142-150 NARROW NECK ROAD, KATOOMBA

DEVELOPMENT APPLICATION FOR MULTI-RESIDENTIAL DEVELOPMENT

VDM Prime Pty Ltd

October 2025

Council	Blue Mountain City Council
Lot & DP	1/-/DP1026915
Zoning	R3 - MEDIUM DENSITY RESIDENTIAL
Site Area	16,840 m²

Drawing Schedule

Sheet Number	Sheet Name	Revision	Rev Date
DA1.00	Cover Sheet/ Drawing Schedules	B	18.12.2025
DA1.04	Project Summary	B	18.12.2025
DA1.05	ADG Compliance Table	B	18.12.2025
DA3.00	Location Plan	B	18.12.2025
DA3.01	View and Context Analysis Plan	B	18.12.2025
DA3.02	Master Plan	B	18.12.2025
DA3.03	Master Plan with controls	B	18.12.2025
DA3.07	Lower Basement	B	18.12.2025
DA3.08	Upper Basement	B	18.12.2025
DA3.09	Lower Ground	B	18.12.2025
DA3.10	Ground Level	B	18.12.2025
DA3.11	Level 01	B	18.12.2025
DA3.12	Level 02	B	18.12.2025
DA3.13	Level 03	B	18.12.2025
DA3.14	Level 04	B	18.12.2025
DA3.15	Level 05	B	18.12.2025
DA3.20	Roof Plan	B	18.12.2025
DA3.30	Typical Apartment Plan	B	18.12.2025
DA3.40	Privacy Screen Details	B	18.12.2025
DA4.01	Section 01, 02, 03	B	18.12.2025
DA4.02	Section 04, 05	B	18.12.2025
DA4.03	Section 06, 07	B	18.12.2025
DA5.01	Elevations North & South	B	18.12.2025
DA5.02	Elevations East & South East	B	18.12.2025
DA5.03	Elevations East & West	B	18.12.2025
DA5.04	Elevations West & East	B	18.12.2025
DA5.11	Elevations North & South_Trees	B	18.12.2025
DA5.12	Elevations East & South East_Trees	B	18.12.2025
DA5.13	Elevations East & West_Trees	B	18.12.2025
DA5.14	Elevations West & East_Trees	B	18.12.2025
DA6.01	Shadow Diagrams - 9am & 10am 21st June	B	18.12.2025
DA6.02	Shadow Diagrams - 11am & 12pm 21st June	B	18.12.2025
DA6.03	Shadow Diagrams - 1pm & 2pm 21st June	B	18.12.2025
DA6.04	Shadow Diagrams - 3pm 21st June	B	18.12.2025
DA6.05	Sun's Eye View - 9am - 10am, 21st June	B	18.12.2025
DA6.06	Sun's Eye View - 11am - 12pm, 21st June	B	18.12.2025
DA6.07	Sun's Eye View - 1pm - 2pm, 21st June	B	18.12.2025
DA6.08	Sun's Eye View - 3pm, 21st June	B	18.12.2025
DA6.20	Cross Ventilation Diagrams Sheet 01	B	18.12.2025
DA6.21	Cross Ventilation Diagrams Sheet 02	B	18.12.2025
DA6.22	Cross Ventilation Diagrams Sheet 03	B	18.12.2025
DA6.25	Solar Access Diagrams Sheet 01	B	18.12.2025
DA6.26	Solar Access Diagrams Sheet 02	B	18.12.2025
DA6.27	Solar Access Diagrams Sheet 03	B	18.12.2025
DA6.30	GFA Diagrams Sheet 01	B	18.12.2025
DA6.31	GFA Diagrams Sheet 02	B	18.12.2025
DA6.32	GFA Diagrams Sheet 03	B	18.12.2025
DA6.33	GFA Diagrams Sheet 04	B	18.12.2025
DA6.40	Site Coverage & Landscape Area Calculations	B	18.12.2025
DA6.41	Deep Soil & Communal Open Space Area Calculations	B	18.12.2025
DA6.50	Height Plane 15.6m_Roof Plan	B	18.12.2025
DA6.51	Height Plane Diagram - 15.6m	B	18.12.2025
DA7.01	Material Board	B	18.12.2025
DA7.02	Photomontage Sheet 01	B	18.12.2025
DA7.03	Photomontage Sheet 02	B	18.12.2025
DA10.01	Adaptable Units_Key Plan	B	18.12.2025
DA10.02	Adaptable Plans_Pre & Post_Type 1 & 2	B	18.12.2025
DA10.03	Adaptable Plans_Pre & Post_Type 3 & 4	B	18.12.2025
DA10.04	Adaptable Plans_Pre & Post_Type 5 & 6	B	18.12.2025
DA10.10	Affordable Units_Key Plan	B	18.12.2025

Grand total: 60

BLD H - CGI

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- Report any discrepancies to Antoniades Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA1 General Information

DRAWING TITLE
Cover Sheet/ Drawing Schedules

DRAWING NO.
DA1.00

REVISION
B

DRAWN BY
Author

CHECKED BY
Checker

SCALE
NTS @A1

PROJECT SUMMARY

PROJECT DATA SCHEDULE

Date 14.01.2026

PROJECT 142-150 Narrow Neck Road, Katoomba

Client	VDM Prime Pty Ltd
Architect	Antoniades Architects
Planner	GSA Planning (George Karavanas Planning Pty Ltd)
Application Number	SSD-86456706
Council	Blue Mountain Council
Lot & DP	Lot 1 in DP 1026915
Zoning	R3
Site Area	16840m²

PLANNING

	Requirement	Proposed
LEP		
FSR	0.6:1	1.17:1
FSR + affordable housing	0.78:1	1.17:1
Height Limit	8m	15.6m
Affordable Height Limit	10.4m	15.6m
Affordable Units	15% of residential GFA	15%
Affordable Units GFA		2314m²
DCP		
Adaptable Units	4 adaptable dwellings + 20% of additional dwellings beyond 10 (rounded up)	46
Front Setback	The minimum setback from The Escarpments street frontage and the internal road street frontage (that intersects with Narrow Neck Road) is 5m for townhouses	5m
Side Setback	The minimum side boundary setback is 1m for townhouses	8-13m
Rear Setback	13m	13m

PROJECT DATA

Project Summary										
Level	GFA Calculations				Unit Type					
	Restaurant	Building H		Residential	(Building A, B, C, D, E, F, G & H)				Building H	Total
		Serviced Apartment	Anciallary		Studio	1 Bed	2 Bed	3 Bed / 4 Bed	Serviced Apartment	
Level 03				553				1		1
Level 02	84m²			4275	13	30	13	3		59
Level 01	84m²	828m²		3587	14	31	9		20	74
Ground	84m²	828m²		3587	14	31	9		20	74
Lower Ground	125m²	381m²	682m²	3320m²	13	29	8		12	62
			848m²							
Basement	216m²	36m²		103						
Total	593m²	2073m²	1530m²	15425m²	54	121	39	4	52	**270**
	19621m²				218				52	

APARTMENT MIX SUMMARY

	Studio Apartment	1 Bed Apartment	2 Bed Apartment	3 Bed / 4 Bed Apartment	Serviced Apartments	Total
All Buildings	54	121	39	4	52	270
Total	**54**	**121**	**39**	**4**	**52**	**270**
%	20%	45%	14%	1%	19%	100%

PRELIMINARY

ANTONIADES ARCHITECTS
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PARKING

Car Parking Requirements			
Type	**Rate**	**Unit Count**	**Total**
Residential (Total number minus 15%)			
Studio	0.50 per unit	45 Units	22.5
1 Bed	0.50 per unit	93 Units	46.5
2 Bed	1.00 per unit	35 Units	35
3 Bed / 4 Bed	1.50 per unit	4 Units	6
Subtotal			110
Affordable housing (15% of total number)			
Studio	0.40 per unit	9 Units	3.6
1 Bed	0.40 per unit	28 Units	11.2
2 Bed	0.50 per unit	4 Units	2
3 Bed	1.00 per unit	-	0
Subtotal			16.8
Service Apartments	1 per unit	52 Units	52
Service Apart. Staff	2 per 3 staffs	3 Staffs	2
Visitor	1 per 4 units	218 Units	54.5
Information Facility	1 per 25 m²	209 m²	8.4
Restaurant	15 per 100 m²	168 m²	25.2
TOTAL			268.9

Parking Provision Summary							
	Building A	Building B& C	Building D&E	Buiding F	Building G	Building H	Restaurant
Resident	31	54	46	22	29	18	
Disabled (10%)	2	10	8	3	2	3	
Visitor		6	8	5	12	2	18
Service Apartment						51	
Staff						2	
Total	33	70	62	30	43	76	18
Total Parking	332						

DISCLAIMER
- All figures presented in this schedule are preliminary and refer to schematic designs prepared by Antoniades Architects Pty
- All areas and information is subject to further development and confirmation.

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B	Issue for Submission		16.12.2025

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ACN 129 731 559
Nominated Architect: Andreas Antoniades
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ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA1 General Information

DRAWING TITLE
Project Summary

DRAWING NO.
DA1.04

REVISION
B

DRAWN BY
Author

CHECKED BY
Checker

SCALE
NTS @A1

ADG Compliance Table - Building A

BUILDING	UNIT	TYPE	INTERIOR AREA	P.O.S	SOLAR ACCESS	CROSS VENT.	ADAPTABLE	AFFORDABLE	INTERIOR STORAGE	BASEMENT STORAGE
A	LOWER GROUND									
	A.LG01	1 Bed	71m²	9m²	YES	YES			7m³	
	A.LG02	1 Bed	51m²	8m²	YES				3m³	3m³
	A.LG03	1 Bed	51m²	8m²	YES				3m³	3m³
	A.LG04	1 Bed	71m²	9m²	YES	YES			7m³	
	A.LG05	Studio	36m²	4m²	YES	YES			5m³	
	A.LG06	2 Bed	90m²	10m²			YES		8m³	
	A.LG07	1 Bed	57m²	8m²			YES		3m³	3m³
	A.LG08	Studio	36m²	4m²		YES			5m³	
	GROUND									
	A.G01	1 Bed	71m²	9m²	YES	YES		YES	7m³	
	A.G02	1 Bed	51m²	8m²	YES	YES		YES	3m³	3m³
	A.G03	1 Bed	51m²	8m²	YES			YES	3m³	3m³
	A.G04	1 Bed	71m²	9m²	YES	YES		YES	7m³	
	A.G05	Studio	36m²	4m²	YES	YES		YES	3m³	
	A.G06	2 Bed	90m²	10m²			YES	YES	8m³	
	A.G07	1 Bed	57m²	8m²			YES	YES	3m³	3m³
	A.G08	Studio	36m²	4m²		YES		YES	3m³	
	LEVEL 01									
	A.101	1 Bed	71m²	9m²	YES	YES			7m³	
	A.102	1 Bed	51m²	8m²	YES	YES		YES	3m³	3m³
	A.103	1 Bed	51m²	8m²	YES				3m³	3m³
	A.104	1 Bed	71m²	9m²	YES	YES			7m³	
	A.105	Studio	36m²	4m²	YES	YES			3m³	
	A.106	2 Bed	90m²	10m²			YES		8m³	
	A.107	1 Bed	57m²	8m²			YES		3m³	3m³
	A.108	Studio	36m²	4m²		YES		YES	3m³	
	LEVEL 02									
	A.201	1 Bed	71m²	9m²	YES	YES			6m³	
	A.202	1 Bed	51m²	13m²	YES	YES			4m³	2m³
	A.203	1 Bed	50m²	12m²	YES	YES			3m³	3m³
	A.204	1 Bed	75m²	9m²	YES	YES			8m³	
	A.205	Studio	35m²	7m²	YES	YES			5m³	
	A.206	1 Bed	61m²	24m²	YES				3m³	3m³
	A.207	1 Bed	61m²	24m²	YES				3m³	3m³
	A.208	Studio	35m²	7m²	YES	YES			5m³	

ADG Compliance Table - Building B

BUILDING	UNIT	TYPE	INTERIOR AREA	P.O.S	SOLAR ACCESS	CROSS VENT.	ADAPTABLE	AFFORDABLE	INTERIOR STORAGE	BASEMENT STORAGE
B	LOWER GROUND									
	B.LG01	1 Bed	69m²	11m²		YES			8m³	
	B.LG02	1 Bed	53m²	8m²			YES		5m³	1m³
	B.LG03	1 Bed	53m²	8m²			YES		4m³	2m³
	B.LG04	1 Bed	69m²	11m²		YES			8m³	
	B.LG05	Studio	36m²	4m²	YES	YES			4m³	
	B.LG06	2 Bed	89m²	10m²	YES		YES		4m³	4m³
	B.LG07	1 Bed	59m²	8m²	YES		YES		3m³	3m³
	B.LG08	Studio	36m²	4m²	YES	YES			4m³	
	GROUND									
	B.G01	1 Bed	69m²	11m²		YES		YES	8m³	
	B.G02	1 Bed	53m²	8m²		YES	YES	YES	5m³	1m³
	B.G03	1 Bed	53m²	8m²			YES	YES	4m³	2m³
	B.G04	1 Bed	69m²	11m²		YES		YES	8m³	
	B.G05	Studio	36m²	4m²	YES	YES		YES	4m³	
	B.G06	2 Bed	89m²	10m²	YES		YES	YES	4m³	4m³
	B.G07	1 Bed	59m²	8m²	YES		YES	YES	3m³	3m³
	B.G08	Studio	36m²	4m²	YES	YES		YES	4m³	
	LEVEL 01									
	B.101	1 Bed	69m²	11m²		YES			8m³	
	B.102	1 Bed	53m²	8m²		YES			5m³	1m³
	B.103	1 Bed	53m²	8m²			YES		4m³	2m³
	B.104	1 Bed	69m²	11m²	YES	YES	YES		8m³	
	B.105	Studio	36m²	4m²	YES	YES			4m³	
	B.106	2 Bed	89m²	10m²	YES				4m³	4m³
	B.107	1 Bed	59m²	8m²	YES				3m³	3m³
	B.108	Studio	36m²	4m²	YES	YES			4m³	
	LEVEL 02									
	B.201	1 Bed	64m²	11m²	YES	YES			6m³	
	B.202	1 Bed	52m²	8m²	YES	YES			5m³	1m³
	B.203	1 Bed	52m²	8m²	YES	YES			5m³	1m³
	B.204	1 Bed	64m²	11m²	YES	YES			6m³	
	B.205	Studio	35m²	4m²	YES	YES			5m³	
	B.206	2 Bed	79m²	17m²	YES				4m³	4m³
	B.207	1 Bed	50m²	12m²	YES				3m³	3m³
	B.208	Studio	35m²	5m²	YES	YES			5m³	

ADG Compliance Table - Building C

BUILDING	UNIT	TYPE	INTERIOR AREA	P.O.S	SOLAR ACCESS	CROSS VENT.	ADAPTABLE	AFFORDABLE	INTERIOR STORAGE	BASEMENT STORAGE
C	LOWER GROUND									
	C.LG01	1 Bed	69m²	11m²		YES			8m³	
	C.LG02	1 Bed	53m²	8m²			YES		5m³	1m³
	C.LG03	1 Bed	53m²	8m²			YES		4m³	2m³
	C.LG04	1 Bed	69m²	11m²	YES	YES			8m³	
	C.LG05	Studio	36m²	4m²	YES	YES			4m³	
	C.LG06	2 Bed	89m²	10m²	YES		YES		3m³	4m³
	C.LG07	1 Bed	59m²	8m²	YES		YES		3m³	3m³
	C.LG08	Studio	36m²	4m²	YES	YES			4m³	
	GROUND									
	C.G01	1 Bed	69m²	11m²		YES		YES	8m³	
	C.G02	1 Bed	53m²	8m²		YES	YES	YES	5m³	1m³
	C.G03	1 Bed	53m²	8m²			YES	YES	4m³	2m³
	C.G04	1 Bed	69m²	11m²	YES	YES		YES	8m³	
	C.G05	Studio	36m²	4m²	YES	YES		YES	4m³	
	C.G06	2 Bed	89m²	10m²	YES		YES	YES	3m³	4m³
	C.G07	1 Bed	59m²	8m²	YES		YES	YES	3m³	3m³
	C.G08	Studio	36m²	4m²	YES	YES		YES	4m³	
	LEVEL 01									
	C.101	1 Bed	69m²	11m²		YES			8m³	
	C.102	1 Bed	53m²	8m²		YES	YES		5m³	1m³
	C.103	1 Bed	53m²	8m²			YES		4m³	2m³
	C.104	1 Bed	69m²	11m²	YES	YES			8m³	
	C.105	Studio	36m²	4m²	YES	YES			4m³	
	C.106	2 Bed	89m²	10m²	YES				3m³	4m³
	C.107	1 Bed	59m²	8m²	YES				3m³	3m³
	C.108	Studio	36m²	4m²	YES	YES			4m³	
	LEVEL 02									
	C.201	1 Bed	64m²	11m²		YES			6m³	
	C.202	1 Bed	52m²	8m²	YES	YES			5m³	1m³
	C.203	1 Bed	52m²	8m²	YES	YES			5m³	1m³
	C.204	1 Bed	64m²	11m²	YES	YES			6m³	
	C.205	Studio	35m²	4m²	YES	YES			5m³	
	C.206	2 Bed	79m²	17m²	YES				4m³	4m³
	C.207	1 Bed	50m²	12m²	YES				3m³	3m³
	C.208	Studio	35m²	5m²	YES	YES			5m³	

