Sydney Metro Impact Assessment

15-21 Cottonwood Crescent, Macquarie Park

Prepared for Cottonwood Development Pty Ltd / 4 February 2026

231396

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DOCUMENT REGISTER					
Report Title	**Sydney Metro Impact Assessment for 15-21 Cottonwood Crescent, Macquarie Park**				
Document Number	**231396-TTW-STR-RPT-001 [0] 260119**				
Client	**Cottonwood Development Pty Ltd**				
Rev	Date	Revision Details	Author	Reviewer	Approver
0	19 January 2026	Internal review (DRAFT)	TTT/MK	MK	MK
1	3 February 2026	Updates for issue to SM	TTT/MK	MK	MK
1	4 February 2026	Updates for issue to SM	TTT/MK	MK	MK
APPROVAL					

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1.0 Executive Summary

This Sydney Metro Impact Assessment has been prepared by TTW (NSW) to accompany a State Significant Development Application (SSDA) and concurrent Rezoning Proposal – SSD-94006708 for a mixed use development identified at 15-21 Cottonwood Crescent, Macquarie Park (the site).

The proposal includes provision for the demolition of existing buildings and construction of a residential development comprising two residential flat buildings above a common basement car park / sleaved podium incorporating residential, car parking, and a retail component within the Waterloo Road frontage and provision of 10% affordable housing.

The legal description of the site is outlined in Table 1 below.

Table 1 – Site legal description

Property Address	Title Description
15 Cottonwood Crescent, Macquarie Park	SP8144
17 Cottonwood Crescent, Macquarie Park	SP7630
19 Cottonwood Crescent, Macquarie Park	SP7892
21 Cottonwood Crescent, Macquarie Park	SP7984

Note: for the purposes of reporting and branding of the proposal, we will also refer to the site as ’88 Waterloo Road, Macquarie Park’.

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-94006708).

This report concludes that the proposed development is suitable and warrants approval subject to the implementation of the following planned management and mitigation measures:

- Dilapidation inspections and monitoring as required by the Sydney Metro Corridor Protection Technical Guidelines and expected as part of the conditions of consent.

Following the implementation of the above management measures / mitigation measures, the remaining impacts are considered negligible and appropriate.

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2.0 Introduction

TTW (NSW) Pty. Ltd. was engaged by Cottonwood Development Pty Ltd to undertake a structural impact assessment on part of the Sydney Metro Eastwood to Chatswood Rail Link (ECRL) underground corridor adjacent to the proposed development at 15-21 Cottonwood Crescent, Macquarie Park, NSW.

This report has been prepared in support of a State Significant Development Application (SSDA) and concurrent Rezoning Proposal – SSD-94006708 – at 15-21 Cottonwood Crescent, Macquarie Park (AKA. 88 Waterloo Road).

The application seeks development consent for the redevelopment of the site for a mixed-use development comprising residential accommodation and retail uses.

Specifically, this application seeks approval for the following:

- Demolition of all existing four-storey residential flat buildings on the site
- Site preparation works including:
  - Removal of existing trees
  - Excavation of the site to a maximum depth of six (6) basement levels
- Construction of two mixed-use buildings comprising a 60 and 52 storey building respectively, which will accommodate:
  - 858 Residential apartments inclusion 10% affordable housing of the uplift being sought
- Six (6) levels of basement with 825 car parking spaces, bicycle parking, services.
- A two-level commercial podium containing:
  - Retail spaces
  - Four townhouses
  - Residential lobbies
  - Waste Storages
  - Residential and visitor Parking spaces
  - Bicycle Parking spaces
- Communal Open Space and residential amenities on level four (4).
- Rooftop Terrace on Level 52 of Cottonwood Crescent Tower and level 60 of Waterloo Road Tower.

The proposal includes provision to amend Clauses 4.3 and 4.4 of the *Ryde Local Environmental Plan 2014* (**RLEP2014**) by virtue of the concurrent rezoning process. This includes the following amendments:

- Clause 4.3 – Height of Buildings:
  - Amend the current 65m maximum building height to 205.5m
- Clause 4.4 – FSR:
  - Amend the current FSR of 4.5:1 to 17:8:1

2.1 Scope and Purpose

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 8 October 2025 and issued for the SSDA (SSD-94006708).

Table 2 – SEARs Requirements

Item	Description of Requirement	Section Reference (this Report)
1	A report demonstrating compliance with the Sydney Metro Underground Corridor Protection Technical Guidelines (https://www.sydneymetro.info/media/document/48426)	(All)

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This assessment applies to the structural impact on the Sydney Metro underground tunnels only, as impacted by the proposed building works using the information provided to us. It does not cover any other assets, services or building works, and does not relate to the building works themselves.

2.2 Referenced Documents and Information

2.2.1 Publicly available information

- Sydney Metro Underground Corridor Protection Technical Guidelines (Version 3, July 2025) – (to be referred to as "SM Technical Guidelines" throughout this report)
- Sydney Metro Environmental Product Declaration (April 2022)
- Terzaghi – Tunnelman's classification (1950)
- Cording, E.J., Hendron, A.J. and Deere, D.V. (1971). Rock engineering for underground caverns

2.2.2 Provided by other parties

- *Numerical Analysis For Sydney Metro Impact Assessment*, 222462.01.R.006.Rev0, Douglas Partners, Dated 28 January 2026
- Boundary Identification And Detail & Level Survey Over Sp7630, Sp7892, Sp7984 & Sp8144 No.15-21 Cottonwood Crescent Macquarie Park, NSW, 2113, *22451detail*, Rev 2 dated 12/02/2025
- Architectural Drawing Set, *260130_WIP Architectural Set*, issued 1 February 2026

2.2.3 Provided by Sydney Metro Corridor Protection

- As-built drawings (.pdf)
    - PRL-CSD110513 Rev 5
    - PRL-CSD110535 Rev 9
    - PRL-CSD110558 Rev 7
    - PRL-CSD110602 Rev 5
    - PRL-CSD111632 Rev 10

2.2.4 Design standards

- AS1170.0-2002
- AS3600-2018
- AS5100.2-2017
- AS5100.3-2017
- CIRIA C766
- Fib Model Code 2010
- AS1170.0-2002

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3.0 Description of Site

3.1 Details of development

The site is located at 15-21 Cottonwood Crescent, Macquarie Park (SP8144, SP7630, SP7892, SP7984) within the Ryde Local Government Area (**LGA**).

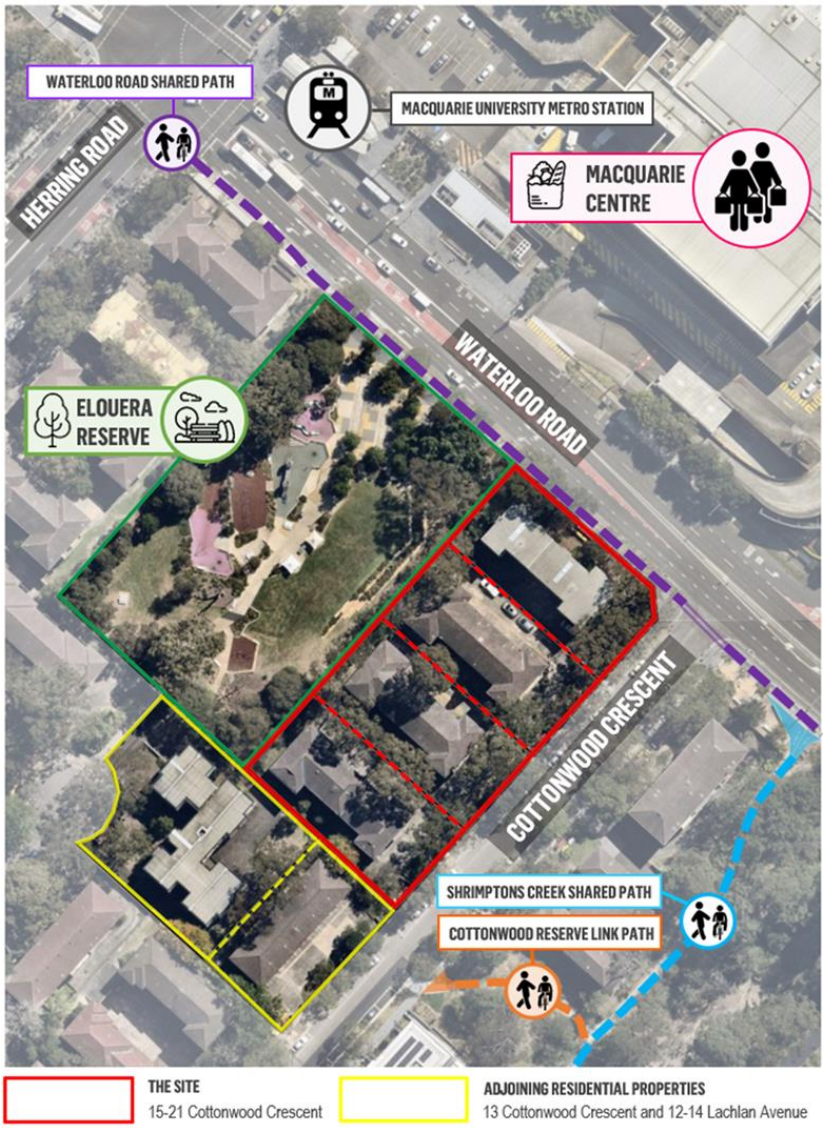

Figure 1 – Aerial Photo Source: Urbis (Nearmap)

The project includes the construction of two towers; one 52 storeys and the other 60 storeys, a common podium with 6 levels of basement. A typical floorplan is shown in Figure 2.

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Figure 2 – Level 11-19 typical floor plan

The proposed works include demolition of existing structures on site, followed by excavation of 6 basements. Except for the surface layers of fill and weak rock, the excavation is expected to generally entail competent rock and hence a vertical cut face is expected.

Refer Appendix B.1 for the current architectural drawing set.

Refer Appendix B.2 for current proposed structural scheme for the Basement – L1 levels.

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3.2 Proximity to Sydney Metro Assets

The site is located adjacent to the “Down” tunnel between Chainages ~8450-8505 as shown in Figure 3.

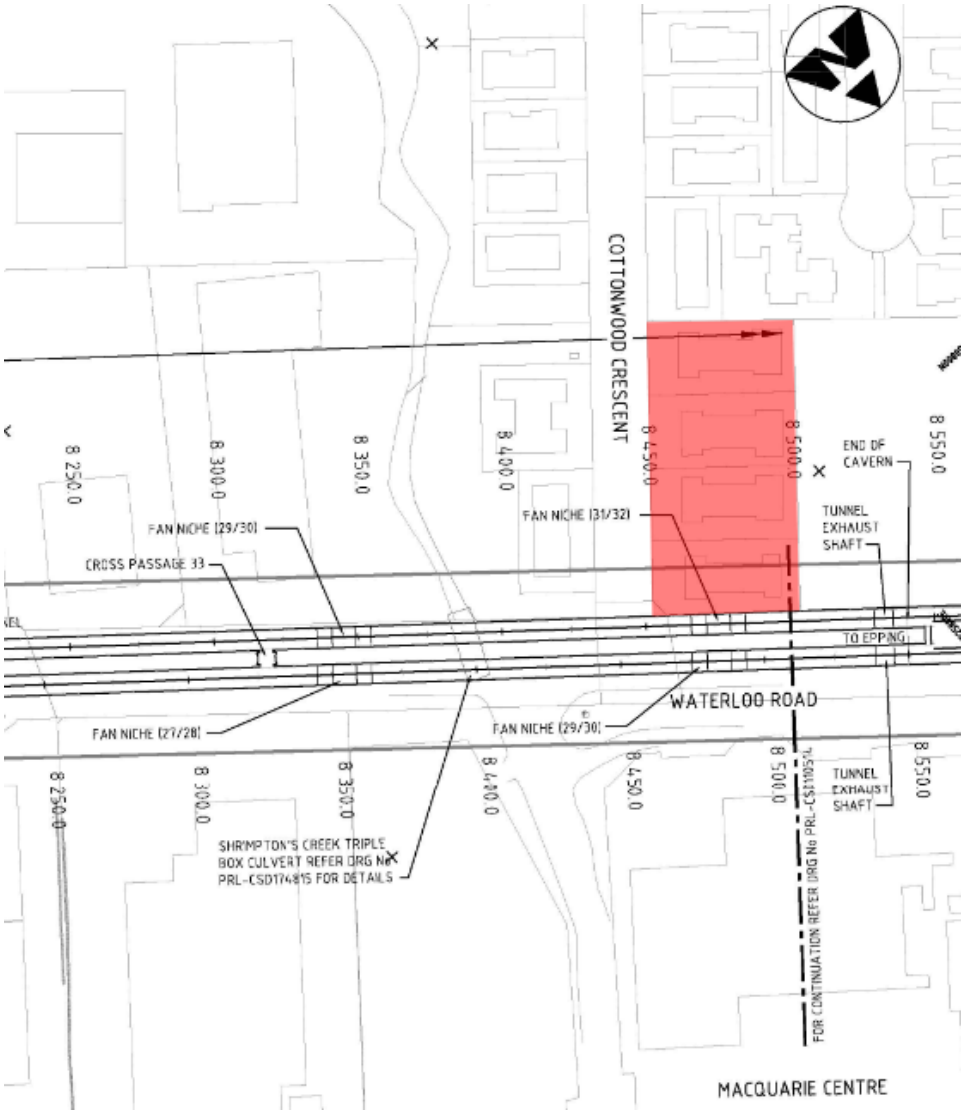

Figure 3 – Site plan location w.r.t chainages

The location of the lots acquired by the project in relation to the tunnels and their first and second reserves is shown on the survey plan in Figure 4.

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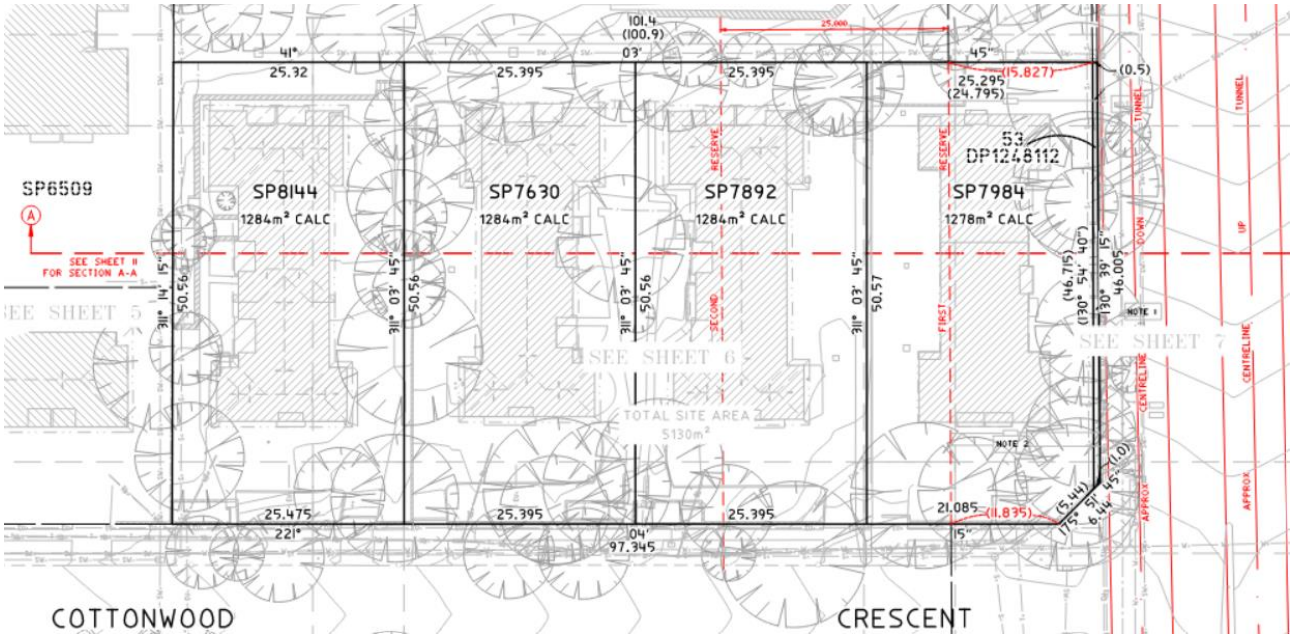

Figure 4 – Survey plan and reserves

The first reserve offset from the tunnels is defined by the extent of the Metro substratum acquisition zone, as opposed to the 5m offset. Hence, the extent of the Metro substratum (and hence first reserve) overlaps with the extent of the site, i.e. SP7984 as shown in Figure 5.

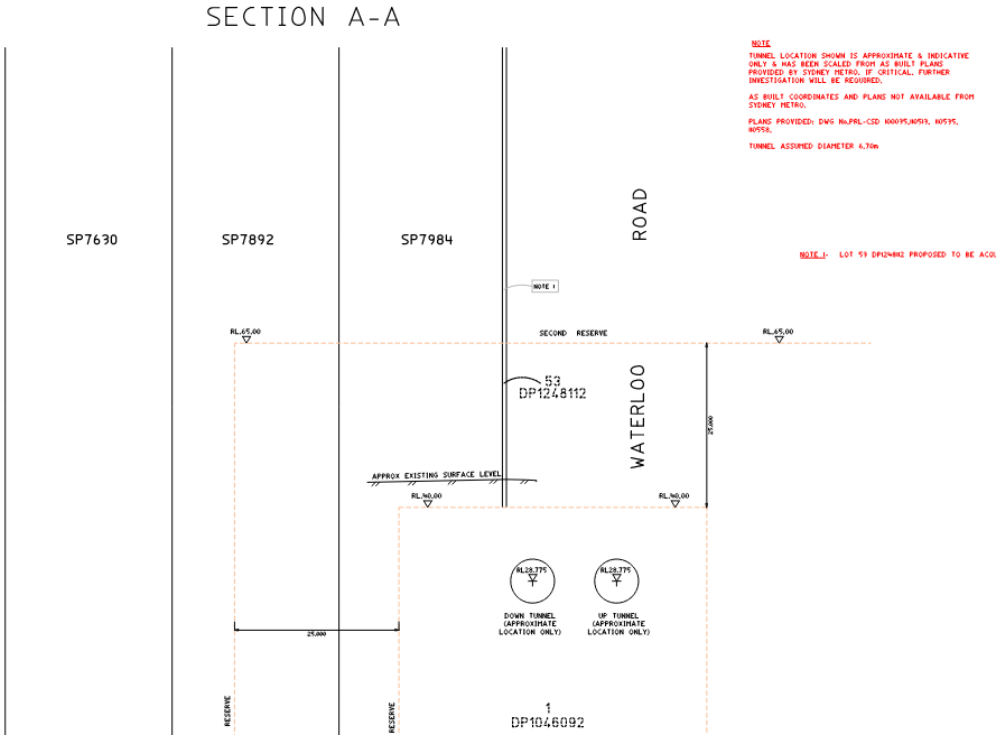

Figure 5 – Survey section and reserves

The proposed extent of basement excavation is 1200mm offset from the extent of the Metro substratum extent, as shown in Figure 6.

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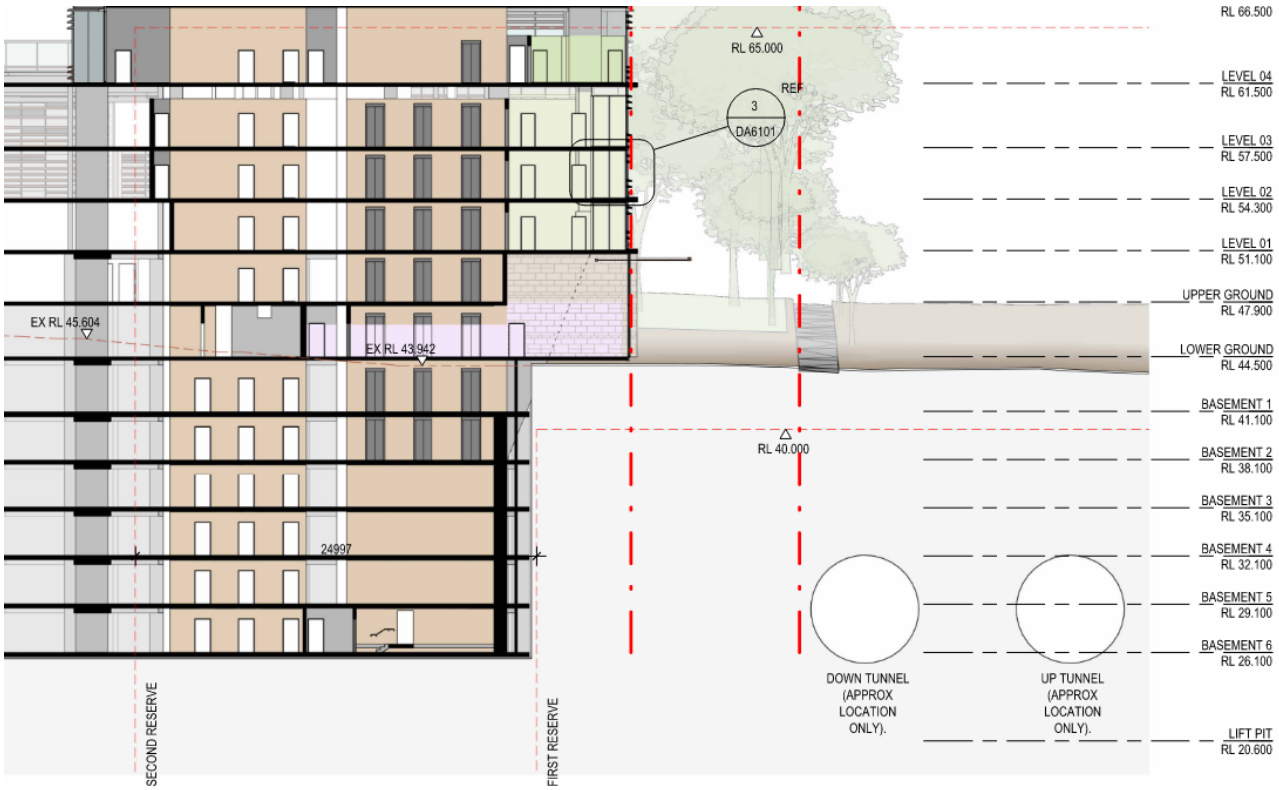

Figure 6 –Proposed basement

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4.0 Metro Underground Infrastructure

This section details our understanding of the existing Sydney Metro tunnel assets in terms of original construction and condition.

4.1 Original construction

The ECRL metro line was completed in 2008. It consists of an unreinforced concrete lining, generally formed/cast in-situ, with some segments utilising shotcrete. The base/invert slab consists of precast reinforced concrete segments with in-situ infill concrete. The tunnels are understood to have been fully excavated prior to being lined, with rock bolts to the crown with a shotcrete smoothing layer were used for temporary primary support.

Figure 7 – Photograph of the excavated tunnel prior to being lined with in-situ concrete

After the placement of waterproofing membrane and geotextile fleece, the in-situ concrete/shotcrete lining was subsequently cast in-situ, with contact grouting to the tunnel crown subsequently undertaken. Some areas were also lined with shotcrete.

Refer Appendix A for supplied tunnel drawings which were relied upon as the basis of this impact assessment.

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4.1.1 Support types

As shown on Figure 3, the original tunnel support type for the chainages adjacent to the site include PRL-1, PRL-2 or PRL-3. The tunnel is noted as drained.

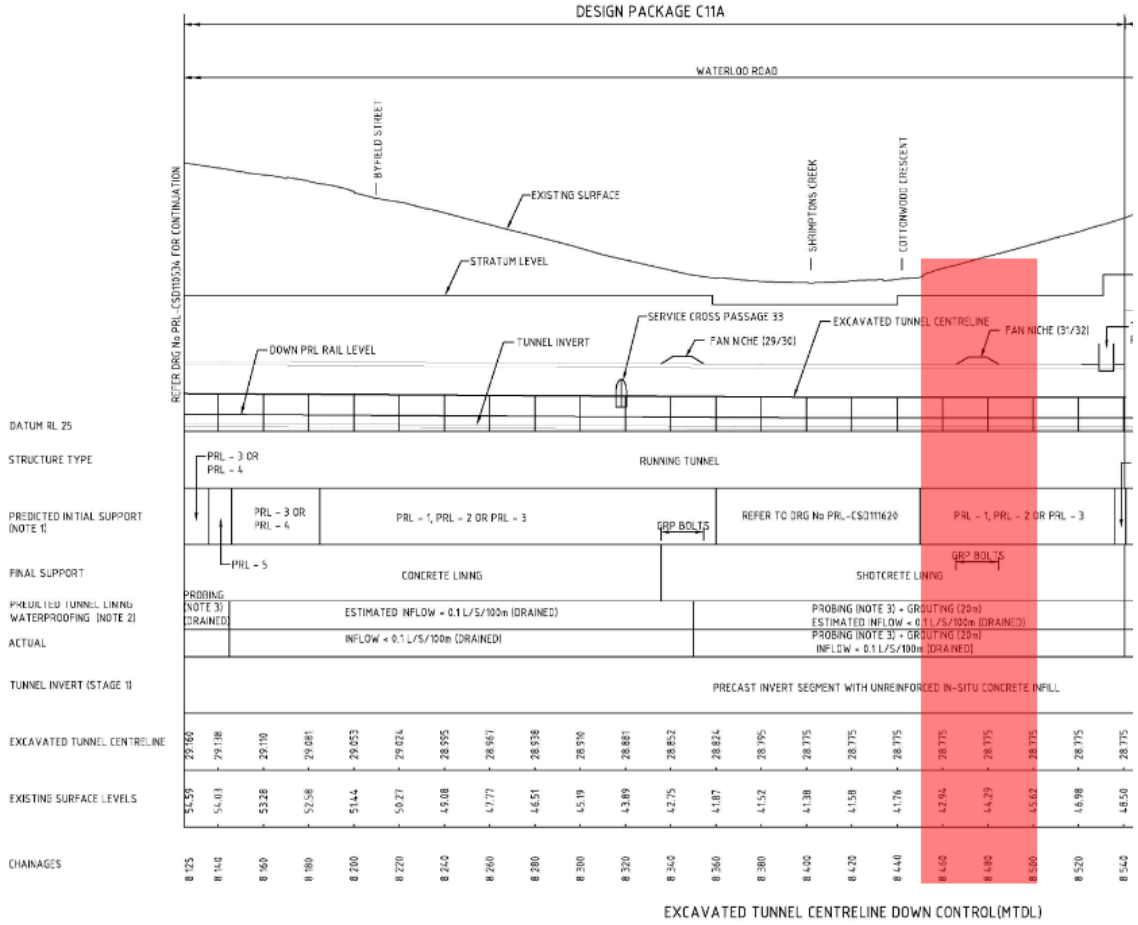

Figure 8 – Site long section location w.r.t chainages

4.1.2 Geometry

The tunnel lining geometry was taken from the supplied Sydney Metro as-built drawings.

For the cast in-situ shotcrete tunnel lining above the invert, an internal radius of 3325mm was adopted.

The reference in the SM Technical Guidelines shows a nominal thickness of 200mm, and while the thickness is shown on the general arrangement cross section as varying, it was deemed appropriate for use in this assessment and was adopted.

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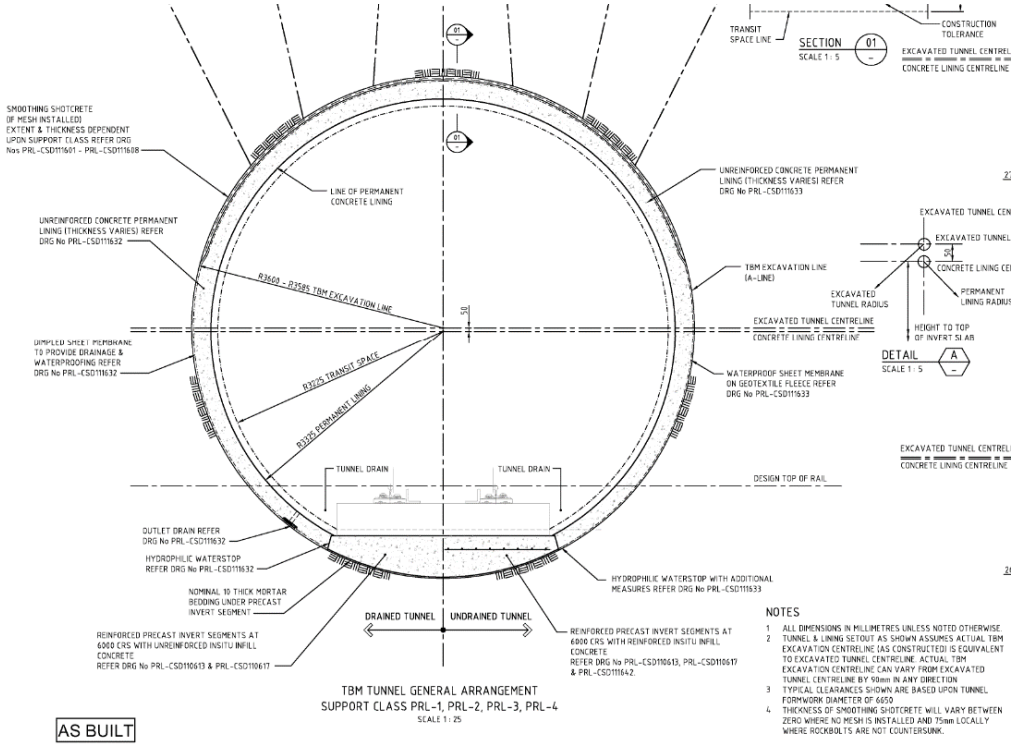

Figure 9 – General arrangement (taken from PRL-CSD110602)

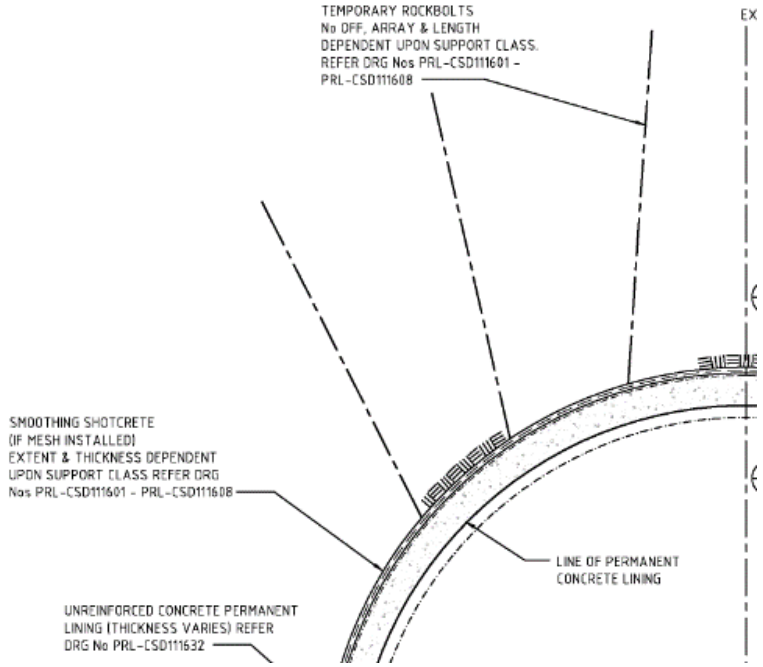

Figure 10 – Primary support at the tunnel crown

4.1.3 Materials

32MPa concrete/shotcrete was adopted for the non-invert cast in-situ tunnel lining in accordance with Note 5 on PRL-CSD111632. 40MPa concrete was adopted for the in-situ infill slab in accordance with Note C3 on PRL-CSD110601.

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4.1.4 Joints

The joints between concrete segments and in-situ castings are assumed to be unreinforced. No details are provided for any additional supplementary or interstitial joint elements apart from waterstops.

4.1.5 Primary support

The primary support consists of rock bolts and smoothing shotcrete. These items are assumed to be structurally redundant after the permanent liner was constructed, and hence were not considered in the assessment on the permanent liner.

4.1.6 Rock interface (fleece and membrane)

The rock interface for support type PRL1 - PRL-3 (drained) includes membranes to the crown and sides, with the crown also provided with a geotextile fleece. While the intent of this impact assessment does not cover waterproofing in terms of the effectiveness or otherwise of the membranes, their mechanical properties (i.e. stiffness) are relevant to the structural behaviour as they affect how the ground movements from the surrounding rock are transferred to the concrete lining.

Figure 11 shows the general arrangement of the concrete lining, membranes and geotextile fleece, taken from PRL-CSD111632.

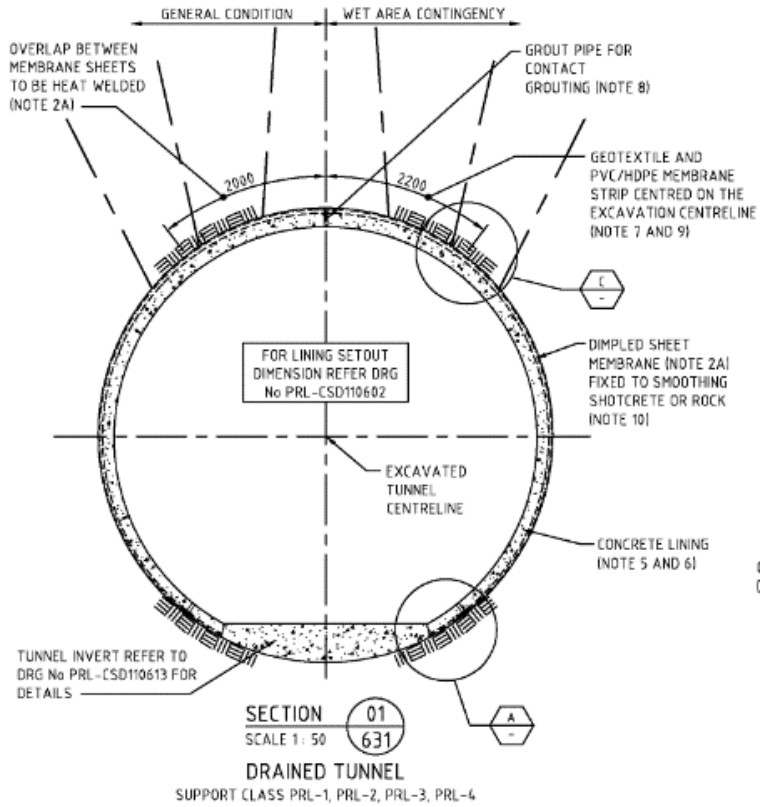

Figure 11 – Cross section (PRL-CSD111632 Section 01) showing waterproofing details for PRL-3, drained.

4.1.6.1 Crown

Figure 12 shows the detail of the geotextile fleece and PVC/HDPE membrane at the crown, and the transition to the dimpled sheet membrane to the sides.

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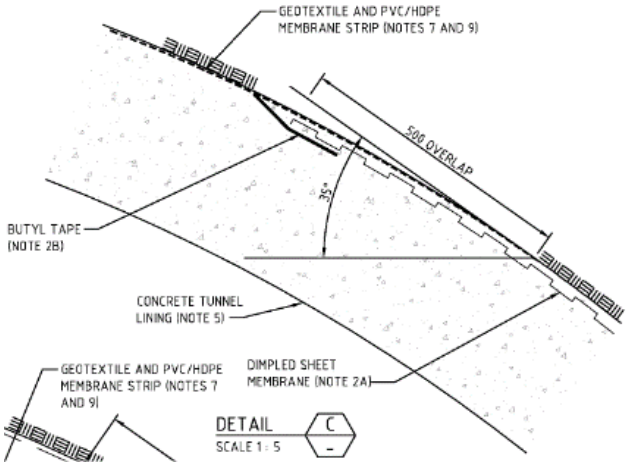

Figure 12 – Detail (PRL-CSD111632 Detail C) showing the membrane and geotextile fleece at the crown and transition to the sides

As per details and notes on PRL-CSD111632, the concrete lining has a geotextile fleece (Geotex 1341 450g/m^2) and 2mm thick PVC/HDPE membrane for 2000-2200mm either side of the crown.

The geotextile fleece is (Geotex 1341) is listed in the Propex Global website and assumed to be a non-heat treated polypropylene non-woven fabric complying with standardised geotextile interlayer specifications (e.g. National Concrete Pavement Technology Centre, 2018) for thickness under load. The data sheet for "Reflectex 1341" includes the same thickness under load values, which compare well against test data (Kopitar et. Al, 2013) for a similar fabric type and weight. This is shown in Figure 13 and summarised in

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Table 3.

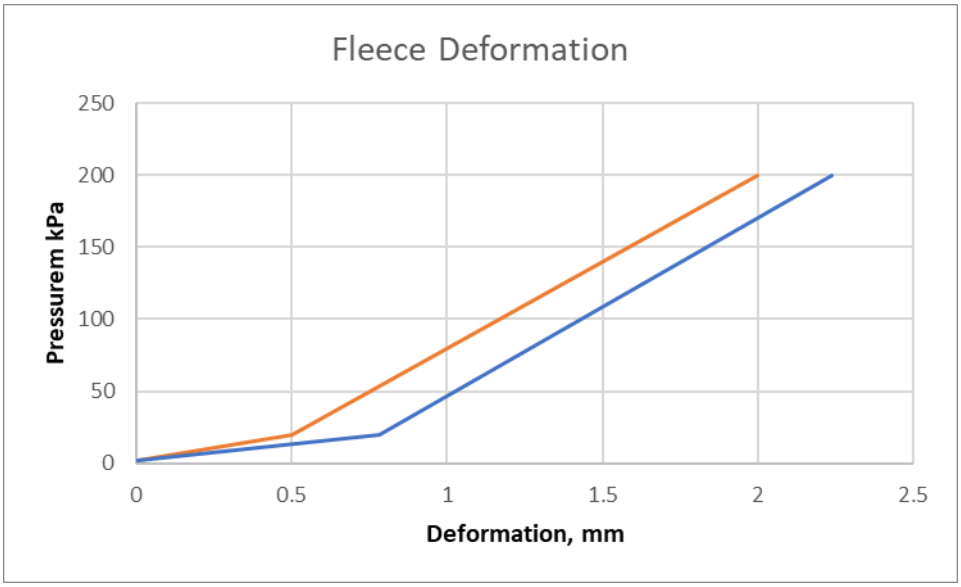

Figure 13 – Load-deformation relationship between normal pressure and the "squashing" of the fleece for both US road pavement specifications and test data

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Table 3 – Summary of load-deformation relationship between normal pressure and the "squashing" of the fleece for both US road pavement specifications and test data

Pressure (kPa)	Specifications		Test Data	
	Thickness (mm)	Tangent Stiffness (kPa/mm)	Thickness (mm)	Tangent Stiffness (kPa/mm)
2	3	-	4.41	-
20	2.5	36	3.63	23
200	1	120	2.17	123

The stiffness of the 2mm PVC or HDPE layer is expected to be significantly larger than that of the geotextile fleece, with the resulting combined stiffness not differing appreciably from that of the geotextile fleece alone. Therefore, the stiffness of the crown membrane layer was not considered in the assessment for its mechanical properties.

4.1.6.2 Sides

As per details and notes on PRL-CSD111632, shown in Figure 14, the sides of the lining to 200mm above the invert are backed by a 0.7mm polypropylene dimpled sheet membrane. The invert slab is placed/poured directly on the rock face.

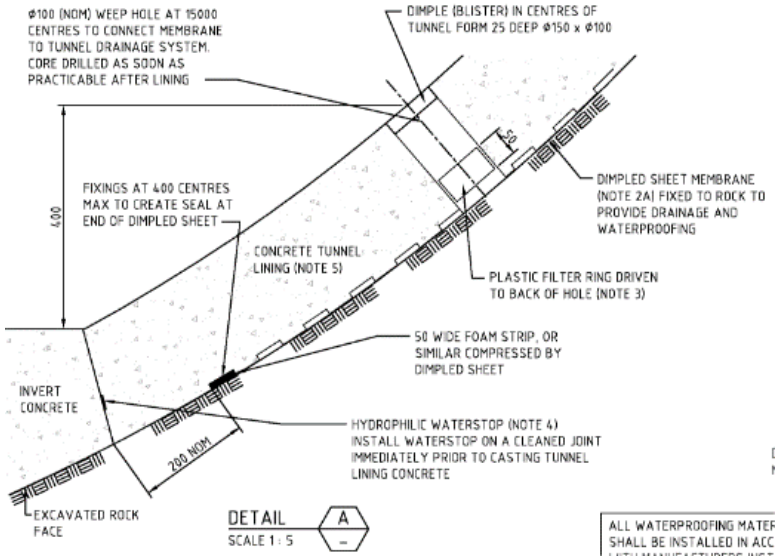

Figure 14 – Detail (PRL-CSD111632 Detail A) showing the dimpled sheet membrane at the sides and the offset from the invert slab.

The stiffness of the 0.7mm polypropylene layer is expected to be very large. Assuming a modulus of 1000MPa and a 50% contact area due to the dimples, the stiffness of the membrane is approximately equivalent to less than 0.05mm of concrete. This is insignificant and can hence be disregarded, and the contact stiffness of the sides taken as "hard contact".

4.1.7 Contact grouting

The crowns of the tunnels are understood to have been contact grouted after stripping of the formwork and the concrete material had gained its 28-day strength, as per Note 8 on PRL-CSD111632.

It is our experience that contact grouting pressure as applies to structural loading on the crown is likely to be up to 50kPa but based on previous experience with the ECRL, some contact grouting records include gauge

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pressures of up to 100kPa. Ignoring losses and shrinkage, this assumed range has been adopted for this assessment.

4.1.8 Summary

Table 4 summarises the adopted structural arrangement which was used as the basis of the structural impact assessment:

Table 4 – Summary of structural dimensions, layouts and details adopted for the structural impact assessment

Parameter		Value	Units	Source
Internal radius, R_i		3325	mm	PRL-CSD110602
Lining thickness, t		200	mm	PRL-CSD110602, SM Technical Guidelines
Precast segment spacing		6000	mm	PRL-CSD110602
Lining concrete grade, f'c		32	MPa	PRL-CSD110632
Geotextile fleece (crown)	Type	Geotex 1341	-	PRL-CSD110632
	Weight	450	g/m^2	PRL-CSD110632
	Stiffness	300 (Base) 100 – 100,000 (Sensitivity)	kPa/mm	Note 1
Membrane (crown)	Type	Sikaplan 14.6V PVC / Carbofol HDPE	-	PRL-CSD110632
	Thickness	2	mm	PRL-CSD110632
Membrane (sides)	Type	HDPE or Platon P5 PP, dimpled sheet	-	PRL-CSD110632
	Thickness	0.7	mm	PRL-CSD110632
Contact grouting		50	kPa	PRL-CSK112057

Notes:

1) Based on previous experience with tunnel geotextile fleece properties in analysis. A large sensitivity range of 100kPa/mm to 100,000kPa/mm was considered.

4.2 Current Condition

At this point no condition or dilapidation inspections have been conducted on the impacted chainages for this development. Hence we do not have any definitive information about the tunnels' condition.

However based on our previous experience with these tunnels, we expect the conditions of the tunnels adjacent to the site to generally be similar. This is because the conditions of the tunnels in other areas with which we have prior experience appear to display primarily shrinkage-induced cracks and joint openings which are related to age and the original unreinforced typology. Joints between tunnel segments were noted to have opened up by over 1mm. Unless there has been a major additional source of loading and/or loading magnitude on the tunnels adjacent to the site, we would expect the tunnels to be in a similar condition.

We assume for the purpose of this assessment that the tunnels impacted by our site are in a similar condition (fair) with no major defects impacting structural integrity in a significant way. However this will need to be investigated further with dilapidation inspections.

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5.0 Methodology

This section presents the structural impact assessment in terms of:

- Intent
- Assumptions
- Performance requirements
- Ground movements
- Structural analysis model
- Analysis results
- Predicted effects
- Appraisal

5.1 Intent

The intent of the structural impact assessment is to assess the predicted effects on the underground metro assets. The SM Technical Guidelines require that the impact assessment must *"demonstrate that the effects of the proposed development on tunnels and underground facilities will not cause unacceptable adverse impacts on future or existing Sydney Metro infrastructure."*

5.2 Assumptions

The assessment relies on the following information:

- Structural geometry, arrangement and materials, as discussed in Section 4.0 and represented analytically in Section 5.5.
- Ground movements, as conveyed via the outputs of the Plaxis analysis provided by DP.

5.3 Performance requirements

The performance requirements are broadly described in Section 5 of the SM Technical Guidelines in terms of:

- amenity
- aesthetics
- **structural integrity**
- durability
- function
- user/customer benefits
- safety during construction and operation and
- environmental performance.

The scope of this assessment is structural integrity, which is defined in the SM Technical Guidelines in terms of:

- **5.1.1 Imposed Loading** – In terms of railway (live) loads from the metro itself affecting the development. This is not considered to apply in this scenario of the Metro tunnels which are excavated into rock.
- **5.1.2 Induced Movement** – The displacement imposed on the Metro infrastructure via the ground movements due to the development.
- **5.1.3 Induced Cracking** – The formation of new cracks and/or the growth of existing cracks in terms of width or length.

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5.3.1 Deformations

The deformation limits adopted for the structural impact assessment are as per Section 9.1.2 of the SM Technical Guidelines:

- For metro cast in-situ cavern, tunnel and adit concrete linings, the allowable total movement in any direction is 10 mm and differential movement in any plane is 10 mm or 1:2000, whichever is less.
- For the running rails, the allowable total movement in any direction is 8 mm and differential movement in any plane is 8 mm or 1:2500, whichever is less.

We have previously received advice from Sydney Metro that the 1:2000 differential movement limit is applicable to the invert slab and does not need to be applied to the crown or side walls.

5.3.2 Cracking

The performance requirements for concrete cracking are as set out in Section 9.1.3 of the SM Technical Guidelines, with the pertinent items for impact assessment summarised as:

- No new visible cracks. The threshold of visibility of cracks (i.e. the minimum width at which they become perceptible to the eye) is not clearly defined but can be taken as 0.05-0.1mm. This is likely to be affected by surface conditions (cleanliness, etc.), lighting and observation distance.
- Cracks more than 0.2 mm in width or more than 300 mm in total length are to be repaired.
- The configuration of visible cracks must not result in concrete spalling or affect the safe operation of the metro system.
- Analysis to take into account existing cracks insofar as they affect the mechanics of numerical modelling.

5.3.3 Strength and stability

While not prescriptively defined in the SM Technical Guidelines, an overarching requirement of the assessment is to demonstrate that the impacts from the development will not result in excessive overstress, structural damage, loss of stability or collapse with an appropriate margin of safety.

5.4 Ground movements

The development involves the excavation of surface material for the basement, followed by the application of building loads. Excavation is normally expected to result in movement generally towards the development due to in-situ stress relief and elastic rebound, with the building loads normally expected to result in movement generally downwards.

These movements result in stresses in the permanent lining which form the basis of the structural lining assessment.

5.4.1 Sources

The predicted ground movements were assessed by Douglas Partners Geotechnics (DP) as part of the geotechnical impact assessment using the 3D Finite Element Analysis (FEA) software Plaxis. The assumptions and procedures of this modelling are addressed by the DP report, and include the building foundation loads of the development. We have relied on these movements to convey the totality of the ground-borne effects resulting from the development. The resulting movements were provided to TTW as to movements in 3 global directions for the relevant nodes in the Plaxis model.

5.4.2 Cases

The ground movement cases resulting from the Plaxis analysis were provided as summarised in Table 5.

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Table 5 – Summary of geotechnical impact assessment stages

Case	Description
Excavation	Basement fully excavated, prior to construction. Largest stress relief and rebound.
Building loads	Full application of building working loads, i.e. G+Q. (Dead and Live loads)

Geotechnical models were run with tunnels both as continuous meshes as well as with individual segments of concrete between construction joints, where the joints were set as free to open up. This is deemed appropriate to represent the condition where the longitudinal movements cause opening up of the joints.

These conditions are summarised in Table 6.

Table 6 – Summary of geotechnical model continuity cases

Case	Description
Fixed	Continuous tunnel model
Free	Jointed tunnel model

The geotechnical analysis also considered two different interface conditions between the tunnel lining and the rock face, as per Table 7.

Table 7 – Summary of tunnel lining-rock face interface conditions

Case	Description
Rigid	Tunnel lining in hard contact with the rock face
Nominated	Tunnel lining with elastic contact with the rock face

5.5 Structural analysis model

This section presents the approach to the detailed structural analysis model in the software Abaqus.

5.5.1 Extent

The overall extent of the detailed structural analysis model of the tunnels covers both the up- and down-tunnels, including a portion of the surrounding rock material as shown in Figure 15.

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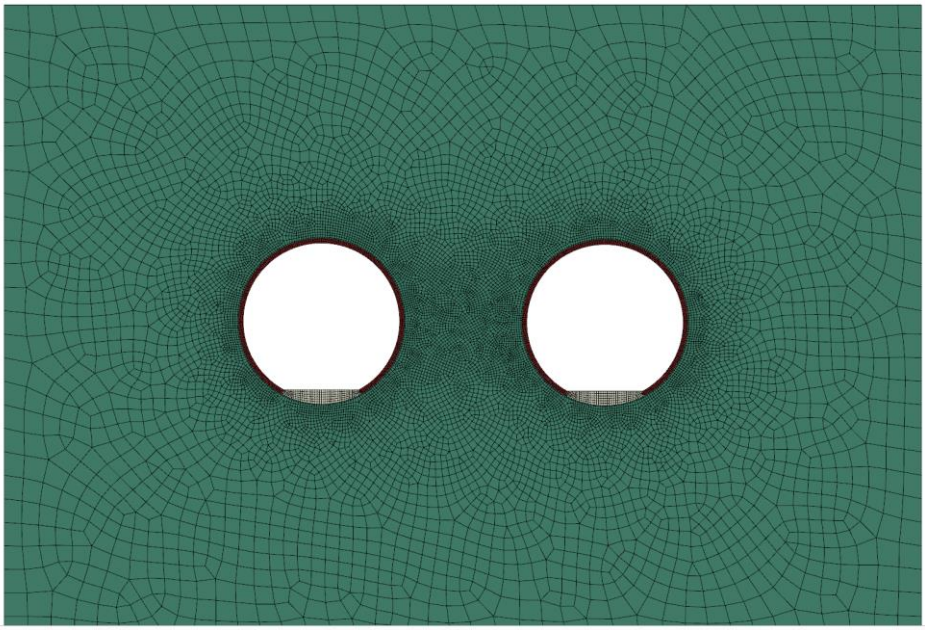

Figure 15 – Finite element model in Abaqus

5.5.2 Geometry

The geometrical properties the tunnel lining are based on the adopted structural layout and properties as summarised in Table 4.

5.5.3 Basis of Analytical Approach

The tunnel lining and its relationship to the surrounding rock are nonlinear in their behaviour:

- The tunnel lining is constructed from unreinforced concrete with unreinforced joints between all components (in-situ tunnel lining segments, the invert precast segments and in-situ infill concrete). Unreinforced concrete is brittle and as such does not have a smooth and proportional stiffness relationship if cracking occurs, or if it is already in a state of cracking.
- There is little-to-no tensile restraint between the tunnel lining and the rock face, relying on compression/contact only.
- The requirement to consider the existing cracked state in the analysis (Refer Section 0) introduces abrupt stiffness changes to the analytical concrete lining.

These factors necessitate a high tier approach to the analysis. To this end, the nonlinear finite element analysis (NLFEA) software Abaqus was used to model the geometry of each “part” of the tunnel (i.e. in-situ lining between construction joints, and in-situ infill concrete), and the interface properties between them.

5.5.4 Coupling with structural analysis

The deformations resulting from the geotechnical analysis were applied to the structural analysis model by prescribing/imposing the 3D displacement field taken from the geotechnical Plaxis analysis model on the boundaries of a “bounding box” of rock in the structural analysis model. This box includes the modelled tunnels as well as the surrounding rock, and the interfaces between the structural and geotechnical materials.

Prescribing movements at the extent of the bounding box allows the structure (tunnels) to deform naturally while interacting with the surrounding rock. This is more appropriate than imposing movements directly on the

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tunnels, which would force deformations that may not reflect the structure's natural response or allow for discrete joint opening or other nonlinear material response.

A potential issue however with applying ground movements at the bounding box boundaries is that the deformations at the rock-tunnel interface may not exactly match those predicted by geotechnical analyses. This is most common when a 3D global geotechnical analysis has been used to provide displacements for a 2D structural assessment. To account for this, a simplified calibration approach was adopted in this study. The geotechnical displacement field was imposed directly on the bounding box boundary nodes in the 2D Abaqus model, with independent scaling factors applied to the horizontal and vertical displacement components (denoted as SFX and SFY, respectively) to obtain an acceptable match. The scaling factors were not required to deviate from unity (1.0) by more than 5%.

The comparison of bounding box movements for these stages is shown in the Figure 16, demonstrating that the adopted directional scaling provides a reasonable match to the geotechnical results. This approach was considered sufficient for the purpose of transferring ground movements into the structural model without introducing additional optimisation or inverse-analysis procedures.

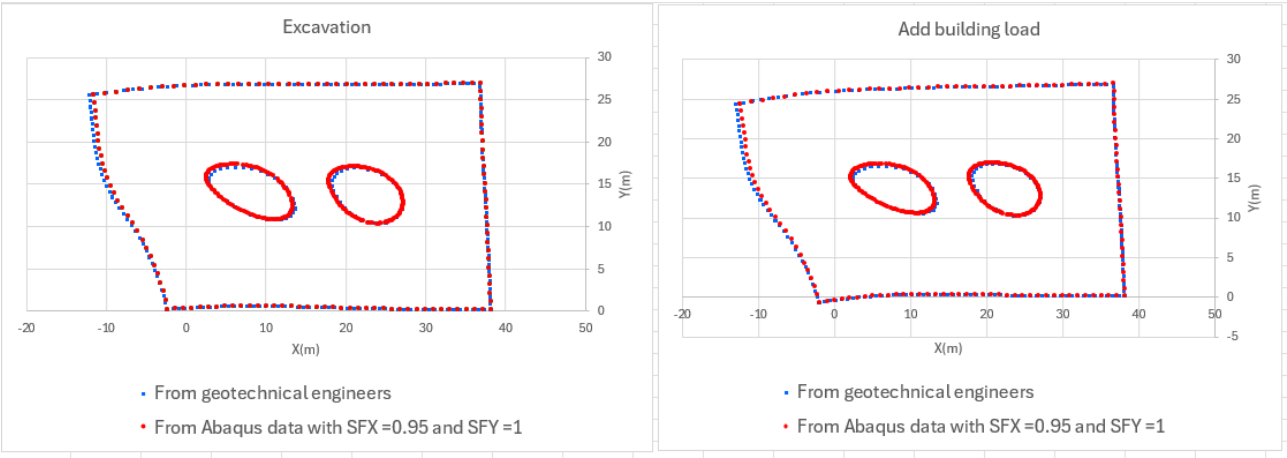

Figure 16 – Comparison of Bounding Box Movements from Geotechnical and Abaqus results (the displacements were magnified by 1000 times)

5.5.5 Materials

The behaviour of the unreinforced concrete material was allowed for in the analysis. Table 8 summarises the adopted concrete properties.

Table 8 – Summary of concrete mechanical and analytical properties for both 32MPa (Grade S32) and 40MPa (Grade S40) concrete

Parameter	Value	Units	Source
Type	Damage Plasticity	-	Note 1
Density, ρ	2400	kg/m3	AS3600-2018 Cl 3.1.3
Poisson's Ratio, v	0.2	-	AS3600-2018 Cl 3.1.5
Characteristic Compressive Strength, f'_c	32 (Grade S32) 40 (Grade S40)	MPa	Table 4
Peak Compressive Strength, $0.9f'_c$	28.8 (Grade S32) 36.0 (Grade S40)	MPa	AS3600-2018 Cl 3.1.4 Note 2
Elastic Modulus, E_c	30.1 (Grade S32) 32.8 (Grade S40)	MPa	AS3600-2018 Cl 3.1.2
Uniaxial Tensile Strength, f'_{ct}	2.04 (Grade S32)	MPa	AS3600-2018 Cl 3.1.1.3

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	2.28 (Grade S40)		
Flexural Tensile Strength, f'_{ct}	3.39 (Grade S32) 3.79 (Grade S40)	MPa	AS3600-2018 Cl 3.1.1.3 Note 3
Residual Tensile Strength	0	MPa	Note 4
Characteristic Tensile Fracture Energy, G'_f	98.8 (Grade S32) 102.6 (Grade S40)	N/m	Fib Model Code 2010 + Note 5

Notes:

1) The damage plasticity model allows for comprehensive behaviour in both tension and compression, including confinement effects where present.
2) AS3600-2018 Cl 3.1.4 requires that the peak value of compressive stress in a stress-strain curve for concrete be taken as 0.9f'c.
3) Flexural tensile strength was not used as a material strength in the analysis. The use of uniaxial tensile stress for flexural members under compression, as per the transverse direction of loading is expected to be conservative. Hence it is listed here for reference if the threshold of cracking has to be assessed via inspection rather than via the progression of stresses in the numerical analysis.
4) In accordance with brittle behaviour, the residual tensile capacity of concrete is nil.
5) The mean tensile fracture energy of concrete is calculated in accordance with Cl 5.1.5.2 of Fib Model Code 2010, with an assumed ratio of 0.7 between the mean and characteristic values.

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5.5.6 Interfaces (concrete - concrete)

Concrete cast at different times against one another will have behaviour which differs from the properties of the parent material at the interface locations. This is because the chemical and mechanical bond which forms as the newer concrete dries against the older concrete cannot achieve the same strength as concrete which sets in a single pour. This is exacerbated by differential shrinkage. As such, this behaviour must be represented analytically in a model which accounts for construction joints (e.g. between segments of the in-situ lining).

The adopted properties are based on Mohr-Coulomb laws with frictional shear, cohesive shear and cohesive tensile parameters, based on the properties in AS3600-2018 and AS5100.5-2017 Cl 8.4.3 for shear stress capacity. Cohesive shear capacity is the product of the k_{co} factor and the concrete tensile strength (f'_{ct}) These are summarised in Table 9.

Table 9 – Summary of concrete interface properties between different components

Parameter		Value	Units	Source
Lining to Invert	Friction factor, μ	0.6	-	AS3600-2018 Cl 8.4.3
	Cohesive shear, c_s (k_{co} x f'_{ct}; k_{co}=0.2)	0.41	MPa	AS3600-2018 Cl 8.4.3
	Cohesive tension, c_t	0.005	MPa	Note 1

Notes:
1) A small cohesive tension is required for numerical stability; however, the intent is for there to be no meaningful tension restraint at interfaces.

5.5.7 Interfaces (concrete - rock)

The tunnel lining is assumed to be in contact with the surrounding rock, providing compression and frictional support only; no shear cohesion or tension. Where the geotextile fleece covers a portion of the crown, there is the additional elastic flexibility in the normal direction.

The adopted parameters are shown in Table 10.

Table 10 – Summary of interface properties between the concrete lining and the surrounding rock

Parameter		Value	Units	Source
Crown (incl. geotextile fleece)	Friction factor, μ	0.3 (base) 0.05-0.6 (sensitivity)	-	Note 1
	Normal stiffness, K_n	300 (base) 100-100,000 (sensitivity)	kPa/mm	Table 4
Sides	Friction factor, μ	0.3 (base) 0.05-0.6 (sensitivity)	-	Note 1
	Normal stiffness, K_n	Hard contact	-	Note 2
Invert	Friction factor, μ	0.3 (base) 0.05-0.6 (sensitivity)	-	Note 1
	Normal stiffness, K_n	Hard contact	-	Note 2

Notes:
1) The friction factors are assumed values based on engineering judgement.
2) As per Section 4.1.6, there is minimal flexibility which can be attributed to the dimpled sheet membrane to the sides, hence the default “hard contact” behaviour in Abaqus was adopted.

5.5.8 Existing cracks

No hypothetical existing cracks were assumed or built into the model as the lining has not been constructed at the time of writing.

5.5.9 Rock material

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Rock material parameters were adopted as per the High Strength sandstone material used in DP's Plaxis model at the location of the bounding box, as summarised in Table 11.

Table 11 – Summary of rock mechanical properties

Parameter	Value	Units	Source
Behaviour	Elastic	-	Note 1
Modulus, E_s	2000	MPa	DP Report
Poisson's Ratio, v	0.2	-	DP Report

Notes:
1) Although the behaviour in the Plaxis model allowed for plasticity, it was assumed to act within the elastic range in the bounding box around the tunnels.

5.5.10 Loads

Loading on the asset had to consider not only the incremental changes due to the development in isolation, but also the estimated existing stress state. This is because:

- The performance criteria regarding cracking depends partially on the stress already locked into the material, i.e. the current stress state means that the part of the tensile cracking capacity of the material is already taken up by the existing loads.
- The behaviour of unreinforced concrete with cold joint interfaces ceases to be linear/proportional once the threshold of tensile or shear capacity is reached, after which the distribution of loads and movements can undergo sudden changes.

5.5.10.1 Ground movements

Ground movements from the DP Plaxis model were included in the load cases as discussed in Section 5.4.

5.5.10.2 Ground stresses

Rock wedge loading is considered as a part of the service and ultimate loading conditions for the tunnels, due to the possibility of failure/deterioration of the rock bolts and/or primary lining. The wedge pressure was calculated in accordance with Cording et. al. (1971) as per Table 12 and applied over half the tunnel span as shown in Figure 17.

Table 12 – Rock wedge pressure

Parameter	Notation	Value	Units	Source
Rock factor	n	0.2	-	High strength (Class II or better)
Tunnel span	B	7.2	m	As-built drawings
Rock unit weight	γ	23	kN/m^3	DP Report
Rock Wedge Pressure	P_r	33	kPa	

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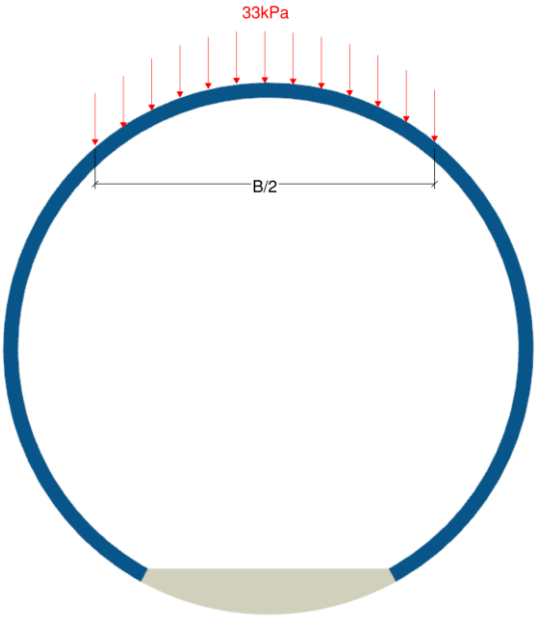

Figure 17 – Assumed distribution of rock wedge loading (only left tunnel is illustrated, the right one is applied similarly)

5.5.10.3 Gravity

The self-weight of the concrete lining and invert was included in the analysis. The track slab was included as weight only with 11kPa considered appropriate to represent the track slab and rails.

5.5.10.4 Contact grouting

Contact grouting was assumed to act as a consistent pressure for 30 degrees either side of the crown centreline, then reducing linearly to nil at the spring line. This is depicted in Figure 18 by the red curve.

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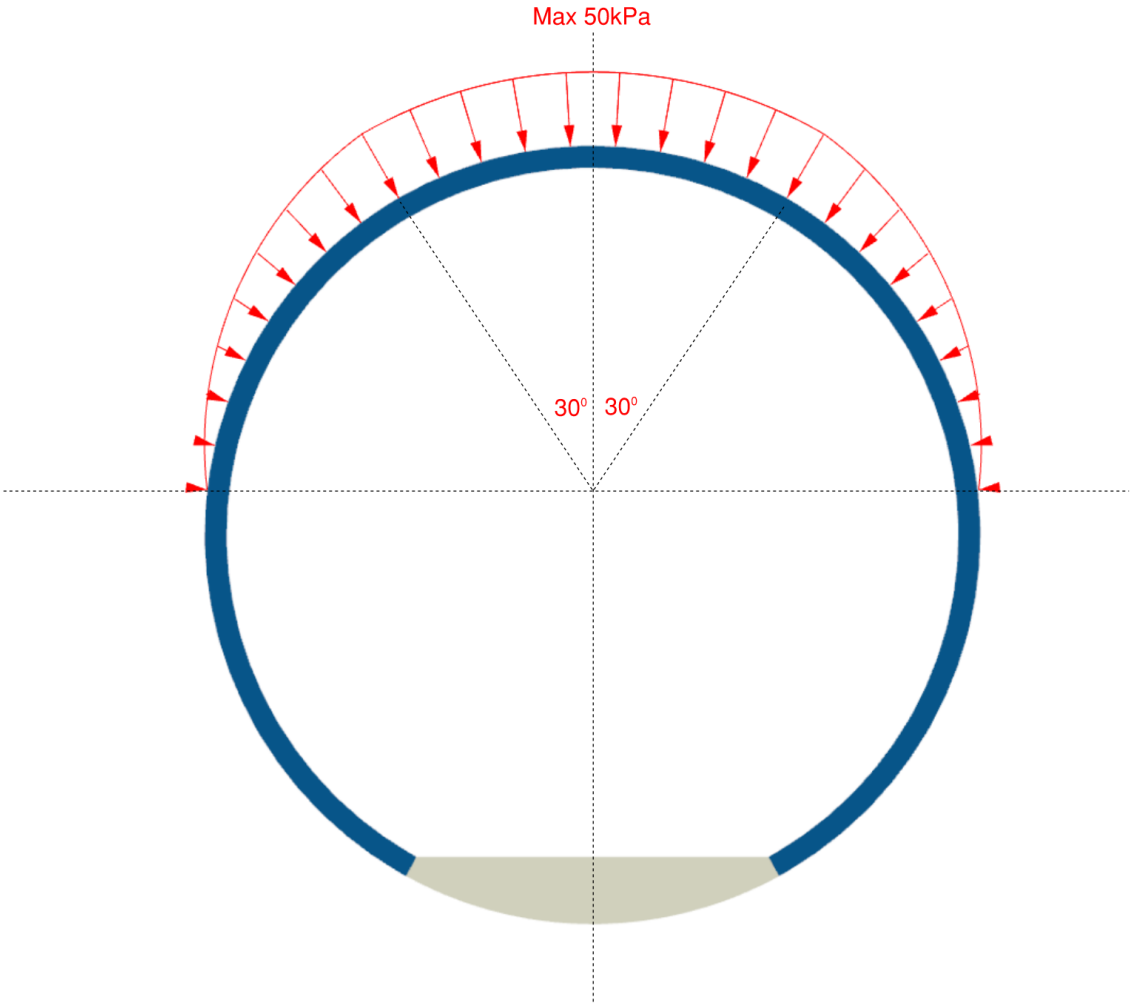

Figure 18 – Assumed distribution of contact grouting pressure (only left tunnel is illustrated, the right one is applied similarly)

In line with the assumptions of contact grouting pressure in Section 4.1.7, pressures of both 50kPa and 100kPa were adopted in the assessment.

This represents the idealised target pressure and magnitude. In the analysis models, the change of material state from liquid to solid is too complex to include explicitly, so it was represented by an imposed expansion of a thin layer of rock at the interface with the crown in the radial direction only. The profile of this expansion was calibrated to generate a stress state (normal contact stress and resulting axial-flexural stresses in the concrete lining) which matched the target profile as closely as practicable.

5.5.10.5 Shrinkage

In the approximately 18-20 years since the completion of construction of the tunnel lining, the total shrinkage strain on the nominally 200mm thick in-situ lining is estimated to be approximately 360 μs, with 170 μs assumed to occur in the first 56 days to contact grouting. These values are calculated in accordance with AS3600-2018 Cl3.1.7.2 accounting for the fact that only one face is considered exposed, i.e. the hypothetical thickness is taken as 400mm. These parameters are summarised in Table 13.

Table 13 – Summary of concrete shrinkage parameters

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Parameter	Value	Units	Source
Hypothetical thickness, t_h	400	mm	Table 4
Basic drying shrinkage strain, $\varepsilon_{csd.b}$	800	μs	AS3600-2018 Cl3.1.7.2
Environment variable, k_4	0.5	-	Note 1
Time after casting to contact grouting	56	Days	Table 4
Age at assessment	18-20	Years	-

Notes:
1) The expected heightened moisture levels in the ground and against rock were assumed to be consistent with a "tropical" environment, which is consistent with the lowest k4 factor in AS3600-2018 Cl3.1.7.2.

Where shrinkage is restrained, such as in the case of the tunnel lining against the rock face, the concurrent effects of creep cause relaxation and reduce the amount of stress which develops in the concrete. CIRIA C766 "*Control of cracking caused by restrained deformation in concrete*" provides two factors, K_{c1} (0.65) and K_{c2} (0.5) for the reduction of shrinkage-induced stress for short- and long-term behaviour respectively. They were multiplied, respectively, by the shrinkage to 56 days, then the incremental shrinkage to 18 years.

Table 14 – Summary of concrete shrinkage analysis values

Parameter	Value	Units	Source
Short term shrinkage (56 days)	360	μs	AS3600-2018 Cl3.1.7.2
Long term shrinkage (18 years)	170	μs	AS3600-2018 Cl3.1.7.2
Incremental shrinkage (18 years – 56 days)	190	μs	-
Short term creep factor, K_{c1}	0.65	-	CIRIA C766
Long term creep factor, K_{c2}	0.5	-	CIRIA C766
Early shrinkage (to contact grouting), reduced for creep	110	μs	-
Incremental shrinkage (to long term), reduced for creep	95	μs	-

In the analysis model, the early shrinkage was applied in the longitudinal direction only, as shrinkage in the transverse direction away from the crown would be compensated by the contact grouting which would restore contact. The long-term shrinkage was applied in all directions.

5.5.10.6 Groundwater loads

As the tunnels are drained, no groundwater pressure was considered.

5.5.10.7 Rail traffic

The loading from Metro trains was also considered in the assessment. Loading was assumed based on fully-loaded carriages. Weights and dimensions were based on publicly-available data on the Alstrom sets as summarised in Table 15. The rail load induced from train and passenger weight were calculated as 35kPa and adopted in the analysis.

Table 15 – Summary of rail traffic load parameters

Parameter	Value	Units	Source
Train weight, total	240	t	Sydney Metro EPD
Passengers	1536	no.	Sydney Metro EPD
Passenger weight	80	kg	-
Carriages	6	no.	-
Passengers/carriage	256	no	
Train weight/carriage	40 392.4	t kN	
Passenger weight/carriage	20.48 200.9	t kN	

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Bogies/axle groups (2 axles; 4 wheels)	4	no.	-
Train weight/axle	98.1	kN	
Passenger weight/axle	50.2	kN	
Dispersion (width)	3200	mm	
Dispersion (length)	1420	mm	
Train weight/area	22	kPa	
Passenger weight/area	11	kPa	

5.5.11 Load factors and combinations

The loads outlined in the previous sections were combined using the load combinations summarised in Table 16. For both SLS and ULS combinations, “light” and “heavy” cases were considered to capture conditions ranging from low to high compression in the lining, as both extremes can influence the structural behaviour.

Table 16 – Summary of load factors

Load cases	Load factors					
	Self-weight	Shrinkage	Contact grouting	Rock wedge	Ground movements	Rail
SLS-No Rail-Shrinkage-Light	1	1	1	0	1	0
SLS-No Rail-Shrinkage-Heavy	1	1	2	1	1	0
SLS-No Rail-No Shrinkage-Light	1	0	1	0	1	0
SLS-No Rail-No Shrinkage-Heavy	1	0	2	1	1	0
SLS-Rail-Shrinkage-Light	1	1	1	0	1	1
SLS-Rail-Shrinkage-Heavy	1	1	2	1	1	1
SLS-Rail-No Shrinkage-Light	1	0	1	0	1	1
SLS-Rail-No Shrinkage-Heavy	1	0	2	1	1	1
ULS-No Rail-Shrinkage-Light	0.85	1.2	1	0	1.5	0
ULS-No Rail-Shrinkage-Heavy	1.2	1.2	2	1.5	1.5	0
ULS-No Rail-No Shrinkage-Light	0.85	0	1	0	1.5	0
ULS-No Rail-No Shrinkage-Heavy	1.2	0	2	1.5	1.5	0
ULS-Rail-Shrinkage-Light	0.85	1.2	1	0	1.5	1.6
ULS-Rail-Shrinkage-Heavy	1.2	1.2	2	1.5	1.5	1.6
ULS-Rail-No Shrinkage-Light	0.85	0	1	0	1.5	1.6
ULS-Rail-No Shrinkage-Heavy	1.2	0	2	1.5	1.5	1.6

The factors for contact grouting loads of 1 and 2 correspond to 50kPa and 100kPa respectively.

5.5.12 Analysis models and sensitivities

In undertaking this assessment, several models were used, with an array of considerations and sensitivity ranges as per Appendix C.

5.6 Design checks

5.6.1 Ultimate Limit State (ULS) / Strength checks

Two approaches were used to carry out strength checks of the structural system:

- ULS checks using code-based strength checks for unreinforced concrete
  - AS5100.5 Cl 8.1 and 10.6 for axial-flexural strength

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- AS5100.5 Cl 8.2 for shear
- BSEN1992-1-1 Cl 12.3 for shear
- AS5100.5 Cl 8.4 for shear capacity at construction joints

- Finite element-based collapse analysis

These approaches are explained in the following subsections. The use of two methods allowed comparison of the results for consistency and further reinforced the reliability of the strength checks.

5.6.1.1 Section forces – unreinforced concrete

Each cross section under consideration outputs forces as follows:

- Characteristic material properties are used in the structural model.
- ULS load combinations, as outlined in Table 16 are applied to the structure in combination of ultimate movements.
- The internal actions (axial, bending, shear) are extracted at critical sections around the tunnels, the location of sections is shown in Figure 19.
- The actions are then compared with the factored design resistance (i.e. $\phi R_u \geq \gamma E$), where ϕ and γ are the capacity reduction factor and load factor, respectively.

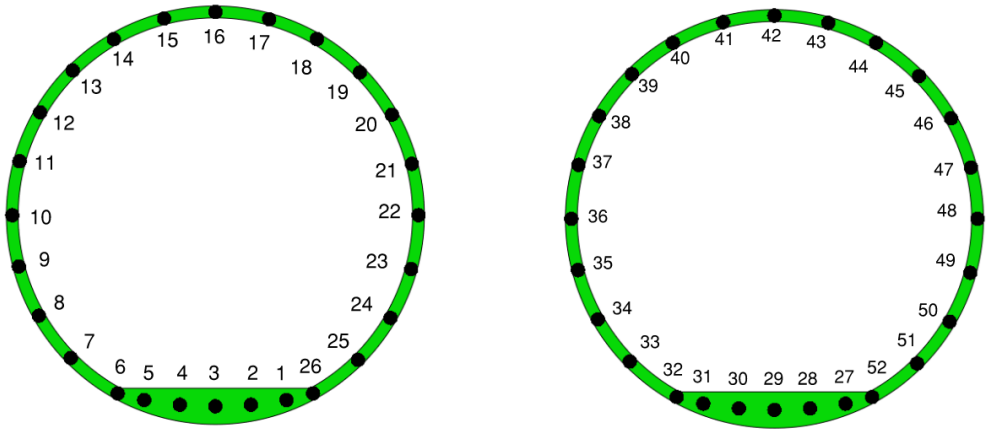

Figure 19 – Design cross section location

5.6.1.2 Section forces – Construction Joints

Shear actions and capacities were checked at the joints between the lining and inverted slab as shown in Figure 20.

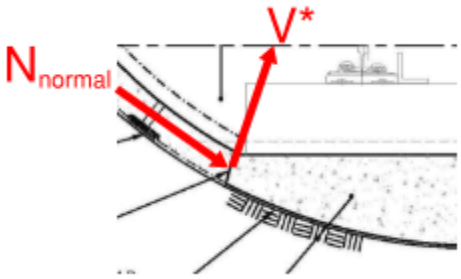

Figure 20 – Forces at the construction joints

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Construction joints are assessed in accordance with the methodology in AS5100.5 Cl 8.4. shear plane surface coefficients are assumed to be as per a trowelled or tamped surface. There is no information about the intended surface preparation of the construction joints between the lining and inverted slab, however this assumption is expected to be conservative.

Conservative adopted parameters are as per Table 17.

Table 17 – Construction joint shear parameters

Parameter	Symbol	Value	Units	Source
Friction coefficient	μ	0.6	-	AS5100.5:2017 Table 8.4.3
Cohesion coefficient	k_{co}	0.2	-	AS5100.5:2017 Table 8.4.3

5.6.1.3 Finite element-based collapse analysis

This approach relies on the FE model and the simulation results to demonstrate stability and resistance to collapse with magnitudes of demands (loads and movements) pushed beyond the minimum required levels. In this approach the demand-capacity relationship of ($\phi R_u \geq \gamma E$) is reversed to impose an overload to the system and demonstrate ($R_u \geq \gamma E/\phi$); i.e. to demonstrate that the simulated capacity of the system is larger than a collapse-level loading condition.

The 1/ϕ factor used to increase the ULS loads and movements to collapse-level is based on the fact that the material properties are the characteristic (unfactored) values, i.e. without the safety (ϕ) factor.

As the analysis uses nonlinear material properties and interfaces, the strength and stability are not assessed by comparing loads and capacities; rather the loads were increased beyond their expected/SLS load levels, with the analysis managing the material response and accounting for collapse behaviour. This is akin to a factor of safety approach whereby:

$$R_u \geq \frac{\gamma}{\phi} E$$

For unreinforced concrete, a material safety factor of ϕ=0.6 is appropriate as per Table 2.2.2 of AS3600-2018 and Table 2.3.2 of AS5100.5-2017.

AS3600-2018 and AS5100.5-2017 also allow for nonlinear stress analysis to collapse-level loading, where a system safety factor (ϕ_{sys}=0.5) would apply, with the analysis undertaken using mean material strengths rather than characteristic material strengths, as per AS3600-2018 Cl6.6.4 and AS5100.2-2017 Cl6.6.4.

The required load factor of 1/ϕ is hence ~1.67. By adopting a target factor of 2.0 in our analysis models we have pushed the overload beyond the required levels. In other words we have used a load factor consistent with nonlinear stress analysis to AS5100.5 and AS3600 but by using characteristic material strengths rather than mean material strengths, this is conservative.

This was applied to all governing models under the “Light” and “Heavy” load regimens.

5.6.2 Serviceability Limit State (ULS) / Cracking checks

5.6.3 Transverse

Finite element-based direct analysis was used to carry out crack width checks. Similar to the collapse analysis described in Section 5.6.1.3, the mechanics of the material models used in the finite element analysis is able to predict crack opening, as the material laws allow for strain softening and crack localisation. An example is shown in Figure 21.

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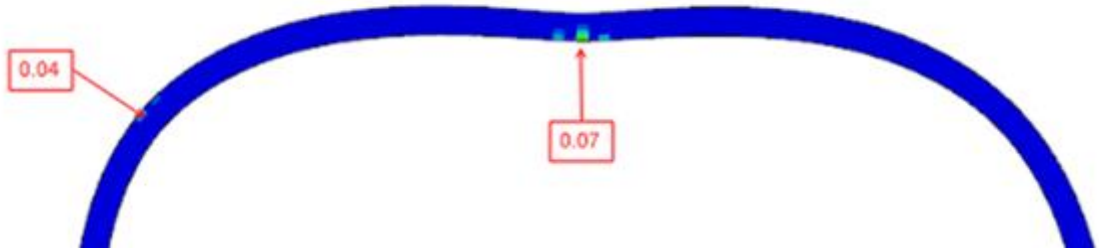

Figure 21 – Example crack width contours from direct analysis

As crack initiation, propagation and localisation of strains in an idealised continuum matrix material such as unreinforced concrete depends on strain gradients and local restraint conditions, the outcomes of these types of analysis considering the high-fidelity material representation, are considered an accurate representation of the predicted crack state.

5.6.4 Longitudinal

5.6.5 Deformations

Longitudinal deformations for the vertical and transverse directions are extracted from the direct analysis of the geotechnical model at the rail locations. Slopes for both directions to assess against the limits in any plane are determined via taking the first derivative.

5.6.6 Joint Opening

Construction joints are assumed to exist at 7.5m centres based on previous experience with the ECRL line. Regions with shotcrete are assumed for the purpose of analysis to also have joints at similar spacings.

Models with joints between segments as having no contact or tension (As per Section 5.4.2) were used to directly assess the joint opening between segments as shown in Figure 22.

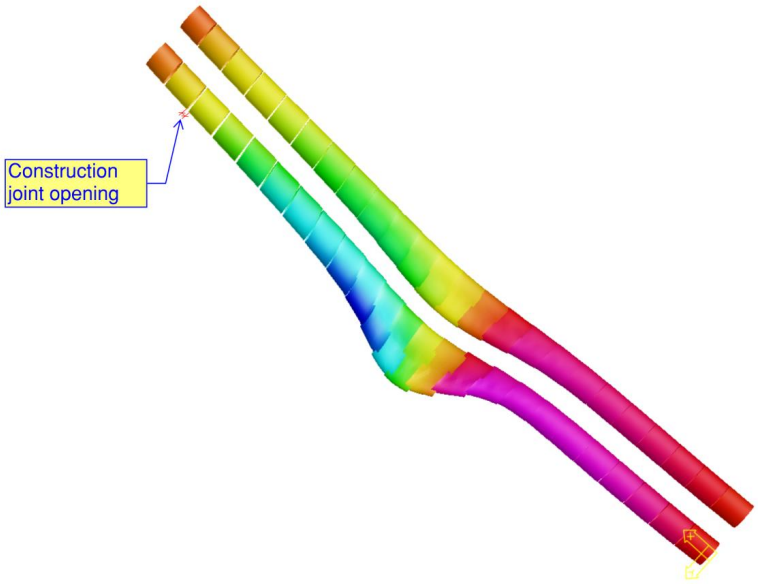

Figure 22 – Jointed (“free”) model

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6.0 Analysis Results

This section summarises the results of the assessment.

6.1 Deformations

The deformations analysis focussed on several Abaqus models (sensitivity checks) and included the direct Plaxis results. Movements and slopes are presented for both the longitudinal and transverse directions.

6.1.1 Longitudinal

Refer Appendix D for the longitudinal vertical deflections and longitudinal slopes along the length of the alignment for railway tracks vs chainage (query lines in strand7 model were used to capture the rail tracks deformation as show in Figure 23). Only the left tunnel is shown as the right tunnel was noted to undergo markedly less deformation.

Results include the effects of both the excavation and the total movements (i.e. excavation followed by the building loads), with the Plaxis case also including the isolated incremental building loads effects (i.e. excluding the excavation effects). The 1:2000 slope limit in the SM Technical Guidelines is shown in red dashed lines in the appendix.

Longitudinal movements are summarised in Table 18.

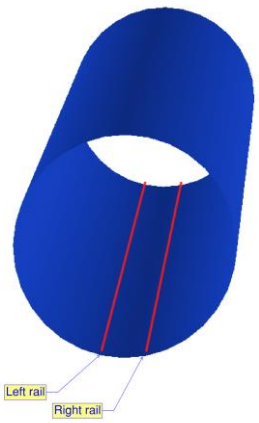

Figure 23 – Track query line to capture the rail slope and deformation

Table 18 – Summary of longitudinal vertical deflections and slopes

Components	Load Effect	Max Horizontal Deflection (mm)	Max Horizontal Slope (1:XX)	Max Vertical Deflection (mm)	Max Vertical Slope (1:XX)
Left rail	Excavation	3.8	1:8586	1.4	1:19607
	Building Loads	4.0	1:8293	1	1:22727
Right rail	Excavation	3.7	1:9191	0.8	1:33333
	Building Loads	3.8	1:8881	0.5	1:40000

Remarks:

- Vertical movements are less than approximately 2mm for both the excavation and building load cases.
- The largest vertical movement is less than the total movement allowance of 10mm.

