



1 3D View
Sun Eye, 09:00



2 3D View
Sun Eye, 10:00

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 - Report any discrepancies to Antoniaades 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.antoniaades.com.au
ACIN 129 731 559

Nominated Architect Antoniaades Antoniaades
NOM Registration 1704

PROJECT PHASE
DEVELOPMENT
APPLICATION
STATUS
FOR SUBMISSION

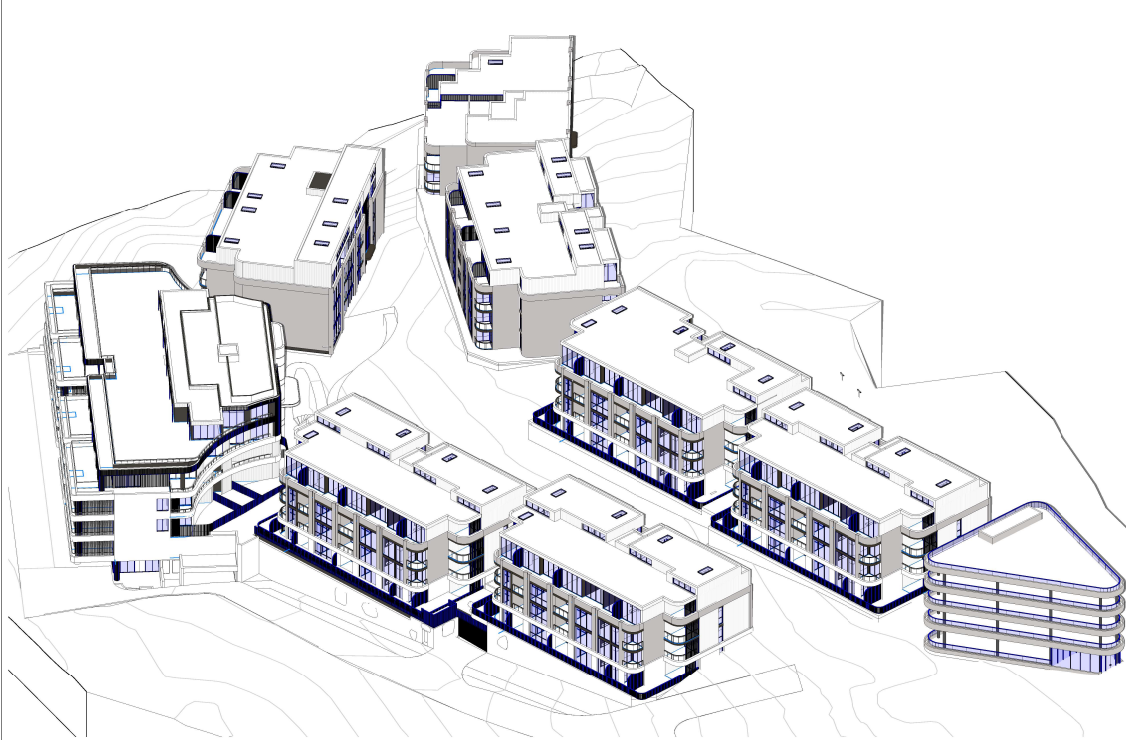
PROJECT NO.
24012
PROJECT
•
ADDRESS
142-150 Narrow Neck Road,
KAROORUA
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Sun's Eye View - 9am - 10am, 21st June

DRAWING NO.
DA6.05
SCALE
NTS

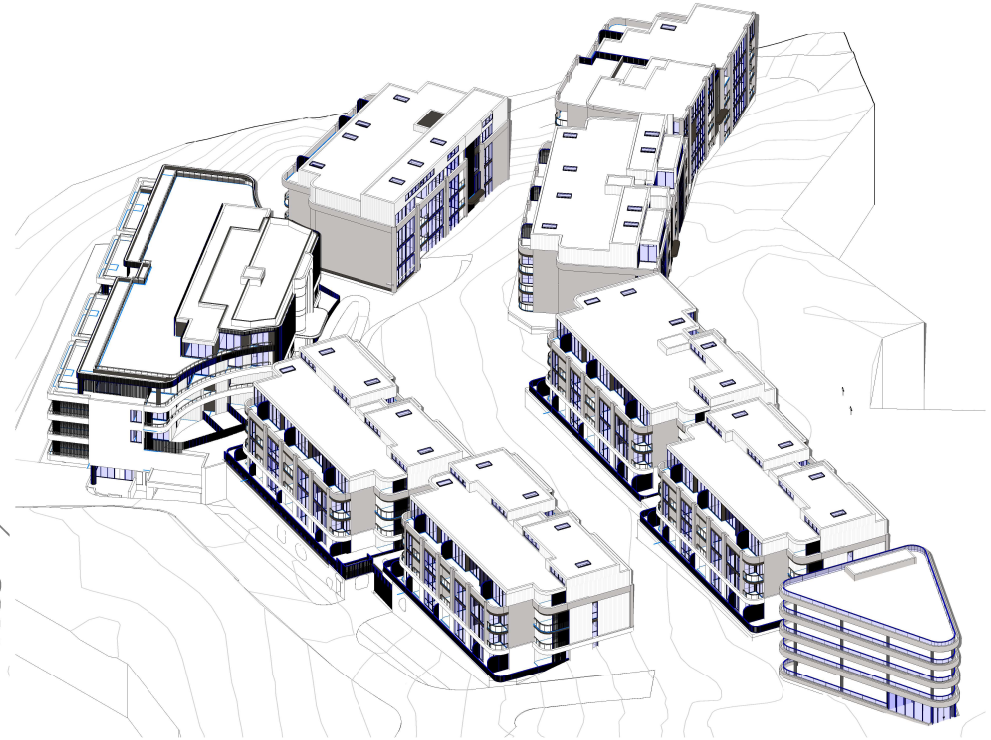
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
@A1





3D View

Sun Eye, 11:00



3D View

Sun Eye, 12:00

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Nominated Architect Antoniaades Antoniaades
NOM Registration 1704

PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT

•

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

DRAWING SERIES
DA6 Design Analysis

DRAWING TITLE
Sun's Eye View - 11am - 12pm, 21st June

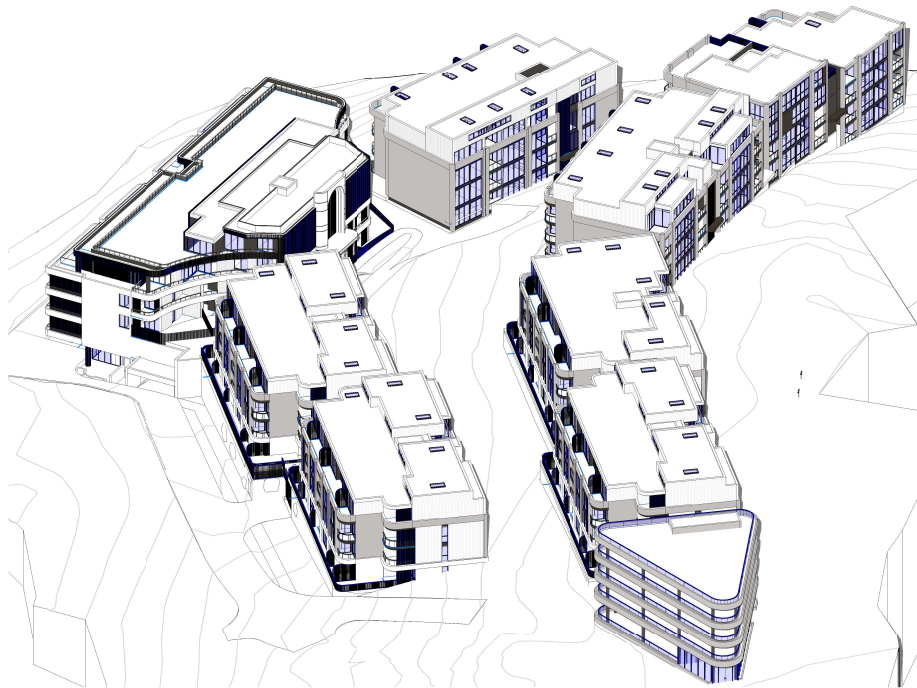
DRAWING NO.
DA6.06

SCALE
NTS

REVISION
B SX
CHECKED BY
AA

@A1





1 3D View
Sun Eye, 13:00



2 3D View
Sun Eye, 14:00

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A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

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ARCHITECTS

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ACIN 129 131 559

Nominated Architect Antoniaades Antoniaades
NOM Registration 1704

PROJECT PHASE
DEVELOPMENT
APPLICATION
STATUS
FOR SUBMISSION

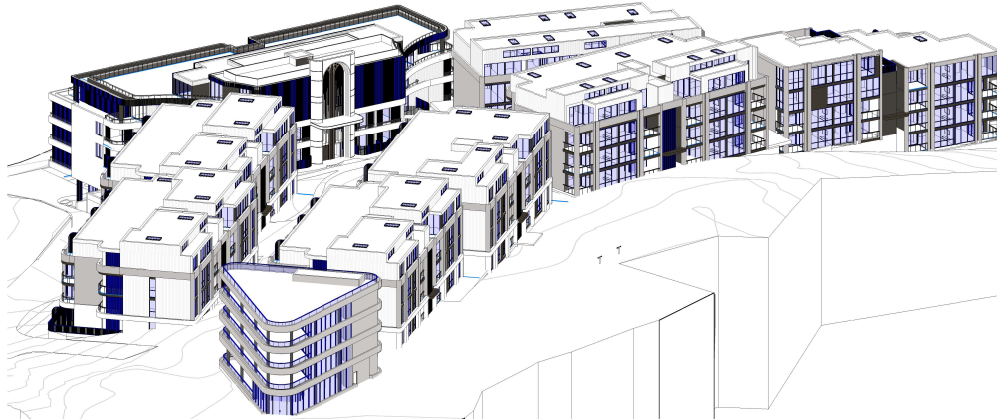
PROJECT NO.
24012
PROJECT
ADDRESS
142-150 Narrow Neck Road,
KAROORUA
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Sun's Eye View - 1pm - 2pm, 21st June

DRAWING NO.
DA6.07
SCALE
NTS

REVISION
B
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3D View
Sun Eye, 15:00

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

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ARCHITECTS

www.antoniaades.com.au
ACIN 129 731 559

Nominated Architect Antoniaades Antoniaades
NOM Registration 7104

PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
•

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

DRAWING SERIES
DA6 Design Analysis

DRAWING TITLE
Sun's Eye View - 3pm, 21st June

DRAWING NO.
DA6.08

SCALE
NTS

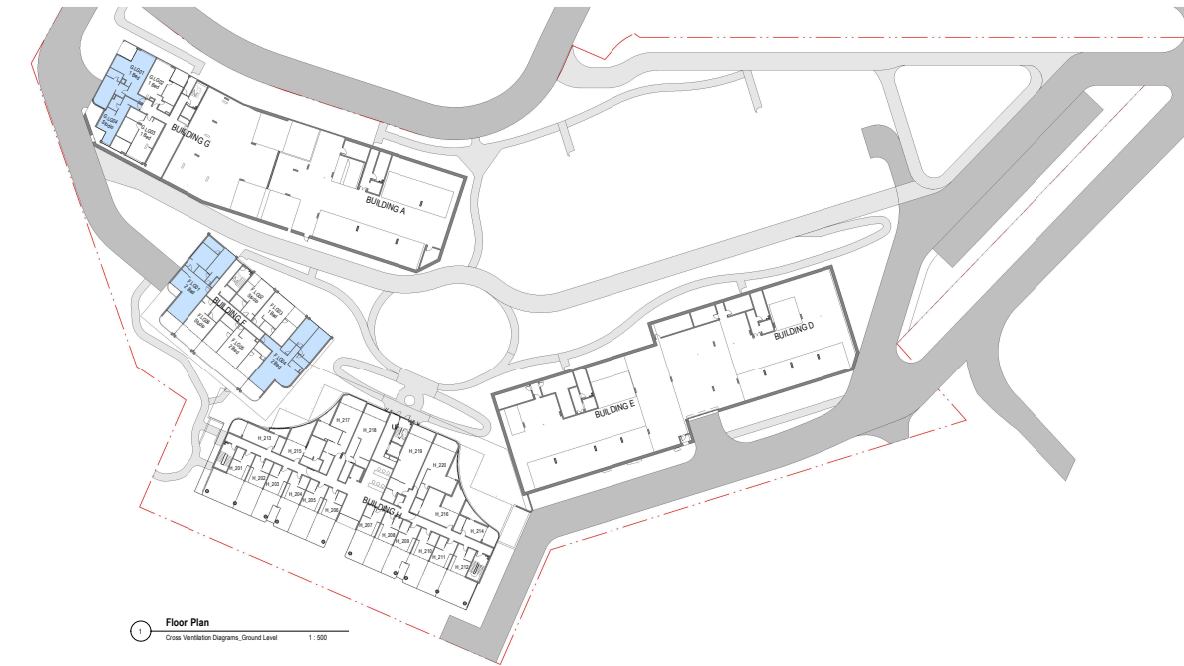
REVISION
B

DRAWN BY
SX

CHECKED BY
AA

@A1





OVERALL TOTAL	132
TOTAL % OF 218 UNITS	61%

LEGEND

 Unit is naturally cross ventilated

UNIT	CROSS VENTILATION RECEIVED
F.LG01	YES
F.LG02	NO
F.LG03	NO
F.LG04	YES
F.LG05	NO
F.LG06	NO
G.LG01	YES
G.LG02	NO
G.LG03	NO
G.LG04	YES

TOTAL UNITS = 10
CROSS VENTILATION = 4/10 = 40%

UNIT	CROSS VENTILATION RECEIVED
A.101	YES
A.102	YES
A.103	NO
A.104	YES
A.105	YES
A.106	NO
A.107	NO
A.108	YES
B.001	YES
B.002	YES
B.003	NO
B.004	YES
B.005	YES
B.006	NO
B.007	NO
B.008	YES
C.001	YES
C.002	YES
C.003	NO
C.004	YES
C.005	YES
C.006	NO
C.007	NO
C.008	YES