ADG Compliance Table - Building D

BUILDING	UNIT	TYPE	INTERIOR AREA	P.O.S	SOLAR ACCESS	CROSS VENT.	ADAPTABLE	AFFORDABLE	INTERIOR STORAGE	BASEMENT STORAGE
D	LOWER GROUND									
	D.LG01	1 Bed	69m²	11m²		YES			8m³	
	D.LG02	1 Bed	53m²	8m²			YES		5m³	1m³
	D.LG03	1 Bed	53m²	8m²			YES		4m³	2m³
	D.LG04	1 Bed	69m²	11m²	YES	YES			8m³	
	D.LG05	Studio	36m²	4m²	YES	YES			4m³	
	D.LG06	2 Bed	89m²	10m²	YES				3m³	4m³
	D.LG07	1 Bed	59m²	8m²	YES				3m³	3m³
	D.LG08	Studio	36m²	4m²	YES	YES			4m³	
	GROUND									
	D.G01	1 Bed	69m²	11m²		YES			8m³	
	D.G02	1 Bed	53m²	8m²		YES	YES	YES	5m³	1m³
	D.G03	1 Bed	53m²	8m²			YES	YES	4m³	2m³
	D.G04	1 Bed	69m²	11m²	YES	YES			8m³	
	D.G05	Studio	36m²	4m²	YES	YES			4m³	
	D.G06	2 Bed	89m²	10m²	YES				3m³	4m³
	D.G07	1 Bed	59m²	8m²	YES				3m³	3m³
	D.G08	Studio	36m²	4m²	YES	YES			4m³	
	LEVEL 01									
	D.101	1 Bed	69m²	11m²		YES			8m³	
	D.102	1 Bed	53m²	8m²		YES	YES	YES	5m³	1m³
	D.103	1 Bed	53m²	8m²			YES	YES	4m³	2m³
	D.104	1 Bed	69m²	11m²	YES	YES			8m³	
	D.105	Studio	36m²	4m²	YES	YES			4m³	
	D.106	2 Bed	89m²	10m²	YES				3m³	4m³
	D.107	1 Bed	59m²	8m²	YES				3m³	3m³
	D.108	Studio	36m²	4m²	YES	YES			4m³	
	LEVEL 02									
	D.201	1 Bed	64m²	11m²	YES	YES			6m³	
	D.202	1 Bed	52m²	8m²	YES	YES	YES		5m³	1m³
	D.203	1 Bed	52m²	8m²	YES	YES	YES		5m³	1m³
	D.204	1 Bed	64m²	11m²	YES	YES			6m³	
	D.205	Studio	35m²	4m²	YES	YES			5m³	
	D.206	2 Bed	79m²	17m²	YES				4m³	4m³
	D.207	1 Bed	50m²	12m²	YES				3m³	3m³
	D.208	Studio	35m²	5m²	YES	YES			5m³	

ADG Compliance Table - Building E

BUILDING	UNIT	TYPE	INTERIOR AREA	P.O.S	SOLAR ACCESS	CROSS VENT.	ADAPTABLE	AFFORDABLE	INTERIOR STORAGE	BASEMENT STORAGE
E	LOWER GROUND									
	E.LG01	1 Bed	69m²	11m²		YES			8m³	
	E.LG02	1 Bed	53m²	8m²			YES		5m³	1m³
	E.LG03	1 Bed	53m²	8m²			YES		4m³	2m³
	E.LG04	1 Bed	69m²	11m²	YES	YES			8m³	
	E.LG05	Studio	36m²	4m²	YES	YES			4m³	
	E.LG06	2 Bed	89m²	10m²	YES				3m³	4m³
	E.LG07	1 Bed	59m²	8m²	YES				3m³	3m³
	E.LG08	Studio	36m²	4m²	YES	YES			4m³	
	GROUND									
	E.G01	1 Bed	69m²	11m²		YES			8m³	
	E.G02	1 Bed	53m²	8m²		YES	YES	YES	5m³	1m³
	E.G03	1 Bed	53m²	8m²			YES	YES	4m³	2m³
	E.G04	1 Bed	69m²	11m²	YES	YES			8m³	
	E.G05	Studio	36m²	4m²	YES	YES			4m³	
	E.G06	2 Bed	89m²	10m²	YES				3m³	4m³
	E.G07	1 Bed	59m²	8m²	YES				3m³	3m³
	E.G08	Studio	36m²	4m²	YES	YES			4m³	
	LEVEL 01									
	E.101	1 Bed	69m²	11m²		YES			8m³	
	E.102	1 Bed	53m²	8m²		YES	YES		5m³	1m³
	E.103	1 Bed	53m²	8m²			YES	YES	4m³	2m³
	E.104	1 Bed	69m²	11m²	YES	YES			8m³	
	E.105	Studio	36m²	4m²	YES	YES			4m³	
	E.106	2 Bed	89m²	10m²	YES				3m³	4m³
	E.107	1 Bed	59m²	8m²	YES				3m³	3m³
	E.108	Studio	36m²	4m²	YES	YES			4m³	
	LEVEL 02									
	E.201	1 Bed	64m²	11m²	YES	YES			6m³	
	E.202	1 Bed	52m²	8m²	YES	YES	YES		5m³	1m³
	E.203	1 Bed	52m²	8m²	YES	YES	YES		5m³	1m³
	E.204	1 Bed	64m²	11m²	YES	YES			6m³	
	E.205	Studio	35m²	4m²	YES	YES			5m³	
	E.206	2 Bed	79m²	17m²	YES				4m³	4m³
	E.207	1 Bed	50m²	12m²	YES				3m³	3m³
	E.208	Studio	35m²	5m²	YES	YES			5m³	

ADG Compliance Table - Building F

BUILDING	UNIT	TYPE	INTERIOR AREA	P.O.S	SOLAR ACCESS	CROSS VENT.	ADAPTABLE	AFFORDABLE	INTERIOR STORAGE	BASEMENT STORAGE
F	LOWER GROUND									
	F.LG01	2 Bed	101m²	15m²		YES			6m³	
	F.LG02	Studio	38m²	4m²			YES		2m³	2m³
	F.LG03	1 Bed	51m²	9m²	YES				4m³	2m³
	F.LG04	2 Bed	105m²	11m²		YES			9m³	
	F.LG05	2 Bed	85m²	33m²					8m³	
	F.LG06	Studio	36m²	14m²					5m³	
	GROUND									
	F.G01	2 Bed	101m²	15m²		YES			6m³	
	F.G02	Studio	38m²	4m²			YES		2m³	2m³
	F.G03	1 Bed	51m²	9m²	YES				4m³	2m³
	F.G04	2 Bed	105m²	11m²		YES			9m³	
	F.G05	2 Bed	85m²	33m²					8m³	
	F.G06	Studio	36m²	14m²					5m³	
	LEVEL 01									
	F.101	2 Bed	101m²	15m²		YES			6m³	
	F.102	Studio	38m²	4m²	YES		YES		2m³	2m³
	F.103	1 Bed	51m²	9m²	YES				4m³	2m³
	F.104	2 Bed	105m²	11m²		YES			9m³	
	F.105	2 Bed	85m²	33m²					8m³	
	F.106	Studio	36m²	14m²					5m³	
	LEVEL 02									
	F.201	2 Bed	101m²	15m²		YES			6m³	
	F.202	Studio	38m²	4m²	YES	YES	YES		2m³	2m³
	F.203	1 Bed	51m²	9m²	YES	YES			4m³	2m³
	F.204	2 Bed	105m²	11m²	YES	YES			9m³	
	F.205	2 Bed	85m²	33m²	YES				8m³	
	F.206	Studio	36m²	14m²	YES				5m³	

ADG Compliance Table - Building G

BUILDING	UNIT	TYPE	INTERIOR AREA	P.O.S	SOLAR ACCESS	CROSS VENT.	ADAPTABLE	AFFORDABLE	INTERIOR STORAGE	BASEMENT STORAGE
G	LOWER GROUND									
	G.LG01	1 Bed	71m²	9m²	YES	YES			6m³	
	G.LG02	1 Bed	51m²	8m²	YES				3m³	3m³
	G.LG03	1 Bed	57m²	8m²					3m³	3m³
	G.LG04	Studio	35m²	4m²		YES			4m³	
	GROUND									
	G.G01	1 Bed	71m²	9m²	YES	YES		YES	6m³	
	G.G02	1 Bed	50m²	8m²	YES	YES		YES	3m³	3m³
	G.G03	1 Bed	50m²	8m²	YES			YES	3m³	3m³
	G.G04	1 Bed	71m²	9m²	YES	YES		YES	6m³	
	G.G05	Studio	35m²	4m²		YES		YES	4m³	
	G.G06	2 Bed	89m²	10m²				YES	4m³	4m³
	G.G07	1 Bed	57m²	8m²				YES	3m³	3m³
	G.G08	Studio	35m²	4m²		YES		YES	4m³	
	LEVEL 01									
	G.101	1 Bed	71m²	9m²	YES	YES			6m³	
	G.102	1 Bed	50m²	8m²	YES	YES			3m³	3m³
	G.103	1 Bed	50m²	8m²	YES				3m³	3m³
	G.104	1 Bed	71m²	9m²	YES	YES			6m³	
	G.105	Studio	35m²	4m²		YES			4m³	
	G.106	2 Bed	89m²	10m²					4m³	4m³
	G.107	1 Bed	57m²	8m²					3m³	3m³
	G.108	Studio	35m²	4m²		YES			4m³	
	LEVEL 02									
	G.201	2 Bed	80m²	60m²	YES	YES			3m³	3m³
	G.202	1 Bed	50m²	8m²	YES	YES			3m³	3m³
	G.203	2 Bed	120m²	54m²	YES				4m³	4m³
	G.204	3 Bed	160m²	76m²	YES	YES			10m³	
	G.205	Studio	35m²	8m²		YES			4m³	
	G.206	1 Bed	58m²	26m²					3m³	3m³
	G.207	1 Bed	50m²	20m²					3m³	3m³

ADG Compliance Table - Building H

BUILDING	UNIT	TYPE	INTERIOR AREA	P.O.S	SOLAR ACCESS	CROSS VENT.	ADAPTABLE	AFFORDABLE	INTERIOR STORAGE	BASEMENT STORAGE
H	LEVEL 02									
	H.301	3 Bed	215m²	41m²		YES			18m³	
	H.302	3 Bed	237m²	31m²	YES	YES			15m³	
	H.303	2 Bed	84m²	62m²		YES			8m³	
	H.304	2 Bed	79m²	70m²					5m³	2m³
	H.305	2 Bed	79m²	70m²		YES			5m³	2m³
	H.306	2 Bed	84m²	63m²		YES			8m³	
	LEVEL 03									
	H.401	4 Bed	395m²	528m²	YES	YES			23m³	

SOLAR ACCESS AND CROSS VENTILATION REFER TO DA06.20 - DA06.27 FOR DETAILS.

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA1 General Information

DRAWING TITLE
ADG Compliance Table

DRAWING NO.
DA1.05

REVISION
B

DRAWN BY
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AA

SCALE
NTS @A1

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PROJECT PHASE
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STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Location Plan

DRAWING NO.
DA3.00

REVISION
B

DRAWN BY
Author

CHECKED BY
Checker

SCALE
1 : 1000 @A1

0m 20 40 50m
Scale 1:1000

NORTH

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PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
View and Context Analysis Plan

DRAWING NO.
DA3.01

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B

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A	Issue for Submission		31.10.2025
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NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Master Plan

DRAWING NO.
DA3.02

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B

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KL

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SCALE
1 : 300 @A1

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Scale 1:300

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS
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ACN 129 731 559
Nominated Architect: Andreas Antoniades
NSW Registration 7964

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Master Plan with controls

DRAWING NO.
DA3.03

REVISION
B

DRAWN BY
KL

CHECKED BY
AA

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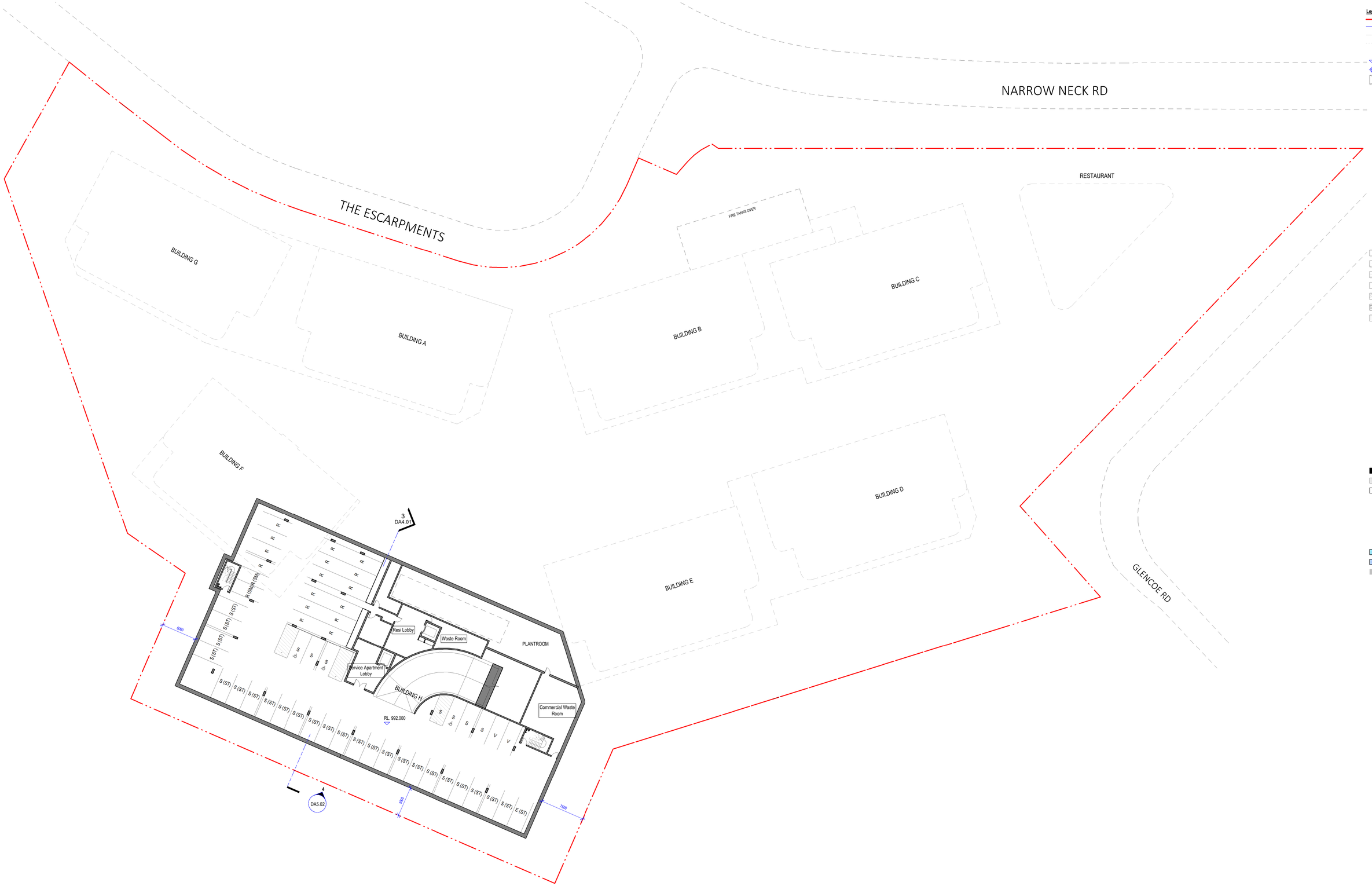
Scale 1:300

NORTH



Legend:

- Property Boundary
- Setbacks
- Overhead
- Hidden
- RL 0.00 — Level Marker (Plan)
- RL 0.00 — Level Marker (Elevation)
- RL 0.00 — Level Marker (Spot)
- Zone for Service Penetration

Room Tag

- Number — Room Number
- Name — Room Name
- Area — Room Area

AB-XX — **Material Tag** See Material Board for code reference

BR-XX	Brick
CPT-XX	Carpet Finish
CONC-XX	Concrete Finish
GL-XX	Glass
LV-XX	Louvers
PCF-XX	Powdercoat Finish
PAV-XX	Pavers
PMB-XX	Permeable Driveway
PF-XX	Paint Finish
RF-XX	Roof Sheeting
STN-XX	Stone Finish
TL-XX	Tile Finish
TMB-XX	Timber Finish

Finishes

- Tile
- Carpet
- Timber Floors
- Grass
- Gravel/Stone
- Brickwork
- Metal Sheet

Abbreviations

RL	Relative Level (AHD)
FFL	Finished Floor Level
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TOW	Top Of Wall Level
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R	Wardrobe

Carpark Legend

E	Employee
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S	Serviced Apartment
V	Visitor
(ST)	Car Staker used
(SM)	Small Car Space

Hatches

- Existing Elements (Cut)
- Existing Elements (Projection)
- Demolished Elements
- Existing Tree to be retained
- Existing Tree to be removed