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- The maximum slope in the positive and negative directions is less than the 1:2000 slope limit in the SM Technical Guidelines

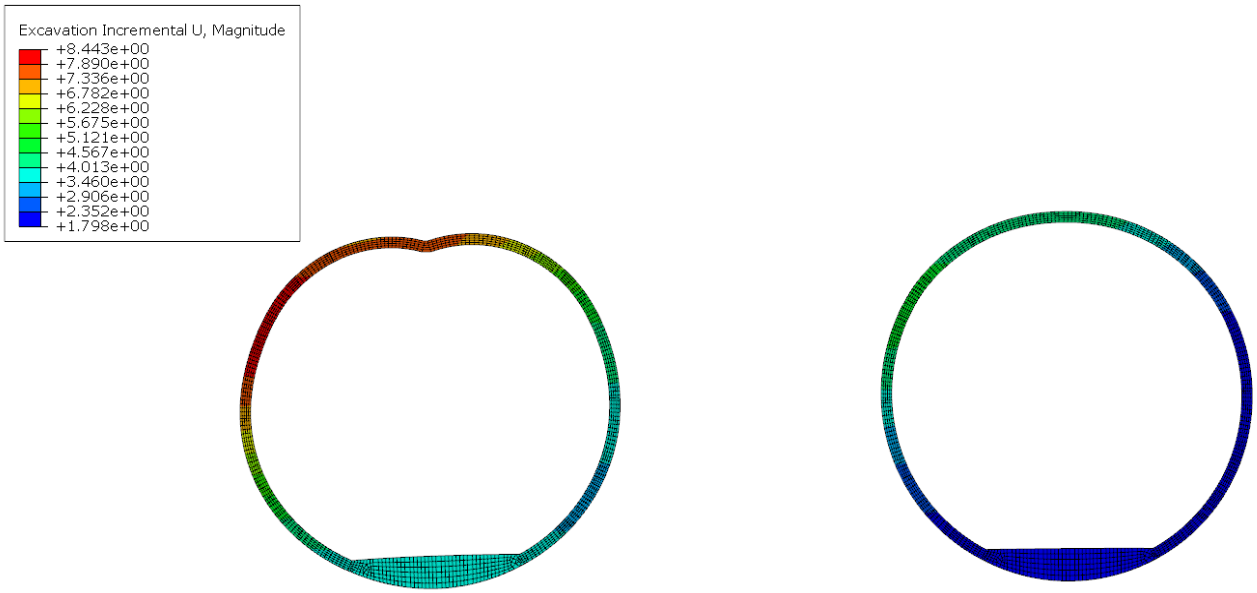
6.1.2 Transverse

The transverse deformations are defined as the movements normal to the longitudinal axis/chainage direction of the tunnels. Radial movements are defined as acting in the direction originating from the centre of the tunnel and normal to the lining surface.

Deformation plots from the Abaqus analysis are shown in Figure 24. The maximum overall transverse movement magnitudes are summarised in Refer Appendix E for the transverse differential radial deflections and differential radial slopes. Transverse movements are summarised in Table 19 – Summary of transverse displacements

		Max Transverse Incremental Displacement		
Components	**Load Effect**	**Vertical (mm)**	**Horizontal (mm)**	**Absolute (mm)**
Lining	Excavation	-3.39	-8.43	8.4
	Building Loads	-4.18	-8.87	8.9
Invert	Excavation	0.28	-3.82	3.9
	Building Loads	0.67	-3.96	4.0

Table 20.



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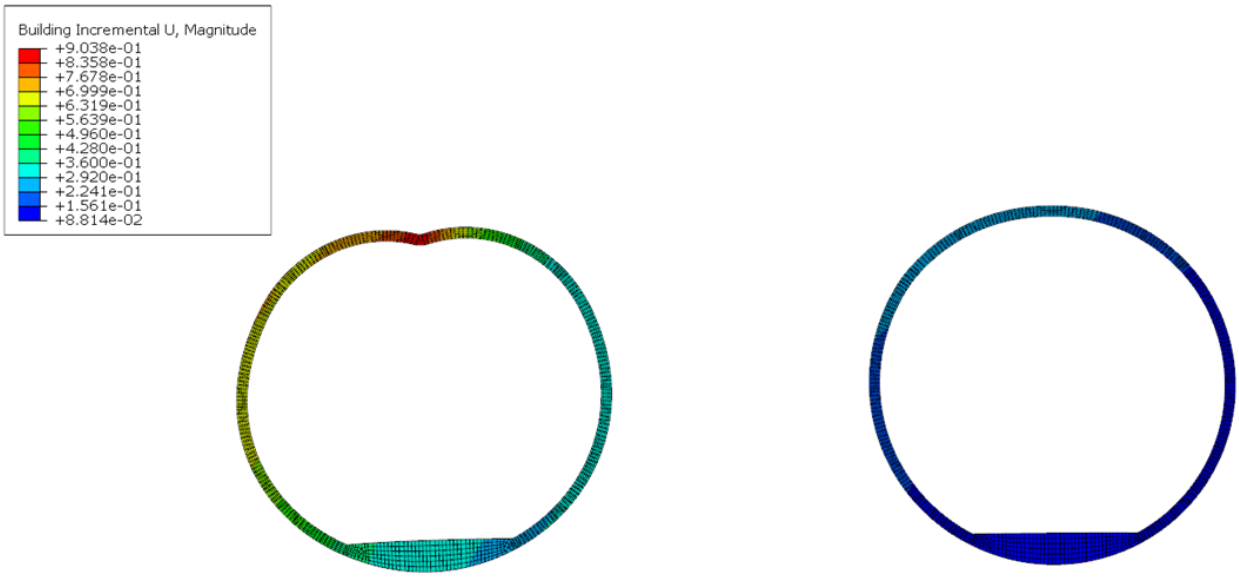

Figure 24 – Tunnel Incremental deformation for both cases including excavation and building load (from Abaqus analysis)

Table 19 – Summary of transverse displacements

		Max Transverse Incremental Displacement		
Components	**Load Effect**	**Vertical (mm)**	**Horizontal (mm)**	**Absolute (mm)**
Lining	Excavation	-3.39	-8.43	8.4
	Building Loads	-4.18	-8.87	8.9
Invert	Excavation	0.28	-3.82	3.9
	Building Loads	0.67	-3.96	4.0

Table 20 – Summary of transverse differential radial deflections and slopes

		Max Incremental Differential Radial	
Components	**Load Effect**	**Deflection (mm)**	**Slope (1:XX)**
Lining	Excavation	5.8	1:500
	Building Loads	6.3	1:454
Invert	Excavation	4.5	1:2500
	Building Loads	5.0	1:2500

Remarks:

- The total movement is less than 10mm.
- The differential slope of lining exceeds the limit (max: 1:2000) and the location of critical slope is shown in Figure 51. However, the differential slope along the invert slab is less than the limit of 1:2000. As per Section 5.3.1, we understand that the 1:2000 only need be applied to the invert.

6.2 Concrete cracking

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6.2.1 Transverse

This section presents the results for the potential formation of new cracks and the increase in existing crack widths and lengths (determined via FEM analysis by capturing deformation of stages before excavation), in the context of the limits in Section 9.1.3 of the SM Technical Guidelines.

The analysis results for concrete cracking for the tunnel section are summarised in Table 21.

Table 21 – Summary of concrete cracking results

Model	Increase in crack width (mm)	
	Excavation	Building Loads
M1-SLS-Sw1-Ra0-Sh1-Cg50-Rw0-Gm1	0	0
M2-SLS-Sw1-Ra0-Sh1-Cg100-Rw33-Gm1	0.05	0.07
M2B-SLS-Sw1-Ra0-Sh1-Cg100-Rw33-Gm1	0.1	0.12
M3-SLS-Sw1-Ra0-Sh0-Cg50-Rw0-Gm1	0	0
M4-SLS-Sw1-Ra0-Sh0-Cg100-Rw33-Gm1	0	0
M5-SLS-Sw1-Ra35-Sh1-Cg50-Rw0-Gm1	0	0
M6-SLS-Sw1-Ra35-Sh1-Cg100-Rw33-Gm1	0.05	0.07
M6A-SLS-Sw1-Ra35-Sh1-Cg100-Rw33-Gm1	0.1	0.12
M7-SLS-Sw1-Ra35-Sh0-Cg50-Rw0-Gm1	0	0
M8-SLS-Sw1-Ra35-Sh0-Cg100-Rw33-Gm1	0	0

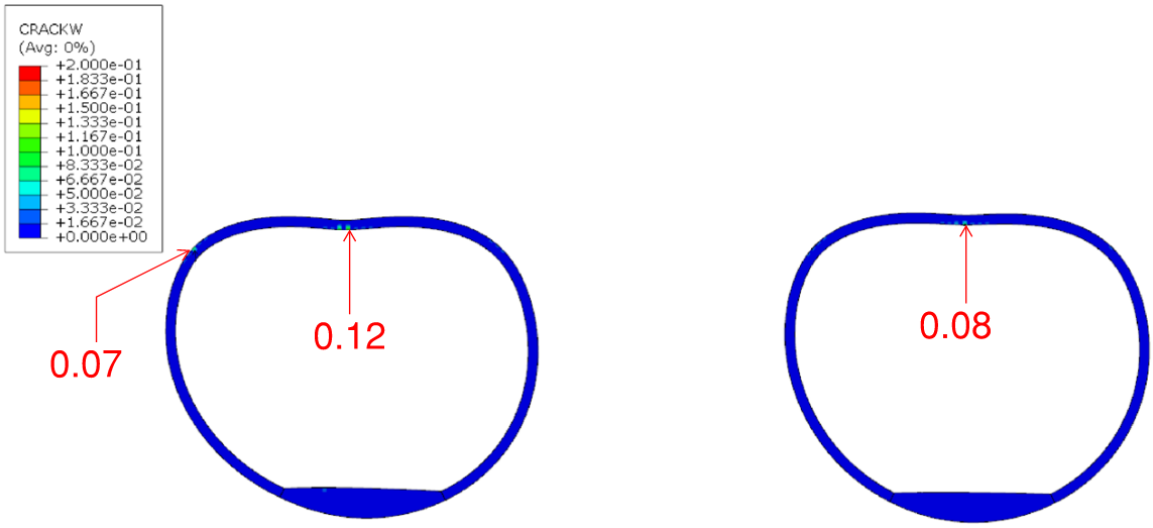

Figure 25 – Crack width contours from FEM analysis after add building load for the critical case M2A

Remarks:

- The analysis has not indicated that there is no existing cracks predicted to have occurred before excavation (i.e. the development).
- Under the most onerous and unrealistic combination of upper bound contact grouting pressure (100kPa) and upper bound rock wedge pressure (33kPa), the analysis suggests that the tensile threshold of concrete may be exceeded with a resulting crack on the lining intrados of approximately 0.07mm. However, a crack width of 0.07mm would barely be visible even if it were to occur.

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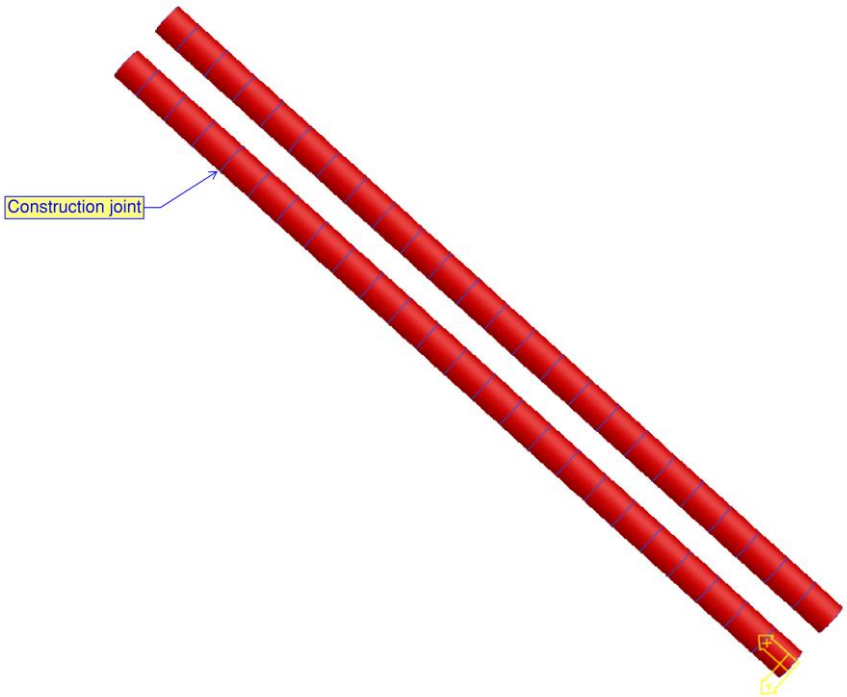
- To further assess the potential crack development, two additional sensitivity analyses were undertaken. In the first case, the concrete tensile strength was reduced to 50% of its nominal value, representing a conservative additional allowance for shrinkage effects and material uncertainty. This scenario resulted in a crack width of approximately 0.12 mm, which remains minor and not expected to be readily visible. This check was included for additional conservatism but is not strictly required as the existing loads (including shrinkage) were included.
- Based on the differences in asset movements due to the development and associated impacts, the tunnels are not expected to exceed the limits in the SM Technical Guidelines for crack formation or growth.

6.3 Construction joint opening

In this section, the opening behaviour of construction joints along the tunnel lining is discussed. The predicted ground movements obtained from the DP Plaxis model were recreated in Strand7 for visualisation purposes only. The Strand7 model directly reflects the displacement results from the Plaxis analysis, with no modification or scaling applied to the movement data.

The concrete lining was explicitly included in the Plaxis model, with construction joints along the tunnel chainage modelled using detached elements to allow joint opening. Figure 26 illustrates the resulting construction joint openings under excavation-induced ground movements, shown at two different displacement magnification factors for clarity. The maximum incremental construction joint opening for each load case and both rock-tunnel interface conditions (rigid, nominated) is summarised in Table 22 and Appendix G.



(a) Construction joint visualisation by Strand7

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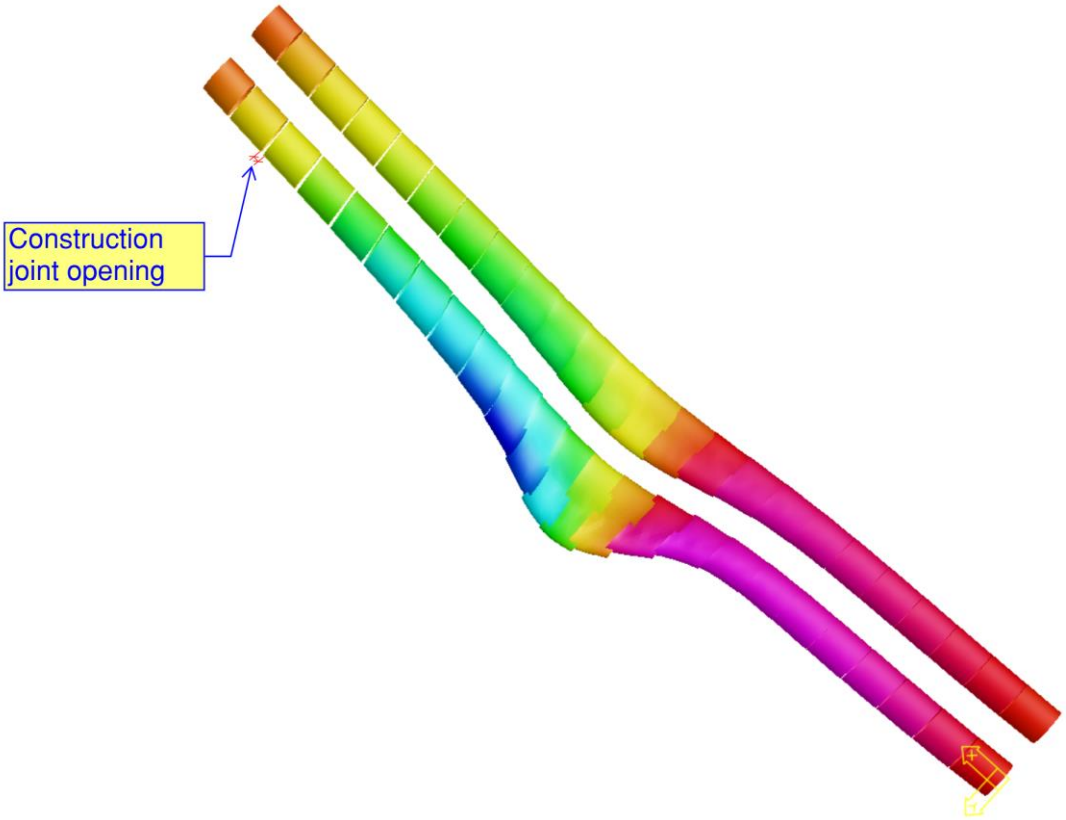

(b) Construction joint visualisation by Strand7 (displacement magnification factor = 2000)

Figure 26 – Visualization of construction joint opening under excavation by Strand7

Table 22 – Summary of construction joint opening

Rock-Tunnel	Load cases	Joint Opening (mm)
Rigid	Excavation	0.26
	Building	0.27
Nominated	Excavation	0.27
	Building	0.28

Remarks:

- The maximum incremental construction joint opening is approximately 0.27 mm.
- It is noted that many construction joints had already opened to widths of approximately 1.0 mm or greater prior to excavation, primarily due to existing concrete shrinkage.
- It is not expected that these openings would lead to adverse impacts to the tunnels.
- Treating the shotcrete sections as cast in-situ concrete is likely to be conservative as the latter would likely have a larger effective spacing between points of articulation defined by the in-situ construction joints compared to the shotcreted condition.

6.4 ULS strength

6.4.1 Axial-Flexural capacity

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Ultimate Limit State (ULS) strength verification has been undertaken using section forces (demand) and section capacity shown in interaction diagrams to assess the combined effects of axial force with bending moment (N–M) and axial force with shear (N–V).

The interaction diagrams for unreinforced concrete lining and invert slabs are presented in Appendix H, with some key results shown in Figure 27 - Figure 30.

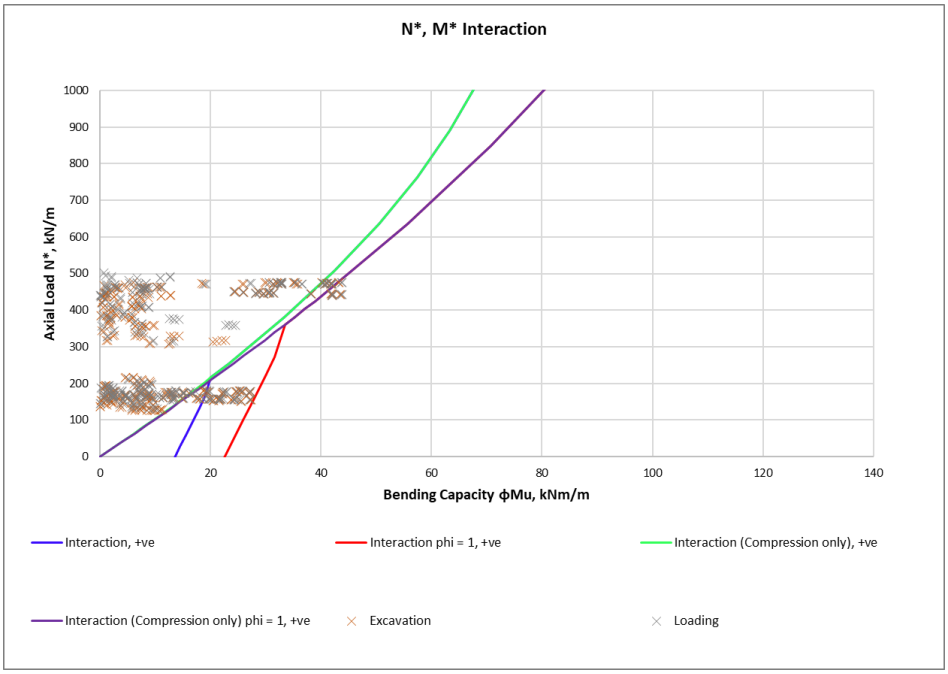
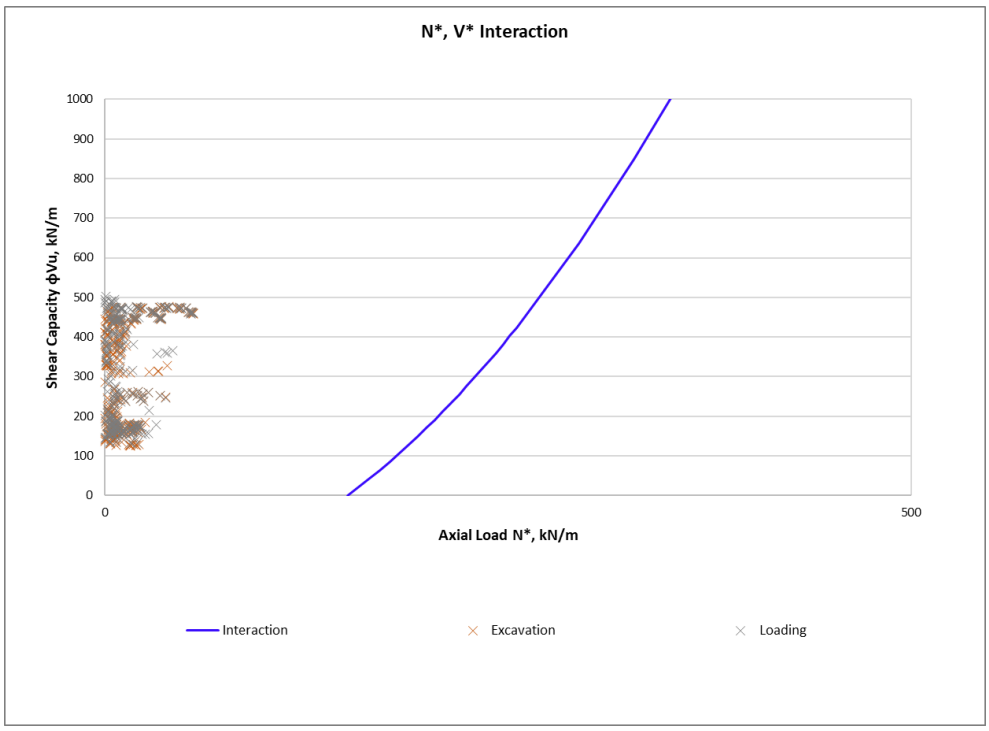


Figure 27 – Interaction diagram for lining axial-flexural strength



(a) Figure 28 – Interaction diagram for lining shear strength

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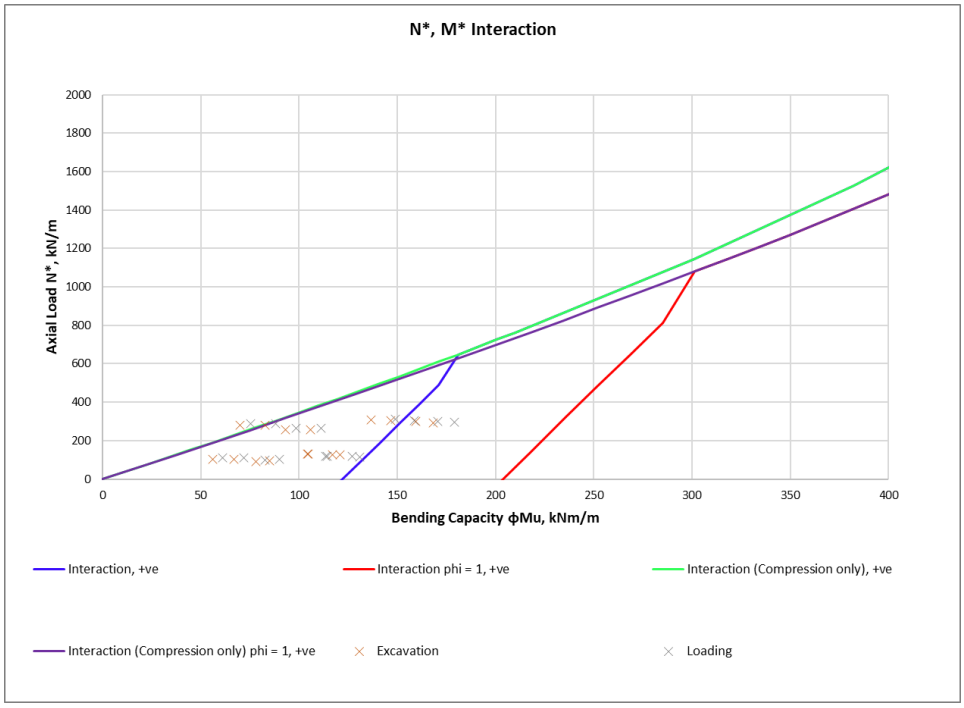

Figure 29 – Interaction diagram for invert axial-flexural strength

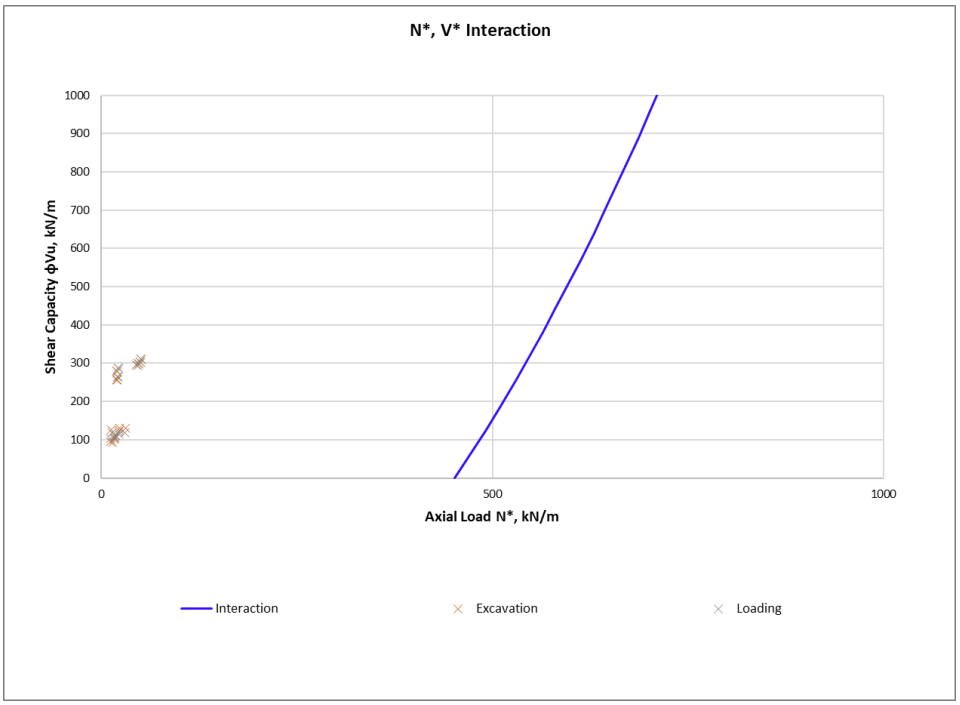

Figure 30 – Interaction diagram for invert shear strength

As shown in the N–M interaction diagram, a small number of analysis cases located in the low axial force region exhibit the exceedance of the interaction envelope.

These cases are characterised by relatively low axial compression; therefore, the failure is governed primarily by flexural capacity rather than concrete crushing. The observed behaviour is associated with the section being highly utilised before the application of ground movement, resulting in limited residual flexural capacity once

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additional deformation due to ground movement are imposed – refer to Appendix H for detailed checks of both the estimated current condition and the conditions resulting from the impacts of the proposed development.

It is noted that minor exceedance occurs even when the interaction diagram is plotted using $\phi = 1.0$ and it is noted that these generally occur in tension-governed areas. Due to the minor exceedances, further collapse analyses (as described in section 5.6.1) have been undertaken for these critical cases to assess the carrying capacity behaviour and overall robustness of the tunnel lining under overload conditions. The outcomes of these additional assessments are used to confirm whether the observed exceedances lead to unacceptable performance or whether sufficient deformation capacity and load redistribution are available to maintain global stability.

6.4.2 Shear capacity

The N-V interaction diagram indicates that all design shear forces extracted from FEM analysis lie in the shear capacity envelope. This demonstrates that no shear failure occurring in the unreinforced concrete lining and invert slabs.

6.4.3 Shear capacity – construction joints

Construction joint shear checks are summarised in Appendix I. All results are within capacity.

6.4.4 Collapse analysis

Nonlinear collapse analyses were undertaken for the critical load combinations as shown in Appendix J. The results indicate no global instability or collapse. Damage remains very limited and localised, occurring predominantly as tensile cracking at the crown region of the lining, with no indication of compressive crushing or loss of load-carrying capacity (refer to Figure 31). The tunnel lining continues to exhibit stable structural behaviour throughout the analysis, demonstrating a global overload safety factor of approximately 2.0.

Peak compressive stresses are summarised in Table 23. As these were based on collapse-level loading with the load factor pushed to 2.0, these stresses can be compared against the concrete grade of 32MPa, demonstrating that in addition to there being no collapse observed during the collapse analysis, the resulting stresses are also within limits.

Table 23 – Summary of compressive stress in collapse analysis

Model	Maximum compressive stress (MPa)
M15-Collapse-Sw1-Ra0-Sh0-Cg0-Rw0-Gm1.5	11.44
M15A-Collapse-Sw1-Ra0-Sh0-Cg0-Rw0-Gm1.5	9.86
M16-Collapse-Sw1-Ra35-Sh0-Cg100-Rw49.5-Gm1.5	20.26

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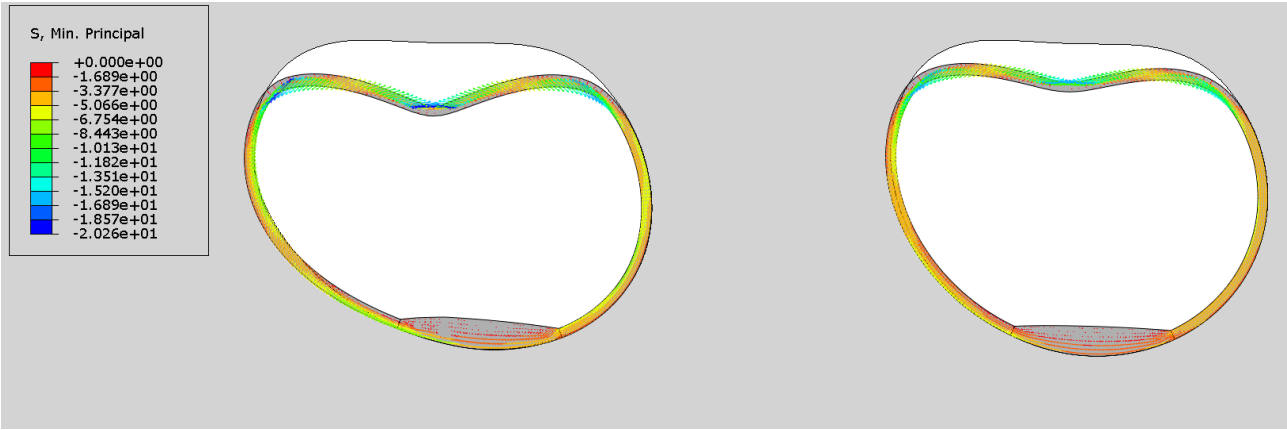

Figure 31 – Collapse analysis run by Abaqus for critical load combination case M16

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7.0 Predicted effects and appraisal

Based on the analysis results in the context of the basis and assumptions of the assessment and within the bounds of reasonable engineering accuracy, the predicted effects of the proposed development are that the existing Sydney Metro tunnels affected by the proposed development:

- Are expected to undergo a few millimetres of movement from both excavation and building loads;
  - ~9mm in the arch portions of the lining and
  - ~4mm at the invert.
- Are not expected to be subject to new visible cracking.
- May potentially have some existing openings at construction joints between in-situ lining segments – increase in width by slightly more than 0.2mm, but less than 0.3mm. It is expected that shotcrete segments would be similar in behaviour.
- Are not expected to undergo concrete spalling.
- Are not expected to be adversely impacted in terms of internal spatials or clearances.
- Are not expected to be adversely impacted in terms of drainage or waterproofing.
- Are not expected to have existing rock bolts adversely affected at the plane between the rock face and tunnel lining extrados as a result of differential shearing effects.
- Are not expected to undergo structural collapse or have compromised stability or structural integrity.
- Are expected to remain in a serviceable condition throughout construction.
- Are expected to perform their function of providing passage of Metro trains after the completion of construction, with negligible effects on their operation.
- Are not expected to be subject to unacceptable adverse impacts as a result of the development.

Remarks:

- As existing cracks in the available dilapidation information for tunnel portions neighbouring the development are expected to range from hairline to potentially several mm, the difference between an increase of 0.2-0.3mm as opposed to 0.2mm is expected to be imperceptible to barely perceptible visually, and the impact on watertightness is expected to be negligible to minor.
- The regions of peak opening of joints between adjacent tunnel segments are predicted to be located not directly adjacent to the site but in the “hogging” region of the longitudinal movement profile.
- As there is no steel reinforcement, the impact on durability is expected to be minor as corrosion is not a factor.
- The potential predicted exceedances of the differential radial slope are not expected to impact the functioning of the track base at the invert, and the potential impacts on the structural integrity have been assessed via the material response in terms of cracking, stresses and collapse resistance.
- The proposed development is not expected to lead to adverse impacts to the Sydney Metro infrastructure.

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8.0 Risks and Mitigation Measures

Within the scope of this report (structural impacts), the following risks apply:

- Movements of the track beds impacting rail alignment and performance.
- Movements and cracking of the tunnel lining leading to reductions in watertightness.
- Loads and stresses leading to loss of strength or stability, or collapse of the tunnel lining.
- Structural failure of the proposed development leading to collapse onto the rail corridor, impacting the tunnel.

The hazards are the result of the proposed excavation and building works. As the proposed development is located in the second reserve and with the first reserve defined by the Sydney Metro substratum, the works and the Sydney Metro infrastructure are separated in terms of proximity and direct impact – rather acting via induced movements in the ground and changes to the ground stresses. Thus, the interface is not direct. Hence, mitigation measures relate primarily to the predicted effects (i.e. this report), dilapidation/condition inspections and monitoring during the works.

Mitigation measures include:

- Assessment of predicted effects of the impacts of the development on the structural integrity of the tunnel lining by way of the structural assessment, i.e. as part of the body of work in this report.
- Future dilapidation inspections to confirm the existing conditions of the tunnel lining to either confirm that there are no obvious and major defects and that the state of cracking conforms to the assumptions which underpin this assessment. Or, any defects to be incorporated into an updated engineering assessment whereby the impacts on the engineering mechanics of the tunnel lining from the specific defects are directly accounted for in updated analysis.
- Instrumentation and monitoring plan with alert levels and hold points during excavation and construction.
- Structural design of the development to comply with the NCC including compliance with referenced design standards.

Refer Appendix K for TTW's structural risk and solutions register. In accordance with this risk framework, we assess the residual risk to be medium.

9.0 Recommendations

We make the following recommendations:

- We recommend that the tunnels be monitored during the works as required by the Sydney Metro Corridor Protection Technical Guidelines
- We recommend that dilapidation inspections be undertaken prior to the works, again as required by the guidelines and expected to be included with the SSDA conditions of consent.
- If any part of the tunnels' condition deviates significantly from that assumed for this assessment, the engineering analysis, reporting, conclusions, risk assessment and recommendations will need to be updated.

10.0 Assumptions, Caveats and Limitations

- This report covers the structural impact assessment to Sydney Metro running tunnels only.
- Our assessment is limited to the structural integrity of the permanent liner only.
- No dilapidation or condition inspections have been undertaken. Hence we have assumed that the liner is in fair condition and our assessment relies on this assumption.
- We have made reasonable approximations and simplifications for this assessment compared to the potential range of original design assumptions. Not all permutations and combinations of effects have

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been considered, however engineering judgement has been applied to determine the most likely governing and realistic effects to combine with the effects of the predicted ground movements.

- Our analysis has been undertaken based on the information provided to us. While we have taken reasonable steps to undertake high level checks on the information, we cannot guarantee its validity or accuracy.
- Predicted effects from numerical analysis processes are theoretical only, and rely on assumptions and engineering judgement. They are to be interpreted within the reasonably bounds of engineering accuracy, and no guarantee can be provided that they will match real life outcomes.
- If the information on which this assessment has relied is to change, the predicted effects and conclusions need to be re-assessed. This includes (but is not limited to) the existing state of cracking in the tunnel linings, which has not been specifically inspected along the affected chainages.
- This report and included assessment have been prepared for the express use of the client only and for the stated purpose of the Sydney Metro rail tunnel impact assessment as a result of the proposed development.

11.0 Conclusions

We believe that the structural impact assessment contained herein is in compliance with the requirements of the Sydney Metro Corridor Protection Technical Guidelines and that it can be shown that the proposed development is not expected to lead to adverse impacts to Sydney Metro infrastructure.

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12.0 Appendices

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Appendix A Sydney Metro As-Built Drawings

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GIFFNOCK AV

DESIGN PACKAGE C11A

BYFIELD STREET

COTTONWOOD CRESCENT

7 800.0 | 7 850.0 | 7 900.0 | 7 950.0 | 8km 000.0 | 8 050.0 | 8 100.0 | 8 150.0 | 8 200.0 | 8 250.0 | 8 300.0 | 8 350.0 | 8 400.0 | 8 450.0 | 8 500.0 | 8 550.0

END OF CAVERN

TUNNEL EXHAUST SHAFT

FAN NICHE (29/30)

FAN NICHE (31/32)

CROSS PASSAGE 31

CROSS PASSAGE 32

CROSS PASSAGE 33

PROJECT CORRIDOR BOUNDARY

DOWN TUNNEL

TO EPPING

MTDL

310 09 47.0

FROM CHATSWOOD

UP TUNNEL

FAN NICHE (27/28)

FAN NICHE (29/30)

WATERLOO ROAD

MTUL

WATERLOO ROAD

PROJECT CORRIDOR BOUNDARY

7 800.0 | 7 850.0 | 7 900.0 | 7 950.0 | 8km 000.0 | 8 050.0 | 8 100.0 | 8 150.0 | 8 200.0 | 8 250.0 | 8 300.0 | 8 350.0 | 8 400.0 | 8 450.0 | 8 500.0 | 8 550.0

TUNNEL EXHAUST SHAFT

SHRIMPTON'S CREEK TRIPLE BOX CULVERT REFER DRG No PRL-CSD174815 FOR DETAILS

FOR CONTINUATION REFER DRG No PRL-CSD110512

FOR CONTINUATION REFER DRG No PRL-CSD110514

MACQUARIE CENTRE

KHARTOUM ROAD

FOR LOCATION & TYPES OF ALL STRUCTURES REFER DRG No PRL-CSD110592 & PRL-CSD110593

MGA COORDINATES

A1 1:1000
A3 1:2000

0 20 40 60m
20 10

AS BUILT

REV	BY	DATE	DESCRIPTION	APPD
5	LMT	22.05.08	EDMS CODE ADDED	GE
4	GS	230805	AS BUILT	GE
3	LKO	220604	ISSUED FOR CONSTRUCTION - GHDPB-RFI-143 CP'S RELOCATED	DW
2	LKO	200404	ISSUED FOR CONSTRUCTION - FAN NICHES RENUMBERED	DW
1	LKO	270803	ISSUED FOR CONSTRUCTION	DW

GHD
PB PARSONS BRINCKERHOFF
AB

THE INFORMATION SHOWN ON THIS DRAWING IS FOR THE PURPOSES OF THE PARRAMATTA RAIL LINK PROJECT ONLY
NO WARRANTY IS GIVEN OR IMPLIED AS TO ITS SUITABILITY FOR ANY OTHER PURPOSE

	PREPARED	CHECKED	DESIGN CONSULTANT APPROVED
DESIGN	RJM/ANK	RAG	D.WUNDER
DRAWN	LKO	GCS	DATE 270803

CAD FILE C11A

Thiess Hochtief Joint Venture
43 Waterloo Road
Macquarie Park - NSW 2113
Tel 02 9878 6544
Fax 02 9878 6585

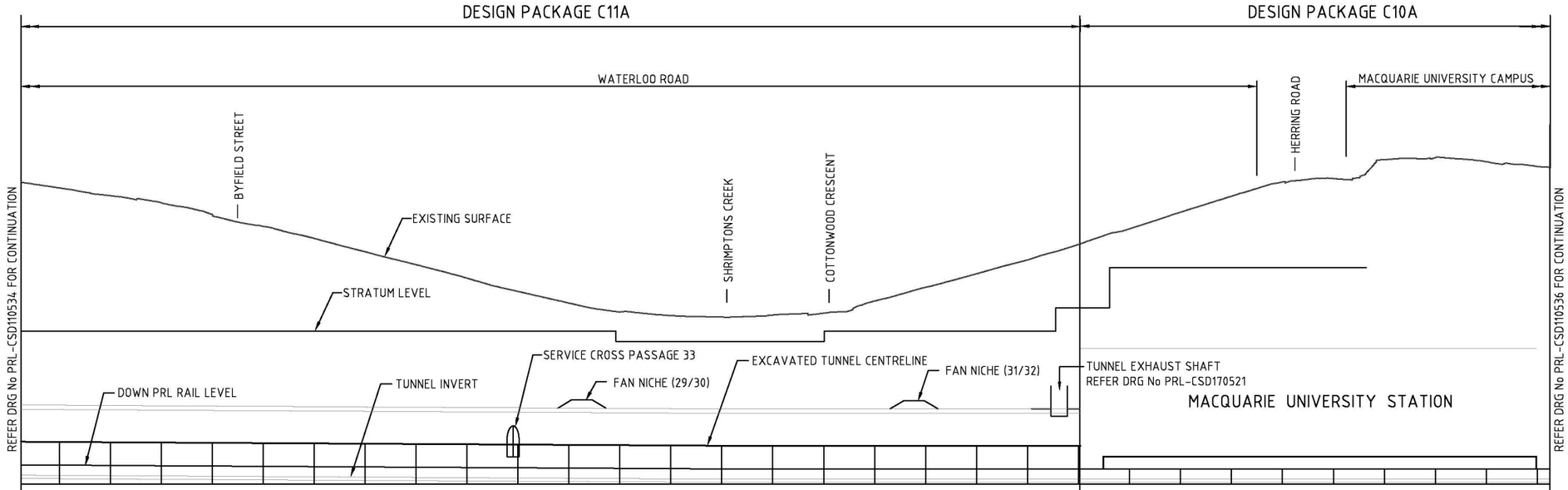
THIESS HOCHTIEF

Parramatta Rail Link
A NSW GOVERNMENT INITIATIVE

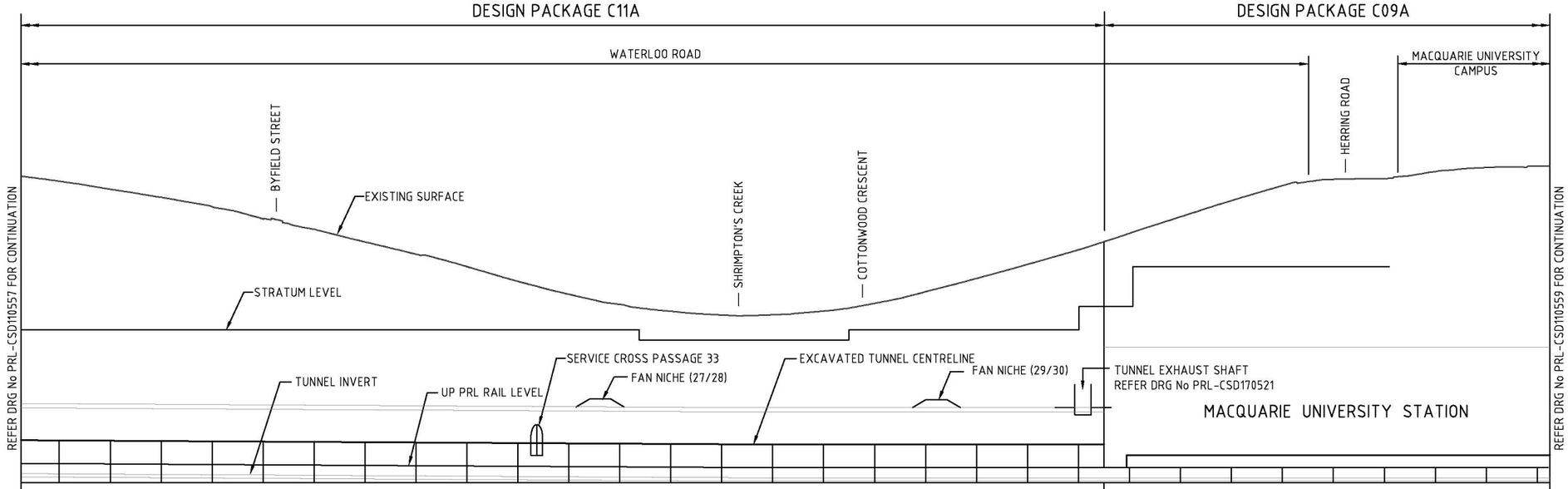
PARRAMATTA RAIL LINK | CV0485237 A

DRAWING TITLE
RUNNING TUNNELS
MACQUARIE PARK STN TO MACQUARIE UNI STN
GENERAL ARRANGEMENT SHEET 13 OF 20

SCALE	DRG NO.	REV
A1 1:1000	PRL-CSD110513	5


DESIGN PACKAGE C11A
DESIGN PACKAGE C10A
WATERLOO ROAD
BYFIELD STREET
HERRING ROAD
MACQUARIE UNIVERSITY CAMPUS
EXISTING SURFACE
SHRIMPTONS CREEK
COTTONWOOD CRESCENT
STRATUM LEVEL
REFER DRG No PRL-CSD110534 FOR CONTINUATION
REFER DRG No PRL-CSD110536 FOR CONTINUATION
SERVICE CROSS PASSAGE 33
EXCAVATED TUNNEL CENTRELINE
FAN NICHE (31/32)
TUNNEL EXHAUST SHAFT
REFER DRG No PRL-CSD170521
DOWN PRL RAIL LEVEL
TUNNEL INVERT
FAN NICHE (29/30)
MACQUARIE UNIVERSITY STATION

| | | |



DATUM RL 25						
STRUCTURE TYPE	RUNNING TUNNEL					STATION CAVERN
PREDICTED INITIAL SUPPORT (NOTE 1)	PRL – 4 PRL – 5	PRL – 1, PRL – 2 OR PRL – 3 GRP BOLTS		REFER TO DRG No PRL-CSD111620	PRL – 1, PRL – 2 OR PRL – 3 GRP BOLTS	NOT APPLICABLE
FINAL SUPPORT	CONCRETE LINING			SHOTCRETE LINING		NOT APPLICABLE
PREDICTED TUNNEL LINING WATERPROOFING (NOTE 2)	PROBING (NOTE 3) (DRAINED	ESTIMATED INFLOW < 0.1 L/s/100m (DRAINED)		PROBING (NOTE 3) & GROUTING (20m) ESTIMATED INFLOW < 0.1 L/s/100m (DRAINED)		NOT APPLICABLE
ACTUAL WATERPROOFING	PROBING (NOTE 3) (DRAINED	INFLOW < 0.1 L/s/100m (DRAINED)				NOT APPLICABLE
TUNNEL INVERT (STAGE 1)	PRECAST INVERT SEGMENT WITH UNREINFORCED IN-SITU CONCRETE INFILL					

EXCAVATED TUNNEL CENTRELINE	29.174	29.153	29.124	29.096	29.067	29.038	29.010	28.981	28.953	28.924	28.895	28.867	28.838	28.810	28.781	28.775	28.775	28.775	28.775	28.775	28.775	28.775	28.775	28.775	28.775	28.775	28.775	28.775	28.775	28.775
EXISTING SURFACE LEVELS	55.06	54.56	53.78	52.98	52.07	50.87	49.85	48.61	47.41	46.19	44.75	43.47	42.49	41.81	41.45	41.47	41.84	42.59	43.73	45.03	46.41	47.84	49.46	51.07	52.66	54.13	54.75	54.84	55.51	55.91	56.05
CHAINAGES	8 125	8 140	8 160	8 180	8 200	8 220	8 240	8 260	8 280	8 300	8 320	8 340	8 360	8 380	8 400	8 420	8 440	8 460	8 480	8 500	8 520	8 540	8 560	8 580	8 600	8 620	8 640	8 660	8 680	8 700	8 720

EXCAVATED TUNNEL CENTRELINE UP CONTROL(MTUL)

NOTES

1 FOR ESTIMATING PURPOSES AN ALLOWANCE OF 0.5% (10m) OF SUPPORT TYPE PRL-6 SHOULD BE CONSIDERED FOR UP TUNNEL BETWEEN DELHI ROAD AND MACQUARIE UNIVERSITY STATIONS.
2 WATERPROOFING BASED UPON ESTIMATED LONG TERM INFLOWS. SHORT TERM INFLOW DURING CONSTRUCTION MAY BE SIGNIFICANTLY GREATER THAN THE LONG TERM INFLOWS.
3 FORWARD PROBING IS ONLY REQUIRED IF UP TUNNEL IS LEADING TUNNEL.

A1 1:1000 / A3 1:2000: 0 20 40 60m; 20 10
A1 1:250 / A3 1:500: 0 5 10 15 m; 5 2.5

AS BUILT

REV	BY	DATE	DESCRIPTION	APPD
7	LMT	22.05.08	EDMS CODE ADDED	GE
6	D McA	13.07.07	AS-BUILT UPDATE	GE
5	GS	29.07.05	AS BUILT	GE
4	LKO	220604	ISSUED FOR CONSTRUCTION – GHDPB-RFI-143 CP'S RELOCATED	DW
3	LKO	200404	ISSUED FOR CONSTRUCTION – FINAL SUPPORT REVISED	DW
2	LKO	171003	TUNNEL INVERT NOTES ADDED & WATERPROOFING NOTES REVISED	DW
1	LKO	270803	ISSUED FOR CONSTRUCTION	DW

GHD PB PARSONS BRINCKERHOFF

AB

THE INFORMATION SHOWN ON THIS DRAWING IS FOR THE PURPOSES OF THE PARRAMATTA RAIL LINK PROJECT ONLY
NO WARRANTY IS GIVEN OR IMPLIED AS TO ITS SUITABILITY FOR ANY OTHER PURPOSE

	PREPARED	CHECKED	DESIGN CONSULTANT APPROVED
DESIGN	RJM/ANK	RAG	D.WUNDER
DRAWN	LKO	GCS	DATE 270803

CAD FILE C11 A

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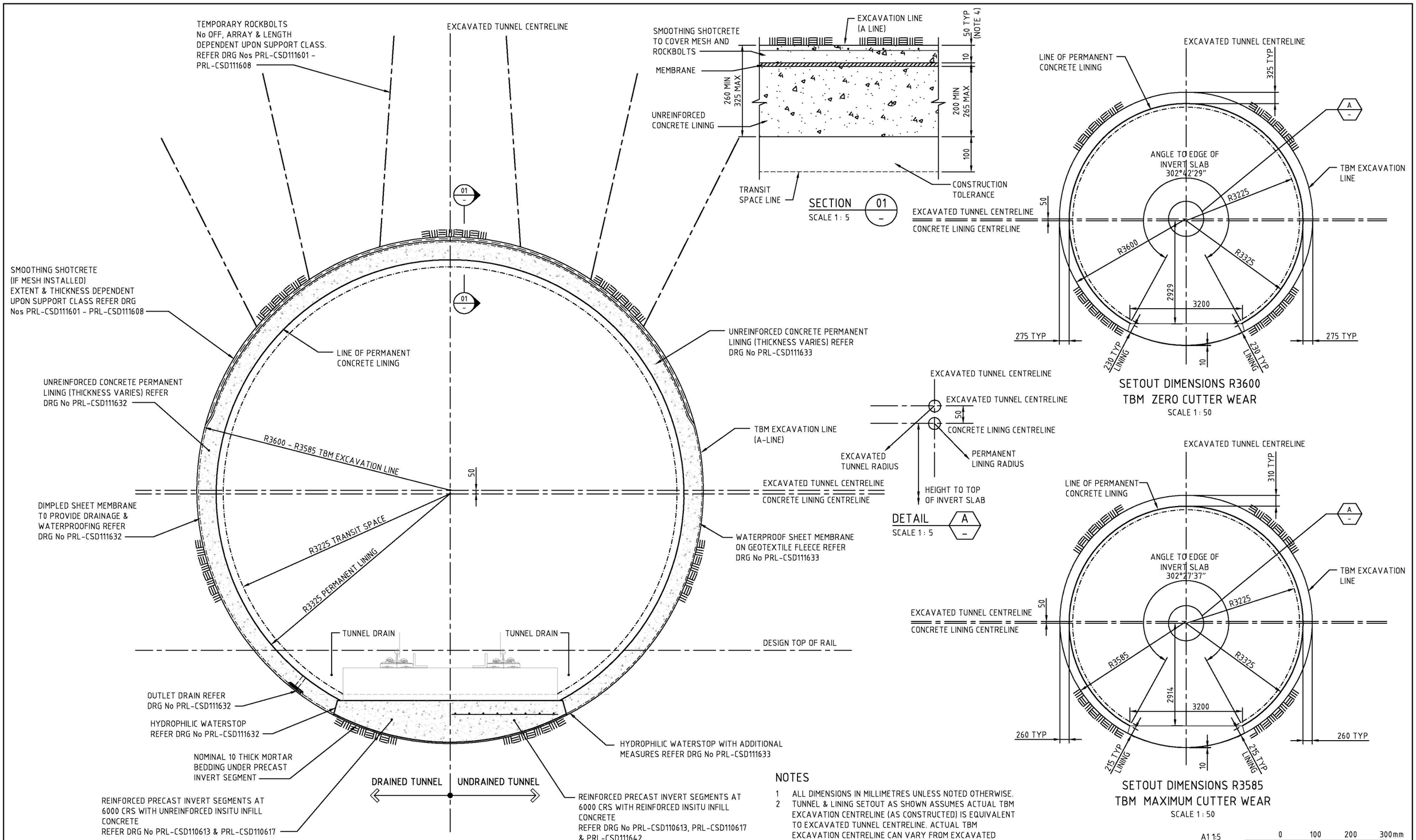
THIESS HOCHTIEF

Parramatta Rail Link A NSW GOVERNMENT INITIATIVE

PARRAMATTA RAIL LINK | CV0485248 A

DRAWING TITLE
RUNNING TUNNELS
MACQUARIE PARK STN TO MACQUARIE UNI STN
UP TUNNEL LONG SECTION SHEET 15 TO 23

SCALE	DRG NO.	REV
A1 1:1000H 250V	PRL-CSD110558	7



TBM TUNNEL GENERAL ARRANGEMENT
SUPPORT CLASS PRL-1, PRL-2, PRL-3, PRL-4
SCALE 1 : 25

SECTION 01
SCALE 1 : 5

DETAIL A
SCALE 1 : 5

SETOUT DIMENSIONS R3600
TBM ZERO CUTTER WEAR
SCALE 1 : 50

SETOUT DIMENSIONS R3585
TBM MAXIMUM CUTTER WEAR
SCALE 1 : 50

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. TUNNEL & LINING SETOUT AS SHOWN ASSUMES ACTUAL TBM EXCAVATION CENTRELINE (AS CONSTRUCTED) IS EQUIVALENT TO EXCAVATED TUNNEL CENTRELINE. ACTUAL TBM EXCAVATION CENTRELINE CAN VARY FROM EXCAVATED TUNNEL CENTRELINE BY 90mm IN ANY DIRECTION
3. TYPICAL CLEARANCES SHOWN ARE BASED UPON TUNNEL FORMWORK DIAMETER OF 6650
4. THICKNESS OF SMOOTHING SHOTCRETE WILL VARY BETWEEN ZERO WHERE NO MESH IS INSTALLED AND 75mm LOCALLY WHERE ROCKBOLTS ARE NOT COUNTERSUNK.

A1 1:5 A3 1:10	0 100 200 300mm 100 50	
A1: 1:25 A3: 1:50	0 500 1000 1500mm 500 250	
A1 1:50 A3 1:100	0 1 2 3m 1 500	

AS BUILT

REV	BY	DATE	DESCRIPTION	APPD
5	NSN	15.05.08	EDMS CODE ADDED	GE
4	GS	180805	AS BUILT	GE
3	GCS	291003	INVERT SLAB DIMENSIONS ADDED, MORTAR BEDDING REVISED	DW
2	LKO	011003	ISSUED FOR CONSTRUCTION - TRANSIT SPACE, A-LINE ADDED	DW
1	LKO	180803	ISSUED FOR CONSTRUCTION	DW

GHD
PB PARSONS BRINCKERHOFF
AB

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	PREPARED	CHECKED	DESIGN CONSULTANT APPROVED
DESIGN	ANK	RAG	D.WUNDER
DRAWN	LKO	GCS	DATE 180803

CAD FILE C09A,C11A & C15A

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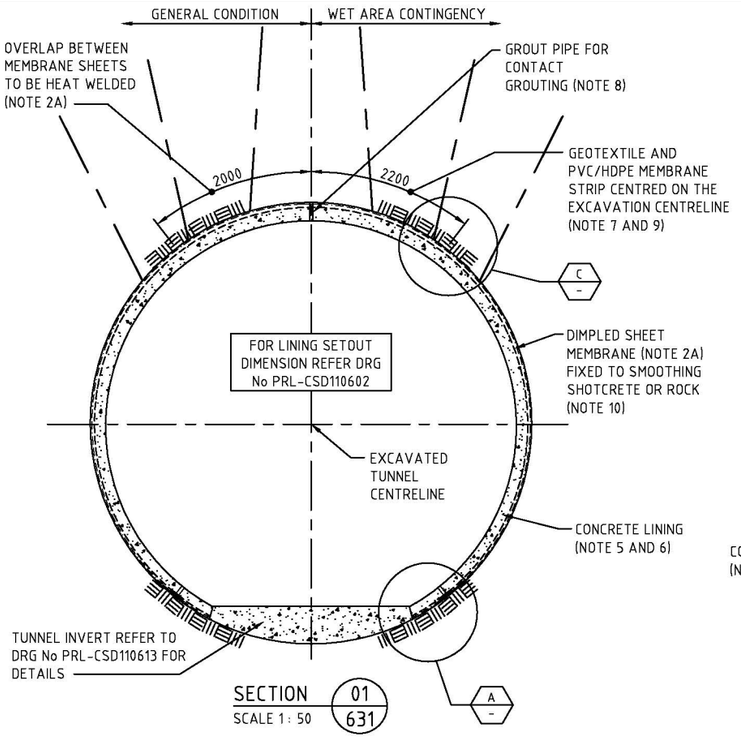
THIESS HOCHTIEF

Parramatta Rail Link
A NSW GOVERNMENT INITIATIVE

PARRAMATTA RAIL LINK | CV0484888 A

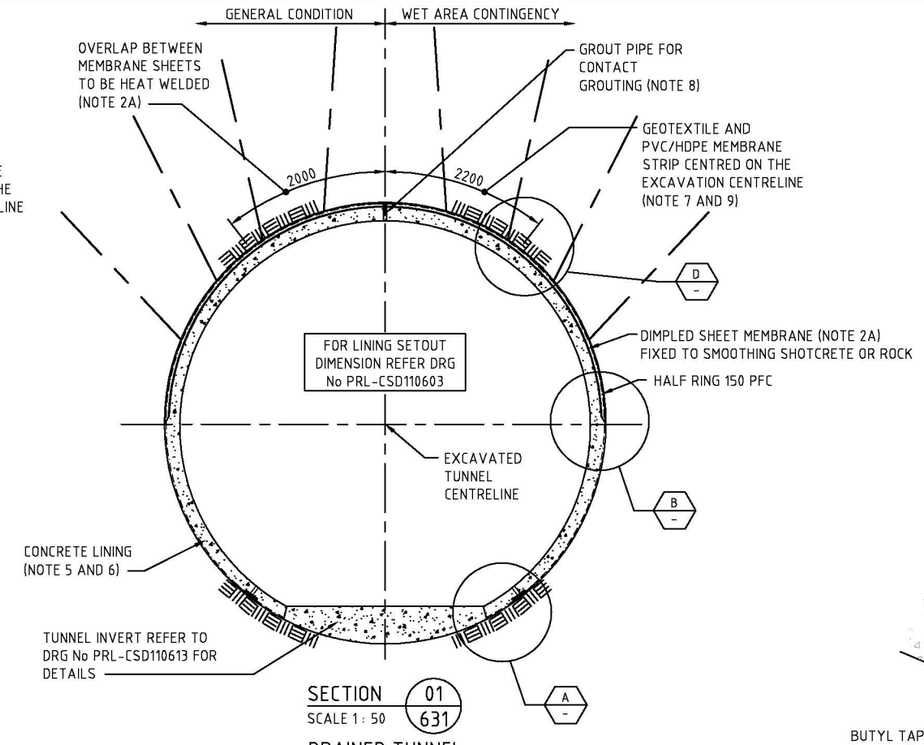
DRAWING TITLE
RUNNING TUNNELS
TBM TUNNEL GENERAL ARRANGEMENT AND
SETOUT DETAILS - SHEET 1 OF 3

SCALE	DRG NO.	REV
A1 1:AS SHOWN	PRL-CSD110602	5



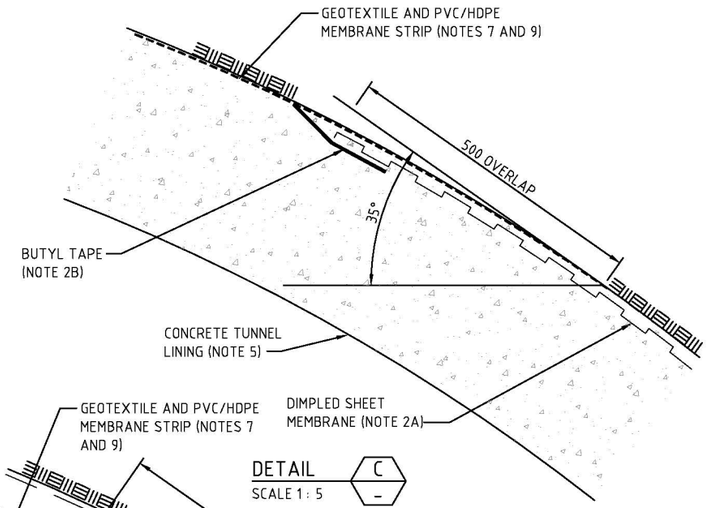
SECTION 01/631
SCALE 1 : 50

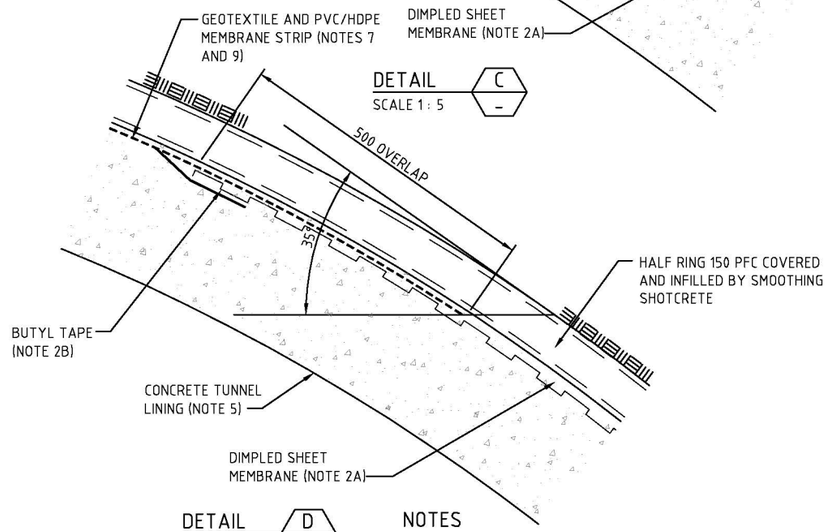
DRAINED TUNNEL
SUPPORT CLASS PRL-1, PRL-2, PRL-3, PRL-4



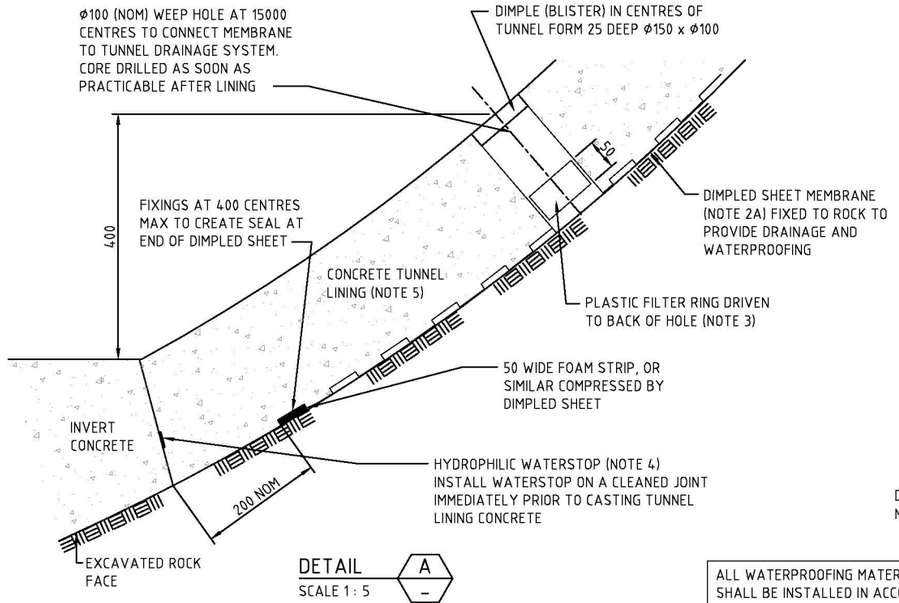
SECTION 01/631
SCALE 1 : 50

DRAINED TUNNEL
SUPPORT CLASS PRL-5 (HALF RING 150 PFC)

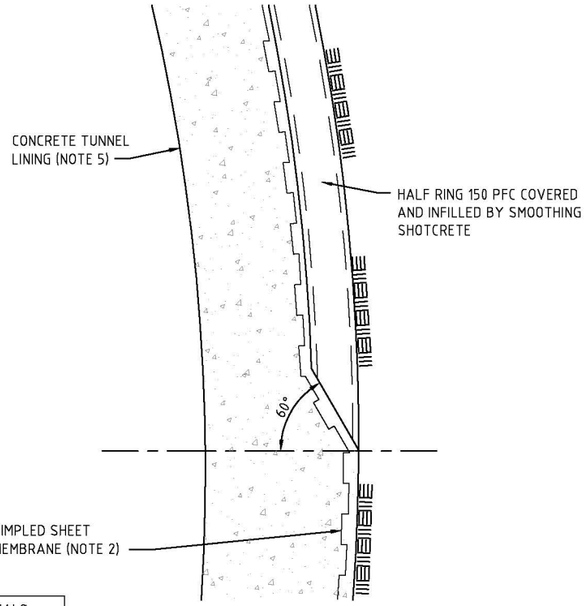




DETAIL D
SCALE 1 : 5



DETAIL A
SCALE 1 : 5



DETAIL B
SCALE 1 : 5

ALL WATERPROOFING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND IN ACCORDANCE WITH SPECIFICATION PRL-CSA100016

AS BUILT

NOTES

1 ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
2A DIMPLED SHEET MEMBRANE TO BE HDPE OR POLYPROPYLENE (PP) PLATON P5, 0.7mm THICK, BY ISOLA MATERIALS OR APPROVED EQUIVALENT.
2B UPPER EDGE OF DIMPLED SHEET SEALED AGAINST PVC MEMBRANE STRIP USING BUTYL TAPE. FIRST ROW OF DIMPLED SHEET FIXINGS AS PER SPECIFICATION PRL-CSA100016 C13.4.7.
3 FILTER RING TO BE Ø100 UPVC PIPE 50 LONG FULLY WRAPPED WITH GEOTEXTILE. RING TO BE PLACED IN CORED HOLE WITH A SUITABLY SIZED STEEL DRIVER.
4 HYDROPHILIC WATERSTOP TO BE TYPE HYDROTITE DSS-0320 BY CORKJOINT OR APPROVED EQUIVALENT IN PRL 4, 5 & 6 ONLY.
5 CONCRETE TO BE GRADE S32 FOR EXPOSURE CATEGORY 3A IN ACCORDANCE WITH SPECIFICATION PRL-CSA100008.
6 STRIPPING OF CONCRETE FORMS SHALL NOT TAKE PLACE UNTIL THE CONCRETE LINING HAS ACHIEVED IN MINIMUM STRENGTH OF 3MPa.
7 GEOTEXTILE TO BE TYPE GEOTEX 1341, 450g/m2 BY GEOTEXTILE SUPPLIES AND ENGINEERING OR APPROVED EQUIVALENT.
8 CONTACT GROUTING OF THE TUNNEL CONCRETE LINING SHALL BE CARRIED OUT AFTER THE 28 DAY UNCONFINED COMPRESSIVE STRENGTH HAS BEEN ACHIEVED. CONTACT GROUTING SHALL BE IN ACCORDANCE WITH SPECIFICATION PRL-CSA100018.
9 PVC/HDPE SHEET MEMBRANE TO BE TYPE SIKAPLAN 14.6V 2mm THICK BY SIKA OR APPROVED EQUIVALENT OR TO BE TYPE CARBOFOL TUNNEL MEMBRANE PEHD 2mm THICK BY NAUE OR APPROVED EQUIVALENT. JOINTS BETWEEN MEMBRANE SHEETS TO BE HEAT WELDED AND TESTED.
10 WHERE REQUIRED, DIMPLED SHEET ON SIDEWALLS MAY BE REPLACED BY STRIP DRAINS AT 3000 CENTRES OVERLAYED BY 500gm GEOTEXTILE AND HDPE MEMBRANE.

A1 1:5
A3 1:10
0 100 200 300mm
100 50

A1 1:50
A3 1:100
0 1 2 3m
1 500

REV	BY	DATE	DESCRIPTION	APPD
8 & 9	D McA	23.07.07	AS-BUILT UPDATE	GE
7	GS	190805	AS-BUILT	GE
6	CZ	060605	ISSUED FOR CONSTRUCTION - #508 NOTE ADDED	DW
5	LKO	280904	ISSUED FOR CONSTRUCTION - RFI-829	DW
4	LKO	290604	ISSUED FOR CONSTRUCTION - GHDPB-RFI-652	DW
3	LKO	160604	IFC - RFI-386 LINING STRIPPING STRENGTH REVISED	DW
10	NSN	150508	EDMS CODE ADDED	GE

GHD
PB PARSONS BRINCKERHOFF
AB

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	PREPARED	CHECKED	DESIGN CONSULTANT APPROVED
DESIGN	ANK/DC	RAG	D.WUNDER
DRAWN	LKO	EMJ	DATE 151203

CAD FILE C09A,C11A & C15A

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A NSW GOVERNMENT INITIATIVE

PARRAMATTA RAIL LINK CV0484945 A

DRAWING TITLE
RUNNING TUNNELS
TBM TUNNEL CONCRETE LINING AND WATERPROOFING DETAILS - DRAINED TUNNEL

SCALE	DRG NO.	REV
A1 1:AS SHOWN	PRL-CSD111632	10

Appendix B Proposed Works

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B.1 Architectural Drawings

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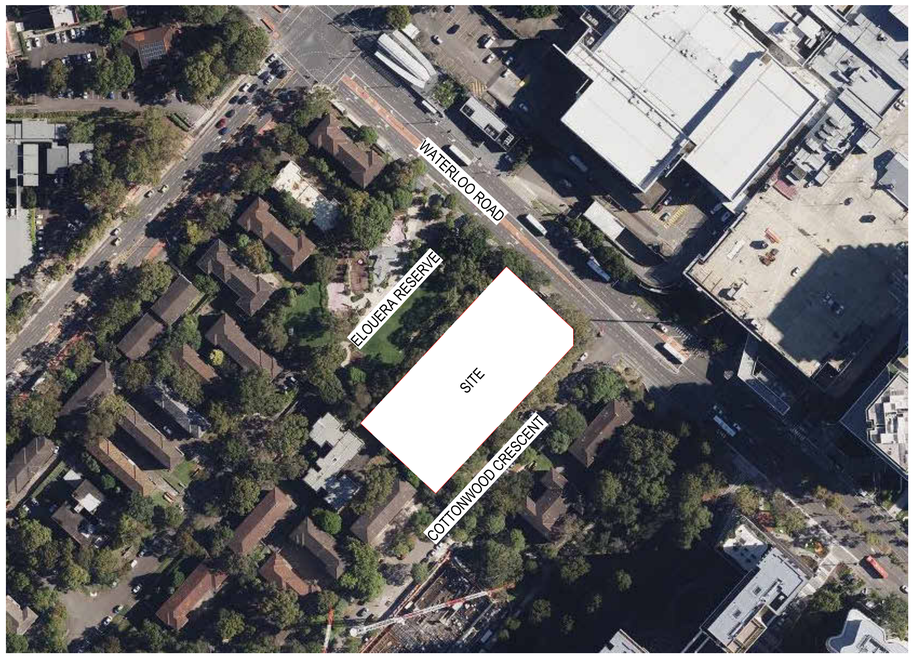
PUBLISH DATE 30/01/2026 9:17:26 PM



NOT FOR CONSTRUCTION

88 WATERLOO DEVELOPMENT APPLICATION

88 Waterloo Road, Macquarie Park, NSW, 2113

DRAWING LIST

NUMBER	NAME
0000 PROJECT INFORMATION	
DA0000	TITLE SHEET
DA0001	PROJECT SUMMARY
DA0200	NEIGHBOURS NOTIFICTION PLAN
1000 SITE WORKS	
DA1000	EXISTING SITE PLAN
DA1001	SITE ANALYSIS PLAN
DA1002	NEIGHBOUR NOTIFICATION PLAN
DA1100	DEMOLITION SITE PLAN
2000 GENERAL ARRANGEMENT PLANS	
DA2001	BASEMENT 6
DA2002	BASEMENT 5
DA2003	BASEMENT 4
DA2004	BASEMENT 3
DA2005	BASEMENT 2
DA2006	BASEMENT 1
DA2007	LOWER GROUND
DA2008	UPPER GROUND
DA2009	LEVEL 1
DA2010	LEVEL 2
DA2011	LEVEL 3
DA2012	LEVEL 4
DA2013	LEVELS 5 - 9
DA2014	LEVEL 10
DA2015	LEVELS 11 - 19
DA2016	LEVELS 20 - 22
DA2017	LEVEL 23
DA2018	LEVEL 24
DA2019	LEVEL 25 - 26
DA2020	LEVEL 27
DA2021	LEVEL 28
DA2022	LEVEL 29 - 30
DA2022 (1)	LEVEL 45 - 51
DA2023	LEVEL 31
DA2024	LEVEL 32 - 33
DA2025	LEVEL 34
DA2026	LEVEL 35 - 40

DRAWING LIST

NUMBER	NAME
DA2027	LEVEL 41 - 44
DA2028	LEVEL 45 - 50
DA2029	LEVEL 51
DA2030	LEVEL 52
DA2031	LEVEL 53 - 57
DA2032	LEVEL 58 - 59
DA2033	LEVEL 60
DA2034	ROOF PLAN
2600 SHADOWS AND SUN	
DA2600	SHADOW DIAGRAMS EXISTING CONTEXT SHEET 1
DA2601	SHADOW DIAGRAMS EXISTING CONTEXT SHEET 2
DA2602	SHADOW DIAGRAMS FUTURE CONTEXT SHEET 1
DA2603	SHADOW DIAGRAMS FUTURE CONTEXT SHEET 2
DA2604	SUN EYE VIEWS EXISTING CONTEXT
DA2605	SUN EYE VIEWS FUTURE CONTEXT SHEET 1
DA2606	SUN EYE VIEWS FUTURE CONTEXT SHEET 2
2900 DRAWING FORMAT SCHEDULES	
DA2900	GFA DIAGRAMS - SHEET 1
DA2901	GFA DIAGRAMS - SHEET 2
DA2902	GFA DIAGRAMS - SHEET 3
DA2903	ADG BUILDING SEPARATION
DA2904	SOLAR ACCESS DIAGRAMS SHEET 1
DA2905	SOLAR ACCESS DIAGRAMS SHEET 2
DA2906	SOLAR ACCESS DIAGRAMS SHEET 3
DA2907	CROSS VENTILATION DIAGRAMS
DA2908	NSA SCHEDULE SHEET 1
DA2909	NSA SCHEDULE SHEET 2
DA2910	NSA SCHEDULE SHEET 3
DA2911	NSA SCHEDULE SHEET 4
DA2920	APARTMENT SCHEDULE - SHEET 1
DA2921	APARTMENT SCHEDULE - SHEET 2
DA2922	APARTMENT SCHEDULE - SHEET 3
DA2923	APARTMENT SCHEDULE - SHEET 4
DA2930	STORAGE SCHEDULE - SHEET 1
DA2931	STORAGE SCHEDULE - SHEET 2
DA2932	STORAGE SCHEDULE - SHEET 3
DA2933	STORAGE SCHEDULE - SHEET 4

ABBREVIATIONS

A/C	AIR CONDITIONING	DW	DISHWASHER	LDY	LAUNDRY	SCT	SUSPENDED CEILING TILE
AFSL	ABOVE STRUCTURAL FLOOR LEVEL	EA	EACH	LS	LOUVRE SCREEN	SD	SEWER DRAIN
AL	ALUMINIUM	EDB	ELECTRICAL DISTRIBUTION BOARD	M	MIRROR	SFL	STRUCTURE FINISHED LEVEL
AO	ACCESS OPENING	EJ	EXPANSION JOINT	MC	METAL CLADDING	SHB	SHOWER BATH
AP	ACCESS PANEL	EQ	EQUAL	MDF	MEDIUM DENSITY FIBREBOARD	SHR	SHOWER
AT	ACOUSTIC TILE	ESB	ELECTRICAL SWITCHBOARD	MH	MANHOLE	SHS	SQUARE HOLLOW SECTION
B	BOLLARD	EX	EXISTING (PRIOR TO)	MISC	MISCELLANEOUS	SK	SKIRTING
BAL	BALUSTRADE	EXT	EXTERNAL	MJ	MOVEMENT JOINT	SKL	SKYLIGHT
BDY	BOUNDARY	F	FIXED GLAZING	MLM	MELAMINE	SNK	SINK
BH	BOREHOLE	FB	FACE BRICK	MO	MICROWAVE OVEN	SP	SEWER PIT
BHD	BULKHEAD	FBL	FACE BLOCK	MR	MOISTURE RESISTANT	SPEC	SPECIFICATION
BK	BRICK	FC	FIBROUS CEMENT	MRS	METAL ROOF SHEETING	SPL	SPLASHBACK
BLDG	BUILDING	FCL	FINISHED CEILING LEVEL	MS	MILD STEEL	SR	SHOWER ROSE
BLK	BLOCKWORK	FCU	FAN COIL UNIT	MSB	MAIN SWITCHBOARD	SS	STAINLESS STEEL
BN	BULLNOSE	FEN	FENCE	MV	MECHANICAL VENT	SSL	STRUCTURAL SLAB LEVEL
BOE	BRICK-ON-EDGE	FFL	FINISHED FLOOR LEVEL	MW	METALWORK	ST	STONE
BSN	BASIN	FGL	FINISHED GROUND LEVEL	NGL	NATURAL GROUND LEVEL	SVP	SEWER VENT PIPE
BTH	BATH	FHR	FIRE HOSE REEL	NIC	NOT IN CONTRACT	SW	STORM WATER
BWK	BRICKWORK	FIP	FIRE INDICATOR PANEL	NO	NUMBER	SWP	STORMWATER PIT
BWU	BOILING WATER UNIT	FLR	FLOOR	NOM	NOMINAL	T	TILE
CB	CONCRETE BLOCK	FP	FIBROUS PLASTER	NTS	NOT TO SCALE	TEL	TELEPHONE
CCTV	CLOSED CIRCUIT TELEVISION	FRL	FIRE RESISTANCE LEVEL	OD	OUTSIDE DIAMETER	TGSI	TACTILE INDICATORS
CD	CLOTHES DRYER	FW	FLOOR WASTE TO SEWER	OF	OVERFLOW-RAINWATER	TIMB	TIMBER
CDR	CLOTHES DRYING RACK	GALV	GALVANISED	OFC	OFF-FORM CONCRETE	TOH	TOP OF HOB
CFC	COMPRESSED FIBROUS CEMENT	GB	GAS BAYONET	OHD	OVERHEAD DOOR	TOK	TOP OF KERB
CHS	CIRCULAR HOLLOW SECTION	GD	GRATED DRAIN	OP	OPAQUE	TOW	TOP OF WALL
CI	CAST IRON	GL	GLAZING	OV	OVEN	TP	TAP
CIP	CAST IRON PIPE	GND	GROUND	P	PAINT (FINISH)	TPH	TOILET PAPER HOLDER
CJ	CONTROL JOINT	GPO	GENERAL PURPOSE (POWER) OUTLET	PAV	PAVING	TR	TOWEL RAIL
CL	CENTRE LINE	GR	GRAB RAIL	PB	PLASTERBOARD	TRZO	TERRAZZO
CLNR	CLEANER	GRANO	GRANOLITHIC	PC	PRECAST CONCRETE	TUB	LAUNDRY TUB
COL	COLUMN	GRC	GLASS REINFORCED CONCRETE/CEMENT	PEB	PEBBLE BALLAST	TV	TELEVISION
CONC	CONCRETE	GT	GATE	PFC	PARALLEL FLANGE CHANNEL	TYP	TYPICAL
CP	CHROME-PLATED	GTP	GREASE TRAP	PLY	PLYWOOD	U/G	UNDERGROUND
CPD	CUPBOARD	HYD	HYDRANT	PTD	PAPER TOWEL DISPENSER	U/S	UNDERSIDE
CPT	CARPET	HC	HOSE COCK	REF	REFRIGERATOR	UB	UNIVERSAL BEAM
CR	CEMENT RENDER	HMR	HIGH MOISTURE RESISTANT	RA	RETURN AIR	UC	UNIVERSAL COLUMN
CSK	COUNTERSINK	HR	HANDRAIL	RAD	RADIUS	UNO	UNLESS NOTED OTHERWISE
CT	COOK TOP	HTR	HEATER	RC	REINFORCED CONCRETE	UR	URINAL
CTR	CENTRE	HW	HOT WATER	RGH	RANGE HOOD	V	VINYL
CU	CONDENSER UNIT	HWD	HARDWOOD	RH	ROBE HOOK	VB	VANITY BASIN
CW	COLD WATER	HWU	HOT WATER UNIT	RHS	RECTANGULAR HOLLOW SECTION	VOS	VERIFY ON SITE
D	DOOR	ID	INSIDE DIAMETER	RJ	RENDER JOINT (V-JOINT)	VP	VENT PIPE
DB	DISTRIBUTION BOARD	IL	INVERT LEVEL	RL	REDUCED LEVEL	W	WINDOW
DF	DRINKING FOUNTAIN	INCL	INCLUDE	ROW	RIGHT OF WAY	WB	WEATHERBOARD
DG	DRIP GROOVE	INT	INTERNAL	RS	ROLLER SHUTTER	WC	WATER CLOSET
DIA	DIAMETER	IO	INSPECTION OPENING	RW	RETAINING WALL	WIR	WALK-IN-ROBE
DIM	DIMENSION	J	JOINERY	RWH	RAINWATER HEAD	WM	WASHING MACHINE
DP	DOWNPIPE	JT	JOINT	RWO	RAINWATER OUTLET TO STORMWATER	WO	WALL OVEN
DPC	DAMP-PROOF COURSE	KB	KERB	RWP	RAINWATER PIPE	WP	WASTE PIPE
DPM	DAMP-PROOF MEMBRANE	KG	KERB AND GUTTER	SA	SUPPLY AIR	WPM	WATERPROOF MEMBRANE
DRG	DRAWING	KIT	KITCHEN	SC	STEEL COLUMN	WR	WARDROBE
DS	DUCTED SKIRTING	L	LOUVRE	SCR	SUNSCREEN	WS	WALL STIFFENER