UNIT	CROSS VENTILATION RECEIVED
A.201	YES
A.202	YES
A.203	YES
A.204	YES
A.205	YES
A.206	NO
A.207	NO
A.208	YES
B.101	YES
B.102	YES
B.103	NO
B.104	YES
B.105	YES
B.106	NO
B.107	NO
B.108	YES
C.101	YES
C.102	YES
C.103	NO
C.104	YES
C.105	YES
C.106	NO
C.107	NO
C.108	YES
D.201	YES
D.202	YES
D.203	YES
D.204	YES
D.205	YES
D.206	NO
D.207	NO
D.208	YES
E.201	YES
E.202	YES
E.203	YES
E.204	YES
E.205	YES
E.206	NO
E.207	NO
E.208	YES

TOTAL UNITS = 54
CROSS VENTILATION = 34/54 = 62.96%

UNIT	CROSS VENTILATION RECEIVED
A.LG01	YES
A.LG02	NO
A.LG03	NO
A.LG04	YES
A.LG05	YES
A.LG06	NO
A.LG07	NO
A.LG08	YES
D.LG01	YES
D.LG02	NO
D.LG03	NO
D.LG04	YES
D.LG05	YES
D.LG06	NO
D.LG07	NO
D.LG08	YES
E.LG01	YES
E.LG02	NO
E.LG03	NO
E.LG04	YES
E.LG05	YES
E.LG06	NO
E.LG07	NO
E.LG08	YES
F.G01	YES
F.G02	NO
F.G03	NO
F.G04	YES
F.G05	NO
F.G06	NO
G.G01	YES
G.G02	YES
G.G03	NO
G.G04	YES
G.G05	YES
G.G06	NO
G.G07	NO
G.G08	YES

TOTAL UNITS = 38
CROSS VENTILATION = 19/38 = 50%

UNIT	CROSS VENTILATION RECEIVED
A.201	YES
A.202	YES
A.203	YES
A.204	YES
A.205	YES
A.206	NO
A.207	NO
A.208	YES
B.101	YES
B.102	YES
B.103	NO
B.104	YES
B.105	YES
B.106	NO
B.107	NO
B.108	YES
C.101	YES
C.102	YES
C.103	NO
C.104	YES
C.105	YES
C.106	NO
C.107	NO
C.108	YES
D.201	YES
D.202	YES
D.203	YES
D.204	YES
D.205	YES
D.206	NO
D.207	NO
D.208	YES
E.201	YES
E.202	YES
E.203	YES
E.204	YES
E.205	YES
E.206	NO
E.207	NO
E.208	YES

TOTAL UNITS = 40
CROSS VENTILATION = 28/40 = 70%

UNIT	CROSS VENTILATION RECEIVED
A.G01	YES
A.G02	YES
A.G03	NO
A.G04	YES
A.G05	YES
A.G06	NO
A.G07	NO
A.G08	YES
B.LG01	YES
B.LG02	NO
B.LG03	NO
B.LG04	YES
B.LG05	YES
B.LG06	NO
B.LG07	NO
B.LG08	YES
C.LG01	YES
C.LG02	NO
C.LG03	NO
C.LG04	YES
C.LG05	YES
C.LG06	NO
C.LG07	NO
C.LG08	YES
D.G01	YES
D.G02	YES
D.G03	NO
D.G04	YES
D.G05	YES
D.G06	NO
D.G07	NO
D.G08	YES
E.G01	YES
E.G02	YES
E.G03	NO
E.G04	YES
E.G05	YES
E.G06	NO
E.G07	NO
E.G08	YES
F.101	YES
F.102	NO
F.103	NO
F.104	YES
F.105	NO
F.106	NO
G.101	YES
G.102	YES
G.103	NO
G.104	YES
G.105	YES
G.106	NO
G.107	NO
G.108	YES
H.301	YES
H.302	YES
H.303	YES
H.304	YES
H.305	YES
H.306	YES

TOTAL UNITS = 68
CROSS VENTILATION = 35/68 = 58.33%

UNIT	CROSS VENTILATION RECEIVED
B.201	YES
B.202	YES
B.203	YES
B.204	YES
B.205	YES
B.206	NO
B.207	NO
B.208	YES
C.201	YES
C.202	YES
C.203	YES
C.204	YES
C.205	YES
C.206	NO
C.207	NO
C.208	YES

TOTAL UNITS = 16
CROSS VENTILATION = 12/16 = 75%

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NSW Registration 1754

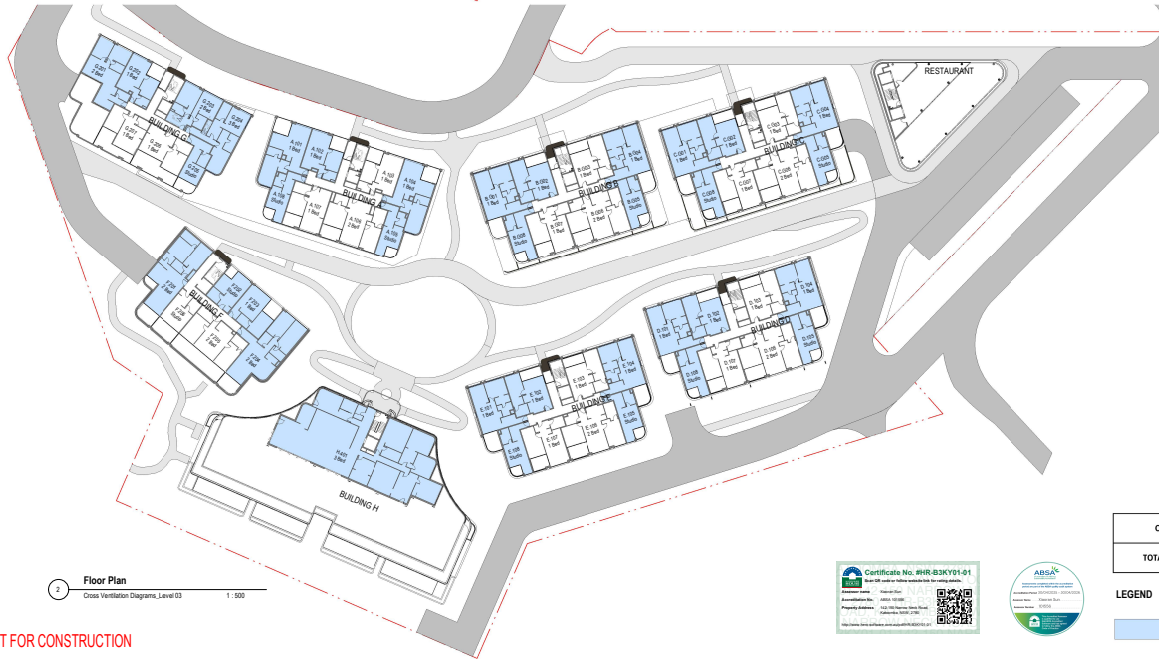
PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

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

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Cross Ventilation Diagrams Sheet 01

DRAWING NO.
DA6.20
SCALE
1:500
Scale 1:500
REVISION
B
DRAWN BY
SA
CHECKED BY
XX
NORTH



OVERALL TOTAL	132
TOTAL % OF 218 UNITS	61%

LEGEND

Unit is naturally cross ventilated

GROUND LEVEL

UNIT	CROSS VENTILATION RECEIVED
F.LG01	YES
F.LG02	NO
F.LG03	NO
F.LG04	YES
F.LG05	NO
F.LG06	NO
G.LG01	YES
G.LG02	NO
G.LG03	NO
G.LG04	YES

TOTAL UNITS = 10
CROSS VENTILATION = 4/10 = 40%

LEVEL 03

UNIT	CROSS VENTILATION RECEIVED
A.101	YES
A.102	YES
A.103	NO
A.104	YES
A.105	YES
A.106	NO
A.107	NO
A.108	YES
B.001	YES
B.002	YES
B.003	NO
B.004	YES
B.005	YES
B.006	NO
B.007	NO
B.008	YES
C.001	YES
C.002	YES
C.003	NO
C.004	YES
C.005	YES
C.006	NO
C.007	NO
C.008	YES
B.009	YES
B.010	YES
B.011	YES
B.012	YES
B.013	NO
B.014	YES
B.015	YES
B.016	NO
B.017	NO
B.018	YES
C.101	YES
C.102	YES
C.103	NO
C.104	YES
C.105	YES
C.106	NO
C.107	NO
C.108	YES
D.201	YES
D.202	YES
D.203	YES
D.204	YES
D.205	YES
D.206	NO
D.207	NO
D.208	YES
E.201	YES
E.202	YES
E.203	YES
E.204	YES
E.205	YES
E.206	NO
E.207	NO
E.208	YES

TOTAL UNITS = 54
CROSS VENTILATION = 34/54 = 62.96%

LEVEL 01

UNIT	CROSS VENTILATION RECEIVED
A.LG01	YES
A.LG02	NO
A.LG03	NO
A.LG04	YES
A.LG05	YES
A.LG06	NO
A.LG07	NO
A.LG08	YES
D.LG01	YES
D.LG02	NO
D.LG03	NO
D.LG04	YES
D.LG05	YES
D.LG06	NO
D.LG07	NO
D.LG08	YES
E.LG01	YES
E.LG02	NO
E.LG03	NO
E.LG04	YES
E.LG05	YES
E.LG06	NO
E.LG07	NO
E.LG08	YES
F.G01	YES
F.G02	NO
F.G03	NO
F.G04	YES
F.G05	NO
F.G06	NO
G.G01	YES
G.G02	YES
G.G03	NO
G.G04	YES
G.G05	YES
G.G06	NO
G.G07	NO
G.G08	YES

TOTAL UNITS = 38
CROSS VENTILATION = 19/38 = 50%

LEVEL 04

UNIT	CROSS VENTILATION RECEIVED
A.201	YES
A.202	YES
A.203	YES
A.204	YES
A.205	YES
A.206	NO
A.207	NO
A.208	YES
B.101	YES
B.102	YES
B.103	NO
B.104	YES
B.105	YES
B.106	NO
B.107	NO
B.108	YES
C.101	YES
C.102	YES
C.103	NO
C.104	YES
C.105	YES
C.106	NO
C.107	NO
C.108	YES
D.201	YES
D.202	YES
D.203	YES
D.204	YES
D.205	YES
D.206	NO
D.207	NO
D.208	YES
E.201	YES
E.202	YES
E.203	YES
E.204	YES
E.205	YES
E.206	NO
E.207	NO
E.208	YES

TOTAL UNITS = 40
CROSS VENTILATION = 29/40 = 70%

LEVEL 02

UNIT	CROSS VENTILATION RECEIVED
A.G01	YES
A.G02	YES
A.G03	NO
A.G04	YES
A.G05	YES
A.G06	NO
A.G07	NO
A.G08	YES
B.LG01	YES
B.LG02	NO
B.LG03	NO
B.LG04	YES
B.LG05	YES
B.LG06	NO
B.LG07	NO
B.LG08	YES
C.LG01	YES
C.LG02	NO
C.LG03	NO
C.LG04	YES
C.LG05	YES
C.LG06	NO
C.LG07	NO
C.LG08	YES
D.G01	YES
D.G02	YES
D.G03	NO
D.G04	YES
D.G05	YES
D.G06	NO
D.G07	NO
D.G08	YES
E.G01	YES
E.G02	YES
E.G03	NO
E.G04	YES
E.G05	YES
E.G06	NO
E.G07	NO
E.G08	YES
F.101	YES
F.102	NO
F.103	NO
F.104	YES
F.105	NO
F.106	NO
G.101	YES
G.102	YES
G.103	NO
G.104	YES
G.105	YES
G.106	NO
G.107	NO
G.108	YES
H.301	YES
H.302	YES
H.303	YES
H.304	YES
H.305	YES
H.306	YES

TOTAL UNITS = 68
CROSS VENTILATION = 35/68 = 58.33%

LEVEL 05

UNIT	CROSS VENTILATION RECEIVED
B.201	YES
B.202	YES
B.203	YES
B.204	YES
B.205	YES
B.206	NO
B.207	NO
B.208	YES
C.201	YES
C.202	YES
C.203	YES
C.204	YES
C.205	YES
C.206	NO
C.207	NO
C.208	YES

TOTAL UNITS = 16
CROSS VENTILATION = 12/16 = 75%

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ARCHITECTS

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ACIN 129 731 559

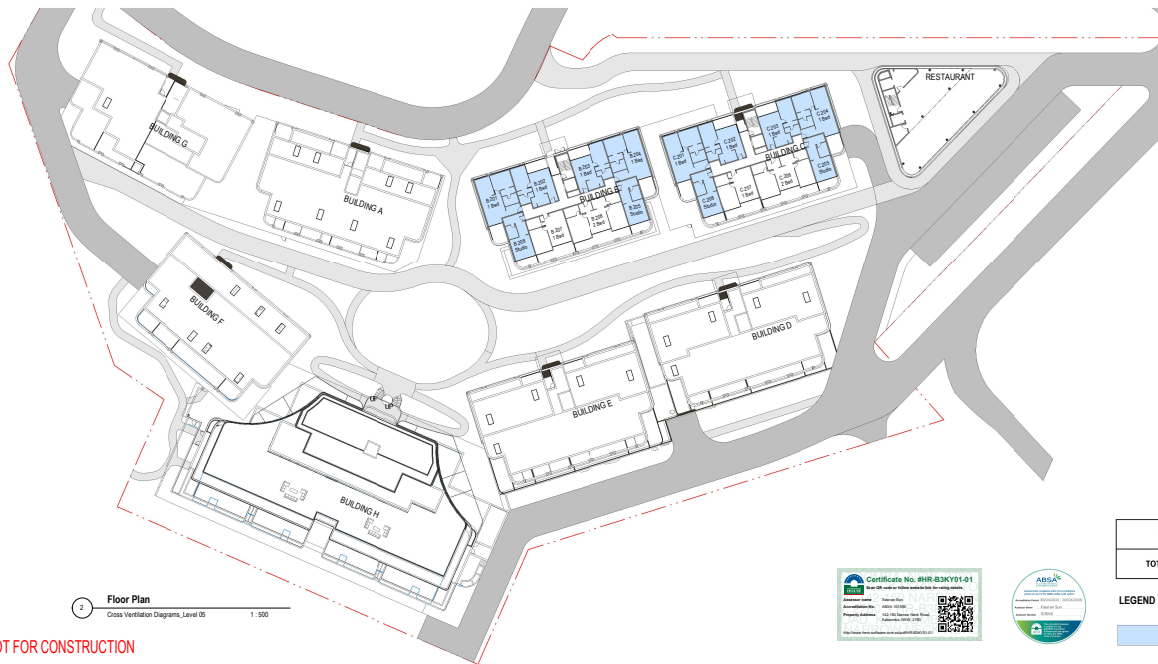
PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

