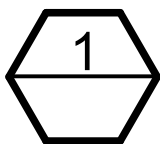


2114 - Ambridge Rose

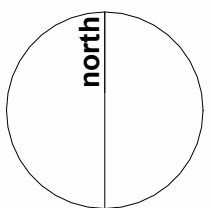


10 - RC SHEET LIST							
DRAWING NUMBER	DRAWING TITLE	REVISION	Drawn By	Checked By	Sheet Orientation	Sheet Size	Drawing Series
RC-0-100	COVER PAGE		CB	SC	Landscape	A1	0-000 GENERAL
RC-0-101	SHEET LIST	A	CB	SC	Landscape	A1	0-000 GENERAL
RC-2-000	LOCATION PLAN	A	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-001	PROPOSED SITE PLAN - ROOF	B	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-002	PROPOSED SITE PLAN - GROUND FLOOR	B	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-004	CONTROLS PLAN	B	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-010	SOLAR STUDY	A	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-011	SOLAR STUDY	A	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-012	HOUR BY HOUR - SPRING EQUINOX	A	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-013	HOUR BY HOUR - AUTUMN EQUINOX		CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-014	HOUR BY HOUR - WINTER SOLSTICE	A	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-015	SITE COVERAGE	B	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-015A	SITE COVERAGE	A	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-015B	SITE COVERAGE	A	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-016	HEIGHT CONTROL	A	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-017	HIRB VIEWS	B	CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-050	OUTLOOK PLANS	A	EL/CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-051	OUTLOOK PLANS	A	EL/CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-052	OUTLOOK PLANS	A	EL/CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-053	OUTLOOK PLANS	A	EL/CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-054	OUTLOOK PLANS	A	EL/CB	SC	Landscape	A1	2-000 GA PLANS/SECTIONS & ELEVATIONS
RC-2-100	BLOCK A - BASEMENT PLAN	B	CB	SC	Landscape	A1	2-100 FLOOR PLANS
RC-2-101	BLOCK A - GROUND FLOOR PLAN	B	CB	SC	Landscape	A1	2-100 FLOOR PLANS
RC-2-102	BLOCK A - TYPICAL FLOOR PLAN	B	CB	SC	Landscape	A1	2-100 FLOOR PLANS
RC-2-103	BLOCK A - LEVEL 5 FLOOR PLAN	B	CB	SC	Landscape	A1	2-100 FLOOR PLANS
RC-2-105	BLOCK B - GROUND FLOOR PLAN	B	CB	SC	Landscape	A1	2-100 FLOOR PLANS
RC-2-106	BLOCK B - TYPICAL FLOOR PLAN	B	CB	SC	Landscape	A1	2-100 FLOOR PLANS
RC-2-107	BLOCK B - LEVEL 4 FLOOR PLAN	B	CB	SC	Landscape	A1	2-100 FLOOR PLANS
RC-2-108	BLOCK B - LEVEL 5 FLOOR PLAN	B	CB	SC	Landscape	A1	2-100 FLOOR PLANS
RC-3-100	SITE ELEVATIONS	B	CB	SC	Landscape	A1	3-100 ELEVATIONS - GA
RC-3-110	BLOCK A - ELEVATIONS	B	CB	SC	Landscape	A1	3-100 ELEVATIONS - GA

10 - RC SHEET LIST							
DRAWING NUMBER	DRAWING TITLE	REVISION	Drawn By	Checked By	Sheet Orientation	Sheet Size	Drawing Series
RC-3-111	BLOCK A - ELEVATIONS	B	CB	SC	Landscape	A1	3-100 ELEVATIONS - GA
RC-3-115	BLOCK B - ELEVATIONS	B	CB	SC	Landscape	A1	3-100 ELEVATIONS - GA
RC-3-116	BLOCK B - ELEVATIONS	B	CB	SC	Landscape	A1	3-100 ELEVATIONS - GA
RC-3-200	SITE SECTIONS	A	CB	SC	Landscape	A1	3-200 SECTIONS - GA
RC-9-000	RENDERS	A	CB	SC	Landscape	A1	9-000 3D VIEWS
RC-9-001	RENDERS	B	CB	SC	Landscape	A1	9-000 3D VIEWS
RC-9-002	RENDERS	B	CB	SC	Landscape	A1	9-000 3D VIEWS
RC-9-003	RENDERS	B	CB	SC	Landscape	A1	9-000 3D VIEWS
RC-9-004	RENDERS	A	CB	SC	Landscape	A1	9-000 3D VIEWS
RC-9-005	RENDERS	A	CB	SC	Landscape	A1	9-000 3D VIEWS
41							



Location Plan
SCALE 1 : 500



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LOCATION PLAN
2114 - Ambridge Rose
147-153 Edgewater Drive

A Revision A 23/04/25 CB SC

RESOURCE CONSENT

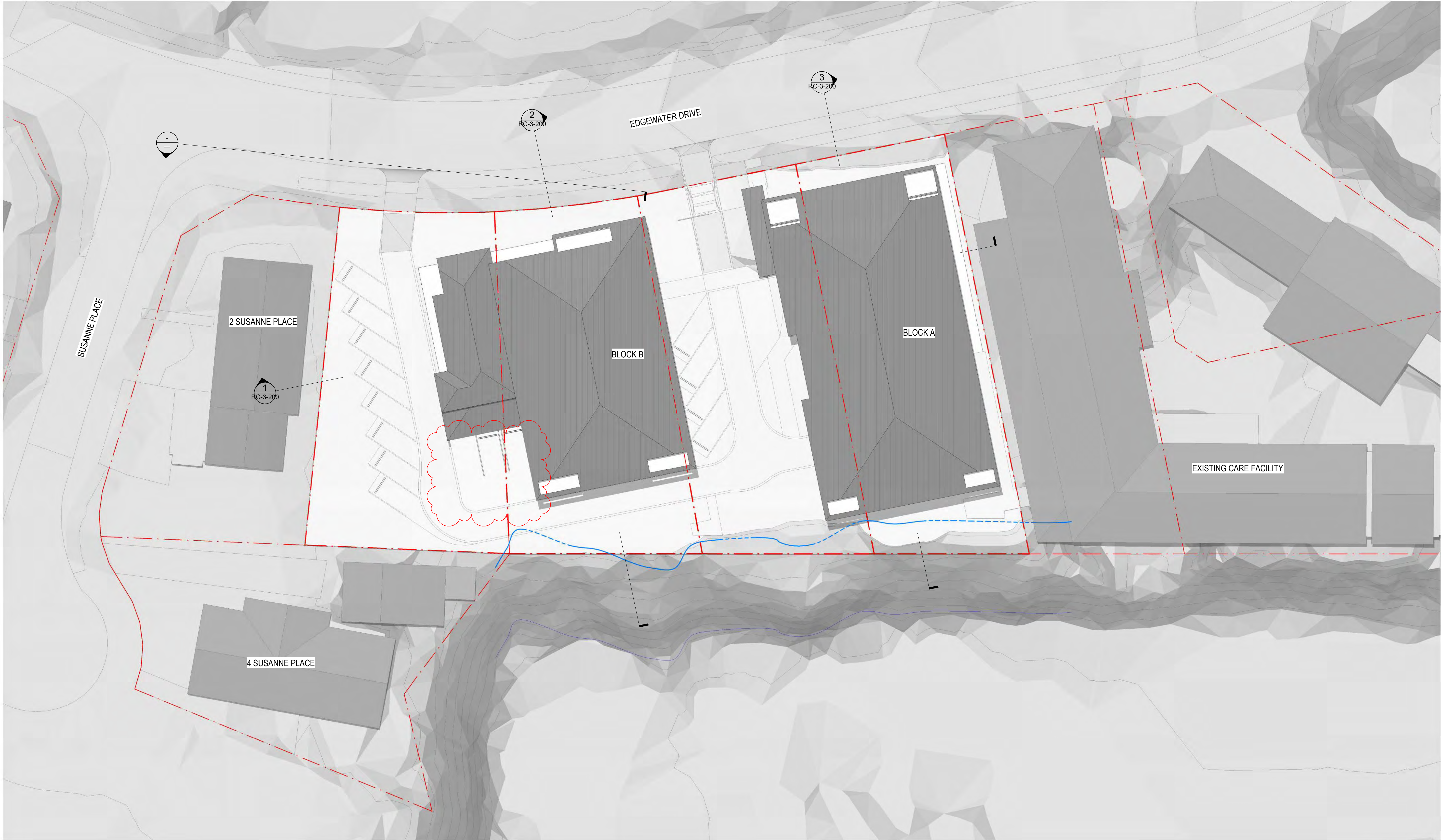
SHEET NUMBER: REV:

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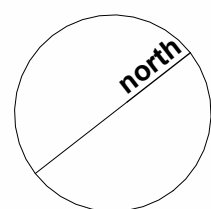
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16/09/2025 9:19:07 am



1

Proposed Site Plan
SCALE 1 : 200



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PROPOSED SITE PLAN - ROOF
2114 - Ambridge Rose
147-153 Edgewater Drive

B Section 92
A Revision A

16/09/25
23/04/25

CB SC

RESOURCE CONSENT

SHEET NUMBER:

2114 - RC-2-001

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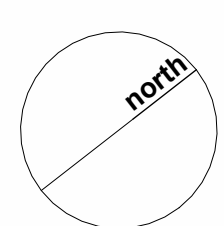
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16/09/2025 9:19:19 am

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1 Proposed Site Plan - Ground Floor
SCALE 1 : 200



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PROPOSED SITE PLAN - GROUND FLOOR
2114 - Ambridge Rose
147-153 Edgewater Drive

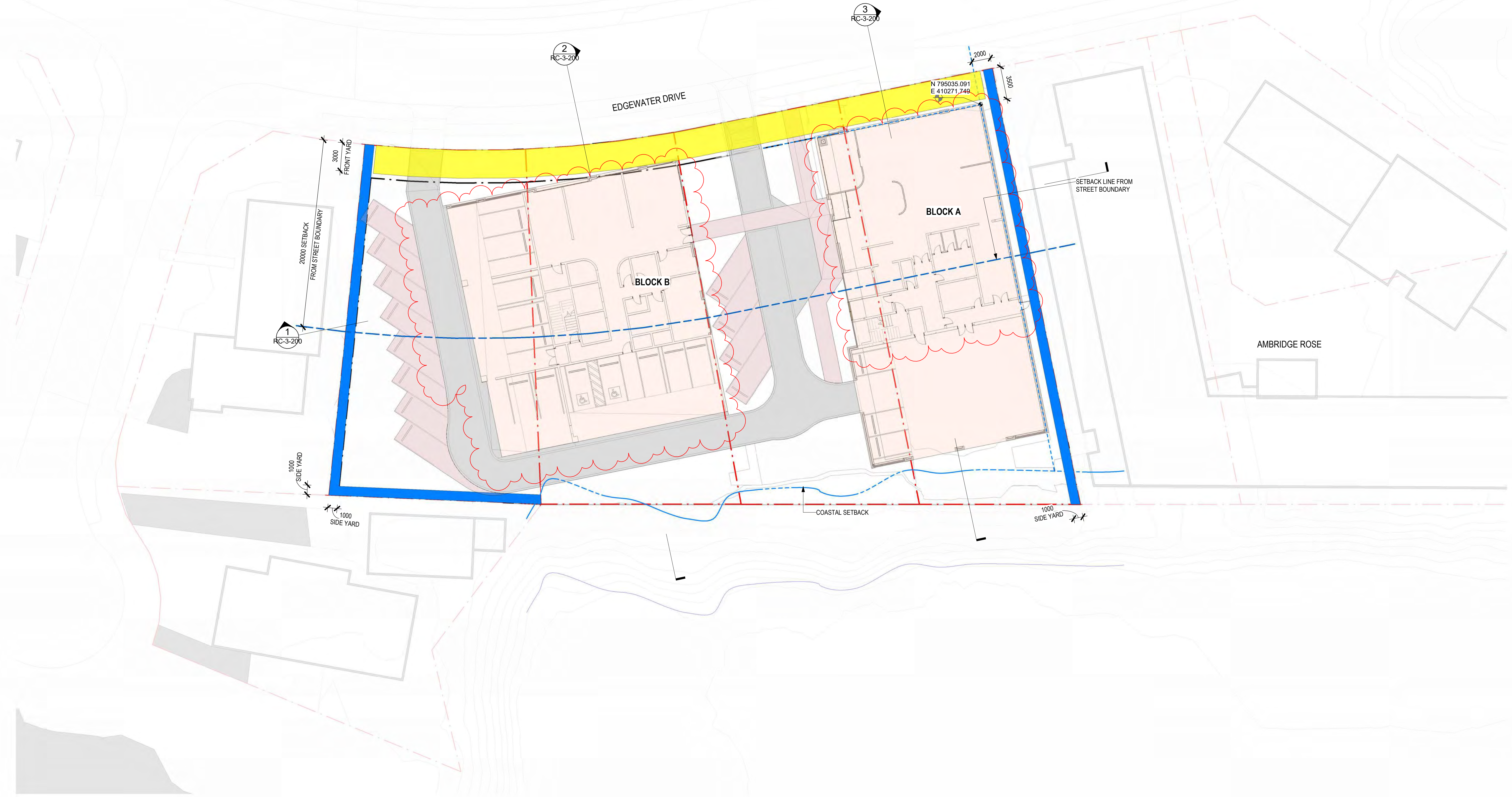
B	Section 92	16/09/25	CB	SC	RESOURCE CONSENT	
A	Revision A	23/04/25				
SHEET NUMBER: 2114 - RC-2-002						REV: B
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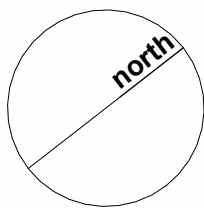
16/09/2025 9:19:31 am

LEGEND

	FRONT YARD - 3m. MIN.
	SIDE YARD - 1m. MIN.
	PROPERTY BOUNDARY
	BOUNDARY SETBACK LINE



1 Controls Site Plan
RC-3-100 SCALE 1 : 200

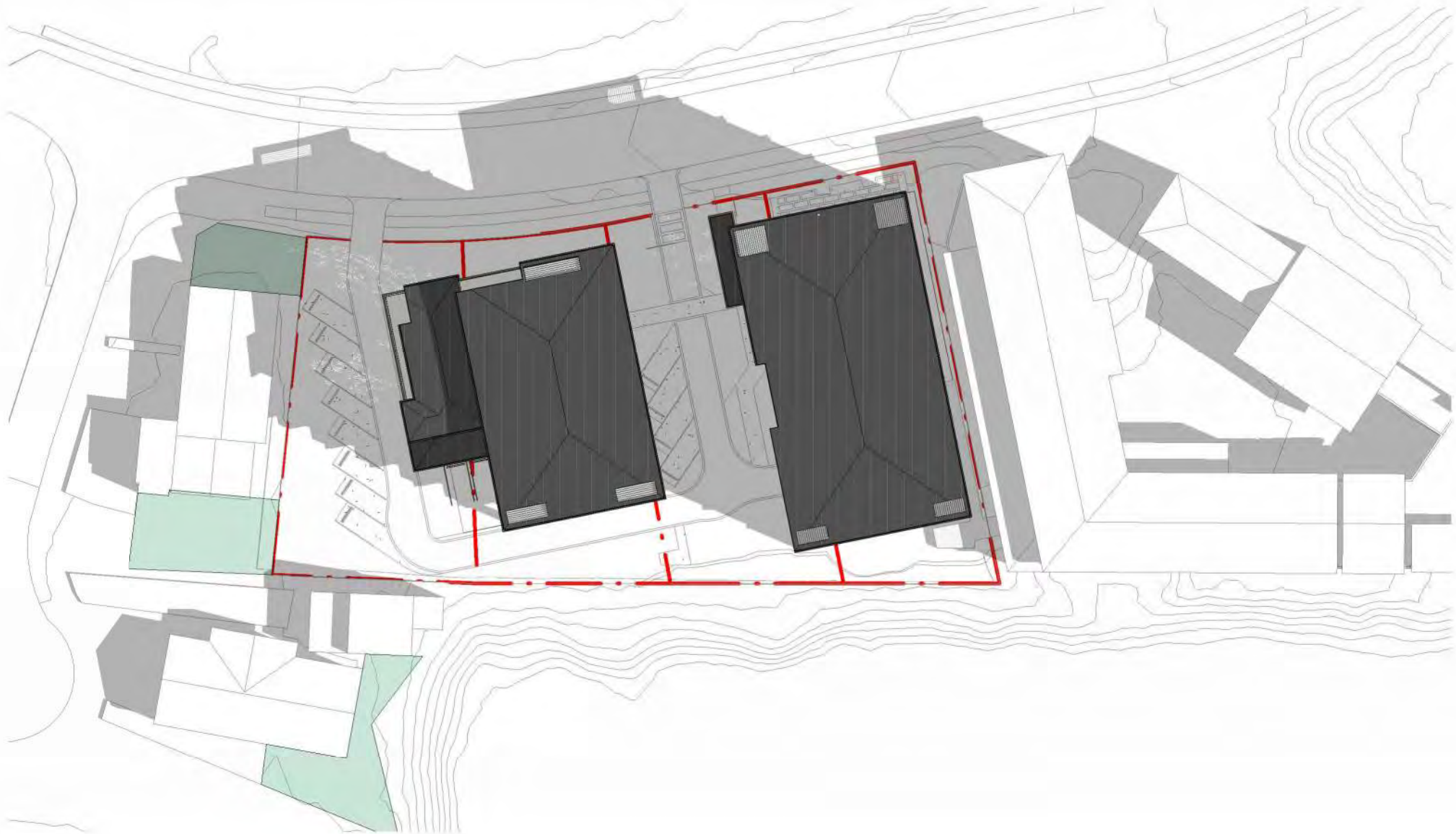


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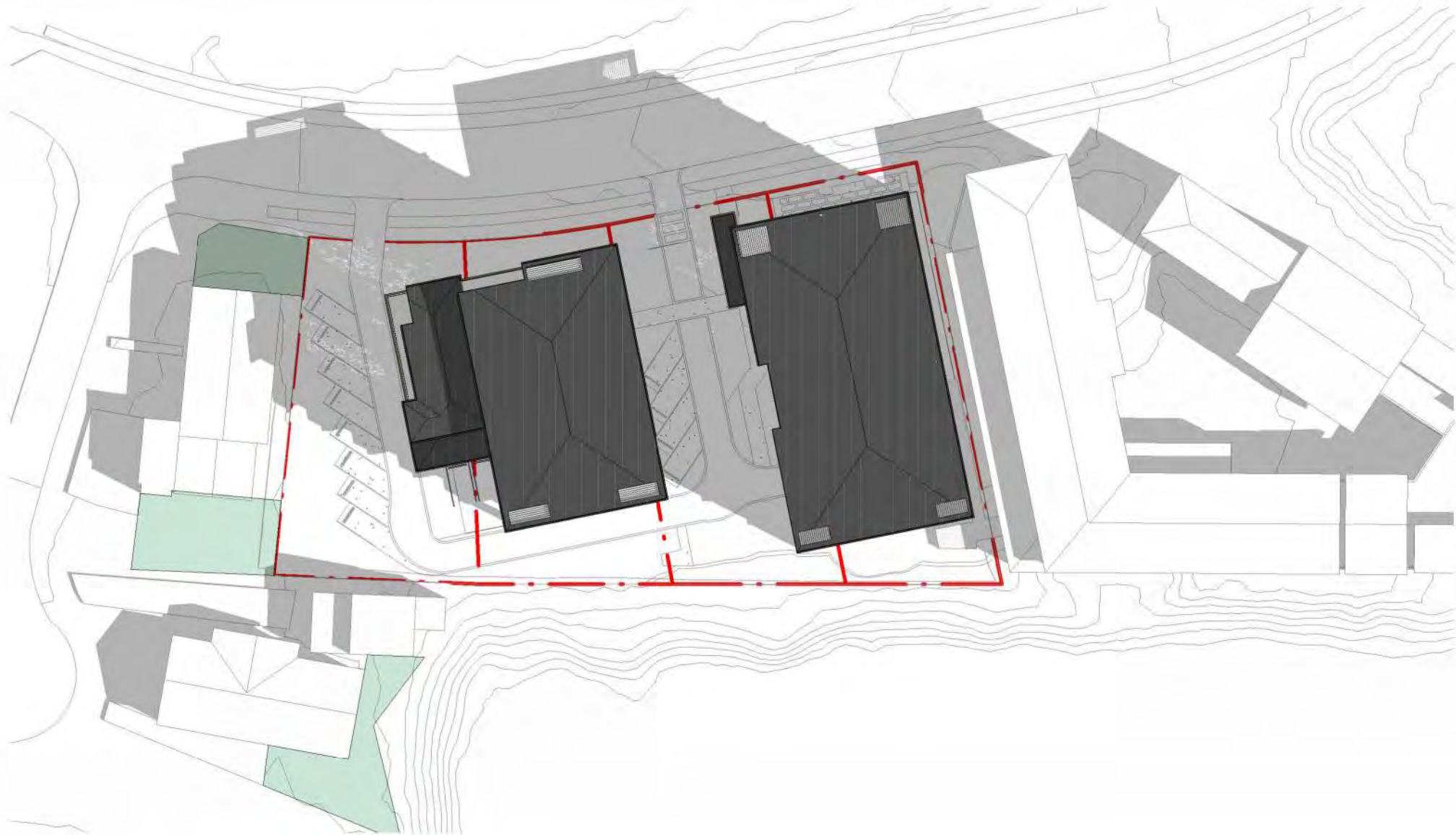
CONTROLS PLAN
2114 - Ambridge Rose
147-153 Edgewater Drive

ORIGINAL PRINT SIZE A1. DO NOT SCALE. CONTRACTOR MUST VERIFY DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. THIS DRAWING IS DERIVED FROM A BUILDING MODEL CREATED BY MULTIPLE AUTHORS AND IS PREPARED FOR AND ON BEHALF OF peddlethorp

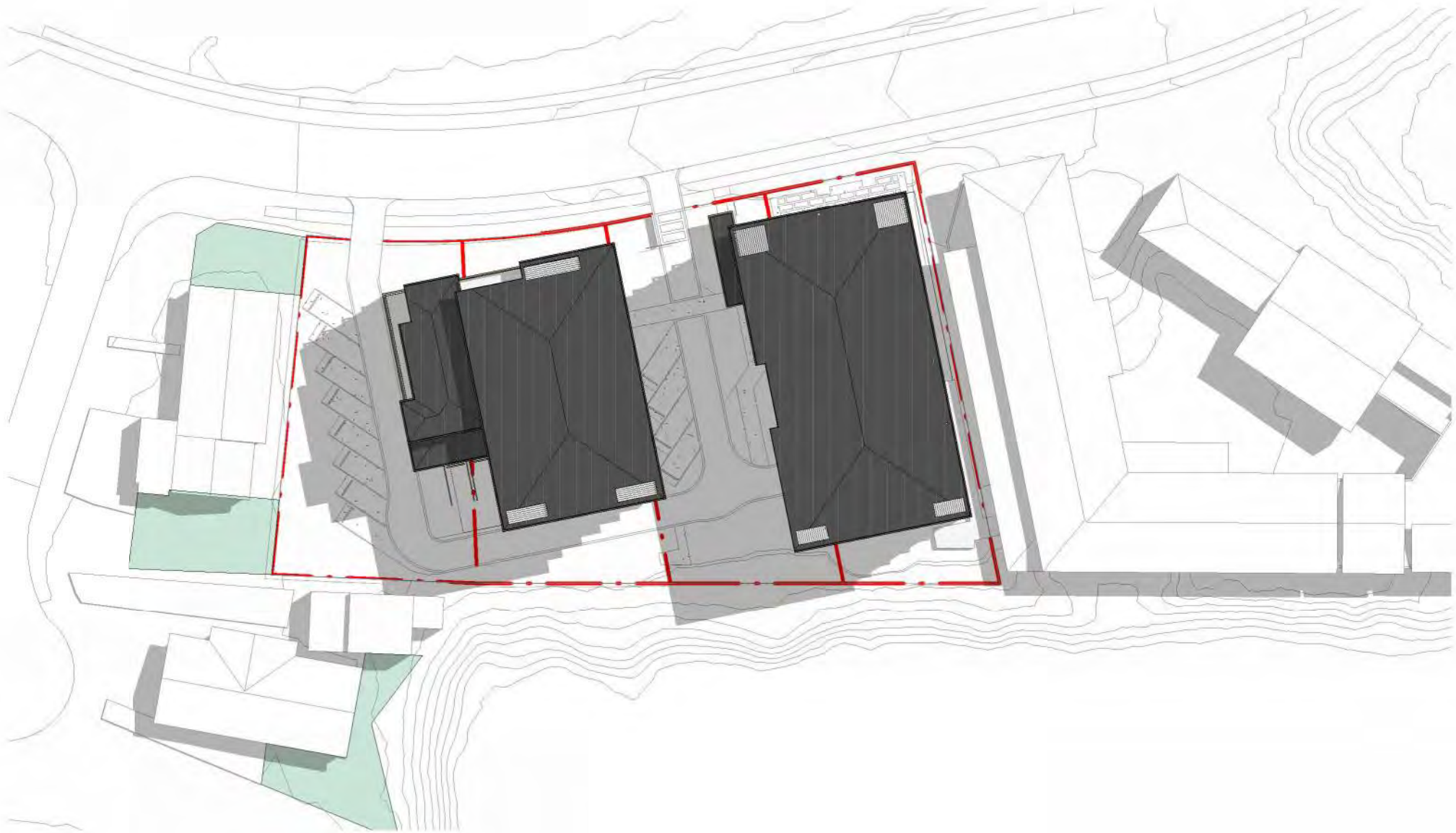
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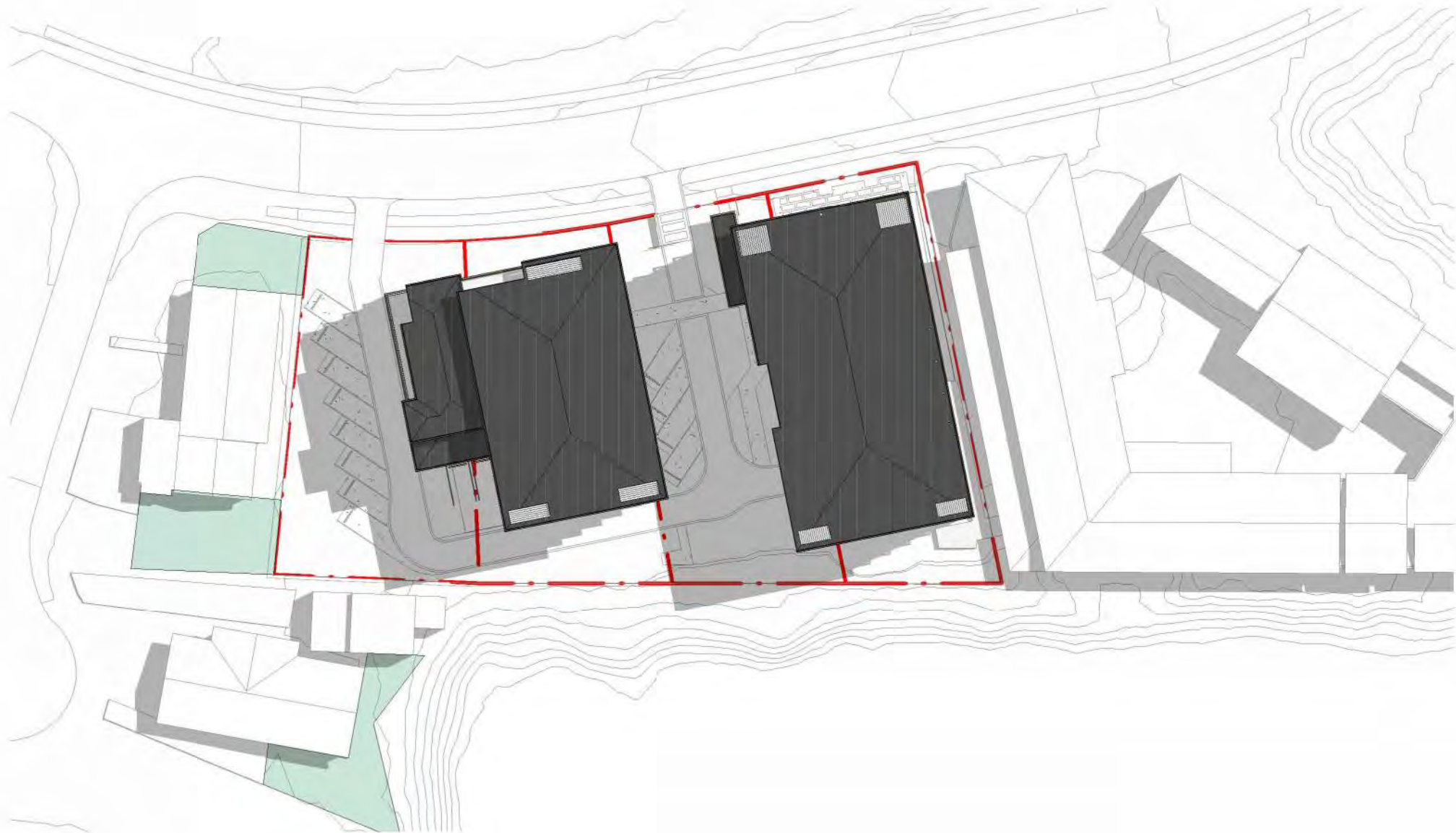
RC - SOLAR STUDY - 20 SEPTEMBER 9am - SPRING EQUINOX



