREEN SPACE	SERVICES

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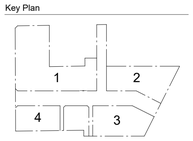
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6	26/06/25	FOR INFORMATION	CC	DM
7	30/06/25	FOR INFORMATION	CC	DM
8	01/07/25	FOR INFORMATION	CC	DM
9	01/08/25	FOR INFORMATION	CC	RY
10	15/08/25	FOR INFORMATION	CC	RY
11	29/08/25	FOR SSDA SUBMISSION	CC	RY

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Project

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

Country: Gadigal

Drawing Name

OVERALL PLANS - PRECINCT - GROUND

Date	Scale	Sheet Size
29/08/25	1 : 500	A1
Drawn	Chk.	
CC	RY	

Drawing No. **WL-AR-SSDA-PR-0300** Revision / 11



KEY

PRIVATE
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- BALCONY

AFFORDABLE
- 1 BED
- 2 BED
- 3 BED

SHARED
- LOBBY
- COMMUNAL CORRIDOR
- COMMUNAL SPACE
- DEEP SOIL
- GREEN SPACE
- RETAIL
- ONE PLAYGROUND
- PLANT ROOM
- LOADING
- SERVICES

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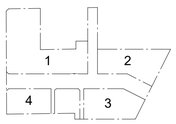
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5	01/07/25	FOR INFORMATION	CC	DM
6	01/08/25	FOR INFORMATION	CC	RY
7	15/08/25	FOR INFORMATION	CC	RY
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Client

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Key Plan



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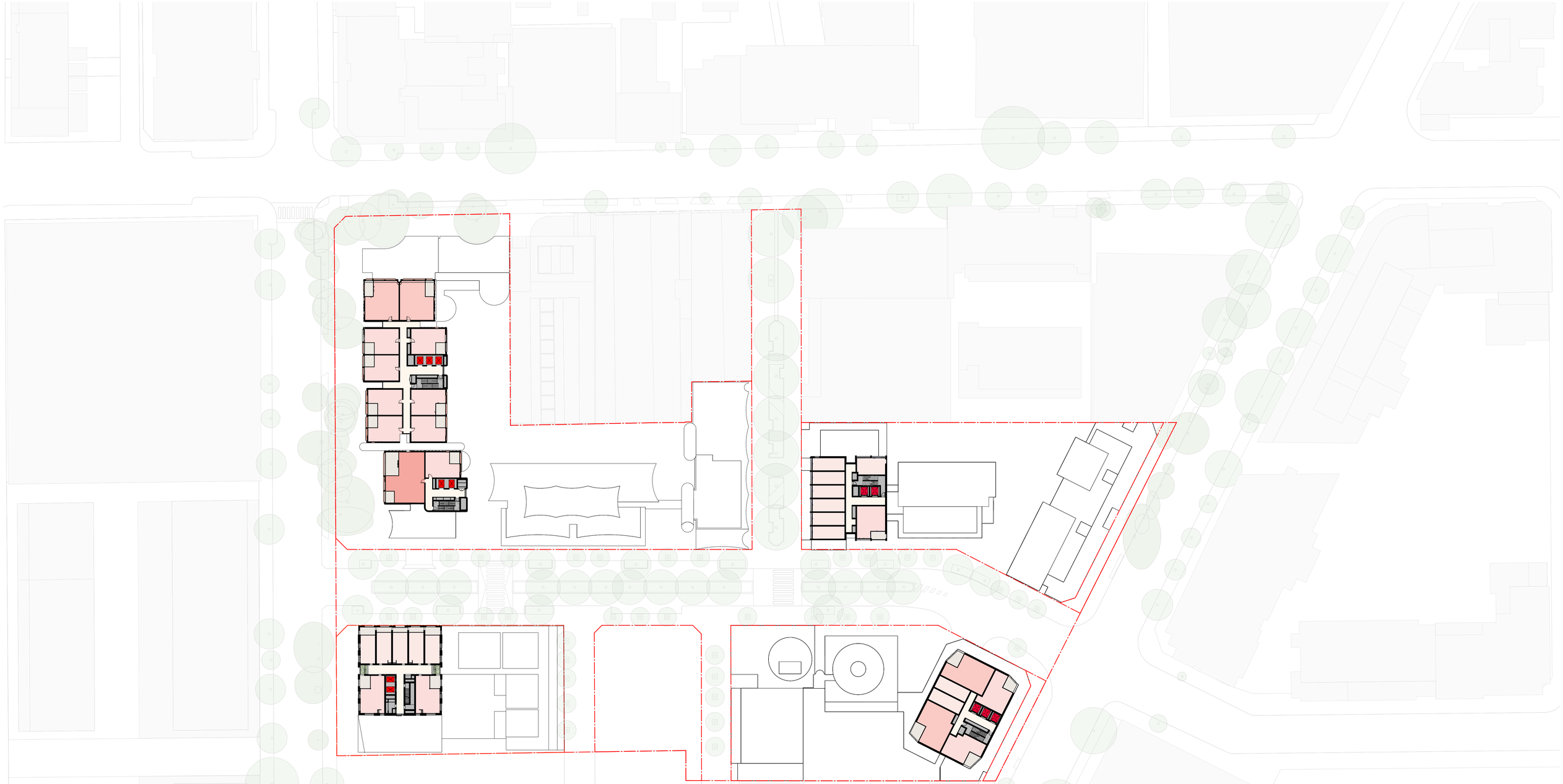
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Country: Gadigal

Drawing Name

OVERALL PLANS - PRECINCT - LOW RISE TYPICAL

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Drawn	Chk.	
CC	RY	
Drawing No.		Revision
WL-AR-SSDA-PR-0302		/ 8



KEY

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1 BED	2 BED	COMMUNAL CORRIDOR	ONE PLAYGROUND
2 BED	3 BED	COMMUNAL SPACE	PLANT ROOM
3 BED		DEEP SOIL	LOADING
BALCONY		GREEN SPACE	SERVICES

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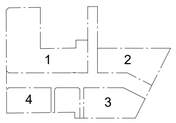
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3	26/06/25	FOR INFORMATION	CC	DM
4	01/07/25	FOR INFORMATION	CC	DM
5	01/08/25	FOR INFORMATION	CC	RY
6	15/08/25	FOR INFORMATION	CC	RY
7	29/08/25	FOR SSDA SUBMISSION	CC	RY