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GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	19/12/25	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
TITLE SHEET

SCALE
1 : 500
@ A1

SKETCH NUMBER
DA0000

PUBLISH DATE: 30/01/2026 9:12:48 PM
PUBLISH DATE: 30/01/2026 9:12:48 PM
THE CONTENT OF THIS DRAWING MUST BE UNDERSTOOD IN THE CONTEXT OF THE SHEET'S STATUS AND READ IN CONJUNCTION WITH THE GENERAL NOTES FOUND ON THE COVER PAGE OF THIS DOCUMENT SET. DO NOT USE THE CONTENT OF THIS DRAWING FOR USES THAT ARE NOT CONSISTENT WITH THE ADVISED STATUS. DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS ONLY. IF IN DOUBT, CONTACT AJC FOR CLARIFICATION

ELOUERA RESERVE

SITE BOUNDARY

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 15
SP 8144

NO. 17
SP 7630

NO. 19
SP 7892

NO. 21
SP 7894

NO. 13
3 STOREY BRICK
APARTMENT

APPROX. OUTLINE OF METRO TUNNEL

WATERLOO ROAD

COTTONWOOD CRESCENT

COTTONWOOD RESERVE

APPROX. OUTLINE OF METRO TUNNEL

1 DA1000 - EXISTING SITE PLAN
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

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PROJECT
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PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

SITE LEGEND:

- VEHICLE ACCESS
- PEDESTRIAN ACCESS

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	19/12/25	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
EXISTING SITE PLAN

SCALE
1 : 200
@ A1

SHEET NUMBER
DA1000

REVISION
3

1 DA1001 - SITE ANALYSIS PLAN
1 : 500

SITE ANALYSIS LEGEND:

- SUN PATH
- PREVAILING WINDS
- VIEWS FROM SITE
- VIEWS TO SITE
- NOISE SOURCE
- W — NEIGHBOURING WINDOW

SITE CONTEXT:

- EXISTING TREES
- EXISTING BUILT FORM
- B — BUS STOP
- T — TRAIN STATION
- SCHOOL
- SHOPS
- PEDESTRIAN ACCESS
- VEHICLE ACCESS

PUBLISH DATE 30/01/2026 9:13:00 PM
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GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SITE ANALYSIS PLAN

SCALE
As indicated @ A1

SHEET NUMBER
DA1001

REVISION
3

PUBLISH DATE: 30/01/2026 9:51:11 PM
PUBLISH DATE: 30/01/2026 9:51:11 PM
PUBLISH DATE: 30/01/2026 9:51:11 PM

PUBLISH DATE: 30/01/2026 9:13:18 PM
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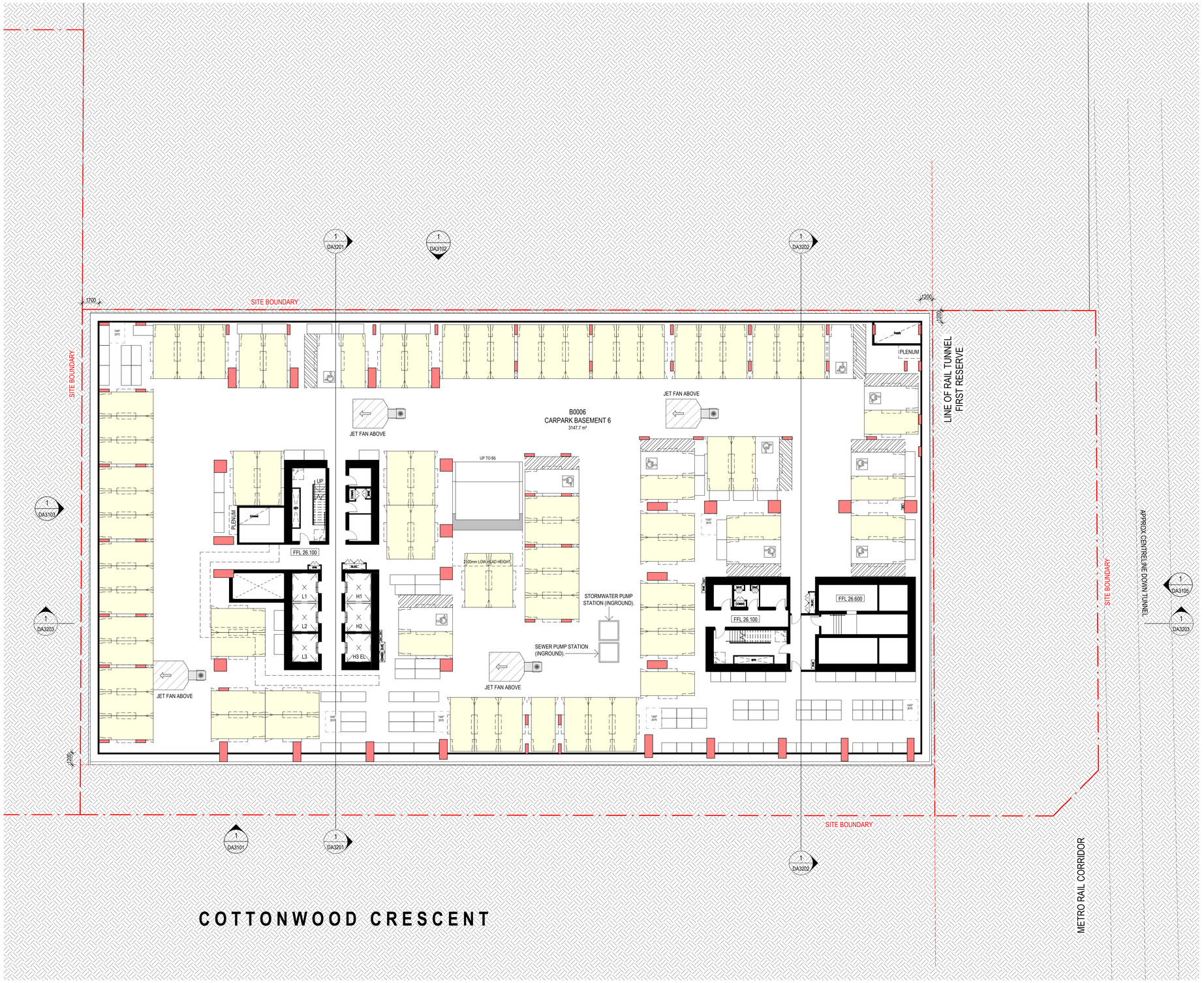
SITE BOUNDARY
1700
1200
1200
SITE BOUNDARY
LINE OF RAIL TUNNEL
FIRST RESERVE
APPROX CENTRELINE DOWN TUNNEL
SITE BOUNDARY
1 DA3201
1 DA3102
1 DA3202
1 DA3103
1 DA3203
1 DA3106
1 DA3101
B0006
CARPARK BASEMENT 6
3147.7 m²
JET FAN ABOVE
JET FAN ABOVE
JET FAN ABOVE
JET FAN ABOVE
PLENUM
PLENUM
UP
UP TO B5
2100mm LOW HEAD HEIGHT
FFL 26.100
FFL 26.100
FFL 26.600
L1
L2
L3
H1
H2
H3 EL
STORMWATER PUMP STATION (INGROUND).
SEWER PUMP STATION (INGROUND).
1040 2070
1040 2070
1040 2070

PUBLISH DATE: 30/01/2026 9:13:25 PM
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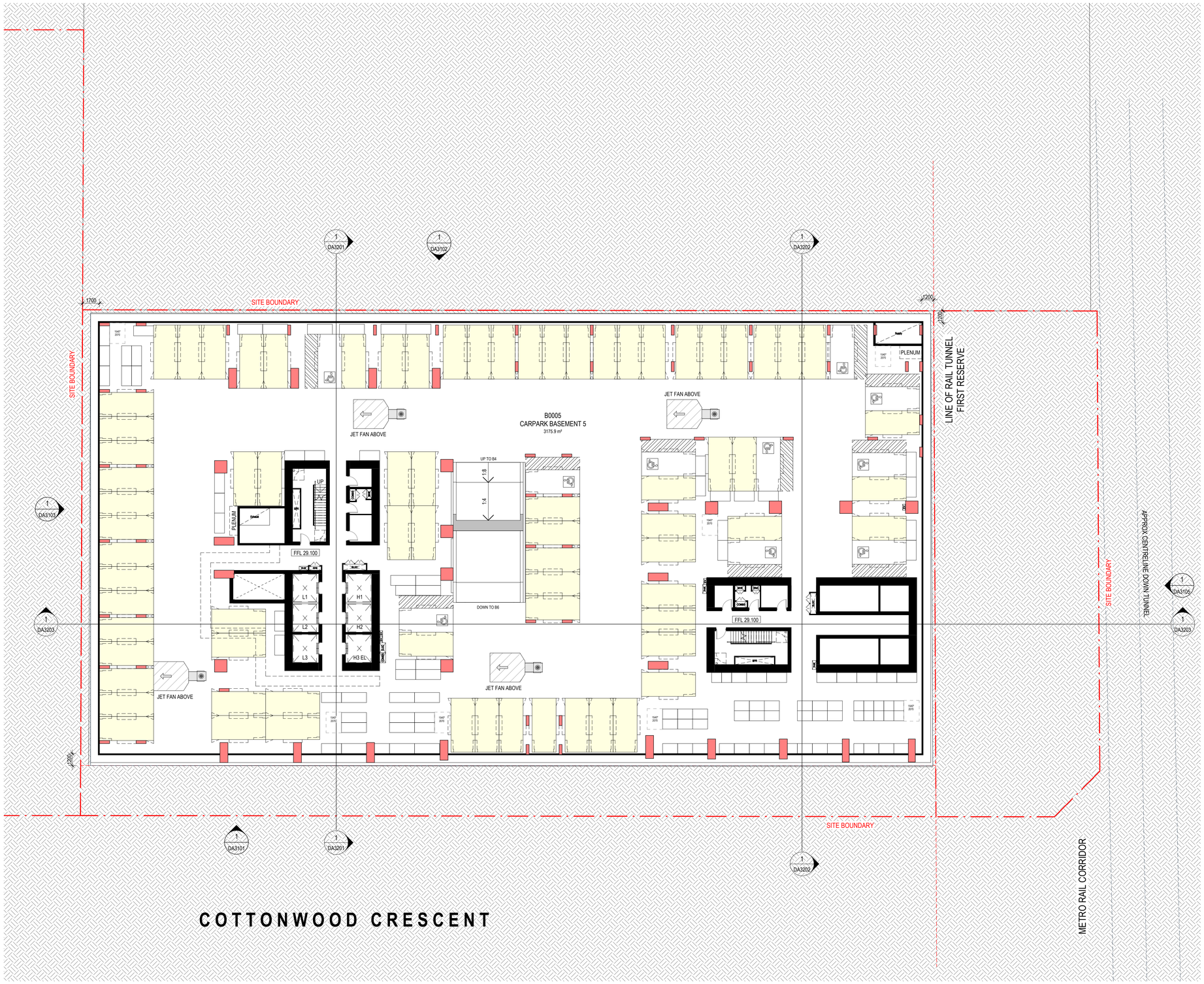

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

1 DA2002 - BASEMENT 5
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BASEMENT 5

SCALE
As indicated @ A1

SHEET NUMBER
DA2002

REVISION
11

PUBLISH DATE: 30/01/2026 9:19:21 PM
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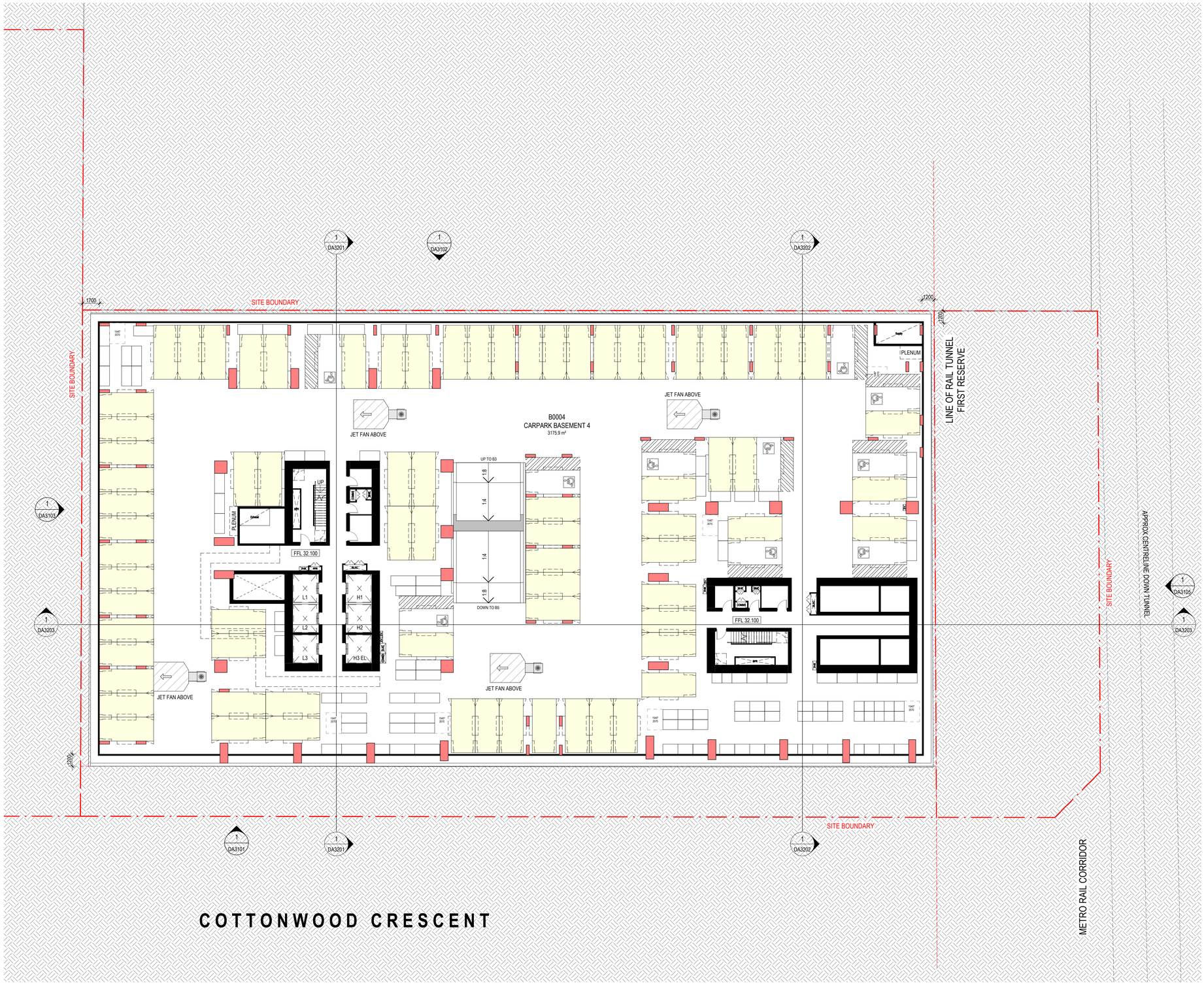

1 DA2003 - BASEMENT 4
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

GADIGAL COUNTRY
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ABN 53 003 782 250

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SHEET TITLE
BASEMENT 4

SCALE
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SHEET NUMBER
DA2003

REVISION
11

PUBLISH DATE 30/01/2026 9:13:39 PM
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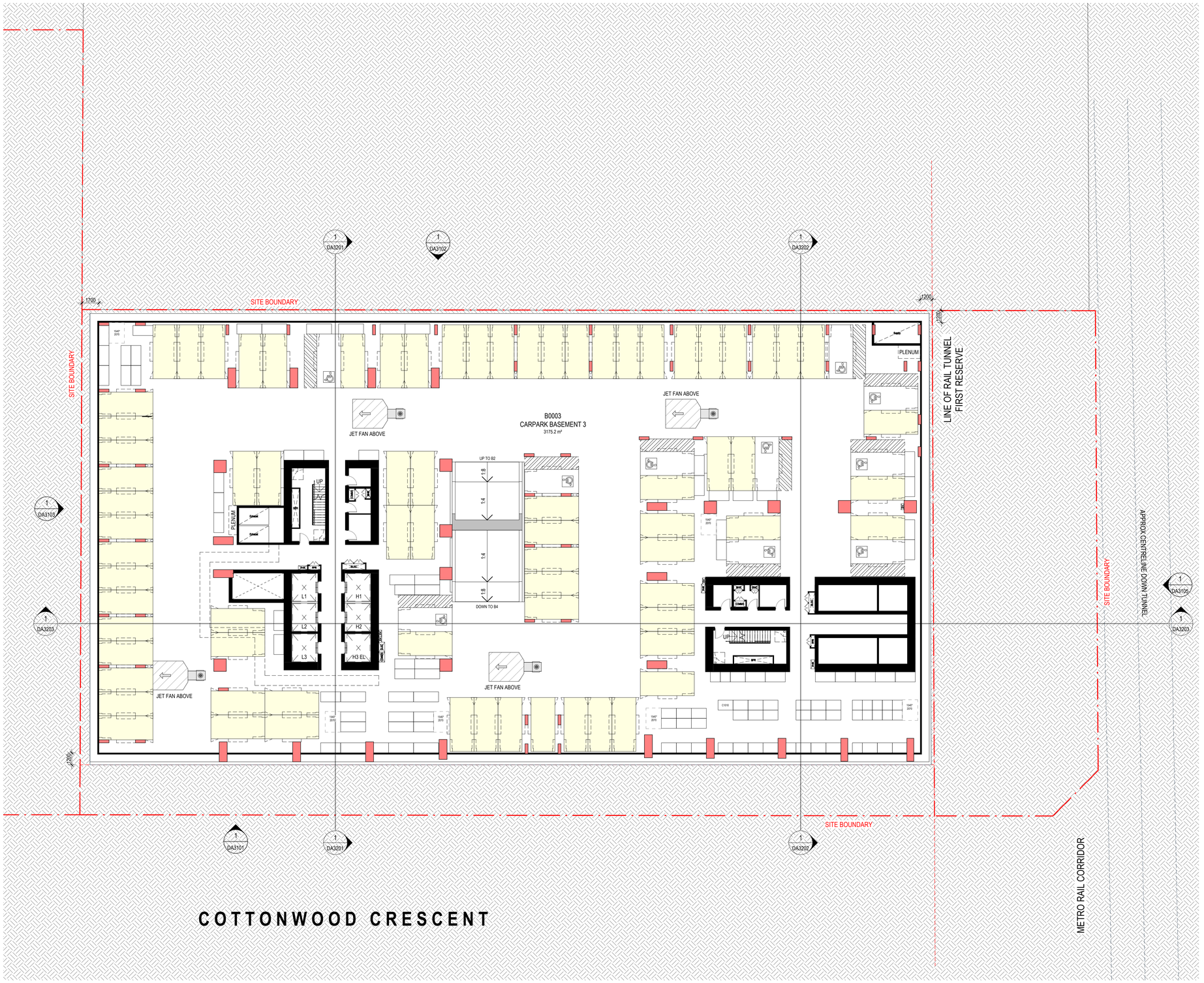

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

1 DA2004 - BASEMENT 3
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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JOHN WHITTINGHAM 7030

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SHEET TITLE
BASEMENT 3

SCALE
As indicated @ A1

SHEET NUMBER DA2004
REVISION 11

PUBLISH DATE 30/01/2026 9:13:47 PM
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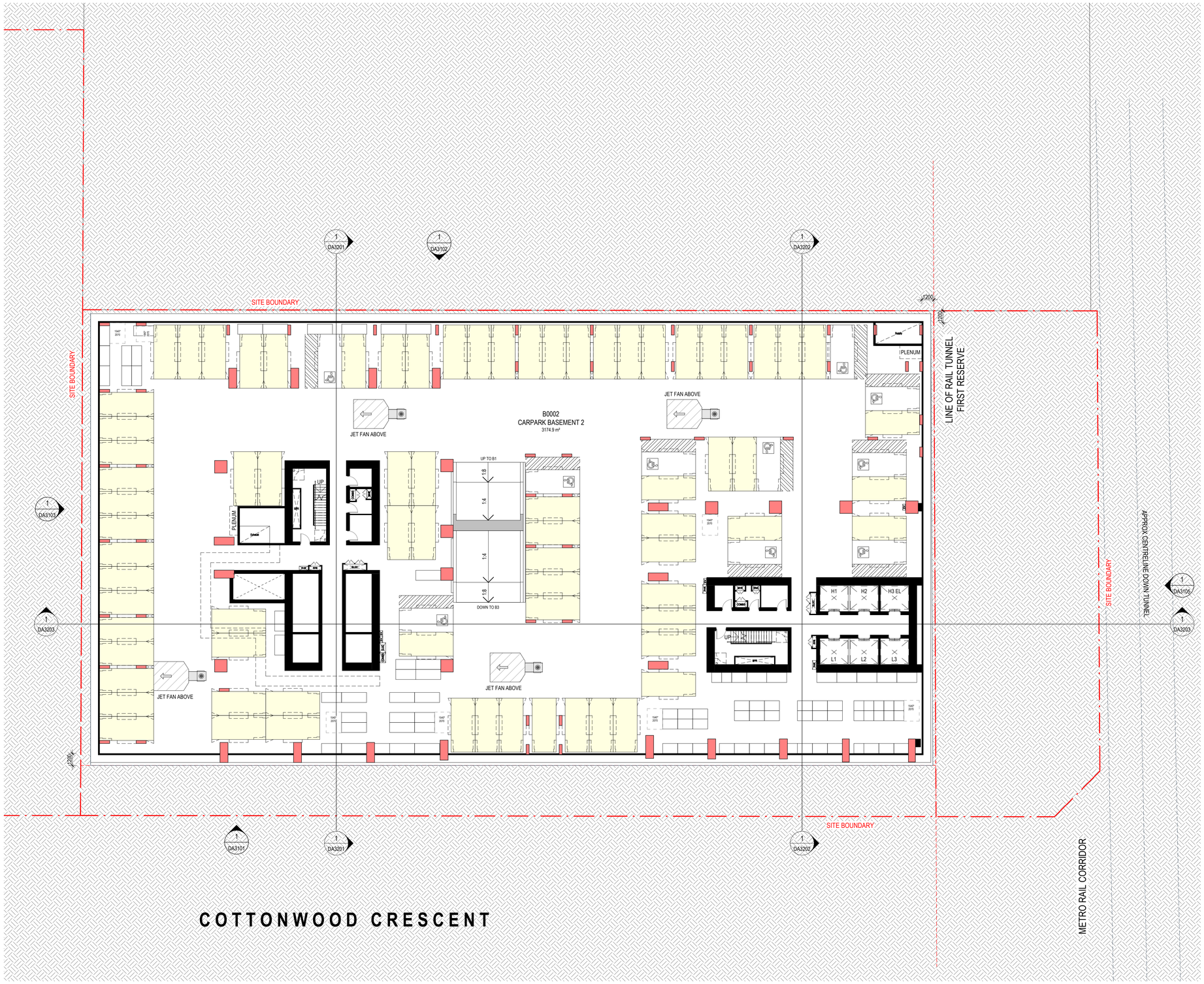

1 DA2005 - BASEMENT 2
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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SHEET TITLE
BASEMENT 2

SCALE
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SHEET NUMBER DA2005
REVISION 11

PUBLISH DATE: 30/01/2026 9:13:53 PM
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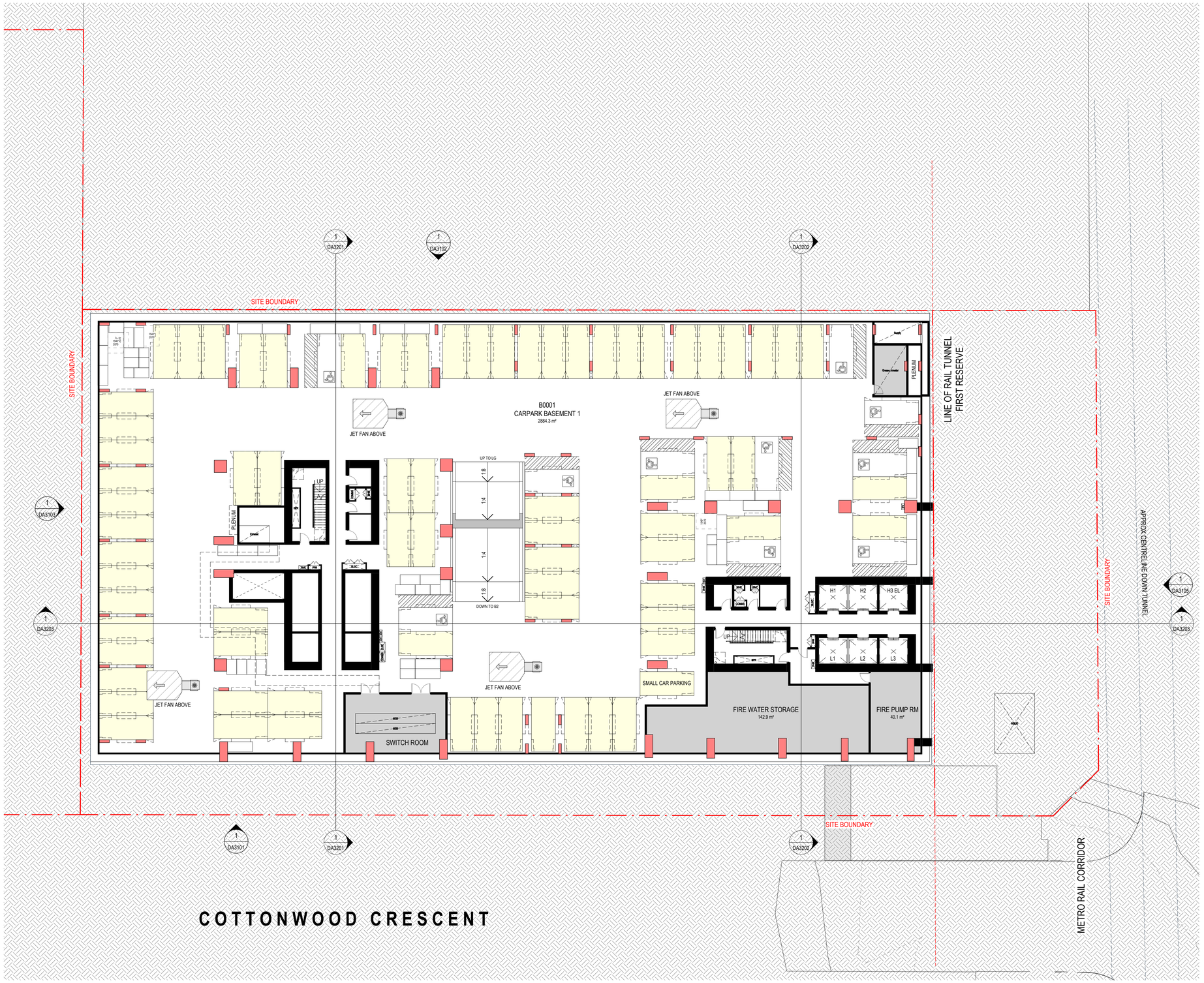

1 DA2006 - BASEMENT 1
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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SHEET TITLE
BASEMENT 1

SCALE
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SHEET NUMBER
DA2006

REVISION
11

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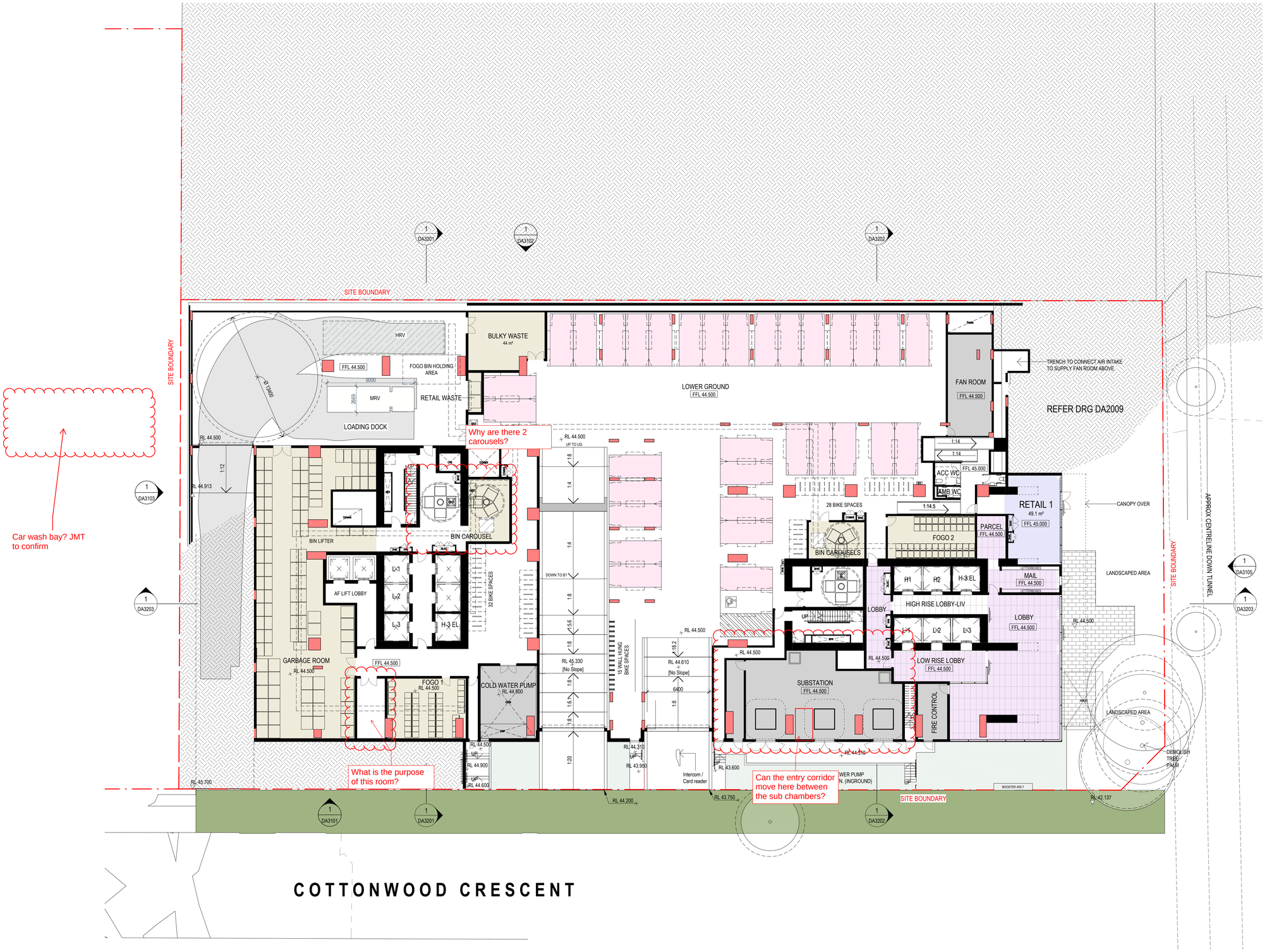

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

1 DA2007 - LOWER GROUND
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
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NOMINATED ARCHITECTS:
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SHEET TITLE
LOWER GROUND

SCALE
As indicated @ A1

SHEET NUMBER
DA2007

REVISION
11

PUBLISH DATE 30/01/2026 9:14:17 PM
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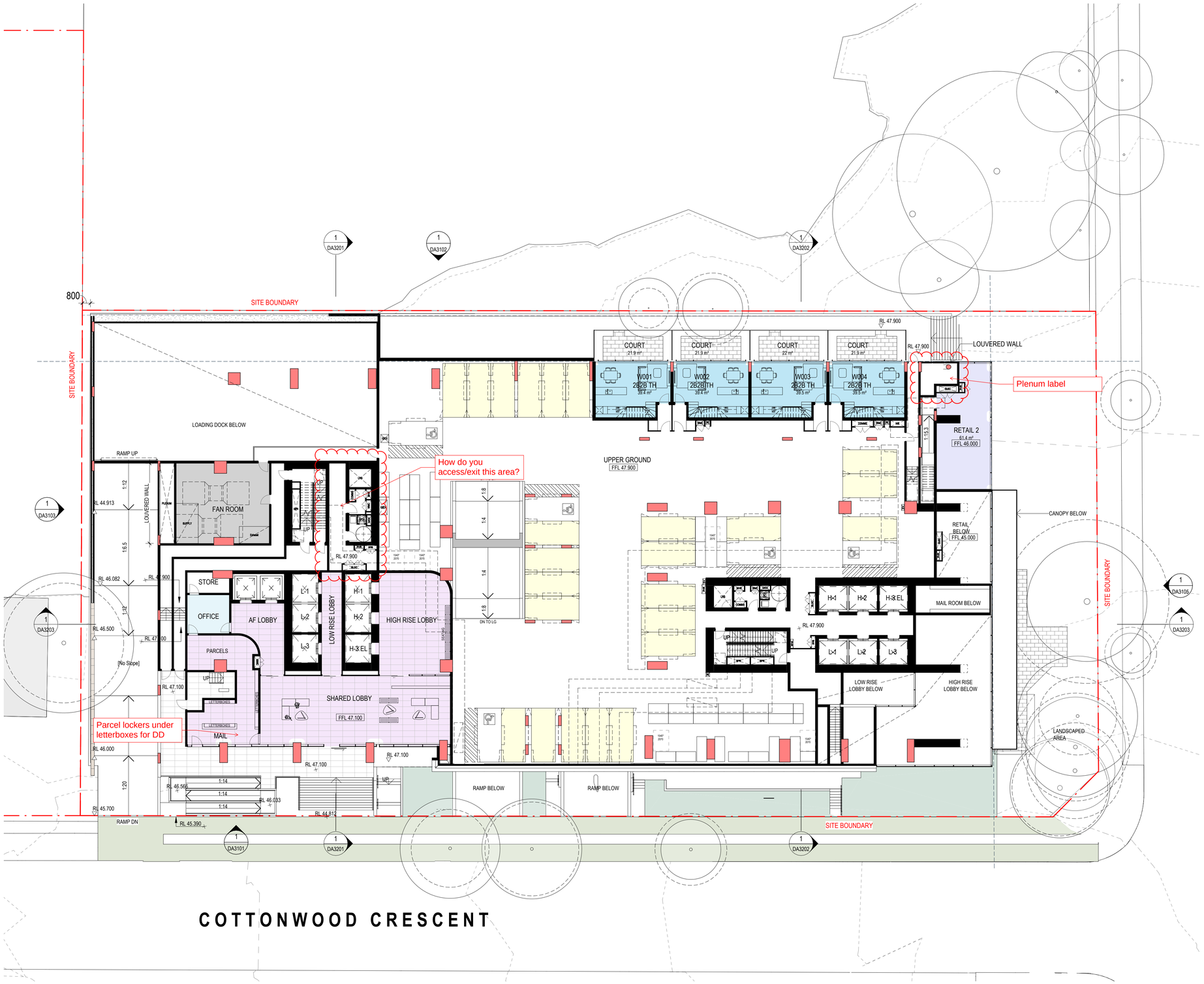

1 DA2008 - UPPER GROUND
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

GADIGAL COUNTRY
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SHEET STATUS
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SHEET TITLE
UPPER GROUND

SCALE
As indicated @ A1

SHEET NUMBER
DA2008

REVISION
11

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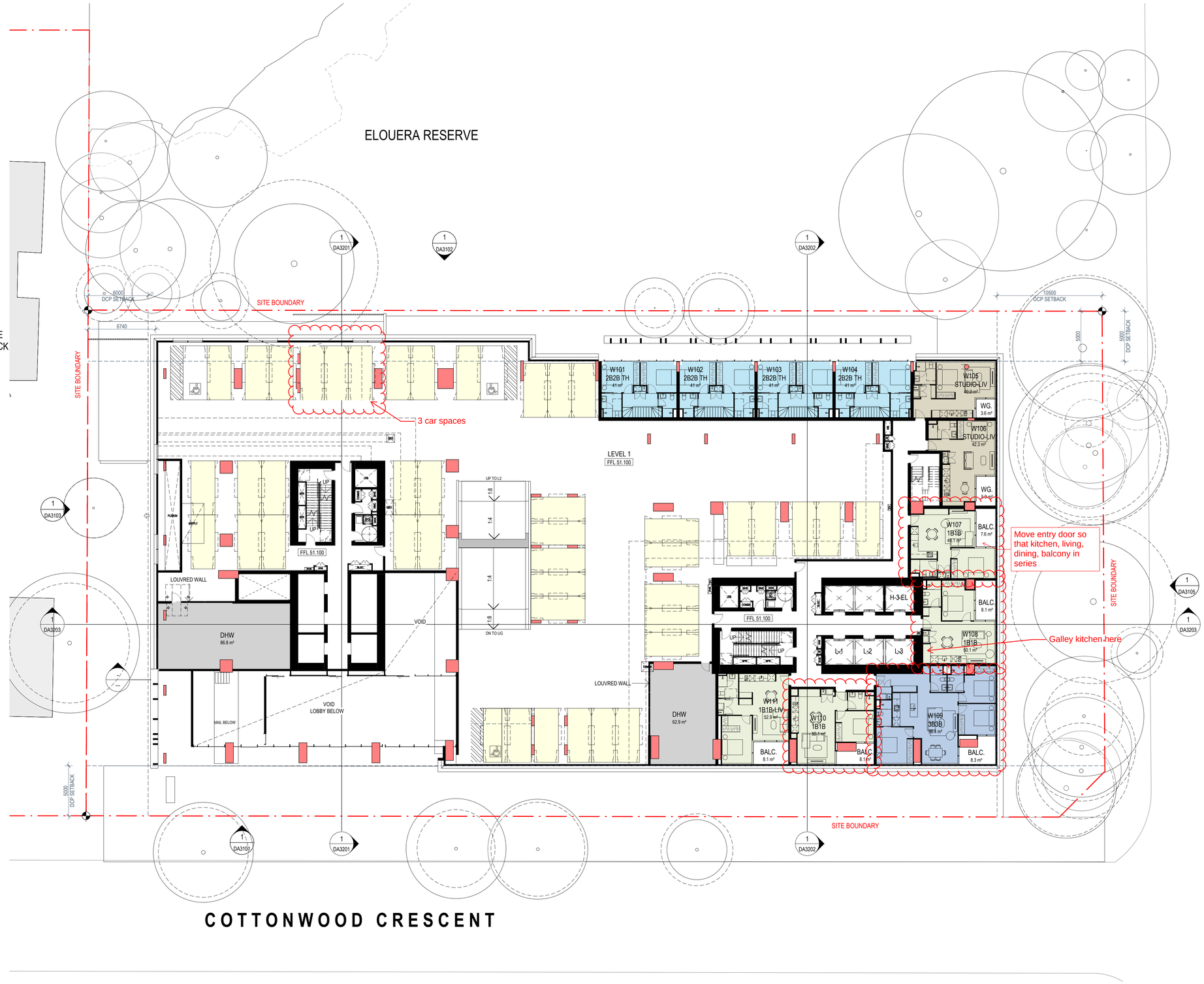

1 DA2009 - LEVEL 1
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

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88 Waterloo Road, Macquarie Park, NSW, 2113

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11	30/01/26	ISSUED FOR INFORMATION		
10	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 1

SCALE
As indicated @ A1

SHEET NUMBER DA2009
REVISION 11

PUBLISH DATE 30/01/2026 9:14:39 PM
PUBLISH DATE 30/01/2026 9:14:39 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

6000 DCP SETBACK

10500 DCP SETBACK

5000 DCP SETBACK

LEVEL 2

FFL 54.300

STORE 107.6 m²

STAIR 13.4 m²

C203 1B1B MPR-LIV 56.6 m²

C202 1B1B-LIV 49.9 m²

C201 1B1B-LIV 52 m²

W201 1B1B 50.1 m²

W202 1B1B 49.4 m²

W203 1B1B 49.1 m²

W204 1B1B 50.1 m²

W205 3B3B 86.4 m²

W206 1B1B 50.2 m²

W207 1B1B-LIV 53.9 m²

W208 1B1B 49.2 m²

BALC. 6.5 m²
BALC. 7.4 m²
BALC. 7.6 m²
BALC. 8.1 m²
BALC. 6.7 m²
BALC. 8.1 m²
BALC. 7.6 m²
BALC. 7.6 m²
BALC. 7 m²
BALC. 5.9 m²
BALC. 9 m²

H-1 H-2 H-3 EL

L-1 L-2 L-3

UP TO L3

DN TO L1

1:8 1:4

Island bench

WATERLOO ROAD

COTTONWOOD CRESCENT

1 DA2010 - LEVEL 2
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
11	30/01/26	ISSUED FOR INFORMATION		
10	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 2

SCALE
As indicated @ A1

SHEET NUMBER
DA2010

REVISION
11

PUBLISH DATE 30/01/2026 9:14:49 PM
PUBLISH DATE 30/01/2026 9:14:49 PM
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1 DA2011 - LEVEL 3
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	3
RESI	55
LEVEL 02	
ACCESS	3
RESI	55
LEVEL 01	
ACCESS	3
RESI	41
UPPER GROUND	
ACCESS	5
RESI	24
LOWER GROUND	
BIKE RACK	1
SHARE	1
VISITOR	32
BASEMENT 1	
ACCESS	10
RESI	74
BASEMENT 2	
ACCESS	10
RESI	75
BASEMENT 3	
ACCESS	10
RESI	75
BASEMENT 4	
ACCESS	10
RESI	75
BASEMENT 5	
ACCESS	10
RESI	75
BASEMENT 6	
ACCESS	10
RESI	77
BIKE RACK	14

Grand total: 748

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
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10	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 3

SCALE
As indicated @ A1

SHEET NUMBER
DA2011

REVISION
11

PUBLISH DATE 30/01/2026 9:15:00 PM
PUBLISH DATE 30/01/2026 9:15:00 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

6000 DCP SETBACK

10500 DCP SETBACK

5000

5000 DCP SETBACK

COURT. 59.2 m²
C401 2B2B 80.3 m²
COURT. 15.7 m²
C402 1B1B-LIV 50.9 m²
C403 1B1B-LIV 50.9 m²
COURT. 52.8 m²
C408 1B1B-LIV 50.4 m²
FFL 61.500
COMMON 191.3 m²
FFL 61.470
COURT. 41.9 m²
C407 STUDIO-LIV 42.1 m²
L-1
L-2
L-3
H-3 EL
COURT. 38.5 m²
C406 2B1B-LIV 68.5 m²
BALC. 7.8 m²
C405 1B1B-LIV 49.8 m²
C404 1B1B-LIV 50.5 m²
BALC. 9.2 m²

COMMON 49.1 m²
COMMON 149.5 m²
BALC. 10.1 m²
W401 2B2B MPR-LIV 82.4 m²
H-3 EL
W402 1B1B MPR-LIV 50.6 m²
WG. 4.9 m²
FFL 61.470
L-1
L-2
L-3
W405 3B2B-LIV 93.9 m²
W404 2B2B MPR-LIV 77.9 m²
W403 3B3B-LIV 104 m²
BALC. 13.1 m²
BALC. 14.6 m²
BALC. 4.8 m²
BALC. 10.4 m²

UP

1 DA3101
1 DA3102
1 DA3103
1 DA3104
1 DA3105
1 DA3106
1 DA3201
1 DA3202
1 DA3203
1 DA3203

SITE BOUNDARY

WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2012 - LEVEL 4
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergis & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
15	30/01/26	ISSUED FOR INFORMATION		
14	29/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 4

SCALE
As indicated @ A1

SHEET NUMBER
DA2012

REVISION
15

PUBLISH DATE 30/01/2026 9:15:10 PM
PUBLISH DATE 30/01/2026 9:15:10 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

Blade column

blade along bed

FFL 66.500

1 DA3101 · 1 DA3102 · 1 DA3103 · 1 DA3104 · 1 DA3105 · 1 DA3106 · 1 DA3201 · 1 DA3202 · 1 DA3203

C501 2B2B 80.4 m² · BALC. 10.6 m² · BALC. 8.8 m² · C502 1B1B-LIV 50.7 m² · C503 1B1B-LIV 50.4 m² · BALC. 9.5 m² · C504 STUDIO-LIV 36 m² · WG. 5.2 m² · BALC. 9.9 m² · C505 STUDIO-LIV 37 m² · WG. 4.7 m² · C512 1B1B-LIV 50 m² · WG. 4.6 m² · C506 STUDIO-LIV 37.9 m² · WG. 5.5 m² · L-1 · L-2 · L-3 · H-3 EL · C511 STUDIO-LIV 42.1 m² · BALC. 9.1 m² · C507 1B1B-LIV 48 m² · C510 2B1B-LIV 68.3 m² · BALC. 10.9 m² · BALC. 8 m² · C509 1B1B-LIV 50 m² · C508 1B1B-LIV 50.5 m² · BALC. 9.4 m²

W501 1B1B MPR-LIV 59.3 m² · BALC. 12.2 m² · W502 1B1B MPR-LIV 59.3 m² · BALC. 10.9 m² · W503 1B1B-LIV 49.9 m² · BALC. 7.6 m² · W504 2B2B-LIV 83.7 m² · BALC. 11.4 m² · W505 1B1B MPR-LIV 61.7 m² · BALC. 5.6 m² · H-3 EL · L-1 · L-2 · L-3 · W506 3B3B-LIV 100.7 m² · BALC. 12.2 m² · W507 2B2B MPR-LIV 79.1 m² · BALC. 15.5 m² · BALC. 5.3 m² · W508 3B2B-LIV 96.9 m² · BALC. 13.4 m²

COTTONWOOD CRESCENT

WATERLOO ROAD

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2013 - LEVEL 5
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
15	30/01/26	ISSUED FOR INFORMATION		
14	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVELS 5 - 9

SCALE
As indicated @ A1

SHEET NUMBER
DA2013

REVISION
15

PUBLISH DATE 30/01/2026 9:15:20 PM
PUBLISH DATE 30/01/2026 9:15:20 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

12000 DCP SETBACK

10500 DCP SETBACK

5000 DCP SETBACK

18000

FFL 82.500

C1001 2B2B 80.3 m²
C1002 1B1B-LIV 51.1 m²
C1003 1B1B-LIV 50.5 m²
C1004 STUDIO-LIV 35.9 m²
C1005 STUDIO-LIV 37.9 m²
C1006 STUDIO-LIV 37.9 m²
C1007 1B1B-LIV 48 m²
C1008 1B1B-LIV 50.5 m²
C1009 1B1B-LIV 50 m²
C1010 2B1B-LIV 69.5 m²
C1011 STUDIO-LIV 42.1 m²
C1012 1B1B-LIV 50 m²

W1001 1B1B MPR-LIV 59.3 m²
W1002 1B1B MPR-LIV 59.3 m²
W1003 1B1B-LIV 49.5 m²
W1004 2B2B-LIV 93.7 m²
W1005 1B1B MPR-LIV 54.7 m²
W1006 3B3B-LIV 104.7 m²
W1007 2B2B MPR-LIV 79.1 m²
W1008 3B2B-LIV 96.8 m²

H-3 EL
M1 M2 M3

BALC. 10.6 m² · BALC. 8.8 m² · BALC. 9.5 m² · BALC. 9.9 m² · WG. 5.2 m² · WG. 4.7 m² · WG. 4.6 m² · WG. 5.5 m² · BALC. 9.1 m² · BALC. 9.4 m² · BALC. 10.9 m² · BALC. 8 m² · BALC. 12.2 m² · BALC. 10.9 m² · BALC. 7.6 m² · BALC. 11.4 m² · BALC. 5.6 m² · BALC. 13.4 m² · BALC. 15.5 m² · BALC. 5.3 m² · BALC. 12.2 m²

1 DA3101 · 1 DA3201 · 1 DA3102 · 1 DA3202 · 1 DA3103 · 1 DA3203 · 1 DA3104 · 1 DA3106 · 1 DA3105

COTTONWOOD CRESCENT

WATERLOO ROAD

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2014 - LEVEL 10
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
14	30/01/26	ISSUED FOR INFORMATION		
13	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 10

SCALE
As indicated @ A1

SHEET NUMBER
DA2014

REVISION
14

PUBLISH DATE 30/01/2026 9:15:30 PM
PUBLISH DATE 30/01/2026 9:15:30 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

18000

FFL 85.900

FFL 85.700

C1101 2B2B 80.3 m² BALC. 10.6 m²
BALC. 9 m²
C1102 1B1B-LIV 51 m²
C1103 2B2B 77.6 m² BALC. 10.7 m²
WG. 8 m²
C1110 STUDIO-LIV 34.6 m²
BALC. 7.6 m²
C1104 1B1B-LIV 44.3 m²
C1105 STUDIO-LIV 35.8 m²
WG. 4.3 m²
C1109 1B1B-MPR-ADBT 60.8 m² BALC. 10.8 m²
C1106 1B1B-LIV 42.9 m²
BALC. 7.6 m²
C1108 3B3B-LIV 89.4 m² BALC. 12.9 m²
C1107 3B3B-LIV 89 m² BALC. 13.5 m²

Enclosed MPR with separate entry to bathroom

W1101 1B1B-MPR-LIV 59.3 m² BALC. 10.9 m²
W1102 1B1B-MPR-LIV 59.2 m²
W1103 1B1B-LIV 48.9 m² BALC. 7.6 m²
W1104 2B2B-LIV 83.7 m² BALC. 11.4 m²
H-3 EL
W1105 1B1B-MPR-LIV 47.7 m² BALC. 5.6 m²
Justify or make compliant
W1108 3B2B-LIV 96.9 m² BALC. 13.4 m²
W1107 2B2B MPR-LIV 79.1 m² BALC. 15.5 m²
W1106 3B3B-LIV 106.7 m² BALC. 5.3 m² BALC. 12.2 m²

1 DA3103 · 1 DA3207 · 1 DA3102 · 1 DA3202 · 1 DA3105 · 1 DA3203 · 1 DA3104 · 1 DA3106 · 1 DA3101 · 1 DA3201 · 1 DA3202 · 2 DA5111 · 1 DA5111

COTTONWOOD CRESCENT

WATERLOO ROAD

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2015 - LEVEL 11
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5244,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

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13	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
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SHEET TITLE
LEVELS 11 - 19

SCALE
As indicated @ A1

SHEET NUMBER
DA2015

REVISION
14

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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

Comments from last revision to rotate bedroom or justify otherwise

U-shape kitchen layout outdated

18000

FFL 114.700

C2001 2B2B 88.3 m² · BALC. 10.6 m² · BALC. 9 m² · C2002 1B1B-LIV 50.9 m² · C2003 2B2B 77.9 m² · BALC. 10.7 m²
WG. 8 m² · C2010 STUDIO-LIV 24.6 m² · C2004 1B1B-LIV 49.5 m² · BALC. 7.6 m²
C2005 STUDIO-LIV 35.8 m² · WG. 4.3 m²
BALC. 10.8 m² · C2009 1B1B MPR-ADPT 60.8 m² · C2006 1B1B-LIV 52.2 m² · BALC. 7.6 m²
C2008 3B3B-LIV 99.4 m² · C2007 3B3B-LIV 99 m² · BALC. 12.9 m² · BALC. 13.5 m²

W2001 STUDIO 42.9 m² · W2002 1B1B-ADPT 50.9 m² · W2003 2B2B-ADPT 76.7 m² · W2004 2B2B-LIV 73.2 m²
WG. 6.1 m² · WG. 8.8 m² · WG. 10.4 m² · WG. 8.5 m²
W2008 STUDIO 44.4 m² · W2007 1B1B-ADPT 49.8 m² · W2006 2B2B-ADPT 76.1 m² · W2005 1B1B MPR-LIV 62.8 m²
WG. 6.5 m² · WG. 8.9 m² · WG. 10.7 m² · WG. 9.4 m²
H-3-EL · L-1 · L-2 · L-3

1 DA3101 · 1 DA3103 · 1 DA3203 · 1 DA3201 · 1 DA3104 · 1 DA3106 · 1 DA3202 · 1 DA3105 · 1 DA3203

SITE BOUNDARY

COTTONWOOD CRESCENT

WATERLOO ROAD

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2016 - LEVEL 20
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
13	30/01/26	ISSUED FOR INFORMATION		
12	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVELS 20 - 22

SCALE
As indicated @ A1

SHEET NUMBER
DA2016

REVISION
13

PUBLISH DATE 30/01/2026 9:15:49 PM
PUBLISH DATE 30/01/2026 9:15:49 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

FFL 124.500

FFL 124.300

C2301 2B2B-LIV 85.3 m²
C2302 2B2B-LIV 85.3 m²
C2303 1B1B-LIV 57.9 m²
C2304 1B1B MPR-LIV 60.7 m²
C2305 2B2B-LIV 82 m²
C2306 2B2B-LIV 82 m²
C2307 1B1B 54.6 m²
C2308 STUDIO-LIV 43.5 m²
W2301 STUDIO 45.2 m²
W2302 1B1B-ADPT 52.8 m²
W2303 2B2B-ADPT 76.7 m²
W2304 2B2B-LIV 73.5 m²
W2305 1B1B MPR-LIV 62.8 m²
W2306 2B2B-ADPT 96.1 m²
W2307 1B1B-ADPT 49.8 m²
W2308 STUDIO 44.8 m²

WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2017 - LEVEL 23
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
13	30/01/26	ISSUED FOR INFORMATION		
12	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 23

SCALE
As indicated @ A1

SHEET NUMBER
DA2017

REVISION
13

PUBLISH DATE 30/01/2026 9:15:38 PM
PUBLISH DATE 30/01/2026 9:15:38 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

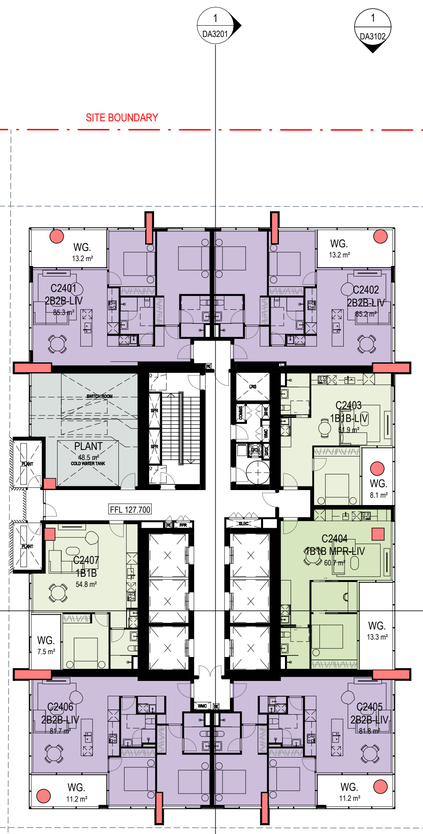
NO. 13
3 STOREY BRICK
APARTMENT

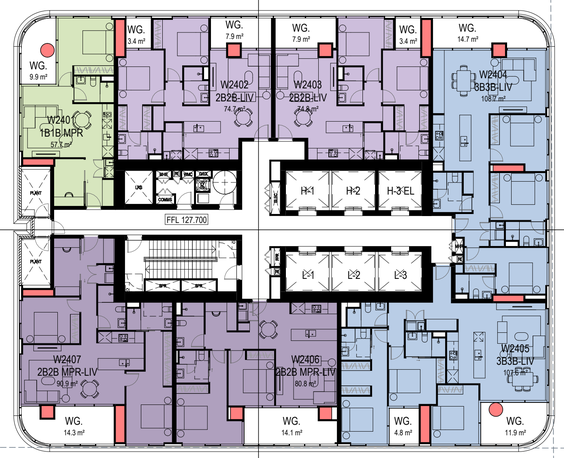
SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY





COTTONWOOD CRESCENT

WATERLOO ROAD

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2018 - LEVEL 24
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
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12	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 24

SCALE
As indicated @ A1

SHEET NUMBER
DA2018

REVISION
13

PUBLISH DATE 30/01/2026 9:16:08 PM
PUBLISH DATE 30/01/2026 9:16:08 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

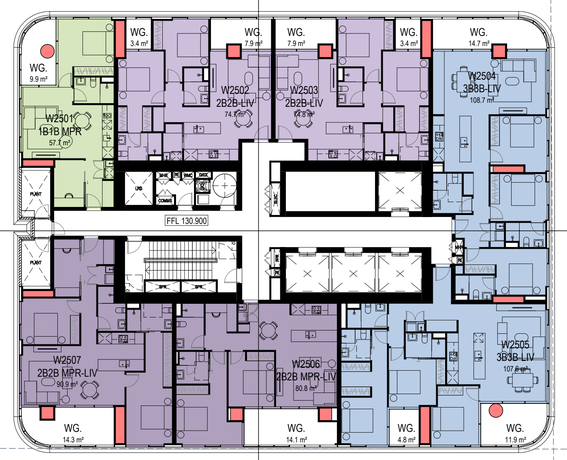
NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY



WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2019 - LEVEL 25
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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JOHN WHITTINGHAM 7030

CLIENT
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PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
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4	30/01/26	ISSUED FOR INFORMATION		
3	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 25 - 26

SCALE
As indicated @ A1

SHEET NUMBER DA2019
REVISION 4

PUBLISH DATE 30/01/2026 9:36:17 PM
PUBLISH DATE 30/01/2026 9:36:17 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2020 - LEVEL 27
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
4	30/01/26	ISSUED FOR INFORMATION		
3	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 27

SCALE
As indicated @ A1

SHEET NUMBER
DA2020

REVISION
4

PUBLISH DATE 30/01/2026 9:36:26 PM
PUBLISH DATE 30/01/2026 9:36:26 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

WATERLOO ROAD

COTTONWOOD CRESCENT

1 DA3101 · 1 DA3102 · 1 DA3103 · 1 DA3104 · 1 DA3105 · 1 DA3106 · 1 DA3201 · 1 DA3202 · 1 DA3203 · 1 DA3207

C2801 2B2B-LIV 74.4 m² · C2802 2B2B-LIV 74.4 m² · C2803 1B1B-LIV 51.9 m² · C2804 1B1B MPR-LIV 66.7 m² · C2805 2B2B-LIV 82.1 m² · C2806 2B2B-LIV 67 m² · C2807 1B1B 54.6 m² · C2808 STUDIO-LIV 43.5 m²

W2801 1B1B MPR 53.7 m² · W2802 2B2B-LIV 74.4 m² · W2803 2B2B-LIV 82.8 m² · W2804 3B3B-LIV 108.7 m² · W2805 3B3B-LIV 107.4 m² · W2806 2B2B MPR-LIV 80.8 m² · W2807 2B2B MPR-LIV 90.9 m²

FFL 140.700 · FFL 140.500

WG. · STAIR · LIFT · LIFT OVER · LIFT OVER RUN · PUMP · UP · DN · COMMS · SPK · HWC · SSC · SSC

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2021 - LEVEL 28
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
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3	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 28

SCALE
As indicated @ A1

SHEET NUMBER
DA2021

REVISION
4

PUBLISH DATE 30/01/2026 9:16:36 PM
PUBLISH DATE 30/01/2026 9:16:36 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

APT TO BE REVIEWED.
2B2B TO BE REDUCED FOR 3B2B OPTION.

Update to fit 3B3B in C2901. Take area from C2902 and C2903 if required

C2901 2B2B MPR-ADPT 96.9 m²
C2902 2B2B-LIV 78.7 m²
C2903 2B2B 77.9 m²
C2904 2B2B-LIV 73.4 m²
C2905 2B2B-LIV 76.7 m²
C2906 2B2B MPR-LIV 83 m²
C2907 3B3B-LIV 99.4 m²
C2908 1B1B MPR-ADPT 69.7 m²

W2901 1B1B MPR 57.7 m²
W2902 2B2B-LIV 74.6 m²
W2903 2B2B-LIV 83.8 m²
W2904 3B3B-LIV 108.7 m²
W2905 3B3B-LIV 104.4 m²
W2906 2B2B MPR-LIV 80.8 m²
W2907 2B2B MPR-LIV 90.9 m²

FFL 144.100
FFL 143.700

1 DA3101 · 1 DA3102 · 1 DA3103 · 1 DA3104 · 1 DA3105 · 1 DA3106 · 1 DA3201 · 1 DA3202 · 1 DA3203 · 1 DA3207

WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2022 - LEVEL 29
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
4	30/01/26	ISSUED FOR INFORMATION		
3	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 29 - 30

SCALE
As indicated @ A1

SHEET NUMBER
DA2022

REVISION
4

PUBLISH DATE 30/01/2026 9:56:43 PM
PUBLISH DATE 30/01/2026 9:56:43 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

APT TO BE REVIEWED.
2B2B TO BE REDUCED FOR 3B2B OPTION.

FFL 150.500

FFL 150.300

PLANT 82 m²

SITE BOUNDARY

SITE BOUNDARY

COTTONWOOD CRESCENT

WATERLOO ROAD

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2023 - LEVEL 31
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
4	30/01/26	ISSUED FOR INFORMATION		
3	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 31

SCALE
As indicated @ A1

SHEET NUMBER
DA2023

REVISION
4

PUBLISH DATE 30/01/2026 9:56:57 PM
PUBLISH DATE 30/01/2026 9:56:57 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

APT TO BE REVIEWED.
2B2B TO BE REDUCED FOR 3B2B OPTION.

FFL 153.700

C3201 2B2B MPR-ADPT 93.3 m² 3B2B
C3202 2B2B-LIV 80 m²
C3203 2B2B 79.6 m²
C3204 2B2B-LIV 74.3 m²
C3205 2B2B-LIV 77.4 m²
C3206 2B2B MPR-LIV 89.5 m²
C3207 3B3B-LIV 102 m²
C3208 1B1B MPR-ADPT 69.9 m²

W3201 1B1B MPR 57.7 m²
W3202 2B2B-LIV 74.6 m²
W3203 2B2B-LIV 76.3 m²
W3204 3B3B-LIV 108.8 m²
W3205 3B3B-LIV 107.5 m²
W3206 2B2B MPR-LIV 80.8 m²
W3207 2B2B MPR-LIV 90.9 m²

WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2024 - LEVEL 32
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
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PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

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3	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 32 - 33

SCALE
As indicated @ A1

SHEET NUMBER
DA2024

REVISION
4

PUBLISH DATE 30/01/2026 9:17:58 PM
PUBLISH DATE 30/01/2026 9:17:58 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

APT TO BE REVIEWED.
2B2B TO BE REDUCED FOR 3B2B OPTION.

FFL 160.100

FFL 160.100

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

WATERLOO ROAD

COTTONWOOD CRESCENT

1 DA2025 - LEVEL 34
1 : 200

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

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PROJECT NO
23024

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3	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 34

SCALE
As indicated @ A1

SHEET NUMBER DA2025
REVISION 4

PUBLISH DATE 30/01/2026 4:17:18 PM
PUBLISH DATE 30/01/2026 4:17:18 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

APT TO BE REVIEWED.
2B2B TO BE REDUCED FOR 3B2B OPTION.

C3501 2B2B_MPR-ADPT 98.3 m² 3B2B
C3502 2B2B-LIV 80 m²
C3503 2B2B 72.6 m²
C3504 2B2B-LIV 74.3 m²
C3505 2B2B-LIV 77.4 m²
C3506 2B2B MPR-LIV 89.5 m²
C3507 3B3B-LIV 102 m²
C3508 1B1B_MPR-ADPT 60.9 m²
FFL 163.300
WG. 12 m² · WG. 10.5 m² · WG. 10.6 m² · WG. 9.2 m² · WG. 12.2 m² · WG. 10.7 m² · WG. 11.2 m² · WG. 12.9 m² · WG. 13.4 m²

W3501 1B1B_MPR 57.7 m²
W3502 2B2B-LIV 74.6 m²
W3503 2B2B-LIV 74.6 m²
W3504 3B3B-LIV 108.8 m²
W3505 3B3B-LIV 107.6 m²
W3506 2B2B MPR-LIV 80.8 m²
W3507 2B2B MPR-LIV 90.9 m²
FFL 163.300
WG. 9.2 m² · WG. 3.4 m² · WG. 7.9 m² · WG. 7.9 m² · WG. 3.4 m² · WG. 14.7 m² · WG. 14.3 m² · WG. 14.1 m² · WG. 4.8 m² · WG. 11.2 m²

1 DA3101 · 1 DA3102 · 1 DA3103 · 1 DA3104 · 1 DA3105 · 1 DA3106 · 1 DA3201 · 1 DA3202 · 1 DA3203 · 1 DA3207

WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2026 - LEVEL 35
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
12	30/01/26	ISSUED FOR INFORMATION		
11	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 35 - 40

SCALE
As indicated @ A1

SHEET NUMBER
DA2026

REVISION
12

PUBLISH DATE 30/01/2026 9:17:28 PM
PUBLISH DATE 30/01/2026 9:17:28 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

APT TO BE REVIEWED.
2B2B TO BE REDUCED FOR 3B2B OPTION.

C4101 2B2B MPR-ADPT 89.3 m² 3B2B
C4102 2B2B LIV 79.8 m²
C4103 2B2B 79.8 m²
C4104 2B2B LIV 74.4 m²
C4105 2B2B LIV 77.4 m²
C4106 2B2B MPR LIV 89.7 m²
C4107 3B3B LIV 102 m²
C4108 1B1B MPR-ADPT 60.9 m²
WG. 12 m² · WG. 10.5 m² · WG. 10.6 m² · WG. 5.2 m² · WG. 12.2 m² · WG. 10.7 m² · WG. 11.2 m² · WG. 13.2 m² · WG. 13.5 m²

FFL 182.500

18000

W4101 STUDIO 44.2 m²
W4102 1B1B-ADPT 61.4 m²
W4103 2B2B-ADPT 79.7 m²
W4104 2B2B-LIV 79.7 m²
W4105 1B1B MPR-LIV 69.6 m²
W4106 2B2B-ADPT 79.7 m²
W4107 1B1B-ADPT 61.5 m²
W4108 STUDIO 45.3 m²
WG. 6.3 m² · WG. 8.6 m² · WG. 10.3 m² · WG. 9.1 m² · WG. 8.7 m² · WG. 10.3 m² · WG. 9.1 m²

FFL 182.700

SITE BOUNDARY

SITE BOUNDARY

1 DA3101 · 1 DA3103 · 1 DA3203 · 1 DA3201 · 1 DA3104 · 1 DA3106 · 1 DA3202 · 1 DA3102 · 1 DA3105 · 1 DA3203

COTTONWOOD CRESCENT

WATERLOO ROAD

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2027 - LEVEL 41
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 41 - 44

SCALE
As indicated @ A1

SHEET NUMBER DA2027
REVISION 12

PUBLISH DATE 30/01/2026 9:17:37 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

18000

FFL 195.500

FFL 195.700

C4501 3B2B 106.7 m²
C4502 2B2B-LIV 77.2 m²
C4503 3B2B-LIV 106.3 m²
C4504 3B2B 95 m²
C4505 3B3B-LIV 102 m²
C4506 3B3B-LIV 114.1 m²
C4507 3B2B-LIV 104.2 m²
WG. 16.9 m²
WG. 15.1 m²
WG. 14.5 m²
WG. 24.7 m²
WG. 15.5 m²
WG. 14.1 m²
WG. 13.9 m²

Area does not pick up
2B

Move

Black columns

W4501 3B3B MPR 114.1 m²
W4502 2B2B 84.1 m²
W4503 2B2B MPR-LIV 89.3 m²
W4504 3B3B-LIV 121.2 m²
W4505 3B3B-LIV 113.1 m²
W4506 3B3B-ADPT 108.2 m²
WG. 9.7 m²
WG. 10.2 m²
WG. 12.7 m²
WG. 11.7 m²
WG. 13.7 m²
WG. 3.8 m²
WG. 13.6 m²
WG. 4.8 m²
WG. 10.2 m²
WG. 12.7 m²
H-1
H-2
H-3 EL

1 DA3103
1 DA3203
1 DA3201
1 DA3101
1 DA3102
1 DA3104
1 DA3106
1 DA3202
1 DA3105

WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2028 - LEVEL 45
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 45 - 50

SCALE
As indicated @ A1

SHEET NUMBER
DA2028

REVISION
12

PUBLISH DATE 30/01/2026 9:17:47 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

1 DA3207
1 DA3102
1 DA3202
1 DA3103
1 DA3203
1 DA3104
6 DA5111
1 DA3106
1 DA3101
1 DA3201
1 DA3202
1 DA3105
1 DA3203
C5101
4B3B-LIV
144.6 m²
C5102
4B3B-LIV
C5103
3B3B-LIV
96.2 m²
C5104
4B3B-ADPT
147.6 m²
C5105
4B3B-LIV
198.4 m²
W5101
3B3B-MPR
115.2 m²
W5102
2B2B
W5103
3B2B-LIV
94.6 m²
W5104
3B3B-LIV
121.5 m²
W5105
3B3B-LIV
113.6 m²
W5106
3B3B-ADPT
108.4 m²
FFL 214.900
WG.
WG.
WG.

PUBLISH DATE 30/01/2026 9:17:54 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

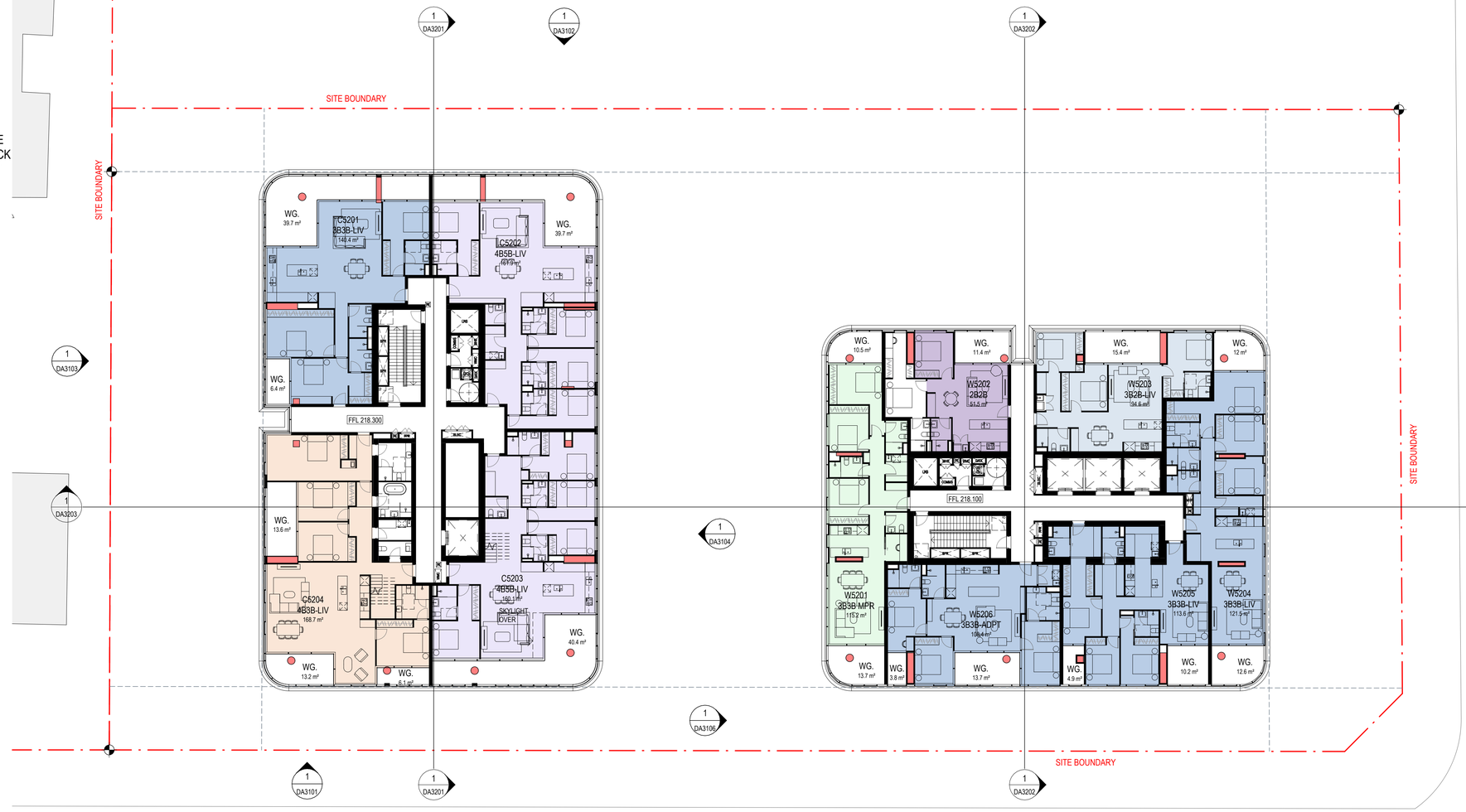
SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

WATERLOO ROAD

COTTONWOOD CRESCENT



1 DA2030 - LEVEL 52
1 : 200

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
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11	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 52

SCALE
As indicated @ A1

SHEET NUMBER
DA2030

REVISION
12

PUBLISH DATE 30/01/2026 9:18:04 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

1 DA3207 · 1 DA3102 · 1 DA3202 · 1 DA3103 · 1 DA3203 · 1 DA3104 · 1 DA3105 · 1 DA3203 · 1 DA3106 · 1 DA3101 · 1 DA3201 · 1 DA3202

1000

HOT WATER PLANT

AC CONDENSER PLANT

FFL 221.700

LIFT MOTOR ROOM ABOVE

LIFT OVERRUN.

STAIRS TO LIFT MOTOR ROOM.

FIRE TANK

FIRE PUMP ROOM

UP

UP

1m CLEARANCE ZONE FOR FACADE CLEANING.

PERGOLA OVER SHOWN DASHED

SKYLIGHT TO APARTMENT BELOW.

OUTDOOR ROOF TERRACE.

OUTDOOR ROOF TERRACE.