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

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Cross Ventilation Diagrams Sheet 02

DRAWING NO.
DA6.21
SCALE
1:500
Scale 1:500
REVISION
B
DRAWN BY
SA
CHECKED BY
AA
NORTH



OVERALL TOTAL	132
TOTAL % OF 218 UNITS	61%

LEGEND

Unit is naturally cross ventilated

UNIT	CROSS VENTILATION RECEIVED
F.LG01	YES
F.LG02	NO
F.LG03	NO
F.LG04	YES
F.LG05	NO
F.LG06	NO
F.LG07	YES
G.LG02	NO
G.LG03	NO
G.LG04	YES

TOTAL UNITS = 10
CROSS VENTILATION = 4/10 = 40%

UNIT	CROSS VENTILATION RECEIVED
A.101	YES
A.102	YES
A.103	NO
A.104	YES
A.105	YES
A.106	NO
A.107	NO
A.108	YES
B.201	YES
B.202	YES
B.203	NO
B.204	YES
B.205	YES
B.206	NO
B.207	NO
B.208	YES
C.201	YES
C.202	YES
C.203	NO
C.204	YES
C.205	YES
C.206	NO
C.207	NO
C.208	YES
D.101	YES
D.102	YES
D.103	NO
D.104	YES
D.105	YES
D.106	NO
D.107	NO
D.108	YES
E.101	YES
E.102	YES
E.103	NO
E.104	YES
E.105	YES
E.106	NO
E.107	NO
E.108	YES
F.201	YES
F.202	YES
F.203	YES
F.204	YES
F.205	NO
F.206	NO
G.201	YES
G.202	YES
G.203	NO
G.204	YES
G.205	YES
G.206	NO
G.207	NO
H.401	YES

TOTAL UNITS = 54
CROSS VENTILATION = 34/54 = 62.96%

UNIT	CROSS VENTILATION RECEIVED
A.LG01	YES
A.LG02	NO
A.LG03	NO
A.LG04	YES
A.LG05	YES
A.LG06	NO
A.LG07	NO
A.LG08	YES
D.LG01	YES
D.LG02	NO
D.LG03	NO
D.LG04	YES
D.LG05	YES
D.LG06	NO
D.LG07	NO
D.LG08	YES
E.LG01	YES
E.LG02	NO
E.LG03	NO
E.LG04	YES
E.LG05	YES
E.LG06	NO
E.LG07	NO
E.LG08	YES
F.G01	YES
F.G02	NO
F.G03	NO
F.G04	YES
F.G05	NO
F.G06	NO
G.G01	YES
G.G02	YES
G.G03	NO
G.G04	YES
G.G05	YES
G.G06	NO
G.G07	NO
G.G08	YES

TOTAL UNITS = 38
CROSS VENTILATION = 19/38 = 50%

UNIT	CROSS VENTILATION RECEIVED
A.201	YES
A.202	YES
A.203	YES
A.204	YES
A.205	YES
A.206	NO
A.207	NO
A.208	YES
B.101	YES
B.102	YES
B.103	NO
B.104	YES
B.105	YES
B.106	NO
B.107	NO
B.108	YES
C.101	YES
C.102	YES
C.103	NO
C.104	YES
C.105	YES
C.106	NO
C.107	NO
C.108	YES
D.201	YES
D.202	YES
D.203	YES
D.204	YES
D.205	YES
D.206	NO
D.207	NO
D.208	YES
E.201	YES
E.202	YES
E.203	YES
E.204	YES
E.205	YES
E.206	NO
E.207	NO
E.208	YES

TOTAL UNITS = 40
CROSS VENTILATION = 29/40 = 72.5%

UNIT	CROSS VENTILATION RECEIVED
A.G01	YES
A.G02	YES
A.G03	NO
A.G04	YES
A.G05	YES
A.G06	NO
A.G07	NO
A.G08	YES
B.LG01	YES
B.LG02	NO
B.LG03	NO
B.LG04	YES
B.LG05	YES
B.LG06	NO
B.LG07	NO
B.LG08	YES
C.LG01	YES
C.LG02	NO
C.LG03	NO
C.LG04	YES
C.LG05	YES
C.LG06	NO
C.LG07	NO
C.LG08	YES
D.G01	YES
D.G02	YES
D.G03	NO
D.G04	YES
D.G05	YES
D.G06	NO
D.G07	NO
D.G08	YES
E.G01	YES
E.G02	YES
E.G03	NO
E.G04	YES
E.G05	YES
E.G06	NO
E.G07	NO
E.G08	YES
F.101	YES
F.102	NO
F.103	NO
F.104	YES
F.105	NO
F.106	NO
G.101	YES
G.102	YES
G.103	NO
G.104	YES
G.105	YES
G.106	NO
G.107	NO
G.108	YES
H.301	YES
H.302	YES
H.303	YES
H.304	YES
H.305	YES
H.306	YES

TOTAL UNITS = 68
CROSS VENTILATION = 35/68 = 58.33%

UNIT	CROSS VENTILATION RECEIVED
B.201	YES
B.202	YES
B.203	YES
B.204	YES
B.205	YES
B.206	NO
B.207	NO
B.208	YES
C.201	YES
C.202	YES
C.203	YES
C.204	YES
C.205	YES
C.206	NO
C.207	NO
C.208	YES

TOTAL UNITS = 16
CROSS VENTILATION = 12/16 = 75%

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

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PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

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

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Cross Ventilation Diagrams Sheet 03

DRAWING NO.
DA6.22
SCALE
1:500
Scale 1:500

REVISION
B
DRAWN BY
SA
CHECKED BY
AA
NORTH



1 Floor Plan
Solar Access Diagrams, Ground Level
1 : 500

2 Floor Plan
Solar Access Diagrams, Level 01
1 : 500

GROUND LEVEL

UNIT	UNITS W/ MIN. 3 HRS SUN
F.LG01	NO
F.LG02	NO
F.LG03	YES
F.LG04	NO
F.LG05	NO
F.LG06	NO
G.LG01	YES
G.LG02	YES
G.LG03	NO
G.LG04	NO

TOTAL UNITS = 10
SOLAR = 3/10 = 30%

LEVEL 01

UNIT	UNITS W/ MIN. 3 HRS SUN
A.LG01	YES
A.LG02	YES
A.LG03	YES
A.LG04	YES
A.LG05	YES
A.LG06	NO
A.LG07	NO
A.LG08	NO
D.LG01	NO
D.LG02	NO
D.LG03	NO
D.LG04	YES
D.LG05	YES
D.LG06	YES
D.LG07	YES
D.LG08	YES
E.LG01	NO
E.LG02	NO
E.LG03	NO
E.LG04	YES
E.LG05	YES
E.LG06	YES
E.LG07	YES
E.LG08	YES
F.G01	NO
F.G02	NO
F.G03	YES
F.G04	NO
F.G05	NO
F.G06	NO
G.G01	YES
G.G02	YES
G.G03	YES
G.G04	YES
G.G05	NO
G.G06	NO
G.G07	NO
G.G08	NO

TOTAL UNITS = 38
SOLAR = 20/38 = 52.6%

LEVEL 02

UNIT	UNITS W/ MIN. 3 HRS SUN
A.G01	YES
A.G02	YES
A.G03	YES
A.G04	YES
A.G05	YES
A.G06	NO
A.G07	NO
A.G08	NO
B.LG01	NO
B.LG02	NO
B.LG03	NO
B.LG04	NO
B.LG05	YES
B.LG06	YES
B.LG07	YES
B.LG08	YES
C.G01	NO
C.G02	NO
C.G03	NO
C.G04	YES
C.G05	YES
C.G06	YES
C.G07	YES
C.G08	YES
D.G01	NO
D.G02	NO
D.G03	NO
D.G04	YES
D.G05	YES
D.G06	YES
D.G07	YES
D.G08	YES
E.G01	NO
E.G02	NO
E.G03	NO
E.G04	YES
E.G05	YES
E.G06	YES
E.G07	YES
E.G08	YES
F.101	NO
F.102	YES
F.103	YES
F.104	NO
F.105	NO
F.106	NO
G.101	YES
G.102	YES
G.103	YES
G.104	YES
G.105	NO
G.106	NO
G.107	NO
G.108	NO
H.301	NO
H.302	YES
H.303	NO
H.304	NO
H.305	NO
H.306	NO

TOTAL UNITS = 60
SOLAR = 31/60 = 51.6%

LEVEL 03

UNIT	UNITS W/ MIN. 3 HRS SUN
A.101	YES
A.102	YES
A.103	YES
A.104	YES
A.105	YES
A.106	NO
A.107	NO
A.108	NO
B.G01	NO
B.G02	NO
B.G03	NO
B.G04	NO
B.G05	YES
B.G06	YES
B.G07	YES
B.G08	YES
C.G01	NO
C.G02	NO
C.G03	NO
C.G04	YES
C.G05	YES
C.G06	YES
C.G07	YES
C.G08	YES
D.101	NO
D.102	NO
D.103	NO
D.104	YES
D.105	YES
D.106	YES
D.107	YES
D.108	YES
E.101	NO
E.102	NO
E.103	NO
E.104	YES
E.105	YES
E.106	YES
E.107	YES
E.108	YES
F.201	NO
F.202	YES
F.203	YES
F.204	YES
F.205	YES
F.206	YES
G.201	YES
G.202	YES
G.203	YES
G.204	YES
G.205	NO
G.206	NO
G.207	NO
H.401	YES

TOTAL UNITS = 54
SOLAR = 34/54 = 62.96%

LEVEL 04

UNIT	UNITS W/ MIN. 3 HRS SUN
A.201	YES
A.202	YES
A.203	YES
A.204	YES
A.205	YES
A.206	YES
A.207	YES
A.208	YES
B.101	NO
B.102	NO
B.103	NO
B.104	YES
B.105	YES
B.106	YES
B.107	YES
B.108	YES
C.101	NO
C.102	NO
C.103	NO
C.104	YES
C.105	YES
C.106	YES
C.107	YES
C.108	YES
D.201	YES
D.202	YES
D.203	YES
D.204	YES
D.205	YES
D.206	YES
D.207	YES
D.208	YES
E.201	YES
E.202	YES
E.203	YES
E.204	YES
E.205	YES
E.206	YES
E.207	YES
E.208	YES

TOTAL UNITS = 40
SOLAR = 34/40 = 85%

LEVEL 05

UNIT	UNITS W/ MIN. 3 HRS SUN
B.201	YES
B.202	YES
B.203	YES
B.204	YES
B.205	YES
B.206	YES
B.207	YES
B.208	YES
C.201	NO
C.202	YES
C.203	YES
C.204	YES
C.205	YES
C.206	YES
C.207	YES
C.208	YES

TOTAL UNITS = 16
SOLAR = 15/16 = 93.7%

Total units	218
Total units receiving minimum 3 hours sun	137
% Solar Received	62.84%

LEGEND

Unit receives 3 hours direct sunlight between 9am and 3pm at mid winter.