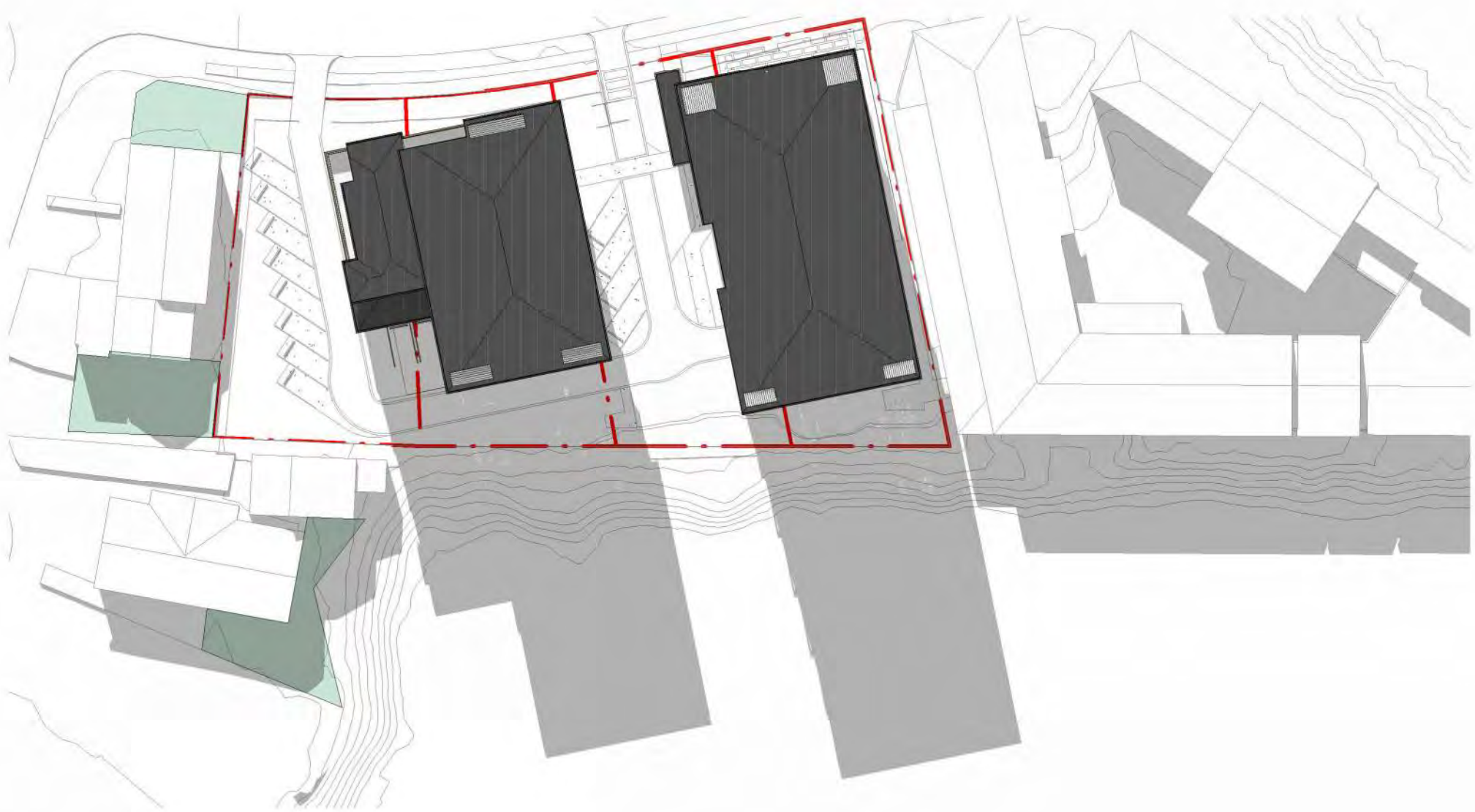
RC - SOLAR STUDY - 20 MARCH 9am - AUTUMN EQUINOX



RC - SOLAR STUDY - 20 SEPTEMBER 12pm - SPRING EQUINOX



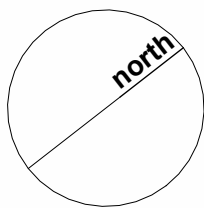
RC - SOLAR STUDY - 20 MARCH 12pm - AUTUMN EQUINOX



RC - SOLAR STUDY - 20 SPTEMBERE 4pm - SPRING EQUINOX



RC - SOLAR STUDY - 20 MARCH 4pm - AUTUMN EQUINOX



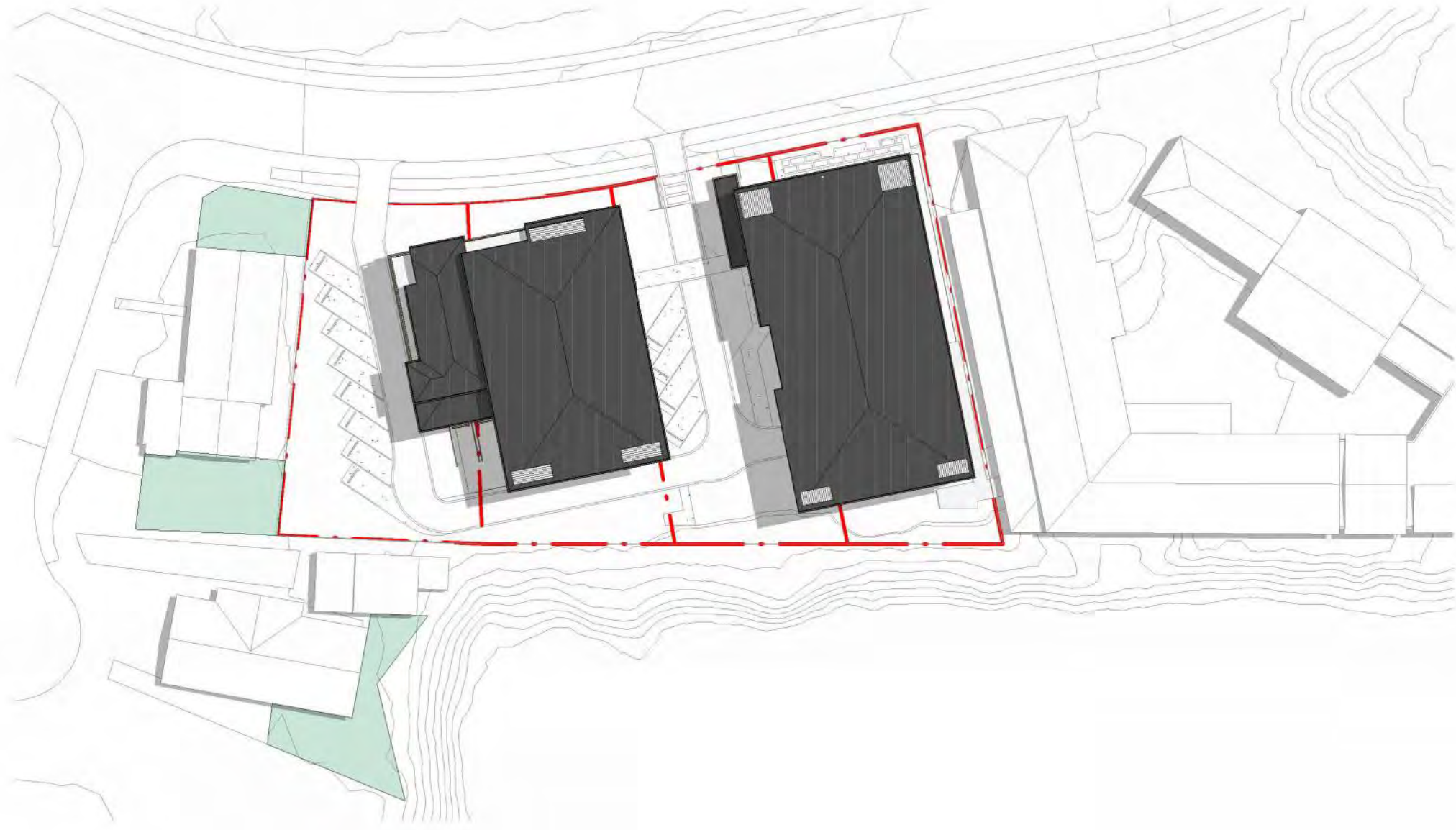
PLEASE REFER PT DESIGN REPORT
FOR COMPARATIVE SHADING
STUDIES OF A COMPLIANT BUILDING



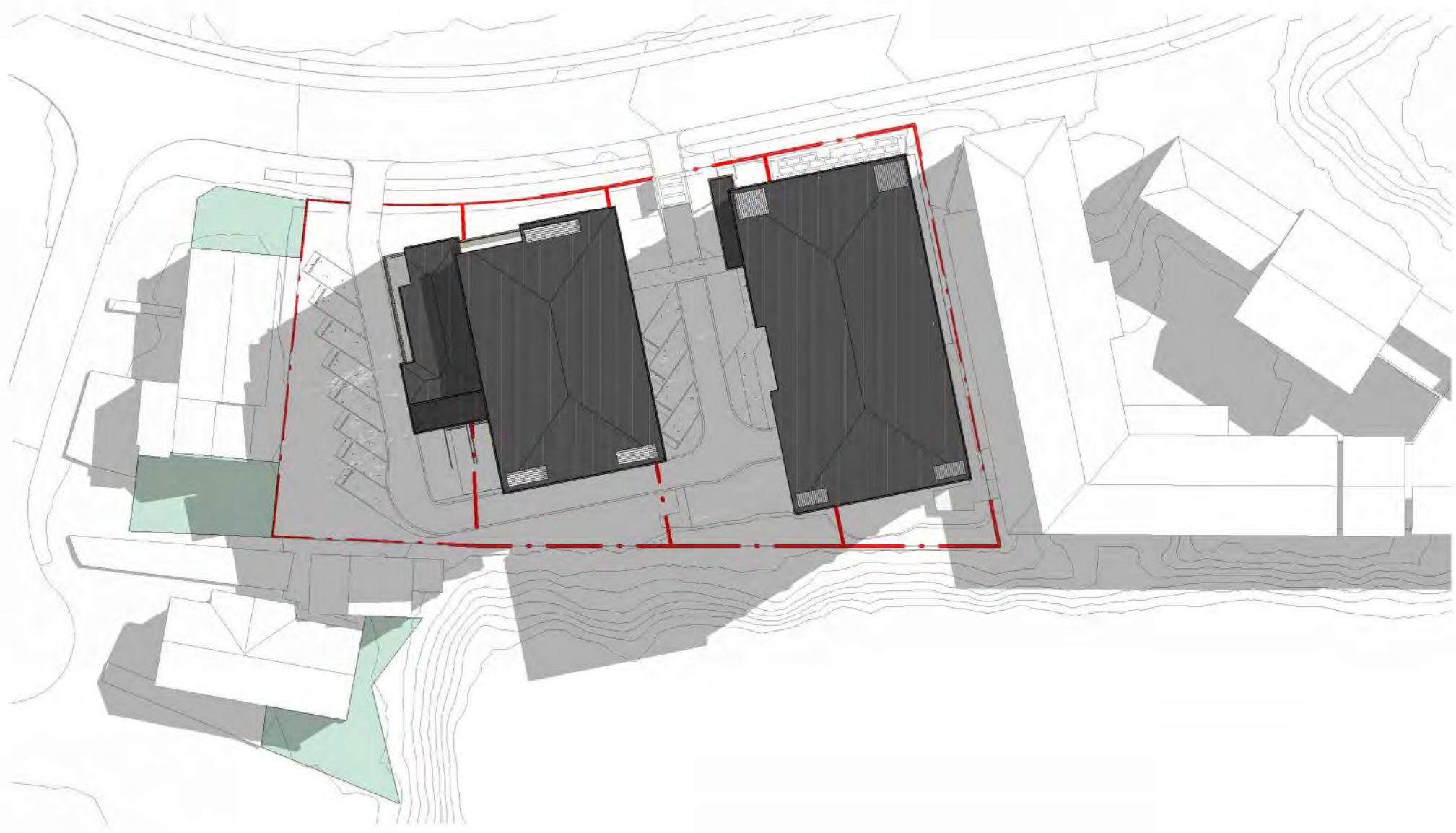
RC - SOLAR STYDY - 20 DECEMBER 9am - SUMMER SOLSTICE



RC - SOLAR STUDY - 20JUNE 9am - WINTER SOLSTICE



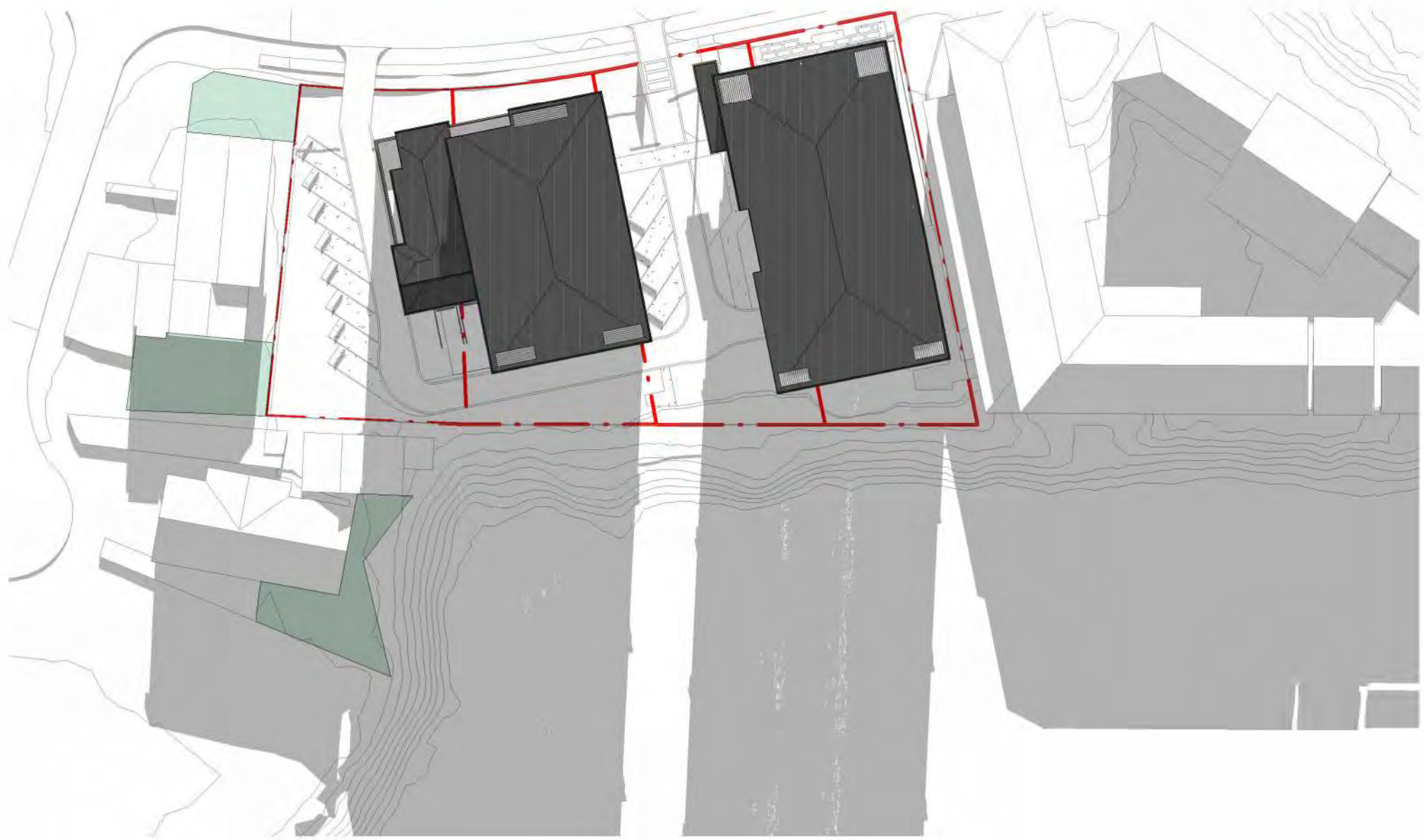
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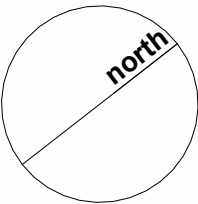
RC - SOLAR STUDY - 20 JUNE 12pm - WINTER SOLSTICE



RC - SOLAR STUDY - 20 DESEMBER 4pm - SUMMER SOLSTICE



RC - SOLAR STUDY - 20 JUNE 4pm - WINTER SOLSTICE



SOLAR STUDY
2114 - Ambridge Rose
147-153 Edgewater Drive

A Revision A 23/04/25 CB SC

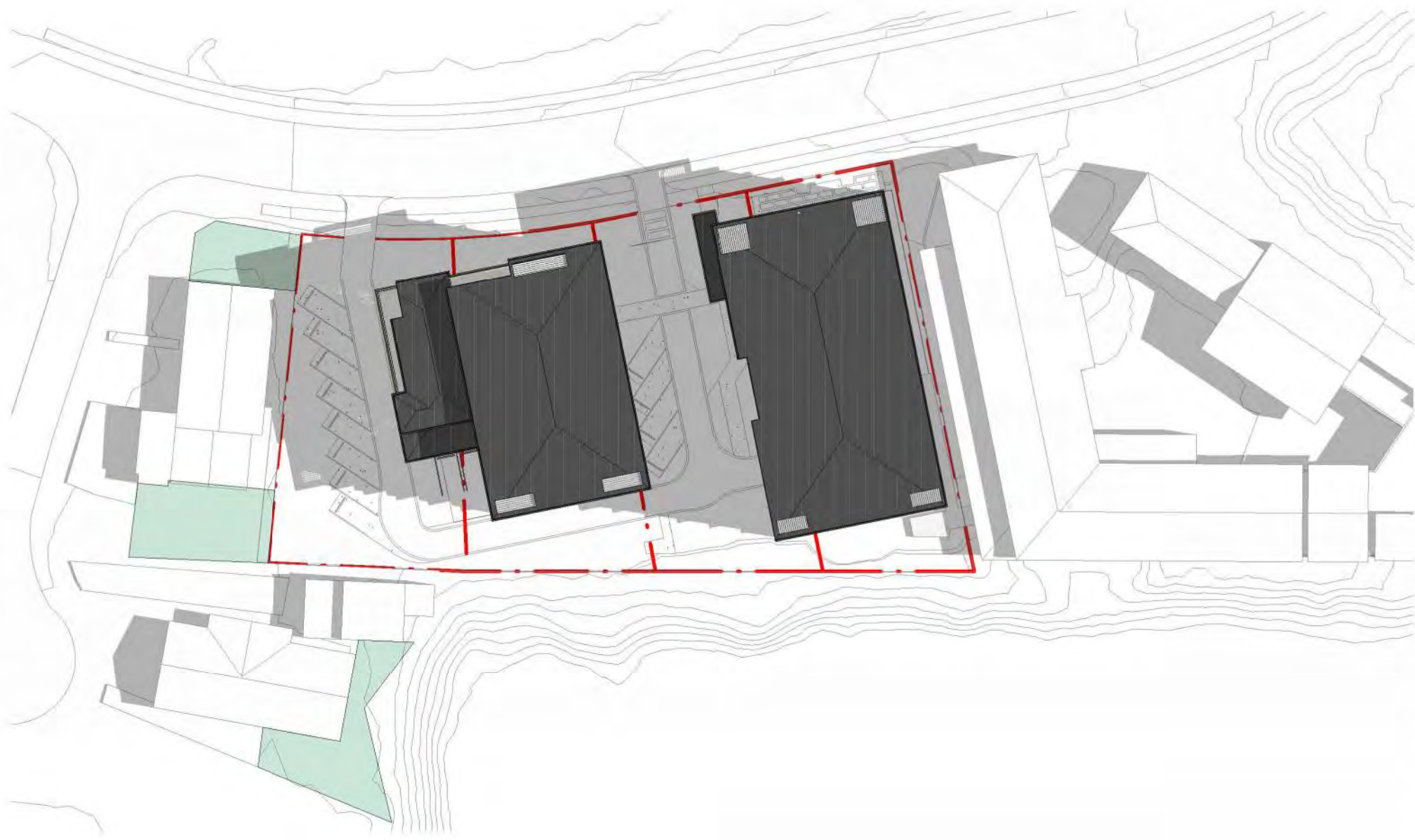
RESOURCE CONSENT

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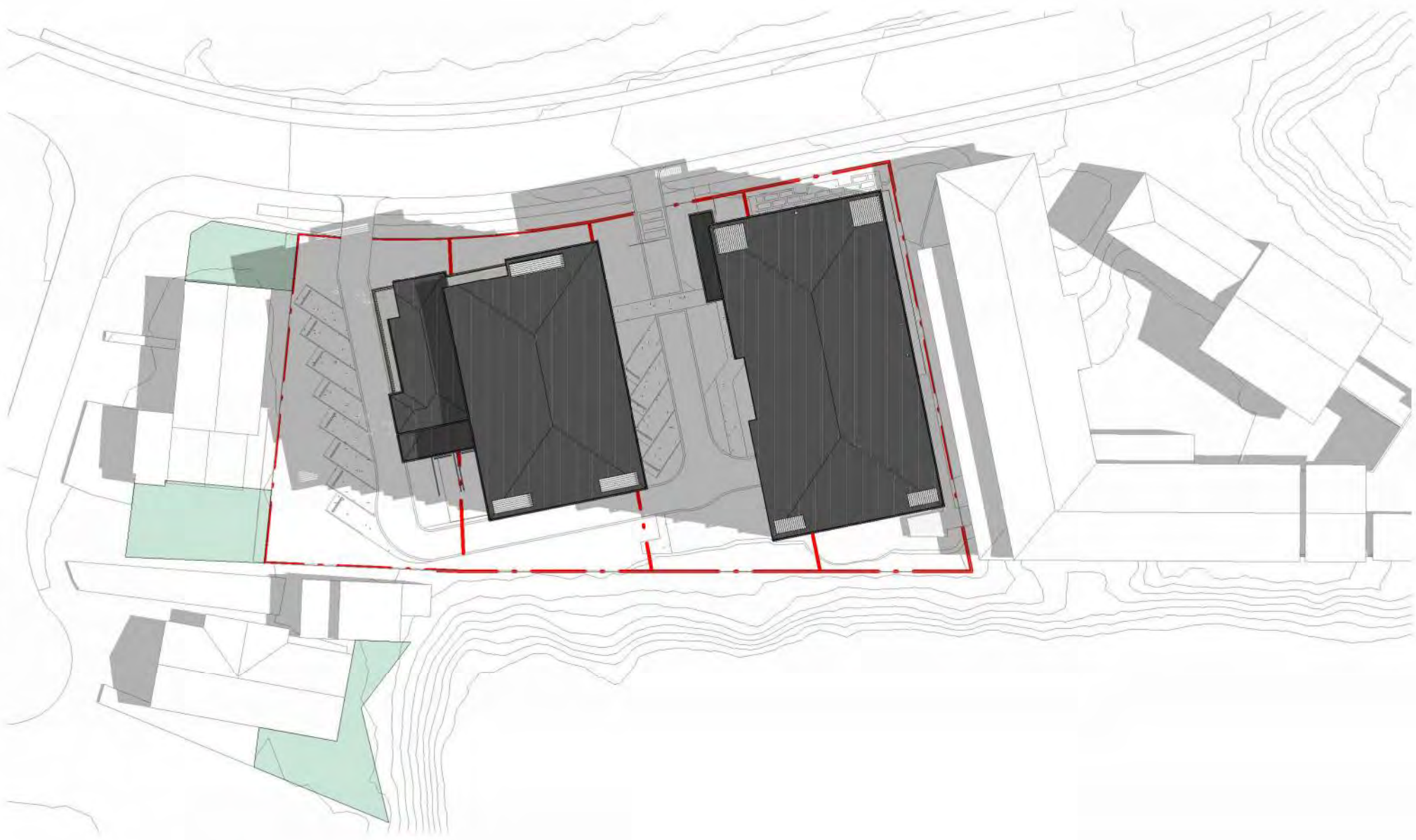
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16/09/2025 9:20:44 am
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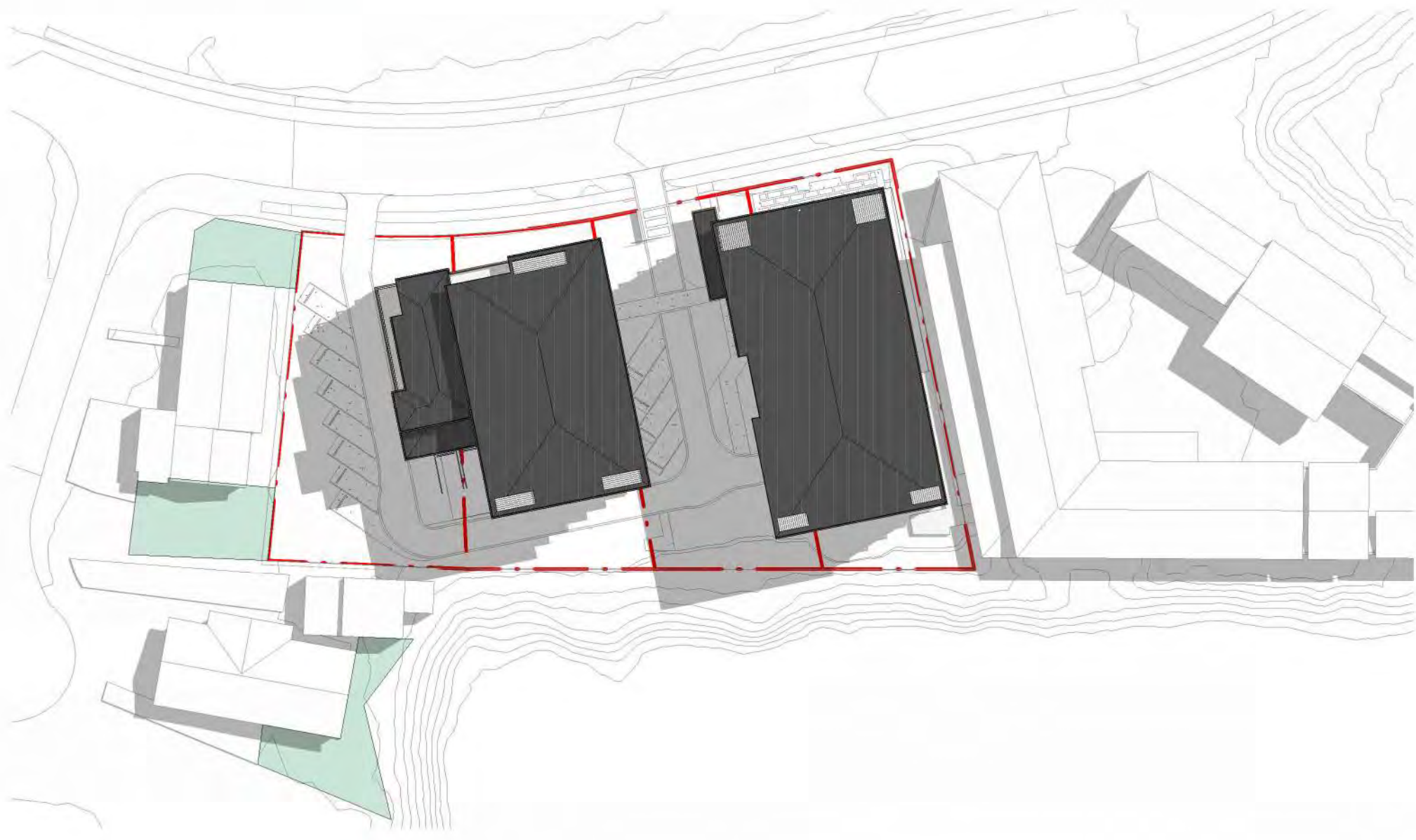
RC - hbh - SE 9am