Client

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Key Plan



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Project

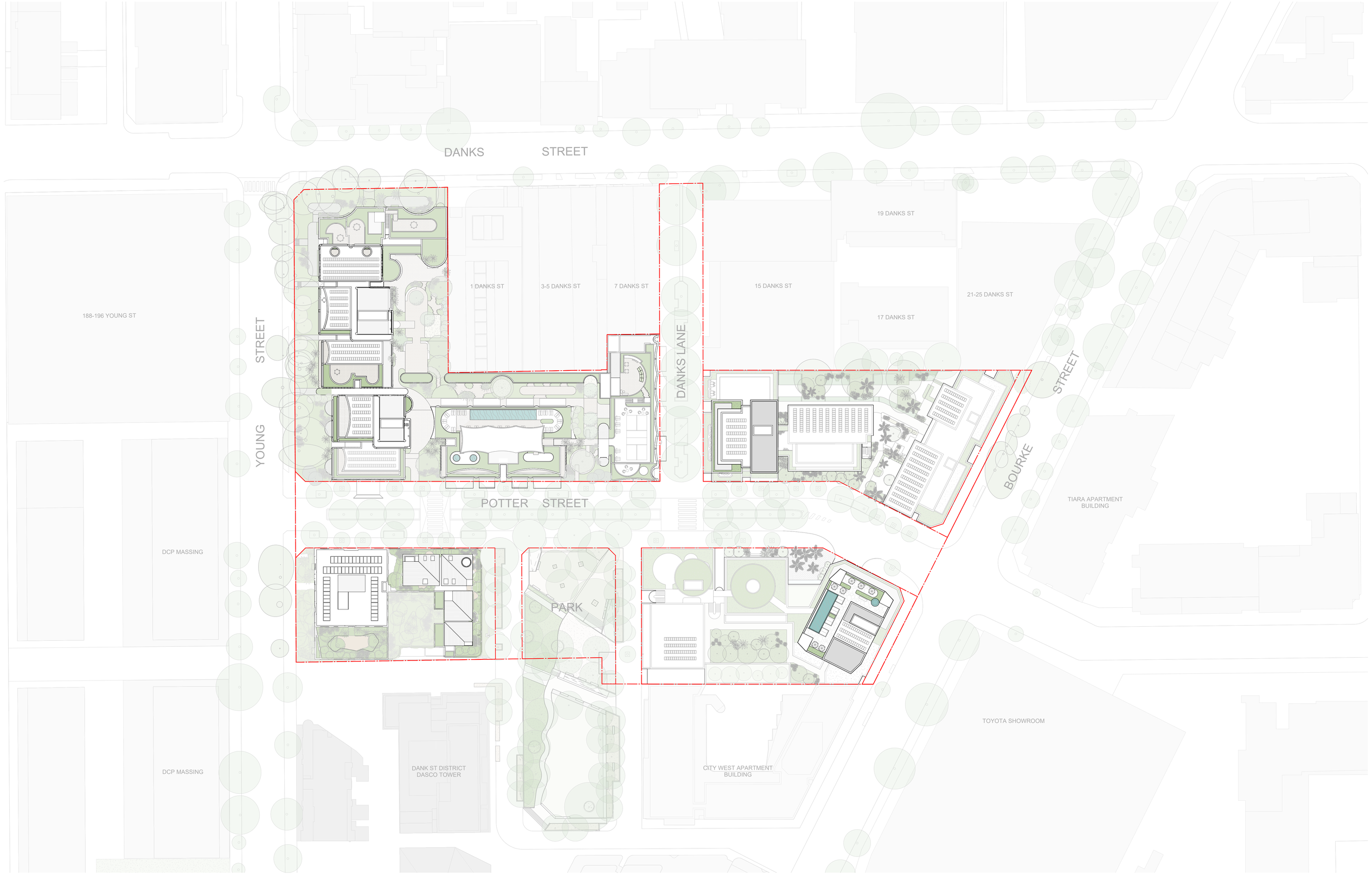
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Country: Gadigal

Drawing Name

OVERALL PLANS - PRECINCT- HIGH RISE TYPICAL

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Drawn	Chk.	
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Drawing No.		Revision
WL-AR-SSDA-PR-0311		/ 7



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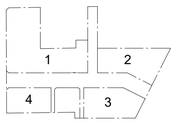
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5	26/06/25	FOR INFORMATION	CC	DM
6	01/07/25	FOR INFORMATION	CC	DM
7	01/08/25	FOR INFORMATION	CC	RY
8	15/08/25	FOR INFORMATION	CC	RY
9	29/08/25	FOR SSDA SUBMISSION	CC	RY

Client

CORONATION

Key Plan



SJB

Parcel 1 + 4

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Project

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

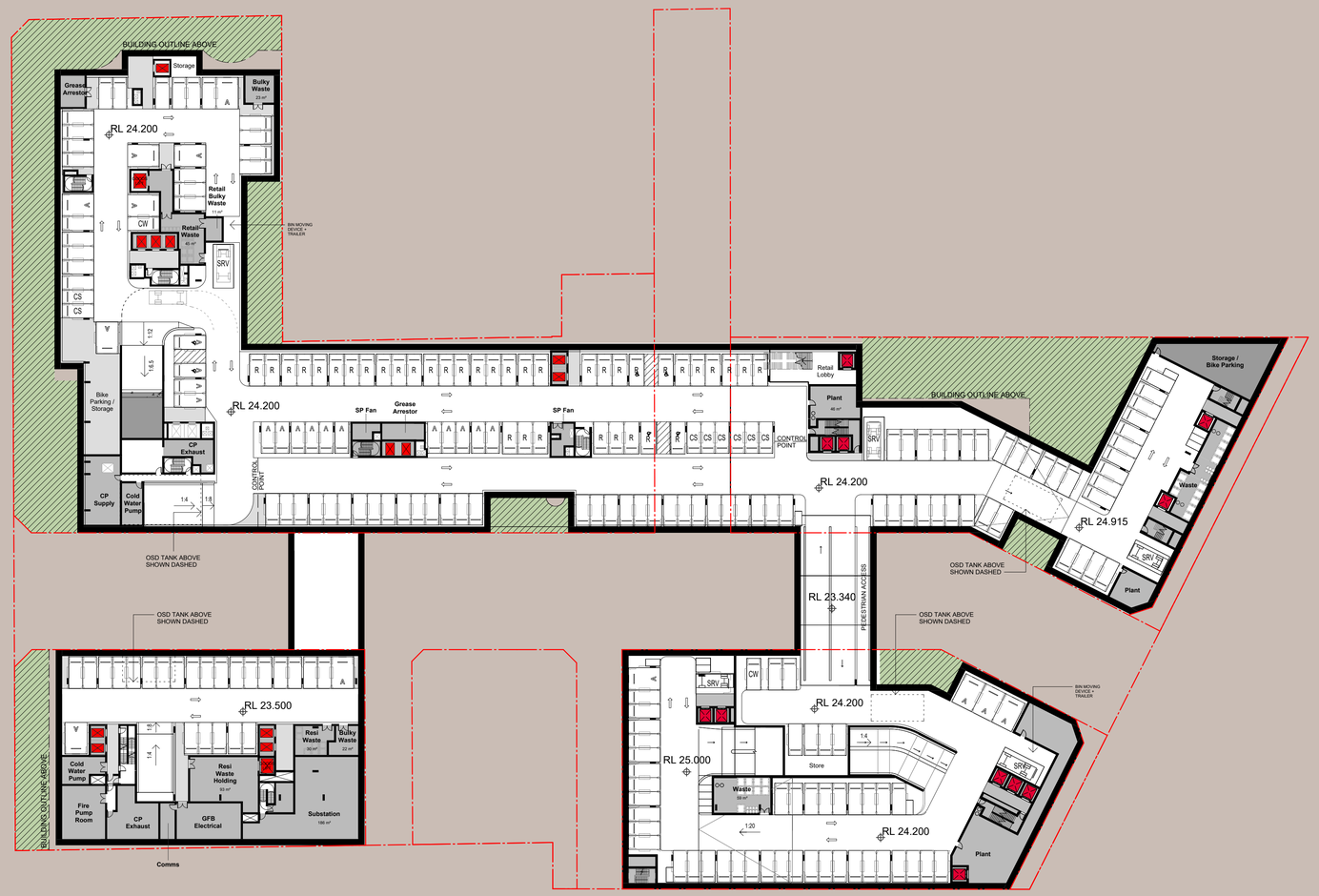
Country: Gadigal

Drawing Name

OVERALL PLANS - PRECINCT - ROOF

Date	Scale	Sheet Size
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Drawn	Chk.	
CC	RY	