PERGOLA OVER SHOWN DASHED

1000

FFL 221.300

W5301 3B3B-MPR 114.7 m²

W5302 2B2B 81.6 m²

W5303 3B2B-LIV 94.6 m²

W5304 3B3B-LIV 121.5 m²

W5305 3B3B-LIV 113.6 m²

W5306 3B3B-ADPT 104.4 m²

WG. 10.5 m² · WG. 11.4 m² · WG. 15.4 m² · WG. 12 m² · WG. 13.7 m² · WG. 3.8 m² · WG. 13.7 m² · WG. 4.9 m² · WG. 10.2 m² · WG. 12.6 m²

WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2031 - LEVEL 53
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
12	30/01/26	ISSUED FOR INFORMATION		
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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 53 - 57

SCALE
As indicated @ A1

SHEET NUMBER
DA2031

REVISION
12

PUBLISH DATE 30/01/2026 9:18:11 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

Resolve area hatch

FFL 237.500

W5801 3B3B-LIV 112.5 m²
W5802 4B3B-LIV 125.0 m²
W5803 4B3B-LIV 129.7 m²
W5804 4B3B-LIV 136.3 m²
W5805 4B3B-LIV 134.6 m²

WG. 15.5 m² · WG. 4.2 m² · WG. 16.8 m² · WG. 9.2 m² · WG. 7.2 m² · WG. 15.5 m² · WG. 14.7 m² · WG. 13.2 m²

H-1 · H-2 · H-3 EL

LIFT · STAIR · DN · UP · COMMS · SWITCH · RISER · SERVICE

1 DA3101 · 1 DA3102 · 1 DA3103 · 1 DA3104 · 1 DA3105 · 1 DA3106 · 1 DA3201 · 1 DA3202 · 1 DA3203 · 1 DA3207

COTTONWOOD CRESCENT

WATERLOO ROAD

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2032 - LEVEL 58
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

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88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 58 - 59

SCALE
As indicated @ A1

SHEET NUMBER
DA2032

REVISION
12

PUBLISH DATE 30/01/2026 9:18:18 PM
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

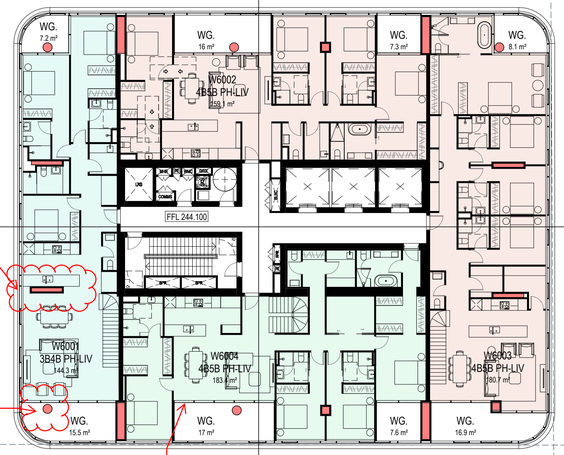
SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

1 DA3101
1 DA3102
1 DA3103
1 DA3104
1 DA3105
1 DA3106
1 DA3201
1 DA3202
1 DA3203
1 DA3207



Transfer out

Engage column close to facade

Bi-folds in lieu of sliders. Check with JHA

WATERLOO ROAD

COTTONWOOD CRESCENT

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

1 DA2033 - LEVEL 60
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
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PROJECT NO
23024

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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
LEVEL 60

SCALE
As indicated @ A1

SHEET NUMBER
DA2033

REVISION
12

PUBLISH DATE 30/01/2026 4:18:21 PM
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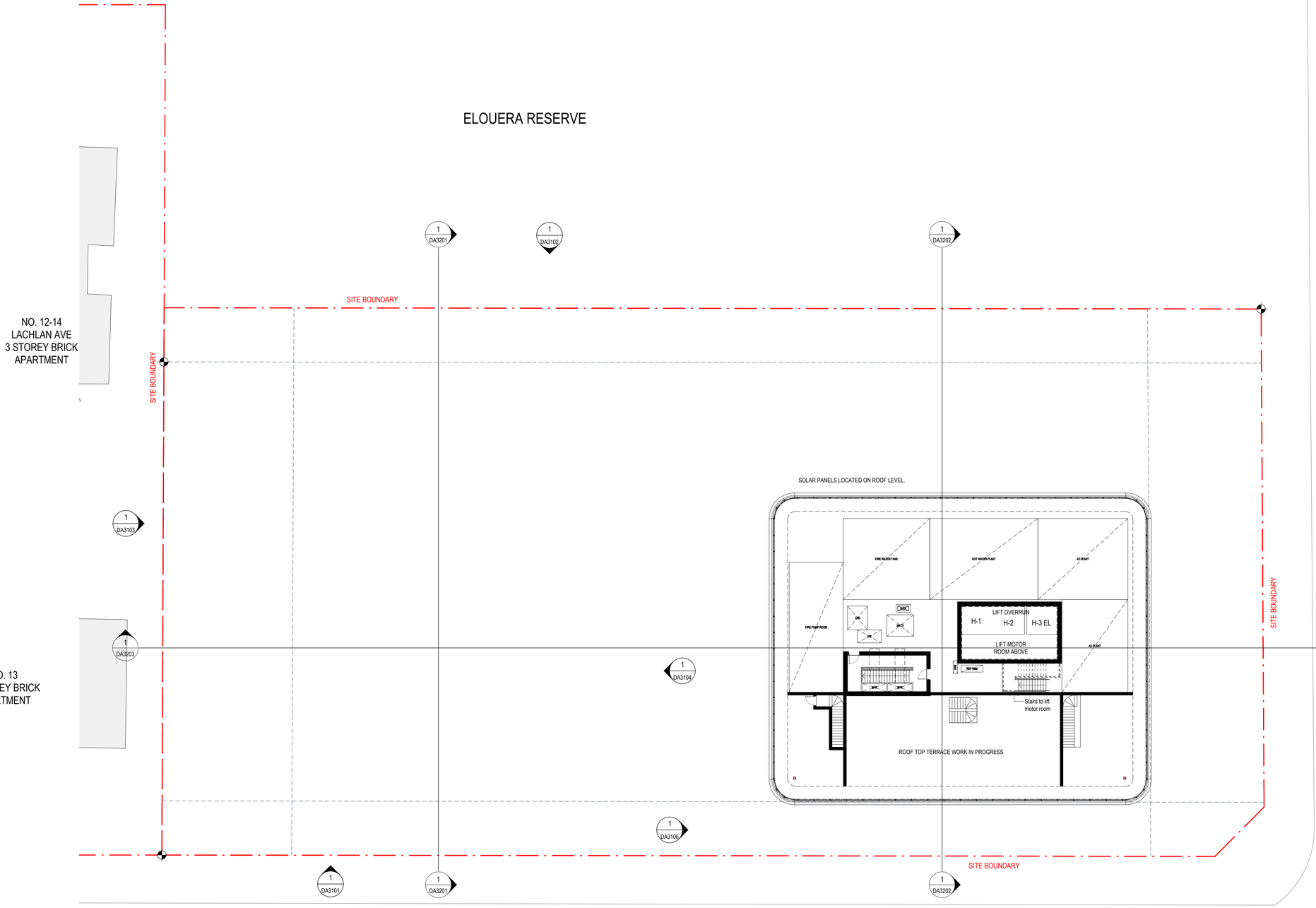

1 DA2034 - ROOF
1 : 200

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
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88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
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10	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ROOF PLAN

SCALE
As indicated @ A1

SHEET NUMBER
DA2034

REVISION
11

PUBLISH DATE: 30/01/2026 8:33:08 PM
PUBLISH DATE: 30/01/2026 8:33:08 PM
PUBLISH DATE: 30/01/2026 8:33:08 PM
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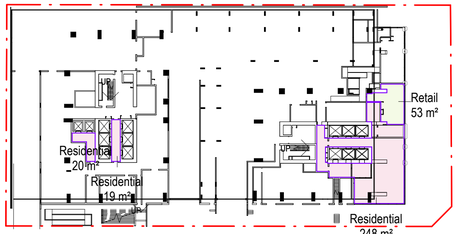
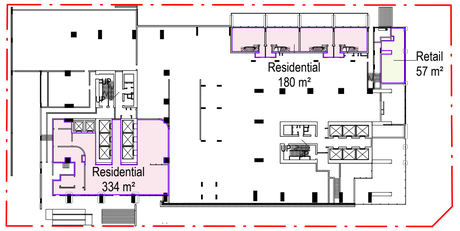
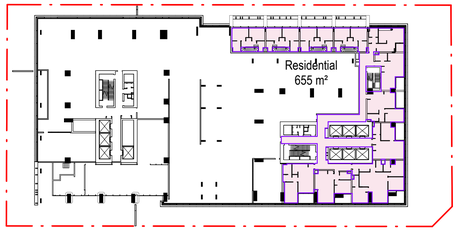


1 GFA_LOWER GROUND
1 : 700

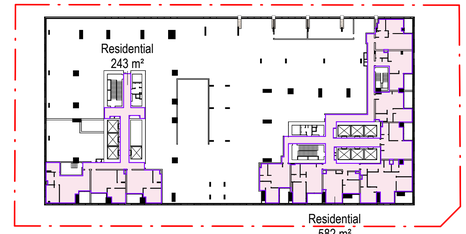


2 GFA_UPPER GROUND
1 : 700



3 DA2900_GFA_LEVEL 01
1 : 700

4 DA2900_GFA_LEVEL 02
1 : 700



5 DA2900_GFA_LEVEL 03
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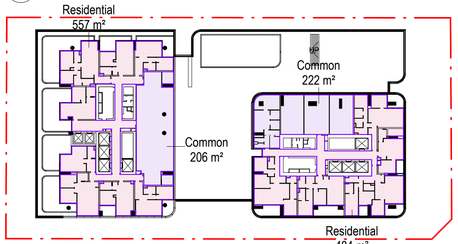
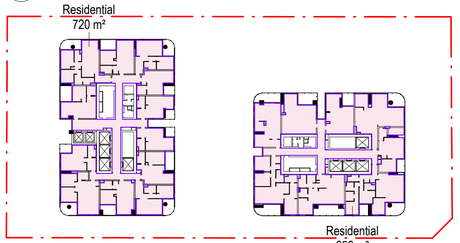


6 DA2900_GFA_LEVEL 04
1 : 700



7 DA2900_GFA_LEVEL 05
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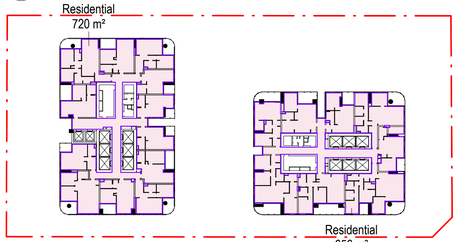
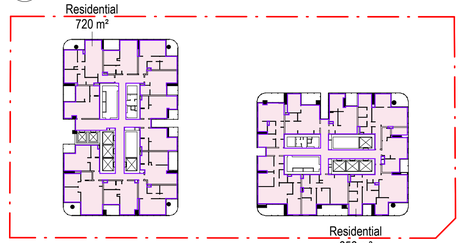
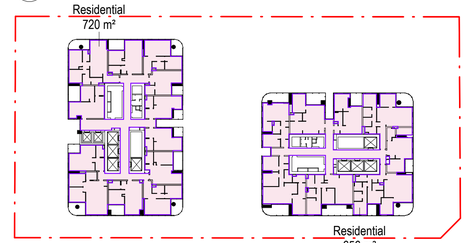


8 DA2900_GFA_LEVEL 06
1 : 700



9 GFA_LEVEL 7
1 : 700



10 GFA_LEVEL 8
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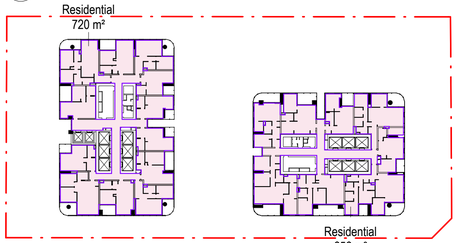

11 GFA_LEVEL 9
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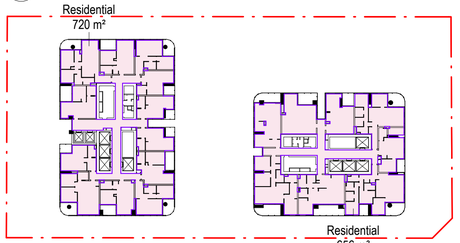

12 GFA_LEVEL 10
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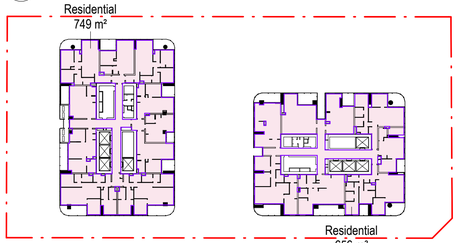

13 GFA_LEVEL 11
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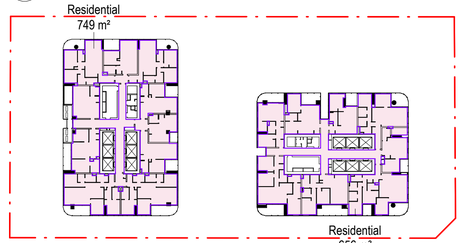
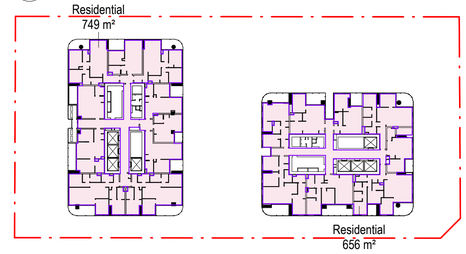


14 GFA_LEVEL 12
1 : 700



15 GFA_LEVEL 13
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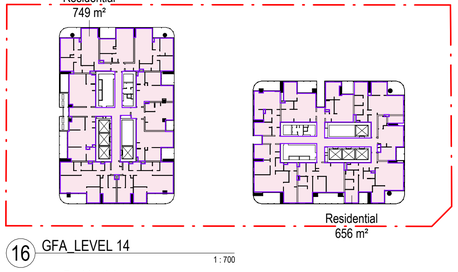

16 GFA_LEVEL 14
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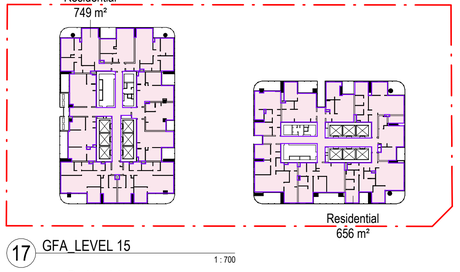

17 GFA_LEVEL 15
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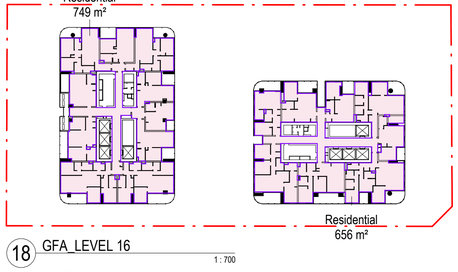

18 GFA_LEVEL 16
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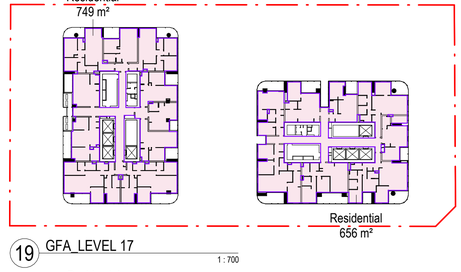

19 GFA_LEVEL 17
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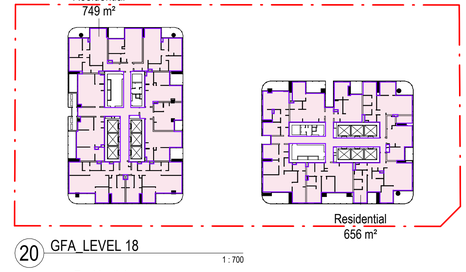

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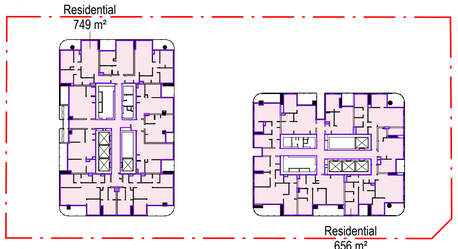

21 GFA_LEVEL 19
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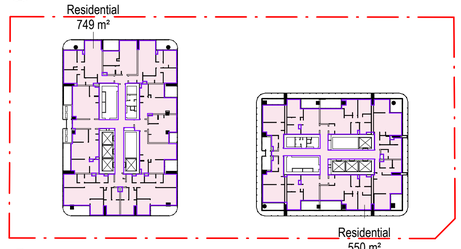

22 GFA_LEVEL 20
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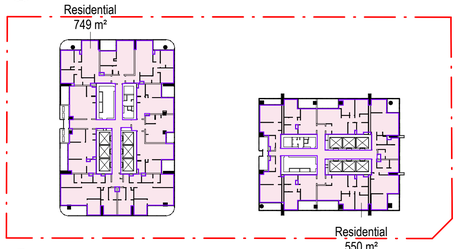

24 DA2900_GFA_LEVEL 21
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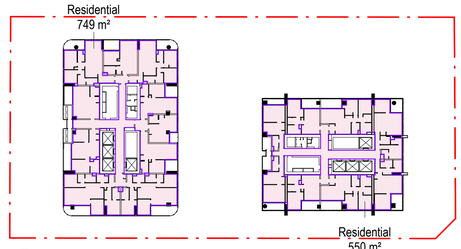

23 GFA_LEVEL 22
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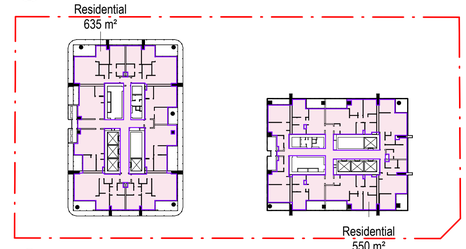

25 DA2900_GFA_LEVEL 23
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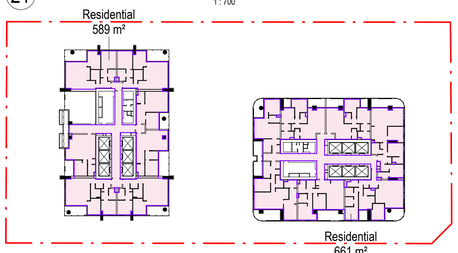

26 DA2900_GFA_LEVEL 24
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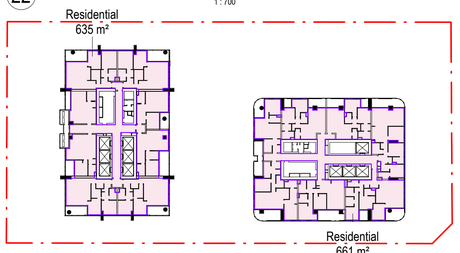

27 DA2900_GFA_LEVEL 25
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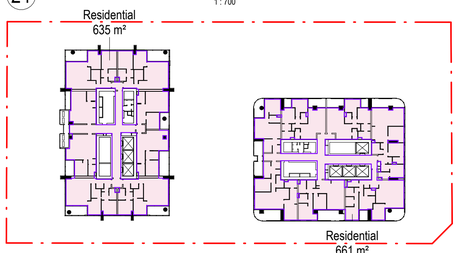

28 DA2900_GFA_LEVEL 26
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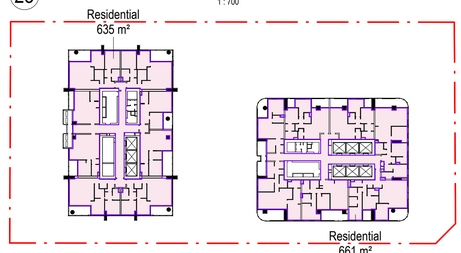

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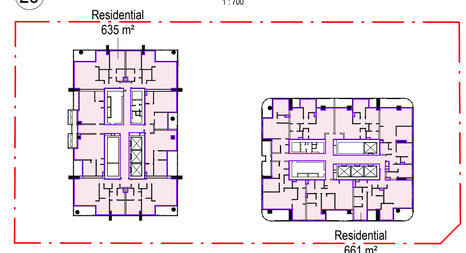

30 DA2900_GFA_LEVEL 28
1 : 700

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CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION

PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	19/12/25	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GFA DIAGRAMS - SHEET 1

SCALE
1 : 700 @ A1

SHEET NUMBER
DA2900

REVISION
3

PUBLISH DATE 30/01/2026 8:55:38 PM
PUBLISH DATE 30/01/2026 8:55:38 PM
PUBLISH DATE 30/01/2026 8:55:38 PM
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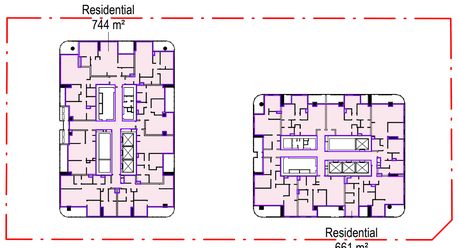

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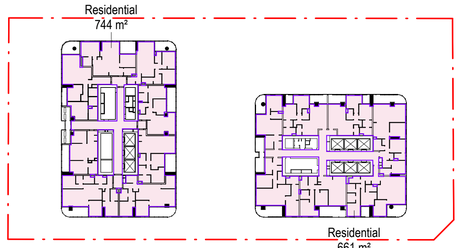

2 DA2901_GFA_LEVEL 30
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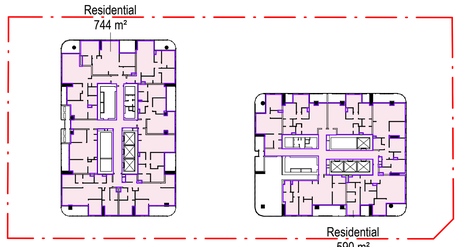

3 DA2901_GFA_LEVEL 31
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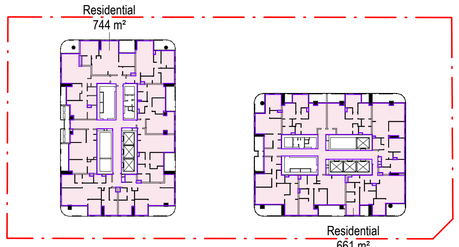

4 DA2901_GFA_LEVEL 32
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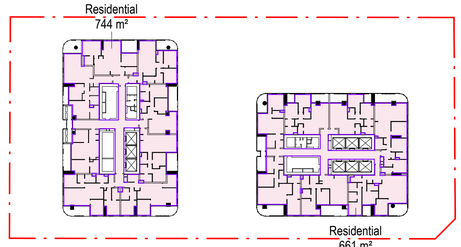

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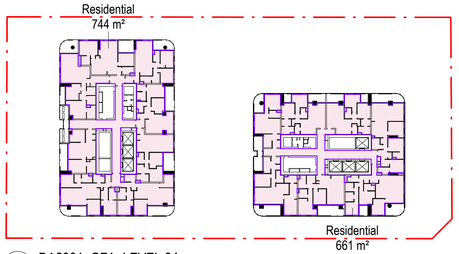

6 DA2901_GFA_LEVEL 34
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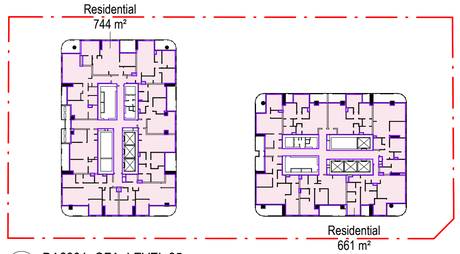

7 DA2901_GFA_LEVEL 35
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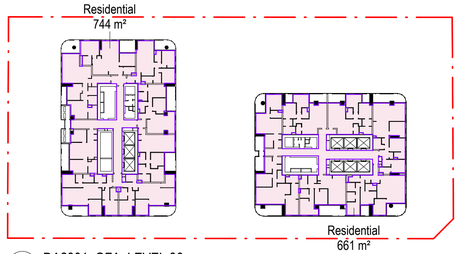

8 DA2901_GFA_LEVEL 36
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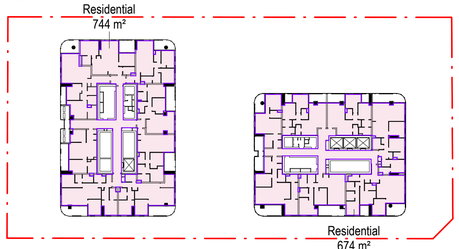

9 DA2901_GFA_LEVEL 37
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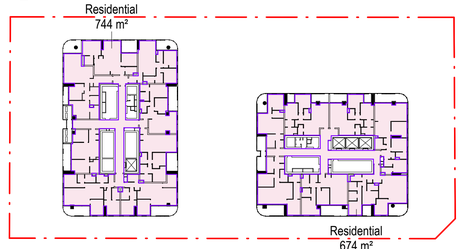

10 DA2901_GFA_LEVEL 38
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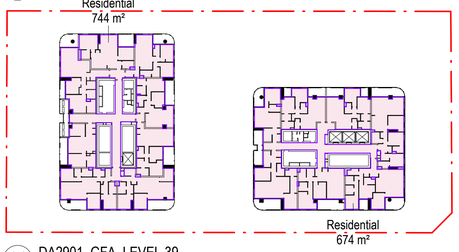

11 DA2901_GFA_LEVEL 39
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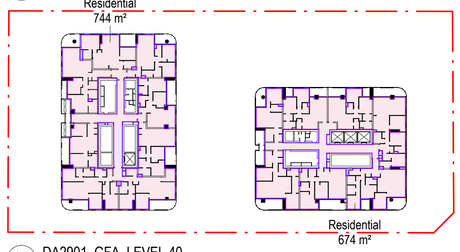

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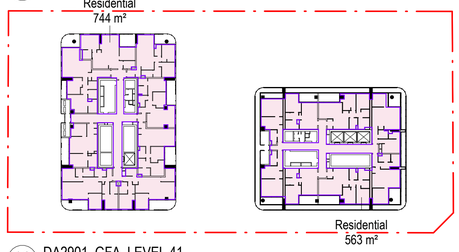

13 DA2901_GFA_LEVEL 41
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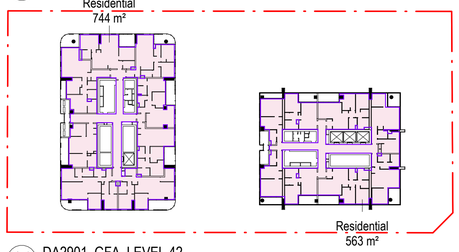

14 DA2901_GFA_LEVEL 42
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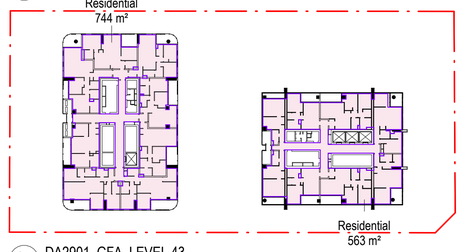

15 DA2901_GFA_LEVEL 43
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16 DA2901_GFA_LEVEL 44
1 : 700

17 DA2901_GFA_LEVEL 45
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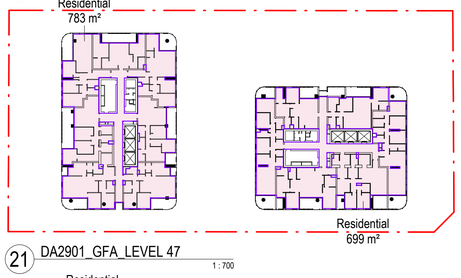
18 DA2901_GFA_LEVEL 46
1 : 700



21 DA2901_GFA_LEVEL 47
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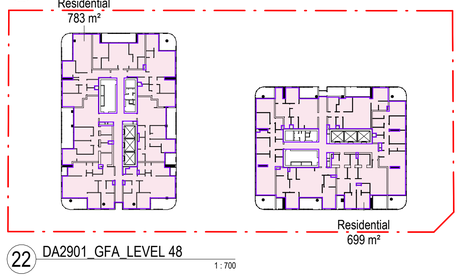

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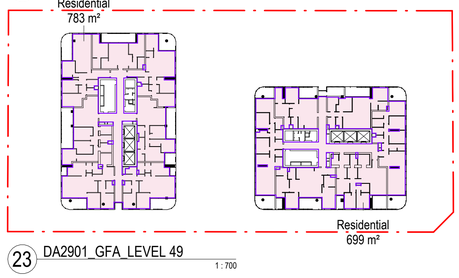

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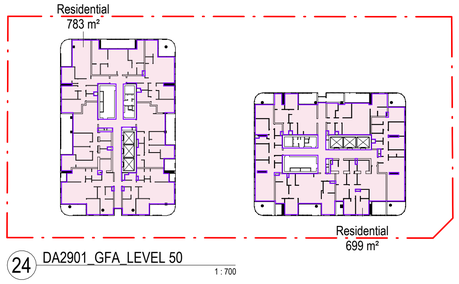

24 DA2901_GFA_LEVEL 50
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25 DA2901_GFA_LEVEL 51
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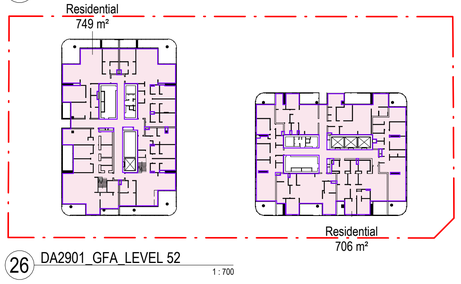

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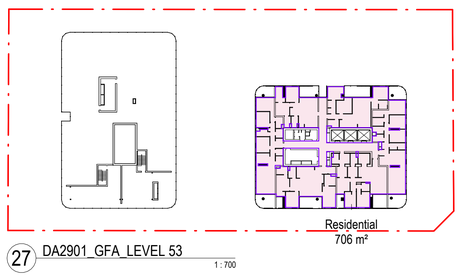
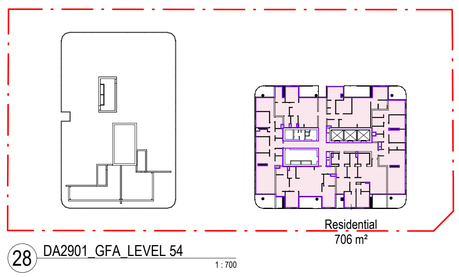
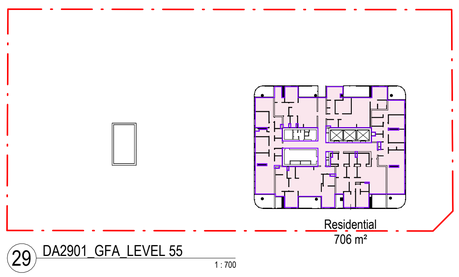


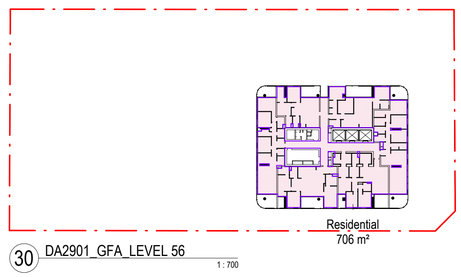
27 DA2901_GFA_LEVEL 53
1 : 700



28 DA2901_GFA_LEVEL 54
1 : 700



29 DA2901_GFA_LEVEL 55
1 : 700



30 DA2901_GFA_LEVEL 56
1 : 700

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	19/12/25	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GFA DIAGRAMS - SHEET 2

SCALE
1 : 700
@ A1

SHEET NUMBER
DA2901

REVISION
3

PUBLISH DATE 30/01/2026 8:36:16 PM
PUBLISH DATE 30/01/2026 8:36:16 PM
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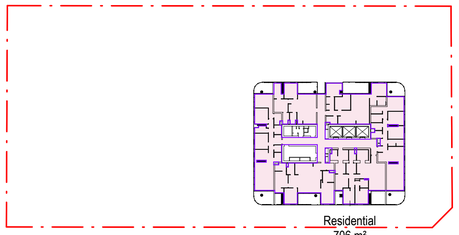
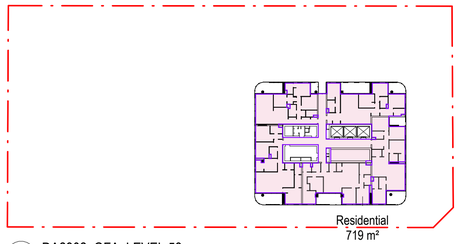


1 DA2902_GFA_LEVEL 57
1 : 700



2 DA2902_GFA_LEVEL 58
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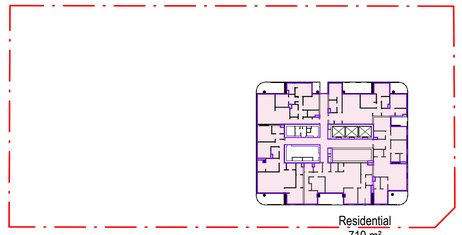

3 DA2902_GFA_LEVEL 59
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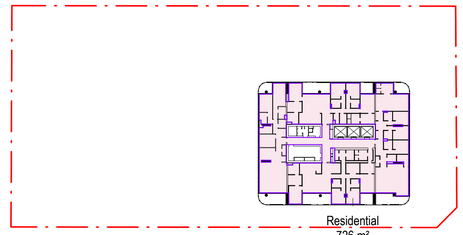

4 DA2902_GFA_LEVEL 60
1 : 700

Area Schedule (GFA Waterloo Tower)		
Level	Area	Comments
Not Placed	0 m²	Waterloo
LOWER GROUND	301 m²	Waterloo
UPPER GROUND	238 m²	Waterloo
LEVEL 01	655 m²	Waterloo
LEVEL 02	582 m²	Waterloo
LEVEL 03	582 m²	Waterloo
LEVEL 04	707 m²	Waterloo
LEVEL 05	656 m²	Waterloo
LEVEL 06	656 m²	Waterloo
LEVEL 07	656 m²	Waterloo
LEVEL 08	656 m²	Waterloo
LEVEL 09	656 m²	Waterloo
LEVEL 10	656 m²	Waterloo
LEVEL 11	656 m²	Waterloo
LEVEL 12	656 m²	Waterloo
LEVEL 13	656 m²	Waterloo
LEVEL 14	656 m²	Waterloo
LEVEL 15	656 m²	Waterloo
LEVEL 16	656 m²	Waterloo
LEVEL 17	656 m²	Waterloo
LEVEL 18	656 m²	Waterloo
LEVEL 19	656 m²	Waterloo
LEVEL 20	550 m²	Waterloo
LEVEL 21	550 m²	Waterloo
LEVEL 22	550 m²	Waterloo
LEVEL 23	550 m²	Waterloo
LEVEL 24	661 m²	Waterloo
LEVEL 25	661 m²	Waterloo
LEVEL 26	661 m²	Waterloo
LEVEL 27	661 m²	Waterloo
LEVEL 28	661 m²	Waterloo
LEVEL 29	661 m²	Waterloo
LEVEL 30	661 m²	Waterloo
LEVEL 31	590 m²	Waterloo
LEVEL 32	661 m²	Waterloo
LEVEL 33	661 m²	Waterloo
LEVEL 34	661 m²	Waterloo

Area Schedule (GFA Waterloo Tower)		
Level	Area	Comments
LEVEL 35	661 m²	Waterloo
LEVEL 36	661 m²	Waterloo
LEVEL 37	674 m²	Waterloo
LEVEL 38	674 m²	Waterloo
LEVEL 39	674 m²	Waterloo
LEVEL 40	674 m²	Waterloo
LEVEL 41	563 m²	Waterloo
LEVEL 42	563 m²	Waterloo
LEVEL 43	563 m²	Waterloo
LEVEL 44	563 m²	Waterloo
LEVEL 45	699 m²	Waterloo
LEVEL 46	699 m²	Waterloo
LEVEL 47	699 m²	Waterloo
LEVEL 48	699 m²	Waterloo
LEVEL 49	699 m²	Waterloo
LEVEL 50	699 m²	Waterloo
LEVEL 51	706 m²	Waterloo
LEVEL 52	706 m²	Waterloo
LEVEL 53	706 m²	Waterloo
LEVEL 54	706 m²	Waterloo
LEVEL 55	706 m²	Waterloo
LEVEL 56	706 m²	Waterloo
LEVEL 57	706 m²	Waterloo
LEVEL 58	719 m²	Waterloo
LEVEL 59	719 m²	Waterloo
LEVEL 60	726 m²	Waterloo
Grand total: 70	39876 m²	

Area Schedule (GFA Cottonwood Tower)		
Level	Area	Comments
LOWER GROUND	39 m²	Cottonwood
UPPER GROUND	334 m²	Cottonwood
LEVEL 02	243 m²	Cottonwood
LEVEL 03	243 m²	Cottonwood
LEVEL 04	763 m²	Cottonwood
LEVEL 05	720 m²	Cottonwood
LEVEL 06	720 m²	Cottonwood
LEVEL 07	720 m²	Cottonwood
LEVEL 08	720 m²	Cottonwood
LEVEL 09	720 m²	Cottonwood
LEVEL 10	720 m²	Cottonwood
LEVEL 11	749 m²	Cottonwood
LEVEL 12	749 m²	Cottonwood
LEVEL 13	749 m²	Cottonwood
LEVEL 14	749 m²	Cottonwood
LEVEL 15	749 m²	Cottonwood
LEVEL 16	749 m²	Cottonwood
LEVEL 17	749 m²	Cottonwood
LEVEL 18	749 m²	Cottonwood
LEVEL 19	749 m²	Cottonwood
LEVEL 20	749 m²	Cottonwood
LEVEL 21	749 m²	Cottonwood
LEVEL 22	749 m²	Cottonwood
LEVEL 23	635 m²	Cottonwood
LEVEL 24	589 m²	Cottonwood
LEVEL 25	635 m²	Cottonwood
LEVEL 26	635 m²	Cottonwood
LEVEL 27	635 m²	Cottonwood
LEVEL 28	635 m²	Cottonwood
LEVEL 29	744 m²	Cottonwood
LEVEL 30	744 m²	Cottonwood
LEVEL 31	744 m²	Cottonwood
LEVEL 32	744 m²	Cottonwood
LEVEL 33	744 m²	Cottonwood
LEVEL 34	744 m²	Cottonwood
LEVEL 35	744 m²	Cottonwood

Area Schedule (GFA Cottonwood Tower)		
Level	Area	Comments
LEVEL 36	744 m²	Cottonwood
LEVEL 37	744 m²	Cottonwood
LEVEL 38	744 m²	Cottonwood
LEVEL 39	744 m²	Cottonwood
LEVEL 40	744 m²	Cottonwood
LEVEL 41	744 m²	Cottonwood
LEVEL 42	744 m²	Cottonwood
LEVEL 43	744 m²	Cottonwood
LEVEL 44	744 m²	Cottonwood
LEVEL 45	783 m²	Cottonwood
LEVEL 46	783 m²	Cottonwood
LEVEL 47	783 m²	Cottonwood
LEVEL 48	783 m²	Cottonwood
LEVEL 49	783 m²	Cottonwood
LEVEL 50	783 m²	Cottonwood
LEVEL 51	789 m²	Cottonwood
LEVEL 52	749 m²	Cottonwood
Grand total: 55	36840 m²	

GFA CONTROL SCHEDULE		
MAX ALLOWED GFA	CURRENT GFA	DELTA
0 m²	76716 m²	-74555 m²

SITE AREA: 5,130 m²

FSR: 4.5:1

MAX. ALLOWED GFA: 23,085 m²

GADIGAL COUNTRY
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CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
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2	19/12/25	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GFA DIAGRAMS - SHEET 3

SCALE
1 : 700
@ A1

SHEET NUMBER DA2902
REVISION 3

PUBLISH DATE 30/01/2026 8:36:27 PM
PUBLISH DATE 30/01/2026 8:36:27 PM
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ELOUERA RESERVE

ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

SITE BOUNDARY

5000

12000

12000

18000

17344

10776

5000

5000

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

APPROX. OUTLINE OF METRO TUNNEL

WATERLOO ROAD

COTTONWOOD CRESCENT

COTTONWOOD RESERVE

NO. 14-16
COTTONWOOD CR
TOWER

W

APPROX. OUTLINE OF METRO TUNNEL

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

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Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ADG BUILDING SEPARATION

SCALE
1 : 200
@ A1

SHEET NUMBER
DA2903

REVISION
1

PUBLISH DATE 30/01/2026 8:38:43 PM
PUBLISH DATE 30/01/2026 8:38:43 PM
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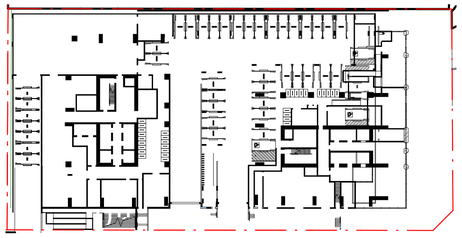
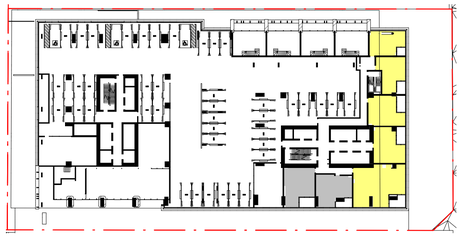
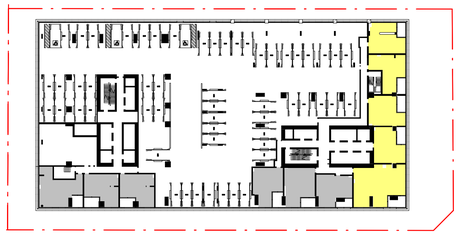


1 LOWER GROUND_SOLAR
1 : 700

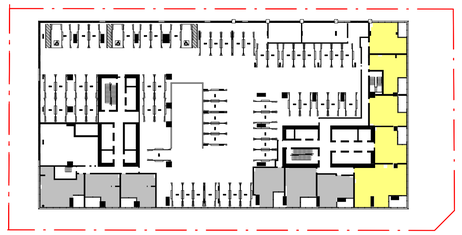
2 UPPER GROUND_SOLAR
1 : 700



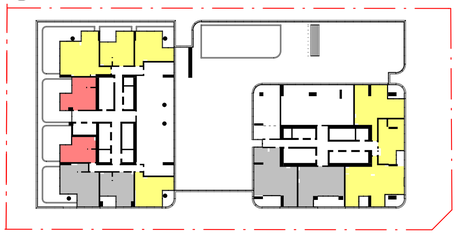
3 DA2910_LEVEL 01_SOLAR
1 : 700



4 DA2910_LEVEL 02_SOLAR
1 : 700



5 DA2910_LEVEL 03_SOLAR
1 : 700



6 DA2910_LEVEL 04_SOLAR
1 : 700

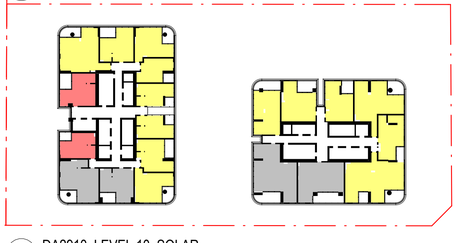
7 DA2910_LEVEL 05_SOLAR
1 : 700

8 DA2910_LEVEL 06_SOLAR
1 : 700

9 DA2910_LEVEL 07_SOLAR
1 : 700

10 DA2910_LEVEL 08_SOLAR
1 : 700

11 DA2910_LEVEL 09_SOLAR
1 : 700

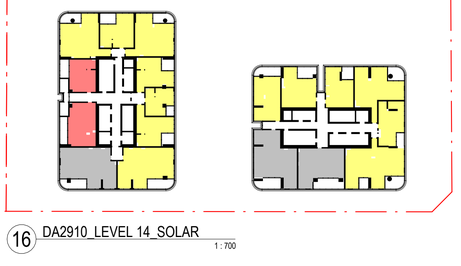


12 DA2910_LEVEL 10_SOLAR
1 : 700

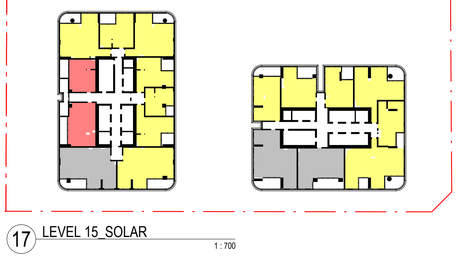
13 DA2910_LEVEL 11_SOLAR
1 : 700

14 DA2910_LEVEL 12_SOLAR
1 : 700

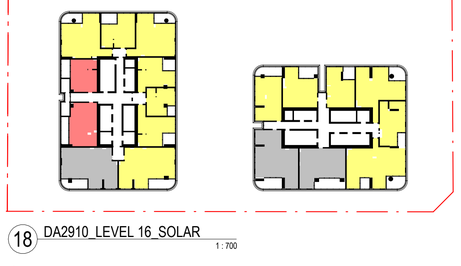
15 DA2910_LEVEL 13_SOLAR
1 : 700



16 DA2910_LEVEL 14_SOLAR
1 : 700



17 LEVEL 15_SOLAR
1 : 700



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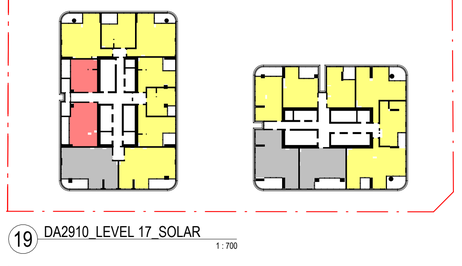
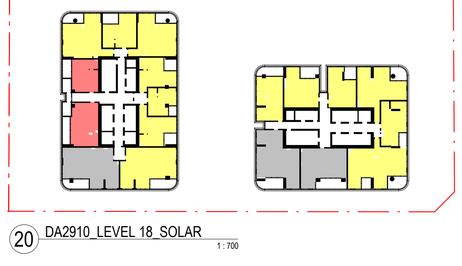
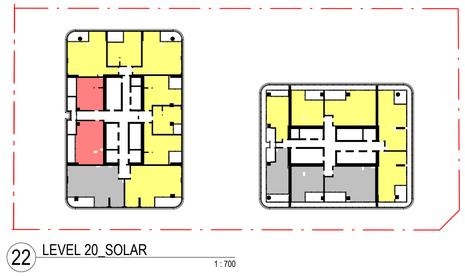


19 DA2910_LEVEL 17_SOLAR
1 : 700



20 DA2910_LEVEL 18_SOLAR
1 : 700

21 LEVEL 19_SOLAR
1 : 700



22 LEVEL 20_SOLAR
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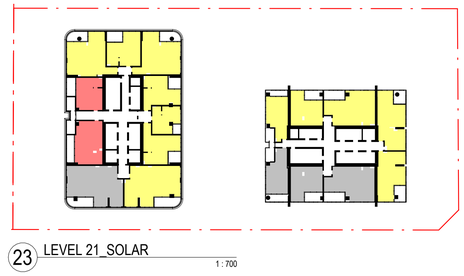
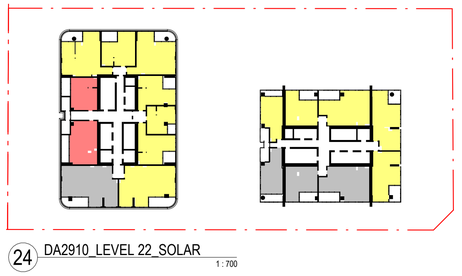
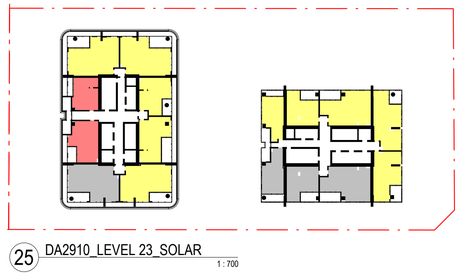


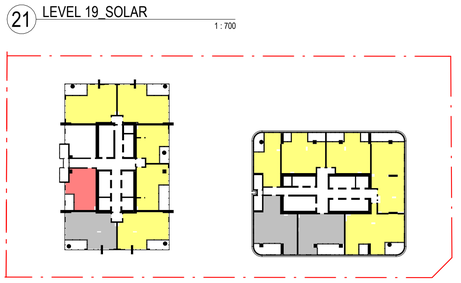
23 LEVEL 21_SOLAR
1 : 700



24 DA2910_LEVEL 22_SOLAR
1 : 700



25 DA2910_LEVEL 23_SOLAR
1 : 700



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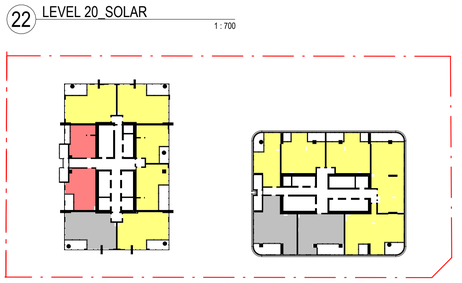
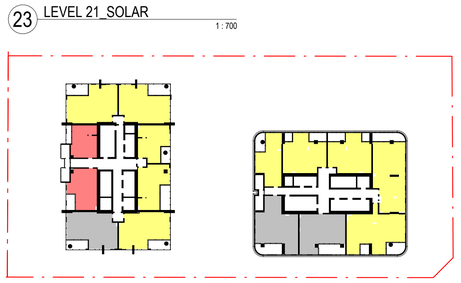
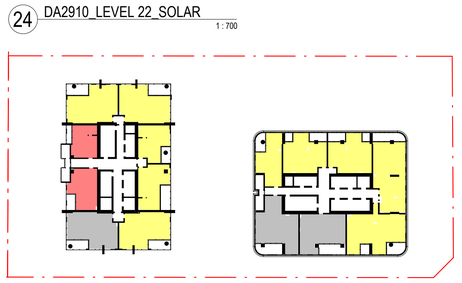


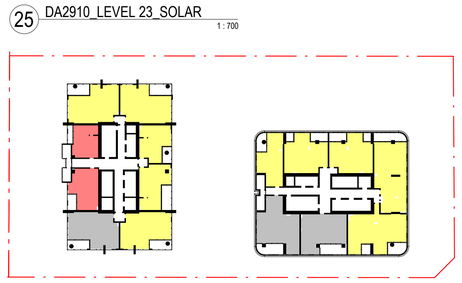
27 DA2910_LEVEL 25_SOLAR
1 : 700



28 DA2910_LEVEL 26_SOLAR
1 : 700



29 DA2910_LEVEL 27_SOLAR
1 : 700



30 DA2910_LEVEL 28_SOLAR
1 : 700

GADIGAL COUNTRY
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SHEET STATUS
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SHEET TITLE
SOLAR ACCESS DIAGRAMS SHEET 1

SCALE
1 : 700 @ A1

SHEET NUMBER
DA2904

REVISION
4

PUBLISH DATE: 30/01/2026 8:40:36 PM
PUBLISH DATE: 30/01/2026 8:40:39 PM
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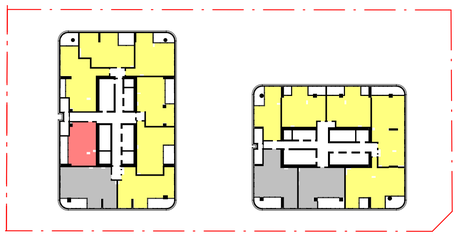
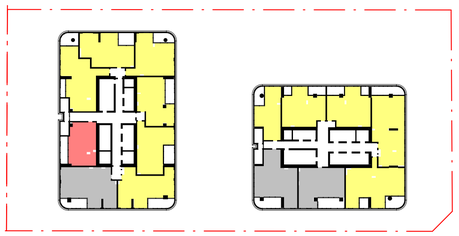
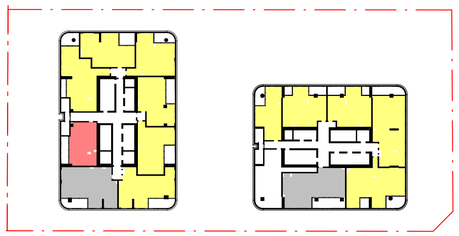


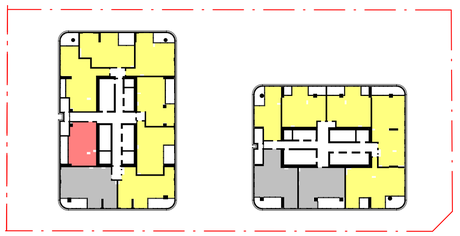
1 DA2911_LEVEL 29_SOLAR
1 : 700



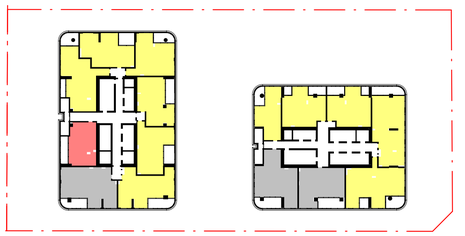
2 DA2911_LEVEL 30_SOLAR
1 : 700



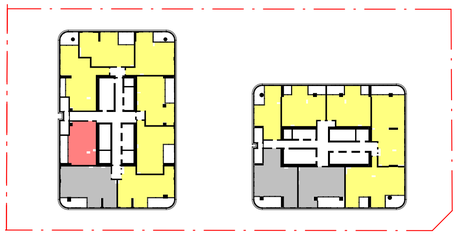
3 DA2911_LEVEL 31_SOLAR
1 : 700



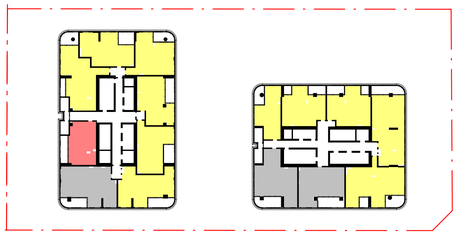
4 DA2911_LEVEL 32_SOLAR
1 : 700



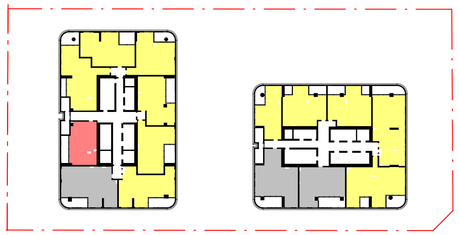
5 DA2911_LEVEL 33_SOLAR
1 : 700



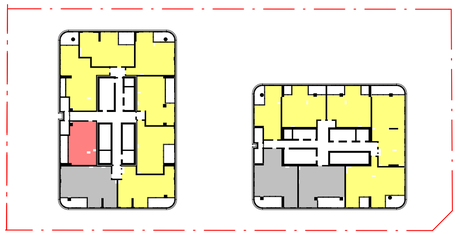
6 DA2911_LEVEL 34_SOLAR
1 : 700



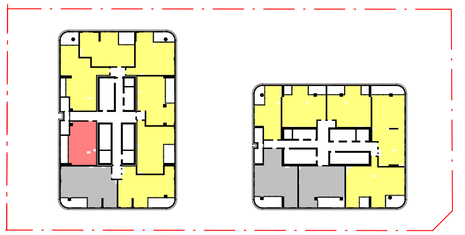
7 DA2911_LEVEL 35_SOLAR
1 : 700



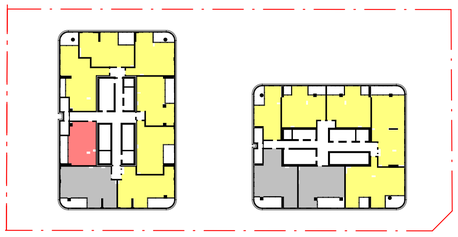
8 DA2911_LEVEL 36_SOLAR
1 : 700



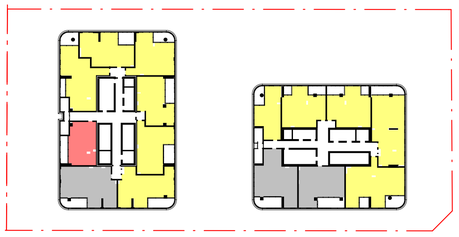
9 DA2911_LEVEL 37_SOLAR
1 : 700



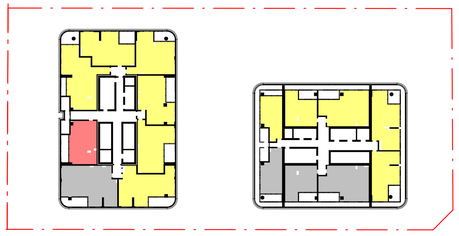
10 DA2911_LEVEL 38_SOLAR
1 : 700



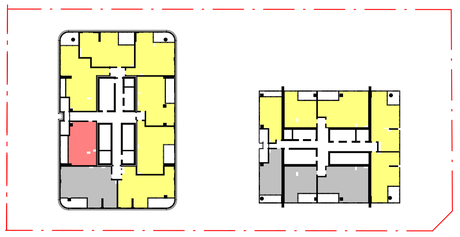
11 DA2911_LEVEL 39_SOLAR
1 : 700



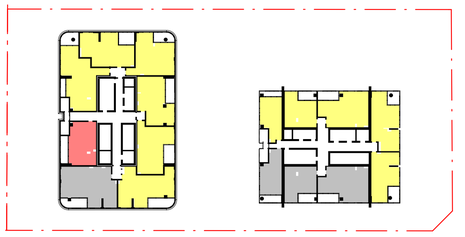
12 DA2911_LEVEL 40_SOLAR
1 : 700



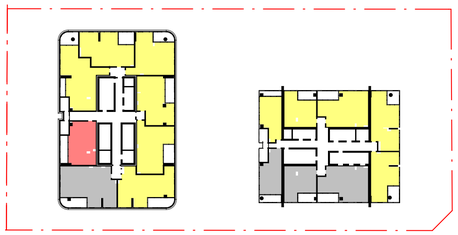
13 DA2911_LEVEL 41_SOLAR
1 : 700



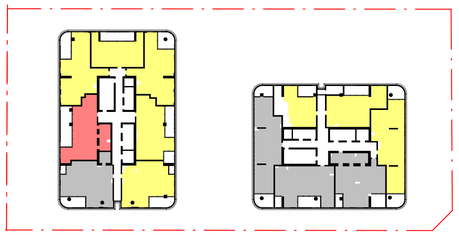
14 DA2911_LEVEL 42_SOLAR
1 : 700



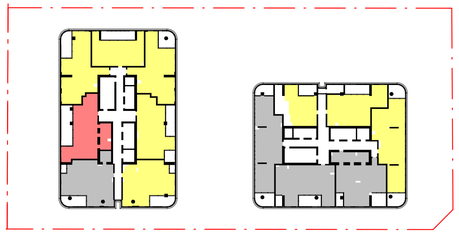
15 DA2911_LEVEL 43_SOLAR
1 : 700



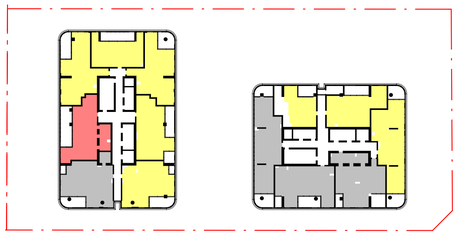
16 DA2911_LEVEL 44_SOLAR
1 : 700



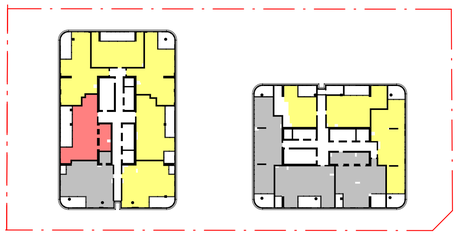
17 DA2911_LEVEL 45_SOLAR
1 : 700



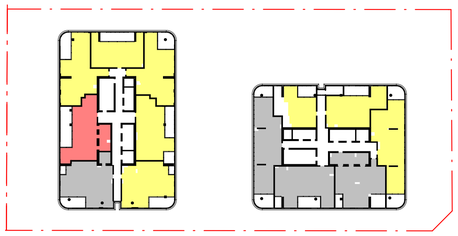
18 DA2911_LEVEL 46_SOLAR
1 : 700



19 DA2911_LEVEL 47_SOLAR
1 : 700

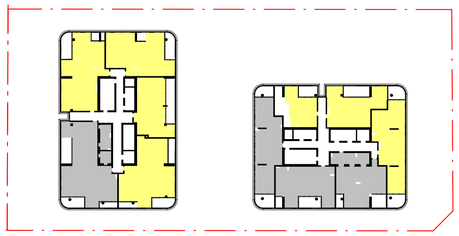


20 DA2911_LEVEL 48_SOLAR
1 : 700

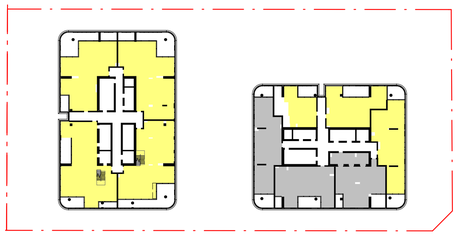


21 DA2911_LEVEL 49_SOLAR
1 : 700

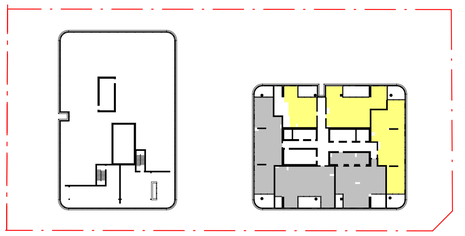
22 DA2911_LEVEL 50_SOLAR
1 : 700



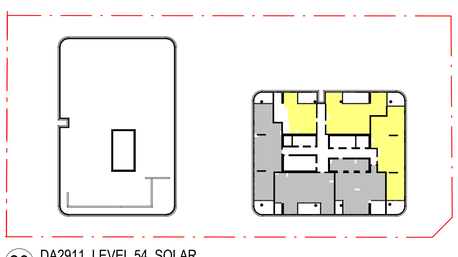
23 DA2911_LEVEL 51_SOLAR
1 : 700



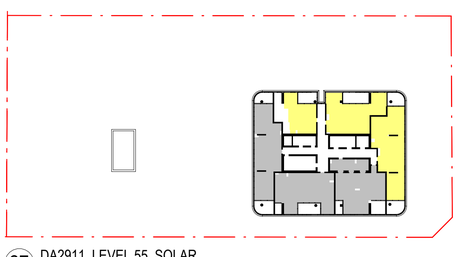
24 DA2911_LEVEL 52_SOLAR
1 : 700



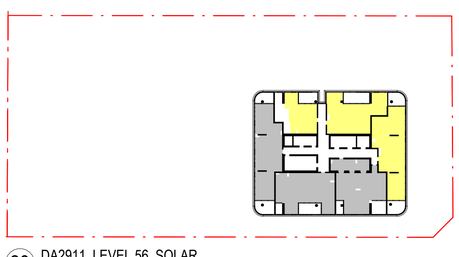
25 DA2911_LEVEL 53_SOLAR
1 : 700



26 DA2911_LEVEL 54_SOLAR
1 : 700



27 DA2911_LEVEL 55_SOLAR
1 : 700



28 DA2911_LEVEL 56_SOLAR
1 : 700

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
4	30/01/26	ISSUED FOR INFORMATION		
3	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

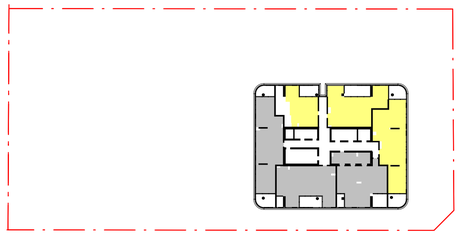
SHEET TITLE
SOLAR ACCESS DIAGRAMS SHEET 2

SCALE
1 : 700
@ A1

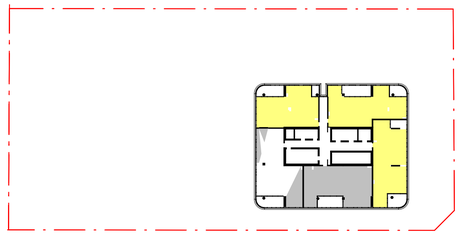
SHEET NUMBER
DA2905

REVISION
4

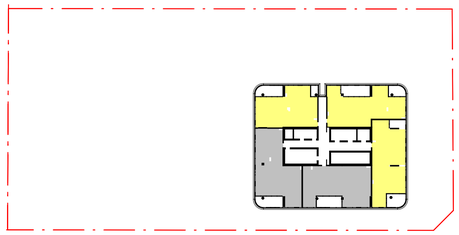
PUBLISH DATE 30/01/2026 8:40:48 PM



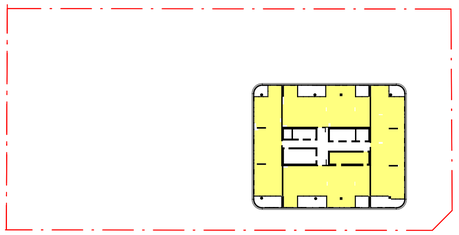
1 DA2912_LEVEL 57_SOLAR
1 : 700



2 DA2912_LEVEL 58_SOLAR
1 : 700



3 DA2912_LEVEL 59_SOLAR
1 : 700



4 DA2912_LEVEL 60_SOLAR
1 : 700

PUBLISH DATE 30/01/2026 8:40:48 PM

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LEGEND

	2HR SOLAR ACCESS
	PARTIAL SOLAR ACCESS
	NO SOLAR ACCESS

SOLAR COMPLIANCE SCHEDULE - CT

SOLAR ACCESS	COUNT	PERC.	TOWER
0-2HRS	61	14.1%	Cottonwood
NO	71	16.4%	Cottonwood
YES	300	69.4%	Cottonwood
TOTAL: 432	432		

SOLAR COMPLIANCE SCHEDULE - WT

SOLAR ACCESS	COUNT	PERC.	TOWER
0-2HRS	140	32.9%	Waterloo
YES	286	67.1%	Waterloo
TOTAL: 426	426		

SOLAR COMPLIANCE SCHEDULE

SOLAR ACCESS	COUNT	PERC.
0-2HRS	201	23.4%
NO	71	8.3%
YES	586	68.3%
	858	70.0% COMPLIANCE

GADIGAL COUNTRY
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NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
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PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SOLAR ACCESS DIAGRAMS SHEET 3

SCALE
As indicated @ A1

SHEET NUMBER
DA2906

REVISION
4

PUBLISH DATE 30/01/2026 8:41:19 PM

PUBLISH DATE 30/01/2026 8:41:19 PM

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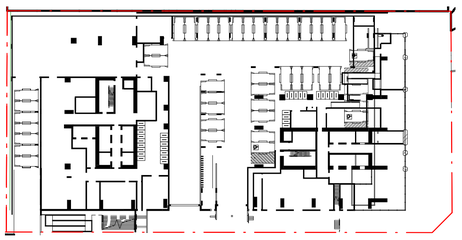


1 LOWER GROUND_CROSS VENT
1 : 700

2 DA2910_UPPER GROUND_CROSS VENT
1 : 700

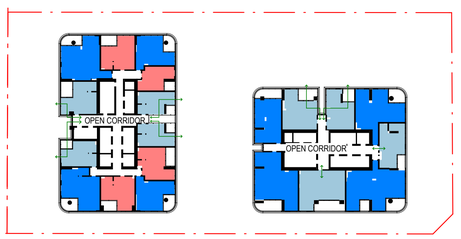
3 DA2910_LEVEL 01_CROSS VENT
1 : 700

4 DA2910_LEVEL 02_CROSS VENT
1 : 700

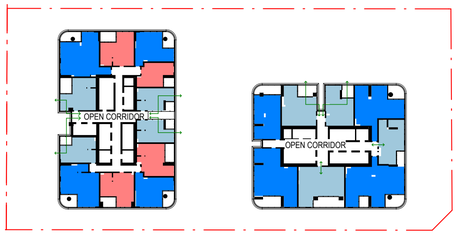
5 DA2910_LEVEL 03_CROSS VENT
1 : 700

6 DA2910_LEVEL 04_CROSS VENT
1 : 700

7 DA2910_LEVEL 05_CROSS VENT
1 : 700



8 DA2910_LEVEL 06_CROSS VENT
1 : 700



9 DA2910_LEVEL 07_CROSS VENT
1 : 700

LEGEND

	YES_C	ADG CROSS VENTILATION.
	YES_V	POTENTIAL CROSS VENTILATION (DESIGN SOLUTION).
	NO	NO

CROSS VENT COMPLIANCE SCHEDULE

CROSS VENTILATED	COUNT	PERC.
NO	37	34.9%
YES_C	39	36.8%
YES_V	30	28.3%
TOTAL: 106	106	65.1% COMPLIANCE

GADIGAL COUNTRY
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CHIPPENDALE NSW, 2008 AUSTRALIA
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ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
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PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
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REV	DATE	DESCRIPTION	DN	AP
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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
CROSS VENTILATION DIAGRAMS

SCALE
As indicated @ A1

SHEET NUMBER
DA2907

REVISION
4

PUBLISH DATE: 30/01/2026 8:41:25 PM

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NSA SCHEDULE COTTONWOOD

NAME	LEVEL	AREA
LEVEL 02		
1B1B	LEVEL 02	49.9 m²
1B1B	LEVEL 02	52.0 m²
1B1B MPR	LEVEL 02	66.6 m²
		168.5 m²
LEVEL 03		
1B1B	LEVEL 03	49.9 m²
1B1B	LEVEL 03	52.0 m²
1B1B MPR	LEVEL 03	66.6 m²
		168.5 m²
LEVEL 04		
STUDIO	LEVEL 04	42.1 m²
2B1B	LEVEL 04	68.5 m²
1B1B	LEVEL 04	49.9 m²
1B1B	LEVEL 04	50.5 m²
1B1B	LEVEL 04	50.4 m²
2B2B	LEVEL 04	80.3 m²
1B1B	LEVEL 04	50.9 m²
1B1B	LEVEL 04	50.9 m²
		443.4 m²
LEVEL 05		
2B2B	LEVEL 05	80.4 m²
1B1B	LEVEL 05	50.7 m²
1B1B	LEVEL 05	50.4 m²
STUDIO	LEVEL 05	36.0 m²
STUDIO	LEVEL 05	37.8 m²
STUDIO	LEVEL 05	37.9 m²
1B1B	LEVEL 05	48.0 m²
1B1B	LEVEL 05	50.0 m²
2B1B	LEVEL 05	68.5 m²
STUDIO	LEVEL 05	42.1 m²
1B1B	LEVEL 05	50.0 m²
1B1B	LEVEL 05	50.5 m²
		602.3 m²
LEVEL 06		
2B2B	LEVEL 06	80.4 m²
1B1B	LEVEL 06	50.7 m²
1B1B	LEVEL 06	50.4 m²
STUDIO	LEVEL 06	36.0 m²
STUDIO	LEVEL 06	37.8 m²
STUDIO	LEVEL 06	37.9 m²
1B1B	LEVEL 06	48.0 m²
1B1B	LEVEL 06	50.0 m²
2B1B	LEVEL 06	68.5 m²
STUDIO	LEVEL 06	42.1 m²
1B1B	LEVEL 06	50.0 m²
1B1B	LEVEL 06	50.5 m²
		602.3 m²
LEVEL 07		
2B2B	LEVEL 07	80.4 m²
1B1B	LEVEL 07	50.7 m²
1B1B	LEVEL 07	50.4 m²
STUDIO	LEVEL 07	36.0 m²
STUDIO	LEVEL 07	37.7 m²
STUDIO	LEVEL 07	37.9 m²
1B1B	LEVEL 07	48.0 m²
1B1B	LEVEL 07	50.0 m²
2B1B	LEVEL 07	68.5 m²
STUDIO	LEVEL 07	42.1 m²
1B1B	LEVEL 07	50.0 m²
1B1B	LEVEL 07	50.5 m²
		602.2 m²
LEVEL 08		
2B2B	LEVEL 08	80.4 m²
1B1B	LEVEL 08	50.7 m²
1B1B	LEVEL 08	50.4 m²
STUDIO	LEVEL 08	36.0 m²
STUDIO	LEVEL 08	37.7 m²
STUDIO	LEVEL 08	37.9 m²
1B1B	LEVEL 08	48.0 m²
1B1B	LEVEL 08	50.0 m²
2B1B	LEVEL 08	68.5 m²
STUDIO	LEVEL 08	42.1 m²
1B1B	LEVEL 08	50.0 m²
1B1B	LEVEL 08	50.5 m²
		602.2 m²

NSA SCHEDULE COTTONWOOD

NAME	LEVEL	AREA
LEVEL 09		
2B2B	LEVEL 09	80.4 m²
1B1B	LEVEL 09	50.7 m²
1B1B	LEVEL 09	50.4 m²
STUDIO	LEVEL 09	36.0 m²
STUDIO	LEVEL 09	37.7 m²
STUDIO	LEVEL 09	37.9 m²
1B1B	LEVEL 09	48.0 m²
1B1B	LEVEL 09	50.0 m²
2B1B	LEVEL 09	68.5 m²
STUDIO	LEVEL 09	42.1 m²
1B1B	LEVEL 09	50.0 m²
1B1B	LEVEL 09	50.5 m²
		602.2 m²
LEVEL 10		
2B2B	LEVEL 10	80.5 m²
1B1B	LEVEL 10	51.1 m²
1B1B	LEVEL 10	50.5 m²
STUDIO	LEVEL 10	35.9 m²
STUDIO	LEVEL 10	37.9 m²
STUDIO	LEVEL 10	37.9 m²
1B1B	LEVEL 10	48.0 m²
1B1B	LEVEL 10	50.0 m²
2B1B	LEVEL 10	68.5 m²
STUDIO	LEVEL 10	42.1 m²
1B1B	LEVEL 10	50.0 m²
1B1B	LEVEL 10	50.5 m²
		602.9 m²
LEVEL 11		
2B2B	LEVEL 11	80.3 m²
2B2B	LEVEL 11	77.6 m²
1B1B	LEVEL 11	49.5 m²
1B1B	LEVEL 11	51.0 m²
STUDIO	LEVEL 11	44.6 m²
3B3B	LEVEL 11	99.4 m²
1B1B	LEVEL 11	52.9 m²
3B3B	LEVEL 11	99.0 m²
STUDIO	LEVEL 11	35.8 m²
1B1B MPR	LEVEL 11	60.8 m²
		650.9 m²
LEVEL 12		
2B2B	LEVEL 12	80.3 m²
2B2B	LEVEL 12	77.6 m²
1B1B	LEVEL 12	49.5 m²
1B1B	LEVEL 12	50.9 m²
STUDIO	LEVEL 12	44.6 m²
3B3B	LEVEL 12	99.4 m²
1B1B	LEVEL 12	52.9 m²
3B3B	LEVEL 12	99.0 m²
STUDIO	LEVEL 12	35.8 m²
1B1B MPR	LEVEL 12	60.8 m²
		650.8 m²
LEVEL 13		
2B2B	LEVEL 13	80.3 m²
2B2B	LEVEL 13	77.6 m²
1B1B	LEVEL 13	49.5 m²
1B1B	LEVEL 13	50.9 m²
STUDIO	LEVEL 13	44.6 m²
3B3B	LEVEL 13	99.4 m²
1B1B	LEVEL 13	52.9 m²
3B3B	LEVEL 13	99.0 m²
STUDIO	LEVEL 13	35.8 m²
1B1B MPR	LEVEL 13	60.8 m²
		650.8 m²
LEVEL 14		
2B2B	LEVEL 14	80.3 m²
2B2B	LEVEL 14	77.6 m²
1B1B	LEVEL 14	49.5 m²
1B1B	LEVEL 14	50.9 m²
STUDIO	LEVEL 14	44.6 m²
3B3B	LEVEL 14	99.4 m²
1B1B	LEVEL 14	52.9 m²
3B3B	LEVEL 14	99.0 m²
STUDIO	LEVEL 14	35.8 m²
1B1B MPR	LEVEL 14	60.8 m²
		650.8 m²

NSA SCHEDULE COTTONWOOD

NAME	LEVEL	AREA
LEVEL 15		
2B2B	LEVEL 15	80.3 m²
2B2B	LEVEL 15	77.6 m²
1B1B	LEVEL 15	49.5 m²
1B1B	LEVEL 15	50.9 m²
STUDIO	LEVEL 15	44.6 m²
3B3B	LEVEL 15	99.4 m²
1B1B	LEVEL 15	52.9 m²
3B3B	LEVEL 15	99.0 m²
STUDIO	LEVEL 15	35.8 m²
1B1B MPR	LEVEL 15	60.8 m²
		650.8 m²
LEVEL 16		
2B2B	LEVEL 16	80.3 m²
2B2B	LEVEL 16	77.6 m²
1B1B	LEVEL 16	49.5 m²
1B1B	LEVEL 16	50.9 m²
STUDIO	LEVEL 16	44.6 m²
3B3B	LEVEL 16	99.4 m²
1B1B	LEVEL 16	52.9 m²
3B3B	LEVEL 16	99.0 m²
STUDIO	LEVEL 16	35.8 m²
1B1B MPR	LEVEL 16	60.8 m²
		650.8 m²
LEVEL 17		
2B2B	LEVEL 17	80.3 m²
2B2B	LEVEL 17	77.6 m²
1B1B	LEVEL 17	49.5 m²
1B1B	LEVEL 17	50.9 m²
STUDIO	LEVEL 17	44.6 m²
3B3B	LEVEL 17	99.4 m²
1B1B	LEVEL 17	52.9 m²
3B3B	LEVEL 17	99.0 m²
STUDIO	LEVEL 17	35.8 m²
1B1B MPR	LEVEL 17	60.8 m²
		650.8 m²
LEVEL 18		
2B2B	LEVEL 18	80.3 m²
2B2B	LEVEL 18	77.6 m²
1B1B	LEVEL 18	49.5 m²
1B1B	LEVEL 18	50.9 m²
STUDIO	LEVEL 18	44.6 m²
3B3B	LEVEL 18	99.4 m²
1B1B	LEVEL 18	52.9 m²
3B3B	LEVEL 18	99.0 m²
STUDIO	LEVEL 18	35.8 m²
1B1B MPR	LEVEL 18	60.8 m²
		650.8 m²
LEVEL 19		
2B2B	LEVEL 19	80.3 m²
2B2B	LEVEL 19	77.6 m²
1B1B	LEVEL 19	49.5 m²
1B1B	LEVEL 19	50.9 m²
STUDIO	LEVEL 19	44.6 m²
3B3B	LEVEL 19	99.4 m²
1B1B	LEVEL 19	52.9 m²
3B3B	LEVEL 19	99.0 m²
STUDIO	LEVEL 19	35.8 m²
1B1B MPR	LEVEL 19	60.8 m²
		650.8 m²
LEVEL 20		
2B2B	LEVEL 20	80.3 m²
2B2B	LEVEL 20	77.6 m²
1B1B	LEVEL 20	49.5 m²
1B1B	LEVEL 20	50.9 m²
STUDIO	LEVEL 20	44.6 m²
3B3B	LEVEL 20	99.4 m²
1B1B	LEVEL 20	52.9 m²
3B3B	LEVEL 20	99.0 m²
STUDIO	LEVEL 20	35.8 m²
1B1B MPR	LEVEL 20	60.8 m²
		650.8 m²

NSA SCHEDULE COTTONWOOD

NAME	LEVEL	AREA
LEVEL 21		
2B2B	LEVEL 21	80.3 m²
2B2B	LEVEL 21	77.6 m²
1B1B	LEVEL 21	49.5 m²
1B1B	LEVEL 21	50.9 m²
STUDIO	LEVEL 21	44.6 m²
3B3B	LEVEL 21	99.4 m²
1B1B	LEVEL 21	52.9 m²
3B3B	LEVEL 21	99.0 m²
STUDIO	LEVEL 21	35.8 m²
1B1B MPR	LEVEL 21	60.8 m²
		650.8 m²
LEVEL 22		
1B1B MPR	LEVEL 22	60.8 m²
		60.8 m²
LEVEL 23		
2B2B	LEVEL 23	85.3 m²
2B2B	LEVEL 23	85.3 m²
STUDIO	LEVEL 23	43.5 m²
1B1B	LEVEL 23	51.9 m²
1B1B	LEVEL 23	54.6 m²
1B1B MPR	LEVEL 23	60.7 m²
2B2B	LEVEL 23	82.0 m²
2B2B	LEVEL 23	82.0 m²
		545.2 m²
LEVEL 24		
2B2B	LEVEL 24	85.3 m²
2B2B	LEVEL 24	85.2 m²
1B1B	LEVEL 24	51.9 m²
1B1B	LEVEL 24	54.8 m²
1B1B MPR	LEVEL 24	60.7 m²
2B2B	LEVEL 24	81.7 m²
2B2B	LEVEL 24	81.8 m²
		501.3 m²
LEVEL 25		
2B2B	LEVEL 25	85.3 m²
2B2B	LEVEL 25	85.3 m²
STUDIO	LEVEL 25	43.5 m²
1B1B	LEVEL 25	51.9 m²
1B1B	LEVEL 25	54.6 m²
1B1B MPR	LEVEL 25	60.7 m²
2B2B	LEVEL 25	82.0 m²
2B2B	LEVEL 25	82.0 m²
		545.3 m²
LEVEL 26		
2B2B	LEVEL 26	85.3 m²
2B2B	LEVEL 26	85.3 m²
STUDIO	LEVEL 26	43.5 m²
1B1B	LEVEL 26	51.9 m²
1B1B	LEVEL 26	54.6 m²
1B1B MPR	LEVEL 26	60.7 m²
2B2B	LEVEL 26	82.0 m²
2B2B	LEVEL 26	82.0 m²
		545.3 m²
LEVEL 27		
2B2B	LEVEL 27	85.3 m²
2B2B	LEVEL 27	85.3 m²
STUDIO	LEVEL 27	43.5 m²
1B1B	LEVEL 27	51.9 m²
1B1B	LEVEL 27	54.6 m²
1B1B MPR	LEVEL 27	60.7 m²
2B2B	LEVEL 27	82.0 m²
2B2B	LEVEL 27	82.0 m²
		545.3 m²
LEVEL 28		
2B2B	LEVEL 28	85.3 m²
2B2B	LEVEL 28	85.3 m²
STUDIO	LEVEL 28	43.5 m²
1B1B	LEVEL 28	51.9 m²
1B1B	LEVEL 28	54.6 m²
1B1B MPR	LEVEL 28	60.7 m²
2B2B	LEVEL 28	82.0 m²
2B2B	LEVEL 28	82.1 m²

NSA SCHEDULE COTTONWOOD

NAME	LEVEL	AREA
		545.4 m²
LEVEL 29		
2B2B	LEVEL 29	78.7 m²
2B2B MPR	LEVEL 29	96.9 m²
1B1B MPR	LEVEL 29	60.7 m²
3B3B	LEVEL 29	99.4 m²
2B2B	LEVEL 29	76.7 m²
2B2B	LEVEL 29	73.4 m²
2B2B	LEVEL 29	77.6 m²
2B2B MPR	LEVEL 29	87.0 m²
		650.3 m²
LEVEL 30		
2B2B	LEVEL 30	80.0 m²
2B2B MPR	LEVEL 30	98.3 m²
1B1B MPR	LEVEL 30	60.9 m²
3B3B	LEVEL 30	102.0 m²
2B2B	LEVEL 30	77.4 m²
2B2B	LEVEL 30	74.3 m²
2B2B	LEVEL 30	79.8 m²
2B2B MPR	LEVEL 30	89.5 m²
		662.3 m²
LEVEL 31		
2B2B	LEVEL 31	80.0 m²
2B2B MPR	LEVEL 31	98.3 m²
1B1B MPR	LEVEL 31	60.9 m²
3B3B	LEVEL 31	102.0 m²
2B2B	LEVEL 31	77.4 m²
2B2B	LEVEL 31	74.3 m²
2B2B	LEVEL 31	79.8 m²
2B2B MPR	LEVEL 31	89.5 m²
		662.3 m²
LEVEL 32		
2B2B	LEVEL 32	80.0 m²
2B2B MPR	LEVEL 32	98.3 m²
1B1B MPR	LEVEL 32	60.9 m²
3B3B	LEVEL 32	102.0 m²
2B2B	LEVEL 32	77.4 m²
2B2B	LEVEL 32	74.3 m²
2B2B	LEVEL 32	79.8 m²
2B2B MPR	LEVEL 32	89.5 m²
		662.3 m²
LEVEL 33		
2B2B	LEVEL 33	80.0 m²
2B2B MPR	LEVEL 33	98.3 m²
1B1B MPR	LEVEL 33	60.9 m²
3B3B	LEVEL 33	102.0 m²
2B2B	LEVEL 33	77.4 m²
2B2B	LEVEL 33	74.3 m²
2B2B	LEVEL 33	79.8 m²
2B2B MPR	LEVEL 33	89.5 m²
		662.3 m²
LEVEL 34		
2B2B	LEVEL 34	80.0 m²
2B2B MPR	LEVEL 34	98.3 m²
1B1B MPR	LEVEL 34	60.9 m²
3B3B	LEVEL 34	102.0 m²
2B2B	LEVEL 34	77.4 m²
2B2B	LEVEL 34	74.3 m²
2B2B	LEVEL 34	79.8 m²
2B2B MPR	LEVEL 34	89.5 m²
		662.3 m²
LEVEL 35		
2B2B	LEVEL 35	80.0 m²
2B2B MPR	LEVEL 35	98.3 m²
1B1B MPR	LEVEL 35	60.9 m²
3B3B	LEVEL 35	102.0 m²
2B2B	LEVEL 35	77.4 m²
2B2B	LEVEL 35	74.3 m²
2B2B	LEVEL 35	79.8 m²
2B2B MPR	LEVEL 35	89.5 m²

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5244,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
5	30/01/26	ISSUED FOR INFORMATION		
4	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
NSA SCHEDULE SHEET 1

SCALE
1 : 200 @ A1

SHEET NUMBER
DA2908

REVISION
5

PUBLISH DATE: 30/01/2026 8:41:21 PM

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NSA SCHEDULE COTTONWOOD

NAME	LEVEL	AREA
		662.3 m²
LEVEL 36		
2B2B	LEVEL 36	80.0 m²
2B2B MPR	LEVEL 36	98.3 m²
1B1B MPR	LEVEL 36	60.9 m²
3B3B	LEVEL 36	102.0 m²
2B2B	LEVEL 36	77.4 m²
2B2B	LEVEL 36	74.3 m²
2B2B	LEVEL 36	79.8 m²
2B2B MPR	LEVEL 36	89.5 m²
		662.3 m²
LEVEL 37		
2B2B MPR	LEVEL 37	98.3 m²
1B1B MPR	LEVEL 37	60.9 m²
3B3B	LEVEL 37	102.0 m²
2B2B	LEVEL 37	77.4 m²
2B2B	LEVEL 37	74.4 m²
2B2B	LEVEL 37	79.8 m²
2B2B MPR	LEVEL 37	89.7 m²
		582.5 m²
LEVEL 38		
2B2B MPR	LEVEL 38	98.3 m²
1B1B MPR	LEVEL 38	60.9 m²
3B3B	LEVEL 38	102.0 m²
2B2B	LEVEL 38	77.4 m²
2B2B	LEVEL 38	74.4 m²
2B2B	LEVEL 38	79.8 m²
2B2B MPR	LEVEL 38	89.7 m²
		582.5 m²
LEVEL 39		
2B2B MPR	LEVEL 39	98.3 m²
1B1B MPR	LEVEL 39	60.9 m²
3B3B	LEVEL 39	102.0 m²
2B2B	LEVEL 39	77.4 m²
2B2B	LEVEL 39	74.4 m²
2B2B	LEVEL 39	79.8 m²
2B2B MPR	LEVEL 39	89.7 m²
		582.5 m²
LEVEL 40		
2B2B MPR	LEVEL 40	98.3 m²
1B1B MPR	LEVEL 40	60.9 m²
3B3B	LEVEL 40	102.0 m²
2B2B	LEVEL 40	77.4 m²
2B2B	LEVEL 40	74.4 m²
2B2B	LEVEL 40	79.8 m²
2B2B MPR	LEVEL 40	89.7 m²
		582.5 m²
LEVEL 41		
2B2B MPR	LEVEL 41	98.3 m²
1B1B MPR	LEVEL 41	60.9 m²
3B3B	LEVEL 41	102.0 m²
2B2B	LEVEL 41	77.4 m²
2B2B	LEVEL 41	74.4 m²
2B2B	LEVEL 41	79.8 m²
2B2B MPR	LEVEL 41	89.7 m²
		582.5 m²
LEVEL 42		
2B2B MPR	LEVEL 42	98.3 m²
1B1B MPR	LEVEL 42	60.9 m²
3B3B	LEVEL 42	102.0 m²
2B2B	LEVEL 42	77.4 m²
2B2B	LEVEL 42	74.4 m²
2B2B	LEVEL 42	79.8 m²
2B2B MPR	LEVEL 42	89.7 m²
		582.5 m²
LEVEL 43		
2B2B MPR	LEVEL 43	98.3 m²
1B1B MPR	LEVEL 43	60.9 m²
3B3B	LEVEL 43	102.0 m²
2B2B	LEVEL 43	77.4 m²

NSA SCHEDULE COTTONWOOD

NAME	LEVEL	AREA
2B2B	LEVEL 43	74.4 m²
2B2B	LEVEL 43	79.8 m²
2B2B MPR	LEVEL 43	89.7 m²
		582.5 m²
LEVEL 44		
2B2B MPR	LEVEL 44	98.3 m²
1B1B MPR	LEVEL 44	60.9 m²
3B3B	LEVEL 44	102.2 m²
2B2B	LEVEL 44	77.4 m²
2B2B	LEVEL 44	74.4 m²
2B2B	LEVEL 44	79.8 m²
2B2B MPR	LEVEL 44	89.7 m²
		582.8 m²
LEVEL 45		
3B2B	LEVEL 45	95.0 m²
3B3B	LEVEL 45	114.1 m²
3B3B	LEVEL 45	102.0 m²
3B2B	LEVEL 45	106.7 m²
3B2B	LEVEL 45	106.3 m²
3B2B	LEVEL 45	106.2 m²
2B2B	LEVEL 45	77.2 m²
		707.6 m²
LEVEL 46		
3B2B	LEVEL 46	95.0 m²
3B3B	LEVEL 46	114.1 m²
3B3B	LEVEL 46	102.0 m²
3B2B	LEVEL 46	105.0 m²
3B2B	LEVEL 46	106.5 m²
3B2B	LEVEL 46	106.3 m²
2B2B	LEVEL 46	77.2 m²
		706.1 m²
LEVEL 47		
3B2B	LEVEL 47	95.0 m²
3B3B	LEVEL 47	114.1 m²
3B3B	LEVEL 47	102.0 m²
3B2B	LEVEL 47	105.0 m²
3B2B	LEVEL 47	106.5 m²
3B2B	LEVEL 47	106.3 m²
2B2B	LEVEL 47	77.2 m²
		706.1 m²
LEVEL 48		
3B2B	LEVEL 48	95.3 m²
3B3B	LEVEL 48	114.1 m²
3B3B	LEVEL 48	102.3 m²
3B2B	LEVEL 48	105.5 m²
3B2B	LEVEL 48	106.5 m²
3B2B	LEVEL 48	106.3 m²
2B2B	LEVEL 48	77.2 m²
		707.2 m²
LEVEL 49		
3B2B	LEVEL 49	95.2 m²
3B3B	LEVEL 49	114.1 m²
3B3B	LEVEL 49	102.1 m²
3B2B	LEVEL 49	105.3 m²
3B2B	LEVEL 49	106.5 m²
3B2B	LEVEL 49	106.3 m²
2B2B	LEVEL 49	77.2 m²
		706.7 m²
LEVEL 50		
3B2B	LEVEL 50	95.2 m²
3B3B	LEVEL 50	114.1 m²
3B3B	LEVEL 50	102.1 m²
3B2B	LEVEL 50	105.3 m²
3B2B	LEVEL 50	106.5 m²
3B2B	LEVEL 50	106.3 m²
2B2B	LEVEL 50	77.2 m²
		706.7 m²
LEVEL 51		
4B3B	LEVEL 51	144.6 m²
4B3B	LEVEL 51	129.9 m²
3B3B	LEVEL 51	96.2 m²
4B3B	LEVEL 51	198.4 m²
4B3B	LEVEL 51	147.6 m²
		716.7 m²
LEVEL 52		

NSA SCHEDULE COTTONWOOD

NAME	LEVEL	AREA
3B3B	LEVEL 52	140.4 m²
4B5B	LEVEL 52	161.9 m²
4B3B	LEVEL 52	168.7 m²
4B5B	LEVEL 52	160.1 m²
		631.1 m²
		30376.9 m²

COTTONWOOD TOTAL NSA AREA

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
5	30/01/26	ISSUED FOR INFORMATION		
4	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
NSA SCHEDULE SHEET 2