Shadow Diagrams

- Existing Building
- Proposed Building
- Proposed Building

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		16.12.2025

ANTONIADES ARCHITECTS

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ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Lower Basement

DRAWING NO.
DA3.07

REVISION
B

DRAWN BY
Author

CHECKED BY
Checker

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As indicated @A1
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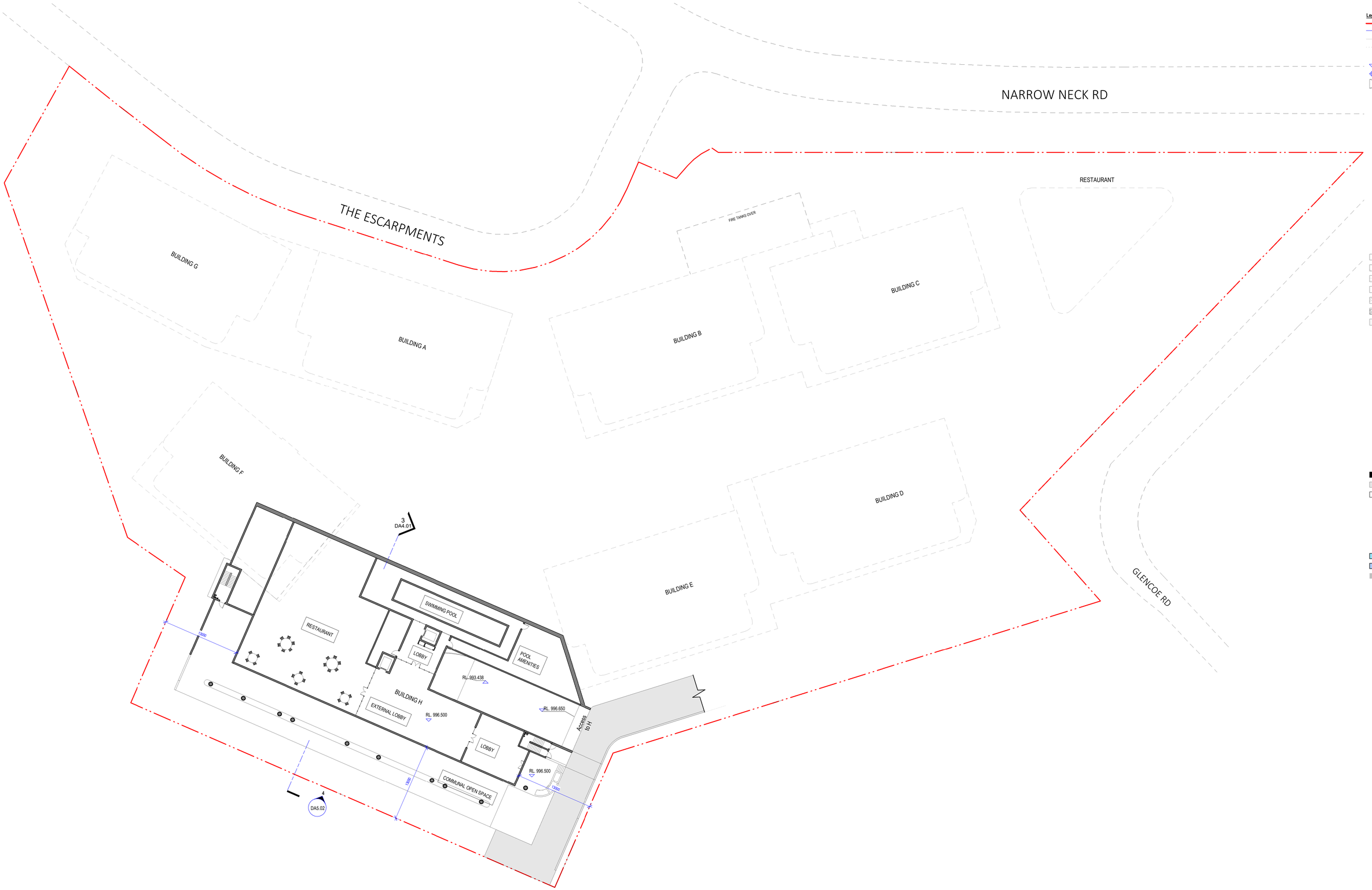

Legend:

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		16.12.2025

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ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Upper Basement

DRAWING NO.
DA3.08

REVISION
B

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Author

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As indicated @A1

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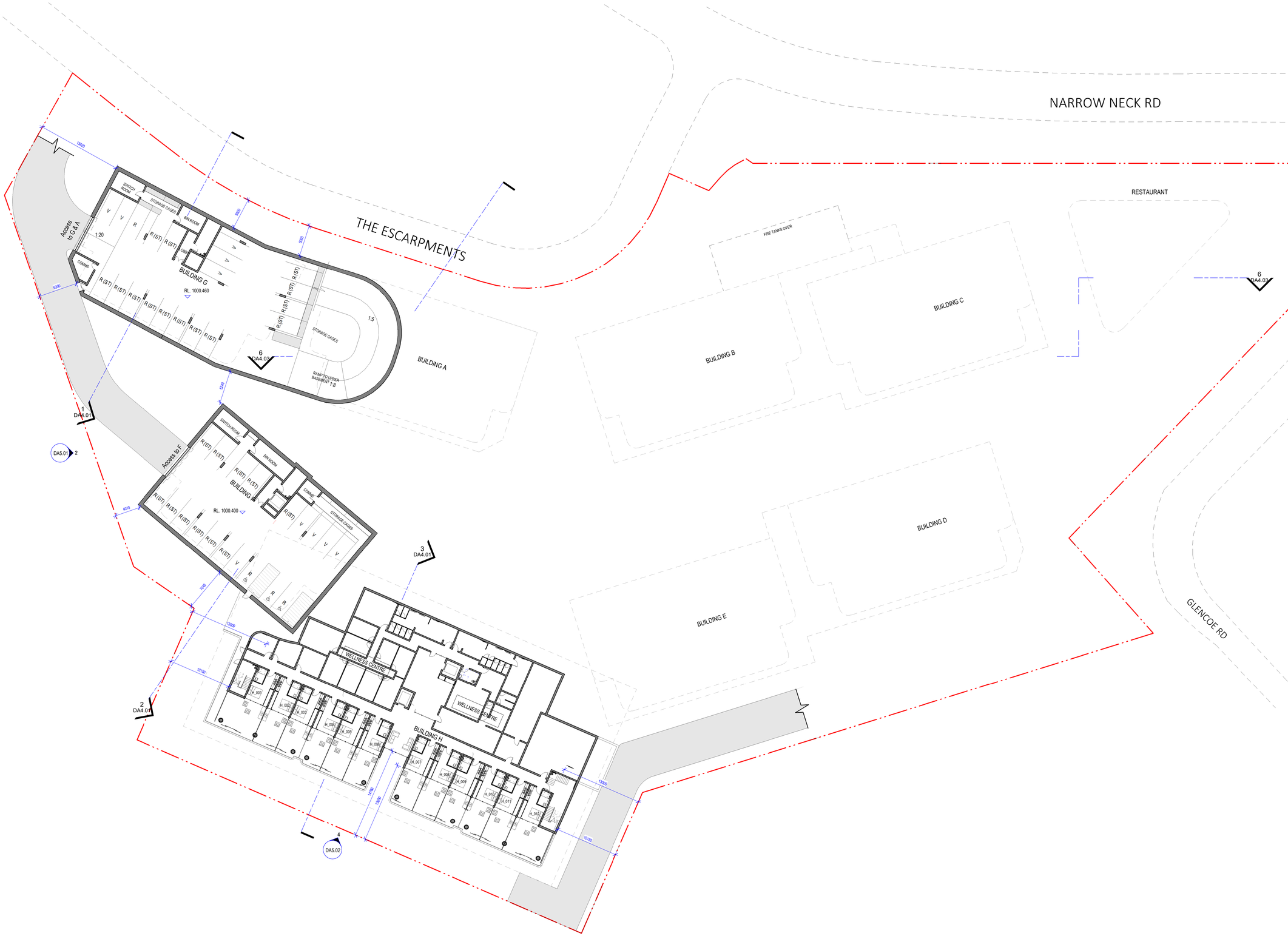
Scale 1:300

NORTH



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Legend:

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- Proposed Building
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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS

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ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Lower Ground

DRAWING NO.
DA3.09

REVISION
B

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SX

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AA

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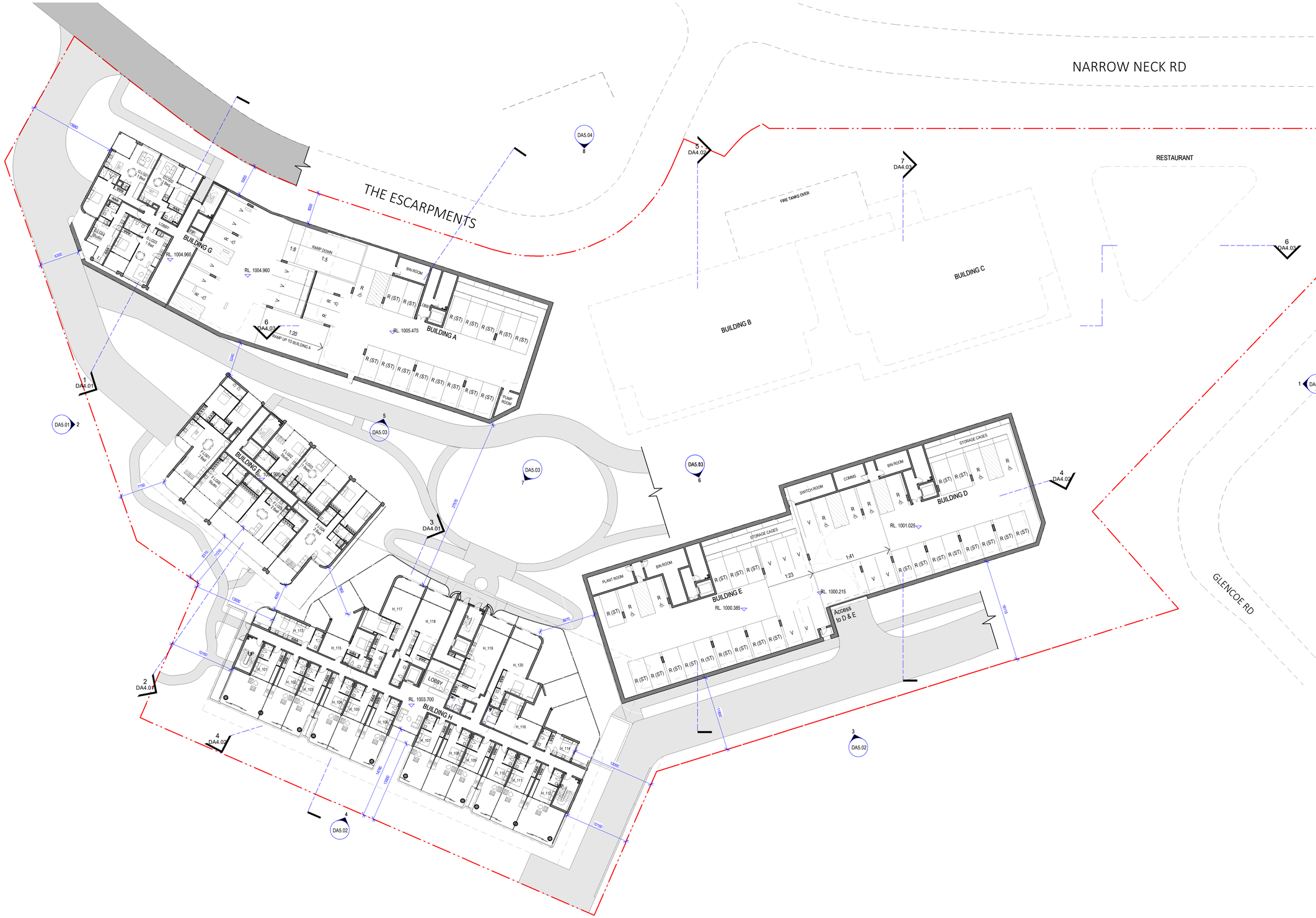

Legend:

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- Setbacks
- Overhead
- Hidden
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Finishes

Tile, Carpet, Timber Floors, Grass, Gravel/Stone, Brickwork, Metal Sheet

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TOR	Top of Ridge Level
P	Full Height Pantry Cupboard
S	Storage Cupboard
R	Wardrobe

Carpark Legend

E	Employee
R	Residential
S	Serviced Apartment
V	Visitor
(ST)	Car Staker used
(SM)	Small Car Space

Hatches

Existing Elements (Cut), Existing Elements (Projection), Demolished Elements, Existing Tree to be retained, Existing Tree to be removed

Shadow Diagrams

Existing Building, Proposed Building, Proposed Building

NOT FOR CONSTRUCTION

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS
www.antoniades.com.au
ACN 129 731 559
Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE: DEVELOPMENT APPLICATION
STATUS: FOR SUBMISSION

PROJECT NO.: **24012**
PROJECT: -
ADDRESS: 142-150 Narrow Neck Road, Katoomba
CLIENT: VDM Prime Pty Ltd

DRAWING SERIES: **DA3 Overall Plans**
DRAWING TITLE: **Ground Level**

DRAWING NO.: **DA3.10**
REVISION: **B**
DRAWN BY: **KL**
CHECKED BY: **AA**
SCALE: As indicated @A1
Scale 1:300
NORTH

Legend:

- Property Boundary
- Setbacks
- Overhead
- Hidden
- RL 0.00 — Level Marker (Plan)
- RL 0.00 — Level Marker (Elevation)
- RL 0.00 — Level Marker (Spot)
- Zone for Service Penetration

Room Tag

Number / Name / Area — Room Number / Room Name / Room Area

AB-XX — **Material Tag** See Material Board for code reference

BR-XX	Brick
CPT-XX	Carpet Finish
CONC-XX	Concrete Finish
GL-XX	Glass
LV-XX	Louvers
PCF-XX	Powdercoat Finish
PAV-XX	Pavers
PMB-XX	Permeable Driveway
PF-XX	Paint Finish
RF-XX	Roof Sheeting
STN-XX	Stone Finish
TL-XX	Tile Finish
TMB-XX	Timber Finish

Finishes

- Tile
- Carpet
- Timber Floors
- Grass
- Gravel/Stone
- Brickwork
- Metal Sheet

Abbreviations

RL	Relative Level (AHD)
FFL	Finished Floor Level
AFFL	Above FFL
TOW	Top Of Wall Level
TOR	Top of Ridge Level
P	Full Height Pantry Cupboard
S	Storage Cupboard
R	Wardrobe

Carpark Legend

E	Employee
R	Residential
S	Serviced Apartment
V	Visitor
(ST)	Car Staker used
(SM)	Small Car Space

Hatches

- Existing Elements (Cut)
- Existing Elements (Projection)
- Demolished Elements
- Existing Tree to be retained
- Existing Tree to be removed

Shadow Diagrams

- Existing Building
- Proposed Building
- Proposed Building

NOT FOR CONSTRUCTION

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Level 01

DRAWING NO.
DA3.11

REVISION
B

DRAWN BY
Author

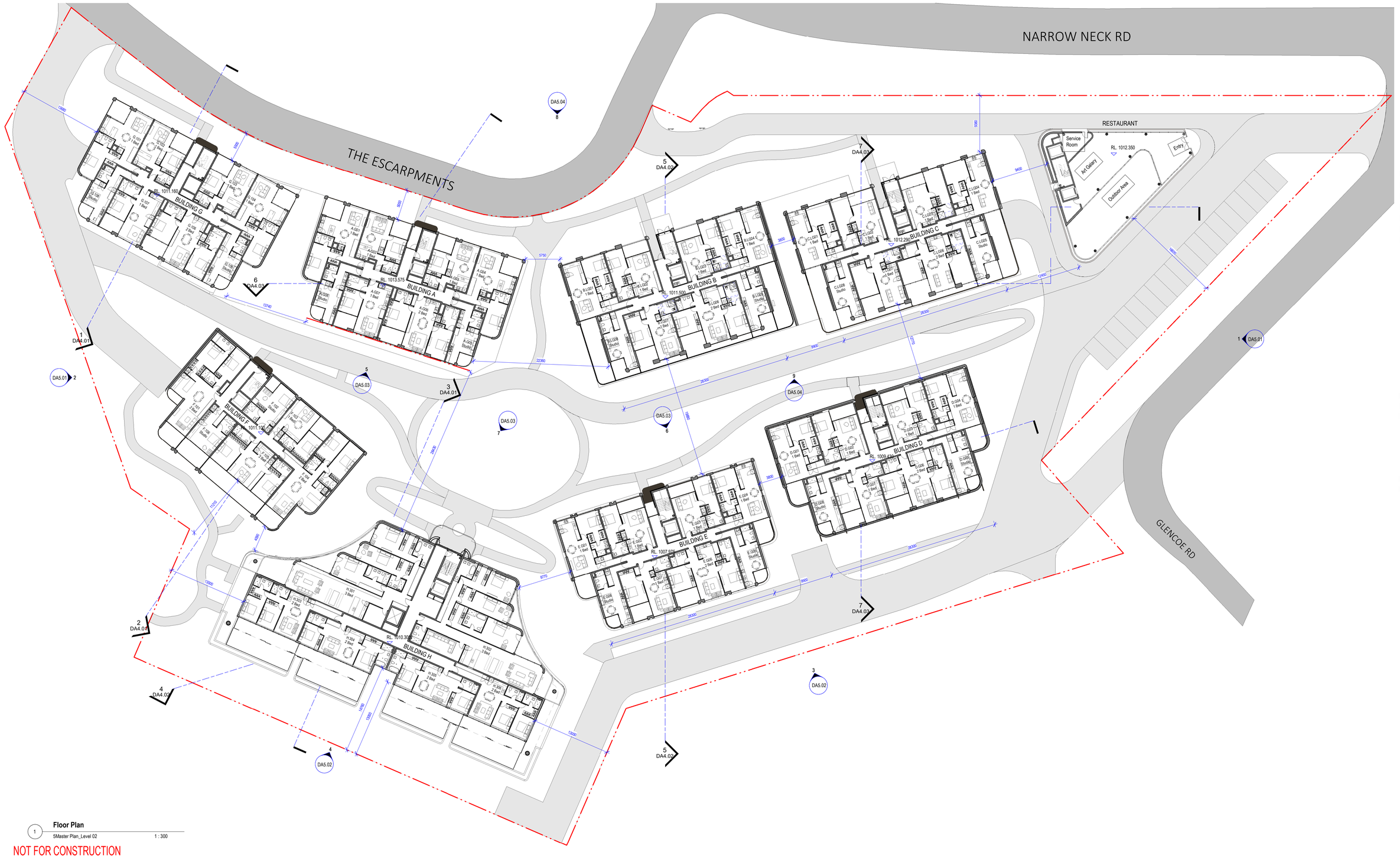
CHECKED BY
Checker

SCALE
As indicated @A1

0m 6 12 15m

Scale 1:300

NORTH



1 **Floor Plan**

5Master Plan_Level 02 1 : 300

NOT FOR CONSTRUCTION

Legend:

- Property Boundary
- Setbacks
- Overhead
- Hidden
- RL 0.00 Level Marker (Plan)
- RL 0.00 Level Marker (Elevation)
- RL 0.00 Level Marker (Spot)
- Zone for Service Penetration

Room Tag

Number / Name / Area — Room Number / Room Name / Room Area

AB-XX **Material Tag** See Material Board for code reference

BR-XX	Brick
CPT-XX	Carpet Finish
CONC-XX	Concrete Finish
GL-XX	Glass
LV-XX	Louvers
PCF-XX	Powdercoat Finish
PAV-XX	Pavers
PMB-XX	Permeable Driveway
PF-XX	Paint Finish
RF-XX	Roof Sheeting
STN-XX	Stone Finish
TL-XX	Tile Finish
TMB-XX	Timber Finish

Finishes

Tile, Carpet, Timber Floors, Grass, Gravel/Stone, Brickwork, Metal Sheet

Abbreviations

RL	Relative Level (AHD)
FFL	Finished Floor Level
AFFL	Above FFL
TOW	Top Of Wall Level
TOR	Top of Ridge Level
P	Full Height Pantry Cupboard
S	Storage Cupboard
R	Wardrobe

Carpark Legend

E	Employee
R	Residential
S	Serviced Apartment
V	Visitor
(ST)	Car Staker used
(SM)	Small Car Space

Hatches

Existing Elements (Cut), Existing Elements (Projection), Demolished Elements, Existing Tree to be retained, Existing Tree to be removed

Shadow Diagrams

Existing Building, Proposed Building, Proposed Building

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Level 02

DRAWING NO.
DA3.12

REVISION
B

DRAWN BY
Author

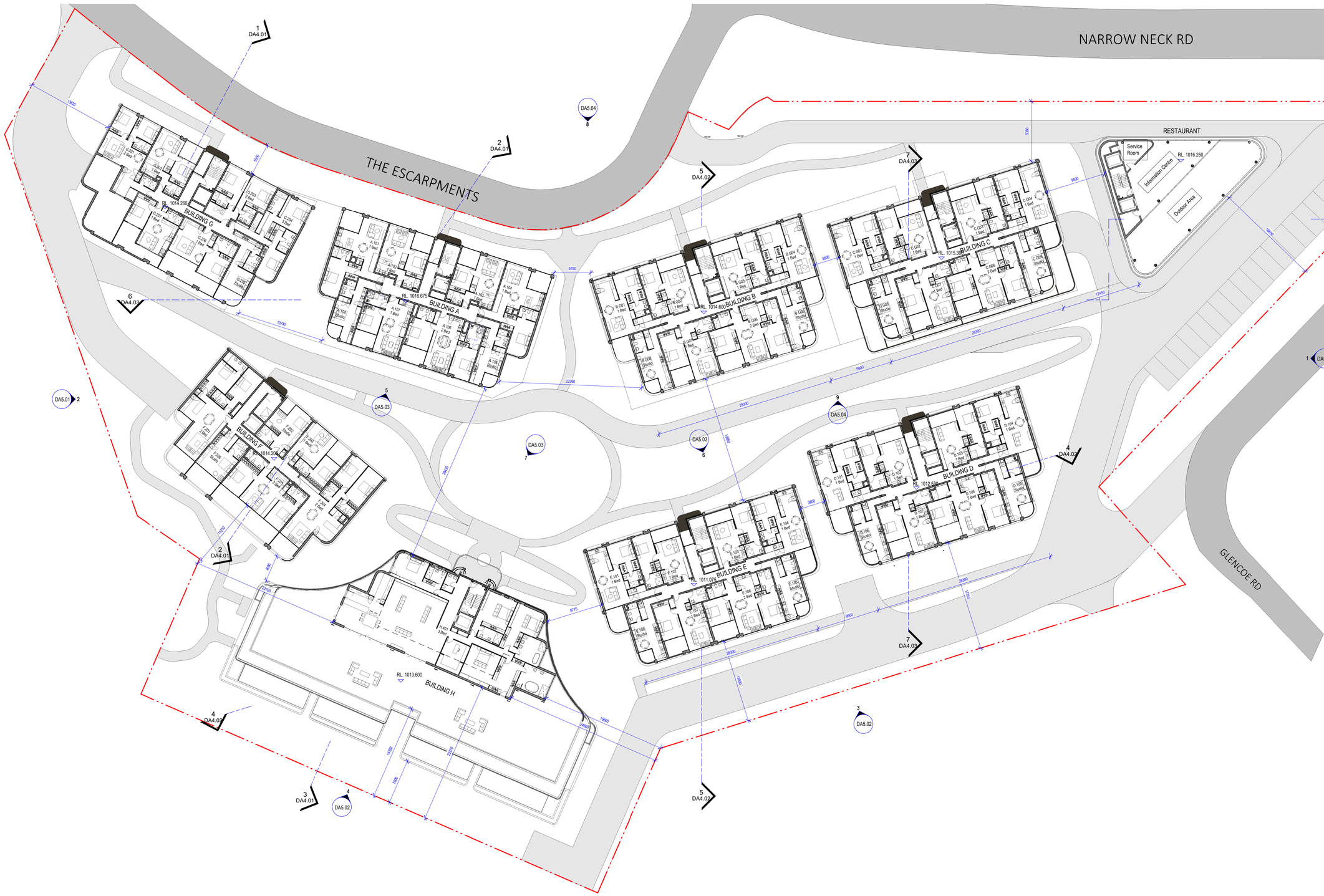
CHECKED BY
Checker

SCALE
As indicated @A1

0m 6 12 15m

Scale 1:300

NORTH



Legend:

- Property Boundary
- Setbacks
- Overhead
- Hidden
- RL 0.00 — Level Marker (Plan)
- RL 0.00 — Level Marker (Elevation)
- RL 0.00 — Level Marker (Spot)
- Zone for Service Penetration

Room Tag

- Number / Name / Area — Room Number / Room Name / Room Area

Material Tag

AB-XX — See Material Board for code reference

- BR-XX Brick
- CPT-XX Carpet Finish
- CONC-XX Concrete Finish
- GL-XX Glass
- LV-XX Louvers
- PCF-XX Powdercoat Finish
- PAV-XX Pavers
- PMB-XX Permeable Driveway
- PF-XX Paint Finish
- RF-XX Roof Sheeting
- STN-XX Stone Finish
- TL-XX Tile Finish
- TMB-XX Timber Finish

Finishes

- Tile
- Carpet
- Timber Floors
- Grass
- Gravel/Stone
- Brickwork
- Metal Sheet

Abbreviations

- RL Relative Level (AHD)
- FFL Finished Floor Level
- AFFL Above FFL
- TOW Top Of Wall Level
- TOR Top of Ridge Level

- P Full Height Pantry Cupboard
- S Storage Cupboard
- R Wardrobe

Carpark Legend

- E Employee
- R Residential
- S Serviced Apartment
- V Visitor
- (ST) Car Staker used
- (SM) Small Car Space

Hatches

- Existing Elements (Cut)
- Existing Elements (Projection)
- Demolished Elements
- Existing Tree to be retained
- Existing Tree to be removed

Shadow Diagrams

- Existing Building
- Proposed Building
- Proposed Building

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		16.12.2025

ANTONIADES ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Level 03

DRAWING NO.
DA3.13

REVISION
B

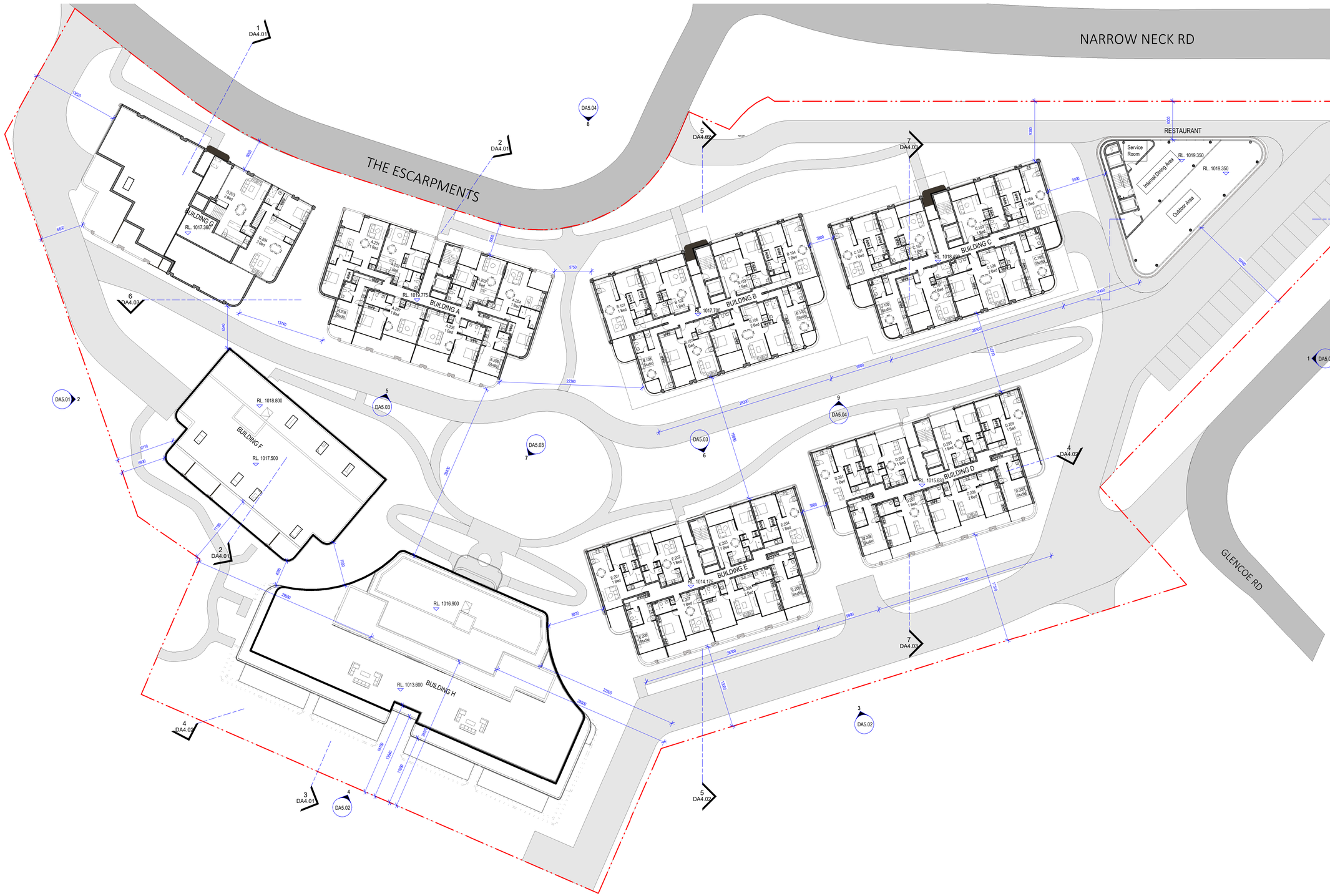
DRAWN BY
Author

CHECKED BY
Checker

SCALE
As indicated @A1

0m 6 12 15m
Scale 1:300

NORTH



Legend:

- Property Boundary
- Setbacks
- Overhead
- Hidden
- RL 0.00 — Level Marker (Plan)
- RL 0.00 — Level Marker (Elevation)
- RL 0.00 — Level Marker (Spot)
- Zone for Service Penetration

Room Tag

- Number / Name / Area — Room Number / Room Name / Room Area

Material Tag (AB-XX) — See Material Board for code reference

BR-XX	Brick
CPT-XX	Carpet Finish
CONC-XX	Concrete Finish
GL-XX	Glass
LV-XX	Louvers
PCF-XX	Powdercoat Finish
PAV-XX	Pavers
PMB-XX	Permeable Driveway
PF-XX	Paint Finish
RF-XX	Roof Sheeting
STN-XX	Stone Finish
TL-XX	Tile Finish
TMB-XX	Timber Finish

Finishes

- Tile
- Carpet
- Timber Floors
- Grass
- Gravel/Stone
- Brickwork
- Metal Sheet

Abbreviations

RL	Relative Level (AHD)
FFL	Finished Floor Level
AFFL	Above FFL
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TOR	Top of Ridge Level
P	Full Height Pantry Cupboard
S	Storage Cupboard
R	Wardrobe

Carpark Legend

E	Employee
R	Residential
S	Serviced Apartment
V	Visitor
(ST)	Car Staker used
(SM)	Small Car Space

Hatches

- Existing Elements (Cut)
- Existing Elements (Projection)
- Demolished Elements
- Existing Tree to be retained
- Existing Tree to be removed

Shadow Diagrams

- Existing Building
- Proposed Building
- Proposed Building

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Level 04

DRAWING NO.
DA3.14

REVISION
B

DRAWN BY
Author

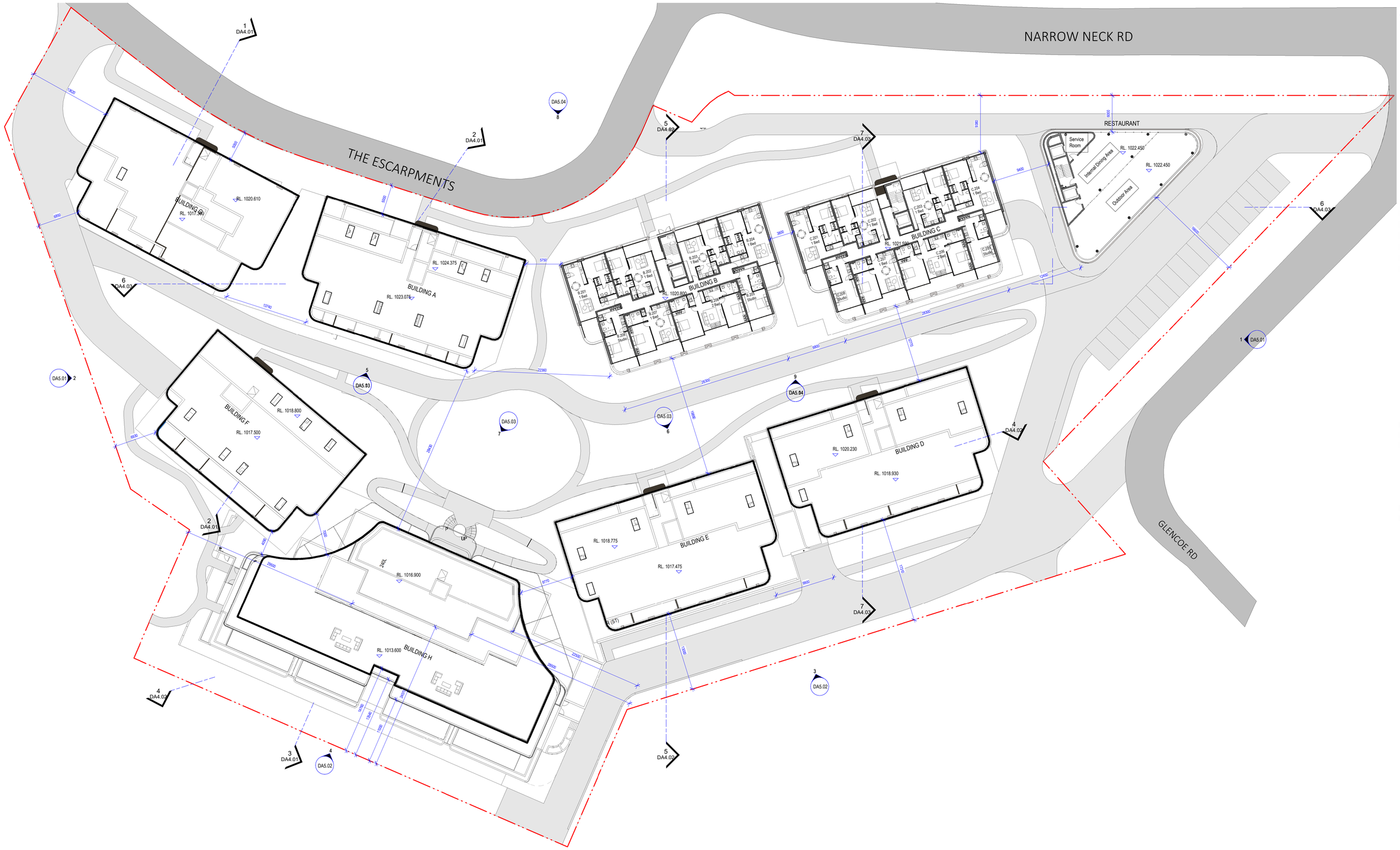
CHECKED BY
Checker

SCALE
As indicated @A1

0m 6 12 15m

Scale 1:300

NORTH



Legend:

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- Zone for Service Penetration

Room Tag

Number / Name / Area — Room Number / Room Name / Room Area

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CONC-XX	Concrete Finish
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LV-XX	Louvers
PCF-XX	Powdercoat Finish
PAV-XX	Pavers
PMB-XX	Permeable Driveway
PF-XX	Paint Finish
RF-XX	Roof Sheeting
STN-XX	Stone Finish
TL-XX	Tile Finish
TMB-XX	Timber Finish

Finishes

Tile, Carpet, Timber Floors, Grass, Gravel/Stone, Brickwork, Metal Sheet

Abbreviations

RL	Relative Level (AHD)
FFL	Finished Floor Level
AFFL	Above FFL
TOW	Top Of Wall Level
TOR	Top of Ridge Level
P	Full Height Pantry Cupboard
S	Storage Cupboard
R	Wardrobe

Carpark Legend

E	Employee
R	Residential
S	Serviced Apartment
V	Visitor
(ST)	Car Staker used
(SM)	Small Car Space

Hatches

Existing Elements (Cut), Existing Elements (Projection), Demolished Elements, Existing Tree to be retained, Existing Tree to be removed

Shadow Diagrams

Existing Building, Proposed Building, Proposed Building

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE: DEVELOPMENT APPLICATION

STATUS: FOR SUBMISSION

PROJECT NO.: **24012**

PROJECT: -

ADDRESS: 142-150 Narrow Neck Road, Katoomba

CLIENT: VDM Prime Pty Ltd

DRAWING SERIES: **DA3 Overall Plans**

DRAWING TITLE: **Level 05**

DRAWING NO.: **DA3.15**

REVISION: **B**

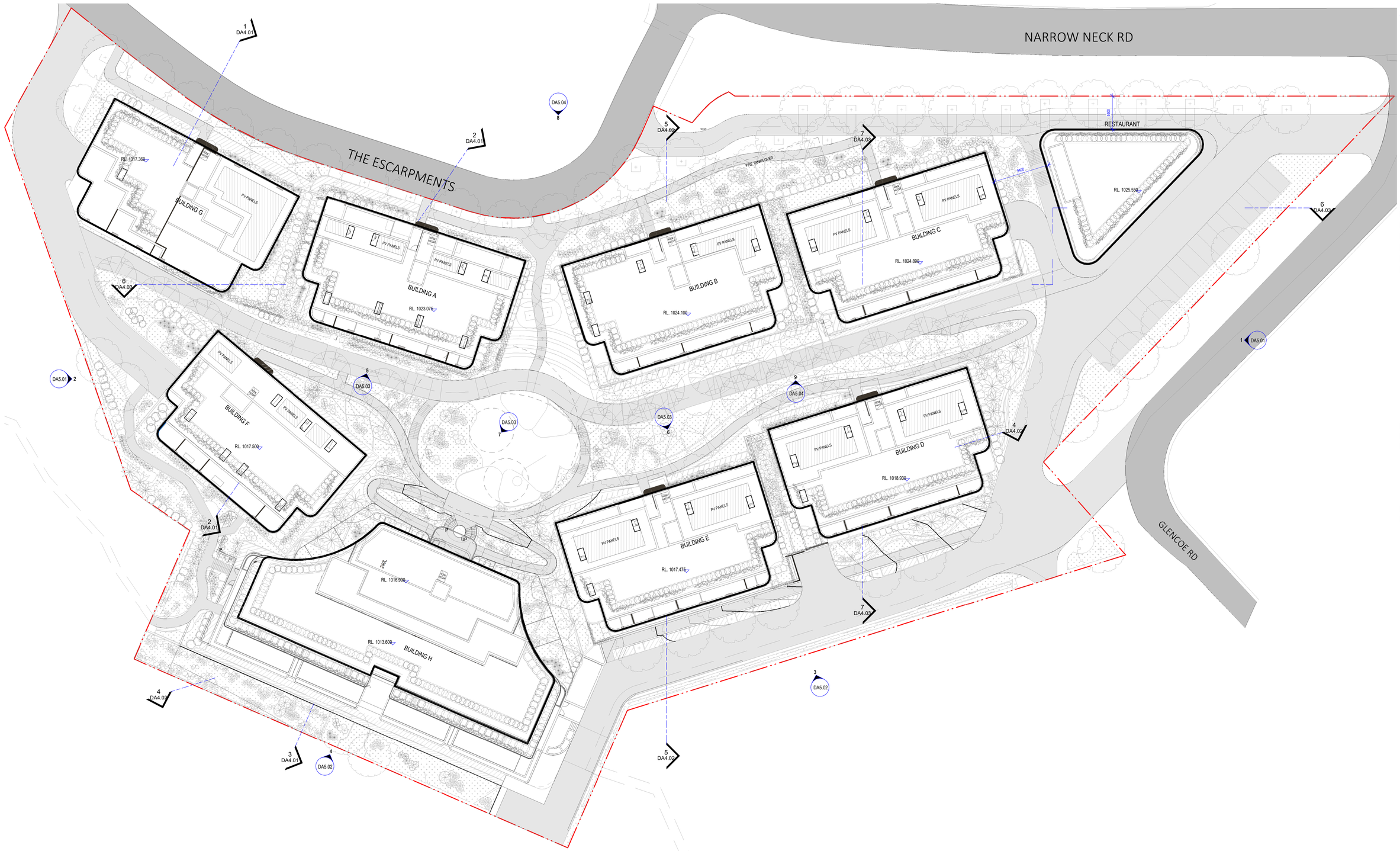
DRAWN BY: **Author**

CHECKED BY: **Checker**

SCALE: As indicated @A1

Scale 1:300

NORTH



NOT FOR CONSTRUCTION

Legend:

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- Setbacks
- Overhead
- Hidden
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- RL 0.00 — Level Marker (Elevation)
- RL 0.00 — Level Marker (Spot)
- Zone for Service Penetration

Room Tag

- Number / Name / Area — Room Number / Room Name / Room Area

Material Tag

AB-XX — See Material Board for code reference

- BR-XX Brick
- CPT-XX Carpet Finish
- CONC-XX Concrete Finish
- GL-XX Glass
- LV-XX Louvers
- PCF-XX Powdercoat Finish
- PAV-XX Pavers
- PMB-XX Permeable Driveway
- PF-XX Paint Finish
- RF-XX Roof Sheeting
- STN-XX Stone Finish
- TL-XX Tile Finish
- TMB-XX Timber Finish

Finishes

- Tile
- Carpet
- Timber Floors
- Grass
- Gravel/Stone
- Brickwork
- Metal Sheet

Abbreviations

- RL Relative Level (AHD)
- FFL Finished Floor Level
- AFFL Above FFL
- TOW Top Of Wall Level
- TOR Top of Ridge Level
- P Full Height Pantry Cupboard
- S Storage Cupboard
- R Wardrobe

Carpark Legend

- E Employee
- R Residential
- S Serviced Apartment
- V Visitor
- (ST) Car Staker used
- (SM) Small Car Space

Hatches

- Existing Elements (Cut)
- Existing Elements (Projection)
- Demolished Elements
- Existing Tree to be retained
- Existing Tree to be removed

Shadow Diagrams

- Existing Building
- Proposed Building
- Proposed Building

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans

DRAWING TITLE
Roof Plan

DRAWING NO.
DA3.20

REVISION
B

DRAWN BY
Author

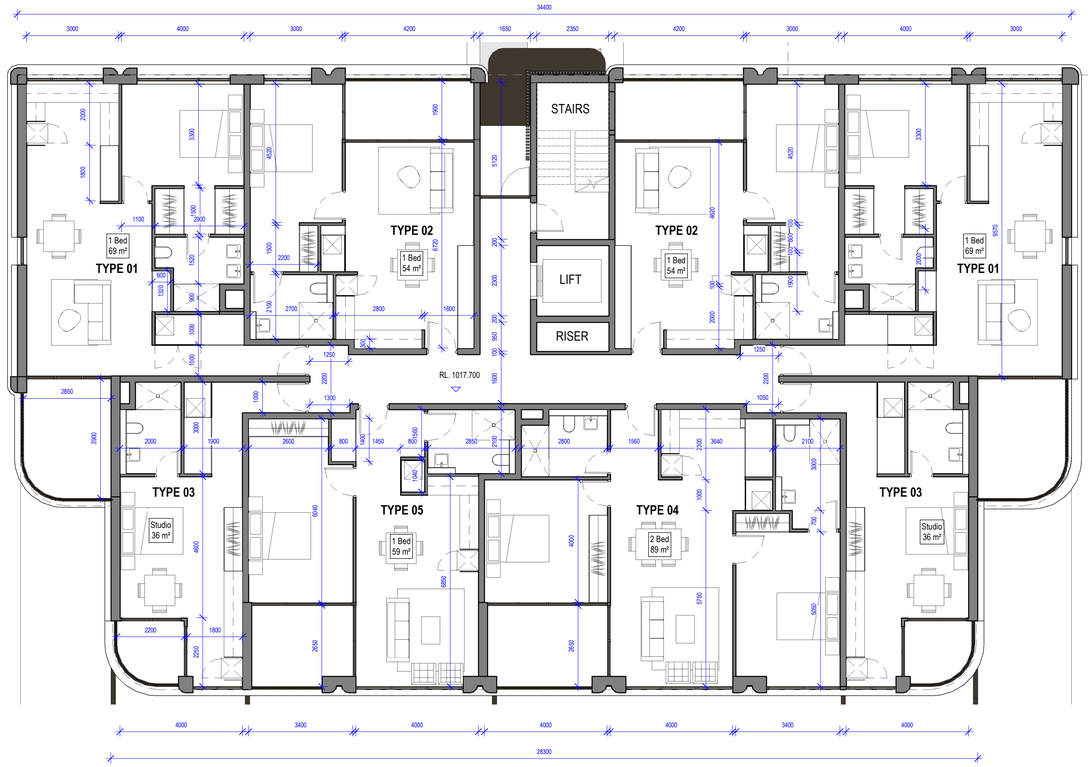
CHECKED BY
Checker

SCALE
As indicated @A1

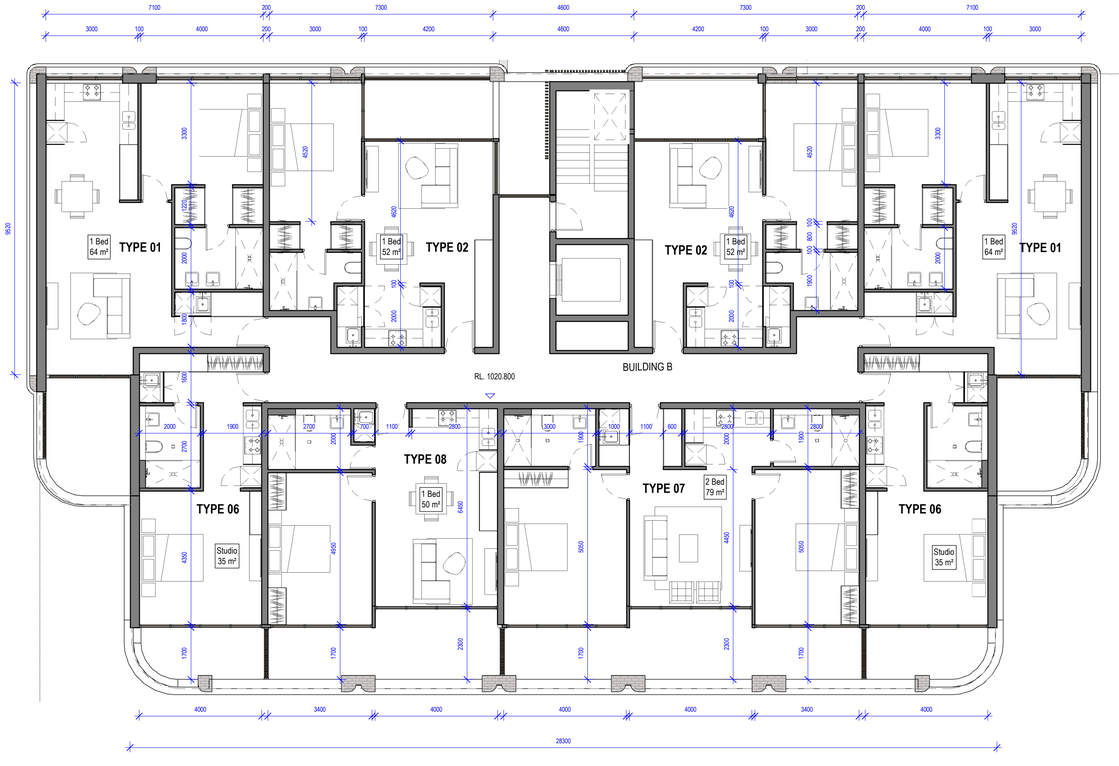
0m 6 12 15m

Scale 1:300

NORTH



1 **Floor Plan**
Typical Lower Apartment Plan 1 : 100



2 **Floor Plan**
Typical Top Apartment Plan 1 : 100

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
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Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012
PROJECT
-
ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans
DRAWING TITLE
Typical Apartment Plan

