

Attachment B

Selected Drawings

ELIZABETH BAY INTERTENANCY FENCE

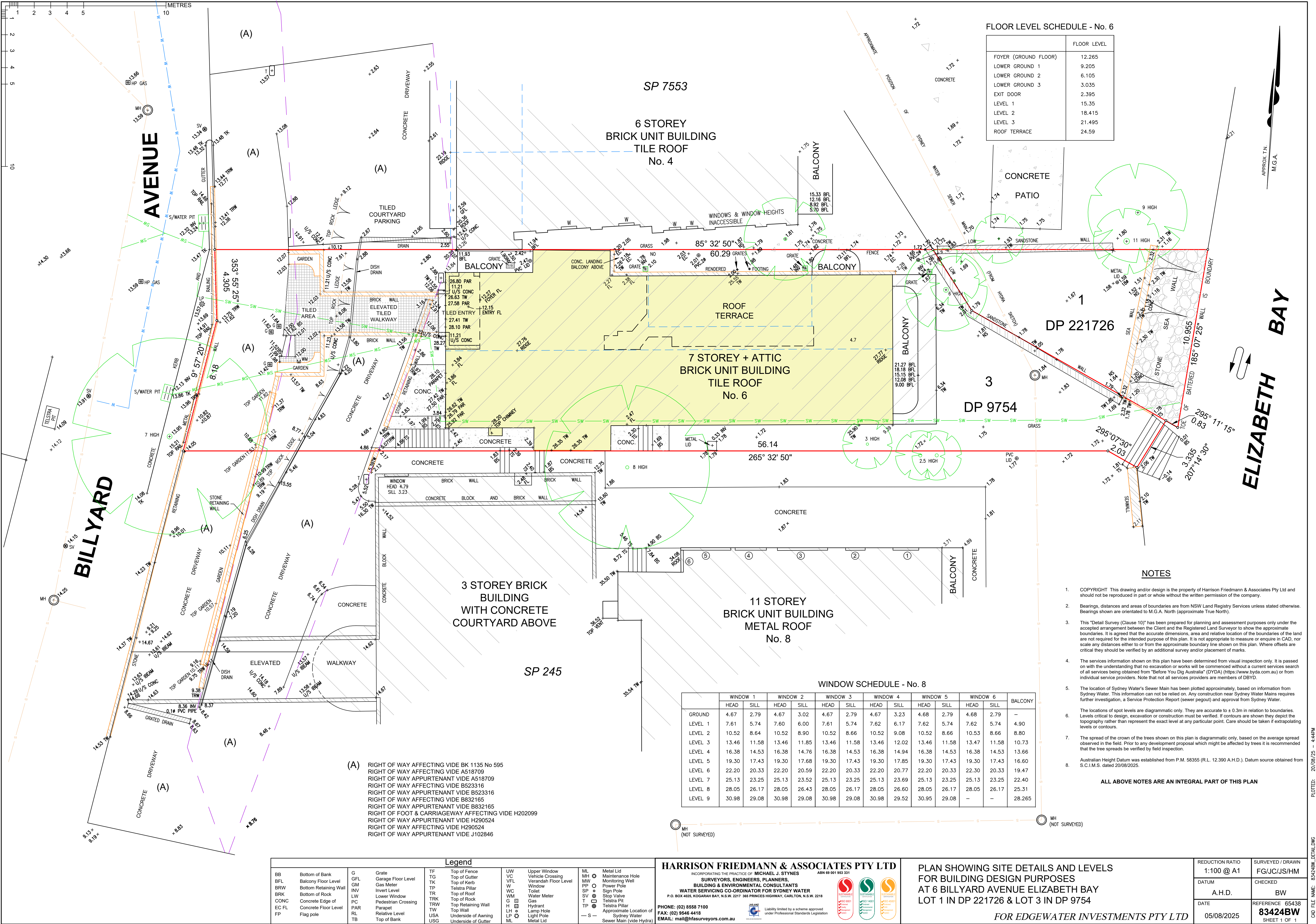
6 Billyard Avenue, Elizabeth Bay, NSW 2011

EDGEWATER INVESTMENTS PTY LTD

DRAWING LIST	
SHEET NO.	SHEET NAME
A000	COVERSHEET
A001	SURVEY PLAN
A101	PROPOSED FENCE FLOOR PLAN
A201	PROPOSED ELEVATION & 3Ds
A301	3D VIEWS



DISCIPLINE	CONSULTANTS	CONTACT	PH.	EMAIL.
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SURVEYOR	HARRISON FRIENDMANN & ASSOCIATES		02 8558 7100	mail@hfasurveyors.com.au