Drawing No. **WL-AR-SSDA-PR-0319** Revision / 9



PARKING SCHEDULE

LOCATION	TOTAL
P1	
ADAPTABLE 5400x3800	14
CARSHARE 5400x2600	8
CARWASH 5400x2400	1
MOTORCYCLE 2500x1200	13
RESIDENTIAL 5400x2400	149
RESIDENTIAL SMALL 5400x2300	1
RETAIL 5500x2600	34
RETAIL ACCESSIBLE 5500x2600	4
SERVICE 3500x7500	1
VISITOR 5400x2400	13
VISITOR ACCESSIBLE 5400x2400	2
P1: 240	240
P2	
ADAPTABLE 5400x3800	4
MOTORCYCLE 2500x1200	5
RESIDENTIAL 5400x2400	77
SERVICE 3500x7500	1
P2: 87	87
P3	
ADAPTABLE 5400x3800	7
CARWASH 5400x2400	1
MOTORCYCLE 2500x1200	21
RESIDENTIAL 5400x2400	132
SERVICE 3500x6500	2
SERVICE 3500x7500	1
P3: 164	164
P4	
ADAPTABLE 5400x2400	2
ADAPTABLE 5400x3800	4
MOTORCYCLE 2500x1200	6
RESIDENTIAL 5400x2400	51
P4: 63	63
Grand total	554

DEEP SOIL ZONES

	Site Area	Deep Soil	%
STAGE 1	8386sqm	1432sqm	17%
STAGE 2	6135sqm	748sqm	12%
TOTAL	14521sqm	2180sqm	15%

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PRELIMINARY

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3	01/07/25	FOR INFORMATION	CC	DM
4	15/08/25	FOR INFORMATION	CC	RY
5	29/08/25	FOR SSDA SUBMISSION	CC	RY

Client: CORONATION

Key Plan: 1 2 3 4

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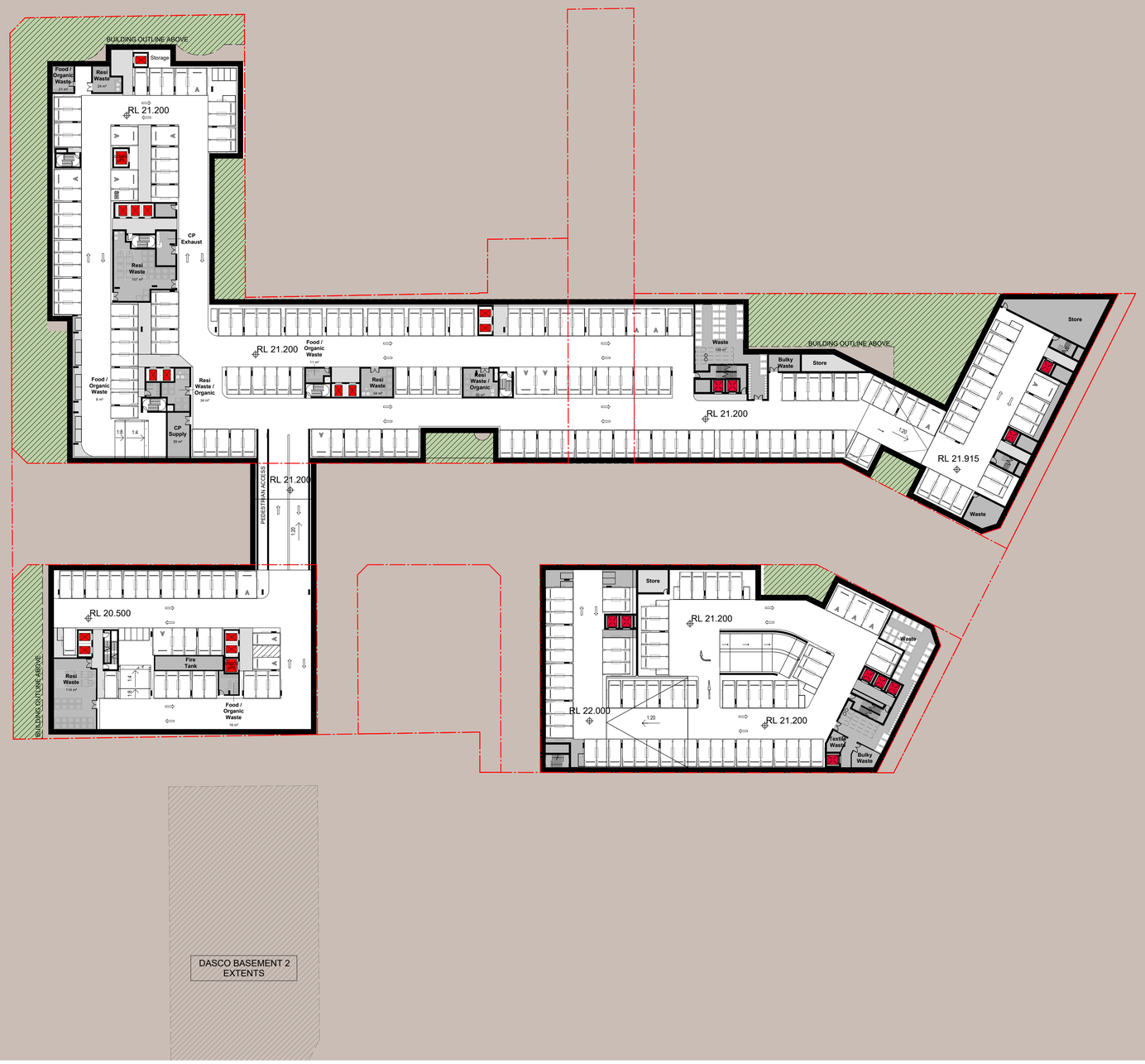
Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Country: Gadigal

Drawing Name
OVERALL PLANS - PRECINCT - BASEMENT 01

Date	Scale	Sheet Size
29/08/25	1 : 500	A1
Drawn	Chk.	
CC	RY	

Drawing No. **WL-AR-SSDA-PR-0320** Revision / 5



PARKING SCHEDULE

LOCATION	TOTAL
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ADAPTABLE 5400x3800	14
CARSHARE 5400x2600	8
CARWASH 5400x2400	1
MOTORCYCLE 2500x1200	13
RESIDENTIAL 5400x2400	149
RESIDENTIAL SMALL 5400x2300	1
RETAIL 5500x2600	34
RETAIL ACCESSIBLE 5500x2600	4
SERVICE 3500x7500	1
VISITOR 5400x2400	13
VISITOR ACCESSIBLE 5400x2400	2
P1: 240	240
P2	
ADAPTABLE 5400x3800	4
MOTORCYCLE 2500x1200	5
RESIDENTIAL 5400x2400	77
SERVICE 3500x7500	1
P2: 87	87
P3	
ADAPTABLE 5400x3800	7
CARWASH 5400x2400	1
MOTORCYCLE 2500x1200	21
RESIDENTIAL 5400x2400	132
SERVICE 3500x6500	2
SERVICE 3500x7500	1
P3: 164	164
P4	
ADAPTABLE 5400x2400	2
ADAPTABLE 5400x3800	4
MOTORCYCLE 2500x1200	6
RESIDENTIAL 5400x2400	51
P4: 63	63
Grand total	554

DEEP SOIL ZONES

	Site Area	Deep Soil	%
STAGE 1	8386sqm	1432sqm	17%
STAGE 2	6135sqm	748sqm	12%
TOTAL	14521sqm	2180sqm	15%

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PRELIMINARY

0 5 10 25m
1:500 @A1

Rev	Date	Revision	By	Chk.
1	15/08/25	FOR INFORMATION	CC	RY
2	29/08/25	FOR SSDA SUBMISSION	CC	RY