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

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ACIN 129 731 559

PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

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

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Solar Access Diagrams Sheet 01

DRAWING NO.
DA6.25
SCALE
1:500
Scale 1:500

REVISION
B
DRAWN BY
AA
CHECKED BY
AA
NORTH



GROUND LEVEL

UNIT	UNITS W/ MIN. 3 HRS SUN
F.LG01	NO
F.LG02	NO
F.LG03	YES
F.LG04	NO
F.LG05	NO
F.LG06	NO
G.LG01	YES
G.LG02	YES
G.LG03	NO
G.LG04	NO

TOTAL UNITS = 10
SOLAR = 3/10 = 30%

LEVEL 01

UNIT	UNITS W/ MIN. 3 HRS SUN
A.LG01	YES
A.LG02	YES
A.LG03	YES
A.LG04	YES
A.LG05	YES
A.LG06	NO
A.LG07	NO
A.LG08	NO
D.LG01	NO
D.LG02	NO
D.LG03	NO
D.LG04	YES
D.LG05	YES
D.LG06	YES
D.LG07	YES
D.LG08	YES
E.LG01	NO
E.LG02	NO
E.LG03	NO
E.LG04	YES
E.LG05	YES
E.LG06	YES
E.LG07	YES
E.LG08	YES
F.G01	NO
F.G02	NO
F.G03	YES
F.G04	NO
F.G05	NO
F.G06	NO
G.G01	YES
G.G02	YES
G.G03	YES
G.G04	YES
G.G05	NO
G.G06	NO
G.G07	NO
G.G08	NO

TOTAL UNITS = 38
SOLAR = 20/38 = 52.6%

LEVEL 02

UNIT	UNITS W/ MIN. 3 HRS SUN
A.G01	YES
A.G02	YES
A.G03	YES
A.G04	YES
A.G05	YES
A.G06	NO
A.G07	NO
A.G08	NO
B.LG01	NO
B.LG02	NO
B.LG03	NO
B.LG04	NO
B.LG05	YES
B.LG06	YES
B.LG07	YES
B.LG08	YES
C.G01	NO
C.G02	NO
C.G03	NO
C.G04	YES
C.G05	YES
C.G06	YES
C.G07	YES
C.G08	YES
D.G01	NO
D.G02	NO
D.G03	NO
D.G04	YES
D.G05	YES
D.G06	YES
D.G07	YES
D.G08	YES
E.G01	NO
E.G02	NO
E.G03	NO
E.G04	YES
E.G05	YES
E.G06	YES
E.G07	YES
E.G08	YES
F.101	NO
F.102	YES
F.103	YES
F.104	NO
F.105	NO
F.106	NO
G.101	YES
G.102	YES
G.103	YES
G.104	YES
G.105	NO
G.106	NO
G.107	NO
G.108	NO
H.301	NO
H.302	YES
H.303	NO
H.304	NO
H.305	NO
H.306	NO

TOTAL UNITS = 60
SOLAR = 31/60 = 51.6%

LEVEL 03

UNIT	UNITS W/ MIN. 3 HRS SUN
A.101	YES
A.102	YES
A.103	YES
A.104	YES
A.105	YES
A.106	NO
A.107	NO
A.108	NO
B.G01	NO
B.G02	NO
B.G03	NO
B.G04	NO
B.G05	YES
B.G06	YES
B.G07	YES
B.G08	YES
C.G01	NO
C.G02	NO
C.G03	NO
C.G04	YES
C.G05	YES
C.G06	YES
C.G07	YES
C.G08	YES
D.101	NO
D.102	NO
D.103	NO
D.104	YES
D.105	YES
D.106	YES
D.107	YES
D.108	YES
E.101	NO
E.102	NO
E.103	NO
E.104	YES
E.105	YES
E.106	YES
E.107	YES
E.108	YES
F.201	NO
F.202	YES
F.203	YES
F.204	YES
F.205	YES
F.206	YES
G.201	YES
G.202	YES
G.203	YES
G.204	YES
G.205	NO
G.206	NO
G.207	NO
H.401	YES

TOTAL UNITS = 54
SOLAR = 34/54 = 62.96%

LEVEL 04

UNIT	UNITS W/ MIN. 3 HRS SUN
A.201	YES
A.202	YES
A.203	YES
A.204	YES
A.205	YES
A.206	YES
A.207	YES
A.208	YES
B.101	NO
B.102	NO
B.103	NO
B.104	YES
B.105	YES
B.106	YES
B.107	YES
B.108	YES
C.101	NO
C.102	NO
C.103	NO
C.104	YES
C.105	YES
C.106	YES
C.107	YES
C.108	YES
D.201	YES
D.202	YES
D.203	YES
D.204	YES
D.205	YES
D.206	YES
D.207	YES
D.208	YES
E.201	YES
E.202	YES
E.203	YES
E.204	YES
E.205	YES
E.206	YES
E.207	YES
E.208	YES

TOTAL UNITS = 40
SOLAR = 34/40 = 85%

LEVEL 05

UNIT	UNITS W/ MIN. 3 HRS SUN
B.201	YES
B.202	YES
B.203	YES
B.204	YES
B.205	YES
B.206	YES
B.207	YES
B.208	YES
C.201	NO
C.202	YES
C.203	YES
C.204	YES
C.205	YES
C.206	YES
C.207	YES
C.208	YES

TOTAL UNITS = 16
SOLAR = 15/16 = 93.7%

Total units	218
Total units receiving minimum 3 hours sun	137
% Solar Received	62.84%

LEGEND

Unit receives 3 hours direct sunlight between 9am and 3pm at mid winter.

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REV A DESCRIPTION
B Issue for Submission
Issue for Submission

BY DATE
31.10.2025
18.12.2025

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ACIN 129 731 559

PROJECT PHASE
DEVELOPMENT
APPLICATION

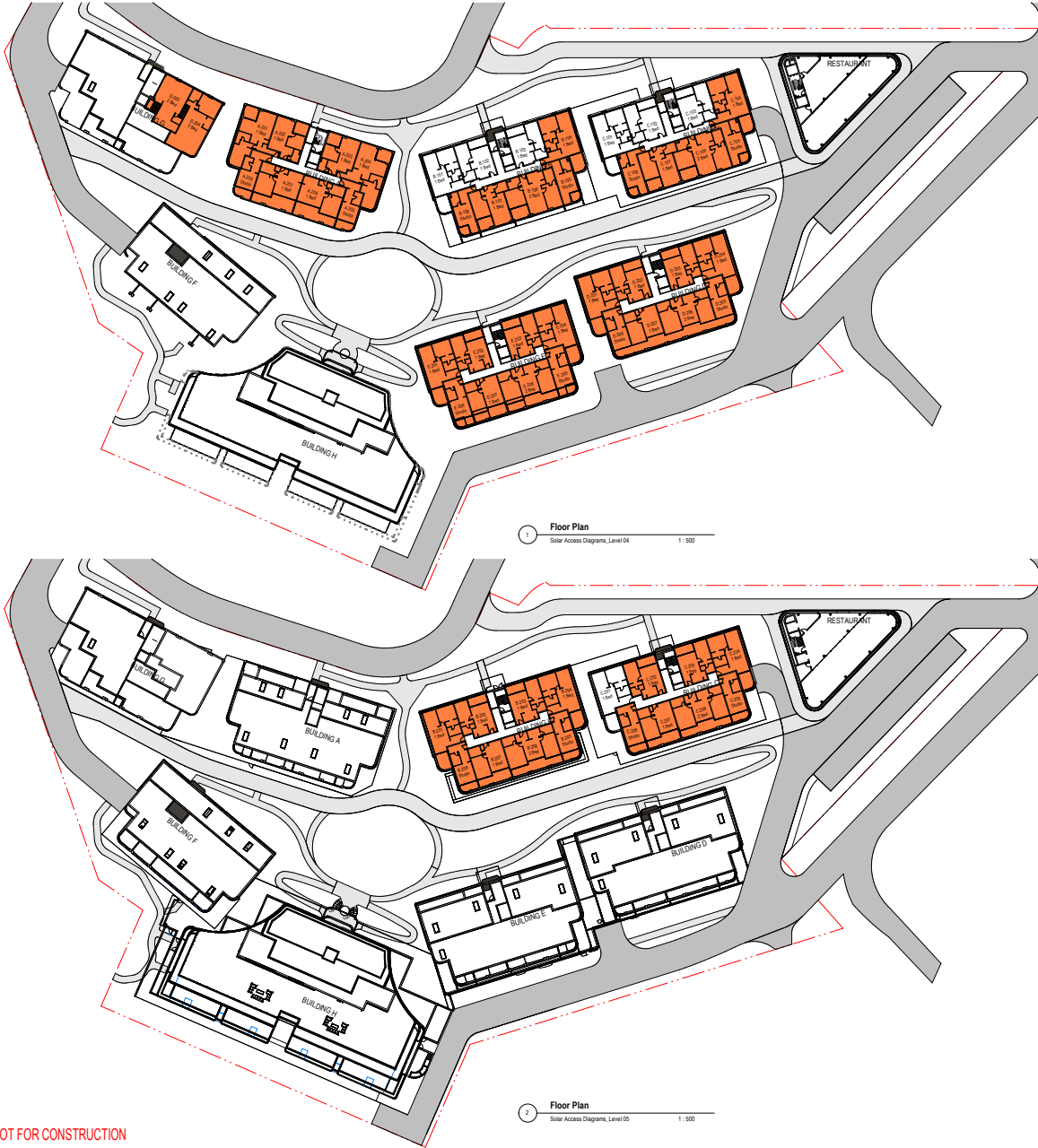
STATUS
FOR SUBMISSION

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

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Solar Access Diagrams Sheet 02

DRAWING NO.
DA6.26
SCALE
1: 500
Scale 1:500
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
NORTH





GROUND LEVEL		
UNIT	UNITS W/ MIN. 3 HRS SUN	
F.LG01	NO	
F.LG02	NO	
F.LG03	YES	
F.LG04	NO	
F.LG05	NO	
F.LG06	NO	
G.LG01	YES	
G.LG02	YES	
G.LG03	NO	
G.LG04	NO	

TOTAL UNITS = 10
SOLAR = 3/10 = 30%

LEVEL 01		
UNIT	UNITS W/ MIN. 3 HRS SUN	
A.LG01	YES	
A.LG02	YES	
A.LG03	YES	
A.LG04	YES	
A.LG05	YES	
A.LG06	NO	
A.LG07	NO	
A.LG08	NO	
D.LG01	NO	
D.LG02	NO	
D.LG03	NO	
D.LG04	YES	
D.LG05	YES	
D.LG06	YES	
D.LG07	YES	
D.LG08	YES	
E.LG01	NO	
E.LG02	NO	
E.LG03	NO	
E.LG04	YES	
E.LG05	YES	
E.LG06	YES	
E.LG07	YES	
E.LG08	YES	
F.G01	NO	
F.G02	NO	
F.G03	YES	
F.G04	NO	
F.G05	NO	
F.G06	NO	
G.G01	YES	
G.G02	YES	
G.G03	YES	
G.G04	YES	
G.G05	NO	
G.G06	NO	
G.G07	NO	
G.G08	NO	

TOTAL UNITS = 38
SOLAR = 20/38 = 52.6%

LEVEL 02		
UNIT	UNITS W/ MIN. 3 HRS SUN	
A.G01	YES	
A.G02	YES	
A.G03	YES	
A.G04	YES	
A.G05	YES	
A.G06	NO	
A.G07	NO	
A.G08	NO	
B.LG01	NO	
B.LG02	NO	
B.LG03	NO	
B.LG04	NO	
B.LG05	YES	
B.LG06	YES	
B.LG07	YES	
B.LG08	YES	
C.G01	NO	
C.G02	NO	
C.G03	NO	
C.G04	YES	
C.G05	YES	
C.G06	YES	
C.G07	YES	
C.G08	YES	
D.G01	NO	
D.G02	NO	
D.G03	NO	
D.G04	YES	
D.G05	YES	
D.G06	YES	
D.G07	YES	
D.G08	YES	
E.G01	NO	
E.G02	NO	
E.G03	NO	
E.G04	YES	
E.G05	YES	
E.G06	YES	
E.G07	YES	
E.G08	YES	
F.101	NO	
F.102	YES	
F.103	YES	
F.104	NO	
F.105	NO	
F.106	NO	
G.101	YES	
G.102	YES	
G.103	YES	
G.104	YES	
G.105	NO	
G.106	NO	
G.107	NO	
G.108	NO	
H.301	NO	
H.302	YES	
H.303	NO	
H.304	NO	
H.305	NO	
H.306	NO	

TOTAL UNITS = 60
SOLAR = 31/60 = 51.6%

LEVEL 03		
UNIT	UNITS W/ MIN. 3 HRS SUN	
A.101	YES	
A.102	YES	
A.103	YES	
A.104	YES	
A.105	YES	
A.106	NO	
A.107	NO	
A.108	NO	
B.G01	NO	
B.G02	NO	
B.G03	YES	
B.G04	NO	
B.G05	YES	
B.G06	YES	
B.G07	YES	
B.G08	YES	
C.G01	NO	
C.G02	NO	
C.G03	NO	
C.G04	YES	
C.G05	YES	
C.G06	YES	
C.G07	YES	
C.G08	YES	
D.101	NO	
D.102	NO	
D.103	NO	
D.104	YES	
D.105	YES	
D.106	YES	
D.107	YES	
D.108	YES	
E.101	NO	
E.102	NO	
E.103	NO	
E.104	YES	
E.105	YES	
E.106	YES	
E.107	YES	
E.108	YES	
F.201	NO	
F.202	YES	
F.203	YES	
F.204	YES	
F.205	YES	
F.206	YES	
G.201	YES	
G.202	YES	
G.203	YES	
G.204	YES	
G.205	NO	
G.206	NO	
G.207	NO	
H.401	YES	

TOTAL UNITS = 54
SOLAR = 34/54 = 62.96%

LEVEL 04		
UNIT	UNITS W/ MIN. 3 HRS SUN	
A.201	YES	
A.202	YES	
A.203	YES	
A.204	YES	
A.205	YES	
A.206	YES	
A.207	YES	
A.208	YES	
B.101	NO	
B.102	NO	
B.103	NO	
B.104	YES	
B.105	YES	
B.106	YES	
B.107	YES	
B.108	YES	
C.101	NO	
C.102	NO	
C.103	NO	
C.104	YES	
C.105	YES	
C.106	YES	
C.107	YES	
C.108	YES	
C.201	YES	
C.202	YES	
C.203	YES	
C.204	YES	
C.205	YES	
C.206	YES	
C.207	YES	
C.208	YES	

TOTAL UNITS = 40
SOLAR = 34/40 = 85%

LEVEL 05		
UNIT	UNITS W/ MIN. 3 HRS SUN	
B.201	YES	
B.202	YES	
B.203	YES	
B.204	YES	
B.205	YES	
B.206	YES	
B.207	YES	
B.208	YES	
C.201	NO	
C.202	YES	
C.203	YES	
C.204	YES	
C.205	YES	
C.206	YES	
C.207	YES	
C.208	YES	

TOTAL UNITS = 16
SOLAR = 15/16 = 93.7%

Total units	218
Total units receiving minimum 3 hours sun	137
% Solar Received	62.84%



LEGEND

Unit receives 3 hours direct sunlight between 9am and 3pm at mid winter.