SCALE
@ A1

SHEET NUMBER
DA2909

REVISION
5

PUBLISH DATE: 30/01/2026 8:44:37 PM

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NSA SCHEDULE - WATERLOO

34565	LEVEL	AREA
UPPER GROUND		
2B2B TH	UPPER GROUND	39.4 m²
2B2B TH	UPPER GROUND	39.5 m²
2B2B TH	UPPER GROUND	39.4 m²
2B2B TH	UPPER GROUND	39.5 m²
		157.8 m²
LEVEL 01		
2B2B TH	LEVEL 01	41.0 m²
2B2B TH	LEVEL 01	41.0 m²
2B2B TH	LEVEL 01	41.0 m²
1B1B	LEVEL 01	52.9 m²
1B1B	LEVEL 01	50.1 m²
3B3B	LEVEL 01	96.4 m²
1B1B	LEVEL 01	50.1 m²
STUDIO	LEVEL 01	40.2 m²
STUDIO	LEVEL 01	42.3 m²
1B1B	LEVEL 01	49.1 m²
2B2B TH	LEVEL 01	41.0 m²
		545.1 m²
LEVEL 02		
1B1B	LEVEL 02	49.2 m²
1B1B	LEVEL 02	53.9 m²
1B1B	LEVEL 02	50.1 m²
1B1B	LEVEL 02	50.2 m²
3B3B	LEVEL 02	96.4 m²
1B1B	LEVEL 02	50.1 m²
1B1B	LEVEL 02	49.4 m²
1B1B	LEVEL 02	49.1 m²
		448.3 m²
LEVEL 03		
1B1B	LEVEL 03	49.5 m²
1B1B	LEVEL 03	53.2 m²
1B1B	LEVEL 03	50.5 m²
1B1B	LEVEL 03	50.6 m²
3B3B	LEVEL 03	97.8 m²
1B1B	LEVEL 03	51.0 m²
1B1B	LEVEL 03	49.9 m²
1B1B	LEVEL 03	49.4 m²
		452.0 m²
LEVEL 04		
3B3B	LEVEL 04	104.0 m²
2B2B MPR	LEVEL 04	77.9 m²
3B2B	LEVEL 04	93.9 m²
1B1B MPR	LEVEL 04	50.6 m²
2B2B MPR	LEVEL 04	82.4 m²
		408.7 m²
LEVEL 05		
1B1B MPR	LEVEL 05	59.3 m²
1B1B	LEVEL 05	48.9 m²
1B1B MPR	LEVEL 05	59.3 m²
2B2B	LEVEL 05	83.7 m²
3B2B	LEVEL 05	96.9 m²
2B2B MPR	LEVEL 05	79.1 m²
3B3B	LEVEL 05	106.7 m²
1B1B MPR	LEVEL 05	51.7 m²
		585.6 m²
LEVEL 06		
1B1B MPR	LEVEL 06	59.3 m²
1B1B	LEVEL 06	48.9 m²
1B1B MPR	LEVEL 06	59.3 m²
2B2B	LEVEL 06	83.7 m²
3B2B	LEVEL 06	96.9 m²
2B2B MPR	LEVEL 06	79.1 m²
3B3B	LEVEL 06	106.9 m²
1B1B MPR	LEVEL 06	51.7 m²
		585.8 m²

NSA SCHEDULE - WATERLOO

34565	LEVEL	AREA
LEVEL 07		
1B1B MPR	LEVEL 07	59.3 m²
1B1B	LEVEL 07	48.9 m²
1B1B MPR	LEVEL 07	59.3 m²
2B2B	LEVEL 07	83.7 m²
3B2B	LEVEL 07	96.9 m²
2B2B MPR	LEVEL 07	79.1 m²
3B3B	LEVEL 07	106.7 m²
1B1B MPR	LEVEL 07	51.7 m²
		585.6 m²
LEVEL 08		
1B1B MPR	LEVEL 08	59.3 m²
1B1B	LEVEL 08	48.9 m²
1B1B MPR	LEVEL 08	59.3 m²
2B2B	LEVEL 08	83.7 m²
3B2B	LEVEL 08	96.9 m²
2B2B MPR	LEVEL 08	79.1 m²
3B3B	LEVEL 08	106.7 m²
1B1B MPR	LEVEL 08	51.7 m²
		585.6 m²
LEVEL 09		
1B1B MPR	LEVEL 09	59.3 m²
1B1B	LEVEL 09	48.9 m²
1B1B MPR	LEVEL 09	59.3 m²
2B2B	LEVEL 09	83.7 m²
3B2B	LEVEL 09	96.9 m²
2B2B MPR	LEVEL 09	79.1 m²
3B3B	LEVEL 09	106.7 m²
1B1B MPR	LEVEL 09	51.7 m²
		585.6 m²
LEVEL 10		
1B1B MPR	LEVEL 10	59.3 m²
1B1B	LEVEL 10	48.9 m²
1B1B MPR	LEVEL 10	59.3 m²
2B2B	LEVEL 10	83.7 m²
3B2B	LEVEL 10	96.9 m²
2B2B MPR	LEVEL 10	79.1 m²
3B3B	LEVEL 10	106.7 m²
1B1B MPR	LEVEL 10	51.7 m²
		585.6 m²
LEVEL 11		
1B1B MPR	LEVEL 11	59.3 m²
1B1B	LEVEL 11	48.9 m²
1B1B MPR	LEVEL 11	59.3 m²
2B2B	LEVEL 11	83.7 m²
3B2B	LEVEL 11	96.9 m²
2B2B MPR	LEVEL 11	79.1 m²
3B3B	LEVEL 11	106.7 m²
1B1B MPR	LEVEL 11	51.7 m²
		585.6 m²
LEVEL 12		
1B1B MPR	LEVEL 12	59.3 m²
1B1B	LEVEL 12	48.9 m²
1B1B MPR	LEVEL 12	59.3 m²
2B2B	LEVEL 12	83.7 m²
3B2B	LEVEL 12	96.9 m²
2B2B MPR	LEVEL 12	79.1 m²
3B3B	LEVEL 12	106.7 m²
1B1B MPR	LEVEL 12	51.7 m²
		585.6 m²
LEVEL 13		
1B1B MPR	LEVEL 13	59.3 m²
1B1B	LEVEL 13	48.9 m²
1B1B MPR	LEVEL 13	59.3 m²
2B2B	LEVEL 13	83.7 m²
3B2B	LEVEL 13	96.9 m²
2B2B MPR	LEVEL 13	79.1 m²
3B3B	LEVEL 13	106.7 m²
1B1B MPR	LEVEL 13	51.7 m²
		585.6 m²

NSA SCHEDULE - WATERLOO

34565	LEVEL	AREA
LEVEL 14		
1B1B MPR	LEVEL 14	59.3 m²
1B1B	LEVEL 14	48.9 m²
1B1B MPR	LEVEL 14	59.3 m²
2B2B	LEVEL 14	83.7 m²
3B2B	LEVEL 14	96.9 m²
2B2B MPR	LEVEL 14	79.1 m²
3B3B	LEVEL 14	106.7 m²
1B1B MPR	LEVEL 14	51.7 m²
		585.6 m²
LEVEL 15		
1B1B MPR	LEVEL 15	59.3 m²
1B1B	LEVEL 15	48.9 m²
1B1B MPR	LEVEL 15	59.3 m²
2B2B	LEVEL 15	83.7 m²
3B2B	LEVEL 15	96.9 m²
2B2B MPR	LEVEL 15	79.1 m²
3B3B	LEVEL 15	106.7 m²
1B1B MPR	LEVEL 15	51.7 m²
		585.6 m²
LEVEL 16		
1B1B MPR	LEVEL 16	59.3 m²
1B1B	LEVEL 16	48.9 m²
1B1B MPR	LEVEL 16	59.3 m²
2B2B	LEVEL 16	83.7 m²
3B2B	LEVEL 16	96.9 m²
2B2B MPR	LEVEL 16	79.1 m²
3B3B	LEVEL 16	106.7 m²
1B1B MPR	LEVEL 16	51.7 m²
		585.6 m²
LEVEL 17		
1B1B MPR	LEVEL 17	59.3 m²
1B1B	LEVEL 17	48.9 m²
1B1B MPR	LEVEL 17	59.3 m²
2B2B	LEVEL 17	83.7 m²
3B2B	LEVEL 17	96.9 m²
2B2B MPR	LEVEL 17	79.1 m²
3B3B	LEVEL 17	106.7 m²
1B1B MPR	LEVEL 17	51.7 m²
		585.6 m²
LEVEL 18		
1B1B MPR	LEVEL 18	59.3 m²
1B1B	LEVEL 18	48.9 m²
1B1B MPR	LEVEL 18	59.3 m²
2B2B	LEVEL 18	83.7 m²
3B2B	LEVEL 18	96.9 m²
2B2B MPR	LEVEL 18	79.1 m²
3B3B	LEVEL 18	106.7 m²
1B1B MPR	LEVEL 18	51.7 m²
		585.6 m²
LEVEL 19		
1B1B MPR	LEVEL 19	59.6 m²
1B1B	LEVEL 19	48.9 m²
1B1B MPR	LEVEL 19	59.3 m²
2B2B MPR	LEVEL 19	84.0 m²
3B2B	LEVEL 19	96.8 m²
2B2B	LEVEL 19	79.0 m²
3B3B	LEVEL 19	106.6 m²
1B1B MPR	LEVEL 19	51.6 m²
		585.9 m²
LEVEL 20		
STUDIO	LEVEL 20	44.4 m²
STUDIO	LEVEL 20	42.9 m²
1B1B	LEVEL 20	49.8 m²
1B1B	LEVEL 20	49.8 m²
2B2B	LEVEL 20	76.1 m²
2B2B	LEVEL 20	76.7 m²
2B2B	LEVEL 20	73.2 m²
1B1B MPR	LEVEL 20	62.8 m²
		475.7 m²

NSA SCHEDULE - WATERLOO

34565	LEVEL	AREA
LEVEL 21		
STUDIO	LEVEL 21	44.4 m²
STUDIO	LEVEL 21	41.9 m²
1B1B	LEVEL 21	49.8 m²
1B1B	LEVEL 21	49.8 m²
2B2B	LEVEL 21	76.1 m²
2B2B	LEVEL 21	76.7 m²
2B2B	LEVEL 21	73.2 m²
1B1B MPR	LEVEL 21	62.8 m²
		474.7 m²
LEVEL 22		
STUDIO	LEVEL 22	44.4 m²
STUDIO	LEVEL 22	41.9 m²
1B1B	LEVEL 22	49.8 m²
1B1B	LEVEL 22	49.8 m²
2B2B	LEVEL 22	76.1 m²
2B2B	LEVEL 22	76.7 m²
2B2B	LEVEL 22	73.2 m²
1B1B MPR	LEVEL 22	62.8 m²
		474.7 m²
LEVEL 23		
STUDIO	LEVEL 23	44.6 m²
STUDIO	LEVEL 23	43.2 m²
1B1B	LEVEL 23	49.8 m²
1B1B	LEVEL 23	49.8 m²
2B2B	LEVEL 23	76.1 m²
2B2B	LEVEL 23	76.7 m²
2B2B	LEVEL 23	73.5 m²
1B1B MPR	LEVEL 23	62.8 m²
		476.4 m²
LEVEL 24		
1B1B MPR	LEVEL 24	57.7 m²
2B2B	LEVEL 24	74.7 m²
2B2B	LEVEL 24	74.8 m²
3B3B	LEVEL 24	108.7 m²
2B2B MPR	LEVEL 24	80.8 m²
2B2B MPR	LEVEL 24	90.9 m²
3B3B	LEVEL 24	107.6 m²
		595.2 m²
LEVEL 25		
1B1B MPR	LEVEL 25	57.7 m²
2B2B	LEVEL 25	74.7 m²
2B2B	LEVEL 25	74.8 m²
3B3B	LEVEL 25	108.7 m²
2B2B MPR	LEVEL 25	80.8 m²
2B2B MPR	LEVEL 25	90.9 m²
3B3B	LEVEL 25	107.6 m²
		595.2 m²
LEVEL 26		
1B1B MPR	LEVEL 26	57.7 m²
2B2B	LEVEL 26	74.7 m²
2B2B	LEVEL 26	74.8 m²
3B3B	LEVEL 26	108.7 m²
2B2B MPR	LEVEL 26	80.8 m²
2B2B MPR	LEVEL 26	90.9 m²
3B3B	LEVEL 26	107.6 m²
		595.2 m²
LEVEL 27		
1B1B MPR	LEVEL 27	57.7 m²
2B2B	LEVEL 27	74.7 m²
2B2B	LEVEL 27	74.8 m²
3B3B	LEVEL 27	108.7 m²
2B2B MPR	LEVEL 27	80.8 m²
2B2B MPR	LEVEL 27	90.9 m²
3B3B	LEVEL 27	107.6 m²
		595.2 m²
LEVEL 28		
1B1B MPR	LEVEL 28	57.7 m²
2B2B	LEVEL 28	74.7 m²
2B2B	LEVEL 28	74.8 m²
3B3B	LEVEL 28	108.7 m²
2B2B MPR	LEVEL 28	80.8 m²
2B2B MPR	LEVEL 28	90.9 m²
3B3B	LEVEL 28	107.6 m²
		595.2 m²

NSA SCHEDULE - WATERLOO

34565	LEVEL	AREA
LEVEL 29		
1B1B MPR	LEVEL 29	57.7 m²
2B2B	LEVEL 29	74.7 m²
2B2B	LEVEL 29	74.8 m²
3B3B	LEVEL 29	108.7 m²
2B2B MPR	LEVEL 29	80.8 m²
2B2B MPR	LEVEL 29	90.9 m²
3B3B	LEVEL 29	107.5 m²
		595.1 m²
LEVEL 30		
1B1B MPR	LEVEL 30	57.8 m²
2B2B	LEVEL 30	74.8 m²
2B2B	LEVEL 30	74.8 m²
3B3B	LEVEL 30	109.7 m²
2B2B MPR	LEVEL 30	80.9 m²
2B2B MPR	LEVEL 30	91.3 m²
3B3B	LEVEL 30	107.8 m²
		597.0 m²
LEVEL 31		
1B1B MPR	LEVEL 31	57.8 m²
2B2B	LEVEL 31	75.2 m²
2B2B	LEVEL 31	75.0 m²
3B3B	LEVEL 31	109.7 m²
3B2B	LEVEL 31	107.4 m²
3B3B	LEVEL 31	100.7 m²
		525.8 m²
LEVEL 32		
1B1B MPR	LEVEL 32	57.7 m²
2B2B	LEVEL 32	74.7 m²
2B2B	LEVEL 32	74.8 m²
3B3B	LEVEL 32	108.8 m²
2B2B MPR	LEVEL 32	80.8 m²
2B2B MPR	LEVEL 32	90.9 m²
3B3B	LEVEL 32	107.5 m²
		595.3 m²
LEVEL 33		
1B1B MPR	LEVEL 33	57.7 m²
2B2B	LEVEL 33	74.7 m²
2B2B	LEVEL 33	74.8 m²
3B3B	LEVEL 33	108.8 m²
2B2B MPR	LEVEL 33	80.8 m²
2B2B MPR	LEVEL 33	90.9 m²
3B3B	LEVEL 33	107.5 m²
		595.3 m²
LEVEL 34		
1B1B MPR	LEVEL 34	57.7 m²
2B2B	LEVEL 34	74.7 m²
2B2B	LEVEL 34	74.8 m²
3B3B	LEVEL 34	108.8 m²
2B2B MPR	LEVEL 34	80.8 m²
2B2B MPR	LEVEL 34	90.9 m²
3B3B	LEVEL 34	107.5 m²
		595.3 m²
LEVEL 35		
1B1B MPR	LEVEL 35	57.7 m²
2B2B	LEVEL 35	74.7 m²
2B2B	LEVEL 35	74.8 m²
3B3B	LEVEL 35	108.8 m²
2B2B MPR	LEVEL 35	80.8 m²
2B2B MPR	LEVEL 35	90.9 m²
3B3B	LEVEL 35	107.6 m²
		595.4 m²
LEVEL 36		
1B1B MPR	LEVEL 36	57.7 m²
2B2B	LEVEL 36	74.7 m²
2B2B	LEVEL 36	74.8 m²
3B3B	LEVEL 36	108.8 m²
2B2B MPR	LEVEL 36	80.8 m²
2B2B MPR	LEVEL 36	90.9 m²
3B3B	LEVEL 36	107.6 m²
		595.4 m²

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
S	30/01/26	ISSUED FOR INFORMATION		
4	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
NSA SCHEDULE SHEET 3

SCALE
@ A1

SHEET NUMBER
DA2910

REVISION
5

PUBLISH DATE 30/01/2026 8:41:42 PM

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NSA SCHEDULE - WATERLOO

34565	LEVEL	AREA
LEVEL 37		
1B1B MPR	LEVEL 37	57.7 m²
2B2B	LEVEL 37	76.5 m²
2B2B	LEVEL 37	76.6 m²
3B3B	LEVEL 37	109.0 m²
2B2B MPR	LEVEL 37	83.6 m²
2B2B MPR	LEVEL 37	92.7 m²
3B3B	LEVEL 37	109.6 m²
		605.6 m²
LEVEL 38		
1B1B MPR	LEVEL 38	57.7 m²
2B2B	LEVEL 38	76.5 m²
2B2B	LEVEL 38	76.6 m²
3B3B	LEVEL 38	109.0 m²
2B2B MPR	LEVEL 38	83.6 m²
2B2B MPR	LEVEL 38	92.7 m²
3B3B	LEVEL 38	109.6 m²
		605.6 m²
LEVEL 39		
1B1B MPR	LEVEL 39	57.7 m²
2B2B	LEVEL 39	76.5 m²
2B2B	LEVEL 39	76.6 m²
3B3B	LEVEL 39	109.0 m²
2B2B MPR	LEVEL 39	83.6 m²
2B2B MPR	LEVEL 39	92.7 m²
3B3B	LEVEL 39	109.6 m²
		605.6 m²
LEVEL 40		
1B1B MPR	LEVEL 40	57.7 m²
2B2B	LEVEL 40	76.5 m²
2B2B	LEVEL 40	76.6 m²
3B3B	LEVEL 40	109.0 m²
2B2B MPR	LEVEL 40	83.6 m²
2B2B MPR	LEVEL 40	92.7 m²
3B3B	LEVEL 40	109.6 m²
		605.6 m²
LEVEL 41		
STUDIO	LEVEL 41	44.2 m²
STUDIO	LEVEL 41	45.3 m²
2B2B	LEVEL 41	79.7 m²
2B2B	LEVEL 41	79.7 m²
1B1B	LEVEL 41	51.5 m²
1B1B	LEVEL 41	51.5 m²
1B1B MPR	LEVEL 41	63.6 m²
2B2B	LEVEL 41	73.7 m²
		489.4 m²
LEVEL 42		
STUDIO	LEVEL 42	44.2 m²
STUDIO	LEVEL 42	45.4 m²
2B2B	LEVEL 42	79.7 m²
2B2B	LEVEL 42	79.7 m²
1B1B	LEVEL 42	51.5 m²
1B1B	LEVEL 42	51.5 m²
1B1B MPR	LEVEL 42	63.6 m²
2B2B	LEVEL 42	73.7 m²
		489.4 m²
LEVEL 43		
STUDIO	LEVEL 43	44.2 m²
STUDIO	LEVEL 43	45.4 m²
2B2B	LEVEL 43	79.7 m²
2B2B	LEVEL 43	79.7 m²
1B1B	LEVEL 43	51.5 m²
1B1B	LEVEL 43	51.5 m²
1B1B MPR	LEVEL 43	63.6 m²
2B2B	LEVEL 43	73.7 m²
		489.4 m²
LEVEL 44		
STUDIO	LEVEL 44	44.2 m²
STUDIO	LEVEL 44	45.3 m²
2B2B	LEVEL 44	79.7 m²
2B2B	LEVEL 44	79.7 m²
1B1B	LEVEL 44	51.5 m²
1B1B	LEVEL 44	51.5 m²
1B1B MPR	LEVEL 44	63.6 m²
2B2B	LEVEL 44	73.7 m²
		489.4 m²

NSA SCHEDULE - WATERLOO

34565	LEVEL	AREA
LEVEL 45		
3B3B	LEVEL 45	108.2 m²
3B3B	LEVEL 45	113.1 m²
2B2B MPR	LEVEL 45	89.3 m²
3B3B	LEVEL 45	121.2 m²
3B3B MPR	LEVEL 45	114.1 m²
2B2B	LEVEL 45	51.1 m²
		597.1 m²
LEVEL 46		
3B3B	LEVEL 46	108.2 m²
3B3B	LEVEL 46	113.1 m²
2B2B MPR	LEVEL 46	89.3 m²
3B3B	LEVEL 46	121.2 m²
3B3B MPR	LEVEL 46	114.1 m²
2B2B	LEVEL 46	51.1 m²
		597.1 m²
LEVEL 47		
3B3B	LEVEL 47	108.2 m²
3B3B	LEVEL 47	113.1 m²
2B2B MPR	LEVEL 47	89.3 m²
3B3B	LEVEL 47	121.2 m²
3B3B MPR	LEVEL 47	114.1 m²
2B2B	LEVEL 47	51.1 m²
		597.1 m²
LEVEL 48		
3B3B	LEVEL 48	108.2 m²
3B3B	LEVEL 48	113.3 m²
2B2B MPR	LEVEL 48	89.7 m²
3B3B	LEVEL 48	121.2 m²
3B3B MPR	LEVEL 48	114.2 m²
2B2B	LEVEL 48	51.2 m²
		597.9 m²
LEVEL 49		
3B3B	LEVEL 49	108.2 m²
3B3B	LEVEL 49	113.3 m²
2B2B MPR	LEVEL 49	89.7 m²
3B3B	LEVEL 49	121.2 m²
3B3B MPR	LEVEL 49	114.2 m²
2B2B	LEVEL 49	51.2 m²
		597.9 m²
LEVEL 50		
3B3B	LEVEL 50	108.2 m²
3B3B	LEVEL 50	113.3 m²
2B2B MPR	LEVEL 50	89.7 m²
3B3B	LEVEL 50	121.2 m²
3B3B MPR	LEVEL 50	114.2 m²
2B2B	LEVEL 50	51.2 m²
		597.9 m²
LEVEL 51		
2B2B	LEVEL 51	51.5 m²
3B3B	LEVEL 51	108.4 m²
3B2B	LEVEL 51	94.6 m²
3B3B	LEVEL 51	121.5 m²
3B3B	LEVEL 51	113.6 m²
3B3B MPR	LEVEL 51	115.2 m²
		604.8 m²
LEVEL 52		
2B2B	LEVEL 52	51.5 m²
3B3B	LEVEL 52	108.4 m²
3B2B	LEVEL 52	94.6 m²
3B3B	LEVEL 52	121.5 m²
3B3B	LEVEL 52	113.6 m²
3B3B MPR	LEVEL 52	115.2 m²
		604.8 m²
LEVEL 53		
2B2B	LEVEL 53	51.5 m²
3B3B	LEVEL 53	108.4 m²
3B2B	LEVEL 53	94.6 m²
3B3B	LEVEL 53	121.5 m²
3B3B	LEVEL 53	113.6 m²
3B3B MPR	LEVEL 53	114.7 m²
		604.3 m²

NSA SCHEDULE - WATERLOO

34565	LEVEL	AREA
LEVEL 54		
2B2B	LEVEL 54	51.5 m²
3B3B	LEVEL 54	108.4 m²
3B2B	LEVEL 54	94.6 m²
3B3B	LEVEL 54	121.5 m²
3B3B	LEVEL 54	113.6 m²
3B3B MPR	LEVEL 54	115.2 m²
		604.8 m²
LEVEL 55		
2B2B	LEVEL 55	51.5 m²
3B3B	LEVEL 55	108.4 m²
3B2B	LEVEL 55	94.6 m²
3B3B	LEVEL 55	121.5 m²
3B3B	LEVEL 55	113.6 m²
3B3B MPR	LEVEL 55	115.2 m²
		604.8 m²
LEVEL 56		
2B2B	LEVEL 56	51.5 m²
3B3B	LEVEL 56	108.4 m²
3B2B	LEVEL 56	94.6 m²
3B3B	LEVEL 56	121.5 m²
3B3B	LEVEL 56	113.6 m²
3B3B MPR	LEVEL 56	115.2 m²
		604.8 m²
LEVEL 57		
3B3B	LEVEL 57	108.4 m²
3B2B	LEVEL 57	94.8 m²
3B3B	LEVEL 57	122.2 m²
3B3B	LEVEL 57	113.4 m²
3B3B MPR	LEVEL 57	116.4 m²
2B2B	LEVEL 57	51.6 m²
		606.8 m²
LEVEL 58		
4B3B	LEVEL 58	125.6 m²
4B3B	LEVEL 58	129.7 m²
4B3B	LEVEL 58	130.3 m²
4B3B	LEVEL 58	134.6 m²
3B3B	LEVEL 58	112.5 m²
		632.8 m²
LEVEL 59		
4B3B	LEVEL 59	123.7 m²
4B3B	LEVEL 59	129.8 m²
4B3B	LEVEL 59	129.9 m²
4B3B	LEVEL 59	131.8 m²
3B3B	LEVEL 59	110.4 m²
		625.7 m²
LEVEL 60		
3B4B PH	LEVEL 60	144.3 m²
4B5B PH	LEVEL 60	183.4 m²
4B5B PH	LEVEL 60	180.7 m²
4B5B PH	LEVEL 60	159.1 m²
		667.5 m²
		34494.1 m²

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
5	30/01/26	ISSUED FOR INFORMATION		
4	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
NSA SCHEDULE SHEET 4

SCALE
@ A1

SHEET NUMBER
DA2911

REVISION
5

PUBLISH DATE: 30/01/2026 8:41:51 PM

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APARTMENT SCHEDULE CT

TOWER	LEVEL	NAME	LOT NUMBER	AREA	Adaptable Text	Liveable Text
Cottonwood	LEVEL 02	1B1B	C202	50 m²	No	Yes
Cottonwood	LEVEL 02	1B1B	C201	52 m²	No	Yes
Cottonwood	LEVEL 02	1B1B MPR	C203	67 m²	No	Yes

LEVEL 02: 3

Cottonwood	LEVEL 03	1B1B	C302	50 m²	No	Yes
Cottonwood	LEVEL 03	1B1B	C301	52 m²	No	Yes
Cottonwood	LEVEL 03	1B1B MPR	C303	67 m²	No	Yes

LEVEL 03: 3

Cottonwood	LEVEL 04	STUDIO	C407	42 m²	No	Yes
Cottonwood	LEVEL 04	2B1B	C406	69 m²	No	Yes
Cottonwood	LEVEL 04	1B1B	C405	50 m²	No	Yes
Cottonwood	LEVEL 04	1B1B	C404	50 m²	No	Yes
Cottonwood	LEVEL 04	1B1B	C408	50 m²	No	Yes
Cottonwood	LEVEL 04	2B2B	C401	80 m²	No	No
Cottonwood	LEVEL 04	1B1B	C402	51 m²	No	Yes
Cottonwood	LEVEL 04	1B1B	C403	51 m²	No	Yes

LEVEL 04: 8

Cottonwood	LEVEL 05	2B2B	C501	80 m²	No	No
Cottonwood	LEVEL 05	1B1B	C502	51 m²	No	Yes
Cottonwood	LEVEL 05	1B1B	C503	50 m²	No	Yes
Cottonwood	LEVEL 05	STUDIO	C504	36 m²	No	Yes
Cottonwood	LEVEL 05	STUDIO	C505	38 m²	No	Yes
Cottonwood	LEVEL 05	STUDIO	C506	38 m²	No	Yes
Cottonwood	LEVEL 05	1B1B	C507	48 m²	No	Yes
Cottonwood	LEVEL 05	1B1B	C509	50 m²	No	Yes
Cottonwood	LEVEL 05	2B1B	C510	69 m²	No	Yes
Cottonwood	LEVEL 05	STUDIO	C511	42 m²	No	Yes
Cottonwood	LEVEL 05	1B1B	C512	50 m²	No	Yes
Cottonwood	LEVEL 05	1B1B	C508	50 m²	No	Yes

LEVEL 05: 12

Cottonwood	LEVEL 06	2B2B	C601	80 m²	No	No
Cottonwood	LEVEL 06	1B1B	C602	51 m²	No	Yes
Cottonwood	LEVEL 06	1B1B	C603	50 m²	No	Yes
Cottonwood	LEVEL 06	STUDIO	C604	36 m²	No	Yes
Cottonwood	LEVEL 06	STUDIO	C605	38 m²	No	Yes
Cottonwood	LEVEL 06	STUDIO	C606	38 m²	No	Yes
Cottonwood	LEVEL 06	1B1B	C607	48 m²	No	Yes
Cottonwood	LEVEL 06	1B1B	C609	50 m²	No	Yes
Cottonwood	LEVEL 06	2B1B	C610	69 m²	No	Yes
Cottonwood	LEVEL 06	STUDIO	C611	42 m²	No	Yes
Cottonwood	LEVEL 06	1B1B	C612	50 m²	No	Yes
Cottonwood	LEVEL 06	1B1B	C608	50 m²	No	Yes

LEVEL 06: 12

Cottonwood	LEVEL 07	2B2B	C701	80 m²	No	No
Cottonwood	LEVEL 07	1B1B	C702	51 m²	No	Yes
Cottonwood	LEVEL 07	1B1B	C703	50 m²	No	Yes
Cottonwood	LEVEL 07	STUDIO	C704	36 m²	No	Yes
Cottonwood	LEVEL 07	STUDIO	C705	38 m²	No	Yes
Cottonwood	LEVEL 07	STUDIO	C706	38 m²	No	Yes
Cottonwood	LEVEL 07	1B1B	C707	48 m²	No	Yes
Cottonwood	LEVEL 07	1B1B	C709	50 m²	No	Yes
Cottonwood	LEVEL 07	2B1B	C710	69 m²	No	Yes
Cottonwood	LEVEL 07	STUDIO	C711	42 m²	No	Yes
Cottonwood	LEVEL 07	1B1B	C712	50 m²	No	Yes
Cottonwood	LEVEL 07	1B1B	C708	50 m²	No	Yes

LEVEL 07: 12

Cottonwood	LEVEL 08	2B2B	C801	80 m²	No	No
Cottonwood	LEVEL 08	1B1B	C802	51 m²	No	Yes
Cottonwood	LEVEL 08	1B1B	C803	50 m²	No	Yes
Cottonwood	LEVEL 08	STUDIO	C804	36 m²	No	Yes
Cottonwood	LEVEL 08	STUDIO	C805	38 m²	No	Yes
Cottonwood	LEVEL 08	STUDIO	C806	38 m²	No	Yes
Cottonwood	LEVEL 08	1B1B	C807	48 m²	No	Yes
Cottonwood	LEVEL 08	1B1B	C809	50 m²	No	Yes
Cottonwood	LEVEL 08	2B1B	C810	69 m²	No	Yes
Cottonwood	LEVEL 08	STUDIO	C811	42 m²	No	Yes
Cottonwood	LEVEL 08	1B1B	C812	50 m²	No	Yes
Cottonwood	LEVEL 08	1B1B	C808	50 m²	No	Yes

LEVEL 08: 12

Cottonwood	LEVEL 09	2B2B	C901	80 m²	No	No
Cottonwood	LEVEL 09	1B1B	C902	51 m²	No	Yes
Cottonwood	LEVEL 09	1B1B	C903	50 m²	No	Yes
Cottonwood	LEVEL 09	STUDIO	C904	36 m²	No	Yes
Cottonwood	LEVEL 09	STUDIO	C905	38 m²	No	Yes
Cottonwood	LEVEL 09	STUDIO	C906	38 m²	No	Yes
Cottonwood	LEVEL 09	1B1B	C907	48 m²	No	Yes
Cottonwood	LEVEL 09	1B1B	C909	50 m²	No	Yes
Cottonwood	LEVEL 09	2B1B	C910	69 m²	No	Yes
Cottonwood	LEVEL 09	STUDIO	C911	42 m²	No	Yes
Cottonwood	LEVEL 09	1B1B	C912	50 m²	No	Yes
Cottonwood	LEVEL 09	1B1B	C908	50 m²	No	Yes

LEVEL 09: 12

Cottonwood	LEVEL 10	2B2B	C1001	81 m²	No	No
Cottonwood	LEVEL 10	1B1B	C1002	51 m²	No	Yes
Cottonwood	LEVEL 10	1B1B	C1003	50 m²	No	Yes
Cottonwood	LEVEL 10	STUDIO	C1004	36 m²	No	Yes
Cottonwood	LEVEL 10	STUDIO	C1005	38 m²	No	Yes
Cottonwood	LEVEL 10	STUDIO	C1006	38 m²	No	Yes
Cottonwood	LEVEL 10	1B1B	C1007	48 m²	No	Yes
Cottonwood	LEVEL 10	1B1B	C1009	50 m²	No	Yes
Cottonwood	LEVEL 10	2B1B	C1010	69 m²	No	Yes
Cottonwood	LEVEL 10	STUDIO	C1011	42 m²	No	Yes
Cottonwood	LEVEL 10	1B1B	C1012	50 m²	No	Yes
Cottonwood	LEVEL 10	1B1B	C1008	50 m²	No	Yes

LEVEL 10: 12

APARTMENT SCHEDULE CT

TOWER	LEVEL	NAME	LOT NUMBER	AREA	Adaptable Text	Liveable Text
Cottonwood	LEVEL 11	2B2B	C1101	80 m²	No	No
Cottonwood	LEVEL 11	2B2B	C1103	78 m²	No	No
Cottonwood	LEVEL 11	1B1B	C1104	49 m²	No	Yes
Cottonwood	LEVEL 11	1B1B	C1102	51 m²	No	Yes
Cottonwood	LEVEL 11	STUDIO	C1110	45 m²	No	Yes
Cottonwood	LEVEL 11	3B3B	C1108	99 m²	No	Yes
Cottonwood	LEVEL 11	1B1B	C1106	53 m²	No	Yes
Cottonwood	LEVEL 11	3B3B	C1107	99 m²	No	Yes
Cottonwood	LEVEL 11	STUDIO	C1105	36 m²	No	Yes
Cottonwood	LEVEL 11	1B1B MPR	C1109	61 m²	Yes	No

LEVEL 11: 10

Cottonwood	LEVEL 12	2B2B	C1201	80 m²	No	No
Cottonwood	LEVEL 12	2B2B	C1203	78 m²	No	No
Cottonwood	LEVEL 12	1B1B	C1204	49 m²	No	Yes
Cottonwood	LEVEL 12	1B1B	C1202	51 m²	No	Yes
Cottonwood	LEVEL 12	STUDIO	C1210	45 m²	No	Yes
Cottonwood	LEVEL 12	3B3B	C1208	99 m²	No	Yes
Cottonwood	LEVEL 12	1B1B	C1206	53 m²	No	Yes
Cottonwood	LEVEL 12	3B3B	C1207	99 m²	No	Yes
Cottonwood	LEVEL 12	STUDIO	C1205	36 m²	No	Yes
Cottonwood	LEVEL 12	1B1B MPR	C1209	61 m²	Yes	No

LEVEL 12: 10

Cottonwood	LEVEL 13	2B2B	C1301	80 m²	No	No
Cottonwood	LEVEL 13	2B2B	C1303	78 m²	No	No
Cottonwood	LEVEL 13	1B1B	C1304	49 m²	No	Yes
Cottonwood	LEVEL 13	1B1B	C1302	51 m²	No	Yes
Cottonwood	LEVEL 13	STUDIO	C1310	45 m²	No	Yes
Cottonwood	LEVEL 13	3B3B	C1308	99 m²	No	Yes
Cottonwood	LEVEL 13	1B1B	C1306	53 m²	No	Yes
Cottonwood	LEVEL 13	3B3B	C1307	99 m²	No	Yes
Cottonwood	LEVEL 13	STUDIO	C1305	36 m²	No	Yes
Cottonwood	LEVEL 13	1B1B MPR	C1309	61 m²	Yes	No

LEVEL 13: 10

Cottonwood	LEVEL 14	2B2B	C1401	80 m²	No	No
Cottonwood	LEVEL 14	2B2B	C1403	78 m²	No	No
Cottonwood	LEVEL 14	1B1B	C1404	49 m²	No	Yes
Cottonwood	LEVEL 14	1B1B	C1402	51 m²	No	Yes
Cottonwood	LEVEL 14	STUDIO	C1410	45 m²	No	Yes
Cottonwood	LEVEL 14	3B3B	C1408	99 m²	No	Yes
Cottonwood	LEVEL 14	1B1B	C1406	53 m²	No	Yes
Cottonwood	LEVEL 14	3B3B	C1407	99 m²	No	Yes
Cottonwood	LEVEL 14	STUDIO	C1405	36 m²	No	Yes
Cottonwood	LEVEL 14	1B1B MPR	C1409	61 m²	Yes	No

LEVEL 14: 10

Cottonwood	LEVEL 15	2B2B	C1501	80 m²	No	No
Cottonwood	LEVEL 15	2B2B	C1503	78 m²	No	No
Cottonwood	LEVEL 15	1B1B	C1504	49 m²	No	Yes
Cottonwood	LEVEL 15	1B1B	C1502	51 m²	No	Yes
Cottonwood	LEVEL 15	STUDIO	C1510	45 m²	No	Yes
Cottonwood	LEVEL 15	3B3B	C1508	99 m²	No	Yes
Cottonwood	LEVEL 15	1B1B	C1506	53 m²	No	Yes
Cottonwood	LEVEL 15	3B3B	C1507	99 m²	No	Yes
Cottonwood	LEVEL 15	STUDIO	C1505	36 m²	No	Yes
Cottonwood	LEVEL 15	1B1B MPR	C1509	61 m²	Yes	No

LEVEL 15: 10

Cottonwood	LEVEL 16	2B2B	C1601	80 m²	No	No
Cottonwood	LEVEL 16	2B2B	C1603	78 m²	No	No
Cottonwood	LEVEL 16	1B1B	C1604	49 m²	No	Yes
Cottonwood	LEVEL 16	1B1B	C1602	51 m²	No	Yes
Cottonwood	LEVEL 16	STUDIO	C1610	45 m²	No	Yes
Cottonwood	LEVEL 16	3B3B	C1608	99 m²	No	Yes
Cottonwood	LEVEL 16	1B1B	C1606	53 m²	No	Yes
Cottonwood	LEVEL 16	3B3B	C1607	99 m²	No	Yes
Cottonwood	LEVEL 16	STUDIO	C1605	36 m²	No	Yes
Cottonwood	LEVEL 16	1B1B MPR	C1609	61 m²	Yes	No

LEVEL 16: 10

Cottonwood	LEVEL 17	2B2B	C1701	80 m²	No	No
Cottonwood	LEVEL 17	2B2B	C1703	78 m²	No	No
Cottonwood	LEVEL 17	1B1B	C1704	49 m²	No	Yes
Cottonwood	LEVEL 17	1B1B	C1702	51 m²	No	Yes
Cottonwood	LEVEL 17	STUDIO	C1710	45 m²	No	Yes
Cottonwood	LEVEL 17	3B3B	C1708	99 m²	No	Yes
Cottonwood	LEVEL 17	1B1B	C1706	53 m²	No	Yes
Cottonwood	LEVEL 17	3B3B	C1707	99 m²	No	Yes
Cottonwood	LEVEL 17	STUDIO	C1705	36 m²	No	Yes
Cottonwood	LEVEL 17	1B1B MPR	C1709	61 m²	Yes	No

LEVEL 17: 10

Cottonwood	LEVEL 18	2B2B	C1801	80 m²	No	No
Cottonwood	LEVEL 18	2B2B	C1803	78 m²	No	No
Cottonwood	LEVEL 18	1B1B	C1804	49 m²	No	Yes
Cottonwood	LEVEL 18	1B1B	C1802	51 m²	No	Yes
Cottonwood	LEVEL 18	STUDIO	C1810	45 m²	No	Yes
Cottonwood	LEVEL 18	3B3B	C1808	99 m²	No	Yes
Cottonwood	LEVEL 18	1B1B	C1806	53 m²	No	Yes
Cottonwood	LEVEL 18	3B3B	C1807	99 m²	No	Yes
Cottonwood	LEVEL 18	STUDIO	C1805	36 m²	No	Yes
Cottonwood	LEVEL 18	1B1B MPR	C1809	61 m²	Yes	No

LEVEL 18: 10

Cottonwood	LEVEL 19	2B2B	C1901	80 m²	No	No
Cottonwood	LEVEL 19	2B2B	C1903	78 m²	No	No
Cottonwood	LEVEL 19	1B1B	C1904	49 m²	No	Yes
Cottonwood	LEVEL 19	1B1B	C1902	51 m²	No	Yes
Cottonwood	LEVEL 19	STUDIO	C1910	45 m²	No	Yes
Cottonwood	LEVEL 19	3B3B	C1908	99 m²	No	Yes
Cottonwood	LEVEL 19	1B1B	C1906	53 m²	No	Yes
Cottonwood	LEVEL 19	3B3B	C1907	99 m²	No	Yes
Cottonwood	LEVEL 19	STUDIO	C1905	36 m²	No	Yes
Cottonwood	LEVEL 19	1B1B MPR	C1909	61 m²	Yes	No

LEVEL 19: 10

APARTMENT SCHEDULE CT

TOWER	LEVEL	NAME	LOT NUMBER	AREA	Adaptable Text	Liveable Text
Cottonwood	LEVEL 20	2B2B	C2001	80 m²	No	No
Cottonwood	LEVEL 20	2B2B	C2003	78 m²	No	No
Cottonwood	LEVEL 20	1B1B	C2004	49 m²	No	Yes
Cottonwood	LEVEL 20	1B1B	C2002	51 m²	No	Yes
Cottonwood	LEVEL 20	STUDIO	C2010	45 m²	No	Yes
Cottonwood	LEVEL 20	3B3B	C2008	99 m²	No	Yes
Cottonwood	LEVEL 20	1B1B	C2006	53 m²	No	Yes
Cottonwood	LEVEL 20	3B3B	C2007	99 m²	No	Yes
Cottonwood	LEVEL 20	STUDIO	C2005	36 m²	No	Yes
Cottonwood	LEVEL 20	1B1B MPR	C2009	61 m²	Yes	No

LEVEL 20: 10

Cottonwood	LEVEL 21	2B2B	C2101	80 m²	No	No
Cottonwood	LEVEL 21	2B2B	C2103	78 m²	No	No
Cottonwood	LEVEL 21	1B1B	C2104	49 m²	No	Yes
Cottonwood	LEVEL 21	1B1B	C2102	51 m²	No	Yes
Cottonwood	LEVEL 21	STUDIO	C2110	45 m²	No	Yes
Cottonwood	LEVEL 21	3B3B	C2108	99 m²	No	Yes
Cottonwood	LEVEL 21	1B1B	C2106	53 m²	No	Yes
Cottonwood	LEVEL 21	3B3B	C2107	99 m²	No	Yes
Cottonwood	LEVEL 21	STUDIO	C2105	36 m²	No	Yes
Cottonwood	LEVEL 21	1B1B MPR	C2109	61 m²	Yes	No

LEVEL 21: 10

Cottonwood	LEVEL 22	2B2B	C2201	80 m²	No	No
Cottonwood	LEVEL 22	2B2B	C2203	78 m²	No	No
Cottonwood	LEVEL 22	1B1B	C2204	49 m²	No	Yes
Cottonwood	LEVEL 22	1B1B	C2202	51 m²	No	Yes
Cottonwood	LEVEL 22	STUDIO	C2210	45 m²	No	Yes
Cottonwood	LEVEL 22	3B3B	C2208	99 m²	No	Yes
Cottonwood	LEVEL 22	1B1B	C2206	53 m²	No	Yes
Cottonwood	LEVEL 22	3B3B	C2207	99 m²	No	Yes
Cottonwood	LEVEL 22	STUDIO	C2205	36 m²	No	Yes
Cottonwood	LEVEL 22	1B1B MPR	C2209	61 m²	Yes	Yes

LEVEL 22: 10

Cottonwood	LEVEL 23	2B2B	C2301	85 m²	No	Yes
Cottonwood	LEVEL 23	2B2B	C2302	85 m²	No	Yes
Cottonwood	LEVEL 23	STUDIO	C2308	43 m²	No	Yes
Cottonwood	LEVEL 23	1B1B	C2303	52 m²	No	Yes
Cottonwood	LEVEL 23	1B1B	C2307	55 m²	No	No
Cottonwood	LEVEL 23	1B1B MPR	C2304	61 m²	No	Yes
Cottonwood	LEVEL 23	2B2B	C2306	82 m²	No	Yes
Cottonwood	LEVEL 23	2B2B	C2305	82 m²	No	Yes

LEVEL 23: 8

Cottonwood	LEVEL 24	2B2B	C2401	85 m²	No	Yes
Cottonwood	LEVEL 24	2B2B	C2402	85 m²	No	Yes
Cottonwood	LEVEL 24	PLANT		49 m²	No	No
Cottonwood	LEVEL 24	1B1B	C2403	52 m²	No	Yes
Cottonwood	LEVEL 24	1B1B	C2407	55 m²	No	No
Cottonwood	LEVEL 24	1B1B MPR	C2404	61 m²	No	Yes
Cottonwood	LEVEL 24	2B2B	C2406	82 m²	No	Yes
Cottonwood	LEVEL 24	2B2B	C2405	82 m²	No	Yes

LEVEL 24: 8

Cottonwood	LEVEL 25	2B2B	C2501	85 m²	No	Yes
Cottonwood	LEVEL 25	2B2B	C2502	85 m²	No	Yes
Cottonwood	LEVEL 25	STUDIO	C2508	43 m²	No	Yes
Cottonwood	LEVEL 25	1B1B	C2503	52 m²	No	Yes
Cottonwood	LEVEL 25	1B1B	C2507	55 m²	No	No
Cottonwood	LEVEL 25	1B1B MPR	C2504	61 m²	No	Yes
Cottonwood	LEVEL 25	2B2B	C2506	82 m²	No	Yes
Cottonwood	LEVEL 25	2B2B	C2505	82 m²	No	Yes

LEVEL 25: 8

Cottonwood	LEVEL 26	2B2B	C2601	85 m²	No	Yes
Cottonwood	LEVEL 26	2B2B	C2602	85 m²	No	Yes
Cottonwood	LEVEL 26	STUDIO	C2608	43 m²	No	Yes
Cottonwood	LEVEL 26	1B1B	C2603	52 m²	No	Yes
Cottonwood	LEVEL 26	1B1B	C2607	55 m²	No	No
Cottonwood	LEVEL 26	1B1B MPR	C2604	61 m²	No	Yes
Cottonwood	LEVEL 26	2B2B	C2606	82 m²	No	Yes
Cottonwood	LEVEL 26	2B2B	C2605	82 m²	No	Yes

LEVEL 26: 8

Cottonwood	LEVEL 27	2B2B	C2701	85 m²	No	Yes
Cottonwood	LEVEL 27	2B2B	C2702	85 m²	No	Yes
Cottonwood	LEVEL 27	STUDIO	C2708	43 m²	No	Yes
Cottonwood	LEVEL 27	1B1B	C2703	52 m²	No	Yes
Cottonwood	LEVEL 27	1B1B	C2707	55 m²	No	No
Cottonwood	LEVEL 27	1B1B MPR	C2704	61 m²	No	Yes
Cottonwood	LEVEL 27	2B2B	C2706	82 m²	No	Yes
Cottonwood	LEVEL 27	2B2B	C2705	82 m²	No	Yes

LEVEL 27: 8

Cottonwood	LEVEL 28	2B2B	C2801	85 m²	No	Yes
Cottonwood	LEVEL 28	2B2B	C2802	85 m²	No	Yes
Cottonwood	LEVEL 28	STUDIO	C2808	43 m²	No	Yes
Cottonwood	LEVEL 28	1B1B	C2803	52 m²	No	Yes
Cottonwood	LEVEL 28	1B1B	C2807	55 m²	No	No
Cottonwood	LEVEL 28	1B1B MPR	C2804	61 m²	No	Yes
Cottonwood	LEVEL 28	2B2B	C2806	82 m²	No	Yes
Cottonwood	LEVEL 28	2B2B	C2805	82 m²	No	Yes

LEVEL 28: 8

Cottonwood	LEVEL 29	2B2B	C2902	79 m²	No	Yes
Cottonwood	LEVEL 29	2B2B MPR	C2901	97 m²	Yes	No
Cottonwood	LEVEL 29	1B1B MPR	C2908	61 m²	Yes	No
Cottonwood	LEVEL 29	3B3B	C2907	99 m²	No	Yes
Cottonwood	LEVEL 29	2B2B	C2905	77 m²	No	Yes
Cottonwood	LEVEL 29	2B2B	C2904	73 m²	No	Yes
Cottonwood	LEVEL 29	2B2B	C2903	78 m²	No	No
Cottonwood	LEVEL 29	2B2B MPR	C2906	87 m²	No	Yes

LEVEL 29: 8

APARTMENT SCHEDULE CT

TOWER	LEVEL	NAME	LOT NUMBER	AREA	Adaptable Text	Liveable Text
Cottonwood	LEVEL 30	2B2B	C3002	80 m²	No	Yes
Cottonwood	LEVEL 30	2B2B MPR	C3001	98 m²	Yes	No
Cottonwood	LEVEL 30	1B1B MPR	C3008	61 m²	Yes	No
Cottonwood	LEVEL 30	3B3B	C3007	102 m²	No	Yes
Cottonwood	LEVEL 30	2B2B	C3005	77 m²	No	Yes
Cottonwood	LEVEL 30	2B2B	C3004	74 m²	No	Yes
Cottonwood	LEVEL 30	2B2B	C3003	80 m²	No	No
Cottonwood	LEVEL 30	2B2B MPR	C3006	89 m²	No	Yes

LEVEL 30: 8

Cottonwood	LEVEL 31	2B2B	C3102	80 m²	No	Yes
Cottonwood	LEVEL 31	2B2B MPR	C3101	98 m²	Yes	No
Cottonwood	LEVEL 31	1B1B MPR	C3108	61 m²	Yes	No
Cottonwood	LEVEL 31	3B3B	C3107	102 m²	No	Yes
Cottonwood	LEVEL 31	2B2B	C3105	77 m²	No	Yes
Cottonwood	LEVEL 31	2B2B	C3104	74 m²	No	Yes
Cottonwood	LEVEL 31	2B2B	C3103	80 m²	No	No
Cottonwood	LEVEL 31	2B2B MPR	C3106	89 m²	No	Yes

LEVEL 31: 8

Cottonwood	LEVEL 32	2B2B	C3202	80 m²	No	Yes
Cottonwood	LEVEL 32	2B2B MPR	C3201	98 m²	Yes	No
Cottonwood	LEVEL 32	1B1B MPR	C3208	61 m²	Yes	No
Cottonwood	LEVEL 32	3B3B	C3207	102 m²	No	Yes
Cottonwood	LEVEL 32	2B2B	C3205	77 m²	No	Yes
Cottonwood	LEVEL 32	2B2B	C3204	74 m²	No	Yes
Cottonwood	LEVEL 32	2B2B	C3203	80 m²	No	No
Cottonwood	LEVEL 32	2B2B MPR	C3206	89 m²	No	Yes

LEVEL 32: 8

Cottonwood	LEVEL 33	2B2B	C3302	80 m²	No	Yes
Cottonwood	LEVEL 33	2B2B MPR	C3301	98 m²	Yes	No
Cottonwood	LEVEL 33	1B1B MPR	C3308	61 m²	Yes	No
Cottonwood	LEVEL 33	3B3B	C3307	102 m²	No	Yes
Cottonwood	LEVEL 33	2B2B	C3305	77 m²	No	Yes
Cottonwood	LEVEL 33	2B2B	C3304	74 m²	No	Yes
Cottonwood	LEVEL 33	2B2B	C3303	80 m²	No	No
Cottonwood	LEVEL 33	2B2B MPR	C3306	89 m²	No	Yes

LEVEL 33: 8

Cottonwood	LEVEL 34	2B2B	C3402	80 m²	No	Yes
Cottonwood	LEVEL 34	2B2B MPR	C3401	98 m²	Yes	No
Cottonwood	LEVEL 34	1B1B MPR	C3408	61 m²	Yes	No
Cottonwood	LEVEL 34	3B3B	C3407	102 m²	No	Yes
Cottonwood	LEVEL 34	2B2B	C3405	77 m²	No	Yes
Cottonwood	LEVEL 34	2B2B	C3404	74 m²	No	Yes
Cottonwood	LEVEL 34	2B2B	C3403	80 m²	No	No
Cottonwood	LEVEL 34	2B2B MPR	C3406	89 m²	No	Yes

LEVEL 34: 8

Cottonwood	LEVEL 35	2B2B	C3502	80 m²	No	Yes
Cottonwood	LEVEL 35	2B2B MPR	C3501	98 m²	Yes	No
Cottonwood	LEVEL 35	1B1B MPR	C3508	61 m²	Yes	No
Cottonwood	LEVEL 35	3B3B	C3507	102 m²	No	Yes
Cottonwood	LEVEL 35	2B2B	C3505	77 m²	No	Yes
Cottonwood	LEVEL 35	2B2B	C3504	74 m²	No	Yes
Cottonwood	LEVEL 35	2B2B	C3503	80 m²	No	No
Cottonwood	LEVEL 35	2B2B MPR	C3506	89 m²	No	Yes

LEVEL 35: 8

Cottonwood	LEVEL 36	2B2B	C3602	80 m²	No	Yes
Cottonwood	LEVEL 36	2B2B MPR	C3601	98 m²	Yes	No
Cottonwood	LEVEL 36	1B1B MPR	C3608	61 m²	Yes	No
Cottonwood	LEVEL 36	3B3B	C3607	102 m²	No	Yes
Cottonwood	LEVEL 36	2B2B	C3605	77 m²	No	Yes
Cottonwood	LEVEL 36	2B2B	C3604	74 m²	No	Yes
Cottonwood	LEVEL 36	2B2B	C3603	80 m²	No	No
Cottonwood	LEVEL 36	2B2B MPR	C3606	89 m²	No	Yes

LEVEL 36: 8

Cottonwood	LEVEL 37	2B2B	C3702	80 m²	No	Yes
Cottonwood	LEVEL 37	2B2B MPR	C3701	98 m²	Yes	No
Cottonwood	LEVEL 37	1B1B MPR	C3708	61 m²	Yes	No
Cottonwood	LEVEL 37	3B3B	C3707	102 m²	No	Yes
Cottonwood	LEVEL 37	2B2B	C3705	77 m²	No	Yes
Cottonwood	LEVEL 37	2B2B	C3704	74 m²	No	Yes
Cottonwood	LEVEL 37	2B2B	C3703	80 m²	No	No
Cottonwood	LEVEL 37	2B2B MPR	C3706	90 m²	No	Yes

LEVEL 37: 8

Cottonwood	LEVEL 38	2B2B	C3802	80 m²	No	Yes
Cottonwood	LEVEL 38	2B2B MPR	C3801	98 m²	Yes	No
Cottonwood	LEVEL 38	1B1B MPR	C3808	61 m²	Yes	No
Cottonwood	LEVEL 38	3B3B	C3807	102 m²	No	Yes
Cottonwood	LEVEL 38	2B2B	C3805	77 m²	No	Yes
Cottonwood	LEVEL 38	2B2B	C3804	74 m²	No	Yes
Cottonwood	LEVEL 38	2B2B	C3803	80 m²	No	No
Cottonwood	LEVEL 38	2B2B MPR	C3806	90 m²	No	Yes

LEVEL 38: 8

Cottonwood	LEVEL 39	2B2B	C3902	80 m²	No	Yes
Cottonwood	LEVEL 39	2B2B MPR	C3901	98 m²	Yes	No
Cottonwood	LEVEL 39	1B1B MPR	C3908	61 m²	Yes	No
Cottonwood	LEVEL 39	3B3B	C3907	102 m²	No	Yes
Cottonwood	LEVEL 39	2B2B	C3905	77 m²	No	Yes
Cottonwood	LEVEL 39	2B2B	C3904	74 m²	No	Yes
Cottonwood	LEVEL 39	2B2B	C3903	80 m²	No	No
Cottonwood	LEVEL 39	2B2B MPR	C3906	90 m²	No	Yes

LEVEL 39: 8

Cottonwood	LEVEL 40	2B2B	C4002	80 m²	No	Yes

GADIGAL COUNTRY
79 MYRTLE STREET

PUBLISH DATE: 30/01/2026 8:41:57 PM

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APARTMENT SCHEDULE CT

TOWER	LEVEL	NAME	LOT NUMBER	AREA	Adaptable Text	Liveable Text
Cottonwood	LEVEL 40	2B2B MPR	C4001	98 m²	Yes	No
Cottonwood	LEVEL 40	1B1B MPR	C4008	61 m²	Yes	No
Cottonwood	LEVEL 40	3B3B	C4007	102 m²	No	Yes
Cottonwood	LEVEL 40	2B2B	C4005	77 m²	No	Yes
Cottonwood	LEVEL 40	2B2B	C4004	74 m²	No	Yes
Cottonwood	LEVEL 40	2B2B	C4003	80 m²	No	No
Cottonwood	LEVEL 40	2B2B MPR	C4006	90 m²	No	Yes

LEVEL 40: 8

Cottonwood	LEVEL 41	2B2B	C4102	80 m²	No	Yes
Cottonwood	LEVEL 41	2B2B MPR	C4101	98 m²	Yes	No
Cottonwood	LEVEL 41	1B1B MPR	C4108	61 m²	Yes	No
Cottonwood	LEVEL 41	3B3B	C4107	102 m²	No	Yes
Cottonwood	LEVEL 41	2B2B	C4105	77 m²	No	Yes
Cottonwood	LEVEL 41	2B2B	C4104	74 m²	No	Yes
Cottonwood	LEVEL 41	2B2B	C4103	80 m²	No	No
Cottonwood	LEVEL 41	2B2B MPR	C4106	90 m²	No	Yes

LEVEL 41: 8

Cottonwood	LEVEL 42	2B2B	C4202	80 m²	No	Yes
Cottonwood	LEVEL 42	2B2B MPR	C4201	98 m²	Yes	No
Cottonwood	LEVEL 42	1B1B MPR	C4208	61 m²	Yes	No
Cottonwood	LEVEL 42	3B3B	C4207	102 m²	No	Yes
Cottonwood	LEVEL 42	2B2B	C4205	77 m²	No	Yes
Cottonwood	LEVEL 42	2B2B	C4204	74 m²	No	Yes
Cottonwood	LEVEL 42	2B2B	C4203	80 m²	No	No
Cottonwood	LEVEL 42	2B2B MPR	C4206	90 m²	No	Yes

LEVEL 42: 8

Cottonwood	LEVEL 43	2B2B	C4302	80 m²	No	Yes
Cottonwood	LEVEL 43	2B2B MPR	C4301	98 m²	Yes	No
Cottonwood	LEVEL 43	1B1B MPR	C4308	61 m²	Yes	No
Cottonwood	LEVEL 43	3B3B	C4307	102 m²	No	Yes
Cottonwood	LEVEL 43	2B2B	C4305	77 m²	No	Yes
Cottonwood	LEVEL 43	2B2B	C4304	74 m²	No	Yes
Cottonwood	LEVEL 43	2B2B	C4303	80 m²	No	No
Cottonwood	LEVEL 43	2B2B MPR	C4306	90 m²	No	Yes

LEVEL 43: 8

Cottonwood	LEVEL 44	2B2B	C4402	80 m²		Yes
Cottonwood	LEVEL 44	2B2B MPR	C4401	98 m²	Yes	Yes
Cottonwood	LEVEL 44	1B1B MPR	C4408	61 m²	Yes	Yes
Cottonwood	LEVEL 44	3B3B	C4407	102 m²		Yes
Cottonwood	LEVEL 44	2B2B	C4405	77 m²		Yes
Cottonwood	LEVEL 44	2B2B	C4404	74 m²		Yes
Cottonwood	LEVEL 44	2B2B	C4403	80 m²		No
Cottonwood	LEVEL 44	2B2B MPR	C4406	90 m²		Yes

LEVEL 44: 8

Cottonwood	LEVEL 45	3B2B	C4504	95 m²	No	No
Cottonwood	LEVEL 45	3B3B	C4506	114 m²	No	Yes
Cottonwood	LEVEL 45	3B3B	C4505	102 m²	No	Yes
Cottonwood	LEVEL 45	3B2B	C4501	107 m²	No	No
Cottonwood	LEVEL 45	3B2B	C4503	106 m²	No	Yes
Cottonwood	LEVEL 45	3B2B	C4507	106 m²	No	Yes
Cottonwood	LEVEL 45	2B2B	C4502	77 m²	No	Yes

LEVEL 45: 7

Cottonwood	LEVEL 46	3B2B	C4604	95 m²	No	No
Cottonwood	LEVEL 46	3B3B	C4606	114 m²	No	Yes
Cottonwood	LEVEL 46	3B3B	C4605	102 m²	No	Yes
Cottonwood	LEVEL 46	3B2B	C4601	105 m²	No	No
Cottonwood	LEVEL 46	3B2B	C4603	107 m²	No	Yes
Cottonwood	LEVEL 46	3B2B	C4607	106 m²	No	Yes
Cottonwood	LEVEL 46	2B2B	C4602	77 m²	No	Yes

LEVEL 46: 7

Cottonwood	LEVEL 47	3B2B	C4704	95 m²	No	No
Cottonwood	LEVEL 47	3B3B	C4706	114 m²	No	Yes
Cottonwood	LEVEL 47	3B3B	C4705	102 m²	No	Yes
Cottonwood	LEVEL 47	3B2B	C4701	105 m²	No	No
Cottonwood	LEVEL 47	3B2B	C4703	107 m²	No	Yes
Cottonwood	LEVEL 47	3B2B	C4707	106 m²	No	Yes
Cottonwood	LEVEL 47	2B2B	C4702	77 m²	No	Yes

LEVEL 47: 7

Cottonwood	LEVEL 48	3B2B	C4804	95 m²	No	No
Cottonwood	LEVEL 48	3B3B	C4806	114 m²	No	Yes
Cottonwood	LEVEL 48	3B3B	C4805	102 m²	No	Yes
Cottonwood	LEVEL 48	3B2B	C4801	106 m²	No	No
Cottonwood	LEVEL 48	3B2B	C4803	107 m²	No	Yes
Cottonwood	LEVEL 48	3B2B	C4807	106 m²	No	Yes
Cottonwood	LEVEL 48	2B2B	C4802	77 m²	No	Yes

LEVEL 48: 7

Cottonwood	LEVEL 49	3B2B	C4904	95 m²	No	No
Cottonwood	LEVEL 49	3B3B	C4906	114 m²	No	Yes
Cottonwood	LEVEL 49	3B3B	C4905	102 m²	No	Yes
Cottonwood	LEVEL 49	3B2B	C4901	105 m²	No	No
Cottonwood	LEVEL 49	3B2B	C4903	107 m²	No	Yes
Cottonwood	LEVEL 49	3B2B	C4907	106 m²	No	Yes
Cottonwood	LEVEL 49	2B2B	C4902	77 m²	No	Yes

LEVEL 49: 7

Cottonwood	LEVEL 50	3B2B	C5004	95 m²	No	No
Cottonwood	LEVEL 50	3B3B	C5006	114 m²	No	Yes
Cottonwood	LEVEL 50	3B3B	C5005	102 m²	No	Yes
Cottonwood	LEVEL 50	3B2B	C5001	105 m²	No	No
Cottonwood	LEVEL 50	3B2B	C5003	107 m²	No	Yes
Cottonwood	LEVEL 50	3B2B	C5007	106 m²	No	Yes
Cottonwood	LEVEL 50	2B2B	C5002	77 m²	No	Yes

LEVEL 50: 7

APARTMENT SCHEDULE CT

TOWER	LEVEL	NAME	LOT NUMBER	AREA	Adaptable Text	Liveable Text
Cottonwood	LEVEL 51	4B3B	C5101	145 m²	No	Yes
Cottonwood	LEVEL 51	4B3B	C5102	130 m²	No	Yes
Cottonwood	LEVEL 51	3B3B	C5103	96 m²	No	Yes
Cottonwood	LEVEL 51	4B3B	C5105	198 m²	No	Yes
Cottonwood	LEVEL 51	4B3B	C5104	148 m²	Yes	No

LEVEL 51: 5

Cottonwood	LEVEL 52	3B3B	C5201	140 m²	No	Yes
Cottonwood	LEVEL 52	4B5B	C5202	162 m²	No	Yes
Cottonwood	LEVEL 52	4B3B	C5204	169 m²	No	Yes
Cottonwood	LEVEL 52	4B5B	C5203	160 m²	No	Yes

LEVEL 52: 4

Grand total: 433

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5244,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
2	30/01/26	ISSUED FOR INFORMATION		
1	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
APARTMENT SCHEDULE - SHEET 2

SCALE
@ A1

SHEET NUMBER
DA2921

REVISION
2

PUBLISH DATE: 30/01/2026 8:42:05 PM

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APARTMENT SCHEDULE WT

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 01	2B2B TH	W101	41 m²	No	No
Waterloo	LEVEL 01	2B2B TH	W102	41 m²	No	No
Waterloo	LEVEL 01	2B2B TH	W103	41 m²	No	No
Waterloo	LEVEL 01	2B2B TH	W104	41 m²	No	No
Waterloo	LEVEL 01	STUDIO	W105	40 m²	No	Yes
Waterloo	LEVEL 01	STUDIO	W106	42 m²	No	Yes
Waterloo	LEVEL 01	1B1B	W107	49 m²	No	No
Waterloo	LEVEL 01	1B1B	W108	50 m²	No	No
Waterloo	LEVEL 01	3B3B	W109	96 m²	No	No
Waterloo	LEVEL 01	1B1B	W110	50 m²	No	No
Waterloo	LEVEL 01	1B1B	W111	53 m²	No	Yes

LEVEL 01: 11

Waterloo	LEVEL 02	1B1B	W201	50 m²	No	No
Waterloo	LEVEL 02	1B1B	W202	49 m²	No	No
Waterloo	LEVEL 02	1B1B	W203	49 m²	No	No
Waterloo	LEVEL 02	1B1B	W204	50 m²	No	No
Waterloo	LEVEL 02	3B3B	W205	96 m²	No	No
Waterloo	LEVEL 02	1B1B	W206	50 m²	No	No
Waterloo	LEVEL 02	1B1B	W207	54 m²	No	Yes
Waterloo	LEVEL 02	1B1B	W208	49 m²	No	No

LEVEL 02: 8

Waterloo	LEVEL 03	1B1B	W301	51 m²	No	No
Waterloo	LEVEL 03	1B1B	W302	50 m²	No	No
Waterloo	LEVEL 03	1B1B	W303	49 m²	No	No
Waterloo	LEVEL 03	1B1B	W304	51 m²	No	No
Waterloo	LEVEL 03	3B3B	W305	98 m²	No	No
Waterloo	LEVEL 03	1B1B	W306	51 m²	No	No
Waterloo	LEVEL 03	1B1B	W307	53 m²	No	Yes
Waterloo	LEVEL 03	1B1B	W308	49 m²	No	No

LEVEL 03: 8

Waterloo	LEVEL 04	2B2B MPR	W401	82 m²	No	Yes
Waterloo	LEVEL 04	1B1B MPR	W402	51 m²	No	Yes
Waterloo	LEVEL 04	3B3B	W403	104 m²	No	Yes
Waterloo	LEVEL 04	2B2B MPR	W404	78 m²	No	Yes
Waterloo	LEVEL 04	3B2B	W405	94 m²	No	Yes

LEVEL 04: 5

Waterloo	LEVEL 05	1B1B MPR	W501	59 m²	No	Yes
Waterloo	LEVEL 05	1B1B MPR	W502	59 m²	No	Yes
Waterloo	LEVEL 05	1B1B	W503	49 m²	No	Yes
Waterloo	LEVEL 05	2B2B	W504	84 m²	No	Yes
Waterloo	LEVEL 05	1B1B MPR	W505	52 m²	No	Yes
Waterloo	LEVEL 05	3B3B	W506	107 m²	No	Yes
Waterloo	LEVEL 05	2B2B MPR	W507	79 m²	No	Yes
Waterloo	LEVEL 05	3B2B	W508	97 m²	No	Yes

LEVEL 05: 8

Waterloo	LEVEL 06	1B1B MPR	W601	59 m²	No	Yes
Waterloo	LEVEL 06	1B1B MPR	W602	59 m²	No	Yes
Waterloo	LEVEL 06	1B1B	W603	49 m²	No	Yes
Waterloo	LEVEL 06	2B2B	W604	84 m²	No	Yes
Waterloo	LEVEL 06	1B1B MPR	W605	52 m²	No	Yes
Waterloo	LEVEL 06	3B3B	W606	107 m²	No	Yes
Waterloo	LEVEL 06	2B2B MPR	W607	79 m²	No	Yes
Waterloo	LEVEL 06	3B2B	W608	97 m²	No	Yes

LEVEL 06: 8

Waterloo	LEVEL 07	1B1B MPR	W701	59 m²	No	Yes
Waterloo	LEVEL 07	1B1B MPR	W702	59 m²	No	Yes
Waterloo	LEVEL 07	1B1B	W703	49 m²	No	Yes
Waterloo	LEVEL 07	2B2B	W704	84 m²	No	Yes
Waterloo	LEVEL 07	1B1B MPR	W705	52 m²	No	Yes
Waterloo	LEVEL 07	3B3B	W706	107 m²	No	Yes
Waterloo	LEVEL 07	2B2B MPR	W707	79 m²	No	Yes
Waterloo	LEVEL 07	3B2B	W708	97 m²	No	Yes

LEVEL 07: 8

Waterloo	LEVEL 08	1B1B MPR	W801	59 m²	No	Yes
Waterloo	LEVEL 08	1B1B MPR	W802	59 m²	No	Yes
Waterloo	LEVEL 08	1B1B	W803	49 m²	No	Yes
Waterloo	LEVEL 08	2B2B	W804	84 m²	No	Yes
Waterloo	LEVEL 08	1B1B MPR	W805	52 m²	No	Yes
Waterloo	LEVEL 08	3B3B	W806	107 m²	No	Yes
Waterloo	LEVEL 08	2B2B MPR	W807	79 m²	No	Yes
Waterloo	LEVEL 08	3B2B	W808	97 m²	No	Yes

LEVEL 08: 8

Waterloo	LEVEL 09	1B1B MPR	W901	59 m²	No	Yes
Waterloo	LEVEL 09	1B1B MPR	W902	59 m²	No	Yes
Waterloo	LEVEL 09	1B1B	W903	49 m²	No	Yes
Waterloo	LEVEL 09	2B2B	W904	84 m²	No	Yes
Waterloo	LEVEL 09	1B1B MPR	W905	52 m²	No	Yes
Waterloo	LEVEL 09	3B3B	W906	107 m²	No	Yes
Waterloo	LEVEL 09	2B2B MPR	W907	79 m²	No	Yes
Waterloo	LEVEL 09	3B2B	W908	97 m²	No	Yes

LEVEL 09: 8

Waterloo	LEVEL 10	1B1B MPR	W1001	59 m²	No	Yes
Waterloo	LEVEL 10	1B1B MPR	W1002	59 m²	No	Yes
Waterloo	LEVEL 10	1B1B	W1003	49 m²	No	Yes
Waterloo	LEVEL 10	2B2B	W1004	84 m²	No	Yes
Waterloo	LEVEL 10	1B1B MPR	W1005	52 m²	No	Yes
Waterloo	LEVEL 10	3B3B	W1006	107 m²	No	Yes
Waterloo	LEVEL 10	2B2B MPR	W1007	79 m²	No	Yes
Waterloo	LEVEL 10	3B2B	W1008	97 m²	No	Yes

LEVEL 10: 8

APARTMENT SCHEDULE WT

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 11	1B1B MPR	W1101	59 m²	No	Yes
Waterloo	LEVEL 11	1B1B MPR	W1102	59 m²	No	Yes
Waterloo	LEVEL 11	1B1B	W1103	49 m²	No	Yes
Waterloo	LEVEL 11	2B2B	W1104	84 m²	No	Yes
Waterloo	LEVEL 11	1B1B MPR	W1105	52 m²	No	Yes
Waterloo	LEVEL 11	3B3B	W1106	107 m²	No	Yes
Waterloo	LEVEL 11	2B2B MPR	W1107	79 m²	No	Yes
Waterloo	LEVEL 11	3B2B	W1108	97 m²	No	Yes

LEVEL 11: 8

Waterloo	LEVEL 12	1B1B MPR	W1201	59 m²	No	Yes
Waterloo	LEVEL 12	1B1B MPR	W1202	59 m²	No	Yes
Waterloo	LEVEL 12	1B1B	W1203	49 m²	No	Yes
Waterloo	LEVEL 12	2B2B	W1204	84 m²	No	Yes
Waterloo	LEVEL 12	1B1B MPR	W1205	52 m²	No	Yes
Waterloo	LEVEL 12	3B3B	W1206	107 m²	No	Yes
Waterloo	LEVEL 12	2B2B MPR	W1207	79 m²	No	Yes
Waterloo	LEVEL 12	3B2B	W1208	97 m²	No	Yes

LEVEL 12: 8

Waterloo	LEVEL 13	1B1B MPR	W1301	59 m²	No	Yes
Waterloo	LEVEL 13	1B1B MPR	W1302	59 m²	No	Yes
Waterloo	LEVEL 13	1B1B	W1303	49 m²	No	Yes
Waterloo	LEVEL 13	2B2B	W1304	84 m²	No	Yes
Waterloo	LEVEL 13	1B1B MPR	W1305	52 m²	No	Yes
Waterloo	LEVEL 13	3B3B	W1306	107 m²	No	Yes
Waterloo	LEVEL 13	2B2B MPR	W1307	79 m²	No	Yes
Waterloo	LEVEL 13	3B2B	W1308	97 m²	No	Yes

LEVEL 13: 8

Waterloo	LEVEL 14	1B1B MPR	W1401	59 m²	No	Yes
Waterloo	LEVEL 14	1B1B MPR	W1402	59 m²	No	Yes
Waterloo	LEVEL 14	1B1B	W1403	49 m²	No	Yes
Waterloo	LEVEL 14	2B2B	W1404	84 m²	No	Yes
Waterloo	LEVEL 14	1B1B MPR	W1405	52 m²	No	Yes
Waterloo	LEVEL 14	3B3B	W1406	107 m²	No	Yes
Waterloo	LEVEL 14	2B2B MPR	W1407	79 m²	No	Yes
Waterloo	LEVEL 14	3B2B	W1408	97 m²	No	Yes

LEVEL 14: 8

Waterloo	LEVEL 15	1B1B MPR	W1501	59 m²	No	Yes
Waterloo	LEVEL 15	1B1B MPR	W1502	59 m²	No	Yes
Waterloo	LEVEL 15	1B1B	W1503	49 m²	No	Yes
Waterloo	LEVEL 15	2B2B	W1504	84 m²	No	Yes
Waterloo	LEVEL 15	1B1B MPR	W1505	52 m²	No	Yes
Waterloo	LEVEL 15	3B3B	W1506	107 m²	No	Yes
Waterloo	LEVEL 15	2B2B MPR	W1507	79 m²	No	Yes
Waterloo	LEVEL 15	3B2B	W1508	97 m²	No	Yes

LEVEL 15: 8

Waterloo	LEVEL 16	1B1B MPR	W1601	59 m²	No	Yes
Waterloo	LEVEL 16	1B1B MPR	W1602	59 m²	No	Yes
Waterloo	LEVEL 16	1B1B	W1603	49 m²	No	Yes
Waterloo	LEVEL 16	2B2B	W1604	84 m²	No	Yes
Waterloo	LEVEL 16	1B1B MPR	W1605	52 m²	No	Yes
Waterloo	LEVEL 16	3B3B	W1606	107 m²	No	Yes
Waterloo	LEVEL 16	2B2B MPR	W1607	79 m²	No	Yes
Waterloo	LEVEL 16	3B2B	W1608	97 m²	No	Yes

LEVEL 16: 8

Waterloo	LEVEL 17	1B1B MPR	W1701	59 m²	No	Yes
Waterloo	LEVEL 17	1B1B MPR	W1702	59 m²	No	Yes
Waterloo	LEVEL 17	1B1B	W1703	49 m²	No	Yes
Waterloo	LEVEL 17	2B2B	W1704	84 m²	No	Yes
Waterloo	LEVEL 17	1B1B MPR	W1705	52 m²	No	Yes
Waterloo	LEVEL 17	3B3B	W1706	107 m²	No	Yes
Waterloo	LEVEL 17	2B2B MPR	W1707	79 m²	No	Yes
Waterloo	LEVEL 17	3B2B	W1708	97 m²	No	Yes

LEVEL 17: 8

Waterloo	LEVEL 18	1B1B MPR	W1801	59 m²	No	Yes
Waterloo	LEVEL 18	1B1B MPR	W1802	59 m²	No	Yes
Waterloo	LEVEL 18	1B1B	W1803	49 m²	No	Yes
Waterloo	LEVEL 18	2B2B	W1804	84 m²	No	Yes
Waterloo	LEVEL 18	1B1B MPR	W1805	52 m²	No	Yes
Waterloo	LEVEL 18	3B3B	W1806	107 m²	No	Yes
Waterloo	LEVEL 18	2B2B MPR	W1807	79 m²	No	Yes
Waterloo	LEVEL 18	3B2B	W1808	97 m²	No	Yes

LEVEL 18: 8

Waterloo	LEVEL 19	1B1B MPR	W1901	60 m²	No	Yes
Waterloo	LEVEL 19	1B1B MPR	W1902	59 m²	No	Yes
Waterloo	LEVEL 19	1B1B	W1903	49 m²	No	Yes
Waterloo	LEVEL 19	2B2B MPR	W1904	84 m²	No	Yes
Waterloo	LEVEL 19	1B1B MPR	W1905	52 m²	No	Yes
Waterloo	LEVEL 19	3B3B	W1906	107 m²	No	Yes
Waterloo	LEVEL 19	2B2B	W1907	79 m²	No	Yes
Waterloo	LEVEL 19	3B2B	W1908	97 m²	No	Yes

LEVEL 19: 8

Waterloo	LEVEL 20	STUDIO	W2001	43 m²	No	No
Waterloo	LEVEL 20	1B1B	W2002	50 m²	Yes	No
Waterloo	LEVEL 20	2B2B	W2003	77 m²	Yes	No
Waterloo	LEVEL 20	2B2B	W2004	73 m²	No	Yes
Waterloo	LEVEL 20	1B1B MPR	W2005	63 m²	No	Yes
Waterloo	LEVEL 20	2B2B	W2006	76 m²	Yes	No
Waterloo	LEVEL 20	1B1B	W2007	50 m²	Yes	No
Waterloo	LEVEL 20	STUDIO	W2008	44 m²	No	No

LEVEL 20: 8

APARTMENT SCHEDULE WT

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 21	STUDIO	W2101	42 m²	No	No
Waterloo	LEVEL 21	1B1B	W2102	50 m²	Yes	No
Waterloo	LEVEL 21	2B2B	W2103	77 m²	Yes	No
Waterloo	LEVEL 21	2B2B	W2104	73 m²	No	Yes
Waterloo	LEVEL 21	1B1B MPR	W2105	63 m²	No	Yes
Waterloo	LEVEL 21	2B2B	W2106	76 m²	Yes	No
Waterloo	LEVEL 21	1B1B	W2107	50 m²	Yes	No
Waterloo	LEVEL 21	STUDIO	W2108	44 m²	No	No

LEVEL 21: 8

Waterloo	LEVEL 22	STUDIO	W2201	42 m²	No	No
Waterloo	LEVEL 22	1B1B	W2202	50 m²	Yes	No
Waterloo	LEVEL 22	2B2B	W2203	77 m²	Yes	No
Waterloo	LEVEL 22	2B2B	W2204	73 m²	No	Yes
Waterloo	LEVEL 22	1B1B MPR	W2205	63 m²	No	Yes
Waterloo	LEVEL 22	2B2B	W2206	76 m²	Yes	No
Waterloo	LEVEL 22	1B1B	W2207	50 m²	Yes	No
Waterloo	LEVEL 22	STUDIO	W2208	44 m²	No	No

LEVEL 22: 8

Waterloo	LEVEL 23	STUDIO	W2301	43 m²	No	No
Waterloo	LEVEL 23	1B1B	W2302	50 m²	Yes	No
Waterloo	LEVEL 23	2B2B	W2303	77 m²	Yes	No
Waterloo	LEVEL 23	2B2B	W2304	73 m²	No	Yes
Waterloo	LEVEL 23	1B1B MPR	W2305	63 m²	No	Yes
Waterloo	LEVEL 23	2B2B	W2306	76 m²	Yes	No
Waterloo	LEVEL 23	1B1B	W2307	50 m²	Yes	No
Waterloo	LEVEL 23	STUDIO	W2308	45 m²	No	No

LEVEL 23: 8

Waterloo	LEVEL 24	1B1B MPR	W2401	58 m²	No	No
Waterloo	LEVEL 24	2B2B	W2402	75 m²	No	Yes
Waterloo	LEVEL 24	2B2B	W2403	75 m²	No	Yes
Waterloo	LEVEL 24	3B3B	W2404	109 m²	No	Yes
Waterloo	LEVEL 24	3B3B	W2405	108 m²	No	Yes
Waterloo	LEVEL 24	2B2B MPR	W2406	81 m²	No	Yes
Waterloo	LEVEL 24	2B2B MPR	W2407	91 m²	No	Yes

LEVEL 24: 7

Waterloo	LEVEL 25	1B1B MPR	W2501	58 m²	No	No
Waterloo	LEVEL 25	2B2B	W2502	75 m²	No	Yes
Waterloo	LEVEL 25	2B2B	W2503	75 m²	No	Yes
Waterloo	LEVEL 25	3B3B	W2504	109 m²	No	Yes
Waterloo	LEVEL 25	3B3B	W2505	108 m²	No	Yes
Waterloo	LEVEL 25	2B2B MPR	W2506	81 m²	No	Yes
Waterloo	LEVEL 25	2B2B MPR	W2507	91 m²	No	Yes

LEVEL 25: 7

Waterloo	LEVEL 26	1B1B MPR	W2901	58 m²	No	No
Waterloo	LEVEL 26	2B2B	W2902	75 m²	No	Yes
Waterloo	LEVEL 26	2B2B	W2903	75 m²	No	Yes
Waterloo	LEVEL 26	3B3B	W2904	109 m²	No	Yes
Waterloo	LEVEL 26	3B3B	W2905	108 m²	No	Yes
Waterloo	LEVEL 26	2B2B MPR	W2906	81 m²	No	Yes
Waterloo	LEVEL 26	2B2B MPR	W2907	91 m²	No	Yes

LEVEL 26: 7

Waterloo	LEVEL 27	1B1B MPR	W2701	58 m²	No	No
Waterloo	LEVEL 27	2B2B	W2702	75 m²	No	Yes
Waterloo	LEVEL 27	2B2B	W2703	75 m²	No	Yes
Waterloo	LEVEL 27	3B3B	W2704	109 m²	No	Yes
Waterloo	LEVEL 27	3B3B	W2705	108 m²	No	Yes
Waterloo	LEVEL 27	2B2B MPR	W2706	81 m²	No	Yes
Waterloo	LEVEL 27	2B2B MPR	W2707	91 m²	No	Yes

LEVEL 27: 7

Waterloo	LEVEL 28	1B1B MPR	W2801	58 m²	No	No
Waterloo	LEVEL 28	2B2B	W2802	75 m²	No	Yes
Waterloo	LEVEL 28	2B2B	W2803	75 m²	No	Yes
Waterloo	LEVEL 28	3B3B	W2804	109 m²	No	Yes
Waterloo	LEVEL 28	3B3B	W2805	108 m²	No	Yes
Waterloo	LEVEL 28	2B2B MPR	W2806	81 m²	No	Yes
Waterloo	LEVEL 28	2B2B MPR	W2807	91 m²	No	Yes

LEVEL 28: 7

Waterloo	LEVEL 29	1B1B MPR	W2901	58 m²	No	No
Waterloo	LEVEL 29	2B2B	W2902	75 m²	No	Yes
Waterloo	LEVEL 29	2B2B	W2903	75 m²	No	Yes
Waterloo	LEVEL 29	3B3B	W2904	109 m²	No	Yes
Waterloo	LEVEL 29	3B3B	W2905	108 m²	No	Yes
Waterloo	LEVEL 29	2B2B MPR	W2906	81 m²	No	Yes
Waterloo	LEVEL 29	2B2B MPR	W2907	91 m²	No	Yes

LEVEL 29: 7

Waterloo	LEVEL 30	1B1B MPR	W3001	58 m²	No	No
Waterloo	LEVEL 30	2B2B	W3002	75 m²	No	Yes
Waterloo	LEVEL 30	2B2B	W3003	75 m²	No	Yes
Waterloo	LEVEL 30	3B3B	W3004	110 m²	No	Yes
Waterloo	LEVEL 30	3B3B	W3005	108 m²	No	Yes
Waterloo	LEVEL 30	2B2B MPR	W3006	81 m²	No	Yes
Waterloo	LEVEL 30	2B2B MPR	W3007	91 m²	No	Yes