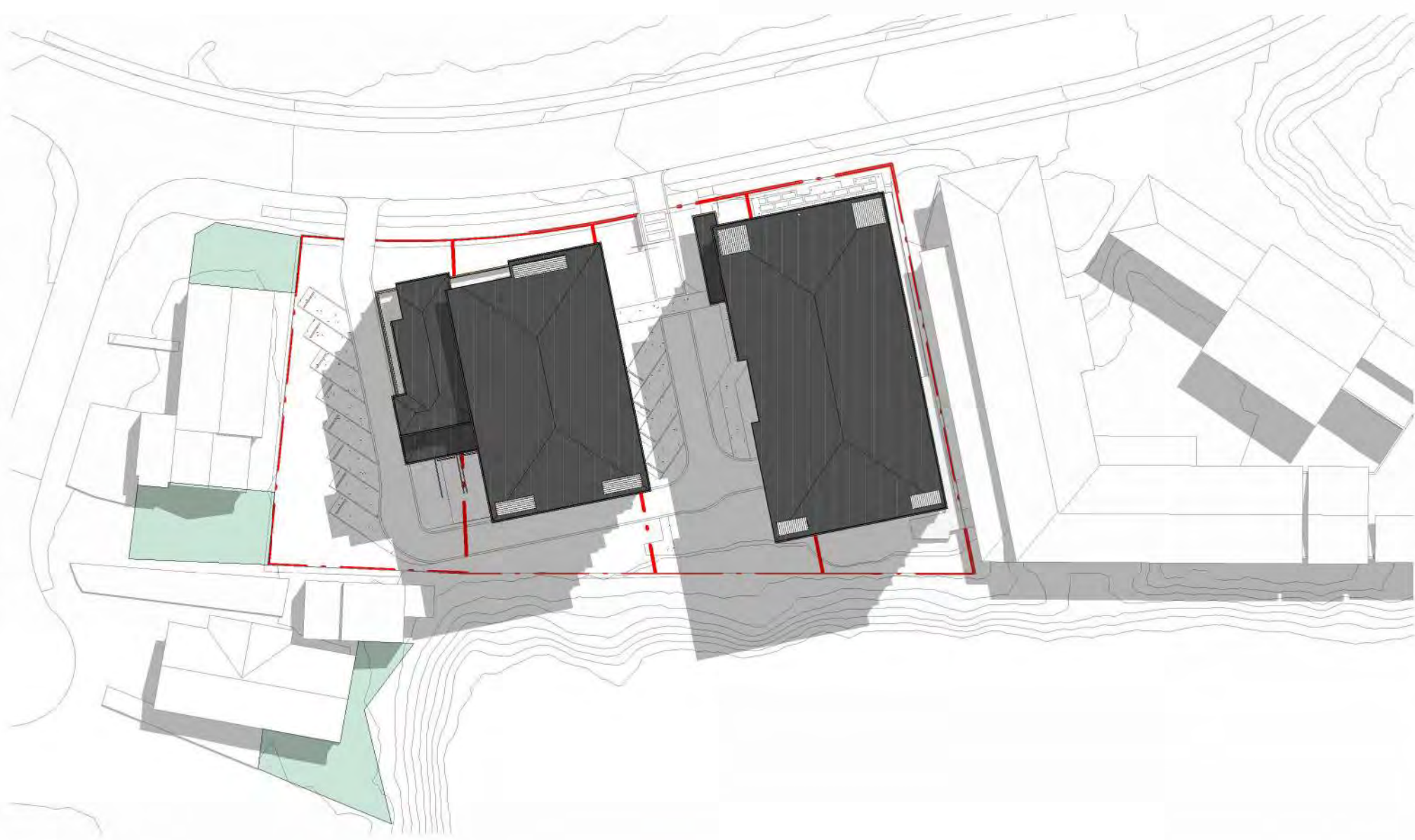
RC - hbh - SE 10am



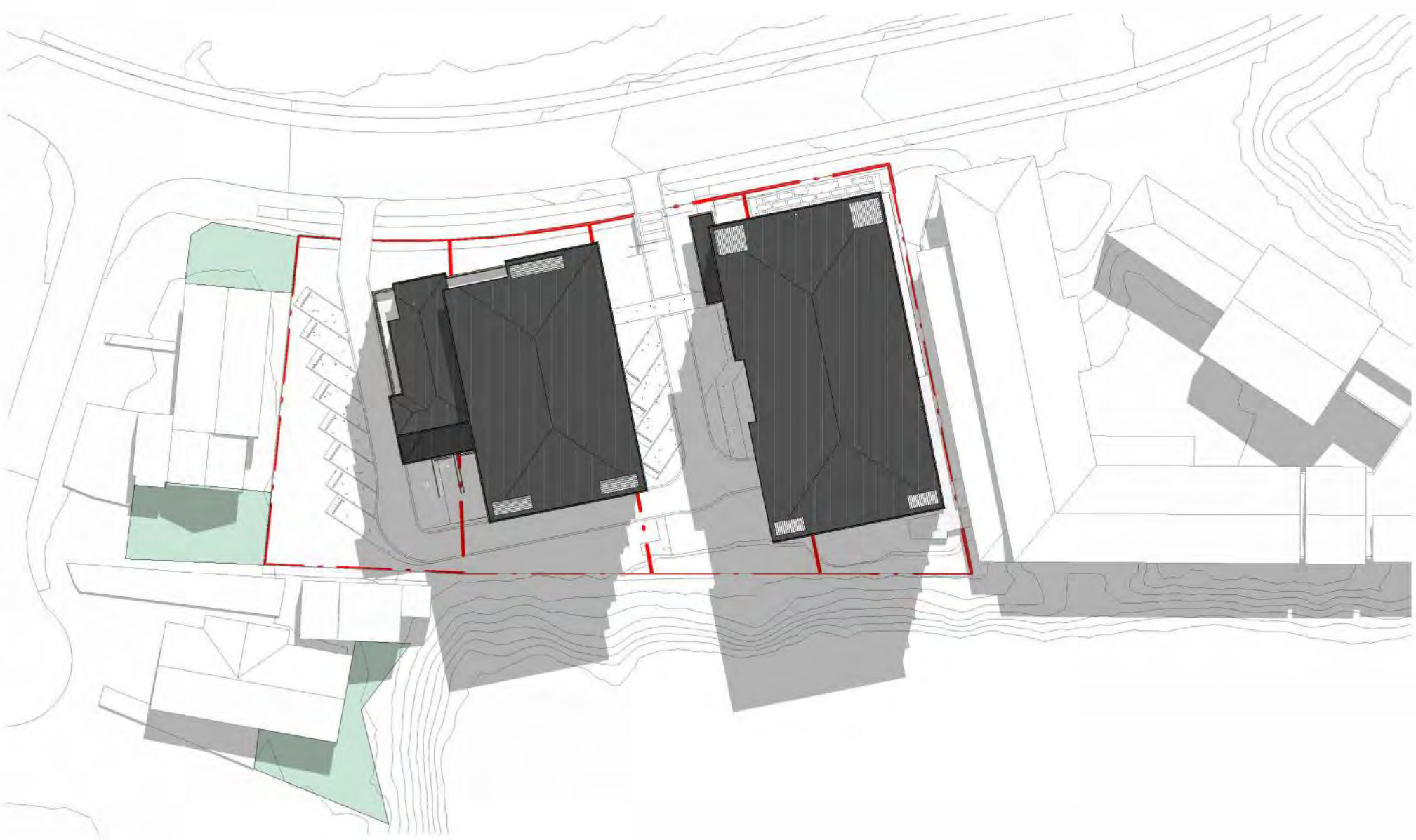
RC - hbh - SE 11am



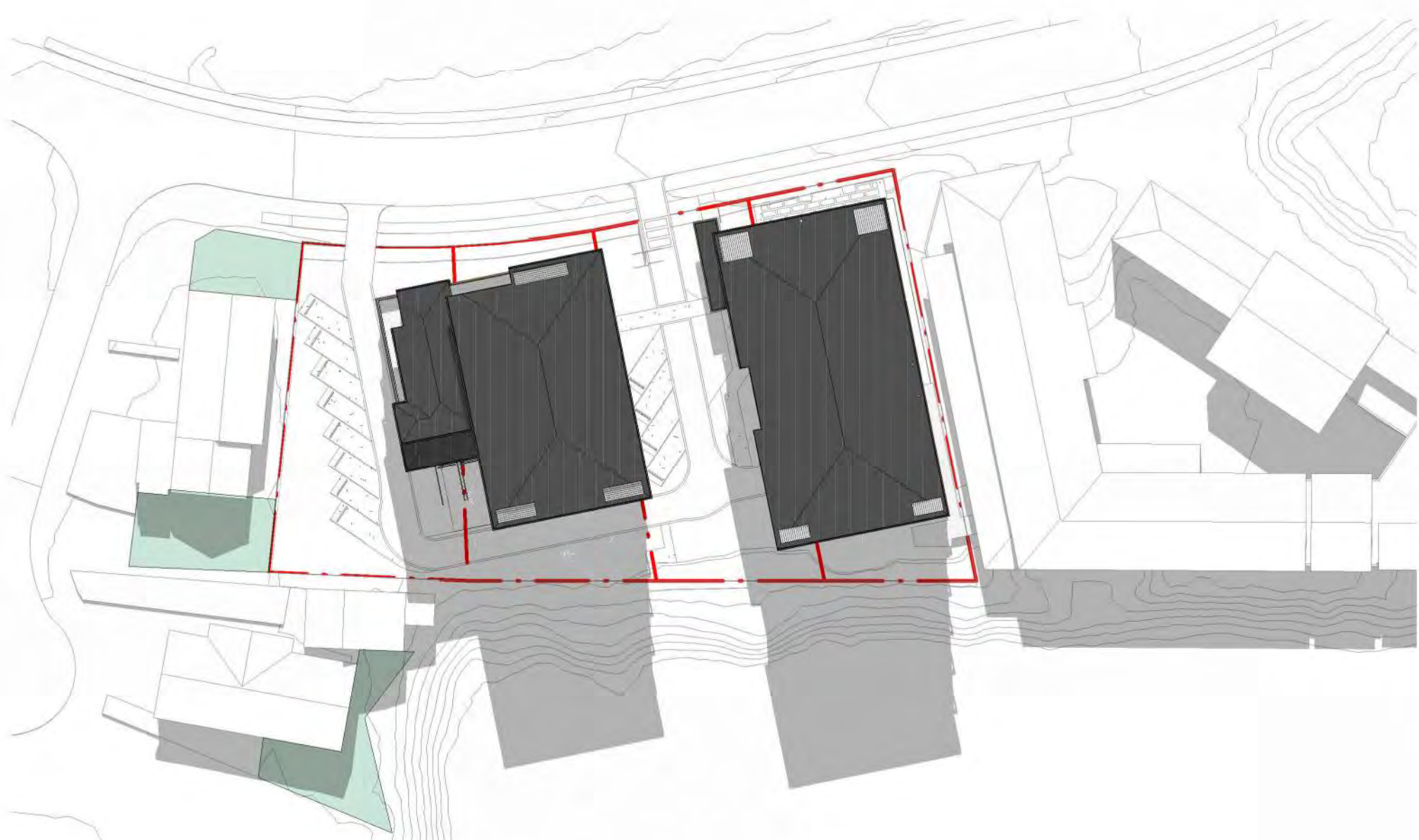
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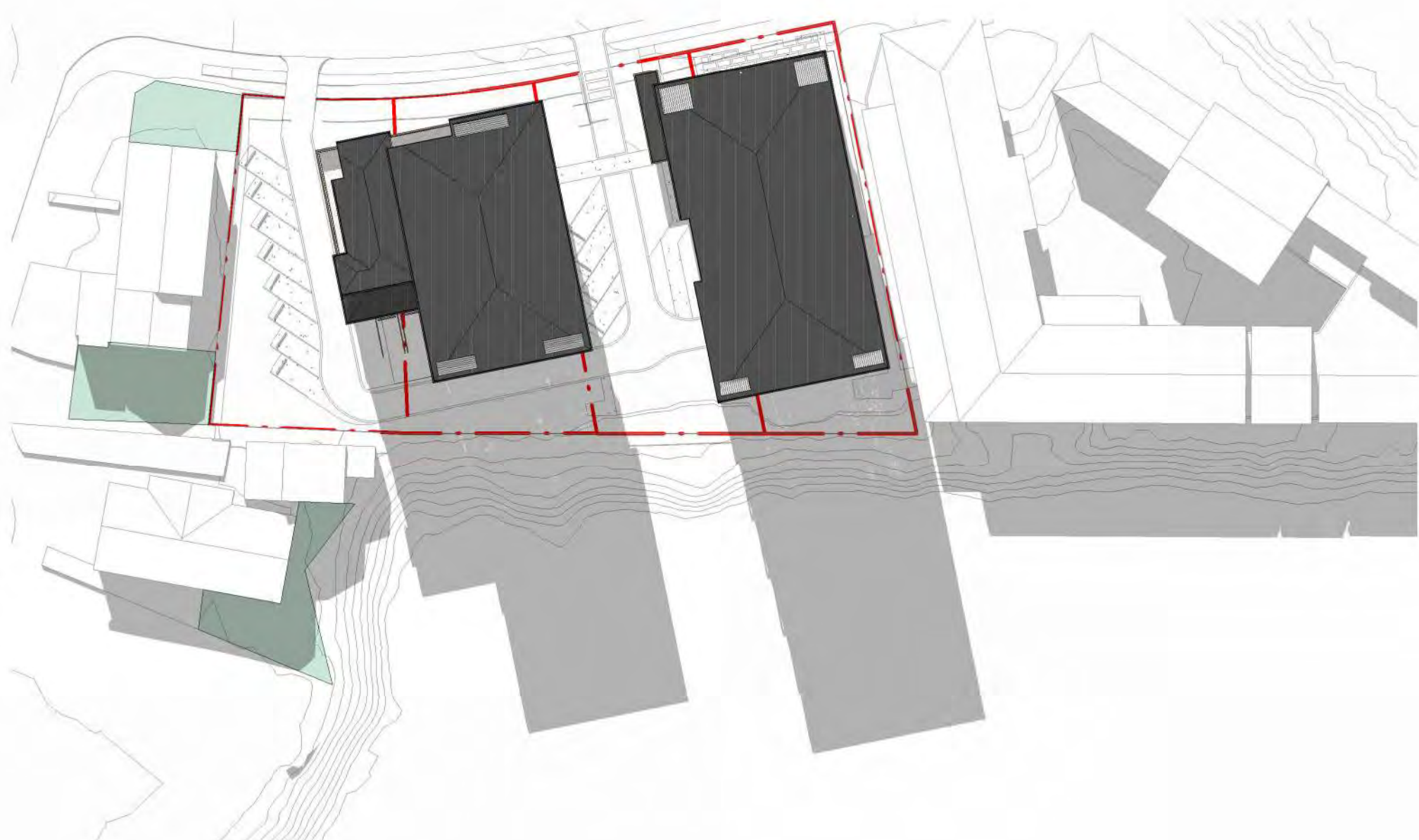
RC - hbh - SE 1pm



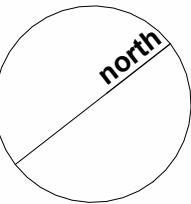
RC - hbh - SE 2pm



RC - hbh - SE 3pm



RC - hbh - SE 4pm



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HOUR BY HOUR - SPRING EQUINOX
2114 - Ambridge Rose
147-153 Edgewater Drive

A Revision A 23/04/25 CB SC

RESOURCE CONSENT

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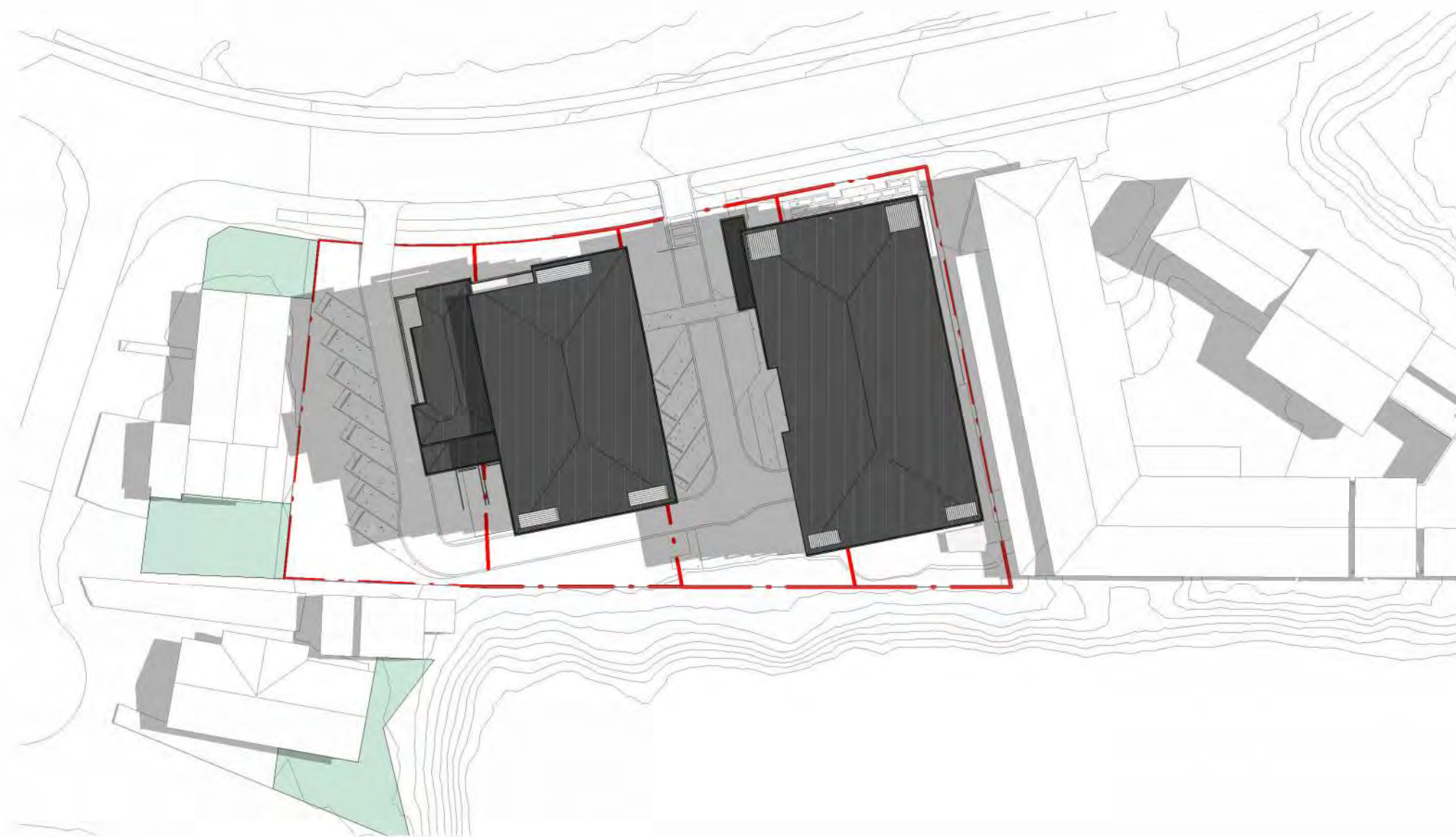
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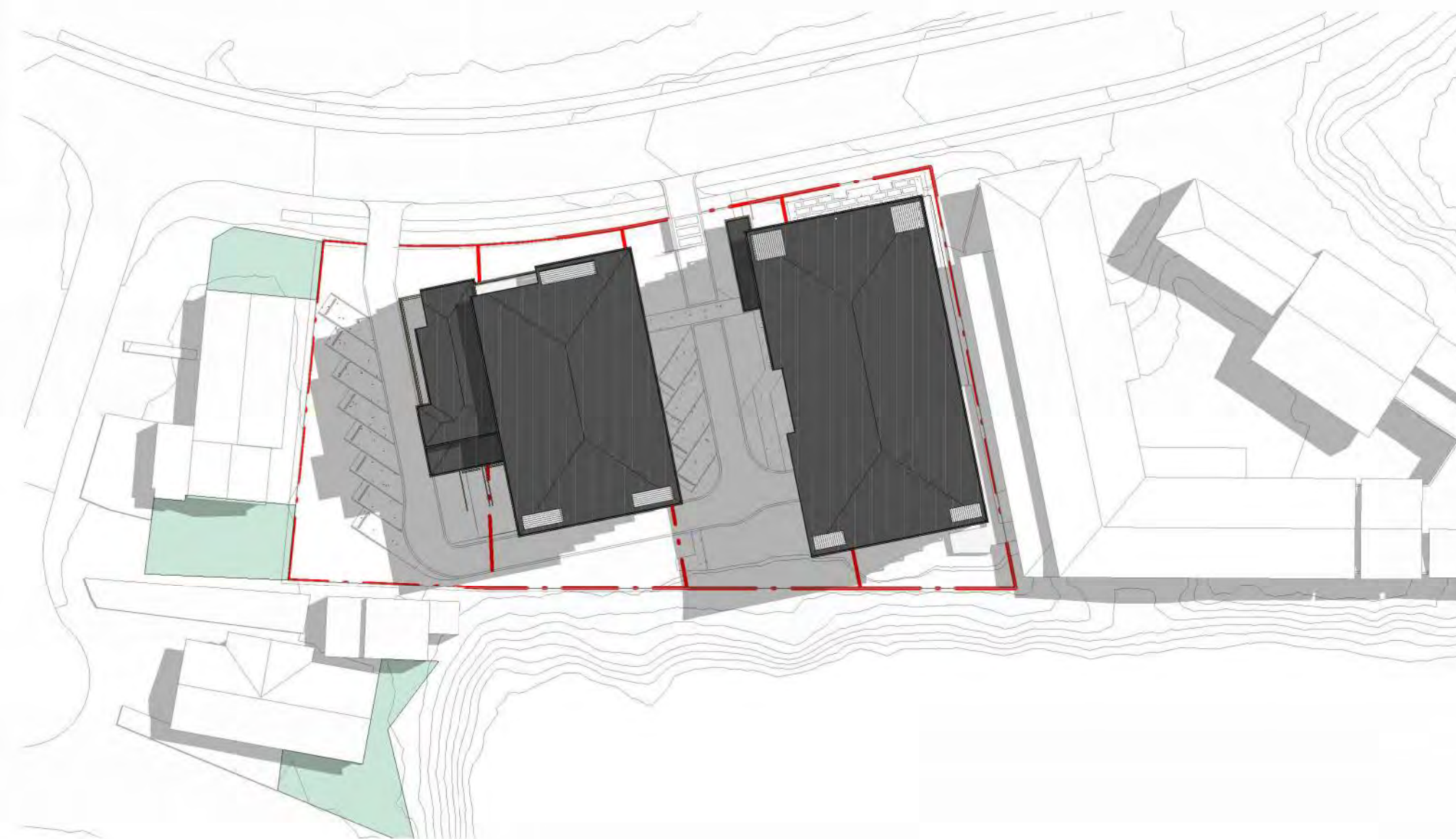
RC - hbh - AE 9am