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

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ACIN 129 731 559

PROJECT PHASE
DEVELOPMENT
APPLICATION

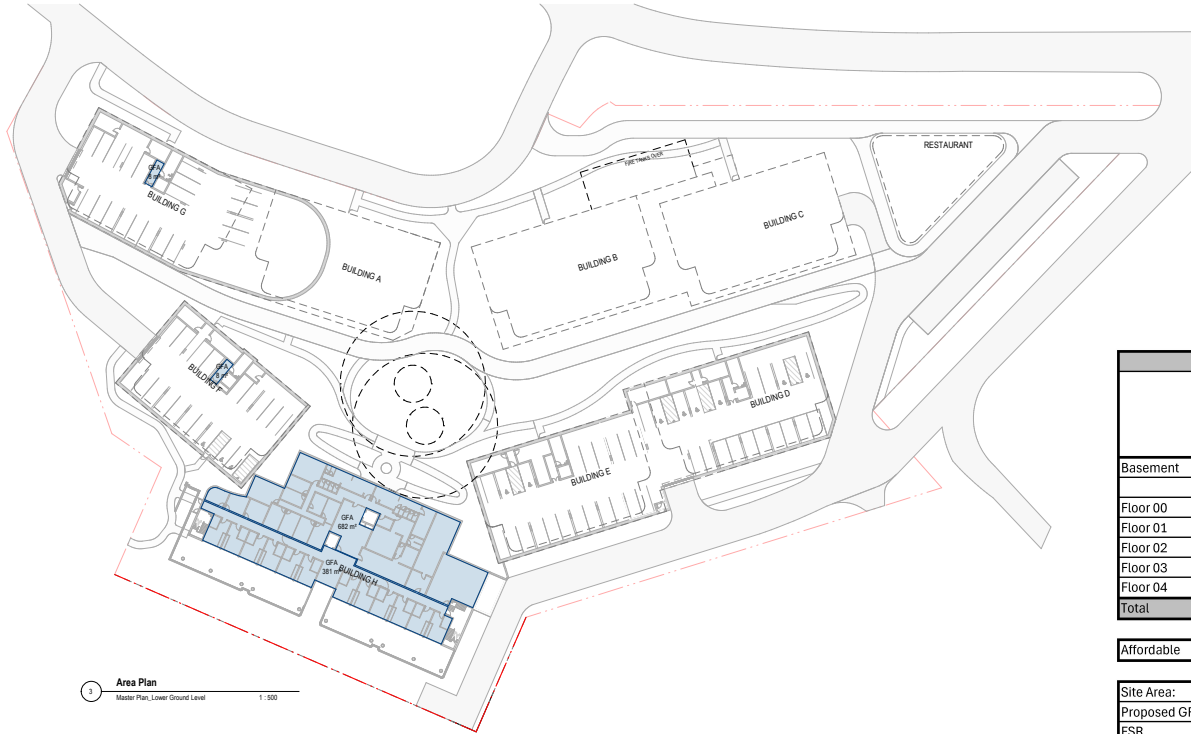
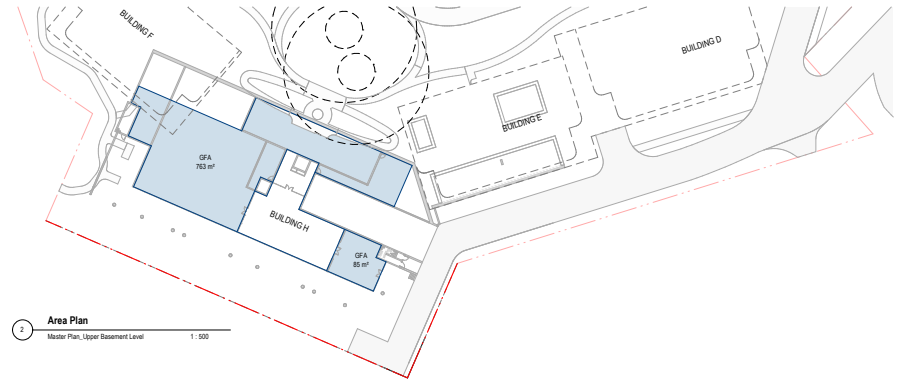
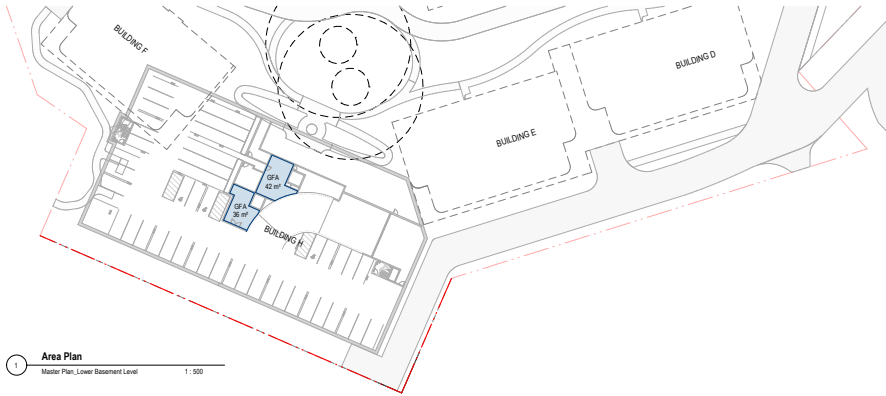
STATUS
FOR SUBMISSION

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

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Solar Access Diagrams Sheet 03

DRAWING NO.
DA6.27
SCALE
1:500
Scale 1:500

REVISION
B
DRAWN BY
SX
CHECKED BY
AA
NORTH



GFA CALCULATION															
	Residential								Commercial			Total Resi.	Total Non Resi.	Total	
	Building A	Building B	Building C	Building D	Building E	Building F	Building G	Building H	Service Apart. Build. H	Ancillary Building H	Restro				
Basement	13m²	8m²	8m²	8m²	8m²	8m²	8m²	42m²	36m²			216m²	103m²	252m²	355m²
										848m²				848m²	848m²
Floor 00	520m³	520m²	520m²	520m²	520m²	520m²	465m³	255m²		381m²	682m²	125m³	3320m²	1188m³	4508m²
Floor 01	520m³	520m²	520m²	520m²	520m²	520m²	465m³	522m²		828m²		84m³	3587m²	912m³	4499m²
Floor 02	520m³	520m³	520m²	520m²	520m²	520m²	465m³	522m²		828m²		84m³	3587m²	912m³	4499m²
Floor 03	496m²	495m²	495m²	495m²	495m²	495m²	465m³	454m²	880m²			84m³	4275m²	84m³	4359m²
Floor 04								157m²	396m²				553m³		553m³
Total	2069m²	2063m³	2063m³	2063m²	2063m²	1868m³	1918m³	1318m²	2073m²	1530m²	593m³	15425m²	4196m²	19621m³	
Affordable	551m³	465m²	465m²	213m²	160m²			460m³							2314m³

Site Area:	16840m²
Proposed GFA	19621m²
FSR	1.17:1

LEGEND

GFA

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REV	DESCRIPTION	BY	DATE
A <td>Issue for Submission</td> <td></td> <td>31.10.2025</td>	Issue for Submission		31.10.2025
B <td>Issue for Submission</td> <td></td> <td>18.12.2025</td>	Issue for Submission		18.12.2025

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NOM Registration 1704

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
DA6 Design Analysis

DRAWING TITLE
GFA Diagrams Sheet 01

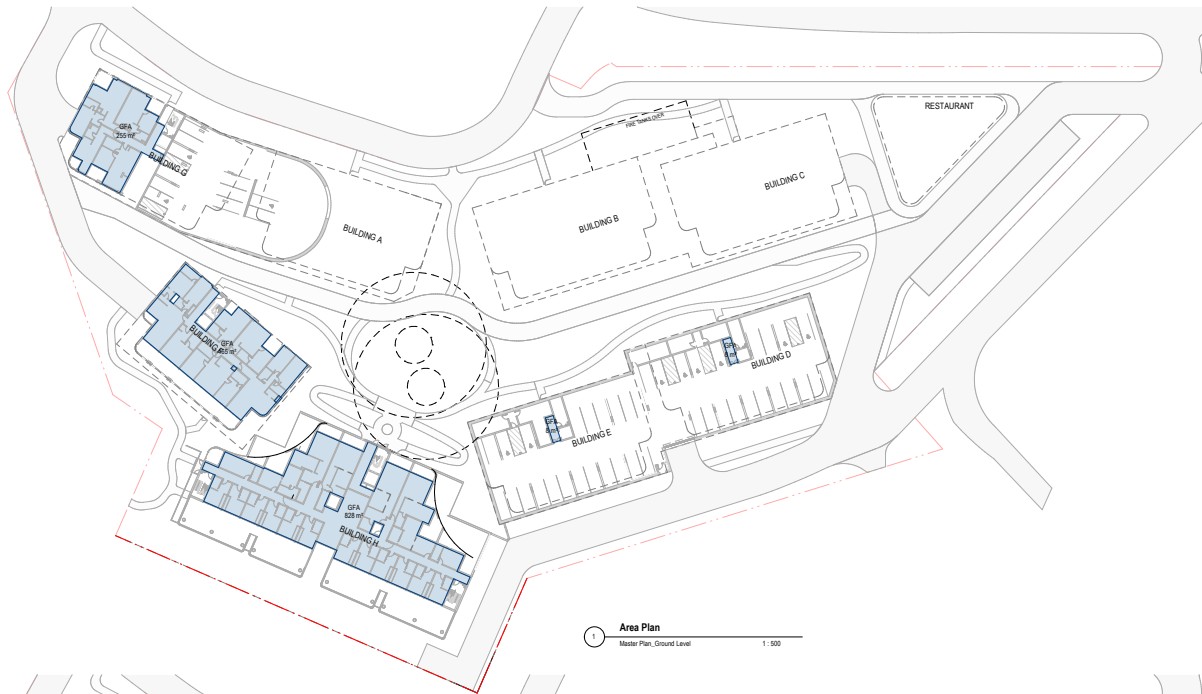
DRAWING NO.
DA6.30

SCALE
As indicated
Scale 1:500

REVISION
B

DRAWN BY
SX

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AA



NOT FOR CONSTRUCTION



GFA CALCULATION															
	Residential								Commercial			Total Resi.	Total Non Resi.	Total	
	Building A	Building B	Building C	Building D	Building E	Building F	Building G	Building H	Service Apart. Build. H	Ancillary Building H	Restro				
Basement	13m²	8m²	8m²	8m²	8m²	8m²	8m²	42m²	36m²		848m²	216m²	103m²	252m²	355m²
Floor 00	520m²	520m²	520m²	520m²	520m²	465m²	255m²		381m²	682m²	125m²	3320m²	1188m²	4508m²	
Floor 01	520m²	520m²	520m²	520m²	520m²	465m²	522m²		828m²		84m²	3587m²	912m²	4499m²	
Floor 02	520m²	520m²	520m²	520m²	520m²	465m²	522m²		828m²		84m²	3587m²	912m²	4499m²	
Floor 03	496m²	495m²	495m²	495m²	495m²	465m²	454m²	880m²			84m²	4275m²	84m²	4359m²	
Floor 04							157m²	396m²				553m²		553m²	
Total	2069m²	2063m²	2063m²	2063m²	2063m²	1868m²	1918m²	1318m²	2073m²	1530m²	593m²	15425m²	4196m²	19621m²	
Affordable	551m²	465m²	465m²	213m²	160m²		460m²							2314m²	

Site Area:	16840m²
Proposed GFA	19621m²
FSR	1.17:1

LEGEND
GFA

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

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NSW Registration 1704

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
DA6 Design Analysis
DRAWING TITLE
GFA Diagrams Sheet 02

DRAWING NO.
DA6.31
SCALE
As indicated
Scale 1:500

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

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PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012
PROJECT
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ADDRESS
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Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
GFA Diagrams Sheet 03

DRAWING NO.
DA6.32
SCALE
As indicated
Scale 1:500

REVISION
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SX
CHECKED BY
AA
NORTH



GFA CALCULATION														
	Residential								Commercial			Total Resi.	Total Non Resi.	Total
	Building A	Building B	Building C	Building D	Building E	Building F	Building G	Building H	Service Apart. Build. H	Ancillary Building H	Restro			
Basement	13m ²	8m ²	8m ²	8m ²	8m ²	8m ²	8m ²	42m ²	36m ²		216m ²	103m ²	252m ²	355m ²
										848m ²			848m ²	848m ²
Floor 00	520m ²	520m ²	520m ²	520m ²	520m ²	465m ²	255m ²		381m ²	682m ²	125m ²	3320m ²	1188m ²	4508m ²
Floor 01	520m ²	520m ²	520m ²	520m ²	520m ²	465m ²	522m ²		828m ²		84m ²	3587m ²	912m ²	4499m ²
Floor 02	520m ²	520m ²	520m ²	520m ²	520m ²	465m ²	522m ²		828m ²		84m ²	3587m ²	912m ²	4499m ²
Floor 03	496m ²	495m ²	495m ²	495m ²	495m ²	465m ²	454m ²	880m ²			84m ²	4275m ²	84m ²	4359m ²
Floor 04							157m ²	396m ²				553m ²		553m ²
Total	2069m ²	2063m ²	2063m ²	2063m ²	2063m ²	1868m ²	1918m ²	1318m ²	2073m ²	1530m ²	593m ²	15425m ²	4196m ²	19621m ²
Affordable	551m ²	465m ²	465m ²	213m ²	160m ²		460m ²							2314m ²

Site Area:	16840m ²
Proposed GFA	19621m ²
FSR	1.17:1

LEGEND
GFA



GFA CALCULATION														
	Residential								Commercial			Total Resi.	Total Non Resi.	Total
	Building A	Building B	Building C	Building D	Building E	Building F	Building G	Building H	Service Apart. Build. H	Ancillary Building H	Restro			
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Floor 01	520m²	520m²	520m²	520m²	520m²	465m²	522m²		828m²		84m²	3587m²	912m²	4499m²
Floor 02	520m²	520m²	520m²	520m²	520m²	465m²	522m²		828m²		84m²	3587m²	912m²	4499m²
Floor 03	496m²	495m²	495m²	495m²	495m²	465m²	454m²	880m²			84m²	4275m²	84m²	4359m²
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Affordable	551m²	465m²	465m²	213m²	160m²		460m²							2314m²