Client: CORONATION

Key Plan: 1 2 3 4

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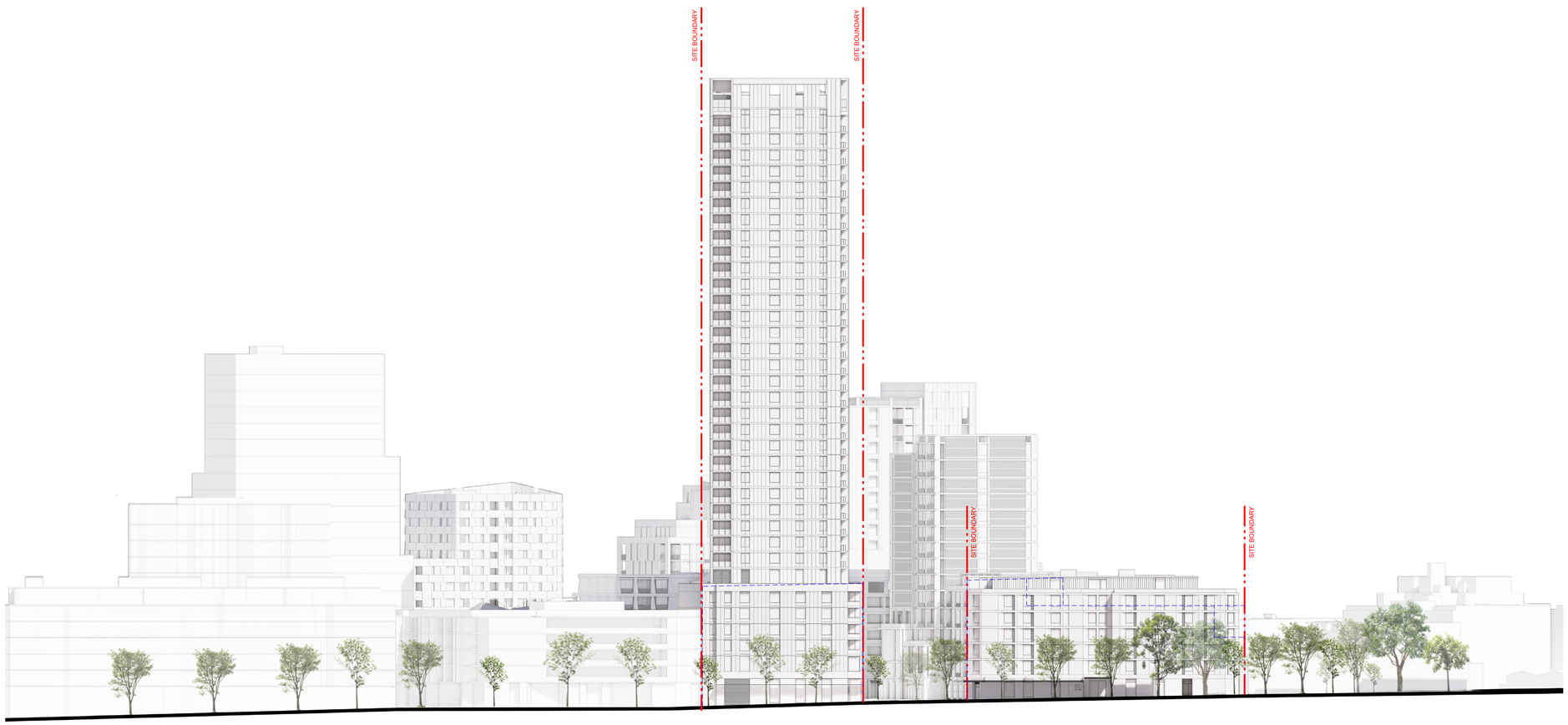
Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Country: Gadigal

Drawing Name
OVERALL PLANS - PRECINCT - BASEMENT 02

Date	Scale	Sheet Size
29/08/25	1 : 500	A1
Drawn	Chk.	
CC	RY	

Drawing No. **WL-AR-SSDA-PR-0321** Revision / 2



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PRELIMINARY

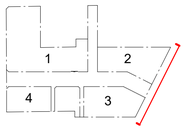
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Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

Client

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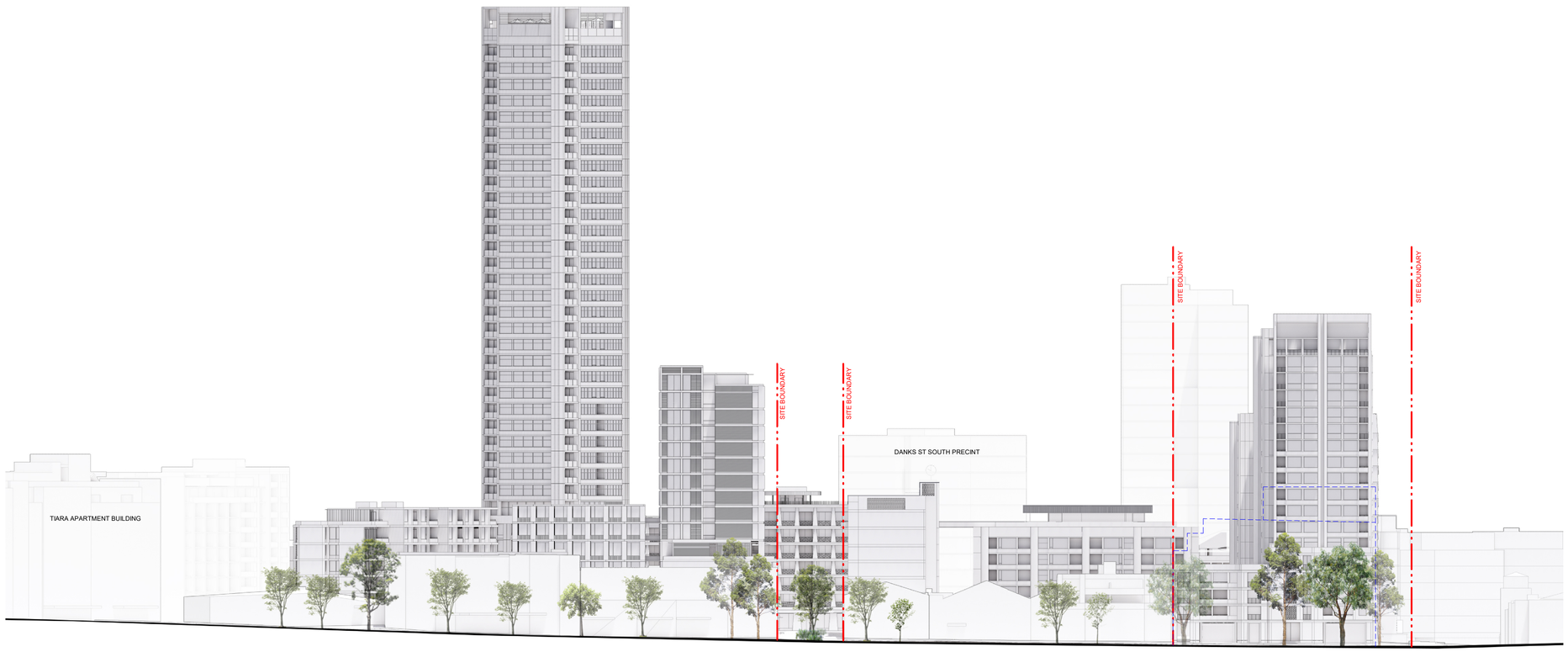
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Project
Waterloo Mixed Use Development (HDA)
881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
OVERALL ELEVATIONS - PRECINCT - BOURKE STREET (EAST)