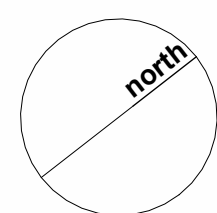
RC - hbh - AE 10am



RC - hbh - AE 11am



RC - hbh - AE 12pm



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HOURLY BY HOURLY - AUTUMN EQUINOX
 2114 - Ambridge Rose
 147-153 Edgewater Drive

CB SC

RESOURCE CONSENT

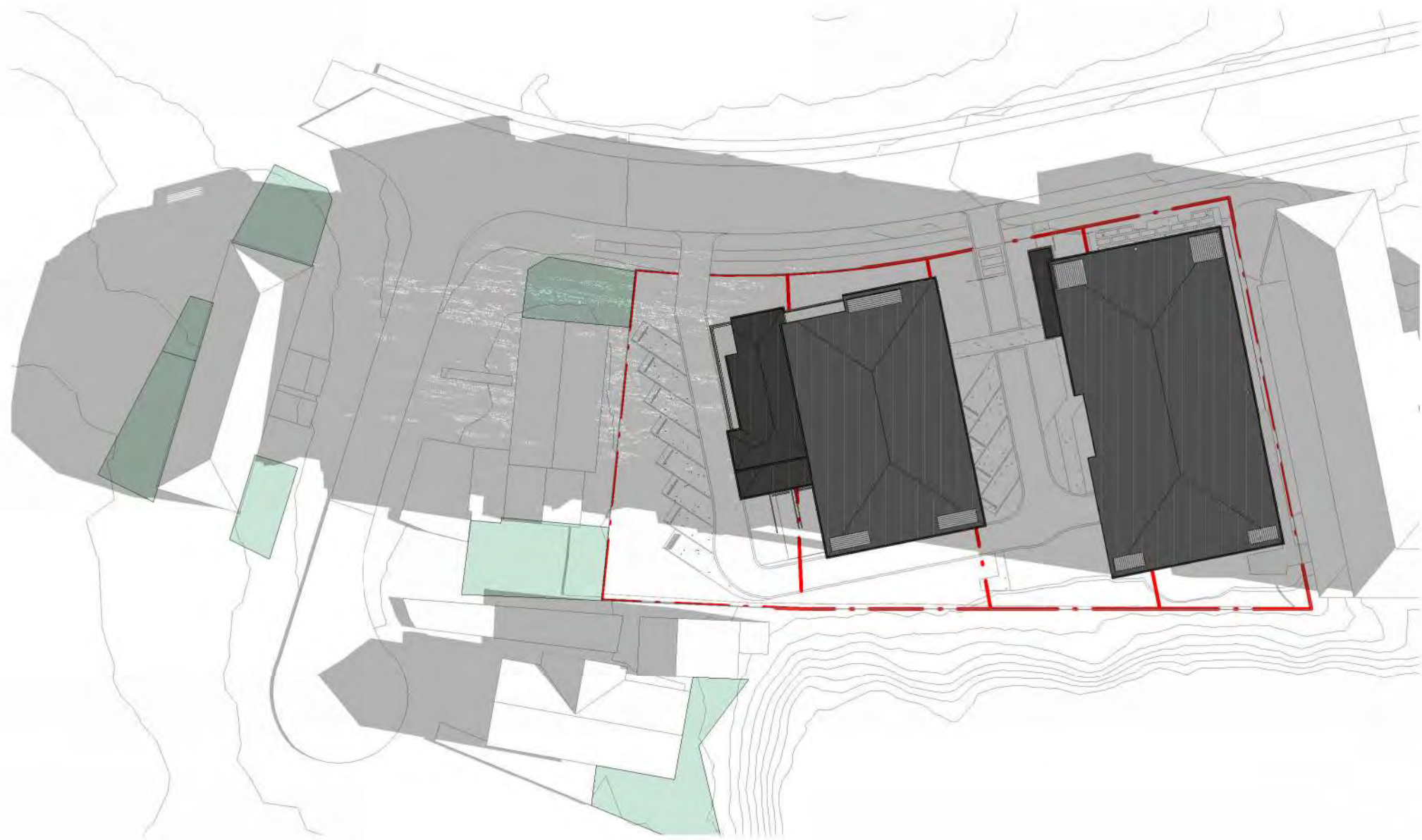
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2114 -RC-2-013

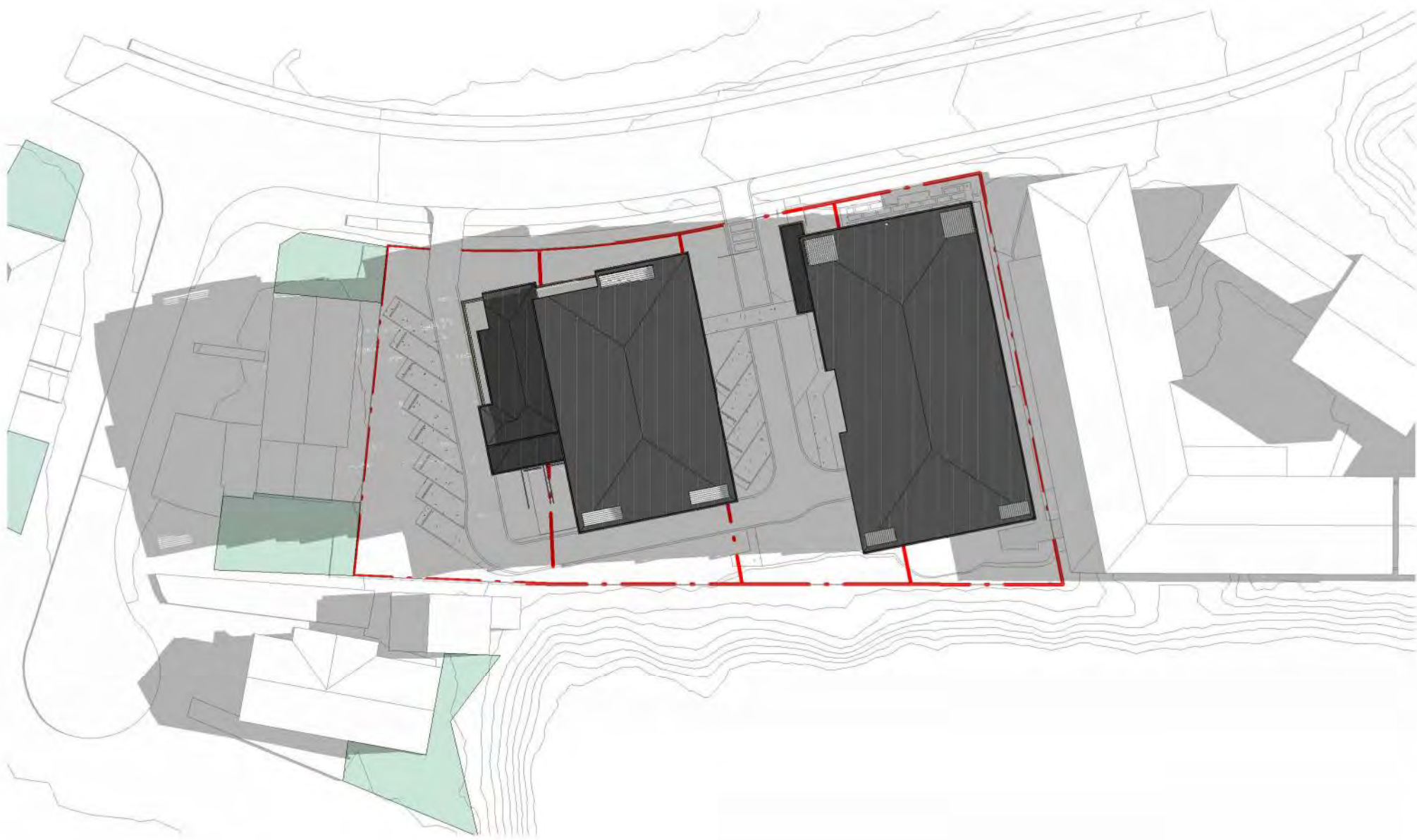
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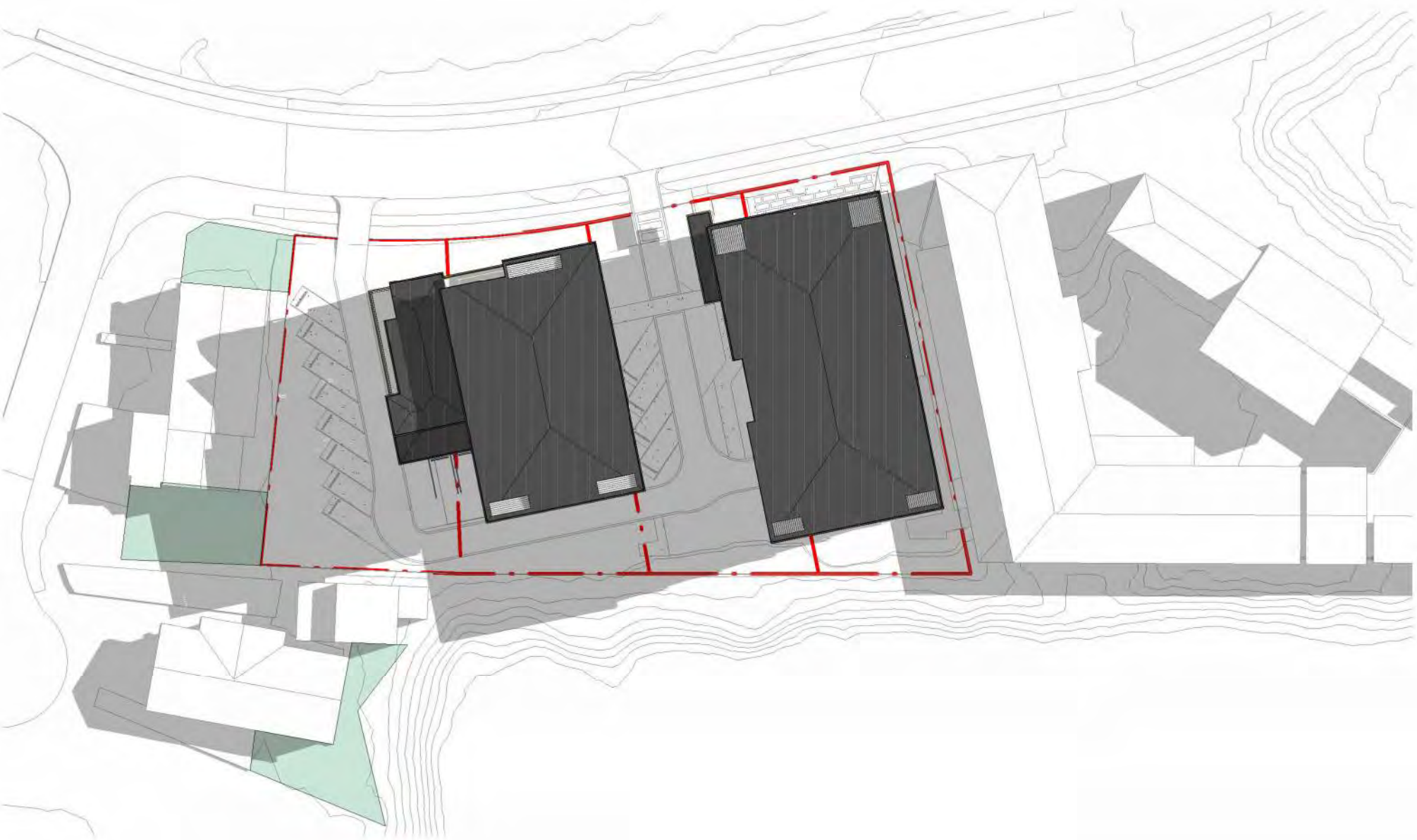
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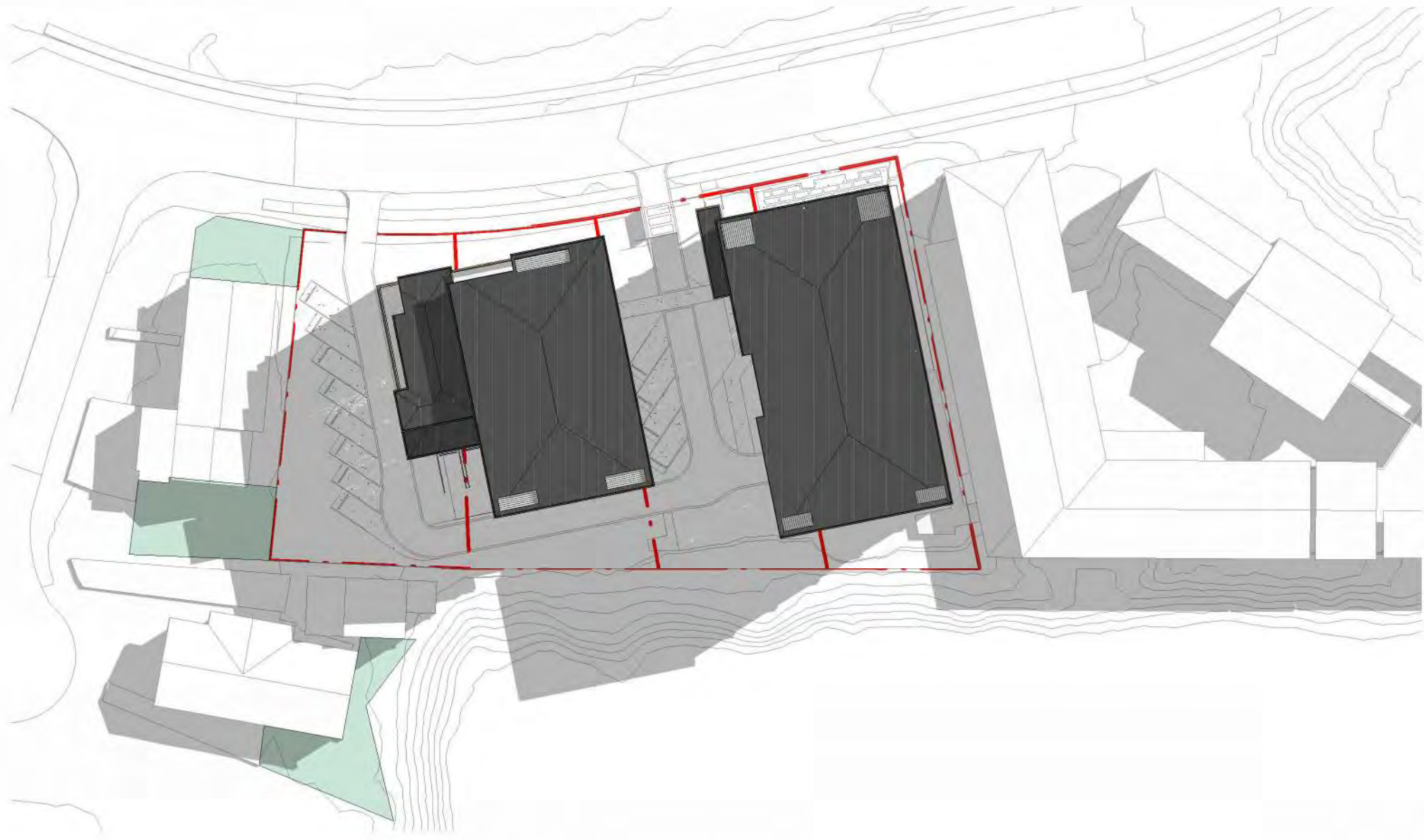
RC - hbh - WS 9am



RC - hbh - WS 10am



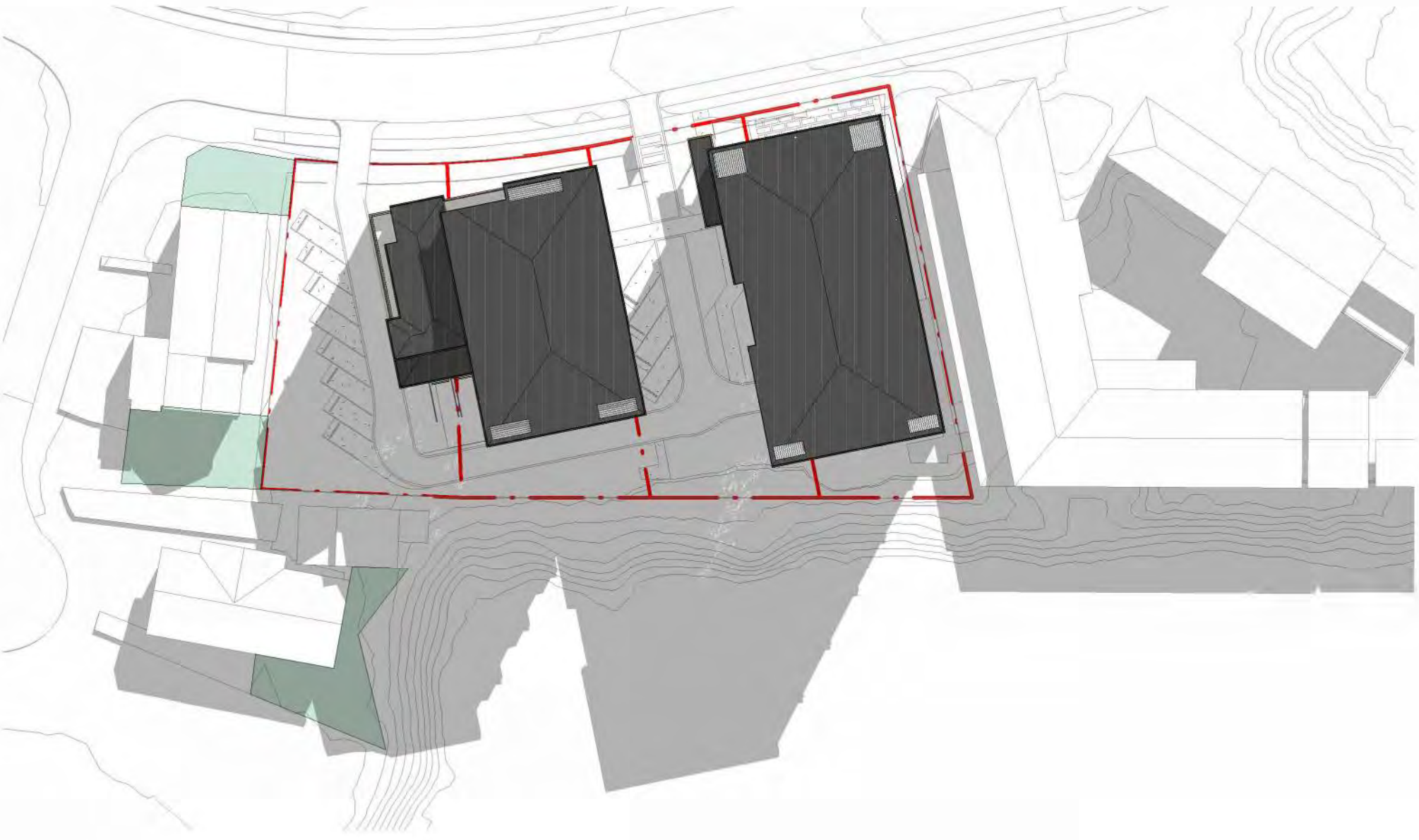
RC - hbh - WS 11am



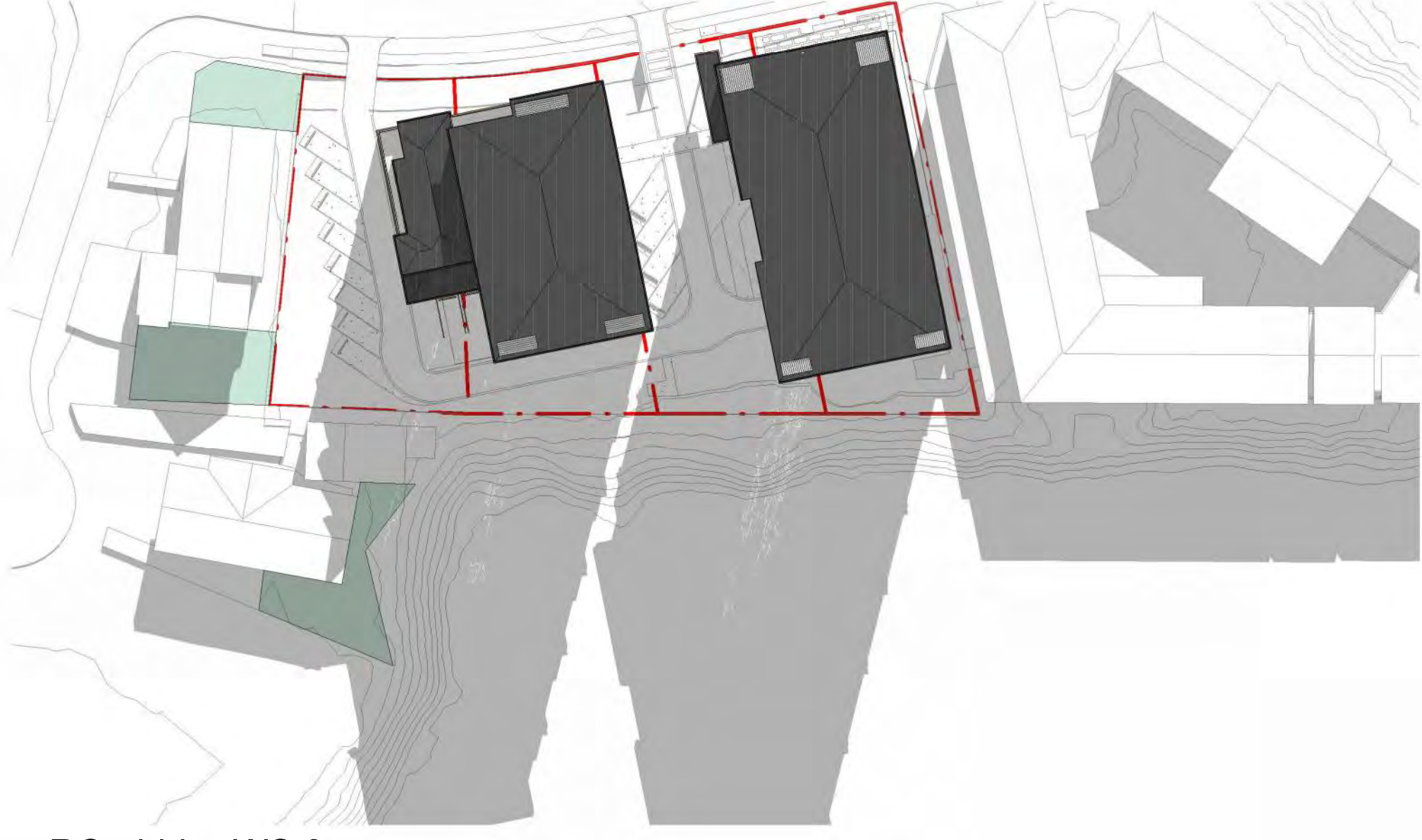
RC - hbh - WS 12pm



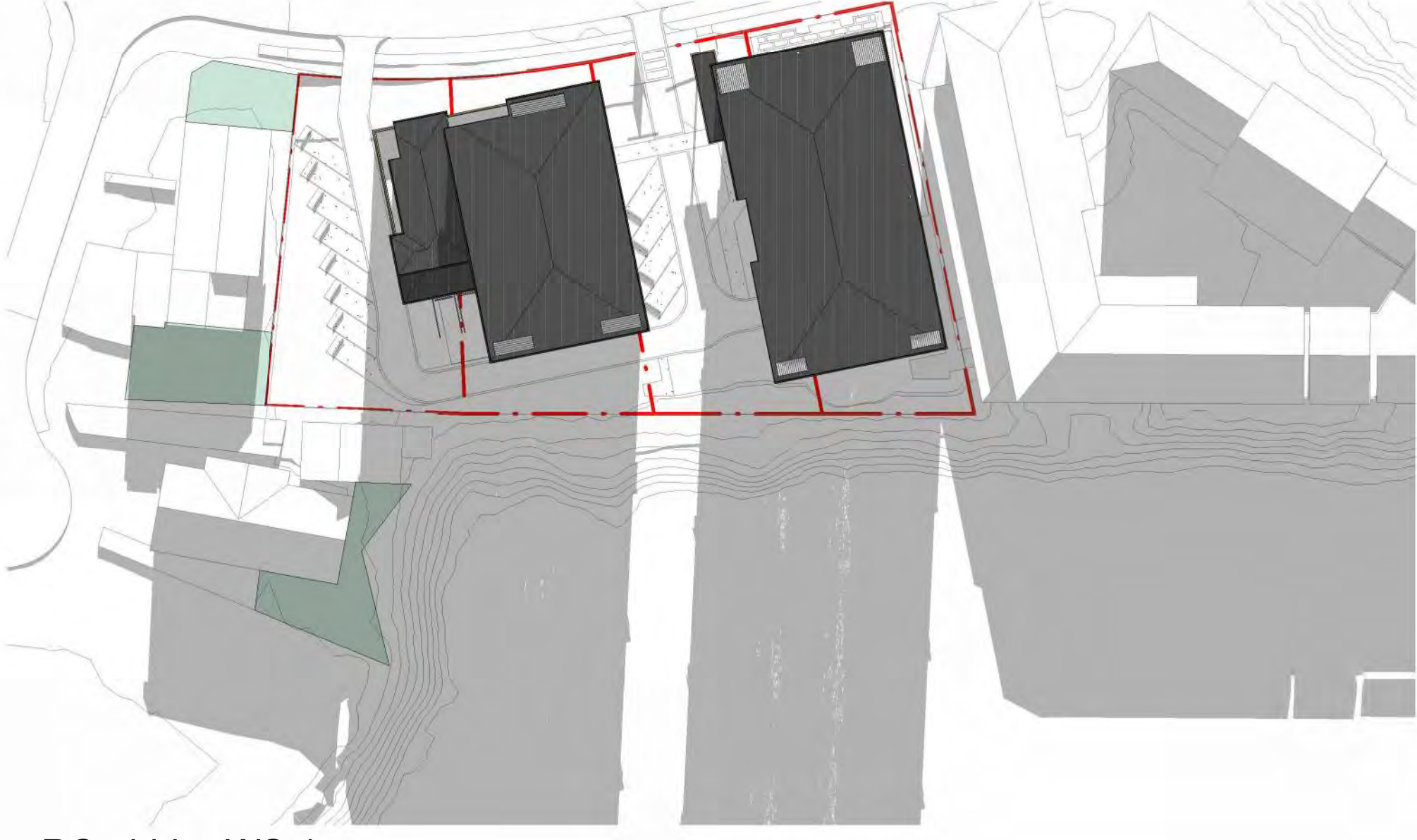
RC - hbh - WS 1pm



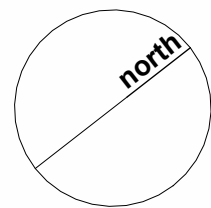
RC - hbh - WS 2pm



RC - hbh - WS 3pm



RC - hbh - WS 4pm



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HOURLY BY HOUR - WINTER SOLSTICE
2114 - Ambridge Rose
147-153 Edgewater Drive