FLOOR LEVEL SCHEDULE - No. 6

	FLOOR LEVEL
FOYER (GROUND FLOOR)	12.265
LOWER GROUND 1	9.205
LOWER GROUND 2	6.105
LOWER GROUND 3	3.035
EXIT DOOR	2.395
LEVEL 1	15.35
LEVEL 2	18.415
LEVEL 3	21.495
ROOF TERRACE	24.59

WINDOW SCHEDULE - No. 8

	WINDOW 1		WINDOW 2		WINDOW 3		WINDOW 4		WINDOW 5		WINDOW 6		
	HEAD	SILL	HEAD	SILL	HEAD	SILL	HEAD	SILL	HEAD	SILL	HEAD	SILL	BALCONY
GROUND	4.67	2.79	4.67	3.02	4.67	2.79	4.67	3.23	4.68	2.79	4.68	2.79	-
LEVEL 1	7.61	5.74	7.60	6.00	7.61	5.74	7.62	6.17	7.62	5.74	7.62	5.74	4.90
LEVEL 2	10.52	8.64	10.52	8.90	10.52	8.66	10.52	9.08	10.52	8.66	10.53	8.66	8.80
LEVEL 3	13.46	11.58	13.46	11.85	13.46	11.58	13.46	12.02	13.46	11.58	13.47	11.58	10.73
LEVEL 4	16.38	14.53	16.38	14.76	16.38	14.53	16.38	14.94	16.38	14.53	16.38	14.53	13.66
LEVEL 5	19.30	17.43	19.30	17.68	19.30	17.43	19.30	17.85	19.30	17.43	19.30	17.43	16.60
LEVEL 6	22.20	20.33	22.20	20.59	22.20	20.33	22.20	20.77	22.20	20.33	22.20	20.33	19.47
LEVEL 7	25.13	23.25	25.13	23.52	25.13	23.25	25.13	23.69	25.13	23.25	25.13	23.25	22.40
LEVEL 8	28.05	26.17	28.05	26.43	28.05	26.17	28.05	26.60	28.05	26.17	28.05	26.17	25.31
LEVEL 9	30.98	29.08	30.98	29.08	30.98	29.08	30.98	29.52	30.95	29.08	-	-	28.265

(A) RIGHT OF WAY AFFECTING VIDE BK 1135 No 595
RIGHT OF WAY AFFECTING VIDE A518709
RIGHT OF WAY APPURTENANT VIDE A518709
RIGHT OF WAY AFFECTING VIDE B523316
RIGHT OF WAY APPURTENANT VIDE B523316
RIGHT OF WAY AFFECTING VIDE B832165
RIGHT OF WAY APPURTENANT VIDE B832165
RIGHT OF FOOT & CARRIAGEWAY AFFECTING VIDE H202099
RIGHT OF WAY APPURTENANT VIDE H290524
RIGHT OF WAY AFFECTING VIDE H290524
RIGHT OF WAY APPURTENANT VIDE J102846