DRAWING NO.
DA3.30
REVISION
B
DRAWN BY
Author
CHECKED BY
Checker
SCALE
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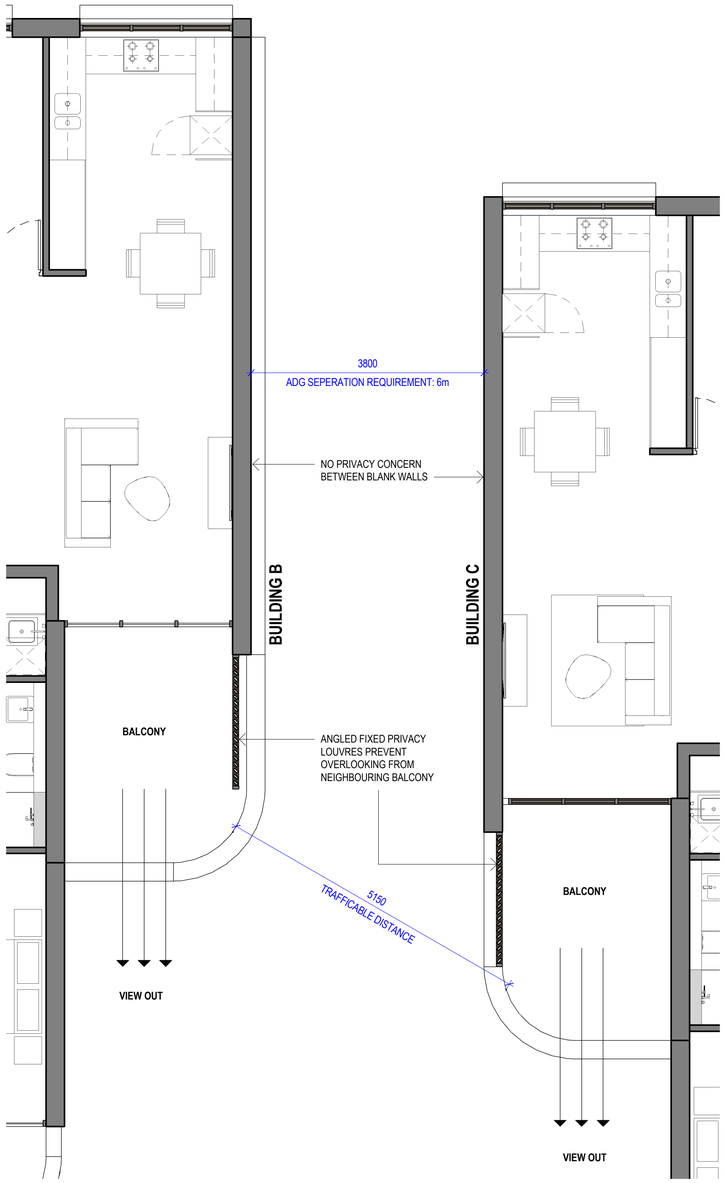
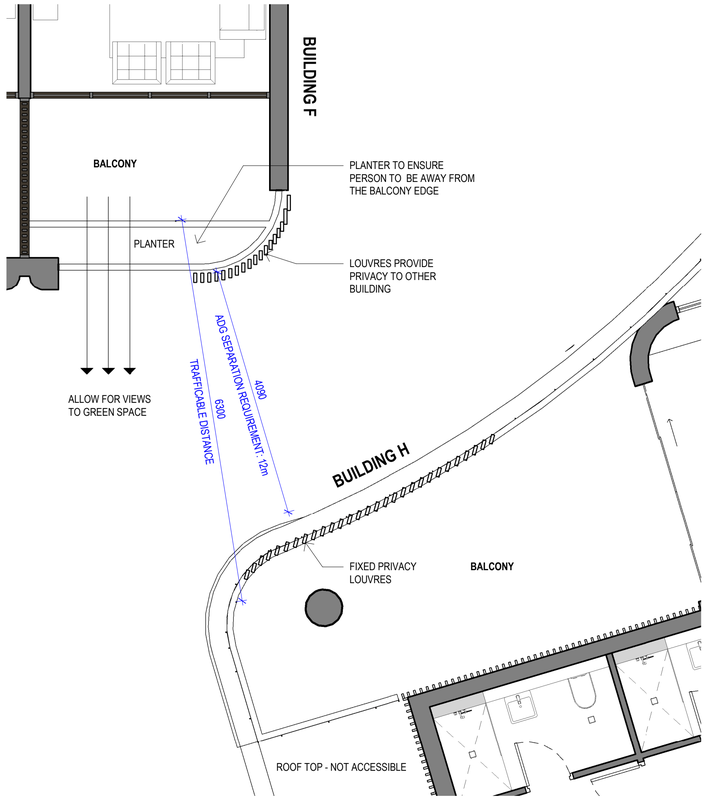
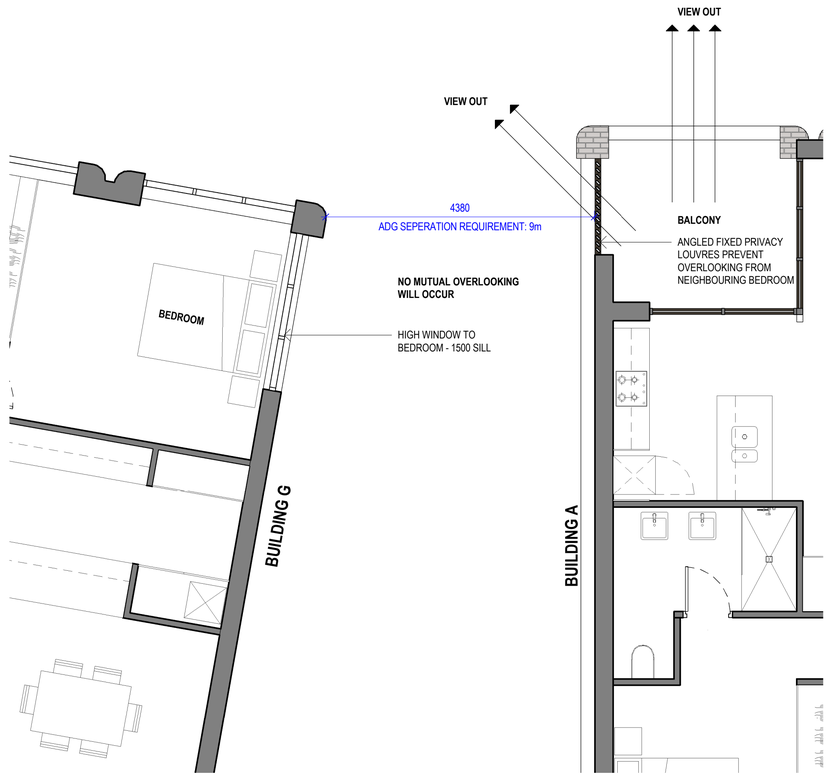
0m 2 4 5m
Scale 1:100
NORTH



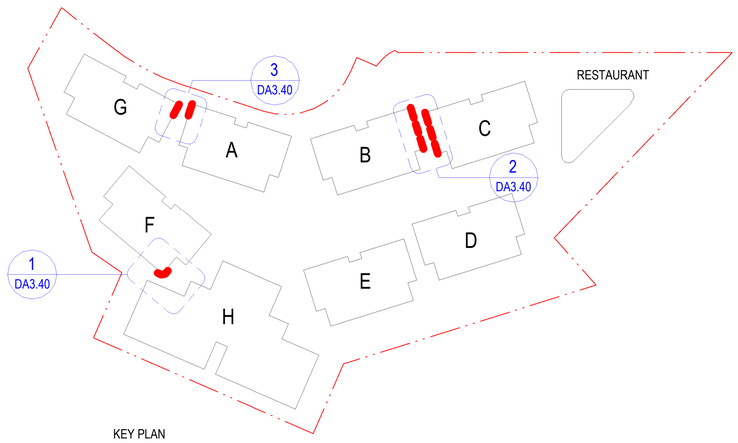
2 **Floor Plan**
Privacy Screen Details 2 1 : 50



1 **Floor Plan**
Privacy Screen Details 1 1 : 50



3 **Floor Plan**
Privacy Screen Details 3 1 : 50



KEY PLAN

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		16.12.2025

ANTONIADES ARCHITECTS
www.antoniades.com.au
ACN 129 731 559
Nominated Architect: Andreas Antoniades
NSW Registration 7954

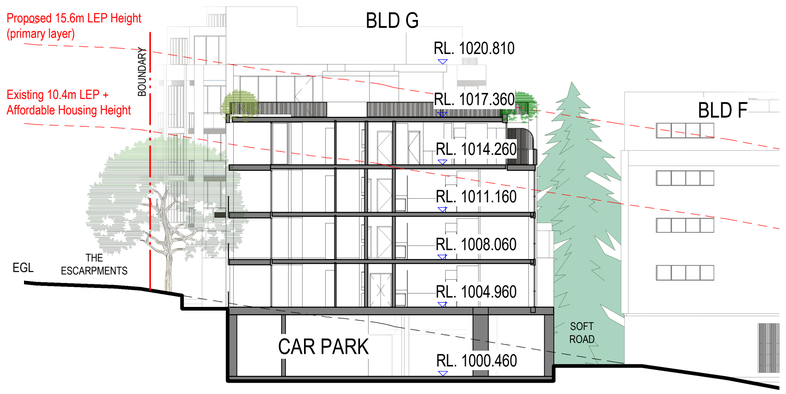
PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

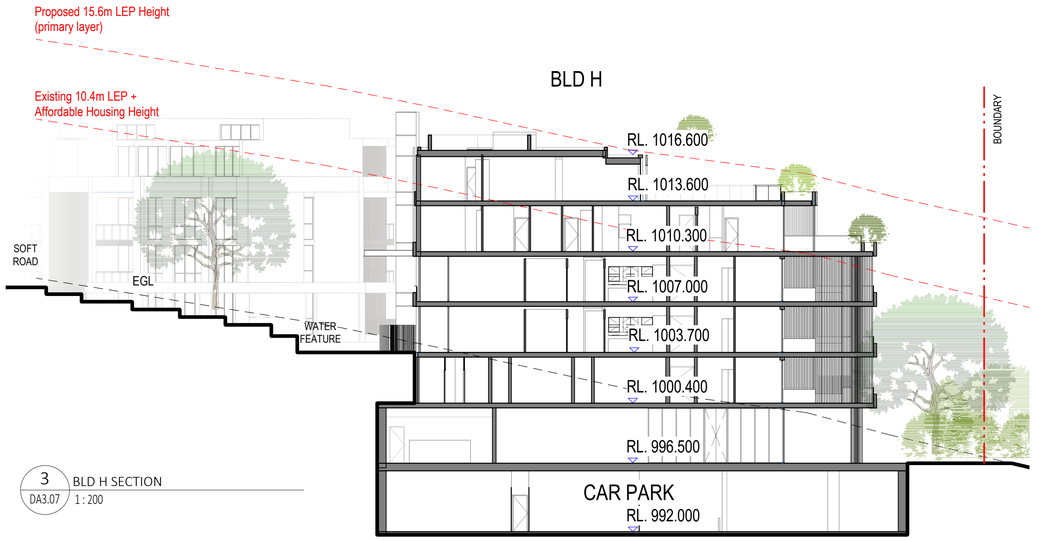
PROJECT NO.
24012
PROJECT
-
ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA3 Overall Plans
DRAWING TITLE
Privacy Screen Details

DRAWING NO.
DA3.40
REVISION
B
DRAWN BY
Author
CHECKED BY
Checker
SCALE
As indicated @A1
0m 1 2 2.5m
Scale 1:50



1 DA3.09 BLD G SECTION
1 : 200



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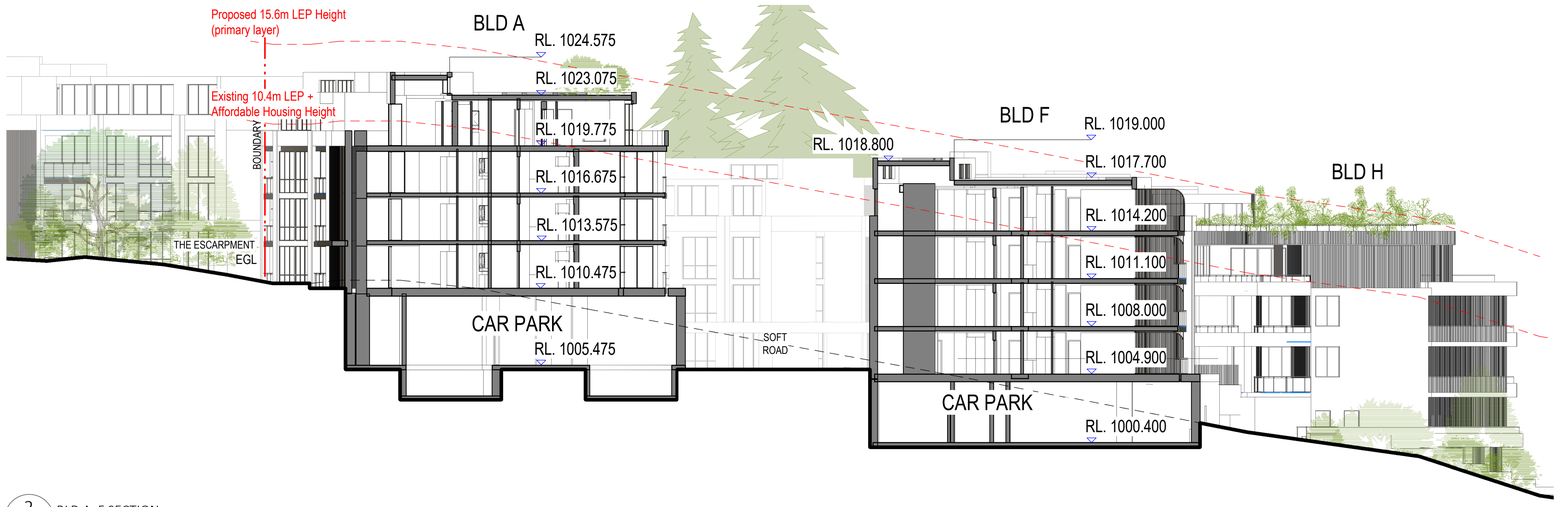
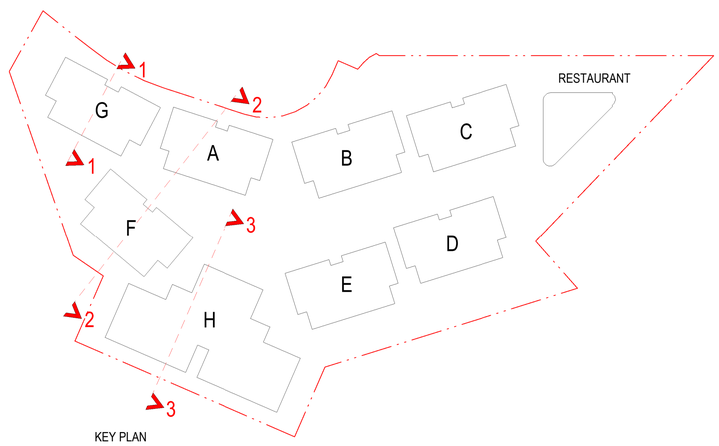
1 : 200



2 DA3.09 BLD A, F SECTION
1 : 200



NOT FOR CONSTRUCTION

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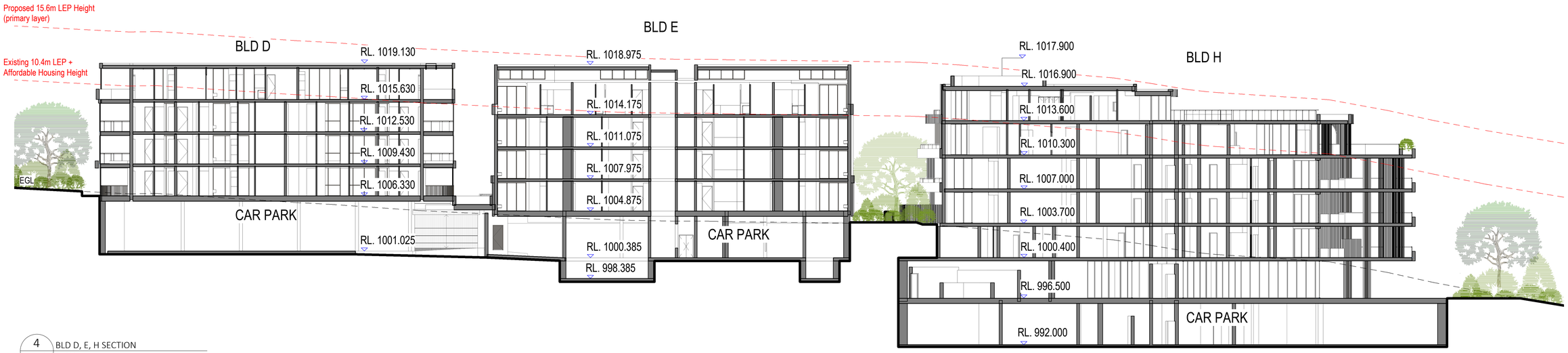
STATUS
FOR SUBMISSION

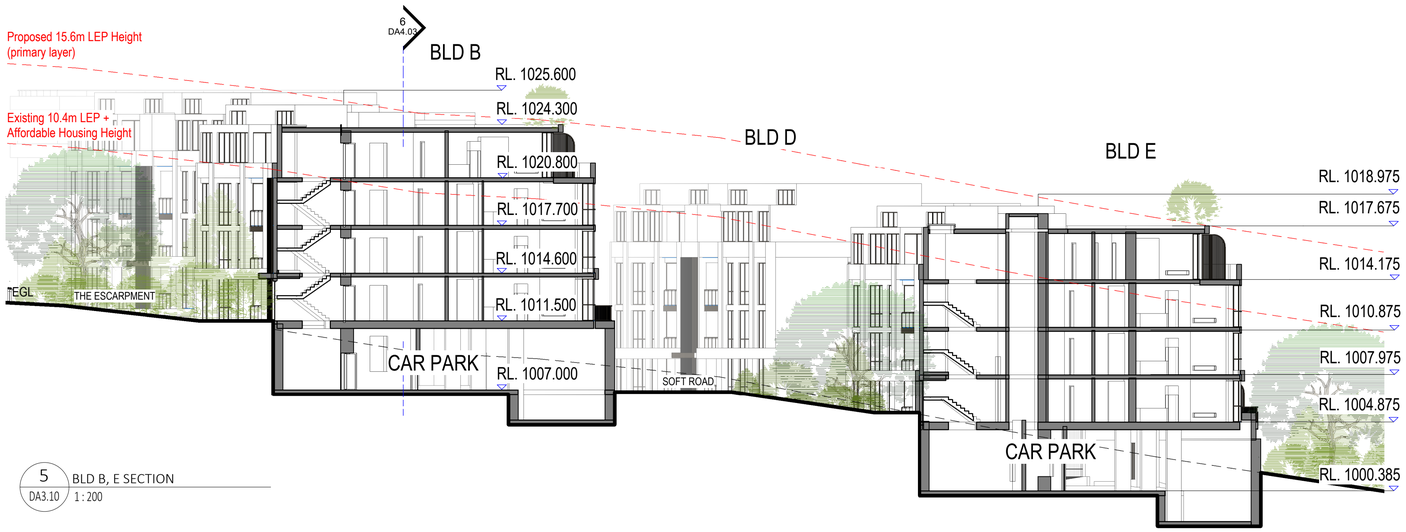
PROJECT NO.
24012
PROJECT
-
ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA4 Sections
DRAWING TITLE
Section 01, 02, 03