Site Area:	16840m ²
Proposed GFA	19621m ²
FSR	1.17:1

LEGEND
GFA

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

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ACIN 129 731 559
Nominated Architect Antoniaades Antoniaades
NOM Registration 1704

PROJECT PHASE
DEVELOPMENT
APPLICATION
STATUS
FOR SUBMISSION

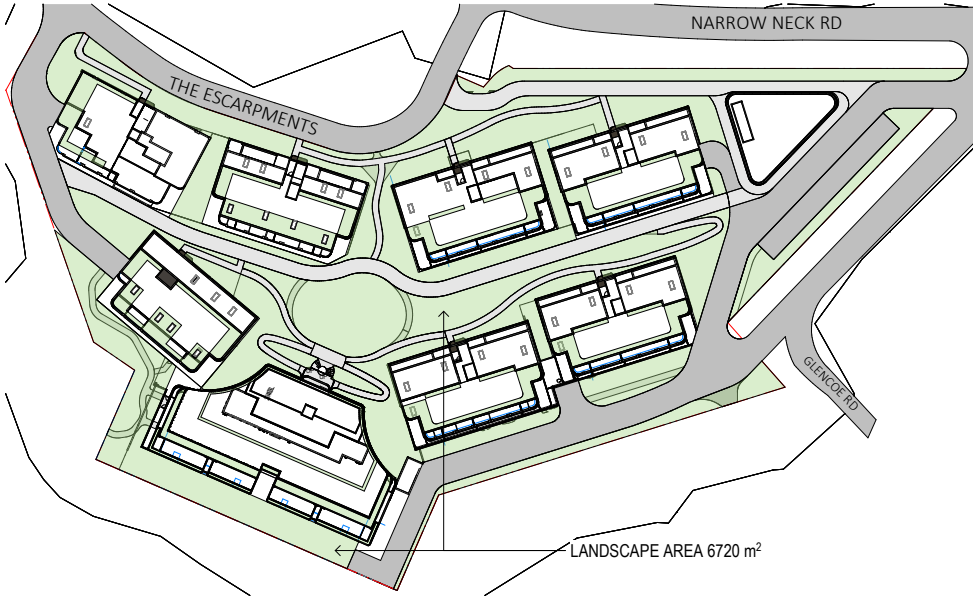
PROJECT NO.
24012
PROJECT
•
ADDRESS
142-150 Narrow Neck Road,
Katoomba
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
GFA Diagrams Sheet 04

DRAWING NO.
DA6.33
SCALE
As indicated
Scale 1:500
REVISION
B
DRAWN BY
SX
CHECKED BY
AA
NORTH

SITE AREA: 16,840 m²

- LANDSCAPE AREA: 6720 m² (40%)
- SITE COVERAGE AREA: 7265 m² (43.1%)



1 Floor Plan
Landscape Area Diagram 1:500



2 Floor Plan
Site Coverage Area Diagram 1:500



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PROJECT PHASE
DEVELOPMENT
APPLICATION
STATUS
FOR SUBMISSION

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

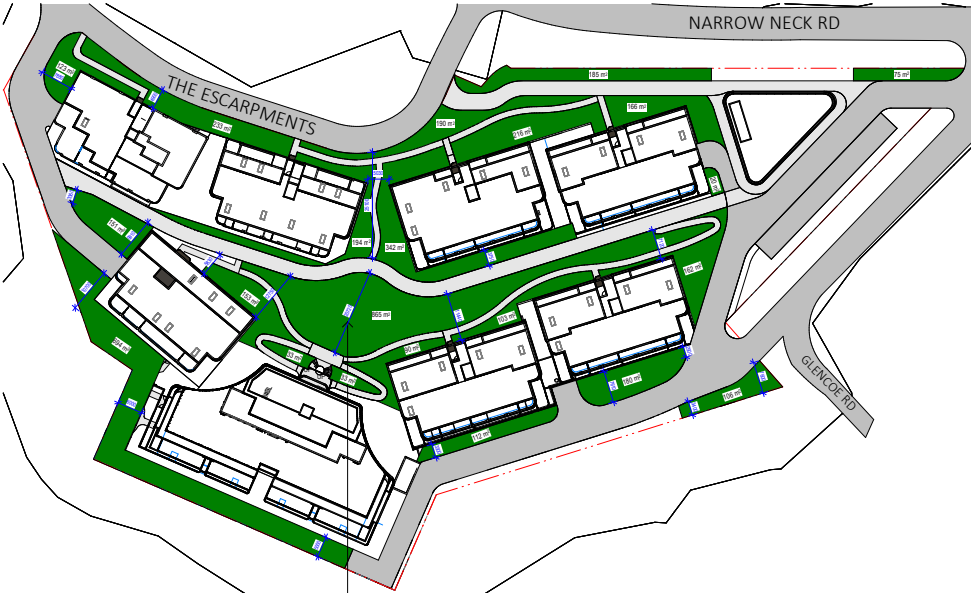
DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Site Coverage & Landscape Area
Calculations

DRAWING NO.
DA6.40
SCALE
As indicated
Scale 1:500
REVISION
B
DRAWN BY
SX
CHECKED BY
AA

SITE AREA: 16,840 m²

DEEP SOIL AREA: 4426 m² (26.28%)

COMMUNAL OPEN SPACE AREA: 4845 m² (28.77%)



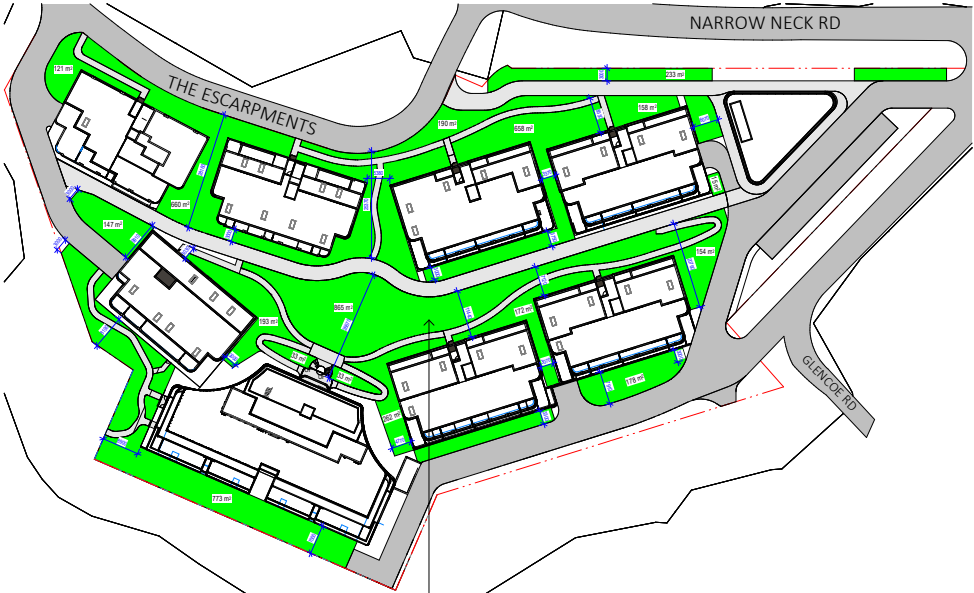
1 Floor Plan
Deep Soil Area Diagram
1: 600

DEEP SOIL AREA 4426 m²

DEEP SOIL CALCULATION

123 m ²
233 m ²
190 m ²
194 m ²
342 m ²
216 m ²
166 m ²
20 m ²
185 m ²
75 m ²
151 m ²
153 m ²
694 m ²
865 m ²
33 m ²
33 m ²
90 m ²
103 m ²
112 m ²
162 m ²
180 m ²
106 m ²

TOTAL 4426 m²



2 Floor Plan
Communal Open Space Diagram
1: 600

COMMUNAL OPEN SPACE AREA 4845 m²

COMMUNAL OPEN SPACE CALCULATION

121 m ²
660 m ²
190 m ²
658 m ²
233 m ²
158 m ²
15 m ²
147 m ²
193 m ²
865 m ²
33 m ²
33 m ²
262 m ²
172 m ²
154 m ²
178 m ²
773 m ²

TOTAL 4845 m²

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PROJECT PHASE
DEVELOPMENT
APPLICATION
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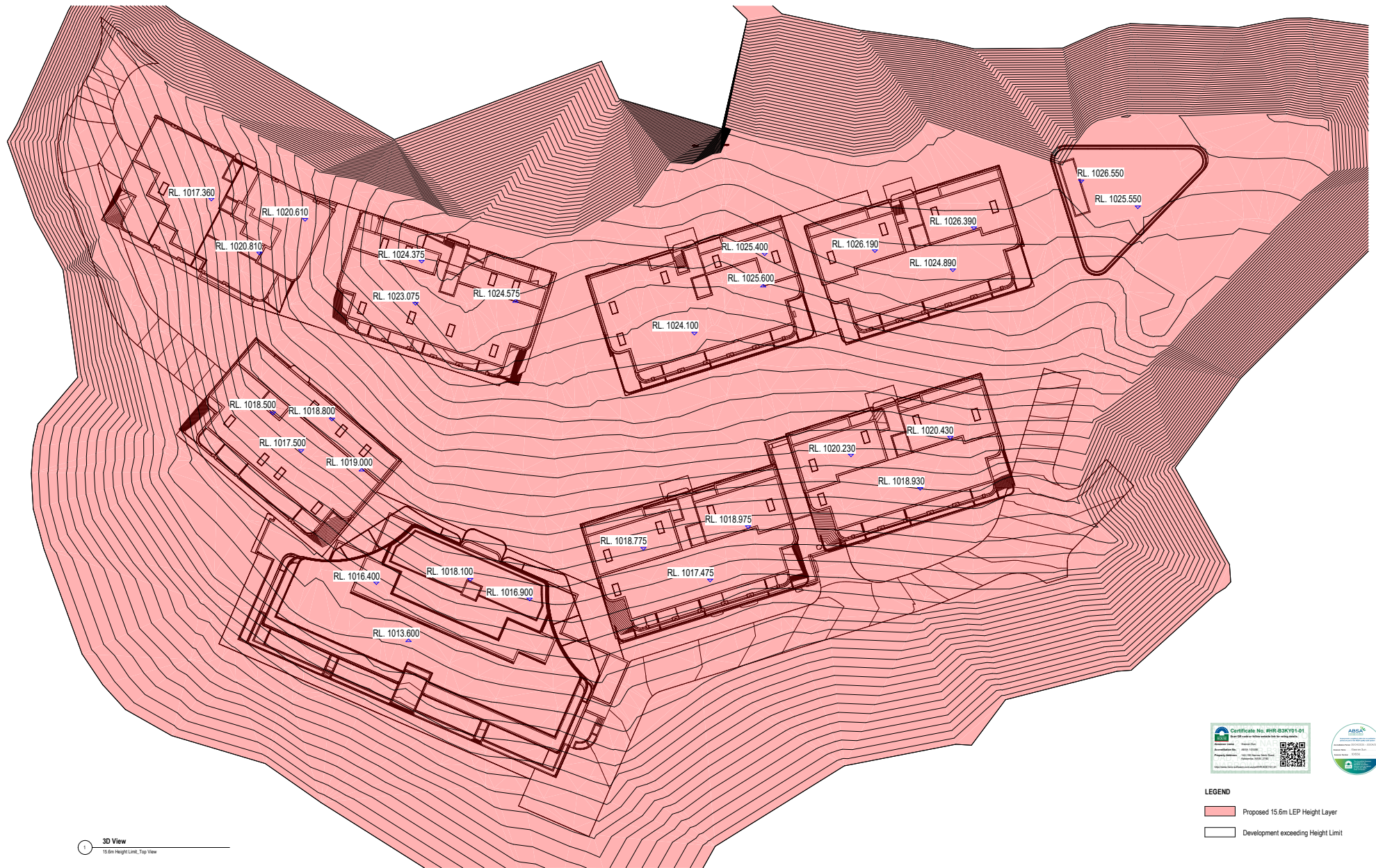
PROJECT NO.
24012
PROJECT
ADDRESS
142-150 Narrow Neck Road,
KAROORIMA
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA6 Design Analysis
DRAWING TITLE
Deep Soil & Communal Open Space Area
Calculations

DRAWING NO.
DA6.41
SCALE
As indicated
Scale 1:600

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3D View
15.6m Height Line, Top View

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PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