LEVEL 30: 7

Waterloo	LEVEL 31	1B1B MPR	W3101	58 m²	No	No
Waterloo	LEVEL 31	2B2B	W3102	75 m²	No	Yes
Waterloo	LEVEL 31	2B2B	W3103	75 m²	No	Yes
Waterloo	LEVEL 31	3B3B	W3104	110 m²	No	Yes
Waterloo	LEVEL 31	3B2B	W3105	107 m²	No	Yes
Waterloo	LEVEL 31	3B3B	W3106	101 m²	No	Yes

LEVEL 31: 6

APARTMENT SCHEDULE WT

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 32	1B1B MPR	W3201	58 m²	No	No
Waterloo	LEVEL 32	2B2B	W3202	75 m²	No	Yes
Waterloo	LEVEL 32	2B2B	W3203	75 m²	No	Yes
Waterloo	LEVEL 32	3B3B	W3204	109 m²	No	Yes
Waterloo	LEVEL 32	3B3B	W3205	108 m²	No	Yes
Waterloo	LEVEL 32	2B2B MPR	W3206	81 m²	No	Yes
Waterloo	LEVEL 32	2B2B MPR	W3207	91 m²	No	Yes

LEVEL 32: 7

Waterloo	LEVEL 33	1B1B MPR	W3601	58 m²	No	No
Waterloo	LEVEL 33	2B2B	W3602	75 m²	No	Yes
Waterloo	LEVEL 33	2B2B	W3603	75 m²	No	Yes
Waterloo	LEVEL 33	3B3B	W3604	109 m²	No	Yes
Waterloo	LEVEL 33	3B3B	W3605	108 m²	No	Yes
Waterloo	LEVEL 33	2B2B MPR	W3606	81 m²	No	Yes
Waterloo	LEVEL 33	2B2B MPR	W3607	91 m²	No	Yes

LEVEL 33: 7

Waterloo	LEVEL 34	1B1B MPR	W3401	58 m²	No	No
Waterloo	LEVEL 34	2B2B	W3402	75 m²	No	Yes
Waterloo	LEVEL 34	2B2B	W3403	75 m²	No	Yes
Waterloo	LEVEL 34	3B3B	W3404	109 m²	No	Yes
Waterloo	LEVEL 34	3B3B	W3405	108 m²	No	Yes
Waterloo	LEVEL 34	2B2B MPR	W3406	81 m²	No	Yes
Waterloo	LEVEL 34	2B2B MPR	W3407	91 m²	No	Yes

LEVEL 34: 7

Waterloo	LEVEL 35	1B1B MPR	W3501	58 m²	No	No
Waterloo	LEVEL 35	2B2B	W3502	75 m²	No	Yes
Waterloo	LEVEL 35	2B2B	W3503	75 m²	No	Yes
Waterloo	LEVEL 35	3B3B	W3504	109 m²	No	Yes
Waterloo	LEVEL 35	3B3B	W3505	108 m²	No	Yes
Waterloo	LEVEL 35	2B2B MPR	W3506	81 m²	No	Yes
Waterloo	LEVEL 35	2B2B MPR	W3507	91 m²	No	Yes

LEVEL 35: 7

Waterloo	LEVEL 36	1B1B MPR	W3601	58 m²	No	No
Waterloo	LEVEL 36	2B2B	W3602	75 m²	No	Yes
Waterloo	LEVEL 36	2B2B	W3603	75 m²	No	Yes
Waterloo	LEVEL 36	3B3B	W3604	109 m²	No	Yes
Waterloo	LEVEL 36	3B3B	W3605	108 m²	No	Yes
Waterloo	LEVEL 36	2B2B MPR	W3606	81 m²	No	Yes
Waterloo	LEVEL 36	2B2B MPR	W3607	91 m²	No	Yes

LEVEL 36: 7

Waterloo	LEVEL 37	1B1B MPR	W3701	58 m²	No	No
Waterloo	LEVEL 37	2B2B	W3702	77 m²	No	Yes
Waterloo	LEVEL 37	2B2B	W3703	77 m²	No	Yes
Waterloo	LEVEL 37	3B3B	W3704	109 m²	No	Yes
Waterloo	LEVEL 37	3B3B	W3705	110 m²	No	Yes
Waterloo	LEVEL 37	2B2B MPR	W3706	84 m²	No	Yes
Waterloo	LEVEL 37	2B2B MPR	W3707	93 m²	No	Yes

LEVEL 37: 7

Waterloo	LEVEL 38	1B1B MPR	W3801	58 m²	No	No
Waterloo	LEVEL 38	2B2B	W3802	77 m²	No	Yes
Waterloo	LEVEL 38	2B2B	W3803	77 m²	No	Yes
Waterloo	LEVEL 38	3B3B	W3804	109 m²	No	Yes
Waterloo	LEVEL 38	3B3B	W3805	110 m²	No	Yes
Waterloo	LEVEL 38	2B2B MPR	W3806	84 m²	No	Yes
Waterloo	LEVEL 38	2B2B MPR	W3807	93 m²	No	Yes

LEVEL 38: 7

Waterloo	LEVEL 39	1B1B MPR	W3901	58 m²	No	No
Waterloo	LEVEL 39	2B2B	W3902	77 m²	No	Yes
Waterloo	LEVEL 39	2B2B	W3903	77 m²	No	Yes
Waterloo	LEVEL 39	3B3B	W3904	109 m²	No	Yes
Waterloo	LEVEL 39	3B3B	W3905	110 m²	No	Yes
Waterloo	LEVEL 39	2B2B MPR	W3906	84 m²	No	Yes
Waterloo	LEVEL 39	2B2B MPR	W3907	93 m²	No	Yes

LEVEL 39: 7

Waterloo	LEVEL 40	1B1B MPR	W4001	58 m²	No	No
Waterloo	LEVEL 40	2B2B	W4002	77 m²	No	Yes
Waterloo	LEVEL 40	2B2B	W4003	77 m²	No	Yes
Waterloo	LEVEL 40	3B3B	W4004	109 m²	No	Yes
Waterloo	LEVEL 40	3B3B	W4005	110 m²	No	Yes
Waterloo	LEVEL 40	2B2B MPR	W4006	84 m²	No	Yes
Waterloo	LEVEL 40	2B2B MPR	W4007	93 m²	No	Yes

LEVEL 40: 7

Waterloo	LEVEL 41	STUDIO	W4101	44 m²	No	No
Waterloo	LEVEL 41	1B1B	W4102	52 m²	Yes	No
Waterloo	LEVEL 41	2B2B	W4103	80 m²	Yes	No
Waterloo	LEVEL 41	2B2B	W4104	74 m²	No	Yes
Waterloo	LEVEL 41	1B1B MPR	W4105	64 m²	No	Yes
Waterloo	LEVEL 41	2B2B	W4106	80 m²	Yes	No
Waterloo	LEVEL 41	1B1B	W4107	52 m²	Yes	No
Waterloo	LEVEL 41	STUDIO	W4108	45 m²	No	No

LEVEL 41: 8

Waterloo	LEVEL 42	STUDIO	W4201	44 m²	No	No
Waterloo	LEVEL 42	1B1B	W4202	52 m²	Yes	No
Waterloo	LEVEL 42	2B2B	W4203	80 m²	Yes	No
Waterloo	LEVEL 42	2B2B	W4204	74 m²	No	Yes
Waterloo	LEVEL 42	1B1B MPR	W4205	64 m²	No	Yes
Waterloo	LEVEL 42	2B2B	W4206	80 m²	Yes	No
Waterloo	LEVEL 42	1B1B	W4207	52 m²	Yes	No
Waterloo	LEVEL 42	STUDIO	W4208	45 m²	No	No

LEVEL 42: 8

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NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
2	30/01/26	ISSUED FOR INFORMATION		
1	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
APARTMENT SCHEDULE - SHEET 3

SCALE
@ A1

SHEET NUMBER
DA2922

REVISION
2

PUBLISH DATE: 30/01/2026 8:42:15 PM

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APARTMENT SCHEDULE WT

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 43	STUDIO	W4301	44 m²	No	No
Waterloo	LEVEL 43	1B1B	W4302	52 m²	Yes	No
Waterloo	LEVEL 43	2B2B	W4303	80 m²	Yes	No
Waterloo	LEVEL 43	2B2B	W4304	74 m²	No	Yes
Waterloo	LEVEL 43	1B1B MPR	W4305	64 m²	No	Yes
Waterloo	LEVEL 43	2B2B	W4306	80 m²	Yes	No
Waterloo	LEVEL 43	1B1B	W4307	52 m²	Yes	No
Waterloo	LEVEL 43	STUDIO	W4308	45 m²	No	No

LEVEL 43: 8

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 44	STUDIO	W4401	44 m²	No	No
Waterloo	LEVEL 44	1B1B	W4402	52 m²	Yes	No
Waterloo	LEVEL 44	2B2B	W4403	80 m²	Yes	No
Waterloo	LEVEL 44	2B2B	W4404	74 m²	No	Yes
Waterloo	LEVEL 44	1B1B MPR	W4405	64 m²	No	Yes
Waterloo	LEVEL 44	2B2B	W4406	80 m²	Yes	No
Waterloo	LEVEL 44	1B1B	W4407	52 m²	Yes	No
Waterloo	LEVEL 44	STUDIO	W4408	45 m²	No	No

LEVEL 44: 8

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 45	3B3B MPR	W4501	114 m²	No	No
Waterloo	LEVEL 45	2B2B	W4502	51 m²	No	No
Waterloo	LEVEL 45	2B2B MPR	W4503	89 m²	No	Yes
Waterloo	LEVEL 45	3B3B	W4504	121 m²	No	Yes
Waterloo	LEVEL 45	3B3B	W4505	113 m²	No	Yes
Waterloo	LEVEL 45	3B3B	W4506	108 m²	Yes	No

LEVEL 45: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 46	3B3B MPR	W4601	114 m²	No	No
Waterloo	LEVEL 46	2B2B	W4602	51 m²	No	No
Waterloo	LEVEL 46	2B2B MPR	W4603	89 m²	No	Yes
Waterloo	LEVEL 46	3B3B	W4604	121 m²	No	Yes
Waterloo	LEVEL 46	3B3B	W4605	113 m²	No	Yes
Waterloo	LEVEL 46	3B3B	W4606	108 m²	Yes	No

LEVEL 46: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 47	3B3B MPR	W4701	114 m²	No	No
Waterloo	LEVEL 47	2B2B	W4702	51 m²	No	No
Waterloo	LEVEL 47	2B2B MPR	W4703	89 m²	No	Yes
Waterloo	LEVEL 47	3B3B	W4704	121 m²	No	Yes
Waterloo	LEVEL 47	3B3B	W4705	113 m²	No	Yes
Waterloo	LEVEL 47	3B3B	W4706	108 m²	Yes	No

LEVEL 47: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 48	3B3B MPR	W4801	114 m²	No	No
Waterloo	LEVEL 48	2B2B	W4802	51 m²	No	No
Waterloo	LEVEL 48	2B2B MPR	W4803	90 m²	No	Yes
Waterloo	LEVEL 48	3B3B	W4804	121 m²	No	Yes
Waterloo	LEVEL 48	3B3B	W4805	113 m²	No	Yes
Waterloo	LEVEL 48	3B3B	W4806	108 m²	Yes	Yes

LEVEL 48: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 49	3B3B MPR	W4901	114 m²	No	No
Waterloo	LEVEL 49	2B2B	W4902	51 m²	No	No
Waterloo	LEVEL 49	2B2B MPR	W4903	90 m²	No	Yes
Waterloo	LEVEL 49	3B3B	W4904	121 m²	No	Yes
Waterloo	LEVEL 49	3B3B	W4905	113 m²	No	Yes
Waterloo	LEVEL 49	3B3B	W4906	108 m²	Yes	Yes

LEVEL 49: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 50	3B3B MPR	W5001	114 m²	No	No
Waterloo	LEVEL 50	2B2B	W5002	51 m²	No	No
Waterloo	LEVEL 50	2B2B MPR	W5003	90 m²	No	Yes
Waterloo	LEVEL 50	3B3B	W5004	121 m²	No	Yes
Waterloo	LEVEL 50	3B3B	W5005	113 m²	No	Yes
Waterloo	LEVEL 50	3B3B	W5006	108 m²	Yes	Yes

LEVEL 50: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 51	3B3B MPR	W5101	115 m²	No	No
Waterloo	LEVEL 51	2B2B	W5102	51 m²	No	No
Waterloo	LEVEL 51	3B2B	W5103	95 m²	No	Yes
Waterloo	LEVEL 51	3B3B	W5104	121 m²	No	Yes
Waterloo	LEVEL 51	3B3B	W5105	114 m²	No	Yes
Waterloo	LEVEL 51	3B3B	W5106	108 m²	Yes	No

LEVEL 51: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 52	3B3B MPR	W5201	115 m²	No	No
Waterloo	LEVEL 52	2B2B	W5202	51 m²	No	No
Waterloo	LEVEL 52	3B2B	W5203	95 m²	No	Yes
Waterloo	LEVEL 52	3B3B	W5204	121 m²	No	Yes
Waterloo	LEVEL 52	3B3B	W5205	114 m²	No	Yes
Waterloo	LEVEL 52	3B3B	W5206	108 m²	Yes	No

LEVEL 52: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 53	3B3B MPR	W5301	115 m²	No	No
Waterloo	LEVEL 53	2B2B	W5302	51 m²	No	No
Waterloo	LEVEL 53	3B2B	W5303	95 m²	No	Yes
Waterloo	LEVEL 53	3B3B	W5304	121 m²	No	Yes
Waterloo	LEVEL 53	3B3B	W5305	114 m²	No	Yes
Waterloo	LEVEL 53	3B3B	W5306	108 m²	Yes	No

LEVEL 53: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 54	3B3B MPR	W5401	115 m²	No	No
Waterloo	LEVEL 54	2B2B	W5402	51 m²	No	No
Waterloo	LEVEL 54	3B2B	W5403	95 m²	No	Yes
Waterloo	LEVEL 54	3B3B	W5404	121 m²	No	Yes
Waterloo	LEVEL 54	3B3B	W5405	114 m²	No	Yes
Waterloo	LEVEL 54	3B3B	W5406	108 m²	Yes	No

LEVEL 54: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 55	3B3B MPR	W5501	115 m²	No	No
Waterloo	LEVEL 55	2B2B	W5502	51 m²	No	No
Waterloo	LEVEL 55	3B2B	W5503	95 m²	No	Yes
Waterloo	LEVEL 55	3B3B	W5504	121 m²	No	Yes
Waterloo	LEVEL 55	3B3B	W5505	114 m²	No	Yes
Waterloo	LEVEL 55	3B3B	W5506	108 m²	Yes	No

APARTMENT SCHEDULE WT

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text

LEVEL 55: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 56	3B3B MPR	W5601	115 m²	No	No
Waterloo	LEVEL 56	2B2B	W5602	51 m²	No	No
Waterloo	LEVEL 56	3B2B	W5603	95 m²	No	Yes
Waterloo	LEVEL 56	3B3B	W5604	121 m²	No	Yes
Waterloo	LEVEL 56	3B3B	W5605	114 m²	No	Yes
Waterloo	LEVEL 56	3B3B	W5606	108 m²	Yes	No

LEVEL 56: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 57	3B3B MPR	W5701	116 m²	No	No
Waterloo	LEVEL 57	2B2B	W5702	52 m²	No	No
Waterloo	LEVEL 57	3B2B	W5703	95 m²	No	Yes
Waterloo	LEVEL 57	3B3B	W5704	122 m²	No	Yes
Waterloo	LEVEL 57	3B3B	W5705	113 m²	No	Yes
Waterloo	LEVEL 57	3B3B	W5706	108 m²	Yes	No

LEVEL 57: 6

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 58	3B3B	W5801	113 m²	No	Yes
Waterloo	LEVEL 58	4B3B	W5802	126 m²	No	Yes
Waterloo	LEVEL 58	4B3B	W5803	130 m²	No	Yes
Waterloo	LEVEL 58	4B3B	W5804	130 m²	No	Yes
Waterloo	LEVEL 58	4B3B	W5805	135 m²	No	Yes

LEVEL 58: 5

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 59	3B3B	W5901	110 m²	No	Yes
Waterloo	LEVEL 59	4B3B	W5902	124 m²	No	Yes
Waterloo	LEVEL 59	4B3B	W5903	130 m²	No	Yes
Waterloo	LEVEL 59	4B3B	W5904	130 m²	No	Yes
Waterloo	LEVEL 59	4B3B	W5905	132 m²	No	Yes

LEVEL 59: 5

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	LEVEL 60	3B4B PH	W6001	144 m²	No	Yes
Waterloo	LEVEL 60	4B5B PH	W6002	159 m²	No	Yes
Waterloo	LEVEL 60	4B5B PH	W6003	181 m²	No	Yes
Waterloo	LEVEL 60	4B5B PH	W6004	183 m²	No	Yes

LEVEL 60: 4

TOWER	LEVEL	NAME	Lot Number	AREA	Adaptable Text	Livable Text
Waterloo	UPPER GROUND	2B2B TH	W001	39 m²	No	No
Waterloo	UPPER GROUND	2B2B TH	W002	39 m²	No	No
Waterloo	UPPER GROUND	2B2B TH	W003	39 m²	No	No
Waterloo	UPPER GROUND	2B2B TH	W004	39 m²	No	No

UPPER GROUND: 4

GADIGAL COUNTRY
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ABN 53 003 782 250

NOMINATED ARCHITECTS:
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CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
2	30/01/26	ISSUED FOR INFORMATION		
1	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
APARTMENT SCHEDULE - SHEET 4

SCALE
@ A1

SHEET NUMBER
DA2923

REVISION
2

PUBLISH DATE 30/01/2026 8:47:44 PM

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REFER TO SHEET 9103 FOR MATERIALS LEGEND

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ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
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PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
EAST ELEVATION
COTTONWOOD TOWER

SCALE
1 : 300
@ A1

SKETCH NUMBER
DA3101

PUBLISH DATE 30/01/2026 8:51:54 PM

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Boundary

LEVEL 54 RL 224.900 | LEVEL 53 RL 221.700 | LEVEL 52 RL 218.300 | LEVEL 51 RL 214.900 | LEVEL 50 RL 211.500 | LEVEL 49 RL 208.300 | LEVEL 48 RL 205.100 | LEVEL 47 RL 201.900 | LEVEL 46 RL 198.700 | LEVEL 45 RL 195.500 | LEVEL 44 RL 192.100 | LEVEL 43 RL 188.900 | LEVEL 42 RL 185.700 | LEVEL 41 RL 182.300 | LEVEL 40 RL 179.300 | LEVEL 39 RL 176.100 | LEVEL 38 RL 172.900 | LEVEL 37 RL 169.700 | LEVEL 36 RL 166.500 | LEVEL 35 RL 163.300 | LEVEL 34 RL 160.100 | LEVEL 33 RL 156.900 | LEVEL 32 RL 153.700 | LEVEL 31 RL 150.500 | LEVEL 30 RL 147.300 | LEVEL 29 RL 144.100 | LEVEL 28 RL 140.700 | LEVEL 27 RL 137.500 | LEVEL 26 RL 134.300 | LEVEL 25 RL 131.100 | LEVEL 24 RL 127.700 | LEVEL 23 RL 124.500 | LEVEL 22 RL 121.100 | LEVEL 21 RL 117.900 | LEVEL 20 RL 114.700 | LEVEL 19 RL 111.500 | LEVEL 18 RL 108.300 | LEVEL 17 RL 105.100 | LEVEL 16 RL 101.900 | LEVEL 15 RL 98.700 | LEVEL 14 RL 95.500 | LEVEL 13 RL 92.300 | LEVEL 12 RL 89.100 | LEVEL 11 RL 85.900 | LEVEL 10 RL 82.500 | LEVEL 09 RL 79.300 | LEVEL 08 RL 76.100 | LEVEL 07 RL 72.900 | LEVEL 06 RL 69.700 | LEVEL 05 RL 65.500 | LEVEL 04 RL 61.500

ROOF RL 247.500 | LEVEL 60 RL 244.100 | LEVEL 59 RL 240.700 | LEVEL 58 RL 237.300 | LEVEL 57 RL 234.100 | LEVEL 56 RL 230.900 | LEVEL 55 RL 227.700 | LEVEL 54 RL 224.500 | LEVEL 53 RL 221.300 | LEVEL 52 RL 218.100 | LEVEL 51 RL 214.900 | LEVEL 50 RL 211.700 | LEVEL 49 RL 208.500 | LEVEL 48 RL 205.300 | LEVEL 47 RL 202.100 | LEVEL 46 RL 198.900 | LEVEL 45 RL 195.700 | LEVEL 44 RL 192.300 | LEVEL 43 RL 189.100 | LEVEL 42 RL 185.900 | LEVEL 41 RL 182.700 | LEVEL 40 RL 179.300 | LEVEL 39 RL 176.100 | LEVEL 38 RL 172.900 | LEVEL 37 RL 169.700 | LEVEL 36 RL 166.500 | LEVEL 35 RL 163.300 | LEVEL 34 RL 160.100 | LEVEL 33 RL 156.900 | LEVEL 32 RL 153.700 | LEVEL 31 RL 150.300 | LEVEL 30 RL 146.900 | LEVEL 29 RL 143.700 | LEVEL 28 RL 140.500 | LEVEL 27 RL 137.300 | LEVEL 26 RL 134.100 | LEVEL 25 RL 130.900 | LEVEL 24 RL 127.700 | LEVEL 23 RL 124.300 | LEVEL 22 RL 121.100 | LEVEL 21 RL 117.900 | LEVEL 20 RL 114.700 | LEVEL 19 RL 111.300 | LEVEL 18 RL 108.100 | LEVEL 17 RL 104.900 | LEVEL 16 RL 101.700 | LEVEL 15 RL 98.500 | LEVEL 14 RL 95.300 | LEVEL 13 RL 92.100 | LEVEL 12 RL 88.900 | LEVEL 11 RL 85.700 | LEVEL 10 RL 82.500 | LEVEL 09 RL 79.300 | LEVEL 08 RL 76.100 | LEVEL 07 RL 72.900 | LEVEL 06 RL 69.700 | LEVEL 05 RL 65.500 | LEVEL 04 RL 61.500 | LEVEL 03 RL 57.500 | LEVEL 02 RL 54.300 | LEVEL 01 RL 51.100 | UPPER GROUND RL 47.900 | LOWER GROUND RL 44.400 | BASEMENT 1 RL 41.100 | BASEMENT 2 RL 38.100 | BASEMENT 3 RL 35.100 | BASEMENT 4 RL 32.100 | BASEMENT 5 RL 29.100 | BASEMENT 6 RL 26.100 | LIFT TUNNEL (APPROX LOCATION ONLY). | LIFT PIT (APPROX LOCATION ONLY). RL 20.600

LEP 65M LINE

RL 65.000

RL 40.000

DOWN TUNNEL (APPROX LOCATION ONLY).

SECOND RESERVE

FIRST RESERVE

REFER TO SHEET 3103 FOR MATERIALS LEGEND

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
WEST ELEVATION
COTTONWOOD
TOWER

SCALE
1 : 300
@ A1

SKETCH NUMBER
DA3102

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JOHN WHITTINGHAM 7030

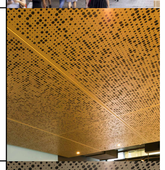
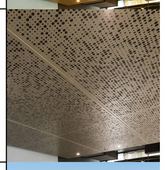
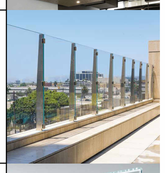
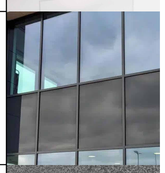
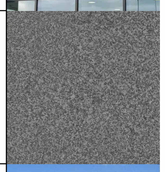
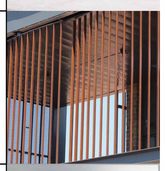
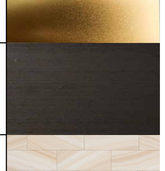
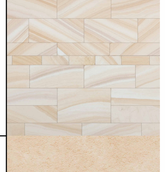
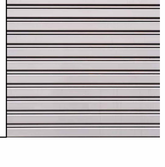
CLIENT
Billgergin & Legacy Property Co Waterloo Investment Development Pty Ltd

PROJECT
88 WATERLOO
SSD DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

INDICATIVE PALETTE OF EXTERNAL ARCHITECTURAL MATERIALS & ELEMENTS

REPRESENTATIVE BUILT EXAMPLE

AW01	ENTRY AWNING	
SC01	SCREEN PERFORATED - COLOURED	
SC02	SCREEN PERFORATED - GREY	
SC03	WIND SCREEN - PODIUM	
GL01	EXTERNAL VISION GLASS - LIGHT WATERLOO AND PODIUM GLAZING	
GL02	EXTERNAL VISION GLASS - DARK COTTON WOOD TOWER GLAZING	
GL03	COLOURBACK GLASS	
GR01	GRANITE	
LV01	PLANT ROOM LOUVRE SCREENING	
LV02	FIXED MECHANICAL LOUVRES - DULUX MEDIUM BRONZE	
SH01	HORIZONTAL SUNSHADE - NATURAL ANODISED	
SH02	HORIZONTAL SUNSHADE - GOLD ANODISED	
SH03	HORIZONTAL SUNSHADE - DARK GREY ANODISED	
ST01	LIGHT SAND STONE	
RE01	RENDER	
RS01	ROLLER SHUTTER	

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SOUTH ELEVATION
COTTONWOOD TOWER

SCALE
As indicated @ A1

SKETCH NUMBER
DA3103

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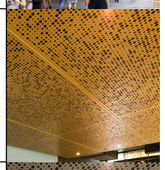
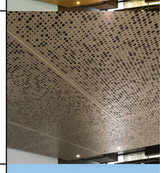
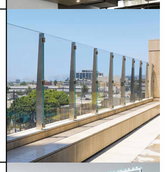
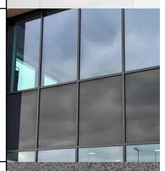
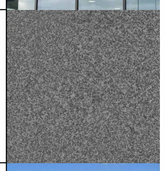
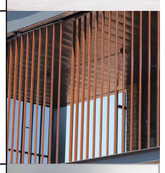
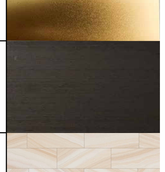
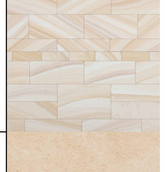
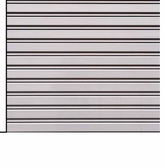
CLIENT
Billgergin & Legacy Property Development Pty Ltd

PROJECT
88 WATERLOO
SSD DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

INDICATIVE PALETTE OF EXTERNAL ARCHITECTURAL MATERIALS & ELEMENTS

REPRESENTATIVE BUILT EXAMPLE

AW01	ENTRY AWNING	
SC01	SCREEN PERFORATED - COLOURED	
SC02	SCREEN PERFORATED - GREY	
SC03	WIND SCREEN - PODIUM	
GL01	EXTERNAL VISION GLASS - LIGHT WATERLOO AND PODIUM GLAZING	
GL02	EXTERNAL VISION GLASS - DARK COTTON WOOD TOWER GLAZING	
GL03	COLOURBACK GLASS	
GR01	GRANITE	
LV01	PLANT ROOM LOUVRE SCREENING	
LV02	FIXED MECHANICAL LOUVRES - DULUX MEDIUM BRONZE	
SH01	HORIZONTAL SUNSHADE - NATURAL ANODISED	
SH02	HORIZONTAL SUNSHADE - GOLD ANODISED	
SH03	HORIZONTAL SUNSHADE - DARK GREY ANODISED	
ST01	LIGHT SAND STONE	
RE01	RENDER	
RS01	ROLLER SHUTTER	

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
NORTH ELEVATION
COTTONWOOD TOWER

SCALE
As indicated @ A1

SKETCH NUMBER
DA3104

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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergin & Legacy Property Development Pty Ltd

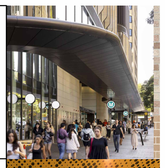
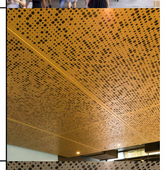
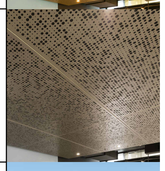
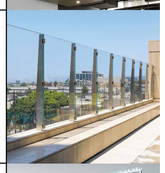
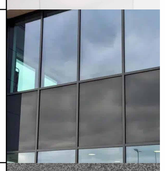
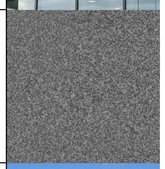
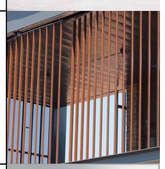
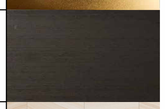
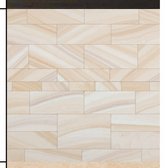
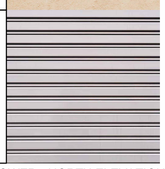
PROJECT
88 WATERLOO
SSD APPLICATION

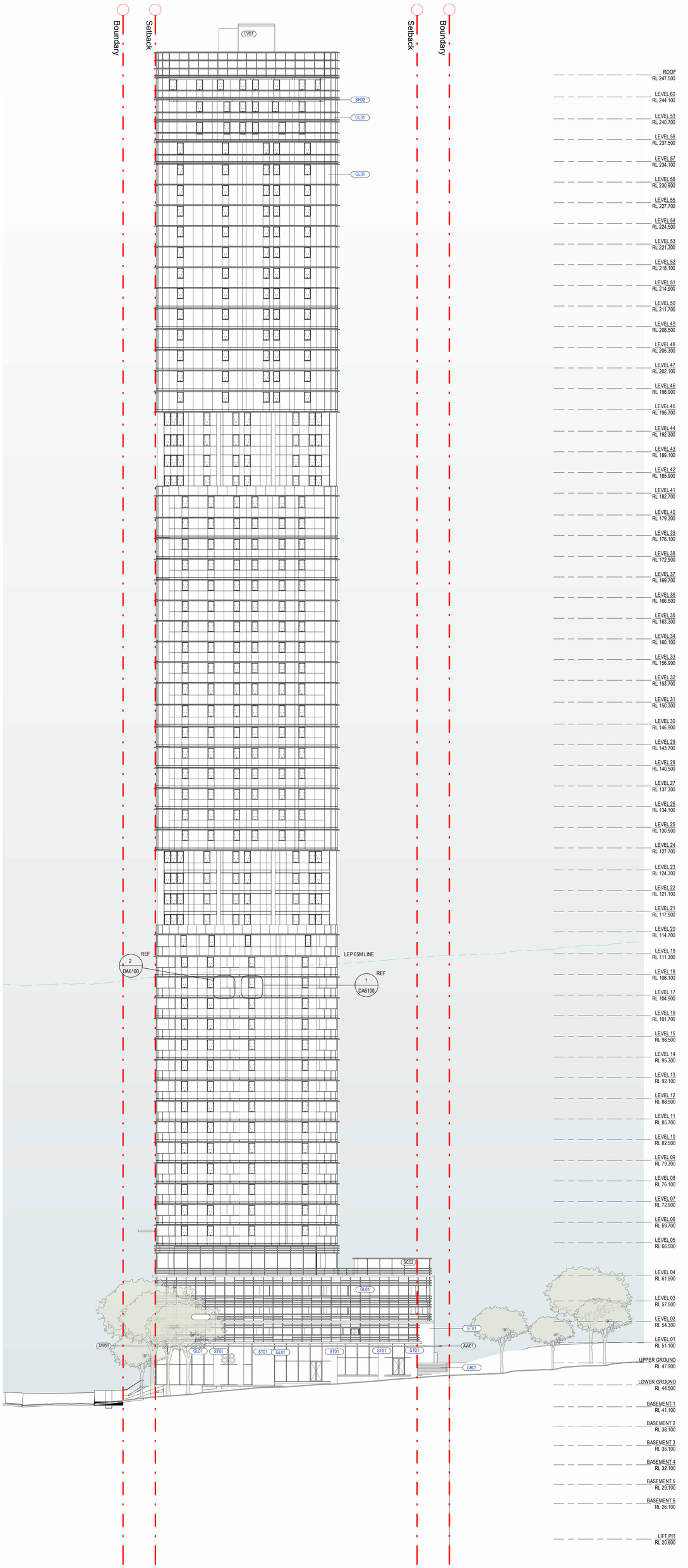
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

INDICATIVE PALETTE OF EXTERNAL ARCHITECTURAL MATERIALS & ELEMENTS

REPRESENTATIVE BUILT EXAMPLE

AW01	ENTRY AWNING	
SC01	SCREEN PERFORATED - COLOURED	
SC02	SCREEN PERFORATED - GREY	
SC03	WIND SCREEN - PODIUM	
GL01	EXTERNAL VISION GLASS - LIGHT WATERLOO AND PODIUM GLAZING	
GL02	EXTERNAL VISION GLASS - DARK COTTON WOOD TOWER GLAZING	
GL03	COLOURBACK GLASS	
GR01	GRANITE	
LV01	PLANT ROOM LOUVRE SCREENING	
LV02	FIXED MECHANICAL LOUVRES - DULUX MEDIUM BRONZE	
SH01	HORIZONTAL SUNSHADE - NATURAL ANODISED	
SH02	HORIZONTAL SUNSHADE - GOLD ANODISED	
SH03	HORIZONTAL SUNSHADE - DARK GREY ANODISED	
ST01	LIGHT SAND STONE	
RE01	RENDER	
RS01	ROLLER SHUTTER	



1 WATERLOO TOWER - NORTH ELEVATION
1 : 300

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
NORTH ELEVATION
WATERLOO ROAD

SCALE
As indicated @ A1

SKETCH NUMBER
DA3105

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BRIAN MARIOTTI 9451,
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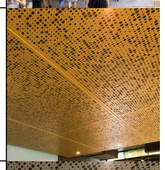
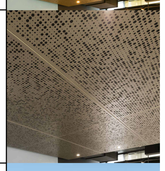
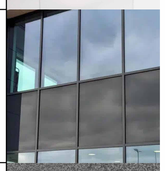
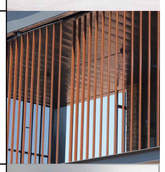
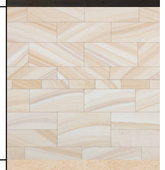
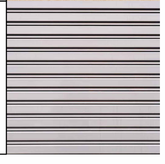
CLIENT
Billgergin & Legacy Property Group Waterloo Investment Development Pty Ltd

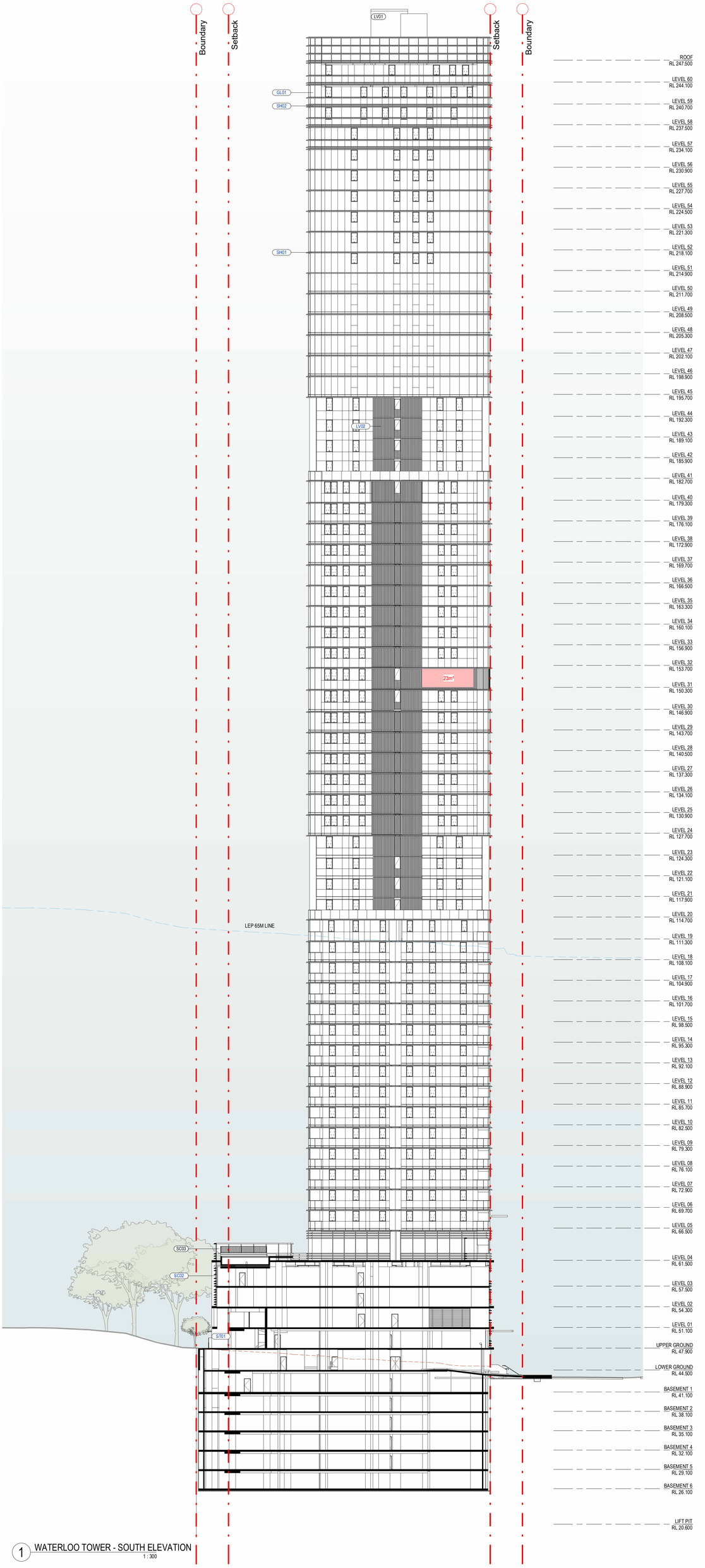
PROJECT
88 WATERLOO
SSD DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

INDICATIVE PALETTE OF EXTERNAL ARCHITECTURAL MATERIALS & ELEMENTS

REPRESENTATIVE BUILT EXAMPLE

AW01	ENTRY AWNING	
SC01	SCREEN PERFORATED - COLOURED	
SC02	SCREEN PERFORATED - GREY	
SC03	WIND SCREEN - PODIUM	
GL01	EXTERNAL VISION GLASS - LIGHT WATERLOO AND PODIUM GLAZING	
GL02	EXTERNAL VISION GLASS - DARK COTTON WOOD TOWER GLAZING	
GL03	COLOURBACK GLASS	
GR01	GRANITE	
LV01	PLANT ROOM LOUVRE SCREENING	
LV02	FIXED MECHANICAL LOUVRES - DULUX MEDIUM BRONZE	
SH01	HORIZONTAL SUNSHADE - NATURAL ANODISED	
SH02	HORIZONTAL SUNSHADE - GOLD ANODISED	
SH03	HORIZONTAL SUNSHADE - DARK GREY ANODISED	
ST01	LIGHT SAND STONE	
RE01	RENDER	
RS01	ROLLER SHUTTER	



1 WATERLOO TOWER - SOUTH ELEVATION
1 : 300

REV	DATE	DESCRIPTION	DN	AP
3	30/01/26	ISSUED FOR INFORMATION		
2	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SOUTH ELEVATION
WATERLOO TOWER

SCALE
As indicated @ A1

SKETCH NUMBER
DA3106

PUBLISH DATE: 30/01/2026 8:57:38 PM

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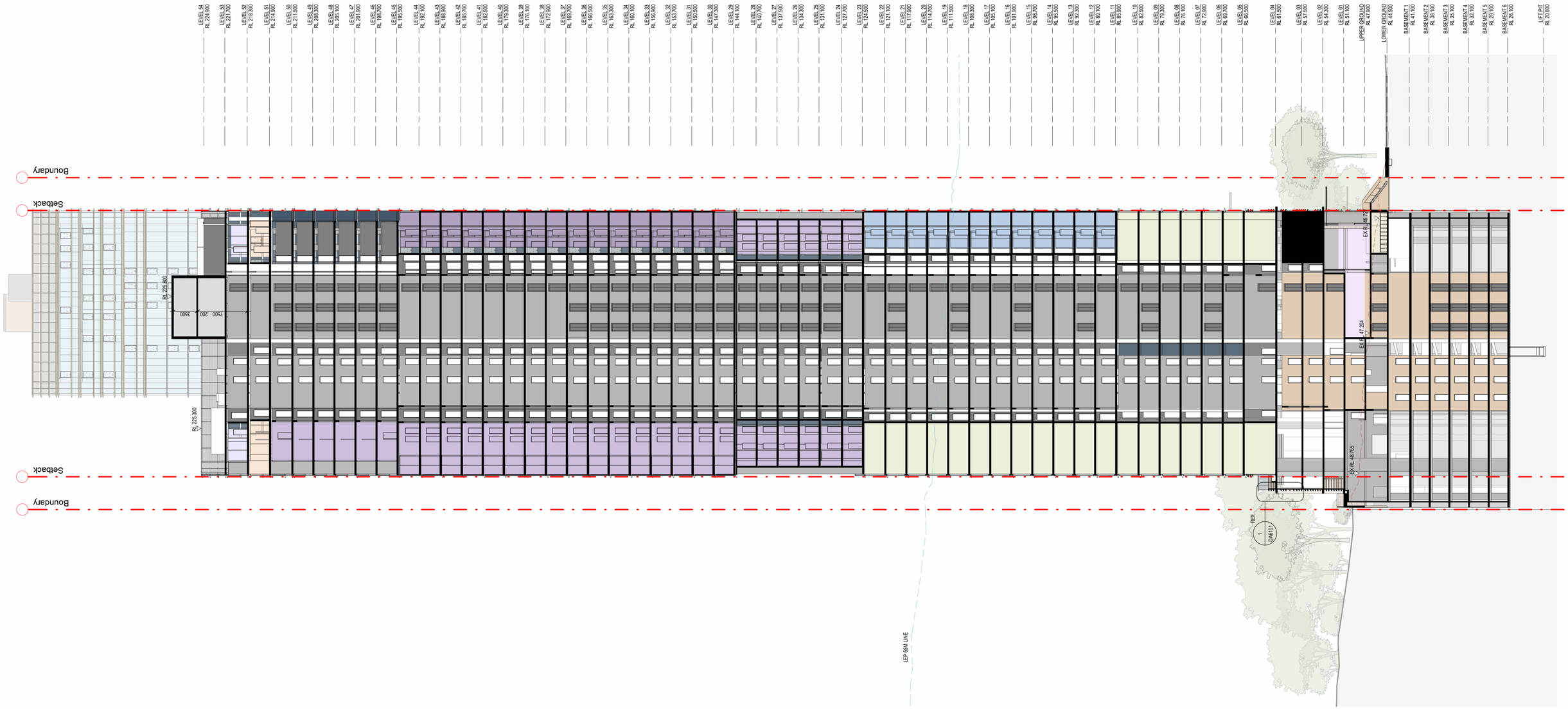

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
6	30/01/26	ISSUED FOR INFORMATION		
5	23/01/26	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SECTIONS 1

SCALE
1 : 300
@ A1

SHEET NUMBER
DA3201

REVISION
6

PUBLISH DATE 30/01/2026 8:58:10 PM

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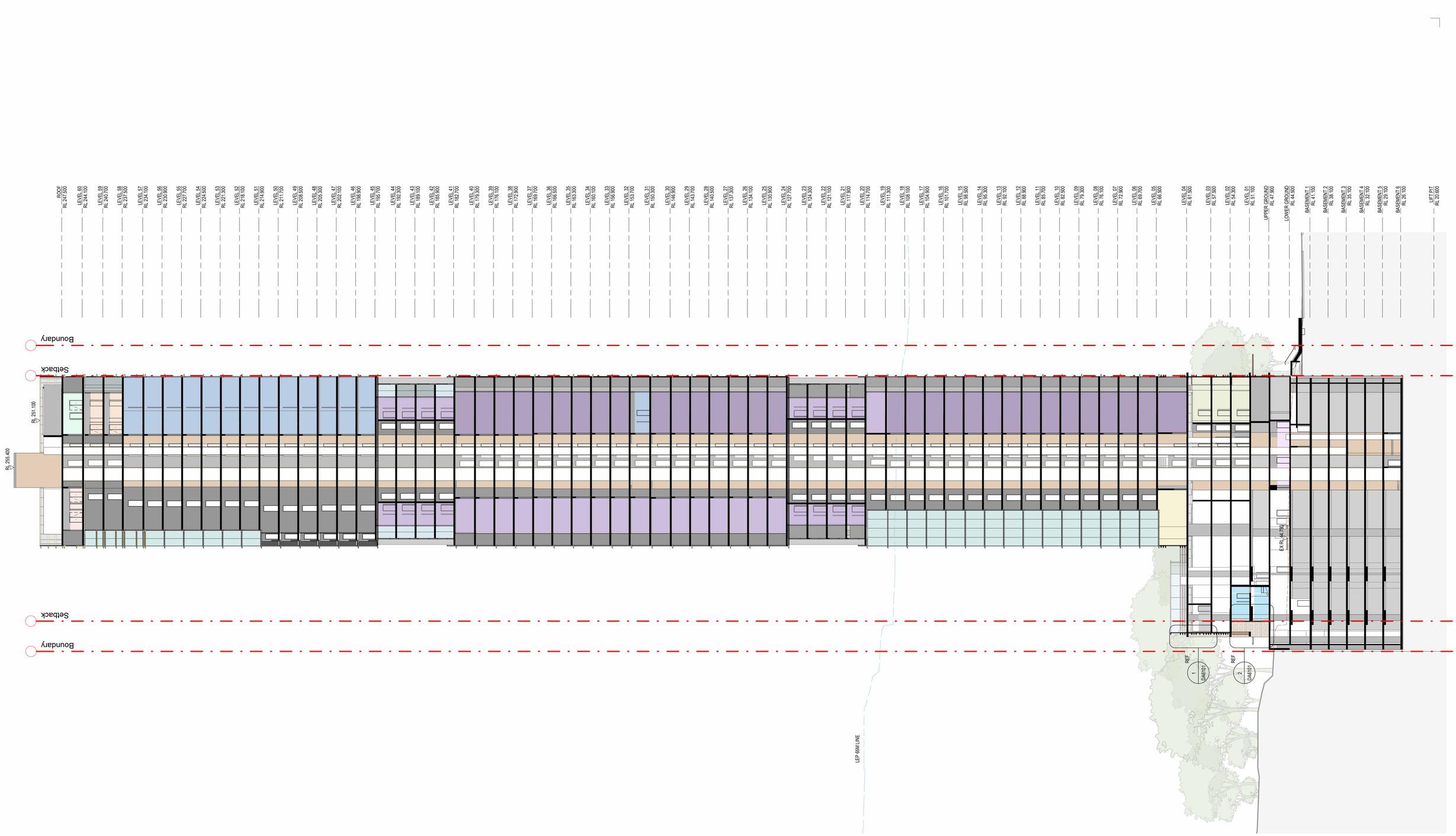

GADIGAL COUNTRY
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CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SECTIONS 2

SCALE
1 : 300
@ A1

SHEET NUMBER
DA3202

REVISION
6

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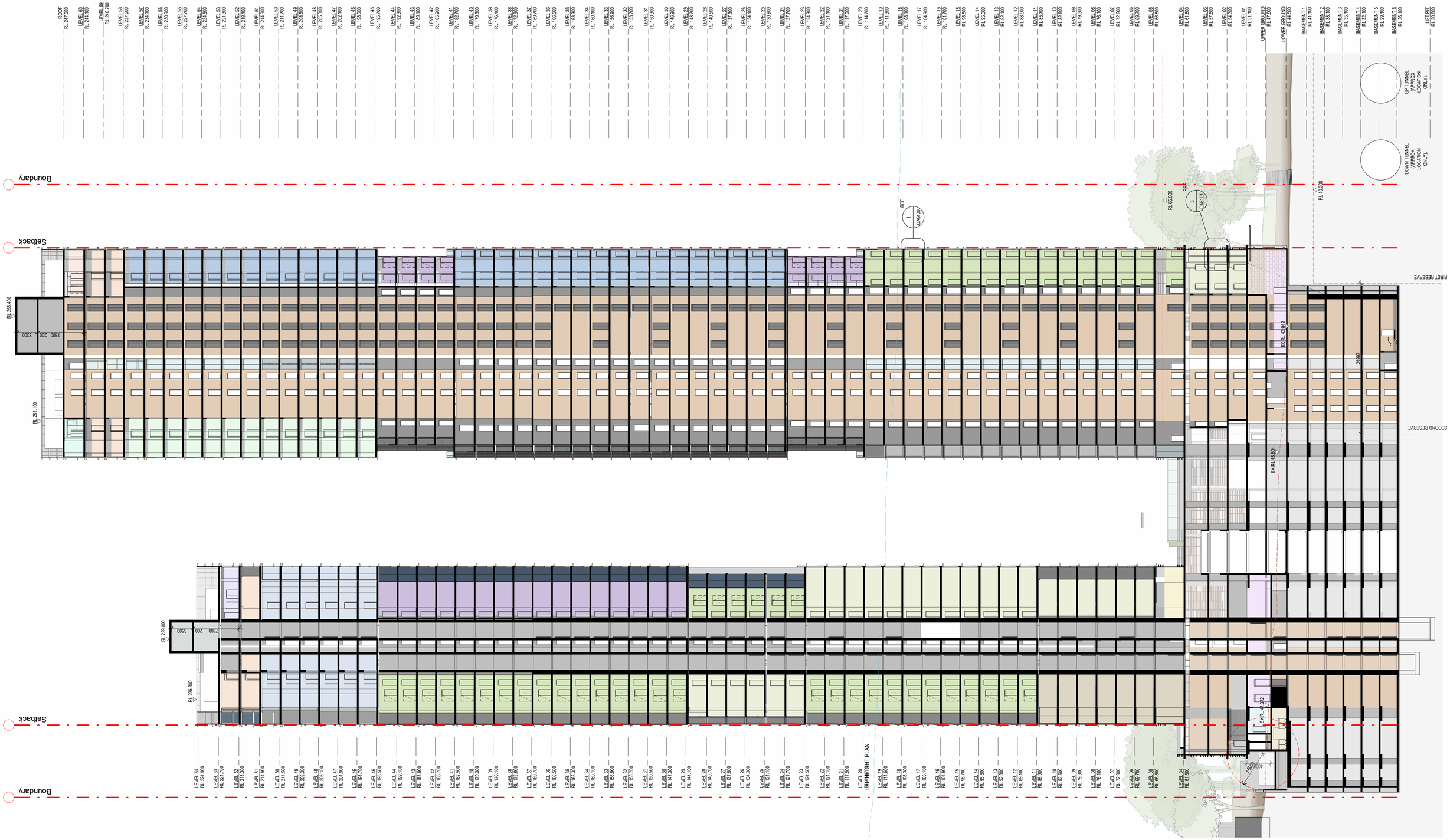

GADIGAL COUNTRY
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CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

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PROJECT NO
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LOCATION
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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SECTIONS 3

SCALE
1 : 300
@ A1

SHEET NUMBER
DA3203

REVISION
6

B.2 Structural Sketches (Basement – L1)

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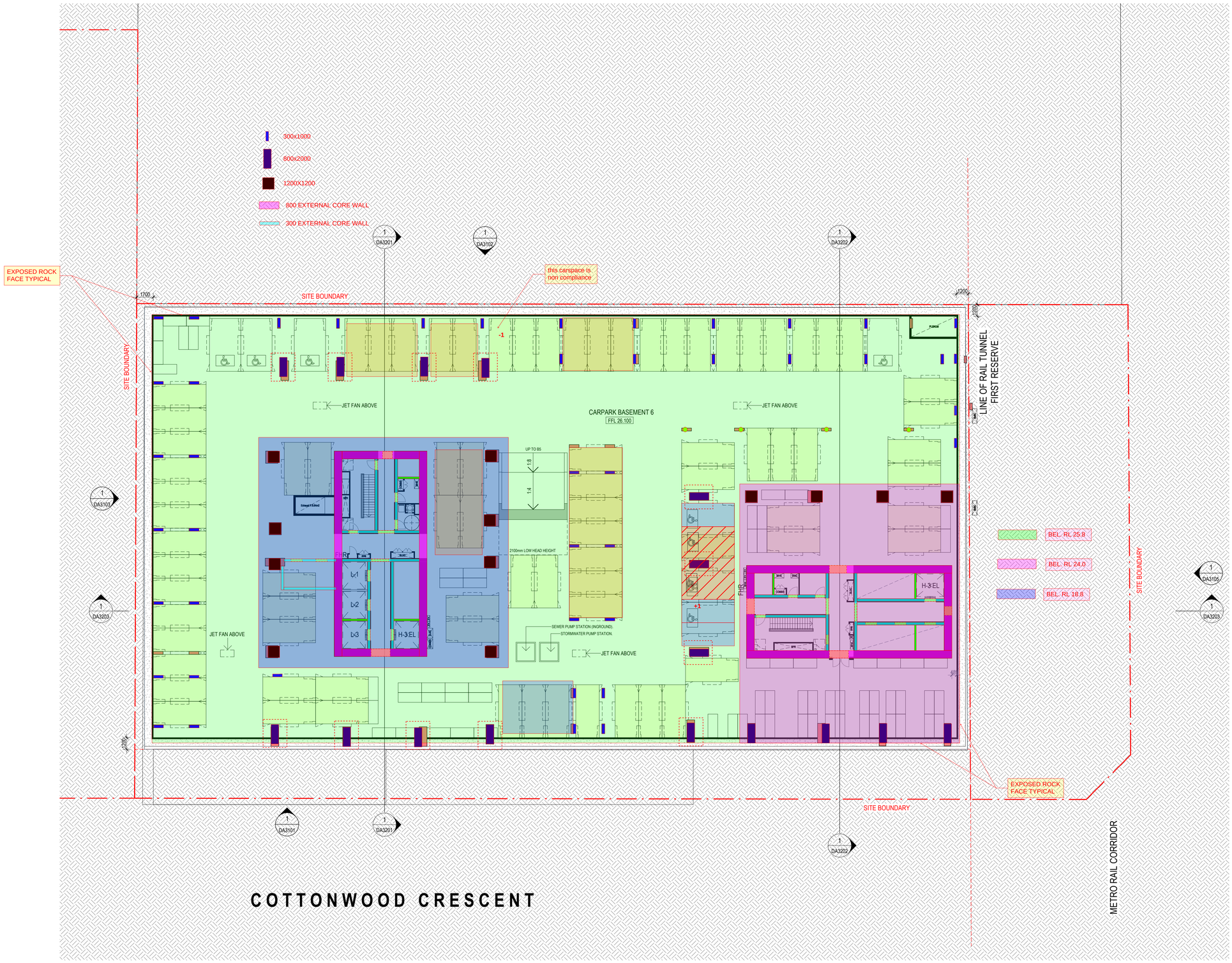

1 DA2006 - BASEMENT 6
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	5
RESI	50
LEVEL 02	
ACCESS	5
RESI	50
LEVEL 01	
ACCESS	4
RESI	39
UPPER GROUND	
RESI	30
LOWER GROUND	
SHARE	1
VISITOR	33
BASEMENT 1	
ACCESS	8
RESI	76
BASEMENT 2	
ACCESS	7
RESI	78
BASEMENT 3	
ACCESS	7
RESI	78
BASEMENT 4	
ACCESS	7
RESI	78
BASEMENT 5	
ACCESS	7
RESI	78
BASEMENT 6	
ACCESS	7
RESI	80
RESI	2
RESI	2

Grand total: 730

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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PROJECT NO
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REV	DATE	DESCRIPTION	DN	AP
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8	17/12/25	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BASEMENT 6

SCALE
As indicated @ A1

SHEET NUMBER
DA2006

REVISION
9

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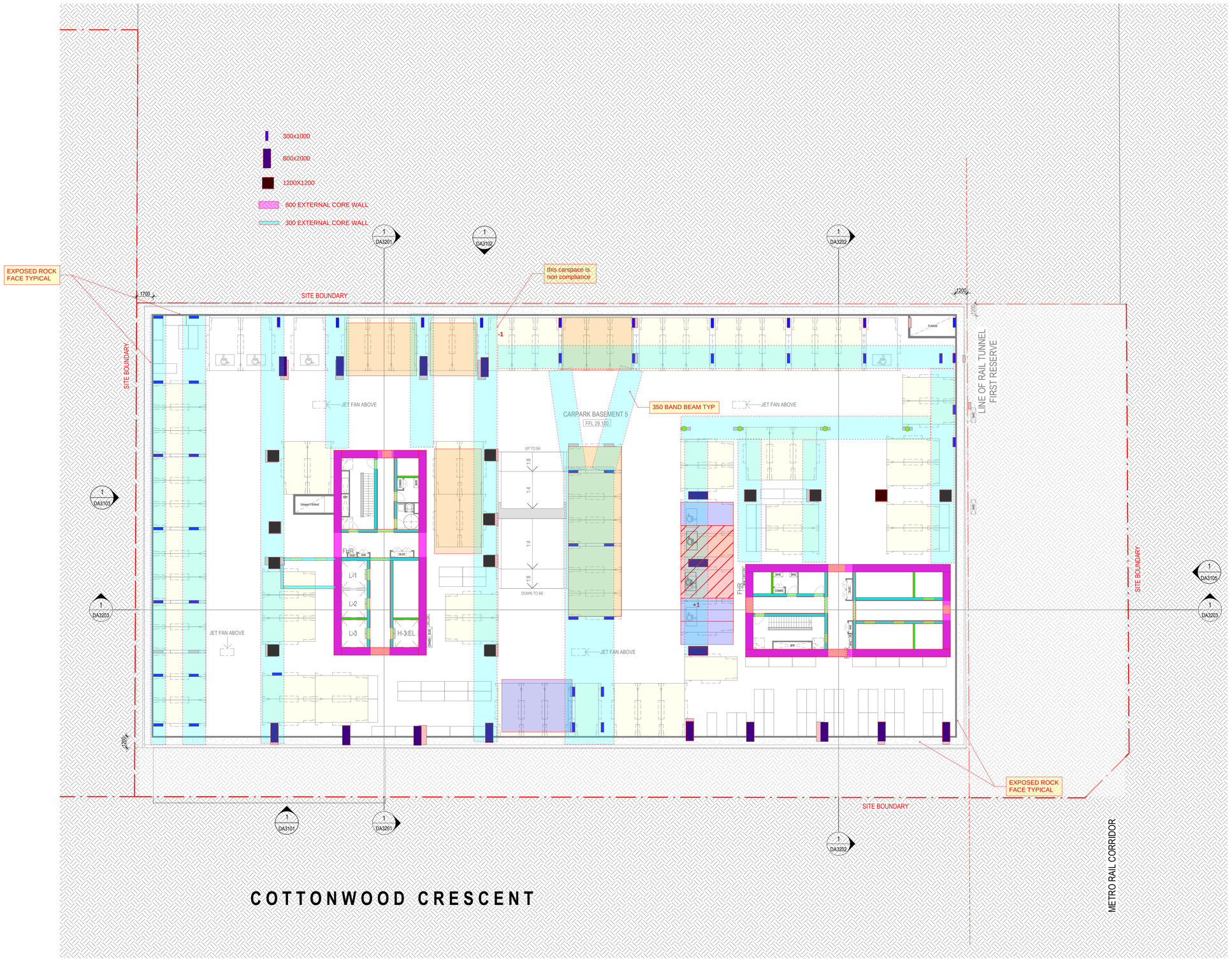

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	5
RESI	50
LEVEL 02	
ACCESS	5
RESI	50
LEVEL 01	
ACCESS	4
RESI	39
UPPER GROUND	
RESI	30
LOWER GROUND	
SHARE	1
VISITOR	33
BASEMENT 1	
ACCESS	8
RESI	76
BASEMENT 2	
ACCESS	7
RESI	78
BASEMENT 3	
ACCESS	7
RESI	78
BASEMENT 4	
ACCESS	7
RESI	78
BASEMENT 5	
ACCESS	7
RESI	78
BASEMENT 6	
ACCESS	7
RESI	80
RESI	2

Grand total: 730

1 DA2005 - BASEMENT 5
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
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+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

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SHEET TITLE
BASEMENT 5

SCALE
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SHEET NUMBER DA2005
REVISION 9

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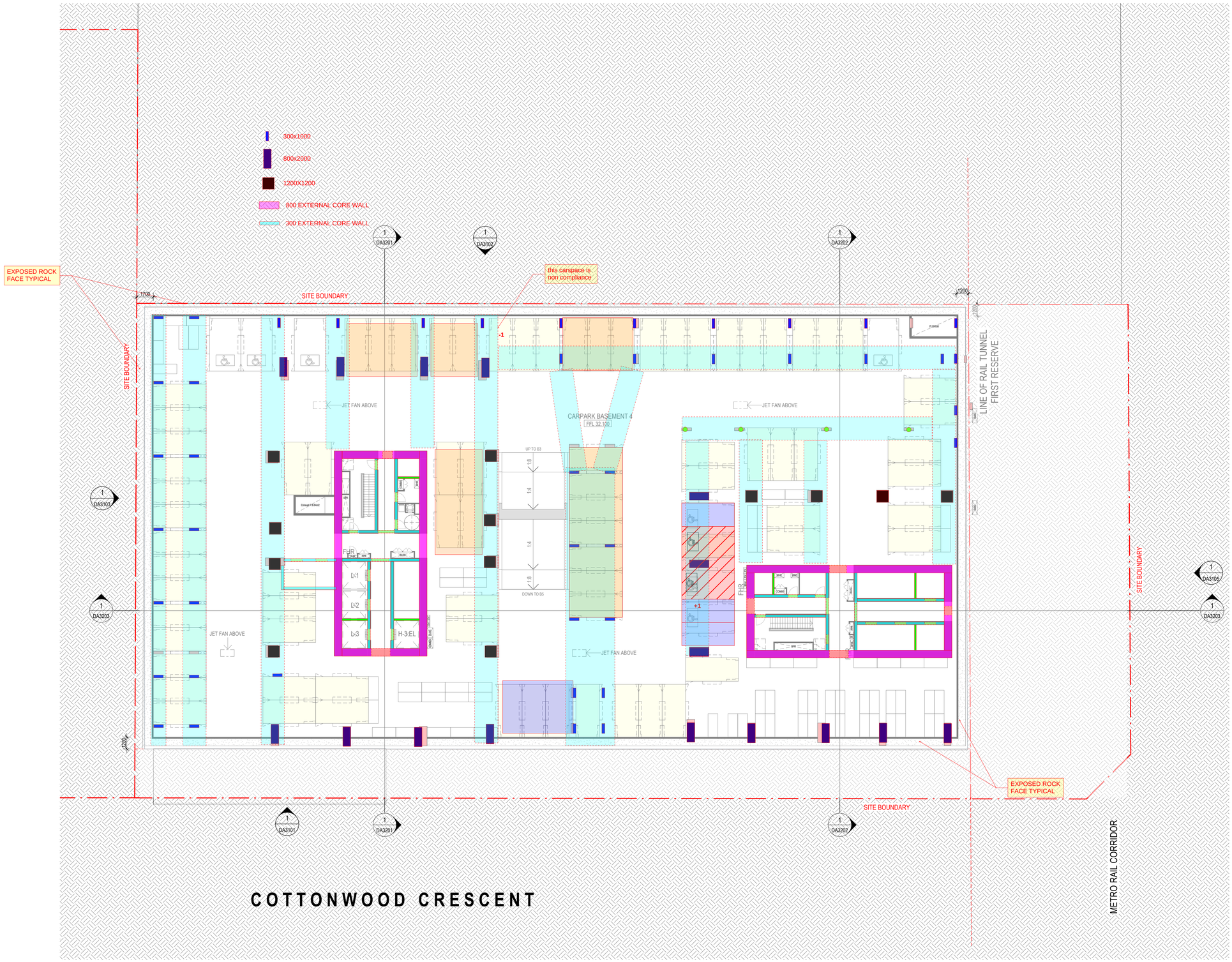

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	5
RESI	50
LEVEL 02	
ACCESS	5
RESI	50
LEVEL 01	
ACCESS	4
RESI	39
UPPER GROUND	
RESI	30
LOWER GROUND	
SHARE	1
VISITOR	33
BASEMENT 1	
ACCESS	8
RESI	76
BASEMENT 2	
ACCESS	7
RESI	78
BASEMENT 3	
ACCESS	7
RESI	78
BASEMENT 4	
ACCESS	7
RESI	78
BASEMENT 5	
ACCESS	7
RESI	78
BASEMENT 6	
ACCESS	7
RESI	80
RESI	2

Grand total: 730

1 DA2004 - BASEMENT 4
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
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PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
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8	17/12/25	ISSUED FOR INFORMATION		

SHEET STATUS
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SHEET TITLE
BASEMENT 4

SCALE
As indicated @ A1

SHEET NUMBER
DA2004

REVISION
9

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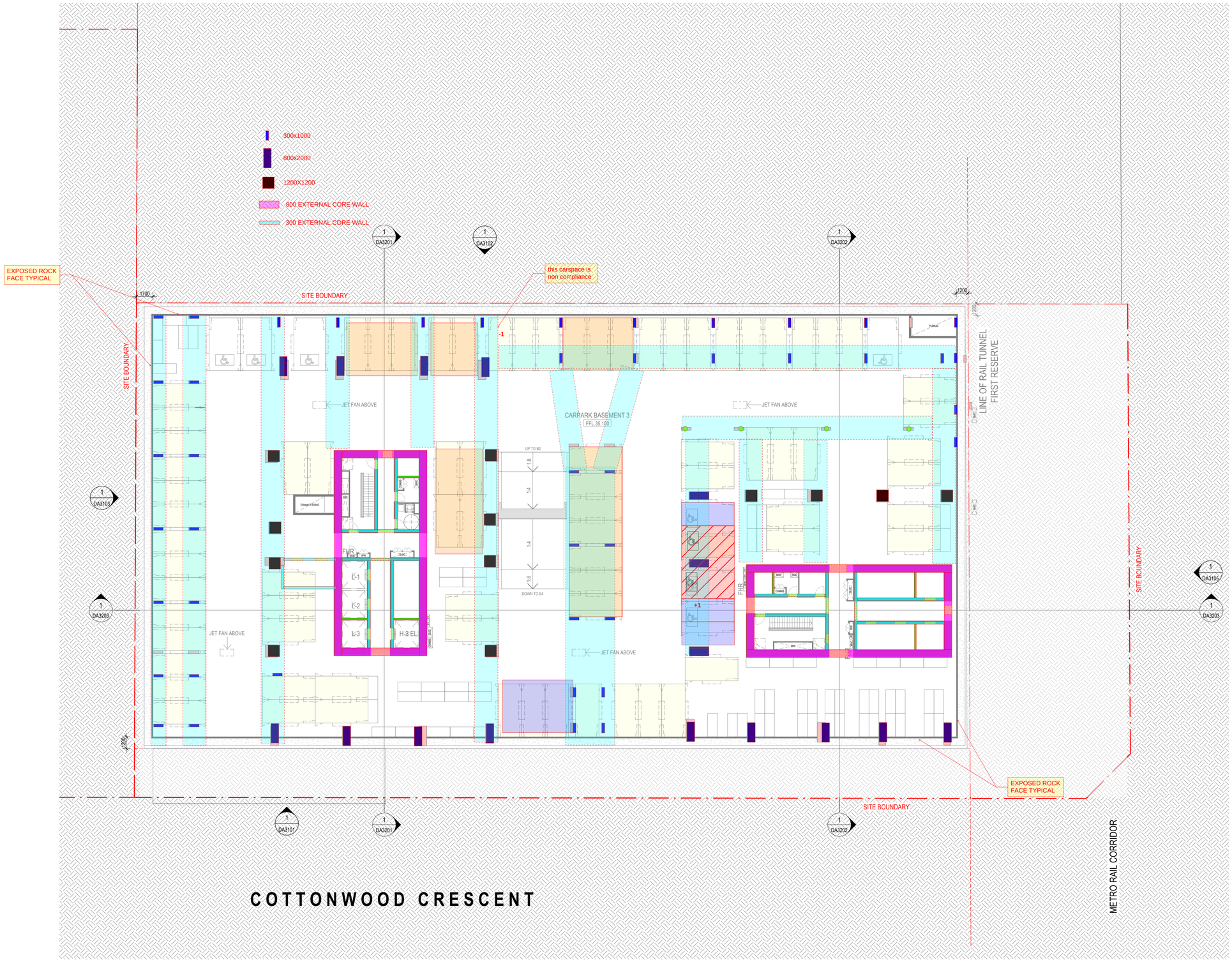

1 DA2003 - BASEMENT 3
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	5
RESI	50
LEVEL 02	
ACCESS	5
RESI	50
LEVEL 01	
ACCESS	4
RESI	39
UPPER GROUND	
RESI	30
LOWER GROUND	
SHARE	1
VISITOR	33
BASEMENT 1	
ACCESS	8
RESI	76
BASEMENT 2	
ACCESS	7
RESI	78
BASEMENT 3	
ACCESS	7
RESI	78
BASEMENT 4	
ACCESS	7
RESI	78
BASEMENT 5	
ACCESS	7
RESI	78
BASEMENT 6	
ACCESS	7
RESI	80
RESI	2
RESI	2

Grand total: 730

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

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Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
9	19/12/25	ISSUED FOR INFORMATION		
8	17/12/25	ISSUED FOR INFORMATION		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BASEMENT 3

SCALE
As indicated @ A1

SHEET NUMBER DA2003
REVISION 9

PUBLISH DATE: 19/12/2025 11:58:25 AM
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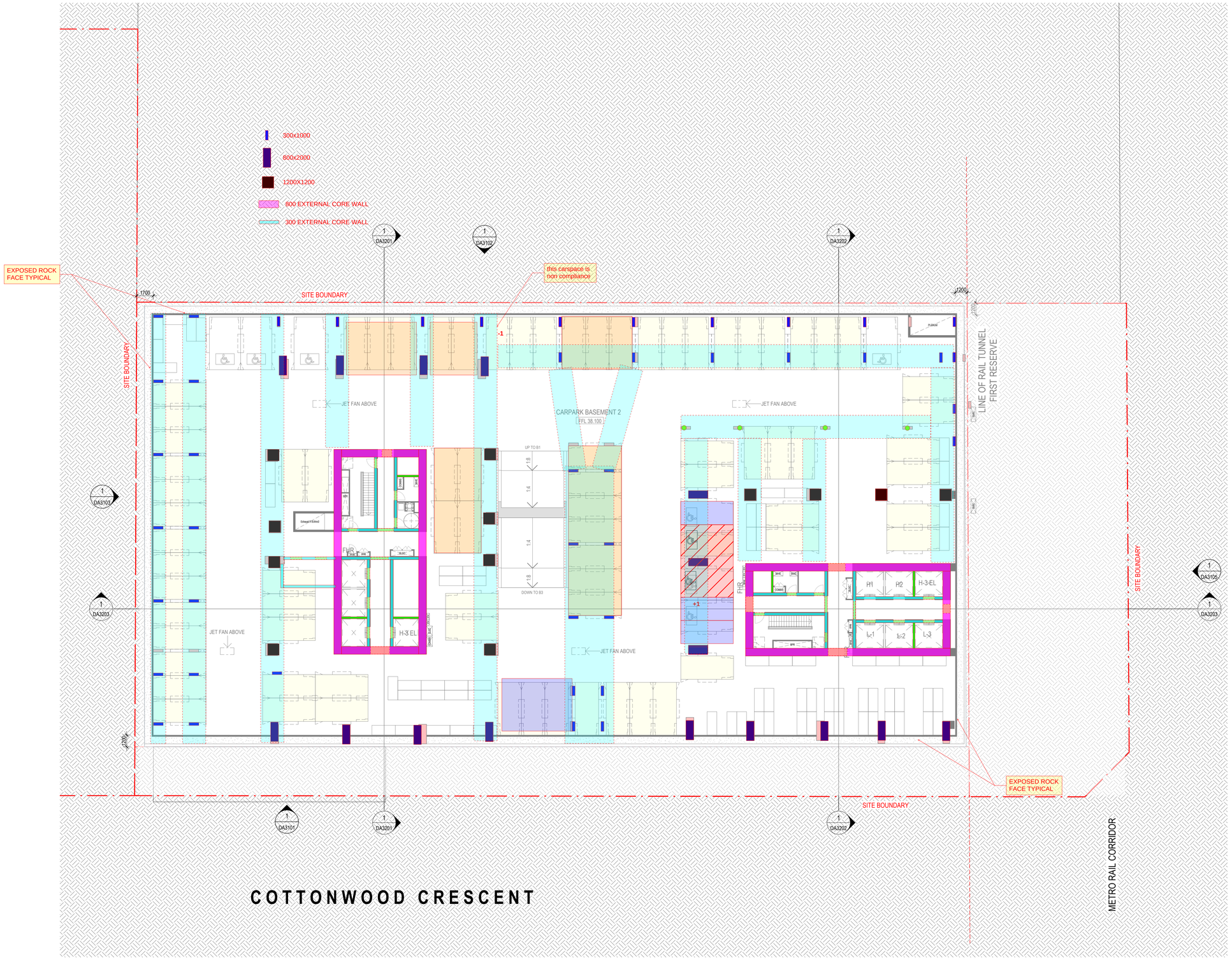

1 DA2002 - BASEMENT 2
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	5
RESI	50
LEVEL 02	
ACCESS	5
RESI	50
LEVEL 01	
ACCESS	4
RESI	39
UPPER GROUND	
RESI	30
LOWER GROUND	
SHARE	1
VISITOR	33
BASEMENT 1	
ACCESS	8
RESI	76
BASEMENT 2	
ACCESS	7
RESI	78
BASEMENT 3	
ACCESS	7
RESI	78
BASEMENT 4	
ACCESS	7
RESI	78
BASEMENT 5	
ACCESS	7
RESI	78
BASEMENT 6	
ACCESS	7
RESI	80
RESI	2

Grand total: 730

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

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JOHN WHITTINGHAM 7030

CLIENT
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PROJECT
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PROJECT NO
23024

LOCATION
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REV	DATE	DESCRIPTION	DN	AP
9	19/12/25	ISSUED FOR INFORMATION		
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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BASEMENT 2

SCALE
As indicated @ A1

SHEET NUMBER DA2002
REVISION 9

PUBLISH DATE: 19/12/2025 11:58:19 AM
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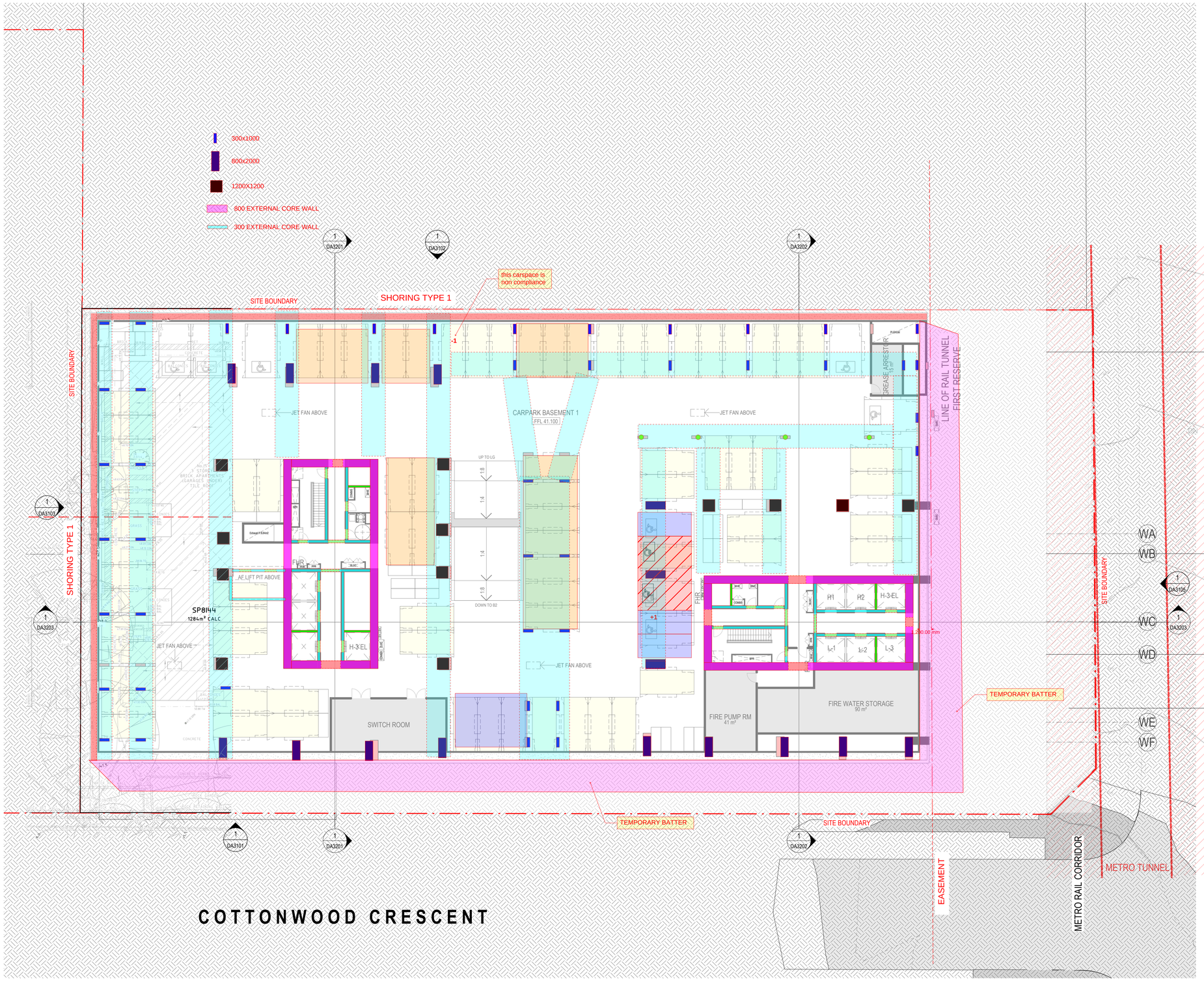

1 DA2001 - BASEMENT 1
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	5
RESI	50
LEVEL 02	
ACCESS	5
RESI	50
LEVEL 01	
ACCESS	4
RESI	39
UPPER GROUND	
RESI	30
LOWER GROUND	
SHARE	1
VISITOR	33
BASEMENT 1	
ACCESS	8
RESI	76
BASEMENT 2	
ACCESS	7
RESI	78
BASEMENT 3	
ACCESS	7
RESI	78
BASEMENT 4	
ACCESS	7
RESI	78
BASEMENT 5	
ACCESS	7
RESI	78
BASEMENT 6	
ACCESS	7
RESI	80
RESI	2
Grand total: 730	

GADIGAL COUNTRY
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SHEET STATUS
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SHEET TITLE
BASEMENT 1

SCALE
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REVISION 9

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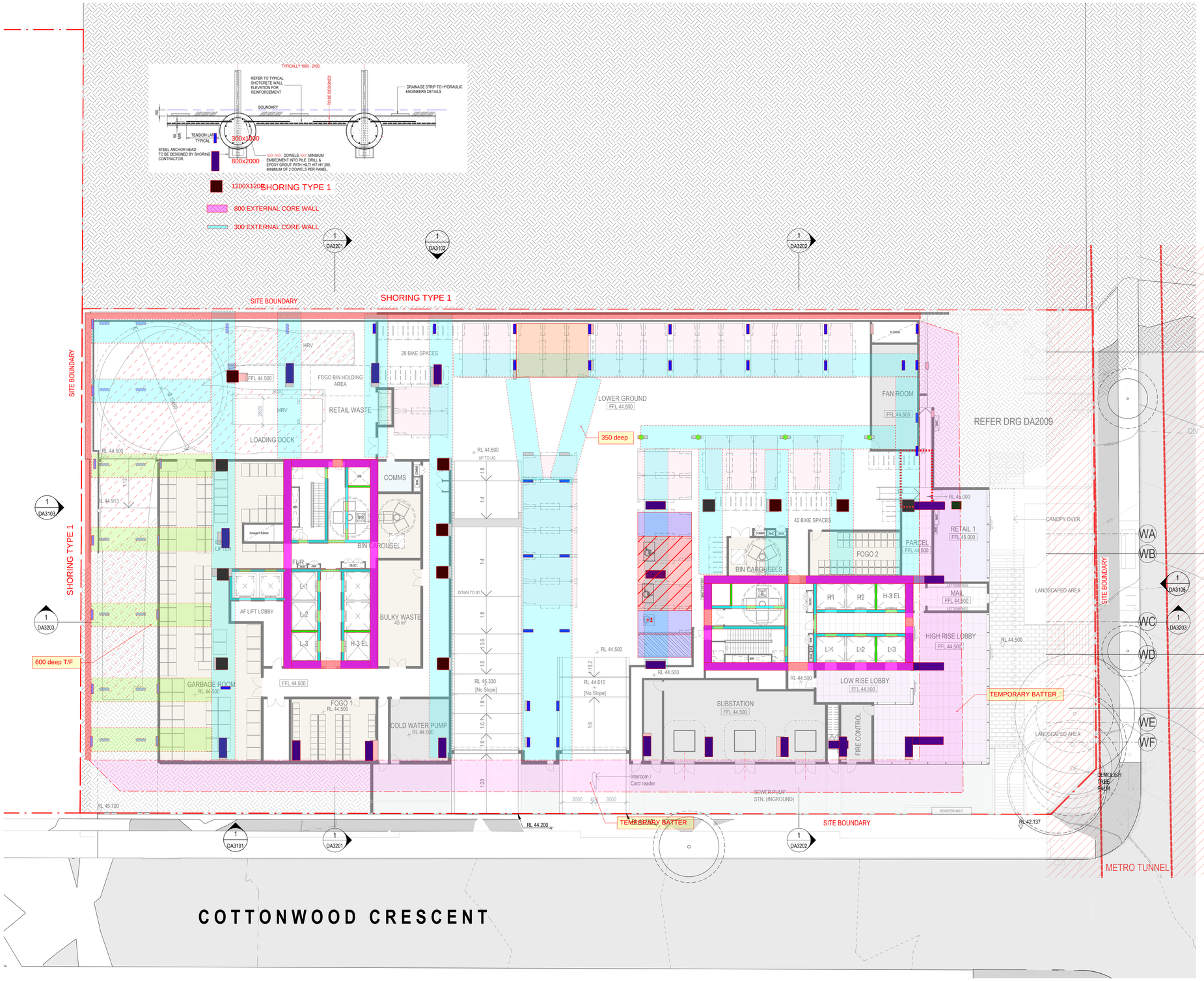

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	5
RESI	50
LEVEL 02	
ACCESS	5
RESI	50
LEVEL 01	
ACCESS	4
RESI	39
UPPER GROUND	
RESI	30
LOWER GROUND	
SHARE	1
VISITOR	33
BASEMENT 1	
ACCESS	8
RESI	76
BASEMENT 2	
ACCESS	7
RESI	78
BASEMENT 3	
ACCESS	7
RESI	78
BASEMENT 4	
ACCESS	7
RESI	78
BASEMENT 5	
ACCESS	7
RESI	78
BASEMENT 6	
ACCESS	7
RESI	80
RESI	2
Grand total: 730	

1 DA2007_LOWER GROUND
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5244,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
Billgergia & Legacy Property acting as Cottonwood Development Pty Ltd

PROJECT
88 WATERLOO DEVELOPMENT APPLICATION
PROJECT NO
23024

LOCATION
88 Waterloo Road, Macquarie Park, NSW, 2113

REV	DATE	DESCRIPTION	DN	AP
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8	17/12/25	ISSUED FOR INFORMATION		

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SHEET TITLE
LOWER GROUND

SCALE
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SHEET NUMBER
DA2007

REVISION
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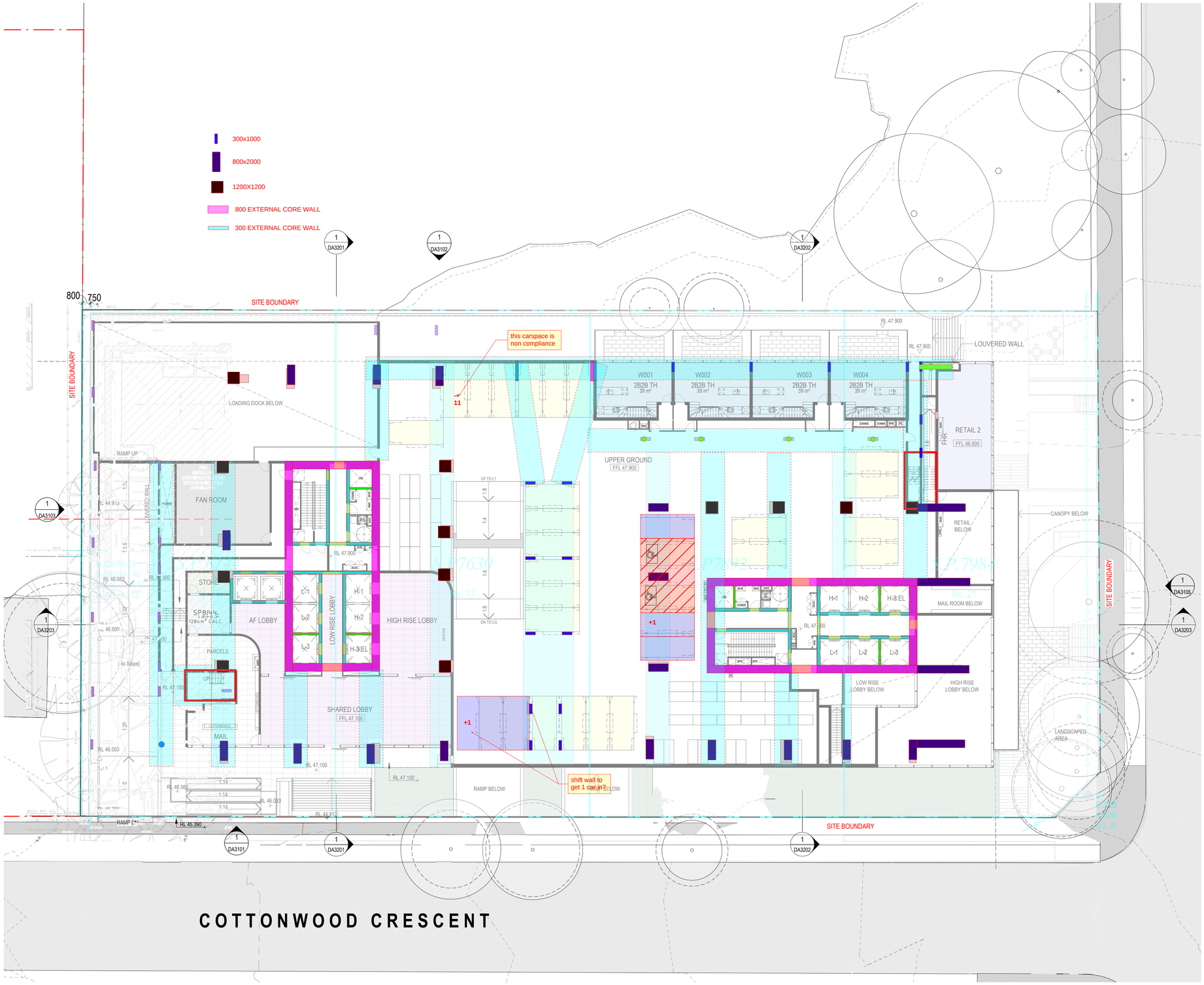

1 DA2008 - UPPER GROUND
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	5
RESI	50
LEVEL 02	
ACCESS	5
RESI	50
LEVEL 01	
ACCESS	4
RESI	39
UPPER GROUND	
RESI	30
LOWER GROUND	
SHARE	1
VISITOR	33
BASEMENT 1	
ACCESS	8
RESI	76
BASEMENT 2	
ACCESS	7
RESI	78
BASEMENT 3	
ACCESS	7
RESI	78
BASEMENT 4	
ACCESS	7
RESI	78
BASEMENT 5	
ACCESS	7
RESI	78
BASEMENT 6	
ACCESS	7
RESI	80
RESI	2

Grand total: 730

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

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ABN 53 003 782 250

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SHEET TITLE
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SCALE
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ELOUERA RESERVE

NO. 12-14
LACHLAN AVE
3 STOREY BRICK
APARTMENT

NO. 13
3 STOREY BRICK
APARTMENT

SITE BOUNDARY

6000 DCP SETBACK

6740

600 deep over dock

Swap adaptable car and add 1 extra

move parking forward and add 2 extras

shift column 300 west all levels

350 deep

Swap adaptable car and add 1 extra

shift wall to get 1 car in?