Date	Scale	Sheet Size
29/08/25	As indicated	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
0401		/ 1



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PRELIMINARY

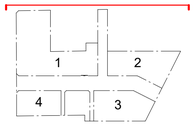
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1:500 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

Client

CORONATION

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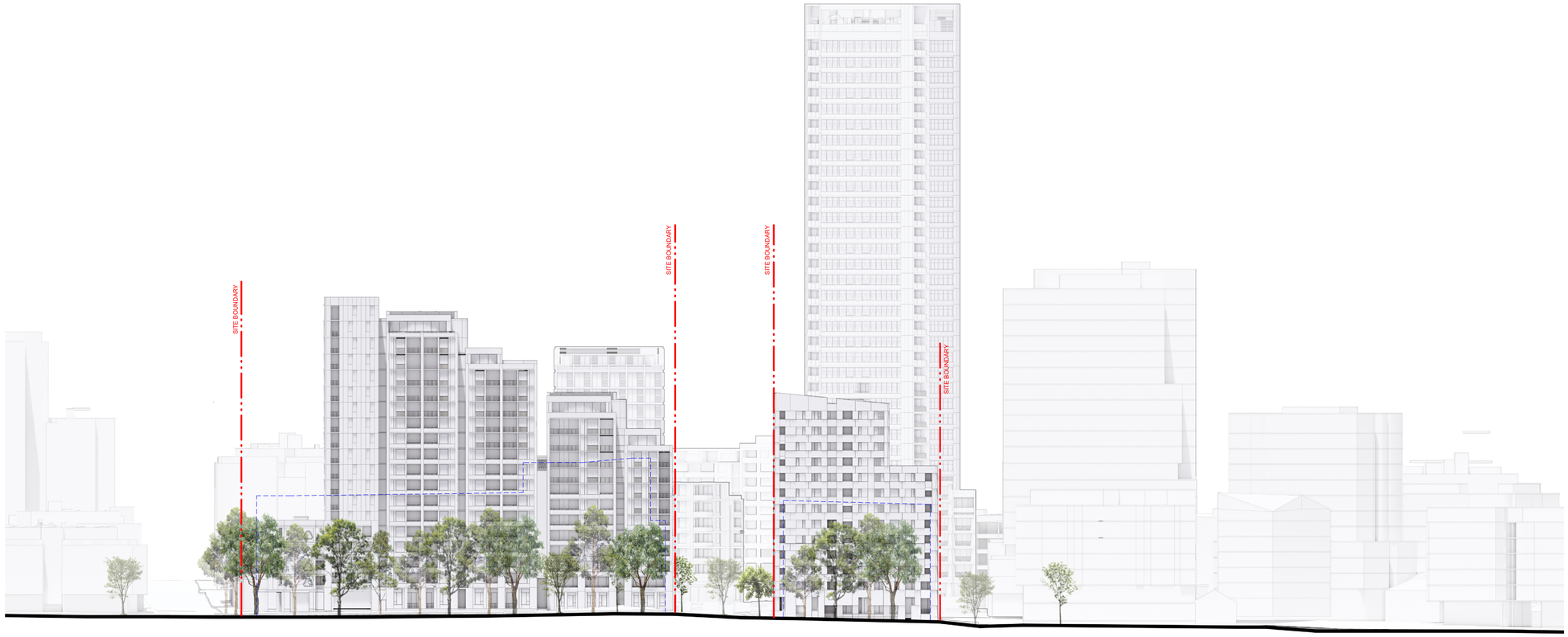
Project

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

Drawing Name

OVERALL ELEVATIONS - PRECINCT - DANKS STREET (NORTH)

Date	Scale	Sheet Size
29/08/25	As indicated	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
0402		/ 1



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PRELIMINARY

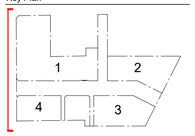
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Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

Client

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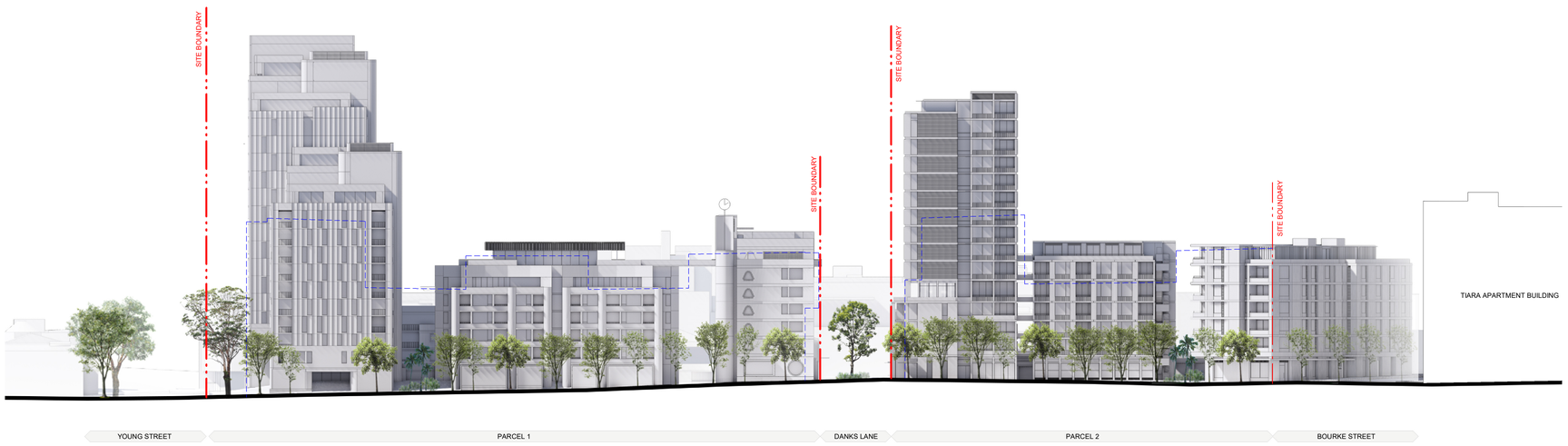
Project

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

Drawing Name

OVERALL ELEVATIONS - PRECINCT - YOUNG STREET (WEST)

Date	Scale	Sheet Size
29/08/25	As indicated	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
0403		/ 1



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PRELIMINARY

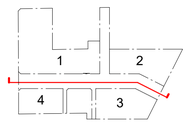
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Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

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

Drawing Name
OVERALL ELEVATIONS - PRECINCT - POTTER STREET (NORTH)

Date	Scale	Sheet Size
29/08/25	As indicated	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
0404		/ 1



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PRELIMINARY

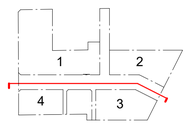
0 5 10 25m
1:500 @A1

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

Client

CORONATION

Key Plan



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Project

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

Drawing Name

OVERALL ELEVATIONS - PRECINCT - POTTER STREET (SOUTH)

Date	Scale	Sheet Size
29/08/25	As indicated	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
0405		/ 1



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PRELIMINARY

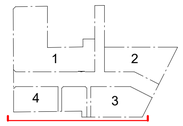
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Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

Client

CORONATION

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Project

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

Drawing Name

OVERALL ELEVATIONS - PRECINCT - SOUTH

Date	Scale	Sheet Size
29/08/25	As indicated	A1
Drawn	Chk.	
SH	WM	
Drawing No.		Revision
0406		/ 1

June 21
Winter Solstice

These diagrams represent shadows cast in plan form between 9am and 3pm in mid winter.