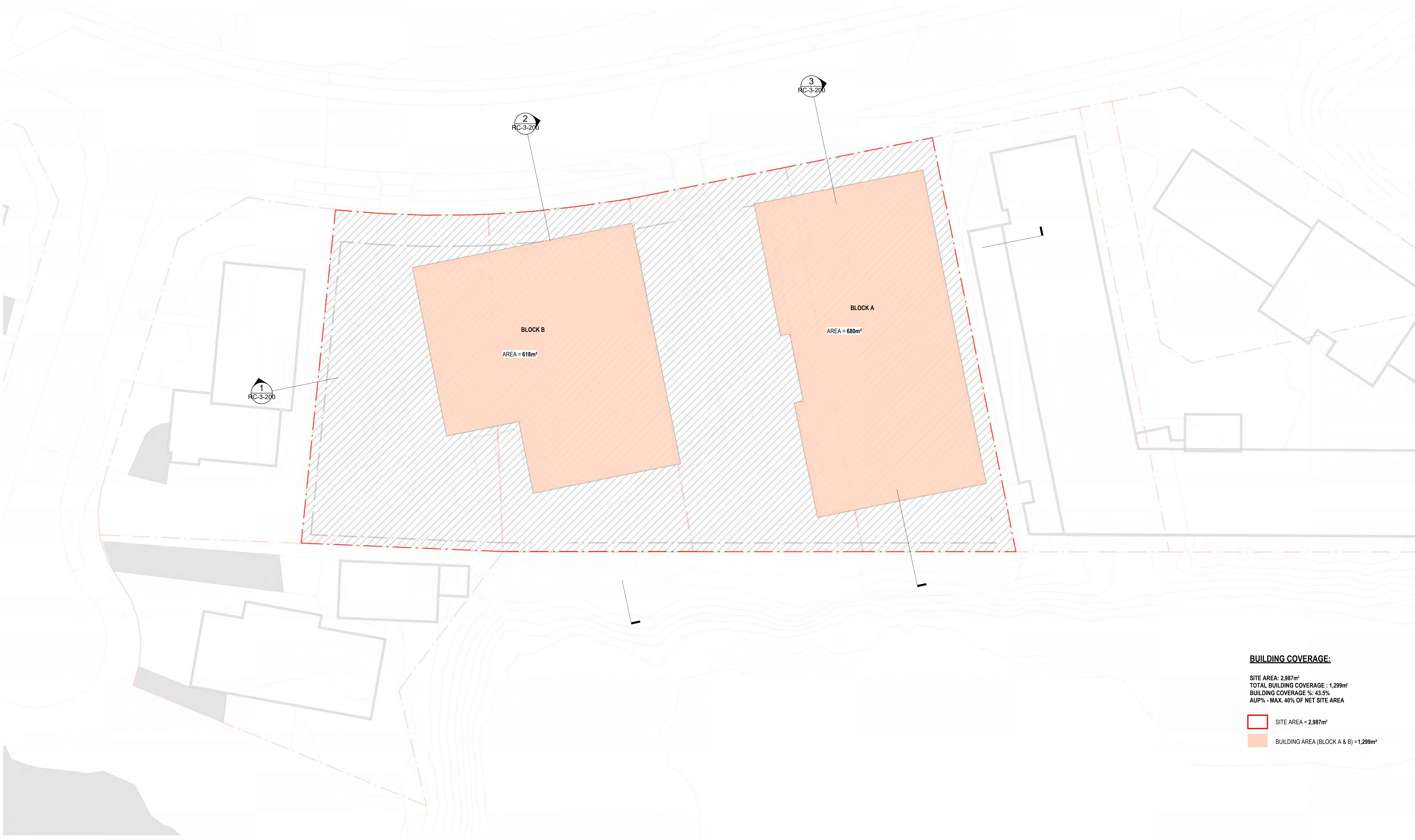
A Revision A 23/04/25 CB SC

RESOURCE CONSENT

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16/09/2025 9:22:25 am

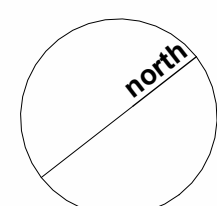


1
RC-3-100
PROPOSED PLAN - BUILDING COVERAGE AREA
SCALE 1 : 200

BUILDING COVERAGE:

SITE AREA: 2,987m²
TOTAL BUILDING COVERAGE : 1,299m²
BUILDING COVERAGE %: 43.5%
AUP% - MAX. 40% OF NET SITE AREA

□ SITE AREA = 2,987m²
■ BUILDING AREA (BLOCK A & B) = 1,299m²



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SITE COVERAGE
2114 - Ambridge Rose
147-153 Edgewater Drive

B Section 92
A Revision A

16/09/25
23/04/25

CB SC

RESOURCE CONSENT

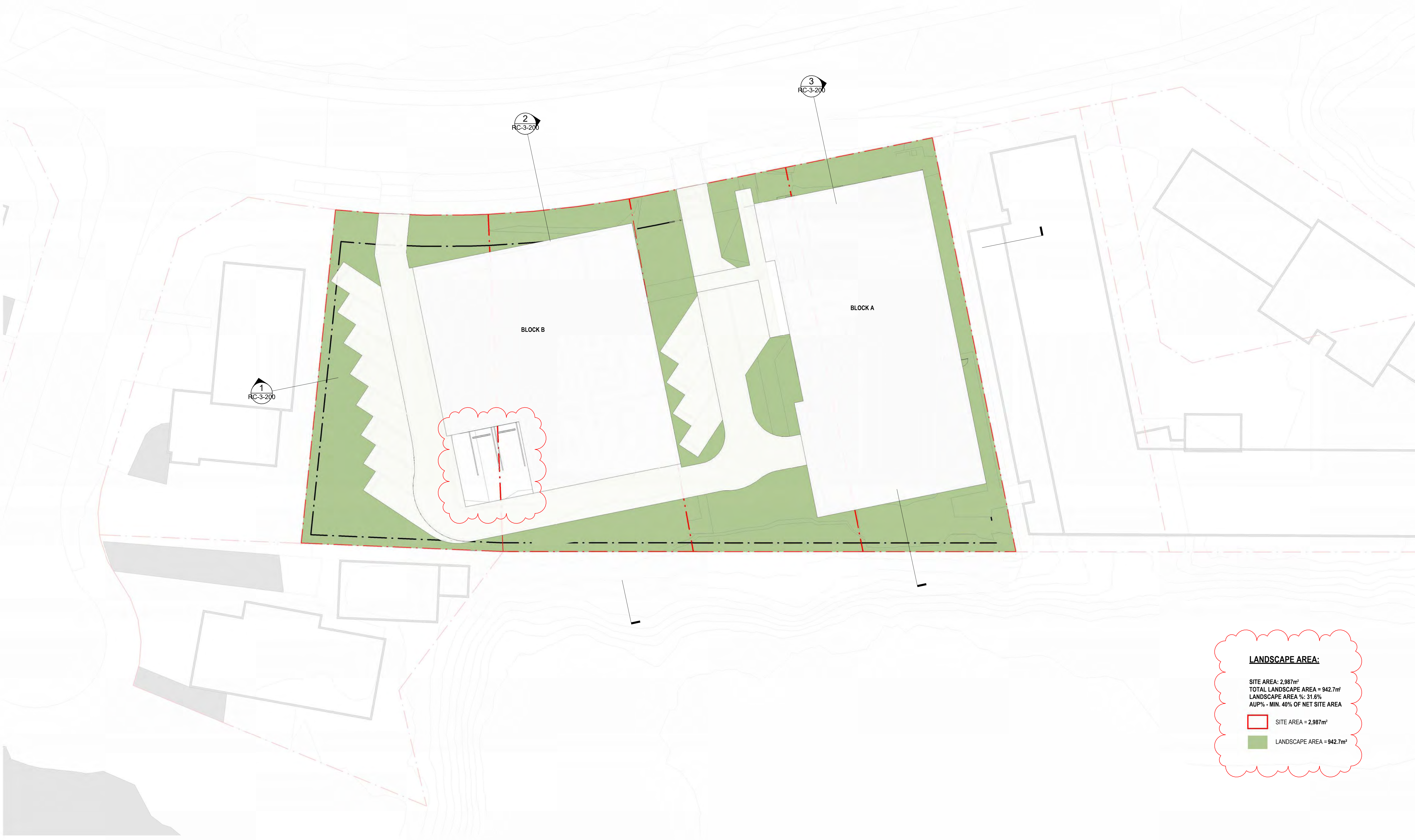
SHEET NUMBER: REV:

2114 -RC-2-015 B

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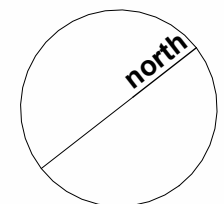
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1 PROPOSED PLAN - LANDSCAPE AREA
RC-3-100 SCALE 1 : 200

LANDSCAPE AREA:
SITE AREA: 2,987m²
TOTAL LANDSCAPE AREA = 942.7m²
LANDSCAPE AREA %: 31.6%
AUP% - MIN. 40% OF NET SITE AREA

□ SITE AREA = 2,987m²
■ LANDSCAPE AREA = 942.7m²



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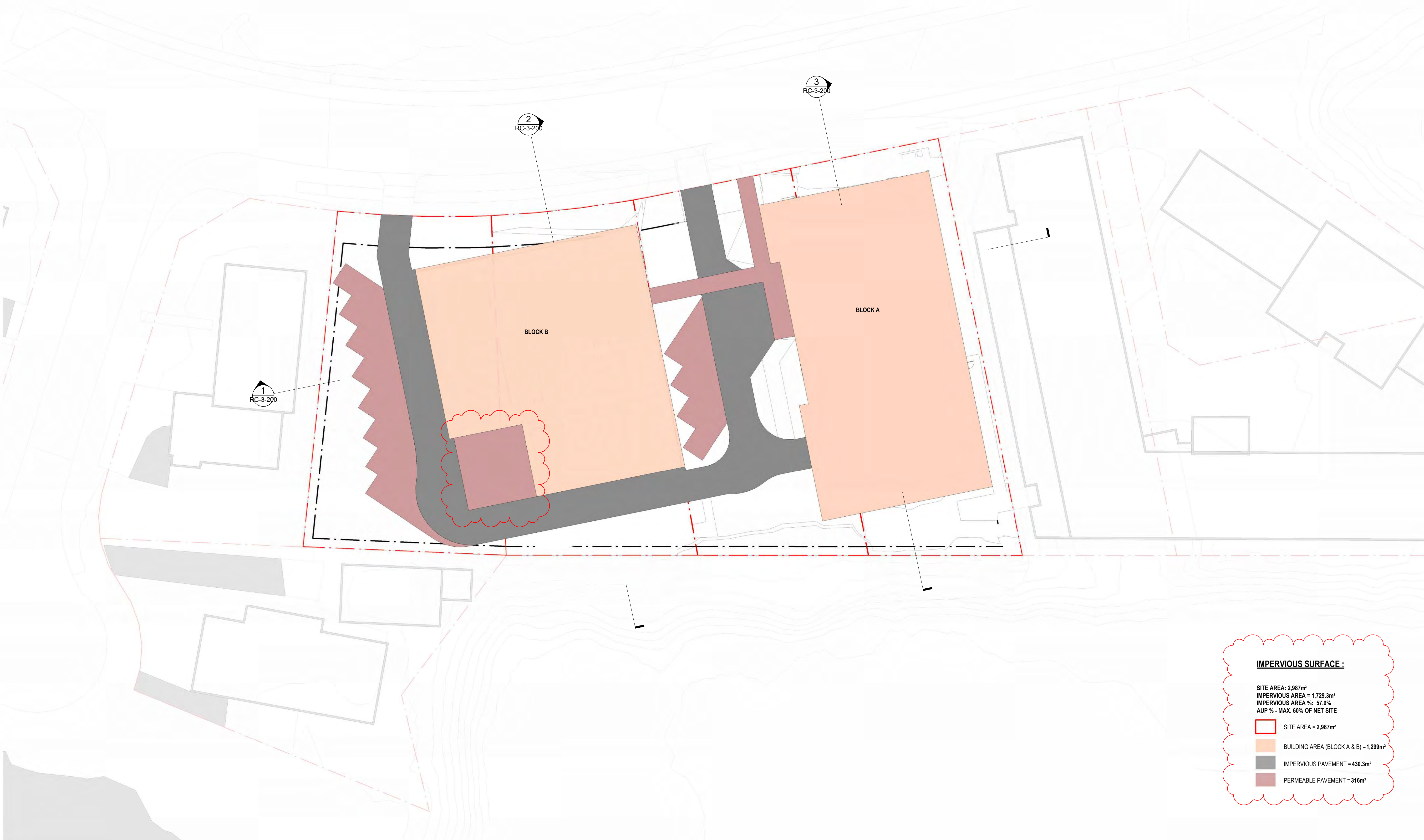
SITE COVERAGE
2114 - Ambridge Rose
147-153 Edgewater Drive

A Section 92 16/09/25 CB SC

RESOURCE CONSENT

SHEET NUMBER: 2114 - RC-2-015A
REV: A
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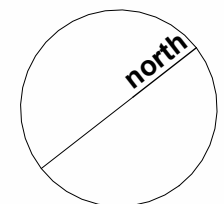


IMPERVIOUS SURFACE :

SITE AREA: 2,987m²
IMPERVIOUS AREA = 1,729.3m²
IMPERVIOUS AREA %: 57.9%
AUP % - MAX. 60% OF NET SITE

	SITE AREA = 2,987m ²
	BUILDING AREA (BLOCK A & B) = 1,299m ²
	IMPERVIOUS PAVEMENT = 430.3m ²
	PERMEABLE PAVEMENT = 316m ²

1 PROPOSED PLAN - IMPERVIOUS SURFACES
RC-3-100 SCALE 1 : 200



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SITE COVERAGE
2114 - Ambridge Rose
147-153 Edgewater Drive

A Section 92 16/09/25 CB SC

RESOURCE CONSENT

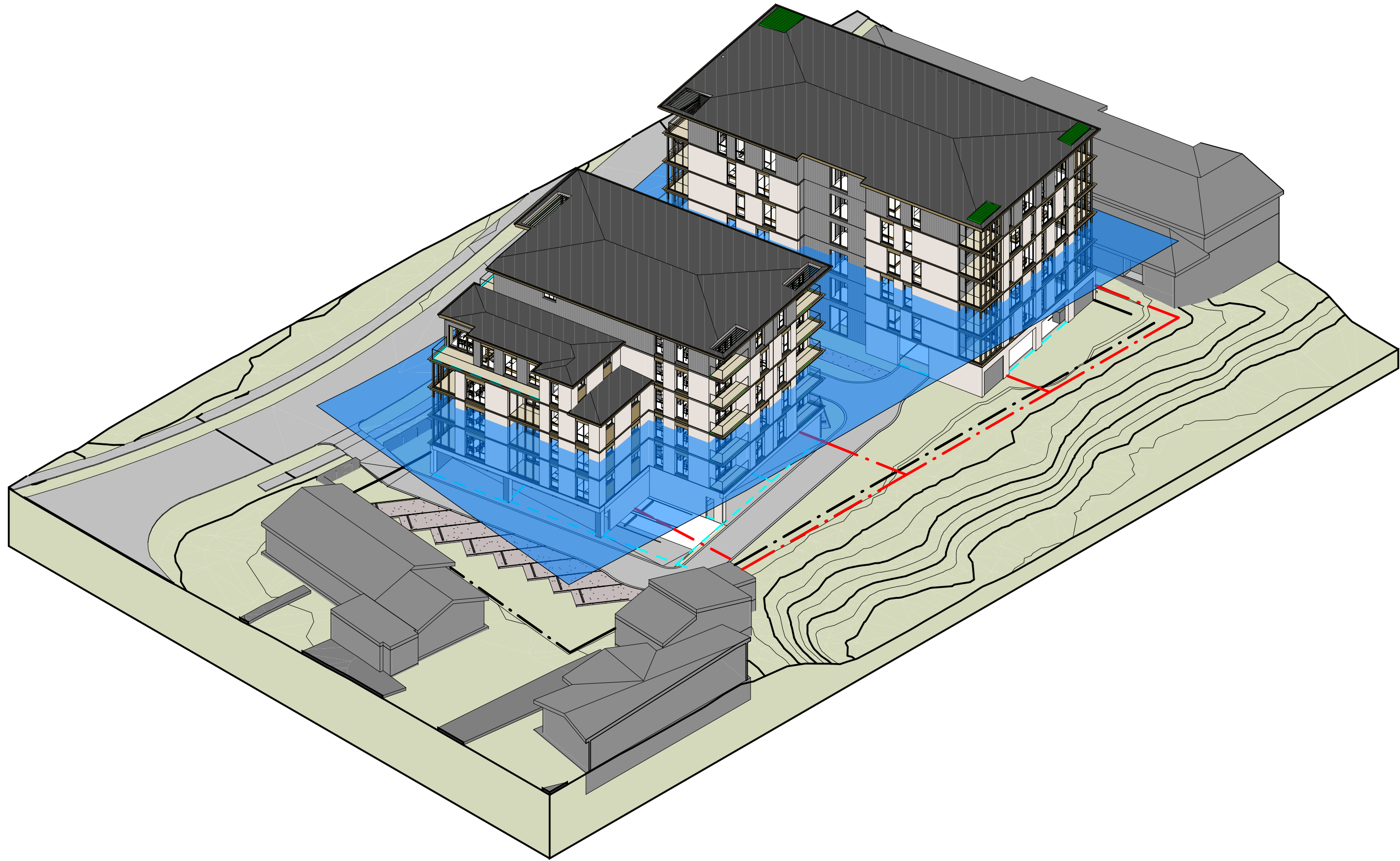
SHEET NUMBER: **2114 - RC-2-015B** REV: **A**
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16/09/2025 9:22:59 am



Max Height 3D - 01



Max Height 3D - 02



HEIGHT CONTROL
2114 - Ambridge Rose
147-153 Edgewater Drive

A Revision A 23/04/25 CB SC

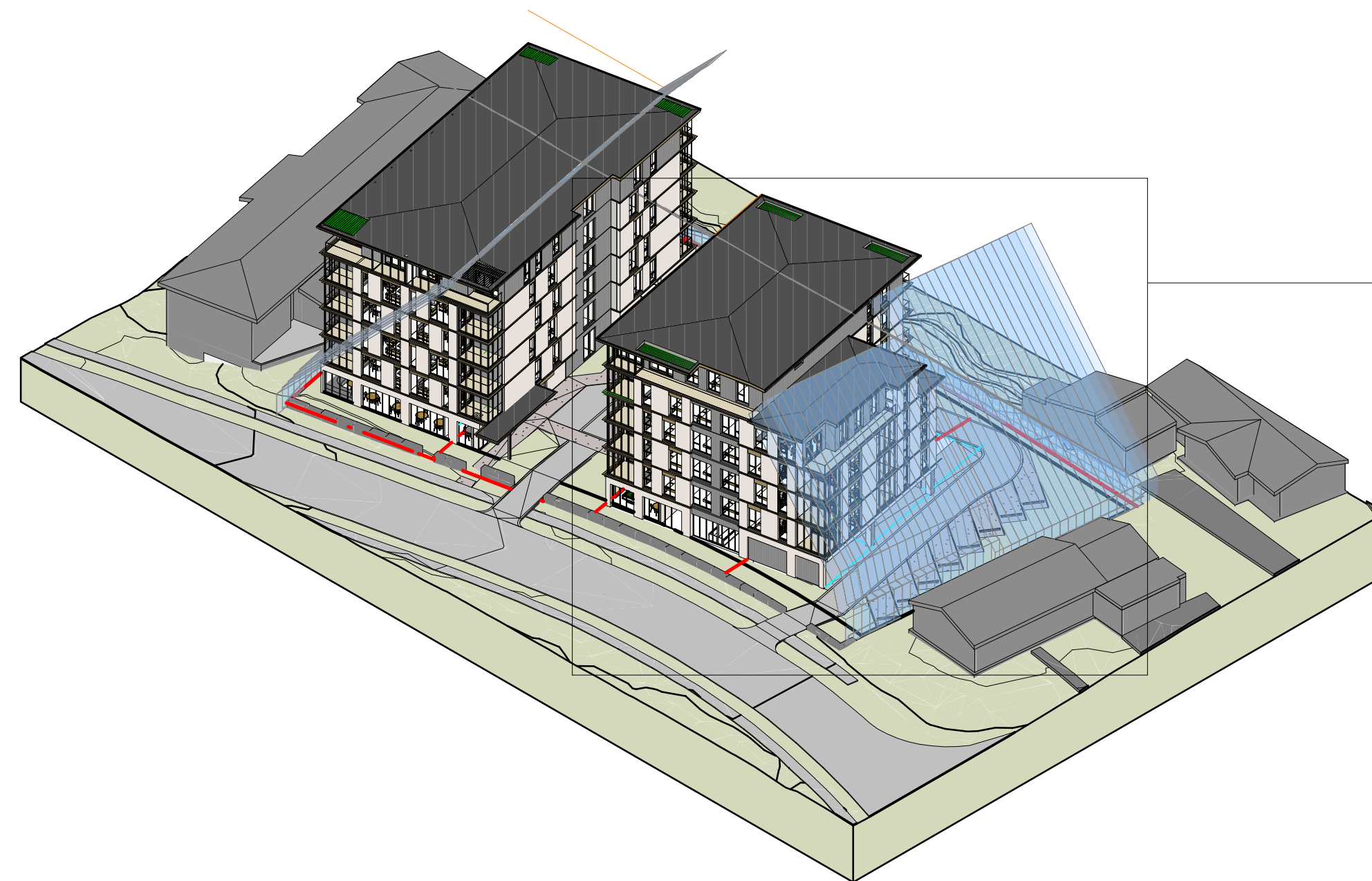
RESOURCE CONSENT

SHEET NUMBER: 2114 -RC-2-016
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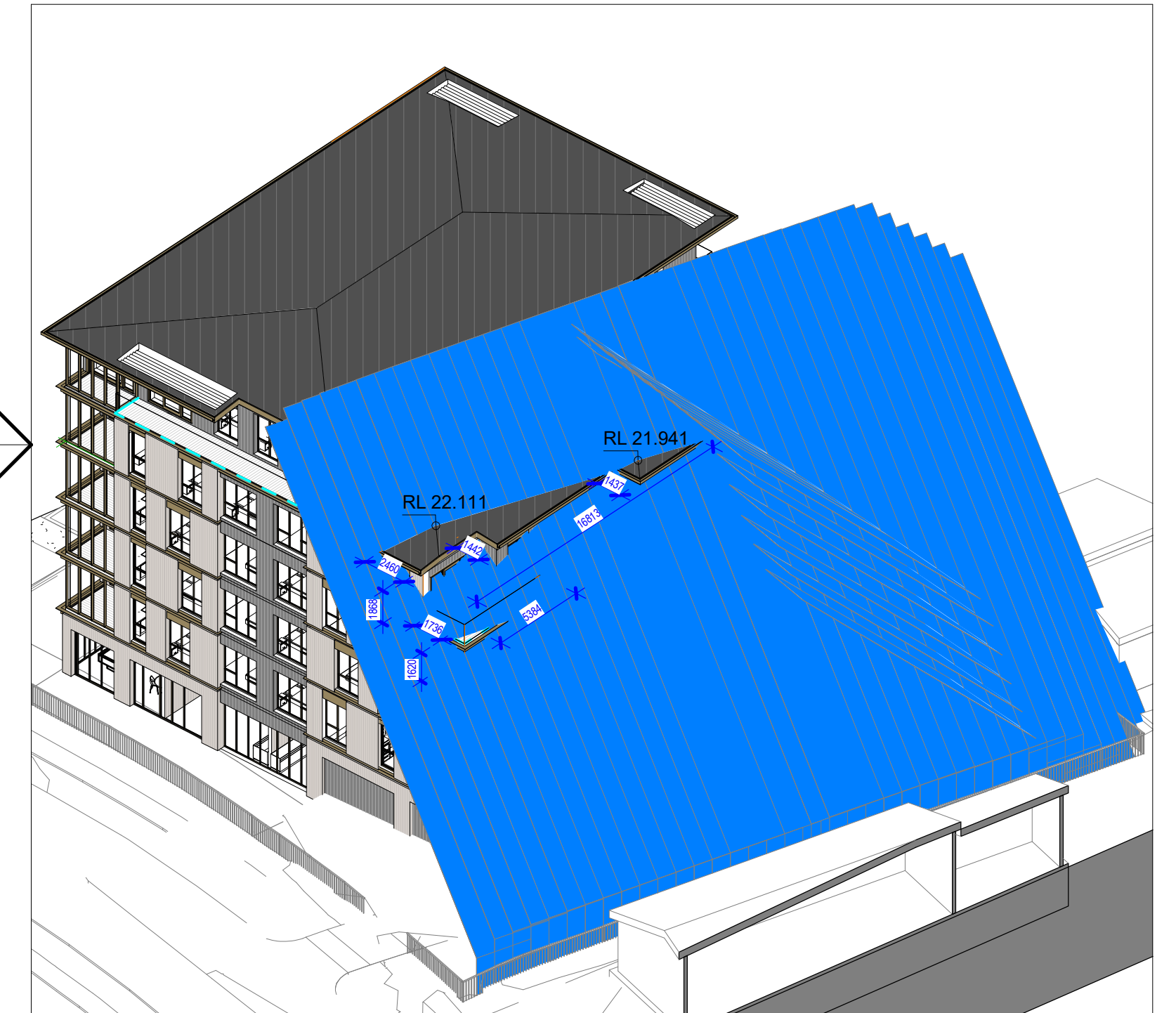
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HIRB 3D - 01