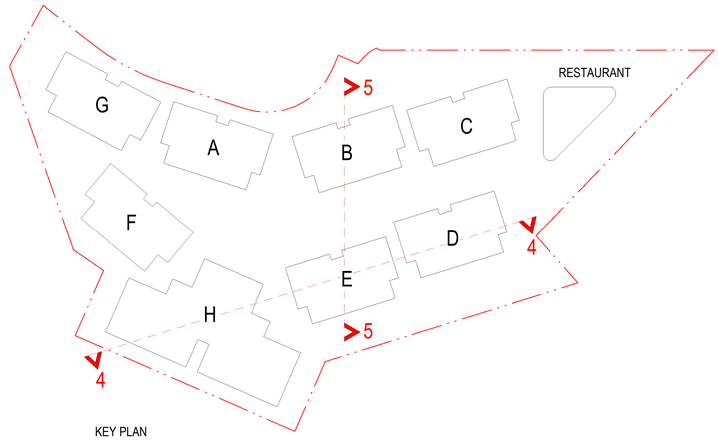
DRAWING NO.
DA4.01
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m 4 8 10m
Scale 1:200



4 DA3.10 BLD D, E, H SECTION
1 : 200



5 DA3.10 BLD B, E SECTION
1 : 200



KEY PLAN

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PROJECT PHASE
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PROJECT NO.
24012

PROJECT
-

ADDRESS
142-150 Narrow Neck Road, Katoomba

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA4 Sections

DRAWING TITLE
Section 04, 05

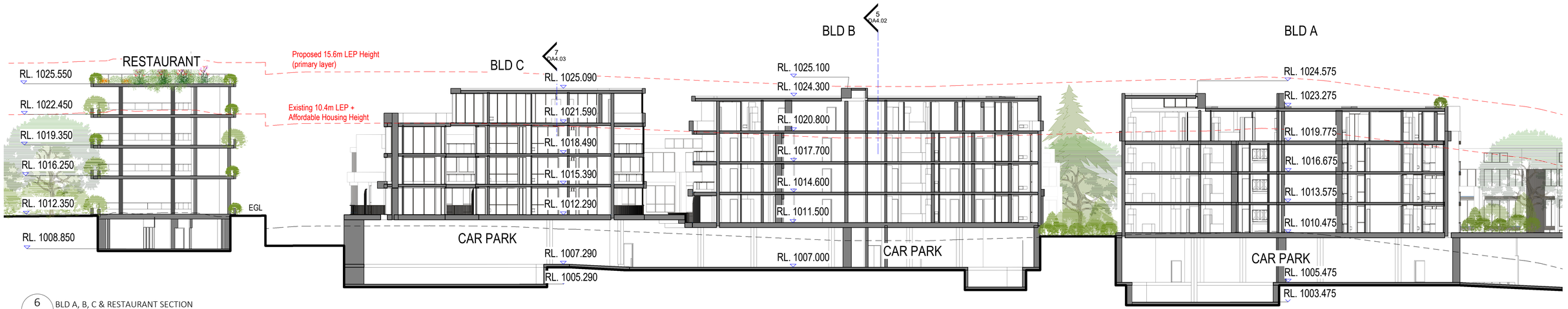
DRAWING NO.
DA4.02

REVISION
B

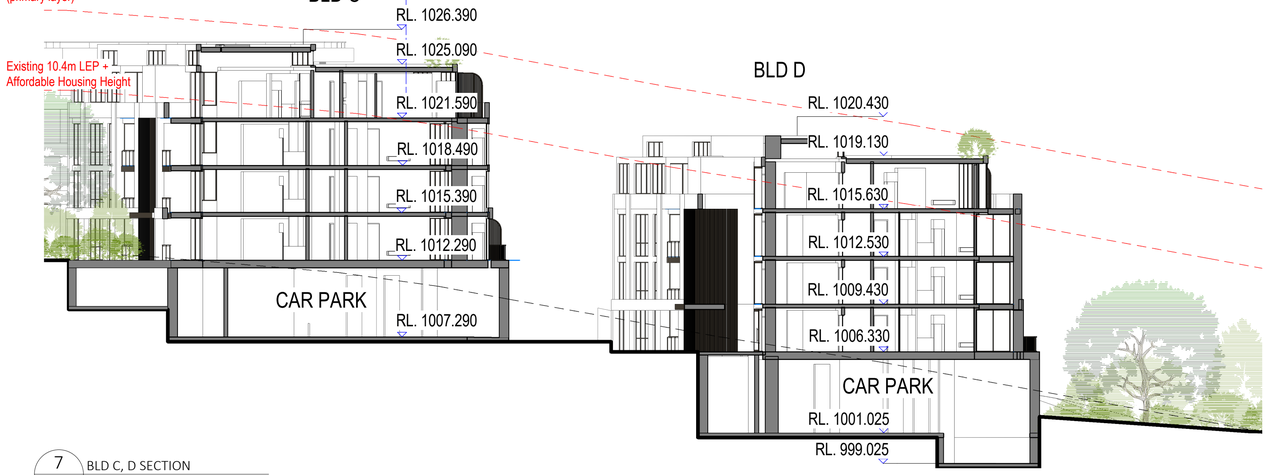
DRAWN BY
SX

CHECKED BY
AA

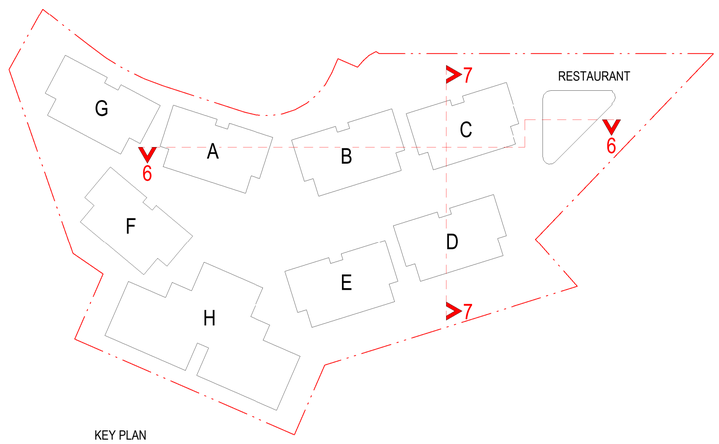
SCALE
As indicated @A1
0m 4 8 10m
Scale 1:200



6 DA3.09 BLD A, B, C & RESTAURANT SECTION
1 : 200



7 DA3.10 BLD C, D SECTION
1 : 200



KEY PLAN

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24012
PROJECT
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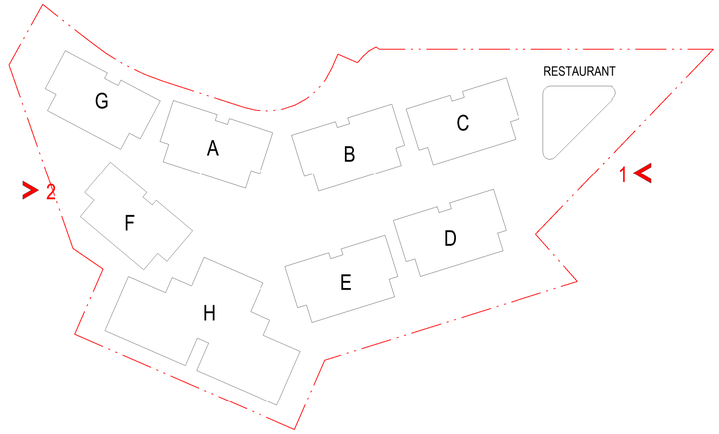
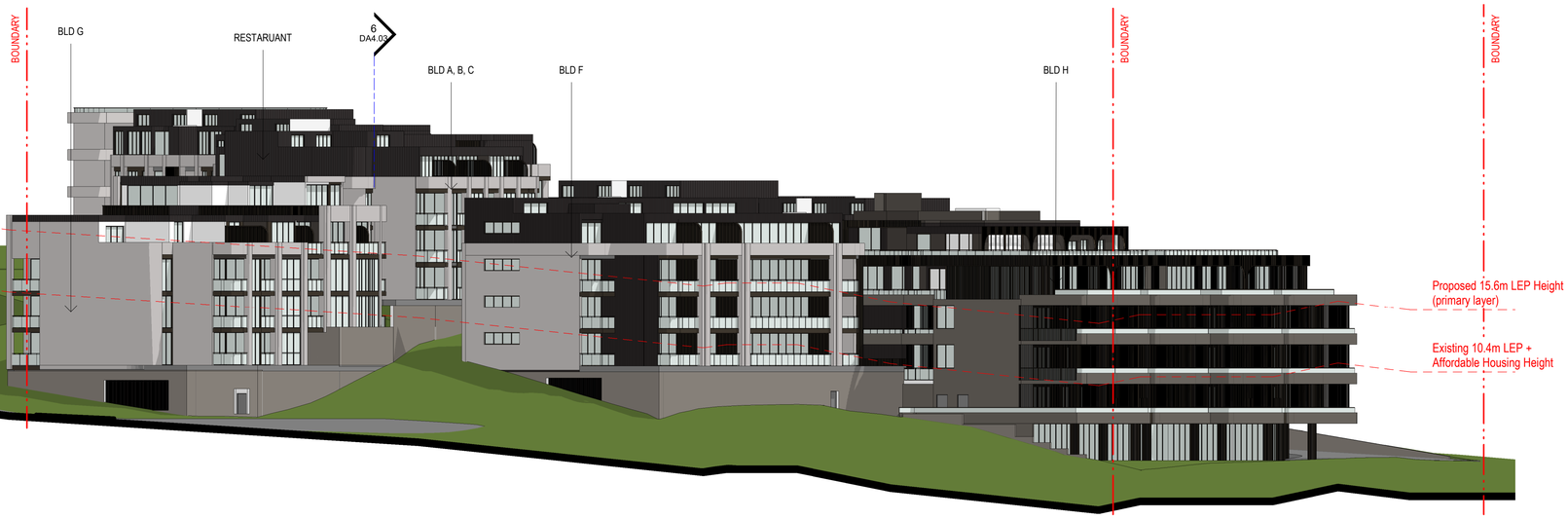
ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA4 Sections
DRAWING TITLE
Section 06, 07

DRAWING NO.
DA4.03
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m 4 8 10m
Scale 1:200

1 **Elevation**
SITE NORTH ELEVATION 1 : 250





2 **Elevation**
SITE SOUTH ELEVATION 1 : 250

MATERIAL BOARD

BRICK - BRICKWORKS
OVERLAND BRUNY PRISTINE

STONE CLADDING - ECO OUTDOOR
HOWQUA - FREEFORM RANGE

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED OPAQUE SLATE

DULUX MEDIUM BRONZE AS
VARIATION (BLD H ENTRY)

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED WILD STORM

METAL CLADDING - KNOTWOOD
KNOTWOOD BLACK WENGE

BRICK - BRICKWORKS
OVERLAND CRADLE PRISTINE

LOUVRE/SCREEN/FENCE/AWNING
DULUX DARK BRONZE

WINDOW/DOOR FRAME
DULUX DARK BRONZE

PAINT: DULUX
NAMADJI OR DARK METAL

NOTE:

REFER TO DRAWING DA7.01 FOR MATERIALS AND FINISHES
AREAS BEYOND THE HEIGHT LINE ARE COMPLIANT WITH PROPOSED 15.6M HEIGHT. REFER TO DRAWING DA6.51

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FOR SUBMISSION

PROJECT NO.
24012
PROJECT
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ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA5 Elevations
DRAWING TITLE
Elevations North & South

DRAWING NO.
DA5.01
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m 5 10 12.5m
Scale 1:250

MATERIAL BOARD

LOUVRE/SCREEN/FENCE/AWNING
DULUX DARK BRONZE

WINDOW/DOOR FRAME
DULUX DARK BRONZE

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED WILD STORM

METAL CLADDING - KNOTWOOD
KNOTWOOD BLACK WENGE

BRICK - BRICKWORKS
OVERLAND BRUNY PRISTINE

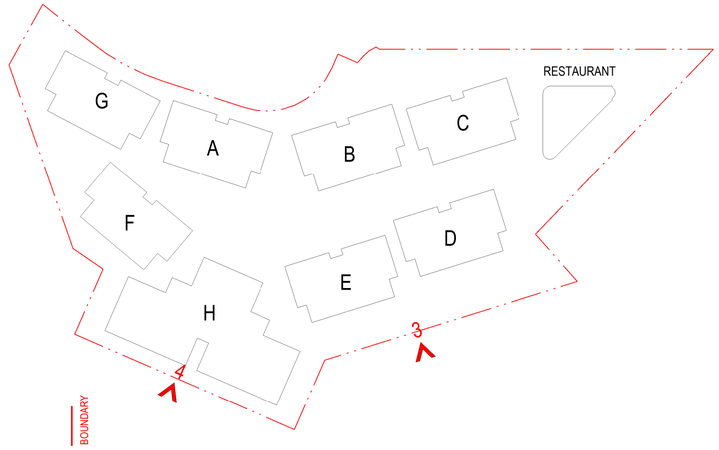
STONE CLADDING - ECO OUTDOOR
HOWQUA - FREEFORM RANGE

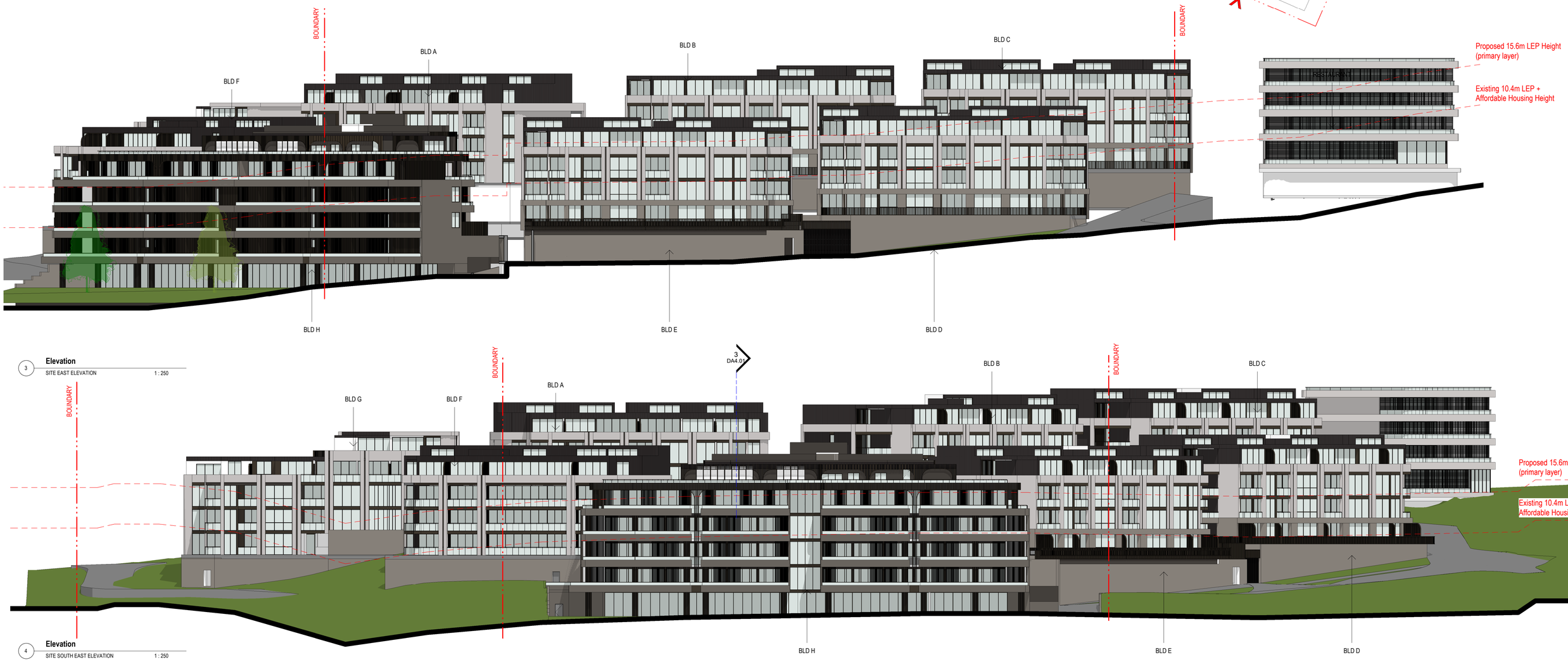
BRICK - BRICKWORKS
OVERLAND CRADLE PRISTINE

PAINT: DULUX
NAMADJI OR DARK METAL

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED OPAQUE SLATE

DULUX MEDIUM BRONZE AS
VARIATION (BLD H ENTRY)





3 **Elevation**
SITE EAST ELEVATION 1 : 250

4 **Elevation**
SITE SOUTH EAST ELEVATION 1 : 250

NOTE:

REFER TO DRAWING DA7.01 FOR MATERIALS AND FINISHES
AREAS BEYOND THE HEIGHT LINE ARE COMPLIANT WITH PROPOSED 15.6M HEIGHT. REFER TO DRAWING DA6.51

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NSW Registration 7954

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DEVELOPMENT APPLICATION

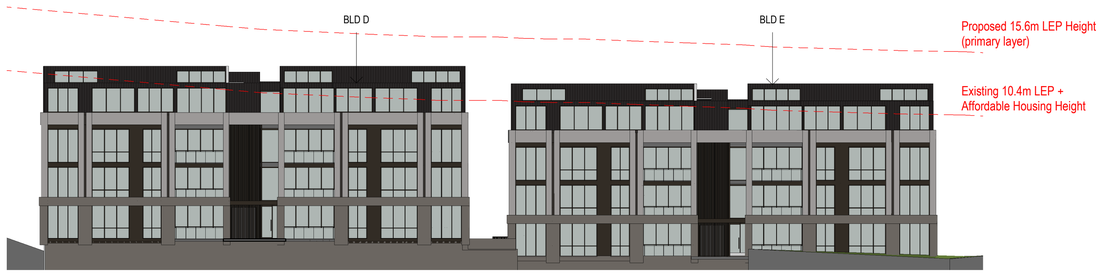
STATUS
FOR SUBMISSION

PROJECT NO.
24012
PROJECT
-
ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