Key

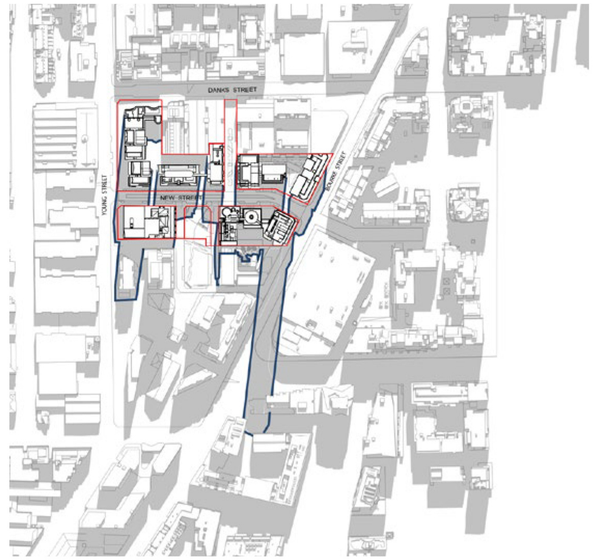
Shadow created by the proposed scheme



9am

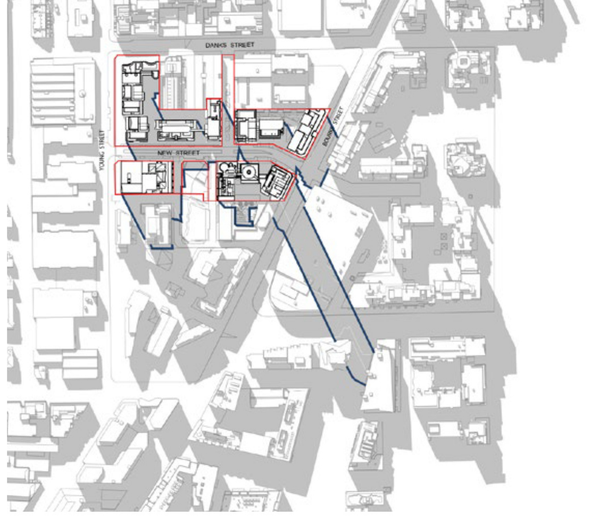


10am



11am

12pm



1pm



2pm



3pm

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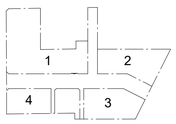
PRELIMINARY

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

Client

CORONATION

Key Plan



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Project

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

Drawing Name

COMPLIANCE DRAWINGS - PRECINCT - SHADOW ANALYSIS PLAN - SHEET 1

Date	Scale	Sheet Size
29/08/25		A1
Drawn	Chk.	
KS	WM	
Drawing No.		Revision
8001		/ 1

June 21
Winter Solstice

These diagrams represent the difference between approved envelope and proposed shadows cast in plan form between 9am and 3pm in mid winter.

Key

Improved solar access: areas receiving direct sun that were previously overshadowed by the approved

Additional shadow created by the proposed scheme that was not already created by the approved envelope.

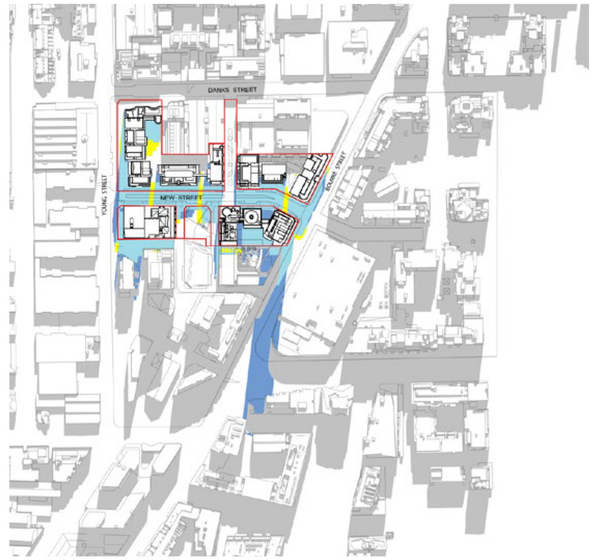
Overshadowing created by both the approved envelope and the proposed scheme.



9am



10am



11am

12pm



1pm



2pm



3pm

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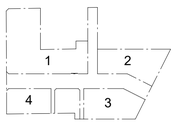
PRELIMINARY

Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

Client

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Project

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

Drawing Name

COMPLIANCE DRAWINGS - PRECINCT - SHADOW ANALYSIS PLAN - SHEET 2

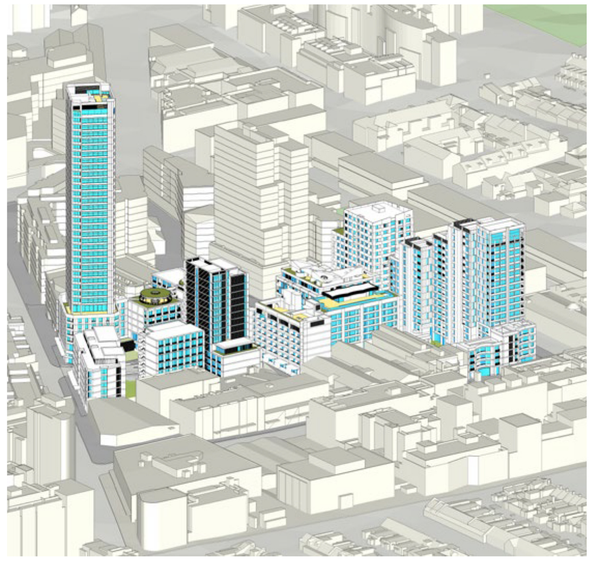
Date	Scale	Sheet Size
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Drawn	Chk.	
KS	WM	
Drawing No.		Revision
8002		/ 1

June 21
Winter Solstice

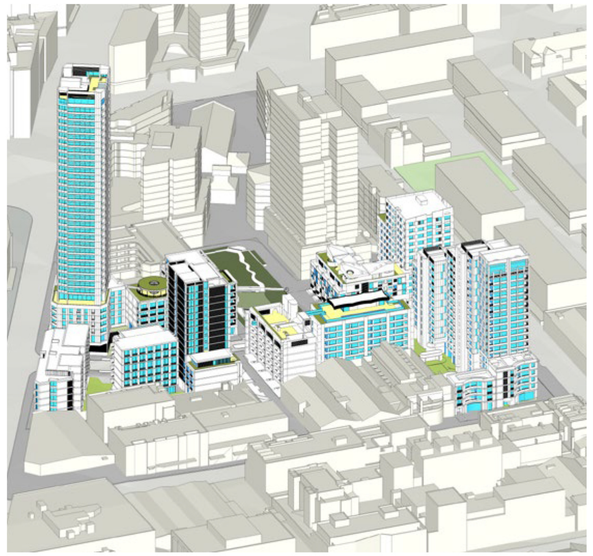
These diagrams represent sun eye views taken from the perspective of the sun between 9am and 3pm in mid winter.