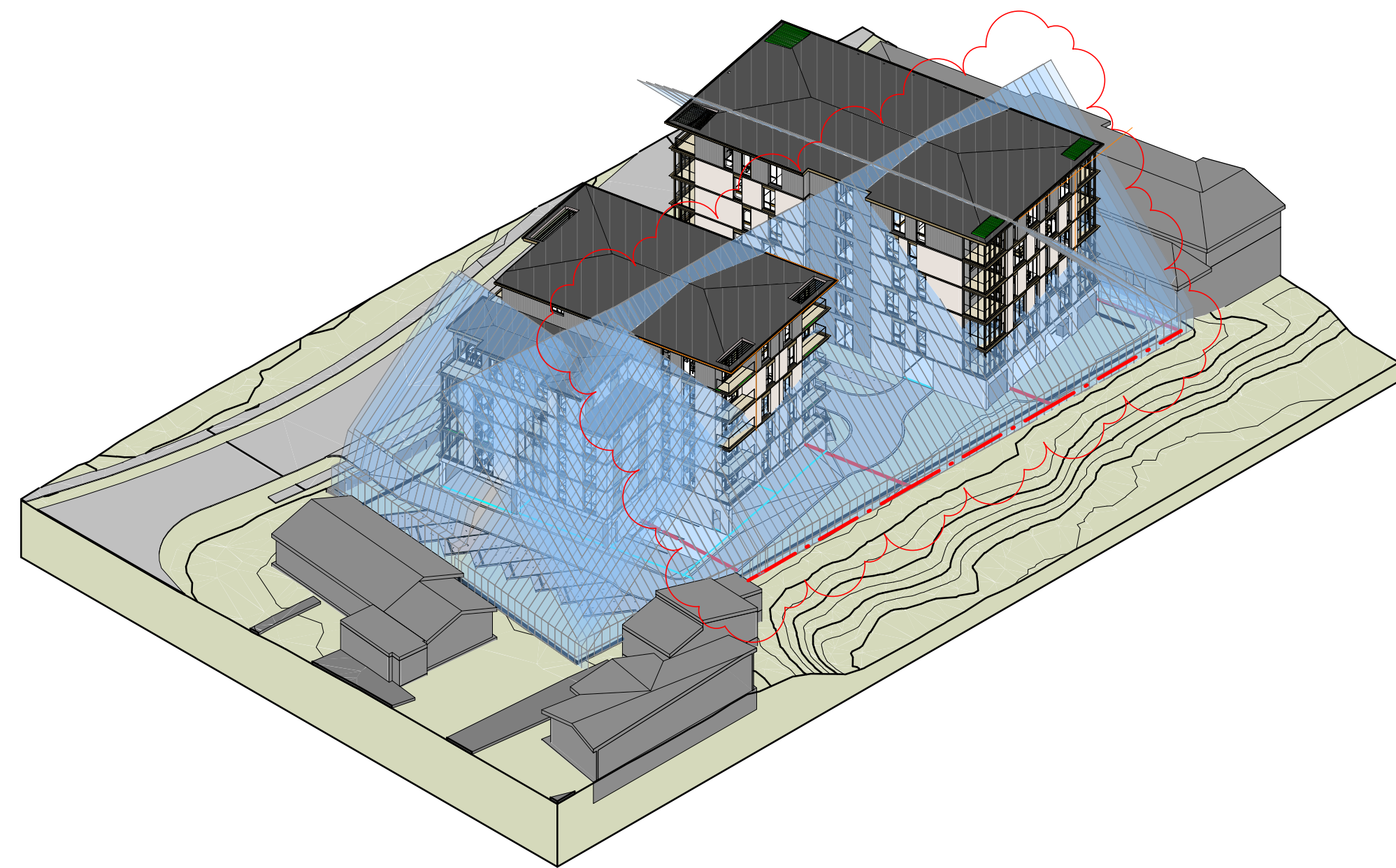


HIRB 3D - 02

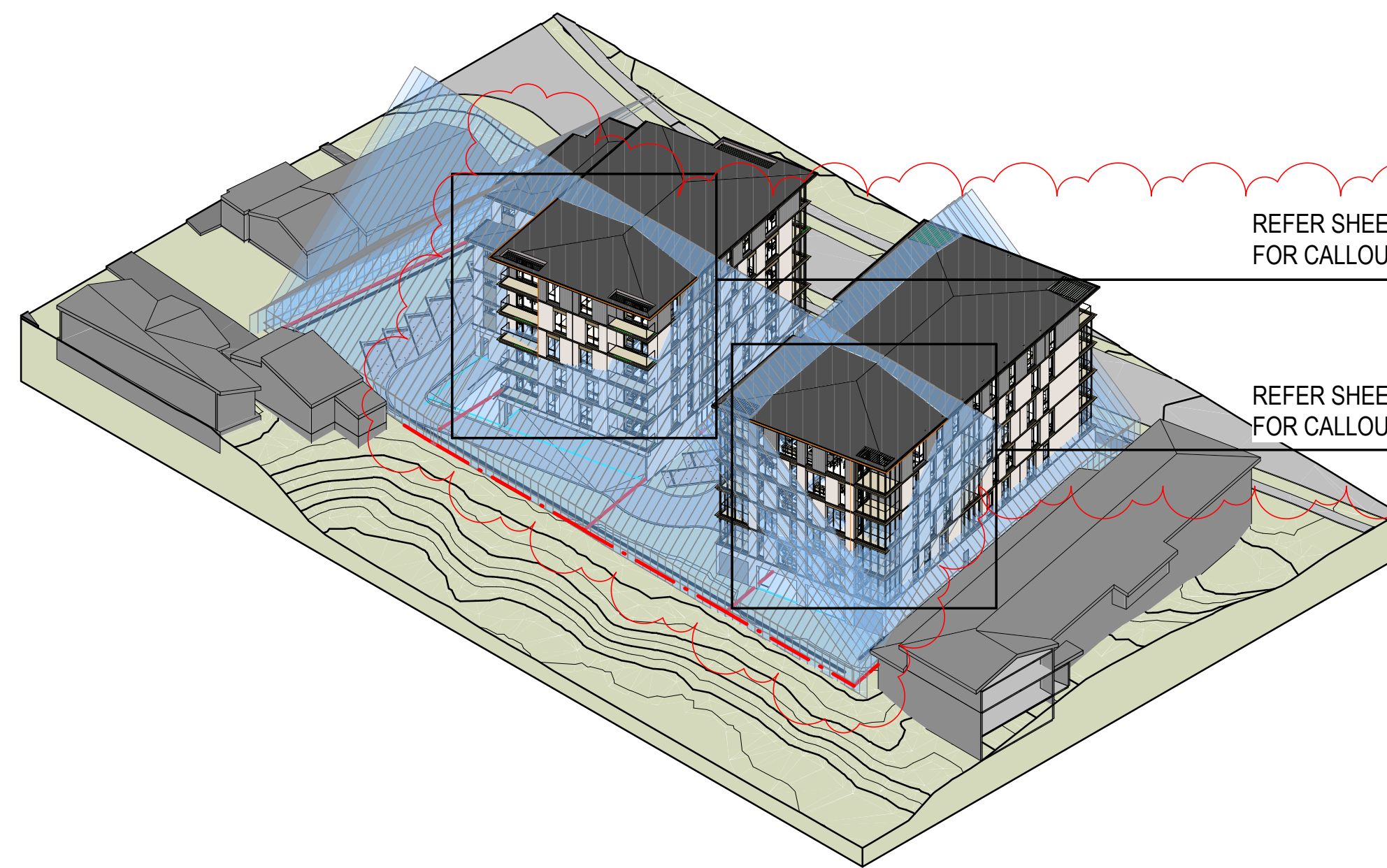


HIRB Infringement - 2.5m @ 45

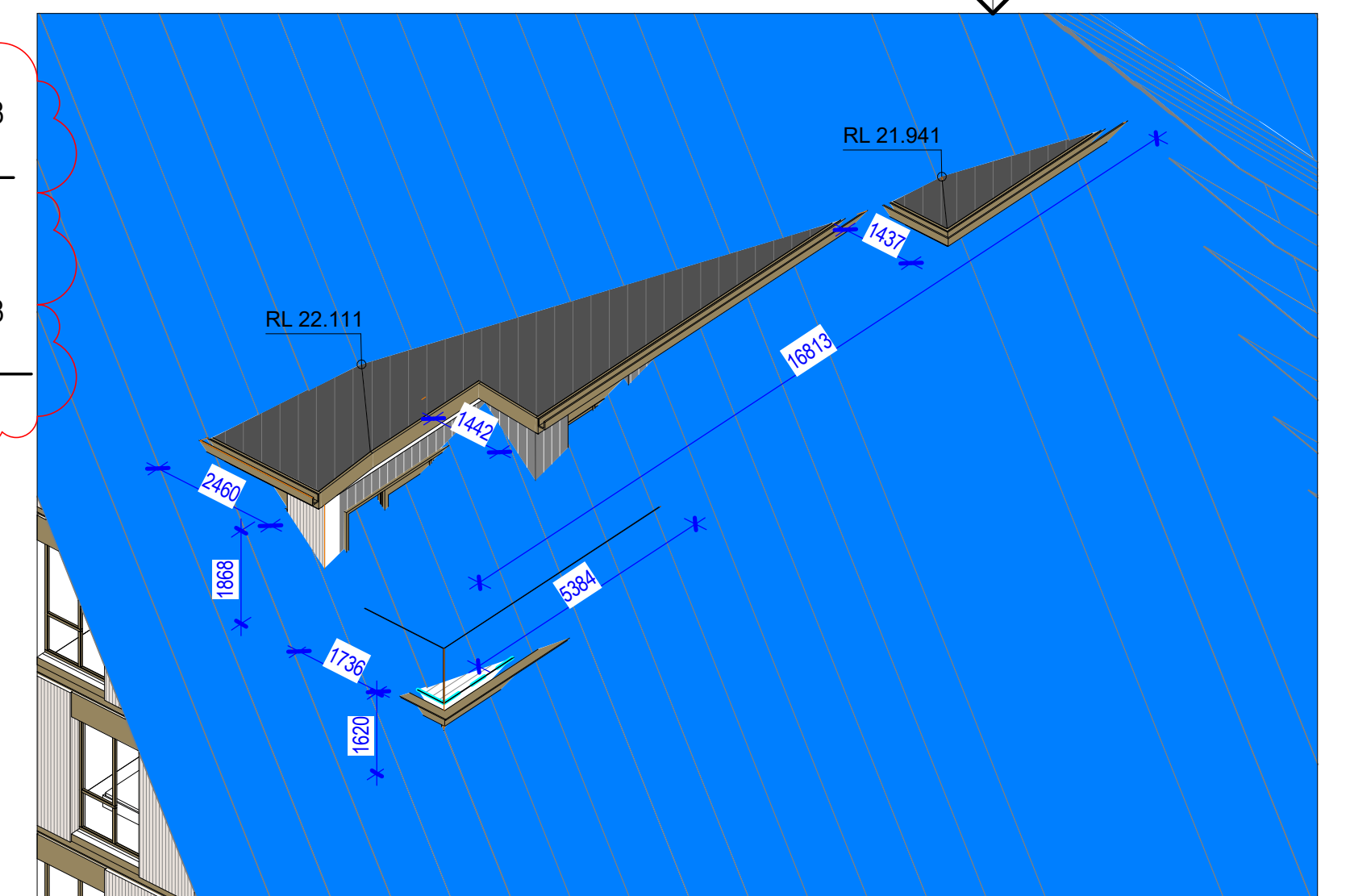
DRAWING INDICATES THE HIRB INFRINGEMENT IF ALT HIRB IS NOT USED FOR THE FIRST 20M FROM THE FRONT OF THE SITE.



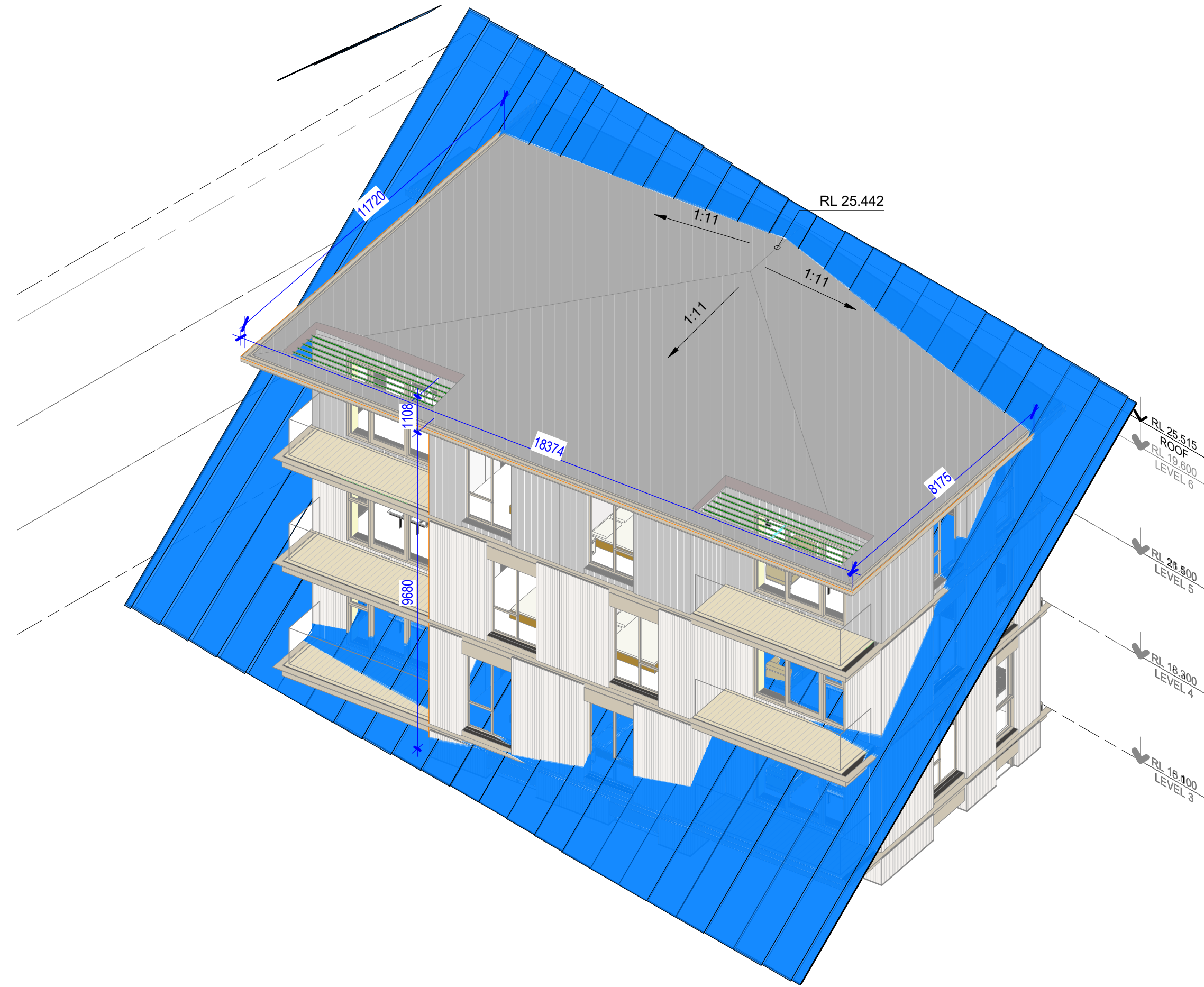
HIRB 3D - 03



HIRB 3D - 04



HIRB Infringement - Call out



HIRB 3D - 04 BLOCK B

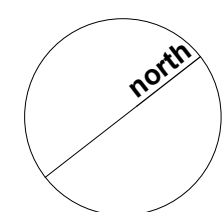


HIRB 3D - 04 BLOCK A



OUTLOOK AREA LEGEND
3X3 BEDROOM OUTLOOK
4X6 LIVING OUTLOOK

1 OUTLOOK - LEVEL 1
RC-3-100 SCALE 1 : 200



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OUTLOOK PLANS
2114 - Ambridge Rose
147-153 Edgewater Drive

B RC UPDATES
A Section 92
14/11/25
16/09/25
EL/CB SC

RESOURCE CONSENT

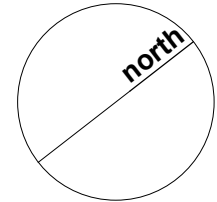
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REV: B
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OUTLOOK AREA LEGEND
3X3 BEDROOM OUTLOOK
4X6 LIVING OUTLOOK

1 OUTLOOK - LEVEL 2
RC-3-100 SCALE 1 : 200



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OUTLOOK PLANS
2114 - Ambridge Rose
147-153 Edgewater Drive

B RC UPDATES
A Section 92
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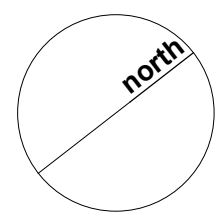
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14/11/2025 2:45:38 pm



OUTLOOK AREA LEGEND
3X3 BEDROOM OUTLOOK
4X6 LIVING OUTLOOK

1
5-310
OUTLOOK - LEVEL 3
SCALE 1 : 200



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OUTLOOK PLANS
2114 - Ambridge Rose
147-153 Edgewater Drive

B RC UPDATES
A Section 92
14/11/25
16/09/25
EL/CB SC

RESOURCE CONSENT

SHEET NUMBER: 2114 - RC-2-052
REV: B
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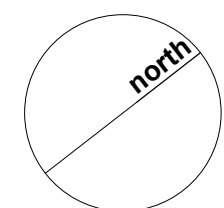
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14/11/2025 2:45:40 pm



OUTLOOK AREA LEGEND
3X3 BEDROOM OUTLOOK
4X6 LIVING OUTLOOK

1 OUTLOOK - LEVEL 4
RC-3-100 SCALE 1 : 200



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OUTLOOK PLANS
2114 - Ambridge Rose
147-153 Edgewater Drive

B RC UPDATES
A Section 92

14/11/25
16/09/25

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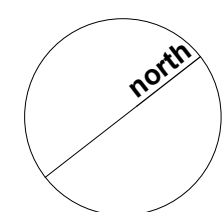
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OUTLOOK AREA LEGEND
3X3 BEDROOM OUTLOOK
4X6 LIVING OUTLOOK

1 OUTLOOK - LEVEL 5
RC-3-100 SCALE 1 : 200



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OUTLOOK PLANS
2114 - Ambridge Rose
147-153 Edgewater Drive

B RC UPDATES
A Section 92

14/11/25
16/09/25

EL/CB SC

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REV:

2114 - RC-2-054

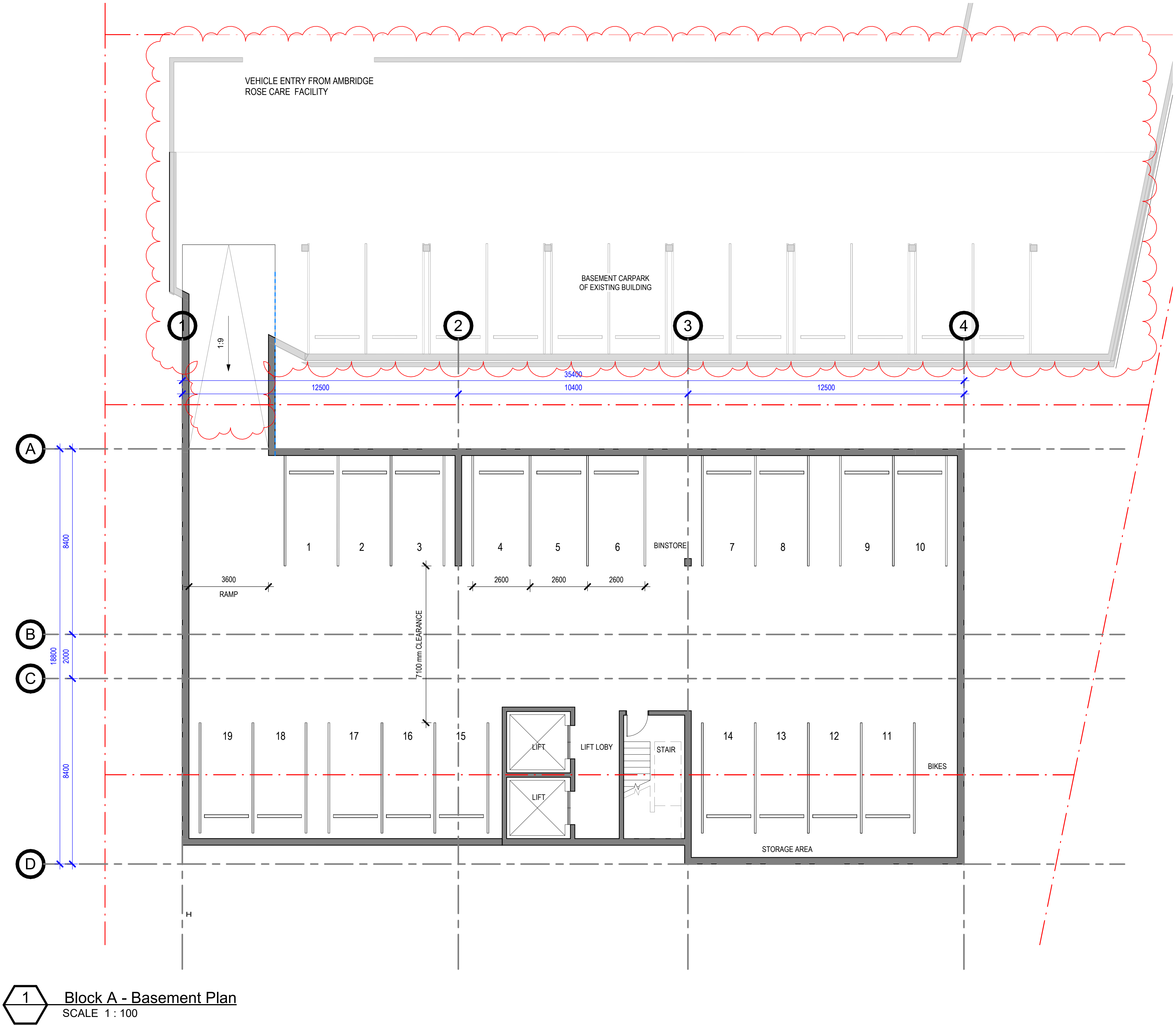
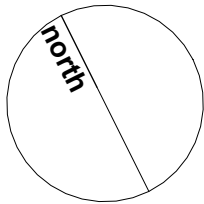
B

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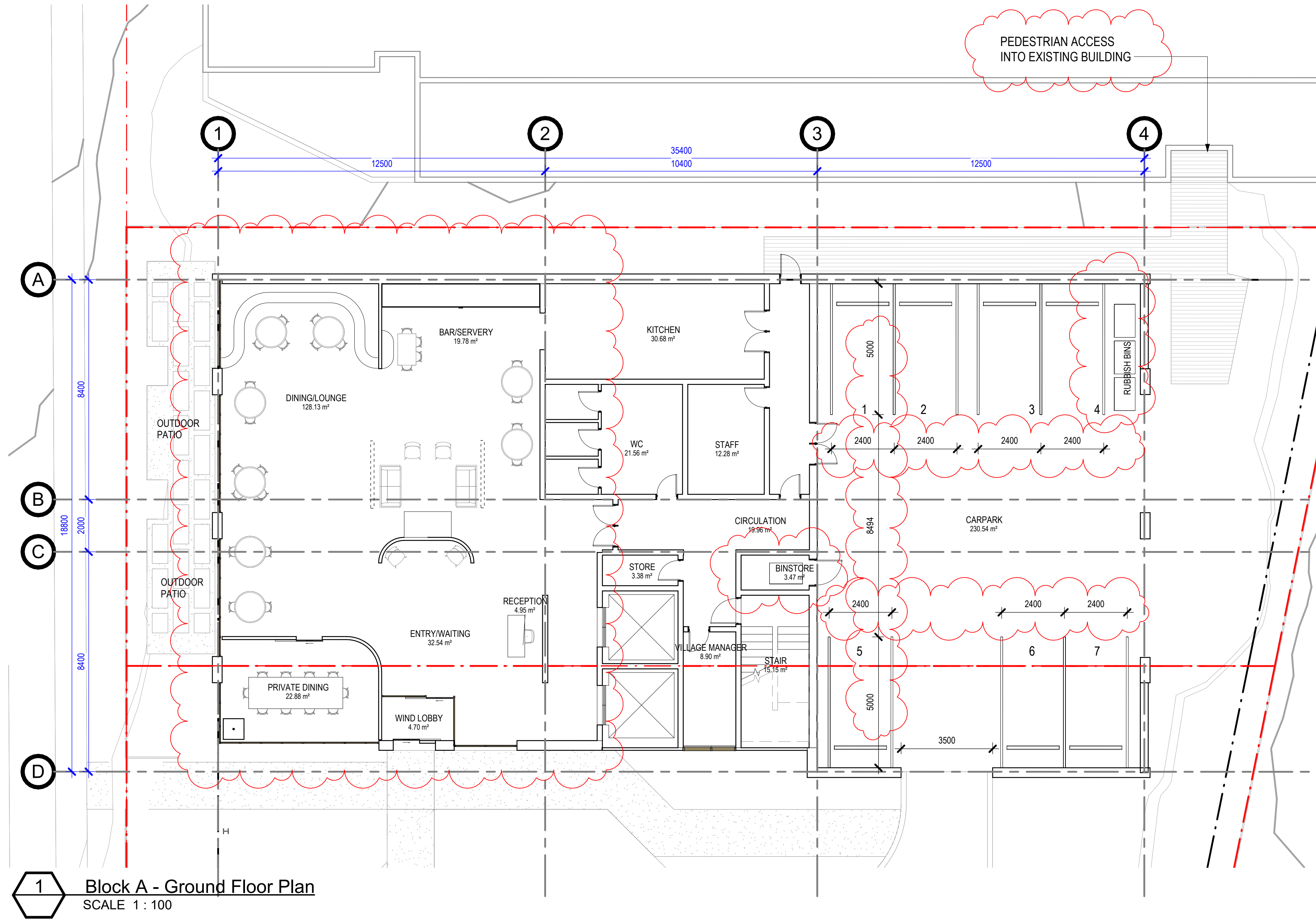
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TOTAL GFA - BLOCK A		
Level	Name	Area
BASEMENT	BLOCK A - COMMON AREAS	646 m²
		646 m²
GROUND FLOOR	BLOCK A - COMMON AREAS	663 m²
		663 m²
LEVEL 1	BLOCK A - COMMON AREAS	139 m²
LEVEL 1	BLOCK A - APARTMENTS	537 m²
		676 m²
LEVEL 2	BLOCK A - COMMON AREAS	139 m²
LEVEL 2	BLOCK A - APARTMENTS	537 m²
		676 m²
LEVEL 3	BLOCK A - COMMON AREAS	139 m²
LEVEL 3	BLOCK A - APARTMENTS	537 m²
		676 m²
LEVEL 4	BLOCK A - COMMON AREAS	139 m²
LEVEL 4	BLOCK A - APARTMENTS	537 m²
		676 m²
LEVEL 5	BLOCK A - COMMON AREAS	113 m²
LEVEL 5	BLOCK A - APARTMENTS	561 m²
		674 m²
TOTAL		4689 m²

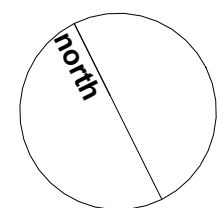
*COMMON AREAS INCLUDE SERVICES/CIRCULATION/CARPARKS.