10500 DCP SETBACK

5000

5500 DCP SETBACK

LEVEL 1
FFL 51.100

W101 2B2B TH 41 m²
W102 2B2B TH 41 m²
W103 2B2B TH 41 m²
W104 2B2B TH 41 m²
W105 STUDIO 43 m²
W106 STUDIO 44 m²
W107 1B1B 50 m²
W108 1B1B 50 m²
W109 3B2B 97 m²
W110 1B1B 49 m²
W111 1B1B 55 m²

WG 5 m²
BALC 8 m²
BALC 9 m²
BALC 7 m²
BALC 6 m²
BALC 9 m²

H-3-EL
L-1
L-2
L-3

DHW 85 m²
DHW 64 m²

LOUVRED WALL
VOID
VOID LOBBY BELOW
MAIL BELOW
UP TO L2
DN TO UG
1:8
1:4

1 DA3103
1 DA3201
1 DA3102
1 DA3202
1 DA3105
1 DA3203
1 DA3104

WATERLOO ROAD

COTTONWOOD CRESCENT

1 DA2009 - LEVEL 1
1 : 200

CAR PARKING TYPE:

- RESIDENTIAL
- CAR SHARE
- VISITOR

SCH_Car Parking Schedule

Type Comments	Count
LEVEL 03	
ACCESS	5
RESI	50
LEVEL 02	
ACCESS	5
RESI	50
LEVEL 01	
ACCESS	4
RESI	39
UPPER GROUND	
RESI	30
LOWER GROUND	
SHARE	1
VISITOR	33
BASEMENT 1	
ACCESS	8
RESI	76
BASEMENT 2	
ACCESS	7
RESI	78
BASEMENT 3	
ACCESS	7
RESI	78
BASEMENT 4	
ACCESS	7
RESI	78
BASEMENT 5	
ACCESS	7
RESI	78
BASEMENT 6	
ACCESS	7
RESI	80
RESI	2

Grand total: 730

APARTMENT TYPE

- STUDIO
- 2B2B TH
- 1B1B
- 1B1B & MPR
- 2B1B
- 2B2B
- 2B2B & MPR
- 3B2B
- 3B3B
- 3B3B & MPR
- 3B4B PH
- 4B3B
- 4B5B PH

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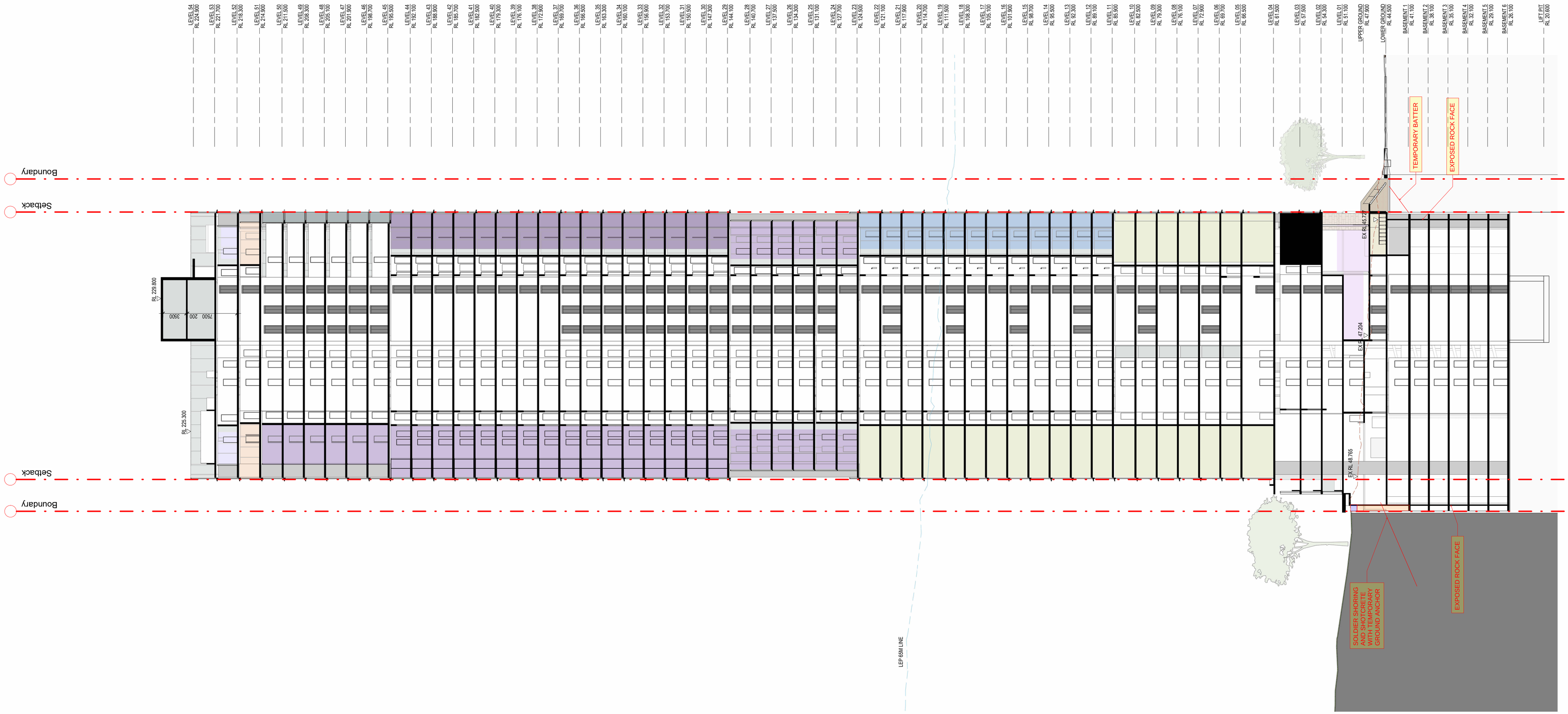

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SECTIONS 1

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DA3201

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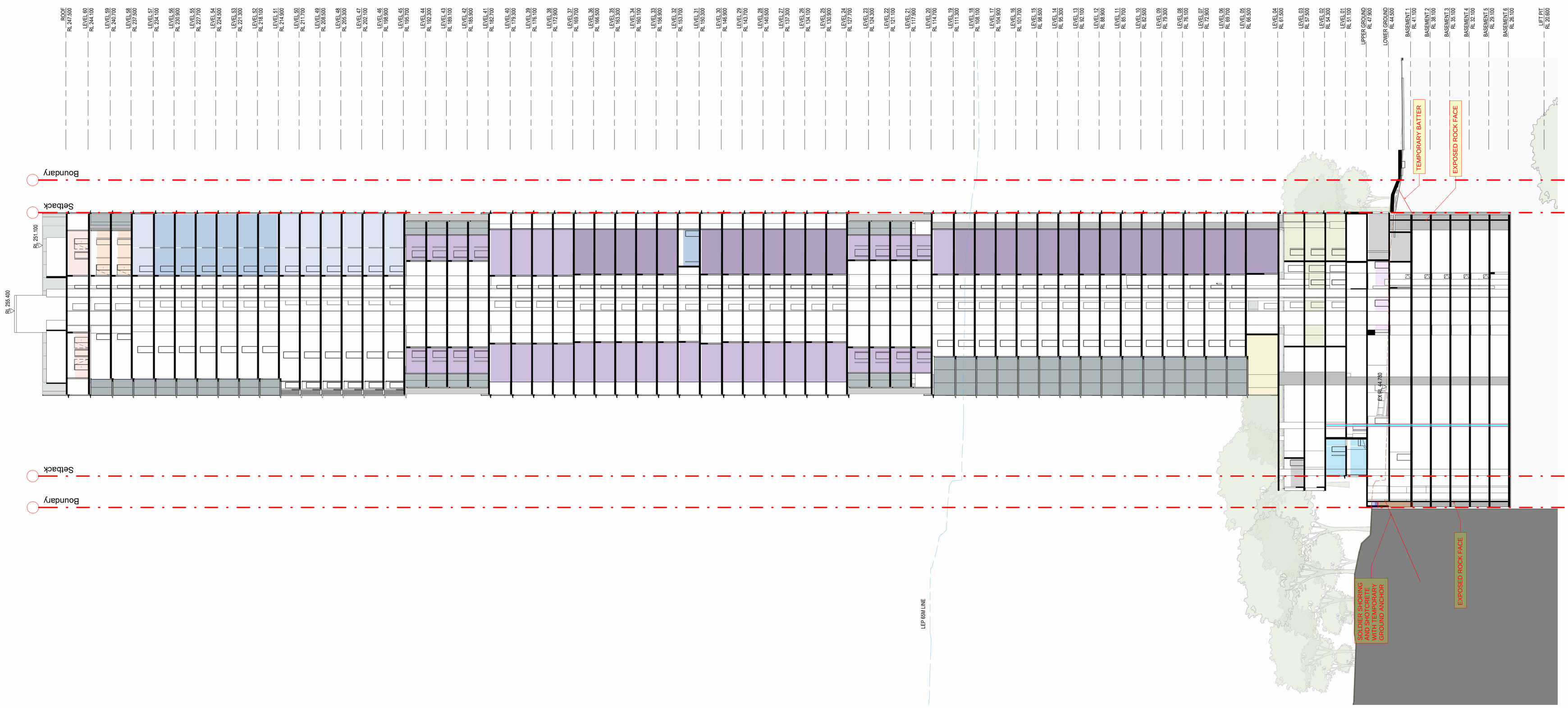

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SECTIONS 2

SCALE
1 : 300
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DA3202

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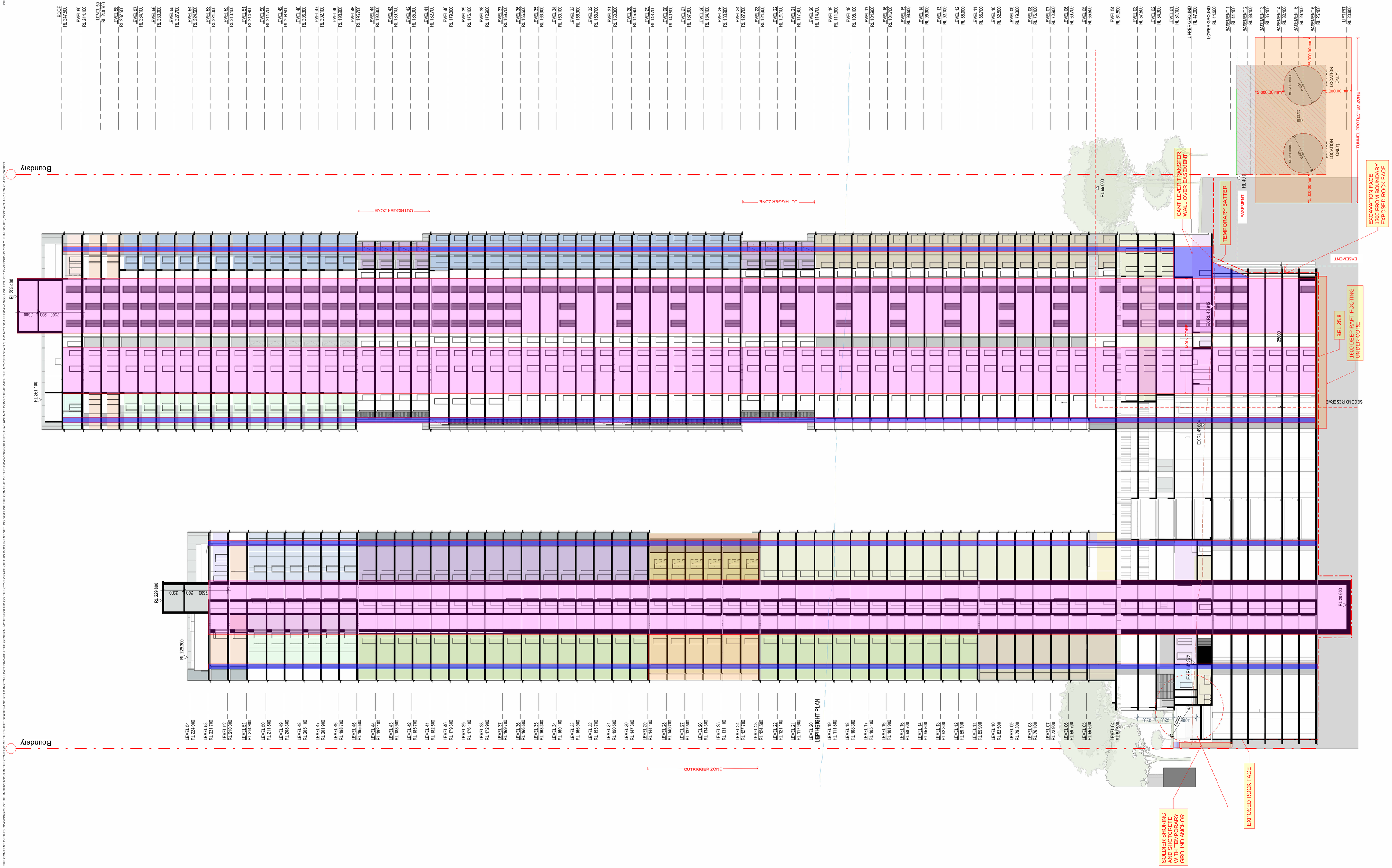

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DA3203

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Appendix C Analysis Models

Table 24 – Summary of analysis models and parameters

Model name	Phase	Hinges	ft	Shr	Load	SW	Rail (kPa)	Cg	Rw	Gm	Model description
M1-SLS-Sw1-Ra0-Sh1-Cg50-Rw0-Gm1	SLS	No	No	Yes	Light	1	0	50	0	1	SLS phase without rail load, and includes shrinkage with “light” loads
M2-SLS-Sw1-Ra0-Sh1-Cg100-Rw33-Gm1	SLS	No	No	Yes	Heavy	1	0	100	33	1	SLS phase without rail load, and includes shrinkage with “heavy” loads
M2B-SLS-Sw1-Ra0-Sh1-Cg100-Rw33-Gm1	SLS	No	50%	Yes	Heavy	1	0	100	33	1	Same as M2, but with 50% of ft
M3-SLS-Sw1-Ra0-Sh0-Cg50-Rw0-Gm1	SLS	No	No	No	Light	1	0	50	0	1	SLS phase without rail load, and does not include shrinkage with “light” loads
M4-SLS-Sw1-Ra0-Sh0-Cg100-Rw33-Gm1	SLS	No	No	No	Heavy	1	0	100	33	1	SLS phase without rail load, and does not include shrinkage with “heavy” loads
M5-SLS-Sw1-Ra35-Sh1-Cg50-Rw0-Gm1	SLS	No	No	Yes	Light	1	35	50	0	1	SLS phase with rail load, and includes shrinkage with “light” loads
M6-SLS-Sw1-Ra35-Sh1-Cg100-Rw33-Gm1	SLS	No	No	Yes	Heavy	1	35	100	33	1	SLS phase with rail load, and includes shrinkage with “heavy” loads
M6A-SLS-Sw1-Ra35-Sh1-Cg100-Rw33-Gm1	SLS	No	50%	Yes	Heavy	1	35	100	33	1	Same as M6, but with 50% of ft
M7-SLS-Sw1-Ra35-Sh0-Cg50-Rw0-Gm1	SLS	No	No	No	Light	1	35	50	0	1	SLS phase with rail load, and does not include shrinkage with “light” loads
M8-SLS-Sw1-Ra35-Sh0-Cg100-Rw33-Gm1	SLS	No	No	No	Heavy	1	35	100	33	1	SLS phase with rail load, and does not include shrinkage with “heavy” loads
M9-ULS-Sw0.85-Ra0-Sh1.2-Cg50-Rw0-Gm1.5	ULS	No	No	Yes	Light	0.85	0	50	0	1.5	ULS phase without rail load, and includes shrinkage with “light” loads
M9A-ULS-Sw0.85-Ra0-Sh1.2-Cg50-Rw0-Gm1.5	ULS	Yes	No	Yes	Light	0.85	0	50	0	1.5	Same as M9, but with 3 compression-only hinges
M10-ULS-Sw1.2-Ra0-Sh1.2-Cg100-Rw49.5-Gm1.5	ULS	No	No	Yes	Heavy	1.2	0	100	49.5	1.5	ULS phase without rail load, and includes shrinkage with “heavy” loads
M10A-ULS-Sw1.2-Ra0-Sh1.2-Cg100-Rw49.5-Gm1.5	ULS	Yes	No	Yes	Heavy	1.2	0	100	49.5	1.5	Same as M10, but with 3 compression-only hinges
M11-ULS-Sw0.85-Ra0-Sh0-Cg50-Rw0-Gm1.5	ULS	No	No	No	Light	0.85	0	50	0	1.5	ULS phase without rail load, and does not include shrinkage with “light” loads
M12-ULS-Sw1.2-Ra0-Sh0-Cg100-Rw49.5-Gm1.5	ULS	No	No	No	Heavy	1.2	0	100	49.5	1.5	ULS phase without rail load, and does not include shrinkage with “heavy” loads
M13-ULS-Sw0.85-Ra56-Sh1.2-Cg50-Rw0-Gm1.5	ULS	No	No	Yes	Light	0.85	56	50	0	1.5	ULS phase with rail load, and includes shrinkage with “light” loads
M14-ULS-Sw1.2-Ra56-Sh1.2-Cg100-Rw49.5-Gm1.5	ULS	No	No	Yes	Heavy	1.2	56	100	49.5	1.5	ULS phase with rail load, and includes shrinkage with “heavy” loads
M15-ULS-Sw0.85-Ra56-Sh0-Cg50-Rw0-Gm1.5	ULS	No	No	No	Light	0.85	56	50	0	1.5	ULS phase with rail load, and does not include shrinkage with “light” loads
M15A-ULS-Sw0.85-Ra56-Sh0-Cg50-Rw0-Gm1.5	ULS	Yes	No	No	Light	0.85	56	50	0	1.5	Same as M15, but with 3 compression-only hinges
M15A-Collapse-Sw1-Ra35-Sh0-Cg50-Rw0-Gm1.5	Collapse	No	No	No	Light	1	35	50	0	1.5	Same as M15 but pushed to collapse
M15-Collapse-Sw1-Ra35-Sh0-Cg50-Rw0-Gm1.5	Collapse	Yes	No	No	Light	1	35	50	0	1.5	Same as M15A but pushed to collapse
M16-ULS-Sw1.2-Ra56-Sh0-Cg100-Rw49.5-Gm1.5	ULS	No	No	No	Heavy	1.2	56	100	49.5	1.5	ULS phase with rail load, and does not include shrinkage with “heavy” loads
M16-Collapse-Sw1-Ra35-Sh0-Cg100-Rw49.5-Gm1.5	Collapse	No	No	No	Heavy	1	35	100	49.5	1.5	Same as M16 but pushed to collapse

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Appendix D Longitudinal Deformations

Results are presented for:

- Vertical deformations
- Vertical slopes
- Horizontal deformations
- Horizontal slopes

Results sets include both rock-tunnel interface conditions as per Section 5.4.2:

- Rigid interface
- Nominated interface

The results are shown with respect to chainage over the domain as per Figure 32.

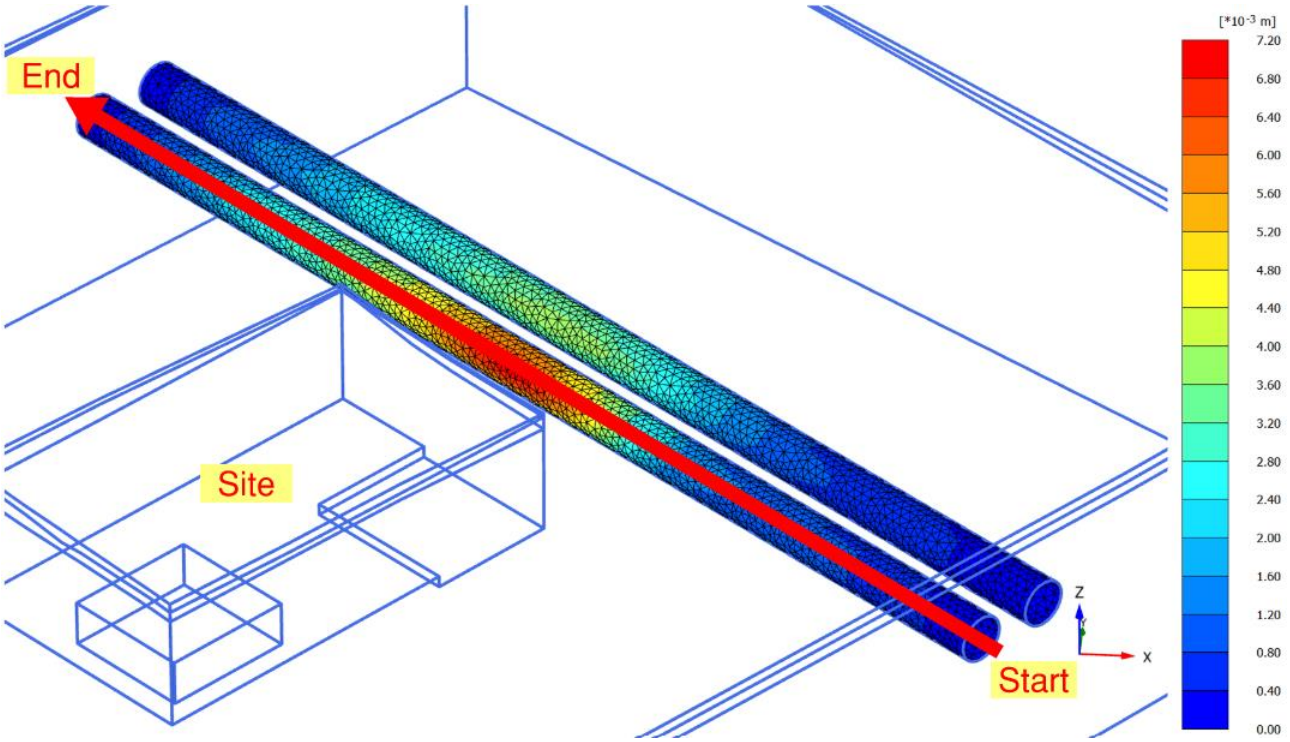

Figure 32 – Model domain for longitudinal deformations

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D.1 Rigid interface

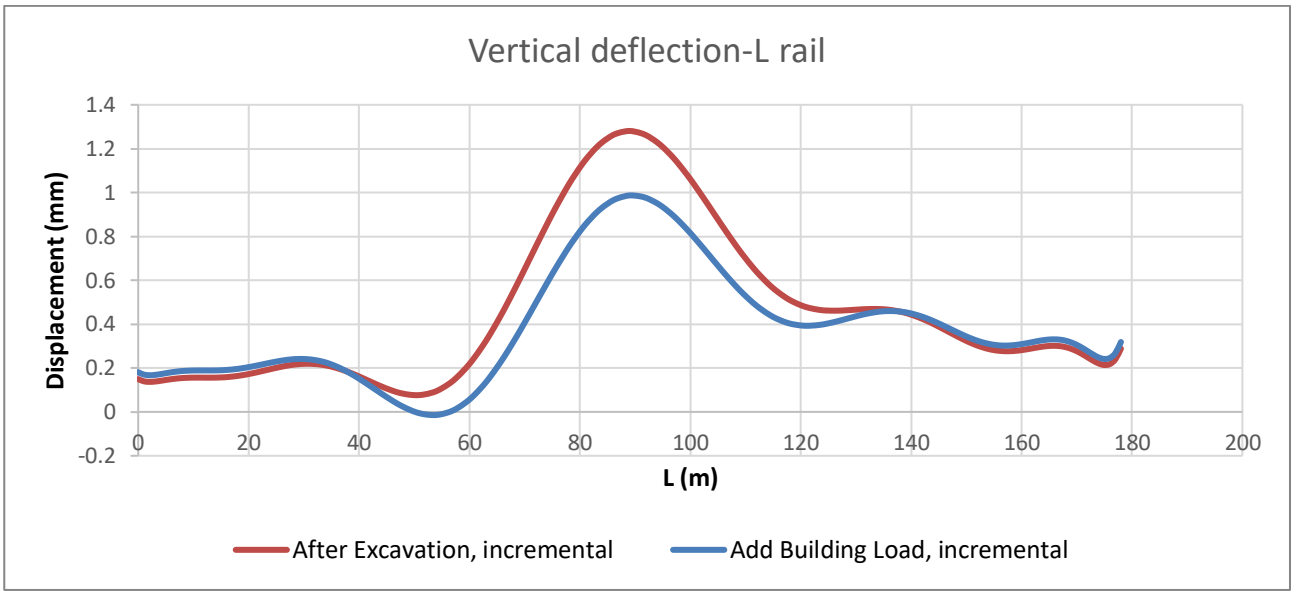

Figure 33 – Left rail track vertical deflection under excavation effects and building loads

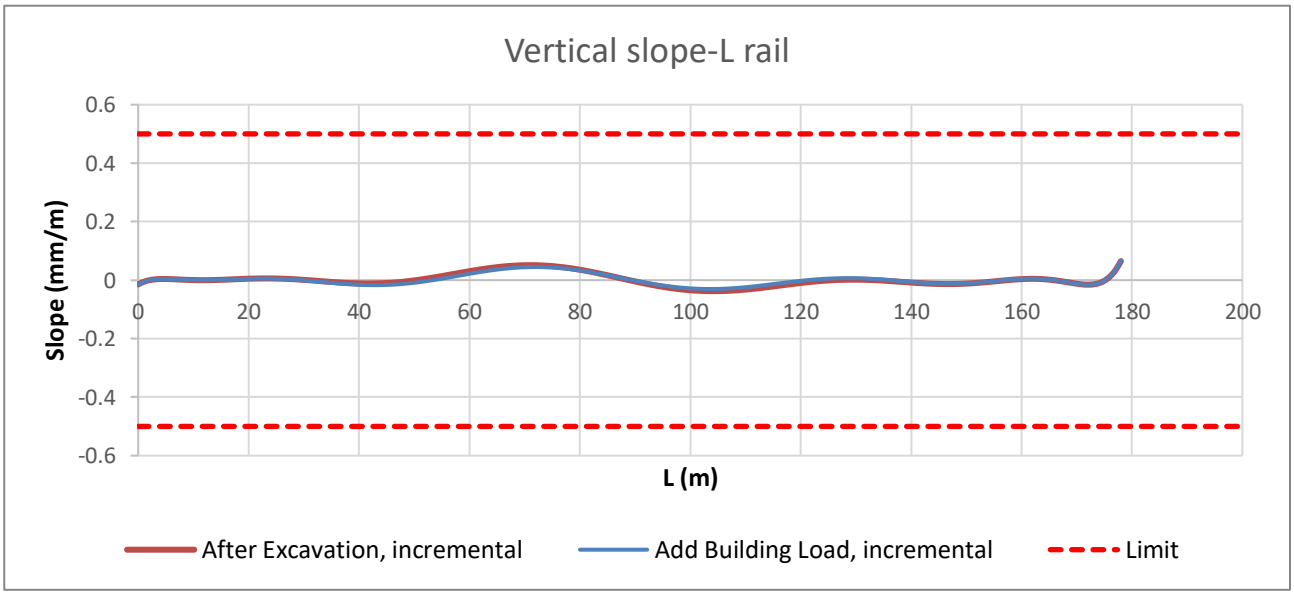

Figure 34 – Left rail track vertical slope under excavation effects and building loads

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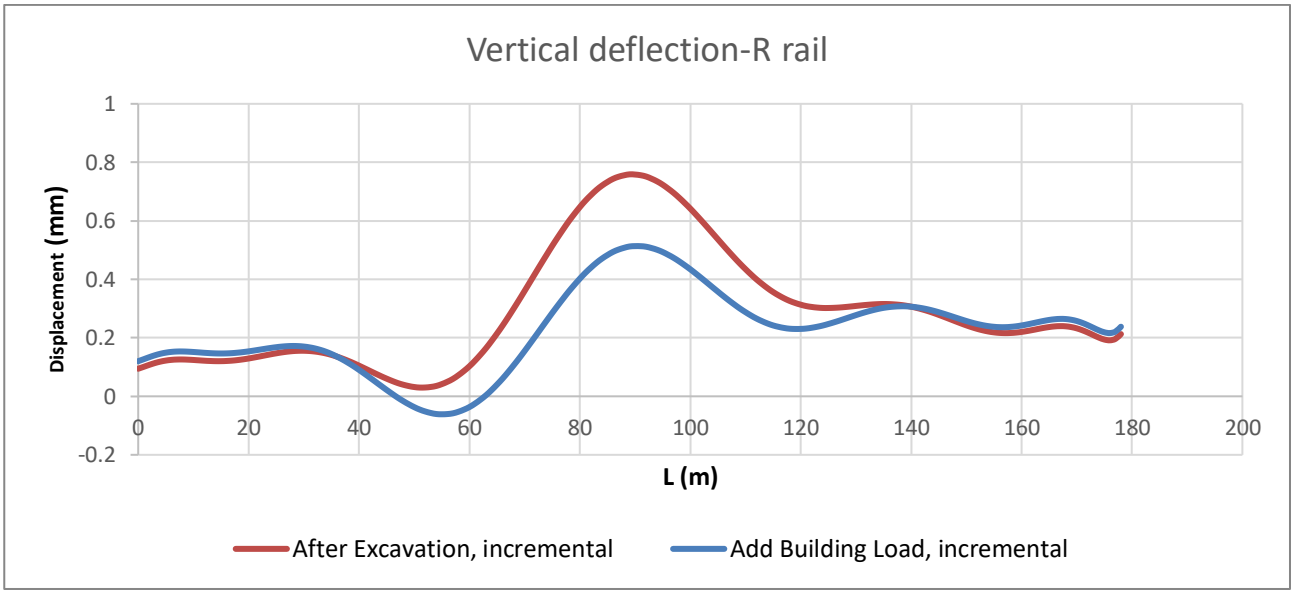

Figure 35 – Right rail track vertical deflection under excavation effects and building loads

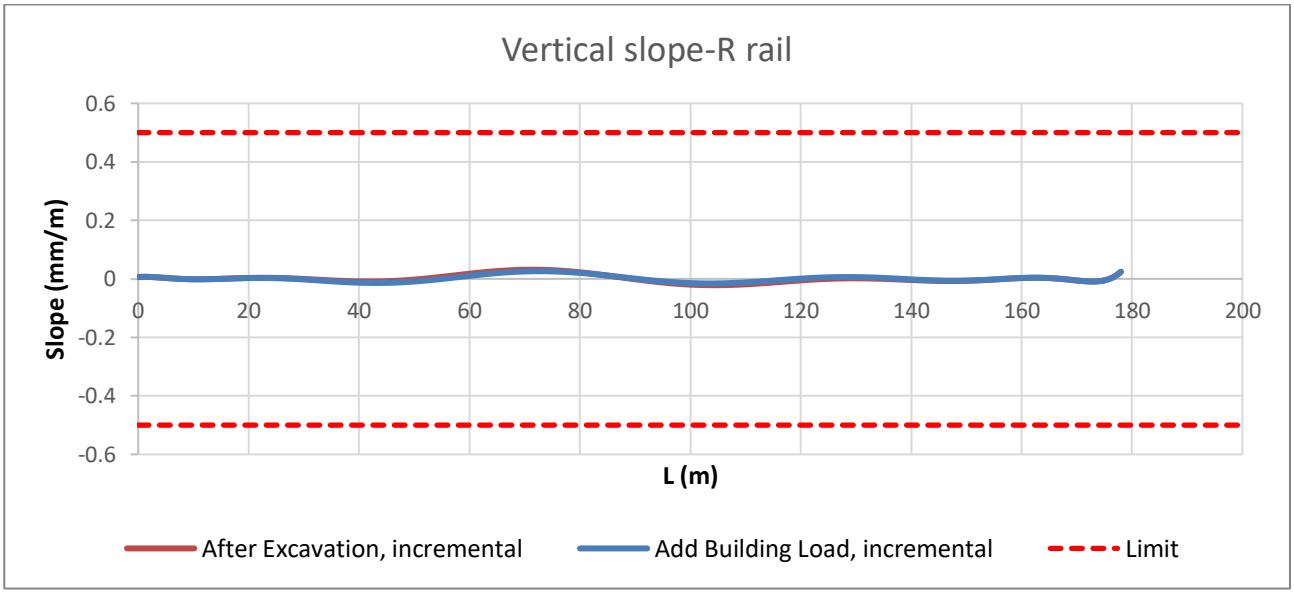

Figure 36 – Right rail track vertical slope under excavation effects and building loads

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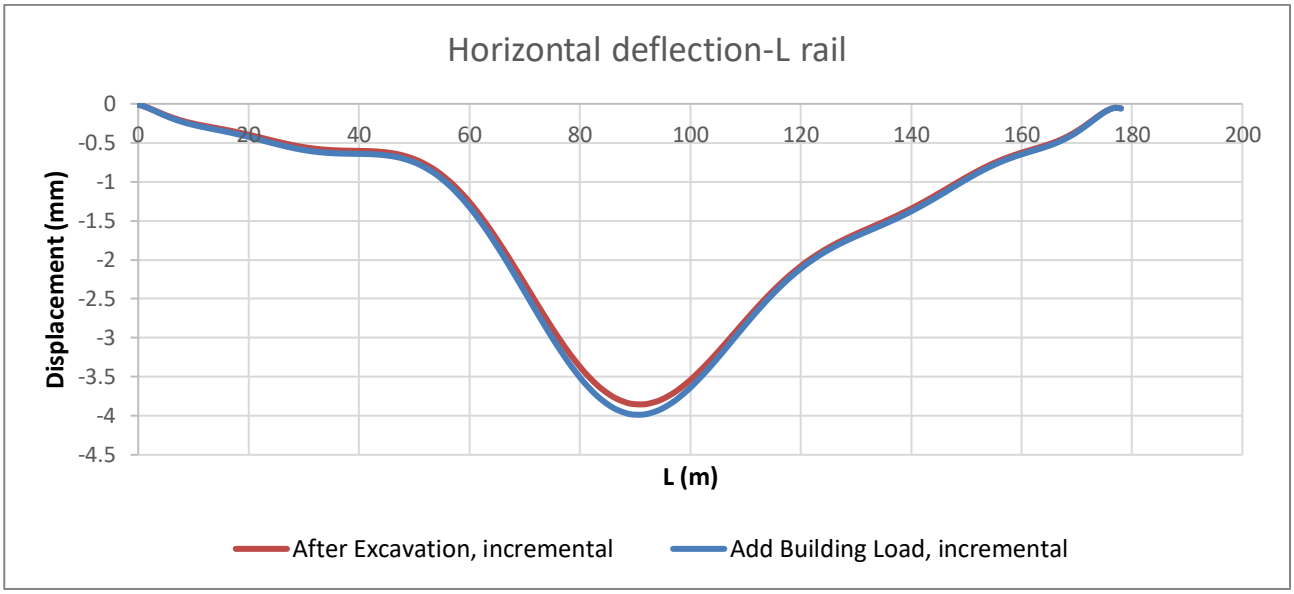

Figure 37 – Left rail track horizontal deflection under excavation effects and building loads

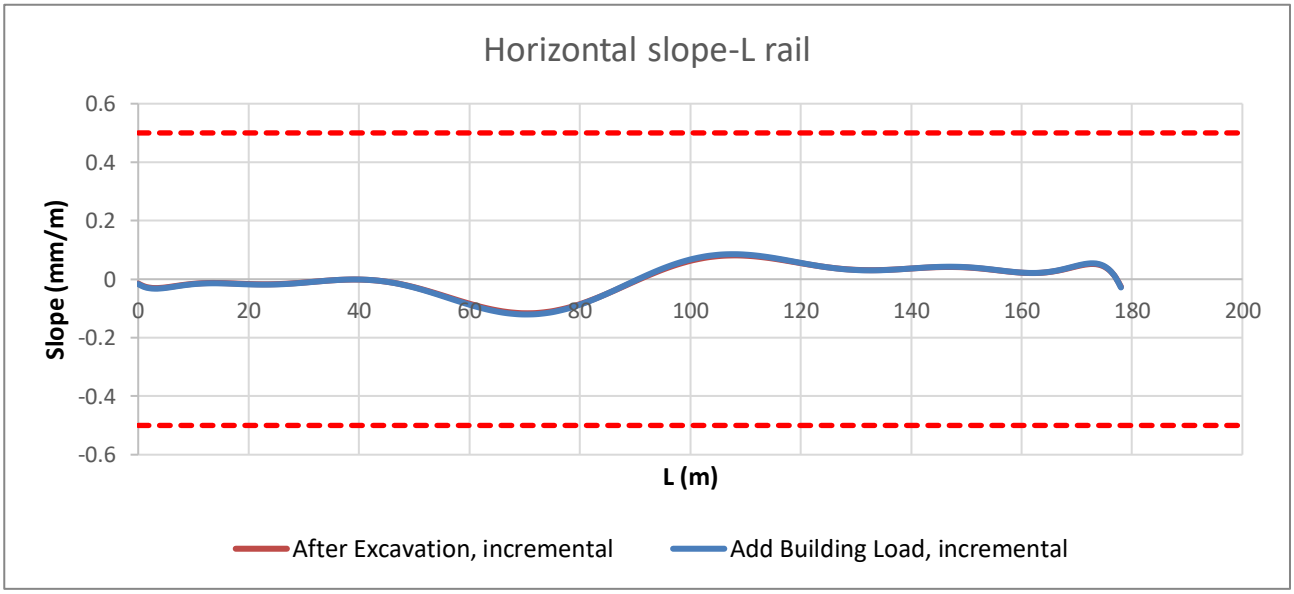

Figure 38 – Left rail track horizontal slope under excavation effects and building loads

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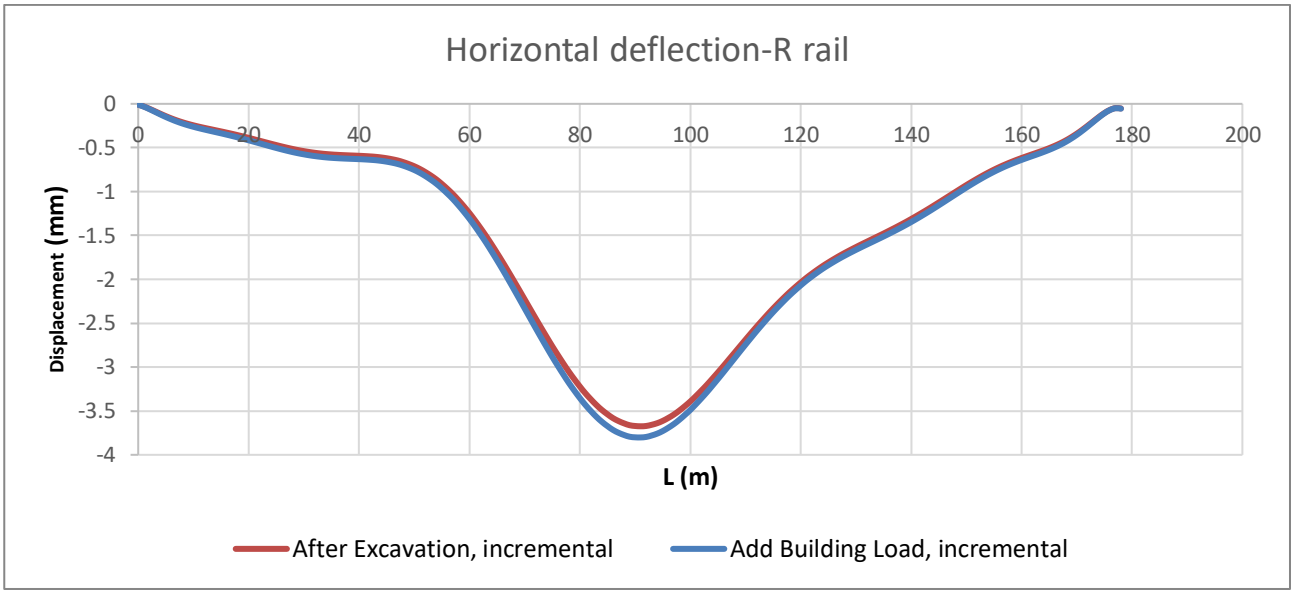

Figure 39 – Right rail track horizontal deflection under excavation effects and building loads

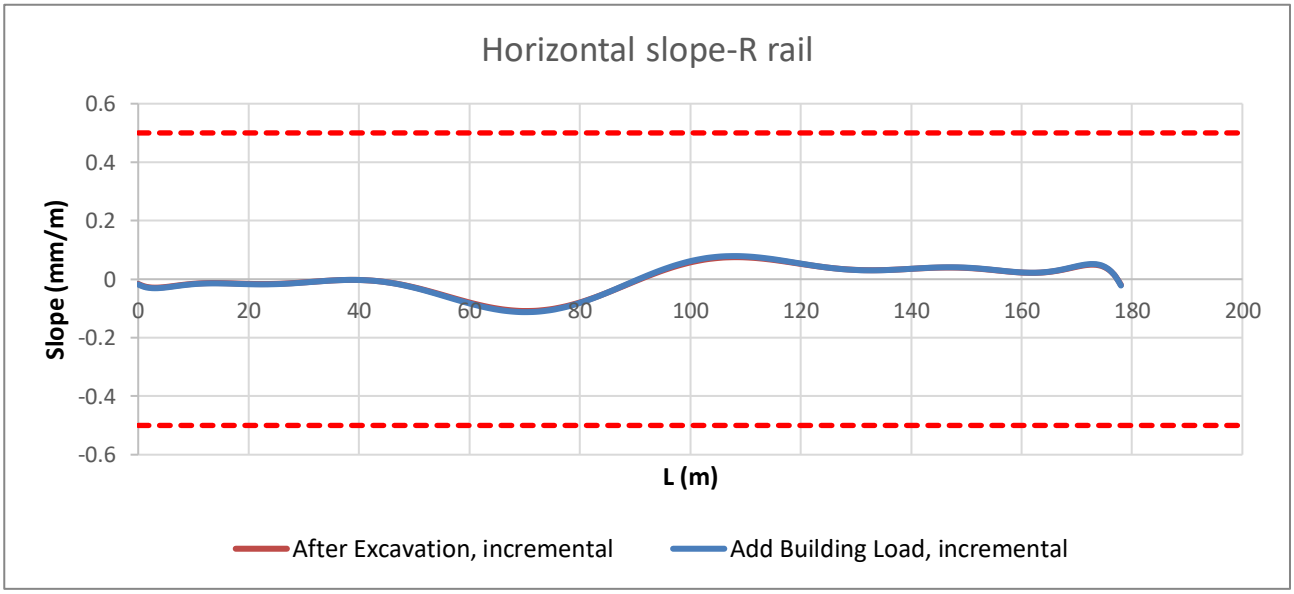

Figure 40 – Right rail track horizontal slope under excavation effects and building loads

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D.2 Nominated interface

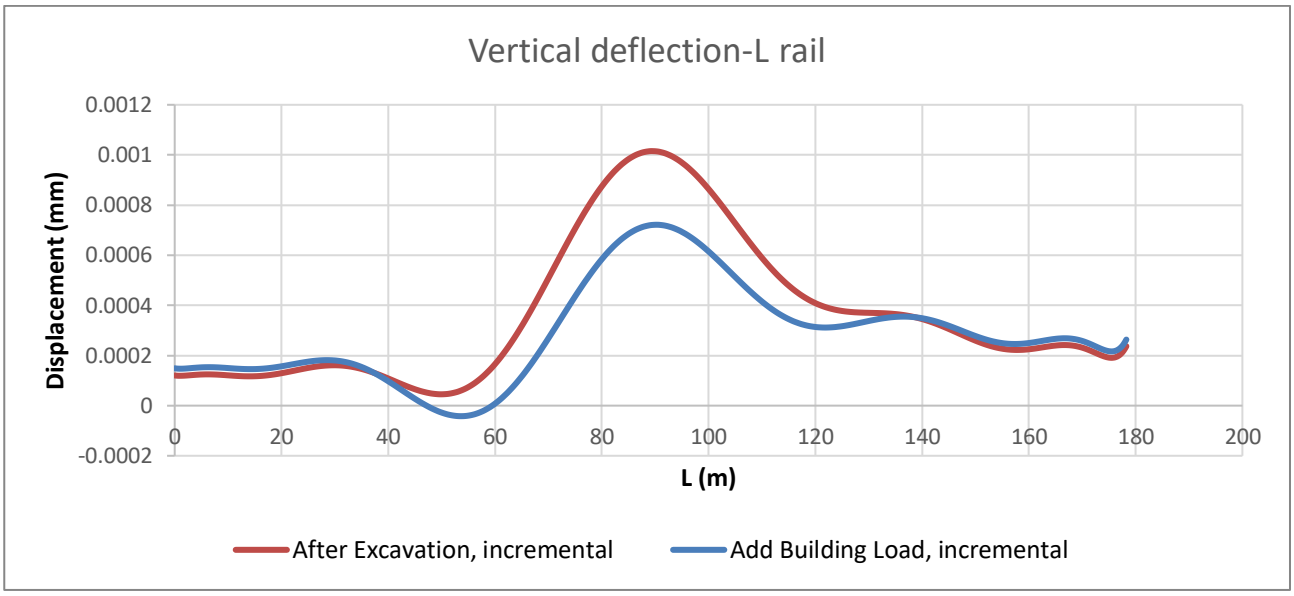

Figure 41 – Left rail track vertical deflection under excavation effects and building loads

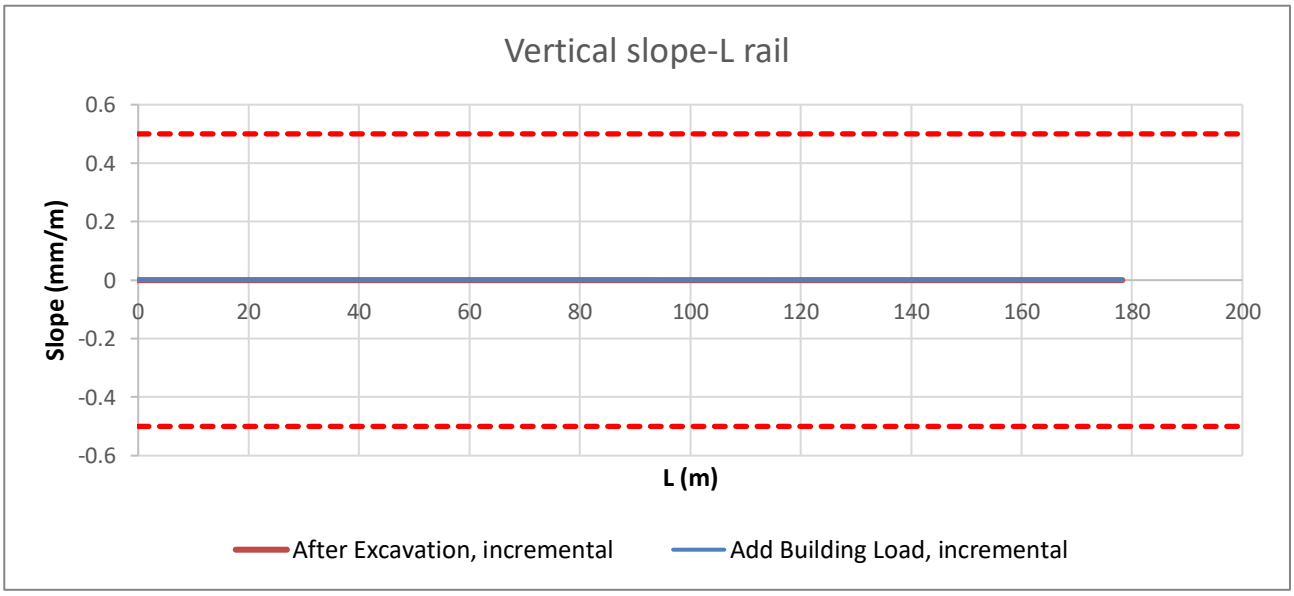

Figure 42 – Left rail track vertical slope under excavation effects and building loads

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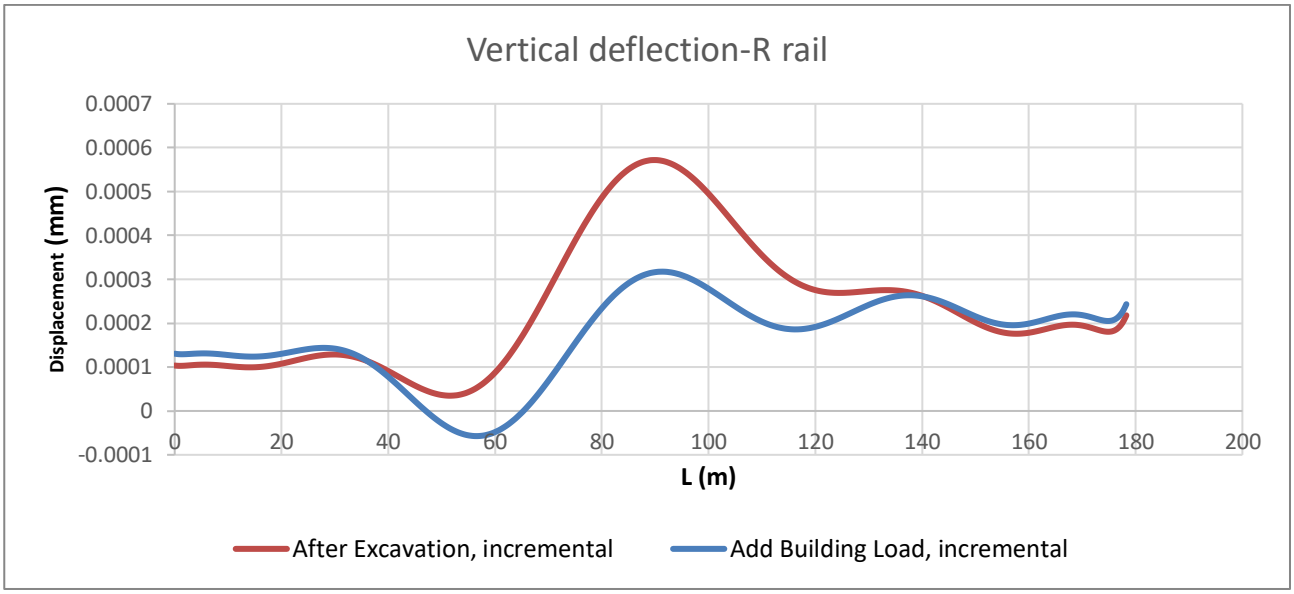

Figure 43 – Right rail track vertical deflection under excavation effects and building loads

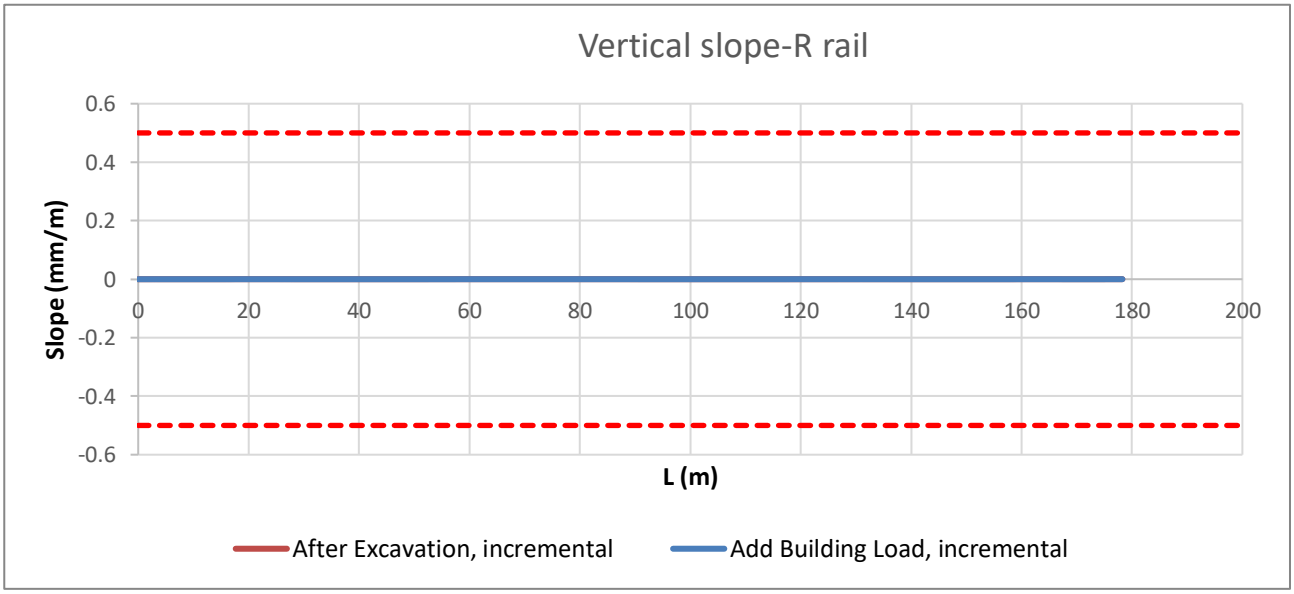

Figure 44 – Right rail track vertical slope under excavation effects and building loads

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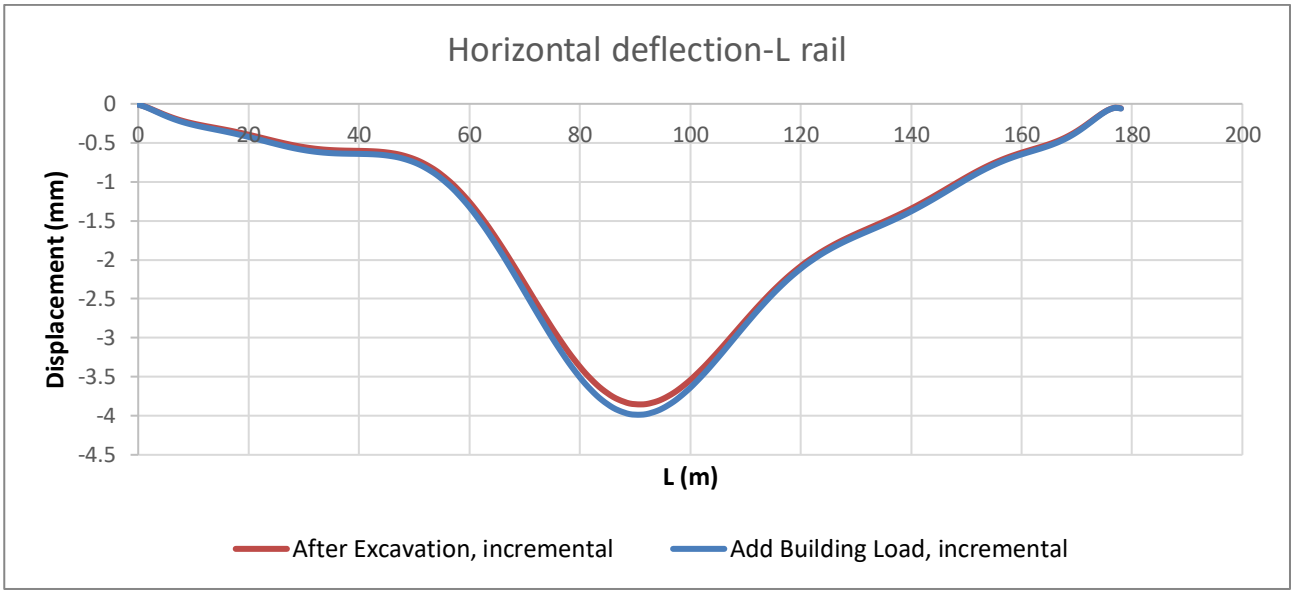

Figure 45 – Left rail track horizontal deflection under excavation effects and building loads

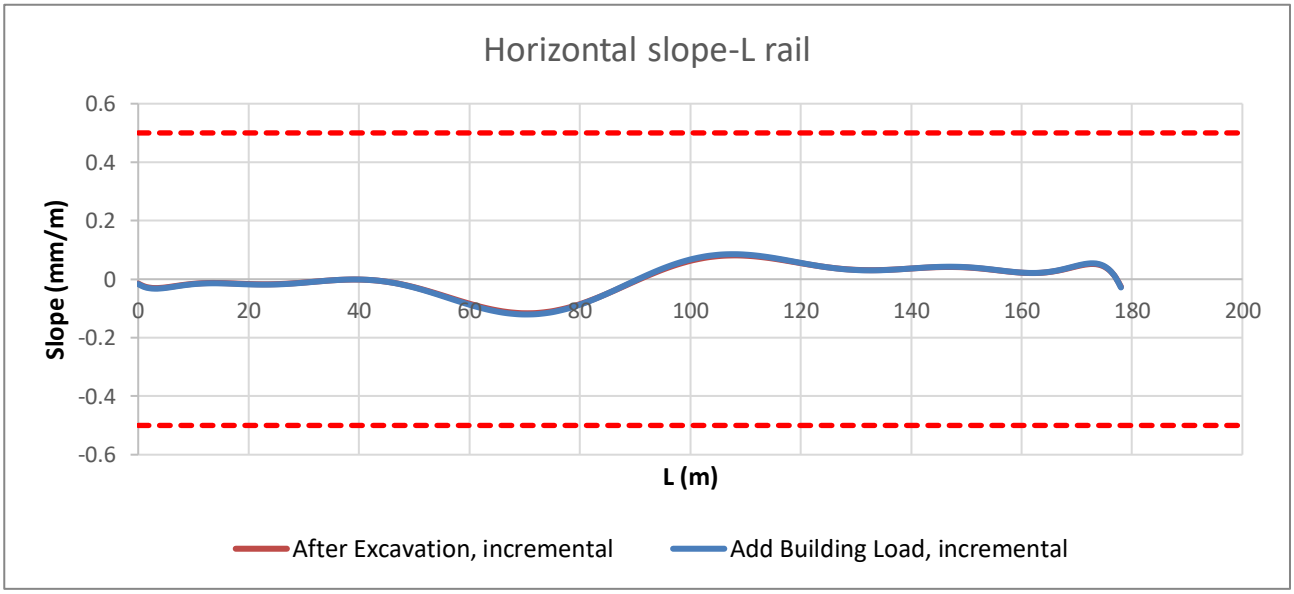

Figure 46 – Left rail track horizontal slope under excavation effects and building loads

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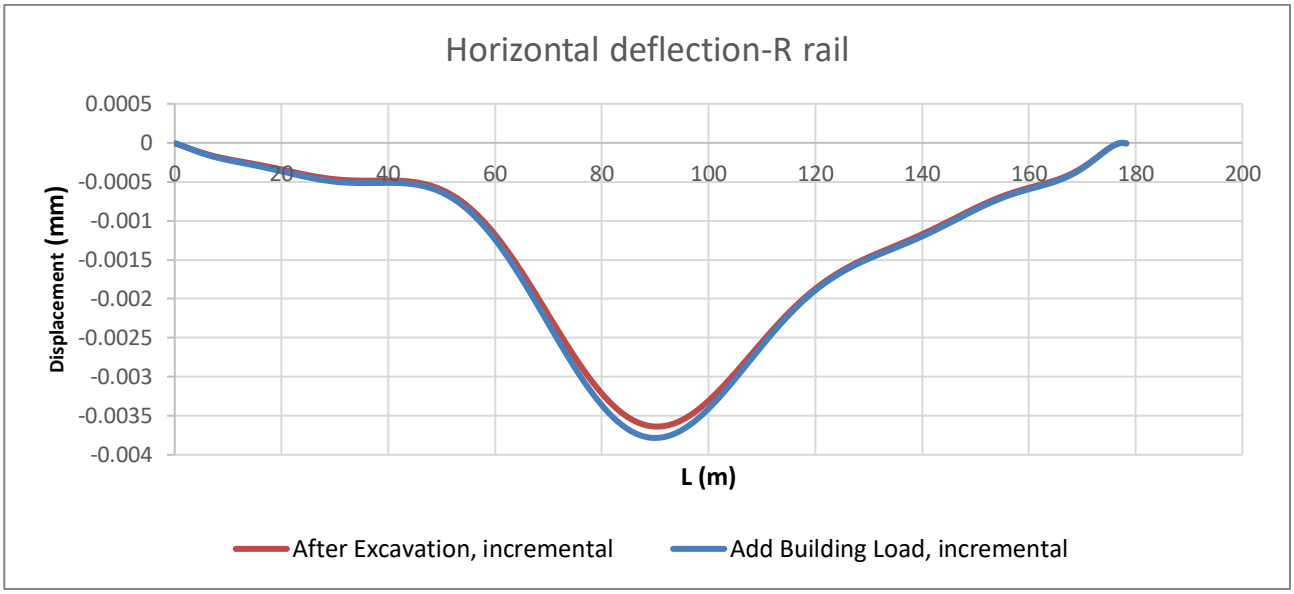

Figure 47 – Right rail track horizontal deflection under excavation effects and building loads

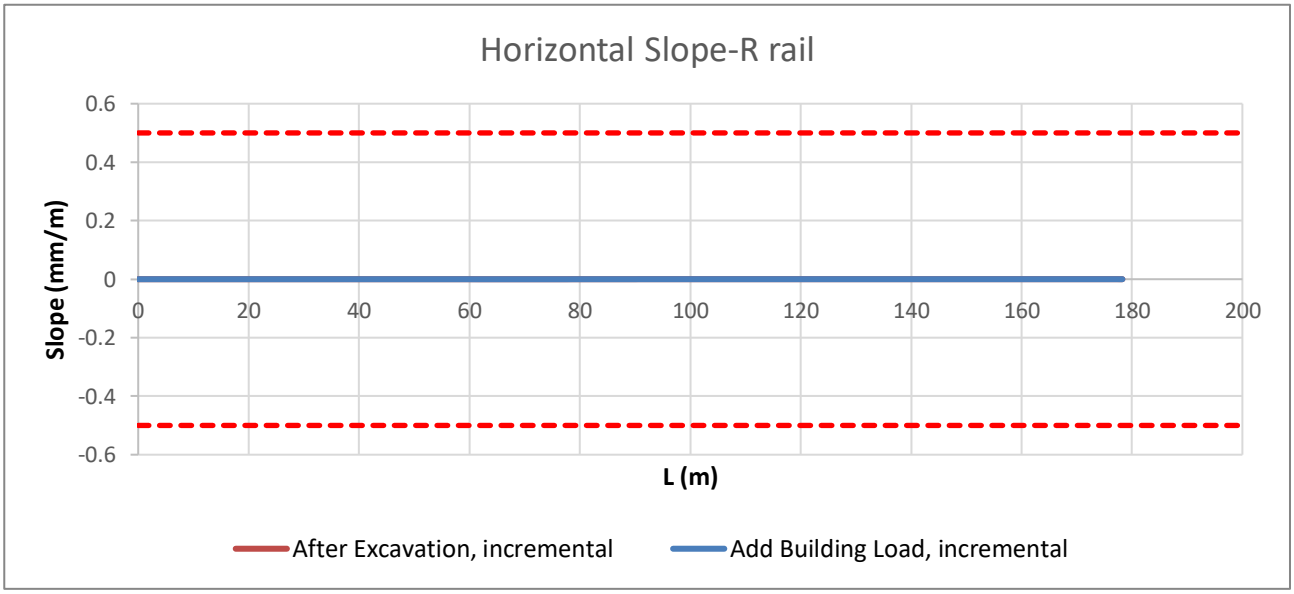

Figure 48 – Right rail track horizontal slope under excavation effects and building loads

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Appendix E Transverse Deformations

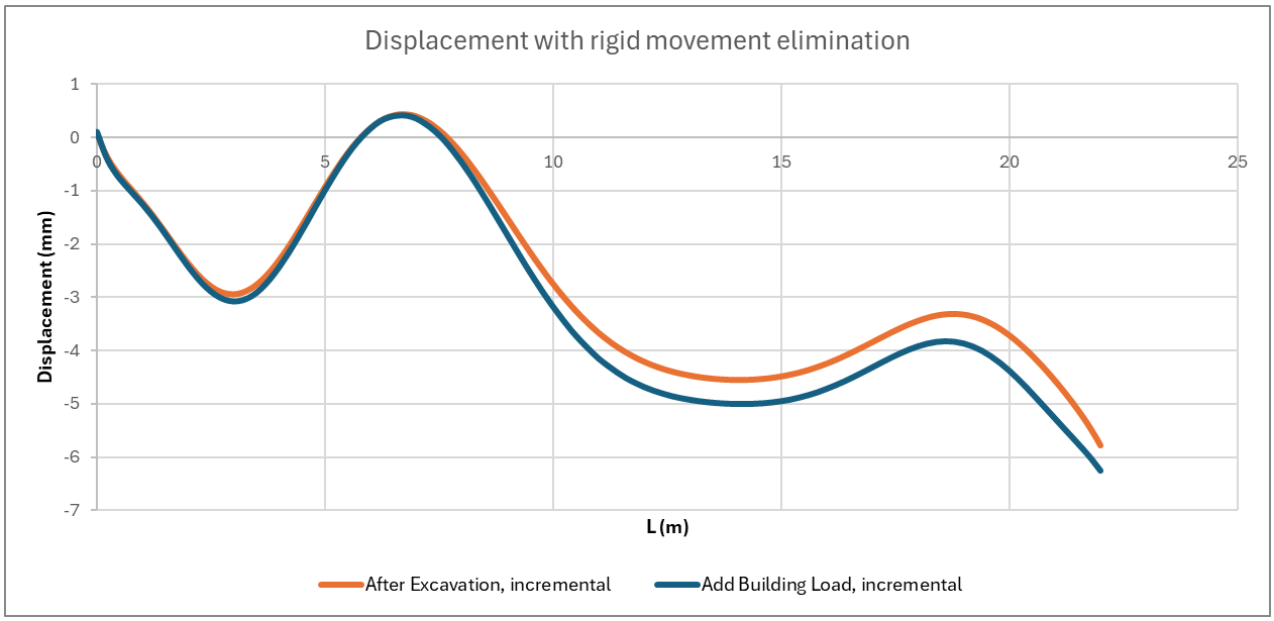

Figure 49 – Tunnel differential radial deflection under excavation effects and building loads

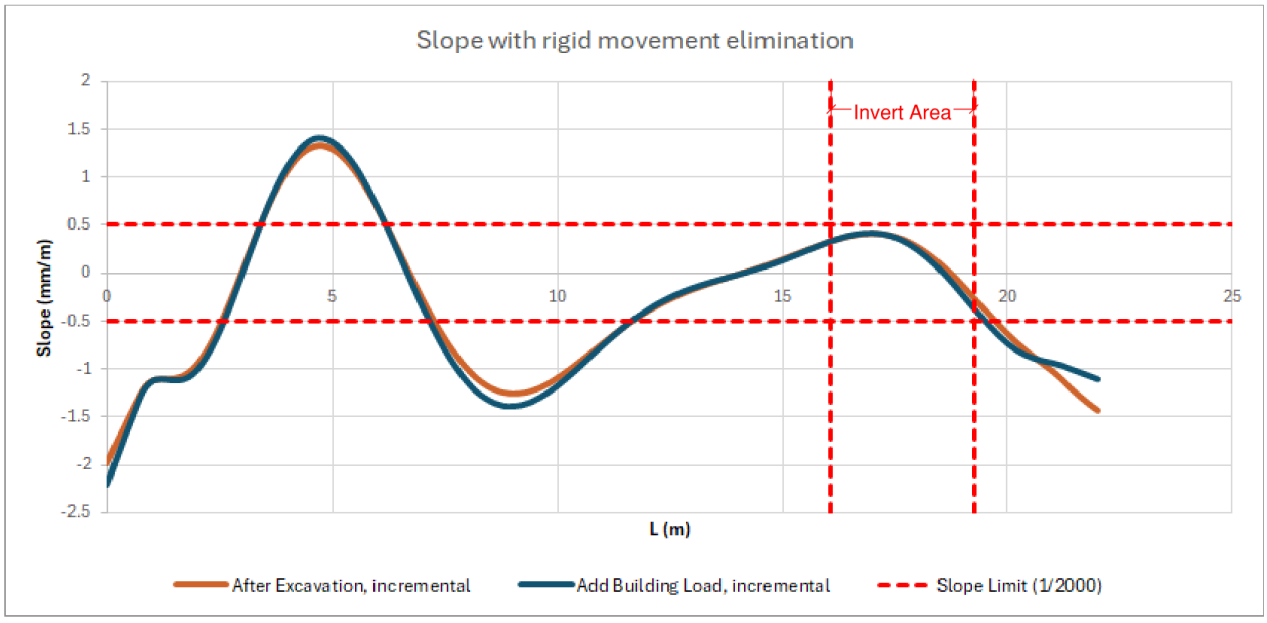

Figure 50 – Tunnel differential radial deflection under excavation effects and building loads

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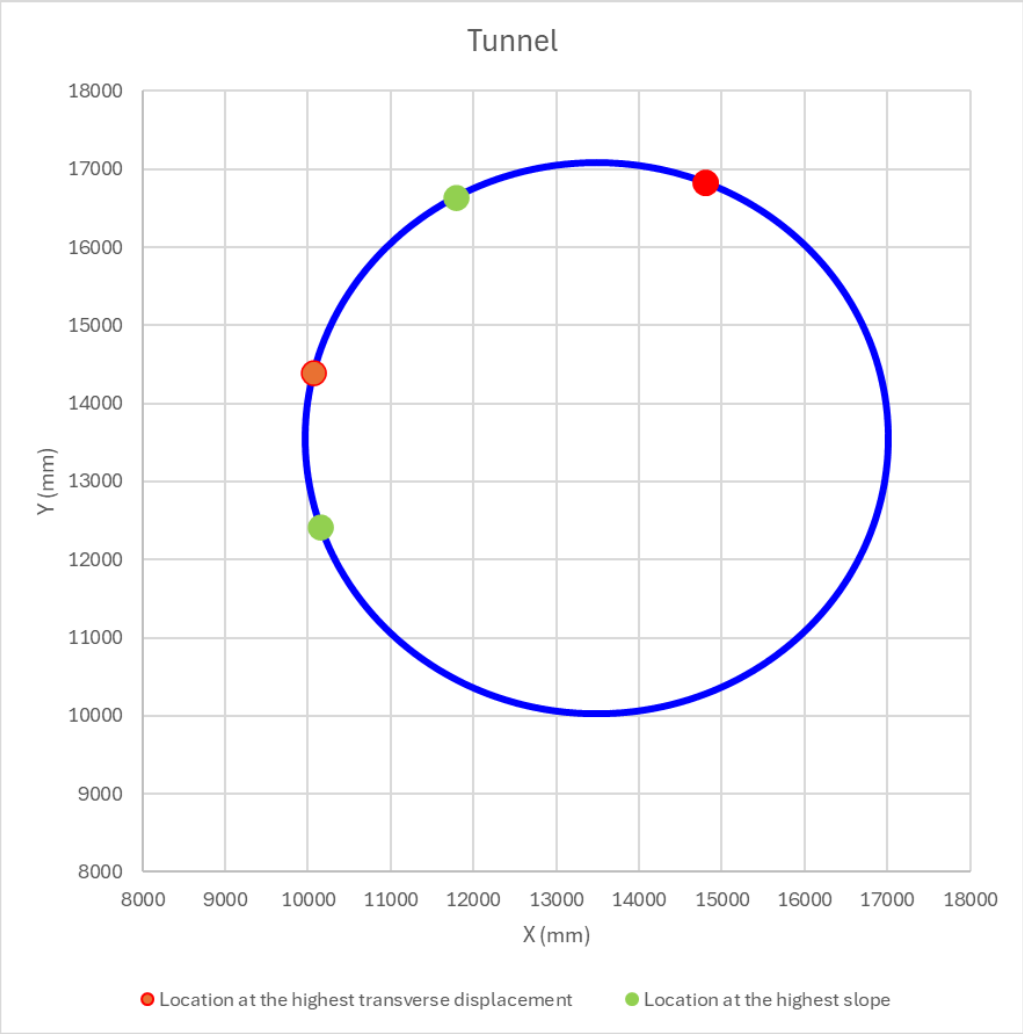

Figure 51 – Location of critical tunnel transverse deformation and slope within the tunnel lining

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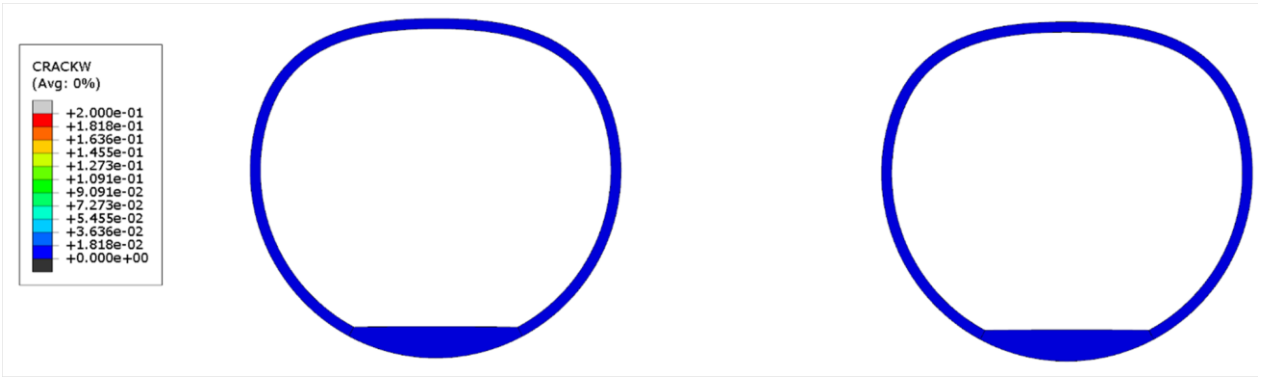
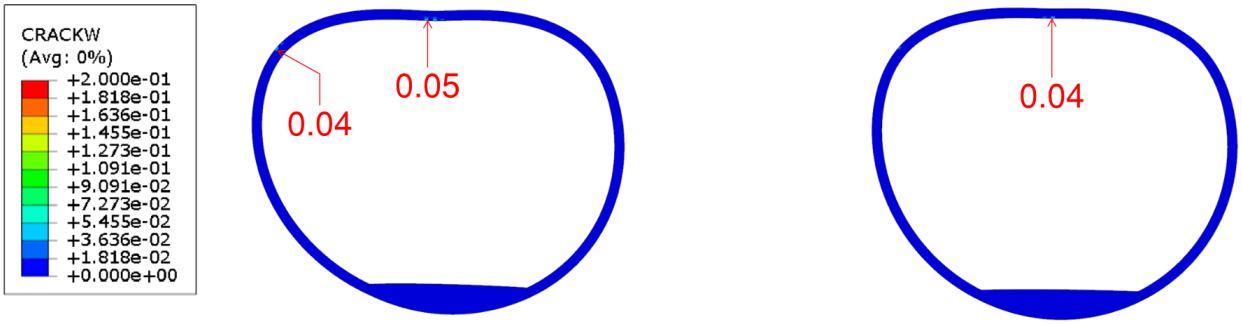
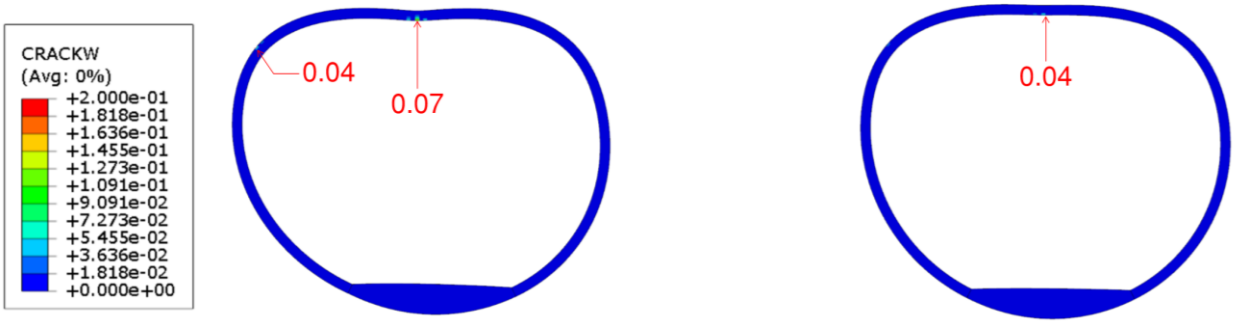
Appendix F Concrete Cracking



(a) Before excavation



(b) Excavation



(c) Building loads

Figure 52 – Tunnel section crack of M6 model

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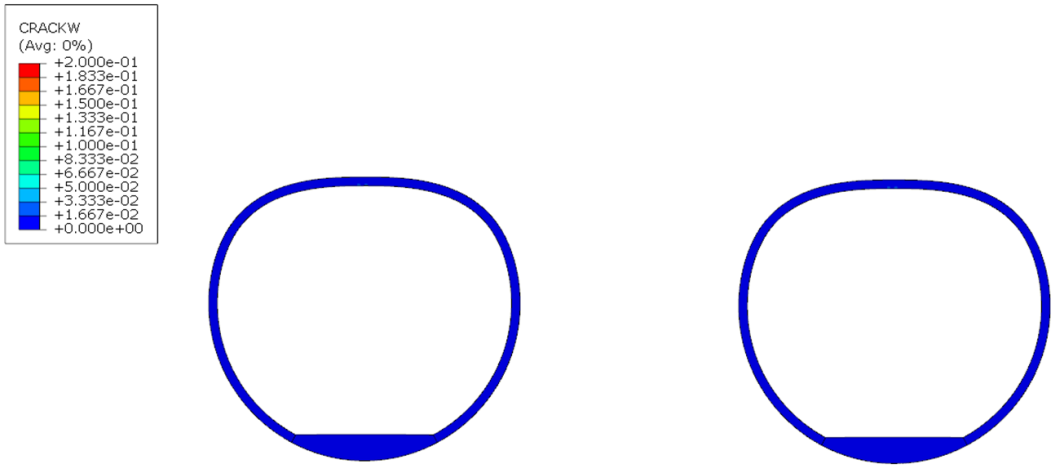
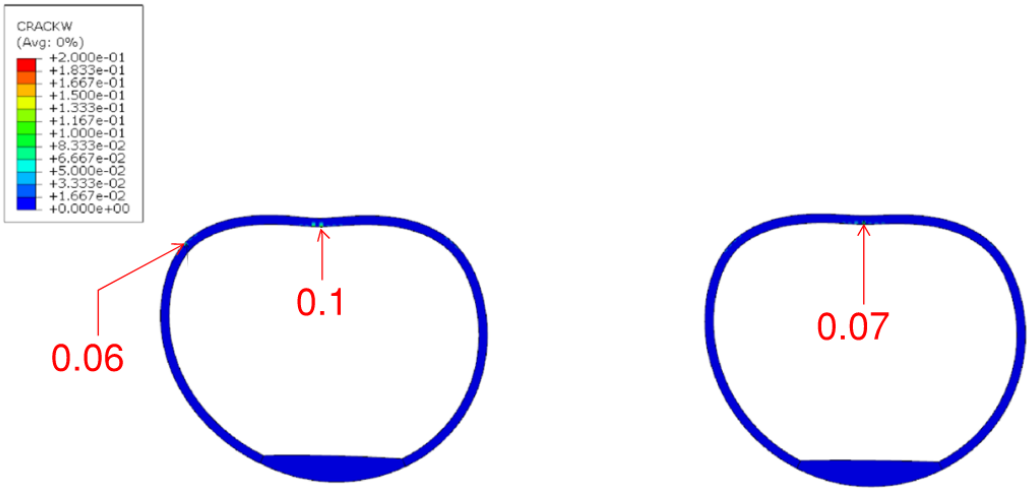
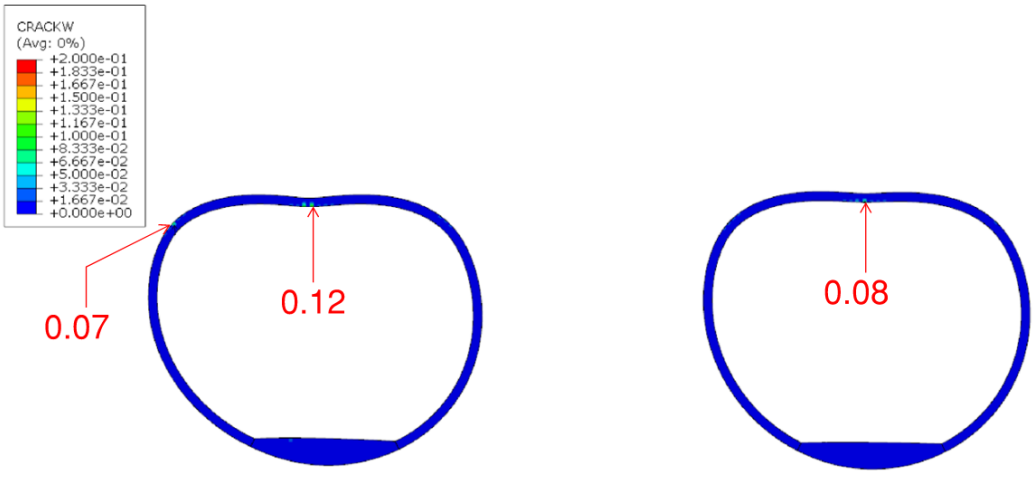


(a) Before Excavation



(b) Excavation



(c) Building loads

Figure 53 – Tunnel section crack of M6A model (with 50% of tensile strength)

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Appendix G Segment Construction Joint Opening

This section shows the construction joint opening values with respect to chainage. Each dot in the plots is a point around the tunnel, with the peak value showing the maximum joint opening for that location. Each vertical line of dots represents a construction joint location.