Key

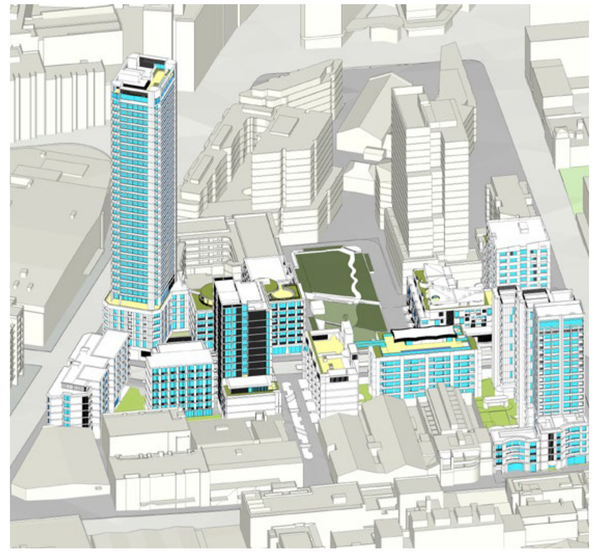
- Glazing
- Rooftop Open Space
- Ground Open Space



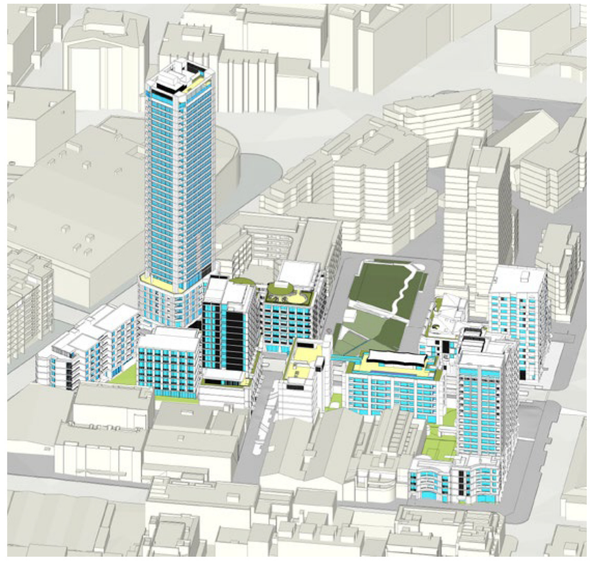
9am



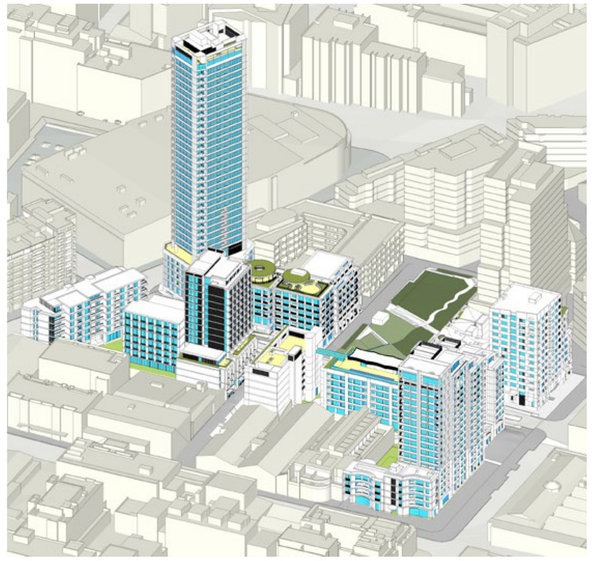
10am



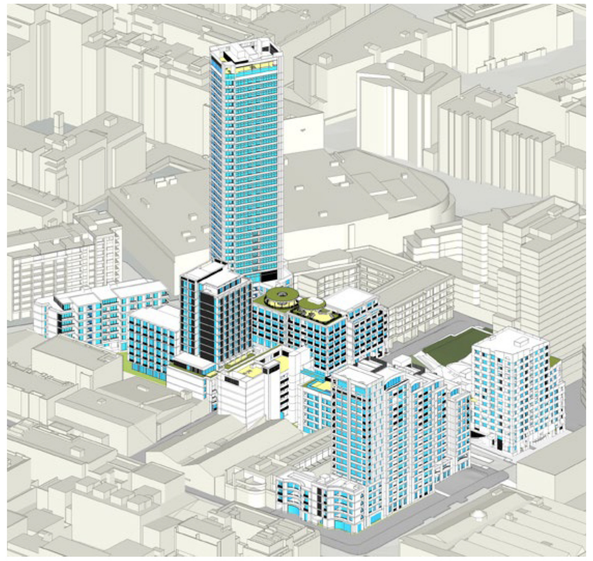
11am



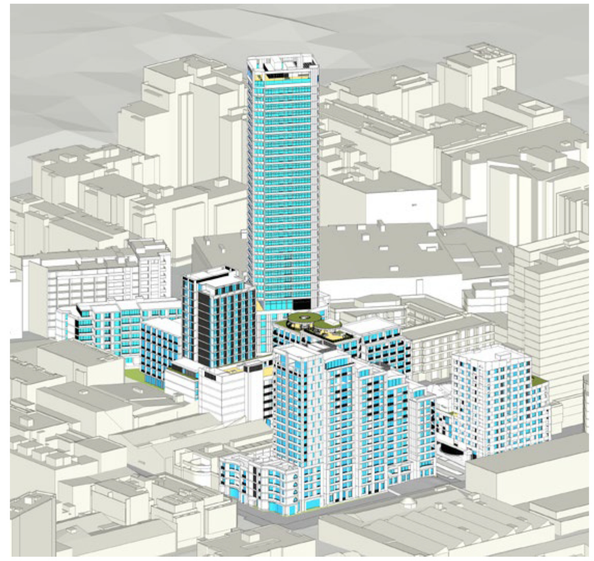
12pm



1pm



2pm



3pm

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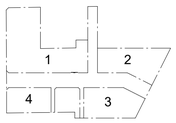
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Rev	Date	Revision	By	Chk.
1	29/08/25	For SSDA Submission		

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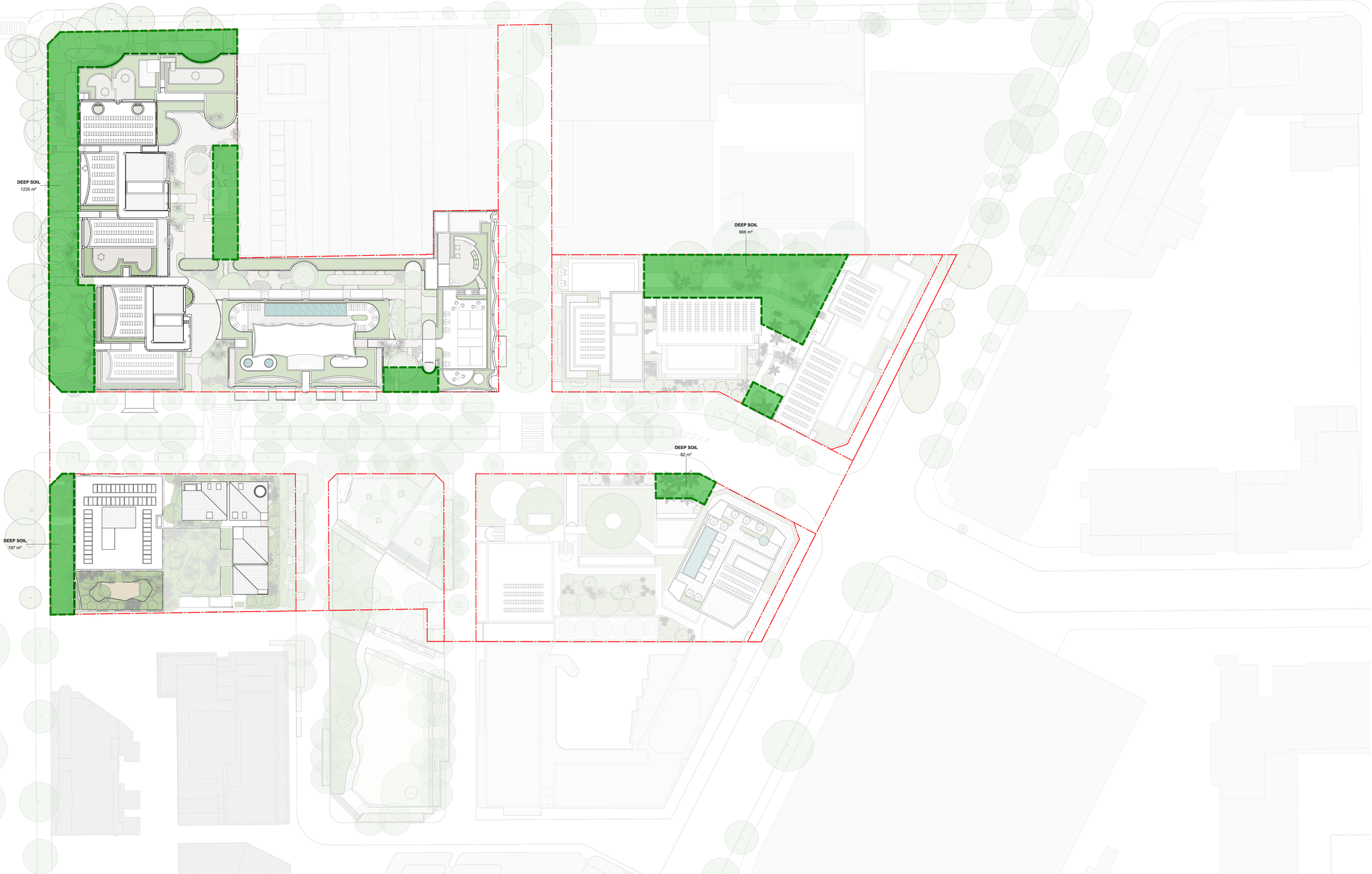
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881-885 Bourke Street, Waterloo NSW 2017