TOTAL GFA - BLOCK A		
Level	Name	Area
BASEMENT	BLOCK A - COMMON AREAS	646 m²
GROUND FLOOR	BLOCK A - COMMON AREAS	646 m²
	BLOCK A - APARTMENTS	663 m²
LEVEL 1	BLOCK A - COMMON AREAS	139 m²
LEVEL 1	BLOCK A - APARTMENTS	537 m²
LEVEL 2	BLOCK A - COMMON AREAS	139 m²
	BLOCK A - APARTMENTS	537 m²
LEVEL 2	BLOCK A - COMMON AREAS	139 m²
LEVEL 2	BLOCK A - APARTMENTS	537 m²
LEVEL 3	BLOCK A - COMMON AREAS	139 m²
LEVEL 3	BLOCK A - APARTMENTS	537 m²
LEVEL 3	BLOCK A - COMMON AREAS	139 m²
LEVEL 3	BLOCK A - APARTMENTS	537 m²
LEVEL 4	BLOCK A - COMMON AREAS	139 m²
LEVEL 4	BLOCK A - APARTMENTS	537 m²
LEVEL 4	BLOCK A - COMMON AREAS	139 m²
LEVEL 4	BLOCK A - APARTMENTS	537 m²
LEVEL 5	BLOCK A - COMMON AREAS	113 m²
LEVEL 5	BLOCK A - APARTMENTS	561 m²
TOTAL		4689 m²

*COMMON AREAS INCLUDE SERVICES/CIRCULATION/CARPARKS.

1 Block A - Ground Floor Plan
SCALE 1 : 100



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BLOCK A - GROUND FLOOR PLAN
2114 - Ambridge Rose
147-153 Edgewater Drive

B Section 92
A Revision A

16/09/25
23/04/25

CB SC

RESOURCE CONSENT

SHEET NUMBER:

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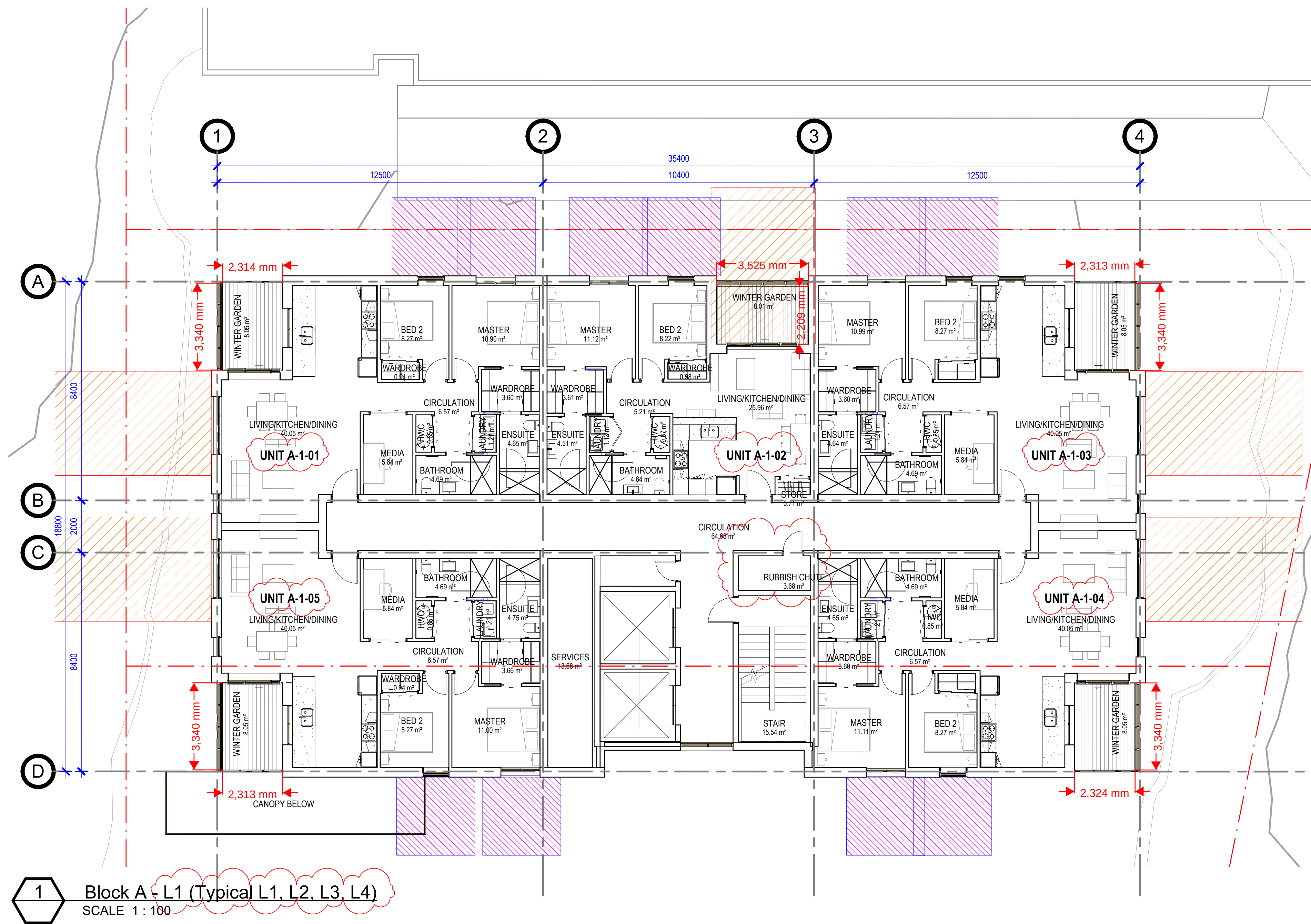
2114 - - RC-2-101 B

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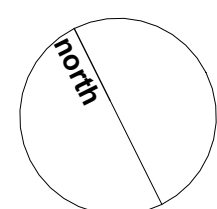


TOTAL GFA - BLOCK A		
Level	Name	Area
BASEMENT	BLOCK A - COMMON AREAS	646 m²
GROUND FLOOR	BLOCK A - COMMON AREAS	646 m²
	BLOCK A - APARTMENTS	663 m²
LEVEL 1	BLOCK A - COMMON AREAS	139 m²
LEVEL 1	BLOCK A - APARTMENTS	537 m²
LEVEL 2	BLOCK A - COMMON AREAS	139 m²
LEVEL 2	BLOCK A - APARTMENTS	537 m²
LEVEL 3	BLOCK A - COMMON AREAS	139 m²
LEVEL 3	BLOCK A - APARTMENTS	537 m²
LEVEL 4	BLOCK A - COMMON AREAS	139 m²
LEVEL 4	BLOCK A - APARTMENTS	537 m²
LEVEL 5	BLOCK A - COMMON AREAS	113 m²
LEVEL 5	BLOCK A - APARTMENTS	561 m²
TOTAL		4689 m²

*COMMON AREAS INCLUDE SERVICES/CIRCULATION/CARPARKS.

APARTMENT SCHEDULE - BLOCK A		
Level	Name	Area
LEVEL 1	BLOCK A - 2 BED - TYPE A	88 m²
LEVEL 1	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 1	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 1	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 1	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 2	BLOCK A - 2 BED - TYPE A	88 m²
LEVEL 2	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 2	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 2	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 2	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 3	BLOCK A - 2 BED - TYPE A	88 m²
LEVEL 3	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 3	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 3	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 3	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 4	BLOCK A - 2 BED - TYPE A	88 m²
LEVEL 4	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 4	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 4	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 4	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 5	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 5	BLOCK A - 3 BED - TYPE B	156 m²
LEVEL 5	BLOCK A - 2 BED PLUS - TYPE C	157 m²
LEVEL 5	BLOCK A - 3 BED - TYPE A	160 m²
TOTAL APARTMENTS: 24		

OUTLOOK AREA LEGEND
3X3 BEDROOM OUTLOOK
4X6 LIVING OUTLOOK



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BLOCK A - TYPICAL FLOOR PLAN
2114 - Ambridge Rose
147-153 Edgewater Drive

B Section 92
A Revision A

16/09/25
23/04/25

CB SC

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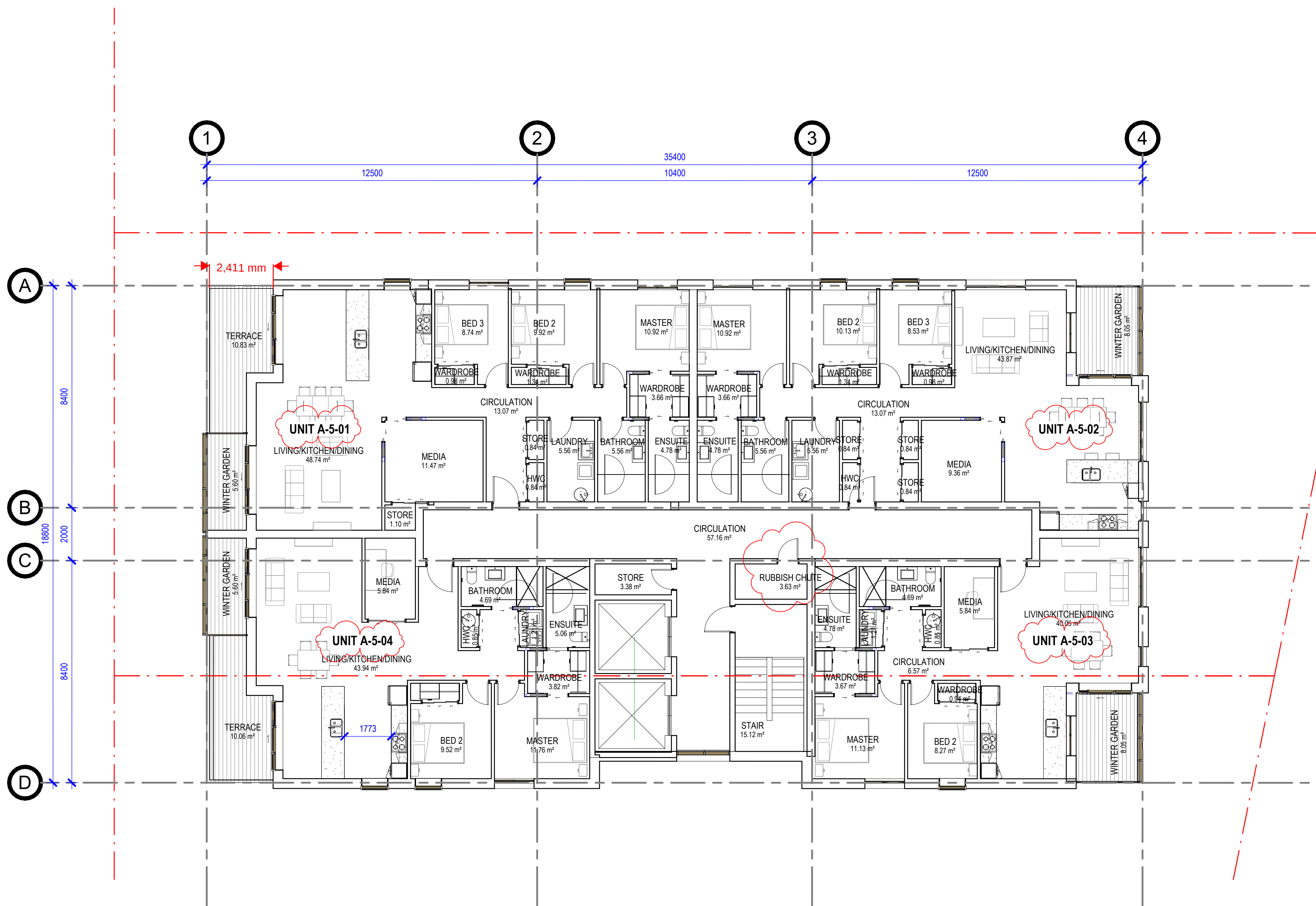
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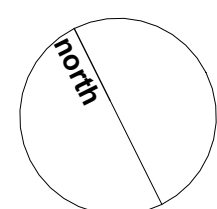


1 Block A - Level 5 Floor Plan
RC-3-100 SCALE 1 : 100

TOTAL GFA - BLOCK A		
Level	Name	Area
BASEMENT	BLOCK A - COMMON AREAS	646 m²
		646 m²
GROUND FLOOR	BLOCK A - COMMON AREAS	663 m²
		663 m²
LEVEL 1	BLOCK A - COMMON AREAS	139 m²
LEVEL 1	BLOCK A - APARTMENTS	537 m²
		676 m²
LEVEL 2	BLOCK A - COMMON AREAS	139 m²
LEVEL 2	BLOCK A - APARTMENTS	537 m²
		676 m²
LEVEL 3	BLOCK A - COMMON AREAS	139 m²
LEVEL 3	BLOCK A - APARTMENTS	537 m²
		676 m²
LEVEL 4	BLOCK A - COMMON AREAS	139 m²
LEVEL 4	BLOCK A - APARTMENTS	537 m²
		676 m²
LEVEL 5	BLOCK A - COMMON AREAS	113 m²
LEVEL 5	BLOCK A - APARTMENTS	561 m²
		674 m²
TOTAL		4689 m²

*COMMON AREAS INCLUDE SERVICES/CIRCULATION/CARPARKS.

APARTMENT SCHEDULE - BLOCK A		
Level	Name	Area
LEVEL 1	BLOCK A - 2 BED - TYPE A	88 m²
LEVEL 1	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 1	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 1	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 1	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 2	BLOCK A - 2 BED - TYPE A	88 m²
LEVEL 2	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 2	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 2	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 2	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 3	BLOCK A - 2 BED - TYPE A	88 m²
LEVEL 3	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 3	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 3	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 3	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 4	BLOCK A - 2 BED - TYPE A	88 m²
LEVEL 4	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 4	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 4	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 4	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 5	BLOCK A - 2 BED PLUS - TYPE B	112 m²
LEVEL 5	BLOCK A - 3 BED - TYPE B	156 m²
LEVEL 5	BLOCK A - 2 BED PLUS - TYPE C	157 m²
LEVEL 5	BLOCK A - 3 BED - TYPE A	160 m²
TOTAL APARTMENTS: 24		



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BLOCK A - LEVEL 5 FLOOR PLAN
2114 - Ambridge Rose
147-153 Edgewater Drive

B Section 92
A Revision A

16/09/25
23/04/25

CB SC

RESOURCE CONSENT

SHEET NUMBER:

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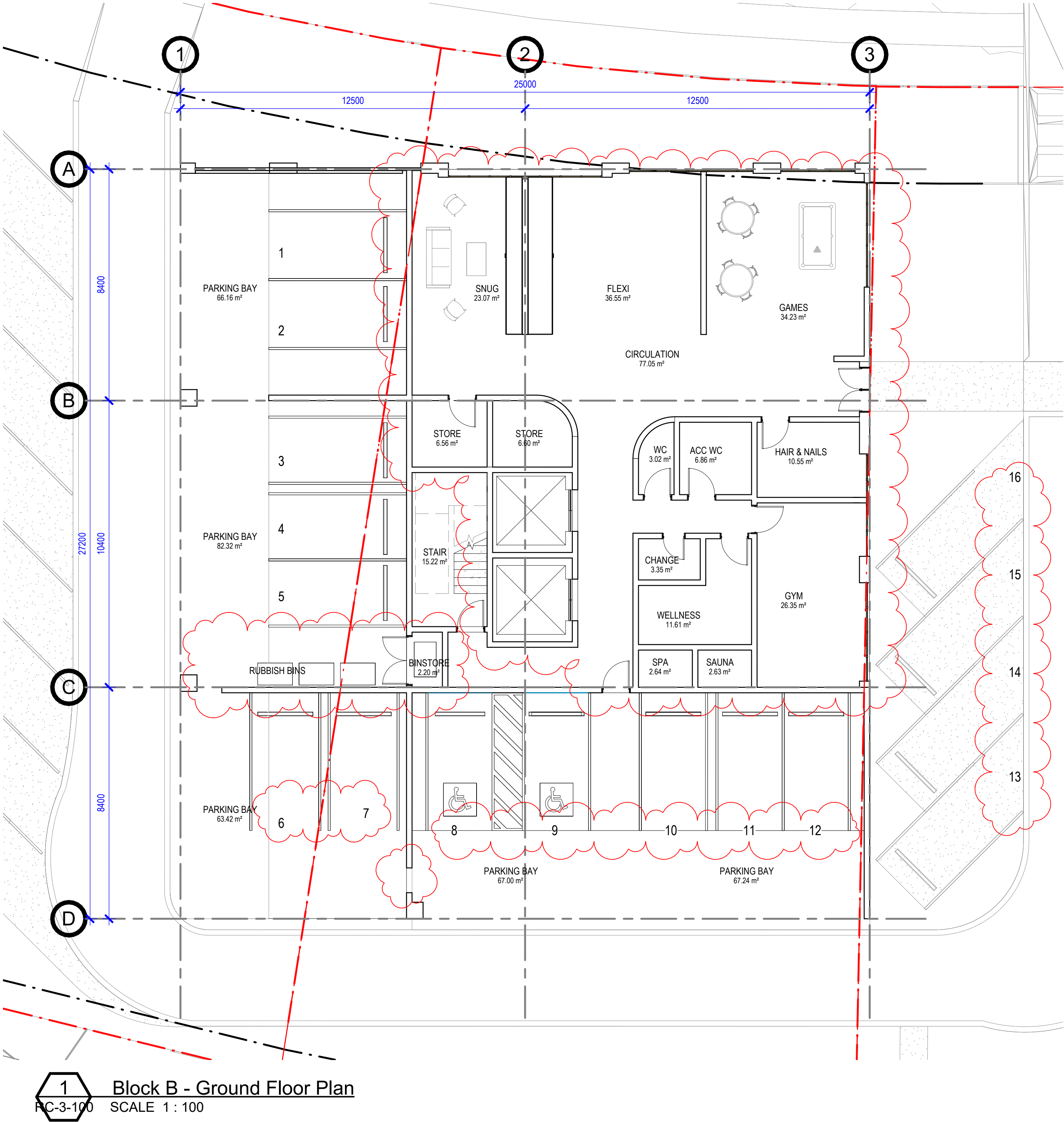
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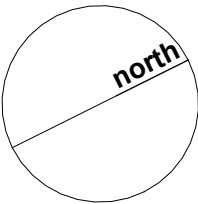
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TOTAL GFA - BLOCK B		
Level	Name	Area
GROUND FLOOR	BLOCK B - COMMON AREAS	681 m²
	BLOCK B - COMMON AREAS	681 m²
LEVEL 1	BLOCK B - COMMON AREAS	85 m²
LEVEL 1	BLOCK B - APARTMENTS	541 m²
		626 m²
LEVEL 2	BLOCK B - COMMON AREAS	85 m²
LEVEL 2	BLOCK B - APARTMENTS	541 m²
		626 m²
LEVEL 3	BLOCK B - COMMON AREAS	85 m²
LEVEL 3	BLOCK B - APARTMENTS	541 m²
		626 m²
LEVEL 4	BLOCK B - COMMON AREAS	85 m²
LEVEL 4	BLOCK B - APARTMENTS	513 m²
		598 m²
LEVEL 5	BLOCK B - COMMON AREAS	71 m²
LEVEL 5	BLOCK B - APARTMENTS	398 m²
		469 m²
TOTAL		3625 m²

*COMMON AREAS INCLUDE SERVICES/CIRCULATION/CARPARKS.



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BLOCK B - GROUND FLOOR PLAN
2114 - Ambridge Rose
147-153 Edgewater Drive

B Section 92
A Revision A

16/09/25
23/04/25

CB SC

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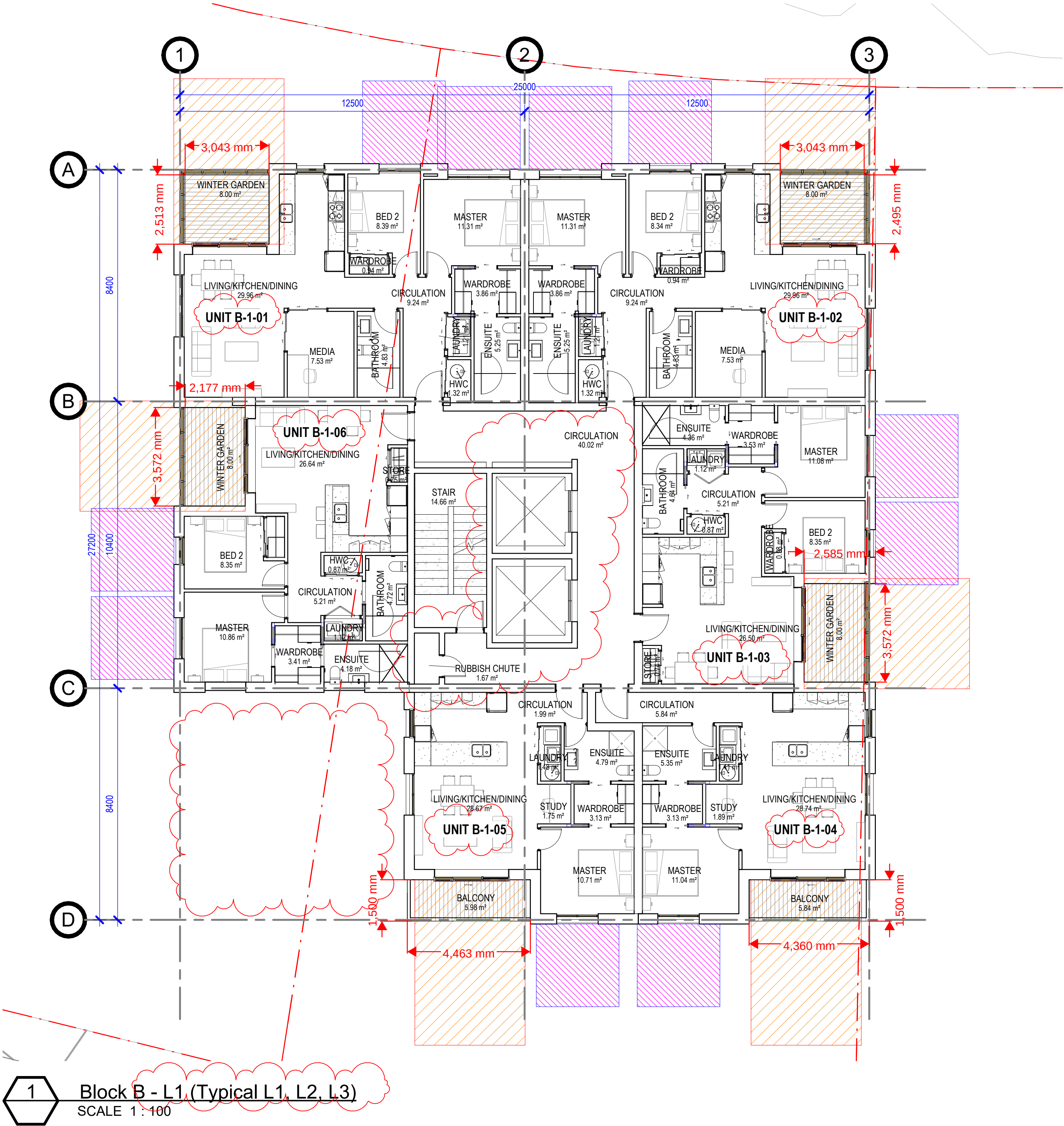
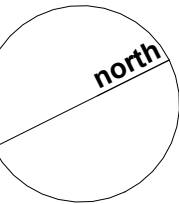
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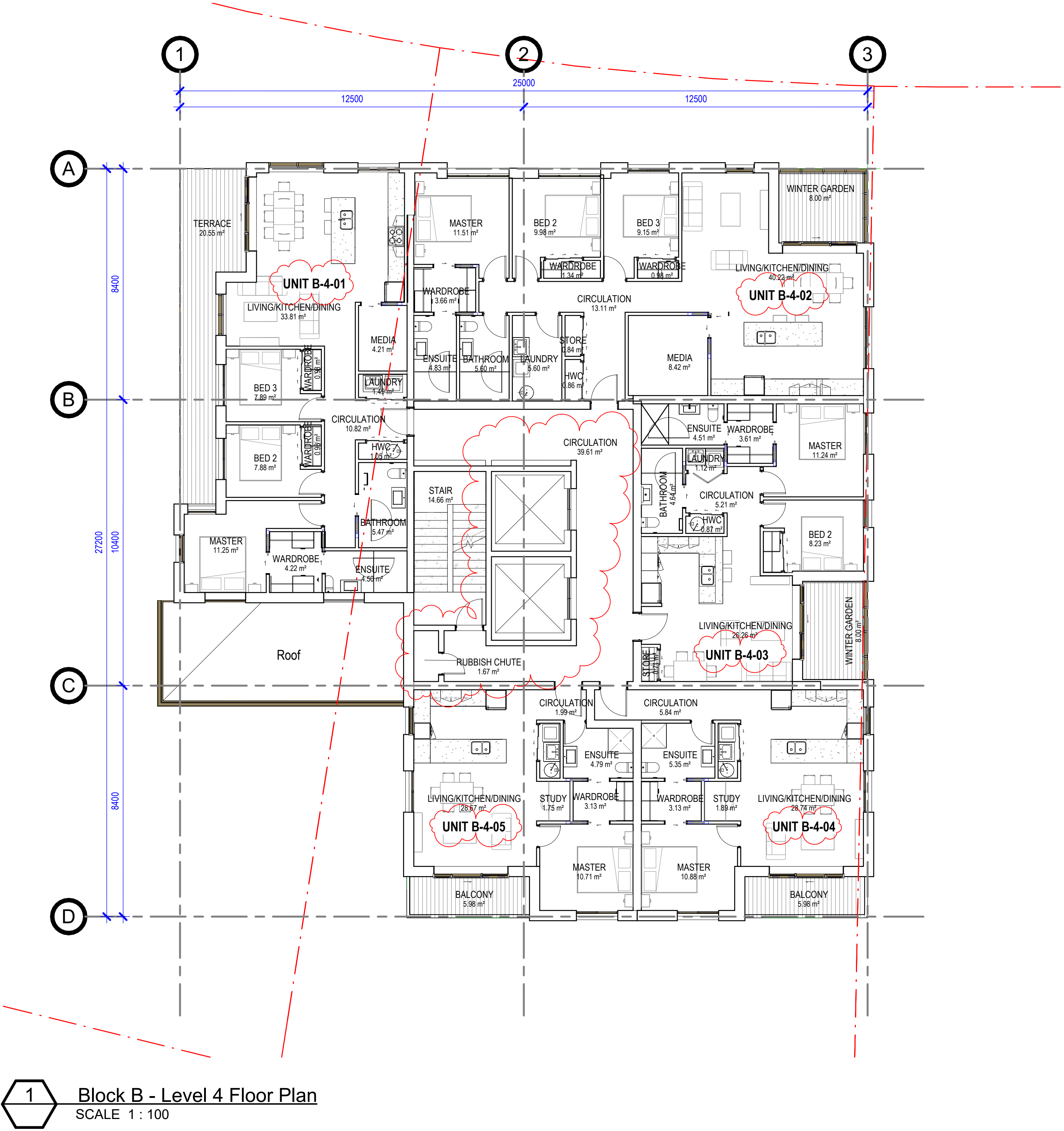


TOTAL GFA - BLOCK B		
Level	Name	Area
GROUND FLOOR	BLOCK B - COMMON AREAS	681 m²
LEVEL 1	BLOCK B - COMMON AREAS	681 m²
LEVEL 1	BLOCK B - APARTMENTS	85 m²
LEVEL 2	BLOCK B - COMMON AREAS	626 m²
LEVEL 2	BLOCK B - APARTMENTS	541 m²
LEVEL 3	BLOCK B - COMMON AREAS	626 m²
LEVEL 3	BLOCK B - APARTMENTS	541 m²
LEVEL 4	BLOCK B - COMMON AREAS	626 m²
LEVEL 4	BLOCK B - APARTMENTS	513 m²
LEVEL 5	BLOCK B - COMMON AREAS	598 m²
LEVEL 5	BLOCK B - APARTMENTS	71 m²
LEVEL 5	BLOCK B - APARTMENTS	398 m²
TOTAL		469 m²
TOTAL		3625 m²

*COMMON AREAS INCLUDE SERVICES/CIRCULATION/CARPARKS.