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

DRAWING SERIES
DA6 Design Analysis

DRAWING TITLE
Height Plane 15.6m_Roof Plan



LEGEND

Proposed 15.6m LEP Height Layer

Development exceeding Height Limit

DRAWING NO.
DA6.50

SCALE
NTS

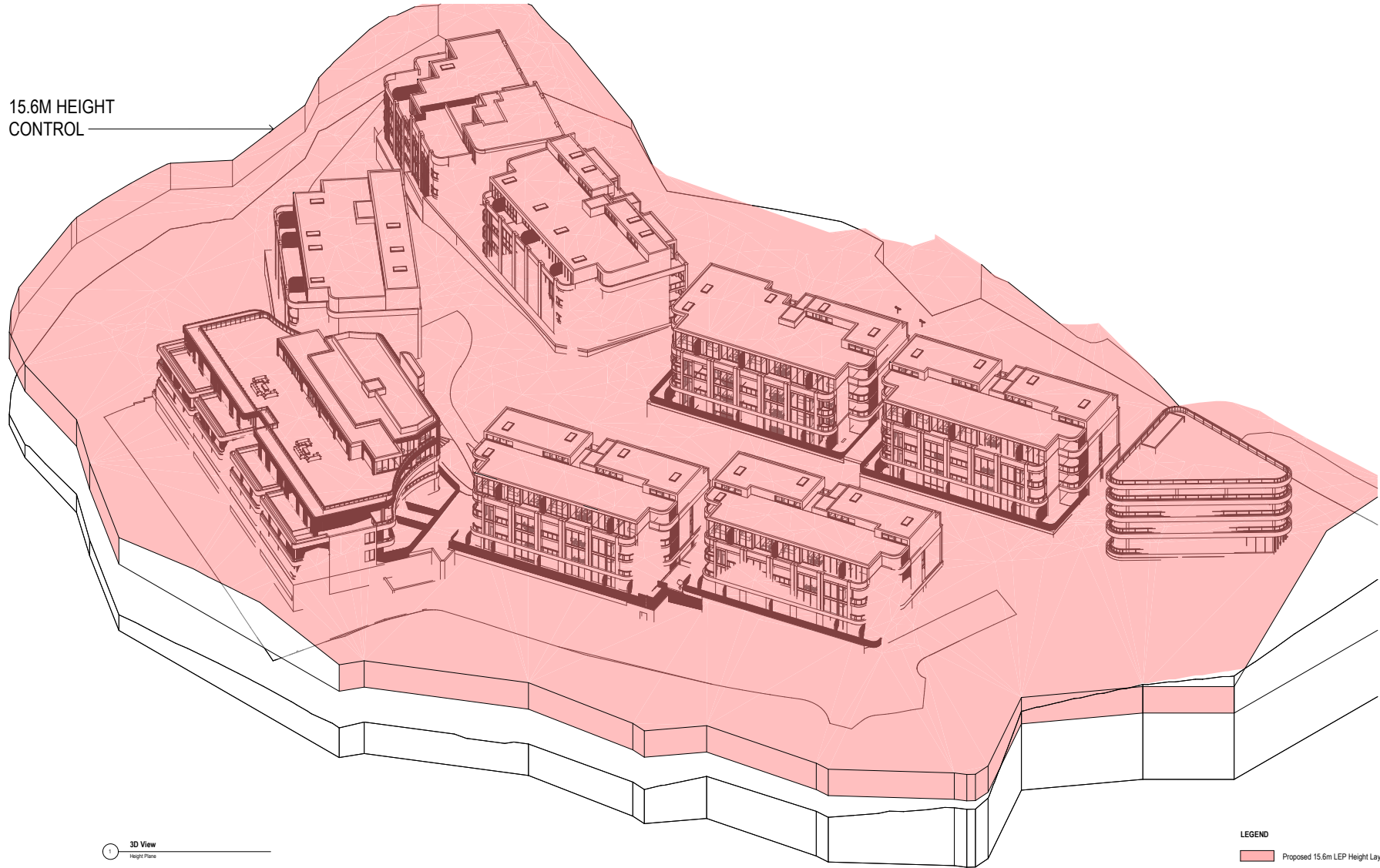
REVISION
B

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@A1

15.6M HEIGHT
CONTROL



1 3D View
Height Plane



LEGEND

- Proposed 15.6m LEP Height Layer
- Development exceeding Height Limit

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PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
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PROJECT NO.
24012

PROJECT
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ADDRESS
142-150 Narrow Neck Road,
KAROROIMA

CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA6 Design Analysis

DRAWING TITLE
Height Plane Diagram - 15.6m

DRAWING NO.
DA6.51

SCALE
NTS

REVISION
B

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CHECKED BY
AA

@A1



PERSPECTIVE VIEW - BUILDING D & E ENTRY

MATERIAL BOARD



BRICK - BRICKWORKS
OVERLAND BRUNY PRISTINE



STONE CLADDING - ECO OUTDOOR
HOWQUA - FREEFORM RANGE



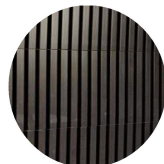
BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED OPAQUE SLATE



DULUX MEDIUM BRONZE AS
VARIATION (BLD H ENTRY)



BRICK - AUSTRAL BRICKS
SAN SELMO SMOKED WILD STORM



NON-COMBUSTIBLE TIMBER 1D
KNOTWOOD BLACK WENG



BRICK - BRICKWORKS
OVERLAND CRADLE PRISTINE



LOUVRE/SCREEN/FENCE/AWNING
DULUX DARK BRONZE



PAINT: DULUX
NAMADJI OR DARK METAL



WINDOW/DOOR FRAME
DULUX DARK BRONZE



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REV	DESCRIPTION	BY	DATE
A <td>Issue for Submission</td> <td></td> <td>31.10.2025</td>	Issue for Submission		31.10.2025
B <td>Issue for Submission</td> <td></td> <td>18.12.2025</td>	Issue for Submission		18.12.2025

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ACN 129 131 559

Nominated Architect Antoniaades Antoniaades
NOM Registration 1704

PROJECT PHASE
DEVELOPMENT
APPLICATION
STATUS
FOR SUBMISSION

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

DRAWING SERIES
DA7 Materials & Finishes
DRAWING TITLE
Material Board

DRAWING NO.
DA7.01
SCALE
NTS

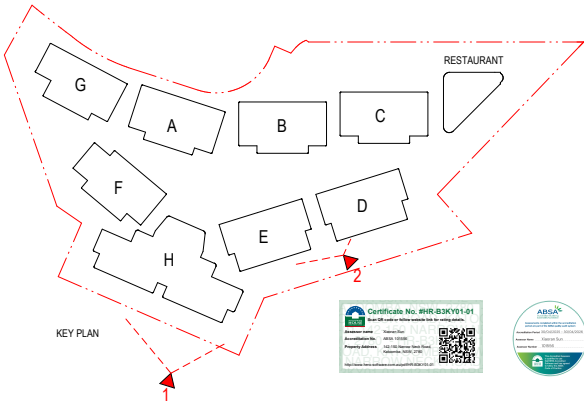
REVISION
B
DRAWN BY
KL
CHECKED BY
JF
@A1



1_ BLD H - CGI



2_ BLD D & E - CGI



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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		18.12.2025

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NSW Registration 1754

PROJECT PHASE
DEVELOPMENT
APPLICATION

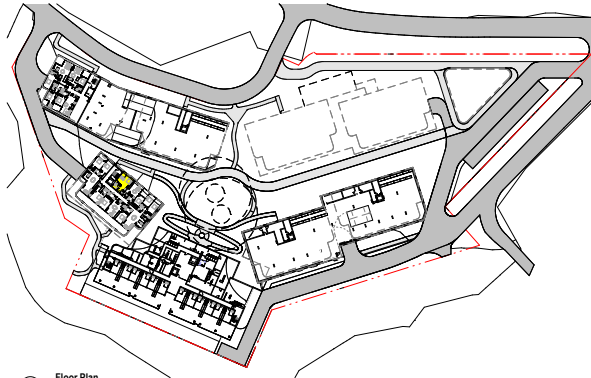
STATUS
PRELIMINARY

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

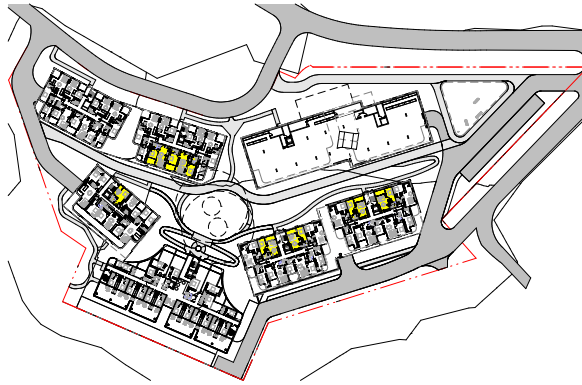
DRAWING SERIES
DA7 Photomontage
DRAWING TITLE
Photomontage

DRAWING NO.
DA7.02
SCALE
NTS

REVISION
A
DRAWN BY
Author
CHECKED BY
Checker
@A1



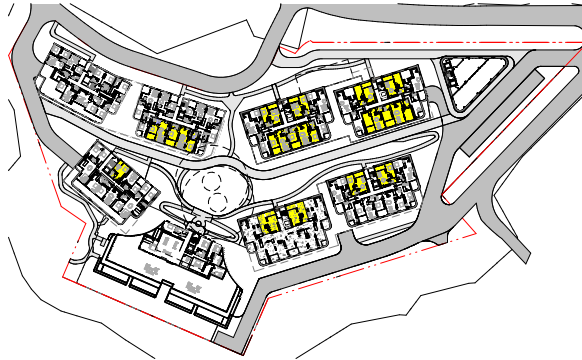
1 Floor Plan
Master Plan, Level 01, Adaptable Units, Key Plan 1:1000



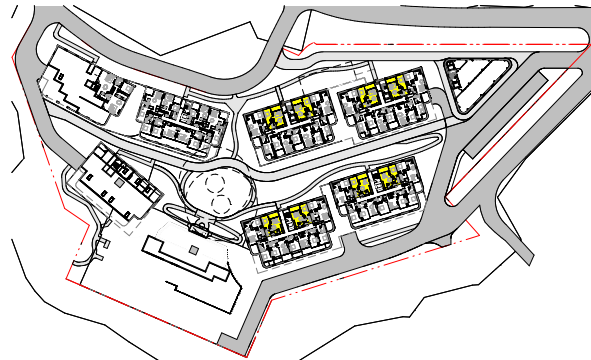
2 Floor Plan
Master Plan, Level 01, Adaptable Units, Key Plan 1:1000



3 Floor Plan
Master Plan, Level 02, Adaptable Units, Key Plan 1:1000



4 Floor Plan
Master Plan, Level 03, Adaptable Units, Key Plan 1:1000



5 Floor Plan
Master Plan, Level 04, Adaptable Units, Key Plan 1:1000

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NOM Registration 1594

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
DA10 Adaptable Plans
DRAWING TITLE
Adaptable Units_Key Plan

DRAWING NO.
DA10.01
SCALE
As indicated
Scale 1:1000

REVISION
B
DRAWN BY
SX
CHECKED BY
AA

Adaptable Unit Schedule	
Unit No.	Unit Type
Adaptable Type 1	
A.LG06	2 Bed
A.G06	2 Bed
A.106	2 Bed
Adaptable Type 2	
A.LG07	1 Bed
A.G07	1 Bed
A.107	1 Bed
Adaptable Type 3	
B.LG02	1 Bed
B.LG03	1 Bed
B.G02	1 Bed
B.G03	1 Bed
B.102	1 Bed
B.103	1 Bed
C.LG02	1 Bed
C.LG03	1 Bed
C.G02	1 Bed
C.G03	1 Bed
C.102	1 Bed
C.103	1 Bed
D.LG02	1 Bed
D.LG03	1 Bed
E.LG02	1 Bed
E.LG03	1 Bed
D.G02	1 Bed
D.G03	1 Bed
E.G02	1 Bed
E.G03	1 Bed
D.102	1 Bed
D.103	1 Bed
E.102	1 Bed
E.103	1 Bed
D.202	1 Bed
D.203	1 Bed
E.202	1 Bed
E.203	1 Bed
Adaptable Type 4	
B.LG06	2 Bed
B.G06	2 Bed
C.LG06	2 Bed
C.G06	2 Bed
Adaptable Type 5	
B.LG07	1 Bed
B.G07	1 Bed
C.LG07	1 Bed
C.G07	1 Bed
Adaptable Type 6	
F.LG02	Studio
F.G02	Studio
F.102	Studio
F.202	Studio

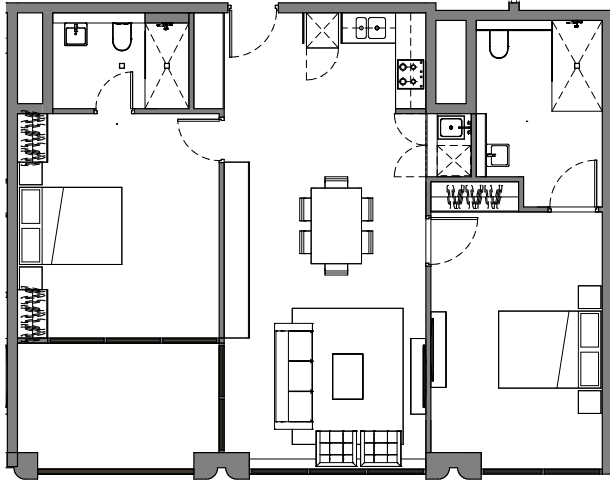
TOTAL NUMBER OF ADAPTABLE UNITS REQUIRED - 46 UNITS
ALL ADAPTABLE UNITS ARE ALSO DESIGNATED LIVEABLE DWELLINGS

Adaptable Unit Mix Schedule				
Building	Studio	1 Bed	2 Bed	Total
A		3	3	6
B		8	2	10
C		8	2	10
D		8		8
E		8		8
F	4			4
G				0
Adaptable Total	4	35	7	46
Adaptable Mix % of 46 units	9%	76%	15%	

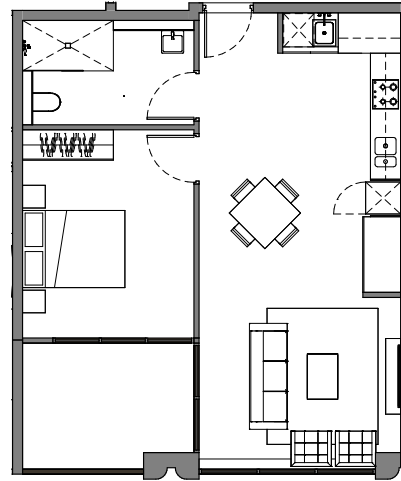
TOTAL = 46 UNITS



LEGEND
PROPOSED ADAPTABLE UNITS



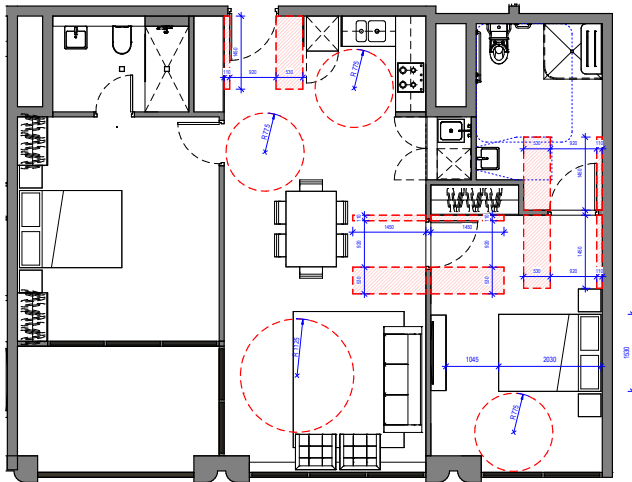
1 Floor Plan
Adaptable Unit_Type 1, Pre 1:50