Drawing Name
COMPLIANCE DRAWINGS - PRECINCT - VIEWS FROM THE SUN

Date	Scale	Sheet Size
29/08/25		A1
Drawn	Chk.	
KS	WM	
Drawing No.		Revision
8005		/ 1



DEEP SOIL ZONES

	Site Area	Deep Soil	%
STAGE 1	8386sqm	1432sqm	17%
STAGE 2	6135sqm	748sqm	12%
TOTAL	14521sqm	2180sqm	15%

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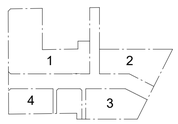
PRELIMINARY

0 1 2 5m
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Rev	Date	Revision	By	Chk.
1	29/08/25	FOR SSDA SUBMISSION	CC	RY

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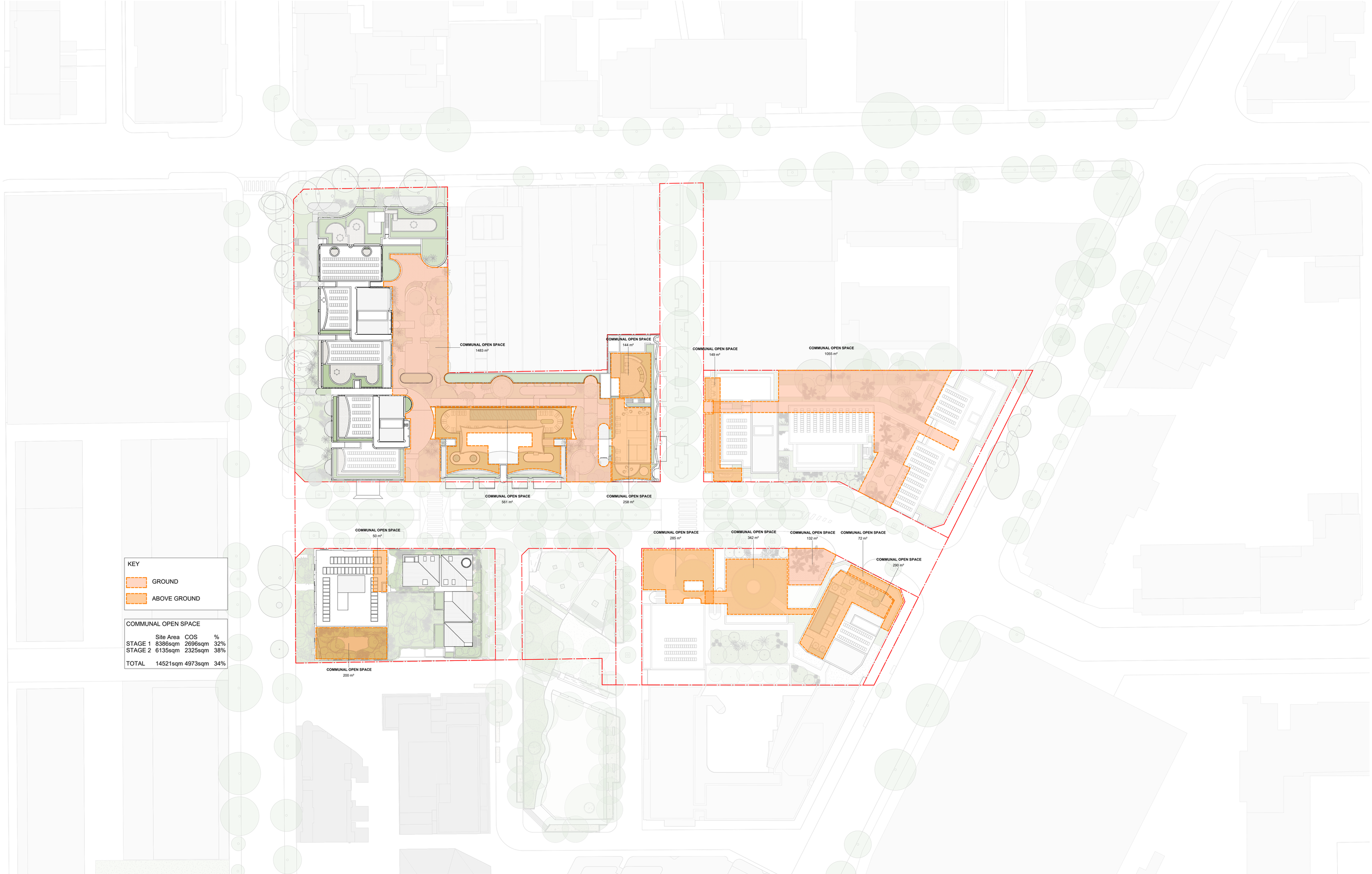
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Country: Gadigal

Drawing Name
COMPLIANCE DRAWINGS - PRECINCT - DEEP SOIL

Date	Scale	Sheet Size
29/08/25	1 : 500	A1
Drawn	Chk.	
CC	RY	
Drawing No.		Revision
WL-AR-SSDA-PR-8021		/ 1



KEY

- GROUND
- ABOVE GROUND

COMMUNAL OPEN SPACE

	Site Area	COS	%
STAGE 1	8386sqm	2696sqm	32%
STAGE 2	6135sqm	2325sqm	38%
TOTAL	14521sqm	4973sqm	34%

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PRELIMINARY

0 1 2 5m

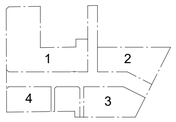
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Rev	Date	Revision	By	Chk.
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Drawing Name

COMPLIANCE DRAWINGS - PRECINCT - OPEN SPACE

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Drawn	Chk.	
CC	RY	

Drawing No. **WL-AR-SSDA-PR-8022** Revision / 1