APARTMENT SCHEDULE - BLOCK B		
Level	Name	Area
LEVEL 1	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 1	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 1	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 1	BLOCK B - 2 BED - TYPE B	90 m²
LEVEL 1	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 1	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 2	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 2	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 2	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 2	BLOCK B - 2 BED - TYPE B	90 m²
LEVEL 2	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 2	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 3	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 3	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 3	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 3	BLOCK B - 2 BED - TYPE B	90 m²
LEVEL 3	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 3	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 4	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 4	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 4	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 4	BLOCK B - 3 BED - TYPE B	135 m²
LEVEL 4	BLOCK B - 3 BED - TYPE A	145 m²
LEVEL 5	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 5	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 5	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 5	BLOCK B - 3 BED - TYPE C	164 m²
TOTAL APARTMENTS: 27		

OUTLOOK AREA LEGEND
3X3 BEDROOM OUTLOOK
4X6 LIVING OUTLOOK

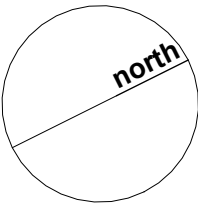


TOTAL GFA - BLOCK B		
Level	Name	Area
GROUND FLOOR	BLOCK B - COMMON AREAS	681 m²
LEVEL 1	BLOCK B - COMMON AREAS	681 m²
LEVEL 1	BLOCK B - APARTMENTS	541 m²
LEVEL 2	BLOCK B - COMMON AREAS	626 m²
LEVEL 2	BLOCK B - APARTMENTS	541 m²
LEVEL 3	BLOCK B - COMMON AREAS	626 m²
LEVEL 3	BLOCK B - APARTMENTS	541 m²
LEVEL 4	BLOCK B - COMMON AREAS	626 m²
LEVEL 4	BLOCK B - APARTMENTS	513 m²
LEVEL 5	BLOCK B - COMMON AREAS	71 m²
LEVEL 5	BLOCK B - APARTMENTS	398 m²
TOTAL		469 m²
		3625 m²

*COMMON AREAS INCLUDE SERVICES/CIRCULATION/CARPARKS.

APARTMENT SCHEDULE - BLOCK B		
Level	Name	Area
LEVEL 1	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 1	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 1	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 1	BLOCK B - 2 BED - TYPE B	90 m²
LEVEL 1	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 1	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 2	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 2	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 2	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 2	BLOCK B - 2 BED - TYPE B	90 m²
LEVEL 2	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 2	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 3	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 3	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 3	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 3	BLOCK B - 2 BED - TYPE B	90 m²
LEVEL 3	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 3	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 4	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 4	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 4	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 4	BLOCK B - 3 BED - TYPE B	135 m²
LEVEL 4	BLOCK B - 3 BED - TYPE A	145 m²
LEVEL 5	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 5	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 5	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 5	BLOCK B - 3 BED - TYPE C	164 m²
TOTAL APARTMENTS: 27		

1 Block B - Level 4 Floor Plan
SCALE 1 : 100



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BLOCK B - LEVEL 4 FLOOR PLAN
2114 - Ambridge Rose
147-153 Edgewater Drive

B Section 92
A Revision A

16/09/25
23/04/25

CB SC

RESOURCE CONSENT

SHEET NUMBER: REV:

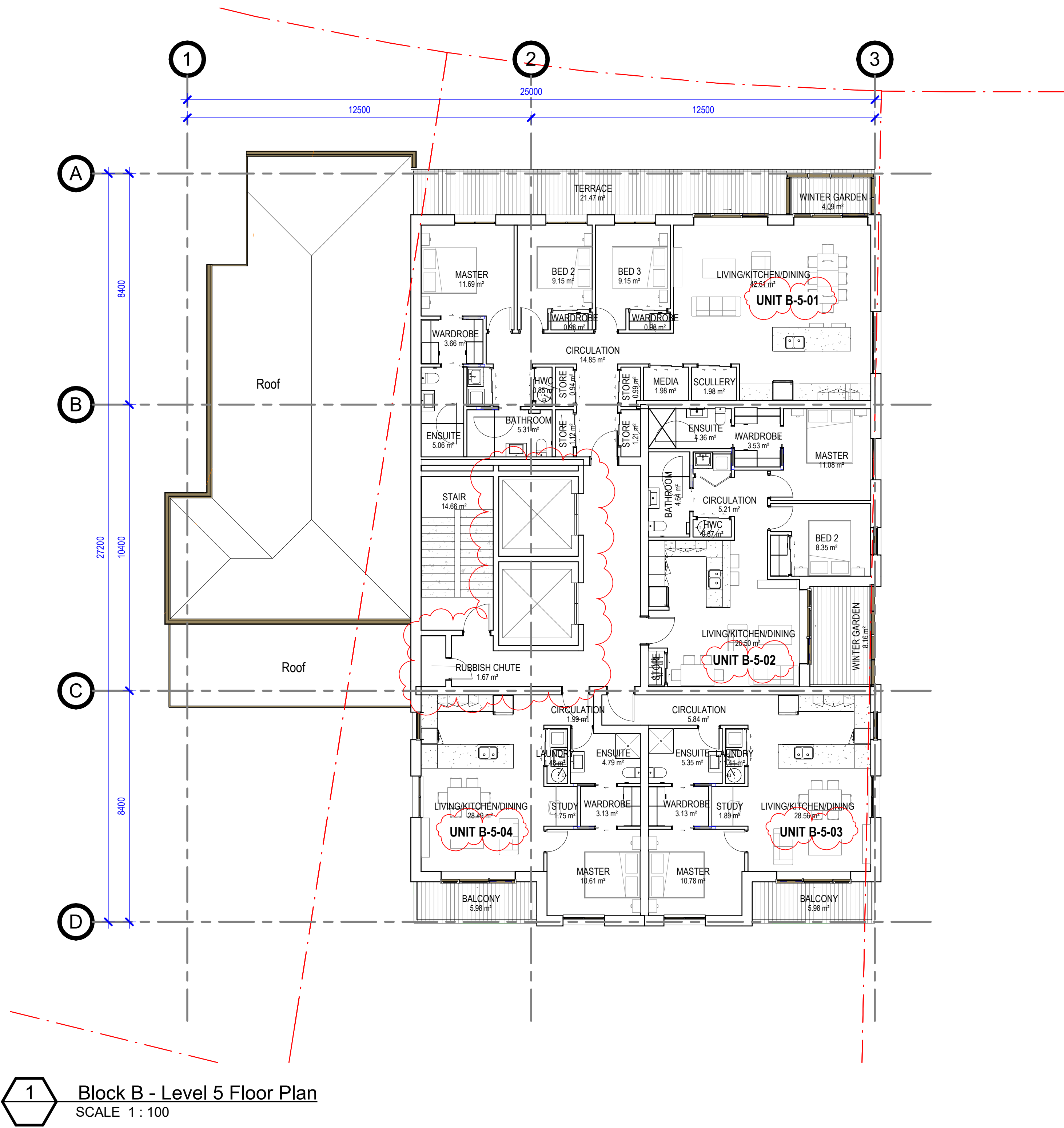
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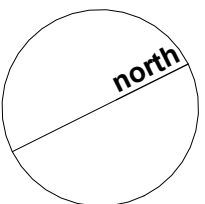


TOTAL GFA - BLOCK B		
Level	Name	Area
GROUND FLOOR	BLOCK B - COMMON AREAS	681 m²
LEVEL 1	BLOCK B - COMMON AREAS	681 m²
LEVEL 1	BLOCK B - APARTMENTS	85 m²
LEVEL 2	BLOCK B - COMMON AREAS	626 m²
LEVEL 2	BLOCK B - APARTMENTS	541 m²
LEVEL 3	BLOCK B - COMMON AREAS	626 m²
LEVEL 3	BLOCK B - APARTMENTS	541 m²
LEVEL 4	BLOCK B - COMMON AREAS	626 m²
LEVEL 4	BLOCK B - APARTMENTS	513 m²
LEVEL 5	BLOCK B - COMMON AREAS	598 m²
LEVEL 5	BLOCK B - APARTMENTS	71 m²
LEVEL 5	BLOCK B - APARTMENTS	398 m²
TOTAL		469 m²
TOTAL		3625 m²

*COMMON AREAS INCLUDE SERVICES/CIRCULATION/CARPARKS.

APARTMENT SCHEDULE - BLOCK B		
Level	Name	Area
LEVEL 1	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 1	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 1	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 1	BLOCK B - 2 BED - TYPE B	90 m²
LEVEL 1	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 1	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 2	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 2	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 2	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 2	BLOCK B - 2 BED - TYPE B	90 m²
LEVEL 2	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 2	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 3	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 3	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 3	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 3	BLOCK B - 2 BED - TYPE B	90 m²
LEVEL 3	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 3	BLOCK B - 2 BED PLUS - TYPE B	109 m²
LEVEL 4	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 4	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 4	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 4	BLOCK B - 3 BED - TYPE B	135 m²
LEVEL 4	BLOCK B - 3 BED - TYPE A	145 m²
LEVEL 5	BLOCK B - 1 BED - TYPE A	70 m²
LEVEL 5	BLOCK B - 1 BED - TYPE B	75 m²
LEVEL 5	BLOCK B - 2 BED - TYPE A	89 m²
LEVEL 5	BLOCK B - 3 BED - TYPE C	164 m²
TOTAL APARTMENTS: 27		

1 Block B - Level 5 Floor Plan
SCALE 1 : 100



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BLOCK B - LEVEL 5 FLOOR PLAN
2114 - Ambridge Rose
147-153 Edgewater Drive

B Section 92
A Revision A

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CB SC

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SHEET NUMBER: REV:

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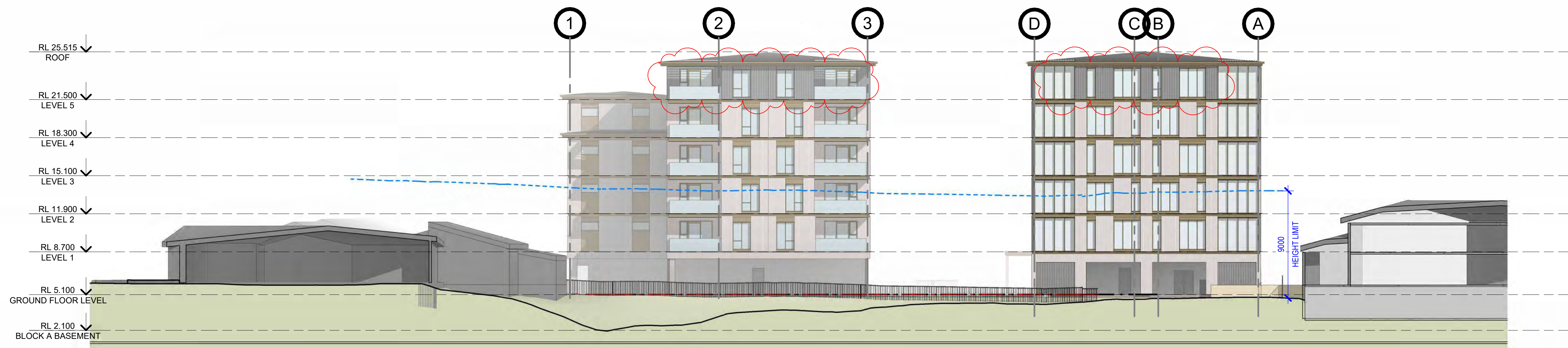
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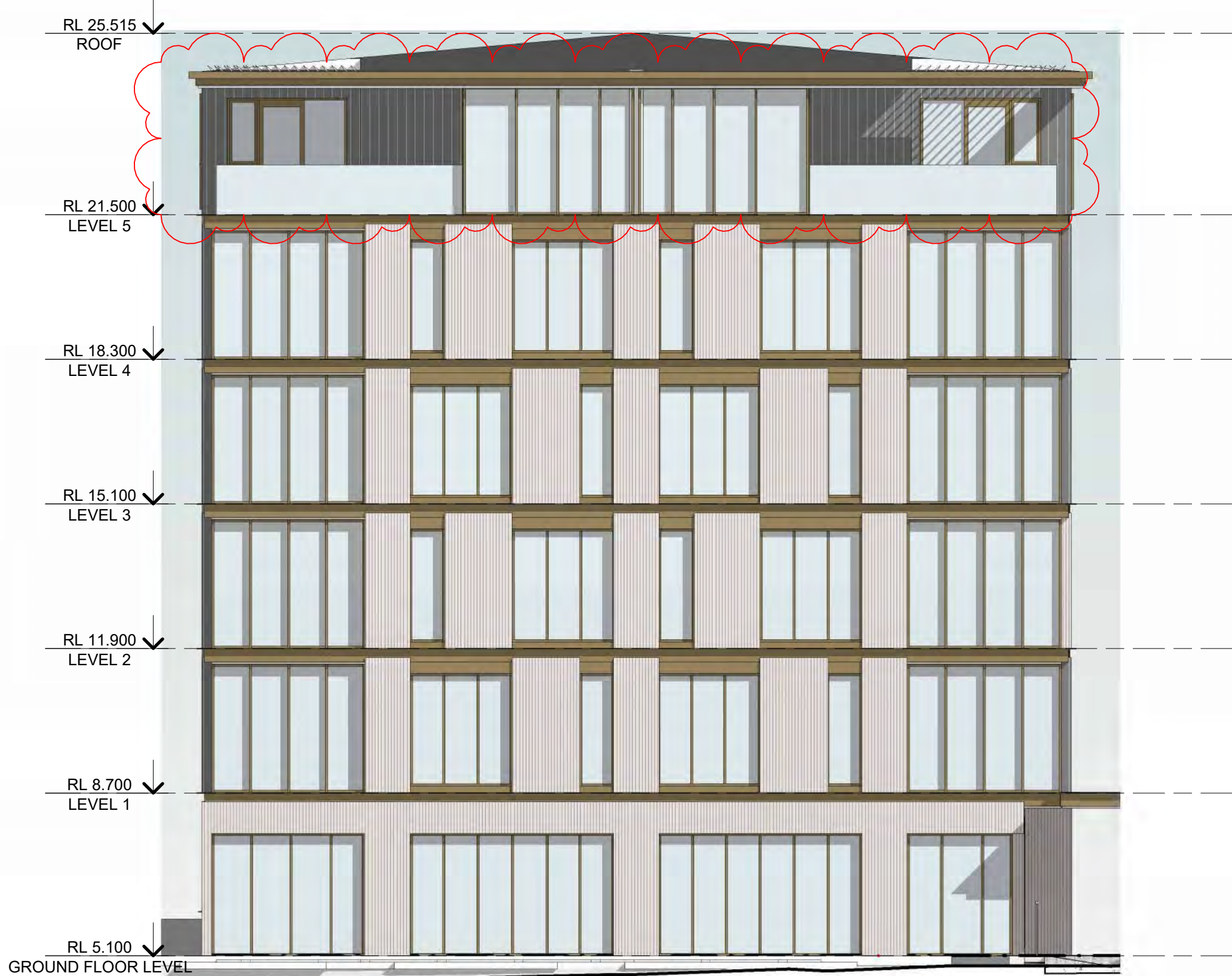
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1 Street Elevation
RC-2-050 SCALE 1 : 200



2 Coastal Elevation
RC-2-050 SCALE 1 : 200



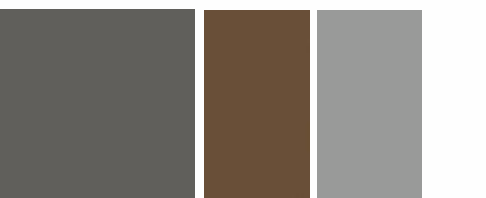
1 Block A - Elevation 01
RC-2-050 SCALE 1 : 100



2 Block A - Elevation 02
RC-2-050 SCALE 1 : 100

MATERIAL LEGEND

Aluminium cladding, joinery + metal roofing
LRV range 8-27



Brick facade
LRV range 25-38





1 Block A - Elevation 03
RC-2-050 SCALE 1 : 100



2 Block A - Elevation 04
RC-2-050 SCALE 1 : 100

MATERIAL LEGEND

Aluminium cladding, joinery + metal roofing
LRV range 8-27



Brick facade
LRV range 25-38





1 Block B - Elevation 01
RC-2-050 SCALE 1 : 100



2 Block B - Elevation 02
RC-2-050 SCALE 1 : 100

MATERIAL LEGEND

Aluminium cladding, joinery + metal roofing
LRV range 8-27



Brick facade
LRV range 25-38





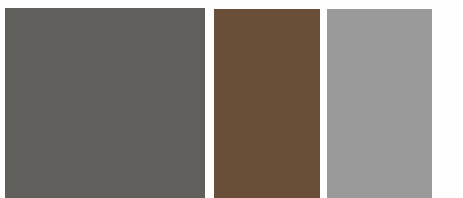
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RC-2-050 SCALE 1 : 100



2 Block B - Elevation 04
RC-2-050 SCALE 1 : 100

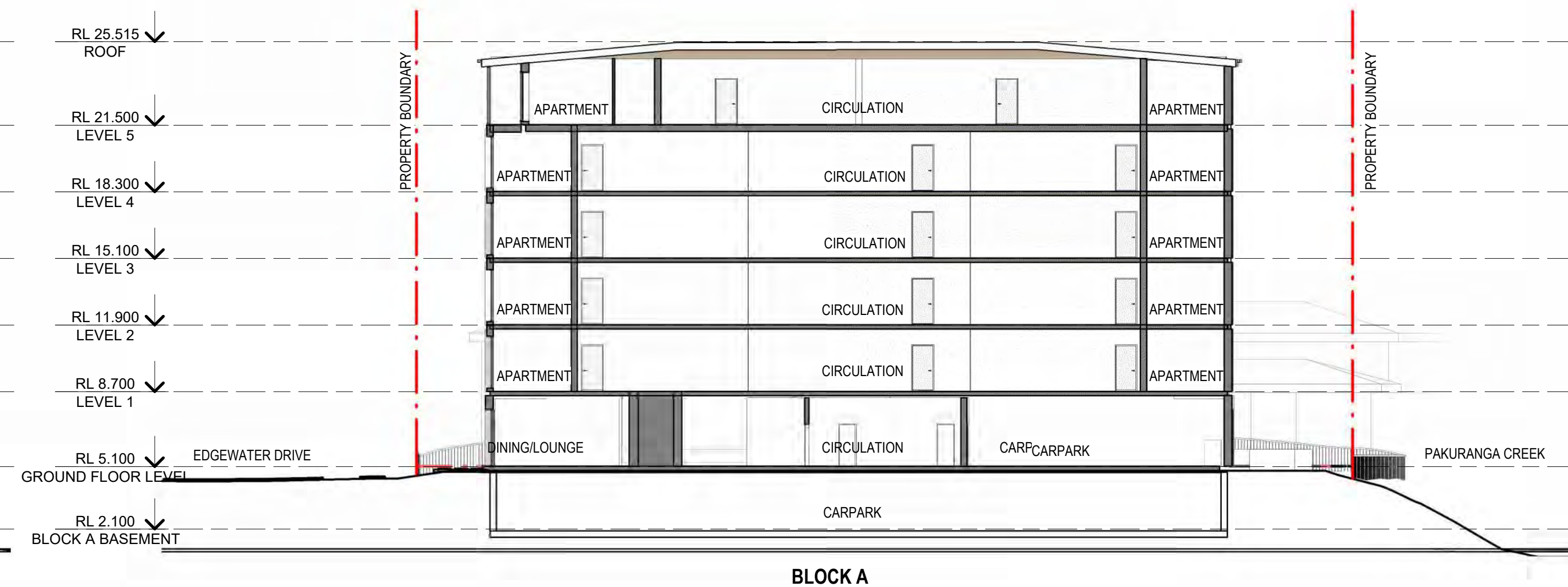
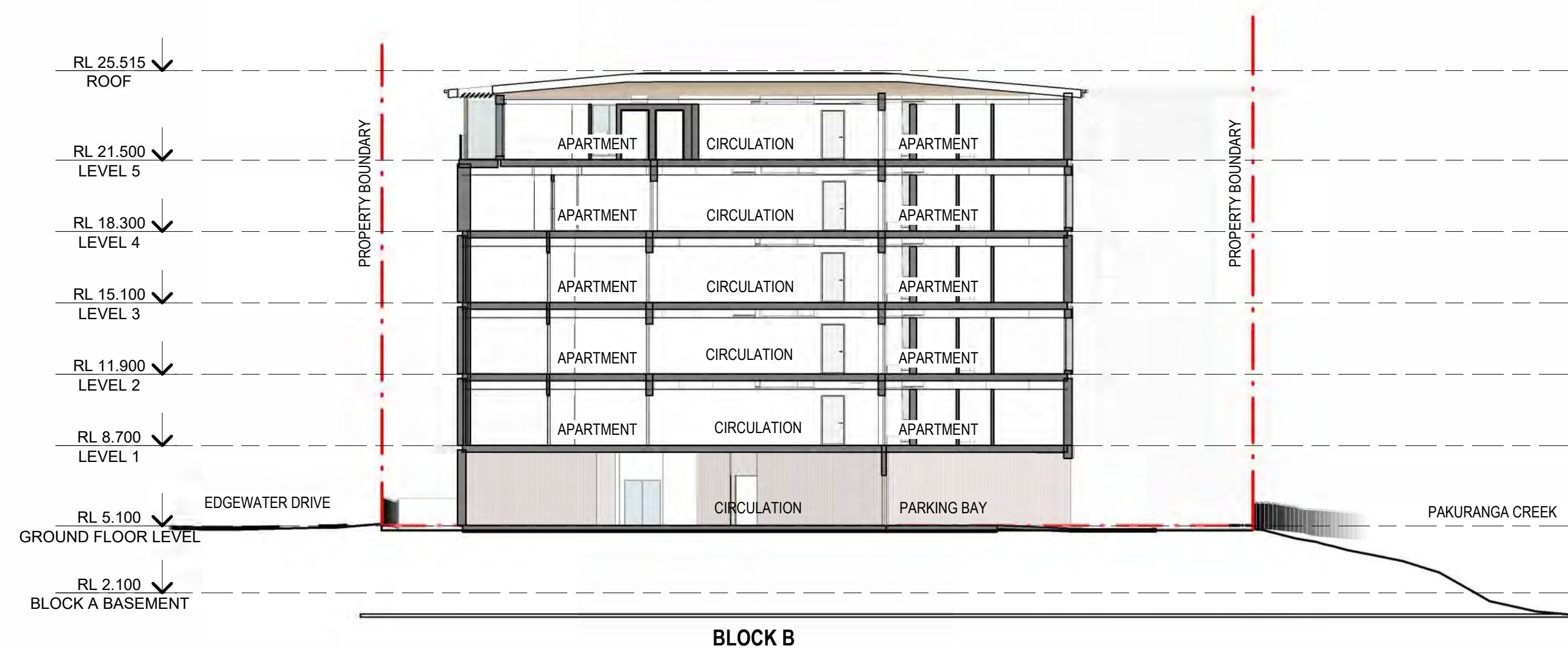
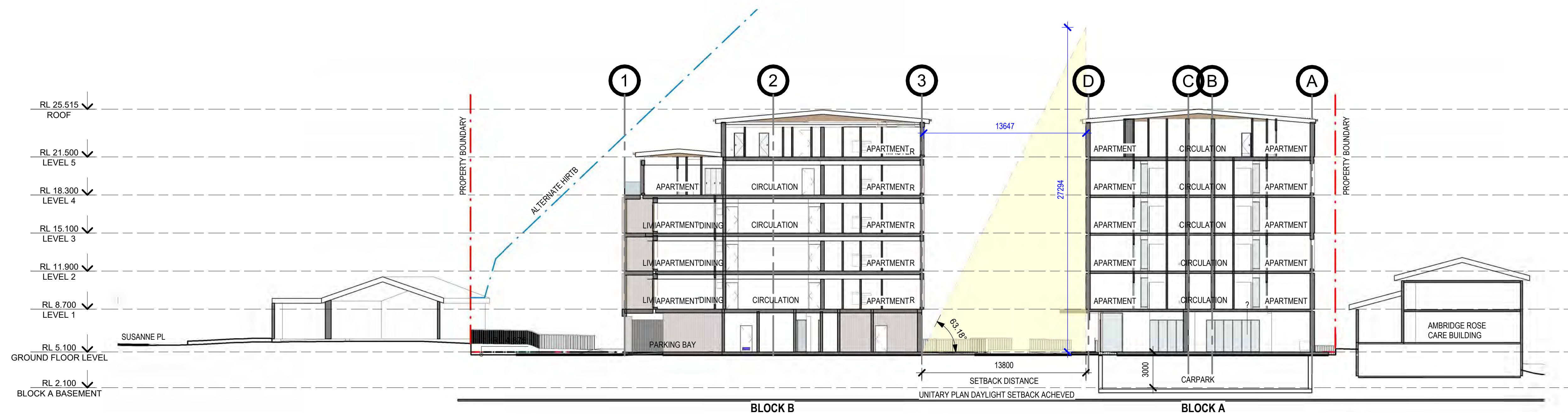
MATERIAL LEGEND

Aluminium cladding, joinery + metal roofing
LRV range 8-27



Brick facade
LRV range 25-38







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RENDERS
2114 - Ambridge Rose
147-153 Edgewater Drive



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RENDER TO BE UPDATED TO SHOW ENTRY WALLS + SIGNAGE



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RENDERS
2114 - Ambridge Rose
147-153 Edgewater Drive

A Revision A 23/04/25 CB SC

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