Legend

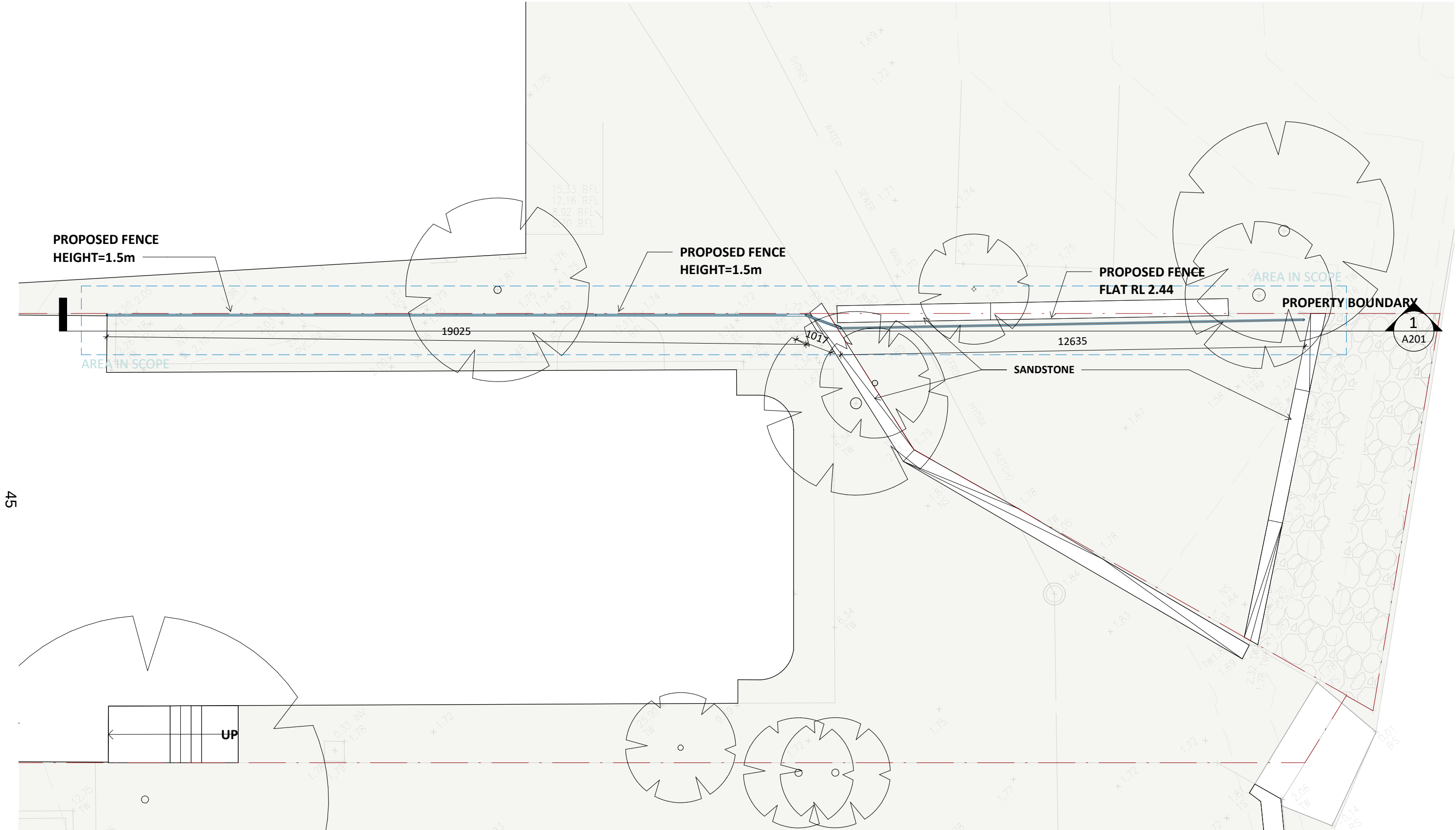
BB	Bottom of Bank	G	Grate	TF	Top of Fence	UW	Upper Window	ML	Metal Lid
BFL	Balcony Floor Level	GFL	Garage Floor Level	TG	Top of Gutter	VC	Vehicle Crossing	MH	Maintenance Hole
BRW	Bottom Retaining Wall	GM	Gas Meter	TK	Top of Kerb	VFL	Verandah Floor Level	MW	Monitoring Well
BRK	Bottom of Rock	INV	Invert Level	TP	Top of Road	W	Window	PP	Power Pole
CONC	Concrete Edge of	LW	Lower Window	TRK	Top of Roof	WC	Water Crossing	SP	Sign Pole
EC FL	Concrete Floor Level	PC	Concrete Crossing	TRW	Top of Retaining Wall	WM	Water Meter	SV	Stop Valve
FP	Flag pole	PAR	Parapet	TW	Top Wall	G	Gas	T	Telesat Pit
		RL	Relative Level	USA	Underside of Awning	H	Hydrant	TP	Telesat Pillar
		TB	Top of Bank	USG	Underside of Gutter	LP	Lamp Pole		Approximate Location of Sydney Water
						ML	Metal Lid		Sewer Main (vide Hydra)

HARRISON FRIEDMANN & ASSOCIATES PTY LTD
INCORPORATING THE PRACTICE OF MICHAEL J. STYNES
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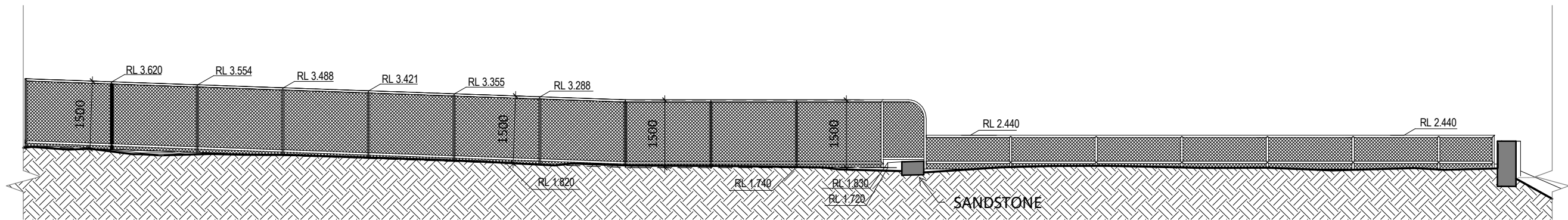
**PLAN SHOWING SITE DETAILS AND LEVELS
FOR BUILDING DESIGN PURPOSES
AT 6 BILLYARD AVENUE ELIZABETH BAY
LOT 1 IN DP 221726 & LOT 3 IN DP 9754**
FOR EDGEWATER INVESTMENTS PTY LTD