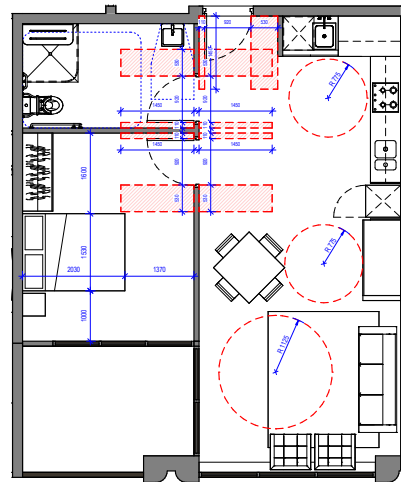
3 Floor Plan
Adaptable Unit_Type 2, Pre 1:50

Adaptable Unit Schedule	
Unit No.	Unit Type
Adaptable Type 1	
A.LG06	2 Bed
A.G06	2 Bed
A.106	2 Bed
Adaptable Type 2	
A.LG07	1 Bed
A.G07	1 Bed
A.107	1 Bed

TOTAL = 06 UNITS



2 Floor Plan
Adaptable Unit_Type 1, Post 1:50



4 Floor Plan
Adaptable Unit_Type 2, Post 1:50

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A	Issue for Submission		31.10.2025
B	Issue for Submission		18.12.2025

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ACIN 129 731 559

Nominated Architect Antoniaades Architects
NOM Registration 1704

PROJECT PHASE
DEVELOPMENT
APPLICATION
STATUS
FOR SUBMISSION

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

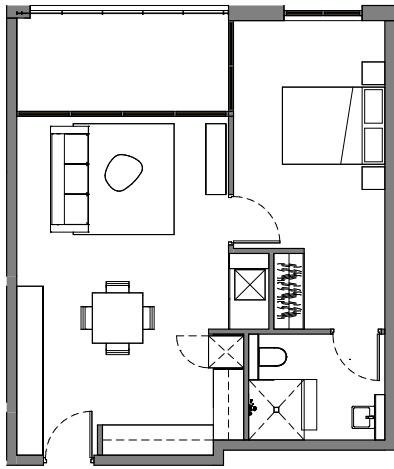
DRAWING SERIES
DA10 Adaptable Plans
DRAWING TITLE
Adaptable Plans_Pre & Post_Type 1 & 2

DRAWING NO.
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SCALE
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Scale 1:50

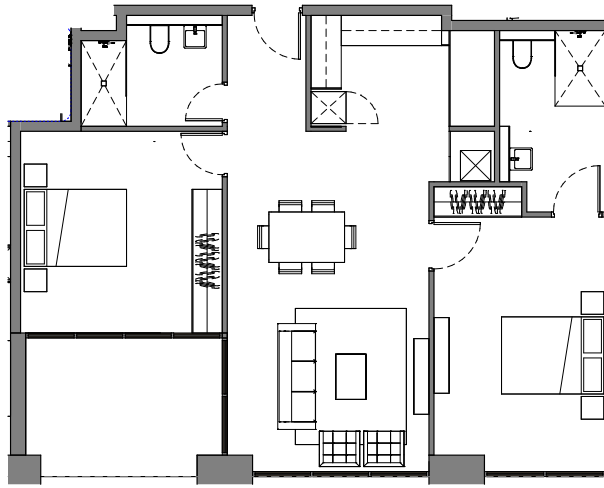
REVISION
B
DRAWN BY
SX
CHECKED BY
AA

2 2.5m

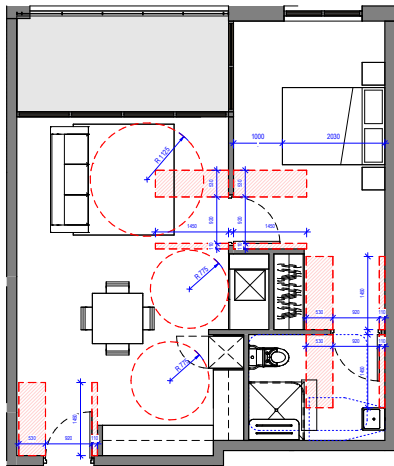




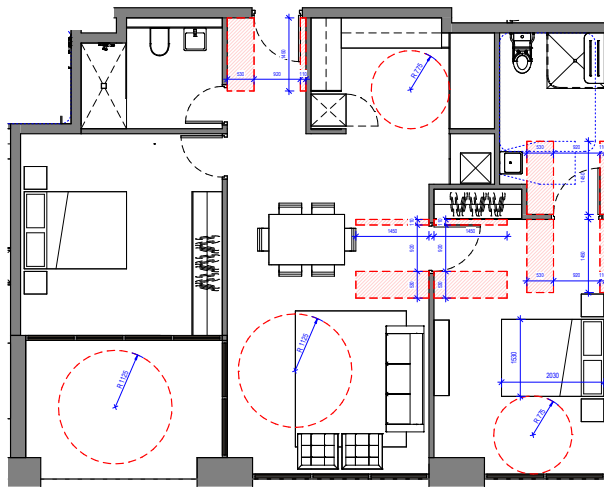
1 Floor Plan
Adaptable Unit_Type 3, Pre 1 : 50



3 Floor Plan
Adaptable Unit_Type 4, Pre 1 : 50



2 Floor Plan
Adaptable Unit_Type 3, Post 1 : 50



4 Floor Plan
Adaptable Unit_Type 4, Post 1 : 50

Adaptable Unit Schedule	
Unit No.	Unit Type
Adaptable Type 3	
B.LG02	1 Bed
B.LG03	1 Bed
B.G02	1 Bed
B.G03	1 Bed
B.102	1 Bed
B.103	1 Bed
C.LG02	1 Bed
C.LG03	1 Bed
C.G02	1 Bed
C.G03	1 Bed
C.102	1 Bed
C.103	1 Bed
D.LG02	1 Bed
D.LG03	1 Bed
E.LG02	1 Bed
E.LG03	1 Bed
D.G02	1 Bed
D.G03	1 Bed
E.G02	1 Bed
E.G03	1 Bed
D.102	1 Bed
D.103	1 Bed
E.102	1 Bed
E.103	1 Bed
D.202	1 Bed
D.203	1 Bed
E.202	1 Bed
E.203	1 Bed
Adaptable Type 4	
B.LG06	2 Bed
B.G06	2 Bed
C.LG06	2 Bed
C.G06	2 Bed

TOTAL = 32 UNITS



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B	Issue for Submission		18.12.2025

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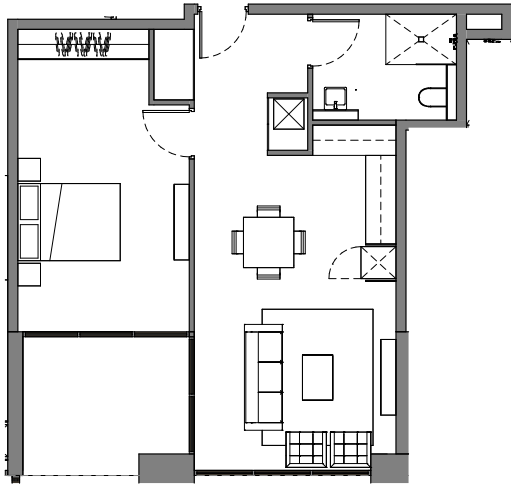
PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

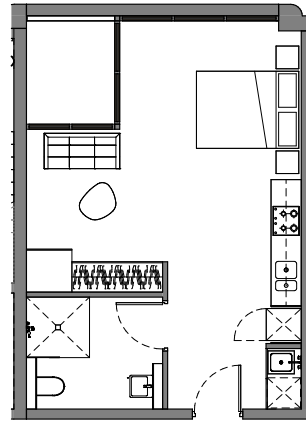
PROJECT NO.
24012
PROJECT
ADDRESS
142-150 Narrow Neck Road,
KAROORIMA
CLIENT
VDM Prime Pty Ltd

DRAWING SERIES
DA10 Adaptable Plans
DRAWING TITLE
Adaptable Plans_Pre & Post_Type 3 & 4

DRAWING NO.
DA10.03
SCALE
1:50
Scale 1:50
@A1
2 2.5m
REVISION
B
DRAWN BY
SX
CHECKED BY
AA



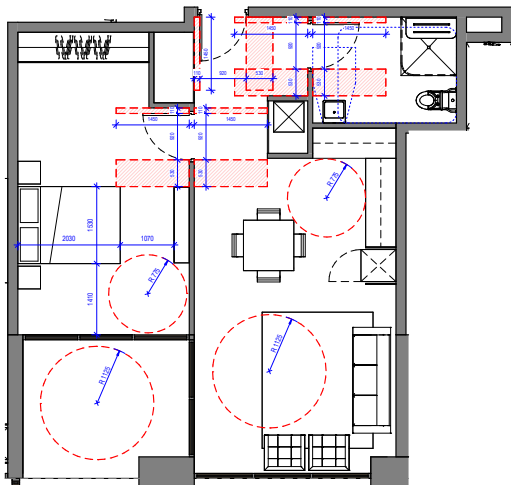
1 Floor Plan
Adaptable Unit, Type 5, Pre 1:50



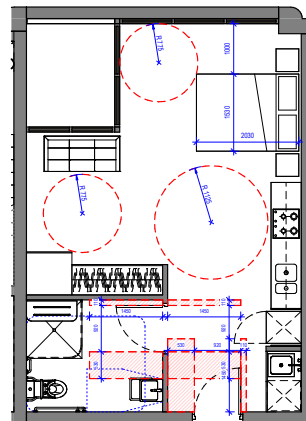
2 Floor Plan
Adaptable Unit, Type 6, Pre 1:50

Adaptable Unit Schedule	
Unit No.	Unit Type
Adaptable Type 5	
B.LG07	1 Bed
B.G07	1 Bed
C.LG07	1 Bed
C.G07	1 Bed
Adaptable Type 6	
F.LG02	Studio
F.G02	Studio
F.102	Studio
F.202	Studio

TOTAL = 08 UNITS



3 Floor Plan
Adaptable Unit, Type 5, Post 1:50



4 Floor Plan
Adaptable Unit, Type 6, Post 1:50

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REV	DESCRIPTION	BY	DATE
A	Issue for Submission		31.10.2025
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Nominated Architect Antoniaades Antoniaades
NOM Registration 1704

PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
24012

PROJECT
•

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

DRAWING SERIES
DA10 Adaptable Plans

DRAWING TITLE
Adaptable Plans_Pre & Post_Type 5 & 6

DRAWING NO.
DA10.04

REVISION
B

DRAWN BY
SX

CHECKED BY
AA

SCALE
1:50

Scale 1:50

@A1



RESIDENTIAL GFA = 15425 sqm
15% OF GFA = 2314 sqm
TOTAL AREA OF 41 UNITS = 2314 sqm

AFFORDABLE UNIT SCHEDULE				
Building	Studio	1 Bed	2 Bed	Total
A	3	6	1	10
B	2	5	1	8
C	2	5	1	8
D	0	4	0	4
E	0	3	0	3
G	2	5	1	8
Total	9	28	4	41

AFFORDABLE UNIT AREA SCHEDULE		
Unit	Type	Area
A.G01	1 Bed	71m ²
A.G02	1 Bed	51m ²
A.G03	1 Bed	51m ²
A.G04	1 Bed	71m ²
A.G05	Studio	36m ²
A.G06	2 Bed	90m ²
A.G07	1 Bed	57m ²
A.G08	Studio	36m ²
B.G01	1 Bed	69m ²
B.G02	1 Bed	53m ²
B.G03	1 Bed	53m ²
B.G04	1 Bed	69m ²
B.G05	Studio	36m ²
B.G06	2 Bed	89m ²
B.G07	1 Bed	59m ²
B.G08	Studio	36m ²
C.G01	1 Bed	69m ²
C.G02	1 Bed	53m ²
C.G03	1 Bed	53m ²
C.G04	1 Bed	69m ²
C.G05	Studio	36m ²
C.G06	2 Bed	89m ²
C.G07	1 Bed	59m ²
C.G08	Studio	36m ²
D.G02	1 Bed	53m ²
D.G03	1 Bed	53m ²
E.G02	1 Bed	53m ²
E.G03	1 Bed	53m ²
G.G01	1 Bed	71m ²
G.G02	1 Bed	50m ²
G.G03	1 Bed	50m ²
G.G04	1 Bed	71m ²
G.G05	Studio	35m ²
G.G06	2 Bed	89m ²
G.G07	1 Bed	57m ²
G.G08	Studio	35m ²
A.102	1 Bed	51m ²
A.108	Studio	36m ²
D.102	1 Bed	53m ²
D.103	1 Bed	53m ²
E.103	1 Bed	53m ²
41 Units		2314m ²

LEGEND
PROPOSED AFFORDABLE UNITS

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REV A Issue for Submission
B Issue for Submission

BY DATE
31.10.2025
18.12.2025

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ARCHITECTS

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ACIN 129 731 559
Notified Architect Antoniaades Architects
NSW Registration 1504

PROJECT PHASE
DEVELOPMENT
APPLICATION

STATUS
PRELIMINARY

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

DRAWING SERIES
DA10 Adaptable Plans
DRAWING TITLE
Affordable Units_Key Plan

DRAWING NO.
DA10.10
SCALE
As indicated
Scale 1:500
REVISION
B
DRAWN BY
SX
CHECKED BY
AA