Results sets include both rock-tunnel interface conditions as per Section 5.4.2:

- Rigid interface
- Nominated interface

The results are shown with respect to chainage over the domain as per Figure 32.

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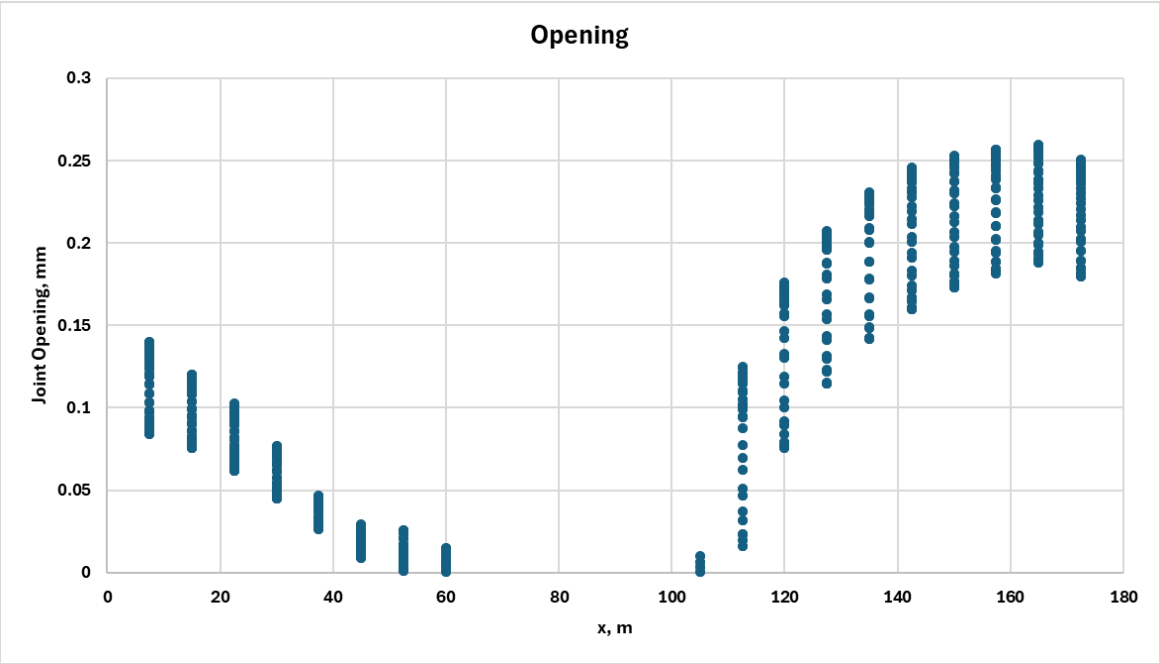
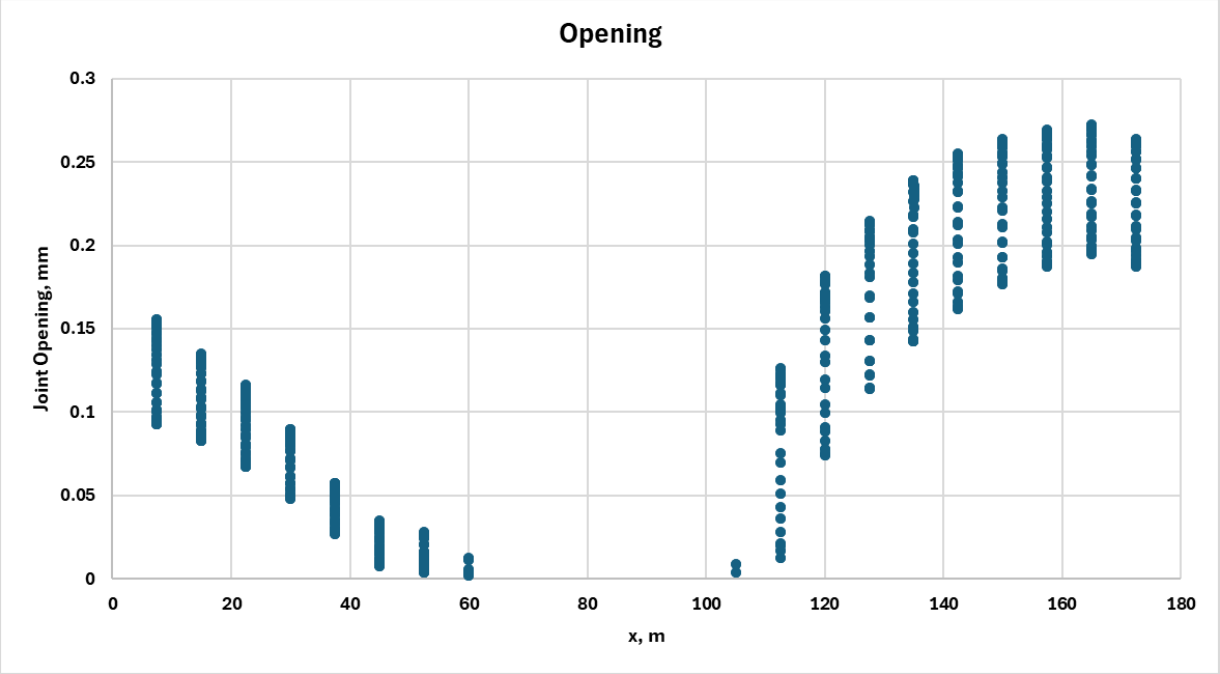
G.1 Rigid interface



(a) Under excavation



(b) Under building loads

Figure 54 – Construction joint opening displacement for rigid interfaces

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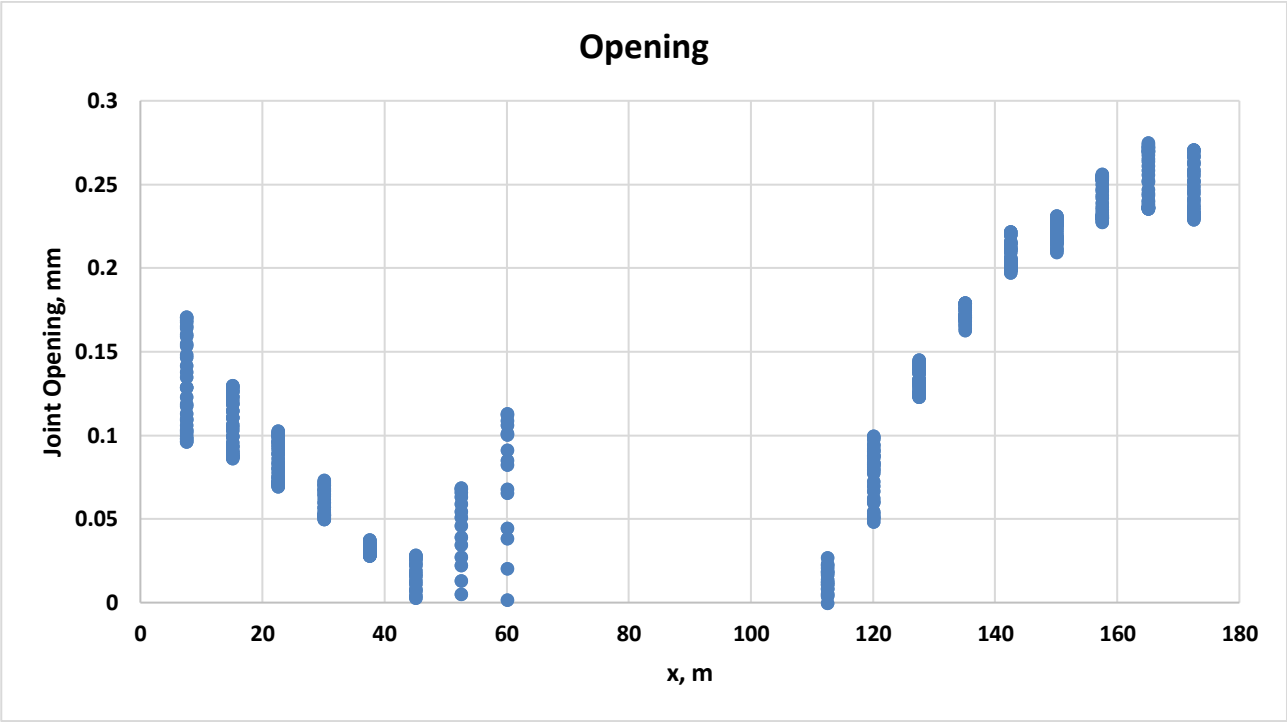
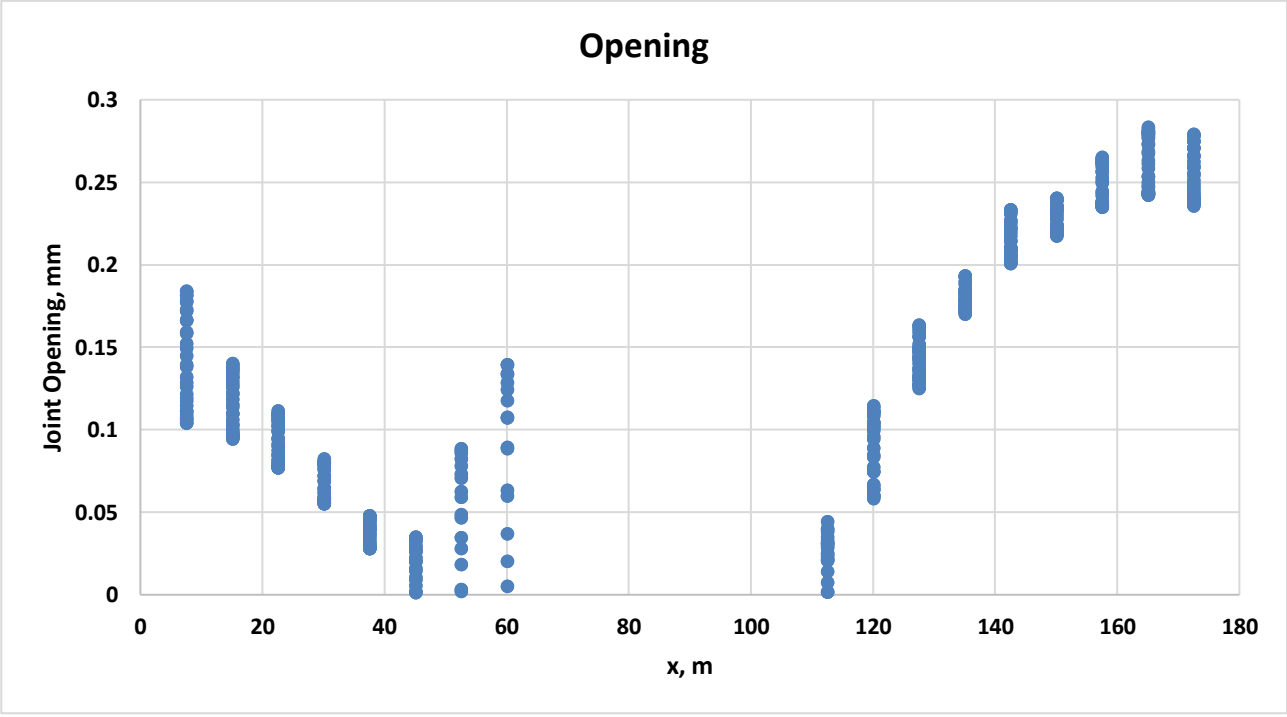
G.2 Nominated interface



(a) Under excavation



(b) Under building loads

Figure 55 – Construction joint opening displacement for nominated interfaces

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Appendix H Section Capacity Checks

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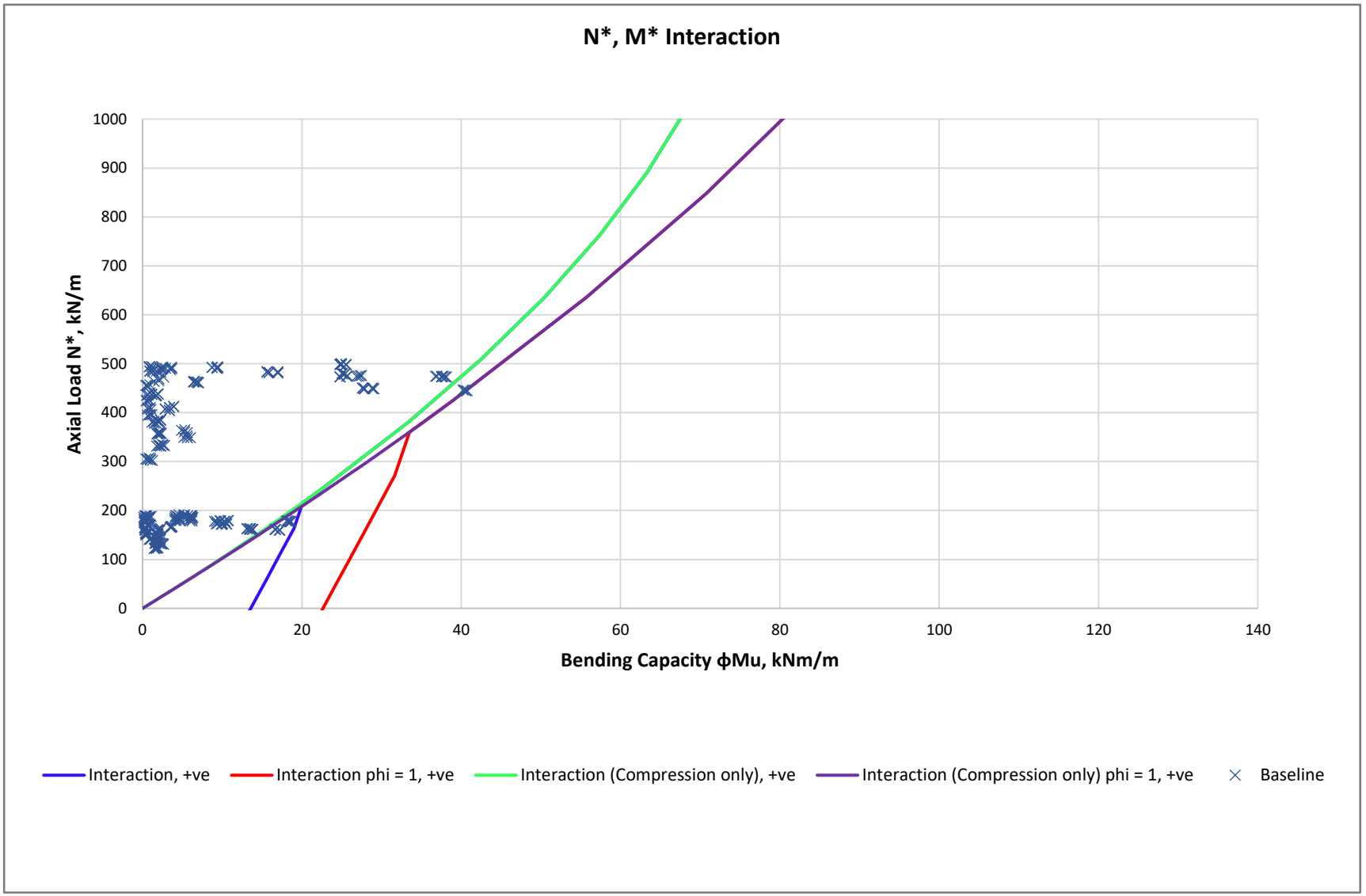
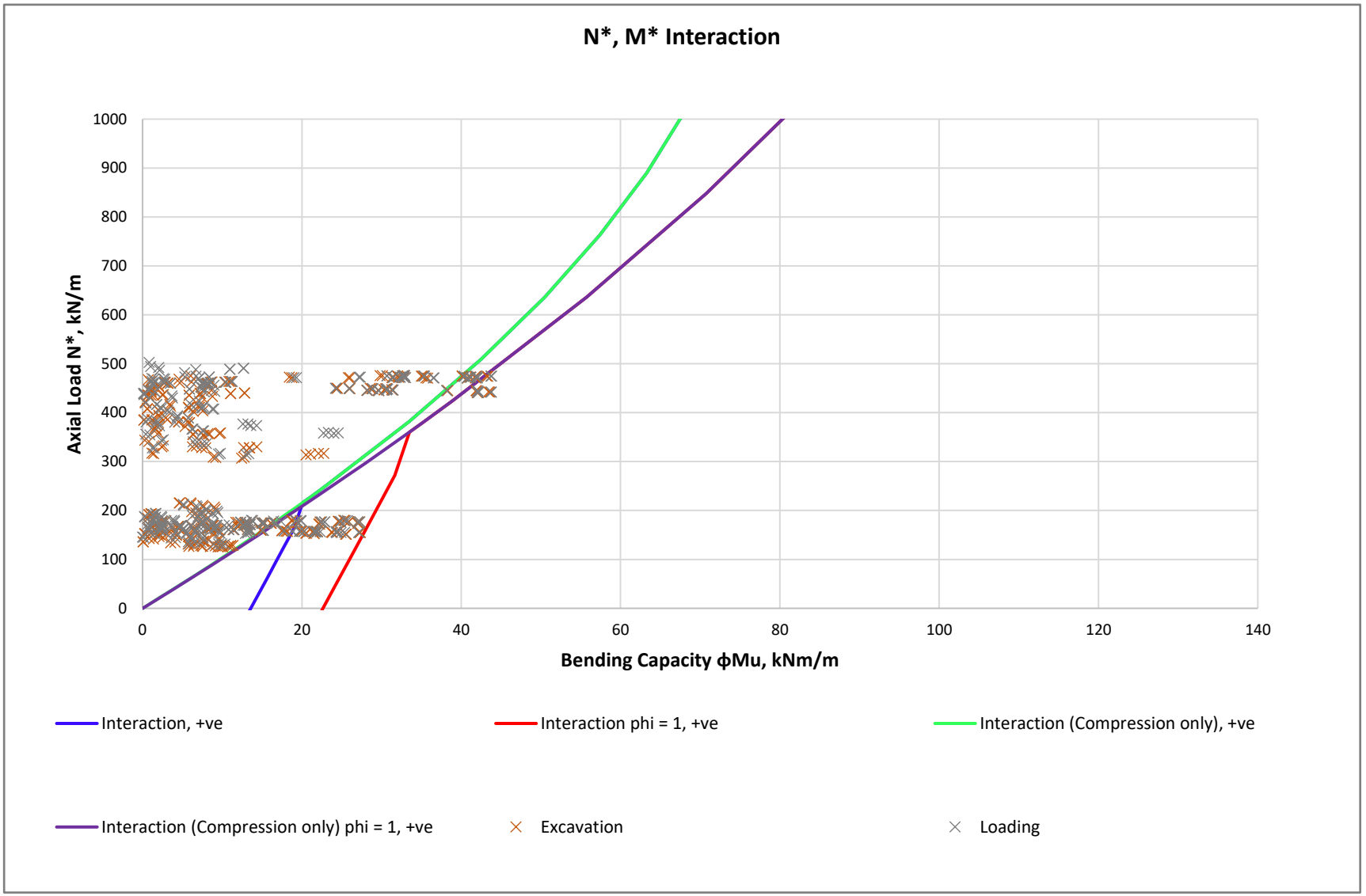


Notes:

1 Axial-flexural strength to AS5100.5 Section 10.6

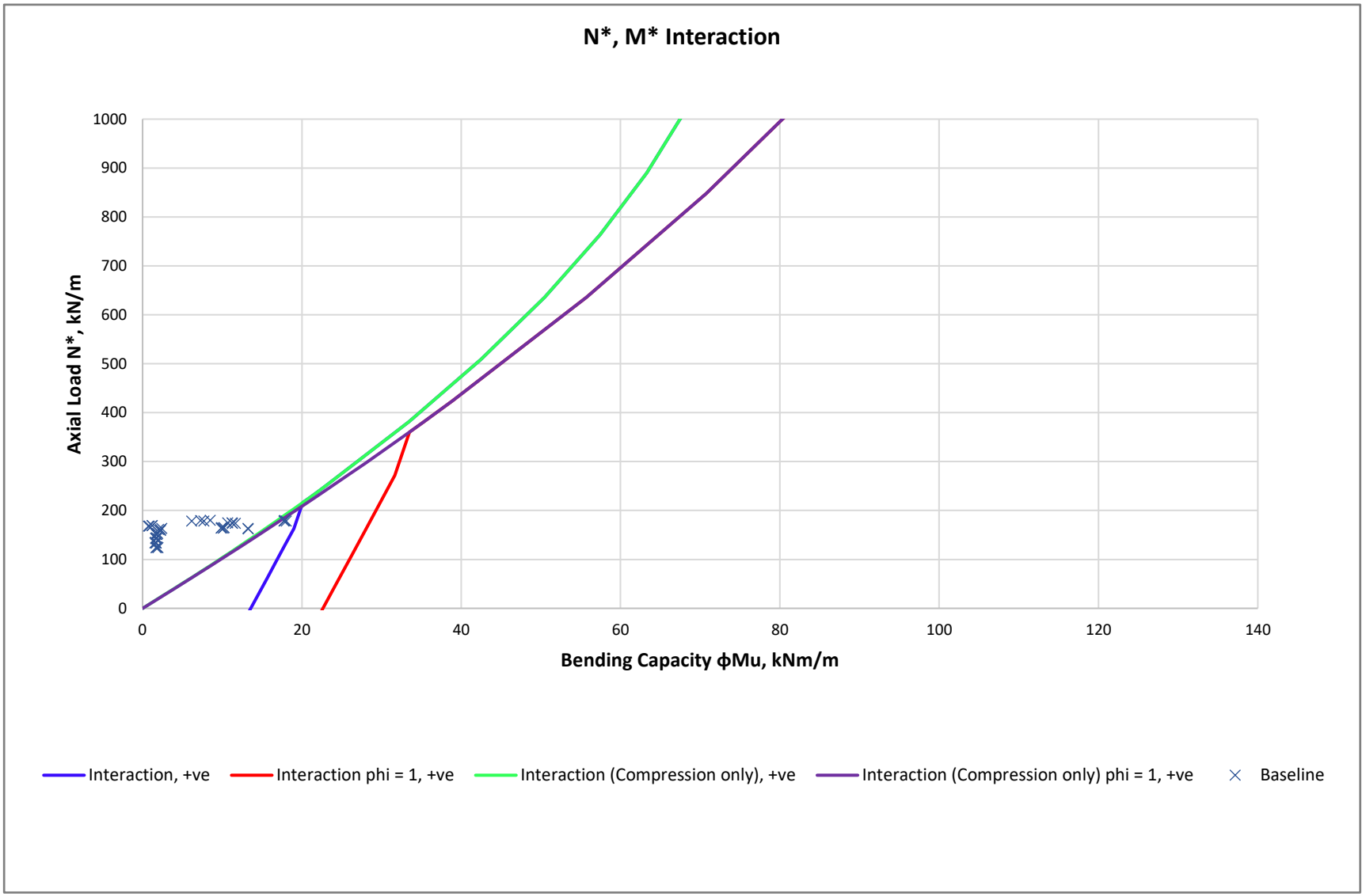
Cottonwood Dr	
Sydney Metro Impact Assessment	
Liner	
Axial-Flexural Strength	
Baseline	
231396	Figure H1



Notes:

1 Axial-flexural strength to AS5100.5 Section 10.6

Cottonwood Dr	
Sydney Metro Impact Assessment	
Liner	
Axial-Flexural Strength	
With Development Impacts	
231396	Figure H2

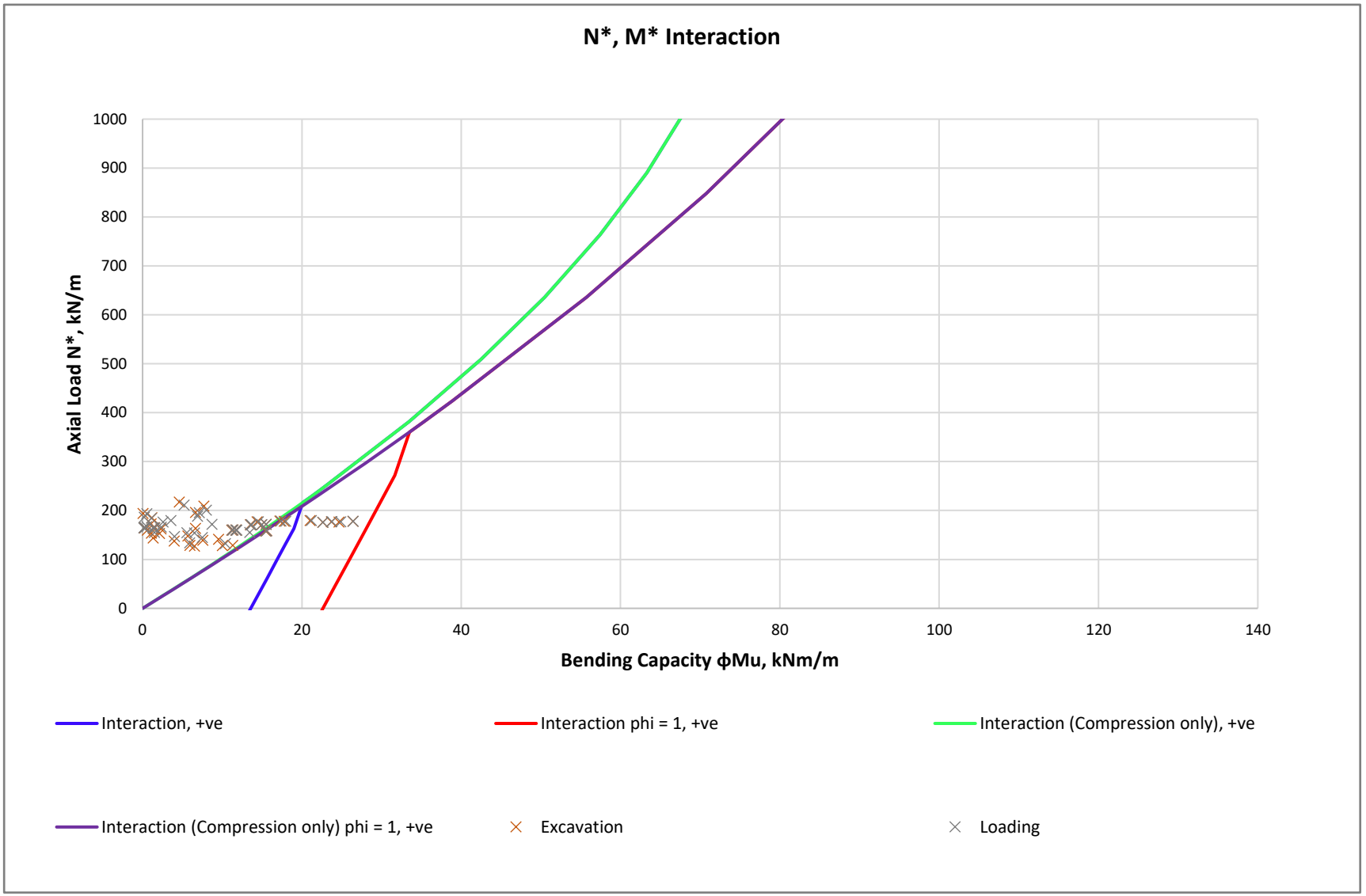


Notes:

1 Axial-flexural strength to AS5100.5 Section 10.6

2 With 3 compression-only hinges

Cottonwood Dr	
Sydney Metro Impact Assessment	
Liner	
Axial-Flexural Strength	
Baseline	
231396	Figure H3

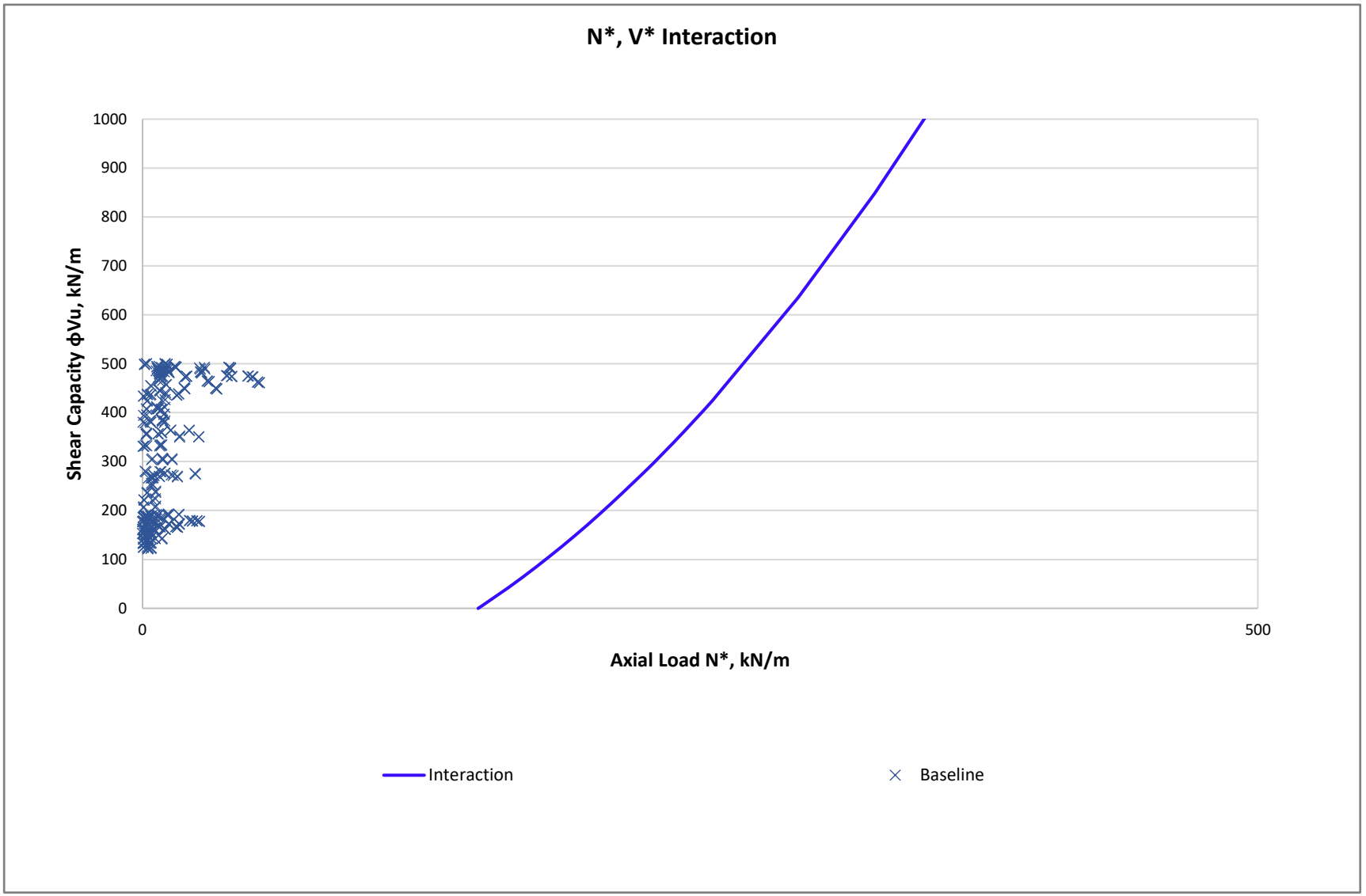


Notes:

1 Axial-flexural strength to AS5100.5 Section 10.6

2 With 3 compression-only hinges

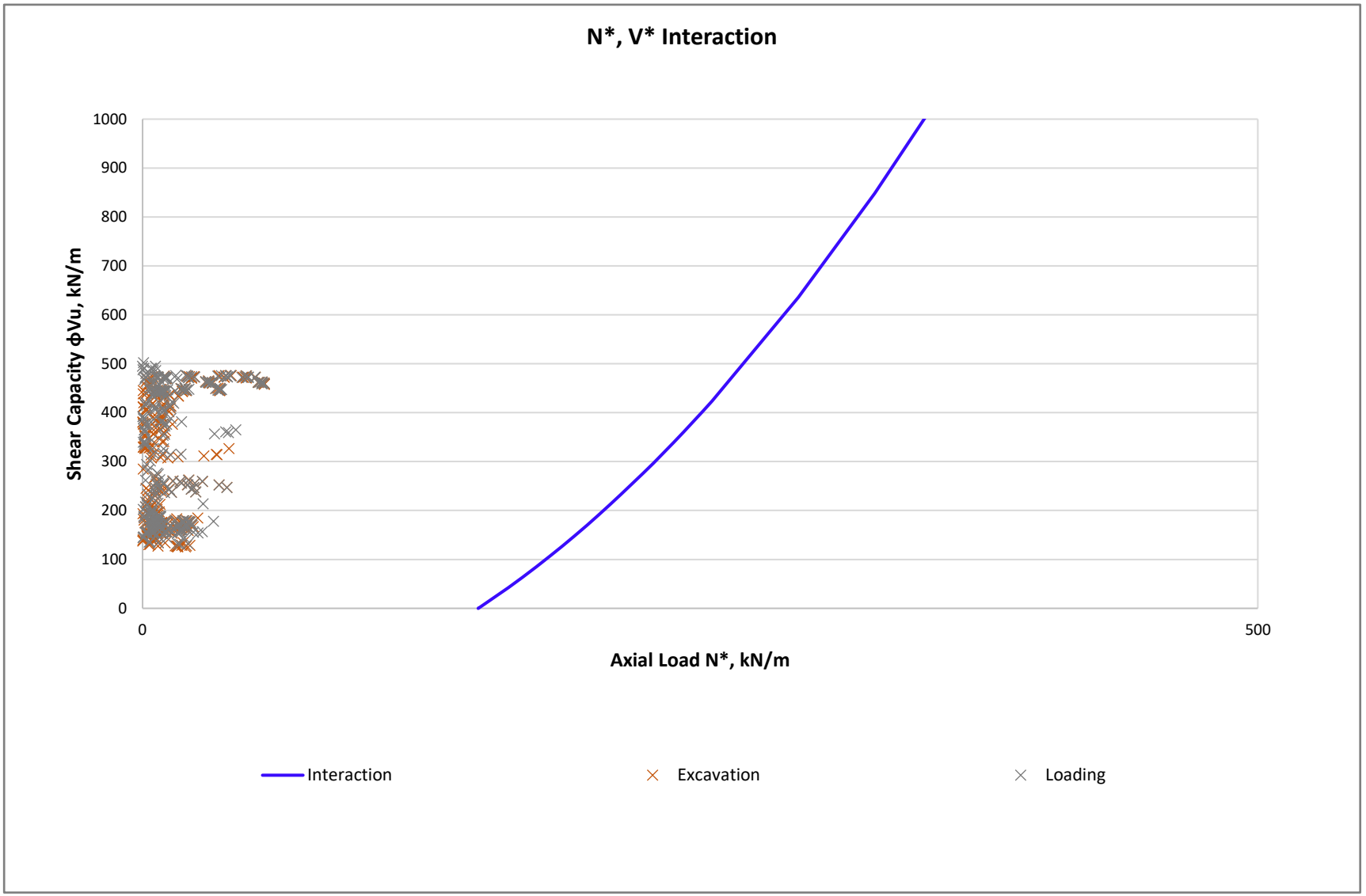
Cottonwood Dr	
Sydney Metro Impact Assessment	
Liner	
Axial-Flexural Strength	
With Development Impacts	
231396	Figure H4



Notes:

1 Shear strength as per EN1992-1-1 Section 12.3 (plain concrete)

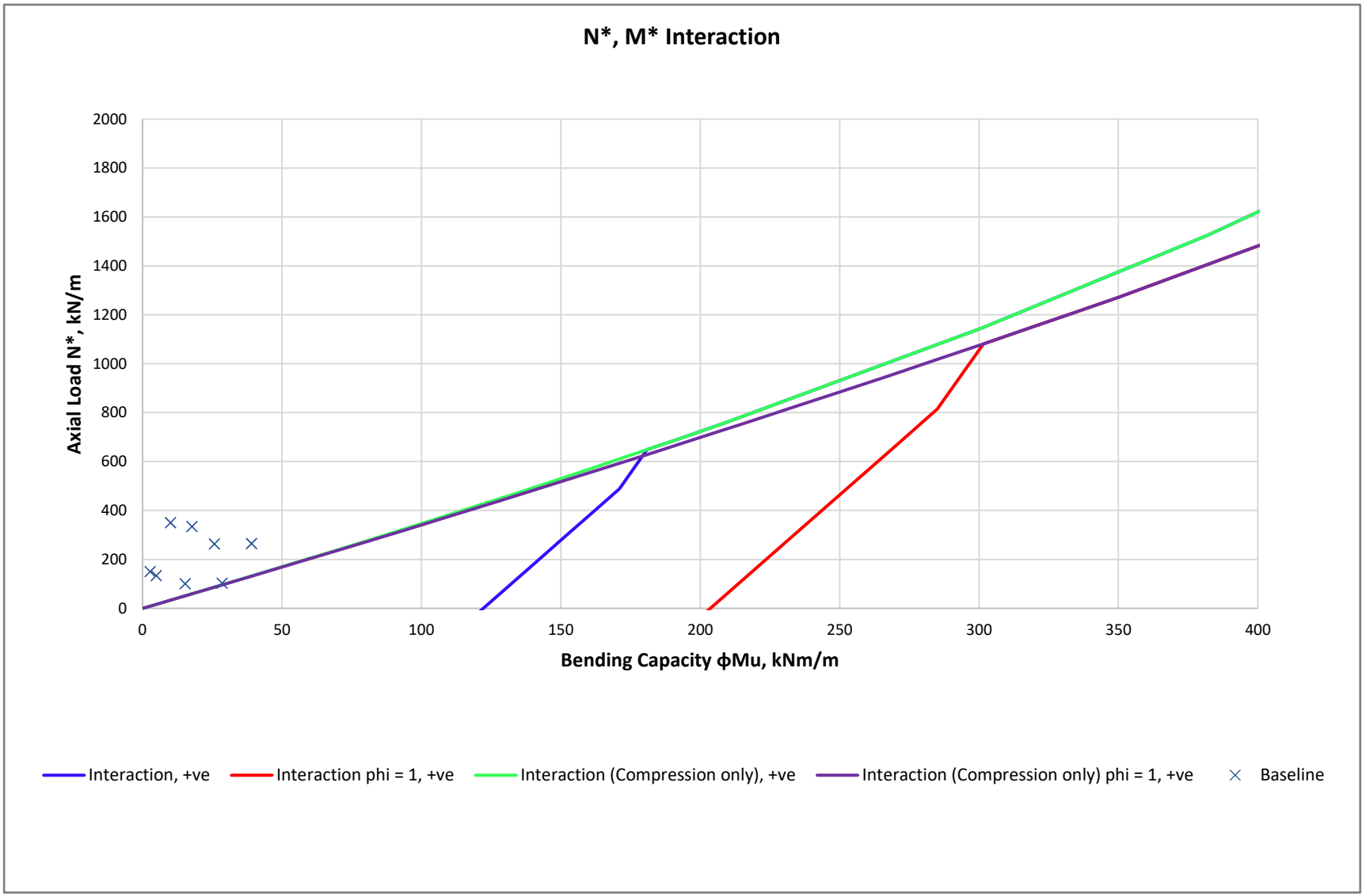
Cottonwood Dr	
Sydney Metro Impact Assessment	
Liner	
Shear Strength	
Baseline	
231396	Figure H5



Notes:

1 Shear strength as per EN1992-1-1 Section 12.3 (plain concrete)

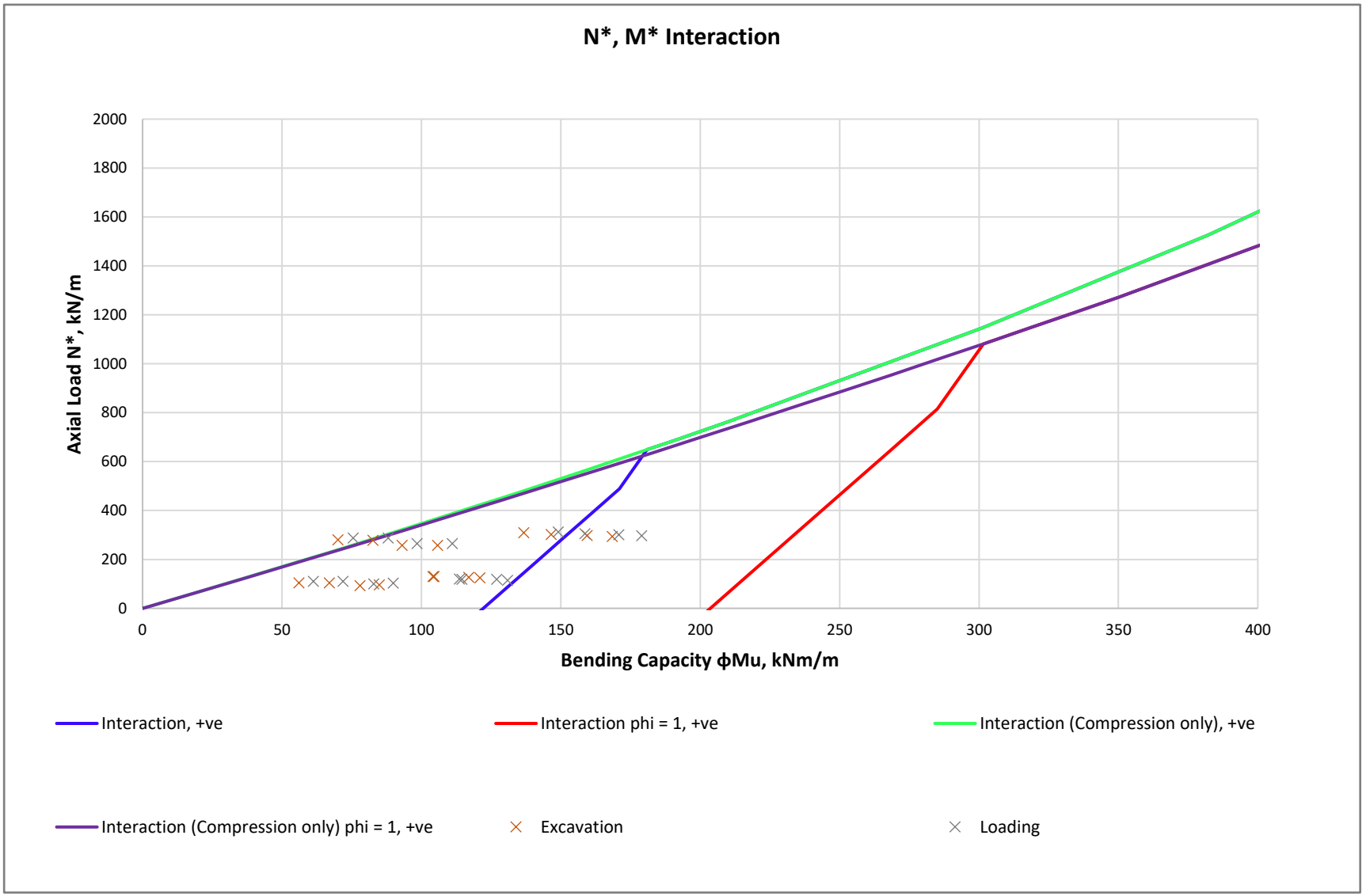
Cottonwood Dr	
Sydney Metro Impact Assessment	
Liner	
Shear Strength	
With Development Impacts	
231396	Figure H6



Notes:

1 Axial-flexural strength to AS5100.5 Section 10.6

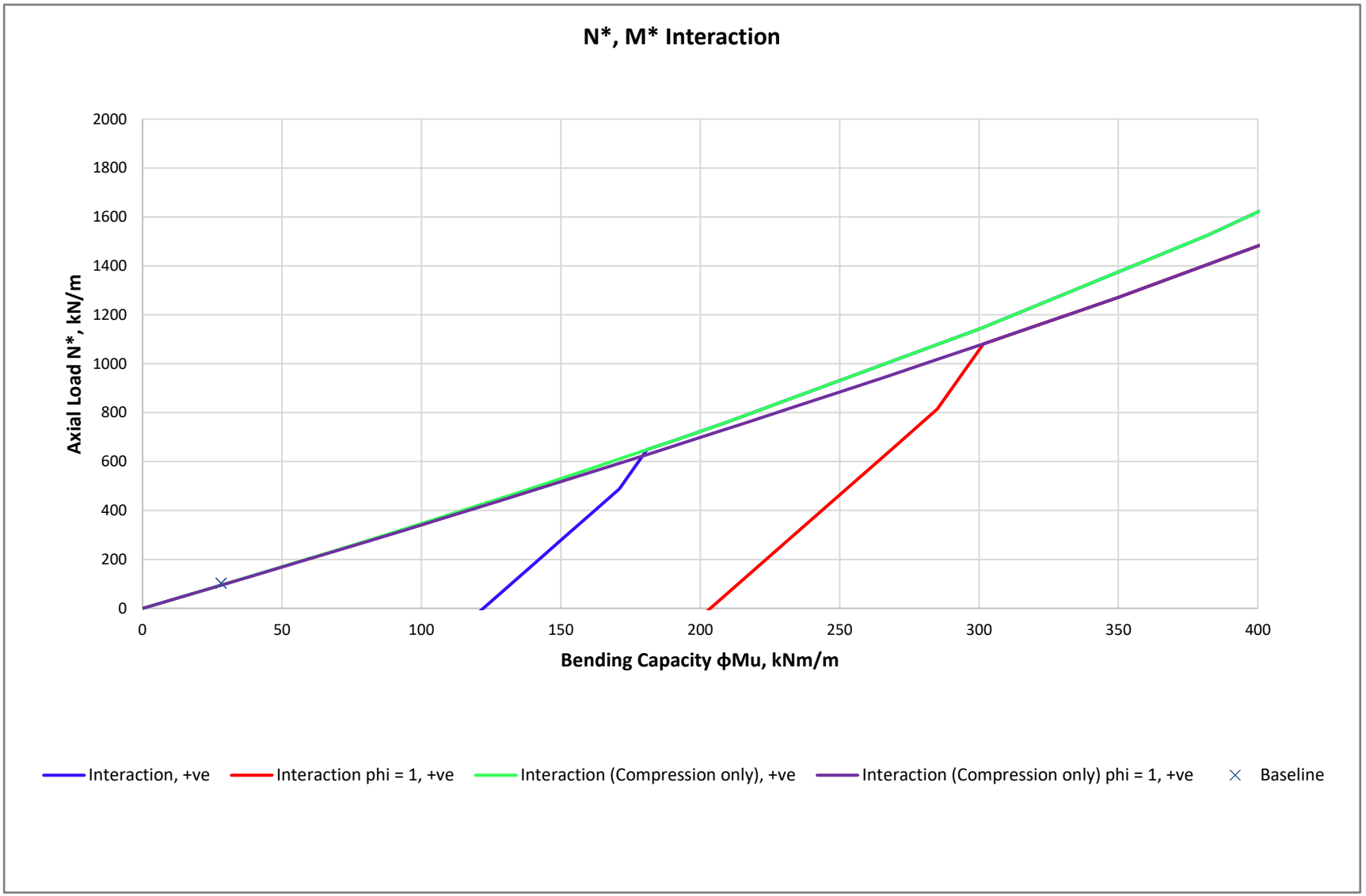
Cottonwood Dr	
Sydney Metro Impact Assessment	
Invert	
Axial-Flexural Strength	
Baseline	
231396	Figure H7



Notes:

1 Axial-flexural strength to AS5100.5 Section 10.6

Cottonwood Dr	
Sydney Metro Impact Assessment	
Invert	
Axial-Flexural Strength	
With Development Impacts	
231396	Figure H8

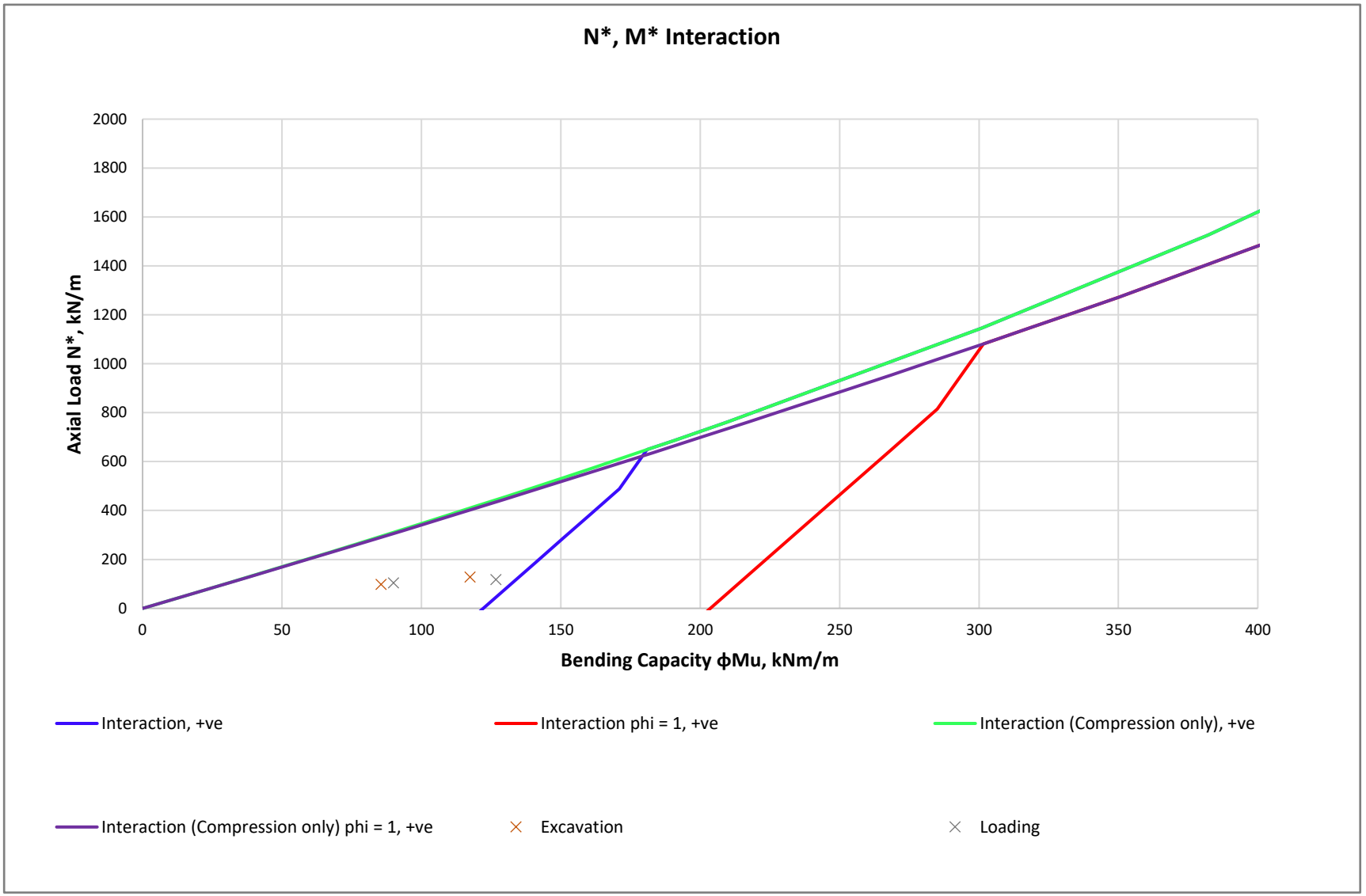


Notes:

1 Axial-flexural strength to AS5100.5 Section 10.6

2 With 3 compression-only hinges

Cottonwood Dr	
Sydney Metro Impact Assessment	
Invert	
Axial-Flexural Strength	
Baseline	
231396	Figure H9

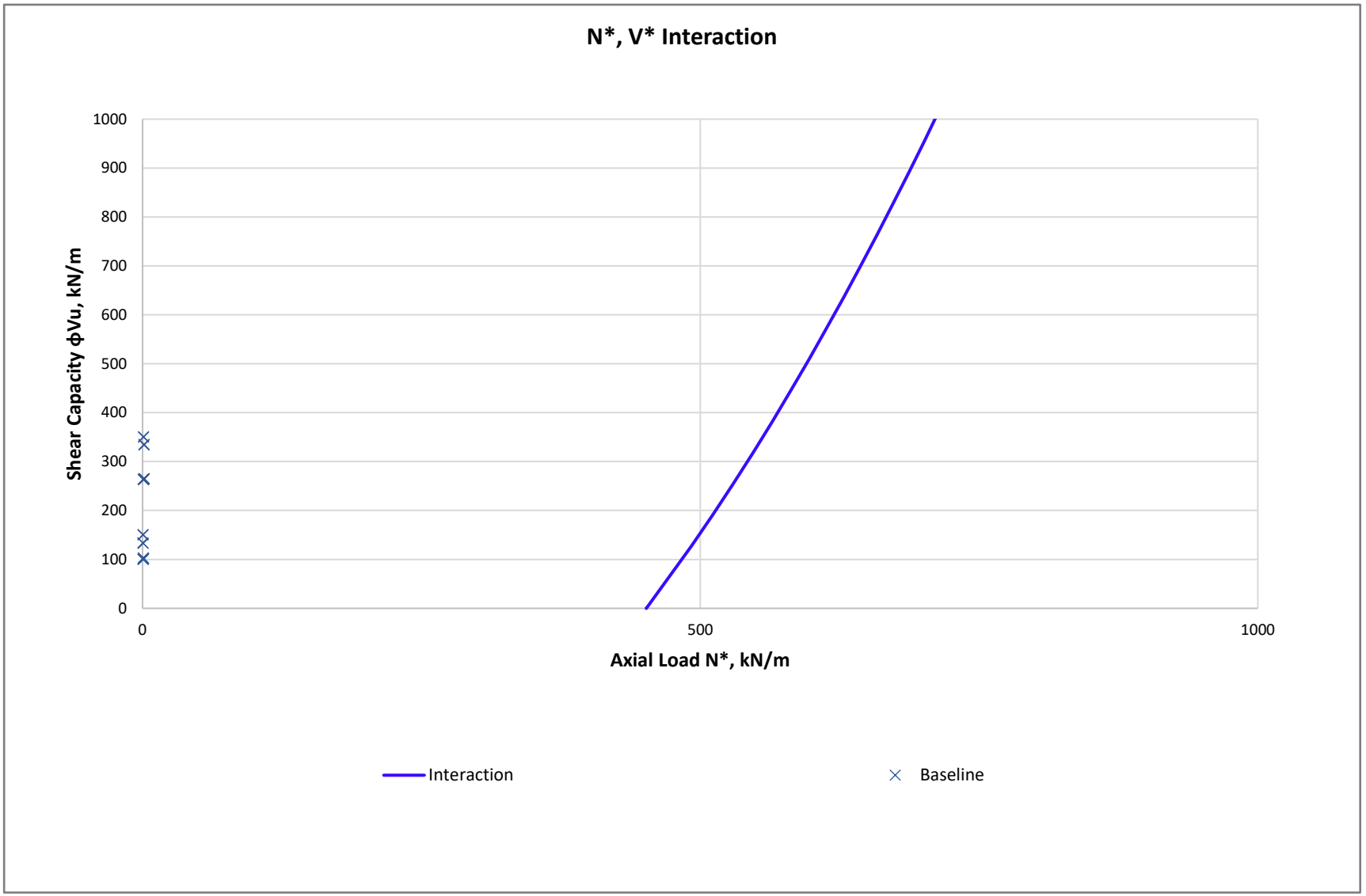


Notes:

1 Axial-flexural strength to AS5100.5 Section 10.6

2 With 3 compression-only hinges

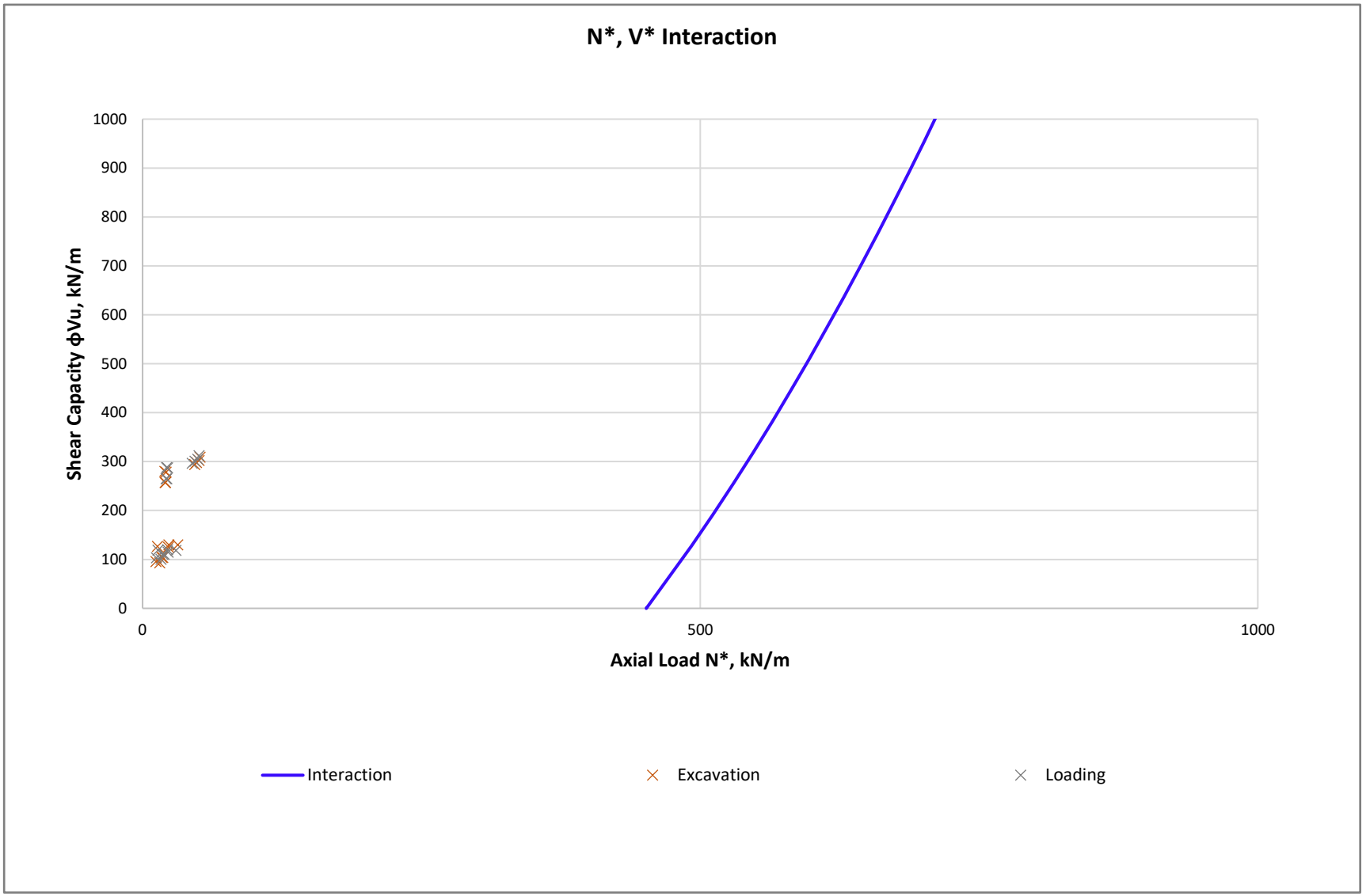
Cottonwood Dr	
Sydney Metro Impact Assessment	
Invert	
Axial-Flexural Strength	
With Development Impacts	
231396	Figure H10



Notes:

1 Shear strength as per EN1992-1-1 Section 12.3 (plain concrete)

Cottonwood Dr	
Sydney Metro Impact Assessment	
Invert	
Shear Strength	
Baseline	
231396	Figure H11



Notes:

1 Shear strength as per EN1992-1-1 Section 12.3 (plain concrete)

Cottonwood Dr	
Sydney Metro Impact Assessment	
Invert	
Shear Strength	
With Development Impacts	
231396	Figure H12

Appendix I Construction Joint Checks

This section summarises the design checks for the construction joints. The sections (6,26,32,52) refer to the numbering system for extracting analysis forces but apply to the 2 joints at the liner-invert interface for each tunnel.

Table 25 – Summary of construction joint checks

Sections	Cases	N* (kN)	ϕVu (kN)	V* (kN)	V*/ϕVu
Sec 6	SecForc-M9-ULS-Sw0_85-Ra0-Sh1_2-Cg50-Rw0-Gm1_5	157	47	27	0.57
Sec 26	SecForc-M9-ULS-Sw0_85-Ra0-Sh1_2-Cg50-Rw0-Gm1_5	179	54	32	0.60
Sec 32	SecForc-M9-ULS-Sw0_85-Ra0-Sh1_2-Cg50-Rw0-Gm1_5	131	39	20	0.52
Sec 52	SecForc-M9-ULS-Sw0_85-Ra0-Sh1_2-Cg50-Rw0-Gm1_5	145	44	19	0.44
Sec 6	SecForc-M10-ULS-Sw1_2-Ra0-Sh1_2-Cg100-Rw49_5-Gm1_5	359	108	42	0.39
Sec 26	SecForc-M10-ULS-Sw1_2-Ra0-Sh1_2-Cg100-Rw49_5-Gm1_5	381	114	20	0.17
Sec 32	SecForc-M10-ULS-Sw1_2-Ra0-Sh1_2-Cg100-Rw49_5-Gm1_5	316	95	14	0.14
Sec 52	SecForc-M10-ULS-Sw1_2-Ra0-Sh1_2-Cg100-Rw49_5-Gm1_5	328	98	12	0.12
Sec 6	SecForc-M11-ULS-Sw0_85-Ra0-Sh0-Cg50-Rw0-Gm1_5	154	46	25	0.55
Sec 26	SecForc-M11-ULS-Sw0_85-Ra0-Sh0-Cg50-Rw0-Gm1_5	172	52	23	0.43
Sec 32	SecForc-M11-ULS-Sw0_85-Ra0-Sh0-Cg50-Rw0-Gm1_5	132	40	17	0.44
Sec 52	SecForc-M11-ULS-Sw0_85-Ra0-Sh0-Cg50-Rw0-Gm1_5	145	44	9	0.20
Sec 6	SecForc-M12-ULS-Sw1_2-Ra0-Sh0-Cg100-Rw49_5-Gm1_5	360	108	39	0.36
Sec 26	SecForc-M12-ULS-Sw1_2-Ra0-Sh0-Cg100-Rw49_5-Gm1_5	380	114	12	0.11
Sec 32	SecForc-M12-ULS-Sw1_2-Ra0-Sh0-Cg100-Rw49_5-Gm1_5	317	95	4	0.04
Sec 52	SecForc-M12-ULS-Sw1_2-Ra0-Sh0-Cg100-Rw49_5-Gm1_5	343	103	4	0.03
Sec 6	SecForc-M13-ULS-Sw0_85-Ra56-Sh1_2-Cg50-Rw0-Gm1_5	156	47	24	0.52
Sec 26	SecForc-M13-ULS-Sw0_85-Ra56-Sh1_2-Cg50-Rw0-Gm1_5	178	53	22	0.42
Sec 32	SecForc-M13-ULS-Sw0_85-Ra56-Sh1_2-Cg50-Rw0-Gm1_5	132	40	17	0.43
Sec 52	SecForc-M13-ULS-Sw0_85-Ra56-Sh1_2-Cg50-Rw0-Gm1_5	144	43	12	0.28
Sec 6	SecForc-M14-ULS-Sw1_2-Ra56-Sh1_2-Cg100-Rw49_5-Gm1_5	358	107	38	0.36
Sec 26	SecForc-M14-ULS-Sw1_2-Ra56-Sh1_2-Cg100-Rw49_5-Gm1_5	387	116	15	0.13
Sec 32	SecForc-M14-ULS-Sw1_2-Ra56-Sh1_2-Cg100-Rw49_5-Gm1_5	315	94	8	0.09
Sec 52	SecForc-M14-ULS-Sw1_2-Ra56-Sh1_2-Cg100-Rw49_5-Gm1_5	328	98	7	0.07
Sec 6	SecForc-M15-ULS-Sw0_85-Ra56-Sh0-Cg50-Rw0-Gm1_5	153	46	23	0.49
Sec 26	SecForc-M15-ULS-Sw0_85-Ra56-Sh0-Cg50-Rw0-Gm1_5	172	52	13	0.25
Sec 32	SecForc-M15-ULS-Sw0_85-Ra56-Sh0-Cg50-Rw0-Gm1_5	131	39	13	0.33
Sec 52	SecForc-M15-ULS-Sw0_85-Ra56-Sh0-Cg50-Rw0-Gm1_5	146	44	5	0.11
Sec 6	SecForc-M16-ULS-Sw1_2-Ra56-Sh0-Cg100-Rw49_5-Gm1_5	358	108	33	0.31
Sec 26	SecForc-M16-ULS-Sw1_2-Ra56-Sh0-Cg100-Rw49_5-Gm1_5	389	117	7	0.06
Sec 32	SecForc-M16-ULS-Sw1_2-Ra56-Sh0-Cg100-Rw49_5-Gm1_5	315	95	0	0.00
Sec 52	SecForc-M16-ULS-Sw1_2-Ra56-Sh0-Cg100-Rw49_5-Gm1_5	344	103	1	0.01

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Appendix J Collapse Analysis Compression Stresses

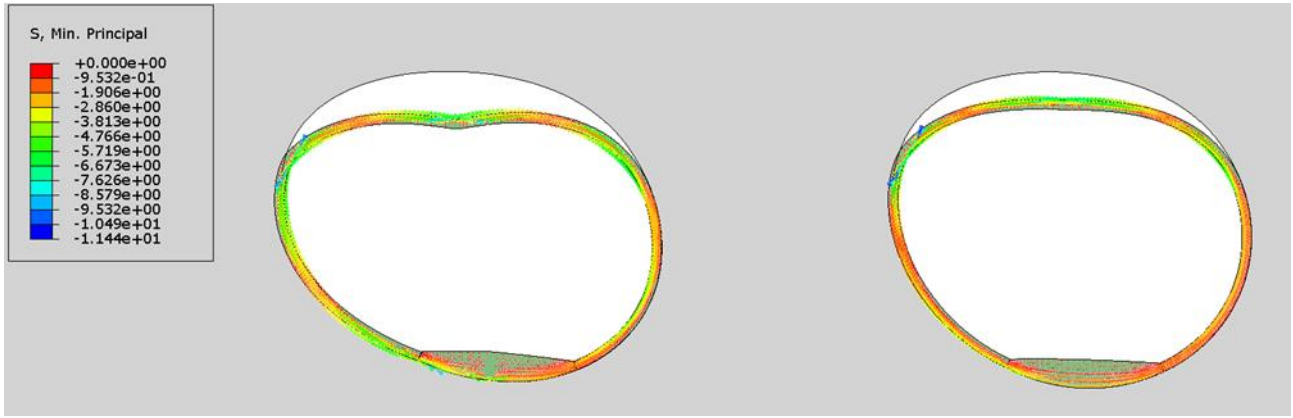

Figure 56 – Collapse analysis run by Abaqus for critical load combination case M15

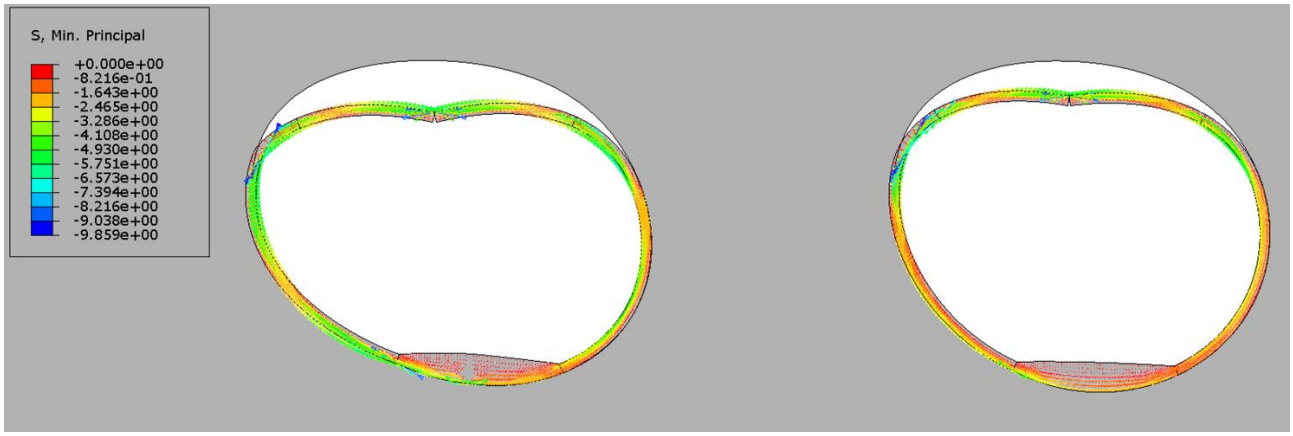

Figure 57 – Collapse analysis run by Abaqus for critical load combination case M15A

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Appendix K Structural Risk and Solutions Register

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Structural Civil Traffic Façade

Structural Risks and Solutions Register

03/02/2026 231396 SAAA

Billbergia Group
101/25 Angas St, Meadowbank NSW 2114

Attention: Royce Lucero

Dear Royce,

As part of Safe Work Australia's 'Safe Design of Structures Code of Practice' (October 2018) which endeavours to foster safer work places, we have recently undertaken a Safety in Design review of our design on the Project Name project.

Our review is limited to our scope on the project, namely the Structural Design of the works described in our agreement.

Attached is a summary of the findings of our review which identifies potential hazards and risks with the project and provides a method to address those hazards and risks relating to the design.

It is a requirement of the Code of Practice for this information to be provided to the Principal Contractor for his review and incorporation into the project's safety report.

Any items designed by a Contractor for the Principal Contractor should be assessed for Safety in Design by the Contractor.

For our scope of work shown on the TTW project documentation, we confirm that all hazards/risks have been identified, reviewed and managed, as listed in the following risk register, So Far As Is Reasonably Practicable (SFAIRP).

For and on behalf of,
TTW (NSW) PTY LTD

Indentification	Initial Risk Rating	Risk Mitigation	Residual Risk Rating	Responsibility
Demolition				
Hazard: Premature collapse of the structure during demolition Causes: Lack of support @ risk: Workers	High 4 likelihood 5 consequence	• Identify critical load bearing elements ie walls / columns prior to demolition • Provide appropriate demolition sequence • Provide temporary propping and bracing prior demolition • Demolition drawings prepared showing extent of works	Medium 1 likelihood 4 consequence	Demolition Engineer
Hazard: Demolish section of structure that is not to be demolished Causes: Not understanding the scope of works @ risk: Workers	Significant 2 likelihood 4 consequence	• Meeting with demolition contractor • Builder to mark on site the area to be demolished • Engineer to inspect prior demolition	Low 1 likelihood 2 consequence	To be discussed with Builder / Contractor
Hazard: Overloading existing slab Causes: Heavy construction loads @ risk: Workers	High 4 likelihood 4 consequence	• Demolisher to provide work method statement • Provide floor loading diagram • Check capacity of existing structures • Limit size/speed of construction equipment • Provide temporary propping if required	Medium 1 likelihood 3 consequence	To be discussed with Builder / Contractor

Indentification	Initial Risk Rating	Risk Mitigation	Residual Risk Rating	Responsibility
Shoring / Excavation				
Hazard: Shoring / excavation collapse Causes: • Inadequate support • Not constructed in accordance with documentation @ risk: Workers	High 4 likelihood 5 consequence	• Provide appropriate type of shoring and temporary ground anchor • Provide recommended construction sequence and specification	Medium 1 likelihood 3 consequence	Shoring / piling engineer in coordination with builder / contractor
Hazard: Presence of existing services Causes: Shoring or anchors clash with underground services @ risk: Workers	Significant 4 likelihood 3 consequence	• Request site investigation to determine all underground services • Request and review all available information • Position shoring and temporary ground anchor to avoid services • Relocate services prior to shoring works	Medium 2 likelihood 3 consequence	To be resolved with Builder / Contractor, Project Manager and Architect
Hazard: Undermine and destabilise any adjacent structures Causes: • Lack of support • Ground movement @ risk: Workers and Public	High 4 likelihood 4 consequence	• Structural inspection, site investigation, obtain and review existing drawings • Provide temporary shoring / underpinning sequence • Detail new slab / footings so that excavation is not below base of adjoining foundations	Low 1 likelihood 2 consequence	Structural Engineer + shoring / piling engineer
Hazard: Risk of falling/tripping into open excavation Causes: @ risk: Workers	Significant 2 likelihood 5 consequence	• Ensure the contractor is aware of this risk and precautions are included in the work method statement to prevent this to happen.	Significant 1 likelihood 5 consequence	Contractor
Hazard: Injury due to noise, vibration, dust & from falling debris including Causes: • Inadequate technique • Safety equipment not used @ risk: Workers	Medium 2 likelihood 2 consequence	• Ensure all safety equipment used. • Review method statement prior to works • Supervision by qualified staff	Medium 2 likelihood 2 consequence	Builder

Indentification	Initial Risk Rating	Risk Mitigation	Residual Risk Rating	Responsibility
Foundations				
Hazard: Poor quality of rock Causes: • Latent site conditions • Insufficient geotechnical advice @ risk: Client	Significant 3 likelihood 3 consequence	• To be advised following geotechnical advice • Insure there are sufficient boreholes for the site	Low 2 likelihood 1 consequence	Geotechnical Engineer
Hazard: Building loads increased Causes: Change in design and floor layout @ risk: Client	Medium 2 likelihood 2 consequence	• Confirm design loads early	Low 1 likelihood 1 consequence	Client / Structural Engineer

Indentification	Initial Risk Rating	Risk Mitigation	Residual Risk Rating	Responsibility
Concrete works				
Hazard: Temporary construction penetrations Causes: Lack of support around the temporary penetrations @ risk: Workers	Significant 4 likelihood 3 consequence	• Design floor for both temporary case with penetration and final case with infill slab	Low 1 likelihood 1 consequence	Builder / Contractor to confirm temporary penetrations so floor designer can incorporate in to design
Hazard: Early stripping formwork that results in structural failure Causes: Lack of concrete strength @ risk: Workers	Significant 3 likelihood 4 consequence	• Concrete test required • All PT to be fully stressed and approved prior to formwork stripping • Follow concrete specification and relevant codes	Medium 1 likelihood 3 consequence	Builder / Contractor
Hazard: Structural failure of cantilevered sections of slab Causes: Lack of temporary support @ risk: Workers	Significant 3 likelihood 4 consequence	• Propping requirements to engineer's details	Medium 1 likelihood 3 consequence	Builder / Contractor
Hazard: Structural failure at column transfers Causes: Lack of temporary support @ risk: Workers	High 4 likelihood 4 consequence	• Propping needs to stay to engineer's instruction	Medium 1 likelihood 3 consequence	Builder / Contractor
Hazard: Fall into deep beam Causes: Lack of safe walking platform @ risk: Workers	Significant 4 likelihood 3 consequence	• Provide protection mesh over beam deeper than 350mm	Low 1 likelihood 2 consequence	Structural Engineer
Hazard: Prefabricated structural elements Causes: Fall during erection @ risk: Workers	High 4 likelihood 4 consequence	• Design prefabricated structural elements so they can be erected from above • Limit size of prefabricated elements	Medium 1 likelihood 3 consequence	Structural Engineer

Indentification	Initial Risk Rating	Risk Mitigation	Residual Risk Rating	Responsibility
Hazard: Injury from reinforcement bars Causes: Cuts/abrasions/impaling @ risk: Contractors, Operatives, Workers and Public	Significant 3 likelihood 3 consequence	• Length of reinforcement to be kept as short as possible. Minimise projections • Provide bar end caps • Provide fence protection to temporary pour strips	Low 1 likelihood 1 consequence	Contractor to provide safety ends to projecting bars.

Structural Steel

Hazard: Fall at height during erection of steelwork Causes: • Lack of safe working platform • Complicated connections requiring large amounts of work at height @ risk: Workers	High 4 likelihood 4 consequence	• Maximise prefabrication • Simple connections • Limit site welds • Provide scaffolding • Use fall arrest systems	Low 1 likelihood 2 consequence	Structural Engineer / Builder
Hazard: Collapse of steelwork during erection Causes: Insufficient bracing and or propping @ risk: Workers	High 4 likelihood 4 consequence	• Provide temporary bracing until permanent component installed	Low 1 likelihood 2 consequence	Builder / Contractor

Facade

Hazard: Fall at height during building maintenance Causes: • Access for maintenance not considered during design • No fall arrest system provided @ risk: End Users	High 4 likelihood 4 consequence	• Structure to be designed for fall arrest loads • In designing facade consideration given to how facade will be maintained	Medium 1 likelihood 3 consequence	Architect, Structural Engineer and Facade Engineer

Indentification	Initial Risk Rating	Risk Mitigation	Residual Risk Rating	Responsibility
Structural Adequacy				
Hazard: Integrity of the structure in strength and stability Causes: Insufficient design @ risk: Workers and Public	Significant 2 likelihood 4 consequence	• Follow design brief • Work to be carried out in accordance with TTW design procedure and QA system	Medium 1 likelihood 3 consequence	Structural Engineer
Hazard: Overloading structure during construction Causes: Construction loads exceed design loads @ risk: Workers	High 4 likelihood 4 consequence	• Provide temporary bracing/propping if required • Construction loads to be checked by engineer • Loading information for all hoist, cranes, forklifts etc to be submitted to design engineer for checking prior to use	Medium 1 likelihood 3 consequence	Builder / Contractor
General Siteworks				
Hazard: Disruption to the adjoining owners or users during construction Causes: Poor planning and lack of communication with all stakeholders @ risk: Public and Client	Significant 4 likelihood 2 consequence	• Keep all stakeholders informed • Provide staging and sequence documentation as required	Low 1 likelihood 1 consequence	Builder / Contractor
Hazard: Construction not in accordance with design documentation Causes: Misinterpreted drawings @ risk: Client and Workers	Significant 4 likelihood 2 consequence	• Regular site inspections • Clear and coordinated design documentation • Adequate site supervision	Low 1 likelihood 1 consequence	Structural Engineer, PT Engineer and Builder / Contractor

Indentification	Initial Risk Rating	Risk Mitigation	Residual Risk Rating	Responsibility
Environmental Risks				
Hazard: Contribution to global warming Causes: Emission of GHG's throughout project lifecycle @ risk: Environment	High 5 likelihood 3 consequence	Carbon emissions reporting, tracking and reduction to be undertaken throughout design and incorporated in material specifications and construction methodologies.	Significant 4 likelihood 3 consequence	Structural Engineers, Design teams, Contractor/Builder
Hazard: Soil contamination, GHG emissions and leachate from use of landfills Causes: Site waste to landfill @ risk: Environment, Communities around landfills	Significant 4 likelihood 3 consequence	Utilise off site manufacture where possible, Implement material reuse or landfill diversion methodologies.	Medium 3 likelihood 2 consequence	Structural Engineer, Contractor/Builder
Hazard: Damaging ecosystems in the procurement of building materials Causes: Poor environmental protection measures within supply chain @ risk: Environment	Significant 4 likelihood 3 consequence	• Consideration to be made in material selection & specification. • Undertake risk analysis of supply chain	Medium 3 likelihood 2 consequence	Structural Engineer, Contractor/Builder
Hazard: Depletion of natural resources Causes: Use of new materials in construction @ risk: Environment	High 5 likelihood 3 consequence	Consider material reuse and reduction in design, construction methodlogies and specifications. Design for disassembly and end of life reuse.	Significant 4 likelihood 3 consequence	Structural Engineer, Architect, Contractor/Builder

Indentification	Initial Risk Rating	Risk Mitigation	Residual Risk Rating	Responsibility
Additional Risk and Solutions				
Sydney Metro Hazard: Impact to SM tunnel Causes: Excavation and building loads cause impacts to Sydney Metro tunnel @ risk: infrastructure	Significant 3 likelihood 4 consequence	* Impact assessment to be undertaken to demonstrate that there are not expected to be adverse impacts to these Sydney Metro assets with these changes * Dilapidation inspection of tunnels prior to works. Impact assessment to be updated if required. * Monitoring plan to be proposed and implemented during the works.	Medium 1 likelihood 3 consequence	Contractor
Sydney Metro Hazard: Impact to SM tunnel Causes: Disproportional collapse of development structures or parts of structures on to Sydney Metro tunnel tunnels in an extreme event @ risk: infrastructure	Significant 3 likelihood 4 consequence	* Structural design to be certified for compliance with NCC and relevant Australian standards * Construction works to be inspected against design intent	Medium 1 likelihood 3 consequence	Contractor

Prepared By:
TTW (NSW) PTY LTD

Michael KING

Authorised By:
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Legend:

Consequence / Likelihood	Insignificant = 1	Minor = 2	Moderate = 3	Major = 4	Catastrophic = 5
Almost Certain = 5	Significant	Significant	High	High	High
Likely = 4	Medium	Significant	Significant	High	High
Possible = 3	Medium	Medium	Significant	Significant	High
Unlikely = 2	Low	Medium	Medium	Significant	Significant
Rare = 1	Low	Low	Medium	Medium	Significant

Likelihood		Consequence	
Almost Certain	Is expected to occur in most circumstances	Catastrophic	Severe adverse impact - (Death)
Likely	Will probably occur in most circumstances	Major	Major adverse impact - (Extensive Injuries)
Possible	Might occur at some time	Moderate	Moderate adverse impact - (Medical treatment required)
Unlikely	Could occur at some time	Minor	Minor adverse impact - (First aid treatment)
Rare	May only occur in exceptional circumstances	Insignificant	Insignificant adverse impact - (No injuries)

	Risk Control Actions
High	The risk is unacceptable. Eliminate the design feature
Significant	High Priority for action
Medium	Responsibility to be allocated
Low	Manage by routine procedure and control