REDUCTION RATIO 1:100 @ A1	SURVEYED / DRAWN FG/JC/JS/HM
DATUM A.H.D.	CHECKED BW
DATE 05/08/2025	REFERENCE 65438 83424BW SHEET 1 OF 1

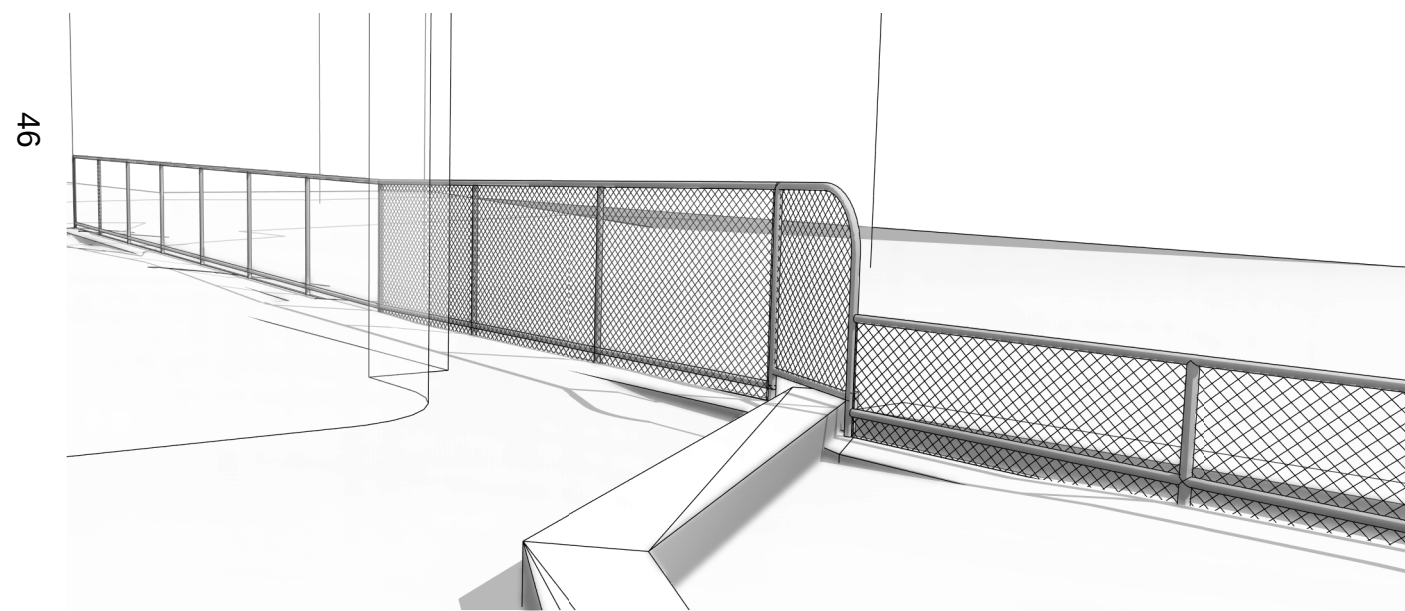
- NOTES
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 - Bearings, distances and areas of boundaries are from NSW Land Registry Services unless stated otherwise. Bearings shown are orientated to M.G.A. North (approximate True North).
 - This "Detail Survey (Clause 10)" has been prepared for planning and assessment purposes only under the accepted arrangement between the Client and the Registered Land Surveyor to show the approximate boundaries. It is agreed that the accurate dimensions, area and relative location of the boundaries of the land are not required for the intended purpose of this plan. It is not appropriate to measure or enquire in CAD, nor scale any distances either to or from the approximate boundary line shown on this plan. Where offsets are critical they should be verified by an additional survey and/or placement of marks.
 - The services information shown on this plan have been determined from visual inspection only. It is passed on with the understanding that no excavation or works will be commenced without a current services search of all services being obtained from "Before You Dig Australia" (DYDA) (<https://www.byda.com.au>) or from individual service providers. Note that not all services providers are members of DBYD.
 - The location of Sydney Water's Sewer Main has been plotted approximately, based on information from Sydney Water. This information can not be relied on. Any construction near Sydney Water Mains requires further investigation, a Service Protection Report (sewer pegout) and approval from Sydney Water.
 - The locations of spot levels are diagrammatic only. They are accurate to $\pm 0.3m$ in relation to boundaries. Levels critical to design, excavation or construction must be verified. If contours are shown they depict the topography rather than represent the exact level at any particular point. Care should be taken if extrapolating levels or contours.
 - The spread of the crown of the trees shown on this plan is diagrammatic only, based on the average spread observed in the field. Prior to any development proposal which might be affected by trees it is recommended that the tree spreads be verified by field inspection.
 - Australian Height Datum was established from P.M. 58355 (R.L. 12.390 A.H.D.). Datum source obtained from S.C.I.M.S. dated 20/08/2025.
- ALL ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN



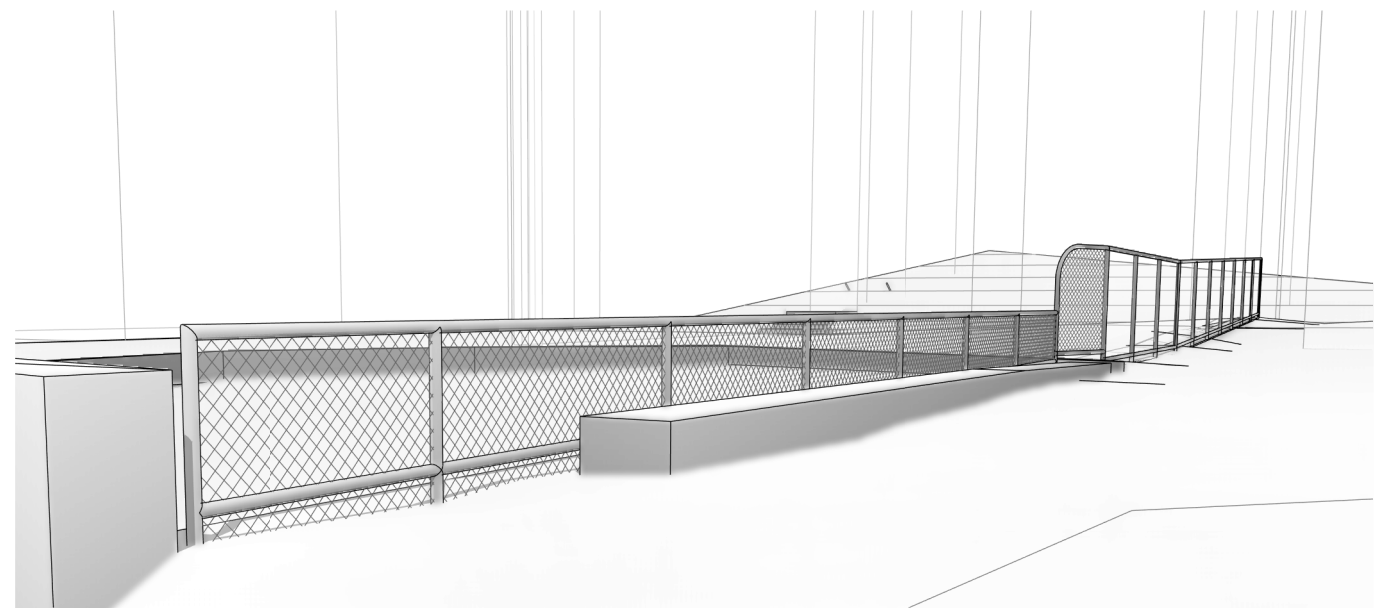
1 PROPOSED FENCE FLOOR PLAN
Scale 1:100



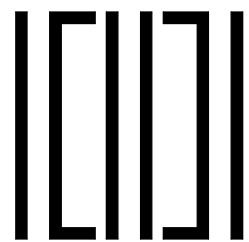
1 FENCE ELEVATION
A101 Scale 1 : 100



3 3D VIEW 01
Scale



4 3D VIEW 02
Scale



1001 DESIGNS
ARCHITECTURE & BUILDING CONSULTANTS

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No. A056 Project Name ELIZABETH BAY INTERTENANCY FENCE

Client Name EDGEWATER INVESTMENTS PTY LTD
Project Address 6 Billyard Avenue, Elizabeth Bay, NSW 2011

Scope of Work

Rev. Date Amendment

Sheet Notes:

Disclaimer: All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.
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Drawing Name:

PROPOSED ELEVATION & 3Ds

DA ISSUE

A201

Revision
Issue Date
Scale 1 : 100
Paper Size **A3**