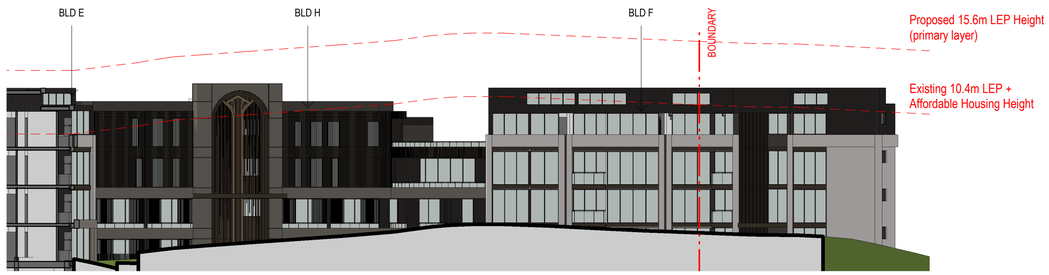
DRAWING SERIES
DA5 Elevations
DRAWING TITLE
Elevations East & South East

DRAWING NO.
DA5.02
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m 5 10 12.5m
Scale 1:250

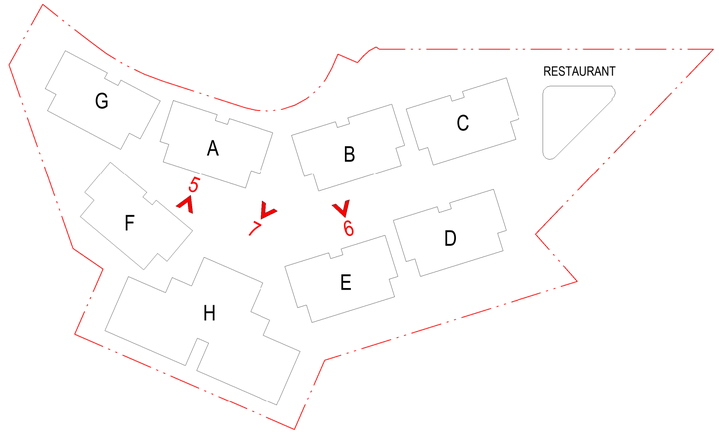
5 **Elevation**
BLD A & G EAST ELEVATION 1 : 250



6 **Elevation**
BLD D & E WEST ELEVATION 1 : 250



7 **Elevation**
BLD F & H EAST ELEVATION 1 : 250



MATERIAL BOARD

BRICK - BRICKWORKS
OVERLAND BRUNY PRISTINE

STONE CLADDING - ECO OUTDOOR
HOWQUA - FREEFORM RANGE

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED OPAQUE SLATE

DULUX MEDIUM BRONZE AS
VARIATION (BLD H ENTRY)

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED WILD STORM

METAL CLADDING - KNOTWOOD
KNOTWOOD BLACK WENGE

BRICK - BRICKWORKS
OVERLAND CRADLE PRISTINE

LOUVRE/SCREEN/FENCE/AWNING
DULUX DARK BRONZE

WINDOW/DOOR FRAME
DULUX DARK BRONZE

PAINT: DULUX
NAMADJI OR DARK METAL

NOTE:

REFER TO DRAWING DA7.01 FOR MATERIALS AND FINISHES
AREAS BEYOND THE HEIGHT LINE ARE COMPLIANT WITH PROPOSED 15.6M HEIGHT. REFER TO DRAWING DA6.51

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DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

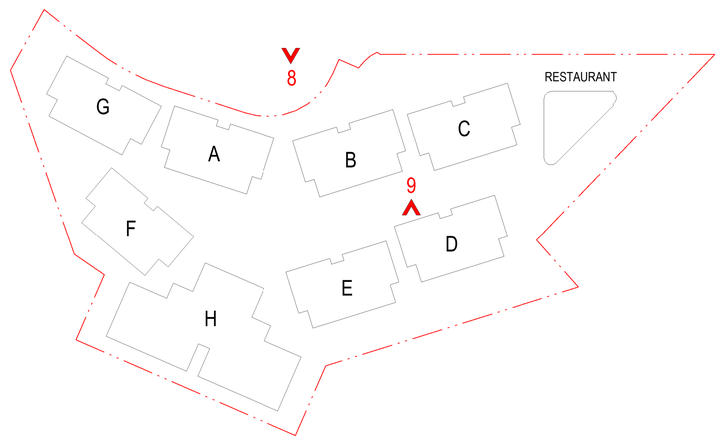
PROJECT NO.
24012
PROJECT
-
ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA5 Elevations
DRAWING TITLE
Elevations East & West

DRAWING NO.
DA5.03
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m .5 10 12.5m
Scale 1:250

8 **Elevation**
BLD A,B,C,G & RESTAURANT WEST ELEVATION 1 : 250

9 **Elevation**
BLD B, C & RESTAURANT EAST ELEVATION 1 : 250



MATERIAL BOARD

BRICK - BRICKWORKS
OVERLAND BRUNY PRISTINE

STONE CLADDING - ECO OUTDOOR
HOWQUA - FREEFORM RANGE

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED OPAQUE SLATE

DULUX MEDIUM BRONZE AS
VARIATION (BLD H ENTRY)

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED WILD STORM

METAL CLADDING - KNOTWOOD
KNOTWOOD BLACK WENGE

BRICK - BRICKWORKS
OVERLAND CRADLE PRISTINE

LOUVRE/SCREEN/FENCE/AWNING
DULUX DARK BRONZE

WINDOW/DOOR FRAME
DULUX DARK BRONZE

PAINT: DULUX
NAMADJI OR DARK METAL

NOTE:

REFER TO DRAWING DA7.01 FOR MATERIALS AND FINISHES
AREAS BEYOND THE HEIGHT LINE ARE COMPLIANT WITH PROPOSED 15.6M HEIGHT. REFER TO DRAWING DA6.51

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24012
PROJECT
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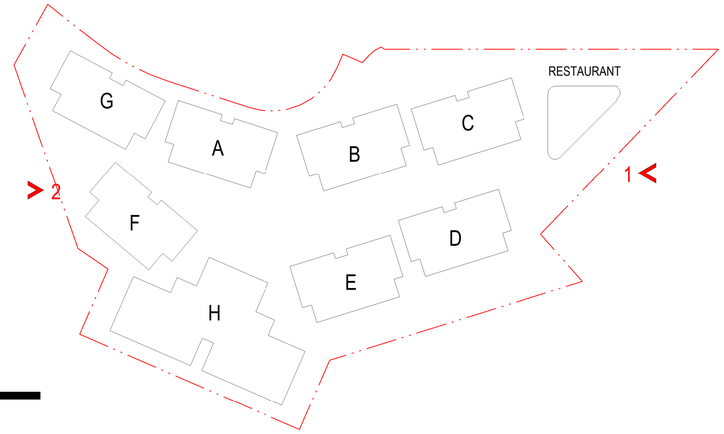
ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA5 Elevations
DRAWING TITLE
Elevations West & East

DRAWING NO.
DA5.04
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m 5 10 12.5m
Scale 1:250

1 **Elevation**
SITE NORTH ELEVATION Copy 1 1 : 250



2 **Elevation**
SITE SOUTH ELEVATION Copy 1 1 : 250

MATERIAL BOARD

BRICK - BRICKWORKS
OVERLAND BRUNY PRISTINE

STONE CLADDING - ECO OUTDOOR
HOWQUA - FREEFORM RANGE

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED OPAQUE SLATE

DULUX MEDIUM BRONZE AS
VARIATION (BLD H ENTRY)

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED WILD STORM

METAL CLADDING - KNOTWOOD
KNOTWOOD BLACK WENGE

BRICK - BRICKWORKS
OVERLAND CRADLE PRISTINE

LOUVRE/SCREEN/FENCE/AWNING
DULUX DARK BRONZE

WINDOW/DOOR FRAME
DULUX DARK BRONZE

PAINT: DULUX
NAMADJI OR DARK METAL

NOTE:

REFER TO DRAWING DA7.01 FOR MATERIALS AND FINISHES
AREAS BEYOND THE HEIGHT LINE ARE COMPLIANT WITH PROPOSED 15.6M HEIGHT. REFER TO DRAWING DA6.51

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PROJECT
-
ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA5 Elevations

DRAWING TITLE
Elevations North & South_Trees

DRAWING NO.
DA5.11
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m 5 10 12.5m
Scale 1:250

MATERIAL BOARD

LOUVRE/SCREEN/FENCE/AWNING
DULUX DARK BRONZE

WINDOW/DOOR FRAME
DULUX DARK BRONZE

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED WILD STORM

METAL CLADDING - KNOTWOOD
KNOTWOOD BLACK WENGE

BRICK - BRICKWORKS
OVERLAND BRUNY PRISTINE

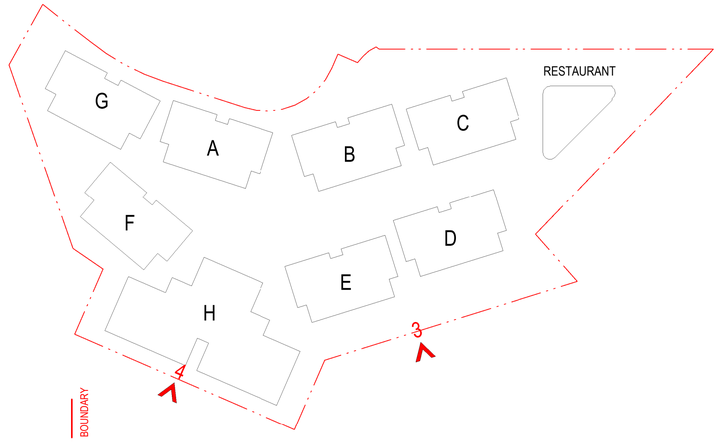
STONE CLADDING - ECO OUTDOOR
HOWQUA - FREEFORM RANGE

BRICK - BRICKWORKS
OVERLAND CRADLE PRISTINE

PAINT: DULUX
NAMADJI OR DARK METAL

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED OPAQUE SLATE

DULUX MEDIUM BRONZE AS
VARIATION (BLD H ENTRY)



3 **Elevation**
SITE EAST ELEVATION Copy 2 1 : 250

4 **Elevation**
SITE SOUTH EAST ELEVATION Copy 1 1 : 250

NOTE:

REFER TO DRAWING DA7.01 FOR MATERIALS AND FINISHES
AREAS BEYOND THE HEIGHT LINE ARE COMPLIANT WITH PROPOSED 15.6M HEIGHT. REFER TO DRAWING DA6.51

NOT FOR CONSTRUCTION

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- Report any discrepancies to Antoniades Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

ANTONIADES ARCHITECTS
www.antoniades.com.au
ACN 129 731 559
Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012
PROJECT
-
ADDRESS
142-150 Narrow Neck Road, Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA5 Elevations

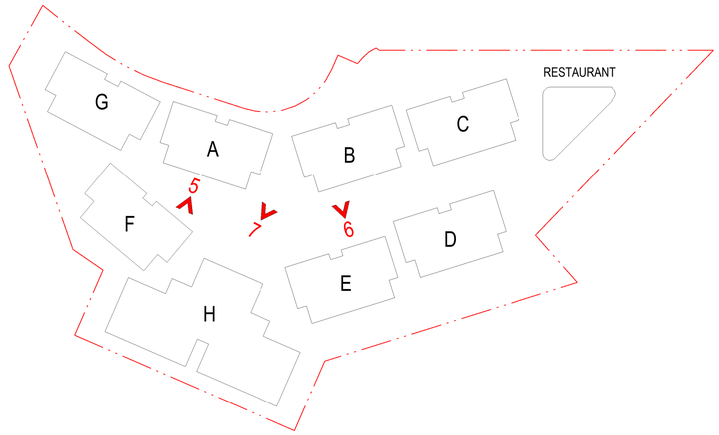
DRAWING TITLE
Elevations East & South East_Trees

DRAWING NO.
DA5.12
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m .5 10 12.5m
Scale 1:250

5 **Elevation**
BLD A & G EAST ELEVATION Copy 1 1 : 250

6 **Elevation**
BLD D & E WEST ELEVATION Copy 1 1 : 250

7 **Elevation**
BLD F & H EAST ELEVATION Copy 1 1 : 250



MATERIAL BOARD

BRICK - BRICKWORKS
OVERLAND BRUNY PRISTINE

STONE CLADDING - ECO OUTDOOR
HOWQUA - FREEFORM RANGE

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED OPAQUE SLATE

DULUX MEDIUM BRONZE AS
VARIATION (BLD H ENTRY)

BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED WILD STORM

METAL CLADDING - KNOTWOOD
KNOTWOOD BLACK WENGE

BRICK - BRICKWORKS
OVERLAND CRADLE PRISTINE

LOUVRE/SCREEN/FENCE/AWNING
DULUX DARK BRONZE

WINDOW/DOOR FRAME
DULUX DARK BRONZE

PAINT: DULUX
NAMADJI OR DARK METAL

NOTE:

REFER TO DRAWING DA7.01 FOR MATERIALS AND FINISHES
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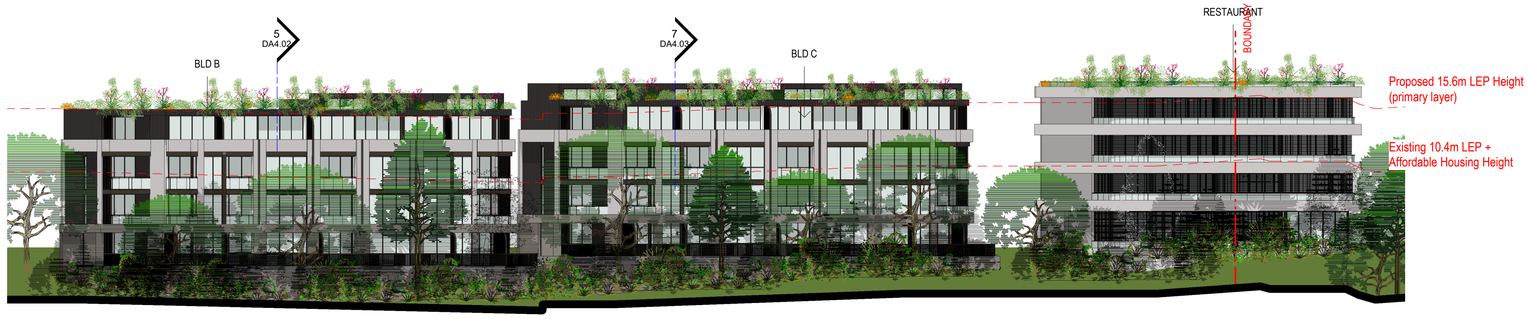
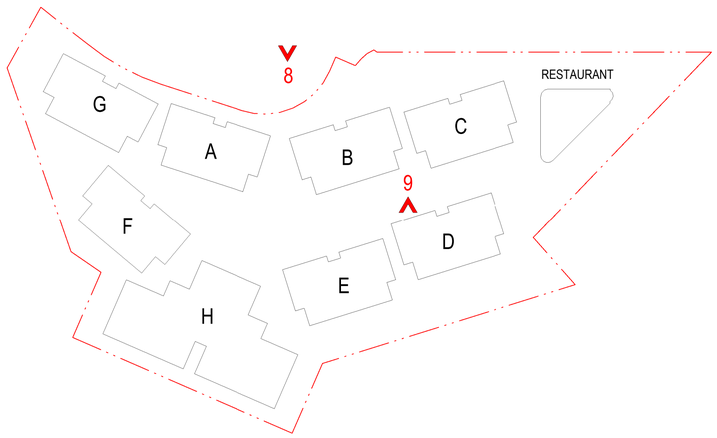
DRAWING SERIES
DA5 Elevations
DRAWING TITLE
Elevations East & West_Trees

DRAWING NO.
DA5.13
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m 5 10 12.5m
Scale 1:250

8 **Elevation**
BLD A;B;C;G & RESTARUANT WEST ELEVATION Copy 1
1 : 250



9 **Elevation**
BLD B, C & RESTAURANT EAST ELEVATION Copy 1
1 : 250



MATERIAL BOARD

BRICK - BRICKWORKS
OVERLAND BRUNY PRISTINE

STONE CLADDING - ECO OUTDOOR
HOWQUA - FREEFORM RANGE

BRICK - AUSTRAL BRICKS
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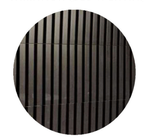
METAL CLADDING - KNOTWOOD
KNOTWOOD BLACK WENGE

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LOUVRE/SCREEN/FENCE/AWNING
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DRAWING TITLE
Elevations West & East_Trees

DRAWING NO.
DA5.14
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
SCALE
As indicated @A1
0m .5 10 12.5m
Scale 1:250